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PALMERSTON NORTH CITY COUNCIL

CODE COMPLIANCE CERTIFICATE No:11223
Section 43(3), Building Act 1991

Building Consent No: 37279

Owner Details

Name: WARNACO INVESTMENTS
Mailing Address: PO BOX 48, PALMERSTON NORTH
Contact: P HUBBARD BUILDING LTD

Project Information

The project is for New Building
Intended Use(s): ERECT FOUR BEDROOM DWELLING AND ATTACHED GARAGE
Intended life: Indefinite but not less than 50 years
Value of Work: \$132,000.00

Project Location

Street Address: 75 PARNELL HEIGHTS DRIVE, PALMERSTON NORTH
Assessment No: 14470/700.68
Legal: LOT 94 DP 305623

Council Charges

Council's charges for this CODE COMPLIANCE CERTIFICATE :

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

Signed for and on behalf of the Council:

Name: SHAYNE HARRIS PRINCIPAL BUILDING OFFICER

Signed: *Shayne Harris*

Dated: 7.16.2002



TO: PALMERSTON NORTH CITY COUNCIL

Application for PIM (Section 30, Building Act 1991)

No. 37278

70343 Building Consent (Section 33, Building Act 1991)

No. 37279

APPLICANT *

Name: WARNACO INVESTMENTS

Mailing Address: P.O. Box 48
P.N.

Contact (Print name and position): PAUL HUBBARD BUILDING LTD

Mailing Address: 5 UNION ST
P.N.

Phone: Fax:

*Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PROJECT LOCATION

Street Address: 75 PARVELL HEIGHTS

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Legal Description (as shown on Certificate of Title or Rates Notice)

Valuation Roll Number:

Lot: 94

D.P. 305623

Section

PROJECT INFORMATION

New Building

Alteration

Demolition

Being Stage of an intended stages. Estimated Value (inclusive of GST) \$ 132000-

Intended Use(s) (in detail): Floor BEDROOM

Floor Area (of New Building Work) 173.6 Square metres

Intended Life: Indefinite but not less than 50 years Specified as years

TEMPORARY VEHICLE ACCESS TO SITE

PROPOSED METHOD OF ACCESS

(Please tick one)

- 1. Planks across footpath and berm []
- 2. Metal across footpath and berm []
- 3. Plates across footpath and berm []
- 4. Other []

Applicant is responsible for any footpath, grass berm and services damage due to building activities. Any damage to footpaths, berms, etc. will be repaired by the Council and charged to the applicant. Alternatively, applicants may reinstate all damage themselves to Council standards. Approval will be required for any repairs from the Roading and Transport Unit. (Refer to Council Streetworks Officer.)

FOR COUNCIL USE

PIM P4

BC P4

Receipt Number:

1804635

Received: 10/04/02

INVOICED

PLEASE SUBMIT ALL SUPPORTING DOCUMENTS IN DUPLICATE.

Name:

Position:

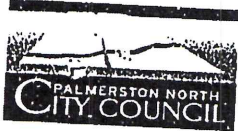
Signature: [Signature]

Date: 27 / 03 / 02

NOTES TO APPLICANTS

1. If this application relates to the construction of a residential building, which does not comply with the District Plan Residential Zone Separation Distance Requirements and neighbours consent has been granted, this application is also deemed to be an application for a Resource Consent, the cost of which is \$50.00.
2. The information in this application will be held by the Palmerston North City Council.
3. The information contained in this application will be held on a "public register" as defined by the Privacy Act 1993 and will be available for inspection and copying by members of the public in terms of the requirements of the Building Act 1991.
4. It is a mandatory requirement of the Building Act 1991 that the information required in this application be provided and the application cannot proceed unless all relevant information is provided.
5. You have a right to access to and, if necessary, correction of the information supplied in this application.

25 X 35



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PALMERSTON NORTH CITY COUNCIL

Building Consent No: 37279
Section 35, Building Act 1991

Owner Details

Name: WARNACO INVESTMENTS
Mailing Address: PO BOX 48, PALMERSTON NORTH
Contact: P HUBBARD BUILDING LTD

Project Information

The project is for New Building
Intended Use(s): ERECT FOUR BEDROOM DWELLING AND ATTACHED GARAGE
Intended life: Indefinite but not less than 50 years
Value of Work: \$132,000.00

Project Location

Street Address: 75 PARNELL HEIGHTS DRIVE, PALMERSTON NORTH
Assessment No:
Legal:

Council Charges

Council's charges for this Building Consent are: \$586.80

THIS BUILDING CONSENT IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS

1: THE FOLLOWING APPLIES TO THIS CONSENT:-

2: The following inspections are MANDATORY, failure to notify the Palmerston North City Council Building Services Section of any of the required inspections will result in a Notice to Rectify being issued.

- Building - Foundation
- Building Preslab/Floor
- Plumbing - Preline
- Building - Preline

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- Building - Postline
- Plumbing - Stormwater Drainage
- Plumbing - Sewer Drainage
- Building - Final
- Plumbing - Final

3: All inspections other than those listed will be undertaken by the Certifier named above.

The vehicle crossing is to be no greater than 4.8 metres wide at the street frontage.

NOTES TO THE OWNER AND PERSONS UNDERTAKING THE BUILDING WORK

- Where building work is to be undertaken to which this Building Consent relates, and is not shown in detail on the approved plans and specifications, such building work is to be completed to acceptable building standards and to the requirements of the New Zealand Building Code 1992.
- Your Building Consent incorporates a number of prepaid inspections. These inspections are detailed in paragraph 2 above.
- Should it be necessary to carry out any additional inspections or there is a requirement to repeat any inspection, the owner will be charged for the additional inspection or repeat inspection at a rate of \$70.50 (GST INC) per inspection.
- Upon completion of all building work necessary to comply with the Building Code, the owner is required to apply to the Palmerston North City Council for a Code Compliance Certificate using the Building Work Completion Advice form provided.

Signed for and on behalf of the Council:

Name: SHAYNE HARRIS

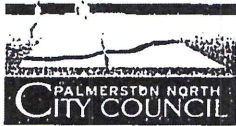
PRINCIPAL BUILDING OFFICER

Signed:

Dated: .././..

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PALMERSTON NORTH CITY COUNCIL
Project Information Memorandum No: 37278
Section 31, Building Act 1991

Owner Details

Name: WARNACO INVESTMENTS
Mailing Address: PO BOX 48, PALMERSTON NORTH
Contact: P HUBBARD BUILDING LTD

Project Information

The project is for New Building
Intended Use(s): ERECT FOUR BEDROOM DWELLING AND ATTACHED GARAGE
Intended life: Indefinite but not less than 50 years
Value of Work: \$132,000.00

Project Location

Street Address: 75 PARNELL HEIGHTS DRIVE, PALMERSTON NORTH
Assessment No:
Legal:

Council Charges

Council's charges for this Project Memorandum are: \$141.00

1: This Project Information Memorandum is:

- Confirmation that the proposed building work may be undertaken, subject to any requirements of the Building Consent - Attached.

2: Vicinity:-

- Palmerston North City Council records indicate areas of poor bearing in this vicinity. Further investigation and/or an engineers report may be required prior to placement of reinforcing.

3: Property Boundaries:-

- The owner of the property and the builder are responsible for the correct siting of buildings or additions there-on, according to the District Plan and the Building Code. The owner and the builder shall ascertain the true position of survey pegs before building operations commence, or

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provide evidence of boundary siting when the first foundation inspection is made. Existing fences are not always on the true boundary.

Certification from a surveyor may be required to avoid future legal problems.

4: Information relating to other authorisations under any Act (other than the Building Act 1991) which must be obtained from Council in relation to the proposed project.

The vehicle crossing is to be no greater than 4.8 metres wide at the street frontage.

Signed for and on behalf of the Council:

Name: SHAYNE HARRIS

PRINCIPAL BUILDING OFFICER

Signed:

Dated: ../../..

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Wall Bracing Calculation Sheet A

Job Details

box 1

Name	Absalom		
Street and Number			
Lot and DP Number	Lot 94 Parnell Hgts Dv		
City/Town/District	Palmerston Nth		
Location of Storey:	single/upper of two/lower of two		
Building height to apex	4.4 m	Roof weight	light/heavy
Roof height above eaves	1.8 m	Cladding weight	light/heavy
Stud height	2.4 m	Room in roof space	y/n
Average roof pitch	23°	Gross Building	
Building length BL =	20.3 m	Plan Area,	GPA = 173.6 m ²
Building width BW =	11.4 m		

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.
 Note: For heavy roofs use the roof plan at eaves level to determine GPA.

Wind Zone

box 2

Region:	Terrain:	Exposure:	Topography:	
R1 0	Inland 0	Sheltered 0	Gentle 0	
R2 1	Coastal 1	Exposed 1	Moderate 1	
			Extreme 3	
Total points				
Wind zone:	Low (0)	Very high (3)		
	<input checked="" type="checkbox"/> Medium (1)	Specific Design (4)		
	High (2)			

Earthquake zone

box 3

From figure EQ1 select Earthquake Zone: **A** B C

BU's required Wind

box 4

From Table W1A/W1B.
 W along = 44 BU's/m
 W across = 37 BU's/m
 Total wind load,
 W ALONG:
 W along x BW = 502 BU's
 W ACROSS:
 W across x BL = 751 BU's

BU's required Earthquake

box 5

From Table EQ1
 E = 3.6 BU's/m²
 Note: For a room in the roof space use E+1
 Total earthquake load,
 EQ ALONG and EQ ACROSS:
 E x GPA BU's = 625 BU's

Wall Bracing Calculation Sheet B

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Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m	BUs Achieved (BU/m x L) W	Rating BU/m	BUs Achieved (BU/m x L) EQ
A		A1	HT1	1.2	100	120	90	108
		B1	HT1	1.2	100	120	90	108
		B2	HT1	1.2	100	120	90	108
B		C1	G1B2	3.0	80	240	70	210
		C2	G1B2	3.0	80	240	70	210
C		D1	HT1	1.2	100	120	90	108
		D2	HT1	1.2	100	120	90	108
D		E1	HT1	1.2	100	120	90	108
		E2	HT1	1.2	100	120	90	108
E								

Totals Achieved		W	1320	EQ	1176
From Sheet A	Totals Required	W	502	EQ	625
Wreq/EQreq =					

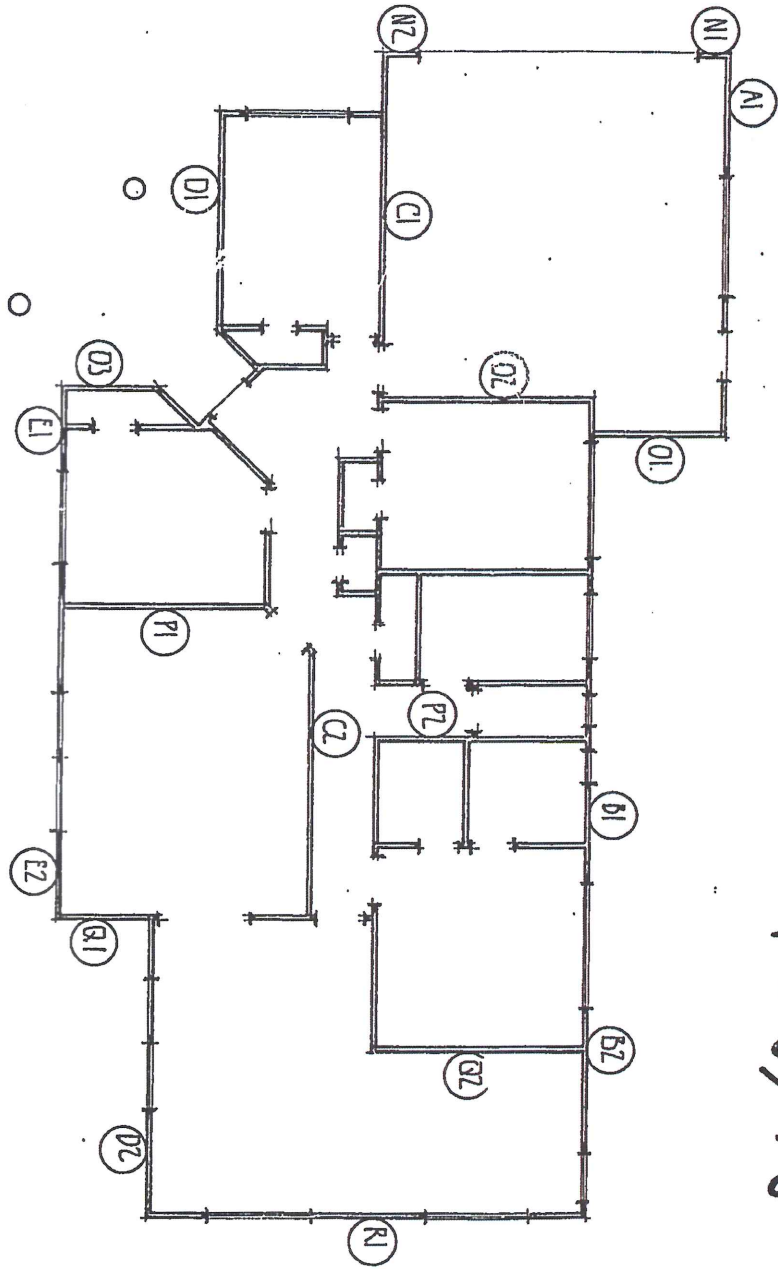
*If Wreq/EQreq is 1 or less complete EQ column only
If Wreq/EQreq is 1.5 or more complete W column only
Otherwise complete both W and EQ

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m	BUs Achieved (BU/m x L) W	Rating BU/m	BUs Achieved (BU/m x L) EQ
M		M1	HT9	0.6	93	55.8	98	58.8
		M2	HT9	0.6	93	55.8	98	58.8
N		O1	HT1	1.2	100	120	90	108
		O2	G1B2	3.0	80	240	70	210
		O3	HT1	1.2	100	120	90	108
O		P1	G1B2	2.4	80	192	70	168
		P2	G1B1	3.0	75	225	50	150
P		Q1	HT1	1.2	100	120	90	108
		Q2	G1B2	3.0	80	240	70	210
Q		R1	HT1	1.8	100	180	90	162

Totals Achieved		W	1548.6	EQ	1341.6
From Sheet A	Totals Required	W	751	EQ	625
Wreq/EQreq =					

BRACIUG LAYOUT 18100



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GENERAL SPECIFICATION

1.0 PRELIMINARY & GENERAL

1.01 SCOPE OF WORK

- This contract comprises the supply of all plant, materials, and labour necessary for the construction, completion and maintenance of the whole of the work specified herein and/or shown on the drawings.

