

16_{mm} 35_{mm}

BUILDING FILE

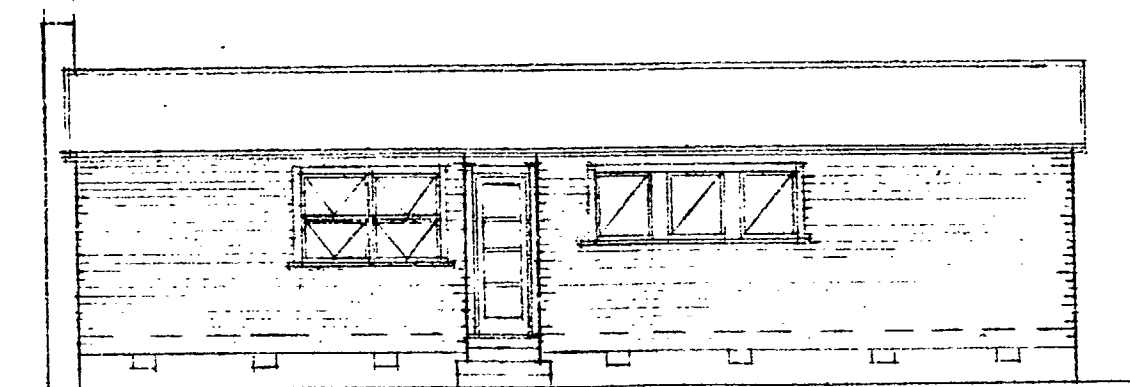
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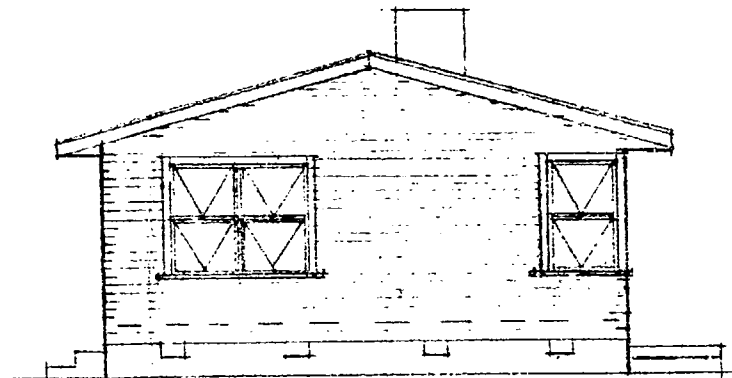
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Date 28-2-61

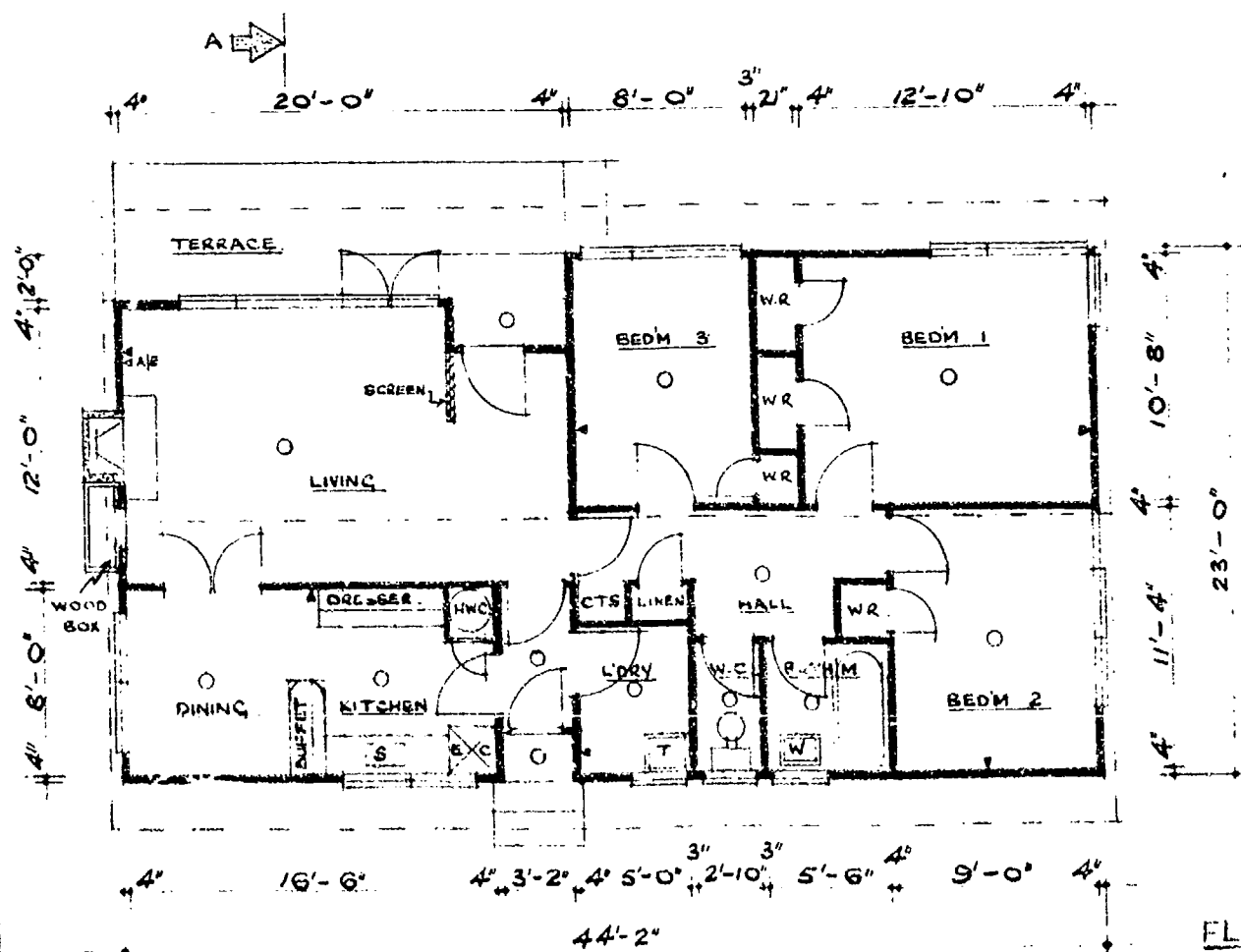
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SOUTH ELEVATION

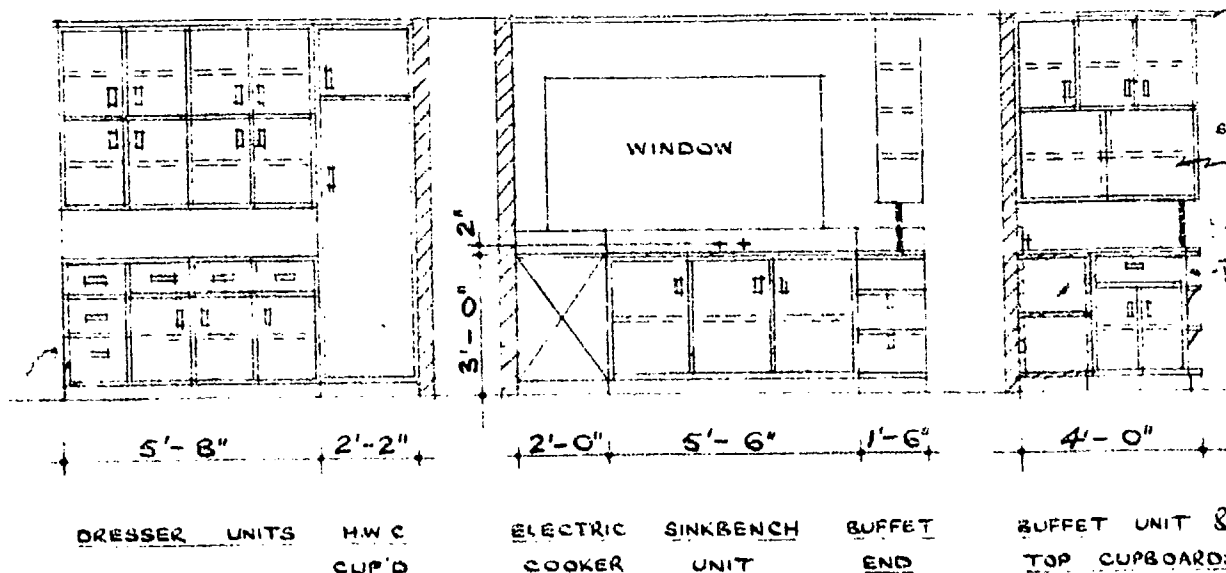


EAST ELEVATION



FLOOR PLAN

AREA : - 977 SQ. FT.
SCALE : - 1/8" TO 1'-0"



