

OWNER: 9 W BIRD

Address of Property: 8 WOODHAM DRIVE

ADDRESS:

BUILDER: I R FERGUSON

Legal Description: LOT 12 DP33267

Sewer

✓

Water

✓

Stormwater

✓

Footpath Dep.

Bruce 20698

Inspection Date

Permit No. H116363

3562

File No.

44/91

Inspected By

26-8-77

26-8-77

12-10-77

9-11-77

7-2-78

6-3-78

DWELLING
Foundation

Abd.

ASHBURTON BOROUGH COUNCIL.

Building Application Form.

Dated this 22 day of Aug 1977

To the Health and Town Planning Officer:

I hereby apply for permission to ^{erect}~~alter~~ D.W.G.
~~add~~

At No. 8, Woodham Drive ~~Street/Road~~,

for Mr. B.W. Bird according to

Locality Plan and detailed plans, elevations, cross sections,
and specifications of building deposited herewith

<u>Estimated Value:</u>	Building	\$ <u>21727-00</u>
	Plumbing and Drainage	\$ <u>1920-00</u>
	Total	\$ <u>23647-00</u>

Name of Registered Plumber Cavil and Mains

Particulars of Building:

Foundations Concrete

Walls Concrete Block

Roof Diamond Metrie

Area of Ground Floor 113.8 Sq metres

Area of Outbuildings _____ Sq metres

Particulars of Land: Lot No. 12 D.P. No. 33267
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): D.W.G.

Yours faithfully,

Owner: <u>B.W. Bird</u>	Builders: <u>A. Ferguson</u>
Address: _____	Address: <u>79 Thoson Street</u> <u>Tipton</u>

OFFICE USE ONLY:

RECEIPT NO 3562 Date: 23/8/77 Valn. Ref. No. 24524/452

Building Permit Fee.	<u>64.00</u>	Permit No. <u>H116363</u>
Research Levy.	<u>12.00</u>	
Plumbing and Drainage.		Date Issued. <u>26.8.77</u>
Water Connection Fee.	<u>65.00</u>	
Sewer Connection Fee.	<u>270.00</u>	
Stormwater Connection Fee.	<u>30.00</u>	
Bridge Blocks.		
Footpath Deposit.		
TOTAL.	<u>441.00</u>	

SUMMARY OF DWELLING SPECIFICATIONS

CHECKED FOR ISSUE OF PERMIT

Owner ... G. W. BIRD

Address ... 8. WOODHAM DRIVE

Permit No. ... H116363

✓ Specified Correctly

✗ Specifications Incomplete

<u>Site Plan</u>	✓	<u>Exterior Wall Sheathing</u>	
<u>Foundation.</u>		1. Weather Boards	✓
1. Depth	✓	2. Building paper	✓
2. Width	✓	3. Veneer	✓
3. Reinforcing	✓	<u>Gable Ends</u>	
4. Vents	✓	1. Lining	SHIP LAP ✓
5. Vents at terrace	—	2. Building paper	✓
<u>Concrete Floor</u>		<u>Plumbing</u>	
1. Hardfill	✓	1. Type of water pipe	
2. Site Concrete	—	(a) cold	PVC ✓
3. Damp-proof course	—	(b) hot	COPPER ✓
4. Main Floor slab	—	2. Supply tank	
5. Reinforcing	—	(a) Tray	✓
6. Bottom plate	—	(b) Overflow	✓
<u>Wooden Floor</u>		3. Cylinder	
1. Sleepers	✓	(a) Exhaust	✓
2. Joists	✓	(b) Sludge pipe	✓
3. Bottom Plate	✓	4. Wastes	PVC ✓
4. Flooring	✓	5. Back vents	—
<u>Framing</u>		6. Terminal vent	✓
1. Studs	✓	<u>Drainage</u>	
2. Opening studs	✓	1. Connect to sewer	✓
3. Trimmers	✓	2. Rubber ring joints	✓
4. Top plate	✓	<u>Stormwater</u>	
5. Braces	✓	1. To Street Channel	✓
6. Ceiling joists	✓	2. To Soak Pits	
7. Runners		<u>Heating:</u>	
8. Rafters	✓	1. Open fire	✓
9. Collar ties	✓	2. Electric	
10. Purlins	✓	3. Fuel-oil	
<u>Roof covering</u>		4. Space Heater	
1. Corrugated Iron	✓	5. Incinerator	
2. Netting and building paper	✓		
3. Tiles	—		
<u>Ventilated Food Storage Cupboard</u>	✓	<u>Isolation W.C. Compartment</u>	✗

SPECIFICATION:

RESIDENCE AT WOODHAM DRIVE, ASHBURTON.

FOR MR & MRS G.W. BIRD.

SPECIFICATION: of work to be done and materials to be supplied in the erection and completion of a RESIDENCE at WOODHAM DRIVE, ASHEWURTON, for Mr. & Mrs. G.W. BIRD, who hereinafter will be termed the Employers.

NOTE TO TENDERS: The lowest or any tender will not necessarily be accepted.

The contractors are to state in their tenders the date on which the job could be commenced, and also an approximate completion date. Along with the tenders the contractors are required to forward a list of the sub-contractors which will be employed on this job, and the employers reserve the right to reject any sub-contractors they may wish. Plans and specifications must be returned with the tenders. Failure to comply with the above will invalidate the tender.

THE WORK: consists of the erection of a single storey dwelling in 10.01 concrete block veneer and vertical boarding, resting on concrete foundations, with particle board floors, and roofed with Diamond 'Metric' galvanised roofing.

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 separately 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 separately, 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 separate 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.

P.C. (PRIME COST): The employers reserve the right to select, or 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 and grades, 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 are to 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 contractor and the employers 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.

COMPLETION: At regular periods during building operations, and on completion of this contract the contractor 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 must be sanded right up to the skirtings with a machine sander.

EXCAVATOR.

EXCAVATE: as required, foundations for walls, footings, piles, Patio, steps, chimney block, etc. as shown and required to give a solid bearing to the various depths, levels and grades. Remove top soil at Patio, steps and chimney block, and remove all rough vegetation at inside of house foundations. Excavations shall be kept clear of fallen materials and water. Surplus spoil shall be placed where directed by the employers. Black soil shall be conserved and placed where directed by the employers.

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

HARDCORE FILLING: is required under steps, Patio, chimney block, etc., and shall be composed of stones or other approved hard substance, carefully consolidated and screened off with fine scoria before the concrete is actually laid.

CONCRETOR.

STEEL: used for reinforcing shall consist of round steel rods, complying with conditions and test 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 black latching wire. Bend all horizontal rods at least 600 mm 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 25 mm screen, and 2 parts of sand, to 1 part of cement, to give a compressive strength at 28 days of at least 17.5 MPa for test cylinder of height equal to twice their diameter.

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 125 mm in width with 300 mm wide footings as shown. All foundations, piles, steps, footings, etc. to be dug to solid and trenches to be square at bottom. All foundations to be reinforced with 3 - 12 mm mild steel rods. Piles to be set on footings, well packed around with concrete, and to be 200 x 200 mm concrete, with a 4 mm galv. wire in every pile stapled to sleepers. Floor level to average not less than 650 mm above the ground.

