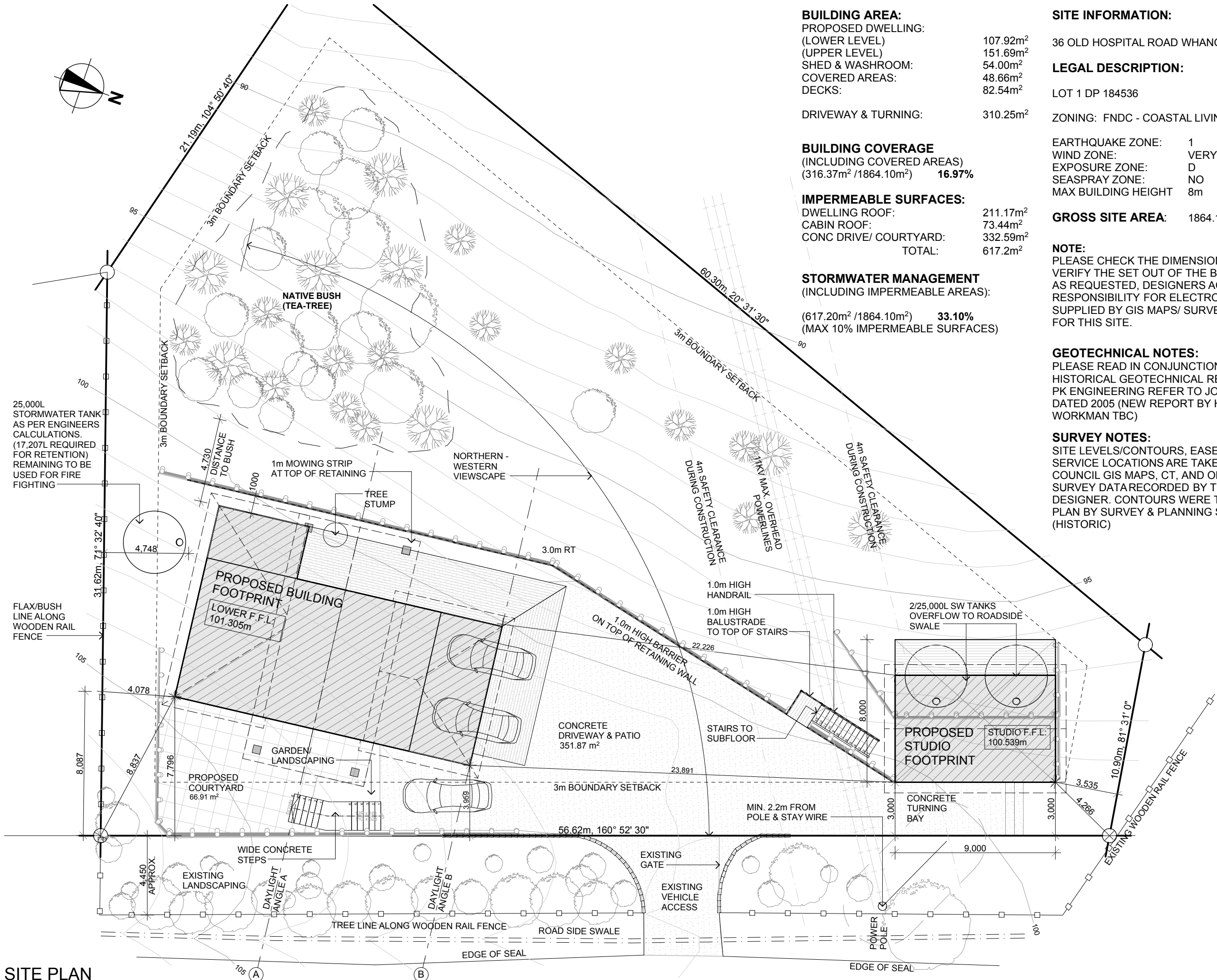




BUILDING AREA:

PROPOSED DWELLING:	
(LOWER LEVEL)	107.92m ²
(UPPER LEVEL)	151.69m ²
SHED & WASHROOM:	54.00m ²
COVERED AREAS:	48.66m ²
DECKS:	82.54m ²
DRIVEWAY & TURNING:	310.25m ²

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

IMPERMEABLE SURFACES:

DWELLING ROOF:	211.17m ²
CABIN ROOF:	73.44m ²
CONC DRIVE/ COURTYARD:	332.59m ²
TOTAL:	617.2m ²

STORMWATER MANAGEMENT
(INCLUDING IMPERMEABLE AREAS):

(617.20m² / 1864.10m²) **33.10%**
(MAX 10% IMPERMEABLE SURFACES)

SITE INFORMATION:

36 OLD HOSPITAL ROAD WHANGAROA 0478

LEGAL DESCRIPTION:

LOT 1 DP 184536

ZONING: FNDC - COASTAL LIVING

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

GROSS SITE AREA: 1864.10m²

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)

