



Document Number: RDC-1087900

Date Registered: 18/12/2020

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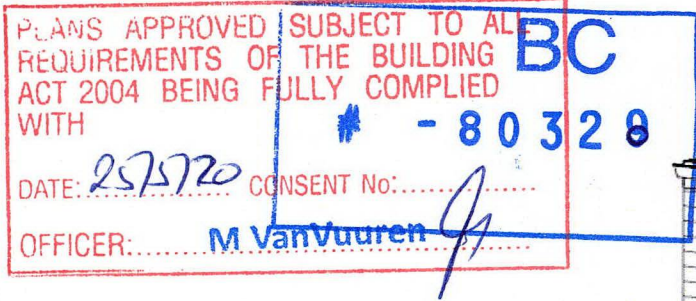


LOT AREA = 720 sq.m

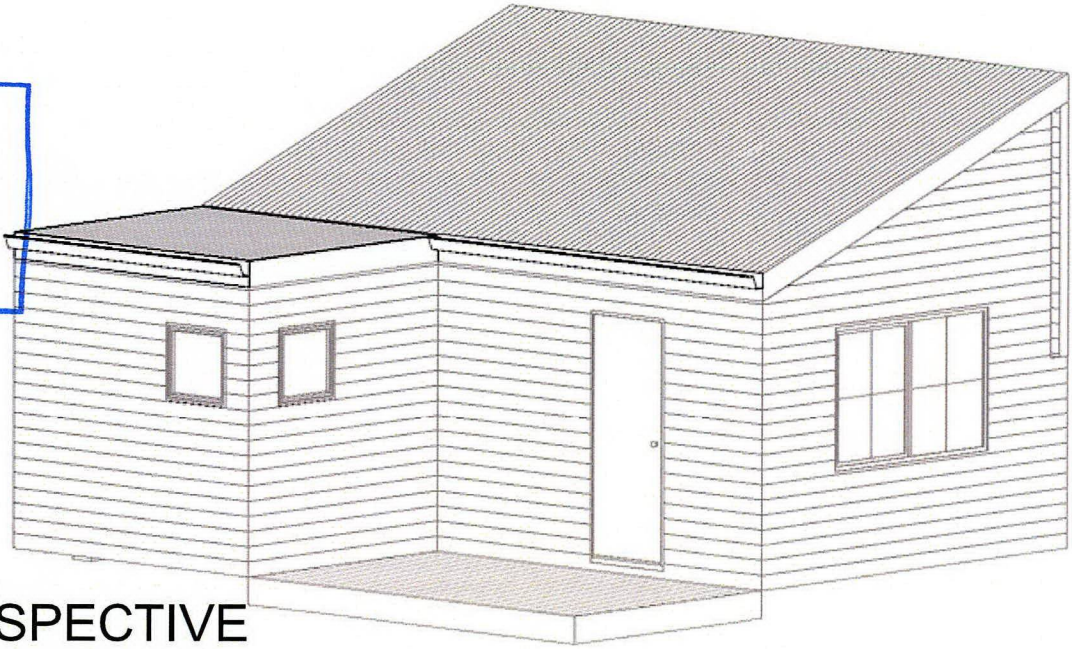
Building area = 104 + 28.04 = 132.04 sq.m

COVERED AREA = 18.33 %

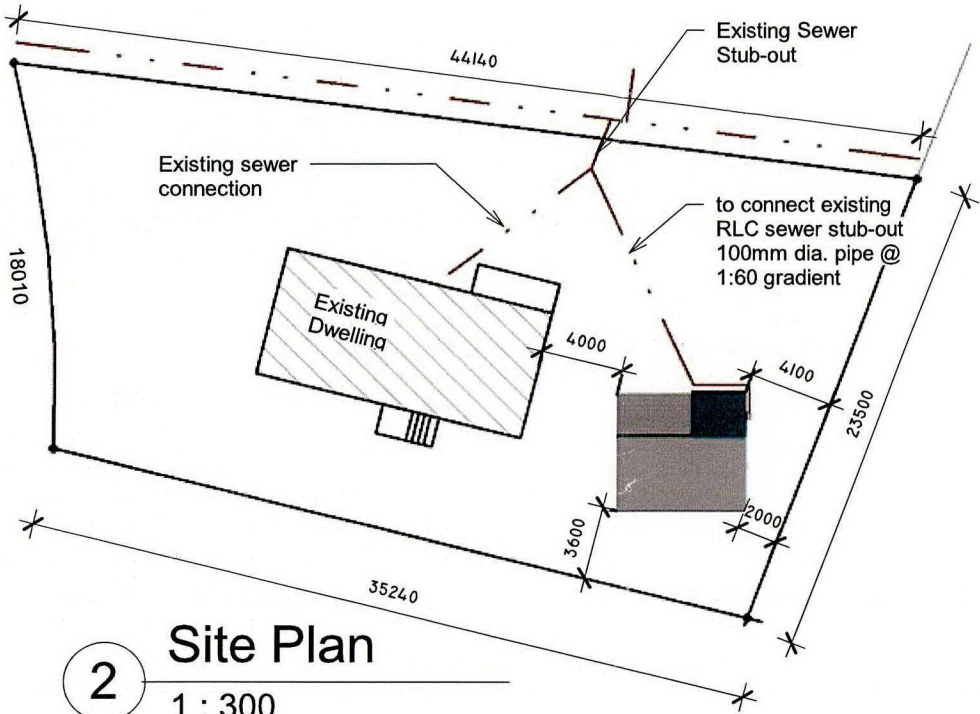
Sheet List	
Sheet Number	Sheet Name
A100	Cover Page / Sheet List
A101	Existing and Proposed Floor Plan
A102	Elevations
A103	SECTION
A104	ELECTRICAL & ROOF PLAN
A105	BRACING ELEMENTS
A106	SCHEDULE OF DOORS & WINDOWS
P001	Plumbing Layout



