APPLICATION FOR BUILDING PERMIT

Wanganui City Council

Date 17/11/89

Disposal Fee $20.

THE CITY ENGINEER,

DEAR SIR

I hereby apply for a Building Permit to erect / ~~demolish~~ 406296 Garage

according to site plan and detailed plans, elevation, cross sections and specifications of building deposited herewith in duplicate.

OWNER

Name N G McKENZIE

Address 12 DOWNES AVE WANGANUI

Phone

BUILDER

Name M FISHER LTD

Mailing Address PO BOX 584 Wanganui Ph.

Plumber

Mailing Address Ph.

PROPERTY ON WHICH BUILDING IS TO BE ERECTED / DEMOLISHED.

SITE

Street Nº AS ABOVE

Street Name

Town / District

LEGAL DESCRIPTION

Valuation Roll Nº 14/56/22

Lot 17 D.P. S4510

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

ERECT A DOMESTIC GARAGE

FLOOR AREA

Whole Sq. Meters

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building	
Plumb & Drain (Labour)	— —
TOTAL	5,500 00

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING -including dwelling added, exclude domestic garages
- ☐ FOUNDATIONS ONLY
- ☐ ALTER, REPAIRED, EXTENDED. -include conversions & resited buildings
- ☐ NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
- ☑ DOMESTIC GARAGES & DOMESTIC OUTBUILDINGS - sheds, etc

FEES APPLICABLE

BUILDING PERMIT	$ 60-00	RCPT 14345	$
PLUMBING PERMIT (Nº	$	RCPT	
~~DEVELOPMENT LEVY~~ DISP. FAC.	$ 20-00	RCPT	
PREPAID CROSSING F.N.S.I.	$	P.W.R	
PREPAID SEWER CONNECTION	$	P.W.R	
PREPAID WATER CONNECTION	$	P.W.R	
STORMWATER CONNECTION	AT COST	P.W.R	
BUILDERS DEPOSIT	$	RCPT	
TOTAL COUNCIL FEES	$ 80-00		
BUILDING RESEARCH	$	RCPT	
TOTAL FEES	$ 80-00		

COMMERCIAL BUILDINGS

IF VALUED AT MORE THAN $ 60,000

Estimated Commencing Date

" Completion "

Building Project Authority Nº

PRODOMINANT ACTIVITY OF OWNER :

APPLICANTS SIGNATURE:

PERMIT MAY BE ISSUED SUBJECT TO THE FOLLOWING CONDITIONS :

WANGANUI CITY COUNCIL
CITY ENGINEERS DEPARTMENT

BUILDING PERMIT APPLICATION CHECK SHEET

Application for : Garage — DATE 17/11/89

Address : 12 Downes Ave — **Lot No** ___ **DP** ___ **Sect** ___

Notes : ___

DATE	DEPARTMENT		REMARKS
		21-11-89	
17/11	**Town Planning**	Refer Attached Check Sheet — Approved ___ Date 20.11.89. Dispensation Granted.	
	Building Inspector	Values on Application	
		Ground Levels & Foundations	
		Materials	
		Construction	
20/11		Bracing (3604)	
		Heating Appliances	
		Public & Commercial Buildings	
		Access for Handicapped	
		Chapter 5 Egress etc (Check Sheet Yes/No) — Approved ___ Date 21.11.89	
	Drainage Engineer	SS Connection & Fee — Approved ___ Date ___	
		SW Connection & Fee — Approved ___ Date ___	
	Water Engineer	Water Connection & Fee — Approved ___ Date ___	
	Structural Engineer	Structural Drawings & Calculations — Approved ___ Date ___	
20/11	**Health Department**	Value	
		Plumbing & Drainage Requirements	
		SW Requirements	
		General Requirements	
		Health & Food Regulations etc	
		Dangerous Goods Requirements — Approved ___ Date 20/11/89.	

GENERAL REMARKS

TOWN PLANNING

BUILDING INSPECTOR

Indicate on plan distances from boundry where building will be constructed 900mm.

