



BC 93830

RECEIVED

25 JUN 1993

MARLBOROUGH
DISTRICT COUNCIL

**SPECIFICATION OF
WORK AND MATERIALS
FOR THE ERECTION AND COMPLETION
OF:**

A DWELLING

FOR THE OWNER:

MR M FITZPATRICK & MISS T CHAMBERS

SITE LOCATION:

**BUICK STREET
BLENHEIM**

LEGAL DESCRIPTION:

**LOT 10
DP 8627
BLENHEIM**

LOCAL AUTHORITY:

MARLBOROUGH DISTRICT COUNCIL

PREPARED BY:

**PLAN & QUOTES
25 Goodman Street
Blenheim**

Phone (03) 578-0574

EXCAVATOR

CLEARING BUILDING AREA

Clean off all vegetation over building area.

BUILDING EXCAVATION

Excavate for all foundations to the minimum depth shown or as required by N.Z.S.1900.

All excavated material except topsoil shall be removed from the site as part of the contract, unless otherwise advised.

HARD FILLING

Under all concrete floors and footings, provide a minimum thickness of 150mm hard filling well compacted as drawn and noted.

CONCRETE WORK AND REINFORCEMENT

GENERAL

All concrete shall be ordinary grade as per N.Z.S.1900; Chapter 9.3, and to have a minimum specified compressive strength of 17.5 MPa at 28 days standard cure.

FOUNDATIONS AND FOOTINGS

All foundations shall rest on solid footings and shall be constructed as shown on plans.

REINFORCING

Provide reinforcing as shown and specified on drawings and details. Lap rods 40 dia. at junctions and at corners, and secure laps with wire ties. Ensure correct coverage of all reinforcing.

DAMP PROOF COURSES

Beneath all concrete slab-on-ground floors lay a damp proof course as shown on drawings. Ensure all laps, penetrations and tears are adequately sealed using P.V.C. tape.

CONCRETE SLABS

Concrete floor slabs shall be of a minimum thickness of 100mm and shall be laid to an even fall pitched outwards.

Ground slab reinforcing shall be 668 welded reinforcing mesh lapped 225mm at joints and shall extend to within 75mm of the outside edge of the slab. Reinforcing shall have not less than 35mm cover to the top surface of the ground slab and shall be supported in position in a way that will not damage the damp proof course.

CARPENTRY

DAMP PROOFING

All timber to be protected from dampness with 3 ply bituminous felt or other approved damp proofing materials when in contact with concrete or brickwork.

PRIMING

Prime all end grain timber joints in exterior timber treated to grade H3 or less. Where timber is to be stained, varnished, oiled, or left unfinished, care shall be taken not to impinge priming onto exposed surfaces.

WALL FRAMING

Wall plates shall be 100 x 50 in as long lengths as possible.

Studs shall be 100 x 50 and cut to make 2453mm between floor joists and ceiling joists. Studs to be spaced at not more than 600mm crs, with double studs to receive lintels. Take all wall framing to an even width. Trim for all openings in accordance with Window Manufacturer's schedule.

All walls shall be dwanged with 100 x 50 solid dwangs at not more than 800mm crs, or as required to suit linings. All dwangs shall be properly nailed to give strength and solidity.

The whole of the framework is to be securely braced with either 150 x 25 flush bracing throughout or metal angle bracing. All bracing shall be as near as possible to 45 degrees and placed as per Bracing Schedule.

Lintels above doors and windows shall be in one length and shall comply with Table 6.7, NZS 3604;1990.

ROOF FRAMING

Truss Roof: Allow to provide prefabricated Gang-Nail roof trusses and fit as per manufacturer's instructions at centres shown. Fix trusses to top plates by not less than two 100mm skewed nails, plus either;

- (a). two 4.9mm wire dogs, or
- (b). an alternative fixing of 5 kN capacity in tension against uplift in accordance with NZS 3604; 10.2.5.1.

Roof pitch to be 15 degrees.

Purlins to be 75 x 50 at 900mm max crs.

INTERIOR WALL LININGS

Line interior walls with 9.5mm Gib-board sheets fixed as per manufacturers instructions. All joints must be taped. Stopping to be done with best quality Plaster of Paris, filled to an even surface and all spots and rises removed. Fix Slimangle metal corners to all external corners.

Line firewall between garage and house with 1 layer of 12.5mm Gib-board either side for 1/2 hour FRR. Line ceiling of garage to 1 sheet width (1200mm) from firewall with 12.5mm Gib-board.

GARAGE FIREWALL:

Line exterior firewalls on boundary with 1 layer of 12.5mm Gib-Board each side for 1/2 hour FRR. Over exterior sheets of Gib-Board lay a breather type Building Paper and over this line with 4.5mm Hardiflex Sheets as per Manufacturers recommendations. Line over interior side with 7.5mm construction ply to a height of 900mm to act as protection for Gib-Board.

CEILING LININGS

Gib-board: Fix 9.5mm Gib-board to ceilings indicated on Lining Schedule as per manufacturer's instructions. Gib-board to be fixed to 75 x 40 ceiling battens at 400mm max crs. All joints to be taped and stopped to a true even smooth edge.

INSULATION

All ceilings to be insulated with R2.4 Fibreglass Batts fitted as per manufacturer's instructions.

All walls to be insulated with R1.8 Fibreglass Batts fitted as per

manufacturer's instructions.

INTERIOR DOORS AND JAMBS

Interior doors are to be hollow core flush panel coloured rimu veneer with clashing strip on one edge. Doors to be hung on 1 1/2 pairs f.b. loosepin butt hinges.

Doors are to be hung in ex 125 x 40 rebated slimline D.A.Rimu jambs.

EXTERIOR DOORS AND JAMBS

Exterior timber doors are to be profiled rimu as selected by Owner and hung in rimu frame.

WINDOWS AND DOORS

All windows and exterior doors (excluding front entry door) to be anodised bronze aluminium in compliance with the provisions of NZS 3503 and BS 3987. Reveals shall be ex 25mm rimu, grooved or rebated to accept interior wall linings.

EAVES

Frame out eaves as shown on plan and line with 4.5mm Hardiflex fixed in accordance with manufacturer's instructions. Eaves overhang to be 600mm.

FASCIA/BARGES

Barge and fascia are to be Klass concealed metal fascia system with PVC guttering fixed by an approved fixer as per manufacturer's instructions.

ROOFING

Allow to supply and fix .40 Coloursteel 5000 corrugated iron in accordance with manufacturers instructions over 75 x 50 battens at 900mm max crs over building paper and polyflex strapping.

BRICKWORK

RELEVANT SPECIFICATIONS

All work shall be in accordance with the requirements of NZS 4210/P Masonry, and NZS 3604 Appendix F, Code of Practice for Timber Frame Construction.

MATERIALS

Bricks: Shall be Monier Brickmakers kiln-fired '70' Series, colour to be selected by Owner.

Cement: Shall be ordinary portland cement which at time of use shall comply with NZS 3122:1974 Portland cement (ordinary, rapid hardening and modified).

Plasticizer: Shall be hydrated lime used at the rate of one part hydrated lime to one part cement.

Water: Shall be of drinking quality and shall at the time of use be free from acids, alkalis and organic impurities.

Sand: Shall be Mercer No. 1 sand and/or shall comply with the relevant clauses of NZS3103:1976 Sands for Mortars and Internal and External Plasters.

Mineral Oxide: pigment shall comply with NZS 693:1962 and shall not exceed 3% by weight of oxide to weight of cement.

Brick Ties: Shall be Duo-Tie Fasteners or similar in compliance with NZS 3604:1990, and shall be placed in conformity with NZS4210P Code of Practice for Materials and Workmanship.

LAYING OF VENEER

Lay bricks in metric bond, true to line, level and plumb, and in accordance with good trade practice. Lay all work from the lowest corner. Completely fill both perpends and bed joints with mortar.

Bricks shall be shoved into place at least 10mm and shall be disturbed as little as possible after initial positioning. Joints shall not exceed 10mm in thickness.

