

SITE PLAN
1:2000

LOCATION PLAN

LEGAL DESCRIPTION

LOT: 1
 DP: 351 614
 CT: NA 30D/1437
 AREA: 1.9245ha

Rodney District Council
 Plans and Specifications
 Approved for Building Consent
 ABA 56215
 Officer: [Signature] Date: 2/11/05
 See Building Consent for Conditions

SIGNED BY
 STRUCTURAL
 ENGINEER:
 DAVID LEE
 14 ROYAL VIKING WAY
 LYNFIELD
 AUCKLAND
 TEL: (09) 627-9308

ALTERATIONS TO MASTERS RESIDENCE
 325 STATE HIGHWAY ONE, WARKWORTH

EXISTING SITE

DATE: AUGUST 2005
 SCALE:

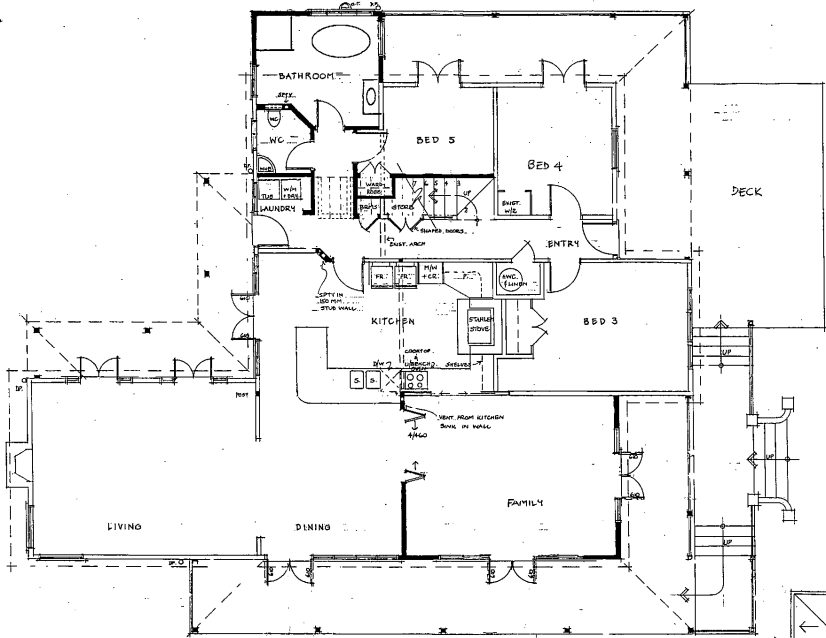
1

ARCHITECT: JAN KIPPENBERGER

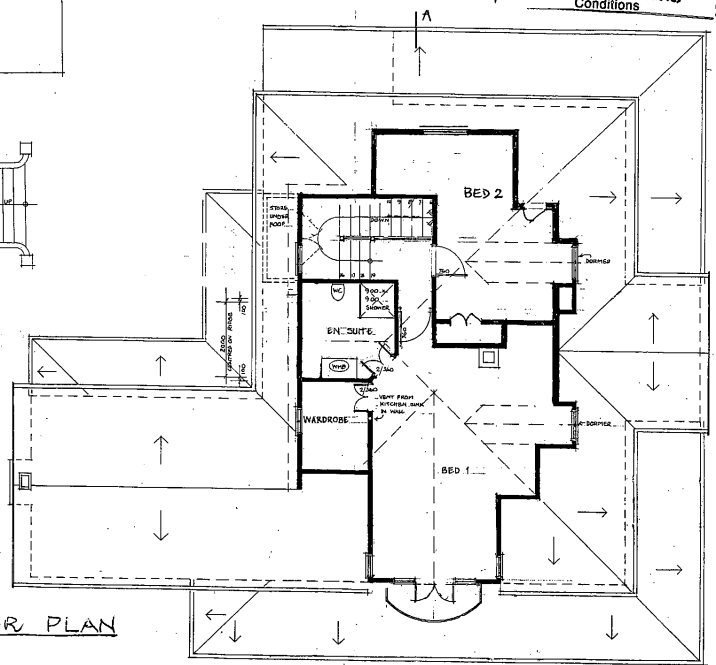
57 KING EDWARD STREET, MOUNT EDEN, AUCKLAND