DRAINAGE ENGINEER

WATER ENGINEER

STRUCTURAL ENGINEER

HEALTH DEPARTMENT

TOWN PLANNING

memo:

To Usman

From JH 17-11-89.

12 Downes Ave RA. N.G. McKenzie

Dispensation required to erect garage closer to Side boundary than required.
Neighbours consent enclosed.

Granted. Proposal will have little adverse effect

DL 17/11

RC/5090/89 RWD000MXXK

BUILDING PERMIT CHECK LIST

Property reference		12 Downes Ave		
Type of Building		Garage.		
Net Site Area	619 ~	Zoning RA-		Reserves

	REQUIREMENTS	REQUIRED	PROVIDED	O.K.
1.	Coverage			
2.	Density			
3.	Height		2.5 ~.	
4.	Front Yard (including Beautification)			
5.	Side Yards	$\frac{9+7.5}{10} = 1.65$	? .800	X
6.	Rear Yards			
7.	Outdoor Living Space			
8.	Storage Area			
9.	Service Area			
10.	Car Spaces			
11.	Vehicular Access			
12.	Loading Bays / Crossings / Distance from Intersection			
13.	Trees / Historic Places			
14.	Proposed Road / Service Lane			
15.	Road Widening & BLR			
16.	Easements / Site Dimensions			
17.	Floor Area Ratio			
18.	View Protection Plane			
19.	Sunlight Protection Plane			
20.	Services			

Design Approval Required Yes / No Date: _ _ _ _ _ _ _ _ _ _ _ _ _

Dispensations Required in respect of No's: _ _ _ _ _ _ _ _ _ _

Dispensation Approved / Declined Reason: _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

WANGANUI CITY COUNCIL

NEIGHBOUR'S CONSENT FOR THE ERECTION OF A BUILDING

Address.....

.....

.....

TO WHOM IT MAY CONCERN:

I/We. GARTH Trevor Richdale.
(Full name or names)

being the Owner / Trustee / Lessee (Strike out those which do not apply) of a property situated at 10 Downes ave

.....

have NO OBJECTION to the erection on the adjoining property being 12 DOWNES Ave.
(Address where the building is to be erected)

by the owner/owners thereof. MARK MCKENZIE
(Name of person wishing to build)

of a GARAGE sited in
(Description of building)

accordance with the attached plan and constructed to the Wanganui City Council Bylaws.

Signed G.T. Richdale

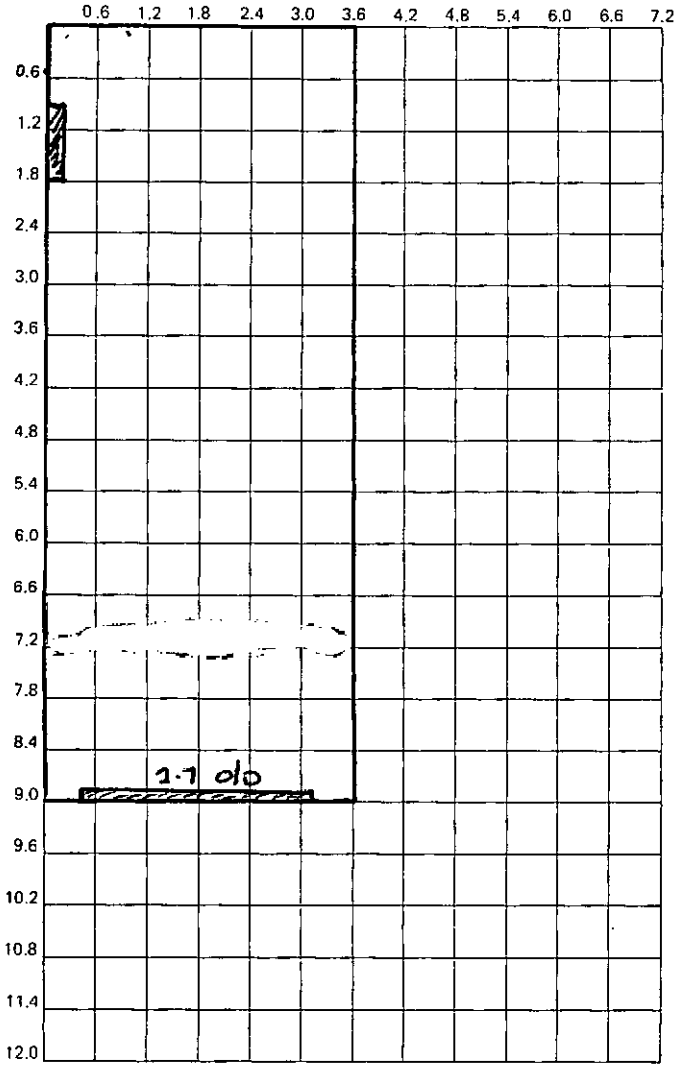
Date 15-11-89.

