

Nationwide Building Certifiers Limited

M20/15A

CODE COMPLIANCE CERTIFICATE NUMBER: CC/2001-2323
Issued under Section 43(3) of the Building Act 1991

ORIGINAL TO FOR ACTION AND REPLY	
REC'D	- 9 DEC 2002 PNCC
COPY TO	
1	
2	

ISSUED BY:
NBC

APPROVED BUILDING CERTIFIER 020

Currently approved and registered as a Building Certifier in the area of residential & commercial construction

BUILDING CONSENT No: 35274

ISSUED BY: Palmerston Nth CC

ISSUED TO: Jamie Madigan

PROJECT

New Building

PROJECT LOCATION

Street address: 15a Manawatu Street,
Palmerston North

Legal Description: Lot 2 sub DP L14 DP.155

Valuation No:

Intended Use: Housing

Intended Life: 50 years

Type:

3 Bedroom dwelling with attached
garage

Stage 1 of 1 stage

THIS IS:

A final Code Compliance Certificate issued in respect of all the building work under the above Building Consent.

SIGNED BY:

DATE: 4 December 2002

David Walker

NAME: David Walker
POSITION: Area Manager

Working with People Working on Projects

**NATIONWIDE BUILDING CERTIFIERS LTD
PO BOX 1153, PALMERSTON NORTH**

Telephone: 0800-500 NBC, 06-3540784 Facsimile: 06-3589818

M20/15A

ADVICE OF COMPLETION OF BUILDING WORK

Issued under Section 43(1) of the Building Act 1991

<u>COUNCIL:</u> Palmerston Nth CC
<u>BUILDING CONSENT No:</u> 35274
<u>VALUATION No:</u>
<u>PROJECT ADDRESS:</u> 15a Manawatu Street, Palmerston North
<u>OWNER's MAILING ADDRESS:</u> c/- PO Box 7130, Palmerston North

You are hereby advised that

All of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

The attached certificates include:

Building certificates

ADVICE OF BUILDING PERSONNEL INVOLVED

Trade	Name	Address	Phone	Reg#
Builder	Humphries Construction Ltd	PO Box 7130 Palmerston North	06-9523584	
Plumber	Henry Contracting			
Drainlayer	O'Hagan Contracting	91 North Street Feilding	06-3230426	

DATE: 5 December 2002

NAME: David Walker
POSITION: Area Manager

Progress as at 5 December 2002 - Monthly Report No. M/2001-2323/1

Building Certificate: C/2001-2323

Building Consent: 35274

Date Uplifted: 12.10.01

Council: Palmerston Nth CC

Type of Project: 3 Bedroom dwelling with attached gara

Valuation No:

Address: 15a Manawatu Street, Palmerston North

M20/15A

Type of Inspection		Date	Complies	Option	Comments
Site Works		27.02.02	☒	☐	OK
	Position	27.02.02	☒	☐	OK
Foundations	Strip	27.02.02	☒	☐	Depth & Width OK
	Bearing	27.02.02	☒	☐	OK
	Reinforcing	27.02.02	☒	☐	Lapped, tied & supported OK
Floor Slab	DPC	4.03.02	☒	☐	Laid & taped OK
	Mesh	4.03.02	☒	☐	Lapped, tied & supported OK
	Plumbing	4.03.02	☒	☐	wastes run, fall OK, lagged OK.
	Reinforcing	4.03.02	☒	☐	Supplementary bars in place OK
Pre-line Building	Walls	25.03.02	☒	☐	OK
	Ceiling framing	25.03.02	☒	☐	ok
	Roof/Trusses	25.03.02	☒	☐	Joisthangers & Z nails ok.
	Moisture content	25.03.02	☒	☐	MC 12% OK.
	Bracing	25.03.02	☐	☒	Additional Bolts and straps required to bottom plate, braces M1,D1,N1,N2,B1 & C1. A2 now Gib 1A as is P1.
	Insulation	25.03.02	☒	☐	Ceiling insulation in place, Bradford Gold. Exterior Cladding Polystyrene wall insulation.
	Preline reinspection	28.03.02	☒	☐	Additional brace fixings done OK.
Pre-line Plumbing	Water Supply	28.03.02	☒	☐	Pipeout completed, pressure test on & holding, all copper. Lagging done.
	Preline Building	28.03.02	☒	☐	OK
Fire Control	General	4.04.02	☒	☐	Firewall to garage, Bottom plate/stud connections fitted, Flametop b/paper & insulation installed ready for lining. OK.
Exterior Cladding	Windows/Doors	28.03.02	☒	☐	EIFS Insulclad system, Propriety flashing system being fitted OK.
Drainage	Stormwater	18.03.02	☒	☐	Fall & cover OK
	Sewer	18.03.02	☒	☐	Fall & cover OK
	As-Built	18.03.02	☒	☐	Drawn OK.
Final	Ground Level	30.11.02	☒	☐	
	Weatherproofing	30.11.02	☒	☐	
	Plumbing	30.11.02	☒	☐	
	HWC	30.11.02	☒	☐	
	Insulation	30.11.02	☒	☐	



TO: PALMERSTON NORTH CITY COUNCIL

Application for ☒ PIM (Section 30, Building Act 1991)

No. 35273

76044

☒ Building Consent (Section 33, Building Act 1991)

No. 35274

APPLICANT *

Name: Jamie Madigan

Mailing Address: c/- P.O. Box 7130

Palmerston North

Contact (Print name and position): Brian Sheridan

Nationwide Bldg Contractors

Mailing Address: P.O. Box 1153

Palmerston North

Phone: 025 308 657 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: 15A Manawatu St

Palmerston North

M20/15A

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

Valuation Roll Number: ~~15555~~

Lot: 2 subdn of Lot 4

D.P. 15555 cm 1612

Section _____

PROJECT INFORMATION

New Building ☒

Alteration ☐

Demolition ☐

Being Stage _____ of an intended _____ stages.

Estimated Value (inclusive of GST) \$ 150,000.00

Intended Use(s) (in detail): 3 Bedroom dwelling with all garage

Floor Area (of New Building Work) 150 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 R.O.W. []

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 Leat

Receipt Number:

7721549

Received:

_____/_____/_____

☐ PLEASE SUBMIT ALL SUPPORTING DOCUMENTS IN DUPLICATE.

Name: Brian Sheridan

Position: Agent

Signature: B Sheridan

Date: 28 / 09 / 01

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.

PART B: PROJECT DETAILS

The project involves the following matters (Cross each applicable box, if any, and attach relevant information to the duplicate):

- ☒ Location in relation to legal boundaries, and external dimensions of new, relocated or altered buildings
- ☐ New provision to be made for vehicular access, including parking
- ☐ Provisions to be made in building over or adjacent to any road or public place
- ☒ New provisions to be made for disposing of stormwater and wastewater
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain
- ☐ New connections to public utilities
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae

PART C: BUILDING DETAILS

(Complete Part C in all cases)

The application is accompanied by (Cross each applicable box and attach relevant information to the duplicate):

- ☒ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
 - ☒ Building Certificates
 - ☐ Producer Statements
 - ☐ References to accreditation certificates issued by the Building Industry Authority
 - ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction

PART D: Key Personnel

(Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if known.)

Designer(s): Tony Murdoch
Building Certifier(s): N.B.C. Ltd
Builder(s): Humphries Const
Registered Drainlayer: O'Hagan Contracting
Registered Plumber: Henry Contracting
Registered Gasfitter: _____
Registered Electrician: _____
Other: _____



PROJECT INFORMATION MEMORANDUM AND / OR BUILDING CONSENT APPLICATION

The Building Act 1991

M20/15A

Building Consent No:35274
Section 35, Building Act 1991

Name: MR JAMIE MADIGAN
Mailing Address: PO BOX 7130, PALMERSTON NORTH
Contact: B SHERIDAN- NATIONWIDE

The project is for New Building
Intended Use(s): ERECT 3 BEDROOM DWELLING AND ATTACHED GARAGE
Intended life: Indefinite but not less than 50 years
Value of Work: \$150,000.00

Street Address: 15A MANAWATU STREET, PALMERSTON NORTH
Assessment No:
Legal:

Council's charges for this Building Consent are: \$503.00
Receipt number: 1721510 Date: 08Oct01 Amount: \$503.00
Total: \$503.00

1: THE FOLLOWING APPLIES TO THIS CONSENT:-

2: Recreational in the Proposed Palmerston North District Plan as per decisions
Instant resource consent granted for separation distance encroachments
under the District Plan.

3: 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.

Vehicle Crossing

4: The documentation for this project has been certified by:

THIS IS NOT A BUILDING CONSENT: 35274

Page : 1

M20/15A

Nationwide Building

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

Signed for and on behalf of the Palmerston North City Council:

Name: SHAYNE HARRIS

PRINCIPAL BUILDING OFFICER

Signed:.....

Dated: ../../..

THIS IS NOT A BUILDING CONSENT: 35274

Page : 2

M20/165

Project Information Memorandum No:35273
Section 31, Building Act 1991

Name: MR JAMIE MADIGAN
Mailing Address: PO BOX 7130, PALMERSTON NORTH
Contact: B SHERIDAN- NATIONWIDE

The project is for New Building
Intended Use(s): ERECT 3 BEDROOM DWELLING AND ATTACHED GARAGE
Intended life: Indefinite but not less than 50 years
Value of Work: \$150,000.00

Street Address: 15A MANAWATU STREET, PALMERSTON NORTH
Assessment No:
Legal:

Council's charges for this Project Memorandum are: \$141.00
Receipt number: 1721510 Date: 08Oct01 Amount: \$141.00
Total: \$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

THIS IS NOT A PIM: 35273

Page : 1

M20 / ~~15~~ 15A

true position of survey pegs before building operations commence, or 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.

Instant resource consent granted for separation distance encroachments under the District Plan. 10 October 2001.

DAMAGE TO VEHICLE CROSSING-:

The owner will be responsible for all damage caused to the existing vehicle crossing, berm, kerb and footpath incurred during construction work.

LIGHT DUTY DISH VC

A light duty dish vehicle crossing, with grass berm, is required on completion of building, as per attached details.

- The Plumbers Gasfitters and Drainlayers Act 1976 requires that only Registered Drainlayers may undertake drainage work and that only Craftsman Plumbers may undertake plumbing work.

SERVICES-:

Application for services enclosed, fill in, sign and return to this office with payment.

Signed for and on behalf of the Council:

Name: SHAYNE HARRIS

PRINCIPAL BUILDING OFFICER

Signed:

Dated: ../../..

THIS IS NOT A PIM: 35273

Page : 2

NATIONWIDE BUILDING CERTIFIERS LTD
PO BOX 1153, PALMERSTON NORTH

Telephone: 0800-500 NBC, 06-3540784 Facsimile: 06-3589818

M20/15A

BUILDING CERTIFICATE NUMBER: C/2001-2323

Issued under Section 56 of the Building Act 1991

ISSUED BY:

NBC

APPROVED BUILDING CERTIFIER 020

Currently approved and registered as a Building Certifier in the area of residential & commercial construction

TO: Palmerston Nth CC

PIM:

BC:

Project:

New Building

Project Location:

Street address: 15a Manawatu Street, Palmerston North

Legal Description: Lot 2 sub DP Lt4 DP.155

Type:

3 Bedroom dwelling with attached garage

Valuation No:

Intended Use: Housing

Stage 1 of 1 stage

Intended Life: 50 years

THIS IS TO CERTIFY THAT:

The Building Certifier has been engaged to inspect specified building work in relation to listed provisions of the Building Code, as detailed in the attached page headed Scope of Building Certifiers Engagement No: E/2001-2323.

I AM SATISFIED ON REASONABLE GROUNDS THAT:

The building work complied with the listed provisions of the Building Code on the date of certification.

DATE: 2 October 2001



NAME: Brian Sheridan
POSITION: Area Manager

M2C/ISA
NATIONWIDE BUILDING CERTIFIERS LTD
PO BOX 1153, PALMERSTON NORTH
Telephone: 0800-500 NBC, 06-3540784 Facsimile: 06-3589818

SCOPE OF BUILDING CERTIFIER'S ENGAGEMENT CERTIFICATE: E/2001-2323
Issued under Section 53 (4) of the Building Act 1991

ISSUED BY:
NBC

APPROVED BUILDING CERTIFIER 020

Currently approved and registered as a Building Certifier in the area of residential and commercial construction

NATURE OF ENGAGEMENT:

PLAN PROCESSING

FIELD INSPECTIONS

ISSUE OF CODE COMPLIANCE CERTIFICATE

DATE: 2 October 2001

B Sheridan

NAME: Brian Sheridan
POSITION: Area Manager

Nonotluc

M20/15A

RESOURCE CONSENT
Issued by the Palmerston North City Council

Planning File Ref: M20/15A/PLN

Date: 10/10/01

Building Consent No: 35274

Non Notified Land Use Consent for a Restricted Discretionary Activity

Applicant: J & A Madigan

Address: 15A Manawatu Street, Palmerston North

Legal Description: LOT 2 OF LOT 4 DP 15555

Pursuant to Section 104 and Section 105 of the Resource Management Act 1991, Council

grants consent to the construction of: A dwelling with an attached garage 0.2m

from the boundary common to 11 Manawatu St, a window to a habitable room

1.5m from the boundary common to 5 Tilbury Ave & a window to a habitable room

1.5m from the boundary common to 17 Manawatu St.

which does not meet the requirements of Rule/s: 10.7.1.1(c)

Consent is granted pursuant to Rule 10.7.3.1 of the ~~Proposed~~ District Plan for the following reasons:

1. The consent/s of all identified potentially affected parties have been obtained and thus Section 104(6) of the Resource Management Act 1991 applies.
2. The proposal is not contrary to the policies and objectives of the Proposed District Plan.

(Name): VIRGINIA WATSON (Title): PLANNING OFFICER

Decision: Granted

Pursuant to the powers delegated to the Principal Planner by the Palmerston North City Council at its meeting on 31 December 1995.

Dated the 10th day of October 2001



Adrian Ramage (Principal Planner)

M20/15A

THE RESOURCE MANAGEMENT ACT 1991 (Section 94)
PALMERSTON NORTH CITY COUNCIL
Written approval of Person(s) likely to be adversely affected

Part A - TO BE COMPLETED BY APPLICANT

Applicant's name: Janie + Anne Madigan

I have applied to the Palmerston North City Council for a resource consent to: (describe activity and reason why consent is required)

Erect dwelling within a yard
Attached garage 21.5m off boundary

The property to which this application relates is: (street address, legal description, locality, place name etc)

15a Manawatu Street, Palmerston North
Lot 2 of subd of Lot 1, D.P. 15555

Part B - TO BE COMPLETED BY PERSON OR ORGANISATION GIVING APPROVAL

Name of person or organisation giving approval

(full name) Theodore Oliver Richard Haygett

(position if applicable - e.g for organisation)

(daytime telephone) 06 3577209

I am the owner / ~~occupier~~ (delete one, if applicable) of the following property...

Address: 11 Manawatu St, Palmerston North

Legal description:

I HEREBY ACKNOWLEDGE:

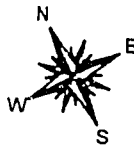
1. I have been shown a copy of the above application and any other relevant details;
2. I have been shown and have signed a copy of the site plan, or other relevant plan or drawing, which is attached hereto (copies of the signed plans are to be lodged with the application) and;
3. I do not oppose the proposed development and give my written approval in terms of the provisions of the Resource Management Act 1991, and;
4. I authorise the applicant to give this written approval to the Palmerston North City Council, and;
5. I understand that in considering the application the Council will not take into account any actual or potential effect on my interests with respect to this proposal.

IT IS NOT APPROPRIATE TO IMPOSE CONDITIONS ON THIS FORM

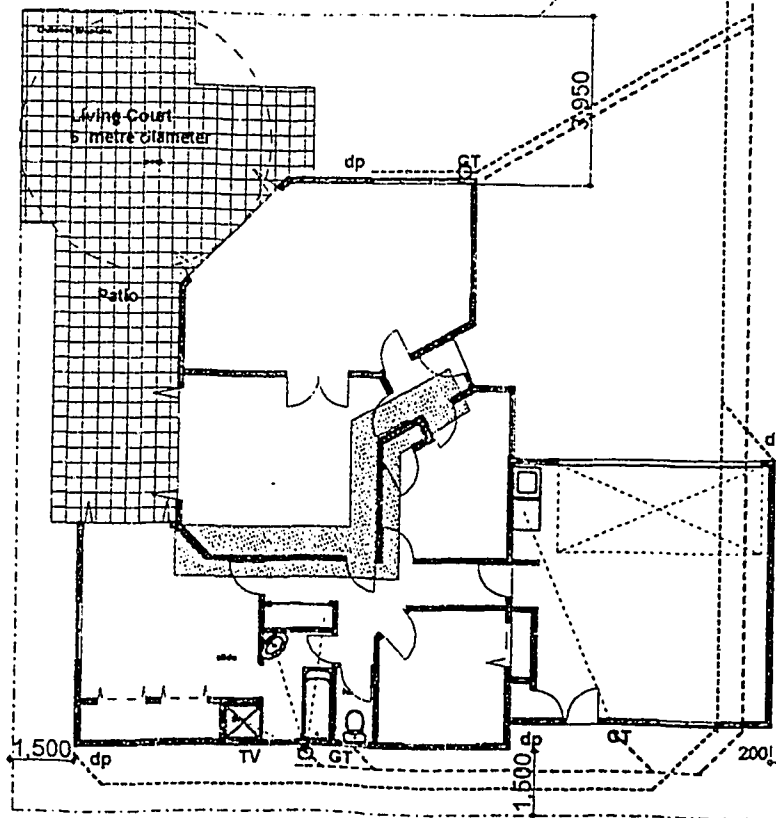
Please advise Council if you have any concerns or questions

Signed: R. Haygett Date: 19th / 09 / 01
on behalf of:

M20/15A



431.1 m²



Site Plan

House Area 111.7 m²
Garage Area 38.0 m²
Total Area 149.8 Sq M

Ground Floor Plan
Site Coverage 34.5 %

R. Haggitt
19th/09/01

Site Plan

M20/15A

THE RESOURCE MANAGEMENT ACT 1991 (Section 94)
PALMERSTON NORTH CITY COUNCIL
Written approval of Person(s) likely to be adversely affected

FILE REF:

M20 - 15A.PLN

Part A - TO BE COMPLETED BY APPLICANT

Applicant's name: Jamie + Anne Madigan

I have applied to the Palmerston North City Council for a resource consent to: (describe activity and reason why consent is required)

Erect a dwelling within a yard
Red 1 23.0m from boundary with
window.