1.02 CONTRACT DOCUMENTS

- The following documents form this contract:
 - a) The accompanying Drawings
 - b) This Specification
 - c) NZSS 1900 - All chapters as applicable
 - d) NZS 3604:1990 - Code Of Practice For Light Timber Framed Buildings
 - e) Form of Contract as agreed upon

1.03 SITE

- The contract is based upon the site conforming with:
 - a) Levels and or contours shown on the drawings together with specific foundation details drawn or specified. Refer also to last paragraph under DRAWINGS & SPECIFICATION below.
OR
 - b) Level site.
- The subsoil supporting the foundations having a safe bearing pressure of not less than 100 kPa as required by NZS 3604 Cl 3.12 or to Local Authority requirements.
- Where the sub soil is not of sufficient strength to meet the requirements of minimum foundations, all additional work, labour and materials to provide adequate foundations or bearing capacity shall become a variation to the Contract (this includes previously cultivated ground and filled sites).

1.04 DRAWINGS AND SPECIFICATION

- This specification is to be read in conjunction with the plans, working drawings and any other detailed drawings which may be issued.
- All figured dimensions shall be taken in preference to those scaled.
- All detailed drawings shall supersede those to a smaller scale.
- If any error is found or inconsistency between the plan and specification, the drawing shall take precedence and such differences are to be referred to the Designer for interpretation.
- The Designer is not liable for any differences between the levels shown on the plans and actual site levels (unless levels are supplied by a registered surveyor).

1.05 BY-LAWS, TOWN PLANNING & BUILDING CONSENTS

- The whole of the works shall be carried out in accordance with NZS 3604 and all relevant N.Z. Standards (including all subsequent amendments) and shall conform to the current National Building Code, and all subsequent amendments.
- The owner shall obtain Town Planning Consent and the Building Consent prior to the commencement of the work and pay all fees necessary for the carrying out of the Contract.
- The Owner may nominate, in writing, the Contractor as his/her agent for applying for and picking up all consents.

NOTE: For housing, the owner is liable for up to four inspections from the Territorial Authority. Further inspections will be paid for by the Contractor.

1.06 INSURANCES

- Prior to commencing construction of the Contract, the Contractor shall purchase the following insurance for the period of the Contract (excluding maintenance).
 - a) New Work
Contractors "All Risk Insurance" or "Fire Insurance" insuring against loss or damage by fire, in the joint names of the Contractor and the Owner to the full insurable value.
 - b) Alteration & Addition Work
The owner shall be responsible for taking out insurance on Alteration & Addition work to the full insurable value.
 - c) Public Liability Insurance
The Contractor shall carry Public Liability cover for 1,000,000 for anyone claim. This cover shall include excavation where applicable.

1.07 MAINTENANCE

- Where required by the Agreement between the Owner and the Contractor, the Contractor shall undertake to remedy defects in material and workmanship which appear in the building within 31 days after completion.
- The Owner will notify the Contractor in writing of any items which require rectifying within 31 days.

1.08 VARIATIONS

- No variations shall be considered unless the contractor prepares a separate estimate for such work.
- The Contractor shall not be obliged to undertake any variation until the Owner has given approval by signing and returning the variation to the Contractor.

1.09 MONETARY ALLOWANCES

- A prime cost (P.C.) sum shall be varied by the substitution for the prime cost sum of the actual price paid by the Contractor for the particular work or materials supplied and the contract price shall be increase or decreased (as the case may be) by the amount by which the sum is varied.
- There shall be added or deducted as the case may be, a sum representing such percentage as is normally charged by the Contractor, but in no case shall such percentage exceed ten percent of such variation.
- The P.C. sums referable to this contract are specified in the attached addenda sheets.

1.10 APPROVED

- Where the term 'or similar approved' is used, this shall be to the Owner or Designers approval.

1.11 TEMPORARY SERVICES

- The Contractor shall provide and maintain all temporary services necessary for the work, and give notices and pay all dues in connection therewith.

1.12 SETTING OUT

- The Contractor will be responsible for establishing the true boundaries of the Site.
- Boundary dimensions are to be checked at the time of setting out and any variations which occur shall be brought to the attention of the Owner before any further setting out takes place.

- The Contractor will be required to make good at his own expense any error which may occur in the setting out of the work.

1.13 COMPLETION

- The Contractor and/or his employees shall remove all rubbish and equipment accumulated during the construction of the building, remove all temporary work and leave all services in good working order, rake out all rubbish from under floor, leave floors broom clean and windows whole and clear.
- Refer to the addenda for any existing items or materials to be retained in alteration work.

1.14 CLAIMS AS TO OWNERSHIP OF MATERIALS

- The Contractor shall ensure that all materials delivered to the site to be fixed in place, are not subject to any claims by the providers of those materials and that no conditions exist that could give rise to future claims.

1.15 MATERIALS SUBSTITUTION

- Where the use of Brand names are used in this Specification or on the drawings, substitution may be made, provided the substitute materials are of equal or better quality than the item being replaced.

1.16 FIXED PRICE CONTRACT

- The Contract shall be a fixed Price Contract and no cost fluctuations whatsoever shall be paid.

1.17 FINISHING

- Should any tradesman consider the work of other trades or the condition of any surface is not in a satisfactory state to ensure a proper finish for his work thereon, he shall notify the contractor and shall not proceed with any work until the necessary alteration or improvement has been made. Failing such notice the trade concerned will not be relieved of any responsibility for a poor result due to such unsatisfactory conditions. The Contractor shall draw the attention of subcontractors and all persons in his control to this clause.
- Everything throughout the works shall be done and finished in a first class manner by experienced and skilled craftsmen.

1.18 GUARANTEE AND WARRANTIES

- The Contractor shall provide all necessary guarantees and warranties.

1.19 MATERIALS AND WORKMANSHIP

- All materials shall be the best of their respective kind and all work done in accordance with the manufacturer's instructions.
- The building elements shall be constructed in such a way as to be completely weather tight.

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2.0 SITE WORKS

2.01 PRELIMINARY

- Refer to the Conditions of Contract and the Preliminary and General clauses of this Specification which shall apply to this section of the work.
- The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.

2.02 SETTING OUT

- Set out the whole of the excavations to the layout and overall dimensions as required.

2.03 CLEARING THE SITE

- Clear off all vegetation over the area of the proposed buildings.

2.04 UNSTABLE GROUND

- Where loose, soft or otherwise unstable ground is encountered, the excavation depth is to be increased until solid bearing is reached. The Contractor shall notify the Designer or Owner before any such work is carried out.
- An extra to the contract will be made for such work, and materials and labour shall be charged at an agreed day rate.

2.05 FOUNDATION EXCAVATIONS

- Excavation in accordance with the floor detail as shown on Plan.

a) CONCRETE FLOOR

i) Excavations

- Remove vegetation and top soil over the whole of the building area as shown on the drawings, to a minimum depth as required by the Local Body or Lending Authority.
- Excavate for all foundations, ground beams or footings shown on plan to a solid bearing at a minimum depth below adjacent ground level as follows -
Firm Rock - 150mm
Expansive Clay - 450mm
Other Materials - 300mm
- All excavations are to be level and shall be stepped for sloping ground.

ii) Backfilling

- Back fill against exterior of foundations as required with clean excavated material well compacted.

iii) Filling Under Slab

- Fill under all concrete floor slabs shall be well graded approved hard material.
- Granular filling shall be rounded gravel, crushed rock or scoria with not more than 5% passing a 2.2mm sieve and 100% passing a 37.5mm sieve for depths exceeding 150mm. All compacted in layers of 100mm thick so that the total thickness is not less than 100mm nor more than 300mm.
- Over compacted granular base lay a smooth surfaced blinding not less than 5mm thick of coarse sand or a sand cement slurry.

2.06 INSPECTION

- All excavations are to be inspected by the Engineer or Territorial Authority prior to placing any concrete or filling.

2.07 EXCAVATING

- Excavate site as shown on drawings.
- Care shall be taken in interpreting drawings and to maintain grade to garage doors as shown on the drawings but of 1 in 5.5 maximum, or as required by the local authority.
- Spoil to be removed from site unless shown otherwise on drawings or addenda or as directed by the owner.

2.8 VAPOUR BARRIER

- Under all concrete floor slabs lay turned up or down at all walls, pipes, etc., and sealed with 50mm wide Blaxtrap pressure sensitive tape to give complete seal. Lap all sheets 150mm and seal with 500mm wide Blaxtrap pressure sensitive tape.
- Every precaution must be taken to prevent DPC from damage of any kind and any puncture must be repaired before concrete is poured.

2.9 MAINTENANCE OF EXCAVATION

- The Contractor shall provide all necessary shoring, strutting and planking to secure and maintain the sides of the excavation where necessary.

3.0 CONCRETE WORK

3.01 PRELIMINARY

- Refer to the Conditions of Contract and the Preliminary and General clauses of this Specification which shall apply to this section of the work.
- The whole of the work shall be carried out in accordance with and shall conform to the By-Laws and Regulation of the Local Authority.

3.02 ENGINEERING DRAWINGS

- Where Engineering Drawings are included in Contract Documents these shall take precedence over 'standard' specifications and details.

3.03 FORMWORK

- All formwork shall be set out and constructed to form concrete profiles as shown on the drawings or specified.
- Form all openings in formwork for vents, conduits or ducts as required.

3.04 REINFORCING

- All reinforcing shall be free from loose flaking rust, mud, oil and other coatings.
- Fabricate from mild steel to NZS 3402P for plain bars or NZS1693 for deformed bars.
- Reinforcing shall be as shown on the drawings.
- General reinforcing in foundation walls shall be placed in the centre of the walls, unless otherwise noted on the drawings.
- Laps in deformed bars shall be a minimum of 40 x diameter, and shall be staggered at random.
- Openings in foundation walls shall be trimmed with a minimum of 1-D12 bar extending not less than 600mm beyond the edges of the opening.

3.05 CONCRETE

- Concrete manufacture shall comply with NZS 2086:1967 for ready Mix Concrete Production.
- Concrete shall be either Special grade or High Grade as described in NZS 1900 Chapter 9.3 :1981 having generally, for foundations, a minimum 28 day crushing strength of 17.5MPa. 25 MPa for slab.

3.06 HOLDING DOWN BOLTS

- Allow to build in all holding down bolts, pipes, wires, etc., as required, prior to the pouring of the concrete. Holding down bolts to be M10 bolts set min. 75mm into concrete or R10 dowels bent at 90 deg. and set min. 75mm into the concrete with 75mm length clinched over timber. All to be at 300mm max. from corners and at 1.4m max. centres.

3.07 FOUNDATION FOOTINGS AND WALLS

(Where shown of plans, foundations will be constructed as set out below)

3.08 CONCRETE FLOOR CONSTRUCTION

a) Foundations

- Foundations are required to be around the perimeter of the floor slab, and under the main load bearing partitions, chimney base and steps where shown on the drawings.

b) Level Site

- Foundations are to be of the size and details as required by the local authority.
- Minimum requirements shall have a depth of 300mm below and of height to give a floor level of 225mm

above the surrounding ground level. For a single storey 130mm wide with 45 degrees angle and 1-D12 rod.

- For two storey 150mm wide with 45 degree angle and 2-D12 rods. (Refer NZS 3604 : Table 4.6 and figs E3(a) and E3(b)).

c) Sloping Sites

- Foundation walls and footings shall be of size and reinforced as shown on the drawings.

d) Vapour Barrier

- Vapour barrier (under concrete floor slabs) where shown on the drawings and as required shall consist of approved sheeting material.
- Sheeting shall be 'AHI' Moistop 737, Fletcher Duroid Dampgard, Permathene of minimum 200 microns, Dampstop or similar.
- All joints shall be lapped by not less than 150mm and sealed with pressure sensitive tape.
- The vapour barrier shall be laid continuous, over prepared hardcore fill with sand blinding, to the entire building area with not less than 100mm projecting beyond the outer limit of the foundations unless detailed otherwise. It shall be sealed around all services or other projections with self adhesive plastic tape.
- Any defects in the barrier shall be repaired before any concrete is placed.

e) Floors

- Floors shall have a minimum thickness of 100mm and shall be reinforced with 665 HRC welded mesh fabric lapped 225mm at all joints.
- Floor slabs to be contained within foundation walls or cast integrally with foundation walls. (Ref NZS 3604 : Figs. 7.12 and 7.13).
- The surface shall be finished evenly and true to level with no abrupt changes.
- Finishing shall be carried out by floating to a smooth and even finish.
- Permissible floor slab tolerance shall be 6mm in a 3 metre length, plus or minus 5mm from specified finished level.

f) Holding Down Fixings

- Set into foundations or floor R10 steel dowels bent 90 degrees at 900 crs. to secure all wall plates or M12 bolts at 1400mm crs.
- Locate first fixing not more than 300mm from end of timber.

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4.0 REINFORCING STEEL

4.01 PRELIMINARY

- Refer to the Conditions of Contract and the Preliminary and General clauses of this Specification which shall apply to this section of the work.

4.02 REINFORCEMENT

- Reinforcing to be deformed mild steel rods and reinforcing mesh as detailed free from scale, loose rust, grease, dirt, etc.

5.0 STRUCTURAL STEEL delete

6.0 BRICK WORK (where applicable)

6.01 PRELIMINARY & GENERAL

- Refer to the Conditions of Contract and the Preliminary and General clauses of this Specification which shall apply to this section of the work. (These clauses shall also apply to veneer work of concrete blocks, split stone or similar materials.)

6.02 RELEVANT SPECIFICATIONS

- All work shall be in accordance with the requirements of NZS 3604 & NZS 4210/P:1985.

6.03 MATERIALS

a) Bricks

- Bricks for external veneers and foundation walls shall be of the colour and type selected and shall comply with NZS 4203, NZS 4210 & NZS 4230.
- A fair face brickwork shall be laid with their best face outwards.

b) Cement

- Cement shall be ordinary Portland cement and at the time of use shall comply with NZS 3122 Portland Cement.

c) Plasticizers

- Plasticizers shall be in accordance with the manufacturer's instructions and no other additives are to be used in conjunction with these materials. On no account will further additions be made at the time of retémpering mortars.

d) Water

- Water shall be drinking quality and shall be free from acids, alkalis and organic impurities.

e) Sand for Mortars

- Sand shall be clean, sharp and shall comply with the relevant clauses of NZS 3103, Sands for Mortars, Plaster and External Renderings.

f) Colouring Agent

- Shall be Febtone colouring agent to colour approved by Owner.

6.04 MORTAR

- Mortar shall be prepared in accordance to standard trade practice and NZS 3103.
- Mortar in which an initial set has taken place shall not be used.

6.05 BRICKLAYING

- All joints and perpendis shall be straight and true to the line level and plumb.
- All joints shall be completely filled with mortar not more than 10mm thick and struck as work proceeds.
- Bricks shall be laid from the lowest corner and shall be raked back.
- Where tapestry bricks are use, care shall be taken to use a tool slightly small than the joint width to prevent pushing mortar into brick striations.

