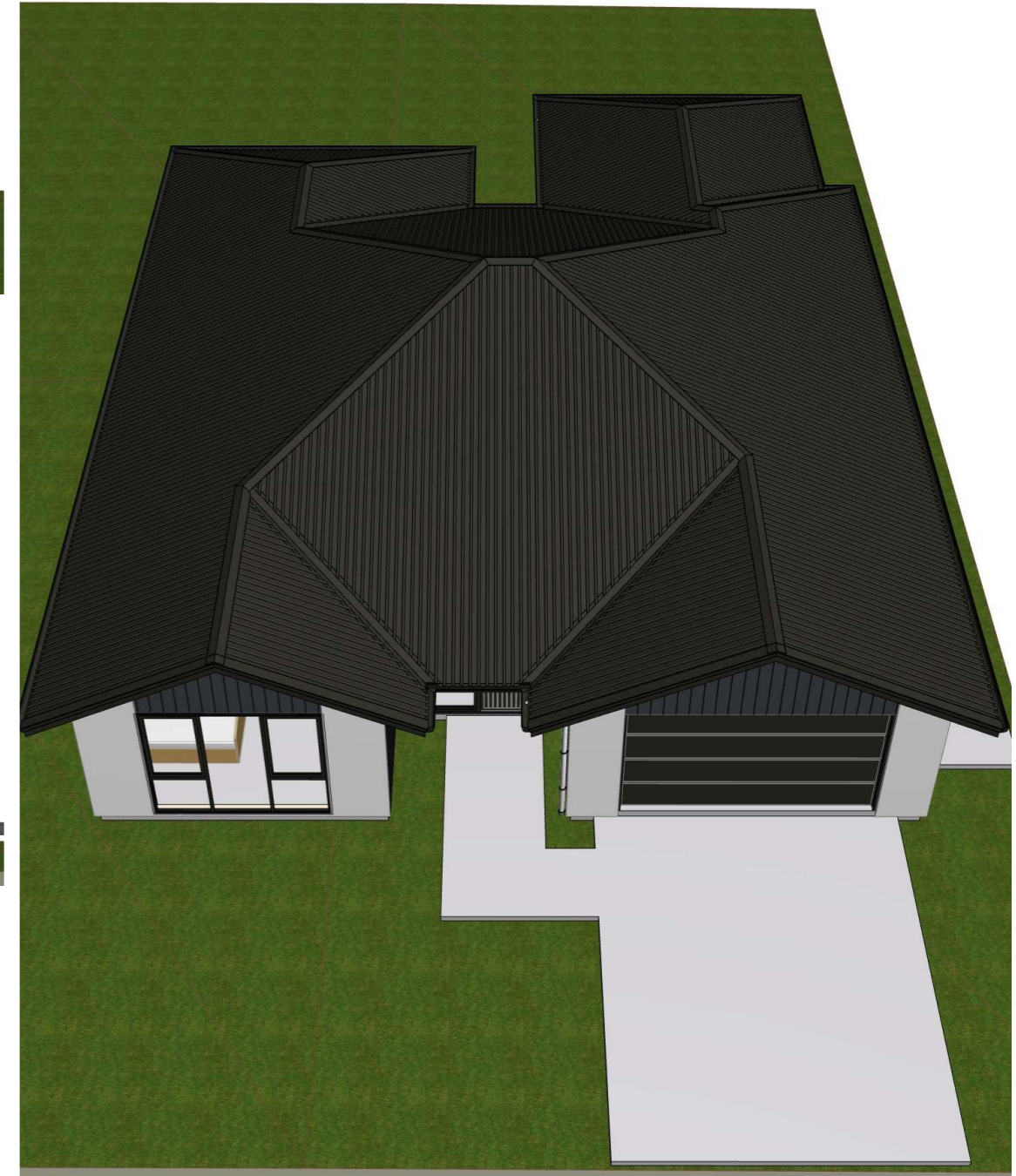


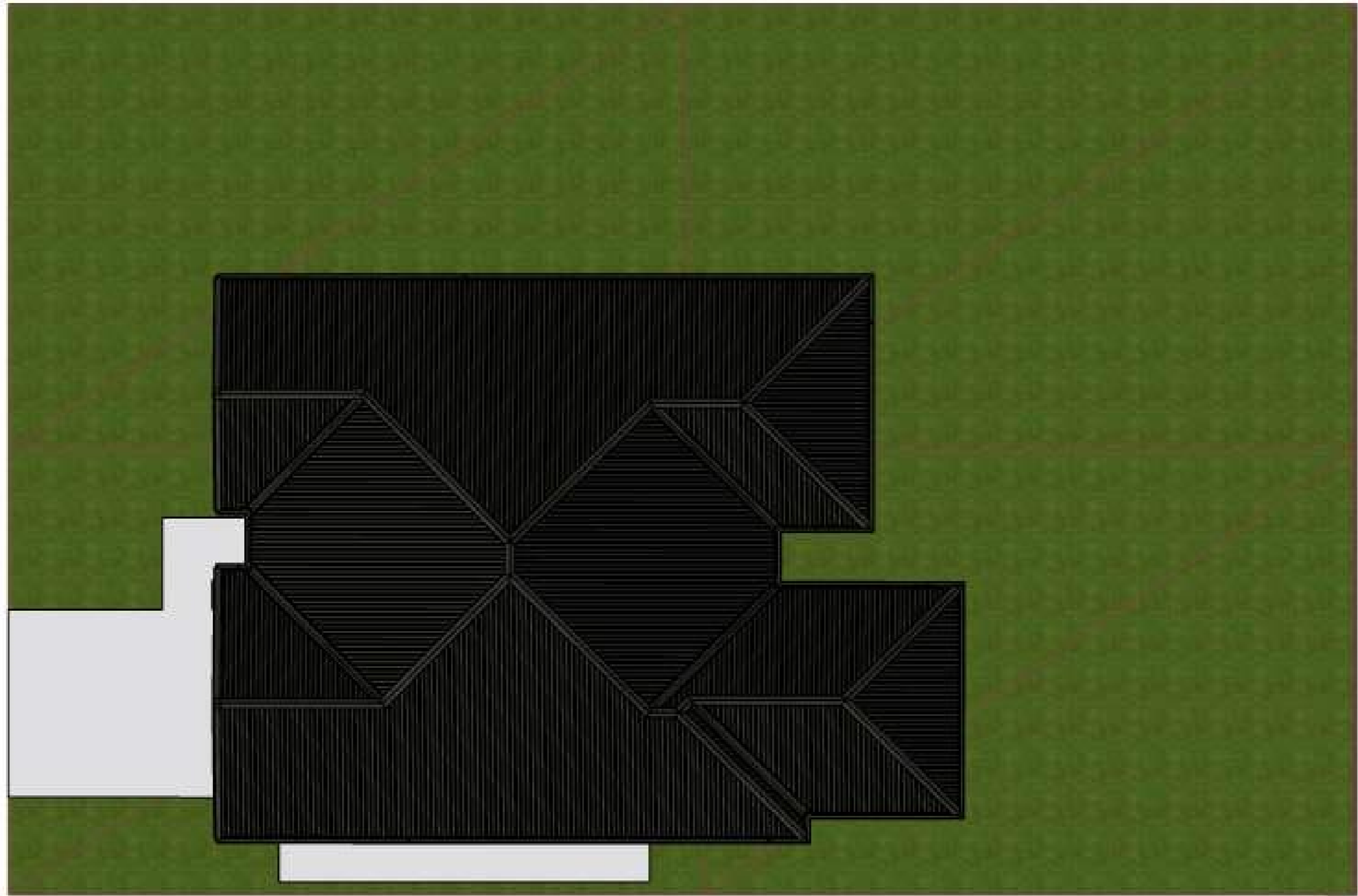
PLAN SET INDEX	SHEET
COVER PAGE	01
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3D VIEWS	03
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FLOOR PLAN	09
ELEVATIONS	10

PROPOSED NEW DWELLING
FOR
LOT 228 ARROWSMITH DRIVE
AT
16 ARROWSMITH DRIVE, METHVEN





				C: 0275 693 405 e: arki设计anddrafting@gmail.com	PROJECT	DRAWING	LEGAL DESCRIPTION:	REV DATE DESCRIPTION BY SCALE @ A3 A 02 APR 25 CONCEPT DESIGN LH NTS B 04 APR 25 PRELIM LH C 15 APR 25 TRUSS SET LH D 06 MAY 25 SED SET LH E 20 MAY 25 CONSENT LH	DRAWN: LH CHECKED: AA REVISION E	DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. ALL PLANS, FFL, DESIGN AND DETAILS INDICATED IN THE PLANS ARE NOT FINAL AND NOT FOR CONSTRUCTION. THESE SHOULD NOT BE THE BASIS FOR PRICING AS THESE MAY CHANGE ONCE IT WILL GO THROUGH THE CONSNETING PROCESS. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM ARKI DESIGN AND DRAFTING LTD.
