ovided from Ashburton District Council

ASHBURTON BOROUGH COUNCIL

Building Application Form

Dated this 12th day of May 1975

To the Health and Town Planning Officer:

I hereby apply for permission to ~~Erect~~ ~~Alter~~ Add 4 OWNERSHIP FLATS

At No. 126, CAMERON STREET Street/~~Road~~,

for M~~r~~s A.J. MUIR PARTNERSHIP according to locality plan and detailed plans, elevations, cross sections, and specifications of building deposited herewith, in duplicate.

Estimated Value: Building $ 54500

Plumbing and Drainage $ 4500

Total $ 59,000

If Value Over $20,000:

Estimated month of Commencement JUNE Year 1975

Estimated month of Completion OCT Year 1975

Particulars of Building: Foundations CONCRETE

Walls CONCRETE BLOCK

Roof CORRUGATED IRON

Area of Ground Floor 2944 sq.ft.

Area of Outbuildings 800 sq.ft.

Particulars of Land: Lot no. TS 591 D. P. No.

Or Town Section

Proposed purposes for which every part of building is to be used or occupied (describe separately each part intended for use or occupation for a separate purpose):

OWNERSHIP FLATS

Yours faithfully,

Owner: A.J. Muir PARTNERSHIP Builders: AJ Muir PARTERSHIP

Address: Address: Po Box 106

ASHBURTON

OFFICE USE ONLY: Date: 13/5/75. Valuation No. 2455/449

Receipt No: 1174.

Permit Fee $ 108 I.V. $

Research Fee $ 29-50 U.V. $

C.V. $

File No. 75/42

Permit No: 457193. 19.5.75.

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Version: 1, Version Date: 03/12/2023
Print Date: 7 October 2026, 1:47 pm

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SPECIFICATION:

FOUR UNIT FLATS

AT 126 CAMERON STREET, ASHBURTON

FOR Messrs A.J. MUIR & R.J. WOODHAM.

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SPECIFICATION of work to be done and materials to be supplied in the erection and completion of FOUR UNIT FLATS, at 126 CAMERON STREET, ASHBURTON, for Messrs A.J. MUIR and R.J. WOODHAM, who hereinafter will be termed the Employers.

THE WORK: consists of the erection of single storey 4 unit flats, in 6" split block veneer, resting on concrete foundations, with particle board floors, and roofed with galvanised corrugated iron, with detached garage to each flat.

CONTRACT: This contract includes the supply and delivery of all materials, labour, fittings, tools, plant, scaffolding, etc., complete and necessary for the due and proper completion of the building as shown on the plan and herein specified, in a thorough and workmanlike manner in accordance with the true and proper intent and meaning of the accompanying drawings and this specification, taken seperately or collectively, in strict accordance with the local by-laws. No lower grade than B.A. timber shall be allowed in any part of the work. All timber to be treated so as to get the best results for both seasoning and straightness. All joints to be properly scarfed and checked or otherwise jointed in an approved manner, and everything securely nailed. In exposed woodwork all nails to be punched. All work to be fixed level, plumb and true and no butts will be allowed where same can be concealed.

BY-LAWS, PERMITS, ETC.: The contractor is to comply with the labour and building by-laws of the district, and to apply for and obtain all necessary permits, and to pay all fees for same. The contractor shall provide everything, in addition to anything herein specified for the proper and efficient execution and completion of the work.

PROVIDE AND FIX: The words 'provide' and 'fix' shall be construed to mean 'provide and fix' where used seperately unless individually otherwise specified under another trade section.

FIRE INSURANCE: The contractor shall insure the work against loss or damage by fire in an approved office and in the joint names of the employers and the contractor, and at all times the cover shall be to the full insurable value of the work. All policies and receipts for premiums for such insurances to be lodged with the employers, or financing institution.

ACCIDENT COMPENSATION: The contractor and sub-contractors are to take all precautions to ensure that the employers are fully protected from any claims arising out of accident on the work.

SUB-CONTRACTORS: This specification is sub-divided into trade sections for the convenience of reference only, and it shall not be construed that each trade section is an entire and seperate contract. All the requirements under these general headings shall apply equally to each and every sub-contractor where applicable. Every trade jointly and severally shall collaborate, wait on, assist and render all necessary assistance to complementary trades, and shall clear away its own debris.

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P.C. (PRIME COST): The employers reserve the right to select, pr purchase items under the P.C. (Prime Cost) sums, and the accounts will be adjusted accordingly on completion.

MATERIALS AND WORKMANSHIP: All workmanship must be careful, thorough and in accordance with the best trade practice, and all materials must be the best of their respective kinds, unless distinctly otherwise specified.

MAINTENANCE: Period to be ninety days after the employers have taken possession. Any defects in materials, workmanship, or any part or parts that require replacing, or adjusting, which have been included in this contract, shall be adjusted or replaced as specified in this specification at the contractor's own expense.

SUPERVISION: All materials supplied and used, and all work done, must be to the entire satisfaction of a competent person, or persons, appointed by the employers, or financing institution, as supervisor.

ALTERNATIVE MATERIALS: In the event of any materials herein specified not being procurable at the time it is required, or will tend to stop progress of the contract, such materials may be substituted with other materials, provided however, that the substituted materials conform with the local by-laws, and areto the satisfaction of the employers. The contractor is first to notify the employers of any change intended to be made, and at the completion of the contract will adjust any difference in costs.

CONTINGENCIES: Provision is to be made by the employers, and the contractor, to meet any contingencies that may arise due to the fluctuations in the prices of various materials or labour. Should there be either a rise or fall in the prices of labour (due to variations in Award rates), or materials (as authorised by Price Tribunal rulings), between the date the tender is submitted, until final payment, an adjustment to the contract price is to be made accordingly, provided that the contract price has been affected by such rise or fall in prices. Cost means NETT cost and shall carry no profit to the contractor.

INTERPRETATION: Work shown on the plan and not specified, or specified and not shown, must be supplied as though both shown and specified. Materials shown but 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.