1 PERSPECTIVE



2 Site Plan  
1 : 300



	Status: <b>FOR CONSENT</b>	Project: Garage Convert to Line room Address: 5 Beryl Place, Rotorua	Drawing: Cover Page / Sheet List Drawn Scale: 1 : 300 Reduced Scale:	Drawn By: RE	Checked By: RE	Date: 22/03/18
				CAD Filename:		Sheet No: Revision:
				Project No. 109		A100



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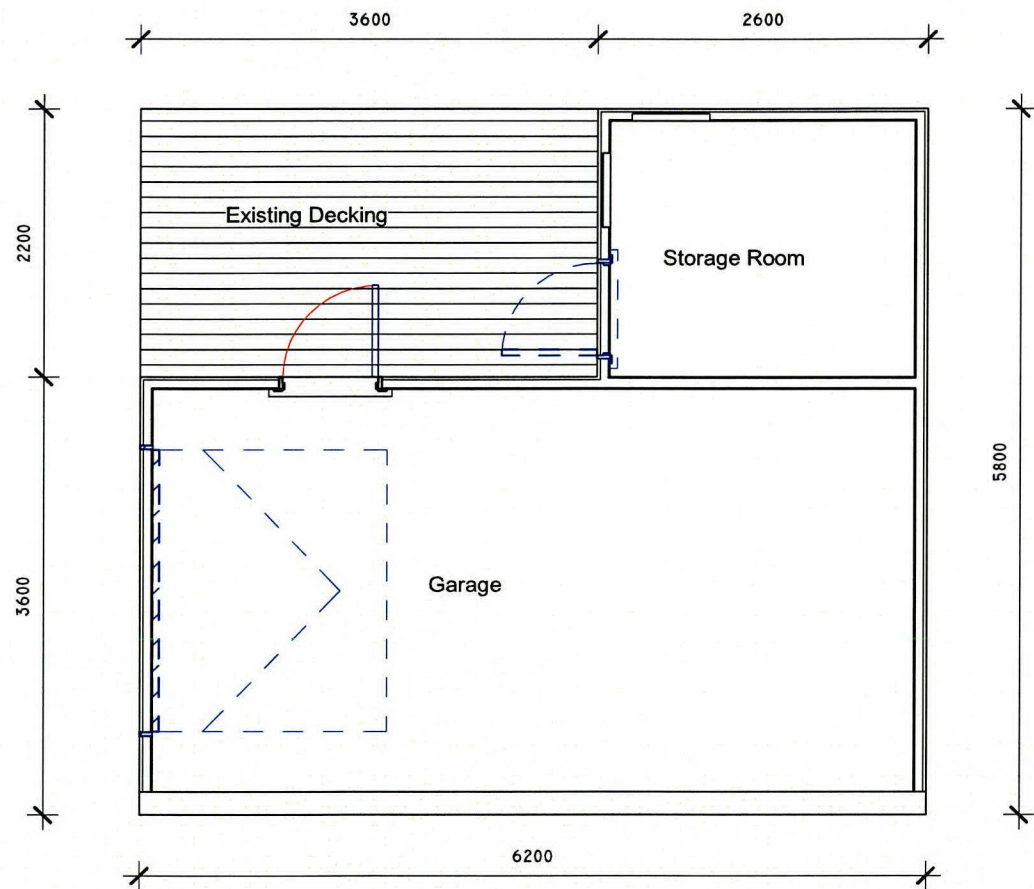
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NOTE

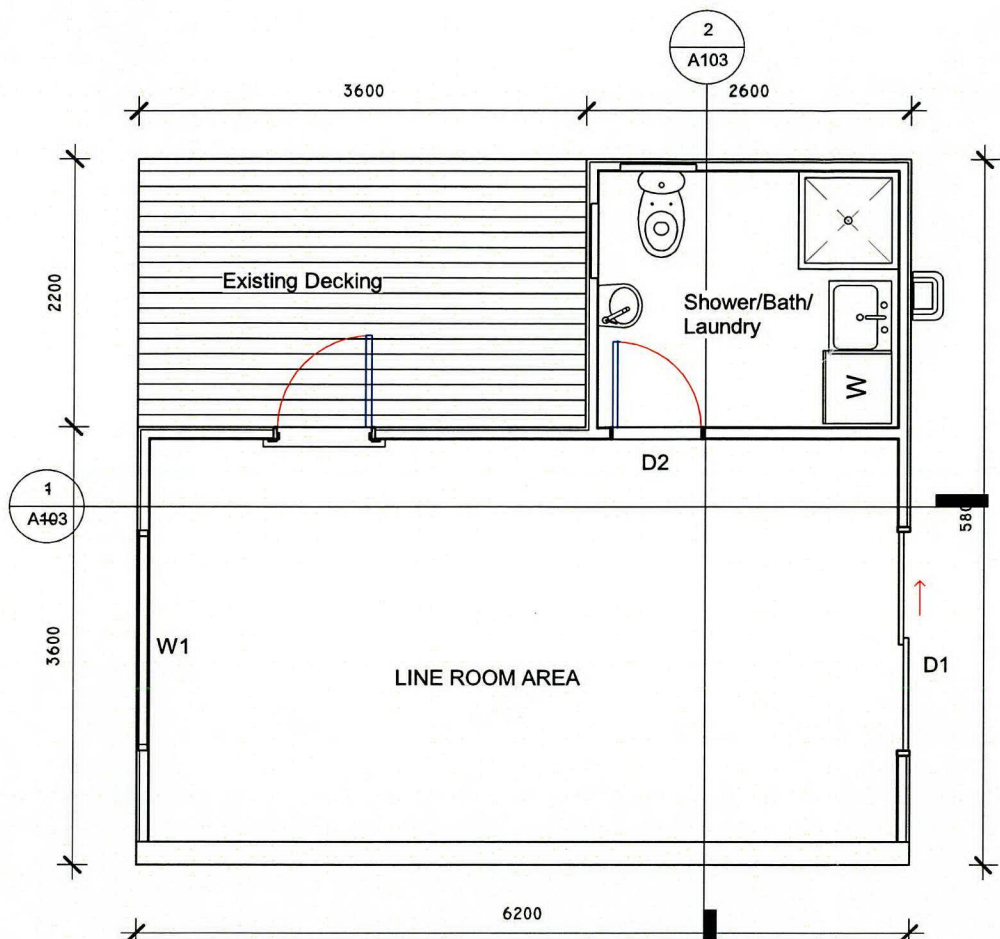
Blue dash line to be demolish  
and framed up wall

BC

# - 80329



1 01- FFL.Existing  
1 : 50



2 01- FFL.Line Room  
conversion  
1 : 50

Status:

FOR CONSENT

Project:

Garage Convert to Line  
room

Address:

5 Beryl Place, Rotorua

Drawing:

Existing and Proposed  
Floor Plan

Drawn Scale:

1 : 50

Reduced Scale:

Drawn By:

RE

Checked By:

RE

Date:

22/03/18

CAD Filename:

Sheet No: Revision:

Project No.