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TITLE

SITE PLAN	
ISSUE DATE	27/09/2019
JOB NO.	18086
DRAWN BY	DF
CHECKED BY	CD

PROJECT

PROPOSED NEW DWELLING FOR

JENNY ANN EMMANUEL

36 OLD HOSPITAL ROAD WHANGAROA 0478

REVISIONS

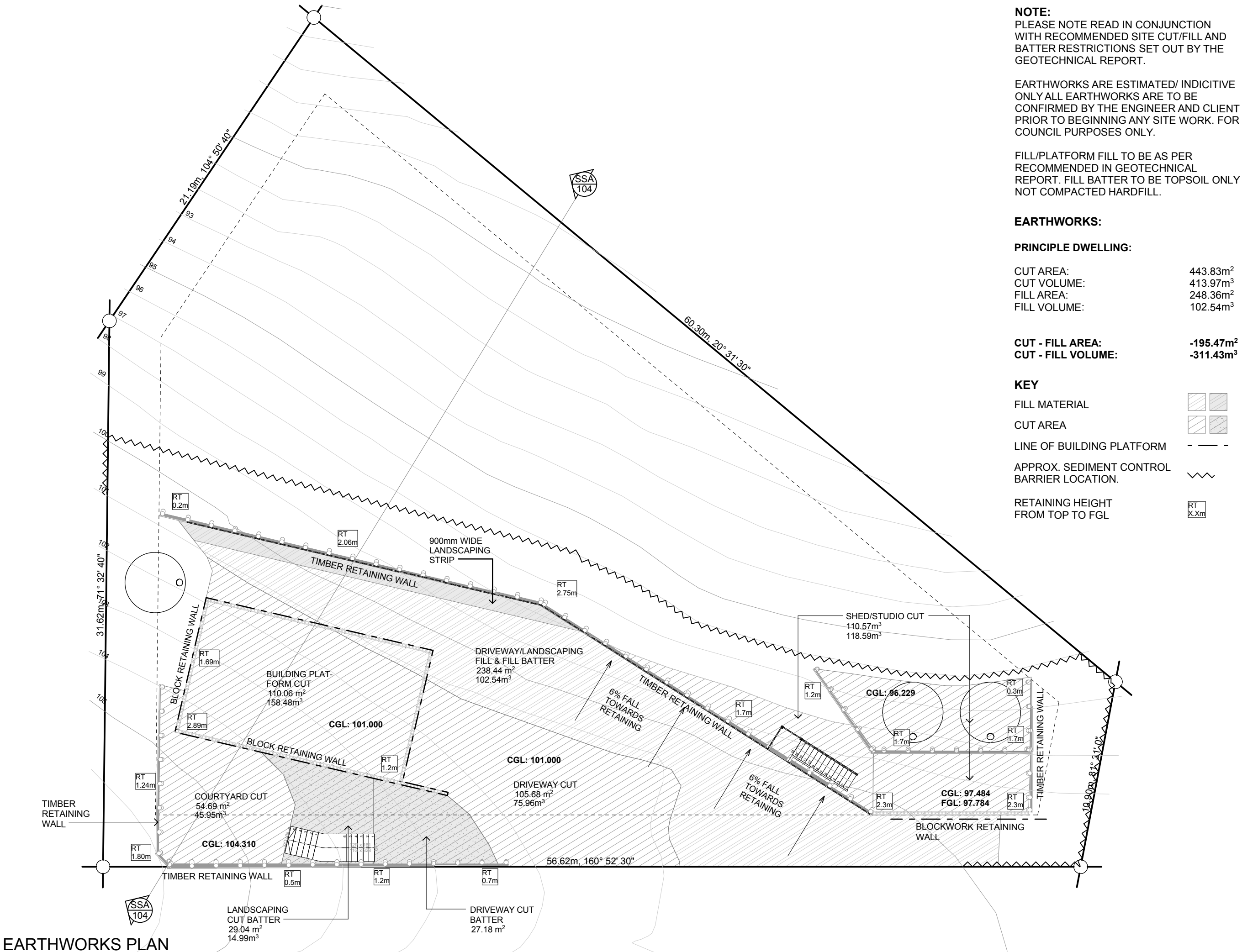
NO.	REVISION	DATE
1	SK-01	22.11.2018

SCALE

1:200

DRAWING CODE	DRAWING ISSUE
102	RC-01

SITE PLAN
Scale 1:200



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TITLE

EARTHWORKS PLAN

ISSUE DATE	27/09/2019
JOB NO.	18086
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PROJECT

PROPOSED NEW DWELLING FOR

JENNY ANN EMMANUEL

36 OLD HOSPITAL ROAD
WHANGAROA 0478

REVISIONS

NO.	REVISION	DATE
1	SK-01	22.11.2018

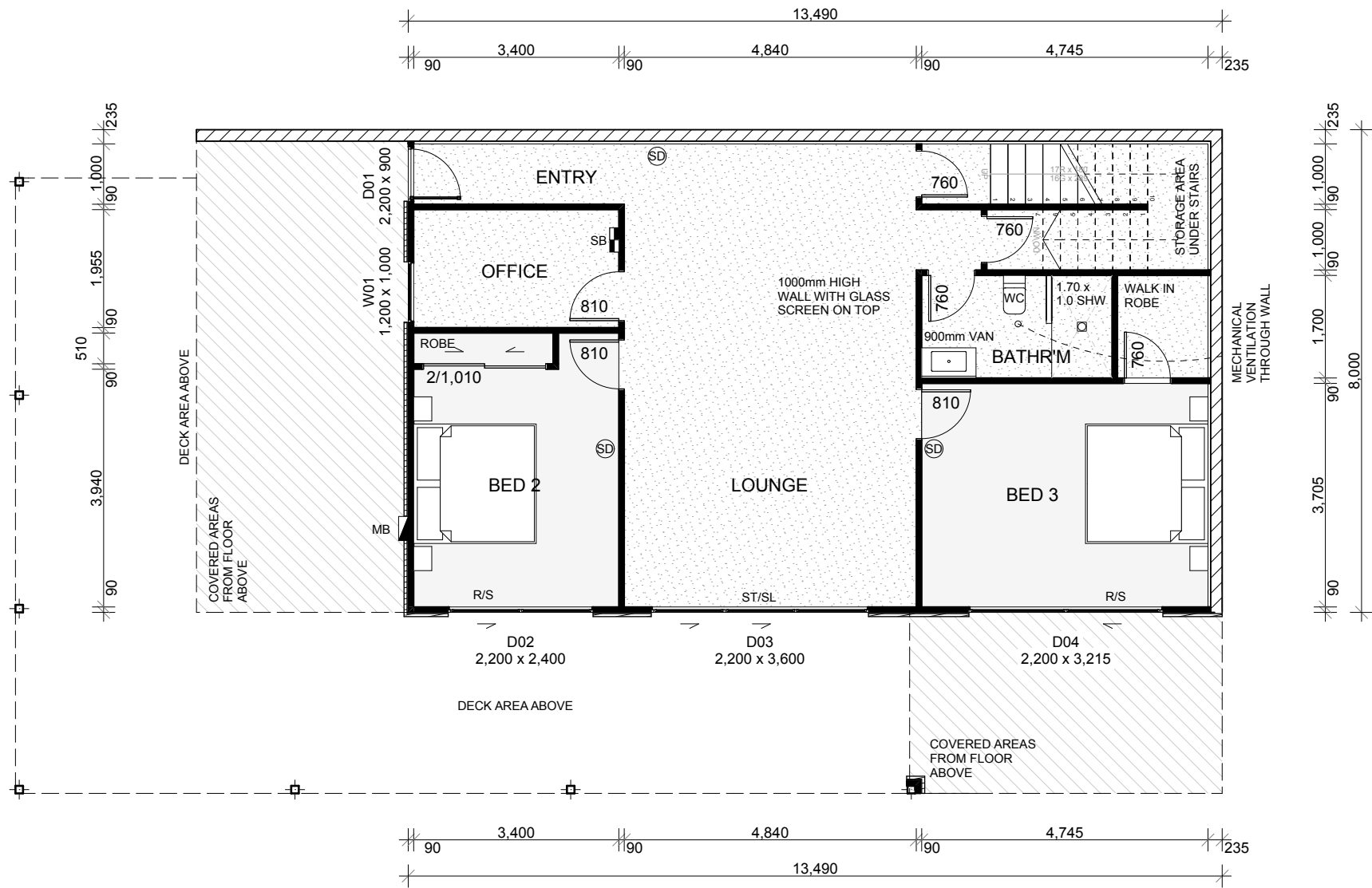
SCALE
1:200

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102	RC-01

FLOOR PLAN

Scale 1:100

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KEY

SMOKE DETECTOR

MECHANICAL VENTILATION

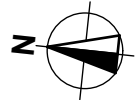
METERBOX

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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FLOOR PLAN