STABILITY, ETC.: The contractor shall carefully brace and support all parts of his work against damage by wind, and also protect same from damage by water. He shall also make good damage to adjoining property of every kind arising out of his works.

EXTRAS: No extras are to be supplied, or extra work done, without the prior consent of the employers in writing.

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COMPLETION: At regular periods during building operations and on completion of this contract, the contractor and sub-contractors shall remove debris which may accumulate from time to time, leave the whole site tidy and fit for gardening, and leave the entire building, including steps, etc. clean and ready for use. All floors shall be left broom clean: all glass work shall be left sound and clean inside and out: and all painted and varnished work shall be left free from spot and dirt. All floors to be sanded right up to the skirtings with a machine sander.

EXCAVATOR.

EXCAVATE: as required, foundations for walls, footings, piles, steps, terraces, chimney blocks, garage floors, etc. as shown and required to give a solid bearing to the various depths, levels and grades. Remove top soil at garage floors, terraces and steps. Excavations shall be kept clear of fallen materials and water. Surplus spoil shall be placed where directed by the employers.

BACK FILL AND RAM: carefully around footings and foundations, consolidating as the work proceeds, and make up to natural levels.

HARDCORE FILLING: is required under terraces, steps, chimney blocks, garage floors, etc., and shall be composed of brick rubble, stone or other approved hard substance, carefully consolidated and screened off with fine scoria before the concrete is laid.

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CONCRETOR.

STEEL: used for reinforcing shall consist of round steel rods, complying with conditions and tests embodied in N.Z.S.S. 197, accurately fabricated and fixed in position. Hook ends of all rods and lap at least 30 diameters, all laps and intersections being bound together with 16 gauge black iron wire. Bend all horizontal rods at least 2' around angles.

CONCRETE: All concrete work hereafter mentioned to be carried out in accordance with the local by-laws. For general purposes the mixture to be 4 parts of river shingle, passed through a 1" screen, and 2 parts of sand, to 1 part of cement. All to be well mixed.

PLACING: Concrete shall be conveyed and placed so that no separation of the various materials takes place, and it shall be immediately spaded, tamped or rammed into position. Wherever boxing is required it shall be well fitted together and wetted before the concrete is placed.

FOUNDATIONS: to be 5" in width. All foundations, piles, steps, footings, etc. shall be dug to solid and trenches to be square at bottom. Foundations to have 12" footings, and to be reinforced with 3 - ½" mild steel rods. Piles to be 8" x 8" concrete piles with No. 8 galv. wire in every pile stapled to sleepers. Piles to sit on footings, well packed around with concrete. Floor level to average not less than 24" above ground level. Plasterer to plaster all foundations in natural colour.

VENTS: to be supplied and set in bottom courses of the blockwork by the blocklayer.

STEPS AND TERRACES: All to be formed of concrete, resting on properly rammed hardfill, and to be plastered by the plasterer while concrete is green, and to have slight grade to outside edges. All to be built in with main foundations and terrace foundations to be reinforced with 2 - ½" mild steelrods.

FOUNDATIONS ETC. FOR BLOCK PARTITIONS WALLS: Carry solid foundations for 8" concrete block walls between units, taken down to a solid bottom, and reinforced with 3 - ½" mild steel rods. Provide ½" rods to be carried up in block cavities at approx. 4' centres. Build in starter rods to foundations as required. Pour band over top of blockwork to finish as close as possible to roofing iron, and reinforced with 2 - ½" mild steel rods, and tied to vertical rods at blockwork. Set in bolts as required for fixing end rafters to both sides of band.

CHIMNEY BLOCKS: to be 6" thick concrete on hardfill, taken down to a solid bearing, and made full width of fireplaces and hearths. Concrete shall be well rammed into trenches and boxing.

GARAGES: Carry foundations as required at garages and 4" thick concrete floors on fire hardfill, laid with falls to front openings. Foundations to be reinforced with 2 - ½" mild steel rods. Floors to be finished smooth by the concretor with cement driers. Provide ½" rods to be carried up in the block cavities to 8" block walls on boundaries where shown.

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Garages: Contd.: Build in starter rods to foundations. Pour concrete band over 8" blockwork, finishing as close as possible to roofing iron, and reinforced with 2 $\frac{3}{8}$" mild steel rods. Set in bolts as required for fixing nailing pieces, and provide fixing for flashing over. Build in bolts as required to foundations for fixing plates at 3' centres and to both sides of all door openings.

KERBING AND FENCES: Allow to box for and pour the 4" kerbing where shown from front boundary to front unit and from rear unit to garage, reinforced with 2 - $\frac{1}{2}$" mild steel rods. Allow to concrete in the treated posts to the 3 fences between units and to the 4 'Hide-a-line' clothes lines as required.

CARPENTER AND JOINER.

All materials are to be the best of their respective kinds and grades, and laid true to their various levels, and constructed in a proper tradesmanlike manner to make the whole of the works a sound construction, and to comply with the local by-laws in every respect and to the entire satisfaction of the local authority building ihspector. All exterior timbers, etc. to be primed by the painter before fixing.

SCHEDULE OF TIMBERS:

Sleepers on edge at 4'6" centres	4 x 3 B.A.Ht.R.P.	
Floor joists at 18" centres, double under walls	4 x 2 "	
Bottom plates	4 x 2 "	
Top plates	4 x 2 B.A.R.P.	
Studs at 18" centres, 8'0$\frac{1}{2}$ floor to ceiling	4 x 2 "	
Opening studs	4 x 3 "	
Trimmers up to 4'6" long	4 x 3 "	
Trimmers up to 6'8" long	5 x 4 "	
Trimmers up to 8'10" long	6 x 4 "	or 2/6x2
Trimmers up to 11' long	8 x 4 "	or 2/8x2
Trimmers over 11' long	2/10x2 "	
Ceiling joists at 18" centres	4 x 2 "	
Ceiling runners at approx. 6' centres	8 x 2 "	
Rafters at 3' centres	4 x 2 "	
Runners for rafters	4 x 3 "	
Roof struts	4 x 2 "	
Collar ties at 6' centres	6 x 1 "	
Ridges and hips	8 x 1 "	
Braces, external walls checked $\frac{3}{4}$" to studs	6 x 1 "	
Braces, internal partitions at 45 degrees	3 x 2 "	
Dwanging, 3 rows in all walls	4 x 2 "	
Purlins at 2'6" centres	3 x 2 "	
Flooring	$\frac{3}{4}$" TWP HD Particle Board	

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Schedule of Timbers: Contd.:

Interior door jambs	5 x 1½ D.A.R.P.
Architraves	3 x 1 "
Skirting	4 x ⅝ "

Interior finishing work not mentioned to be D.A.R.P.
Exterior finishing work not mentioned to be D.A.Ht. or treated R.P.

