

S P E C I F I C A T I O N:

Proposed Specification and Materials to be used in

erecting Bungalow for Mr... *B. B. Bartlett. Kennedy Rd*
Onekawa Block Lot 229.

The site to be cleared by the Proprietor.

CONTRACTOR:

The Contractor shall pay all fees to the local Authorities having jurisdiction over the works.

DRAINLAYING: Lay all Drainage in best quality earthenware pipes with all fittings and Inspection traps ~~(to septic tank)~~ as required by the Sanitary Inspector.

CONCRETOR:

All concrete shall consist of approved beach shingle mixed with sufficient sand to a good mix free from excessive voids approved N.Z. cement, mixed in the proportion of 6 parts of aggregate to 1 part cement. Concrete foundations to be 15" from ground level, and about 1ft into ground and to have two rows of $\frac{3}{8}$ steel all round foundation, with bolts every 4ft. apart to fix plate to the chimney. Foundation shall have a base of at least 9' thick and the walls 6' thick filled with rocks and 6' thick concrete hearth slab on top. On this foundation erect a pumice chimney with tile surround in front to value of £25:0:0. Chimney to be placed inside. Leanding concrete filled inside with stones and shingle and have 5" top reinforced.

CARPENTERING: All timbers shall be of their best respective, free from bad shakes and knots, all finishing timbers shall be dressed and sandpapered.

HOUSE BLOCKS INSIDE FOUNDATIONS: Concrete 15" above ground about 1ft into ground and about 8" square, and spaced about 4'6" centres, No. 8 wire into Concrete to hold down 4 x 3 H.Matai or H.Rimu sleepers, stapled down. 5 x 2 Heart Floor Joist spaced 18" centres. Bottom plate on to joists 4 x 2 Heart Rimu and 4 x 2 Top Plate O.B.Rimu halved at angles and joints. Balance of framing timbers above floor 4 x 2 O.B.Rimu. All 4 x 3 sleepers are to be no more than 6ft apart in rows. All joists to be checked down level and well nailed to

sleepers.

STUDS: All inside and outside studs 9' over plates and spaced at 18" centres and to be 4 x 2. 3 x 2 solid braces and purlins throughout the building. 4 x 2 ceiling joists 18" centres. 5 x 2 Bearers over top. 4 x 2 Rafters spaced at 30" centres for 26 gauge corrugated iron roofing, and to be well strutted up. Building paper and wirenetting under iron roofing. Overhand to be 2ft and to form box eave as shown on plan, match lined underneath or plaster with 9 x 1 facing board all round to take 26 gauge iron spouting 6 x 1 Heart Matai Flooring inside close cramped and double nailed and to be sandpapered at completion of job. All inside wardrobes, cupboards, walls and ceilings to be lined with Gibraltar boarding to be stopped and papered. Wardrobes to have $\frac{1}{2}$ " pipe through centre for coat hangers and to have 6 x 1 boarding also round. Line all other inside walls with $\frac{3}{8}$ " Gibraltar Boarding.

Washhouse, Kitchenette, W.C. and Bathroom to be stopped and enamelled all other rooms to be sized and papered to the average value of 15/- per roll.

CEILING FIBROUS PLASTER: All ceiling throughout to be $\frac{3}{8}$ " Plaster. Lounge and Dining Room to have 4" cornice, plaster hall and passage 2' all the rest 2' cornice to be finished to colour as arranged by owner, and to be wood scotia. Linen and coat cupboards to have shelves and hooks.

OUTSIDE WINDOW FRAMES: To be made of 6 x 3 Heart Matai sills 6 x $1\frac{1}{2}$ " Matai styles. 4 x 3 Mullions. Sashes Redwood or Cedar, 4 x $2\frac{1}{2}$ rails $2\frac{1}{2}$ x $2\frac{1}{2}$ styles, all to be put together in a workman-like manner. Big centre pane louvre polished Plate Glass, all other glass 21 oz.

DOOR FRAMES: 9 x 3 sill 6 x $1\frac{1}{2}$ styles Front Door Double door with fancy glass as shown on plan, also double doors from lounge to dining room. No. 1 bedroom to have two wardrobes built in Bathroom to have shaving locker built in. All joinery to be as shown on plan and to make same in factory. Dining room to have under window 12' long Electric fire in centre with china cupboards and book case on each side.

