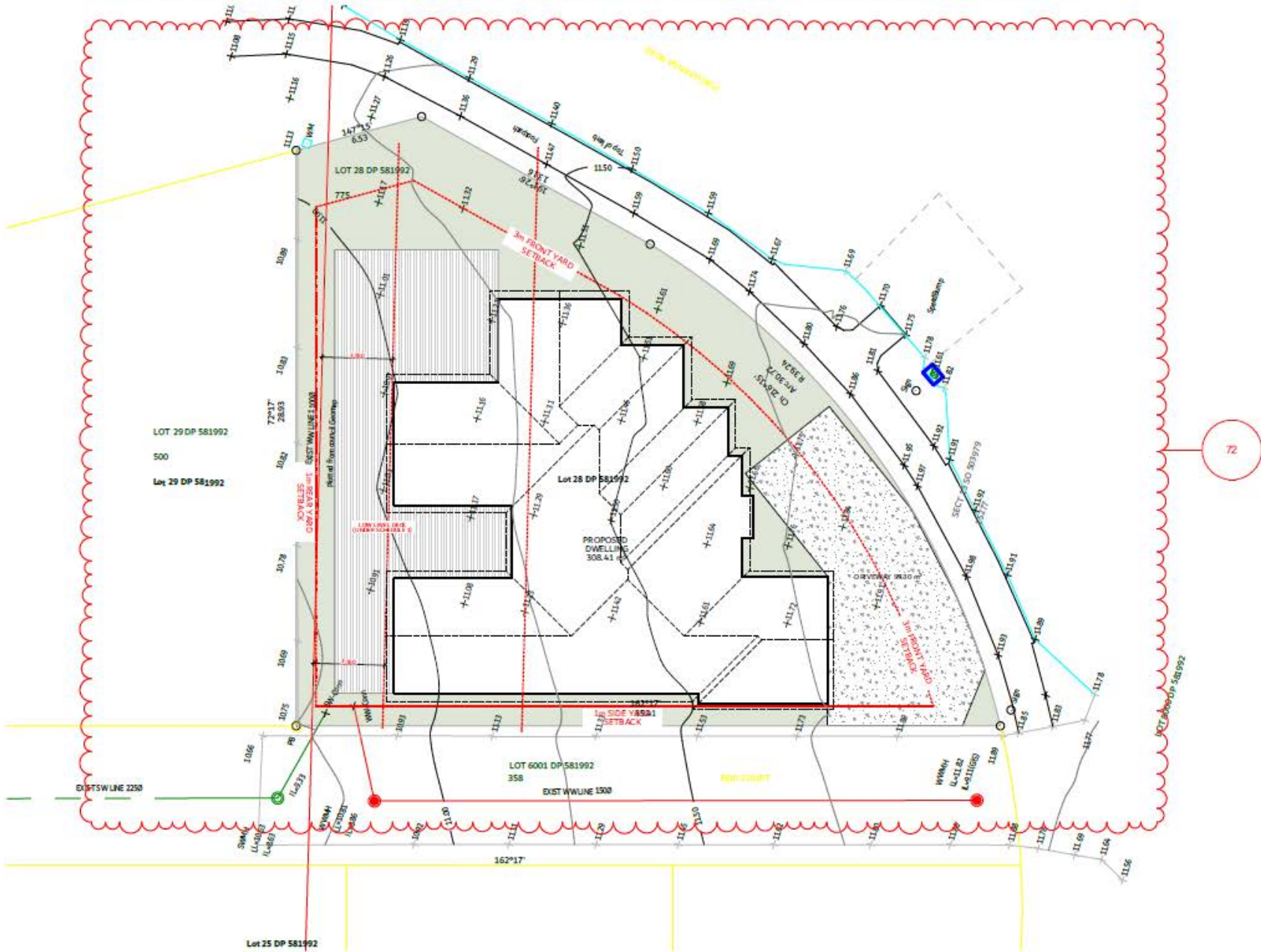


Lot 28, 2 Reid Court, Silverdale





LEGAL DESCRIPTION
 LOT 28 DP 581992
 SITE AREA: 775

GENERAL NOTES

- ALL DIMENSIONS IN "MM" UNLESS STATED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION/MANUFACTURE.
- WIND ZONE - HIGH
 EXPOSURE ZONE - D
 EARTHQUAKE ZONE - 1