BRICK TIES

Fix Duo-Tie Fasteners to framing at centres not exceeding 600mm horizontally and four courses vertically. Maintain a minimum clear air space between veneer and building paper of at least 40mm.

WEEPHOLES

Leave weepholes at perpendes not exceeding every third joint in spacing. Ventilation at the top of the cavity shall be provided by open perpendes at spacings not less than those for weepholes, or by equivalent venting at the top of the brickwork.

PLUMBING**GENERAL**

All work shall be done according to best trade practice and in accordance with the requirements of the local authority and the "Drainage and Plumbing Regulations 1978".

All work shall be left in a thoroughly sound and water-tight condition and in perfect working order as the case may be.

Waterpipes and tubes shall be set out in straight runs of even gradients, avoiding all places where airlocks are likely to occur. Use easy bends and avoid elbow fittings. Copper tubing is to be secured in position by copper straps. All piping is to be concealed.

FLASHINGS

Flash as necessary to render building water-tight. All flashings shall be accurately fitted to work and shall be machine bent and cut in lengths as long as possible.

SPOUTING AND DOWNPIPES

Fit Klass concealed fascia / spouting and downpipes in accordance with manufacturer's instructions and/or with regulations set down by the local authority.

Fit PVC spouting and downpipes in accordance with manufacturer's instructions and/or with regulations set down by the local authority.

All spouting shall be fixed straight and level.

Downpipes to be positioned where marked on plan.

VENTS

Vent pipes shall be 75mm diameter PVC pipe in one length. Suitable fixing and flashings will be the responsibility of the Plumber. Fix wire cage at top.

WASTES AND TRAPS

Connect all fittings to appropriate size PVC traps and waste pipes in accordance with manufacturer's instructions.

COLD WATER SUPPLY

Lay cold water supply from supply point in 12mm inside diameter PVC pipe buried not less than 60mm. Take 12mm copper branches to bath, basin, sink, vanity, wash tub, WC, flushing cistern, and to exterior hose taps. Connect to storage tank and to hot water cylinder with 12mm copper pipe.

HOT WATER SUPPLY

Supply and install above floor level a general purpose hot water cylinder complete with pressure control valve. Run a 19mm over-flow from cylinder to outside. Supply and fit maximum allowable element and thermostat to cylinder. From cylinder, connect in 12mm to laundry tub, shower, bath, vanity, and sink bench. Run pipes in copper as for cold water and wrap in felt.

SANITARY FITTINGS

As shown on plans, fix PVC white cistern and white china WC pan with Pvc seat and flap.

FIXING

The sink top, laundry tub and all vanity units will be supplied by the Joiner and the Plumber is responsible for connecting only.

DRAIN LAYING

WORKMANSHIP

The whole of this work shall be carried out by experienced tradesmen to the satisfaction of the local Drainage Inspector and in compliance with the "Drainage and Plumbing Regulations" and local authority specifications.

TRENCHES AND DRAINS

Excavate for and allow all necessary drains from gully traps and WC to sewer connection.

Trenches shall be completely and carefully filled after drains have been inspected, and found to be satisfactory, and the whole left in perfect working order.

STORMWATER

Lay 100mm PVC Stormwater drains in bedding chip to approved soakpits as shown on plan.

SEWER

Lay 100mm PVC Sewer drain in bedding chip to sewer connection at street boundary.

ELECTRICAL

MATERIALS AND WORKMANSHIP

All materials used under this contract shall be of approved British or New Zealand specifications.

All work shall be carried out by a Registered Electrician in compliance with the latest Electrical Wiring Regulations and Local Authority by-laws in the best trade practice.

SWITCHBOARD

Provide and install recessed main switchboard complete with all necessary control and auxiliary equipment.

POWER POINTS

Provide power points as indicated on *Electrical Plan*.

All wall plugs shall be 230v 10amp 3pin as selected by Owner. Generally install plugs 300mm above floor or 225mm above bench top. Points to washer/dryer space and refrigerator to be 1200mm above floor.

LIGHTS

Allow to fit light fittings as indicated on *Electrical Plan*.

Incandescent lighting to flat ceilings shall be PDL batten holders fixed to ceiling complete with 100 watt coiled filament "pearl" type lamps and shades as selected by Owner.

LIGHT SWITCHES

Light switches shall generally be 5amp all insulated PDL micro-gap type or equivalent to be selected by Owner.

Fit switches generally 1200mm from floor.

ELECTRICAL APPLIANCES

Fit wall oven, cooktop, and dishwasher as supplied by Owner in appropriate positions.

WATER HEATER

Provide and connect an approved heating element of at least 1200-1500 watts to hot water cylinder.

T.V. AERIAL

Provide and fit television aerial sockets where shown on *Electrical Plan*.

TELEPHONE

Arrange for Telecom to wire for telephone. Also co-operate with Telecom in placing telephone cables in electrical trenches.

PAINTING AND PAPERHANGING

STOPPING

After priming all nail holes are to be stopped and cleared off before undercoating for painted work. For varnished work, holes, etc., are to be stopped with matching putty after first coat of sealer.

PAINTING OF INTERIOR SURFACES

Wallboards and ceilings are required to be finished with two coats of approved paint finishing flat or semi-gloss as required.

Where full-gloss is required, such as kitchens and bathrooms, finishing coat shall be full-gloss enamel.

VARNISHING

Where varnishing is required such as doors, floors, sarking, architraves, skirtings, etc., give one coat of sealer followed by two coats of clear varnish.

PAPER HANGING

Walls shall be properly prepared by sizing. Hang paper straight and true with butt joints. Clean paste off woodwork as work proceeds.

SHEET A
(CIRCLE whichever is applicable)

NAME: M. FITZPATRICK & T. CHAMBERS

STOREY: Single or top
Lower of two or middle of three
Lower of three

WIND AREA: High / Medium Low

STOREY HEIGHT = 2.4 m

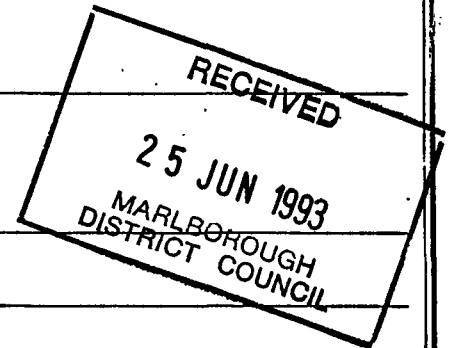
SITE ADDRESS:

LOT 10

D.P 8627

BLENHEIM,

(BUCK STREET)



1)

FOR EARTHQUAKE

Roof weight: light / heavy

Average roof slope: 15 °

Earthquake Zone: A / B / C

4.6
E = 2 B.U.'s/m²

2)

WIND along the building (W1)

Average roof height: 1.3 m

Greatest roof slope: 15 °

ALONG

w1 wall = 9 B.U.'s/m

w1 roof = 9.1 B.U.'s/m

W1 total = 18.1 B.U.'s/m

3)

WIND across the building (W2)

Average roof height: 6.5 m

Greatest roof slope: Gable °

ACROSS

w2 wall = 9 B.U.'s/m

w2 roof = 6.5 B.U.'s/m

W2 total = 15.5 B.U.'s/m

ROOF or BUILDING LENGTH

BL = 13.5 m × 26 = 351

ROOF or BUILDING WIDTH

BV = 12.0 m × 18 = 216

GROSS ROOF or BUILDING PLAN AREA

GPA = 115.8 m² × 4.6 = 532.68

EARTHQUAKE: LOAD (ALONG and ACROSS)