Signed M McKenzie

Date 15/11/89

(NOTE: Plan must be attached to this consent before signing)

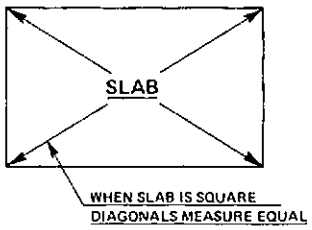
CONCRETE FLOOR DETAILS



FLOOR SLAB OR BASE NIB WALL :

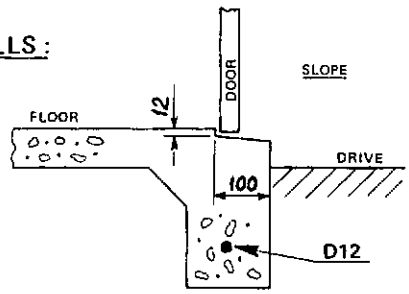
MUST NOT EXCEED EXTERNAL MEASUREMENTS AS WEATHERBOARDS COME DOWN OVER CONCRETE

MUST BE SQUARE (SEE SKETCH)



MUST BE LEVEL, OUT OF LEVEL FLOORS CAN BE VERY COSTLY TO RECTIFY.

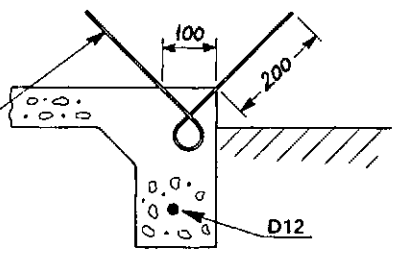
DOOR SILLS :



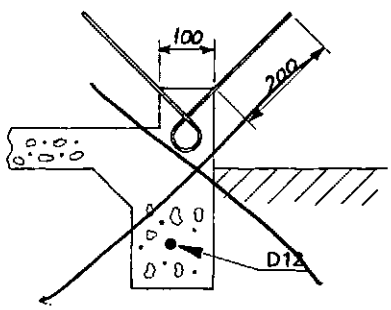
A SLOPE MUST BE PROVIDED TO DRAIN OFF WATER UNDER DOORS.
SILLS MAY BE FORMED WITH A FLOAT OR TROWEL BEFORE CONCRETE SETS.

WIRE TIES :

No.8 GALV. WIRE 800 LONG (APPROX.) BEND AS SHOWN, SET LOOP IN CONRETE



ON FLOOR SLAB



ON NIB WALL

POSITION WIRE TIES AT APPROX. 1200mm CENTRES STARTING 100mm FROM CORNERS.
AT ALL DOOR OPENINGS, POSITION WIRE TIES 75mm AT EACH SIDE OF DOORWAY.

THESE SKETCHES ARE SHOWING ONLY THE SURFACE DETAILS NECESSARY FOR ERECTION AND FIXING OF A SKYLINE BUILDING TO YOUR FINISHED CONCRETE WORK.
BEFORE PROCEEDING YOU MUST DISCUSS FOUNDATION AND REINFORCING DETAILS WITH YOUR LOCAL BUILDING INSPECTOR.

