

PLEASE ENSURE YOU MAKE AN APPOINTMENT

OFFICE USE ONLY 2016/2002

Application Number:

2016/2002

Valuation Number:

04205-809-18

Parcel 6563641

See Note 1

Hamilton City Council Application for:

Project information memorandum and building consent together ☐

Project information memorandum only ☐

Building consent only (in accordance with project information memorandum) ☐

Number

See Note 2

Project location:

New Dwelling & Garage

Street Number

10

Street Name

Arlington Court

See Note 3

LOT(S)

50

SITE AREA

ha /

500

m²

DPS

307657

See Note 4.1

PROJECT:

Floor area (m²)

☒ New building

☐ Alteration/addition

☐ Relocation

☐ Demolition

☐ Other

152.26

See Note 4.2

INTENDED LIFE:

Indefinite but not less than 50 years ☒

Specified as

years

See Note 4.3

Description of work: New dwelling with attached garage

See Note 4.4

Intended uses: Dwelling

See Note 4.5

Estimated value (incl GST): \$137,000

OWNER

See Note 5

Name

Postal Address

GENERATION DEVELOPMENTS LTD

P.O. BOX 14232

TAURANGA

Phone (daytime)

07 5788-571

Cellphone

Fax 07 5788-561

Email

janine@generation.co.nz

564-19957

CONTACT (if not owner):

See Note 6

Name

GENERATION DEVELOPMENTS LTD

Postal Address

P.O. BOX 14232

TAURANGA

Phone (daytime)

Cellphone

Fax

Email

See Note 7

DECLARATION: Signed for or on behalf of the owner

Print name

Janine Bown

Signature

JP Bown

Date

26/9/02



Hamilton City Council

Te kaunihera o Kirikiriroa

Building Unit, Ground Floor, Hamilton City Council Offices, Garden Place

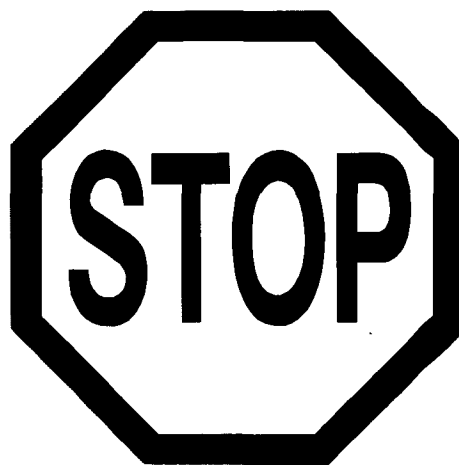
Private Bag 3010, Hamilton

Telephone 07-838-6685 Fax 07-838-6684

Email Building_unit_admin@hcc.govt.nz



AN IMPORTANT REMINDER FROM THE PLANNING GUIDANCE UNIT



- Is your legal description correct?
- Are you sure your proposal doesn't need a resource consent?
- Do you know: how high you can build?
how far from the boundaries your building/s must be?
how much of your site you can cover with buildings?

**Problems in complying with the District Plan requirements
and the Resource Management Act may cause delay in the
issue of your building consent.**

To ensure that this doesn't happen please contact the staff of
the Planning Guidance Unit
prior to lodging your Building Consent.

We have planners rostered on enquiry duty each day to help you.

Planning & Subdivision Enquiries Counter
Ground Floor, Hamilton City Council Offices, Garden Place, HAMILTON
Phone: (07) 838 6800
Fax: (07) 838 6819

FOR OFFICE USE ONLY

FEES PAYABLE:

Building Consent	\$ 1045
Project Information Memorandum	100
Code Compliance Certificate	55
BRANZ Levy	137
BIA Levy	84.05
Photocopying	
Mircofilming	84
Structural Check	
External Consultants Check	
Crossing Administration	120
Planning Bond	
Reserves Contribution (Residential)	
Reserves Contribution (Commercial)	
Water Main Connection	
Water Connection (Nearside)	
Water Connection (Farside)	
Water Connection (Rural)	
Water Disconnection	
Backflow Device	
Backflow Inspect/Permit Fee	
Sanitary Connection	
Stormwater Connection	
Sanitary Disconnection	
Stormwater Disconnection	
CCTV Survey Sanitary	
CCTV Survey Stormwater	
Kerb & Channel Connection	
Cellar Indemnity	
Compliance Schedule	

Total Fees (including GST).

\$

1634

BUILDER:

GENERATION DEVELOPMENTS LTD

Address: **P.O. BOX 14232**

TAURANGA

Fax:

Phone - day:

Cellphone:

PLUMBER:

Russell Reid

Address: **P.O. Box 10-248**

Te Kapa

Fax: **829-7518**

Phone - day: **021-751-379**

Cellphone:

Reg #

DRAINLAYER:

Drainage Systems

Address: **1841 River Rd**

Hamilton

Fax: **854-3074**

Phone - day: **025-972-896**

Cellphone:

Reg # **4850**

OFFICE USE ONLY

Receipt #

Account \$1634-08/10

Date of issue

08/10/02

Authorised by

[Signature]

Date authorised

REFERRALS:

Sent Returned

Structural

CONFIDENTIALITY

You have the option to request confidentiality for reasons of building security and copyright. Please ask the Building Review Officer you are dealing with for further information.

CORRESPONDENCE

I/we, the applicant, acknowledge that all correspondence is to be directed to:

☐ Myself/ourselves

☐ My/our agent whose responsibility it is to forward all council documentation as received as appropriate.

WANT TO MAKE IT SIMPLE ????

Read these notes before and during filling
in this application form.

- NOTE 1** The Building Act 1991 states that before Council can issue a building consent, the applicant (owner) shall have already obtained a Project Information Memorandum (PIM). The Act allows that a building consent application and PIM can be applied for jointly, or the PIM may be applied for separately. If this application is for a building consent and you already have a PIM then write the PIM number in the space provided. If for a PIM only then place a tick in the second box.
- NOTE 2** This is the street address including street number if known.
- NOTE 3** The legal description is the lot and deposited plan number. You can get this information from several sources:
- rates demand
 - copy of certificate of title
 - if not from the above sources, we may be able to provide this information.
- Site area is the size of the section/property in square metres or hectares.
- NOTE 4**
- 4.1 Please identify the project being undertaken by placing a tick in the appropriate box.
e.g. New House (☒ New Building).
- 4.2 You may specify the actual life of the building being constructed or it will be assumed to be 50 years (50 years is the time frame under the Building Act 1991).
- 4.3 Please describe the work e.g. 3 bedroom dwelling and attached garage.
- 4.4 Describe the intended use e.g. Family housing.
- 4.5 This is the full retail value based on square metre rates. If in doubt please ask the Building Review Officer.
- NOTE 5** The owner may be the person who is entitled to the rent of the building or land, or who would be so entitled if the land were let to a tenant at a rent and for the purposes of the Building Act includes:
- The owner of the fee simple of the land
 - Any person who has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take out a lease of the land while the agreement remains in force - and the "ownership" has a corresponding meaning.
- NOTE 6** Please provide the contact person's name, address and other particulars so that we may address all verbal or written correspondence to this person. Only complete this section if the owner is not the contact.
- NOTE 7** This may be signed by the owner or on behalf of the owner by his/her representative. For legal purposes the person signing the declaration is acting for the owner with his/her knowledge.
- NOTE 8** If known please complete this section and include registration numbers and means of contact.
- NOTE 9** Under the Building Act you have the right to have plans and details held confidential if you wish.

Consent Reference:

Project Address:

Issue Date:

2016/2002

10 Arlington Court

Owner: Generation Developments Ltd
wk (07) 578 8571Builder: Generation Developments Ltd
wk (07) 578 8571

Description of Work: New Dwelling With Attached Garage

Property Reference: Lot 50 DP 307657

TR

/

BUILDING INSPECTIONS

PLUMBING & DRAINAGE INSPECTIONS

	SIGN	APPROVED		DATE		SIGN	APPROVED		DATE
		Yes	No				Yes	No	
Siting	<i>Dr</i>	☒		18/10/02	Concrete Floor	<i>Dr</i>	☒		18/10/02
Foundation	<i>Dr</i>	☒		18/10/02	Prelining	<i>Dr</i>	☒		6/11/02
Bond Beam	—				Waste & Soil	<i>Dr</i>	☒		12/11/02
Concrete Floor	<i>Dr</i>	☒		18/10/02	Foulwater	<i>Dr</i>	☒		2/12/02
Tilt Slab	—				Stormwater	<i>Dr</i>	☒		2/12/02
Prelining	<i>Dr</i>	☒		11/11/02	Chimney/Heater				
Fire protection	—				Other				
POST LINE Crossing	<i>Dr</i>	☒		18/11/02					
Crossing Final	<i>Dr</i>	☒		12/11/02					
Other	<i>Dr</i>	☒		12/11/02					

Producer Statement		Requested	Received	Producer Statement		Requested	Received
Driven Piles				Pressure Test		☒	
Engineers				As Laid Drainage Plan			☒
Automatic Sprinklers				Back Flow Prevention Device			
Fire Alarm				DRAINLAYER:			
Emergency Lighting				PLUMBER:			
Lifts, Escalators				<i>Russell Reed</i>			
Mechanical Ventilation							

INTERIM CODE COMPLIANCE CERT. ISSUED

YES NO

COMPLETION

SIGN *Dr* DATE 23/12/02

COMMENTS:

17/12/02 CCC x *Dr*.

