

**TOWN PLANNING**  
**ZONE:**  
 MEDIUM INTENSITY RESIDENTIAL  
 (SPECIAL 29 - HUAPAI NORTH)

**SITE COVERAGE:**  
 MAX. ALLOWED OF 1531m<sup>2</sup> SITE  
 35% = 535.85m<sup>2</sup>  
 ACTUAL ACHIEVED  
 FOOTPRINT 286.25m<sup>2</sup>  
 COVERED ENTRY 13.00m<sup>2</sup>  
 COVERED PATIOS 33.93m<sup>2</sup>  
 13.97m<sup>2</sup>  
 334.15m<sup>2</sup>

= 22.67%  
 THEREFORE COMPLIES

**IMPERVIOUS AREA:**  
 MAX. ALLOWED  
 60% = 765.5m<sup>2</sup>  
 ACTUAL ACHIEVED:  
 COVERAGE OVER EAVES: 392.00m<sup>2</sup>  
 DRIVE (OVER 1.0m): 129.30m<sup>2</sup>  
 PATHS (OVER 1.0m): 40.23m<sup>2</sup>  
 = 561.53m<sup>2</sup> = 36.67%  
 THEREFORE COMPLIES

**EARTHWORKS:**  
 MAX. ALLOWED OF 200m<sup>3</sup>  
 EXCAVATION VOLUME: 70m<sup>3</sup> APPROX  
 FILL VOLUME: 70m<sup>3</sup> APPROX  
 TOTAL EARTHWORKS: 140m<sup>3</sup> APPROX  
 AREA OF EARTHWORKS: 600m<sup>2</sup> APPROX

**OTHER:**  
 • DURABILITY ZONE C (NON-SEASPRAY)  
 • HIGH WIND ZONE  
 • EARTHQUAKE ZONE ONE

**LEGAL DESC:**  
 Lot 1  
 DP 478070  
 Area 1531m<sup>2</sup>

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 New Zealand's favourite home builders.  
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 G.J. Gardner Homes  
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All Construction to comply with Local Authority requirements, NZ Building Code/ Approved Documents, and Means of Compliance, Inc NZS3604  
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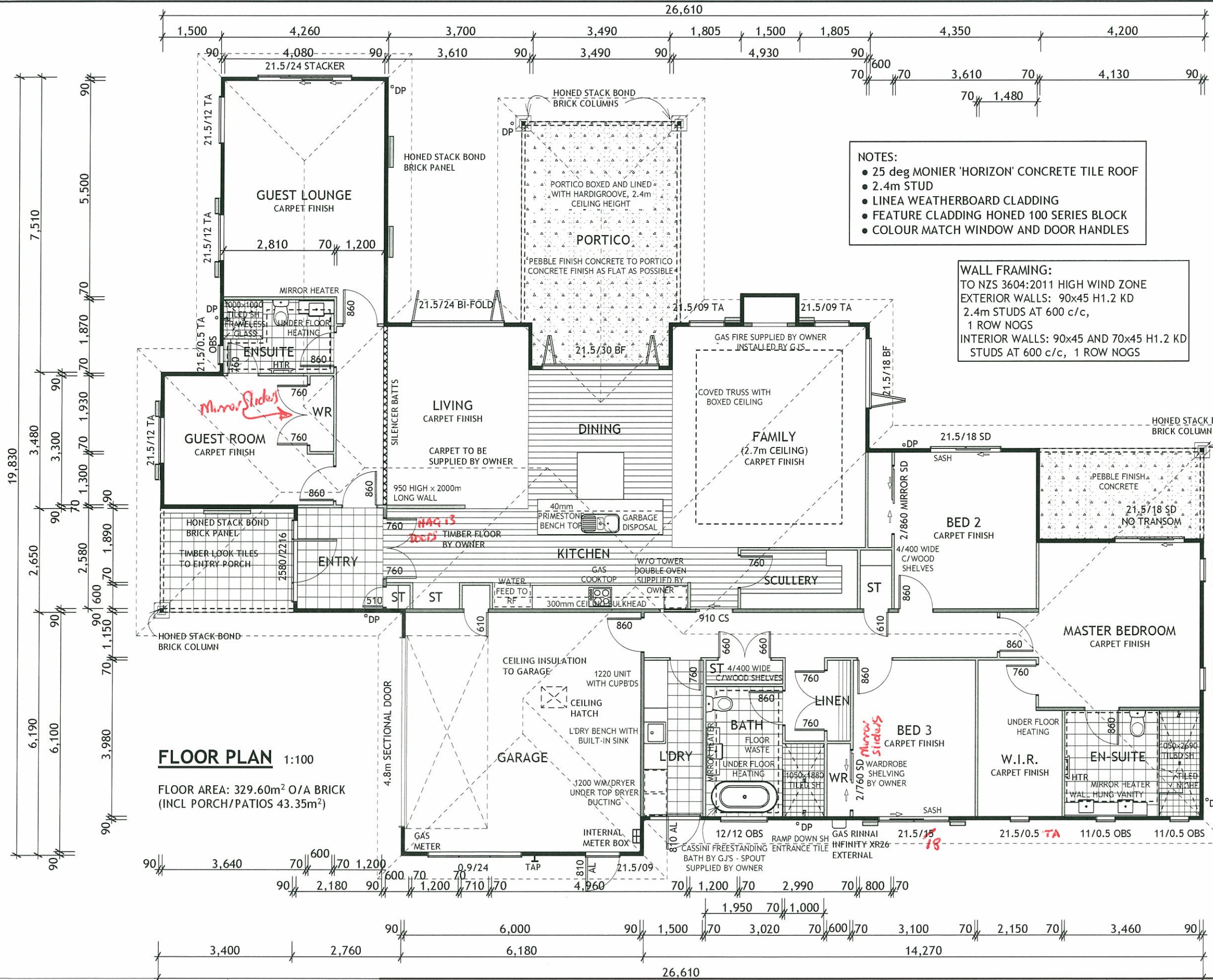
**101433**  
 Clive & Francisca Reed  
 Lot 1 Robert Might Road,  
 Matua Estate  
 Huapai

