

A.W. Low, Methven, Patton & Spaxton STs Value No. 24391/526  
Legal Description Lot 4 DP 39825 Methven T/ship  
Address of Owner Morgan ST Methven  
Date Recd. 24-8-81 Approved 26-8-81 Bldg. No. 067989 Issued 27-8-81  
Value Bldg. 68000-00 Builder G. McD. Anderson Work New Dwelling  
Conditions 1, 2, 3, & 5

At least 24 hours notice to be given so that foundations may  
be inspected immediately prior to pouring of concrete.

Notice to be given for a Prelining Inspection

This permit is conditional on Notice to be given of Completion of all Trades  
installed in accordance with the manufacturers approved  
installation instructions.

HIGGINS PRINT

Inspection  
Dates

### INSTRUCTIONS

21-1-82 Moisture test sh., space bracing in  
roof required, opposing cut in braces  
missing. N.M.D.  
22-1-82 visited site with D. Anderson, work above  
attended to. N.M.D.

Date of Final Inspection

13-5-82  
N.M.D.

County Health and Building Inspector

G. McD. Anderson  
BUILDING CONTRACTOR

METHVEN,

11 AUG 1981

M<sup>r</sup> D Burridge

Dear Dennis,

Please find enclosed  
permit application for Alhew  
residence.

Alan Dellow will drop the  
specification in to you

GMD (Don)

PHONE 28467

P.O. BOX 99



COUNTY OF ASHBURTON

TO: The Ashburton County Council  
Building Inspector  
P.O.Box 43  
ASHBURTON

No. 4842  
Date. 11 Aug 1981

Building Permit Application Form

Sir, I hereby apply for permission to ~~erect a~~  
~~alter a~~  
~~convert a~~  
~~reinstale a~~ Residence  
~~demolish a~~  
~~add to~~

for Mr A W Low Morgan Street Methven  
(Owner) (Owner's Address)

according to locality plans, detailed plans, cross sections and specifications of building deposited herewith IN DUPLICATE.

Particulars of Land (Legal description) Lot 4 D.P 39825 Methven T/Sip

in Street/Road Number (or fire number if applicable) Cnr Patton & Spaxton Streets

Locality METHVEN

Where power lines are adjacent to the proposed building these must be shown on plans.

Particulars of Building:

Foundations: Concrete Walls: Split block Roof: Cor Iron

Area 208 square metres. \$68 000

Estimated Value: Building \$ 61000 Plumbing and Drainage \$ 7000

Permit Fee \$ 118-00

Building Research Levy 68-00

(see reserve side for scale of fees) \$ 186-00

Purpose for which building is to be used:

Total floor area: 208 m<sup>2</sup> Other bldgs. on site: NO Dwelling

Established site: Newly acquired site. ✓

Builder: G McD Anderson

Address: P O Box 99

METHVEN

Signature of Builder: G McD Anderson

FOR OFFICE USE ONLY

Permit No: \_\_\_\_\_ Valuation No: 24391/526

District Planning Scheme: ROE Plumbing and Drainage: 2548

Council Approval: \_\_\_\_\_

Application approved subject to the following conditions: 1, 2, 3, + 5.

Date: 20-8-81  
26-8-81

M. McDowell  
Building Inspector  
JMB



ASHBURTON COUNTY COUNCIL

BUILDING PERMIT FEES AND BUILDING RESEARCH LEVY

					Building Permit Fee	Building Research Fee
Over	\$	20	and not exceeding	200	1.00	
"		200	" " "	440	2.00	
"		400	" " "	600	3.00	
"		600	" " "	800	4.00	
"		800	" " "	1,000	5.00	
"		1,000	" " "	1,200	6.00	
"		1,200	" " "	1,400	7.00	
"		1,400	" " "	1,600	8.00	
"		1,600	" " "	1,800	9.00	
"		1,800	" " "	2,000	10.00	
"		2,000	" " "	2,500	12.00	
"		2,500	and less than	3,000	14.00	
"		3,000			14.00	
"		3,000	and not exceeding	3,500	16.00	
"		3,500	" " "	4,000	18.00	
"		4,000	" " "	5,000	21.00	
"		5,000	" " "	6,000	24.00	
"		6,000	" " "	7,000	27.00	
"		7,000	" " "	8,000	30.00	
"		8,000	" " "	9,000	33.00	
"		9,000	" " "	10,000	36.00	
"		10,000	" " "	11,000	40.00	
"		11,000	" " "	12,000	40.00	
"		12,000	" " "	13,000	44.00	
"		13,000	" " "	14,000	44.00	
"		14,000	" " "	15,000	48.00	
"		15,000	" " "	16,000	48.00	
"		16,000	" " "	17,000	52.00	
"		17,000	" " "	18,000	52.00	
"		18,000	" " "	19,000	56.00	
"		19,000	" " "	20,000	56.00	
"		20,000	" " "	21,000	64.00	
"		21,000	" " "	22,000	64.00	
"		22,000	" " "	23,000	64.00	
"		23,000	" " "	24,000	64.00	
"		24,000	" " "	25,000	64.00	
"		25,000	" " "	26,000	72.00	
"		26,000	" " "	27,000	72.00	
"		27,000	" " "	28,000	72.00	
"		28,000	" " "	29,000	72.00	
"		29,000	" " "	30,000	72.00	
"		30,000	" " "	31,000	80.00	
"		31,000	" " "	32,000	80.00	
"		32,000	" " "	33,000	80.00	
"		33,000	" " "	34,000	80.00	
"		34,000	" " "	35,000	80.00	
"		35,000	" " "	36,000	88.00	
"		36,000	" " "	37,000	88.00	
"		37,000	" " "	38,000	88.00	
"		38,000	" " "	39,000	88.00	
"		39,000	" " "	40,000	88.00	
"		40,000	" " "	41,000	98.00	
"		41,000	" " "	42,000	98.00	
"		42,000	" " "	43,000	93.00	
"		43,000	" " "	44,000	98.00	
"		44,000	" " "	45,000	98.00	
"		45,000	" " "	46,000	98.00	
"		46,000	" " "	47,000	98.00	
"		47,000	" " "	48,000	98.00	
"		48,000	" " "	49,000	98.00	
"		49,000	" " "	50,000	98.00	
"		50,000	" " "	51,000	108.00	
"		51,000	" " "	52,000	108.00	
"		52,000	" " "	53,000	108.00	

