

ASHBURTON BOROUGH COUNCIL

Building Application Form

Dated this 6 day of June 19 74

To the Health and Town Planning Officer:

I hereby apply for permission to ^{Erect}~~Alter~~ 2 Unit Flats
~~Add~~At No. 15, Wellington Street/Road,
for Mr N. H. Turner according to
locality plan and detailed plans, elevations, cross sections,
and specifications of building deposited herewith, in duplicate.

Estimated Value:	Building	\$ <u>18620-00</u>
	Plumbing and Drainage	\$ <u>1200-00</u>
	Total	\$ <u>19820-00</u>

If Value Over \$20,000:

Estimated month of Commencement _____ Year _____

Estimated month of Completion _____ Year _____

Particulars of Building: Foundations Concrete
Walls 5.5 ft Stone
Roof Iron
Area of Ground Floor 834 sq.ft.
Area of Outbuildings _____ sq.ft.

Particulars of Land: Lot no. 3 D. P. No. 4301
Or Town Section _____Proposed purposes for which every part of building is to be used
or occupied (describe separately each part intended for use or
occupation for a separate purpose): _____

Yours faithfully,

Owner: W Turner Builders: W TurnerAddress: 168 Alford Forest Rd Address: 168 Alford Forest Rd
ASH ASHOFFICE USE ONLY: Date: 6/16/74 Valuation No. 2456/340Receipt No: 197Permit Fee \$ 58-00 I.V. \$ _____Research Fee \$ 10-00 U.V. \$ _____

C.V. \$ _____

File No.

Permit No: FN2846 6/6/74INS
16/6/74FOUN4x2 pass.00
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SPECIFICATION of work to be done and materials to be supplied in the erection and completion of 2 UNIT FLATS, at Wellington St ASHBURTON, for ~~ANDERSON & JOHNSON LTD.~~ W. TURNER & SON.

THE WORK: consists of the erection of single storey unit flats in 6" bolstered painted split block veneer, resting on concrete foundations and roofed with galvanised corrugated iron.

CONTRACT: This contract includes the supply and delivery of all materials, labour, fittings, tools, plant, scaffolding, etc., complete and necessary for the due and proper completion of the building as shown on the plan and herein specified, in a thorough and workmanlike manner in accordance with the true and proper intent and meaning of the accompanying drawings, and this specification, taken separately or collectively, in strict accordance with the local by-laws. No lower grade than B.A. timber shall be allowed in any part of the work. All timber to be treated so as to get the best results for both seasoning and straightness. All joints to be properly scarfed and checked or otherwise jointed in an approved manner, and everything securely nailed. In exposed woodwork, all nails to be punched. All work to be fixed level, plumb and true and no butts will be allowed where same can be concealed.

BY-LAWS, PERMITS, ETC: The Contractor is to comply with the Labour and Building By-laws of the District, and to apply for and obtain all necessary permits, and to pay all fees for same, unless otherwise specified. The contractor shall provide everything, in addition to anything herein specified for the proper and efficient execution and completion of the work.

PROVIDE AND FIX: The words "provide" and "fix" shall be construed to mean "provide and fix" where used separately unless individually otherwise specified under another trade section.

FIRE INSURANCE: The contractor shall insure the work against loss or damage by fire in an approved office, and in the joint names of the employer and the contractor, and at all times the cover shall be to the full insurable value of the work. All policies and receipts for premiums for such insurances to be lodged with the employer.

ACCIDENT INSURANCES: The contractor shall carry insurances providing compensation for accidental injuries or death to any of his employees or the public occurring in the course of employment of his work, and shall require each and every sub-contractor to carry similar insurances as required by Law, and to fully protect the employer from any claims arising out of accident on the work. All policies and receipts for premiums for such insurances to be lodged with the employer.

SUB-CONTRACTORS: This specification is sub-divided into trade sections for the convenience of reference only, and it shall not be construed that each trade section is an entire and separate contract. All the requirements under these general headings shall apply equally to each and every sub-contractor where applicable. Every trade jointly and severally shall collaborate, wait on, assist and render all necessary assistance to complementary trades.

P.C. (PRIME COST): The employer reserves the right to select, or purchase items under the P.C. (Prime Cost) sums, and the accounts will be adjusted accordingly on completion.

MATERIALS AND WORKMANSHIP: All workmanship must be careful, thorough, and in accordance with the best trade practice, and all materials must be the best of their respective kinds, unless distinctly otherwise specified.

MAINTENANCE: Period to be thirty days after the employer has taken possession. Any defects in materials, workmanship, or any part or parts that require replacing, or adjusting, which have been included in this contract, shall be adjusted or replaced as specified in this specification at the contractor's own expense.

SUPERVISION: All materials supplied and used, and all work done, must be to the entire satisfaction of a competent person, or persons appointed by the employer or financing institution as supervisor.

ALTERNATIVE MATERIALS: In the event of any materials herein specified not being procurable at the time it is required, or will tend to stop progress of the contract, such materials may be substituted with other materials, provided however, that the substituted materials conform with the local by-laws, and are to the satisfaction of the employer. The contractor is first to notify the employer of any change intended to be made, and at the completion of the contract will adjust any difference in costs.

CONTINGENCIES: Provision is to be made by the employer and contractor to meet any contingencies that may arise due to the fluctuations in the prices of various materials or labour. Should there be either a rise or fall in the prices of labour (as authorised by Arbitration), or materials (as authorised by Price Tribunal rulings), between the date the tender is submitted, until final payment, an adjustment to the contract price is to be made accordingly, provided that the contract price has been affected by such rise or fall in prices. Cost means NETT cost and shall carry no profit to the contractor.

INTERPRETATION: Work shown on the plan and not specified, or specified and not shown, must be supplied as though both shown and specified. Materials shown but not specified must be of the kind commonly employed for the service it is intended to perform. All figured dimensions shall be taken in preference to scale.

STABILITY ETC: The Contractor shall carefully brace and support all parts of his work against damage by wind, and also protect same from damage by water. He shall also make good damage to adjoining property of every kind arising out of his works.

EXTRAS: No extras are to be supplied or extra work done without the prior consent of the employer in writing.

