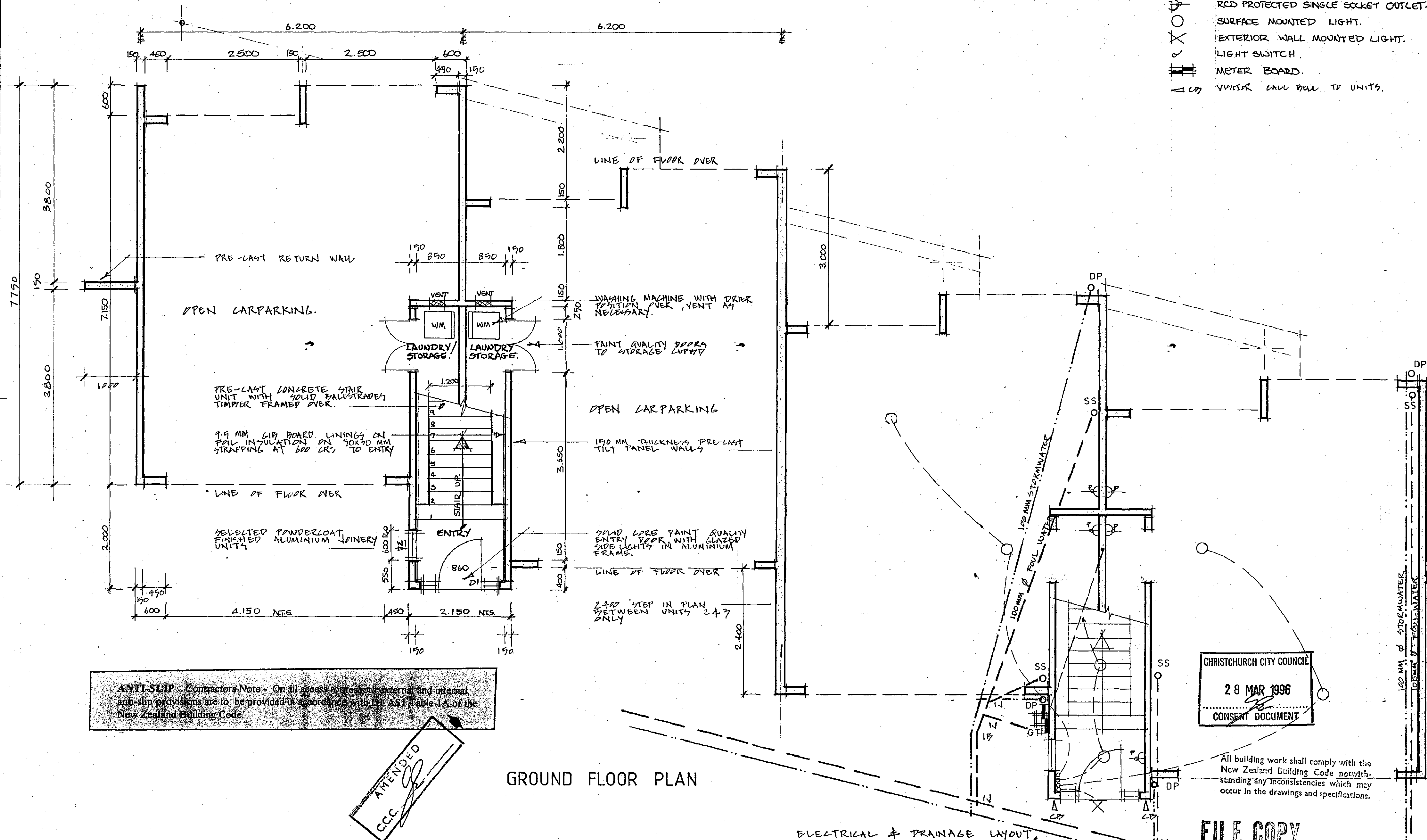


ELECTRICAL KEY:
 RCD PROTECTED SINGLE SOCKET OUTLET.
 SURFACE MOUNTED LIGHT.
 EXTERIOR WALL MOUNTED LIGHT.
 LIGHT SWITCH.
 METER BOARD.
 WORK CAN BE TO UNITS.



GROUND FLOOR PLAN

ELECTRICAL & DRAINAGE LAYOUT

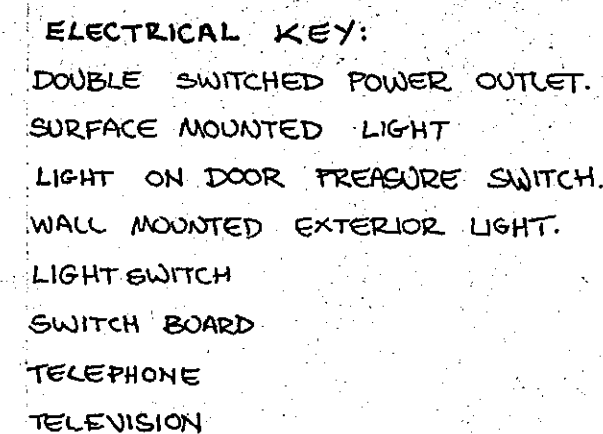
CHURCH CITY COUNCIL
 28 MAR 1996
 CONSENT DOCUMENT

All building work shall comply with the
New Zealand Building Code notwith-
standing any inconsistencies which may
occur in the drawings and specifications.

FILE COPY

AMENDMENTS:

**VERIFY ALL DIMENSIONS ON SITE
BEFORE WORK IS COMMENCED**



CHRISTCHURCH CITY COUNCIL
28 MAR 1996
.....
CONSENT DOCUMENT

~~All building work shall comply with the~~
New Zealand Building Code notwith-
standing any inconsistencies which may
occur in the drawings and specifications

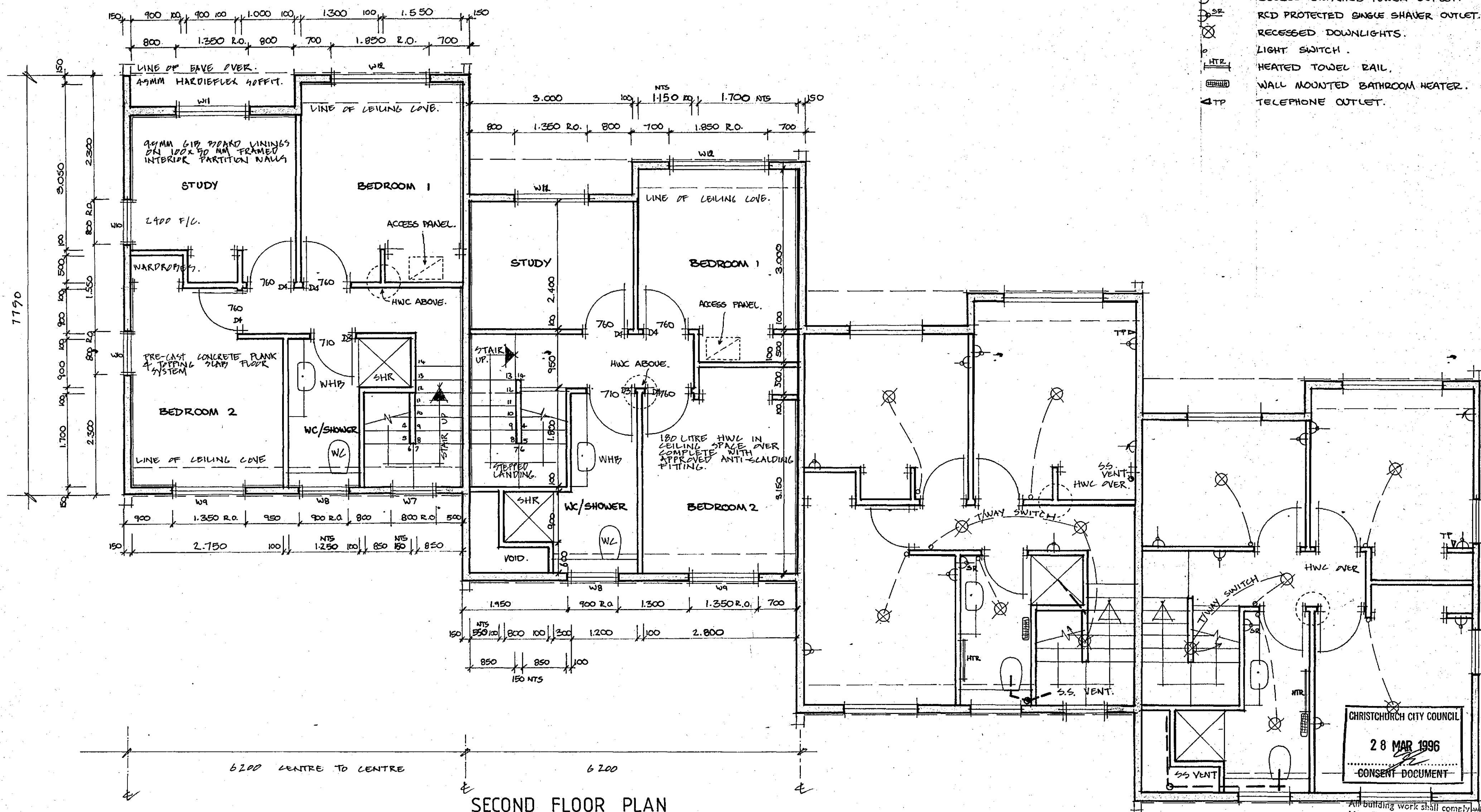
FILE COPY
AMENDMENTS:

AMENDMENTS

32

ELECTRICAL KEY:

- DOUBLE SWITCHED POWER OUTLET.
- RCD PROTECTED SINGLE SHOWER OUTLET.
- RECESSED DOWNLIGHTS.
- LIGHT SWITCH.
- HEATED TOWEL RAIL.
- WALL MOUNTED BATHROOM HEATER.
- TELEPHONE OUTLET.

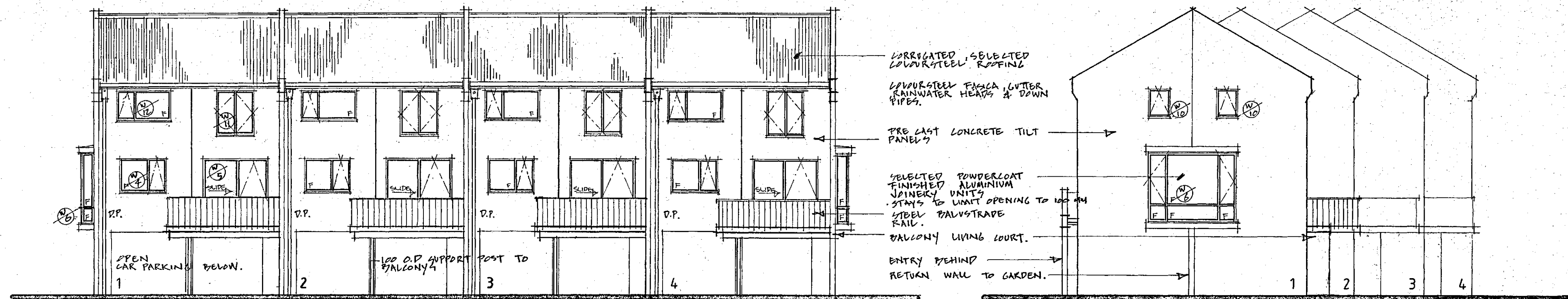


CHRISTCHURCH CITY COUNCIL
28 MAR 1996
CONSENT DOCUMENT

All building work shall comply with the
New Zealand Building Code notwith-
standing any inconsistencies which may
occur in the drawings and specifications.

FILE COPY

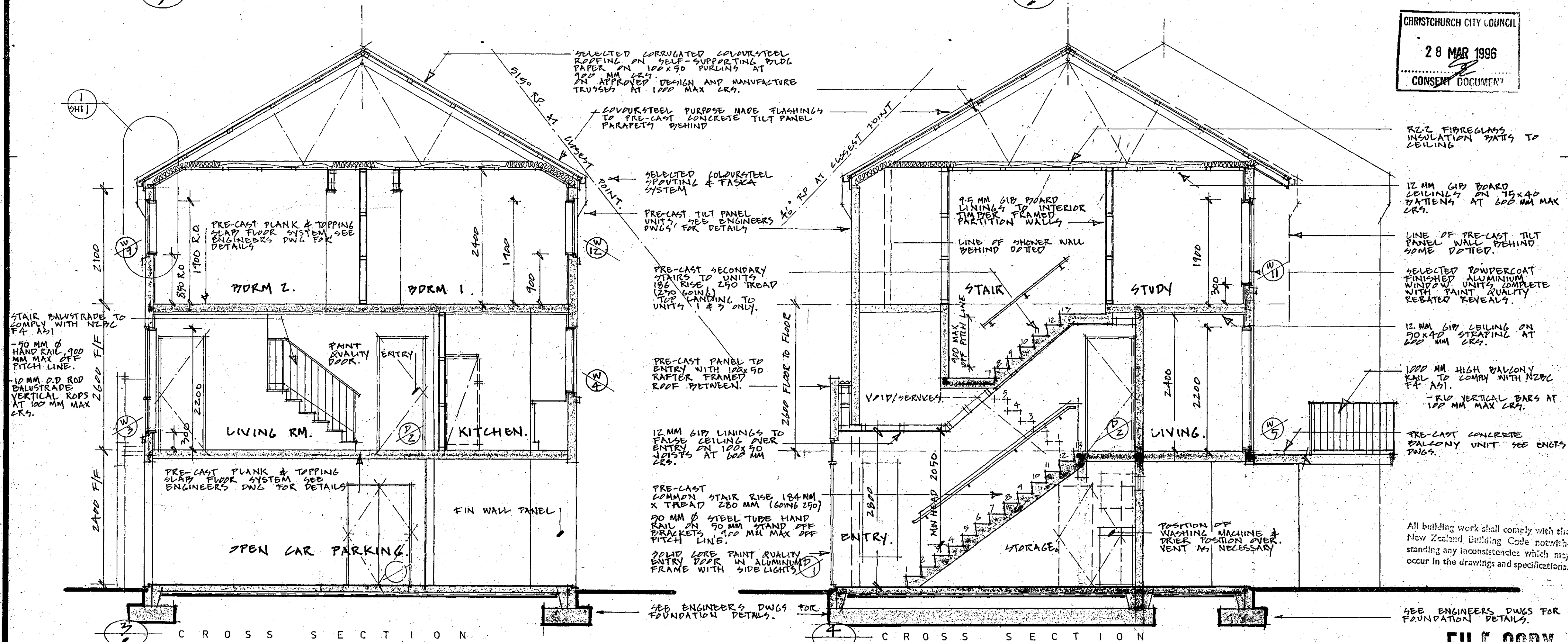
AMENDMENTS:



1 NORTH EAST ELEVATION

2 SOUTH EAST

CHRISTCHURCH CITY COUNCIL
28 MAR 1996
CONSENT DOCUMENT

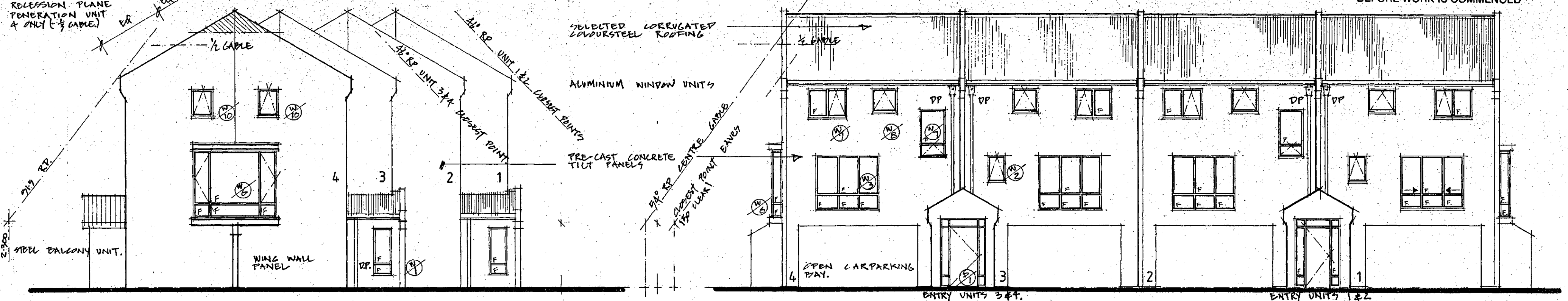


CROSS SECTION

CROSS SECTION

THE COPYRIGHT OF THESE DRAWINGS AND THE IDEAS CONTAINED THEREIN
REMAIN THE PROPERTY OF THE AUTHOR UNLESS OTHERWISE AGREED IN WRITING.

