

MALVERN COUNTY COUNCIL

APPLICATION FOR DRAINAGE AND/OR PLUMBING PERMIT NO. 1441

The Engineer,
Malvern County Council,
P.O. Box 1,
DARFIELD

I hereby apply for a permit to install extend drainage& install plumbing fittings to new bathrooms

(Describe work to be done - plumbing, drainage, septic tank etc.)

Septic Tank: Precast _____ Poured on site _____

Right to discharge No. _____ Copy attached. _____

For Mr. Hutt Lodge Lea

(Name of person or property)

of Rakara Gorge Rd 2 Rakara

(Address of property on which work is to be done)

and advise that the following persons will carry out the work.

Registered Plumber R. E. PECKAddress 16 Millchamps St Tinsbury

Licensed Drainlayer _____

Address _____

Value of completed work:

Drainage \$ _____

Plumbing \$ _____

Total \$ 3651-00Permit fee payable: \$ 21-00Signed: W. J. Jones

(See scale of fees below)

(Permit applicant)

Postal Address 11 BOWEN STRAKARA

FOR OFFICE USE:

Assessment No. 1426 / 121 1^M Property Description R538827 / BK VI / VIIPermit No. 2210 / 11-8-86Drainage & Plumbing Fee: \$ 21-00 Receipt No. 7614 Date 6/4/84Septic tank effluent system to be relocated as directed

SCALE OF FEES

If value of proposed work is less than \$50	..	by .. C H I	\$	C.
If value of proposed work is \$50 or less than \$100	..			-50
If value of proposed work is \$100 or less than \$200	..			1-00
If value of proposed work is \$200 or less than \$300	..			2-00
If value of proposed work is \$300 or less than \$400	..			3-00
Plus \$1 for every \$200 or part thereof in excess of \$400	..			4-00

APPROVAL OF COMPLETED WORK

Mr. _____

Date _____

Dear Sir,

This is to inform you that the drainage and/or plumbing work done by
you at Mr. _____ has been inspected, plans

(Owner's name and address)

taken where necessary and approved.

Yours faithfully,

.....Engineer
(Under Drainage & Plumbing Regs.)

BUILDING PERMIT CHECK SHEET

OWN.

Mt Hutt Lodge Wta.

APPLICATION NO: 6207

ADDRESS:

Rakaia Gorge

BUILDER'S NAME:

Arrow International

BUILDING:

3 Accommodation Units

TOWN PLANNING:

SITING ETC:

STRUCTURAL:

X Windows area between 2 of Unit 2 & Unit 3 inadequate

X Cupboard used for washing machines - must be ventilated to ext. air

FIRE CONSTRUCTION:

X The fire protection on the roof of the units shall be provided as shown on the attached diagram and shall extend 1.5m on each side of the party walls.

X DRAINAGE/PLUMBING
WATER SUPPLY ETC.

* Existing disposal system to be exposed & resp developed as kept by Council Insp.

X Detailed plans of proposed new drainage work to be submitted and approved before any drainage works commenced.

X Details of plumbing layout to be approved by County Health Inspector.

* NOTICES SENT FEES ETC. SENT NOTIC RE FEES

* Check water supply + treatments

PERMIT APPROVED:

DATE:

30/1/89

496 535



MALVERN
COUNTY COUNCIL

BUILDING PERMIT APPLICATION

P.O. Box 1
DARFIELD
Telephone 88-416

APPLICATION
NUMBER

6207

Dear Sir,

I hereby apply for permission to ~~install/alter~~ erect a:

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Block of 3 timeshare residential units for holiday accomodation.

The following details are attached. (Please tick appropriate box)

☒ Site Plan	☒ Elevations	☒ Specifications
☒ Floor Plan	☒ Cross Sections	☒ Cert. of Title (see over)

Owner:

NAME Mt Hutt Lodge Ltd

MAILING

ADDRESS R.D. 12

Rakaia

Telephone No. (0516) 66898

Builder:

NAME Arrow International

MAILING

ADDRESS P.O. Box 42

Christchurch

Telephone No. 665-419

PROPERTY ON WHICH WORK WILL BE DONE

STREET NUMBER _____

STREET NAME Rakaia Gorge Road

TOWN /DISTRICT R.D. Methven

PROPERTY

SIZE: 1.2 ha

LEGAL DESCRIPTION: (Details on rate demand)

VALUATION ROLL NUMBER:

24 26 / 121 / 1m

Lot AU 5 D.P. 44480

Section R5 38827 Block _____

Survey District _____

Cert. Title No. C.T.'s 19F/27 - 19F/38

FLOOR AREA

DWELLING UNITS

Whole
Sq.Metres

272

Number
Erected

3

ESTIMATED VALUES: (Including GST)

Building \$ 228,000

Plumbing & Drainage \$ 12,000

TOTAL \$ 240,000

SIGNED BY:

(Owner/Builder)

DATE:

14.12.88

FEES APPLICABLE: (Includes GST)

Building Permit (Refer Clause 1.Over) \$ 1040

Building Research Levy (Refer Clause 2.Over) \$ 240

Drainage & Plumbing (Refer Clause 6.Over) \$ 198

TOTAL \$ 1478

GST CONTENT \$ _____

Date 9.2.89 Receipt No. 5613

MALVERN COUNTY COUNCIL

SCHEDULE OF BUILDING PERMIT FEES AND NOTES

1. FEE ON BUILDING VALUE: (All Fees Include GST)

Value of Building	Fee Charged	Value of Building	Fee Charged
\$0 - \$1500	\$20.00	\$10001 - \$15000	\$150.00
\$1501 - \$2000	\$37.00	\$15001 - \$20000	\$194.00
\$2001 - \$3000	\$46.00	\$20001 - \$30000	\$268.00
\$3001 - \$4000	\$54.00	\$30001 - \$40000	\$318.00
\$4001 - \$5000	\$64.00	\$40001 - \$50000	\$366.00
\$5001 - \$6000	\$72.00	\$50001 - \$60000	\$408.00
\$6001 - \$7000	\$82.00	\$60001 - \$70000	\$448.00
\$7001 - \$8000	\$90.00	\$70001 - \$80000	\$480.00
\$8001 - \$9000	\$99.00	\$80001 - \$90000	\$512.00
\$9001 - \$10000	\$108.00	\$90001 - \$100000 ...	\$550.00

Thereafter \$3.50 per \$1000 or part thereof.

The above scale of fees also applies to the issue of a chimney permit or permission to erect an advertising hoarding or a sky-sign and to any other work requiring a permit under the by-laws, whether the permit is issued in the form of a building permit or otherwise.

In any dispute the County Engineer shall have the absolute determination of the value of such work.

2. BUILDING RESEARCH LEVY: (Includes GST)

\$1.00 per \$1000 or part thereof of the total building value. (Including GST)

Note: Buildings with a total value (including plumbing and drainage) of less than \$22,000 are exempt from this levy.

NOTES ON COMPLETING BUILDING APPLICATION:

3. Floor Area:

The area of each floor in buildings of more than single storey must be entered. For site coverage only the area of the ground floor is computed. In accessory buildings the floor area is for computing permissible floor area.

4. Proposed Use:

The purpose of every building or part of a building must be clearly indicated e.g. private car garage, private storage shed, ownership flats, leasehold shops etc.

5. Stormwater Disposal:

An approved method of stormwater disposal must be provided to all buildings and must be fixed before occupation of the building.

6. Drainage and Plumbing:

Where drainage and plumbing work is incorporated with any building work the permits must be uplifted at the same time. (Refer gold form D1).

7. Copy of Certificate of Title:

A copy of the appropriate Certificate of Title(s) is required for new buildings and substantial alterations to buildings, and in any other cases where the legal definition of the boundary is deemed necessary. This may be obtained from the District Land Registrar.

8. Building Permit Requirements:

Applications will not be processed unless 2 copies of all plans (floor plans, elevations, cross sectional plans, site plans) full specifications, and complete land details are submitted with each application together with the necessary permit fees.

9. Other services for which fees may be charged are:

Inspections, planning and siting dispensations, sewer and water connections, vehicle crossings, street drainage, valuation roll search etc.

MALVERN COUNTY COUNCIL

APPLICATION FOR PERMIT TO HAVE SANITARY PLUMBING OR DRAINAGE WORK

CARRIED OUT

The County Clerk,
Malvern County Council,
P.O. Box 1,
DARFIELD.

Permit No. 623.
1125.

BRADFORD CONSTRUCTION COMPANY LIMITED

I, the undersigned.....hereby make application for
permission to have the work prescribed herein, and set out in the
plans attached hereto, carried out in the premises situated at

.....Rakain Gorge. Zig-Zag Road......

Name and address of person for whom work is to be carried out:

Part 2426/121

RS 38827.

31/6 VI Fighting Hill

Mr Hunt Lodge Rd.
C. Davis & Partners
253 Madras St. ChCh

Name of plumber/~~drainlayer~~

BRADFORD CONSTRUCTION COMPANY LIMITED

Value of Proposed work including materials:-

(a)	Sanitary Plumbing.....	<u>4500-00.</u>	Fee.....	<u>\$23.00.</u>
(b)	Drainage.....		Receipt No.	<u>49601.</u>
	Total.....	<u>4500-00.</u>	Date Paid	<u>21-5-75.</u>

BRADFORD CONSTRUCTION COMPANY LIMITED

Signature.....pp. Threlley.....

Dated this.....19th.....day of.....May.....19.....75.....

-----detach-----

Estimated value of work

Fee Payable

Not exceeding	\$10					.10
exceeding	\$10 but not exceeding	\$20				.25
"	\$20	" "	"		\$50	.50
"	\$50	" "	"		\$100	1.00
"	\$100	" "	"		\$200	2.00
"	\$200	" "	"		\$300	3.00
"	\$300	" "	"		\$400	4.00
	\$400					\$4.00 plus
						\$1.00 for every
						\$200 or part thereof
						in excess of \$400.

MALVERN COUNTY COUNCIL

APPLICATION FOR PERMIT TO HAVE SANITARY PLUMBING OR DRAINAGE WORK

CARRIED OUT

The County Clerk,
Malvern County Council,
P.O. Box 1,
DARFIELD.

Permit No. **624**
1126

I, the undersigned, *Colin Taylor Plumbing Ltd* hereby make application for permission to have the work prescribed herein, and set out in the plans attached hereto, carried out in the premises situated at

Rakaia Gorge

Name and address of person for whom work is to be carried out:

*Pt 2426/121
RS 38827
Blk VI Fighting Hill.*

*Mt Hutt Lodge Ltd.
C/- Davis Gilchrist Partners.
253 Madras St, Ch. Ch.*

Name of ~~plumber~~/drainlayer *Colin Taylor*

Value of Proposed work including materials:-

(a)	Sanitary Plumbing	Fee	<i>\$14-00</i>
(b)	Drainage	Receipt No	<i>249601</i>
	Total	Date Paid	<i>21-5-75</i>

Signature *Colin Taylor Plumbing*
P.P. J. J. J.

Dated this *19th* day of *May* 19*75*

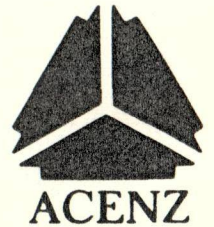
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Estimated value of work

Fee Payable

Not exceeding	\$10					.10
exceeding	\$10 but not exceeding	\$20				.25
"	\$20	"	"	"	\$50	.50
"	\$50	"	"	"	\$100	1.00
"	\$100	"	"	"	\$200	2.00
"	\$200	"	"	"	\$300	3.00
"	\$300	"	"	"	\$400	4.00
	\$400					\$4.00 plus
						\$1.00 for every
						\$200 or part thereof
						in excess of \$400.

DESIGN CERTIFICATE



To THE COUNTY ENGINEER
MALVERN COUNTY COUNCIL
DARFIELD.

re MT HUTT LODGE
(Project Title)

I, VAUGHAN MC MILLAN, being a Registered Engineer and holding a current Annual Practising Certificate and being a Member of the Association of Consulting Engineers New Zealand and a Principal/Director of DAVIS, OLLIVRE & PARTNERS LTD, hereby certify that:

- This Consulting Practice has been engaged to design and execute the appropriate engineering calculations for TIMBER FRAMED AND SARKED BUILDING WITH CONCRETE MASONRY
(Description & Type of Structure)

SHEAR WALLS AND CONCRETE FOUNDATIONS.

proposed to be constructed for MT HUTT LODGE LTD
(Name of Owner)

located at RAKIA GORGE
(Street Address)

on PS 38827 (AUS) DP 44480
(Legal Description of Site)

- The accompanying 3 sheets of Drawings titled and numbered MT HUTT LODGE LTD
(Number)
13511/S1, S2, S3 and dated DEC 1988 and Specification Sections numbered EXCAVATOR, CONCRETE, CONCRETE BLOCKWORK AND SITE WORKS adequately illustrate the design of the structure.

- I have exercised reasonable control over the design processes for the works defined above which have been designed in accordance with sound and widely accepted engineering principles to support the loads specified in

NZS 4203

and various aspects of the design are in accordance with the following relevant authorities

NZS 3603, NZS 4220P, NZS 3615, NZS 3604, NZS 3101
AS 1250

- I believe the stresses in the various materials of construction and force resisting elements of the structure including the foundation strata under the above loads are such as to ensure the safety and stability of the structure if the works are constructed in accordance with the above described drawings and specifications.

The name and qualifications of the principal structural designer are

VAUGHAN MC MILLAN BE (HONS) MIPENZ REG ENGR.