Plasterer to plaster all foundations in natural colour.

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

PATIO AND STEPS: All to be concrete on properly rammed hardfill, and to be built in with main foundations and plastered by the plasterer while concrete is green, with slight grade to outside edges to shed moisture outwards. Four 150 mm wide foundations to outside edges of Patio, reinforced with 2 - 12 mm mild steel rods, and carry 100 mm foundations, similarly reinforced, at approx. 2000 mm centres both ways under Patio slab, and slab to be 100 mm thick concrete on hardfill, reinforced with 665 H.R.C. mesh reinforcing. Provide expansion joints to Patio as required. Alternatively Patio slab may be supported on concrete piles at 1100 mm centres.

SPECIAL NOTE: The Patio slab and foundations for same and filling to be the responsibility of the employers, apart from this contract. The concreter is to allow for starter rods tied into house foundations as required for Patio reinforcing.

CHIMNEY BLOCK: To be 150 mm thick concrete on hardfill, taken down to a solid bottom and made full size of hearth as required. Hearth slab at open fire to be built up as required to enable the blocklayer to finish as a raised hearth, 2 bricks high. Confer with the blocklayer. All concrete to be well rammed into trenches and boxing.

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 inspector. All nails to be galvanised. All exterior timbers, door frames etc. to be primed by the painter before fixing. All dressing grades shall be machine sanded, and all interior work shall be scraped, sanded and finished to the employers' satisfaction. Remove all hammer marks and pencil marks, etc. before any painting work is commenced.

SCHEDULE OF TIMBERS: All measurements are shown in millimetres.

Sleepers on edge at 1400 centres	100 x 75 treated Radiata
Floor joists at 450 centres, double under walls	125 x 50 " "
Plates	100 x 50 " "
Studs at 400 mm centres	100 x 50 " "
Opening studs	100 x 75 " "
Door trimmers at single doors	100 x 75 " "
Trimmers up to 1400 long	100 x 75 " "
Trimmers up to 2000 long	125 x 100 " "
Trimmers up to 2700 long	150 x 100 " " or 2/150 x 50
Trimmers up to 3400 long	200 x 100 " " or 2/200 x 50
Trimmers over 3400 long	2/250 x 50 " "
Rafters at 900 centres	125 x 50 " "
Tie-cleats at 1800 centres	150 x 25 " "
Roof struts	100 x 50 " "
Ridges, hips and valleys	200 x 25 " "
Valley boards	150 x 25 " "
Braces, external walls checked to studs	150 x 25 " "
Braces, internal partitions at 45 degrees	75 x 50 " "
Dwanging, 2 rows in all walls	100 x 50 " "
Purlins	75 x 50 " "
Flooring	19 mm H.D. TWP. Particle Board
Interior door jambs	125 x 40 D.A.R.P.
Architraves	75 x 25 " "
Skirtings	100 x 16 " "

Interior finishing timbers not mentioned to be D.A.R.P.

Exterior finishing timbers not mentioned to be D.A.Rt. or treated R.P.

SLEEPERS: to be 100 x 75 on edge at 1400 mm centres, supported on piles at not more than 1200 mm centres, and laid true to level. All angles and joints to be spliced over solid bearing.

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

FLOOR JOISTS: to be gauged to an even surface, double under walls, and nailed with 100 mm and 75 mm nails to all bearers. All joints to be lapped on a sleeper.

PLATES: All to be straight and in long lengths, halved at intersections over solid bearing, and checked to receive all studs. To be brought to even width as for studs.

STUDS: All to be brought to an even width and selected for straightness. To be of length to give 2410 mm between floor and ceiling. To be nailed to all plates with 100 mm nails, and checked to receive all trimmers. Provide 3 studs to all wall intersections, well blocked and spiked together. Plasterer to supply and fix 19 mm radius rounded corners to all external corners at Gibraltar Board rooms. Frame for low wall as shown and required between Dining and Living.

Straighten all walls and leave ready for linings.

DWANGS: to be 100 x 50, 2 rows in all walls and out between studs. Cut in dwangs as required for all fixings for joinery etc., and block behind all skirtings.

BRACES: Wherever possible brace to all external corners with 150 x 25 checked to studs, and where this is not practicable cut in dog leg bracing as required. Brace internal partitions with 75 x 50 cut between studs.

ROOF: Roof to be framed up in a proper manner, with 125 x 50 rafters at 900 mm centres and 150 x 25 tie-cleats at 1800 mm centres, as shown. Strut up from partitions with 100 x 50 struts as required to ridge.

Roof to be 26 gauge Diamond 'Metric' galvanised iron roofing, in single lengths as required, with laps painted both sides with grey metal primer, and fixed to manufacturers instructions with 75 mm 14 g. galv. round head roofing screws and 18 g. square galv. washers over 1.6 mm neoprene washers, by skilled tradesman on 75 x 50 purlins at not more than 750 mm apart. Allow to bark roof with 38 mm 18 gauge netting and building paper, with 100mm laps.

Rafters to be neatly cut to ridge beams at top and birdsmouthed over plates at bottom and to project past plates at bottom as shown. Fascia to be ex 30 mm D.A.Ht. or treated R.P. grooved to take 4.7 mm Hardiflex and securely nailed to ends of rafters, and with 75 x 50 (100 x 50 at wide overhang) cut between fascia and studs to form eaves, and well nailed to foot of rafters. Carry row of dwangs at block face and intermediate row of dwangs at wide overhang. Line under soffits with 4.7 mm Hardiflex with suitable 30 mm moulding ex D.A.Ht or treated R.P. in wall angle, primed before fixing, and to have Hardiflex flat joint moulding to all joints, evenly spaced.

Form the Japanese gables as shown and required and carry roof over 200 mm from face of boardings to gables and line under with Hardiflex as for soffits. Provide and fix barges ex 40 mm D.A.Ht. or treated R.P. with sub-barges ex 75 x 40 mm D.A.Ht. or treated R.P. and caps to be galv. iron supplied and fixed by the Plumber.

GABLES: Frame up the Japanese gables as required, and line with 150 mm D.A.Ht. or treated R.P. ship-lap vertical boarding, pattern as selected, with building paper behind and with all joints and ends primed and undercoated before fixing. Finish to eave angles with 30 mm D.A.Ht. or treated R.P. mouldings as for soffits.

BEAMS ETC. OVER DINING-LIVING WALL: Allow to build up from low wall at Dining to Living with ex 100 x 100 D.A.R.P. posts with 100 x 50 half-posts at both ends, as shown, to support full length beam over ex 150 x 100 D.A.R.P. Form a trough to top of wall as detailed with ex 200 x 25 bottom and ex 150 x 25 sides, all ex D.A.R.P. Finish to end of wall with suitable facing ex 30 mm D.A.R.P. with small bevelled heads.

