

SITE PAVING & TERRACES
 Allow for a maximum step of 190mm (150mm min.) from exterior doors to paving / terraces as per NZBC D1/AS1.

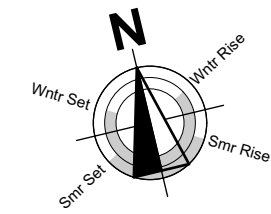
 Concrete entry path & terraces to have wood float finish (Class U2) to form an acceptable wet slip resistance as per NZBC D1/AS1 Table 2.
 Driveway shall be ramped up to Garage with 1:100 min fall to away & 20mm max. step at threshold.
 Surface water from hard surfaces shall be directed onto landscaping / lawns within site

SITE SAFETY F5/AS1
 Site barriers to comply with NZBC F5/AS1. For domestic dwellings (up to 2 storey) barriers not required unless specific hazards exist, refer to NZBC F5/AS1.

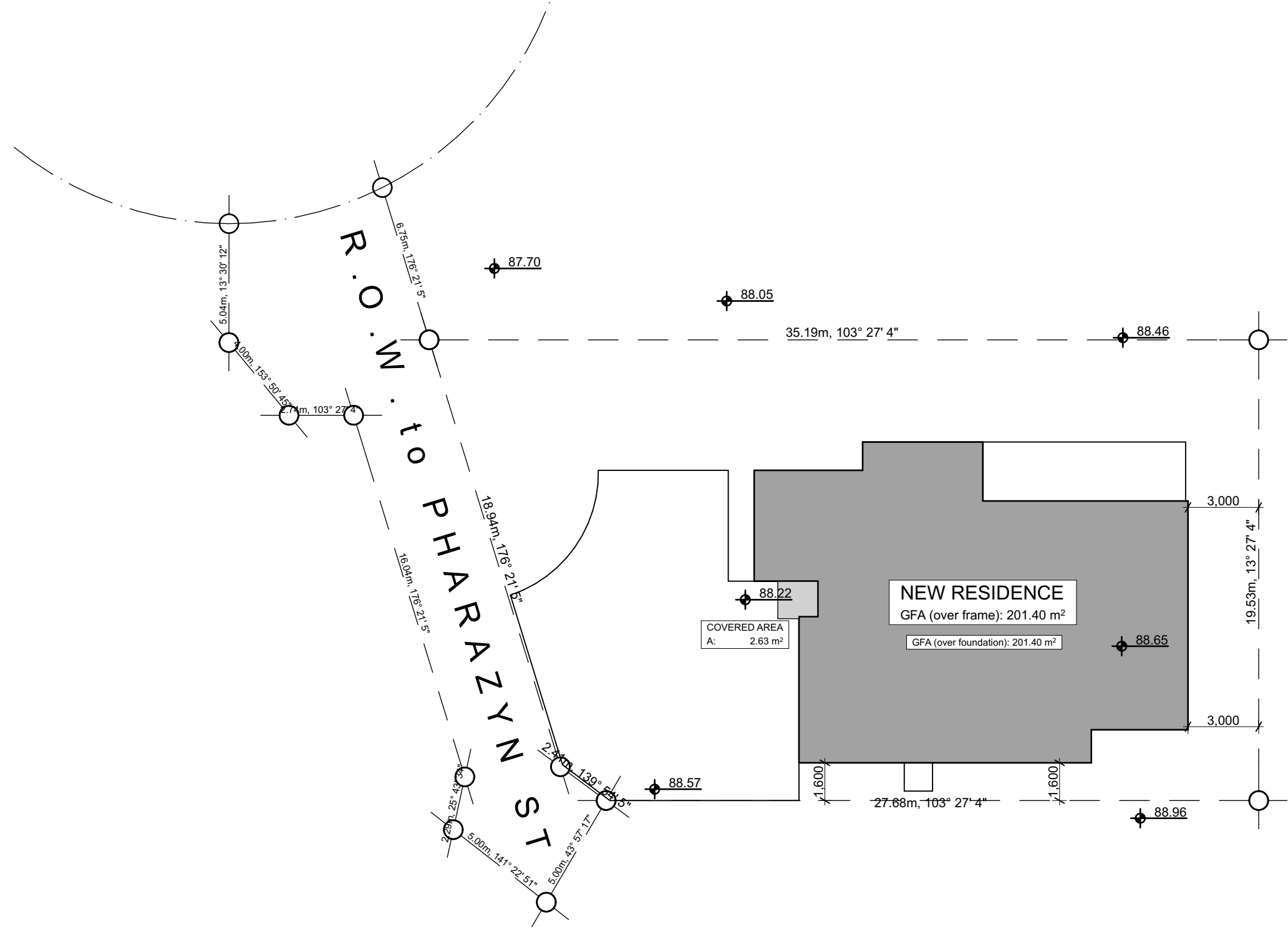
FLOOR LEVEL
 Finished floor level is to be approx. 88.810m in reference to MDC datum, allowing for a floor level 225mm above ground.
 Minimum floor level to be 225mm (150mm for Brick veneer) above finished ground and 150mm min. above paved. as per NZBC E2/AS1

NOTES
 Address - Lot 8 Pharazyn St
 Feilding
 Legal description - Lot 8 sub of Lot 2 DP 311570
 Council zone - Residential
 Wind zone - High
 Earthquake zone - 3(D)
 Exposure zone - B
 Snow zone - N1<400m

 Site area - 676m²Gross
 618m² Net
 GFA over frame - 201.40m²
 GFA over foundation - 201.40m²
 Covered area - 2.63m²
 Total coverage - 204.03m² 33.0%



RevID	By	ChID	Change Name	Date
01	MS	SK1	Initial Sketch	31/10/2018
03	JD	WD1	Working Drawings	15/08/2019
04	JD	WD2	Revised Checkset	1/10/2019
05	JD	FC1	For Consent	21/10/2019



SITE PLAN 1:200 @ A3

New Residence for
TPS Developments Ltd
 Lot 8 Pharazyn St, Feilding
 Lot 8 sub of Lot 2 DP 311570

ADP design
 Suite 7, 94 Grey St, Palmerston North 4410
 Phone/fax: 06 357 0103

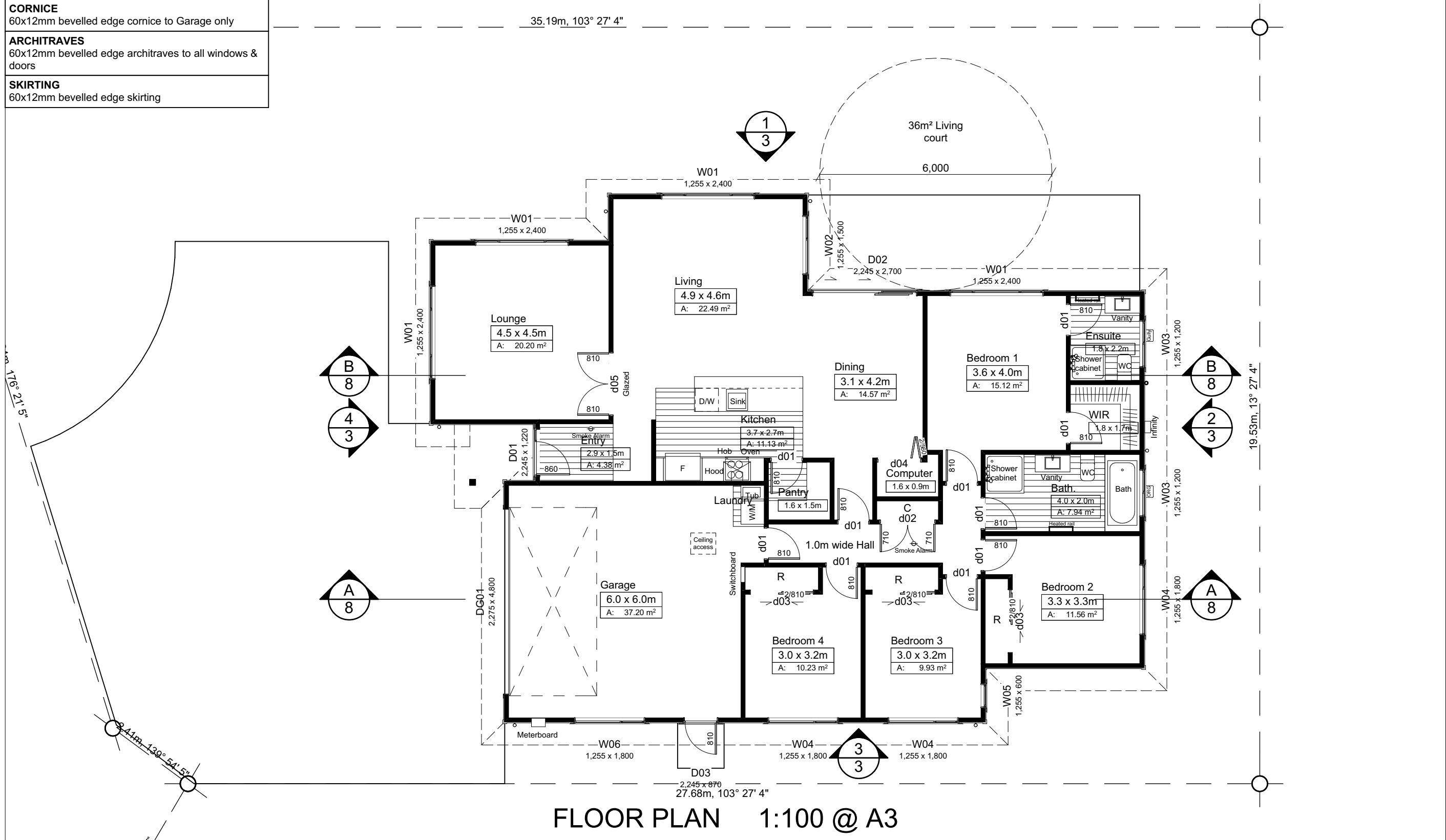
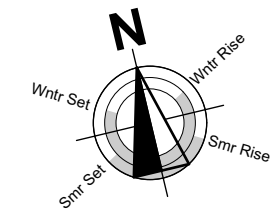
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 Date: 31 Oct 2018
 Issue: (05) 21/10/2019
 Job Number: 1336

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INTERNAL LININGS GARAGE 9mm Strandboard. Refer to bracing plan for any exceptions. Where any Garage walls require plasterboard braces, overline with 9mm Strandboard
ELSEWHERE 10mm Gib standard plasterboard, with 10mm Gib Aqualine plasterboard to wet areas. Refer to bracing plan for walls requiring 10mm Gib Braceline plasterboard
CEILINGS To - Throughout 2.55m flat 13mm Gib standard plasterboard ceiling
CORNICE 55mm Gib Cove
CORNICE 60x12mm bevelled edge cornice to Garage only
ARCHITRAVES 60x12mm bevelled edge architraves to all windows & doors
SKIRTING 60x12mm bevelled edge skirting

EXTRACT FANS - G4/AS1 Bath. & Ensuite to have Manrose MFLP100s inline extract fan, exiting through soffit providing 69l/s as required by NZBC G4/AS1 (25l/s min.) Kitchen to have rangehood installed above cooktop, exiting through soffit providing 50l/s min. as required by NZBC G4/AS1
FLOOR VINYL - PLANKS Extent as shown on plan to - Entry, Kitchen, Pantry, Ensuite, Bathroom & Laundry. Allow for water resistant grouts & glues for all joints Allow for flexible joints over saw-cuts in concrete slab
WARNING SYSTEMS F7/AS1 Type 1 domestic smoke alarms to be installed with at least 1 on each level, within 3m of bedrooms & be on escape routes as required by NZBC F7/AS1