Signature of ACENZ Member V. McMillan Date 14/12/88

Professional Qualifications BE (HONS) MIPENZ Registration No. 5516

For and on behalf of DAVIS, OLLIVRE & PARTNERS LTD.

Address P.O. Box 579

CHRISTCHURCH.

ASSOCIATION OF
CONSULTING ENGINEERS NEW ZEALAND
A Division of
the Institution of Professional Engineers New Zealand

14 December 1988

Malvern County Council
South Terrace
DARFIELD

ATTN: V. Chailles

Dear Sir

RE: MT HUTT

Please find enclosed a copy of the building permit application, copies of the Engineers Design Report and 2 copies of revised sets of Architectural plans. Please disregard your earlier sets of architectural plans (floor layout revised).

If you require permit fees to be included could you please forward me the cost involved and I will forward a cheque.

Should you require any further information could you please contact the writer.

Yours faithfully



Brian Sutton
DESIGN CO-ORDINATOR
627-10

24260 121	1M	extns	0	change	indic	001200	1/07/84	23/07/85
VI	246000	Special Values	Nature of Improvements				Occupier (within the meaning of the Rating Act)	
LV	9000		5 FLATS OB DI				MT HUTT LODGE LTD	
CV	255000		SEPARATE VALUATION				2 R D PAKAIA	
SQ METRES			0	Street Address of Property			Name of District	
				ZIG-ZAG RD			MALVERN COUNTY	

The sequence of data here is: OWNER (if other than Occupier), SPECIAL RATING AREA INFORMATION (if any), DESCRIPTION OF PROPERTY.

BODY CORPORATE NO 44480 CANTY

CODE	SCHEME	NAME	CLASS	AREA	CV	LV	SPEC	CV	SPEC	LV
367	NTH	CANTERBURY CATCH BD								
853	SELMYN	PEST BD-UPP RAK								

PRINCIPAL UNITS 1E 1F GD GE GF DP 44480 WITH ACCESSORY UNITS AUL AU3 AU4 AUS
OVER RS 38827 BLKS VI VII FIGHTING HILL SD



WF0006208

ZIG ZAG RD.



PRELIMINARY PRINT ONLY

Davis Ogilvie & Partners



Civil and Structural Engineers
Registered Surveyors
Planning Consultants

BNZ Building 137 Armagh St
Christchurch, New Zealand.
P.O. Box 579 phone 61-653

SITWORKS &
DRAINAGE PLAN

drawn K.S.
appvd
date 1-89
scale 1:200

Site 13511
Date



NEW ZEALAND FIRE SERVICE
AREA 5A-CHRISTCHURCH

Maui Hill
Lodge

TELEPHONE (03) 799400 : TELEX FIRFIVE 4626 : FAX (03) 652-552

DATE: ...23-12-88.....

TIME SENT: ...0900.....

TO: ..Mel. Challes - Malvern C.C. Fax No 0516 98-542

FROM: ..Joe. McLeod..

TOTAL NUMBER OF PAGES: ..2..... (including this cover sheet)

If you have not received all the pages or find that any of them are illegible, please call the sender by telephone or fax.

SPECIAL INSTRUCTIONS:

FAX MESSAGE

attached

- ① - A possible marked up detail.
- ② - An illustrated detail of Fire walls.

Happy Christmas to you all

Joe. McLeod

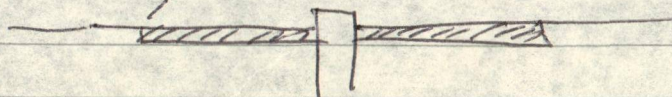
Mr Turk Lodge

1) Sliding doors
to livingrooms & bedroom

- require open spaces in units

2) Enewalls
options parapets

5.15' $\times$ 1.5m $\times$ 1.5m



3) Ventilation to laundry area in each unit,

4) Septic tank effluent disposal
system is to be exposed
for inspection and upgraded
to the satisfaction of the
County Health Inspector.

10/25

CLAUSE 5.15

PARAPETS

5.15.1. In every compartment every external wall or part thereof situated within 1.5m of a boundary in the Central area or Outer A area or within 900mm in the Outer B area shall extend not less than 450mm above its adjoining roofline to form a parapet:

Provided that a parapet shall not be required:

- (i) Where the roof adjoining such wall for a distance of not less than 1.5m from the boundary has a 1 hour FRR; or
- (ii) In the case of private garages and outbuildings not more than one storey in height and not exceeding 50m² in area.
- (iii) In low risk occupancies that are greater than 900mm from a boundary.

5.15.2. Every fire wall shall extend not less than 450mm above the adjoining roof line to form a parapet:

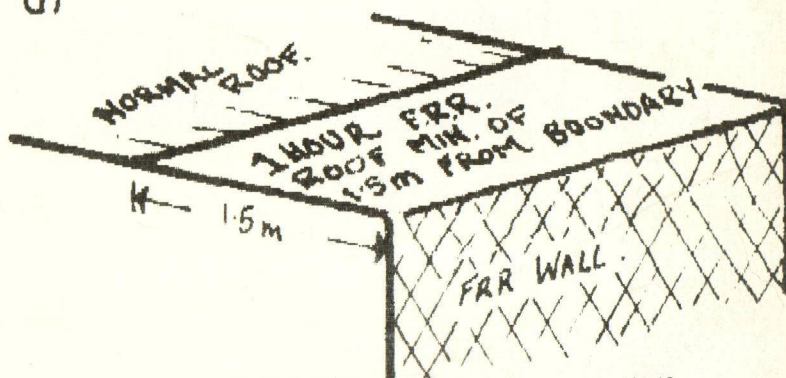
Provided that a parapet shall not be required:

- (i) Where the roofs adjoining the wall on each side for a distance of not less than 1.5m have a 1 hour FRR; or
- (ii) Where the occupancy on each side of a wall is of low fire risk, and the roof covering is non-combustible and is bedded in cement mortar on top of the wall. A non-combustible roofing material having a surface finish of a combustible nature shall be deemed to be non-combustible.
- (iii) For roofs not exceeding 300m² in area in the Outer B area where the roof covering, if of fabric, is closely bedded on a layer of

5.15.1 CENTRAL OR OUTER 'A' AREAS

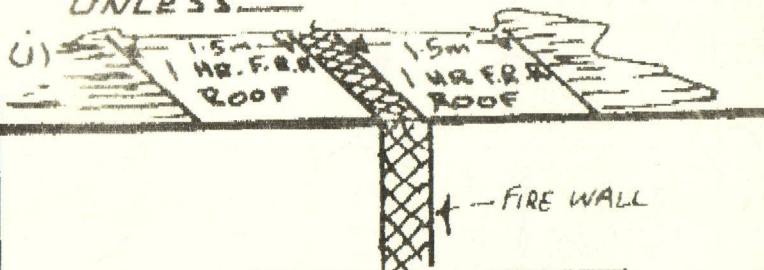
EXTERNAL WALLS WITHIN 1.5M OF BOUNDARY SHALL HAVE A PARAPET EXTENDING AT LEAST 450 mm ABOVE ROOFLINE: UNLESS —

(i)

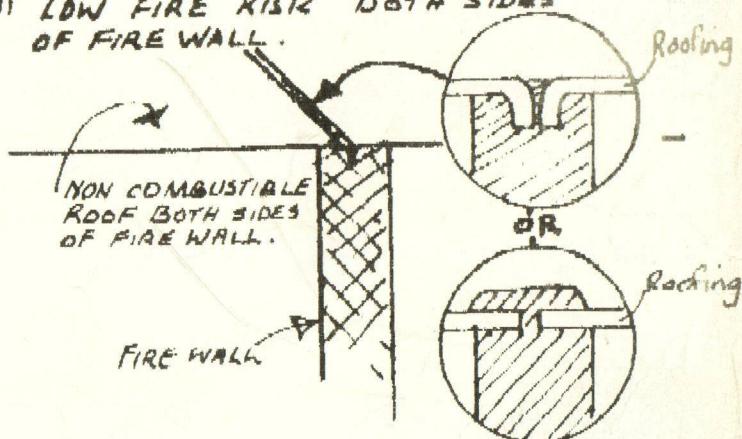


(ii) PRIVATE GARAGES NOT EXCEEDING 50m² IN FLOOR AREA.

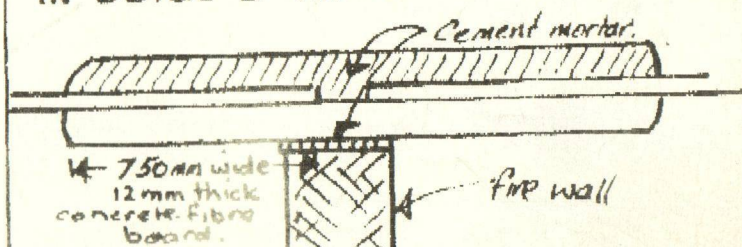
5.15.2 EVERY FIRE WALL SHALL EXTEND ABOVE THE ROOF LINE BY MIN. OF 500mm UNLESS —



(ii) LOW FIRE RISK BOTH SIDES OF FIRE WALL.

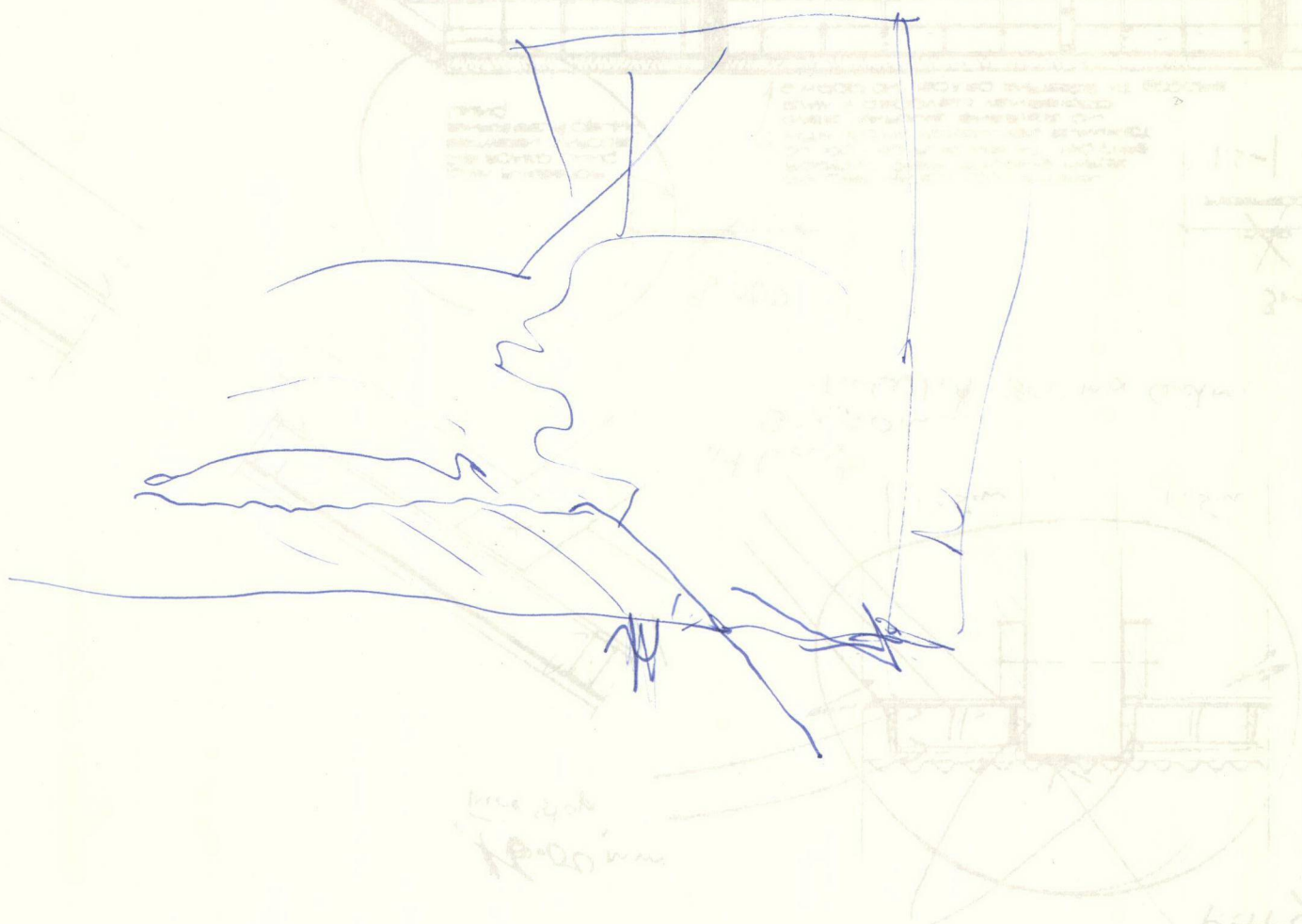
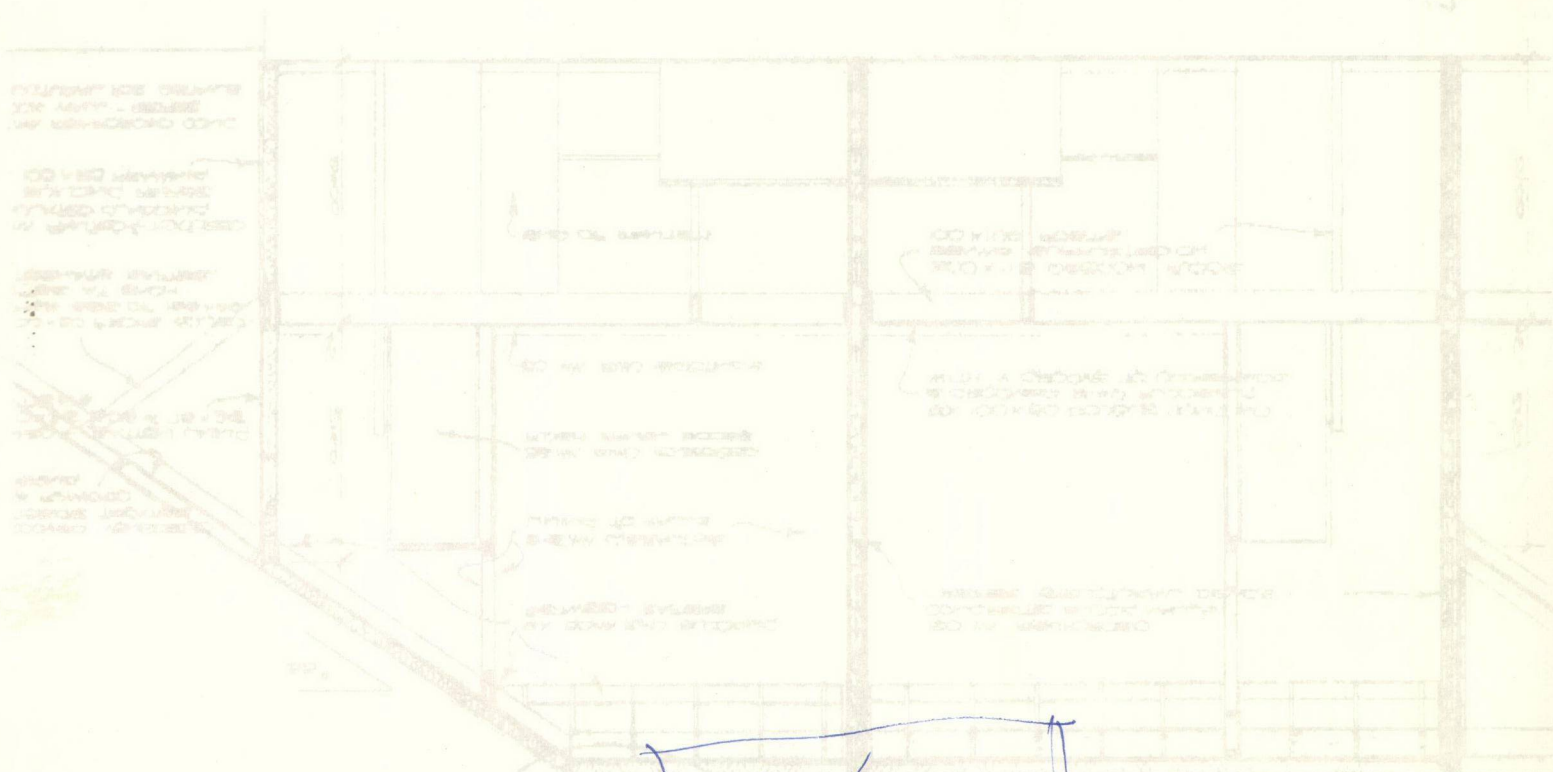