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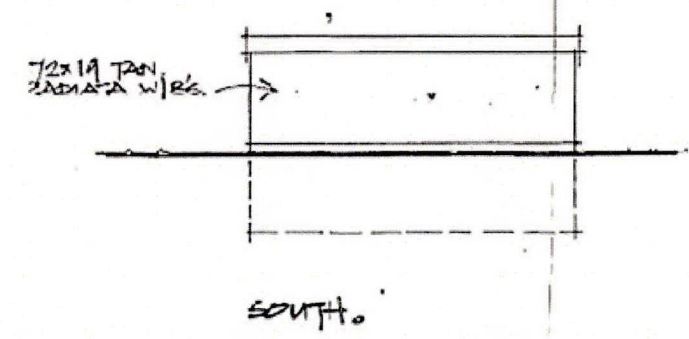
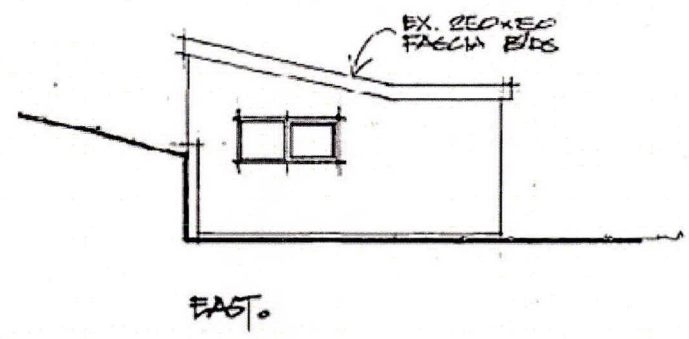
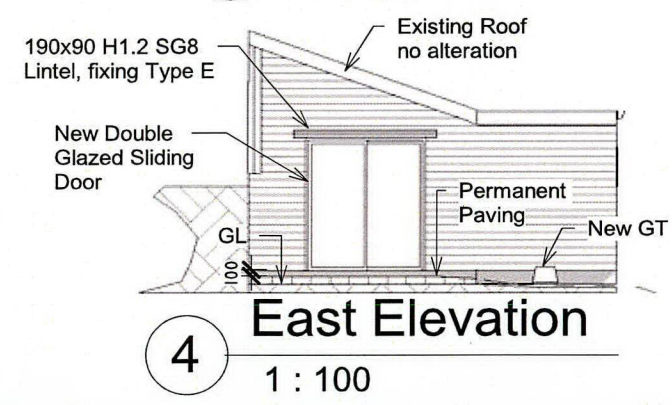
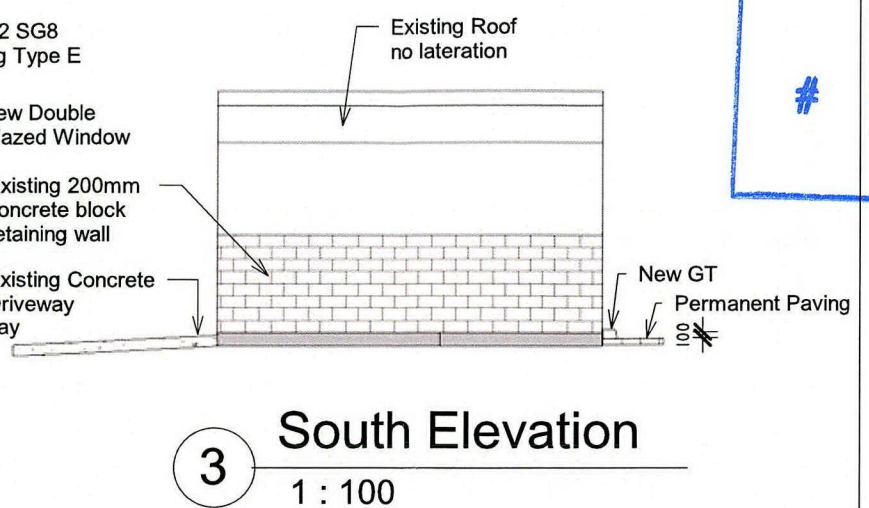
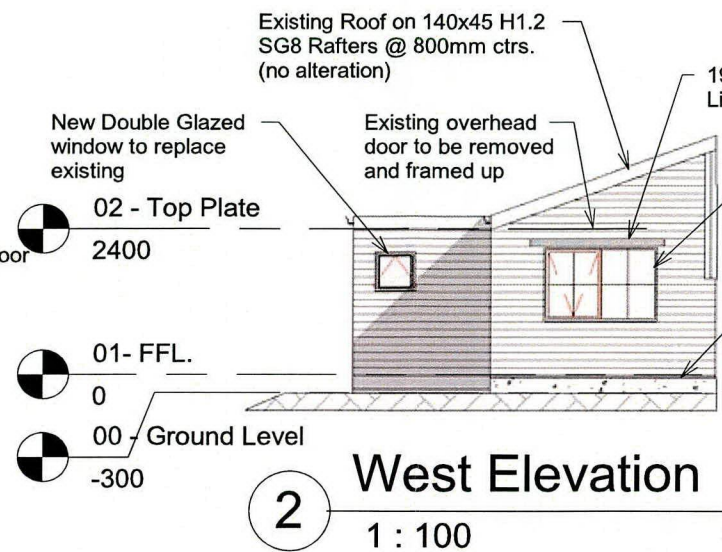
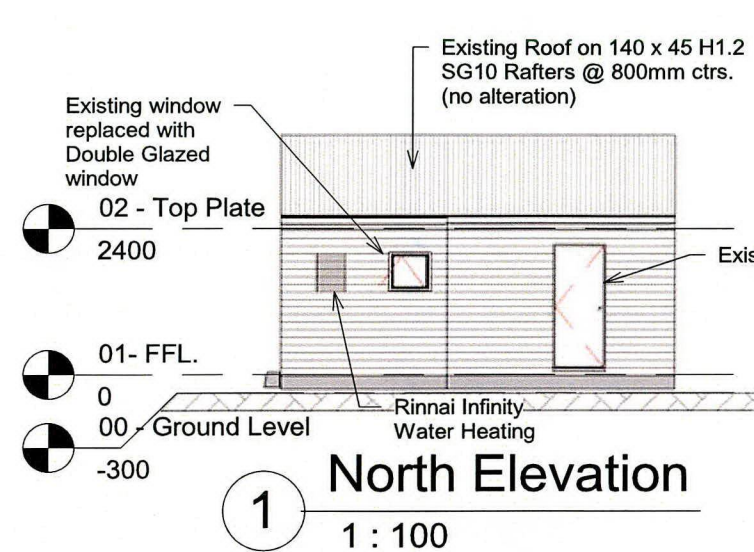
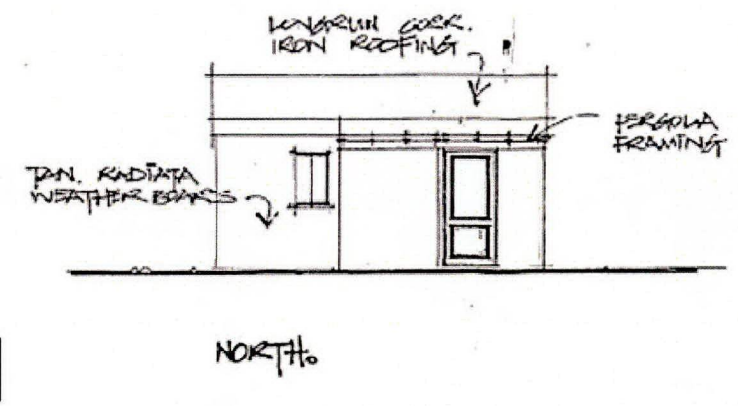
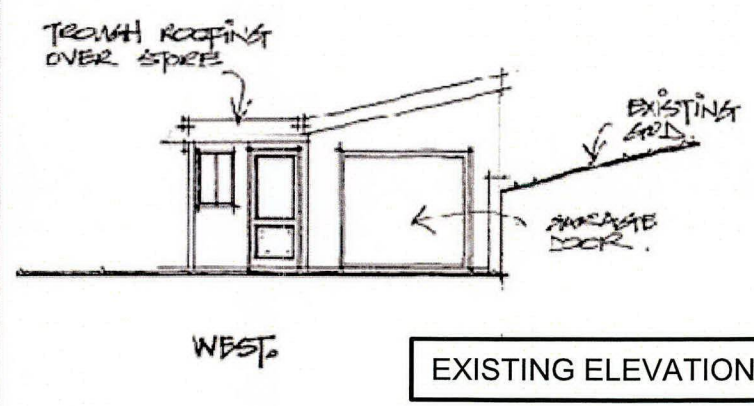


