



HURUNUI

District Council

P.O. BOX 13
AMBERLEY 8251
NEW ZEALAND
TELEPHONE:
AMBERLEY (03) 314-8816
FAX: (03) 314-9181
E-MAIL: info@hurunui.govt.nz

Building Consent

Section 35, Building Act 1991

Application

H Purvis	No.	030533
C/O Woodland Builders Ltd	Issue date	26/11/03
PO Box 11310, Sockburn	Application date	17/11/03
Christchurch		

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages Dwelling with attached garage
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$245000
Location	3 JOHNSON AVE, AMBERLEY 1726/3
Legal Description	LOT 21 DP 75914 BLK VIII TEVIOTDALE SD
Valuation No.	2143015000

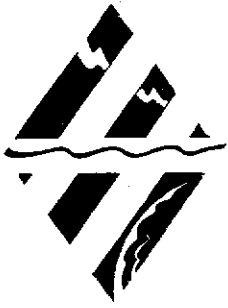
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility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

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent.

Signed for and on behalf of the Council:

Name:

Date: 26/11/03



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Conditions of Building Consent

1. A minimum of 24 hrs notice must be given to the Building Officer prior to any inspections.
2. All construction and fixings are to be in accordance with NZS 3604:1999 and the requirements of the NZ Building Code 1992 and subsequent amendments.
3. At least one copy of the approved plans and specifications must be kept on site at all times and made available to the Building Control Officer on request.
4. It is the applicant's responsibility to ensure that all buildings are located within the site in accordance with the plans submitted. We recommend you engage a surveyor if you are unsure of the boundary location.
5. The building is not to be located over any existing drainage lines without prior approval of the Senior Building Officer.
6. F7 of the New Zealand Building Code requires appropriate means of detection and warning of fire must be provided within each household unit
7. Under section 41 of the Building Act 1991 a building consent will lapse in 6 months from date of issue if the building works concerned have not been commenced



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Project Information Memorandum 030533

Section 31, Building Act 1991

Issued in accordance with Building Consent No. 030533

This project information memorandum 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 attached.

No relevant information has been located for this property.

1. The construction is to withstand the following: 1) High wind speed of 44m/s 2) Earthquake zone `A` 3) Snow loading zone 4, altitude 40m.
2. This is a permitted activity.
3. Required to connect to the Amberley water and sewer schemes. Application forms enclosed.
4. New accessway is to comply with Rule A5.2.4(b) attached. Please note that compliance with this condition will be monitored.

1.

Signed by or for and on behalf of the Council:

Name:

Date:

26/11/03

H Purvis
C/O Woodland Builders Ltd
PO Box 11310, Sockburn
Christchurch

Customer No BC030533
Date 26/11/03
GST Reg No 53-915-477

Tax Invoice 52420

030533 : 3 JOHNSON AVE, AMBERLEY 1726/3
Dwelling with attached garage

Consent Processing fee	235.00	*
File establishment fee	100.00	*
BRANZ levy	245.00	OG
B.I.A. Levy	159.25	*
Concrete inspections - foundation/floor/pile (2)	56.25	*
Concrete inspections - foundation/floor/pile (1)	56.25	*
Pre-line inspection including plumbing	93.75	*
Plumbing and/or drainage inspection	56.25	*
Final inspection - dwelling	95.00	*
Planning/PIM Processing	70.00	*
	BEFORE GST	1,064.33
(* Includes GST)	GST	102.42
	Sub Total	\$1,166.75

Please detach and return this portion with your remittance

H Purvis

Customer No BC030533
Date 26/11/03
Invoice No 52420



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Advice of Completion of Building Work

Section 43(1), Building Act 1991

Consent Details

H Purvis	No.	030533
C/O Woodland Builders Ltd	Issue date	26/11/03
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Christchurch		

Project

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Intended Use	Residential
Estimated Value	\$245000
Location	3 JOHNSON AVE, AMBERLEY 1726/3
Legal Description	LOT 21 DP 75914 BLK VIII TEVIOTDALE SD
Valuation No.	2143015000

You are hereby advised that

- All
 Part only as specified in the attached particulars

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

You are requested to issue

- A final
 An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

- Building certificates
 A code compliance certificate issued by a building certifier
 Producer statements

Signed by or for and on behalf of the owner:

Name: _____

Position: _____

Date: _____

Business hours contact phone number: _____

Processing Folder Building Department



HURUNUI
District Council

Valuation Number: <u>214 301 5000</u>	Confidential:	Zone: <u>R.L.</u>
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Project Details

Applicant: H. Purvis

Address of Proposed Work: 3 Johnson Ave, Ambroseley

Nature of Building Work: Dwelling with attached garage

BC Number:	<u>030533</u>
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PIM	BC	<u>JOINT PIM / BC</u>
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Building:	PIM Date:	BC Date: <u>26/11/2003</u>	Signature: <u>K B Roberts</u>
<u>Usual spruige plus Smoke Alarm</u>			
Wind: Medium <input type="checkbox"/> High <input checked="" type="checkbox"/> Very High <input type="checkbox"/> Specific design <input type="checkbox"/>	Earthquake: A <input checked="" type="checkbox"/> Specific design <input type="checkbox"/> Snow loading: 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/>	Hazard: No Information <input type="checkbox"/> Flooding <input type="checkbox"/> Instability <input type="checkbox"/> Filled Ground <input type="checkbox"/> Public Drains <input type="checkbox"/> Other <input type="checkbox"/>	
Altitude <u>40</u> m			

Planning:	PIM Date: 24/11/03.	BC Date:	Signature: <i>J. B.</i>
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Permitted Activity

Utilities:	PIM Date: 24/11/03	BC Date: 24/11/03	Signature: <i>[Signature]</i>
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Water & sewer app/heat forms enclosed.

Engineering:	PIM Date:	BC Date:	Signature:
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Other (e.g. Health):	PIM Date:	BC Date:	Signature:
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File Processing Time Sheet

Building Department



HURUNUI
District Council

ALL TIME CHARGED TO THIS BC MUST BE NOTED BELOW ON THIS FORM

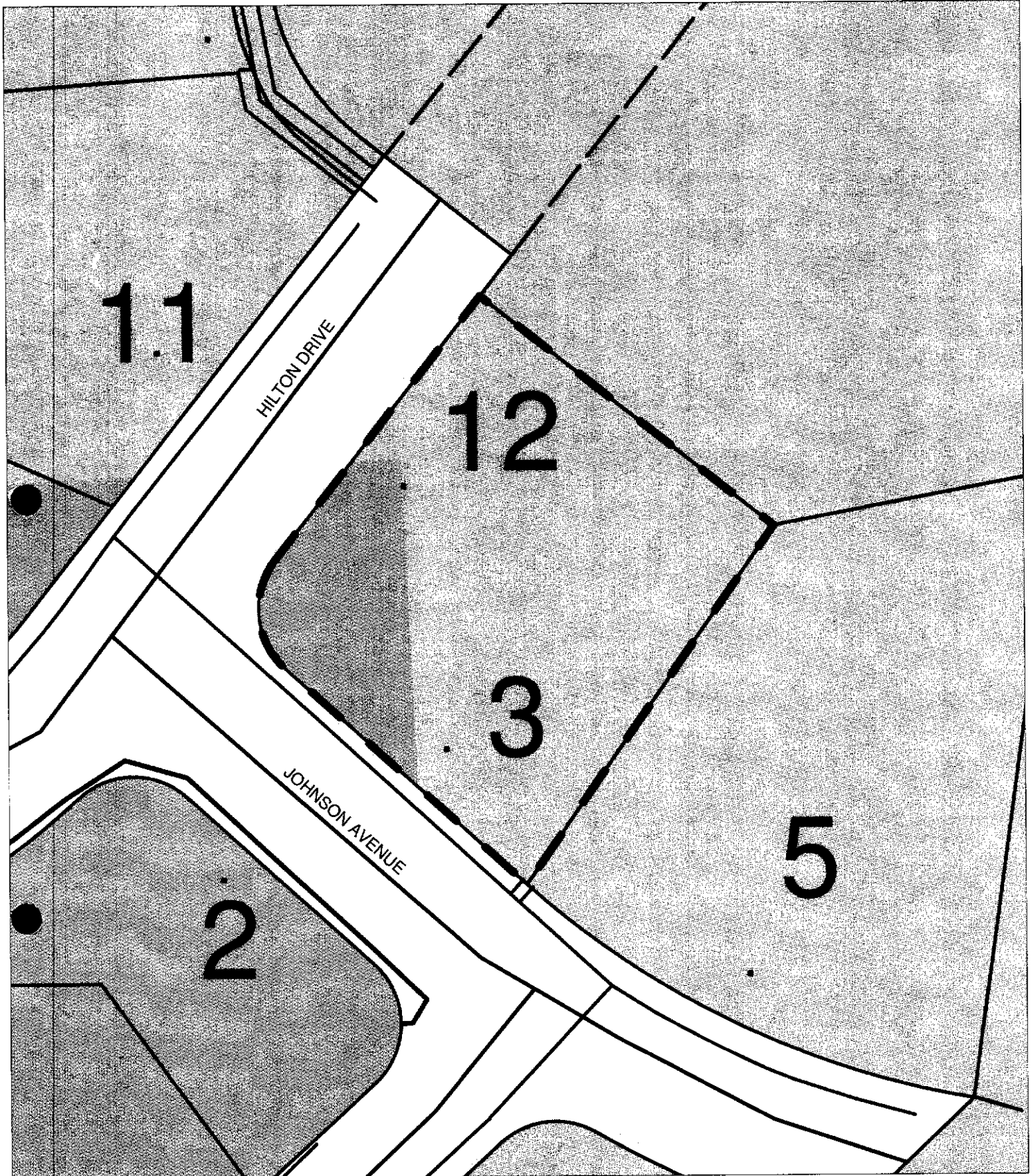
Time sheet

Officer	Process	Date	Time
CSBR	File establishment	18/11/03	10
Berc	Check Plans & Specs	26-11-2003	282
Total Time			

Inspections pre-paid & done

Inspections:	Cost	No. Pre paid	No. done	Date done
A - Foundation pre pour	\$93.75			
B - Concrete pre pour	\$93.75			
C - Ring foundation pre pour	\$93.75			
D - Pre-line including plumbing	\$131.25			
E - Pre-line (minor - no plumbing)	\$93.75			
F - Plumbing and / or drainage	\$93.75			
G - Final (major) - Dwelling, commercial or similar	\$132.50			
H - Final (minor) - alterations / additions or similar	\$113.75			
I - Re-Inspection	\$93.75			
J - Check amended plans	\$22.50			
K -				

3 Johnson Ave, Amberley



LINZ Parcel data supplied under Licence from
Crichtlow Associates Ltd.

Disclaimer Note

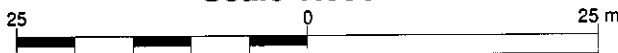
The information displayed on the map has been taken from Hurunui District Council's databases and maps.

It is made available in good faith but its accuracy or completeness is not guaranteed.

If the information is relied on in support of a resource consent it should be verified independently.


NORTH

Scale 1:650



HURUNUI
District Council

Application Details

Has a Project Information Memorandum been issued by the Council for this project? Yes No

If YES, add the Project Information Memorandum (PIM) number here: BC030533

Owner (Purchaser or Lessee)	Agent (Owner's Representative)
Name <u>H Purvis</u>	Name <u>WOODLAND BUILDERS LTD</u>
Postal Address <u>PO Box 11310 JOCKBURN</u> <u>CARISTURCH</u>	Postal Address <u>PO Box 11310 JOCKBURN</u> <u>CARISTURCH</u>
Phone No. _____	Phone No. <u>3480-864</u>
Fax No. _____	Fax No. <u>3480-866</u>
Post all information to: Owner <input type="checkbox"/> or Agent <input checked="" type="checkbox"/>	

Project Location

Street Address (Name & No.) 3 JOHNSON AVE AMBERLEY

Legal Description

Valuation Number _____	Office Use Only
Lot(s) (Section) <u>21</u> DP(s) (Block) <u>75914</u>	Property ID _____
	Survey District _____

Project

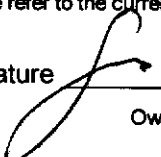
New Building <input checked="" type="checkbox"/>	INTENDED LIFE	Description of work <u>DWELLING ATTACHED GARAGE</u>	
Alteration <input type="checkbox"/>	Indefinite but not less than 50 years <input type="checkbox"/>	Intended Use(s) <u>PRIVATE</u>	
Relocation <input type="checkbox"/>	or		
Demolition <input type="checkbox"/>	Specified as (years) <input type="checkbox"/>	Estimated value of work (Labour, materials and GST) <u>\$ 245,000.00</u>	

Floor Area

Area of Land	<u>2478</u> m2/acre		
Ground floor	Existing <u>265</u> m2	Proposed <u>265</u> m2	
Other floors	Existing _____ m2	Proposed _____ m2	
Accessory Buildings <u>GARDEN SIES</u>	Existing <u>825</u> m2	Proposed <u>825</u> m2	
Total Area of buildings (over foundation)	Existing _____ m2	Proposed _____ m2	

Project Authorisation

Please refer to the current building schedule of fees & charges for deposit / fee size.

Signature  Name Grant Osmees FOR WOODLAND BUILDERS LTD Date 3/11/03

Owner / Agent

Key Personnel

Complete as far as possible in all cases

Designer

Yes No

Name WOODLAND BUILDERS LTD Company _____
Address 158 MAIN ST W ROAD
Phone No. 3480 864 Fax No. 3480 866

Engineer

Yes No

Name _____ Company _____
Address _____
Phone No. _____ Fax No. _____

Builder

Yes No

Name WOODLAND BUILDERS LTD Company _____
Address _____
Phone No. _____ Fax No. _____

Registered Drainlayer

Yes No

Name MARK HAASE Reg. No. _____
Address _____
Phone No. 021 336-043 Fax No. _____

Craftsman Plumber

Yes No

Name ROSS SIVAS Reg. No. _____
Address 15 STILES PL.
Phone No. _____ Fax No. _____

Registered Electrician

Yes No

Name SERVICE PLUS ELECTRICAL Reg. No. _____
Address _____
Phone No. 027 283 1900 Fax No. _____

Building Certifier

Yes No

Name _____ Reg. No. _____
Address _____
Phone No. _____ Fax No. _____

Application for Building Consent Building Department

Section 33, Building Act 1991



HURUNUI
District Council

Please read ALL sections of this application

Standard of Documentation:

- On clean paper no smaller than A4.
- Drawn in permanent ink using a ruler to a commonly recognised scale, i.e. 1:10, 1:20, 1:50, 1:100 and 1:200 for site plans.
- Provide all documentation in duplicate, or triplicate if builder is engaged.
- Where YES / NO boxes, one or other must be marked.

