

3

22 JUN 1989

B.A. 25

ADDRESS 67 Tuckers Rd LOT No. 1 BLDG PERMIT NO. 60150
 BLDR E.J. Downey OWNER E.J. Downey WORK Dwg Addn. FILE No. 7640/67

INSPN	DATE	SIGNED	CHECK LIST (✓ as checked satisfactory)	REMARKS/COMMENTS OTHER SIDE
FOUND.	16/6/89	JAL	SITING: Front... Side... Rear... Other Bldgs... REAR SECT: All Yards... F/P DAM... FOUND: Bearing... Excavation... Steel... Height... Vents... H/D Bolt... U/Ground Wir...	
SUB-FLOOR	27/7/89	BFA	SLEEPERS (BED PLATES): Fixing; Piles... Foundation... Scarfing... Lams... Nailing... Bracing... DPC... Spacing... Joist Fixing... Dwaning... Manhole... Vents... Ground Levels... Timber... INSULATION; Correct Foil... Perforation... Placing...	No inspection requested checked ok when called for \$12
CONC FLOOR			Excavation... Fill... Screed... DPC... Reinforcing... Fndn Tie... H/D Bolts... Edge Insul...	
FRAM.	4/9/89	BFA	WALLS: Timber Grade... E.M.C... Dwaning... Bracing... Stud Height... Treat... Grade... Bldg Paper... Straightening... TRIMMER: Sizes... Bearing... INSUL: Correct Size... Fitting... Van bar (if requ)... ROOF: Trusses... Rafters... Joists... Purlins; Size... Spacing... U/Purlins... Prop... Dwaning... Valleys... Hips... Ceiling Manhole... Vapour Bar... Insul... NAILING FIXING: Studs... Dwaning... Trusses... Braces... Purlins... Trimmers...	B.T.O To put extra nails in ceiling battens advised
CLOS. IN			CLADDING: Weather Board... H/Plank... H/Side... Other... Priming... Lams... Fixing... Vents... Bldg Pap... VENEER: Ties... Joints... Weepholes... Cleaning Off... Flashings... Vents... Bldg Pap... Cav. Clos...	
INT. LIN.			WALLBOARD: Fixing... Stopping... Fire Proofing... Insulation... F/PLACE: Chimney/Flue Const... Reinforcing... Hearth... Fire Proofing... Throat... Jambs... CLG: Battens... LINING: FIXING... Stopping... Insul...	
COMPL-ETION	6/10/89	BFA	General Workmanship... Cupbd Fixing... Heating... Plastering...	completed
GAR.			ATTACHED/DETACHED... Fire Proofing (Internal)... Floor Levels... Sm/S/door... F/Proof Eaves...	
WAT. INSP.			First Inspection (Date)..... Second Inspection (Date)..... Final Inspection (Date)..... REMARKS:.....	

NOTE: This card is to be used for all dwellings and flats and additions and alterations to same, other than minor work. (Do not use for accessory buildings on their own).

22/2/89
MARKS/COMMENTS: 8/2 called for bits not ready (not closed in).

ING WRITTEN OFF: COMPLETE (Date).....OR: OCCUPIED (Date).....SIGNED.....

DISTRICT ENGINEERS OFFICE
CNR CLYDE & JEFFREYS ROADS
CHRISTCHURCH 5
TELEPHONE: 517-109
PRIVATE BAG
FENDALTON

Application No 344

BUILDING PERMIT APPLICATION TO ERECT ADDITION TO DWELLING
AT 67 TUCUACA

Receipt is acknowledged of your building permit application No. 344
(Please quote this number when referring to this application).

It should be noted that this is only an application for a building permit and work must not be started until the permit has been issued on payment of the required fee.

The application will be processed as quickly as possible and you will be advised when the permit is ready to be issued and the amount of fee payable. You will also be advised if there will be any delay and/or if any further information is required.

The prompt supply of any additional details requested will avoid delay in processing the application.