**PRELIMINARY PLANS**

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BUILDER: \_\_\_\_\_ DATE: \_\_\_\_\_

<b>SITE PLAN</b>	
DESIGN: STYLE: JOB No: 101433 SHEET SIZE: A3 SCALE: 1:200 DRAWN: PG CAD FILE: 101433 PRINTED: 22/04/2015	<b>01/13</b>
REVISION NO.	





2035mm TRIM HT FOR HINGED INTERNAL DOORS, ADD 60mm TO WIDTH OF OPENING DOOR.  
 2060mm TRIM HT FOR SLIDING INTERNAL DOORS, ADD 40mm TO WIDTH OF OPENING DOOR.

**NOTES:**

- 25 deg MONIER 'HORIZON' CONCRETE TILE ROOF
- 2.4m STUD
- LINEA WEATHERBOARD CLADDING
- FEATURE CLADDING HONED 100 SERIES BLOCK
- COLOUR MATCH WINDOW AND DOOR HANDLES

**WALL FRAMING:**  
 TO NZS 3604:2011 HIGH WIND ZONE  
 EXTERIOR WALLS: 90x45 H1.2 KD  
 2.4m STUDS AT 600 c/c,  
 1 ROW NOGS  
 INTERIOR WALLS: 90x45 AND 70x45 H1.2 KD  
 STUDS AT 600 c/c, 1 ROW NOGS

**NOTES:**

- USE GIB AQUALINE TO LINE INTERNAL WALLS IN ALL WET ROOMS, EG. EN SUITE, BATHROOM, ETC. AND VILLBOARD TO ALL TILED SHOWERS.
- BOTTOM PLATE TO BE 90x45 H1.2 SG8 ON DPC.
- HEAVY ROOF CONCRETE TILE
- HIGH WIND ZONE
- DURABILITY ZONE C (NON SEA SPRAY)
- EARTHQUAKE ZONE ONE
- THE ROOF AND TRUSSES TO BE DESIGNED BY AN APPROVED TRUSS MANUFACTURER WITH CONFIRMATION OF TYPES SHOWN AND DETAILS PROVIDED TO THE BUILDER BEFORE MANUFACTURING.
- ALL SELECTED MATERIALS AND COMPONENTS TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- LEAVE AREA DIRECTLY ABOVE HALLWAY TRUSS FREE TO ENABLE FIXING OF LIGHTS
- LEAVE AREA DIRECTLY ABOVE COOKTOP TRUSS FREE FOR FLUE
- BACK BLOCK LONGITUDINAL JOINTS IN ANY ROOM CONTAINING 6 OR MORE TAPERED JOINTS AS DESCRIBED IN THE GIB SITE GUIDE
- NO TRUSS CENTRE OF WC
- GLASS TO COMPLY WITH NZS 4223 PTS.1-3.
- DOUBLE GLAZING TO ALL WINDOWS AND DOORS

