

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

SPECIFICATION OF WORK AND
MATERIALS FOR THE ERECTION
AND COMPLETION OF

NEW RESIDENCE

FOR THE OWNER

MR & MRS R. M. PEGG

SITE LOCATION

KING EDWARD STREET

LOT NUMBER

DISTRICT PLAN REFERENCE

LOCAL AUTHORITY

MOTUEKA BOROUGH COUNCIL

OWNERS PRESENT TELEPHONE NO.

L.M. 825

This specification, in simplified form and shortened form, is designed primarily for use by owners offering private housing contracts for tender. Read in conjunction with the accompanying drawings, its main objective is to convey to prospective contractors the scope of the work to be completed and the general requirements the owner wishes to be covered by the contract price.

H 97693

WORKMANSHIP

This specification does not seek to impose upon the Contractors construction methods alien to his normal working practice.

However, the methods of construction and the type, quality and sizes of materials used to complete the work shall not be less than laid down in New Zealand Standard Specification 1900 Mod. Build. Bylaw and required by the local authority under whose jurisdiction the work falls. Further, the workmanship and general finishing applied to the work shall comply with the highest standards of the trades involved.

GENERAL

THE WORK

The erection & completion of proposed residence as per plan & specification				
Area Sq.	Main Floor	Basement	Balcony Decks	Carport Porches
m ²	130.6	98.3	13.7	27.3

THE CONTRACTOR

The Contractor is required to provide all plant, tools, labour and materials to complete the work in the best trade manner in accordance with this Specification and its accompanying Drawings. During the period of ninety days following completion of the work the Contractor shall rectify all faults in workmanship and materials, notified to him by the owner.

Unless otherwise notified, the Contractor shall, when appointed, obtain all necessary permits and pay all dues and proceed with the work as soon as possible. The work shall conform and progress according to the bylaws of the pertinent local authorities and the Contractor shall be responsible for all damage to public and private property occasioned by the completion of the work.

SUB-CONTRACTORS

The Contractor may appoint specialist sub-contractors to undertake sections of the work, but shall be responsible for their good workmanship and the co-ordination with his own and other tradesmen.

SITE INFORMATION

Due allowance in the contract price should be made for total connections to all services.

PRIME COST SUMS

The owner reserves the right to select or purchase items having a lesser or greater value than the Prime Cost allowance, but shall consult the contractor before doing so and agree on the adjustment to be made in the final accounts.

COMPLETION

On completion of the work the whole site shall be left clear and the building, paths and steps etc. clean and ready for use.

INSURANCE.

Throughout the construction period the contractor shall hold himself and the owner covered against all claims and losses that may arise in connection with the contract. Completed work shall be insured by the Contractor for its full insurable value against loss or damage by fire and earthquake and shall be held covered until the owner formally takes possession. Policies shall nominate both Contractor and owner as jointly insured.

EXCAVATION and CONCRETING

EXCAVATIONS

Foundation trenches only

FOUNDATIONS

Continuous concrete with concrete Basement floor

PORCHES & TERRACES

Hardfill under porch and terrace slabs etc. shall be clean and have a minimum concrete cover of ~~three inches~~ 75mm

Entry Porch & Carport floor levels 50mm lower than that of Basement floor

CHIMNEY BASE & HEARTH

Concrete

PATHS & DRIVEWAYS

N.A.

BASEMENT

Concrete cavity block walls

BRICKLAYING and PLASTERING

All work shall be completed to the highest trade practice:

MATERIALS & FINISHES

Bricks and
Masonry

200mm concrete cavity block Basement

Concrete
Finishes

Plastered - chimney top
- plinth (if necessary)

Fireplace
and Chimney

Pre-cast concrete chimney blocks
Takaka marble surround
Tiled hearth (suspended type hearth)

Internal finish
to Fireplace

Fire brick walls
Palmray with wet-back (supplied by owner)

Stucco
Finishes

N.A.

SCHEDULE OF STRUCTURAL TIMBERS

	Size	Max. Centres	Type
Plates	100x50		
Bearers	N.A.		
Joists - Ground Floor	N.A.		
Joists - Top Floor	250x50		
Studs	100x50		
Braces	150x25		
Lintels	Per NZSS 1900	6.1.26	
Ceiling Joists	N.A.	Pre-fabricated roof trusses	
Dwangs	N.A.		
Rafters	N.A.		
Rafters exposed	N.A.		
Ridge exposed	N.A.		
Under perlins	N.A.		
Perlins	To suit roof tiles		
Collar ties	N.A.		
Soffit Framing	75x50		
Flooring	19mm particle board		

CARPENTRY and JOINERY

FINISH OF TIMBERS

All exposed exterior timbers shall be machine dressed and primed

EXTERIOR SHEATHING AND ROOFING

Materials shall be applied with the highest standard of workmanship and made entirely weatherproof.

