

SCALE 1:1000.



Lot 4
DP 321410
1.3130 ha
Land District Otago

- 1) All drainage is diagrammatical, drainage is to comply with local authority regulations, & constructed as per current best trade practises.
- 2) Drainlayer to determine on site location of downpipes. All downpipes are to drain to street connection as per local authority regulations

Confirm boundary dimensions
with site survey plan.

Form new driveway as per
Local Authority requirements.
Confirm location with clients.

Boundary 0' 36' 30'
19.770m

Stormwater to discharge to
soakpits as per Local Authority
specifications.

Confirm exact house location
& orientation before construction.

New
conservatory
2009

GENERAL

- 1) SPECIFIC BUILDING CODES AND THE N.Z. BUILDING CODE
- 2) ALL DIMENSIONS ARE TO BE CONFIRMED
- 3) CONFIRM ALL DIMENSIONS AND LEVELS
- 4) THESE DOCUMENTS HAVE BEEN REVIEWED AND SUB-TRADES SHALL BE ADVISED
- 5) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL EXISTING CONDITIONS
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
- 7) THIS PLAN HAS BEEN REVIEWED BY RODGER GILCHRIST B.A. (CIVIL) GENERAL INTENT OF THE PLAN IS TO INDICATE THE GENERAL INTENT OF THE WORK WITH THE INDICATED OR SPECIFIC LEVELS
- 8) LEVELS HAVE NOT BEEN INDICATED FOR ALL ELEVATIONS. TRADES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS

Foul drain to discharge to Local Authority
Approved connection point via pump system.
Refer to plumbers specifications for details