SITE NOTES

- SITE CONTOURS BASED ON TOPOGRAPHICAL SURVEY BY WOODS CONSULTANT LTD
- REFER GEOTECHNICAL COMPLETION REPORT BY WOODS CONSULTANT LTD DATED MARCH 2023

PLANNING
 AUCKLAND COUNCIL UNITARY PLAN (OPERATIVE IN PART)

ZONES
 RESIDENTIAL
 -MIXED HOUSING SUBURBAN ZONE

PRECINCT
 WAINUI PRECINCT

CONTROLS
 CONTROLS: COASTAL INUNDATION 1 PER CENT AEP PLUS
 1M CONTROL - 1M SEA LEVEL RISE
 CONTROLS: MACROINVERTEBRATE COMMUNITY INDEX - RURAL

DESIGNATIONS
 DESIGNATIONS: DESIGNATIONS - 6761, STATE HIGHWAY 1 - SILVERDALE TO PUHOI DESIGNATIONS, NEW ZEALAND TRANSPORT AGENCY

BUILDING COVERAGE

MAXIMUM 40% OF SITE AREA (310 sq. m)

PROPOSED DWELLING	309.7	39.8%
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IMPERVIOUS AREAS

MAXIMUM 60% OF SITE AREA (465 sq. m)

TOTAL IMPERVIOUS AREAS	407.7	52.6%
------------------------	-------	-------

LANDSCAPED AREAS

MINIMUM 40% OF NET SITE AREA (310 sq. m)

NET SITE AREA	775.0	
LESS NON-LANDSCAPED AREA	387.5	
TOTAL LANDSCAPED AREAS	387.5	50.0%

1 PROPOSED SITE PLAN
 Scale 1:200

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 10/11/2014
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PROJECT NAME:
PROPOSED DWELLING LOT 28

ADDRESS:
LOT 28, 2 REID COURT UPPER OREWA

SHEET TITLE:
SITE PLAN

SCALE: A3:1:200 DRAWN: DY CHECKED: DY

DATE	10/30/2023	REVISION NAME	REV	ISSUED FOR	RESOURCE CONSENT
			01	PROJECT NO: 9144	PRINTED: 3/7/2024
			02	REVISION #: 02	SHEET A02



WINDOW AND DOOR NOTES

1. EXTERIOR WINDOWS AND DOORS: EXTERIOR WINDOW AND DOOR SIZES SHOWN ON PLAN ARE UNIT WIDTH X UNIT HEIGHT (MM)
2. INTERIOR DOORS: A. INTERIOR DOOR SIZES SHOWN ON PLAN ARE DOOR LEAF WIDTH (MM). B. INTERIOR DOOR LEAF HEIGHTS ARE GENERALLY 2200MM UNLESS OTHERWISE STATED

VENTILATION

1. VENTILATION EXTRACTION RATES IN ACCORDANCE WITH NZBC G4/AS1 1.2.5.
2. KITCHEN RANGEHOOD - MIN. 50L/S EXTRACTION
3. BATHROOM/WC EXTRACT VENTS - MIN. 25L/S EXTRACTION UNDERCUT WC DOOR 20MM FOR MAKE-UP AIR
4. LAUNDRY - MIN. 20L/S EXTRACTION IN ACCORDANCE WITH AS/NZS 1668.2 TABLE B.1.
5. VENT THROUGH EITHER SOFFIT VENT OR WALL.

LEGEND - SERVICES

- IN-LINE MECHANICAL EXTRACTION FAN (BATHROOMS & WCs), RANGE-HOOD OR CLOTHES DRYER OUTLET WITH FLEXIBLE DUCTING TO SOFFIT OR WALL OUTLET GRILL
- TYPE 1 CEILING MOUNTED DOMESTIC SMOKE ALARM TO NZBC F7/AS1 3.0
- ELECTRICAL SWITCHBOARD WITH SMART METER
- GAS METER

CLADDING/GROUND CLEARANCE NOTE

1. CLEARANCES TO NZBC E2/AS1 9.1.3
- WEATHERBOARD EXTERIOR WALL CLADDING (A) MIN. 150MM FROM FLOOR LEVEL TOP AAVED SURFACES (100MM FROM UNDERSIDE OF CLADDING) (B) MIN. 225MM FROM FLD OR TOLUP AAVED SURFACE (175MM FROM UNDERSIDE OF CLADDING)