E × GPA = 115.8 × 2 = 231.6 B.U.'s

WIND: LOAD ALONG

W1 × BV = 18.1 × 12.0 = 217.2 B.U.'s

WIND: LOAD ACROSS

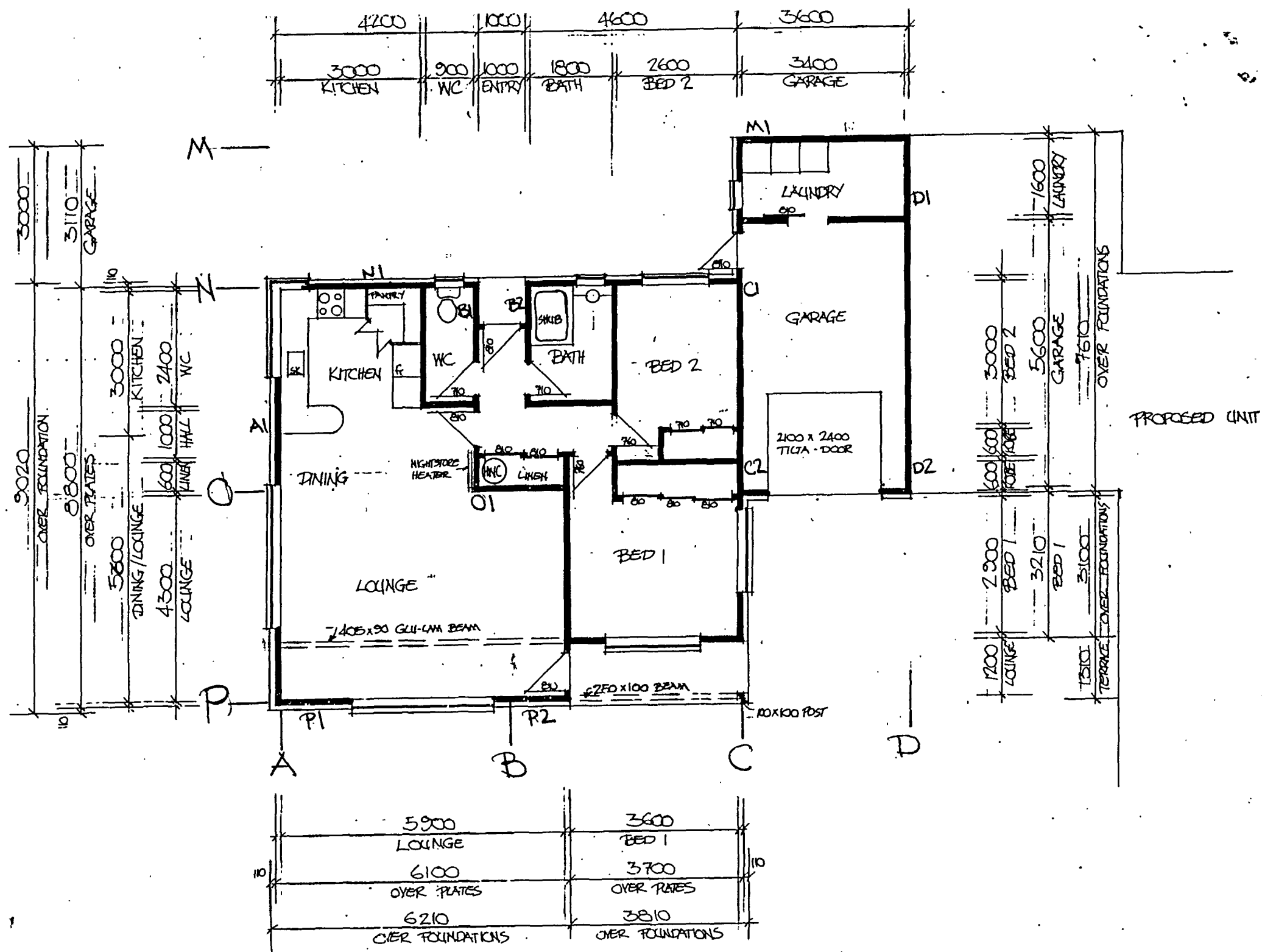
W2 × BL = 15.5 × 13.5 = 209.3 B.U.'s

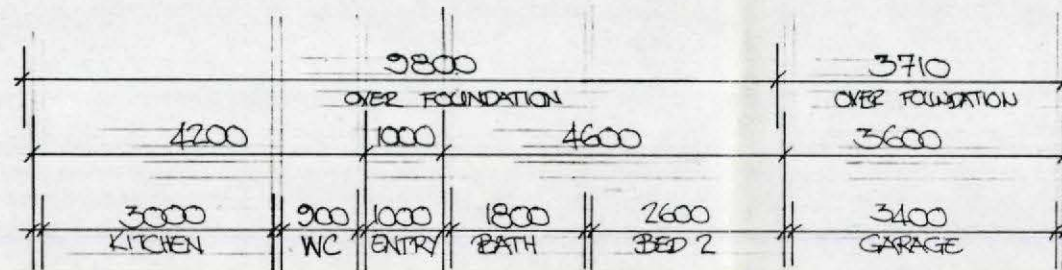
ALONG

1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind along	A	90	1	1	42	2.4	100.8
	B	70	1	2	62	1.5	93.0
			2	2	62	1.5	93.0
	C	130	1	2	62	2.4	148.8
			2	8	67	.5	60.3
	D	80	1	1	42	2.4	100.8
			2	1	42	2.4	100.8
	E						
231.6					TOTAL	697.5	

ACROSS

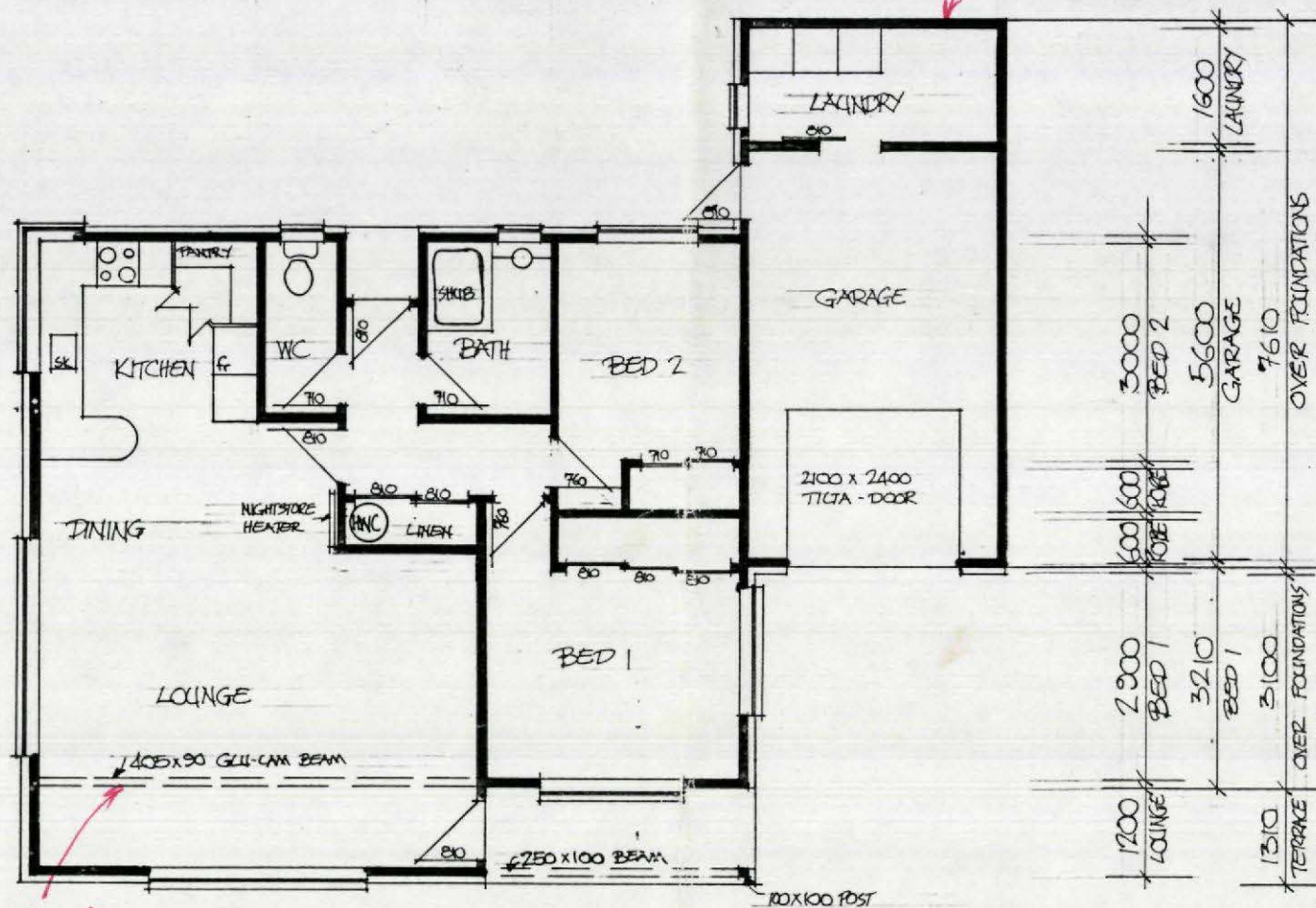
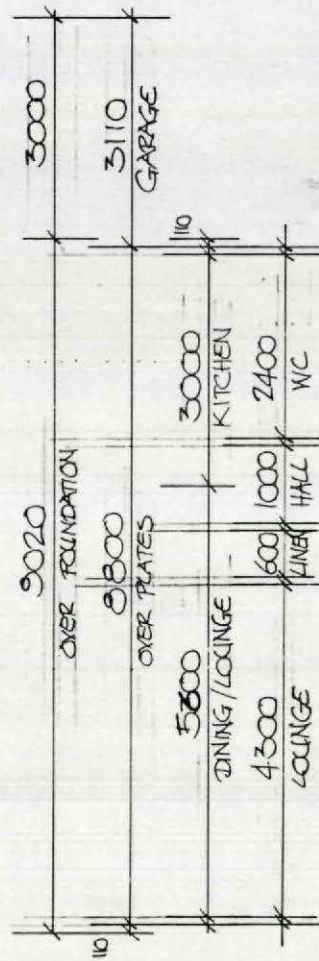
1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind across	M	40	1	2	62	2.4	148.8
	N	100	1	1	42	2.4	100.8
	O	70	1	2	62	1.8	111.6
	P	60	1	1	42	2.0	84
			2	1	42	2.0	84
	Q						
231.6					TOTAL	529.2	