FOR COUNCIL AND REPLY	
CSS 78613	
REC'D 10 SEP 2001	PNC
COPY TO	

The property to which this application relates is: (street address, legal description, locality, place name etc)

150 Manawatu Street
Lot 2 of subd of Lot 4 D.P. 15555

Part B - TO BE COMPLETED BY PERSON OR ORGANISATION GIVING APPROVAL

Name of person or organisation giving approval

(full name) GILLIAN DOROTHY ANNE GREW(position if applicable - e.g for organisation) Neighbour(daytime telephone) 04 496 2286I am the owner occupier (delete one, if applicable) of the following property...Address: 14 MANAWATU ST, HOKOWHITULegal description: Lot 5 D.P. 15555

I HEREBY ACKNOWLEDGE:

1. I have been shown a copy of the above application and any other relevant details;
2. I have been shown and have signed a copy of the site plan, or other relevant plan or drawing, which is attached hereto (copies of the signed plans are to be lodged with the application) and;
3. I do not oppose the proposed development and give my written approval in terms of the provisions of the Resource Management Act 1991, and;
4. I authorise the applicant to give this written approval to the Palmerston North City Council, and;
5. I understand that in considering the application the Council will not take into account any actual or potential effect on my interests with respect to this proposal.

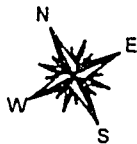
IT IS NOT APPROPRIATE TO IMPOSE CONDITIONS ON THIS FORM

Please advise Council if you have any concerns or questions

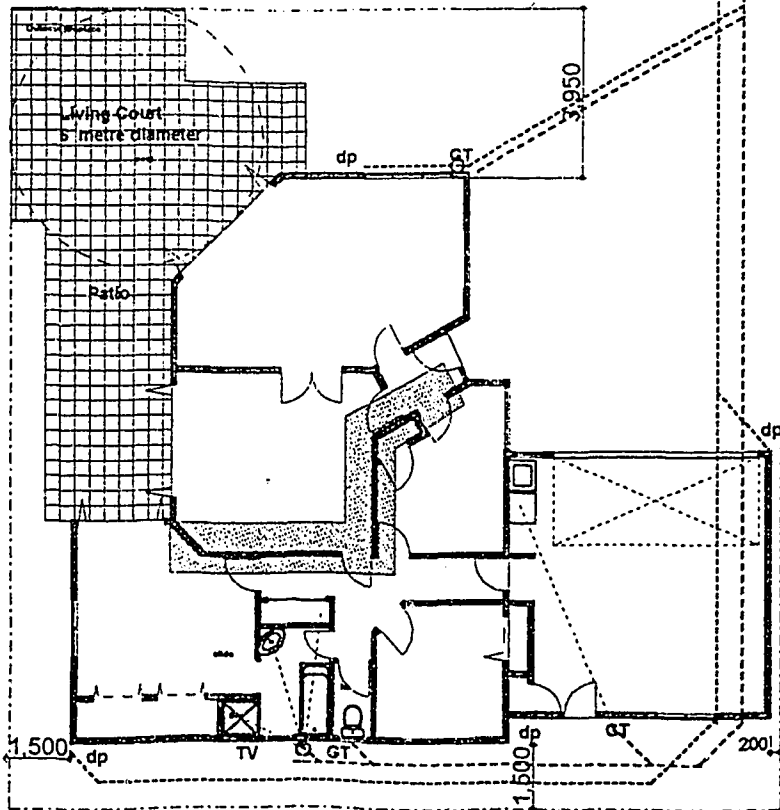
Signed: Olivia Grew Date: 8.9.01

on behalf of:

M20/ISA



421.1 m²



on slab



se



in



ater drain



ap

GT

vent

TV

pe

dp

Site Plan

House Area 111.7 m²
Garage Area 38.0 m²
Total Area 149.8 Sq M

Ground Floor Plan
Site Coverage 34.5 %

Opti-Plan
8.9.01

Site Plan

M20/ISA

THE RESOURCE MANAGEMENT ACT 1991 (Section 94)
PALMERSTON NORTH CITY COUNCIL
Written approval of Person(s) likely to be adversely affected

Part A - TO BE COMPLETED BY APPLICANT

Applicant's name: Jamie + Anne Madigan

I have applied to the Palmerston North City Council for a resource consent to: (describe activity and reason why consent is required)

Erect a dwelling within a yard
Bed 2 < 3.0m from boundary
with window

The property to which this application relates is: (street address, legal description, locality, place name etc)

15a Maranatha Street
Lot 2 of subd of Lot 4 D.P. 15555

Part B - TO BE COMPLETED BY PERSON OR ORGANISATION GIVING APPROVAL

Name of person or organisation giving approval

(full name) Stanley James Pitcher

(position if applicable - e.g for organisation)

(daytime telephone) 3588997

I am the owner / occupier (delete one, if applicable) of the following property...

Address: 5 TILBURY AVE PALMERSTON NORTH

Legal description:

I HEREBY ACKNOWLEDGE:

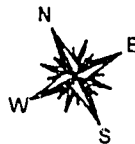
1. I have been shown a copy of the above application and any other relevant details;
2. I have been shown and have signed a copy of the site plan, or other relevant plan or drawing, which is attached hereto (copies of the signed plans are to be lodged with the application) and;
3. I do not oppose the proposed development and give my written approval in terms of the provisions of the Resource Management Act 1991, and;
4. I authorise the applicant to give this written approval to the Palmerston North City Council, and;
5. I understand that in considering the application the Council will not take into account any actual or potential effect on my interests with respect to this proposal.

IT IS NOT APPROPRIATE TO IMPOSE CONDITIONS ON THIS FORM

Please advise Council if you have any concerns or questions

Signed: S. J. Pitcher Date: 27-8-01
on behalf of:

M20/15A

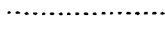


431.1 m²

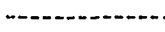
on slab



pe



ain



ater drain



rap

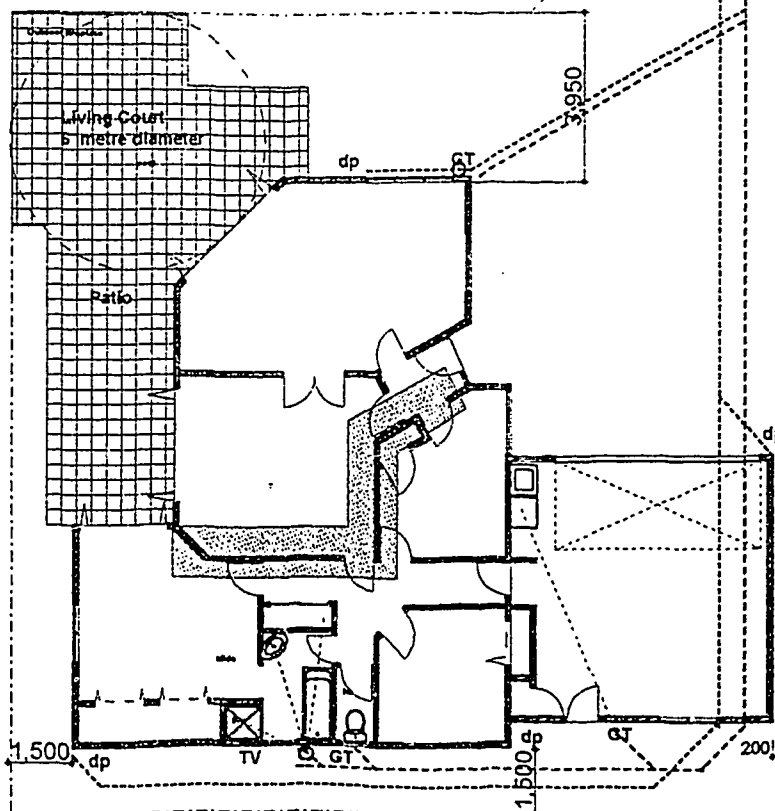
GT

l vent

TV

ipe

dp



Site Plan

S.J. Pitcher

House Area 111.7 m²
Garage Area 38.0 m²
Total Area 149.8 Sq M

Ground Floor Plan
Site Coverage 34.5 %

Site Plan

P & G 10 Figured Dimensions.

Shall override scaled dimensions and the contractor shall be responsible for checking all dimensions before commencing work. Should any discrepancy arise the contractor is to notify the Architect prior to commencing work.

P. & G 10 Variations.

Where required variation may be required. These shall be notified and it should be noted that no variation will vitiate the contract. Variations will not be issued for extra work unless such work is clearly outside the scope of the contract.

P. & G 11. Levels

The contractor shall verify all levels on site before commencing work. The owner shall verify these before commencing work.

M20/ISA

Excavator

Refer to Preliminary and general as these clauses apply to all trades.

Ex 1 the extent of the work.

The contractor is to provide all equipment required for the proper excavation work in connection to the contract.

The contractor is to allow for the following.

1. Strip the site
2. Prepare the building platform
3. All sewer drains and stormwater drainage
4. The driveway

Ex 2 Maintain Excavations

The contractor is to secure and maintain the sides and bottoms of all excavated areas... Keeping the clear of water and rubbish. The contractor is to provide any shoring that may be required as well as any pumping that may be required.

All excavations must be clean and clear prior to the laying of any steel. No concrete shall be laid underwater

Ex 3 hard fill (Where required)

Hard fill under concrete shall consist of

1. Either All in crush below 50mm in size
2. All in River run where shown on plans
3. All Hard fill shall be compacted with either a motorised compactor or a suitable motorised vibrating Roller
- 4.

Ex 4 Backfilling drains

All drainage work shall comply with N.Z.S.S. 4452:1986 and amendments thereof "Construction of Underground Sewerage pipes and Drains," All trenches shall be inspected properly backfilled and compacted.

Ex 5 Topsoil Excess

Shall be stacked where directed and shall remain the owner's property unless other arrangements have been made.

M20/ISA

Drain layer

The contractor is to refer to the P.G. clauses, which apply to all sub trades.

D 1 The extent of the work

Shall be for the installation of all pipe work and drains as shown on the plans as well as for the full and proper completion of the work in accordance to the requirements of the local Authority

D 2 Standards

All work shall confirm to the following

1. The Building Act 1992 and amendments
2. N.Z.S.S. 4643 Code of practice for installation of uPVC pipe systems
3. N.Z.S.S. 7649 1998 and amendments up underground pipes and accessories
4. N.Z.S.S. 7642 1971 uPVC soil and ventilation pipe and fittings and accessories.

D 3 Materials

All materials and fitting shall be of approved type and shall be the best of their respective kind and as approved by the local Councils representee.

D4 Regulations

All workmanship and materials shall be done in accordance with the approval of the local Territorial Authority.

D5 Gully traps

Exterior Gully traps shall be from up set into concrete surrounds at suitable levels around the work.

D6 Junctions & Y inspections

All junctions other than manholes shall be Y or inspection bends screw top inspection type, which shall be placed to allow all pipes to be easily cleaned if, required.

D7 Drain lying

Excavate for all drains trenchers to be 3 times the pipe diameter Gradients to be minimum of 1: 40

Lay drains on even gradient in 75mm minimum depth of compacted pea metal with pipes supported with gravel haunched to side for half a pipe diameter. Min Cover drains to 30mm All drains backfilled and compacted to satisfaction of local authorities satisfaction.

D8 Completion

All rubbish is to be removed and all drains backfilled and levelled All inspections by local authority are to be notified and completed.

Concrete

Refer P. & G. Clauses at beginning of specification, which apply to all sub trades

M20/15A

Con 1 Scope of work.

This specification covers all work in respect of placing and finishing of all concrete work. The contractor is to allow for and is to provide all equipment required for the full and proper completion of work in a tradesman like manner.

Con 2 Materials

Are to comply with N.Z.S.S. 3109 and subsequent amendments.

Con 3 Surface finishes

All formwork may be removed after Architects approval has been given. Any defects must be rectified within 24 hours of stripping. Using mortar and sand of the same consistency as the original. Any rectification work must not be undertaken without either the engineers or in the case of the architect. The architect or his representative's knowledge.

Superficial defects where approved may be Bagged.

Maximum variations. (Variation to plan dimensions)

Footings shall be

+ 20mm to -10mm

Reduction in thickness -5%

Floors +/- 5mm max

Con 4 Steel worker

Placing of reinforcing steel shall be in accordance with N.Z.S.S. 3109: 1980 and subsequent amendments. No concrete is to be placed without prior inspection from the local authority

Con 5 Covers

Cover All steel shall have a minimum concrete cover of 50mm and main rods to foundations below ground level 75mm. Tolerance on cover shall not exceed 5mm except for slabs which shall be +/-4mm

Con 6 D.P.C.

To all floor slabs laid in sand blinding and over the top of exterior foundation blocks provide a Damp Proof course of .25mm polythene lapped and taped with suitable polythene tape. All floor penetrations are to be sealed so as to provide a watertight finish.

Con7, Concrete strengths

All concrete is to be no less than 17.5Mpa after 28 days for all footings and floors. In ocean spray zones 25 Map.

Carpenter

Refer to P. & G Section of specifications as all clauses apply to this portion of the contract.

Carp 1 Scope of the work

All work in this section is to supply all materials timber fixings in accordance with N.Z.3604 1999 and subsequent amendments to fully complete all carpentry required

M20/15A

as per the attached plans. And also in accordance to the satisfaction of the local authority.

Carp 2 Materials

All timber shall apply to the following Standards.

N.Z.S.S. 3604 1999

N.Z.S.S. 3601: 1973 Timber Metric dimensions

N.Z.S.S. 3602: 1975 Code of practice specifying timber and wood based products.

N.Z.S.S. 3603: 1981 Timber design code.

N.Z.S.S. 3604: 1984 Code of practice for light timber buildings not requiring specific design.

N.Z.S.S. 3616: 1978 Finger jointed timber

N.Z.S.S. 3617: 1979 Profiles of weatherboards

N.Z.S.S. 3631: 1988 National Timber Grading Rules.

N.Z.S.S. 3640: 1988 Minimum requirements of the NZTPA Council

N.Z.S.S. 4203: 1976 Code of practice for general structural design and design loadings for buildings.

The NZ building act 1976.

Carp 3 Timber Moisture Content

All framing shall have moisture content not exceeding 24% before any internal fixing of linings. All exterior finishing timber shall not exceed 18% and internal finishing timber no more than 12% moisture content.

Carp 4 Timber schedule.

Timber shall be of the best of its grade well seasoned free from defects all timber shall be in accordance with N.Z.S.S 3631 and subsequent amendments.

Unless specified the following Species and treatment and grades shall apply

(a) Above floor level Wall framing and roof trusses shall be Pinus Radiata No1 Treatment H1 or Douglas fir protected from weather and not specified. Concealed

(b) Member Trusses and beams Douglas fir (Central North Island) Pinus Radiata in accordance with N.Z.S.S. 3604: 1999 H1 treatment.

(c) Facing Timber and finishings for exterior use Pinus Radiata H3

(d) Facings and finishings for exterior use (Painted) Pinus Radiata H1 or approved

Alternatives may be used if submitted to Architect and approved prior to use and provide these are acceptable to the local authority. Any timber submitted must not be of a lower standard than as specified above; all timber must be of equilibrium moisture content.

Carp 5 Framing

All Framing shall be accurately gauged, where not shown shall comply with N.Z.3604: 1999 with all lintels and framing conforming to the code.

All fixings to concrete shall be of an approved type all foundation fixings shall be 12mm at not more than .900 centres with 50mm Galvanised washers on all exterior walls or by proprietary metal strap fixings built into concrete slab in accordance with manufacturers instructions. All walls over 400mm shall have a minimum of two fixings. Frame all walls with .100*.50 or as detailed with framing set out for linings Brace all walls in accordance to the attached bracing schedule. Fix all gab bracing panels in accordance to gib bracing Manual.

M20/15A

Carp 6 Roof framing

All trusses shall be manufactured by an approved trussmaker. Trusses shall be spaced at no more than .900 centres with stiffeners and dragon ties as required. Strapp all ceilings at, 600 centres with .75*40 Gauged H1 Pinus Radiata (or approved) or option metal strapping as manufactured by Gib ceiling systems. Take care to ensure that all strapping is below 18% M.C at the time of fixing. All Ribbon plate are to be the same grade but .150* 40 these shall be top nailed to all partitions prior to fixing roof trusses.