ZONE D DURABILITY NOTE

- ALL STRUCTURAL FIXINGS, CONSTRUCTION, CLEARANCE EET ARE TO BE IN ACCORDANCE WITH NZS 3604:2011 & B2 (DURABILITY) OF NZBC.
- STEEL FIXING AND FASTENING EXCLUDING NAILS IN CLOSED ENVIRONMENT: MILD STEEL
- NAIL & SCREW: CLADDING THAT ACTS AS BRACING: STAINLESS STEEL OR PROTECTED GALVANISED STEEL
- NON-STRUCTURAL CLADDING: GALVANISED STEEL (S.S. FOR RED CEDAR AND REDWOOD)
- FRAMING IN CLOSED AREA INCLUDING ROOF SPACE: MILD STEEL
- FRAMING IN "SHELTERED" & "EXPOSED" AREAS: STAINLESS STEEL
- ALL STRUCTURAL CONNECTIONS WITHIN 600mm OF THE GROUND LEVEL OR ADJACENT TO H3.2 CCA TIMBER: STAINLESS STEEL

LEGAL DESCRIPTION

LOT 28 DP 581992
SITE AREA: 775

GENERAL NOTES

1. ALL DIMENSIONS IN "MM" UNLESS STATED.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION/MANUFACTURE.
3. WIND ZONE - HIGH
EXPOSURE ZONE-D
EARTHQUAKE ZONE - 1

TIMBER WALL FRAMING NOTES

WIND ZONE: HIGH
MIN. TIMBER GRADE: S68

UNLESS STATED OTHERWISE IN THE DRAWINGS OR BY SED, WALL STUDS & SPACING REQUIREMENTS SHALL BE:

TO EXTERNAL & INTERNAL LOAD BEARING TIMBER FRAMED WALLS

- UP TO 2.4M HIGH SINGLE OR TOP STOREY WALLS- 90X45 STUDS @600CRS,
- OVER 2.4M HIGH & UP TO 2.7M LD WER OF TWO STOREY WALLS- 90X45 STUDS @400CRS
- NOGS @ 480 CRS FOR VERTICAL SHIPLAP CLADDING

TO INTERNAL NON-LOAD BEARING TIMBER FRAMED WALLS:

- UP TO 2.7M HIGH WALLS - 90X45 STUDS @600CRS

GENERAL NOTES:

- ALL TIMBER WALL FRAMING IS DESIGNED IN ACCORDANCE WITH NZS3604:2011, IF WALLS EXIST OUTSIDE THE ABOVE DESIGN LIMITATIONS, THEY ARE TO SED DESIGN - REFER TO STRUCTURAL ENGINEERS CALCULATIONS FOR REQUIREMENTS.

- ALL FIXINGS AND HOLD DOWNS SHALL MEET THE CRITERIA SET OUT IN NZS3604:2011 OR TO SED AS REQUIRED.

- HOLES OR NOTCHES IN WALL STUDS AND PLATES SHALL BE NO LARGER THAN 25MM DIA. OR 25MM DEEP WITH A MAX LENGTH OF 200MM. FOR HOLES LARGER THAN THIS, USE LUMBERLOK FRAMING STUD/TOP PLATE STIFFENERS (INSTALLED AS PER MANUF.) OR USE 600MM LONG 40X40X13MM STEEL ANGLE & TIMBER BLOCKING (FIG & 2.0 NZS3604:2011) FOR TOP PLATE SITUATIONS.

- INSTALL ALL N OGGINs/SOLID BLOCKING AS REQ. FOR FIXING OF WALL LINING & CLADDING SYSTEMS, AND TO PROVIDE FOR ALL OTHER INSTALLATIONS (EG S STAIR HANDRAILS, JOINERY UNITS, PERGOLAS ETC)

NOTE:

ALL ARCHITECTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERING CALS, DRAWINGS AND DETAILS. ADDITIONALLY REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.

WALL BRACING NOTE:

WALL BRACING HAS BEEN DESIGNED BY THE STRUCTURAL ENGINEER. REFER TO ENGINEERS DOCUMENTATION FOR BRACING CALCULATIONS AND CONSTRUCTION DETAILS FOR ANY SPECIFICALLY DESIGNED BRACING ELEMENTS.