VERIFY ALL DIMENSIONS ON SITE
BEFORE WORK IS COMMENCED



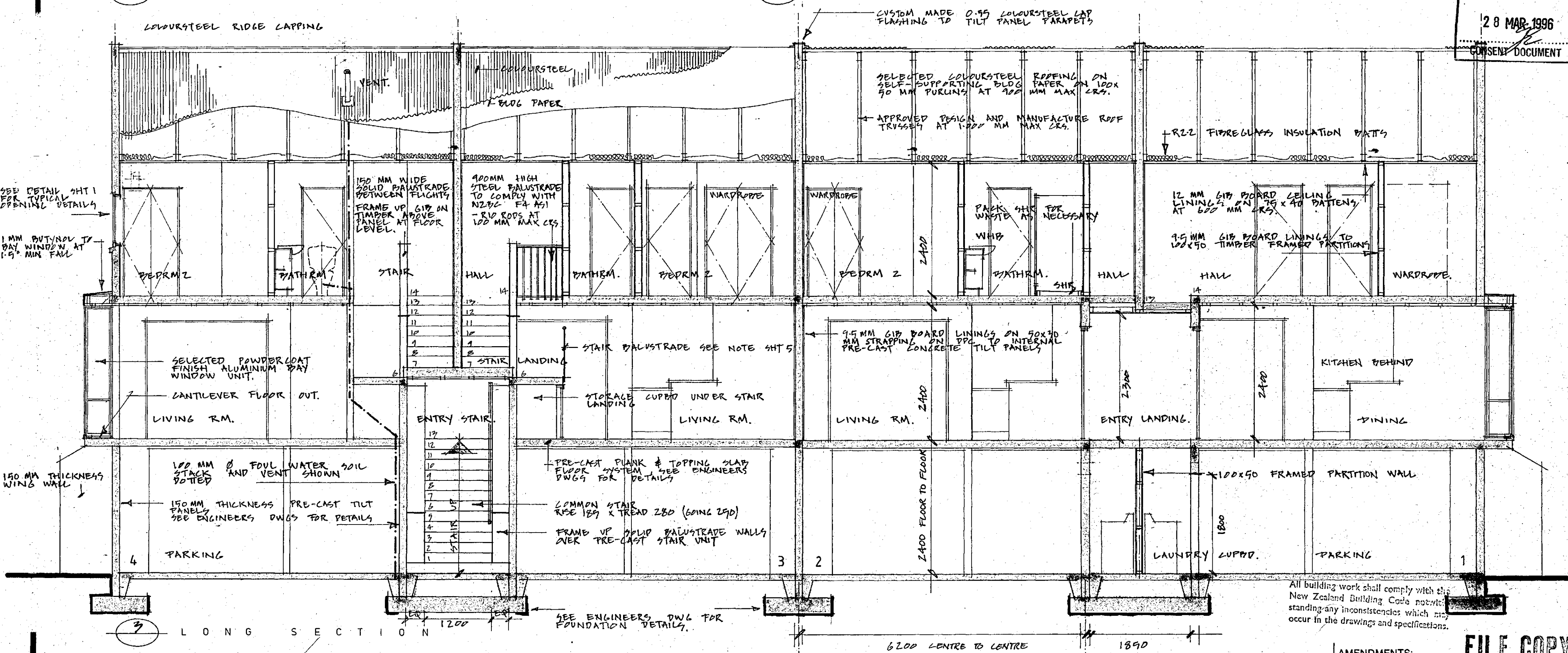
1 NORTH WEST

2 SOUTH WEST ELEVATION

CHRISTCHURCH CITY COUNCIL

28 MAR 1996

CONSENT DOCUMENT



3 LONG SECTION

All building work shall comply with the
New Zealand Building Code notwith-
standing any inconsistencies which may
occur in the drawings and specifications.

AMENDMENTS:

FILE COPY

STUDIO 21 STEWART ROSS ARCHITECT
Studio B21
The Arts Centre
P.O. Box 845
Christchurch 1 Telephone/Fax 366-7165

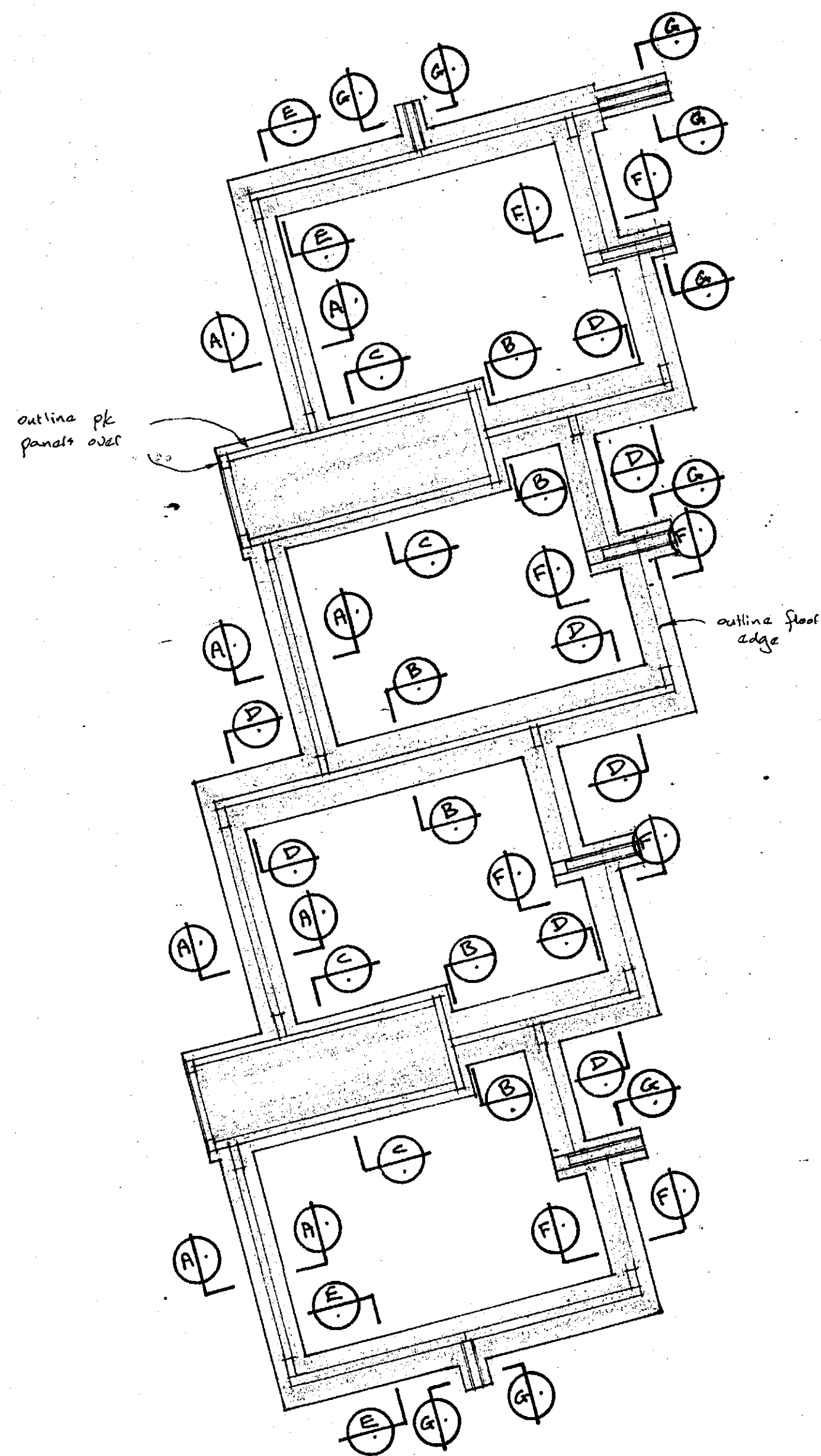
ANDOVER ST
4 PROPOSED UNITS

CONTENTS:
ELEVATIONS
LONG SECTION

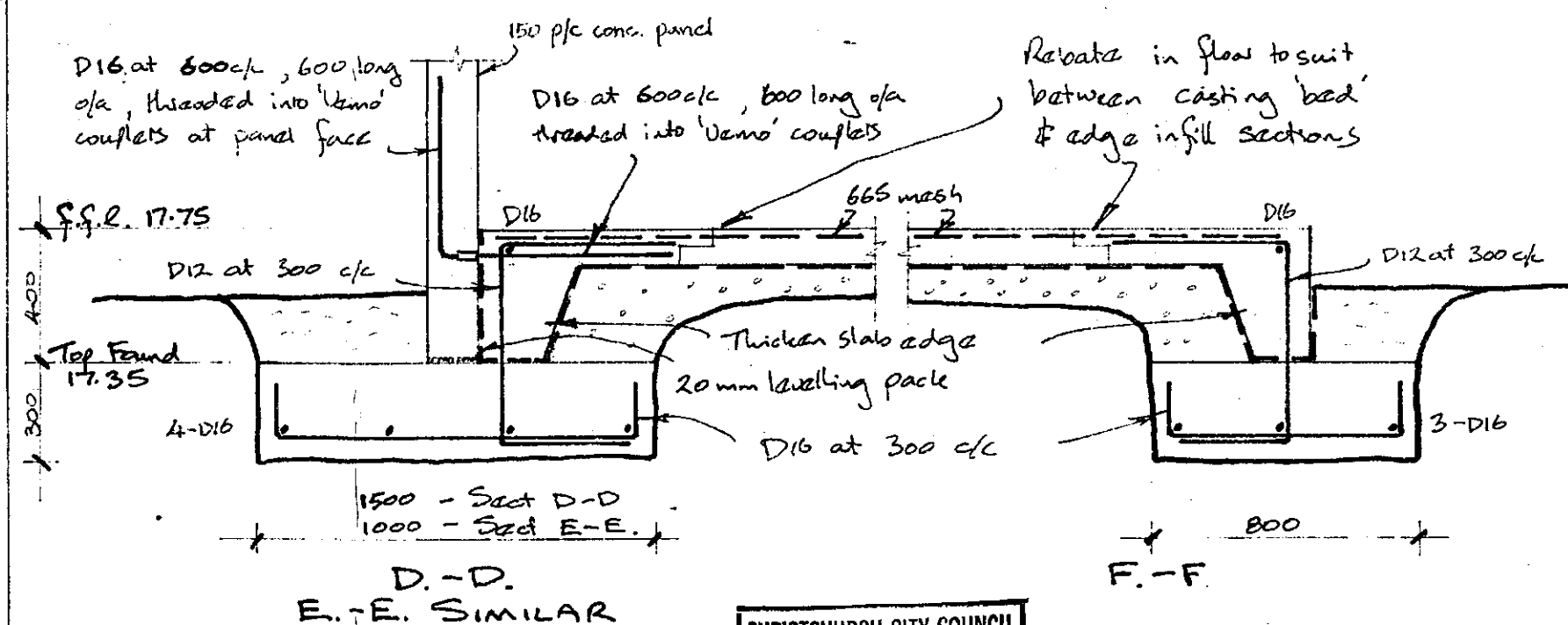
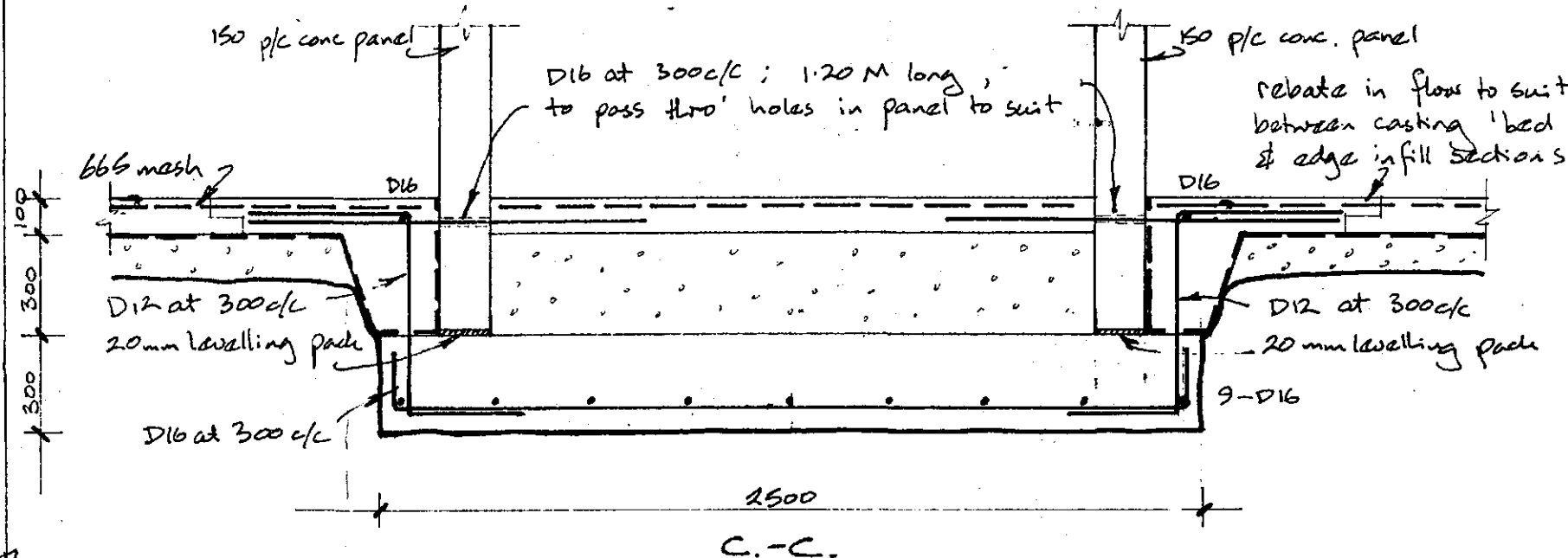
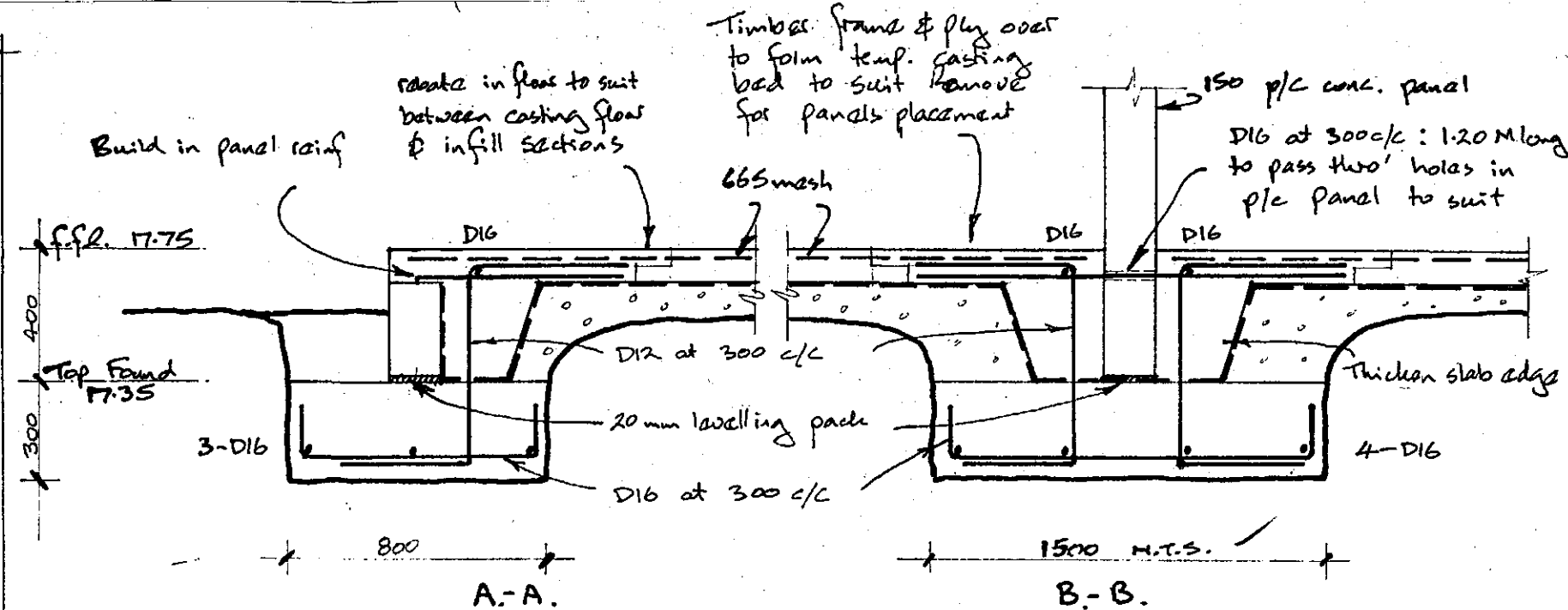
SCALES:
1:100
1:50
DATE:
09/01/96
DRAWN:
JMC