OVER AND INCLUDING \$3,000 PLUS \$1 FOR EVERY \$1,000.



SHEET A

(CIRCLE whichever is applicable)

NAME: A.W. Low

ADDRESS: Cnr. Spaxton & Patton Sts.,  
METHVEN

STOREY: Single or Uppermost  
Lower of two or middle of three  
Lower of three

ROOF TYPE: Light / Heavy

ROOF PITCH: 0° - 25° / 26° - 45°

WIND AREA: High / Medium / Low

W = 53 B.U.'s/m

EARTHQUAKE ZONE: A / B / C

E = 5 B.U.'s/m<sup>2</sup>

ROOF OR BUILDING LENGTH

BL = 15.1 m

ROOF OR BUILDING WIDTH

BW = 13.1 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 195.4 m<sup>2</sup>

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 5 x 195.4 = 977 B.U.'s

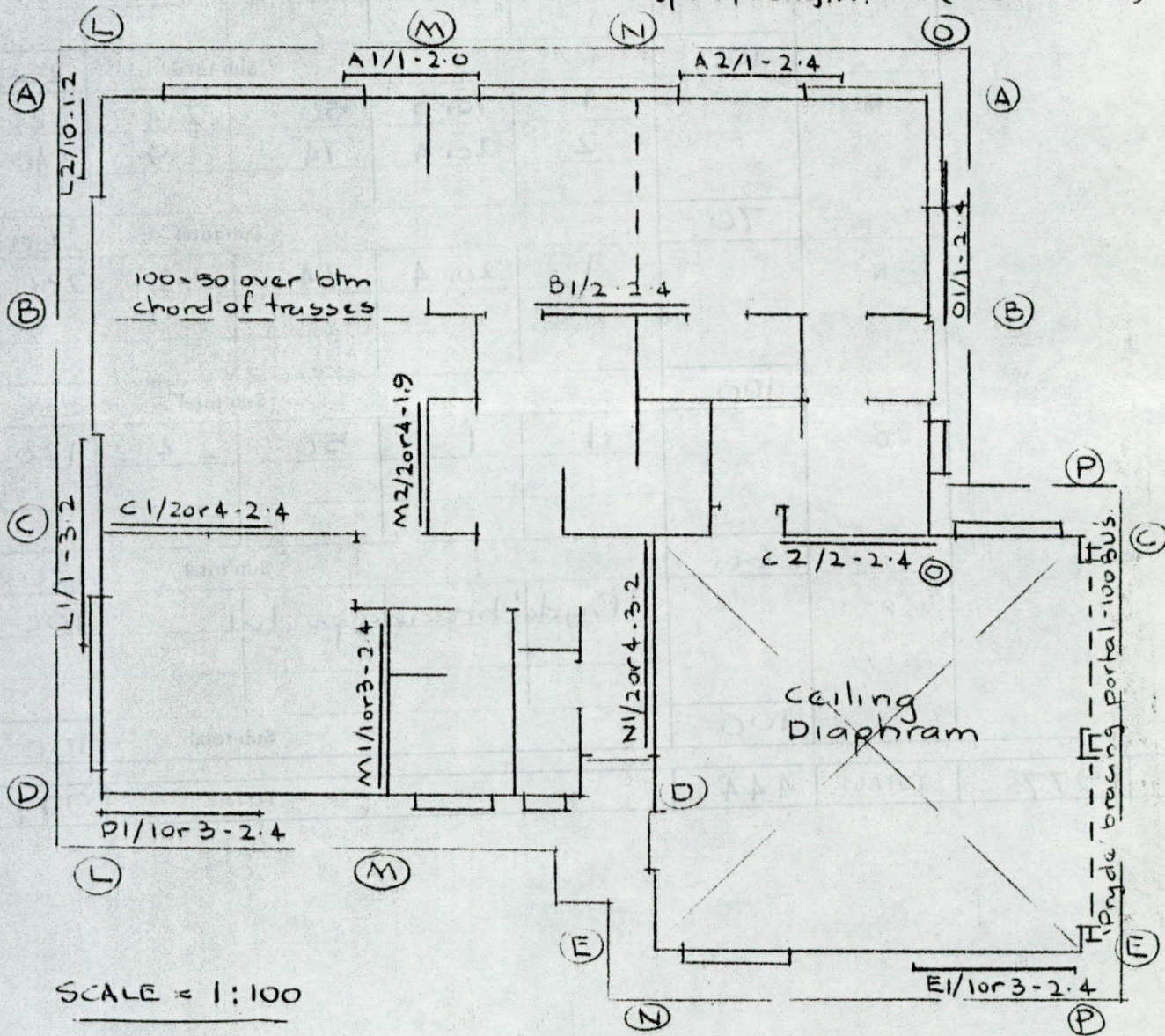
WIND: B.U.'s ALONG

W x BW = 53 x 13.1 = 694.3 B.U.'s

WIND: B.U.'s ACROSS

W x BL = 53 x 15.1 = 800.3 B.U.'s

SKETCH PLAN (external and internal walls) : Note: A1/1-2.0 means: Label A, Label No 1, Type 1, Length, 2.0 (See Sheet B)





1 Total B.U.'s Required	2 Wall Line		3 Wall Bracing Elements Provided					8
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided	
ALONG	A		1	1	50	2.0	100	
			2	1	50	2.4	120	
		128	Sub-total					220
	B		1	2	74	2.4	177.6	
		70	Sub-total					177.6
	C		1	2 or 4	74	2.4	177.6	
			2	2	74	2.4	177.6	
		100	Sub-total					355.2
	D		1	1 or 3	50	2.4	120	
		85						
