

CONCRETOR

Piles to be pre-cast concrete. Provide as required, dimensions to suit particular local bodies and lending institutions. Set on 300mm x 300mm x 100mm concrete pad. If shown on plan or addendum erect chimney of precast type. Base to be purpose made sections. Sections to be placed on concrete footing full size of base 100mm thick and reinforced. After erection, chimney to be plastered. Alternatively, chimney base may be poured in situ at Contractor's option.

If continuous concrete foundations are specified in the addendum they shall be:—

FOOTINGS: Minimum 300mm x 150mm to solid bearing, reinforced with one 12mm R.M.S.

FOUNDATION WALLS: Minimum 130mm thick with continuous 12mm R.M.S. near top. Concrete shall finish not less than 300mm above ground level. Walls over 915mm in height shall be reinforced with 10mm rods at 380mm centres both ways. 150mm x 150mm piers to carry stringers are to be built from and bonded into wall. Corbels reinforced back into wall may be used in high foundations.

VENTILATION: Provide purpose made vents at appropriate centres and not more than 750mm from any angle.

SOLID BEARING: If solid bearing for piles or continuous foundation is in excess of 300mm below ground level the additional excavation costs, concrete, reinforcing, and back filling shall be subject to an extra charge.

PORCH FLOORS: To be constructed in 100mm concrete reinforced with 10mm R.M.S. rods at 300mm centres or equivalent in H.R.C. fabric. Floors and steps to be plastered with 12mm thick coat of three to one sand and cement rendering.

CARPENTER AND JOINER

All materials are to be 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.

JACK STUDS: Where piles do not reach underside of stringers fix 100mm x 75mm jack studs from top of piles to underside of stringers. Brace between jack studs at corners with 100mm x 50mm diagonal bracing. Place damp-course between timber framing and concrete work.

STRINGERS: To be 100mm x 75mm on edge and spaced at approximately 2000mm centres or 2400mm centres maximum with a truss roof. All joints to be butted and jointed with two 2nw or similar approved nail plates to each joint.

FLOOR JOISTS: To be 150mm x 50mm gauged to an even surface and nailed with 75mm and 100mm nails to stringers bearers. All joists to be lapped or butted over a solid bearing. Provide double joists under exterior end walls.

PLATES: All to be straight. Scarfed at all joints and halved at corners and intersections, excepting exterior walls when additional 150mm x 40mm top plate is provided when interior partitions are non bearing and all interior bottom plates. Alternatively purpose made nail plates may be used in lieu of scarfed and halved joints.

STUDS: To be double nailed to all plates with 75mm and 100mm nails, Wall height to be approximately 2400mm.

TRIMMERS: All window openings to have lintels in accordance with S.A.N.Z. Openings 1220mm and over to have lintels supported by 100mm x 50mm stretcher studs cut between lintels and bottom plate. 100mm x 50mm jack studs to be cut between bottom plate and sill trimmer. Sill trimmer to be one 100mm x 50mm, openings over 2200mm to have two 100mm x 50mm spiked together.

BRACES: Wherever possible brace to all external corners with 150mm x 25mm braces cut into studs or alternatively use purpose made galvanised angle metal bracing. Provide 100mm x 50 mm ceiling runners to all spans from 1800mm to 2400mm. For spans over 2400mm provide a 200mm x 25mm on edge with a 100mm x 50mm nailed to the ceiling joists and spiked to the 200mm x 25mm

ROOF: Roof to be framed up properly in the manner as shown to required degree of pitch. Rafters to be 100mm x 50mm spaced as shown in timber schedule, properly birdsmouthed and checked and securely nailed to all plates, ridges and hips with 75mm and 100mm nails. Provide collar ties, under-purlins and roof strutting to S.A.N.Z. or alternatively prefabricated nail plate trusses at 900mm centres. Fix 75mm x 50mm purlins at maximum 800mm centres. For concrete tile roofs, rafters shall be 100mm x 50mm B.A.O.B.R. or Douglas Fir, or 125mm x 50mm P.G.B.T. Radiata. To gable roofs provide and fix galvanised angle metal bracing, or 150mm x 25mm fixed diagonally to under side of rafters as wind bracing.

BASE SHEATHING: Unless otherwise specified base sheathing shall be 6mm asbestos cement sheets fixed to timber backing as shown in the standard details.

VENTILATION: Provide purpose made vents at appropriate centres and not more than 750mm from any angle.

EAVES: Allow the rafters to overhang as shown and cut off plumb. Frame down with 100mm x 50mm and fix 150mm x 25mm or 200m x 25mm Fascia board. Line under with asbestos sheets and finish as detailed. Alternatively Fascia may be a approved metal type.

EXTERIOR SHEATHING: Sheathing will consist of 235mm fibroplanks fixed to manufacturer's instructions, or alternative materials as specified in the addendum.

FLOORING: To be High Density Flooring Grade particleboard. On completion of all trades, clean off with one cut of machine sanding.

NOGGING: Nogging to exterior and interior walls shall be to S.A.N.Z.

CEILING FRAMING: Where truss roof construction with non-bearing interior partitions are used or for conventional ceiling joists provide 75mm x 40mm strapping at 400mm centres, generally.

CEILINGS: Ceilings to be lined with 9mm Gibraltar board sheets. All sheets to be nailed with galvanised flat head nails and to have joints covered with splayed or half round batten or purpose made jointer. Alternative linings as shown on the addendum.

CORNICES: Provide wooden scotia moulding to all ceilings.

LININGS: All interior wall-papered walls to be lined with 9mm Gibraltar board sheets flush jointed. All sheets to be nailed with galvanised flat heads on joints every 150mm and intermediate studs every 230mm. All interior painted wall joints and angles to be covered with purpose made mouldings. Alternatively prefabricated purpose made partitions may be used. All stopping to be done with the best stopping plaster, filled to an even surface and all spots and risers removed.

INGOING TO PORCHES: Ingoing to back and front porches to be lined with 4.5mm asbestos sheets. Joints and angles to be finished with purpose made mouldings.

WARDROBES: To be lined and ceiled and to have 300mm fulllength hat shelving. Provide hanger rod.

LINEN CUPBOARD: To be lined and finished as for wardrobes and to be fitted with full width slatted shelves spaced approximately 450mm apart.

KITCHEN CUPBOARDS: Fix units as shown on plan.

HOT WATER CUPBOARD: Provide hot water cupboard where shown with two rows of slatted shelving above the cylinder.

ALUMINIUM JOINERY: Fixed according to manufacturers' specification.

WOODEN JOINERY: All exterior door and window frames and sills to be as mentioned in schedule and to be grooved, throated and constructed in a proper manner and joints primed before assembly.

Sashes to be top opening, hung on friction stays and secured with split rail fasteners. Where sashes are shown as split rail type, bottom portion will be fixed. All landscape sashes will be fixed.

TIMBER SCHEDULE

POSITION IN BUILDING			Size		TYPE		GRADE	Remarks	
Jack Studs			100x75	P.G.	Treated Radiata	or B.A.Ht. Rimu		Generally 1400mm centres	
Stringers			100x75	P.G.	"	"		Centres as required	
Foundation Bracing			100x50	P.G.	"	"			
Jack Framing (Fibrolite Bases)			100x50	P.G.	"	"		Approx. 600mm centres maximum	
Floor Joists			150x50	P.G.	"	"	Douglas Fir	When required	
"			200x50	P.G.	"	"	"	"	
"			225x50	P.G.	"	"	"	"	
"			250x50	P.G.	"	"	"	"	
"			300x50	P.G.	"	"	"	"	
Herringbone Bracing			50x50	P.G.	"	"	"	"	when span exceeds 2400mm
Top and Bottom Plates (Exterior)			100x50	P.G.	B.A.O.B.	"			
Top Plate (Exterior) additional for Truss roof			150x40	P.G.	"	"			
Top and Bottom Plates (Interior Bearing)			100x50	P.G.	"	"			
Top and Bottom Plates (Non Bearing)			50x50, 75x50 or 100x50	P.G.	"	"			
Studs (Non Bearing)			75x50 or 100x50	P.G.	"	"	Douglas Fir	600mm centres	
Studs, External and Internal (Bearing)			100x50	P.G.	"	"	"	400mm or with additional top plate at 600mm centres	
Window Trimmers, Top			200x50	P.G.	"	"	"	When required	
Window Trimmers, Bottom			100x50	P.G.	"	"	"	450mm centres	
Window Stretchers			100x50	P.G.	"	"	"	Nailed together	
Window Jacks			100x50	P.G.	"	"	"	"	
Ceiling Joists			100x50	P.G.	"	"	"	"	
Ceiling Runners			200x25	R.S.	"	"	"	"	
"			100x50	P.G.	"	"	"	"	
Ceiling Ribbons or Strapping			50x25, 75x40 or 75x25	P.G.	"	"	"	"	
Rafters (Iron Roof)			100x50	P.G.	"	"	"	"	
Rafters (Metal Tiled Roof)			100x50	P.G.	"	"	"	"	
Rafters (Concrete Tiled Roof)			100x50 or 125x50	P.G.	"	"	"	"	
Struts (Roof)			100x50	P.G.	"	"	"	"	
Under purlins (Concrete Tile Roof)			100x75	P.G.	"	"	"	"	
Under-Purlins (Metal Roof)			100x50	P.G.	"	"	"	"	
Collar Ties			150x25	R.S.	"	"	"	"	
Trusses			100x50		"	"	"	900mm centres	
Ridges and Hips			200x25	R.S.	Treated Radiata	or B.A.Ht. Rimu or Douglas Fir			
Valley Rafters			150x50	P.G.	"	"	"		
Valley Boards			150x25	R.S.	"	"	"		
Purlins			75x50	R.S.	"	"	"	800mm centres maximum	
Dwangs (Nogging)			100x50 or 75x50	P.G.	"	"	"		
Braces			75x50 or 100x50	P.G.	"	"	"		
Fascia and Frieze Board			150x25, 200x25 or 225x25		"	"	"	Alternatively approved purpose made	
Internal Door Jambs			25		O.B. Rimu or Finishing Grade Radiata	"	"	"	
Internal Door Stops			12		"	"	"	"	
Architraves			50x12		"	"	"	"	
Skirting			50x12		"	"	"	"	
Sill Boards			25		"	"	"	"	
Window and Door Jambs			150x40		D.A.H. Rimu or Treated D.O.B. Native Timber or Cedar or Treated Radiata	"	"	"	
Window Sills			150x50		"	"	"	"	
Door Sills			200x50		"	"	"	"	
Window Mullions			100x75		"	"	"	"	
Window Sashes			100x50 & 60x50		"	"	"	"	

To General List of Timber Acceptances (Hous ing) accepted by Housing Corporation of N.Z.

Interior Finishing work not specifically mentioned to be D.A. Rimu or Finishing Grade Radiata.
Exterior finishing work not specifically mentioned to be D.A.H. Rimu or approved Treated Timber.