

Flat 2 PPR 102484

MT VERNON PLACE STREET ROAD 15 HOUSE No.

Permit No. DC18663

LOT 8 D.P. 12084

Date Approved 23-10-85

FRONTAGE

Date Issued 26-10-85

OWNER

BUILDER

WORK

Fairline Builders Ltd

Owner

Erect Dwelling - Apartment

Subject to Ref 1m away from ~~the~~ stormwater

B

O. B signed 28-5-86.

Plumbing & Drainage complete 14-5-86

Designation of Household Unit

Maximum Number of Occupants

Apartment 2.

4 P

1 D 2 S

Value: \$48,500

Siting:

Foundations: Conc. & Pile-

Excavations:

Ext. Walls: H/P Lank

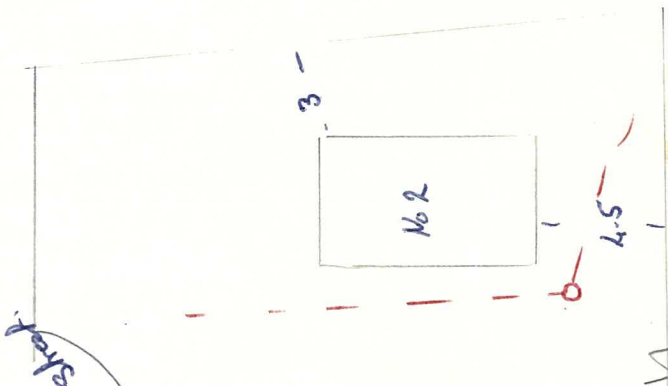
Foundation Steel:

Roofing: Iron

Frame Work:

Insulation:

Site Plan:



Inspection
Date:

Comments:

30-10-85

Digging holes - soft in fact - Eng to inspect.

16-1-86

Framing erected - exterior cladding

M/T O/K partly lined.

Occupied.

STILES O/S

Damage deposit cleared Date:

Work completed Date: 28-5-80 Inspector: [Signature]



Nelson City Council

P.O. BOX 645, NELSON. PHONE: 81-059.

BUILDING APPLICATION FORM

Permit No:

0018663

Date Issued:

24-10-88

APPLICATION TO:

Erect
Alter
Convert

Install
Reinstate
Demolish

Apartment House

FOR Farline Builders Ltd (Owner) of

16 Nayland Rd STOKES

(Owner
Address)

according to the plans and specifications deposited herewith, IN DUPLICATE (see over for drawing requirements).

PARTICULARS OF LAND: Obtain this from your rates notice

Address 12/15 Mt Vernon Place Nelson

Lot No. 8 D.P. 12084

Total Area of Lot 1174

PARTICULARS OF BUILDING

Foundations

Walls

Roof

Concrete
Fibre-Plastic
Iron

A. Area of ground floor of all existing buildings

B. Area of ground floor this proposal

C. Total area of ground floor (A. and B.)

71 M²
71 M²

Estimated value of work including labour and materials:

Building \$ 44000-00
Plumbing & Drainage \$ 4500-00
Total \$ 48500-00

Concerning this application, Dispensations, conditional use, or Specified Departures granted or Preliminary Check prior to this application.

Approval Date

Name of Applicant

Use of Building.

e.g. Flats - Rental, Ownership, Town House, Commercial or Industrial. Specify exact uses.

Applicant's Name (Builder or Owner)* Farline Builders Ltd Strike out whichever does not apply

Postal Address PO BOX 2047 STOKES

Telephone No 79-784

Signature of Applicant RH Murslake

NOTE: Be sure you supply all the information required and complete the application form fully; this will save you time in the long run.

See reverse side for information on plan and other requirements.

Receipt No. 2353

FOR OFFICE USE ONLY

Building..... \$ 205.00

Building Research Levy .. \$ 49.00

Damage Deposit..... \$ 0

Water Connection..... \$

Electrical Street Mains Levy * \$ 600.00

Other..... \$

TOTAL \$ 854.00

INV 17082
24/10/88

Amount Paid 24/10/88

DRAWING STANDARDS FOR BUILDING PERMITS

Two

1. Prints only will be accepted with the application, as errors can creep in if there are originals.
2. All plans should be clearly and competently drawn to metric scales.
 Site plan - 1 : 50, 1 : 100, 1 : 200
 Floor plan and elevations, etc. 1 : 100, 1 : 50
 Structural details to be drawn clear of floor plan and elevations, and are to be to a larger scale; i.e. 1 : 10/1 : 25
3. Site Plan must show -
 - (a) Section in relation to the street and give a north point.
 - (b) All buildings on the site, their use, dimensions, distance between buildings and distance to boundaries.
 - (c) Sewer and stormwater drains, ground and invert levels, gradients and point of discharge.
 - (d) Location of required off-street parking and gradient and surfacing of access from street formation.
4. Floor plan to be fully detailed and all dimensions given.
5. Elevations to show details of external finishes, size and type of windows.
 Height of buildings above ground level to be dimensioned.
 Give sufficient levels around boundaries of site and formations of buildings to assess daylight admission.
6. Cross Sections giving full details of foundations and framing.
7. Specifications must be sufficient to provide, in conjunction with the plans, a clear understanding of what is proposed.

BUILDING PERMIT FEES

Estimated value of work excluding plumbing and drainage

Not Exceeding	Fee
\$	\$
1000	12
2000	17
3000	25
4000	35
5000	42
6000	52
7000	55
8000	60
9000	65
10000	70
12000	76
14000	83
16000	90
18000	97
20000	105
25000	120
30000	140
35000	155
40000	170
50000	205
60000	240
70000	265
80000	295
90000	315
100000	345
120000	360
140000	380
160000	400
180000	415
200000	430

every \$50,000 or part thereof
 excess of \$200,000, add \$30

Space Heaters

A building permit is required for the installation of an appliance with a chimney or flue, and if a wet back is involved a plumbing permit must be obtained, by a registered plumber.

Building Research Association Levy

Levy is on Total Value (including plumbing and drainage)

Less than \$10,000 No fee

\$10,000 and above \$1 per \$1000 or part thereof

Permits are also required for occupation of footpaths for buildings. Applications should be made on the appropriate form (available at the City Engineer's Department).

Applicants are reminded the Damage Deposits will be charged on all work over \$1000 in value.

Domestic alterations, accessory buildings, swimming pools etc.\$20

New dwellings, flats, demolitions, etc.\$40

Commercial and industrial workas assessed.

Demolitions

No person shall demolish or remove any building or any substantial part of a building unless written notification has been given. Building Application Form shall be used for this purpose.

A separate permit is required for plumbing and drainage.

NOTE: FEES PAYABLE ONLY AFTER APPROVAL OF APPLICATION

BUILDING INSPECTION SHEET

DATE REC'D 26/3 NOTIFY BY

Prelim. Check No.

2nd Copy Plans detached.

Application for: ERECT AN APARTMENT HOUSE F/2Owner: FAIRLINE BUILDERS.Builder: O UNIKSLot. 8 D.P. 12084LOCALITY: 15 ME VERNON PL.

Application form completed

Special conditions on specific sites

Area of new buildings or additions

Street No allocated

Application accompanying: plumbing, drainage,
water, crossing

Bldg. Reg. Cert.



DEPARTMENT	date	not approved	date	approved
TOWN PLANNING.	26/8/85	Shore	21/10/85	Shore
ELECTRICITY DEPT. ^{APT} 2 ✓			28/8/85	JS *
PLUMBING & DRAINAGE *	26.8.85 21.10.85	JS WS		
SERVICES.			* 28-8-85	ASL *
HEALTH				
ACCESS & GRADING, & FLOOR LEVELS			27/8/85	NRB
STRUCTURAL	26/8/85	ATM	23/10/85	ATM
CHIEF FIRE OFFICER				
BUILDING.	30/8	ga	23/10	ga
DANGEROUS GOODS				
WATER.			27/8/85	AS

Amendments required, notified by _____ Permit may be issued * ga 23/10/85

Tel: _____ Letter: _____ Initials: _____

see reverse side for comments

AMENDED DATE 17/10

Reminder to applicant:

Legal

Area check / Street number / Amalg. of titles ☒

Building lines / Street widening lines ☒

Dispensation / Conditional use / Specified departure ☒

Conditions, if any, complied with ☒

Service lanes and R.O.W. ☒ - Row is legal.

General
Check

Zoning and use

R.2.

Building coverage

OK.

- Less than 20%

Maximum height

6m.

Daylight admission ☒

Minimum yard requirements

Front 3m.

Rear 4.5

Side

Maximum density / Habitable Rooms

9. (11 allowed) ☒

Open space. Living courts / Service courts / Communal courts ☒

Separation distance

3m +

Method of attachment for flats

Conversion of dwelling houses to use apartment houses

Accessory buildings

Nil shown

Gross floor area

Shops / Offices / Industrial buildings

Parking / Loading

2

Front yard

1 under

Access to site and parking / Turning

Off Row - turn on site

Verandahs

Sign compliance

TOWN PLANNING

General appearance of building

Remarks:

Show living courts + service courts for both units.

* Electrical Street Mains Levy

5501 0788

ELECTRICITY DEPT.

\$600.00

PLUMBING & DRAINAGE (SOIL & SW SEWERS 100mm dia.)

Delete reference in Drain laying specifications to earthenware pipes and insert 100mm P.V.C. to N.Z.S.S. 7649 for both sewer and stormwater drains.

*

*

Still to be amended

3

BUILDING

HEALTH

ACCESS & GRADING, & FLOOR LEVELS

STRUCTURAL *Registered Engineer to sign for requirements 1 + 7.*

CHIEF FIRE OFFICER

SERVICES (Soil and Sw. sewers over 100 dia, and waterways).

* Ensure house is sited 1 m minimum clear of existing 300 dia stormwater drain, and drain does not lie below a line struck at 45° declination from the bottom of any foundations.

DANGEROUS GOODS

WATER.



Nelson City Council

P.O. BOX 645, NELSON. PHONE: 81-059.

In reply refer to

BUILDING CLERK

ref:

Ext 849

2 September 1985

Fairline Builders Ltd
PO Box 2047
STOKE



Dear Sir,

Your application for a building permit
to erect apartment house
for yourself
at 15 Mt Vernon Place has been checked.

The proposal does not comply with the requirements of the Nelson City Bylaws and District Planning Code in the following respects:-

TOWN PLANNING

Show living courts and service courts for both units. ✓

PLUMBING AND DRAINAGE

Delete reference in Drainlaying specifications to earthenware pipes and insert 100mm PVC to NZSS 7649 for both sewer and stormwater drains.

STRUCTURAL

Registered Engineer to sign for requirements 1 & 7.

SERVICES

Ensure house is sited 1m minimum clear of existing 300dia. stormwater drain and drain does not lie below a line struck at 45° declination from the bottom of any foundations.

When your plans and specifications have been amended to conform with the above, approval of your application will again be considered.

Yours faithfully,

CITY ENGINEER

per:

M. L. Lorn

Flat ②

SPECIFICATION

Specification of work to be executed and materials to be used in connection with the erection of a residence-ownership-flat.

For *Fairline Builders Ltd*
In *Lot 8 Mt Vernon Place Nelson*

The whole to be carried out according to the accompanying drawings and this specification, and such other drawings as may be supplied in elucidation thereof. In addition the structure must comply with all relevant bylaws.

GENERAL CLAUSES

DRAWINGS. The drawings connected with this specification are attached hereto but there is no warranty expressed or implied that they show each and every minor detail required to be included by the Contractor.

EXTENT OF WORK. This contract comprises the erection and completion in the soundest manner all the work indicated on the accompanying plan and this specification, the supply of all necessary plant, tools and material and the maintenance of all works as stated in these conditions.

PERMIT FEES ETC. The contractors shall take out all Permits, pay all fees and give all notices required by By-laws in connection with this contract or shall arrange and be responsible for, any permits and fees delegated to Sub-contractors.

CONTRACTORS CONTROL. When not under the direct control of the contractor, the work shall be under the control of a competent foreman who shall be retained until the termination of the work.

SUB-CONTRACTORS. The Contractor shall give every assistance and facility to Sub-contractors and permit them to use scaffolding and other aids used in the general construction. He shall attend upon, cut away for and make good after all trades mentioned in this specification.

DAMAGE. The contractor shall be held responsible for any damage to the adjoining existing buildings or properties during the progress of the work and will be required to make good to same when called upon to do so. The contractor shall see that all materials supplied for the necessary carrying out of the work shall be placed in one part of the Section only so that the remainder of the land be left undisturbed as possible. Further, should any fittings supplied by the owner of the new residence, be damaged on the job, and the cause be due to action of staff employed by the contractor, then such damage shall be made good by the contractor providing that the owner has previously obtained the approval of the contractor for the delivery to the job of such fittings.

INSURANCE ETC. It shall be the responsibility of the Contractor to see that his and his Sub-contractors men are fully protected by Insurance "Employers Liability" according to the "Workers' Compensation Act" but he shall not be responsible should the Sub-contractors insurance lapse or should they fail to insure adequately the staff employed by them during the term of this contract, but it shall be his duty to insure his own staff and ask his Sub-contractors to do likewise in accordance with the "Act".