TELEPHONE: (09) 846 5139

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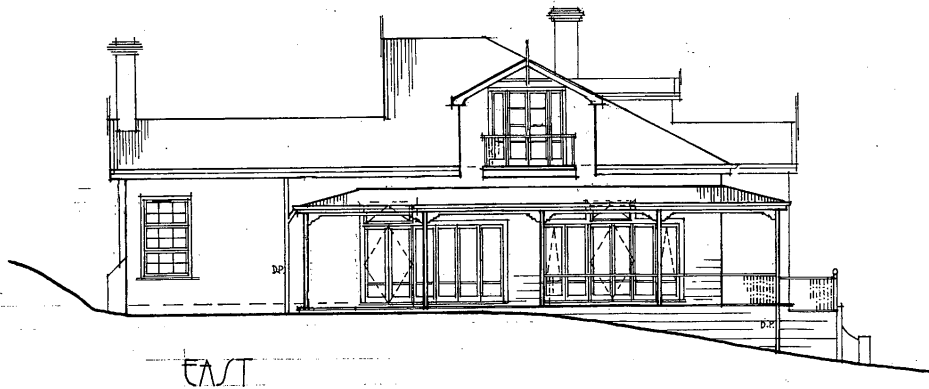
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT (NORTH)



EAST

EXISTING

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325 STATE HIGHWAY ONE, WARKWORTH

EXISTING ELEVATIONS

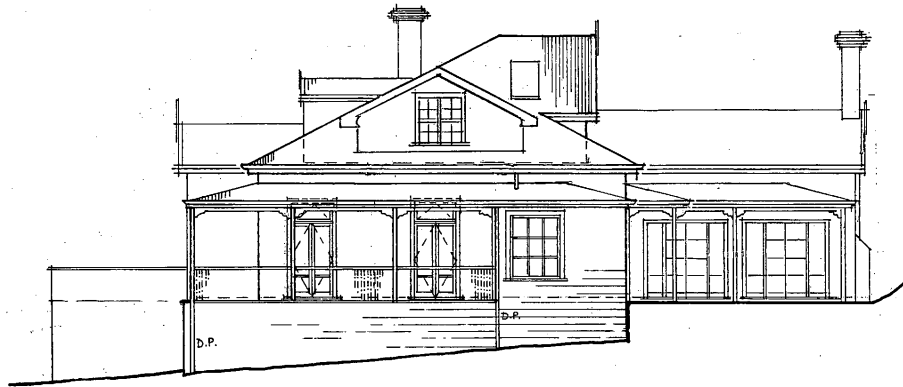
DATE: AUGUST 2005
SCALE: 1:100

3

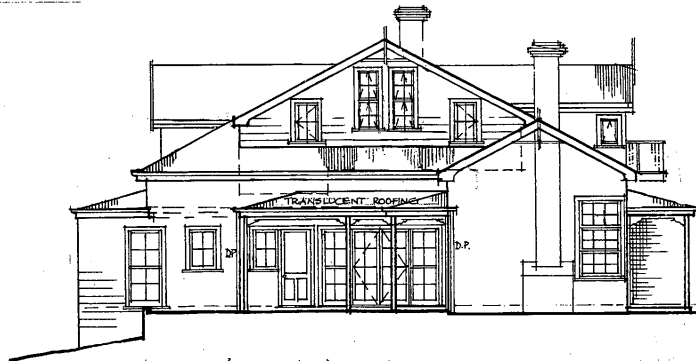
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WEST



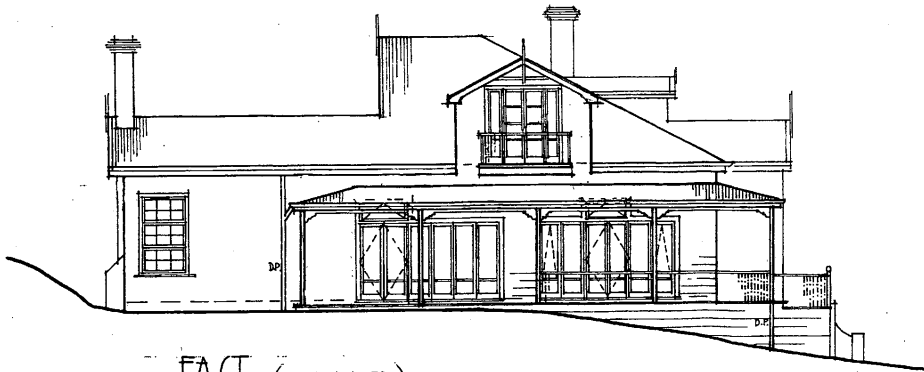
REAR (SOUTH)

