

DUNDAS

STREET
-ROAD-

12

HOUSE
No.

Permit No. D072035

LOT

D.P. 2463

Date Approved

5-6-86

FRONTAGE

Date Issued

30-6-86

OWNER

BUILDER

WORK

Jaymac Dev Ltd
% Doug McKee

Owner

East 4 Apartments

Subject to

Floor level 210 above M/Hole at end of R.O.W.

✓

O.C. signed 12-11-86.

Designation of
Household Unit

Maximum Number
of Occupants

Apartment 1

1

4

2

4

3

4

4

4

2025

Plumbing & Drainage Complete WS 8-10-86

Value: \$164,000

Siting:

Foundations: Timber pole

Excavations:

Ext. Walls: H/P/Plank

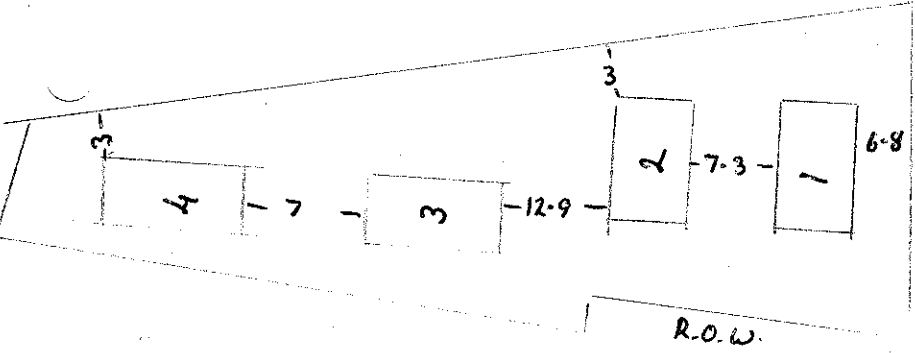
Foundation Steel:

Roofing: Tin

Frame Work:

Insulation:

Site Plan:



Inspection Date:

Comments:

4-6-86

Poles have all been driven - Eng had checked. Set out by surveyor.

16-7-86

Roofs on all units. - M/T on 2-3 still high.

22-7-86

Rechecked M/C on all units. - O/K

22-8-86

all units lined.

10-9-86

Ready for decorating - water leak in Unit 2

Bearer ends on 3-4 to be covered

Caplited - occupied

enterprise print

Damage deposit cleared Date:

Work completed Date: 12-11-86 Inspector: J. J. J.



Nelson City Council

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

BUILDING APPLICATION FORM

Permit No:

D. 072035

Date Issued:

30-6-86

APPLICATION TO: Erect Install
Alter Reinstate
Convert Demolish

4 APARTMENT HOUSES

FOR TAYMAC DEV LTD. (Owner) of BOX 780 NELSON (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. NOT AVAILABLE Lot No. AT LOTS 516 D.P. 2463

Address 12 DUNDAS ST NELSON Total Area of Lot 3001
~~1800~~ 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	<u>TIMBER POLE</u>
Walls	<u>HARVE PLANK</u>
Roof	<u>IRON</u>
A. Area of ground floor of all existing buildings	<u>—</u> M ²
B. Area of ground floor this proposal	<u>304</u> M ²
C. Total area of ground floor (A. and B.)	<u>304</u> M ²
Estimated value of work including labour and materials:	
Building	\$ <u>136000</u>
Plumbing & Drainage	\$ <u>28000</u>
Total	\$ <u>164000</u>

Applicant's Name (Builder or Owner) * TAYMAC DEV LTD Strike out whichever does not apply

Postal Address BOX 780 NELSON

Telephone No. 83165 (J.W. MCKEE)

Signature of Applicant [Signature] (DIRECTOR)

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. <u>0240</u>	Building..... \$ <u>440-00</u> Inv <u>21484</u>
	Building Research Levy .. \$ <u>164-00</u> <u>6/6/86</u>
	Damage Deposit..... \$ <u>40-00</u>
	Water Connection..... \$ _____
	Electrical Street Mains Levy
Amount Paid <u>30-6-86</u>	Other..... \$ 270000 \$ <u>1800.00</u>
	TOTAL \$ <u>244.400</u>

NELSON CITY COUNCIL

BUILDING INSPECTION SHEET

DATE REC'D 1/5 NOTIFY BY _____

Prelim. Check No. _____

2nd Copy Plans detached.

Application for: erect 4 apartment houses

Owner: Jaymac Dev. Ltd

Builder: as owner

Lot. Pts 5 & 6 D.P. 2463

LOCALITY: 12 Dundas St

Application form completed

Special conditions on specific sites

Area of new buildings or additions

Street No allocated

Application accompanying: plumbing, drainage, water, crossing

Blkg. Reg. Cert.

C. B.

Key 3
+ 384

DEPARTMENT	date	not approved	date	approved.
TOWN PLANNING.	9/5/86	<i>Shore</i>	5/6/86	<i>Shore</i>
ELECTRICITY DEPT.			20.5.86	<i>SD</i> *
PLUMBING & DRAINAGE			9.5.86	<i>WB</i>
SERVICES & FLOOR LEVELS.			15/5/86	<i>1/WB</i>
HEALTH				
ACCESS & GRADING,				
STRUCTURAL				
CHIEF FIRE OFFICER				
BUILDING.	20/5	<i>ja</i>	5/6	<i>ja</i>
DANGEROUS GOODS				
WATER.			12/5/86	<i>J</i>
Subdivisions (A. DAVIES)	13/5	<i>@</i>	5/6	<i>@</i>

PROCESSED

Amendments required, notified by _____ Permit may be issued * G. Bell
 Tel: _____ Letter: _____ Initials: _____ 5-6-86

1 Copy of Permit Plans with CP for Development App

see reverse side for comments:

Reminder to applicant:

Legal

Site check / Street number / Amalg. of titles Check title on receipt.

Building lines / Street widening lines

Dispensation / Conditional use / Specified departure

Dispensation / Conditional use / Specified departure

Service lanes and R.O.W. No Info available ✓

Conditions Book 384 Copy (Req. 2)

Zoning and use R5.

Building coverage Flats 36% + Parks 90 = 154% / 1802m² = 25% ✓

Maximum height OK. ✓

Daylight admission OK. ✓

Minimum yard requirements

Front

Rear

Side 3/3 ✓

Maximum density / Habitable Rooms 16HR. ✓

Open space. Living courts / Service courts / Communal courts All OK. ✓

Separation distance all over 6m ✓

Method of attachment for flats NA ✓

Conversion of dwelling houses to use apartment houses NA ✓

Accessory buildings None shown ✓

Gross floor area Shops / Offices / Industrial buildings ✓

Parking / Loading 6 Required ✓

Access to site and parking / Turning Row to be checked on title ✓

Landscaping

Verandahs

Sign compliance

General appearance of building

TOWN PLANNING

Remarks:

(1) Permit can only be issued on a legal certificate of title for this site. Row is yet to be checked

(2) Development application will be checked and conditions applicable will be required to be satisfied before the permit can be approved.

* Electrical Street Mains Levy

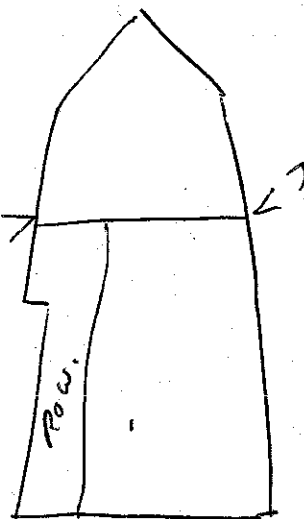
6501 0788

\$1800

ELECTRICITY DEPT.

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

Development
Note T/H Subdivs. Previous RFC Conditions, if any, complied with
\$3200
Pt DP 2463
Pt Sec 546
General Check



Receipt No
7419 of
\$1000.00 5/6/86

3

BUILDING

HEALTH

ACCESS & GRADING,

STRUCTURAL

CHIEF FIRE OFFICER

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

~~DANGEROUS GOODS~~
SUBDIVISIONS

*Conditions of approval of development
application to be complied with*

WATER.



Nelson City Council

P.O. BOX 645, NELSON. PHONE: 87659 60.200

In reply refer to
Building Clerk

ref:
Extension 8249

All correspondence should be addressed to The City Secretary.

21 May 1986

Taymac Developments Ltd
PO Box 780
NELSON

Dear Sir

Your application for a building permit
to ERECT 4 APARTMENT HOUSES
for TAYMAC DEVELOPMENTS LTD
at 12 DUNDAS STREET, NELSON 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

- (1) ~~Permit can only be issued on a legal certificate of title for this site. Right of way is yet to be checked.~~
- (2) Development application will be checked and conditions applicable will be required to be satisfied before the permit can be approved.

\$1000
RF6

Subdivisions

Conditions of approval of development application to be complied with.

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)

Entered into Conditions Book by [Signature] Date 1/12/83

CONDITION (To Be Written Up As Follows)

Condition Number 384 Date 1/12/83
Street Address 3 & 9 DUNDAS ST (Residue of land in subdivision)
Legal Description PT DP 2463 PT Sec 5 Blk H Dist of Wakatu
Property Owner / Subdivider Highways Construction (Nelson) Ltd
Scheme Plan No. TH 1024/1 & 2 Stages II & III C.E. Plan No. —
Authority E Stewart Asst. City Planner

Reason For Condition (Abbreviated) It is unusual in a city to have a balance area of land separated in two distinct parts. The information on Reserve Fund contribution obligation is a warning to staff and public.