CEILING FRAMING: Ceiling joists to be selected for even width and straightness, and shall be spaced at 400 mm centres, well spiked to wall plates. Fix a 200 x 50 runner at approx 1800 mm centres over all joists, well spiked to joists and to have 50 x 50 hangers. Between ceiling joists 75 x 50 noggings shall be cut in as required for cornices etc., and at all edges of ceiling sheets. In no case shall noggings be more than 1200 mm apart.

Straighten all ceilings and leave ready for ceiling linings.

VERTICAL BOARDING: Line exterior walls at Patio where shown and at back door recess and over all exterior doors with 150 mm D.A.Ht. or treated R.P. ship-lap vertical boarding, pattern as selected, with building paper behind. Joints and ends of all vertical boarding to be primed and undercoated by the painter before fixing.

FLOORING: Before flooring is laid remove all shavings, short ends and trade debris from under the floor joists. Flooring to be 19 mm thick, high density, TWP particle board. Check the floor joists level over sleeper plates and cut in 75 x 50 dwangs as required to provide solid bearing to all edges of the sheets. Sheets to be fixed closely butted, working from the centre of the house, with edges shot as required to ensure tight joints, and securely nailed with 64 mm galv. rose head nails to all joists and dwangs at 150 mm centres around edges and 200 mm centres to all intermediate joists, and punch all nails below the floor surface.

Flooring may be laid before any walls are erected provided the carpenter takes adequate precautions to ensure that the flooring is not damaged by exposure to the weather. Any damage so incurred is to be made good by the carpenter.

When ready for finishing the floors they are to be machine sanded on both diagonals, and are to be finished with a fine paper, parallel with the length of the sheets to bring the surfaces up to a first class finish suitable for varnishing, and to the entire satisfaction of the employers. All parts of the floors inaccessible to the machine are to be dressed by hand and finished to approval.

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

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

Provide and lay 75 mm fibre glass insulation over all ceilings of the house, and all neatly and tightly fitted between the framing.

INTERIOR LININGS: All interior walls and ceilings except where otherwise specified hereunder, to be Gibraltar Board, supplied and fixed by the Carpenter. All joints to be on studs, joists or dwangs, and to be nailed with 32 mm galv. P.H. nails at 100 to 125 mm centres on all joints and 225 mm centres on intermediate studs etc. Plasterer to flush off all Gibraltar Board, and to supply and fix 19 mm radius rounded corners to external corners at all Gibraltar Board rooms.

Porch and W/H to be lined throughout with 4.8 mm hardboard. All hardboard to be well nailed to studs, joists etc. with 25 mm cadmium coated panel pins and finished with small v joint, with P.V.C. wallboard mouldings to wall angles.

over

Interior Linings: Contd.:

Walls at Bathroom over bath to window board height to be lined with Lamiwall or Formica Board as selected by the employers, with Gibraltar Board over and to remainder of walls, and with 4.8 mm hardboard to ceiling with approved P.V.C. or aluminium wall-board mouldings as approved to all edges, joints and angles of laminate, as dado rail, etc. and finish to lip of bath with matching bath flash moulding, all packed with white mastic and made waterproof throughout.

Shower to be lined with Lamiwall or Formica Board as selected by the employers to wall with 4.8 mm hardboard to ceiling, with approved P.V.C. or aluminium wallboard mouldings at all angles, packed with white mastic and made waterproof throughout. Provide drip edge to shower tray as required.

All laminate to be spot glued to wall framing as required. Provide ply strips over aluminium foil to exterior walls as required.

SCOTIA ETC: Allow to provide and fix 30 mm D.A.R.P. scotia to wall-ceiling and to cupboard-ceiling angle at all rooms. Finish all cupboards to walls with small bevelled beads. Provide and fix all other beads and battens as required.

DOOR FRAMES AND JAMBS: All exterior door frames to be D.A.Ht. or treated R.P., and to be grooved, throated and constructed in a proper tradesmanlike manner to details to comply with exterior sheathing requirements, and primed by the painter before fixing. Sills ex 75 mm metal, with alloy weather bar set in, jambs and heads ex 50 mm rebated D.A.Ht. or treated R.P., and all to be sanded. Allow for sidelight to Foyer exterior door frame where shown. Provide and fix all facings etc. as required, and finish to boarding etc with suitable mouldings.

Interior door jambs to be 40 mm D.A.R.P., rebated to suit doors, and all to be sanded. Provide the jambs as required ex 40 mm D.A.R.P. for all sliding doors and for bi-fold doors to Pantry.

DOORS: All interior doors, except where otherwise specified hereunder, to be selected mahogany flush panel doors, 1980 mm high and to widths as shown, hung on 3 - 89 mm flor. bronze butts with loose pins, and fitted with mortise latch or lock sets and furniture as selected by the employers. Living and Bedroom 1 exterior doors to be anodized aluminium sliding door units as shown of an approved brand, with sliding and fixed panels to each as shown with approved vision rail to all panels, and complete with all necessary fittings, thumb turn latch sets etc., and to be allowed for completely glazed with 5.5 mm clear glass. To be installed strictly to the manufacturer's instructions and details, and with mastic seal between frames and blockwork or mortar. Aluminium doors to be handled in such a way during cartage to the site, on the site, and on completion of fitting so that there are no scratches, imperfections and blemishes of any sort. If frames are to be found to be damaged by scratches, imperfections, or blemishes the main contractor will be responsible for the replacement thereof. The exterior door at Foyer to be exterior grade flush panel door, with approved moulded beads to exterior face to give a 3 panel effect, and with mahogany ply to interior, hung on 3 - 89 mm flor. bronze butts with loose pins, and fitted with approved mortise lock set and furniture. Back door to be D.A.Ht. or treated R.P. frame ledge, glass top, flush inside door, hung on 3 - 89 mm galv. steel butts with loose pins and fitted with approved mortise lock set and furniture, and complete with glazing beads.

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Doors: Contd.: Bathroom and W.C. doors to be fitted with latch sets with slide fasteners as approved to inside. Sliding doors from Dining to Kitchen and from Porch to Kitchen and W/H to be mahogany flush panel as above, hung on Henderson 'Marathon' or similar approved sliding door gear, with palnet boxes covering gear and fitted with approved furniture.

KITCHEN CUPBOARD DOORS: to be framed out of 25 mm D.A.R.P. and to be sheathed both sides with selected mahogany ply, and to be hung on 2 - 64 mm fler. bronze butts, 3 to larger doors, and fitted with catches to be selected by the employers. Pantry doors to be matching mahogany flush panel, hung on approved bi-folding door gear and fitted with approved furniture.

WINDOWS: All windows to be anodised aluminium opening and fixed windows of an approved brand, and to be allowed for completely glazed and with locking handles. Bathroom and W.C. windows to have obscure glass as selected by the employers. Carpenter to provide and fix all necessary cavity packing. All windows to be installed strictly to the manufacturers instructions and details and all windows to be finished to interior with factory fitted window boards, aprons and jamb facings etc. as required on D.A.R.P. Window boards at Kitchen, W/H. and Bathroom to be 19 mm waterproof ply, covered with Formica or Laminex as selected by the employers. All windows to have mastic seal between aluminium and blockwork or mortar. All windows to be finished to interior with architraves. Aluminium windows are to be handled in such a way during cartage to the site, on the site, and on completion of fitting so that there are no scratches, imperfections and blemishes of any kind. If frames are found to be damaged by scratches, imperfections or blemishes the main contractor will be responsible for the replacement thereof.