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EXISTING

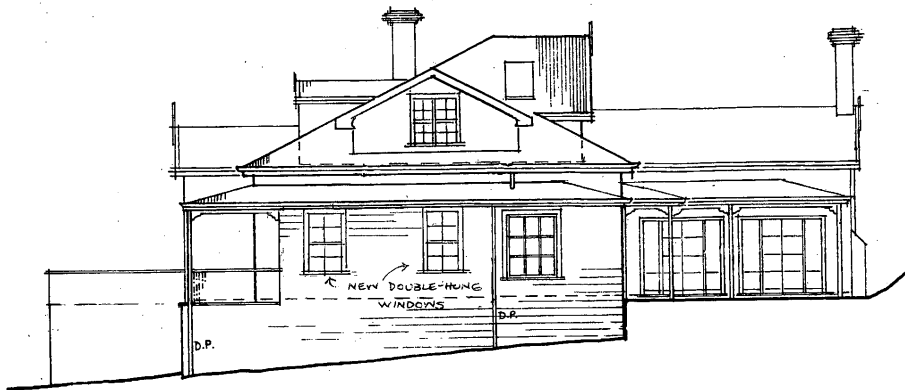


FRONT (NORTH)



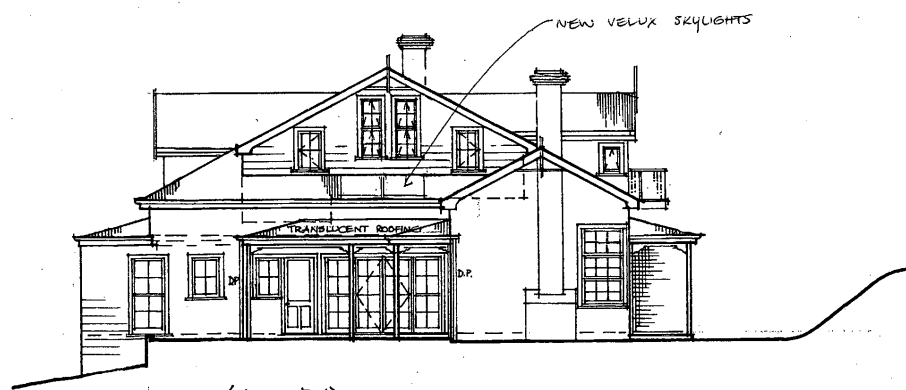
EAST (UNCHANGED)

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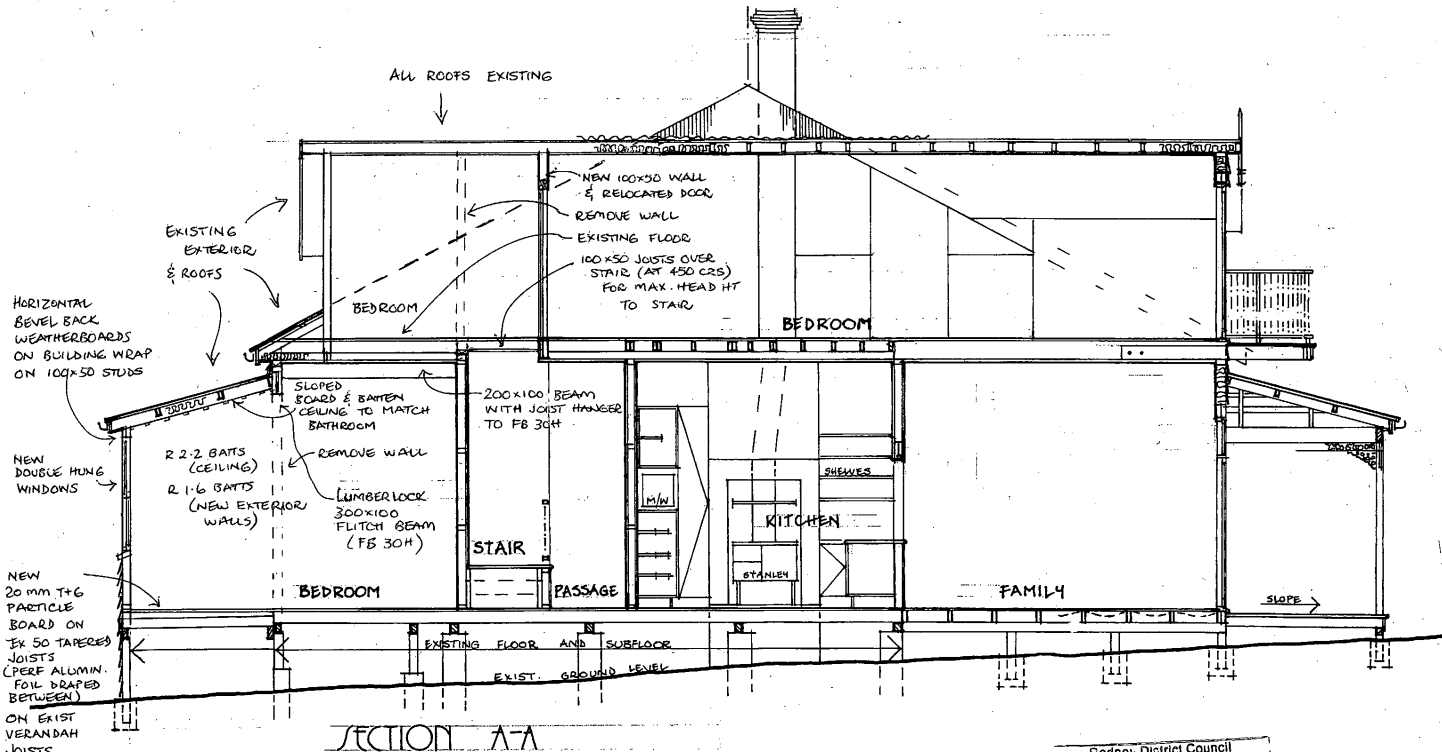