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JOB NO.18086

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PROPOSED NEW DWELLING FOR

JENNY ANN EMMANUEL

36 OLD HOSPITAL ROAD

WHANGAROA 0478

REVISIONS

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1	SK-01	22.11.2018

SCALE

1:100

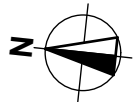
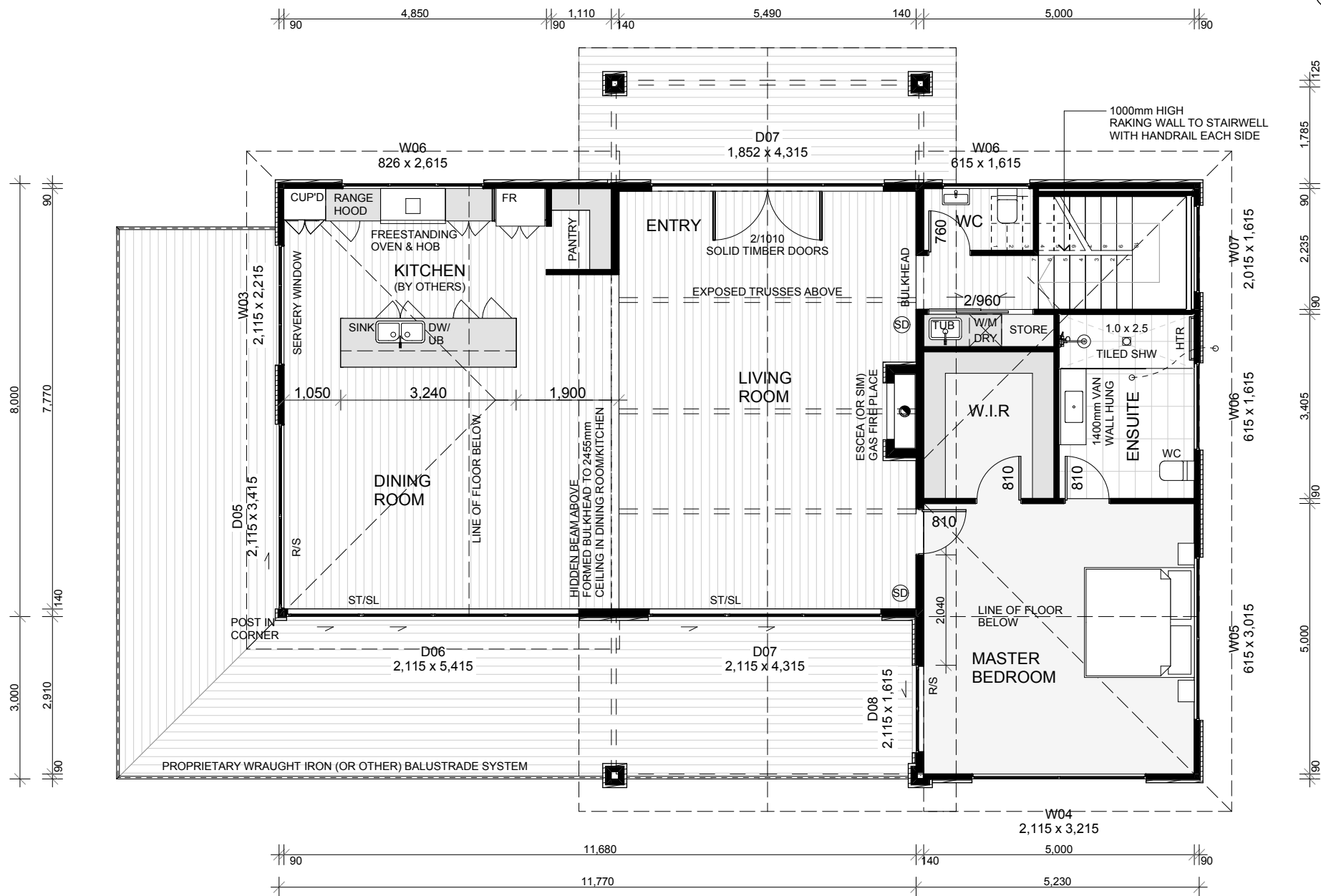
DRAWING CODE

DRAWING ISSUE

201

RC-01

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

SPECIFIC NOTES
NOTE 1:



ELEVATION GUIDE

UPPER FLOOR PLAN

Scale 1:100

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UPPER FLOOR PLAN

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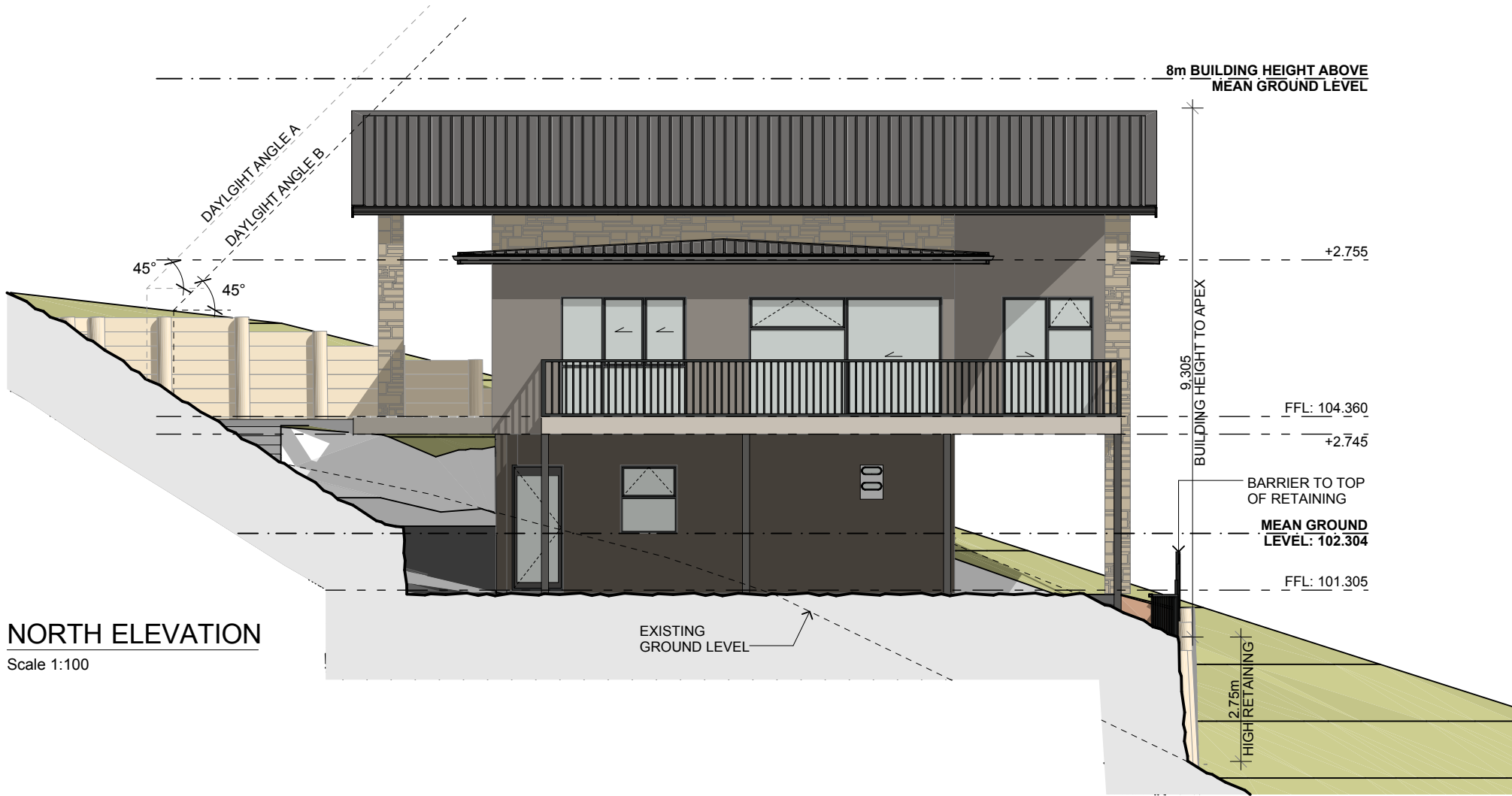
PROPOSED NEW DWELLING
FOR