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DVA DESIGN LTD
10/11/2024
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PROJECT NAME:
PROPOSED DWELLING LOT 28
ADDRESS:
LOT 28, 2 REID COURT UPPER OREWA

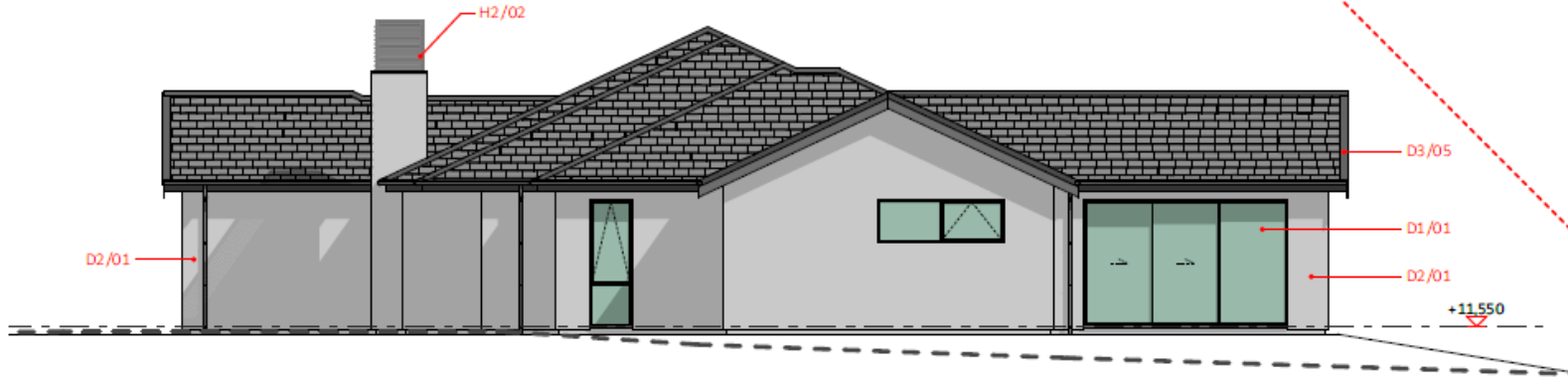
SHEET TITLE:
GROUND FLOOR PLAN
SCALE: A3:100 DRAWN: DY CHCKD: DY

DATE	REVISION NAME	REV	ISSUED FOR	RESOURCE CONSENT
2/15/2024		02	PROJECT NO: 9144	PRINTED: 3/7/2024
3/5/2024		03	REVISION #: 03	SHEET A10