PRELIMINARY APPLICATION DETAIL CHECK

(See Overleaf)

1. Building Permit Application form, fully completed
2. Duplicate; Plans, elevns, cross sect., specis.
3. Duplicate; Fully detailed site plan
4. Foundation design and report on ground
5. Duplicate; Roof truss details and layout
6. Duplicate; Bracing schedule and description
7. Design dets. other than founds. Calcs., Des Cert.
8. Water application form, fully completed (W/W Dept)
9. Duplicate; Plumbing & Drainage Details (non-sewered area) (Health Inspectors Dept)
10. Building Projects Approval
11. Dev. Levy (Sub. Plan. Officer) If building value more than \$80,000.
12. Parking Provisions (Refer Traffic Engineer)
13. Landscape Treatment (Refer Landscape Architects)
14. Swimming pool, Application to discharge water (C.D.B.)
Back flow prevention (Waterworks Dept)
15. Notified Appln/Dispen. (Refer Town Plan Dept)
16. Dangerous Goods/signs (General Bylaws Inspector)
17. Vehicle Entrance - Marked - Quote

[illegible]

RECEIVING BUILDING INSPECTOR _____ DATE 23/5/89

(Complete in duplicate, original to applicant, copy attached to application).

DETAILS REQUIRED TO ACCOMPANY BUILDING PERMIT APPLICATION

1. BUILDING PERMIT APPLICATION FORM (B.1) Must be completed setting out: -
(as in NZS 1900, Chapter 2, Clause 2.4)
 - (i) Proposed extent of work
 - (ii) Address, full legal description, area of land
 - (iii) Details of building, areas of existing and proposed building
 - (iv) Estimated value of work and estimated completion date
 - (v) Name and address of owner, builder and craftsman plumber as necessary
 - (vi) Full details of the proposed use or occupancy of the building.
2. Plans, elevations etc., as in NZS 1900, Chapter 2, Clause 2.5.
3. Site plan must show dimensions to all boundaries and other buildings. It must also clearly show the street frontage in relation to the site and the areas of all existing and proposed buildings.
4. Where special design is necessary for the foundations it shall be from a Registered Engineer who has recognised experience in foundation engineering. A copy of the design, certification of the design and supporting data and intended supervision/observation must be submitted. Calculations may also be necessary.
5. Roof truss details to be as set out in NZS 3604, Section 10, Clause 10.2.3.
6. Bracing schedule to be fully set out and bracing to be adequately indicated on the plan. Refer NZS 3604, Section 6, Clause 6.3.
7. Design calculations or a design certificate must be provided for all work which is outside the non-specific Design Standards.
8. The water application must be signed by the owner and the craftsman plumber who will be doing the work. If this is not done approval cannot be given for a water connection and the application cannot be approved.
9. In non-sewered areas Plumbing and Drainage forms must be completed and full details showing the drainage layout, septic tank, grease traps, effluent lines etc., must accompany the application.
10. Building Projects Authority approval is necessary for any commercial and/or industrial work in excess of \$60,000 in value.
11. Any commercial and/or industrial development that exceeds \$100,000 in value is subject to a Development Levy.
12. Parking Provision: Under the provision of the District Scheme parking must be provided relevant to the proposed use of the building, therefore parking details may be necessary before approval can be given to the application.
13. Landscape Treatment: Where landscape treatment is a requirement of the District Scheme, for example, in Industrial and Commercial zones, notified application and dispensation, the landscape proposals and bonding, if necessary, must be completed before approval of the building permit.
14. For any swimming pool the Christchurch Drainage Board must approve the discharge and disposal of waste water. A system to prevent water backflow must be provided in the fresh water supply.
15. If the building permit application is likely to be subject to a notified application or a dispensation there could be a delay in the issue of the permit.
These must be submitted independently of the building permit application.
16. Any Dangerous Goods matters may require special approval as per Dangerous Goods Regulations.
Signs must comply with District Scheme and Bylaws.
17. An application for a vehicle entrance, where one is required, must accompany the building permit application. The intended location of the vehicle entrance must be marked on the kerb in red paint or red waterproof crayon.