JENNY ANN EMMANUEL

36 OLD HOSPITAL ROAD
WHANGAROA 0478

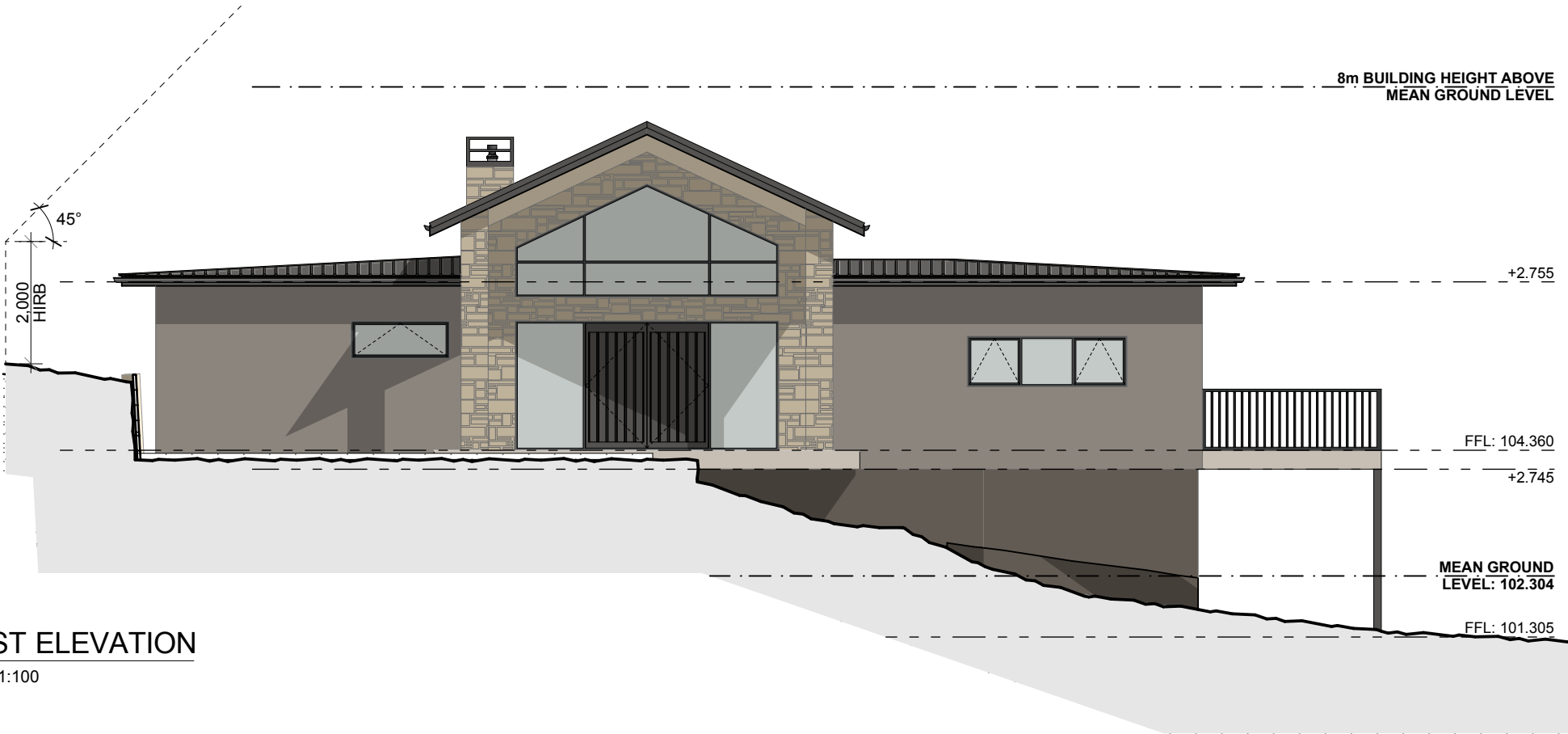
REVISIONS		
NO.	REVISION	DATE
1	SK-01	22.11.2018

SCALE 1:100	
DRAWING CODE 202	DRAWING ISSUE RC-01



NORTH ELEVATION

Scale 1:100



EAST ELEVATION

Scale 1:100

ELEVATION NOTES

- 1 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.
- 2 FASCIA SPOUTING & DOWNPIPES**
METALCRAFT 155 (OR SIM) COLORSTEEL MAXX FASCIA WITH MARLEY TYPHOON (OR SIM) GUTTER WITH 800mm MARLEY UPVC DOWNPIPES INSTALL TO MANUFACTURERS RECOMMENDATIONS.
- 3 SOFFIT LINING**
JAMES HARDIE 4.5mm HARDIEFLEX 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 BULDING 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 BULDING WRAP INSTALL TO MANUFACTURERS RECOMMENDATIONS. WITH BAGGED RENDER FINISH (T.B.C)
- 7 JOINERY**
POWDER COATED ALUMINIUM JOINERY DOUBLE GLAZED WITH SILL SUPPORT BARS, POWDER COATED HEAD FLASHINGS TO MATCH SILL FLASHINGS. TO CAVITY FIXED CLADDINGS H3.1 TIMBER REVEALS. INSTALL TO MANUFACTURERS RECOMMENDATIONS.

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TITLE

NORTH & EAST ELEVATIONS

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 WHANGAROA 0478

REVISIONS

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SCALE

1:100

DRAWING CODE

203

DRAWING ISSUE

RC-01

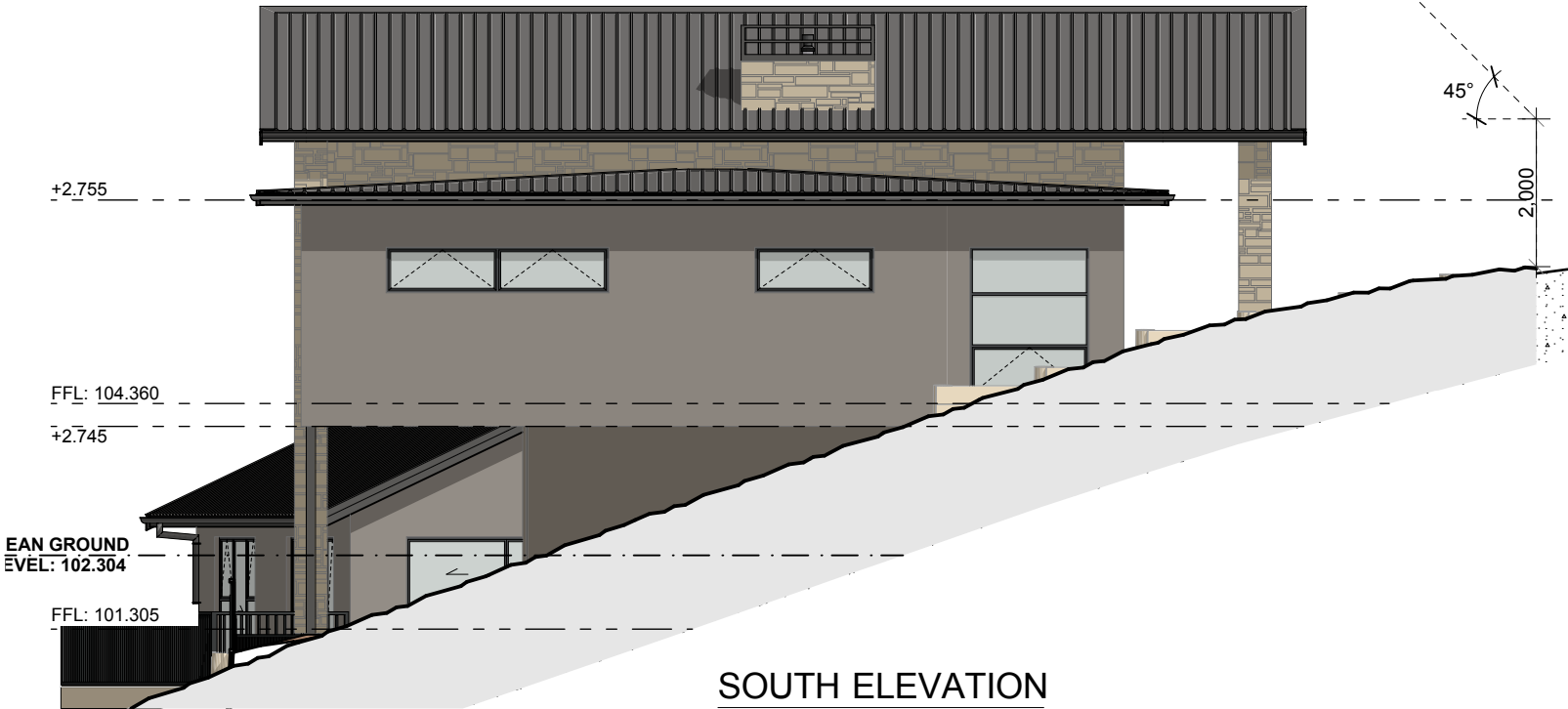
8m BUILDING HEIGHT ABOVE
MEAN GROUND LEVEL



WEST ELEVATION

Scale 1:100

8m BUILDING HEIGHT ABOVE
MEAN GROUND LEVEL



SOUTH ELEVATION

Scale 1:100

ELEVATION NOTES

- 1 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.
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POWDER COATED ALUMINIUM JOINERY DOUBLE GLAZED WITH SILL SUPPORT BARS, POWDER COATED HEAD FLASHINGS TO MATCH SILL FLASHINGS. TO CAVITY FIXED CLADDINGS H3.1 TIMBER REVEALS. INSTALL TO MANUFACTURERS RECOMMENDATIONS.

