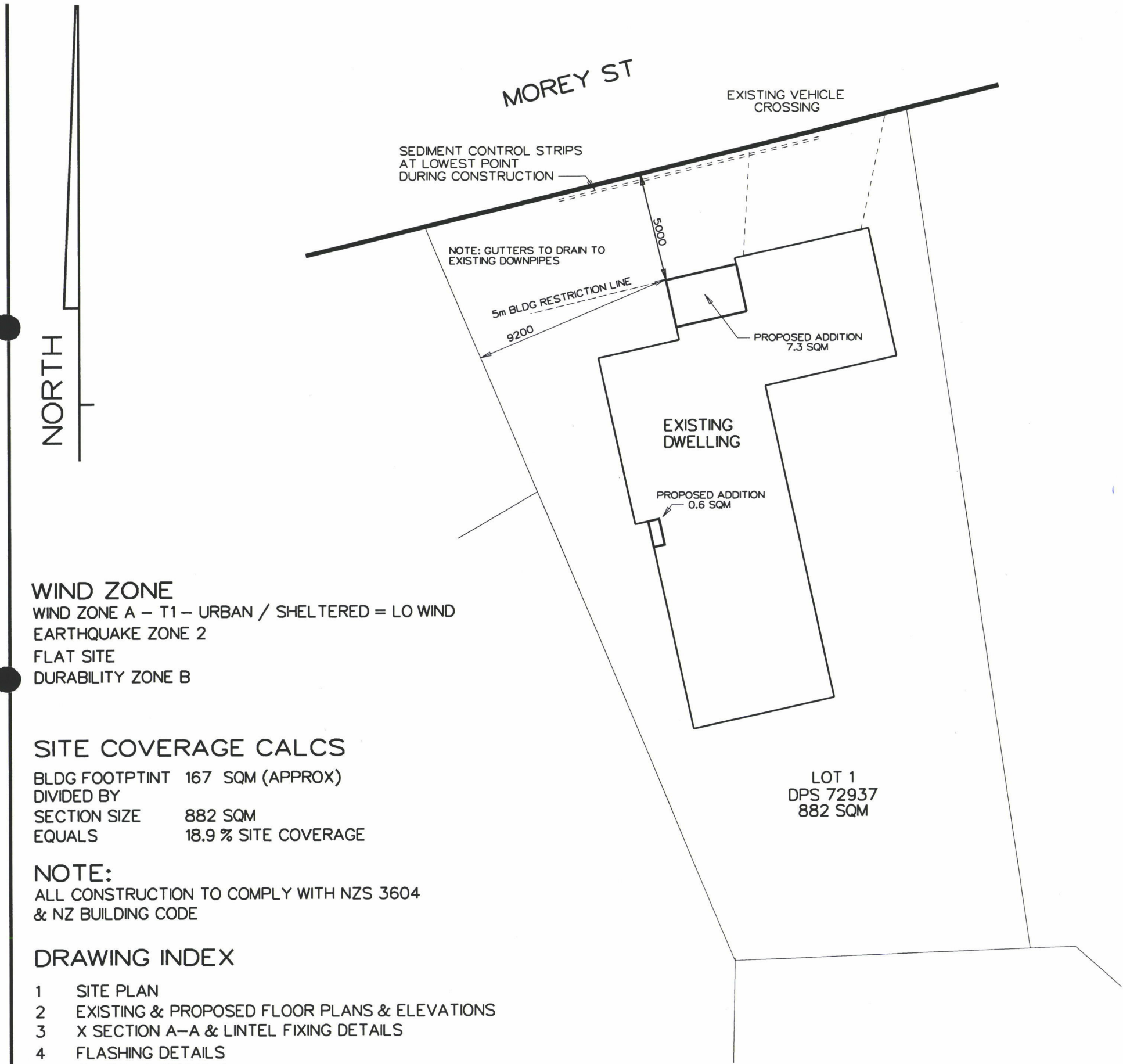




Document Number: RDC-718837
Date Registered: 28/4/2017



WIND ZONE
WIND ZONE A – T1 – URBAN / SHELTERED = LO WIND
EARTHQUAKE ZONE 2
FLAT SITE
DURABILITY ZONE B

SITE COVERAGE CALCS
BLDG FOOTPRINT 167 SQM (APPROX)
DIVIDED BY
SECTION SIZE 882 SQM
EQUALS 18.9 % SITE COVERAGE

NOTE:
ALL CONSTRUCTION TO COMPLY WITH NZS 3604
& NZ BUILDING CODE

- DRAWING INDEX**
- 1 SITE PLAN
 - 2 EXISTING & PROPOSED FLOOR PLANS & ELEVATIONS
 - 3 X SECTION A-A & LINTEL FIXING DETAILS
 - 4 FLASHING DETAILS
 - 5 CLADDING DETAILS

DETERMINATION OF GOOD GROUND
THE SOIL SUPPORTING THE FOOTINGS SHALL BE ASSUMED TO BE GOOD GROUND WHEN ALL THE FOLLOWING CONDITIONS ARE MET