B.P. 3/3

DATE OF RECEIPT _____

APPLN NO 344BUILDING PERMIT APPLICATION CHECK SHEET

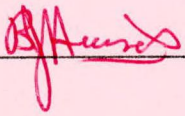
DEPT	CHECKLIST	MATTERS REQUIRING ATTENTION	INIT	DATE	APPROVED (CONDITIONS IF ANY)	INIT	DATE
TOWN PLANNING	PLANNING	LEG DESC			<i>res G</i>		
		ZONING					
		STREET NO					
		ORDINANCES					
		DISPENS.					
	NOTIF. APPLICATION						
	LANDSCAPE	DESIGN & APPEARANCE					
		LANDSCAPE TREATMENT					
		BOND					
	TRAFFIC	PARKING ACCESS					
	SUBD'N	DEVELOPMENT LEVY					
		L/S SATIS	TRAFFIC SATIS	SUBDN OFF SATIS			
		FINAL CLEARANCE TOWN PLANNING DEPARTMENT					<i>/ RS</i>
CHCH DR BD	SEWERAGE	<i>NA</i>					
	STORMWATER	<i>SW80</i>					
	LEVEL	<i>P129</i>			<i>4-55-81</i>	<i>29/5/89</i>	
W/WKS	CRAFTSMAN PLUMBER CONNECTION					<i>24/5/89</i>	
HEALTH	GEN REQUIS					<i>24/5/89</i>	
	FOOD PREMISE						
RATES	OWNER ASSESS NO.					<i>6/6/89</i>	
GENERAL BYLAWS	DANG GOODS						
	SIGNS						
	HOARDINGS						

See Reverse Side for Remainder of Checks

B.P. 3/4

DEPT	CHECKLIST	MATTERS REQUIRING ATTENTION	INIT	DATE	APPROVED (CONDITIONS IF ANY)	INIT	DATE
SPECIAL APPROVALS	DISTRICT ENGINEER						
	T.P. SUB-CMMTE						
	COUNCIL						
	RESITING						
STRUCTURAL CHECK	DESIGN CERTIFICATE						
	CALCULS						
FIRE & EGRESS INDUSTRIAL COMMERCIAL PUBLIC BUILDINGS	OCC. CLASS.						
	FIRE ZONE						
	TYPE CONST						
	F.R.R.						
	EGR/SIGNS						
	FIRE STOPS						
	AL/EM LGTS.						
	FIRE FIGHT EQUIP						
BUILDING INSPECTORS	SITING						
	CONSTN:-						
	FOUND						
	FLOOR						
	FRAM/ROOF						
	CLADDING						
	INSUL						
	HEATING						
	LIGHT/VENT						
	FILL						
	BLDG PROJ.						

2nd Check Siting - All checks completed

Signed  (Checking Officer) Date: 13/6/89

CHRISTCHURCH

DRAINAGE

BOARD

BOX 13006

DISTRICT No.	BOOK No.
4	155

0081

Foul Water Drainage	NA	Block Plan	P129
Stormwater Drainage	5040	J.H.S.	
Sanitary Plumbing	NA	Letter Ref.	
INSPECTOR	R Shean		DATE 29.5.89