Table 2: Building envelope risk scores  
Paragraph 3.1.2, Figure 1

Risk factor	Risk severity					Subtotals for each risk factor
	LOW	MEDIUM	HIGH	VERY HIGH (1)		
Wind zone (per NZS 3604)(1)	0	0	0	1	2	0
Number of storeys	0	1	1	2	4	1
Roof/wall intersection design	0	1	3	3	5	3
Eaves width	0	1	2	2	5	2
Envelope complexity	0	0	1	3	6	0
Deck design	0	0	2	4	6	0
Total risk score for use in Table 3:						6

(Enter the appropriate risk severity score for each risk factor in the score columns. Transfer these figures across to the right-hand column. Finally, add up the figures in the right-hand column to get the total risk score.)

NOTE: (1) For buildings in Extra High wind zones, refer to Tables 1 and 3 for rigid underlay and drained cavity requirements.



EXISTING ELEVATION

Status: **FOR CONSENT**

Project: Garage Convert to Line room  
Address: 5 Beryl Place, Rotorua

Drawing: Elevations  
Drawn Scale: 1 : 100  
Reduced Scale:

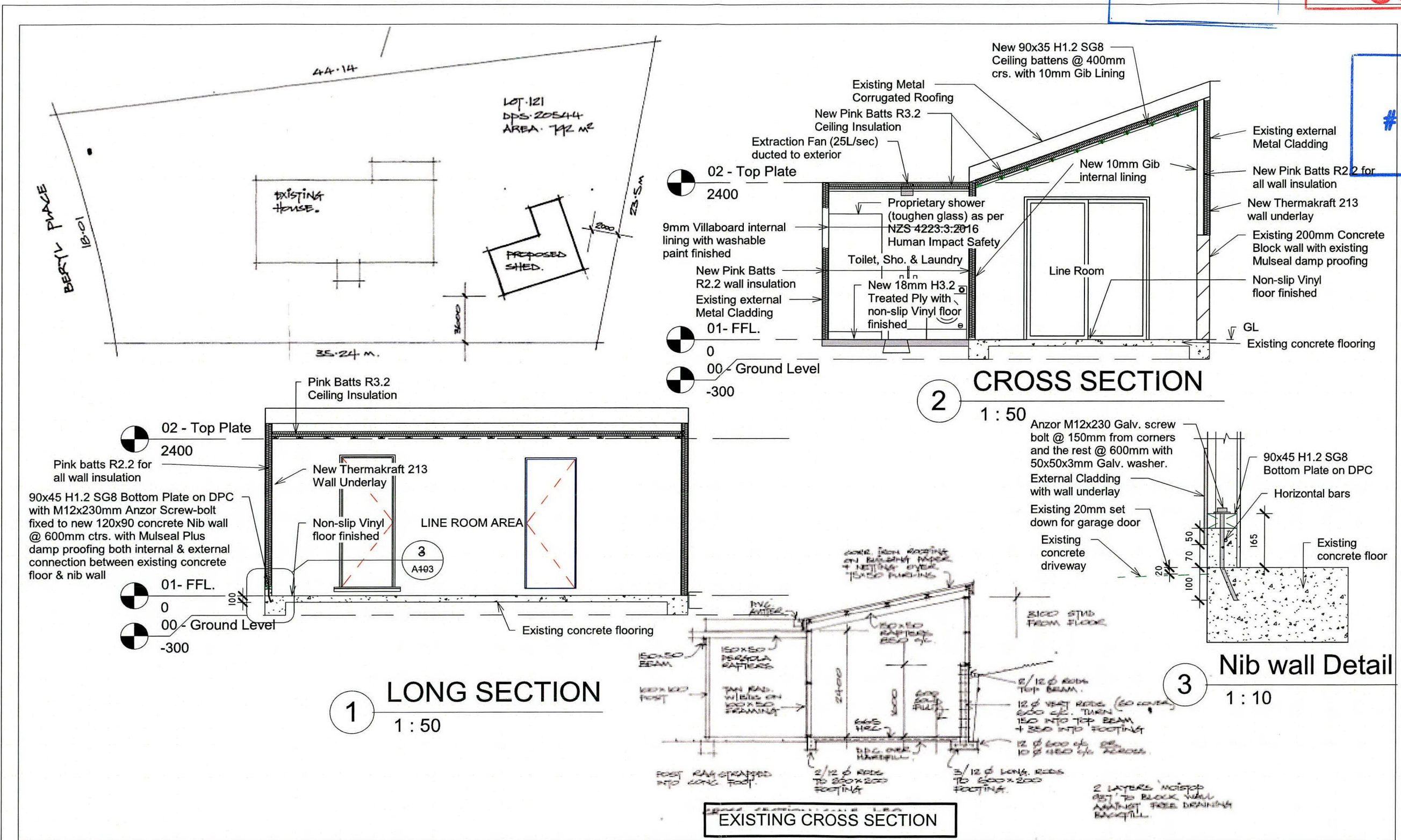
Drawn By: RE	Checked By: RE	Date: 22/03/18
CAD Filename:		Sheet No: Revision:
Project No. 109		A102



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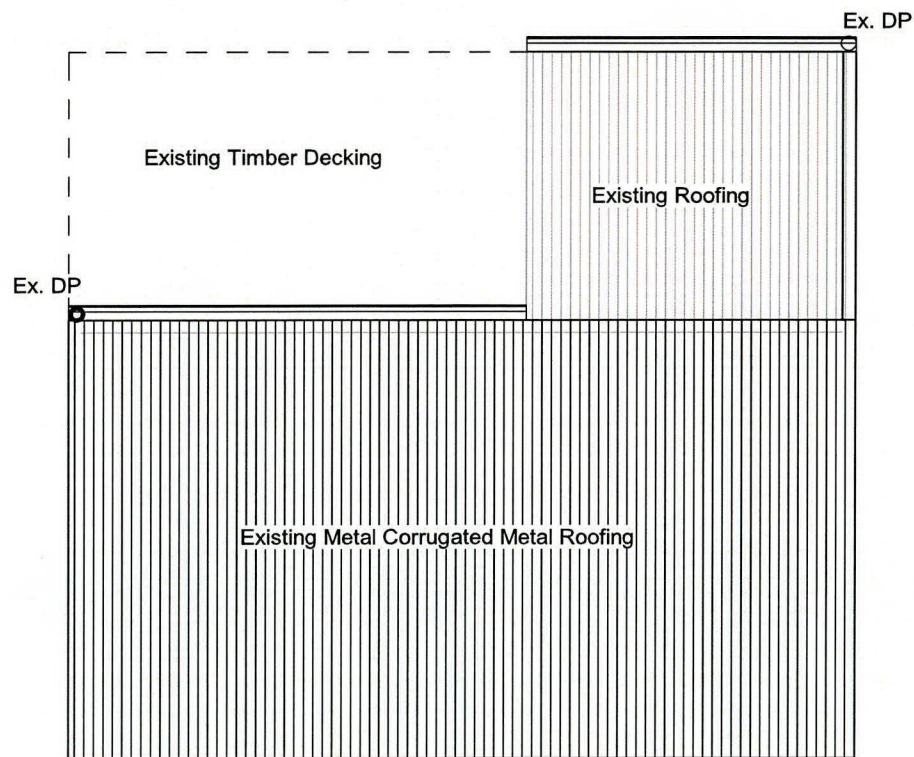
Status: <b>FOR CONSENT</b>	Project: Garage Convert to Line room Address: 5 Beryl Place, Rotorua	Drawing: SECTION  Drawn Scale: As indicated  Reduced Scale:	Drawn By: RE	Checked By: RE	Date: 09/19/19
			CAD Filename:		Sheet No: Revision:
			Project No. 109		A103