					LOT 228 ARROWSMITH DRIVE	3D VIEWS	ADDRESS: 16 ARROWSMITH DRIVE, METHVEN			



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PROJECT
**LOT 228
ARROWSMITH DRIVE**

DRAWING
3D VIEWS

LEGAL DESCRIPTION:
LOT 228 DP 593074

ADDRESS:
16 ARROWSMITH DRIVE,
METHVEN

REV	DATE	DESCRIPTION	BY
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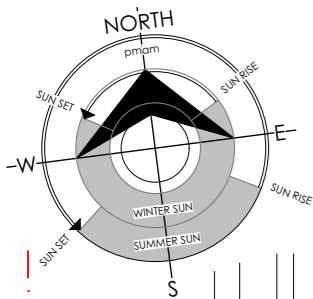
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NOTES

PATIO AND PAVING TO FRONT DOOR TO COMPLY WITH NZBC D1 2.1 SLIP RESISTANCE TABLE 2. MAXIMUM STEP HEIGHT TO COMMON / MAIN PRIVATE STAIRWAYS TO BE 190mm. THIS APPLIES TO ALL ACCESS POINTS TO THE BUILDING.

ALL PLANS, FFL, DESIGN AND DETAILS INDICATED IN THE PLANS ARE NOT FINAL AND NOT FOR CONSTRUCTION. THESE SHOULD NOT BE THE BASIS FOR PRICING AS THESE MAY CHANGE ONCE IT WILL GO THROUGH THE CONSENTING PROCESS.