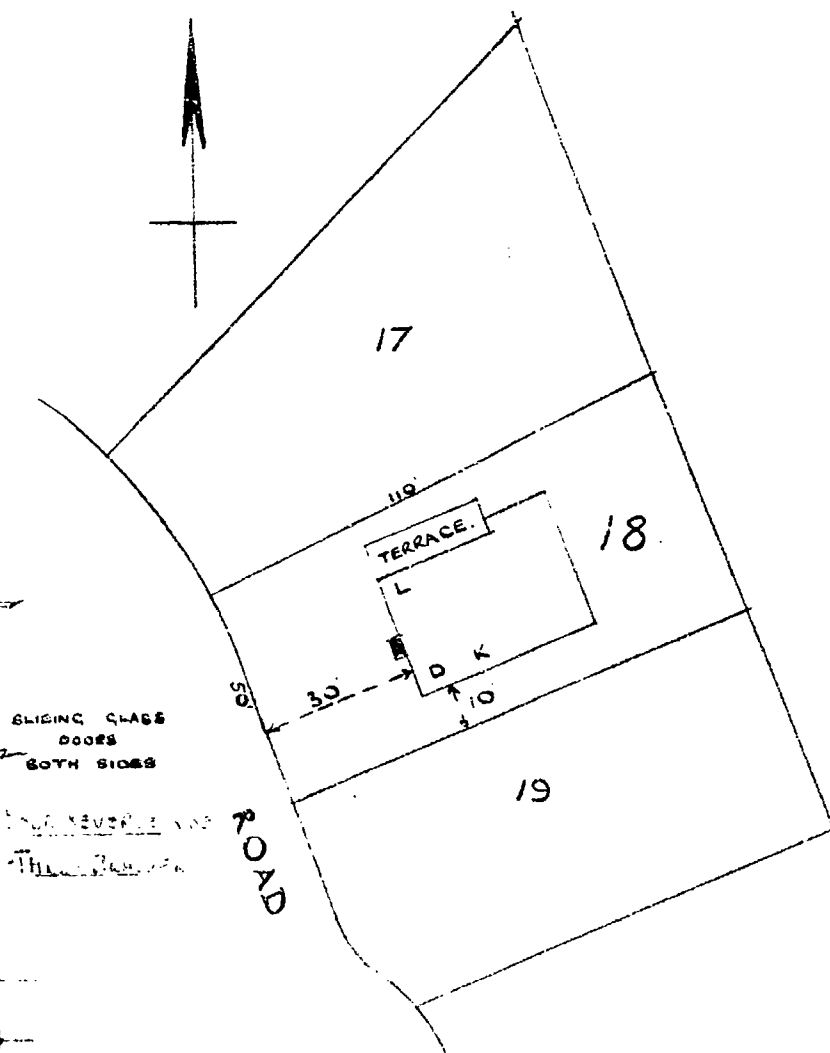
1/4" KITCHEN DETAILS, DRAINAGE

APPROVED

M. MacKergie
for HEALTH INSPECTOR
Date 3/3/61

PLAN AND SPECIFICATIONS
APPROVED

M. MacKergie
BUILDING INSPECTOR
Date 3/3/61



SITE PLAN
SCALE : - 1/40 TO 1"

APPROVED FOR L.O.S., U.S.A., RECORDING
coverage.

DATE 3/3/61

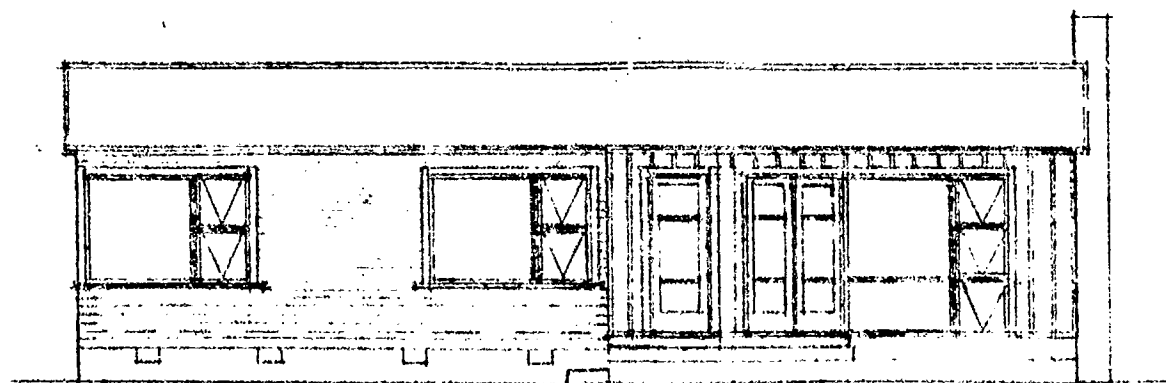
DRG. NO. M/75/L

THE KEY HOMES CORPORATION.

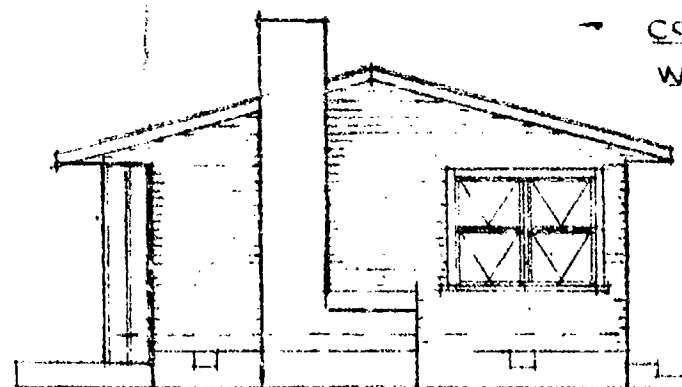
RESIDENCE FOR MR. D. GUILFORD. LOT 18 WILLENS SUBDN, NEW PLYMOUTH.

85202

11/7

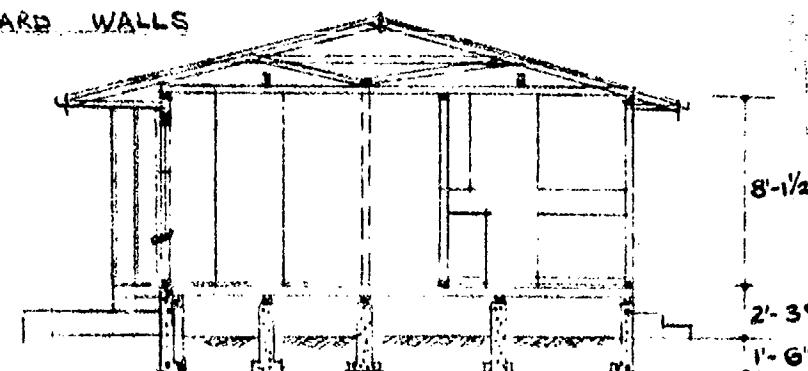


NORTH ELEVATION



WEST ELEVATION

CORRUGATED IRON ROOF
WEATHERBOARD WALLS



SECTION AA

589/31

529/31. MAR. 1931
NEW PLYMOUTH CITY COUNCIL

Building Application Form

Date

19

To the City Engineer,
NEW PLYMOUTH.

Sir— I hereby apply for permission to

at (House No. & Street)

of (Address)

elevations, cross-sections, and specifications of building deposited herewith in duplicate.

Particulars of land: Lot No.

Section No.

for (Owner)

Deposited plan No.

Length of frontage

Particulars of buildings: Foundations

Walls

Area

square feet

Roof

square feet

Area of ground floor

Area of outbuildings

Estimated finished values:

Building

Sanitary Plumbing

Sanitary Drainage

TOTAL

Proposed purpose 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):

Proposed use or occupancy of other part of building:

Yours faithfully,
THE CITY ENGINEER

Postal address

Any receipt issued on deposit of plans is NOT a permit.

Builder

[P.T.O.]

Building Application Form

Date 28 2 1961

To the City Engineer,
NEW PLYMOUTH.