6.06 BRICK VENEER

- Construct brick veneer as shown on the drawings and in accordance with NZS 3604.
- Mortar and workmanship shall be as previously specified.

- Veneer ties, and their anchorages, shall be designed and fixed so as to resist a lateral load in tension or compression of twice the weight of the veneer which each tie supports, without elongation or shortening of the assembly by more than 1.2mm.
- Ties shall be 'Duo-Tie' fasteners, or similar, of size to suit the width of the brickwork - as recommended by the manufacturers.
- Fixings shall be with 'Tapcon' double threaded fasteners, or similar.
- Approved ties shall be spaced at not more than 600mm horizontally and not more than 400mm vertically or 450mm both ways.
- An air space of at least 40mm and not more than 75mm shall be maintained between timber frame and exterior veneer and weep holes shall be left at every third joint of the bottom course for the discharge of water.
- Leave 5mm gap along the top of the veneer below the soffit to provide ventilation to cavities.
- Care shall be taken to maintain the air-space and upstand free of any mortar droppings, protruding joints, or pipes, or electrical wires, junction boxed etc.
- Where shown build in brick size concrete vents as required.
- All facing work shall be kept clean as the work proceeds.
- On completion, all brickwork shall be left in a clean state.
- clean down with weak acid solution to remove mortar stains and wash with clear water.

6.07 SILLS

- Sills to be brick on edge, or if directed otherwise quarry tiles, or concrete slabs brought to the underside of window sills, junction between to be filled with silicone and over pointed with cement mortar.

6.08 BUILDING PAPER

- Cover the whole of the external face of the timber framing with fire retardant breather type building paper, lapped 150mm at joints and fastened to framing with staples or large headed galvanised clouts - (to be carried out by Carpenter).
- Veneer ties shall be fixed over the building paper.
- Fixing nails only shall be fixed over the building paper.
- Fixing nails only shall penetrate through the paper.

6.09 VERMIN PROOFING

- Along the brick course level with bottom plate incorporate 100mm wide strip of approved galvanised mesh vermin proofing securely fixed to the bottom plate with 19mm by 2.0mm galv. wire staples and bedded 25mm into mortar joint.
- Vermin proof dividing wall and where ever necessary to prevent entrance of vermin.

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8.0 ALUMINIUM DOORS AND WINDOWS

8.01 PRELIMINARY

- Refer to the Conditions of Contract and the Preliminary and General clauses of this Specification which shall apply to this section of the work.

8.02 GENERAL

- Aluminium windows and doors shall conform to the requirements of the following
NZS 3503 Specification for Anodic Oxide Coatings On Wrought Aluminium For External Architectural Applications
NZS 3504 Specification for Aluminium Windows
NZS 4203 Code Of Practice For General Structural Design and Design Loadings for Buildings
NZS 4211 Specification for Performance of Windows
NZS 4223 Code of Practice for Glazing in Buildings
Architectural Aluminium Association of New Zealand Inc.
- This section shall include the supply and delivery to site of all aluminium windows and doors including timber reveal liners, stays, hardware, glazing, flashings, trim, etc., as necessary to construct and effect in place all aluminium windows and doors as shown on the Drawings.
- This section does not include fixing in position on site.

8.03 MATERIALS AND WORKMANSHIP

- Aluminium windows and doors shall comply with NZS 3504 Specification for Aluminium Windows.
- Aluminium components shall be Polyester Powder Coated to Architectural Aluminium Association of New Zealand Inc. Specifications for Stoved Organic Finishes, minimum thickness 40 microns.
- Aluminium windows and doors shall be complete with ex 35mm timber reveal liners grooved for internal wall linings.
- Aluminium windows shall be fitted complete with friction stays and approved catches.
- Aluminium doors shall be fitted complete with hinges and hardware. French doors shall be hinged such that they open outwards and can lie flat back against the exterior walls. Security locking is required to the inside face of these doors only.
- The main entry door/sidelights unit will be subject to later selection by the Owner.
- Details of all hinges, hardware, etc., to windows and doors shall be submitted to the Owner prior to manufacture.
- Glazing shall be weight for size. Provide obscure glass to ensuite, bathrooms, WC and laundry unless otherwise specified. Safety glass shall be provided to all doors and windows where required.
- Details of all glazing types and colours shall be submitted to the Owner prior to manufacture.
- All aluminium windows and doors shall be supplied complete with all flashing powder coated to match the aluminium members.

9.0 CARPENTER

9.01 PRELIMINARY

- Refer to the Conditions of Contract and the Preliminary and General clauses of this Specification which shall apply to this section of the work.
- The whole of the works shall be carried out in accordance with and conforming to the By-Laws and Regulations of the Local Authority, and to NZS 3604 and the N Z Building Code.

9.02 ENGINEERING DRAWINGS

- Where Engineering Drawings are included in the Contract Documents these shall take precedence over 'standard' specifications and details.

9.03 EXTENT OF WORK

- Comprises the supply and fixing of all timber work, linings, sheathing, fittings, finishings, and hardware as shown to the best trade practice.
- Cut away for, attend on and make good after all other trades, including paperhanging.
- Provide, and fix all necessary beads, stops, fillets, etc, as may be required.
- Leave all working parts in good working order.

9.04 MATERIALS

- All materials shall be new unless otherwise specified and shall be the best of their respective kinds.
- All timbers shall be as specified and graded according to NZS 3631 and shall be in straight and in lengths as long as procurable.
- Wood based products to comply with NZS 3604, NZS 3602 and any/all related documents.
- All treated timbers shall be in accordance with the Timber Preservation Authorities Regulations.
- Framing timbers to which linings are to be fixed should be gauged to eliminate variation in size.
- Exposed exterior and interior finishing timbers, unless otherwise detailed, are to be machine dressed to a constant thickness and width.

9.05 WORKMANSHIP

- Workmanship of the best shall be employed in thoroughly securing and framing together spiking or bolting down as may be required.
- All nails in exposed work are to be punched below the surface.

9.06 TREATED TIMBERS

- Treat all cut surfaces and bolt holes with full coating of concentrated preservative e.g. copper naphthenate or pentachlorophenol (in a light petroleum solution).

9.07 PAINT PRIMING

- All expose exterior woodwork including laps, rebates, mitred joint, etc, where paint finished shall be primed and where stain finished shall have one coat of stain as required.

9.08 DAMP PROOF COURSE

- Lay an approved 3 ply bitumen D.P.C. or other approved material under all timber which is in direct contact with concrete or masonry.

9.09 TIMBER GRADES

- The Contractor shall allow for all timbers as specified below.
- Machine dressed timbers shall be thoroughly kiln dried or air seasoned to a moisture content of 12-18%.

General Framing Timbers

No 1 Framing Radiata

- H1 for general framing timbers is recommended. Timber shall be used, and protected in accordance with the N Z Building Code and NZS 3602 and subsequent ammendments.

Exterior Finished Timber

Finger Jointed Radiata (H3 treated & preprimed), unless otherwise specified.

Interior Finishing Timber

Rimu, finger jointed Radiata or Customwood mouldings where painted. (Refer addenda)

9.10 BUILDING PAPER

- Provide as specified in addenda, standard or fire retardant breather type building paper complying with NZS 2295 and secure to the exterior face of stud framing or sheet bracing material.
- Run building paper horizontally with upper sheets lapping over lower not less than 75mm.
- Adequately secure to plates, bearers and studs, extending from upper side of top plate to the underside of the bearers or wall plates supporting the ground floor joists.
- Replace or adequately repair if punctured or torn, immediately before fixing exterior coverings.

9.11 SCAFFOLDING BRACKETS

- Provide scaffolding brackets to above ground floor levels as specified in addenda.

9.12 delete

9.13 delete

9.14 delete

9.15 WALL FRAMING

- Frame up for walls and partitions as shown on drawings.
- Studs shall be cut square at ends or true to angles of gable or sloped frames.
- All studs shall be continuous for full length from top to bottom plates including plates to studs for fixing ceiling joists at gable end frames.
- Studs are to be set out to accommodate wall lining sheets and are to be held to the plates with two 100mm flat headed nails at each end. Bowed studs are to be straightened with saw cuts, wedges and 100 x 25 and 75 x 25 strapping.
- Fix ribbon plate to studs for fixing ceiling joists at gable end frames.
- Framing shall be generally cut of 100 x 50 or 75 x 50 No1 Framing grade treated Radiata Pine.
- Top and bottom plates shall be of sizes complying with NZS 3602.
- Studs shall be of sizes and at centres shown on the drawings, and as required by NZS 3604: tables 8.3 and 8.4.
- Block between studs at comers and at intersections of walls at dwang positions.

9.16 LINTELS

- Lintels shall be of sizes shown on the drawings and complying with NZS 3604: Tables 8.8 to 8.13.

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- Lintels shall be supported at ends by checking trimmer studs not less than 15mm nor more than 20mm for 150mm deep lintels.
- Lintels not exceeding 250mm deep shall be supported by a 40mm thick doubling stud.
- Lintels not exceeding 300mm deep shall be supported by 50mm thick doubling stud.
- Lintels shall be fixed to trimmer studs and trimmer studs to floor joists at the bottom with 25mm wide galv. straps or other similar fixings are required by NZS 3604.
- All nailing of framing shall be as shown on the nailing schedule. (NZS 3604)

9.17 CEILING JOISTS

- Ceiling joists to be on edge and well fixed to the wall plates at each end and each crossing. Ceiling joists are to come alongside rafters and to be spiked thereto.

9.18 delete

9.19 CEILING DWANGS AND BATTENS

- Ceiling dwangs and battens are to be set out to accommodate the ceiling lining sheet and the cornices. Around perimeter of each room and in rows of 600mm centres for battens, 800mm centres for dwangs.

9.20 delete

9.21 CANTILEVERED LINTELS

- Cantilevered lintels shall be designed to Gang-Nail Design Charts or to Engineers requirements.

9.22 BRACING

(Refer NZS 3604 : Section 5 for bracing requirements.)

- All bracing elements shall be located strictly in the positions shown on the drawings.
- Metal bracing shall be 22 x 22 x 1.2mm galvanised steel angles or opposite direction, fixed to top and bottom plates and studs, as shown on the nailing schedule. (NZS 3604)
- Where angle braces used, they shall be set in straight lines and saw cuts in framing shall only be of sufficient width and depth to neatly accommodate the bracing.
- Excessive depths of cuts will be removed and replaced.
- Braces shown on the drawings are those required to comply with NZS 3604.
- The Contractor may provide additional bracing to hold frames square and true during erection.
- The plan lengths of the bracing shall not be less than shown on the drawings.
- Linings fixed over bracing and forming part of the bracing element shall be fixed to framing ALL ROUND with fixings at centres as set out in the Nailing Schedule. (NZS 3604)
- Generally a Type 1 element requires the lining to be fully fixed on one face of the framing only whilst types 2 & 3 require complete fixing of the lining on both sides of the framing over the area of the wall covered by the brace.
- Sheet bracing shall be of the materials shown and shall be fixed in the locations shown on the drawings, and according to the manufacturers instructions.
- In addition to the nail fixing required in the nailing schedules, sheet bracing elements shall be connected to bottom plates and joists or trimmer joists as shown in NZS 3604.
- bottom plates shall be held down to slab floors with 10mm dia. bolts or proprietary fixings not more than 150mm from the ends of the bracing element and at

not more than 150mm from the ends of the bracing element and at not more than 900 centres between with nail plates or similar fixings between bottom plates and end studs.

- Internal walls acting as bracing elements shall be butted together and jointed with metal connections in accordance with NZS 3604 .

9.23 POSTS AND BEAMS

- Where shown on the drawings, erect posts and beams cut of sawn timber.
- Posts shall be anchored to concrete bas pads with hot dip galvanised "U" brackets set into concrete. Refer NZS 3604 fig. 7.1, or as detailed on drawings.
- Fix posts to brackets with 2/12mm dia. galvanised bolts.
- Connect posts to beams with 2/12mm dia. galvanised bolts through each member, as shown in NZS 3604 /fig. 7.1 or as otherwise detailed on the drawings.
- Concrete footing volumes for posts shall be as set out in NZS 3604 : Table 7.1.

9.24 TRUSSES

- Trusses shall be constructed to the standard designs of approved manufacturers.
- All trusses shall be certified by the fabricator as being constructed to the standards required by NZS 3604 .
- Trusses shall be carefully handled and stacked on the site to prevent damage.
- trusses shall be fixed to top plates with not less than 2 skewed 100 x 3.75 nails plus additional fixings to top plate and wall studs consisting of either two 4.9mm wire dogs or and alternative fixing having 5kN capacity in tension against uplift.
- The top plate shall have additional fixing to studs and lintels by pairs of 4.9mm wire dogs at not more than 900mm crs. or an alternative fixing of 5kN capacity in tension against uplift at not more than 900mm crs.
- Connect jack trusses to common trusses with connectors and blocking as detailed by the manufacturers.
- Provide 75 x 50 blocking between bottom chords, of fix ceiling battens as shown on the drawings.
- The Contractor shall be responsible to ensure correct lintel sizes are provided in accordance with truss layout. Beam sizes shall also be checked.

9.25 delete

9.26 EAVES RUNNERS

- Eaves runner to be nailed to the outside of the wall frames, eaves bearers to be nailed securely to each rafter overhang.

9.27 PRIMING

- All exterior joinery, timber linings or trim and all grain joints are to be given a coat of primer or stain prior to fixing.

9.28 BUILDING PAPER

- Behind all exterior wall linings shown on the Drawings fit breather type building paper, lapped 100mm at joints.

9.29 delete

9.30 SOFFIT AND PORCH CEILINGS

- Soffit and porch ceilings to be lined with 4.5 Hardiflex sheets with PVC jointer moulds.

9.31 FIXING JOINERY

- Building the various exterior joinery frames as supplied and Aluminium Windows and Doors. Fit flashings as required.

9.32 CEILING BATTENS

- fix battens to the underside of joists, rafters, etc., as shown on the Drawings.

9.33 PURLINS AND TILING BATTENS

- Securely fix purlins and/or tiling battens as required in the Nailing Schedule NZS 3604 plus any additional fixings as required or shown.
- Tiling battens shall be supplied and fixed by the Roofing Subcontractor and shall be of the sizes as required, and at centres to suit tiling materials.
- The General Contractor shall provide temporary members required to hold roof framing in position until tiling battens are fixed.

9.34 ROOF BRACING

- Provide and fix roof bracing as required by NZS 3604 : Section 10 .

9.35 DWANGS AND BATTENS

- Provide dwangs around the perimeter of all ceiling areas and between ceiling joists or trusses as required by the ceiling lining manufacturer.