ALTERNATIVE FRAMING TIMBERS: Pinus Radiata, treated by an approved treatment process, may be used as an alternative to R.P. framing, provided the sleepers are supported on piles at not more than 4' centres, and the floor joists are 5 x 2 instead of 4 x 2.

MALTHOID: All timbers resting on concrete to be protected for the full bearing surface by a 3 ply malthoid pad.

SLEEPERS: to be 4 x 3 on edge and laid true to level. All angles and joints to be spliced over solid bearing.

FLOOR JOISTS: to be gauged to an even surface, double under walls, and nailed with 4" and 3" nails to all bearers. All joints to be lapped on a sleeper.

PLATES: All to be straight and in long lengths, checked to receive all studs, and halved at intersections over solid bearing.

STUDS: to be of length to give 8'0½" between floor and ceiling, and nailed to all plates with 4" nails and checked to receive all trimmers. All studs to internal partitions to be brought to an even width and all to be selected for straightness. Provide 3 studs to all wall intersections, well blocked and spiked together.

Straighten all walls and leave ready for wall linings.

Frame up the garage walls as shown and required to take the 'baby' iron to exterior and provide fixing for the window frames and door frames.

DWANGS: to be 4 x 2, 3 rows in all walls and cut between studs. Dwang as required for all fixings and block behind all skirtings.

BRACES: Wherever possible brace to all external corners with 6 x 1 checked ¾" to studs, and where this is not practicable cut in dog leg bracing as required. Brace internal partitions with 3 x 2 cut between studs.

CEILING FRAMING: Ceiling joists to be selected for even width and straightness, and shall be spaced at 18" centres, well spiked to wall plates and fix an 8 x 2 runner at approx. 6' centres over all joists, well spiked to joists and to have 2 x 2 hangers. Between ceiling joists 3 x 2 noggings shall be cut in as required for cornices and at all edges of ceiling sheets. In no case shall noggings be more than 4' apart. Frame for and fix the ceiling vents at Passages at Bathroom doors where shown and as required by the Local Authority.

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INSULATION: Cover the whole of the inside face of the exterior studding with double sided aluminium foil insulation paper, well fixed and well lapped at edges, and provide and fix breather type building paper to the outside face of the studding.

Allow to provide and fix 2½" fibre glass insulation over all ceilings, fitted neatly and tightly between framing.

BATTENS TO BLOCK WALLS: Allow to provide and fix 1" thicknessed battens to faces of internal block partition walls between units to take the wall linings as specified.

ROOFS: Over garages: Provide and fix nailing pieces to band over 8" block walls, and provide and fix 5 x 2 rafters at 3' centres over garages, with 3 x 2 purlins at 2'6" max. centres. Provide and fix fascia and barges as required ex 1" D.A.Ht. or treated R.P. Caps and flashings to be galv. iron supplied and fixed by the plumber. Roofs to be G.C. iron as for flats, on netting and building paper sarking, and roofing to be set on mortar to poured bands over 8" block walls on boundaries.

Over Flats: Roof to be framed up in a proper manner. Rafters to be securely nailed to all plates and ridges etc. The whole of the roof to be well supported off partitions with 4 x 2 struts to 4 x 3 under rafters. Roof to be 26 gauge G.C. iron, with laps painted both sides with grey metal primer, and fixed with 1½ corrugations as side laps by skilled tradesmen on 3 x 2 purlins at not more than 2'6" centres. Sark with wire netting and building paper with 4" laps. Rafters to be neatly cut to ridges at top and birdsmouthed over plates at bottom and to project 24" past blocks at bottom. Fascia to be ex 6 x 1 D.A.Ht. or treated R.P., grooved for 3/16" Hardiflex, and securely nailed to ends of rafters, with 3 x 1½ cut between fascia and studs for eaves, and well nailed to foot of rafters. Line under soffits with 3/16" Hardiflex, with suitable mould in wall angle and jointing battens evenly spaced, and all primed before fixing. Continue roof over Walk-Thru' and provide and fix the 2 'Novaroof' panels, and line remainder to underside with Hardiflex as for soffits. These gables to be blockwork to full height. Frame as required inside blockwork.

EXTERIOR LININGS: Line exterior walls above Living doors and windows and to back door recesses as required with Hardiflex and leave ready for plastering.

Clad the exterior of the framed walls at garages with 'baby' iron.

FLOORING: Before laying flooring remove all shavings, short ends and trade debris from underthe floor joists. Cut in dwangs as required to all edges of the sheets. Flooring to be ¾" thick TWP high density particle board, close butted and well nailed with 2½" galv. rose head nails, and all nails to be punched below the floor surface. All floors to be machine sanded.

Floor surfaces must present a perfectly smooth and level face, kept clean during construction of the job, and protected from weather and disfigurement of any kind.

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INTERIOR LININGS: All interior walls and ceilings, except where otherwise specified hereunder, to be Gibralter Board. All joints to be on studs, dwangs, or joists, and to be nailed with 1¼" galv. F.H. nails at 4" to 5" centres on all joints, and 9" centres on intermediate joists, studs, etc. Plasterer to flush off all Gibralter Board.

Bathroom to have 4' dado of Pinex 'Seratone' as selected with Seratone to full height at bath, with Gibralter Board over and to ceiling, with approved P.V.C. wallboard mouldings at all joints and angles of Seratone, as dado rail and finish to lip of bath with matching bath flash moulding, all packed with white mastic and made waterproof throughout.