Privacy Act

The information you provide on this building consent application form will be collected and held by the Hurunui District Council. Collection of this information is authorised under Building Act 1991. It may be used by the Council in any matters relating to its statutory function. Information collected will be copied except when an owner or subsequent owner has marked as being confidential because of the need to safeguard the copyright of the plan or specification or because of any requirements of the owner of the building relating to security of the building.

Identify Construction Arrangements

Is a builder responsible for the completion of the project in accordance with the Building Consent drawings and Specifications?

Yes No

If **NO** give details of extent of construction arrangements: (tick box)

- | | |
|--|---|
| <input type="checkbox"/> Labour only (contracts) | <input type="checkbox"/> Separate project manager |
| <input type="checkbox"/> Owner to arrange subcontractors | <input type="checkbox"/> Architect and / or Engineer controlled |
| <input type="checkbox"/> Owner builder | |

If **YES** give details of extent of builders responsibility: (tick box)

- Whole job to completion – Code Compliance Certificate issue
- Partial completion: (specify who is responsible to complete works and amount remaining)
- _____
- _____

Mechanical Systems

Does the project include mechanical systems, fire protection systems or emergency warning systems etc. for which a Compliance Schedule is required?

If **YES** identify these features on form BA21. Yes No

Project Details

Only complete this section if you have **NOT** applied separately for a Project Information Memorandum

The project involves the following matters: (tick each applicable box, and attach relevant information).

Location in relation to legal boundaries, and external dimensions of new, relocated or altered buildings (site plan with elevations, topography attached).

Details of any known or potential erosions, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site.

Yes

No

New provisions to be made for vehicular access, including parking (to be shown on site plan)

Provisions to be made in building over or adjacent to any road or public place.

New provisions to be made for disposing of stormwater and wastewater (to be shown on site plan).

Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.

New connections to public utilities, i.e. water supply, stormwater systems, wastewater systems.

Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.

Details of any cultural heritage significance of the building or building site, including whether it is on a Marae, or Waahi Tapu.

Copy, or reference to any Resource Consent or planning approval for this project.

Details of volume of proposed excavations: include volumes for site preparation, basement and driveway.

Building Details

Complete this section in **ALL** cases.

This application is accompanied by (tick each applicable box, attached relevant documents)

Drawings, specifications and other documents according to which building is proposed to be constructed to comply with the provisions of the Building Code, with supporting documents, if any, including -

Building certificates (e.g. by Independent Building Certifiers).

Producer Statements (specific Engineers design).

References to accreditation certificates issued by the Building Industry Authority.

References to determinations issued by the Building Industry Authority.

Proposed procedures, if any, for inspections during construction e.g. specialist consultant.

BC / 030533

Please quote this number with all
inquiries and inspection bookings

The Housing Specialist

Specifications

For Mr & Mrs H. Purvis.

At

Lot 21 Johnson Avenue, Amberley.

INDEX:

1. **PRELIMINARY AND GENERAL**
2. **EXCAVATION AND HARDFILL**
3. **CONCRETE**
4. **BUILDER**
5. **ROOFING & GUTTERING**
6. **ALUMINIUM JOINERY**
7. **ELECTRICAL**
8. **PLUMBING**
9. **DRAINS**
10. **EXTERIOR CLADDING**
11. **DOOR JOINERY & HARDWARE**
12. **KITCHEN JOINERY**
13. **GIBSTOPPING**
14. **PAINTING**
15. **FLOORCOVERINGS**
16. **SITWORKS**

**This Specification supercedes the detailed quotation
previously supplied.**

AL

1. PRELIMINARY AND GENERAL

1.1 Extent of Work

This Specification and the attached Drawings describe the work to be done and the materials to be used for the construction of a **three bedroom and study home at Johnson Ave, Amberley.**

1.2 Consents, Building Act (1992) and By-Laws

The Housing Specialist shall prepare and apply for the PIM and Building consent from the local Territorial Authority. Owner must pay fees for and uplift consent plans.

The Contractor shall comply with all the requirements of the Building Act (1992) and all local Territorial Authority requirements.

1.3 Drawings

The Drawings and Specifications show the extent of the work, but The Housing Specialist gives no guarantee that every detail is shown.

Work or materials shown on the Drawings or included in this Specification and not shown on the Drawings must be supplied as though both shown and specified.

Should there be any omission, doubt or ambiguity as to the meaning of any part of the Drawings or Specifications, the Contractor shall contact The Housing Specialist before continuing any work

The Contractor shall verify all dimensions and levels prior to commencement of any work. Figured dimensions on the Drawings are to be taken in preference to scaled dimensions.

1.4 Setting Out

The Client shall provide all survey pegs as required to set out all Buildings.

The Contractor shall ensure that all survey markings and/or builders pegs are not damaged or disturbed during construction. Any marks close to the works shall be suitably protected by the Contractor before work commences. The Contractor shall be liable for the cost of reinstating any marks or pegs.

M.S.

1.5 Engineer's Report

No allowance has been made in the Contract price for the cost of an Engineer's report/design if required by the controlling Territorial Authority or The Housing Specialist.

1.6 Materials and Workmanship

All materials shall be the best of their respective kinds, qualities, classes and grades as specified. They shall comply with the relevant N.Z. Standard of their kind and with the New Zealand Building Code. The Contractor shall remove immediately from the site all materials rejected by The Housing Specialist.

All work shall be carried out with the best trade practice, under the supervision of competent experienced, and where relevant, registered tradespeople and in accordance with the Drawings and Specification to the satisfaction of The Housing Specialist. All defective or damaged work shall be removed and made good to the satisfaction of The Housing Specialist.

Should any Contractor consider that any surface, fitting or joinery has not been left in a condition as to allow that trade to produce a workmanlike finish, The Housing Specialist shall be notified immediately before any further work is done. Failure to notify The Housing Specialist in this respect shall render that trade responsible for any subsequent substandard finish.

1.7 Subcontracting

The Contractor shall not subcontract any portion of the work without written consent of The Housing Specialist.

1.8 Co-Operation

All Contractors shall co-operate with each other and co-ordinate their respective activities so that the Contract progresses smoothly.

1.9 Variations and Extras

No allowance has been made in the Contract price for any changes to the Drawings, Specifications or Contract made by the Client subsequent to signing of the Contract. The cost of any changes made by the Client after the signing of the Contract will be met by the Client on the next relevant progress payment.

The cost of any changes made by the Client after the signing of the Contract shall be agreed in writing by The Housing Specialist, and the Client prior to the commencement of any work. No instruction shall be considered extra work or a variation of the Contract unless by the written consent of The Housing Specialist and the Client.

1/18

1.10 **Painting**

The Contract allows for up to 3 white based colours to be applied to the Interior. Should there be more colours used or Dark based colours used an extra charge will apply.

1.11 **Protection of Property**

The Contractor shall protect all property and shall make good all damage at his/her own expense. The Contractor shall make good at his/her own expense and to the satisfaction of the controlling Territorial Authority, any damage done to footpaths, kerbs and drains etc.

1.12 **Cleaning Up**

At the completion of the work, the Contractor shall remove all rubbish, debris and equipment from the site. The whole of the work shall be left clean and tidy. Any site cleaning up work required to be done shall be charged to the Contractor responsible.

1.13 **Insurance**

The Contractor shall take out General Public Liability Insurance. The Housing Specialist shall be responsible for Builders All Risk & Public Liability Insurance for the duration of the construction period.

**The Housing Specialist and Contractors will take precaution when traversing across existing properties as not to do any damage, but shall not accept any liability for any damage that may arise.
We must have clear access to site.**

AKP

2. EXCAVATION AND HARDFILL

2.1 Scope

The work in this section includes all labour, materials and equipment necessary to carry out and complete the stripping, excavation for building foundations and floor slabs and supply and laying of hardfill together with any other items of work reasonably inferred as part of this Section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

2.2 Site Stripping and Excavation

The Contractor shall be responsible for the removal of all vegetation, roots and other unsuitable material from the area to be covered by the proposed buildings and associated works. This material is to be placed **adjacent to house site.**

The Contractor is responsible for excavating for foundations and concrete floors. Foundations are to be excavated to a minimum depth of 300mm, to the satisfaction of The Housing Specialist and the controlling Territorial Authority. A minimum depth of 50mm is to be excavated under all concrete floors. All soft spots found during excavation shall be reported immediately to The Housing Specialist. Excavated material shall be stockpiled on site where directed by the Builder.

Avoid covering topsoil with subsoil.

2.3 Hardfill

The Contractor shall be responsible for placing a minimum of 150mm of hardfill beneath all concrete floors. Hardfill shall be well compacted and levelled. Hardfill specifications method of compaction shall comply with the regulations of the controlling Territorial Authority. **(N.B. Allow for 40mm underslab insulation to under house floorslab.)** *- 20/40" washed tailings*

2.4 Variation and Extras

The Contract has been priced assuming that the section is level and the substrata is solid bearing. Should excavation to a greater depth than shown on the Drawings be required by the controlling Territorial Authority and/or The Housing Specialist and/or the Site Engineer, the cost shall be charged as an extra to the Client and be paid at the second progress payment. The Contractor shall be paid for such additional work at a rate approved by The Housing Specialist in writing before any additional work is carried out. Should the Contractor excavate to a greater depth than detailed on the Drawings or approved by the controlling Territorial Authority and/or The Housing Specialist and/or the Site Engineer, he/she shall, at his/her own expense, fill the proper level with site concrete as specified in Section 3 of this Specification.

M.P.

3. CONCRETE

3.1 Scope

The work in this section includes all labour, materials and equipment necessary to supply and deliver to the site all concrete for the foundations and floor slabs together with any other items reasonably inferred as part of this Section.

The Contractor shall be familiar with clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

3.2 Materials and Workmanship

All materials and workmanship shall comply with NZS 3109 (1997). Foundations 20MPA concrete and floor slab shall be 17.5 MPA concrete. The Contractor shall ensure that the floor slab surface is smooth and level, free from any ridges or depressions and shall conform to an acceptable tradesmanlike finish.

3.3 Variations and Extras

The Contract has been priced assuming that the section is level and the substrata is solid bearing. Should any concrete above the amount allowed for in the Contract price be required by the controlling Territorial Authority and/or The Housing Specialist and/or the Site Engineer, the cost shall be charged as an extra to the Client and shall be paid at the second progress payment. The Contractor shall be paid for such additional work at a rate approved by The Housing Specialist in writing before any additional work is carried out.

AP

4. BUILDER

4.1 Scope

The work in this section shall include all labour, materials, equipment and co-ordination necessary to carry out and complete the building as shown, together with any other items of work reasonably inferred as part of this section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

4.2 Workmanship and Materials

All carpentry work shall be carried out under the supervision of a competent and experienced tradesperson and in accordance with NZS 3604 (1999). All work shall be fabricated and erected in accordance with the best trade practice and shall be constructed and assembled true to square, straight and fit according to the details and the specification.

All concrete work and formwork shall comply with NZS 3109 (1997). All formwork shall be constructed to provide a high standard of finish. No allowance has been made for the plastering of foundations.

4.3 Setting Out

The Contractor is responsible for ensuring that the works are correctly set out on the building site. He/she will confirm that all survey and/or ground marks required to achieve an accurate set out are in place. Any marks not in place or disturbed are to be notified to The Housing Specialist. The Contractor is responsible for ensuring that all such marks are not damaged or disturbed by his/her works and he/she shall take such measures as are necessary to protect these marks. He/she will be held liable for the cost of reinstatement of any marks disturbed by him/her.

4.4 Formwork

All formwork as supplied by the building contract shall be ex 25mm rough sawn timber and braced so as to prevent any distortion. All joints shall be tight so as to prevent any leakage and to ensure that a high standard of finish is achieved. (No allowance has been made for the plastering of foundations).

The cost of any extra concrete due to leakage under the formwork shall be the responsibility of the Contractor.

A.P

4.5 Reinforcing

Allow to place and tie reinforcing as required as detailed on the Plans. The bottom bar of the wall shall have a minimum cover of 75mm. Foundation walls shall be tied to the floor slab by R10 bars at not less than 600mm centres extending into the floor slab not less than 600mm with a minimum cover of 75mm and 50mm in the foundation wall and floor slab respectively. **Place 668 mesh to entire floor slab.** All reinforcing shall be tied to the R10 ties / links with tie wires.

4.6 Damp Proof Course and Insulation

Allow to lay 250 micron DPC to the underside of **40mm sheet Insulation** and the floor slab in accordance with the Manufacturer's recommendations to provide a waterproof membrane. Ensure that the DPC is lapped a minimum of 150mm and sealed with pressure sensitive tape. Any penetrations through the waterproof membrane shall be sealed.

4.7 Concrete Floor

No concrete shall be placed until excavations, formwork and reinforcing have been approved by the Building Inspector or the Site Engineer.

Allow to co-operate with other Contractors to provide for electrical conduits, plumbing wastes, water feed etc as required by other contractors. All embedded pipes to comply with NZS 3109 (1997).

Concrete floor slab shall be a minimum 100mm thick and shall be cut into **3** metre squares unless mesh is indicated on the Drawings. The Contractor shall be responsible for the protection of the slab and any damaged or sub-standard slab shall be repaired or remade to the satisfaction of The Housing Specialist.

4.8 Wall Framing

All framing to be Number 1 Grade 94x47mm, studs to be at 600mm centres with two rows of dwangs equally spaced. Top and bottom plates are to be 94x47m with top plates being joined with nail plates. Exterior bottom plates are to be fixed with bottom plate fixing anchours at 900mm centres. A Ramset nail washer is to be fixed adjacent to each connector.