			Sub-total					120
			1	1 or 3	50	2.4	120	
		100	Sub-total					120
977	TOTAL	483	TOTAL					992.8
ACROSS	L		1	1	50	3.2	160	
			2	10	83	1.2	99.6	
		108	Sub-total					259.6
	M		1	1 or 3	50	2.4	120	
			2	2 or 4	74	1.9	140.6	
		70	Sub-total					260.6
	N		1	2 or 4	74	3.2	236.8	
		100	Sub-total					236.8
	O		1	1	50	2.4	120	
		66	Sub-total					120
	P		'Pyde' bracing portal				100	
		100	Sub-total					100
977	TOTAL	444	TOTAL					977



SHEET A

(CIRCLE whichever is applicable)

NAME: A.W. Low.

ADDRESS: Cnr. Spaxton & Patton Sts.,  
METHVEN

STOREY: Single or Uppermost  
Lower of two or middle of three  
Lower of three

ROOF TYPE: Light Heavy

ROOF PITCH: 0° - 25° 26° - 45°

WIND AREA: High / Medium Low

W = 23 B.U.'s/m

EARTHQUAKE ZONE: A B C

E = 3 B.U.'s/m<sup>2</sup>

ROOF OR BUILDING LENGTH

BL = 7.7 m

ROOF OR BUILDING WIDTH

BW = 6.8 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 67.2 m<sup>2</sup>

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 3 x 67.2 = 201.6 B.U.'s

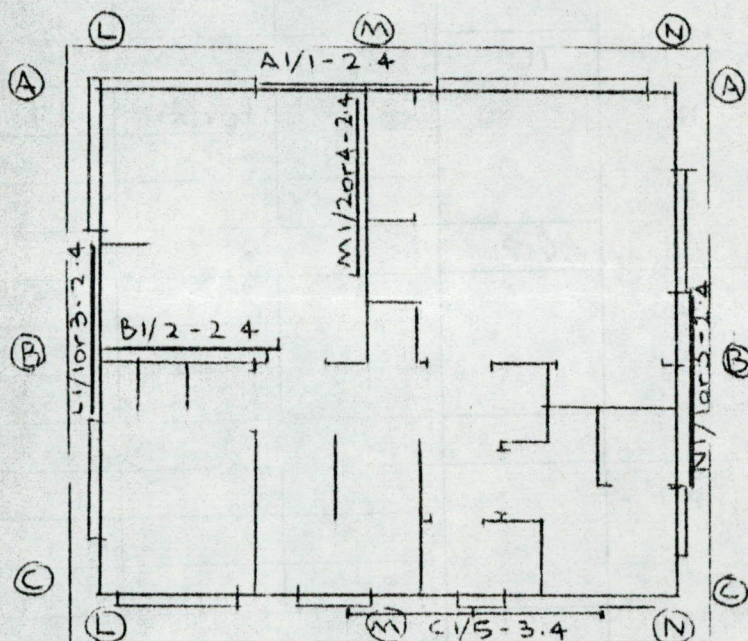
WIND: B.U.'s ALONG

W x BW = 23 x 6.8 = 156.4 B.U.'s

WIND: B.U.'s ACROSS

W x BL = 23 x 7.7 = 177.1 B.U.'s

SKETCH PLAN (external and internal walls) : Note: A1/1-2.4 means: Label A, Label No.1, Type 1, Length 2.4 (See Sheet B)



