1532

Permit No. CO29682

BLENHEIM BOROUGH COUNCIL

Approved F. A. Mead.

Date 30 : 11 · 70.

Date Received

BLENHEIM BOROUGH COUNCIL
26 NOV 1970

Letter No.

Application For Building Permit

Owner's Name GAY WOLTH PROPERTIES LTD

Location MAXWELL Rd

Proposed Building 2 OWNERSHIP FLATS.

REMARKS:

NOTE: Drawings of reinforced concrete work shall show clearly plans, cross sections, dimensions of all members, and the size, length, shape, position and overlap of all reinforcement.

FURTHER: All steel quantities, calculations and computations must be submitted with application and signed by architect, engineer or designer.

Date ..... 19 .....

APPLICATION FOR BUILDING PERMIT

To the BOROUGH ENGINEER,

Blenheim Borough Council.

I hereby apply for permission to erect, ~~add, alter, re-instate, repair, demolish, resite~~ a .....

2 OWNERSHIP FLATS

for (Owner's Name) RAYWORTH PROPERTIES LTD.

at (Address) 113 MAXWELL Rd

BLENHEIM.

according to locality plan and detail plans elevations cross sections and specifications deposited herewith in DUPLICATE.

Particulars of Land: LOT 1 DP 3608 Being Pt. Section .....

Area of Ground Floor 1674 sq. ft.; Area .....

Area of Outbuildings 480 sq. ft.; Val. Roll No. .....

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose).

.....

Estimate Value of Buildings ..... $ 13,000:00.

Estimate Value of Drainage and Plumbing ..... $ 1,400:00.

Total $ 14,400:00

Yours faithfully

W Wadsworth ..... Owner ..... 84 Weld st ..... Address

Phone 4337

W Wadsworth ..... Builder ..... " ..... Address

Phone "

R. P. L. Morgan ..... Plumber/Drainlayer ..... 7 Conyngham ..... Address

Phone 85861

1674
480
2154

PLAN OF ALLOTMENT

Showing position of proposed and existing buildings, including future garage, on the allotment and any easements and R.O.W.s

NOTE.—Distances of each building from boundary lines must be clearly indicated.

Boundary Lines to be shown thus: ——————·——————·——————·

Site plan

Frontage ..... Street/Road

OFFICE USE ONLY

FEES:

			Receipt Numbers
BUILDINGS	$	44 : 00	5462
Drainage and Plumbing	$	16 : 00	5462
Sewer Connection	$	Nil	
Water Connection	$	20 : 00	5462
Footpath Damage Deposit	$	20 :	5462
Vehicle Crossing	$	Nil	
Building Research Levy	$	7 : 50	5462
	$	107 : 50	

CHECKED FOR:

Levels for Sewers .....

Room Sizes .....

Window Sizes .....

Set Back .....

Building Line Restrictions .....

Zoning .....

Coverage .....

Yard Requirements .....

Fire Zoning .....

Structural Details .....

Permanent Levels .....

Off-Street Parking Provision .....

Catchment Board Requirements .....

Other Acts and Regs. .....

Estimated Value .....

Sent to Council ..... for .....

.....

Decision .....

WEDDE & BISHELL PRINT

SPECIFICATIONS OF WORK AND MATERIALS REQUIRED IN THE ERECTION OF 2 FLATS IN [redacted] MAXWELL ROAD FOR [redacted] WELD ST. SAYWORTH PROPERTIES LTD.

GENERAL: All materials and workmanship shall conform to the N.Z. Standard Specifications and with any relevant By-laws of the Local Bodies.

PERMITS AND INSURANCES: The Contractor shall procure all necessary permits and pay all fees for same. He shall take out such necessary insurance for a sum sufficient to cover the full value of the work in progress.
The policies to remain in force until the building is taken over by the owner.

SUB-CONTRACTOR: The Contractor shall be responsible for the carrying out of all sub-contracts, and shall render every assistance to the various trades in the carrying out of their part of the work.

CONCRETE MIX: Concrete shall be mixed in the proportion of 6 parts of well washed river shingle to 1 part of Portland Cement or of approved pre-mixed bulk concrete.