Interior bottom plates may be fixed with Ramset or similar approved fittings. *-12" bolts at brace ends.*

Ceiling plate is to be 150mm x 40mm.

JH

8

All exterior wall framing is to be covered with building paper complying with NZBC E2/AS1 clause 2.4 and is to be securely fixed to studs, dwangs and plates with a minimum 75mm overlap.

All trimmings, straightening and packing of studs, dwangs and joists necessary to enable tradesmanlike fixing of wall linings is to be completed by the Builder.

All lintels are to comply with NZ Standard 3604 (1999). *Section 15. Table 15-2.*

The Builder should note any Engineers lintel designs where high load points may occur in terms of NZ Standard 3604 (1999).

4.9 **Fastening**

All aspects of fastening shall comply with NZS 3604 (1999).

Frames to be bolted with M12 true bolts at bracing units.

Nail, bolts and screws of all external work shall be galvanized.

Nails to be punched where work is to be decorated.

4.10 **Bracing**

Allow to fix all bracing as shown in the Drawings in accordance with the manufacturer's recommendations and to comply with NZS 3604 (1999).

4.11 **Trusses**

Allow to fix trusses as detailed on the truss layout provided.

4.12 **Soffit**

Allow to fix 4.5mm **Hardiflex** soffit where shown on the Drawings.

4.13 **Insulation**

Allow to fit **R2.2 wall batts** to external walls and **R2.6 batts** to ceiling spaces of the house, and **40mm polystyrene under floorslab of the house only**, to manufacturer's specification and to comply with NZBC H1/AS1.

4.14 **Aluminium Joinery**

Take delivery and install all aluminium windows and doors. Fit flashings as necessary to ensure that the job is thoroughly water tight.

4.15 **Doors**

Take delivery and install all external and internal doors and door handles. Ensure that all doors are hung in a tradesmanlike manner.

PH

4.16 Interior Linings

Allow to line internal timber frame walls and all ceilings with 9.5mm thick Plaster Board and fix in accordance with the manufacturer's specifications. Aqualine gibboard to bathroom and ensuite. Ensure all linings are true and

plumb. All linings are to be carried to floorlevel, into wardrobes and cupboards and behind all fittings. The moisture content of all framing shall be within the acceptable range and complying with the Local Territorial Authority requirements before fittings of linings.

4.17 Skirtings

Allow to fix 90 x 10mm bevelled PINE paint grade skirtings to all wall and floor junctions including the hot water cupboard, wardrobes and cupboards.

4.18 Ceiling Access

600 x 500" Min.

Allow to provide an access hole in the ceiling of the garage fitted with an attic ladder. Fit 3 x 2400 x 1200 x 12mm MDF cover sheets to attic space.

4.19 Wardrobes

Allow to install wardrobes. Wardrobes are to be lined with 9.5mm thick Plaster Board. Provide each wardrobe with a full width shelf at 1.8m above the concrete floor, with PVC Basket type shelf, 1 per wardrobe with clothes rail. Walk in robe to have 1 shelf on one wall and 2 shelves to two walls. Linen cupboard to have 3 shelves.

4.21 Kitchen Joinery

The joiner is to install kitchen joinery as shown on the Plans. Kitchen layout and joinery is to comply with NZBC G3/AS1 with particular emphasis on the preparation area.

The Contractor shall ensure that all necessary plumbing fittings are installed before fitting of the joinery.

4.22 Laundry Cabinet and Tub

Install laundry ST3000 cabinet to laundry. The Contractor to ensure that tub pre-plumbing is completed before final fitting of the cabinet fix to wall.

4.23 Bathroom

Install bathroom joinery including vanity units and shower cubicles which are to comply with the requirements of the NZBC G1/AS1 and E3/AS1 Clause 3.2. Install towel rails to bathroom and ensuite.

Install toilet roll holders to both toilets.

The Contractor is to ensure that the Plumber has installed the shower tray (plumbed) and any other required fittings are in place before he/she commences work.

PL

4.24 Verandah

Fix 90 x90 Glulam posts to bowmac post brackets cast in concrete with m12 galvanised bolts. Rafters 100x 50 at 600 crs. Allow to line underside of rafters with 4.5 mm hardiflex soffits.

4.25 Co-operation

Co-operate and co-ordinate with other trades as required to ensure that all work on site is carried out in an efficient and effective manner.

Co-operate with all contractors for the correct positioning of all bolts, wire ties, dwangs and fittings etc.

Co-operate with plumber in building in the various plumbing and sanitary fittings as described in Section 8 of this specification.

Co-operate with electrician in building in the meter box, switch board and other electrical fittings as described in Section 7 of the specification.

Ad

5. ROOFING AND GUTTERING

5.1 Scope

The work in this section includes all materials, labour and equipment necessary to supply and install the following together with any other items reasonably inferred to be part of this Section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of the Specification which are relevant to this Section.

(a) Roof: **Longrun Coloursteel 0.40 G2z custom orb Plumdek**

Colour **New Denim Blue**

(b) Ridge Cap: **Standard**

Colour **New Denim Blue**

(c) Barges: **Coloursteel**

Colour **New Denim Blue**

(d) Fascia & Gutter: **Coloursteel Multiline Quad external spouting**

Colour **New Denim Blue**

(e) Downpipes: **65mm Diameter Coloursteel**

Colour **New Denim Blue**

5.2 Workmanship and Materials

All work shall be carried out in accordance with the manufacturer's instructions by skilled tradespeople to give a thoroughly water tight job. Roofing underlay shall be self supporting breather type building paper complying with NZS 2295 (1988).

A written guarantee will be required from the roofing Contractor, stating that the entire roof has been laid in accordance with the manufacturer's instructions and is completely watertight and weatherproof. Any damage to buildings caused by water or the like will be made good at the roofing Contractor's own expense.

5.3 Co-operation

The Contractor shall co-operate with the builder to ensure all flashings are correctly fixed to ensure a water tight job.

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6. ALUMINIUM JOINERY

6.1 Scope

The work in this section shall include all labour, materials and equipment necessary for the construction and delivery to the site of all aluminium windows and doors as shown on the drawings, complete with all friction stays, catches, essential window hardware and glazing.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

6.2 Materials and Workmanship

All materials shall comply with NZS 3504 (1979) (Specifications for Aluminium Windows) and tested and approved in accordance with NZS 4211 (1985) (Performance of Windows). Glazing shall be in accordance with NZS 4223 (1985) and Part 3 (1999) and the NZBC F2/AS1 in respect to safety glass.

Ventilation to all areas of the house to comply with NZBC G4/AS1 except where mechanical or other means of ventilation are used.

Entrance Door to be a Plyco L2400 with Gold Elegance glass top panels in aluminium frame.

All windows to be **Single glazed.**

Glass shall be float glass, except in the **bathroom and ensuite** which shall be obscure glass.

The powder coated aluminium frames are to have mitred corners with neat and tightly fitting joints. All aluminium frames are to have self-draining condensation channels and shall be supplied with **25mm, paint grade rebated reveals.**

All hardware to Aluminium windows and doors to be **black.**

The colour of the aluminium frames is to be **New Denium Blue.**

All aluminium frames are to be square and shall be purpose made to fit the individual openings. Any errors in sizes shall be the manufacturer's responsibility and shall be corrected at his/hers expense.

The direction of window and door openings shall be that identified on the Drawings.

Window latches to be **black double tongue sash handles.**

Door handles to be **black Iseo 781 lever lock.** Handles to be keyed locked from both sides.

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7. ELECTRICAL

7.1 Scope

The work in this Section shall be carried out by Registered Electrician and shall include all labour, materials and equipment necessary to carry out and complete the electrical installations as shown including the connection to the Local Power supply Authority mains system, together with any other items of work reasonably inferred as part of this section, **excluding the connection to the Local Power supply Authority mains system which shall be the responsibility of the owner.**

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

7.2 Workmanship and Materials

All work shall be carried out by a Registered Electrician in strict accordance with the latest Electrical Wiring Regulations and all its amendments and shall comply with the NZ Electrical Code of Practice ECP50 and ECP51, the Building Act 1992 and the local Territorial Authority requirements.

The work shall be completed and left in running order to the satisfaction of The Housing Specialist. The electrician shall at his/her own expense renew work that proved defective from faulty materials or workmanship during the first year after completion date.

Cables and flexibles shall be 250v grade T.P.S. to comply with NZ Standard 6401 (1973).

An allowance of 15 lineal metres of mains and phone cable has been allowed for.

7.3 Fees

Obtain all necessary permits for this Section. **Owner to arrange with Power Board and pay all fees for the connection of power supply to the residence.**

7.4 Switch Board & Meter Box

Provide and install a recessed circuit breaker switch board complete with all necessary control and ancillary equipment where shown on the drawings. Quickset fuses to be used. Correctly label all fuses and switches.

Provide and install a steel meter box where shown on the Plans.

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7.5 Switches and Power Points

Allow to supply and wire 10amp, insulated Clipsal S2000 series switches mounted 1200mm above the concrete floor.

Allow to supply and install 230v, 10amp, 3 pin flush type power points mounted 300mm above the floor, except in the kitchen and the bathroom where the power points shall be installed 225mm above the bench top and the vanity respectively. Mount power points for the washing machine and refrigerator 1200mm above the concrete floor. Power points to be double switched with safety shutters.

- Twenty Two (22) double plugs have been allowed for. PDL
- Five (5) single plugs.
- Two (2) RCD plugs.
- Two (2) Under tile heating circuits (Bathroom & Ensuite)
- One (1) Infloor heating circuit (Kitchen - diningroom)
- One (1) Heat pump circuit. (Familyroom)
- One (1) Outdoor socket

7.6 Electrical Fittings

The Contractor shall install the following fittings. Allow to supply and install all switches and power points as necessary to install fittings.

	<u>Model</u>		<u>Supplied By</u>
Wall oven	F&P B1602E	S/S	THS
Gas Hobb, Bottle & Fittings	F&P GC900WFC	S/S	THS
Dishdrawer 2x integrated	F&P DD603	integrated	THS
Rangehood	Parmco Forma 900	S/S	Joiner
Chest freezer	F&P H320X	W/W	THS
Auto Garage door opener	2 Remotes		Dominator
2x 150mm extractor fan			Electrician
2x Bathroom mirror heater	Wall mounted		Electrician

7.7 Light Fittings

Interior:

Supply and install

- | | | |
|---------------|------|--|
| -Thirty eight | (38) | downlights (white) |
| -two | (2) | batten holder light fittings to garage |
| -one | (1) | batten holder to attic space |

Exterior:

Supply and install

- | | | |
|--------|-----|--------------------|
| -one | (1) | Sensor light |
| -three | (3) | bulkhead lights |
| -three | (3) | downlights (white) |

7.8 Hot Water Supply

Install an element and thermostat to a 250 litre mains pressure Hot Water Cylinder as supplied by the Plumber.

7.9 Telephone and Television

Allow to lay, in conjunction with Telecom, underground cable from the boundary to the house.

Allow to supply and fit **four (4)** Telecom jack points.

Allow to supply and fit **three (3)** T.V. points.

7.10 Heating

Supply and install Enersave under tile heatmat to the ensuite and bathroom.
Supply and install Enersave infloor heating to Entry, kitchen and diningroom.

7.11 Alarm system

Supply and install 1x smoke detector, 5x PIR detectors with 2 remote key fobs.

7.12 Co-operation

The Electrician shall co-operate with all other Contractors in all phases of work in particular the following:

Co-operate with the Builder to provide temporary power to the site.

The Contractor shall confirm the precise locations of all electrical fixtures and fittings with the Client prior to commencing any work.

AdH

PLUMBING

8.1 Scope

The work in this Section shall include all labour, materials and equipment necessary to carry out and complete the installation of water reticulation (from toby box), sanitary services and fittings (from gully traps / vents inclusive), all vent pipe fittings and cappings and downpipes and associated brackets (snow strapping if required), together with any other items of work reasonably inferred as part of this section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

8.2 Workmanship

All work shall be carried out by registered tradespersons in accordance with the regulations of the controlling Territorial Authority and the Building Act 1992. All work and materials are to comply with the relevant NZ Standard and the NZBC Clause G1 - G4 and G10 - G15 and in particular

- B2 Durability
- E1 Surface water (for stormwater)
- G12 Water supplies (for plumbing)
- G13 Foul water (plumbing wastes and drainage)

Water supply pipes to be "h.d." Alkathene completed with approved pipe fittings to NZ Standard 7602 (1977).

8.3 Cold Water Supply

Tap off from the main service pipe at the toby box in the street with 20mm Polybutylene/Polyethylene or similar approved pipe. Run the pipe not less than 450mm below finished ground level to the house foundation entry point at the garage, then through or under the foundations to a **Sue Kelly watersoftener**. All pipework to be PVC Polypropylene, 20mm diameter mains with 15mm diameter branches. All pipework to be clipped in accordance with NZBC G12/AS1 Table 7 and G13/AS1 6.3.1. Table 3.

lag where likelihood of freezing.

PA-P

8.4 Hot Water Supply

Supply and install a 250 litre, Mains pressure hot water cylinder system with 20mm diameter supply pipe and 15mm diameter branches or risers to sink, bath, shower and laundry tub. Hot water supply pipework to be copper piping or approved polybutylene piping. Copper tubing shall be seamless cold drawn to comply with NZ Standard 3501 (1976). Polybutylene pipe shall comply with NZ Standard.

Provide a drain and tempering valve to the cylinder. Tempering valve to comply with NZ Standard 4617 (1989) to all hot water supply pipework prior to all fittings. Set valve to 55 degrees centigrade in accordance with NZBC G12/AS1 Clause 4.13.2. Seismic restraints shall be fitted to the top and bottom of the cylinder. *and centre. G12/AS1 Fig 14* ✓

All pipework to be clipped in accordance with NZBC G12/AS1 Table 7 and G13/AS1 6.3.1 Table 8.

Insulate all hot water pipes to required standard. ✓

8.5 Waste Pipes and Traps

Waste pipes, vents and traps are to be installed with all work carried out in accordance with the manufactures instructions and specifications. Care is to be taken where pipes and wastes are running horizontally.