DO NOT DO ANY WORK UNTIL YOU ARE ADVISED THAT THE PERMIT HAS BEEN CLEARED BY COUNCIL.

IF YOU HAVE ANY DOUBTS ABOUT YOUR BOXING BEING LEVEL AND SQUARE CONTACT YOUR SKYLINE REPRESENTATIVE.

DO NOT POUR ANY CONCRETE UNTIL YOUR FOOTINGS HAVE BEEN INSPECTED BY YOUR LOCAL BUILDING INSPECTOR.

AFTER FLOOR HAS BEEN POURED NOTIFY YOUR SKYLINE OFFICE, AS FACTORY PRODUCTION OF YOUR BUILDING WILL NOT START UNTIL YOUR FLOOR HAS BEEN CHECKED.

FOR: _____

AT: _____

_____

SKYLINE

17·790

STORM WATER TO BE DISPOSED OF TO EXISTING S/WATER DRAINS ON SITE
IN ACCORDANCE WITH PLUMBING & DRAINAGE REGS: GS 20/11/87

DRAIN LENGTH 2 00.

FALL 4 MM.

PROPOSED SITE PLAN FOR

LOT 17 DOWNES AVE. WAN

D.P. 58510

RECEIVED
5 - NOV 1986

NORTH.

900

900

33'000.

35'550

DINE. RM.

LOUNGE.

BED RM 1.

B

I.V.J.

G.T.

T.V.

W.C.

I.B

F.L. 850

250

250

100

100

3·160

8·100

18·510

DATUM.

EXISTING SEWER CONNECTION

I.P.

STORM WATER P.

DOWNES AVE

CROWN OF RD.

LONGITUDIAL DRAINAGE SECTION.

FLOOR LEVEL.

GROUND LEVEL.

600

1·300

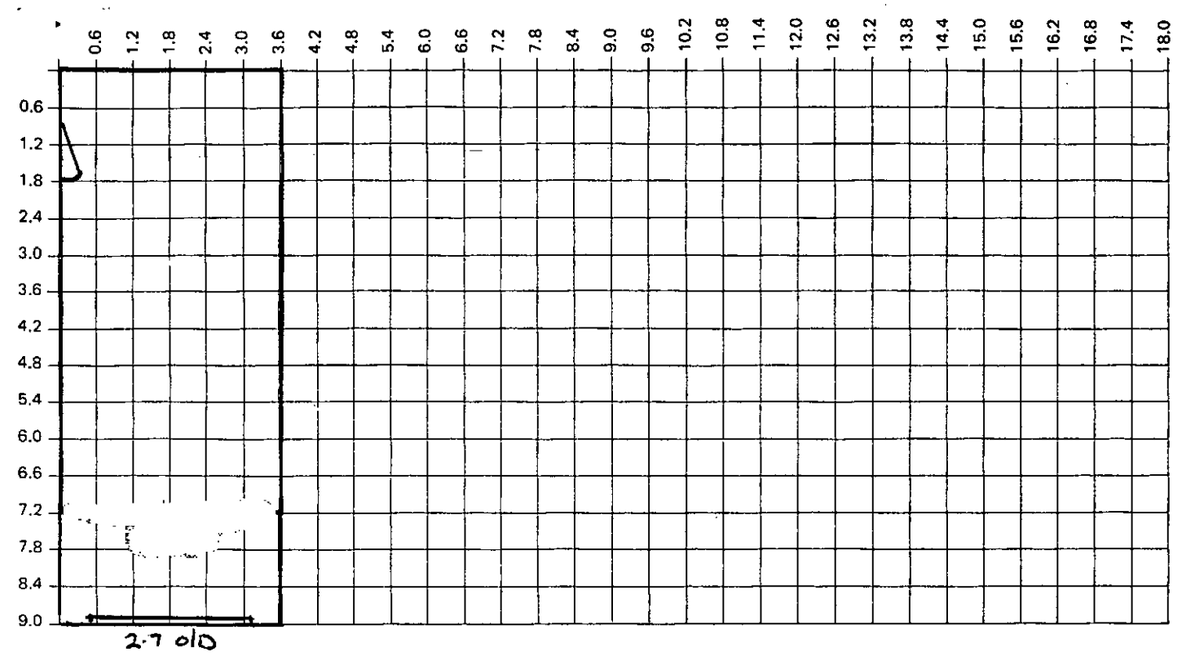
G.T.