(iii) ROOF AREA NOT EXCEEDING 300m² IN OUTER 'B' AREA.



NOTE: 300m² AREA BETWEEN FIRE

CROSS SECTION



11-00-00

6442

11-00-00

S P E C I F I C A T I O N

OF **WORKS** REQUIRED TO BE DONE
AND **MATERIALS** TO BE USED

IN THE **ERECTION AND COMPLETION**
OF **THREE TIMESHARE UNITS**

FOR **MT HUTT LODGE**

SPECIFICATION

OF WORKS REQUIRED TO BE DONE
AND MATERIALS TO BE USED

IN THE ERECTION AND COMPLETION
OF THREE TIME SHARE UNITS
AT

FOR MT HUTT LODGE

In accordance with the Drawings and Specification prepared by and
to the entire satisfaction of the Architects.

ARROW INTERNATIONAL
Project Management

P O Box 42
Christchurch
Telephone (03) 665 418

SKEWS HEY AND ARCHER
Architects and Landscape Architects

82 Oxford Terrace, P O Box 495, Christchurch.
Telephone 668-093
Fax 668-097

Ashburton Office
Telephone 88-209

DAVIS OGILVIE AND PARTNERS
Consulting Engineers

BNZ Building, 137 Armagh Street
P O Box 579, Christchurch
Telephone 661-653
Fax 792-348

INDEX

section item

- 1 PRELIMINARIES
- 2 EXCAVATOR
- 3 CONCRETE WORK
- 4 CONCRETE BLOCKWORK
- 5 NO TRADE
- 6 METALWORK
- 7 METAL WINDOWS
- 8 CARPENTRY
- 9 JOINERY
- 10 PLUMBING
- 11 ELECTRICAL
- 12 METAL ROOFING
- 13 GLAZING
- 14 PAINTING
- 15 SITE WORKS AND DRAINAGE
- 16 SCHEDULE OF MONETARY ALLOWANCES

1.01 MATERIALS AND WORKMANSHIP

- .01 Comply with the requirements of NZS 1900, New Zealand Standard Model Building By-law.
- .02 Supply materials in accordance with the appropriate N.Z. Standard, except as otherwise specified herein.
- .03 All equipment supplied shall include manufacturers written guarantee and these shall be delivered to the Architect on completion.
- .04 Carry out the various works in accordance with good trade practice. Work not being of a good description shall be rejected.

1.02 SUB-CONTRACTORS

- .01 The Contractor shall submit with his tender the following information:
 - (a) Name of each sub-contractor;
 - (b) Extent of work to be done by each sub-contractor;
 - (c) Amount of sub-contract price;
- .02 Such contracts shall comply with the terms of the main contract.
- .03 The Architect reserves the right to object to any name on the list.
- .04 The Contractor shall be responsible for the co-ordination of the work of the sub-contractors.
- .05 The Contractor shall not change any sub-contractor without the prior consent of the Architect.
- .06 Each sub-contractor shall be responsible for ascertaining from the Contractor the extent of equipment and plant proposed for use on the Contract, and for making his own arrangements with the Contractor for the use of same.

1.03 TENDER AMOUNT

The Tender Sum from a 'registered person' in terms of the Goods and Services Act 1985 shall exclude GST.

1.04 PROGRESS PAYMENTS

- Claims for progress payments shall show:
- (a) the amount being claimed under each trade heading;
 - (b) particulars of payments made to sub-contractors since the previous claim.
 - (c) Claims should not be submitted as Tax Invoices; claims shall show value of work completed, less previous claims, less retentions, value of claim, plus GST, total being the amount due.
 - (d) The Certificate of Payment will be issued as a TAX INVOICE.

1.05 PUBLIC SERVICES

The Contractor shall be responsible for maintaining and upholding the public roadway and footpaths, including public services contained therein.

Any damage resulting from the Contractor's activities shall be made good to the satisfaction of the local and public authorities at no cost to the Principal.

1.06 TEMPORARY SERVICES

The Contractor shall have free access to but shall make his own connections as required to the following temporary services during construction:

(a) water supply;

(b) power supply.

Access to the Principals' telephone shall not be as of right, limited access may be granted subject to specific permission from the Principals.

1.07 PROVIDE AND FIX

The words 'provide' and 'fix' when used separately shall be deemed to mean 'provide and fix' unless explicitly stated otherwise.

1.08 CLEANING UP

The Contractor shall keep the site and premises clean during the progress of the work; he shall regularly remove from the site all builders waste and rubbish.

On completion;

(a) remove all builders waste and rubbish from the premises and site;

(b) leave portion of site unoccupied by building level and clean;

(c) remove all paint plaster and other splashes and marks from all surfaces;

(d) clean all windows mirrors and sanitary ware;

(e) wash where appropriate all finished floor surfaces;

(f) clean out all roof gutters and stormwater drains;

(g) leave all services and appliances in proper working order.

1.09 PERMITS

All work shall be carried out in conformity with local by-laws.

Obtain all permits and pay all fees before each particular part of the work is commenced.

1.10 VISIT SITE

The Contractor is advised to visit the site prior to tendering and to satisfy himself as to site conditions, levels, access, distances, and all other matters affecting the execution of the work, for upon submission of a tender it shall be taken that he has obtained for himself all such information as may be necessary notwithstanding any particulars given herein, as no claims for extra work will be considered on the grounds of ignorance of the site or of the conditions under which the work will be executed.

1.11 EXTENT OF WORK

The work consists of the two storey accommodation units having concrete footings and ground floor slab, timber framed walls first floor and roof, insulated and board and batten exterior linings, corrugated coloursteel roofing, interior linings as detailed and complete including all associated services.

1.12 CONSTRUCTION PROGRAM

Prior to commencing work on site, the Contractor shall prepare a bar chart or critical path program for the works and supply copies and make such explanations of the program as the Architect may require. In the event of the work on site not meeting the program, it shall be revised to suit the new conditions at such times as the Architect considers appropriate.

C1

EXCAVATOR

The Preliminary and General Clauses of this Specification and the Conditions of Contract are binding on all trades. This section of the Specification shall be read in conjunction with other trades.

1. SCOPE

This section of the works consists of excavation, backfilling and hardfill associated with foundations and floor slabs.

2. NATURE OF SITE

The building is located on a terrace above and to the east of the existing units and comprises silts and gravels.

3. EXCAVATE

Excavate topsoil and deleterious material from the area of the building. Excavate to 150mm below finished slab levels.

4. EXCAVATE FOR FOUNDATION

Drill post hole footings, for carport foundation and post supports, Cooperate with concretor in the early placement of concrete and reinforcing cage.

Excavate foundation pads and footings to the dimension in the drawings or as directed by the Engineers in writing to a solid bottom.

5. MAINTAIN

Maintain excavations free from slips, erosion, water and other fluids or fallen materials. Provide and maintain all shoring, strutting, sheet piling, planking, pumps and other materials and plan necessary for the execution of excavations.

6. OVER EXCAVATION

Excavations to depths greater than detailed by the drawings or the Engineer's written instruction, shall be made good at the Contractor's expense with site concrete as specified under "Concretor".

C2

7. DISPOSE OF SURPLUS MATERIAL

Remove from site and dispose of all surplus material from the excavations.

8. HARDFILL

Supply, lay and consolidate hardfill beneath the floor slab. The hardfill shall be pit run gravel, well graded with a maximum size not greater than 75mm.

Place in 150mm layers and compact with a vibrating roller having a weight per metre of roll of not less than 4 tonne. Blind surface of hardfill with sand or crusher dust to protect DPC.

9. BACKFILLING

Remove all timber, rubbish and other loose materials from excavations. Backfill around foundations with approved excavated material. Thoroughly consolidate in layers by ramming.

D1

CONCRETOR

The Preliminary and General Clauses of this Specification and the Conditions of Contract are binding on all trades. This section of the Specification shall be read in conjunction with other trades.

1. SCOPE

This section of the works consists of the supply, forming reinforcing and casting of all concrete.

2. WORKMANSHIP AND MATERIALS

Workmanship and materials shall be in accordance with N.Z.S. 3109 1983 unless directed otherwise by the Engineer in this Specification. A copy of this standard shall be kept on site.

3. CONCRETE AND STRENGTHS

Concrete shall be from a ready mix plant approved by the N.Z. Ready Mixed Concrete Inc. The concrete shall conform to the requirements of Chapter N.Z.S. 3109 in all regards.

Concrete Strengths at 28 days:

Site concrete, if required	-	10 MPa
Foundation office ground floor slabs	-	20 MPa

4. TESTING

The Engineer may request tests in addition to those specified by N.Z.S. 3112 to be made by the Ready Mix Supplier on site if he suspects the quality of concrete supplied to the site. The cost of these tests shall be borne by the ready mix supplier.

D2

5. REINFORCING

All reinforcing, bending and placing shall conform to the requirements of N.Z.S. 3109 along with other relevant N.Z.S. Standards. Unless specified otherwise, laps in concrete shall be 32 diameters and 40 diameters in blockwork.

Bars shall be accurately positioned in accordance with the drawings and tied to form a rigid stable structure. Covers shall be as noted on the drawings and shall be positively and accurately maintained by the use of distance pieces, spacers and chairs. Mortar blocks will be approved for use only if accurately made.

The Engineer is to be informed when reinforcing is being placed and given an opportunity to inspect before pouring. The reinforcing sub-contractor shall be on site to correct damage or displacement of the reinforcing during pouring.

6. FORMWORK AND PLACING

Formwork shall be constructed so that the concrete can be placed and thoroughly compacted. Joints shall be tight to prevent grout loss. Vibrators shall be used for placing of all concrete, unless otherwise approved. Stripping times shall be as in N.Z.S. 3109, unless otherwise agreed by the Engineer. Floor slabs shall not be cast in the weekend. Concrete floor slabs shall not be placed when temperatures are higher than 30 degrees celsius.

7. CURING

Curing shall be either by water mist sprays, ponding or by the application of curing compounds. Curing compounds shall be applied to slabs as soon as final finishing is complete. Water curing shall be started as soon as the concrete surface has set.

Between April and September adequate precautions shall be taken to prevent damage to slab surfaces by frosts. Protect concrete surfaces from construction traffic and damage.

Concrete surfaces damaged shall be repaired or remade to the satisfaction of the Engineer at no extra cost.

