

APPLICATION FOR BUILDING PERMIT

Wanganui City Council

No.

Date: 12/7/77

DEAR SIR,

I hereby apply for a Building Permit to erect/demolish THREE UNITS

according to locality plan and detailed plans, elevation, cross sections and specifications of building deposited herewith, in duplicate at:

Street: 85 FITZHERBERT AVE. Val. No.: 1311/530/3

Lot: 3 D.P. 44124 Section: Block:

Owner—Name: M. H. AYRE

Address: 45 KONOHI ST

Builder—Name: OWNER

Address:

NATURE OF PERMIT (Tick box)

New building including separate buildings added to existing complex ☒ Repairs, alterations or extensions to an existing building ☐ Conversion ☐ Demolition ☐

DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:

THREE DWELLING UNITS

ESTIMATED VALUE:

Building ... \$50,000.00

Plumbing & Drainage ... \$4,000.00

TOTAL \$54,000.00

Name of Plumber:

If valued at more than \$20,000 state:

Estimated commencement date: Mth. 19.

Estimated completion date: Mth. 19.

Building registration No.

Total floor area (sq ft)

111.24 sq m

Building Fee \$98.00

Rec. 08436

Plumbing & Drainage Fee \$25.00

Rec. 08436

Water Connection at cost \$11.00

PWR 24283

Drain Connection at cost \$11.00

PWR

Stormwater Connection at cost \$11.00

PWR

Crossing Fee \$108.00

PWR 37171

Footpath Damage Deposit \$30.00

Rec. 08436

TOTAL CITY COUNCIL FEES \$53.00

Building Research Levy \$27.00

Rec. 08436

TOTAL \$180.00

Signature: M. Ayre

INFORMATION REQUIRED BY DEPARTMENT OF STATISTICS

A. TYPE OF BUILDING OR STRUCTURE—

Type Code (See back of form for instructions)

(a) Newly built, altered, repaired, extended, or demolished

03

(b) Converted—

Type Code from to

B. DWELLING UNITS GAINED OR LOST—

Gained 3 Lost

C. IS BUILDING TO BE RENTED OR LEASED?

(Tick appropriate box)

Yes No ☒

D. SCOPE OF PERMIT—(Tick box)

Complete building including foundations ☒

Foundations only ☐

Building only, foundations covered by previous permit ☐

1311/530/3

85 FITZHERBERT AVE

J.W. & S.M. BURT.

LOT 3. D.P. 44124

BUILDING INSPECTOR:

Method of Heating

HEALTH INSPECTOR:

- ① Demand drainage plan & longitude to existing connection provided at rear of section.
- ② Stormwater to be separated from sanitary drain & shown on plan.

H13 18/1/77

DRAINAGE ENGINEER:

Show floor levels on the drainage connection. Show clearly which are stormwater & which are sanitary drains on existing connection. Sanitary connection is available at back of section. It will be cheaper to use it. It must be accurately located & levelled if used. ~~off~~ 450 mm cover not available for sanitary pipe ~~then~~ ~~concrete encase~~

DESIGNING ENGINEER:

TOWN PLANNING:

BUILDING PERMIT CHECK LIST

TYPE OF BUILDING		3 Units			RESERVES		
PROPERTY REFERENCE		85 Fitzherbert Ave			3 44124		
NET SITE AREA	952m ²	OPERATIVE SCHEME			REVIEWED SCHEME		
ZONING		Res A			R2		
	REQUIREMENTS	REQUIRED	PROVIDED	O.K.	REQUIRED	PROVIDED	O.K.
	COVERAGE (Open Space Storage Area Service Area F.A.R. etc)	35%	111.4	✓	35%	111.4	✓
	DENSITY			NA	12	12	✓
	FRONT YARDS	9m Δ	✓	✓	9m Δ	✓	✓
	SIDE YARDS	2.1 1.9	2.3 2.1	✓	2.1 1.9	2.3 2.1	✓
	REAR YARD		8m	✓		8m	✓
	HEIGHT		3.4 3.2	✓		3.4 3.2	✓
	VIEW PROTECTION PLANE			NA			NA
	SUNLIGHT PROTECTION PLANE			NA			NA
	CAR SPACES	3	3	✓	3	3	✓
	VEHICULAR ACCESS			NA			NA
	LOADING			NA			NA
	TREES HISTORIC PLACES			NA			NA
	PROPOSED ROAD			NA			NA
	PROPOSED SERVICE LANE			NA			NA
	ROAD WIDENING : B.L.R: EASEMENTS		✓	✓		✓	✓