**ADDITIONAL NOGGING REQ. FOR:**  
 RANGEHOOD  
 TOWEL RAILS  
 TOILET ROLL HOLDERS

**NOTES:**

- COLOUR MATCH WINDOW AND DOOR HANDLES
- MIRROR HEATERS TO ENSUITE, GUEST ENSUITE AND BATHROOM
- 5 SENSOR SECURITY SYSTEM
- ALL WHITEWARE SUPPLIED BY OWNER NOTE - 2x OVENS
- POT DRAWERS X4
- UNDERTILE HEATING TO BATHROOM, GUEST BATHROOM AND ENSUITE
- PAINTED PVC DOWNPIPES
- WARDROBE SHELVING BY OWNER
- 40mm PRIMESTONE BENCH TOPS



**FLOOR PLAN 1:100**  
 FLOOR AREA: 329.60m<sup>2</sup> O/A BRICK (INCL PORCH/PATIOS 43.35m<sup>2</sup>)

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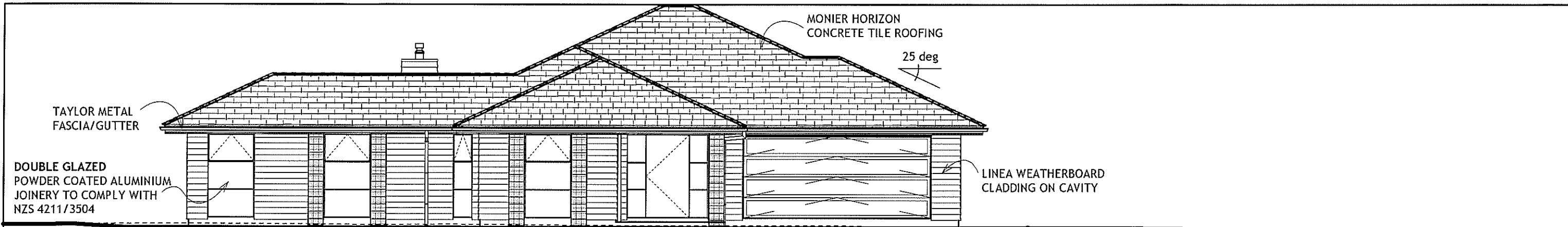
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**PRELIMINARY PLANS**

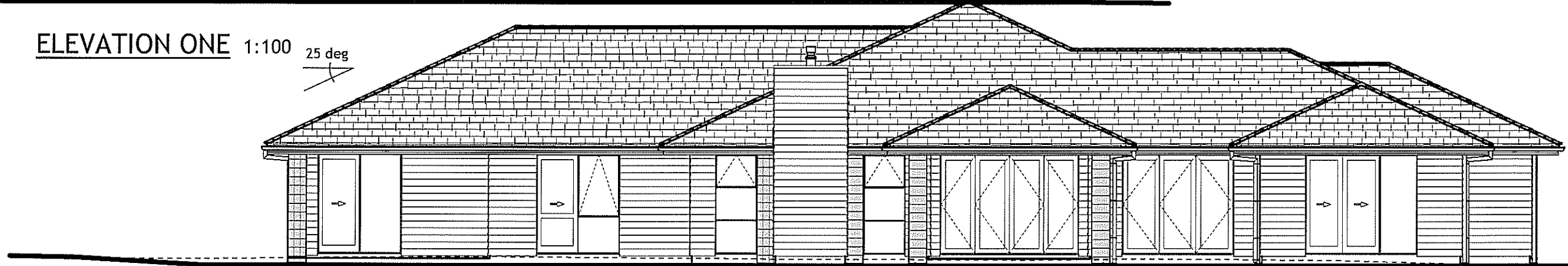
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BUILDER	DATE:

<b>FLOOR PLAN</b>	
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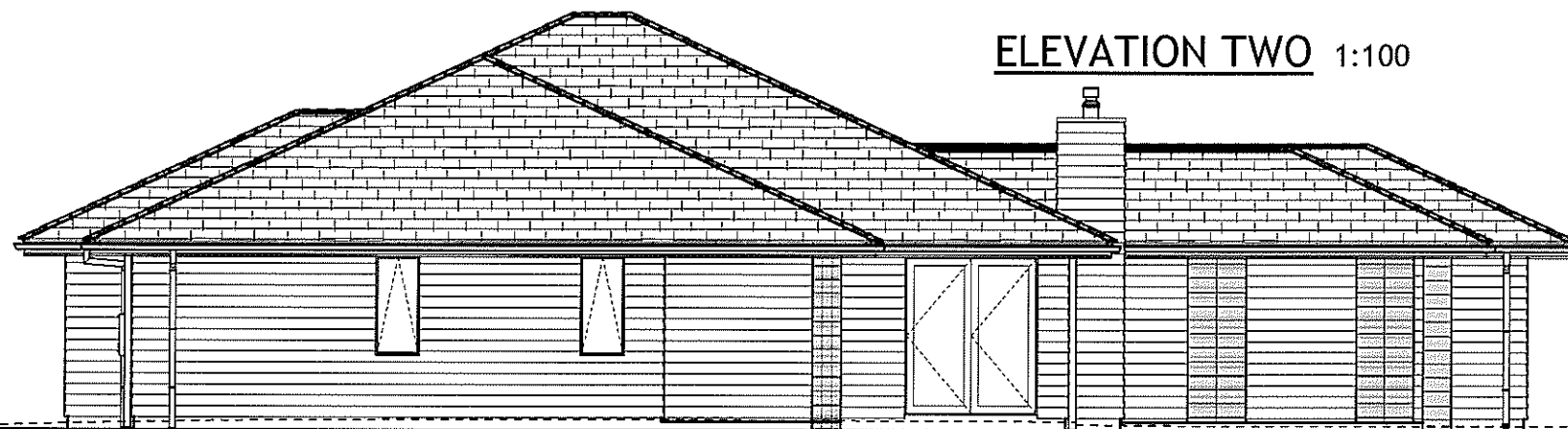




**ELEVATION ONE** 1:100 25 deg



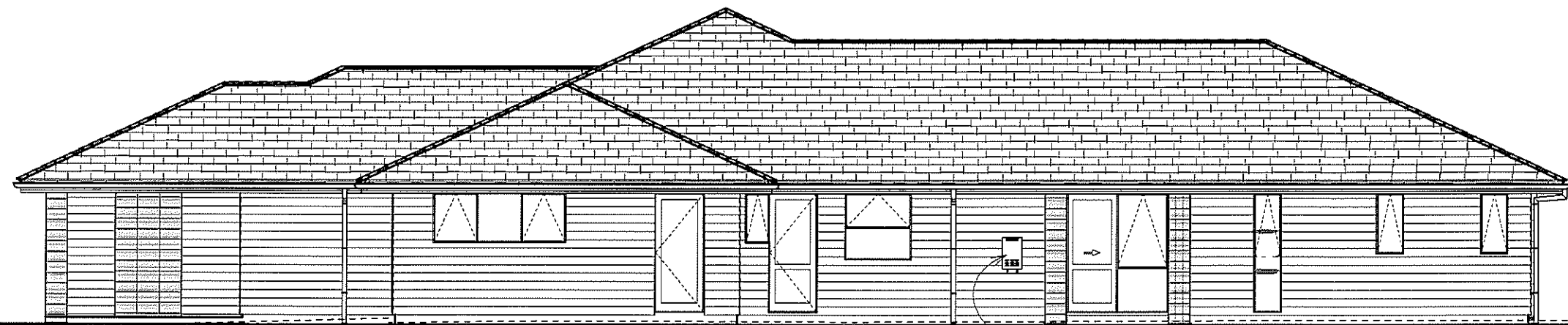
**ELEVATION TWO** 1:100



**ELEVATION THREE** 1:100

BUILDING ENVELOPE RISK MATRIX		
WORST CASE FOR 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	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>3</b>

CAVITY PROVIDED TO CLADDING  
RISK MATRIX COVERS ALL ELEVATIONS



**ELEVATION FOUR** 1:100

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OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_

