

ASHBURTON DISTRICT COUNCIL

P.O. Box 94
ASHBURTON

BUILDING PERMIT APPLICATION FORM

Owner

Name JJ & AC Winchester
Address 35 Charles St
Ashburton

Builder

Name JJ Winchester
Mailing address 35 Charles St
Ashburton

Property on which building to be erected / demolished

Site

Street No. 15 - A
Street name Buchanan Place
Town / district Allenton
Section area _____

Legal description

Valuation No. 24523 / 366 B
Lot 2 D.P. 5-1500
Town section _____
Survey district _____
Ward _____

I Hereby apply for permission to—

ERECT A

~~ALTER A~~~~ADD TO~~Private dwelling

According to locality plans, detailed plans, cross sections and specifications of building deposited herewith

Proposed use of building Private livingParticulars of building Foundations ConcreteWalls BrickRoof IronArea of ground floor 156.72 sq.m. Area of outbuildings 43-56 sq.m.Signature of applicant JJ WinchesterName of plumber D BarkerHas building site been filled? yes / no

Estimated values

Building 113,000-00
Plumbing 6000-00
Drainage 1000-00
Total 120,000-00

Fees applicable

Account No.		
90270	Building permit	\$ <u>500-00</u>
90400	Street damage deposit	\$ _____
90330	Building research levy	\$ <u>135 60</u>
90280	Plumbing and drainage	\$ <u>90 00</u>
90405	Combined sewer	\$ _____
90390	Sewer connection	\$ _____
90380	Water connection	\$ _____
90350	Vehicle crossing levy	\$ _____
90370	Stormwater connection	\$ _____
	Total	\$ <u>725 60</u>

Receipt No. 13543Date paid 24-10-90

Authorised Officer

AB Donalson

Date issued

2. 11. 90

Permit No.

H052734

File No.

9145

Building Inspector

FLAT PLAN/FOR SIGNING

FLAT PLAN NO.: 15A Buchanan Place

DEPOSIT PLAN FOR: J. Winchester

SURVEYOR: n. k. Satter

DATE RECEIVED: 26. 4. 91.

CONDITIONS SATISFIED: ✓

WORDING CHECKED: ✓

COMMENT: Consent fee rec. no. 41945 pd. 26.4.91.

Permit H052734 issued 2. 11. 90
rec. no. 13593 pd. 24. 10. 90.

SIGNED: ✓

DATE? 26. 4. 91.

RELEASED

Checked by	Checked by
PGH.	

RELEASE/HOLD

TO n. k. Satter

ON 1. 5. 91.

BY PGH.

BUILDING PERMIT APPLICATION

PROCESSING FORM

24 OCT 1990

APPLICATION RECEIVED (Date)

(Date) 24 OCT 1990

FEE PAID

OWNER J.J. & A.C. Winchester ADDRESS 15A Buchanan Place

CIRCULATE

1. TOWN PLANNING (Date)

COMMENT

~~providing distance from dwelling to~~
~~road body is 5m all ok. sitting on~~
sitting ok treat as new section

Initials

Date

2. PUBLIC HEALTH (Date)

COMMENT

O.K.

Initials

Date

3. STRUCTURE (Date)

- (i) Design Certificate?
(ii) Structural Check?

Yes/No

Yes/No

BUILDING INSPECTOR

Date Rec'd

COMMENT

Initials

Date

CHECK BUILDING INSPECTOR

Date Rec'd

COMMENT

①
②

Initials

Date

PERMIT ISSUED (Date) 2.11.90

By

Initials

PERMIT NO H052734

FILE NO

9115

③ ~~Extra~~ Water connection
is required.

Ashburton District Council

Inspector: M _____ File No. _____

Receipt No. 13593

Date Permit Issued 2 / 11 / 90

OWNER

Name J. J. + A. C. Winchester

Mailing Address 35 Charles St
Ashburton

BUILDER

Name J. J. Winchester

Mailing Address 35 Charles St
Ashburton

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 15A

Street Name Buchanan Place

Town/District Ashburton

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 24523 / 366B

Lot 2 D.P. 51500

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect new dwelling

FLOOR AREA Whole Sq. Metres 156.72

DWELLING UNITS Number Erected 1

ESTIMATED VALUES \$	Building	113,000	00
	Plumbing	6,000	00
	Drainage	1,000	00
	G.S.T.		
	TOTAL	120,000	00

NATURE OF PERMIT (TICK BOX)

☒ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 500 00	Water Connection	\$ _____	Receipt No. 13593
Street Damage Deposit	\$ _____		\$ _____	Date of Payment 24 / 10 / 90
Building Research Levy	\$ 135 60		\$ _____	Authorised Officer P. J. Hart
Plumbing	\$ 90 00		\$ _____	
Drainage	\$ _____		\$ _____	
Sewer Connection	\$ _____		\$ _____	
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ _____	
M.S. Plumbing	\$ _____	TOTAL:	\$ 125 60	

Special Conditions: _____

At least 24 hours notice to be given so that foundations may be inspected immediately after pouring.