Wastes, vents and soil pipes shall be rigid PVC having solvent welded joints to comply with NZ Standard 7641 (1978) and 7642 (1971).

Traps shall be white polypropylene with screwed joints to NZ Standard 7652 (1976).

8.6 Fittings

Set up the following fittings, complete with wastes, traps, back vents, soil stacks and terminal vents. Flash all vent pipes through the roof. Terminal vents to be in wall cavity. Provide cleaning eyes to all waste pipes at junctions and all necessary overflow pipes.

The shower trays are to be installed before the Builder finishes off shower joinery and must comply with NZBC E3/AS1 Clause 3.2.

Ad-1

Bathroom

- Bath:** Englefield 'Emerald' 1500mm corner bath (white). Tiles to front and 2 rows to top of the bath
- Shower:** 1.0m x 1.0m shower cubicle with soap caddy fitted to corner, glass screen and door and easy clean trap.
- Vanity:** 1800mm 'Tosca' double basin wall hung vanity with 2x .6x.9 mirrors over.
Sonia dallas towel rail and robe hook
- Toilet:** Ecco pan and studio cistern.
Sonia dallas toilet roll holder

Ensuite

- Shower:** 1.0m x 1.0m shower cubicle with soap caddy fitted to corner, glass screen and door and easy clean trap.
- Vanity:** 1200mm 'Tosca' wall hung vanity with .6 x .9 mirror over.
Sonia dallas towel rail and robe hook
- Toilet:** Ecco pan and studio cistern.
Sonia dallas toilet roll holder

Toilet

- Ecco pan and studio cistern.
Sonia dallas toilet roll holder

Laundry

- Tub:** ST3000 Supertub.

Kitchen

- Sink
Dishdrawer
Rangehood

If fittings other than white are requested, The Housing Specialist accept no responsibility for manufacturer colour variation.

8.7 Taps, Faucets, Shower Mixing Valves etc

Supply and set up the following taps and all other taps, valved etc as necessary

- 2 x Stella 3F slide shower rose
3 x Laska shower mixers
2 x Laska basin mixers
1 x Bath spout
1 x Laska sink kitchen faucet
Three (3) Brass garden taps, 600mm above the ground level.

8.8 Downpipes

Allow to supply and fit colorsteel downpipes to droppers in gutter system including two brackets to each downpipe. Comply with NZBC E1/AS1 Clause 4.0 and Table 5

8.9 Heating

Supply and install a Toshiba RAVSM 560 Inverter heat pump to family room.

8.10 Testing

At the completion of work test all water supply pipework at maximum 1500 kPa pressure available and comply with any Local Authority requirements or procedures. NZBC G12/AS1, 7.5.

8.11 Co-operation

The Plumber shall co-operate with all other Contractors in all phases of work in particular the following:

The Contractor shall co-operate with the Builder to organize temporary water supply to the site.

Ad. 1

9. Drains

9.1 Scope

The work in this Section include all labour, materials and equipment necessary for all surface and foulwater drainage up to ground level to connect to the Plumbers work including:

(a) Lay 100mm diameter sewer lines including all fittings, manholes and inspection chambers, gully traps and connections for soil and waste pipes and terminal vents.

(b) Lay 100mm diameter stormwater pipes including all connections.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

9.2 Materials and Workmanship

The whole of this work shall be carried out by registered drainlayers and to the satisfaction of the Building Inspector. The work shall conform to the requirements of the NZ Building Act (1992) and relevant NZ Standards and the Territorial Authority regulations. The work shall be completed in accordance with the New Zealand Building Code Clauses G1 - G4, G10 - G15 and G13 AS2 and with good trade practice and in particular

- B2 Durability
- E1 Surface water (for stormwater)
- G13 Foul water (plumbing wastes and drainage)

The drainlayer shall obtain all relevant permits, service all notices, pay all fees required and arrange for all tests. *At time of Full water Test inspection, provide an accurate as laid drainage plan to Council Officer.*

General drains shall be UPVC and comply with NZ Standard 7649 (1988). 100mm diameter unglazed socket earthenware pipes will comply with NZ Standard 3302 (1083) with approved rubber rings. Concrete shall be 17.5MPa and comply to NZ Standard 3109 (1987).

Sewer and stormwater drains shall comply with NZBC and NZ Standard 4452 (1986).

9.4 Drain Trenches

The excavation of trenches for drains shall be approximately 200 - 400mm wider than the pipe OD to allow for sufficient space to place sidefill. The trench shall be excavated 80 - 100mm below the pipe bedding to be placed. The trench shall be accurately made with base clean and true to grade to enable layering and jointing to be properly carried out. Trenches shall be kept firm and dry and shall be opened up only in lengths that can be protected, utilized and refilled within a reasonable time

101-1

9.5 Bedding

PVC pipes shall be placed on a bedding of granular material 80 - 100mm thick extending to the sides of the trench and sufficiently deep to provide one quarter diameter haunching to the pipe.

The bedding material shall be gravel with a maximum particle size of 20mm and may be single sized or graded.

9.6 Fittings

The Drawings show the layout of the drainage. Additional fittings that are normally required such as inspection points and inspection bends etc but are not specifically shown must be allowed for to comply with normal practice under the regulations or special requirements of the Territorial Authority requirements.

9.7 Joints

The pipes are to be jointed by push in rubber ring or solvent cementing as appropriate and shown in the manufacturer specifications.

9.8 Pipelaying

Pipes shall be laid on the bedding to a regular and even fall, and shall be checked for grade every two metres. The pipe barrel must be uniformly and continuously supported with holes scooped out under jointing sockets.

9.9 Sidefill and Cover

Sidefill shall be placed as soon as practicable after laying. Sidefill material shall be gravel, either single size or graded with minimum of fines and a maximum particle size of 20mm. This material must completely fill the space between the pipe and the trench wall and give 80 - 100mm of cover to the pipe barrel.

9.10 Backfill

Properly backfill all trenches with excavated material after testing, consolidate as filling proceeds. No mechanical compaction shall be used until at least 300mm of backfill has been placed.

9.11 Sewer Drains

Provide all necessary bends, junctions, inspections fittings etc. Bed gullies in concrete and fit preformed plastic sumps complete with grate and cover. Sumps shall be 100mm above existing ground level. Connect to terminal vent and gully trap and run to **lateral inside boundary**

Ad-1

9.12 Stormwater Drains

Provide all necessary bends, junctions, inspection fittings etc. Bed "easy bends" in concrete below downpipe entries; fit grating and coverplate cut around downpipe. Connect to stormwater drains and run to lateral inside boundary.

9.13 Gully Traps

Supply and fit all gully traps as required.

9.14 Co - operation

The drainlayer shall confer with the plumber and shall arrange with the builder before the foundations are laid to fix the exact position of all connections of waste and drainage.

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10. EXTERIOR CLADDING

10.1 Scope

The work in this section shall include all materials, labour and equipment necessary to carry out and complete the exterior cladding as shown, together with any other items reasonably inferred as part of this Section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

10.2 Materials and Workmanship

All work shall be in accordance with NZ 3604 (1990), NZS 4229 (1986)⁹⁹, 4230 (1990) and the NZBC B1/AS1. Cement shall comply with NZSS 3122. All water shall be potable. Sand for mortar shall be No 1 grade and / or shall comply with the relevant clauses of NZSS 3103.

Exterior cladding to the house and garage shall be 70 series Canterbury clay 'Sumner' bricks with grey mortar.

Mix the mortar in approved mixer to form a homogenous mass in the colour specified. Mortar shall be discarded if not used within 90 minutes of mixing.

Lay bricks in stretcher bond to a true level line and plumb face, with consistent joints not less than 9.5mm wide. A cavity not less than 40mm or more than 75mm shall be maintained between the timber frame and the brick veneer. Bricks to have a 70mm bearing on the foundation. Keep cavity clean and free of mortar droppings and protusions and free of all pipework or electrical wirings.

Build in approved face fixed galvanized ties at a maximum of 600 crs horizontally and a maximum 400mm vertically or 450mm both ways. Form weep / vent holes in the top and bottom course by raking out every third perpendicular in each of those courses

The Contractor is to allow for any pipes, conduits or other fittings required by other Contractors. All Penetrations to be watertight sealed.

The Contractor shall clean down all work when completed and leave free from stains. Remove all associated debris from the site.

Bricks left over shall be left clean and stacked on pallets for return.

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11. DOOR JOINERY & HARDWARE

11.1 Scope

The work in this Section shall include all the materials, labour and equipment necessary to construct and deliver to the site all the internal doors together with all the essential hardware.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

All doors are to be square and shall be supplied with **25mm paint grade** reveals. Direction of doors openings to be that identified on the Drawings. All doors shall be site measured before construction.

All Door hardware to be **Schlage Plymouth Brass lever handles**

'Somerset' smooth sectional garage door (Auto opener 2 remotes)

Entrance door Plyco L2400 / Gold elegance glass (in aluminium frame)

- 11 x Plyco 4 panel Frontier prehung paintgrade doors in paint reveals**
- 1 x Double Plyco 4 panel Frontier paintgrade open top doors lounge to family, glass top clear glazed**
- 4 x Sets of Aluminium sliders with 9mm MDF painted panel to linen and robes/paint grade reveals**
- 3x Plyco 4 panel Frontier doors in cavity slider unit**

Door stops to all doors as required.

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12. JOINERY

Kitchen

12.1 Scope

The work in this section includes all labour, materials and equipment necessary to construct and deliver to the site all kitchen joinery, together with any other items reasonably inferred as part of this Section

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section..

12.2 Workmanship and Materials

Cupboard front finishes with **2mm PVC edging**
Melamine Colour:

Formica Top

Rolled edge Colour:

Sink Inserts

Oliveri PE302 stainless steel 1 & 1/2 bowl with
drainer

Drainage Tray

Left hand

Rubbish Bin

Pull out twin bin

Glass splash back to behind hobb

Door handles:

Pantry: with adjustable shelves

The Contractor shall provide the following fittings as listed and owner to supply fittings as listed.

	<u>Model</u>	<u>Supplied By</u>
Wall oven	F&P BI601E	S/S THS
Gas Hobb	F&P GC900WFC	S/S THS
	Allow to pipe to 9kg gas bottle outside	
Dishdrawer x2	F&P DD603 integrated	THS
Rangehood	Forma 900mm	S/S Joiner
Chest freezer	H320X	W/W THS

All joinery shall be site measured before construction

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GIBSTOPPING

13.1 Scope

The work in this Section shall include all labour, materials and equipment necessary to carry out and complete the plastering, together with any other items reasonably inferred as part of this Section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

13.2 Materials and Workmanship

The Contractor shall stop all Gibraltor Board surfaces in accordance with the manufacturer's instructions to a **standard smooth level 4 finish**.

External corners to have square beadex mouldings

Fit 75mm gib cove cornice to wall ceiling junctions in kitchen, bedrooms (excluding robes) and family dining area.

13.3 Protection

The Contractor shall adequately protect all dressed woodwork, joinery, fittings and all other finished surfaces against plaster droppings or damage. The Contractor shall make good all damaged surfaces at his/her own expense to the satisfaction of The Housing Specialist.

13.4 Cleaning

The Contractor shall make good all plaster work after other trades. On completion of the work, the Contractor shall have all ceilings, walls, woodwork and joinery carefully dusted and wiped down and windows washed. If the Contractor fails to leave the work free of dust and plaster droppings, he/she shall be charged the cost of commercial cleaners by The Housing Specialist.

7/1/8

14. PAINTING

14.1 Scope

The work in this Section shall include all labour, materials and equipment necessary to carry out and complete the painting as shown, together with any other items of work reasonably inferred as part of this Section.

The Contractor shall be familiar with the clauses in Section 1, Preliminary and General, of this Specification which are relevant to this Section.

14.2 Materials and Workmanship

All materials shall be of approved colour as indicated by The Housing Specialist and shall conform to the relevant NZ standards and shall be delivered to the site in unbroken packages bearing brand and maker's name.

The Contractor shall apply one sealer coat and one undercoat prior to applying the oil based top coat. When water based paint is used, the Contractor shall apply one sealer coat and two top coats. *- Semi-Gloss or Gloss in areas of Watersplash.*

It is the Contractors responsibility to notify any defects to plaster work to The Housing Specialist prior to commencing any work.

The work shall be executed by competent tradespeople and shall be carried out in accordance with the best trade practice.

14.3 Protection of Work

The Painter shall take adequate measures to protect all work during painting.

14.4 Exterior

<u>Area</u>	<u>Finish</u>	<u>Colour</u>
Cladding	Brick	'Sumner' Canty Clay
Fascia	Colorsteel	New Denim blue
Downpipes	Coloursteel	New Denim blue

14.5 Interior

<u>Area</u>	<u>Finish</u>	<u>Colour</u>
Walls -3x Beds, Study, Laund, Garage	Paint	Matterhorn (British paints)
Ceilings and cornice	Paint	White
Walls - Bathroom & Ens	Paint	Winter sun (British paints)
Ceilings -	Paint	White
Walls - Kitchen, Living, Dining, Lounge & passage	Paint	Sour cream (British paints)
Ceilings and cornice (except lounge)	Paint	White
Ceilings lounge	Paint	Sour cream
Skirtings	Paint	White
Doors & Jambs	Paint	White
Window Reveals	Paint	White

Kitchen joinery, laundry cabinet and vanities to be prefinished by manufacturer.

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15 FLOOR COVERINGS

Supply and install Lifestyle colour "Atlantic" Carpet on turbo tread underlay and smoothedge to Lounge, Family, 3 bedrooms and study including robes and passage.

Supply and install 'Diva Black' Floor Tiles to laundry, toilet, kitchen, dining, entry, bathroom, and ensuite. (confirm grout colour with client prior to laying)

NON SLIP?

