



SPECIFICATION OF WORK AND MATERIALS

REQUIRED IN THE ERECTION OF

single Storey Dwelling for
Mr & Mrs. N.C. Perry
103A Howick Road

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- 7 OCT 1994

MARLBOROUGH
DISTRICT COUNCIL

A. GENERAL

1. The Work

The building is constructed of concrete floor, timber frame, timber trusses, colour steel roof, aluminium windows, texture coated exterior

Also the construction of all cabinets, interior and exterior joinery, the fixing of all linings, and the installation of all services. The Contractor shall provide all labour, materials, tools, plant etc, pay all dues, obtain all permits, and generally complete the building in the best trade manner, in accordance with the accompanying drawings and this specification, taken collectively or separately.

The Contractor shall ensure that materials and workmanship shall comply to the latest relevant N Z Standard Specification.

2. Bylaws

The Contractor shall conform in all respects to the Bylaws of all or any local authority having jurisdiction over the work, and be responsible for all damage to private or public property occasioned by the work.

3. Sub-Contractors

This specification is divided into trade sections for the convenience of reference only, and every trade jointly and severally shall assist and render all necessary assistance to complementary trade.

4. Site

The Contractor shall visit the site before tendering to satisfy himself regarding access, levels, etc and the conditions generally, as no extra will be allowed under this heading for insufficient or wrong description.

5. Setting Out

The Contractor shall be held responsible for the setting out of the work and he shall be required to make good at his own expense, any error which may occur. Figure dimensions are to be taken in preference to scaled ones, and all measurements shall be verified on site before work commences.

6. Availability of Materials

Should any of the materials specified for this contract be unprocurable, or be prohibited by any Government Regulations, negotiations shall be made for the provisions of substitutes, to the approval of the Owner. Any price difference due to this must be agreed upon by the owner before the respective work is commenced.

7. Prime Cost Sum

The Owner reserves the right to purchase items under the PC Sum, and the accounts will be adjusted on completion of the Contract.

8. Completion

At regular periods during building, and on completion of this contract, the Contractor shall remove debris which may accumulate, and leave the site and building clean and ready for use. All floors shall be left broom clean, and all glass work sound and clean inside and out, all painted or stained work shall be left free from spoil or dirt. All wooden floors must be sanded up to the skirtings with a machine sander.

B. EXCAVATIONS

1. Excavate

Excavate as required for foundation walls, footings, drainage pipes, etc where shown and as required to give a solid bearing to the various depths. Surplus spoil shall be placed where directed by the Owner.

2. Back-fill and Ram

Back-fill and ram carefully around footings, consolidating as the work proceeds, and make up to existing ground level.

3. Hardcore Filling

Hardcore filling shall be placed under all floor slabs as shown. Filling shall consist of clean river metal, consolidated and levelled off before blinding with clean sand, rolling, and pouring of concrete.

4. Over Excavations

In the event of the Contractor excavating below the proper level, the Contractor shall fit the parts over-excavated, at his own expense with concrete.

C. CONCRETE

1. Materials and Mix

The materials and workmanship shall be in accordance with NZS 3101. The concrete shall be ordinary grade, 17.24 mpa, in all foundations, walls, piles, etc as described in the above specification.

2. Foundations and Footings

All foundations shall rest on solid footings at least 300 mm below adjacent ground level, and shall be constructed as shown on the plans.

3. Reinforcement

All reinforcement shall comply with NZS 3402 or as shown on the plans. Floor starters of 10 mm at mm cts shall be tied to foundation steel and the reinforcing mesh.

4. Vents

Vents shall be an approved type set into the foundation wall at not more than 750 mm from any corners or greater than 1.8 m cts.

Precast concrete or fabricated wire units may be used or in the case of a block or brick veneer, the bottom row of vertical mortar joints shall be left free of mortar.

5. Steelwork

Allow to build in all holding down bolts, brackets, column bases etc as required for future fittings. Holding down bolts for bottom plates to building perimeter shall be 12 mm dia at 1.4 m cts max and not more than 300 mm from corners.

6. Damp Proof Course

All concrete faces in contact with timber shall be covered with one layer of 3 ply malthoid or other approved damp proof course, with minimum side laps of 75 mm.

7. Concrete Flooring

Shall be minimum of 100 mm thick, reinforced with 668 steel mesh and laid on AHI Moistop, or polythene sheeting properly sealed at all joints and exterior edges. Where water or drainage pipes cut through the polythene, ensure that all holes and chases are properly sealed to the pipes, with sealing tape. Hardcore filling shall be properly consolidated and blinded with sand before laying DPC sheeting.

D. CARPENTER AND JOINER

1. Timber Generally

All timber shall be to the best of its class, free from large loose or dead knots or wavey edges, thickened if possible, and well seasoned and dry. All joinery timber shall be heart Rimu, Matai, or Mahogany, and machined timber shall be run dry. Any timber not dry shall be fillet stacked on the site until required.

Framing timbers shall be Douglas Fir or C7 treated Pinus Radiata.

2. Standard Specifications

All timber construction shall be in accordance with NZS 3604.

3. Builders' Ironmongery

The Contractor shall provide all nails, brads, screws, bolts, and other ironmongery required. Nails for flooring shall be 62 mm galv. brads. All interior and exterior finishing work shall be punch nailed.

4. Framing - General

The whole of the framework shall be securely braced as per bracing schedule, 150 x 25 mm on exterior walls, 100 x 50 mm solid bracing throughout, or steel angle bracing. All bracing shall be as near as possible to 45 degrees. Construction ply sheet bracing may be used as directed.

5. Floor Joists

Floor joists to be

If using a prelaid floor, max distance between joist and bearing wall shall not be greater than 200 mm.

6. Top Wall Plates

Shall be 100 x 50 mm in long lengths for stud spacing of 450 max cts halved together at all joints and angles, or joined with a nail plate on top face. 100 x 75, or 100 x 50 + 150 x 40 shall be used for stud spacing of 600 mm max.

7. Studs

Studs shall be 100 x 50 mm and cut to make 2450 mm between floor and ceiling battens. Opening studs to be 100 x 75 mm. Studs to be spaced at not more than 600 mm centres, and double studs to receive trimmers. Take all wall framing to an even width. Trim for all openings.

8. Ceiling Battens

Shall be 150 x 40 or 75 x 40 and to be fixed at centres to suit linings, to underside of trusses or joists, and fixed also to 150 x 40 top plate packer.

