FRIESIAN PL 29 LOT 1 DPS 81421 BC 98/0920
NEW DWELLING & GARAGE CONFIDENTIAL 1/3

DEMOLITION
BUILDING
CONFIDENTIAL

2 PLANS
BA Form 3
Version 2

Hamilton City Council

CITY OF HAMILTON

OFFICE USE ONLY

APPLICATION NUMBER: 98/0920

PROPERTY ID: D-0075818-001

VALUATION No: 04171-00901

[redacted]

For building consent only
(in accordance with project information memorandum #)

See Note

Project location:
Street Number 29 Street Name Friesian Place

New Dwelling + Garage

LOT(S) ~~32~~ 1

See Note

DPS ~~73251~~ 81421

SITE AREA 500 m²

See Note

Intended life:
Indefinite but not less than 50 years ☑

Specified as years

See Note

PROJECT:

		floor area (m²)
New building	☑	198
Alteration/addition	☐	
Relocation	☐	
Demolition	☐	
Other		

See Note

Description of work: Dwelling + attached garage (4Br house.)

See Note

Intended uses: PRIVATE

See Note

Estimated value (incl GST): $ 148 000

See Note

OWNER:

Name Peter L Giles

Postal address PO Box 10600

Tokoroa Hamilton

Phone day: 8463023 night 8463023

Cellphone 025-739695 Fax 8463053

07 2908-903.

See Note

CONTACT (if not owner):

Name

Postal address

Phone day: night

Cellphone Fax

See Note

DECLARATION:
Signed for or on behalf of the owner

Print Name Peter Giles Signature P. L. Giles Date 1/5/98

Hamilton City Council
Municipal Offices, Garden Place, Private Bag 3010, Hamilton
Tel 07-838-6444, Fax 07-838-6684

Winners of 1996 Best Practice in Service Award

ISO 9002

FOR OFFICE USE ONLY

Fees paid on application: $

Plan Review
Project Information Memorandum
Microfilming
Code Compliance Certificate
Structural Check

CONFIDENTIAL

Total Fees (including GST). $

Fees payable on approval:
Only those applicable will be charged

Building Consent	$47-00
Project Information Memorandum	107
Code Compliance Certificate	50
BRANZ Levy	148
BIA Levy	96-20
Photocopying	
Microfilming	87-70
Structural Check	
External Consultants Check	
Crossing Administration	100
Planning Bond	
SRES Reserves Contribution (Residential)	2160-00
Reserves Contribution (Commercial)	
Water Main Connection	
Water Connection (A)	~~450-00~~
Water Connection (B)	
Water Connection (C)	
Water Disconnection	
Backflow Device	
Backflow Inspect/Permit Fee	
Sanitary Connection check for correct amount.	~~1750-00~~
Stormwater Connection	
Sanitary Disconnection	
Stormwater Disconnection	
CCTV Survey Sanitary	
CCTV Survey Stormwater	
Kerb & Channel Connection	
Cellar Indemnity	

Total Fees (including GST). $3295-90

BUILDER:
P & Giles Pro Build.
Address: 2 Division Place Hamilton
Fax 8663053
Phone - day: 8663023 + 0257896 95
- night
Reg #

PLUMBER:
PETER CROWHURST - Plumbing amalgamated
Address: 38 Gernerwood st. Hamilton
Fax
Phone - day: 025 490225
- night 8472200
Reg #

DRAINLAYER:
Drainage Systems
Address: P.O. Box 15179 Hamilton
Fax 8550809
Phone - day: 025 972896
- night 8559113
Reg # Mark Newick

CONSENT ISSUE AUTHORITY:

Receipt #
Date of issue
Authorised by
Date authorised 18/5/98

REFERRALS:

	Sent	Returned
Structural		

CONFIDENTIALITY
I/we require that my/our:
☐ plans ☐ specifications
be treated as confidential in order to protect:
☐ copyright ☐ security of building

CORRESPONDENCE
I/we, the applicant, acknowledge that all correspondence is to be directed to:
☐ myself/ourselves
☐ my/our agent whose responsibility it is to forward all council documentation as received as appropriate.

BC/TI Version 2
20 May 1997

CONFIDENTIAL COMPLETED INSPECTIONS

PROPERTY ADDRESS:	CONSENT NUMBER:
29 Friesian Pl	98/920

LEGAL DESCRIPTION:	DATE ISSUED:
LOT 32 DPS 73252	20-5-98

OWNER:	BUILDER:	DESCRIPTION OF WORK:
Peter L Giles 025 739495	Owner	New Dwelling Attached Garage L/H side

BUILDING INSPECTIONS	SIGN	DATE	APPROVE	DATE
Siting		4.6.98	✓	
Foundation by eng.		4.6.98	✓	
Bond Beam		08/06/98	✓	
Concrete Floor		12/06/98	✓	
Pre-lining		10/08/98	✓	
Fire Protection				
Other (Specify)				
Crossing				
Crossing Final				
Footpath Damage				
Completion		2/10/98	✓	

COMMENTS

PLUMBING & DRAINAGE INSPECTIONS	SIGN	DATE	APPROVE	DATE
Concrete Floor				
Pre-lining		12/08/98	✓	
Waste & Soil				
Foulwater		26-8-98		
Stormwater		26-8-98		
Heater				
Other (Specify)				
Completion		2-10-98		

DRAINLAYER: M. Newdeck

PLUMBER: Amalgamated Plmg.

COMMENTS

CODE COMPLIANCE CERTIFICATE NO. 98/0920

Section 43(3), Building Act 1991

ISSUED BY HAMILTON CITY COUNCIL

CONFIDENTIAL

BUILDING CONSENT NO: 98/0920

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT		PROJECT LOCATION
All	[X]	Street Number: MR PETER GILES 29 FRIESIAN PL HAMILTON
Stage No of an intended stages of:		
New or relocated building	[X]	
Alteration	[ ]	**LEGAL DESCRIPTION**
Intended use(s) (in detail): New house with attached garage		Property Number: D0075818001
		Valuation Roll Number: 04171-00901
Intended Life: Indefinite, but not less than 50 years	[X]	Lot: 32 DP: S 70252
Specified as years		Section: Block:
Demolition	[ ]	Survey District:

This is:

[X] A final code compliance certificate issued in respect of all of the building work under the above building consent

[ ] An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent

[ ] This certificate is issued subject to the conditions specified in the attached ..... page(s) headed "Conditions of Code Compliance Certificate No. " (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: $ 0.00

Receipt No:

Signed for and on behalf of the Council: P Martens

Name: PETER MARTENS
NZCB

Position: BUILDING INSPECTOR CO-ORDINATOR

Date: 2 / 10 / 98

BUILDING CONSENT NO:

Project Information Memorandum No:

Section 35, Building Act 1991

ISSUED BY HAMILTON CITY COUNCIL

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT

Name:
MR PETER GILES

Mailing Address:

PO BOX 10400
TE PAPA
HAMILTON

CONFIDENTIAL

PROJECT LOCATION

Street Address:

29 FRIESIAN PL
HAMILTON

LEGAL DESCRIPTION

Property Number: D0075818001

Valuation Roll Number: 04171-00901

Lot: 1 32 DP: S 81421 73252

Section: Block:

Survey District:

PROJECT

All ☐

Stage No X of an intended stages of:

New Building ☐

Alteration ☐

Intended Use(s) (in detail):

New house with attached garage

Intended Life:

Indefinite, but not less than 50 years ☒

Specified as years

Demolition ☐

Estimated Value: $ 148,000.00

COUNCIL CHARGES

The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:

Total: $0.00

ALL FEES ARE G.S.T. INCLUSIVE

Signed for and on behalf of the Council:

Name: .....

Position: .....

Date: 20/5/98

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages, headed "Conditions of Building Consent No /"

CONFIDENTIAL

MEMO TO	:	**BUILDING CONTROL**
		Attention: Trevor Hook
FROM	:	**PLANNING GUIDANCE MANAGER**
SUBJECT	:	**29 FRIESIAN PLACE GROUND LEVELS**
FILE	:	**32/1**
DATE	:	**24 JUNE 1998**

Following on from our joint site inspection of 29 Friesian Place I advise that Mr Giles has been requested to provided evidence from a Surveyor that the height at the boundary in relation to natural ground level complies with the District Plan.

Also today, Mr Rossiter, the neighbour at 27 Friesian Place, has rung to advise that the soil next to the retaining wall has been dug out, and that "drainage metal" (?) as he phrased it, has been put in and soil replaced. I was asked to relay this information to you.

Copy of my letter to Mr Giles is attached.

GB BILIMORIA
PLANNING GUIDANCE MANAGER

Per: RJ Maynard

RJ MAYNARD
PLANNER

COPY FOR YOUR INFORMATION

24 June 1998

P L Giles
PO Box 10400
Te Rapa
HAMILTON

CONFIDENTIAL

Dear Sir

RE: RESOURCE CONSENT 38/1/2438 AND SUBSEQUENT BUILDING CONSENT FOR A TWO STOREY DWELLING AT 29 FRIESIAN PLACE HAMILTON

Further to our discussions about the above-mentioned consents, I advise that concerns have been raised relating to the height of the proposed two storey dwelling in relation to the ground level at the boundary, due to the presence of fill material on the site. The height of the building must comply with the residential rules for height in relation to boundary and the natural ground level.

Council requests that before further work is carried out that the height of the building in relation to the original ground level at the boundaries of the site be confirmed by a registered surveyor.

Yours faithfully

GB BILIMORIA
PLANNING GUIDANCE MANAGER

Per:

RJ MAYNARD
PLANNER

Rachel Maynard

32/1
Building consent 98/0920

18 May, 1998

Peter Giles
PO Box 10400
TeRapa
HAMILTON

CONFIDENTIAL

Dear Sir/Madam

RE: PROJECT INFORMATION MEMORANDUM (PIM) AND CONDITIONS OF BUILDING CONSENT APPLICATION 98/0920, FOR THE CONSTRUCTION OF A NEW RESIDENTIAL DWELLING WITH ATTACHED GARAGE AT 29 FRIESIAN PLACE, HAMILTON

Please note that because you have applied for a Project Information Memorandum (see Part A) and a Building Consent (see Part B) together, all the information will appear in this letter.

I wish to advise that the above project information memorandum/building consent has been approved and upon receipt of fees and charges itemised on the attached tax invoice, a building consent will be issued. If you have any queries or problems please contact Deane Bird Building Review Officer Ph (07) 8386444 Ext. 7519.

Please Note: Approved plans must be uplifted from Council WITHIN 1 MONTH FROM THE DATE OF THIS NOTICE. If you do not uplift your plans within 1 month your application will be cancelled and the plans returned to you.

FOR ALL INSPECTIONS PHONE 838 6677, 8.00AM - 5.00PM
APPROVED CONSENT DOCUMENTS ARE TO BE ON SITE AT ALL TIMES DURING CONSTRUCTION

Yours faithfully
P Saunders
CHIEF BUILDING OFFICER

per:

CONFIDENTIAL

PART A

PROJECT INFORMATION MEMORANDUM COMMENTS

PLANNING

LEGAL DESCRIPTION:	Lot ~~32~~ 1 DPS ~~73252~~ 81421
ZONE:	Residential Low
UNDERLYING ZONE:	Not applicable
ACTIVITY TYPE:	Controlled
PLANNING APPLICATION:	Not required
FILE NO:	38/1/438 & 48/1/F84

COMMENTS:

Conditions of Resource Consent 38/1/2438 & 48/1/F84 apply.

HEALTH

- No known information on record that will affect this building project.

ROADS & TRAFFIC

- Crossing to be constructed to a minimum residential crossing specification.

WATER SUPPLY

- No known information on record that will affect this building project.

DRAINAGE

- Sanitary Sewer connection will be located on the right hand side of the road boundary.
- Stormwater is to be disposed of via Kerb & Channel.

PLUMBING & DRAINAGE

- All foulwater and stormwater drains to be laid in accordance with the New Zealand Building Code documents E1 and/or G13 and/or AS/NZS 3500.
- All hot water pipes to be lagged in compliance with G12 and H1 of the Building code, Hot Water Supplies.

BUILDING

- Please ensure boundary pegs and boundary lines are clearly defined to check siting of building.
- Construction to comply with the New Zealand Building Code.

STRUCTURAL

- No known information on record that will affect this building project.

PROJECT INFORMATION MEMORANDUM NO: 1998/0920

Section 31, Building Act 1991

CONFIDENTIAL

ISSUED BY HAMILTON CITY COUNCIL

(Insert a cross in each applicable box. Attach relevant documents.)

OWNER

Peter Giles
PO Box 10400
TeRapa
Hamilton

PROJECT LOCATION

29 Friesian Place

LEGAL DESCRIPTION

Lot: ~~32~~ 1 **DPS:** ~~73252~~ 81421

Property ID Number: D0075818001
Valuation Number: 04171-00901

Intended Life:
Indefinite, but not less than 50 years

PROJECT

New or Relocated Building

Intended Use(s) (in detail):
New house with attached garage.

This is:

Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent.

Not yet applied for
No: 98/0920 attached

Or: ☐
Notification that other authorisations must be obtained before a building consent will be issued.

Or: ☐
Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.

This project information memorandum includes (*cross each applicable box, attach relevant documents, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings):*

- ☐ Information identifying relevant special features of the land concerned.
- ☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.
- ☐ Details of relevant utility systems.
- ☐ Details of authorisations, which have been granted.
- ☐ Details of authorisations which must be obtained before a building consent will be issued.
- ☐ Details of authorisations which have been refused

Signed for and on behalf of the Council:

Name: .....

Date: 18 May, 1998

Please note that the Project Information Memorandum lapses if a Building Consent for the work concerned has not been issued within 24 months after the date of the issue of the Project Information Memorandum.

Please check with your Local Network Utilities Operator as to where your services are located, ie Telecom, WEL Energy and the Gas Centre.

PART B

BUILDING CONSENT CONDITIONS

PLUMBING & DRAINAGE

- Inspection of foulwater drains required. Please provide 24 hours notice.
- Inspection of stormwater drains required. Please provide 24 hours notice.
- Preline inspection of Plumbing Installation required. Please provide 24 hours notice.
- Prefloor inspection of Plumbing and Soil Waste system required. Please provide 24 hours notice.
- Please fill out K & C form enclosed before you can pick up your Consent.

BUILDING

- Please quote Building Consent number when requesting an inspection.
- A foundation/sitting inspection required. Please provide 48 hours notice.
- A bond beam inspection required. Please provide 48 hours notice.
- A pre-concrete floor inspection required. Please provide 24 hours notice.
- A pre-lining inspection required. Please provide 24 hours notice.
- Boundary measurements are to be taken from the nearest part of the building.
- Truss layout plan to be made available to building inspector at preline stage.
- Ground levels to comply with NZS 3604:appendix E 2.1.
- Engineer to supervise all structural work covered in Producer Statement.
- Completion inspection required prior to issue of interim or final code compliance certificate. Please make application of inspection on the appropriate form, included in your Building Consent.

Please note that if the work has not commenced within 6 months or if there is a lack of reasonable progress within 12 months then your building consent will lapse.

11 May, 1998

CONFIDENTIAL

Peter L Giles
PO Box 10400
Te Rapa
HAMILTON

Dear Sir/Madam

RE: BUILDING CONSENT APPLICATION 98/0920 FOR THE CONSTRUCTION OF A NEW HOUSE WITH ATTACHED GARAGE AT 29 FRIESIAN PLACE, HAMILTON

REQUEST FOR FURTHER INFORMATION

In reference to the above application, further processing can only be carried out when the following information is supplied in duplicate or amended on the plans held at Council. If you have any problems or queries please contact Deane Bird Plan Review Officer Ph (07) 8386444 Ext. 7519.

PLEASE NOTE: If you do not amend your plans as requested within 1 months from the date of this notice your application will be cancelled and the plans returned to you.

