



PROPOSED NEW RESIDENCE FOR:

SEBASTIAN CHARRIER & YASNA ROJAS 8 ANGLERS WAY, HARBOUR RIDGE, OMOKOROA

JOB NUMBER: JTE 20013

FRANCHISE: JENNIAN HOMES TAURANGA

SALES PERSON: MATT WATTS

PLAN SET INDEX	SHEET
COVER PAGE	01
SITE PLAN	02
DRAINAGE PLAN	03
FLOOR PLAN	04
ELEVATIONS	05
FOUNDATION PLAN	06
ROOF/STUD FIXING/LINTEL FIXING PLAN	07
STUD TO TOP PLATE/LINTEL FIXING DETAILS	08
JACK STUD TO TOP PLATE/LINTEL FIXING DETAILS	09
BRACING PLAN	10
BRACE FIXING DETAILS	11
ROOF BRACE FIXING DETAILS	12
ELECTRICAL PLAN	13
CROSS SECTIONS A-A & B-B	14
DETAILS	15
DETAILS	16
DETAILS	17
DETAILS	18
DETAILS	19
DETAILS	20
DETAILS	21
DETAILS	22
DETAILS	23
DETAILS	24
DETAILS	25

SUMMARY

PARENT PLAN: GEORGE LIFESTYLE
- JOINERY CHANGES
- LIVING WING MOVED
- MIRRORED

REVISIONS

WD-C 08 APR 21
- PLANNING RFI, CHANGES CLOUDED

WD-B 17 MAR 21
- GAS HOB + GAS BOTTLE ADDED
- WATER FEED TO FRIDGE
- SILENCER BATTS TO INTERNAL WALLS AS INDICATED

WD-A 11 MAR 21
- ISSUED
- FRONT DOOR SIDELIGHTS REDUCED

PL-E 11 FEB 21
- ISSUE FOR ENGINEERS DESIGN

PL-D 26 JAN 21
- ISSUE FOR TRUSS DESIGN

PL-C 04 DEC 20
- KITCHEN WINDOW HEIGHTS AMENDED
- VINYL PLANK EXTENDED FROM KITCHEN
- FAMILY ROOM INCREASED 700mm TO ACHIEVE 176m² OVER BRICK
- CROSS SECTION AMENDED
- JOINERY CHANGES IN FAMILY ROOM

PL-B 24 NOV 20
- LIVING WING MOVED 1500mm
- KITCHEN UPDATED AS PER PLAN

PL-A 13 NOV 20
- MIRRORED GEORGE PLAN
- DOESNT FIT ON SITE

LOT 47 DP 540100
616m²

WIND ZONE
EARTHQUAKE ZONE
CORROSION ZONE
SNOW LOADING

VERY HIGH
1
D
NO (45m) (0.0kPa)

BUILDING COVERAGE AREA: 173.07m²
SITE COVERAGE: 28.10% (40.0% MAX)

WESTERN BOP DISTRICT COUNCIL
RESIDENTIAL

MAX HEIGHT: 8m (ROLLING HEIGHT)
DAYLIGHTING: 2.0m @ 45°
YARDS: 4.0m FRONT (DWELLING)
NO EAVES/GUTTERS ALLOWED IN YARDS
5.0m FRONT (GARAGE REGARDLESS OF ORIENTATION)
1.5m SIDE/REAR