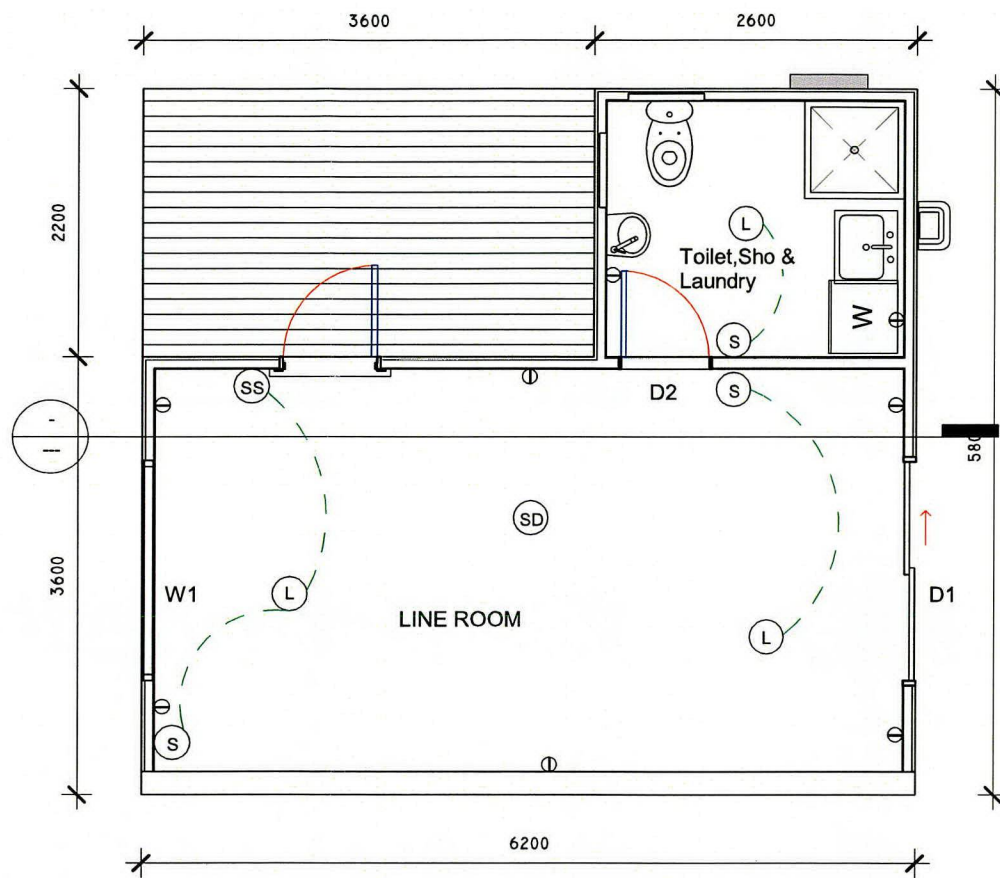
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1 Roof Plan  
1 : 50



- LEGEND:
- (S) Single Switch
  - (L) Drop Light
  - (SS) Double Switch
  - ⊖ Double Outlet
  - (SD) Smoke Detector

Note:  
Power Supply come from the main dwelling.

2 ELECTRICAL PLAN  
1 : 50

Status:  
**FOR CONSENT**

Project: Garage Convert to Line room  
Address: 5 Beryl Place, Rotorua

Drawing: ELECTRICAL & ROOF PLAN  
Drawn Scale: 1 : 50  
Reduced Scale:

Drawn By: RE	Checked By: RE	Date: 05/04/18
CAD Filename:		Sheet No: Revision:
Project No. 109		A104



