

THE SPECIFICATIONS OF A PROPOSED
NEW RESIDENCE FOR MR & MRS R HILL, GORDON ST
WESTON

FOUNDATIONS & FLOOR.

The excavations for foundation walls must be taken down to solid. Reinforce walls with 2- $\frac{1}{2}$ " rods in the footing and 2- $\frac{3}{8}$ " rods in the top of wall. Form steps in top of wall for blockwork on outside and for concrete floor on inside. Leave $\frac{3}{8}$ rods at 2'-0" centres for starters for floor. Filling under the floor to be solid fill topped off with beach sand. Dampcourse under concrete floor to be "Moistop 737". Reinforce floor slab with HRC 665, finish floor with a steel float all ready for floor covering.

FRAMING

Wall framing to be 4X2 plates with 4X2 and 4X1 $\frac{1}{2}$ studs all with the required dwangs and braces. All window trimmers to the size required to suit the windows.

Ceiling joists to be 4X2 at not more than 20" centres with bridging joists over the size to suit the span.

Roof framing to be 4X2 rafters at 3'0" centres maximum. 8X1 lips and ridges with 6X1 color ties with 4X2 under purlins props and braces.

Fascia and soffit using 3X1 $\frac{1}{2}$ form soffit 2'6" wide from framing with 8X1 $\frac{1}{2}$ fascia bd. Soffit lining to be 3/16 flex board.

EXTERIOR LININGS

Roof to be covered with Decramastic tiles. Colour as chosen by the owner. Windows and doors all to the sizes as shown on the Plan. Back door flush panel, all others doors and windows in Anodised Aluminium, doors with centre rails, all with ex 6X1 $\frac{1}{2}$ reveals grooved for wall linings. Back porch lined with hardboard. Wall at terrace lined with Ranch Pattern ply.

Exterior walls lined with split concrete blocks full height built in 6" high courses all built straight and true with corners plumb. Colour as chosen by the owner.

INTERIOR

All walls throughout to be lined with $\frac{5}{8}$ plaster board with the exception of the laundry which shall be lined with 3/16 hardboard and bathroom which will be lined with seratone.

Ceiling throughout to be lined with $\frac{1}{2}$ " pinex in large sheets, all sheets to be vee jointed and finished at walls with a 1 $\frac{1}{2}$ " scotia mould. Skirtings to be 3X1 $\frac{1}{2}$.

JOINERY

All interior doors to be flush panel mahogany doors. Sliding Wardrobe fronts with ply panels.

- 1 - 6'6" X 2'8" F.P. Front Entry - Living Room
- 5 - 6'6" X 2'6" F.P. Bedrooms & Laundry
- 1 - 4'6" X 2'6" Louvered Kitchen
- 2 - 6'6" X 2'4" F.P. Bathroom & W.C.
- 5 - 6'8" X 5'0" Double sliding wardrobe sets Ply panels
- 1 - 6'6" X 2'8" F.P. Rear entry
- 1 - 6'8" X 8'0" 2 Panel Aluminium Front entry
- 2 - 6'8" X 6'0" " " " Bedroom IV & Living Room

- 1 Bath room unit 4'6" long sliding doors with formica Vanity top.
- 1 Tub cabinet for single tub.
- 1 H.W.C. cupboard front 8'0" X 2'6" 2 doors and side 2'4" wide with shelves
- 1 Sink bench 6'5" long X 35" high X 19" deep with panel for range, doors only Mahogany ply.
- 1 Island bench 6'0" long X 18" containing 2 nests of 3 draws and doors, 1 door on Dining room side
- 1 Floor to ceiling cupboard 8'6" high X 8'0" wide X 12" deep with provision for fridge.
- Linen & wardrobe shelving & belting.

PLUMBER

Spouting and down pipes with storm drain to the street. Allow for gutter to roof at terrace. Allow for supply of valley for roofer.

- Hot water Cylinder to be 60 gal.
- Sink taps and waste only. (Top by joiner)
- Single stainless steel tub complete.
- Bathroom unit taps and waste only.
- Bath 5'6" pressed steel complete.
- Shower tray 36" X 30" Stainless Steel, mixing valve, C.P. Rose & waste pipe.
- Water supply to 400 gal. tank on steel stand with leads to house for Hot supply, Cold supply and shower.
- W.C. complete. Allow for drain as required. Allow for all fees and permits.

ELECTRICIAN

Allow to supply and fit

- 2 Outside lights
- 12 Inside lights
- 1 2-way switch
- 12 Plug points
- 1 Water heater point on night rate
- 1 3000 Element & Thermostat
- 1 Range point
- 1 Range P.C. Sum \$229.00

Switch Board in back porch
1 T.V. Point
1 6" Expelair fan P.C. Sum \$30.45
1 Point for fan
Mains & Earth

PAINTER

Allow to paint all wood and metal work, soffits and porch walls with the required primers - undercoats and enamels.

Ranch pattern ply at terrace to be stained.

All ceilings inside and hardboard in laundry to be painted, all other woodwork to be varnished. All plaster board joints and nails to be stopped with plaster and sealed.

Allow the sum of \$2.50 per roll for wall papers.