SCALE = 1 : 100



1	2	3	4	5	6	7	8
Total B.U.'s Required	Wall Line		Wall Bracing Elements Provided				
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided
ALONG	A		1	1	42	2.4	100.8
		78	Sub-total				100.8
	B		1	2	62	2.4	148.8
		70	Sub-total				148.8
	C		1	5	30	3.4	102
		78	Sub-total				102
	D						
			Sub-total				
201.6	TOTAL	226	TOTAL				351.6
ACROSS	L		1	1or 3	42	2.4	100.8
		68	Sub-total				100.8
	M		1	2or 4	62	2.4	148.8
		70	Sub-total				148.8
	N		1	1or 3	42	2.4	100.8
		68	Sub-total				100.8
	O						
			Sub-total				
	P						
			Sub-total				
201.6	TOTAL	206	TOTAL				350.4



SPECIFICATION of work to be done and materials to be used in the erection and completion of ..... RESIDENCE ..... at Cnr. Spaxton & Patton Sts., METHVEN for ... Mr. & Mrs. A.W. LOW. .....

SUMMARY OF SPECIFICATION: This is a standard specification. This Summary when completed will determine the materials to be used in this Contract.

FOUNDATIONS: Reinforced continuous concrete ~~and concrete piles.~~

FLOORS: Particle Board. to Upper floor  
Other ~~Concrete to Ground floor and Garage...~~

EXTERIOR WALLS: Weatherboard - Type 'Luxalon' pre-enamelled to upper walls  
~~Brick veneer.~~  
~~10.01 block veneer.~~ Painted  
Split block veneer. Painted  
~~Oamaru stone.~~  
~~Asbestos sheeting.~~

STUD HEIGHT: 2415 mm floor to ceiling.

ROOF: Galvanised corrugated iron.  
~~Metal Tile.~~  
Other .....

<u>INTERIOR LININGS:</u>	<u>Walls.</u>	<u>Ceilings.</u>
Living .....	Gibraltar Board .....	Gibraltar Board .....
Dining .....	" .....	" .....
Hall-Passage & Stairway .....	" .....	" .....
Bedrooms & Sewing .....	" .....	" .....
Bathroom-Washroom .....	Formica bd or Lami wall .....	" .....
Kitchen & Pantry .....	Gibraltar Board .....	" .....
W/H. ....	" .....	" .....
Entry & Porch .....	" .....	" .....
H.Cs. ....	" .....	" .....
Shower .....	Formica bd or Lami wall .....	Formica bd or Lami wall .....
Other Garage ...	Gibraltar Bd. (12.5mm to both sides of walls between Garage & House) ...	12.5mm Gib. Board .....

EATER  
PIPE SURROUND: Type .. F. to C. brick .....

CHIMNEYS: Brick.  
Block.  
~~Precast concrete.~~

HEATER: Type Solid fuel, with wet back boiler .....

INTERIOR DOORS: Flush panel, ... mahogany ... ply faced.

KITCHEN CUPBD. DOORS: mahogany veneered 'Custom Wood'



PLASTER FINISH:     ~~Exterior walls.~~  
Foundations.  
Steps.  
Porch.  
~~Terrace.~~

WATER HEATER:     Electric.  
Wet back boiler.  
~~Incinerator.~~  
Cylinder size     .....60..... gallons.

SINK BENCH:     Stainless steel.  
~~Formica or Laminex.~~  
~~Plastic.~~

BASIN:     ~~Bracket B.W.~~     Cupboard under.  
Vanity units to Bathroom and Washrm.

SHOWER:     Built in. - 2 off  
~~Over bath.~~  
Floor: Stainless steel.  
~~Other:~~ .....

BATH:     Pressed steel.  
~~Other:~~ .....

TUB:     ~~Stainless steel.~~     Single Super tub Double  
~~Cupboard under.~~

WATER SUPPLY:     High pressure.  
~~Other:~~ .....

DRAINAGE:     Sewer.  
~~Other:~~ .....

