



APPROVED PLAN

PLANNER: *Rebecca*
Date: *15/12/2019*

BUILDING AREA:
(LOWER LEVEL)
(UPPER LEVEL)
SHED & WASHROOM
COVERED AREAS
DECKS

107.92m²
151.69m²
54.00m²
48.69m²
82.54m²

SITE INFORMATION:
36 OLD HOSPITAL ROAD WHANGAROA 0478
LEGAL DESCRIPTION:
LOT 1 DP 184536
ZONING: FNDZ - COASTAL LIVING

EARTHQUAKE ZONE 1
WIND ZONE VERY HIGH
EXPOSURE ZONE D
SEASPRAY ZONE NO
MAX BUILDING HEIGHT 8m

BUILDING COVERAGE
(INCLUDING COVERED AREAS)
(316.37m² / 1864.10m²) 16.97%

IMPERMEABLE SURFACES:

DWELLING ROOF 211.17m²
CABIN ROOF 73.44m²
CONC DRIVE/ COURTYARD 332.59m²
TOTAL 617.2m²

STORMWATER MANAGEMENT
(INCLUDING IMPERMEABLE AREAS):
(617.20m² / 1864.10m²) 33.10%
(MAX 10% IMPERMEABLE SURFACES)

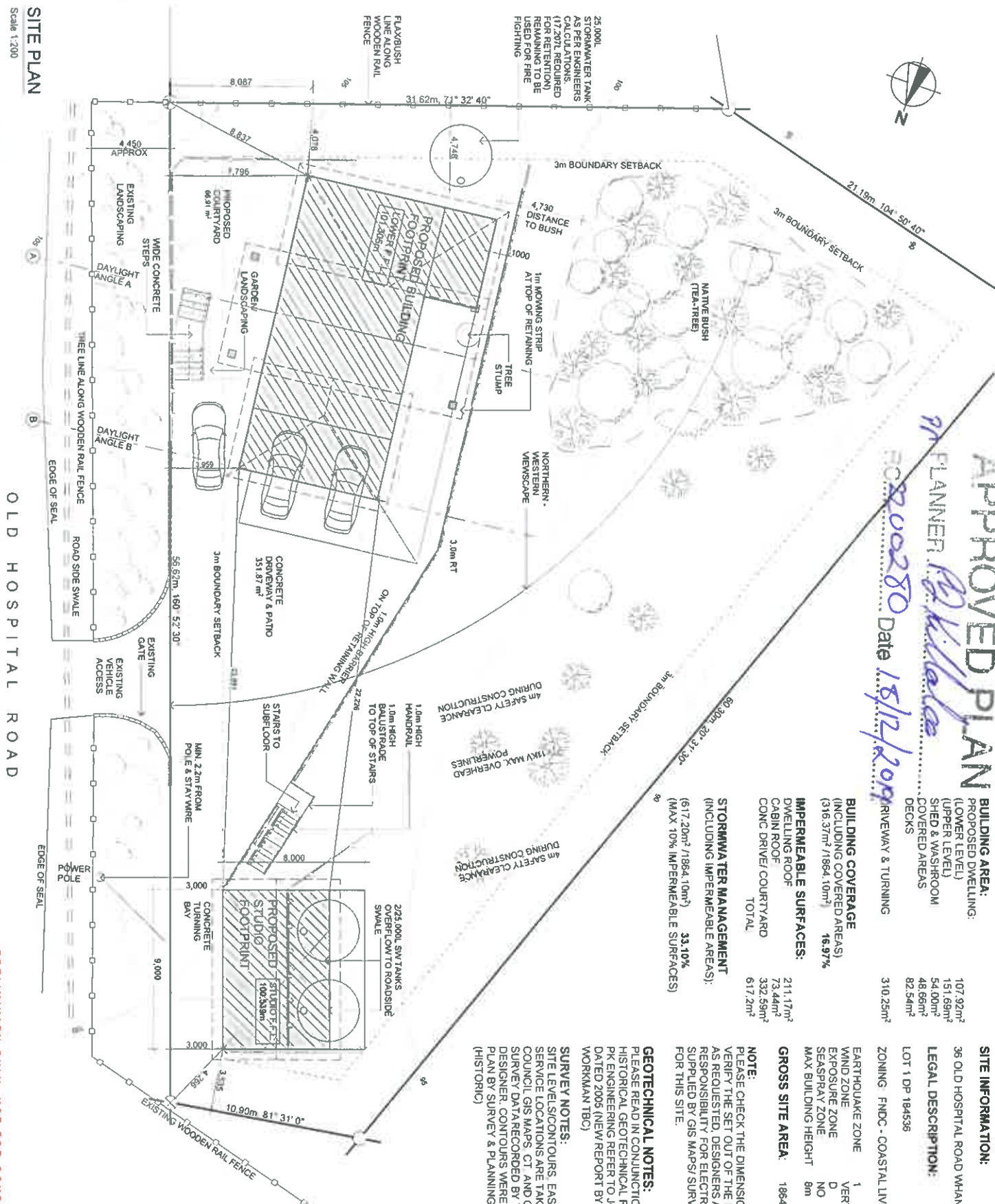
NOTE:
PLEASE CHECK THE DIMENSIONS TO VERIFY THE SET OUT OF THE BUILDING IS AS REQUESTED. DESIGNERS ACCEPT NO RESPONSIBILITY FOR ELECTRONIC DATA SUPPLIED BY GIS MAPS/ SURVEYOR PLAN FOR THIS SITE.