Sir--

I hereby apply for permission to ERECT
at (House No. & Street) TRAFALGH ST for (Owner) D. GUNFORD
of (Address) 17A HAMBLYN ST according to locality plan and detailed plans
elevations, cross-sections, and specifications of building deposited herewith in duplicate.
Particulars of land: Lot No. 18 Deposited plan No. 6203

Section No. _____

Length of frontage 50' Area 20 P
Particulars of buildings: Foundations CONCRETE
Walls Weather-board Roof Corrugated Iron
Area of ground floor 977 square feet
Area of outbuildings _____ square feet
Estimated finished values: Building £2510 0 0
Sanitary Plumbing £210 0 0
Sanitary Drainage £30 0 0
TOTAL £2550 0 0

5/11

Proposed purpose 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):

DOMESTIC

Proposed use or occupancy of other part of building:

Yours faithfully
THE KEY HOMES CORPORATION LIMITED

Builder

Postal address P.O. Box 92 N. Plymouth

Any receipt issued on deposit of plans is NOT a receipt

P.T.O.

589/31

S P E C I F I C A T I O N
of
WORK TO BE DONE
and
MATERIALS USED
IN THE ERECTION OF HOUSES FOR
THE KEY HOMES CORPORATION LIMITED

P R E L I M I N A R Y

1. GENERAL:

This specification covers in general for the erection of houses in accordance with local By-laws, the requirements of the State Advances Corporation and the N.Z. Standard Code Building By-laws Parts 8 and 9.

2. PERMIT AND INSPECTIONS:

The Corporation's Supervisor will obtain all permits and consents before the work is commenced. The Contractor will be required to notify the Building Supervisor when stages of the work as listed hereunder are reached, and no further work will be allowed to proceed until the Supervisor, and representatives of other interested bodies, have made their inspections.

Stage 1. When the house is set out and before excavation and boxing is commenced.

Stage 2. When boxing, excavation and steelwork is completed, but before any concrete is poured.

Stage 3. When framework is complete and before exterior is covered in.

Stage 4. When house is completely covered in and before linings are fixed.

Stage 5. Upon completion of the carpentry work and before decorations are commenced.

3. VARIATIONS AND EXTRAS:

No variations and extras to the contract will be allowed unless covered by a special authority on the Corporation's official "Contract Variation Form".

4. SETTING OUT:

Responsibility for setting out will rest with the Contractor and he will be required to make good at his own expense any errors.

5. COMPLETION:

At completion of work, all floors are to be left clean and all trade rubbish removed from site.

6. SUB-CONTRACTORS:

All sub-contractors will be required to be responsible for entrance door keys, and return same upon completion of contracts to the Supervisor.

They shall produce evidence, if called for, to confirm that they are adequately insured in respect of worker's compensation.

7. THE SUPERVISOR:

Shall mean the representative of The Key Homes Corporation Limited.

- - - - -

C O N C R E T O R

WOOD FLOOR FOUNDATIONS

1. MATERIALS:

- (a) Cement shall comply to N.Z.S.S. No 43.
- (b) Aggregates shall consist of natural sands and gravels, crushed stone or other suitable materials; they shall be hard, strong and durable and shall be clean and free from vegetable matter, clay films and adherent coatings.
- (c) Water shall be free from earthy, vegetable or organic matter, i.e. water from Local Authority mains is acceptable.

2. MIX:

Concrete which is to be reinforced shall be mixed in the proportions of 1 part cement to 2 parts fine aggregate 3/16" B.S.S. sieve to 4 parts coarse aggregate 3/4" B.S.S. sieve: or 1 part cement to 4.5 parts mixed aggregate and each cubic yard of concrete shall contain 380 lbs of cement.

3. EXCAVATION:

Remove vegetation from area covered by floor.

4. FORMS, OPENINGS, ETC.

When constructing the formwork, form all openings and chases necessary to accommodate air ventilators, flashings, waste and vent pipes & access door.

All boxing to be clean pinus strongly stayed and fixed to present even surfaces to walls and steps.

5. FOUNDATIONS:

Foundations shall conform to detail drawings in all respects and as required by conditions of local by-laws. Four continuous concrete foundations to all exterior walls, having reinforced footings as specified on drawings.

Pre-cast piles to be set in concrete footings spaced at ^(4'0" for 5.0m Pine) not more than 4'6" centres under sleepers. Piles over 3'0" high to be reinforced with 1 - $\frac{3}{8}$ " rod.

Continuous walls are to be 5" thick and pre-cast piles a minimum of 8" diameter at base and 6" diameter at top.

Four chimney bases and steps as required reinforced as shown on drawings.

6. FOUNDATION WALL VENTILATORS:

Form ventilator openings in continuous walls at a distance of 2'6" from ends of each wall, spaced at 6' centres maximum and access door 2' wide by 15" high.

7. BOLTS AND FIXINGS:

Build into concrete foundations 3/8" diameter hooked rods where required to fix sleeper plates.

8. REINFORCEMENT:

Shall consist of round M.S. bars to N.Z.S.S. 197; hook rods at ends and lap at least 10 diameters.

9. Where foundations exceed 3ft in height reinforcing must comprise not less than two 1/2" rods in the 12" x 6" footing to which is hooked a grid of reinforcing made up with 3/8th rods at 15" centres both ways which is in turn hooked to a horizontal 1/2" rod at top of the 5" thick wall, all to extend 18" round corners, and tied with 16 g. wire.

Where the base wall exceeds 7ft in height the thickness of foundation wall must be increased to 6" with footing and reinforcing as above.

For a foundation wall 3ft and under two 1/2" rods in footing and one 1/2" rod at top of wall is sufficient.

10. For Plaster House provide 2" x 1" rebate in periphery of foundation wall.

BRICKWORK

1. BRICKS:

All bricks shall be of approved manufacture and conform to N.Z.S.S. No. 306

2. MORTAR:

Mortar shall be composed of not less than 1 part of cement or cement-lime mixture to 3 parts sand; in no case shall the cement-lime mixture be more than 1/10th part lime.

Lime shall be hydrated and shall be well mixed with the sand and water and allowed to stand for at least 48 hours before being used. Immediately before use gauge with cement. No mortar which has become set or dead shall be used.

3. WORKMANSHIP:

Unless otherwise stated, fully flush all joints with mortar, carry up in even heights with no part rising more than three feet, above adjoining work. Properly bond angles and intersections and keep all perpend true.

Form all openings and chases necessary to accommodate ventilators, flashings, pipes etc. Wet bricks before use.

4. BUILD-IN:

Securely build in all metal and other fittings as directed.

DETAILED

Build brick veneer walls 1 1/2" clear of stud framing in accordance with detail drawing, care being taken to keep the framing free from mortar droppings. Flush the mortar back of the walls as work proceeds, and at regular intervals during work clean mortar droppings from wire ties and vermin proofing.

6. WIRE TIES:

Secure brick veneer walls to timber framing with No. 8 gauge wire ties twisted with form of a figure 8 and well stapled to studs. Place ties at every fourth course of brick work at 3'0" centres and at all openings and end of walls.

7. VERMIN PROOFING:

Build in 4" wide strips of 4 mesh, 19 gauge galvanised netting secured to bottom wall plate with staples and carried across cavity and taken 1" into brickwork.

8. JOINTS:

Joints shall not exceed 3/8" thickness. All horizontal joints in exposed facing brickwork are to be weather-struck as the work proceeds. Rake out joints as the work proceeds, to accommodate Plumber's flashings.

9. CEMENT DAMPCOURSE:

To brickwork taken up from concrete foundation slab provide 1" thick dampcourse composed of 3 parts approved waterproof cement to 1 part sand, mixed strictly in accordance with the manufacturer's instructions.

10. CLEAN DOWN FACE BRICKWORK:

During construction and at completion, clean down all exposed face brickwork with weak acid solution and leave free from stains or defects of any description to the entire satisfaction of the Supervisor. Take adequate precautions to protect the work from injury.

C A R P E N T E R

WOODEN FLOOR CONSTRUCTION

(For grading see page 7)

1. SCHEDULE OF TIMBERS:

B.A.H. or Treated Radiata Pine.

Sizes: 4" x 2" - Noggings and bracing to Jack Studs.

4" x 3" - Sleeper plates and Jack Studs to Basement.

5" x 2" - Floor Joists maximum span 7'0" 6'0" for Tan. Pine.

6" x 2" - " " " " 8'0"

7" x 2" - " " " " 10'0"

8" x 2" - " " " " 12'0"

9" x 2" - " " " " 13'6"

Add 1" to depth of Radiata Floor Joists when used.

Fix 4" x 3" sleeper plates to continuous concrete walls with 3/8" rod already bedded in concrete and to internal piles with No. 8 gauge wire.