INSIDE WINDOWS: Sills and door jambs etc. $4\frac{1}{2}$ x 1 with 2 x $\frac{1}{2}$ in. apron under door.

6 x 1 Door jambs with 2 x $\frac{1}{2}$ door stop. 3 x 1 Architraves and skirting throughout building. All inside doors to be flash 6'6" x 2'6" and $1\frac{3}{4}$ Wardrobe and other cupboard doors 6'6" x 2'2" and 6' x 2' x $1\frac{1}{4}$. All to be hung with 3" 4 inch Hinges. Antique or Chrome furniture lock sets to the value of 20/-. Window fasteners etc. to the value of 12/6d each. All the kitchenette cupboard furniture to the value of 4/6d each per door. Front door Yale lock set and furniture to the value of 35/-.

Kitchenette cupboards as shown on plan and to be made in Factory. Stainless steel sink top with chopping boards under. Make provision in cupboards for Frigidaire or other make but not supplied by the builder.

MOTOR SHED: 4 x 2 Framing throughout shed 22 x 17 and to be hip roof to match main building, also plaster walls. Front doors to shed to be sliding doors inside building and to have concrete floor also 2 windows and door at side.

MAIN BUILDING AND MOTOR SHED: If to be rough casted outside to have building paper on to studs and then have one layer of 1 inch galv. iron netting then 1 coat of rough plaster. One coat of smooth plaster and finish in stucco to approval of owner, including Motor Shed. Main building and Motor shed if to be in weather boarding will be 6 x 1 Medium Heart Rimu. Myford corners 2 ft eave match lined 9 x 1 facing board.

PLUMBING:

Council Supply

Lay on water from well with $\frac{1}{2}$ " pipe and carry it to bath, basin, W.C. 2 wash tubs, copper, sink, Electric cylinder and two points outside.

Provide and fix a 30 gallon Electric cylinder and lead to well through a Hardly's H.R. reducing valve to cylinder, carry exhaust well above roof, and hot water to bath, sink in $\frac{3}{4}$ " pipe and basin, copper and one wash tub in $\frac{1}{2}$ ".

TAPS: Bath Taps $\frac{3}{4}$ Chrome plated.
Sink " $\frac{1}{2}$ " "
Basin " $\frac{1}{2}$ " "
Other Taps $\frac{1}{2}$ " Chrome plated.
Two outside taps - Brass.

Bath allow P.C. of £15/-/- 5'6" bath. Basin to the value of £3:10:0: Sink 6ft stainless steel.

Concrete wash tubs.

Provide and fix a pair of concrete wash tubs complete with wash and traps and to have wooden cupboards under-neath.

Supply traps and washers to bath and basin and sink. W.C.

Provide Lavatory pan and low down cistern fix polished seat and Buffer.

T.V.: Provide cast iron and galvanised iron ventshafts and fix same on terminal vent.

SPOUTING: Supply and fix 26" gauge 5"¹/₄" round spouting on spout brackets 3ft apart carry off main roof with (3) 3" down pipes 6" wide galvanised iron gutters.

FLASHINGS: Flash and top flash exposed window and door heads and small trays under window sills.

Electric Washing Machine to be supplied by owner.

GLAZIER: The glass in front doors and between dining rm. and lounge to be fancy glass. All outside windows to be glazed with 20oz. glass except bath room and W.C. Fancy glass.

ELECTRICIAN: This contract consists of wiring 13 lights and 9 power points also 1 range point and hot water service. Allow the sum of £15/-/- for fancy shades. All work shall be passed by the Local Inspector.

PAINTER AND PAPERHANGER.

All outside woodwork and iron work usually painted, shall receive 1 good coat of lead and oil priming and then to be thoroughly stopped with putty before receiving two final coats of lead and oil coloured to approval.

The bathroom, Kitchenette, and W.C. Washhouse to have 1 coat priming 2 coats of flat oil colour and one good coat of enamel to approved colours. All other woodwork to finish flatpaint to approval.

All ceilings to be finished in beaton flat paint to approved colours papered rooms to the value of 15/- per roll.

