

LEGAL DESCRIPTION
LOT 8, DP 560995
SITE AREA 660M²

SITE COVERAGE CALCULATION
HOUSE 192.16M²
COVERAGE 29.11%
DECK 30.09M²

IMPERMEABLE AREA CALCULATION
ROOF 221.76M²
NON ROOF 56.20M²
TOTAL 277.96M²
COVERAGE 42.11% (MAX 40%)

CUT / FILL VOLUME CALCULATION
18M³ CUT TOTAL M³ = 107
89M³ FILL TOTAL M³ = 403.42

FINISHED FLOOR LEVEL (F.F.L.)
CONCRETE - TOP OF FINISHED SLAB
TIMBER FLOOR - TOP OF FLOORING

FINISHED GROUND LEVEL (F.G.L.)
MEANS THE LEVEL AFTER ALL BACKFILLING, LANDSCAPING AND SURFACE PAVING HAS BEEN COMPLETED

CLEARED GROUND LEVEL (C.G.L.)
MEANS THE LEVEL AFTER THE SITE EXCAVATION HAS BEEN COMPLETED BUT BEFORE BUILDING FOUNDATIONS HAVE BEEN EXCAVATED AND THE AREA OF THE SITE TO BE COVERED BY THE BUILDING IS FREE OF ALL DELETERIOUS MATERIAL

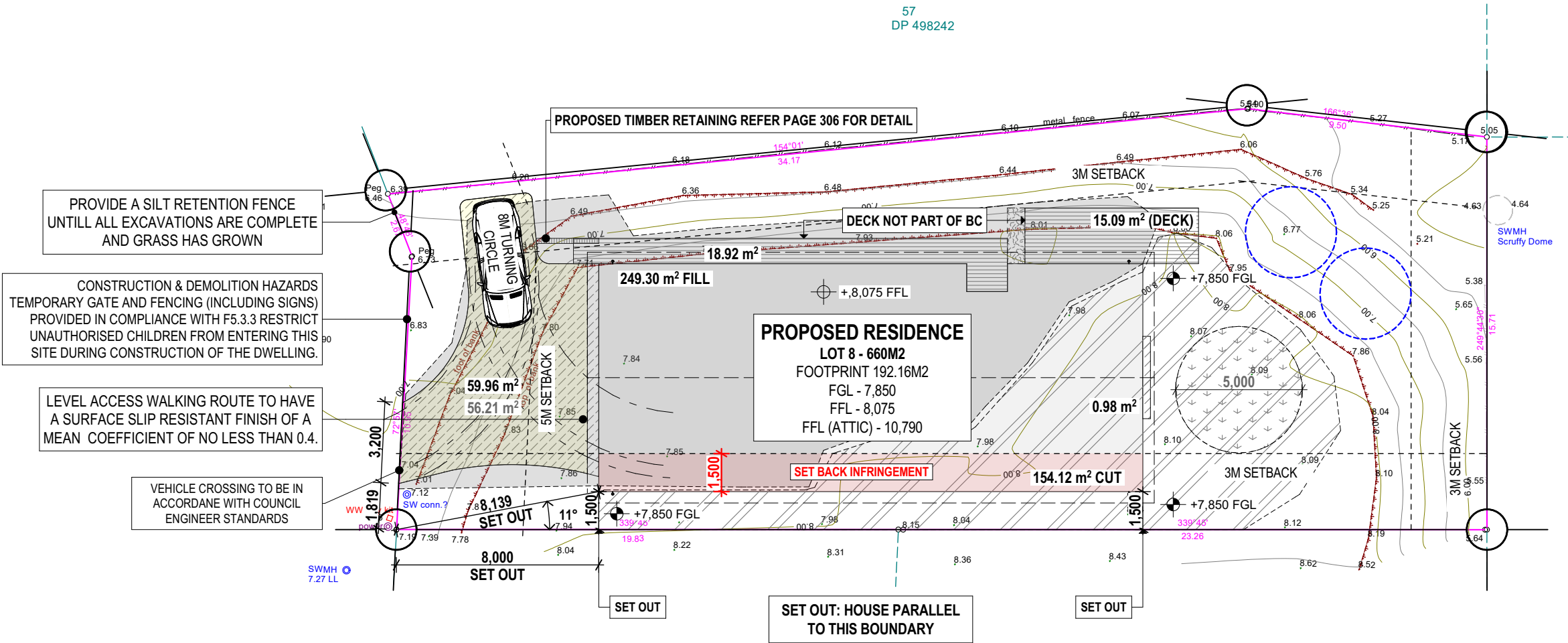
SET OUT
SITE SETOUT IS RECOMMENDED BY A SURVEYOR TO ENSURE THE POSITION OF BUILDING, CONFIRM SITE DATUM, FLOOR LEVELS, GROUND CONTOURS AND FENCES ARE SHOWN CORRECTLY. WHERE A SURVEY PLAN HAS NOT BEEN PROVIDED OR UNDERTAKEN PRIOR TO CONSTRUCTION, THEN IT BECOMES THE CLIENTS RESPONSIBILITY AND MAY INCUR FURTHER COSTS. DISCREPANCIES MAY AFFECT TOWN PLANNING RULES AND REQUIRE RESOURCE CONSENT.

CUT & FILL EXCAVATION NOTES
OUR MEASUREMENTS AND VOLUMES ARE NOT TO BE USED IN ANY WAY FOR QUANTITY SURVEY, OR COSTING PURPOSES, AS THE ACCURACY OF THE SURVEY & TOPOGRAPHICAL INFORMATION CONTAIN A MARGIN OF ERROR THAT INFLUENCES SUCH MEASUREMENTS & VOLUMES. EARTHWORKS VOLUMES ARE AFFECTED BY:

CUT VOLUMES
- 'BULKING' DUE TO EXCAVATED MATERIAL TAKING UP MORE SPACE ON A TRUCK.
- WHETHER ALLOWANCE HAS BEEN MADE FOR EXCAVATION OF SERVICE TRENCHES, REMOVAL OF VEGETATION, FOOTINGS, PADS AND PILE HOLES, DRIVEWAYS AND FOOTPATHS.
- ACTUAL DEPTHS OF TOPSOIL & STAINED CLAY THAT MAY GET REMOVED.
- REMOVAL OF MATERIAL FOUND TO BE 'UNSUITABLE' FOR FILL.