Floor Joists to be fixed at 18" centres with double joists blocked out, beneath bearing wall frames.

2. FLOORING:

All internal flooring shall be T. & G. back grooved and laid under all fittings and fixtures and shall be of D.A.H. Rimu, treated Rimu, Tawa, or other accepted timber.

Before laying flooring remove all shavings and trade debris from under floor joists.

All floor brads to be punched and flooring sanded, one cut, to a clean surface.

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CARPENTRY AND JOINERY

1. QUALITY AND GRADE OF TIMBER:

Grade all timber according to N.Z.S.S. No. 169.

The quality to be in accordance with N.Z.S.S. 95 Part IX., Treated Pinus Radiata to be allowed in accordance with the provisions of local by-laws and State Advances Corporation requirements; also as detailed in this specification.

2. WORKMANSHIP:

The whole of the work shown on the drawings and described in the specification shall be done in a workmanlike and approved trade manner. Corresponding work not specially detailed or described is to be done in a similar manner.

All joinery is to be of approved construction according to the best known methods of joinery woodwork; by mortice and tenon, dovetail tongue and groove, mitre, etc. Sashes shall be jointed by mortice and tenon with pins. All nails in exposed work are to be punched.

The whole of the building is to be properly framed and the various sections securely spiked together.

All framing timber shall be out of the size specified, cut true and square.

3. SCHEDULE OF TIMBERS:

<u>Size</u>	<u>Location</u>
	<u>TREATED RADIATA PINE or HT. RIMU</u>
4 x 2	External wall bottom plates. <u>B.A. RIMU or T.R. PINE.</u>
3 x 1 1/2	Eave bearers and stringers.
3 x 2	Studs; and plates to non-bearing partitions, except where otherwise shown on drawings. Dwangs to 3" partitions. Top purlins to iron roofs.
4 x 1	Braces to internal partitions. Additional members to trimming studs.
2 x 2	Ceiling dwangs.
4 x 2	External wall studs and top plates. Studs and plates in internal bearing partitions. Dwangs to all 4" internal partitions and exterior walls. Rafters to roofs generally. Under purlins. Iron roofs. Ceiling joists. Roof struts.
4 x 3	Under purlins to tops of roof struts. Tile roofs. Window sills.
5 x 2	T.R. Pine Rafters.
6 x 1	Collar ties.
9 x 1	Hips and valleys.
6 x 1	Braces to exterior walls.
6 x 5/8"	Valley boards for tiled roofs.

BEAM SCHEDULE:

4 x 2	up to 3'6" span
4 x 3	up to 4'3" span
4 x 4	up to 6'0" span
5 x 4	up to 7'6" span

CEILING RUNNERS:

When ceiling joists span up to 12' put in one runner.

When ceiling joists span over 12' put in one runner for every 6' of span evenly spaced.

BEAM SCHEDULE:

6 x 4	up to 9'0" span
8 x 4	up to 11'0" span
10 x 4	over 11'0" span

Beams from 5 x 4 and upwards may be formed with 2" members well spiked together.

Beams to be supported on a 4 x 1 member planted against trimming stud.

9. WALL FRAMING (Contd.)

Where corner windows are shown - corner stud to be built up with two 4 x 2's well spiked together.

In brick veneered houses tie timber inner walls with No. 8 gauge wire ties twisted into a figure 8 and well stapled to studs. Provide ties to every fifth course in height to brick veneer houses. Bore 1/2" d'a. holes in top and bottom plates between each pair of studs for all houses covered with fibre sheets for plastering..

Ceiling heights shown on 1/8" scale drawings are between floor and ceiling joists in all cases.

10. CEILING JOISTS:

Gauge ceiling joists out of 4 x 2 to uniform width and set on edge at maximum 12" centres. Secure to top plates in such a manner that edges of ceiling linings will be provided with solid fixing and elsewhere that joists tie in where possible with roof rafters. Provide fixing for edges of ceiling sheets and cornice
Dwang with 2" x 2" at 36" centres.

11. ROOF FRAMING:

Pitched Roofs: Set all roofs to pitch as indicated on drawings. Rafters shall be in single lengths birds-mouthed over and securely spiked to wall plates.

Space rafters for houses with tile roofs at 18" centres; for roofs covered with corrugated iron space rafters at 36". Allow overhang for soffits according to detail.

Hip and valley rafters shall be as scheduled. Where ridge boards are joined they are to be well spliced together, with 1" boards spiked on both sides. Provide under purlins as previously specified in schedule, set on edge, extending the full length of the roof under all rafters.

Strut at 27' centres to solid bearings, with 4" x 2" material.

Roof covered with galvanised iron, shall have 3" x 2" top purlins at 2'6" centres secured to rafters.

All joints to be on a solid bearing.

Fix 6 x 1 collar ties to every third pair of rafters.

12. SOFFIT AND FASCIA:

Frame up for soffit with 2 x 2 wall battens and 3 x 2 noggings in accordance with detail and to provide smooth surface to receive soffit lining. Line soffit with 1/2" thick fibreite fixed to framing with 1 1/2" galv. nails, cover cross joints with 1 1/2" 'D' Mould and junction with wall with moulding as specified on plan, house front edge of soffit lining into fascia board grooving.

Fascia boards shall be out of 6 x 1. Run 3/16" groove at back of fascia board to receive soffit lining according to detail. All finishing timbers to be primed before fixing.

DETAIL

All walls to be finished with weatherboards or pumice cement fibre sheets, small joints covered from top to bottom plates with an approved saturated building-paper weighing not less than 30 lbs. per roll of 500 sq. feet.

Fix paper horizontally lap not less than 2" at all joints and secure along all edges and at intermediate points with galvanised clouts spaced at not more than 12" centres. Paper at gables shall extend to top of wall framing.

14. SHEATHING TO EXTERNAL WALLS:

Weatherboarding. When weatherboard is shown it shall be of 6 x 1 D.A.H. Rimu or Matai, or other accepted timber, in long lengths, bevel-back, fixed with not less than 1 1/2" lap. Bore butts for nailing. Carefully gauge the weatherboards so that they show a uniform width.

Butt joints are to be splayed and staggered, internal angles scribed, and all set in thick lead and oil paint.

18. DOORS AND DOOR FRAMES (Contd.)

Doors will be required to Coat Cupboards only when shown on plans.

Kitchen Cabinet Doors: Frame kitchen cabinet doors out of 2" x 3/4" timber with cross rails spaced at not more than 15" centres, sheathed flush on both sides with 1/8" hardboard.

Doors to cupboards shall finish flush and be as for other kitchen cupboard doors.

Note: All external doors to be accepted alternatives.

Ht. Rimu or other

19. INTERNAL LININGS:

Walls - Gibraltar Board shall be 3/8" thick. ^{TO LIVING AREA} Fix and stop for papering.
Ceilings - Hardboard for enamelling ^{TO SERVICE AREA} Pinex to be 1/2" thick first grade. Fix with 1 1/2" panel pins driven in pairs skewed to form dovetail at not more than 4" centres to edges and at 12" centres on the face of the sheets.
 "V" all joints.

Cupboards - Hardboard shall be 1/8" thick of N.Z. manufacture. Joints are to be covered with 1 1/2" wide battens bradded on at not more than 9" centres.

20. CORNICES:

Provide to all rooms and passages 1 1/2" scotia mitred at angles and to all cupboards and porches 1" quadrant.

21. ACCESS DOOR IN CEILING:

In laundry ceiling or where directed, provide a 18" x 18" access door to roof. Frame door out of 1" material and finish with ceiling material. Frame opening with architrave to carry trap door.

22. KITCHEN CUPBOARDS:

Construct kitchen cupboards of the sizes shown on drawings. Cupboard units to be recessed to skirtings, and scotia scribed as required.

23. SINK BENCH:

See drawings. Shelving shall be out of 1" board. Doors to be as previously specified.

For sink top see "Miscellaneous".

Finish tops of upstands at back and ends of sink bench with beading.

24. CYLINDER CUPBOARDS:

Frames to doors to be similar to internal doors:-
 Doors are specified under "Doors".

Fit cupboard with 2 rows of 3" x 1" slatted shelves above cylinder.

DELETE

Construct as shown on detail drawing.

Drill bottom plate between studs on back wall with six 1" dia. holes at 2" centres. Provide dwang to form 6" space above bottom plate to receive vent panel 8" x 4" and cover with gauze. Vent riser with 3 x 5/8" holes.