GEOTECHNICAL NOTES:

PLEASE READ IN CONJUNCTION WITH HISTORICAL GEOTECHNICAL REPORT BY PK ENGINEERING REFER TO JOB NO. 05-69 DATED 2005 (NEW REPORT BY HAIGH WORKMAN TBC)

SURVEY NOTES:

SITE LEVELS/CONTOURS, EASEMENTS AND SERVICE LOCATIONS ARE TAKEN FROM COUNCIL GIS MAPS, CT AND ON SITE SURVEY DATA RECORDED BY THE DESIGNER. CONTOURS WERE TAKEN FROM PLAN BY SURVEY & PLANNING SOLUTIONS (HISTORIC)



SITE PLAN
Scale 1:200

OLD HOSPITAL ROAD

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NOTES

CONTRACTOR TO CHECK ALL DIMENSIONS & CONDITIONS ON SITE BEFORE COMMENCING WORK.

DO NOT SCALE

WORK ONLY TO FIGURED DIMENSIONS, IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER.

TITLE

SITE PLAN

DATE 27/09/2019

DRAWN BY DF

CHECKED BY CD

PROJECT

PROPOSED NEW DWELLING FOR

JENNY ANN EMMANUEL

36 OLD HOSPITAL ROAD WHANGAROA 0478

REVISIONS

NO. REVISION DATE

1 SK-01 11/2018

SCALE 1:200

DRAWING CODE: DRAWING ISSUE 102 RC-01

APPROVED PLAN

PLANNER

P. A. K. K. K.

EC 2200280 Date 18/12/2019

NOTE:
PLEASE NOTE READ IN CONJUNCTION
WITH RECOMMENDED SITE CUT/FILL AND
BATTER RESTRICTIONS SET OUT BY THE
GEO TECHNICAL REPORT.

EARTHWORKS ARE ESTIMATED/INDICATIVE
ONLY ALL EARTHWORKS ARE TO BE
CONFIRMED BY THE ENGINEER AND CLIENT
PRIOR TO BEGINNING ANY SITE WORK FOR
COUNCIL PURPOSES ONLY.

FILL PLATFORM FILL TO BE AS PER
RECOMMENDED IN GEOTECHNICAL
REPORT FILL BATTER TO BE TOPSOIL ONLY
NOT COMPACTED HARD FILL

EARTHWORKS:

PRINCIPLE DWELLING:

CUT AREA: 443.83m²
CUT VOLUME: 413.97m³
FILL AREA: 248.36m²
FILL VOLUME: 102.54m³

CUT - FILL AREA: -195.47m²
CUT - FILL VOLUME: -311.43m³

KEY

FILL MATERIAL

CUT AREA

LINE OF BUILDING PLATFORM

APPROX. SEDIMENT CONTROL

BARRIER LOCATION

RETAINING HEIGHT

FROM TOP TO FGL

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THE DESIGNER.