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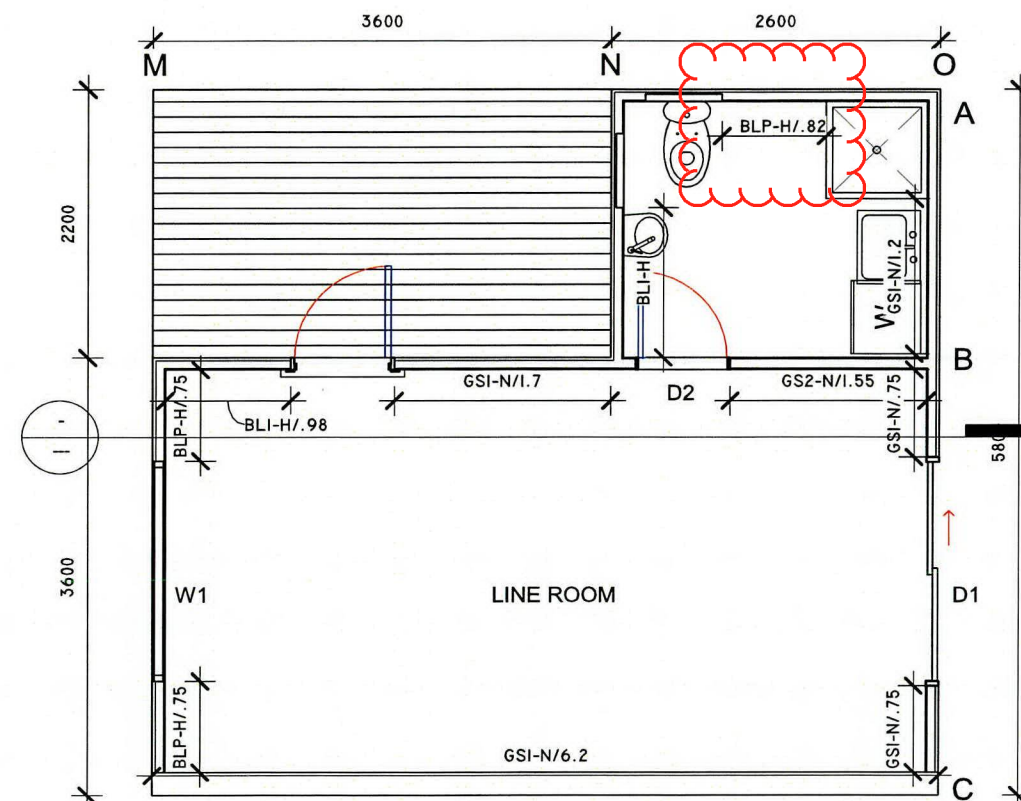
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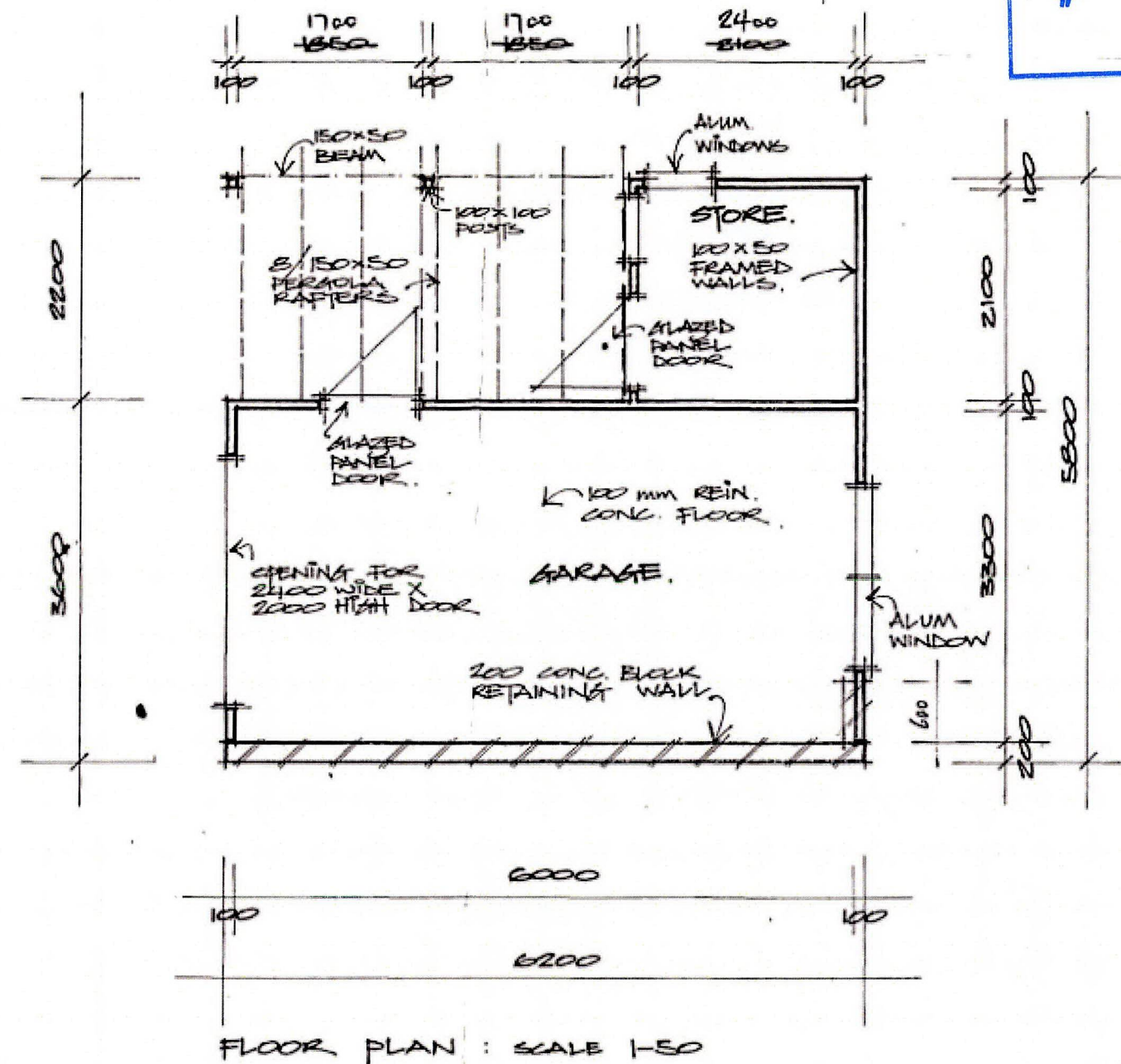
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**SUPERSEDED**  
By supply of minor variation  
BC80328  
Date: 11/06/2021  
Rotorua Lakes Council