So
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fix

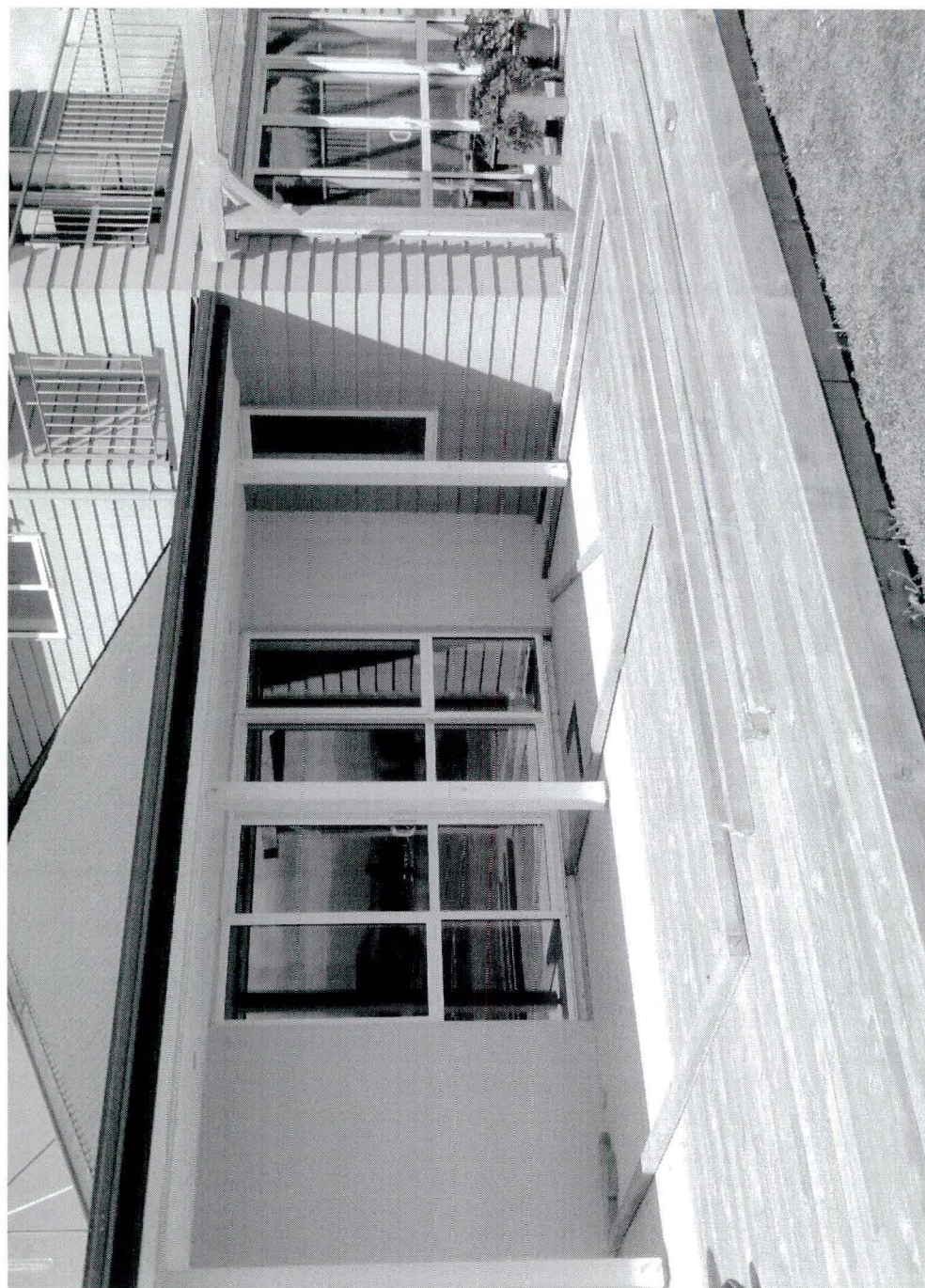
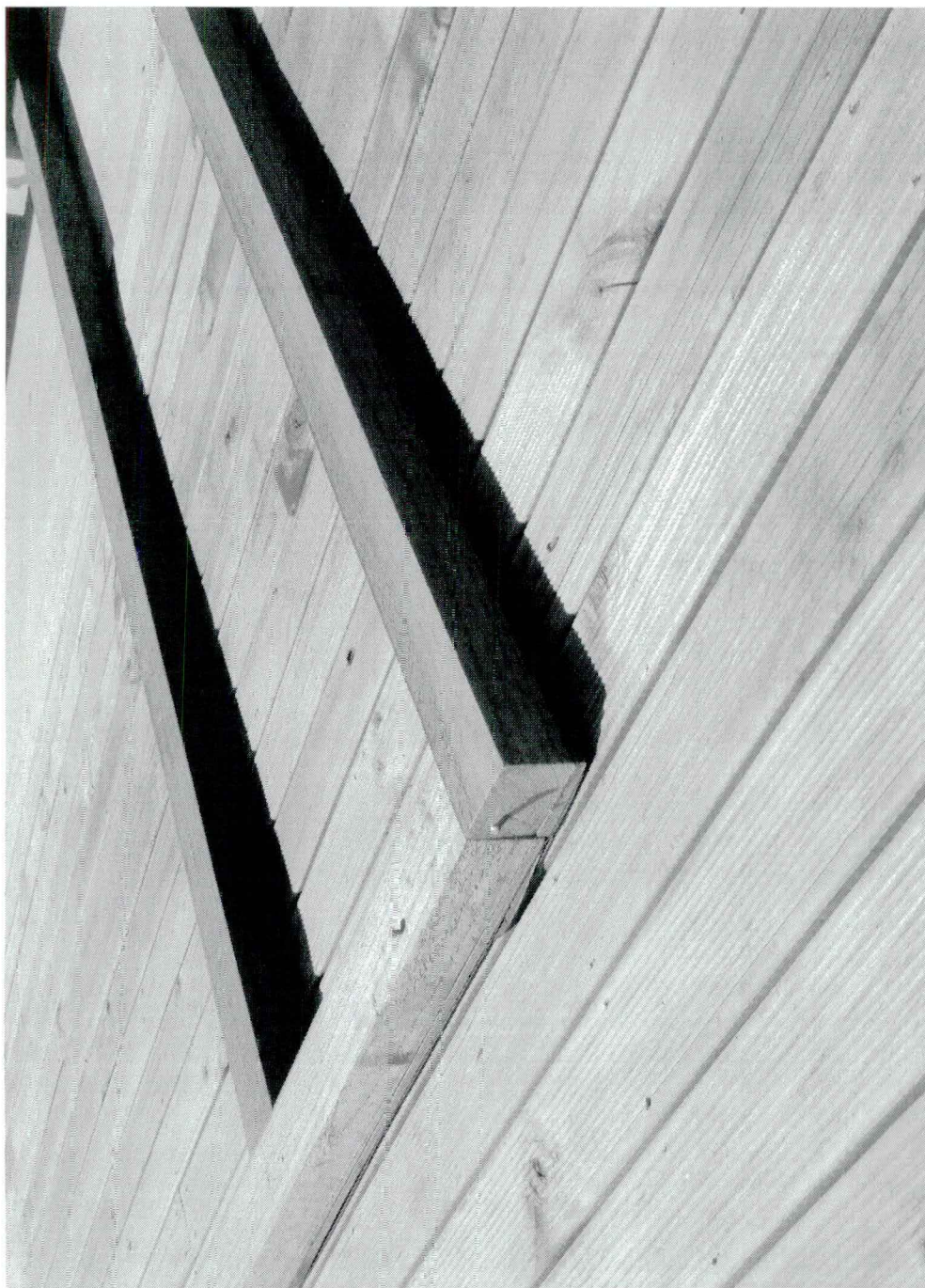
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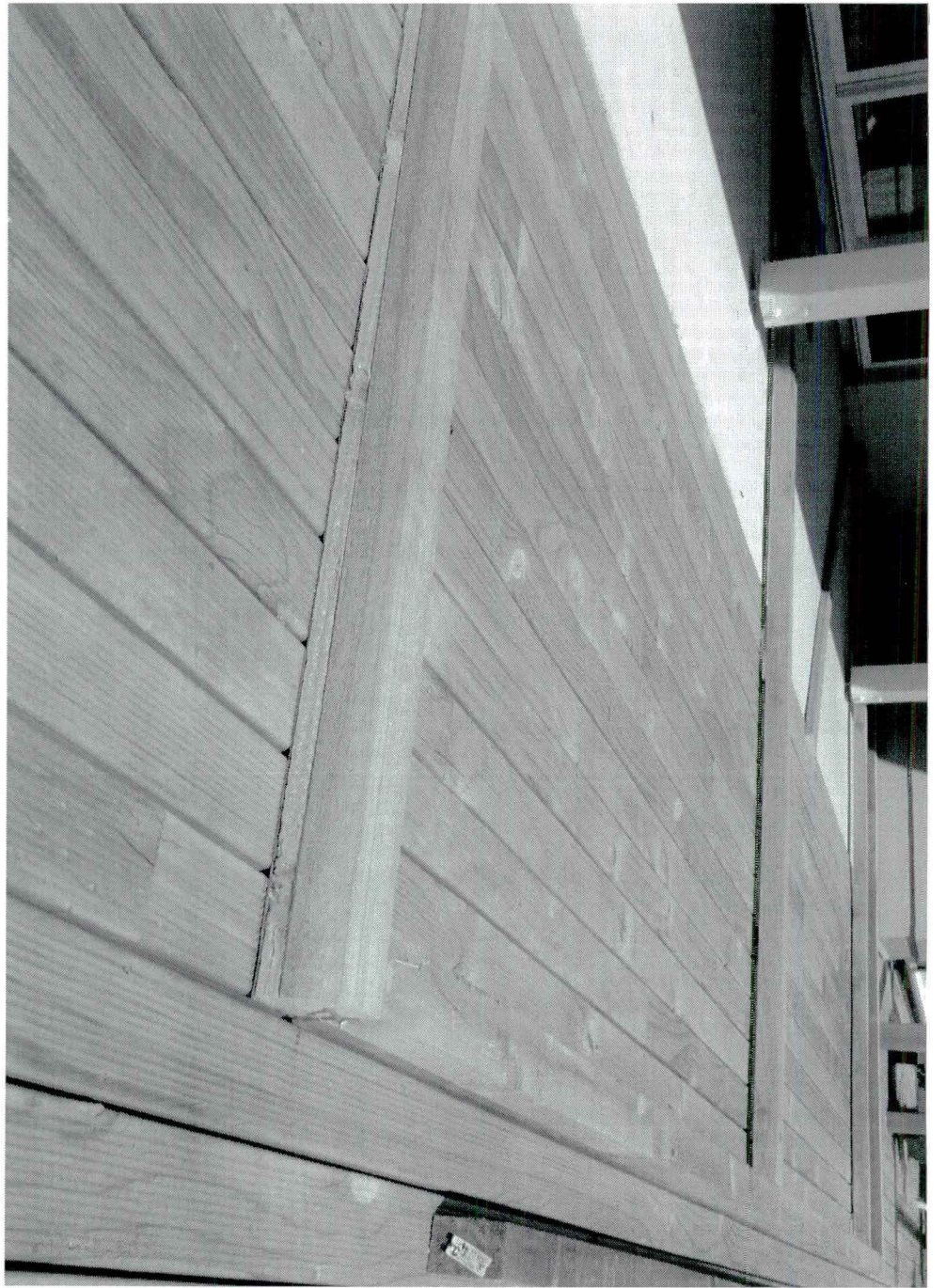