1 Please provide engineers Peer Review Producer Statement for all structural work designed by engineer.

2 Please provide a pier bracing calculation sheet for pier foundations.

3 Wall bracing calculations were calculated for medium wind zone. Our records show Friesian Place to be high.

Yours faithfully

BUILDING PLAN REVIEW TEAM

Per:

BUILDING CONSENT / PIM ACTION SHEET / CONSENT NO 98/_____

	W/Held	Issue
Planning Guidance Log No: 212 **Zone:** Residential Low Density **Underlying/Overlay Zone:** — **Activity:** Controlled **Resource Consent: Required/Not Required/Currently being processed/Approved** **Comments:** Resource consents no 38/1/2438 & 48/1/F84 apply. CONFIDENTIAL		1/5/98
Health		
Roads & Traffic		
Water		
Drainage		
Plumbing & Drainage 16, 17, 18, 19, 20, 21		
Building ~~Withheld.~~ 1/ Waiting for Engineers Producer Statement 2/ Provide Pier bracing calculation sheet. 7/ 1, 2, 3, 4, 5, 6, 7, 9, 13, 15, 15e, 15f	3/5/98	18/5/98

BC1/2 Version 4 24/03/98

LTO 69

No. 59A/514

Transferor
Under C/T 57A/314
Document No. B.360451.5

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 9th day of August one thousand nine hundred and ninety six under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that DURHAM PROPERTY INVESTMENTS LIMITED

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, and being several admeasurements a little more or less, that is to say: All that parcel of land containing 1007 SQUARE METRES more or less situated in Block I Hamilton Survey District being Lot 32 on Deposited Plan S.73253

DISTRICT LAND REGISTRAR SOUTH AUCKLAND

ASSISTANT LAND REGISTRAR

THIS CERTIFICATE IS AFFECTED BY THE FOLLOWING INTERESTS AS AT THE DATE OF ISSUE:

Appurtenant hereto is a Drainage easement over part Lot 2 marked B on DPS.19227 (part CT 2D/441) created by Transfer H.117050.1

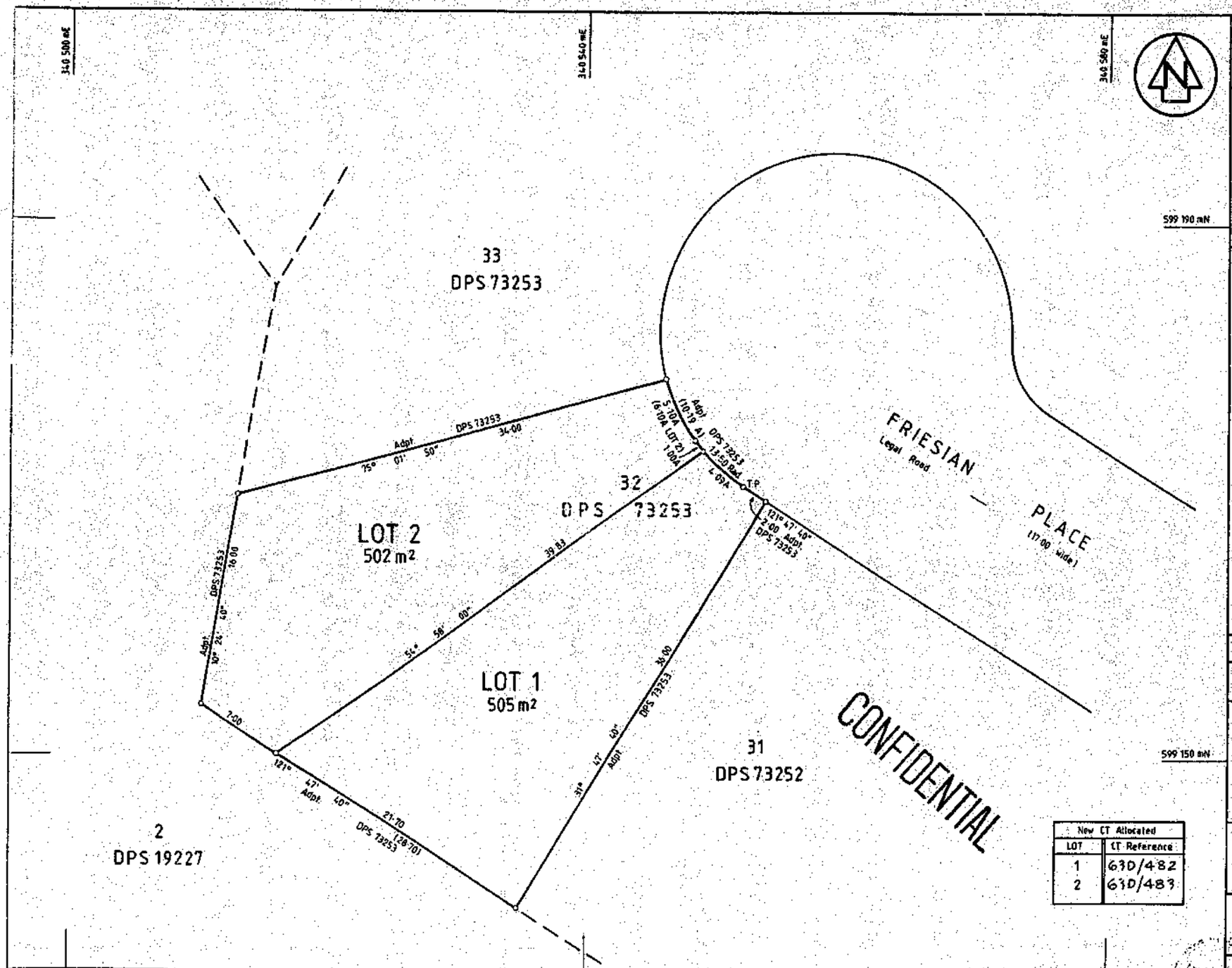
D 243210.2 Mortgage to UDC Finance Limited - 1.12.1994 at 12.10 o'c

A.L.R.

Now subdivided
See new plan

CONFIDENTIAL

No. 59A/514



New CT Allocated	
LOT	CT Reference
1	63D/482
2	63D/483

Approvals

P.L. OILES — B.E. OILES

Registered Owners

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 23 day of March 1998

The Common Seal of the Hamilton City Council is affixed hereto in the presence of

Planning Guidance Manager Nº 48/1/F84

Total Area 1007 m2

Comprised in CT 596/514 (All)

I, Kenneth Stewart Collier

Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Hamilton this 15 day of May 19 98 Signature

Field Book ..... p. ..... Traverse Book ..... p. .....

Reference Plans DPS 73253

Examined ..... Correct .....

Approved as to Survey

Date 15.5.98 Dep Chief Surveyor

Deposited this 15TH day of JUNE 1998

District Land Registrar

File 1094

Received 7-5-98

Instructions

DPS 81421

LAND DISTRICT SOUTH AUCKLAND

SURVEY BLK. & DIST. T. HAMILTON

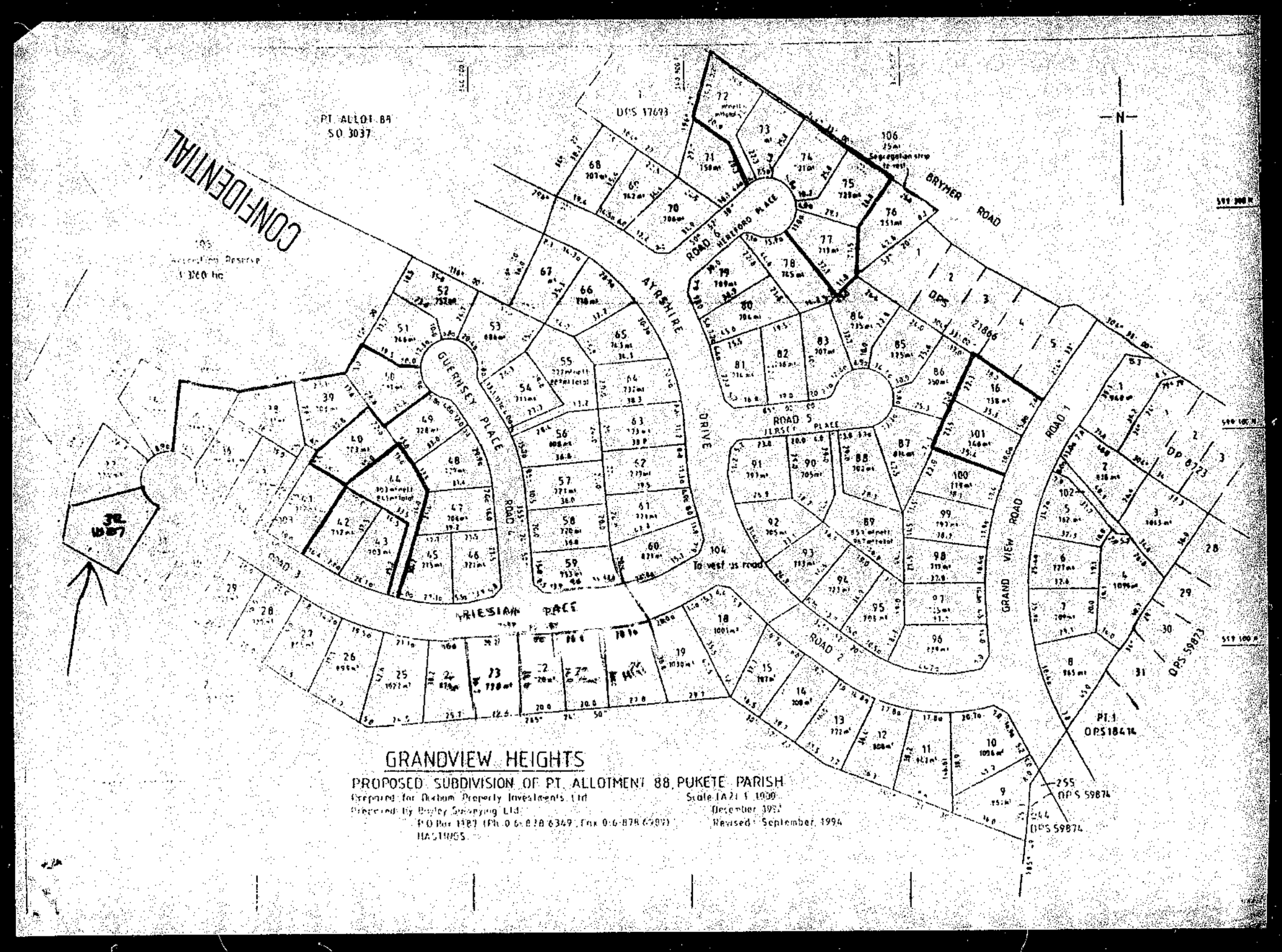
NZMS 261 SHT ..... RECORD MAP No .....

LOTS 1 - 2 BEING SUBDIVISION OF LOT 32 DPS 73253

TERRITORIAL AUTHORITY HAMILTON CITY

Surveyed by HOLLINGER COLLIER

Scale 1 : 200 Date JANUARY 1998



GRANDVIEW HEIGHTS

PROPOSED SUBDIVISION OF PT. ALLOTMENT 88, PUKETE PARISH

Prepared for Dixbum Property Investments Ltd

Prepared by Bailey Surveying Ltd

P O Box 1187 (Ph 06-878 6349, Fax 06-878 6989)

HASTINGS

Scale (A2) 1:1000

December 1993

Revised: September 1994

Lot 32 (Pt. Lot 1)
Freshman Rd
Harrison

4820
4-11-98

CONFIDENTIAL

NEW DWELLING

DP
WC
IY
GT
1.000
GT
IY
WC
DP
IY
WC
.800
DP
DP
.700
5.700
IB
S/N TO K/C
S/S CONNECTION

GILES P - 29 FRESIAN PL

Lab GILES P - 29 FRESIAN PL

0133000000020992	107.00
0133000100020991	547.00
0435000000020925	148.00
0100856075009209 12	2160.00
0134000000020925	87.70
0133000100020995	50.00
0133000100020993	100.00
0435100000020925	95.20
980920	

907336

TOTAL : $3295.90

19-Mar-98 Cash Tendered 0.00

Cheque Tendered $3295.90

Change 0.00

UP=26/TI=87

POOR ORIGINAL

Quality Assurance Checklist For Checking Application (Major Buildings)

(Commercial / Industrial / Dwellings)

Please place a tick in the appropriate box ☑

Application Form

		Yes	No	Office Use
1.	All sections completed, including:			
	- accurate valuations of works	☑		☑
	- correct legal description. (refer to your rates demand and/or certificate of title	☑		☑
	- valuation number (see above)	☑		☑
	- name, address, telephone number, fax (as applicable) contact name (address, telephone, fax [if not the owner]).	☑		☑
	- project location (street address)	☑		☑
	- declaration signed and dated	☑		☑
2.	Copy of certificate of title (this is available from Lands and Titles Office 1st Floor Westpac building situated on corner Victoria street and Alma street). Alternatively we can supply a copy at the cost of $	☑	☐	☑

Office Use Only

3.	Enter property ID from database			☐

BC1/2k
version 1 20/12/96

Plans

		Yes	No	Office Use
4.	Two copies of each (for commercial and industrial is a third copy included for consultants referral). **note: If the value of the work exceeds $100,000 an extra copy of the floor plans is required**	☑	☐	☑
5.	Drawings of good quality, to an appropriate scale of 1:100 (detail 1:50) (site plan 1:200) with metric dimensions.	☑	☐	☑

Site Plan

6.	Show proposed building project, including **all** existing buildings to a scale 1:200	☑	☐	☑

		Yes	No	Office Use
7.	All measurements from the boundaries to "nearest parts" of proposed and existing buildings (where applicable) e.g. roof overhang.	☑	☐	☑
8.	Layout of existing and proposed sanitary and stormwater drains, including public mains, position of connections along boundaries including sanitary sewer and stormwater.	☑	☐	☑
9.	Invert levels of stormwater and sanitary sewers at connection point of private to public drains and distance from this connection point to the head of the drain. i.e. longitudinal drawing showing the level of the drain in relation to ground levels.	☑	☐	☑

example

10.	Top of any bank shown and slope in relation to building. Distance from top of the bank to the building. Also Height of bank. A soils report from a registered engineer may be required	☑	☐	☑

	Yes	No	Office Use
11. Position, along front boundary and width of proposed vehicle crossing	☑	☐	☑
12. Carparking and vehicle circulation provisions (where required) drawn to scale.	☐	☑	☑

Floor Plan

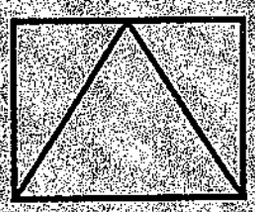
13. A floor plan of each floor level, including complete floor layout and use of each section. Floor areas in square metres should be shown on plans. Floor area, overall floor areas and overall roof areas should be dimensioned.	☑	☐	☑

Elevations

14. An elevation of each external wall showing relevant heights from eaves to finished ground level at each external corner. Also, overall height of building (ground level to apex of roof).	☑	☐	☑
15. Location of wall and roof bracing shown on elevations. (also brace type)	☑	☐	☑

		Yes	No	Office Use
16.	Opening window sashes shown on elevation.	☑	☐	☑

(example)



Foundation Plan

17.	For timber floors, location of piles, pile type and/or subfloor bracing. Foundation walls and internal piling system. For concrete floors refer to cross section.	☑	☐	☑
18.	For specifically designed timber floor systems, the engineers pile layout, joist and bearer system including cross sections and pile driving data. (Also refer specific design.)	☑	☐	☑

Cross Section Details

		Yes	No	Office Use
19.	Scaled cross section drawings (1:50 or better) through the building to show foundation details, floor system, wall, ceiling and roof construction. Where roof construction is not clear a roof truss/framing plan is needed.	☑	☐	☑
20.	Where position of beams, support and connections are not clear then this should be shown on the floor plans with a scaled 1:50 or 1:20 detail of connections.	☑	☐	☑
21	Location and type of wall cladding and roof sheathing. For composite systems such as "Insulclad" this should be designated on cross-section and referenced in specification.	☑	☐	☑
22	Construction details of terraces, steps, stairs (including internal/external) and barriers/balustrades.	☐	☑	☑
23.	Thermal insulation details including dimensions type and R Value.	☑	☐	☑

Foundation Bracing Calculations

24.	Bracing calculations in an approved form such as "BRANZ" sheet and location of bracing elements shown on foundation plan.	☑	☐	☑

Wall Bracing Calculations

		Yes	No	Office use
25.	Bracing calculations in an approved form such as "BRANZ" sheet and location of bracing elements shown on floor plan. Note For one/two room additions the location, type and value of the bracing element will be sufficient.	☑	☐	☑

Fire Wall and Fire Rating Requirements

26	If using Hamilton City Council Standard Design detail, then please sign the detail and include with application.	☐	☑	☑
27	Approved fire rating system details included. e.g. Winstone Standard fire rating system. If specifically designed by an engineer then refer to **Specific Design** section 33 and 34.	☐	☑	☑
28.	For commercial and industrial (including retail outlets, offices, etc) a philosophy of design detailing fire safety features and means of egress is to be supplied, including all compliance schedule features together with maintenance and reporting procedures (e.g. fire alarms, detection systems.)	☐	☑	☑

Access For People with Physical Disabilities

	Yes	No	Office use
29. Details of accessible route from the building fringe to and within the building. This will include: -	☐	☑	☑
– Parking and Signage	☐	☑	☑
– Main Entry	☐	☑	☑
– Passageways/Doorways	☐	☑	☑
– Stairs and Ramps	☐	☑	☑
– Ablution facilities	☐	☑	☑
– Lifts and moving walkways	☐	☑	☑
– Internal Signage	☐	☑	☑

This may be substantially included in the philosophy of design (27) however the plans must show the appropriate detail and layout.

Multi-Level Buildings

		Yes	No	Office Use
30.	Isometric drawings of soil and waste system showing positions of all fittings and pipe sizing.	☑	☐	☑
31.	Multi level structures may be outside the scope of NZS 3604 design. Refer to the **Specific Design** Sections 33 and 34	☐	☑	☑

	Yes	No	Office Use
Specifications			
32. The us of "Standard" type specifications is not recommended. The specification should be "Project Specific" i.e. appropriate to the building construction. This should be laid out in easily followed sections covering methods and materials that are not included in the building plans. e.g. Pipe work materials. Don't forget that Standard Specifications are often lengthy when designed to cover a multitude of situations and <u>more paper means more cost to you.</u>	☑	☐	☑
Specific Design			
33. We have a "Peer Review" system in place and your engineer may utilise this facility. (Please check with your engineer) You may alternatively provide engineer's Producer Statement (Design), calculations, and letter of observation for checking by Council Engineers. (This would be at cost based on an hourly rate).	☐	☑	☑
34. Engineers drawings in line with the works covered by the design, including foundations, reinforcing, connection details and cross-sections.	☑	☑	☑

Reviewer

..... Date 1/5/98

	Yes	No	Office Use

Water Supply

1. A water supply connection is required.. (Position shown on site plan). This is required for all new buildings, including dwellings, dwelling units, commercial etc, and not existing buildings already connected to Council supply. ☐ ☑ ☑

   * dwellings (standard size 20 mm) ☐ ☑ ☑

2. Size of connection required

   * Dwelling .....mm
   * Commercial/Industrial .....mm
   * Firemain .....mm
   * Enlargement .....mm
   * Disconnection - domestic .....mm
     - commercial .....mm

3. Does the property

   * require a backflow prevention device/s ☐ ☑ ☑

   * Comply with G12 and Water Protection Regulations i.e. ☐ ☑ ☐
     - swimming pools
     - auxiliary supply
     - possible contamination
     - spa pools.

Reviewer .....

..... Date 1/5/98

BC1/2k
version 1 20/12/96

		Yes	No	Office use
Drainage Information				
1.	Is a new sewer connection required	☑	☐	☑
2.	Size of the connection required is ....100.... mm			
3.	Is a new stormwater connection required	☑	☐	☑
4.	Size of the connection required is ....90.... mm			
5.	Is there any trade waste discharge (reviewer to notify trade waste officer)	☐	☑	☑
6.	Is there a public sewer or stormwater main running through your property?	☑	☐	☑

Reviewer

.....

Date.....

Yes No Office use

Roads and Traffic Information

1. Is there an existing crossing on site and is it shown on the site plan? ☐ ☑ ☑

2. If there is an existing crossing on the site, have you indicated it on the site plan? ☐ ☑ ☑

3. Do you want to construct a new crossing? ☑ ☐ ☑

Residential: minimum 3.0m, maximum 5.5m
Commercial / Industrial: minimum 5.0m, maximum 7.5m

4. Width of new crossing .....4.....m
Distance from left hand boundary - looking from the road .....1.....m

5. Have you shown the position and dimension of the new crossing on the site plan? ☑ ☐ ☑

6. Have you provided the crossing contractors name, phone number and evidence of Public Liability Insurance? ☑ ☐ ☑

Contractor: PRO BUILD.
Address: PO BOX 10400 TE RAPA HAMILTON.
Ph/Fax: 8463023 F 8463053.