All shelves to cupboard to be 1" thick. Vent to be formed in ceiling 8" x 4" as shown on detail. Cover with gauze.

Fix 1" x 1/2" stops around inside of doors to prevent the ingress of flies.

26. SHAVING CABINET:

Unit to be fitted as supplied, in position fixed on site. Finish round cabinet with 5/8" quadrant.

27. CUPBOARDS AND WARDROBES:

Line interior of all cupboards and wardrobes with Hardboard. Cover joints with 1 1/2" - 1/2" round mould, and internal angles with 1" quadrant. Fix a full length shelf size 10" x 1" at a height of 5'6" from floor level. Fit 5/8" rod to wardrobes as indicated on plan.

Coat Recess. Line with Gibraltar board and paper to match wall decorations.

14. SHEATHING (Contd.)

Scribers for weatherboards shall be out of 2" x 3/4" timber.

External angles shall be accurately mitred and set together in thick white lead and oil.

15. PORCH PANNELLING TO NORTH LIVING ROOM WALL

BRICK, CEMENT AND FIBRE SHEETS WITH PLASTER FINISH:

Dumice, cement and fibre sheets shall be an approved manufacture and size to suit timber construction. Sheets to be carefully handled and properly stacked upon delivery to site, to ensure that they are kept perfectly dry.

Sheets to be fixed to building by means of galvanised clips and nails supplied by manufacturer, at 9" centres on all studs and dwangs. Bottom edge of first row of sheets shall set in rebate of foundation.

Commence fixing full sheets at corners of walls and avoid joints within 1 ft. of any opening. Stagger joints wherever possible and fix to solid bearing.

Cover sheets with 1 1/2 mesh galvanised wire-netting to be blocked out from walls and well stretched and securely fixed.

BRICK VENEER - See under Brickwork.

ACCESSIONS (CEMENT SHEETS):

DFix heart or pressure treated 2 x 1 battens at 5 1/2" centres horizontally to wall. Lay continuous 2 ply bituminous fabric underlay with horizontal lapped joints, having 2" wide weathering strip of similar material under all butt joints to overlap siding below. Fix sidings with 1 1/2" No. 12 gauge galvanised iron clouts, to finish with a 1" lap over concrete slab.

Fix galvanised iron or cedar mouldings to all external angles.

Framing to be continuously ventilated with drilled or checked springs in plates and dwangs between all studs with vermin stop-protection.

All windows and door openings to be flashed in accordance with good trade practice.

17. WINDOWS:

Casement Frames to be solid rebated and weather-grooved. Sills pitched, double sunk and throated to be 2 1/2" thick. Mullions out of 4" x 3", stiles and head 1 1/2" thick, depth to suit total wall thickness. Facings 3" x 1".

For plaster finish stiles and head to be 2" thick and grooved for continuous flashings - omit facings.

Materials to be of Heart Matai or Rimu, or Tanalised Rimu D.A., or other accepted alternatives.

Window Sashes to be of 2" thick material. Top and sides to have ploughed weather grooves. Split sash fans to have weather bar. Butts to be 3" galvanised with galvanised screws.

Materials to be Heart Rimu or Totara or other accepted alternatives.

Brick Veneer. Bed all sills resting on brickwork in mastic and point with mortar.

18. DOORS AND DOOR FRAMES:

Construct all doors used to comply with N.Z.S.S.E. 106 for doors.

External Door Frames shall be of D.A. Heart Rimu, Matai, Tan. D.A. Rimu, or other accepted alternatives.

Where front entrance doors are shown with side lights, construct the whole frame as a single unit with double rebated throated and grooved mullions out of 4" x 3".

Internal Door Frames shall be out of 1" thick D.A. Rimu with planted stops out of 1 1/2" x 3/4" thick material.

Doors Generally: External front and rear entrance doors 4 panels glazed, D.A.H. Totara, Rimu or Matai. Back Laundry door, framed and ledged door lined on the outside with 4" x 5/8" T.G. & V. lining.

28. LINEN CUPBOARD:
Provide where shown with five full-length full-depth shelves out of 1" material spaced at 12" centres and supported at ends upon ledges out of 2" x 1". Shelves to be 3" x 1" slatted.
29. FINISH TO BATHS:
Omit cast-iron legs and secure bath on cradles out of 2" thick material. Frame up front with 4" x 2" timber on flat. Front shall be set to slope and lined as for walls. Scribe 6" x 1" boards round top of bath and set in white lead. Cut ends to match slope of bath panel. Finish off with 7/8" quarter round.
30. ARCHITRAVES:
Finish around doors and windows to be 3" architraves mitred at all angles.
31. SKIRTINGS:
Skirtings to be 3" scribed to floors and mitred at external angles. Scribe internal angles.
32. WOOD SEATINGS FOR SUPPLY TANK ON ROOF:
Unless a pressure reducing valve is used, provide in roof of each house where directed, for support of watertanks supplying hot water cylinder and W.C. flusher, 4" x 2" joists placed over main partition walls and at right angles to ceiling joists, decked with 6 x 1 boards.
33. W. C. FLUSHING CISTERN:
Provide dwarf 4" on flat, centre 3'4" above floor level to receive the fixing screws of flushing cistern.
34. SUNDRY INTERNAL FINISHING:
Along back of wash-tubs provide a full length rebated and bevel-shot fillet out of 6" x 1" secured to wall linings with galvanised nails.
To all fittings and at back of bench tops and mantel shelves, plant a 1/4 round wood fillet against wall, except where otherwise detailed.
Where soil pipes, waste pipes and vent pipes are carried up inside, form access panels out of 1" timber the full height of the wall. Cover joints with small beads fixed to framing with brass screws and cups.
35. POWER CABLE CONNECTION:
Fix 5" x 2" dressed board 5'0" long to soffit as required by Power Board to carry service mains to point of entry.
- - - - -

3. TIMBER SCHEDULE (CONTD.)

RUNNER SIZES:

N.B.

- 4 x 2 up to 8' span of runner. Add 1" to depth of beams for T.R. Pine.
5 x 2 up to 12' span of runner.
6 x 2 thereafter.

Lap only over solid bearing.
Skew nail from both sides to
each joist.

4. FINISH OF TIMBERS:

With the exception of base battens, weatherboards and other external linings noted on schedule to be left rough, machine dress all external woodwork. Machine dress and machine glass paper, to remove all machine marks, all internal finishing timbers, except mantel shelves, dresser tops and other fittings to Living Room and Dining Room, which are to be hand dressed to the satisfaction of the Supervisor.

Unless otherwise detailed the backs of all internal finishing timbers are to be hollow run.

Remove all arrises, all rough or uneven patches, hammer marks, and other surface defects to the satisfaction of the Supervisor before painting is begun.

5. GENERAL:

Cut for, attend on, and make good after all trades, and provide and fix all necessary blocks for securing work of other trades.

Keep to the minimum the cutting or checking of framing timbers for the accommodation of pipes, conduits, etc. Notching of joists in the middle third of the span is not permitted.

Where possible bore the framing at the centre line of depth for such pipes.

6. PROTECTION OF WORK:

Protect all finished or partly finished work from weather or damage from any other cause. Protect finishing timbers from discolouration and other surface injury. Make good any affected work to the satisfaction of the Supervisor.

7. PAINT PRIMING:

Prime before fixing, the external face bottom edges and laps of all weatherboarding, eaves, finishing timbers, external faces and rebates of window and door frames, and the whole of the sashes. Priming to be 75% white lead and 25% red lead mixed with raw linseed oil. A ready primer may be used if approved.

8. DAMP-PROOF COURSE:

Protect faces of timber in contact with concrete or brick-work, with a full width layer of approved damp-proof material of two or more ply of standard manufacture.

9. WALL FRAMING:

Gauge all studs to a uniform width. Plates shall be gauged to a uniform width and thickness. Cut braces in flush with face of stud at an angle of approximately 45°. In each house brace all walls up to 15' long with one brace, from 15' to 35' with two braces, and thereafter one additional brace for each 25'. Where this bracing is not possible on short sections of external walls, cut 4" x 2" dog-leg bracing into studs where directed. Space 4 x 2 and 3 x 2 studs at not more than 18" centres.

Frame all external angles except to brick or concrete veneer walls with three studs. Form angles to brick veneer walls with two studs blocked together at 18" centres, and securely spiked. At angles and intersections spike walls together at not less than 18" centres, wood-packing blocks being used as directed to secure the sections together. To all lined walls, unless otherwise specified, provide three rows of dwaning. Plaster houses to be dwaned as detailed.
Dwan for sub-trades as required.

M I S C E L L A N E O U S

1. WASH TUBS:

Fix a first-quality ~~reinforced concrete or~~ enamel wash-tub of approved standard manufacture in accordance with plan. Tub shall be complete with $\frac{1}{2}$ " brass waste unions and plug and chain. Support tub on ~~concrete pedestals~~ ^{STEEL BRACKETS}, top of tub to be approximately 2' 10" from floor. ~~Set pedestal 9" in from ends of tub.~~

2. FIXING OF SWITCHBOARD:

Form recess for switchboard in thickness of wall where directed. Fix glass fronted cover supplied and finish to wall with quadrant or scribes as required.

3. ~~PEREPIACE~~ TILED SURROUND

Instal in accordance with detail and provided for on plan. P.C. Sum £15

4. SINK BENCH TOP:

Cover sink bench with Formica.

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H A R D W A R E

1. GENERAL:

Fix all ironmongery and metal work as specified and approved.

2. DOOR BUTTS AND HINGES:

Hang all external doors on one and a half pairs of 4" x 2 $\frac{3}{4}$ " butts with loose pins. Fix with 1 $\frac{1}{2}$ " x No. 9 gauge screws.

Hang internal doors on one and a half pairs of 3 $\frac{1}{2}$ " x 2 $\frac{1}{4}$ " butts with loose pins. Fix with 1" x No. 9 I.W. screws.

Hang cupboard doors on one pair 3 $\frac{1}{2}$ " x 2 $\frac{1}{2}$ " butts and large cylinder cupboard doors on one and a half pairs of 2 $\frac{1}{2}$ " butts. Fix with 3/4" x No. 7 screws.

3. SASHES:

Hang side-hung sashes 4'5" or more in height on one and a half pairs of 3" x 2" hot-galvanised butts with fixed brass pins: hang side-hung sashes less than 4'5" in height and fanlight sashes on one pair of similar butts. Fix with 1 $\frac{1}{2}$ " x No. 7 brass or galvanised screws.

Sash fasteners, stays and fanlight openers shall be fixed with 1" x 7 gauge screws.

4. DOOR LOCKS AND FURNITURE:

Allow for fixing the following :-

Front Door	- 1 Night Latch and Handle
Rear Door	- 1 Mortice Lockset
Laundry Door	- 1 Rim Lock
Internal Doors	- 1 Latch Set
W.C. and/or Bathroom Doors	- 1 Latch Set and Bolt
Cupboard Doors	- 1 $\frac{3}{4}$ " Ball Catch 1 Handle
Kitchen Fitting Doors	- 1 Pull Catch
Drawer	- 1 Pull Handle
Slaving Cabinet	- 1 Pull Catch
Coal Cupboard	- 3 AC Hooks
Wardrobes	- 1 Length 1/8 o.d. Conduit

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PLUMBING

1. GENERAL:

Work shall be carried out in accordance with the drawings, specifications, Local Authority and Health Department regulations, and to the complete satisfaction of the Supervisor.

2. MATERIALS:

All materials are to be submitted for approval before being used.

Sheet Iron. Flashings to windows and door frames shall be of 26 gauge galv.

Sheet Lead. To be best new-milled lead of a minimum average weight of 4 lbs. per square foot.

3. CONNECTIONS:

Joints in pipes and fittings shall be water and air tight and made as follows :-

In Cast Iron Work: To be caulked with tarred gaskin and run with molten lead with a minimum quantity of 12 oz. per inch of pipe diameter.

Cast Iron to Vitrified Clay: To be 1 to 3 cement and sand mortar neatly trowelled to a dense smooth surface.

Screwed Galvanised Wrought Iron: To have British standard threads fixed with approved jointing compound. Remove burrs before fixing.

Lead: Wiped ball joint.

Lead or Copper to Wrought Iron: With intermediate screwed brass "Ferrule" or "Sanitary" union.

Copper to Copper: Joints and fittings for copper tubing shall be brass or gunmetal of compression or other approved type. Alternatively, joints may be made by brazing with silver solder with melting point not exceeding 850° C. Butt joints only in tubing shall be permitted to be made upon the job. These joints are to be made with the end of one pipe flared. All other joints throughout, including Y connections, T's, and tap terminals, are to be shop made by experienced artisans and with approved equipment. One leg at least of shop made Y and T fittings shall not exceed 2" in length, in order that the joint may be inspected for faults.

Wrought Iron to Brass: Screwed joint with brass full bore, detachable fitting.

W.C. Connection: See Clause No. 33 (under "Carpenter").

4. LAYOUT AND FIXING OF PIPES AND TUBES:

The layout of hot and cold water systems shall be to the approval of the Supervisor. Water pipes and tubes shall be set out in straight runs of even gradients, avoiding all places where air locks are likely to occur. Easy bends are to be used throughout and, unless unavoidable, elbow fittings are not to be used. Copper tubing is to be secured in position by copper straps, 1" wide screws fixed to the wood framing with brass screws. Straps shall be spaced not more than 4'6" apart and where directed. Care must be taken that galvanised iron and copper tubing are not placed in contact with each other.

5. TESTS:

Subject all water installations to a full water-pressure test. All fittings and fixtures shall be tested and left in perfect working order to the satisfaction of the Inspector.

6. FLASHINGS:

All flashings shall accurately fit the work, shall be in as long lengths as possible, and all joints shall be well lapped and soldered.

Do all flashings necessary to render the building weathertight.

Flash vertical joints between external chimneys and sheathing, bed flashing into chase in chimney.

6. FLASHINGS (Contd.)

Lead: Flash chimney shafts at intersections with roofing material, under flashings to be turned 3" up face of chimney and dressed 9" out over roof flashing shall be beaded and turned not less than 1" into raglets and shall be plugged with lead and pointed with 1 to 3 cement and sand mortar. Provide flashings where required to iron roofs.

Galvanised Iron: Flashings to be securely fixed with 3/4" flat head galv. nails at 3" centres. Flash under jambs of window frames with 9" long 26 gauge galvanised iron trays. Trays shall be turned up 2" at end of sill. External door frames shall be flashed at head, jamb and sill at the discretion of the Supervisor.

Cover flat roofs to gables with galvanised sheet iron.

7. ROOF VALLEYS:

Valleys for tiled roofs shall be lined with No. 26 gauge copper, and 24 gauge galvanised iron for iron roofs. End laps shall be not less than 9" and the lower end shall finish well down into spouting.

8. DOWN PIPES AND SPOUTING:

Fix No. 24 gauge galvanised iron 3" diam. down pipes, two per house unit, secured to walls with strong galvanised iron brackets blocked away from walls with hardwood.

Fix 5" half round galvanised iron spouting with galvanised iron brackets spaced at not more than 6' centres. Prime back and inside of spouting before fixing.

9. VENT PIPES AND SOIL STACK:

Soil stacks are to be 1 1/4" thick cast iron, and shall be of diameter required by the Local Authority By-laws. Secure cast iron pipes to walls with brass corers. All short lengths of pipes shall be fixed to walls, no free standing joints above eaves level will be allowed. In all cases terminal, main vents, and soil stacks shall be fixed sufficiently clear of wall to allow Drainlayer to connect drain.

All vertical vent and soil stacks shall be supplied and fixed by Plumber. Allow for one terminal to each house unit.

10. WASTES FROM SANITARY FITTINGS:

Providing the following specification is not at variance with the Local Authority's requirements, carry out the work as follows :-

Fit S type pan to sewer connection and bed in cement.

Fit lavatory basins with 1 1/2" diam. lead trap and waste pipe. Bath, sink and wash-tub wastes shall be 1 1/2" diameter. All wastes shall be taken straight down through and carried along chases in floor, to discharge through the wall immediately over the gulley trap.

The flange of the bath waste fitting shall be properly bedded in thick white lead. A 4 lb. lead washer shall in all cases be used between the bath and backnut, and no greater force shall be exerted on the backnut than is required to fix fitting firmly in position.

11. COLD WATER SUPPLY:

Lay on the cold water supply from the point provided by the Local Authority in copper piping of diameter to suit Local Authority, but in no case less than 1/2" diameter.

Contractor shall supply and fix a service cock together with C.I. toby box and lid. Lid of toby to be flush with, or slightly above finished ground level.

Pipes passing through concrete shall do so through a sleeve, the internal diameter of which shall be at least 1/2" greater than the external diameter of the pipe.

Water piping outside the limits of the building is to be sunk not less than 18" into the ground and is to enter the building under or through the wall.

11. COLD WATER (Contd)

Take 1/2" diameter branch to bath, supply tank, lavatory, basin, sink, wash-tub. Also to W.C. flushing cistern, and to two exterior hose taps. Branches to hose taps are to extend through wall, one at the front and one at the back of each house, at a height of 2'6" from ground,

12. SUPPLY TANK:

In the roof of each house provide a 25 gallon copper circulator tank. The tank shall be set on a circular tray with an internal diameter 8" greater than the diameter of the tank, having walls not less than 2" in height. Attach 1 1/2" dia. 24 gauge galvanised iron overflow pipe with sweated joint. Carry pipe to discharge through eaves soffit or parapet wall. (Omit this clause if control valve is fitted.)

13. HOT WATER CYLINDER:

Provide and install hot water cylinder 30 gallon capacity completely lagged and cased.

Fix element and thermostat.

All piping conveying hot water, including exhaust pipe from hot water cylinder and the cold water feed pipe to the cylinder, shall be copper.

14. HOT WATER RETICULATION:

From the supply tank in roof take 3/4" dia. cold water feed pipe to connection at bottom of hot water cylinder.

From top of cylinder take 3/4" vent pipe vertically through roof to terminate 2" above top of supply tank.

From 3/4" draw-off connection run 3/4" pipe to bath, and 1/2" pipe to sink, basin and tub.

Fit 1/2" drain cock with hose connection to bottom of cylinder.

Lagging: All hot water piping shall be completely covered with hair felt tightly wrapped around pipe and secured with copper wire binding at not more than 2" pitch.

15. HOT AND COLD WATER COCKS AND CONTROL VALVES:

Taps are to be provided and fixed in accordance with the following schedule:-

Bath - 3/4" dia. chromium-plated streamlined cocks with 3" extension.

Basin - 1/2" diameter chromium-plated streamlined pillar cocks.

Sink - 1/2" dia. chromium-plated streamlined cocks with 3" extension.

Tub - 1/2" diameter chromium-plated bibcocks.

W.C. Flushing Cistern - 1/2" dia. chromium-plated streamlined stopcock.

Hose Taps - Exterior hose taps 1/2" diameter brass cocks with screw for hose connection.

Control Valve - Provide a 1/2" diameter full way gate valve in an accessible position where directed on the cold water supply pipe.

Ball Floats for the supply tank and W.C. cisterns are to be either brazed copper, or plastic with joint above water level.

Taps other than hose taps shall be marked "hot" or "cold" as required. Those to cold supply shall have leather washers, and those to hot supply, fibre washers with captive jumpers.

16. SANITARY FITTINGS:

All sanitary fittings shall be of approved manufacture and shall be free from all blemishes.

Bath, sink and basin shall be fitted with plug and C.P. chain and brass grated waste connection.

Bath shall be 5'0" cast iron, white porcelain enamelled square type. (See Carpentry & Joinery).

Basin shall be 22" x 16" white porcelain type complete with enamelled cast iron cantilever brackets.

Sink shall be of white acid-resisting enamel on pressed steel 20" x 14".

W.C. The W.C. pan shall be white glazed earthenware fitted with an approved single polished seat

When W.C. is in bathroom a double-flap seat shall be provided.

W.C. Flushing Cistern. Provide to each W.C. pan one low-down flushing cistern of approved manufacture in accordance with N.Z.S.S. 245. The lining shall be of sheet copper of not less than 26 S.W.G. with all joints and bosses brazed or welded. Cistern shall be complete with 1/2" ballcock silencer pipe, C.P. operating handle, 3/4" diameter copper overflow pipe extending 1" beyond face of wall, and 1 1/2" diameter C.P. on brass or C.P. on antimonial lead flush pipe.

17. TUB : Fix enamel tub as shown on Plan and connect up.

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DRAINLAYER

The Contractor is to collaborate with the Drainage Contractor and arrange with him for the carrying out of his work at such times and in such manner as will cause the minimum amount of inconvenience and delay.

Note: Earthenware pipes and fittings will be supplied and fixed by the Drainage Contractor, but all sanitary plumbing work required to connect sanitary fittings to drains shall be provided and fixed complete by the Plumber notwithstanding any omission in the specification describing same. (See "Plumber".)

1. SEWERAGE:

Dig all trenches and lay sewerage and waste drains where shown on block plans, in 4" glazed earthenware socketted and cemented jointed pipes. Pipes are to be with easy bends and fall not less than that demanded by the Local Authority. All sewerage pipes are to be first quality. Trenches are to have a true bottom.

Bone all drains to even gradients. Carry sewer drains to the main sewer (~~or septic tank~~) and connect in the manner approved by the Council.

2. FILLING:

Fill in all trenches with spoil; the top 18" being top soil. Ram and consolidate spoil before laying top soil which is to be piled above the ground level to allow for settlement.

3. STORMWATER:

Disposal of stormwater to be made in accordance with the requirements of Local Authority; or to storage tank as required.

4. TESTING:

Allow for testing all drains before filling in.

DELETED

Tanks to conform to the requirements of the local Health Authority. where no sewer system is available, provision is to be made for disposal of waste water in accordance with the requirements of the local Health Authority.

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ELECTRICAL WORK

1. MATERIALS:

All materials, fittings etc, shall comply with the appropriate Standard Specification and to the approval of the local Power Board.

If called upon the Contractor shall submit samples before the work is commenced.

All work to comply with the Fire Underwriters' Regulations.

2. ATTENDANCE ETC:

Work in conjunction with other trades so as to cause the minimum of delay in completion of the contract.

3. WIRING TO BE CONCEALED:

All wiring work and conduit shall be concealed. All parts required to be concealed by other work shall be erected in advance of the said work or in co-operation with the trade concerned.

4. CABLES:

Cables shall be of 250 volt grade of approved manufacture and to the Fire Underwriters' Regulations. Where cables are not housed in conduit they shall be tough rubber or plastic sheathed, 250 volt grade to B.S.S.7.

5. SERVICE MAINS:

Where electric range and water-heating services are being installed, service shall be single phase.

6. POINT OF ENTRY:

A point of entry for service mains shall be as determined by the local Supply Authority's Engineer in collaboration with and to the satisfaction of the Supervisor. The Contractor shall supply and fix terminal insulators for attachment of service line.

7. SWITCHBOARD:

Switchboards shall be flush type 18" x 18" x 3/8" hinged to wood frame. Height to top of switchboard not to exceed 7' from the ground. Fix cover to detail. Provide and wire all necessary equipment. All fuses shall be clearly marked to show the circuit's they control.

8. LIGHTING SWITCHES:

All lighting switches shall be plain flush type and with flush plates to match, and shall be fixed 4'3" above floor level. Flush plates shall lie flat against finished wall surface and be independently and rigidly supported off flush box, suitable packing being used between switch ears and flush boxes to obtain correct alignment with varying wall thicknesses.

The position of switches not clearly indicated on drawings shall be as directed on site.

9. PLUG SOCKETS:

All plug sockets shall be flush type with flush plates minimum capacity 10 amp. installed as under "Lighting Switches". They shall be fixed 12" above floor level and without control switches except that in kitchens and meal recesses combined switch and plug sockets shall be fixed 4'3" above floor.

10. LAMP HOLDERS:

All light points shall be equipped with batten or pendant type moulded plastic lampholders. Lampholders shall be bayonet type complying with N.Z.S.S. 144.

Provide plastic shades and 60 watt lamps.

11. ELECTRIC RANGE:

Allow for an electric range to be installed as directed, and for fixing in position complete at a P.C. Sum of £ 40.

Adjacent to range and readily accessible to use, provide range isolating switch.

Switch shall be recessed type with plain face plate.

Install range with flexible conduit connection which shall not touch floor or be visible from front of range and shall be 3/4" size with right angle type connectors.

12. WATER HEATING:

Fix or provide "Plumber" with approved element and thermostat for fitting into hot-water cylinder. The water-heating element shall comply with M.Z.S.S. 364 and both element and thermostat shall carry a two-year's guarantee. Wire 3/ .036 water-heating circuit from switch board and provide 10 amp. isolating switch to central water heater. Connect to thermostat and element by means of flexible conduit connection to metal terminal box on cylinder using.

13. WASHING MACHINES OR COPPERS:

Install 15 amp. plug socket where directed.

14. AERIAL AND EARTH:

Supply aerial and earth terminals and fix adjacent to power point next to living room fireplace.

P L A S T E R E R

1. MATERIALS:

Cement: To be as specified under N.Z.S.S. No. 433

Sand: Shall be river or pit sand, sharp and coarse grained and free from saline, vegetable or earthy matter. A sample shall be submitted for approval before commencing work.

Hydrated Lime shall be mill-hydrated lime of an approved brand.

PLASTER ON PORTLAND CEMENT AND FIBRE SHEETS:

Slush Coat: First coat known as slush coat, to be not less than $\frac{1}{4}$ " thick composed of three parts of fresh clean sharp sand and one part cement. Surface to be cross scratched to provide key for second coat.

Curing: After initial set, surface to be kept wetted during daylight hours. This also applies to the second coat.

Second Coat (not less than $\frac{1}{2}$ " thick and not to be applied until at least seven days after finish of first coat) to consist of one part cement, 3 parts sand to which may be added not more than 5 parts of hydrated lime of the cement used. This coat to stand at least seven days before third coat is applied and surface scratched for key.

Finishing Coat: Apply finishing coat of approved texture at least $\frac{1}{4}$ " in thickness.

General: All plaster shall have approved waterproofing added to the manufacturer's directions. Make building permanently watertight.

3. PLASTERING ON BRICK OR CONCRETE.

Where wire ties are used for supporting the formwork they shall be cut off $\frac{1}{4}$ " from exposed concrete face.

All exposed chimney-stacks, unless otherwise shown will be plastered with a coat composed of 1 part of cement to 3 parts sand, with 10% hydrated lime added, not less than $\frac{1}{2}$ " thick, finished with a wood float to a straight even surface.

Make good all defects, broken edges and pit holes in external faces of base walls, apply one coat of compo as specified above and finish with a dash coat of 1 to 3 cement and sand.

4. HEARTHES, FLOORS AND STEPS:

All concrete floors and steps are to be plaster finished as follows:

Immediately before applying plaster, all concrete surfaces are to be well cleansed and soaked with clean water.

Render and straighten floors and steps with 1 to 3 cement and sand plaster laid not less than $\frac{3}{4}$ " thick and finished with steel float to a straight even surface.

Floors to be tiled, to receive a levelling coat only, to an average thickness of $\frac{1}{2}$ "; prepare for and finish as above.

5. CONCRETE FLOOR & RING TYPE FOUNDATIONS:

Render exterior of slab and base wall and apply splash coat.

M E T A L R O O F S

1. CORRUGATED IRON ROOFS:

Fix 2" wire mesh to top purlins and secure building paper with galvanised flat head clouts, cover roof with 26 gauge galvanised corrugated iron sheets, as shown on detailed plan, secured to purlins with $2\frac{1}{2}$ " lead head nails at 6" centre. 3 rows per sheet.

End laps to be not less than 9" and side laps $1\frac{1}{2}$ corrugations.

Fix 24 gauge galvanised lead edge ridging and dress down into corrugations.

Prime each face of all laps of sheets and ridging before fixing.

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PAINING AND PAPERHANGING

1. MATERIALS:

Wherever possible, all materials shall be of approved brand, delivered in unbroken packages, bearing brand and maker's name complete. Materials shall be applied strictly in accordance with the manufacturers printed instructions.

2. WORKMANSHIP:

All work shall be performed by skilled tradesmen and finished to the satisfaction of the Supervisor. No paint containing oil is to be applied to damp surfaces, and no external painting is to be done during frosty or unsuitable weather. Between each coat, rough patches etc., shall be rubbed down with glass paper to obtain a good surface. Any work damaged by dust, rain or by any other cause shall be rubbed down and recoated. Each coat of paint or distemper is to be finished with one coat over all surfaces before a further coat is applied. Paint shall impinge upon the glass for weather protection.

This specification allows for the provision of not more than three colours to all exterior painted work and two colours per room to all interior painted work.

3. PROTECTION OF WORK:

The Contractor is to take adequate precautions during and after painting operations, both inside and out, to protect his work from dust, dirt or any disfiguration whatsoever. He shall provide pans or trays on which to keep his materials and shall carry out all necessary floor and wall protection. Care is to be taken in cutting in around door and window furniture, and any disfigurement of same is to be cleaned off at completion.

4. EXTERNAL WORK:

The whole of the external woodwork usually painted, whether particularly mentioned or otherwise, and including weatherboards, joinery, doors and sashes, including tops and edges of same and woodwork of porches, shall be treated as follows:

Priming: Prime all weatherboards, including the backs of laps and all butts, all window frames and sashes including rebates before glazing, woodwork of eaves, and all frames and finishing woodwork which comes into contact with concrete, brick-work etc., with one coat of genuine red and white lead priming composed of 75% white lead and 25% red lead in pure raw linseed oil and pure turps, mixed to suit the various kinds of timber. All timber work shall be primed within one week of erection.

Stopping: As soon as priming is dry stop all nail holes and defects solid with best linseed oil putty.

Undercoating: After priming and stopping all external exposed woodwork etc., apply one coat of genuine white lead and raw linseed oil paint of approved manufacture, to weigh 26 lbs. to the gallon, in various tints as selected. Paint all glazing putties.

Final Coat: To external exposed woodwork, joinery etc., previously mentioned or specified, and glazing putties, apply overall one further coat of approved ready-mixed manufactured lead and zinc paint composed of approximately 70% white lead in oil and 30% zinc oxide in oil in tints as scheduled, and applied pure, to weigh 24 lbs. to the gallon for light tints and 22 lbs. for the darker tints (making three coats in all, inclusive of priming). Paints shall have the necessary driers to approval; the tinting pigments shall be of the highest grade.

Cement Paint: To exposed concrete base walls, all exterior plastered walls and plastered walls to porches, all exterior plastered chimneys and concrete flue pipes, apply two coats of approved brand of Portland cement paint, mixed and applied as recommended by manufacturer.

4. EXTERIOR WORK (CONTD.)

Thoroughly wash down all surfaces and brush where required, to remove any loose substances likely to interfere with bonding of cement paint to the surface.

Thoroughly hose with fine rose spray to uniformly wet the surface. Surfaces shall be damp but with no free water at the time of painting. Painting shall be carried out as far as possible in the shade on cool walls. Apply two coats of cement paint of uniform colour, with not less than 24 hours between coats, vigorously scrubbed on with a short stiff fibre bristle brush.

5. INTERNAL WORK:

Glossy Enamel Finish: Prime, and stop all woodwork with best linseed oil putty.

Apply one undercoat and finish with approved glossy enamel. Enamel must be delivered on the job in unbroken containers. Undercoat to be in accordance with recommendations of manufacturer of Glossy Enamel used.

Varnish Finish: Apply a coat of approved stain to colour, and stop all nail holes etc. with putty coloured to match adjacent work. Apply one coat of approved sealer and finally a coat of approved glossy varnish, or hard drying waterproof varnish.

Flat Paint: Seal and stop all Pinex to ceilings. Finish with two coats of an approved manufacture of flat paint.

Paperhanging: Prepare for and Hang selected colour-matched wallpapers, P.C. 5/6 per roll. Fresh flour paste only to be used. The paste shall have approved fungicide mixed with it.

All papers to be trimmed, cut straight and true, butt jointed and hung true and plumb. Patterns are to match. At completion papers are to be left free from all defects.

6. AT COMPLETION:

Make good inside and out after all trades.

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GLAZING

1. GENERAL:

All glass shall be of approved British manufacture. Cut glass to fit rebates, with due allowance for expansion; secure with metal sprigs and properly bed and back putty and neatly finish with a quick setting putty composed of 50 parts of commercial whiting, 20 parts of dry white lead and 20 parts of litharge mixed with pure linseed oil.

2. DOORS:

Internal double-folding doors and external French casements and sidelights shall be glazed with 24 oz. sheet glass of ordinary glazing quality.

Front door and sidelights and back doors when glazed shall be glazed with selected clear or obscure glass of small pattern.

3. CLEAR GLASS:

Glaze all sashes and glazed doors with clear glass as follows: -

- (a) 16 oz. up to 4 sq. ft.
- (b) 24 oz. up to 8 sq. ft.
- (c) 32 oz. up to 16 sq. ft.
- (d) 1/4" plate - all windows and doors over 16 sq.ft.

4. OBSURED GLASS:

Glaze all bathroom and W.C. sashes and glazed doors with selected obscured glass, e.g. cathedral, rimped white, small fluted or large fluted.

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