**1 BRACING ELEMENTS**  
1 : 50



Status:

**FOR CONSENT**

Project:

Garage Convert to Line  
room

Address:

5 Beryl Place, Rotorua

Drawing:

**BRACING ELEMENTS**

Drawn Scale:

1 : 50

Reduced Scale:

Drawn By:

RE

Checked By:

RE

Date:

05/04/18

CAD Filename:

Sheet No:

Revision:

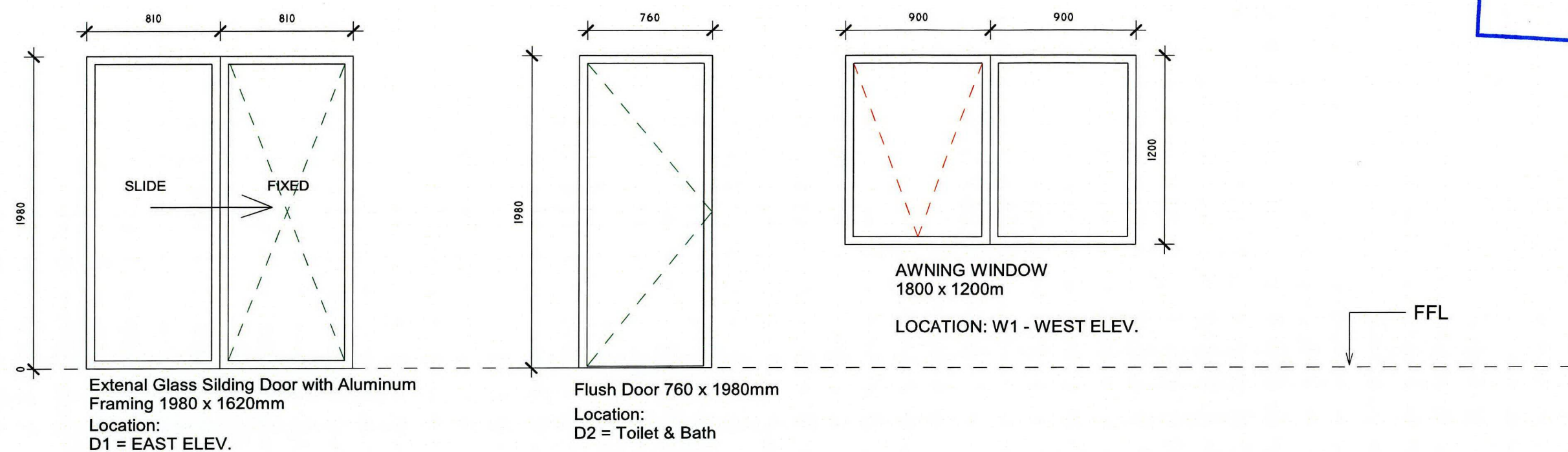
Project No.