HARD CORE FILLING: May be of bricks, old concrete, stone or other hard substance broken to a maximum size of 3" and well consolidated. Before concrete is poured, the surface shall be blinded with 2" of sand.

FOUNDATIONS: Continous concrete of footings as show . Reinforce footing with 2 continous ½ R.S. rods. Reinforce top of foundations with 1-½ R.S. Rods.

FLOORS: Shall be 5" concrete with reinforcing mesh 6 x 6 x 5 H.R.C. with polythene sheeting used as a damp course.

WALLS: Exterior wall to be [redacted]" concrete block with interior wall to be of timber 4 x 2.

BRICKLAYER AND PLASTERER.

PLASTERING: Plaster all exposed surfaces of foundations with a cost of 3 - 1 sand cement compo and finish with 2 - 1 splash stucco coat. Plastered surface shall be coloured with snowcem or Duracoate portland cement based paint and coloured to approval, & applied in accordance with the makers instructions.
Using compo 1 - 1 cement sand, plaster stops, chimney, back porch and hearth to a smooth surface with a wooden float. Leave job clean a d tidy on completion.

CARPENTER & JOINER.

DAMP FROOF COURSE: Under &/or between all timbers in contact with concrete, lay a 3 ply malthoid or similar damp proof course. All the materials to be the best of their respective kind available, and all the timber below floor level shall be of heart grade.

SCHEDULE OF TIMBERS: Under

BOTTOM PLATES:	4" x 2" Heart Rimu or	o. 1 Framing pressure treated radiata pine.			
TOP PLATES:	8" x 2" , 6" x 2", 4" x 2" B.A.	Rimu	"	"	"
STUDS:	4"x 2" . B.A.	Rimu	"	"	
OPENING STUDS:	4" x 3" " "		"	"	
RAFTERS:	6" x 2" "		"	"	
PURLINS:	3" x 2" "		"	"	
WALL BRACING:	6"x 1" "		"	"	
DWANGS:	4" x 2"				
a d	2" x 2" "		"	"	

3 rows plus skirting blocks to all walls and suit ceiling linings.

TRIMMERS OVER DOORS: 4" x 4" B.A. Rimu or alternatively as above.

TRIMMERS: 8"x 2" on edge from 4' 6" spans and 2/8 x 2" spiked together for spans exceeding 6' 6" either in B.A. Rimu or treated pine.

FASCIA BOARD: 8" x 1" D.A. Heart Rimu.

SOFFIT: Box soffit with 24" wide fibrolite lining at front.

LININGS: All timber frames in 3/16" hardboard with reeded parting strip between joints. Hardboard on W.C. and bathroom ceiling with Pinex on kitchen living ceiling.

WALL PLATES: To be in long lengths, halved together at all joints and angles and checked to receive studs.

STUDS: All studs shall be thicknessed and gauged true and spaced 18" C.C. and doubled nailed to plates with 4" nail opening studs checked to receive trimmers.

BRACING: Brace walls where necessary using 6" x 1" cut in flush on the diagonal as near 45 degrees as is practicable.

ROOF: Frame a Gable end roof, rafter at 24".

LININGS: Are to be as specified in the schedule.
All nail holes shall be stopped, and all angles end joints, finished flush, smooth and true and free from blemishes.

FIRE PROOFING: Fix ½ asbestos cement lining on either side of the rangette.

JOINERY.

WINDOWS: Shall be with glass sizes as shown on plan.
FRAMES in heart rimu or Matai, and dressed, rebated, weather grooved and put together in the best tradesman like manner.
ALL JOINTS to be primed before assembly.
SILLS out of 6" x 3" . MULLINGS: 4" x 3"
HEAD AND JAMBS 1½". FACINGS: 4" x 1"
All south wall windows to be metal framed to fit block sizes.
SASHES to be of 2" heart Redwood or Cedar, moulded hand dressed and put together as above.
All windows to be casement type except W.C. as shown on plan.
fasten hinged sashes with C.P. casement stays.

DOORS: Outer doors to be 4 panel glass 6' 6" x 2' 10".
All other doors flush panel, sizes to suit.
all doors to be varnished shall be in No.1 heart rimu and those to be painted B.A. grade.
All internal doors flush panel in No1. heart rimu ply, hung on 1" k jambs with plat o stops, using 3/3½" A.C.L.P. butts.
External doors hung on 1⅜" rebated jambs.
Door furniture in matching chrome finish.