Carp 7 damp proofing

Fit min 2 plies Malthoid D.P.C. between all framing and any concrete surface

Carp 8 Building paper

Fix building paper, which shall be of an approved fire retardant breather type. Sheathe the exterior framing with building paper lapped horizontally with minimum .100 joins.

Carp 9

Interior Wall Linings

- (a) Line walls of shower cubicles with 9mm Hardies Villa board
- (b) Line bathroom walls with 9.5mm Gab Aquiline
- (c) Line remaining walls with 9.5mm Gibraltar board
- (d) Re Wall bracing line wall with Gib Brace line where indicated on plan (Re bracing Plan)
- (e) Fit all Hardies Villabaord and all Gibraltar board products in accordance with manufactures instructions
- (f)

Carp 10 Insulation

Install all ceilings with R 2,4 Fibreglass Batts all walls with R 1.8 Fibreglass Batts.

Carp 11

Interior Wall Linings

Other than Gib Braceline

And Service (Bathrooms Laundry area And W.C. s.) Areas where Gib Aquiline shall be used where shown,

Line all remaining walls with 9.5mm Gibraltar board. To wet floor shower boxes line walls with Hardies 9mm Villabaord fixed in accordance with manufacturers instructions.

Carp 12 Flashings

Carpenter to fix all Aluminium head flashings provided by Aluminium Manufacturer.

Carp 13 Interior Finishing

All Skirtings: Shall be ex 60 * 10mm single bevel FJP prepared for Paint finish

Carp 14 Fit Hardware

Contractor to allow to fit all interior hardware to be provided ex P.C. Sum, The items shall be selected by the owner at the time required.

M20/15A

Carp 15 Fit Shelving

Contractor to provide and fix 200 wide MDF wardrobe shelves to all wardrobes with aluminium hanger type support fixed to the face edge to all shelves wider than 1.200 provide and fix a metal shelf support below shelf fix shelves at 1.7m high unless other wise indicated. (Please check with owner prior to fixing shelves)

Carp 16 Soffits

Contractor to provide and fix 4.5mm Hardiflex soffits where indicated on drawings in accordance with manufacturers instructions.

Carp 17 Bath Surround

Contractor to allow to construct the bath surround and line face side with 9mm Villa board set up height to suit bath provided

Carp 18 Joinery

Contractor to liase with owner in respect of fitted joinery, this contract is to include the fixing of all vanity units

Carp 19 Pergolas (Where applicable)

Contractor to read working drawings and follow details shown. Please tag price for pergolas (Refer Drawing 8)

Carp 20 Clean Up

All tradespersons are to clean up after completion of each stage of the work. All site rubbish is to be removed from the site. Excessive site rubbish pertaining to a particular contractor will incur a deduction for removal by others if not remove.

HARDIBACKER EXTERIOR CLADDING

Contractor to note all P. & G. Clauses apply this portion of the contract

HT 1. Fixing

Contractor to provide and fix 4.5mm Hardies "HardiBACKER" Cladding in accordance to manufacturers instruction manual. Using all Stainless steel Harditex nails.

M20/15A

SOLID THREE COAT PLASTER FINISH.

Sp 1 Plastering contractor to provide a three coat plaster finish with application of netting and heavyweight paper over Hardibacker. The final finish shall be determined by the owner. Contractor to liaise with owner at the time of pricing the work to determine the finish.

GARAGE DOOR

Gd 1 Supply & Fit.

Contractor is to supply and fit garage door of owner's choice together with automatic door opener. And two sets of remote controls (Refer P.C. Sums)

ROOFER

Contractor to refer to P. & G. section of this Specification, which applies to all trades

Ro 1 Scope of work.

This work comprises the supplying and fitting of a lightweight metal Colour tile roof in the style and colour of the employers choice. The work is to be complete in all respects with the roofing contractor supplying underlay Tile battens barges all hips and caps, flashings etc required for the full and proper completion of the roof.

R.2 Workmanship

All workmanship must comply with N.Z.S.S. 3604:1999

Pt 1 Code of practice for light timber framed buildings. Specifications for Roofing tiles and Accessories

Pt 2 Code of practice for preparation of structure and laying and fixing of metal roofing tiles.

R 3 Protection

The contractor shall ensure that every precaution is taken to ensure no site damage occurs

R 4 Insurance

Contractor shall supply the employer with a guarantee for the tile roof on completion as provided by both the manufacturer and the fitter. A Three-year guarantee on labour related items is to be included.

R7 Completion

Upon completion the contractor shall remove all rubbish and trimmings related to the above-mentioned contract.

M20/ISA

JOINER

Refer to P. & G section of this specification and note that all clauses apply to this contact.

Jo 1 Scope of work

This section of work comprises all fitted joinery work shown.

All interior doors

Doorjambes shall be ex slimline profile FJP

Doors flush Slice cut Rimu Veneer

Hinges 75mm AC

All doors to attached schedule or as per plan

Front entrance Door See metal "Window s Doors."

Kitchen joinery shall be as per Kitchen supply and fit contract. Contractor to liase with owner prior to tender.

J.O 2 Site measurement

All joinery shall be site measured. The contractor is to ensure this is done.

J.O. 4 Workmanship

All Joinery shall be manufactured in the best tradesman like manner; all deliveries shall be protected and delivered under covered protection so as to avoid any water damage and dents. The contractor is responsible for all work and the owner on arrival must inspect it on site.

METAL WINDOWS & DOORS

Contractor to note all P. & G clauses apply to this contract.

MW 1. P.C. Sum Entrance door

Shall Be \$600.00 which is to be included in tendered price

MW 2 Site Measure

Contractor is to site measure all work. No responsibility is to be passed for work that has not been site measured. Changes over .100 to any site dimension is to be notified to ether the Architect or the owner for confirmation.

MW 3 Standards

The following standards apply to this portion of work.

1. N.Z.S.S. 3505: 1979 Specifications on Aluminium windows
2. N.Z.S.S. 3503 1978 Anodic Oxide Coatings
3. N.Z.S.S. 4211 1986 Specifications for performance of Windows
4. N.Z.S.S. 4233 1985 Code of practice for glazing buildings
5. N.Z.S.S. 4233: 1988 Part 1 - Selection and installation of glass in buildings.

MW 4 Materials

All units shall be extruded from B6063 Aluminium Alloy. All Screws shall be 316 Stainless steel. Units shall be of polyester coat finish selected from standard range Of western Oxyoplast or other recognised ranges, which comply with. N.Z.Z S.S. 4211 and 3504. All Jamb liner shall be ex H1 Tanalised Radiata FJP suitable for paint finish.

M20/15A

MW 5 Glazing

All Glazing is to comply with N.Z.S.S. 4223: 1985. All Safety glass is to be noted on tender and is to comply with standards.

To all wet areas provide plain obscure glazing in glass of owners choice
Note all glazing below .800 must be .600-bond light

MW 6 Guarantees

The window manufacturer is to provide the owner with their normal Guarantee for materials and workmanship for the specified period; a three-month maintenance period on all Aluminium windows is also to be undertaken.

PLUMBER

All P. & G Clauses are to be applied to this portion of the contract

Pl .1 Scope of the work

All work in this area is to cover all necessary plumbing work to ensure the full and proper completion of all plumbing work. The contractor is to provide all plumbing to a behind the walls stage all fitted plumbing fittings are to be provided by the owner.

But the plumber is to allow fitting. All work shall be completed to the satisfaction of the local Authorities.

Pl 2. Contractor to Plumb for and fit

Kitchen sink Unit

All taps and shower mixers

Bath

Shower fittings and wastes

Laundry tub

Electric Hot water cylinder

Temping valves etc

All W.C. Pans and cisterns

Three exterior taps

All vanity units.

All v waste pipes and vents

Hot water cylinder drain.

All Downpipes (Min 5 rea) and Colour steel spouting

Pl 3 Attendance of Trades.

The plumber and Drain layer must liase with other associated trades to allow for other services to be incorporated in trench. Plumber to advice owner of open trench.

Pl 4 Vent Pipes

All Vent Pipes are to be provided by the plumber and shall Be Class S unplastised PVC pipe. Of a size that complies with the plumbing and drainage regulations.

Provide Terminal vents where drawn and penetrate eaves with ring flashed cones of an approved type.

M20/15A

Pl 5 Flashings

Flashings. Are to be provided where required. Please note that all window flashings are to be provided by metal window manufacture and Roof flashings by roofer. This clause pertains to Roof flashings of vents and penetrations.

PL 6 cold water supply

Owner to supply cold water to site for connection 3.00 from house.

PL 7 Mains Pressurised water system

Plumber to provide suitable connection to existing Mains water supply

Pl 8 Waste pipes

All Waste Pipes are to be regulation size and of white PVC.

Pl 9 Electrolysis

Contractor to ensure that no dissimilar metals are in contact

Pl 10. Vanity Units

Contractor to refer to P. C. Sums. Vanities will be provided by owner. But contractor is to allow to fix the same. Allow \$500.00 for the purchase of each vanity unit.

Pl 11 Completion.

Contractor is to leave the work ready for occupation in clean tidy working order. All pipes must be on test well prior to lining. Any leaks after lining incur full repair cost being debited to plumbing contractor. Contractor to clean up any plumbing debris from site.

Pl 12 Super tub

Super tub laundry unit will be provided by owner.

Pl 13 Exterior Hose taps

Fix three Hose taps where directed complete with brass taps

Pl 14 Copper pipe

All pipe work is to be in copper however an alternative price for polybuteline may be submitted but contractor is to clearly Tag Prices.

Pl 15 Washing Machine

Pipe out for washing machine and provide wastes etc. Taps to be provided by owner. Plumber to allow to fit.

PL 16 Hot water Cylinder

Owner to supply suitable Electric hot water Cylinder. Plumber to allow to pipe out for the same and to provide suitable Tempering Valve.

ELECTRICIAN

Refer to P.&G. Clauses of contract of this specification which applies to this trade section.

M20/ISA

Elec 1 Scope of Work

This section of the work shall comply with all of the local authorities requirements,

Elec 2 Supply

The owner will arrange for the supply of mains to the point of entry below the switch board located in the Garage. This shall be a three phase netral screened Exelene insulated cable with 15% above calculated load .

Elec 3 Meter Board and Meter Box.

Contractor to provide suitable meter box and Miniture switchboard with suitable approved circuit breaker system To be located in Garage.

Elec 4 Fittings

All Switches and sockets shall be flush type of an approved brand. All Plugs other than as directed and In Service areas shall be located .300 Above the floor. All Kitchens and wired in laundry units 1.200 above floor level . All Light switches to be 1.200 above floor level unless otherwise directed by owner. The electrical contractor will liase with the owner to determine the final requirements on site. Any Adjustments are to be on a pro Rata basis. At the time of tendering the contractor is to state the add on cost of both single and double heat and light points to give the owner clear direction on price. The contractor is to provide the owner with the priced options on fittings required at time of tender.

Contractor to allow for the following con ctions.

Incandescent Pendant Fittings	6
Downlight fittings	18
Sealed exterior bulkhead light fittings	4
Double heat points	10
Single heat points	6
One shaver outlet RCD	1
Television outlets	2
Coaxial Cable to T.V. Aerial (To be provided by owner)	1
Fitted by electrical contractor.	
Wire in Hot water cylinder and thermostat	1
Provide future main provision for Spa Pool.	1

Elec 5 Telephone

Make provision for telephones an liase with owner for installation
Allow P.C. Sum of \$100.00 for this work

Elec 6 Light fittings

Where require are to be installed on a separate contract all completed is to have either batten holders and bulbs as part of the contract

m20/ISA

PAINTER & STOPPING

All P. & G. Clauses are to be applied to this portion of the contract.

Pa 1. Scope of the work

Allow to complete all new surfaces as scheduled.

Exterior,

All new surfaces as scheduled

New flashings cappings spouting downpipes and droppers

All new exterior timber including Joinery

All new Hardiflex exterior surfaces.

All new metalwork

All Plaster textured surfaces.

Interior

Interior Timber joinery

Interior doorjambs door frames & skirtings

All new ceilings and walls

All Cupboard shelving

All hard surfaces shall be three-coat enamel

All interior slices cut Rimu door shall be three-coat polyurethane finish

All Remaining walls and ceilings shall be one sealer coat followed by two-coat

Acrylic wall finish. Each coat shall be tinted to identify coats.

Pa 2 Materials

All Materials shall be of a first grade quality and shall be supplied in branded sealed containers all paints and Varnishes shall be applied in strict accordance with the manufacturers instructions. All prime and undercoats shall be trade matched and used with compatible materials.

PA 3 Workmanship

All work shall be carried out in a tradesman like manner and shall comply with N.Z.S.S. 2239 "Code of practice for painting"

Pa 4 Preparation of work

All surfaces to be painted must be clean and free from defects. Surfaces must be sanded and treated so as to provide a tradesman like finish. All Gibraltar board stopping shall be level 5 throughout and applied as per Gibraltar board Manual.

Pa 5 Removals

All hardware is to be removed before painting. And shall be stored in plastic bags with screws etc. Hardware is to be refixed by painter on completion of work.

Pa 6 Colour Schemes

Owner on site will provide an All-exterior and Interior colours.

M20/15A

Pa 7 Make Good

Make good after completion and clean up all rubbish pertaining to the painting contract.

P.C. SUMS

Contractor to note all P.C. Sums are GST inclusive,

P.C., 1 Garage Doors
P.C. Front Entrance door (see Metal window Manufacturer)
P.C. Electric Range
P.C. Floor coverings
Driveways
Heating System
Telephone connection
Fencing (Where applicable)
Interior Hardware.

Gib® Wall Bracing Calculation Sheet A

single storey

V1.2A

M20/15A

Job Details

Name	Madigan Bracing check
Street and Number	15a Manawatu Street
Lot and DP Number	Lot 2, D.P.15555
City/Town/District	Palmerston North
Designer and date	Tony Murdoch 17.Aug.01

Building Specification

Location of Storey	single	not applicable (single storey building) not applicable (slab)
Floor Loading	2 kPa	
Foundation Type	slab	
Building Height to Apex (m)	5	
Roof Height above Eaves (m)	2	
Stud Height (m)	2.4	
Cladding Weight (top or single)	medium	
Cladding Weight (lower)	light	
Cladding Weight (subfloor)	light	
Roof Weight	light	
Roof Pitch (degrees)	0-25	
Room in Roof Space	no	
Building Length (m)	16.7	
Building Width (m)	13.4	
Gross Building Plan Area (m2)	150	

Building Location

Wind Zone	Medium	Earthquake Zone
Region	R1	A
Terrain	Inland	
Exposure	Sheltered	
Topography	Moderate	

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	44 BUs/m
W across	n/a	37 BUs/m
Totals		
W along	n/a	590 BUs
W across	n/a	618 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	4.2 BUs/m2
Totals		
E along	n/a	630 BUs
E across	n/a	630 BUs

M20/15A

Gib® Wall Bracing Calculation Sheet B

single storey

V1.2A

Across								
Wall or Bracing Line	Bracing Elements provided						Wind	Earthq.
1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
M	enter	1	Gib®	BR5	1.8	2.4	207	153
		2		none		2.4		
		3		none		2.4		
line totals		4		none		2.4		
W	207	5		none		2.4		
EQ	153	6		none		2.4		
N	enter	1	Gib®	BR5	1.26	2.4	145	107
		2	Gib®	Gib2b	2.4	2.4	192	168
		3		none		2.4		
line totals		4		none		2.4		
W	337	5		none		2.4		
EQ	275	6		none		2.4		
O	enter	1	Gib®	Gib2a	2.3	2.4	173	138
		2	Gib®	Gib2b	3	2.4	240	210
		3		none		2.4		
line totals		4		none		2.4		
W	413	5		none		2.4		
EQ	348	6		none		2.4		
P	enter	1	Gib®	BR4	1	2.4	100	85
		2	Gib®	BR4	1.2	2.4	120	102
		3	Gib®	Gib1b	3	2.4	225	150
line totals		4		none		2.4		
W	445	5		none		2.4		
EQ	337	6		none		2.4		
Q	enter	1		none		2.4		
		2		none		2.4		
		3		none		2.4		
line totals		4		none		2.4		
W		5		none		2.4		
EQ		6		none		2.4		

Totals Achieved						Wind	Earthq.
						1401	1113
						OK	OK
Totals Required (from Sheet A)						618	630

M20/15A

Gib® Bracing Systems (1999)

For details see Gib® Bracing Systems, 1999
and appropriate manufacturer's literature

Supplier	System	Minimum Length (m)	BU's W/m	BU's EQ/m
	none			
Gib®	Gib1a	1.8	55	50
Gib®	Gib1b	2.4	75	50
Gib®	Gib2a	1.8	75	60
Gib®	Gib2b	2.4	80	70
Gib®	Gib3	1.2	65	60
Gib®	Gib10	1.8	65	60
Gib®	Gib11	1.2	65	65
Gib®	UL1	1.2	70	60
Gib®	UL2	1.2	100	85
Gib®	BR1a	1.8	70	60
Gib®	BR1b	2.4	90	75
Gib®	BR2a	1.8	75	60
Gib®	BR2b	2.4	85	60
Gib®	BR3a	1.8	60	45
Gib®	BR3b	2.4	95	65
Gib®	BR4	0.9	100	85
Gib®	BR5	1.2	115	85
Gib®	BR6	1.2	150	110
Gib®	BR7	0.9	145	145
Gib®	BR8	0.9	120	95
Gib®	BR9	0.6	110	95
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			