FENCING:

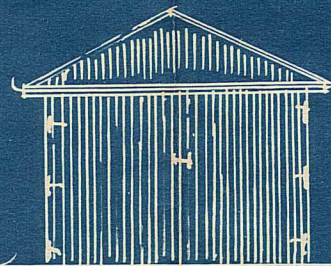
Front fence 60ft x 18 in High 9ft gate-way to be of concrete 4" thick and stucco finish, also 135 yards of concrete drive and paths 3" thick and 6 x 1 mixture.

DIVIDING FENCING: 5 x 4 H.Rimu or Matai Posts 4 x 2 B.H.Rails 6 x 1 Matai fencing boards. 165 feet of this fencing 5' high. Anything not shown on plan or Vice Versa shall be deemed as mentioned.

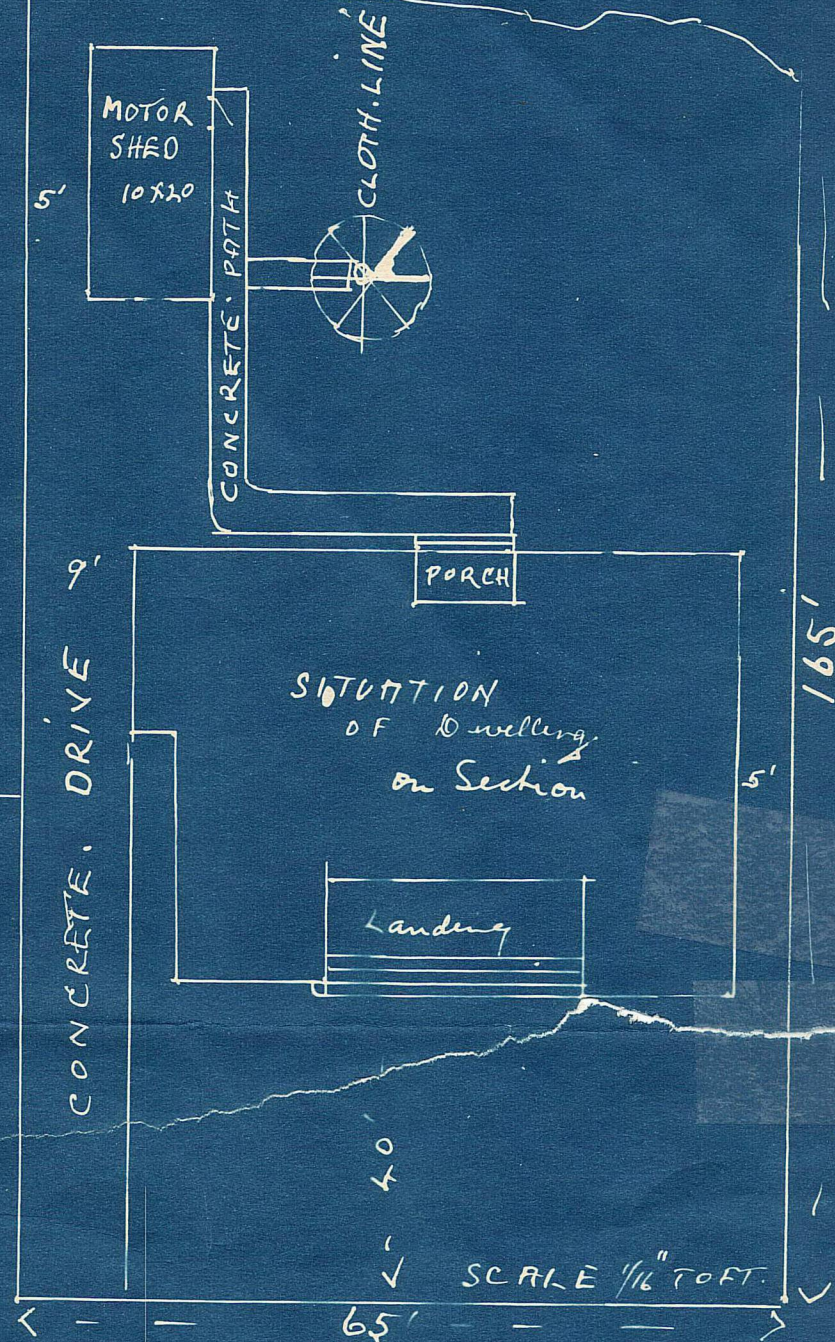
PROPOSED BUNGALOW
 FOR
 B.E. BARTLETT
 KENNEDY RD. EXT. SCALE $\frac{1}{8}$ " TO FT.
 SECTION LOT 229. B.E. BARTLETT BUILDER