OPERATIVE SCHEME : Dispensation required in respect of nos. _____

REVIEWED SCHEME : Special application required in respect of nos. _____

DESIGN SUB - COMMITTEE APPROVAL REQUIRED

YES ☐

NO ☐

$$D = \frac{L + 3H}{10}$$

$$= 10.3 + (3.2 \times 3)$$

$$= 10.3 + 9.6$$

$$= 19.9$$

$$= 1.9 \text{ m.}$$

$$D = \frac{L + 3H}{10}$$

$$= 10.8 + (3.4 \times 3)$$

$$= 10.8 + 10.2$$

$$= 21.0$$

$$= 2.1 \text{ m.}$$

$$D = \frac{3H}{10}$$

$$10.2$$

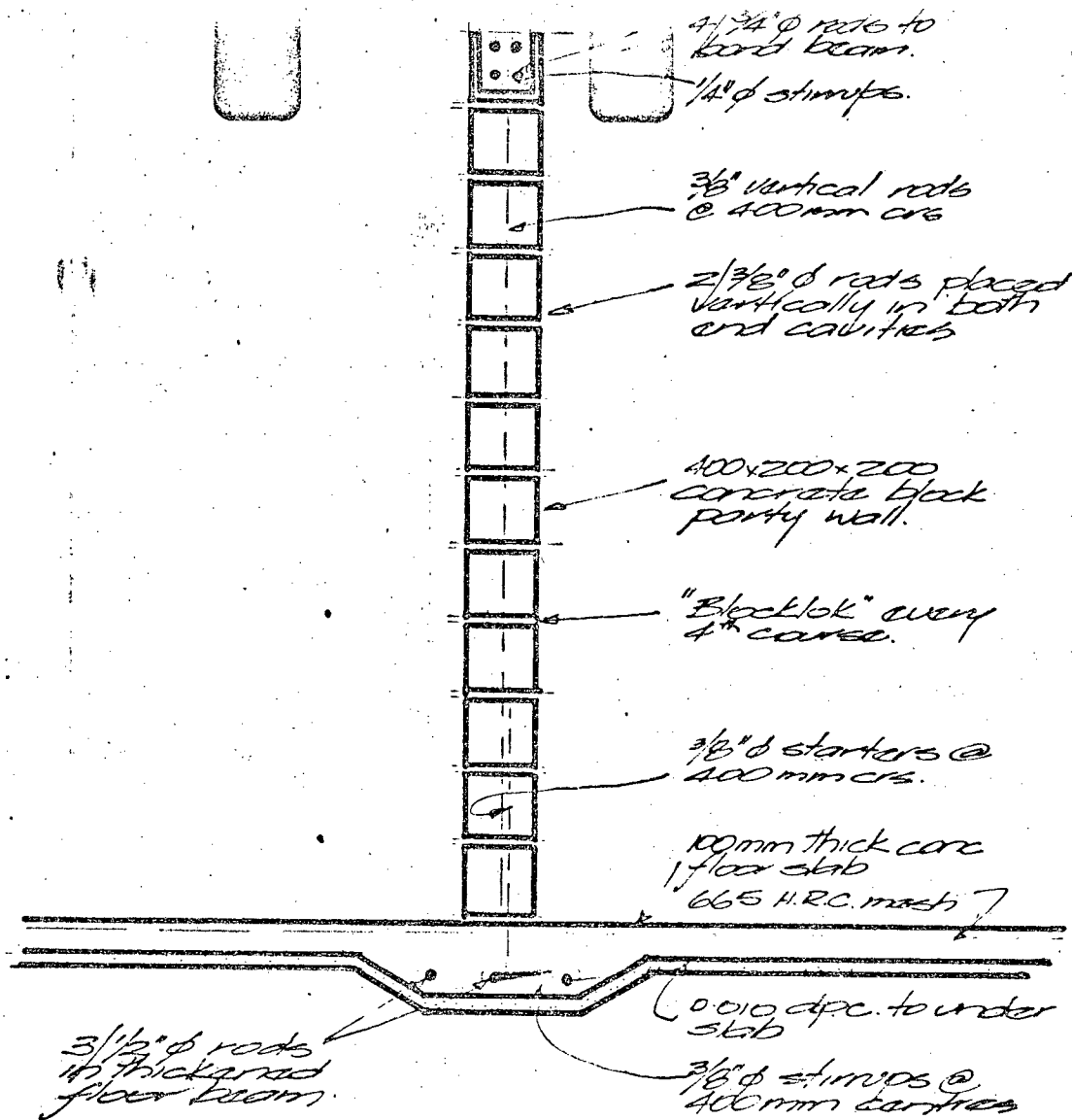
$$= 1.02 \text{ m}$$

S P E C I F I C A T I O N S

FOR THE ERECTION OF THREE UNITS AT

85 FITZHERBERT AVENUE, WANGANUI

FOR MR. M.H. AYRE



CROSS SECTION THROUGH BLOCK PARTY WALL.

scale = 1:20.

1. PRELIMINARY & GENERAL.

1.1 SCOPE:

This contract includes the supply of all materials, plant and labour for the erection and completion, in every respect of the flats shown on the drawings and described hereunder LOT 3
P.P. 44/124

1.2 PERMITS:

The contractor shall obtain and pay for all permits.

1.3 INSURANCES:

The contractor shall take out and maintain for the duration of the contract the following:-

- (a) Public Liability Insurance for \$20,000.00
- (b) Fire and Earthquake and War Damage Insurance for the full value of the contract.
- (c) Employers Liability Insurance.

1.4 SETTING OUT:

The contractor shall be responsible for the setting out to the dimensions and levels as shown. Any discrepancies shall be referred to the Owner before proceeding.

1.5 SUBSTITUTION OF MATERIALS AND FITTINGS:

The tender price must be based on items specified and any desired substitution must be referred to the owner before proceeding with that part of the work.

1.6 CLEANING UP:

At completion all surplus materials and rubbish etc. must be removed from the site. Broom sweep all floors.

1.7 MAINTENANCE PERIOD:

Maintenance period shall be 30 days after the completion of the contract.

6. CONCRETE AND STEELWORK.

6.1 EXCAVATION:

Over area to be built on strip all vegetation and topsoil down to a level of 200mm below floor level. Cut out extra depth for slab perimeter profile shown.
Where owing to the nature of the ground excavation has been necessary to a greater depth than 200 it will be backfilled with sand well compacted in not more than 150 layers.

6.2 BASECOURSE:

Lay and compact 100mm minimum no fines aggregate over whole of building area. Aggregate shall be 19 ϕ maximum and 10 minimum with 25mm sand blinding on top.

6.3 D.P.C.:

Lay .010" polythene d.p.c. over fill under whole of slab.
Tape all joints and penetrations.

6.4 REINFORCING:

Bars shall comply with N.Z.S.S. 1693: 1962 and HRC mesh with 200mm. Placing of bars shall comply N.Z.S.S. 1900.
Around perimeter slab thickening place 2/16mm ϕ bars with 6.5mm ties at 600 c/c.

Place 668 HRC mesh centrally in slab and bend down into thickened edge.

6.5 HOLDING DOWN BOLTS:

Place holding down bolts or dowels as per N.Z.S.S. 1900.

6.6 CONCRETE:

Shall be uniform in mix and shall be 2,500lb crushing strength.

6.7 FINISH:

Steel float.

10. CONCRETE MASONRY:

Refer to Preliminary and General.

10.1 SCOPE:

The work consists of the supply and laying of concrete block walls as shown.

10.2 MATERIALS:

Concrete blocks shall be standard 400 x 200 x 200mm units of an approved make complying with N.Z.S. 595.

All blocks shall be of the highest standard of manufacture and finish, true to size, of consistent texture and colour and generally suitable for walls with a fair face finish on both sides. Any chipped, damaged or imperfect blocks will be rejected if built into visible positions.

Take adequate care during transport and handling to prevent damage to blocks and stack on site clear of the ground and protected from weather and damp.

Supply No. 8 Blok Lok or similar strip mesh reinforcing. Reinforcing bars will be supplied by Carpenter.

10.3 MORTAR:

Mortar shall be 1 part cement to $\frac{1}{2}$ part lime to 5 parts of sand, shall have a slump of 75mm and shall be used within $1\frac{1}{2}$ hours of mixing.