M20/15A

Gib® Bracing Systems (1999)

For details see Gib® Bracing Systems, 1999
and appropriate manufacturer's literature

Supplier	System	Minimum Length (m)	BU's W/m	BU's EQ/m
	none			
Gib®	Gib1a	1.8	55	50
Gib®	Gib1b	2.4	75	50
Gib®	Gib2a	1.8	75	60
Gib®	Gib2b	2.4	80	70
Gib®	Gib3	1.2	65	60
Gib®	Gib10	1.8	65	60
Gib®	Gib11	1.2	65	65
Gib®	UL1	1.2	70	60
Gib®	UL2	1.2	100	85
Gib®	BR1a	1.8	70	60
Gib®	BR1b	2.4	90	75
Gib®	BR2a	1.8	75	60
Gib®	BR2b	2.4	85	60
Gib®	BR3a	1.8	60	45
Gib®	BR3b	2.4	95	65
Gib®	BR4	0.9	100	85
Gib®	BR5	1.2	115	85
Gib®	BR6	1.2	150	110
Gib®	BR7	0.9	145	145
Gib®	BR8	0.9	120	95
Gib®	BR9	0.6	110	95
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			

M20/15A

Gib® Wall Bracing Calculation Sheet B

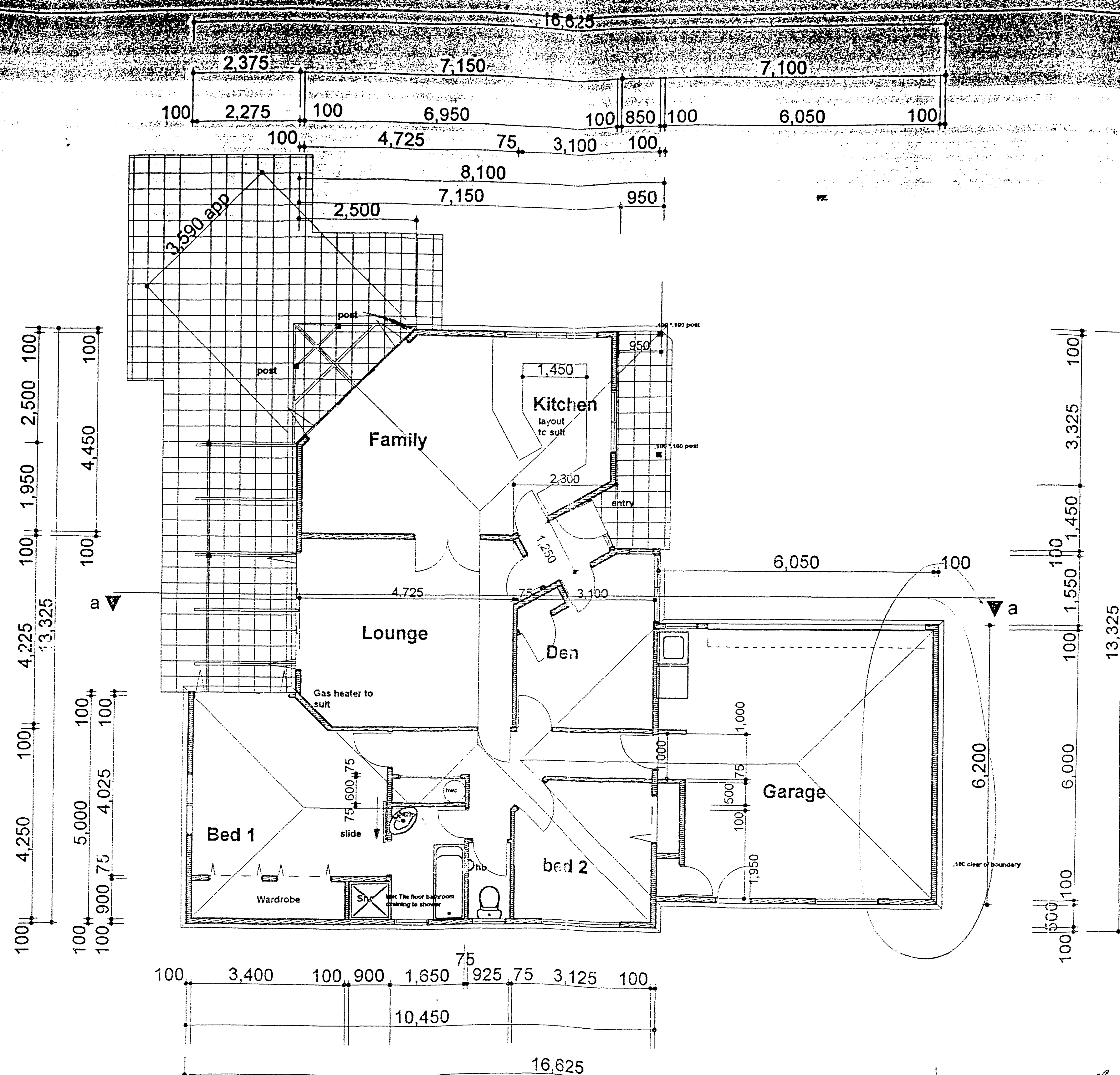
single storey

V1.2A

Across		Bracing Elements provided					Wind	Earthq.
Wall or Bracing Line							8W	9EQ
1	2	3	4	5	6	7		
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
M	enter	1	Gib®	BR5	1.8	2.4	207	153
		2		none		2.4		
		3		none		2.4		
line totals		4		none		2.4		
W	207	5		none		2.4		
EQ	153	6		none		2.4		
N	enter	1	Gib®	BR5	1.26	2.4	145	107
		2	Gib®	Gib2b	2.4	2.4	192	168
		3		none		2.4		
line totals		4		none		2.4		
W	337	5		none		2.4		
EQ	275	6		none		2.4		
O	enter	1	Gib®	Gib2a	2.3	2.4	173	138
		2	Gib®	Gib2b	3	2.4	240	210
		3		none		2.4		
line totals		4		none		2.4		
W	413	5		none		2.4		
EQ	348	6		none		2.4		
P	enter	1	Gib®	BR4	1	2.4	100	85
		2	Gib®	BR4	1.2	2.4	120	102
		3	Gib®	Gib1b	3	2.4	225	150
line totals		4		none		2.4		
W	445	5		none		2.4		
EQ	337	6		none		2.4		
Q	enter	1		none		2.4		
		2		none		2.4		
		3		none		2.4		
line totals		4		none		2.4		
W		5		none		2.4		
EQ		6		none		2.4		

						Wind	Earthq.
Totals Achieved						1401	1113
						OK	OK
Totals Required (from Sheet A)						618	630

Proposed New Residence
for
J & A Madigan
Lot 2 Subdiv of Lot 4
D.P. 15555
Manawatu Street
Palmerston North



M20/15A

J Anthony Murdoch
Architectural designer
14 Marine Parade
Foxton Beach
Ph 06,363,7487
Fax 06,363,7480
Mob 025,464,729
Email: tony.murdoch@clear.net.nz

R. Hazlett
19/09/01

2.

Scale .01:100

24.7.2001

Proposed New Residence
for

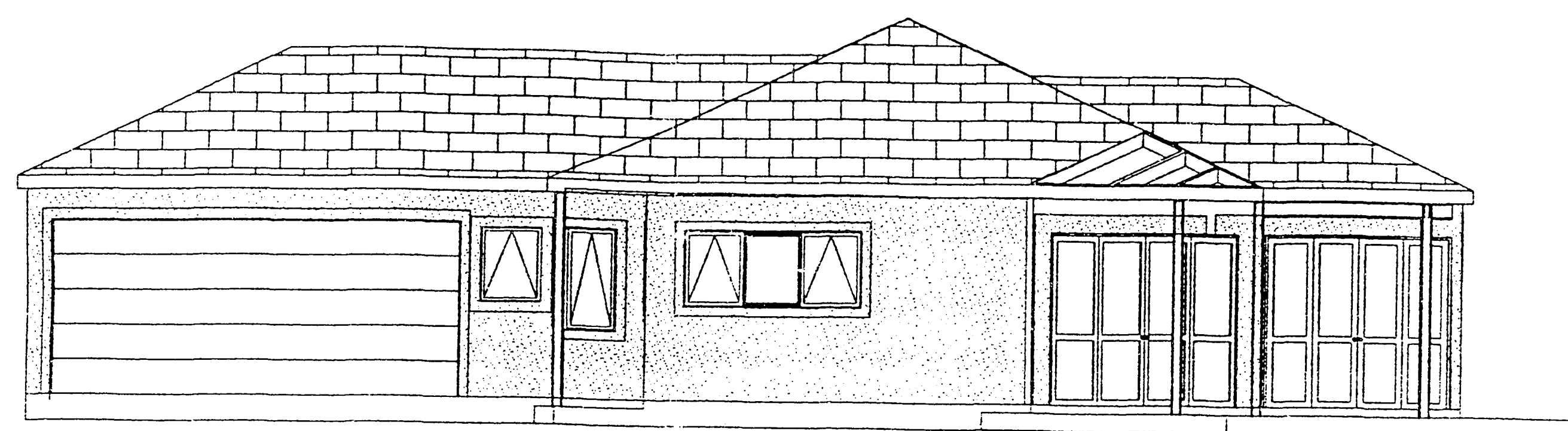
J & A Madigan

Lot 2 Subdiv of Lot 4

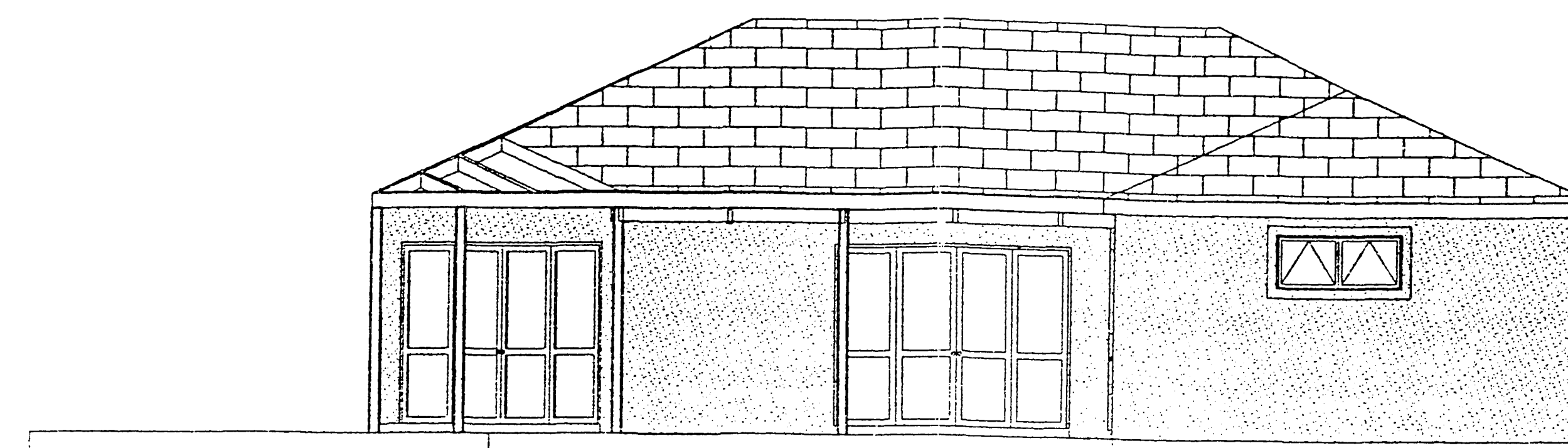
D.P. 15555

Manawatu Street

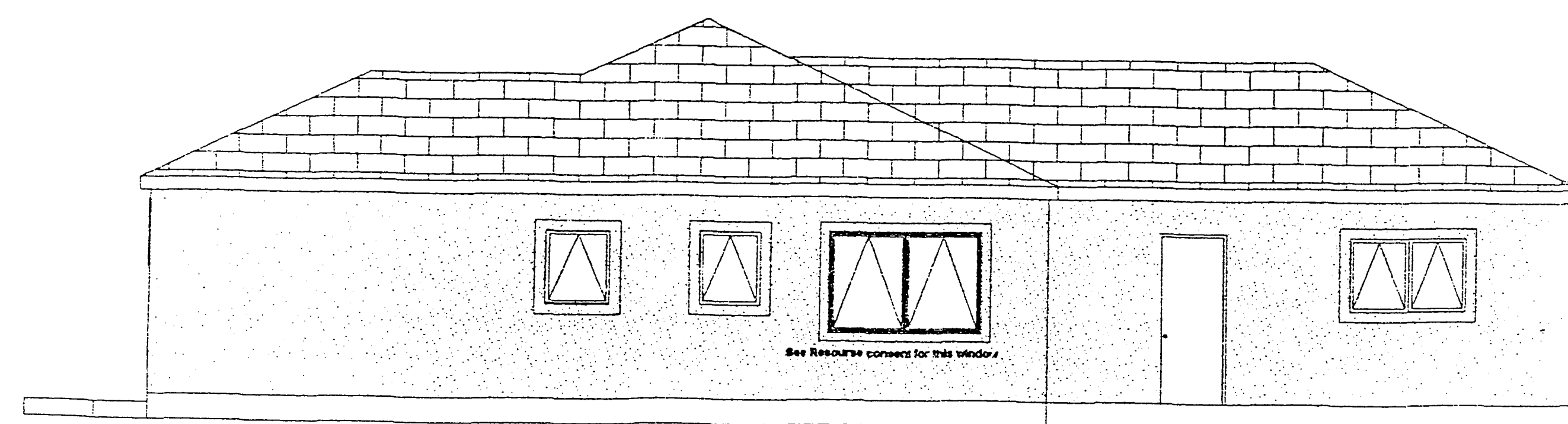
Palmerston North



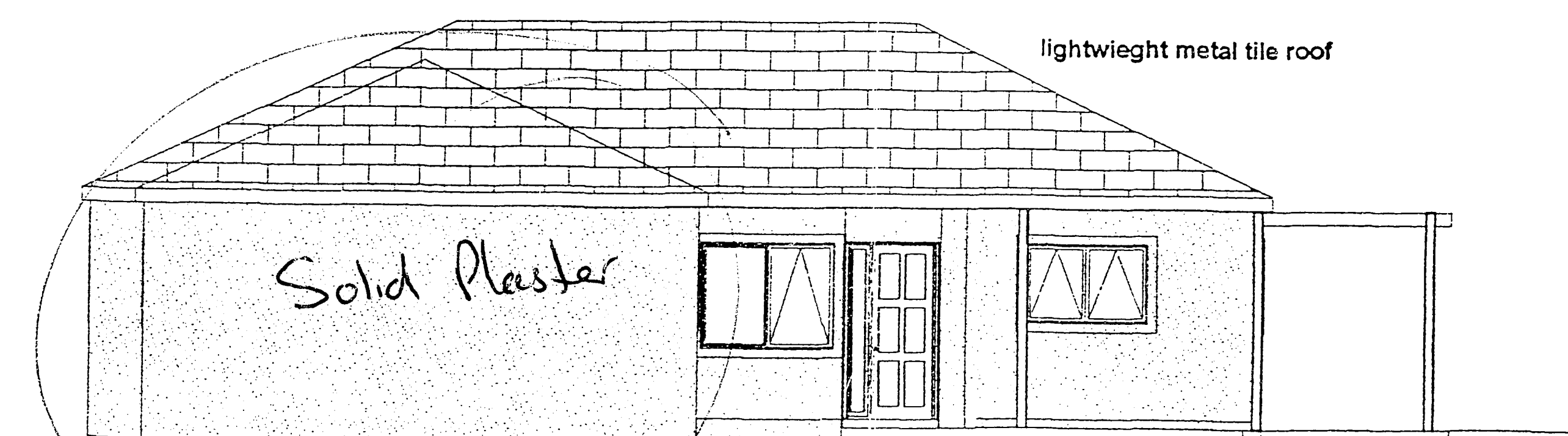
North elevation



West elevation



South elevation



East elevation

J Anthony Murdoch

Architectural designer

14 Marine Parade

Foxton Beach

Ph 06,363,7487

Fax 06,363,7480

Mob 025,464,729

Email: tony.murdoch@clear.net.nz

M20/15A

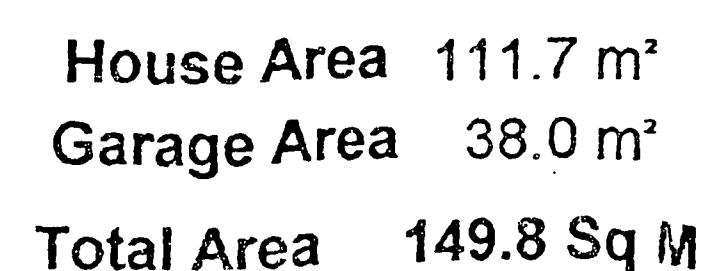
R. Hazzett
19th/09/07

Phoned Tony Murdoch 11⁴⁵ AM
Tuesday 28th August 2001
to confirm Solid Plaster
Bazza BSC - 3.