INSPECTORS. The contractor shall give access to the job to all inspectors connected with the work, such as drainage, electricity, Architect, Housing Corporation etc. etc. and shall notify such people of the progress of the work as required.

P.C. SUMS. Where shown in these specifications P.C. Sums are to be read as amounts to be allowed in the contract price for material or fittings to be procured and if such Sums are inadequate, the owner of the new residence is to be notified and approval obtained either from him or the Architect and such increase in cost to be charged as an "Extra" at completion of the job. Should the purchase price be less than the P.C. Sum then a "Credit" shall accordingly be passed.

COMMISSIONS. Any commissions to which the contractor considers he is entitled shall be allowed for in his contract.

SITE INFORMATION. The levels shown on plan shall be taken as approximate only and the contractor and all Sub-contractors shall hold themselves responsible for visiting the Site and allowing in their contracts for any correction of the levels shown. The contractors shall make themselves thoroughly familiar with the conditions under which the work is to be performed, including locations of water mains, drains, power aerials, etc. An allowance shall be made in the contract for the connection of these essential conveniences where they so apply and the contractors shall be responsible for their connection only as far as from the house to the Site Boundary nearest to those services.

Note:- Electrical Aerials often have to have additional poles and in these cases, any charge made by the authorities concerned shall be passed on to the owner as an extra to this contract.

ADDITIONAL SECTION INFORMATION

WATER FOR BUILDING PURPOSES. The contractor shall arrange for the supply of all water necessary for the carrying out of the works.

LOCATION OF BUILDING. If a Site plan be not shown on the attached plan, the contractor shall arrange with the owner the location of the new structure and shall see that such siting is in accordance with all By-laws governing the locality such as narrow roads, building line restrictions and back sections etc. etc.

CLEARING UP. The contractor shall see that his and his Sub-contractors tools of trade are removed from the job at completion but may leave behind any timbers or other materials which may be of use to the owner but of no further use to the contractor.

All dirt, surplus timber etc. shall be removed from the job from time to time. All floors to be swept at completion and all locks oiled and the building left clean and ready for use.

FIRE RISK. The contractor shall insure the building against fire as soon as such risk will be accepted by an approved office and shall keep the building so covered until the building has been completed according to the contract or until the owner takes over the risk on his own account.

INTERPRETATION. Workmanship or materials shown on the plans or specified and not shown, must be supplied as though both were shown and specified. Materials shown and not specified, must be of the kind commonly employed for the service it is intended to perform. All figured dimensions shall be taken in preference to scale and all detail drawings shall supersede those of small scale. The term "OWNER" shall refer to the person for whom the building is being erected.

MAINTENANCE. The period of maintenance shall be 90 days (Ninety days) after the owner of the new residence has taken possession.

Any defects in materials, workmanship, or any part or parts that require replacing or adjusting which have been included in the contract, shall be adjusted or replaced as specified in this specification, and at the contractors expense.

PAYMENTS. It shall be the duty of the owner to pay such monies as is required during the progress of the work in the form of progress payments at such times as are arranged with the contractor or specially stated in these specifications. All such payments to be 60 per cent of the estimated cost of the structure at the time of payment or such sums as are arranged between contractor and owner. The last and final payment shall be made not later than 30 days after the completion of the building and its owner notified that such building is ready for occupation.

EXCAVATOR

SITE. Should the site be such that excavation is necessary in order to form Basement area or in order to place the building on a level site, then such work shall be carried out by the contractor. It shall be the contractors duty to arrange for the necessary excavations according to the levels shown on the plan and to co-operate with the owner as regards location of house and the depositing of surplus earth etc. so as not to interfere with the construction of the building nor the layout of gardens etc. of the completed scheme.

EXCAVATIONS. Excavate for all foundations, retaining walls, piles, chimney foundations, steps, etc. so that the bottom of such excavations is on to the solid. All trenches shall be the full width of foundations and to allow for boxing to go below ground level and wide enough to provide for good "footing". Where special circumstances apply, details of foundations necessitating extra precaution and precision in excavation shall be shown on the plan.

EXCAVATING THROUGH FILLINGS. Where it is necessary that excavations should be through fillings, such trenches shall be of such depth that the full depth of the filling is penetrated and the excavation carried down to the solid. All shoring of loose soil shall be undertaken by the contractor to protect concrete from being fouled by soil or other foreign matter, and to prevent collapse of trenching.

CONCRETOR

BOXING. Boxing for concrete work shall be 25mm thickness timber, properly braced and strutted so as to remain in its correct straight line when loaded with concrete. All pegs shall be at least 50 x 50 square and plumbed and lined before being braced. Where necessary, parallel banks of boxing shall be "twitch" wired before concrete is deposited.

CONCRETE. Concrete for foundations, piles, steps, floors and retaining walls etc. shall be formed of one part of cement to 6 parts of aggregate. All gravel and sand forming the aggregate shall be clean and sharp, and free from loam and impurities. It shall pass through a 25mm square mesh and shall in all cases be clean river gravel. Water for concrete shall be clean and fresh and as little as possible used to bring the mix to a plaster state for depositing. Cement shall be Portland Cement as required by the N.Z. standard specifications, No. 1844; it shall be protected from moisture on the job and shall be covered, if in the open, with a waterproof covering or otherwise stored in a shed.

All concrete shall be mixed in a machine mixer for at least 2 minutes and deposited in position within 15 minutes. Thoroughly tamp the concrete into position and see that reinforcing is properly covered and not disturbed. Protect all concrete from weather and avoid joints as much as possible. Where, however, joints are unavoidable, such joints shall be wetted before recommencing and washed with a mixture of cement and water grout. No boxing shall be removed for at least 24 hours after depositing of concrete.

PREMIX CONCRETE. Premix or Readymix concrete of specified strengths may be used in lieu of above.

REINFORCING. All reinforcing rods shall be securely fabricated and fixed firmly in position. All steel shall be round mild steel rods 10mm or 12mm diameter or as detailed on drawings. All joining rods shall be lapped 40 diameters and wired together with No. 16 black wire as will all rods meeting at right angles.

RETAINING WALLS IN BASEMENT. Retaining walls across excavations shall be of height to suit the depth of the cut and shall be reinforced with 12mm Rods at 450mm centres both ways with 2 horizontal rods in the footing. This reinforcing shall apply to retaining walls up to a height of 1200mm above ground level unless other details are provided. Special set outs for rods pertaining to walls other than above will be as shown on plans.

FIXING TIMBER TO CONCRETE. Provide in all concrete where required to fix timber thereto, 12mm hooked bolts and washers or 2 strands of No. 8 galv. wire. Either method is approved providing that such fixing is at centres not exceeding 1200mm and 300mm from each internal or external corner. Where the wire method is adapted, bore the timber with a 12mm hole and pass both strands through and plug hole with a tapered round wedge to force the timber on to the concrete. The loose ends shall be bent over and driven into the timber. Alternatively, the wires may be spaced on each side of the timber and drawn over the top and securely stapled into position.

METAL DOWELS. Where necessary, cast in pairs of 50 x 6mm flat steel into concrete for the fixing of vertical posts thereto. Such steel to project at least 150mm above concrete level so that they can be fixed with two 10mm bolts.

DAMP COURSE. Between all concrete and woodwork, place a D.P. of approved 3 ply malthoid, the full width of the timber to be protected.

PLASTERING ON CONCRETE. The whole of the work shall be finished to a fine face, free from cracks, blisters, watermarks etc and shall be clean and of even tone. All work to be perfectly level (except where a fall is necessary) and plumb and all curves evenly formed. Cement shall be as specified under "Concrete" and all sand shall be coarse, clean and sharp. All surfaces to be rendered shall be scratched to give a key for rendering while the concrete is green. Render exposed surfaces on concrete steps, concrete porch floors, sumps, etc. in cement compo, composed of one part of cement to two parts of sand, to a depth of 10mm and finish with a wood float. Paths and floors of garages, basements, etc. shall be finished with a fine layer of dry mix of cement and sand, worked into the surface of the concrete the same day the concrete is deposited. The mixture shall be composed of one part cement to two parts sand. When plastering with coloured cement, the same procedure as for "Porch floors, steps" shall be adopted. If and where required, details are given below:-

CONTINUOUS CONCRETE FOUNDATIONS. This shall be built around the perimeter of all Stucco houses, and where specifically stated, around the perimeter of timber sheathed houses. The height of the concrete shall be governed by the drawings on the plan and such foundations shall be that the minimum height shall be 300mm above ground level in the interior of the foundation wall. Continuous foundations shall be reinforced horizontally with 2-12mm dia. M.S. Rods where such concrete does not exceed 750mm depth. Where concrete is required to form full height foundations in basements, i.e. to joist level details of reinforcing are given below:

CONCRETE PILES. Conc. piles may be pre-cast or cast "in Situ". Where precast piles are used, they shall be set in concrete and may be used only to a height of 450mm above ground level. "In Situ" piles shall be boxed and plumbed on the job, and where they exceed 600mm in height above G.L. shall be reinforced with one 12mm dia. M.S. Rod. Concrete piles shall not exceed 1000mm in height above G.L. and shall be not less than 40000mm² in cross-sectional area. All piles shall be placed at centres not exceeding 1200mm where the plates are on the flat or 1350mm where the plates are on edge.

EXTERIOR CONCRETE PILES. Shall be used where a timber base to the house is required. They shall be as under "Conc. Piles" except that on the outer face, they shall have wooden dovetail strips set flush therein to receive the timber work. Timber for dovetail strips shall be Ht. Totara, yellow Pine or ground treated Radiata and shall be at least 40m x 25mm.

VENTS. In all exterior continuous concrete foundations, provide for 300mm x 150mm crimp wire, or conc. vents at not more than 750mm from each corner and at not more than centres of 1800mm thereafter.

CHASES. Arrange for and provide in all concrete, chases for water pipes, drains etc. to the satisfaction of sub-contractors and all inspectors.

CONCRETE CHIMNEYS. The Chimneys where shown on the plan, shall be reinforced concrete. The foundation shall be well sunk on to the solid and brought up to joist top level. On flat sections, boulders may be used for filling and where the foundation comes in a basement area, it may be hollow cast and reinforced with 12mm rods at 300mm centres or with 665 H.R.C. fabric. Where shown, provide an ash pit and fit cast iron door at the base of such pit. In no case, shall the chimney foundations be less than 200mm thick for hollow foundations and hearths shall be cast as part of the base and shall be at least 125mm thick and reinforced with 10mm Rods at 225mm centres. Hearths thus suspended shall be boxed into the joists with boxing adequately supported during pouring and setting of the concrete. Build up an approved type Pre-cast chimney, a type suitable with the plan and construction of the building. Reinforce the flue with 4-12mm Rods. Line the fireplace opening with fire bricks and build hobs to carry a 400mm colonial grate.

.....
Allow the P.C. Sum of
for a surround and hearth to be constructed of

~~CENTRAL HEATING.~~ Allow the P.C. Sum of

for the supply and installation of manufactured Central Heating Plant. To be fixed in position by tradesman experienced in the Central Heating field.

INSULATION

Exterior walls-65mm Fibre Glass Batts. YES ~~NO~~
Ceilings-Fibre Glass Batts-Acrofibre. YES ~~NO~~

CONCRETE SLAB FLOOR. To be as detailed on plan.

CONCRETE PORCH FLOORS AND SUNDECKS. Concrete Floors for porches and sundecks shall be boxed so that upstands for flanking walls are cast as part of the floor and a fall provided for water drainage from the inside to the outside of the porch or deck. Boulders may be used in the filling, providing that at least 75mm of concrete cover the top stones and concrete fills the cavities between all boulders. Where it is uneconomical to fill a porch floor or sundeck with boulders, the same may be "Hollow Cast" in which case the slab shall be not less than 125mm thick and supported on 125mm walls. Reinforce the slab with 12mm rods at 600mm centres and place thereon 1 layer of H.R.C. Fabric 50mm below the surface of such porch floor or concrete area. This shall apply only to spans up to 1200mm, floors of greater span shall be as detailed on plans.

CONCRETE STEPS. Shall be boxed to design shown on plan and the area filled with boulders and concrete.

CONCRETE MASONRY AND CONCRETOR

GENERAL REGARDING MASONRY. To the extent shown on drawings lay up nominal 200mm thick standard 'Vibrapac' concrete masonry. Blocks are to be laid in stretcher bond, using mortar composed of 1 part of Portland Cement 3 parts of clean sharp sand and 'Onoda NN' added at rate of 6 per cent by weight of cement. Water content is to be a minimum, consistent with achieving a good workable mix. All blocks are to be laid true and plumb and all joints are to be finished with a 'V' tool. Reinforce masonry walls with approved galvanised metal bonding in every second horizontal mortar course. Build in necessary Heart Totara slips, pipes etc, as detailed or as required for other trades.

LOWER FLOOR WALLS. On lower floor where shown lay up nominal 200mm thick standard 'Vibrapac' concrete masonry units to form walls. Walls are to be laid up as specified above. Reinforcement of walls to be 12mm and 10mm mild steel rods vertically as spaced on plans, followed by the filling of these cavities with 1: 2: 6 mix Portland Cement concrete. Sixth and 12th courses of all walls are to be 'Bond Beam' blocks containing four 12mm mild steel rods and filled with concrete as for vertical cavities. All vertical rods are to lap 40 Dia. with starter rods. In addition to bond beams specified above, also form lintel above all openings for windows and doors and reinforce, and fill same as specified for bond beams. Blockwork reinforcing shown on plans shall take preference over this specification.