SEWERMATER:     To Street channel, if possible  
Soak pits. (if unable to do so)

<u>PAINTER:</u>	Paint	Varnish	Paper
Living	Ceiling & trim	Doors	Walls
Dining	" "	"	"
Hall-Passage & Stairway	" "	"	"
Bedrooms & Servings	" "	" & Drawers	"
Bathroom-Washroom	" "	"	Nil
Kitchen	" "	" & Doors	Walls
W.C.	" "	"	"
Entry	" "	"	"
Shower	Trim	Nil	Nil
Other Garage, Walls, ceiling & woodwork		"	"



LIGHT POINTS: Number: Interior ..... 28 (4 sets of 2 way switches) Exterior ..... 3

POWER POINTS: Number ..... 20  
T.V. aerial points ..... 1  
Shaver point. .... 1

P.C. SUMS: The following P.C. sums have been allowed:

Fire surround .....  
Heater .....  
Sink bench .....  
Hardware ..... \$ 800.00  
2 Vanity Units ..... \$ 800.00  
Electric Range .....  
Wallpapers, per roll ..... \$ 14.00  
Other .....

Materials to be contributed by the Owner ..... Range, Range Hood.....  
.....  
.....

All work to be in accordance with NZS 3604:1978.

All lintel sizes to be in accordance with Table 16, NZS 3604:1978.

Brace building as shown on BRANZ Sheets, and in accordance with  
bracing requirements of NZS. 3604:1978.

Upper floor joists to be 200 x 50 at 400 mm centres.

Roof framing to be 'Pryde' nail plate trusses at 900 mm centres.

Build staircase as shown and required with ex 50 mm bullnosed treads,  
ex 40 mm risers, and ex 50 mm stringers, and nosings etc. as required.

Provide balustrades and handrails etc. where shown and as required  
to employers approval.



GENERAL CONDITIONS.

PERMITS: The contractor is to obtain and pay for the building permit. All work is to comply with the local by-laws.

INSURANCE: The contractor is to insure all work in progress against loss or damage by fire, etc.

ATTENDANCE: The contractor shall attend upon, cut away for, and make good after all trades mentioned in this specification.

MATERIALS AND WORKMANSHIP: Materials are to be the best of their respective kinds specified, and workmanship must be careful, thorough, and in accordance with the best trade practice.

MAINTENANCE PERIOD: to be 30 days after completion.

DOUBTFUL BEARING: The owner will be responsible for the cost of any additional foundation work required through encountering ground of doubtful bearing capacity.

CLEANING: The contractor is to leave all work clean on completion, and all debris cleared from the site.

EXCAVATOR.

EXCAVATIONS: Excavate for the foundations, floors, terrace, etc. All spoil is to be placed on the site where directed.

HARDFILL: Hardfill for <sup>floors</sup> terrace etc. shall be composed of round stones not less than 20 mm diam. carefully consolidated, and screened off before pouring the concrete.

CONCRETOR.

CONCRETE: is to be composed of four parts of shingle and 2 parts of sand, to one part of cement, to a compressive strength of 17.5 MPa.

REINFORCING: The foundation to be reinforced with 3 - 12 mm round mild steel rods which are to be hooked at the ends and lapped 40 diameters and fixed with 75 mm cover below ground level and 50 mm cover above ground level.

(See under 'Concrete Floors', Page 10)

FOUNDATIONS: shall be 125 mm wide with 300 mm footings and to go down to the solid with a minimum of 300 mm below ground level. Average height to underside of joists to be 500 mm with not less than 450 mm at any part.

CHIMNEY BLOCK: to be 150 mm concrete taken down to a solid bottom.

TERRACE AND PORCH FLOORS: are to be built in with the foundations, and terrace slab to be reinforced with 665 H.R.C. mesh. Form expansion joints as required.

STEPS: to be concrete, boxed and poured with the foundation.



BLOCKLAYER.

WALLS: Build the exterior walls where shown with the materials as shown in the 'Summary of Specification' and cement mortar to approval. Build in wall ties as required, at <sup>450</sup>~~500~~ mm centres horizontally and <sup>400</sup>~~345~~ mm centres vertically. Provide ~~weep holes~~ <sup>as required.</sup> and build in vents to bottom courses of the blockwork at not more than 750 mm from all ~~ties and approx 1800 mm between.~~ Clean down on completion and finish mortar joints as approved.

FIREPLACES AND CHIMNEYS ETC: Allow to supply and build in <sup>heater</sup> ~~stoves~~, surrounds, solid fuel heater<sup>s</sup>, etc. where shown on the plan, and as shown in the 'Summary of Specification', and leave complete with ~~chimneys~~, flues, ~~grates~~, etc. as required.

SKILS: are to be matching block slabs.

DAMP-COURSE: All blockwork etc. is to rest on a 3 ply malthoid dampcourse.

DRAINLAYER.

ACCORDANCE WITH BY-LAWS: All work is to comply with the by-laws and the Health Department requirements.

PIPES: shall be 100 mm ~~glazed~~ earthenware socketed pipes, complete with bonds, junctions, traps, wastes, etc. and to be rubber ringed at joints.