9. Ceiling Runners

All rooms over 2.4 m wide to have 150 x 50 mm on edge over centre of room. This to be fixed to top side of joists.

Over 3.0 m to be 200 x 50 mm, over 3.6 m to be 250 x 50 mm, over 4.5 m to be 300 x 50 mm. To be used only where ceiling joists replace trusses.

10. Lintel Beams

Shall be to the following sizes :

<u>Opening width</u>	<u>Lintel size Roof load only</u>
Up to 1.5 m	125 x 100 mm
1.6 to 1.8 m	150 x 100 mm
1.9 to 2.4 m	200 x 100 mm
2.5 to 3.0 m	250 x 100 mm
3.1 to 3.6 m	300 x 100 mm

Lintels to be supported on a 100 x 50 stud, with an additional stud full height of wall framing fixed to end of lintels.

11. Roof Framing

(a) Standard Roof

Rafters shall be 100 x 50 and purlins shall be 75 x 50 Pitch of roof to be shown at 15°

(b) Sloping Rafters

Exposed rafters shall be fully supported at the ridge beam, fixed by skew nailing to sides and plate on top from rafter to rafter. Fixing to top wall plate shall be multigrip plates both sides.

(c) Exposed Beams

Beams shall be across the room supporting the rafters or floor joists and fixed into the wall framing by double studs under the beams.

(d) Ridge Beams

Ridge beams shall be spanning across the room and fixed at each end, by double studs or nail plates and dwangs fixed to the framing.

(e) Flitch Beams

Flitch beam shall consist of with a steel sandwich of steel plate, all bolted together with 12 mm dia. bolts at 300 mm cts offset. See addenda sheet supplies with this specification.

(f) Trusses

Shall be ex 100 x 50 mm timber members, fixed together to design supplied by Nail Plate Manufacturer. Trusses shall be positioned at 900 mm max cts.

(g) Purlins

Purlins shall be 75 x 50
Tile Battens shall be
Pitch of roof shall be 15°

12. Roof Bracing

All lap ends or gable ends to roof, shall be braced back to top plateline to resist horizontal loads in roof plane. See clause 10.4 in NZS 3604.

13. Dwangs

All walls shall be dwanged with 100 mm x 50 mm solid dwangs at not more than 800 mm cts, or to suit linings. All first floor joists shall be solid block dwanged at centre span, to all rooms where span exceeds 2.4 metres.

14. Flooring

Concrete floors shall be as specified under Section C 6. Wooden floors shall be 20 mm H.D. Particle board laid and fixed to manufacturer's specifications.

15. Insulation

Shall be to standards laid down by the Local Authority. Generally it shall be R 2.4 batts to all ceilings. R 1.8 batts to all exterior walls, and under wooden floors shall be double-sided insulation.

16. Fire Rated linings for Buildings

(a) Garage on same level

Line wall between house and garage with one layer of 12 mm Gibraltar board both sides for ½ hr f.r.r. Line ceiling or take dividing wall fire rating to U/S of roofing iron with 12 mm gibraltar board for the same rating.

17. Joinery

All joinery must be constructed according to the best joinery practice, by mortice and tenon, tongue and groove, mitres, screwed corners, etc. All exposed nailing shall be well punched.

(a) Windows

Aluminium windows shall be constructed by an approved manufacturer, to the sizes and styles shown.

Colour

Reveals

~~Wooden windows shall be constructed by a tradesman using cedar or white pine sashes, and Rimu or treated pine frames.~~

(b) Doors and Frames

Aluminium sliders and/or sidelights as shown.

Front entry

Rear entry

Interior Doors

Wardrobe doors

Linen cupboard doors

(c) Joinery Fixtures18. Staircase

Closed type - to be constructed with 250 x 50 stringers, 250 x 30 treads and x risers. Treads and risers shall be housed 15 mm; glued, wedged and glue blocked to the stringers.

~~Open type - to be constructed with 250 x 50 mm stringers, 250 x 40 mm treads and open risers.~~

Supply handrails ex 75 x 50 mm bevelled and rounded to one side of each flight of stairs.

E. ROOFER

Trim line colour Steel

F. INTERIOR LININGS1. Ceilings

Pine Tiles

2. Walls

9.5mm Gib Board

3. Mouldings

(a) Scotia P.M.C.7

(b) Architraves

(c) Skirtings 60 x 12 custom wood

G BLOCK LAYER/BRICKLAYER

1. Materials

bricks shall be selected --- SERIES

MAKE ---

COLOUR ---

2. Mortar

All mortar used for brick/blocklaying shall be composed of one part lime to four parts of sand, well mixed and allowed to slake for at least 48 hours before being gauged with one part of cement to four parts of lime mortar. No mortar that has been allowed to become "dead" or set shall be used in the work.

3. Workmanship

The work must be carried up in even height using stretcher bond and angles and intersections shall be properly bonded, not more than 10 mm thick. The blocks shall be perfectly dry before use, and all required openings and chases shall be provided for as indicated on the plans.

4. Wall Ties

Veneer walls shall be secured to wall framing with galv. wall ties, set into mortar and fastened to framing with 38 mm galvanised flat-headed nails. They shall be at 8-10 ties per square metre, fastened to every stud.

5. Window and Door Frames

Where blockwork finishes against wooden door frames, there shall be placed a 19 mm quad sealed with a selastic compound to prevent water entry behind block work.

6. Cavity Wall Vermin Proofing

Strips of 6 mm by 19 g galvanised mesh approximately 100 mm wide shall be secured to the bottom plate with galvanised staples and carried across and built into blockwork on top of first course.

M. EXTERNAL FINISHING

1. GABLE ENDS

Texture Coated.

2. Fascia Gutter Timber Marley Spouting

3. Soffit Lining

Soffit shall be lined with 5 mm hardiflex sheet nailed to dwangs and framing with 38 mm galvanised flathead nails. Against wall all joints shall be finished with 38 mm scotia; all butt joints with PVC jointers.

4. Linings 7.5 Harditex Texture coating

I PLUMBER1. Materials

All materials used by the plumber shall be to the best of their several kinds and must fully conform to all or any governing regulations or Bylaws.

2. Flashings

All flashings made from flat galvanised steel sheeting to be neatly executed in as long lengths as possible, joints lapped and soldered, back edges beaded or folded 12 mm.
Butynol rubber sheeting may be used for flashings.