7. Is there a footpath outside the site? ☑ ☐ ☑

8. Is the footpath damaged? ☑ ☐ ☐

Record the area damaged: .....6M.....metres square

Public Liability No 08-93-HC-416048 Lumley General

Please note:

i. **The owner is responsible for the damage to the footpath resulting from building acivities and the construction of the street crossing.**
ii. **Crossing shall be constructed as per the standards in the Hamilton City Council Code of Practice for Urban Land Development.**
iii. **The Code Compliance Certificate will not be issued until both footpath and crossing are free of defects and complete.**
iv. **24 hours notice at the completion of excavation, but before the pavement construction, shall be given to the Inspectors (ph. 838 6677 or 838 6444)**
iv. **Contractor and an approved site plan are to be on site at the time of inspection.**

ENVIROMENTAL HEALTH INFORMATION

			NO
1. The manufacturer, preparation, packing, or storage of food for sale and/or for the sale of food.	☐	☐	☑
2. The sale or supply of liquor to the public.	☐	☐	☑
3. The storage of dangerous goods and/or hazardous substances (eg LPG, petrol, gas, paint, chemicals).	☐	☐	☑
4. The discharge of contaminants into the air (eg smoke, dust, odour, chemicals) of the industrial or trade premises.	☐	☐	☑
5. The discharge of noise (including vibration) emitted from sources including electrical appliances, machines etc (eg ventilation system, filtration systems, fans).	☐	☐	☑
6. Hairdressing - including the dressing, curling, waving, cleansing, cutting, shaving, trimming, singeing, bleaching, tinting, colouring, or other treatment of the hair or beard of any person.	☐	☐	☑
7. An offensive trade - includes activities which by their nature can be offensive (eg dust, foul odour, smoke) to people living or working nearby (eg refuse collection & disposal, tallow melting).	☐	☐	☑
8. A mortuary involving the preparation, embalming, examination	☐	☐	☑
9. A camping ground involving temporary living places for occupation by 2 or more families or parties living independently of each other.	☐	☐	☑
10. A stock yard.	☐	☐	☑
11. Air conditioning systems and/or cooling fans.[H11]	☐	☐	☑
12. Swimming pools and/or spa pools. [H5 & H12]	☐	☐	☑
13. Solid fuel heater as part of a new dwelling or separate consent. [H13]	☐	☐	☑
14. The emission of radio frequency (electromagnetic) radiation. [H14]	☐	☐	☑
15. A health establishment (eg hospital's, doctor's surgeries, clinics, veterinary surgeries, pharmacies, nursing homes, blood transfusion centres, laboratories, pet shops and boarding kennels, medical research establishments). [H15]	☐	☐	☑

Mark T Mitchell Ltd

Consulting Geotechnical Engineer

1202/1 Victoria Street
P.O. Box 9123
Hamilton New Zealand
Facsimile 07 839 3125
Telephone 07 838 3119
e-mail: geocon@voyager.co.nz

Ref: W - 4639
13 May, 1998

The Chief Building Inspector
Hamilton City Council
Private Bag
Hamilton

CONFIDENTIAL

Dear Sirs,

Re: New Residential Dwelling – Lot 32 Friesian Place, Hamilton

Please find enclosed two copies of the following documents to accompany Building Permit Application to Hamilton City Council.

- Drawing Nos. 4639-01 and 02
- Producer Statement
- Calculations
- Letter of Inspection

Yours faithfully

Mark T Mitchell Ltd

Director

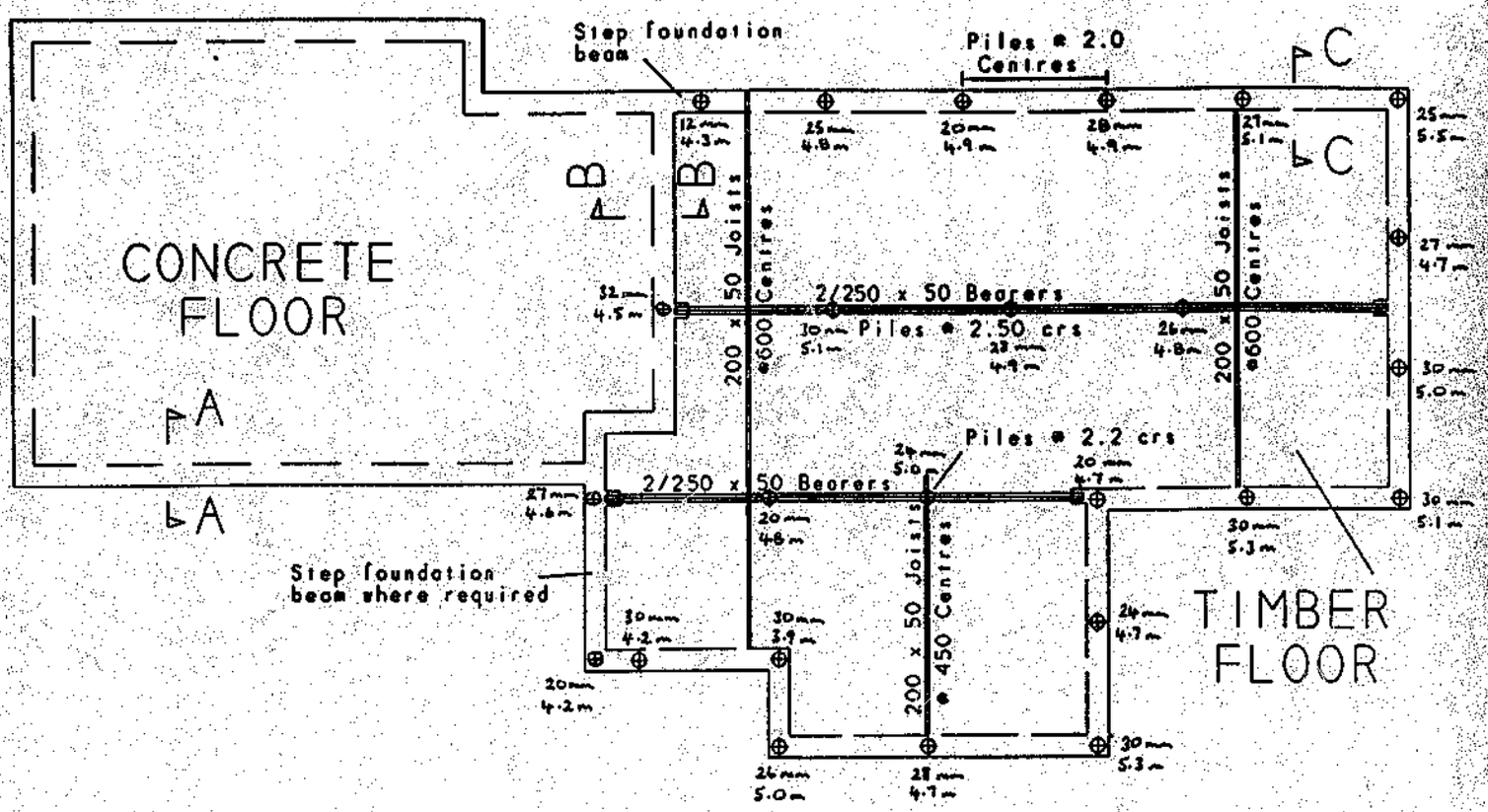
Mark T Mitchell Ltd
Consulting Geotechnical Engineer

PO Box 9123
Hamilton
Telephone 07 838 3119
Facsimile 07 839 3125

INSPECTION REPORT

Job Location: Lot 32 A Friesian Pl, Ham
Job Ref: W- 4639/1
Initial Report Date: 13 May 1998
Inspection No. 1
Owner: Pro - Build
Contractor: King Drilling Co Ltd
Date of Inspection: 21 May, 1998
By: Kevin

CONFIDENTIAL



Notes: 1. Sets shown are the average for the final 10 blows of penetration. e.g. 30 mm
2. Pile founding depths shown are from below ground level. e.g. 5.1 metres
3. Weight of driving monkey = 610 kg.
4. Fall of driving monkey = 1000 mm

Mark T Mitchell Ltd

Consulting Geotechnical Engineer

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Hamilton New Zealand
Facsimile 07 839 3125
Telephone 07 838 3119
e-mail: geocon@voyager.co.nz

PRODUCER STATEMENT - PS1 - DESIGN (HCC MODIFICATION)

Issued by: Mark T Mitchell, Consulting Geotechnical Engineer
Issued to: (Owner): *Mr Peter Giles*
To be supplied to: (TA): *Hamilton City Council*

In respect of: (Building Work): Foundation Construction only

Located at: . *Lot 32 Fresian Place, Hamilton*

Mark T Mitchell, Consulting Geotechnical Engineer has been engaged by
- The Builder,Pro-Buildith
to provide Design and Construction Inspection Services in respect of relevant clauses of the Building Regulations 1992 for the part only as specified below for the building work:

The following specific design elements have been considered:

- Concrete floor and footings Mark T Mitchell Drawing Nos 4639-01 and -02, dated May, 1998

The following specific design elements have <u>not</u> been reviewed:

- Wall, Roof and above-floor components

CONFIDENTIAL

Structure Class	I	II	III
Verification Level	1	2	3

Verification to be carried out by: *(not required)*

The design has been prepared in accordance with acceptable solutions of the approved documents issued by the Building Industry Authority and the Design Code(s) as listed below and the work is as outlined on attached specifications (where appropriate), and described on the Drawings which are listed above

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) the site verification of the following design assumptions: .
NZS 3101:1995 Code of Practice for Reinforced Concrete Design
Soil Conditions as reported in Mark T Mitchell Ltd Soils Report dated 11 July, 1996

and

(ii) all proprietary products meeting the performance specification requirements, the drawings, specifications and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

Signed: ..... Date: 13 May 1998
Mark T Mitchell, BE(Civil), MS, MIPENZ
(Member ACENZ, IPENZ; ERB Reg. No 4874)

Foundation Footing Beam Design for ProBuild House at Lot 32 Fresian Place, Hamilton

			Designer: Mark T Mitchell			
Job Number W: 4639						
	Dead					
House Construction	**Load (kPa)**		**Footing - Exterior**			
Timber Frame & Brick Veneer Cladding	1.8		Footing width (mm)	300		
Steel Roof	0.5		Footing Depth (mm) (external)	250	(200 bar ctrs)	
Timber	0.5		Footing Depth (mm) (Internal)	250	(200 bar ctrs)	
			Unit weight (kN/m^3)	25		
			Number of Bars (Bottom)	2	2	
			Diameter of Steel (mm)	12	12	
			Number of Bars (Top)	2	2	
Perimeter Beams (A-A)			**Diameter of Steel (mm)**	12	12	
			Depth of Cover (mm)	75		
Loads on footing						
		Contribution Width (m)	**Area Load (kPa)**	**Unfactored Load**	**Load factor**	**Load /m (kN/m)**
Roof		3	0.5	1.5	1.2	1.8
Walls		2.5	1.8	4.5	1.2	5.4
Floor (live load)		1.3	1.5	2.0	1.6	3.1
Floor (dead load)		1.3	1.5	2.0	1.2	2.3
Footing		0.3	6.25	1.9	1.2	2.3
				11.8		**14.9**
Beam Conditions	**(m)**	**Bending Moment (kN-m)**				
Simply Supported (wl^2/8)	2.2	9.3				
Uniformly Distributed (wl^2)/10)	2.15	6.9				
Internal Beam (B-B)						
Loads on footing						
		Contribution Width (m)	**Area Load (kPa)**	**Unfactored Load**	**Load factor**	**Load /m (kN/m)**
Floor (live load)		2.3	1.5	3.5	1.6	5.5
Floor (dead load)		2.3	0.5	1.2	1.2	4.1
Footing		0.3	6.25	1.9	1.2	2.3
				6.5		**11.9**
Length of soft area able to be spanned	**(m)**	**Bending Moment (kN-m)**				
Simply Supported (wl^2/8)						
Uniformly Distributed (wl^2)/10)						
Design Capacity External Beam			**Unfactored Load on Piles**			
				Interior	Exterior	
Footing width (m)	0.30		Load/metre	6.5	11.8	kN/m
Effective Footing Depth (m)	0.17		beam span	2.2	2	m
Yield Stress of Bars (mPa)	300		**Load/pile**	**13.9**	**23.6**	kN
Area of Steel As (mm^2)	226		Pile diam	0.2	0.2	m
Tension Force (kN)	68		End bearing pressure	443	750	kN/sq m
Balanced strain criterior therefore Tension = Compression			Ultimate Pile Load for Hiley			
			(FS = 4.0)	56	94	kN
Depth to center of Compression Zone 'a/2' (m	13.3		Use minimum set to provide:	55	90	kN
Effective Lever Arm 'jd' (mm)	160.6					
Design Factored Moment (kN-m)	**9.3**					

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Ref: Beamcalc

Mark T Mitchell Ltd

Consulting Geotechnical Engineer

1202/1 Victoria Street
P.O. Box 9123
Hamilton New Zealand
Facsimile 07 839 3125
Telephone 07 838 3119
e-mail: geocon@voyager.co.nz

Ref: W – 4639
13 May, 1998

The Chief Building Inspector
Hamilton City Council
Private Bag
Hamilton

CONFIDENTIAL

Dear Sir,

Re: **Building Permit Application - Proposed Residential Dwelling**
Mr Peter Giles House - Lot 32 Freisian Place, Hamilton

We wish to advise that we have been retained by the Owner/Builder of the above referenced project to carry out the inspection of foundation and concrete floor construction.

The purpose of our inspections will be to ensure that the foundations are installed in accordance with sound engineering practice and to the design requirements of the project. At the conclusion of our work, a foundation completion report will be forwarded to the Hamilton City Council.

Yours faithfully,

Mark T Mitchell Ltd

Mark T Mitchell
Director

Mark T Mitchell Ltd

Consulting Geotechnical Engineer

1202/1 Victoria Street
P.O. Box 9123
Hamilton New Zealand
Facsimile 07 839 3125
Telephone 07 838 3119
e-mail: geocon@voyager.co.nz

Ref: W – 4639.1
25 August, 1998

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09 SEP 1998
BUILDING

RECEIVED
- 9 SEP 1998
HAMILTON CITY COUNCIL

CONFIDENTIAL

The Chief Building Inspector
Hamilton City Council
Private Bag
Hamilton

Dear Sirs,

Re: Residential Dwelling Under Construction
Owner/Builder: Pro-Build/Peter Giles
Location: Lot 32A Friesian Place, Hamilton

We wish to advise that we were retained by the Owner/Builder to carry out the pie inspection of the proposed dwelling.

We have made periodic visits to the site in order to assess that the foundations were being prepared in accordance with sound engineering practice and to the design requirements, as specified under NZS 3604.

Records taken on the site at the time of inspections and also by the contractor at other times are indicative of a satisfactory foundation having being constructed. It is therefore considered that the substructure is adequate to support the structural load from the building as designed.

A copy of the site inspection report for the foundation installation is attached.

Yours faithfully

Mark T Mitchell Ltd

Consulting Geotechnical Engineer

c.c. Pro-Build
PO Box 10400
Te Rapa
Hamilton

BRANZ
THE RESOURCE CENTRE FOR BUILDING EXCELLENCE

SHEET A

Name: GILES

CONFIDENTIAL

1

Location of STOREY: foundation / single / upper of two / (lower of two)

SITE WIND ZONE: (Table 2.4) low / medium / (high) / very high

EARTHQUAKE ZONE: (Fig 2.2, Table 2.3) A / B / (C)

SITE ADDRESS

City/Town or District: HAMILTON

Street and Number: FREISIAN PL

or

LOT and D.P. Number: LOT 32

ST/TR	Design	BL	P. & D.	Stat P.	Date	AMENDED PLANS

2 FOR EARTHQUAKE

Roof weight: (light) / heavy

Average Roof Pitch: 30°

Type of Cladding: light / (heavy)

Earthquake zone: C

Storey in Roof space: yes / (no)

E = 4.0 B.U.'s/m²

3 FOR WIND

Building Height: 6.5 m

Roof Height 2.4 m

Storey Height 2.4 m

Design Wind Speed —

W along = 96 B.U.'s/m

W across = 96 B.U.'s/m

PLAN REVIEW

RECEIVED 7 AUG 1998

4

ROOF or BUILDING LENGTH BL = 19.9 m

ROOF or BUILDING WIDTH BW = 10 m

GROSS ROOF or BUILDING PLAN AREA GPA = 170 m²

5

EARTHQUAKE LOAD (ACROSS and ALONG) E x GPA = 170 x 4 = 680 B.U.'s

WIND LOAD: ACROSS W x BL = 96 x 19.9 = 1911 B.U.'s

WIND LOAD: ALONG W x BW = 90 x 10 = 900 B.U.'s

BRANZ
THE RESOURCE CENTRE FOR BUILDING EXCELLENCE

CONFIDENTIAL

SHEET B

ALONG

1	2	3	4	5	6	7	8	9	10
						WIND		EARTHQUAKE	
LOCATION OF STOREY	Wall or Bracing Line	Minimum Required	Bracing Element Identification	Bracing Type	Length of Element (m)	Rating /m	B.U.'s Achieved	Rating /m	B.U.'s Achieved
FOUND	A		1	CP4	·8	97	77	95	76
			2	CP4	·8	97	77	95	76
SINGLE STOREY									
	B		15	GIB 2	3·0	80	240	70	210
UPPER STOREY									
	C		13	GIB 2	2·4	75	180	60	144
LOWER STOREY			14	BR 1	2·9	72	172	59	141
	D		11	GIB 2	2·4	75	180	60	144
			12	BR 7	1·0	145	145	148	148
	E		8	CP4	1·0	97	97	95	95
			9	CP4	1·0	97	97	95	95
(Use one sheet for each storey)						Total Achieved	1265 ✓	Total Achieved	1129 ✓
						Total Required	900	Total Required	880