CARPENTER

GENERAL. The whole of the timbers shall be the best of their various kinds, free from deep shakes, loose or large knots and other defects. Timber shall be of full specified sizes, dressed to a smooth finish where necessary and hand-dressed or machine sanded where required. Timber shall be graded according to N.Z. standard grading No. 3631 and shall be supplied in good order and in as long lengths as possible. Execute all necessary foundations, framing, dwanging and finishing in a thoroughly workmanlike manner to comply to standards set by local authorities or its inspectors. All timber construction shall be according to the N.Z. standard specifications Part IX, 'Light Timber Construction'.

FINISH OF TIMBERS. All exposed interior and exterior timbers shall be machine dressed and all interior exposed timbers, such as skirtings, architraves, door jambs, fittings etc. shall be hand dressed or machine sanded.

WORK FOR OTHER TRADES. Cut all openings required and make good all surfaces.

TIMBER TREATMENT. All timber required by laws to be treated are to be treated to T.P.A. specification. All weather boards, exterior timbers and flooring used in Housing Corporation Loan Houses, where Heart timbers are not available, shall be approved in Dressed "A" grade providing such timbers are treated to the satisfaction of the Corporations' Inspectors. Further information, if necessary, is detailed below:-

NAILS. When spiking through 75mm Timbers use 125mm Nails, through 50mm — 100mm nails, for skew nailing of framework and through 40mm timbers — 75mm nails, through 25mm T and G Flooring — 55mm and through weather boards 60mm. Finishing brads shall be used where a larger size may tend to split or damage the timbers being fixed.

SCAFFOLDING. Provide and erect all scaffolding for carrying out of the work in accordance with the scaffolding Act.

SCHEDULE OF TIMBER

(All necessary framing timber to be planer gauged)

Designation	Grade	Sawn Size
Sleeper Plate on concrete foundation	Boliden Treated Pine	100 x 50
Sleeper Plate on piles	Boliden Treated Pine	100 x 75
Basement Studs	Boric Treated Pine	100 x 75
Top Plate in Basements	Boric Treated Pine	100 x 75
Floor Joists live load up to 2 KPa		
100 x 50mm 1.6metres	Boric Treated Pine	
125 x 50mm 2.1metres	Boric Treated Pine	
150 x 50mm 2.7metres	Boric Treated Pine	
200 x 50mm 3.6metres	Boric Treated Pine	
250 x 50mm 4.5metres	Boric Treated Pine	
300 x 50mm 5.4metres	Boric Treated Pine	
Vermin Plate	Boric Treated Pine	100 x 50
Vermin Plate (2 storeys) Ground Floor	Boric Treated Pine	100 x 75
Main Studs	Boric Treated Pine	100 x 50
Opening Studs over 1200mm.	Boric Treated Pine	100 x 75
Beam sizes		
up to — 1.35m	Boric Treated Pine	75 x 100
1.35m — 1.8m	Boric Treated Pine	100 x 100
1.8m — 2.25m	Boric Treated Pine	125 x 100
2.25m — 2.7m	Boric Treated Pine	150 x 100
2.7m — 3.3m	Boric Treated Pine	200 x 100
3.3m — 3.9m	Boric Treated Pine	250 x 100
Beams over this length to be calculated.		
Minor Partitions where shown	Boric Treated Pine	75 x 50
Wall Braces	Boric Treated Pine	75 x 50 or 150 x 25
Top Plates	Boric Treated Pine	100 x 50
Top Plates (2 storey) Ground Floor	Boric Treated Pine	100 x 75
Ceiling Joists up to 3600mm	Boric Treated Pine	100 x 50
Ceiling Joists up to 4800mm	Boric Treated Pine	125 x 50
Ceiling Joists over 4800mm	Boric Treated Pine	150 x 50
Herring Bone	Boric Treated Pine	50 x 50
Dwangs - full width	Boric Treated Pine	100x40
Dwangs - narrow	Boric Treated Pine	100x40
Dwangs - smallest permissible	Boric Treated Pine	50x50
Hip Rafters	Boric Treated Pine	200x25
Valley Rafters	Boric Treated Pine	150 x 25
Rafters	Boric Treated Pine	100 x 50
Ridges	Boric Treated Pine	200 x 25
Collar Ties	Boric Treated Pine	150 x 25
Rafter Runners	Boric Treated Pine	100 x 50
Valley Boards	Boric Treated Pine	200 x 19
Ceiling Joists Runners	Boric Treated Pine	100 x 50
Struts	Boric Treated Pine	100 x 50
Sarkings	Boric Treated Pine	200 x 25
Tile Battens	Boric Treated Pine	50 x 25
Soffits Joists	Boric Treated Pine	75 x 40
Spout Fascia - Rimu or White Pine	Dress Ht.	150 x 25
Barges - Rimu or White Pine	Dress Ht.	200 x 25
Caps - Rimu or White Pine	Dress Ht.	150 x 30
Door Jambs (Rebated) Rimu	Dress "A"	100 or 150 x 40
Shelving etc. Rimu or Radiata	Dress "A"	25mm thick
Flooring	T.W.P. Particle Board	

ADDITIONAL INFORMATION.

CARPENTER (Contd)

SLEEPER PLATES. Plate fixed directly to continuous concrete or concrete piles shall be bored for the fixing wires or bolts and shall be straightened where possible and fixed in as long lengths as are available. All angles and joints shall be "halved" and in no case must a joint come between piles, but always on concrete. 100mm x 75mm Sleeper plates on piles shall always, where possible, be fixed on edge, but may be used on the flat providing that the pile centres do not exceed 1200mm centres.

BOTTOM OR VERMIN AND TOP PLATES. Shall be long and straight and shall be halved at all angles and joints. Plates may be (1) checked 10mm to receive studs or (2) dressed through a thicknesser machine (N.Z.S.S. Part IX "Light timber construction") and the studs nailed directly on to plates with 100mm spikes. In "Stucco" houses, bore 25mm holes or check cut ventilation grooves between every stud position.

FLOOR JOISTS. Shall be gauged and checked to plates and shall be full length or width of rooms if possible. They shall be fixed level and in the same plane and firmly nailed to plates and at all lap joints. Double joists shall be used in all cases where they directly support partitions. Trim joists for chimney foundations. End joists shall be fixed flush with the inner edge of the bottom sleeper plate and 50mm thick supporting blocks fixed direct to plate at 450mm centres for support of bottom wall plate. Wooden porch floor joists shall provide for a fall for water drainage from the inside to the outside of the building. Floor joists under particle board to be spaced at 400mm centres.

STUDS. Shall be cut true to length to give full height between floor and ceiling as shown on plan, and all opening studs shall be checked to receive trimmers. Spike studs to plates with correct length nails and erect framework level and plumb and square. Between studs on all external angles fix 3-100 x 50mm blocks to stud height to bind studs together. Firmly nail plates to floor joists or support blocks and temporarily brace building.

STUDS FOR 2 STOREY STRUCTURES. Shall be 100 x 75mm for ground floor studs and 100 x 50mm for 1st floor. All 100 x 75mm studs shall be checked at least 9mm into top and bottom plates but 100mm x 50mm 1st floor studs may be fixed to plates in method (1) or (2) as under "Top and Bottom Plates". Where the upper floor of a 2 storey dwelling does not exceed 2.7m the studs in the lower storey may be 100 x 50 provided the studs do not exceed 2.7m. Studs exceeding 2.7m but not exceeding 3.6m shall be 125 x 50 or 100 x 75.

BASEMENT STUDS. Shall be nailed direct to the sleeper plate and the top plate of the basement section, plumbed and braced as under "Braces".

BRACES. Cut between studs, 75 x 50mm bracing from top to bottom plate at angles of approx. 45 Deg. so that the building is triangulated. For Housing Corp. Stucco houses, check 150mm x 25mm braces into outer face of studs.

DWANGS. To be cut between studs so that there are 3 rows to every stud height. Ceiling dwangs shall be cut between joists so that no area is greater than 675mm x 500mm. All exterior dwangs on "stucco" houses shall be bored with 12mm holes or have checked cut ventilation grooves to provide air circulation.

CEILING JOISTS. Nail joists directly to top plates at centres not exceeding 500mm. Fix down centre of rooms, 100 x 50mm runners nailed to joists and tommed up to roof.

ROOF CONSTRUCTION. All roofs shall be constructed to the pitch shown on the plan. Rafters shall be in single lengths, bird-mouthed over plates and plumb-cut on the ends to receive spouting fascia and for fixing to ridges. All hip and valley rafters shall be full length if possible, and where jointed shall be splay cut and have 25mm boards, full width, nailed on either side of such rafter to strengthen the joint. Cut all hip and valley common rafters to give an accurate fit and fix 200mm valley boards to suit the type of roofing materials. On the underside of rafters, spike a 100 x 50 runner and tom down on to internal partitions or ceiling joists runners. Fix collar ties to every 3rd set of rafters where such rafters each exceed 250mm in horizontal span. Fix supports to all ridges and hip and valley rafters off of internal walls.

BOXED EAVES. Boxed eaves shall be formed on 75 x 50 or 50 x 50 stub-joists splay fitted to rafter ends and fixed to main framing. Form soffit of lining and finish at junction of soffit and wall with 20mm Quad on timber houses.

SPOUTING FASCIAS. Fit 150 x 25 Dress. "HT" spouting fascias on the ends of rafters. This will necessitate the horizontal cutting of the ends of the rafters to give the fascias the necessary coverage. All joints, as well as internal and external angles, shall be mitred.

ROOFER

CORRUGATED GALV. IRON ROOFING. Fix to rafters netting of approved mesh and cover same with one layer of building paper. In all houses financed by Housing Corp. paint all sheet laps and end covers with red lead priming or Zinc Chromate. Cut sheets to fit neatly to all angles and bend up the hollow edges against ridges etc. Fix ridging in a similar manner. All ends of sheets shall cover the sheets below at least 225mm and side laps shall be 1.5m corrugations. All bottom sheets shall project beyond the spouting fascias 40mm. All Galv. Corrugated Iron shall be NOT less than 26 gauge and shall be fixed with lead headed nails. All valleys shall be 26 gauge galv. flat iron.

TILED ROOF. Batten the roof with 50 x 25 Bldg. "A" Rimu battens well nailed to rafters to spacing required. Battens shall be kept 50mm clear of all chimneys. Cover the roof with concrete tiles of approved manufacture, . . . in colour, with all ridge, hip and apex tiles of the same design and shade. All tiles shall be of true and even shape, free from defect and cast with the necessary wiring nib underneath. Tiles shall be examined by the foreman or Architect in charge of the job and any not up to standard, shall be rejected. Tiles shall be laid true and straight, neatly cut up to all ridges, hips and valleys. Commence tiling with a full course at eaves, the first course being fully wired down to rafters and thereafter every 3rd course. Tiles shall over-sail all barges, fascias, etc. 40mm and shall amply cover all valley gutters. The ridge, hips and apex tiles shall be bedded in cement mortar of 1 part cement, .25 hydrated lime to 2 parts of clean sharp sand and coloured to match the main roof shade. On all gable ends, provide for additional overhang of tiles and fix underneath double scribing fillets of 1-114 x 16 and 75 x 16 neatly cut to angles of tiles. The tiler shall guarantee all his work for a period of 2 years and if during this period any leaks occur which are directly due to his workmanship, such tiles shall be replaced free of charge.

METAL TILED ROOF. Cover rafters with 30-30 Sisalcraft, batten roof with 50 x 40 Boric Treated Radiata tile battens, to spacings required. Cover the roof with Decramastic-Harvey tiles. Colour owner's choice. To be fixed by qualified tradesman.

WEATHERBOARDS. Cover the exterior with 150 x 25mm bevelled back Rebated weatherboards with all butt joints painted and bored before fixing. All weatherboards shall be straight in line, tightly fitted on edges and shall be full cut to the edge of all window and door openings. Double nail all joints. All internal angles shall be scribe fitted and in exposed places shall have a galv. iron flashing in the corner and the boards placed thereon. External angles shall be mitred neatly and well primed and bored before fixing.

WEATHERSIDE-FIBRO-PLANKS. To be supplied fixed to manufacturers instructions, all cut edges to be primed before fixing. Nails to be 12 g x 58mm galvanised countersunk nail. Light Weight Building Paper to be fixed to studs before laying weatherside or fibro-planks. Do not lap boards less than 25.4mm. Note it is important that the nail passes through both boards.

GABLE END SHEATHING. Shall be *Fibro. Plank* fixed in accordance with the best tradesman-like practice.

RAILINGS. To steps, terraces, balconies to be as detailed, constructed of.

Timber.

Wrought Iron.

Galv. Pipe.

PRIMING. All external timbers shall be primed before fixing, care being taken to see that butt joints, and laps are similarly treated.

DECKING MATERIAL — to be

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.....

STRUCTURAL STEELWORKER. The work included in this contract covers all structural steelwork shown on the plan.