COMPLETION

SIGN

DATE 28/12/02

COMMENTS:

for see 17/12/02.

Code Compliance Certificate
No 2002/2016
Section 35, Building Act 1991



Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
Fax 07 838 6599

info@hcc.govt.nz
www.hcc.govt.nz

Issued by Hamilton City Council

Date: 3 January 2003

Applicant: Generation Developments Ltd
Mailing Address: Po Box 14232
TAURANGA

Application Lodged: 01/10/2002

Project:
Application Description: New Dwelling With Attached Garage
Intended Use: Detached Dwelling - Live As A Family
Work Type: New Construction

Intended Life: >50 years
Value of Work: \$137000

Property:
Address: 10 Arlington Court HAMILTON 2001
Property Reference: LOT: 50 DP: 307657

This is:

- ☒ A final code compliance certificate issued in respect of the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This Certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No. 2002/2016" (being this certificate)

Signed for and on behalf of the Hamilton City Council: *[Signature]*

PETER MARTENS

NZCB

BUILDING INSPECTOR

Name: CO-ORDINATOR 6.1.1.2003

Position: Authorised Officer

Building Control Unit

Building



PROPERTY ADDRESS: 10 Arlington.

LOT: _____ DP/S: _____

CONSENT NO: 2016/2002.

- ☒ Approved Building Consent documents on site
- ☒ Check street number on letter box

EXTERIOR

- ☒ External envelope complete and weatherproof
- ☒ Flashings/sealants complete
- ☒ Wet area/kitchen vents
- ☒ Safety glass
- ☒ Ground/paving heights
- ☒ Crossing and footpath for damage
- ☒ Brick veneer weep and ventilation holes
- ☒ Exterior decorated
- ☒ Weathering of penetrations
- ☒ Construction of decks/steps/handrails etc
- ☒ Barrier heights and construction
- ☒ Sub floor access/ponding/ventilation/insulation
- ☒ Roof cladding/fixings/roof penetrations
- ☒ Landscaping complete
- ☒ Roof pitch for cladding used
- ☒ Wall cladding fixings/soakers/scribers etc
- ☒ Fire ratings

INTERIOR

- ☒ Ceiling and wall insulation in place
- ☒ Ceiling insulation clear of light fittings
- ☒ Fire ratings stopped
- ☒ Correct installation of shower/bath linings, splash boards etc
- ☒ Safety glass
- ☒ Shower curtain/screen
- ☒ Wet areas completed, walls, ceilings, timber floors sealed
- ☒ Bathroom, ensuite, wc, laundry, kitchen vents ducted to exterior
- ☒ Heights of window sashes
- ☒ Heights of barriers and handrails/details
- ☒ All inspections have been completed
- ☒ All producer statements have been received

COMMERCIAL

- ☐ Surface finishes, smoke development and spread of flame for ceilings, walls, floor coverings
- ☐ Stopping of fire walls and penetrations
- ☐ Penetrations/light fittings/fire collars etc
- ☐ Means of escape, door hardware, signage
- ☐ Fire ratings
- ☐ Fire and smoke doors: hardware, tags, self closers/magnetic hold open device and signage
- ☐ Signage: fire alarm
- ☐ Check off Compliance Schedule checklist in consent jobcard and request Producer Statements for all features

ACCESSIBILITY

- ☐ ACCESSIBLE CARPARK easy to see, marked out, close to entrance, surfaces non slip
- ☐ FOOTPATH RAMPS non slip, width, length, upstands, handrails, kerb ramps 1000 wide
- ☐ ENTRANCE signage, threshold, width, floor surfaces
- ☐ PUBLIC RECEPTION counters or desks
- ☐ LIFT sizes, controls, handrails, lobby width
- ☐ STAIRS width, handrails, landings, risers, treads, nosings
- ☐ DOORWAYS/CORRIDORS Clear width, glazing, colour contrasted, projections into corridors
- ☐ ALERTING DEVICES audible and visual signal
- ☐ TOILET size, controls, doors, wash hand basin, taps
- ☐ SHOWERS size, controls, door/s
- ☐ LAUNDERING size and turning circle
- ☐ SIGNAGE entrance doors, information board and facilities signage
- ☐ SURFACE FINISHES stable firm and non slip
- ☐ PLACE OF ASSEMBLY spaces, sound system, stage podium access, listening system (more than 250 persons)
- ☐ SIGNAGE for listening system
- ☐ ACCESSIBLE ROUTE car parks, identifiable route from street to and through building, surface finishes stable firm and non slip

COMMENTS: Complete floor coverings in wet areas, light fittings to install insulation to remove around lights, seal narrow panels between lounge & dining doors & windows (exterior).

☒ Further Inspection Required

☐ Approved

Inspector

Date

17/12/02.

PROPERTY ADDRESS: 10 Awhinui

LOT: _____ DP/S: _____ CONSENT NO: 2016/2002

- ☐ Approved Building Consent documents on site
- ☐ Check street number on letter box
- ☒ Ensure plumbers and drainlayers name are recorded
- ☒ As-laid drainage plan on request
- ☒ Pressure test Producer Statement if required
- ☒ Relevant inspections have been called for
- ☐ If cross lease/subdivision ensure all drainage requirements have been met
- ☐ Trade waste application approved if applicable
- ☒ Gully dishes correct height
- ☒ Ensure overflow gully minimum 150mm below lowest fixture
- ☒ Waste pipes sealed at point of entry into rear of gully dishes as per G13
- ☒ Terminal vent position, flashings, cowls fitted
- ☒ Downpipes clipped and connected to stormwater drainage
- ☐ If timber floor check wastepipe clipping complies
- ☐ No overflow drainage is through sump
- ☒ Site drainage
- ☒ Stormwater to correct outfall
- ☐ Valves, fixings of external cylinder

- ☒ Drain and expansion valve drains have been installed and conveyed to the exterior
- ☒ All wastes are vented if greater than 3.5m and have acceptable falls
- ☒ General workmanship of all flashings and roof penetrations
- ☒ Back flow prevention devices where required
- ☐ Septic tank installation, has been installed as per engineers report

INTERIOR

- ☒ Water hammer
- ☒ Toilet cisterns screwed to wall securely
- ☒ Hot water cylinder for correct type and position of valves and seismic restraints provided
- ☐ Cylinder safe tray if required
- ☒ Cylinder drain/valve pipes
- ☒ Terminal vents continuous in ceiling space
- ☒ Position of vent valves
- ☒ Insulation of pipes in ceiling space
- ☒ Traps fitted and holding seals
- ☒ Venting required to waste or soil pipes is correctly installed
- ☒ Tub fixed in position
- ☐ Water temperature = _____ Celsius

COMMENTS: H.C. NOT ON.

SHOWERS NOT COMPLETED

☒ Further Inspection Required

☐ Approved

Inspector

[Signature]

Date

17/12/02



PROPERTY ADDRESS:

10 Arlington Ct

LOT:

DP/S:

CONSENT NO:

2076/2002

- ☒ Approved Building Consent on site
- ☒ Checklist for previous comments
- ☒ Floor/Ceiling nailed off as diaphragm
- ☒ Position of sheet bracing
- ☒ Fixing of sheet bracing
- ☒ Holes in sheet braces
- ☒ Safety glass
- ☒ Type of wall claddings used; i.e. Fyreline, Noiseline, Aqualine, Braceline, etc
- ☒ STC Rating Requirements
- ☒ Stopping and penetrations, light switches, power points etc to fire walls
- ☒ Window joinery provides correct lighting and ventilation to each room
- ☒ Window sash heights above floor
- ☒ Post/Beam connections
- ☒ Roof for nailing and flashings
- ☒ Producer statement requirements/as-laid drainage plan and discuss with builder

COMMERCIAL

- ☒ Fire philosophy
- ☒ Compliance schedule for features
- ☒ Fire rating

- ☐ Stopping of fire rating
- ☐ Penetrations
- ☐ Discuss Compliance Schedule features and request producer Statements for completion

ACCESSIBILITY CHECKLIST/DISCUSS

- ☐ Accessible Carpark
- ☐ Footpath Ramps
- ☐ Entrance
- ☐ Public Reception Area
- ☐ Lifts
- ☐ Stairs
- ☐ Doorways, Corridors
- ☐ Controls
- ☐ Alerting Devices
- ☐ Toilets
- ☐ Showers
- ☐ Laundering
- ☐ Food Preparation
- ☐ Signage
- ☐ Surface Finishes
- ☐ Accessible Route

COMMENTS:

☐

Further Inspection Required

☒

Approved

Inspector

[Signature]

Date

18/11/02

10 Arlington

LOT : _____ DP/S: _____

CONSENT NO: 2016/2502

- ☒ Approved Building Consent on site
- ☒ Checklist for previous comments
- ☒ Plans for type of cladding and details

- ☐ ~~Correct type, position and condition of building paper~~
- ☐ ~~Cavity size~~
- ☐ ~~Number, spacing and location of ties~~
- ☐ ~~Fixings and method of fixing ties~~
- ☐ ~~Cavity cleaned~~
- ☐ ~~Brick support on foundation~~
- ☐ ~~Weep/ventilation holes~~
- ☒ Building paper detail into joinery
- ☒ Flashing requirements/fixing/position
- ☐ ~~Minimum panel sizes~~
- ☐ ~~Maximum height of veneer~~
- ☐ ~~Lintel bars, size/type of fixing details~~

☐ Correct type, position and condition of building paper

- ☐ Flashing requirements/fixing/position
- ☐ Cladding fixing details
- ☐ Detail at ground level

- ☐ Correct type, position and condition of building paper
- ☐ Fixing detail of Harditex/Poly or similar
- ☐ Sheet joining/flashing detail
- ☐ Joinery head/side and sill flashing detail
- ☐ Slope to parapet/sill detail
- ☐ Roof/wall and parapet flashing details
- ☐ Detail at ground level
- ☐ Requirements for expansion/contraction joint details both horizontal and vertical
- ☐ Spacer spacing, fixings etc
- ☐ Reinforcement type/fixings etc
- ☐ General workmanship
- ☐ Fixing detail for barriers/down-pipes into cladding

[illegible]

☒ Further Inspection Required	☒ Approved
Inspector 	Date 12/11/02



Hamilton City Council

Te kaunihera o Kirikiriroa

PH: (07) 838 6444

PRELINE PLUMBING

BUILDING CHECKLIST

PROPERTY ADDRESS: 10 ARHINGTON COURT

LOT: 50 DP/S: CONSENT NO: 2016/2002

☒ Approved Building Consent documents on site

☒ Request plumbers and drainlayers names

☒ Approved type of pipe/identification

☒ Support of pipework

☒ Both services on pressure test 200

☒ Or request pressure test producer statement

☒ Position of hot water cylinder, sludge and relief drains

☒ Fire hose reel pipework in copper only

☒ Soil and waste pipework

☒ Top plate connectors

☒ Check pipes are protected from frost damage

COMMENTS: BATH SUAPONT REQUIRED

☐ Further Inspection Required

☒ Approved

Inspector

Date

12/11/02

PRELINE PLUMBING

Builders Copy - White Owners Copy - Pink File Copy - Blue

BC-PL01 06/12/01

PROPERTY ADDRESS: 10 Arlington

LOT: _____ DP/S: _____

CONSENT NO: 2016/2002☒ Approved Building Consent documents on site**SUBFLOOR**

- ☒ Bearer/joist sizes
- ☒ Bearer/joist spans
- ☒ Bracing/brace piles/anchor piles
- ☒ Bracing/pile connections
- ☒ Solid blocking to joists
- ☒ Insulation
- ☒ Subfloor ventilation
- ☒ Crawlspace
- ☒ Water ponding under floor
- ☒ Polythene on ground
- ☒ Nailing general

EXTERIOR

- ☒ Building paper
- ☒ Panel sizes, brick veneer cavities for services, number and fixing of ties. Cavity sealed from roof space
- ☒ Cladding system, type, nailing, flashings, soakers
- ☒ Producer statement where applicable
- ☒ Bottom of cladding provides weathering to bottom plates, floor joists and behind decking
- ☒ Construction of decks, bracing, hangers etc
- ☒ Verandah post connections
- ☒ Roof cladding type, flashings, nailing
- ☒ Fixings
- ☒ Remind builder of ground levels and cladding heights above ground

INTERIOR

- ☒ Bottom plate fixings
- ☒ Framing height
- ☒ Lintel sizes

☒ Top plate for roof support, truss, beams, bracing lines☒ Noggings for vertical cladding☒ Moisture content (timber) = 14-16 %☒ Insulation/moisture content☒ Floor nailed off (diaphragm)☒ Holes and notches in framing☒ Wall bracing, fixings☒ Nailing general☒ Upper floor joists, joist hangers, holes☒ Safety glass☒ STC ratings☒ Fire ratings, penetrations☒ Joinery provides correct lighting, ventilation to each room☒ Window sash heights above floor☒ Post/beam connections☒ Engineers design eg. beams, lintel, fixings/connections, bracing etc**ROOF**☒ Bracing, dragon ties etc☒ Roof underlay grade, netting☒ Roof correct pitch for material used☒ Correct trusses for roof material used and spacing☒ Joist hangers to intersecting trusses onto girder trusses☒ Support of girder trusses☒ 7 nails connecting trusses to top plates☒ Strutting beam and ceiling runner sizes to close coupled roofs☒ Rafter spans, collar ties, cleats and under purlin sizes to close couple roofs☒ Ceiling batten sizes, correct spans and nailing☒ Ceiling diaphragms

☐ ~~Vapour barrier for skillion-roofs~~

☒ Insulation to ceiling

☐ Nailing general

GENERAL

☐ Stair rail openings

☐ Configuration of stair/type

☐ Width between rails

☐ Heights of barriers and ballustrading to landings, decks and stairs

☐ Glazing requirements

COMMERCIAL

☐ Fire philosophy

☐ Compliance Schedule for features

☐ Discuss fire ratings

☐ Discuss Compliance Schedule features and request producer statements for completion

☐ Fire collars/penetrations through fire ratings

☐ Request post lining inspection if required

ACCESSIBILITY CHECKLIST / DISCUSS

☐ Accessible carparks

☐ Footpath ramps

☐ Entrance

☐ Public reception

☐ Lifts

☐ Stairs

☐ Doorways, corridors

☐ Controls

☐ Alerting devices

☐ Toilets

☐ Showers

☐ Laundering

☐ Food preparation

☐ Signage

☐ Surface finishes

☐ Place of assembly

☐ Accessible route

COMMENTS:

Complete joist hanger fixings, fit D.P.C
 flashings under windows & sides, repair
 damaged building wrap; insulation to
 complete.

☐ Further Inspection Required

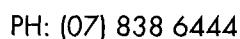
☒ Approved

Inspector

[Signature]

Date

11/11/02



BUILDING CHECKLIST

LOT: 50 DP/S: 307657 CONSENT NO: 2016/2002

- ☒ Position of hot water cylinder, sludge and relief drains
- ☐ Fire hose reel pipework in copper only
- ☒ Soil and waste pipework
- ☐ Top plate connectors
- ☒ Check pipes are protected from frost damage

COMMENTS:

PRELINE PLUMBING

Builders Copy - White Owners Copy - Pink File Copy - Blue

BC-PL01 06/12/01



PROPERTY ADDRESS:

10 Arlington Ct

LOT :

DP/S:

CONSENT NO:

2016/2002

- ☒ Approved Building Consent documents on site
- ☒ Check conditions
- ☒ Check street number on letter box

SEWER

- ☒ Request drainlayers name
- ☒ Ensure sanitary sewer is connected to an appropriate connection
- ☒ Check pipe size is correct
- ☒ Check pipe material is approved
- ☒ Check material, pipe is bedded in
- ☒ Ensure sanitary sewer drains have correct falls and are laid straight
- ☒ Check leakage during water test
- ☒ Drainlayer to release testing equipment to ensure sanitary sewer connection is clear.
- ☒ Check correct fittings, inspections etc have been used
- ☒ Check for terminal vents and positions

- ☒ Discuss protection over drains for inadequate depth
- ☒ Remind drainlayer to provide as laid drainage plan
- ☒ Discuss heights of gully traps
- ☒ Discuss bends on wastes and to seal wastes into gullies

STORMWATER

- ☒ Request drainlayers name
- ☒ Ensure stormwater is connected to an appropriate connection
- ☒ Check pipe size is correct for given roof area
- ☒ Check pipe material is approved
- ☒ Check material, pipe is bedded in
- ☒ Check adequate number of downpipes for roof area
- ☒ Check stormwater drains have correct gradient and are straight
- ☒ Correct fittings used
- ☒ Discuss protection over drains for inadequate depth
- ☒ Remind drainlayer to provide as laid drainage plan

COMMENTS:

Plan 2
B Green



Further Inspection Required



Approved

Inspector

D. J. McKee

Date

21/10/02

PROPERTY ADDRESS:

10 Arlingford Ct

LOT :

DP/S:

CONSENT NO:

2014/2002

- ☒ Approved Building Consent documents on site
- ☒ Floor thickenings
- ☒ Confirm concrete grade
- ☒ Thickness of slab
- ☒ Location of piles if driven piles
- ☒ Sand fill compaction and excavation ie. No topsoil underneath
- ☒ Manufacture of steel/mesh
- ☒ Mesh is correct type and gauge and tied
- ☒ Mesh is cut if expansion cuts are required
- ☒ Remind builder to lift mesh if not supported on chairs

- ☒ Check that polythene is correct thickness, is lapped and taped
- ☒ Holes and penetrations in polythene are taped
- ☒ Reinforcing bars to internal corners
- ☒ Clean bond will be made between floor slab and bond beams or header blocks
- ☒ Emulsion sealer to be used inside header blocks on wet sites
- ☒ Types and spacing of bottom plate connectors to be used
- ☒ Floor levels will be sufficient for ground clearance
- ☒ Engineers design – request engineers confirmation of inspection

COMMENTS:

2130

2130

☐ Further Inspection Required

☒ Approved

Inspector

D. Miller

Date

18/10/02



PROPERTY ADDRESS: 10 Arlington Ct

LOT: _____ DP/S: _____ CONSENT NO: 2016/202

- ☒ Approved Building Consent documents on site
- ☒ Check street number on letter box

SITING

- ☒ Locate boundary pegs – where required
- ☒ Lot number on pegs
- ☒ Dimensions between pegs
- ☒ Measure distance from project to boundary conforms to site plan
- ☒ Dimensions of building
- ☒ Profile height in relation to floor heights
- ☒ Building height in relation to boundary
- ☒ Excavations, safe slopes, hoarding, shoring, underpinning and barriers for site safety
- ☒ Drains under building

PILED/DRILLED FOUNDATIONS

- ☒ Height of profile in relation to top of piles
- ☒ Correct size and treatment of piles
- ☒ Pile spacing for bearers/joists
- ☒ Floor heights conform to bracing elements provided
- ☒ Height for 450mm crawl space

- ☒ Layout of subfloor bracing
- ☒ Pile heights correct for type of bracing element i.e. anchor or braced pile
- ☒ Pile depths into cleared ground
- ☒ 100kpa or greater bearing capacity
- ☒ Holes clean and sides vertical
- ☒ Confirm types of pile bearer/floor joist fixing to be used and level of protection required, i.e. galvanized/stainless steel

DRIVEN PILES

- ☒ Request engineers confirmation of supervision and report on length of piles and sets achieved

CONCRETE FOUNDATIONS

- ☒ Foundation dimensions and minimum depth into cleared ground
- ☒ Foundation clean, square and level
- ☒ 100 kpa bearing capacity
- ☒ Discuss floor height to proposed finished ground levels
- ☒ Manufacture of steel, type, size, spacing, laps and ties
- ☒ Steel is clean
- ☒ Cover and height pegs
- ☒ Request engineers confirmation of inspection

COMMENTS: _____

☐ Further Inspection Required ☒ Approved

Inspector

[Signature]

Date

18/10/02

Building Consent No: 2016/2002

Section 35, Building Act 1991

Issued by Hamilton City Council

Date: 8 October 2002
Applicant: Generation Developments Ltd
Mailing Address: Private Bag 3010
HAMILTON
2001

Application 1 October 2002

Project:

Application New Dwelling With Attached Garage

Intended Use: Residential
Work Type: New Construction
Intended Life: >50 years
Value of Work: \$ 137,000.00

Property:

Address: 10 Arlington Court
Property Reference: Lot 50 DP 307657
Lot 60 DP 307657

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

This building consent is issued subject to the conditions specified in Building Consent:
2016/2002

Signed for and on behalf of the Hamilton City Council:

Name:

Position: Authorised Officer
Building Control Unit

Building

8 October, 2002

Generation Developments Ltd
Po Box 14232
TAURANGA

Dear Sir/Madam

Consent Number: 2016/2002
Project: New Dwelling With Attached Garage
Project Address: 10 Arlington Court

Thank you for the application for building consent. We are pleased to advise that this consent has been processed and is now ready for collection.

Your next steps are:

1. Please arrange for the payment and collection of the consent documents (If this has been pre-paid, then these will be sent to you). Please bring your invoice in with you when you pay. Your approved documentation must be kept on site for the building inspector to view.
2. Read carefully the Project Information Memorandum comments on page 2 of this letter. This information may be important to you during the construction process.
3. This Building Consent is issued subject to the conditions outlined on page 4. In particular please note the requirements for inspections. The phone number to arrange inspections is 838 6677 available from 8:00 am to 11:00 pm.
4. Your final step after the completion of the project, is to apply for the issue of a Code Compliance Certificate. Please fill out the "Advise of Completion of Building Work" form attached (page 5) and we will contact you to arrange a suitable time. We have found that many people do not complete this last task with the result that legal difficulties can arise at the time of sale or with insurance companies.

It is also a legal requirement of the Building Act, therefore the keeping and processing of the Advise of Completion is very important to both yourself and Council.

Good luck with your building project and we look forward to our staff assisting you with this and any future building work.

Yours faithfully



Mr D Darling
Hamilton City Council
Private Bag 3010
HAMILTON 2001

Building Consent:

Project Information Memorandum Comments

This is your Project Information Memorandum

This describes (if relevant) any special features of the land, Information of other Acts relating to the land or buildings, Details of waste and storm water systems and confirmation that the works will comply with the Building Act subject to the requirements of the building consent.

- * Planning

- *

- * Building

- * Please ensure boundary pegs and boundary lines are clearly defined to check siting of building.

- * All work to comply with the New Zealand Building Code.

- * Wind zone is rated as low .

- * The Earthquake Zone for your area is designated as B.

- * Private Plumbing & Drainage

- * All foul water and storm water drains to be laid by registered drainlayer in accordance with the New Zealand Building Code Documents E1 and/or G13 and/or AS/NZS 3500..

- * Please ensure compliance with G12 and H1 of the Building Code Hot Water Supplies.

Project Information Memorandum

No: 2016/2002

Section 43(3), Building Act 1991
Issued by the Hamilton City Council

Date: 8 October 2002

Applicant: Generation Developments Ltd

Mailing Address: Private Bag 3010
HAMILTON
2001

Application Lodged: 1 October 2002

Project

Application Description: New Dwelling With Attached Garage

Stage:

Intended Use: Residential

Work Type: New Construction

Intended Life: >50 years

Value of Work: \$ 137,000.00

Property

Address: 10 Arlington Court

Property Reference Lot 50 DP 307657
Lot 60 DP 307657

This is:

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

☐ Not yet applied for.

☐ No.: 2016/2002 attached.

☐ Not yet issued.

Or

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

Or

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

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

☐ Information identifying relevant special features of the land concerned.

☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.

☐ Details of relevant utility systems.

☐ Details of authorisations which have been granted.

☐ Details of authorisations which must be obtained before a building consent will be issued.

☐ Details of authorisations which have been refused.

Signed for and on behalf of the Hamilton City Council:

Name:/...../.....

Position: Authorised Officer
Building Control Unit

These are your Building Consent Conditions.

Please read these carefully

*** Building**

- * Please quote building consent number when requesting an inspection.
- * A foundation/siting inspection required. Please provide 48 hours notice
- * A bond beam inspection required. Please provide 24 hours notice.
- * A pre-concrete floor inspection required. Please provide 24 hours notice.
- * A pre-lining inspection required. Please provide 24 hours notice.
- * Measurements from boundary to building, on site plan, are to be taken from the edge of the guttering system for internal gutters, and the fascia board for external guttering systems.
- * Completion inspection required prior to issue of interim or final code compliance certificate. Please make application on the appropriate form, that is included in Building Consent.
- * Ground levels to comply with NZS 3604 appendix E 0.1.
- * A cladding inspection is required. Please provide 24 hours notice and ensure that:
 - brickwork is laid to no more than half the height of the wall and/or;
 - monolithic plaster systems are not coated but the windows and the like flashed or;
 - solid plaster systems to have their reinforcing and flashings around openings, but no coating of plaster.
- * A post lining inspection is required. Please provide 24 hours notice and ensure that all sheet braces are nailed off and no skirtings or cornice are fitted.
- * Soil to be 100 kPa as per NZS3604. Otherwise engineers specific design is required.

*** Private Plumbing & Drainage**

- * Inspection of foul water drains required. Please give 24 hours notice.
Please note: If new internal drainage runs to existing connection, depth of connection must be confirmed before drainage is laid. If new connection has be requested, no internal drainage shall be laid until new connection has been installed.
- * Inspection of stormwater drains required. Please provide 24 hours notice.
- * Preline inspection of Plumbing Installation required. Please provide 24 hours notice.
- * Prefloor inspection of Plumbing and Soil Waste system required. Please provide 24 hours notice.
- * All under floor drainage systems serving 2 or more sanitary fixtures must be:
 - Plugged and filled with water to test and;
 - Left completely exposed until approved by inspector

*** Roads & Traffic**

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

- * Please call for inspection of prepared base for crossing. Please give 24 hours notice.
- * Please note that the final inspection for a crossing will be carried out at Code Compliance Certificate time or when requested.

Important Notes:

1. If the work has not commenced within 6 months or if there is a lack of reasonable progress within 12 months then your building consent may lapse. Please contact the processing officer if you feel you may exceed these times and we can discuss extending the time frames.
2. The Project Information Memorandum lapses if a building Consent for the work concerned has not been issued within 24 months after the date of the issue of the Project information Memorandum.
3. Please check with your local Network Utilities Operator as to where your services are located, i.e. Telecom, Wei Energy and Gas.

Yes No

w/held

issu

Health☐ ☐ contaminated siteRoads & TrafficWater

☐ ☐ water connection
☐ ☐ water disconnection
☐ ☐ backflow device
☐ ☐ green sheet sent

Drainage

Yes No

☐ ☐ TV required
☐ ☐ drainage contacted

Disconnections

☐ ☐ waste water
☐ ☐ storm water
☐ ☐ green sheet sent

Connections

☐ ☐ waste water
☐ ☐ storm water
☐ ☐ green sheet sent

☐ ☐ K & C connections
☐ ☐ green sheet sent

O.K.

Plumbing & Drainage

16 17 18 19
20 21

Building☐ ☐ Soils checked

1 2 3 4 5 7 9 15
6 13 15 15

PLANNING GUIDANCE PIM
CHECK SHEET

PIM NO

2016/2002

PIM COMMENTS

RESOURCE CONSENT NOT REQUIRED

☐

PIM ONLY INFORMATION

FURTHER INFORMATION

RESOURCE CONSENT REQUIRED:

☐

APPLICANT CONTACTED:

PHONE

☐

FAX

☐

NOT CONTACTED

☐

DATE:

RESOURCE CONSENT CURRENTLY BEING PROCESSED:

☐

FILE:

WITHHELD COMMENTS:

WITHHELD:

DATE:

RELEASED BY PLANNING:
GUIDANCE

RAS IV

DATE:

1-10-02



**CERTIFICATE OF TITLE
UNDER LAND TRANSFER ACT 1952**




R. W. Muir
Registrar-General
of Land

Identifier 29763
Land Registration District South Auckland
Date Issued 30 May 2002

Prior References
SA14C/251

Estate	Fee Simple
Area	500 square metres more or less
Legal Description	Lot 50 Deposited Plan 307657

Proprietors
Grosvenor Park Limited

Estate	Fee Simple - 1/3 share
Area	184 square metres more or less
Legal Description	Lot 60 Deposited Plan 307657

Proprietors
Grosvenor Park Limited

Interests

5107109.3 Mortgage to Nationwide Finance Limited - 12.11.2001 at 2:39 pm

5237219.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.5.2002 at 11:11 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 307657)

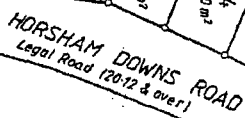
Appurtenant to Lot 50 DP 307657 is a right of way, right to convey water, to transmit gas, electricity & telecommunications specified in Easement Certificate 5237219.8 - 30.5.2002 at 11:11 am

Subject to a right of way, right to convey water, to transmit gas, electricity & telecommunications over part marked A on DP 307657 specified in Easement Certificate 5237219.8 - 30.5.2002 at 11:11 am

Land Covenant in Transfer 5237219.10 - 30.5.2002 at 11:11 am

Fencing Covenant in Transfer 5237219.10 - 30.5.2002 at 11:11 am

IN DEPT OF JUSTICE, Wash
COMM-FBI, NEW YORK - 100-1-100000-100-100
[Barcode]
Doc ID: 510390767



ADDITIONAL INFORMATION AND INFORMATION, NOT TO BE USED

Sheet 1 of 4 Sheets

Sheet 1 of 4 Sheets

Private Bag 3010, Hamilton, New Zealand.

FAX: (07) 838 6684

BUILDING UNIT
AS LAID DRAINAGE PLAN

STREET: ARLINGTON **No:** 10

LOT: 50 DPS

OWNER: Generation Homes

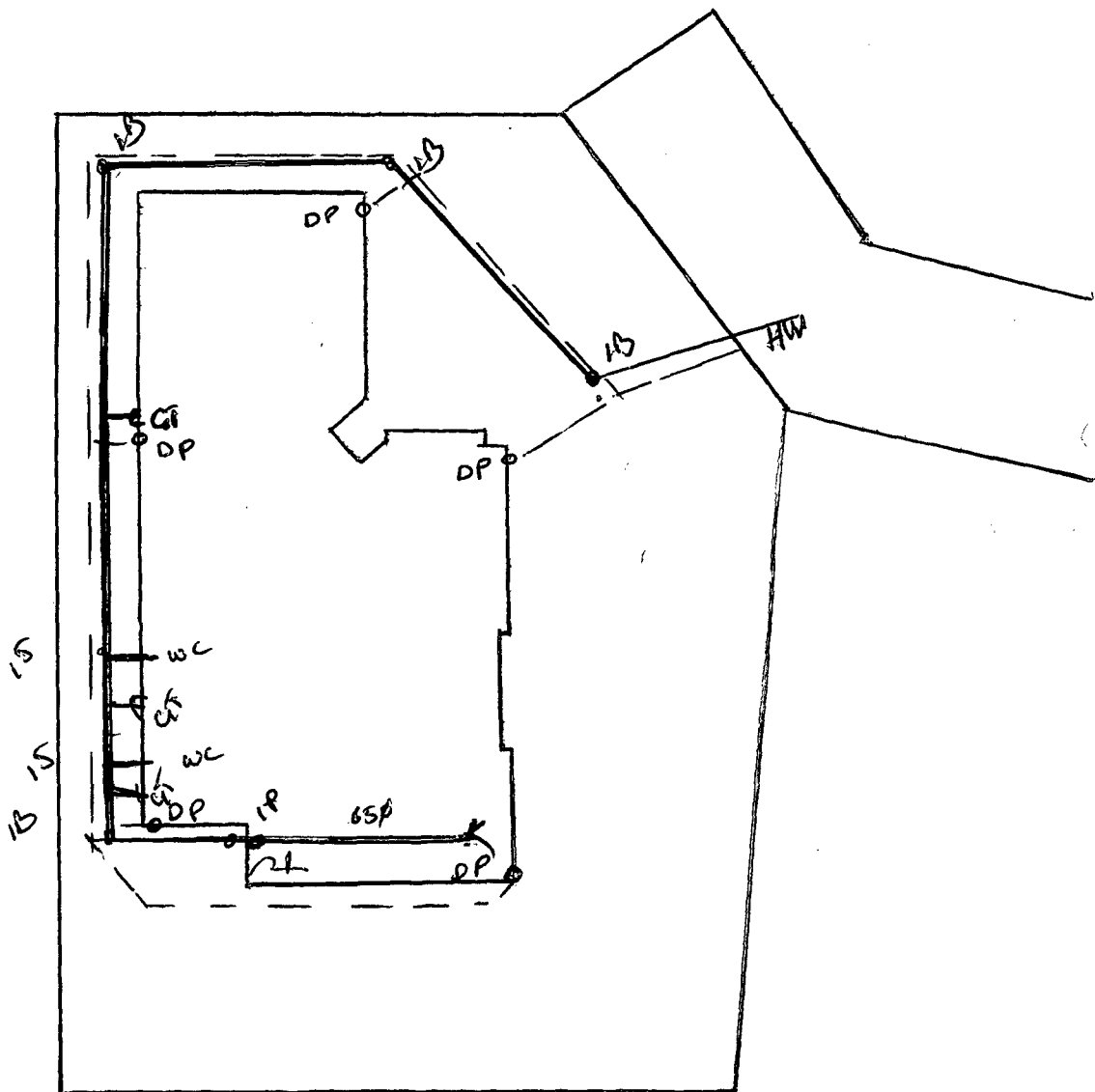
DRAINLAYER: B. D. Gleeson

INSPECTOR:

REG No: 11305

DATE OF INSPECTION: 21. 10. 02

CONSENT No: 2016/2002

DRAINLAYER PLEASE FILL IN ALL DETAILS**DRAINLAYER'S SIGNATURE:**

DATE: 21-10-02

ALDP version 1 04/2002

Building

8 October 2002

Tax Invoice

Generation Developments Ltd
Private Bag 3010
HAMILTON
2001

Dear Sir/Madam

Debtor Number: 564.19957

Building Consent: 2016/2002

Application Description: New Dwelling With Attached Garage

Property Address: 10 Arlington Court

Fee Name:	Fee Amount:	GST Debit:	Fee Total:
036 BIA Levy	89.05	0.00	89.05
032 BRANZ Levy	137.00	0.00	137.00
038 Pim	88.89	11.11	100.00
035 Street Crossing	106.67	13.33	120.00
034 C.C.C.	48.89	6.11	55.00
033 Microfilm	78.22	9.78	88.00
031 Consent Fee	928.89	116.11	1,045.00
Totals:	1,477.61	156.44	1,634.05

Total Amount Due:	1,634.05
--------------------------	-----------------

Payment of this invoice may be direct to the cashiers on the Ground floor of the Municipal
Offices Hamilton City Council Garden Place. GST Reg No. 11-174-531

2016/2002

Gib® Wall Bracing Calculation Sheet A

single storey

V104A

Job Details

Name : Generation Developments Ltd
 Street and Number : Arlington Court
 Lot and DP Number : Lot 50
 City/Town/District : Grosvenor Park, Hamilton
 Designer and date : Colin J Davis
 Company Name : Colin J Davis & Associates

HAMILTON CITY COUNCIL

APPROVED

SUBJECT TO CONDITIONS
TO BE KEPT ON SITE

23-Sep-02

Building Specification

Location of Storey	single	▼
Floor Loading	2 kPa	▼
Foundation Type	slab	▼
Building Height to Apex (m)	6	▼
Roof Height above Eaves (m)	3	▼
Stud Height (m)	2.4	▼
Cladding Weight (top or single)	heavy	▼
Cladding Weight (lower)	light	▼
Cladding Weight (subfloor)	light	▼
Roof Weight	heavy	▼
Roof Pitch (degrees)	0-25	▼
Room in Roof Space	no	▼
Building Length (m)	19.16	
Building Width (m)	10.06	
Gross Building Plan Area (m2)	152.26	

not applicable (single storey building)
not applicable (slab)

Building Location

Wind Zone	Medium
Region	R1
Terrain	Inland
Exposure	Sheltered
Topography	Moderate

Earthquake Zone

B

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	54 BUs/m
W across	n/a	54 BUs/m
Totals	subfloor	walls
W along	n/a	543 BUs
W across	n/a	1035 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	5.9 BUs/m2
Totals	subfloor	walls
E along	n/a	898 BUs
E across	n/a	898 BUs

Gib® Wall Bracing Calculation Sheet B
single storey
V104A

Along								
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 (m)	Element Height H (m)	BUs Achieved	BUs Achieved
A	189	1	Gib®	Gib1b	2.4	2.4	180	120
line totals		2	Ply	CP4	1.2	2.4	114	114
W	294							
EQ	234							
B	70	1	Gib®	Gib2b	2.4	2.4	192	168
line totals		2	Gib®	Gib1a	1.8	2.4	99	90
W	291							
EQ	258							
C	70	1	Ecoply	SP4	0.45	2.4	32	20
line totals		2	PLY	CP4-45	1.2	2.4	80	80
W	303	3	Gib®	Gib2b	2.4	2.4	192	168
EQ	268							
D	110							
line totals		1	Ply	CP4	1.2	2.4	114	114
W	228	2	Ply	CP4	0.6	2.4	57	57
EQ	228	3	Ply	CP4	0.6	2.4	57	57
line totals								
W								
EQ								
F								
line totals								
W								
EQ								
G								
line totals								
W								
EQ								
H								
line totals								
W								
EQ								
I								
line totals								
W								
EQ								
J								
line totals								
W								
EQ								

HAMILTON CITY COUNCIL
APPROVED
**SUBJECT TO CONDITIONS
TO BE KEPT ON SITE**
Wind Earthq.
Totals Achieved
1116 988
Totals Required (from Sheet A)
543 898

Gib® Wall Bracing Calculation Sheet B
single storey
V104A

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	59	1	Gib®	Gib1b	2.4	2.4	180	120
line totals								
W	180							
EQ	120							
N	70	1	Gib®	Gib2a	2	2.4	150	120
line totals		2	Ply	CP4-45	1.2	2.4	79.8	79.8
W	286.8	3	Ply	CP4	0.6	2.4	57	57
EQ	256.8							
O	70	1	Gib®	Gib2b	2.4	2.4	192	168
line totals								
W	192							
EQ	168							
P	70	1	Gib®	Gib2b	2.4	2.4	192	168
line totals		2	Gib®	BR4	1.2	2.4	120	102
W	312							
EQ	270							
Q	100	1	Ply	CP4	1.2	2.4	114	114
line totals								
W	114							
EQ	114							
R	72	1	Gib®	Gib1b	2.4	2.4	180	120
line totals								
W	180							
EQ	120							
S								
line totals								
W								
EQ								
T								
line totals								
W								
EQ								
U								
line totals								
W								
EQ								
V								
line totals								
W								
EQ								

						Wind	Earthq.
Totals Achieved						1264.8	1048.8
						OK	OK
Totals Required (from Sheet A)						1034.64	898.334

Gib® Bracing Systems (1999)

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

[illegible]

HAMILTON CITY COUNCIL

APPROVED

~~SUBJECT TO CONDITIONS~~
~~TO BE KEPT ON SITE~~

SPECIFICATION

For the work to be done and the materials to be used for the satisfactory erection and completion of the following building project:

PROPOSED NEW RESIDENCE FOR :

LOT 50

GROSVENOR PARK

HAMILTON

HAMILTON CITY COUNCIL

APPROVED

SUBJECT TO CONDITIONS
TO BE KEPT ON SITE

BY : GENERATION DEVELOPMENTS LTD

DESIGN AND DOCUMENTATION BY:

COLIN J. DAVIS and Associates
ADNZ NZCD (arch)
Architectural design and Draughting
PO Box 884 TAURANGA ph/fax 578 3792
email - cjdavis@xtra.co.nz

1.0 PRELIMINARY AND GENERAL

1.1 SCOPE

The contract shall be for the provision of all labour, materials, plant, scaffolding, formwork and completion of the following building project. Proposed new residence to lot 50, Grosvenor Park, Hamilton. In accordance with the true meaning of the drawings and this specification.

1.2 DRAWINGS

This specification shall be read with the accompanying drawings.

Job No. 02 / G-078 sheets 01 - 05.

Should any information in this specification vary from the drawings then the contractor shall take the drawings as being correct.

Use only figured dimensions, i.e. DO NOT SCALE OFF THE DRAWINGS.

1.3 FEES

The contractor shall obtain the building consent and pay all fees and charges legally damandable.

1.4 INSURANCE

Before commencing work the contractor shall take out and maintain for the duration of the building contract 'Builders All Risk Insurance' for the full value of the building contract, and Public Liability Insurance.

1.5 MATERIALS AND WORKMANSHIP

All materials and manufactured items shall be new and as specified here in. Workmanship shall be in accordance with best trade practice.

1.6 SUB-TRADES

This specification is sub divided into sun-trades for convenience only and each sub-trade is not an entire contract, sub-contractors shall be bound by all clauses of the specification that may be relevant to their performance. Each trade shall collaborate with and give all necessary assistance to the other trades.

1.7 CONSTRUCTION INSPECTION

The contractor is to construct the building in accordance with the certified plans, no changes, including materials, are to be allowed without written notification to the territorial authority.

Inspection of construction is to be carried out by the territorial authority and notice shall be given as required by the authority.

Inspection of construction is to be carried out by the territorial authority or the building certifier and notice shall be given as follows:

2 days notice as to the intended commencement of construction.

1 days notice of the covering up or closing of any :

1. Drainage & plumbing.
2. Foundation excavations & reinforcing steel.
3. Timber required to have a specified moisture content & all other work in respect of which such

notice is required as a condition of the building consent.



1.8 CODE COMPLIANCE CERTIFICATE

Upon completion of the building the owner shall as soon as practicable, advise the territorial authority, on the prescribes form, that the building has been completed to the extent required by the building consent issued, in respect of that building work, for the issue of a code compliance certificate.

completed to the extent required by the building consent issued, in respect of that building work, for the issue of a code compliance certificate.

2.0 CONCRETE WORK

All concrete materials, mixing, placing, cover and reinforcing etc. shall comply with the requirements of NZSS 3109:1987.

2.2 CONCRETE

All concrete shall comply with NZSS 3104:1983 Concrete production and shall be 20 Mpa at 28 days with a 20 mm nom. maximum aggregate size and 80 mm slump. Reinforcing to comply with NZSS 3402:1989. and NZSS 3422 Reinforcement shall be clean, free from mill scale, dirt, loose rust, paint, oil or any other materials. Steel that has not lost its mill scale must be exposed to the weather or otherwise treated to improve its surface adhesion. All reinforcing greater than 10.5 mm dia shall be deformed bars. Laps shall be 40 dia for plain rods and 32 dia for deformed rods. Fit stirrups snugly around bars and bind with 1.6 mm soft iron wire. All reinforcing shall be grade 300 or grade 430 as specified. Max. covers to reinforcement shall be 75 mm exposed to earth and 50 mm protected by vapour barrier

2.4 FOOTINGS

Construct concrete footings as shown on the drawings. Reinforcing to be strictly as shown on the drawings and all footing are to be inspected by the Local Authority before pouring the concrete.

2.5 CONCRETE FLOOR SLABS

Floor slabs to be Firth Ribraft floor slab system to be as designed and specified by Firth Industries. Lay 0.25 mm polythene D PC over 15 mm sand blinding layer over 150mm minimum compacted pumice/sand hardfill base. Seal around all penetration's and take over all footing sides to the external face. Slab to be leveled to screed, cement dusted and finished with a powered float by experienced workmen to give dense even surface free from irregularities. Form recesses for external doors.

