

126204

Permit No. C022200

Date Approved 12-2-85

Date Issued 15-2-85

DOUGLAS

STREET
ROAD

21

HOUSE
No.

LOT D.P. 54.76

FRONTAGE

OWNER

BUILDER

WORK

Mr. Deak

Garage Bldg.

Erect sleep out

Subject to No. 76

Designation of
Household Unit

Maximum Number
of Occupants

Value: \$3000

Siting:

Excavations:

Foundations: conc

Foundation Steel:

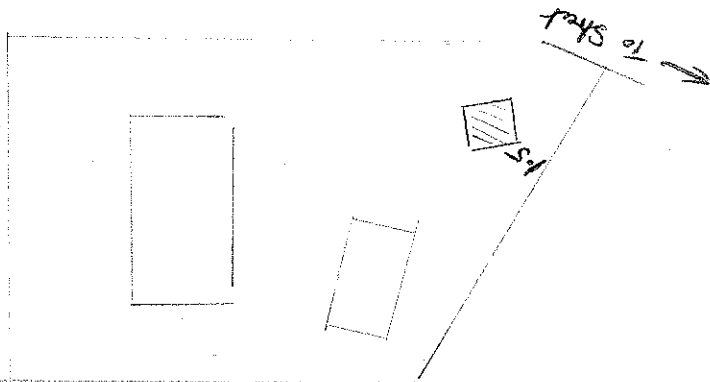
Ext. Walls: Clear Steel

Frame Work:

Roofing: Iron

Insulation:

Site Plan:



Inspection
Date:

11-11-85

1-10-85

Comments:

Framing complete Ready for lining 12/15 = 19
Complete

Damage deposit cleared Date:

Work completed Date: 1-10-85 Inspector: MLK



Nelson City Council

P.O. BOX 645, NELSON. PHONE: 81-059.

BUILDING APPLICATION FORM

Permit No:

Co 22300

Date Issued:

15-2-85

APPLICATION TO: Erect ~~Alter~~ ~~Convert~~ ~~Install~~ ~~Reinstate~~ ~~Demolish~~

3.0m x 3.6m sleepout

FOR Mr Dash (Owner) of 21 Douglas Road (Owner Address:

according to the plans and specifications deposited herewith, IN DUPLICATE (see over for drawing requirements).

PARTICULARS OF LAND: Obtain this from your rates notice Valuation Roll No.

Lot No. P+ Lot 5 D.P. 5476

Address 21 Douglas Rd

Total Area of Lot 2595 m²

PARTICULARS OF BUILDING

Concerning this application, Dispensations, conditional use, or Specified Departures granted or Preliminary Check prior to this application.

Approval Date

Name of Applicant

Use of Building.

e.g. Flats - Rental, Ownership, Town House, Commercial or Industrial.

Specify exact uses.

Foundations

Concrete

Walls

Timber + metal

Roof

Corr. Iron

A. Area of ground floor of all existing buildings

346 M

B. Area of ground floor this proposal

10.8 M

C. Total area of ground floor (A. and B.)

356.8 M

Estimated value of work including labour and materials:

Building

\$ 3000.00

Plumbing & Drainage

\$

Total

\$ 3000.00

Applicant's Name (Builder or ~~Owner~~) * GARAGE BUILDERS (S.I.) LTD Strike out whichever does not apply

P.O. BOX 3251

Postal Address RICHMOND, NELSON

Telephone No. 5142 RD

Signature of Applicant A. Dash

NOTE: Be sure you supply all the information required and complete the application form fully; this will save you time in the long run.

See reverse side for information on plan and other requirements.