SCOTIA, ETC.: Provide and fix 1¼" D.A.R.P. scotia to wall-ceiling angle at all rooms. Finish all cupboards where required with small bevelled beads to walls. Provide and fix all other beads and battens as required.

DOOR JAMBS: Interior door jambs to be 1½" D.A.R.P., rebated to suit, and all to be sanded.

DOORS: All interior doors, except where otherwise specified hereunder, to be mahogany flush panel doors, 6'6" high and to widths as shown, hung on 3 - 3½" flor. bronze butts with loose pins, and fitted with selected mortise lock or latch sets and furniture. Exterior Living doors to be Seymour 'Sun Valley' anodised aluminium units with 1 sliding and 1 fixed panel as shown, complete with all necessary fittings, thumb turn latch sets, vision rails to both panels and to be allowed for complete with glass, and to have sidelight units as shown with awning hung sashes. Back doors to be Seymour anodised aluminium Entrance door units, complete with frames, hinges and lock sets, factory fitted, and with lock rail etc., and to be allowed for complete with approved obscure glass. Bathroom doors to have latch sets with slide fasteners to inside. W/H. to Kitchen door to be hung on approved sliding door gear with pelmet box covering gear, and fitted with approved furniture.

To each garage provide and fix a 6'4" by 8' wide 'EasyTilt' track type door, complete with all necessary fittings, lock set etc. Provide and fix jambs and head to each opening as required ex 6 x 2 D.A.Ht. or treated R.P.

KITCHEN CUPBOARD DOORS: to be framed out of 1" D.A.R.P. and sheathed both sides with mahogany ply, and to be hung on 2 - 2½" flor. bronze butts, 3 to larger doors, and fitted with catches to be selected by the employers.

WINDOWS: All windows to be 'Seymour' satin silver anodised aluminium awning and louvre windows as shown, and to be allowed for completely glazed and with locking handles. Bathroom windows to have obscure glass as selected by the employers. W/H. louvres to have drawn plate glass with exposed edges ground. All windows to be installed strictly to the manufacturers instructions, and all to be finished to interior with 1½" factory fitted reveals as required ex D.A.R.P. All windows to be finished to interior with architraves as required. All frames to have mastic seal between all aluminium and blockwork or mortar. Provide and fix the standard garage windows with top hung sashes to garages as required, glazed with clear glass.

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HARDWARE: Allow the sum of $60.00 per unit for the cost only of all door locks, door latches, door furniture (except at aluminium doors), cupboard catches, drawer pulls, wardrobe fasteners, socket bolts, slide fasteners and cabin hooks, but not to include hinges or sliding door gear. Any variation to the above allowance is to be charged for accordingly. The contractor is to allow for fixing.

ARCHITRAVES: at all doors and windows to be out of 3 x 1 D.A.R.P., pattern as selected, and all to be sanded.

SKIRTING: at all rooms, 4 x $\frac{5}{8}$ D.A.R.P., pattern as selected, and all to be sanded.

KITCHEN CUPBOARDS: All kitchen cupboards to be framed out of 1¼" D.A.R.P. Allow for all doors as mentioned under 'Kitchen Cupboard Doors'. Allow for all shelves as required ex 1" D.A.R.P. and to be spaced approx. as shown. Provide 3½" toe space to all kitchen cupboards. All to be as shown on the plan. Sink tops to be 6' long Formica Flo-line as selected with 18" x 12" stainless steel bowls. Provide cutlery drawer, divided as directed, and 2 deep drawers to each dresser cupboard. All drawers to have Formica strips to bottom of sides and on top of runners. Provide tray recesses where shown with intermediate shelf. Provide Formica covered chopping boards set in under tops at sink cupboard at Flats 1 and 4 and at dressers at Flats 2 and 3, and to be removable. Provide safe cupboards where shown with batten shelves and vents to cavity and ceilings covered with fine mesh gauge. Build in island units as shown to each flat with doors and drawers over as shown to bottom portion with mahogany ply panel to kitchen side. To have Formica tops as selected with open space and cupboards over as shown, with sliding plate glass doors to both sides, running in plastic track and doors over to ceiling with mahogany ply panels to other side. Top cupboard to be supported at open end on square steel supports carried from ceiling to toe space as shown. Build in broom cupboard to each kitchen as shown.

FORMICA: Dresser tops and 6" square upstands and returns, island cupboard tops, and chopping boards at Kitchens, and dresser tops and 3" upstands and returns at all Bedrooms to be covered with Formica or Laminex as selected by theemployers, and to include all exposed edges.

CYLINDER-LINEN CUPBOARDS: to be constructed where shown from floor to ceiling in 2 tiers of doors, with batten shelves. To have fronts as shown to W/Hs. and to be framed out of 1½" D.A.R.P. and doors to be sheathed both sides with mahogany ply.

WARDROBES: Joiner to provide fronts as shown, with doors at bottom and small matching doors over, and to be framed out of 1½" D.A.R.P. with doors sheathed both sides with mahogany ply. To have 1 full width shelf at top, and 1 shelf with hook rail and ½" pipe hanging rod at bottom cupboard to each. Build in small matching top cupboard with doors over dressers as shown, finished with small pelmet type front under.

DRESSERS: Build in dressers to each Bedroom as shown with toe space, and drawers, with Formica top as selected and 3" high Formica covered upstands and return upstands.

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Dressers: Contd.: Drawers to have mahogany faced fronts, ply bottoms and solid D.A.R.P. stops at back of cupboards. Provide fixing for mirror and light over each dresser as required.

BATHROOMS: Build in baths with Seratone panels to front and returns as required with toe spaces. Provide and fix a shaving cabinet recessed into wall at each Bathroom and fitted with ½" shelves and 2 doors to take 16" x 10" mirror panel to each and with plywood back. Provide and fix a Formica vanity top with approved basin as selected by the employers to each Bathroom. Allow P.C. sum of $50.00 each for the vanity tops. Build in cupboard under each vanity top with toe space, false floor, 1 shelf and 2 doors to suit. To be framed out of 1½" D.A.R.P. and doors to be sheathed both sides with hardboard. Provide and fix a white plastic soap holder to wall over each bath, and 3' C.P. towel rail to each Bathroom where directed. Provide and fix a C.P. rail to open side and end of bath for curtain.