NLC 349

E J Lowrey

67 Tucker Rd.

Lot. 1 S.P. 27016

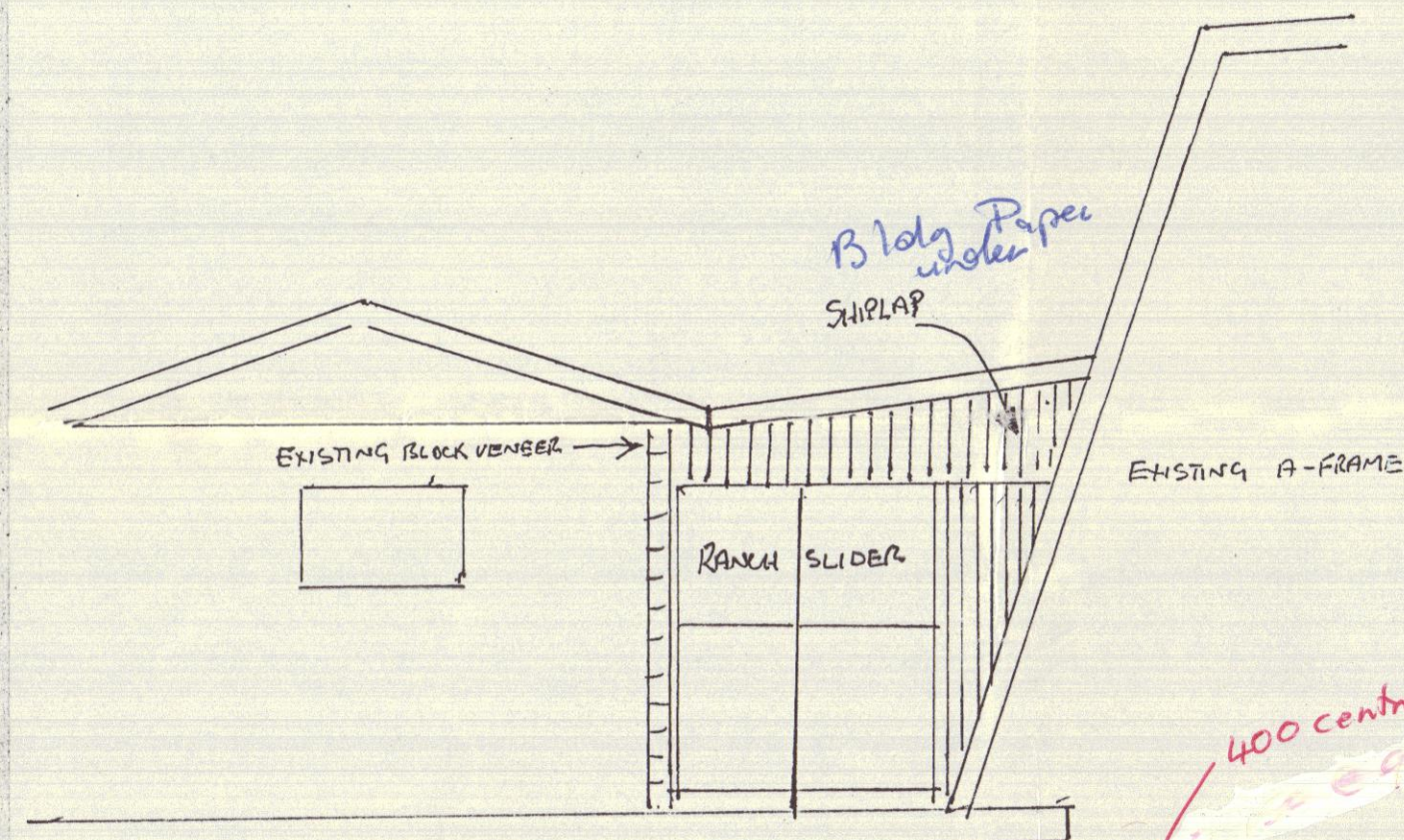
Addition to dwelling