HAIRDWARE: Allow the sum of \$200.00 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, hat and coat hooks and cabin hooks, but not to include hinges. Any variation to the above allowance is to be charged for accordingly. The contractor is to allow for fixing. All to be as selected by the employers.

ARCHITRAVES: at all doors and windows to be out of 75 x 25 mm D.A.R.P., pattern as selected by the employers, mitred at corners, and all to be sanded.

SKINNING: at all rooms to be 100 x 16 mm D.A.R.P., pattern as selected by the employers, and all to be sanded, and to be scribed to floors.

KITCHEN CUPBOARDS: All kitchen cupboards to be framed out of 30 mm D.A.R.P. Shelves to be allowed for ex particle board with clashing strip to front edge, or 'Custom Wood', and to be spaced approx. as shown. Allow for all doors as mentioned under 'Kitchen Cupboard Doors'. Provide 90 mm toe space to all kitchen cupboards. All to be as shown on the plan. One drawer where directed to be divided as directed by the employers for cutlery. All drawers to have mahogany faced fronts, plywood bottoms and solid D.A.R.P. stops at back of cupboards. All drawers to have Formica strips to bottom of sides and on top of runners. Provide tray cupboard where shown with vertical division and shelf to one portion. Tray cupboard and dresser beside ref. space to have tops and 150 mm high square upstands and returns as required

Kitchen Cupboards: Contd.: covered with mosaic tiles as selected by the employers.

Allow to provide and fix 7200 mm of 200 mm wide, and 5400 mm of 300 mm wide shelving to Pantry on particle board with clashing strip to front edge, or 'Custom Wood' as directed by the employers. Allow to provide and fix vents to exterior wall and ceiling at Pantry, covered with fine mesh gauze.

SINK TOP: Allow to provide and fix a Mercer s5 or B. & P. Deluxe 6 stainless steel sink top with R.H. return upstand and complete with 1-450 x 300 and 1-400 x 350 bowls with provision at 400 x 350 bowl for the future fitting of a waste disposer unit.

FORMICA: The 2 dresser tops and 150 mm square upstands and returns, and window boards at Kitchen and window boards at Bathroom and W/H. to be covered with Formica or Laminex as selected by the employers, and to include all exposed edges.

W/H CUPBOARDS: Cylinder-brooms cupboard to be as shown. To be framed out of 40 mm D.A.R.P. and doors to be sheathed both sides with hardboard. To have batten shelves spaced approx. as shown to cylinder cupboard and provide fixing for cylinder. Provide vertical partition between cylinder and brooms spaces with solid shelf over as required.

LINEN CUPBOARD: At Passage where shown to be from floor to ceiling in 2 tiers of doors. To be framed out of 40 mm D.A.R.P. and doors to be sheathed both sides with selected mahogany ply. To have full width shelves as shown on particle board with clashing strip to front edge, or 'Custom Wood'. Bottom doors to be sliding, on approved double track wardrobe sliding door gear, with suitable facing covering gear. To be fitted with approved furniture to all doors.

WARDROBES: Wardrobes to be from floor to ceiling in 2 tiers of doors as shown, with shelving as shown on particle board with clashing strip to front edge, or 'Custom Wood', with hook rail and 13 mm pipe hanging rods at bottom cupboards. To be framed out of 40 mm D.A.R.P. and doors to be sheathed both sides with selected mahogany ply. Bottom doors of wardrobe at Bedroom 1 to be sliding doors, hung on approved double track wardrobe sliding door gear, with suitable facing covering gear. All doors to be fitted with approved furniture. Allow to provide and fix a tier of trays inside door where shown at Bedroom 1 wardrobe, with top carried over at return wall.

BATHROOM: Bath to be built in as for walls with panel of Lamiwall or Formica board, with toe space full length. Allow to provide and fix a full length Marbltone or similar approved vanity top as selected by the employers where shown with 250 mm wide continuation of top over end of bath as shown, P.C. sum \$120.00. Build in cupboard under vanity top as shown with toe space, false floor, 1 shelf and doors to suit with 2 tiers of drawers as shown. To be framed out of 30 mm D.A.R.P. and doors to be sheathed both sides with selected mahogany ply. Drawers to have mahogany faced fronts, ply bottoms and solid D.A.R.P. stops at back of cupboard. Provide fixing for mirror and light over as required. Provide and fix a shaving cabinet recessed into the wall where shown and fitted with shelves and 2 mahogany ply sheathed doors, and to have plywood back. Supply and fix a recessed white plastic soap holder to wall over bath and 2 C.P. towel rails to walls where directed.

SHOWER: The opening for curtain to have jambs with sill above the floor draining into shower tray, finished with architraves. Allow to provide and fix to shower opening an approved aluminium track for shower curtain. Cover the walls of shower with Laminall or Formica Board as specified under 'Interior Linings'. Shoulder spray and shower tray to be supplied and fixed by the plumber. Provide and fix a white recessed plastic soap holder to shower wall where directed.

MANTLE SHELF: Allow to provide and fix a mantle shelf to living fire surround or 150 x 75 D.A.Ht.R.P.. To be hand scraped and glass papered.

TOILET PAPER HOLDER: Provide and fix at W.C. a 'Recesso' type fitting as approved for toilet roll.

STAND FOR ROOF TANK: Provide stand over ceiling in roof space where directed for roof tank.

MANHOLES: Provide and fix to floor and ceiling at W/H, manholes to suit and fill with matching panels.

TELEPHONE: The contractor is to arrange with the P. & T. Dept. to wire the house for the installation of the telephone at a suitable time during construction. The employers are to make application and to pay for installation apart from this contract.

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

BLOCKLAYER.

GENERAL: The blocklayer is to clear all blocklayer's debris from the site immediately on completion of each stage of his work.

INTERIOR WALLS: except at end wall of Patio where shown, and at back door recess, to be 1st quality 10.01 concrete cavity blocks and cement mortar, kept 35 mm clear of the studs. All blocks to be square and even in size and texture, and to be delivered dry to the site and kept dry on the site. Build in 'Superior' wall ties at 500 mm maximum centres horizontally and 345 mm maximum centres vertically, securely skew nailed to the face of the studs in a rising position, as the work proceeds, and staggered.

over

Exterior Walls: Contd.: 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 this building paper during erection of the blockwork. All mortar droppings shall be cleared away from the cavity and off the wall ties and foundations etc. by the blocklayer as the work proceeds.

Provide and set in all 200 x 200 wire reinforced concrete vents to bottom courses of the blockwork as shown and required. Vents to be spaced not more than 750 from all angles and approx. 1800 mm between.

Clean down all blockwork on completion and finish mortar joints with an approved joint, and leave ready for painting by the painter.

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

MORTAR: shall be composed of 3 parts of sand and 1 part 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.