- (A) REASONABLE INQUIRY, THROUGH PROJECT INFORMATION MEMORANDUM (PIM) AND SITE OBSERVATION SHOW NO EVIDENCE OF BURIED SERVICES AND NONE IS REVEALED BY EXCAVATION OF FOOTINGS
PIM NOT YET ISSUED & NO EVIDENCE OF BURIED SERVICES
- (B) REASONABLE INQUIRY OF PIM & SITE OBSERVATION SHOWS NO INDICATION OR RECORD OF LAND SLIPS OR SURFACE CREEP HAVING OCCURRED IN THE IMMEDIATE LOCALITY
PIM NOT YET ISSUED & NO EVIDENCE OF SLIP OR SURFACE CREEP
- (C) REASONABLE INQUIRY SHOWS NO EVIDENCE OF EARTH FILL ON THE BUILDING SITE & NO FILL WAS REVEALED BY EXCAVATION FOR FOOTINGS. THIS SHALL NOT APPLY WHERE A CERTIFICATE OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT HAS BEEN ISSUED IN ACCORDANCE WITH NZS 4431 FOR THE BUILDING SITE AND ANY SPECIAL LIMITATIONS NOTED ON THAT CERTIFICATE ARE COMPLIED WITH; AND
NO EVIDENCE OF SLIP OR FILL AT POT-HOLE SITES. FOOTINGS NOT YET EXCAVATED
- (D) EXCAVATION FOR FOOTINGS DOES NOT REVEAL BURIED ORGANIC TOPSOIL, SOFT PEAT, VERY SOFT CLAY OR EXPANSIVE CLAY (SEE 3.2.1 & 3.3.8)
FOOTINGS NOT YET EXCAVATED. POT-HOLED SOIL IS FIRM & COHESIVE
- (F) WHERE INSPECTION OF EXISTING STRUCTURES ON THIS OR NEIGHBOURING SITES AND REASONABLE ENQUIRY, INCLUDING TERRITORIAL AUTHORITY RECORDS, LOCAL HISTORY OF THE SITE, AND PUBLISHED GEOLOGICAL DATA SUCH AS STRUCTURAL GEOLOGY WHERE APPROPRIATE, SHOWS NO EVIDENCE OF EROSION (INCLUDING COASTAL EROSION, BANK EROSION, AND SHEET EROSION) SURFACE CREEP LAND SLIPPAGE OR OTHER FALLING DEBRIS (INCLUDING SOIL, ROCK, SNOW AND ICE), UNCERTIFIED FILL OVER ORIGINAL WATER COURSE, OR SUBSIDENCE HAVING OCCURRED IN THE IMMEDIATE LOCALITY.
THERE IS NO EVIDENCE OF EROSION OR SUBSIDENCE TO EXISTING BUILDINGS

CONCLUSION:
ON THE BASIS OF THE ABOVE FINDINGS IT IS DEEMED THAT EXISTING GROUND CONDITIONS ARE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED ADDITION

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 2004 BEING FULLY COMPLIED WITH