CUPBOARDS ETC. Fix in position 6' 0" sink unit with stainless steel bowl and top. Dresser to have cupboards under with formica top the 18" gap and cupboards over to ceiling.
Fit coreboard doors to all kitchen cupboards.
Fit into bathroom wall standard shaving cabinet fitted with 14" x 10" bevel edge mirror.
Build in broom cupboard over.
Build in wardrobe with top cupboards and fix in ¾" galv. hanger rods.
Fix slatted shelves i H.W.C. cupboard for full height.
Build in dressing table with drawers under and top cupboard over. Fit 24" square bevelled edged mirror over dressing table.

MOULDING ETC. Fit to all rooms 3½" bullnose skirting, neatly mitred to external angles and scribed to floors and internal angles.
Also fit external mould to external corners.

Fit to all door and window openings 2½" bullnose architraves mitred as above, those to windows to rest in sill boards with apron under.
All finishing timbers shall be thoroughly dry, hand dressed, and sanded to a smooth finish,

PLUMBER.

PROVIDE AND FIXNIG POSITION IN EACH FLAT:

1 5' 6" porcelain bath.
1 stainless steel bowl P.C. £9. 17. 6.
1 porcelain W.C. pan complete with plastic seat, hinged lid and flushing cister .
1 40 gal. electric cylinder complete with element and thermostat.
1 C.P. toilet paper fittings.
1 2' 6" x ½" dia. C.P. towel rail.

All fittings shall be completed with necessary waste pipes, traps, plugs, chains etc.

Adequately lag and case cylinder.

Run cold water from supply to one tap each over bath, basin and sink, also connect W.C. Cister and hot water cylinder.

Run hot water from the cylinder to one p tap each over bath. basin and sink.

All internal cold water reticulation shall be in ½" copper pipe. Hot water reticulation in ¾" copper pipe.

Chrome plated taps of the required sizes shall be provided in kitchen and bathroom.

Supply and fit two brass hose taps, one at each end of unit respectively, and connect to the cold water supply. position to owners approval.

Supply and fix galv. spouting and down pipes. Spouting to be painted on the back and inside with bitumastic paint before erection.

All flashings on roof shall be fitted to approval.
Allow for galv. iron sill trays to all windows.

Stormwater from downpipes shall be conducted in field tiles to 2 (two) suitable sumps at least 8 feet from dwelling.

Allow for 4" glazed earthenware drainage pipes to dispose of the whole of the waste to the Borough Mains.
All plumbing and drainage work to be carried out according to the By)laws of the Local body, and to the requirements of the plumbing and drainage regulations.

The plumber to take out necessary permits with the local body.

PAINTER & DECORATOR.

The materials for painting, papering, varnishing etc. shall be of first grade quality in their respective lines.
PAPERS selected by the owner are to be allowed for at 9/- per roll
Before each coat of paint or varnish is applied, work must be sandpapered down to a smooth surface.

Sufficient time shall be given between coats to allow the previous coat to be thoroughly dry and hardened.

EXTERIOR WORK: All exterior work to be thoroughly primed before erection.

ROOF: Allow to paint laps of iron as previously mentioned.

After house is closed in and all exterior woodwork finished all nail holes, cracks and imperfections shall be neatly stopped with putty and flushed level, the the whole of this work to receive two finishing coats in colours to the owners. approval.

INTERIOR WORK: Toilet and bathroom and bedroom and - putty woodwork as for exterior.
Seal over hardboard, the apply one undercoat, one intermediate coat, and one finish coat in gloss enamel.

All ceilings to be painted.

cont'd:- Solid stop all nail holes and imperfections with suitably coloured putty and finish with gloss varnish.
All glass, bath, hand basin and W.C. pedestal etc. shall be left clean on completion of job.

BLOCKWORK: All interior walls to be given two coats of plastic paint.

ELECTRICIAN.

This work to be carried out by a registered wireman and to comply with relevant regulations.
wire the house for electricity and leave mains ready for connectio by the supply authority.