8. BUILD-IN

As work proceeds, build in all necessary bolts and other fixings and where not supplied by other trades, supply these.

D3

9. DAMPCOURSE

Place Moistop 737 dampcourse under all ground floor slabs lap 100mm at joins and seal with Polythene pressure sensitive tape.

Extreme care shall be exercised to avoid puncturing the membrane. Any such damage shall be repaired before concrete is poured.

10. FORMWORK

All concrete work exposed to view including foundation walls etc., are to have a fairface finish, free from all irregularities, patches, marks, discolourations and grout loss, achieved through the use of plywood lined formwork coated with polyurethane varnish or similar. Corners and butt joints are to be tightly made and sealed with plastic sealant strips. Ensure the concrete is adequately vibrated to achieve a dense smooth surface. The system proposed should be discussed with the Engineer in advance and a standard of finish agreed to.

11. FOUNDATIONS

Co-operate with the excavator in the early pouring of post hole footings.

Form, reinforce and pour pads and foundations. Ensure reinforcing is free from contamination and that correct covers are maintained.

Preplace all holding down bolts, starters and plates in timber templates before pouring pads and footings.

D4

12. FLOOR SLABS

Form reinforce and pour 100mm reinforced slabs on damproof.

The concrete shall be placed using a vibrating screed wherever possible. Free screeding may be used only with the Engineer's approval. If this system is used the concrete shall be revibrated following the hand screed board operation. Arrange concrete pours to allow adequate time for floating and finishing. Calcium Chloride (1%-2%) may not be used to assist early trowelling only when the Engineer's approval is obtained.

Floor slabs shall be finished with approved power floating and compacting machines to a dense level surface which does not vary more than 6mm in 3 metres, free from trowelling ridges and other irregularities. Trowelling in of lines or dry cement will not be permitted.

Take particular care in finishing up the adjacent slabs. Float right up to the edges of slabs or forms, remove loose grout off adjacent slabs and hand trowel edge to leave both slabs flush. Ensure this operation is carried out. Slabs not fulfilling the standard of finish specified above or damaged by weather, traffic or by other causes shall be repaired to the satisfaction of the Engineer.

E1

CONCRETE BLOCKWORK

The Preliminary and General Clauses of this Specification and the Conditions of Contract are binding on all trades. This section of the Specification shall be read in conjunction with other trades.

1. SCOPE

This section of the works consists of the supply and laying of 190mm block walls.

2. WORKMANSHIP

The block laying herein specified shall be carried out by experienced blocklayers from a firm specialising in the laying of concrete blocks. Only first class workmanship will be accepted. Blocklaying shall conform in all respects to the relevant clauses NZS 4210 except where specified otherwise herein.

3. BLOCK

All blocks shall be of approved manufacture as specified in NZS 4210. Before use, blocks shall be kept dry, free from contact with the ground and covered from the weather with tarpaulins.

During the progress of work every care shall be taken to prevent shrinkage by adequately protecting blocks from moisture penetration as work proceeds.

4. MORTAR

Mortar shall be Mix No 1 (12.5 MPa) as defined in Clause 6.2.4 of NZS 1900. To achieve the required strength, pay special attention to the sand grading and a mix of not less than 1:3 is suggested.

5. REINFORCING

Vertical reinforcing will generally be placed in advance of laying, horizontal reinforcing will be positioned when the appropriate course is laid. The reinforcement shall be bent and placed, generally in accordance with the Concretor Section of this Specification.

6. LAYING

Lay blockwork to running bond except where detailed on the drawings. Lay blocks to vertical reinforcement with open end type blocks. Both horizontal and vertical joints shall be 10mm thick. Joints shall be level and plumb and of uniform thickness throughout and perpend on alternative courses shall be vertical in a line. Cut blocks with a carborunum blade.

E2

7 FILLING

All blockwork shall be fully filled with concrete as specified. High lift or low level filling may be used depending on the clean out facilities provided, discuss with the Engineer. Filling concrete shall have a minimum strength of 18MPa at 28 days, 6mm maximum aggregate and a minimum cement content of 389 kg/m³. It shall conform with the principles of NZS 4210 and shall have a workability such that it will flow easily into all voids.

8. BUILDING-IN

Provide and build-in all fixings wheresoever necessary for the proper execution of the work as required by all other trades.

9. POINTING

All joints shall be neatly pointed as the work proceeds. On completion, clean down walls and remove all adhering mortar and make good any damaged blockwork. Pointing shall be carried out to form a grooved joint with the mortar previously specified.

6.01 PRELIMINARY

Refer to the Preliminaries Section of this Specification and to the General Conditions of Contract which are equally binding on all trades. Read this section of the Specification in conjunction with all other sections.

6.02 MATERIALS

Steel shall be clean mild steel, free from rust and pitting, conforming to BS 4360.

Other materials shall be the best quality of their respective kinds, conforming to the appropriate NZS.

6.03 WORKMANSHIP

The work shall be carried out by skilled tradesmen using adequate and proper equipment and methods in accordance with good trade practice.

6.04 FABRICATION

Fabricate and supply all metalwork complete with all necessary fixings. Holes shall be drilled to 1mm oversize; holes burnt out will not be accepted.

Galvanise exterior steelwork, prime interior steelwork.

Fix all steelwork in position, complete with all holes, bolts cleats and lugs.

6.05 WELDING

Welding shall be neat and accurate, conforming to NZS 4701. Grind back welds where exposed to a smooth even surface.

6.06 GALVANISING

Steelwork to receive zinc finishes shall be shotblasted to a commercial finish and treated while dry.

Galvanising shall be hot dip treatment to give a uniform minimum thickness of 0.2mm.

Zinc painting shall be 3 coats by brush of zinc-rich paint giving a uniform minimum thickness of 0.1mm.

Immediately repair any damage to zinc treated surfaces.

6.07 PRIMING

Prepare steel work for priming by cleaning and power wire brushing to remove grease rust and mill scale. Prime all steelwork with 2 coats of approved zinc chromate primer to a minimum uniform thickness of 0.1mm. Immediately make good any damage to primed surfaces.

6.08 SCOPE OF WORK

Provide and where applicable fix all the cleats, brackets, bracing, spacers and other items of incidental metalwork shown on the drawings.

7.01 PRELIMINARY

Refer to the Preliminaries Section of this Specification and to the General Conditions of Contract which are equally binding on all trades. Read this section of the Specification in conjunction with all other sections.

7.02 MATERIALS

Aluminium sections shall be extruded from HE9P aluminium alloy, and shall be in accordance with the general specification issued by the Architectural Aluminium Association of N.Z.

7.03 WORKMANSHIP

The work shall be carried out by skilled tradesmen using adequate and proper equipment and methods in accordance with good trade practice.

7.04 FABRICATION

Aluminium windows shall have mitred corners mechanically cleated and rivetted to give neat tightly fitted joints. Internal bars shall be stainless steel screwed to frames via screw traces. Caulk all joints with approved sealant.

7.05 TYPES AND SIZES

Supply metal windows of the types and sizes scheduled below, and as shown on the drawings.
Provide details of section profiles before acceptance of tender and submit shop drawings and building in details to Architect for approval before commencing fabrication.

7.06 FITTINGS AND HANGING

Exposed fittings shall be of aluminium, stainless steel or moulded black plastic to approval. Hinging unless otherwise agreed shall be by INTERLOCK friction stays sized according to the makers recommendation.

7.07 SURFACE FINISH

Aluminium sections shall be powder coated finish, in approved colour.

7.08 GLAZING

Glaze aluminium frames using snap-on glazing beads and a non-hardening glazing compound or neoprene glazing gaskets.
Aluminium framed windows shall be supplied complete with glass complying with the GLAZING section of this Specification and of the thicknesses and types shown on the drawings or described in the schedule.
Particular attention shall be paid to edge conditions of double glazed panels. Set panels on spacing blocks and ensure adequate drainage exists at bottom of panes.

7.09 FIXING

Set windows straight, plumb and level and securely anchor in position in accordance with the manufacturers details and the details shown on the drawings.
Caulk all joints with approved sealing compound.
Frames generally shall be supplied with 32mm RDA timber reveals rebated for plasterboard lining where built into timber framed walls. Fixing shall be by nailing through reveal lining into framework behind.

Make fixings with stainless steel screws into framework or masonry in special locations and where detailed.

7.10 FLASHINGS

Provide the windows complete with head jamb and sill flashings generally as detailed but to be confirmed by the manufacturers details. All exposed flashings shall be of same finish as frames. Flashings shall conform with good trade practice and shall be approved by the Architect before installation.

7.11 SCOPE OF WORK

Provide the aluminium framed windows and doors to the sizes and extent shown on the drawings confirm sizes on site before fabrication.

8.01 PRELIMINARY

Refer to the Preliminaries Section of this Specification and to the General Conditions of Contract which are equally binding on all trades. Read this section of the Specification in conjunction with all other sections.

8.02 TIMBER

- .01 Generally of the kind quality and grade specified, in long lengths to the full dimensions shown on the drawings or specified.
- .02 Sizes quality grade or kind of timber if not specified, shall be as instructed by the Architect. Minimum requirements shall be Rimu BA or DA as appropriate.
- .03 Pinus Radiata shall be dry No.1 Framing Grade or dry Dressing Grade as applicable, pressure treated with an approved multi-salt process as recommended for the particular location.
- .04 Treated Rimu where specified shall be as for Pinus Radiata.
- .05 Meranti shall be Red Meranti or equivalent approved species free from grey patches and pinhole.
- .06 Moisture Content at time of building in:
 - EMC OF 16% or less for framing timber,
 - EMC of 12% or less for finishing timber & joinery.
- .07 Machine thickness all framing timber in at least one dimension.
- .08 Machine sand all dressed finishing timber to a fine finish.

8.03 OTHER MATERIALS

- .01 Materials generally shall be the best quality of their respective kinds complying with all appropriate NZ Standards.
- .02 Nails bolts screws and hardware shall be the best quality and to suit the location where used.
- .03 Ramset pins shall be the maximum length recommended by the manufacturer for the particular application, used with the correct tool and powder charge. Insert no.1144 metal disc under head of drive pins when fastening timber.
- .04 Dampcourse shall be 3-ply malthoid strip. Provide in all locations to prevent contact between timber and masonry or concrete surfaces.

8.04 WORKMANSHIP

The work shall be carried out by skilled tradesmen using adequate and proper equipment and methods in accordance with good trade practice.

8.05 PRIMING

Prime with exterior grade primer all exterior joinery, facings and linings including joints before fixing. Primer shall be the correct kind for the type of timber used. This work shall be in addition to the priming specified under the Painting section.

8.06 ATTENDANCE

Co-operate with all other trades for the correct positioning of all bolts, wire ties, grounds, plugs and dwangs and other fixings as required.

8.07 PROTECT COMPLETED WORK

Properly and adequately protect all completed work from marking, bruising, scratching and staining until completion of the works.

8.08 JOINERY

Take delivery of and fix all Joinery as detailed.

8.09 HARDWARE

Allow the nett sum listed in the Schedule of Monetary Allowances for the supply only of door locks and furniture, cupboard catches and handles, and other incidental items to be selected by the Architect. Allow to fix adjust and leave in perfect working order on completion.

Not included in the above sum are weatherbars, door and cupboard hinges, sliding door gear.

8.10 TELEPHONE WIRING

Co-operate with the P&T to ensure wiring to telephone points is in place before wall linings are fixed. All telephone wiring is to be concealed.

8.11 BRACING

Provide Fryde galvanised angle bracing to all internal cross walls exceeding 2m in length, to external walls where shown and elsewhere as required to stabilise framing. Run brace across the full width of top and bottom plates with leg cut into plates and studs, and where wall is lined on bracing face, checked in flush. To the walls where noted on the bracing schedule provide 6.0mm construction grade D-D plywood for bracing. Fix plywood with galvanised flat head nails in accordance with requirements of NZS 3604.

Provide roof bracing complying with NZS 3604 to all the roofs.

8.12 BUILDING PAPER

Provide ARMAFOIL FLAMESTOP 650 building paper securely nailed to the outside face of all exterior timber framed walls. Fix building paper vertically on framed walls with joints lapped 100mm always over solid backing; nail or staple to framing behind boarding or sheet lining. Provide vapour barrier Sisalation 425 above cieling lining before placing insulation batts.

8.13 INSULATION

Supply AHI fibreglass insulation batts of the types and thicknesses and in the locations noted:

R2.2 100mm thickness: all roofs or ceilings

R1.6 75mm thickness: all exterior walls

Lay batts between purlins rafters or ceiling joists and between all studs and dwangs in walls. Batts shall be tightly butted together so they form a void-free enclosing blanket. Pack batts around underside of baths.

8.14 FRAMING STANDARD

Frame bolt and nail together as shown on the drawings, according to NZS 3604 where applicable, and to the satisfaction of the Architect.

Accurately cut studs between top and bottom plates. Space framing at 600mm centres unless otherwise specified.

Frame walls with 100x50 studs at 600mm centres between top and bottom plates.

Fix double studs at jambs to windows and other openings.

Bolt bottom plates to slab with M12 at 1.2m centres.

Ramset may be used on interior walls except for braced walls as per wall bracing plan.
 Fix lintols of sizes shown or scheduled to openings.
 Dwang walls at 800mm centres and where required for fixing fittings.