DATE: 18.4.17. CONSENT No: 76172

OFFICER: A Kelly

BC ONLY

PLOTZ 'N' PLANZ

COMPUTER AIDED DRAUGHTING SERVICE

Rob Stevenson

PO Box 10085, Rotorua.
Office 07-3501-208 Mobile 0274-814-866

PROPOSED RESIDENCE FOR
AARON RANDELL
15 MOREY ST
ROTORUA

TITLE: SITE PLAN

SCALES: 1:200 ON A3

20-02-17

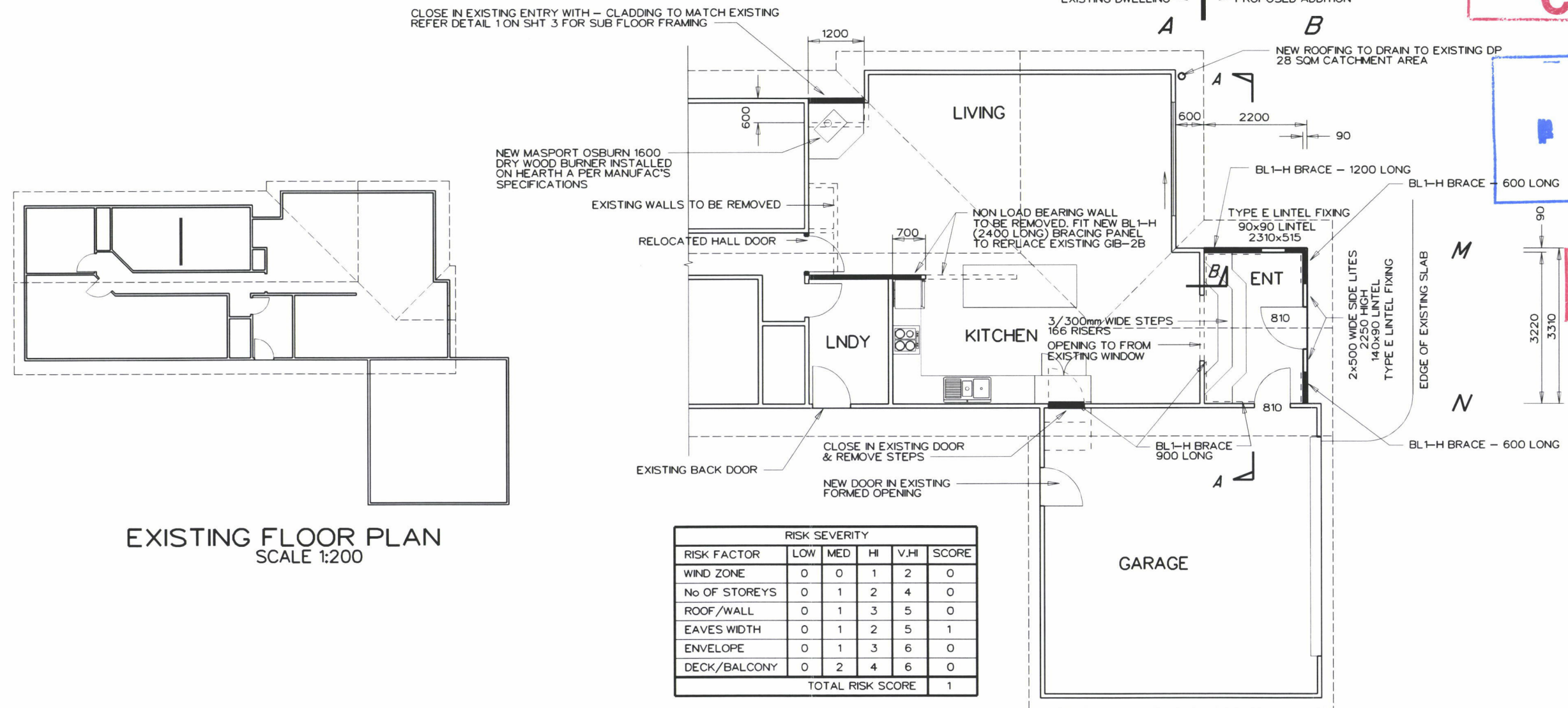
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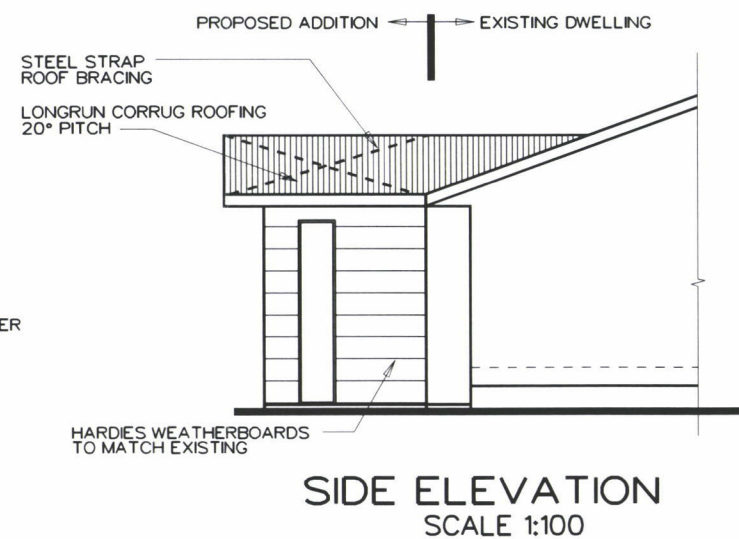
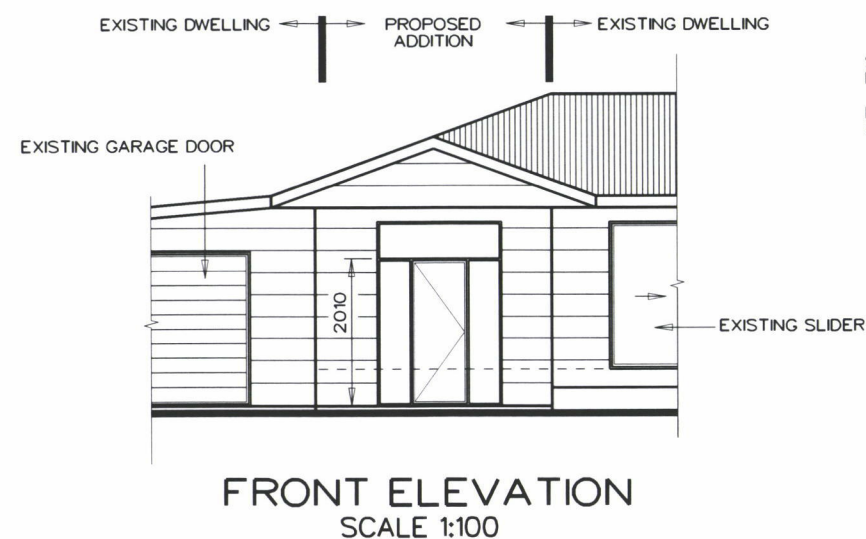
COUNCIL
COPY

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76172

RECEIVED
5 APR 2017



PROPOSED FLOOR PLAN
SCALE 1:100



ENERGY EFFICIENCY CALC'S

THERMAL ENVELOPE

FLOOR AREA 26.25 SQM

WALL AREA 31.9 SQM (30%=9.6 SQM)

GLAZED AREA 5.5 SQM

GLAZED PERCENTAGE 5.5/31.9x100=17.2% (SCHD METHOD)

**PLOTZ
'N'
PLANZ**

COMPUTER AIDED DRAUGHTING SERVICE

Rob Stevenson

PO Box 10085, Rotorua.
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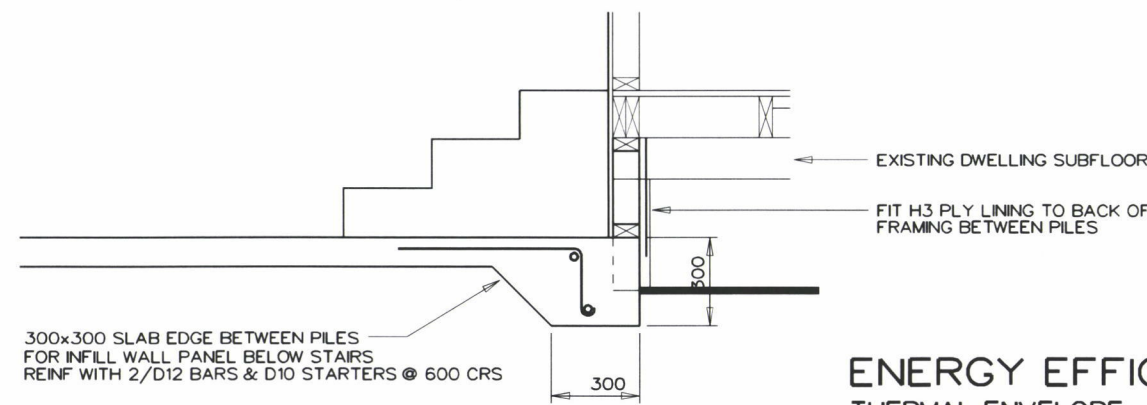
PROPOSED RESIDENCE FOR
AARON RANDELL
15 MOREY ST
ROTORUA

TITLE	SCALES
PROPOSED ALTERATIONS	1:100 1:200 ON A3
05-04-17	REVISION
DRAWING NUMBER	
2078-2	

COUNCIL
COPY

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76172

5 APR 2017
RECEIVED



CROSS SECTION B-B
SCALE 1:25

ENERGY EFFICIENCY CALC'S

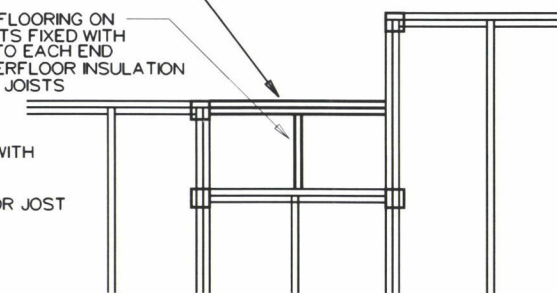
THERMAL ENVELOPE

FLOOR AREA	26.25 SQM
WALL AREA	31.9 SQM (30%=9.6 SQM)
GLAZED AREA	5.5 SQM
GLAZED PERCENTAGE	5.5/31.9x100=17.2% (SCHED METHOD)

FIT NEW 2/190x45 SG8 DOUBLE JOISTS FIXED AT EACH END WITH BOWMAC B175 S/S BRACKETS & M12 BOLTS

20mm PART BRD FLOORING ON 140x45 SG8 JOISTS FIXED WITH JOISTS HANGER TO EACH END WITH EXPOL UNDERFLOOR INSULATION FITTED BETWEEN JOISTS

ALL BOTTOM PLATES FIXED WITH (3x)90x3.15 POWERDRIVEN @ 600 CRS MAX CLADDING TO OVERLAP FLOOR JOIST OR BEARER BY 25mm

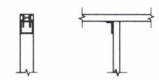


DETAIL 1
SCALE 1:50

NOTES:

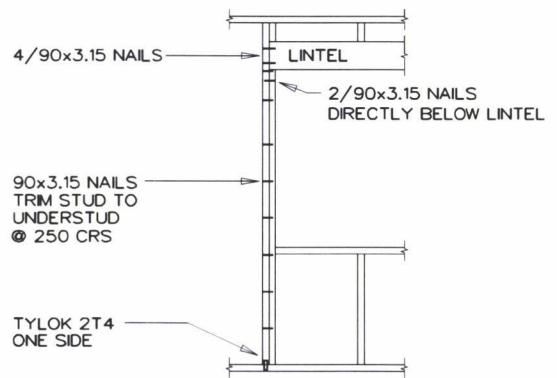
1. ALL CONSTRUCTION TO COMPLY WITH NZS 3604 & NZ BUILDING CODE
2. ALL FRAMING TO BE 90x45 SG 8 & H1.2 TREATED UNLESS STATED OTHERWISE ALL INT FRAMING TO BE KILN DRIED ONLY
3. DO NOT SCALE FROM THIS DRAWING
4. WALLS & CEILINGS TO BE INSULATED WITH R2.4 & R3.6 FIBREGLASS INSULATION RESPECTIVELY.
5. GLAZING SPECIFICATION AS PER NZS 4223 ALL GLAZING IN RECYCLED TIMBER JOINERY UNITS TO BE RETRO FITTED DOUBLE GLAZING - R VALUE 0.26 MIN ALL BOTTOM PANELS OF GLAZED DOOR OR JOINERY UNITS WITHIN 400mm OF FLOOR TO HAVE SAFETY GLASS FITTED
6. SMOKE DETECTORS TO BE INSTALLED WITHIN 3 METERS OF ALL BEDROOM DOORS
7. ALL TIMBER TREATMENT TO COMPLY WITH NZS 3602

TYPE B (4.7kN) LABELED AS 'B'



TOP PLATE FIXING

TYPE E (1.4kN)



LINTEL FIXING DETAIL
SCALE 1:50

PLOTZ
'N'
PLANZ



COMPUTER AIDED DRAUGHTING SERVICE

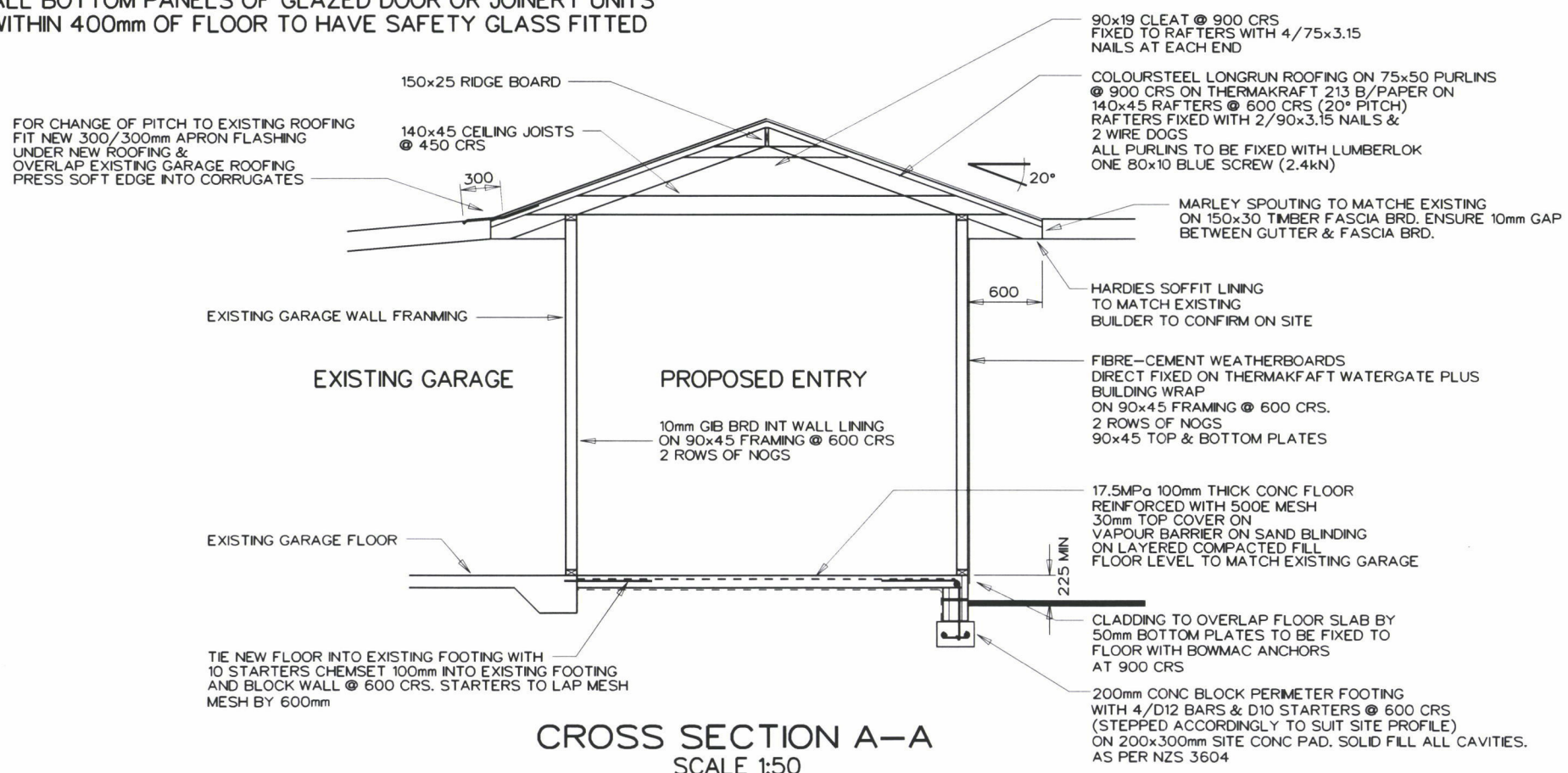
Rob Stevenson

PO Box 10085, Rotorua.

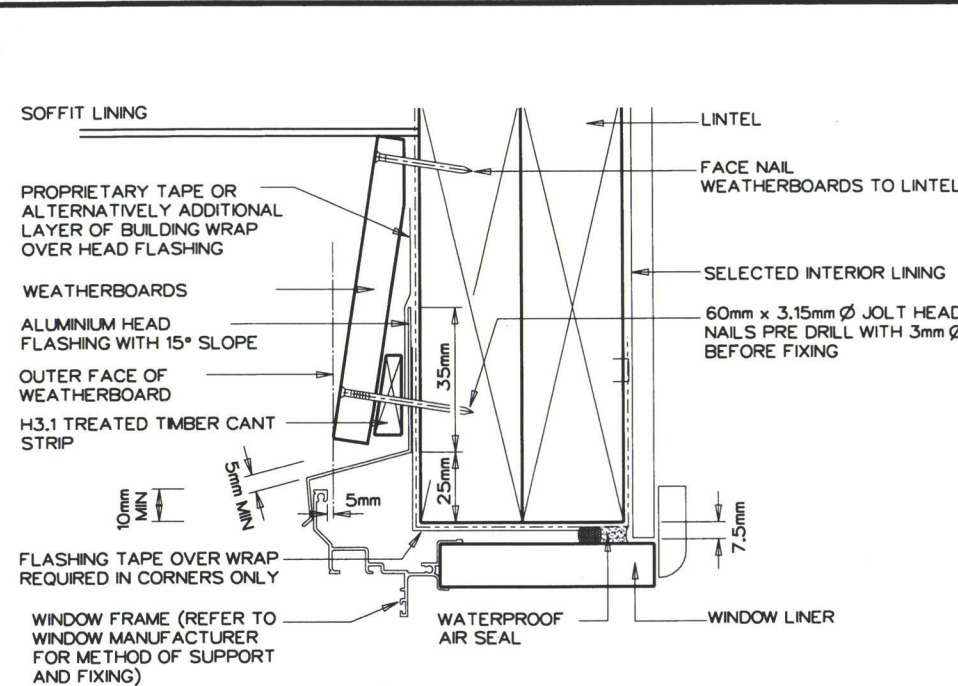
Office 07-3501-208 Mobile 0274-814-866

PROPOSED RESIDENCE FOR
AARON RANDELL
15 MOREY ST
ROTORUA

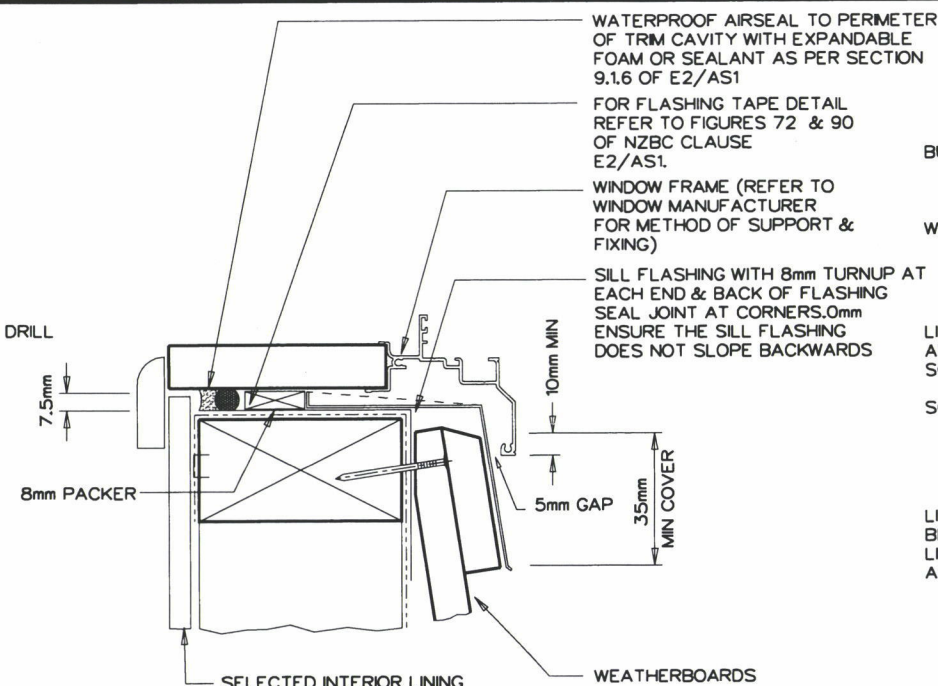
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CROSS SECTIONS	1:50 1:25 ON A3
DRAWING NUMBER	REVISION
05-04-17 2078-3	



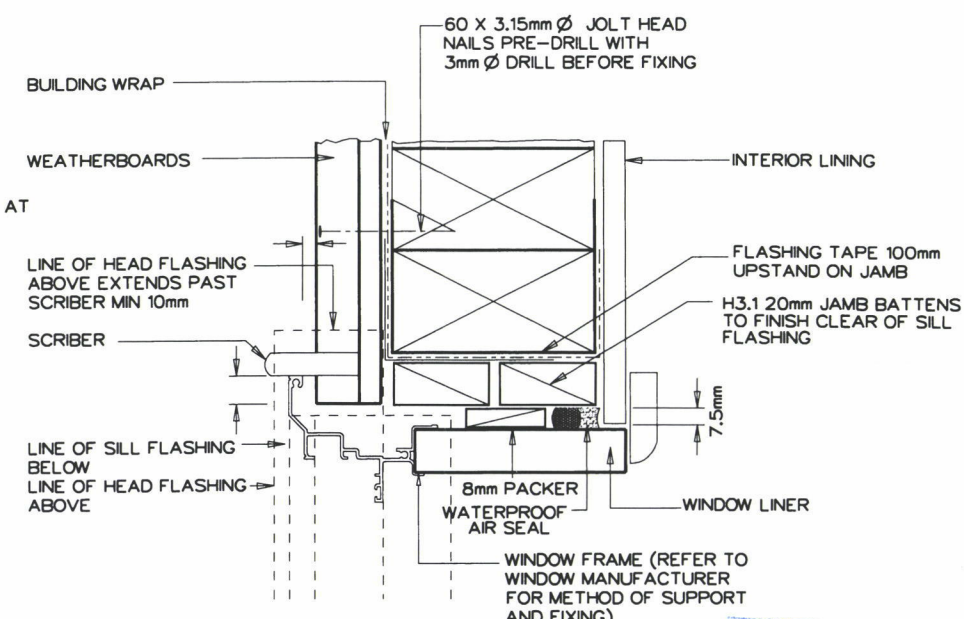
CROSS SECTION A-A
SCALE 1:50



HEAD DETAIL -
WEATHERBOARD CLADDING
DIRECT FIXED



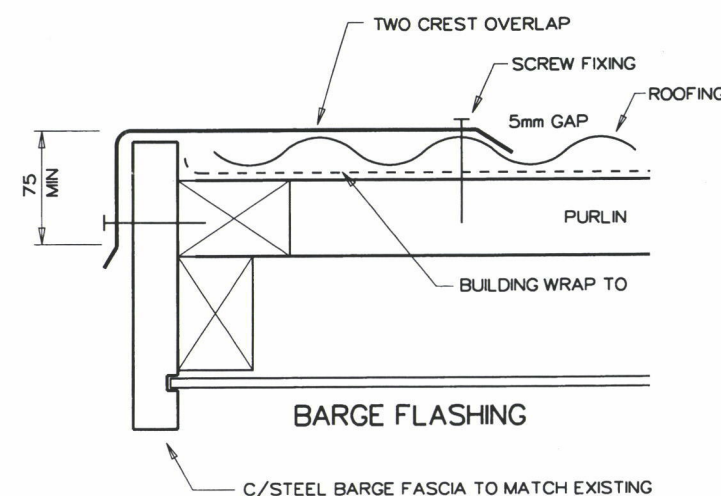
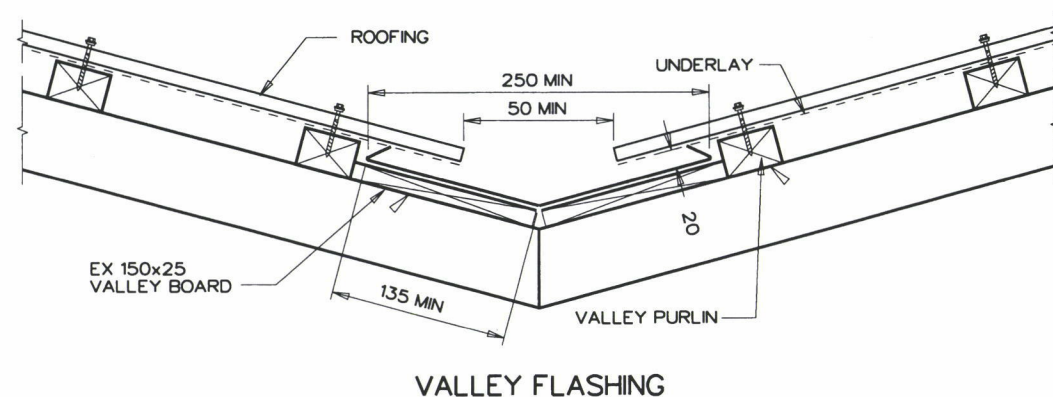
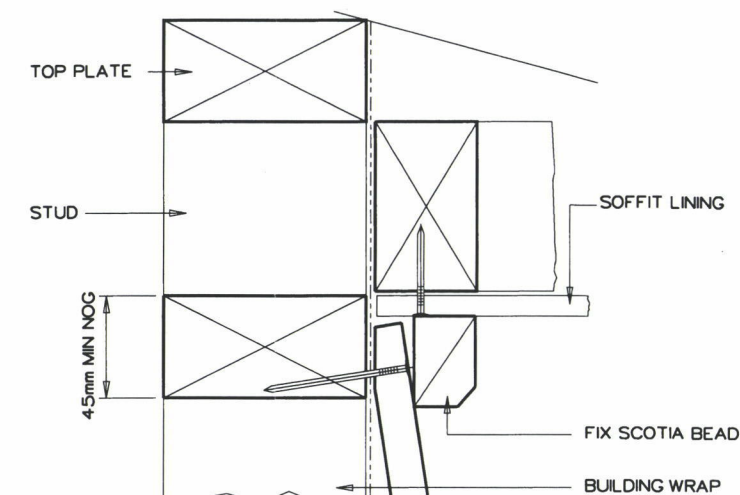
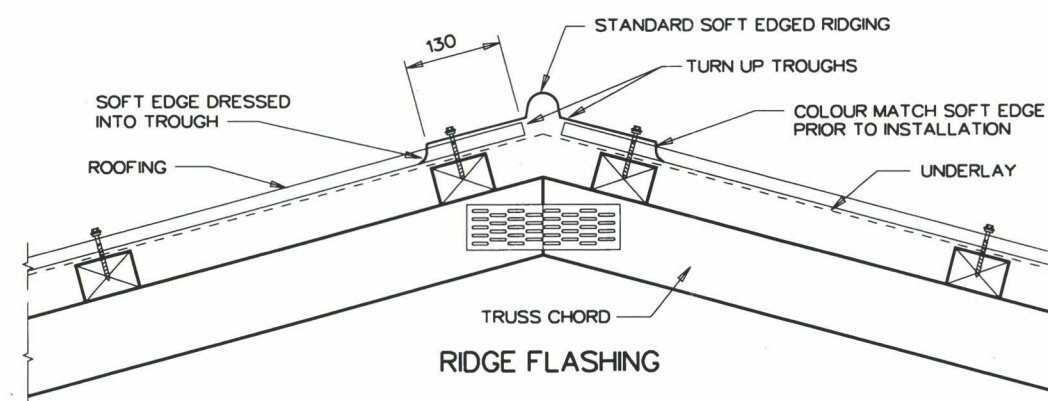
SILL DETAIL -
WEATHERBOARD CLADDING
DIRECT FIXED