STR	Design	BL	P. & D.	Stat P.	Date	AMENDED PLANS

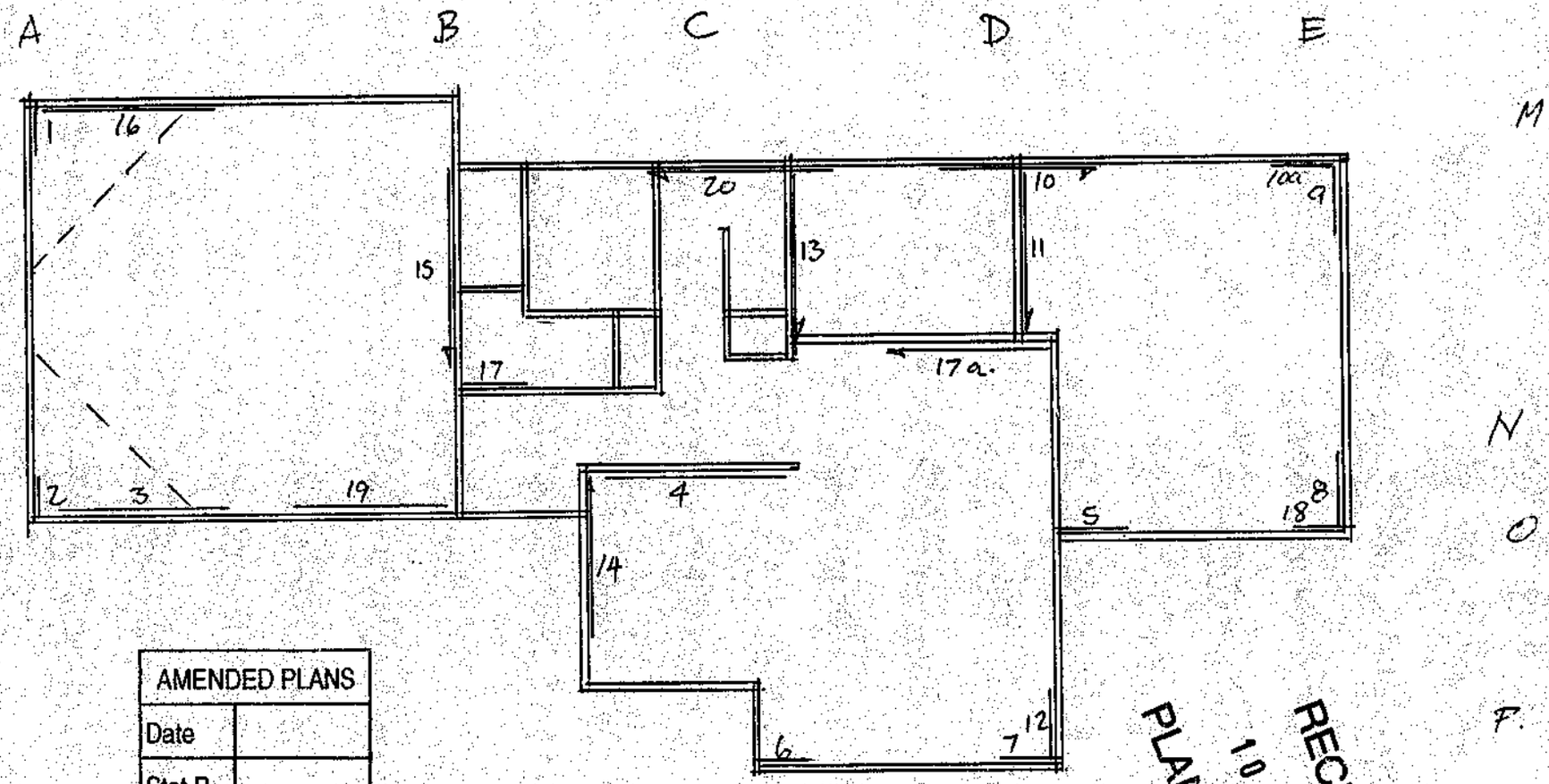
ACROSS

1	2	3	4	5	6	7	8	9	10
						WIND		EARTHQUAKE	
LOCATION OF STOREY	Wall or Bracing Line	Minimum Required	Bracing Element Identification	Bracing Type	Length of Element (m)	Rating /m	B.U.'s Achieved	Rating /m	B.U.'s Achieved
FOUND	M		10	BR1	2·4	72	172	59	141
			16	GIB1	2·4	75	180	50	120
			20	GIB1	2·4	75	180	50	120
SINGLE STOREY			10a	BR7	1·2	145	174	148	177
	N		3	GIB1	2·4	75	180	50	120
			4	GIB2	3·0	80	240	70	210
UPPER STOREY			17	BR6	1·2	150	180	110	132
			19	GIB1	2·4	75	180	50	120
LOWER STOREY	O		17a	GIB2	2·4	75	165	60	132
			5	BR7	1·0	145	130	148	133
			18	BR	·9	145	130	148	133
	P		6	CP4	·8	97	77	95	76
			7	CP4	·8	97	77	95	76
	Q								
(Use one sheet for each storey)						Total Achieved	2065 ✓	Total Achieved	1690 ✓
						Total Required	1911	Total Required	1880

PLAN REVIEW
RECEIVED
18 AUG 1998

BRACING PLAN 1:100

NOTE!
ALL BRACING TO COMPLY WITH NZS 3604 & MANUFACTURE'S RECOMMENDATIONS.



CONFIDENTIAL

AMENDED PLANS	
Date	
Stat P.	
P. & D.	
BL	
Design	
ST/TR	

RECEIVED
10 AUG 1998
PLAN REVIEW

BRANZ
THE RESOURCE CENTRE FOR BUILDING EXCELLENCE

SHEET A

Name: GILES.

CONFIDENTIAL

1

Location of STOREY	foundation single upper of two lower of two
SITE WIND ZONE: (Table 2.4)	low / medium high / very high
EARTHQUAKE ZONE: (Fig 2.2, Table 2.3)	A / B / C

SITE ADDRESS

City/Town or District: HAMILTON

Street and Number: FRESIAN PLACE.

or

LOT and D.P. Number: LOT 32

2 FOR EARTHQUAKE

Roof weight :	light / heavy	E = 2.0 B.U.'s/m²
Average Roof Pitch: 30°		
Type of Cladding:	light / heavy	
Earthquake zone: C		
Storey in Roof space:	yes / no	

3 FOR WIND

Building Height:	6.4 m	W along = 73 B.U.'s/m
Roof Height	1.8 m	W across = 63 B.U.'s/m
Storey Height	2.4 m	
Design Wind Speed	—	

PLAN REVIEW
10 AUG 1998
RECEIVED

AMENDED PLANS
Date
Stat P
P. & D.
RI
Design
BT/PR

4

ROOF or BUILDING LENGTH	BL =	13 m
ROOF or BUILDING WIDTH	BW =	6.2 m
GROSS ROOF or BUILDING PLAN AREA	GPA =	80. m²

5

EARTHQUAKE LOAD (ACROSS and ALONG)	E x GPA =	2 x 80	= 160 B.U.'s
WIND LOAD: ACROSS	W x BL =	63 x 13	= 819 B.U.'s
WIND LOAD: ALONG	W x BW =	73 x 6.2	= 453 B.U.'s

BRANZ
THE RESOURCE CENTRE FOR BUILDING EXCELLENCE

CONFIDENTIAL

SHEET B

ALONG

1	2	3	4	5	6	7	8	9	10
						WIND		EARTHQUAKE	
LOCATION OF STOREY	Wall or Bracing Line	Minimum Required	Bracing Element Identification	Bracing Type	Length of Element (m)	Rating /m	B.U.'s Achieved	Rating /m	B.U.'s Achieved
FOUND	A		1	GIB1	2.8	75	210	50	140
SINGLE STOREY									
UPPER STOREY	B		4	BR4	1.2	100	120	85	102
LOWER STOREY	C		7	GIB2	2.4	75	180	60	144
			12	GIB2	2.4	75	180	60	144
	D		9	GIB1	2.4	55	132	50	120
			10	GIB1	2.4	55	132	50	120
	E								
(Use one sheet for each storey)						Total Achieved	954 ✓	Total Achieved	770 ✓
						Total Required	453	Total Required	160

ACROSS

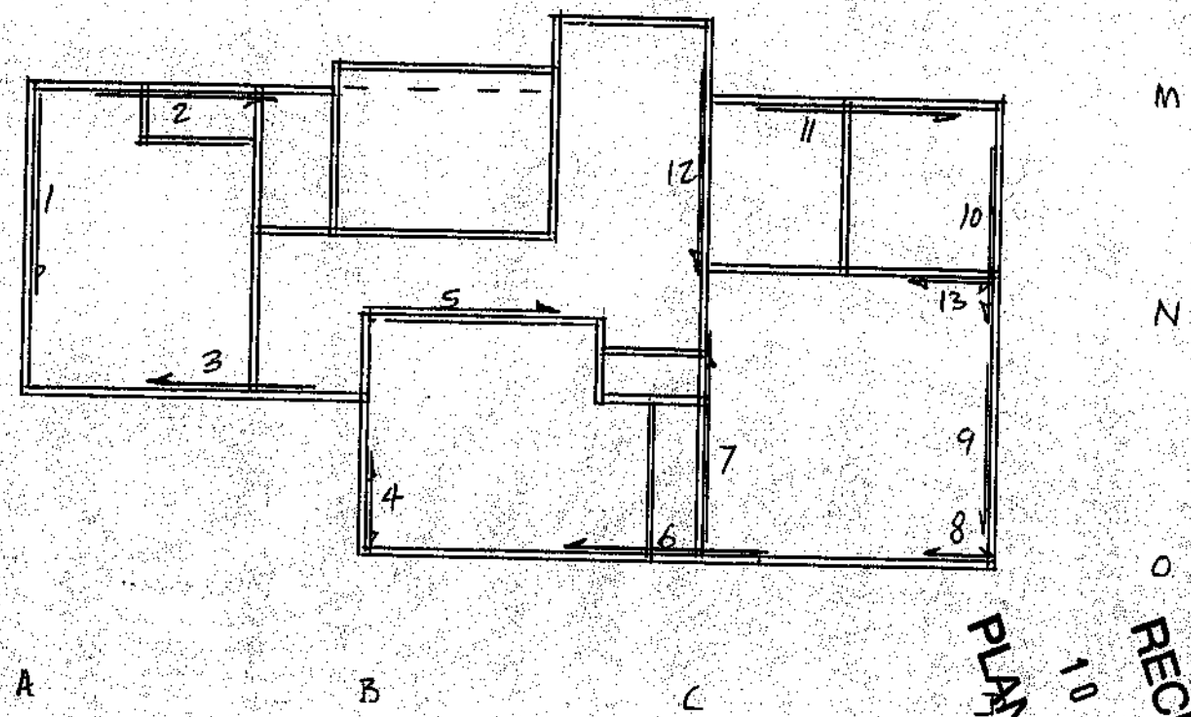
1	2	3	4	5	6	7	8	9	10
						WIND		EARTHQUAKE	
LOCATION OF STOREY	Wall or Bracing Line	Minimum Required	Bracing Element Identification	Bracing Type	Length of Element (m)	Rating /m	B.U.'s Achieved	Rating /m	B.U.'s Achieved
FOUND	M		2	BR1	2.4	72	172	59	141
			11	GIB1	3.8	75	285	50	190
SINGLE STOREY									
UPPER STOREY	N		3	GIB1	[illegible]	[illegible]	132	50	120
			5	GIB2	[illegible]	75	165	60	132
			13	BR4	[illegible]	[illegible]	[illegible]	85	85
LOWER STOREY	O		6	GIB1	2.4	55	132	50	120
			8	BR4	[illegible]	[illegible]	[illegible]	85	76
	P								
	Q								
(Use one sheet for each storey)						Total Achieved	1076 ✓	Total Achieved	864 ✓
						Total Required	819	Total Required	160

AMENDED PLANS
Date
Stat P.
P.&D.
Design
RECEIVED
PLAN NUMBER

UPPER FLOOR BRACING 1:100

NOTES:

ALL BRACING TO COMPLY WITH NZS 3604 AND MANUFACTURE'S REQUIREMENTS



AMENDED PLANS	
Date	
Stat P.	
P. & D.	
BL	
Design	
ST/TR	

RECEIVED
10 AUG 1998
PLAN REVIEW
CONFIDENTIAL

GILES RESIDENCE LOT 32 FRIESIAN PL. HAMILTON.

DRAWN G. HODGSON 025 2477560 APRIL 98.

AMENDED PLAN.

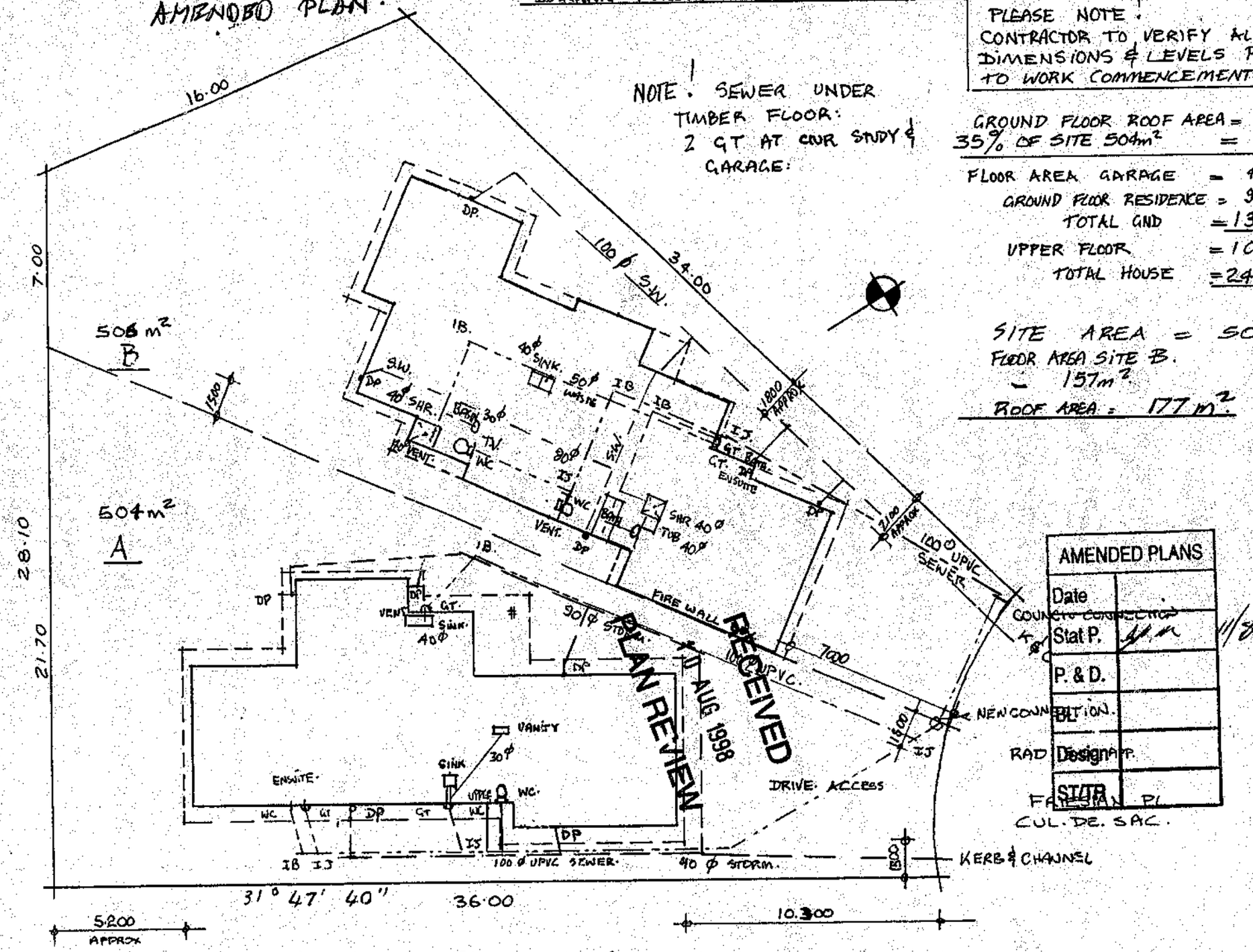
PLEASE NOTE! CONTRACTOR TO VERIFY ALL DIMENSIONS & LEVELS PRIOR TO WORK COMMENCEMENT.

NOTE! SEWER UNDER TIMBER FLOOR: 2 GT AT CNR STUDY & GARAGE.

GROUND FLOOR ROOF AREA = 174.04 m²
35% OF SITE 504m² = 176.4 m²

FLOOR AREA GARAGE = 40.92 m²
GROUND FLOOR RESIDENCE = 96.84 m²
TOTAL GND = 137.76 m²
UPPER FLOOR = 102.31 m²
TOTAL HOUSE = 240.07 m²

SITE AREA = 506 m²
FLOOR AREA SITE B. = 157m²
ROOF AREA = 177 m².



SITE PLAN 1:200

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FRIESIAN PL
CUL-DE-SAC.