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TITLE

SOUTH & WEST
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
WHANGAROA 0478

REVISIONS

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1	SK-01	22.11.2018

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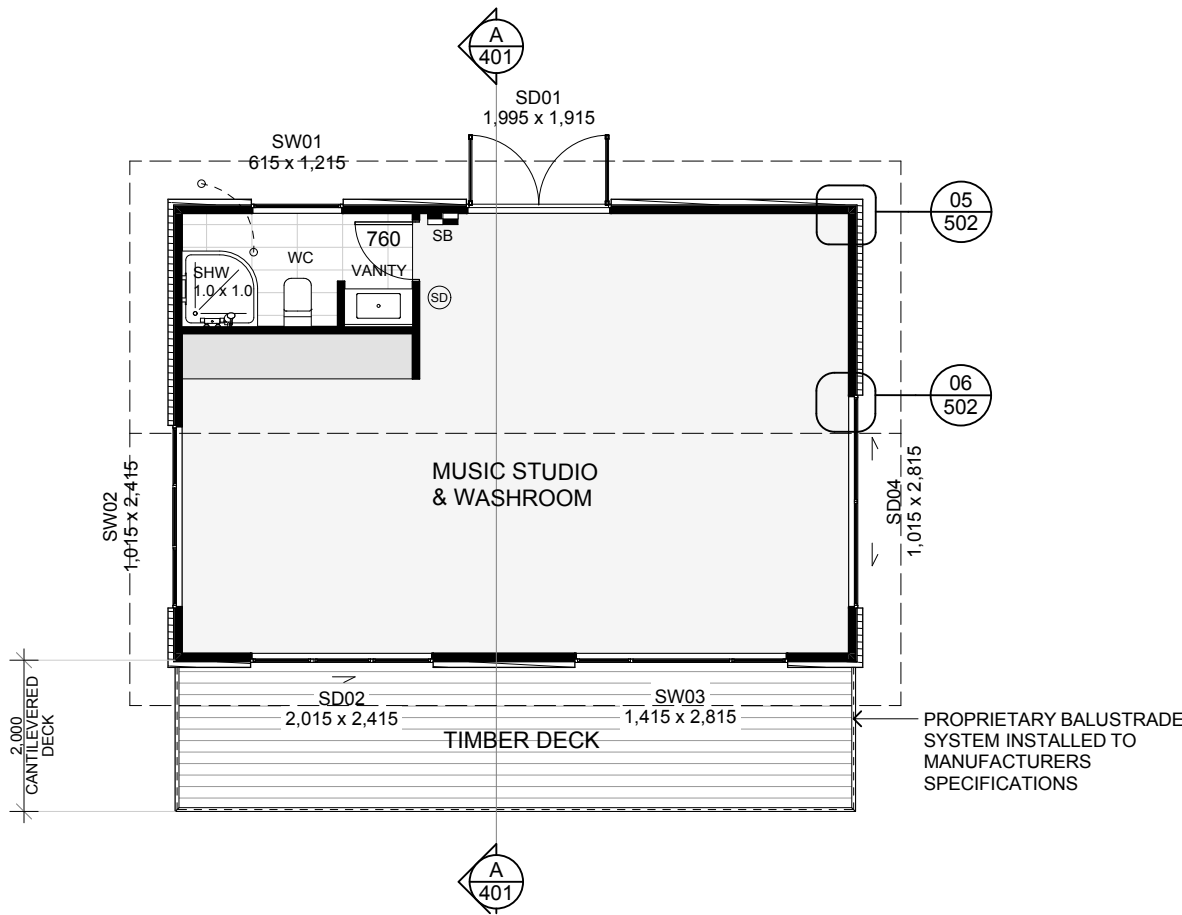
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DRAWING CODE 204

DRAWING ISSUE RC-01

STUDIO FLOOR PLAN

Scale 1:100



KEY

SD

SMOKE DETECTOR

Mechanical Ventilation

MECHANICAL VENTILATION

METERBOX

METERBOX

DISTRIBUTION BOARD

DISTRIBUTION BOARD

TILE FLOORING

TILE FLOORING

CARPET

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 SG8 UNLESS NOTED OTHERWISE)
WIND ZONE: VERY HIGH

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

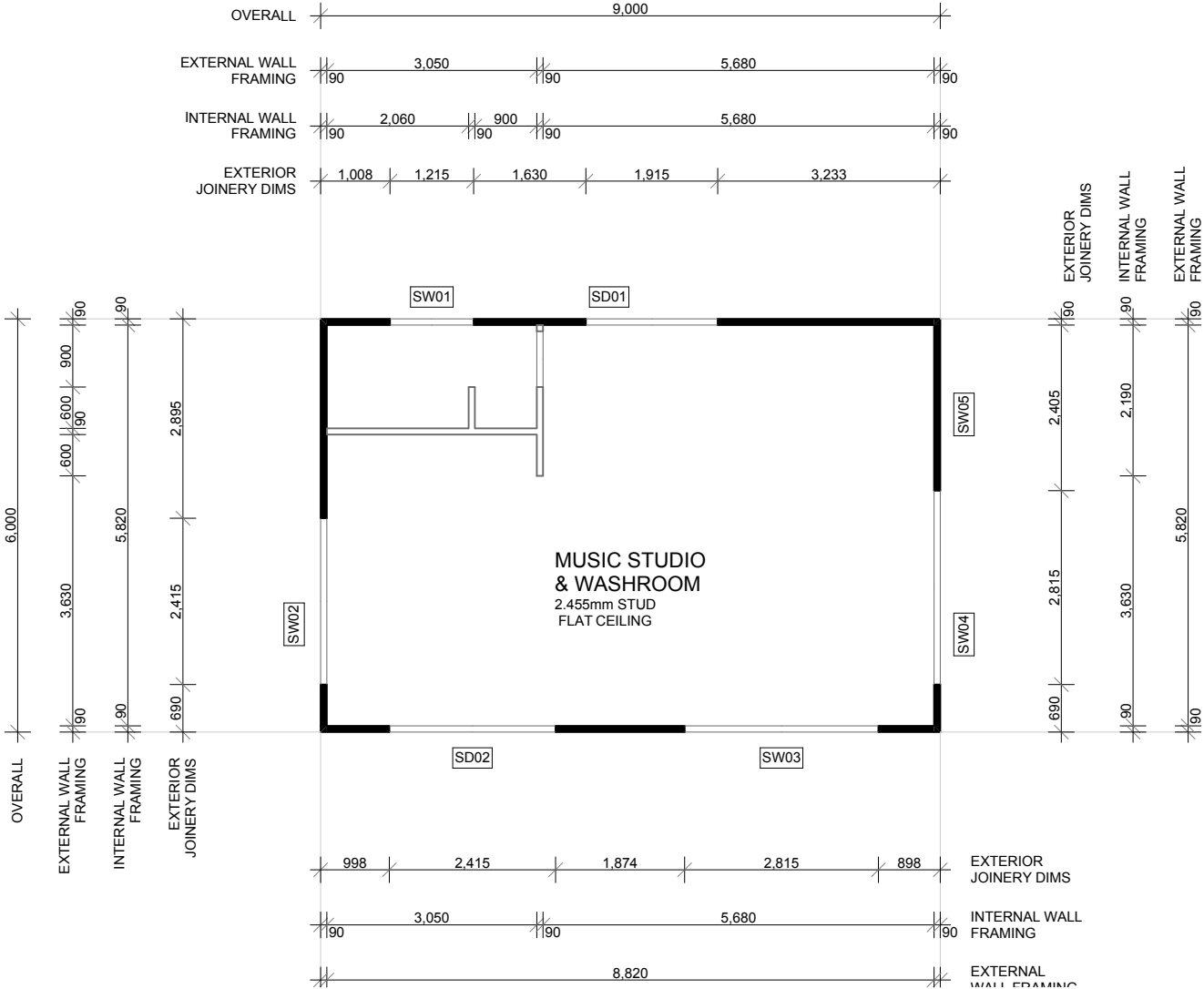
INTERNAL WALL FRAMING (NON LOAD BEARING): (H1.2 SG8)
WIND ZONE: VERY HIGH

	90 x 45	400mm	800mm	2400mm
-------------	---------	-------	-------	--------

NOTE:
ALLOW FOR 6mm FRAMING OVERHANG IF RIGID AIR BARRIER IS USED.