Notice to be given for a Prelining Inspection

Water connection is required.

Date Inspected	REMARKS (e.g. stage reached with work)
26/10/90	Foundation etc P.T.
24/4/90	Framing / B
15/4/91	Heater off

[illegible]

Phil Donahue

15 / 4 / 97

NEIL SALTER

REGISTERED SURVEYOR

52 Beach Road
ASHBURTON
Phone (03) 3084782

File 1080

18 April, 1991.

The District Clerk
Ashburton District Council
P.O. Box 94
ASHBURTON

Attention Mr R. Donaldson

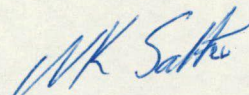
Dear Sir

Re Flat on Lot 2 D.P. 51500 15A Buchanan Place
Mr J Winchester

Please find herewith a plan depicting the second flat erected on the above property, which requires completion of your Councils Section 314 Certificate, together with a cheque for \$25.00 to cover your Councils fee.

Would you please arrange for the certificate to be signed and advise when the plan may be uplifted.

Yours faithfully


N.K. Salter

SPECIFICATION for work to be done and materials to be used
for the erection and completion of a residence for:

Mr & Mrs J J WINCHESTER at 15A BUCHANAN PLACE ASHBURTON.

This summary of specification will, when completed,
determine the actual materials used in the Contract.

SPECIFICATION SECTION	DESCRIPTION OF WORKS
--------------------------	----------------------

Preliminary &
General

- * Contract documents to be Master Builders F.H.4
- * Public Liability required \$1,00.000.00
- * Contractors All Risk required \$175,000
- * Obtain and pay for all necessary local authority permits and fees
- * Supply all plant and equipment required to carry out works
- * Works shall generally comply with the requirements of NZS 3604

Excavator

- * Site strip to a reduced level of 150mm
- * Hand dig 150mm below the reduced level
- * Soil to remain and be spread and levelled at completion of works
- * Hardfill depth of 250mm with 18mm washed stones

Concretor

- * Formwork to be fairface
- * Concrete strength to be 17.5 m.p.a.
- * Cut 25mm construction joints to give maximum 30m2 slabs
- * Reinforce foundations with 2 No. 12 dia. rods and 6.5mm dia, stirrups at 600mm centres

- * Slab reinforcing is not required
- * Lay .025 micron polythene D.P.C. with taped joints under slab.

CARPENTER

(A) Framing

- * Framing generally shall be #1 pinus radiata
- * 100 X 50 plates
- * 150 X 40 top plate and 75 X 40 ceiling battens at 400 ϕ s
- * 100 X 50 studs at 600mm centres
- * 100 X 50 (in pairs) opening studs
- * 100 X 50 dwangs (2 rows)
- * Trimmers to openings to comply with the requirements of NZS 3604
- * 75 X 40 ribbon plates
- * 75 X 50 sprockets
- * Purpose designed roof trusses
- * 75 X 50 purlins at 900 cnetres

(B) Exterior

- * ~~Water~~ - Breather type ~~water~~ required to walls and roof
- * 4.5mm flexiboard soffits linnings with P.V.C. joints
- * Colour steel corrugated iron roof
- * Colour steel fascia and concealed gutter system (plus downpipes)
- * Colour steel "tilta" garage door
- * Hardiplank trim to gables and above windows and doors

(C) Internally

- * Fibreglass Insulation required to walls
(R 1-6 Batts ceilings R2-2 Batts)
- * 7.5mm Gibraltor Board linings to all
walls and ceilings except that pre-
finished wall linings will be used for
showers
- * ex 60 X 12 skirting to all rooms
except in vinyl floor areas where an
ex 30 X 18 cove batten is to be fixed
90mm above the floor level
- * ex 18 X 18 sq customwood scotia to all
wall ceiling angles
- * Generally ceilings are to be stippled
except to the laundry/WC/bathroom
areas which will be left flush ready
for painting.