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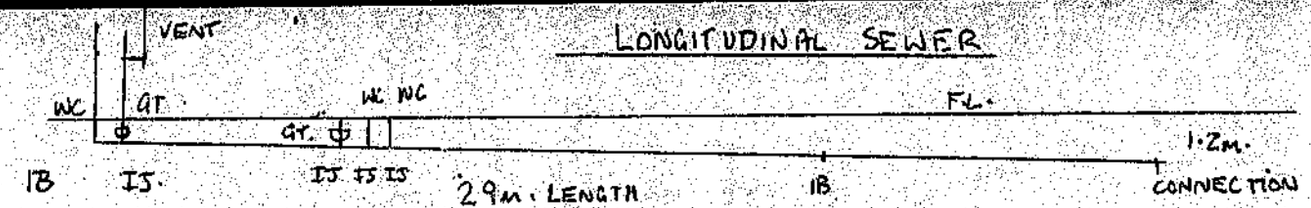
LONGITUDINAL SEWER



29m. LENGTH
FALL 1:40 MIN

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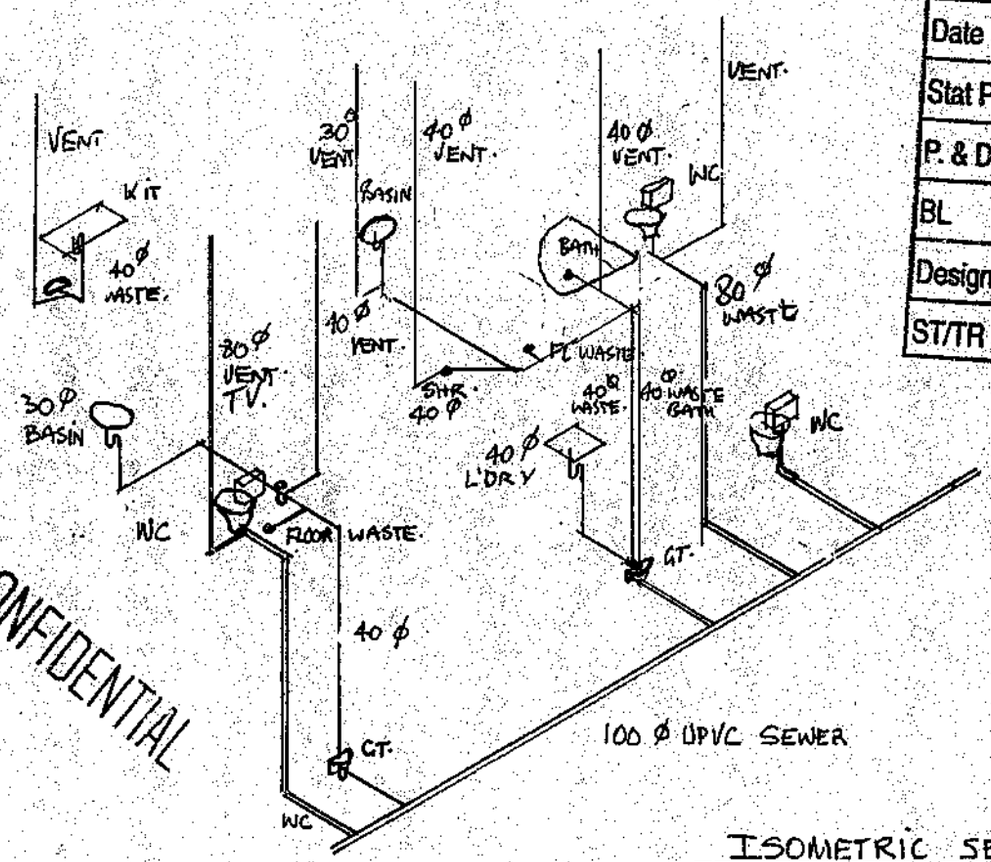

ISOMETRIC SEWER. 1:100.

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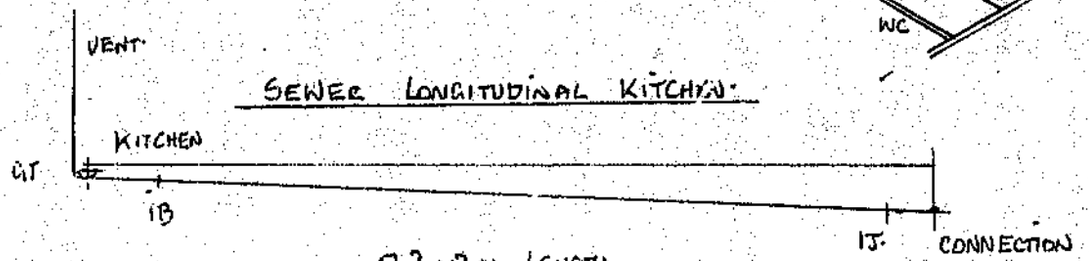
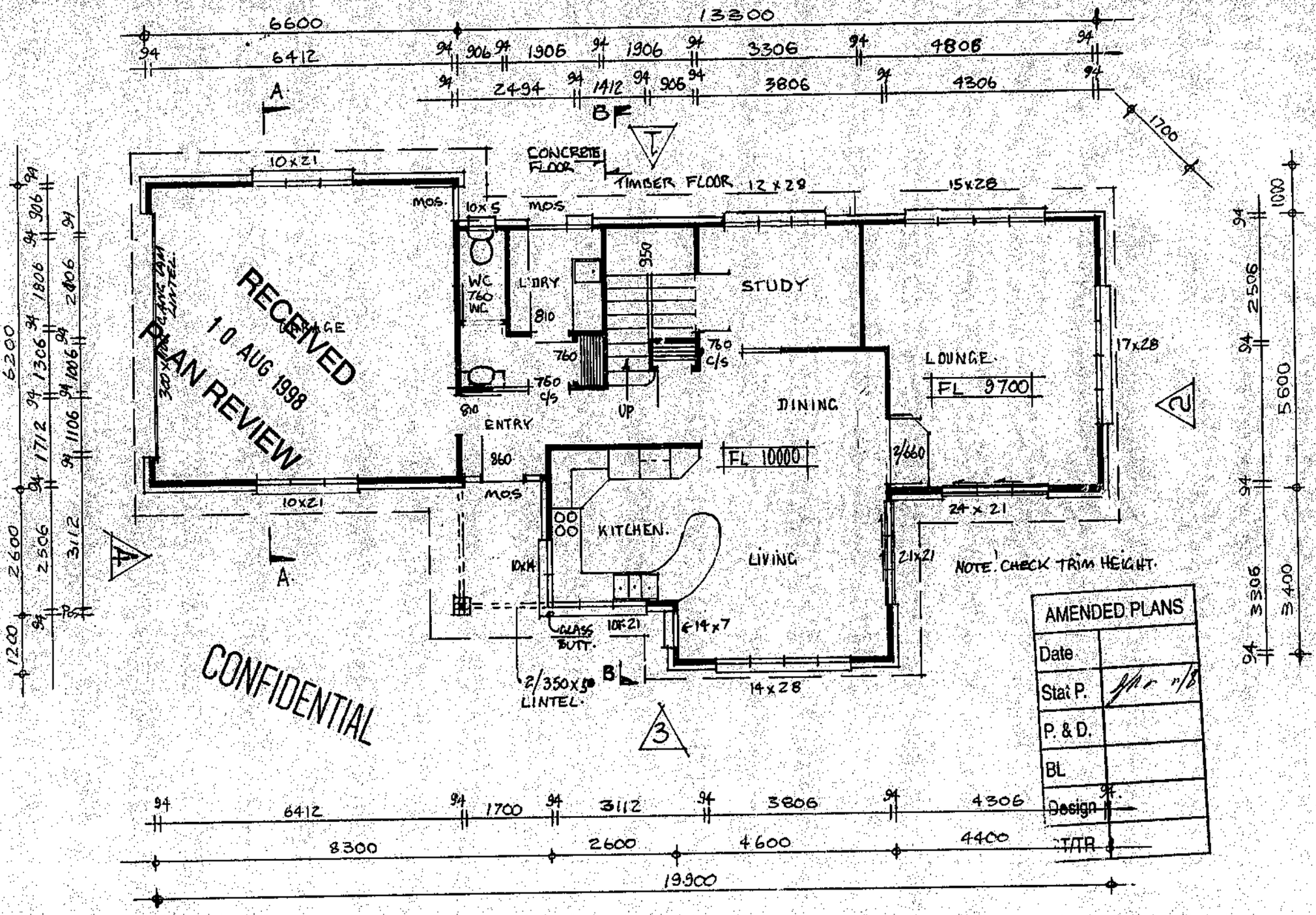
SEWER LONGITUDINAL KITCHEN.



22.0m LENGTH
FALL 1:30

(1A)


13300
6600
6412
2494
1412
3806
4306
4806
1700
CONCRETE FLOOR
TIMBER FLOOR
10x21
MOS.
10x5
12x28
15x28
17x28
WC
760
L'DRY
810
STUDY
950
760
760 c/s
760 c/s
810
ENTRY
UP
DINING
LOUNGE
FL 9700
FL 10000
2/660
860
KITCHEN.
LIVING
24x21
21x21
10x21
10x14
14x7
14x28
GLASS BUTT.
2/350x50 LINTEL
NOTE. CHECK TRIM HEIGHT.
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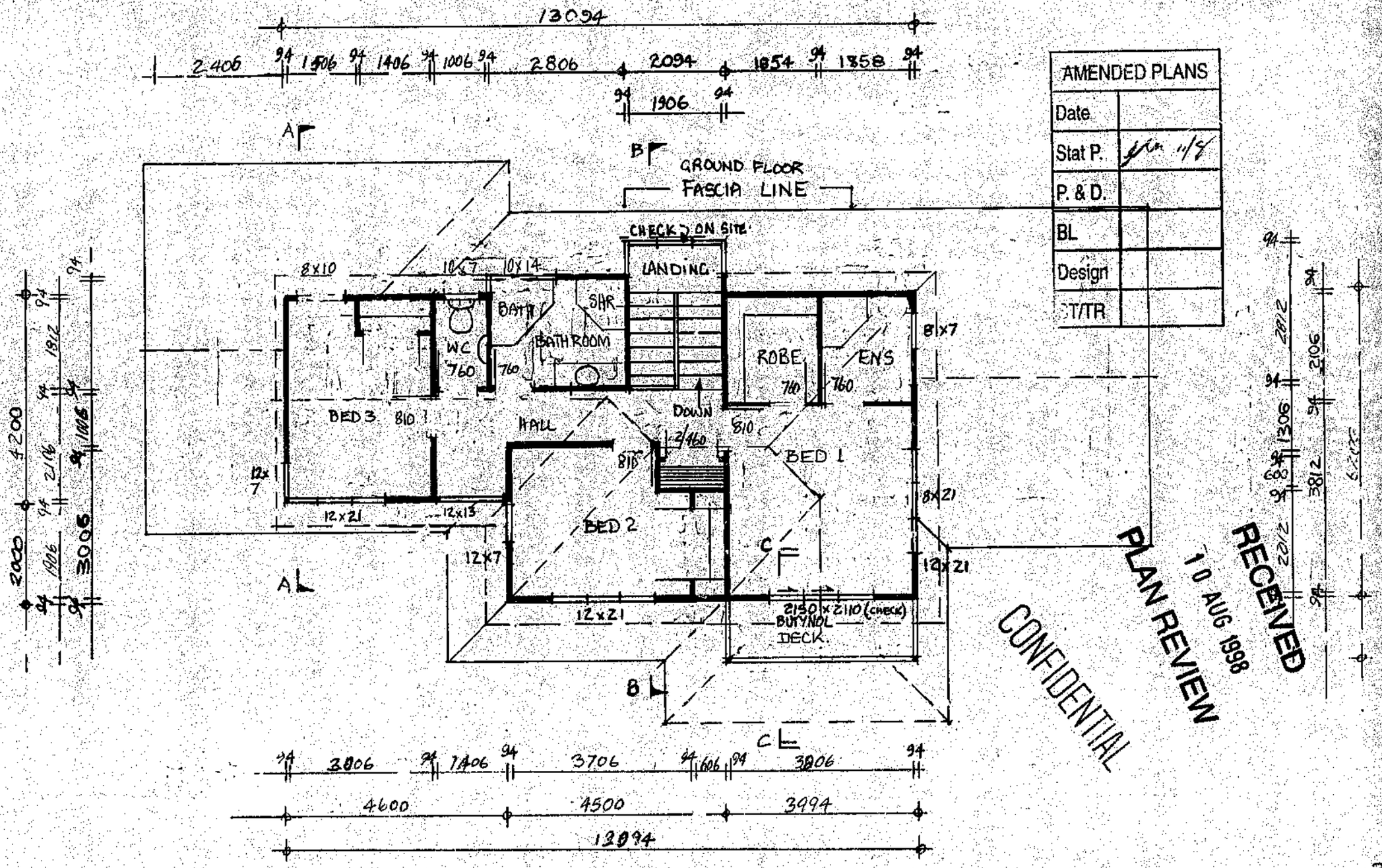
8300
2600
4600
4400
19900
6200
2600
1200
5600
3400

UPPER FLOOR PLAN 1:100



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UPPER FLOOR JOIST LAYOUT 1:100

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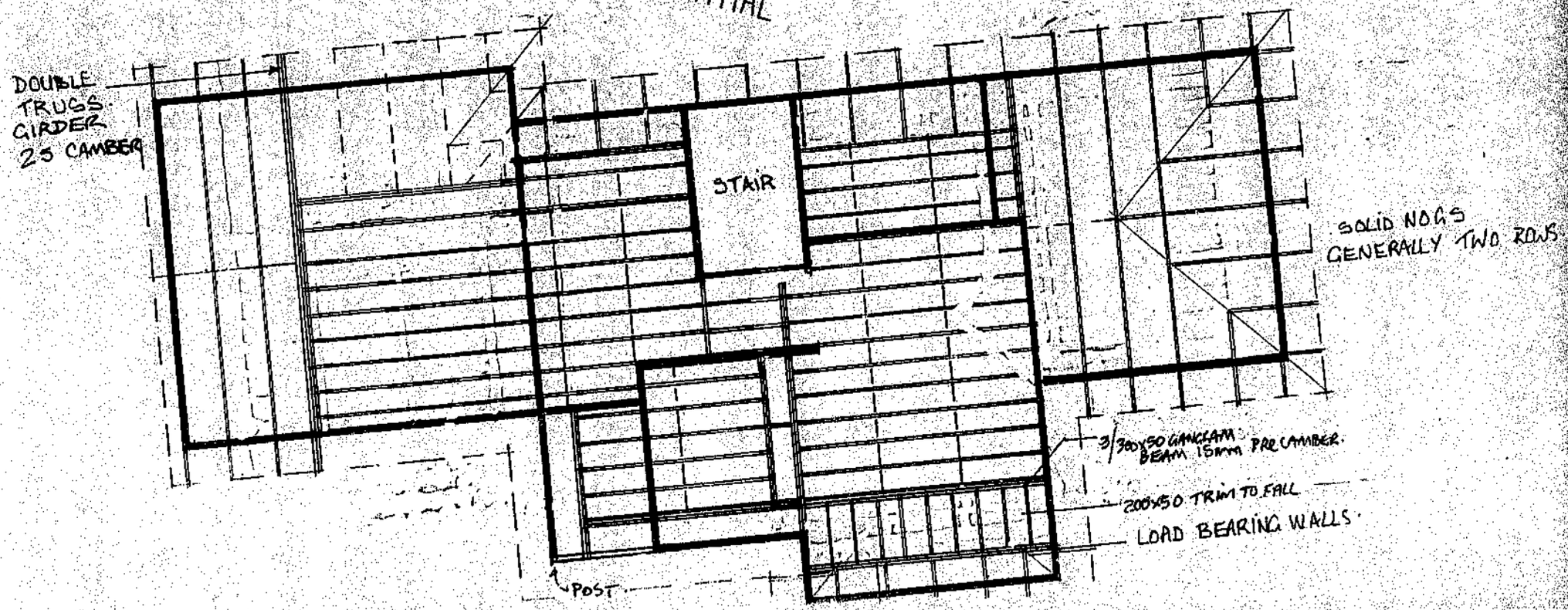