WALL FRAMING PLAN

Scale 1:100



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TITLE

STUDIO FLOOR & WALL FRAMING PLANS

ISSUE DATE 27/09/2019

JOB NO. 18086

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PROJECT

PROPOSED NEW DWELLING FOR

JENNY ANN EMMANUEL

36 OLD HOSPITAL ROAD WHANGAROA 0478

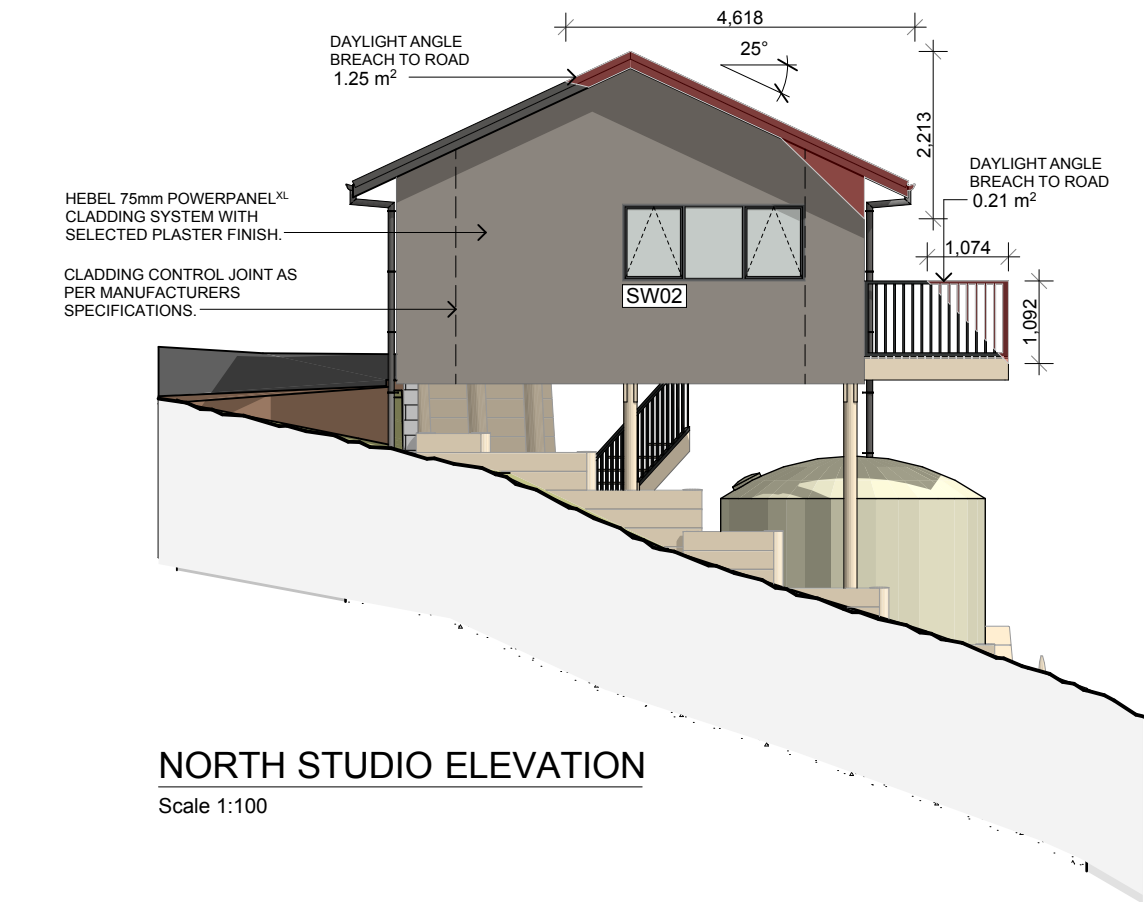
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NO.	REVISION	DATE
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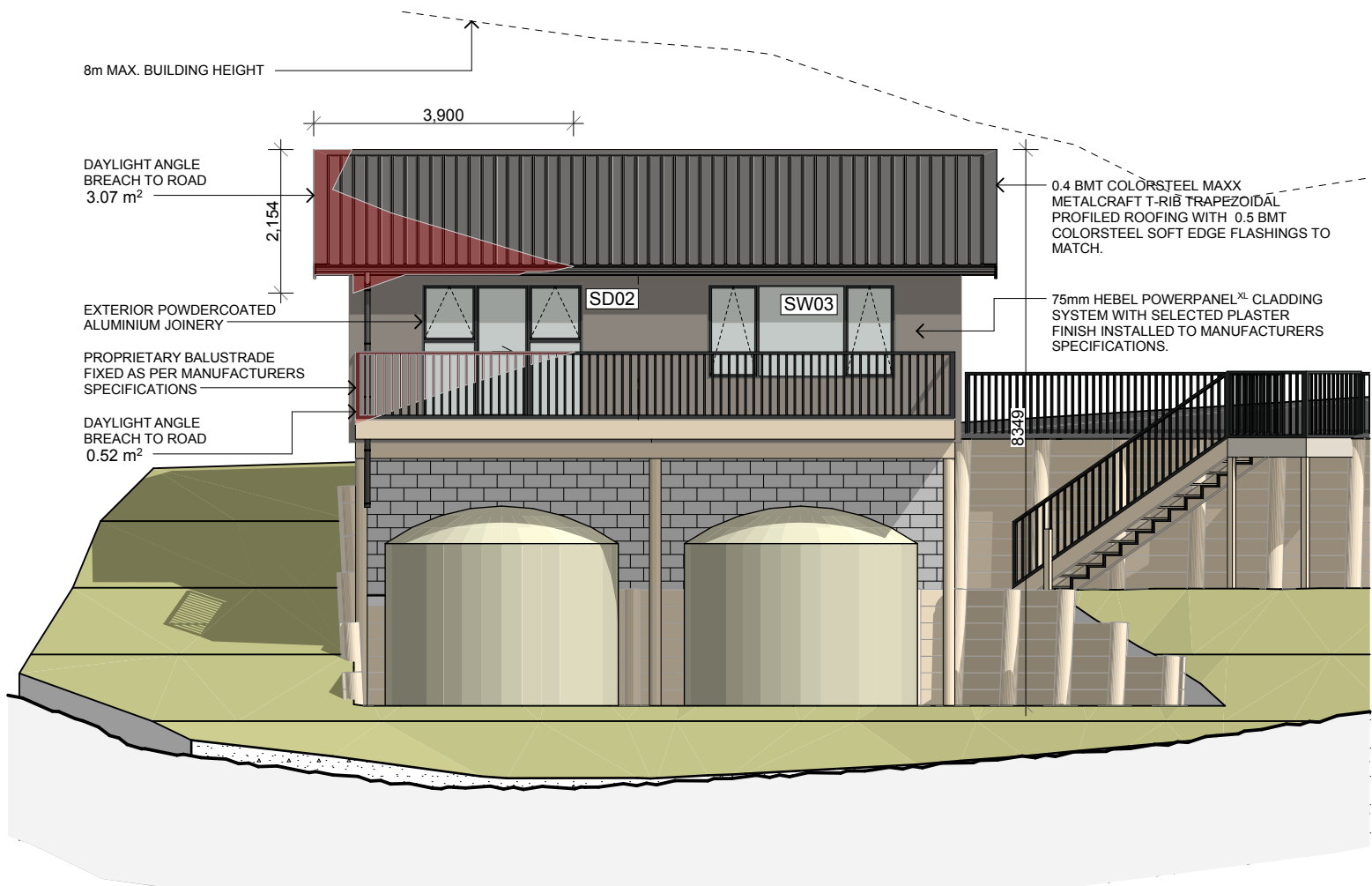
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301	RC-01