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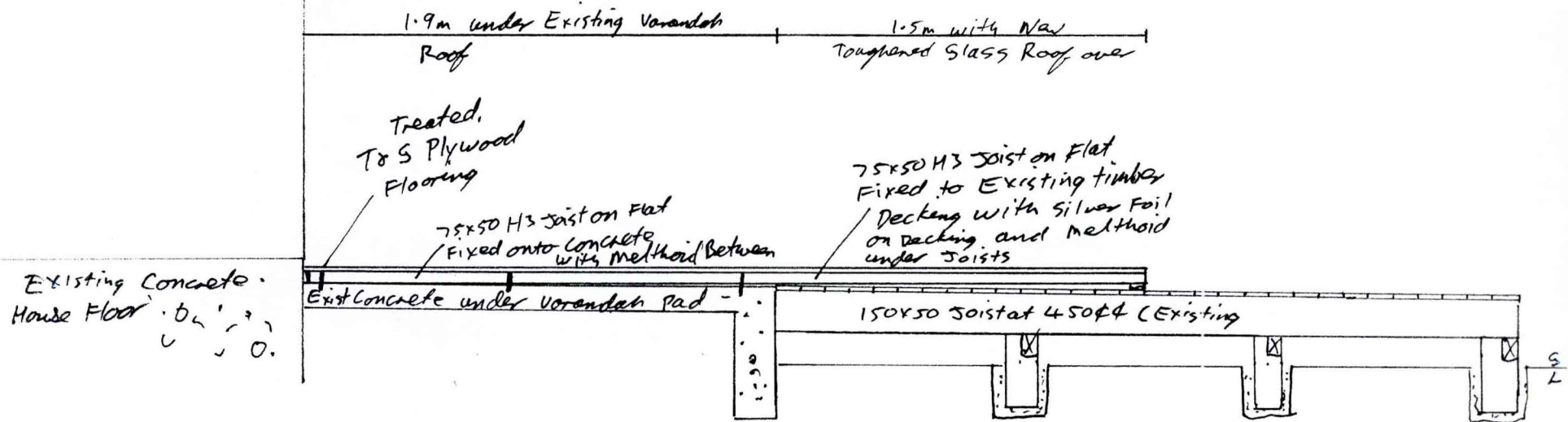
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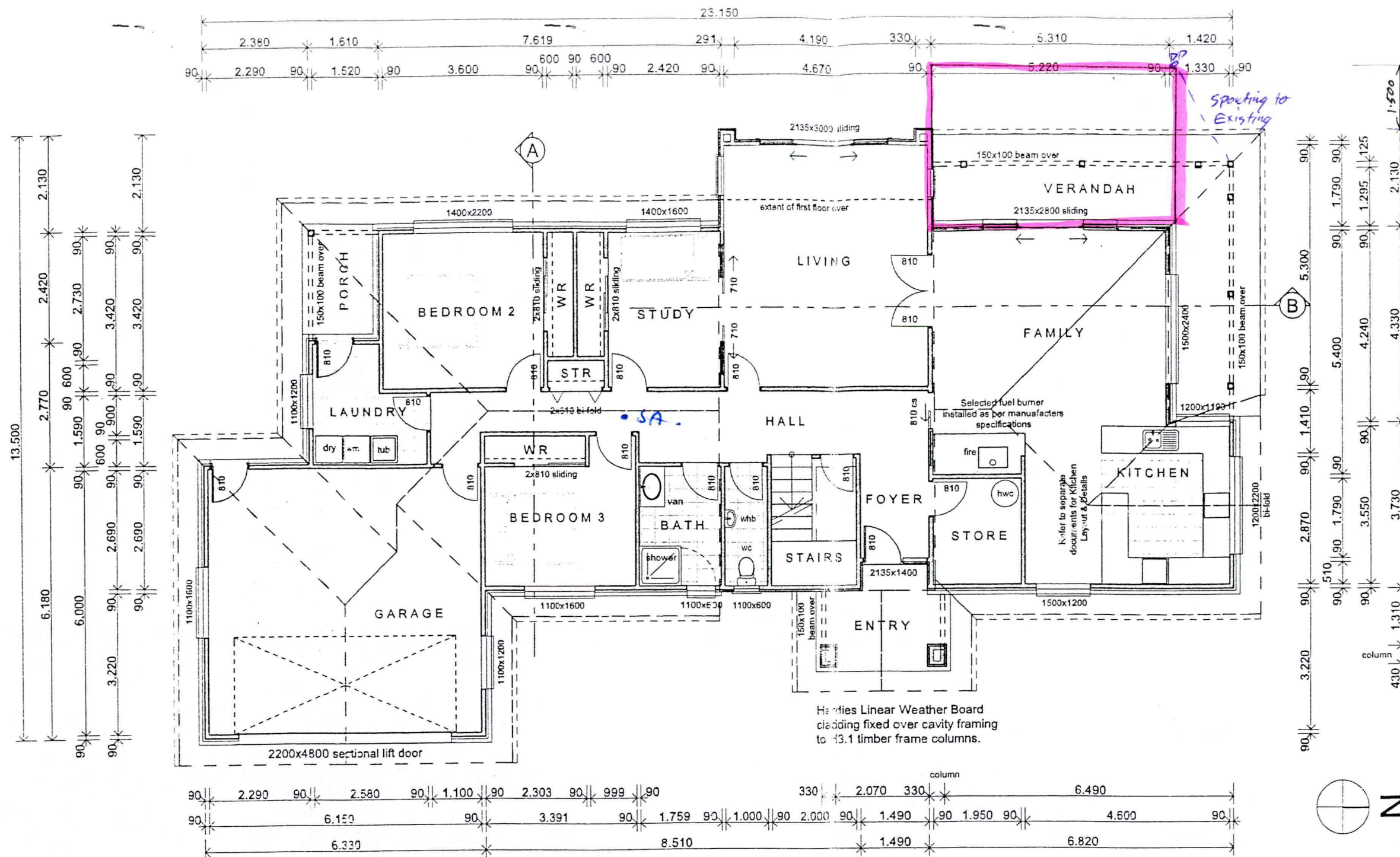
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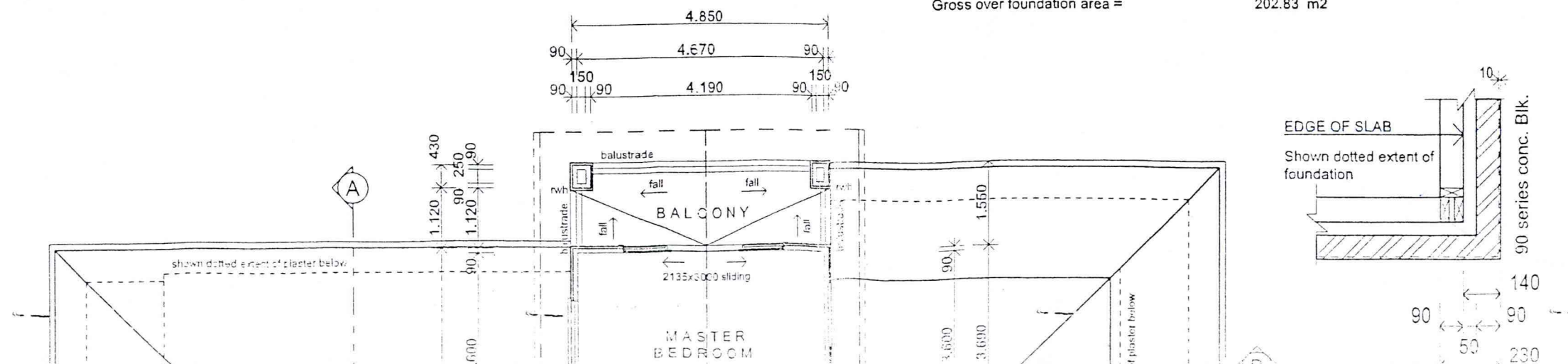