3. Downpipes

P.V.C.

4. Spouting

Marley

5. Waste Pipes

Carry waste pipes in PVC from all fittings with proper "S" waste traps, fittings, etc as required. Conceal wastes and traps wherever possible and all pipes shall have correct fall to discharge waste fluids to gully traps. Wastes, to be 38 mm dia. except for wash hand basins which shall be 32 mm dia.

6. Vents

Terminal vent shall be 75 mm dia. PVC pipe with PVC cowl at top flashed at roof with lead, or butynol rubber.

7. Cold Water Supply

Shall be run in 12 mm or 19 mm dia. piping as required, to all services shown.

8. Hot Water Supply

Shall be run in 12 mm or 19 mm dia. piping as required, to all services shown.

9. Supply and Fit Up ready for Use

- 1 180 lt hot water cylinder
- 1 Pressed Steel bath
- 1 775 x 775 Stainless Steel Shower Tray
- 1 Felton mix shower mixer
- 1 Stainless Steel laundry tub & cabinet
- 1 Dual flush toilet system
- 1 set washing machine taps
- 2 exterior hose taps

J. DRAINAGE

1. Materials

Provide and fix all materials which must be in accordance with the best trade practice and with the specification of the Local Authority and Health Department.

2. Excavate

Excavate all trenches required for drains and fittings to the depth required, and the laying of sanitation and stormwater drains shall conform with Sanitary and Drainage Bylaws. 1978/127.

3. Stormwater Connection

From each downpipe gully, collect all stormwater into 90 mm PVC pipe and discharge into stormwater *assessant* as shown on the drainage plan,

4. Sewer Connection

Connect up all foul sewerage drains in 110 mm PVC to the main sewer in the road

5. Completion and Testing

On completion of the whole of the drainage, to be handed over in thorough working order, according to the Health Department's requirements and the local Bylaws, to the satisfaction of Inspectors.

K. PLASTERER

1. Materials

Cement and water shall be as specified under Concrete. Sand shall be hard and sharp and free from salt, soil or other deleterious materials.

2. Porches and Steps and Terraces

All porches, steps, terraces, shall be thoroughly cleaned, hacked, washed with water, and rendered and straightened with 1:3 Portland Cement sand compo not less than 19 mm thick and finished with a steel float to a perfect smooth, straight, and even surface. Floors may be finished by a steel float during the main concrete pour.

3. Finish (Interior)

Point up and flush off interior plaster board sheets after all sheets are properly secured, and finish to a perfectly smooth and even surface.

4. Exterior Finish

Plaster and splatter-coat finish to the external faces of *all foundations exposed above ground level.*

L. ELECTRICIAN1. Materials

Materials used by the electrician shall conform to the regulations of the Electric Power Supply Authority. The electrician shall provide all materials necessary for the completion of the work, which shall be carried out in compliance with the appropriate regulations.

Wiring shall be done with a tough plastic sheathed and insulated cable, and shall be concealed from view where possible.

2. Lighting

Wire up and provide the fittings as detailed on the plan.

12 Interior ceiling lights. 3 Exterior ceiling lights.
 ---- Interior wall lights. ---- Exterior wall lights.

All ceiling roses be centrally situated generally, unless shown otherwise, and switches where indicated, 1350 mm above floor level. Use ivory flush mounted switches, and owner to choose light fittings.

Allow PC sum \$ for light fittings.

3. Heat Points

Heat points shall be provided as shown on the plan, and shall be generally 300 mm from floor level, except for washing machine, fridge and kitchen benches.

Number of heat points shall be 12 doubles

Shaving point in bathroom shall be adjacent to vanity in bath

4. Heating

under floor heating in lounge & dining

5. Range or Oven

owner to supply.

6. Point of Entry

Provide a switchboard where shown built in to the wall, and run a mains cable from road to house.

7. Hot Water Cylinder

Shall be wired into night rate control. Cylinder to have thermostat
~~2,000 watt element for 180 litres.~~
 2,500 watt element for 270 litres.

8. Test and Completion

The electrician shall provide for all tests prescribed by the Power Board, and hand over the whole work completed, passed and sealed by them.

M. PAINTER AND PAPERHANGER

1. Materials

All materials used shall be the best of their respective kind, and all surfaces to be painted shall be protected from weather, cleaned and free from dust or dirt.

Surfaces to be all prepared, shall be properly cleaned and treated with size to allow 100% bonding of paper to walls.

2. Exterior Work

(a) Woodwork

Prime all exterior woodwork with an approved red lead or general purpose primer, including all laps. Apply two coats of approved undercoat, and finish with one coat of approved exterior enamel.

(b) Steelwork

Spoutings, downpipes, flashings, pipework etc shall be primed with galvanised iron primer. After priming and undercoats, finish with one coat of exterior enamel.

(c) Fibrolite

Seal with cement sealer, then apply undercoat and finish with one coat of exterior plastic paint, or two coats of acrylic paint may be used.

(d) Stained Woodwork

Apply liberally one coat of stain and brush well into timber. Apply a second coat after stopping with coloured putty.

(e) Blockwork and Foundations

Foundations shall be painted with two coats of a suitable cement paint. Blockwork shall be sealed with a liberal coat of waterproof sealer.

3. Interior Work

The whole of the woodwork shall be painted or varnished as required. Plaster ceilings shall have one coat of Petriseal and two coats of Alkyd flat paint.

Where gibraltar board is to be wallpapered it shall be treated with size and wallpapered with butt joints, matching patterns properly registered, and shall be left free from wrinkling, blisters, lumps of paste, dirt, plaster, stains or any other defects.

Allow PC Sum of \$ per roll.

4. Varnishings

All timber requiring varnishing shall be given one coat of satin clear sealer, and finishing with two coats of clear or satin enamel, work shall be well sanded between coats to give a perfectly smooth surface.