FOR OFFICE USE ONLY

Receipt No. 3108

Building..... \$ 25

INW/0789

Building Research Levy .. \$

12/2/85

Damage Deposit..... \$

Water Connection..... \$

Electrical Street Mains Levy

Other..... \$

TOTAL \$ 25

Rate Paid 14-2-85

DRAWING STANDARDS FOR BUILDING PERMITS

Two

1. Prints only will be accepted with the application, as errors can creep in if there are originals.
2. All plans should be clearly and competently drawn to metric scales.
 Site plan - 1 : 50, 1 : 100, 1 : 200
 Floor plan and elevations, etc. 1 : 100, 1 : 50
 Structural details to be drawn clear of floor plan and elevations, and are to be to a larger scale; i.e. 1 : 10/1 : 25
3. Site Plan must show -
 - (a) Section in relation to the street and give a north point.
 - (b) All buildings on the site, their use, dimensions, distance between buildings and distance to boundaries.
 - (c) Sewer and stormwater drains, ground and invert levels, gradients and point of discharge.
 - (d) Location of required off-street parking and gradient and surfacing of access from street formation.
4. Floor plan to be fully detailed and all dimensions given.
5. Elevations to show details of external finishes, size and type of windows.
 Height of buildings above ground level to be dimensioned.
 Give sufficient levels around boundaries of site and formations of buildings to assess daylight admission.
6. Cross Sections giving full details of foundations and framing.
7. Specifications must be sufficient to provide, in conjunction with the plans, a clear understanding of what is proposed.

BUILDING PERMIT FEES

Estimated value of work excluding plumbing and drainage

Not Exceeding	Fee
\$	\$
1000	12
2000	17
3000	25
4000	35
5000	42
6000	52
7000	55
8000	60
9000	65
10000	70
12000	76
14000	83
16000	90
18000	97
20000	105
25000	120
30000	140
35000	155
40000	170
50000	205
60000	240
70000	265
80000	295
90000	315
100000	345
120000	360
140000	380
160000	400
180000	415
200000	430

For every \$50,000 or part thereof in excess of \$200,000, add \$30

Space Heaters

A building permit is required for the installation of any appliance with a chimney or flue, and if a wet back is involved a plumbing permit must be obtained, by a registered plumber.

Building Research Association Levy

Levy is on Total Value (including plumbing and drainage)

Less than \$10,000	No fee
\$10,000 and above	\$1 per \$1000 or part thereof

Permits are also required for occupation of footpaths for buildings. Applications should be made on the appropriate form (available at the City Engineer's Department).

Applicants are reminded the Damage Deposits will be charged on all work over \$1000 in value.

Domestic alterations, accessory buildings, swimming pools etc.\$20

New dwellings, flats, demolitions, etc.\$4

Commercial and industrial workas assessed.

Demolitions

No person shall demolish or remove any building or any substantial part of a building unless written notification has been given. Building Application Form shall be used for this purpose.

A separate permit is required for plumbing and drainage

NOTE. FEES PAYABLE ONLY AFTER APPROVAL OF APPLICATION



Nelson City Council

P.O. BOX 645, NELSON. PHONE: 81-059.

In reply refer to

BUILDING CLERK

ref:

Ext 849

8 February 1983

Garage Builders (S.I.) Ltd
PO Box 3251
RICHMOND

Dear Sir,

Your application for a building permit
to Erect a 3.0m x 3.6m sleepout
for Mr Dash
at 21 Douglas Road has been checked.

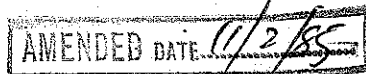
The proposal does not comply with the requirements of the Nelson City Bylaws and District Planning Code in the following respects:-

TOWN PLANNING: State number of habitable rooms in the ^{existing} building dwelling so that carparking can be assessed. Number of carparks required = 0.4 x number of habitable rooms. The proposed sleepout counts as a habitable room.

PLUMBING AND DRAINAGE (~~Soil and sw sewers 110 mm dia.~~):
Roof area exceeds 10 m² - show roofwater disposal to an approved stormwater outfall.