9.36 CEILING ACCESS

- Provide 500mm x 600mm minimum access hold, trimmed with framing of the same size as the ceiling joists, in the ceiling where directed by the designer or in a location providing not less than 600mm height between the top of the ceiling joists and any other roof members.

9.37 delete

9.38 EAVES

- Frame up eaves as shown on drawings with 75 x 40 or similar sized ribbon plate fixed to wall framings and bearers at centres to suit soffit lining.

9.39 WARDROBES AND CUPBOARDS

- Frame up for wardrobes and other cupboards where shown on the drawings.

9.40 HOT WATER CYLINDER CUPBOARD

- Frame up for hot water cylinder cupboard where shown with stand for cylinder of required at a level to suit the cylinder model and installation.
- Cistern models shall also be as high as possible.
- If cylinder is fixed at floor level, provide slatted shelves above cylinder top.

9.41 EXTERIOR CLADDING

- Where shown on drawings or included on the addenda, exterior sheathing shall be fixed as set out below.
- All materials shall be fixed according to the manufacturer's recommendations and details according to the best accepted trade practices.
- All claddings shall be fixed over breather type building paper.
- All fixing nails shall be galvanised or other non-corrodible metal and as per the Nailing Schedule, NZS 3604.

a) Sheet Cladding

- Shall be fixed as recommended by the manufacturers and of the thickness shown on the drawings.
- Take sheets 90mm below bottom plate.
- Provide a continuous vapour barrier behind interior lining when fixing Hardies or similar exterior sheet material. Tape all joints to vapour barrier.
- Where cladding forms part of a bracing element, it shall be fixed as previously described and as required by NZS 3604 ; Section 5 and as shown in the Nailing Schedule NZS 3604 or to the sheet manufacturer's instructions.
- Cladding shall be fixed according to the manufacturer's recommendations and as required by the Nailing Schedule NZS 3604 or to the sheet manufacturer's instructions.
- Unless noted otherwise for sheets not requiring textured finish, vertical joints between linings shall be set in extruded P.V.C. mouldings and horizontal joints shall be flashed with galvanised 'Zed' flashing tucked 50mm behind upper sheet and carried 20mm down over lower sheets.
- To sheet cladding taking textured finish backseal joints with polythene tape slip layer and seal gap with flexible polysulphide or silicone sealant applied to the manufactures recommendations with surfaces sealed as recommended.

9.42 delete

9.43 SOFFITS

- Where shown on the drawings, line soffits with 4.5mm Hardiflex, or as indicated in the Addenda.
- Lining shall fit close to wall framing and shall fit into grooved fascia at outer edge.
- Joints in sheets shall be set into extruded P.V.C. mouldings.
- Fix with galvanised shear point nails.

9.44 EXTERIOR FINISHING TIMBERS

- Supply and fix all exterior finishing timbers as required to complete the works.
- Scribes shall be out of 12mm timber.
- All other finishing timbers shall be generally out of 25mm timber.
- All joints in exterior finishing timbers shall be mitred and shall be primed before fixing.
- Mitres shall be neatly and accurately cut and fitted.

9.46 delete

9.47 delete

9.48 delete

9.49 delete

9.50 INTERIOR LININGS

- All interior linings shall be fixed strictly according to the manufacturer's recommendations.
- Where shown in addenda the interior shall be lined with linings as set out below.

a) Gibraltar Board

- To wall areas unless otherwise shown line with 9.5mm Gibraltar Board fixed and finished in strict accordance with the manufacturers recommendations.
- All Gibraltar Board fixings shall comply with 'Winstones' GIBALTAR BOARD SYSTEMS Fixing and Jointing Instructions publication.

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- Where Gibraltar Board forms part of a wall bracing element or a ceiling diaphragm, they shall be fixed to framing all round and at intermediate framing using set out in the Nailing Schedule, NZS 3604.
- Except at bracing elements or ceiling diaphragms, linings may be fixed to framing using Gib Fixing adhesive with supplementary nailing.
- Fix expanded metal strips at external corners of linings.
- (WR) Gib Board shall not be fixed on ceilings or where a vapour barrier is required behind interior lining.

9.51 INTERIOR FINISHING TIMBERS

- Provide and fix all skirtings, scotias, reveals and other mouldings and beadings required to complete the works.

9.52 delete

9.53 delete

9.54 delete

9.55 MOULDED SHOWER UNIT

- Install where shown on the drawings and according to manufacturers specification.

9.56 BATH

- Frame up cradle for bath out of 100 x 50 or 75 x 50 timber.
- Check out studs around top as necessary to house bath lip and allow P.V.C. bath-flashing moulding to be sealed on rim of bath.

9.57 SWITCHBOARD

- Trim opening for switchboard and form box to carry switchboard with provision for the board to be hinged for access to wiring at the rear.
- Line the inner faces of switchboard box with 1 layer of 16mm Fyreline or two layers of 9.5mm Fyreline.
- Fit door to face of switchboard with catch.

9.58 INSULATION

(Refer to plans)

- Insulate all exterior walls with R 1.8 fibreglass batts, placed in wall cavities, and insulate ceilings with R 2.4 fibreglass batts, Insulfluf or similar of thickness to provide equivalent insulation value to fibreglass batts.

9.59 HARDWARE

- The Contractor shall allow in his tender, the P.C. sum for the supply of hardware shown in the Addenda.
- The Contractor shall allow for taking delivery of and fixing of all items supplied from the P.C. Sum.
- See also Preliminary & General.
- Items to be charged against P.C. Sums shall include door latches, locks and furniture, window fasteners for windows other than aluminium, cupboard catches and pulls, sliding door tracks and fittings, towel rails, wardrobe rails and other similar items, but shall not include nails, bolts, screws, hinges, or similar connecting devices of fixings.

9.60 BUILT-IN OVEN

(refer Kitchen Joinery)

9.61 HEATING APPLIANCES

- Where shown on the drawings, make provision for the installations of a gas heater.
- All heaters are to be installed strictly according to the Manufacturer's recommendation and the Local Authority requirements.
- Provide heat resistant linings and clearances from walls and fittings as detailed on the installation instructions provided with each unit.

9.62 GARAGE DOORS

- Supply and install Garage doors of sizes and types shown on the drawings or in the addenda.
- Doors shall be provided with locks and all fittings and operating gear and shall be installed according to the manufacturer's details.
- If shown on the addenda fit automatic opening device.

9.63 LAUNDRY FITTINGS

- Install cupboard unit to accommodate stainless steel tub specified under 'Plumbing' and fit timber splashboard.

9.64 VANITY UNIT

- Install vanity unit/s where shown on the drawings and arrange for the plumber to connect wastes, traps and taps.

9.65 NAILING

- All nailing to comply with NZS 3604 : Table A1.

9.66 FLASHINGS

- Arrange for the Plumber to provide machine folded flashings for exterior timber doors and windows out of 0.6mm galvanised steel.
- Provide flashings for heads and sills of windows and doors, and for jambs where no fascias are specified.
- Flashings shall be neatly fitted.
- Provide aluminium flashings over aluminium window and door frames.

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10.0 JOINER

10.01 GENERAL

- Refer to Conditions of contract and the Preliminary and General clauses of this Specification which shall apply to this section of the work.
- All dimensions of windows and joinery frames shall be ascertained on site.
- The joiner shall provide opening sizes in framing for windows or other units as required, to ensure proper fitting when delivered to site.

10.02 DOORS & FRAMES

- Doors shall be 1980mm high by widths shown on the drawings.

10.03 EXTERNAL DOORS

(refer addenda)

- Supply and fit external doors as shown on the drawings.
- Hinged doors shall be of sizes shown on the drawings.
- Frames shall be out of solid timber ex 50mm thick, rebated and grooved for weathering.
- Sills shall be out of solid timber, rebated and throated for weathering. Hang on three 90mm butt hinges.
- Doors shall have a clashing strip at both sides.

10.04 INTERNAL DOORS

- Internal doors shall be 1980 high x 35mm thick, hollow core, flush doors, unless noted otherwise in the addenda.
- Surfaces shall be suitable for finish as required by Schedule or Addenda.
- Paint quality doors may be plywood, hardboard or Bisonboard faced.
- Hang on three B.M.A. finish, 90mm loose pin butt hinges.
- Doors shall have clashing at lock site.
- Frames shall be out of 40mm timber, rebated at jambs.
- Unless otherwise noted, jambs shall be suitable for paint finish and shall be rebated to receive linings.

10.05 WINDOWS

- All windows shall be fabricated in properly equipped workshops by competent tradesmen fully qualified to fabricate and assemble the type of windows specified.

10.06 ALUMINIUM WINDOWS AND DOORS

(Refer to Section 8).

10.07 delete

10.08 delete

10.09 KITCHEN FITTINGS

- All cupboards and fittings shall be fabricated by competent tradesmen in a fully equipped factory, according to best Joinery practices.
- The dimensions of all units are to be ascertained on site.
- Fabricate all joinery units with 90mm toe space.
- Units shall be constructed with carcass work out of 12mm Customwood or approved alternative, cut and fitted to provide a rigid frame.
- Supply sink bench as shown on the plan. (refer to plans)
- The General Contractor shall take delivery of, and install all units, taking care not to damage any surfaces or fittings.

- He shall arrange to repair or replace, any damaged fittings or surfaces.

10.10 delete

10.11 delete

10.12 DELIVERY TO SITE

- The Joiner shall allow to deliver in good order to the site all items of joinery. He shall co-operate with the Main Contractor who shall programme a mutually acceptable date for delivery.

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- All flashings to be coated to match roofing tiles.

11.0 ROOFER

11.01 PRELIMINARY

- Refer to the Conditions of Contract and the Preliminary and General clauses of this Specification which shall apply to this section of the work.
- The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.

11.02 EXTENT OF WORK

- This trade consists of the supply and fixing by approved fixers, of roofing and accessories.

11.03 METAL ROOFING GENERAL

- Metal roofing shall conform to the requirements of the followings:
 NZS 2295 Building papers (breather type)
 NZS 3403 Hot Dipped Galvanised Corrugated Steel Sheet For Building Purposes
 NZS 3441 Hot Dipped Zinc coated Steel Coil And Cut Lengths
 NZS 4203 Code Of Practice For General Structural Design And Design Loadings For Buildings
 AS 1562 Design And Installation Of Metal Roofing

11.04 delete

11.05 delete

11.06 delete

11.07 METAL ROOF TILES

To roof areas where shown on drawings.

a) Materials

- The brand and style of tiles shall be as shown on drawings or addenda. (colour as selected by owner).

b) Underlay

- Over the whole of the roof area fix underlay of an approved roofing felt.
- Lap all hips, ridges and over fascia board to give drip into gutter.

c) Battens

- cut battens to manufacturer's recommendations from 75 x 50mm fixing 2 battens.
- Battens to be fixed at maximum 363mm centres with first batten 330mm from face of fascia.

d) Tiling

- Lay tiles as recommended by manufacturer fixing to each tiling batten as work proceeds.

e) Ridges, Barges, Hips

- Finish all ridges, hips and barges where shown on the drawings, with matching coated cappings.

f) Valleys

- Construct and finish valleys where shown on drawings as recommended by roofing manufacturer.

g) Flashings

- Flash and overflash all projections through roofing.

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12.0 SOLID PLASTER delete

13.0 DRAINLAYER

13.01 PRELIMINARY

- Refer to the Conditions of Contract and the Preliminary and General clauses of this Specification which shall apply to this section of the work.
- The whole of the works shall be carried out in accordance with and shall conform to NZ Building code 1992 and approved documents.
- The sub-contractor shall pay all inspection and other fees necessary for the carrying out of the Contract.

13.02 EXTENT OF WORK

a) Sewage Drains

- Excavate for, provide, lay and backfill sewage drains from connection at boundary to fittings in accordance with reticulation as required or as detailed.

b) Stormwater Drains

- Where required by the Local Authority excavate for, provide, lay and backfill stormwater drains outfall to downpipes in accordance with reticulation as required or as detailed.

13.03 BY-LAWS AND PERMITS

- Obtain permits and pay all fees for the above work.
- All drainage work shall be carried out in accordance with the drainage regulations under the Health Act and the Local Body By-Laws.
- The work shall be in strict conformity with the specific clauses in this Specification and all work shall be passed by the Inspector.
- All drains shall be tested and the excavations can only be filled after the work has been passed.

13.04 MATERIALS

- Pipes shall be of sizes shown on the drawings.
- uPVC plastic pipes unless otherwise shown.
- Pipes shall comply with NZS 7649 and NZS 7650.
- They shall be true to shape and free from cracks and other defects.
- Pipes shall be laid and jointed in accordance with manufacturers instructions

13.05 LAYING DRAINS

- The drains shall be commenced at the point of outfall, and worked back to the highest point with 300mm cover.
- The whole of the drains shall be laid in a true and even grade at not less than 1:60 for 100mm dia. pipes.

13.06 BACKFILLING

- When filling in trenches, care must be taken to ram carefully the first portion around the drains, the whole trench is then to be well filled, rammed and consolidated with water.
- The surface of the ground must be made to its original condition.

13.07 GULLY TRAPS

- Where shown on the drawings, install gully traps with grating and set in concrete.

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14.0 PLUMBER & SHEET METAL WORKER

14.01 PRELIMINARY

- The general conditions and Preliminary clauses of this specification shall apply to this section of the works.
- The whole of the works shall be carried out in accordance with and shall conform to the NZ Building Code 1992 and approved documents.
- The Sub-Contractor shall obtain all permits and pay all inspection and other fees necessary for the carrying out of this contract.

14.02 EXTENT OF WORK

- This trade comprises the supply and fixing of flashings, spoutings, downpipes, sanitary fittings, and wastes, hot and cold water reticulation and drainage.

14.03 MATERIALS AND WORKMANSHIP

- All work shall be carried out in accordance with the Drawings, Specification, Local Authority and Public Health Regulations
- Water pipes and tubes shall be set out in straight runs of even gradients, avoiding all places where air locks are likely to occur.
- Use easy bends and unless avoidable, elbow fittings are not to be used.
- Copper tubing is to be secured in position by copper straps.
- All piping, including water, waste and vents shall be concealed or as shown.

14.04 NOTICES

- The plumber shall give all necessary notices to the Local Authority for the inspection or work and testing of same.

14.05 FLASHINGS

- Flash in 0.45 BMT galvanised sheet steel necessary to render building watertight.
- All flashings shall accurately fit the work and shall be machine bent and cut in as long lengths as possible with all joints well lapped and soldered, beaded edges and fixed with 19.0mm flat head galv. nails at 75mm centres.
- Fit full length 0.45mm aluminium flashings to all heads and tray flashings to all sills of windows.
- Flash and over flash all vents, chimneys and other projections through roofing and leave in a water tight condition.