Wall Bracing Calculation Sheet A

Job Details

box 1

Name MR. G. MITCHELL
 Street and Number 103a HOWICK ROAD
 Lot and DP Number _____
 City/Town/District BLENHEIM
 Location of Storey: single/upper of two/lower of two
 Building height to apex 3.7 m Roof weight light/heavy
 Roof height above eaves 1.3 m Cladding weight light/heavy
 Stud height 2.4 m Room in roof space y/n
 Average roof pitch 15°
 Building length BL = 12.7 m Gross Building
 Building width BW = 8.0 m (average) Plan Area, 105m² GPA = m²
 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: R1 0 Terrain: Inland 0 Exposure: Sheltered 0 Topography: Gentle 0
 R2 1 Coastal 1 Exposed 1 Moderate 1
 Extreme 3
 Total points _____
 Wind zone: Low (0) _____ Very high (3)
 _____ Medium (1) _____ Specific Design (4)
 _____ High (2)

Earthquake zone

box 3

From figure EQ1 select Earthquake Zone: A B C

BUs required Wind

box 4

From Table W1A/W1B
 W along = 33 BUs/m
 W across = 28 BUs/m
 Total wind load,
 W ALONG:
 W along x BW = 33 x 8.0 BUs 264
 W ACROSS:
 W across x BL = 28 x 12.7 BUs 355

BUs required Earthquake

box 5

From Table EQ1
 E = 2.7 BUs/m²
 Note: For a room in the roof space use E+1
 Total earthquake load,
 EQ ALONG and EQ ACROSS:
 E x GPA BUs = 2.7 x 105 BUs
285

Wall Bracing Calculation Sheet B

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 W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
A	76	A1	G1	2.4			50	120
B	135	B1	G2	2.4			70	168
		B2	G1	1.8			50	90
C	70	C1	G2	2.4			70	168
D	127	D1	G1	2.0			50	100
		D2	G1	1.8			50	90
E								
Totals Achieved					W		EQ	736
From Sheet A Totals Required					W		EQ	285
Wreq/EQreq = <u>264/285</u> = <u>0.92</u>								

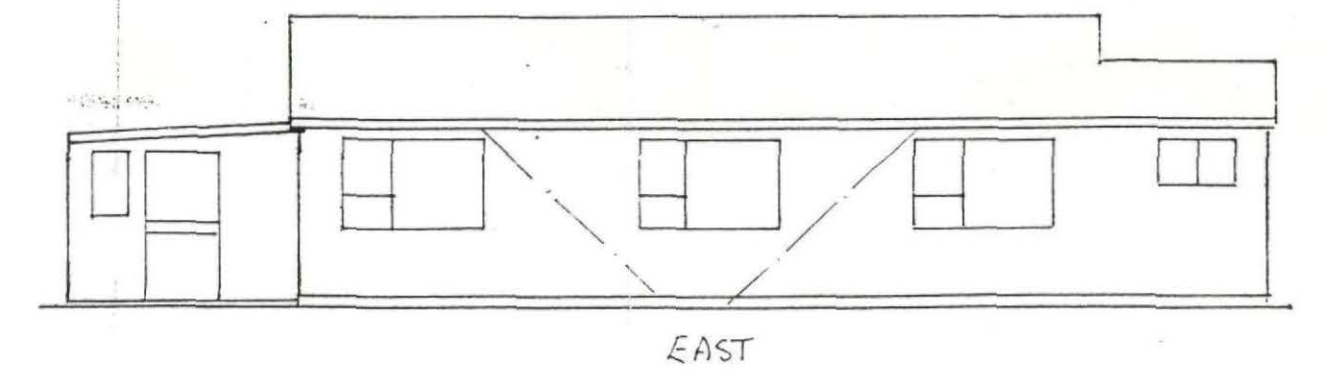
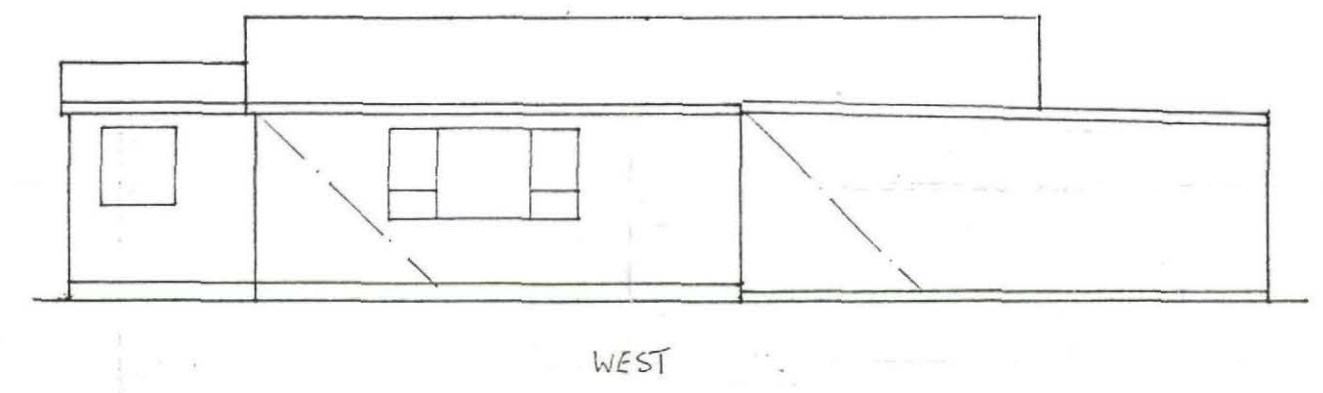
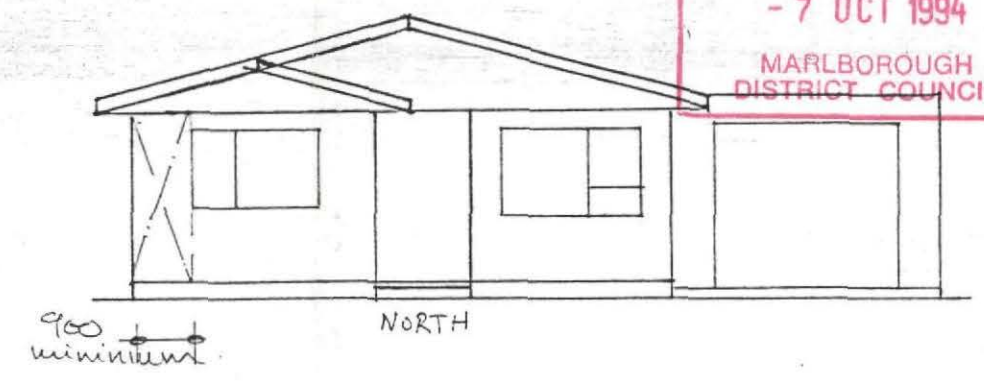
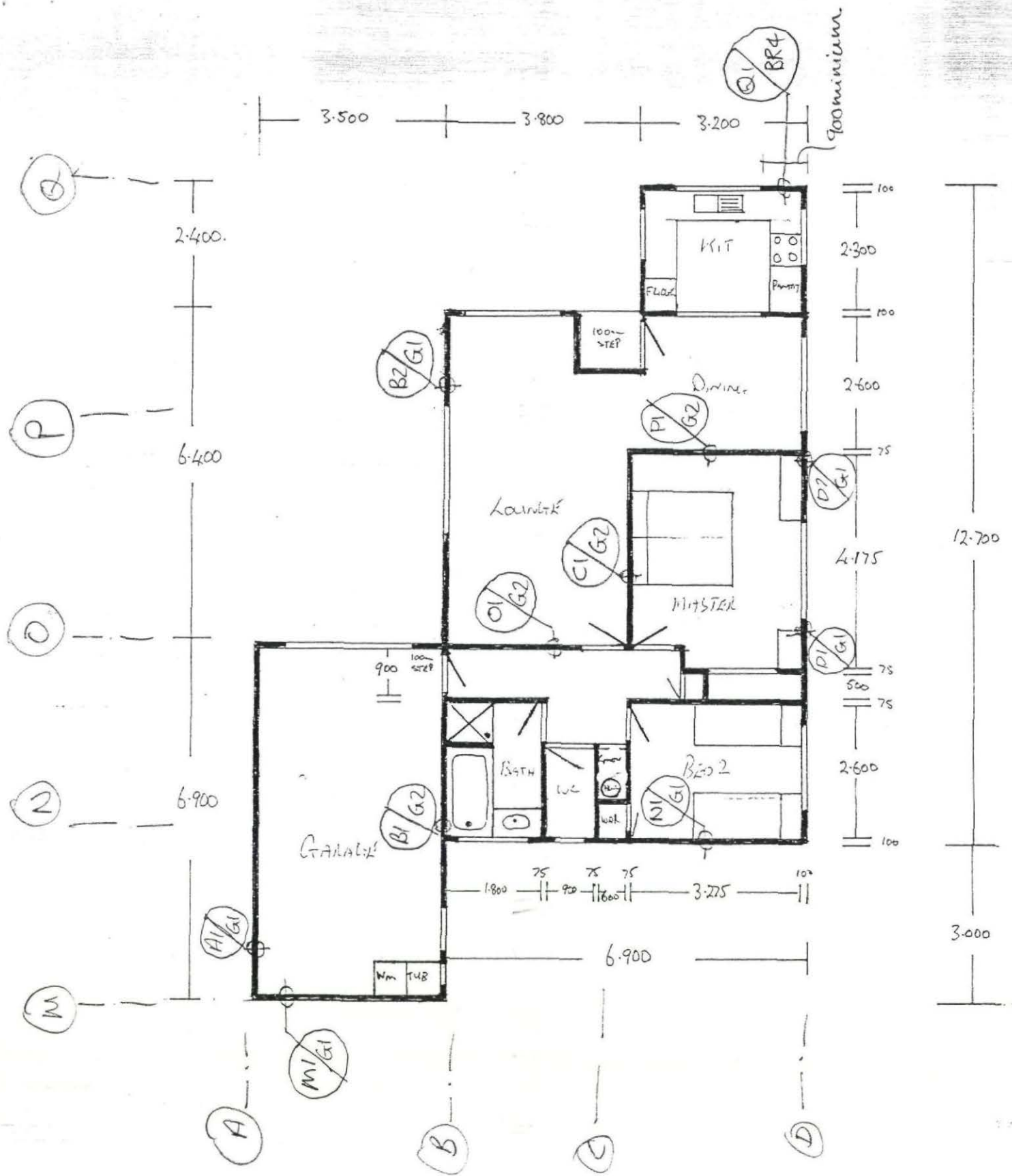
*If Wreq/EQreq is 1 or less complete EQ column only
 If Wreq/EQreq is 1.5 or more complete W column only
 Otherwise complete both W and EQ