JOB No:
701

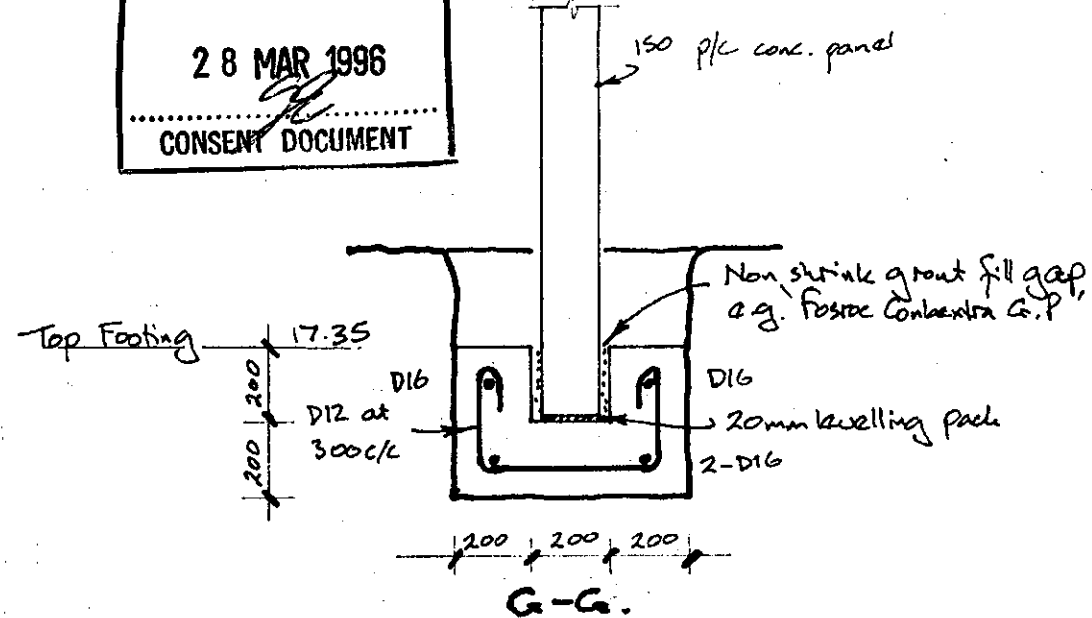
SHEET No:
6



ANDOVER STREET
FOUNDATION PLAN



CHRISTCHURCH CITY COUNCIL
28 MAR 1996
CONSENT DOCUMENT



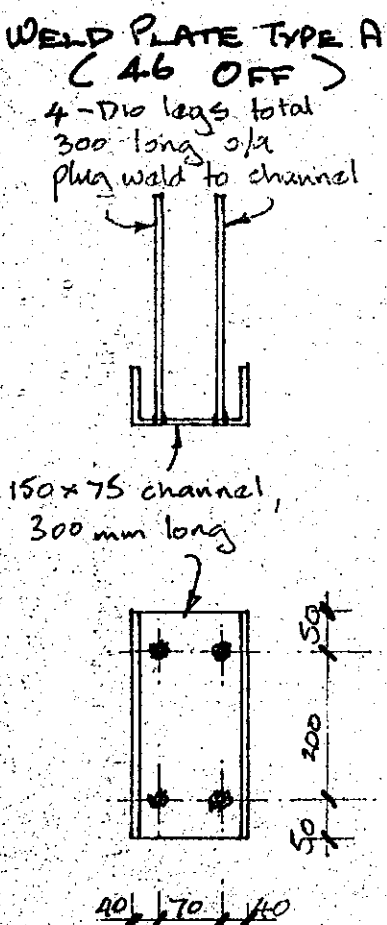
VERIFY ALL DIMENSIONS ON SITE
BEFORE WORK IS COMMENCED

NOTES

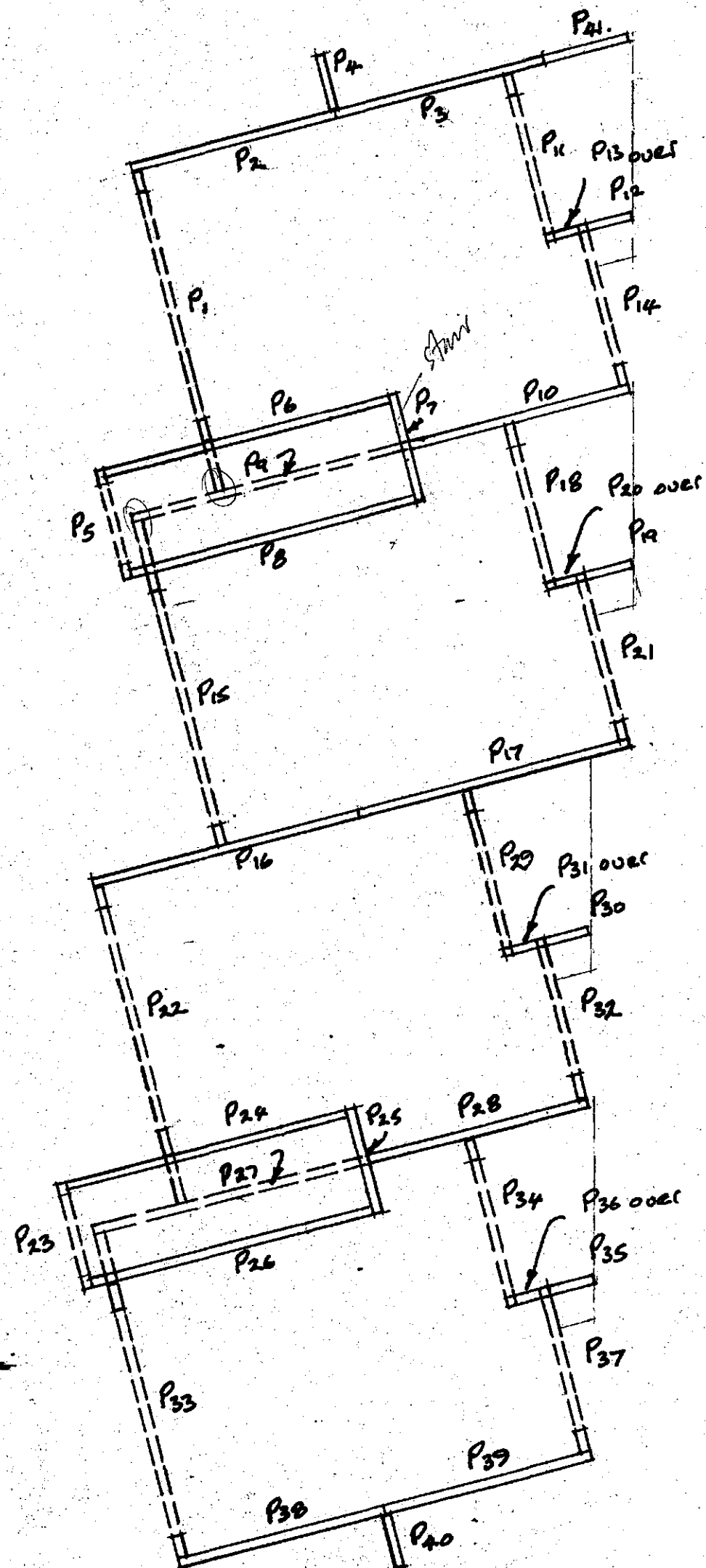
- All work to be in accordance with Local Authority By Laws and N.Z. Building Code as applicable.
- Strip all vegetation from area to be built on.
- Excavate down to sand substrate, under topsoil & fill layer, for all footings. Borehole logs indicate a topsoil depth plus fill layer down to 0.70 - 0.75 m. Foundation depths shown are minimums only. Foundations to bear on sand substrate and not on topsoil or fill material.
- Levels to C.C. Drainage Datum - Bench Mark M.H (sewer) corner of Andover St & Sheepsbury St. R.L. surface 16.890 invert 15.715
- Foundations can be poured against existing ground.
- Concrete strengths - Foundations 17.5 MPa Floors 20 MPa.
- Reinforcing to be mild steel deformed bars to NZS 3402.
- Concrete and reinforcing materials & workmanship to be in accordance with NZS 3109 : 1987.
- Floor reinforcing to be hrc mesh to NZS 3422.
- Contractor to confirm all positions of ducts, sleeves, conduits, holes or fixing devices necessary for other substrates and not necessarily shown on these drawings.
- No concrete to be placed until Engineer, or Building Inspector, has inspected and approved excavations and reinforcing.
- Contractor to set out foundations based on dimensions shown on Architects plans. Footings to be centered on line of panels to be supported by that footing.

FILE COPY

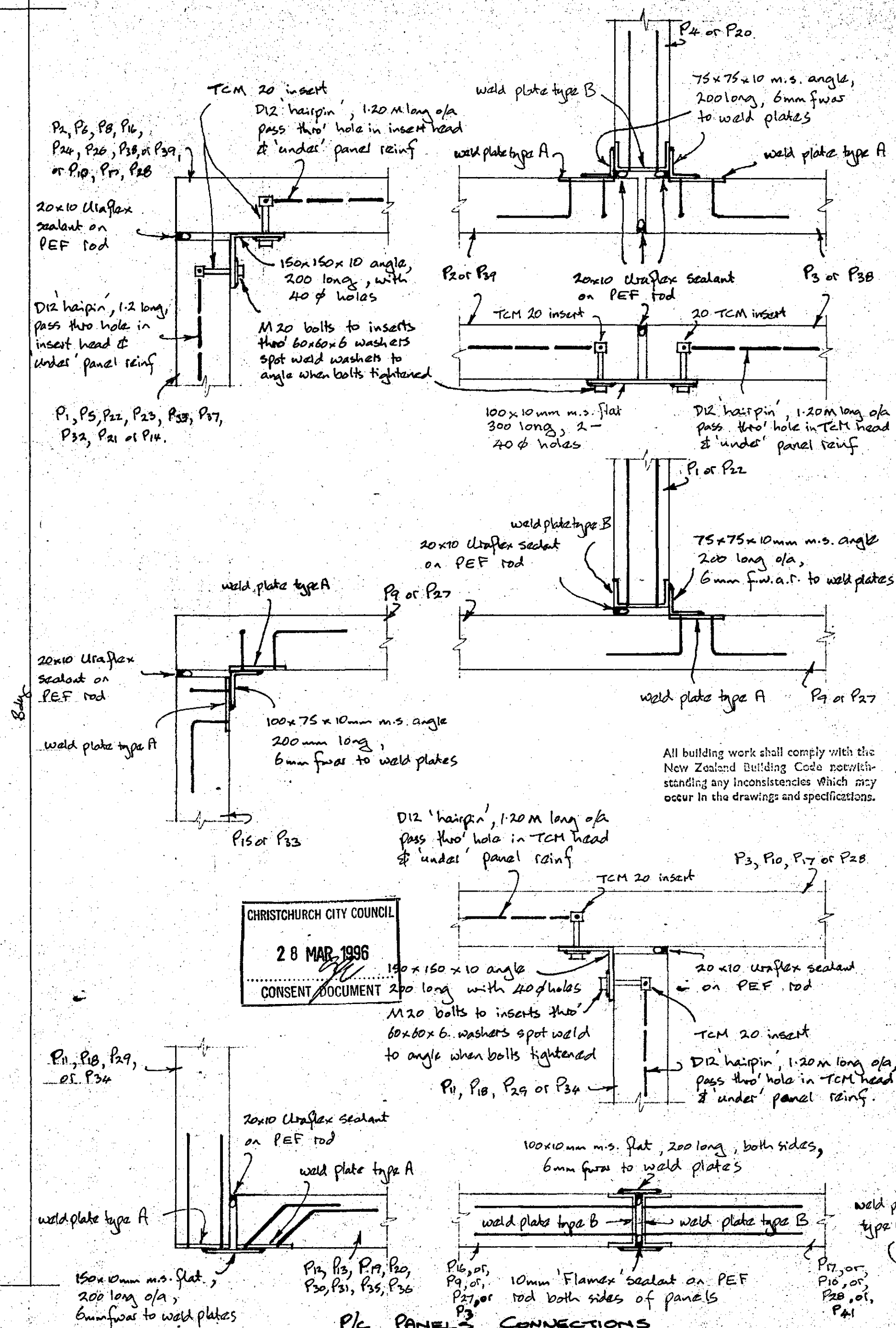
5/3/96 - width of footing in AMENDMENTS: B-B, & D-D altered



WELD PLATE TYPE B
(47 OFF)



ANDOVER STREET
P/C PANELS PLAN.