BUILDER

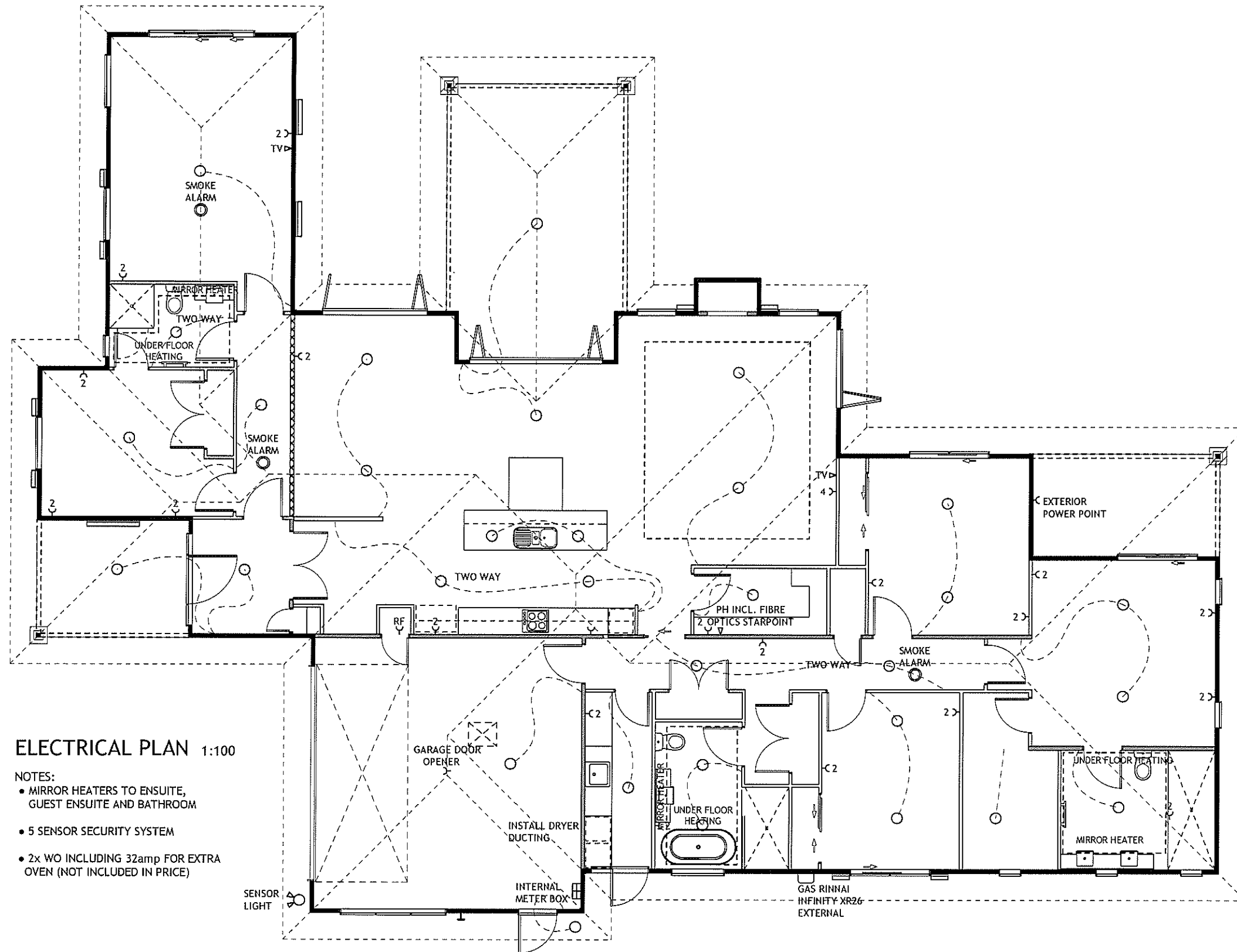
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**ELEVATIONS**

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**ELECTRICAL PLAN 1:100**

**NOTES:**

- MIRROR HEATERS TO ENSUITE, GUEST ENSUITE AND BATHROOM
- 5 SENSOR SECURITY SYSTEM
- 2x WO INCLUDING 32amp FOR EXTRA OVEN (NOT INCLUDED IN PRICE)

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