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 W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
M	35	M1	G1	2.4	75	180	50	120
N	70	N1	G1	2.4	75	180	50	120
O	100	O1	G2	2.4	80	192	70	168
P	70	P1	G2	2.4	80	192	70	168
Q	32	Q1	BR4	0.9	100	90	85	75
Totals Achieved					W	834	EQ	651
From Sheet A Totals Required					W	355	EQ	285
Wreq/EQreq = <u>355/285</u> = <u>1.2</u>								

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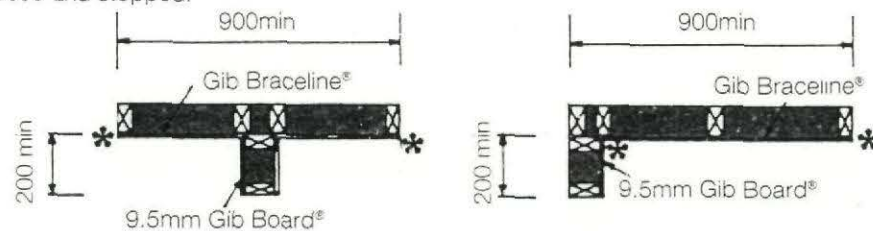
Gib Board® Wall Bracing Systems Construction Guide

(complies with NZS 3604 : 1990)

Specifications			
Type	Description	Additional Requirements	Nailing & Stopping
Gib 1	9.5mm Gib Board® on one face. Min. length 1800mm	Diagonal brace	Gib 1, 2 and 3
Gib 2	9.5mm Gib Boards® on both sides. Min. length 1800mm	Diagonal brace	30 x 2.5 Gib Clouts® at 150mm ccs. around the perimeter of the bracing element and at 300mm ccs. to intermediate framing. Tape and stop all joints within the bracing element.
Gib 3	9.5mm Gib Boards® on both sides. Min. length 1200mm	No additional requirement	
BR 1	Gib Braceline® on one face. Min. length 1800mm	Diagonal brace	BR 1, 2, 3, 4, 5, 6, 7 and 8
BR 2	Gib Braceline® vertical on one face. Min. length 1800mm	No additional requirement	30 x 2.5 Gib Clouts® fitted with Gib Braceline® washers at 150mm ccs. around the perimeter of the bracing element.
BR 3	Gib Braceline® horizontal on one face. Min. length 1800mm	No additional requirement.	
BR 4	Gib Braceline® on one face. Length 900 to 1200mm	6 kN end-stud fixings	Standard nailing to intermediate framing.
BR 5	Gib Braceline® on one face. Length 1200 to 2400mm	6 kN end-stud fixings	Tape and stop all joints within the bracing element.
BR 6	Gib Braceline® and Gib Board® on opp. sides. Length 1200 to 2400mm	12 kN end-stud fixings	
BR 7	Gib Braceline® on one face 7.5mm ply on other. Length 900 to 2400mm	6 kN end-stud fixings	
BR 8	Gib Braceline® on one face ~ 4.75mm hardboard on other. Length 900 to 2400mm	6 kN end-stud fixings	