STUCCO EXTERIORS

All new light-timber-framed buildings which are intended to have an exterior covering of stucco shall have continuous concrete foundations to all external walls which shall extend not less than 300mm above the ground. Stucco shall have either a rigid or non-rigid backing. The backing shall be properly attached to the wall-framing with galvanised nails, galvanised clouts, galvanised nails and washers, or other suitable galvanised fixing. The backing shall be waterproof or shall be covered with impregnated building paper of the breather type properly lapped and not lighter than 13.5kg-50m², or such other materials with similar characteristics as the Engineer may approve. Rigid backing shall be of approved purpose-made cement wallboard not less than 9mm thick, or of asbestos cement sheets not less than 5mm thick, or of close boarding not less than 12mm thick or more than 200mm wide, or of such other material as the Engineer may approve. Non-rigid backing shall be of approved impregnated waterproofed paper or felt of the breather type weighing not less than 4.5kg-10m² or other approved material with similar characteristics.

Stucco with non-rigid or wooden backing shall be reinforced with metal lath or with either galvanised-wire mesh not greater than 50mm mesh or less than 16 S.W.G. and .5kg-1m² or with galvanised-wire netting not greater than 20mm mesh or less than 19 S.W.G. and .75kg-1m². Reinforcing shall be stretched taut and fixed not less than 6mm or more than 20mm clear of the backing material at all points by the use of special furring nails or other metal devices unless self-furring lath is used. Joints in reinforcing shall be lapped at least one mesh and shall not occur at angles. The reinforcing shall be doubled for 300mm on each side of all angles, and extra pieces at least 500mm by 300mm shall be fixed diagonally on all corners of openings. Galvanised fixing nails shall be at not more than 150mm spacing along all studs and dwangs and laps shall be either lashed with 20 S.W.G. galvanised-iron wire or connected by purpose-made galvanised clips spaced at not more than 150mm centres. Stucco backing shall be not less than 25mm and not more than 40mm and the thickness on a rigid backing shall be not less than 15mm and not

more than 25mm. Stucco shall be applied in not less than two coats and shall give any metal reinforcing not less than 15mm cover.

WALL VENEERS

Masonry wall veneer applied to the walls of timber-frame structures shall rest directly upon foundation walls and shall be not less than 90mm thick. Wall veneer shall be not more than 3.66m in height above the top of its foundation wall: Provided that in no case shall the top of the veneer be more than 5.50m above the ground level. No section of a masonry veneer wall shall be less than 406mm in length. Where walls are covered with wall veneer, they shall be secured at intervals of not more than 6m. centres to adequately braced cross partitions. Where cross partitions are at more than 3m centres the top plate shall be secured to diagonal braces so as to reduce its unsupported length, laterally, to a maximum of 3m. All timber frames shall be braced. Air Space at least 40mm wide shall be provided between the timber frame and the veneer. Provision shall be made for drainage of the cavity.

METAL TIES FOR VENEERS. Approved ties shall be spaced at not more than 350mm vertically and 500mm horizontally, except when 600mm stud spacing is used, in which case the spacing shall not exceed 300mm vertically and 600mm horizontally.

FLOORING

INTERIOR FLOORS. All flooring shall be machined as soon as possible and shall be spread out on the job to air. Tightly cramp up and double nail on all joists. Punch all nails below the surface and flush off all bywood.

FLOOR SANDING. All timber floors shall be machine sand finish. To a Builders Finish — where floor coverings will be fixed.

FLOORING. Shall be high density particle board.

CONCRETE FLOORS. To be as detailed on plan.

INTERIOR LININGS

ROOM	WALLS	CEILINGS
LAUNDRY	Gib. Board	Pine + Sheets
BATHROOM	✓	✓
SHOWER ROOM	Ser. Stone	
W.C.	Gib. Bd	✓
KITCHEN	✓	✓
DINING AREA	✓	✓
SUN ROOM	—	✓
HALLS & PASSAGE	✓	✓
BEDROOMS	✓	✓
LOUNGE	✓	
RUMPUS ROOM		

ADDITIONAL INFORMATION

BUILT-IN PELMETS. To be framed out to 90mm and built down with Gibraltar Board front, with 20mm x 20mm wooden bead on bottom edge. Rooms

GIBRALTAR BOARD OR HARDBOARD. Dwang walls to receive sheets and closely nail with galv. nails. Care must be taken not to damage the surface and all exposed nail heads shall be punched just below flush.

PAPERING ON GIBRALTAR BOARD. Fix sheets as detailed above and fill all joints and nail heads with plaster-of-paris and sand off to a flush finish.

FIBROUS PLASTER. Dwang walls to receive 9mm fibrous plaster of approved manufacture and fix sheets with 30mm large head galv. clouts. Fill all joints, nail heads and imperfections with a plastic mix of water and pure plaster-of-paris and trowel off to a smooth finish to receive paper. On one edge of all external angles fit 20mm x 10mm dressed batten and butt the fibrous plaster thereto and flush up.

PINEX. Dwang all ceilings to receive pinex sheets and fix same with 30mm galv. flat head nails, all sheets to be joined by using aluminium jointer.

PINEX TILES OR PLANKS. To be stapled to 50 x 25 treated battens laid at 300mm centres.

CORNICE MOULDS. In all cases, fix in the angle formed by the junction of ceiling and walls, 30mm Bedmould and nail tightly into position.

SKIRTING. Shall be machined out of 75 x 25mm Dress "A" Rimu with bevelled top edge and shall be rebated on the bottom and hollowed out on the back. Scribe to the floor and firmly nail to each wall stud and plate.

ARCHITRAVES. Shall be machined out of 50x25mm Dress "A" Rimu, hollowed on the back and shall be (a) Flat Round or (b) bevelled. All angles shall be mitred and all side architraves shall butt on to window boards or flooring.

WINDOW BOARDS. Shall be sq. dressed out 125 x 25mm Dress "A" Rimu and scribed around mullions to form a neat fit.

APRON PIECES. Under all window boards fix quadrant moulding.

QUADRANT MOULDING. In all angles of enamelled walls, fix white P.V.C. moulding.

EXTERNAL ANGLES. Fit 15mm x 15mm square hollow cut corner stops on all external angles.

MANHOLE. 600 x 600 Provide and fix in the ceiling of the back hall or in another convenient position, a removable manhole for access to the roof area.

WARDROBES. All wardrobes shall be lined with Gibraltar Board and fitted with a hat shelf at least 280mm wide and a coat hanger rod, also full width shelf above coat hanger rod.

HOT WATER CUPBOARD. Build a stand for the circulating cylinder to the requirements of the plumber and fit slatted airing shelves.

LINEN CUPBOARD. Supply and fit 4 shelves, evenly spaced in height of 2m.

FRONT OF BATH. Build up framework and face with Seratone or Hardboard. Make provision for toe space by allowing a toe-recess or sloping the front inwards at least 75mm. Finish with the necessary mouldings both on the face and on the top of the bath where the walls meet the porcelain. White P.V.C. Mouldings to be used.

SHOWER BOX. Build as shown on the drawings, a shower box 175mm high off the floor. (Note). This apparent shortness is essential in order to provide for a steam outlet.

Line the inside with *Seratone* and seal corners with P.V.C. internal moulding. Wall sheets shall run over the upstand of the floor.

The shower floor shall be Stainless Steel.

Size ... *900 x 900*

DOOR JAMBS. Shall be rebated out of 40mm timbers and in all cases machine sanded both in the rebate and on the surface.

INTER-FLUSH PLY DOORS. Shall be ~~Pacific Maple Rimu No. 1 Sapele Mahogany~~ *Paint grade*.

JOINER

DOORS

	SIZE	TIMBER	TYPE	GLAZING
Entrance	<i>Sliding</i>	<i>Alum.</i>	.....	.....
Kitchen to back Porch	.....	.....	.....	.....
Laundry to back Porch	<i>760</i>	<i>Hardboard</i>	<i>Exterior grade</i>	.....
Interior Main	<i>Paint</i>	<i>grade</i>	<i>FP</i>	.....
Interior Sliding	<i>Alum.</i>	.....	.....	.....
Outside Sliding	.....	.....	.....	.....
Linen Cupboard	.....	.....	.....	.....
W.C.	.....	.....	.....	.....
Wardrobes	<i>Alum.</i>	.....	<i>Hd b'd. Glaz'd</i>	.....
H.W. Cupboards	.....	.....	.....	.....
Broom Cupboards	.....	.....	.....	.....
Fuel Cupboards	.....	.....	.....	.....
Garage Door	.....	.....	.....	.....
Other Doors	.....	.....	.....	.....

DOOR AND WINDOW FRAMES —

SCHEDULE OF TIMBER

	Weatherboards	Stucco
Sills — Window	200 x 65	150 x 65
Sills — Door	200 x 50	200 x 50
Jambs	150 x 40	125 x 50
Heads	150 x 40	125 x 50
Mullions	100 x 75	100 x 75
Transoms	125 x 75	125 x 75
Facings	100-150 x 25	

All timber shall be Dress "A" Heart Rimu or Treated D.A. Rimu or Treated White Pine.

CONSTRUCTION. All window and door frames shall be rebated, throated, water drip grooved and thoroughly housed, checked etc, as is necessary to make a first class job. All joints, checks shall be well primed and bored before nailing. Rebates in Jambs and Mullions shall be centre grooved 6mm x 3mm and all sills double sunk. Door sills shall be bevelled to a fall and rebated in the back to provide flooring coverage. Machine sand all interior surfaces and remove any obvious machine marks on the exterior. All stucco jambs shall be run with a 12mm x 12mm groove on the outer edge and flashed with machine bent 26g galv. iron. Fit galv. iron trays 225mm long under each end of window sills. On weatherboard jobs, flash the top facing with 26g galv. iron and fit 50mm x 12mm scriber fillets, set in priming, against side facing.

SASHES. All timber used for sashes shall be Cedar, Redwood or Treated White Pine and shall be rebated and bevelled to standard sash mould. Sashes to be morticed, tenoned, cramped, glued and primed to produce a first class job and shall be in winding square and true. Sashes to take 6mm thick plate glass will have the rebate 3mm wider than usual. Groove, rebate, tongue etc. all sashes for special fittings and when ready for the frames, shall be fitted with the minimum of clearance. Sashes with glass height up to 1050mm to be hung on two butts and three butts for glass height of 1200mm or more. Provide cover battens, screwed on with galv. screws to outside of all split rail fans and cover the inside with 30mm flat round or similar moulding.

SCHEDULE OF FINISHED MOULDED SIZES

Top Rails	53 x 44
Bottom Rails	94 x 44
Bars	22 x 44
Styles — Casement	44 x 44
Styles — Spiral D.H.	53 x 44
Styles — Easifolds	53 x 44
Styles — Sliding	44 x 44
Split Fan Rails	63 x 44

KITCHEN CUPBOARDS. Build to size and details shown on the drawings, cupboard units comprising Bins, Drawers, Safe etc. All construction to be of Dress "A" Rimu or Radiata or MD Chipboard glue jointed and with dowel jointed fronts. The main cupboard units shall have an overall depth of 380mm and sink units 480mm to allow for 500mm sink tops. Cupboard doors shall be double sided flush panel finished 20mm thick in N.Z. Coreboard, or made with Shoreboard.

TUB CUPBOARD. Unless otherwise detailed provide cupboard with one door to receive stainless steel tub.

W.H.B. CUPBOARD. Supply cupboard with one door to take Wash Hand Basin supplied by Plumber.

SINK UNITS. Shall be constructed of solid D.A. Rimu or MD Chipboard or Radiata framing and to design if shown, complete with cupboard doors, pot-shelf and toe recess.

SINK TOPS. Type..... *Formica*.....

Other bench tops ☒

SHAVING CABINETS. Install in the wall where shown in the bathroom a shaving cabinet made of 150x25mm Dress "A" Timber with 2 shelves and flush door and a 24oz mirror, 300mm x 250mm, fixed on the inner face thereof. Opening in rough frame to be 570 x 415mm.

INTERIOR FITTINGS. Build according to details bookcases, china cabinets etc. out of Dress "A" timbers, sanded and neatly finished, and where necessary, beaded to the wall and fitted with the necessary toe space. Where fittings are shown with the sliding doors, they shall be fitted with Everite composition or other approved track. Further details re fittings may be required and can be obtained from the Architect.....

..... *As per plan - Paint Grade finish*.....

METAL WINDOWS. To be of an approved brand *Goodview*..... supplied with pre-primed jamb liners fitted to all windows. Details of Aluminium doors and windows as per plan supplied.

SCHEDULE OF HARDWARE

LOCKS. *Lever type - Selim*

Entrance Door Knob or lever type lockset

Back Doors (Kitchen & Laundry)..... Chromium Mortice Locks.

Fuel Cupboard Door Chromium Mortice Locks.

Exterior Casement Doors Chromium Mortice Locks.

Interior Casement Doors Chromium Mortice Latches.

Main Interior Doors Chromium Mortice Latches.

Bath Room & W.C. Doors Chromium Mortice Snibsets.

Wardrobes & Linen Cupd. Doors Chromium Mortice Latches.

Small Cupd. Doors
(Main Kitchen cupds & suitcase doors)..... Type.....

Drawers Type.....

Bolts 75mm Chromium.