Joinery

- * No 1 Rimu veneer flush panel doors
Wardrobe/Linen/Coat/Broom doors
Customwood over-lay on groved facings
70 X 40
- * Prefinished Kitchen Joinery inc.
formica tops, S.S. bowl and pre-
finished shelving
- * 2 Lacquered Vanity units (1) 900mm
(2) 750mm Akronite tops and inset
vanity bowls.

Metal Joinery

- * Bronze aluminium joinery with ex 25mm
groved customwood reveal all complete
with condensation channels and obscure
glass to the bathroom /Toilet/en-suite

PLUMBING AND DRAINLAYING

GENERAL

All work shall be done according to best trade practice and in accordance with Local Authority and 'Drainage and Plumbing Regulations 1959', and Health Department.

Drains under floor slab to have 140mm liner with 110mm sewer pipe in side extended 150mm past foundation.

Bricklayer

*"70mm series" red "wire cut" bricks to be supplied by the owner, laid in Light Charcoal Stained mortar supplied by Bricklayer. Brick Sills.

Plasterer

*Stop all Gibraltor board with laundry, W/C and bathroom surfaces skim coated ready for painting.

Finish all ceilings (except W/C bathroom and laundry) with Artex pre-finished stipple.

Plumbing

* High pressure mains water supply (with pressure reducing valve) controlled by a gate valve at point of entry to house
Cylinder - 180 litre mains pressure complete with elements and thermostat

* Clearlite Bath

* Showers (2) Ceramic bases

* Shower mixer and rose

* W/C's 2 Pans - Cistern and seats

* Supertub to laundry includes taps

* Extended bib taps to bath

* Pillar taps to vanity units

* Kitchen deck mounted taps

* 3 NO threaded brass garden taps

Drainlayer

* Foul drains to sewer main

* Storm drainage to 2 NO soak pits.

Painter

Exterior

- * Galvanised Iron Flashings painted
3 coats
- * Timber surfaces painted: 3 coats
- * Asbestos cement painted: 3 coats

Interior

- * Woodwork - stain/varnish (3 coats)
- * Customwood, etc - paint (3 coats)
- * Gibraltor Board - painted surfaces
(3 coats)
- * Wallpaper - size plus paper.

Electrical

- * Exterior light points 2
- * Interior light points 12
- * Single heat points 4
- * Double heat points 10
- * Shaver points 2
- * T.V. points 2 + aerial
- * 2 way switching 2
- * Range circuit 1
- * Water heating circuit 1
- * Underground mains Yes
- * Connect range
- * Weatherproof metre board
- * Switchboard (inc. fusible links.

Schedule of P.C.

Sums

- * Range \$1.300.00
- * Door hardware & towel rails \$ 750.00
- * 2/2 kw heaters to bathroom
and en-suite \$ 400.00
- * Shower door & screen \$ 750.00

Other items

supplied

- * 1/20mm 'hotmix' drive on compacted
basecourse complete with treated
timber & edgings.
- * Clothes line

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- * Clothes line

Address Property 15A Buchanan Place

Owner J.J. Winchester

Legal Description Lot 2 DP 51500 Builder OWNER

1. TOWN PLANNING	COMMENT	RD	JB	CCC
Zoning	Residential		✓	
Conforming Use	yes		✓	
Conditional Use	No		✓	
Yard Requirements	OK for Rear Section		✓	
Site Coverage	$1050m^2 \div 156 = 15\%$		✓	
Height	5.5		✓	
D.P. Perused	yes		✓	
Easements	Nil		✓	
Building Lines	Nil		✓	
Parking	-			
Verandah	-			
Environmental Plan	-			
NEW SUBDIVISION				
Conditions Met				
Fees Paid				
Plan Deposited				
2. STRUCTURE				
(see attached)				
Fire Risk Area	Outer B		✓	
Development Contribution	N/A		✓	
Specific Design Req'd.	No		✓	
Access for Handicapped	N/A		✓	
3. HEALTH & SERVICES		Paid		
Sewer Available	yes	✓	✓	
Water Available	Reg'd.		✗	
Plumbing		✓	✓	
Drainage		✓	✓	
Stormwater				
Access & Crossings		✓	✓	
Registration Req'd?				
Fire Safety				