14.06 SPOUTING

- To all fascias at positions required, fix spoutings with falls to outlets.

14.07 DOWNPIPES

- At positions shown or required fix downpipes, sealed into droppers from spouting and into stormwater drain.
- Fix to walls with purpose made fixing brackets supplied by manufacturer.

14.08 PIPING

- Piping for water supplied shall be drawn copper or polybutylene piping.
- Piping laid in concrete shall be spirally wound with two layers of 'Densotpe', or similar, wrapped in opposing directions.
- No joints shall be made in polybutylene piping in concrete.
- Polybutylene piping laid underground shall be protected from damage by sharp objects.

- All joints in copper pipes shall be socketted and brazed with "Silfos".
- Polybutylene piping shall be jointed only with special copper joint fittings manufactured by the makers of the brand of piping being used.
- Piping shall be installed in long lengths.
- Polybutylene should be continuous as far as possible, for the whole length of the system. thread pipes through holes drilled through the centre lines of the framing.
- Where possible, pipes shall be curved to change direction, but where curving is not possible, standard elbows and tees shall be used.
- Support all piping at recommended centres with ready made clips.
- Standard fittings and couplings for copper and polybutylene piping shall be used, including couplings linking the two materials.
- Polybutylene piping may be used for both hot and cold water reticulation, except for circulating pipes between wetback and boiler units and hot water cylinders.
- Where wetback or boiler units provide supplementary heating of hot water, the first 600mm of pipe from the cylinder shall be copper.
- Where instantaneous gas water heater are installed, the first 200mm of piping on the inlet and outlet shall be copper.
- All piping shall be terminated at outlets with brass 'wingbacks' securely screw fixed to timber framing or solid backing.

14.09 COLD WATER SUPPLY

- From the toby connection of the Territorial Authority water supply, lay 20mm or 15mm i.d. pipe, buried 450mm underground to an isolation Stop cock located in a suitable toby box located against the building foundations.
- From stop cock run 20mm dia. pipe to bath, with 12mm i.d. branches to sink/s, basins, tubs, washing machines, shower, W.C. flushing cisterns, and dishwasher if required.
- From wall, use Qest Qickee supply set for connection to cistern and for exposed pipes to basins.
- Take 12mm i.d. branch to provide supply for exterior hose taps.
- From stopcock take 20mm dia. pipe to either:-
- Hot water cylinder where a high pressure hot water reticulation water system is specified. Before entry to cylinder supply and fix a NEFA 3 in 1 stopcock, or other suitable valve.

or

- NEFA 3 in 1 stopcock and preset NEFA pressure reducing valve, or other suitable valves, where a low pressure hot water system using a pressure reducing valve is specified.

or

- To a 135 Litre Nura rotational moulded polythene supply tank in roof space, where a low pressure hot water system using a supply tank is specified.

- Tank to be complete with tray, overflow, 12mm valve and ballcock, lids and other fittings.
- Take 20mm outlet from tank leading to hot water cylinder.
- The whole of the cold water system shall be charged to test for leaks before linings are fixed.

14.10 HOT WATER SUPPLY

- Supply and install a hot water storage cylinder where shown on the drawings.
- The hot water cylinder shall be electric or gas as shown on the drawings.
- Where specified, the cylinder shall have the connectors for supplementary boiler or wetback heaters.
- Unless specified otherwise, storage heater shall be standard storage heaters, complying with the current N.Z. Standards in all respects.
- Heater shall be cased and lagged and shall be fitted with drain pipe.
- Gas water heaters shall be installed in accordance with the maker's recommendations and the Local Plumbing Authority and Gas Supply Authority requirements.
- Provide and install flues for gas water heaters in accordance with By-Laws and recommendations.
- Provide expansion pipe from storage heater, 20mm dia., extended above the roof level with pressure relief valve as required, or with low pressure system, turn exhaust to discharge over storage tank if in a suitable location.
- All piping conveying hot water shall be double lagged with plumbers felt, spirally wound and bound to prevent unraveling.
- Each layer of felt shall be wound in opposing directions.
- From expansion pipe, take branches to taps.
- Branch to sink shall be 12mm dia. Take 20mm dia. lead from expansion pipe to bathe with 12mm branches off lead to shower first then to basins, tub, washing machine and dish washer if required.
- Plumbing shall be to hot water cylinder manufacturers requirements.
- the tub and washing machine branches may be taken from the sink lead if more suitable.
- Use QuestDux supply sets for exposed leads to basins.

14.11 VENTS

- Provide all vents from fittings as required by the regulations.
- Vents shall be in copper or PVC.
- Provide and install terminal vent in seamless material from branch on sewer and extend above roof level.
- Fix bird proof grilles to all vents.

14.12 WASTES AND TRAPS

- Provide trapped wastes to all fittings of the sizes required by the Building Code.
- Vent wastes where and as required by the regulations.
- Provide separate waste for washing machine, unless otherwise specified.
- Wastes may be copper or polypropylene waste pipe system.
- Polypropylene wastes shall be complete with all couplings, seals, clips and other fittings.
- Where possible, waste pipes shall be concealed within the structure.
- Special care shall be taken to fix the wastes in unobtrusive positions.
- Provide cleaning eyes to all copper wastes.
- Where wastes pass through the foundation walls, pack and seal to allow expansion and prevent access of vermin.
- Wastes through concrete slab shall wrapped in "Densotape" or similar.

14.13 FITTINGS

- Supply and fix all fittings as shown on the drawings and in the addenda.

- Provide and fit all stopcocks, gate valves, etc. required for the water reticulation system.

a) W.C. Pans

- Shall be vitreous china, washdown type, and shall be supplied and fitted complete with connector to waste, vent and double flap plastic seal.
- Supply and fit cistern, complete with sparge pipe, ball valve, ballcock and overflow.

b) Bath

- Shall be enameled pressed steel, or plastic as shown or noted, and shall be fitted into cradle provided by the Carpenter.
- Baths shall be first quality, free from chips or other blemishes.

c) Basins

- Provide and install vitreous china, enameled steel or plastic basins as shown on the drawing or on the addenda.

d) Vanity

- Arrange with the Carpenter to install a Vanity unit as required. Provide taps and wastes.

e) Tub

- Tub provide and install a pressed or fabricated stainless steel tub, on cabinet. Refer to addenda.

f) delete

g) Preformed Shower Cubicle

- Supply and install where shown on the drawings a preformed shower cubicle, with approved door unit, if specified.

h) Sink Bench

- Sink supplied by joiner. supply and connect plug, and CP chain.
- Provide waste outlet for waste disposal if required. connect up to waste.

i) Taps

- All taps shall be marked Hot and cold and unless otherwise shown.

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15.0 GAS SERVICE

15.01 GENERAL

- Refer to the Conditions of Contract and the Preliminary and General clauses of this Specification which shall apply to this section of the work.
- All work shall be carried out by registered gas fitters and all work shall comply with NZS 824 and NZS 1364.

15.02 SCOPE

- The work of this trade includes everything necessary to complete the Contract in terms of this Specification and drawings.
- The supply and delivery, installation and testing of gas appliances as shown on addenda and/or drawings.
- Arrange for installation of incoming gas main and meter by Local Gas Supply Authority and meet all costs.
- Connecting to the gas meter outlet shall be the responsibility of this trade.

15.03 MATERIALS AND WORKMANSHIP

- All materials, workmanship and testing of the installation shall comply with the requirements of the Local Gas Authority.
- The complete installation shall be to the satisfaction of this Authority.

15.04 FLASHINGS

- All flues shall be flashed and cover flashed with purpose made flashings where penetrating roofing's.

16.0 ELECTRICAL

16.01 PRELIMINARY

- Refer to Conditions of Contract and the Preliminary and General clauses of this Specification which shall apply to this section of the work.

16.02 FEES

- Pay all fees and charges and obtain all necessary permits for this trade.

16.03 SCOPE OF WORK

- Carry out the whole of the electrical installations in strict accordance with the latest Electrical Wiring Regulations and Local Authority's By-Laws.
- Provide all lighting and power points as shown on the drawings or as otherwise directed by the Owners.

16.04 MATERIALS AND WORKMANSHIP

- All materials used shall be of approved British or NZ Standard Specification.
- Allow for all materials necessary to complete the Contract whether specified or not.
- All work shall be carried out by a Registered Electrician in accordance with regulations and best trade practice and in a manner which will cause minimum inconvenience to other workmen and the work as a whole.
- All cutting away, drilling, etc. of timber for the entry and routing of cables shall be kept to a minimum.
- All wiring shall be run in T.P.S. cable and shall be kept clear of thermal insulation in walls and ceilings.

16.05 CO-OPERATION

- Co-operate with the Building Contractor and other sub contractors at all phases of the work.
- Give ample notice to enable the Contractor to arrange the necessary voids, chases, etc.

16.06 COMPLETION & CONNECTION OF POWER

- Leave the work complete, pay all charges and arrange for all inspections and tests and for the connection of power to the works.
- It is the responsibility of the Electrical Contractor to ensure that no delay is caused to the job once the Contract is complete.

16.07 POWER BOARD SUPPLY

- Arrange with the Power Board, allow for and pay for all fees for the connection of an underground or overhead supply to the building.
- Arrange for any power poles required to carry overhead power lines.

16.08 METER BOX

- Provide and install meter box. confer with Carpenter for trimming same.
- The meter box shall be recessed into wall and shall have weather-proof cover.

16.09 MAIN SWITCHBOARD

- Provide and install a recessed main switchboard, complete with all fuses, circuit breakers, switches, bell transformer and auxiliary equipment.

16.10 ELECTRIC STOVE

- Provide wiring and switches for electric cooker where shown on the drawings.
- If separate oven and cooking top unit are to be installed, allow for wiring and switches for each unit.

- the Electrician is to allow for taking delivery of and installing cooking appliances as shown on the drawings and addenda.
- Allow in contract the P.C. sum for the supply of cooking appliances.

16.11 delete

16.12 delete

16.13 delete

16.14 delete

16.15 WATER HEATERS

- Allow for the connection of the water heater to the electrical system.
- Provide and install 1,000 watt element unless otherwise specified and thermostat to hot water cylinder provided by the Plumber.
- Provide switch for water heater on adjacent wall, and flexible, metal-sheathed cable to element box.

16.16 POWER POINTS

- All wall plug outlets shall be 230 volt, 10 amp 3-pin flush type with switches.
- Generally, install plugs 300mm above floor or 225mm above bench top.
- Points to washer, dryer and refrigerator - 1200mm from floor.
- The exact position of power points shall be determined on the job by the Owner.
- Allow for the power points in the locations shown on the drawings.
- All power points are to be switch type.

16.17 LIGHTS

- Provide light points where shown on the drawings.
- Where shown on the drawings wire for outside garden lighting.
- The Contractor is to allow in his tender to provide batten holder type fittings to all lights, with angled fittings to wall lights.
- All lights are to have flush wall mounted switches.
- All exterior lights shall be watertight fittings.
- Fittings under soffits shall be ball type.

16.18 LIGHT SWITCHES

- Light switches generally, shall be 5amp, all insulated P.D.L. micro-gap type with plain flush plate.
- Fix switches generally 1200mm above floor.
- Provide smoke detectors where specified on addenda and install in locations recommended by the manufacturer.

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17.0 PAINTING

17.01 PRELIMINARY

- Refer to the Conditions of Contract and the Preliminary and General clauses of this Specification which shall apply to this section of the work.
- The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and regulations of the Local Authority.

17.02 INSPECTION

- The Painting Contractor shall examine all surfaces and if not in proper condition for painting he shall notify the Building Contractor who will rectify to the Painters satisfaction.

17.03 STANDARDS

- Materials and Workmanship shall comply with
NZS 7703:1985 Painting of Buildings
AS 1580:1980 Methods of Tests for Paints,
Related Materials
NZS 5807:1980 Identification by Colour Wording
BS 4800:1981 Paint Colours Building
Purposes
BS 5252: 1976 colour Co-Ordination, Building
Purposes

17.04 SUPERVISION

- The Building contractor and any representative of the Paint Manufacturer's designated by the Building contractor shall have access to the job and to materials being used during the progress of the work.

17.05 UNSUITABLE CONDITIONS

- No paint shall be applied to wet or uncured cement or plaster or to surfaces that are not clean, smooth, dry or free from all oil or grease.
- No painting shall be carried out in frost, fog rain or dusty conditions.
- Preceding coats are to be thoroughly dry before applying next coat.

17.06 PUTTYING

- Surface cracks, nail holes, etc., in woodwork shall be leveled up to the surface of the work with linseed oil putty or other suitable filler after priming coat has been applied.

17.07 SANDPAPERING

- Each coat of paint when dry, is to be properly smoothed with sandpaper and dusted clean before application of succeeding coat.

17.08 PROTECTION

- The contractor or Painter shall provide and lay adequate dust sheets to protect the floors and other surfaces.
- Varnish and enamel shall not be applied in the presence of dust.

17.09 WORKMANSHIP

- All work is to be executed in accordance with approved trade practice.
- Materials shall be evenly applied and primers well brushed into pores of the wood and into all crevices and quirks.
- No coat of paint shall be applied unless preceding coats are dry.

17.10 EXTERNAL WORK

- Paint all external woodwork usually painted, with three coats in accordance with the following.
- Priming coat applied by Carpenter before erection.

a) Stopping and Rubbing Down

- After priming has set, stop all nail holes as detailed in General clauses, and rub down as required to obtain a satisfactory surface for undercoating.

b) Undercoat

- Apply undercoat as soon as possible after priming.
- Tint undercoat if required.
- Paint all glazing putties with, and tint undercoat to appropriate colour of finished coat, but it shall be readily distinguished from same.
- Paint to impinge slightly onto glass surface where applicable.

c) Finishing Coat

- Apply one coat of Exterior Hi-Gloss in the colour selected, taking care to ensure that all undercoated areas receive a coat of paint.
- If 'Bright Red' is selected, then two coats must be applied. Selection of dark colours for wood is not recommended.

d) Hardiflex Eaves, Gable End and Porch Linings

- Shall be painted with two coats of Flat Acrylic paint, in accordance with the manufacturer's instructions for first class work.

e) Metalwork

- All exterior metal-work should be thoroughly cleaned and free from dirt, grease or other surface imperfections.
- After thorough surface preparation has been completed apply coats as specified in External Work [(a) and (b)] above.

f) Iron and Steel

- As recommended by paint manufacturer.

g) Galvanised Corrugated Steel Roofing (not COLORSTEEL)

- As specified under Roofer.

N.B. Apart from laps priming as specified under Roofer. However, painting of any roofing material does not form part of the Contract.