10.4 BLOCKLAYING:

Build all masonry walls straight and true with all joints 10mm maximum width and finished using a 10mm rod as a tool.

Build reinforcing, bond beams, fixings, etc. as shown on the drawings.

All blocks shall be laid dry and not during wet weather.

14. CARPENTRY.

14.1 STANDARDS:

All work shall comply with N.Z.S.S. 1900 6.1.

14.2 TIMBER:

All framing shall be gauged. All finishing timber shall be dressed. All timber shall be treated Boric.

14.3 SCHEDULE:

100 x 50mm	Radiata Pine	Wall plates, studs at 400mm c/c dwangs 800mm c/c graded furring.
75 x 50mm	Radiata Pine	Pitched roof purlins at 750 c/c.
200 x 50mm	Radiata Pine	Carport & Br. flat roof rafter/purlins & ledger rails
50 x 25mm	Radiata Pine	Ceiling battens
300 x 100mm	N.Z.D.F.	Ridge beam to lounge.

14.4 D.P.C.:

Provide 2 ply Malthoid between all concrete and timber.

14.5 PRIMING:

All external finishing timbers frames except in carport and weatherboards to be primed before fixing.

14.6 SHEATHING:

Roof: 26g. galvanised corrugates iron on netting and paper.
26g. galvanised tray roofing iron on carport and bedrooms.
Walls: Fibrolite 'High line' sheathing over building paper.

14.7 LININGS:

To top of exposed rafters fix 12mm Softboard sarking.
Walls: Laundry/bathroom and kitchen walls, pinex hardboard with pvc joint strips.
Bath : 3 walls width and depth of bath - Formica wallboard glued to frame.
All other walls - 9mm gib. board.
All gib. board to be stopped flush ready for painting.

14.8 DWANGS & BLOCKS:

Provide extra as required for cupboards, hardware and electrical fittings.

14.9 Allow for fixing flashings supplied by Plumber.

14.11 JOINERY FITTING:

Allow for fixing all joinery - external and cupboard fittings.

15. JOINERY.

15.1 GENERAL:

All work shall be in accordance with best trade practice.
All timber shall be treated, all joints waterproof glued.

15.2 TIMBER:

As per N.Z.S.S. 1900 for door joinery.

Cupboard fittings - Native.

Cupboard doors - 18mm core board.

Bench tops and counter top including edges to be "Laminex" or "Formica" on particle board.

All fittings to be ex 12.5mm carcass work with solid ends and hardboard backs as shown.

Drawers to be ex 12.5mm solid fronts, 6.5mm sides and backs and hardboard bottoms.

15.3 SIZES:

Internal doors - all 1980mm x 760mm with 150mm x 38mm jambs ploughed for linings (head identical) and 38mm x 10mm finished planted stops.

All doors to be paint quality ply.

External doors to be glazed.

15.4 HARDWARE:

Hinges: Exterior doors 1½ prs 100mm galv. butts fixed pin.

Interior doors 1½ prs 100mm bronzed loose pin butts - (including wardrobe and H.W.)

Cupboards - 1 pr 68mm butts.

Windows: To all awning sashes - 1 pr "Whitco" friction stays or equal.

15.5 GLAZING:

Glaze all window and external doors as shown on drawings.

Glass to doors shall be puttied in and back puttied.

Glass shall be O.Q. drawn sheet except for bathroom which shall be obscure.

15.6 ALUMINIUM:

All window joinery shall be "Lyte" bronzed anodised aluminium.

17. PLUMBING.

17.1 STANDARDS:

All work shall comply with "Plumbing and Drainlaying Regs., 1959" and all Local Body requirements.

17.2 INSTALLATION:

Allow for supply and connection of all fittings, as shown and leave complete and in working order.

All piping shall be concealed in walls or floor slab.

Hot water pipes shall be copper.

Cold water pipes may be unplasticised p.v.c. wastes and vents may be unplasticised p.v.c.

Mains supply pipe from street shall be 18mm ϕ with 12mm ϕ branches taken off for all flats.

Run 12mm ϕ branches in "hot" and "Cold" to all fittings: washing machine, sink, shower, tub and basin and cold only to W.C.

Provide 12mm ϕ drain pipe to H.W. cylinder and exhaust pipe.

17.3 FITTINGS:

Supply and connect the following fittings per flat:

- | | |
|----------------|--|
| W.C. | - 1 Standard 400mm porcelain white, complete with white p.v.c. seat and flap. |
| W.C. Cistern | - 1 "Dux" 3 gal. p.v.c. white with syphonic valve and c.p. lever handle. |
| H. W. Cylinder | - 1 "Zip" 30 gal. water storage cylinder.
- 1 marble top vanity unit. |
| Tub | - 1 Standard 550mm x 400mm x 300mm s.s. tub and standard cupboard unit with solid ends, core board door and toe space. |
| Bath | - 1 AHI white hibiscus enamelled bath. |

17.4 TAPS AND VALVES:

All shall be 12mm ϕ .

Supply and install the following:

- | | |
|---------------|---|
| Bath | - 1 "Markham" mixing valve.
1 "Victor" twin jet cp rose. |
| W.C. Cistern | - 1 "Belton" isolating valve. |
| H.W. Cylinder | - 1 "Victor Delrin" pressure reducing valve in H.W. Cupboard under cylinder.
2 brass stop taps - 1 on mains supply before pressure reducing valve and 1 between drain pipe and cylinder. |
| Basin | - 2/12mm Streamline cp pillar taps. |
| Tub | - 2/12mm Streamline cp bib taps. |
| Sink | - 2/12mm Streamline cp bib taps. |
| Hose Taps | - 1/12mm brass over gully traps where shown. |

18. DRAINAGE.

18.1 Provide and lay 100mm and 100mm drain 1st quality p.v.c. sewer drain jointed with neoprene sleeves and stainless steel wires. Allow Electrician and Post Office to run cables in trench before backfilling.
Backfill on completion.

18.2 GULLY TRAPS:

Provide as shown above new ground level - plaster inside and supply grates.

21. ELECTRICAL.

21.1 STANDARDS:

All work shall comply with "N.Z. Wiring Regulations 1961".
All wiring shall be concealed.

21.2 MAINS AND METERS:

Run underground mains to all flats. All sub-mains switches and meters for each flat to be independent.
Meter boards to be provided with hinged metal covers with perspex windows. Wire all fittings to board.

21.3 LIGHT FITTINGS:

Provide where shown on plan, black plastic ceiling mounted lamp holders with white "Coolican" shades and 100 watt bulbs.