SUMMARY OF DWELLING SPECIFICATIONS

CHECKED FOR ISSUE OF PERMIT

Owner

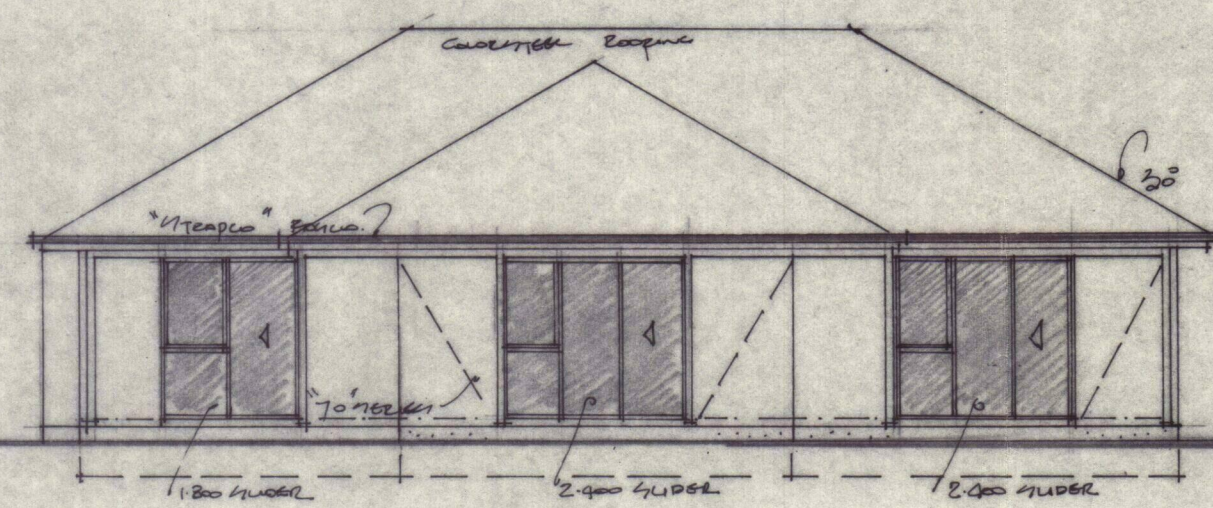
✓ Specified Correctly

Address.....

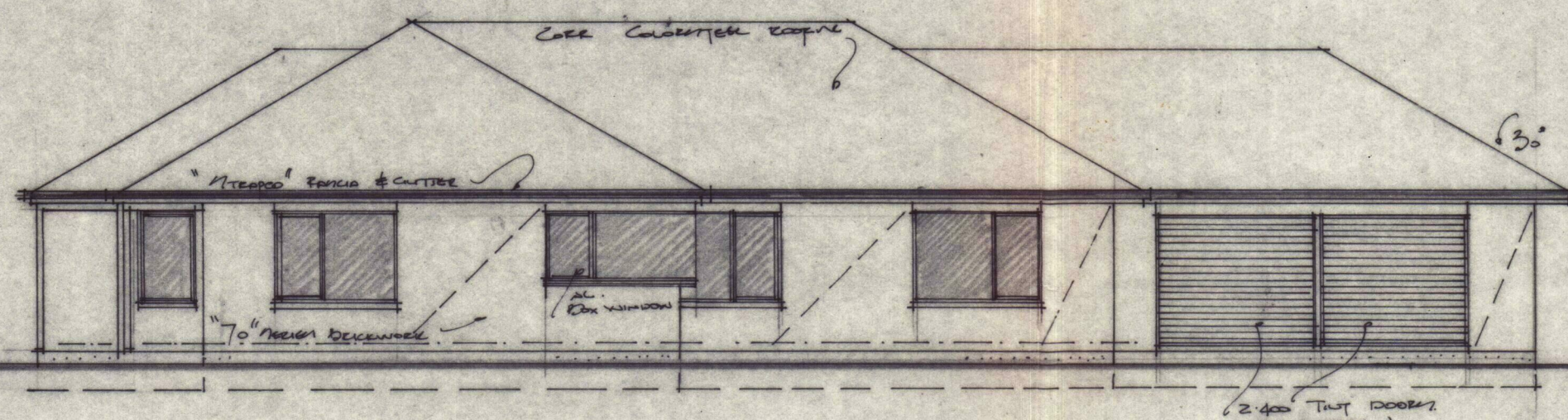
X Specifications Incomplete

Permit No.