No holes or chases other than those specified are to be made in the slab without the approval of the engineer. All concrete shall be mechanically vibrated and carefully worked around the reinforcement and into the corners of the formwork.

3.0 BRICKLAYING

3.1 MATERIALS

Brickwork to exterior walls to be selected 70 mm Monier bricks. All bricks to be delivered to site free from dirt and dust and stored in a dry position, any damaged or discoloured bricks are not to be used.

3.2 MORTAR

Mortar shall be composed of cement, lime and sand. All lime other than hydrated lime shall be slaked. Mortar shall be mixed in the following proportions: Cement 1 : Sand 4 : Lime 1 with compressive strength of 12.5 Mpa at 28 days.

3.3 WORKMANSHIP

The whole of the job is to be carried out by skilled tradesmen. In accordance with NZS 4210:1989 and NZS 3604:1999 appendix.F. All corners to be plumbed both ways and the courses are to be level and straight. All joints are to be weather struck exposed faces. Sills are to be bricks on the edge protruding 25 MM

3.4 TIES

Veneer to be secured to wall framing with 'Bricklock' Duo 85 mm Hot dipped galvanised m.s ties at horizontally and 350 mm crs vertically. Wall ties shall be faced fixed to timber framing with Tapcon self threading timber screws. Fix so that the fixing nails pierce the building paper.



4.0 CARPENTRY

This section covers all timber framing, wall and ceiling linings, all finishing timbers, exterior linings, weatherboards, soffit linings, barge and fascia boards.

4.1 TIMBER

All timber shall be graded to sizes specified and be free from defects which render it unfit for its purpose. Timber shall come from seasoned stocks H1 Boric treated and stacked or as long possible before use. Framing timber shall have a maximum moisture content of 20%. Exterior exposed timber shall be tanalised in accordance with the Timber Preservation Authority recommendations. All framing to comply with all sections of NZS 3604:1999. and its ammendments.

4.2 FRAMING

All materials to be the best of their respective kinds and grades laid true to their various lines and levels and constructed in a proper tradesmanlike manner in accordance with the best trade practice and to comply with the local body bylaws.

4.3 DPC

Separate all exterior timber walls coming into contact with the concrete with one layer of 3 ply Malthoid D PC with a minimum lap of 75 mm.

4.4 TIMBER SCHEDULE

STRUCTURAL TIMBERS:

Top plates
Studs
Lintels
Rafters
Nogs
Ceiling joists / runners
floor joists

FINISHING TIMBERS:

Pine -dressing A grade

EXTERIOR TIMBERS:

Beams
Pergola rafters
Sized as shown out of No. 1 framing
Sized as shown out of Tan Pine.

4.5 WALL FRAMING

All wall framing to be No 1 framing gauged 100 x 50 or 75 x 50 to non load bearing walls as shown on the drawings. Timber to be H1 Boric treated timber framing. Gauge all studs plates etc. to a uniform width. Plates to in long straight lengths and are to butt jointed with Pryda 4N10 nail plates. All holes for plumbing or wiring to be not more than 24 mm but can be increased to 35 mm where not more than 3 studs drilled.

4.6 BUILDING PAPER

Building paper shall be Duroid standard bitumen breather type building paper. Fix paper securely with laps not less than 75 mm at all joints and edges.

4.7 WALL BRACING

Wall bracing to be strictly as shown on the bracing schedule and complying with NZS 3604:1999. Type GIB 1 and GIB 2 bracing to be Pryda Teebrace galv steel brace checked into each stud and used in conjunction with 10 mm gib bd fixed with 30 x 2.5 Gib clouts at 150 mm crs to perimeter of sheets and at 400 mm crs to intermediate studs. Type BR4 bracing to be 9.5 mm Braceline Gib bd fixed with 30 x 2.5 mm galv Gib clouts with 15 mm galv washers at 150 mm crs to the perimeter of sheets and double nail (no washers) to intermediate studs and nogs at 300 mm crs. plus at the bottom of each sheet to both sides, additional fixing of a 25.0 x 1.0mm x 300 mm long fixed with 6- 30 x 2.5 nails to both stud and joist / plate. Type CP4 bracing to be 7.5 mm Plywood sheet brace used in conjunction with 10 mm Gib bd. Fix plywood to framing with 30 x 2.5 mm H.D galv. clouts at 150 mm crs. to perimeter and 300 mm crs. to intermediate studs. Additional fixing of 6Kn proprietary of stud to bottom plate at each end of brace.

4.8 INSULATION

Ceiling R 2.2 Fiberglass insulation .

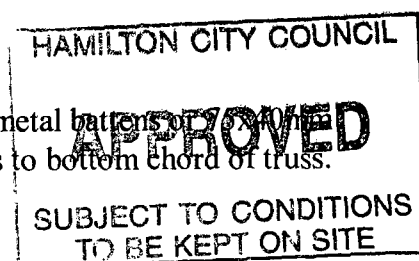
Walls R 1.8 Fiberglass insulation

4.9 TRUSSES

Trusses to be specifically designed in accordance with NZS 3603 and shall be fabricated in controlled factory conditions. Trusses shall be erected in accordance with the truss drawings and to be plumb and properly aligned at 900 CRS max. Anchor over top plates with no less than 2 /100 mm x 3.75 mm skew nails plus 2 / 4.9mm Pride Z nails.

4.10 CEILING FRAMING

Frame for ceiling lining using continuous lengths of rolled formed CB35 metal battens or 2 x 4 timber battens fixed to underside of the trusses. Fix with 2/75 x 3.15 nails to bottom chord of truss.



4.11 ROOF BRACING

Brace roof with a diagonally opposing pair of continuous steel strips each having a capacity of 8 KN. in tension, fix over the top of each rafter or truss top chord. Provide one pair per 35 mn/2 of roof plane area.

4.12 WALL LININGS

10 mm Gibraltar board to all walls. Fix sheets horizontally and nail the sheet edges with 30 x 2.5 mm gib clouts at 300 mm CRS 12 mm from the edge and at 150 mm CRS to Gib bd linings fixed over a wall brace and double nail at 300 mm CRS to all intermediate studs and nogs. All joints to be filled with Jib bedding compound, joints taped with Gib reinforcing tape and finished with finishing compound for a level 4 finish to wallpapered walls and a level 5 finish for painted walls.

4.13 CEILING LININGS

10 mm Gibraltar board to all ceilings. Fix sheets by screws and adhesive. Apply daubs of adhesive at the 200 mm and 400 mm point from the sheet edges, position sheets hard up to the timber framing and double screw at the centre line of the sheet and to the sheet edges, 12 mm from the edge. Use type '8' Gypsum 32 mm x 6 gauge screws. All joints to be filled with Gib bedding compound, joints taped with Gib reinforcing tape and finished with finishing compound.

4.14 SHELVING

All shelving to cupboards to be Clarrison pre- finished metal shelving. and wardrobes

4.15 MOULDINGS

Skirting 60 x 10 pine
Jambs ex 25 mm pine
Cornice 50 mm Gib Cove - 40 x 10 to cupboards

4.16 SOFFIT LINING

4.5 mm flat Hardiflex with 40 x 2.5 galvanised flat head nails at 150 mm centers to perimeter and intermediate nogs, PVC jointers to sheet edges.

5.0 JOINERY

5.1 WORKMANSHIP

Workmanship to be to best of trade practice. Exterior timber joinery shall have meeting faces and joints primed during assembly and shall be primed on all faces before installation.

5.2 INTERNAL DOORS

Internal door frames to be out of ex 150 x 30 pine finger jointed to have architraves fitted. Doors to be flush panel paint quality M.D.F. doors or Regency panelled as shown.

5.3 HARDWARE

Contractor is to fit all door hardware, latchsets and locks as required to enable operation of all doors. see addendum for specification of Hardware.

6.0 ALUMINIUM JOINERY

Provide and install aluminium joinery as specified herein and approved for use and to comply with NZSS 4211:1985 and NZSS 3504:1979.

6.1 FINISH

All aluminium to be polyester powder coated 'Cordalux' powder coating colours. To architectural aluminium association specification for stoved organic finishes to 40 microns min

6.2 DIMENSIONS

Sizes as shown on the drawing to be adhered to and are nominal only allowances to be made for clearance trim only.

6.3 SASHES

All sashes shall be awning or casement hung - see elevations. Use vinyl or neoprene seals to perimeters of all sashes and glazing.

6.4 JOINTS

All joints in sashes or frames shall be mitre cut sealed and fastened with 18/8 stainless steel screws.

6.5 REVEALS

All reveals to be out of ex 25 mm pine - paint finish, groove for linings.

6.6 GLAZING

All glazing to be sized as per NZS 4223:1999 parts I II and III and to be grey tinted, glazed except for wc, ensuite and bathroom which is to have selected obscure glazing.