Amendment 2604-93
N/A. due to shift off boundary.

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25 JUN 1993
MARLBOROUGH DISTRICT COUNCIL



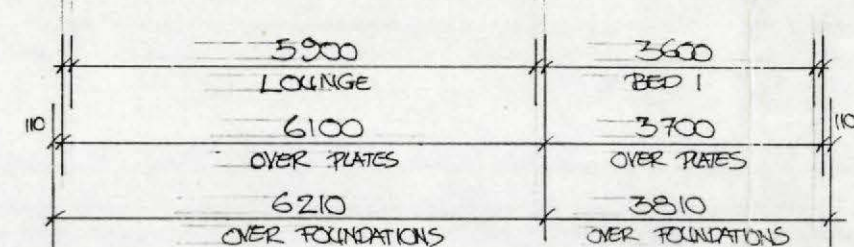
MARLBOROUGH DISTRICT COUNCIL
HOT & COLD WATER RETICULATION MUST
BE PRESSURE TESTED TO 150 p.s.i. FOR A
PERIOD OF 15 MINUTES.
PLUMBING AND DRAINAGE INSPECTOR

MARLBOROUGH DISTRICT COUNCIL
Approved subject to all work complying with
the N.Z. Building Code.

G. Whitt 2-7-93
Plumbing & Drainage Inspector

Complies with
B.C. + Local Code.

Boumae Bracket.



MARLBOROUGH DISTRICT COUNCIL
APPROVED SUBJECT TO:

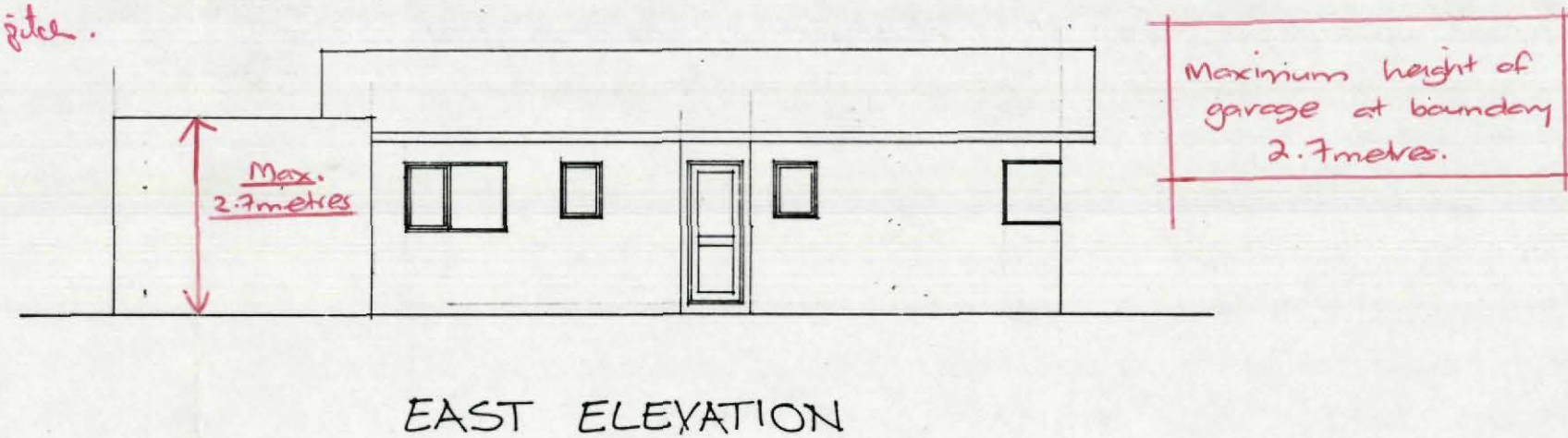
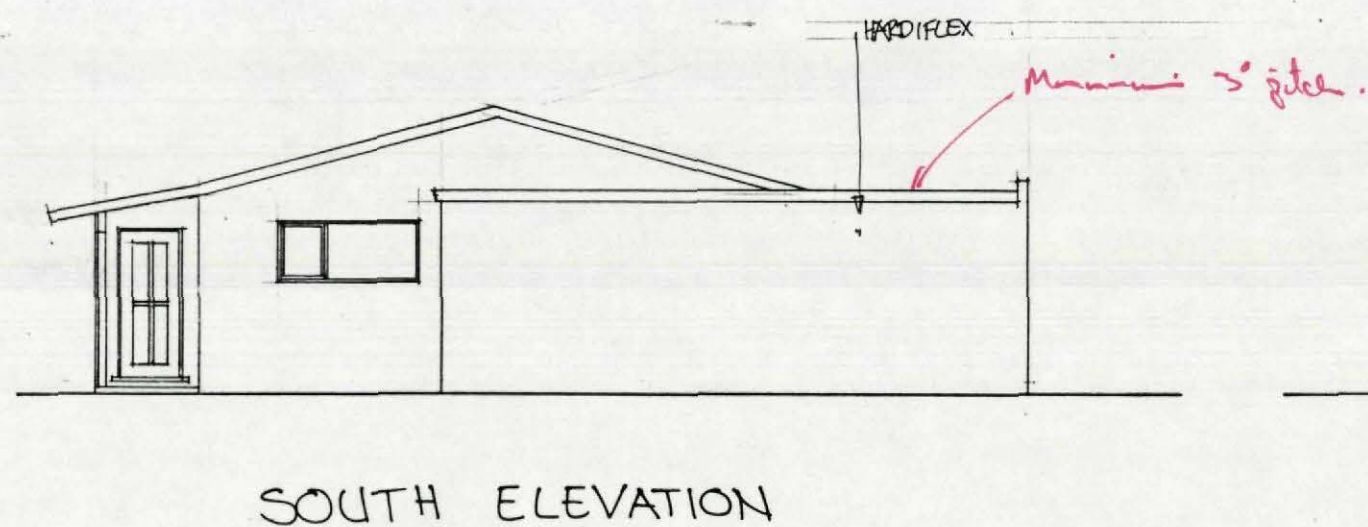
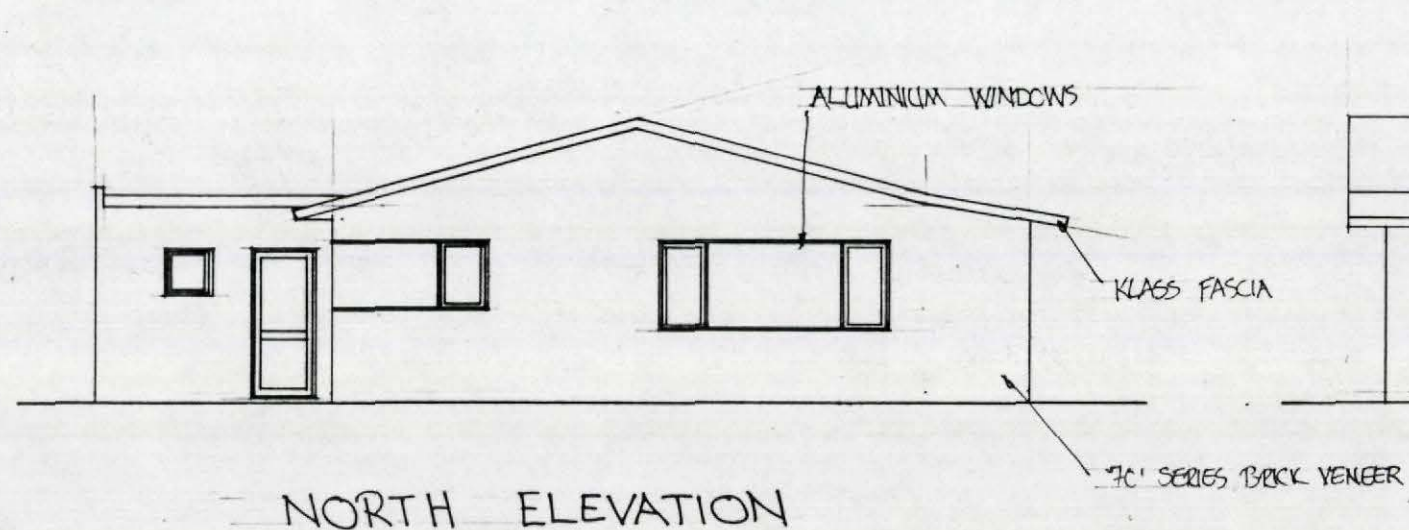
1. All work complying with the N.Z. Building Code.
2. 24 hours notice being given to the Building Inspector prior to pouring any concrete.