JAMB DETAIL -
WEATHERBOARD CLADDING
DIRECT FIXED

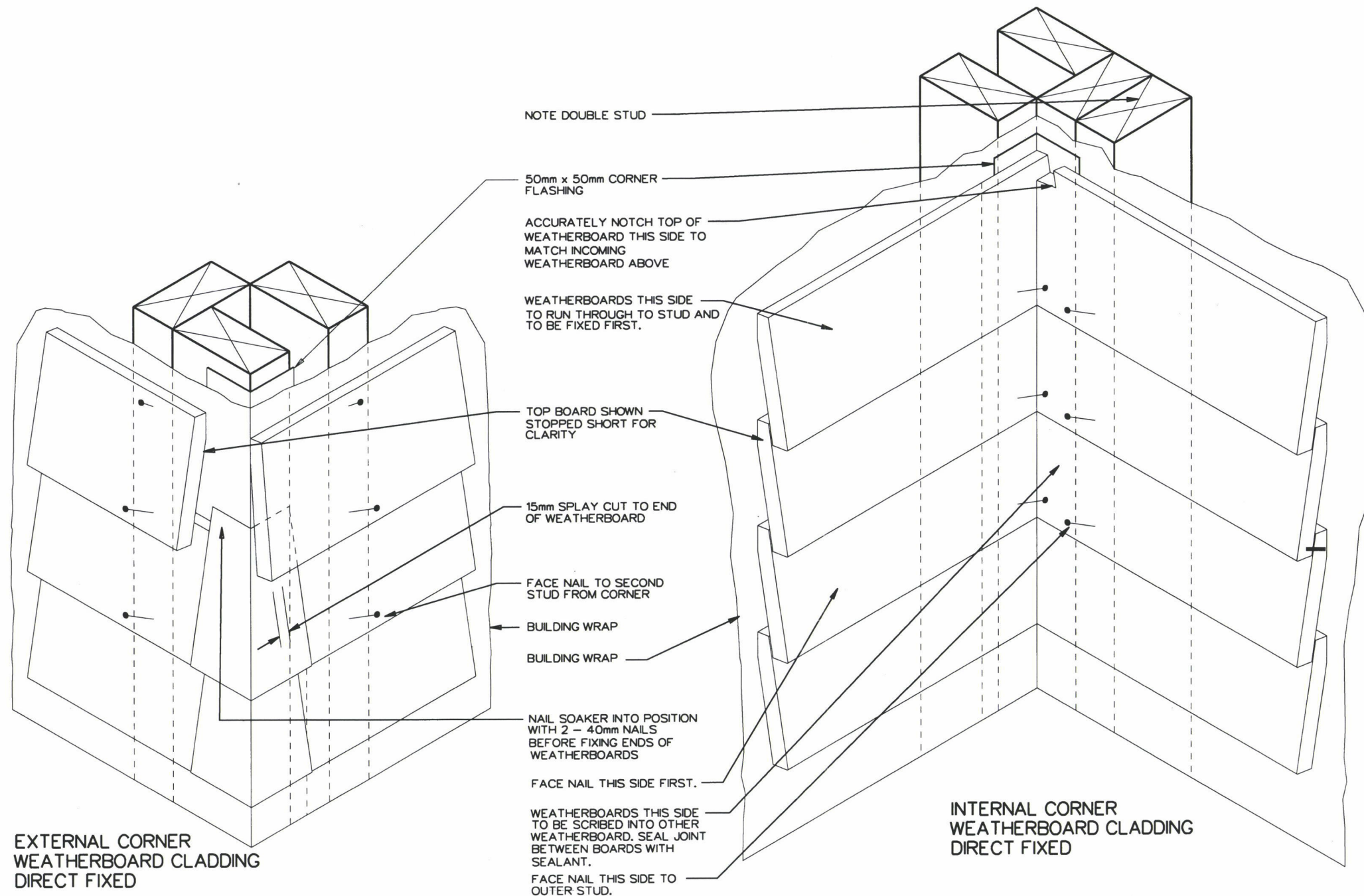
IT SHALL BE THE RESPONSIBILITY
OF THE CONTRACTORS TO VERIFY
ALL DIMENSIONS ON SITE

BC ONLY
No 76172



PROPOSED ALTERATIONS FOR:
AARON RANDELL
15 MOREY ST
ROTORUA

TITLE	FLASHING DETAILS	SCALES	1:5
		ON	A3
20-02-17	DRAWING NUMBER 2078-4	REVISION	



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No 76172

PROPOSED ALTERATIONS FOR:
AARON RANDELL
15 MOREY ST
ROTORUA

TITLE WEATHERBOARD INSTALLATION DETAILS	SCALES 1:5 ON A3
20-02-17 DRAWING NUMBER 2078-5	REVISION