CONDITION =

The balance area of NCC Plan TH 1024/1 & 2 (Stages II & III) (PT DP 2463, PT Sec 5 Blk H Dist of Wakatu) is severed by road and Lot 5. To be defined as two lots the separated parts of the balance area requires an approved subdivision plan being subject to Reserve Fund Contribution, similarly, any allotments created within either of the separated parts of the balance area

Entered Into Conditions Book By [Signature] Date 5/1/84

specification

SPECIFICATION OF WORK &
MATERIALS FOR THE ERECTION
AND COMPLETION OF

4 APARTMENTS

FOR THE OWNER

M/S TAYMAC DEV. LTD

SITE LOCATION

DUNDAS ST NELSON

LOT NUMBER

PT LOT 695.

DISTRICT PLAN REFERENCE

2463.

LOCAL AUTHORITY

NA CITY.

OWNER'S PRESENT ADDRESS TO
WHICH COMMUNICATIONS REGARDING
THIS SPECIFICATION SHOULD BE SENT

TELEPHONE:

This specification, in simplified and shortened form, is designed primarily for use by Owners offering private housing contracts for tender, Read in conjunction with the accompanying drawings, It's main objective is to convey to prospective contractors the scope of the work to be completed and the general requirements the Owner wishes to be covered by the contract price. In omitting precise constructional directions and detailed dimension lists of individual timbers etc., It is not the intention of the Owner to release the appointed contractor from all restriction as to how the Work shall be completed. The attention of tenderers is drawn to the construction standards covered

note

general

The Work

AREA	Main Floor	Basement	Decks	Porches
	91 sq UNIT.	—	—	—

The Contractor

The Contractor is required to provide all plant, tools, labour and materials to complete the Work in the best trade manner in accordance with this Specification and its accompanying Drawings. Any apparent ambiguities in this Specification or discrepancies between the requirements of the Drawings and Specification shall be referred to the Owner for interpretation.

During a period of ³⁰ninety days following completion of the Work the Contractor shall rectify all faults in workmanship and materials notified to him by the Owner.

Unless otherwise notified, the Contractor shall, when appointed, obtain all necessary permits and pay all dues and proceed with the Work as soon as possible.

The Work shall conform and progress according to the bylaws of the pertinent local authorities and the Contractor shall be responsible for all damage to public and private property occasioned by the completion of the Work.

Sub-Contractors

The Contractor may appoint specialist sub-contractors to undertake sections of the Work, but shall be responsible for their good workmanship and their co-ordination with his own and other tradesmen.

This must not construe that the Owner is involved in separate contracts with those so appointed and the Owner in turn shall not directly negotiate with or instruct the sub-contractors, unless he has the Contractor's authority so to do.

Site Information

The information regarding levels, etc., shown by the accompanying Drawings is approximate only, and before submitting his estimate, the Contractor should visit the site to check its accuracy and generally familiarise himself with the conditions under which the Work is to be undertaken. Due allowance in the contract price should be made for total connections to all services.

Availability of Materials

Necessary substitution of materials specified shall be referred to the Owner and price differences agreed before substitute materials are included in the Work.

Prime Cost Sums

The Owner reserves the right to select or purchase items having a lesser or greater value than the Prime Cost allowance, but shall consult the Contractor before doing so and agree on the adjustment to be made in the final accounts.

Owner's Materials

Should the Owner obtain the Contractor's permission to deliver to the site, before completion, fixtures and fittings not covered by this Specification, then the Contractor will assume responsibility for any loss or damage of such fittings whilst they are in his care.

Completion

Throughout the construction period the Contractor shall keep the site as tidy as possible and give due consideration to the occupants of neighbouring properties, particularly in the question of obstruction and noise.

On completion of the Work the whole site shall be left clear and the building, paths and steps etc., clean and ready for use.

Insurance

Throughout the construction period the Contractor shall hold himself and the Owner covered against all claims and losses that may arise in connection with the contract.

Completed work shall be insured by the Contractor for its full insurable value against loss or damage by fire and earthquake and shall be held covered until the Owner formally takes possession. Policies shall nominate both Contractor and Owner as jointly insured and the Owner shall be entitled to examine both policies and premium receipts upon demand.

workmanship methods and materials

This Specification does not seek to impose upon the Contractor construction methods alien to his normal working practice.

However, the methods of construction and the type, quality and sizes of materials used to complete the Work shall not be less than laid down in

* **New Zealand Standard Specification** **Mod. Build. Bylaw**

and required by the local authority under whose jurisdiction the Work falls. Further, the workmanship and general finishing applied to the Work shall comply with the highest standards of the trades involved.

Disputes between the Owner and Contractor as to the standard of workmanship applied to any part of the Work, or on the question of interpretation of the requirements of this Specification and the accompanying Drawings, shall be referred for arbitration to the Body agreed upon and named in the Contract.

On the following pages, divided into sections by trade, (and on the accompanying Drawings) are noted the Owners specific constructional directions and material requirements. The use of alternatives to construction and materials so detailed shall be referred to the Owner for his consent.

excavation and concreting

Excavations & Clearance

all vegetation on the building area and surplus spoil shall be removed from the site.

Foundations

POLE
PER WEAPSELDING & WELLS PLANS

Porches & Terraces

~~Hardfill under porch and terrace slabs etc., shall be clean and have a minimum concrete cover of 100mm~~

PER PLAN - TIMBER

Chimney Base & Hearth

Paths & Driveways

bricklaying tiling and plastering

The Work Covers

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All work shall be completed to the highest trade practice.
 Bricks and masonry units shall be laid in well mixed, suitable mortar, with joints not more than 10mm thick weatherstruck or pointed as indicated below.
 All brickwork and masonry shall be properly bonded.

Materials & Finishes

		Joints
BRICKS AND MASONRY	Wall vener	
CONCRETE FINISHES	Terrace	
	Porches	
	Steps	
	Exposed foundations	
TILES		
FIREPLACE AND CHIMNEY	Type	
	Pattern	
	Ext. Finish	
HEATING UNIT TO BE ACCOMMODATED		
INTERNAL FINISH TO FIREPLACE	Surround	Allow P.C.S.
	Hearth	8
	Ash disposal	

carpentry and joinery

Finish of Timbers

All exposed exterior timbers shall be machine dressed and primed before use, with particular care given to joints and laps.
Exposed interior timbers (beams, posts, verticals, boardings, mouldings etc.) shall be hand dressed or machine sanded.

Exterior Sheathing

Materials shall be applied with the highest standard of workmanship and made entirely weatherproof.
Manufacturers' directions for fixing shall be followed.

Main Wall Sheathing

HARDIE PLANK.

- Backing

BUILDING PAPER.

- Underlining

Contrast Panelling

- Backing

- Underlining

Insulation

PER PLANS

Windows

Window units and their positioning shall comply as closely as possible with the details shown in the Drawings. Nominal glass sizes are given for timber joinery and manufacturers code numbers for metal units.

Windows shall be fitted to the best trade practice and manufacturers' recommendations.

Hardware shall be of approved manufacture and shall be checked for efficient operation when fitted.

All windows shall be fully glazed and weathered.

Special requirements:

<p><i>GOOD VIEW PER PLAN</i></p>

Doors

Door widths and positions shall be as indicated by the Drawings. Further details are as follows:

Door	Size	Pattern/Type/Manufacture	Finish
Main Entrance	<i>PER PLAN</i>	<i>PAINT QUALITY</i>	
Other External	"	"	
Interior Main	"	"	See Interior Linings Schedule
Wardrobes	"	"	
Cupboards	"	"	

Special requirements

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All doors shall be of approved manufacture and shall be checked for efficient operation when fitted.

Schedule of Structural Timbers

Main structural members are listed below.

Timbers not covered hereunder, or by the Drawings, shall be in accordance with the requirements of NZSS 1900 Chapter 6.1.

Unless specifically designated below, the type, grade and quality of timber used shall comply with Tables 9 to 15 of NZSS 1900 Chapter 6.1.

All timbers shall be well seasoned, free from defect and in as long as lengths as possible.

MEMBER	SIZE	MAX. CEN.	TYPE/QUAL.
Plates - on continuous conc.			
- bearer			
Jack Studs			
Joists - ground floor			
- first floor			
Joist strutting - solid			
- herringbone			
Studs - main frame & partitions			
- minor partitions			
Trimmer Studs	Per NZSS 1900 6.1.24.5		
Braces - out in flush	Pryde angle		
- solid			
Lintels	Per NZSS 1900 6.1.26.		
Top Plates			
Ceiling Joists			
Ceiling Joist Runners			
Dwangs - main frame & partitions			
- ceiling			
Ridges & Hips			
Valleys			
Rafters			
Under Purlins			
Struts			
Collar Ties			
Soffit Framing			

PER PLATE

Other Joinery

Construct kitchen and other cupboard units detailed in the Drawings and instal in positions indicated. Dimensions shown by the drawings are nominal only and should be checked on site with due allowance made for clearances.

All units shall be well constructed and finished and shall follow closely the principles of design and arrangement shown by the Drawings.

Hardware shall be of quality manufacture to Owner's approval.