MANTLE SHELVES: Provide and fix mantle shelves as required ex 5 x 2 mahogany, over surrounds at all units.

CUPBOARDS UNDER TUBS: Build in cupboard under each stainless steel tub, supplied by the plumber. To have toe space, false floor and 1 shelf, with door sheathed both sides with hardboard to each.

MANHOLES: Provide and fix in broom cupboards and to ceiling where directed, and fill with matching panels.

STANDS FOR ROOF TANKS: Provide necessary stands for roof tanks to over ceilings where directed.

TOILET PAPER HOLDERS: Provide and fix at each W.C. a C.P. metal fitting as approved for toilet roll.

FENCES: Allow to build fences between units to N.W. side where shown with square posts, 3 x 2 rails and 6 x 1 set vertically to alternate faces of fences. All timber to be approved treated Radiata and nails to be galvanised. Fences to receive a coat of approved natural stain timber finish, applied by the carpenter.

CLOTHES LINES: Allow to provide and erect a 'Hide-a-line' clothes line to each flat.

TELEPHONE: The contractor is to arrange with the P. & T. Dept. to wire the flats for installation of the telephone at a suitable time during construction.

NOTE: The contractor is to arrange an interview between the joiner and the employers to decide final details regarding joinery.

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BLOCKLAYER.

DAMPCOURSE: between blocks and foundations to be 3 ply malthoid.

EXTERIOR WALLS: to be 6" split blocks and cement mortar, kept 1½" clear of the studs. All mortar droppings shall be cleared away from the cavity and foundations and off the wall plates and ties by the blocklayer as the work proceeds. Build in 'Superior' wall ties every second course and not less than 3 to a stud, securely skew nailed to the face of the studs in a rising position and staggered. Provide and set in wire reinforced concrete vents to bottom courses of the blockwork where shown and as required. Vents to be spaced not more than 2'6" away from all angles and approx. 6' between. Ensure that the carpenter has fixed the building paper to the outside face of the studs before commencing the blockwork. Care to be taken not to damage the building paper during erection of the blockwork. All aluminium frames to have mastic seal between aluminium and blockwork or mortar. Continue blockwork to full height of gables at 'Walk-Thru' between Units 2 and 3.

Clean down all blockwork on completion and finish with an approved neat joint.

The blocklayer is to clear all blocklayers debris from the site immediately on completion of each stage of his work.

SILLS: to be 16" x 6" x 2" matching concrete blocks and to be set in position immediately on completion of laying of block walls, and finished as for walls.

BLOCK PARTITION WALLS: Build in partition walls between units where shown of 8" concrete cavity blocks, carried up to as close as possible to the roof. Concretor to pour band over blockwork. Build in ½" mild steel rods supplied by the concretor to cavities of blockwork at approx. 4' centres, these to be throughly concreted in, and to be tied to rods at band over blockwork. Walls to be battened and lined by the carpenter.

FIREPLACES: To all units allow to build in fire surrounds as required, 5'4" wide by 3' high, of stonework as supplied by the employers, set in concrete, and finished neatly with white pointing. Fireplaces to have 18" L grates with firebrick backs and necessary slopes and gathers to the flues.

Carpenter to provide and fix mantle shelf to each surround.

CHIMNEYS: Erect chimneys to match walls as indicated and to the best tradesman manner. To have E.W. liners to full height of the flues with a well parged pot extending above top of the chimneys. Chimneys to be reinforced with 4 - ½" mild steel rods properly grouted for their full lengths. Rake out joints as required for flashing to the roof. Finish exposed blockwork as for walls.

GARAGES: Build block walls to garages as shown with 8" concrete cavity blockwork on boundaries. Flush off mortar to interior and groove mortar to exterior. Build in ½" mild steel rods to block cavities at block walls at approx. 6' centres, as supplied by the concretor. To be well concreted in. Concretor to pour concrete band over block walls.

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MORTAR: shall be composed of 3 parts of sand and 1 pa rt of lime, run 7 days before use and immediately before being used gauged 4 parts of mortar to 1 part of cement. Mix in small quantities.

WATERPROOFING: All exterior blockwork and stonework at surrounds to be treated with an approved silicone water repellant with a 5 year guarantee, applied until surface saturation is reached.

PLASTERER.

SOLID PLASTER: External faces of foundations and Hardiflex panelling to over Living doors and windows and at back door recesses to be plastered and finished to a roughcast finish in 3 to 1 sand and cement compo. All surfaces of steps and terraces shall be rendered and straightened with 2½ to 1 sand and cement compo, not less than ¾" thick and finished to a perfectly smooth, straight and even surface while concrete is green, with slight grade to outside edges. Form small cove to all angles. All work to be in natural colour.

INTERIOR FINISHING: Point up and flush off all Gibralter Board sheets to all walls and ceilings, except at lower 4' of Bathroom walls and full height of walls at bath, with best quality plaster of paris after all hammering is completed and all sheets are properly secured, and finish to a perfectly smooth and even surface ready for papering to walls, and lightly overall stipple all ceilings to approval.

Provide, fix and stop ¾" radius rounded corners to all external corners at Gibralter Board rooms.

The carpenter is to provide and fix 1¼" D.A.R.P. scotia to wall-ceiling angle at all rooms.

All plasterer's debris is to be cleared from the site by the plasterer immediately on completion of each stage of his work.

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DRAINLAYER.

GENERAL: The drainlayer will carry out the whole of the drainage work in accordance with the by-laws of the local authority, and will remove all drainlayer's debris from the site immediately on completion of each stage of his work.