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FLOOR PLAN 1:100 @ A3

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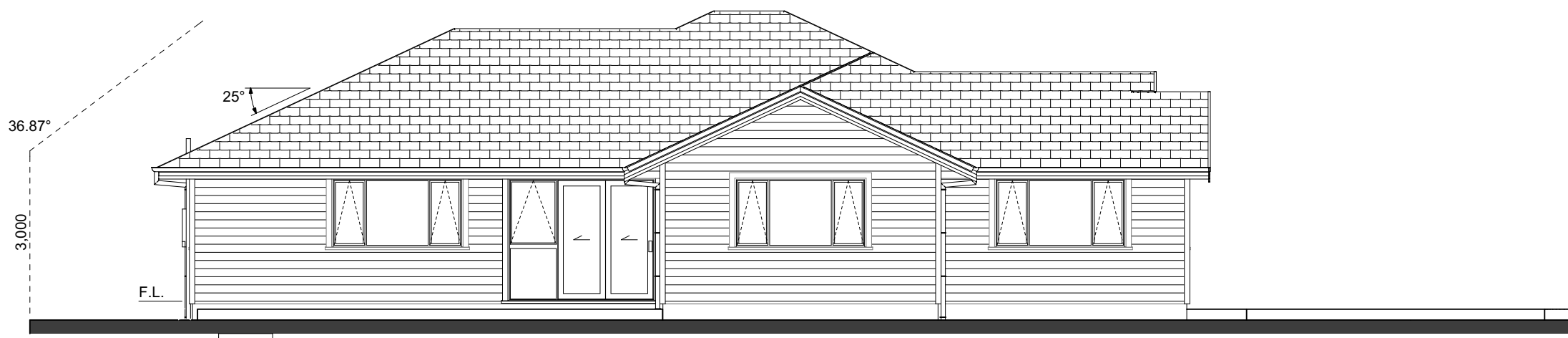
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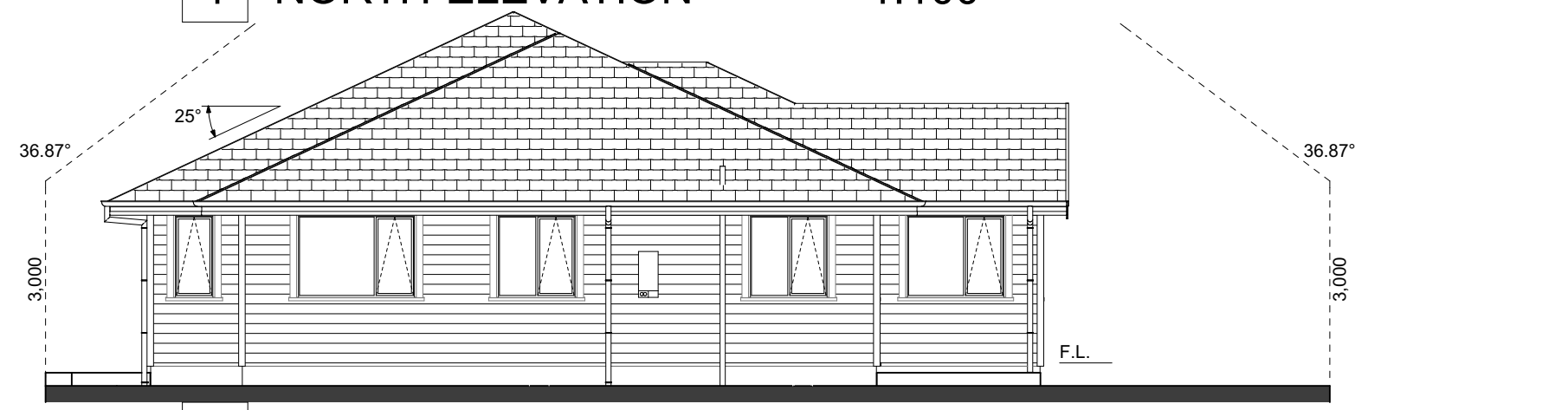
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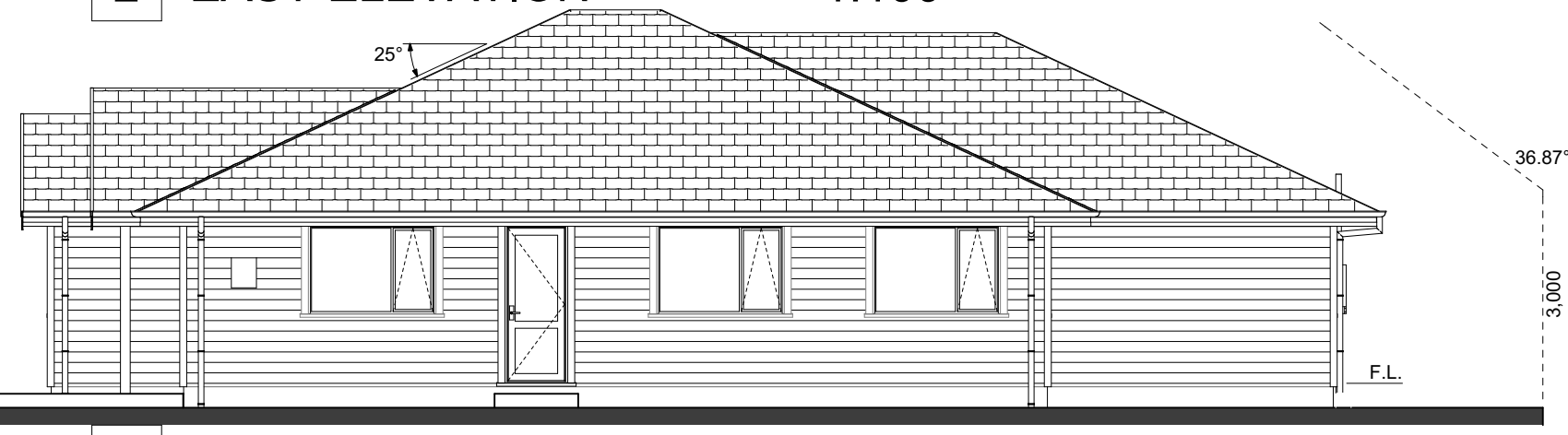
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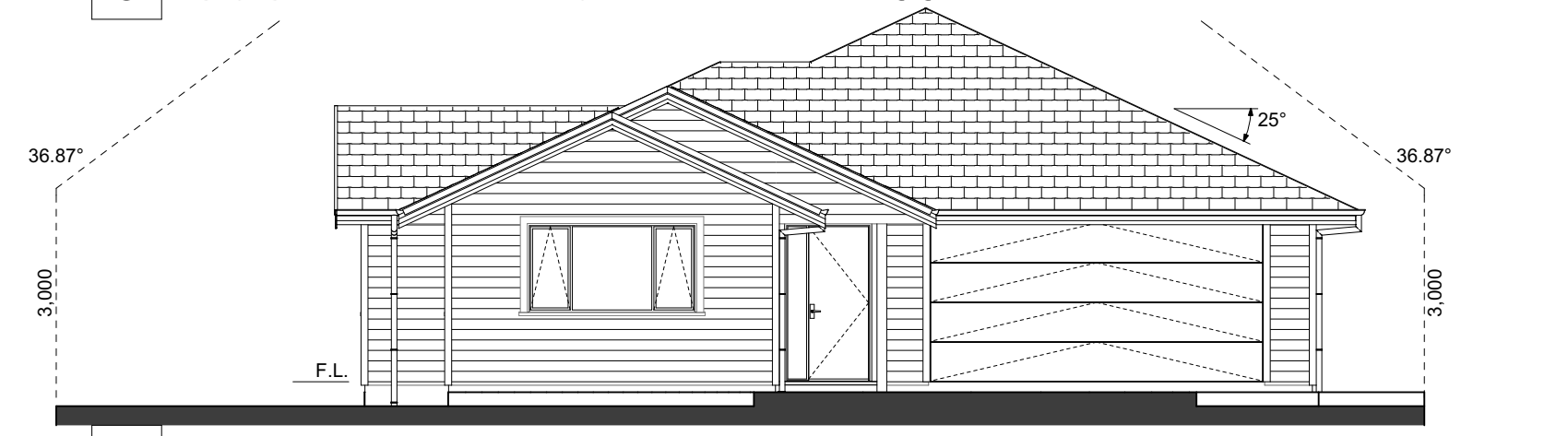
1 NORTH ELEVATION 1:100



2 EAST ELEVATION 1:100



3 SOUTH ELEVATION 1:100



4 WEST ELEVATION 1:100

ROOFING Colortile roofing - Satin finish 50x40mm H1.2 visually clear battens @ 370mm max. crs. spaced to suit roofing Self supporting heavy duty paperbased underlay (Thermakraft 215) Fix battens with 2/90x3.15 gun nails (0.8kN)
SOFFIT Flat 4.5mm Hardieflex soffits with uPVC jointers - paint finish.
FASCIA & BARGE 180mm Colorsteel fascia
SPOUTING Colorsteel continuous
WALL CLADDING H3.1 Timber bevelback weatherboards - paint finish Coverboards to corners - paint finish Direct fixed
WALL UNDERLAY Wall underlay (Thermakraft Watergate Plus 295)
JOINERY All exterior doors & windows to be aluminium joinery

BUILDING ENVELOPE RISK MATRIX		
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	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		8

ELEVATIONS 1:100 @ A3

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