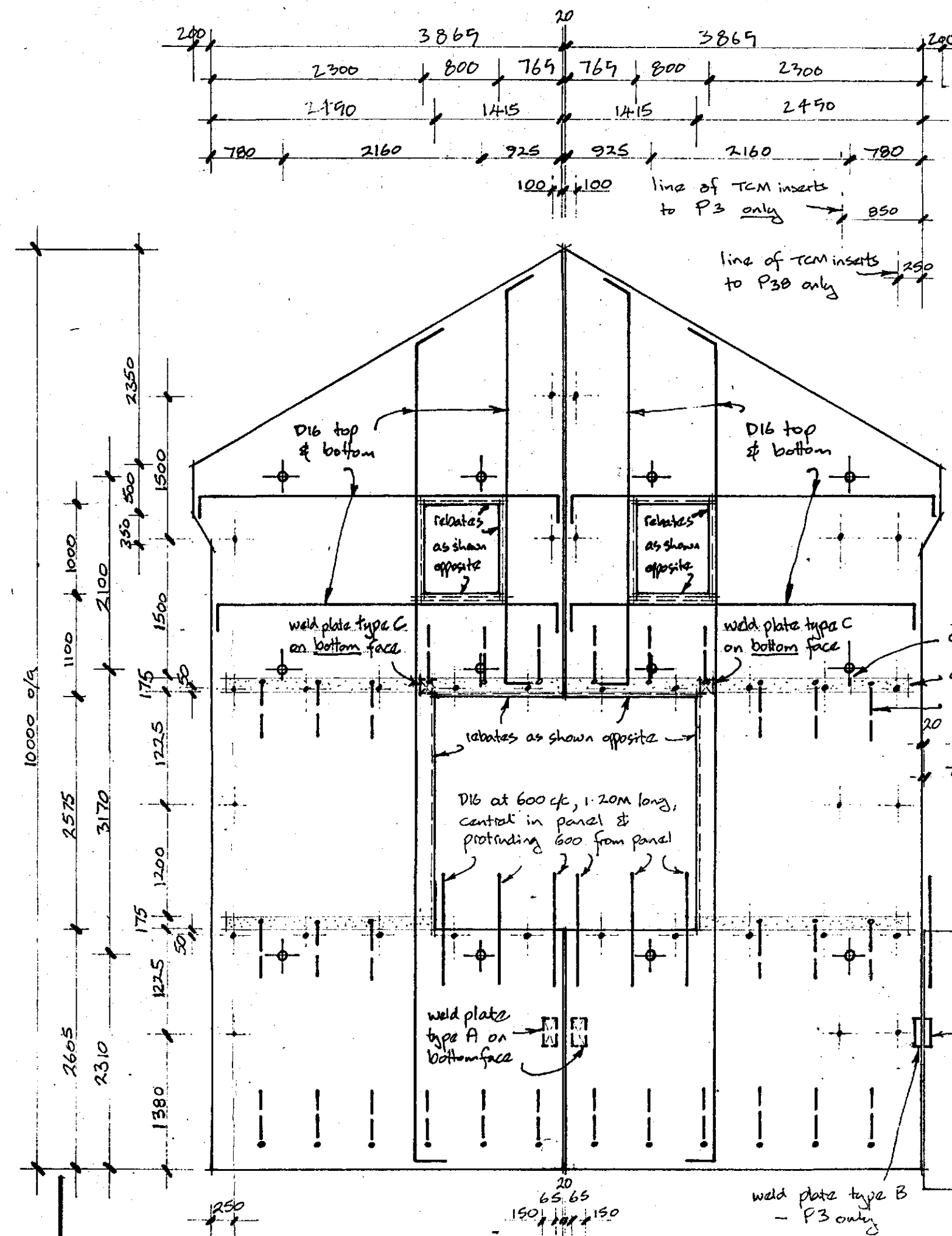


**VERIFY ALL DIMENSIONS ON SITE
BEFORE WORK IS COMMENCED**

NOTES

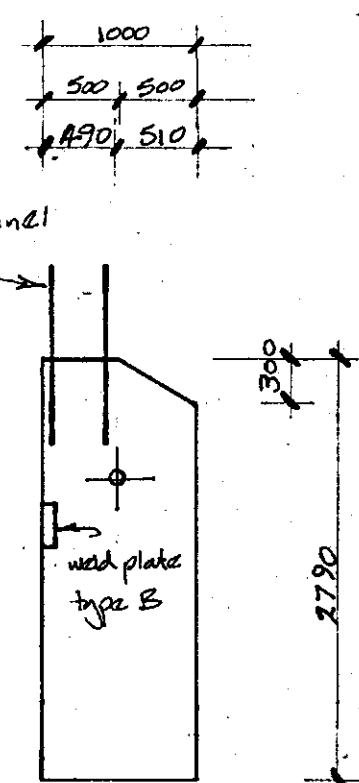
1. All work to be in accordance with Local Authority By Laws & NZ Building Code as applicable.
2. These notes refer to sheets S2 - S6 inclusive.
3. Perimeter panels have been drawn as viewed from inside of building.
Check all other panels.
All panels 150 mm thick.
4. Generally all wall panels to have D12 at 350 mm/c both ways in centre of panel with 2-D16, or 2-D12 H, to all edges and around all openings.
5. Reinforcing to be mild steel bars to NZS 3402 unless stated otherwise.
6. Extra reinforcing, over & above that stated in note 4, as necessary is noted on each individual panel drawing.
7. Concrete Strength -
All p/c conc: 30 MPa.
8. Where not specifically stated concrete and reinforcing materials and workmanship to be in accordance with NZS 3109:1987.
9. All proprietary inserts and lifting devices to be installed and connected strictly in accordance with manufacturers specifications.
10. Sealant between panels to be installed in accordance with manufacturers specifications.
11. Lifting sequence & panel propping at contractors discretion. Check with Engineer.
12. No concrete to be placed until Engineer, or Building Inspector, has inspected and approved fixing devices, consents and reinforcing.
13.  Denotes position of 4-Tonne lifting 'consent' on face of panel shown.
14.  Denotes position of TCM 20 insert.
15.  Denotes position of D16 bar with 'Vamo' coupler at face of panel.
16.  Roughen up surface of p/c panel.

FILE COPY



Technical drawing of a rectangular block with a notch on the right side and a hole on the left side. The notch is 15 units deep and 25 units wide. The hole is 75 units wide and 75 units high. The drawing includes dimension lines and arrows indicating the measurements.

'SILL'
WINDOW OPENING REBATES
1110.



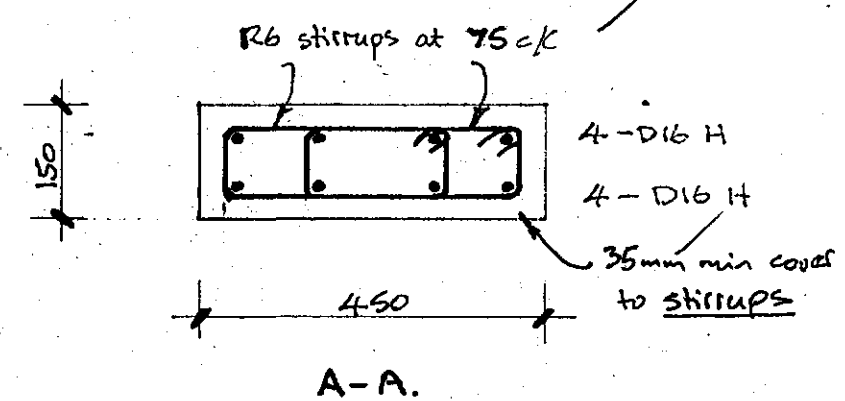
P₁
(9.3T)
P₂₂ SAME

P2
(11.2T)
P39 SAME

P3
(11.2T)
P38 SIMILAR

P_{41}
(1.6T)

P4
(107)
P40 SAME



200

Diagram of a rectangular plate with a central hole. The plate has a width of 200 and a height of 150. The central hole has a diameter of 100. There are four corner stiffeners, each with a diameter of 2-D16. The stiffeners are located at the corners of the plate, with a distance of 100 from the center of the hole to the center of each stiffener.

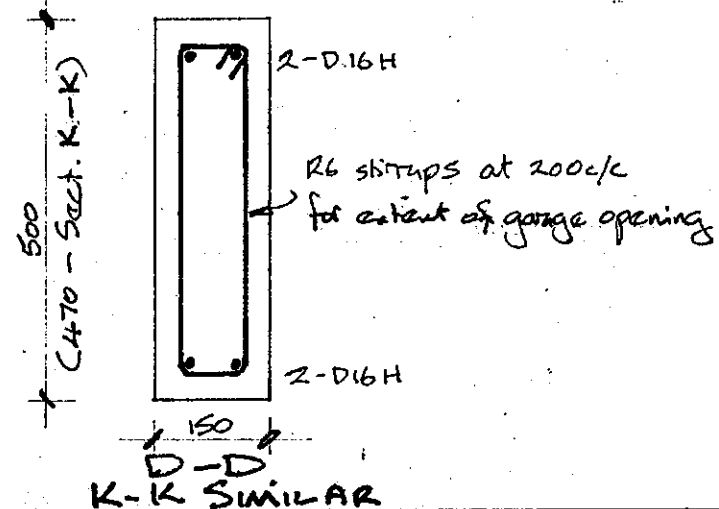
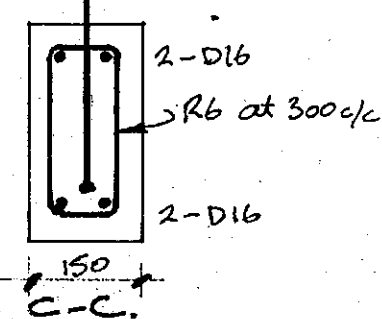
2-D16 (2-D16H Sect J-3)

2-R6 stiffeners at 100c

2-D16 (2-D16H Sect J-3)

150

J-3 B-B.
J-3 SIMILAR



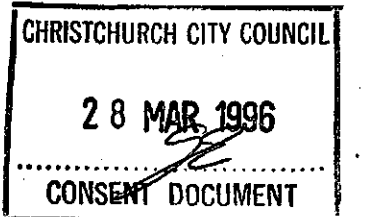
CHRISTCHURCH CITY COUNCIL
28 MAR 1996
.....
CONSENT DOCUMENT