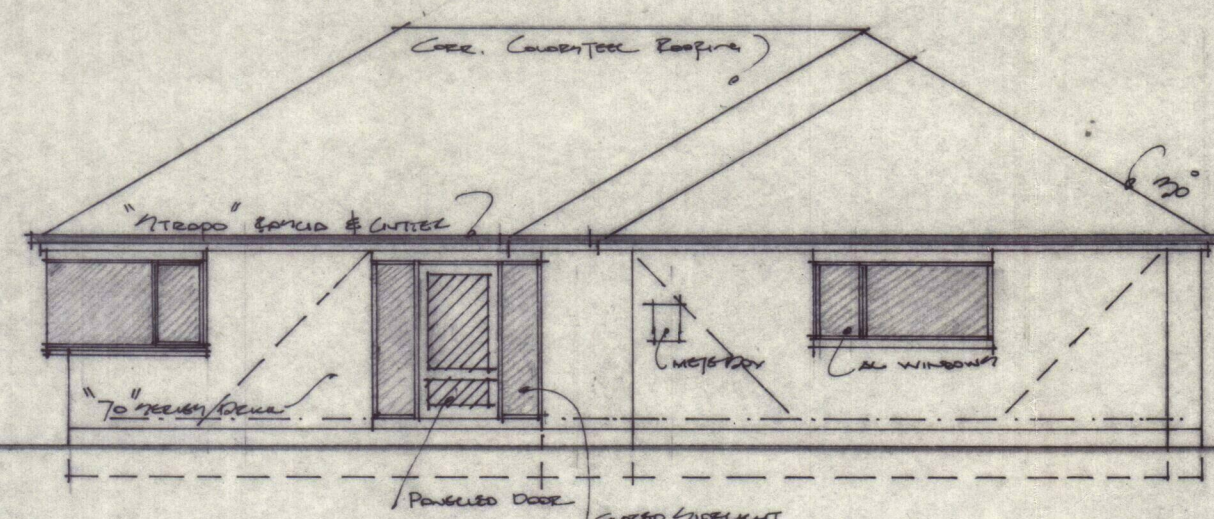
<u>Site Plan</u> ✓	<u>Exterior Wall Sheathing</u>	
<u>Foundation.</u>	1. Weather Boards	
1. Depth ✓	2. Building paper ✓	✓
2. Width ✓	3. Veneer ✓	✓
3. Reinforcing	<u>Gable Ends</u>	
4. Vents	1. Lining	
5. Vents at terrace	2. Building paper	
<u>Concrete Floor</u>	<u>Plumbing</u>	
1. Hardfill ✓	1. Type of water pipe	
2. Site Concrete ✓	(a) cold	
3. Damp-proof course ✓	(b) hot	
4. Main Floor slab ✓	2. Supply tank	
5. Reinforcing ✓	(a) Tray	
6. Bottom plate ✓	(b) Overflow	
<u>Wooden Floor</u>	3. Cylinder	
1. Sleepers	(a) Exhaust	✓
2. Joists	(b) Sludge pipe	✓
3. Bottom Plate	4. Wastes	
4. Flooring	5. Back vents	
<u>Framing</u>	6. Terminal vent	
1. Studs ✓	<u>Drainage</u>	
2. Opening studs ✓	1. Connect to sewer ✓	✓
3. Trimmers ✓	2. Rubber ring joints	
4. Top plate ✓	<u>Stormwater</u>	
5. Braces ✓	1. To Street Channel ✓	✓
6. Ceiling joists <i>Batten</i> ✓	2. To Soak Pits	
7. Runners	<u>Heating:</u>	
8. Rafters <i>Truss</i> ✓	1. Open fire	
9. Collar ties	2. Electric	
10. Purlins ✓	3. Fuel-oil	
<u>Roof covering</u>	4. Space Heater ✓	✓
1. Corrugated Iron ✓	5. Incinerator	
2. Netting and building paper	<u>Isolation W.C. Compartment</u>	✓
3. Tiles		
<u>Insulation</u>		
1. Walls ✓		
2. Ceilings ✓		
Bracing		