IMPORTANT NOTE:

- THE PROPOSED DESIGN HAS BEEN DESIGNED AS BEST TO OUR KNOWLEDGE IN COMPLIANCE WITH CURRENT DISTRICT PLAN AND BUILDINGS CODE COMPLIANCE.
- BE AWARE THAT MORE RESOURCE CONSENTS MAYBE REQUIRED DUE TO SURVEYING, ENGINEERING OR DISTRICT PLAN AND BUILDING CODE CHANGES ONCE PLANS ARE BEING PREPARED FOR COUNCIL APPROVAL.
- ADDITIONALLY, A \$500 (EXC. GST) DRAFTING FEE WILL BE CHARGED FOR RESOURCE CONSENTS. THIS IS NOT INCLUDING THE COUNCIL FEES, AND DOES NOT GUARANTEE SUCCESSFUL APPLICATION.
- SITE AREA TO BE CONFIRMED WHEN MORE INFORMATION REGARDING SITE IS AVAILABLE.

SITE INFORMATION

LOT 228 DP 593074
690m²

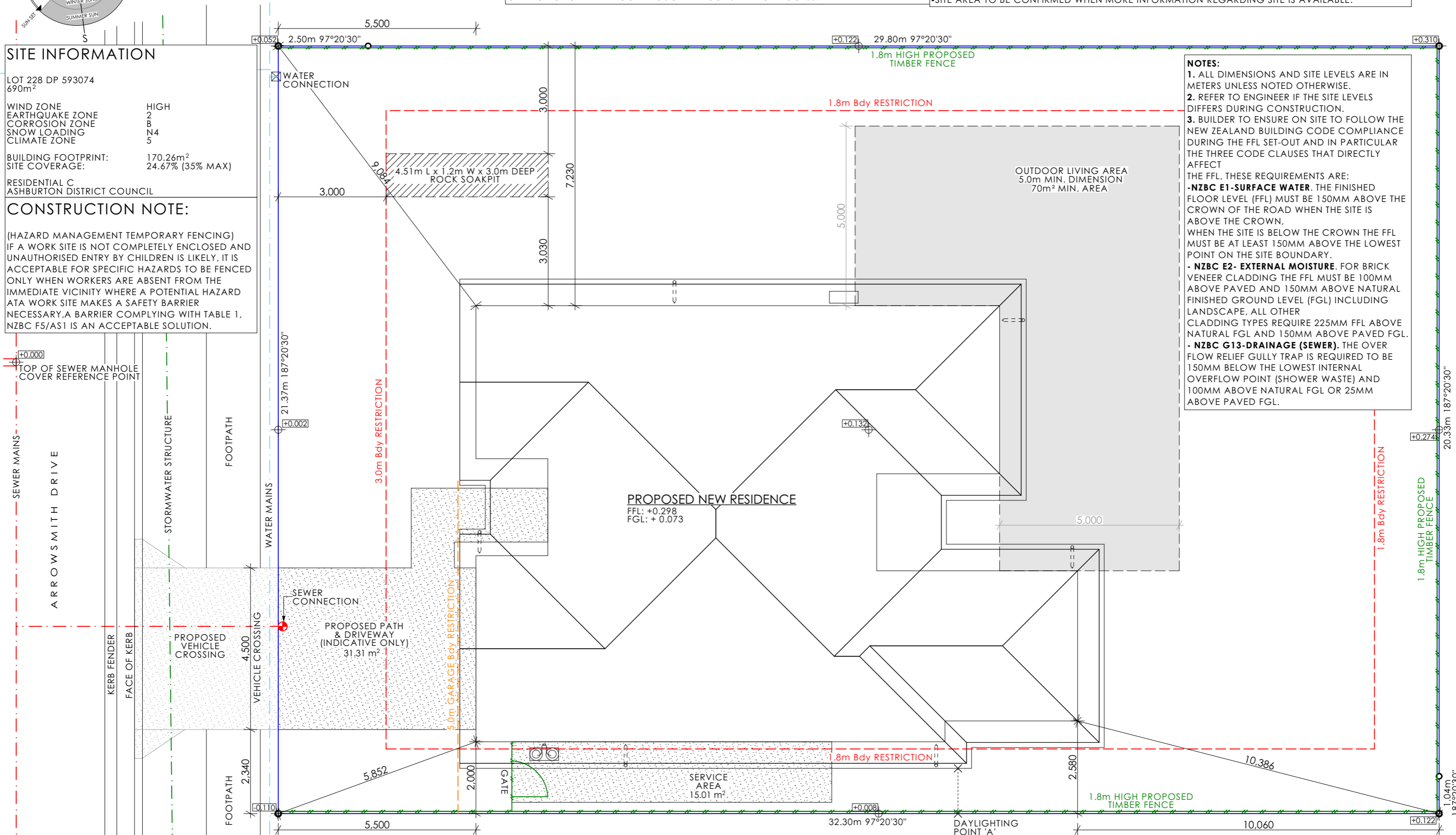
WIND ZONE HIGH
EARTHQUAKE ZONE 2
CORROSION ZONE B
SNOW LOADING N4
CLIMATE ZONE 5

BUILDING FOOTPRINT: 170.26m²
SITE COVERAGE: 24.67% (35% MAX)

RESIDENTIAL C
ASHBURTON DISTRICT COUNCIL

CONSTRUCTION NOTE:

(HAZARD MANAGEMENT TEMPORARY FENCING)
IF A WORK SITE IS NOT COMPLETELY ENCLOSED AND UNAUTHORISED ENTRY BY CHILDREN IS LIKELY, IT IS ACCEPTABLE FOR SPECIFIC HAZARDS TO BE FENCED ONLY WHEN WORKERS ARE ABSENT FROM THE IMMEDIATE VICINITY WHERE A POTENTIAL HAZARD AT A WORK SITE MAKES A SAFETY BARRIER NECESSARY, A BARRIER COMPLYING WITH TABLE 1, NZBC F5/AS1 IS AN ACCEPTABLE SOLUTION.