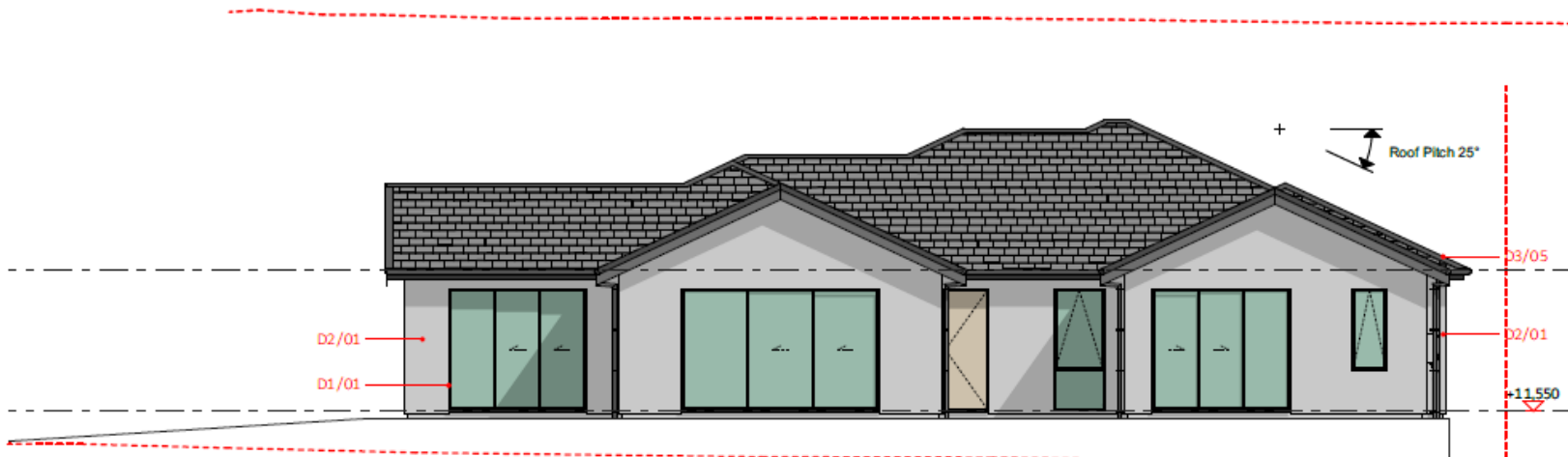


KEYNOTES

- D1/01 ALUMINIUM JOINERY
- D1/03 GARAGE DOOR
- D2/01 50mm EZYPANEL W/
SPECIALISED PLASTER FINISH
- D3/05 VIKING ROOFSPEC ASPHALT
SHINGLE ROOF
- H2/02 CHIMNEY FLUE & COWL



1 EAST ELEVATION
Scale 1:100



2 NORTH ELEVATION
Scale 1:100

54

BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION		
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	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		9

BUILDING ENVELOPE RISK MATRIX		
NORTH ELEVATION		
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	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

D.Y.A
DESIGN

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PROJECT NAME:
PROPOSED DWELLING LOT 28
ADDRESS:
LOT 28, 2 REID COURT UPPER OREWA

SHEET TITLE:
ELEVATION

SCALE: A3 DRAWN: DY CHECKD: DY

DATE
10/30/2023
2/15/2024

REVISION NAME	REV	ISSUED FOR	RESOURCE CONSENT
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	02	REVISION #: 02	SHEET A14

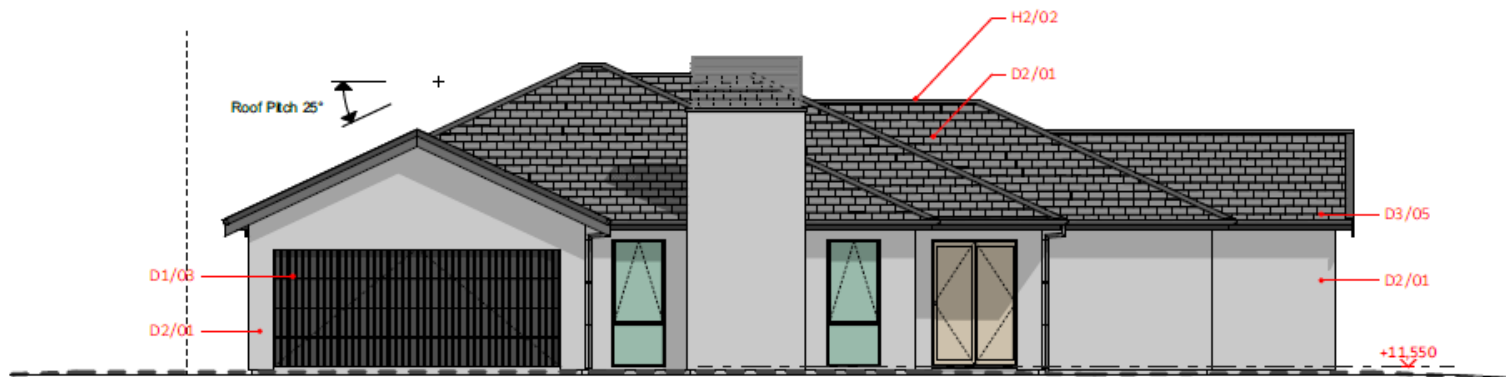


KEYNOTES

- D1/03 GARAGE DOOR
- D2/01 50mm EZY PANEL
W/SPECIALISED PLASTER FINISH
- D3/05 VIKING ROOFSPEC SHINGLE
ROOF
- G2/01 GAS HOT WATER HEATING UNIT
- H2/02 CHIMNEY FLUE & COWL



2 WEST ELEVATION
Scale 1:100



1 SOUTH ELEVATION
Scale 1:100

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION		
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	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION		
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	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		9

55

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PROJECT NAME:
PROPOSED DWELLING LOT 28
ADDRESS:
LOT 28, 2 REID COURT UPPER OREWA

SHEET TITLE:
ELEVATION

SCALE: A3 DRAWN: DY CHCKD: DY

DATE:
10/30/2023
2/15/2024

REVISION NAME	REV	ISSUED FOR:	RESOURCE CONSENT
	01	PROJECT NO: 9144	PRINTED: 3/7/2024
	02	REVISION #: 02	SHEET A15