FILL VOLUMES REQUIRED
THESE CAN BE AFFECTED BY:
THE AMOUNT OF 'UNDERCUT' MADE DURING EXCAVATION.
- THE SLOPE OF THE BATTER AS RECOMMENDED IN THE GEOTEC REPORT.
- THE SUITABILITY OF THE CUT MATERIAL FOR COMPACTION PURPOSES.

HOUSE
BRUSHED CONC
IMPERMEABLE
DECK
OUTDOOR LIVING



TAKE APPROPRIATE MEASURES TO PREVENT OR MINIMISE SEDIMENT GENERATION AND SILT RUN OFF. COMPLY WITH TERRITORIAL AND OTHER AUTHORITIES REQUIREMENTS RELATING TO CARRYING OUT EARTHWORKS. PUMP WATER FROM TRENCHES AND OTHER AREAS OF SITE USING METHODS TO PREVENT SEDIMENT ENTERING ANY DRAIN OR WATERCOURSE. FILTER DIRTY WATER BEFORE DISCHARGING INTO ANY DRAINAGE SYSTEM

1. ALL SANITARY PLUMBING AND DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION AS/NZS 3500 PART 2.2
2. ALL STORMWATER DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION E1/AS1
3. SANITARY PLUMBING MUST BE RUN IN PVC, AND WATER RETICULATION IN POLYBUTYLENE.
4. COLD WATER SUPPLY PIPE TO HAVE A NON-RETURN VALVE FITTED BEFORE THE FIRST OUTLET.
5. ALL EXISTING SERVICES MUST BE LOCATED AND PEGGED BEFORE COMMENCING WORK.

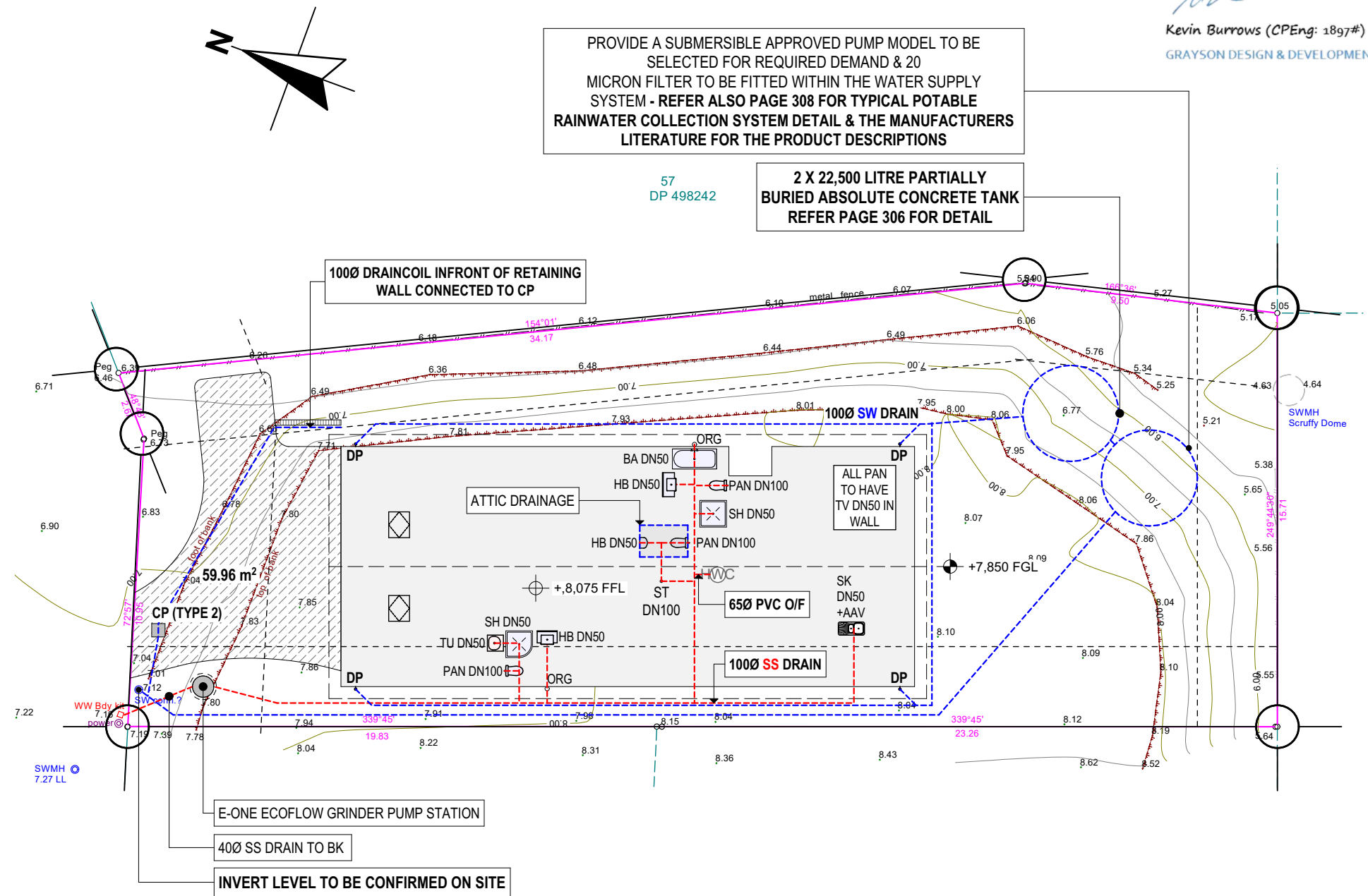
1. AS/NZS 3500 PART 2 DISCHARGE PIPES AND DRAINS.
DRAIN GRADIENTS TABLE 3.2
DISCHARGE PIPES TABLE 6.1
DISCHARGE GRADIENTS TABLE 7.1
TABLES ARE PROVIDED AT BACK OF DRAWINGS

MINIMUM GRADIENT RATIO OF STORMWATER DRAINS:
NZBC E1/AS1
 DN100, MAX MODIFIED CATCHMENT AREA: 200M - 1:120
 DN150, MAX. MODIFIED CATCHMENT AREA: 400M2 -
 1:200

DN100, MAX MODIFIED CATCHMENT AREA: 200M - 1:120
DN150, MAX. MODIFIED CATCHMENT AREA: 400M2 -
1:200

ALL FIXTURE PIPES INTO MIN DN65
(DN100 PREFERRED) BRANCHES UNDER SLAB. PLUMBER
TO CONFIRM UNDERSLAB WASTE PIPE LOCATIONS
WITH SITE MANAGER BEFORE THE SLAB IS POURED

TV	TERMINAL VENT
AAV	AIR ADMITTANCE VALVE
CP	CESSPIT
DP	DOWN PIPE
ORG	OVERFLOW RELIEF GULLY
BA	BATH
DW	DISHWASHER
SH	SHOWER
SK	SINK
TU	LAUNDRY TUB
PAN	TOILET
HB	HAND BASIN
HWC	HOT WATER CYLINDER
ST	STACK



This review is limited to the structural design only as outlined in our calculations and other documentation. We have not reviewed any drawing dimensions. For any discrepancies please contact the undersigned.

Signed

Kevin Burrows (CPEng: 1897#)

GRAYSON DESIGN & DEVELOPMENTS LTD

PROVIDE A SUBMERSIBLE APPROVED PUMP MODEL TO BE
SELECTED FOR REQUIRED DEMAND & 20
MICRON FILTER TO BE FITTED WITHIN THE WATER SUPPLY
SYSTEM - REFER ALSO PAGE 308 FOR TYPICAL POTABLE
RAINWATER COLLECTION SYSTEM DETAIL & THE MANUFACTURERS
LITERATURE FOR THE PRODUCT DESCRIPTIONS

**2 X 22,500 LITRE PARTIALLY
BURIED ABSOLUTE CONCRETE TANK
REFER PAGE 306 FOR DETAIL**

100Ø DRAINCOIL INFRONT OF RETAINING
WALL CONNECTED TO CP

E-ONE ECOFLOW GRINDER PUMP STATION

40Ø SS DRAIN TO BK

INVERT LEVEL TO BE CONFIRMED ON SITE

FOR RC

WIND ZONE	HIGH
EXPOSURE ZONE	D
EQ ZONE	1
ZONE	RES HARBOUR
Checked	MAKING PLANS
Drawn	DRAWN BY NAME

OF: 35	Plot Date	16/05/2022
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Job # 21035



MAKING PLANS LTD
ARCHITECTURAL : DESIGN

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Telephone: 09 426 7835
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At

**LOT 8 LONGVIEW
MANGAWHAI**

SEAN & KATE FULLAN

	Drawing Title
--	---------------

DRAINAGE PLAN

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SCALE @ A3.

1:200

SHEET NUMBER

103

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FINISHED FLOOR LEVEL (F.F.L.)
CONCRETE - TOP OF FINISHED SLAB
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DOMESTIC SMOKE ALARMS.
SMOKE ALARMS SHALL COMPLY WITH APPROVED DOCUMENT F7 WARNING SYSTEMS. SMOKE ALARMS MAY BE BATTERY POWERED, HAVE A HUSH FACILITY HAVING A MIN. 60 SECOND DURATION, HAVE A TEST FACILITY AND BE APPROVED BY A RECOGNIZED AUTHORITY

MANROSE FAN.
MANROSE AIR FLOW EXTRACTOR FAN - REFER LITERATURE FOR MORE DETAILED INFORMATION

GLAZING SCREENS
ALL GLASS SCREENS ARE TO BE CODE COMPLIANT TO ALL RELEVANT SAFETY GLASS STANDARDS AND ARE TO BE INSTALLED TO COMPLY WITH NZBC E3

WET AREAS WATERPROOFING SYSTEM OPTIONS
PROVIDE AN IMPERVIOUS AND EASILY CLEANABLE SURFACE TO ALL WALL AREAS LIKELY TO BE SPLASHED AND TO ALL BATHROOM, TOILET, LAUNDRY, KITCHEN AND MAIN ENTRANCE FLOORS.
USE GIB AQUALINE ON BATHROOM, TOILET, LAUNDRY AND KITCHEN WALLS AND BATHROOM AND LAUNDRY CEILINGS.

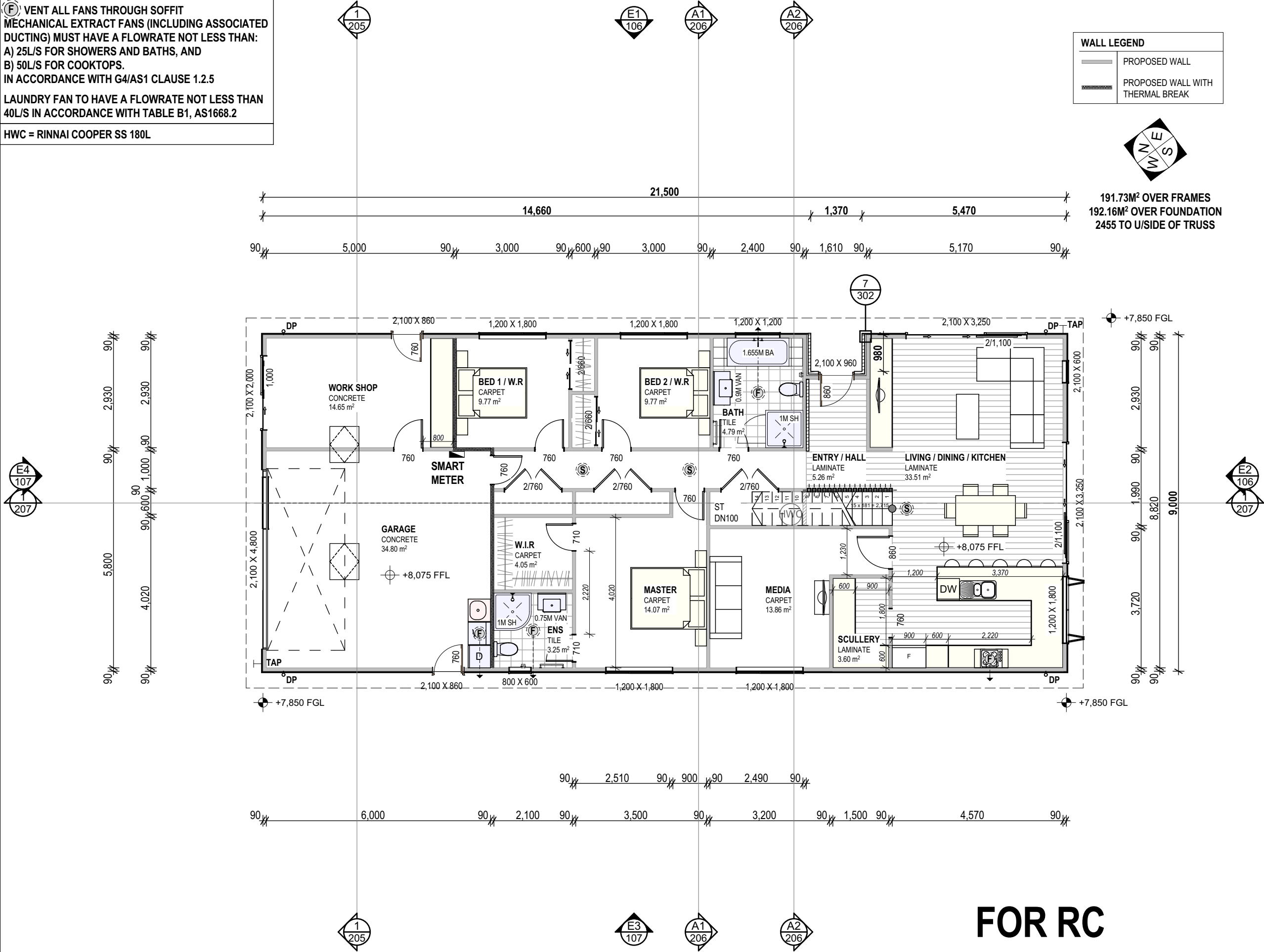
TILING / WET AREAS SPECIFICATIONS
INSTALL ALL WET AREA LININGS, MEMBRANES AND TILING WORK IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, STANDARDS AND MANUFACTURERS LITERATURE:

NZBC E3/AS1 - INTERNAL MOISTURE SPECIFICATION SECTIONS 6221A
GIB AQUALINE WET AREA SYSTEMS AND DETAILS
TECHNOKOLLA RASOGUM LITERATURE
FLOORING INSTALLATION MANUAL
AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS
AS4992.2 CERAMIC TILE GROUTS AND ADHESIVES
AS3958.1 CERAMIC TILES - GUIDE TO THE INSTALLATION OF CERAMIC TILES

WALLS
• FIX TILES WITH APPROVED AND COMPATIBLE TILE ADHESIVE OVER TECHNOKOLLA RASOGUM WPM OVER GIB AQUALINE SHEETS. FOR APPLICATIONS OF TILES 6MM OR LESS - STUDS @ 600CRS & NOGS @ 600CRS. 6MM OR MORE - STUDS @ 400CRS & NOGS @ 600CRS
• APPROVED PAINT SYSTEM, E.G. 1 COAT ALKYD SEALER AND 2 COATS WATER BASED ENAMEL

FLOORING
• TILING OVER CONCRETE FLOOR
FIX TILES WITH APPROVED AND COMPATIBLE TILE ADHESIVE OVER TECHNOKOLLA RASOGUM WATERPROOFING SYSTEM. ENSURE CONCRETE HAS HAD ADEQUATE CURING TIME
• VINYL OVER CONCRETE OR TIMBER FLOOR
FIX VINYL WITH APPROVED AND COMPATIBLE ADHESIVE OVER CONCRETE OR 19MM H3 PLYWOOD FLOOR.
REFER SPECIFICATION SECTION 6411.

VENT ALL FANS THROUGH SOFFIT MECHANICAL EXTRACT FANS (INCLUDING ASSOCIATED DUCTING) MUST HAVE A FLOWRATE NOT LESS THAN:
A) 25L/S FOR SHOWERS AND BATHS, AND
B) 50L/S FOR COOKTOPS.
IN ACCORDANCE WITH G4/AS1 CLAUSE 1.2.5
LAUNDRY FAN TO HAVE A FLOWRATE NOT LESS THAN 40L/S IN ACCORDANCE WITH TABLE B1, AS1668.2
HWC = RINNAI COOPER SS 180L



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PROPOSED DWELLING

At

LOT 8 LONGVIEW MANGAWHAI

For

SEAN & KATE FULLAN

Drawing Title

GROUND FLOOR PLAN

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SCALE @ A3.

1:100

SHEET NUMBER

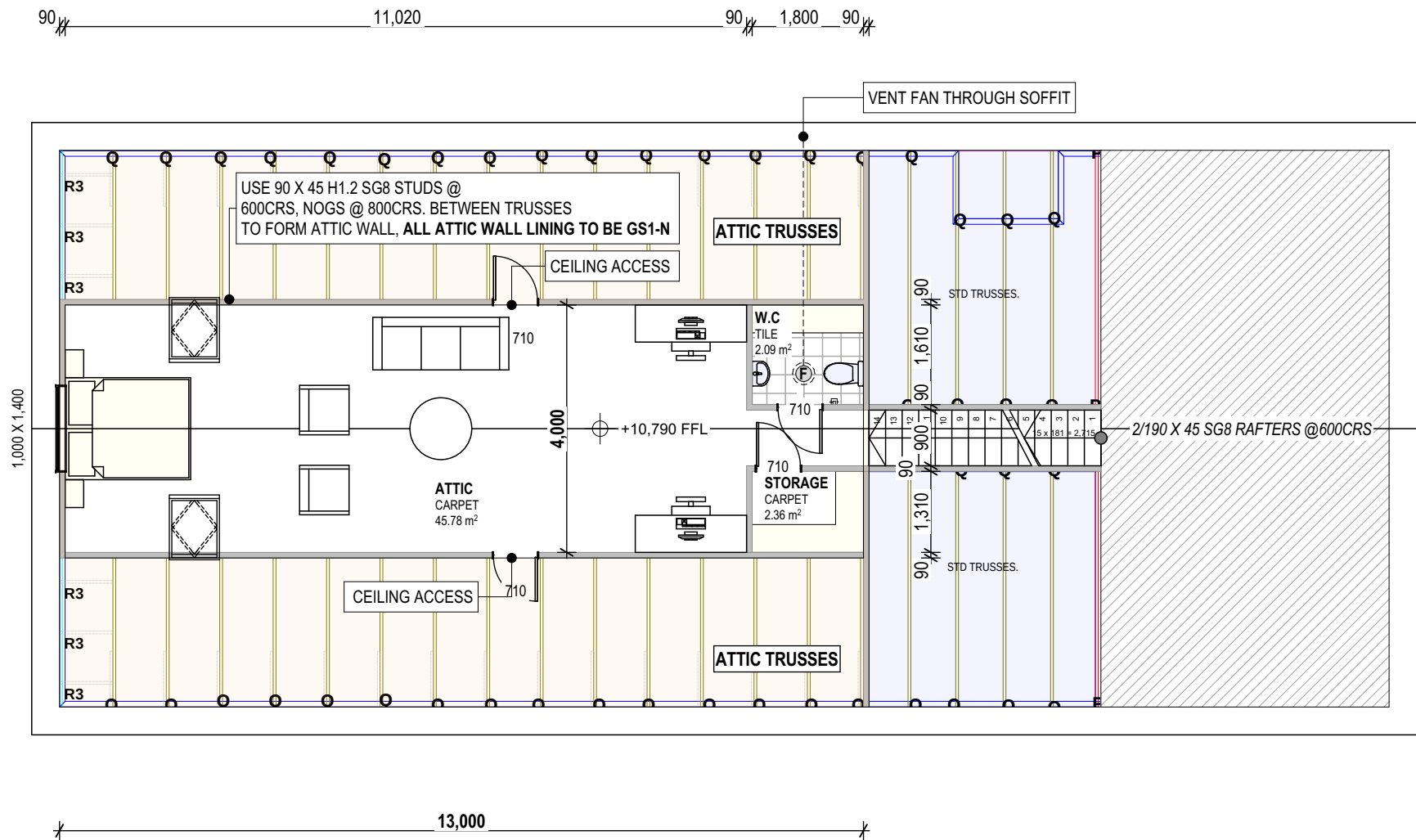
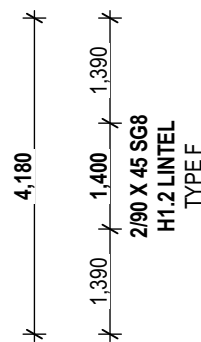
104

WIND ZONE	HIGH
EXPOSURE ZONE	D
EQ ZONE	1
ZONE	RES HARBOUR
Checked	MAKING PLANS
Drawn	DRAWN BY NAME

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FLOORING
• TILING OVER TIMBER FLOOR
 FIX TILES WITH APPROVED AND COMPATIBLE TILE
 ADHESIVE OVER TECHNOKOLLA RASOGUM WPM
 SYSTEM OVER JAMES HARDIE TILE AND SLATE
 UNDERLAY OVER 18MM H3.2CCA STRUCTURAL
 PLYWOOD OVER FLOOR JOISTS @ 400CRS MAX
DO NOT USE LOSP TREATED PLYWOOD



FOR RC



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ATTIC PLAN

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SCALE @ A3.

1:100

SHEET NUMBER

105

OF: 35

Plot Date

16/05/2022

WIND ZONE HIGH

EXPOSURE ZONE D

EQ ZONE 1

ZONE RES HARBOUR

Checked MAKING PLANS

Drawn DRAWN BY NAME

Job # 21035

ALUMINIUM JOINERY NOTES:
JOINERY MANUFACTURER TO CHECK AND VERIFY THE FOLLOWING PRIOR TO COMMENCING MANUFACTURE OF JOINERY UNITS.
ALL DIMENSIONS SHOWN ARE ROUGH OPENINGS.
ANY STRUCTURAL SUPPORTS WHERE REQUIRED.
REFER TO ENGINEERS DESIGNS WHERE REQUIRED.

1. ALL JOINERY FAIRVIEW RESIDENTIAL / EVOLUTION SUITE GENERALLY AS REQUIRED FOR OPENING SIZES - UNLESS REQUESTED OTHER BY OWNER
2. ALL FRAMES DOUBLE GLAZED.
3. CONFIRM PANELS / GLAZING FOR FRONT DOOR WITH OWNER.
4. CONFIRM OPAQUE GLAZING WITH OWNER.
5. ALL SAFETY GLAZING SHALL BE SUPPLIED & INSTALLED TO THE REQUIREMENTS OF NZBC B1/AS1 & NZS 4223.3.

GLAZING TO COMPLY WITH THE FOLLOWING STANDARDS

NZS 3504: SPECIFICATION FOR ALUMINIUM WINDOWS
NZS 4223: CODE OF PRACTISE FOR GLAZING IN BUILDINGS
NZS 4211: SPECIFICATION FOR THE PERFORMANCE OF WINDOWS

CLEAR FLOAT GLASS, TOUGHENED AS REQUIRED FOR PANE SIZE.
OPAQUE GLASS - ACID TECH OR LAMINATED WITH OBSCURE INTER LAYER.
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS DETAILS AND SPECIFICATIONS.
INSTALL WITH THERMAKRAFT WINDOW WORM AND ALUBAND FLASHING TAPE SYSTEM TO WRAP MANUFACTURERS SPECIFICATIONS AND DETAILS.
FINISHES TO ALL SILL TRAYS AND FLASHINGS TO MATCH JOINERY FRAMES.
ALL HINGES FOR EXTERIOR JOINERY TO BE MARINE GRADE 316 STAINLESS STEEL.
ALL HARDWARE TO OWNERS SPECIFICATION

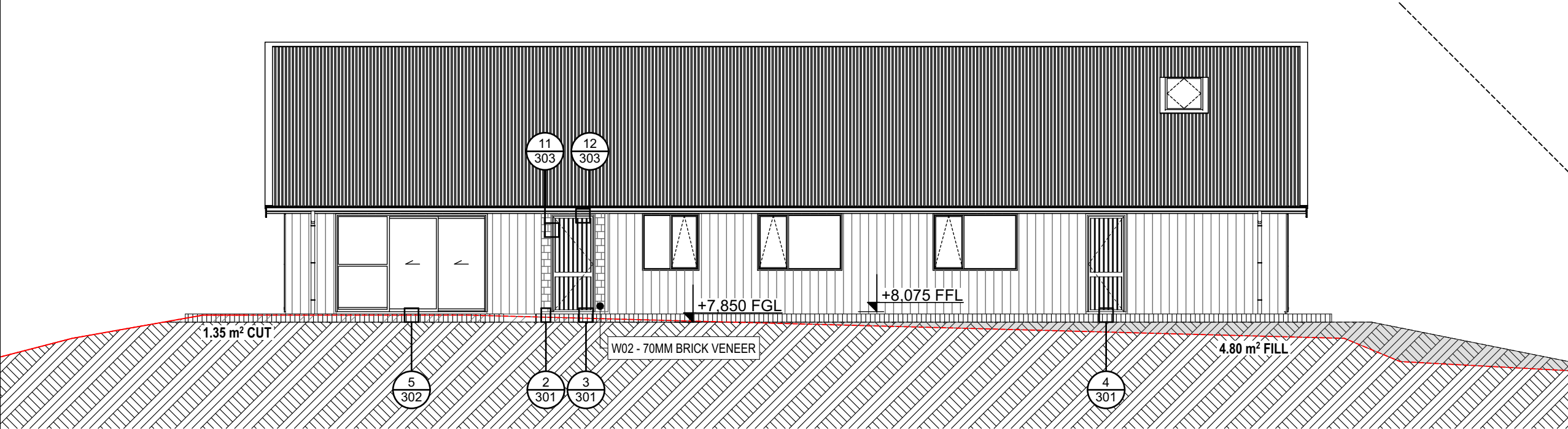
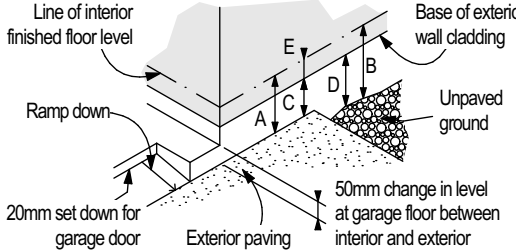
REFER FLOOR PLANS / ELEVATIONS FOR HANGING ORIENTATIONS.
ALL INTERIOR DOORS TO BE SEMI GLOSS PAINT FINISH.
ALL INTERIOR DOOR HEIGHTS AS SHOWN AND HOLLOW CORE UNLESS SPECIFIED OTHER.
SOLID SLASH ALL EDGES.

BUILDING ENVELOPE RISK MATRIX		
ALL WALLS		
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

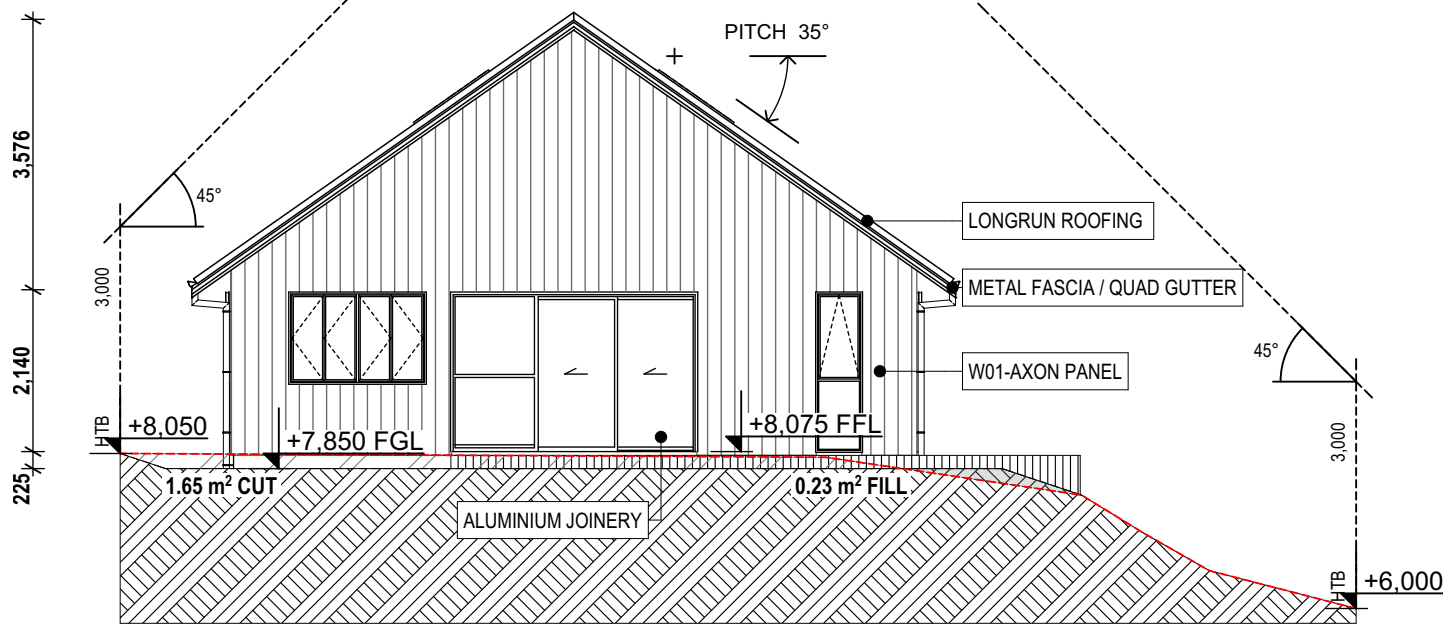
LEVELS AND CLADDING CLEARANCES TO COMPLY WITH E2/AS1 fig.65 / table 18							
Min. clearance	Masonry Veneer		Other claddings				
	A	B	A	B	C	D	E
CONCRETE SLAB	100	150	150	225	100	175	50
TIMBER FLOOR	refer note		100 175 50				

NOTE: refer
to NZS3604
for Req.

Brick veneer requires additional clearance under slab rebate of 25mm to paved surfaces or 100mm to unpaved ground



E1
104
EAST ELEVATION
1:100



E2
104
SOUTH ELEVATION
1:100

FOR RC



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Drawing Title
ELEVATIONS

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SCALE @ A3.	WIND ZONE	HIGH
1:100	EXPOSURE ZONE	D
SHEET NUMBER	EQ ZONE	1
106	ZONE	RES HARBOUR
	Checked	MAKING PLANS
	Drawn	DRAWN BY NAME
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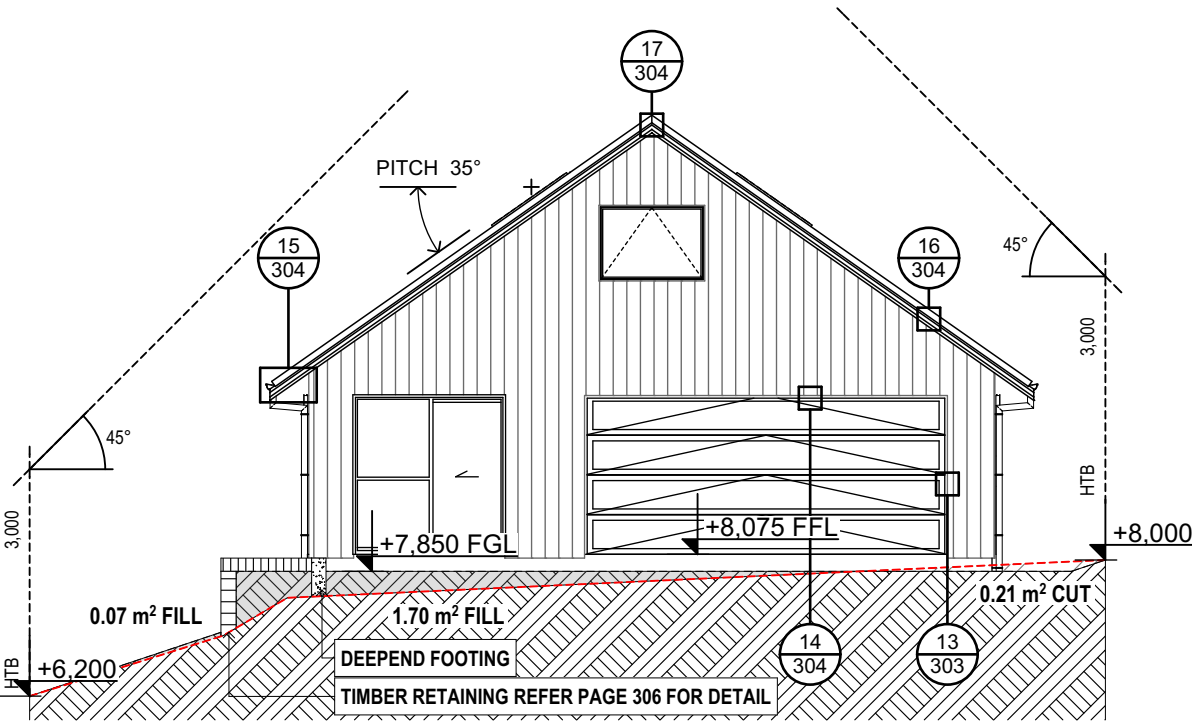
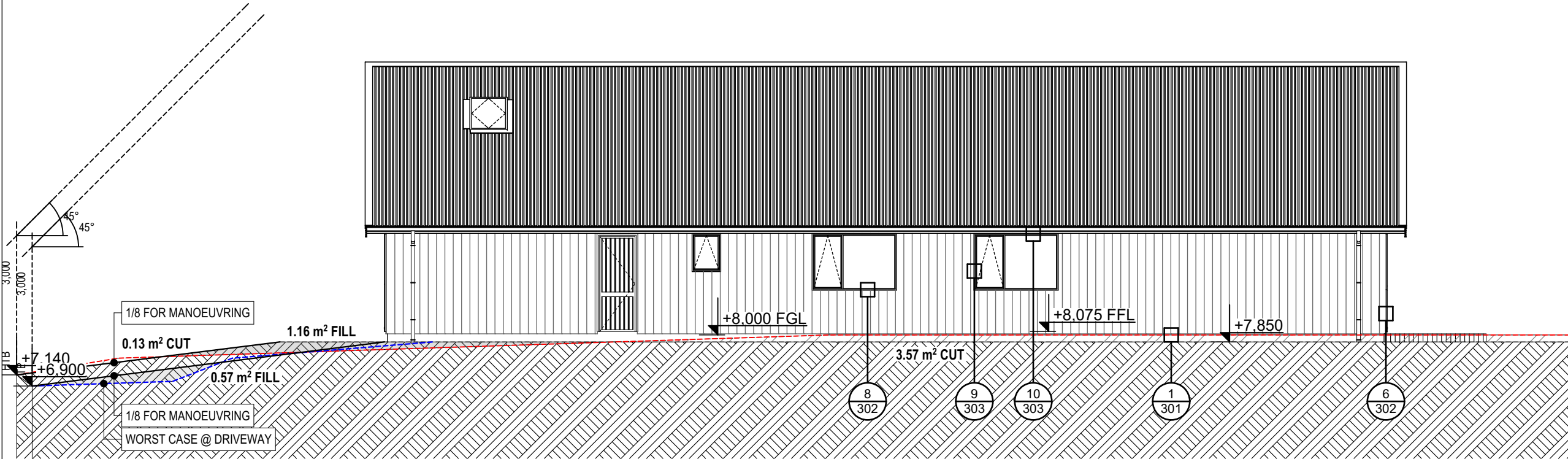
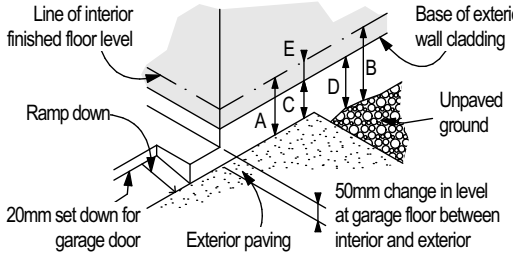
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107	ZONE	RES HARBOUR
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FS1
90MM RIBRAFT SLAB. REFER FOUNDATION PLAN.

FS2
TIMBER SUBFLOOR WITH 18MM PARTICAL BOARD FLOORING OVER FLOOR JOISTS. REFER FLOOR FRAMING PLAN. (18MM H3 PLY TO ALL WET AREAS)

WALLS

W01
AXON PANEL ON 18MM H3.1 CAVITY BATTENS OVER BUILDING PAPER ON H1.2 SG8 STUDS. 10MM GIB LINING STOPPED TO LEVEL 4. WALL BATTS.

W02
70MM BRICK VENEER ON 50MM VENTED CAVITY OVER BUILDING PAPER ON H1.2 SG8 STUDS. 10MM GIB LINING STOPPED TO LEVEL 4. WALL BATTS.

ROOFS

R01
COLORSTEEL LONGRUN CORRUGATED ROOFING OVER THERMAKRAFT UNDERLAY, 70 X 45 H1.2 SG8 PURLINS @ 900CRS MAX ON 90MM H1.2 GANGNAIL TRUSSES

CEILINGS

C01
13MM ELEPHANT BOARD FIXED TO UNDERSIDE OF 70 X 35 H1.2 BATTENS @ 600CCRS MAX. STOPPED TO LEVEL 4. CEILING BATTS OVER BATTENS.

C02
5MM HARDIESOFFIT LINING TO UNDERSIDE 70 X 45 H1.2 SG8 SOFFIT LINES @ 600CRS MAX

NZBC H1 2008 - CALCULATION METHOD.

R-VALUES SHOWN ARE PRODUCT R VALUES FOR CONSTRUCTION PURPOSES

1.0 ROOF.

1.1 COLORSTEEL ROOFING WITH UNDERLAY ON 90MM TRUSSES, R3.6 ECOINSULATION - R3.35

2.0 EXTERNAL WALLS.

2.1 TIMBER WEATHERBOARD ON CAVITY, BUILDING PAPER, 90MM TIMBER, R2.2 ECOINSULATION - R2.00

2.2 70MM BRICK ON CAVITY, BUILDING PAPER, 90MM TIMBER, R2.2 ECOINSULATION - R2.02

3.0 FLOORS.

3.1 RIBRAFT - R1.6

3.2 TIMBER SUBFLOOR, 18MM PARTICAL BOARD FLOORING, OVER 240+MM FLOOR JOISTS, USING R1.4 R1.65

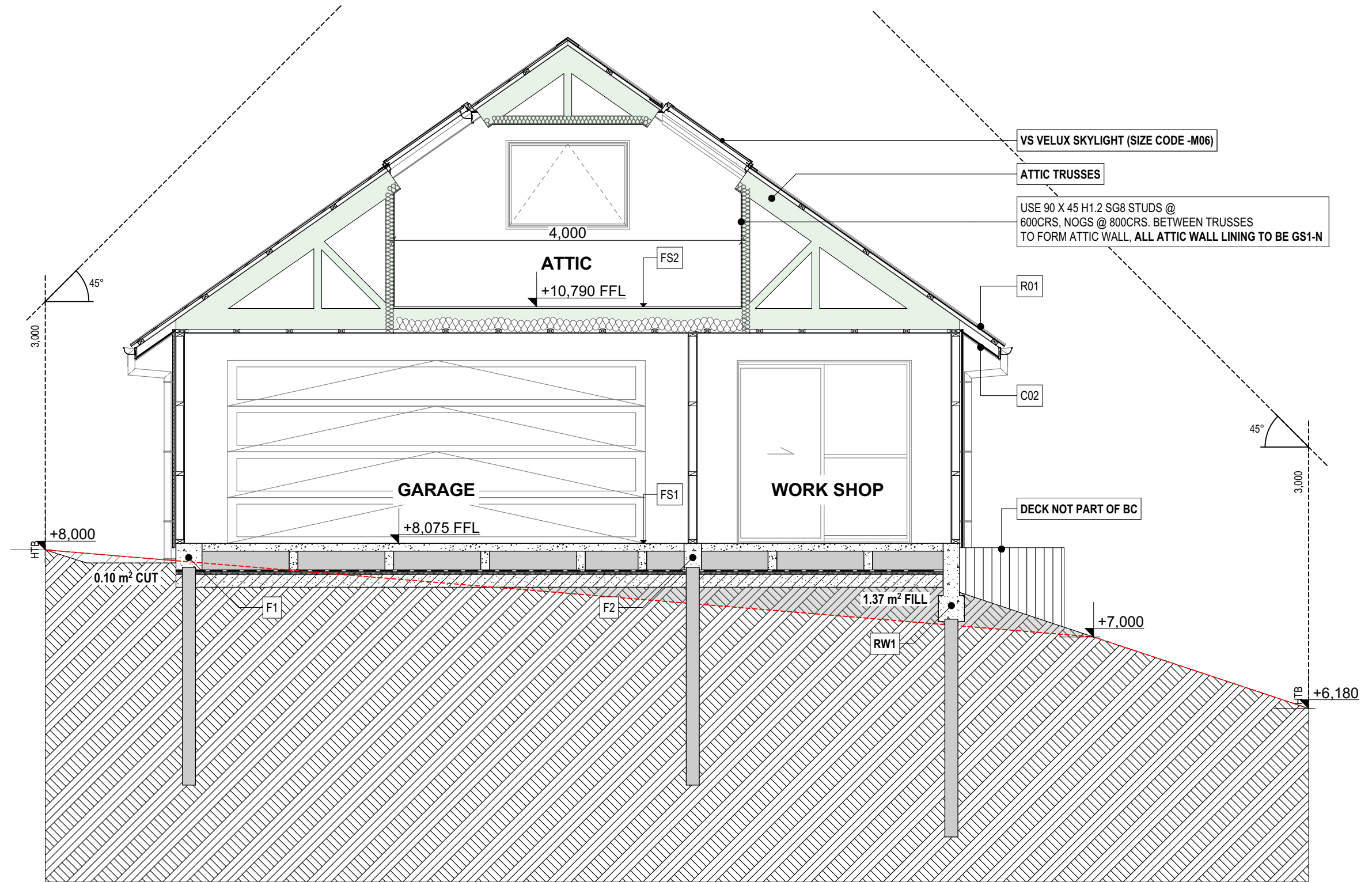
4.0 GLAZING.

4.1 ALUMINIUM JOINERY.

DOUBLE GLAZING TO ALL JOINERY - R0.26

TREATMENT LEVELS TO COMPLY WITH NZBC CLAUSE B2/AS1 DURABILITY, NZS3602. TIMBER AND WOOD BASED PRODUCTS FOR USE IN BUILDING AND NZS3640 CHEMICAL PRESERVATION OF ROUND AND SAWN TIMBER. THIS TABLE IS A SUMMARY OF THE MINIMUM TREATMENT LEVEL REQUIREMENTS ONLY. HIGHER LEVELS MAY BE USED IN ANY SITUATION.

CLADDING CAVITY BATTENS	-
H3.1	
EXPOSED DECKING / FRAMING AND EXTERNAL POST, BEAM AND BALUSTRADE	- H3.2
FRAMING FOR ENCLOSED DECKS, BALCONIES AND ASSOCIATED MEMBERS - CANTILEVERED	
PILES AND POSTS IN GROUND	- H5



1	SECTION A	1:50
104		

ALL FLASHINGS, FLASHING TAPES, WRAPS, UNDERLAYS AND ASSOCIATED ACCESSORIES ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND AS PER DETAILS PROVIDED. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL. IF SUBSTITUTIONS ARE MADE WITHOUT APPROVAL IT IS AT THE INSTALLERS RISK AND RESPONSIBILITY. INSTALLER ON SITE IS TO CHECK COMPATIBILITY OF ALL PRODUCTS.



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Job Title

PROPOSED DWELLING

At

**LOT 8 LONGVIEW
MANGAWHAI**

For

SEAN & KATE FULLAN

SECTION A

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205

OF: 35	Plot Date	16/05/2022
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WIND ZONE	HIGH
EXPOSURE ZONE	D
EQ ZONE	1
ZONE	RES HARBOUR
Checked	MAKING PLANS
Drawn	DRAWN BY NAME

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