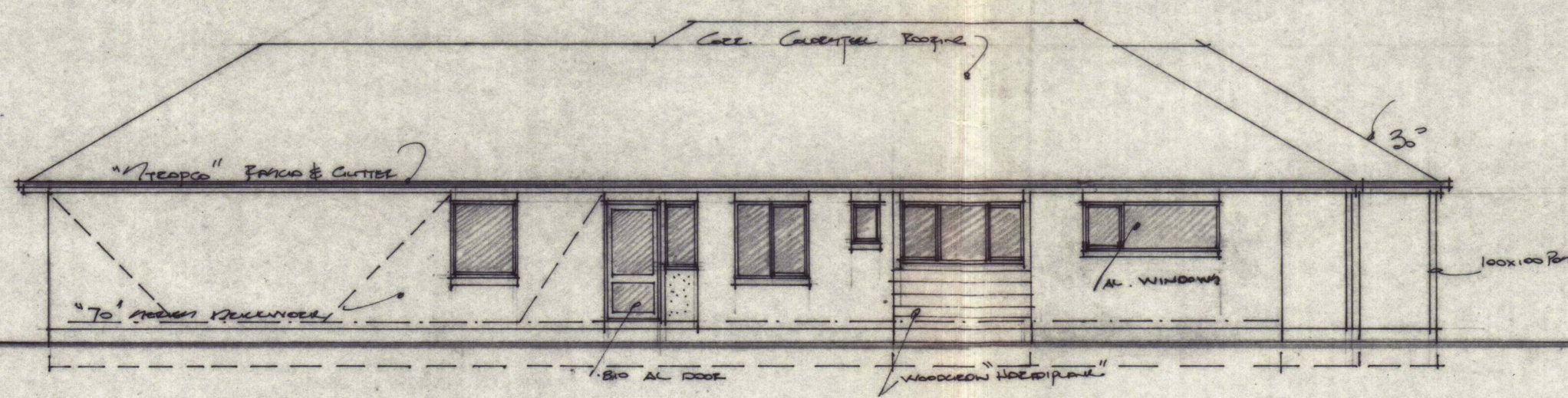
N. E. ELEVATION



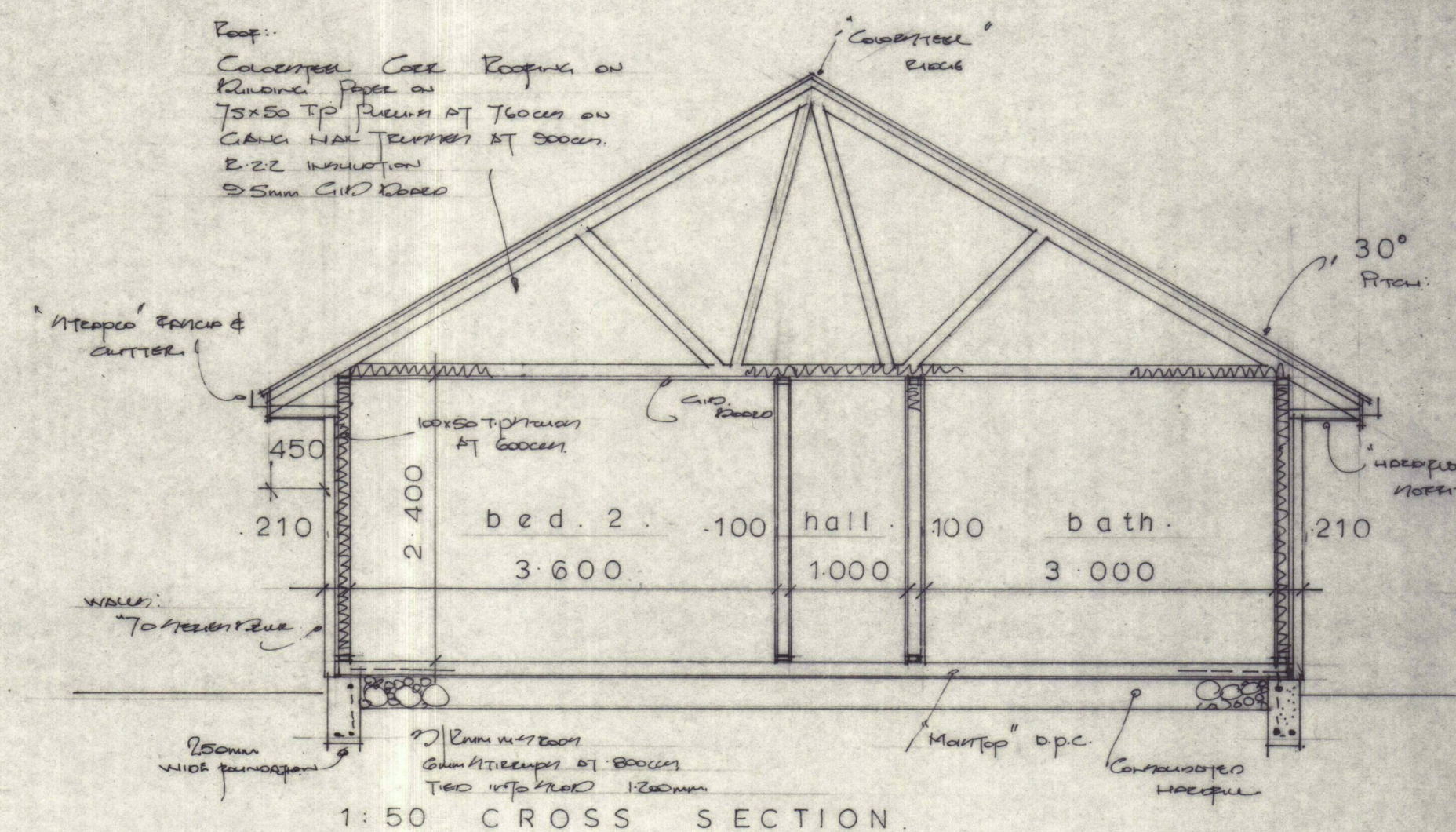
N. W. ELEVATION



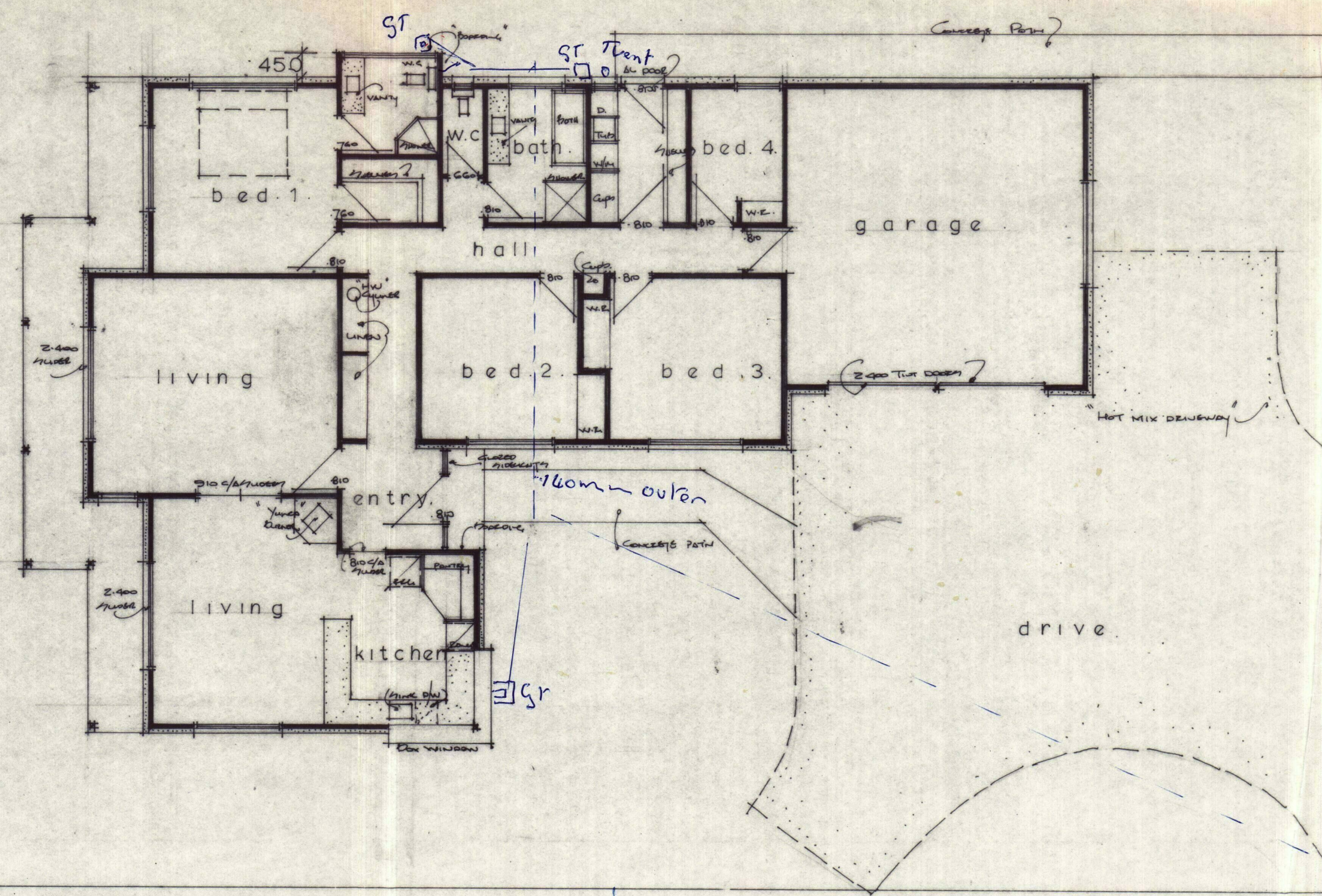
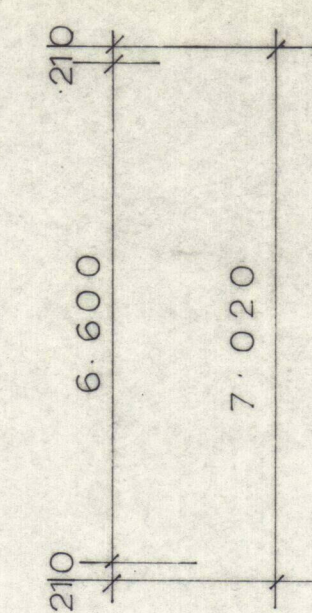