T.V.

I.V.J.

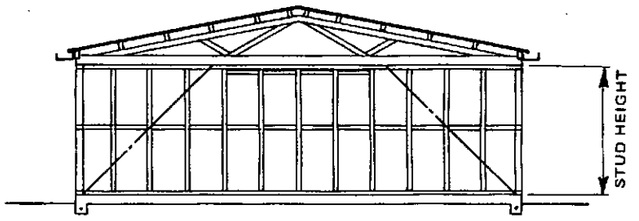
I.B.

100 MM DIAM SEWER AT 1:60 MIN FALL.

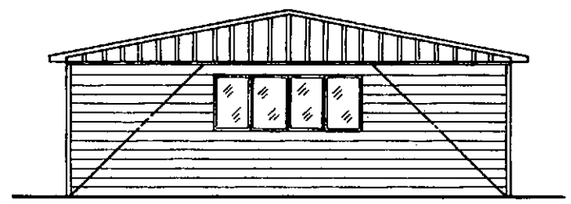


FLOORPLAN

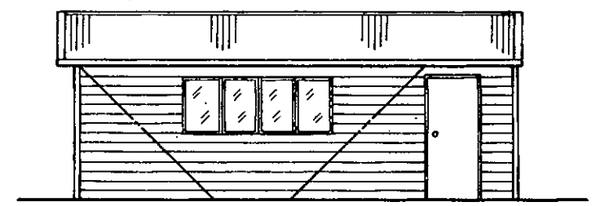
NOTE:
CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK



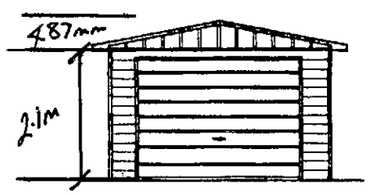
TYPICAL SECTION



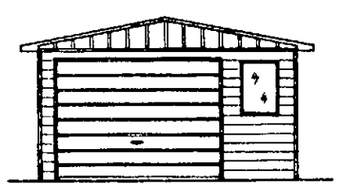
TYPICAL REAR VIEW



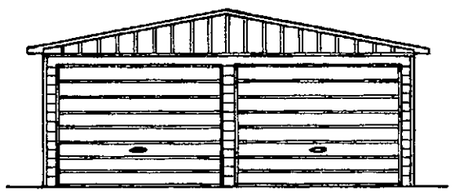
TYPICAL SIDE VIEW



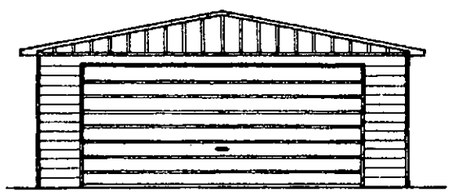
SINGLE



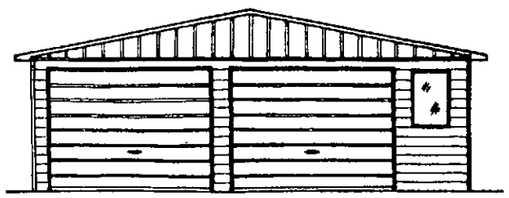
SINGLE WORKSHOP



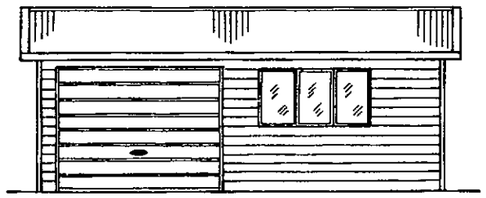
DOUBLE



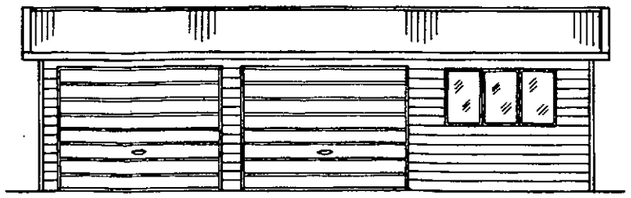
DOUBLE (4.5m DOOR)