PROPOSED GROUND FLOOR PLAN.

SCALE 1:100.

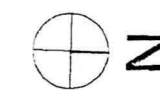
Gross Over timber frame Grd Fl Living Area =	154.40 m2
Gross Over timber frame Grd Fl Garage Area =	39.12 m2
Gross Over timber frame First Fl Living Area =	41.90 m2
Total area =	235.42 m2
Gross over foundation area =	202.83 m2



Confirm exact house location
& orientation before construction.

SITE PLAN

SCALE 1:1000.



LEGAL DESCRIPTION

Lot 4
DP 321410
1.3130 ha
Land District Otago

GENERAL NOTES.

- 1) All drainage is diagrammatical, drainage is to comply with local authority regulations, & constructed as per current best trade practises.
- 2) Drainlayer to determine on site location of downpipes. All downpipes are to drain to street connection as per local authority regulations

Confirm boundary dimensions
with site survey plan.

Form new driveway as per
Local Authority requirements.
Confirm location with clients.

Stormwater to dis-
soakpits as per Lo
specifications.

10m restriction line
Boundary 132' 10' 15' 97.280m
Boundary 42' 34' (73.990)

Boundary 88' 22' 21' 174.310m

Boundary 0° 36' 30"
19.770m

large to
il Authority

10m restriction line

10m restriction line

Boundary 88° 11' 10" 244.850m

Foul drain to discharge to Local Authority
Approved connection point via pump system.
Refer to plumbers specifications for details

Boundary 83° 49' 45" 53.010m

Selected corrugated colorsteel
longrun roofing with matching
fixings & flashings

Plaster render over
90series conc. blk.
tied to timber frame

Confirm Levels on site

EAST ELEVATION

SCALE 1:100.

f.fl.

weatherb'd

f.fl.

Hardies Linear weather board cladding
fixed as per manufacturers specs.
formed over cavity to timber frame

Proprietary colorsteel
fascia & spouting

Selected aluminium
window & door joinery

f.fl.

shown dotted extent of foundation

GENERAL NOTES

- 1) SPECIFIC BUILDING CONSTRUCTION AND SERVICES ARE TO COMPLY WITH THE PROVISIONS OF THE N.Z. BUILDING CODE. GENERAL CONSTRUCTION SHALL COMPLY WITH N.Z.S. 3604 1999
- 2) ALL DIMENSIONS ARE TO TIMBER FRAME.
- 3) CONFIRM ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION.
- 4) THESE DOCUMENTS HAVE BEEN PREPARED FOR BUILDING CONSENT PURPOSES ONLY. CONTRACTORS AND SUB-TRADES SHOULD CONFIRM ALL DETAILS WITH THE CLIENT OR THERE REPRESENTATIVE.
- 5) IT IS THE RESPONSIBILITY OF ALL TRADES PRICING THIS WORK TO CHECK THE EXISTING CONDITIONS AND ALLOW FOR ANY ITEMS THAT MAY AFFECT THEIR PRICE.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUALITY CONTROL OF SUBTRADES WORK.
- 7) THIS PLAN HAS BEEN PREPARED AS A GENERAL CONCEPT FOR RODGER GILCHRIST BUILDING SERVICES, SHOWING THE GENERAL INTENT OF WORK TO BE UNDER TAKEN AND IN NO WAY INFERS THAT ALL ITEMS ARE INDICATED OR SPECIFIED. THEREFORE TRADES PRICING THIS WORK SHOULD CONFIRM THE FULL EXTENT OF THEIR WORK WITH RODGER GILCHRIST BUILDING SERVICES BEFORE CONSTRUCTION.
- 8) LEVELS HAVE NOT BEEN TAKEN ON THIS SITE AND ARE SHOWN AS INDICATIVE ON THE ELEVATIONS. TRADES SHOULD SITE CHECK BEFORE PRICING.