26.7.2001

Scale 1:100

J & A Madigan
Lot 2 Subdiv. of Lot 4
D.P. 15555
Manawatu Street
Palmerston North



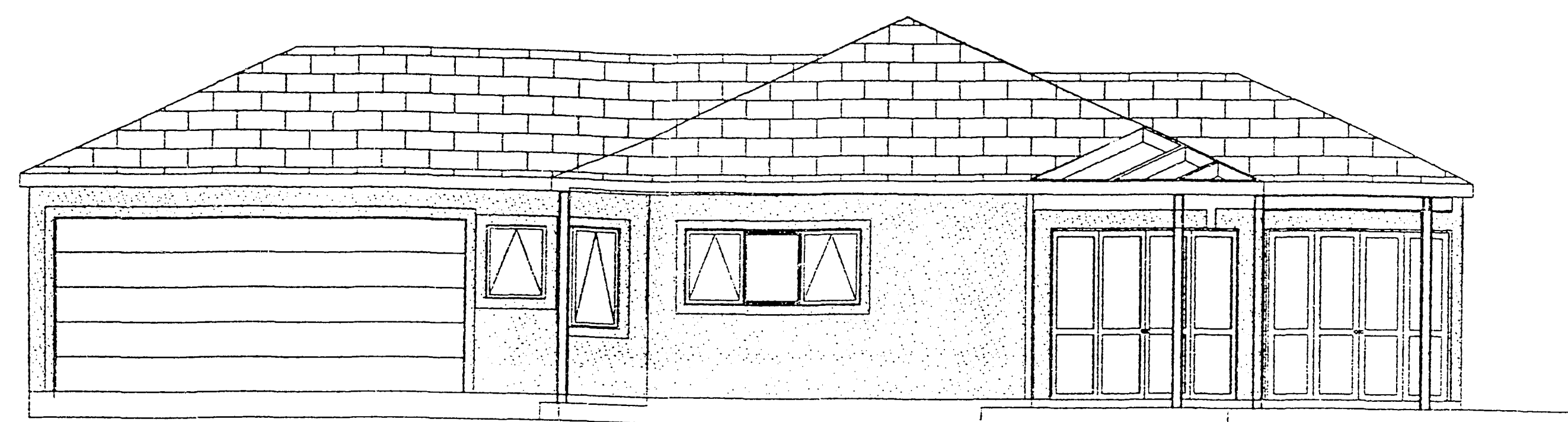
m20 /ISA

Scale .01:100

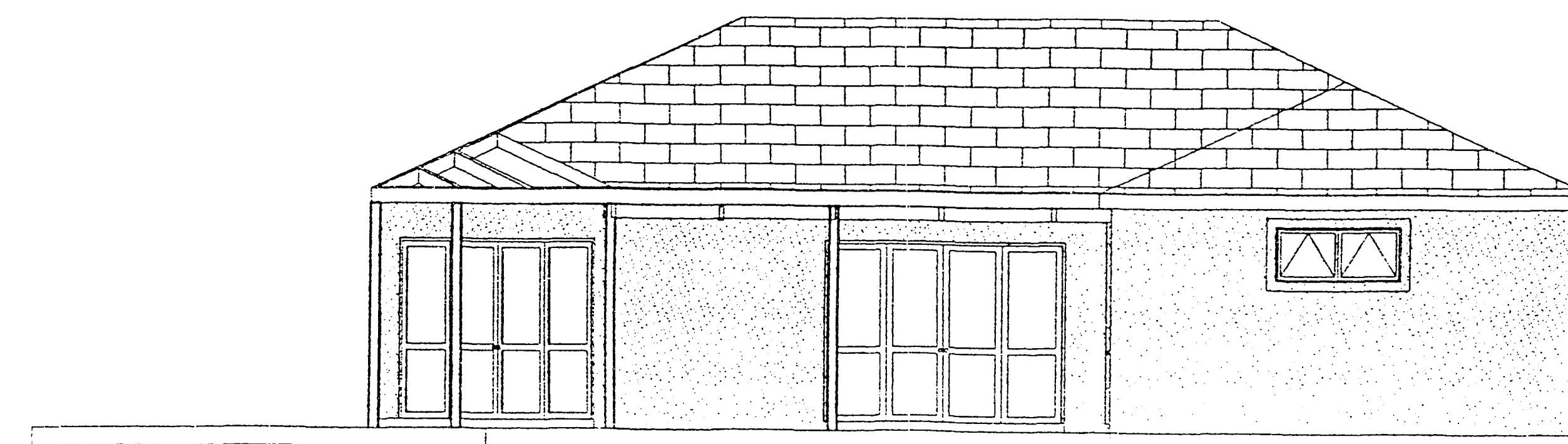
24-7-2001

Proposed New Residence
for

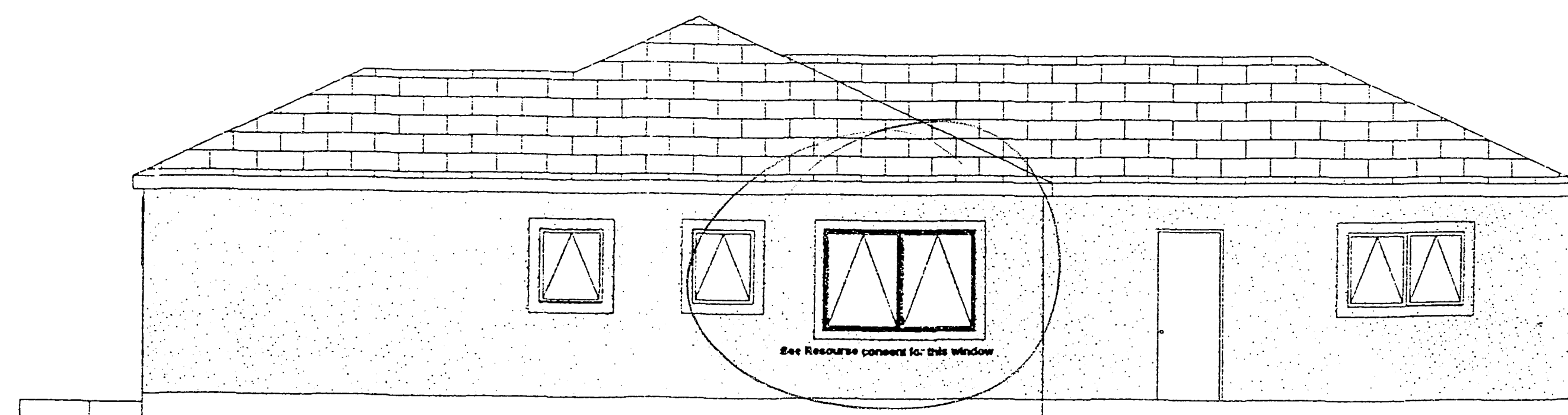
J & A Madigan
Lot 2 Subdiv of Lot 4
D.P. 15555
Manawatu Street
Palmerston North



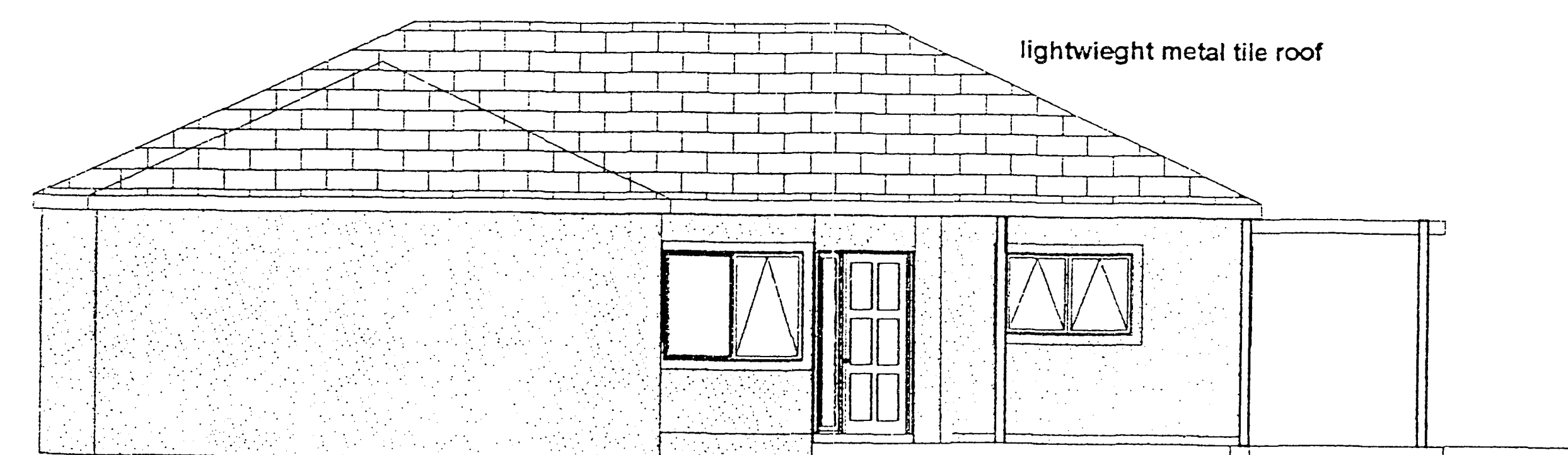
North elevation



West elevation



South elevation



East elevation

J Anthony Murdoch
Architectural designer
14 Marine Parade
Foxton Beach

Ph 06,363,7487

Fax 06,363,7480

Mob 025,464,729

Email: tony.murdoch@clear.net.nz

S. J. Pitcher

M20/15A

3.

Scale 1:100

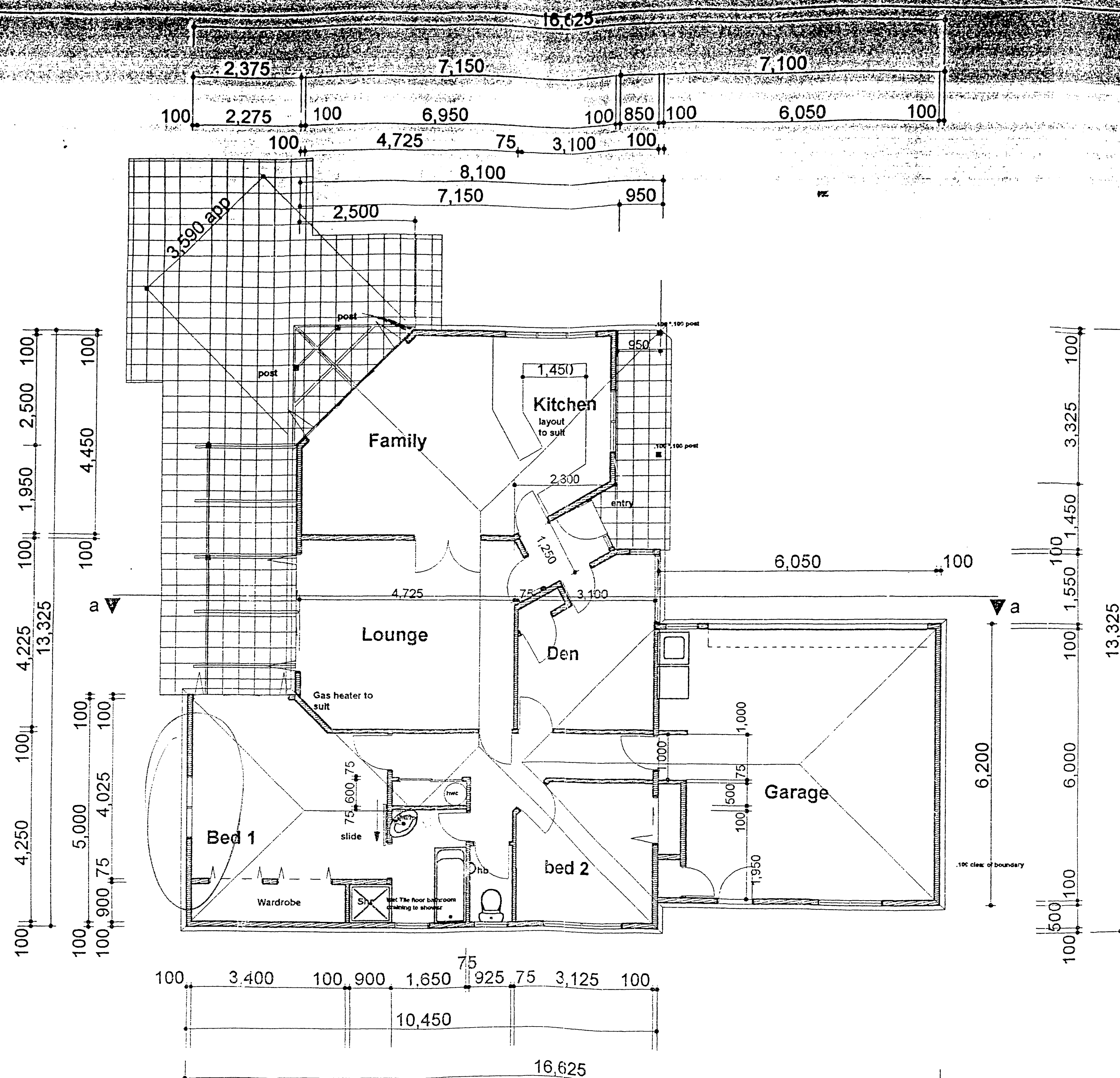
26.7.2001

Proposed New Residence
for

J & A Madigan
Lot 2 Subdiv of Lot 4

D.P. 15555

Manawatu Street
Palmerston North



J Anthony Murdoch
Architectural designer
14 Marine Parade
Foxton Beach
Ph 06,363,7487
Fax 06,363,7480
Mob 025,464,729
Email: tony.murdoch@clear.net.nz

M20/ISA

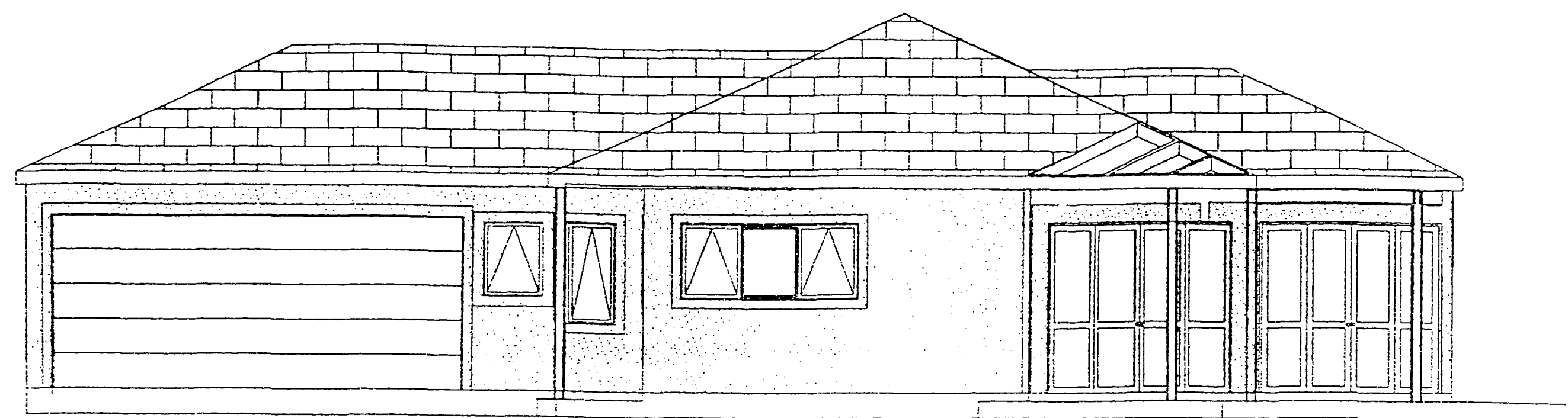
2.

