

**Gillett
Construction Ltd**

1 CHARMAINE CRESCENT, HAMILTON

PHONE/FAX: (07) 865-9877



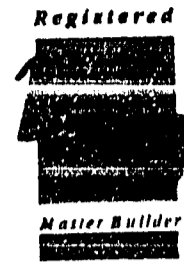
SCHEDULE

FOUNDATIONS TIMBER PILES CONCRETE OR	FLOOR JOISTS 150X50 200X50 CONCRETE FLOOR OR	FLOORING PARTICLE BOARD CONCRETE FLOOR OR
TRUSSES 160 210 OR	DECKS TIMBER CONCRETE OR	BASE BOARDS TIMBER CONCRETE FLOOR OR
EXTERIOR MASONRY BRICK HARDITEX F/PLANK OR	ROOF COLOUR STEEL COLOUR STEEL COLOUR OR	FACIA KLASS COLOUR OR
CEILINGS GIBBOARD PLASTER OR	INTERIOR WALLS GIBBOARD TROWER OR	SHOWER & BATHROOM HARDIGLAZE SHOWER HARDIGLAZE 1200/ 2400 HIGH COLOUR:
KITCHEN STAINLESS STEEL BENCH FORMICA SERVERY OR	LAUNDRY STAINLESS STEEL TUB ON CABINET OR	BATHROOM VANITY 760mm 960mm OR
DRIVE & PATHS SEE SITE PLAN SOLID CONCRETE 900mm STRIPS 800mm PATHS OR	EXTERIOR JOINERY ALUMINIUM COLOUR: TIMBER TYPE OR	INSULATION FLOOR: DOUBLE SIDED PERF FOIL WALLS: ROCKWALL BATTS OR CEILINGS: ROCKWALL BATTS OR

BR45

Gillett Construction Ltd

1 CHARMAINE CRESCENT, HAMILTON
PHONE/FAX: (07) 855-9877



SPECIFICATIONS

PRELIMINARY

1. **Extent of Work:** The work shall be carried out to the true intent and meaning of the drawings and specifications. The contractor shall provide all materials, tools and labour to complete the proposed work. Also arrange for all inspections as required by the Controlling Authorities and Lending Institutions.

2. **Insurance:** The Contractor is to ensure the works against fire for a sum sufficient to cover the contract price and the policy is to remain in force until completion of the contract.

3. **Arbitration:** In any dispute arising between the Owner-Employer and Contractor-Builder, not soluble by the terms of the contract, such dispute shall be referred to Arbitration within the meaning of the Arbitration Act 1996

4. **Progress Payments:** Progress Payments, unless otherwise agreed upon will be paid monthly. Unless otherwise agreed the date on which the owner takes possession will also be the date of completion of the works.

Subcontractors: No claims shall be admitted from sub-contractors for work not specifically mentioned in a trade section of this specification but which is provided for, impressed or implied elsewhere in this specification or on the plans.

5. **Maintenance:** Any defects or other faults which may appear and are notified to the Contractor within thirty one days after completion of the contract shall be made good by the contractor at his own cost.

6. **Extras:** All additions, deductions, deviations or alterations must be authorized by owner in writing. In the absence of written authority by the owner any variations performed by Contractor with the oral authority of the owner, shall not debar him from claiming payment therefor.

7. **P.C. Sums (Prime Cost):** The owner reserves the right to select items under the P.C. SUM and the account will be adjusted accordingly on completion.

8. **Notes:** Any work indicated on plans but not specifically mentioned in this specification or vice-versa, shall be taken as if no error or omission existed.

CARPENTER AND JOINER

Schedule of Timber

<u>DESIGNATION</u>	<u>SIZE</u>	<u>REMARKS</u>
Bearers	Refer table 4.2	Refer plan
Floor joists	Refer table 5.1	Refer plan
Top & Bottom Plates	100 x 50 Or 100 x 40 Laser Frame	
Studs	100 x 50 Or 100 x 40 Laser Frame	Max 600 centres
Noggings	100 x 50 Or 100 x 40 Laser Frame	2 rows or as required
Interior Wall Framing	75 x 50 Or 75 x 40 Laser Frame	
Truss Plate	150 x 40	
Ceiling Strapping	75 x 40	Max 450 centres
Trusses with Design Certificate		900 centres
Purlins	75 x 50	Refer plan
Facia	150 x 40 or Metal Facia	Refer plan
Flooring	T.W.P H/D Particle Board	
Window & Door Jambs		Grooved for interior linings
Beam Schedule	Refer Table 6.7 3604 1990	

Framing: The building shall be built in accordance with standard practice and shall comply with the standards laid down in NZS 3604 1990.

General Hardware: Allow for fixing and leave in good working order.

Linen Cupboard: Fix four shelves out of 16mm material supported at ends on 20mm ledges.