PROVIDE AND FIX IN EACH FLAT:

1 Electric Atlas rangette P.C. £27. 17. 6.
1 Switchboard in back porch.
6 Ceiling type lights complete with globes and shades.
1 Porch light at front entrance.
6 3 pin heat points.
1 Carport.

Connections for electric rangette and water heater.
Washing machine and refrigerator will not be installed in flats.

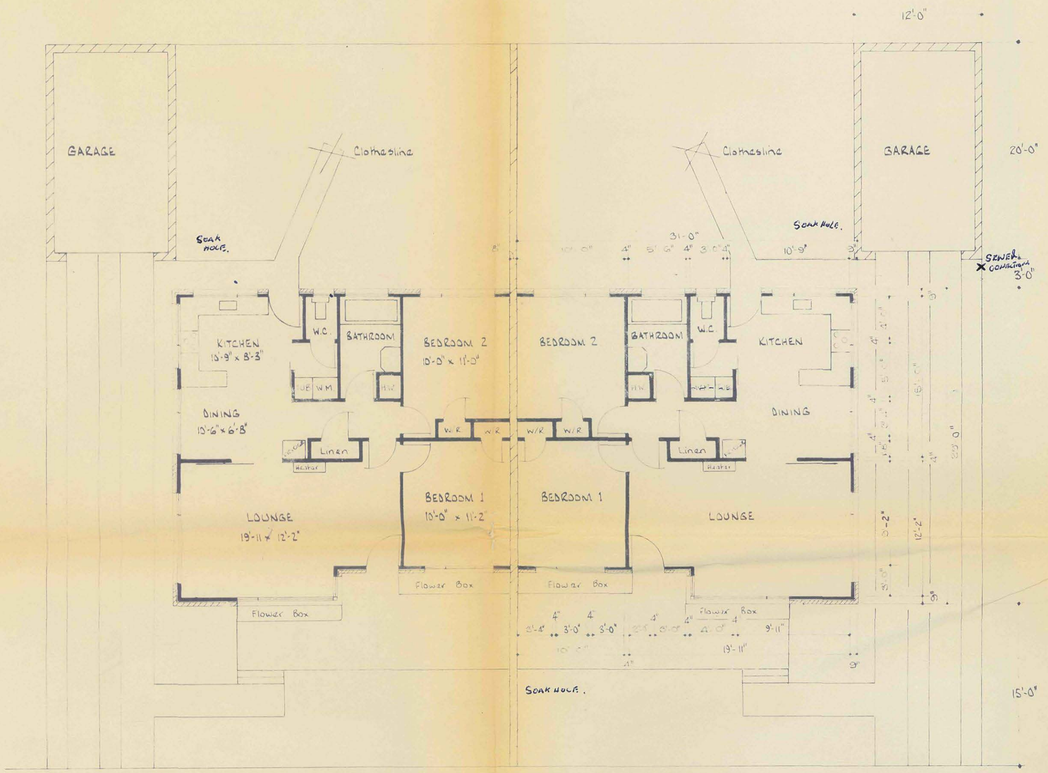
I stall under roof type aerial with leads to a bakelite aerial and earth plate in approved position.

All ceiling roses and switches shall be in white plastic 3 Pin Points equipped with switches and all switches shall be flush type.

OWNER:.....

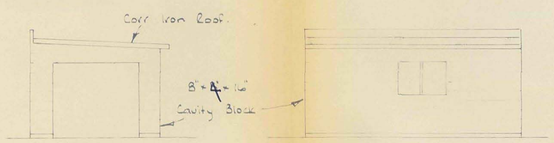
CONTRACT PRICE:.....

BUILDER:.....

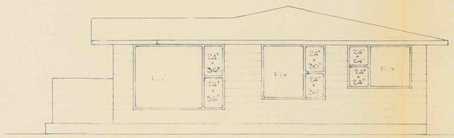


FLOOR PLAN.

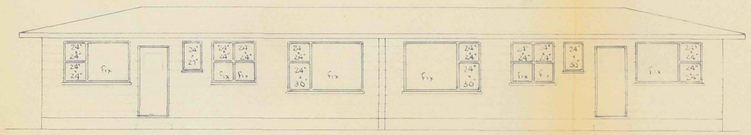
Scale: 1/8" = 1'-0".