Scale 01:100

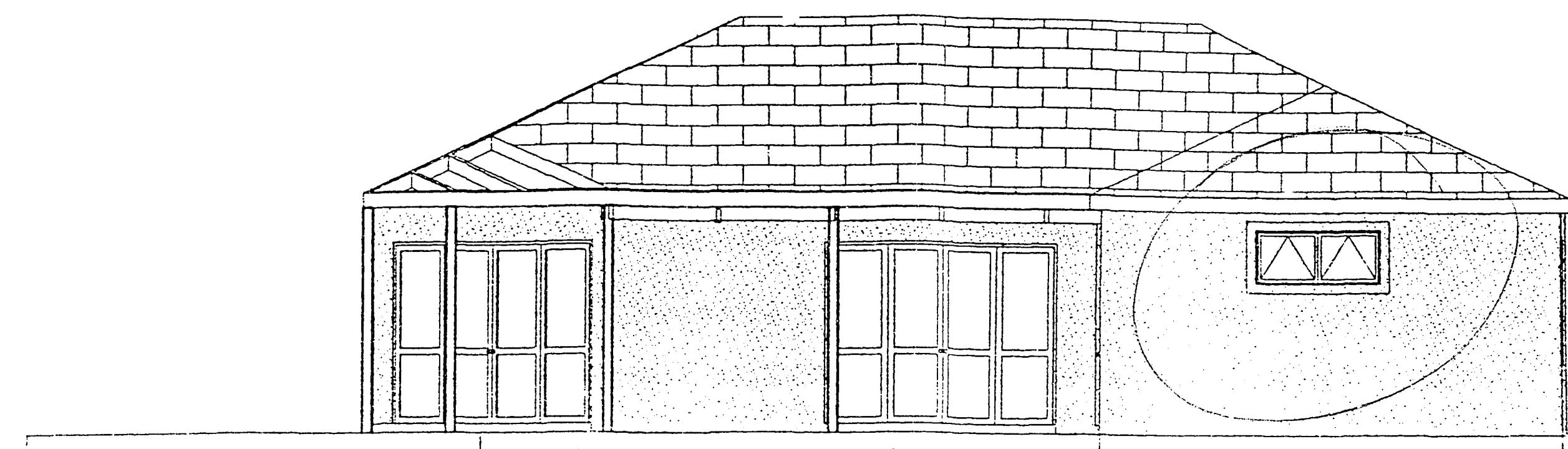
24.7.2001

Proposed New Residence
for

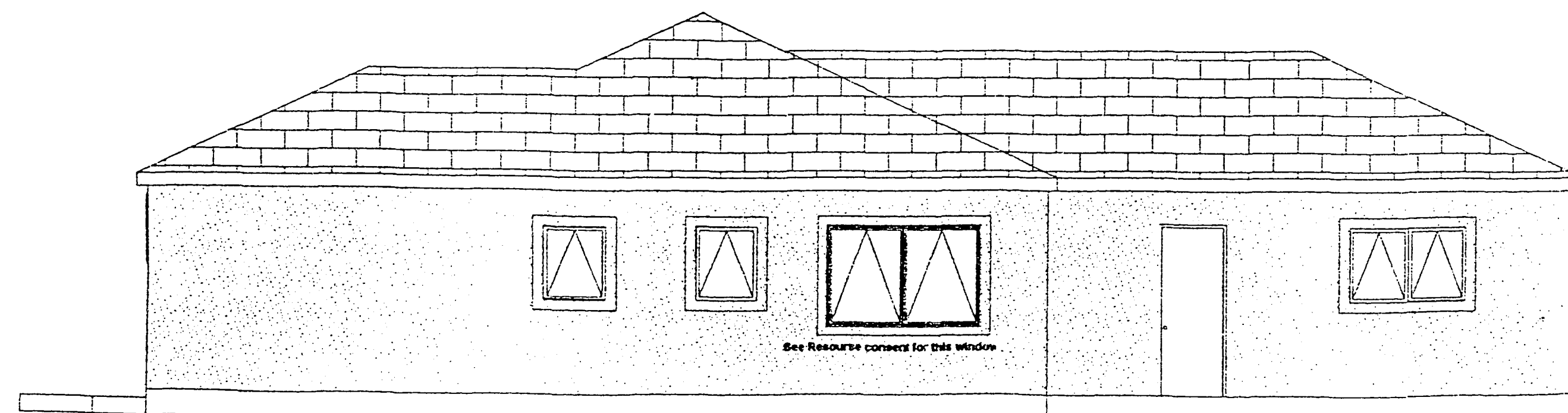
J & A Madigan
Lot 2 Subdiv of Lot 4
D.P. 15555
Manawatu Street
Palmerston North



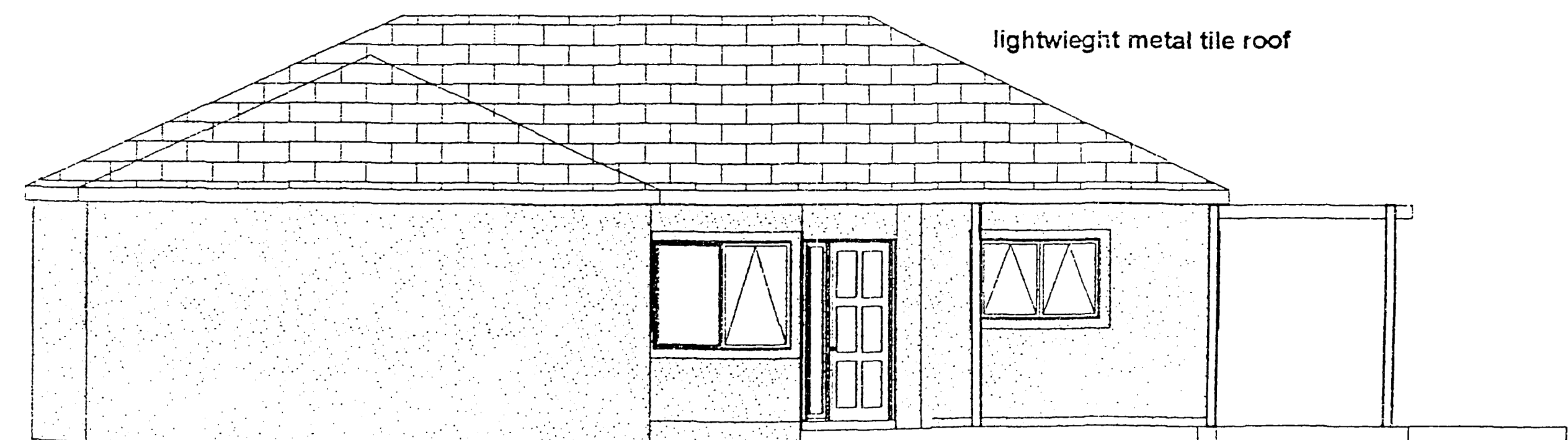
North elevation



West elevation



South elevation



East elevation

J Anthony Murdoch
Architectural designer
14 Marine Parade
Foxton Beach

Ph 06,363,7487

Fax 06,363,7480

Mob 025,464,729

Email: tony.murdoch@clear.net.nz

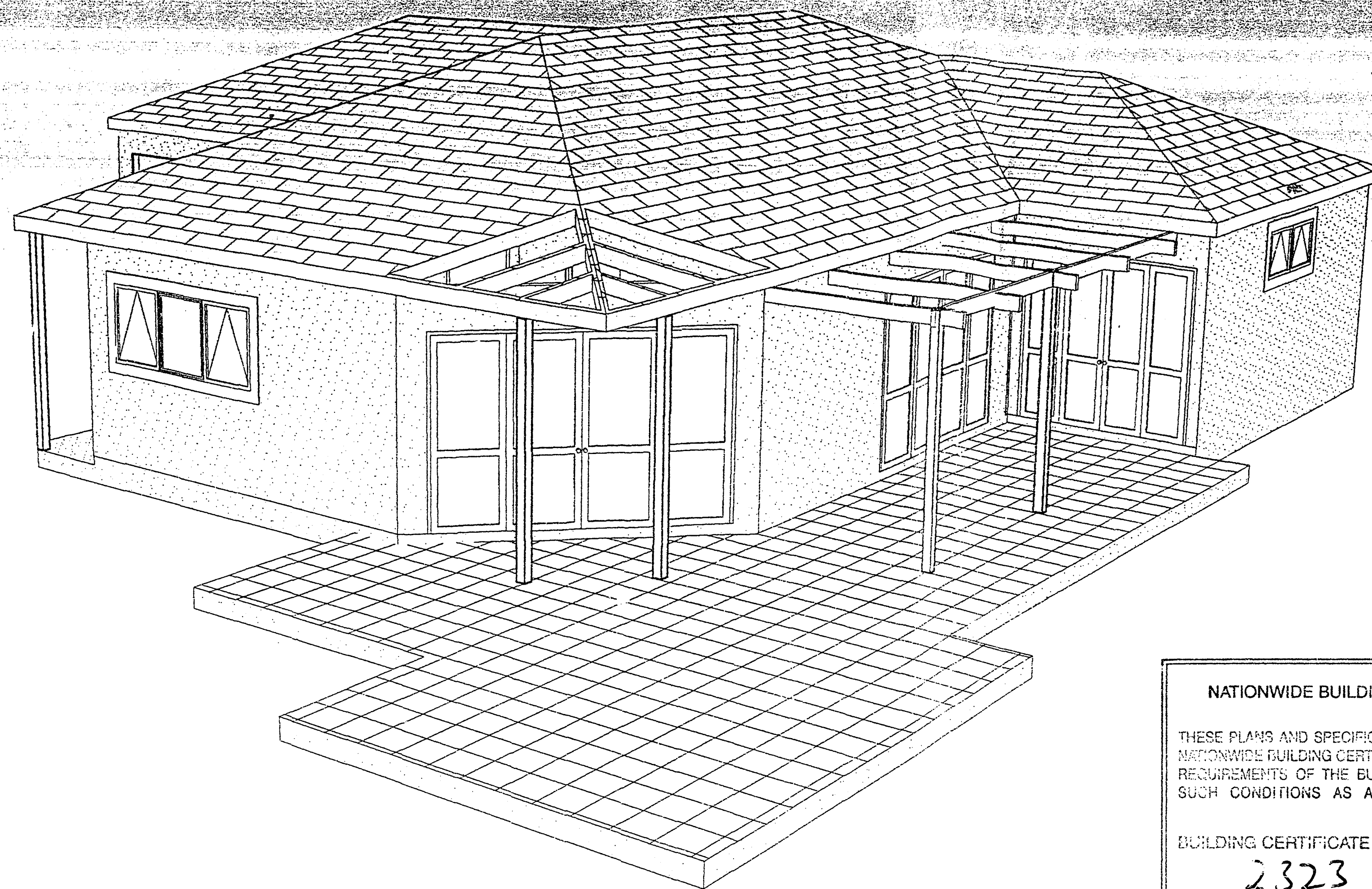
M20/15A

EQ

3.

Scale: 1:100

26.7.2001



T/A COPY Proposed New Residence
for

J & A Madigan
Lot 2 Subdiv of Lot 4
D.P. 15555
Manawatu Street
Palmerston North

THE APPROVAL OF THIS
PROJECT IS SUBJECT TO
COMPLIANCE WITH THE
CONDITION(S) LISTED ON THE
ACCOMPANYING BUILDING
CERTIFICATE ISSUED BY
NATIONWIDE BUILDING
CERTIFIERS LIMITED.

THIS BUILDING PROJECT HAS
BEEN APPROVED TO THESE
PLANS ONLY. ANY VARIATIONS
OR CHANGES MUST BE
APPROVED BY NATIONWIDE
BUILDING CERTIFIERS LIMITED.

NATIONWIDE BUILDING CERTIFIERS Ltd

THESE PLANS AND SPECIFICATIONS ARE APPROVED BY
NATIONWIDE BUILDING CERTIFIERS LTD AS MEETING THE
REQUIREMENTS OF THE BUILDING CODE SUBJECT TO
SUCH CONDITIONS AS ARE ENDORSED HEREON.

BUILDING CERTIFICATE No:
2323

SIGNED FOR AND ON BEHALF OF NATIONWIDE BUILDING CERTIFIERS LTD

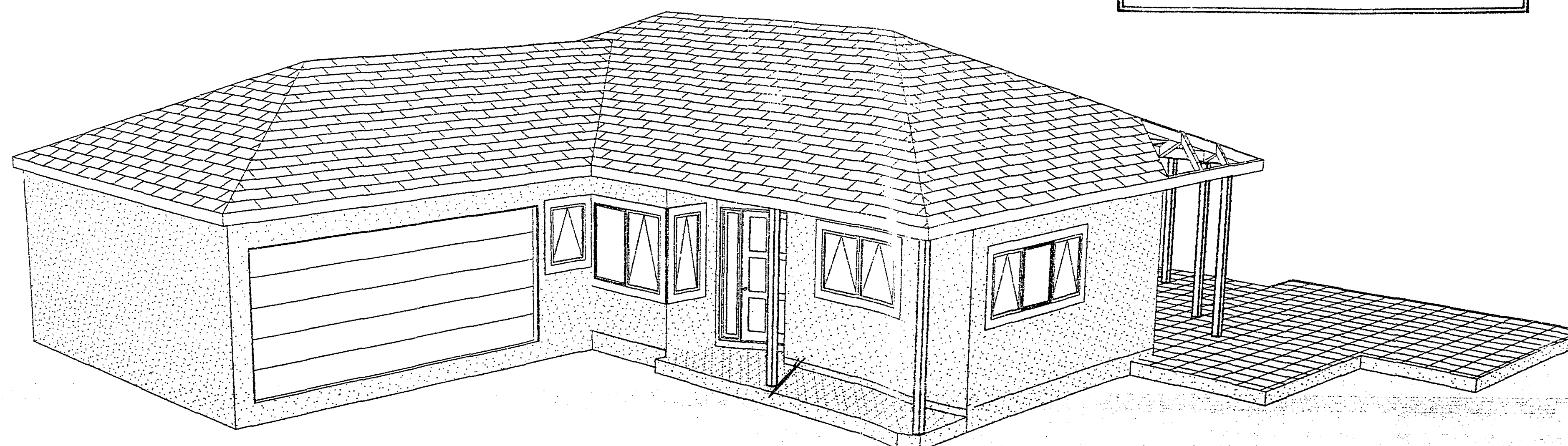
BUILDING CERTIFIER

SIGNED: B. Murdoch DATE: 28.09.01

Drawings Comprising

1. ; Site Plan
2. ; Floor Plan
3. ; Exterior elevations
4. ; Roof Plan
5. ; Crossection
6. ; Exterior Joinery
7. ; Wall Bracing Plan
8. ; Pergola details

Attached to specifications
Wall bracing Calculations



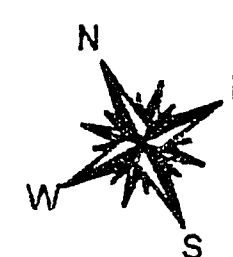
J Anthony Murdoch
Architectural designer
14 Marine Parade
Foxton Beach
Ph 06,363,7487
Fax 06,363,7480
Mob 025,464,729
Email: tony.murdoch@clear.net.nz

m20/15A

27.7.2001

Scale .01:100

Proposed New Residence
for
J & A Madigan
Lot 2 Subdiv of Lot 4
D.P. 15555
Manawatu Street
Palmerston North



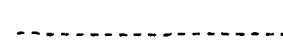
431.1 m²

Key

Indicates foundation slab thickening



Indicates Waste pipe



Indicates Sewer Main



Indicates storm water drain



Indicates Gully Trap

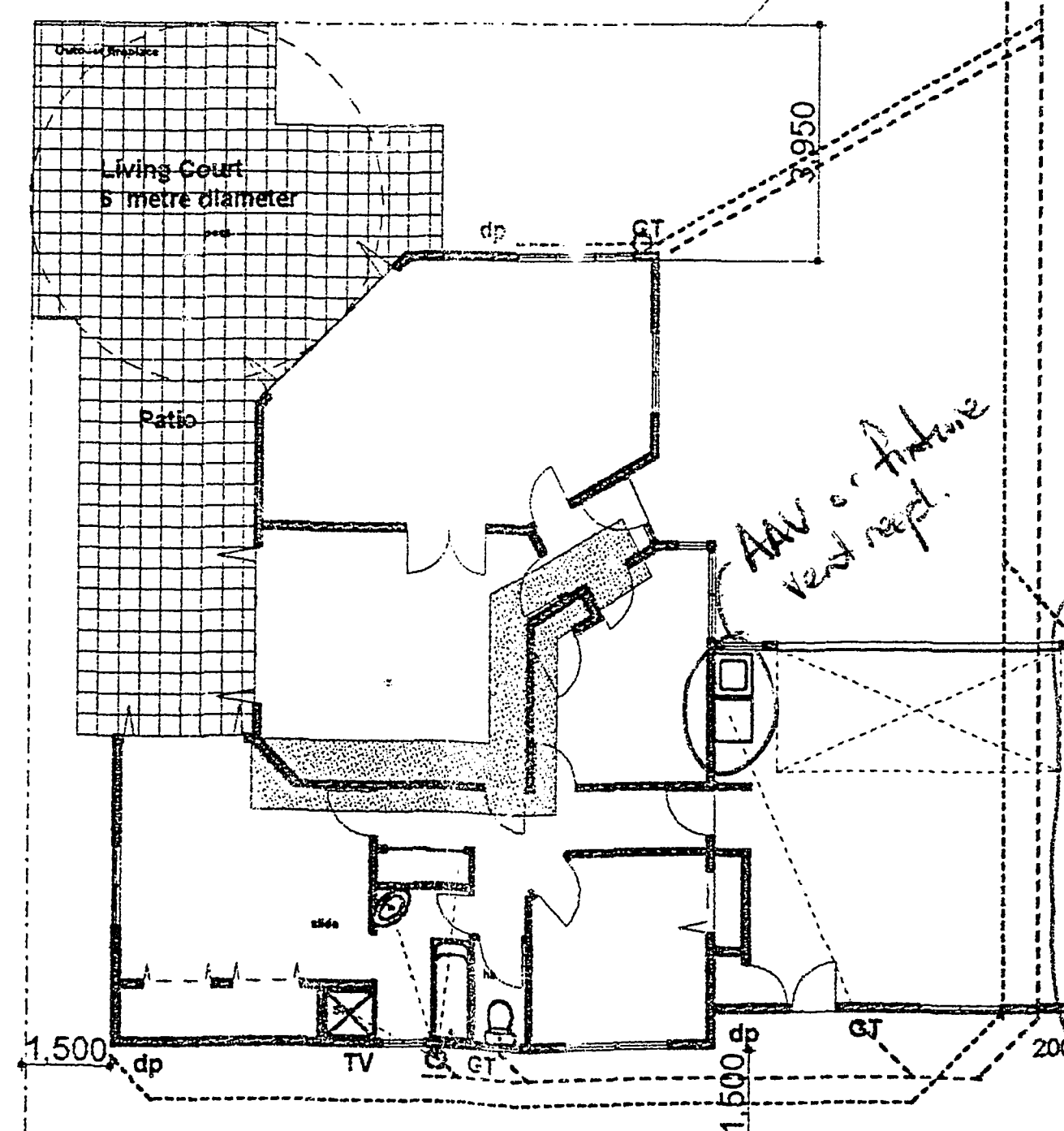
GT

Indicates Terminal vent

TV

Indicates down Pipe

dp



Site Plan

House Area 111.7 m²
Garage Area 38.0 m²
Total Area 149.8 Sq M

Ground Floor Plan
Site Coverage 34.5 %

Site Plan

*Fire wall to James Hardie
Specification Number 103.
(refer attached)*

M20/15A

J Anthony Murdoch
Architectural designer
14 Marine Parade
Foxton Beach

Ph 06,363,7487

Fax 06,363,7480

Mob 025,464,729

Email: tony.murdoch@clear.net.nz

1.