Main Wall Sheathing

Hardiplanks (woodgrain)

Backing

N.A.

Underlining

Building paper

Contrast Panelling

Channel-panel (around Entry Porch)

- Backing

N.A.

- Underlining

Building paper

Roofing

Coated galud. steel tiles

- Support

Tile battens

- Underlining

Saturated felt

INSULATION

Batts in ceiling
Sislaton in walls

EXTERIOR FINISHINGS

SOFFITS	4.5 mm Hardiflex
GABLE ENDS	N.A.
PLINTH	Plastered (if necessary)
Balcony & Ramp DECKING	12mm fibrolite
Balustrades	Wrought steel with ex 150 x 50 top rail
FACIAS	Pre-finished fascia gutter
BARGES	N.A.
CARPORT	100 x 100 RHS posts with RSJ on top Concrete floor

I N T E R I O R L I N I N G S

	WALL LININGS		CEILING LININGS		
Room	Materials	Finish	Materials	Finish	Door Finishes
Living	Gib. board	Wall paper	Pinex tiles	Paint	Stain &/or varnish
Dining	" "	" "	" "	"	" " "
Stairwell Paneling	" "	" "	Sheet pinex	"	" " "
Kitchen	" "	" "	Pinex tiles	"	" " "
Bedroom 1	" "	" "	Sheet pinex	"	" " "
Bedroom 2	" "	" "	" "	"	" " "
Bedroom 3	" "	" "	" "	"	" " "
Bedroom 4 Pantry	" "	Paint	" "	"	" " "
Bedroom 5 WC 1	" "	Wall paper	" "	"	" " "
Bath	" "	" "	" "	"	" " "
Shower	Seratone (or similar)	N. A.	" "	"	N. A.
Laundry	Blocks & Bison board	Paint	Top floor	"	Stain &/or varnish
W.C. 2	" " "	"	" "	"	" " "
Hallways	Gib. board	Wall paper	Sheet pinex	"	" " "
Broom Cupd.	" "	Paint	" "	"	" " "
Wardrobes	" "	"	" "	"	N. A.
HW Cupd, Linen Cupd.	Concrete block	N. A.	Top floor	N. A.	N. A.
Gamesroom, Garage					

PELMETS

Built-in type in Lounge; Diningroom; Kitchen; Bathroom;
Bedrooms 1, 2, & 3

DOOR FURNITURE

Handles & locksets supplied by owner

CUPBOARD CATCHES AND HANDLES

Supplied by owner

SHELVING

Cupels labelled 'shelved' on plan, done so to
owner's requirements

TELEPHONE

On bench adjacent to refr. in Kitchen

Stairway - Steel stairway with balustrade constructed
by owner (150mm rise x 250mm tread)

JOINERY

Dimensions shown by the drawings are nominal only and should be checked on site. All units shall be well constructed and finished and shall follow closely the principles of design and arrangement shown by the drawings

Joinery to include - Kitchen Joinery } See plan
- Vanity unit & mirror }
- Drawers under all Wardrobe doors (mahogany veneer)

Laundry chute, wood-box, & Stairway constructed by owner

DOORS

All doors shall be free from warp and fitted and hung to the best standard of workmanship

Exterior - Entry - Cedar 4 panel (burnt) fielder door
- Laundry - Open top with wooden frame
- Kitchen - Open top with alumn. frame (bronze)

Interior - Mahogany flush doors
- Mahogany & glass Stairway door (sliding) with matching window → 
- Bifold Shower door (alumn. bronze)
- Lounge room divider (alumn. bronze) with vision rails
- Mahogany Pantry doors with closed louvres

WARDROBE DOORS Also Linen & H.W. Cupols.

Alumn. framed (bronze) with pre-finished mahogany panels
1 mirror panel in Bedroom 1

WINDOWS & Sliding door

Window units and their positioning shall comply as closely as possible with the details shown in the drawings. All windows shall be fully glazed and weathered.