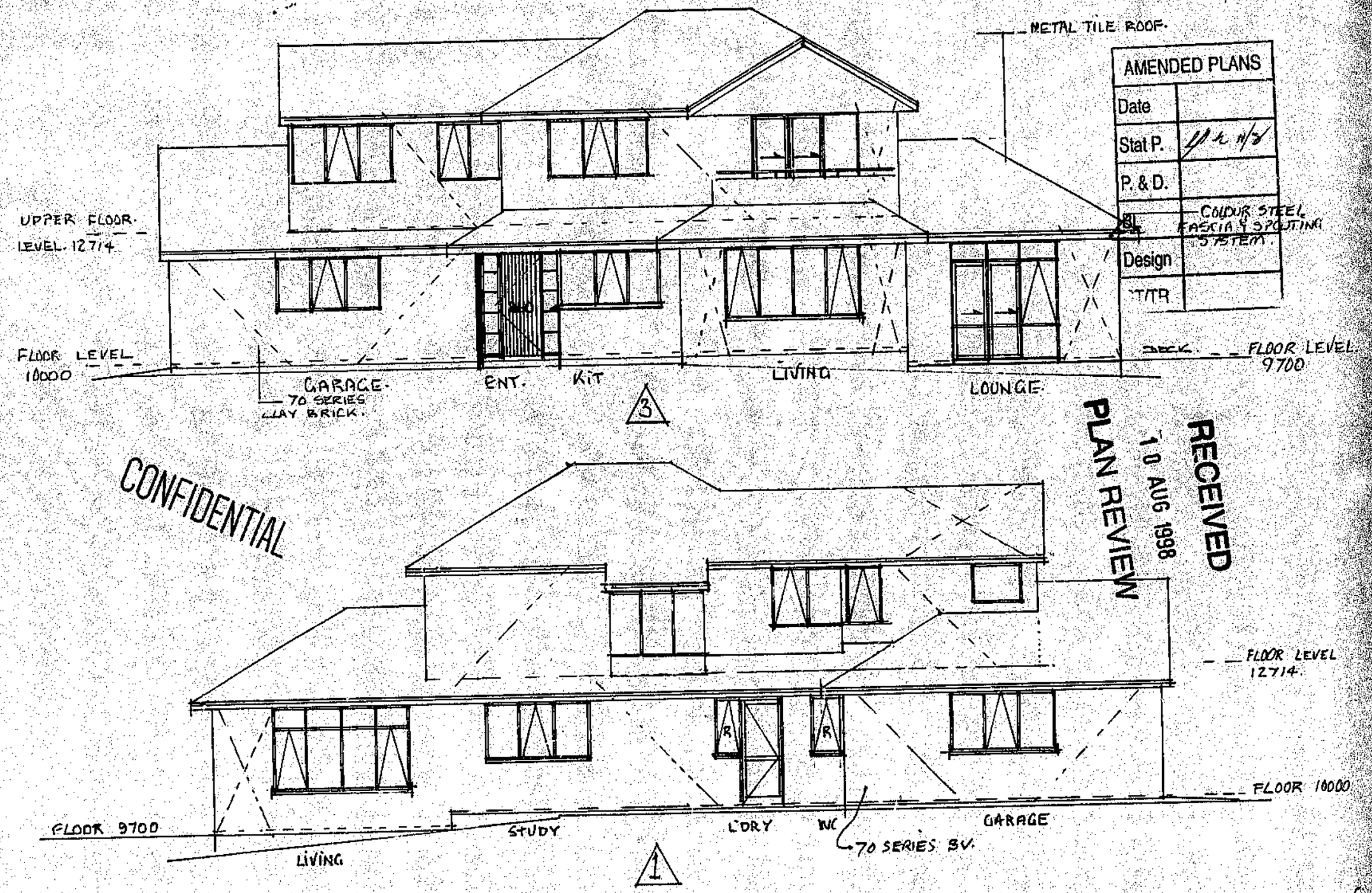

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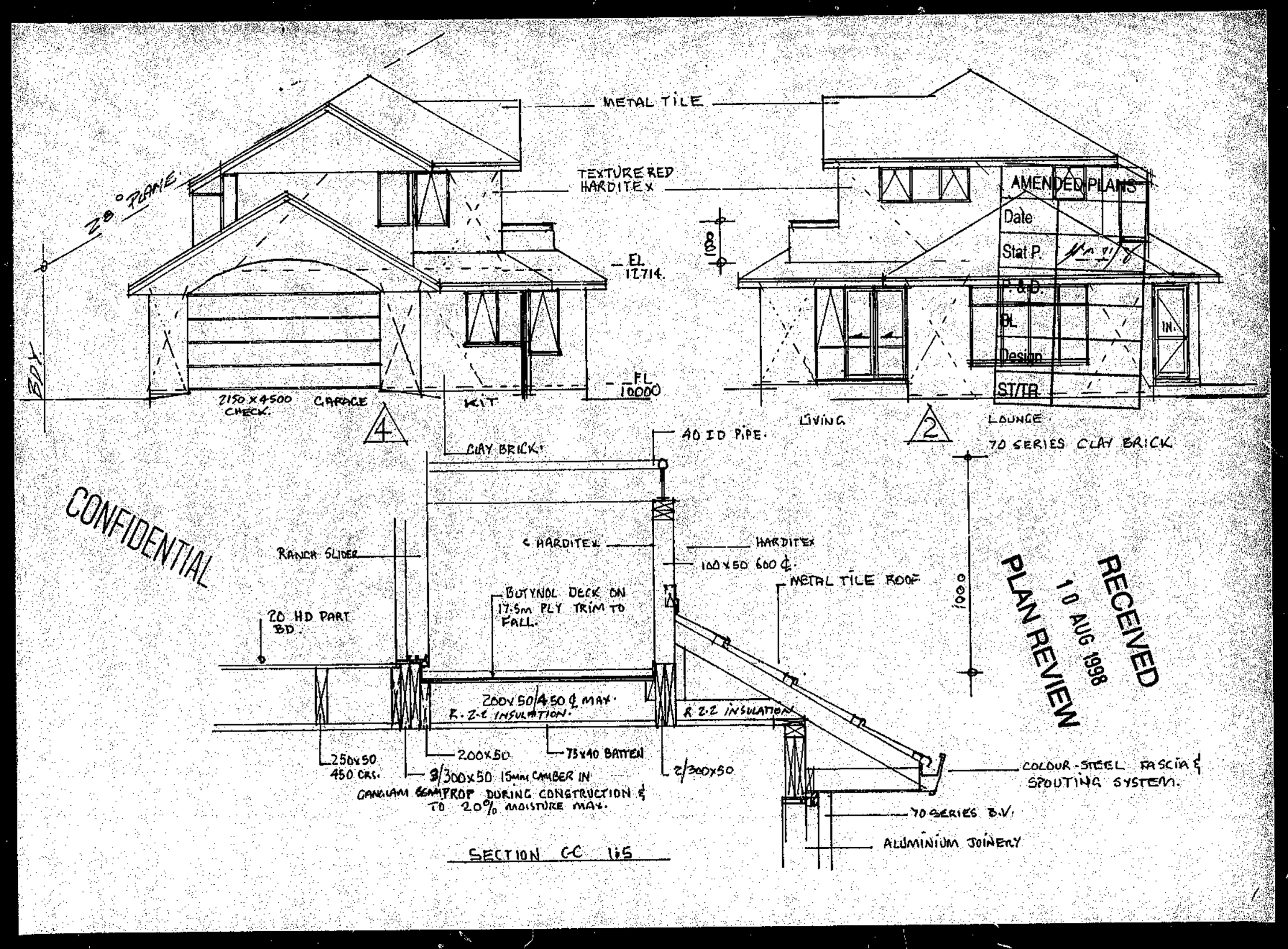
METAL TILE
TEXTURED HARDITEX
20° PLANE
EL 12.714
FL 10000
B.V.
2150 x 4500 CHECK.
GARAGE
KIT
4
LIVING
LOUNGE
2
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IN.
CONFIDENTIAL
CLAY BRICK
40 ID PIPE
70 SERIES CLAY BRICK
RANCH SLIDER
HARDITEX
100x50 600 ¢
METAL TILE ROOF
BUTYNOL DECK ON 17.5m PLY TRIM TO FALL.
20 HD PART BD.
1000
200x50/450 ¢ MAX.
R 2.2 INSULATION
R 2.2 INSULATION
250x50 450 CRS.
200x50
75x40 BATTEN
3/300x50 15mm CAMBER IN
2/300x50
GANGLAM BEAMPROP DURING CONSTRUCTION & TO 20% MOISTURE MAX.
COLOUR-STEEL FASCIA & SPOUTING SYSTEM.
70 SERIES B.V.
ALUMINIUM JOINERY
SECTION C-C 1:5
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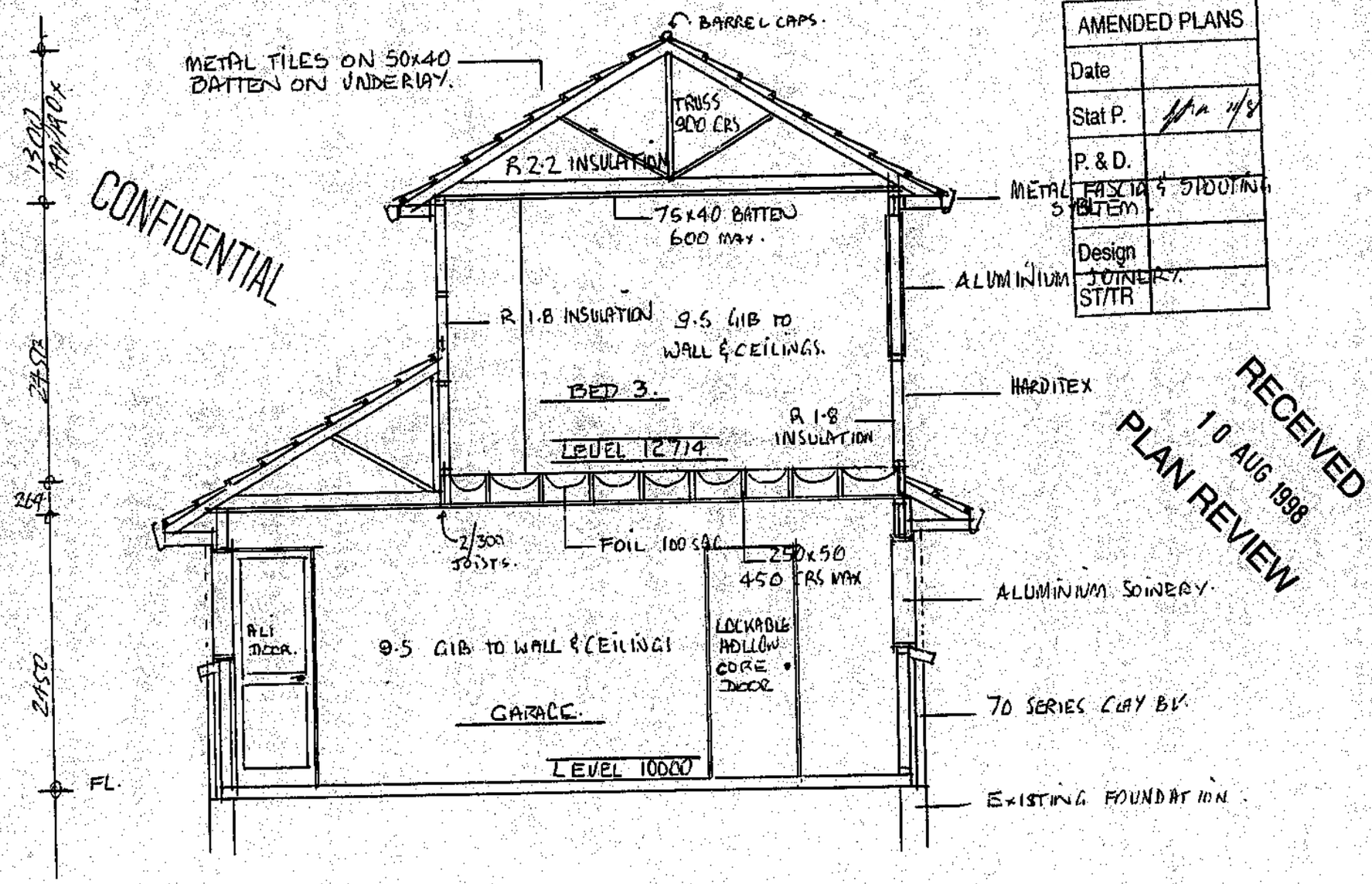

SECTION A.A. 1:50

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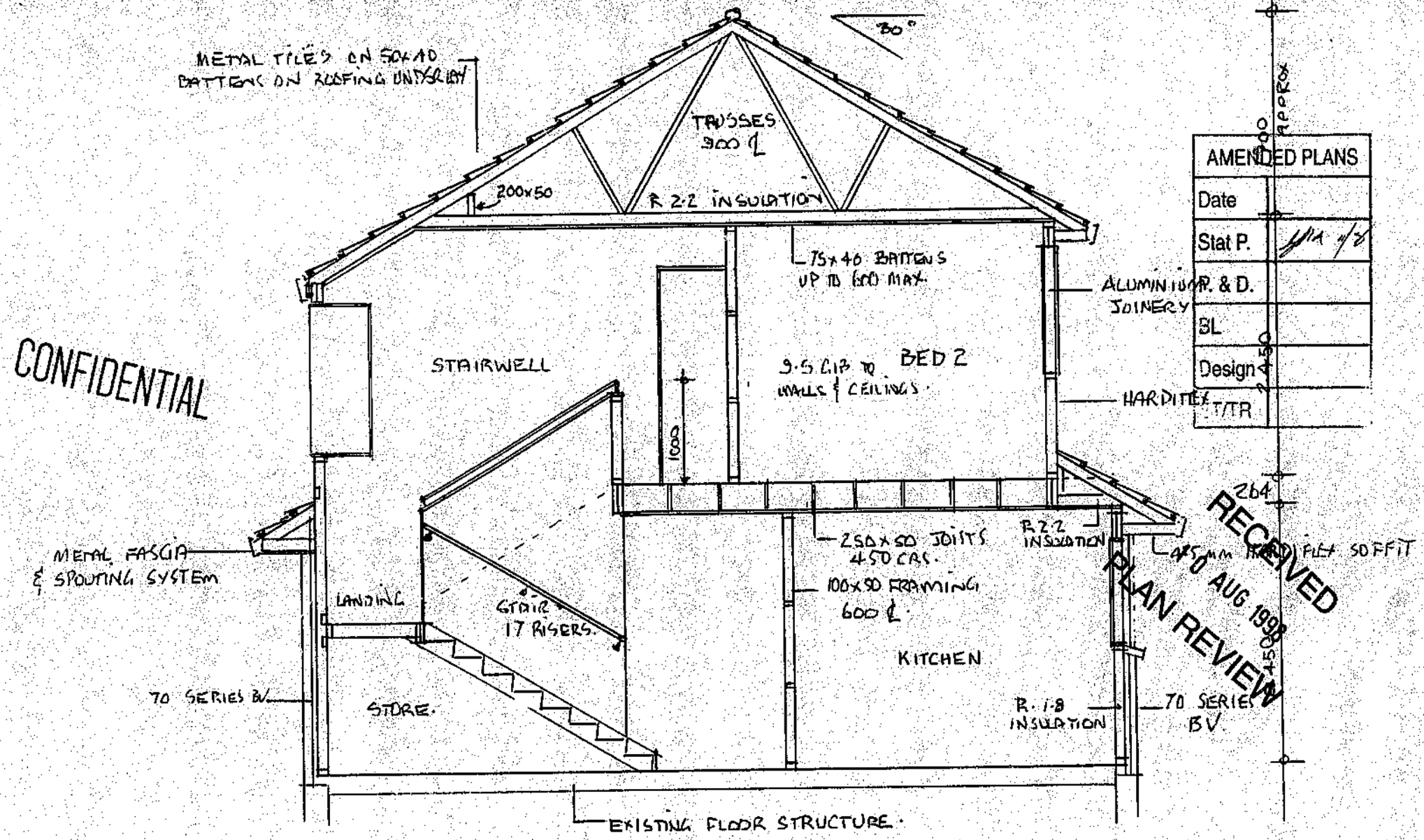
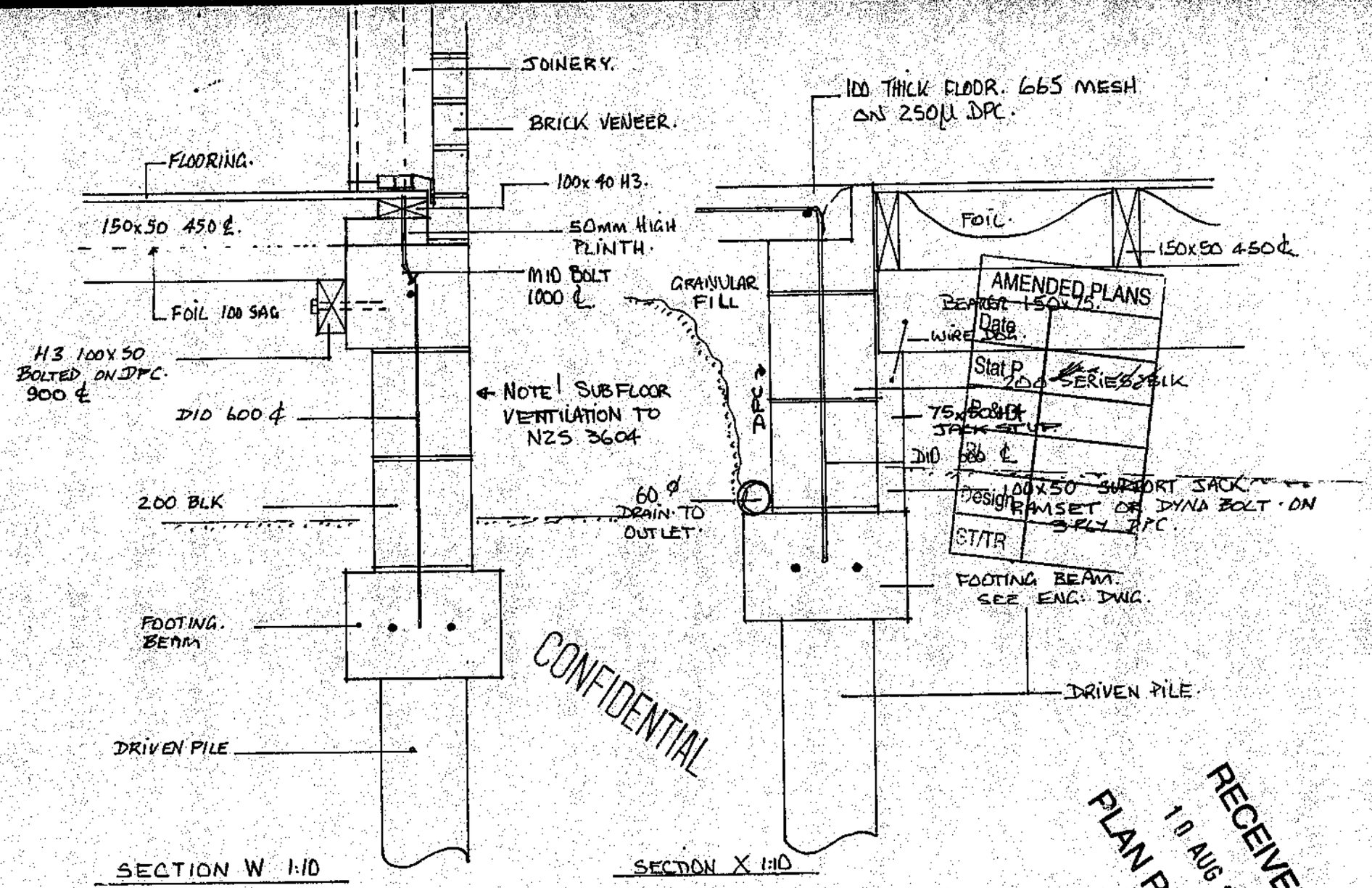
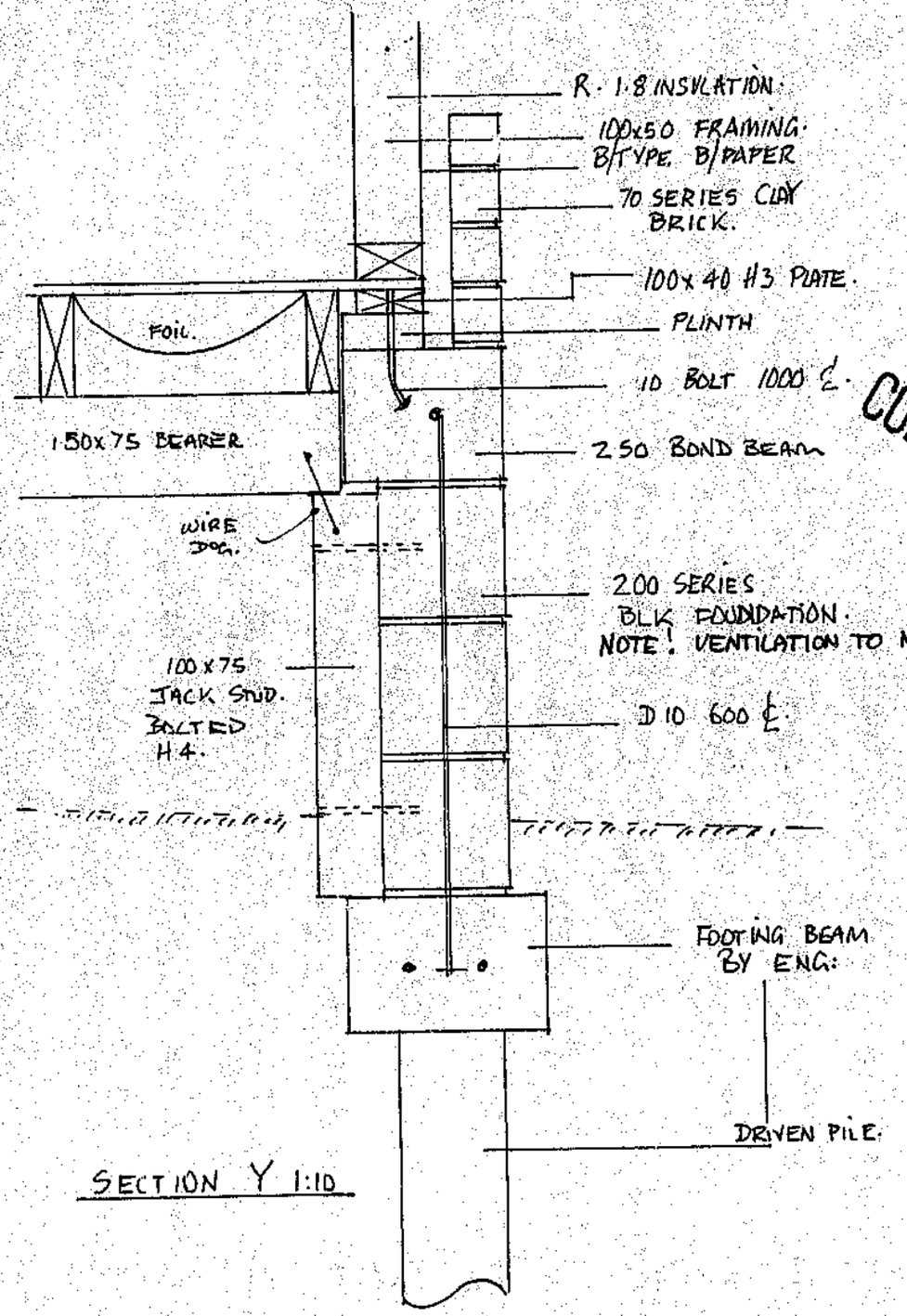


SECTION B B 1:50.