NOTES:

1. ALL DIMENSIONS AND SITE LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
2. REFER TO ENGINEER IF THE SITE LEVELS DIFFERS DURING CONSTRUCTION.
3. BUILDER TO ENSURE ON SITE TO FOLLOW THE NEW ZEALAND BUILDING CODE COMPLIANCE DURING THE FFL SET-OUT AND IN PARTICULAR THE THREE CODE CLAUSES THAT DIRECTLY AFFECT THE FFL. THESE REQUIREMENTS ARE:
 - NZBC E1-SURFACE WATER. THE FINISHED FLOOR LEVEL (FFL) MUST BE 150MM ABOVE THE CROWN OF THE ROAD WHEN THE SITE IS ABOVE THE CROWN, WHEN THE SITE IS BELOW THE CROWN THE FFL MUST BE AT LEAST 150MM ABOVE THE LOWEST POINT ON THE SITE BOUNDARY.
 - NZBC E2- EXTERNAL MOISTURE. FOR BRICK VENEER CLADDING THE FFL MUST BE 100MM ABOVE PAVED AND 150MM ABOVE NATURAL FINISHED GROUND LEVEL (FGL) INCLUDING LANDSCAPE, ALL OTHER CLADDING TYPES REQUIRE 225MM FFL ABOVE NATURAL FGL AND 150MM ABOVE PAVED FGL.
 - NZBC G13-DRAINAGE (SEWER). THE OVER FLOW RELIEF GULLY TRAP IS REQUIRED TO BE 150MM BELOW THE LOWEST INTERNAL OVERFLOW POINT (SHOWER WASTE) AND 100MM ABOVE NATURAL FGL OR 25MM ABOVE PAVED FGL.

				PROJECT	DRAWING	LEGAL DESCRIPTION:	REV DATE	DESCRIPTION	BY	SCALE @ A3	DRAWN: LH	DO NOT SCALE DRAWINGS.
				LOT 228 ARROWSMITH DRIVE	SITE PLAN	LOT 228 DP 593074 ADDRESS: 16 ARROWSMITH DRIVE, METHVEN	A	02 APR 25	CONCEPT DESIGN	LH	1:100	LH
			B	04 APR 25	PRELIM	LH						
							C	15 APR 25	TRUSS SET	LH		ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM ARKI DESIGN AND DRAFTING LTD.
							D	06 MAY 25	SED SET	LH		
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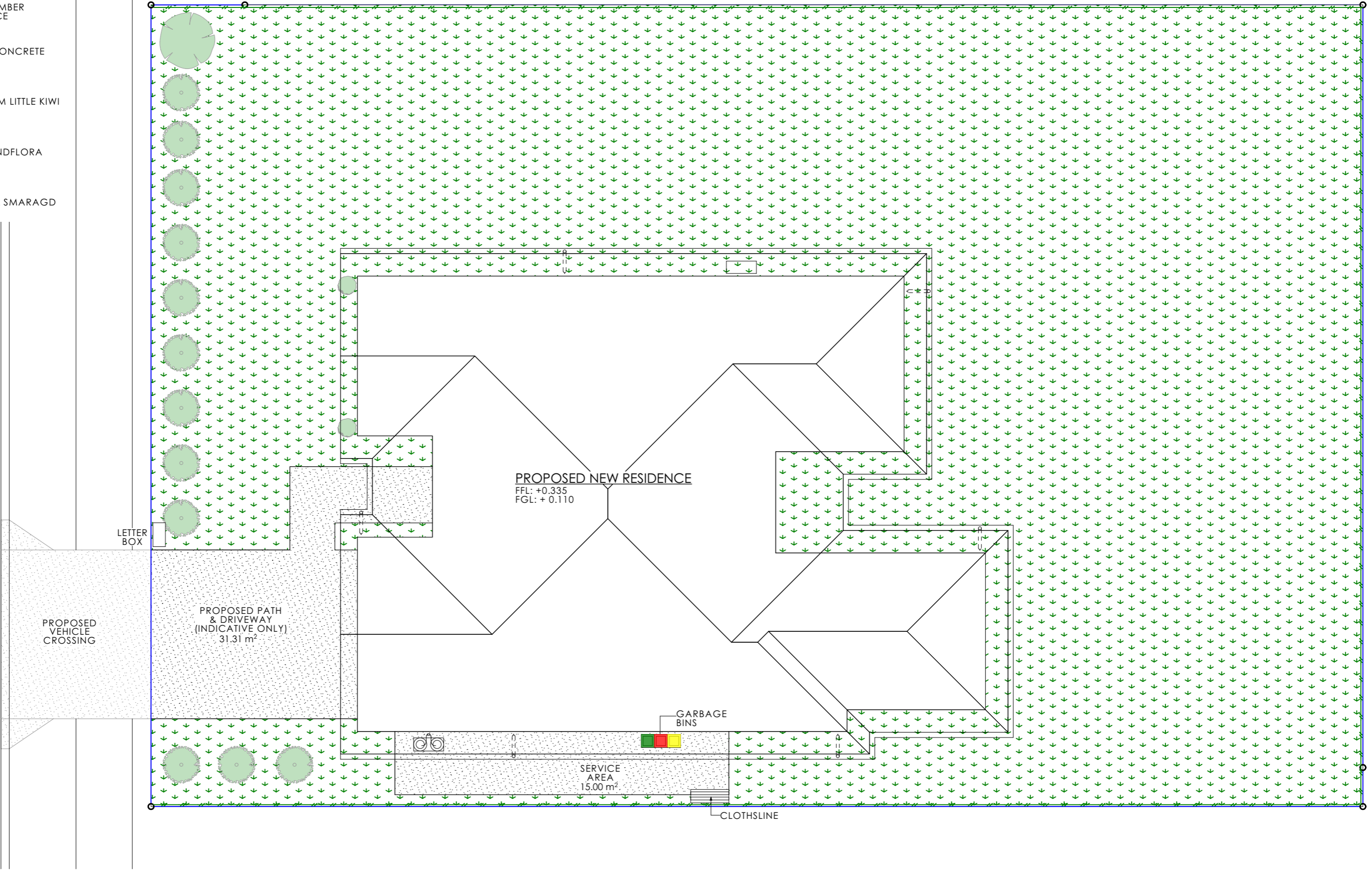
LEGEND:

-  INDICATES LAWN
-  1.8m HIGH TIMBER PALING FENCE
-  INDICATES CONCRETE
-  PITTOSPORUM LITTLE KIWI
-  DIETIES GRANDFLORA
-  THUJA OCC. SMARAGD

NOTE
 INDICATIVE LANDSCAPE LAYOUT ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.
 ALL PLANTS WILL BE USED FROM THE APPROVED PLANTING LIST.

ARROWSMITH DRIVE

KERB FENDER
FACE OF KERB



 You Dream, We Build	 New Zealand Certified Builders Association		 www.dbh.govt.nz	PROJECT LOT 228 ARROWSMITH DRIVE	DRAWING LANDSCAPE PLAN	LEGAL DESCRIPTION: LOT 228 DP 593074 ADDRESS: 16 ARROWSMITH DRIVE, METHVEN	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>02 APR 25</td> <td>CONCEPT DESIGN</td> <td>LH</td> </tr> <tr> <td>B</td> <td>04 APR 25</td> <td>PRELIM</td> <td>LH</td> </tr> <tr> <td>C</td> <td>15 APR 25</td> <td>TRUSS SET</td> <td>LH</td> </tr> <tr> <td>D</td> <td>06 MAY 25</td> <td>SED SET</td> <td>LH</td> </tr> <tr> <td>E</td> <td>20 MAY 25</td> <td>CONSENT</td> <td>LH</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	A	02 APR 25	CONCEPT DESIGN	LH	B	04 APR 25	PRELIM	LH	C	15 APR 25	TRUSS SET	LH	D	06 MAY 25	SED SET	LH	E	20 MAY 25	CONSENT	LH	SCALE @ A3 1:100 DRAWING No. 05	DRAWN: LH CHECKED: AA REVISION E	DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. ALL PLANS, FFL, DESIGN AND DETAILS INDICATED IN THE PLANS ARE NOT FINAL AND NOT FOR CONSTRUCTION. THESE SHOULD NOT BE THE BASIS FOR PRICING AS THESE MAY CHANGE ONCE IT WILL GO THROUGH THE CONSNETING PROCESS. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM ARKI DESIGN AND DRAFTING LTD.
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EXTERIOR FRAMING
90x45 STUDS UP TO 2.42m - AT 600 crs
(SINGLE OR TOP STOREY)

INTERIOR FRAMING
90x45 STUDS UP TO 2.42m - AT 600 crs
(SINGLE OR TOP STOREY)

DWANGS/ NOGS @ 800 crs.

NOTES
BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION

ALL GLAZING TO COMPLY WITH NZS 4223 INCLUDING SAFETY GLASS TO SHOWER DOORS

DOUBLE GLAZING TO ALL EXTERIOR JOINERY, INCLUDING GARAGE SPACE

OFFSET JOINERY IS DIMENSIONED OTHERWISE CONSIDERED CENTRED IN WALL SPACE

ALL INTERNAL DOORS TO BE 1980mm HEIGHT UNLESS SPECIFIED

-WALL LININGS TO BE ADJACENT TO KITCHEN APPLIANCES AND FACILITIES SHALL HAVE IMPERVIOUS SURFACES THAT CAN BE EASILY CLEANED AND MAINTAIN IN A HYGENIC CONDITION.

-KITCHEN BENCH TOPS TO BE 20mm STONE BENCH TOP

FLOOR FINISH NOTES:

INDICATES CERAMIC TILE FLOORING - WHERE EXPOSED TO WATER SPLASH MUST HAVE A MIN. 6% WATER ABSORPTION, WATERPROOF GROUTED JOINTS AND BED WITH AN ADHESIVE SPECIFIED BY THE TILE MANUFACTURER AS BEING SUITABLE FOR THE TILES, SUBSTRATE AND ENVIRONMENT OF USE - WHERE IN A WET AREA, TILES MUST BE AS ABOVE AND LAID OVER AN IMPERVIOUS LINING OR MEMBRANE TO FLOORS AND WALLS. FLOORS SHALL FALL AT 1:50 TO WASTE

- PATIO AND PAVING TO FRONT DOOR TO COMPLY WITH NZBC D1 2.1 SLIP RESISTANCE TABLE 2. MAXIMUM STEP HEIGHT TO COMMON / MAIN PRIVATE STAIRWAYS TO BE 190mm.