COMPLETION: At regular periods during construction and on completion of this contract, the contractor shall remove debris which may accumulate from time to time, leave the whole site tidy and fit for gardening, and leave the entire building, including steps, etc., clean and ready for use. All floors shall be left broom clean; all glass work shall be left sound and clean inside and out; and all painted and varnished work shall be left free from spot and dirt. All floors to be sanded right up to the skirtings with a machine sander.

EXCAVATOR

EXCAVATE: as required, foundations for wells, footings, piles, water pipes, etc., as shown and required, to give a solid bearing to the various depths, levels and grades. Excavations shall be kept clear of fallen materials and water. Surplus soil shall be placed where directed by the employer.

BACK FILL AND DAM: carefully around footings and foundations, consolidating as the work proceeds, and make up to natural levels.

HARDCORE FILLING: is required under terrace, steps, etc. and shall be composed of round stones, brick rubble, or other approved hard substance, carefully consolidated and screened off with fine scoria before the concrete is laid.

CONCRETOR

NOTE: As all units are identical this specification will deal with one unit only, except where a particular item is common to more than one unit.

STEEL: used for reinforcing shall consist of round steel rods, complying with conditions and tests embodied in N.Z.S.S. 197, accurately fabricated and fixed in position. Hook ends of all rods and lap at least 40 diameters, all laps and intersections being bound together with No. 16 gauge black iron wire. Bend all horizontal rods not less than 2' around angles.

CONCRETE: All concrete work hereafter mentioned to be carried out in accordance with the local by-laws. For general purposes the mixture to be 4 parts of river shingle, passed through a 1" screen, 2 parts of sand to 1 part of cement. All to be well mixed.

PLACING: Concrete shall be conveyed and placed so that no separation of the various materials takes place, and it shall be immediately spaded, tamped or rammed into position. Wherever boxing is required it shall be well fitted together and wetted before the concrete is placed.

FOUNDATIONS: to be 5" in Width. All foundations, piles, steps, footings, etc shall be dug to solid and trenches to be square at bottom. Foundations to have 12" footings, and to be reinforced with 3 - $\frac{1}{2}$ " mild steel rods. Piles to be 8" x 8" concrete piles with No. 8 galv. wire in every pile staped to sleepers. Piles to sit on footings, well packed around with concrete. Floor level to average not less than 25" above ground level. Plasterer to plaster all foundations in natural colour.

VENTS: to be 9" x 6" galv. wire vents supplied and set in foundations by the plasterer.

FOUNDATIONS ETC. AT BLOCK PARTITION WALLS: Carry solid foundation for 8" concrete block walls between units, reinforced with 3 - $\frac{1}{2}$ " mild steel rods. Provide $\frac{1}{2}$ " rods to be carried up in block cavities by the blocklayer at 6' centres. Pour concrete band over top of blockwork to finish as close as possible to roofing iron, and reinforce with 2 - $\frac{1}{2}$ " mild steel rods and tied to vertical rods at blockwork. Set in bolts as required for fixing 2" nailing strips both sides of band.

STEPS AND TERRACE: All to be formed of concrete resting on properly rammed hardfill, and to be plastered by the plasterer while concrete is green and to have slight grade to outside edges. Terrace foundation to be reinforced with 2 - $\frac{1}{2}$ " mild steel rods.

FOUNDATIONS FOR SCREEN WALLS: Carry foundations as required for low screen walls to terraces where shown, reinforced with 2 - $\frac{1}{2}$ " mild steel rods.

CARPENTER AND JOINER

NOTE: As all units are identical this specification will deal with one unit only, except where a particular item is common to more than one unit.

All materials are to be the best of their respective kinds and grades and laid true to their various levels, and constructed in a proper tradesmanlike manner to make the whole of the works a sound construction and to comply with the local by-laws in every respect, and to the entire satisfaction of the local authority building inspector. All exterior timbers, door and window frames and sashes etc., to be primed by the painter before fixing.

SCHEDULE OF TIMBERS:

Sleepers on edge at 4'6" centres	4 x 3	B.A.H.R.P.	
Floor Joists at 18" centres	4 x 2	"	
Bottom Plates	4 x 2	"	
Top plates	4 x 2	B.A.R.P.	
Studs at 18" centres, 8'0 $\frac{1}{2}$ " floor to ceiling	4 x 2	"	
Opening Studs	4 x 3	"	
Door trimmers	4 x 3	"	
Trimmers up to 4'6" long	4 x 3	"	
Trimmers up to 6'8" long	5 x 4	"	
Trimmers up to 8'10" long	6 x 4	"	or 2/6x2
Trimmers up to 11' long	8 x 4	"	or 2/8x2
Trimmers over 11' long	2/10x2	"	
Ceiling joists at 18" centres	4 x 2	"	
Ceiling runners at approx. 5' centres	8 x 1 $\frac{1}{2}$	"	

over.....

Schedule of Timbers: Contd.:

Rafters at 3' centres	4 x 2	B.A.R.P.
Runners for rafters	4 x 3	"
Roof struts	4 x 2	"
Collar ties at 6' centres	6 x 1	"
Ridges	8 x 1	"
Braces, external walls checked $\frac{3}{4}$ " to studs	6 x 1	"
Braces, internal partitions at 45 degrees	3 x 2	"
Dwanging, 3 rows in all walls	4 x 2	"
Purlins at 2'6" centres	3 x 2	"
Flooring	$\frac{3}{4}$ "	TWP Particle Board
Interior Door jambs	5 x 2	D.A.R.P.
Architraves	3 x 1	"
Skirting	4 x $\frac{3}{4}$	"
Exterior finishing work not mentioned to be D.A.Ht. or treated R.P.		
Interior finishing work not mentioned to be D.A.R.P.		

SLEEPERS: to be 4 x 3 on edge and laid true and level. All angles and joints to be spliced over solid bearing.

MALTHOID: All timbers resting on concrete to be protected for the full bearing surface by a 3 ply malthoid pad.

FLOOR JOISTS: to be gauged to an even surface and nailed with 4" and 3" nails to bearers. All joints to be lapped on a sleeper.

PLATES: All to be straight and in long lengths, checked to receive all studs, and halved at intersections over solid bearing.

STUDS: to be of length to give 8'0 $\frac{1}{2}$ " between floor and ceiling, and nailed to all plates with 4" nails and checked to remove all trimmers. All studs to internal partitions to be brought to an even width and to be selected for straightness.