Special requirements :

--

Interior Finishings

Flooring

<p>PLYWOOD SAND FINISH</p>

Mouldings

Item	Size	Pattern
Cover battens		STANDARD
Cornice or bed moulds		"
Skirtings		"
Architraves		"
Sill boards		"

Pelmets

--

Ceiling Manhole

--

Shaving Cabinet

--

--

--

--

Wardrobes

PER PLANS

Linen Cupboard

PER PLANS

H.W.C. Cupboard

PER PLANS

Other Cupboards

Stair & Stair Balustrade

--

Linings

Room	Wall Linings		Ceiling Linings		Door Finishes
	Material	Finish	Material	Finish	
8	GIB	PAPER	PINEY TILE	PAINT	PAINT
8	"	"	"		
en	"	"	PINEY SHEET	"	"
1.	"	"	"	"	"
2.	"	"	"	"	"
3.					
	"	"	"	"	"
or	SEPARATE				
try	GIB	"	"	"	"
	"	"	"	"	"
ays	"	"	"	"	"
boards : en 5.Suit. 1.C.6.Broom at 7.Fuel ards.8.					

Exterior Finishings

Soffits

HARDIE SHEET

Gable Ends

HARDIE PLANK

Plinth

PER PLAN - TIMBER

Facings

—

Decking

—

Deck Handrail

—

Fascia

TIMBER

Barges

"

site works

Detached
outbuildings

—

Fencing & gates

—

Clothes lines

—

roofing

General

All roofing shall be laid to the best trade practice using manufacturers' recommended methods.
The whole roof covering shall be made completely weatherproof.

Materials

Roofing.

PER PLAN 5

Underlining.

"

Support.

"

drainlaying

General

All work shall be of the highest standard and carried out in accordance with the relevant bylaws, as directed by the local authority.

Drain trenches shall be adequately backfilled and surplus spoil removed from the site.

Stormwater Disposal

PER PLAN.

Sewage Disposal

"

plumbing

General

All work shall be carried out in the best trade manner and shall comply with the governing regulations and the local bylaws.

Materials and Equipment Required

Spouting	GALV IRON
Downpipes	MAKLEY
Wastepipes	P.V.C.
Ventpipes	P.V.C.
Water supply pipes	Dux Qest

	Material	Type/Make/Colour	Size	No.
Cold water supply tank	polythene	Nura	135 litre	
W.C. flushing cistern	DUX			
Sink	S/STEEL			
Sink bench	FODUNICA			
Tub	S/STEEL			
Hand basin	PVIX			
Bath	"			
Shower tray	S/STEEL			
W.C. pan	vitreous china			
W.C. pan seat	P.V.C.	Dux		

	Material	Type/Make/Colour	Size	No.
Taps -interior	STANDARD			
-exterior	"			1
Stopcocks				
-interior	✓			
-exterior	✓			
Shower fitting	OPTIONAL			
Toilet paper holder	✓			
Recessed soap trays	✓			

All sanitary fittings shall be supplied complete with plugs and chains etc.

Water Heating Units

100 LTR

Flashings, Valleys, Gutters, & Flat Roofs

--

electrical

General

Electrical work shall be executed in compliance with the Electrical Wiring Regulations and shall proceed under the necessary permits from the Local Authority.

Circuit breaker wiring system to be installed.

Materials shall be standard approved.

Wiring shall be concealed wherever possible.

Switchboards shall have spare capacity for future additional outlets. Fix board in position indicated by the Drawings or approved by the Owner. Board shall be in an approved metal cabinet as Gacl

Outlet Requirements

For location and number of sockets and lighting requirements refer to ~~drawings~~.

13 lights 10 HPTS

Equipment Requirements

Except where otherwise indicated, provide for the supply and installation of the following electrical equipment :

Item	Details	Allow P.C Sum - 8
<input type="checkbox"/> Cooker		850
<input type="checkbox"/> Refrigerator		-
<input type="checkbox"/> Heaters		
<input type="checkbox"/> Lighting Fittings		
<input type="checkbox"/> Dryer		
<input type="checkbox"/> Waste Disposal Unit		
<input type="checkbox"/> Fans		
<input type="checkbox"/> Pumps		

central heating

Provide for the installation of the following central heating syst

painting and decoration

General

All paints, varnishes and wallpapers etc. shall be of good quality and applied in the best trade manner.

Colours and patterns not herein specified, shall be referred to the Owner for selection.

Refer to schedule of wall, ceiling and door finishes under trade section - CARPENTRY and JOINERY

Wallpaper

Allow a P.C. Sum	\$12-00 per roll
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Paint

All paintwork shall be of three coat application with finishing coats specified below laid on priming and undercoats recommended by the manufacturer and/or NZS 2239 for the surface.

For natural wood finishes, at least one base coat of oil stain or sanding sealer shall be applied to clean surfaces before fixing, and the sealed surface protected from damage until finish coated.

Unless otherwise stated, allow for painting exteriors of frames and both sides of doors to joinery cupboard units, but not inside surfaces or shelving.

	SURFACE	COATING	COLOUR/MAKE
INTERIOR			
Walls			
Ceilings			
Exposed Woodwork			
Flooring	-		-
Other Surfaces			
EXTERIOR			
Sheathing			
Soffits			
Other Surfaces			
Exposed Woodwork			

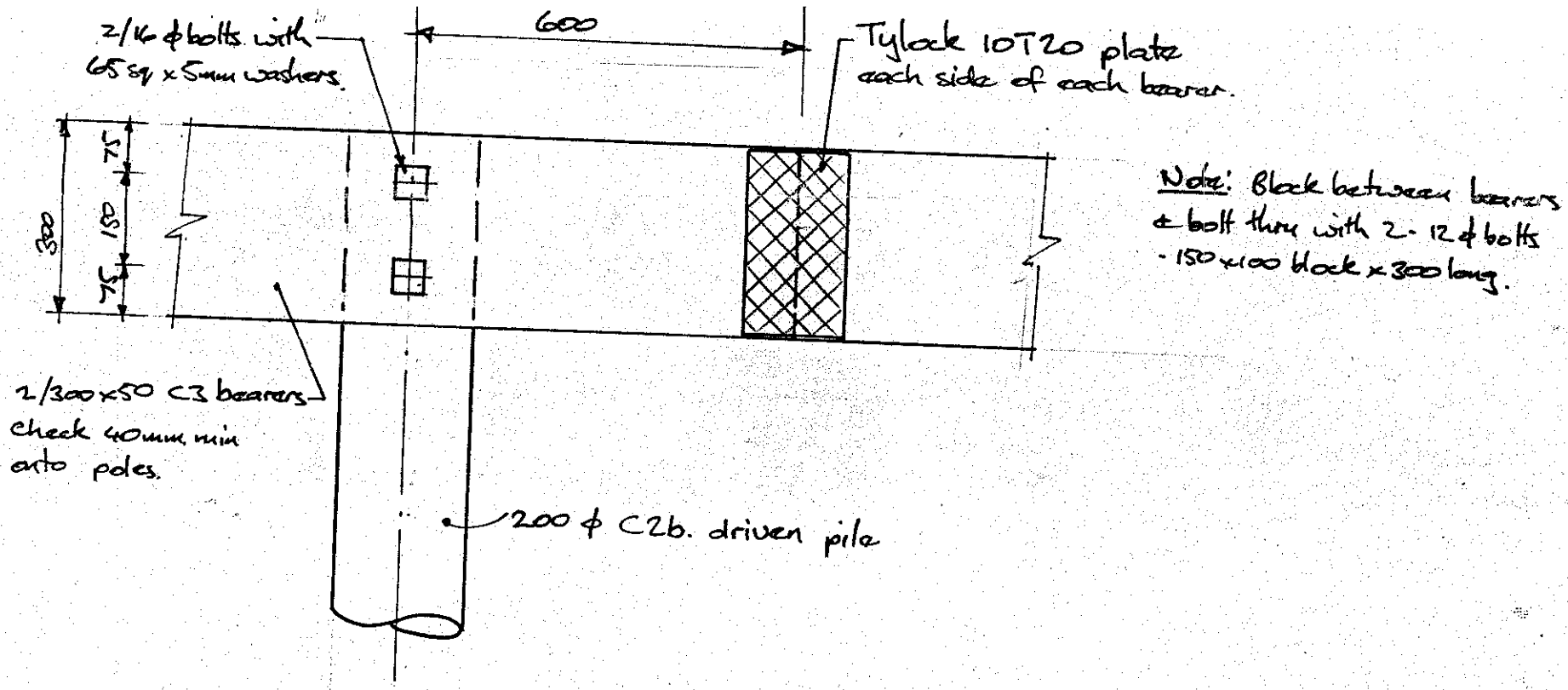
CODE

Type/Base

1. Linseed Oil
2. Alkyd Resin
3. Acrylic Latex
4. P.V.A. Latex
5. Cement
6. Oil Wood Stai
7. Synthetic Cle
or Stain Var
8. Polyurethane
Varnish
- 9.
- 10.