WEST

Rodney District Council
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REAR (SOUTH)



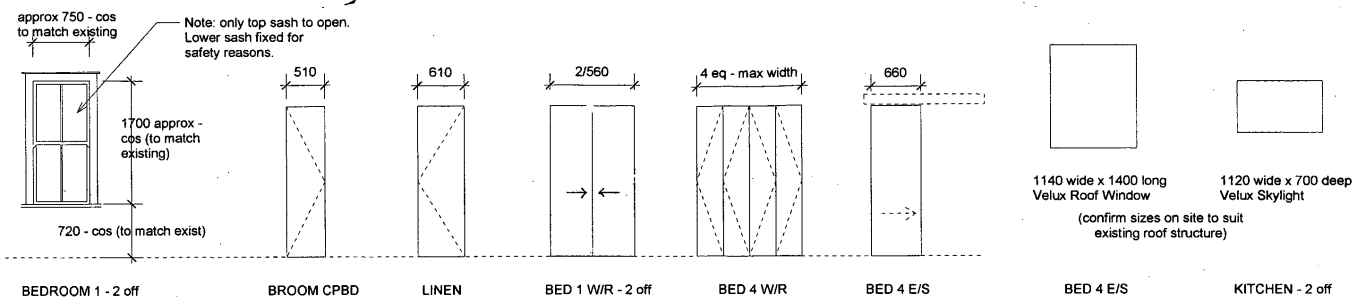
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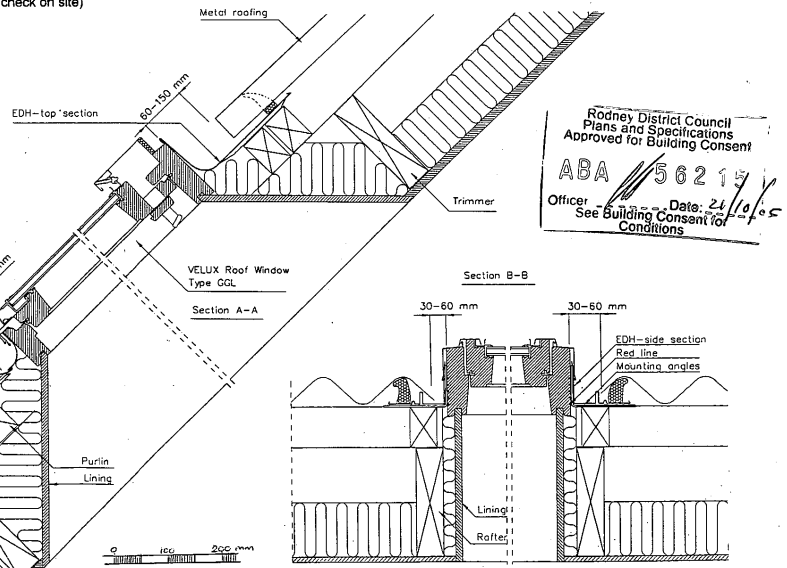
Free
Engineer
21/11/05
-Beams