TITLE

EARTHWORKS PLAN

DATE 27/09/2019

NO. 18086

DESIGNED BY DF

CHECKED BY CD

PROJECT

PROPOSED NEW DWELLING
FOR

JENNY ANN EMMANUEL

36 OLD HOSPITAL ROAD
WHANGAREI 0140

REVISION	NO.	REVISION	DATE
	1		27/11/2019

SCALE 1:200

DRAWING CODE DRAWING ISSUE

102 RC-01

EARTHWORKS PLAN

Scale 1:200

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APPROVED PLAN

PLANNET

Pa Kille

2200280 Date 18/12/2019

KEY	
	SMOKE DETECTOR
	MECHANICAL VENTILATION
	METERBOX
	DISTRIBUTION BOARD
	TILE FLOORING
	CARPET
	POLISHED CONC.



FLOOR AREAS	
LOWER FLOOR:	107.92m ²
UPPER FLOOR:	151.69m ²
TOTAL:	259.61m²
DECK	64.54m ²

SPECIFIC NOTES

NOTE 1

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TITLE

FLOOR PLAN

ISSUE DATE 27/09/2019

JOB NO. 18096

DRAWN BY DF

CHECKED BY CD

PROJECT

PROPOSED NEW DWELLING FOR

JENNY ANN EMMANUEL

36 OLD HOSPITAL ROAD
WHANGAREI 01478

REVISIONS

NO.	REVISION	DATE
1	SK-1	27/09/2019

SCALE

1:100

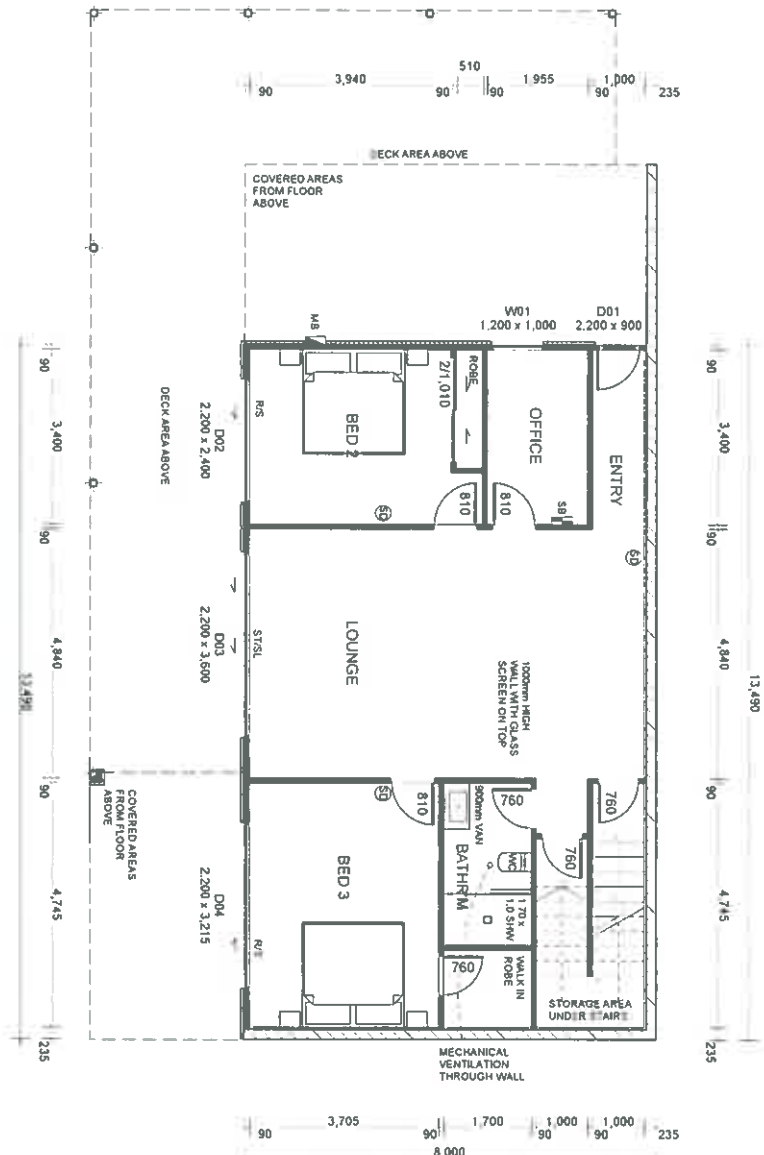
DRAWING CODE	DRAWING ISSUE
201	RC-01

FLOOR PLAN

Scale 1:100

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APPROVED PLAN

PLANNED BY: *18/12/2019*

KEY	
	SMOKE DETECTOR
	MECHANICAL VENTILATION
	METER BOX
	DISTRIBUTION BOARD
	TILE FLOORING
	CARPET
	POLISHED CONC.



