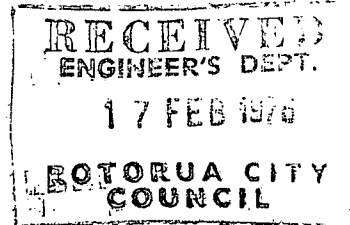


13th February, 1976

The Engineer
City Council
Private Bag
ROTORUA.



Attention: Mr. B. Thompson


Dear Sir,

Re: Building permit application for Lot 121 D.P.S. 20544

Beryl Place, ROTORUA.

Application for a Building permit for the above dwelling will not proceed at this stage.

Yours faithfully,
P. T. Y. HOMES LTD.


S.L. QUIRK
SALES DEPARTMENT.

Thompson

1 August 1975

The Manager,
P.T.Y. Homes Ltd,
P.O. Box 905,
ROTORUA.

Dear Sir,

re: PROPOSED DWELLING - LOT 121 L.T.S.20544
BERYL PLACE

I acknowledge receipt of your building permit application for the above and in reply would advise that study of the drawings raises the following comment:

1. Building:

The foundation details as depicted on the submitted plans fail to comply with Council's Building Bylaws. Any portion of the foundations that exceed 6 ft in height above ground level must be constructed to a bearing wall requirement.

If you require any further information, please contact this office.

Yours faithfully,

E.J. Thompson,
SENIOR BUILDING INSPECTOR.

BUILDING APPLICATION FORM

Received 21-7-75
Application No 9490
Date _____ 197

TO THE CITY ENGINEER

I hereby apply for permission to erect, repair, alter, extend, demolish, remove a building at No. 5

BERYL PLACE

address for

Mr/Mrs P. T. Y. HOMES LTD.

(owner)

of P. O. BOX 905, ROTORUA

(address)

according to locality plan and detailed plans, elevations, cross sections, and specification of building deposited herewith in DUPLICATE (see reverse side).

PARTICULARS OF LAND

Val. Roll No. 655/900 P.Checked _____
clerkLot No. 121

Area _____

D.P. No. LTS 20544

Frontage _____

Zoning _____ Depth _____

PARTICULARS OF USE OF BUILDINGS

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose, i.e. shop, factory, dwelling, office, carport, etc.)

Dwg.

Area of ground floor _____

Estimated value

Gross floor area _____

Building work \$ 16866:00

Area of accessory buildings _____

Plumbing & Drainage \$ 1110:00Total \$ 17976:00

Owner

P.T.Y. HOMES LIMITED

Builder

P. T. Y. HOMES LTD.

(signature)

Address

P.O. BOX 905, ROTORUA

Address

P. O. BOX 905, ROTORUA

Phone No. _____

Phone No. 87049

FOR OFFICE USE ONLY

Application checked and approved by:		Issue of Permit Approved	
Building Inspector _____	Health Inspector _____	_____	
Date _____	Date <u>29/7/75</u>	City Engineer	
Town Planning Officer _____	Dangerous Goods Inspector _____	_____	
Date <u>29/7/75</u>	Date _____	Date _____	
Plumbing & Drainage Inspector _____	Water & Geothermal Inspector _____	Comments _____	
Date <u>30-7-75</u>	Date <u>30/7/75</u>	_____	
Structural Engineer _____	Fire Prevention Officer _____	_____	
Date _____	Date _____	_____	

SUBJECT	Appln No.	Permit No.	Date	Value	Fee
Building				\$ <u>990-00</u>	\$ _____
Plumbing & Drainage				\$ <u>320-00</u>	\$ <u>18-00</u>
Water Connection				\$ _____	\$ <u>20-00</u>
Damage Deposit				\$ _____	\$ _____
Vehicle Crossing				\$ _____	\$ _____
Sewer Disconnection				\$ _____	\$ _____
Stormwater Discon.				\$ _____	\$ _____
Water Disconnection				\$ _____	\$ _____
Building Research Levy				\$ _____	\$ _____
TOTAL:				\$ _____	\$ _____

(see scale of fees on back)

Receipt No.

Date

Street No. _____

FEEs PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT
according to the Estimated Value of Work

Estimated Value of Work		Fees	Estimated Value of Work		Fees
		\$			\$
Not exceeding \$20		0.50	Over \$12,000 and not exceeding \$14,000		44.00
Over \$20 and not exceeding \$200		1.00	Over \$14,000 and not exceeding \$16,000		48.00
Over \$200 and not exceeding \$400		2.00	Over \$16,000 and not exceeding \$18,000		52.00
Over \$400 and not exceeding \$600		3.00	Over \$18,000 and not exceeding \$20,000		56.00
Over \$600 and not exceeding \$800		4.00	Over \$20,000 and not exceeding \$25,000		64.00
Over \$800 and not exceeding \$1,000		5.00	Over \$25,000 and not exceeding \$30,000		72.00
Over \$1,000 and not exceeding \$1,200		6.00	Over \$30,000 and not exceeding \$35,000		80.00
Over \$1,200 and not exceeding \$1,400		7.00	Over \$35,000 and not exceeding \$40,000		88.00
Over \$1,400 and not exceeding \$1,600		8.00	Over \$40,000 and not exceeding \$50,000		98.00
Over \$1,600 and not exceeding \$1,800		9.00	Over \$50,000 and not exceeding \$60,000		108.00
Over \$1,800 and not exceeding \$2,000		10.00	Over \$60,000 and not exceeding \$70,000		118.00
Over \$2,000 and not exceeding \$2,500		12.00	Over \$70,000 and not exceeding \$80,000		128.00
Over \$2,500 and not exceeding \$3,000		14.00	Over \$80,000 and not exceeding \$90,000		138.00
Over \$3,000 and not exceeding \$3,500		16.00	Over \$90,000 and not exceeding \$100,000		148.00
Over \$3,500 and not exceeding \$4,000		18.00	Over \$100,000 and not exceeding \$120,000		158.00
Over \$4,000 and not exceeding \$5,000		21.00	Over \$120,000 and not exceeding \$140,000		168.00
Over \$5,000 and not exceeding \$6,000		24.00	Over \$140,000 and not exceeding \$160,000		178.00
Over \$6,000 and not exceeding \$7,000		27.00	Over \$160,000 and not exceeding \$180,000		188.00
Over \$7,000 and not exceeding \$8,000		30.00	Over \$180,000 and not exceeding \$200,000		198.00
Over \$8,000 and not exceeding \$9,000		33.00	Over \$200,000 and not exceeding \$240,000		210.00
Over \$9,000 and not exceeding \$10,000		36.00	Over \$240,000 and not exceeding \$280,000		220.00
Over \$10,000 and not exceeding \$12,000		40.00	For every \$40,000 or part thereof in excess over \$280,000 an additional fee of		10.00

BUILDING RESEARCH LEVY

A building research levy based upon 50c per \$1,000 or part thereof of value of total permit value requires to be paid.

Permits of a lesser value than \$3,000 are exempt from this levy.

IMPORTANT

PLANS AND SPECIFICATIONS

All builders should be conversant with the Building By-laws wherein the requirements regarding drawings are stipulated.

Any applications not complying will not be accepted.

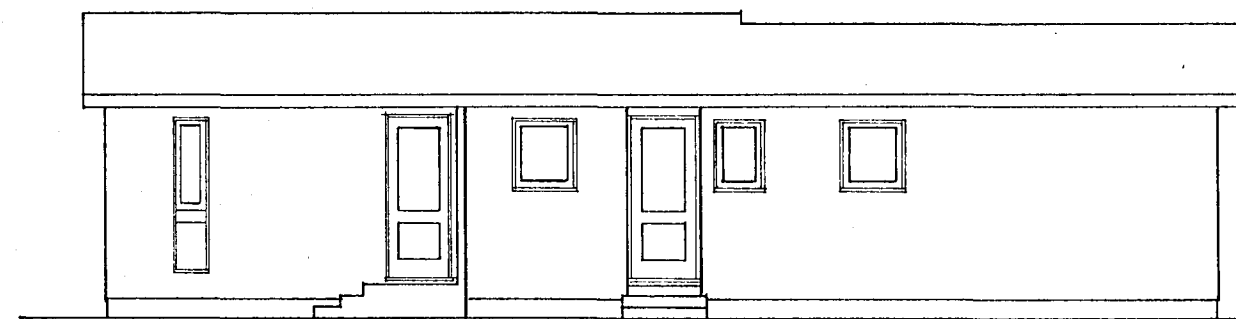
It is an offence to start building work before a permit is issued.

All plans must be drawn to scale.

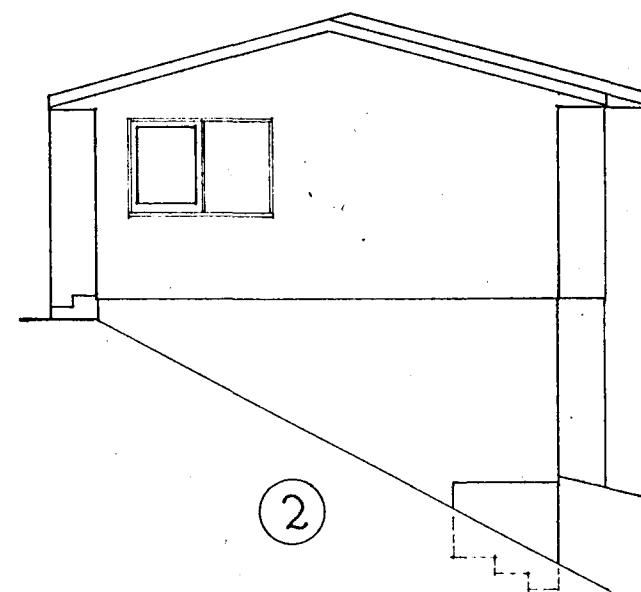
DAMAGE DEPOSIT

The amount of the damage deposit referred to overleaf is necessary to ensure that the value of any damage that is caused to public property during construction operations is recovered from the main contractor, or applicant,, as the case may be.

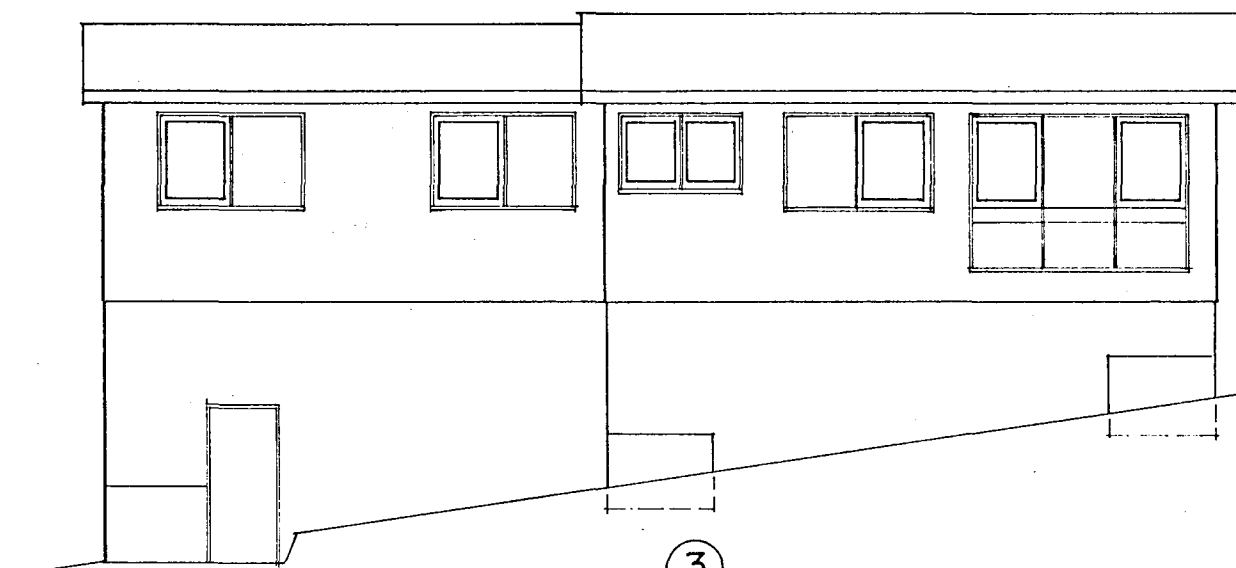
The amount is to be regarded purely as a deposit, and will be refunded or adjusted upon application, at the completion of the work.



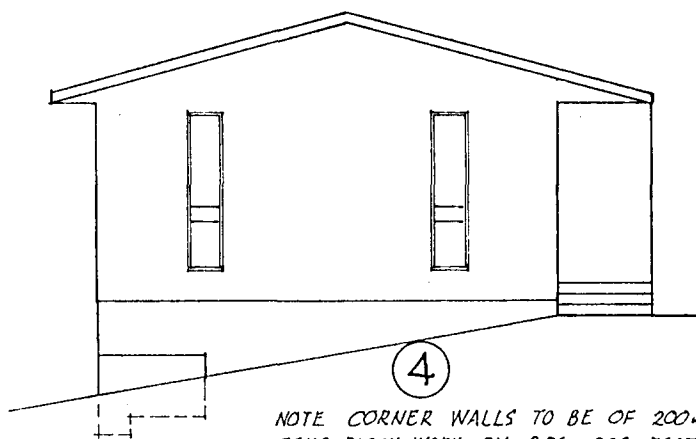
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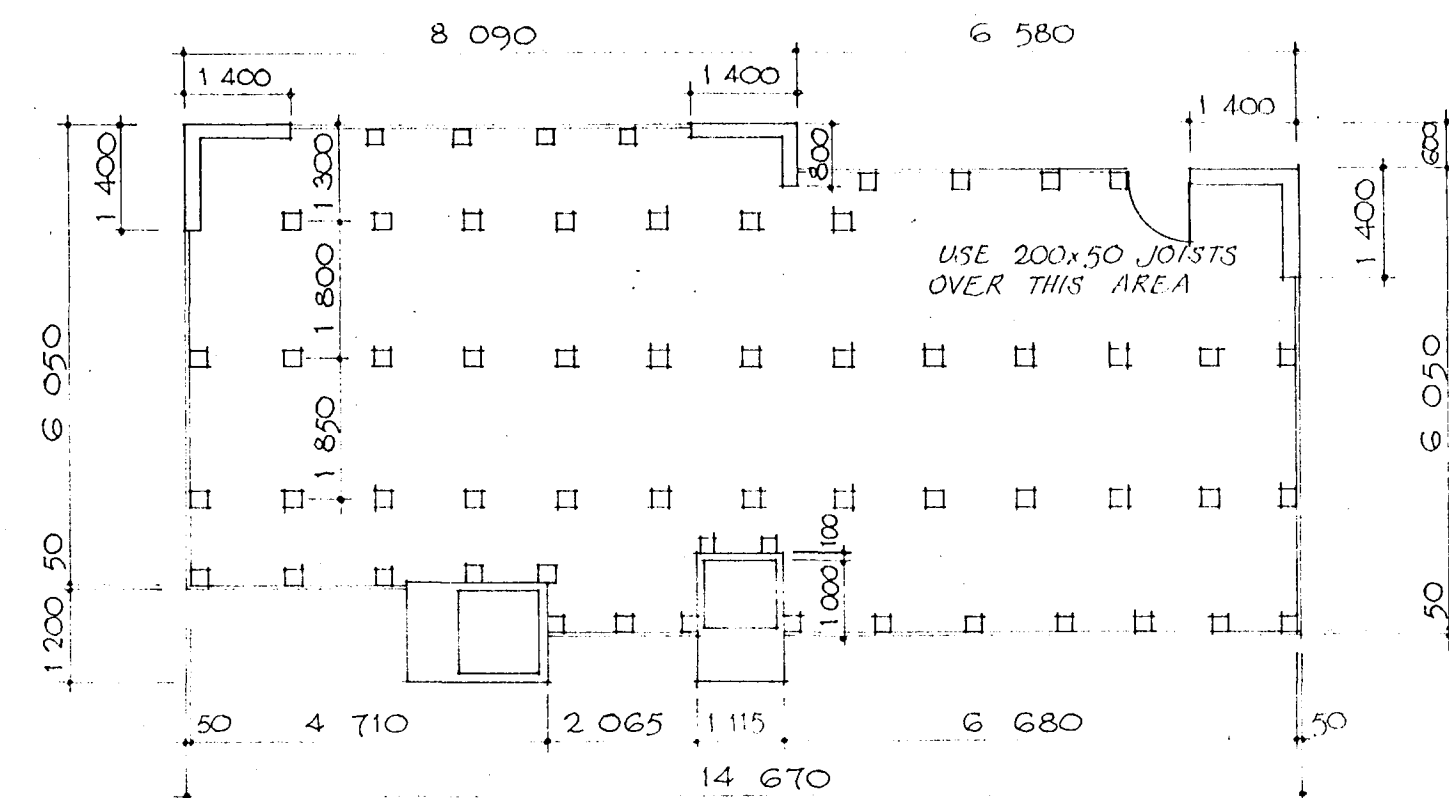


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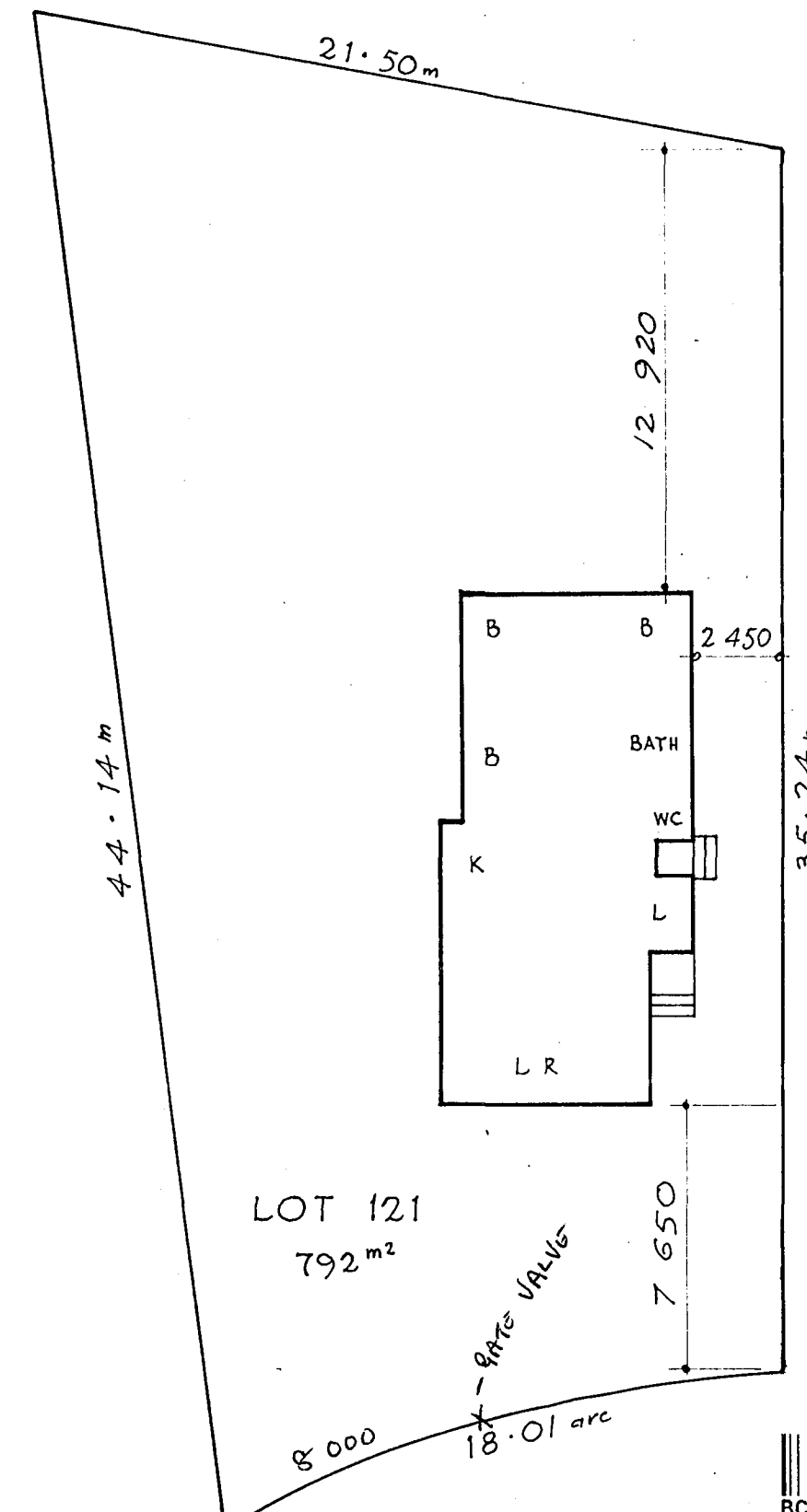
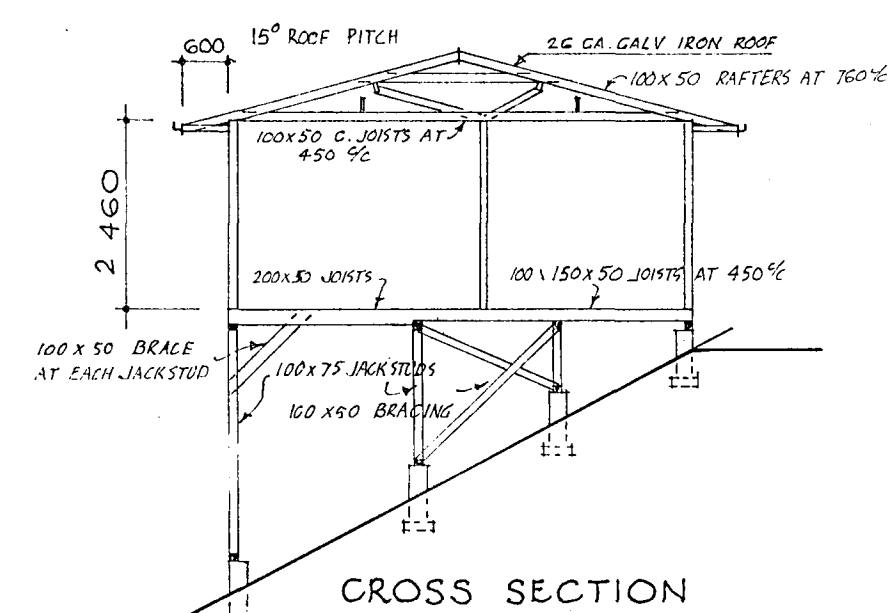
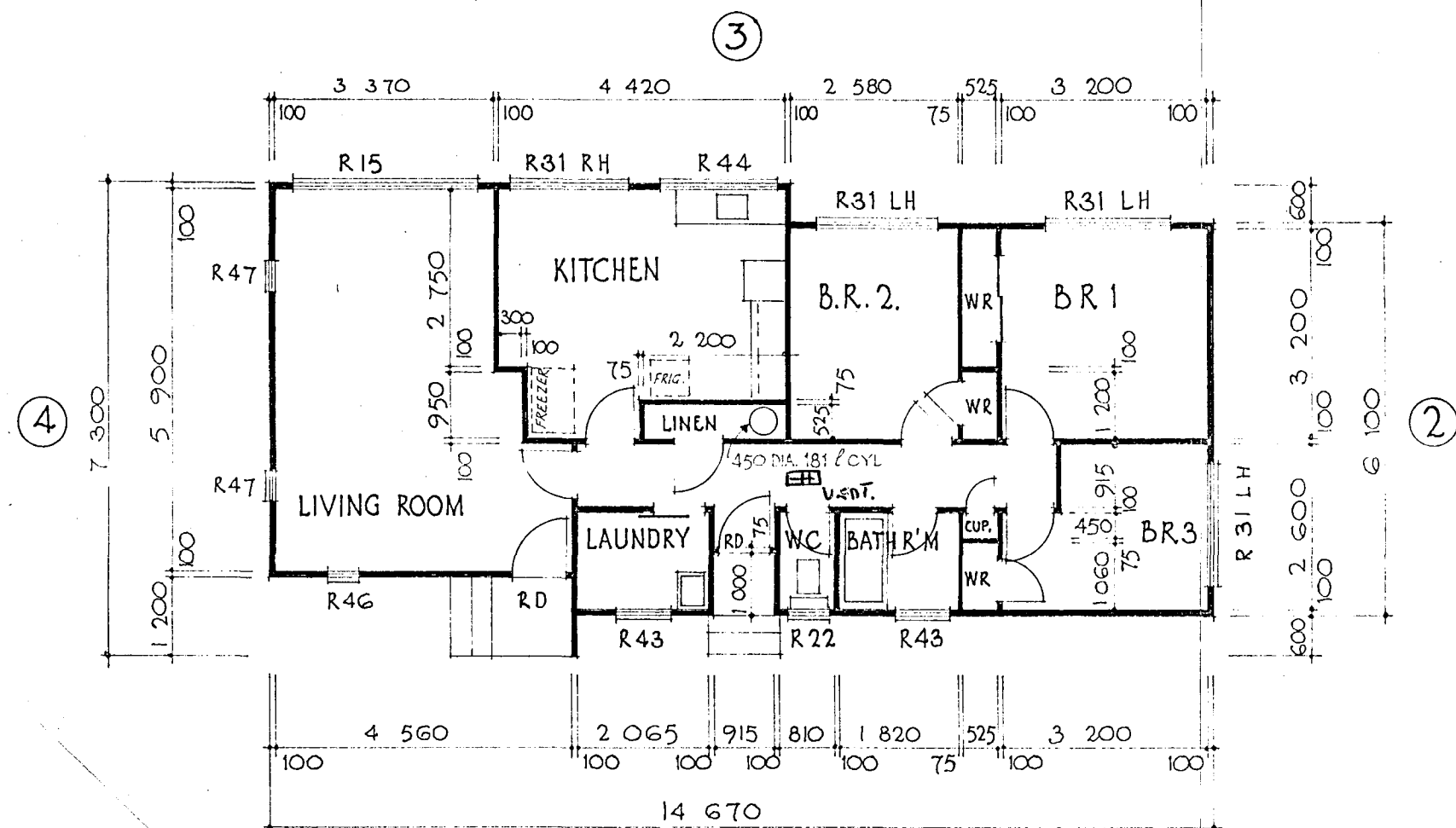


④

NOTE: CORNER WALLS TO BE OF 200mm CONC. BLOCK WORK ON 250x300 FOOTINGS WITH TWO 12mm RODS. REINFORCE BLOCKWORK WITH TWO 12mm RODS IN TOP BOND BEAM & VERTICAL 12mm RODS AT 600mm CENTRES.



FOUNDATION PLAN



BERYL PLACE
SITE PLAN 1:200

	PTY HOMES LIMITED		DRG NO.	SCALE	AREA
	HOUSE FOR PTY HOMES LTD. AT LOT 121 BERYL PLACE ROTORUA		75/44	1:100	91.46 m ²
			REVISIONS		DATE

THE FOLLOWING SCHEDULE IS THE SPECIFIC VARIATION TO THE GENERAL SPECIFICATION AS SET OUT PAGES TWO TO FOURTEEN INCLUSIVE FOR THE PROPOSED DWELLING FOR:

Client: P. T.Y. HOMES LTD Date: 7-7-75 Lot: 121 D.P.L.T.S. 20544
 SPEC 137 house Beryl Place
 72/9825 type F.W. SPECIAL ROTORUA

To be read in conjunction with but to take precedence over general specification printed herein and the relative plans attached hereto.

Site Access

Piles 200 x 150 mm
 Base Flat Fibrolite
 Exterior Sheathing 100 mm Coverline
 Roofing Decramastic Sierra Red
 Exterior Joinery "R" Type
 Chimney Nil

Hearth and Surround Nil

Interior Linings

Walls Gib Board
 Ceilings Pinex Panels Lounge
 " Sheets Remainder
 Shower Seratone Oyster
 Interior Doors Hardboard

Electrical

Power Connection

Lights 12
 Points 8
 Stove P.C. Sum \$200:00

Interior Cupboard Units

Handles "C" Type

Doors Mahogany

Sink Top Stainless Steel

Plumber Topliss Valve to Shower Over Bath

H. W. C. 40 Gal

Drains Sewer

Painter Lining Paper to Service Rooms

Wallpaper P.C. Sum \$2:00 Per Roll

Particle Board Floor

Seratone Round Bath only to ceiling height including Bath Panel

1 914 mm CP Towel Rail

1 Double Soap recess to Bath

1 CP Toilet Roll Holder

225 x 150 mm GALV BASE VENTILATORS TO COMPLY
 WITH NZ SS 1900.

PRELIMINARY AND GENERAL

1. Scope

This contract includes the supply and delivery of all materials, labour, fittings, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified, in accordance with the Local By-laws and regulations to complete this Contract.

2. Permits, Notices, Fees

The Builder to apply for and obtain all necessary permits and to pay all fees for same, unless otherwise mentioned.

3. Insurance

The Builder is to take out insurance against fire for a sum sufficient to cover the full amount of the contract sum for the period of construction and up to the date on which the building is handed over to the Owner. The responsibility of the builder for the Builder's Risk Cover insurance shall cease on the date on which the building is handed over by the Builder to the Owner.

4. Interpretation

All figured dimensions shall be taken in preference to scale and all detail drawings shall supersede those to smaller scale.

5. Damage

Each trade shall take care to prevent damage or disfigurement of the work of other trades and will be responsible for cost of restoring same.

6. Materials and Substitutions

Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the Contract, may be substituted with other similar materials, providing that the substituted materials conform to the Local By-laws and with permission of the Owner. The contractor is first to notify the Owner of any change proposed and at the completion of the Contract will adjust any difference in cost.

7. Site

This contract is based upon the building site being within 300 mm of level and having solid foundations bearing to a maximum depth of 600 mm below existing ground level. The site shall have suitable access for loaded trucks and shall be well drained with good soakage.

EXCAVATOR

1. Levels

Levels shown are approximately correct, but in all cases the foundation shall be taken to a solid bottom. Check all levels and make allowances accordingly.

2. Clearing Building Area

Clean off all vegetation over building area.

3. Building Excavation

Excavate for all foundations to the minimum depth shown or as required by NZSS 1900.

4. Doubtful Bearing

The provisions of the paragraph headed SITE on Page 2 hereof to the contrary notwithstanding, the Owner shall be responsible for the cost of any work additional to that provided for by this Specification and accompanying drawings, through encountering ground of doubtful bearing capacity and for landslides resulting from causes beyond the control of the Contractor.

5. Hardfill

Under all concrete floors provide a minimum thickness of 100 mm of hardfill well compacted and blinded with fine scoria to a corrected level.

CONCRETE AND REINFORCING

1. Materials

Concrete which shall be ordinary grade and reinforcing shall comply with requirements of NZSS 1900 chapter 9.3A 1970 and amendments. Builders mix may be used providing the minimum crushing strength of 17.24MPa is unaffected.

2. Foundations

Foundations footings, walls and reinforcing shall be to sizes shown on drawings and in accordance with NZSS 1900 chapter 9.3A. If not shown elsewhere footings shall be not less than 300 mm wide x 150 mm high where required reinforced with two 12 mm longitudinal bars. Reinforcing steel shall be lapped at least 40-rod diameters for plain rods and not less than 30-bar diameters for deformed bars conforming to the requirements prescribed. Concrete foundation blocks or piles shall be precast 200 x 150 or 200 x 200 x 600 mm high set on 300 x 300 x 100 mm concrete pads. Piles to have wireholes or wire cast into piles to provide fixing for sleeper plates.

3. Corner Concrete Foundations Walls, F.B.

Where height to floor exceeds 1200 mm construct 125 mm thick concrete corner base walls 1350 mm in each direction. Reinforce at 50 mm from top with one 12 mm dia. M.S. Longitudinal rod.

4. Concrete Slab Floor

Perimeter Wall: The perimeter wall of the building shall be as shown on drawings. Reinforce bond beam blocks with 12 mm dia rod, concrete footing to be reinforced with 12 mm dia rods.

Moisture Barrier: Shall be a layer of 0.20 mm thick polythene sheeting or similar. Sheets shall be layed to form as few joins as possible. Joints shall be lapped 100 mm and sealed with polythene backed pressure sensitive tapes. Seal around any wastes or pipes that project through damp-course, and care shall be taken that the D.P.C. is not punctured with any subsequent work.

Reinforcing: The slab shall be reinforced with 665 H.R.C. The steel shall be continuous through all joints. Sheets to be lapped 200 mm and tied.

Damp Proof Course: All timber supported on or in contact with brick stone or concrete shall be protected by an approved damp proof course.

5. Built-in Bolts etc.

Provide in concrete for openings for vents, wastes, pipes etc. or as required by other trades and for holding down bolts in accordance with NZSS 1900 chapter 6.1 Power tool fixings can be used where appropriate.

CONCRETE BLOCKLAYER

1. Extent of Works

Refer to drawings for layout and extent of work. Build the whole of the reinforced and unreinforced 200 mm concrete blockwork, building in as the work proceeds reinforcing steel, bolts and all other lugs, conduits, sleeves etc. required for the work of other trades. Keep surface clean and free from mortar, perpends true and faces true to line, laying all blocks dry.

2. Bond

Blocks shall be laid in stretcher or stack bond as shown with blocks evenly spaced, faces true and vertical. 200 mm blocks shall be free from all defects which would prevent a first class fair faced finish to both faces.

3. Mortar

The mortar for all blockwork shall be composed and mixed according to the relevant NZSS clauses.

4. Minimum Reinforcing Steel Requirements

In all reinforced masonry there shall be at least one vertical rod not less than 12 mm diameter placed at all corners and wall ends except that where openings are carried around corners, the reinforcing steel shall be placed in any masonry used below or above the opening. In all reinforced masonry walls there shall be not less than one 12 mm rod on all sides of, and adjacent to, every opening exceeding 600 mm in either direction.

Such vertical reinforcing steel shall extend from the foundation or lower wall beam to the upper wall beam. Horizontal reinforcing steel shall extend not less than 600 mm beyond the corners of the openings.

Reinforced masonry shall be reinforced both horizontally and vertically. The vertical reinforcing steel shall be placed at not more than 1000 mm centre to centre and shall be not less than 10 mm in diameter.

Reinforcing steel shall be lapped at least 40-rod diameters for plain rods and not less than 30-bar diameters for deformed bars conforming to the requirements prescribed.

5. Basement Walls

Foundation walls to be as detailed on footings reinforced as shown.

Block retaining walls around basement: Build up 200 mm blockwork retaining walls bondbeam at top course. Reinforce bondbeam with 2 12 mm dia rods. Reinforce wall vertically with 12 mm dia rods at centres shown on drawings.

Damp proofing: Apply Flintkote or similar waterproofing agent to earth side of block retaining walls below ground level.

Retaining wall drainage: Place 75 mm field tile drain behind retaining walls.

6. Engineer's Drawings

If engineer's drawings are provided they shall be read in conjunction with the above and shall, if necessary, override.

BRICKLAYER

1. Bricklaying or Stonelaying

Bricks or stone shall be as specified supported on 200 mm blockwork. Bricks or stone shall be laid in stretcher bond true to line level and plumb, and in accordance with the best trade practice. Only bricks or blocks free from cracks, chips or blemishes shall be used.

2. Brick or Stone Veneer

Construct brick or stone veneer as shown on the drawings. An air space of at least 38 mm shall be maintained between timber frame and veneer and where necessary weep holes shall be left every third joint for the discharge of water. Care shall be taken to maintain the air-space and upstand free of any mortar droppings, protruding joints, or pipes or electrical wire, junction boxes etc. Incorporate galvanised vermin proofing. Build in bricksize concrete vents as required. All facing work shall be kept clean as the work proceeds. On completion all brickwork shall be left in a clean state.

3. Sills

Sills to be brick or quarry tile as scheduled. Junction of brick and timber sill to be sealed with mastic.

4. Building Paper

Building paper where used on outside face of studs shall be of a bituminous or fire resistant breather type and metal ties shall be of a sheetmetal type fixed to face of studs.

5. Vermin Proofing and Brick Ties

Build-in 100 mm wide strips of approved galvanised wire mesh secured to bottom of wall plates with 20 mm galvanised wire staples carried across cavity and taken 25 mm into work. Wall veneer shall be securely attached to the framework with purpose made corrosion resistant ties at spacings required by the relevant clauses of NZSS 1900 6.1.

6. Vents

For subfloor ventilation see relevant section under carpenter.

7. Chimney

The chimney shall be as specified constructed of precast concrete. Fireback and hobs shall be precast. Firefront and Hearth shall be included as a provisional sum as specified.

CARPENTER AND JOINER

1. Materials and Workmanship

All materials used shall be the best of their respective class and type specified. All work shall be carried out in a workmanlike manner in accordance with best trade practice.

2. Timber

All timber used shall be best of its kind conforming to NZSS requirements (Building Timbers). All Pinus Radiata to be NO. 1 or NO. 2 Framing Grade treated to requirements of the Timber Preservation Authority specification.

3. Construction

Requirements for general carpentry work (eg. bracing, studs and top plate requirements) are to be as itemised in the relevant clauses of NZSS 1906 6.1 and amendments.

4. Damp Proofing

All timber to be protected from dampness with 3-ply bituminous felt or other approved damp proofing material when in contact with concrete or brickwork.

5. Priming

All exterior finishing timber, all timbers in contact with concrete blockwork and all external faces, rebate etc. of all doors, windows, frames and all woodwork of sashes, shall be primed before fixing unless otherwise specified in Painter.

6. Nails and Screws

All nails used in framing to be of sufficient length to penetrate the holding or second timber to at least half length. All bolts, screws etc. to be adequate for their respective purpose.

7. Insulation

To be as detailed on schedule of specification and installed in accordance with manufacturer's specifications.

8. Schedule of Timbers

Location	Sizes	Grade	Remarks
Jack Studs & Stringers	100x75 mm	B. A. H. R. or Treated	
Sleeper Plates	100x50 mm	Radiata	1.2x2m c. c.
Floor Joists	See plan for size	"	450 mm

Location	Sizes	Grade	Remarks
Plates to Conc. Floors	100x50 mm	Radiata	
<u>General Framing</u>			
Studs and Plates	100x50 or 100x75 or 75x50 mm	B. A. Rimu, D/F Treated Radiata	400 mm or 600 mm c. c.
Trimmers	Built up width equal to framing		
<u>Openings from Solid or lamntd.</u>			
1 m to 1.35m	75 mm 150mm	"	
1.35m to 1.8m	100 mm 150mm	"	
1.8 to 2.25m	125 mm 200mm	"	
2.25m to 2.7m	150 mm 200mm	"	
Ceiling Joists:	Over 1.8m 100x50mm	"	450 mm c. c.
Exposed Beams	as shown	"	See Plan
Rafters max span	2.4m 100x59mm	"	450mm c. c.
" "	3 m 125x50mm		for tile (conc.)
" "	3.6m 150x50mm		
Rafters	100x50mm	"	900 mm c. c. for iron or bituminous
Roof Trusses	TO APPROVED DESIGN		
Under Purlins & Struts 78	100x50mm 100x75mm	"	as required
Purlins	75x50mm	"	750 mm c. c.
Tile Battens	50x25mm	"	as required
Ridges	200x25mm	"	See Plan
Hips	200x25mm	"	"
Valley Board	150x25mm	"	"
Dragon Ties	100x50mm or 150x25mm	"	As required
Wall Noggings	75x50mm or 100x50mm as required	"	3 rows
Collar Ties	150x25mm	"	
Ceiling Noggings	75x50mm	"	As required
<u>Timber Terraces</u>	- See Plan Pressure Treated Pine or Hardwood		
<u>Finishing Timbers</u>			
Flooring	75x25, 100x25mm or Particle Board	T&G Treated Native or Fin Grade High Density Radiata	
Fascia Board	150x25mm to 225x25 mm	D. A. H. or Treated Radiata	
Frieze	150x25 mm	"	

Weatherboard- & Exterior	Treated Native or Radiata or Cedar, Redwood Horizontal or Vertical finishing grade.	
Internal Door Jambs	37mm	Treated Native or Finish Grade Radiata
Architraves	75x12mm	"
Skirtings	75x12mm	"

9. Asbestos Cement Sheathings

Unless shown otherwise sheath soffits and walls to rear porches with 4.5 mm flat sheets with joints finished with jointer moulds.

Sheath gable ends and walls to front porches with Coverline or Highline sheets. Breather type building paper is to be used behind all asbestos cement wall lining.

Finish the bases of houses sheathed with fibroplanks or weatherboards with 6 mm thick sheets of asbestos cement.

10. Sub Floor Ventilation

Provide ventilation to sub floor areas by installing vermin proof ventilators in base walls. The number of ventilators shall be such as to provide a minimum clear area of 400 mm² per square metre. Space ventilators evenly along wall at not more than 1.8 metres centre to centre commencing not more than 600 mm from corners.

11. Aluminium Joinery

If shown on plan allow for supply and fixing to manufacturers' specification. Sizes and type to be shown on plan.

12. Exterior Joinery

All exterior joinery shall be as specified in schedule of specification and shall be constructed to best trade practice, all primed before fixed in place.

Sills	ex	150x60 mm H. T. or Treated Native
Jambs & Heads	ex	150x37 mm H. T. or Treated Native
Mullions	ex	100x75 mm H. T. or Treated Native
Sashes	ex	H. T. Totara Redwood or Treated Radiata

If Radiata pine is used the timber shall be treated to the requirements of the Timber Preservation Authority.

Awning type sashes shall be hung on Interlock or Whitco type stays fixed with galvanised screws. Casement sashes shall be hung on galvanised butts. Top hung sashes to service rooms may be hung on galvanised butt hinges.

13. Doors and Door Jambs

Interior doors are to be flush panel with clashing strip on one edge. Timber type to be as scheduled. Hang doors on 1½ pairs AC loose pin butt hinges. Sliding doors to be hung on approved tracks. Interior door frames to be

solid rebated out of 37 mm thick timber.

Exterior doors to be as shown on drawings. Frames to be out of 37 mm thick timber with mild steel bar full width of opening.

14. Ceilings

Shall be as detailed in schedule of specification.

Gibraltar Board - fix painting quality 9.5 mm gibraltar board to joists and rafters with 30 mm flat head galvanised clouts, with nails punched and stopped and all joints flushed up to a true even smooth surface.

Pinex - fix first quality panels or sheets fixed to ceiling strapping to manufacturer's specification.

Fibrous Plaster - Shall not be less than 9.5 mm gibraltar board finished flush on joints and securely wadded or glued to ceiling joists and nogging. The whole shall be plastered to a smooth and even finish with first quality plaster of paris.

15. Wall Linings

Generally shall be 9.5 mm gibraltar board unless otherwise stated. All nailed with galvanised flat head nails on joints at approximately 150 mm c. c. All stopping to be done with best quality plaster of paris, filled to an even surface and with all spots and rises removed.

16. Wardrobes

To be lined full height. Provide inside each with 300 x 25 mm full width shelf at 1700 mm from floor and 20 mm galvanised pipe coat rail at 75 mm below shelf.

17. Linen Cupboard

Provide five full width depth shelves from 25 mm timber supported on 50 x 25 mm framework.

18. Kitchen Cupboards

Construct cupboards and dresser unit to sizes shown on plans, with doors and drawer fronts as indicated on schedule of specification.

19. Sink Top

Provide for standard sink top as specified in schedule of specification.

20. Hot Water Cupboard

To be constructed where shown and fitted with slat shelving above or alongside cylinder spaced at 50 mm c. c.

21. Manhole and Access Door

Provide manhole in ceiling 500 x 500 mm where indicated.

22. Hardware

Front Door: Yale night latch and handle. Rear Door: C.P. mortice lock-

Interior Doors: C.P. mortice latchsets. Bathroom and W.C. : C.P. mortice snibsets or C.P. mortice latchsets with 3" socket bolts. Linen cupboard and wardrobes: C.P. knobs. Whitco windows: two C.P. fasteners. Casement windows: one C.P. fastener and C.P. telescope stay. Fireplace: One basket grate. Soap recess above bath and in shower if specified, toilet roll holder and 1000 mm towel rail.

PLUMBER

1. General

The whole of the work shall be carried out and completed in the best trade manner by licensed plumbers only, in accordance with the requirements of the Local Authority and Drainage and Plumbing Regulations.

Materials shall be the best of the respective kinds.

2. Sheet Metal

Except where otherwise specified sheets shall be of the following gauge.

Galvanised spouting	0.60 mm
Galvanised rainwater pipes	0.60 mm
Galvanised downpipes and overflows	0.60 mm
Flashings, gutters and sumps	0.60 mm
Lead flashings	2 kg

3. Flashings

Flash wherever needed to keep watertight and weathertight, extreme care being taken to keep dissimilar metals from making contact. Also, as much as possible, use flashings of same metal in adjacent areas.

4. Spouting

Provide and fix 125 mm galvanised spouting. All joints to be soldered. Finish ends with stopped end. Provide fall to downpipes. Support spouting on brackets at 900 mm maximum and 300 mm from end.

5. Downpipes

75 mm 0.60 galvanised iron supported off wall on galvanised brackets.