(NOTE: All doors to be panelled to match existing - check on site)

JOINERY TO BE RELOCATED

ITEM	FROM	TO
french doors	Bed 1	Bed 1
door	Bathroom	Bed 1 E/S
door	WC	Guest Bathroom
door	Bed 4	Bed 4
store door	Bed 3	Bed 4

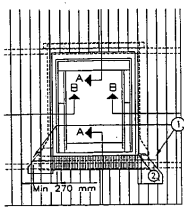


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VELUX Skylight installed in to existing metal roofing.

- The metal sheet is cut to allow for the apron. The cut must stop on top of a profile (min. 270 mm from the side frame)
- The fillet piece is placed so it fits the cut (can be fixed to the existing metal sheets with rivets) (Shape the fillet piece from the cut-out sheets of the skylight)

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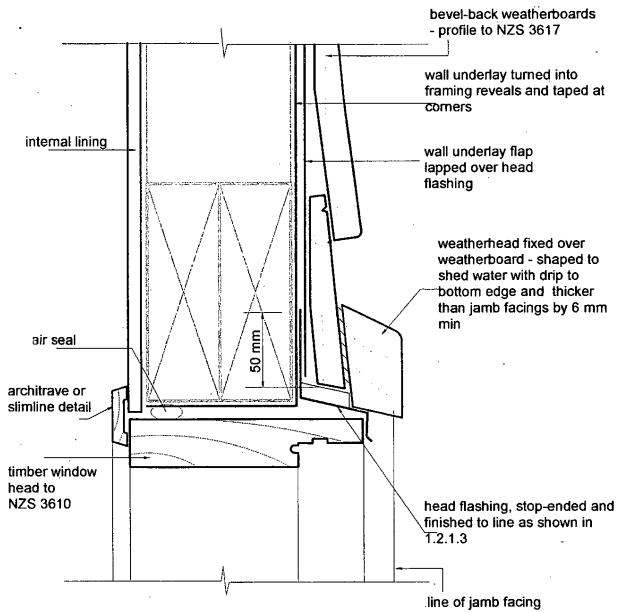
JOINERY SCHEDULE

DATE: AUGUST 2005
SCALES: 1: 50, AS SHOWN **10**

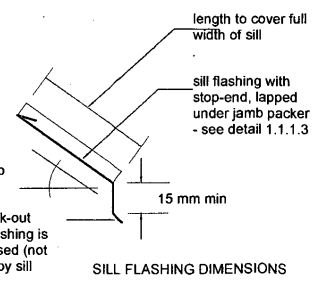
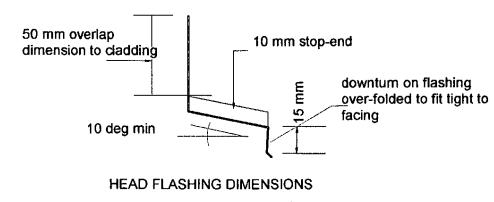
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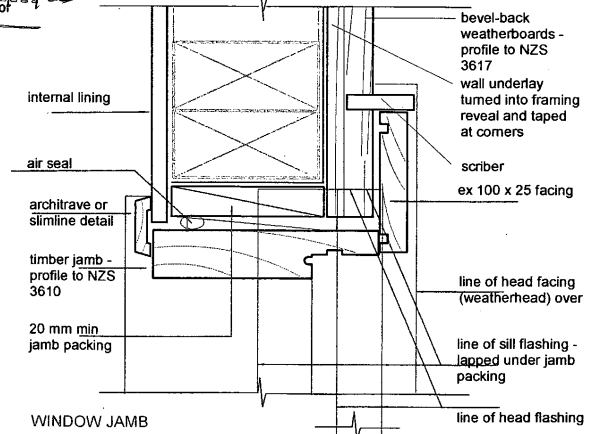
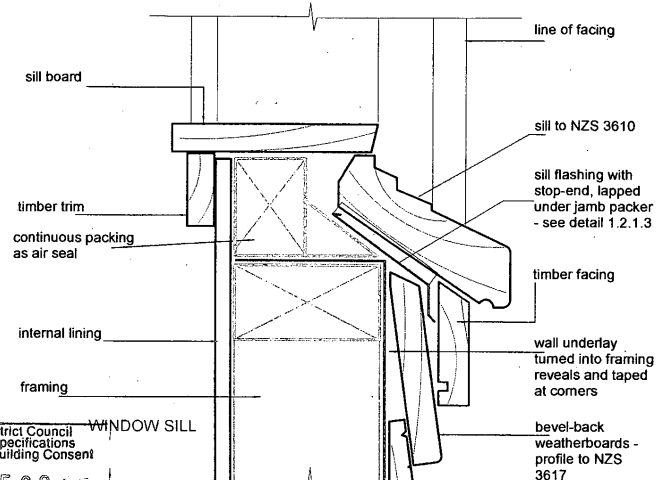
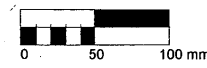
WINDOW HEAD