G. Whitt
Building Inspector

MARLBOROUGH DISTRICT COUNCIL
24 HOURS NOTICE MUST BE GIVEN.
1. PRIOR TO FIXING ANY WALL OR CEILING LININGS.
2. FOR SEWER OR STORMWATER INSPECTIONS.
3. ON FINAL COMPLETION OF BUILDING.

G. Whitt 2-7-93
PLUMBING AND DRAINAGE INSPECTOR

PROPOSED DEVELOPMENT
FOR MR M. FITZPATRICK
& MISS T. CHAMBERS
BUICK STREET
BLENHEIM
UNIT 1
FLOOR PLAN
SCALE: 1:100
DATE: 13 JUNE 1993
1 OF 4



PROPOSED DEVELOPMENT
FOR MR M FITZPATRICK
& MISS T CHAMBERS
BUICK STREET
BLENHEIM

UNIT 1
ELEVATIONS

SCALE: 1:100
DATE: 14/6/93

2 of 4

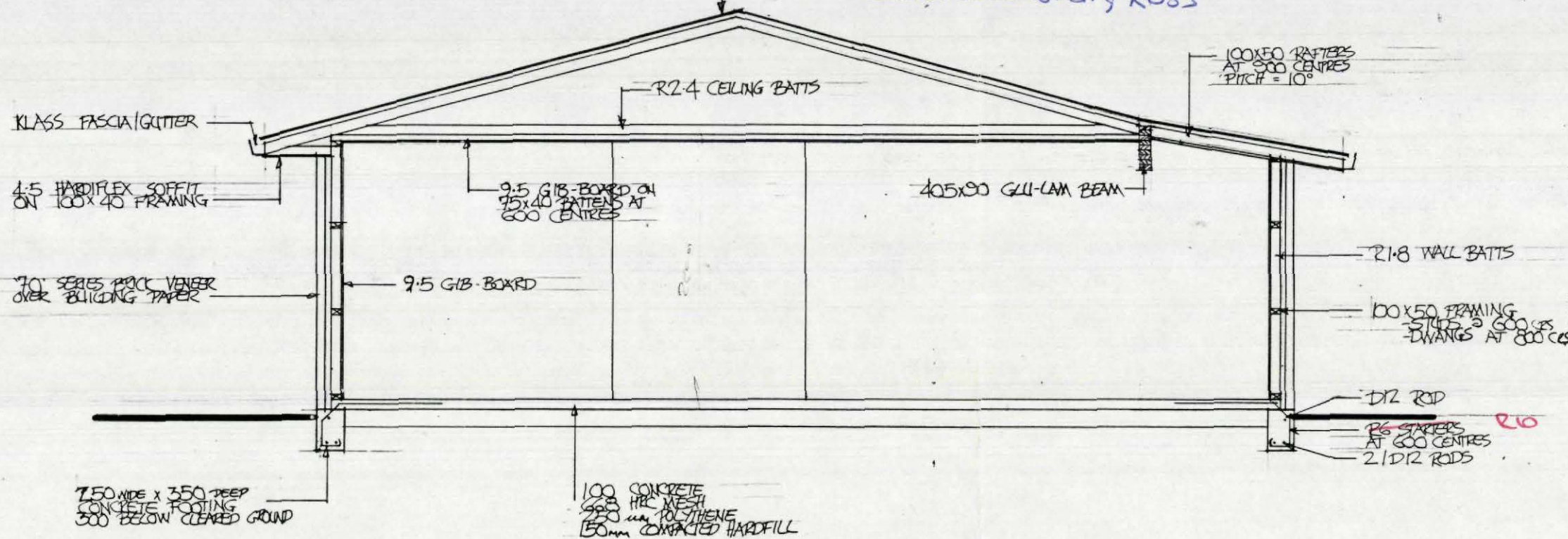
40 COLOURED CORRUGATED IRON
ON BUILDING PAPER & STRAPPING
ON 15x50 RURLINS AT 300 CENTRES
ON GANG-NAIL TRUSSES AT 300 CENTRES
PITCH = 15°

F. L. ANDERSON LTD.

"GANG-NAIL" Truss

DESIGN No. 151

CONTACT NAME: Craig Ross



TYPICAL SECTION

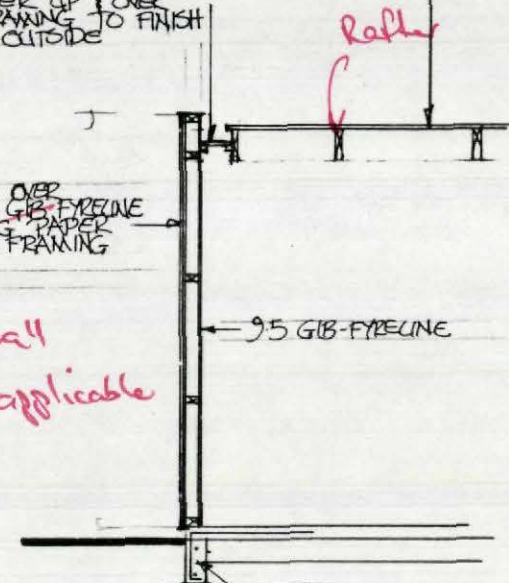
40 GALVANISED PANEL DEK ON BUILDING PAPER & NETTING ON 200x50 RURLIN RAFTERS AT 300 CENTRES TO FALL TO GUTTER