Guidelines for Intersecting Walls

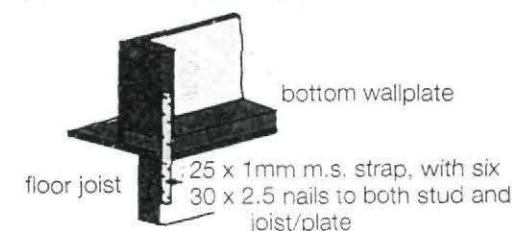
Types BR1 to BR8 may have standard 9.5mm Gib Board® intersecting walls with a min. length of 200mm. Gib Braceline® nails and washers are required around the perimeter of the bracing element (*). Intermediate vertical joints may be nailed with standard Gib Clouts® at 300mm ccs. and should be tape reinforced and stopped.



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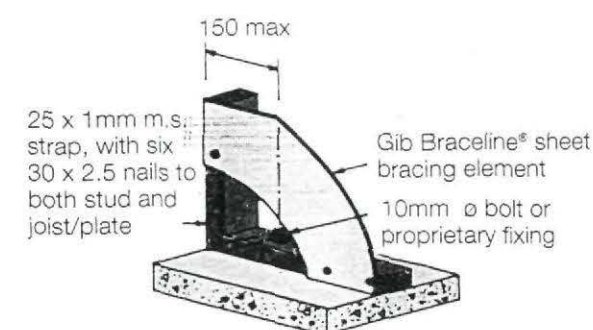
Detail 1

6kN connection to timber sub-floor (both sides of stud strapped for 12kN)



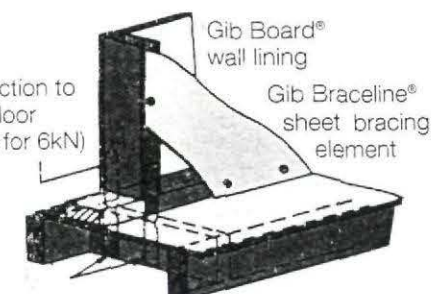
Detail 2

6kN connection to concrete (both sides of stud strapped for 12kN connection)



Detail 3

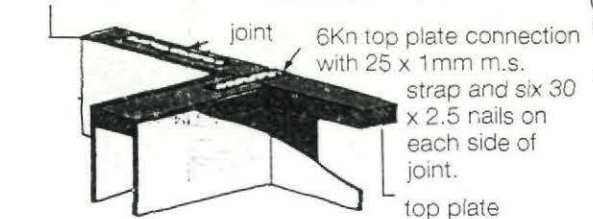
12kN connection to timber sub-floor (single strap for 6kN)



two 25 x 1mm m.s. straps, with six 30 x 2.5 nails to both stud and blocking piece between floor joists

Top Plate Connections

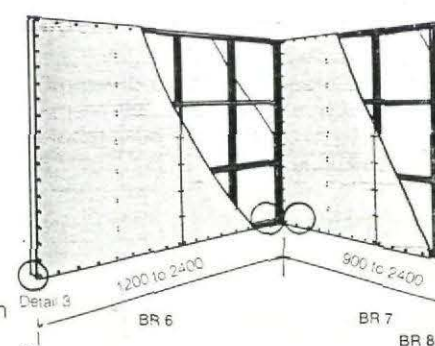
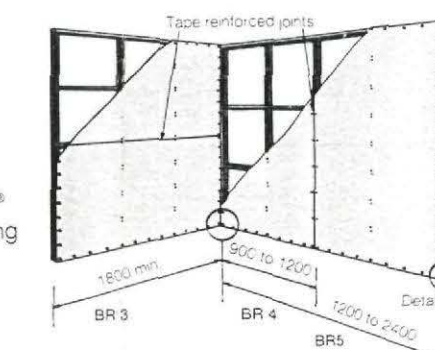
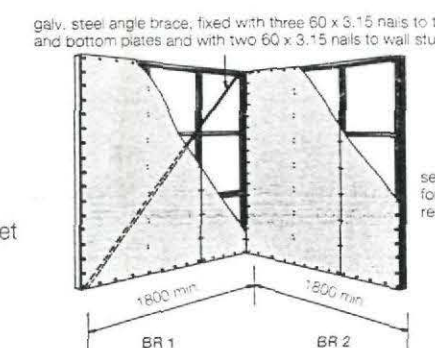
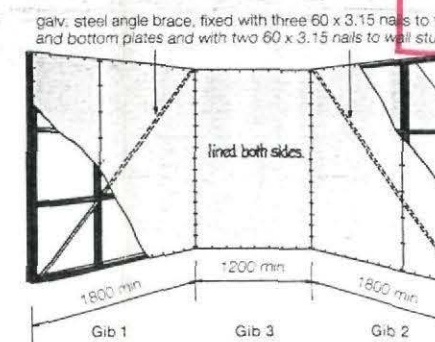
3kN top plate connection, with 25 x 1mm m.s. strap and three 30 x 2.5 nails on each side of joint.



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Lag all pipes in outside walls and ceiling spaces where the water is likely to become frozen.

**MARLBOROUGH
DISTRICT COUNCIL**

17-10-94

MARLBOROUGH DISTRICT COUNCIL

Officer

COUNCIL

A hand-drawn sketch of a building facade. The building has a gabled roof with a central ridge. There are two windows on the left side, each divided into four panes. To the right of the windows is a large, plain rectangular door. The drawing is done in black ink on a white background. There are some faint lines and shading, suggesting a simple architectural sketch. The text '17-10-94' is written in the top left corner. 'MARLBOROUGH DISTRICT COUNCIL' is written in the top right corner. 'Officer' is written on the left side, and 'COUNCIL' is written at the bottom left.