8.15 TIMBER SCHEDULE

studs, top and bottom plates	100x50, 75x50 tr. Radiata
floor beams	ex 300x75 Douglas Fir
Posts	ex 100x100 Douglas Fir
concealed lintols	3.05 to 3.45 250x100 Douglas Fir
	2.45 to 3.05 200x100 Douglas Fir
	1.85 to 2.45 150x100 Douglas Fir
	0.95 to 1.85 125x100 treated Radiata
	under 0.95 2/100x50 treated Radiata
	or as shown
purlins	100x50 treated Radiata
rafters	ex 150x50 Douglas Fir
Ridge Beams	ex 250x75 Douglas Fir
ceiling joists	100x50 treated radiata
Balcony posts	ec 100x100 hardwood

8.16 FRAMING

Slot ends of floor beams for seating on steel brackets built into blockwork. Bolt between double studs at framed walls. Fix with 2-M12 bolts. Fix 300x75 lintols and 300x50 blocking, housed into framed walls at line of floor beams. Fit posts at stair opening, fix beams using steel brackets with welded M12 studs through posts.

Fix roof beams, slotted at ends for steel brackets at block work. Fix rafters 150x50 at 600 centres. Double spike nail to ridge beam. Fix with CYCLONE TIES at exterior walls. Cut in solid blocking over exterior walls and cut in dressed facings as detailed. Run bead of sealant around blocking before fixing to eliminate drafts through shrinkage of timber.

Extend rafters over carport and at alternate rafters fix double strutting member.

Frame false ceilings where shown, to follow ceiling form. Frame dormer from 100x50.

Frame gables with exposed beams and ties as detailed.

Frame flat ceiling to kitchen areas with 75x50 at 600mm centres.

Fit purlins 100x50 at 600mm centres using LUMBERLOK CPC40 cleats fixed through lining into rafter.

8.17 SARKING

Provide 12mm Rimu veneered customwood lining to all exposed roofs. Fix to top of rafters. Customwood shall be V grooved at 100mm centres, grooves running across slop of roof.

Provide treated plywood, 12mm Rimu veneered. Groove on undreside as for interior customwood lining.

Fit to soffits, including carport soffits, using galvanised flat head nails.

8.18 FLOORING

Provide ex 100x50 coloured RDA V-jointed double tongued and grooved flooring to the areas shown.

Flooring shall be in long lengths with joints well staggered and only over floor beams or walls.

Drill for fixings; fix with 2-75mm jolt head nails at each beam and edge plate. Punch all fixings.

8.19 FLOOR SANDING

On completion machine sand timber flooring to a medium finish to suit vinyl flooring.

8.20 DECKING

Provide the deck framing from H3 treated radiata as detailed, Provide ex 100x50 arris edged dressed Merbau hardwood decking. Fix with edges tightly butted. Drill and double nail at each joist with 50mm galvanised jolt head nails. Boards generally shall be in single lengths-where joints are necessary they shall be well staggered and tightly butted.

8.21 BALUSTRADES

Frame balustrades to first floor between support posts form approved hardwood. Provide ex150x50 handrail and bottom rail 50x50 verticals and crossed rails. Halve rail at crossing. Make all fixings with galvanised nails.

8.22 EXTERIOR LINING

01. Provide INSULCLAD exterior lining to ground and first floor framing to the extent shown. INSULCLAD shall be in accordance with manufacturers recommendations, being textured finish over fibreglass reinforced plaster on 40mm polystyrene sheeting, over building paper.

The INSULCLAD application shall be carried out by licensed applicators.

02. Exterior boarding shall be ex250x25 boards and ex75x25 battens from treated white pine with band sawn exterior faces. Drill at ends and fix boards with 65mm galvanised jolt head nails driven flush one side and clinched over other side. Fix battens with 75mm galvanised jolt head nails leave the head exposed and standing proud of the face of the timber. Fix boards in single lengths. Where boards are fixed over concrete block walls use Nylon tap-it anchors. Provide galvanised fixing clips-fix under tap-it at side of one board to retain edge of next board. Countersink underside of batten to allow tight fit over fixings. Fix battern with tap-it anchor through gap between boards. Apply one coat of exterior oil-based stain to all faces of boards including scarfs and mitres before fixing- refer Painting section.

8.23 INTERIOR LINING

.01 Gibraltar Board shall be taper edged sheets generally fixed horizontally on walls with 32mm galvanised clouts and adhesive fixing in accordance with the manufacturers recommendations.

Fix approved slim angle galvanised moulding at all external corners and fit approved casing (J-mould) bead at edges and junctions with other wall and ceiling finishes.

Finish all joints with gib-bedding and finishing compounds incorporating gib reinforcing tape, all in accordance with the manufacturers recommendations. Stop all corners and fixings and leave walls and ceilings in first class condition ready to receive paint and wallpaper finishes as specified.

Provide 16mm Firestop Gibraltar Board to provide 1 HR FRR to roof each side of block walls between units. Cut back thickness of purlins to accommodate this lining.

Fix 12.5mm gibraltar Board to the following: Ceiling to Kitchen.

Fix 9.5mm gibraltar board all other timber framed walls and ceilings, except as otherwise noted in clauses .02 and .03.

.02 Formica AQUAPANEL in selected colour, adhesive fixed to framing, with silicone sealant joining to bath and shower.

Fix to walls around bath and shower.

8.24 FASCIAS AND EXTERIOR FACINGS

Provide ex150x40, ex250x40, ex200x40, fascias and barge facings all from treated white pine. Fix in long lengths, straight and true to line with corners mitred and joints scarfed. Prime on all faces before fixing with galvanised jolt head nails punched and stopped. Assemble joints in primer.

Provide all other exterior facings where shown and as required from treated white pine.

8.25 ARCHITRAVES

Provide 45x19 RDA square edged architraves finely sanded with arrisses removed to all internal door frames. Fix in single lengths with 8mm quirk against frame and mitre at corners. Where necessary adjust width of architrave to suit width between wall or fittings.

8.26 SKIRTINGS

Provide anodised aluminium lino cope mould to the walls of the rooms noted below. Fix mould to wall 90mm above floor with approved adhesive and make mechanical fixings at 300mm centres into studs or blockings on bottom plate. Run mould into toe recess of fittings (but not along toe recess). Mitre at external angles and remove any sharp corners. Leave ready for fixing of coved vinyl skirting by others.

Fix to walls of WC, bathroom, ensuite, kitchen, in each unit.

Provide 90x12mm square edged RDA skirtings finely sanded with arris removed; fix to all other interior framed walls and masonry walls.

Mitre at all external corners. Fix in long lengths with 50mm jolt head nails at 300mm centres to framed walls, screw and plug to masonry.

8.27 INTERIOR FACINGS

Provide and fix all interior facings and beads as instructed or drawn, all from square edged RDA. Generally beads shall be fixed only as detailed or where specifically instructed by the Architect.

8.28 SUPPLY TANK STAND

Frame decks and stands for supply tank in roof spaces from 100x50. Fix joists at 400mm centres.

Fit 20mm PYNEFLOOR to access deck and tank stand.

8.29 MANHOLE

Trim for manhole in ceiling where instructed. Fix 25x25 aluminium T around perimeter, neatly mitred at corners and screw fixed to side of ceiling joists. Fit lay-in panel of 12mm customwood.

9.01 PRELIMINARY

Refer to the Preliminaries Section of this Specification and to the General Conditions of Contract which are equally binding on all trades. Read this section in conjunction with all other sections.

9.02 TIMBER

Refer to Carpentry Clause 8.02

9.03 OTHER MATERIALS

Refer to Carpentry Clause 8.03

9.04 WORKMANSHIP

The work shall be carried out by skilled tradesmen using adequate and proper equipment and methods in accordance with good trade practice.

9.05 CONSTRUCTION

Mortice, tenon, groove, tongue, house, rebate and dovetail as necessary for correct jointing of members. Cross tongue or otherwise reinforce glued joints and finish in the best trade manner.

Housed joints generally shall be stopped.

Doors and other prepared joinery shall stand when finished the full size specified or shown on drawings. Knot and prime all joinery to be painted before fixing in position.

Should the Joiner be of the opinion that the timber specified for any joinery or the construction of same will not give a satisfactory and sound finish, he should notify the Architect before the particular work is commenced.

9.06 WINDOWS AND GLAZED SCREENS

Frame exterior work from Rimu HRDA or treated RDA.

Rebate, groove and throat as detailed and as required for weathering externally.

Sizes of timber: Jambs and heads: ex 125x50

Sills: ex 125x50

Exterior Stop ex 50x50

Putty glaze fixed glass. Provide the entry door frame and sidelight.

9.07 DOOR FRAMES

Provide door jambs transoms and heads as detailed from RDA, treated or heart for exterior work.

Frames generally shall be from RDA ex 125x40, with 35x12 planted stop glued and bradded on.

9.08 DOORS

.01 Flush doors shall be first quality of approved make having treated pinus frame with honeycomb core, covered both sides with 4mm ply, glued and pressed on. Ply face shall be figured Rimu veneer slice cut book matched. Include additional framing for fixing door furniture. Fix tongued and glued margin strips to both stiles. Doors shall be suitable for oilbased finish as specified in clause 17.08.03.

.02 Boarded entry door shall be framed from 45mm Meranti, 90mm stiles and 140mmx26 rails clad both sides with 90x12 grooved shiplap boarding.

.03 Hang exterior doors on three 100mm galvanised butt hinges, loose pin on inward opening doors. Hang interior doors on three 75mm BMA on steel loose pin butt hinges.

9.09 CUPBOARDS

.01 Generally frame cupboards from RDA with figured RDA on exposed fronts. Framing generally shall be 45x32. Fix divisions on wide cupboards from 45x19 dowelled frames, on narrow cupboards from 18mm CUSTOMWOOD.

Fit ends of 18mm CUSTOMWOOD with veneered faces where noted.

Fit shelves of 18mm CUSTOMWOOD housed into solid divisions and ends and continuous over framed divisions.

Provide holes drilled at 25mm centres and C.P. shelf studs for intermediate shelves where adjustable.

Wherever possible frame cupboards as carcass units and fit free of beads and as detailed.

Fit backs to all carcass-framed units; 4.5mm hardboard to floor units, glued and bradded on; 9mm CUSTOMWOOD to top units, screwed and glued into rebate around perimeter of unit.

.02 Hinged doors shall be of 18mm CUSTOMWOOD, veneered and edge stripped where required.

Hang doors in frames on 65mm brass butt hinges, 2 to doors to 900mm high and 3 for doors to 2m high.

Where doors are flush overlay, hang on HEINZ perfect wide opening spring loaded hinges, 2 on doors to 900mm high. Install hinges in accordance with the recommendations of the distributors and carefully adjust doors for even tolerances and margins.

.03 Provide drawers from 12mm CUSTOMWOOD sides back and front, the sides and front grooved for bottom of white SERATONE. Screw fix false fronts of 18mm CUSTOMWOOD in overlay situations. Dovetail sides to fronts.

.04 Provide FORMICA surfaced tops and panels where shown.

All FORMICA fabrication shall be carried out by specialist tradesmen using adequate and proper equipment and techniques as approved by the manufacturer.

Fix FORMICA edging to all exposed ends and edges or other capping where detailed. Fix backing veneer on all panels to prevent distortion. Generally fabricate bench tops from 18mm and upstands and panels from 12mm PLYCOPYNE; glue and press FORMICA using approved adhesive.

9.10 SPRAYED LACQUER FINISH

The cupboard units where noted shall be prefinished inside and outside off-site with an approved spraying lacquer.

This work shall be carried out to the approval of the Architect by Paint n'Polish Ltd., 12 Dewsbury Lane, Christchurch 2; telephone 666-183.

Carefully protect all prefinished work from damage during cartage assembly and after installation on site.

9.11 DOOR SCHEDULE

Provide the doors complete with frames as noted on the drawing, all flush ply-faced doors unless otherwise shown

9.12 KITCHEN CUPBOARDS

Provide the cupboards as detailed including pantry cupboard and breakfast bar, sprayed lacquer finish.

9.13 LAUNDRY FITTINGS

Provide the frame and hinged doors, shaped to underside of string to stair. Fit doors as flush overlay.

9.14 BATHROOM FITTINGS

Provide the carcass framed vanity unit including spray lacquered flush overlay doors, with top, formica veneered and edged. Provide the wall cabinet unit framed from 18mm CUSTOMWOOD with 9mm back. Groove perimeter of frame for wall lining. Fit CUSTOMWOOD shelves. Fit flush overlay door with bottom edge grooved for finger pull. Allow to prefinish the whole unit in spraying enamel. Provide cabinets in bathroom shower room and ensuite.

9.15 WARDROBES

Provide 65x32 fig. RDA frame, rebated over recessed margin at jambs and head; exposed ends of fig. slice cut Rimu veneered CUSTOMWOOD; shelves of 18mm customwood on timber rails; hanging rails of 22mm OD galv. pipe housed into neatly drilled holes in rails.

Fit shoe shelf where shown.

Provide AWARD or equal approved bronze anodised aluminium framed sliding doors with top guide and bottom track, with panels of slice cut Rimu veneered 9mm CUSTOMWOOD panels. Provide float glass mirror panel on approved backing to one door to each wardrobe.

9.16 STAIRS

Fabricate stairs from customwood, 25mm treads and 18mm risers, all tongued glued and blocked to ex 300x40 RDA strings.

Scribe bead on top of strings to wall surface.

Provide handrail from 50mm diameter HRDA and mount on DRAKE AND WRIGLEY 1032 bronze brackets at posts, to stair and landing.

Provide balustrade rails, drilled into holes in posts.

10.01 PRELIMINARY

Refer to the Preliminaries Section of this Specification and to the General Conditions of Contract which are equally binding on all trades. Read this section in conjunction with all other sections.