min 3° pitch

GALVANISED GLITTER ON 20x25 ON 50x50 RUNNERS TAKE GLITTER UP & OVER TOP OF FRAMING TO FINISH 100 DOWN OUTSIDE

45 HARDIFLEX OVER 17 LAYER 16.5 GIB-FYRELINE ON BUILDING PAPER ON 100x50 FRAMING

Firewall Not applicable



165

150 WIDE CONCRETE FOUNDATION 2/D12 RODS R6 STARTERS AT 600 CENTRES

R10

BOUNDARY FIREWALL

PROPOSED DEVELOPMENT
FOR MR M. FITZPATRICK
& MISS T. CHAMBERS
BUICK STREET
BLENHEM

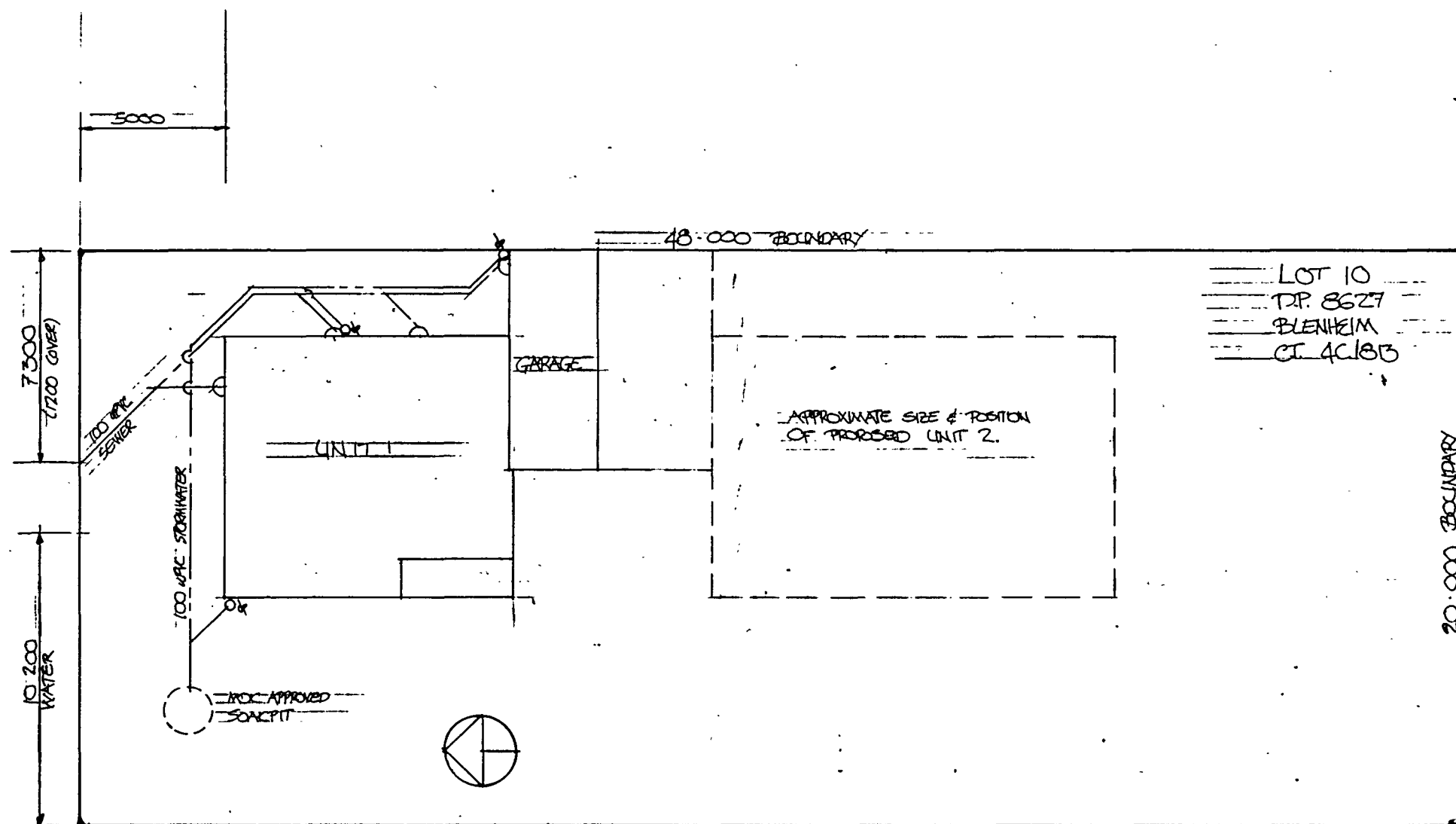
SECTIONS

SCALE: 1:50

DATE: 13 JUNE 1995

3 OF 4

BUICK STREET



78
25
10
2
87

PROPOSED DEVELOPMENT FOR MR M FITZPATRICK & MISS T CHAMBERS AT 10 BUICK STREET BLENHEIM	
SITE PLAN	4 OF 4
SCALE: 1:200 DATE: 14 JULY 1993	

400	500
23	
2	
969	

Amended

RECEIVED

- 2 JUL 1993

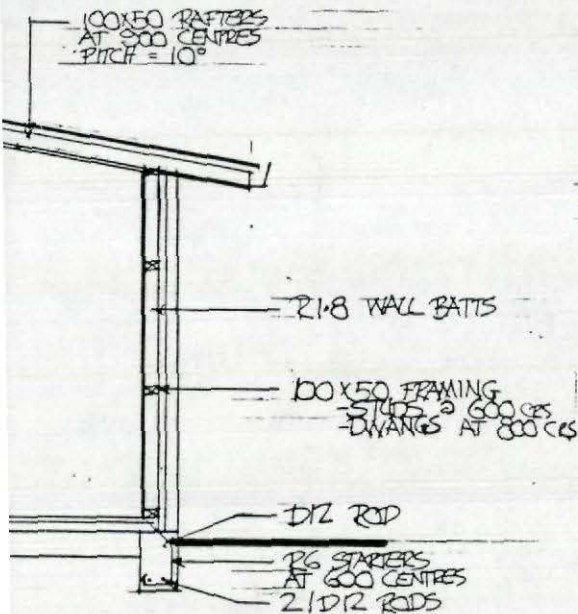
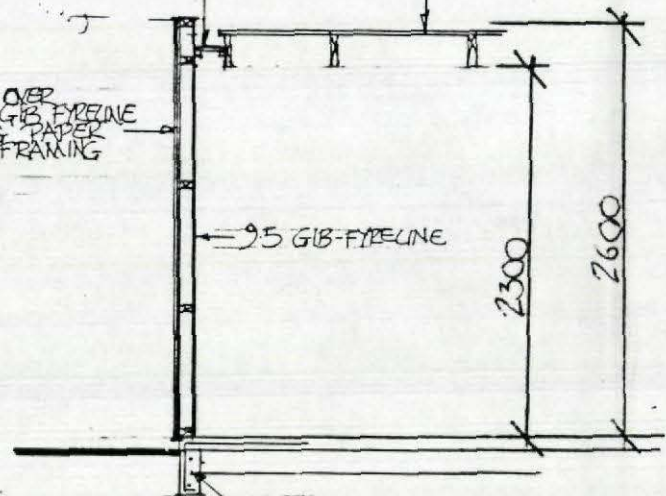
MARLBOROUGH
DISTRICT COUNCIL

Maximum height
of garage at
boundary
2.7 metres.

