

HOBBS ROAD

**EXPOSURE ZONE 1**  
 Type 304 Stainless Steel or Hot Dipped Galvanized plus additional protection fixings are required in exposed and rain wet locations



Rodney District Council  
 RECEIVED  
 29 OCT 2010

DRAWING LIST

A01	SITE PLAN
A02	FLOOR PLAN
A03	PLUMBING SCHEMATIC PLAN
A04	BRACING PLAN
A05	FINISHES PLAN
A06	ELEVATIONS
A07	SECTIONS
A08	ROOF PLAN
A09	FOUNDATION PLAN
A10	ROOF FRAMING PLAN
A11	WINDOW SCHEDULE
A12	CONSTRUCTION DETAILS
A13	CONSTRUCTION DETAILS
A14	CONSTRUCTION DETAILS
A15	CONSTRUCTION DETAILS
A16	CONSTRUCTION DETAILS
A17	CONSTRUCTION DETAILS

PLEASE NOTE All boundary pegs must be located and flagged before work is commenced

NOTE: Footpaths to be maintained for public use during construction.

Convey surface water from sealed drive areas to an appropriate approved outfall via a cesspit

3.5m DIA. 25,000L DETENTION TANK. REFER THE CONSULTING GROUP REPORT 14.10.2010 FOR DETAILS.

Note:  
 Proposed waste pipe to be capped off at floor level from the rumpus room for the sink that is deleted from this consent.

**REFER TO** AUCKLAND COUNCIL  
 ABA 1008705 / ABA 1008705  
**SUPERSEDED**  
 Date 18/11/10

Rodney District Council  
 GRANTED  
 02 NOV 2010

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CHECKS ON SITE PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE FROM DRAWINGS.

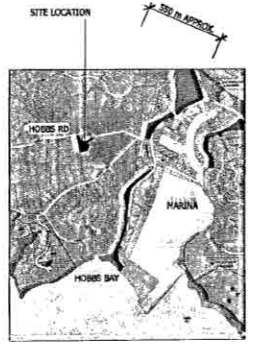
Client:  
 Whittaker/De Mulder

Address:  
 Hobbs Road  
 Whangaparaoa

Project:  
 New House

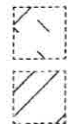
Drawing:  
 Site Plan

Scale	As shown
Date	14/06/10
North	Job No. 1002
	Rev. E
	Dwg No. A01



SITE LOCATION PLAN  
 Scale: NTS

KEY



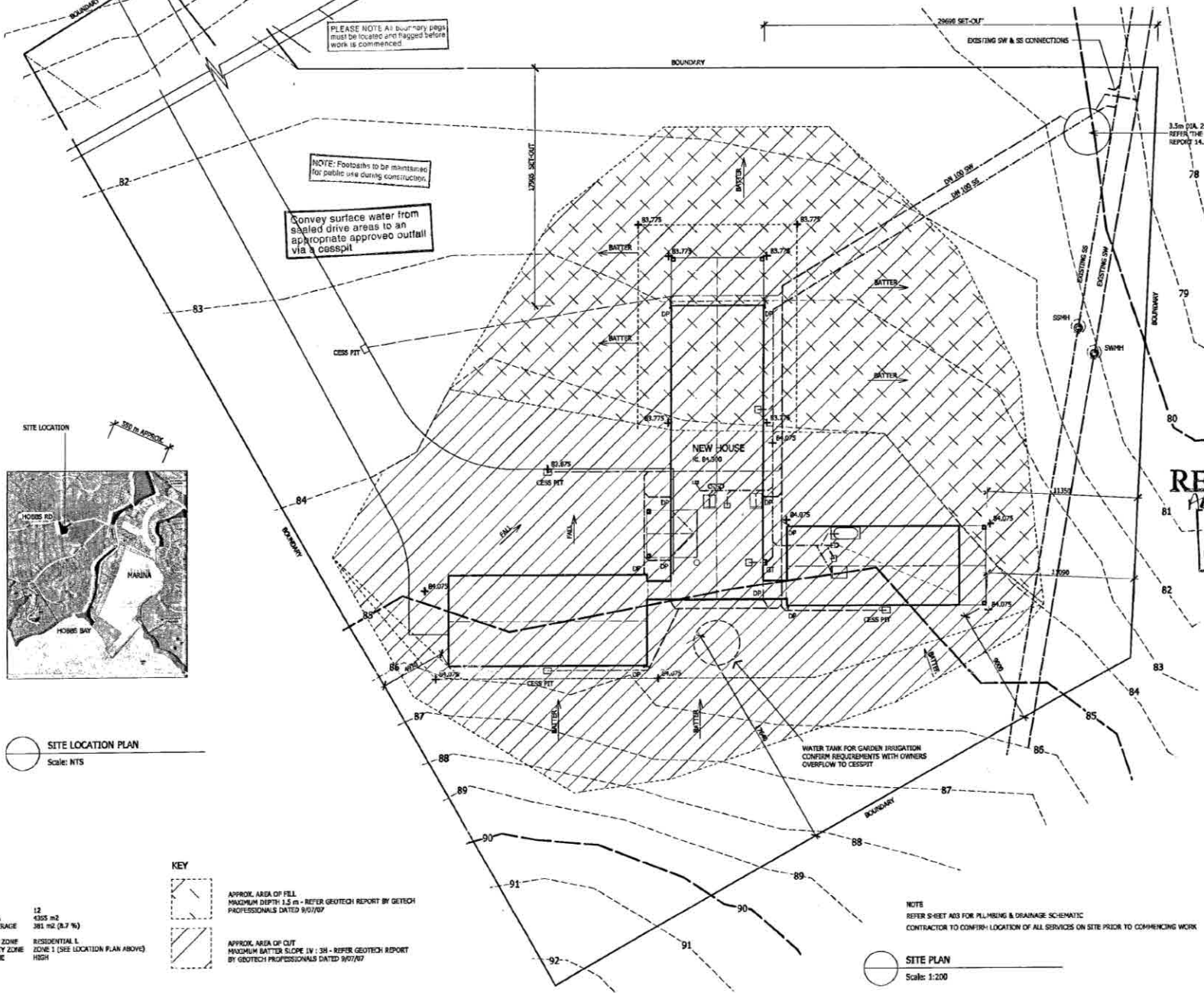
APPROX. AREA OF FILL  
 MAXIMUM DEPTH: 1.5 m - REFER GEOTECH REPORT BY GEOTECH PROFESSIONALS DATED 9/07/07