NORTH

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.

101094

Patrolling Inspector

2.14 Deviation from Building Consent

2.14.1 After a consent has been issued, a signature shall be made from any of the particulars supplied upon any plan, drawing, specification or document deposited with the application upon which the consent was issued, unless amended particulars clearly describing the intended deviation are supplied to the Inspector in his office and the Inspector shall have given his written approval of the deviation.

South

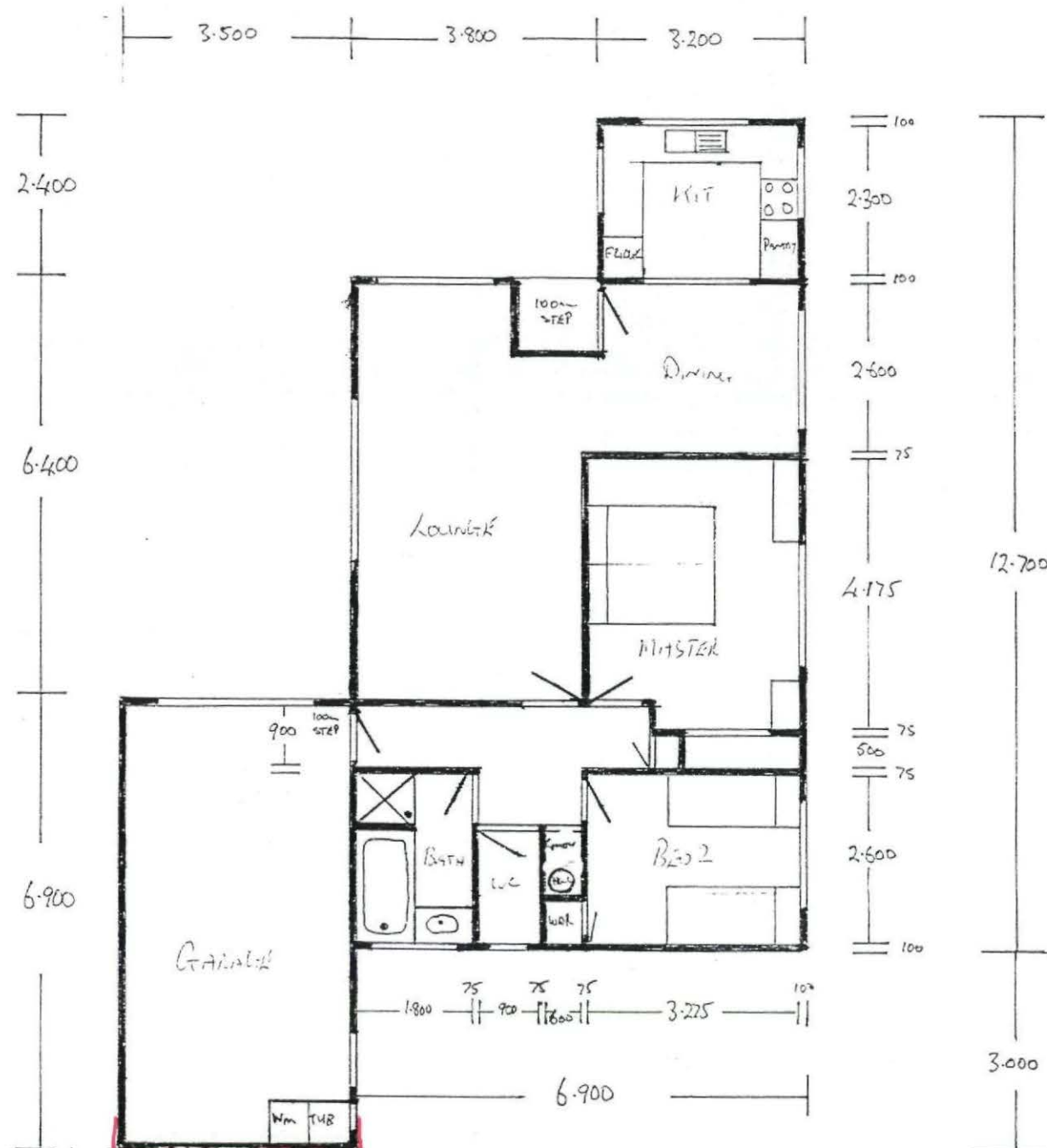
section boundaries must be identified by the owner and the issue of this consent does not involve invoice approval of the site as being within the boundaries of the owner's Land.

Particularly in those cases fronting foreshore reserves but in cases of any doubt the owner must if necessary identify his boundaries by a survey and ensure the building site is within those boundaries. The Council specifically excludes itself from any liability arising from the inspection of the site or approval conveyed by this permit in terms of the exact location of the building.

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.~~

PLUMBING AND DRAINAGE INSPECTOR



1st Final
rehearsal (UNIT B)

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

Plumbing & Drains

Plumbing & Drainage Inspector

Proposed new dwelling for
Mr & Mrs N. E. Perry
Howick Rd
Blenheim
Lot 1 DP 8630

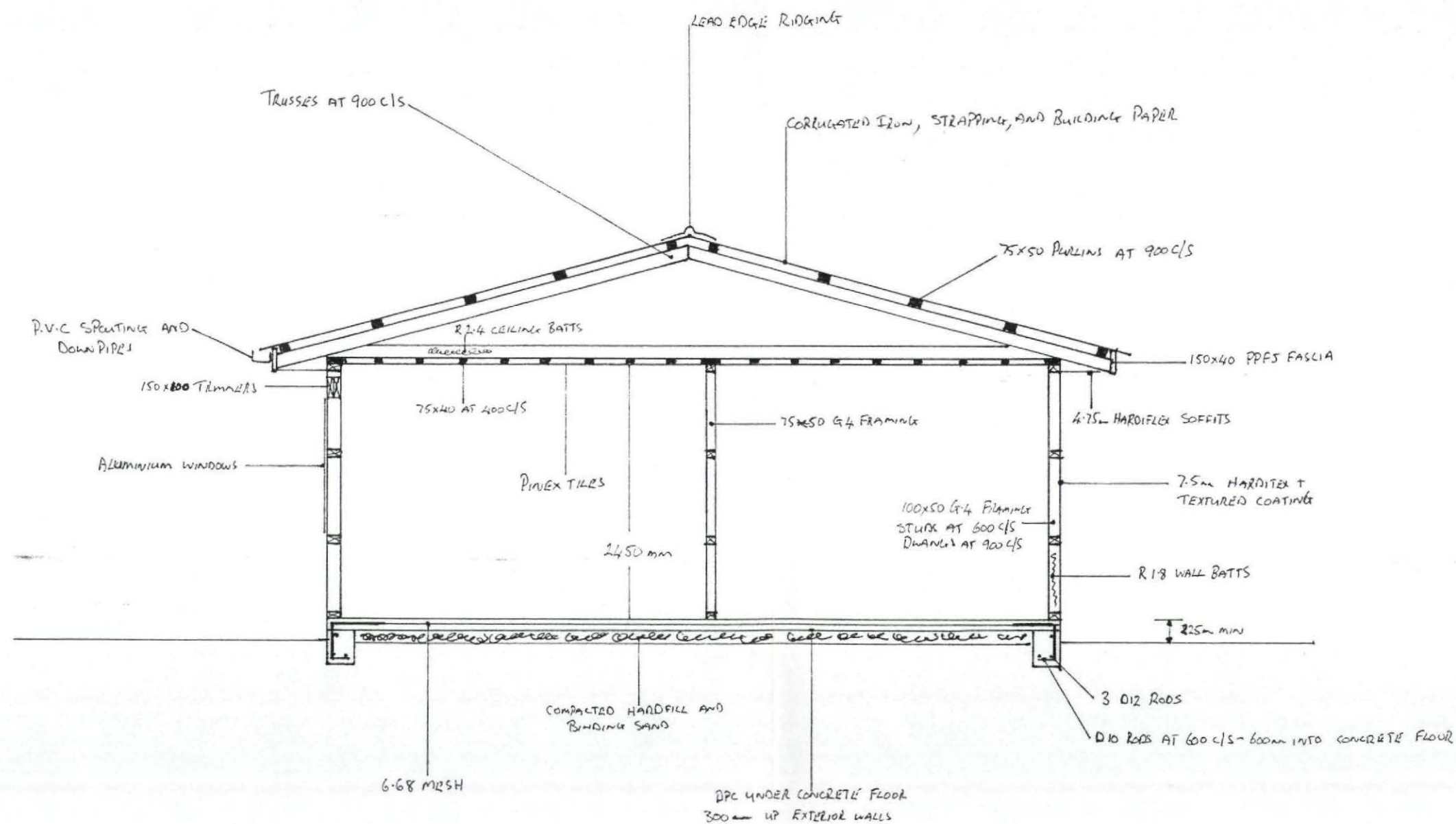
MARLBOROUGH DISTRICT COUNCIL
ALL HOT & COLD WATER RETICULATION MUST
BE PRESSURE TESTED TO 150 p.s.i. FOR A
MINIMUM OF 15 MINUTES.

PLUMBING AND DRAINAGE INC. 10

RECEIVED

- 7 OCT 1994

MARLBOROUGH
DISTRICT COUNCIL

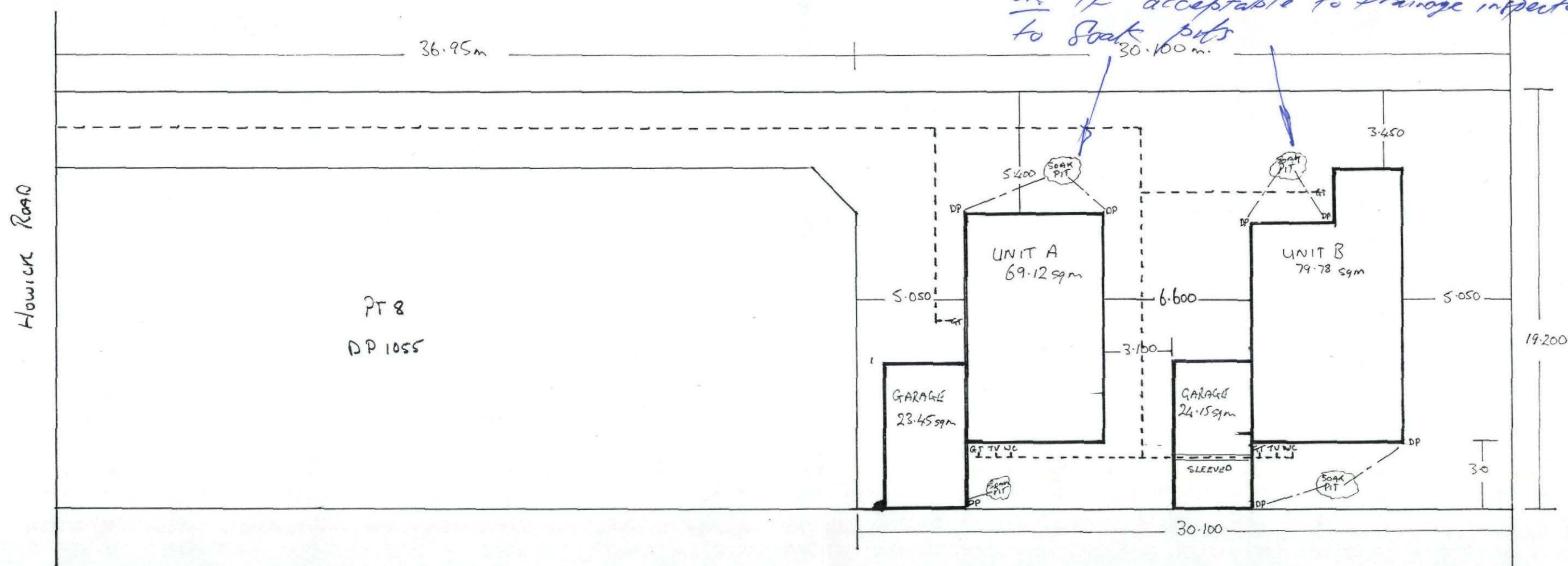


TYPICAL CROSS-SECTION

- 7 OCT 1994

MARLBOROUGH
DISTRICT COUNCIL

Note SW to K₂C Connection
OR IF acceptable to Drainage inspectors.
to soak pits



TOTAL AREA - UNIT A 92.57 sqm
UNIT B 103.93 sqm
196.5 sqm

SECTION = 577.92 sqm
R.O.W = 131.08 sqm
TOTAL AREA = 709 sqm