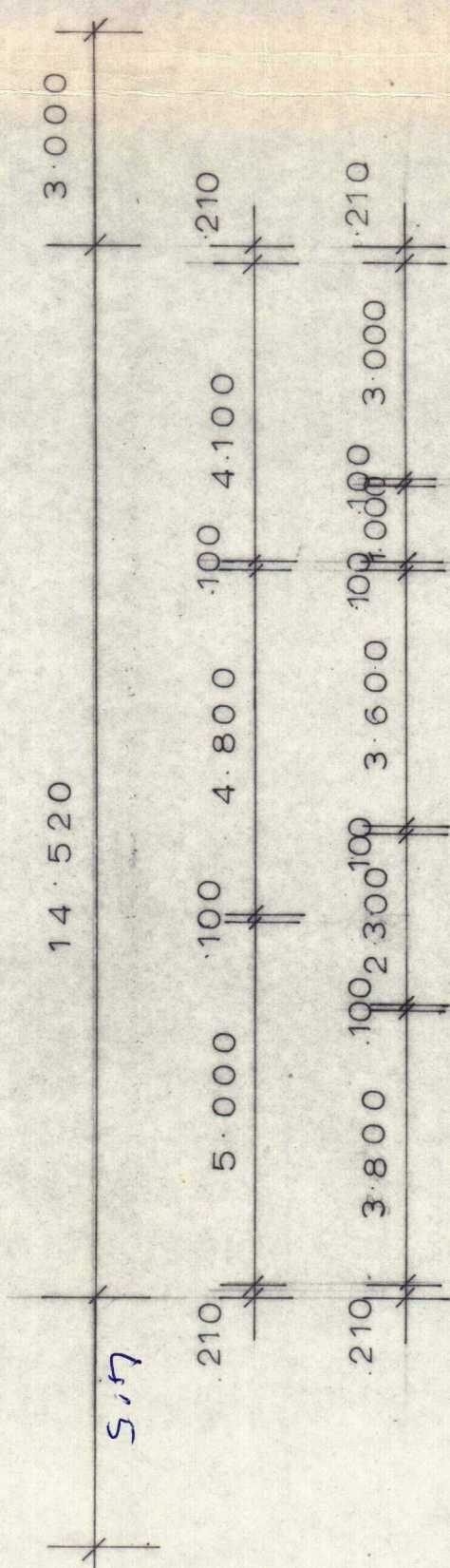
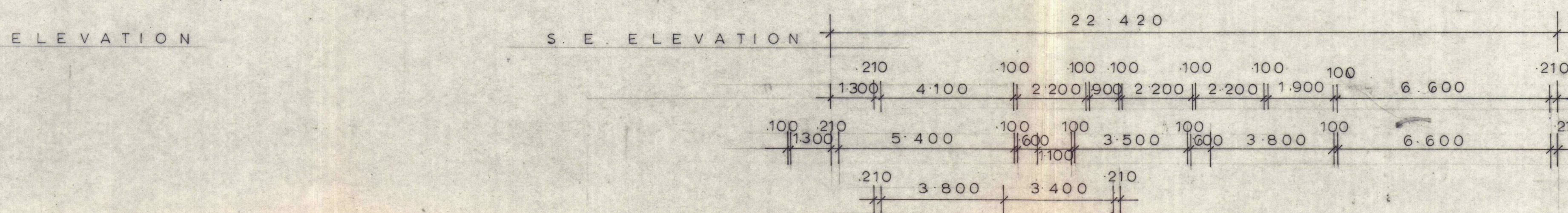
S. W. ELEVATION



S. E. ELEVATION



1:50 CROSS SECTION



1:100 SITE & FLOOR PLAN

R. L. KNIGHT A. M. N. Z. I. D.

Architectural Draughtsman

PROPOSED RESIDENCE BUCHANAN PLACE

for JOHN & ADELE WINCHESTER

ITEM	DESCRIPTION	REQ'D	MATERIAL	REMARKS
		SCALE	PASSED	DATE
		1:100		15:10:90
		DRAWN	RLK	DRAWING NUMBER
		TRACED	RLK	1
		CHECKED	RLK	

PLAN & ELEVATIONS

DRAWING NUMBER

1