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

FILE COPY

5/3/96 - Stirrups spacing in
A-A altered. Cover
AMENDMENTS: specified altered

**VERIFY ALL DIMENSIONS ON SITE
BEFORE WORK IS COMMENCED**

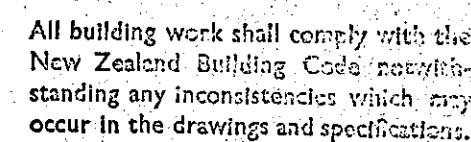


FILE COPY

STUDIO 21

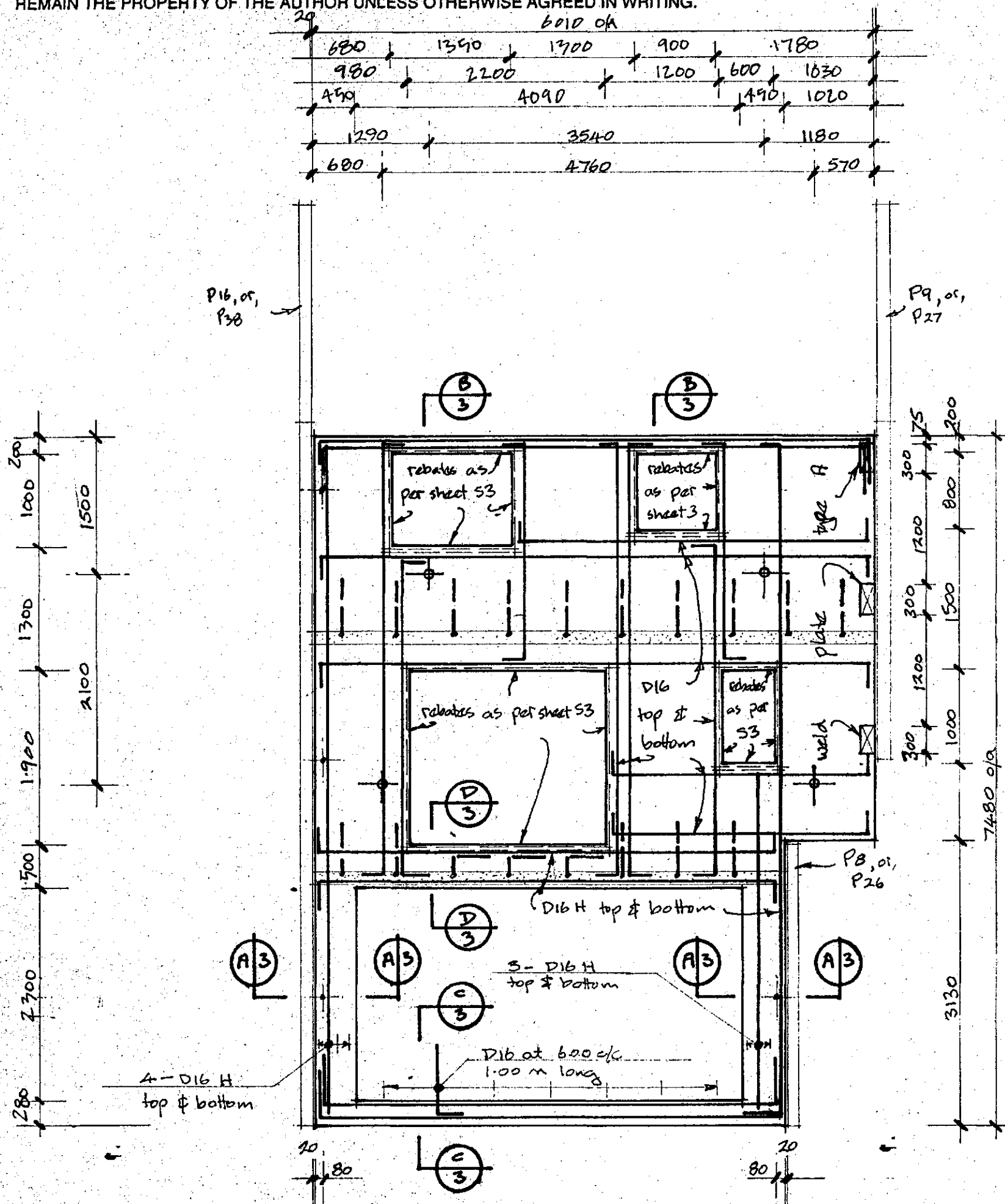
JOB No:	SHEET No:
1085	34A

**VERIFY ALL DIMENSIONS ON SITE
BEFORE WORK IS COMMENCED**

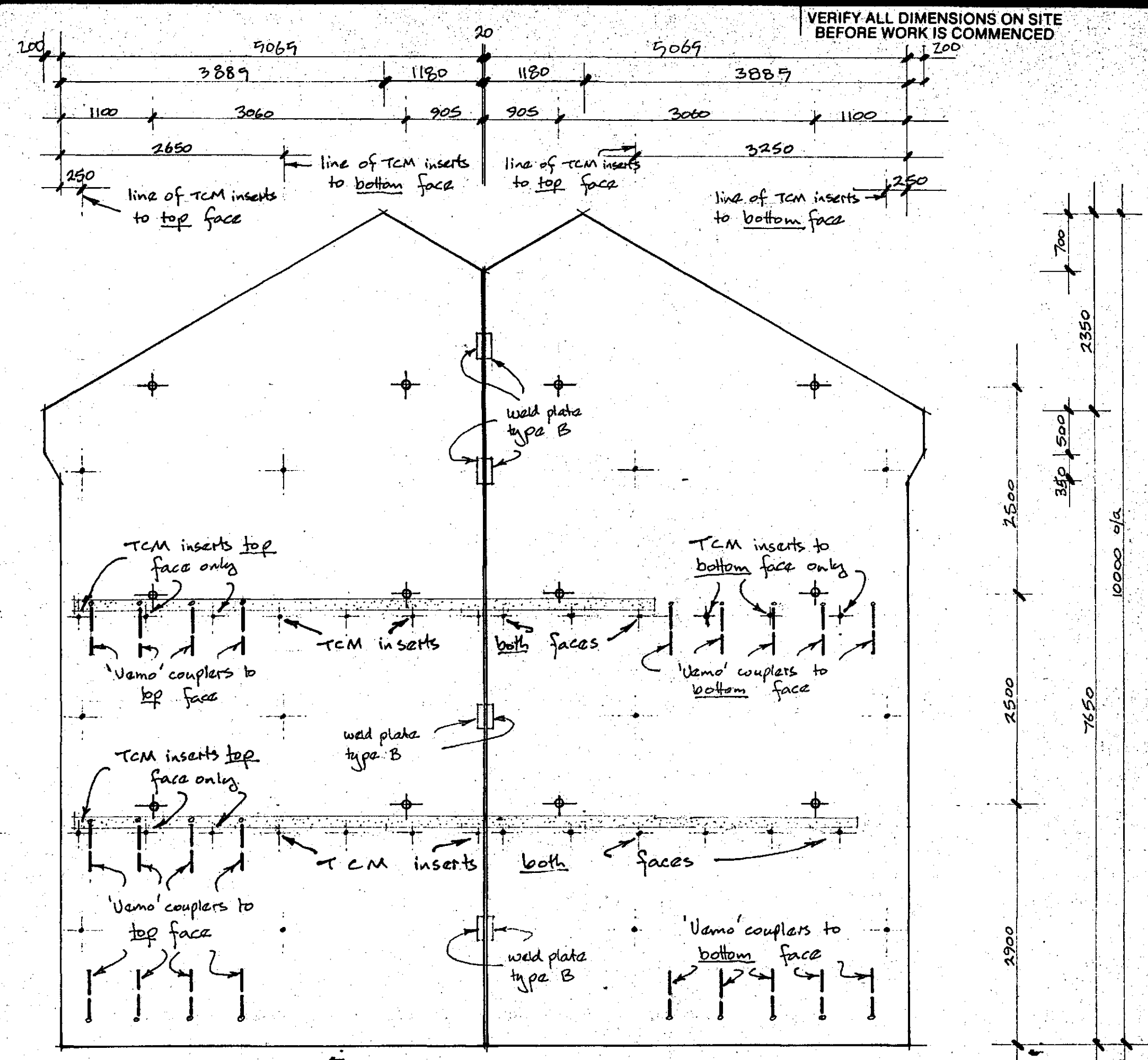


AMENDMENTS

THE COPYRIGHT OF THESE DRAWINGS AND THE IDEAS CONTAINED THEREIN
REMAIN THE PROPERTY OF THE AUTHOR UNLESS OTHERWISE AGREED IN WRITING.



P15
(9.6 T)
P33 SAME



P16
(17.4 T)

P17
(17.4 T)

CHRISTCHURCH CITY COUNCIL
28 MAR 1996
CONSENT DOCUMENT

All building work shall comply with the
New Zealand Building Code notwith-
standing any inconsistencies which may
occur in the drawings and specifications.

FILE COPY

AMENDMENTS:



ENDEL LUST
REGISTERED CIVIL ENGINEER
P.O. BOX 21121, CHRISTCHURCH

PROPOSED FOUR UNITS AT 75 ANDOVER STREET
FOR MAINWEST DEVELOPMENT LTD.

CONTENTS:
P.C. PANELS

SCALE:
1:50

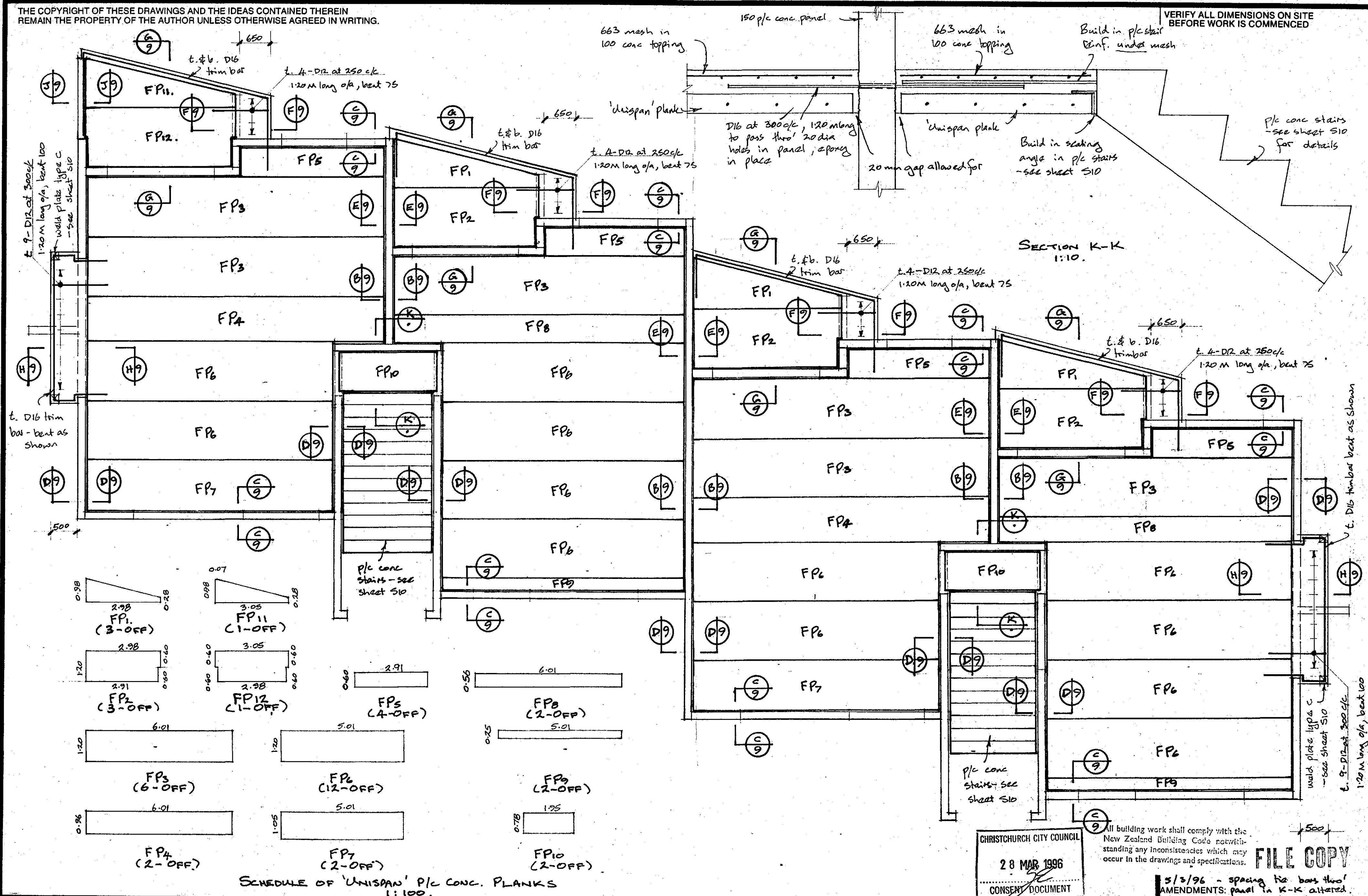
DATE:
22/1/96
DRAWN:
E.L.

JOB No:
1085

SHEET No:
56

THE COPYRIGHT OF THESE DRAWINGS AND THE IDEAS CONTAINED THEREIN
REMAIN THE PROPERTY OF THE AUTHOR UNLESS OTHERWISE AGREED IN WRITING

**VERIFY ALL DIMENSIONS ON SITE
BEFORE WORK IS COMMENCED**



STUDIO 21

ENDEL LUST
REGISTERED CIVIL ENGINEER
P.O. BOX 21121, CHRISTCHURCH

PROPOSED FOUR UNITS AT 75 ANDOVER STREET
FOR MAINWEST DEVELOPMENT LTD.

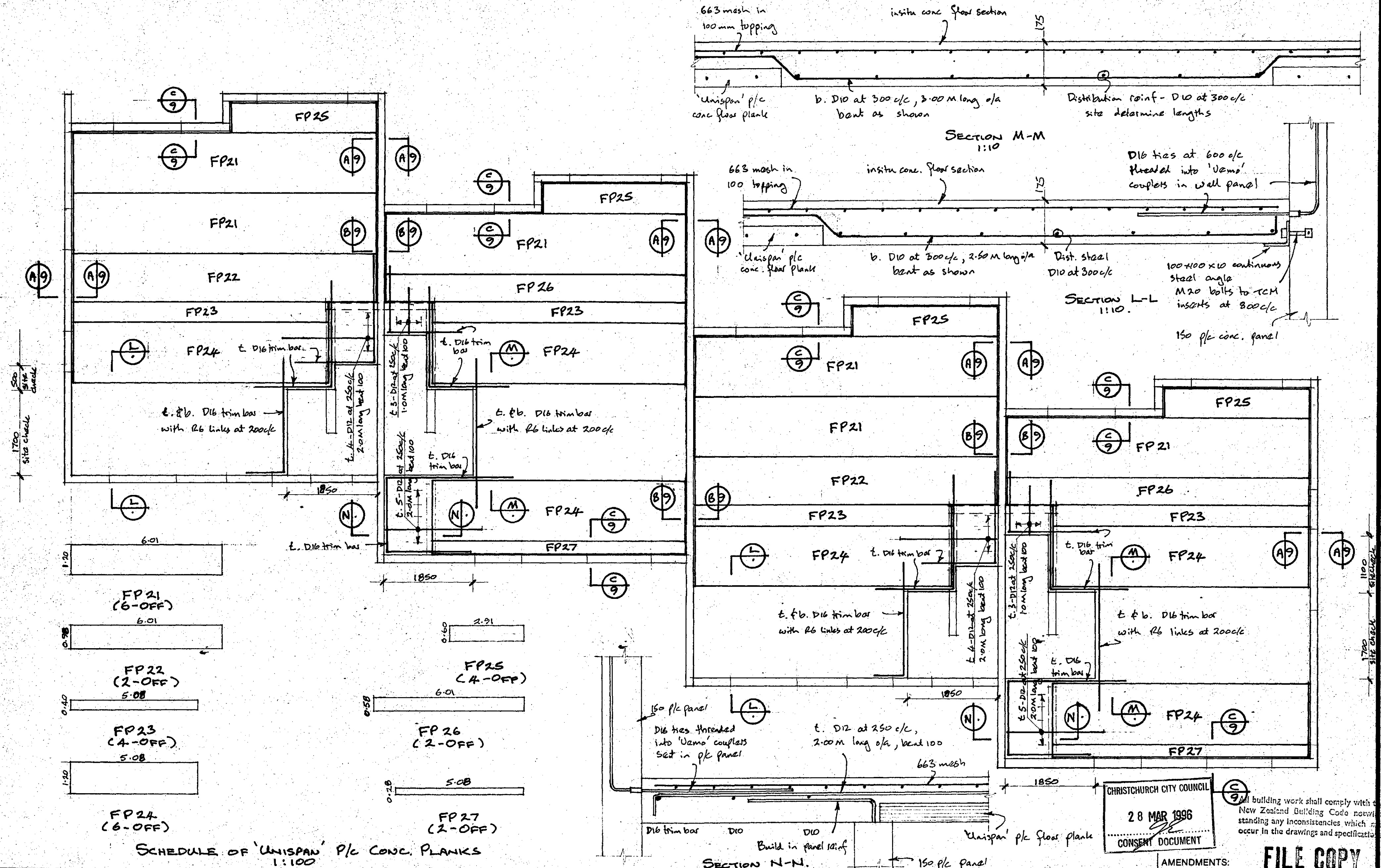
CONTENTS:
FIRST FLOOR SLAB PLAN
SCHEDULE, SECTION

SCALES:
1:50
As Shown.

DATE:
28/1/76
DRAWN:
E.L.

JOB No:
108

SHEET No:
57A.