DRAINAGE: Excavate for and lay all necessary drains from gully traps and W.Cs. to the sewer main. All pipes to be first quality 4" glazed earthenware with sound socketed joints, and to be laid true to an even fall. All joints to be rubber ringed and pipes to be wiped clean as the work proceeds. Fill in trenches carefully after the work has been inspected. The whole of the drainage and sanitary arrangements to comply with the local by-laws, and to the entire satisfaction of the Sanitary Inspector.

STORMWATER: Pipe all stormwater to channel at street if possible. If unable to do so dig soak pits as required to loose shingle, with a minimum depth of 8 ft., fill with rubble to within 12" of ground surface, lay a 3" pad of concrete on rubble and replace soil. Pipes to be approved P.V.C. ar 2nd grade sewer pipes and inlets to have approved gratings.

PLUMBER.

GENERAL: The plumber will carry out the whole of the plumbing work in accordance with the by-laws of the local authority, and will remove all plumber's debris from the site immediately on completion of each stage of his work.

MATERIALS: All materials used by the plumber must be the best of their various kinds and must fully conform to all or any governing regulations and by-laws.

RIDGING: Supply and fix all 26 gauge galv. lead edged ridging and to be double rivetted and soldered at all joints and fixed in the best tradesman manner.

FLASHINGS: Provide and fix all necessary flashings ex 4 lb. lead, and galv. flashings as required for roofs at garages and make the whole of the buildings watertight.

CAPS: Provide and fix caps ex 26 gauge galv. iron to garages.

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SPOUTING AND DOWNPIPES: Provide and fix 5" 24 gauge galv. spouting with adequate fall to downpipes to prevent water lying in it, set in strong galv. brackets screw fixed to the fascia at not more than 2'3" centres. Spouting to be double rivetted and soldered at all joints.

Allow to provide and fix 6 - 2½" 24 gauge galv. downpipes to spouting at flats as required and 1 to each garage, well fixed to the walls, with shoes of downpipes leading to the drains. Downpipes to flats to be held in stand off brackets.

COLD WATER: Allow to lay on cold water supply in ¾" Alkatene piping to each flat from town supply. All piping outside the building to be sunk at least 12" in the ground and to enter the building under or through the foundations. Lead in ¾" P.V.C. piping to roof tanks and baths, with ½" branches in P.V.C. piping to sinks, basins, tubs and W.Cs. and a total of 8 hose pipes where directed. Cold water supplies to showers to over baths to be low pressure supplies direct from roof tanks in ½" P.V.C. piping. P.V.C. piping to be of a brand as approved by the local authority, and to have brass bracketed elbows to fitting connections. All joints to be made in the best approved manner and all to be a first class job.

ROOF TANKS: Provide and fix on stand in roof a 'Mura' plastic tank to each flat, on regulation tray, with overflow through soffit, ball cock and lid.

HOT WATER: Provide and fix a 30 gal. electric, hot water, copper, lagged cylinder to each cylinder cupboard where shown, and to be complete with all necessary fittings, stop cock at inlet, and make all necessary connections to roof tanks, etc. Lay points through ¾" copper piping to baths, with ½" branches in copper piping to showers over baths, sinks, basins and tubs. Provide ¾" exhaust pipes through the roof, and ½" drain pipes to empty cylinders outside the building, completed with screw stopped ends.

SINK TOPS: to be supplied by the carpenter. Allow to connect to same and provide wastes.

SHOWERS: Provide and fix an adjustable 'Topliss' or similar approved C.P. wall rose with Topliss or similar approved mixer set complete over each bath where directed.

BASINS: Connect to basins at vanity tops supplied by the carpenter as required and provide P.V.C. wastes.

BATHS: Allow to supply, install and connect the 4 pressed steel, vitreous enamelled, square ended baths, 5'6" long, and provide wastes.

TUBS: Supply and fix on each cupboard supplied by the joiner and fixed by the carpenter a single Mercer J4 or B.&F. LD1 stainless steel tub and provide waste.

W.Cs.: to be provided where shown, complete with earthenware pans of highest quality, double solid 'Modernite' plastic seats, buffers, etc., low set 'Dux' centre flushing cisterns of highest quality in plastic cases, and complete with all necessary fittings, and 1½" P.V.C. flush pipes.

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WASTES: to be P.V.C. throughout. All joints to be neatly made and all wastes to discharge into gully traps. Allow for all necessary anti-syphons.

TAPS: All taps and cocks to be C.P. 'Methven' brand, latest model 'Novaline' marked 'Hot' and 'Cold', with extended 'Novaline' taps to suit at baths, sinks and tubs. Exterior taps to be plain brass bib cocks with hose connections, and to be fitted with short length of galv. piping extending through outside walls.

TERMINAL VENT: to be regulation cast iron. Carry above the roof in approved material, with wire cage on top, and to be well flashed to the roof.

GENERAL: Provide and fix all the above fittings, complete with wastes, plugs, chains, washers, unions, vents, etc. as required. Conceal all piping and run in as short and easy flowing runs as possible, with connections of approved type and well and securely supported.

PAINTER AND GLAZIER.

MATERIALS: All materials used by the painter must be the best of their respective kinds. On no account must driers be added to any ready mixed paints.

WORKMANSHIP: must be of the highest standard carried out by tradesmen and finished to the employers' satisfaction. No painting work must be done on damp surfaces, or unseasoned timbers, and no exterior painting must be done in damp, frosty or unsuitable weather. All painters debris is to be cleared from the site by the painter immediately on completion of each stage of his work.

HARDWARE: All locks and fastenings must be removed while painting work is in progress and refixed on completion of same.

TINTS: All colours and tints shall be selected by the employers, and undercoats must vary slightly in shade to indicate the number of coats, and must be suited to the particular shade of finishing coat to be used.

PROTECTION OF WORK: The contractor shall take adequate precautions during and after painting operations to protect his work from dust, dirt or any disfiguration whatsoever, and provision must also be made against paints or stains marking floors or other work. Clean off all paint spots from all other work and leave all work thoroughly clean on completion.

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EXTERIOR WOODWORK: All exterior woodwork to flats and garages (except fences between units), and any other exterior work usually painted, whether particularly mentioned or not, to receive one coat of red lead priming, putty all nail holes and cracks, and finish with two coats of first quality exterior paint, the finish coat exterior enamel.