FIREPLACE: Build in to Living where shown an 1800 mm wide fire surround 16 courses high of vitrified clinker brickwork with deep raised charcoal coloured mortar joints with large fireplace opening with arched head and approved basket grate. Fireplace to have approved brick tiles hearth raise above the floor on 2 courses of matching brickwork. Confer with the concreter re pouring fireplace slab to suit raised hearth. Build in firebrick back and sides to fireplace as required with necessary slopes and gathers to the flue. Clean down all brickwork on completion. Mantle shelf to be supplied by the Joiner and fixed by the Carpenter. Provide fixing for same.

CHIMNEY: Erect a pre-cast concrete chimney and finish with blockwork to match walls, and to the best tradesman manner, and with a well parged pot extending above the top of the chimney. Reinforce the chimney with 4 - 12 mm rods to full height and properly grouted for their full length. Finish chimney as for walls and rake out joints as required for flashing chimney to roof.

PLASTERER.

SOLID PLASTER: External faces of foundations to be plastered in 3 to 1 sand and cement compo and finished to a roughcast finish. All surfaces of steps and Patio shall be rendered and straightened with 2½ to 1 sand and cement compo, not less than 19 mm thick, and finished to a perfectly smooth, straight and even surface, while concrete is green, with slight grade to outside edges. over

Solid Plaster: Contd.: Form small cove to all angles. Allow for expansion joints to Patio as provided for by the concretor.
All above work to be in natural colour.

INTERIOR FINISHING: Point up and flush off all Gibraltar Board sheets to walls and ceilings at Living, Dining Kitchen, Foyer, Passage and Bedrooms 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 painting to ceilings. Allow to finish all ceilings with a light overall stipple finish to the employers' approval.

Carpenter to provide and fix D.A.R.P. scotia to wall-ceiling angles at all rooms. Allow to provide, fix and stop 19 mm radius rounded corners at all external corners to Gibraltar Board rooms.

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

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 clear 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.C. to sewer main. All pipes to be first quality 100 mm 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, and make good to ground level. 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: Stormwater to be piped to street channel if possible. If unable to do so allow to dig soak pits as required to dispose of stormwater, to loose shingle, with a minimum depth of 2400 mm, fill with rubble to within 300 mm of ground level, lay a 75 mm pad of concrete on rubble and replace soil. Lay stormwater drains in 2nd grade sewer pipes, or approved P.V.C. 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 clear 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. ridging, and to be double rivetted and soldered at all joints and fixed in the best tradesman manner. To be neatly notched over ribs of roofing, and to be fixed with roofing screws and galv. and neoprene washers as for roofing.

CAPS: Provide and fix all caps to gables ex 24 gauge galv. iron, with head at outer edge, and to be fixed with galv. screws, soldered over the heads and roofing screws and washers as for roofing. To be double rivetted and soldered at all joints and fixed in the best tradesman manner.

FLASHINGS: Provide and fix all flashings ex 4lb, lead to make the whole of the building watertight.

SPOUTING AND DOWNPIPES: Provide and fix approved 125 x 125 x 75 Dimond Fascia-gutter to house as required with adequate fall to downpipes to prevent water lying in it, fixed with concealed fascia gutter brackets, fixed to the fascia, at not more than 900 mm centres. Spouting to be double rivetted and soldered at all joints and fixed in the best tradesman manner.

Allow to provide and fix 4 - 75 x 50 mm 24 gauge galv. downpipes to spouting, well fixed to walls, to blocks, not mortar joints, with shoes of downpipes leading to drains.

COLD WATER: Lay on cold water supply from town supply in 19 mm Alkathene piping.

All piping outside the building to be sunk at least 300 mm in the ground, and to enter the building under or through the foundations. Lead in 19 mm P.V.C. piping, to roof tank, bath and tub, with 13 mm branches in P.V.C. piping to sink, basin, washing machine and W.C., and to two hose pipes at exterior of house where directed. Cold water supply to shower to be low pressure supply direct from roof tank in 13 mm 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 TANK: Provide and fix on stand in roof a 'Bura' plastic tank on regulation tray with overflow through soffit, ball cock and lid.

HOT WATER: Supply and fix a 40 gal. approved, electric, hot water, copper, lagged cylinder to cylinder cupboard, with all necessary fittings, stop cock at inlet, etc., and make all necessary connections from roof tank. Lay points through 19 mm copper piping to tub and bath, with 13 mm branches in copper piping to sink, washing machine, shower and basin. Provide 19 mm copper exhaust pipe through the roof, and 13 mm copper drain pipe to empty the cylinder outside the building with screw stopped end. Lag all hot water piping, including exhaust pipe, with boiler felt securely wired into position.

SINK TOP: A double bowl sink top is to be supplied by the carpenter. Allow to connect to same and provide wastes.

BATHROOM: Provide and fix a 1st quality pressed steel, vitreous enamelled, square ended bath, 1675 mm long, and provide waste. Connect to vanity basin supplied and fixed by the carpenter and provide waste.

SHOWER: Provide, install and connect an approved 'Topliss' or similar approved C.P. adjustable wall rose, with Topliss or similar approved shower mixer set complete to shower. Provide and fix a 925 x 775 mm Mercer H2 or B. & F. TP1 stainless steel shower tray with Polystyrene and timber base, with turnup at all edges. Waste to be P.V.C. with C.P. grating.

TUB: Allow to supply and fix at W/H where shown an A.H.I. 'Supertub' and leave complete and in first class working order and provide waste. To be complete with cabinet under.

WASHING MACHINE: to be supplied by the employers. Allow to connect to same and provide waste, combined with tub waste.

W.C.: to be provided where shown, complete with earthenware pan of highest quality, double solid white 'Modernite' plastic seat, buffers, etc., low set 'Dux' centre flushing cistern in white plastic case, 19 mm diam. overflow pipe extending 25 mm beyond the face of the exterior wall, 38 mm P.V.C. flush pipe, and to be left complete and in first class working order.

WASTES: to be P.V.C. throughout. All joints to be neatly made and all wastes to discharge into gully traps. All to be securely supported for their full length. Allow for all necessary anti-syphons and back vents.

TAPS: All taps to be 'Methven' brand, latest model taps and cocks as under. Bath to have gold 'Crystalline' concealed bath faucet. Basin to have gold 'Crystalline' basin faucet. Sink to have 'Novaline' swing spout faucet. W.C. to have 'Novaline' stop cock. Exterior taps to be plain brass bib cocks with hose connections, and to be fitted to short length of galv. piping extending through the outside walls.

TERMINAL VENT: to be regulation cast iron. Carry above the eave in approved material, with wire cage at top and to be neatly 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. Leave all work clean and free from grease marks, and all services to be left in first class working order.

PAINTER AND GLAZIER.

MATERIALS: All materials used in this trade 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 must be done on damp surfaces, or unseasoned timbers, and no exterior painting must be done in damp, frosty or unsuitable weather. All painter's debris must be cleared from the site by the painter immediately on completion of each stage of his work. Clean off all paint spots and marks from all work and leave all work thoroughly clean on completion.

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 used, and must be suited to the particular shade of finishing coat to be used.

PROTECTION OF WORK: The contractor must take adequate precautions during and after painting operations to protect his work from dust, dirt or any disfiguration whatsoever, and provision must be made against paints or stains marking floors or other work.

EXTERIOR WOODWORK: including door frames, vertical boarding, etc., and any other exterior work usually painted, whether particularly mentioned or not, to receive one coat of first quality P.W.D. No. 2 red lead priming. Putty all nail holes and cracks and finish with 2 coats of first quality exterior paint to approval.

Note: Tops and bottoms of all exterior doors to be included in the above specification. Joints and ends of all vertical boarding to be primed and undercoated before fixing.

OTHER EXTERIOR WORK: Hardiflex soffits to receive 2 coats of approved P.V.A. paint.

Vent pipe to be painted 1 coat of aluminium paint, and then finished in 2 coats as for woodwork. Spouting and downpipes to be painted in 1 coat of metal primer, and 2 coats of paint as for woodwork.

All exterior blockwork to be sealed and painted in 2 coats of approved paint.

ROOF: to be painted by the employers after adequate weathering.

ENAMEL: Ceilings and finishing woodwork at Kitchen (except cupboard and room doors and drawer fronts) and walls, ceilings and finishing woodwork at Porch, W.H., W.C., Bathroom and Shower (except Formica board dado at Bathroom and walls of Shower) but excepting all mahogany room and cupboard doors at above rooms, all cupboards in above rooms, including insides of all cupboards, to be given a sealing coat of approved sealer, one coat of flat and one coat of first quality enamel.

Tints to be selected by the employers.

PAINT: Ceilings and all finishing woodwork, skirtings, architraves, frames, etc. at Living, Dining, Poyer, Passage and Bedrooms, (excepting all mahogany room and cupboard doors), to be sealed and painted in 2 coats of approved paint, and to include woodwork at insides of wardrobes and cupboards etc.

POLYURETHANE: All mahogany room doors, cupboard and wardrobe doors, and drawer fronts (including at Kitchen and Bathroom) to be sealed with an approved sealer, stop all nail holes and cracks with tinted matching filler, and then finish with 2 coats of approved clear Polyurethane. Allow full 24 hours between coats and rub down lightly between coats with fine glasspaper.

FLOORS: Particle board floors are to be sealed, stopped and finished by the employers.

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. Walls at Living, Dining, Kitchen, Foyer, Passage and Bedrooms, to be sized and hung with papers to be selected by the employers to average \$4.00 per roll. Walls and ceilings inside wardrobes, cupboards, etc. to match walls and ceilings of rooms.

GLAZING: Aluminium windows and doors are to be supplied complete with glass by the supplier of the units.

Glaze sidelight at Foyer door, and back door with obscure glass as selected by the employers. Provide and fix the 800 x 1000 mm polished 6 mm mirror over vanity top at Bathroom. To have polished edges and to be fixed with approved mirror screws.

The glazier is to leave all of his glazing work thoroughly cleaned and free from all imperfections, finger marks, putty marks, etc., and shall clear all glazier's debris from the site immediately on completion of his work.

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. Allow to supply all necessary materials, and allow to provide light points as under, complete with cords and lamps and allow to fit fittings as selected by the employers to all light points. Allow P.C. sum of \$100.00 for light fittings as selected by the employers.

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

SUPPLY AND METER: Lay on under ground supply as required and provide and fix a meter panel on outside wall where directed, covered with metal hood, with switchboard to interior.

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

LIGHTS: Allow to provide and fix: 2 outside light points under eaves: 2 outside wall bracket light points: 18 inside ceiling light points: 3 inside wall bracket light points: all where directed by the employers, and complete with switches where directed.

Allow to provide and fix 3 sets of 2 way switches where directed.

POWER POINTS: Allow to provide and fix 16 wall power points where directed, complete with switches, and set to heights as directed by the employers. These do 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 1 P.D.L. combination shaver point to Bathroom where directed.

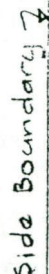
T.V. AERIAL POINT: Provide and fix 3 T.V. aerial points and tapes carried to over the ceiling, where directed by the employers.

RANGE: Allow to install and connect an electric range as supplied by the employers, and provide switch.

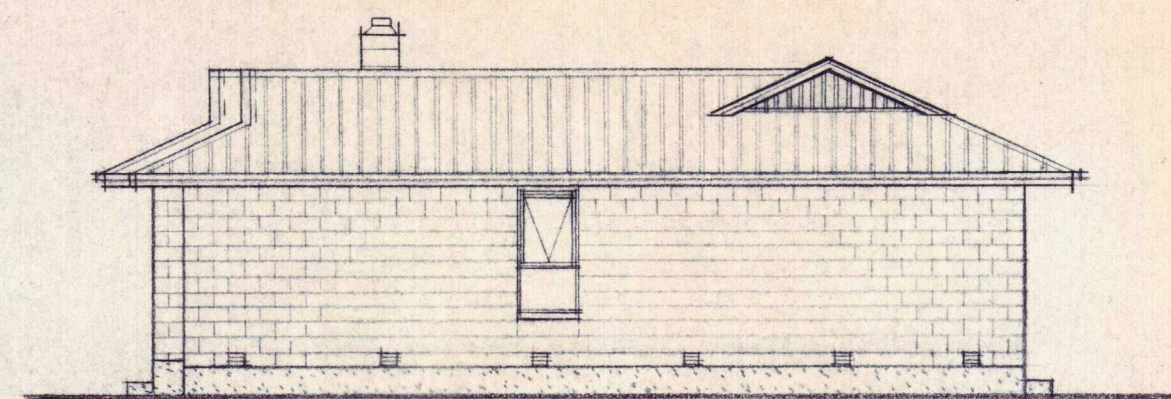
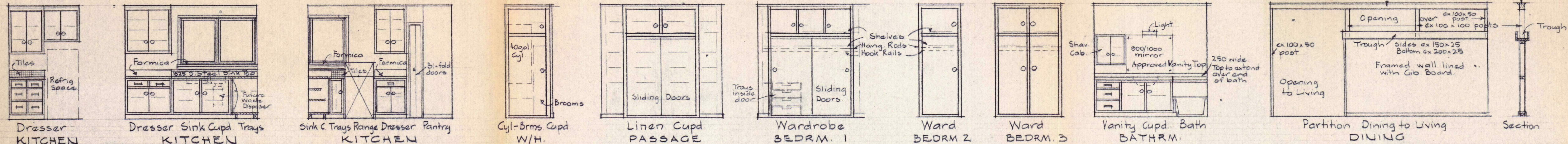
WATER HEATER: Supply, install and connect a 2000 watt element to cylinder, complete with thermostat control, and provide switch outside the cupboard where directed.

HEATER AT BATHROOM: Allow to provide, install and connect an approved wall heater at Bathroom where directed, P.C. sum \$20.00.

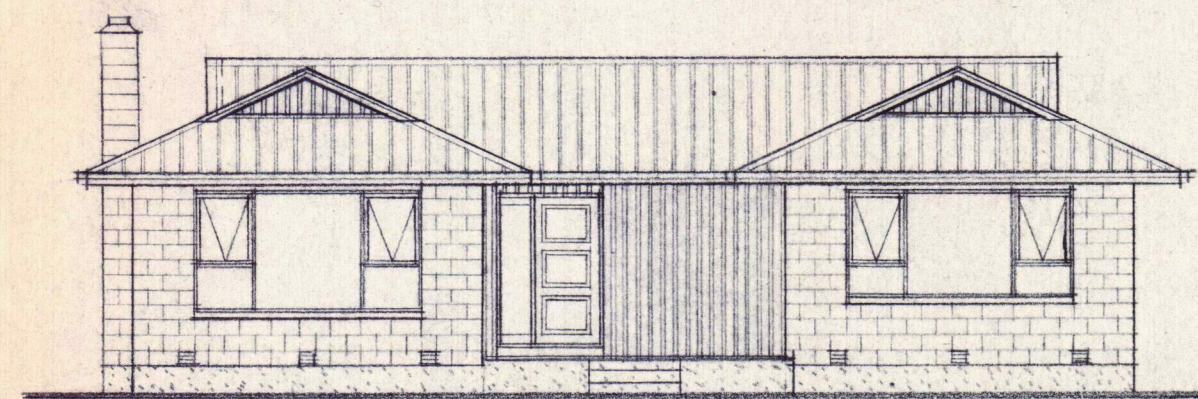
DOOR CHIMES: Allow to provide, install and connect 'Warbler', or similar approved door chimes, where directed, with illuminated pushes at front and back doors, and complete with transformer as required.