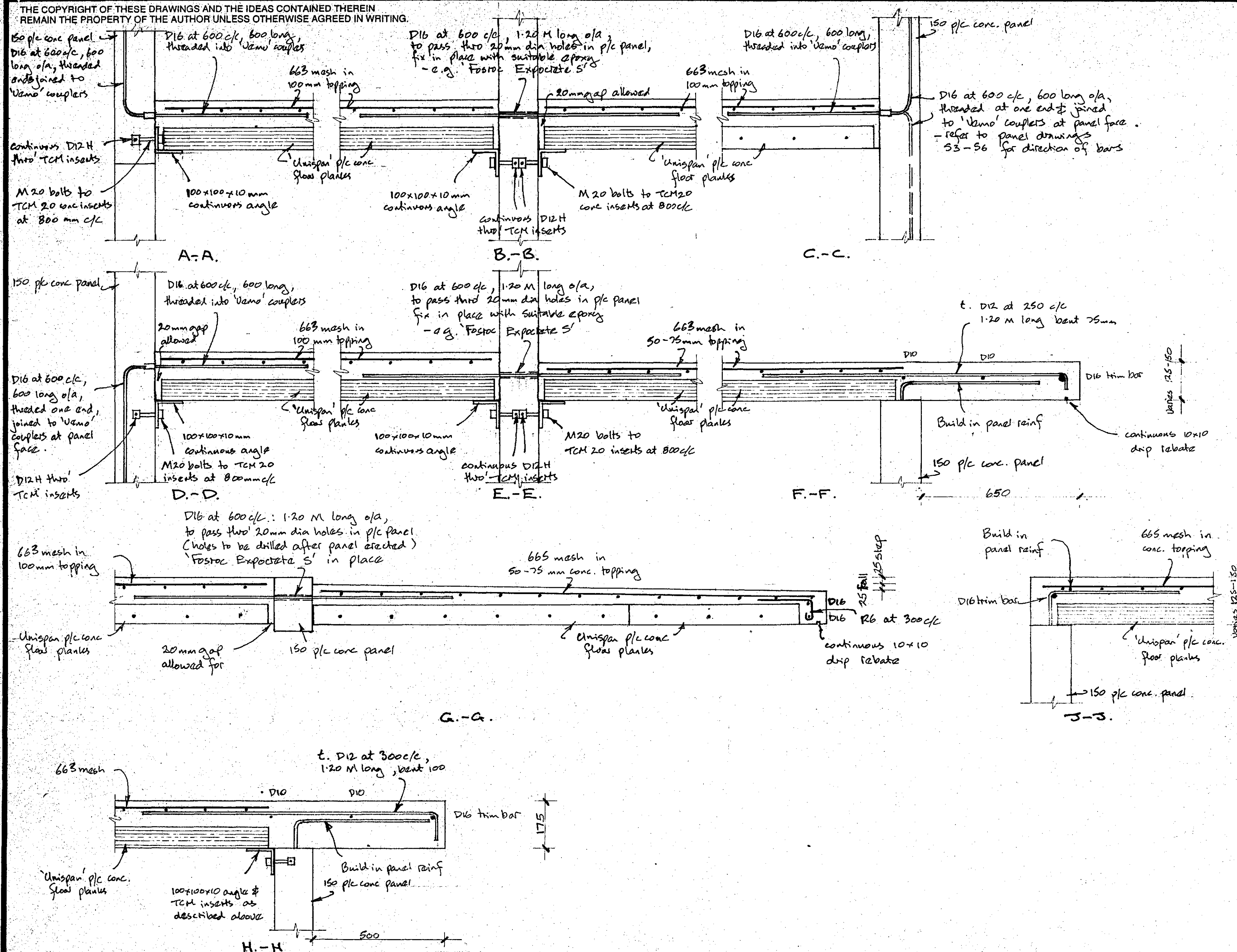
CHRISTCHURCH CITY COUNCIL
28 MAR 1996
CONSENT DOCUMENT

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

AMENDMENTS:

FILE COPY

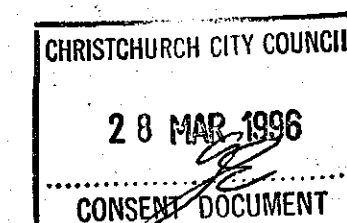
THE COPYRIGHT OF THESE DRAWINGS AND THE IDEAS CONTAINED THEREIN
REMAIN THE PROPERTY OF THE AUTHOR UNLESS OTHERWISE AGREED IN WRITING.



VERIFY ALL DIMENSIONS ON SITE
BEFORE WORK IS COMMENCED

NOTES

- All work to be in accordance with Local Authority by laws & N.Z. Building Code as applicable.
- Details & sections are drawn in terms of a typical floor and not relative to one floor or another.
- All details relating to handling, storing, craning, placement, and propping of precast concrete plates to be in accordance with manufacturers specifications.
- Reinforcing to be mild steel bars to NZS 3402. Mesh reinforcing in topping slabs to be hot mesh complying with NZS 3422.
- Concrete Strength Topping & slabs - 20 MPa.
- Where not specified concrete and reinforcing materials & workmanship to be in accordance with NZS 3109:1987.
- Contractor to confirm all positions of ducts, sleeves, conduits, holes, or fixing devices necessary for other substrates but not necessarily shown on these plans.
- No concrete to be poured until Engineer, or Building Inspector has inspected and approved propping system and reinforcing.
- Paint support angles for floor plates & bolt heads when tightened as follows -
Base Coat - 'Firepro' 3602' HPIA 210 1300 g/M²
Second Coat - 'Firepro' 5611' 130 g/M²
Where angles will be exposed use 'Firepro' decorative finish coat with colour to be supplied by Architect.
Preparation & application of paint to be strictly in accordance with manufacturers specifications.



All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

FILE COPY

AMENDMENTS:



ENDEL LUST
REGISTERED CIVIL ENGINEER
P.O. BOX 21121, CHRISTCHURCH

PROPOSED FOUR UNITS AT 75 ANDOVER STREET
FOR MAINWEST DEVELOPMENT LTD.

CONTENTS:
FLOOR SLAB CONNECTIONS
& SECTIONS

SCALES:

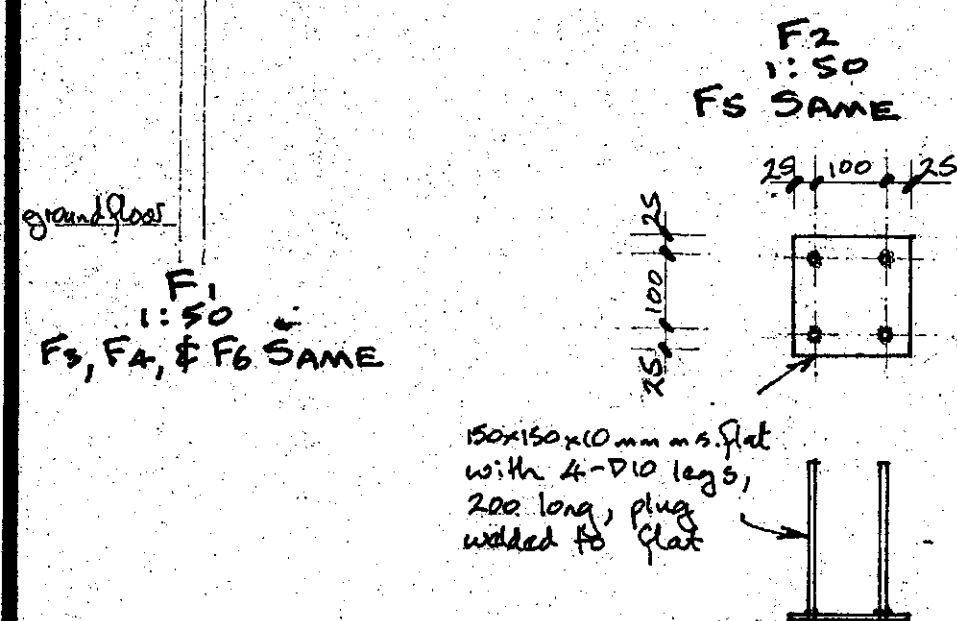
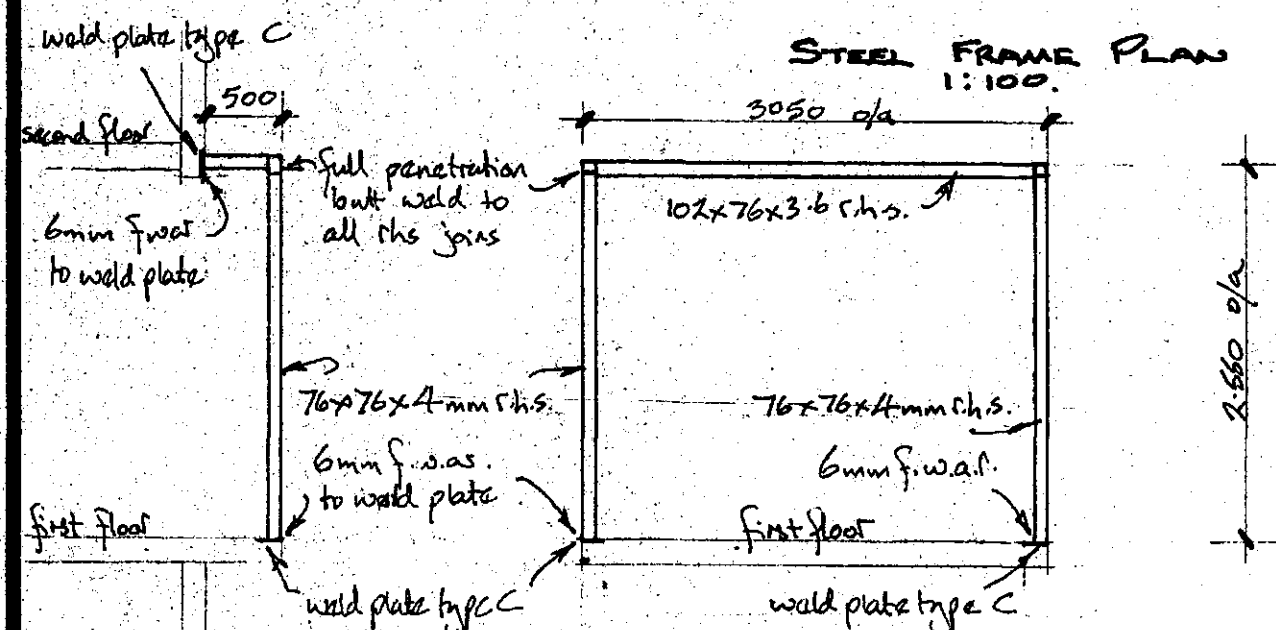
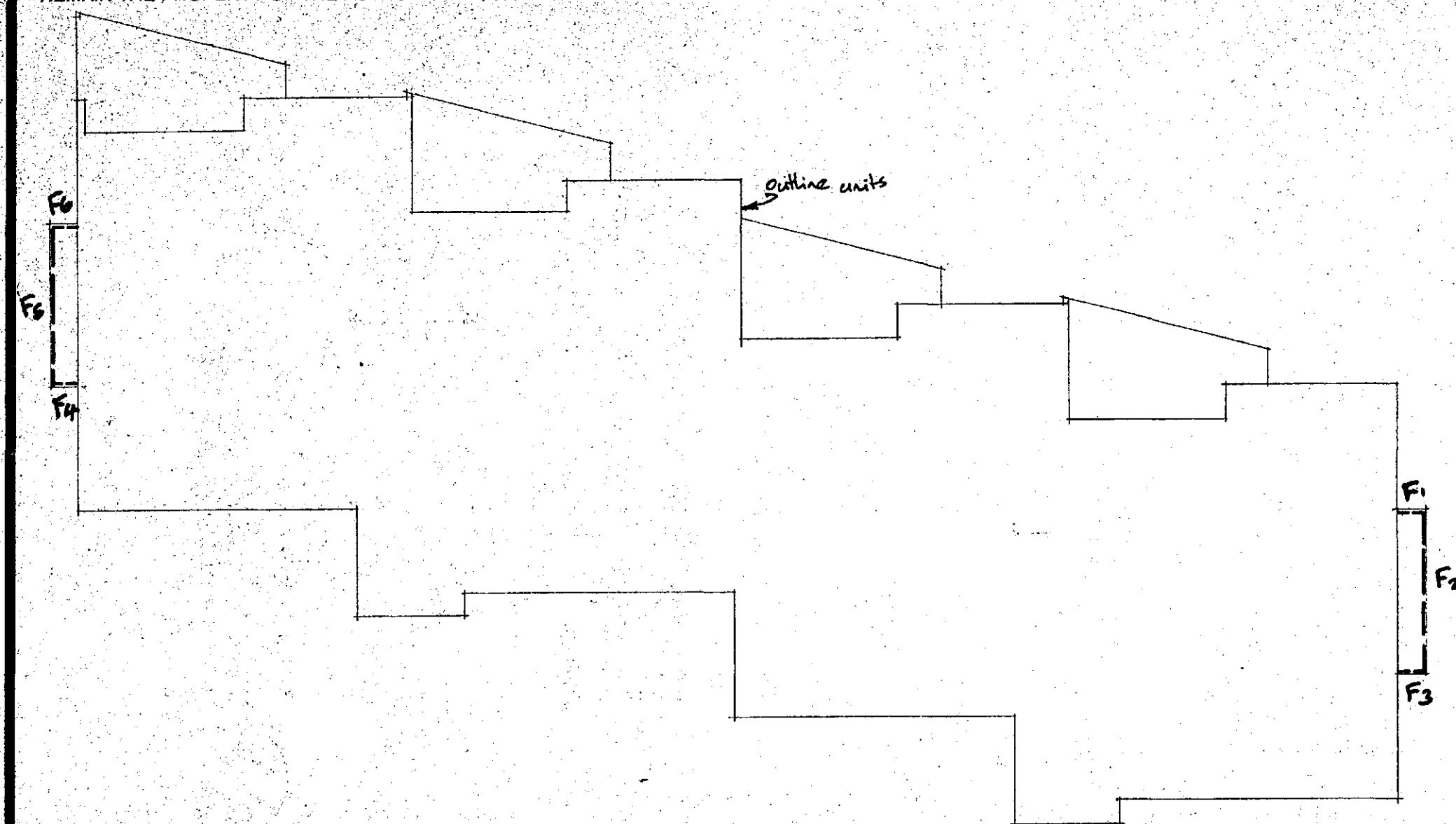
DATE:
27/1/96
DRAWN:
E.L.