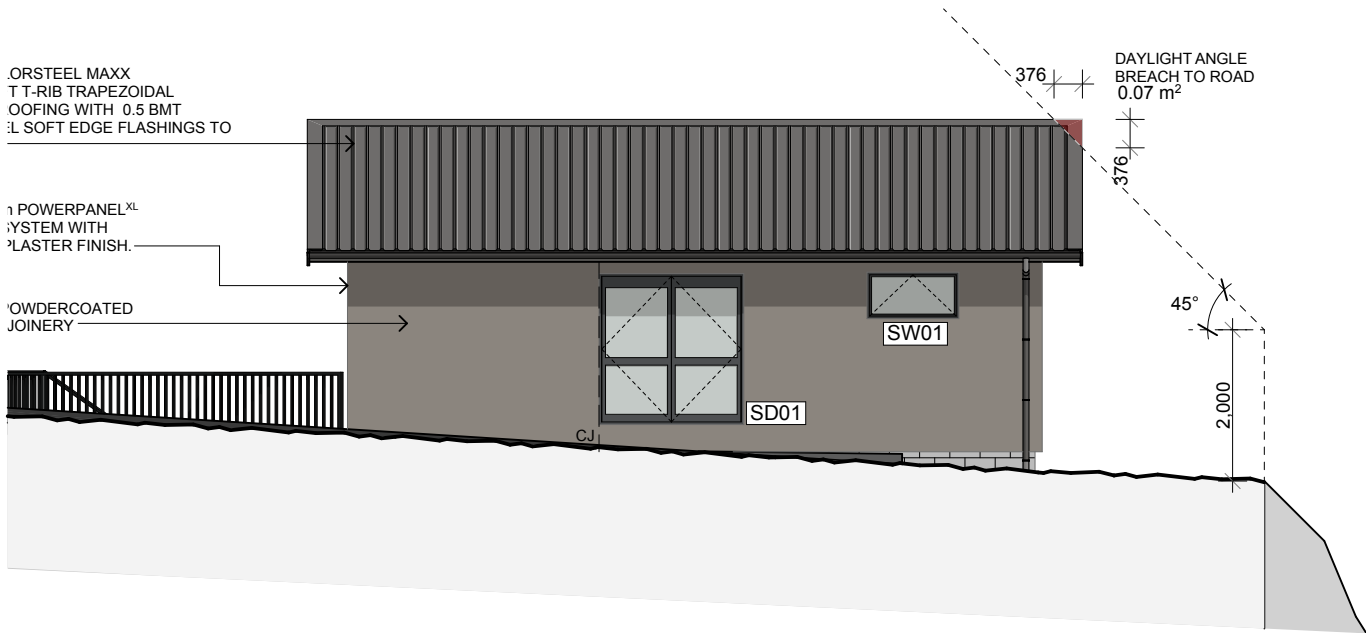
NORTH STUDIO ELEVATION

Scale 1:100



WEST STUDIO ELEVATION

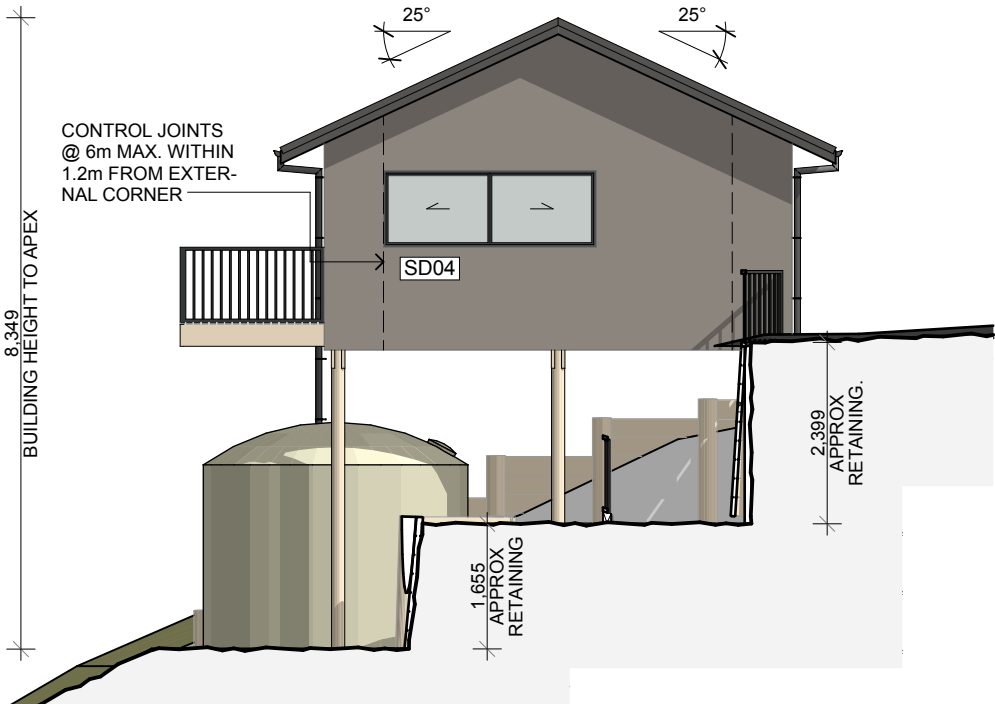
Scale 1:100



EAST STUDIO ELEVATION

Scale 1:100

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
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	High risk	4
Total Risk Score:		7