*ISA INTERCONNECTED SMOKE ALARM

HEATED TOWEL RAIL

LINE OF INSULATION

NOTES

NOTE 1: POLISHED CONCRETE OR TROWELED FINISH FLOORS IN LAUNDRY AREA

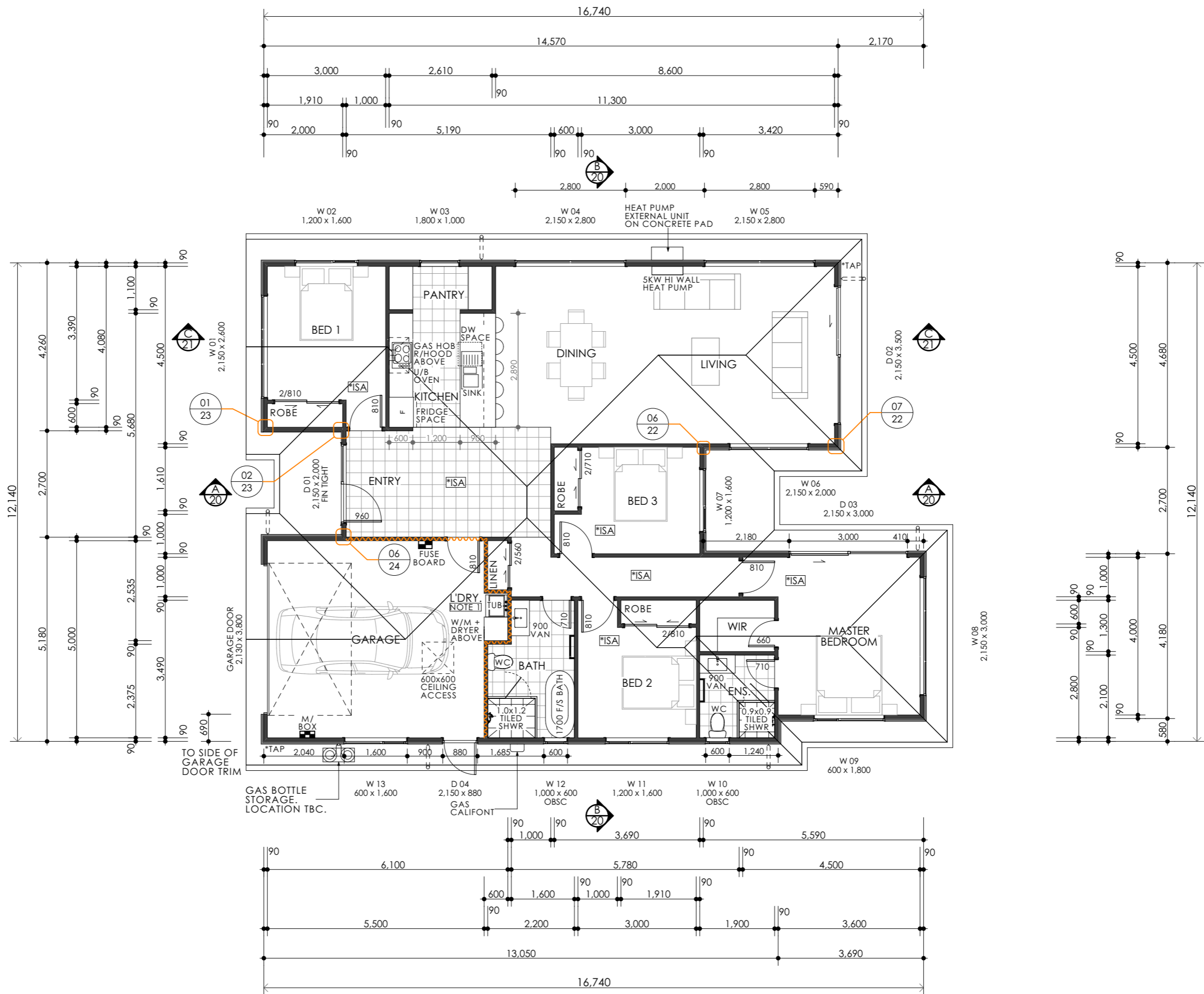
NOTE
150mm SPLASHBACK TO BE INSTALLED BEHIND THE GAS HOB IN ACCORDANCE WITH AS/NZS5601.1:2013.

SPLASHBACK MATERIAL TO BE NON-COMBUSTIBLE AND TO BE CONFIRMED BY THE OWNER.

E3: INTERNAL MOISTURE COMPLIANCE NOTE
THE KITCHEN FLOORING COVERAGE IS LESS THAN 1.5m FROM THE KITCHEN SINK (SANITARY FIXTURE). THIS IS AN ALTERNATIVE SOLUTION. THE KITCHEN FLOORING AND FACILITIES HAS AN IMPERVIOUS SURFACES THAT CAN BE EASILY CLEANED, MAINTAINED AND EASY TO BE REPLACED IF REQUIRED

TOTAL AREA OVER FRAME

LIVING AREA: 141.08m²
GARAGE + LDY. AREA: 29.35m²
TOTAL AREA: 170.43m²
ROOF PLAN AREA: 214.56m²



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PROJECT
**LOT 228
ARROWSMITH DRIVE**