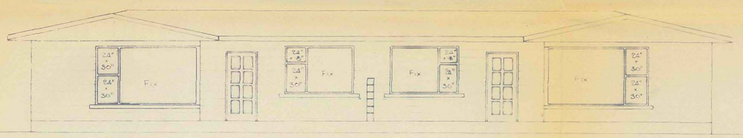
GARAGE.



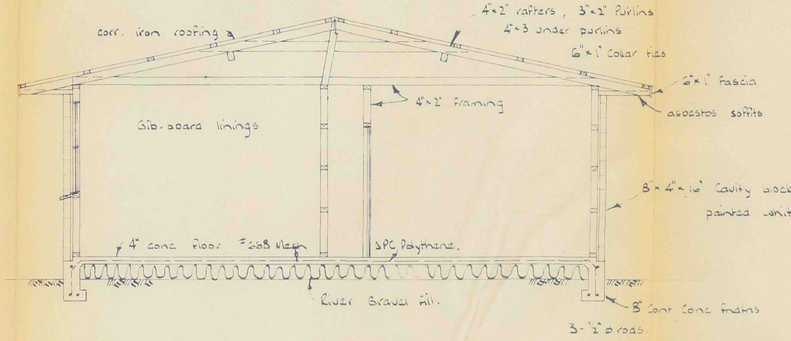
SIDE ELEV'N.



BACK ELEV'N.



FRONT ELEV'N.



TYPICAL SECTION.

Scale: 1/4" = 1'-0".

OWNERSHIP FLATS FOR GAYWORTH PROPERTIES ON LOT 1 DP 3608 MAXWELL ROAD. BLENHEIM.

G.J.S.
amnzid

BC 1532

B. LAUNDRY over cup. 3' x 12" DEEP
K.T Bott cup. To plan
" Top over Bott cup.
" No Tops.

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

MARLBOROUGH DISTRICT COUNCIL
P O Box 443, Blenheim
Phone: (03) 578 5249
Fax: (03) 578 6866

THE BUILDING		Property Reference Number
Street address of building:	**113 B Maxwell Road BLENHEIM**	**358424**
Legal description of land where building is located	**LOT 1 DP 3608, FLAT 2 DP 3840**	Building Consent Number **BC051892**
Building name:		**ISO 9001:2000 FORM REF CIXXX**
Current, lawfully established, use:	New Stormwater Connection	

THE OWNER

Full name of Owner(s): **J F Helm**
Mailing Address: **113 B Maxwell Road**
BLENHEIM 7301

BUILDING WORK

Building Consent No: **BC051892** for

New Stormwater Connection

Issued by: ☑ Marlborough District Council - Building Consent Authority

Contact Person:

Postal Address: P O Box 443
Blenheim

Phone: 578 5249 *Fax:* 578 6866

Continued overleaf

CODE COMPLIANCE

(1) The building consent authority named below is satisfied, on reasonable grounds, that
[✓ *tick applicable option(s)*]

☑ (a) the building work complies with the building consent; and

N/A (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

ATTACHMENT

A copy of the following document is attached to this Code Compliance Certificate
[✓ *tick if applicable*]