17.11 INTERNAL WORK

- In all painted rooms, the Contract allows for not more than three colours.
- Additional charges will be made for colours in excess of this number.
NOTE: Painting interior of any kitchen, laundry or other cupboards is not included in the Contract.

a) Painted Wood Surface

- After surface preparation has been completed, apply one coat of appropriate Intermediate Primer Undercoat, second coat of Intermediate Primer Undercoat and final coat of Super Enamel or Super Satin, tinted as directed.
- Apply Sanding sealer or Satin Clear as the first coat.
- Follow with two coats of Gloss polyurethane or Satin clear polyurethane.

b) Gibraltar Board Walls to Wardrobes and Coat Cupboard

- After necessary stopping and sanding has been completed, apply two coats of P.V.A. Flat Plastic Paint, tinted as specified.

d) Ceilings to all Service Rooms (Kitchen, Bathroom & Laundry)

- After necessary stopping and sanding has been completed, apply two coats of semi-gloss enamel unless otherwise specified.

e) Ceilings to Other Rooms (Other than service rooms)

- After necessary stopping and sanding has been completed, apply two coats of Alkyd Flat or Acrylic Paint.

17.12 delete

17.13 COMPLETION

- On completion the contractor shall remove all empty cans or other debris arising out of this work, clean off all glass free from paint spots and smeared, in addition to the other areas affected.

18.0 GLASS

18.01 PRELIMINARY

- Refer to the Conditions of Contract and the Preliminary and General clauses of this Specification which shall apply to this section of the work.

18.02 GENERAL

- Glass and glazing must comply with NZS 4223
- Glass must be free from blemishes and to the thickness required by the standard details.

18.03 NEW GLAZING WORK

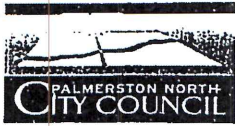
- Supply and fix clear sheet glass to all new exterior joinery and porch screens, with exception of bathroom and toilet sashes and entry doors which will be glazed with white obscure glass of equal pattern.

18.04 delete

18.05 ALUMINIUM WINDOWS AND DOORS

- To be fully glazed by Aluminium fabricator.

Ø58/75



TO: PALMERSTON NORTH CITY COUNCIL

Application for PIM (Section 30, Building Act 1991)

No. 37278

70343 Building Consent (Section 33, Building Act 1991)

No. 37279

APPLICANT *

Name: WARNACO INVESTMENTS

Mailing Address: P.O. Box 48
P.N.

Contact (Print name and position): PAUL HUBBARD BUILDING LTD

Mailing Address: 5 UNION ST
P.N.

Phone: _____ Fax: _____

*Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PROJECT LOCATION

Street Address: 75 PARCEL HEIGHTS

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Legal Description (as shown on Certificate of Title or Rates Notice)

Valuation Roll Number: _____

Lot: 94

D.P. 305623

Section _____

PROJECT INFORMATION

New Building Alteration Demolition

Being Stage _____ of an intended _____ stages. Estimated Value (inclusive of GST) \$ 132000-

Intended Use(s) (in detail): FOUR BEDROOM

Floor Area (of New Building Work) 173.6 Square metres

Intended Life: Indefinite but not less than 50 years Specified as _____ years

PHONE NUMBER

OWNER _____

BUILDER _____

LUMBER _____

RAINLAYER _____

RICKLAYER _____

PLASTERER _____

A <input type="checkbox"/>	BUILD/FOUNDATION	H <input type="checkbox"/>	BUILD/EXT CLADDING
B <input type="checkbox"/>	PLUMB/PRESLAB/SUB FL.	I <input type="checkbox"/>	PLUMB/STORMWATER
C <input type="checkbox"/>	BUILD/PRESLAB/SUB FL.	J <input type="checkbox"/>	PLUMB/SEWER
D <input type="checkbox"/>	BUILD/STRUCTURAL	K <input type="checkbox"/>	BUILD/FINAL
E <input type="checkbox"/>	PLUMB/PRELINE	L <input type="checkbox"/>	PLUMB/FINAL
F <input type="checkbox"/>	BUILD PRELINE	M <input type="checkbox"/>	PLUMB/EFFLUENT SYSTEM
G <input type="checkbox"/>	BUILD/POSTLINE	N <input type="checkbox"/>	BUILD/VEHICLE CROSSING

DATE INSPECTED	REMARKS (Eg: stage reached with work)
15-4-02	Setting as to, floor bearing form - Blockwork to rear portion - 3 D12. D12 starters D12 to block wall at 600 centres horizontal remaining 2 D12. MB
17-4-02	Polythene - mesh on chair. MB
8-5-02	Drainage pipe sizes & falls all okay, perimeter SSR spacing in while I was there. Plan Green
6-5-02	Rebar - bottom plate anchors - Rebar 14/16 bracing as to floor - batts to walls. MB
6-6-02	Final ground heights O.H. - Lays not laid - glass O.H. Nowool, to ceiling shall. Terminal vent to be taken up wall. MB

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Building Consent No:37279
Section 35, Building Act 1991

Name: WARNACO INVESTMENTS
Mailing Address: PO BOX 48, PALMERSTON NORTH
Contact: P HUBBARD BUILDING LTD

The project is for New Building
Intended Use(s): ERECT FOUR BEDROOM DWELLING AND ATTACHED GARAGE
Intended life: Indefinite but not less than 50 years
Value of Work: \$132,000.00

Street Address: 75 PARNELL HEIGHTS DRIVE, PALMERSTON NORTH
Assessment No:
Legal:

Council's charges for this Building Consent are: \$586.80

THIS BUILDING CONSENT IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS

1: THE FOLLOWING APPLIES TO THIS CONSENT:-

2: The following inspections are MANDATORY, failure to notify the Palmerston North City Council Building Services Section of any of the required inspections will result in a Notice to Rectify being issued.

Building - Foundation

Building Preslab/Floor

Plumbing - Preline

Building - Preline

THIS IS NOT A BUILDING CONSENT: 37279

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- Building - Postline
- Plumbing - Stormwater Drainage
- Plumbing - Sewer Drainage
- Building - Final
- Plumbing - Final

3: All inspections other than those listed will be undertaken by the Certifier named above.

The vehicle crossing is to be no greater than 4.8 metres wide at the street frontage.

NOTES TO THE OWNER AND PERSONS UNDERTAKING THE BUILDING WORK

- Where building work is to be undertaken to which this Building Consent relates, and is not shown in detail on the approved plans and specifications, such building work is to be completed to acceptable building standards and to the requirements of the New Zealand Building Code 1992.
- Your Building Consent incorporates a number of prepaid inspections. These inspections are detailed in paragraph 2 above.
- Should it be necessary to carry out any additional inspections or there is a requirement to repeat any inspection, the owner will be charged for the additional inspection or repeat inspection at a rate of \$70.50 (GST INC) per inspection.
- Upon completion of all building work necessary to comply with the Building Code, the owner is required to apply to the Palmerston North City Council for a Code Compliance Certificate using the Building Work Completion Advice form provided.

Signed for and on behalf of the Council:

Name: SHAYNE HARRIS

PRINCIPAL BUILDING OFFICER

Signed:

Dated: ../../..

THIS IS NOT A BUILDING CONSENT: 37279

Page : 2

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Project Information Memorandum No:37278
Section 31, Building Act 1991

Name: WARNACO INVESTMENTS
Mailing Address: PO BOX 48, PALMERSTON NORTH
Contact: P HUBBARD BUILDING LTD

The project is for New Building
Intended Use(s): ERECT FOUR BEDROOM DWELLING AND ATTACHED GARAGE
Intended life: Indefinite but not less than 50 years
Value of Work: \$132,000.00

Street Address: 75 PARNELL HEIGHTS DRIVE, PALMERSTON NORTH
Assessment No:
Legal:

Council's charges for this Project Memorandum are: \$141.00

1: This Project Information Memorandum is:

- Confirmation that the proposed building work may be undertaken,
subject to any requirements of the Building Consent - Attached.

2: Vicinity:-

- Palmerston North City Council records indicate areas of poor bearing in
this vicinity. Further investigation and/or an engineers report may be
required prior to placement of reinforcing.

3: Property Boundaries:-

- The owner of the property and the builder are responsible for the correct
siting of buildings or additions there-on, according to the District Plan
and the Building Code. The owner and the builder shall ascertain the
true position of survey pegs before building operations commence, or

THIS IS NOT A PIM: 37278

Page : 1

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provide evidence of boundary siting when the first foundation inspection is made. Existing fences are not always on the true boundary.

Certification from a surveyor may be required to avoid future legal problems.

4: Information relating to other authorisations under any Act (other than the Building Act 1991) which must be obtained from Council in relation to the proposed project.

The vehicle crossing is to be no greater than 4.8 metres wide at the street frontage.

Signed for and on behalf of the Council:

Name: SHAYNE HARRIS

PRINCIPAL BUILDING OFFICER

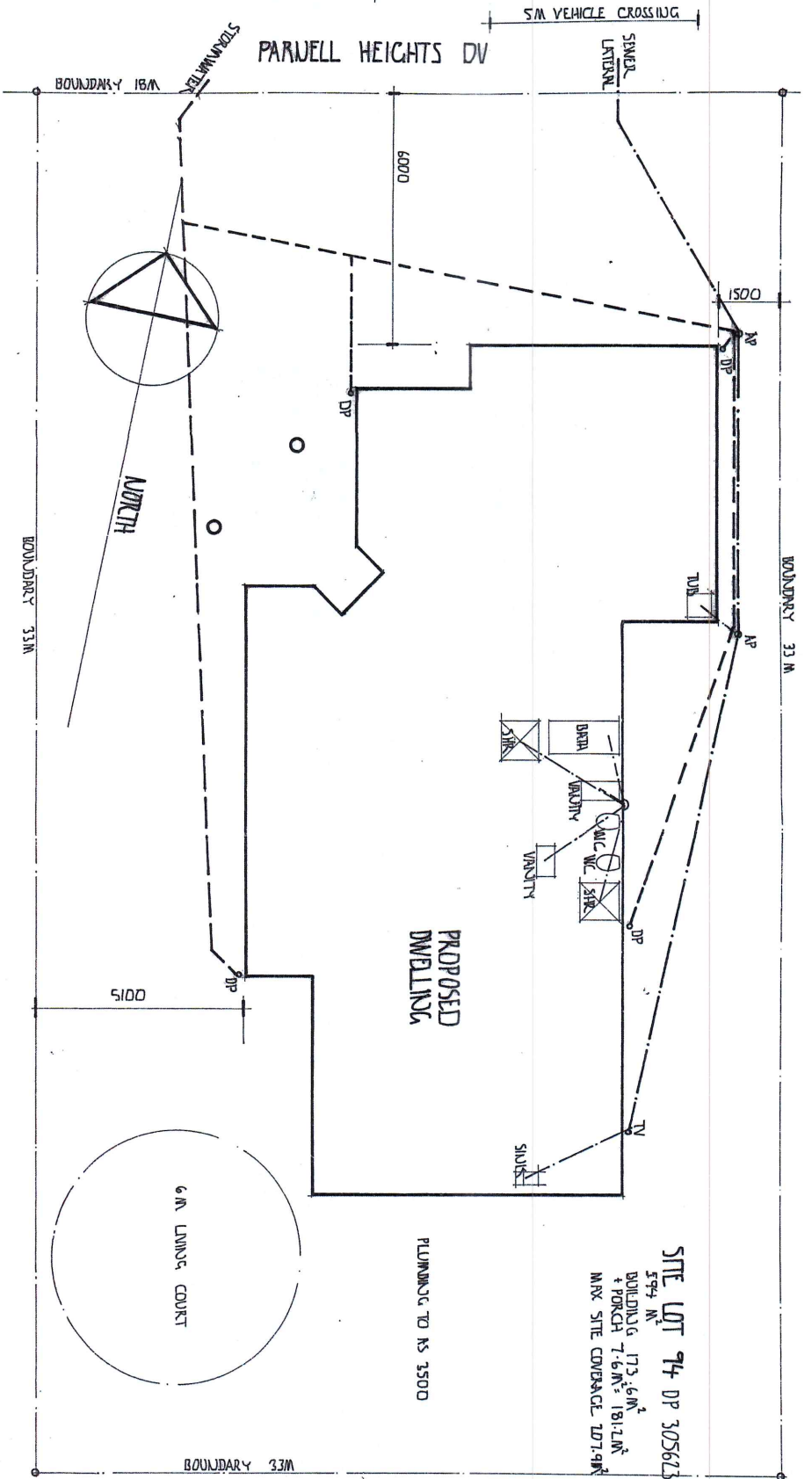
Signed:

Dated: ../../..

THIS IS NOT A PIM: 37278

Page : 2

25 X



PROPOSED NEW DWELLING LOT 94 PARWELL HEIGHTS DV, PALM LITH FOR MR & MRS ABSOLON

CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION

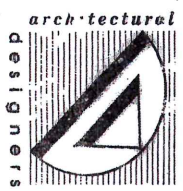
SITE AND DRAINAGE PLAN 18100

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SITE LOT 94 DP 305623
 594 M²
 BUILDTING 173.6M²
 + PORCH 7.6M² 181.2M²
 MAX SITE COVERAGE 107.9M²

KEITH WEBBY ©

- ARCHITECTURAL DESIGNER
- 420 CHURCH STREET
- CNR PRINCESS & CHURCH ST.
- PALMERSTON NORTH
- PH(06) 355 0777 FAX 355 0788