Selected corrugated colorsteel
longrun roofing with matching
fixings & flashings

Hardies Linear weather board cladding
fixed as per manufacturers specs.
formed over cavity to timber frame

Proprietary colorsteel
balustrade system.

Plaster render over
90series conc. blk.
tied to timber frame

Selected aluminium
window & door joinery

confirm levels on
site before construction

NORTH ELEVATION

SCALE 1:100.

f.fl.

weatherb'd

f.fl.

shown dotted extent of foundation

Selected corrugated colorsteel
longrun roofing with matching
fixings & flashings

Plaster render over
90series conc. blk.
tied to timber frame

confirm levels on
site before construction

WEST ELEVATION

SCALE 1:100.

Proprietary colorsteel
balustrade system.fixed as per
manufacturers specifications.
(refer to separte documents)

Proprietary colorsteel
fascia & spouting

Selected aluminium
window & door joinery

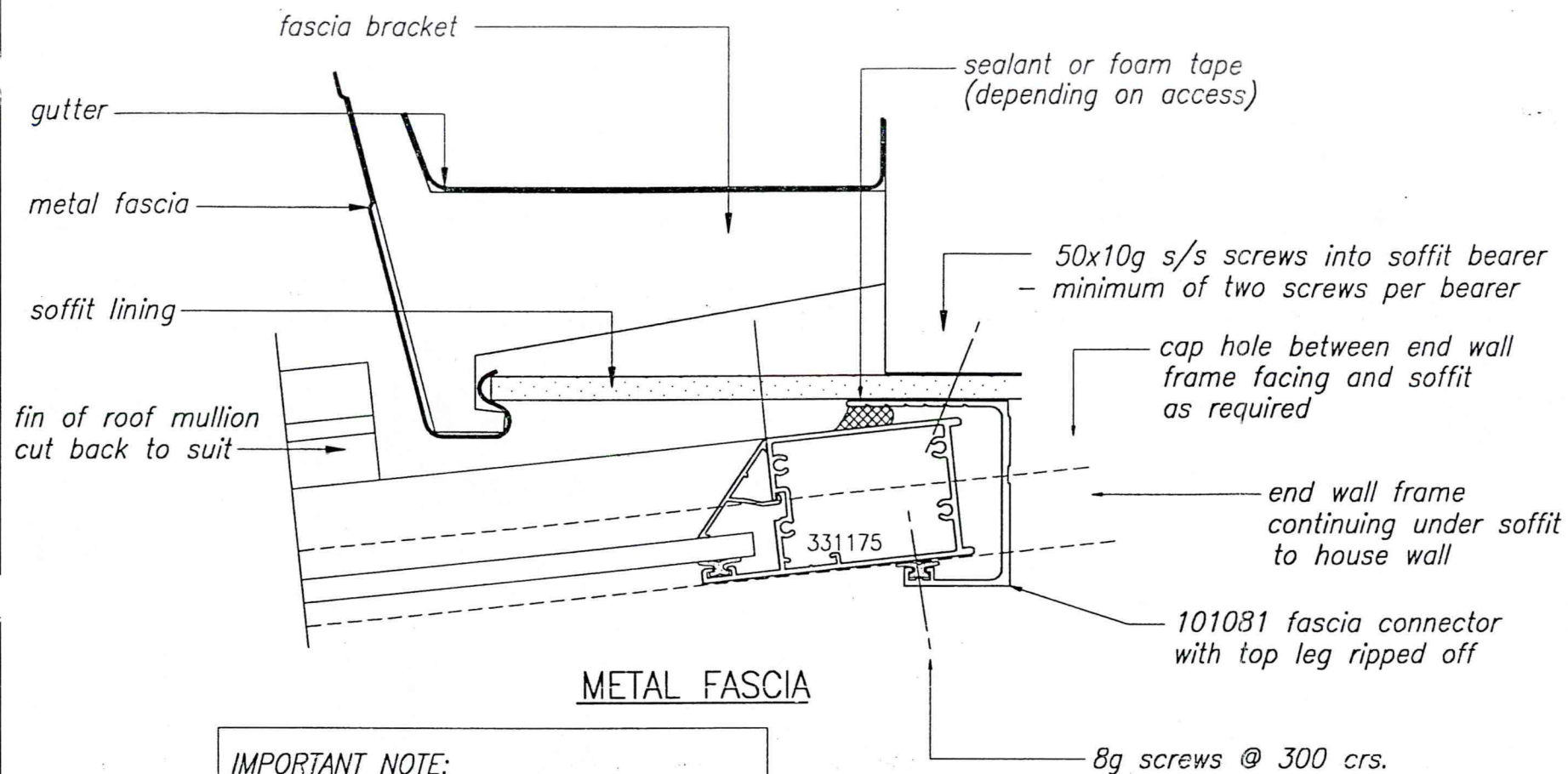
f.fl.

Hardies Linear weather board cladding
fixed as per manufacturers specs.
formed over cavity to timber frame