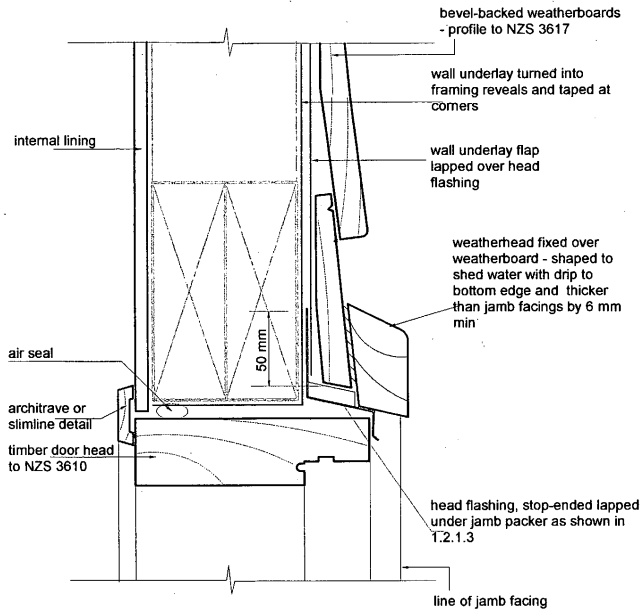


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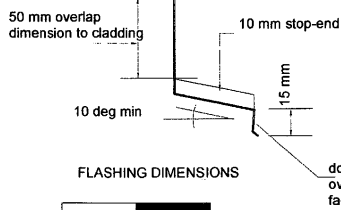
ABA 562 15

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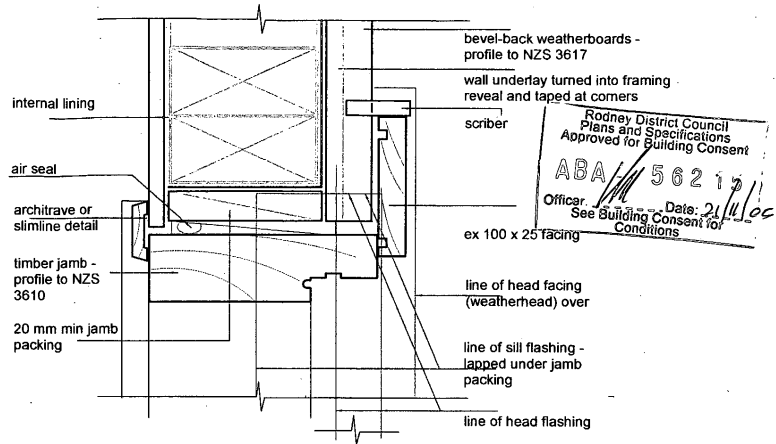