15.2 Heating

Enersave

Infloor heating to entry dining kitchen 3390watts

Undertile heatmat to ensuite and bathroom. 1248watts

Heatpump to family room Toshiba RAVSM 560 hi wall inverter

16 WINDOW FURNISHINGS

Separate contract by owner

17 SITEWORKS

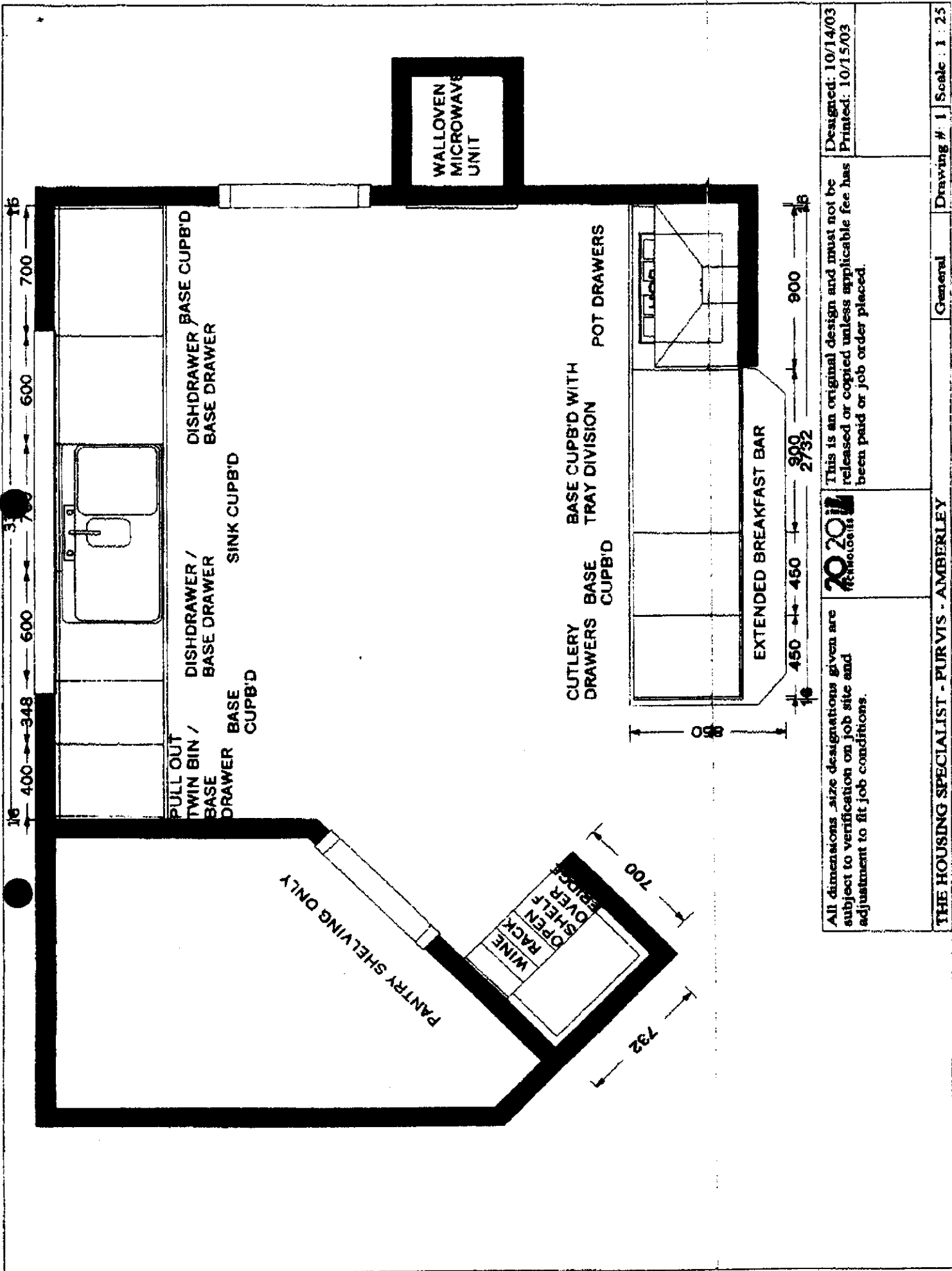
Drive Exposed aggregate concrete 54 m2
Patio Exposed aggregate concrete 76 m2
Paths Exposed aggregate concrete 20 m2 to entrance path.
and 15 m2 to clothesline path
(Concreting value \$10,552.50)

Fencing Supply and erect fencing
-50 lineal metres of 1.8m paling
-4 lineal metres of 1.2m paling
-64 lineal metres of 1.2m picket (100x 20 square dressed treated)
-15 lineal metres of 1.8m trellis

Clothesline Supply and install a hills 6 line extendaline

A foundation and floor slab for a 2.5m x 3.3m garden shed has been allowed for.

add



Designed: 10/14/03
 Printed: 10/15/03

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.

No.

MEMORANDUM OF TRANSFER
(LAND COVENANTS)

Correct for the purposes
of the Land Transfer Act
1952

SEAVALE FARMING COMPANY
LIMITED

Solicitor for the Transferee

Transferor

SEAVALE FARMING COMPANY
LIMITED

Transferee

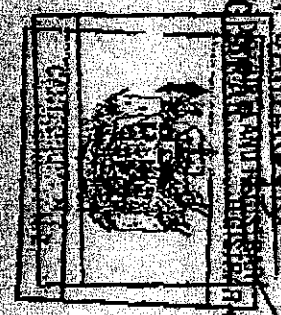
Particulars entered in the Register
as shown herein on the Certificate
time endorsed hereon

HEREBY CERTIFY for
the purposes of Stamp
and Cheque Duties Act that
no conveyance duty is
payable on this instrument
by reason of the application
of Section 24 (1) of the Act
and that the provisions of
sub-Section (2) of that
section do not apply

Assistant District Land Registrar
District of Canterbury

Solicitor for

FRASER VEENING & CO
Solicitors
4 Durham Street
Rangiora
New Zealand



PARTICULARS ENTERED IN REGISTER
LAND REGISTRY, CANTERBURY
ASST. LAND REGISTRAR



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



R. W. Muir
Registrar-General
of Land

Identifies **CB43C/1143**
Land Registration District **Canterbury**
Date Issued **05 November 1997**

Prior References

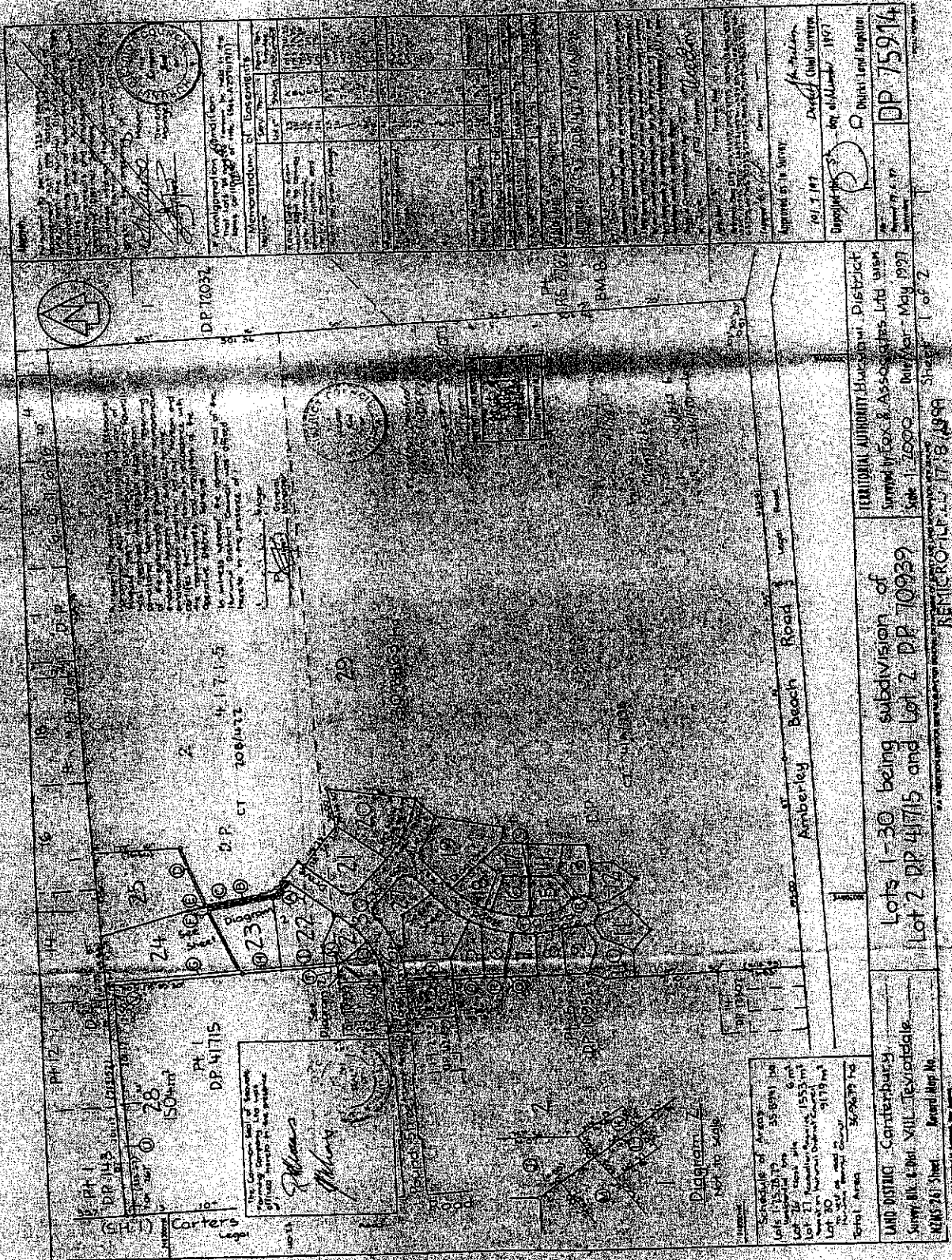
CB41A/998

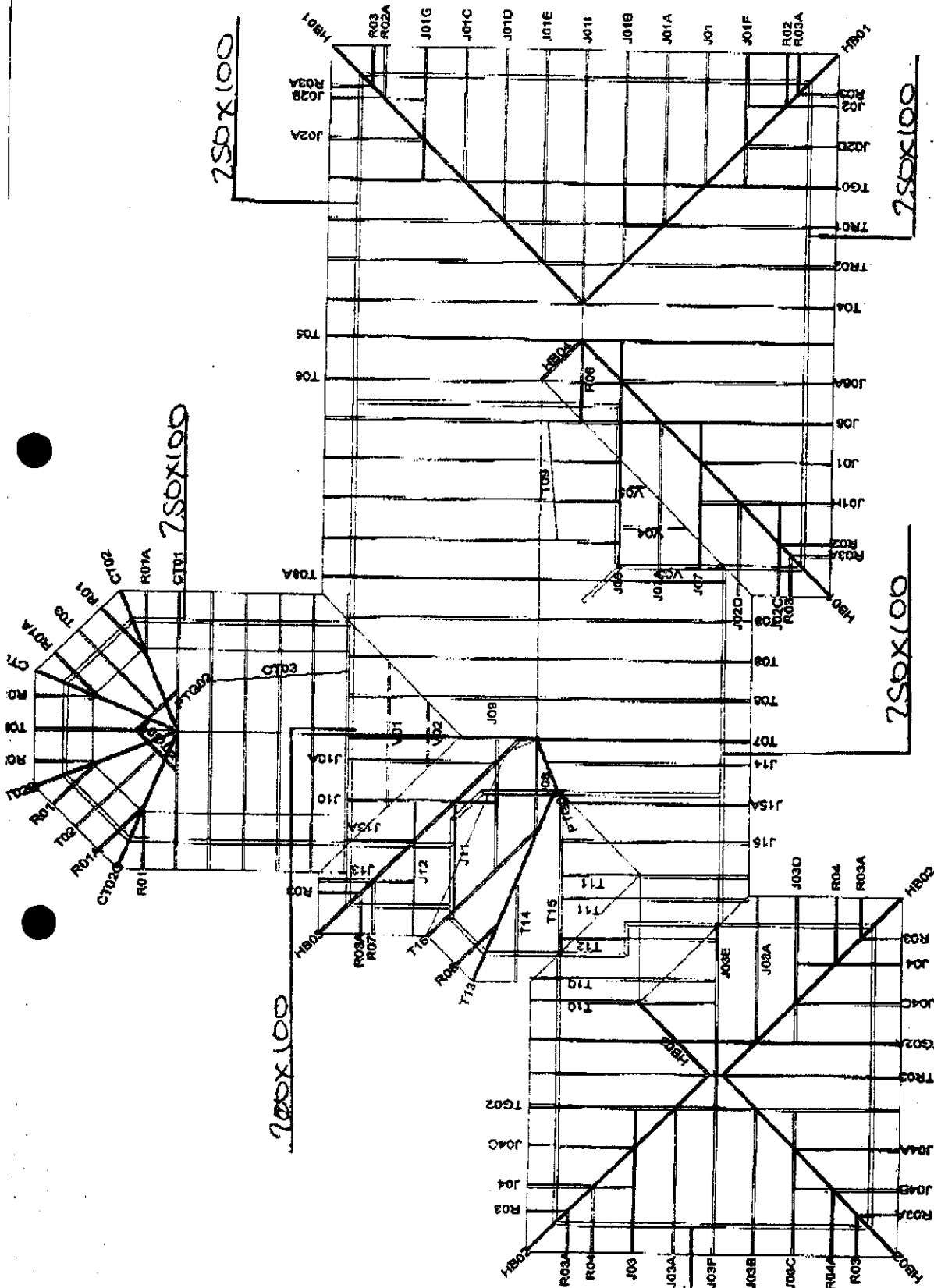
Estate **Fee Simple**
Area **2478 square metres more or less**
Legal Description **Lot 21 Deposited Plan 75914**

Proprietors
Seavale Farming Company Limited

Interests

Land Transfer A324953.17 (limited as to duration) 5/11/1997 at 11:24 am





Job Details:

Snow Zone:	Zone 4	Snow Altitude:	100 m
Wind Area:	High	Design Wind Speed:	44.0 m/s
IC Restraints:	900 mm	9C Restraints:	400 mm
Roof Material:	Galv Iron	Ceiling Material:	Stardord
Roof Live Load:	0.250 kPa	Snow Load:	0.440 kPa
Roof Pitch:	28.00 deg	Truss Centres:	900 mm

Westimber Ltd

P O Box 5015
 Broughs Road
 Christchurch
 New Zealand
 Telephone: Ph 03 360-2100
 Fax: 03 366 6170

Name: THE HOUSING
 SPECIALIST
 Address: Purvis House
 21 Johnson Ave
 Arberley
 Telephone:

Job: 1837
 Date: 19/09/2003
 Scale: 1:125
 Drawn By: Vern Kloss

Westimber Ltd

Producer Statement : Page 1

Job: 1837

Client: THE HOUSING SPECIALIST
Phone:

Site: Purvis House
21 Johnson Ave
Amberley

Description:

Phone:

MITek 20/20 - Engineering 4.5 Gamma2 (R44 1174)

MITek New Zealand Ltd.