N/A Compliance schedule

Signature _____

Position **BUILDING CONTROL OFFICER**

On behalf of **Marlborough District Council** Date: 20 January 2006

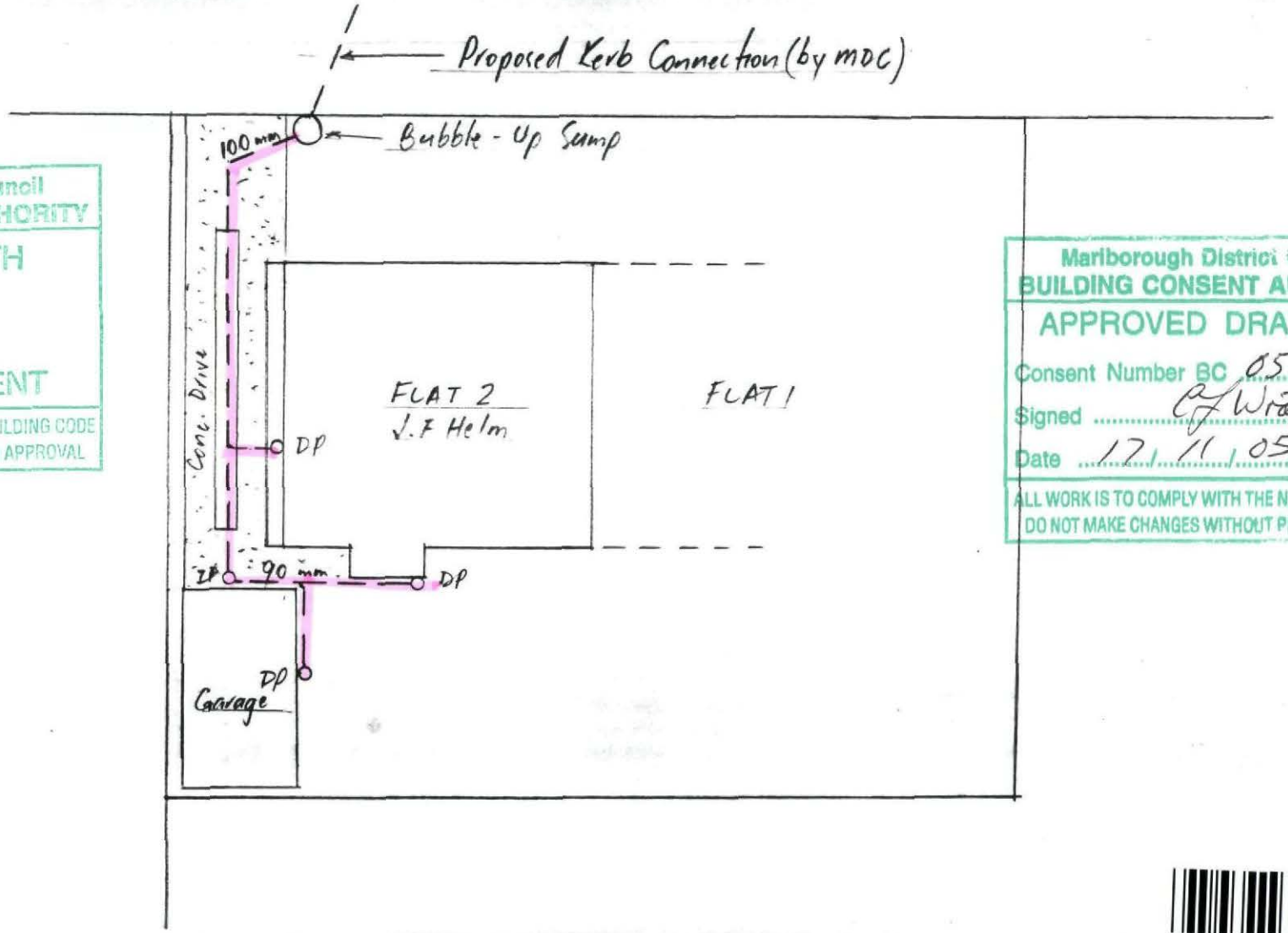
MARLBOROUGH
DISTRICT COUNCIL

Findlater Construction
54 Purkiss Street
BLENHEIM 7301

P O Box 443
BLENHEIM
Tel (03) 578 5249
Fax (03) 578 6866
Email mdc@marlborough.govt.nz
Web www.marlborough.govt.nz

Continued overleaf

2/113 Maxwell Rd



Marlborough District Council
BUILDING CONSENT AUTHORITY
APPROVED WITH
17 NOV 2005
BUILDING CONSENT
ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

RECEIVED
14 OCT 2005
MARLBOROUGH DISTRICT COUNCIL

Marlborough District Council
BUILDING CONSENT AUTHORITY
APPROVED DRAWINGS
Consent Number BC 051892
Signed G Wratt
Date 17/11/05
ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