DWANGS: to be 4 x 2, 3 rows in all walls and cut between studs.

BRACES: Wherever possible brace to all external corners with 6 x 1 checked $\frac{3}{4}$ " to studs, and where this is not practicable cut in dog leg bracing as required. Brace internal partitions with 3 x 2 cut between studs.

CEILING FRAMING: Ceiling joists to be selected for even width and straightness, and shall be spaced at 18" centres, well spiked to wall plates and to foot of rafters. Fix an 8 x 1 $\frac{1}{2}$ B.A.R.P. runner at approx. 5' centres over all joists, well spiked to joists and to have 2 x 2 hangers. Between ceiling joists 3 x 2 noggings shall be cut in as required for cornices and at all edges of ceiling sheets. In no case shall noggings be more than 6' apart.

ROOF: to be framed up in a proper manner. Rafters to be securely nailed to all plates and ridges etc. The whole of the roof to be well supported off partitions with 4 x 2 struts to 4 x 3 under rafters. Roof to be 26 gauge O.C. iron, laps painted both sides with grey metal primer, and fixed with 1 $\frac{1}{2}$ corrugations as side laps and a minimum of 6" end laps, by skilled tradesman on 3 x 2 purlins at not more than 2'6" apart. Sark with wire netting and building paper with 4" laps. Rafters to be neatly cut to ridges at top and birdsmouthed over plates at bottom and to project 4' past plate to front and 2' past blocks at rear. Fascia to be ex 6 x 1 D.A.Ht or treated R.P., grooved for 3/16" Flexboard, and securely nailed to ends of rafters, with 3 x 1 $\frac{1}{2}$ cut between fascia and studs to form cave, and well nailed to foot of rafters. Line under soffits with 3/16" Flexboard, with suitable mould in wall angle and jointing battens to be evenly spaced, and all primed before fixing. Carry roof over 18" past face to blockwork at gables and finish with Flexboard to underside.

GABLES: Frame up gables as required and line with approved metal sheathing.

FLOORING: Before laying flooring remove all shavings, short ends and trade debris from under the floor joists. Cut in dwangs as required to all edges of the sheets. Flooring to be $\frac{3}{4}$ " thick TWP Particle Board close butted and well nailed with $2\frac{1}{2}$ " floor brads, and all nails to be punched below the floor surface. All floors to be machine sanded.

Floor surfaces must present a perfectly level face, kept clean during construction of the job, and protected from weather and disfigurement of any kind after sanding.

INTERIOR LININGS: All interior linings, except where otherwise specified hereunder, to be Gibraltar Board. All joints to be on studs, dwangs, joists or noggings, and to be nailed with $1\frac{1}{2}$ " galv. F.H. nails at 4" to 5" centres on all joints and 9" centres on intermediate studs, joists, etc. Plasterer to flush off all Gibraltar Board.

Walls and ceilings at Washroom, Porch and Kitchen to be lined with $3/16$ " hardboard. Shower to be lined with $3/16$ " oil tempered hardboard with a $\frac{1}{4}$ round at all angles. All hardboard to be well nailed to studs etc. with 1" cadmium coated panel pins and finished with a small v joint.

SCOTIA: Provide and fix $1\frac{1}{4}$ " D.A.R.P. scotia to wall-ceiling angle at all rooms.

DOOR FRAMES AND JAMBS: All exterior door frames to be D.A.Rt. or treated R.P. and to be grooved, treated and constructed in a proper tradesmanlike manner to details to comply with exterior sheathing requirements and primed by the painter before fixing. Sills 3" matai, with metal weather bar set in, jambs and heads 2", rebated D.A.Rt or treated R.P. and all to be sanded. Carry up door frame at back door as required and fit louvres above door.

Interior door jambs to be 2" D.A.R.P. rebated to suit doors, and all to be sanded.

DOORS: All interior doors, except where otherwise specified, hereunder, to be No. 1 R.P. flush panel, 6'6" high and to widths as shown, hung on 3 - $3\frac{1}{2}$ " flor bronze butts with loose pins, and fitted with selected mortise latch sets and furniture. Exterior Living door to be D.A.Ht. or treated R.P. all glass, hung on 3 - $3\frac{1}{2}$ " flor bronze butts with loose pins and fitted with approved mortise lock set and furniture. Back door to be frame ledge, glass top, flush inside door, hung on 3 - $3\frac{1}{2}$ " galv. steel butts with loose pins and fitted with selected mortise lock set and furniture. Washroom door to have latch set as above with slide fastener to inside. Living to Kitchen to have light all glass door. Door to be hung on approved sliding door gear, sliding past matching fixed door. Cover gear with facing and fit approved furniture.

KITCHEN CUPBOARD DOORS: to be framed out of D.A.R.P. and sheathed both sides with hardboard and to be hung on 2 - $2\frac{1}{2}$ " steel butts, 3 to larger doors, and fitted with catches to be selected by the employer.

WINDOW FRAMES: Sills ex $2\frac{1}{2}$ " matai or hardwood, and to be double sunk, throated and grooved. Windows to have 3" mullions, 2" styles and heads, all D.A.Ht or treated R.P. and all to have fixed rail at inside of all mooting rails. Sashes to be cedar and opening sashes to be hung on Whites or Durastay fittings of size as specified by the manufacturer to suit particular size of window. W.C. and shower to have aluminium Cooper louvres as shown in 2" D.A.Ht. or treated R.P. frames with matai or hardwood sills. All windows to have $1\frac{1}{2}$ " facings with $\frac{1}{4}$ round finished to blockwork, all D.A.Ht. or treated R.P. Set D.A.R.P. window boards to all windows with aprons under.

OR: aluminium windows to standard sizes and details.

HARDWARE: Allow the sum of \$40 per unit for the cost only of all door locks, door latches, door furniture, sash furniture, cupboard catches, drawer pulls, wardrobe fasteners, socket bolts, slide fasteners and cabin hooks, but not to include hinges or frictions stays or sliding door gear. Any variation to the above allowance is to be charged for accordingly. The contractor is to allow for fixing.

ARCHITRAVES: at all doors and windows out of 3 x 1 D.A.R.P. and to be sanded.

SKIRTINGS: at all rooms, 4 x $\frac{3}{4}$ D.A.R.P., bevelled at top, and all to be sanded.