21.4 LIGHT SWITCHES:

Flush mounted ivory plastic tumbler type where shown.

21.5 HEATING POINTS:

10amp flush mounted ivory plastic switched, tumbler type where shown, generally 300mm above floor.

21.6 RANGE:

Provide 30 amp switch socket power outlet.
Allow p.c. sum of \$300.00 for supply of stove.

21.7 H.W. CYLINDER:

Provide and fit 1500 watt "quick recovery" element and thermostat.

21.8 T.V.:

Provide T.V. aerial outlets combined with power outlets where shown and p.v.c. covered ribbon to suitable position at rear.

Lights and Power Points:

Allow for 12 light points (1) Two way switch and
8 Heating Points per unit.

Heating - Panel Type

PAINTER AND PAPERHANGER:

All painting and paperhanging to be carried out by tradesman. Builder will be responsible for stopping all joints and nail holes in Gib Board.

PAINT: All paint for undercoat work may be ready mixed paint or lead and oil hard mixed on the site. Paint for finishing gloss shall be approved ready mixed, brought to the job in the original containers.

EXPOSED WOODWORK: To receive one coat of red lead priming, stop all nail holes and defects with the best oil putty, apply two coats of undercoat paint, and finish with one coat of gloss enamel. Fibrolite walls two coats of high quality plastic.

INTERIOR WOODWORK: Kitchen, Bathroom and W.C. including inside of bathroom cabinet and inside of cupboard doors. To receive one coat of priming, stop all nail holes and defects, apply two coats of undercoating and finish with one coat of approved enamel.

VARNISH WORK: To receive one coat sealer, stop with tinted putty. Apply two coats of plastic varnish.

WALLS: Kitchen, Bathroom and W.C. to be lined with Vinyl wallpaper. P.C. sum £7-50 per roll.

CEILINGS: Pinex already pre-sized to be given two coats of approved flat paint.

WALL PAPERING: Walls to be sized and prepared for papering. All papers to be trimmed, cut true and square, butt jointed and hug true and plumb. Allow the sum of £5-50 per roll for estimating. All papering to be left free of all defects and disfigurements.

ADDENDA TO SPECIFICATIONS:

GARAGE: To be unlined.

EXTERIOR WALLS: White Stone and High Line.

FLOOR COVERINGS: Will not be included in this contract.

CLOTHESLINE: Supply and install a straight line clothesline with a 100 ft. of galvanised wire (30.480).

FENCES: Erect a 5 ft. (1.5) board fence with inch spaces between boards. Boards to be stained one side only. Fence to be erected as shown on plan.

CONCRETE DRIVE AND PATHS: Lay concrete drive and paths as shown on plan. Drive to be 100 mm. of unreinforced concrete. Paths to be 75 mm. of unreinforced concrete.

LANDSCAPE: Area will be raked level and left tidy.

KITCHEN: The bench as shown on plan will be on the opposite side of the kitchen and will be stainless steel.

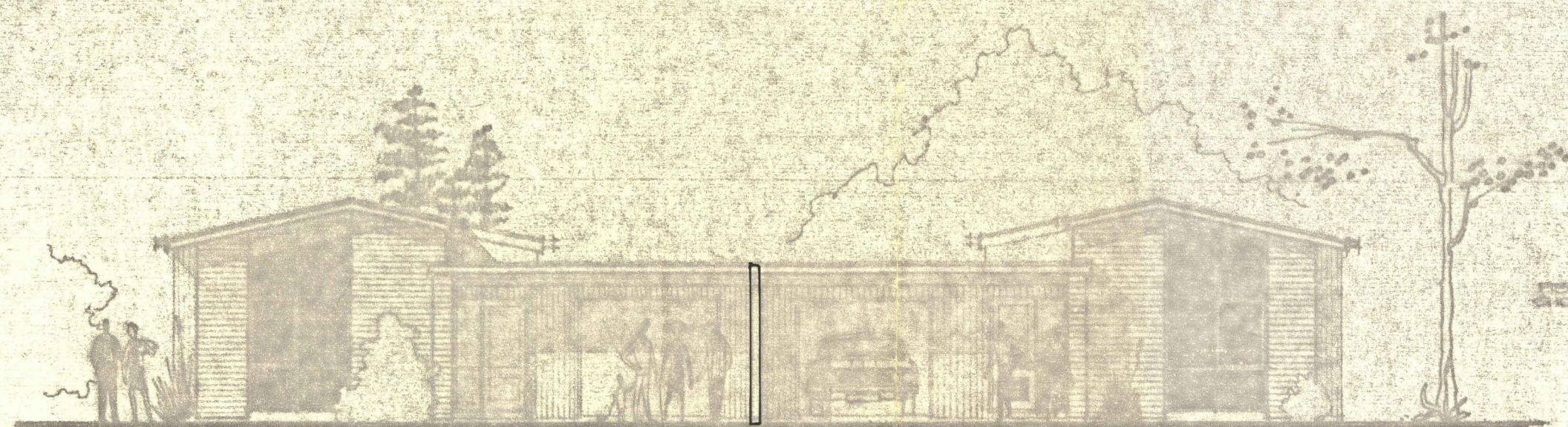
WALLS, INTERIOR: Interior walls mentioned to have hardboard will be Gib Board stopped and lined with Vinyl paper.

HOUSING CORPORATION: All construction work will be carried out to meet State Housing Corporation requirements.

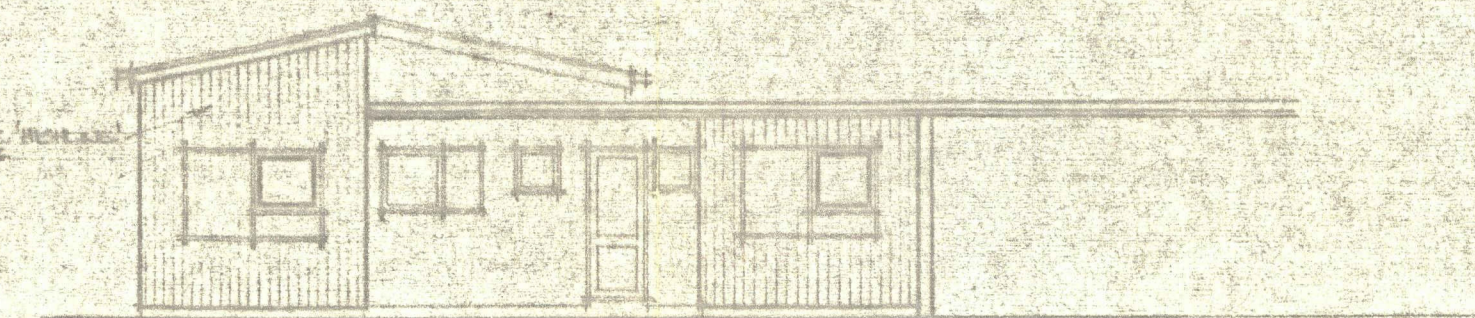
GENERAL: The whole section is to be left tidy, the buildings clean and ready for occupancy.