Scale .0100:200

26.7.2001

M20/15A



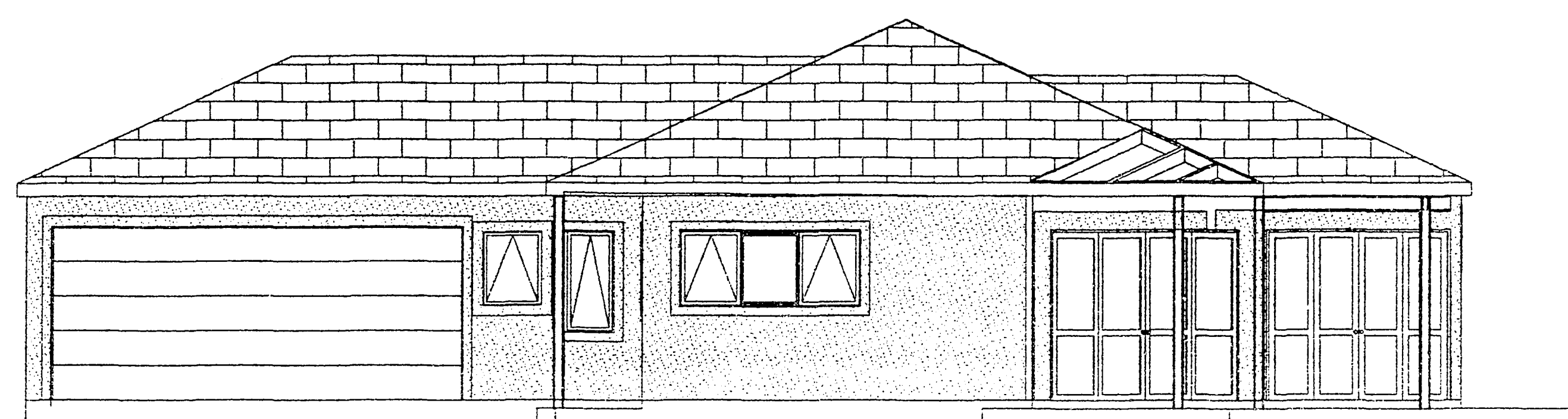
▲

Email: tony.murdoch@clear.net.nz

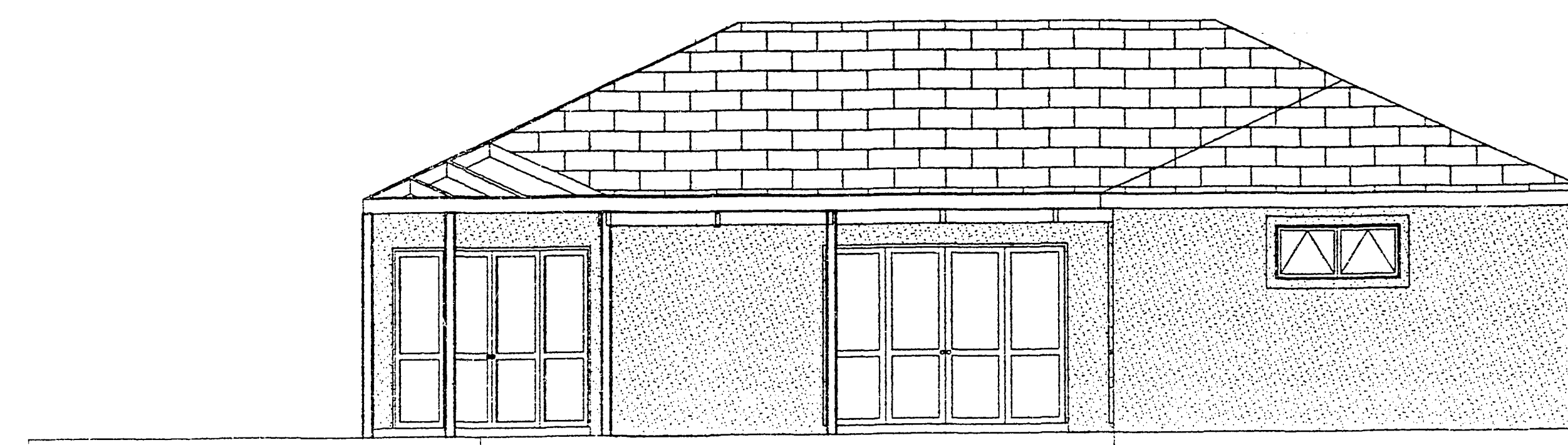
Ground Floor Plan
Site Coverage 34,5 %

Proposed New Residence
for

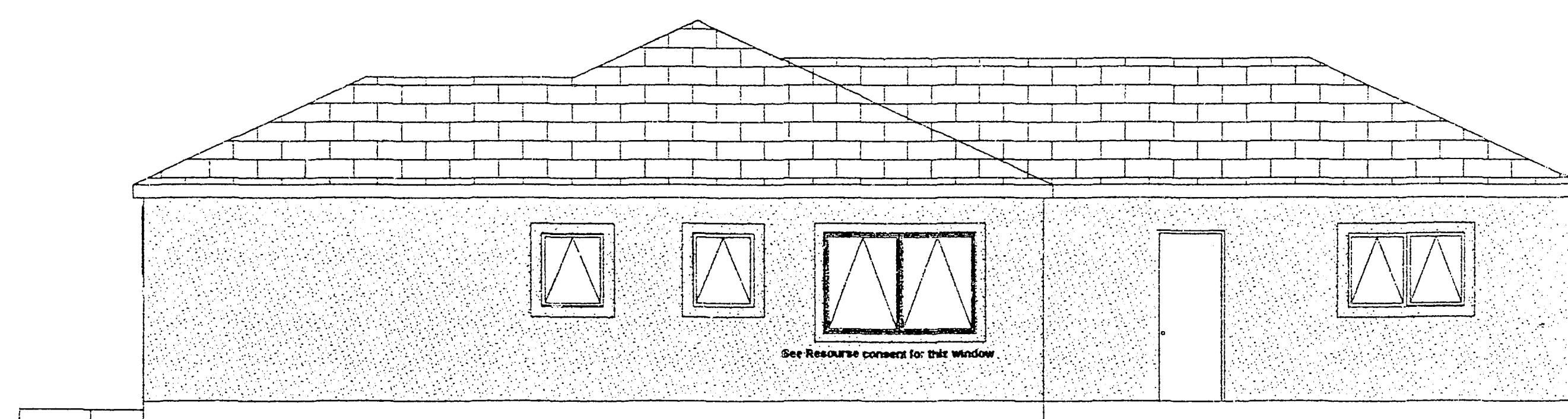
J & A Madigan
Lot 2 Subdiv of Lot 4
D.P. 15555
Manawatu Street
Palmerston North



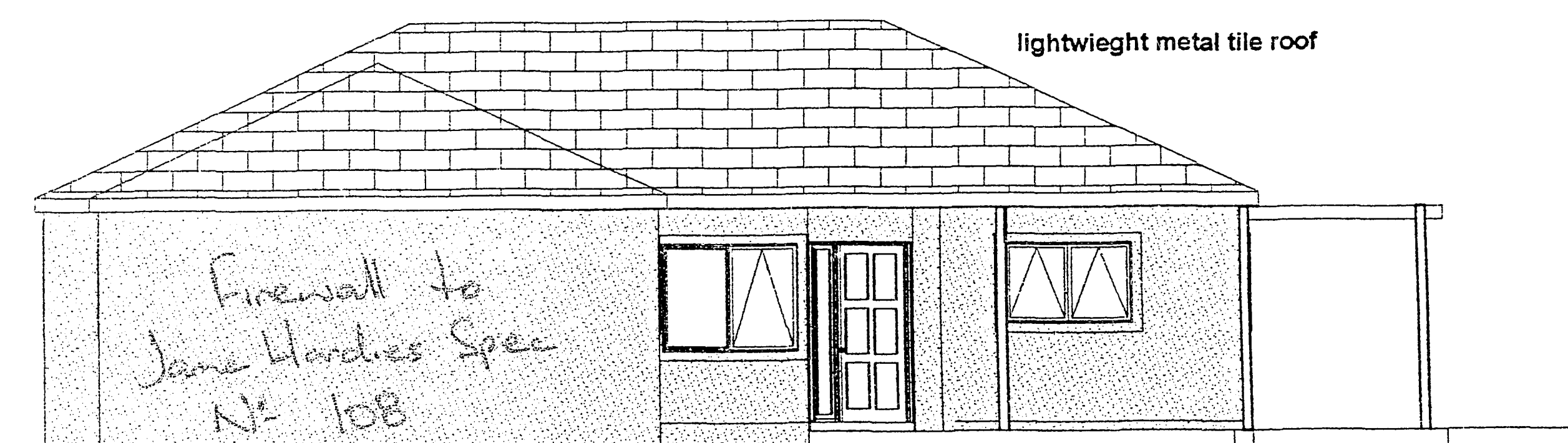
North elevation



West elevation



South elevation



East elevation

J Anthony Murdoch
Architectural designer
14 Marine Parade
Foxton Beach
Ph 06,363,7487
Fax 06,363,7480
Mob 025,464,729
Email: tony.murdoch@clear.net.nz

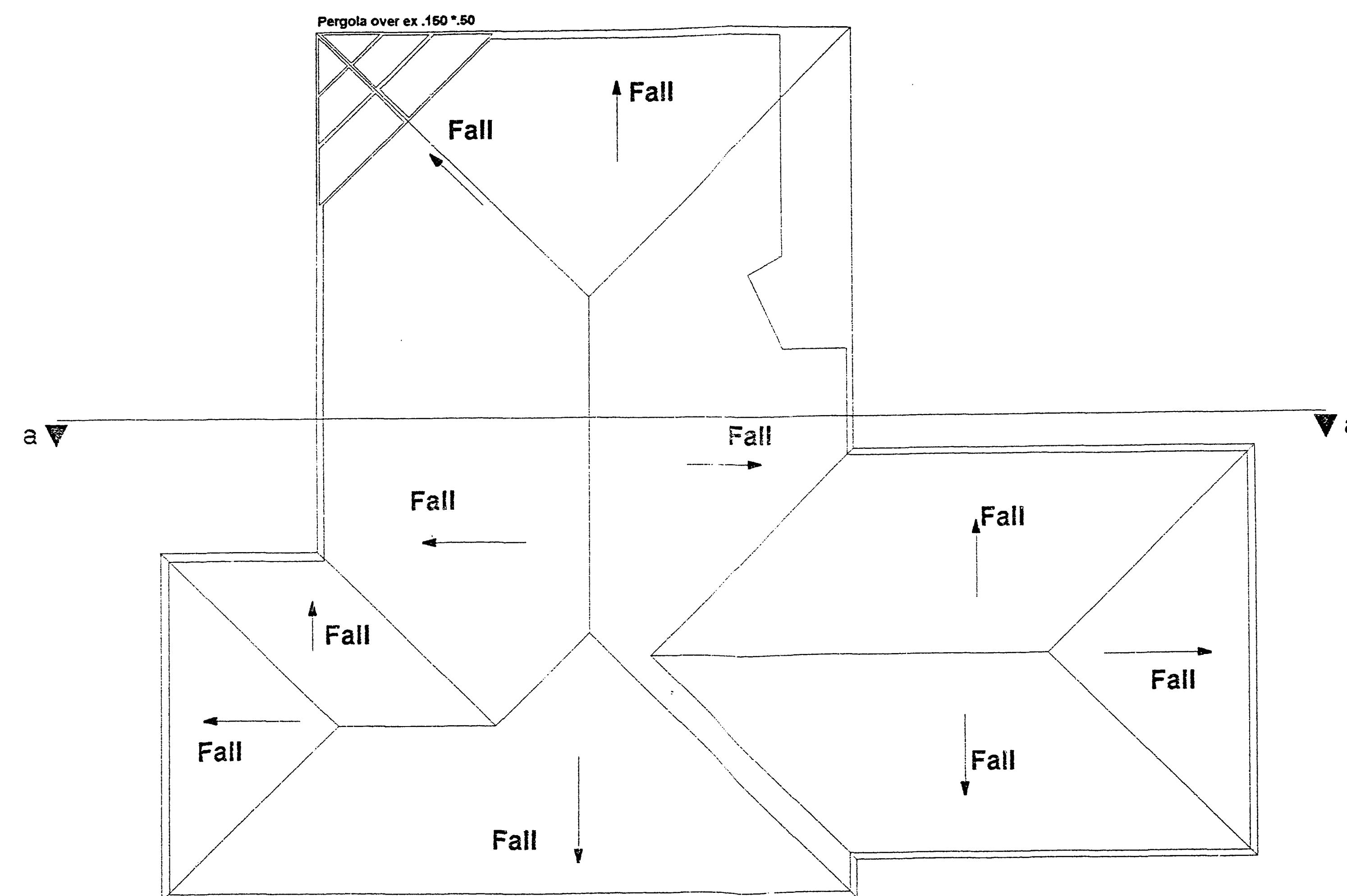
M20/15A

3.

26.7.2001

Scale 1:100

J & A Madigan
Lot 2 Subdiv of Lot 4
D.P. 15555
Manawatu Street
Palmerston North



**Lightwiegth roof
25 Degree pitch
.100 soffitt**

Ph 06,363,7487
Fax 06,363,7480
Mob 025,464,729

Email: tony.murdoch@clear.net.nz

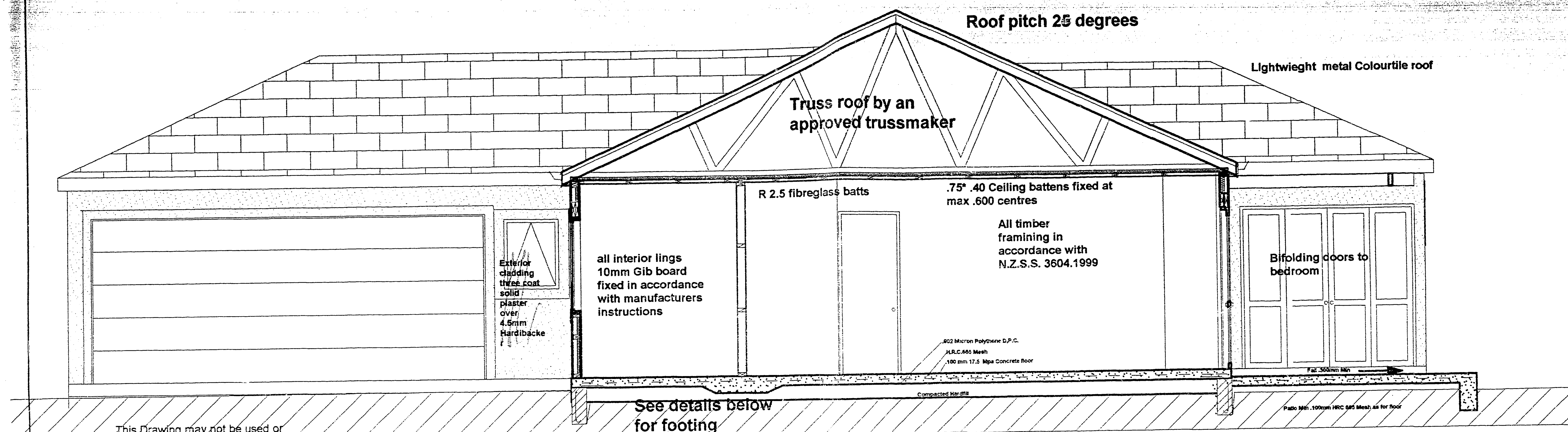
m20/15A

4

Scale .1:100

26.7.2001

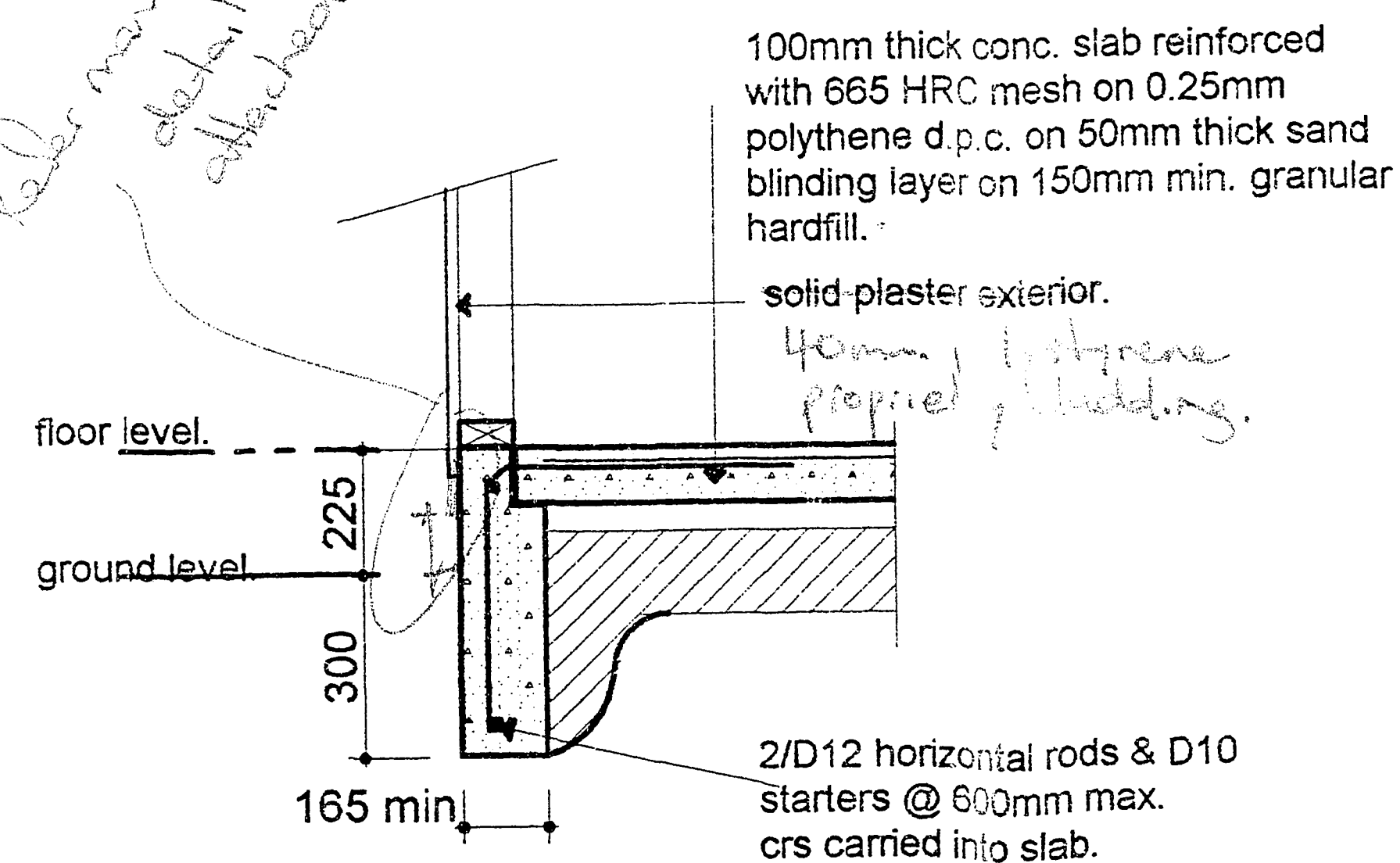
Proposed New Residence
for
J & A Madigan
Lot 2 Subdiv of Lot 4
D.P. 15555
Manawatu Street
Palmerston North