KITCHEN CUPBOARDS: All kitchen cupboards to be framed out of $1\frac{1}{2}$ " D.A.R.P. Allow for all shelves as required and to be spaced approx. 12" apart. Allow for all doors as mentioned under 'Kitchen Cupboard Doors'. Provide $3\frac{1}{2}$ " toe space to all kitchen cupboards. Sink top to be 5'6" long Formica with 18" x 12" stainless steel bowl. Provide ventilated cupboard to storage cupboard to the outside wall with batten shelves and vents to cavity covered with fine mesh gauze. Provide cutlery drawer and 2 deep drawers to sink cupboard. Remainder of cupboards to have doors to suit. Provide Formica top to bench cupboard.

CYL. - LINEN CUPBOARD: to be constructed where shown, floor to ceiling, in 2 tiers of doors with batten shelves. To be framed out of $1\frac{1}{2}$ " D.A.R.P. and doors to be sheathed both sides with R.P. 3 ply.

WARDROBES: Joiner to provide 3' wide fronts with door at bottom and small matching door over, and to be framed out of $1\frac{1}{2}$ " D.A.R.P. with doors sheathed both sides with R.P. 3 ply. To have 1 shelf at top and 1 shelf with hook rail and $\frac{1}{2}$ " pipe hanging rail at bottom cupboard.

BASIN CUPBOARD AND CABINET: Provide and fix a shaving cabinet recessed into wall at washroom and fitted with shelves and door to take 18" x 12" mirror panel and to have plywood back. Provide and fix a Formica top with basin set in with standard basin cabinet under.

CUPBOARD UNDER TUB: Build in cupboard under stainless steel tub, supplied by the plumber. To have toe space, false floor, with door sheathed both sides with hardboard.

MANHOLES: Provide and fix to floor and to ceiling where directed, and fit with matching panels.

STAND FOR ROOF TANK: Provide necessary stand in roof for supply tank.

TELEPHONE: The contractor is to arrange with the P. & T. Dept. to wire the flats for installation of the telephone at a suitable time during construction.

BLOCKLAYER

NOTE: As all units are identical this specification will deal with one unit only, except where a particular item is common to more than one unit.

DAMPCOURSE: between blocks and foundations to be 3 ply malthoid.

EXTERIOR WALLS: except wall to terrace, to be 6" ~~bolstered~~ split concrete blocks and cement mortar, kept $1\frac{1}{2}$ " clear of the studs. All mortar droppings shall be cleared away from the cavity and foundations and off the wall plates and ties by the blocklayer. Build in 8 gauge galv. wire ties every third course and not less than 3 to a stud, securely stapled to the studs in a rising position and staggered.

Clean down all blockwork on completion and finish ready for painting.

SILLS: to be 16" x 6" x 2" concrete blocks.

BLOCK PARTITION WALLS: Build partition walls between units where shown of 8" concrete cavity blocks carried up to as close as possible to the roof. Concretor to pour band over blockwork. Build in $\frac{1}{2}$ " mild steel rods supplied by the concretor to cavities of blockwork at 6' centres, these to be concreted in, and to be tied to rods in band over blockwork. Set in bolts as required for nailing strips at coiling each side of blockwork. Walls to be finished ready for painting by the painter.

SCREEN WALLS: Build screen walls where shown to terraces between flats with panels of screen blocks as approved.

MORTAR: shall be composed of 3 parts sand and 1 part lime, run 7 days before use and immediately before being used gauged 4 parts mortar to 1 part of cement. Mix in small quantities.

PLASTERER

NOTE: As all units are identical this specification will deal with one unit only, except where a particular item is common to more than one unit.

SOLID PLASTER: External faces of foundations to be plastered and finished to a roughcast finish in 3 to 1 sand and cement compo. Provide and set in all galv. wire vents to foundations as required. All surfaces of steps, and terraces shall be rendered and straightened with $2\frac{1}{2}$ to 1 sand and cement compo, not less than $\frac{3}{4}$ " thick and finished to a perfectly smooth, straight and even surface while concrete is green, with slight grade to outside edges. Form small cove to all angles.

Provide and fix building paper to exterior walls at terrace with netting to both sides, and then 3 coat plaster and finish to an approved pattern.

INTERIOR FINISHING: Point up and flush off all Gibraltar Board sheets to walls and ceilings at Living and Bedrooms, with best quality plaster of paris, after all hammering is completed and all sheets are properly secured and finish to a perfectly smooth and even surface ready for papering to walls and lightly stipple all ceilings to approval.

The carpenter is to provide and fix 1 $\frac{1}{4}$ " D.A.R.P. sootia to wall-ceiling angle at all rooms.

DRAINLAYER.

GENERAL: The drainlayer will carry out the whole of the drainage work in accordance with the by-laws of the local authority.

DRAINAGE: Excavate for and lay all necessary drains from gully traps and T.Co. to the sewer main. All pipes to be first quality 4" glazed earthenware with sound socketed joints, and to be laid true to and even fall. All joints to be rubber ringed and pipes to be wiped clean as the work proceeds. Fill in trenches carefully after the work has been inspected. The whole of the drainage and sanitary arrangements to comply with the local by-laws and to the entire satisfaction of the Sanitary Inspector.

STORMWATER: Pipe all stormwater to channels at a trout if possible. If unable to do so dig soak pits as required. Pipes to be 2nd grade sewer pipes and in lots to have gratings.

PLUMBER.

NOTE: As all units are identical this specification will deal with one unit only, except where a particular item is common to more than one unit.

GENERAL: The plumber will carry out the whole of the plumbing work in accordance with the by-laws of the local authority.

MATERIALS: All materials used by the plumber must be the best of their various kinds and must fully conform to all or any governing regulations and by-laws.

RIDGING: Supply and fix all 26 gauge galv. lead edged ridging and to be double riveted and soldered at all joints and fixed in the best tradesman manner.

FLASHING: Provide and fix all necessary flashings ex 4 lb. lead, to make the whole of the building watertight.

CAPS: Provide and fix caps ex 24 gauge galv. iron.

SPOUTING AND DOWNPIPES: Provide and fix 5" 24 gauge galv. spouting with adequate fall to downpipes to prevent water lying in it, not in strong galv. brackets at not more than 2'3" centres. Spouting to be double rivetted and soldered at all joints.