Casement Windows: Casement Stays -
Fanlight Stays -
Split Fans -

300mm Chromium.
300mm Chromium.
Chromium Quadrant Stays.

- Easifolds As provided by manufacturers.
- Double Hung Windows Spiral.
- Whitco Sashes Chromium Split rail fasteners.
- Butt Hinges — Sashes 75mm steel or galv. (H.C.) Loose pin with 25mm x 4.5mm screws.
- Main Doors 90mm and 25mm x 4mm screws (1.5pr. to each door)
- Casement Doors 75mm Broad Butts and 25mm x 4mm screws (1.5pr. to each door).
- Wardrobe, Linen Doors 75mm and 25mm x 4.5mm screws (1 pr. to each door).
- Cupboard Doors 63mm and 16mm x 5.3mm screws.

DRAINLAYER

GENERAL. The drainage contractor shall supply and fix all materials necessary for the proper carrying out of the work, according to the accompanying drawings, and also to the satisfaction of the Council's inspectors, Health Officer and any by-laws governing the work. Only experienced and licensed tradesmen shall be employed. The contractor shall excavate where required for his work to the depths and grades required, and shall construct manholes, inspection chambers, gully traps etc. that may be necessary.

PIPES. Shall be ^{pvc to NZS 7649 BS} ~~hard salt-glazed socketed earthenware~~ pipes 100mm internal dia. ~~set in with cement compo.~~
Each pipe shall be carefully wiped and left free from dirt before another is laid.

GULLY TRAPS. All gully traps, W.C. foundations, etc, and other drainage connections shall be built where required, and neatly plastered to a smooth finish.

LAYING DRAINS. All drains shall be commenced at the point of outfall, and laid to a true and even gradient, and not flatter than one in 40 for 100mm pipes. The depth of the drain below earth level at the house edge shall be at least 300mm and all "Y" branches and connections shall be put in as the work proceeds. Connect drains (where applicable) to Council Sewerage and erect barricade and red lights when openings are left overnight.

SEPTIC TANK. Build on that portion of the section approved by the Health Inspector and the Architect one 2 chamber concrete septic tank, complete with filter bed. The whole is to be constructed according to County and Council by-laws covering such work and N.Z.S.S.

VENTS. Erect where required all vents, terminal vents etc. as required by local authorities.

TESTING. All work shall comply with the tests made by the local authority and any work not standing up to these tests shall be replaced by the contractor at his own expense.

DISTANCES. All septic tanks shall be 9m clear of the building unless the Sanitary Inspector gives special dispensation for it to be placed closer.

STORMWATER. To be taken to street as directed by N.C.C.

PLUMBER AND TINSMITH

GENERAL. All work shall be done by licensed and qualified tradesmen. All materials and workmanship shall be the best of its kind specified. The whole of the plumbing work shall be carried out in strict accordance with any by-laws governing the work in the locality in which the house is being erected.

FLASHINGS AND GUTTERS. All flashings shall be machine bent and cut. Flashings shall be in as long lengths as possible. All flashings of pipes, chimneys, etc. rising through aluminium roofs shall be sheet 24 gauge aluminium, gas welded and beat into corrugations and grouted into concrete. Tile roof flashings shall be 1.8kg lead similarly fixed. Flashings for windows, hoods and tile roof valley gutters shall be 26 gauge galv. iron. Valley gutters for aluminium roofs shall be of the same material. Flash all flat roof hoods over projecting windows with 26 gauge galv. iron and bend up against wall, and over front edge of hood. All joints in the roof shall be patent vertical laps if such depth of roof exceeds 750mm.

COLD WATER SUPPLY — LOW-HIGH PRESSURE. Lay on water from the Council or County Council point to the house in 12mm galv. pipes, trenched into the ground. Carry water in 12mm copper pipes, to the bath, basin, shower, tub, sink, H.W. cylinder, W.C. flusher. Fit 2 hose taps, 1 in the front and 1 at the back of the house, both being on the line of pipe. All copper pipes shall be welded together and fitted with necessary bushings etc. to make a first class job.

HOT WATER SUPPLY. Lay from the cold water supply 12mm copper pipe to a 90 litre polythene supply tank in the roof complete with stop cock and draining tray as above. Connect supply tank to a 180 litre electric circulator

either Zip or Freeman or other approved make and connect hot water in 19mm copper pipes to 1 tub, bath, basin, sink and shower.

TAPS. All inside taps shall be chromium plated and marked Hot and Cold. Outside taps to be brass.

WASTE PIPES. Connect waste pipes to sink, basin, bath and shower. Carry waste pipes through chases in concrete foundations to gullies and reseal foundations with plaster.

WATER CLOSET. Provide and fix where shown, a water closet complete with plastic seat and flap. Connect thereto, an approved flusher on the wall.

SHOWER. Connect to cold and hot water supply and fit into wall of shower a Topliss Shower Mixer or taps marked hot and cold, and provide chromium shoulder rose spray. Provide and fit a stainless steel shower tray of approved manufacture.

BASIN. Provide and fix one white porcelain enamel basin complete with plug and chain.

VANITY UNITS. Where required allow to install Vanity Units to be supplied by

Contractor *Formal*

~~Plumber~~

TUBS. Provide and install a single stainless steel tub to be fixed in cabinet, supplied by joiners. Tub shall be complete with C.P. grated outlet, chain, and plastic plug.

BATH. Shall be 1675mm square type pressed steel porcelain enamel, boxed to the floor. Bath to be complete with C.P. grated outlet, chain and plastic plug.

SPOUTING AND D.P. Shall be 125mm O.D. type fixed with special brackets laid with a fall. Provide ample downpipes to carry roof water and fix same to house with metal brackets. Material to be 26 gauge galv. iron.

TESTS. After all plumbing is installed, full water pressure tests are to be conducted by the contractor and defects remedied.

NOTE. When the sub-contractor is submitting a figure to the contractor, he shall allow in his tender for the necessary water and gas mains from the Council point to the house i.e. from the section boundary. In the case of outside the City boundary, the pipes from the section boundary to the County mains shall be the responsibility of the owner, and any cost necessary to bring pipes to the section boundary shall be met by him, independent of this contract.

PAINTING

The Preliminary and General Clauses where applicable shall apply to this trade.

MATERIALS. All materials shall be approved brands, the best of their respective kinds.

Stopping shall be best linseed oil putty to match finish.

Ready mixed paints shall be delivered to the site in their original containers with the Maker's seals intact, no alteration will be permitted. Paint shall only be thinned in accordance with the Maker's recommendations.

Materials shall be applied strictly in accordance with the Maker's printed instructions and where special patent paints are to be applied the Maker's priming and all subsequent coats only shall be used.

Each successive coat shall, unless otherwise directed, not vary in tone from the preceding; each coat shall be approved before the following coat is applied. Final coats shall be to approved samples and in no cases shall finishing coat be applied without permission being first obtained.

WORKMANSHIP. All workmanship shall be of the highest quality to the satisfaction of the Architect and shall be performed by skilled tradesmen.

Each coat shall be finished over all surfaces before a further coat is applied; materials shall be evenly spread and properly brushed out to give a first class finish.

All doors and window furniture, drawer pulls etc. already fitted shall be removed until after painting is completed and then replaced. Paint adjacent to glass surfaces shall infringe thereon for weather protection.

The painter shall see that no defects in workmanship or materials which would prevent a perfect finish exist in any surfaces to be painted. No painting shall be done on concrete, plaster or similar surface until such surfaces are in a suitable condition to provide satisfactory results.

All surfaces shall be properly prepared before painting, whether such preparatory work is expressly mentioned or not, by scraping, cleaning, knotting, stopping, filling and sanding to ensure a smooth uniform surface.

All surfaces shall be thoroughly dry before decoration on them is commenced unless otherwise permitted by the Makers of the paint. External painting shall not be carried out during frosty or unsuitable weather. All surfaces shall be free from dust etc. before paint is applied, any works damaged due to dust, rain or other causes shall be rubbed down and re-coated.

Each preceding coat shall be rubbed down with sand paper to give a good surface free of all irregularities and grit or dust brushed off before application of the next coat. All similar finished surfaces shall be uniform in finish and colour, free from application marks.

All faces of exterior dressed woodwork exposed to view shall be primed before erection; both edges of all laps of permanently covered surfaces shall be primed before erection. All faces of interior dressed wood work exposed to view and to be painted shall be primed after erection and where to be varnished shall be given one coat of natural wood sealer. In natural finish on timber the timber shall be dampened and sanded to prevent any raising of the grain. After priming or sealing all holes, cracks, shrinkages etc. shall be neatly stopped. Knots in external wood surfaces shall be well sealed with a good coat of knotting. If more than two months elapse after applying the priming coat before the next coat is applied, then the work shall be reprimed.

The top and bottom edges of all doors, sashes, facings and the like shall be painted in the same manner as for the face and this shall be done after fitting but before final fixing or hanging.

Any damage or disfigurement which may be caused to paint, or other Trades' work shall be made good at the Contractor's expense.

POLISHING. All surfaces shall be prepared as previously specified and shall be treated with one coat of sanding sealer, followed with two coats of approved clear varnish with all stopping and requisite rubbing down between coats.

PLASTER, FIBROUS PLASTER AND GIBRALTAR BOARD. Shall be treated in three coat work, first coat shall consist of sealer followed with two coats to finish as required under extent of work clause.

PINEX SOFTBOARD. Shall be treated as specified in Clause 4.

PINEX HARDBOARD. Shall be treated as specified in Clause 4.

SPOUTING AND DOWN PIPES. Shall be treated with two coats of approved metal primer and one coat of selected colour metal paint.

ROOF. Not allowed for in this contract.

EXPOSED METAL WORK. All to be treated as specified in Clause 7.

ENAMEL WORK. All enamel work shall be three coat work with two coats of undercoat tinted to near finish colour with final coat in hi-gloss enamel.

PAPERING. Allow the P.C. Sum of *\$10.00* per roll for papers to be selected by owner. All papers shall be butt jointed and hung vertical with all patterns matched, trimmed neat around openings, cornices and skirtings.

GLAZIER. All glass to be first grade, and free from blemishes. All rebates into which glass is fixed shall be well primed or knotted before putty is applied. All glass shall be back puttied and sprigged before the outer face is puttied. Glass to be used shall NOT exceed the following size of area:-

3mm Clear Glass in 1 sheet to 1050 x 900
4mm Clear Glass in 1 sheet to 1500 x 1000
5mm Clear Glass in 1 sheet to 1800 x 1200

5mm or 6mm polished plate if required shall be specially mentioned hereunder:-

Glass to W.C. Louvre, Bathroom Sashes, and Entrance Doors shall be selected white obscure.

ELECTRICIAN

PRELIMINARY. The Preliminary clauses of this specification shall be read by this Trade.

WORKMANSHIP. All work shall be carried out by licensed electricians and passed by the Local Supply Authority. The installation shall be made in a practical, sound, safe and workmanlike manner, in conformity with the Electrical Wiring Regulations 1961 and their amendments. Give all requisite notices to the Electrical Supply Authority and obtain all necessary permits.

WIRING SYSTEM. The electrical installation shall be wired, using either of the following systems:-

(1) Tough rubber sheathed and insulated cables, or tough plastic sheathed, and insulated cables, without further protection of casing or conduit.

(2) Rubber insulated and braided cables, or plastic compound insulated cables, installed in screwed welded steel conduit.

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

T.P.S. CABLES. Tough plastic sheathed to be 250 volt. grade, to N.Z.S.S. 1908 Cables of approved manufacture including all C.M.A. grades.

SERVICE MAINS. Shall be of sufficient size to carry the complete installation and comply with Local Supply Authority's requirements. The point of entry for the mains shall be determined by the Local Supply Authority's Engineer or his assistant.

SWITCH-BOARD. Shall be of the flush type, and of sufficient size to comply with local Supply Authority's requirements. Fuses shall comply with N.Z.S.S. 1951 or 1183.

LIGHTING SWITCHES. Throughout, switches shall be of the flush type, and with flush plates to match. Switches shall be fixed at the height of 1200mm to the centre from the floor. The remaining switches shall be of a standard wall type also fixed at 1200mm. Flush plates shall lie flat against finished wall surface, and to be independently and rigidly supported off flush box.

HEAT POINTS. Shall be of the flush type, with flush plates to match. All points except in kitchen and laundry to be fixed 300mm above the floor level. Kitchen and Laundry to be 1200mm above the floor level. The Laundry point shall be of a standard wall type, minimum capacity of 10 amps.

LAMP HOLDERS. To be moulded plastic, bayonet type, and shall comply with N.Z.S.S. 144.

LAMPS. Shall be B.C. 60 watt coiled coil and shall comply with N.Z.S.S. 158 & 144.

SHADES. Shall be plastic ivory coloured 225mm flat conical.

ELECTRIC RANGE. Allow the P.C. Sum of ... 5/1000 ... for an electric range to be selected by owner.

WATER HEATER. Provide plumber with approved element and thermostat for fitting into hot water cylinder. The water heater element shall comply with N.Z.S.S. 918 and both element and thermostat shall carry two years guarantee.

LIGHTING AND HEAT POINTS. Install as shown on plan ... 12 ... light points ... 10 ... heat points. The position of all points is subject to alteration.