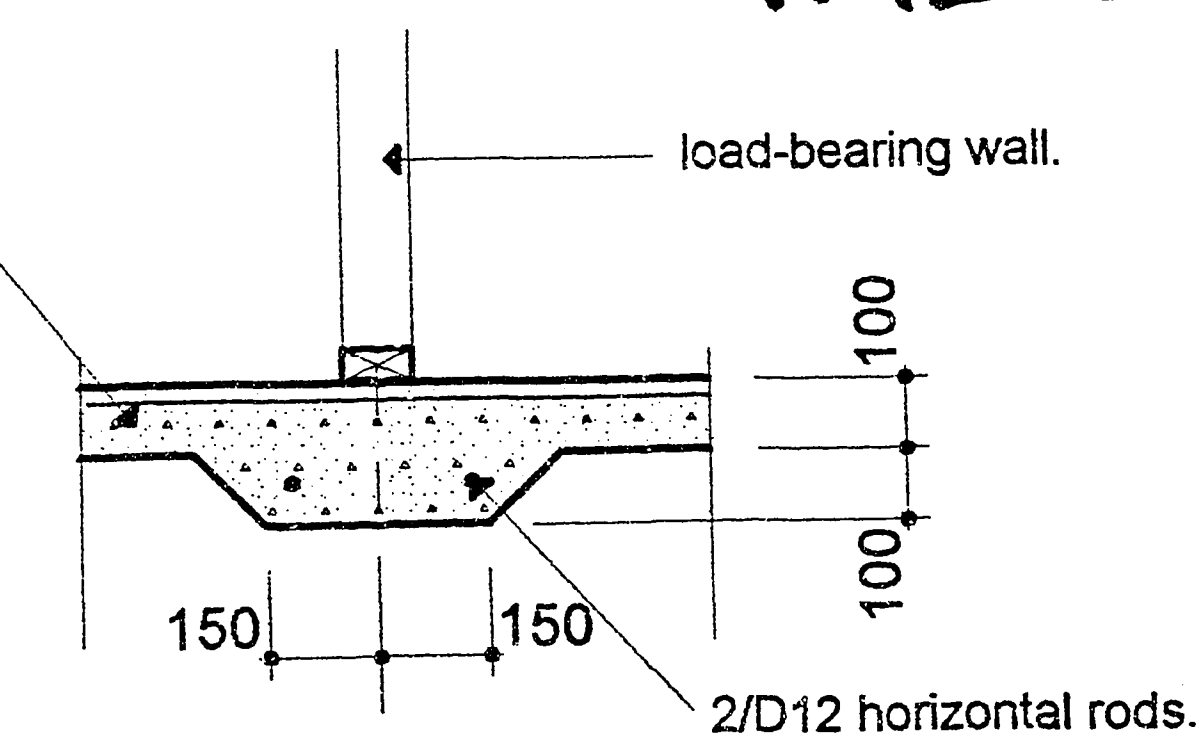
This Drawing may not be used or reproduced in any form without consent.

Copyright of
J Anthony Murdoch

Typical Crosssection



100mm thick conc. slab reinforced with 665 HRC mesh on 0.25mm polythene d.p.c. on 50mm thick sand blinding layer on 150mm min. granular hardfill.



M20/15A

J Anthony Murdoch
Architectural designer
14 Marine Parade
Foxton Beach
Ph 06,363,7487
Fax 06,363,7480
Mob 025,464,729
Email: tony.murdoch@clear.net.nz

5.

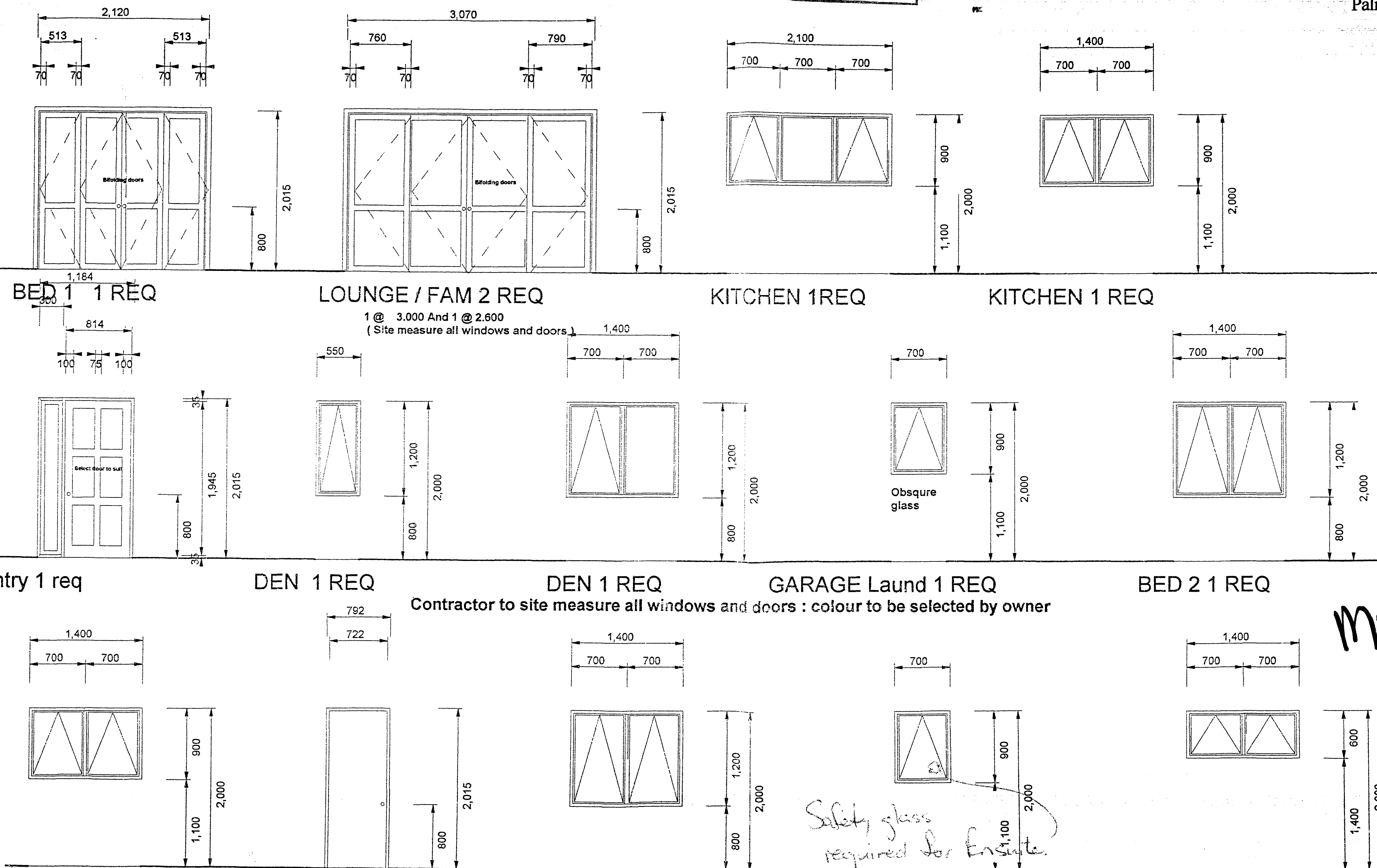
Scale .01:50

24.7.2001

J Anthony Murdoch
 Architectural designer
 14 Marine Parade
 Foxton Beach
 Ph 06.363.7487
 Fax 06.363.7480
 Mob 025.464.729
 Email: tony.murdoch@clear.net.nz

Proposed New Residence
 for
 J & A Madigan
 Lot 2 Subdiv of Lot 4
 D.P. 15555
 Manawatu Street
 Palmerston North

Glazing to comply
 with NZS 4223



M20/15A

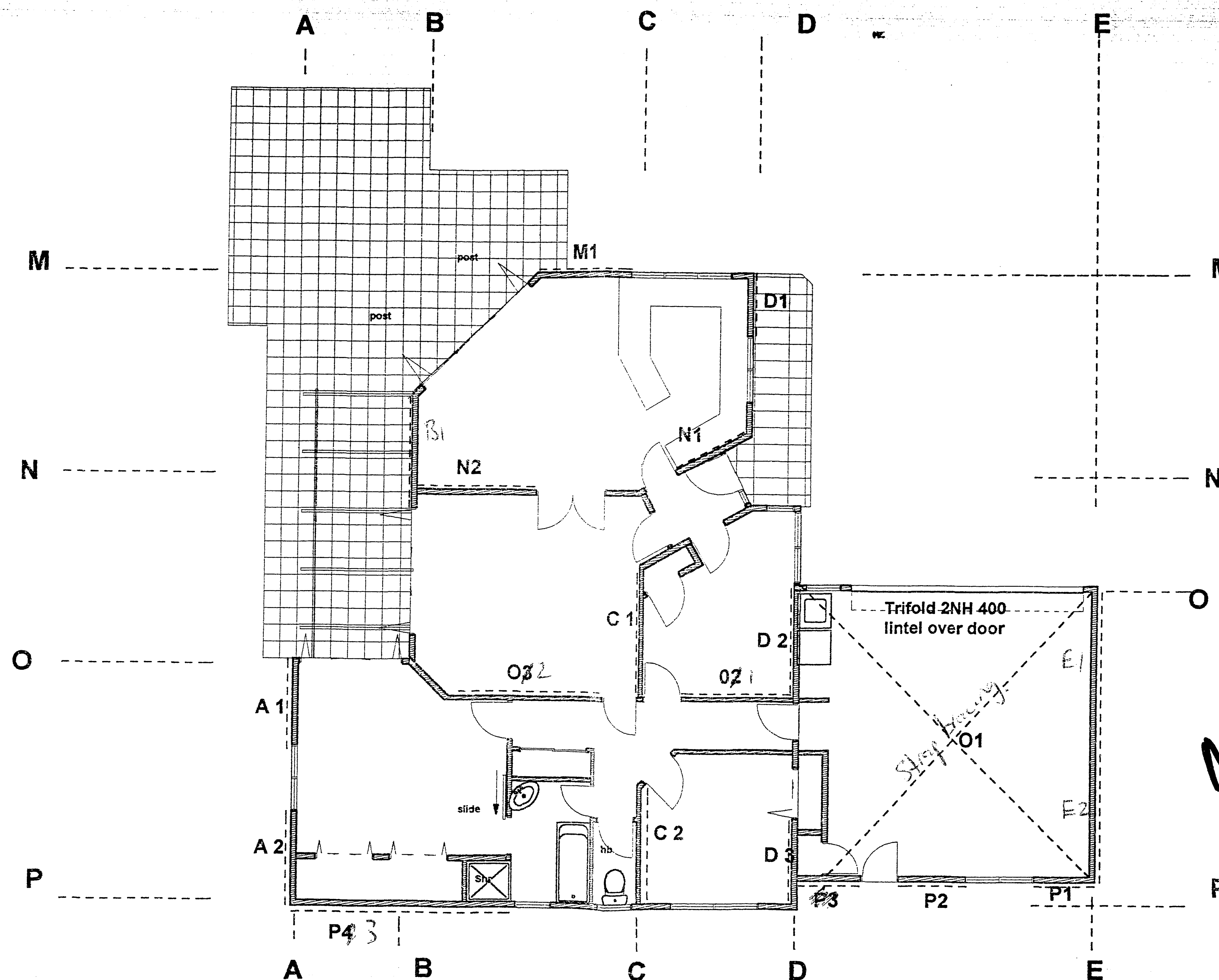
6.

GARAGE 1 REQ garage 1 req BED 2 1 REQ BATH 7 EN SUITE 2 REQ Bed 1 1 REQ Scale .01:50

24.7.2001

Proposed New Residence
for

J & A Madigan
Lot 2 Subdiv of Lot 4
D.P. 15555
Manawatu Street
Palmerston North



J Anthony Murdoch
Architectural designer
14 Marine Parade
Foxton Beach

Ph 06,363,7487

Fax 06,363,7480

Mob 025,464,729

Email: tony.murdoch@clear.net.nz

Wall Bracing Plan

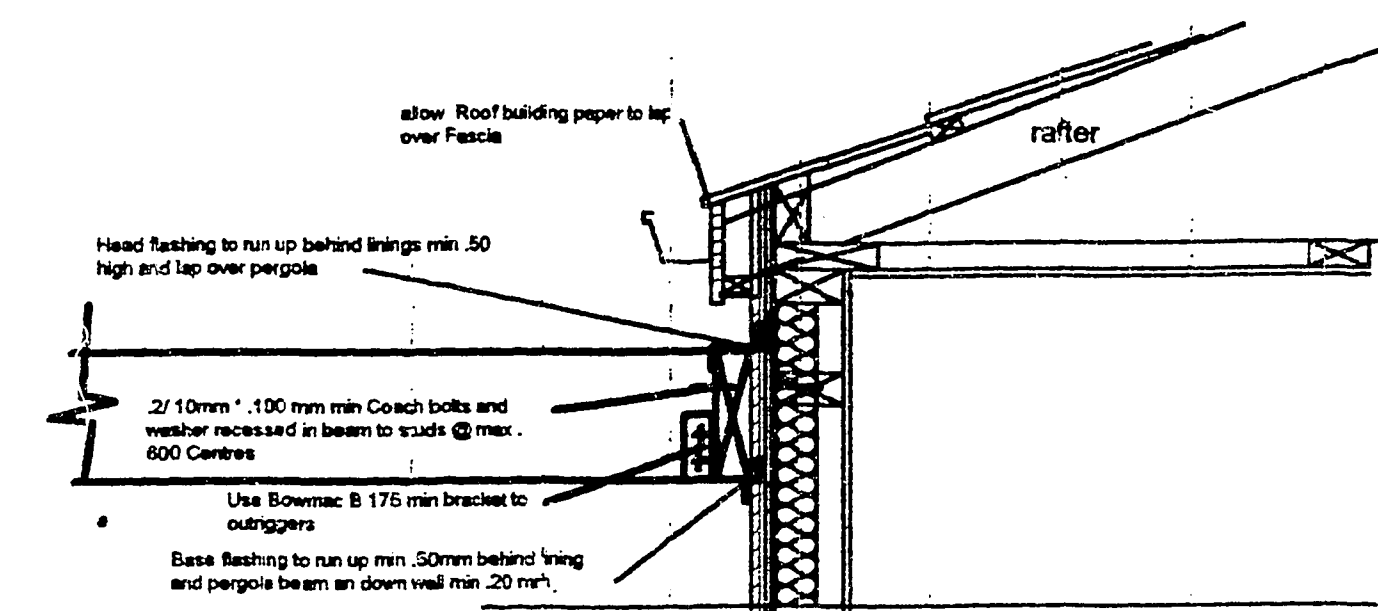
House Area 111.7 m²
Garage Area 38.0 m²
Total Area 149.8 Sq M

Ground Floor Plan
Site Coverage 34.5 % 24.7.2001

Scale .01:50

7.

**Proposed New Residence
for
J & A Madigan
Lot 2 Subdiv of Lot 4
D.P. 15555
Manawatu Street
Palmerston North**



For 4.5mm hardibacker & 7.5mm Harditex option

M20/15A

8.

Scale .01:50