BC 051892

BC SPECS

PROPOSED STORMWATER DRAINAGE - FLAT 2/113 MAXWELL ROAD

Scale 1:200

0761
BC 051892
PN 358424

MARLBOROUGH DISTRICT COUNCIL

DRAINAGE PLAN

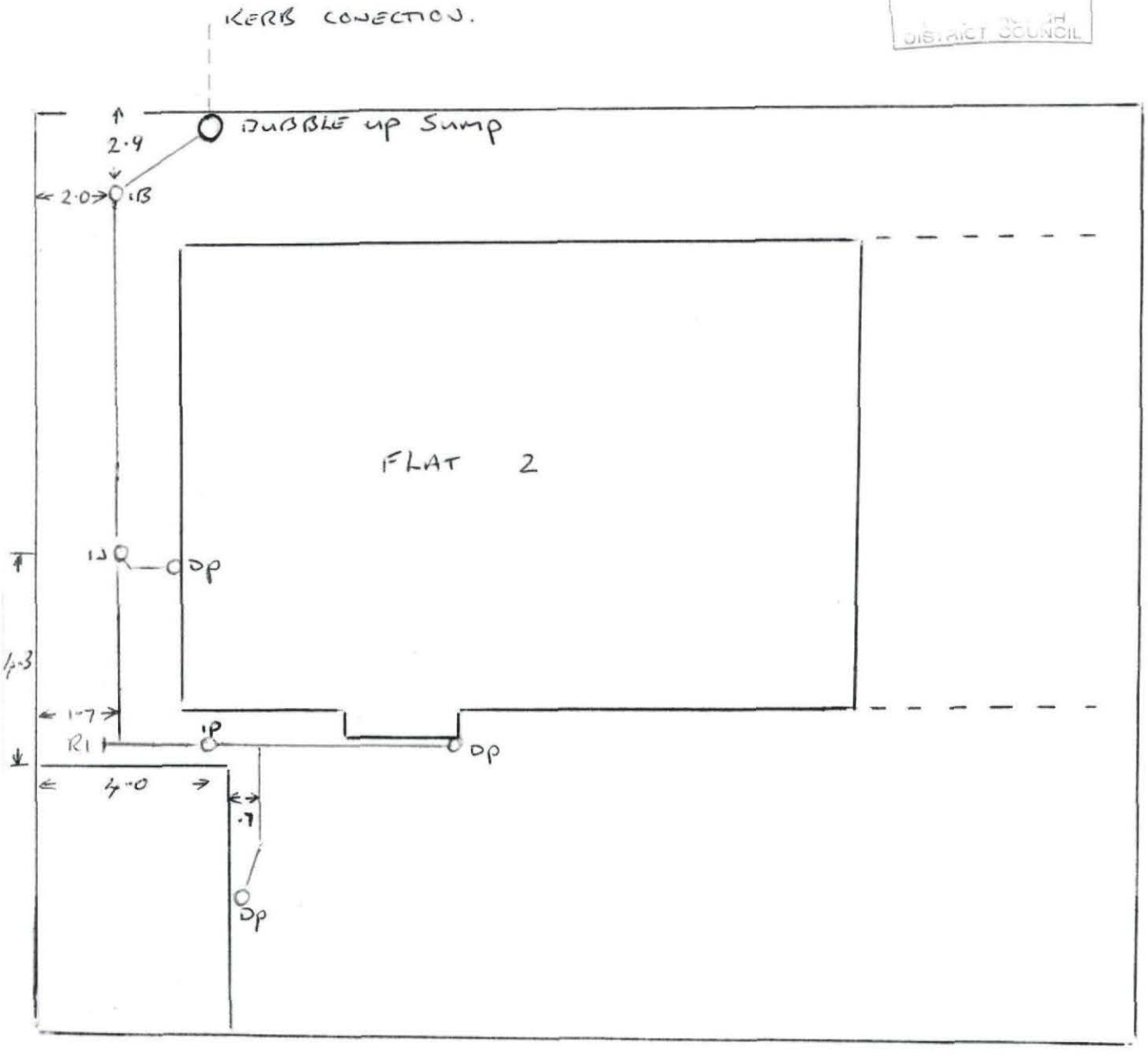
Drainlayer FINDLATERS Plumber Date of Inspection 20.12.2005.

Name J HELM Street 113 MAXWELL RD.

Lot D.P. Section

NOTE—For drainage work, a scale plan in ink showing street line, section, boundaries, building in outline, sanitary fittings, lines of drains, inspection pipes, etc. **MUST** be supplied.

RECEIVED
21 DEC 2005
DISTRICT COUNCIL



Scale: 1 to 100

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