SOUTH STUDIO ELEVATION

Scale 1:100

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STUDIO
ELEVATIONS

ISSUE DATE 27/09/2019
JOB NO. 18086
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PROPOSED NEW DWELLING
FOR

JENNY ANN EMMANUEL

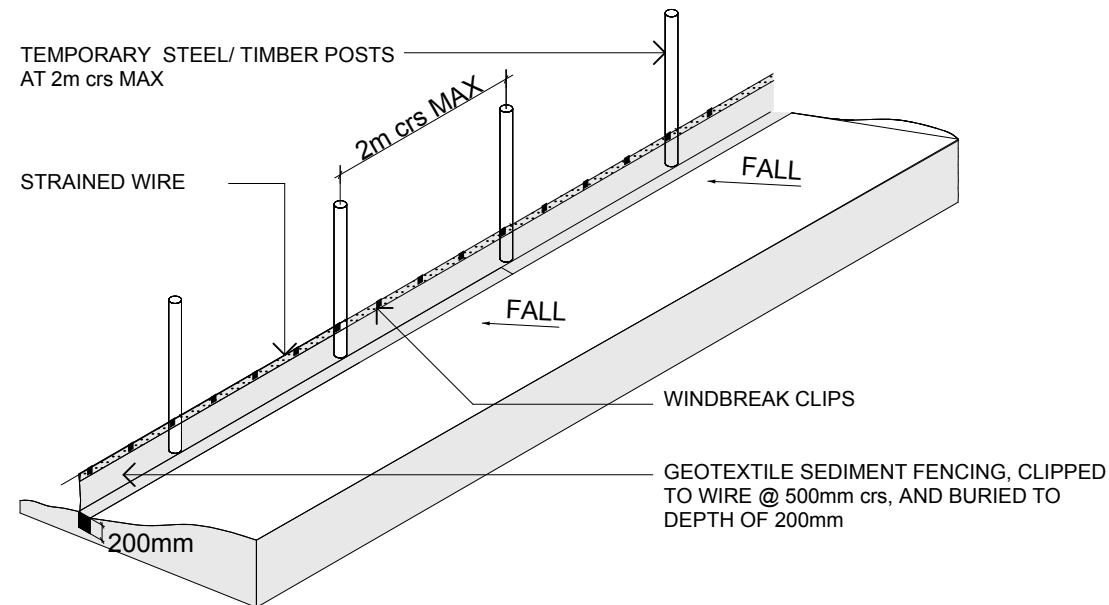
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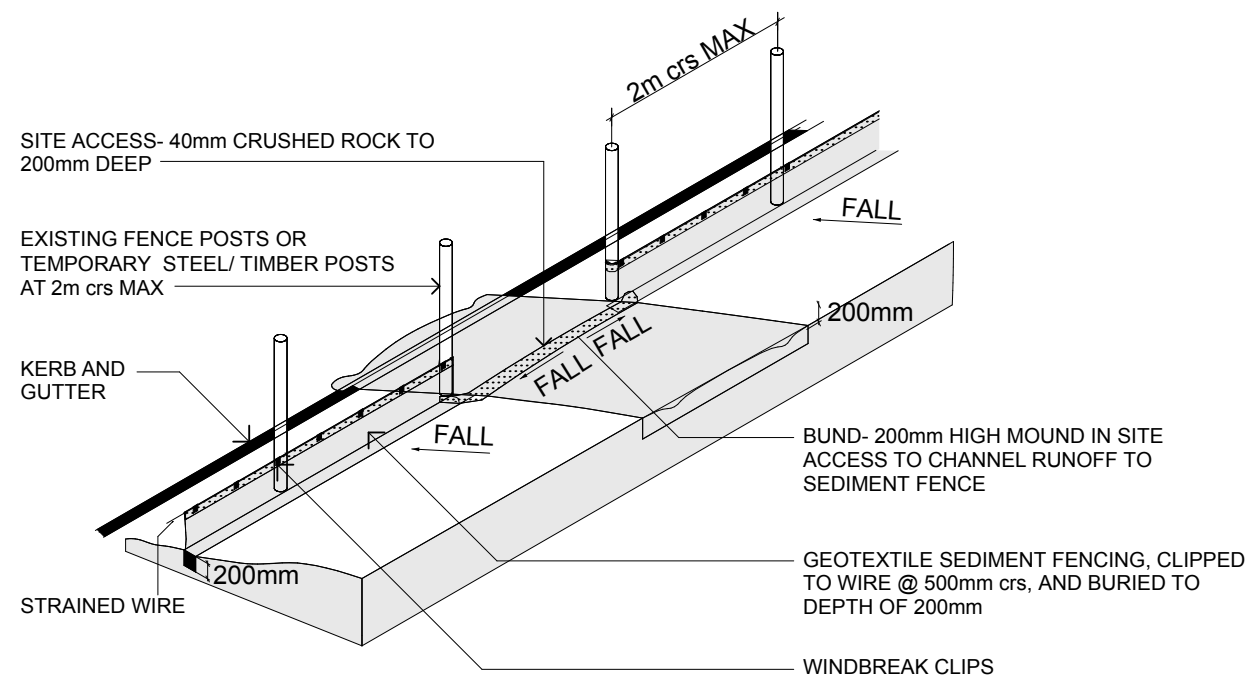
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DRAWING ISSUE RC-01

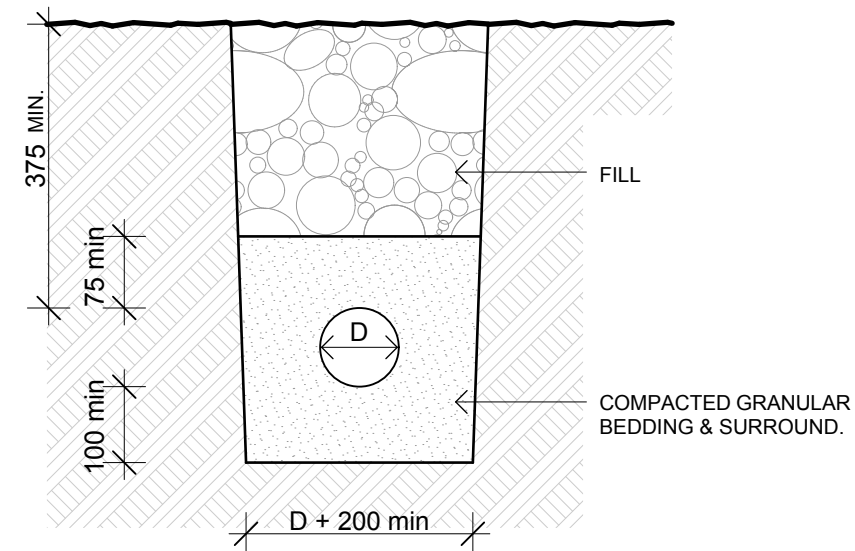


**SEDIMENT BARRIER DETAIL
TO ROAD BOUNDARY**

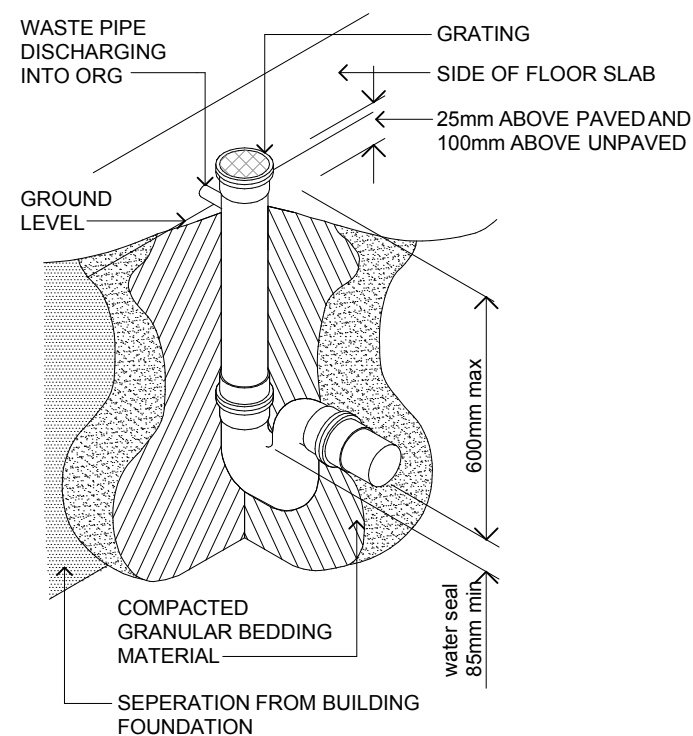


**DRIVEWAY SEDIMENT BARRIER DETAIL
TO ROAD BOUNDARY**

02 SEDIMENT BARRIER DETAIL
- Scale 1:20



03 TYPICAL SW TRENCH DETAIL
- Scale 1:10



04 TYPICAL ORG DETAIL
- Scale 1:100

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TITLE

**TYPICAL SEDIMENT
& DRAINAGE
DETAILS**

ISSUE DATE 27/09/2019

JOB NO. 18086

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PROJECT

PROPOSED NEW DWELLING
FOR

JENNY ANN EMMANUEL

**36 OLD HOSPITAL ROAD
WHANGAROA 0478**

REVISIONS

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SCALE

1:20, 1:10, 1:100

DRAWING CODE DRAWING ISSUE

501

RC-01