SHAVING POINT. Yes-No.

EXPELAIR FAN. Yes-No.

INFRA RED HEATER TO BATHROOM. Yes-No.

PANEL HEATING. Allow P.C. Sum ... Nil ... Heaters to be positioned to owner's choice.

INCLUDED IN CONTRACT. The contract shall include all cutting away and making good, and all details and accessories necessary to make a first class installation, whether same are mentioned or not. All work shall be carried out to the satisfaction of the electrical authorities.

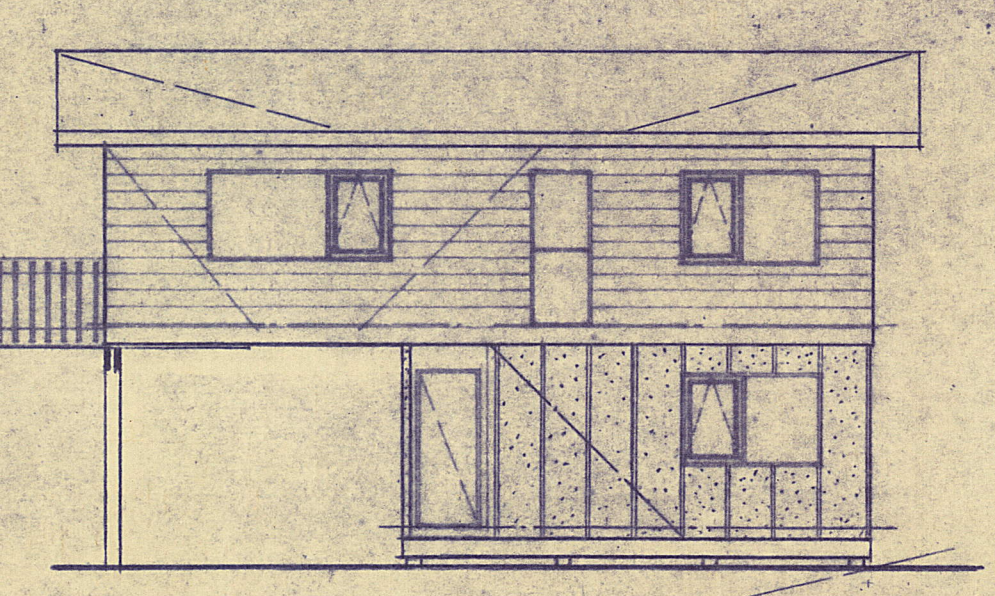
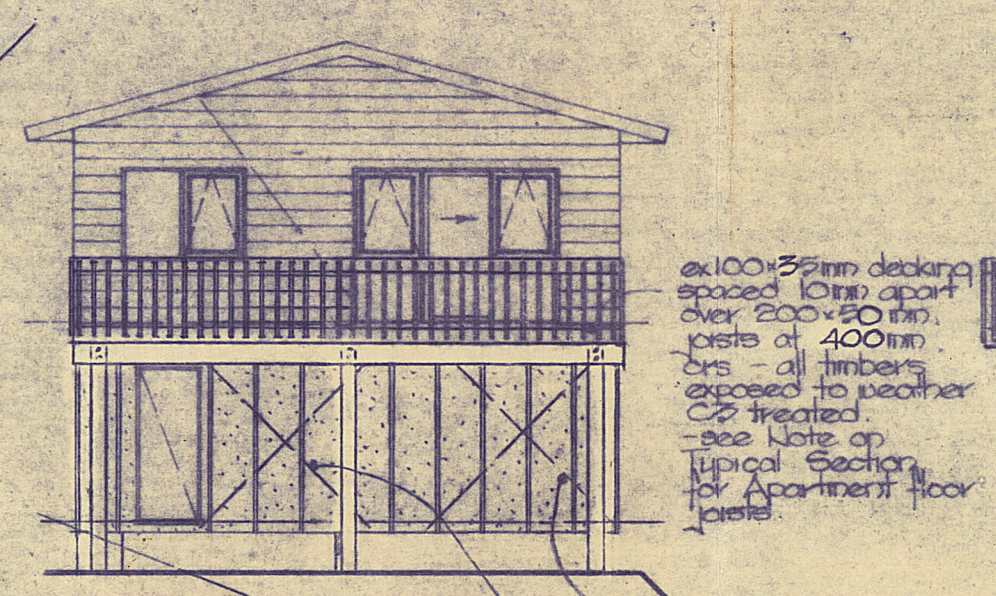
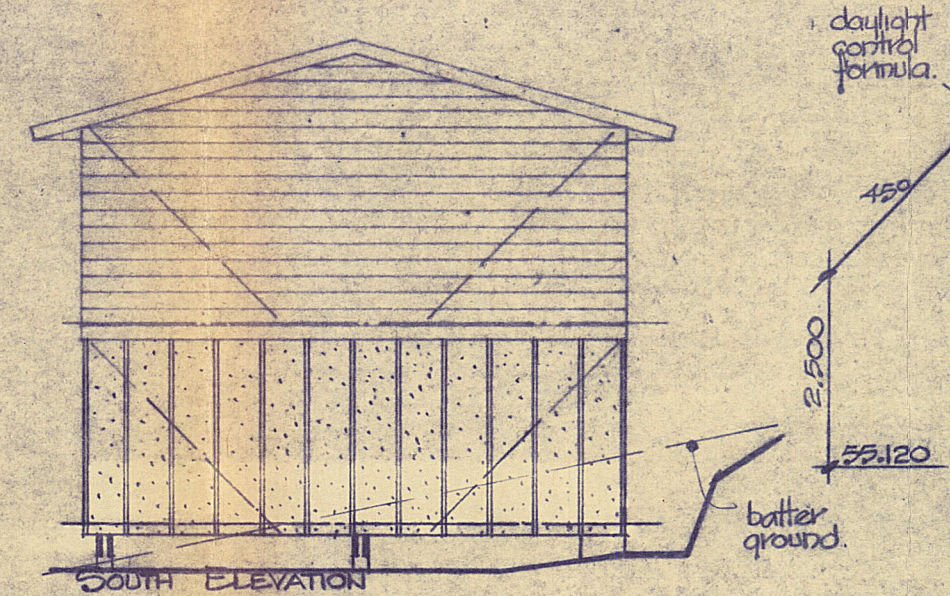
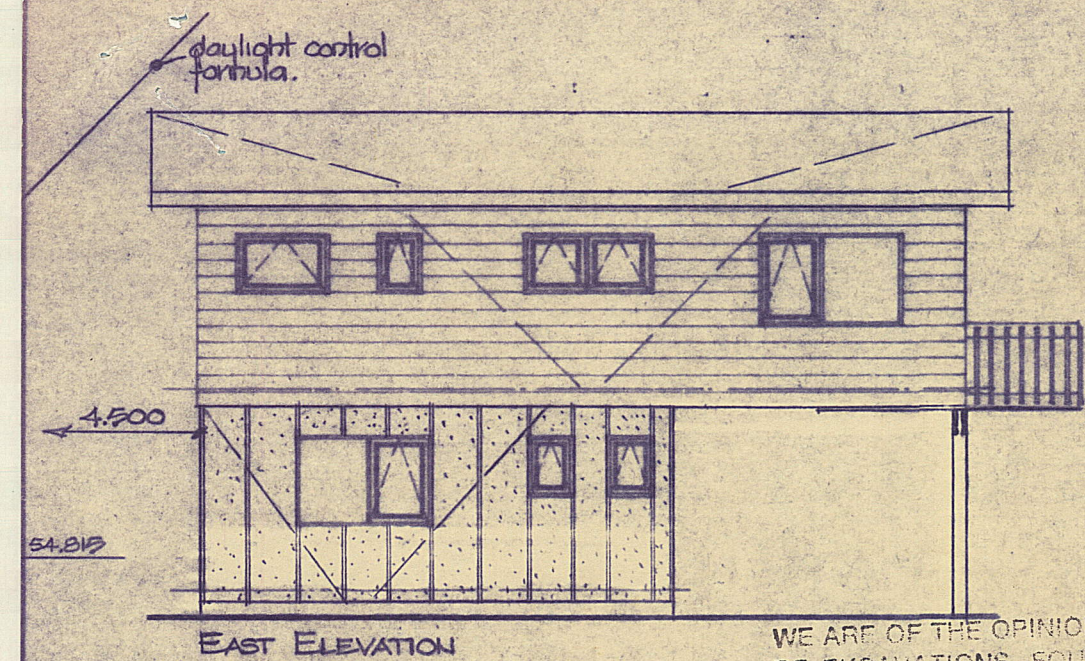
The electrical contractor shall co-operate with the building contractor, and give him every assistance. He shall not interfere in his work by delay in carrying out any portion of the wiring work. No extras in addition to those covered by this Specification shall be done, unless a quotation is given for same, and definite instructions given by the Architect.

COMPLETION. The wiring contract shall be completed co-incident with the completion of the main building or such portion of same as is ready for occupation.

NOTE. It shall be the responsibility of the electrical contractor to see the house is connected to the Council mains by the necessary aerals. Any power aerial extension that the Supply Authorities deem necessary to charge for, such as extra poles, shall be a charge on the job as an extra and shall be paid for by the "Owner" as an extra to this contract.

TWO WAY SWITCHING. Install ... 2 ...

Rooms ... 1 ... Lounge ...
Passage ... 1 ...

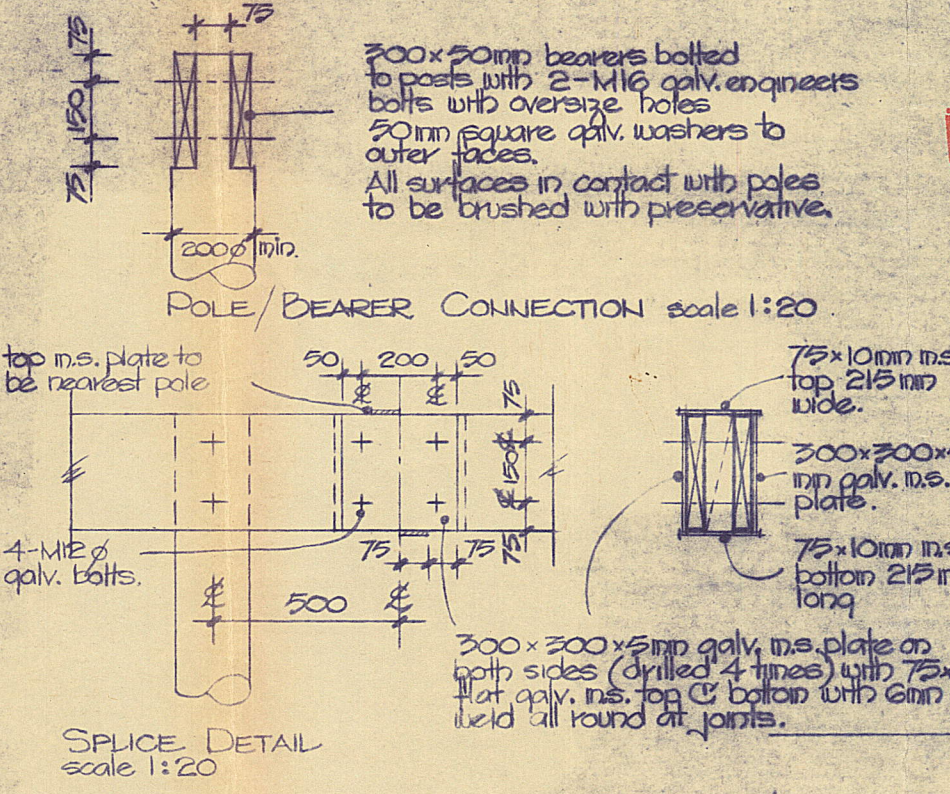


WE ARE OF THE OPINION THAT THE PLANS OF EXCAVATIONS, FOUNDATIONS, DRAINAGE AND ACCESS SUBMITTED WITH INITIALLED AMENDMENTS ARE SATISFACTORY.

WE HAVE CHECKED ITEMS LISTED ONLY AND NOT THE BALANCE OF THE STRUCTURE.

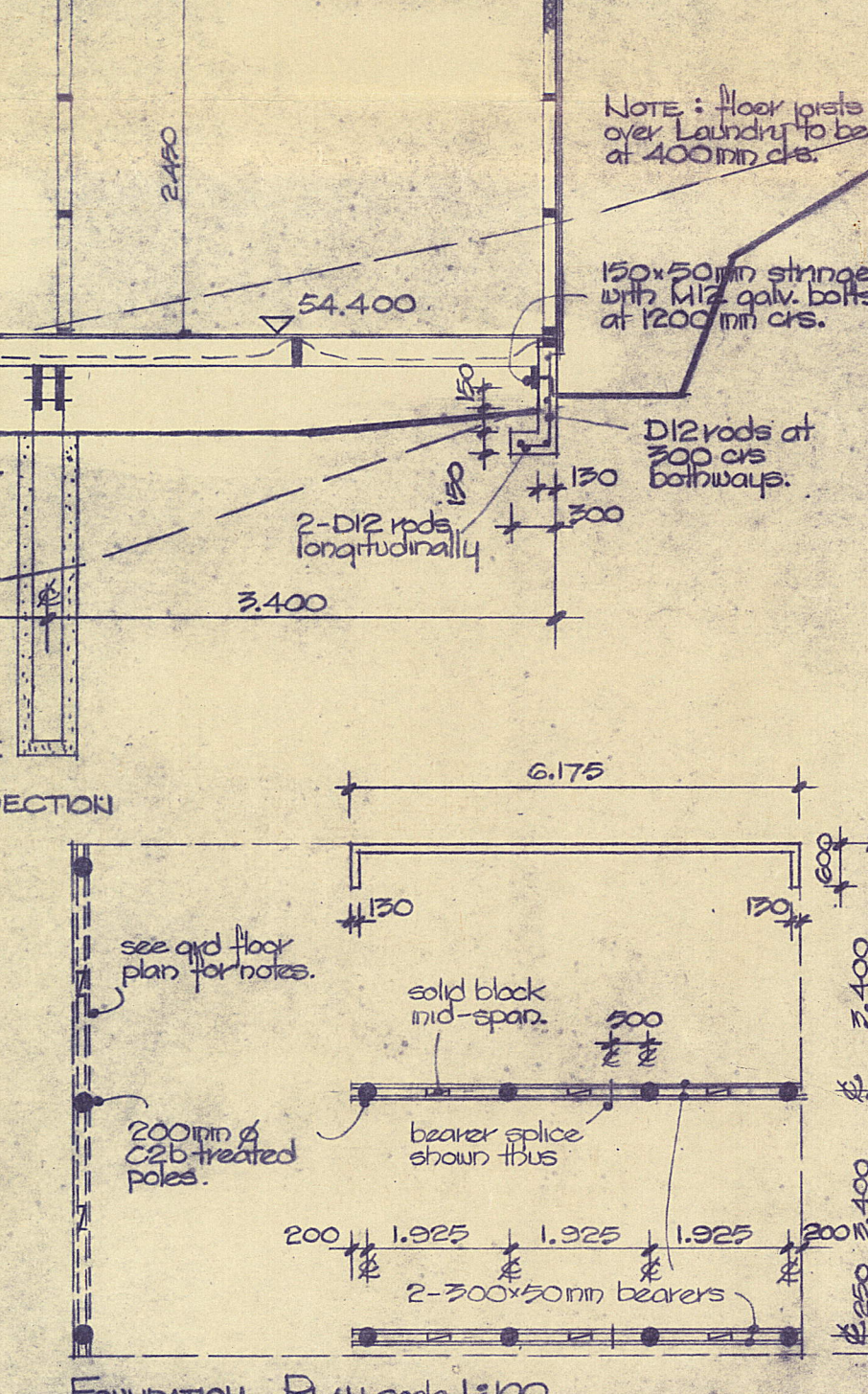
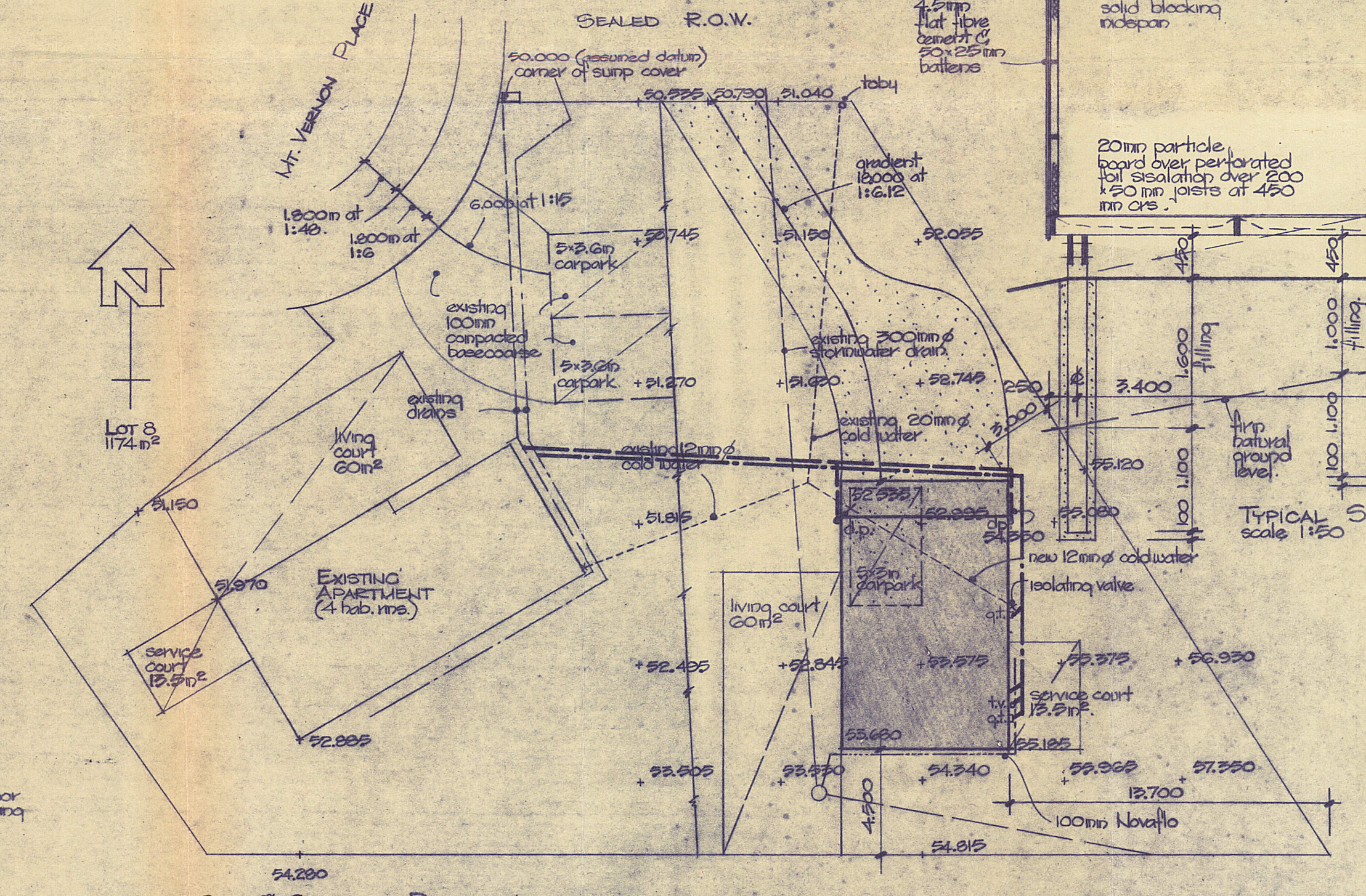
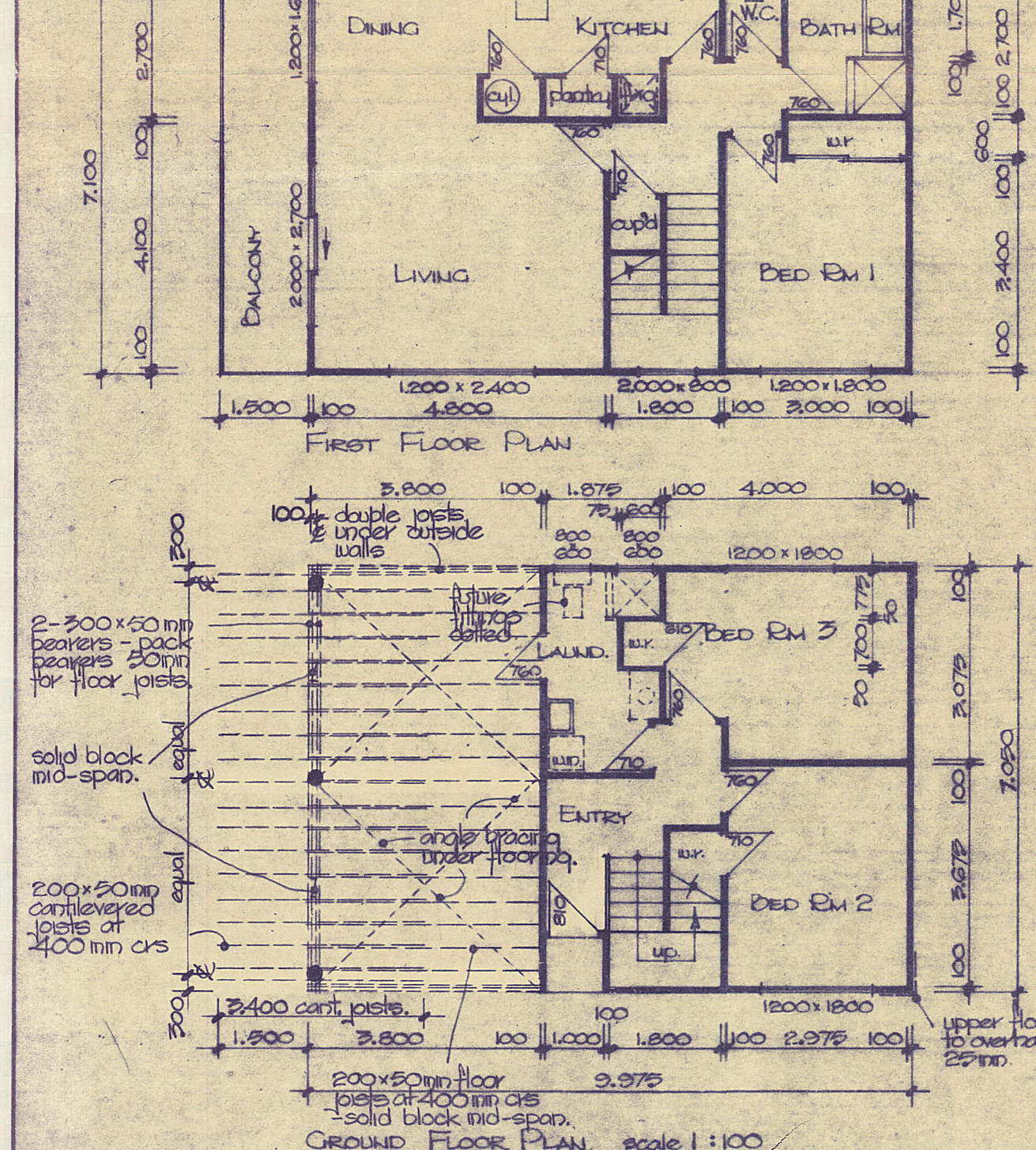
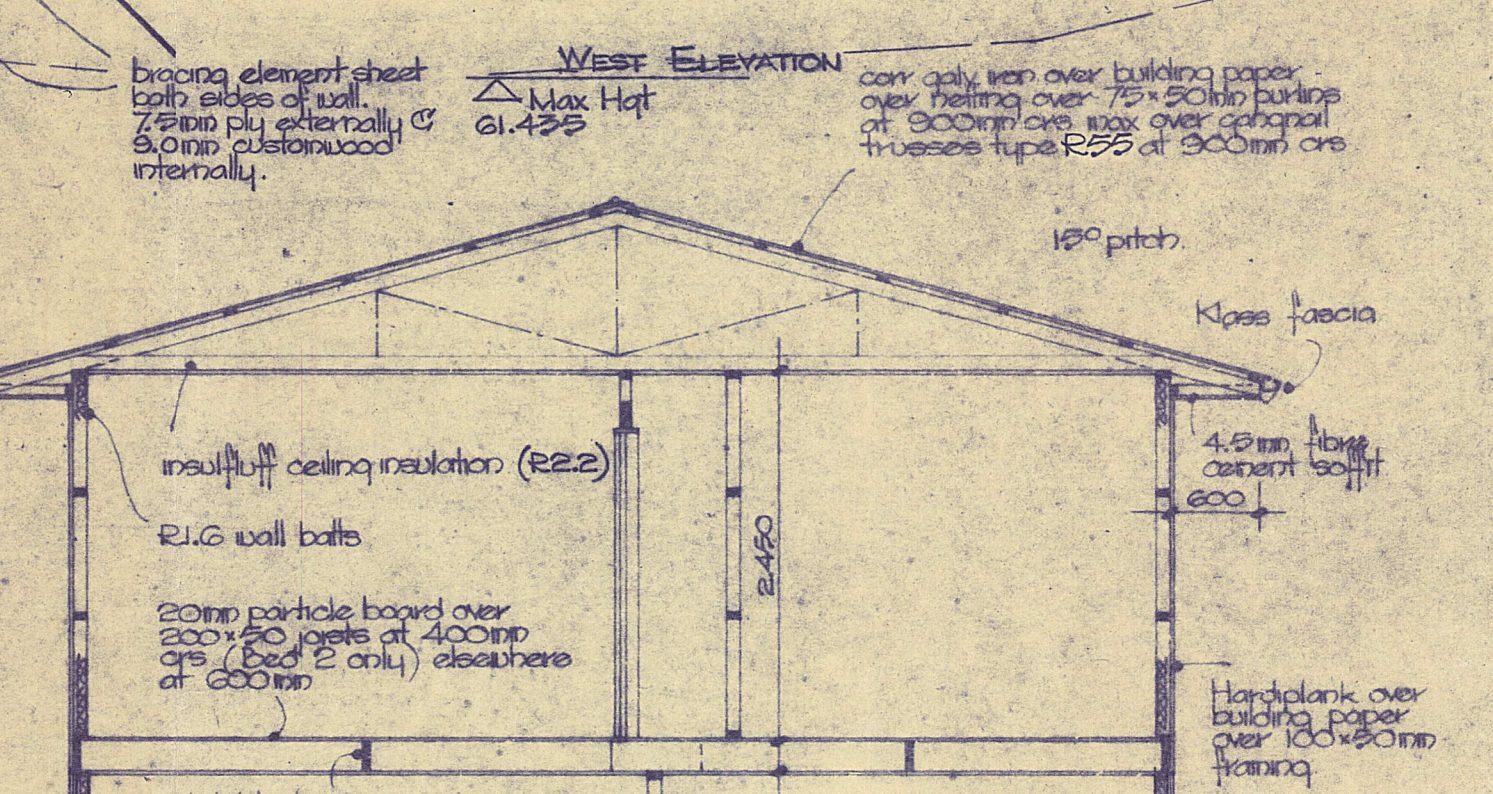
THIS CERTIFICATE IS NOT TO BE CONSTRUED AS A GUARANTEE OF STABILITY OF THE SECTION.

Date: 17/10/85
Reg. Eng.



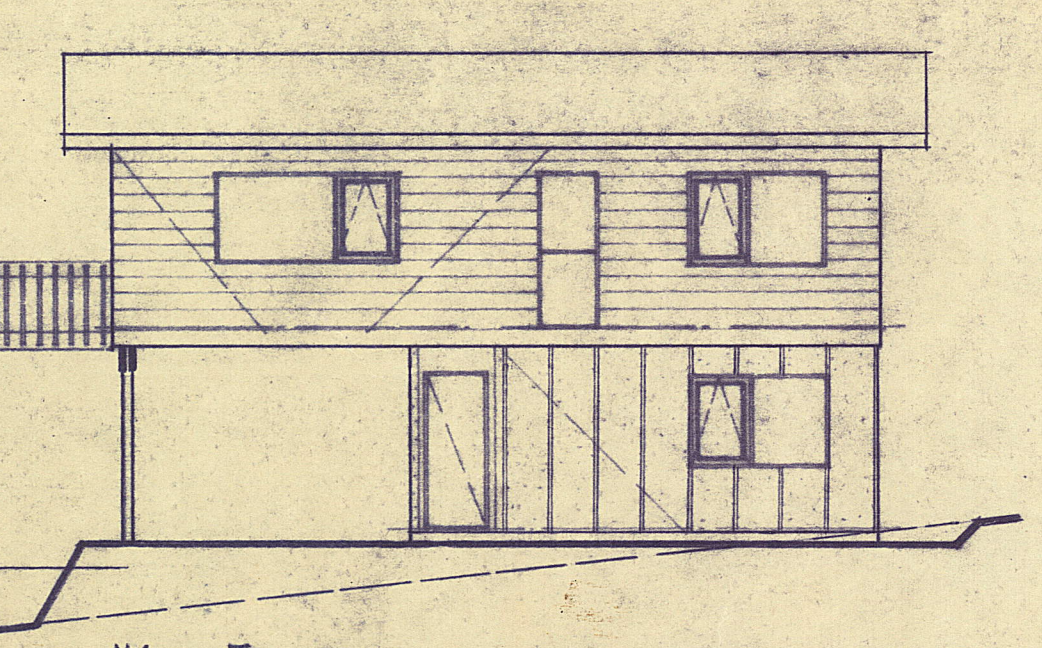
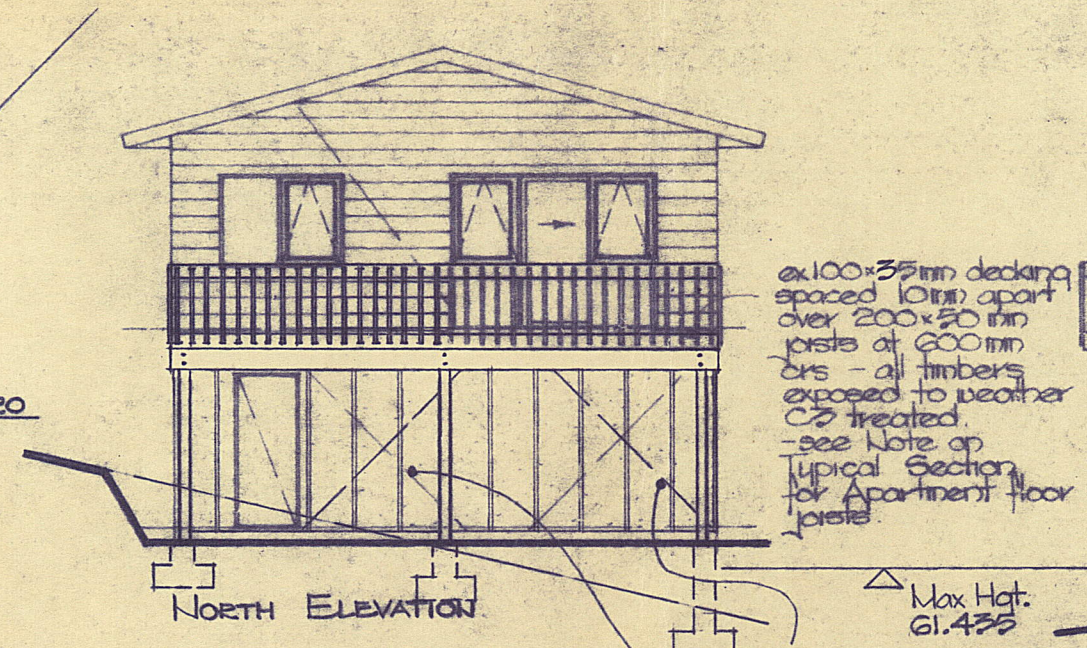
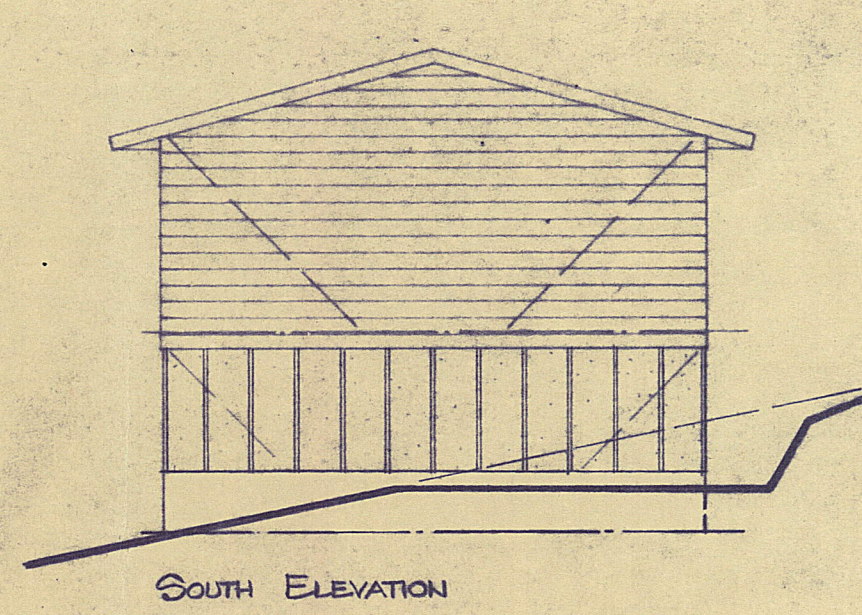
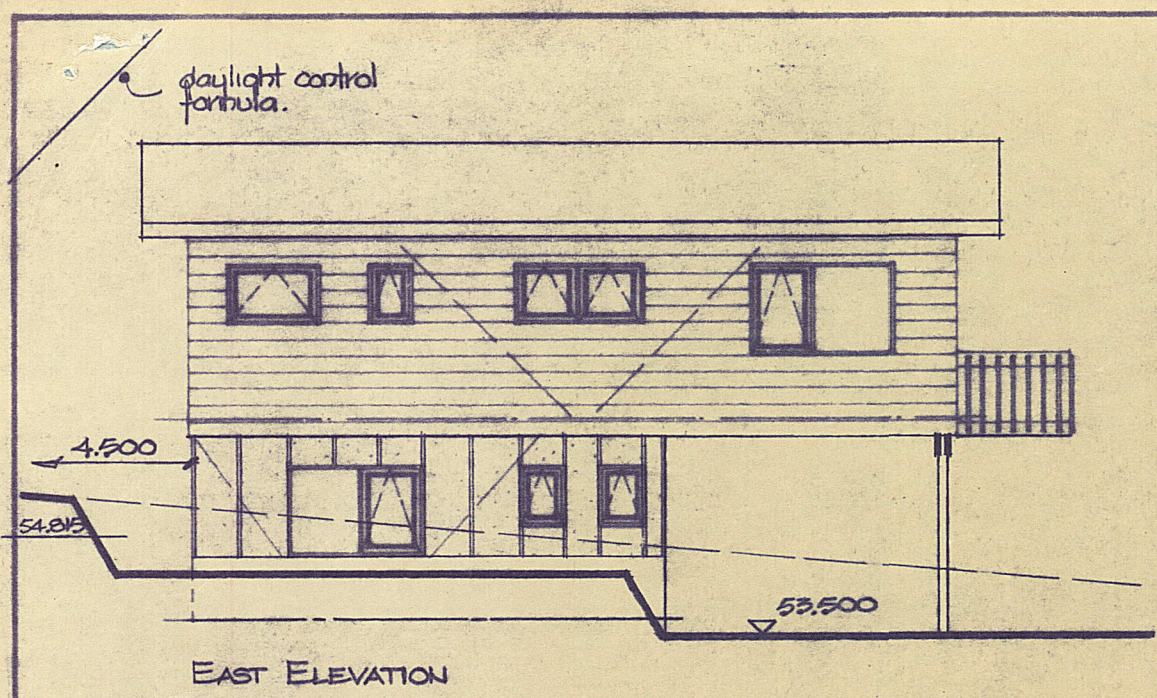
LEGEND

100mm Ø foulwater	g.f.
100mm Ø stormwater	st.w.
gully trap	g.t.
terminal vent	t.v.
downpipe	d.p.
100mm compacted basecourse	



PROPOSED APARTMENT AT LOT 8 MT. VERNON PLACE.

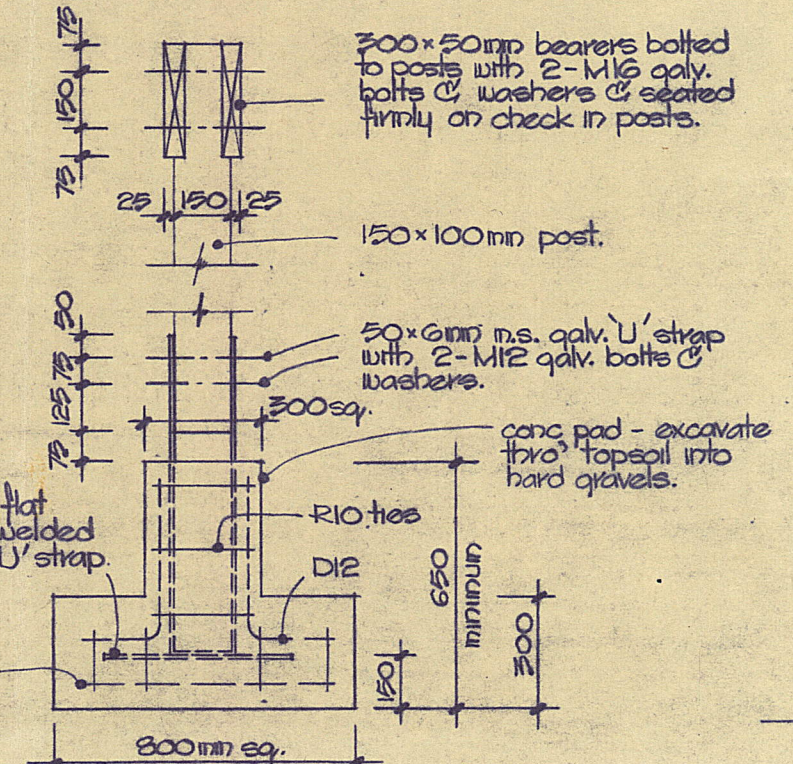
ARCHITECTURAL DRAUGHTING DESIGN	BRIAN D. GOWAN NZCD : MINZID. 127 HARDY ST. PH 82-908	SCALE: as shown	DRAWING NO 968
		DATE: AUG 85	SHEET NO of 1 sheet



24 HOURS' NOTICE TO BE GIVEN TO BUILDING INSPECTOR WHEN READY TO:

- SECURE FOUNDATION REINFORCEMENT IN POSITION (i.e. EXCAVATIONS ONLY COMPLETED)
- POUR REINFORCED CONCRETE AREAS (i.e. STEEL SECURED IN POSITION)
- FIX INTERNAL LININGS OF STRUCTURAL FRAMEWORK

DAYLIGHT ADMISSION TO EXISTING APARTMENT scale 1:100



LEGEND

100mm Ø foulwater	---
100mm Ø stormwater	---
gully trap	gt.
terminal vent	tv.
downpipe	dp.
100mm compacted basecourse	---