Printed: 12/51/87 31 Oct 2002

**PRODUCER STATEMENT
MITek 20/20™ TRUSS DESIGN PROGRAM**

Certification of MITek 20/20™ Truss Design Program

The MITek 20/20™ truss design program has been developed by MITek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and accept solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MITek 20/20™ Truss Design Data and Output

The MITek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Job Details

Roof Truss

Timber Group: Roof

WT_DOPx45

Pitch: 28.00 deg

Std Overhang: 800 mm

Material: Galv Iron .5mm
Dead Load: 0.210 kPa
Restraints: 800 mm centres
Live Load: Q_{ur} = 0.280 kPa
Q_c = 1.000 kN

Material: Standard
Dead Load: 0.200 kPa
Restraints: 400 mm centres

Wind Area: High (44.0 m/s)
Pressure Coeff: C_{pe} = varies; C_{pl} = -0.30, 0.20
Snow Location: Zone 4 at 100 m
Open Ground Load: 0.550 kPa
Basic Roof Load: 0.440 kPa

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall standard gauged and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, defined by NZS3604:1999 Section 4.

Truss List

Legend: * = detail only, ? = input only, Tr = failed design, Unmarked trusses = designed successfully

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
CT01	1	4990	28.00	900	CT03	5	4990	28.00	771	J07B	1	1772	28.00	900
J03E	1	2872	28.00	900	J01	2	2367	28.00	900	J07C	2	1772	28.00	900
J03F	1	2572	28.00	900	J01A	1	2367	28.00	900	J08	1	3783	28.00	900
J05	1	5067	28.00	900	J01B	1	2367	28.00	900	J10	1	3277	28.00	900
J06	1	4167	28.00	900	J01C	1	2367	28.00	900	J10A	1	3277	28.00	900
J08	1	3798	28.00	900	J01D	1	2367	28.00	900	J11	1	2567	28.00	900
J09	1	3798	28.00	900	J01E	1	2367	28.00	900	J12	1	2377	28.00	900
J21	1	4017	28.16	900	J01F	1	2367	28.00	900	J13	1	1477	28.00	900
PTG03	1	1903	0.00	900	J01G	1	2367	28.00	900	J13A	1	1477	28.00	900
TD4	1	10180	28.00	900	J01H	1	2367	28.00	900	J14	1	3878	28.00	900
TD5	1	10180	28.00	900	J01I	1	2367	28.00	900	J15	1	3600	28.00	900
TC5A	1	8400	28.00	892	J02	1	1467	28.00	900	J15A	1	3450	28.00	900
T06	1	8400	28.00	900	J02A	1	1467	28.00	900	J16	1	2377	28.00	900
T07	1	8400	28.00	888	J02B	1	1467	28.00	900	J17	1	1477	28.00	900
T08	3	8400	28.00	888	J02C	1	1467	28.00	900	J17A	1	1477	28.00	900
T08A	1	8400	28.00	888	J02D	2	1467	28.00	900	J18	1	3696	28.00	900
T1	1	3981	28.16	900	J03	1	2672	28.00	900	J19	1	3277	28.00	900
T15	1	3688	28.00	900	J03A	2	2672	28.00	900	J20	1	3277	28.00	900
TG01	1	10180	28.00	900	J03B	1	2672	28.00	900	J22	1	3826	28.00	900
TG02	1	7190	28.00	900	J03C	1	2672	28.00	900	J23	1	2736	28.00	900
TG02A	1	7190	28.00	900	J03D	1	2672	28.00	900	PTG01	1	1229	28.00	900
TG03	1	7190	28.00	900	J04	2	1772	28.00	900	PTG02	1	1229	28.00	900
TG03A	1	7190	28.00	900	J04A	1	1772	28.00	900	T01	1	2473	28.00	900
TR01	1	10180	28.00	900	J04B	1	1772	28.00	900	T02	1	1849	28.00	900
TR02	1	10180	28.00	900	J04C	2	1772	28.00	900	T03	1	1849	28.00	900
TR03	1	7190	28.00	900	J05A	1	2672	28.00	900	T10	2	3573	28.00	900
CT02	1	2001	28.16	900	J06A	1	4167	28.00	900	T11	2	3600	28.00	900
CT02A	1	2001	28.16	900	J06B	1	2672	28.00	900	T12	1	3483	28.00	900
CT02B	1	2001	28.16	900	J07	1	3267	28.00	900	T14	1	1561	28.00	900
CT02C	1	2001	28.16	900	J07A	1	3267	28.00	900	T16	1	2747	28.00	900

Total quantity : 107

Westimber Ltd

Producer Statement : Page 1

Job: 1837

Client: THE HOUSING SPECIALIST
Phone:

Site: Purvis House
21 Johnson Ave
Amberley

Description:

Phone:

MITek 2020 - Engineering 4.3 Gamma2 (9-49 1174)

MITek New Zealand Ltd.

Printed: 12/27/03 11:04 AM

The computer design input has been carried out by:

Signed: VERN KLASSON

Date: 31/10/03

Name of Computer Operator: Vern Klassen
Qualifications and Title: Precut Manager
Company: Westimber Ltd

Verification / Acceptance of Input Data:

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed:

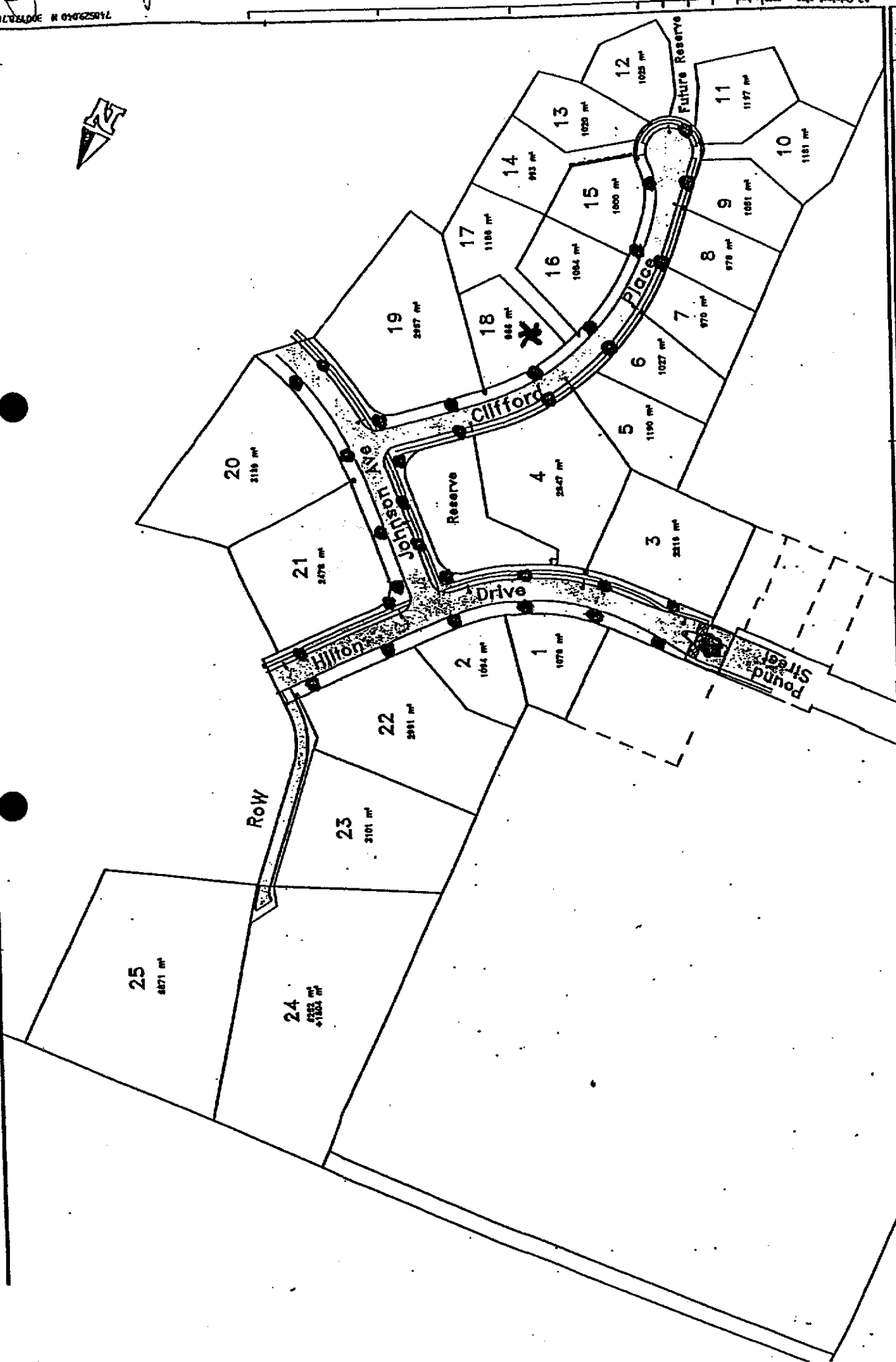
Date:

Company:

Company:

Handwritten signature

715229510 N 307192702 E



Job No. 95M
Sheet No. of
Rev.

Fox & Associates Ltd
 Consulting Surveyors
 Land Development Consultants
 Ph (03)9623955 Fax (03)9791364 Box 10-280 Christchurch
 Price Waterhouse Bids
 Level 23

OAKFIELDS DRIVE
 Subdivisional Development Stage 1
 Fox Farming Ltd

Scale	1:1000
Date	6 MAY 2007
Designed	Carl Fox
Drawn	Carl Fox

41.29m

Lot 21 D.P. 75914
site area 2478 m²

BC / 030533

Please quote this number with all
inquiries and inspection bookings

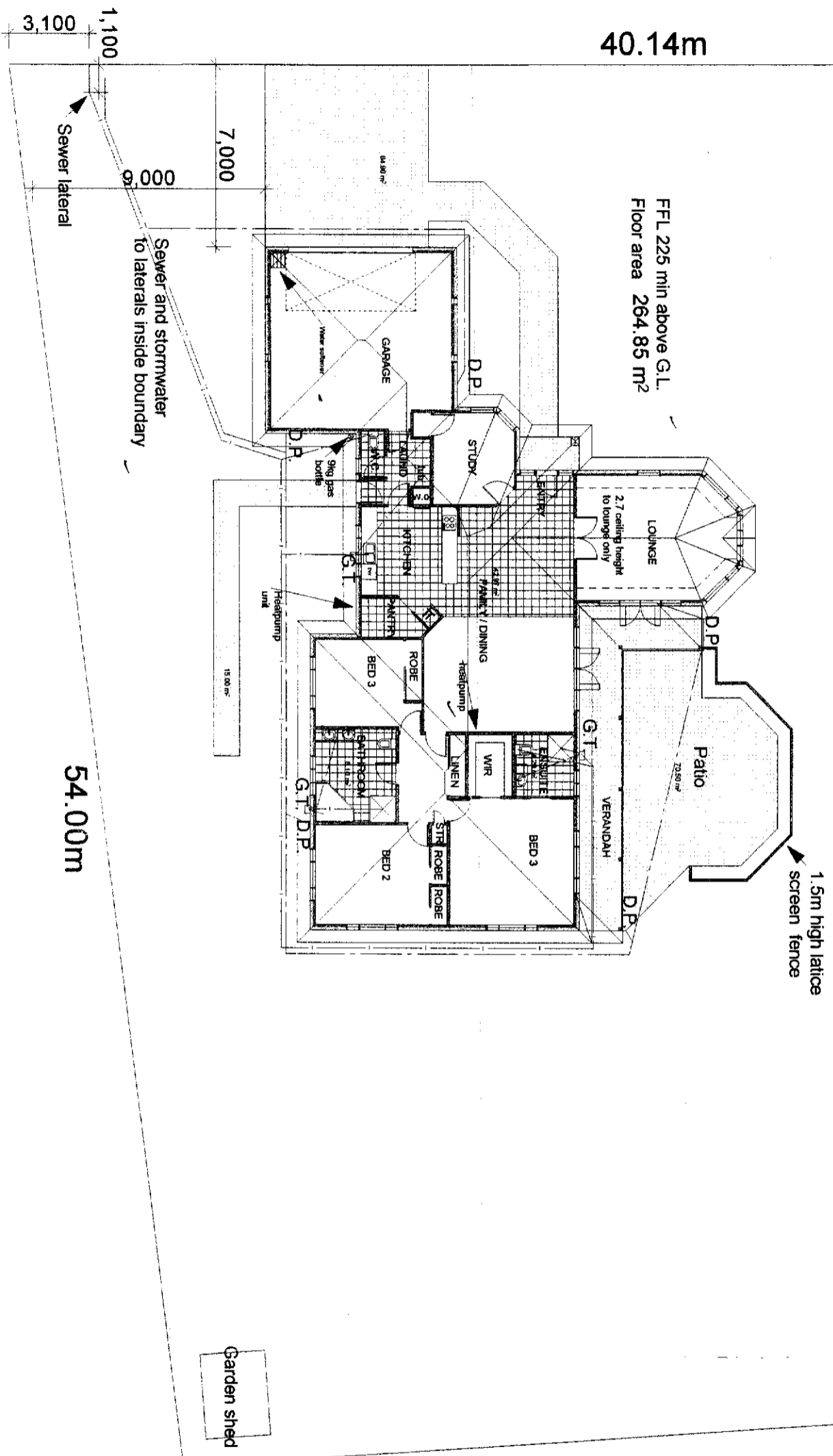
Hurunui District Council
Building Consent Number



The Housing Specialist

P O Box 11 310 Christchurch
Ph: 348 0864
Fax: 348 0866
Website: www.housing.net.nz