DOUBLE WORKSHOP



ONE DOOR SIDE ENTRY



TWO DOOR SIDE ENTRY

DESIGN MARK 2

ELEVATIONS

FOR: _____

AT: _____

SKYLINE

DISTRIBUTOR:

DATE:

SCALE: 1 : 100

SHEET 1

GALVANIZED-GARAGE (SKYWAY)

FOUNDATIONS:	75mm thick concrete slab with reinforced footing, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres under studs.
DAMPCOURSE:	2 ply d.p.c. under all plates.
FRAMING:	All timber is boric treated machine gauged Pinus Radiata. All framing is housed, i.e. studs checked into plates and nogs checked into studs. 100 x 50 studs @ 600 centres, top and bottom plates and nogs are all 100 x 50.
WALL BRACES:	Galvanised steel angle braces.
ROOF TRUSSES:	Design series: Gang nail - 12032, Pryda – Ak 2237, 15° pitch Trusses up to 6m long spaced @ 2400 centres (Max.) Trusses over 6m long spaced @ 1800 centres (Max.)
PURLINS:	100 x 50 on edge @ 750 centres.
TRUSS STIFFENERS:	100 x 50 on edge, up to 6m Garage width – 1 Row, over 6m Garage width – 2 rows
SIDE ENTRY DOOR BEAM:	2 x 150 x 50 spiked together.
DRAGON TIES:	75 x 50 on flat @ 45° angle over top – plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.
SPOUTING:	.55 (24 GA) Galv. gutters fixed to two sides of building.
DOWNPIPES:	.40 (26 GA) 65 x 50 galv. steel, 1 off per gutter.
RIDGING:	.40 (26 GA) Galv. steel.
ROOFING:	.40 (26 GA) Galv. steel long run roofing 'SKYRIB' profile.
DOORS:	Side Door – Timber frame, galv. steel clad each side. Main Doors – .40 (26 GA) Galv. steel overdoors or Galv. steel roller doors.
EXTERIOR SHEATHING:	.40 (26 GA) Galv. steel weatherboards, 113mm profile.

COLOUR-GARAGE (SKYLINE)

NOTE:	**Galv. Steel components referred to below in spouting to ext. sheathing are made of Galv. Steel with baked on silicone polyester paint, known as 'COLOR STEEL' or 'COLOR COTE' (Trade Terms)**
FOUNDATIONS:	75mm thick concrete slab with reinforced footings, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres under studs.
DAMPCOURSE:	2 ply d.p.c. under all plates.
FRAMING:	All timber is boric treated machine gauged Pinus Radiata. All framing is housed, i.e. studs checked into plates and nogs checked into studs. 100 x 50 studs @ 600 centres, top & bottom plates and nogs are all 100 x 50.
WALL BRACES:	Galvanised steel angle braces.
ROOF TRUSSES:	Design series: Gang nail – 8499, Pryda – A1186, 11° pitch. Trusses up to 6m long spaced @ 2400 centres (Max.) Trusses over 6m long spaced @ 1800 centres (Max.)
PURLINS:	100 x 50 on edge @ 750 centres.
TRUSS STIFFENERS:	100 x 50 on edge up to 6m garage width – 1 row over 6m garage width – 2 rows.
SIDE ENTRY DOOR BEAM:	2 x 150 x 50 spiked together.
DRAGON TIES:	75 x 50 on flat @ 45° angle over topplates at each corner up to 7.2, garage length, over 7.2m length additional dragon ties at either side of centre truss.
SPOUTING:	.55 (24 GA) Galv. gutters fixed to two sides of building .
DOWNPIPES:	.40 (26 GA) 65 x 50 Galv. steel, 1 off per gutter.
RIDGING:	.40 (26 GA) Galv. steel, **LEAD EDGED.**
ROOFING:	.40 (26 GA) Galv. steel long run roofing 'SKYRIB' profile.
DOORS:	Side Door – Timber frame, Galv. steel clad each side. Main Doors – .40 (26 GA) Galv. steel overdoors or Galv. steel roller doors.
EXTERIOR SHEATHING:	.40 (26 GA) Galv. steel weatherboards, 155mm profile.