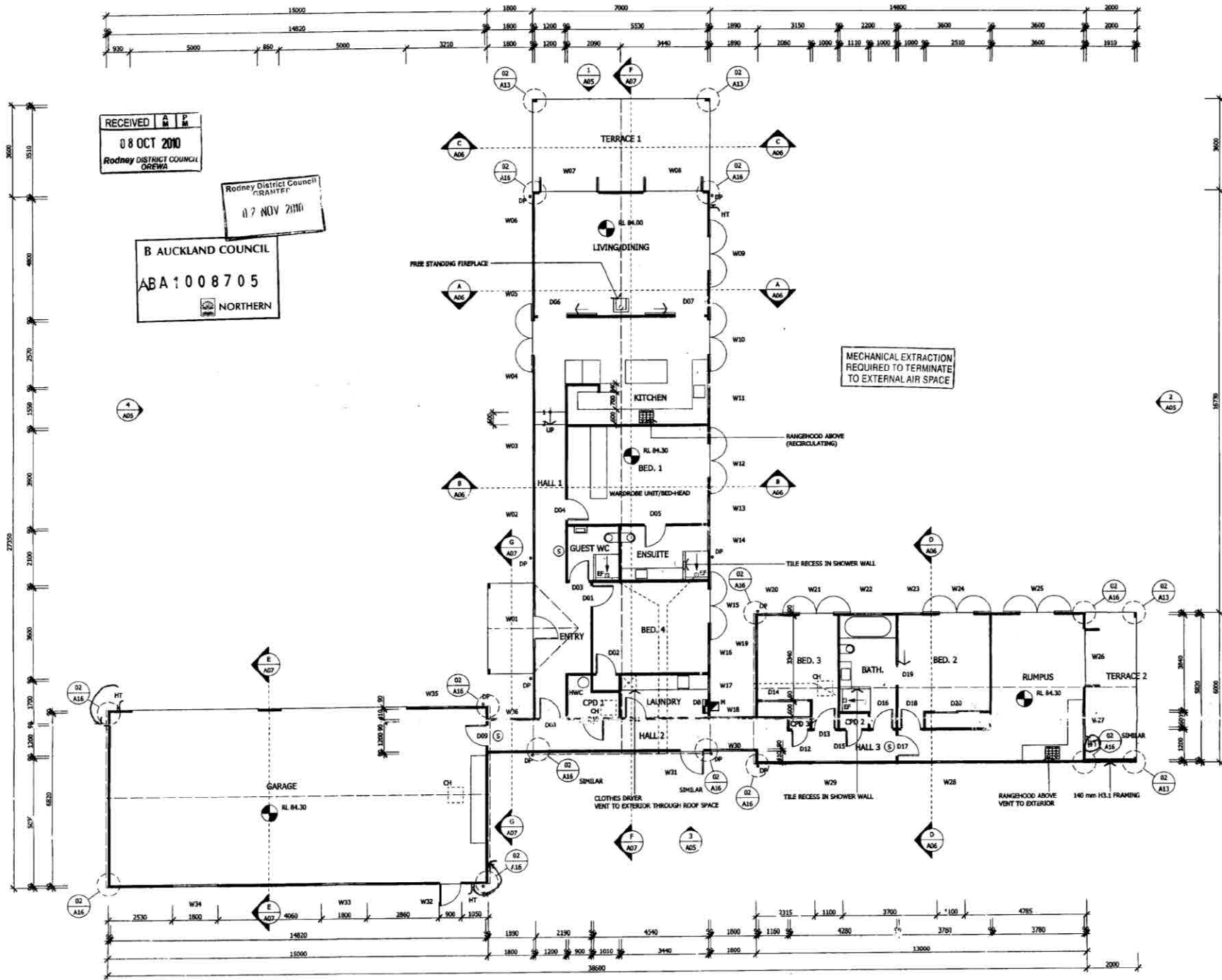
APPROX. AREA OF CUT  
 MAXIMUM BATTER: SLOPE 1V : 3H - REFER GEOTECH REPORT BY GEOTECH PROFESSIONALS DATED 9/07/07