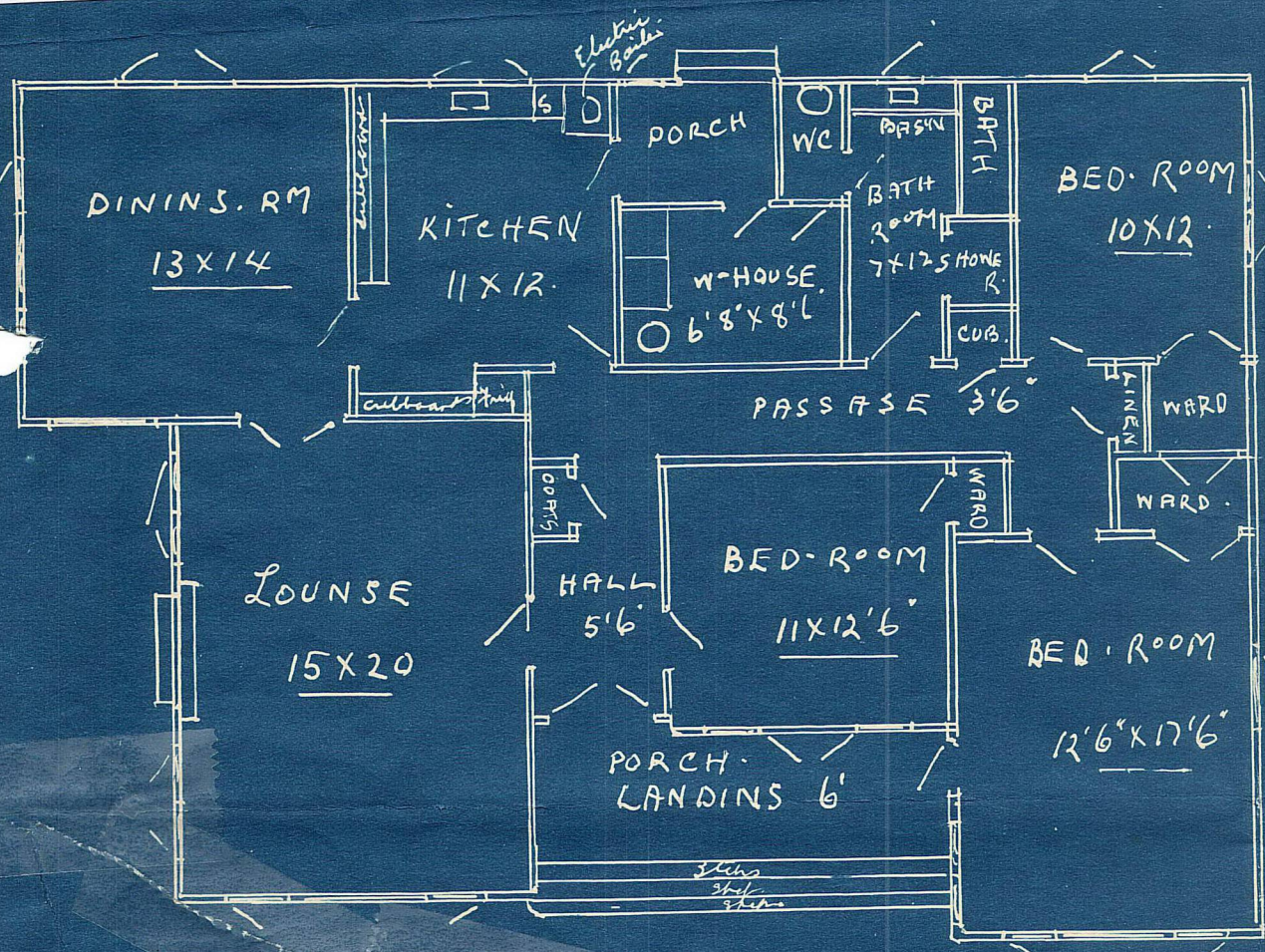
FRONT ELEVATION.



MOTOR-SHED.



WF1061



GROUND PLAN.



SIDE ELEVATION