Allow to provide and fix 2½" 24 gauge galv. downpipes to spouting as required, well fixed to walls, with shoes of downpipes leading to drains.

COLD WATER: Allow to lay on cold water supply in 2" Alkathene piping to each flat, from town supply. All piping outside the building to be at least 12" underground and to enter the building under or through the foundations. Lead in branches in ½" p.v.c. piping to roof tank, with ½" branches in p.v.c. piping to sink, basin, tub and W.C., and a total of 4 stand pipes where directed, fitted with hose connections. Cold water supplies to shower to be low pressure supply direct from roof tank in ½" p.v.c. piping. p.v.c. piping to be of a brand as approved by the local authority and to have brass bracketed elbows and connections throughout. All joints to be made in the best approved manner and all to be a first class job.

ROOF TANK: Provide and fix on stand in roof a P.V.C. plastic tank to each flat, on regulation tray with overflow through soffit, ball cock and lid.

HOT WATER: Provide and fix a 30 gal. electric hot water, copper lagged cylinder to each cylinder cupboard where shown and to be complete with all necessary fittings, stop cock at inlet, and make all necessary connections to roof tank etc. Lay points through ½" copper piping to shower, sink, basin and tub. Provide ½" exhaust pipe through the roof and ½" drain pipe to empty cylinder outside the building, complete with screw stopped end.

SINK TOP: To be supplied by the carpenter. Allow to connect and provide waste.

SHOWER: Provide and fix an adjustable C.P. wall rose with C.P. cocks and copper brazed mixing box. Provide and fix a 3' x 3' s. steel shower base complete with P.V.C. waste and C.P. grating.

BASIN: Connect to basin as required and provide P.V.C. waste.

TUB: Supply and fix on cupboard supplied by the joiner and fixed by the carpenter a single stainless steel tub, and provide waste.

W.C.: To be provided where shown, complete with earthenware pan, of highest quality, double plastic seat, buffers, etc., low set flushing cistern of highest quality in plastic case, and complete with all necessary fittings, and 1½" P.V.C. flush pipe.

WASTE: To be P.V.C. throughout. All joints to be neatly made and all wastes to discharge into gully traps. Allow for all necessary anti-syphens.

TAPS: All taps to be C.P. 'Methven' latest model 'Streamline' bib and pillar cocks marked 'Hot' and 'Cold'. Sink and tub to have matching extended taps. Exterior taps to be plain brass bib cocks with hose connections.

TERMINAL VENT: To be regulation.

GENERAL: Provide and fix all the above fittings, complete with wastes, plugs, chains, washers, unions, vents, etc. as required. Conceal all piping and run in as short and easy flowing runs as possible, with connections of approved type and well and securely supported.

PAINTER AND GLAZIER

NOTE: As all units are identical this specification will deal with one unit only, except where a particular item is common to more than one unit.

MATERIALS: All materials used by the painter must be the best of their respective kinds. On no account must driers be added to any ready mixed paints.

WORKMANSHIP: Must be of the highest standard carried out by skilled tradesmen and finished to the employer's satisfaction. No painting must be done on damp surfaces, or unseasoned timbers, and no exterior painting must be done in damp, frosty or unsuitable weather.

HARDWARE: All locks and fastenings shall be removed while painting work is in progress and refixed on completing of same.

TINTS: All colours and tints shall be selected by the employer, and undercoats must vary in shade slightly to indicate the number of coats and must be suited to the particular shade of finishing coat to be used.

PROTECTION OF WORK: The contractor shall take adequate precautions during and after painting operations to protect his work from dust, dirt or any disfiguration whatsoever, and provision must also be made against paints or stains marking floors or other work.

EXTERIOR WOODWORK: All exterior woodwork, including window and door frames, and any other exterior work usually painted whether particularly mentioned or not, to receive one coat of red lead priming. Putty all nail holes and finish with two more coats of first quality exterior paint, the finish coat exterior enamel.

OTHER EXTERIOR WORK: Spouting and downpipes to receive one coat of gray metal primer, vent pipe to be painted one coat of aluminium paint, and then all finished in 2 coats as for woodwork. Soffits and all exterior blockwork to be painted in 2 coats of approved P.V.A. paint.

ROOF: Not to be painted.

ENAMEL: Ceilings, walls and finishing woodwork to Kitchen, Porch, Shower and Washroom, all cupboards in above rooms, including insides of all cupboards to be given a sealing coat, one coat of flat and one coat of first quality enamel. Tints to be selected.

PAINT: Allow to paint block internal walls, scotia cornices and ceilings at Living and Bedrooms in 2 coats of approved paint.

VARNISH: All doors and finishing woodwork, wardrobes, cupboards, etc. including insides of wardrobes etc., except where enamelled to receive a coat of approved sealer, all nail holes to be filled with matching tinted filler, and then finished with 2 coats of clear varnish rubbed down lightly between coats. Allow full 24 hours between coats.

WALLPAPER: The paperhanger must ensure that all walls are free from blemish of any sort that will show on the finished work before commencing the paperhanging work.

Walls at Living and Bedrooms (except block walls) to be sized and hung with papers to be selected by the employer to average \$ 2-00 per roll. Walls and ceilings inside wardrobes etc. to match walls and ceilings of rooms.

GLAZING: Back putty with tinted putty, sprig and glaze with 24 oz. glass up to 12 sq. ft., 32 oz. 12 sq. ft. to 20 sq. ft., and drawn plate above 20 sq. ft., free from all defects and then front putty or bead as required, all sashes and doors, except where otherwise specified hereunder. Front door, back door, W.C. and shower louvres to have obscure glass as selected. Porch louvre to have D.P. glass. Louvre blades to have ground edges.

Supply and fix 18" x 12" mirror to cabinet at Washroom.

ELECTRICIAN

NOTE: As all units are identical this specification will deal with one unit only, except where a particular item is common to more than one unit.

The electrician will make all necessary notification with the local Power Board. All work to be carried out to the satisfaction of the said Power Board and in accordance with the Wiring Regulations. Supply all necessary materials and allow to provide light points as under complete with cords and lamps and white opal shades as in general use.

SUPPLY AND WATER: Lay on separate supply to each flat and provide and fix meter panel on outside walls covered with metal hoods with switchboards to interior.

SWITCHES: All to be white flush pattern as selected.