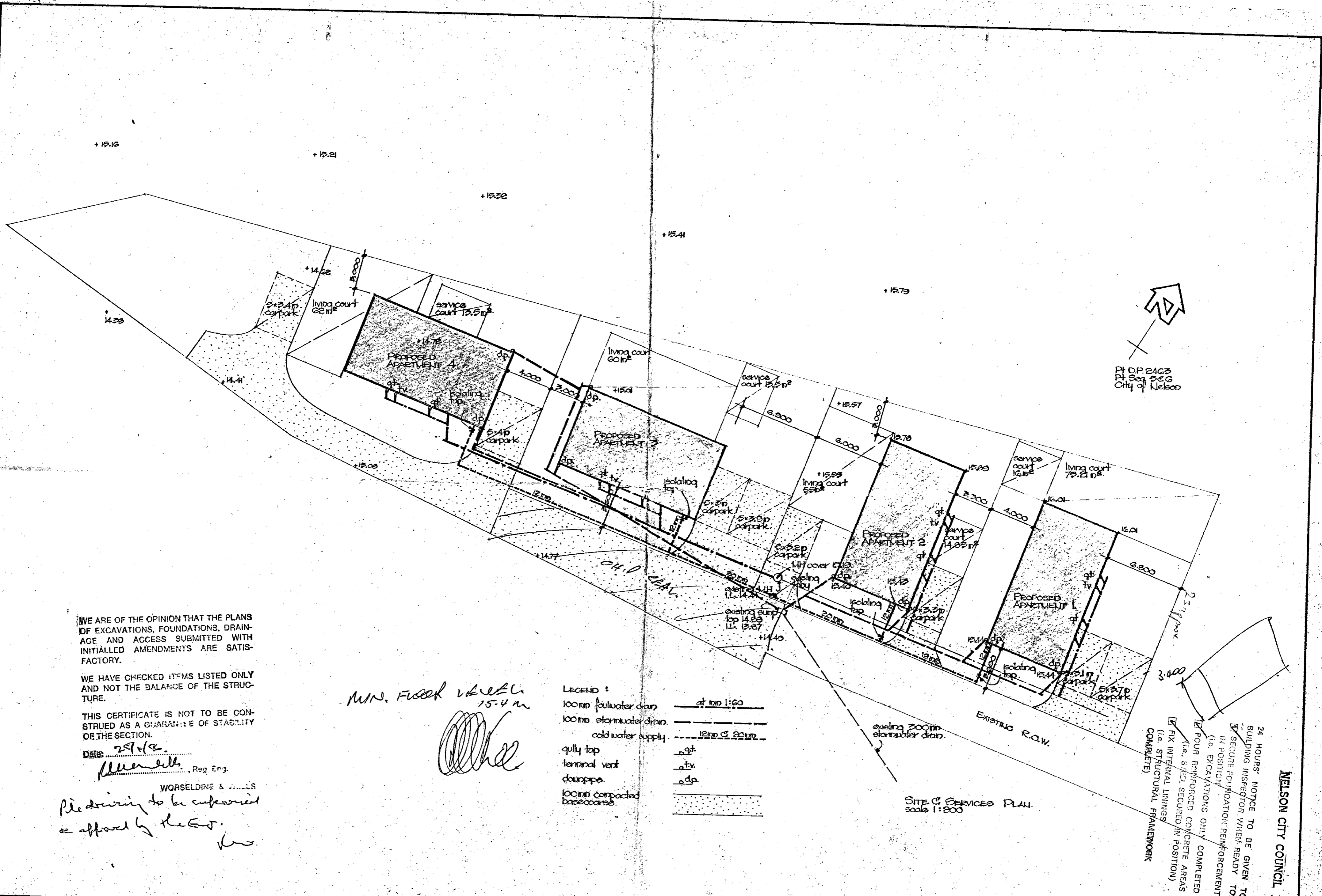
Finish

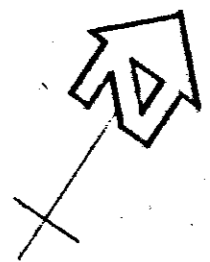
- A. High Gloss
- B. Semi Gloss/Sa
- C. Matt



Bearer/Pile Connectⁿ & Splice Details.

1:10.




 Pt DP 2463
 Pt. Sec 5 & 6
 City of Nelson

WE ARE OF THE OPINION THAT THE PLANS OF EXCAVATIONS, FOUNDATIONS, DRAINAGE AND ACCESS SUBMITTED WITH INITIALLED AMENDMENTS ARE SATISFACTORY.

WE HAVE CHECKED ITEMS LISTED ONLY AND NOT THE BALANCE OF THE STRUCTURE.

THIS CERTIFICATE IS NOT TO BE CONSTRUED AS A GUARANTEE OF STABILITY OF THE SECTION.

Date: 29/4/86
 [Signature] Reg. Eng.

WORSELDINE & WILKS

Pleasing to be supervised
 & approved by the Gov.
 [Signature]

MIN. FLOOR LEVEL 15.4 m

[Signature]

LEGEND :

100mm foulwater drain	— at 1:60
100mm stormwater drain	—
cold water supply	— 12mm @ 20mm
gully top	gt
terminal vent	tv
downpipe	dp
100mm compacted basecourse	[Pattern]

SITE & SERVICES PLAN
 scale 1:200

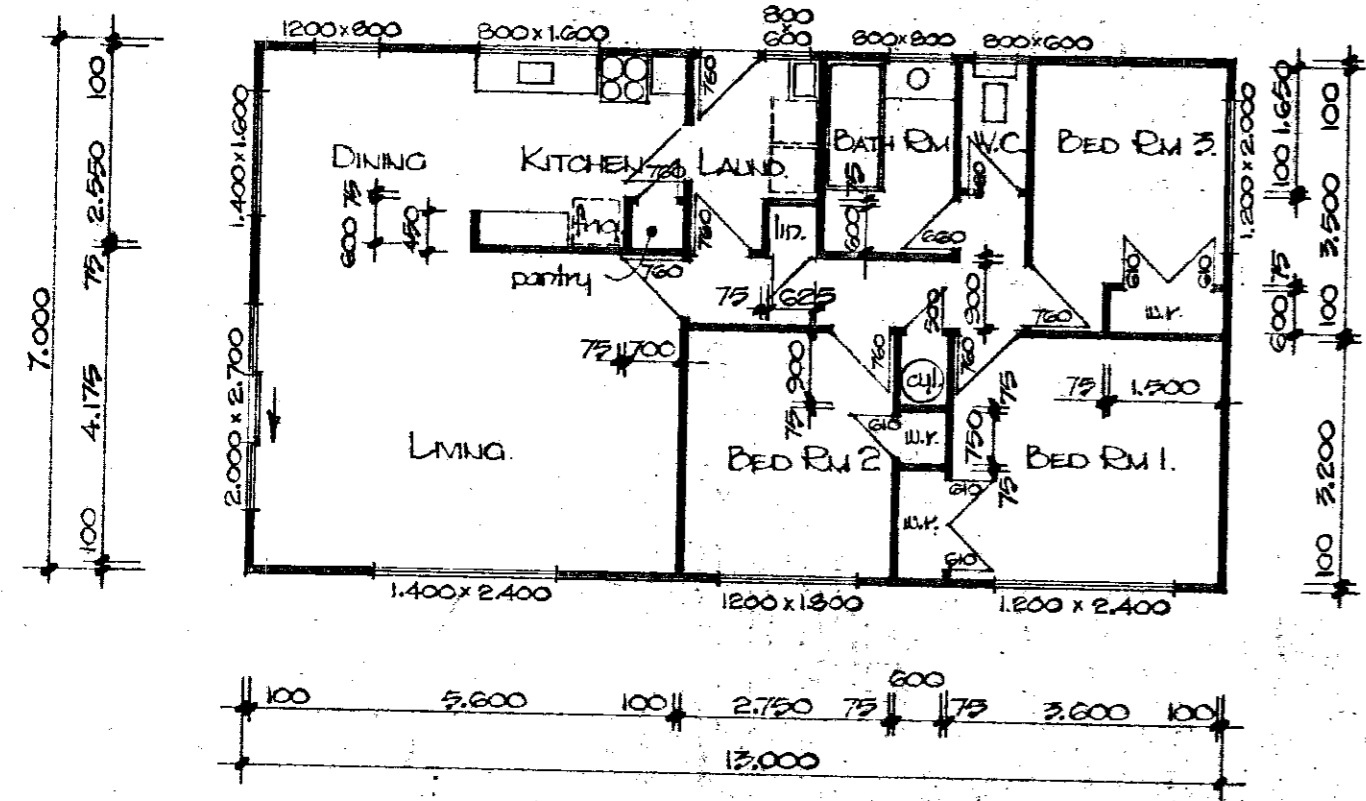
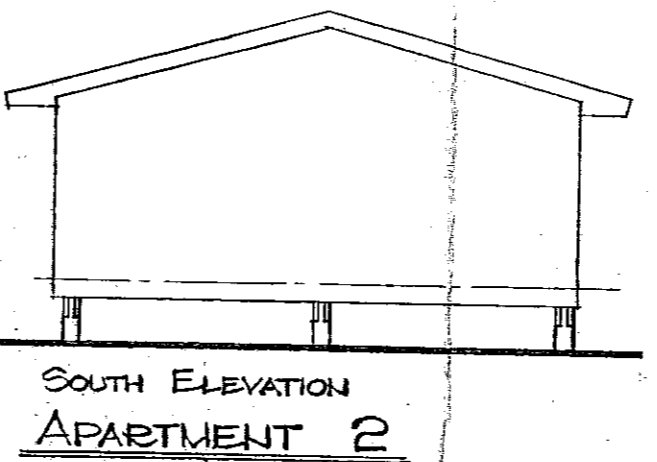
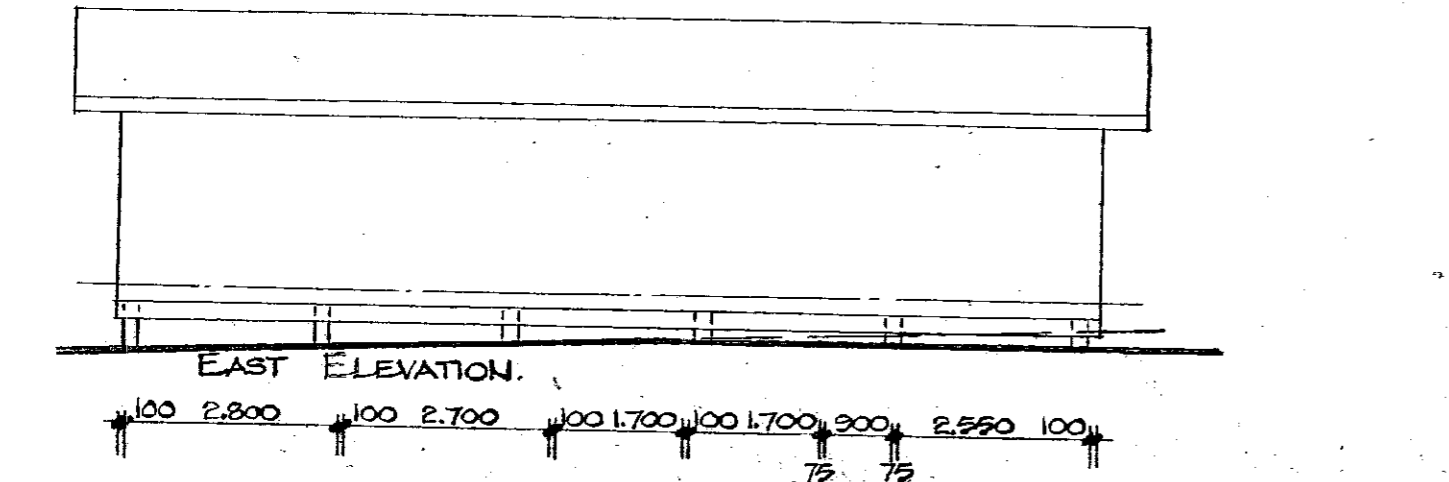
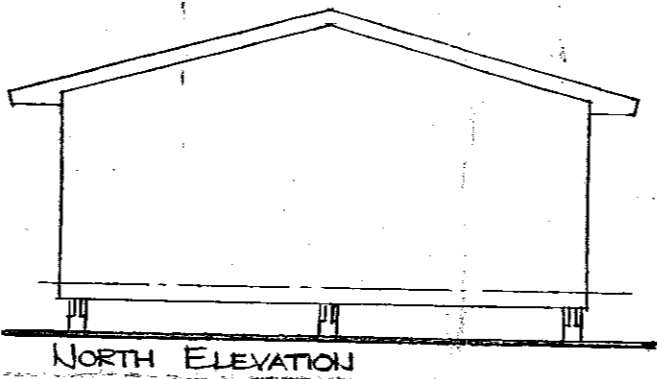
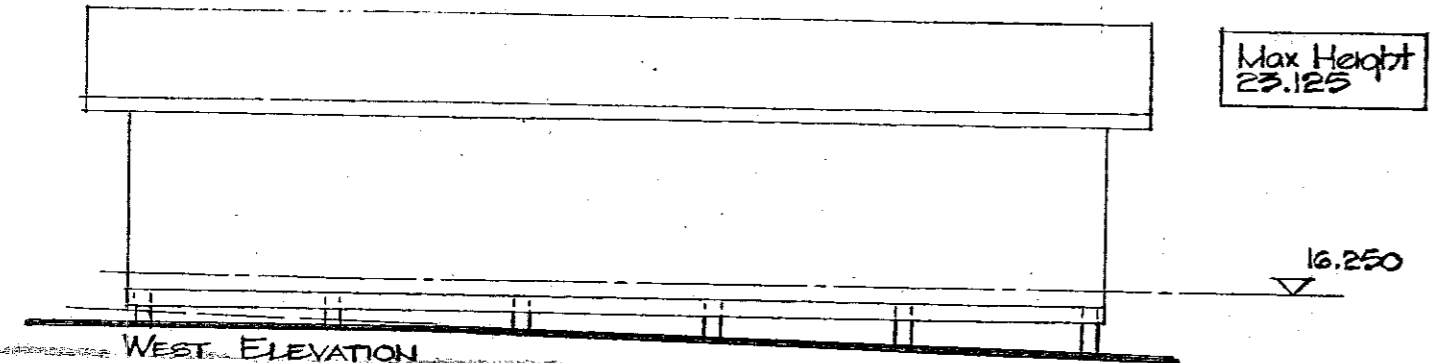
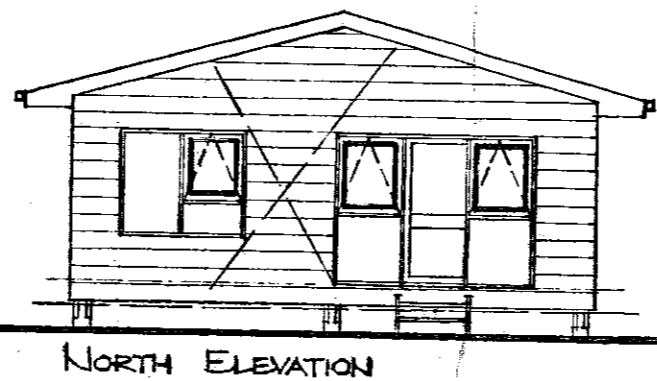
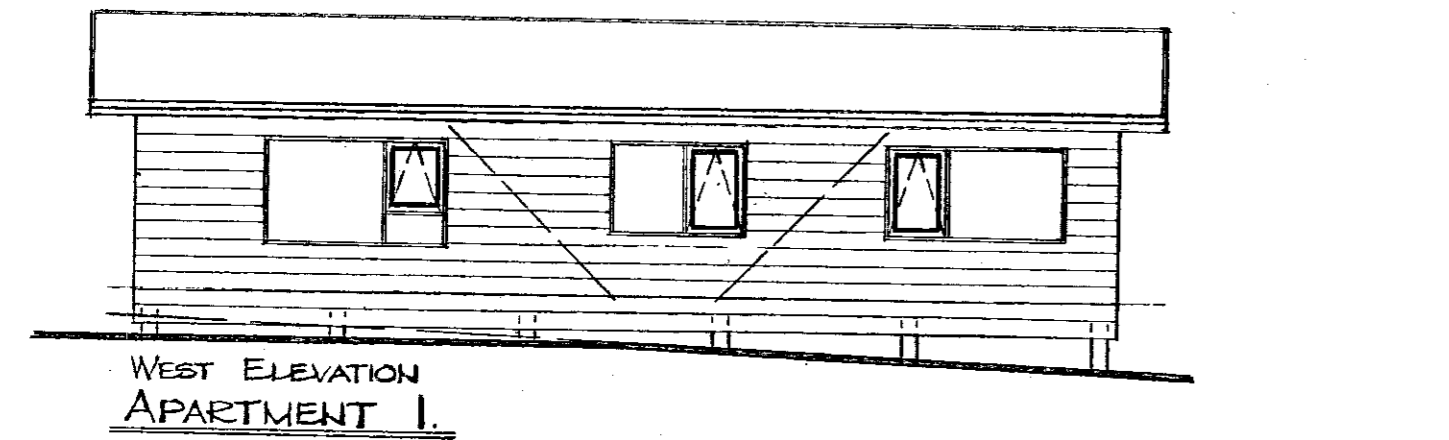
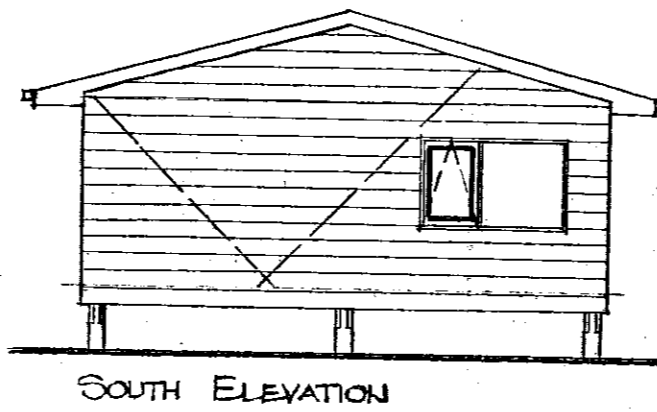
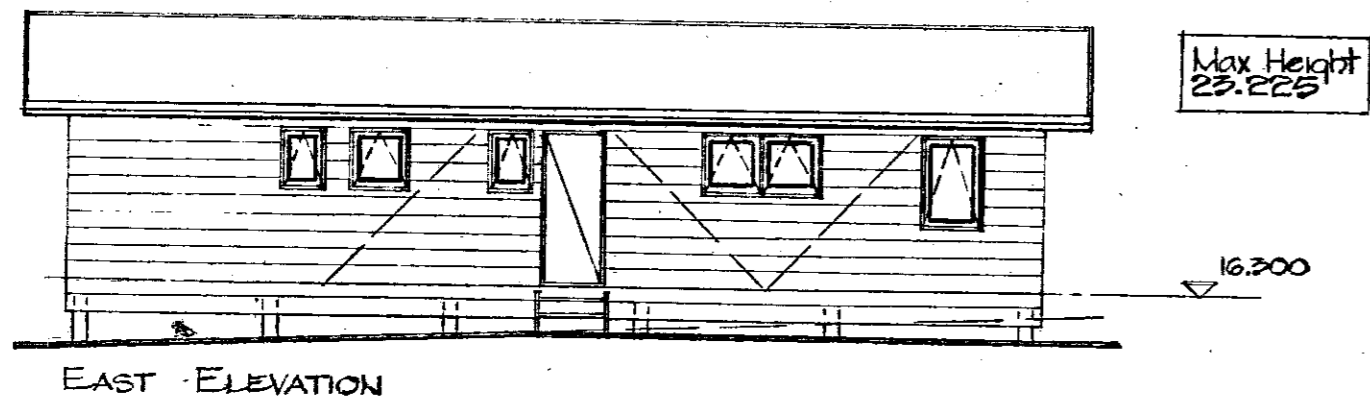
24 HOURS' NOTICE TO BE GIVEN TO BUILDING INSPECTOR WHEN READY TO SECURE FOUNDATION REINFORCEMENT IN POSITION
 EXCAVATIONS ONLY COMPLETED (i.e. STEEL SECURED IN POSITION)
 FIX INTERNAL LININGS (i.e. STRUCTURAL FRAMEWORK COMPLETE)

NELSON CITY COUNCIL

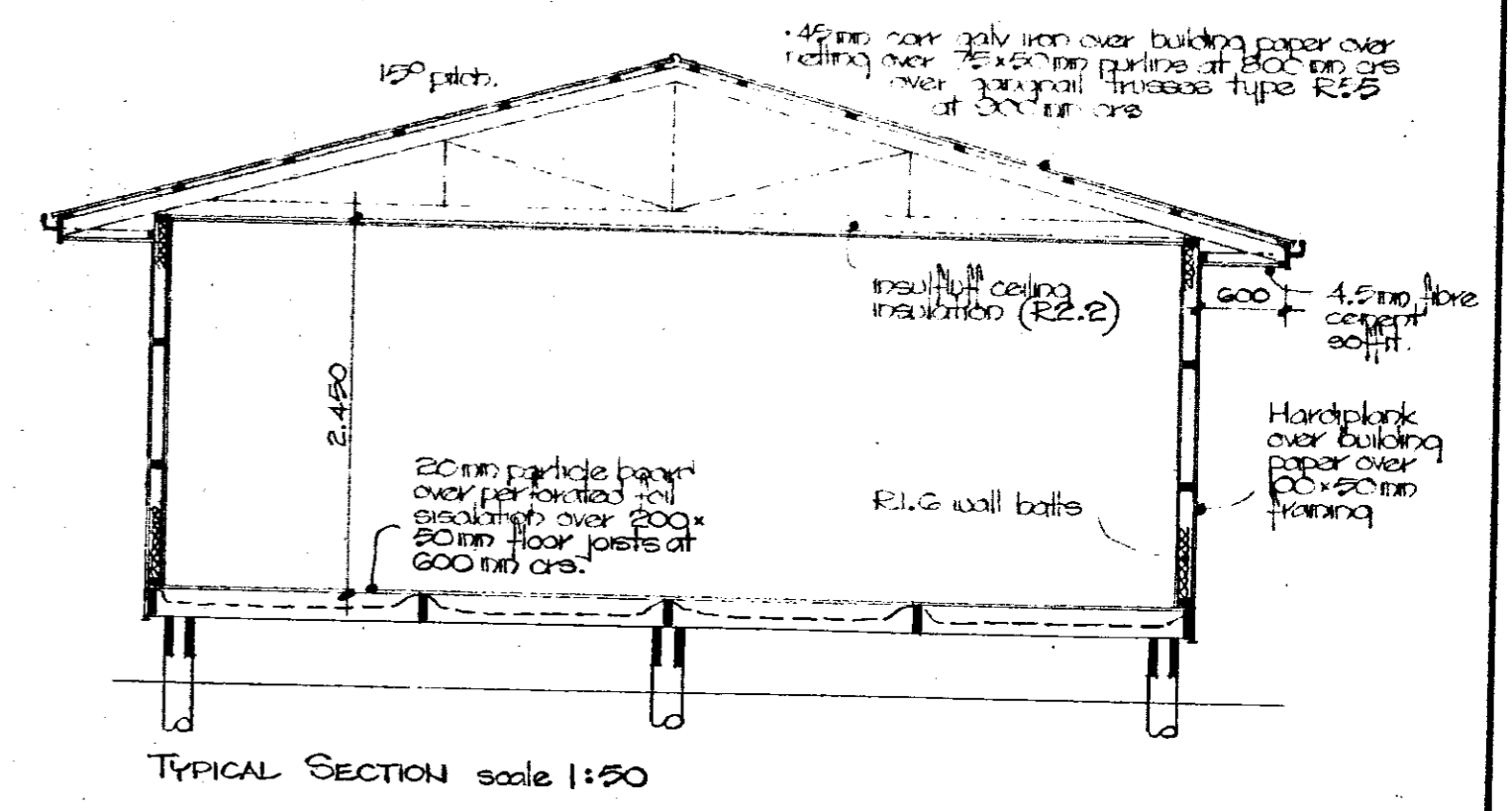
PROPOSED APARTMENTS AT DUNDAS ST for TAYMAC DEVELOPMENTS LTD.

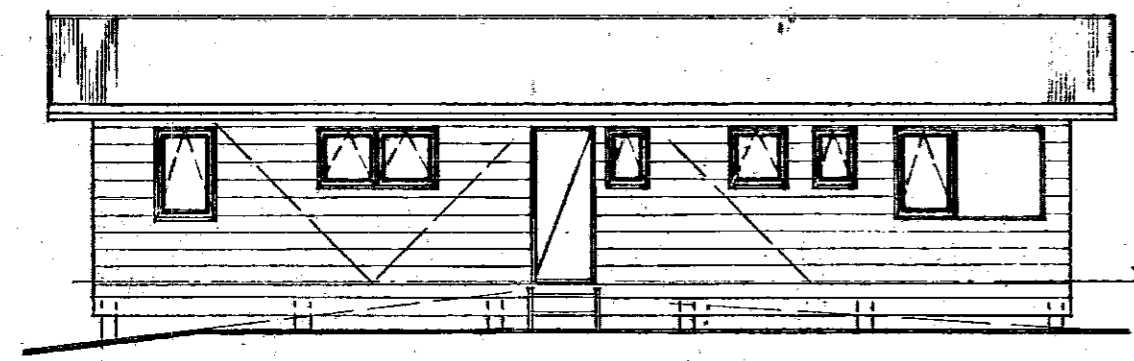
ARCHITECTURAL DRAUGHTING DESIGN
 BRIAN D. GOWANS
 N.Z.C.D. & M.N.Z.I.D.
 127 HARDY ST. PH. 82-908

The Contractor shall verify all dimensions before starting work.
 SCALES: 1:200
 DATE: APRIL '86
 DRAWING NO 1027
 SHEET NO 1 of sheets

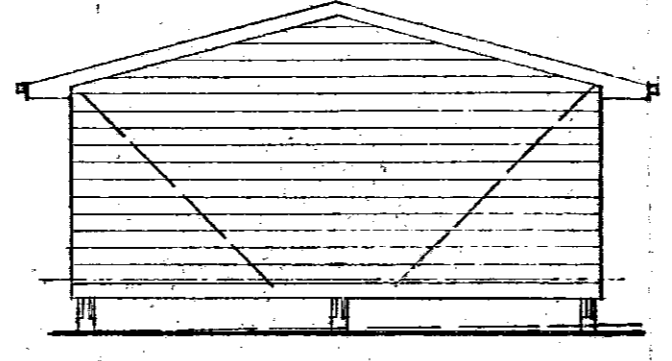


NOTE: both units comply with daylight control formula.

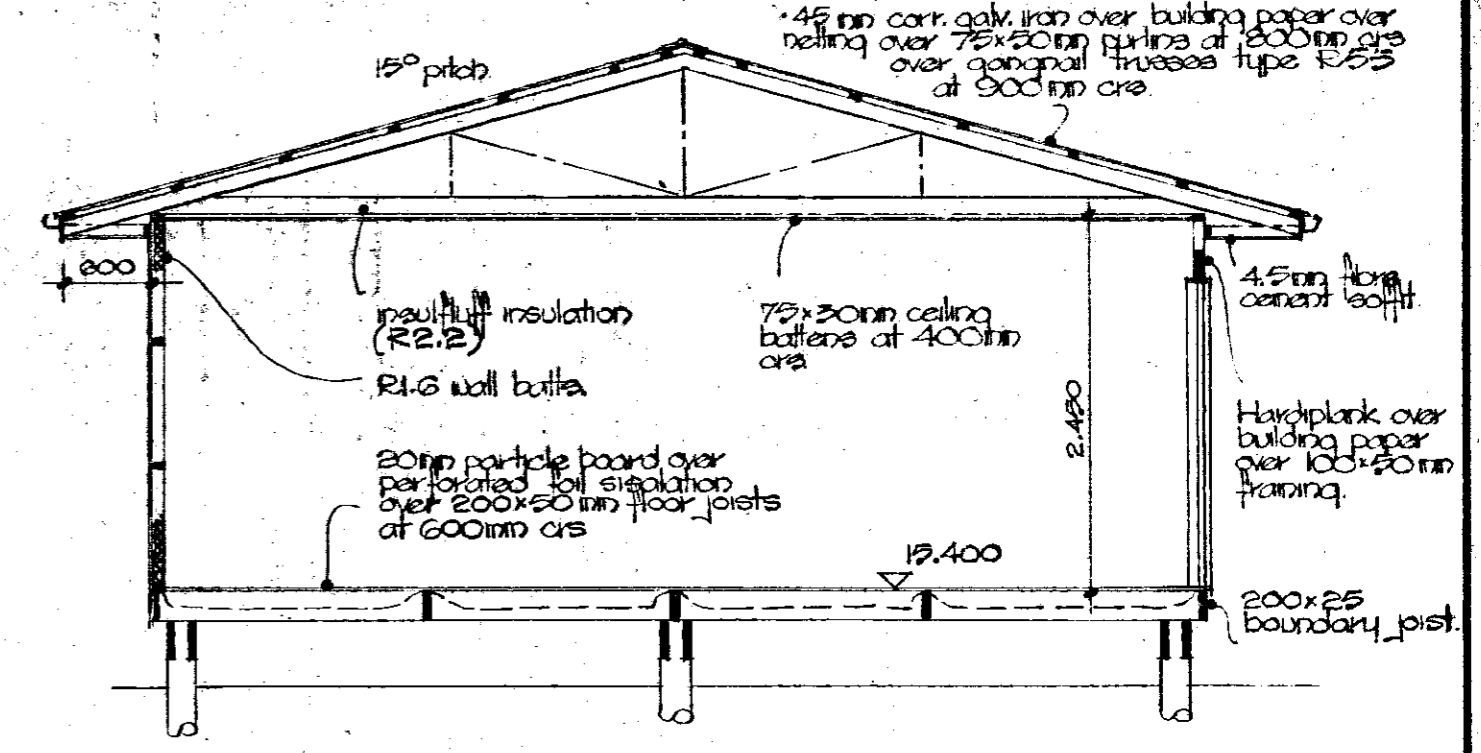




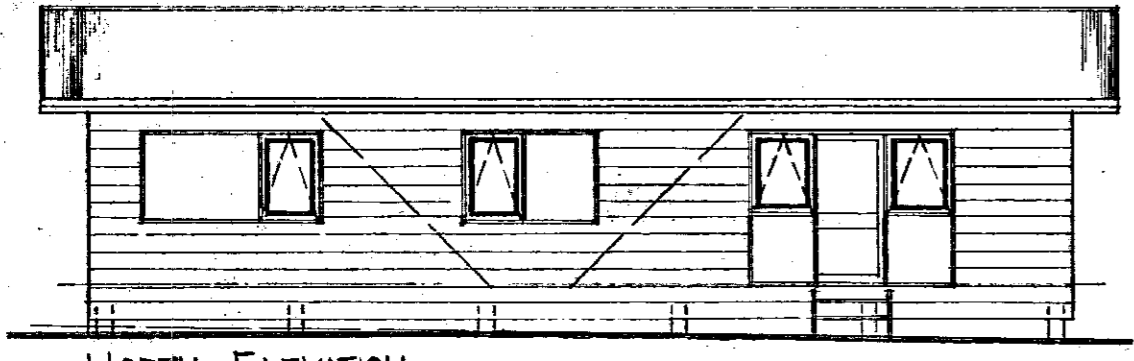
SOUTH ELEVATION



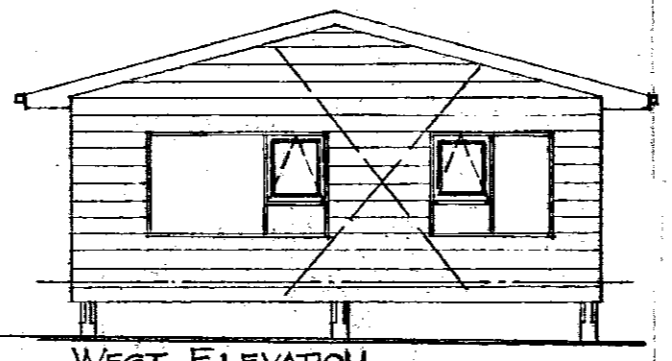
EAST ELEVATION



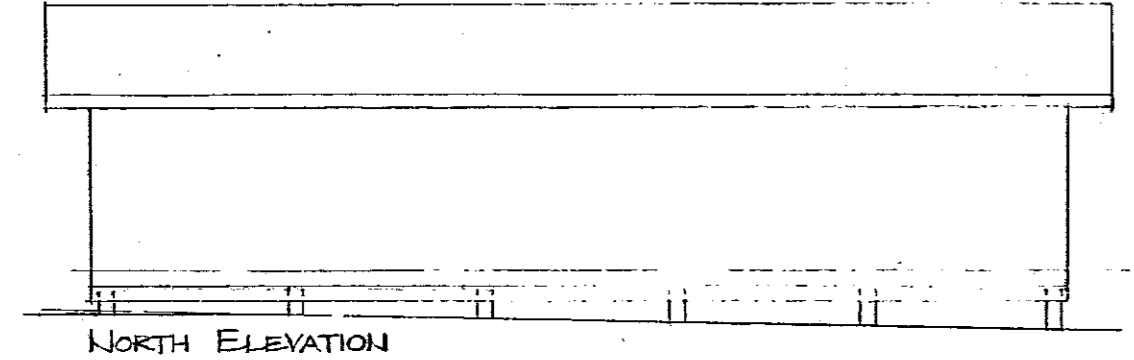
TYPICAL SECTION scale 1:50



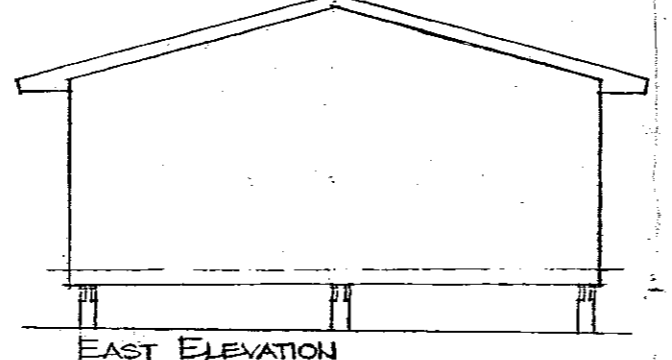
NORTH ELEVATION
APARTMENT 4



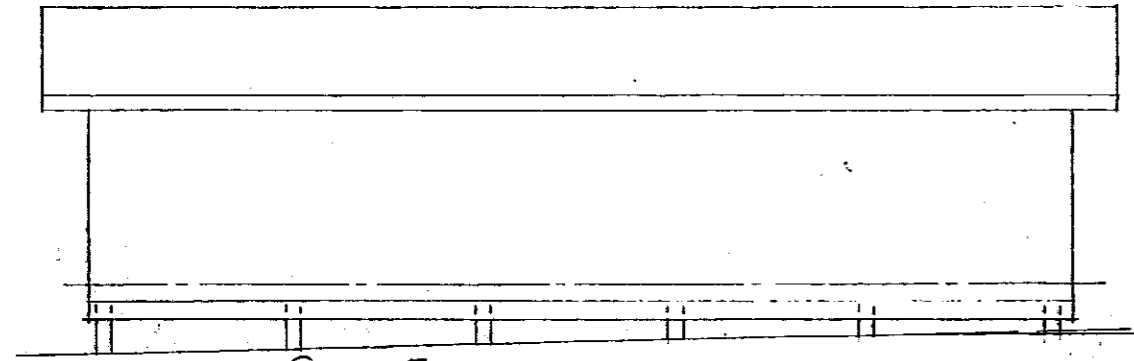
WEST ELEVATION



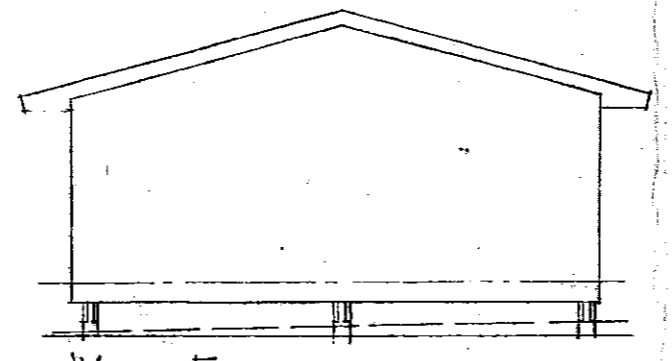
NORTH ELEVATION



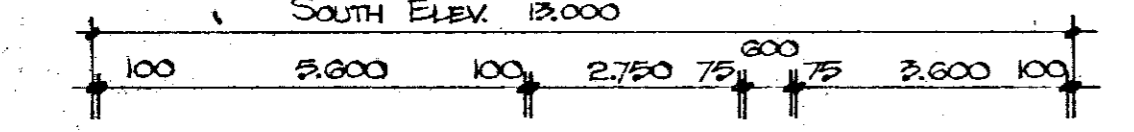
EAST ELEVATION



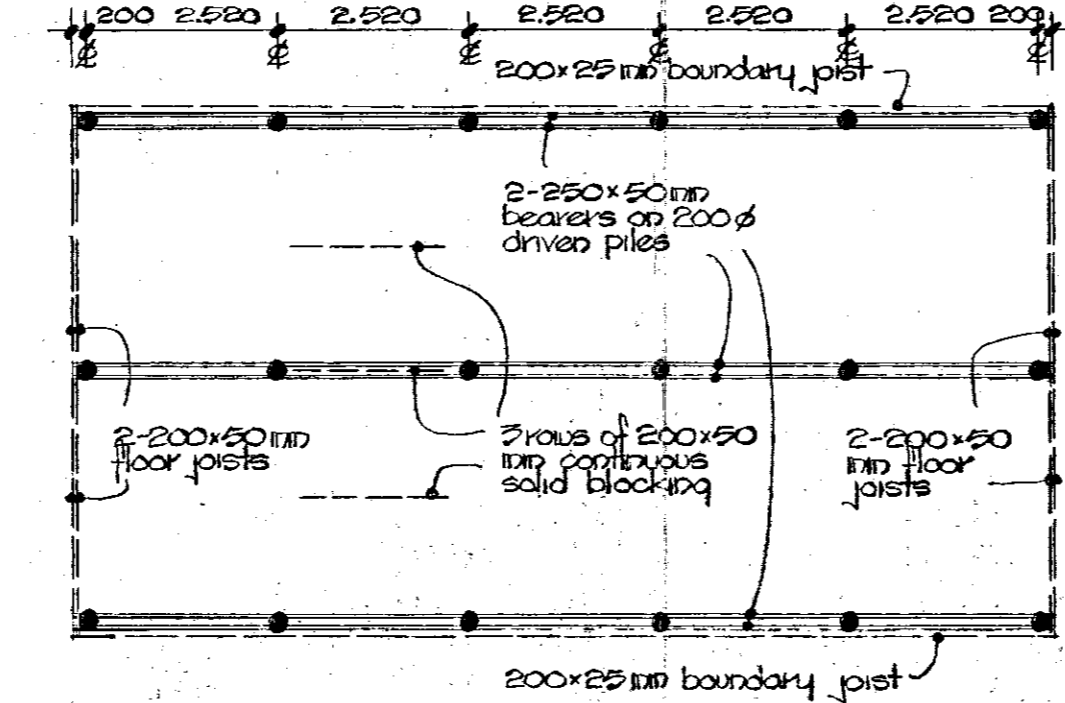
NORTH ELEVATION



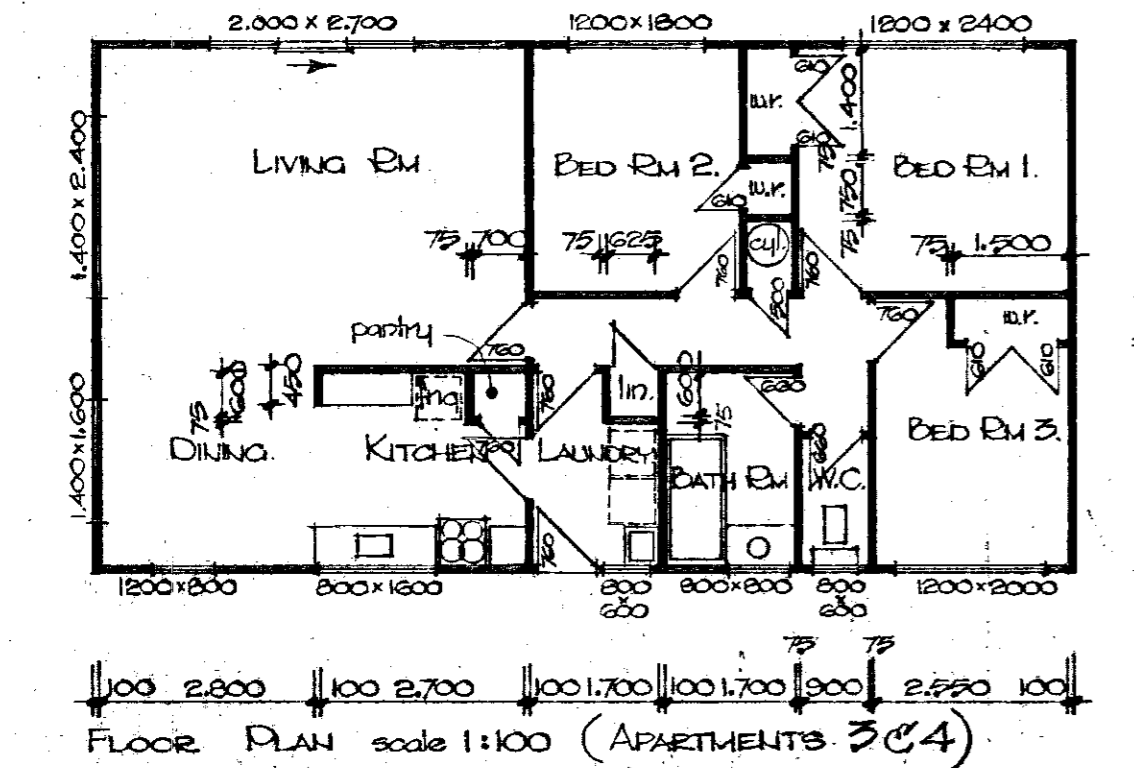
WEST ELEVATION
APARTMENT 3



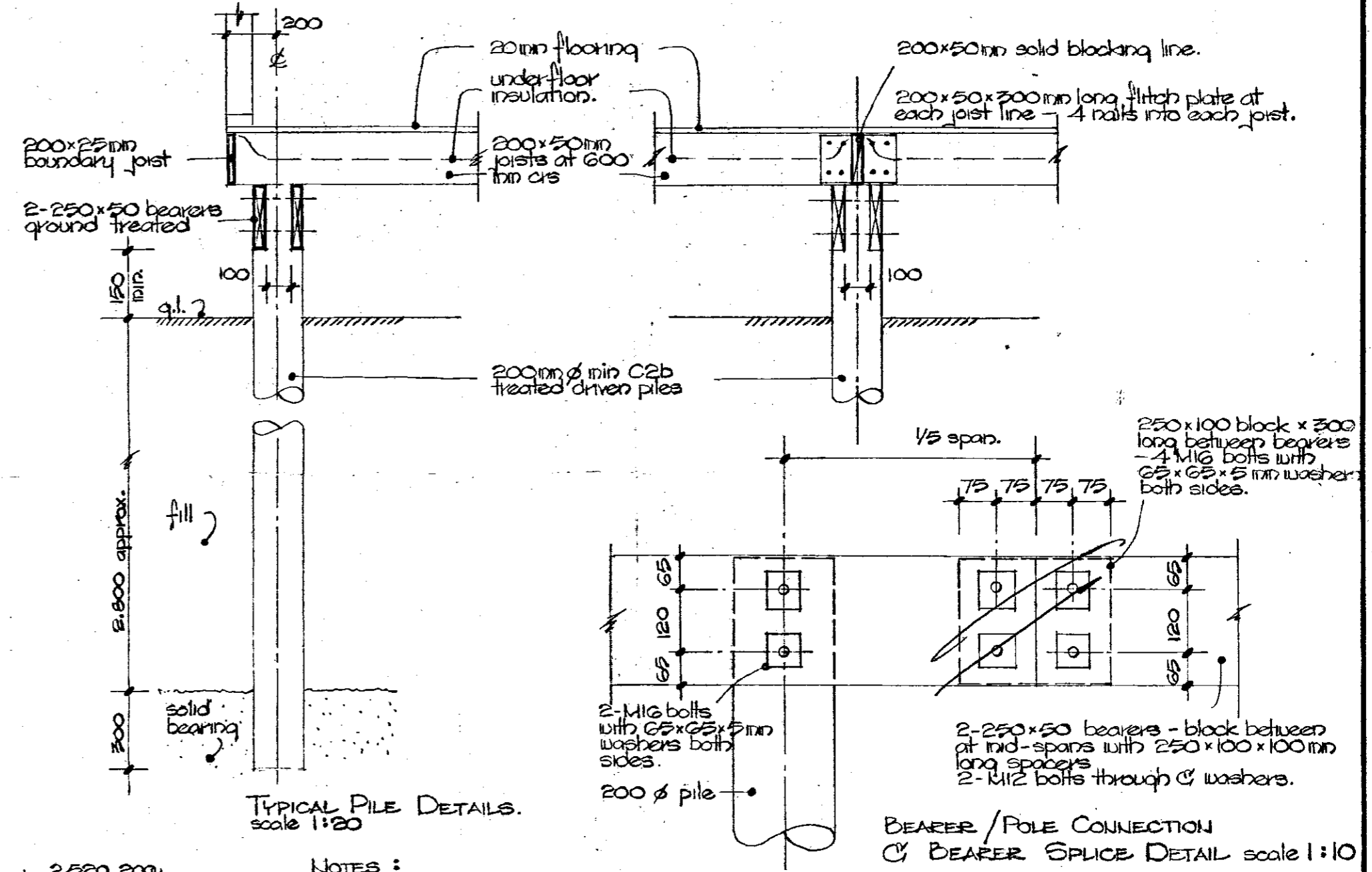
South Elev. 13,000



FOUNDATION PLAN scale 1:100
(FOR APARTMENTS 1, 2, 3 & 4)



FLOOR PLAN scale 1:100 (APARTMENTS 3 & 4)



TYPICAL PILE DETAILS scale 1:20

BEARER / POLE CONNECTION & BEARER SPLICE DETAIL scale 1:10

NOTES:

- verify all dimensions on site
- do not scale from drawing
- use double joists or block between joists under partition walls.
- Engineer to be advised 24 hours beforehand that piles are to be driven.
- All work to be carried out in accordance with best trade principles & practices & to relevant NZ Standard Specifications.
- All cut surfaces to poles & bearers to be treated with copper naphthalene or pentachlorophenol spirit based preservative
- All metal fastenings to piles & bearers to be liberally coated with grease on installation & to be hot dipped galv.
- bearers to be C7 treated
- timber exposed to weather to be C3 treated
timber not exposed to weather to be C7 treated.
- All piles to be NZTPA C2b commodity specification - 200mm Ø

The Contractor shall verify all dimensions before starting work.