Stormwater to sewerage by
reg. drainlayer

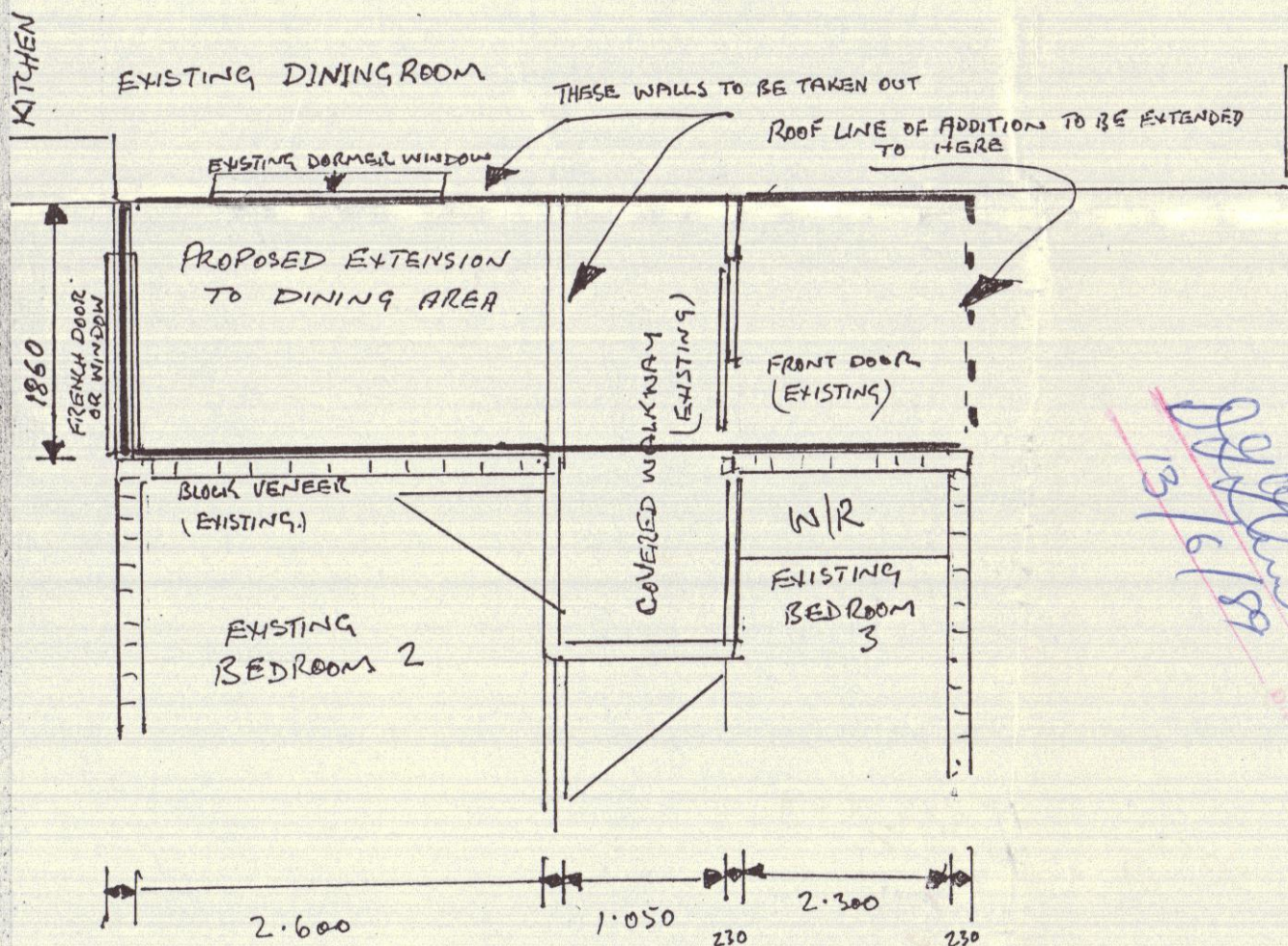
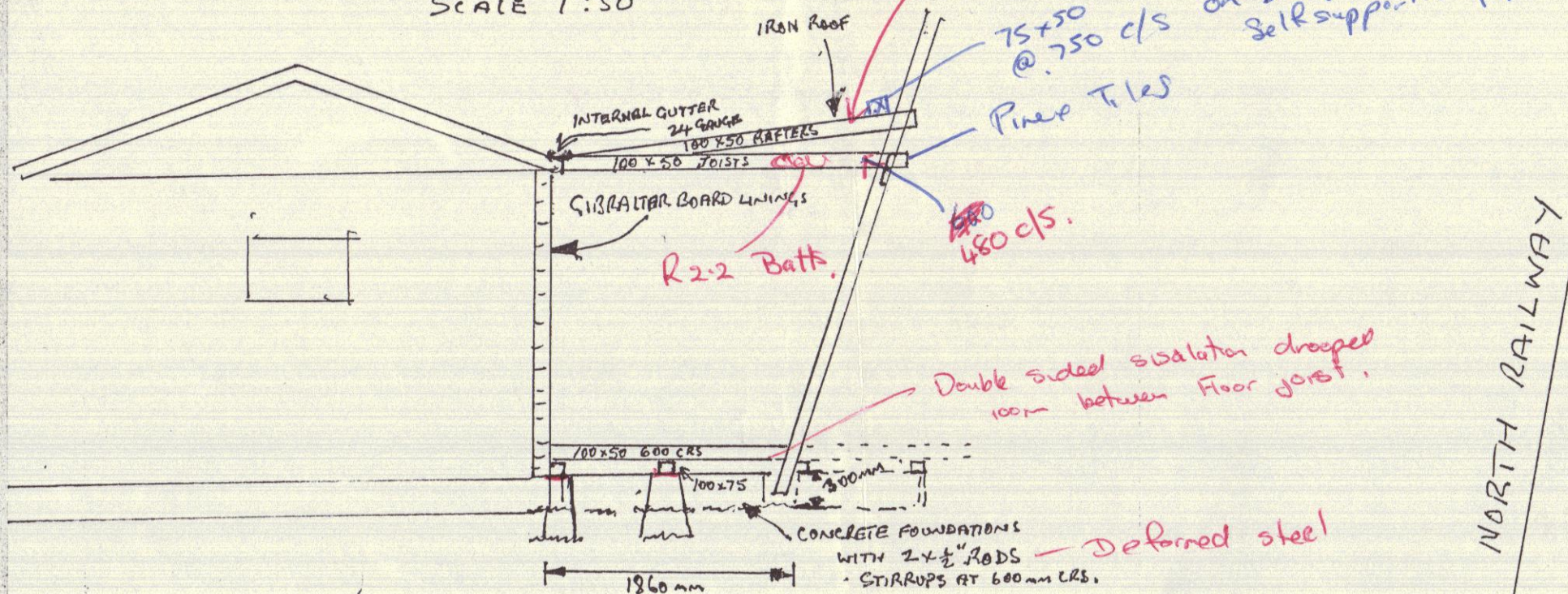
Permit Required