Alumn. framed (bronze)
- Vision rails in sliding door
- Concrete pipe window in Stairwell (Pipe supplied by builder)

Glazing - All clear with the following exceptions:
- Coloured glass in Entry sidelights & top Stairwell window
- Obscure glass in windows of WCs 1 & 2, Bathroom & Kitchen
Laundry & shower doors

P L U M B I N G

GENERAL

All work shall be carried out in the best trade manner and shall comply with the governing regulations and the local bylaws

MATERIALS AND EQUIPMENT REQUIRED

Spouting	Pre-finished fascia gutter
Downpipes	P.V.C.
Wastepipes	P.V.C.
Ventpipes	P.V.C.
Water supply Pipes	C.W. — P.V.C. H.W. — Copper
Water supply	Install pump (supplied by owner) at existing well

	Material	Type/Make/Colour	Size	No.
Cold Water Supply Tank	N.A.			
Hot Water Supply Tank	P.V.C.	Nura		
W.C. Flushing Cistern	P.V.C.	Dux white		2
Sink Sink Bench	S.Steel			
Tub	Enamel	A.H.I. Supertub		
Hand Basin	Plastic	Akronite (or similar) vanity top		
Bath	Pressed steel	White		
Shower Tray	S.Steel	900 x 900		
W.C. Pan	Earthenware	white		2
W.C. Seat	P.V.C.	white		2

WC 1 basin P.V.C. Noel wall basin
with mini-skirt (white)

P L U M B I N G

	MATERIAL	TYPE/MAKE/COLOUR	SIZE	NO.
Taps - Interior	c/Plated	Standard type		
Taps - Exterior	Brass	" " "		2
Stopcocks				
- Interior	c/Plated	" " "		
- Exterior	Brass	" " "		
Shower Fittings	S.Steel	Topliss mixer with variable rose		
Toilet Paper Holder	Supplied by owner			
Recess Fittings	"	" "		

All Sanitary fittings shall be supplied complete with plugs and chains etc.

WATER HEATING UNITS

50 gal H.W. cylinder with wet-back to lounge fire-place

FLASHINGS, VALLEYS, GUTTERS, & FLAT ROOFS

Alumn. flashings for windows & exterior doors
Galvd. steel flashings - chimney

DRAIN LAYING

GENERAL

All work shall be of the highest standard and carried out in accordance with the relevant bylaws as directed by the Local Authority

STORMWATER DISPOSAL

To existing pipe on section

SEWAGE DISPOSAL

To existing sewer pipe on section

ELECTRICAL

GENERAL

Electrical work shall be executed in compliance with the Electrical wiring regulations and shall proceed under the necessary permits from the Local Authority.

Materials shall be standard approved. Wiring shall be concealed wherever possible. Switchboard shall have spare capacity for future additional outlets. Fix board in position indicated by the Drawings or approved by owner

SUPPLY THE FOLLOWING

Supply & install - Standard heat points
- 60 W bulbs switches
- Shaving point in Bathroom

Allow P.C. sum of \$675 for stove

Owner supplying - light shades
- Extractor fan in Kitchen

CENTRAL HEATING

N.A.

ELECTRICAL

<u>Room</u>	<u>Lighting</u>		<u>Power</u>		<u>TV/Radio Aerial</u>
	<u>Ceiling</u>	<u>Wall</u>	<u>Single</u>	<u>Double</u>	
Living	2	2	2	1	1
Dining	1		1		
Family/Study Pantry	1		1		
Kitchen	1	1 (Florescent)	2	2	
Bedroom 1	1		2		
Bedroom 2	1		2		
Bedroom 3	1		2		
Bedroom 4 Stairwell	1 (2 way)		1		
Bedroom 5 W.C. 1	1				
Bath	1	1 (Florescent)			
Shower					
Laundry	1		2		
W.C. 2	1				
Hallways	2 (2 way)		1		
H.W.C. Broom Cupd	1		1		
Garage	1		1		
Carport	1 (2 way)				
Porches (Back)	1				
Other Exterior	2				
Basement	3		1	1	
Total	24	4	19	4	1

The above is to provide a basis for costing only. Consult owner on final requirements and outlet locations before commencing work

P A I N T I N G and D E C O R A T I N G

GENERAL

All paints, varnishes and wallpapers etc. shall be of good quality and applied in the best trade manner.

Colours and patterns not herein specified, shall be referred to the owner for selection.

Refer to schedule of wall, ceiling and cupboard and door finishes under trade section Carpentry & Joinery

WALLPAPER

Allow a P.C. Sum	\$6-00	per roll
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PAINT

All paint work shall be of three coat application.

For natural wood finishes, at least one base coat of oil stain or sanding sealer shall be applied to clean surfaces and the seal surface protected from damage until finish coat.

	<u>INTERIOR</u>
WALLS	See Interior Linings Page 8
CEILINGS	" " " "
EXPOSED WOODWORK	Stain & /or varnish
FLOORING	N. A.
OTHER SURFACES	Jambs, architraves, skirtings, scotias, etc. - Paint Joinery - Paint

	<u>EXTERIOR</u>
SHEATHING	Paint
SOFFITS	Paint
MASONRY	N. A.
OTHER SURFACES	Chimney top - paint Balustrades - paint Ext. posts & R.S.J. beams - paint
EXPOSED WOODWORK	Stain
SPOUTING & DOWNPIPES	N. A.
ROOFING	N. A.