Wardrobe: Fix a full length shelf out of 16mm materials, provide an 18mm ϕ galvanised pipe rail supported at ends on 150 x 16 ledges.

Material Schedule:

Exterior Cladding	Refer plan
Gables and Soffit	Refer Plan
Interior Linings	9.5mm Gibraltar board fixed to Rf7 (D6)
Interior Panel System	To be fixed according to Manufacturers Manual

Aluminum Joiner

Joiner shall allow for all exterior windows and sliding doors. All glazing as per NZS. 4223. Contractor to fix all joinery to Manufacturers Specifications.

Drainlayer

Lay sewer and stormwater drains in accordance with the Drainage Plan to the requirements of the Local Bodies requirements and regulations.

PLUMBER

General: The Contractor shall supply all materials and labour necessary to complete the work in accordance with drawings, specifications and Local Authority and Health Department Bylaws. Give all necessary notices to the Local Authorities and arrange for the inspection and testing of the work and materials. All fittings and fixtures shall be tested and left in perfect working order.

Flashings: Supply and fix flashings where ever necessary to make water tight.

Downpipes: Fix downpipes where shown on site plan.

Water Service: Connect cold water supplying 12mm PVC from point provided by Local Body, water piping outside the building shall be sunk not less than 300mm into the ground and into the building under or through the wall foundations. All high pressure cold water shall be 12mm PVC. Allow for two exterior hose taps, PVC run under floor joists to be fixed at 1200 ϕ with saddles. Hot water cylinder (Low pressure) shall be fitted complete with element, thermostat and approved pressure reducing valve in accordance with G 12 of NZ Building Code. Hot water service pipes to be 12mm copper, properly lagged.

Wastes and Traps: Supply all wastes and traps in PVC and run to gullies.

Vents: Main and Terminal vents shall be placed where required.

PAINTER AND PAPERHANGER

Materials: All materials shall be of approved brand. Materials to comply with NZ Standard Specification.

Protection of Work: The Contractor is to take adequate precautions during and after painting operations to protect from dust, dirt and any disfigurement whatsoever.

Fibrolite: All surfaces to be given two coats of Acrylic paint or similar.

Internal Work: Materials to comply with NZ Standard Specification. No less than three coats to be applied to all woodwork. Shirtings, scotia, architraves and interior window trim to be painted unless unless otherwise specified.

Ceilings: All ceilings to have two coats of approved flat paint.

Workmanship: All work to be done by experienced workmen. All wallpaper to be hung true, plumb, free from surface blemishes of other defects, to be properly matched and trimmed to woodwork. Paste to be of approved manufacture with an incorporative fungicide.

ELECTRICIAN

All work and materials shall be in strict accordance with the latest Electrical Wiring Regulations and carried out to the requirements of the Local Authority.

Cylinder: Allow for wiring the hot water cylinder. Plumber will supply the element and thermostat.

Interior and Exterior Meter Board: Contractor to supply two boards of necessary size. Builder to locate position of boards.

Lights and Power Points: Refer plan, all fittings to comply with NZ Standard Specifications. All lights to be finished with ivory conical shades.

Test and Completion: Provide for tests by the local Authority and hand over the whole of the works passed and sealed by Local Authority Inspector.

BRICKLAYER

General Conditions: Refer to preliminary and general which also shall apply to this section of the work

Materials: All blocks and bricks shall be of approved quality, well cured, supplied by the manufacturers. Blocks and bricks to be kept dry until laid.

Workmanship: All workmanship shall be in the best trade manner by skilled tradesman only. The work and materials must conform with the Manufacturers Specifications and Recommendations. Work is to be left free of all droppings, marks and stains. Clean out all cavities from surplus mortar.

Wall Ties: Provide and fix approved ties at 900 ϕ on every third course of outer walls. Scatter ties by working from on end. 5 ties per m^2 .

Ventilators: Where specified on plans supply and fix suitable air vents not more than 760mm from each corner and approximately 1800mm between. Refer NZS 3604:1990 4.8.1. Minimum required 3500mm per $1m^2$ of floor area.

Block Bond Beams: Lay bond beams where shown on plans, reinforcing steel shall be placed by concretor. (refer plans)

CONCRETOR

General Excavations: Excavate as required for all site levelling: foundations, footings to the various depths, levels and grades required for the erection of the building and its appurtenances. Check on site for variation in ground levels.

Concrete Materials: Concrete shall have a clean hard aggregate minimum crushing strength of 15MPA in 28 days.

Footings: Footings required to support veneered walls to be continuous concrete reinforced with rebar laid as detailed on the plan.

Concrete Floors: Concrete floors to be 100mm thick (unless otherwise specified) and reinforced with mesh lapped 150mm. Finished to a smooth even surface. Allow for 10mm ϕ starters from footing to floor (refer plans). Place polythene beneath concrete floor as required (refer drawings).