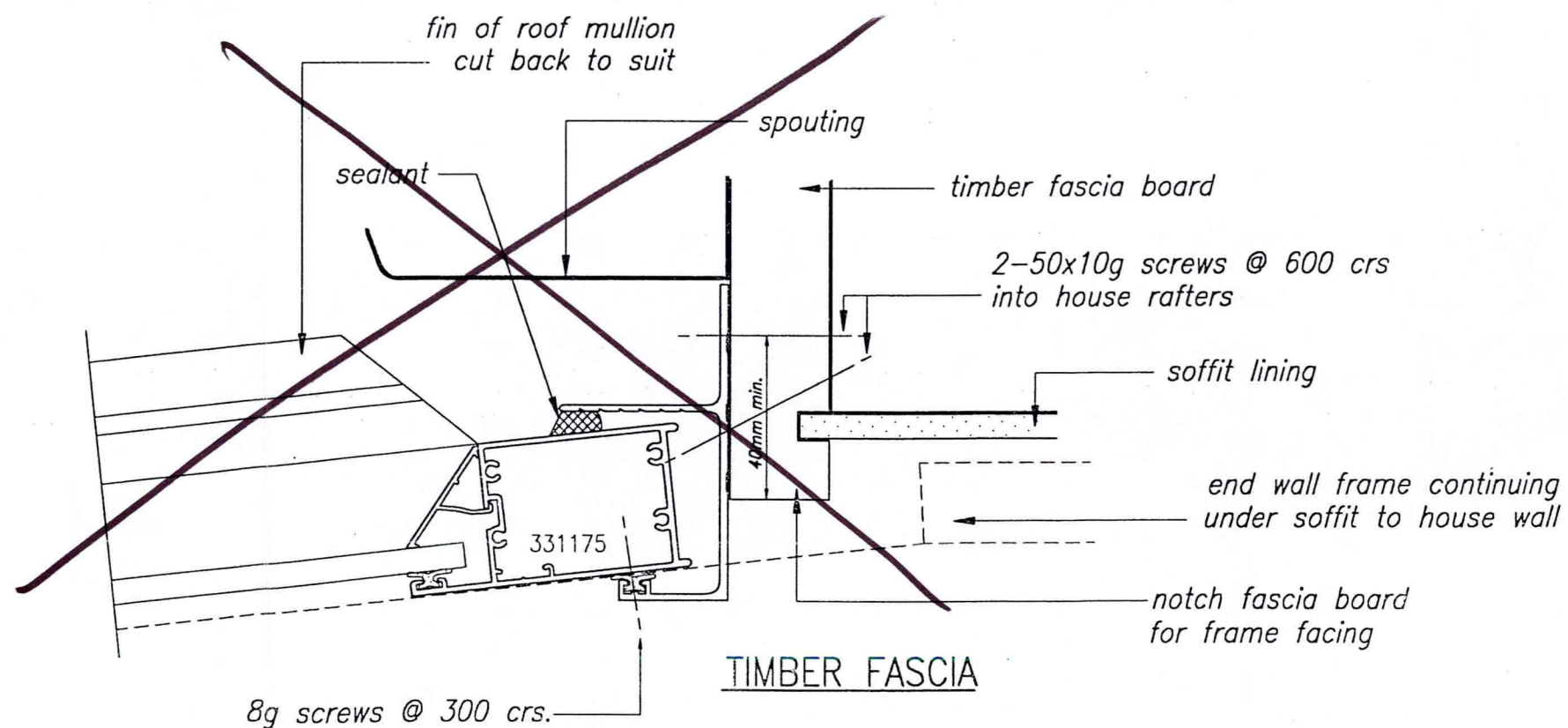
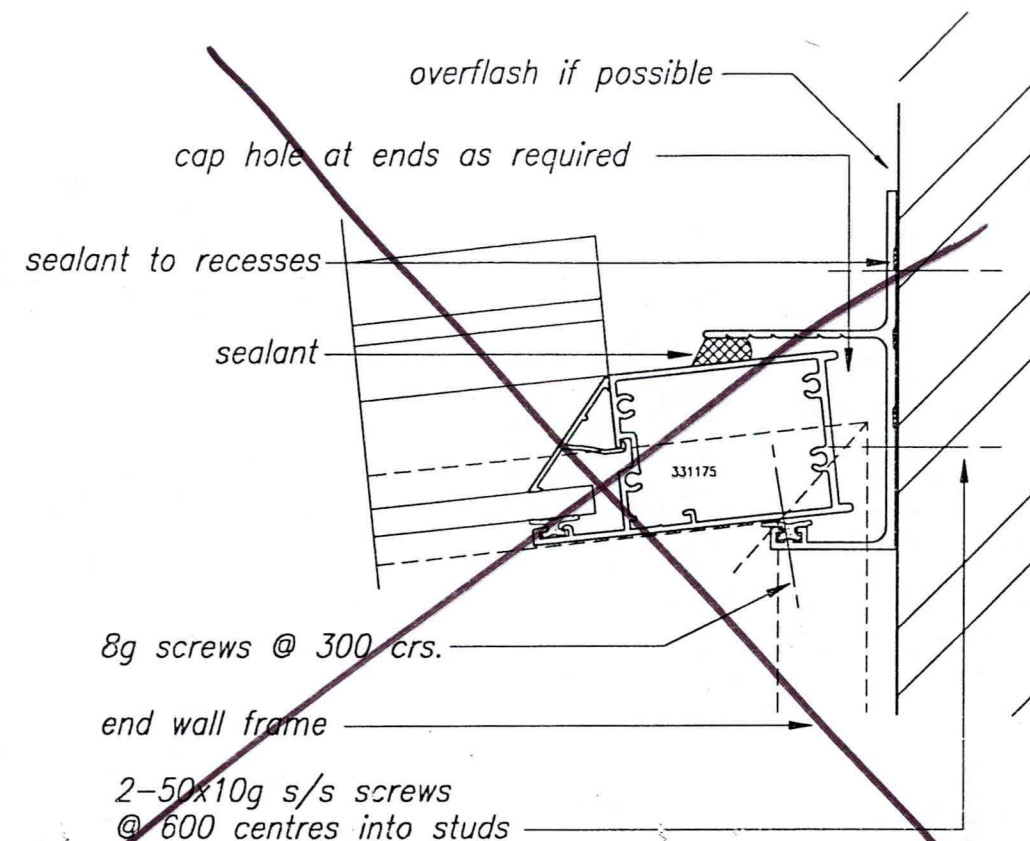
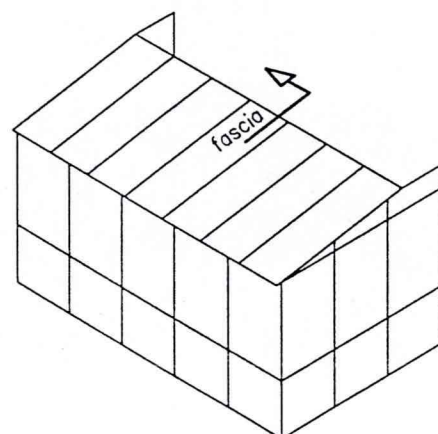
shown dotted extent of foundation

Selected corrugated colorsteel
longrun roofing with matching
fixings & flashings

Drawing Issues		Plot date: 12-09-00		
Issue	Description	Date	By	App'd

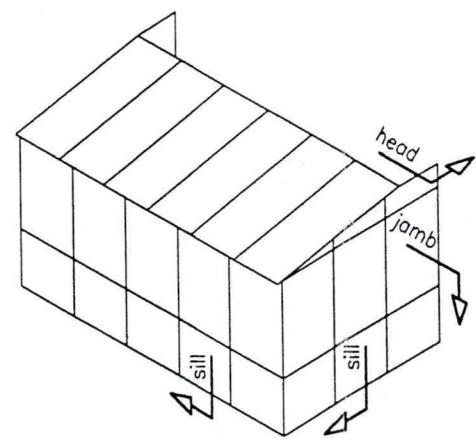
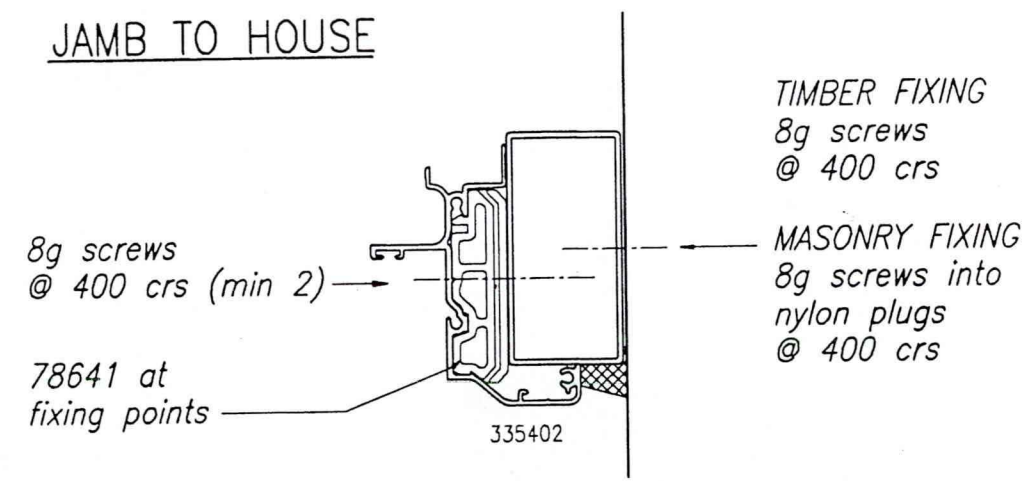
**IMPORTANT NOTE;**

never fix conservatory roofs to metal fascia or soffit linings, always look for soffit bearers under linings