FLOOR AREAS	
LOWER FLOOR	107.92m²
UPPER FLOOR	151.69m²
TOTAL:	259.61m²
DECK	64.54m²

SPECIFIC NOTES
NOTE 1

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TITLE

UPPER FLOOR PLAN

DATE 27/09/2019

DESIGNED BY DF 18086

CHECKED BY CD

PROJECT
PROPOSED NEW DWELLING FOR

JENNY ANN EMMANUEL
36 OLD HOSPITAL ROAD
WHANGAREI 0140

NO.	REVISION	DATE
1	SHEET	11/12/19



ELEVATION GUIDE

UPPER FLOOR PLAN

Scale 1:100

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ELEVATION NOTES

- 1 ROOFING
0.4 BMT COLORSTEEL, MAXX METALCRAFT-1, RIB TRAPEZOIDAL, PROPELLED ROOFING WITH 0.3 BMT COLORSTEEL, SOFT EDGE FLASHINGS TO MANUFACTURERS' RECOMMENDATIONS.
- 2 FASCIA SPOUTING & DOWNPIPES
METALCRAFT 155 (OR SIM) COLORSTEEL, MAXX GUTTER WITH HARLETT TRIM (OR SIM), DOWNPIPES INSTALL TO MANUFACTURERS' RECOMMENDATIONS.
- 3 SOFFIT LINING
JAMES HARDIE 4.5mm HARDEFLEX FIBRE CEMENT SOFFIT LINING INSTALL TO MANUFACTURERS' RECOMMENDATIONS.
- 4 75mm AAC PANEL CLADDING SYSTEM (20mm CAVITY)
SELECTED HEBEL POWERPANEL+ 75mm AAC PANEL CLADDING SYSTEM OVER 20mm CAVITY ON SELECTED BUILDING WRAP INSTALL TO MANUFACTURERS' RECOMMENDATIONS, WITH PLASTERED FINISH.
- 5 20 SERIES BLOCK (PLASTERED)
SELECTED BLOCK WALLS WITH PLASTERED FINISH, INSTALL TO MANUFACTURERS' RECOMMENDATIONS, WITH PLASTERED FINISH.
- 6 BAGGED SCHIST (20mm CAVITY)
SELECTED DESIGNER SCHIST OVER 20mm CAVITY ON SELECTED BUILDING WRAP INSTALL TO MANUFACTURERS' RECOMMENDATIONS, WITH BAGGED RENDER FINISH (T.B.C)
- 7 JOINERY
POWDER COATED ALUMINIUM JOINERY, DOUBLE GLAZED WITH SIL SUPPORT BARS, POWDER COATED HEAD FLASHINGS TO MATCH SIL FLASHINGS, TO CAVITY FIXED CLADDINGS H3.1 TIMBER REVEALS, INSTALL TO MANUFACTURERS' RECOMMENDATIONS.



BUILDING ENVELOPE RISK MATRIX

NORTH & EAST ELEVATIONS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roofwall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	High risk	4
Total Risk Score:		18