10.02 SANITARY PLUMBING

Carry out the sanitary plumbing in accordance with the Drainage and Plumbing Regulations, and to the satisfaction of the local drainage authority.

10.03 WASTES TRAPS AND VENTS

Traps shall be DUX fast-fit white polypropylene traps and fittings, connected to PVC waste pipes by compression ring fittings.

Fix regulation trapped wastes to each sanitary fitting and discharge into gully trap below level of grating, or into soil pipe as applicable.

Run wastes and vent in walls or otherwise conceal to approval. Fix terminal and/or main vents where shown and fit other vent pipes where necessary, all from PVC pipe. Fix sleeves and flashing cones at roof.

Wrap pipes in DENSOTAPE where they run through or under concrete slabs or footings.

10.04 W.C. PANS AND CISTERNS

Provide McSKIMMING Glen Afton white vitreous china WC pans and install where shown. Pans shall be S-trap pans with vent horns. Provide CAROMA Duoset cistern and seat combination in selected colour for each pan, including matching stop cock.

Carry out the installation in accordance with manufacturers instructions. Accurately position inlet and overflow pipes with elbow turning into wall immediately below cistern.

10.05 BASINS

Provide the following basins, white unless noted:

McSKIMMING Tudor ceramic for wide vanity tops,

McSKIMMING CHEVAL DELTA vanity basin for narrow vanity tops.

CAROMA VALET wall basin in selected colour.

For each basin provide 32mm CP on brass waste outlet sealed against basin, white plastic plug and CP chain.

10.06 BATHS AND SHOWERS

Provide the following fittings for each unit:

Ibis 2 person whirlpool spa bath

AHI enamelled steel shower base, 915x915 in selected colour,

SHOWERMASTER 3 panel sliding shower screen in white powder coated aluminium with selected Styrene panels.

For each bath and shower provide CP on brass waste outlet sealed to fitting. Provide white plastic plug and CP chain for bath.

10.07 KITCHEN SINKS

The sinks will be supplied with bench units by Joiner. Provide 40mm CP on brass waste outlets, CP plugs and chains.

Interconnect waste from sink and dishwasher above trap.

10.08 DISHWASHER

Provide and install the dishwasher.

10.09 LAUNDRY TUB AND WASHING MACHINE

Provide the stainless steel tub and mount on brackets.

Provide 40mm CP on brass waste outlet sealed to tub, white plastic plug and CP chain.

Provide splash proof inlet above trap for connection of waste from washing machine.

Allow to install washing machine supplied by Principal.

10.10 FLOOR WASTES

Provide the CP gratings, connect wastes together and discharge via flap valve to open air. Install in each WC and bathroom (first floor).

10.11 CLOTHES DRIER VENT

Build in galvanised box vent from clothes drier and discharge through exterior wall via downturned vent.

10.12 TAPS

Provide taps as scheduled, generally METHVEN with Novaline control domes, CP and marked hot or cold. Mount cold taps to left side of fitting.

Basins	R16 (H&C)
Bath	D31x20mm stop cocks, with 95x20 spout
Tub	D88D combination faucet
WM	D31x15mm stop cocks, in row with D88
Showers	Topless TB7 valve and swivel head rose
Kitchen sink	D31x15mm deck mounted aerated swivel spout 98Px15mm
Hose cocks	Brass T cocks with hose ruff
Dishwasher	no. 22

10.13 PIPEWORK

Run all cold water pipework in galvanised steel pipe, first quality medium gauge with cast fittings.

Run hot water pipework in copper tube complying with the Plumbing and Drainage regulations.

Neatly clip and properly support all pipework.

All pipework shall be concealed.

Fix INSULTUBE insulation to ALL pipework, sized to suit pipe diameter. Securely tape lagging around pipework.

10.14 HOT WATER CYLINDERS

Provide a ZIP 270 litre quick recovery hot water cylinder and install where shown. Provide stopcock and plug on drain outlet, run exhaust vent from cylinder and discharge above roof. Sleeve vent in PVC tube above roof and fit flashing cone over sleeve in roof. Form capping over outer end of tube at top of vent.

Cylinders shall be complete with elements and thermostats as recommended by manufacturer, and the guarantees for these parts shall be completed and passed to the Principal on completion.

10.15 COLD WATER SUPPLY

Make 25mm connection to existing supply on site. Fit stop cock adjacent to new building.
From stop cock run 25mm supply and make 20mm connection to each unit. Run 20mm external with 15mm connections to the 3 hose cocks. Run 20mm supply to roof space and connect to supply tank. Run 20mm supply to hosereel.

10.16 SUPPLY TANK

For each unit provide a 135 litre NURA supply tank and overflow tray. Mount on tank stand as high as possible in roof space. Fit 20mm float operated ball valve and stop cock on supply to tank. Fit overflow pipe from tank and run overflow from tray through roof. Fit flap valve at end of pipe to prevent entry by birds or vermin.

10.17 COLD WATER RETICULATION

For each unit take 20mm supply from supply tank to 270 litre cylinder.
Take 20mm supply to bath and take 15mm connections to WC cisterns, and basin on first floor. Take 20mm supply to ground floor - take 20 branch to laundry and make 15mm connections to tub and WM. From 20mm supply make 15mm connections to sink, basin, WC cistern.
Take separate 15mm supply from tank to shower.

10.18 HOT WATER RETICULATION

For each unit take 15mm branch from supply adjacent to cylinder and run to shower.
Take 20mm supply to bath, with 15mm branches to first floor basin.
Extend 20 supply to ground floor, and make 15mm connections to Dishwasher, Kitchen sink, basin. Take 20mm branch to laundry and make 15mm connection to tub and WM.

10.19 HOSEREEL CABINETS

Provide and install where shown WORMALD hose reel cabinet type D, complete with 20m of 19mm diameter reinforced PVC hose. Mount cabinet recessed into wall as far as possible, and connect to high pressure water supply. Carpenter shall fit 32x19 RDA trim around perimeter of cabinet.

10.20 SPOUTING AND DOWNPIPES

Provide AHI Stormcloud white PVC downpipes, 65mm diameter in the locations shown. Fix in single vertical length from spouting to sump, without bends or offsets, using pvc brackets screw-fixed through cladding into framing or into plugs in masonry with stainless steel screws.

Provide D-spouting folded from 0.55mm coloursteel.
Provide brackets from 25x3 galvanised flat and space at 800mm centres. Fix to fascia with 2-galv. countersunk head screws and fix spouting with galvanised 4.5mm gutter bolt.
Join lengths of spouting by lapping 50mm, sealing with 2 full runs of silicone sealant and pop-rivetting together. Fabricate corners by soldering and return edge bead at ends and corners.
Touch up all areas of coloursteel damaged by fabrication or assembly.

10.21 FLASHINGS

Provide and fix all the flashings shown on the drawings and as required to fully waterproof the building.

Generally flashings shall be from 0.55mm galvanised steel sheet neatly and accurately machine folded to the required profiles and securely and adequately fixed to the adjacent surfaces.

Rofer will provide all flashing sleeves through roof-allow to overflash to form watertight junctions.

Flashings to the Aluminium windows are provided with the windows.

12.01 PRELIMINARY

Refer to the Preliminaries Section of this Specification and to the General Conditions of Contract which are equally binding on all trades. Read this section in conjunction with all other sections.

12.02 REGULATIONS

Carry out the work in accordance with the Wiring Regulations and amendments, to the requirements of the Electricity Supply Authority, and in accordance with the drawings and this specification.

12.03 SETTING OUT

The general positions of points and lighting circuits are shown on the drawings: these shall not be altered without the approval of the Architect.

The exact location of plug sockets, switches, light outlets and the layout of cables shall be approved by the Architect on site.

12.04 DWANGING

The Carpenter shall provide the dwanging required for fixing lights, switches and plugs. Co-operate with the Carpenter for position of dwangs.

12.05 WIRING

Wiring shall be TPS cable of CMA manufacture.

12.06 LIGHT OUTLETS

Wire light outlets in 1.0mm² twin and earth cable.

Single light switches PDL 581 white plastic switch plates with dimmers where noted;

Multiple switches PDL 582-583.

Ceiling roses PDL 44 ivory and black, lampholders PDL 26 black plastic, lampholder batten PDL 29 black plastic.

In general mount top of switch plates 1.2m above floor.

12.07 PLUG SOCKETS

Wire plug sockets in 2.5mm² twin and earth cable.

Single switch sockets PDL 591, double switch sockets 592 in white plastic except where otherwise instructed.

Mount sockets immediately above skirting except for kitchen and special appliance plugs.

Provide PDL63T shaver sockets where indicated.

12.08 LAMPS AND LIGHT FITTINGS

Allow the nett sum listed in the Schedule of Monetary Allowances for the supply only complete with lamps of the light fittings, selection to be advised by the Architect. Allow to take delivery of the fittings, fix where directed and leave in proper working order on completion.

Hang pendant fittings on small round black plastic sheathed flex at a height approved by the Architect.

12.09 METER BOX

Provide a flush mounting galvanised steel meter box and recess into the wall where shown. Meter box shall have provision for all domestic rate meters and all necessary control gear for each unit.

12.10 MAINS SUPPLY

Mains supply shall be in neutral screened cable, sized in accordance with the regulations with provision for 20% extra load. Run mains underground from point of supply in 600mm deep trench and rise in duct in wall below meter box. Cover cable in ground with 150x25 batten of H4 treated radiata. From meter box run mains concealed in framing to each switchboard.

12.11 SWITCHBOARD

Provide a GAEL Circuitmajor or approved equivalent switchboard and install within wall where shown, complete with main switch, water heating switch and all MCBs as required for the circuits shown.

Wire light outlets through 2-5amp MCBs.

Wire oven, cooking top, heaters and other fixed appliances through MCBs to suit load.

Wire socket outlets through 20amp MCBs.

12.12 HOT WATER CYLINDERS

Connect up the 270 litre hot water cylinders. Control each cylinder via a 15amp MCB with 2.5mm² T&E circuit to permanent connection plate mounted in accessible location adjacent to cylinders.

Connect flexible cable to each cylinder.

Set thermostats at 50C for 270 litre.

12.13 ELECTRICAL RANGES

Allow the nett sum listed in the Schedule of Monetary Allowances for the supply only of the 3 electric ranges, type to be nominated by the Principal.

Allow to take delivery ex Christchurch.

Allow to install in the positions shown; connect to power supply and control via white flush switches mounted adjacent to each unit.

12.14 EXTRACT HOOD

For each unit provide and install a CLASSIQUE ULTRA SUM hood and extra unit, complete with duct and cover. Co-operate with Carpenter and Plumber for installation.

Permanently connect to power supply and control 2.5mm² circuit with PDL581M16 FAN switch above bench top.

12.15 DISHWASHER

A Dishwasher will be installed by Plumber.

Control with PDL581M16 WASH switch above bench top.

12.16 TV AERIAL

Provide PDL 581VH 528M Television connection points and 75 ohm co-axial cable.

Provide aerial connection point where directed on roof, leave 2m of cable coiled within roof and wire via splitter box to each outlet.

12.17 BELL PUSH

Provide a FRIEDLAND illuminated push button and chime set, including transformer.

Allow to install transformer with control switch on switchboard.

Run low voltage circuit to bell push at entry and to chime mounted where instructed.

12.18 HEATERS

Provide the following heaters and install where shown:

SKOPE heated towel rail Bathroom and ensuite

SKOPE Savannah 2kw Bathroom and ensuite

control via PDL581M16 HEAT incorporated with 583 including light switch

GEO Nightstor T6R24M 3.6Kw Living room

adjust!

Provide SATCHWELL TLM4268 thermostats mounted where shown for heater control.

Provide CLIPSAL TC32V24 timer flush switches mounted on or adjacent to switchboard for heaters in Living Room.

12.19 LIGHT AND POWER OUTLETS

Provide the outlets shown on plan.

13.01 PRELIMINARY

Refer to the Preliminaries Section of this Specification and to the General Conditions of Contract which are equally binding on all trades. Read this section in conjunction with all other sections.

13.02 WORKMANSHIP

The work shall be carried out by an approved firm of roofing experts specialising in the supply and fixing of this form of roofing, and in accordance with the instructions and recommendations of the manufacturers.

13.03 GUARANTEE

The roofing contractor shall furnish a written guarantee that the roofing shall remain weatherproof and that no deterioration of the material or its protective Colorsteel finish shall occur for a period of 2 years after completion of the building contract. This guarantee shall cover the making good of any defects which may appear and rectifying any damage to the building consequent upon defective materials or workmanship. This guarantee must be delivered to the Architect before the final payment will be made.

13.04 MATERIALS

The roofing included in this section of the Specification shall be BROWNBUILT Custom Orb corrugated 10.5x75 from 0.55mm steel, galvanised and prefinished in selected colour. Fixings shall be 75mm Weatherseal spiral shank nails with plastic caps in colour to match roofing.

The roofing shall be factory cut to the exact lengths required on site for continuous runs from ridge to eaves, Ridging and hip cappings shall be 450x0.55mm COLOURSTEEL, lead edged. Provide valley flashing folded from 400x0.55mm COLOURSTEEL

13.05 HANDLING

Particular attention shall be paid to the handling of sheets of roofing on to the site and into position in an undamaged and perfect condition. Bent, buckled, punctured or otherwise damaged or disfigured sheets shall be rejected and shall be replaced at the expense of the roofing subcontractor.