DRAINS: are to be laid with even falls to connect into sewer main.

SOAK PITS: Pipe stormwater to street channel if possible. If unable to do so dig and fill pits as required to dispose of stormwater and lay drains from downpipes.

PLASTERER.

INTERIOR: Flush off all Gibralter Board to walls and ceilings where shown in the 'Summary of Specification', with plaster of paris and leave ready for papering to walls and painting to ceilings. Allow to lightly stipple Gibralter Board ceilings.

EXTERIOR: Plaster foundations to roughcast finish. Plaster ~~terrace~~, Porch floors and steps to a smooth finish to approval.

ELECTRICIAN.

SUPPLY: Lay on the supply to the switchboard.

SWITCHBOARD: to be regulation. Case in a galv.iron box and position on an exterior walls where directed.

LIGHT FITTINGS: Interior light fittings to be white opal shades as in general use.

LIGHT POINTS: Allow to provide exterior light points complete with 150 mm circular bowls and fittings: and interior ceiling light points as set out in the

'Summary of Specification'.



POWER POINTS: Allow for power points as set out in 'Summary of Specification' where directed, complete with switches.

WATER HEATER: Supply and connect 2000 watt element and thermostat to cylinder.

RANGE: Allow to provide and connect an electric range to P.C. sum as set out in 'Summary of Specification'.

#### PAINTER AND GLAZIER.

GLAZING: Aluminium doors and windows are to be allowed for complete with glass by the supplier of the units.

Glaze the Back<sup>Entry</sup> doors with approved obscure glass.

Supply and fix 450 x 300 mm mirror to bathroom cabinet.

EXTERIOR PAINTING: All woodwork to be primed and then to receive 2 coats, the finish coat exterior enamel. The spouting and downpipes to be painted. The soffits to receive 2 coats of approved P.V.A. paint. If indicated in the 'Summary of Specification' exterior blockwork to receive 2 coats of approved P.V.A. paint.

INTERIOR PAINTING: The walls, ceilings and finishing woodwork at Kitchen, W/H., W.C., and Bathroom-Washroom, to receive 2 coats plus one finishing coat of approved enamel. The ceilings at Living, Dining, Entry, Passage and Bedrooms, to receive 2 coats of approved paint. Insides of all cupboards to be enamelled or painted as specified above. All doors and finishing woodwork except where painted are to be sealed with an approved sealer and finished in 2 coats of approved varnish, or Polyurethane clear.

PAPERHANGING: The walls as indicated for paper in 'Summary of Specification' are to be sized and hung with papers to be selected by the employers to the P.C. sum shown in the 'Summary of Specification'.

#### PLUMBER.

FLASHINGS: are to be 4lb lead.

SPOUTING AND DOWNPIPES: shall be of 24 gauge galv. iron.

WATER SUPPLY: Lay on cold water supply from H.P. water main in 15 mm Polythene piping at least 300 mm below ground level. Cold water supply shall be in 15 mm P.V.C. piping. Connect the cold to sink, roof tank, tub, bath, basin, W.C., shower, and two outside taps. Connect the roof tank to the cylinder. From the cylinder connect the hot supply in copper piping to the bath, basin, shower, tub, and sink.

CYLINDER: to be lagged and cased and bushed for an element and thermostat, and fitted with 15 mm sludge pipe, and exhaust pipe. Connect to wet back if required.

TAPS: Interior shall be approved chrome plated. Exterior shall be brass with hose connections.



TUB: shall be <sup>'Supertub'</sup> ~~stainless steel~~. Connect to same and provide waste.

BATH: Supply and fix a pressed steel, vitreous enamelled square ended bath, 1675 mm long, and provide waste.

SHOWER: Supply and fix <sup>2</sup> C.P. wall roses with Topliss mixer sets. Trays to be stainless steel. Waste to be regulation with C.P. grating.

BASIN: If a bracket basin is indicated in 'Summary of Specification' a 550 x 400 porcelain basin is to be supplied and fixed by the Plumber. Connect to basin <sup>and Washroom</sup> at Bathroom, and provide waste.

WASTES: shall comply with regulations. Terminal vent to be regulation.

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

WASHING MACHINE: to be supplied by the Owners.

W.C.: Provide and fix <sup>2</sup> approved earthenware pan with white standard plastic seat and fit 'Dux' centre flushing cistern to W.C.s, and leave complete.

#### CARPENTER AND JOINER.

TIMBERS: are to be the best of their respective kinds specified.

SCHEDULE OF TIMBERS: All measurements are shown in millimetres.