LOT 12  
 SITE AREA 4355 m<sup>2</sup>  
 SITE COVERAGE 361.76% (8.7%)  
 PLANNING ZONE RESIDENTIAL 1  
 DURABILITY ZONE ZONE 1 (SEE LOCATION PLAN ABOVE)  
 WIND ZONE HIGH

NOTE:  
 REFER SHEET A03 FOR PLUMBING & DRAINAGE SCHEMATIC. CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES ON SITE PRIOR TO COMMENCING WORK

SITE PLAN  
 Scale: 1:200





**E2/AS1 RISK MATRIX**

PART OF BUILDING	ALL WALLS	RISK FACTOR	RISK SEVERITY	SCORE
WIND ZONE	HIGH	NUMBER OF STOREYS	LOW	1
ROOF/WALL INTERSECTION DESIGN	MEDIUM	EAVES WIDTH	VERY HIGH	0
ENVELOPE COMPLEXITY	LOW	DECK DESIGN	LOW	1
<b>TOTAL RISK SCORE</b>				<b>7</b>

**TIMBER GRADE / TREATMENT**

MEMBER	GRADE	TREATMENT
WALL FRAMING	MSGB OR VSGB	H3.2
BOTTOM PLATES	MSGB OR VSGB	H3.1
ENCLOSURE WALL FRAMING	MSGB OR VSGB	H3.1
ROOF FRAMING	MSGB OR VSGB	H3.2
SKILLION ROOF FRAMING	MSGB OR VSGB	H3.1

- LEGEND**
- TIMBER FRAMED WALLS  
100 x 50 STUDS @ 600 CRS UP TO 2.4 m  
100 x 50 STUDS @ 400 CRS UP TO 2.7 m
  - WHERE STUDS ARE SPACED AT 600 CRS PROVIDE STUD STRIPS @ 300 HORIZ. CRS TO SUPPORT THE BUILDING WRAP
  - BATTERY POWERED SMOKE ALARM TO NZBC CLAUSE F7  
LOCATE ON ESCAPE ROUTES & WITHIN 3 m OF EVERY BEDROOM DOOR
  - EF EXTRACT FAN - SECURSPAN HP1305 IN-LINE FAN IN ROOF SPACE. DUCT TO EXTERIOR
  - HWC MAINS PRESSURE HWC  
PROVIDE RESTRAINT TO NZBC/G12 AS1 FIG. 14
  - CH CEILING HATCH
  - HT HOSE TAP

□ Z10W16 30W DELETED FROM RUMPLUS  
A STAYS BUILDING CONSENT ISSUE  
NO. DATE NOTE  
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE FROM DRAWINGS.

Client  
**Whitaker/De Mulder**

Address  
**Hobbs Road Whangaparaoa**

Project  
**New House**

Drawing  
**Floor Plan**

Scale <b>As shown</b>		
Date <b>14/06/10</b>		
North	Job No. <b>1002</b>	Dwg No. <b>A02</b>
	Rev. <b>B</b>	

**FLOOR PLAN**  
Scale: 1:100

F.L.C. AREA  
HOUSE 239 m<sup>2</sup>  
GARAGE 105 m<sup>2</sup>