HARDWARE: Allow P.C. sum of \$50 per unit for hardware.

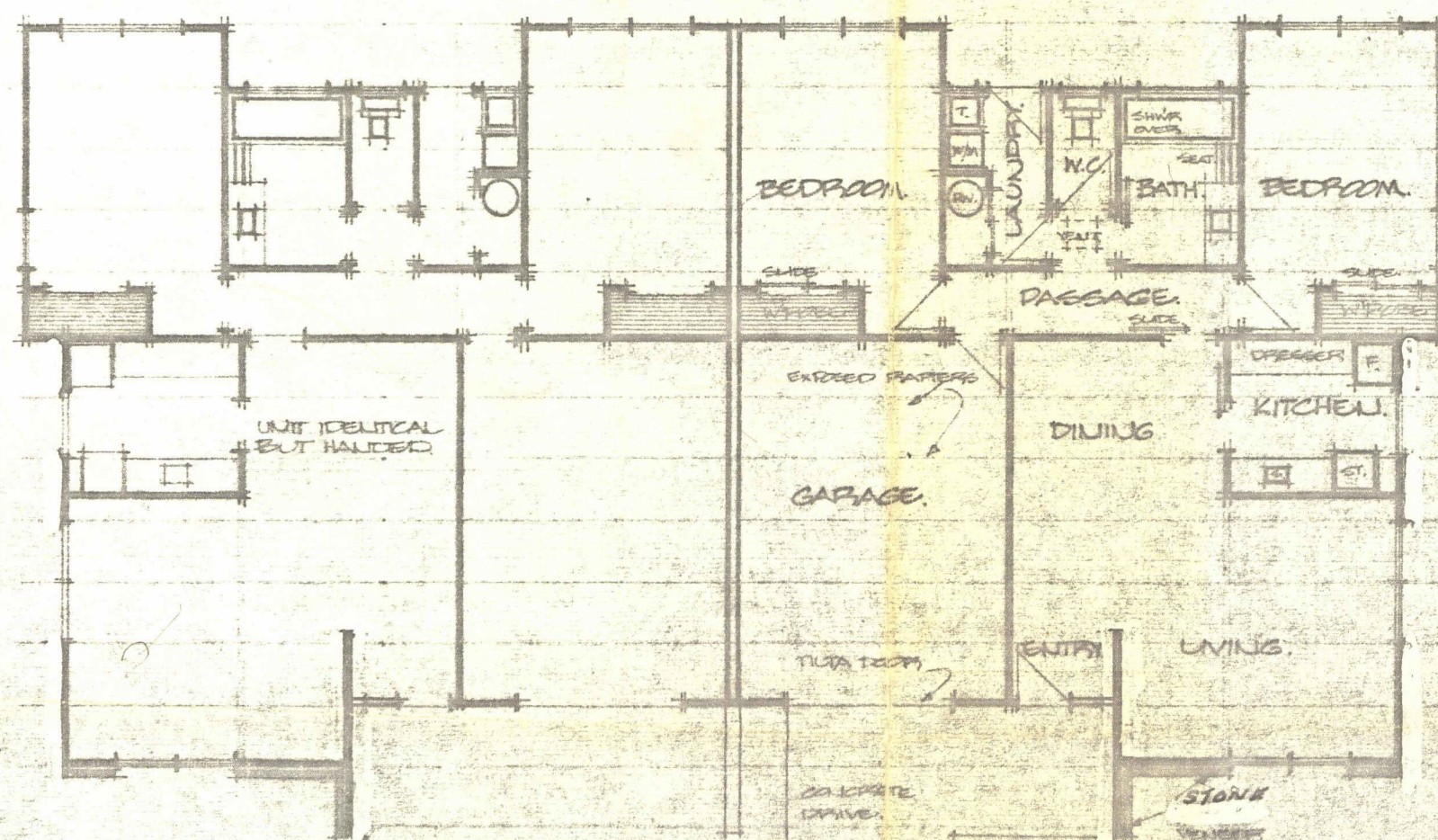
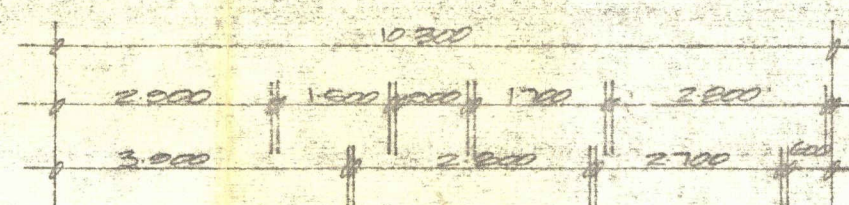
INSULATION: Allow to line exterior walls and ceilings with R.9 Fibreglass Batts.



FRONT ELEVATION.



TYPICAL REAR ELEVATION.



FLOOR PLAN.