DRAWING
FLOOR PLAN

LEGAL DESCRIPTION:
LOT 228 DP 593074

ADDRESS:
16 ARROWSMITH DRIVE,
METHVEN

REV	DATE	DESCRIPTION	BY
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SCALE @ A3
1:100

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09

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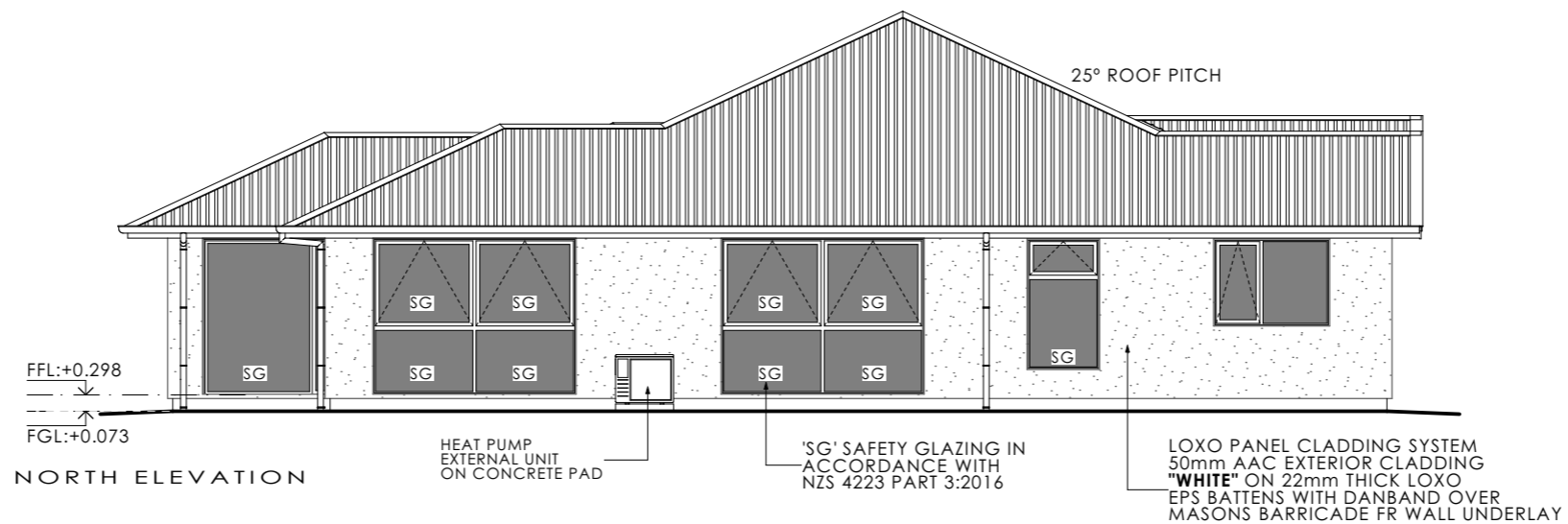
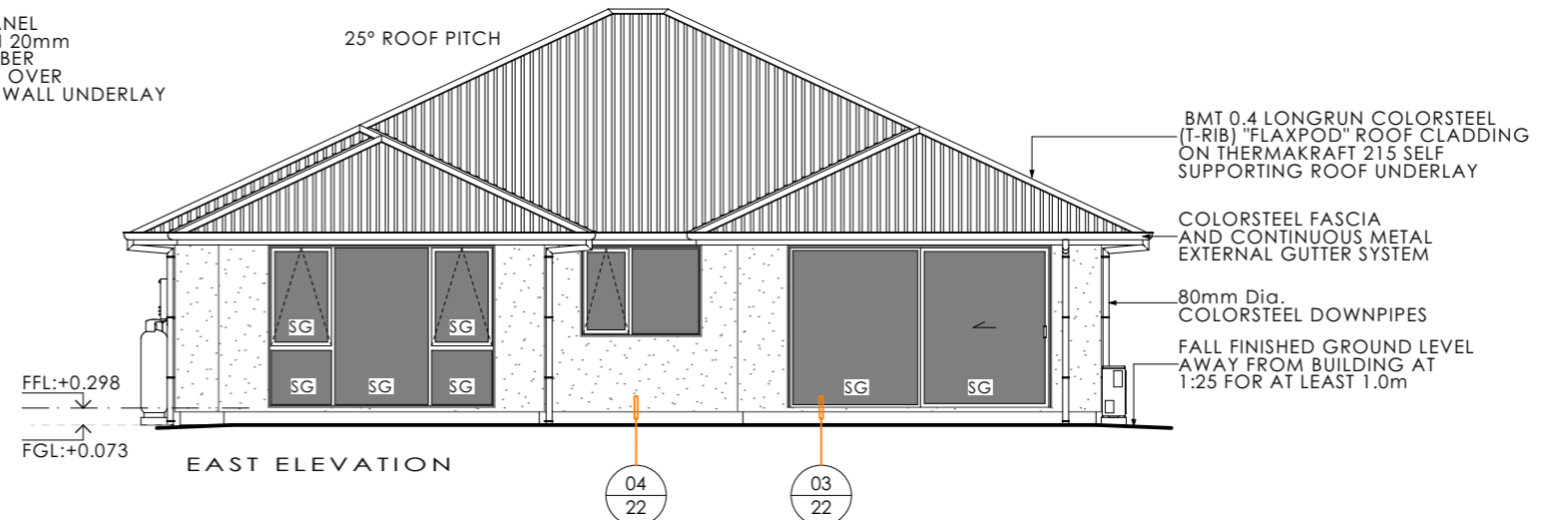
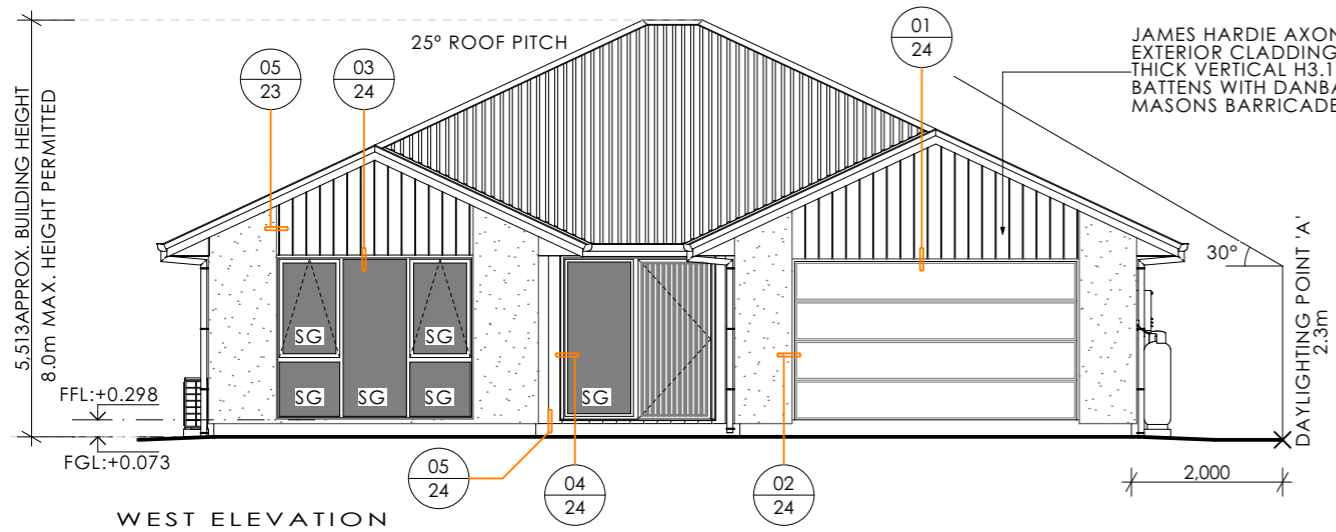