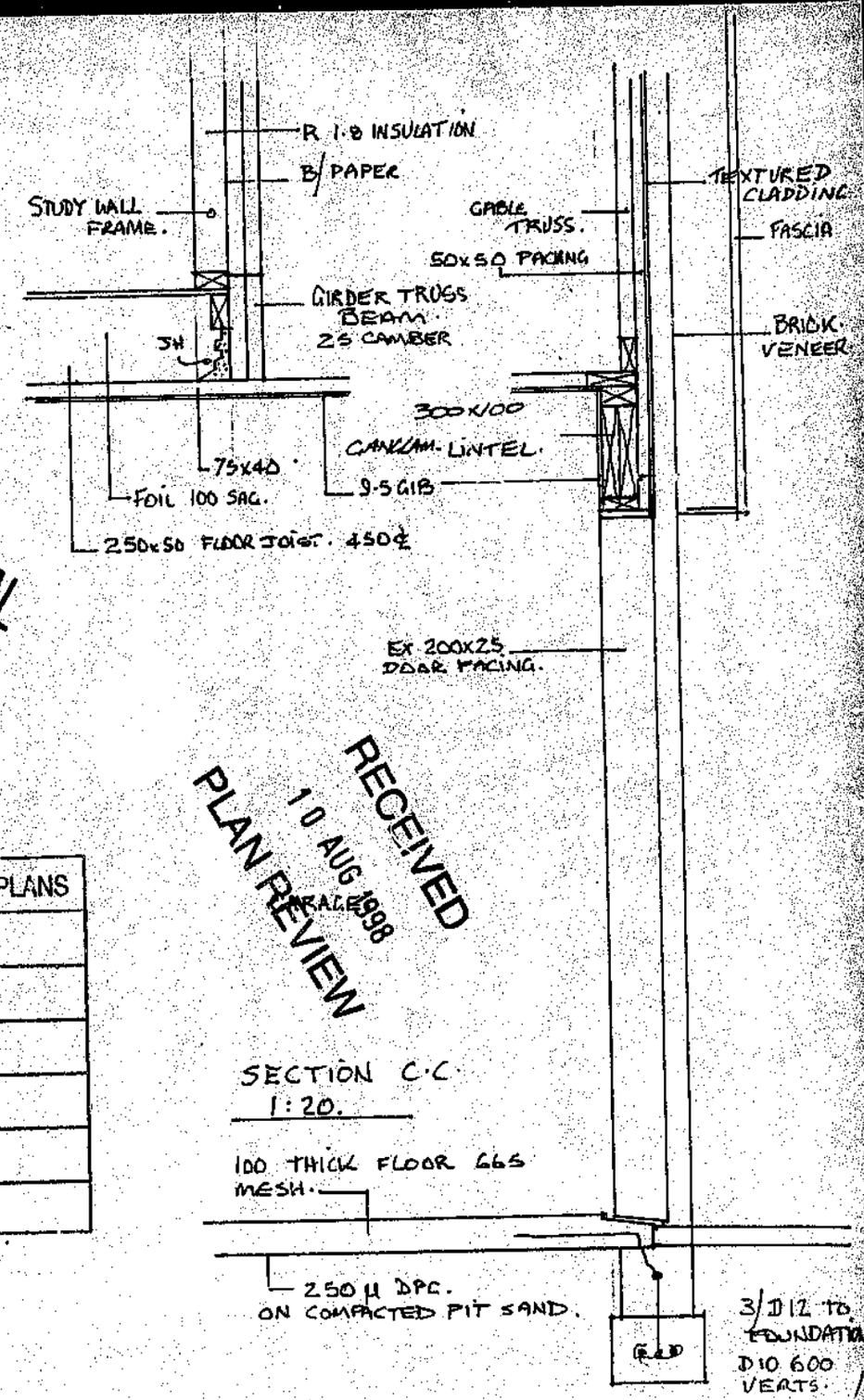


FOUNDATION DETAILS.

FRIESIAN PL 29 LOT 1 DPS 81421 BC 98/0920
NEW DWELLING & GARAGE CONFIDENTIAL 2/3



SECTION Y 1:10



SECTION C·C
1:20.

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GILES RESIDENCE
LOT 32 FRIESIAN PL

1	Preliminary and General
2	Excavations
3	Concrete Work
4	Masonry
5	Carpentry
6	Aluminium Joinery
7	Joinery
8	Roofing and Rainwater Plumbing
9	Plumbing and Gas Fitting
10	Drainage
11	Electrical Work
12	Tiling
13	Solid Plastering
14	Drywall
15	Painting and Decorating
16	Glazing
17	Floor Covering

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Preliminary and General

Interpretation

This document is a General Specification and is to be read in conjunction with the Plans, the Building Contract and the Schedule of this Specification. Where there is any contradiction between the Building Contract, the Plans, the Schedule and the Specification then the Building Contract shall take first precedence, the Schedule of the Specification 2nd preference, the Plans 3rd preference, and the Specification 4th preference.

"Contractor" includes subcontractors.

Scope of Work

The scope of the work is to construct, completely finish and maintain for a specified time the various works described or indicated on the plans, the Schedule, and in the Specifications including transport of all materials to the site, the supply of all necessary plant, scaffolding and tools, all carting and pay all charges in connection therewith.

Anything not included on the Plans or in the Schedule or the Specification shall be the responsibility of the Employer.

Trade Relations

This Specification is divided into trade sections for convenience and reference only. No claim will be admitted from any Contractor for work not specifically mentioned in a trade section but which is provided for elsewhere in the Specification, the Schedule or shown on the Plans. Should any Contractors consider that the work of other trades or the condition of any surface is not in a satisfactory condition to ensure a proper finish to his work, he shall report immediately to the Head Contractor, and shall not proceed until the necessary alterations or improvements have been made. Where this clause is not conformed with, no extra will be paid for re-doing work.

General Requirement

The Contractor shall comply with all relevant Acts, Regulations and the NZ Building Code..

Temporary Services

The Contractor shall arrange and pay for all necessary services and connections to carry out their work.

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Insurance

PUBLIC RISK INSURANCE

The Contractor undertakes to indemnity the Employer and the Head Contractor and to ensure against all claims for damage to property, or liability to persons which may arise out of or in consequence of the construction and maintenance of the subcontract works, temporary works or additional and/or ancillary works and against all claims, demands, proceedings, damages, costs, charges or expenses whatsoever in respect of in or relation thereto. The minimum amount of Public Risk Insurance shall be one million dollars.

Consents

The Employer is responsible for obtaining all consents required to enable the construction, including consents under the Building Act and the Resource Management Act.

Inspection of Site

The Contractor is required to visit the site to ascertain the ground contours in relation to the proposed building.

Protection of Property

Any trees, cultivated ground, building, plant etc. shall be protected from damage for the duration of the Contract and any damage whatsoever shall be made good to the satisfaction of the Employer and at the expense of the Contractor.

Scaffolding

All scaffolding that is to be erected for the work is to be in strict accordance with all legal requirements.

The Contractor shall be responsible for the supply of their own scaffolding complete for the proper carrying out of the work.

Cleaning

The Contractor is required to clean up after the completion of their respective work, and remove all waste materials and the like from the site. This shall apply to labour only contracts where materials are supplied by the Employer.

Access

Should access be required on any adjourning property or the use be required of land in common with an adjourning tenant for the Contractor to expedite any works to preform the contract, then it is the responsibility of the Employer to obtain such permission as necessary in writing and forward it to the Contractor. Any costs to the Contractor utilizing this facility is to be borne by the Employer whether it is for protection, maintenance, alteration, or construction requirements. Should it be necessary in the opinion of the Contractor, the Contractor may authorise a metalled access to be installed at the expense of the Employer.

Refer to the Schedule for any allowance for access metal.

Employer Inspection

Where the Employer is undertaking a part of the Contract Works or installing any fixture and fitting or in any way covering work done by the Contractor, the Contractor shall not be liable for the cost of removal and replacement of the fixture or fitting or material. The Employer shall be responsible for inspecting the work prior to undertaking any further works.

Workmanship

The work will be carried out in accordance with normal trade practice by competent tradesmen using equipment, materials and processes that are best suited for the purpose.

Protection of work

Allowance must be made for the protection of the roof as work proceeds and any other work where protection is required. Where, for any reason, Subcontractors find it necessary to cut, or in any way deform the roof/sheeting, then the method of flashing or protecting the opening shall be to the satisfaction of the Head Contractor.

EXCAVATION

Preliminary

Read the General Conditions of Contract and the Preliminary and General Section of this Specification which are equally binding. This Section of the Specification shall be read in conjunction with the Schedule and all other Sections.

Inspection

Inspect the site, check all ground, floor levels and ground contours.

Bulk excavation and excavation under concrete floors

All top soil shall be stripped from the area to be covered by the building and stockpiled on site. Where subsoil material is found to be soft or of inadequate bearing capacity the Employer shall be notified immediately and work shall not proceed until such time as the Employer provides instructions on the course of action to be followed.

Excavation for walls and footings

Excavate for all walls, foundation walls, and footings as described on the Plans. The bottom of all excavations shall be cut true and level and the sides shall be cut straight and plumb. The Contractor (or his representative) shall inspect the excavations at the level shown on the Plans and , if required by the Contractor, deepening, widening or other modification of the foundation trenches shall be made at this stage. In the event of any excavation being taken out too deeply, such portions shall be filled with low strength concrete at the excavator's expense. All excavations shall be kept clear of water and fallen material. Where necessary, secure and maintain the sides of the excavations by means of shoring, sheathing, planking and strutting etc.

Backfilling under concrete floors

Backfilling under concrete floors shall be in accodance with the NZ Building Code.

The surface of the gravel or rock fill shall be blinded and compacted in to a smooth dense finish suitable for receiving the damp proof membrane to be laid upon it.

Backfilling around drains

Backfilling of stormwater and sewer drains is carried out by the Drainlayer as part of that subcontract.

If granular fill is required behind any foundation or retaining wall this shall be supplied and placed by the excavator and priced as part of the bulk excavation as referred to in the Schedule.

CONFIDENTIAL

CONCRETE WORK

Preliminary

Read the General Conditions of Contract and the Preliminary and General Section of this Specification which are equally binding. This Section of the Specification shall be read in conjunction with the Schedule and all other Sections.

This section includes positioning and placing of all concrete necessary for the completion of the concrete footings, walls and floor slabs.

Concrete grade

All concrete shall have minimum strength of 17.5 MPA after 28 days unless otherwise specified.

Placing

Concrete shall be placed and cured in accordance with normal trade practice.

Floor slabs

All floor slabs to be laid to true and straight surfaces, screened, wood floated and finished with a steel float or power float to a fine finish. Thickness and reinforcing as detailed on the Plans.

Provide adequate vapour barrier as detailed on the Plans.

Vapour barrier

Under all ground floor slabs lay D.P.C membraine 0.25 mm black polythene film or "Moistop"or other acceptable alternative turned up or down at all walls, pipes, etc, and sealed with 50 mm wide pressure sensitive plastic tape to give complete seal. Lap all sheets 150 mm and seal with pressure sensitive plastic tape. Every precaution must be taken to prevent film from damage of any kind and any puncture must be repaired before concrete is poured.

Reinforcement

Reinforcement to be round mild steel plain or deformed rods and reinforcing mesh as shown or detailed on the Plans and shall be free from scale, loose rust, grease dirt, etc.

Distance of reinforcing from formwork and ground shall be maintained by spaces where required by the NZ Building Code.

Shrinkage control

Shrinkage control joints shall be made as required by the NZ Building Code.

Under slab services

Liaise and co-operate with the other trades over installation of services under or within the floor slab, i.e waste pipes and drains. Provide adequate holes, chases, and built in pipes and fittings as required by other trades.

Holding down bolts

Allow to build in all holding down bolts, plate ties pipes, wires etc, as required prior to the pouring of the concrete. Holding down bolts to be M10 bolts set min. 75 mm into concrete or M10 dowels bent at 90 degrees and set min 75 mm into the concrete with 75 mm length clinched over timber. Spacings in accordance with the NZ Building Code.

MASONRY

Preliminary

Read the General Conditions of Contract and the Preliminary and General Section of this Specification which are equally binding. This Section of the Specification shall be read in conjunction with the Schedule and all other Sections.

Materials

Masonary units to be supplied as specified in the Schedule. Bricks and blocks to be standard metric size.

Ties

Build in galvanised ties spaced at not more than 600 mm centres horizontally and every third course vertically.

Cavity

Maintain a 40 mm minimum cavity to be kept clear of all mortar droppings and to be drained and ventilated.

Workmanship

Lay on concrete footings and slabs and carry up in even heights with no part rising more than three courses above adjoining work. Bond angles and keep perpends true. Lay units in a stretcher bond with 6 mm thick joints. Rake out joints 12 mm as the work proceeds.

Mortar

Mortar to consist of sand and cement with plasticiser to a colour as specified in the Schedule, all mixed according to the manufacturer's specifications.

Reinforcement

Provide and place all steel reinforcement to masonry work as shown on the Plans.

Grouting

Fill all reinforced cavaties with concrete in accordance with the NZ Building Code.

CONFIDENTIAL

CARPENTRY

Preliminary

Read the General Conditions of Contract and the Preliminary and General Section of this Specification which are equally binding. This Section of the Specification shall be read in conjunction with the Schedule and all other Sections.

Timber treatment

All exotic softwood timbers (eg pinus sp.) and non-heart New Zealand native timbers shall be treated in accordance with the requirements of the NZ Timber Preservation Council Inc. as published by the Standards Association of New Zealand. Timber members shall be treated to the appropriate hazard index, depending upon their location.

Setting out

Ensure adequate profiles are erected to allow the correct set out of the dwelling in accordance with the Plans.

Construction

All materials are to be appropriate for their use and laid true to their various lines and levels and constructed in a proper tradesmanlike manner to make the whole of the works a sound construction in accordance with the NZ Building Code.

Piles

Piles to be either embedded in concrete or driven into ground as detailed in the Plans spaced at centres and with bearing capacities and in accordance with the New Zealand Building Code and timber piles to have a minimum treatment to H5. Ensure that the subfloor fixings and connections are in accordance with the NZ Building Code.

Damp proof course

All timber shall be separated from concrete or masonry by a continuous strip of two ply bituminous dampcourse where required by the NZ Building Code.

Bearers

Bearers shall be laid on edge in straight lines and fixed to piles in accordance with the NZ Building Code.

Floor joists

Shall be laid in straight lines on edge, have their top surface set to a common level, set out to suit the flooring and load bearing partitions in accordance with the NZ Building Code. Holes and notches shall be in accordance with the NZ Building Code.

Insulation

Install subfloor wall and roof insulation as detailed in the Plans and in accordance with NZ Building Code and the manufacturers instructions.

Flooring

Flooring as specified in the Schedule to be laid in accordance with the manufacturers instruction and normal trade practice. All joints and edges to be continuously supported by floor joists or dwangs cut between the floor joints. Nail to the NZ Building Code. On completion of the contract the floor, nails are to be punched and the floor finish sanded to the finish detailed in the schedule. Care must be taken that the flooring is not stained during construction.

Framing

Frame up in accordance with the NZ Building Code with all members in long lengths with joints made over solid bearings.

Studs

Studs are to be set out to accommodate wall lining sheets and are to be held to the plates in accordance with the NZ Building Code.

Bowed studs can be straightened with saw cut from one edge through to not further than 2/3rds of the width. Studs must be wedged and strapped in accordace with the NZ Building Code.

Bracing

Bracing shall be as detailed in the bracing schedule or as shown on the Plans and shall be fixed in accordance with the manufacturers recommendations.

Lintels

Lintels shall be set out as shown on the Plans and in accordance with the NZ Building Code.

CONFIDENTIAL

Roof framing

Provide and erect trusses and framing timbers all as shown on the Plans.

Ceiling framing

Frame ceilings true and level with members to suit ceiling materials as detailed. Trim openings for lights, grilles, roof-space access hatchway and ducts as detailed.

Eaves Runner or ribbon board to be nailed to studs over building paper.

Fascia and Barges to be fixed in position shown on the Plans to level and straight lines as detailed in the Schedule. Prime all the joints of all wooden facia.

Exterior cladding

Building Paper shall be fixed to the exterior face of framing or sheet bracing material, run horizontally lapped not less than 75 mm at the joins with upper sheets lapped over lower sheets extend from top plate to underside of the bottom plate or bearers / wall plate.

Install all exterior cladding as detailed in the Schedule in accordance with the Plans and the manufacturers recommendations.

Ensure all necessary flashings and waterproofing is in place.

Meter box

Ensure the weather proof installation of the meter box and the workmanlike finishing of the distribution board.

Garage door

Install garage door as detailed in the Schedule in accordance with the manufacturer's recommendation.

Doors to be left properly adjusted and in easy to operate condition.