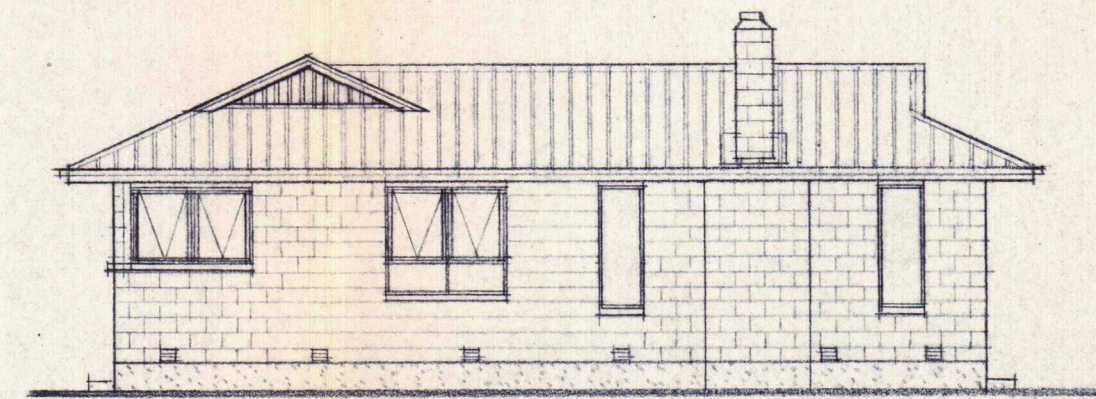
RESIDENCE - WOODHAM DRIVE, ASHBURTON, F



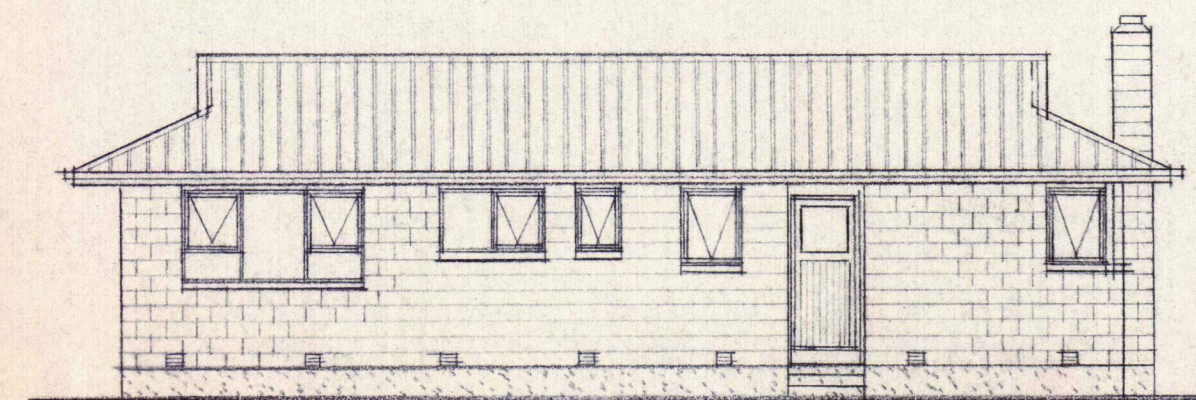
SOUTH WEST ELEVATION



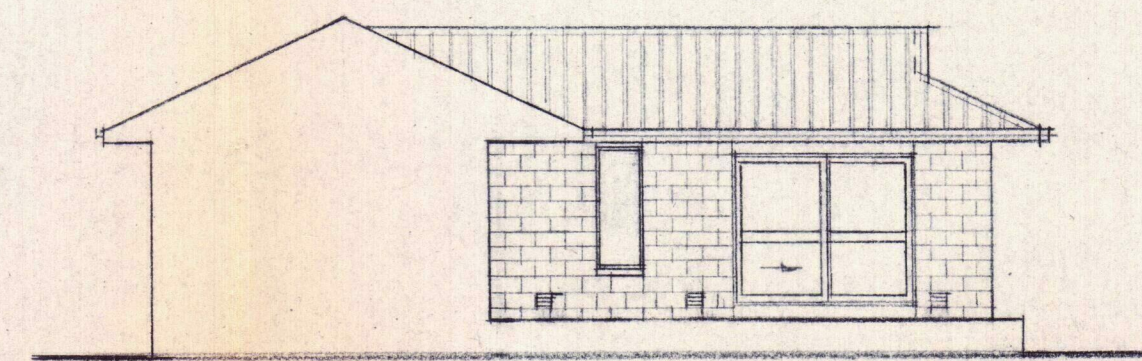
NORTH WEST ELEVATION



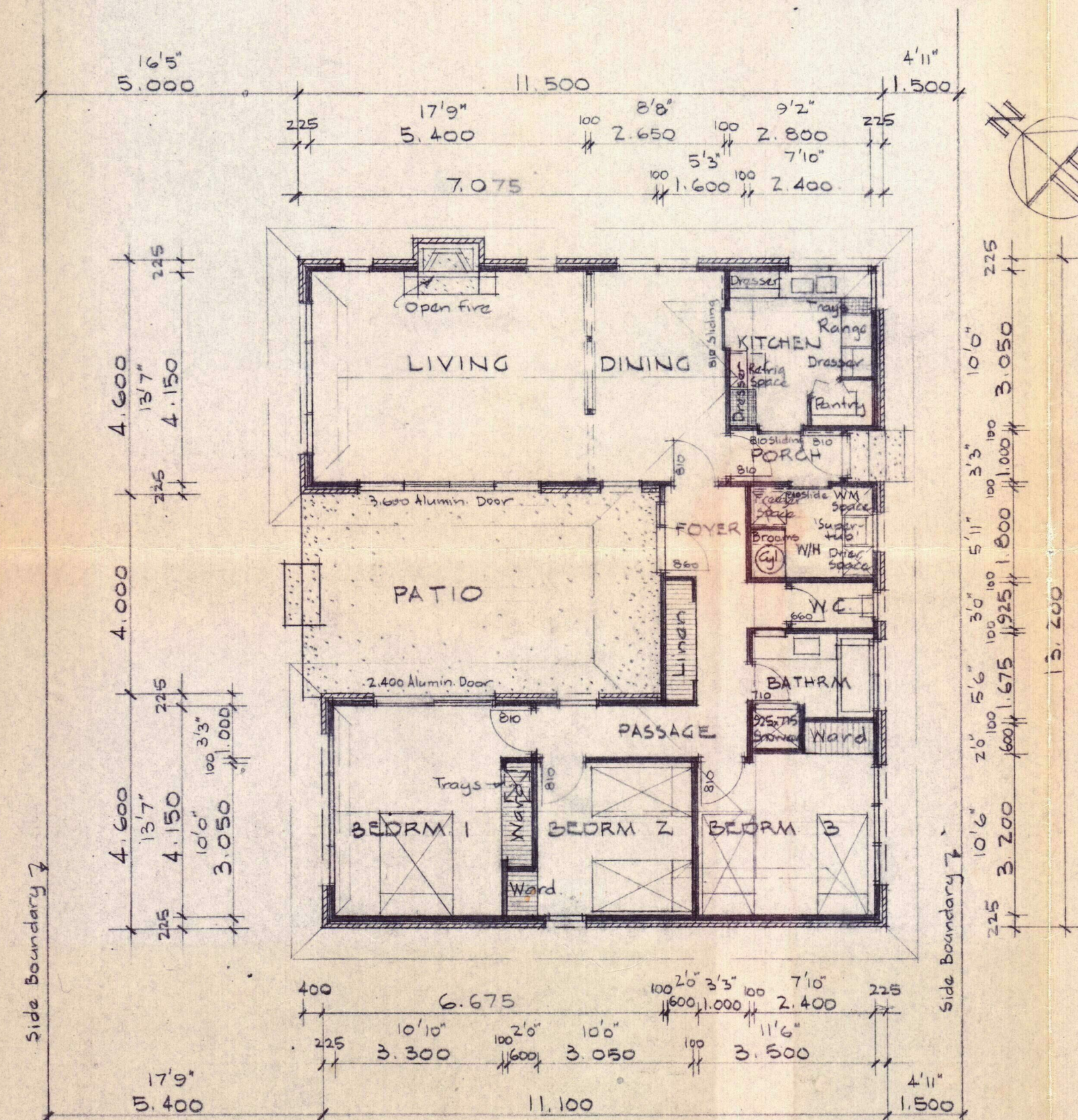
NORTH EAST ELEVATION



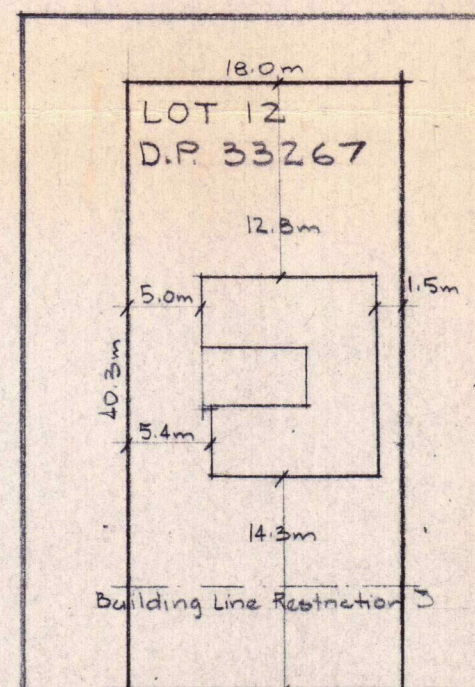
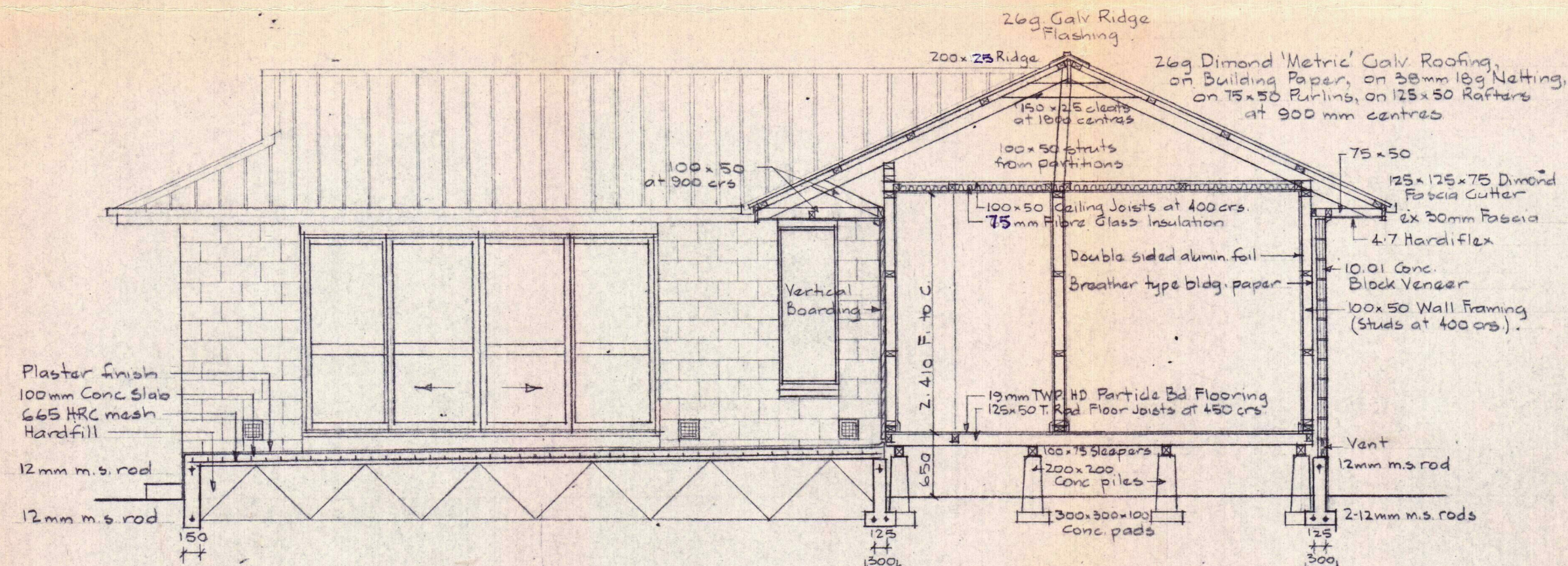
SOUTH EAST ELEVATION



N.E. ELEVATION - BEDRM WING



SCALE = 1:100.



WOODHAM DRIVE

SITE PLAN

SCALE = 1:500.