40 GALVANISED PANEL DECK
ON BUILDING PAPER & NETTING
ON 200x50 PURLIN RAFTERS
AT 900 CENTRES TO FALL
TO GUTTER

GALVANISED GLITTER
ON 200x25
ON 50x50 RUNNERS
TAKE GLITTER UP OVER
TOP OF FRAMING TO FINISH
100 DOWN OUTSIDE

45 HARDIFLEX OVER
1 LAYER 16.5 GIB FIRELINE
ON BUILDING PAPER
ON 100x50 FRAMING



150 WIDE CONCRETE FOUNDATION
2 x D12 RODS
12.6 STARTERS AT 600 CENTERS

BOUNDARY FIREWALL

AMENDED 11/7/93

PROPOSED DEVELOPMENT
FOR MR M. FITZPATRICK
& MISS T. CHAMBERS
BUICK STREET
BLENHEM

SECTIONS

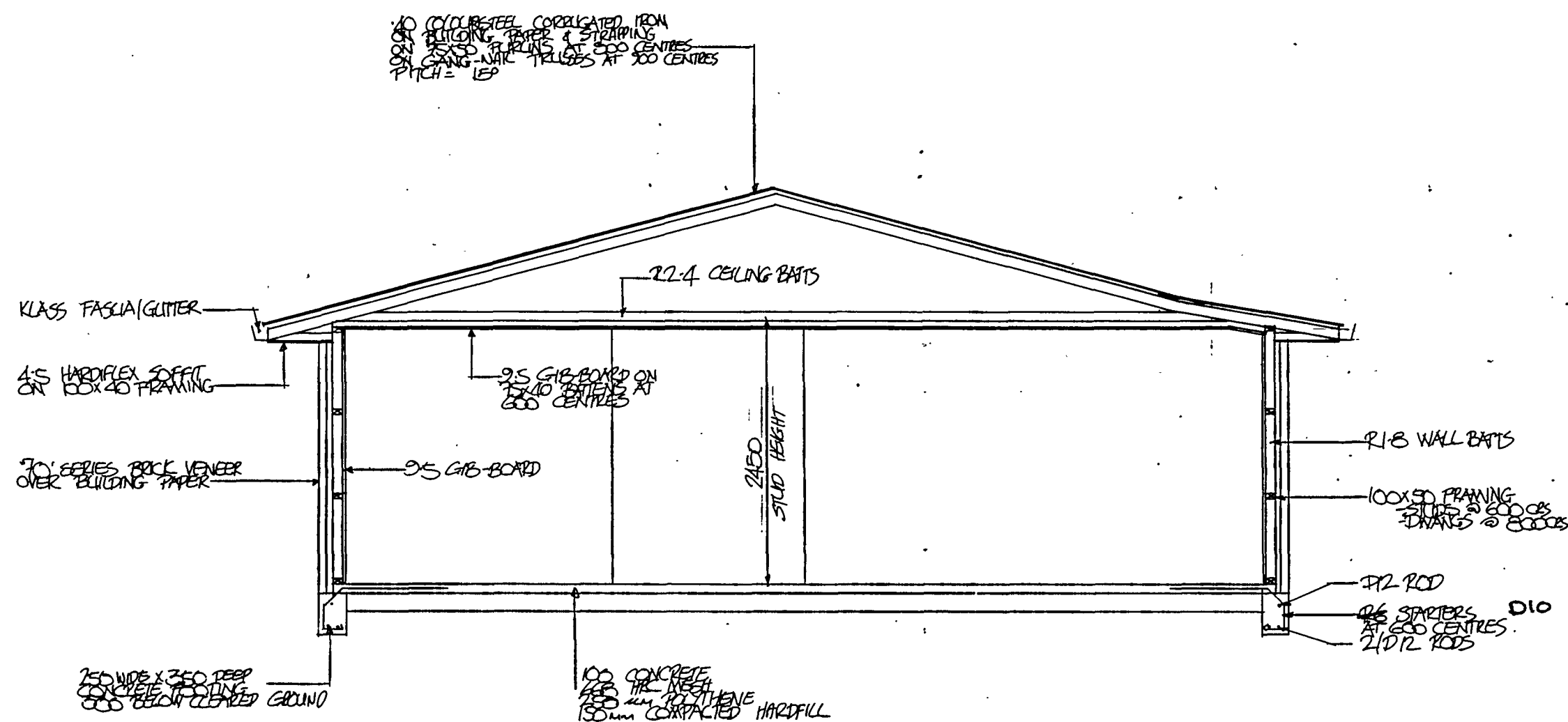
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DATE: 13 JUNE 1993