Builder's ironmongery

Provide all nails, brads, screws, clips, straps, bolts, etc as required.

Insulation

Provide and neatly fit all insulation as specified in the Schedule in accordance with the manufacturer's recommendation and the NZ Building Code.

Base access door

Construct, fit and hang door to provide access to crawl space, sited in proximity to service amenities.

Decks

Construct decks in accordance with and to the type ana size shown on the Plans.

Erect handrails where shown on the Plans in accordance with the NZ Building Code.

Interior linings

Install all interior lining as detailed in the Schedule in accordance with the manufacturer's recommendation and the NZ Building Code.

Wet wall linings

Install wet linings as detailed in the Schedule and in accordance with the manufacturer's recommendations and the NZ Building Code.

Hardware

Suppy and fix hardware as specified in the Schedule.

Shower and bath

Set bath on cradle, frame up and line front. Finish wall linings around bath as detailed in the Schedule. Unless shown to the Plans, showers and baths in upper levels may, at the option of the Contractor be lifted up to 200 mm above floor and to have full width removable access panels to fronts.

Stairs

Stairs shall be constructed and fitted in accordance ith the NZ Building Cobe and normal trade practice. Form landings where shown on the Plans.

Shower lining

Line shower unit as detailed in the Schedule and in accordance with normal trade practice. Where shower is indicated over bath, fix wall lining as specified in the Schedule.

Wardrobes and cupboards

Fit one 300 mm shelf and 20 mm galvanised pipe hanging rail in each wardrobe and four ex 75 x 25 mm slatted shelves in hot water cupboard. Shelving to pantry either five shelves or fitted as part of prefabricated unit. Fit 4 shelves to linen cupboard (s) where shown on Plans.

Ceiling access

A removable access panel shall be provided to all ceiling spaces.

Building in fittings

Dwang for and build in the various fittings as supplied under "Plumber", "Joiner" etc. Fix all other associated finishing trim and mouldings as required.

Skirtings architraves cornices and finishing moulds

Install Skirting Architraves Cornices and Finishing Moulds as detailed in the Schedule to be scribed as fitted at internal corners, external corners to be mitred.

Joinery

Install all joining supplied items in accordance with the manufacturers recommendations. Prime or seal joinery in accordance with normal trade practice.

Mirrors

Supply and install mirrors as detailed in the Schedule.

CONFIDENTIAL

ALUMINIUM JOINERY

Preliminary

Read the General Conditions of Contract and the Preliminary and General Section of this Specification which are equally binding. This Section of the Specification shall be read in conjunction with the Schedule and all other Sections.

Scope

This Section of the work amounts to the supply and delivery to the site of:

* domestic aluminium sections fabricated into finished frames ready for installation by the Main Contractor on site as detailed in the Schedule.
* sashes on friction stays.
* Window catches.
* glazing.
* adjustable vents as indicated on the Schedule.

Workmanship

Aliminary Joinery shall be constructed in accordance with the NZ Building Code.

Flashings

All exterior door and window flashings are to be aluminium and supplied by the joinery manufacturer and fixed by the carpenter.

Glazing

All glazing shall be in accordance with the NZ Building Code.

Roof Lights

Installed and flashed as detailed in the Schedule in accordance with the manufacturers recommendation and in accordance with the NZ Building Code.

JOINERY

Preliminary

Read the General Conditions of Contract and the Preliminary and General Section of this Specification which are equally binding. This Section of the Specification shall be read in conjunction with the Schedule and all other Sections.

Scope of work

The work of this section comprises all joinery work and related items necessary to complete the works (as specified in the Schedule) including the following:

1 Interior and exterior timber doors and frames.
2 Interior joinery and fittings.
3 Other miscellaneous items.

Measurement

In general, doors, windows and interior units shall be manufactured to the dimensions listed in the Schedule or shown on the Plans, but in all cases these dimensions shall be verified by the Joiner by site measurement prior to manufacture. In no circumstances may dimensions be scaled from the Plans.

Glazing

All glazing shall be in accordance with the NZ Building Code.

Workmanship

All joinery shall be factory made in accordance with normal trade practice by competent tradesmen and in accordance with the NZ Building Code.

Pre-hanging

The joiner shall allow to pre-hang all doors in their respective frames and deliver to site for fixing in position by the carpenter.

ROOFING AND RAINWATER PLUMBING

Preliminary

Read the General Conditions of Contract and the Preliminary Section of this Specification which are equally binding. This Section of the Specification shall be read in conjunction with the Schedule and all other Sections.

Scope

This Section of the work consists of:

1 The provision, laying, fixing and finishing of roofing as specified in the Schedule.
2 Supply and installation of battens.
3 The provision of underlays to the roofing.
4 The provision of various metal flashings.
5 The provision of spouting and downpipes to convey rainwater to ground level where it becomes the responsibility of other trades.

Workmanship

All work shall be carried out by an experienced roofing contractor. The work shall be carried out in accordance with normal trade practice, the Plans, the Specification, and the New Zealand Building Code. It shall be the responsibility of the Roofing Contractor to refer to the manufacturer's literature and consult with the manufacturer to ensure that the work is carried out in accordance with the manufacturer's recommendations. The entire roof shall be weatherproof.

Guarantee

The Roofing Contractor shall furnish the Head Contractor with a written guarantee against faulty workmanship in the performance of his work for two years commencing from the date of the issuing of the Final Certificate.

On Completion

On Completion of his work the Roofing Contractor shall clean down and remove all stains, metal filings and other debris from the roof surface.

Valley Flashings and Skylight Flashings

The Roofing Contractor is responsible for all barge ridge, valley and internal gutters and apron flashings including skylights.

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PLUMBING AND GAS FITTINGS

Preliminary

Read the General Conditions of Contract and the Preliminary and General Section of this Specification which are equally binding. This Section of the Specification shall be read in conjunction with the Schedule and all other Sections.

All work shall be done in accordance with all relevant legislation.

Workmanship

Workmanship shall be in accordance with normal trade practice and the NZ Building Code. All materials and equipment shall be installed free from damage, rust, scale or any defect whatsoever. Equipment shall be installed plumb, level and regular/symmetrical unless obviously intended otherwise. All pipework shall be concealed within framing where possible with water pipes set out in straight runs with easy bends. Ensure electrolytic corrosion is avoided.

Waste Pipes and Traps

Waste pipes shall be provided and fitted by the plumber. Trap all fittings to wastes.

Water Heater

Provide storage water heater as detailed in the Schedule and fit sesmic strapping where required.

The Plumber shall install as detailed on the Plans and in according to the Manufacturer's instructions.

The plumber shall allow to connect cylinder to cold water supply with all necessary fittings and valves including tempering valves and run to sink, basins, showers, bath and tub. Allow to run individual branch to each shower.

Hose Taps

Supply and fit two external brass hose taps.

Cold Water Supply

From road boundary run 20 mm water main to house as detailed in the Schedule.

Washing machine

Pipeout for and connect up w/m supplied by employer. Fit 12.5 mm c.p. connection cocks. Provide a separate washing machine waste adjacent to the laundry tub.

Gas

Reticulate gas supply to all gas appliances detailed in the Schedule and connect to those available.

Plumbing Hardware

Supply and fix plumbing hardware as specified in the Schedule.

Compliance Certificate

Provide a Compliance Certificate confirming all work has been completed in accordance with all appropriate legislation.

DRAINAGE

Preliminary

Read the General Conditions of Contract and the Preliminary and General Section of this Specification which are equally binding. This Section of the Specification shall be read in conjunction with the Schedule and all other Sections.

Drainage

This Section of the work includes excavation provision of bedding shingle and other materials, laying of drains, backfilling with approved material and tidying up on completion. All drains shall be installed in strict accordance with the NZ Building Code.

Foul water drains

Provide connections for gully traps and W.C pan and discharge into Council mains or alternatively install septic tank as specified in the Schedule or other approved efficient disposal to system in accordance with the Territorial Authority's requirements as indicated on the Plans.

Stormwater drains

Provide connections for downpipes and discharge into mains as specified in the Schedule or alternatively construct soak hole to Territorial Authority requirements.

Field tile drains

Install in accordance with the Territorial Authorities requirements and/or the engineers report.

Gully traps

Provide and fix approved type gully traps complete with gratings where shown.

Testing

Carry out all testing required by the Territorial Authorities.

ELECTRICAL WORK

Preliminary

Read the General Conditions of Contract and the Preliminary and General Section of this Specification which are equally binding. This Section of the Specification shall be read in conjunction with the Schedule and all other Sections.

Scope

The Works include the supply of all labour, materials, plant and equipment whatsoever necessary for the new electrical installations to the dwelling.

Permits and inspection

Allow for making all tests and inspections required, and pay all fees and obtain all permits.

Workmanship

The whole of the work shall comply in all respects with the requirements laid down in the Regulations, and shall be executed by a Registered Electrician. All equipment and methods shall be in accordance with normal trade practices. Allow to co-operate with all other trades on the site and arrange the work so that other trades are not hindered or delayed.

Materials and equipment

All materials and equipment shall comply with the requirements of the Regulations and with all relevant New Zealand Standards and, where these do not exist, with the relevant British Standards. Equipment of manufacture other than that specified may be offered provided that the alternatives selected are of equal quality and suitable for the purpose or application concerned.

Earthing

Provide earthing to the main switchboard, subboards, and all electrical and plumbing fittings as required by the Regulations.

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Hot water cylinders

Provide permanent fixed switched outlet to hot water cylinders. Switches located beside HWC.

Supply

Shall be from the Electrical Authority,s mains. Give all necessary notice to the Electrical Supply Authorities, obtain all consents and pay all charges incidental thereto.

Provide and set up a switchboard panel with all necessary fuses, switches and main switches properly mounted and hinged on one side.

Subcircuit wiring

Sub circuit wiring shall be in tps cable unless shown otherwise on the plans, and run wherever possible in ceiling space.
All cable shall be planned to avoid unnecessarily crossovers. Cables shall be run free of twists and without bunching, and shall be neatly clipped with approved cable ties/fixings at uniform spacing.
Cabling may be installed within partitioning. Penetrations through framing shall be drilled on the centreline of the timber.

Labels

Provide labels as follows:

Self adhesive labels affixed to all switchboard and meterboards with clear identifiable written names identifying all individual circuits, fuses, etc.

Electrical appliances

Appliances shall be supplied as detailed in the Schedule.

Hot water cylinders, each complete with element and thermo-stat, Electric stove and or hob units, all luminaries

Allow to provide subcircuit wiring and protection, local isolators, and terminations and installation for all appliances supplied.

Lighting switches

Shall be flush type white plastic fixed approximately 1200 above floor. Where two switches occur in the same position, combination flush plates shall be used.

Lampholders

Shall be bayonet type white plastic with bulb and plastic light shade unless otherwise specified in the Schedule.

Plug sockets and switches

Shall be flush type white plastic fixed 350 mm above the floor. Where two sockets occur in the same position, combination flush plates shall be used.

Certification certificate

Provide a compliance certificate confirming the work complies with all relevant legislation.

Television

Supply and install one television jack point and reticulate wire to a suitable position for the installation of a television aerial. The supply and fitting of a television aerial is not included within this contract.

Telephone

Supply and install a telephone jackpoint to a suitable position.

Security

Refer to schedule of specified allowances for a provisional sum for security.

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DRYWALL

Preliminary

Read the General Conditions of Contract and to the Preliminary and General Section of this Specification which are equally binding. This Section of the Specification shall be read in conjunction with the Schedule and all other Sections.

Scope

This Section of the Works comprises the stopping of all Gypsum Board and Fibrous Plaster where used as an internal lining material in whatever location.

Metal jointers

Fit galvanised metal external angle beads where required. Supply and install control joints where required, including purpose made control joint strips.

Masking and cleaning up

Mask all doors, windows, timber trim etc to prevent contamination and staining by stopping materials. Where items eg doors and door frames should be sealed by the Painter before work commences, then liaise with the Main Contractor to have this work carried out in the correct sequence. The Drywall Contractor is responsible for damage caused to unsealed surfaces by stopping work or by stopping compounds. At the completion of the stopping work the Drywall Contractor shall clean up and leave the job in a clean and tidy state.

Drying

The Drywall Contractor shall ensure that any surface has met the manufacturer's recommendation in respect of drying times.

Level of finish

Winstone Wallboard Limited provides the following recommended levels of finish and the methods of achieving them for the final decoration. The level of finish shall be in accordance with these levels or as provided in the Schedule.

Level O: This level of finish may be useful in temporary construction whenever the final decoration has not been determined.

Level 1: For use in plenum areas above ceilings, in attics, in areas where the assembly would generally be concealed, or in building service corridors and other areas not normally open to public view.

Level 2: For use in garages, warehouse storage or other similar areas where surface appearance is not of primary concern.

Level 3: For use in appearance areas which are to receive heavy or medium texture (spray or hand applied) finishes before final painting, or where heavy grade wall coverings are to be applied as the final decoration.

Level 4: For use where light textures or wall coverings are to be applied, or economy is of concern. Also for non-critical lighting areas where flat and low sheen paints are to be applied.

Level 5: This level of finish is for use where gloss, semi-gloss, low sheen, or non-textured flat paints are specified or where critical lighting conditions occur.

The Drywall Contractor shall be fully familiar with the manufacturer's specifications on how to achieve the recommended level of finish and shall implement the level of finish specified in the Schedule.

Refer to the manufacturer's instructions for more information and guidance on levels to wall surfaces.

<u>Workmanship</u>

All work shall be carried out by an experienced Drywall Contractor. The work shall be carried out in accordance with normal trade practice, the NZ Building Code and the Manufacturers recomendations. It shall be the responsibility of the Drywall Contractor to refer to Manufacturers' literature and consult with Manufacturers.

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PAINTING AND DECORATING

Preliminary

Read the General Conditions of Contract and the Preliminary and General Section of this Specification which are equally binding. This Section of the Specification shall be read in conjunction with the Schedule and all other Sections.

Scope

The works include the supply of all labour, materials, plant and equipment necessary for the painting and decoration of building work within this contract. Where a surface is not listed in the Schedules, it is intended that no painting or decorating is required.

Workmanship

All work shall be carried out by an experienced Painting Contractor. The work shall be carried out in accordance with normal trade practice, the NZ Building Code and the Manufacturers recomendationas. It shall be the responsibility of the Painting Contractor to refer to Manufacturers' literature and consult with Manufacturers.

It is essential that the Painting Contractor has the necessary skill and knowledge to make sound decisions on technical matters as they arise, and to adjust procedures as necessary in order to achieve a high standard of finish.

The Painting Contractor shall;

a) Protect this and other work during painting operations, leave hardware, etc clean at completion.
b) Fill all end or open grain, stop all nail holes or cracks after priming or sealing.
c) Clean and rub down all work before starting, rub down between each coat where necessary.
d) Apply paint, etc, according to the manufacturer's instructions. Use only recommended thinners.
e) Determine that the surface is finished to a satisfactory standard prior to any surface coating. The Contractor will not be liable for any repainting or resurfacing of a painted surface (refer Preliminary and General).

Allow to paint inside all cupboards.

It shall be the Employer's responsibility to seal the particle board in accordance with the manufacturer's recommendations.

Materials

All materials shall be as specified in the Schedule. Where an area is to receive to or more coats of different types of paint materials, one over the top of the other, (eg finish coat over undercoat) all paint materials shall be compatible between coats.

There shall be a maximum of 3 colours inside and 3 colours outside. All colours shall be a light toned colour base.

a) Please note that should certain paint brands selected by the Employer not be suitable for certain conditions or surfaces, then at the discretion of the Contractor and his subcontractor, an alternative may be used with due reference to the Employer.

b) If in the opinion of the main Contractor or his subcontractor, a colour chosen is not suitable for the area or material in question, or is not adequate to achieve the desired result or effect, then a recommendation is to be made to the client for discussion and decision, to meet the construction programme.

Inspection

No work shall be commenced on the surface of other trades unless that surface is in a satisfactory condition to ensure a proper finish. If any aspect of a surface is not to the satisfaction of the Painting Contractor he shall bring this to the notice of the Contractor. Failure to comment on a surface shall indicate acceptance of it, and a satisfactory job shall then be the responsibility of the Painting Contractor.

Finishes

Where applicable.

a) External Woodwork
Prime, one undercoat, one gloss finishing coat, or two coats of approved stain.

b) External Metalwork
Prime, one undercoat, one gloss finishing coat.

c) Exterior Stain (on timber)

Two coats stain when in place. Allow penetration between coats.

d) External Hardiflex and Blockwork
Two coats 100% acrylic paint.

e) Internal Woodwork
Prime, one undercoat, one finishing coat or one coat sanding sealer, two coats semigloss varnish, or one coat stain and two coats semigloss varnish.

f) Internal Blockwork
Two coats latex paint.

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g) Fibrous plaster and Drywall
One sealer, one undercoat and one finishing coat.

h) Wallpaper
Supply and hang selected wallpaper as detailed in the Schedule, it should, in the opinion of the Contractor, the paper selected by the Employer be more difficult to hang or require additional labour and or materials, or require special adhesive or preparation, than that required for standard good quality papers, then the Contractor reserves the right to make corresponding additional charges. (Refer schedule of specified allowances for supply of paper).

i) Textured Spray

Apply Textured spray as specified in the Schedule in accordance with manufacturer's instructions. Mask adjoining surfaces and leave clean at completion.

GLAZING

Preliminary

Read the General Conditions of Contract and the Preliminary and General Section of this Specification which are equally binding. This Section of the Specification shall be read in conjunction with the Schedule and all other Sections.

Materials

Glass and glazing shall comply with the NZ Building Code.

Workmanship

In timber frames putty all glass and secure with sprigs. Front putty unless noted as fixed with beads (beads provided by others). Glass in aluminium frames shall be set in approved gaskets or sealing compound.

Location

Bathroom and toilet windows - obscure
Exterior doors - clear sheet

FLOOR COVERINGS

Preliminary

Read the General Conditions of Contract and the Preliminary and General Section of this Specification which are equally binding. This Section of the Specification shall be read in conjunction with the Schedule and all other Sections.

Scope

Supply and Install the floor coverings as specified in the Schedule

Workmanship

All work shall be carried out by an experienced Flooring Contractor. The work shall be carried out in accordance with normal trade practice, the NZ Building Code and the manufacturer's recommendations.

Sealing

It shall be the employer's responsibility to seal the particle board in accordance with the manufacturer's recommendations.