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TITLE

NORTH & EAST ELEVATIONS

DATE 27/09/2019

BY 18086

BY DF

BY CD

PROJECT

PROPOSED NEW DWELLING FOR

JENNY ANN EMMANUEL

36 OLD HOSPITAL ROAD

WHANGAREI 0140

REVISIONS

NO.	REVISION	DATE
1	RC-01	22/11/2018

SCALE

1:100

DRAWING CODE

DRAWING ISSUE

203

RC-01

8m BUILDING HEIGHT ABOVE
MEAN GROUND LEVEL

BARRIER TO TOP OF
RETAINING WALL

8m BUILDING HEIGHT ABOVE
MEAN GROUND LEVEL

MEAN GROUND
ELEV: 102.304

F.F.L. 101.305

F.F.L. 104.360
-2.745

SOUTH ELEVATION

Scale 1:100

WEST ELEVATION

Scale 1:100

ELEVATION NOTES

- ROOFING**
0.4 BMT COLORSTEEL MAXX METALCRAFT T-RIB TRAPEZOIDAL PROFILED ROOFING WITH 0.5 BMT COLORSTEEL SOFT EDGE FLASHINGS TO MATCH INSTALL TO MANUFACTURERS SPECIFICATIONS.
- FASCIA SPOUTING & DOWNPIPES**
METALCRAFT 155 (OR SIM) COLORSTEEL MAXX FASCIA WITH MARLEY TYPHOON (OR SIM) GUTTER WITH 806mm MARLEY UPVC DOWNPIPES INSTALL TO MANUFACTURERS RECOMMENDATIONS.
- SOFFIT LINING**
JAMES HARDIE 1.5mm HARDIE EX FIBRE SOFFIT LINING INSTALL TO MANUFACTURERS RECOMMENDATIONS.
- 75mm AAC PANEL CLADDING SYSTEM (20mm CAVITY)**
SELECTED HEBEL POREXPERNEL + 75mm AAC PANEL CLADDING SYSTEM OVER 20mm CAVITY ON SELECTED BUILDING WRAP INSTALL TO MANUFACTURERS RECOMMENDATIONS, WITH PLASTERED FINISH.
- 20 SERIES BLOCK (PLASTERED)**
SELECTED BLOCK WALLS WITH PLASTERED FINISH, INSTALL TO MANUFACTURERS RECOMMENDATIONS, WITH PLASTERED FINISH.
- BAGGED SCHIST (20mm CAVITY)**
SELECTED DESIGNER SCHIST OVER 20mm CAVITY ON SELECTED BUILDING WRAP INSTALL TO MANUFACTURERS RECOMMENDATIONS, WITH BAGGED RENDER FINISH (T.B.C).
- JOINERY**
POUNDER COATED ALUMINIUM JOINERY POWDER GLAZED WITH SIL SUPPORT BARS, POWDER COATED HEAD FLASHINGS TO MATCH SIL FLASHINGS, TO CAVITY FIXED CLADDINGS H3.1 TIMBER REVEALS, INSTALL TO MANUFACTURERS RECOMMENDATIONS.

APPROVED PLAN

PLANNER: *PA Killelea*

Date: 18/12/2019

BUILDING ENVELOPE RISK MATRIX

NORTH & EAST ELEVATIONS

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3804)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	High risk	4
Total Risk Score:		18