<del>Sleepers at 1400 centres</del>	400 x 75 D.A.H.R.P.	
Floor joists at <del>400</del> centres to Upper floor	100 x 50 "	
Plates	100 x 50 B.A.R.P.	
Studs at 400 centres, 2415 floor to ceiling	100 x 50 "	
Opening studs	2/100 x 50 "	
<del>Ceiling joists at 400 centres</del>	100 x 50 "	
<del>Ceiling runners each 1800 span</del>	200 x 40 "	
<del>Rafters at 900 centres</del>	100 x 50 "	
<del>Rafter struts</del>	100 x 50 "	
<del>Rafter runners</del>	100 x 75 "	
<del>Ridges and hips</del>	200 x 25 "	
Braces, exterior walls checked to studs	100 x 25 "	or 22x22x1.2 galv. steel angle
Braces, internal partitions	75 x 50 in pairs,	or 6mm ply as shown.
Dwangs	100 x 50 "	
<del>Trimmers to 1400 span</del>	100 x 75 "	
<del>Trimmers to 2000 span</del>	125 x 100 "	
<del>Trimmers to 2700 span</del>	150 x 100 "	
<del>Trimmers to 3400 span</del>	200 x 100 "	
Soffit blocks at 600 centres	75 x 40 "	
Purlins at <del>900</del> centres	75 x 50 "	

All roof framing to be 'Pyde' nail plate trusses to loadings as per NZS 4203, at 900 mm centres.

Lintels to be in accordance with Table 16, NZS 3604:1978

Interior finishing timbers: D.A.R.P.

Exterior finishing timbers: D.A.Ht. or treated R.P.

Pinus Radiata, treated by an approved treatment process may be used in lieu of R.P. framing timbers ~~provided the sleepers are supported on piles at not more than 1200 mm centres, and the floor joists are 125 x 50 instead of 100 x 50.~~

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

~~Subfloor:~~ to be 100 x 75 on edge at 1400 centres, and laid true to level. All angles and joints to be spliced over solid bearing.



FLOOR JOISTS: to be gauged to an even surface, double under walls, and nailed with 100 and 75 mm nails to all bearers. All joints to be lapped on a sleeper.

WALL FRAMING: The plates are to be checked to receive the studs, and to be halved at intersections over solid bearing. Opening studs are to be checked to receive trimmers. Brace with braces cut accurately to studs in each bay of the framing. Cut exterior bracing into studs. Cut into the walls 2 rows of dwangs. The stud height is to be 2410 mm floor to ceiling.

CEILING JOISTS: to be lapped over the wall partitions. Hang to ceiling runners with 2 x 2 hangers. Block the ceilings to suit the linings. Straighten all ceilings and leave ready for ceiling linings.

*All roof framing to be 'Pyde' nail plate trusses at 900 mm centres.*  
ROOF: Rafters are to be neatly cut into the hips and ridges and are to be bird-smouthed on to the top plate. They are to project at the foot to form a 600 mm eave overhang. ~~Fix runners under the rafters and strut off the wall partition.~~ At G.C. iron roofs fix the purlins to suit the iron but with a maximum spacing of 900 mm centres.

Eaves are to be formed with a fascia board ex 150 x 25 D.A.Ht. or treated R.P. Cut in the soffit blocks to the wall studs and line underside with Hardiflex. ~~Fix~~ a scotia mould and cover the joints in the Hardiflex with approved moulding. Line Porch ceilings as for soffits.

INTERIOR LININGS: Refer to 'Interior Linings' in the 'Summary of Specification'.

All Gibraltar Board to be supplied and fixed by the carpenter, and nailed with 32 mm galv. F.H. nails, and all joints stopped by the plasterer. Pre-finished wallboards to have P.V.C. wallboard mouldings at joints and angles and finish to lip of bath with P.V.C. bath flash moulding. Hardboard to be well nailed to framing with coated panel pins and finished with a v joint.

FLOORING: Flooring shall be 19 mm T.W.P. high density particle board. All to be tightly butted and well nailed. Before laying the floors, remove all shavings, short ends and trade debris from under the floor joists. All floors to be sanded.

MANHOLES: Provide manholes in the ~~floor and ceiling~~ where directed, and fill with matching panels.

BATHROOM: Build up the front to bath allowing for a toe space and cover with lining as for walls.

Build into the wall as required a recessed wall cabinet having 12 mm shelves. The door to be flush on to which a 450 x 300 mirror is to be fixed by the glazier.

Where a vanity is indicated in the 'Summary of Specification' allow to provide and fix an approved vanity unit complete with basin, F.C. sum as shown in Summary.

SHOWER: The opening for curtain to have jambs finished with architraves, with sill draining into tray. Front wall of shower to have track for curtain with opening over.



ARCHITRAVES: Fix all 75 x 25 bevelled edge architraves as required. Angles to be mitred. All to be sanded.

SKINTINGS: shall be ex 100 x 19 with a bevelled top edge. All to be sanded.

DOOR JAMES: are to be ex 40 mm D.A.R.P., rebated for the door thickness and securely fixed with at least 3 full packing pieces. All to be sanded.

DOOR FRAMES: shall be constructed with heads and styles of 50 mm timber and with weathered sills.