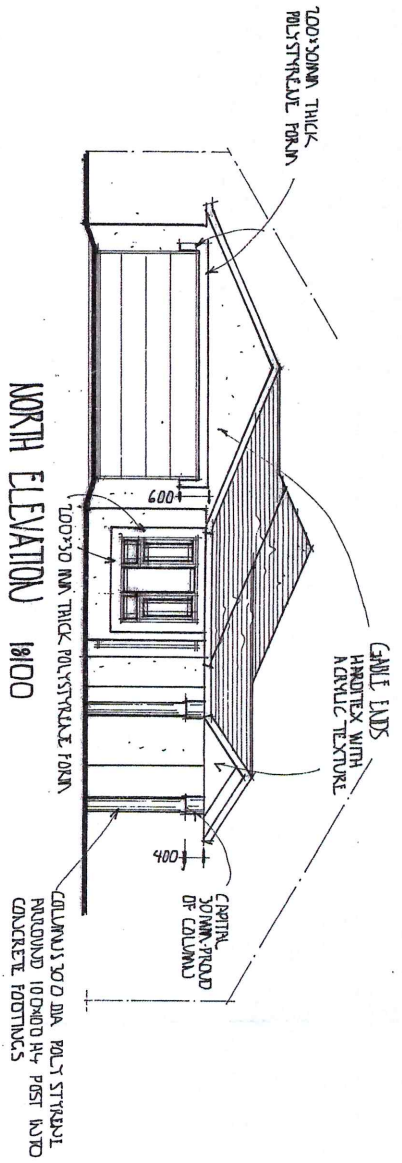


DATE	TO	BY	SHEET NO.	OF
			1	9
ISSUE			PROJECT	1491 W/D

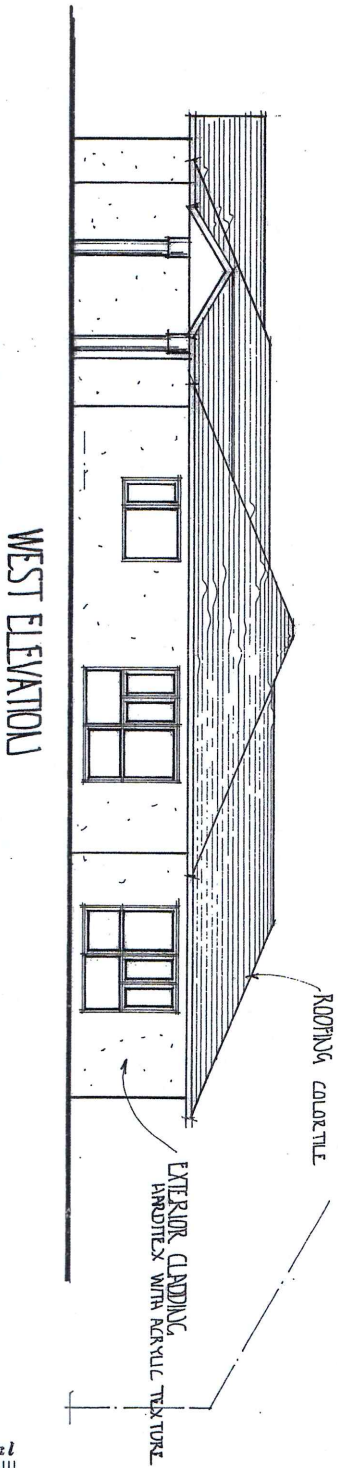
Manawatu Microfilm Services

3

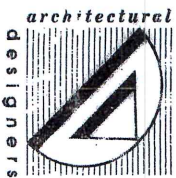
3



ALL POLYSTYRENE CLOSED CELL



P58/75



KEITH WEBBY ©

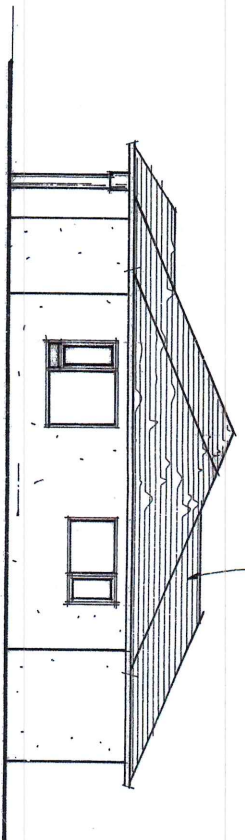
- ARCHITECTURAL DESIGNER
- 400 CHURCH STREET
- 400 SPRINGS PALMERSTON NORTH
- PH(06) 355 0777 FAX 355 0788

PROPOSED NEW DWELLING LOT 94 PARKELL HEIGHTS DR, PALM SPR FOR MR & MRS ABSOLON

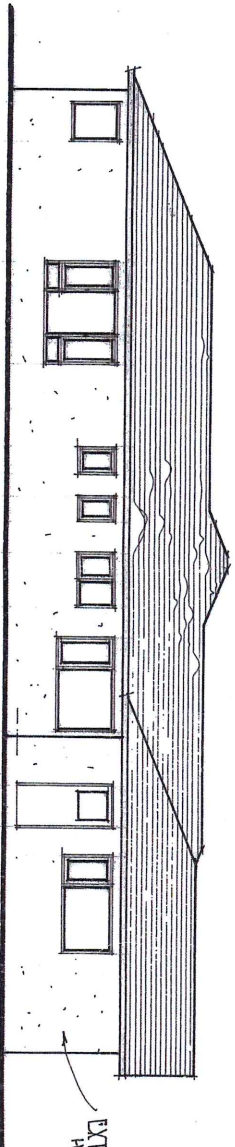
CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION

DATE	SHEET NO	PROJECT
	2 of 9	1491 MID
ISSUE		

ROOFING CARLINE



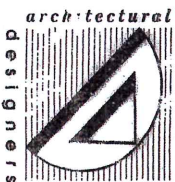
SOUTH ELEVATION 1:100



EAST ELEVATION

EXTERIOR CLADDING
HANDTEXT WITH ACRYLIC TEXTURE

PS8/75



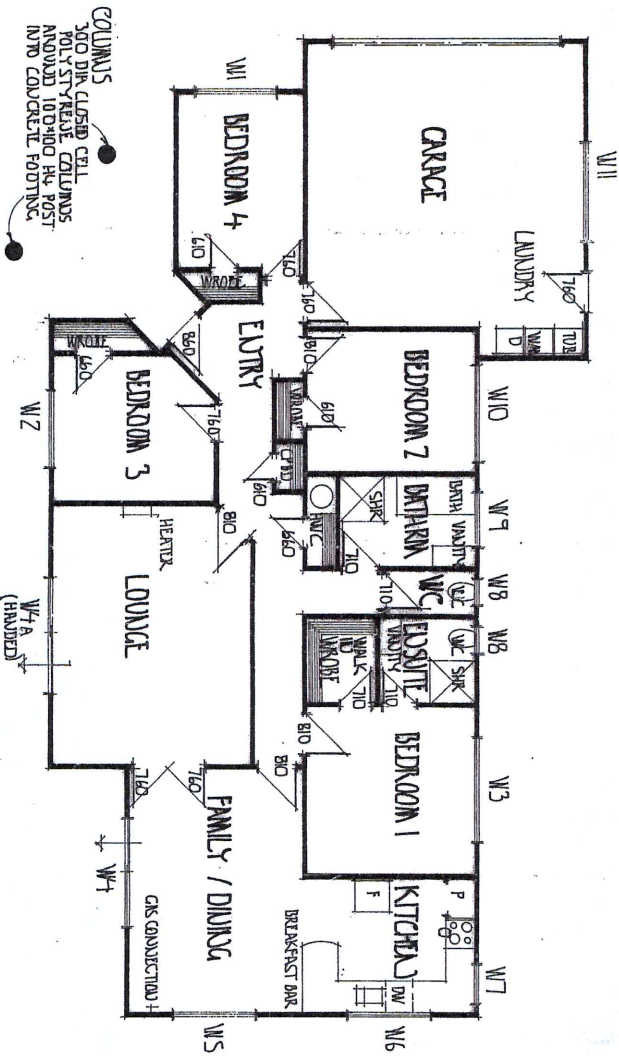
PROPOSED NEW DWELLING LOT 94 PARWELL HEIGHTS DR, PALM LTH FOR MR & MRS ABSOLON

CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION

KEITH WEBBY ©

- ARCHITECTURAL DESIGNER
- 429 SAUNDERS STREET
- PALMERSTON NORTH
- PH (06) 355 0777 FAX 355 0788

DATE	10	03	02	SHEET NO	3 of 9
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OUTER CONTROL NOISE ZONE INFORMATION PROVIDED ON THE DRAWINGS IS BASED ON A SIMILAR DWELLING - NOISE REPORT

- ALL PARTSLS HOMOGENEOUS
- A/C ACUSTIC SEALANT PROVIDED IN ACCORDANCE TO WINSTONE PUBLICATION GIB NOISE CONTROL SYSTEMS JULY 2000
- ELECTRICAL FITTINGS TO BE SEALED

EXTRA SOUND INSULATION REQUIREMENTS		
ROOMS	EXTERNAL WALLS (INCLUDING INSULATING WINDOWES)	CEILING (INCLUDING INSULATING WINDOWES)
ALL BEDROOMS	2 LAYERS OF R-5 GIB	1 LAYER OF R-5 GIB

FLOOR PAU 18100
173.6 M²

PROPOSED NEW DWELLING LOT 94 PARVELL HEIGHTS DR PALM LTH FOR ANNA'S ABSOLAM

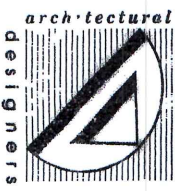
CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION



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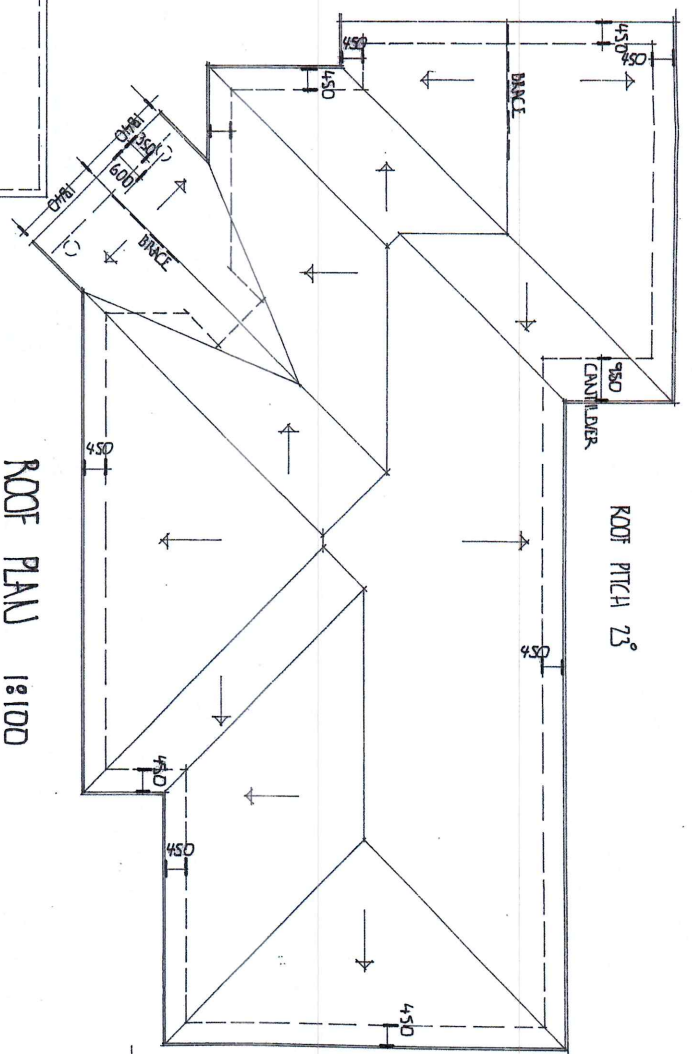
- ARCHITECTURAL DESIGNER
- 420 CHURCH STREET
- CNR PRINCESS & CHURCH ST
- PALMERSTON NORTH
- PH(06) 355 0777 FAX 355 0788

PS&J/S

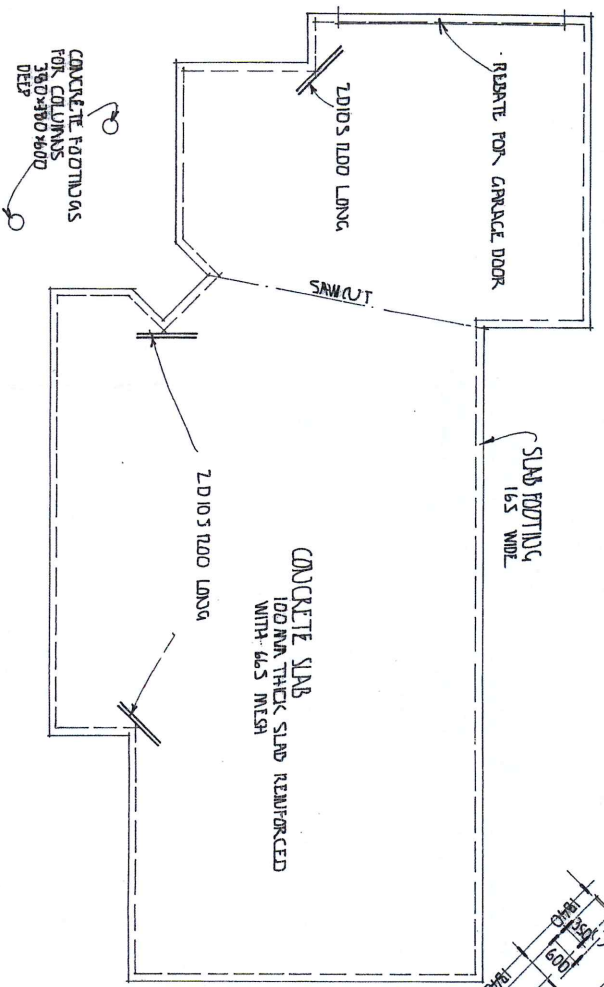


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EXTRAS
GAS CONNECTION TO
FAMILY RM