109

A105

BC ONLY

80328



NOTE:  
As per NZS 4223:3:2016  
Human Impact Safety

1

Schedule of Doors & Windows

1 : 25

	Status: <b>FOR CONSENT</b>	Project: Garage Convert to Line room Address: 5 Beryl Place, Rotorua	Drawing: <b>SCHEDULE OF DOORS &amp; WINDOWS</b>  Drawn Scale: 1 : 25 Reduced Scale:	Drawn By: RE	Checked By: RE	Date: 09/15/19
				CAD Filename:		Sheet No: Revision:
				Project No. 109		A106



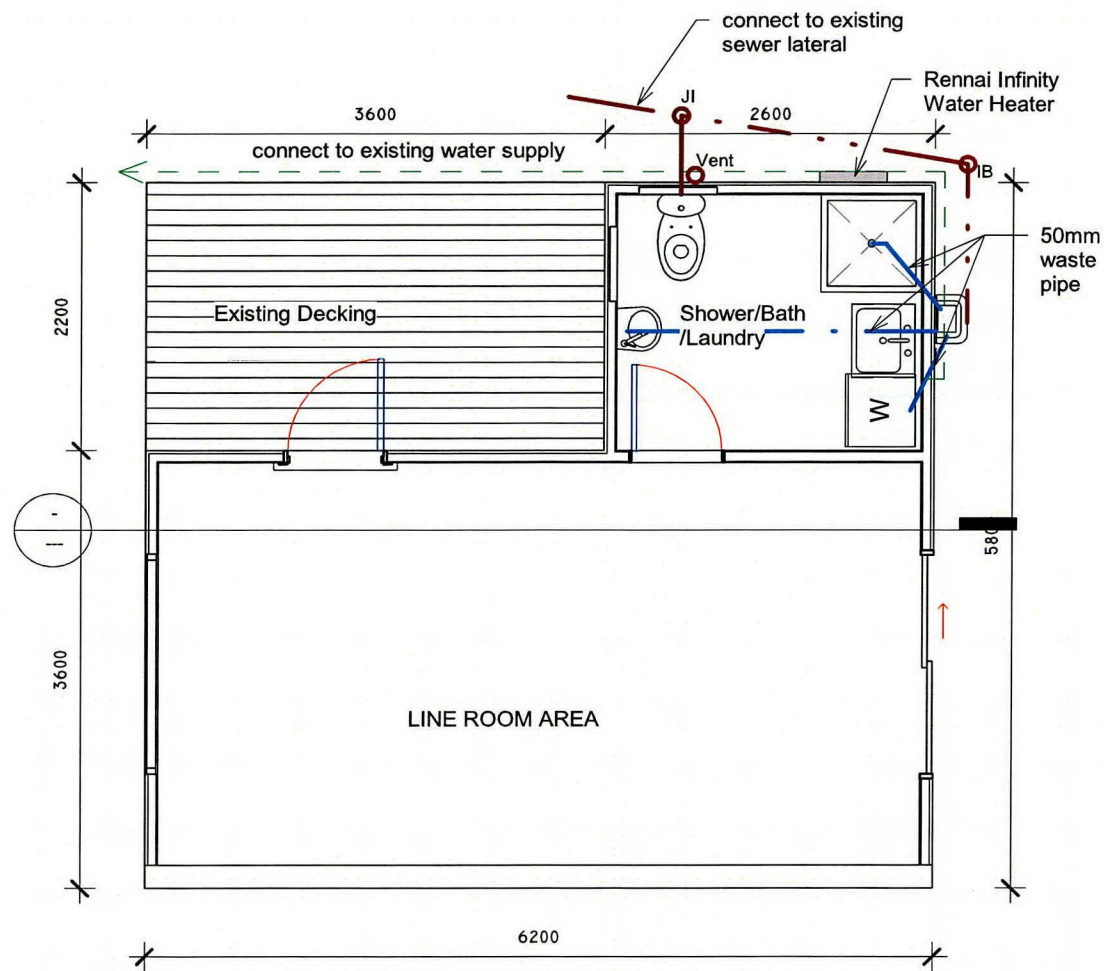
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1 Plumbing Layout  
1 : 50

CONSTRUCTION NOTES:

Plumbing to AS/NZ:3500.2.2 by qualified tradesman.  
Contractor locate all services connection on site prior to earthworks confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.  
All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc. on site prior to any excavation.

DRAINAGE NOTES:

Trenches should be excavated to allow for the specified depth cover, overlay plus backfill, above the pipes.  
MIN. COVER:  
-Driveway and similar areas: 600mm ( subject to traffic )  
-Footpath, gardens: 500mm  
Bedding materials are listed as per AS/NZS 3500.2.2

LEGEND:

AS/NZS 3500 ITEM:

- DN 100 PVC SS Pipe
- DN 100 min, water closets ( ref specs )
- min 1:60 gradient
- min PVC fixture waste pipe sizes:  
DN 40 basin, DNN 40 single head showers,  
baths, sinks, DN 50 multiple head showers,  
DN 65 barnch drians
- min 1:40 gradient.
- 20mm HWC vent drain ( copper )
- DN 65 to all wastes discharging directly into drain under floor
- 65mm uPVC terminal vent & cap to roof, weatherproofed by plumber with compatible flashing sealed to roof
- TVo
- VTR

2 Plumbing Notes  
1 : 10

Status:  
**FOR CONSENT**

Project: Garage Convert to Line room  
Address: 5 Beryl Place, Rotorua

Drawing: Plumbing Layout  
Drawn Scale: As indicated  
Reduced Scale:

Drawn By: RE	Checked By: RE	Date: 09/10/19
CAD Filename:		Sheet No: Revision:
Project No. 109		P001