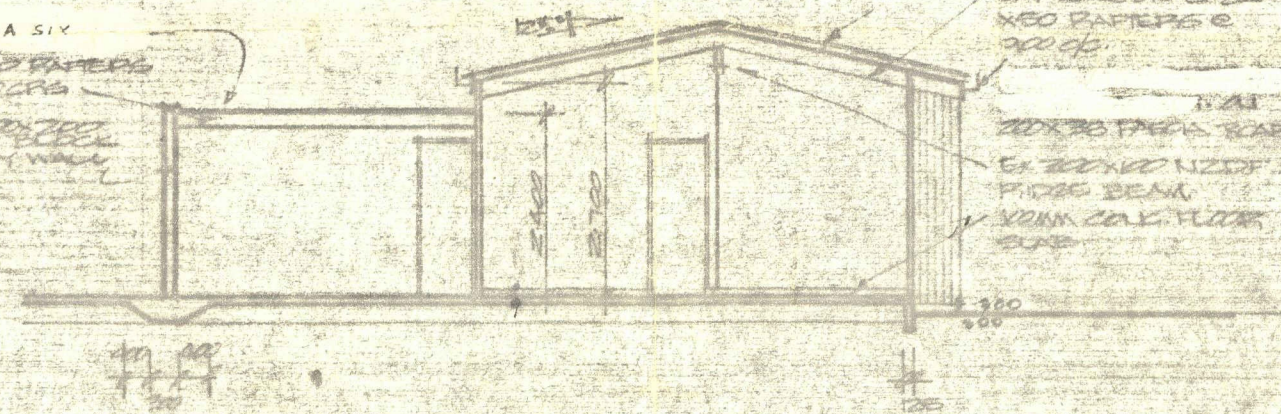
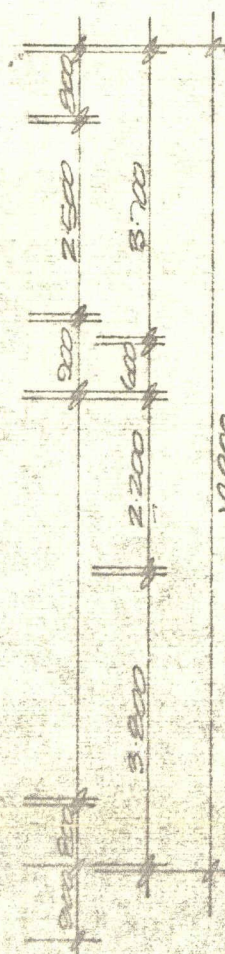
SCALE = 1/120

FLOOR AREA (NOT GARAGE) 98.70 M² (1063 SQ. FT.)

THREE HOME UNITS - 85 FITZ HERBERT AVENUE. WANGANUI.
FOR MR M. H. AYRE.

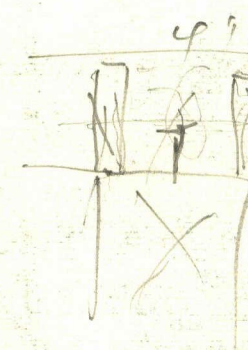


TYPICAL SIDE ELEVATION.



CROSS SECTION.

SCALE = 1/120



DATUM LINE

CROWN OF ROAD

ALL FLOOR LEVELS

MIN 400 ABOVE CROWN OF ROAD
Above Marked at lock of section

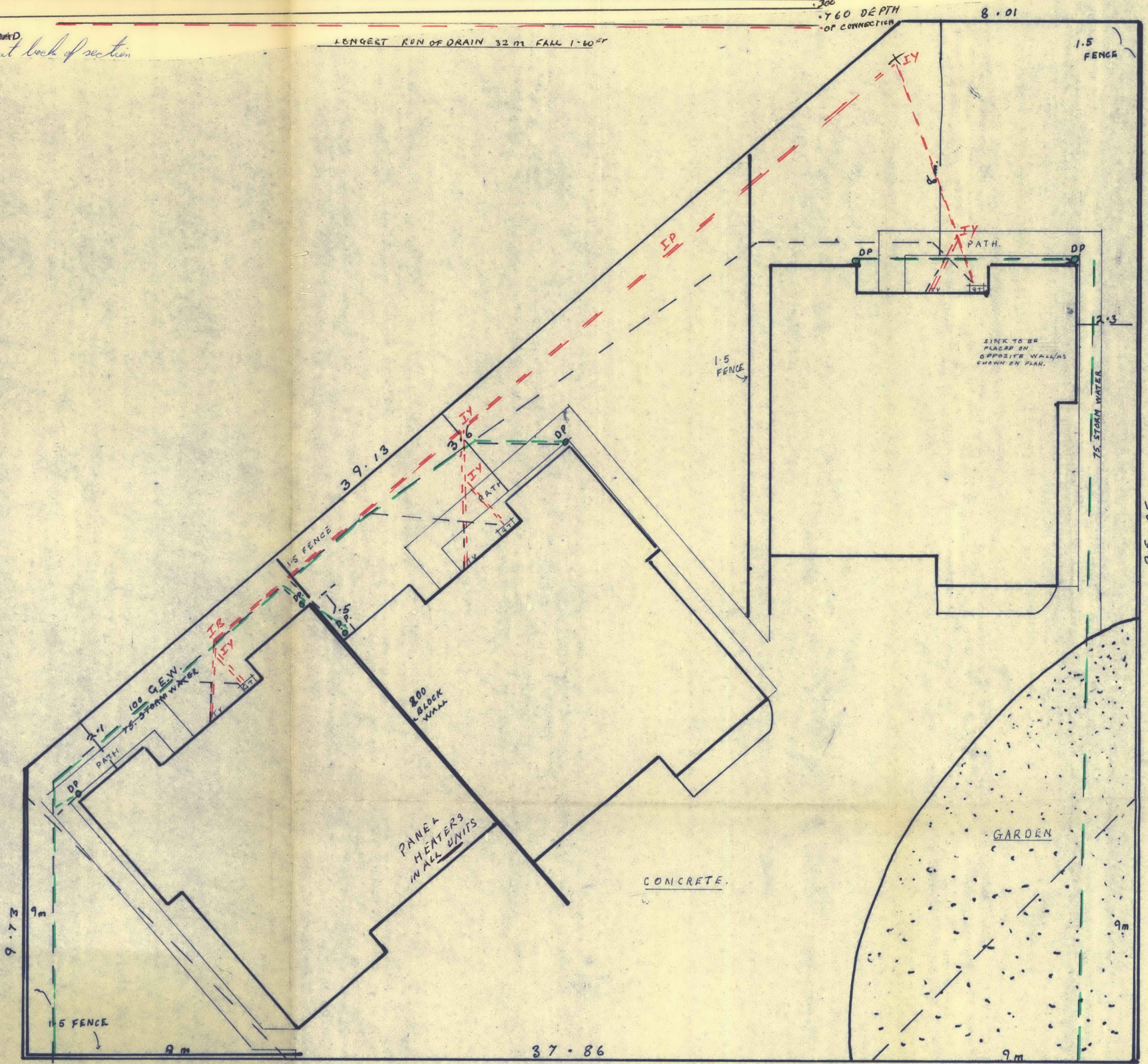
LONGEST RUN OF DRAIN 32 m FALL 1-60"