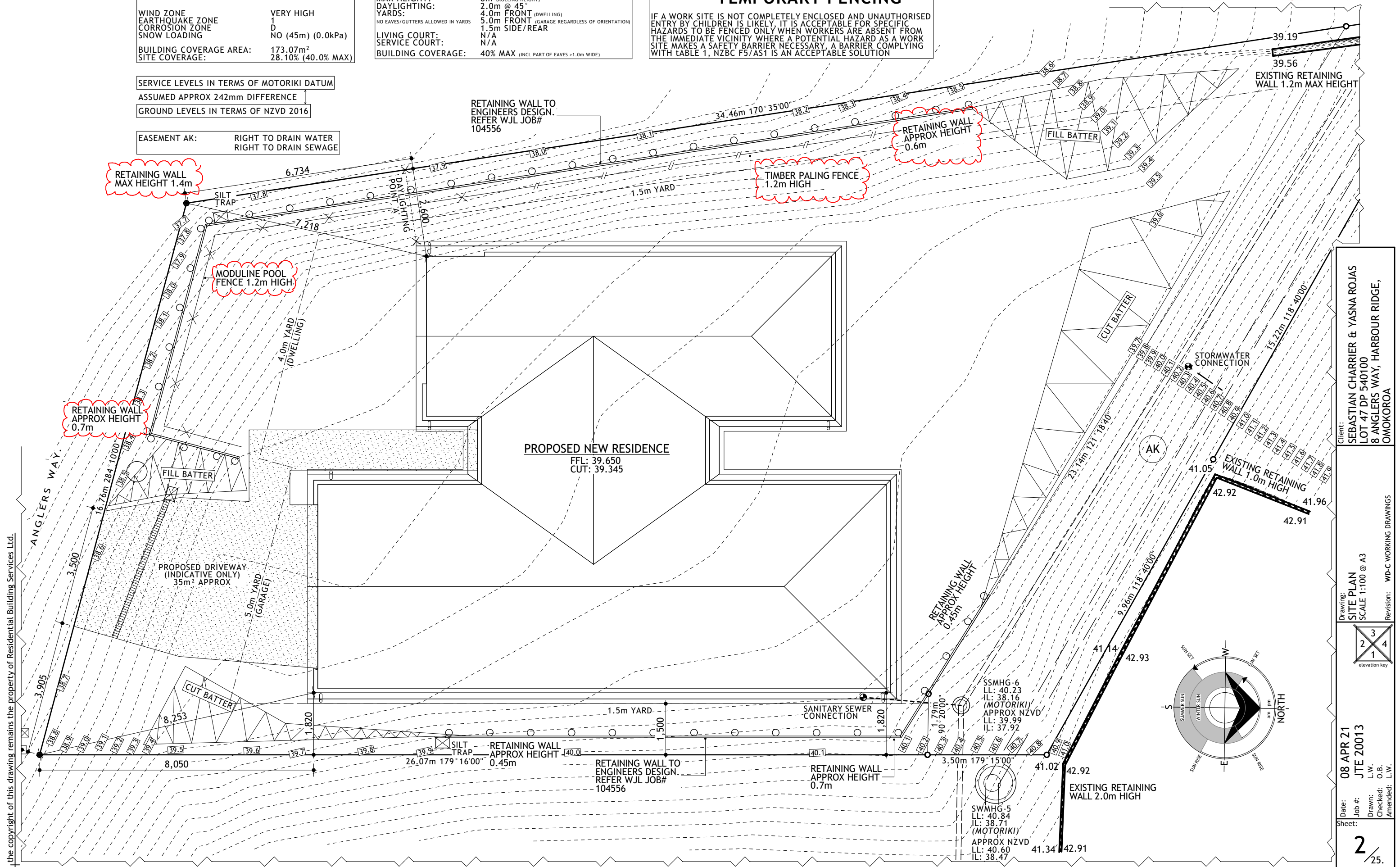
LIVING COURT: N/A
SERVICE COURT: N/A
BUILDING COVERAGE: 40% MAX (INCL PART OF EAVES >1.0m WIDE)

NOTE: HAZARD MANAGEMENT TEMPORARY FENCING

IF A WORK SITE IS NOT COMPLETELY ENCLOSED AND UNAUTHORISED ENTRY BY CHILDREN IS LIKELY IT IS ACCEPTABLE FOR SPECIFIC HAZARDS TO BE FENCED ONLY WHEN WORKERS ARE ABSENT FROM THE IMMEDIATE VICINITY WHERE A POTENTIAL HAZARD AS A WORK SITE MAKES A SAFETY BARRIER NECESSARY, A BARRIER COMPLYING WITH TABLE 1, NZBC F5/AS1 IS AN ACCEPTABLE SOLUTION

SERVICE LEVELS IN TERMS OF MOTORIKI DATUM
ASSUMED APPROX 242mm DIFFERENCE
GROUND LEVELS IN TERMS OF NZVD 2016

EASEMENT AK: RIGHT TO DRAIN WATER
RIGHT TO DRAIN SEWAGE



Client: SEBASTIAN CHARRIER & YASNA ROJAS
LOT 47 DP 540100
8 ANGLERS WAY, HARBOUR RIDGE,
OMOKOROA

Drawing: SITE PLAN
SCALE 1:100 @ A3
Revision: WD-C WORKING DRAWINGS

3
2
1
elevation key

Date: 08 APR 21
Job #: JTE 20013
Drawn: L.W.
Checked: O.B.
Amended: L.W.

Sheet: 2/25

FIXTURES DISCHARGING TO GULLIES	DISCHARGE PIPE SIZE	GRADE
BATH	DN 40	1:40
BASIN	DN 40	1:40
SHOWER	DN 40	1:40
KITCHEN SINK	DN 50	1:40

FIXTURES DISCHARGING TO UN-VENTED BRANCH DRAIN	DISCHARGE PIPE SIZE	GRADE
BASIN	DN 40*	1:40
SHOWER	DN 40*	1:40
LAUNDRY TUB + WM	DN 50*	1:40
WATER CLOSET	DN 100	1:60

VENT SIZES	PIPE SIZE	GRADE
DRAIN VENT	DN 50	N/A

SANITARY DRAINAGE	PIPE SIZE	GRADE
MAIN DRAIN	DN 100	1:60
BRANCH DRAIN	DN 100	1:60
BRANCH DRAIN	DN 65	1:40

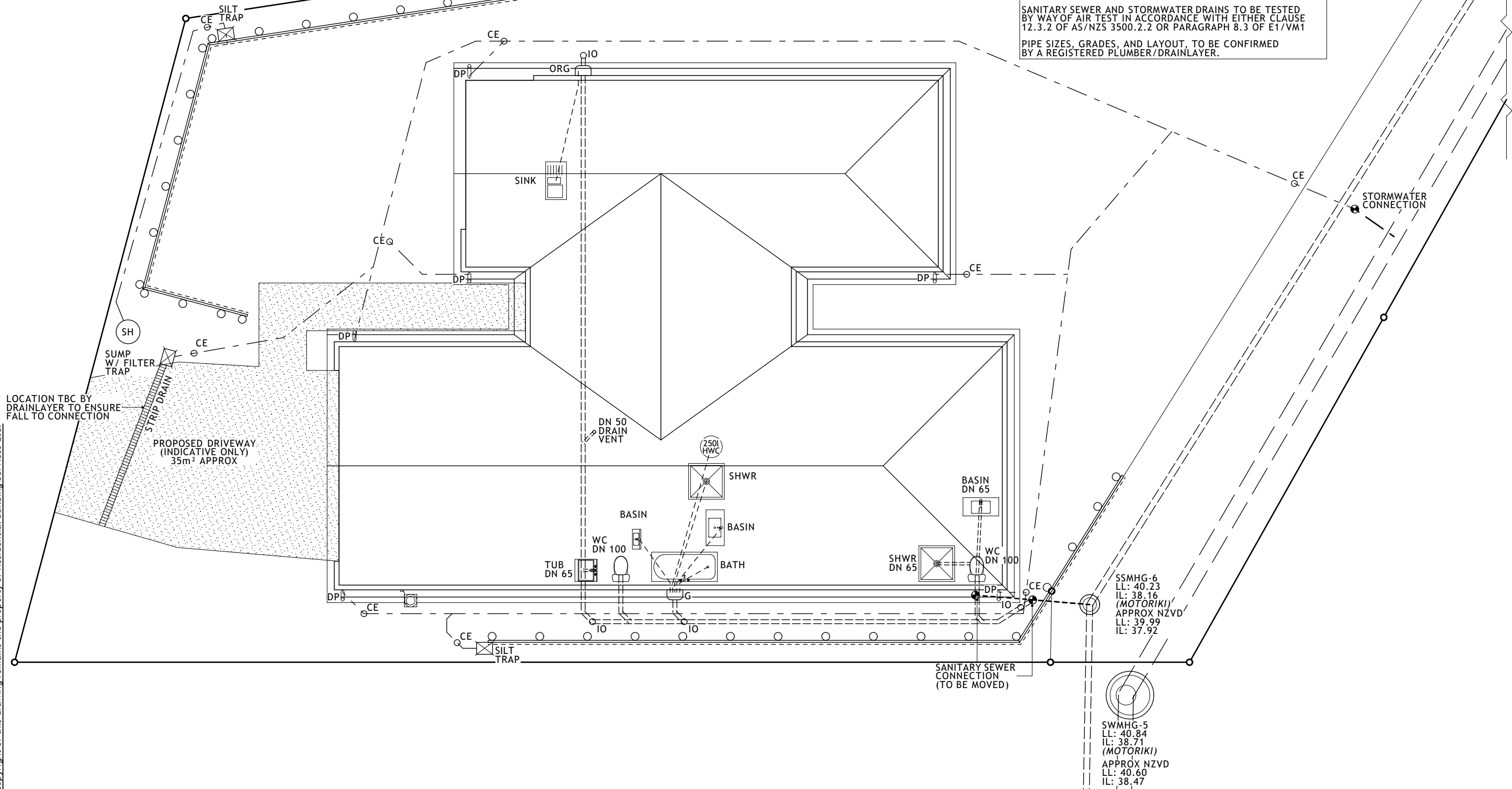
STORMWATER DRAINAGE	PIPE SIZE	GRADE
STORMWATER LINES	100 Ø	1:60
DOWNPIPES	80 Ø	N/A