LIGHTS: Allow to supply and fix: 2 outside lights under the eaves complete with 6" circular bowls and fittings; and 6 inside ceiling light points to each flat, all where directed.

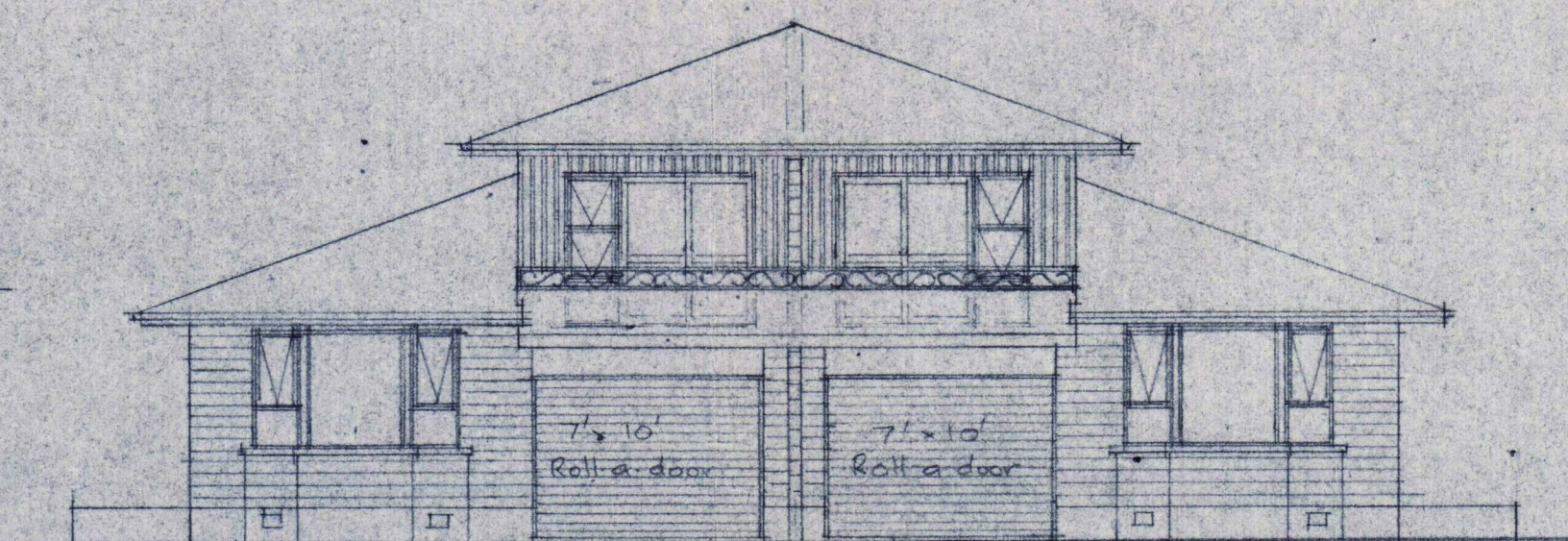
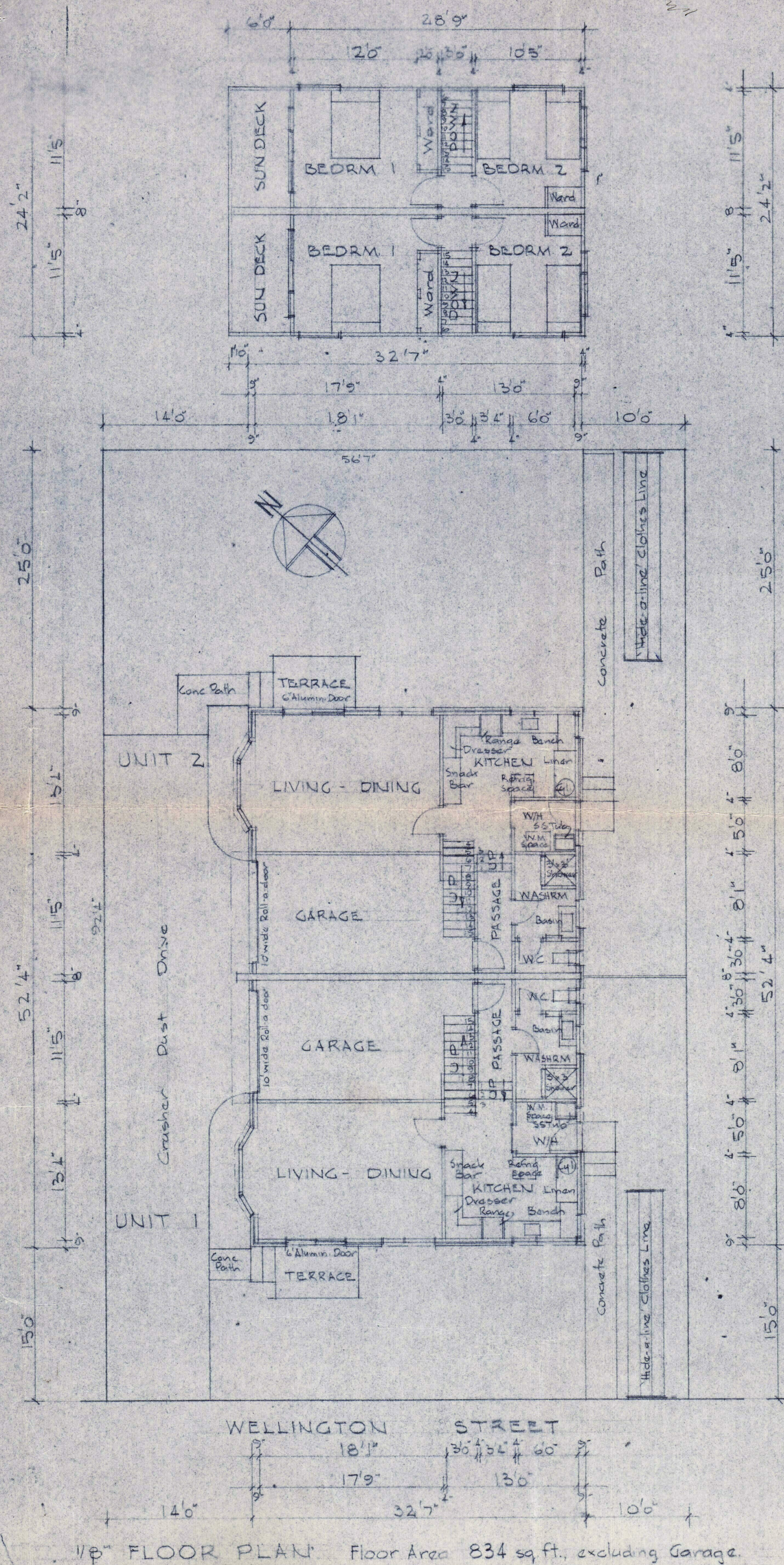
POWER: Allow to supply and fix 6 wall power points to each flat, where directed, complete with switches. All to be set to heights as directed. These power points do not include the points as required for the other items individually specified hereunder.