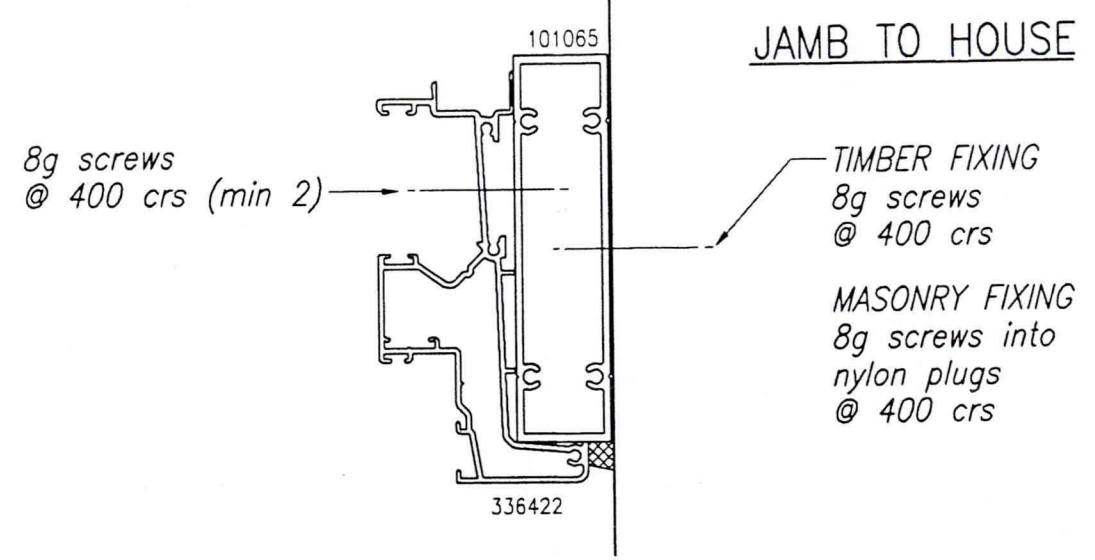


Drawing Issues		Plot date: 23-09-00	
Issue	Description	Date	By

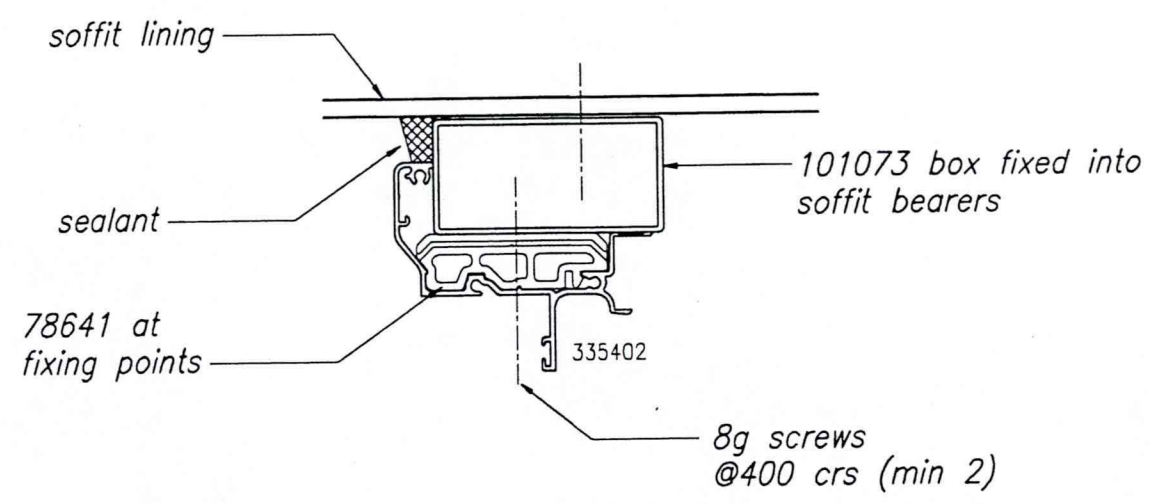
JAMB TO HOUSE



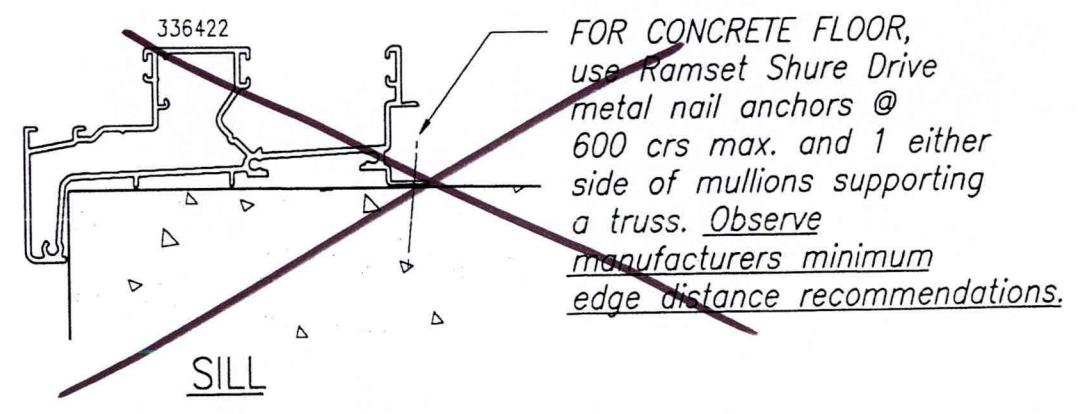
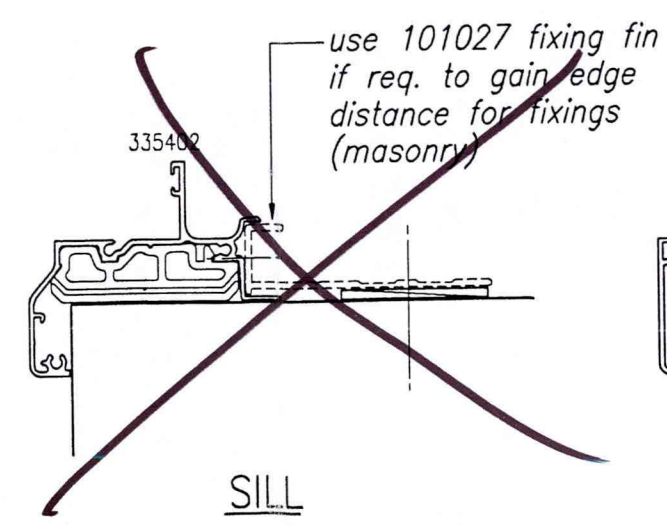
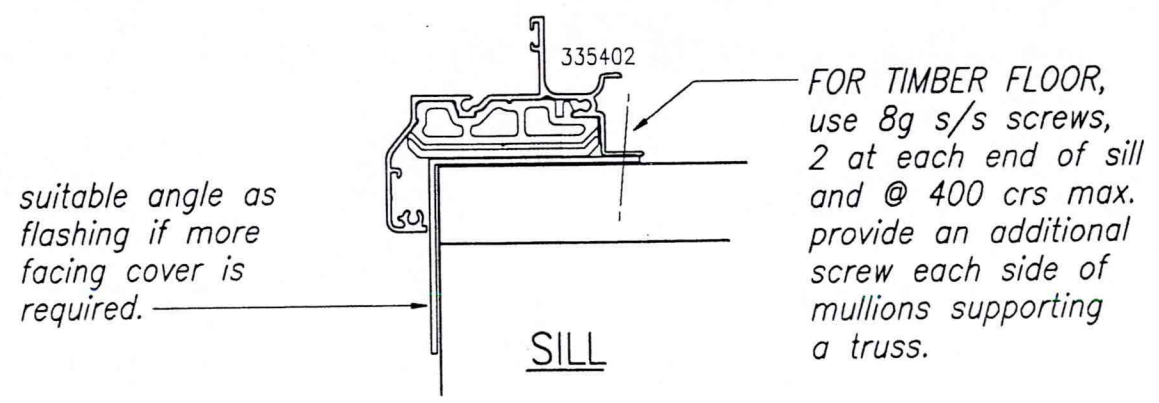
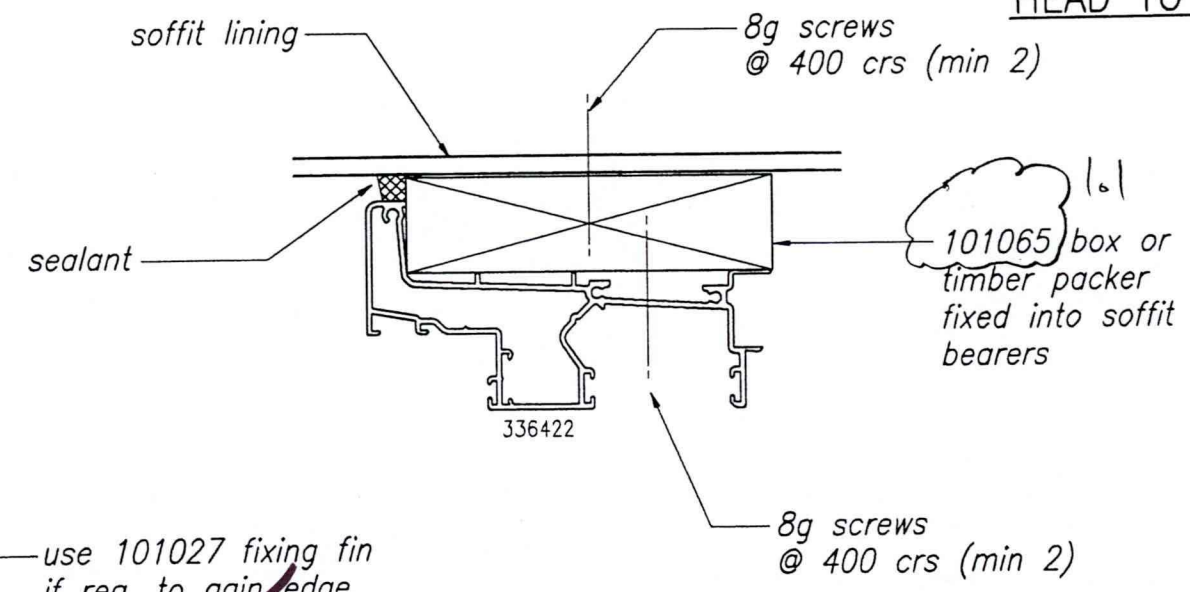
JAMB TO HOUSE