OTHER EXTERIOR WORK: Spouting and downpipes to receive one coat of grey metal primer, vent pipe to be painted one coat of aluminium paint, and then all finished in 2 coats as for woodwork. Soffits including at Walk-Thru' to be painted in 2 coats of approved P.VA. paint.

ROOFS: not to be painted.

ENAMEL: Ceilings and finishing woodwork at Kitchens, W/Hs., Bathrooms, all cupboards at above rooms, including insides of all cupboards, but excepting all mahogany room doors, cupboard doors, and drawer fronts, to be given a coat of approved sealer, one coat of flat and one coat of first quality enamel. Tints to be selected by the employers.

PAINT: Allow to seal with an approved sealer scotia cornices, ceilings and finishing woodwork, except mahogany room doors, cupboard doors and drawer fronts, at Living Rooms, Passages and Bedrooms, and paint in 2 coats of approved paint. This to include woodwork at insides of wardrobes etc.

VARNISH: All mahogany room doors, cupboard doors and drawer fronts to receive a coat of approved sealer, all nail holes to be filled with matching tinted filler, and then finished with 2 coats of clear varnish, rubbed down lightly between coats. Allow full 24 hours between coats.

WALLPAPER: The paperhanger must ensure that all walls are free from blemish of any sort that will show on the finished work before commencing the paperhanging work.

All walls, except lower 4' of Bathroom and full height of walls at baths, to be sized and hung with papers to be selected by the employers to average $3.00 per roll. Walls and ceilings inside wardrobes etc. to match walls and ceilings of rooms.

GLAZING: Aluminium windows and all exterior doors to be supplied complete with glass by the supplier of the units. Note back door to be aluminium.

Allow to provide the drawn plate glass with polished edges and approved finger grips for the sliding plate glass doors to both sides of cupboards over islands.

Allow to provide and fix the 30/18 polished plate mirrors over dressers at all Bedrooms, and 2 - 16/10 plate mirrors to cabinet at each Bathroom. To have polished edges and to be fixed with approved mirror screws.

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ELECTRICIAN.

The electrician will make all necessary notifications with the local Power Board. All work to be carried out to the satisfaction of the said Power Board, and in accordance with the Wiring Regulations. Supply all necessary materials and allow to provide light points as under complete with cords and lamps and allow to fit fittings as supplied by the employers to all light points.

SUPPLY AND METER: Lay on seperate supply to each flat, and provide and fix meter panels on outside walls, covered with metal hoods, with switchboards to interior.

SWITCHES: Provide and fix all switches as required and where directed. All to be white flush pattern as approved.

LIGHTS: Allow to supply and fix: 2 outside light points under eaves: 7 inside ceiling light points: 2 inside wall bracket light points: 2 points for strip type lights: and 1 light point to garage: to each unit, all where directed by the employers, and complete with switches where directed.

POWER: Allow to supply and fix 10 wall power points to each flat, and 1 power point to each garage, where directed, complete with switches. All to be set to heights as directed. These power points to not include the points as required for the other items individually specified hereunder. There are to be no more than 2 power points to a fuse.

Provide and fix a P.D.L. combination shaver point to each Bathroom.

T.V. AERIAL POINTS: Allow to provide and fix 1 T.V. aerial point and tape to each flat where directed and carry tape to over ceiling where directed.

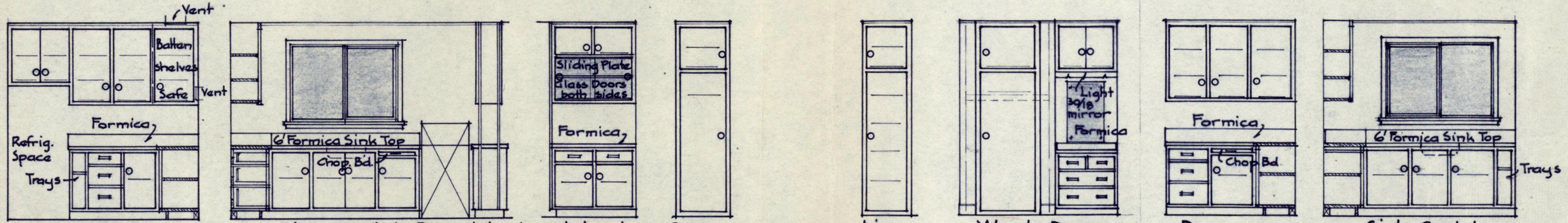
RANGES: Allow to install and connect an electric range, supplied by the employers, to each flat, and provide switches where directed.

WATER HEATER: Provide and connect a 2000 watt element to each cylinder and fit thermostat control, and provide switches where directed outside the cupboards.

HEATERS AT BATHROOMS: Allow to install and connect a wall heater as supplied by the employers to each Bathroom.

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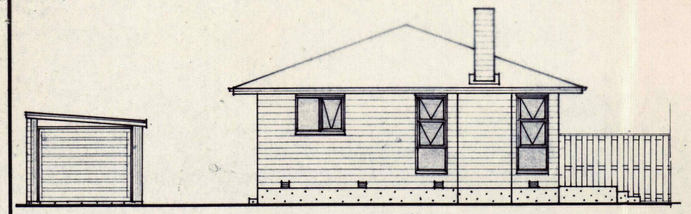


TYPICAL CUPBOARD LAYOUTS (Check on Floor Plan for correct hand.)