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TITLE

SOUTH & WEST ELEVATIONS

DATE: 27/09/2019

APP NO. 18086

DRAWN BY: DF

CHECKED BY: CD

PROJECT

PROPOSED NEW DWELLING FOR

JENNY ANN EMMANUEL
36 OLD HOSPITAL ROAD
WHANGAREI 01478

REVISION	NO.	DESCRIPTION	DATE
	1	ISSUED	23/12/2018

SCALE

1:100

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TITLE

STUDIO FLOOR &
WALL FRAMING
PLANS

ISSUE DATE 27/09/2019

JOB NO. 18086

DRAWN BY DF

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PROJECT

PROPOSED NEW DWELLING
FOR

JENNY ANN EMMANUEL
36 OLD HOSPITAL ROAD
WHANGAREI 0478

REVISIONS

NO. REVISION DATE

1 11/11/19

SCALE 1:100

DRAWING CODE DRAWING ISSUE

301 RC-01

KEY	
	SMOKE DETECTOR
	MECHANICAL VENTILATION
	METERBOX
	DISTRIBUTION BOARD
	TILE FLOORING
	CARPET

FLOOR AREAS	
LOWER FLOOR:	54.00m ²
TOTAL:	54.00m ²
DECK:	18.00m ²



ELEVATION GUIDE



EXTERNAL WALL & INTERNAL LOAD BEARING WALL FRAMING:
(H1.2 SC8 UNLESS NOTED OTHERWISE)
WIND ZONE: VERY HIGH

KEY	STUD SIZE	STUD CRS	NOG CRS	STUD HEIGHT (MAX)
	90 x 45	400mm	800mm	2400mm

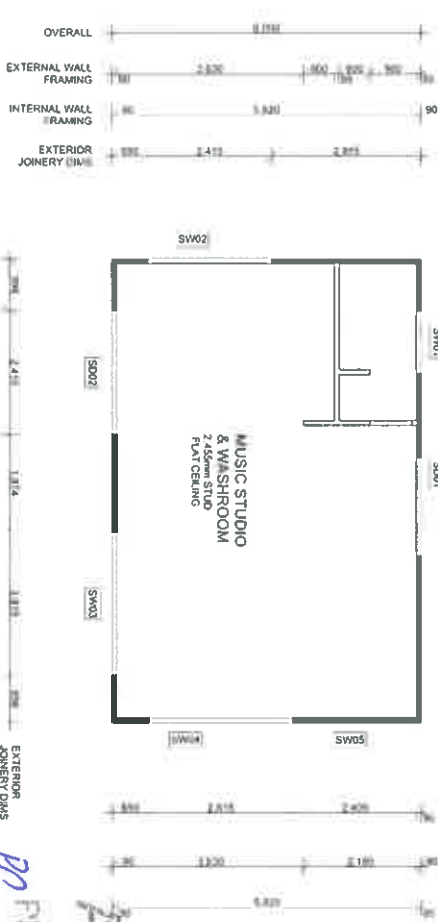
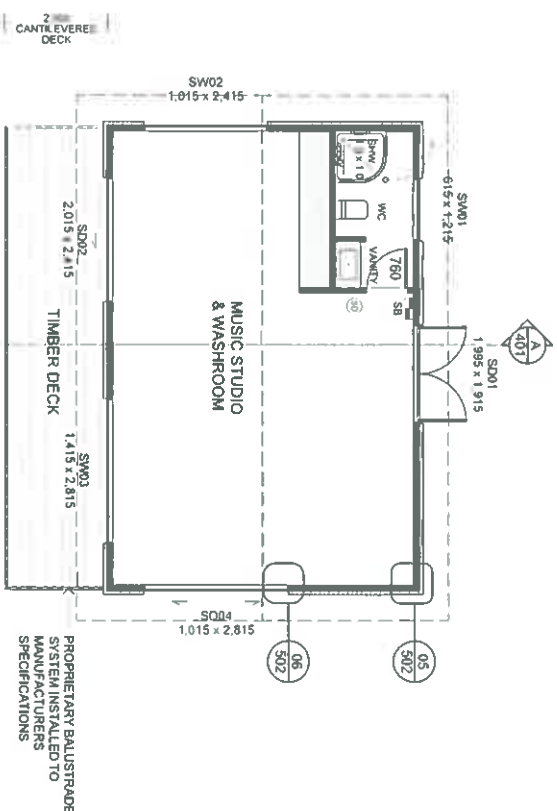
INTERNAL WALL FRAMING (NON LOAD BEARING): (H1.2 SC8)
WIND ZONE: VERY HIGH

	90 x 45	400mm	800mm	2400mm
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NOTE:
ALLOW FOR 6mm FRAMING OVERHANG IF RIGID AIR BARRIER IS
USED.