NOTES

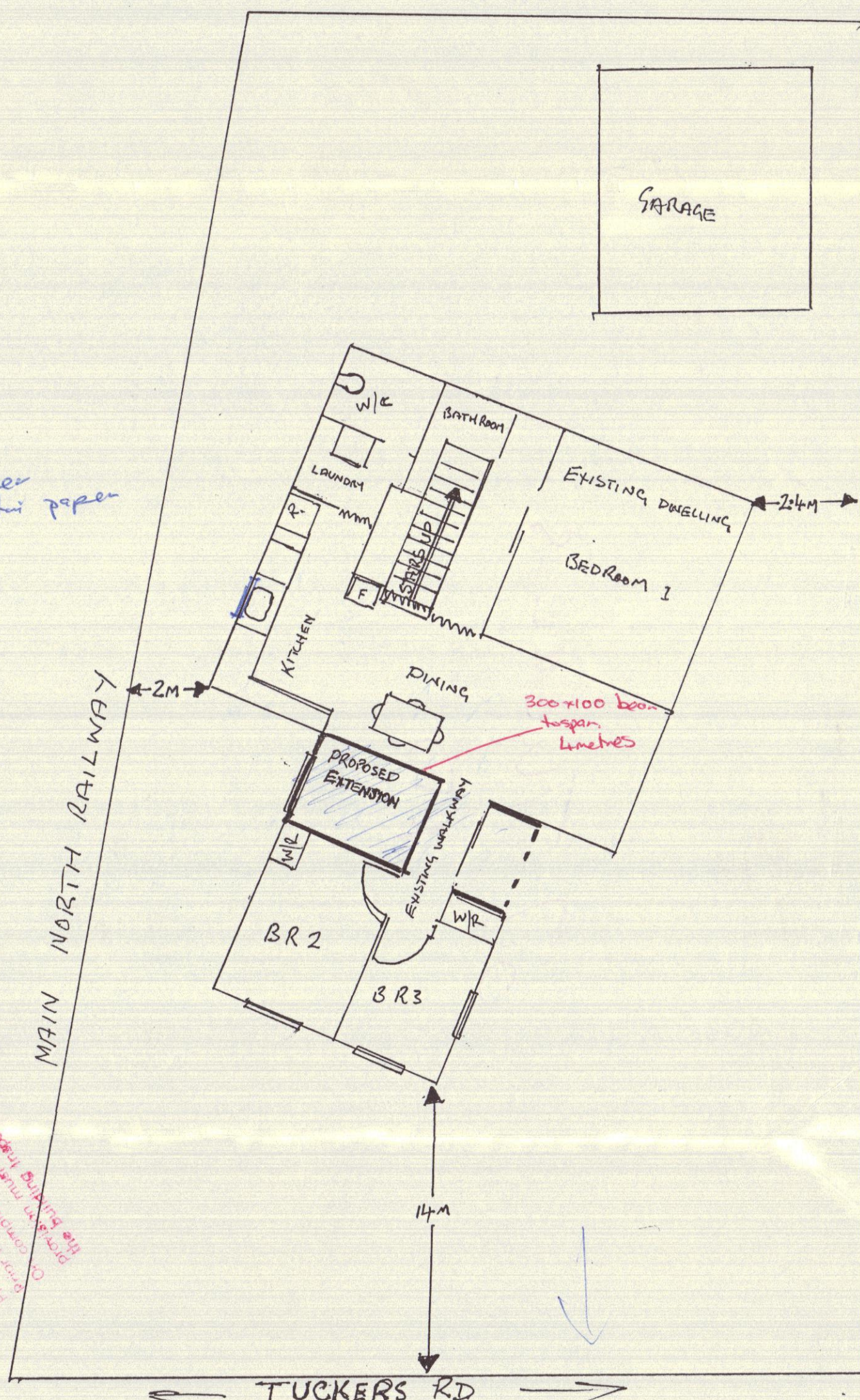
- 1) A FRAME & BEDROOM BLOCK (EXISTING) ARE CONSTRUCTED ON CONCRETE PILES & FOUNDATIONS
- 2) PROPOSED ADDITION TO HAVE STANDARD 9" WIDE CONCRETE FOUNDATION WITH $2 \times \frac{1}{2}$ " RODS WITH STIRRUPS AT 600 MM CENTRES
- 3) 100x50 FRAMING (Treated) *Deformed*
- 4) PARTICLE BOARD FLOORING (20mm) *Plyco*
- 5) FULLY INSULATED WALL & CEILING.