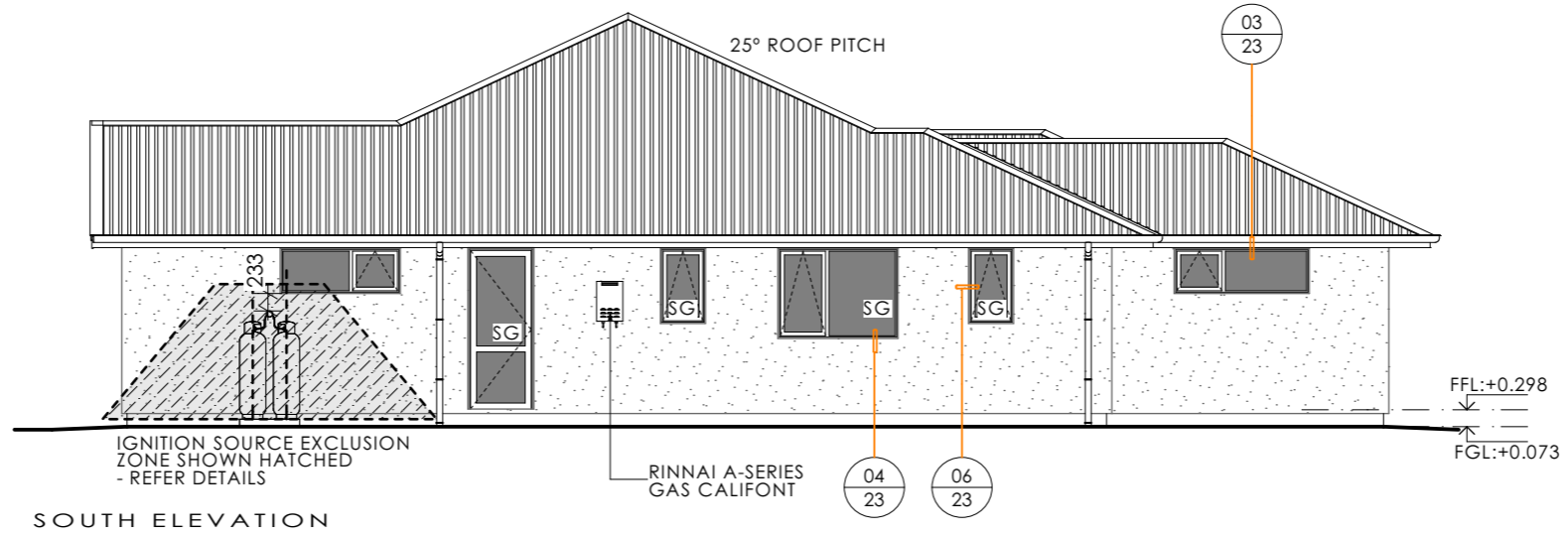
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BUILDING ENVELOPE RISK MATRIX		
MATRIX APPLIES TO ALL ELEVATIONS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity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



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PROJECT
**LOT 228
ARROWSMITH DRIVE**

DRAWING
ELEVATIONS

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