STUDIO FLOOR PLAN

Scale 1:100



WALL FRAMING PLAN

Scale 1:100

APPROVED PLAN

PLANNER: *Rebecca*

2200280 Date 18/12/2019

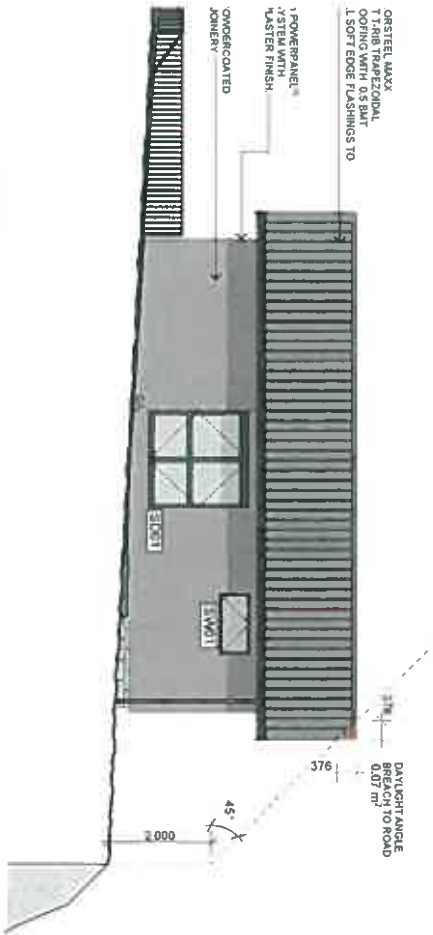


NORTH STUDIO ELEVATION

Scale 1:100

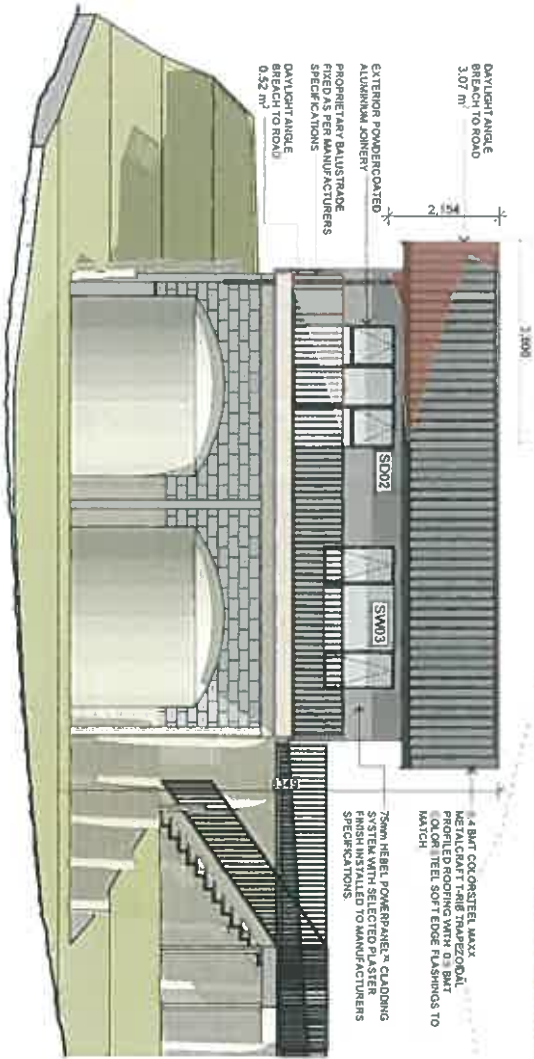
EAST STUDIO ELEVATION

Scale 1:100



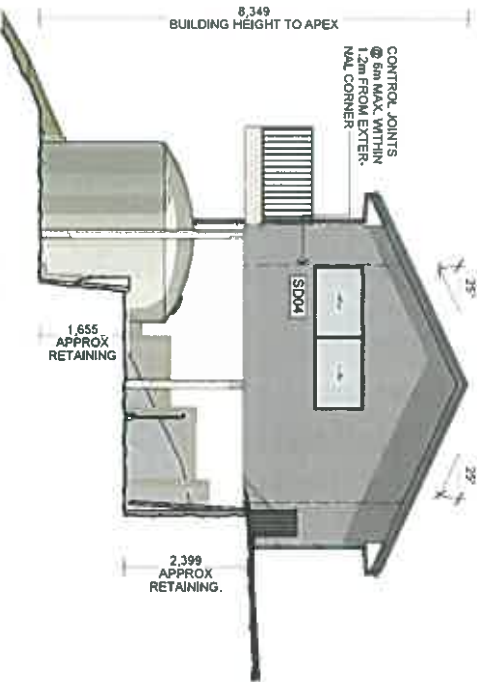
APPROVED PLAN
PLANNER: *P. J. Killeen*
2200280 Date: 18/12/2019

BUILDING ENVELOPE RISK MATRIX			
ALL ELEVATIONS			
Risk Factor	Risk Severity	Risk Score	
Wind zone (per NZS 3604)	Very high risk	2	
Number of storeys	Low risk	0	
Roofwall intersection design	Low risk	0	
Eaves width	Medium risk	1	
Envelope complexity	Low risk	0	
Deck design	High risk	4	
Total Risk Score:		7	



WEST STUDIO ELEVATION

Scale 1:100



SOUTH STUDIO ELEVATION

Scale 1:100

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STUDIO ELEVATIONS

ISSUE DATE 27/09/2019

JOB NO. 18086

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PROJECT
PROPOSED NEW DWELLING FOR

JENNY ANN EMMANUEL
36 OLD HOSPITAL ROAD
WHANGAREI 0478

REVISIONS

NO. REVISION

DATE

1:100

DRAWING CODE DRAWING ISSUE

302 RC-01