JOB No:

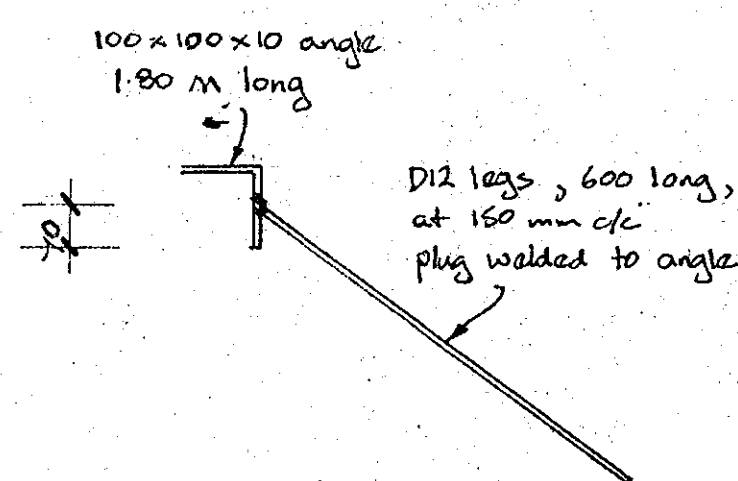
1085

SHEET No:

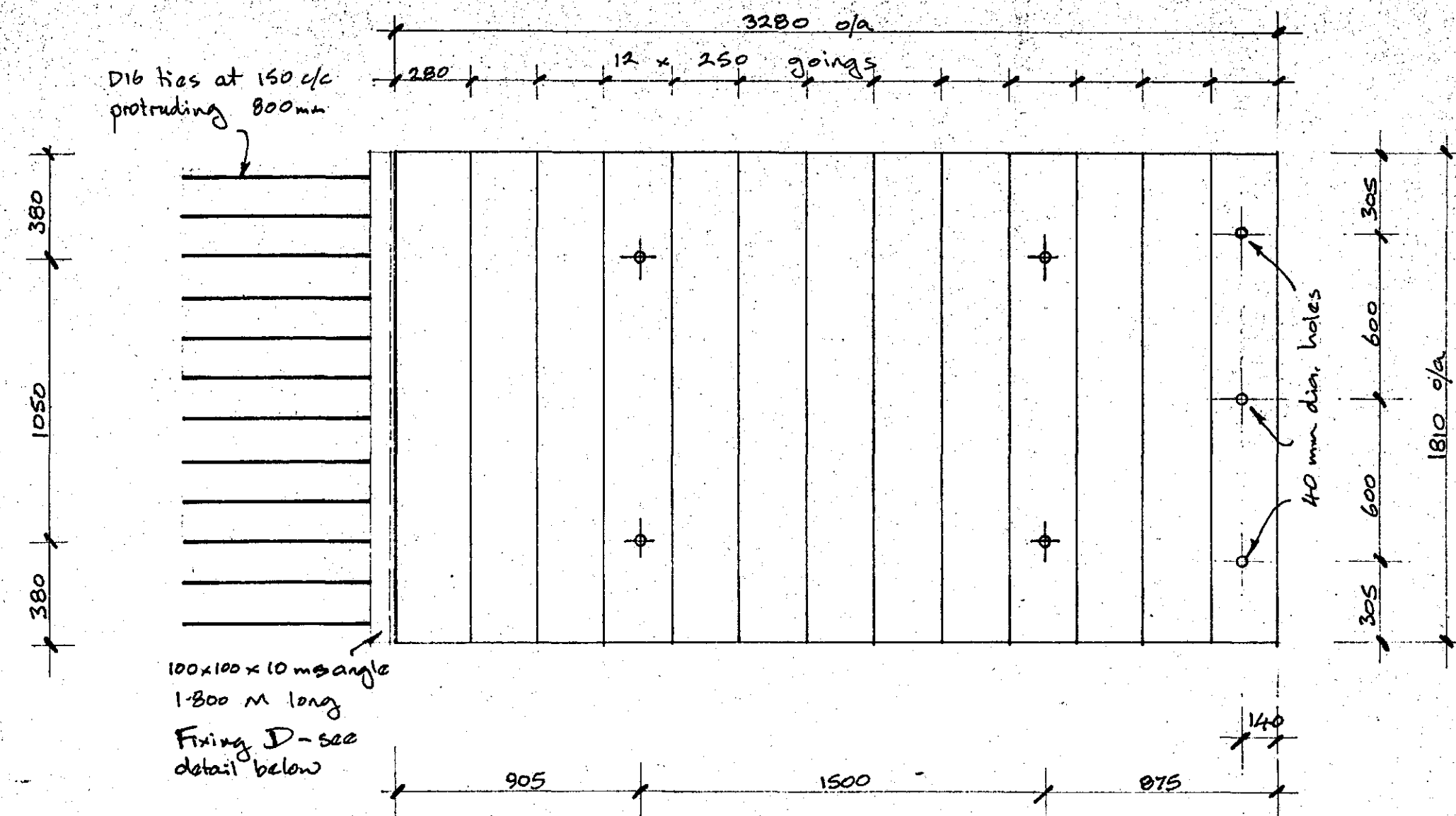
59.



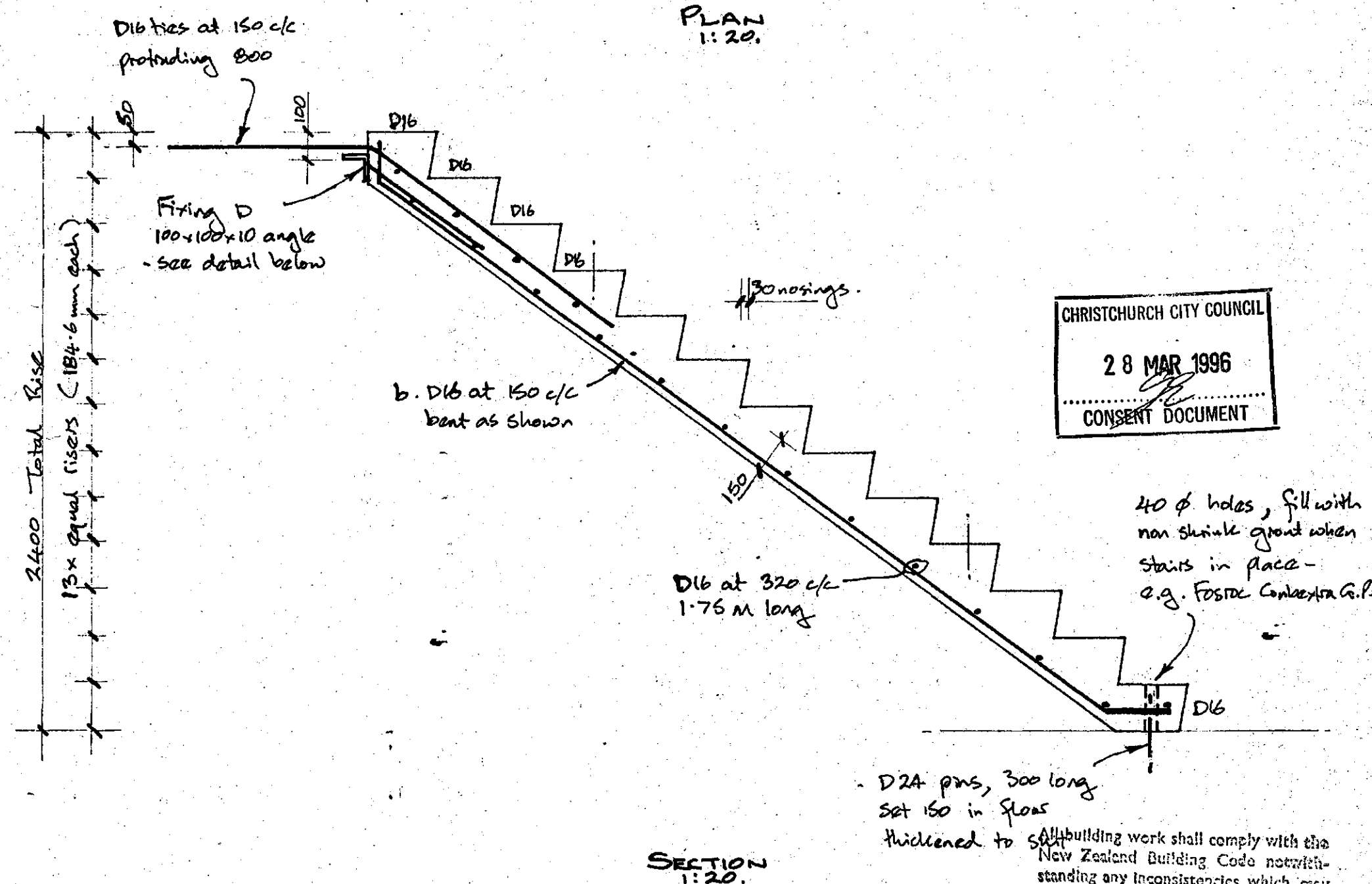
WELD PLATE TYPE C
1:10
(8-OFF)



DETAIL FIXING D
1:10
(2-OFF)

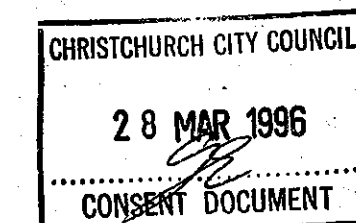


PLAN
1:20



SECTION
1:20

P/C STAIR DETAILS
(A-2T)
(2-OFF)



40 φ holes, fill with non shrink grout when stairs in place - e.g. Foster Concrete Grout.

D2A pins, 300 long, set 150 in floor, thickened to 150.

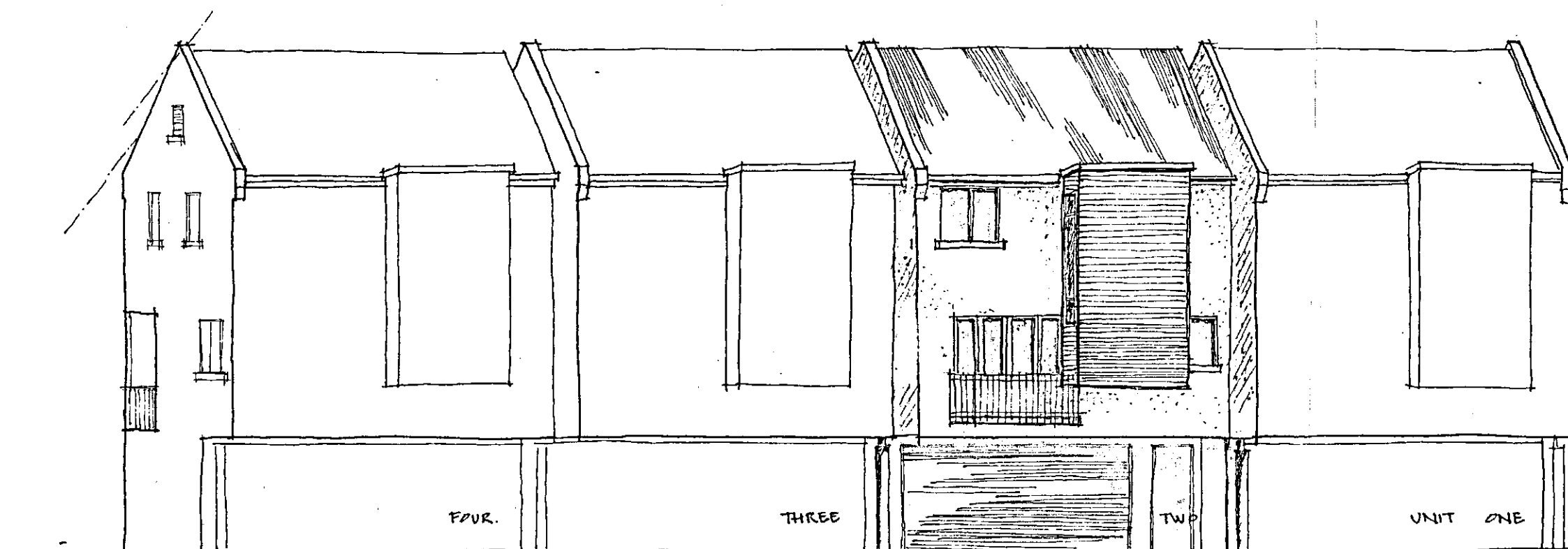
All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

FILE COPY

AMENDMENTS:

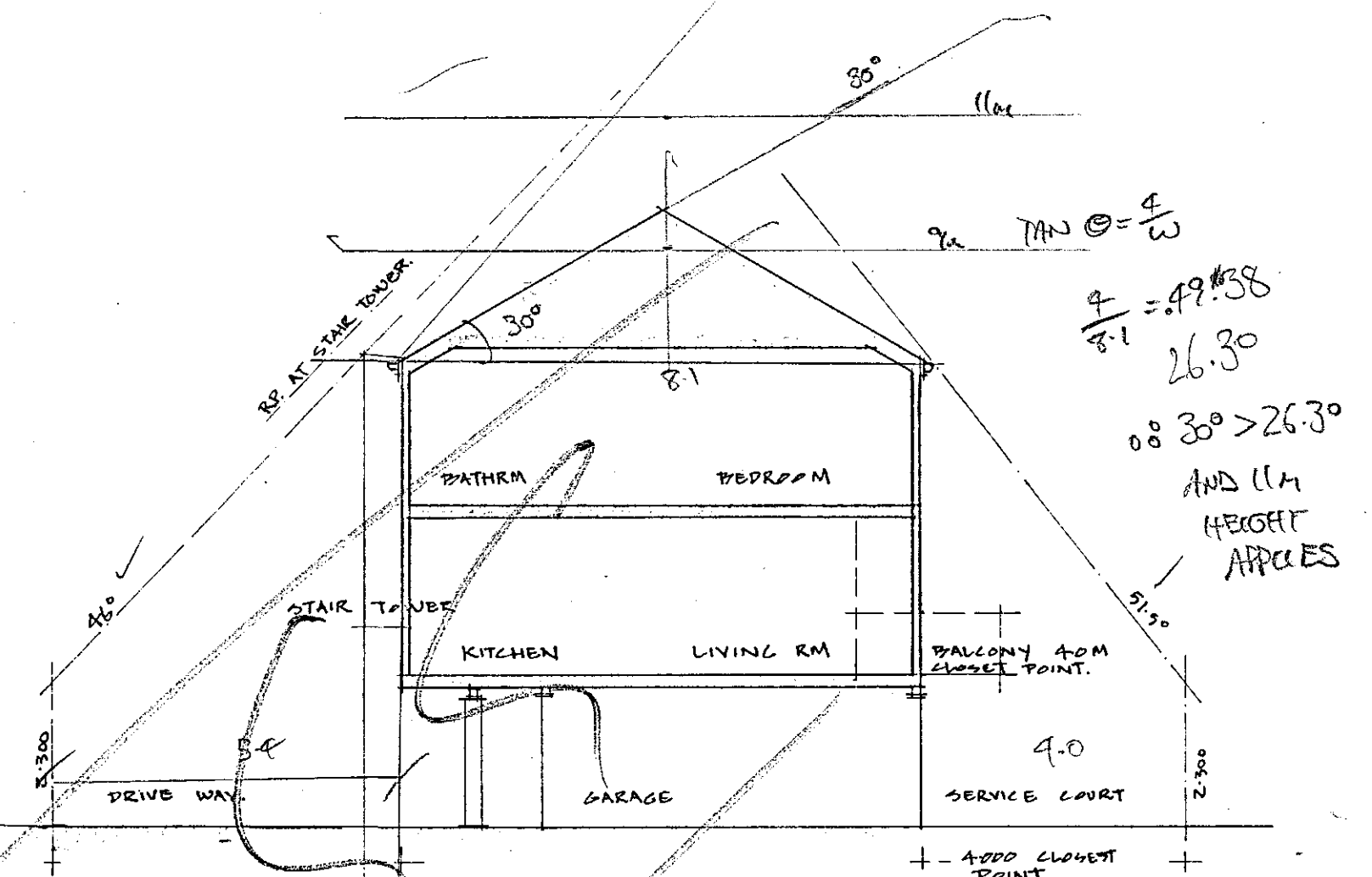
FILE COPY

FILE COPY



TYPICAL ELEVATION

SOUTHWEST ELEVATION

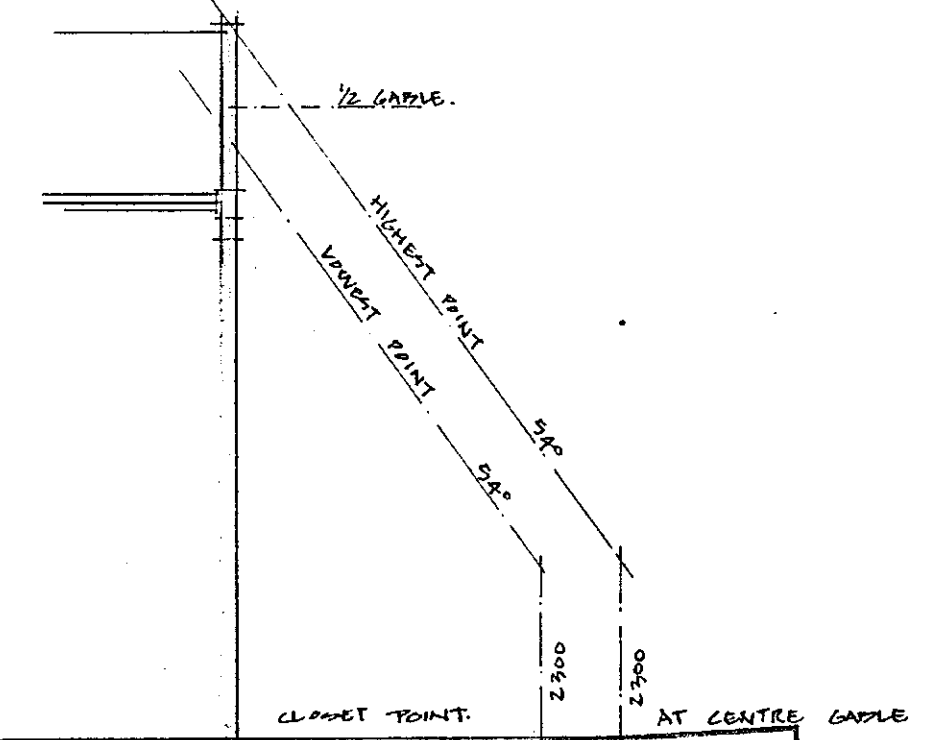


SECTION



TYPICAL ELEVATION

NORTHEAST ELEVATION



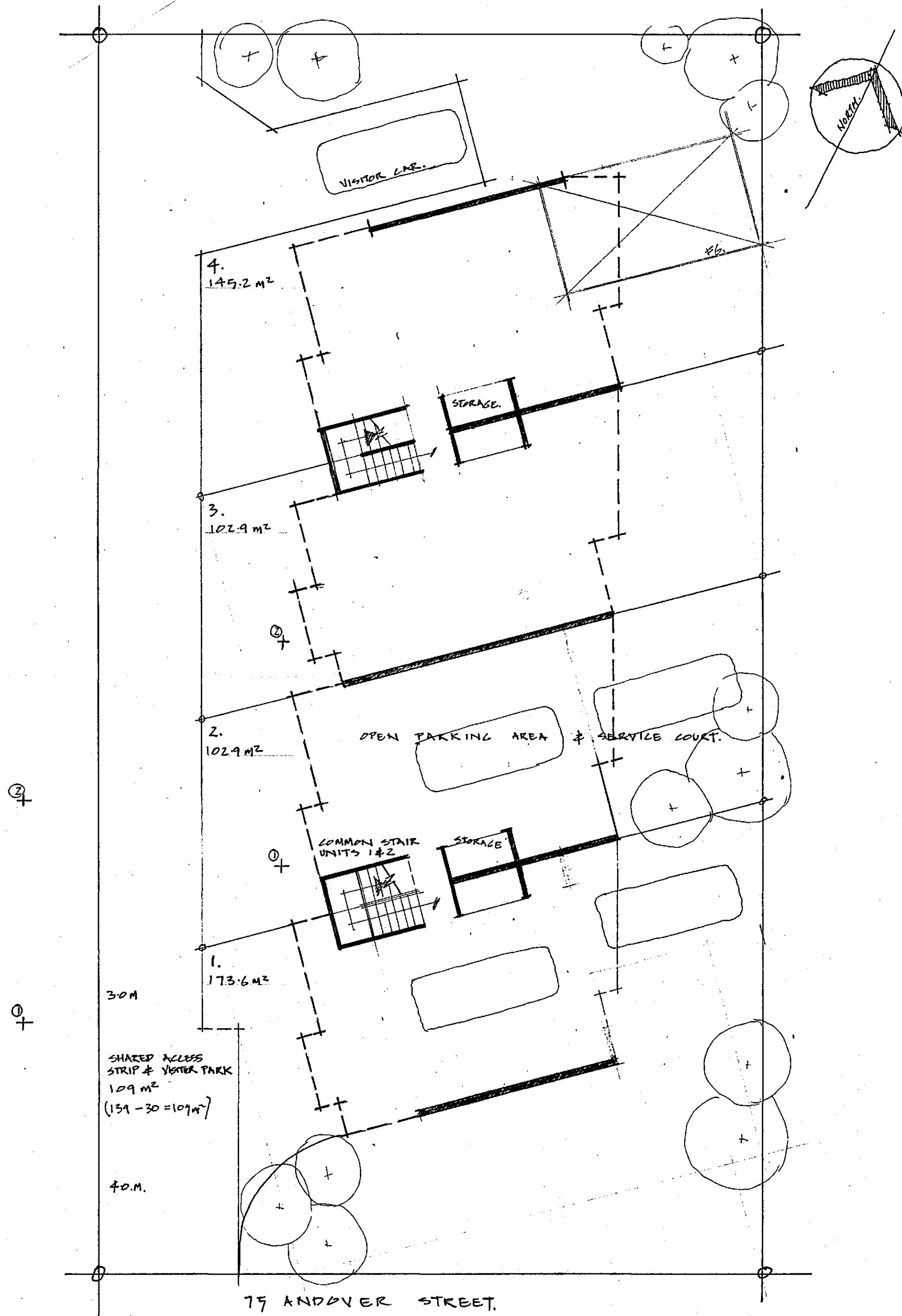
NORTH BOUNDARY PROFILE.

CHICHESTER DISTRICT COUNCIL
PLUM APPLICATION
20 SEP 1995
London Service Centre
JPC

95008179

AMENDMENTS:

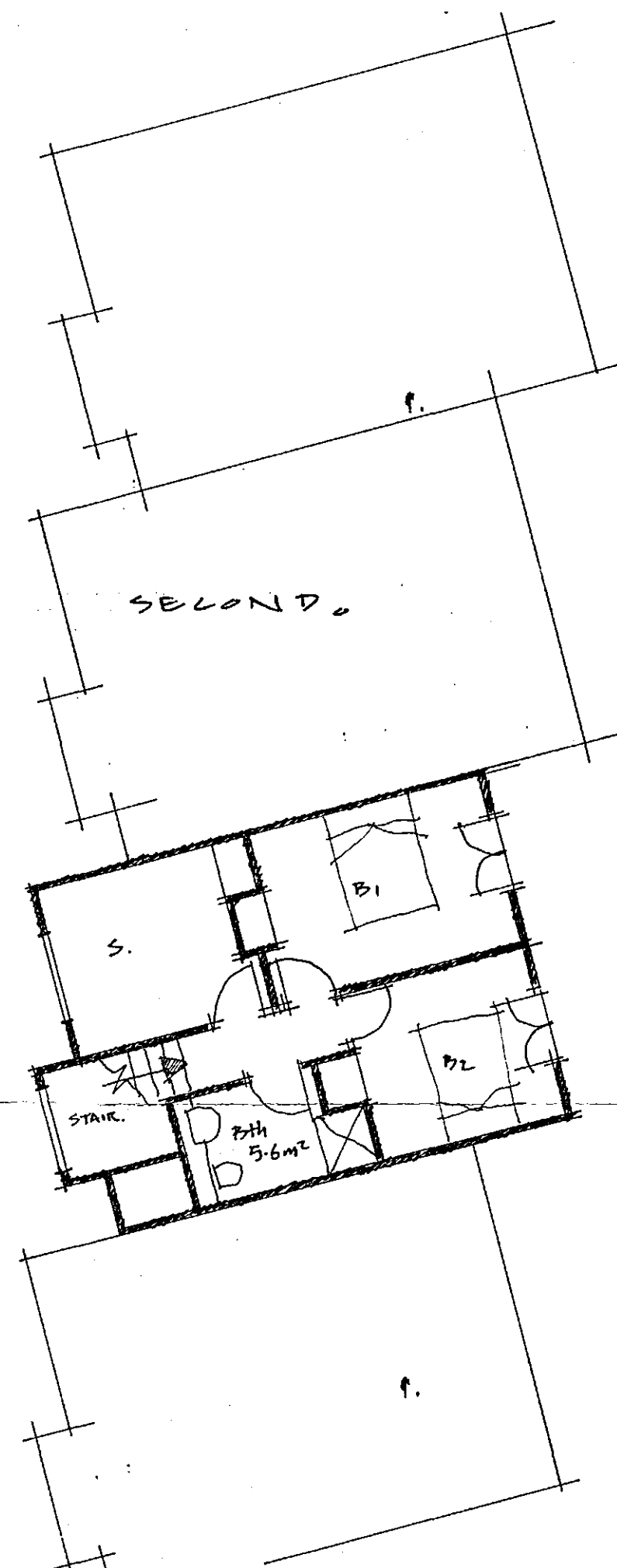
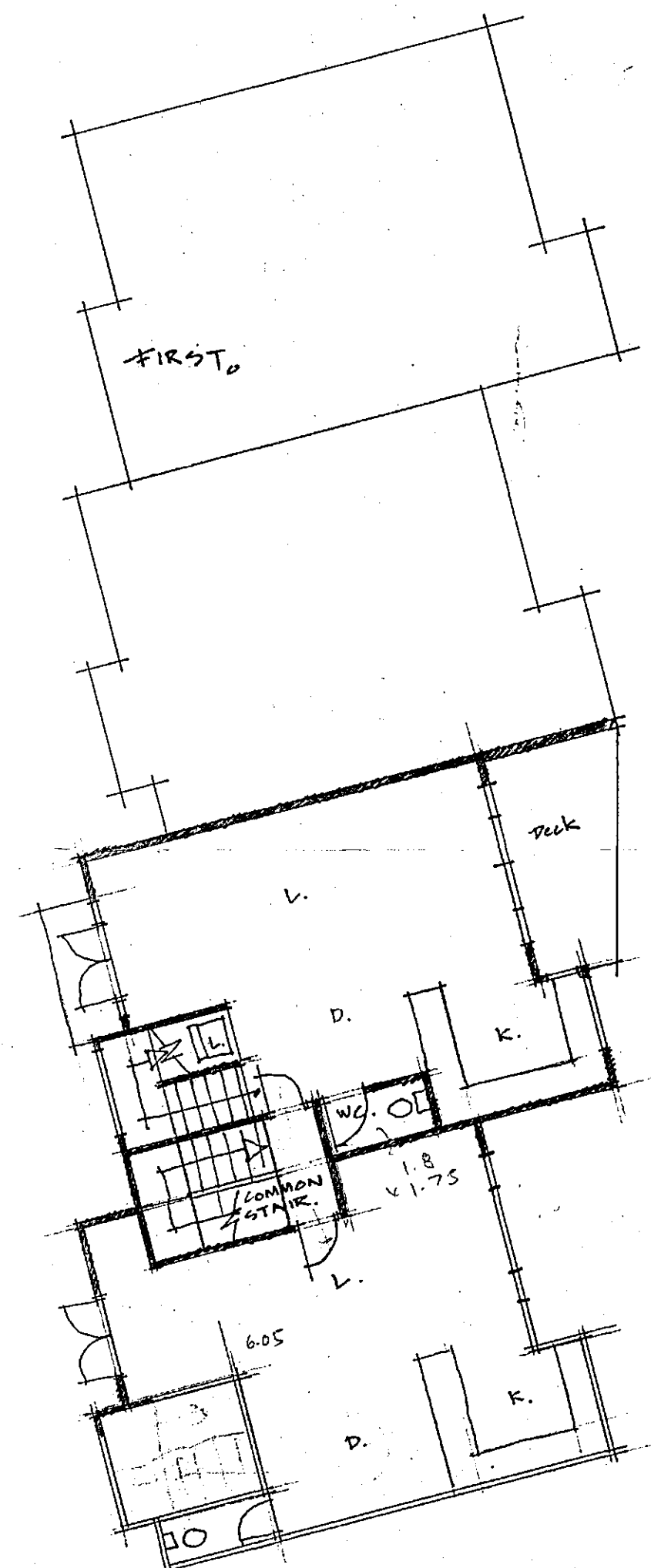
55



ANDOVER
TOWNHOUSES

ST

Nº 75



FLAT RATIO = 0.775

NET SITE

NET FLOOR AREA

II SITE AREA 663.6 m²

II UNIT

- ACCESS/COMMON LAND

- GROUND FLOOR

139 - 30m² = 109.0 m²

STORAGE :- 2 m² 2.0
FUTURE GARAGE 19.14 21.4
(COMMON STAIR EXCLUDED 1/14/15)

- NET SITE AREA 554.6 m²

- FIRST FLOOR
UNIT 42.0
(WC EXCLUDED 1/14/15) 3.15

OB FLAT RATIO 443.7 m²

4 UNIT = 110.9 per unit.

- SECOND FLOOR
UNIT 44.4
(BATHROOM EXCLUDED 1/14/15) 5.6

II NETT BLDG AREA 107.54 /UNIT.

107.8

116.55

- FOUR UNITS = 430.16 m²