WINDOWS: All windows to be anodised aluminium, allowed for complete with glass, with approved obscure to Bathroom-Washroom and W.C. To have factory fitted reveal linings, etc., ex D.A.R.P. and to be complete with approved catches.

DOORS: Sliding exterior doors to be anodised aluminium with crash rail and fitted with thumb turn latch sets. Back entry door to be D.A.Ht. or treated R.P. frame ledge, glass top, flush inside door. Internal doors to be flush, sheathed both sides with approved plywood and having a clashing strip. Hang with 3 - 89 mm floor bronze butts. Supply and fit lock or latch sets as directed, and approved furniture.

HARDWARE: Allow the P.C. sum as shown in the 'Summary of Specification' for the cost only of all door locks, door latches, door furniture, (except at aluminium doors) cupboard catches, drawer pulls, wardrobe fasteners, socket bolts and hooks. Any variation to the above allowance is to be charged for accordingly.

WARDROBES: All are to be full height to the ceiling in 2 tiers. Each to have 2 full width shelves, the lower of which is to be mounted on a hookrail, and is to be complete with hooks and hanging rod. The doors to be sheathed both sides with 3 ply.

DRESSERS: Where dressers are shown on the plan they are to be built in with toe space and drawers to suit, and with Formica top.

CYLINDER-LINEN CUPBOARDS: to be full height in 2 tiers. The shelving is to be battened. Provide fixing for cylinder. The doors to be sheathed both sides with 3 ply.

KITCHEN CUPBOARDS: to be set on toe space. Allow for 4 drawers, with 2 of them deep. Fill in the balance of the fronts with doors. The shelving shall be full depth and shall be spaced approx. 300 mm apart. Dresser bench and Island cupboards to have Formica tops. Provide safe cupboard with batten shelves and vents to cavity and ceiling covered with fine mesh gauze. Sink top to be as shown in the 'Summary of Specification'.

CUPBOARD UNDER TUB: Provide cupboard under tub.



ROOFER.

Fix roofs as shown on the plan. Where shown for galvanised corrugated iron in the 'Summary of Specification' provide and fix netting and building paper over the purlins, and cover roofs with 26 g. G.C. iron with laps painted both sides, and fixed with lead headed nails. Fix all lead edged galv. ridging, and caps etc, as required.

Where shown for metal tile in the 'Summary of Specification' allow to provide and fix tile battens over the rafters at the required spacing. Lay metal tiles to approved colour to the manufacturers instructions, complete with matching ridge and barge cap flashings.

CONCRETE FLOORS.

Foundations to be 240 mm in width, and to be dug to solid and trenches to be square at bottom. Finished floor level to be 350 mm minimum above ground level, with blockwork 100 mm below this level. Foundations to be reinforced with 3 - 12 mm mild steel rods. All top soil to be removed under concrete floors. Lay a 50 mm pad of site concrete on hardfill, apply dampproof course as specified hereunder, and then lay a 100 mm thick concrete slab, reinforced with 668 H.R.C. mesh reinforcing. The floors shall be laid in sections with a small v joint, and as many joints as possible to be concealed under plates. Leave minimum openings through floors where required for wastes, etc. Floor surfaces to be finished to a perfectly smooth and level finish, with cement driers. The slabs must be kept wet for not less than 3 days after being finished. The dampproof course to be 'Moistop 737'. The Moistop shall be unrolled directly on top of the site concrete, parallel with the direction of the floor pour, with yellow side of barrier facing upwards. Joins may be unsealed if lapped a min. of 150 mm. Turn up dampcourse to exterior, finishing behind building paper to exterior walls, and thoroughly seal around all pipes and openings. Dampproofing to be carried out immediately prior to the pouring of the floor slab, and its surface must be protected from damage of any kind. Any damage to the barrier shall be repaired before placing concrete.





ADDENDUM To Specification for Residence, Cnr. Spaxton & Patton Streets, Methven  
for Mr. & Mrs. A.W. LOW.

Lintels in load-bearing walls:

Supporting roof only at single and upper storeys:

To 900 long	100 x 100 treated Radiata or 2/100x50
To 1500 long	125 x 100 " " or 2/125x50
To 1800 long	150 x 100 " " or 2/150x50
To 2400 long	200 x 100 " " or 2/200x50
To 3000 long	250 x 100 " " or 2/250x50

Supporting roof and walls at 2 storey:

To 1500 long	100 x 100 treated Radiata or 2/100x50
To 1800 long	125 x 100 " " or 2/125x50
To 2100 long	150 x 100 " " or 2/150x50
To 3000 long	200 x 100 " " or 2/200x50

Supporting roof, walls and upper floor joists:

To 900 long	100 x 100 treated Radiata or 2/100x50
To 1200 long	125 x 100 " " or 2/125x50
To 1500 long	150 x 100 " " or 2/150x50
To 1800 long	200 x 100 " " or 2/200x50
To 2400 long	250 x 100 " " or 2/250x50
To 2700 long	300 x 100 " " or 2/300x50