ROOF PLAN 1:100



CONCRETE SLAB 1:100

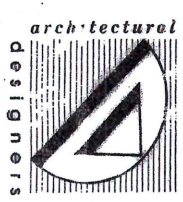
PROPOSED NEW DWELLING LOT 94 PARKWELL HEIGHTS DR, PALM BTH FOR MR & MRS ABSOLM

CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION

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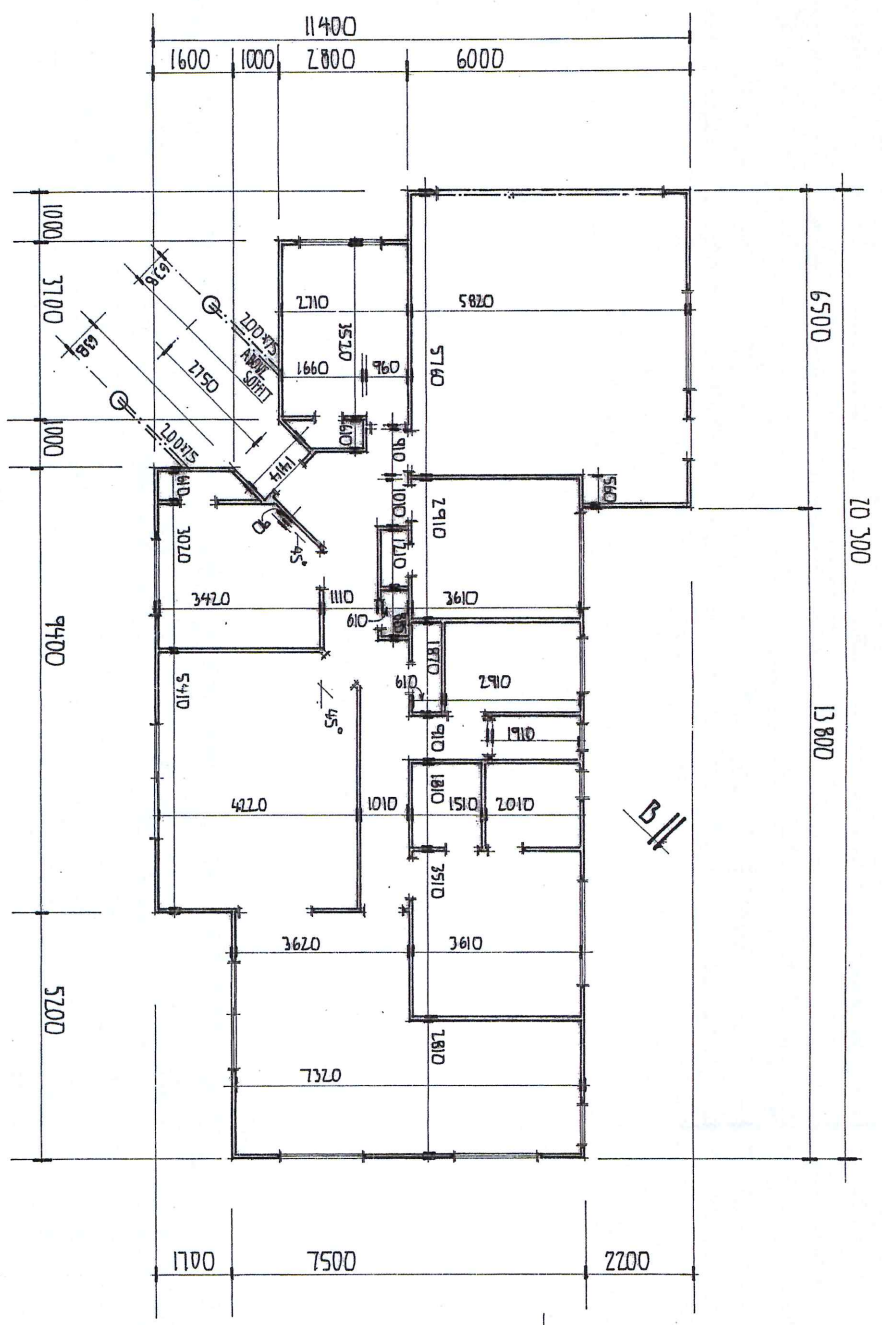
- ARCHITECTURAL DESIGNER
- 420 SHURELL STREET
- CANBERRA NORTH
- PH: (06) 355 0777 FAX 355 0788

P58/75



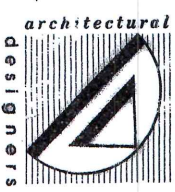
DATE	NO	BY	SHEET NO	PROJECT
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TIMBER WALL
THICKNESS 90MM
FOR 94MM WALL
APPROXIMATE DIMENSIONS
E.G. 1810 TO 1806
2010 TO 2012
OR DOUBLE STUD



SETOUT PLAN 1:100

PS&AS



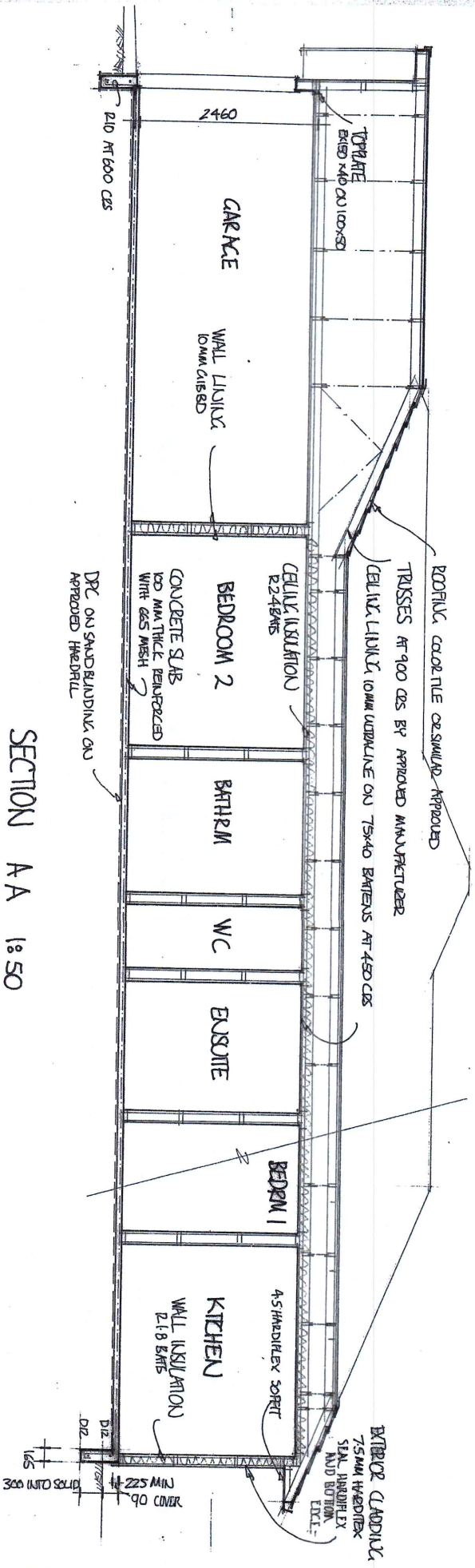
PROPOSED NEW DWELLING LOT 94 PARADELL HEIGHTS DR, PALM LTH FOR MR & MRS ABSOLON

CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION

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- ARCHITECTURAL DESIGNER
- 420 CHURCH STREET
- 2ND PRINCESS & CHURCH ST
- PALMERSTON NORTH
- PH(06) 355 0777 FAX 355 0788

DATE	TO	BY	SHEET No	PROJECT
			6 OF 9	1491 WD
ISSUE				



SECTION AA 1:50

PROPOSED NEW DWELLING LOT 94 PARVELL HEIGHTS DY PALM LTH FOR AIRWAYS ASSOCIATION

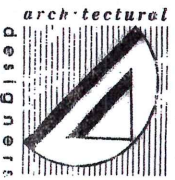
CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION



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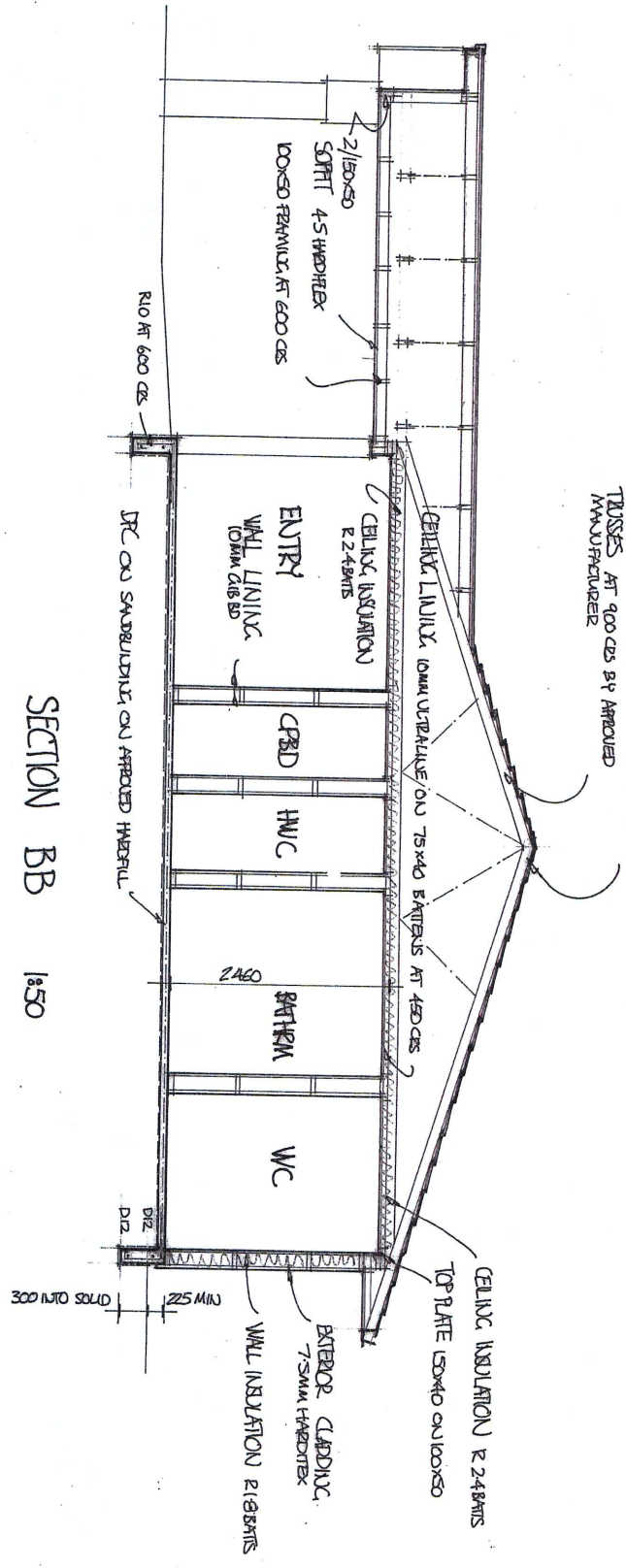
ARCHITECTURAL DESIGNER
 420 CHURCH STREET
 CNR PRINCESS STREET
 PALMERSTON NORTH
 PH (06) 355 0777 FAX 355 0788

PSS8/75



DATE	10	03	02	SHEET NO	7	OF	9
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ROOFING COEFFICIENT OR SIMILAR APPROVED TRUSSES AT 900 CDS BY APPROVED MANUFACTURER



SECTION BB 1:50

PROPOSED NEW DWELLING LOT 94 PARVELL HEIGHTS DR, PALM LITH PARK AIRWAYS ABSOLDM

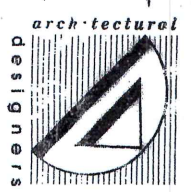
CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION



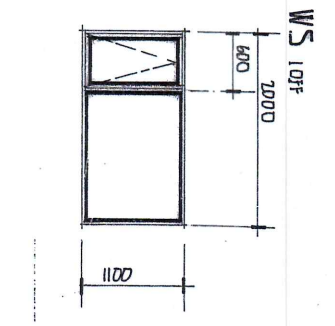
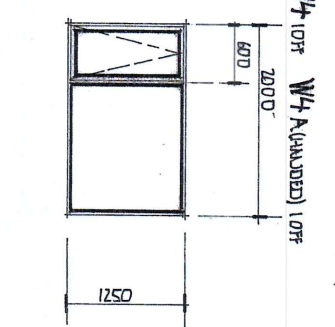
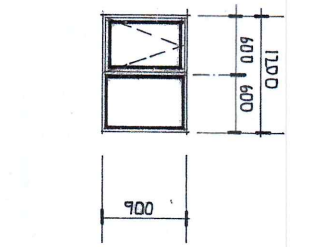
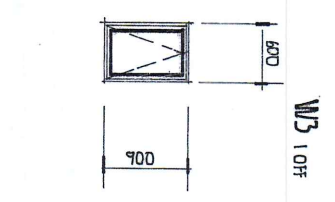
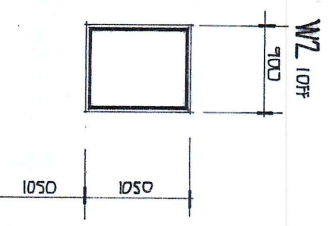
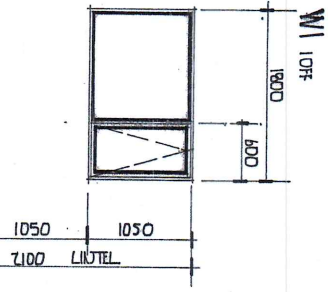
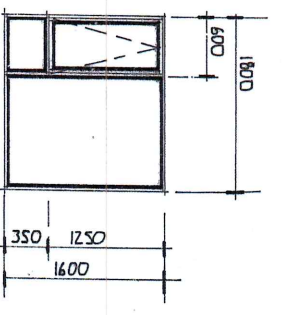
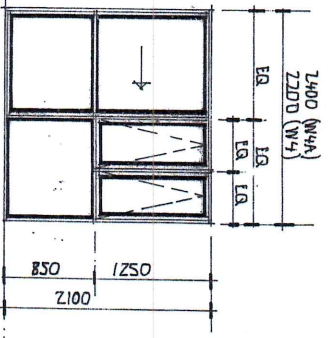
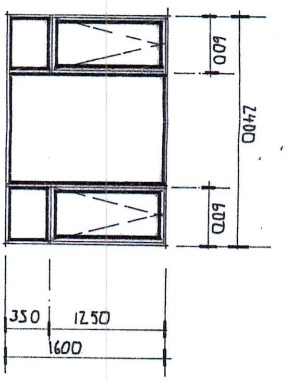
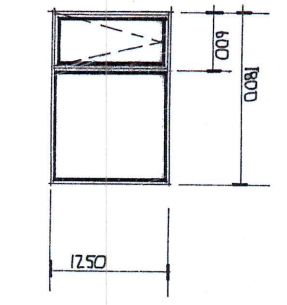
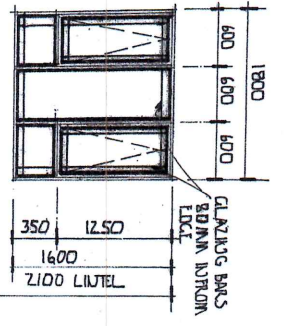
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- PH (06) 355 0777 FAX 355 0788

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DATE	10	03	02	SHEET No	8	OF	9
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WINDOW SCHEDULE
1:50

PS 8/75

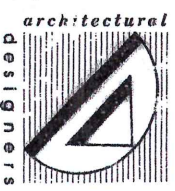
- NOTES**
- 1/ PROVIDE OBSCURE GLAZING TO W 8 AND W9
 - 2/ PROVIDE SAFETY GLAZING TO W4, W4A (SHADDED), W9, AND W (BROUSSE)
 - 3/ WINDOWS TO BEDROOMS TO HAVE HEAVY ALUMINIUM FRAME WITH POSITIVE SEALING AND ADJUSTMENT WITH NO THROUGH FRAME VENTILATION
 - WINDOWS TO BEDROOM 1 ESSENTIAL BEDROOM 4 TO BE GLAZED WITH 6MM MONOLITHIC GLASS
 - WINDOWS TO BEDROOM 2 AND BEDROOM 3 TO BE GLAZED WITH 4MM MONOLITHIC GLASS

PROPOSED NEW DWELLING, LOT 94 PARAKEET HTGS DR, PALMERSTON NORTH AND SOLID FOR MR & MRS

CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION

KEITH WEBBY ©

ARCHITECTURAL DESIGNER
420 CHURCH STREET
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PALMERSTON NORTH
PH (06) 355 0777 FAX 355 0788



DATE	20	05	02	SHEET NO	9	OF	9
ISSUE				PROJECT	1491	ND	