SOUTH ELEVATION
SCALE 1:50



PLAN
Scale 1:50



SITE PLAN

PROPOSED ADDITION TO A-FRAME DWELLING

AT 67 TUCKERS RD LOT 1 D.P. 27106

FOR MR J DOWNEY PHONE 526-245

BUILDER - SELF

P180



BUILDING PERMIT APPLICATION

District Engineer's Office
Cnr Jeffreys & Clyde Roads
Fendalton, Christchurch 5
Telephone 517 109
Private Bag, Fendalton

Permit No. 60150
(FOR OFFICE USE ONLY)

Application No. 344
Riding BELFAST #3
Assessment No. 1922-68-3
File No. 7640 / 67 /

TO THE DISTRICT ENGINEER,

Date 23 - 5 - 1989

Sir,
I hereby apply for permission to ~~erect~~/alter/install a ADDITION TO DWELLING
(Dwelling, Garage, Shed, etc.)
at No. 67 TUCKERS RD Street, in accordance with the SITE PLANS and detailed PLANS,
ELEVATIONS AND SPECIFICATIONS submitted herewith in duplicate. (see over)

PARTICULARS OF LAND: Lot No. 1 D.P. 27006 Area 607 m²
Distance from Nearest Building: On Site _____ m On Adjoining Site _____ m
MAIN BUILDING AREAS (see over) Ground Floor Existing 103 m² Proposed 7.5 m²
1st Floor Existing _____ m² Proposed _____ m²
Other Floors Existing _____ m² Proposed _____ m²
ACCESSORY BUILDING AREA Existing 18 m² Proposed _____ m²
TOTAL AREA OF ALL BUILDINGS (Existing and Proposed) 128.5 m² (Over Foundations)

ESTIMATED VALUE OF PROPOSED WORK (Excluding G.S.T.)