13.06 FIXING

Provide and fix building paper and roofing to the roof as follows: Building paper shall be AHI Flamestop 660 building paper laid across the slope of the roof with 100mm side and end laps. Make laps only over solid backing and fix to adequately locate during the roof-laying operation.

Roofing shall be fixed with laps away from the direction of prevailing bad weather.

Neatly and accurately stop-end all trays as necessary using the recommended tool. Ensure even straight line of roofing at eaves.

13.07 FLASHINGS AND CAPPINGS

Fabricate and neatly fit and fix all the galvanised flashings and cappings shown on the drawings and as necessary for the complete weathertightness of the whole roof, all from 0.55mm material to match roofing.

Flashings shall be neatly and crisply bent with raw edges folded under and welted to stiffen edge. Fix all flashings and cappings straight and true.

Lap running lengths 100mm minimum and seal together with 2 full fillets of silicone sealant before pop-rivetting together. Allow adequate expansion joints in flashings; 10 metres shall be the maximum length without expansion provision.

Form from matching 0.55mm sheet, 100mm high sleeves with flange sealed to roofing for all vent pipes and other penetrations as required by the Plumbing installation. Sleeve shall be the neat internal diameter to suit the pipe, finishing level at the top to take PVC flashing cone by Plumber.

16.01 PRELIMINARY

Refer to the Preliminaries Section of this Specification and to the General Conditions of Contract which are equally binding on all trades. Read this section in conjunction with all other sections.

16.02 FIXING

Glass thicknesses generally shall be as specified or noted on the drawings. In no case shall the thickness be less than that recommended by NZ Window Glass Ltd.

Cut glass with smooth straight edges to the full size required by the various openings.

All exposed edges of glass shall be ground and polished.

Putty glaze externally in timber frames; backbed glass in ample bead of putty, fix glass in position with sprigs and strike off externally in putty.

16.03 GLASS SPECIFIED ELSEWHERE

Aluminium windows are supplied complete with glass under that section of the specification.

16.04 EXTERIOR GLAZING

Glaze all exterior timber framed windows with sheet glass of the thickness shown on the drawings.

16.05 MIRRORS

Provide mirrors as noted below from 5.5mm float glass silvered on back and protected with normal backing paint and electrolytic copper.

Grind and polish all exposed edges.

Drill where shown for fixing with CP dome capped screws.

wardrobe doors: (refer joinery)

bathroom: cabinet door and wall face with return.

ensuite: cabinet door

!

17.01 PRELIMINARY

Refer to the Preliminaries Section of this Specification and to the General Conditions of Contract which are equally binding on all trades. Read this section in conjunction with all other sections.

17.02 PREPARATION OF SURFACES

It shall be the responsibility of the Painter to ensure that all surfaces including the surfaces of successive undercoats are in a suitable condition to enable a proper finish to be obtained. Each coat shall be properly dry and lightly sandpapered before the application of further coats. Prepare and clean down all surfaces for painting; surfaces shall be clean and dry before painting commences.

Fill all crevices cracks and holes before painting commences. Stopping to woodwork shall be linseed oil putty tinted as necessary. Carry out putty work after drying of priming coat. Prime and undercoat concealed surfaces requiring protection before fixing.

Rebates for glazing in timber including all faces of beads shall be primed or sealed as specified for the surrounding woodwork.

17.03 MANUFACTURER

A representative of the paint manufacturer may visit the site during the painting contract to advise and instruct in the preparation and application of their products. Only in that capacity will they become an agent of the Architect.

17.04 PRIMING AND SEALING

Prime or seal as applicable all surfaces specified for painting or varnishing. Priming and sealing coats shall be compatible with the base material and with the finishing system specified.

17.05 COLOURS AND COATS

Finishing colours will be selected by the Architect. The number of coats specified below is in addition to priming or sealing coats already specified.

17.06 EXTERIOR PAINTING

.01 High gloss alkyd enamel: Resene supergloss
Undercoat and finish with 2 full coats of full gloss exterior enamel: use Resene Galvo-one on galvanised steel surfaces.
timber fascias and facings
handrail to balconies
galvanised flashings, exposed steelwork

.02 Latex emulsion paint: Resene semigloss latex
Apply 2 coats to:
Insulclad wall surfaces

.03 Exterior oil stain: Resene timber stain
Apply one coat of oil stain to all surfaces before fixing, including application on all scarfed and mitred joints, apply second coat on completion, to:
weatherboarding
exposed ends of rafters and beams (decking and hardwood posts/balustrades are left untreated).

.04 Gloss acrylic finish: Resene Higio
Etch prime PVC. Apply 2 coats of gloss acrylic finish to:
downpipes

.05 Exterior varnish: Taubmans Sunproof Clear
Apply 2 coats to:
Entry doors and frames
soffits to carport and main building

17.07 INTERIOR PAINTING

Paint or varnish all interior surfaces.
Finish interior of cupboards with 2 coats as for surrounding surfaces. Finish all hardboard and customwood backs to fittings with semigloss enamel.
Apply one coat of GIBSEALER to all GIBRALTAR BOARD surfaces.
Apply heavy quality lining paper to all plasterboard surfaces before painting. Size all plasterboard surfaces before hanging Lining paper. Hang lining paper with joints neatly butted using approved heavy duty adhesive.

17.08 INTERIOR FINISHES

.01 High gloss alkyd enamel: Resene Supergloss
(a) apply one acrylic undercoat, one pigmented undercoat and one finishing coat to painted customwood surfaces: doors to laundry

(b) apply one undercoat, one pigmented undercoat and one finishing coat to painted woodwork: reveal linings to windows

(c) apply one coat of pigmented oil-based sealer over lining paper, one undercoat and one finishing coat to plasterboard surfaces: walls and ceiling to bathroom, WC, ensuite, laundry

.02 Semigloss alkyd enamel: Resene Lustaglo
(a) apply one acrylic undercoat, one pigmented undercoat and one finishing coat to painted customwood surfaces: interior of wardrobes

(b) apply one coat of pigmented oil-based sealer over lining paper, one undercoat and one finishing coat to plasterboard surfaces: walls to kitchen, ceiling to kitchen, entry

.03 semigloss polyurethane varnish
apply one coat of linseed oil-terebine-mineral turpentine mixture, and 2 coats of polysatin; where noted on the colour schedule substitute one coat of Resene Colorwood stain in lieu of linseed oil coating:

stair blustrade and strings
timber entry frames, and doors
doors and door frames
wardrobe doors and frames
architraves and skirtings
veneered ceiling lining
underside of all v-jointed t and g flooring
timber rafters and beams
all other internal exposed timber

.04 latex emulsion paint: Resene semigloss latex
apply one coat of pigmented sealer and one coat of
semigloss over gibraltar board walls and ceiling to:
Cylinder cupboard, interior of wardrobes.
apply one coat of pigmented sealer and two coats of semigloss
finish over lining paper to:
 entry and stair
 walls to bedrooms, landing, living, dining, (except
 concrete block walls)
apply sealing coat and 2 full coats to all interior exposed
concrete block walls:

II

SITEWORKS AND DRAINAGE

The Preliminary and General Clauses of this Specification and the Conditions of Contract are binding on all trades. This section of the Specification shall be read in conjunction with all other trades.

1. SCOPE

This section of the works includes all sewer and stormwater drainage, sump and roadworks.

2. REGULATIONS

All work shall be carried out in accordance with the Drainage and Plumbing Regulations 1978, NZS 4452: 1974 "Specification for laying underground pipe sewers and drains", and to the satisfaction of the Malvern County Council.

3. PIPES

- a) Run 100mm diameter sewer as indicated to connect with the end of the existing 100mm diameter sewer lateral.
- b) Run 100mm diameter stormwater as indicated from downpipes to proposed sump.
- c) Use uPVC sewer grade pipes with rubber ring joints.

Lay pipes on even grades and ensure a minimum cover of 500mm.

Allow for all necessary bends, inspection pipes and specials. Where pipelines are to serve downpipes from the building, carry pipe up to just above ground level with bends and finish with a collar to receive the downpipe.

Trenches shall be backfilled and well rammed to ensure that no settlement occurs. Surplus material shall be removed from the site.

4. DRIVEWAY CONSTRUCTION

a) Earthworks

Earthworks shall be carried out in accordance with NZS 4431:1978 "Code of Practice for Earthfill for Residential Development.

surplus material shall be disposed over the bank south of the proposed unit.

I2

b) Driveway

All laid to the lines and levels shown on the plan edges where not against concrete foundation shall be battened.

Metalcourse construction shall be in accordance with NRB B/2.

One coat chip seal shall be in accordance with NRB P/3.

SCHEDULE OF QUANTITIESSITEWORKSMOUNT HUTT LODGE

File No 13511

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
A. <u>DRAINAGE</u>				
All pipework out of gully traps, downpipes etc				
1) <u>Pipework</u>				
Excavate, haunch, supply, lay, backfill, etc				
a) 100mm uPVC sewer AND 100mm uPVC stormwater in same trench	M	60		
b) 100mm uPVC sewer	M	30		
c) 100mm uPVC stormwater	M	48		
2) <u>Junctions</u>				
100 out 100	Ea	19		
3) Restore existing seal: AP20 metal backfill and one coat chipseal	M	15		
4) Bubble-up sump	Ea	1		
B. <u>DRIVEWAY</u>				
1. <u>Earthworks</u>				
a) Cut out drive to sub-grade, shape batters and watertable, resoil batters		Lump Sum		
b) Re-grade existing water table to remove high or low spots		Lump Sum		
2. <u>Battens</u>	M	120		
3. <u>Driveway Seal</u>				
a) 150mm metalcourse	M ²	330		
b) one coat chipseal	M ²	330		
C. TOTAL				
(excluding G S T)				

Section 19: SCHEDULE OF MONETARY ALLOWANCES

19.01 PRELIMINARY

The monetary allowances scheduled below are to be read in the appropriate trade and clause heading in the body of the Specification; and shall be included in the Contractor's tender price.

19.02 SCHEDULE

<i>trade</i>	<i>amount</i>	<i>clause</i>	<i>item</i>
Carpentry	\$2000.00	8.09	Hardware
Electrical	\$3500.00	12.08	Light Fittings
	\$3000.00	12.13	Electric Ranges

18/5/89

Note for File

MA Hut Lodge,

Visit 18/5 confirmed that they
have unfenced pool, which should
be protected as per Fencing S.R. Bd 1987
Discussed with Mar. who stated intention
was to fully enclose pool, build spas
etc as part of time share development under
way currently. Have not applied for a
permit & in meantime pool is to be
emptied

D

24260/121/01

Rp 5850046

5/5/87

Miss Haines is Secretary
of Mt Hutt Lodge, advising
her pool should be fenced
in accord with Fencing of S.P. Act

H1040

Date Received

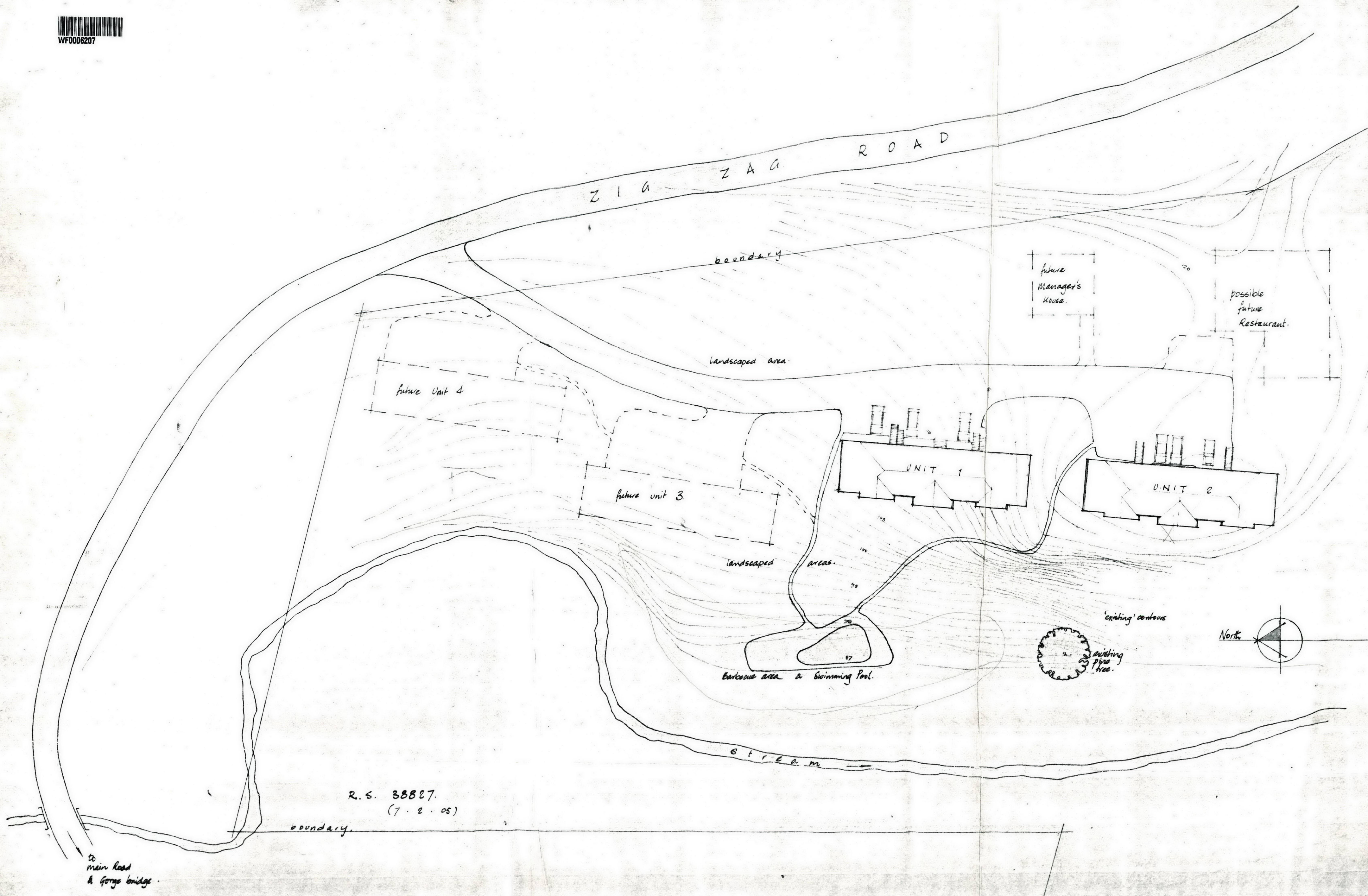
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Time