300 DEPTH
OF CONNECTION

8.01

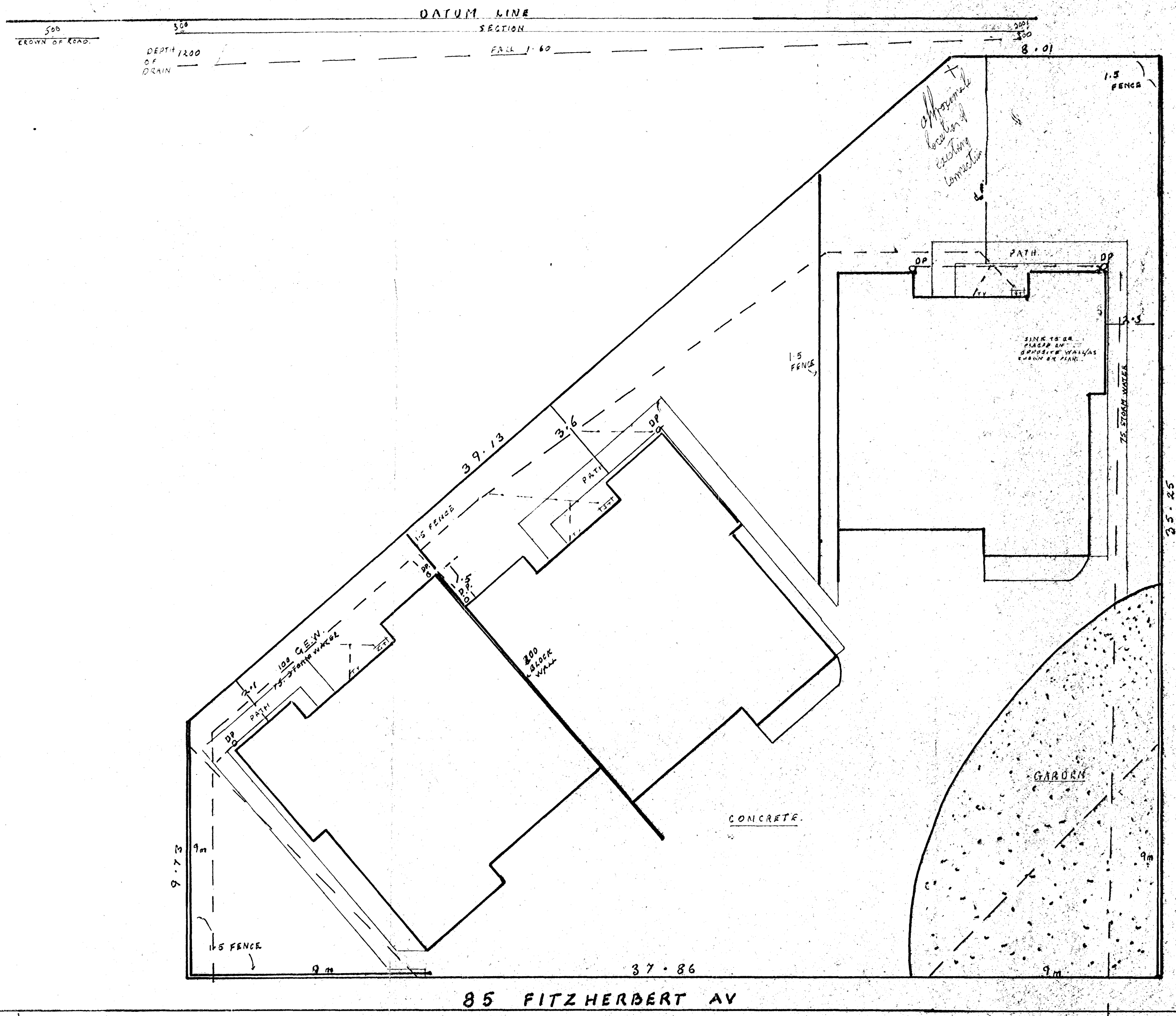
1.5 FENCE

DRAIN
STORM WATER



Site Plan,
1:1

85 FITZHERBERT AV



Site Plan,
1:100

Footway No. 3679

No. 1571

WANGANUI CITY COUNCIL

Building Inspection Sheet

Permit No. H116916 Value 54,000 Val No. 1311/530/3

OWNER M.H. AYRE DATE: - 31.7.77

BUILDER OWNER 344.4)

STREET 85 FITZHERBERT AVENUE Date

SEC. Lot 3 DP. 44124 Inspection

Boundaries 18/2/77

Excavation

Foundation 1/8/77

Piles 9/8/77

Vents

Chimney Found

Framework 16/8/77

Trimmers

Ventilation

Rafters

Purlins 9/9/77 1 Beam fixed

Sheathing

Netting 28/9/77

Ceiling Vents 20/10/77

Water Heaters 1/11/77

Gas Fire Flues 8/12/77

REMARKS:- 15/8/78 1/5/78 6.1.78 17/8/78

No 2642

SERVICE TESTED

FOUL DRAINAGE

STORM DRAINAGE

CITY WATER SUPPLY

PRIVATE WATER SUPPLY

HOT WATER SUPPLY

SEWER VENTS

BACK VENTS

W.C.

SINK

BATH

SHOWER

BASIN

TUBS

CEILING VENT

HEATING

SWIMMING POOL

METER

DANGEROUS GOODS

R. HADDOCK 20/9/77

PLUMBING AND DRAINAGE INSPECTION SHEET

REG. PLUMBER M/S

SMITHIES

AND/OR DRAINLAYER

is/are hereby authorised to carry out the work described herein and set out in the plans deposited in this office, on the premises.

AND SITUATED IN

85 Fitzherbert

LOT

D.P.

SECT.

OWNED

OCCUPIED BY

M. H. Ayre

DESCRIPTION OF WORK

Three dwelling units

ESTIMATED VALUE OF WORK:

PLUMBING \$

RECEIPT No.

A.B.A.

DRAINAGE \$

TOTAL

\$4000-00

FEE PAID

\$25-00

Such work is to be carried out in strict accordance with the Drainage and Plumbing Regulations.