Main Buildings \$
Outbuildings \$
Plumbing & Drainage (Non-Sewered Area) \$
TOTAL \$ 1500 ~~2000~~

RECEIVED

23 MAY 1989

Estimated Completion Date DECEMBER 1989

Owner E.J. DOWNEY Address 67 TUCKERS RD CHCHS
Builder SELF Address _____
Plumber _____ Address _____
Proposed use of the building (see over) _____

Telephone No. Pte: 526 245 Bus: _____

Yours faithfully,
Owner/Builder [Signature]

FEES PAYABLE (incl G.S.T.)

(FOR OFFICE USE ONLY)

REMARKS

Building Permit \$ 44
Inspection Fees \$
Plumbing & Drainage Permit . . . \$
F/P Opening/Crossing Deposit . . \$
F/P Opening/Crossing Permit . . \$
Vehicular Entrance (Deposit). . . \$
Water Connection \$
Builders Water Supply \$
Building Research Levy \$
TOTAL FEES PAYABLE. \$ 44

APPROVED [Signature] (District Engineer)

13/6

19 89

4
25/5

APPLYING FOR A BUILDING PERMIT

COMPLETION OF THIS FORM

All details on the form must be completed, in cases where the answer is nil enter 'nil'.

FLOOR AREAS

The area of each floor in buildings of more than single storey must be entered. For site coverage only the area of the ground floor is computed. In accessory buildings the floor areas are for computing permissible floor area.

PROPOSED USE

The proposed use of every building or part of a building must be clearly indicated, e.g. private car garage, private storage shed, ownership flats, leasehold shops etc.

STORMWATER DISPOSAL

An approved method of stormwater disposal must be provided to all buildings and must be fixed before occupation of the building.

NOTE: All stormwater must go to side channel except where otherwise specifically approved.

DETAILS TO BE SUBMITTED WITH EVERY APPLICATION

The following extract from the Building By-Laws sets out briefly the details required with every application. Full details can be gained in N.Z.S. 1900, Chapter 2, Clauses 2.4 and 2.5.

2.5 PLANS AND SPECIFICATIONS

2.5.1. Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross sections, and specifications, which shall together furnish complete details of design and qualities and descriptions of all materials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of this by-law and any other relevant by-law for the time being in force:—

(v) Detailed drawings shall be in such form and on such scale as the Engineer may consider necessary to ensure certainty of interpretation.

(vi) All drawings other than detailed drawings shall be accurately, clearly, and indelibly executed to scale, and shall be drawn in ink upon drawing paper or tracing cloth or printed upon cloth or approved paper. Except in the case of detailed drawings all drawings shall be to a scale of 1:100 or 1:50.

2.5.2. The drawings shall be accompanied by a locality plan. This locality plan shall be drawn to scale and shall show the site of the building, together with the land, streets, private streets, public places, private ways, public reserves, and buildings immediately surrounding the site and shall be sufficient to enable the Engineer to locate the precise situation of the site not only relative to the boundaries of its own land, but also relative to any buildings erected upon immediately adjoining lands.

2.5.3. On all drawings deposited under this chapter of this by-law the following methods shall be used to assist in making clear the various parts of the work:—

(i) The site of the proposed building shall be coloured or edged red.

(ii) Existing buildings immediately adjoining shall be coloured grey.

(iii) Sewers and sewer connections shall be shown by red lines.

(iv) Stormwater drains and drain connections shall be shown by green or black lines.

(v) The construction drawings shall be so prepared as to distinguish the various materials employed in the construction of the building, also existing work from new work.

2.5.5. In addition to the structural details etc., required, the plans and sections shall show as regards every floor of the proposed building the dimensions of the rooms the situation of the flues, fireplaces, stoves, and chimneys, and the position of all the several parts of the building, and every water closet, fuel store, wash-house, and all other appurtenances. The plan and section shall further show the proposed means of water supply, and the level of the lowest floor of the intended building and of the yard and ground belonging thereto, and also the means whereby it is proposed to deal with all stormwater and drainage.

2.5.6. When lodged, the application and drawings and other documents accompanying the application shall become the absolute property of the Council.

026 4.7