46.23m

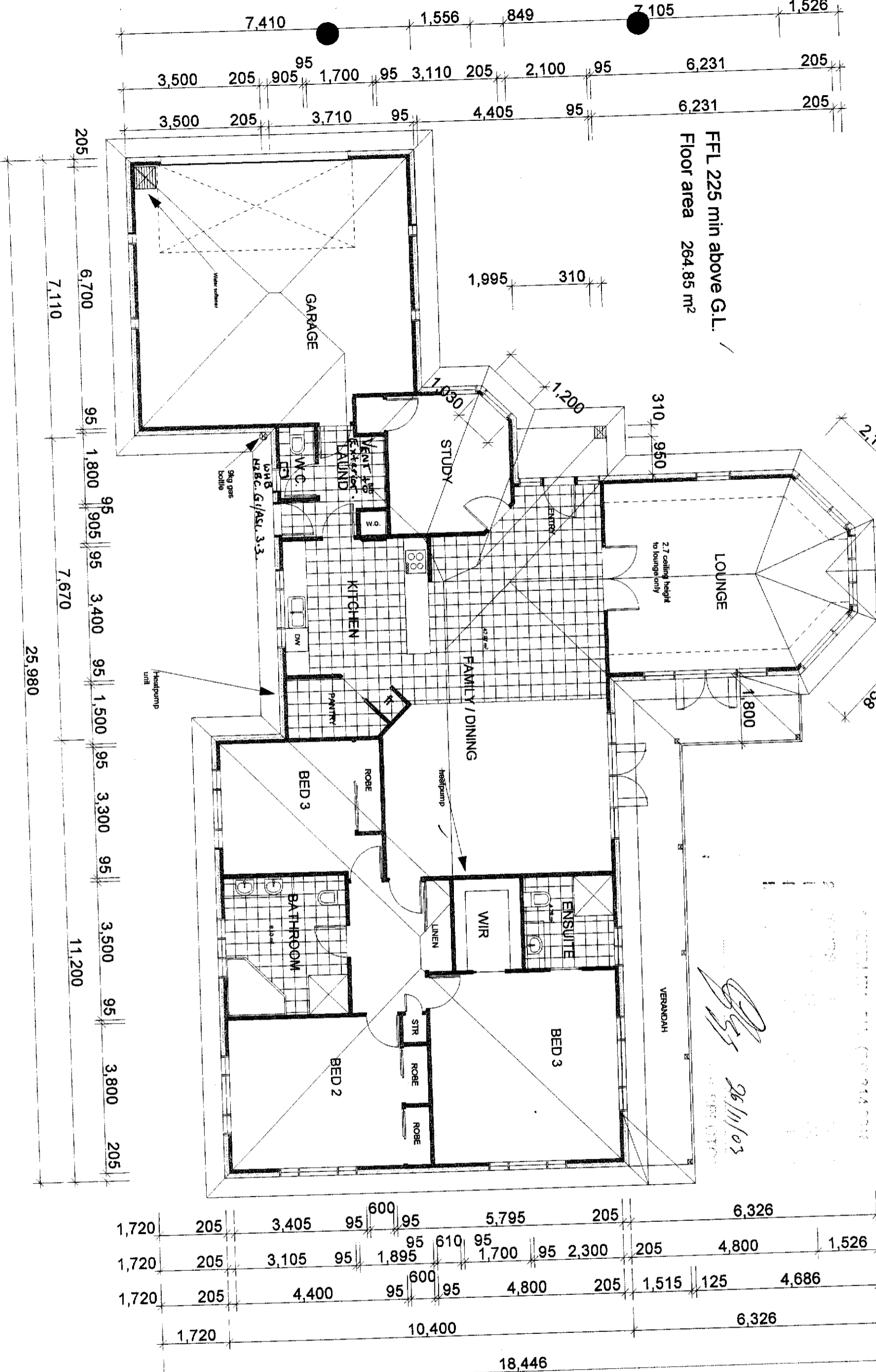


IMPORTANT NOTES:

- 1/ All statements given on this drawing are made in good faith, but without legal liability.
- 2/ The Copyright to these documents remains the property of THE HOUSING SPECIALIST unless otherwise agreed in writing. Contractors must verify all dimensions on site before commencing any work.
- 3/ All dimensions are measured in millimeters unless otherwise specified.
- 4/ Final location of sewer and storm water system shall be determined by both owner(s) and drain layer on site. Final location of proposed dwelling shall be determined by the owner(s) on site.

DATE:	20/0/03	SHEET NO.	1
DRAWN BY:	CAH		
SCALE:	1:200		
DRAWING TITLE:	STE/PROPANE PLAN	IN SET OF	5

H Purvis
Lot 21
3 Johnson Ave Ansonia



6,085	849	1,551	205	4,800	205	12,285	25,980
6,085	205	3,510	95	2,158	8,590	95	2,300
							95
							2,300
							95
							4,800
							205

1,720	205	3,405	95	600	95	5,795	205	6,326
1,720	205	3,105	95	1,895	610	1,700	95	4,800
1,720	205	4,400	95	600	95	4,800	205	1,515
								125
								4,686
								6,326
								18,446

BC / 030533

Please quote this number with inquiries and inspection bookings

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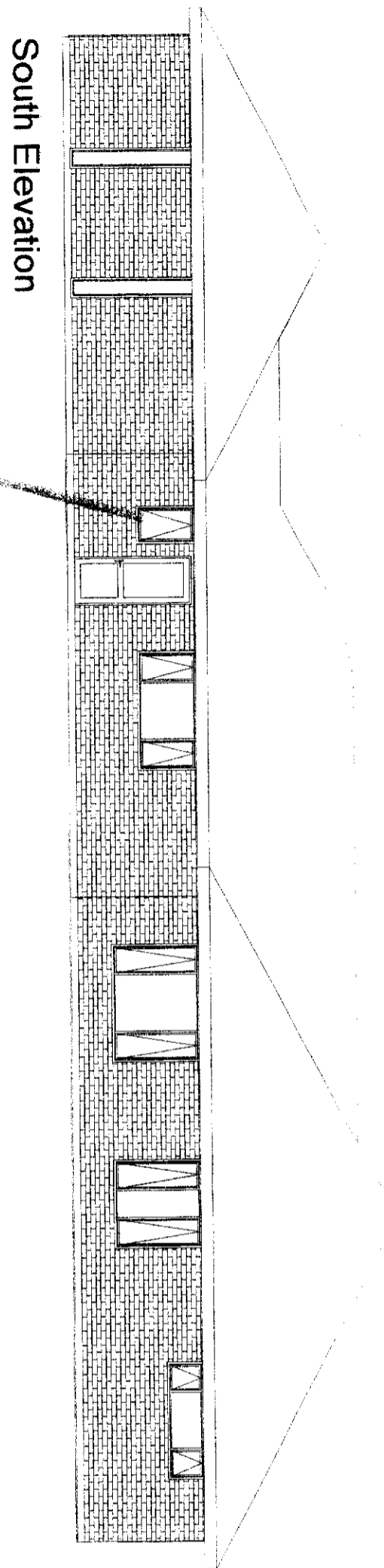
AMENDMENT NO.	DATE	AMD. No.	COMMENT

IMPORTANT NOTES:
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H Parvis
 Lot 21
 3 Johnson Ave Amersley

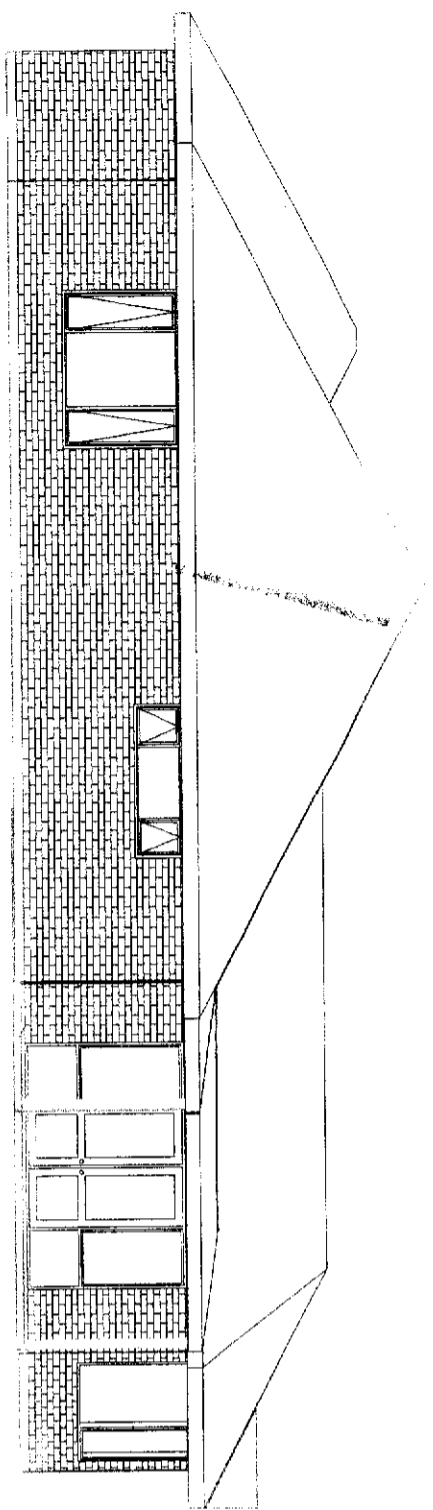
DATE: 20/10/03
 DRAWN BY: GAO
 SCALE: 1/100
 DRAWING TITLE: Floor Plan

SHEET NO. 2
 IN SET OF 5

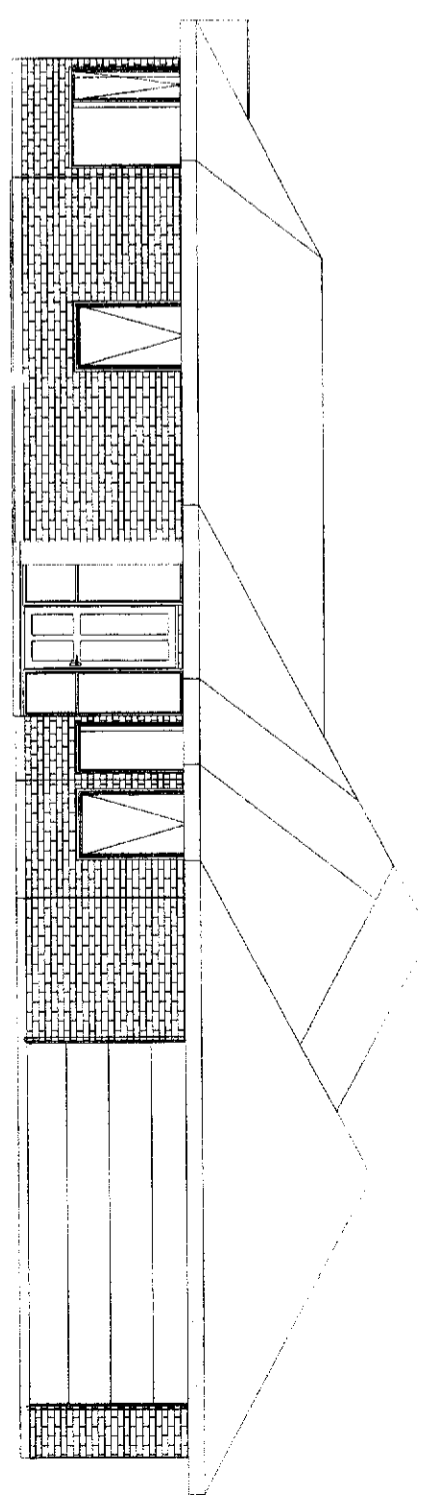


South Elevation

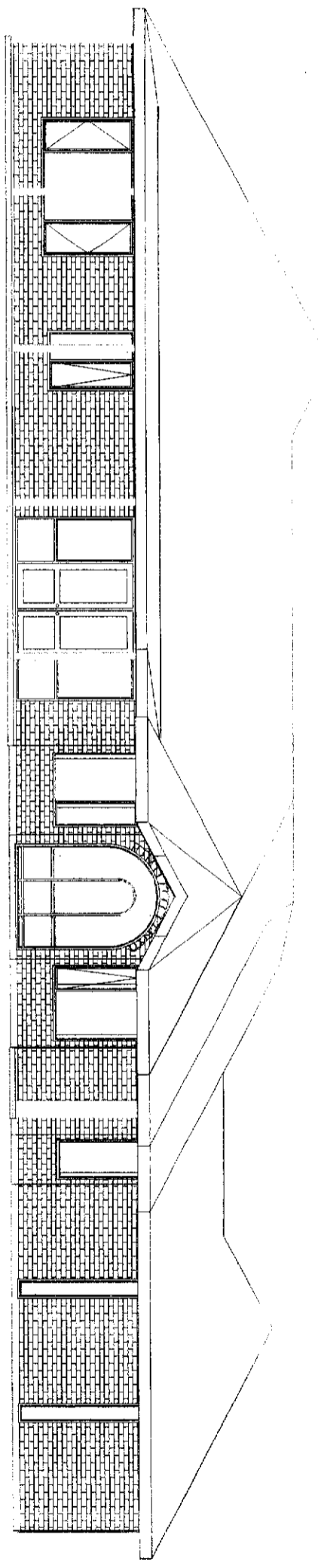
HURUNUI DISTRICT COUNCIL
These plans and specifications must be read with the conditions attached to the Building Consent.
All Construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.