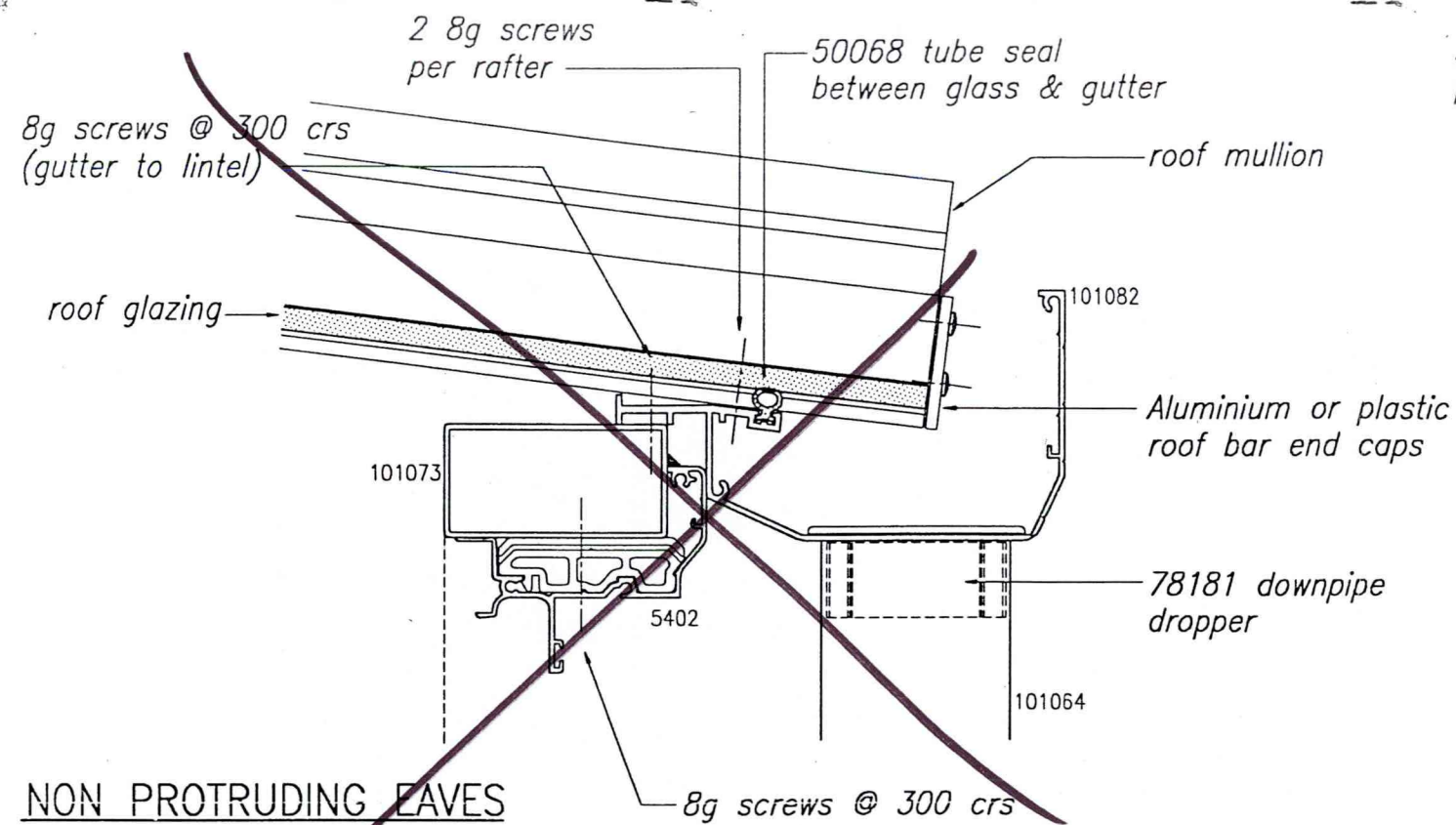


END WALL FRAME HEAD TO SOFFIT



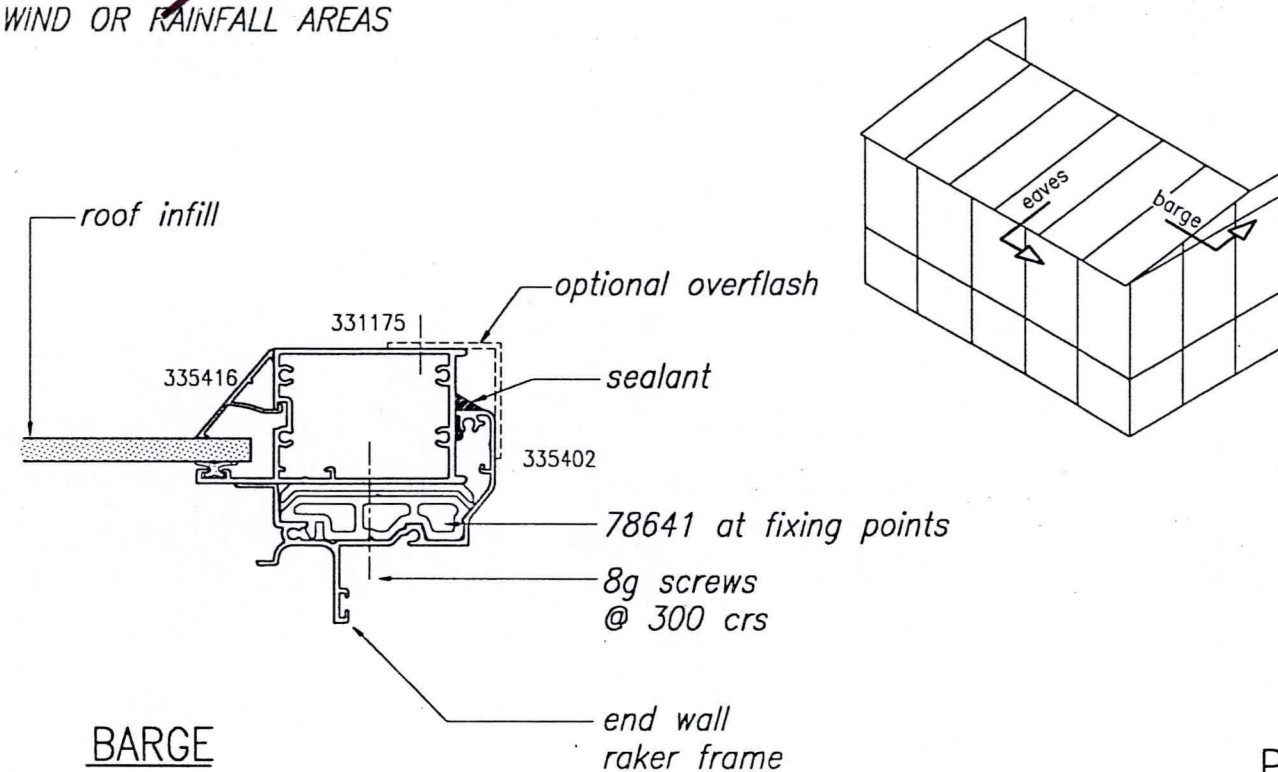
END WALL FRAME HEAD TO SOFFIT



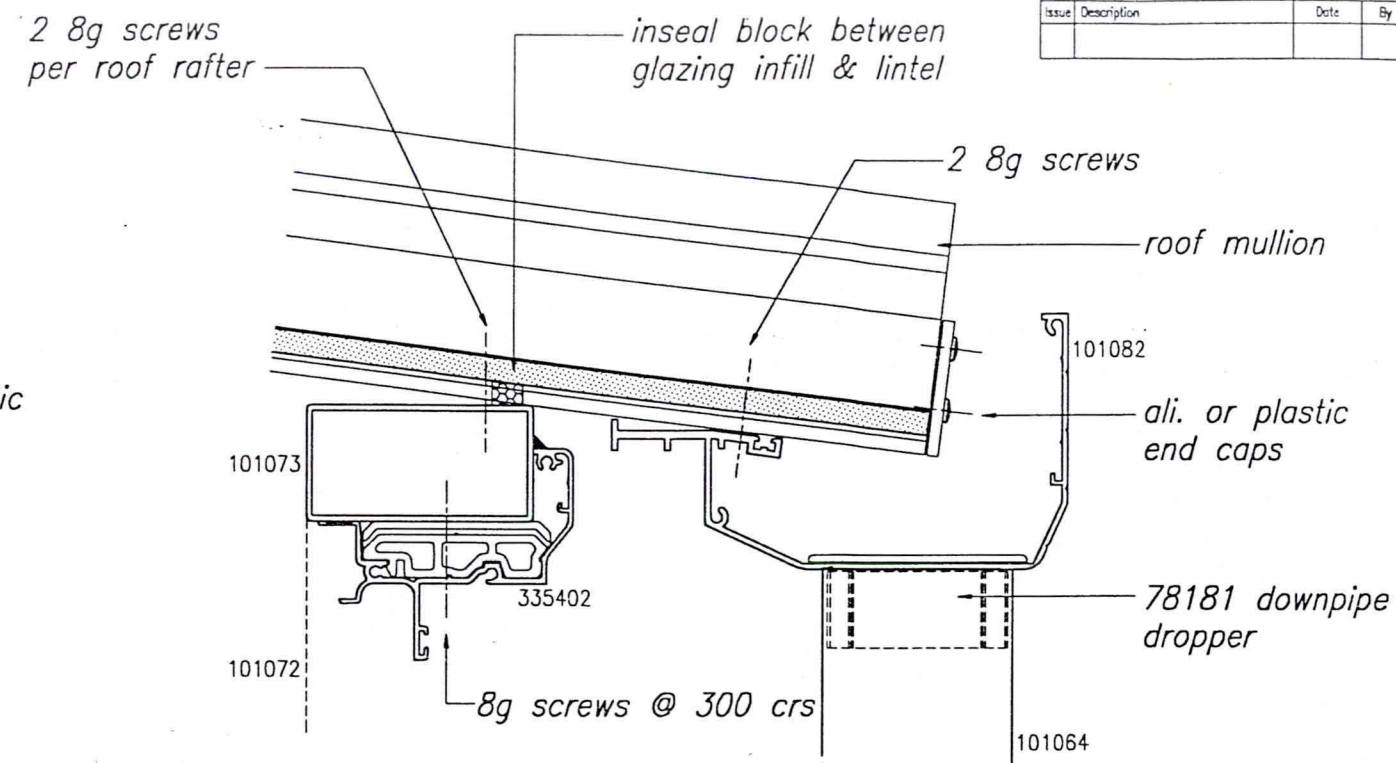


NON PROTRUDING EAVES
GLAZED ROOF

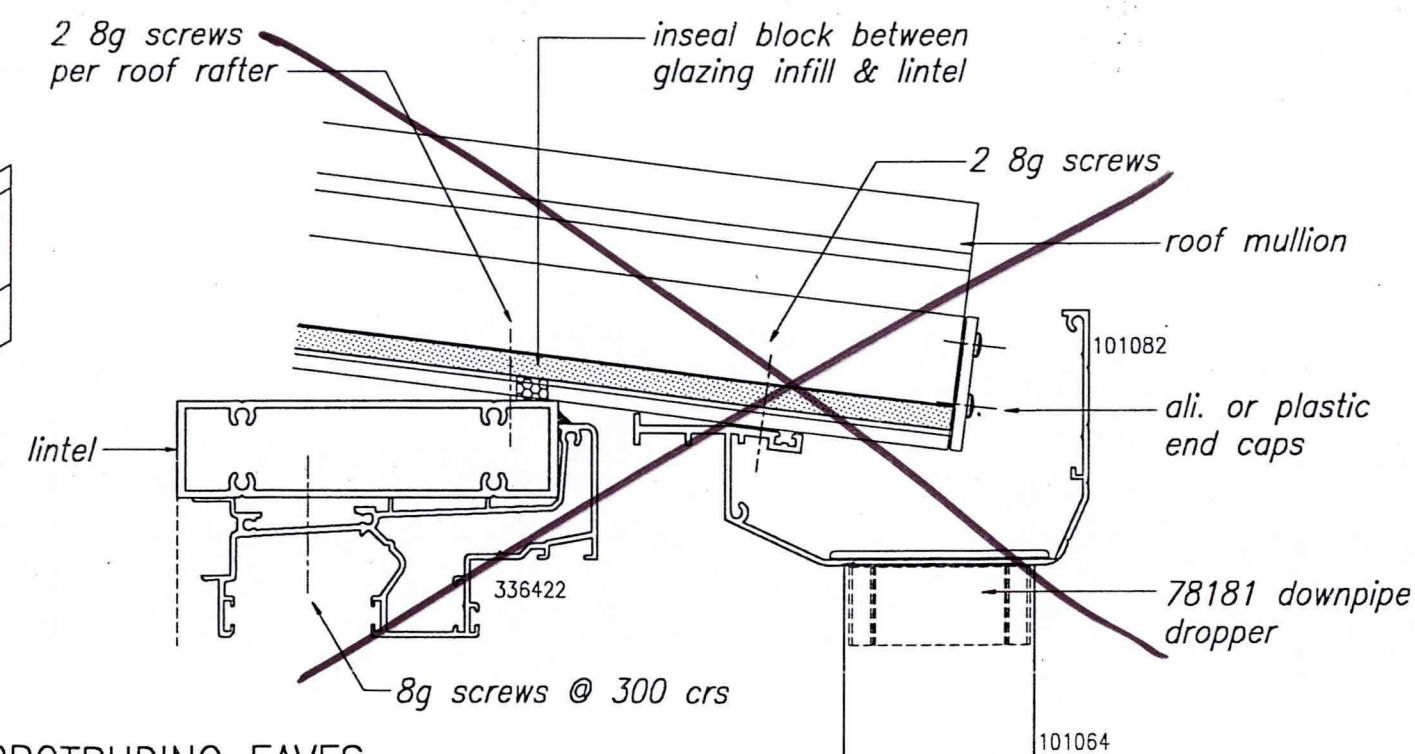
NOT RECOMMENDED IN HIGH
WIND OR RAINFALL AREAS



BARGE
GLAZED ROOF



PROTRUDING EAVES
GLAZED ROOF, 47 frames



PROTRUDING EAVES
GLAZED ROOF, long reach frames