HARDIPLANK-GARAGE

FOUNDATIONS:	75mm thick concrete slab with reinforced footings, or continuous ring wall, or 200 x 200 concrete piles @ 1200 max. centres under studs.
DAMPCOURSE:	2 ply d.p.c. under all plates.
FRAMING:	All timber is boric treated machine gauged Pinus Radiata. All framing is housed, i.e. studs checked into plates and nogs checked into studs. 100 x 50 studs @ 600 centres, top and bottom plates and nogs are all 100 x 50.
WALL BRACES:	Galvanised steel angle braces.
ROOF TRUSSES:	Design series: Gang nail – **12463, 15°** pitch. Trusses up to 6m long spaced @ 2400 centres (Max.) Trusses over 6m long spaced @ 1800 centres (Max.)
PURLINS:	100 x 50 on edge @ 750 centres.
TRUSS STIFFENERS:	100 x 50 on edge, up to 6m garage width – 1 row over 6m garage width – 2 rows.
SIDE ENTRY DOOR BEAM:	2 x 150 x 50 spiked together.
DRAGON TIES:	100 x 50 on flat @ 45° angle over topplates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.
SPOUTING:	.55 (24 GA) Galv. gutters fixed to two sides of building.
DOWNPIPES:	.40 (26 GA) 65 x 50 Galv. steel, 1 off per gutter.
RIDGING:	.40 (26 GA) Galv. steel, **LEAD EDGED.**
ROOFING:	.40 (26 GA) Galv. steel long run roofing 'SKYRIB' profile.
DOORS:	Side Door – Timber frame, Galv. steel clad each side. Main Doors – .40 (26 GA) Galv. steel doors or Galv. steel roller doors.
EXTERIOR SHEATHING:	**'HARDIPLANK' 235mm Smooth finish weatherboard (effective cover – 205mm)**
BUILDING PAPER:	**Breather type paper on all walls behind weatherboards and under roofing.**

SPECIFICATIONS

FOR: _____

AT: _____

SKYLINE

DISTRIBUTOR:

DATE:

SCALE:

SHEET **2**

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. G 062967

WANGANUI DISTRICT COUNCIL

No.

Inspector: M

File No.

Receipt No. 1434.505

Date Permit Issued 29 / 11 / 89

OWNER

Name: N G McKENZIE

Mailing Address: 12 DOWNES AVE

WANGANUI

BUILDER

Name: M FISHER LTD

Mailing Address: PO BOX 583

WANGANUI

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.: AS ABOVE

Street Name:

Town/District:

Riding:

LEGAL DESCRIPTION

Valuation Roll No.: 14/56/22

Lot: 17 D.P.: 58510

Section: Block:

Survey District:

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

ERECT A DOMESTIC GARAGE

FLOOR AREA

Whole Sq. Metres:

DWELLING UNITS

Number Erected:

ESTIMATED VALUES $

Building	5,500
Plumbing	
Drainage	
G.S.T.	
TOTAL	5,500

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
- [X] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 80	Water Connection	$
Street Damage Deposit	$		$
Building Research Levy	$		$
Plumbing	$		$
Drainage	$		$
Sewer Connection	$		$
Vehicle Crossing Levy	$	G.S.T.	$
M.S. Plumbing	$	TOTAL:	$

Receipt No.

Date of Payment / /

Authorised Officer

Special Conditions:

CHIEF BUILDING INSPECTOR

Date Inspected	REMARKS (e.g. stage reached with work)
1-12-89	Passed For Pouring.
27-1-90	Completed OK.

(CONTINUED OVER)

Date Inspected	