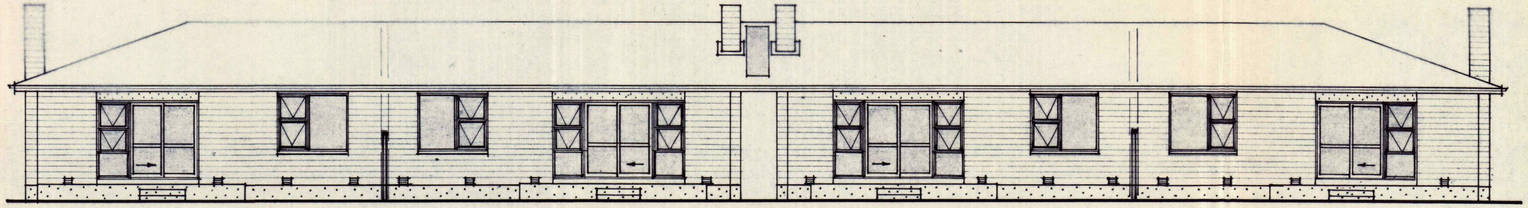
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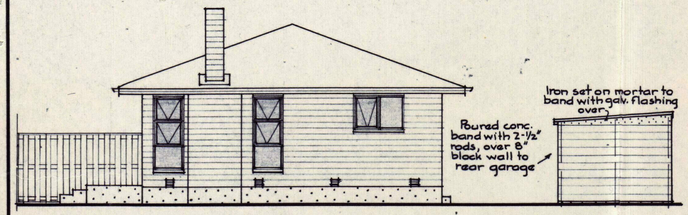
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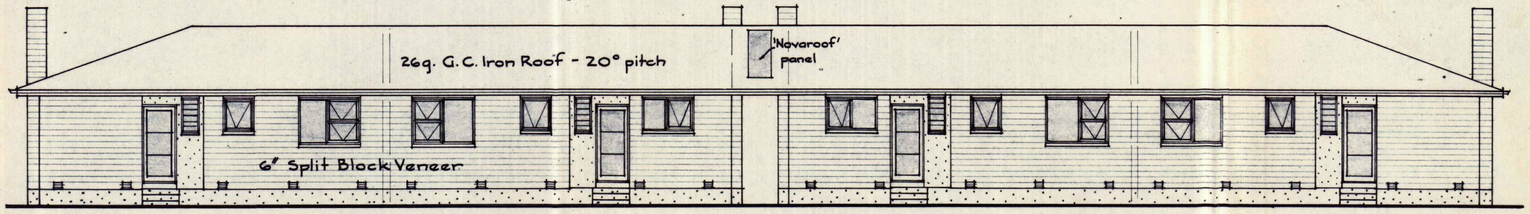
NORTH EAST ELEVATION



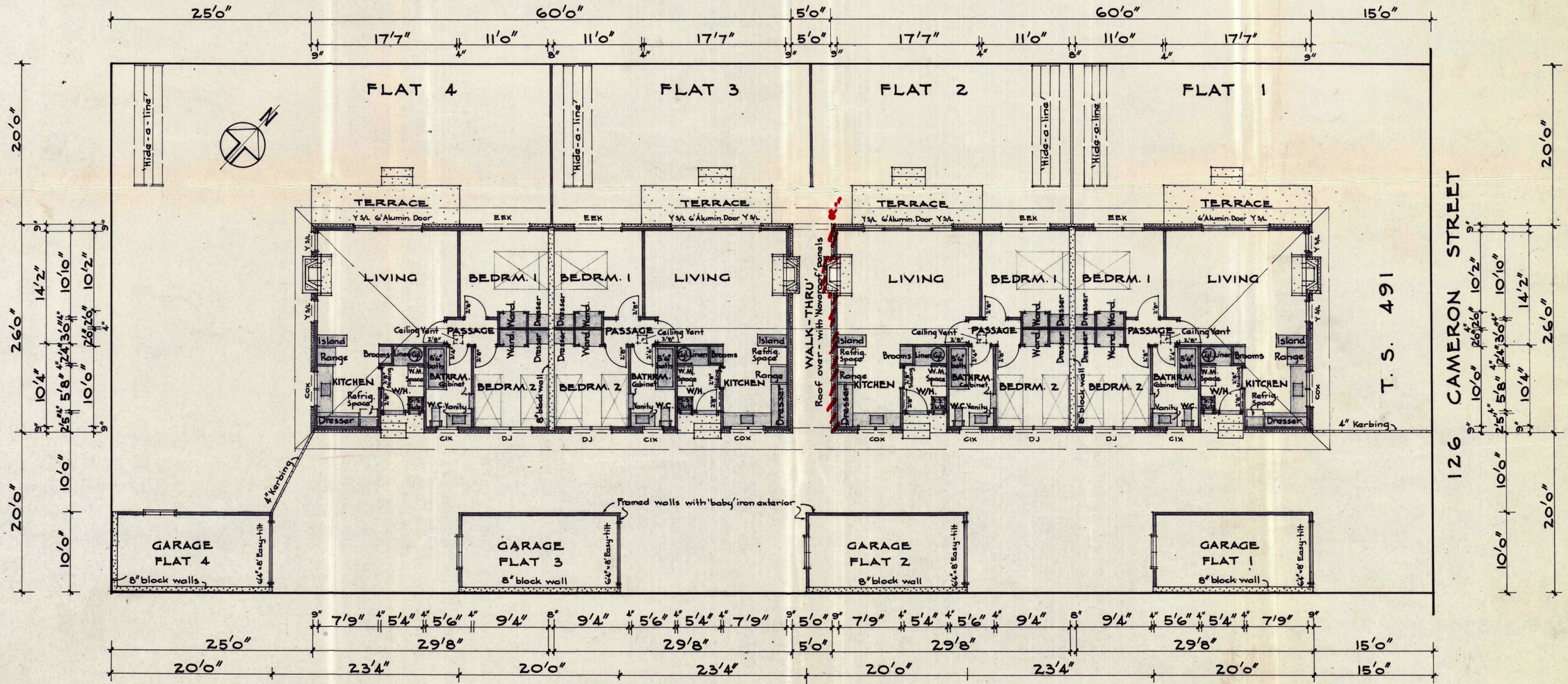
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



1/8" FLOOR & SITE PLAN Area: 736 sq. ft. over plates each Unit.

FOUR UNIT FLATS AT 126 CAMERON STREET, ASHBURTON.	Scale: 1/8" = 1'0".	Drawn by: A.J. Dellow, Free Lance Draughtsman, 26 Church St., Ashburton.

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