P. M. BARNES, City Engineer.

Inspector

H. Broadbent

Date

2/11/77

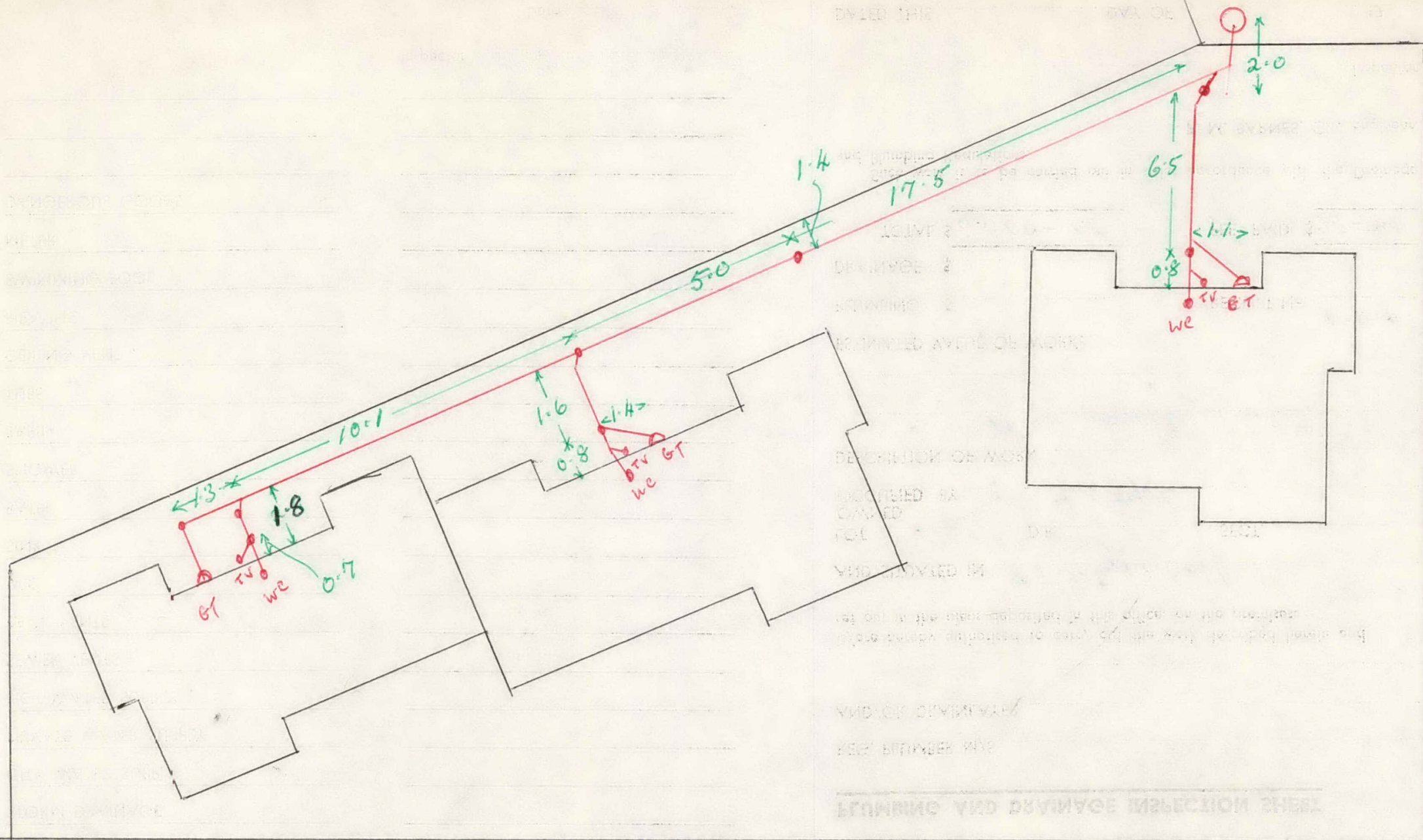
DATED THIS

26th

DAY OF

July

1977



FITCHARD AVE

WORKS RECORD No 4608

P.W.R. No. 24283

Building Permit No.

Building Permit Date

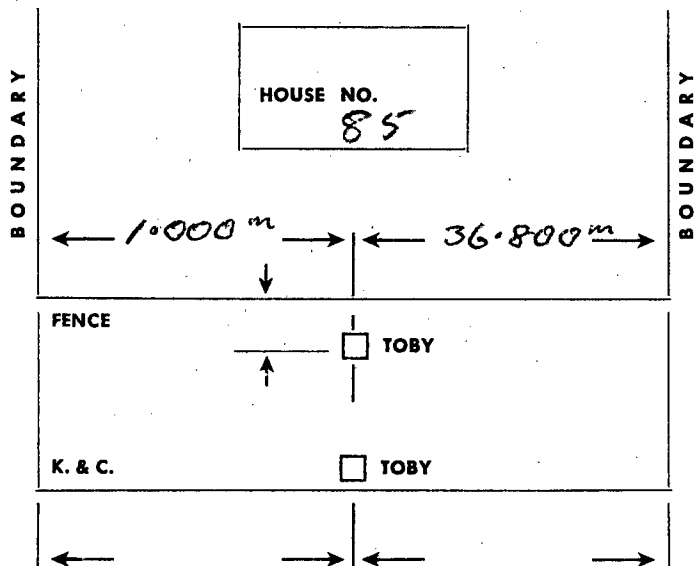
Lot No. 3

D.P. No. 44124

Owner Mr. H. H. Hume

NORTH POINT

AS BUILT WATER CONNECTION DIAGRAM



Vitzherbert
Street,

TO Tolra St

TO Mamuka St

VALUATION ROLL No.

1311/530/3

LEGAL DESCRIPTION

LOT 3 D.P. 44124

2657
85 FITZHERBERT AVENUE

DRAINAGE & PLUMBING PERMITS

BUILDING PERMITS

Existing Use

Permit No.

Date

Permit No.

Date

Nature of Work

2642

26/7/77

H116916

31.7.77

3 DWELLING UNITS

Designation

Zoning

Undersize Section

Building Line Restriction

Proposed Street

Proposed Service Lane

Proposed Access Way

Dangerous
Goods Licence

Fill Points

Housing File No.

Underground Tank

Type

Capacity
gals

Water Connection

Reg. No.

Amt. Paid.

24283

Cost

Conditional Use

File:

Water Meter

Water Bore

Drainage Connection

Reg. No.

Amt. Pd.

Specified Departure

File:

Pool

Filtered

Unfiltered

Back Flow
PreventerStormwater
Connection

Reg. No.

Amt. Pd.

Dispensations

Reference

Date

Heating

Gas

Oil-fired

Coal-
Wood

Electric

Other

Kerb Crossing

Reg. No.

Amt. Pd.

37171

Cost

Processed 12/8/92

Subdivision Conditions	Yes	Easements	See above	
	No		None	

SCALE: