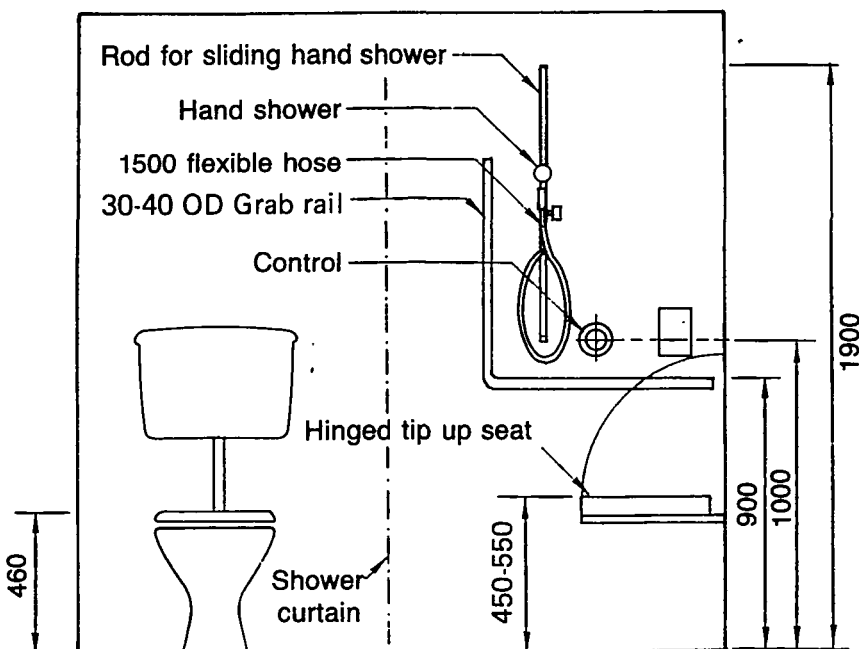


(A)

Fig. 21
COMBINED TOILET AND SHOWER

One unit to have disabled facilities



(B)



Sound Control and Fire Rated Wall Systems Two Way FRR – Timber Frame

Specification Number	Loadbearing Capability	STC	Fire Resistance Rating	Lining Requirements
GBT(L)A 60r	LB/NLB	55 (See note below)	(60)/60/60	2 x 9.5mm Gib® Noiseline each side

Framing

F5 stress grade or No. 1 visually graded kiln dried Radiata Pine actual dimensions 70 x 35mm minimum.
Alternatively, No. 1 framing grade H1 treated Radiata Pine nominal dimensions 75 x 50mm minimum.
Studs at 600mm centres maximum.
Nogs at 1350mm centres maximum.

Wall Heights and Framing Dimensions

Framing dimensions and height as determined by NZS3604 stud and top plate tables for non loadbearing and loadbearing walls.

Sound Control Infill

R1.8 (75mm) pink fibreglass batts installed between the studs.

Fastening the Gib® Rail

- The rail shall be fixed horizontally at 600mm centres using 32mm x 8g Gib® Grabber Wafer Head self tapping screws through the base flange into each stud. The base flange shall face downwards and the open edge upwards.
- The top rail shall be fastened with its upper edge below the top plate but no more than 75mm below the ceiling line.
- The bottom rail shall be fastened no more than 50mm from the floor line. The bottom rail only may be fixed with its base flange up or down for ease of attachment.
- Splice rails directly over the studs by nestling (not butting) with no more than a 20mm overlap. Drive the fastener through both flanges into the stud.

Note: Should a skirting board be used, the rail at the bottom of the wall may be replaced by a 13mm packer.

Lining

Framing Side: 2 layers of 9.5mm Gib® Noiseline fixed vertically to the timber frame.
Vertical joints of the outer layer offset 600mm from those of the inner layer.

All joints must occur on framing.

Gib® Rail Side: 2 layers of 9.5mm Gib® Noiseline fixed vertically to the rail.

Vertical joints of the outer layer are offset 600mm from those of the inner layer.

The inner lining on the Gib® Rail side shall be fixed hard to floor.

Full height sheets shall be used where possible. Where sheet end butt joints are unavoidable, they must be formed over nogs on the framing side and over the Gib® Rail on the opposite side of the partition. Sheet end butt joints of the outer layer must be offset from those of the inner layer.

Sheet joints are touch fitted.

Fastening the Lining

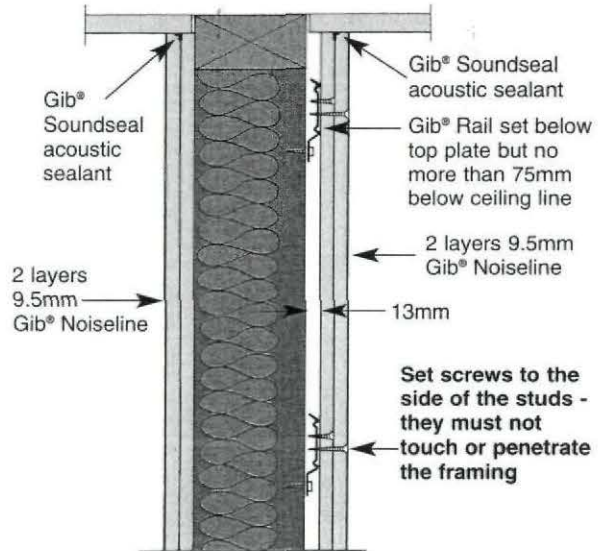
Fasteners

FRAMING SIDE

Inner layer - 41mm x 6g Gib® Grabber Scavenger Head High Thread Drywall screws or 40mm x 2.8mm Gib® Nails.
Outer layer - 51mm x 7g screws as above or 50mm x 2.8mm Gib® Nails.

GIB® RAIL side

Inner layer - 25mm x 6g Gib® Grabber Scavenger Head Drywall Self Tapping screws.
Outer layer - 32mm x 6g screws as above.



Section Detail

Partition width – 121mm (70mm frame)
– 141mm (90mm frame)
– 145mm (ex 100mm x 50mm)

Fastener Centres

FRAMING SIDE

Inner layer - 300mm centres up each stud.
Outer layer - 300mm centres around the sheet perimeter.

Pairs of nails (50mm apart) or single screws at 300mm centres to intermediate studs.

GIB® RAIL side

Inner and outer layers - 300mm centres along Gib® Rail.

Important: When fastening the lining through the Gib® Rail, set the screws to the side of the studs. The screws must not touch or penetrate the framing.

Place fasteners no closer than 12mm to the sheet edge.

Acoustic Sealant

A bead of Gib® Soundseal acoustic sealant is required around the perimeter of the inner lining, the outer lining is then bedded onto the bead.

Jointing

Inner layer unstopped.

Outer layer - all fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "Gib Interior Solutions Site Guide" 1998.

Wall to ceiling junctions are to be reinforced with paper tape and square stopped or finished with Gib® Cove.

Note: STC 57 is achieved by the use of 90mm minimum depth studs.

Sound Control and Fire Rated Wall Systems Two Way FRR – Double Timber Frame

Specification Number	Loadbearing Capability	STC	Fire Resistance Rating	Lining Requirements
GBT(L)A 60	LB/NLB	57	(60)/60/60	2 x 9.5mm Gib® Fyreline each side

Framing

F5 stress grade or No. 1 visually graded kiln dried Radiata Pine actual dimensions 70 x 35mm minimum.
Alternatively, No. 1 framing grade H1 treated Radiata Pine nominal dimensions 75 x 50mm minimum.
The minimum overall cavity width shall be 205mm. (ie. 70mm actual framing requires a 65mm space between the frames).
Studs at 600mm centres maximum.
Nogs at 1350mm centres maximum.

Wall Heights and Framing Dimensions

Framing dimensions and height as determined by NZS3604 stud and top plate tables for non loadbearing and loadbearing walls.

Sound Control Infill

R1.8 (75mm) pink fibreglass batts installed between the studs and nogs on one side of the double frame.

Lining

2 layers of 9.5mm Gib® Fyreline fixed vertically to each side of the frame.
Vertical joints of the outer layer are offset 600mm from those of the inner layer.
Full height sheets shall be used where possible. Where sheet end butt joints are unavoidable they must be formed over nogs with those of the outer layer offset from those of the inner layer.
Sheet joints are touch fitted.
All sheet joints must occur on framing.

Fastening the Lining

Fasteners

Inner layer - 41mm x 6g Gib® Grabber Scavenger Head High Thread Drywall screws or 40mm x 2.8mm Gib® Nails.
Outer layer - 51mm x 7g screws as above or 50mm x 2.8mm Gib® Nails.

Fastener Centres

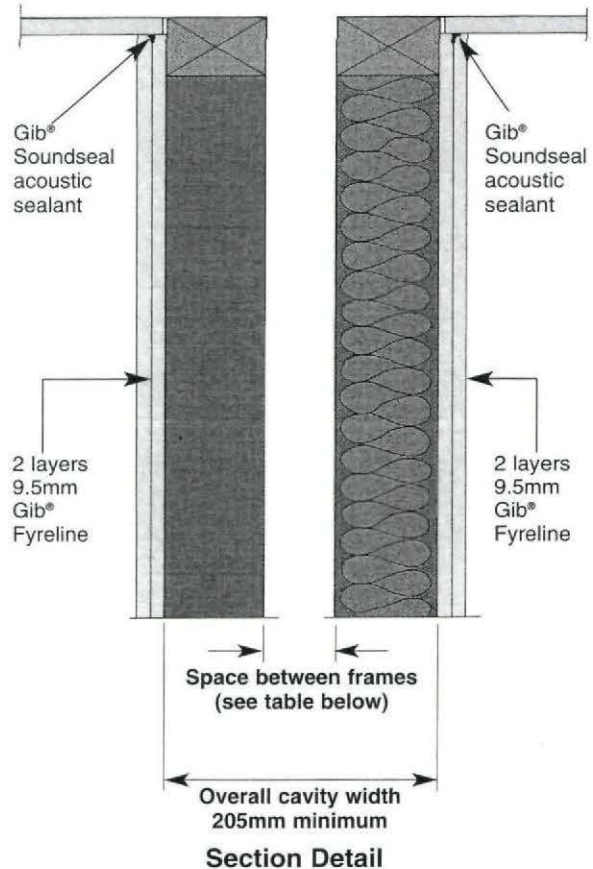
Inner layer - 300mm centres up each stud.
Outer layer - 300mm centres around the sheet perimeter. Pairs of nails (50mm apart) or single screws at 300mm centres to intermediate studs.
Place fasteners no closer than 12mm to the sheet edge.

Acoustic Sealant

A bead of Gib® Soundseal acoustic sealant is required around the perimeter of the inner lining, the outer lining is then bedded onto the bead.

Jointing

Inner layer unstopped.
Outer layer - all fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "Gib Interior Solutions Site Guide" 1998. Wall to ceiling junctions are to be reinforced with paper tape and square stopped or finished with Gib® Cove.



Stud Size	Space Between Frames	Partition Width
70mm KD	65mm	243mm
90mm KD	25mm	243mm
Ex 75 x 50mm	65mm	243mm
Ex 100 x 50mm	25mm	251mm

VERSATILE
BUILDINGS

Fax

To: Mira District Council From: D. J. Price Ltd.
 Attn: URGENT Mr Jamie Lyall. Pages: 1
 Fax: 035786866. Date: 1/10/99
 Our facsimile number is (06 7588116). Our address is 634 Devon
 Road, New Plymouth.

• Message:

Jamie

please find attached revised fire report as
discussed yesterday.

Mira has check the disabled facilities, the existing

units have

6	Family units	(4 Beds)
4	Studio units	(2 Beds)
1	disabled unit	(2 Bed)

plus the three new units to be built.

Any problems phone again
cheers.

Dave

D J PRICE
LIMITED

REVISED FIRE REPORT FOR MOTEL UNIT ON WELLINGTON STREET

Purpose Statement

To construct a building approximately 77m² in size as 3 separate motel units, each being self-contained. The building is positioned in between 2 existing larger motel blocks which are both two storey. One unit having a block wall and no windows right to apex, and the other have windows in both storey's. One must be taken to protect upstairs windows from fire.

Purpose Group : SA

Fire Hazard : 1

Fire Safety : FO

~~S~~ Rating required

Vertical openings	15.08m ²	→ 3 - 1 - 0 OK
Horizontal openings	0	
Area =	76.65m ²	

Therefore $A_v + A_f = 15.08 + 76.65 = 0.19$
 $A_v + A_f = 0$

From Table 1 = 26 minutes

Therefore $S = kte$
 $K = 1.0$
 $T_e = 26$

Therefore S = 26 minute firerating

Furthermore, all fire rating will be a minimum of 27 minutes. We will use Gib firerated system GBTL 30 which will give 30 minute rating.

At the owners request we are to install GBTLA60 to interior dividing walls to create sound proof walls.

The existing motel unit on Wall 4 has a solid concrete wall from ground to roof line. We intend using this wall as fire separation wall between units.

✓
✓

?
OK

Wingwalls and separationWall 3 (rear wall to boundary)Wall size $12.775 \times 2.4 = 30.66\text{m}^2$ Rect $15 \times 3 = 45\text{m}^2$ 14.34m^2 unprotected = 31%

OK

Use 40% from Table C3

= 2.0m distance from boundary

Building sited 2.04 from boundary – no fire rating required

Wall 2Wall size 6.0×2.4 plus gable = 18.00m^2 Rect $6 \times 6 = 36\text{m}^2$ 18.00m^2 unprotected = 50%

?

Table C 3 = 2.5m from existing

Wall 4Wall size 6.0×2.4 plus gable = 18.00m^2 Rect $6 \times 6 = 36\text{m}^2$ 18.00m^2 unprotected = 50%

?

Table C 3 = 2.5m from existing

Wingwalls

Wall 2 Back and front returns

 $Do = 2 Dm - (\emptyset + 90) \times Dm$ $= 2 \times 2.5 - (90 + 90) \times 2.5$ $5 - (1 \times 2.5\text{m})$ $= 2.5\text{m}$

As building is to be fixed as per bracing sheet to create stability for firewall.

Wall 4 Front

Wall 2 Back and front returns

 $Do = 2 Dm - (\emptyset + 90) \times Dm$ $= 2 \times 2.5 - (90 + 90) \times 2.5$ $5 - (1 \times 2.5\text{m})$ $= 2.5\text{m}$ fire protection required

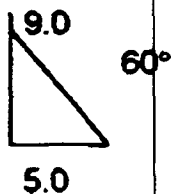
Along existing building – this wall is solid concrete block therefore acceptable.

Rear

Calculation as above – 2.5m return along building required. However, there is a kitchen window required in this area. By moving window along to internal partition we can create a 1.0m solid firewall which will give stability to firewall and give 2.25m from exposed existing unit walls which will be acceptable.

Vertical spread of fire

As the adjacent building has no fireproofing to exterior and opening windows the roof will need protection to stop spread of fire.

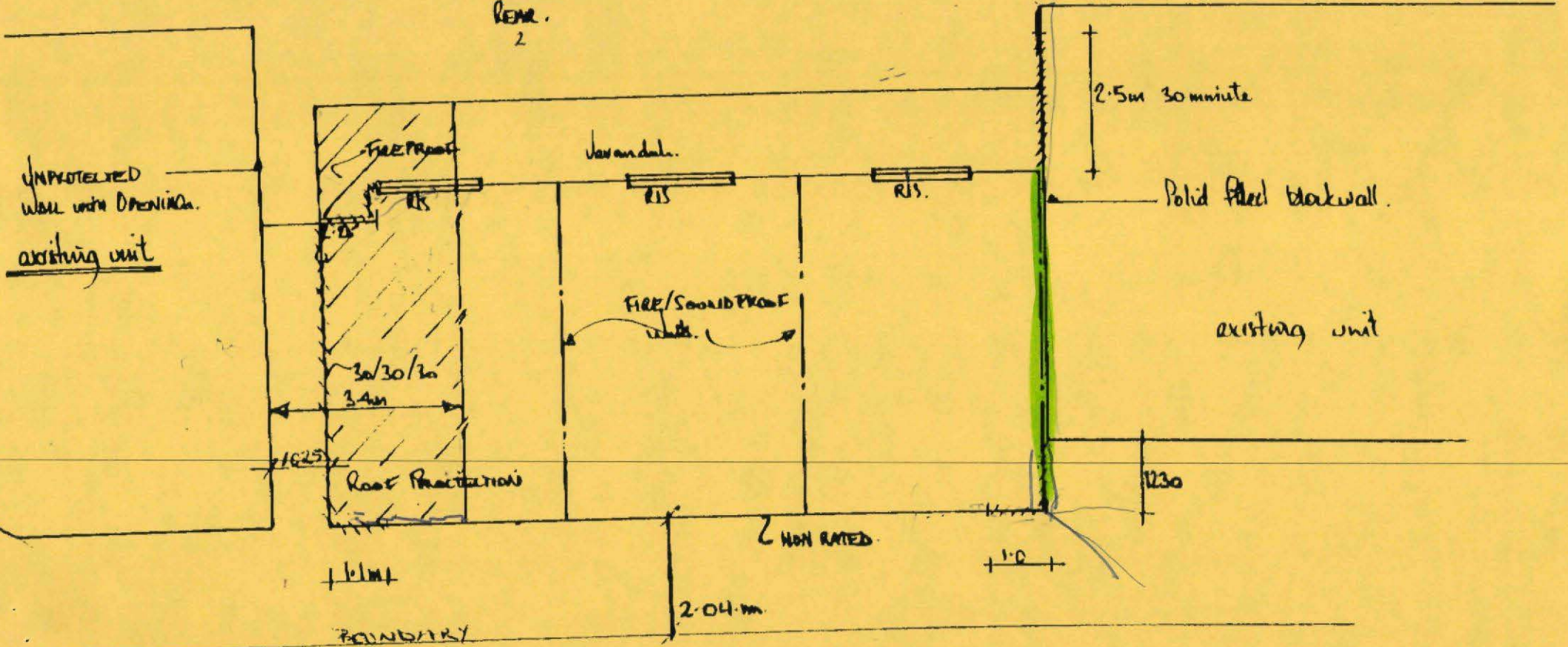
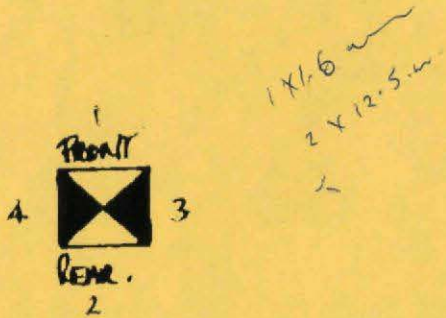


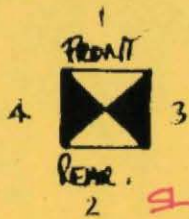
Based on clause 4.4 - 9.0 x 5.0m distances
This creates a 60° protection so based on maximum height of building from proposed units roof to apex of existing unit being 5.5m and using a 60° angle we need to protect the proposed units roof area to a distance of 3.4m from existing units wall - therefore 2.5m of new units roof space. (A side of building).

As the (B) side of the building has solid block wall right to apex no protection is required in this side of roof.

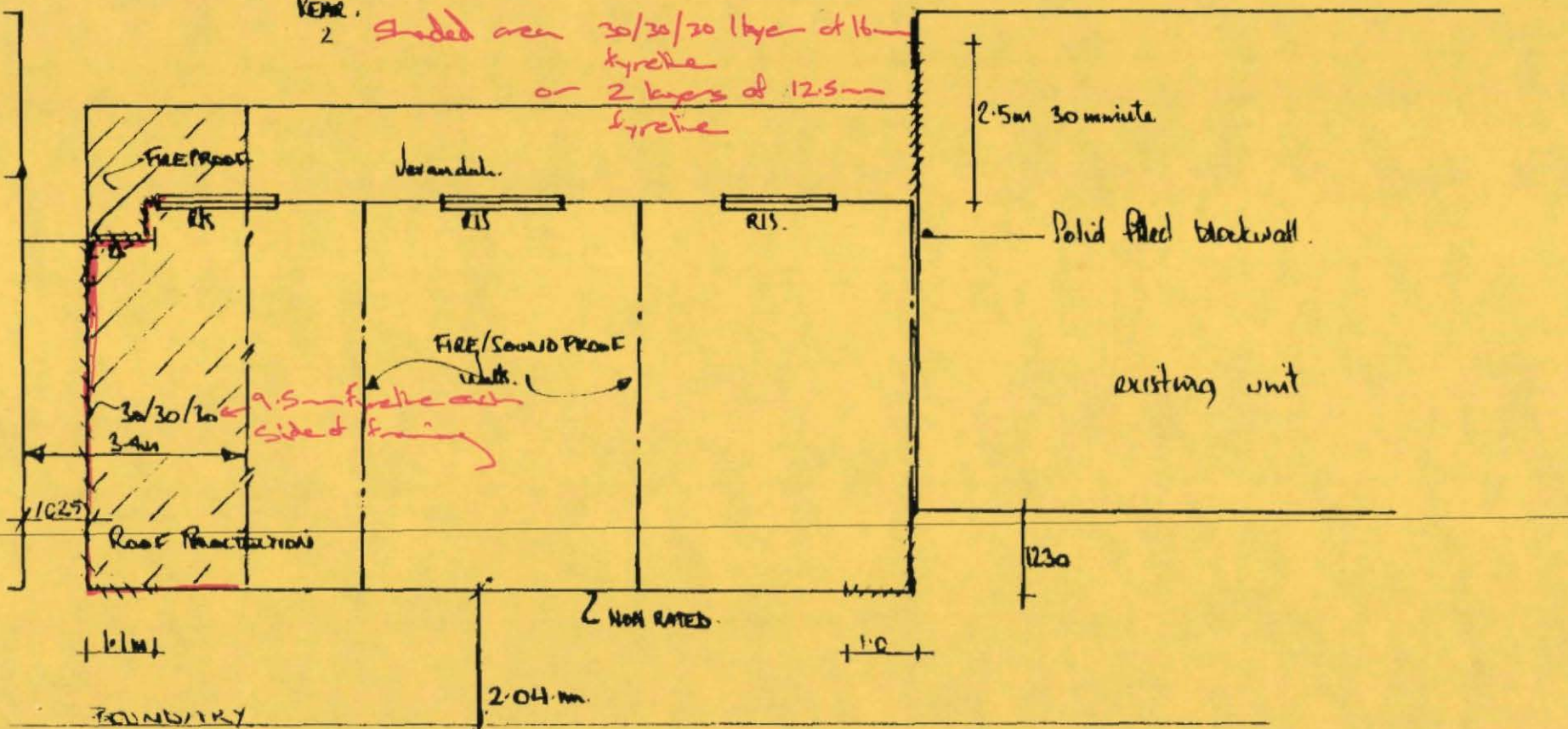
Escape routes

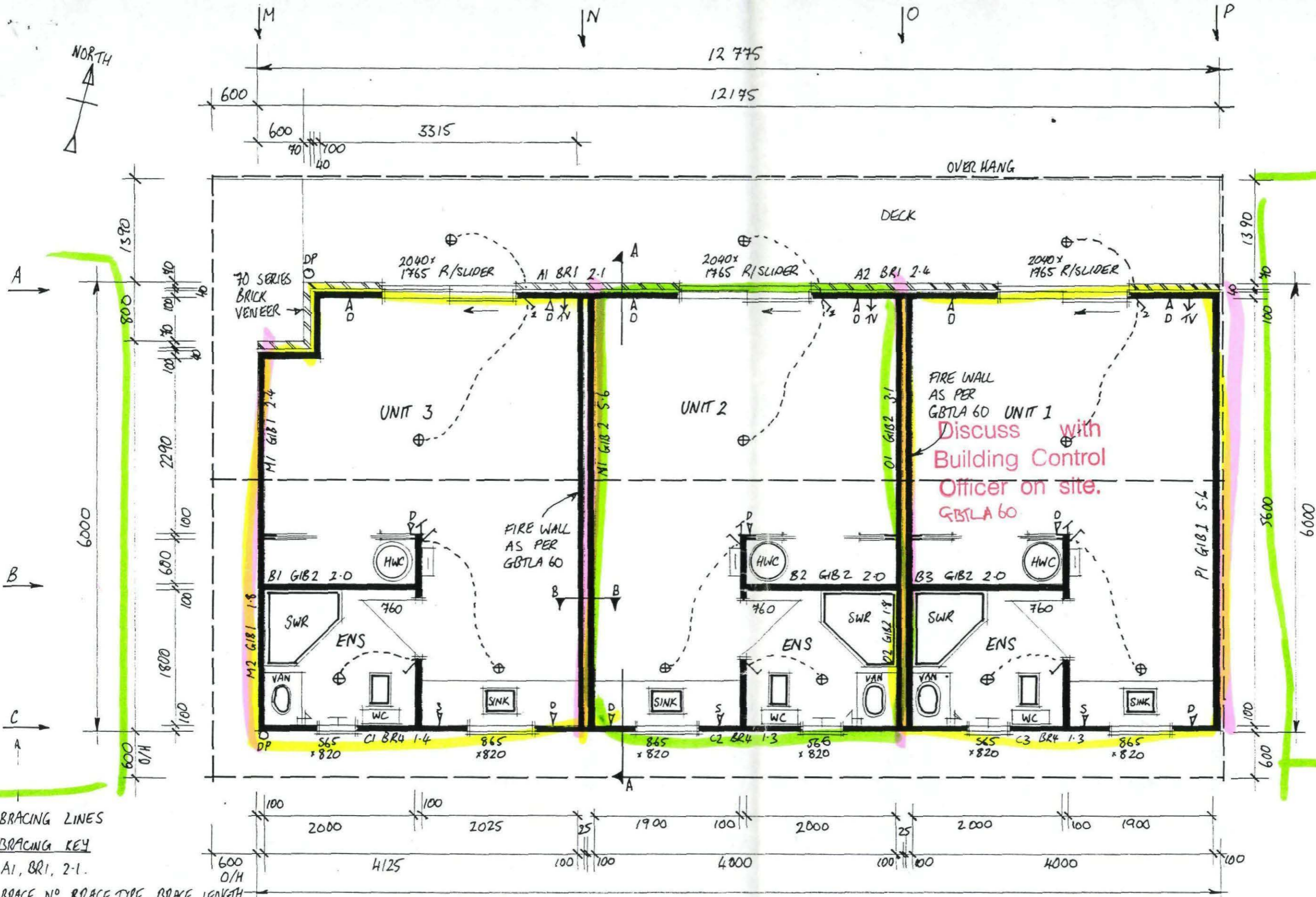
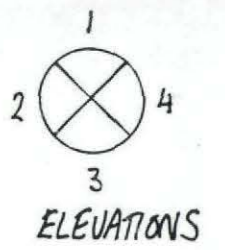
Maximum distance for escape out the front ranchslider is 7.5m therefore accessible.





Shaded area 30/30/20 type of 16
kyrelite
or 2 layers of 12.5mm
kyrelite





- ELECTRICAL KEY**
- △ DOUBLE POWER POINT
 - △ SINGLE POWER POINT
 - ⊕ BAYON HOLDER LIGHT
 - ∨ LIGHT SWITCH
 - ∨² DOUBLE LIGHT SWITCH
 - ⊣ TV SOCKET
 - ⊣ TELEPHONE SOCKET
 - ⊣ BUILT IN HAIR DRYER
 - ⊣ HEATED TOWEL RAIL
 - ⊣ IRONING STATION

BRACING LINES
BRACING KEY
 A1, BR1, 2-1.
 BRACE NO, BRACE TYPE, BRACE LENGTH.
 BRACING TYPE REFER, GIB BRACING SYSTEM MANUAL.

ALL CONSTRUCTION AND MATERIALS TO COMPLY WITH NZS 3604 & THE NZ BUILDING CODE (1992) CONTRACTOR TO VERIFY ALL MEASUREMENTS PRIOR TO STARTING.

MARLBOROUGH DISTRICT COUNCIL
 Approved subject to all work complying with the N.Z. Building Code.

PLAN SCALE 1:50

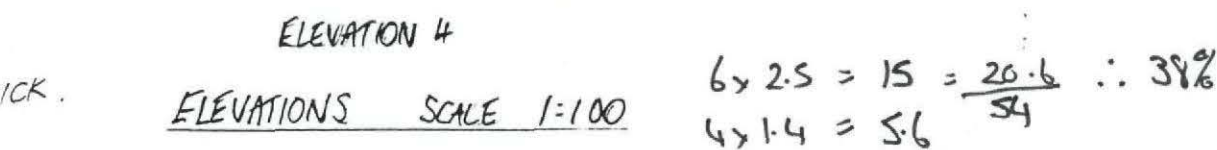
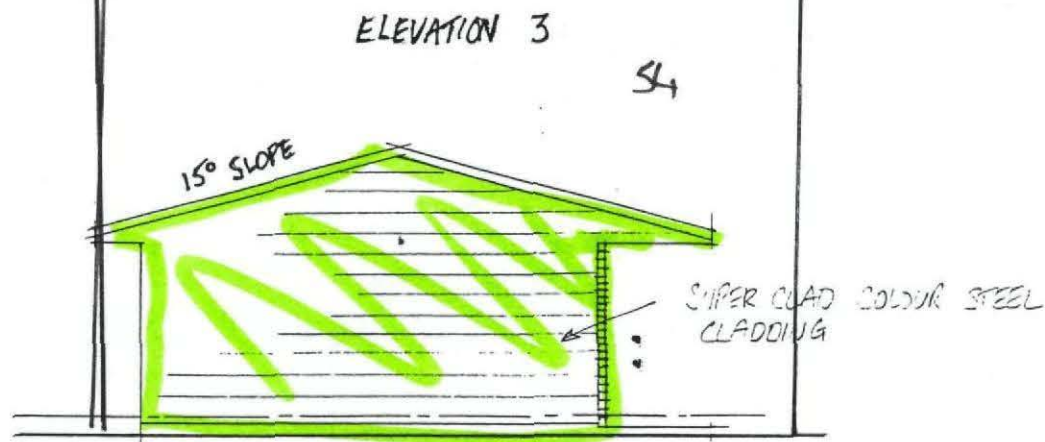
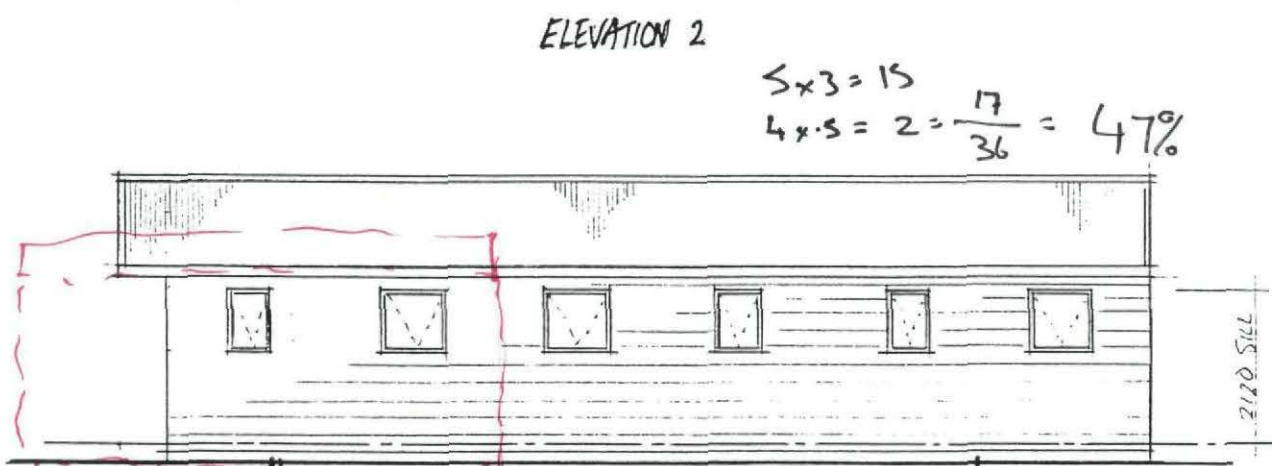
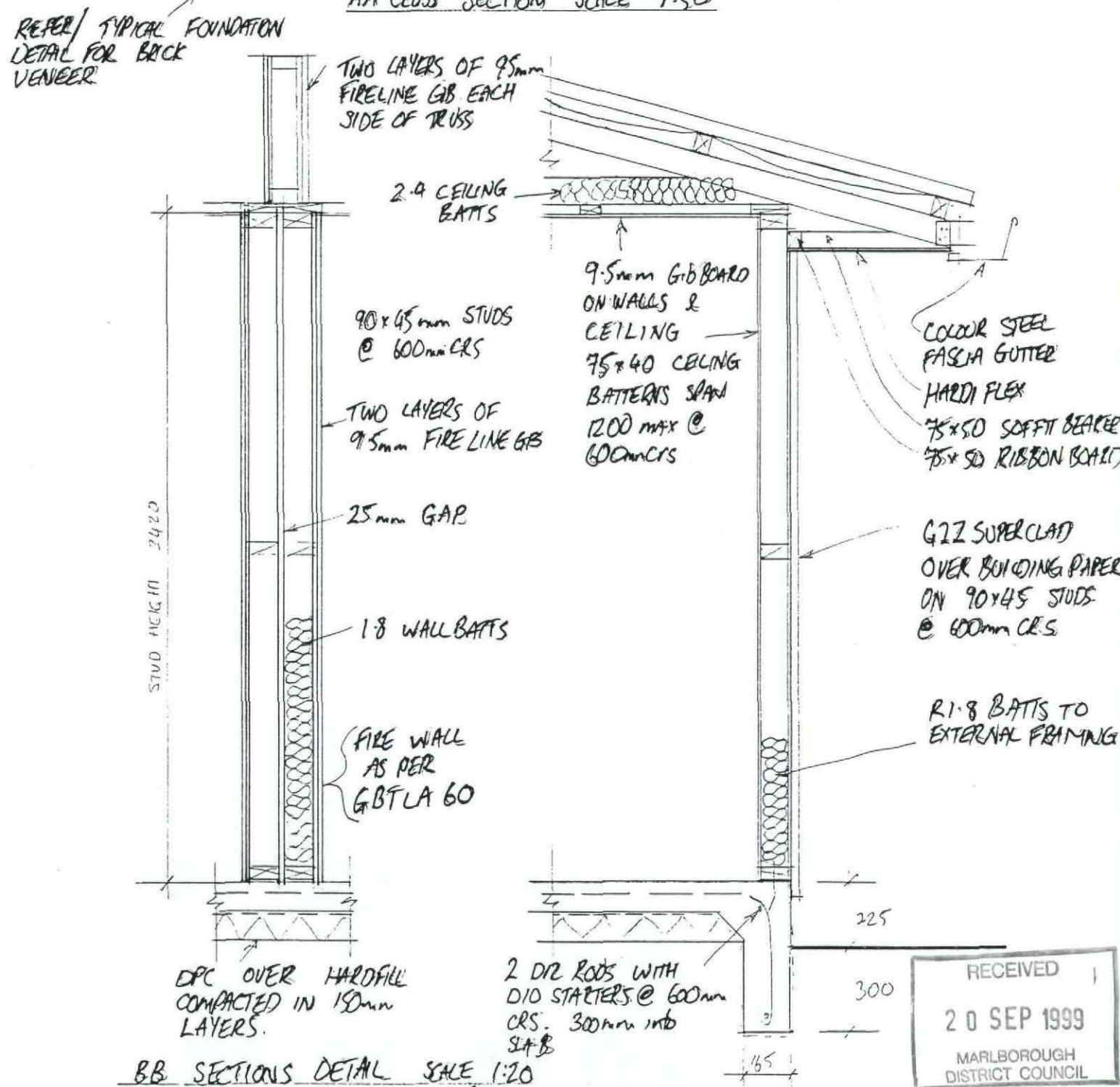
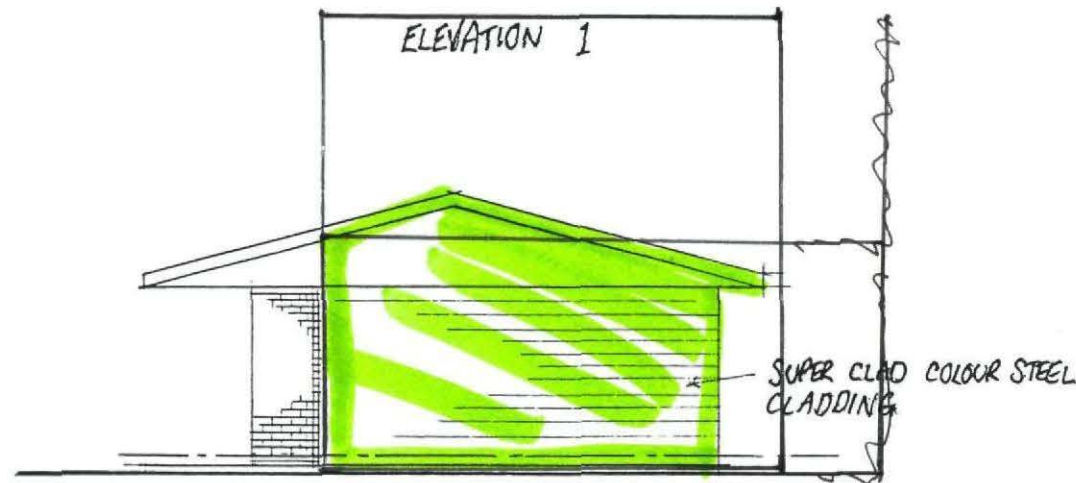
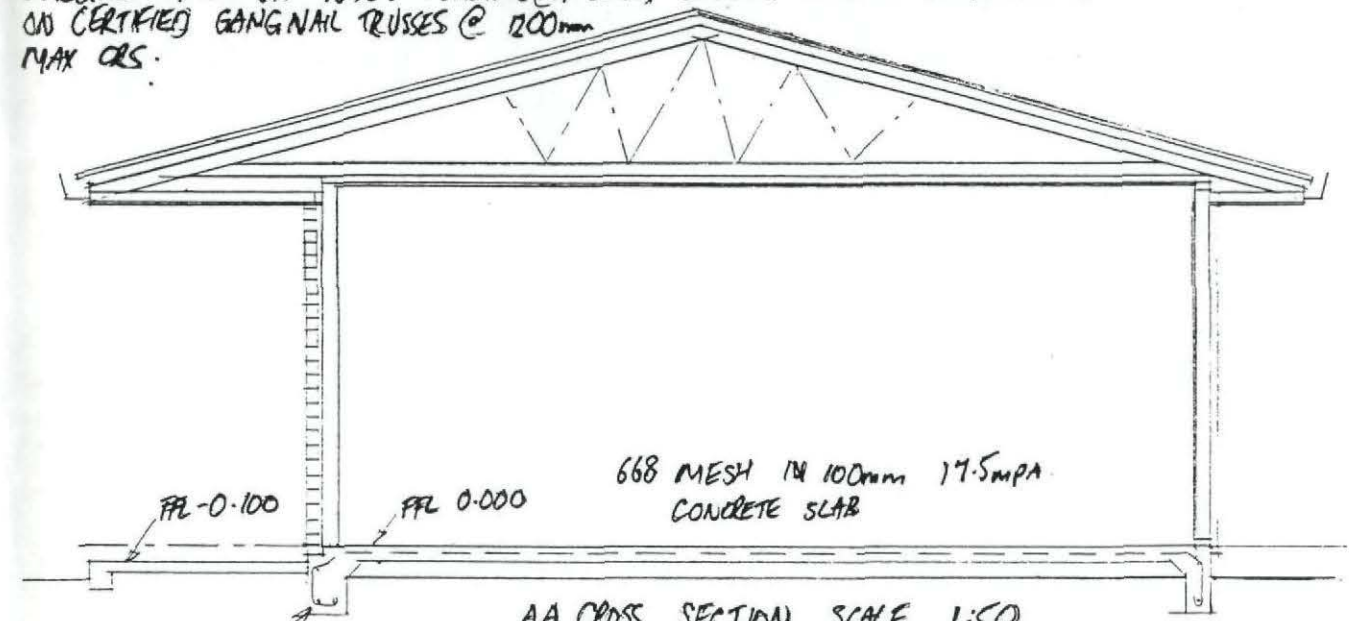
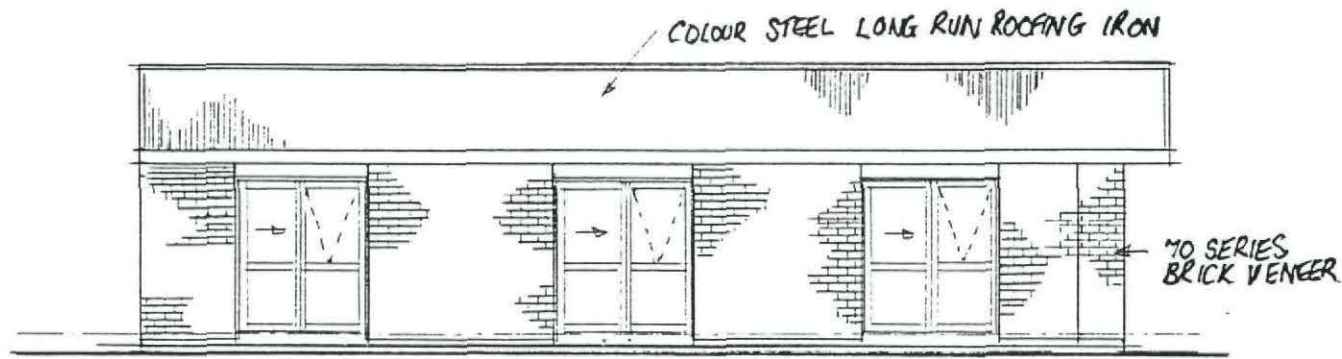
Date 7/10/99

RECEIVED
 20 SEP 1999
 MARLBOROUGH DISTRICT COUNCIL

DRAWN BY D.T. NEWOCK.

ALL CONSTRUCTION AND MATERIALS TO COMPLY WITH NZS 3604 & NZ BUILDING CODE. CONTRACTOR TO VERIFY ALL MEASUREMENTS PRIOR TO STARTING.

COLOR STEEL LONGRAN ROOFING IRON ON BUILDING PAPER ON 45x50 PURLINS (ON EDGE) SPACING 1200max @ 900mm c/s ON CERTIFIED GANGNAH TRUSSES @ 200mm MAX CRS.

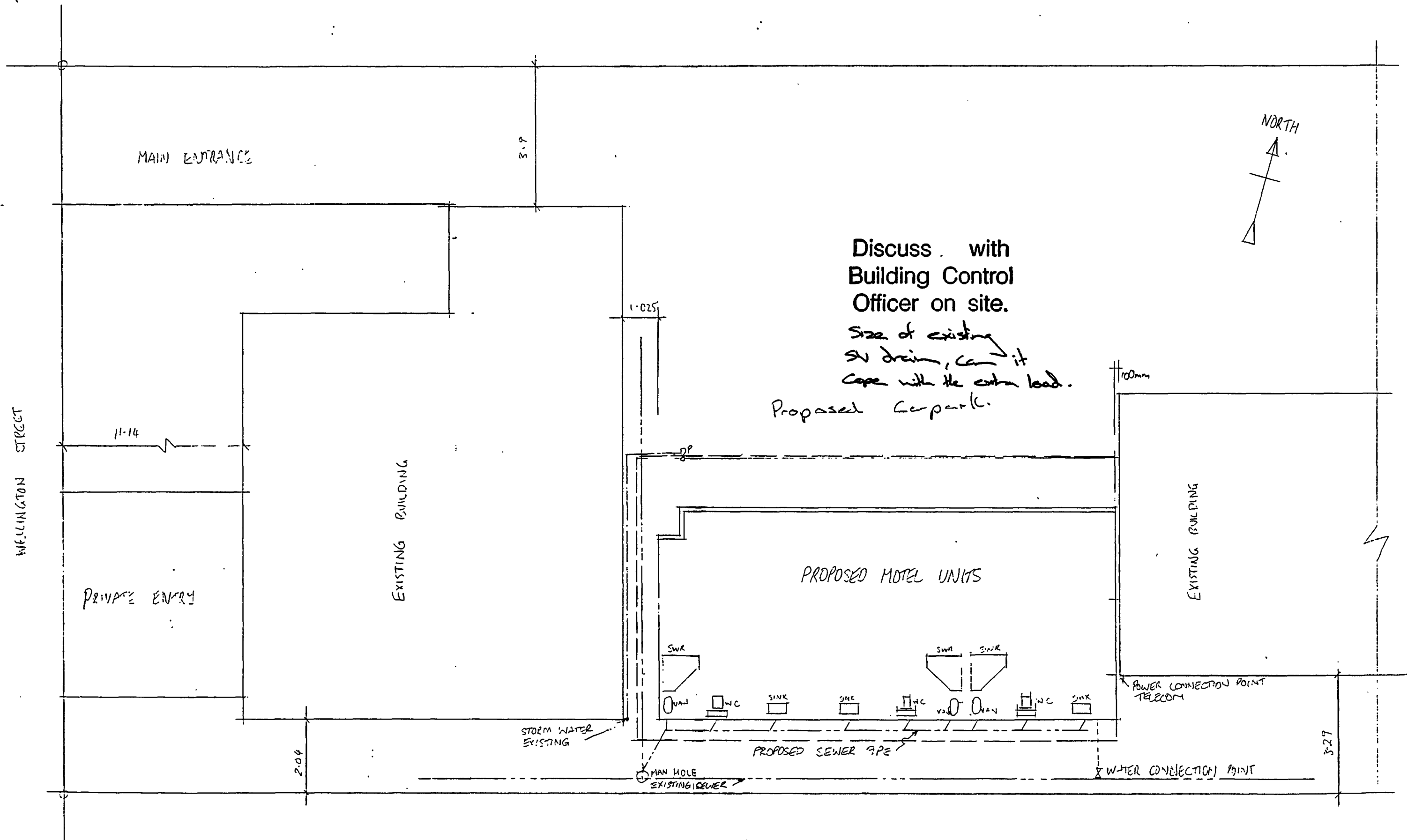


DRAWN BY D.T. NEWICK.

ELEVATIONS SCALE 1:100

BB SECTIONS DETAIL SCALE 1:20

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ALL CONSTRUCTION TO COMPLY WITH NZS 3604 & NZ BUILDING CODE 1992. CONTRACTOR TO VERIFY ALL MEASUREMENTS PRIOR TO STARTING. ALL MEASUREMENTS IN METERS UNLESS STATED.

SITE PLAN SCALE 1:100

DRAWN BY DT. NEWICK.

RECEIVED
20 SEP 1999
MARLBOROUGH DISTRICT COUNCIL

Placemakers Blenheim

Job: ALDAN Client: D.J Price
 Description: Aldan Phone: 5788780

Site: Aldan Motels
 Wellington St
 Picton

Phone:

MITek 2000 2.100.g6f

Gang Nail Group Ltd.

Tue Sep 14 16:57:39 1999

PRODUCER STATEMENT
MITek 2000(tm) ROOF TRUSS DESIGN

Certification of MITek 2000(tm) Design Program

The MITek 2000(tm) roof truss design program has been developed by Gang-Nail Group Ltd for the design of Gang-Nail timber roof trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MITek 2000(tm) Design Data and Output

The MITek 2000(tm) computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the Gang-Nail trusses.

Job Details

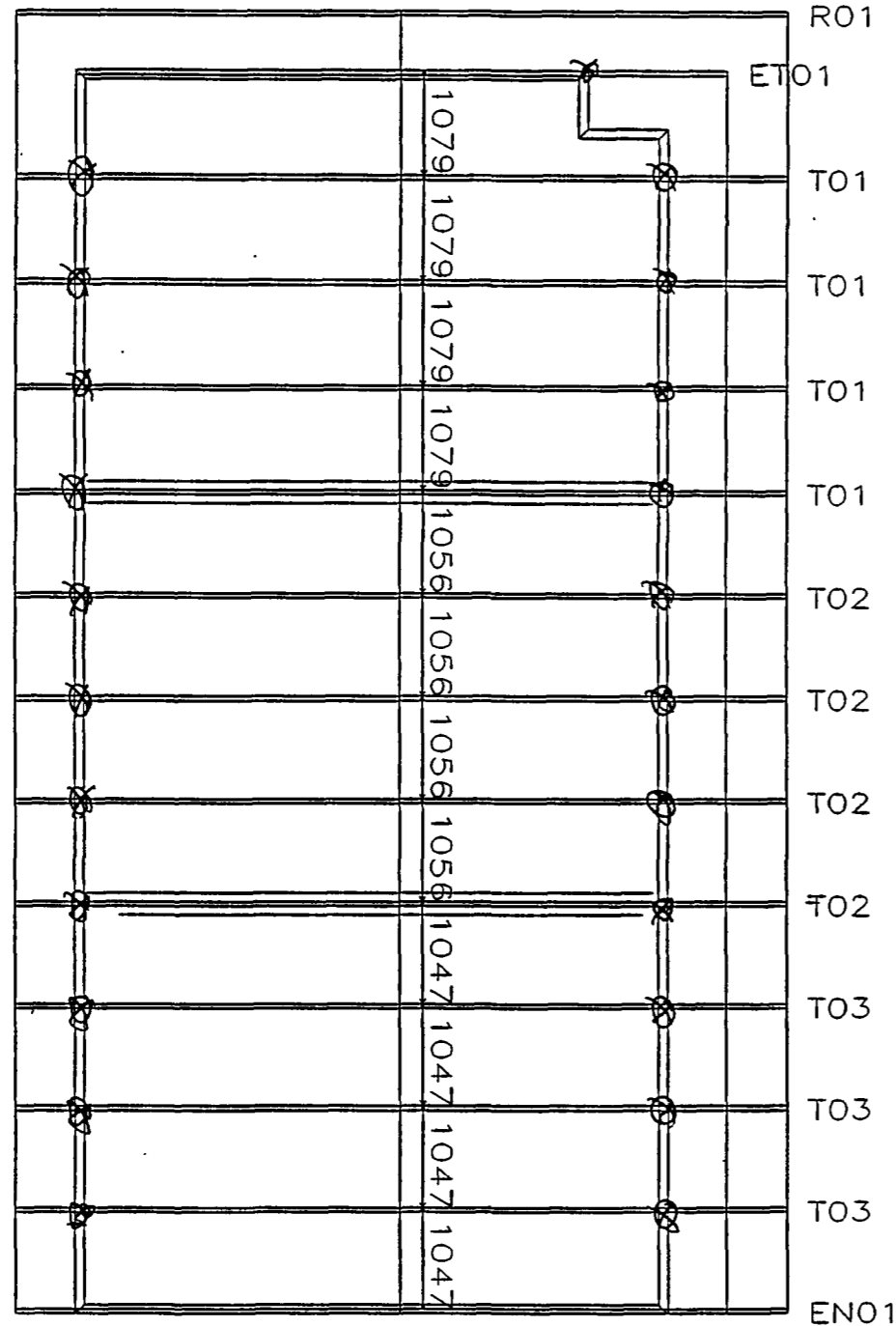
Roof Pitch:	15.00 deg	Timber Inventory:	DF_No.1.Fr.x50	Building Wind Zone:	VeryHigh
Roof Material:	Light	Ceiling Material:	Standard	Design Wind Speed:	50.0 m/s
TC Dead Load:	0.250 kPa	BC Dead Load:	0.200 kPa	Pressure Coefficient:	Cpe = -0.9
TC Restraints:	900 mm centres	BC Restraints:	400 mm centres		Cpl = 0.3
Roof Live Load:	Lu = 0.250 kPa Lc = 1.0 kN	Truss Spacing:	900 mm		
		Standard Overhang:	600 mm		

These trusses must be fabricated and erected in accordance with the Gang-Nail manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640.

Truss List

Legend: *: detail only, ?: input only, ✕: failed design, Unmarked trusses: designed successfully

Truss	Span (mm)	Pitch (deg)	Spacing (mm)
EN01	6600	15.00	1047
ET01	6600	15.00	1079
T01	6600	15.00	1079
T02	6600	15.00	1056
T03	6600	15.00	1047



Alan Milne Building Supplies Ltd. (Trading as Placemakers)

Grove Road
 Blenheim
 Telephone: 03 578 9084
 0800 4 PRECUTS
 Fax: 03 578 0805

Name: D.J Price
 Address: Aldan Motels
 Wellington St
 Picton
 Telephone:

Description: Aldan
 Job: ALDAN
 Scale: 1:75
 Date: 14/09/99
 Drawn By: Bill East

Job Details:
 Exl. Pressure Coeff.: -0.9
 Wind Area: VeryHigh
 TC Restraints: 900mm
 Roof Material: Light
 Roof Live Load: 0.250kPa
 Roof Pitch: 15.00deg
 Int. Pressure Coeff.: 0.3
 Design Wind Speed: 50.0m/s
 BC Restraints: 400mm
 Ceiling Material: Standard
 Truss Centres: 900mm

Blenheim Branch
 Cnr Grove Rd and Farmer St
 PO Box 178
 Blenheim
 Phone 0-3-578 9084
 Fax 0-3-578 0805



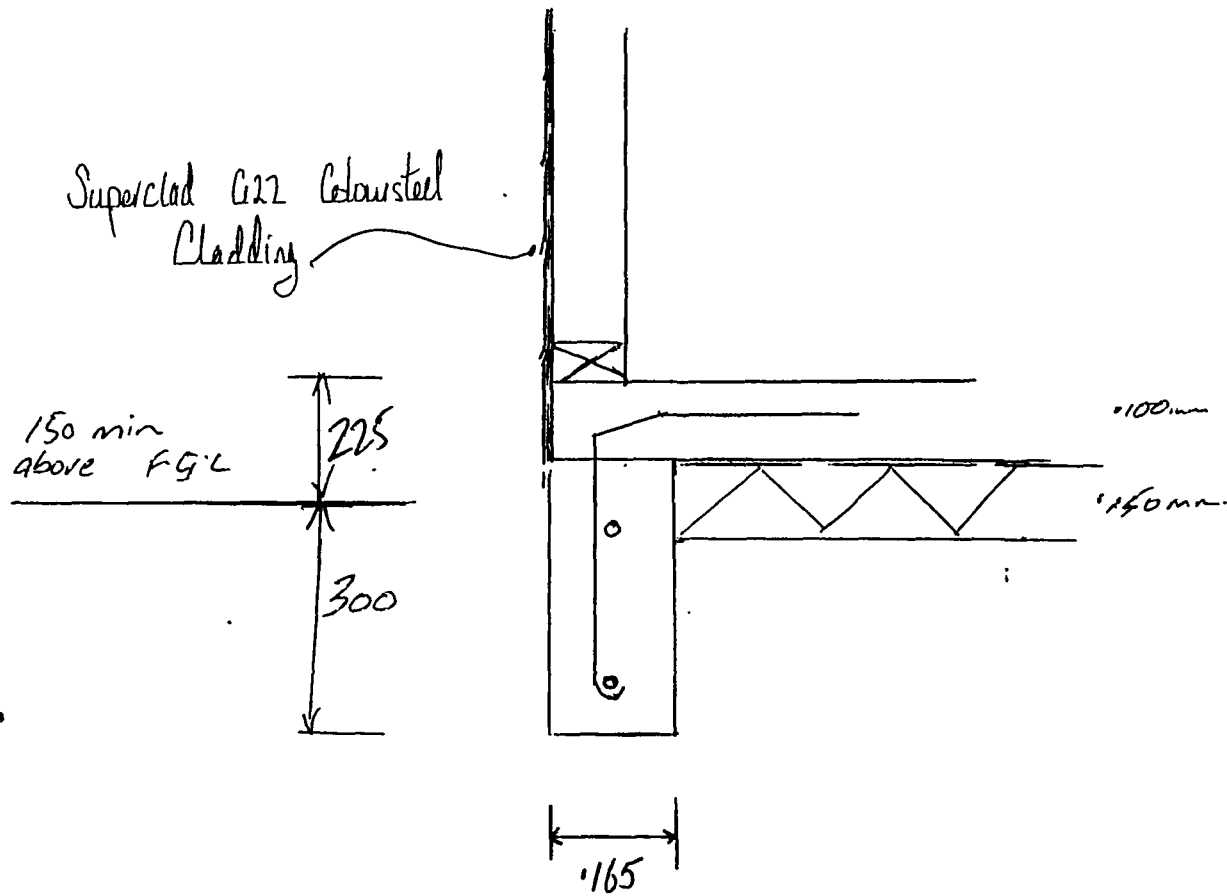
The computer design input has been carried out by:

Signed: *W.P East*

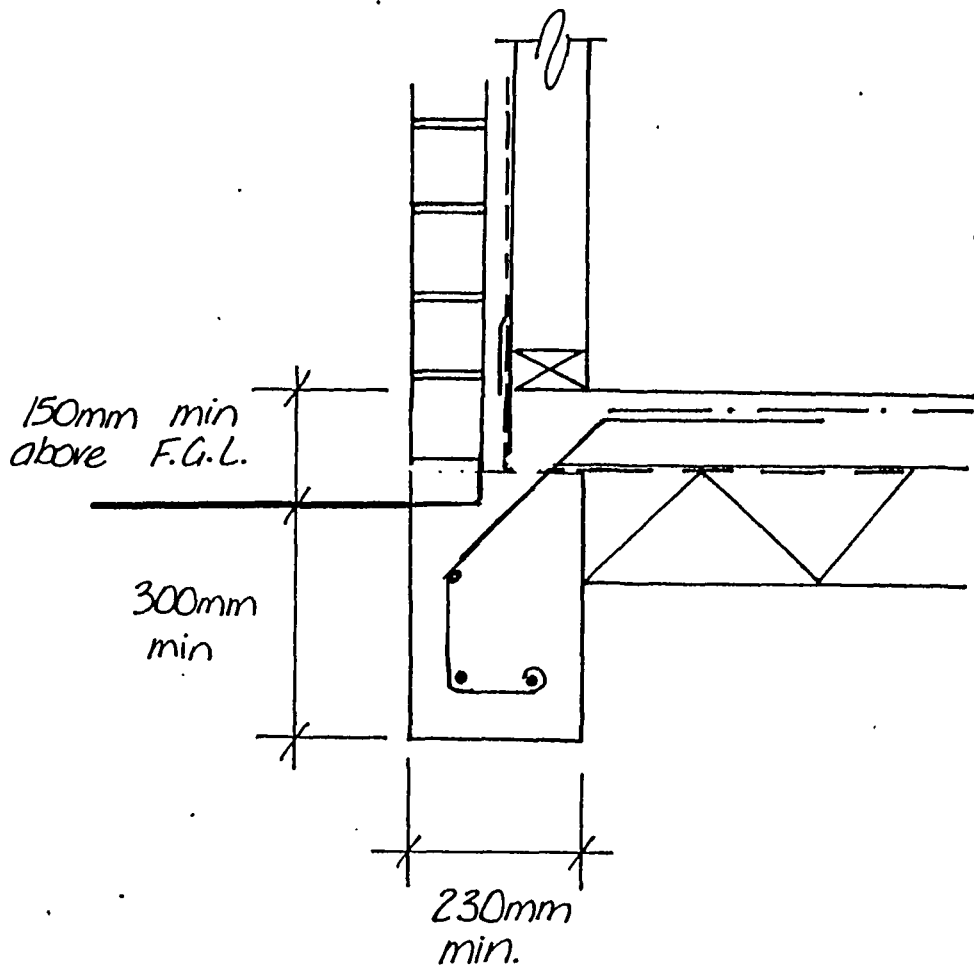
Date: 12/9/99

Name of Computer Operator: Bill East
 Company: Placemakers Blenheim





Typical Foundation Detail for
Colousteel Cladding



100x50 bottom plate fixed with M12 bolts @ 1.4 m crs & 300mm from any corners or change of direction. 12mm ϕ Proprietary fixings @ 900mm crs.

668 Mesh in 100mm concrete slab or cut at 4.0m crs.

Damp Proof Membrane.

Hardcore Fill in 150mm compacted layers.

3/D12 Rods with D10 starters @ 600crs. Starters 300mm into slab.

TYPICAL FOUNDATION DETAIL FOR
BRICK VENEER

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DISTRICT COUNCIL

Wall Bracing Calculation Sheet A

Job Details box 1

Name _____	
Street and Number _____	
Lot and DP Number _____	
City/Town/District _____	
Location of Storey: <u>single/upper of two/lower of two</u>	
Building height to apex <u>3.8</u> m	Roof weight <u>light/heavy</u>
Roof height above eaves <u>1.3</u> m	Cladding weight <u>light/heavy</u>
Stud height <u>2.42</u> m	Room in roof space <u>Y/N</u>
Average roof pitch <u>15°</u>	
Building length BL = <u>12.775</u> m	Gross Building _____
Building width BW = <u>6.0</u> m	Plan Area, GPA = <u>76.7</u> m ²
<i>Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.</i>	
<i>Note: For heavy roofs use the roof plan at eaves level to determine GPA.</i>	

Wind Zone box 2

Region: R1 <u>0</u>	Terrain: <u>Inland</u> 0	Exposure: <u>Sheltered</u> 0	Topography: <u>Gentle</u> 0 <input checked="" type="checkbox"/>
R2 <u>1</u> <input checked="" type="checkbox"/>	<u>Coastal</u> 1 <input checked="" type="checkbox"/>	<u>Exposed</u> 1 <input checked="" type="checkbox"/>	<u>Moderate</u> 1 _____
			<u>Extreme</u> 3 _____
Total points <u>3</u>			
Wind Zone: _____ Low (0)		<u>Very high</u> (3) <input checked="" type="checkbox"/>	
_____ Medium (1)		_____ Specific Design (4)	
_____ High (2)			

Earthquake Zone box 3

From figure EQ1 select Earthquake Zone: A B C

BU's required Wind box 4

From Table W1A/W1B
 W along = 81 BU's/m
 W across = 69 BU's/m
 Total wind load,
 W ALONG:
 W along x BW = 486 BU's
 W ACROSS
 W across x BL = 881 BU's

BU's required Earthquake box 5

From Table EQ1
 E = 4.6 BU's/m²
Note: For a room in the roof space use E + 1
 Total earthquake load,
 EQ ALONG and EQ ACROSS
 E x GPA BU's = 353 BU's

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line	Bracing Elements Provided					Wind		Earthquake	
	1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L		Rating BU/m	BU's Achieved (BU/m x L)	Rating BU/m	BU's Achieved (BU/m x L)
						W	W	E	E
A	128	1	BR1	2.1		70	147	60	126
		2	BR1	2.4		70	168	60	144
B	70	1	GIB2	2.0		75	150	60	120
		2	GIB2	2.0		75	150	60	120
		3	GIB2	2.0		75	150	60	120
C	128	1	BR4	1.4		100	140	85	119
		2	BR4	1.3		100	130	85	111
		3	BR4	1.3		100	130	85	111
D									
E									

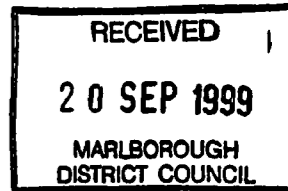
Totals Achieved		W	1165	E	971
From Sheet A Totals Required		W	486	E	353
Wreq/Ereq =		*			

*If Wreq/Ereq is 1 or less complete E column only
 If Wreq/Ereq is 1.5 or more complete W column only
 Otherwise complete both W and E

Across

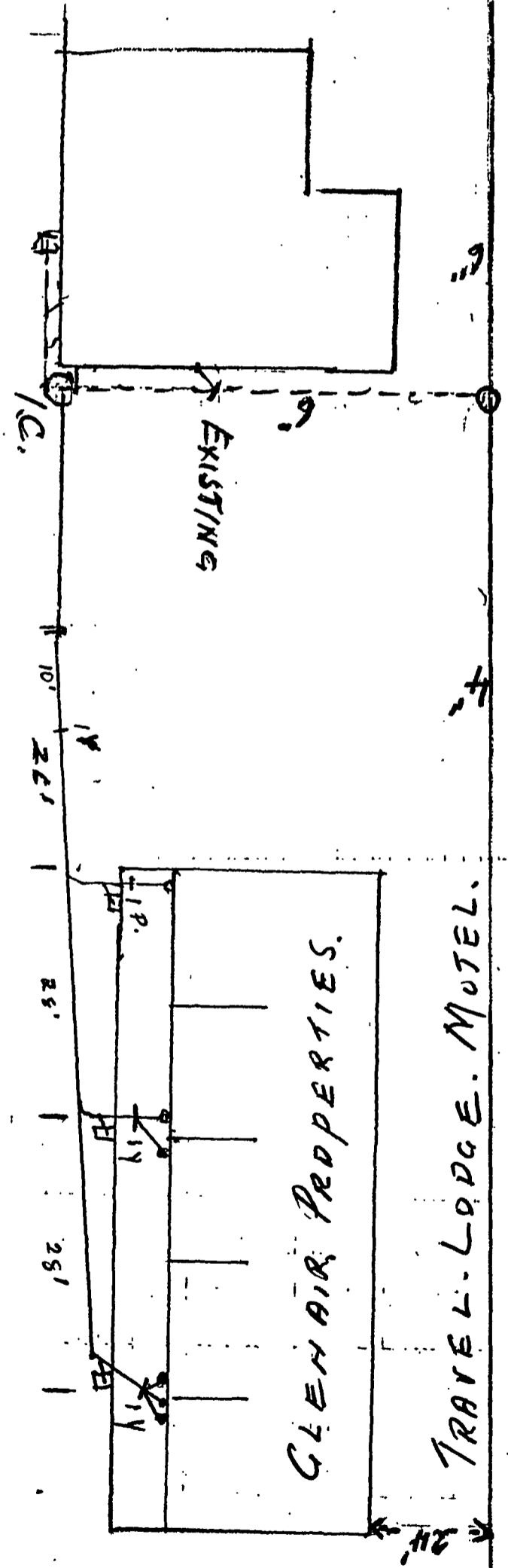
Wall or Bracing Line	Bracing Elements Provided					Wind		Earthquake	
	1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L		Rating BU/m	BU's Achieved (BU/m x L)	Rating BU/m	BU's Achieved (BU/m x L)
						W	W	E	E
M	100	1	GIB1	2.4		75	180	50	120
		2	GIB1	1.8		55	99	50	90
N	70	1	GIB2	5.6		80	448	70	392
O	40	1	GIB2	3.1		80	248	70	217
		2	GIB2	1.8		50	144	70	126
P	100	1	GIB1	5.6		75	420	50	280
Q									

Totals Achieved		W	1537	E	1225
From Sheet A Totals Required		W	881	E	353
Wreq/Ereq =		*			

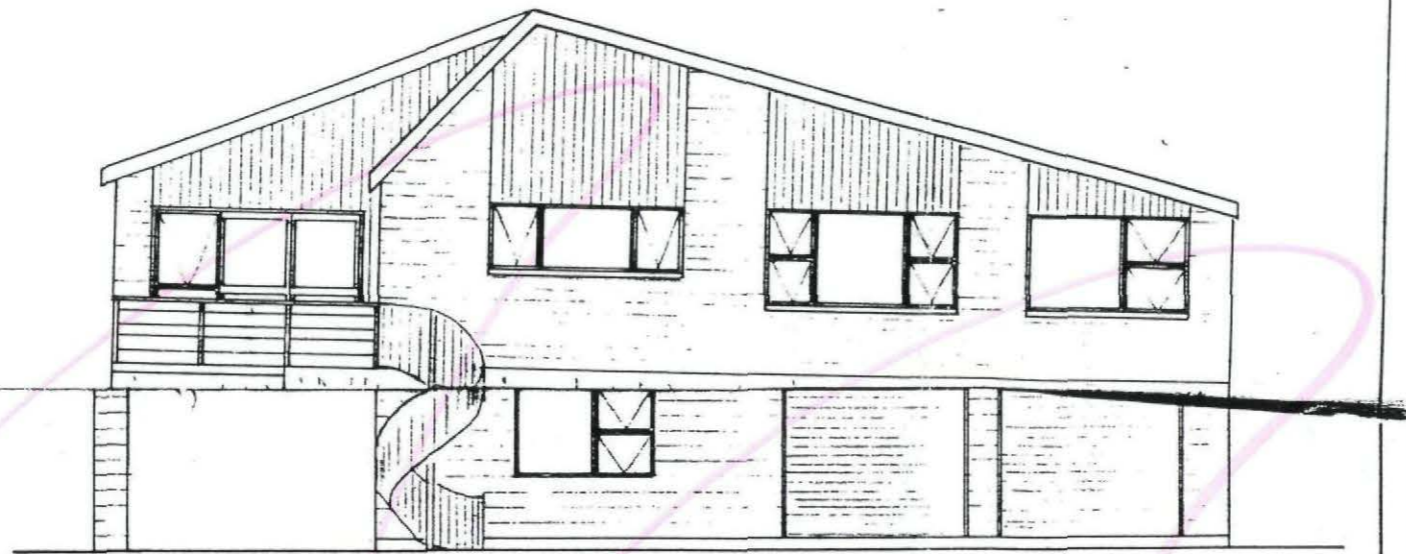
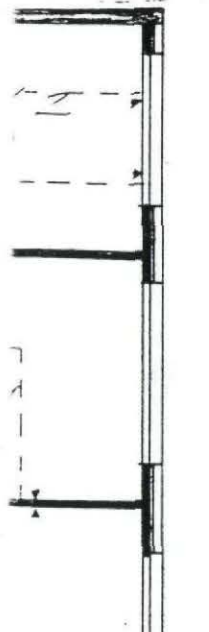
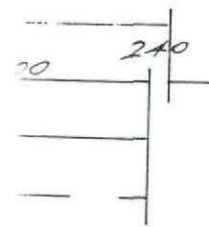
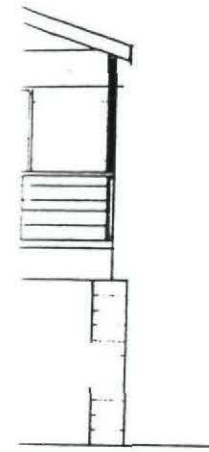
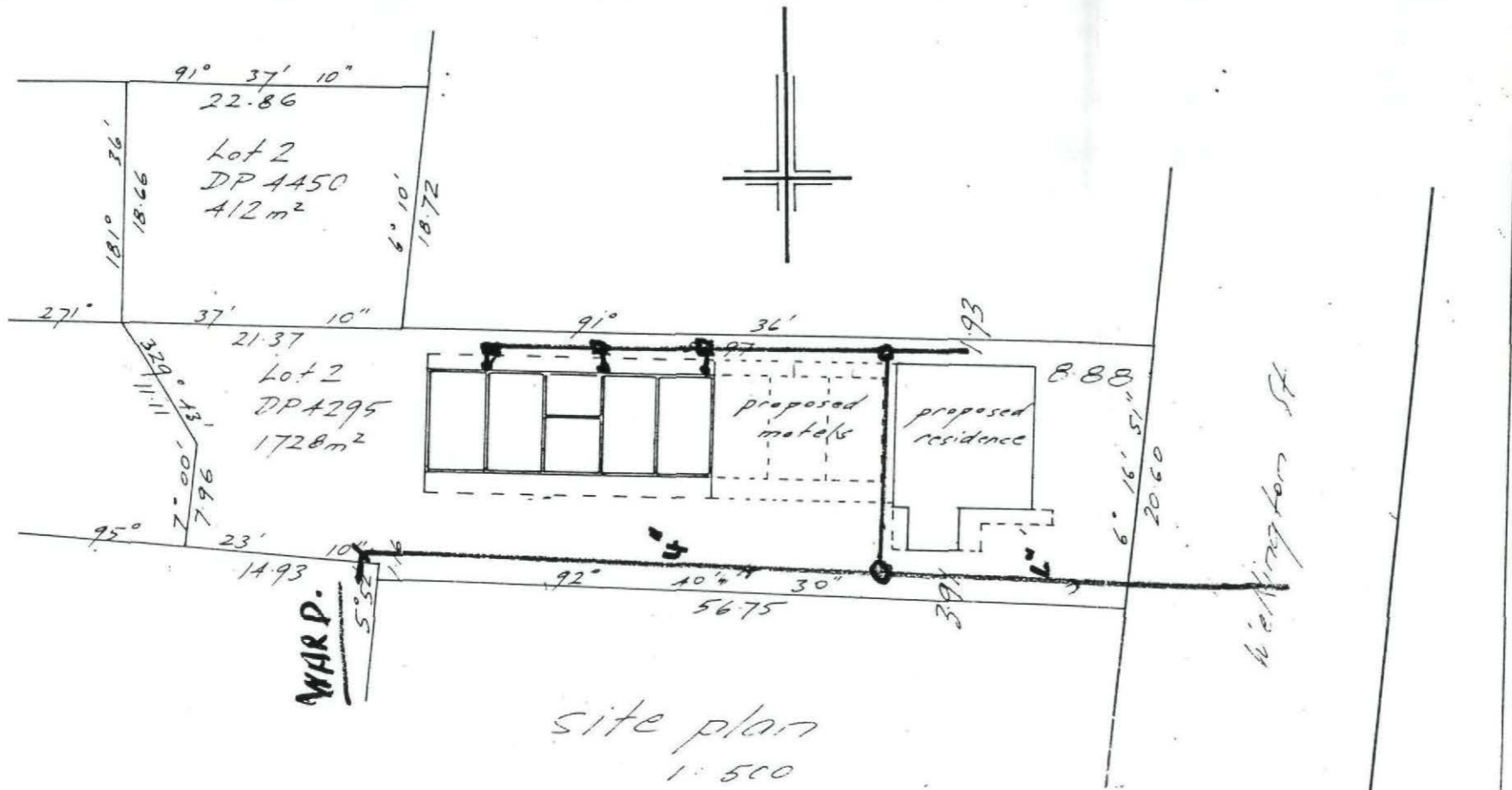


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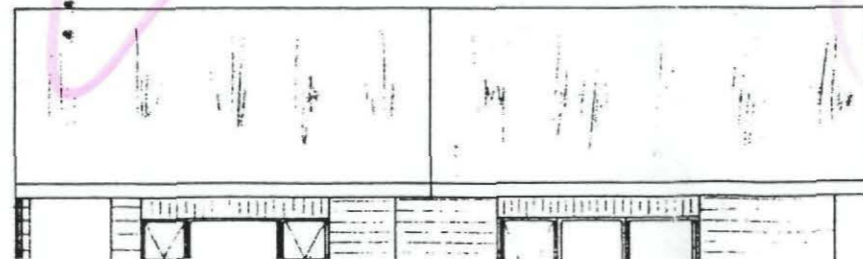
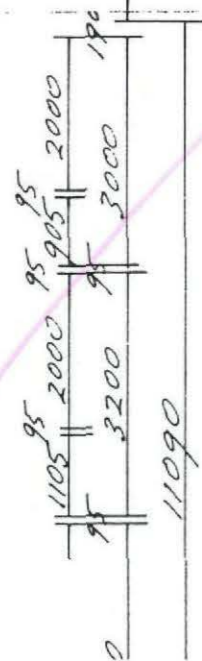
96-6-12 WELLINGTON STREET



WARD



west



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 20 SEP 1999
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REGISTER

3B/563

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT



References -
Prior CT 43/182 &
2D/1295
Transfer No. -
N/C. Order No. 92006

This Certificate dated the 22nd day of August one thousand nine hundred and seventy eight under the seal of the District Land Registrar of the Land Registration District of Marlborough

WITNESSETH that GLENAIR PROPERTIES LIMITED at Picton a duly incorporated company having its registered office at Picton

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2136 square metres more or less situate in the Borough of Picton being Lot 2 on Deposited Plan 4295,

Lot 2 on Deposited Plan 4450 and Lot 2 on Deposited Plan 5199

SEARCH
29 AUG 1979
COPY

[Signature]
Assistant Land Registrar

- Existing interests at date of issue:
1. Subject to the provisions of Section 321 (3) Municipal Corporations Act, 1954
 2. Fencing Covenant in Transfer 80258.1 (affects Lot 2 DP 4295 and Lot 2 DP 4450 only)
 3. 84500.4 Mortgage of Lot 2 DP 4295 and Lot 2 DP 4450 to Garth Andrew Bromley.- 30.8.1976 at 11.010°c
 4. 85835.3 Mortgage to James Wood and Errol Leonard Tuffery, to Rita Janet Luscombe and Errol Leonard Tuffery and to Norman William Knofflock in shares.-23.12.1976 at 2.320°c
 5. 85835.4 Mortgage of Lot 2 DP 5199 to Sande Investments Limited.-23.12.1976 at 20.20°c
 6. 89383 Mortgage of Lot 2 DP 4295 and Lot 2 DP 4450 to Bank of New Zealand.-28.11.1977 at 10.560°c
 7. 91506 Caveat against the Mayor Council of the Borough of Picton.-6.7.1978 at 10.550°c
 8. Subject to 351 E (1)(c) Municipal Corporations Act, 1954

92286.1 Transfer Grant of Right of way over part Lot 2 DP 4456 (CT 2D/1003) shown 'B' on DP 5018 appurtenant to the within land Ronald Edward Ward and Colleen Marie Ward to Glenair Properties Limited.-13.9.1978 at 2.590°c

92286.2 Transfer Grant of Right to drain sewage and stormwater over part Lot 2 DP 4295 herein shown 'C' & 'D' on DP 5018 appurtenant to Lot 2 DP 4456 (CT 2D/1003) Glenair Properties Limited to Ronald Edward Ward and Colleen Marie Ward.-13.9.1978 at 2.590°c (with consent of Mortgagees under mortgages 84500.4, 85835.3 and 89383)

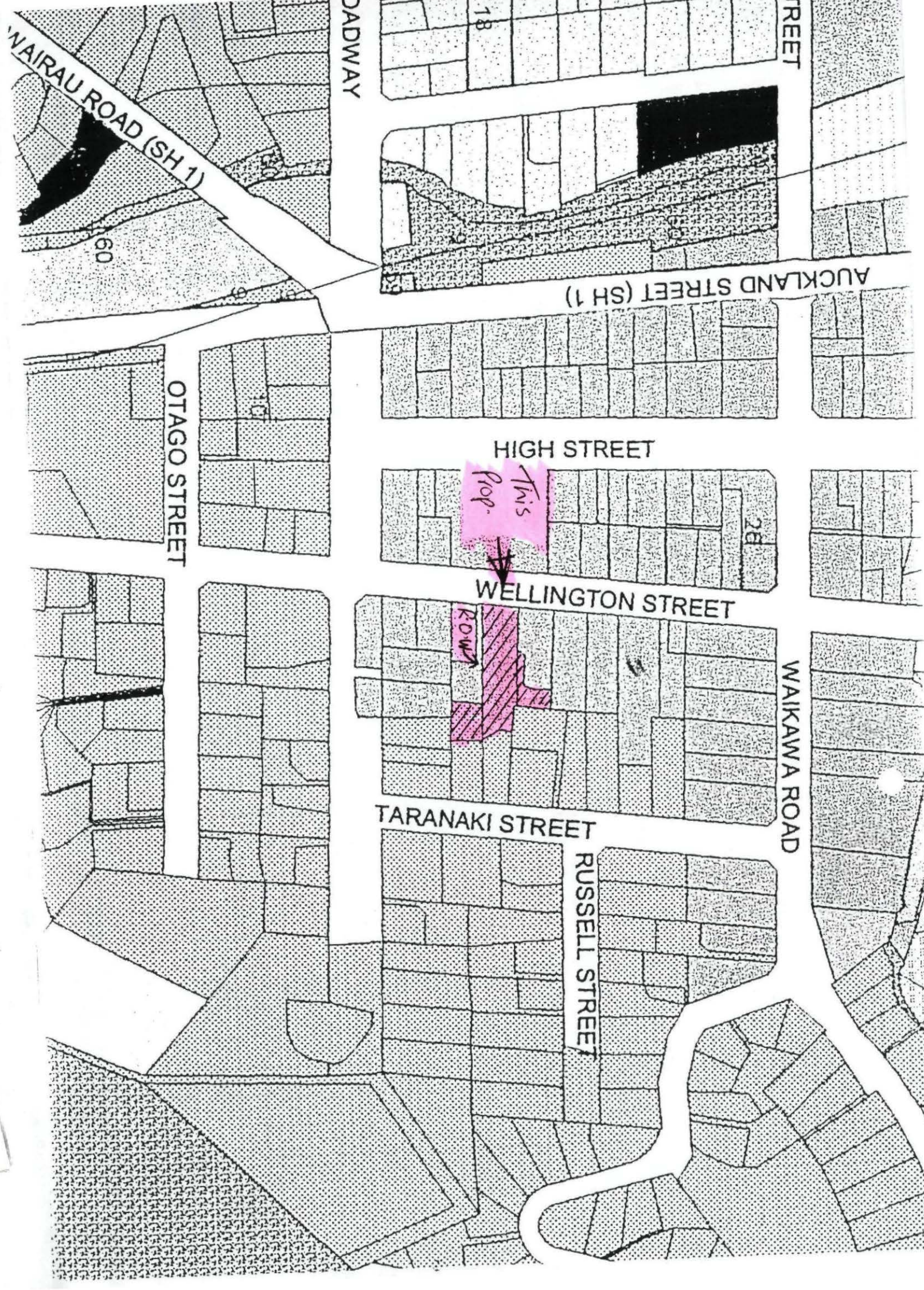
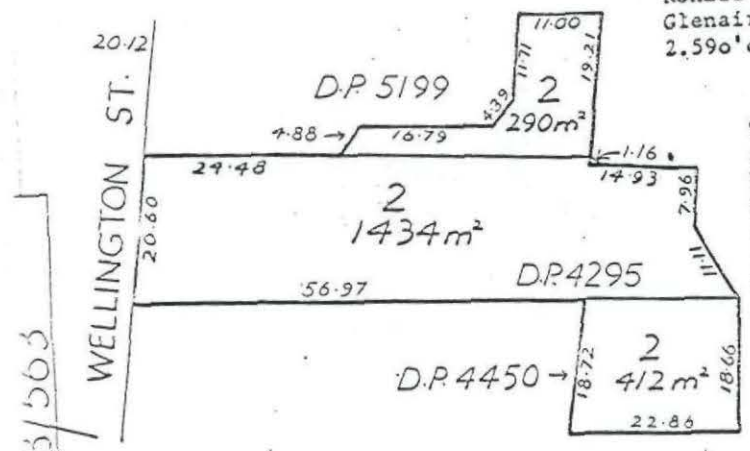
[Signature]
A.L.R.

[Signature]
A.L.R.

-over-

Register copy for L. & D. 69, 71, 72

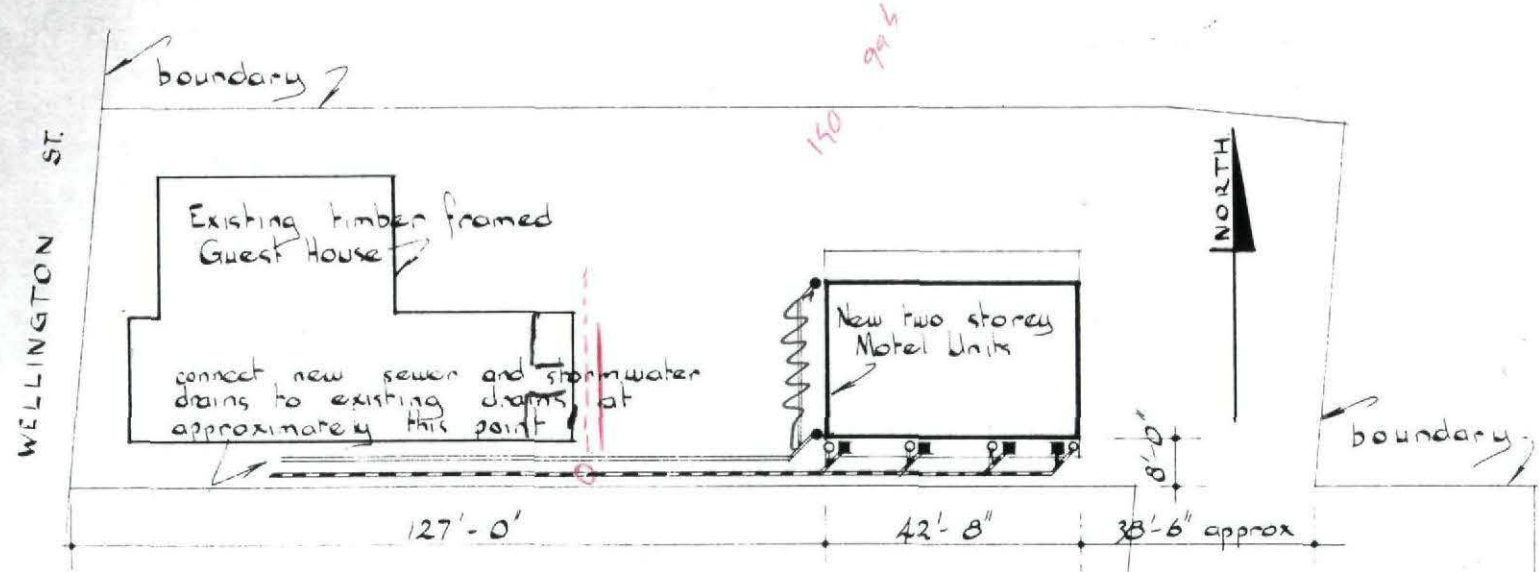
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p.v.c. spouting
sprockets at 2'-0" in eaves

walkway railing

ng slabs



1/32" SITE AND DRAINAGE PLAN.

REFERENCE.

- ==== indicates 4" dia e.w. stormwater drains
- " " " " sewer drains
- " p.v.c. downpipes
- " p.v.c. vented soil pipes to first floor.
- " gully traps

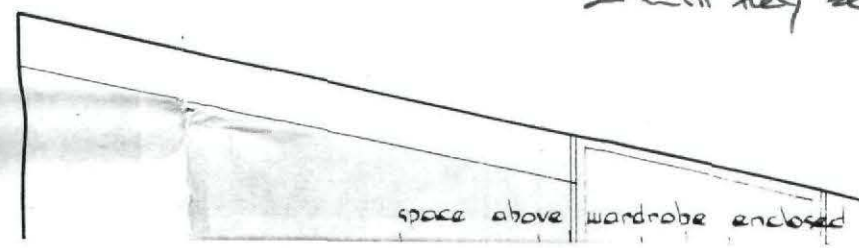
drainage easement ↗

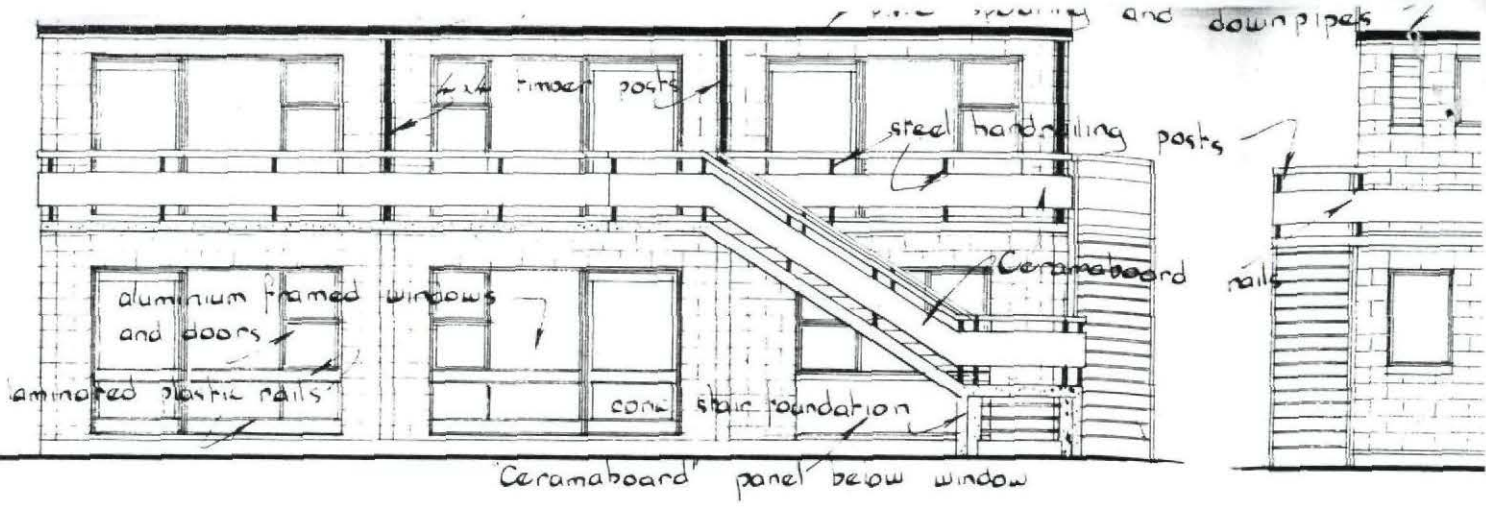
boundary ↘

Ken ~~to~~ Please check if any window's etc in end walls to the stair case floor
I will they be hiding an SW drain.

decs
ABu

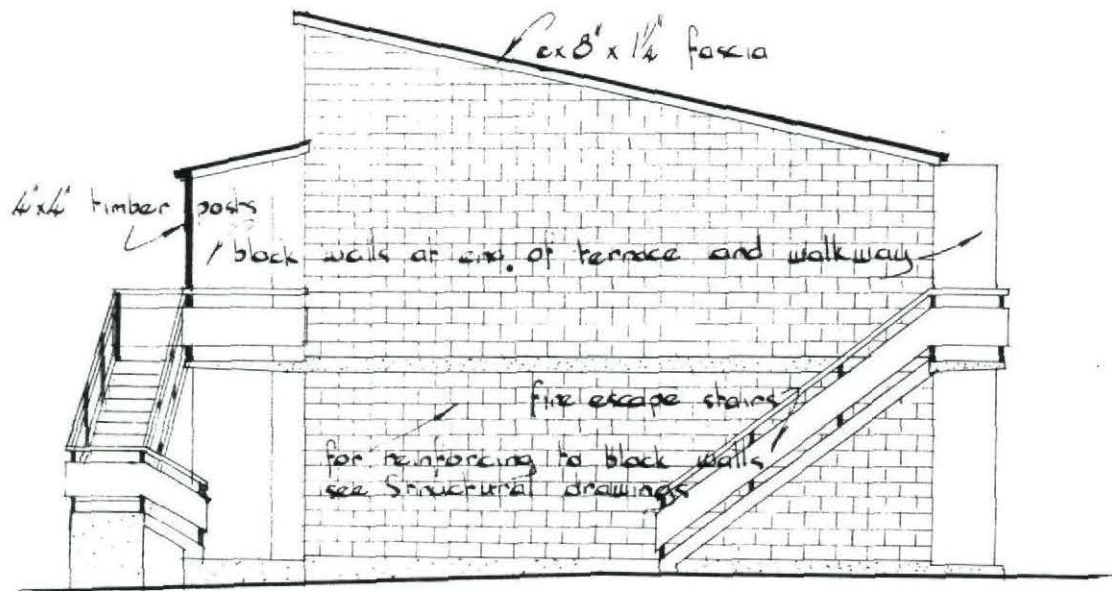
handrail ex 3' x 2 1/2" screwed through welded





NORTH ELEVATION

SOUTH



WEST ELEVATION