6. Cold Water Supply

Allow to connect up to 9 metres from mains to house with 12 mm alkathene piping. Unless otherwise specified use pressure reducing valve from cylinder on main line inlet. Lead off with 12 mm branches to bath, basin, shower, sink W.C., tub, pressure reducing valve, stand pipe. Connect from pressure reducing valve to hot water cylinder with 18 mm copper pipe.

7. Hot Water Supply

Supply and install 136 litres or 182 litres hot water cylinder as specified. Allow to install copper expansion pipe taken out through roof and flashed. From expansion pipes take off 12 mm copper branches to all fittings including washing machine. Hot water piping shall be run concealed well lagged with hair felt wired on.

Fittings

W. C. Pan complete with double flap plastic seat

W. C. Cistern complete with white P. V. C. flush pipe

1525 mm or 1655 White enamelled pressed steel bath set on timber framework

Basin shall be 550 x 400 mm white porcelain fitted on two cantilevered cast iron brackets with 6 mm galvanised bolts. Front edge of basin shall be 760 mm from floor.

Stainless steel shower tray 900 x 900 mm or 900 x 750 mm in accordance with plan

Hot water cylinder 136 or 182 litres standard complete with electric element, thermostat, all taps, stopcocks etc.

Stainless steel single tub set on metal brackets

Where scheduled install vanity unit - size shown on plans.

And taps, cocks etc. are to be chromium plated streamline type marked Hot and Cold with the exception of exterior hose taps

The plumber shall provide and fix all other fittings and fixings necessary to complete the Contract.

Make complete connections, providing traps, vents etc. in accordance with regulations.

ROOFING

Roofing to be as specified in schedule of specification.

1. Iron Roof

Provide and fix 0.45 mm galvanised corrugated iron with laps painted and securely fixed with lead head nails. Cover ridges and hips with 0.60 mm lead edged ridging. Finish verges with galvanised verge cappings.

2. Tile Roofs

Concrete tiles and pressed metal ties are to be fixed in accordance with manufacturer's specifications.

DRAINLAYER

1. Extent of Work

Work in this section of the contract comprises all surface and foul water drainage up to above ground level to connect to Plumber's work. Include all pipes and special fittings, construction of manholes, all gully traps and connections for terminal vents, soil and waste pipes.

2. Standard of Work

The whole of this work shall be carried out by experienced tradesmen to the satisfaction of the Local Drainage Inspector. It shall conform to requirements of the Drainage and Plumbing Regulations of 1959, and the Local Council Specification.

3. Trenches and Drains

Excavate for and allow all necessary drains from gully traps and W. C. to septic tank or sewer connection. All pipes and fittings shall be 100 mm first quality earthenware with socket joints and shall be laid to a true and even fall at minimum of 1 in 40. Seal all joints with rubber rings.

trenches shall be carefully filled after drains have been inspected and the whole shall be left in perfect working order. All sanitary arrangements shall comply with the local By-laws and shall be completed to the satisfaction of the sanitary inspector.

4. Septic Tank

Where sewerage is not available allow 4.5 metres glazed earthenware drainage connection to one five-person septic tank complete with sump in compliance with the Health Regulations.

Where sewerage is available allow for 100 mm glazed earthenware piping from W.C. to sewer connection.

5. Stormwater

Provide stormwater soakage to downpipes in accordance with local authority requirements.

SOLID PLASTERER

1. Work Included

The solid plastering of front and back porches, slabs and steps; also chimeny, lintols and terrace if shown.

2. Workmanship

All to the best trade practice and where plastering is required it shall mean finishing to 12 mm thickness with a mix of one part cement to three parts sand, finished to a straight and even surface.

ELECTRICIAN

1. Scope of Work

Carry out the whole of the electrical installations in strict accordance with the latest Electrical Wiring Regulations and Local Authority's by-laws, and meter wiring diagrams.

2. Materials and Workmanship

All materials used under this contract shall be of approved British or New Zealand Standard Specification. All work shall be carried out by a Registered Electrician in accordance with regulations and best trade practice. Do all cutting away, drilling etc. for the entry of cables.

3. Completion and Connection of Power

Leave the work complete, obtain permits and arrange for all inspections and tests and for the connection of power to the works.

4. Power Supply

Allow to connect from the supply to the point of entry up to 18 metres of overhead lines or 6 metres of underground cable.

5. Main Switchboard

Provide and install recessed main switchboard complete with all necessary control and auxiliary equipment.

6. Electric Stove

Allow a P.C. Sum as shown on schedule of specifications for the supply only of the stove. Provide and fix a 30-amp flush switch for stove and sufficient cable for connection and allow for installation.

7. Water Heater

Allow for the permanent connection of the water heater to the electrical system. Provide and install element and thermostat to hot water cylinder provided by the Plumber.

8. Power Points

All wall plugs shall be 230v. 10-amp 3-pin flush type with P.D.L. plates. Generally install plugs 300 mm above floor or 225 mm above bench top. Points to washer/dryer space and refrigerator 1200 mm from floor. Install light and heat points as per plan and as detailed in schedule of specifications.

9. Light Switches

Light switches generally shall be 5 amp. all insulated P.D.L. micro-gap type or equivalent. Fix switches generally 1200 mm above floor.

PAINTER

1. Workmanship

All painting shall be in accordance with good trade practice, applied during suitable weather and using only good quality ready mixed paints, applied according to the manufacturer's instructions.

2. Stopping

After priming, all nail holes or joints are to be stopped and cleaned off before undercoating for painted work. For varnished work holes etc. are to be stopped with matching putty after first coat of sealer.

3. Painting of External Woodwork

After priming, all external woodwork and adjacent metalwork such as flashings, spouting and downpipes are to be given one good coat of undercoat followed by finishing coat of high gloss paint.

4. Painting of Interior Surfaces

Wallboard and ceilings as required to be finished with two coats of approved paint finishing flat or semi-gloss as required.

Where full gloss is required such as kitchen and bathroom finishing coat shall be full gloss enamel.

5. Varnishing

Where varnishing is required such as doors, architraves and skirtings give one coat of approved sealer followed by two coats of clear varnish.

Fibrolite

Apply two coats of an approved P. V. A. or Acrylic paint.

7. Paperhanging

All rooms to be papered shall have paper hung to a value indicated on schedule of specification.

Walls shall be properly prepared by sizing, hang paper straight and true with butt joints, paste used shall have a fungicide incorporated, clean paste off woodwork as work proceeds.

GLAZIER

Glaze all sashes, glass doors or screens with appropriate weight glass properly fixed and puttied or beaded into rebates.

Where required glazing shall be selected obscure patterned glass.

SANDER

Sand all flooring timbers after the completion of all other work. Scrape out all corners and sweep floors clean of dust.