East Elevation



West Elevation



North Elevation

The Housing Specialist

P O Box 11 310 Christchurch
Ph: 348 0864
Fax: 348 0868
Website: www.housing.net.nz



H Purvis
Lot 21
3 Tomson Ave Amberley

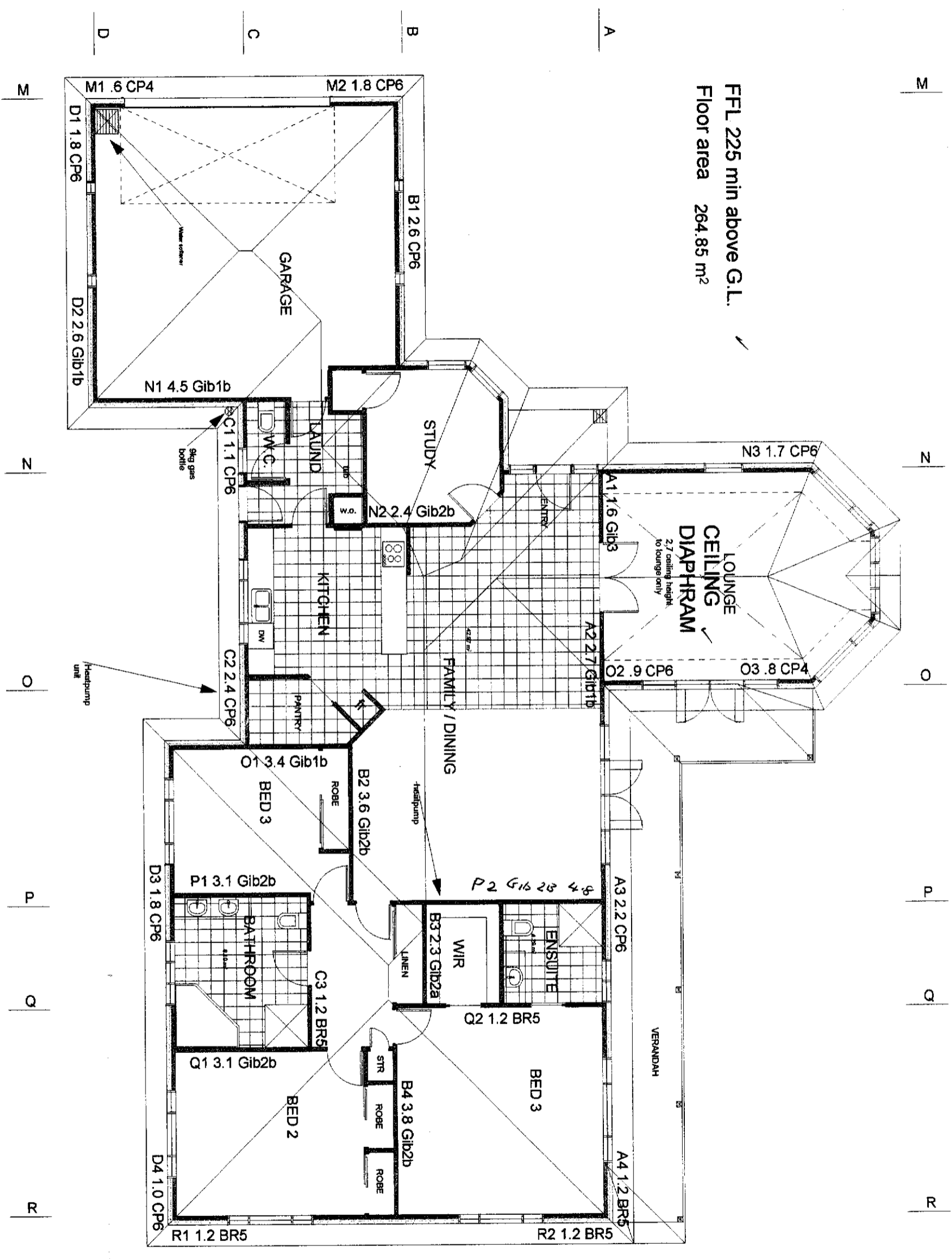
IMPORTANT NOTES:

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- 2/ The Copyright in these documents remains the property of THE HOUSING SPECIALIST unless otherwise agreed to writing. Contractors must verify all dimensions on site before commencing any work.
- 3/ All dimensions are measured in millimetres unless otherwise specified.
- 4/ Final location of sewer and storm water systems shall be determined by both owner's and dealer layer on site. Final location of proposed dwelling shall be determined by owner's on site.

AMENDMENT NO.	DATE	AND NO.	COMMENTS

DATE DRAWN BY:	29/09/03	SHEET NO.	3
SCALE:	1:100	IN SET OF:	5
DRAWING TITLE:	ELEVATIONS		

HURUNUI DISTRICT COUNCIL
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- 3/ All dimensions are measured in millimeters unless otherwise specified.
- 4/ Final location of sewer and storm water systems shall be determined by both owner(s) and design engineer on site. Final location of proposed dwelling shall be determined by owner(s) on site.

AMENDMENT NO.	DATE	AUD. N.	COMMENT

DATE	SHEET NO.
DRAWN BY:	4
SCALE:	
DRAWING TITLE:	IN SET OF
Bracing Plan	5



Wall Bracing Calculation Sheet A

Job Details

Name H Evans box 1
 Street and Number 3 Johnson Ave
 Lot and DP Number 21
 City/Town/District Amagery Hurunui District
 Location of Storey: single/upper of two/lower of two Floor load: 2kPa/3kPa
 Building height to apex 5.5 m
 Roof height above eaves 3.2 m
 Roof height to apex 5.5 m
 Cladding weights: light/medium/heavy
 Subfloor light/medium/heavy
 Lower Storey light/medium/heavy
 Upper Storey light/medium/heavy
 Room in Roof Space Yes/No
 Average roof pitch 2.4 m
 Stud height 2.8 m
 Building length BL = 26 m
 Gross Building
 Building width BW = 18.5 m
 Plan Area, GPA = 265 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

Region: Inland Coastal Exposed Sheltered Exposure: Gentle Moderate Extreme
 R1 0 Inland 0 Coastal 1 Exposed 1 Sheltered 0 Exposure: Gentle Moderate Extreme
 R2 1 Coastal 1 Exposed 1 Sheltered 0 Exposure: Gentle Moderate Extreme
 Total points 2
 Wind Zone: Low (0) Medium (1) Very high (3) Specific Design (4)

Earthquake Zone

From figure EQ1 select Earthquake Zone: A box 3

Bus required Wind

From Table W1A/W1B box 4
 W along = 78 BUS/m
 W across = 78 BUS/m
 Total wind load,
 W ALONG: 1443 BUS
 W along x BW = 1443 BUS
 W ACROSS 1443 BUS
 W across x BL = 2029 BUS

Bus required Earthquake

From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6 box 5
 E = 5.6 BUS/m²
 Note: For a room in the roof space use E + 3
 Total earthquake load,
 EQ ALONG and EQ ACROSS
 E x GPA BUS = 1464 BUS

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line	Bracing Elements Provided	Wind	Earthquake						
Line Label	Minimum Buses Required	Bracing Element No.	Bracing Type	Length Element (m)	Rating BU/m	BUS Achieved (BU/m x L)	Rating BU/m	BUS Achieved (BU/m x L)	
A	41, 42, 43, 44	6.5, 7.5, 11.5, 100	CP6, CP6, CP6, CP6	1.6, 2.7, 1.2, 2.2	6.5, 7.5, 11.5, 100	101, 202, 138, 220	6.5, 7.5, 11.5, 100	76, 125, 102, 217.8	
B	45, 46, 47, 48	8.0, 8.0, 8.0, 8.0	CP6, CP6, CP6, CP6	2.0, 2.6, 2.3, 3.8	8.0, 8.0, 8.0, 8.0	200, 288, 172.5, 304	8.0, 8.0, 8.0, 8.0	198, 232, 188, 266	
C	49, 50, 51, 52	1.0, 1.0, 1.0, 1.0	CP6, CP6, CP6, CP6	1.1, 2.4, 2.4, 1.2	1.0, 1.0, 1.0, 1.0	110, 240, 288, 120	1.0, 1.0, 1.0, 1.0	108.9, 231.6, 282, 178.2	
D	53, 54, 55, 56	1.5, 1.5, 1.5, 1.5	CP6, CP6, CP6, CP6	2.6, 2.6, 2.6, 1.8	1.5, 1.5, 1.5, 1.5	304, 180, 180, 100	1.5, 1.5, 1.5, 1.5	266, 108.9, 130, 99	
E	57, 58, 59, 60	1.0, 1.0, 1.0, 1.0	CP6, CP6, CP6, CP6	1.0, 1.0, 1.0, 1.0	1.0, 1.0, 1.0, 1.0	100, 100, 100, 100	1.0, 1.0, 1.0, 1.0	108.9, 99, 99, 99	
Totals Achieved		W	E						
		2618.4	2588						
From Sheet A Totals Required		W	E						
		1443	1484						
Wreq/Ereq =		97							

Across

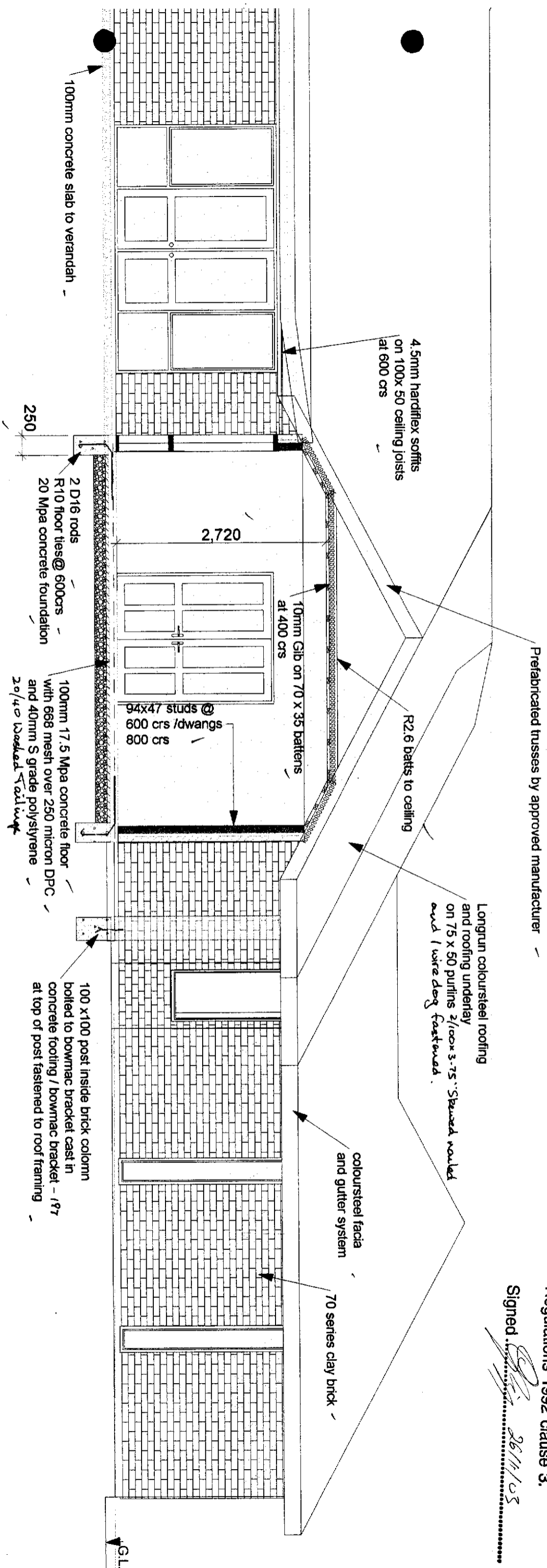
Wall or Bracing Line	Bracing Elements Provided	Wind	Earthquake						
Line Label	Minimum Buses Required	Bracing Element No.	Bracing Type	Length Element (m)	Rating BU/m	BUS Achieved (BU/m x L)	Rating BU/m	BUS Achieved (BU/m x L)	
M	61, 62, 63, 64	9.7, 100, 7.5, 100	CP6, CP6, CP6, CP6	6, 1.8, 4.5, 2.4	9.7, 100, 7.5, 100	58.2, 180, 337.5, 192	9.7, 100, 7.5, 100	57, 178.2, 225, 168	
N	65, 66, 67, 68	100, 100, 7.5, 100	CP6, CP6, CP6, CP6	1.7, 3.4, 3.4, 1.7	100, 100, 7.5, 100	170, 295, 295, 170	100, 100, 7.5, 100	168.3, 170, 89.1, 73.6	
O	69, 70, 71, 72	8.0, 8.0, 8.0, 8.0	CP6, CP6, CP6, CP6	2, 2, 2, 2	8.0, 8.0, 8.0, 8.0	75.2, 249, 384, 217	8.0, 8.0, 8.0, 8.0	73.6, 217, 336, 217	
P	73, 74, 75, 76	8.0, 8.0, 8.0, 8.0	CP6, CP6, CP6, CP6	2.1, 4.8, 2.1, 2.1	8.0, 8.0, 8.0, 8.0	249, 384, 217, 217	8.0, 8.0, 8.0, 8.0	217, 336, 217, 217	
Q	77, 78, 79, 80	1.5, 1.5, 1.5, 1.5	CP6, CP6, CP6, CP6	1.2, 1.2, 1.2, 1.2	1.5, 1.5, 1.5, 1.5	128, 128, 128, 128	1.5, 1.5, 1.5, 1.5	102, 102, 102, 102	
Totals Achieved		W	E						
		2651.9	2001.2						
From Sheet A Totals Required		W	E						
		2028	1484						
Wreq/Ereq =		1.36							

HURUNUI DISTRICT COUNCIL
 These plans and specifications must be read with the conditions attached to the Building Consent.
 All construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.

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

HURUNUI DISTRICT COUNCIL
 Plans and specifications APPROVED.
 In accordance with the Building Act 1991, clause 34(3) and the Building Regulations 1992 clause 3.

Signed: *[Signature]* 26/11/05



The Housing Specialist

P O Box 11 310 Christchurch
 Ph: 348 0864
 Fax: 348 0865
 Website: www.housing.net.nz



H Purvis
 at Lot 21
 3 Johnson Ave Amberley

IMPORTANT NOTES
 1/ All statements given on this drawing are made in good faith, but without legal liability.
 2/ The Copyright to these documents remains the property of THE HOUSING SPECIALIST whose attention is drawn to the fact that the drawings are not to be used for any other purpose without the written consent of THE HOUSING SPECIALIST.
 3/ All dimensions are measured to midlines unless otherwise specified.
 4/ Final location of corner and storm water systems shall be determined by local council and shall be shown on site. Final location of proposed dwelling shall be determined by council on site.

DATE	DRAWN BY	SCALE	DRAWING TITLE	SHEET NO.
			Typical cross section	5

Scale 1:50