T.V. AERIAL POINTS: Allow to provide and fix 1 T.C. aerial point and tape to each flat where directed and carry tape to over ceiling where directed.

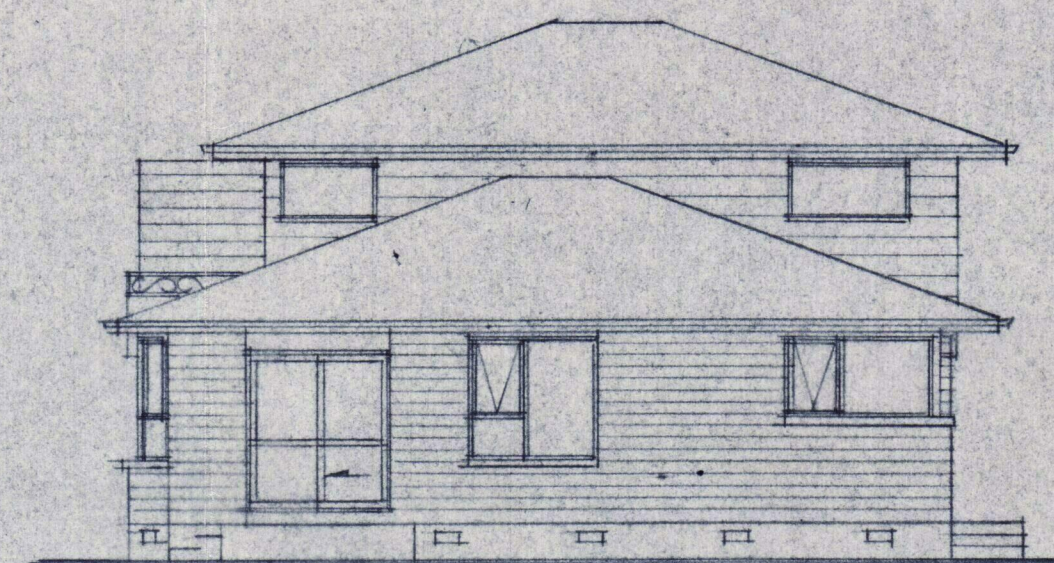
RANGE: Allow to supply, install and connect an electric range, P.C. sum \$ 2⁰⁰ to each flat, and provide switch where directed.

WATER HEATER: Provide and connect a 2000 watt element to each cylinder and fit thermostat control and provide switches outside cupboards where directed.

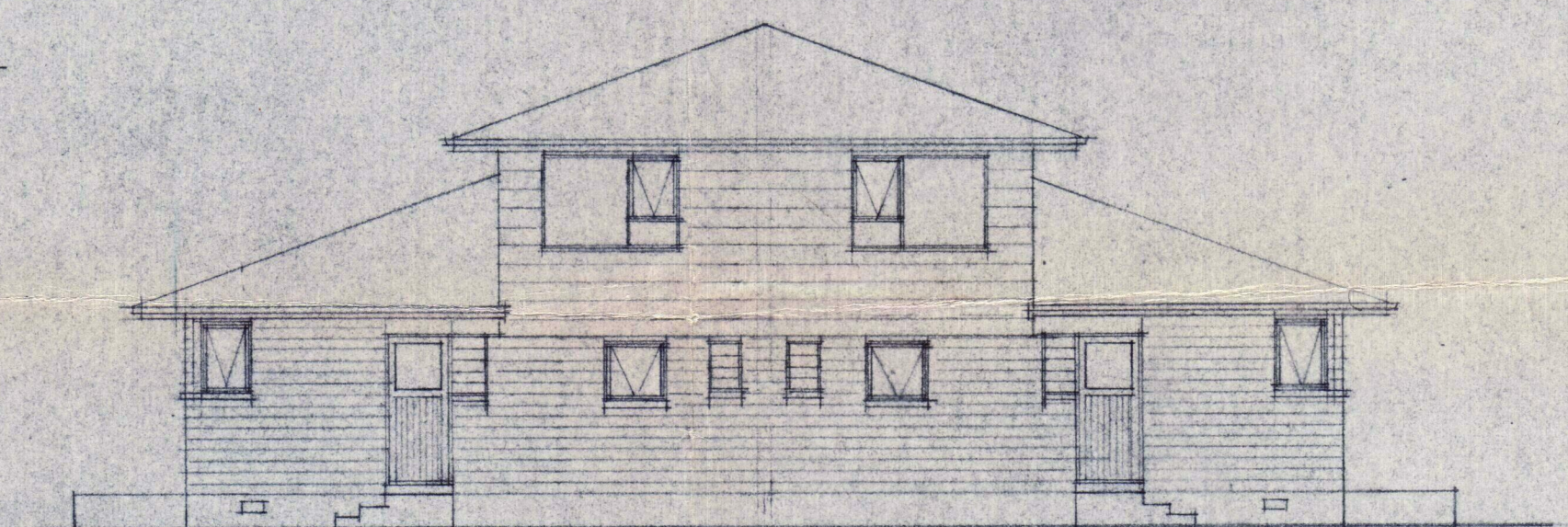
SUNHOUSE HEATER: Allow to provide and connect a Sunhouse heater. P.C. sum \$50. to each flat, and provide necessary plug point and switch.