* = DISCHARGE PIPE DISCHARGES TO UN-VENTED DN65 BRANCH DRAIN AT FLOOR LEVEL

SANITARY SEWER PLUMBING AND DRAINAGE TO AS/NZS 3500.2. STORMWATER DRAINAGE TO NZBC E1/AS1.

SANITARY SEWER AND STORMWATER DRAINS TO BE TESTED BY WAY OF AIR TEST IN ACCORDANCE WITH EITHER CLAUSE 12.3.2 OF AS/NZS 3500.2.2 OR PARAGRAPH 8.3 OF E1/VM1

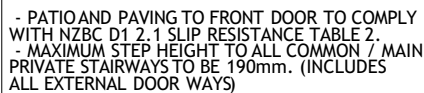
PIPE SIZES, GRADES, AND LAYOUT, TO BE CONFIRMED BY A REGISTERED PLUMBER/DRAINLAYER.



ALL GLAZING TO COMPLY WITH NZS 4223
INCLUDING SAFETY GLASS TO SHOWER DOORS
DOUBLE GLAZING TO ALL EXTERIOR
JOINERY, INCLUDING GARAGE SPACE
OFFSET JOINERY IS DIMENSIONED OTHERWISE
CONSIDERED CENTRED IN WALL SPACE



AREA OVER BRICK: 176.43m²



4/25

0.4 BMT COLORSTEEL ENDURA
CORRUGATE LONGRUN ROOF
CLADDING ON THERMAKRAFT 215
SELF SUPPORTING ROOF UNDERLAY

25° ROOF PITCH.

METALCRAFT 185mm EXTERNAL FASCIA AND GUTTER SYSTEM

80mm Dia.
COLORSTEEL ENDURA
DOWNPIPES

FFL:

ELEVATION 1.

— EXISTING GROUND LEVEL
— FINISHED GROUND LEVEL

JAMES HARDIE 180 LINEA WEATHER
BOARD EXTERIOR CLADDING ON
20mm THICK VERTICAL H3.1
TIMBER BATTENS OVER
THERMAKRAFT WATERGATE
PLUS WALL UNDERLAY

70 SERIES BRICK VENEER
EXTERIOR CLADDING
— WITH THERMAKRAFT
WATERGATE PLUS WALL
UNDERLAY

FALL FINISHED GROUND LEVEL
—AWAY FROM BUILDING AT
1:25 FOR AT LEAST 1.0m

EXISTING SEWER
MAIN

EXISTING
STORMWATER
MAIN

OF PITCH

—25° ROOF PITCH

ROOF PITCH-

ELEVATION 4.

☐ HEAT PUMP
EXTERNAL UNIT

ELEVATION 2.

RETAINING WALL TO
ENGINEERS DESIGN
REFER WJL JOB# 104556

—EXTENT OF BLP-H BRACES

RL: 37.863

53 DAYLIGHTING
X POINT A' 3 0m

ELEVATION 3.

'SG' SAFETY GLAZING IN
—ACCORDANCE WITH NZS
4223 PART 3:2016

4,263
APPROX BUILDING HEIGHT
8m MAX

EXISTING
STORMWATER
MAIN

EXISTING SEWER
MAIN

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ELEVATIONS
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Revision: WD-C WORKING DRAWINGS

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5/25.