BUILDING: Height to underside of lintels over window to be 2.1 m. This allows top ventilation portion of window to be 2.0 m from floor. Average height of a habitable room is to be 2.4 m over half the area of room. Perforated foil to be provided under floor. Building paper to be provided under exterior cladding.

conc. floor.



Both plans taken by
11/2/85 Mr Cunningham

When your plans and specifications have been amended to conform with the above, approval of your application will again be considered.

Yours faithfully,

CITY ENGINEER

per:

P. N. Thornton

(P. N. Thornton)

NELSON CITY COUNCIL

BUILDING INSPECTION SHEET

DATE REC'D 15 Feb 85 NOTIFY BY _____

Prelim. Check No. _____

2nd Copy Plans detached.

Application for: ERECT SLEEPOUT 3.0m X 3.6m:Owner: MR ~~FEAR~~ DASITBuilder LARAE BUILDERS LTDLot. P/Lot 5 D.P. 5476.LOCALITY. 21 DOUGLAS RDApplication form completed ☐Special conditions on specific sites ☐Area of new buildings or additions ☐Street NP allocated ☐Application accompanying: plumbing, drainage, water, crossing ☐Bldg. Reg. Cert. ☐

DEPARTMENT	date	not approved	date	approved
TOWN PLANNING.	1/2/85	<i>h</i>	11/2/85	<i>h</i>
ELECTRICITY DEPT.				
PLUMBING & DRAINAGE	1.2.85	<i>h</i>	11.2.85	<i>h</i>
SERVICES.				
HEALTH				
ACCESS & GRADING, & FLOOR LEVELS				
STRUCTURAL				
CHIEF FIRE OFFICER				
BUILDING.	1/2	<i>h</i>	12/2	<i>h</i>
DANGEROUS GOODS				
WATER.				

Amendments required, notified by _____ Permit may be issued G. B. C. L. L.

Tel: _____ Letter: _____ Initials: _____

12.2.85

see reverse side for comments:

Reminder to applicant:

TOWN PLANNING

Legal

Site check / Street number / Amalg. of titles _____
 Building lines / Street widening lines _____
 Dispensation / Conditional use / Specified departure _____
 Conditions, if any, complied with _____
 Service lanes and R.O.W _____

General
Check

Zoning and use _____
 Building coverage _____
 Maximum height _____
 Daylight admission _____
 Minimum yard requirements _____ Front _____
 Rear _____
 Side _____
 Maximum density / Habitable Rooms _____
 Open space. Living courts / Service courts / Communal courts _____
 Separation distance _____
 Method of attachment for flats _____
 Conversion of dwelling houses to use apartment houses _____
 Accessory buildings _____
 Gross floor area Shops / Offices / Industrial buildings _____
 Parking / Loading _____
 Access to site and parking / Turning _____
 Verandahs _____
 Sign compliance _____

TOWN PLANNING

General appearance of building _____

Remarks:

STATE NO OF HABITABLE ROOMS IN THE EXISTING DWELLING SO THAT CALCULATION CAN BE ASSESSED.

NUMBER OF CALCULATED BEDROOMS = 0.4 x NO. OF HABITABLE ROOMS THE PROPOSED SLEEP OUT COUNTS AS A HABITABLE ROOM.

Electrical Street Mains Levy

0.001 1/100

ELECTRICITY DEPT.

PLUMBING & DRAINAGE (SOIL & SW SEWERS 100mm dia.)

Roof area exceeds 10m² - show roofwater disposal to an approved stormwater outfall

BUILDING

Height of underside of lintels over window to be 2'-1" - this allows top ventilation portion of window to be 2" from floor.
Average height of a habitable room is to be 2'-4" over half the area of room.
Perforated foil to be provided under floor.
Building paper to be provided under exterior cladding.

HEALTH

ACCESS & GRADING, & FLOOR LEVELS

STRUCTURAL

CHIEF FIRE OFFICER

SERVICES (Soil and Sw. sewers over 100 dia, and waterways).

DANGEROUS GOODS

WATER