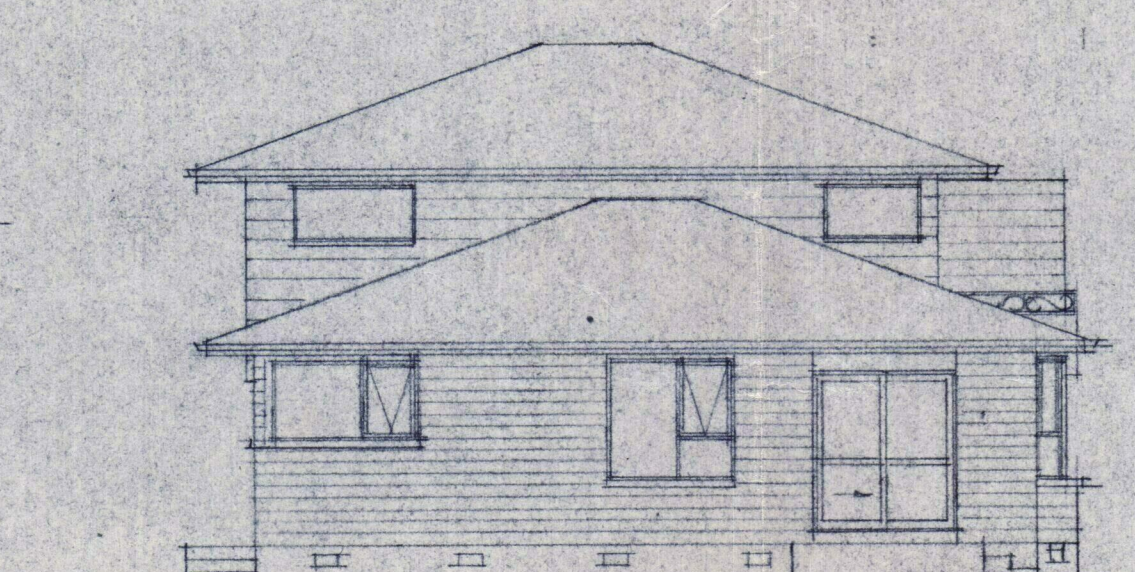
1/8" NORTH WEST ELEVATION



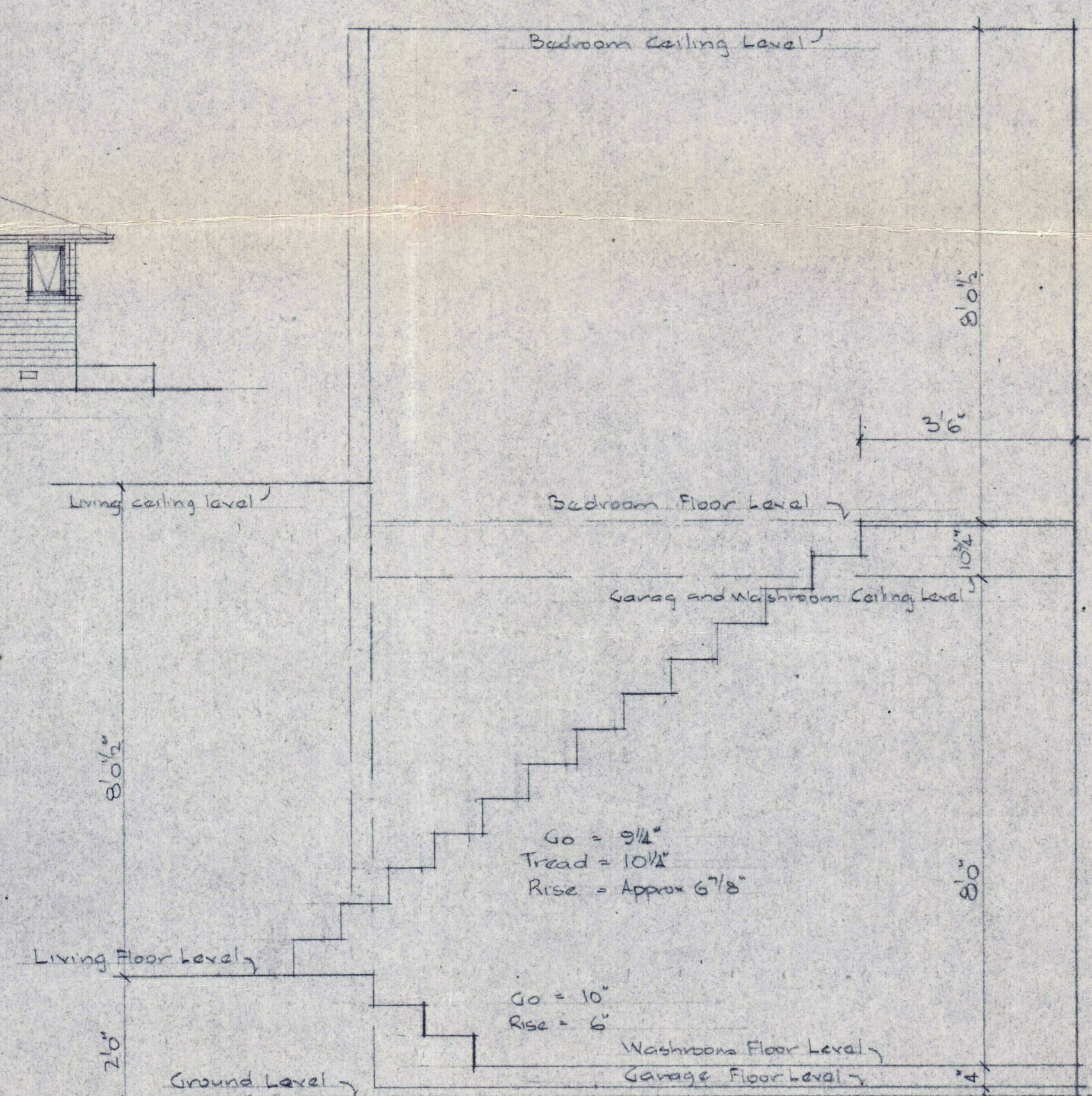
1/8" SOUTH WEST ELEVATION



1/8" SOUTH EAST ELEVATION



1/8" NORTH EAST ELEVATION



1/2" STAIR LAYOUT

2 SPLIT-LEVEL FLATS AT WELLINGTON STREET, ASHBURTON FOR W. TURNER, Esq.

Scales: 1/8" = 1/2" = 1/10"

Drawn by: A.J. Dellow, Free Lance Draughtsman 26 Church Street, Ashburton