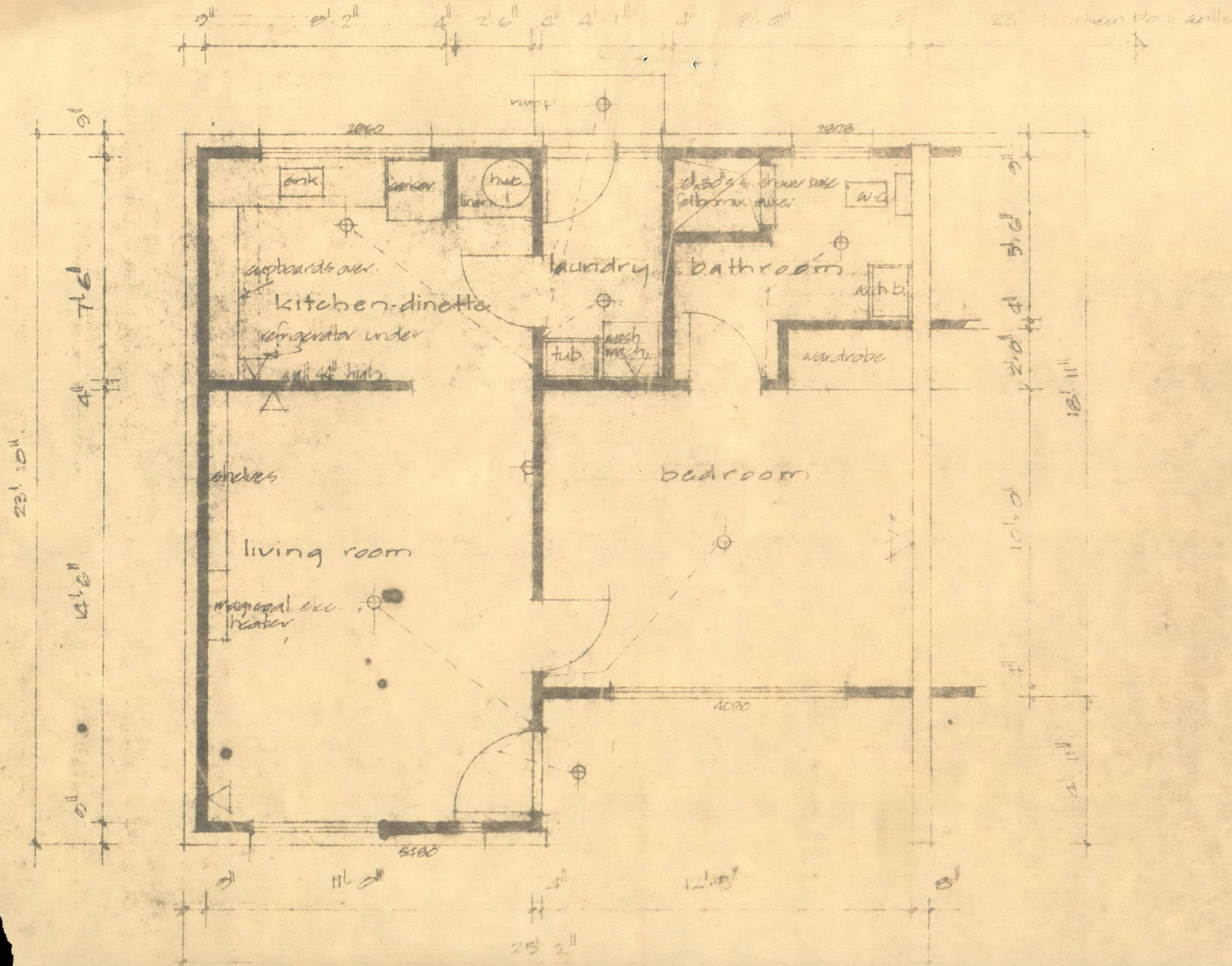
Sex M/F

Other Details:

FOR LAB. USE ONLY (write further details on back of form):



R.S. 38827.
(7.2.05)



P. O. BOX 1

DARFIELD.

TELEPHONE 88-416

Fax No. (0516) 88-542

FAX MESSAGE FORM

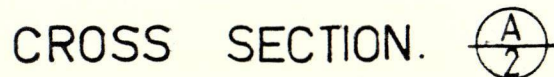
TO: J. HEFFORD NZPS
FROM: MEL CHALLIES MCC
DATE: 22/12/88 FILE REF.: 10/4
SUBJECT: MT HUTT LODGE No. Of Pages: 3

MESSAGE

→ construction of protected roof plane.

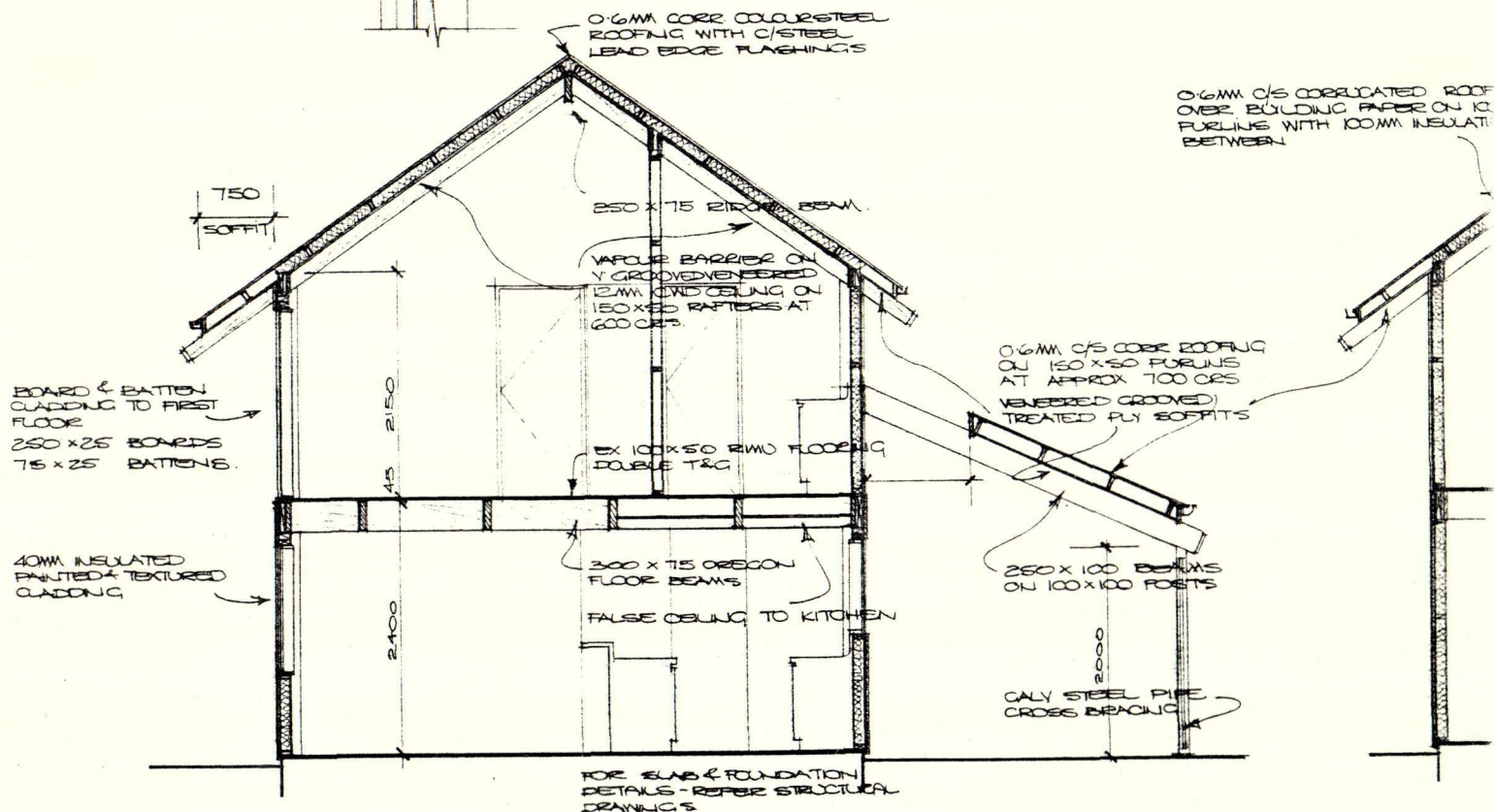
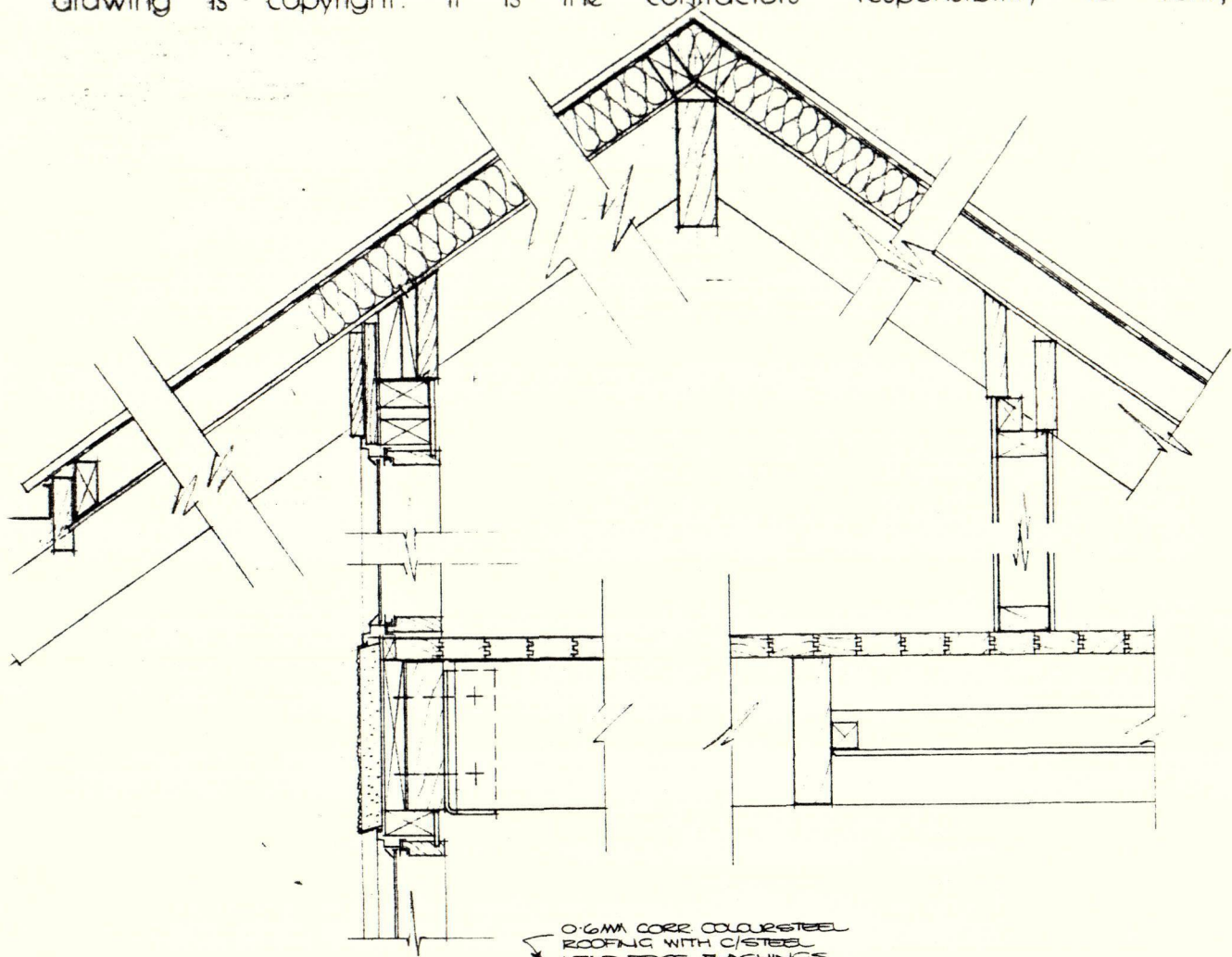
NZFS

(03) 652552



Christchurch N:
Telephone 68 09:
Telegrams 28 222

drawing is copyright. It is the contractors responsibility to verify all the



CROSS SECTION. (B/2)

CF



MESSAGE CONFIRMATION

DEC-22-'88 THU 14:15

TERM ID:

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