3
OF 4

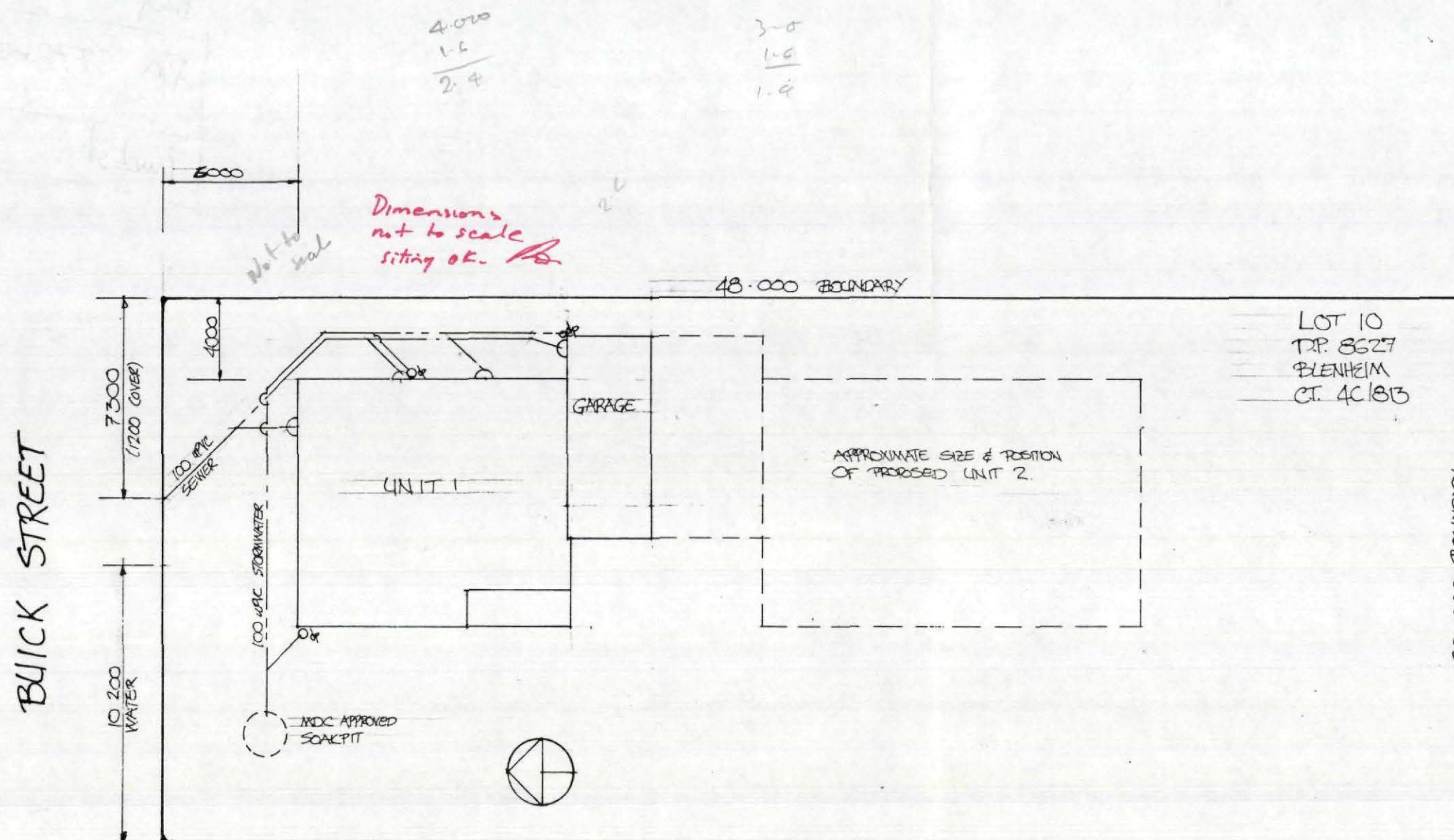
Amended Plan

26 08 93



TYPICAL SECTION

Amended Plan
2808-23



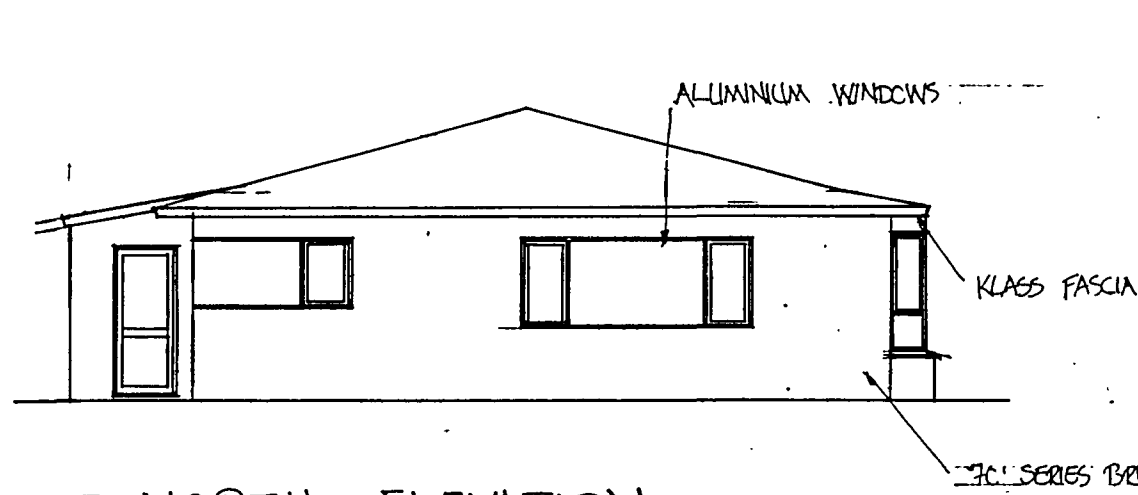
PROPOSED DEVELOPMENT FOR MR M FITZPATRICK & MISS T CHAMBERS AT 10 BUICK STREET BLENHEIM	
SITE PLAN	
SCALE: 1:200	4 OF 4
DATE: 14 JULY 1993	

93-830

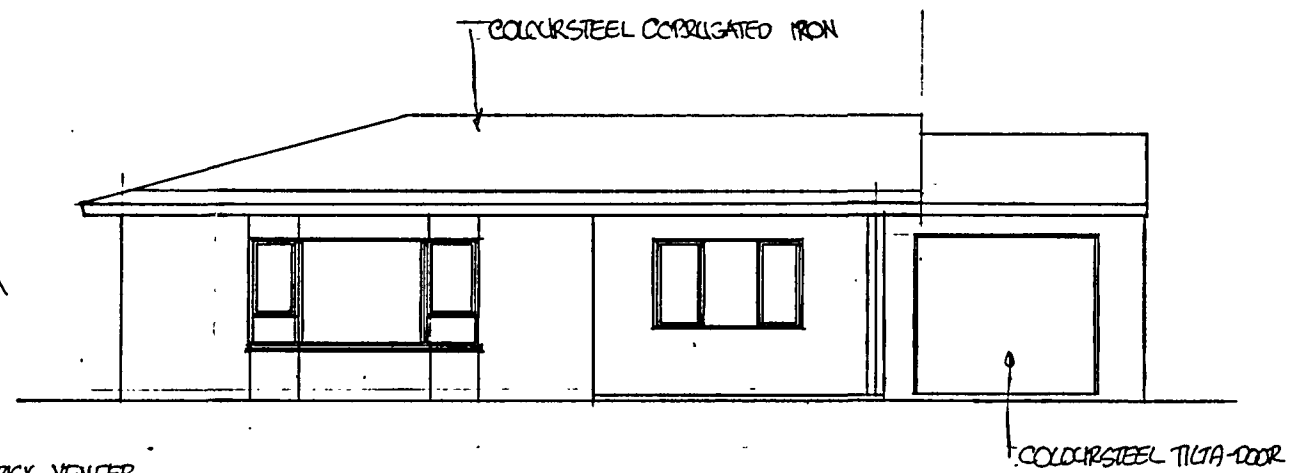
Prop 402173

ph 5772600

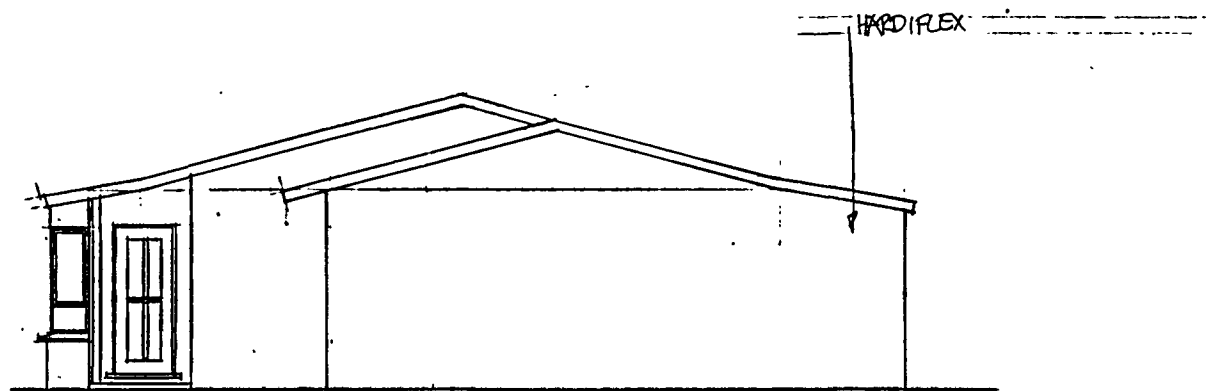
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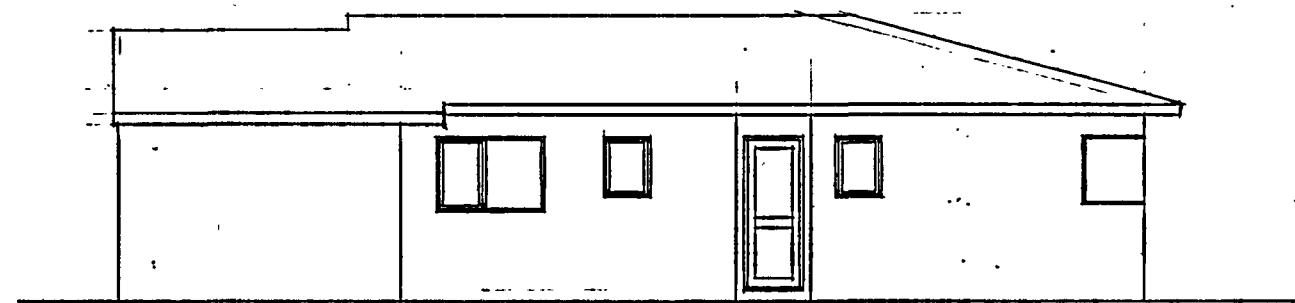
NORTH ELEVATION



WEST ELEVATION



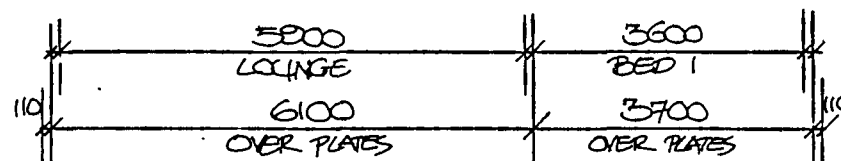
SOUTH ELEVATION



EAST ELEVATION

PROPOSED DEVELOPMENT FOR MR M FITZPATRICK & MISS T CHAMBERS BUICK STREET 'BLENHEIM	
UNIT 1 ELEVATIONS	2 of 4
SCALE: 1:100	
DATE: 14/6/93	

26 06 93 -



FLOOR PLAN

SCALE: 1:100

DATE: 17 AUGUST '93