TIMBER DOOR HEAD



FLASHING DIMENSIONS

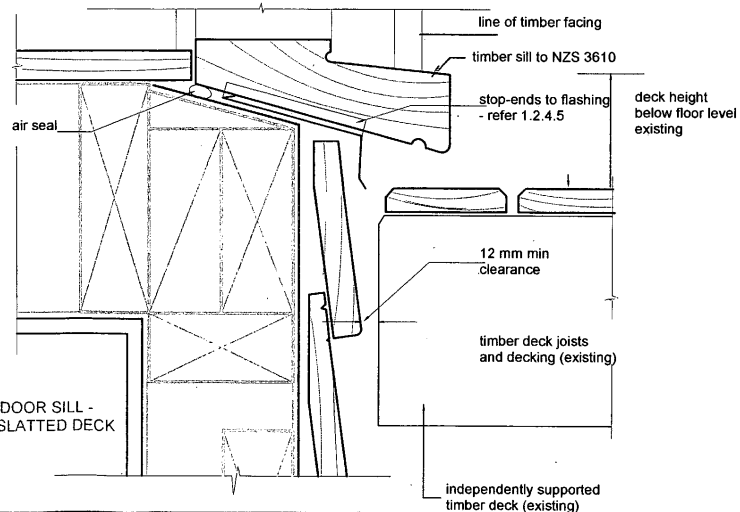


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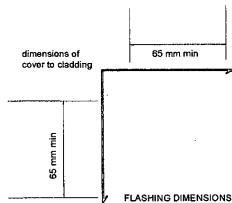
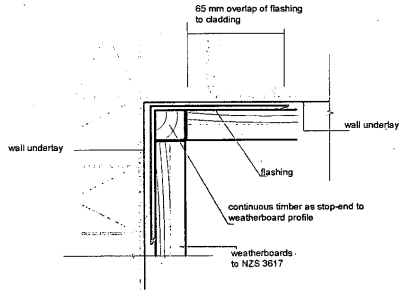
ABA 562 17

Officer: [Signature] Date: 21/11/00

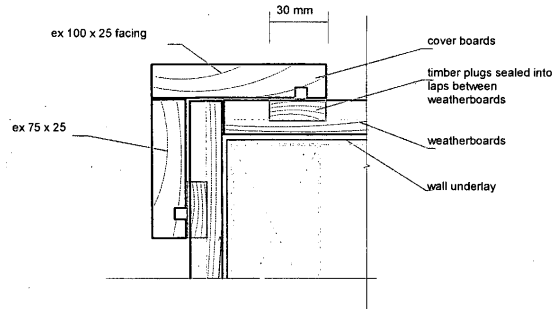
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TIMBER DOOR SILL -
TIMBER-SLATTED DECK



1.1.10.1 Horizontal timber weatherboards - internal corner



1.1.10.2 Horizontal timber weatherboards - external corner

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Office: Date: 26/08/05

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DURABILITY TABLE		(All timbers and timber based products to comply with NZS 3602:2003 and NZS 3604:2003)		treatment level
A.	In-ground contact	1 Piles, timber frame foundations, house poles, retaining walls (uprights)	radiata pine	H5
		2 Retaining walls (horiz. members)	radiata pine	H4
B	Exposed to exterior (not in ground contact)	1 Posts, bearers, beams, floor joists, rafters, guard rails, stair stringers	radiata pine	H3.2
C	Exposed to ground atmosphere	1 Jackstuds, subfloor elements (braces, floor joists, wall studs), bearers, wall plates, blocking	radiata pine	H1.2
		2 Interior flooring	plywood, particle board	none
D	Protected from weather (at risk of moisture penetration)	1 Roof members - sarking	matai, rimu	none
			plywood	H3
			radiata pine	H3.1
		- enclosed flat roof framing	radiata pine	H3.1
		- skillion roof	radiata pine	H1.2
		- valley boards, box gutters, roof deck upstands, battens behind cladding	radiata pine	H3.1
			plywood	H3
	2 Wall members - framing in or under parapets or supporting enclosed decks/balconies, all other exterior wall framing and members (incl. boundary joists)	radiata pine	H1.2	
		- framing in enclosed decks/balconies and their supporting members	radiata pine	H3.1
		- wall bracing sheet material	plywood	H3
E	Dry conditions (not exposed to weather or ground)	1 Roof trusses, roof, ceiling and eaves framing, purlins, battens, midfloor framing, internal walls (not supporting decks)	radiata pine	H1.1
		2 Internal wall bracing	plywood	none
		3 Interior flooring	matai, rimu	none
F	Exposed to exterior and damp	1 Weatherboards	radiata pine	H3.1
		2 Fascia, barge, coverboards	wood based panels	H3
		3 Sheet cladding (not providing bracing)	plywood	H3
		4 Exterior joinery (incl frames, sills, sashes, doors)	radiata pine	H3
		5 External stairs, handrails, balustrades, verandah floors, unroofed decking)	radiata pine	H3.2
		Kwila, Vitex	none	
		plywood	H3	
G	Protected from weather	1 Non-loadbearing interior wall framing	radiata pine	H1.1
		2 Stair treads, risers, handrails	rimu, plywood	none

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DURABILITY TABLE

DATE: AUGUST 2005
SCALE:

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