7.0 CONCRETE ROOF TILES

7.1 SCOPE

To entire roof area of house supply and fix Monier glazed concrete roof tiles with colour and profile as selected.

7.2 LAYING

Fix 50 x 50 tile battens at centers to suit the tiles. Secure all perimeter tiles and not less than 50% of the main roof tiles with mechanical fixing by either 2.15 mm galv. nails or by screws.

7.3 VALLEYS

All valleys shall be either 0.55 mm coloursteel G2 or 1.0 mm Butynol fixed over 12.5 mm plywood valley bd in a straight and continuous line. Tiles shall be fixed either side of the valley and neatly cut with a tile cutter. Any gaps that occur through the cutting shall be made bird proof with galv. ms mesh.

7.4 HIPS AND RIDGES

The hips and ridges shall be covered with concrete ridge tiles and shall be bedded and pointed with weep holes provided at the pan of each tile. The end ridge and hip tiles shall be secured. Bedding mortar shall be coloured struck off to give a smooth face.

7.5 GUARANTEE

A written guarantee shall be provided at the completion of the job covering workmanship and materials to a term as specified by manufacturer.

8.0 PLUMBING

8.1 GENERAL

The whole of the work shall be carried out in strict accordance with the drawings. The work is to be carried out by registered plumber.

8.2 WATER SUPPLY

Lay on cold water supply from existing main in 19 mm Dia PVC tubing. Provide and fix stop cock in suitable position. Take 19 mm Dia copper tube branches to HWC and 12 mm Dia copper branches to each new shower, basin, bath, WC, tub and washing machine. All sanitary fittings shall be installed to prevent backflow into the water supply by providing an air gap of 25 mm min. between every potable water supply outlet and the overflow pipe or flood level of the fixture to which it discharges.

8.3 HOT WATER SUPPLY

All piping in connection with the hot water supply shall be copper to NZS 3501 with all jointing to BS 1723. Provide and fix 1 Rheem 180 Litre mains pressure hot water cylinder thermostatically controlled manufactured to AG 102 1989 and fitted with a pressure and temperature relief valve. The cylinder shall be restrained from damage by earthquakes. Take 15 mm Dia copper branches to all fittings. The thermostat is to be set to not less than 60°C and is to deliver hot water at a maximum of 55°C to fittings, a tempering valve is to be fitted to achieve this. All hot water supply pipes to be insulated with lagging. All hot and cold water copper pipes to be in wall and ceiling framing, no pipes to be laid under concrete floor. See materials specification addendum for all fittings.

8.5 WASTE PIPES

All waste pipes to as sized on the drawings and to out of UPVC to NZS 3501, all jointing to as per NZS 7643. Pipes to be supported at 500 mm crs. At supports and at floor and wall penetrations fit pipe sleeves or flexible lagging. All fittings to have a water trap to prevent foul air from entering the building, the depth of the trap shall be not less than 40 mm and located as close as possible to the fitting. All fittings to discharge directly over a gully trap.

8.6 GUTTERS & DOWNPIPES

Continuous spouting - Colorsteel fascia / gutter system to be used, discharge into 100 x 50 UPVC M.S. downpipes in positions shown on drawings.

2.0 DRAINLAYING

2.1 GENERAL

The Drainage contractor is to provide and supply, and do everything necessary to complete the drainage in accordance with the drawings. The Drainage contractor must execute all work that is shown on the drainage plan and as required to comply with the NZ building code.

2.2 EXCAVATION

Excavate for trenches, gully traps, drains etc. for laying of sanitary and stormwater drains.

Soil drains to be 100 mm dia UPVC.

Stormwater drains to be 100 mm dia UPVC.

All UPVC pipes to be to NZS 7649

2.3 LAYING

To depth required. Start from the outfall and as work proceeds lay and solidly bed all drains to sizes and gradients required. The trench width shall be no less than 300 mm and the width of the trench at the top of the pipe shall be no more than 600 mm unless covered in concrete. Bedding materials shall be a minimum of 100 mm of clean granular non-cohesive material with a maximum particle size of 20 mm. Backfilling shall be granular bedding and selected fill placed in layers of 100 mm loose thickness and compacted. All joints shall be flexible and to comply with pipe manufacturers specifications with the invert perfectly true and concentric with the proceeding pipe. The layout is to be laid only in straight lines between bends and all junctions shall be no greater than 60°.

Soil drains to connect into territorial authority sewer connection.

Stormwater drains to discharge into territorial authority stormwater connection.

2.4 GULLY TRAPS

Gully traps to be positioned so that the top of the gully dish is no less than 50 mm below the overflow level of the lowest sanitary fixture. The construction shall be to prevent the ingress of surface water and shall the top of the gully dish 100 mm above the ground or if there is paving 25mm, and it shall have a grating, a minimum pipe size of 80 mm and a water seal depth of 65 mm. Waste pipes discharging over the gully shall be arranged to permit easy cleaning and located at least 20 mm over the water seal. The top of the water seal is to be no more than 600mm below the top of the gully trap.

2.5 VENTILATION

80mm terminal vent to be used for ventilation.

2.6 MAINTENANCE

Drains shall be provided with access points as shown on drawings.



9.7 COMPLETION OF WORK

The drainage contractor will ensure that all drains are free from rubbish timber etc. before the sealing of inspection openings is carried. All drains to be inspected by the territorial authority or building certifier prior to backfilling of drains. He will be responsible for the clearance of any subsequent blockage which can be attributed to any material so left in the drains.

10.0 ELECTRICAL

The electrician shall supply and install all items necessary for the electrical wiring system complete. The whole of the work shall be carried out in accordance with the Electricity regulations 1993 and the New Zealand electrical code of practice for electrical wiring work in domestic premises NZEC 51: 1993 and the electrical contractor is to obtain all permits and pay all fees required from the supply authority, and arrange for all inspections required.

10.1 MAIN SUPPLY

The electrician is to arrange for the mains building, check conditions before tendering.

10.2 METERBOARD

Provide and set up where directed a meterboard and case with necessary equipment therein neatly labeled

10.3 WIRING

All cables shall be 250 volts complying with the BSS 7 rubber insulated and PVC cable and flexible cords for the electric power and lighting. All plastic material for switches, flush plates, light sockets and socket outlets shall be white or as directed by the owners. All wiring is to be concealed in the wall framing or in plastic conduits.

10.4 FITTINGS

Provide all socket outlets and wall switches in positions as shown on the drawings, the fittings shall PDL Clipsal 2000 series in white. Socket outlets to be 201SVs with extra switch. The electrician is not to start placing any socket outlets, wall switches or lights without consulting with the owners the exact location of each fitting.

Allow to wire and install for the following fittings:

electric hot water cylinders.

Wall oven / hob

Range hood

Dishwasher

Waste disposer

All light fittings

Heated towel rails

Ceiling fans

11.0 PAINTER

11.1 MATERIALS

The materials shall be premium quality delivered in unopened complete containers with makers name bearing brand name. Materials shall be applied strictly in accordance manufacturers specifications.

11.2 WORKMANSHIP

All work to be of the highest standard performed by skilled tradesmen only and finished to the satisfaction of the owner and designer. No paint containing oil to be applied to damp surfaces and no external painting is to be done during frost or unsuitable weather. Between each coat rough patches etc. shall be sanded down to obtain a smooth surface. Any work damaged by dust or other cause is to be rubbed down and recoated. Each coat of paint is to be finished with one coat over all surfaces and allowed to dry thoroughly before a further coat is applied.

11.3 TINTS

The designer will supply the painting contractor with a colour schedule and colours are to be strictly adhered to. Any variations made from the instructions given are to be rectified at the expense of the painting contractor.

11.4 PROTECTION OF WORK

The painting contractor is to take adequate precautions during and after painting both inside and out to protect his work from dust, dirt or any other disfigurement whatsoever. He shall provide and carry out all necessary protection to the floor and walls.

11.5 HARDWARE

The locks and fasteners must be removed while painting work is in progress and refixed on completion.

11.6 PAINTING SCHEDULE

11.6:1 CEILINGS

1st coat	Sealer/ Undercoat
2nd coat	Acrylic latex matt finish
3rd coat	Acrylic latex matt finish

11.6:2 WALLS

Selected wallpaper. Vinyl to all rooms with sanitary fittings

11.6.3 WALLS - GARAGE

1st coat	Gib sealer
2nd coat	Acrylic lxtex satin finish
3rd coat	Acrylic lxtex satin finish

11.6.4 SKIRTINGS / ARCHITRAVES / DOORS & JAMBS

1st coat	Interior wood primer
2nd coat	Alkyd undercoat
3rd coat	Alkyd satin finish enamel

11.6.5 SOFFIT

3 coats of semi-gloss acrylic latex

11.6.6 HARDITEX CLADDING

3 coats of 100% full gloss acrylic latex

11.6.7 CONCRETE BLOCK FOUNDATION

3 coats of 100% full gloss acrylic latex

11.6.8 GARAGE FLOOR

3 coats Resene Sidewalk paving paint

