

Address: Andrew Don Drive, Tekapo, Canterbury
 Lot 1001 DP 496005, Section 7 SO 18830 & Lot 1 DP 452391
 CT: 733747
 Proprietor(s): Lake Tekapo Enterprises Limited
 Area: 147.7096ha more or less

Areas and dimensions are subject to survey.
 A full assessment of easements will be undertaken after the engineering and surveying is complete. This may result in additional easements.
 Landscaping and engineering details are subject to final approval.

The underlying Lot 1001 DP 496005 is Subject to existing easements and Consent Notices. Please see CT 733747 and DP 496005, DP 452391 and SO 18830 for details.

Proposed Subdivision of Section 7 SO 18830 & Lot 1001 DP 496005 / The Cairns - 'Riverside'

PLAN SITE LOCATION		
SHEET TITLE		
DATE	22/03/2018	Revision No.
DESIGN	JK MASON	1 DESIGN REV
DRAWN	JK MASON	Sheet No.
SCALES	1:200	OF 26 A1.01
PROJECT NO	170678	

Licensed Building Practitioner | (DESIGN 2) No.100560

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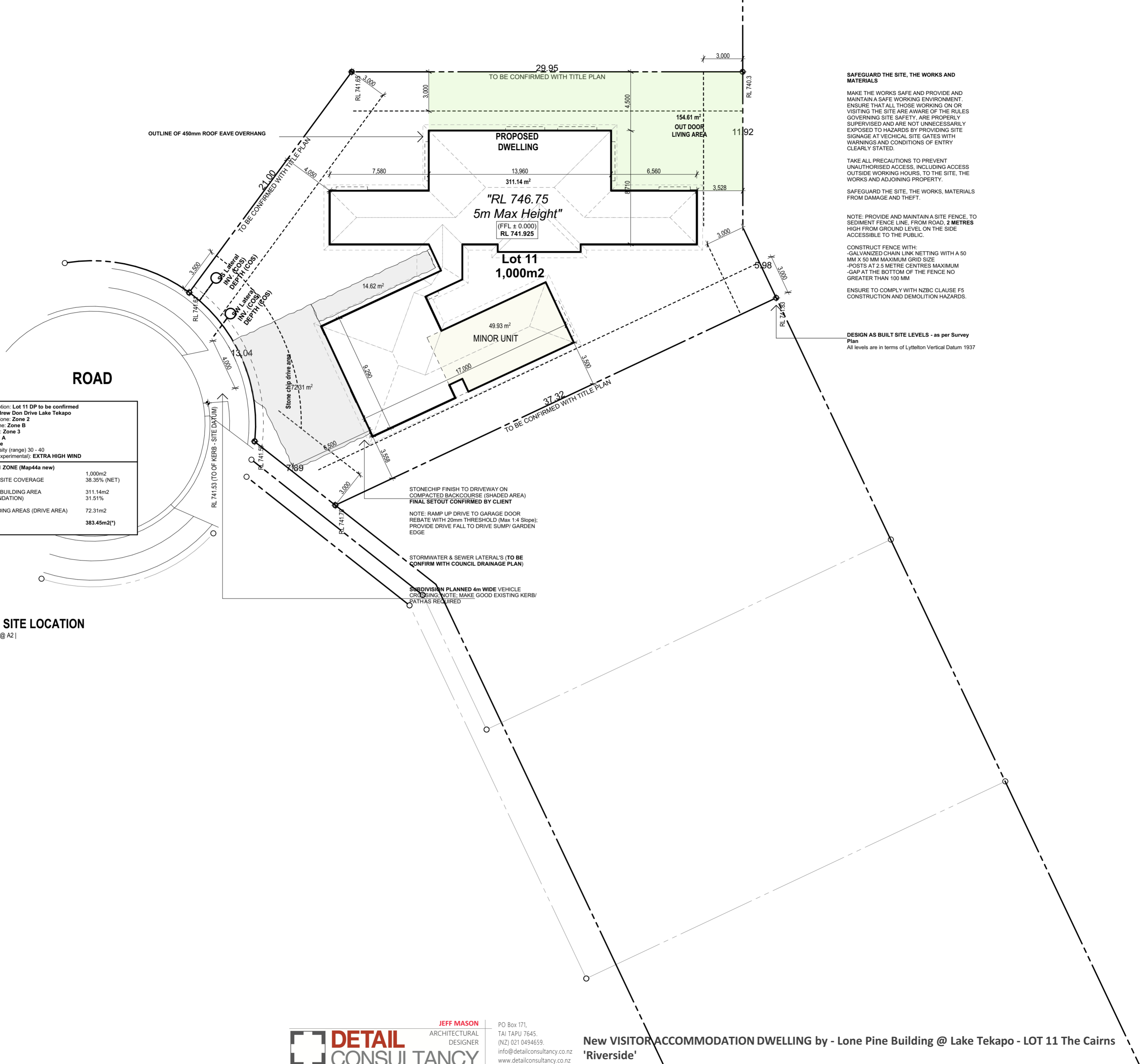
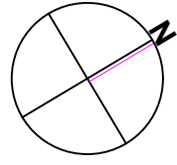
JEFF MASON
 ARCHITECTURAL DESIGNER

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New VISITOR ACCOMMODATION DWELLING by - Lone Pine Building @ Lake Tekapo - LOT 11 The Cairns 'Riverside'





Legal Description: Lot 11 DP to be confirmed
 Address: Andrew Don Drive Lake Tekapo
 Earthquake Zone: Zone 2
 Exposure Zone: Zone B
 Climate Zone: Zone 3
 Wind Region: A
 Lee Zone: Lee
 Rainfall Intensity (range) 30 - 40
 Wind Zone (experimental): EXTRA HIGH WIND

Residential 1 ZONE (Map44a new)	
SITE AREA	1,000m ²
PROPOSED SITE COVERAGE	38.35% (NET)
PROPOSED BUILDING AREA (OVER FOUNDATION)	311.14m ²
HARDSTANDING AREAS (DRIVE AREA)	72.31m ²
TOTAL	383.45m²(*)

PLAN | SITE LOCATION
 SCALE 1:200 @ A2 |

SAFEGUARD THE SITE, THE WORKS AND MATERIALS

MAKE THE WORKS SAFE AND PROVIDE AND MAINTAIN A SAFE WORKING ENVIRONMENT. ENSURE THAT ALL THOSE WORKING ON OR VISITING THE SITE ARE AWARE OF THE RULES GOVERNING SITE SAFETY. ARE PROPERLY SUPERVISED AND ARE NOT UNNECESSARILY EXPOSED TO HAZARDS BY PROVIDING SITE SIGNAGE AT VECHICAL SITE GATES WITH WARNINGS AND CONDITIONS OF ENTRY CLEARLY STATED.

TAKE ALL PRECAUTIONS TO PREVENT UNAUTHORISED ACCESS, INCLUDING ACCESS OUTSIDE WORKING HOURS, TO THE SITE, THE WORKS AND ADJOINING PROPERTY.

SAFEGUARD THE SITE, THE WORKS, MATERIALS FROM DAMAGE AND THEFT.

NOTE: PROVIDE AND MAINTAIN A SITE FENCE TO SEDIMENT FENCE LINE, FROM ROAD, 2 METRES HIGH FROM GROUND LEVEL ON THE SIDE ACCESSIBLE TO THE PUBLIC.

CONSTRUCT FENCE WITH:
 - GALVANIZED CHAIN LINK NETTING WITH A 50 MM X 50 MM MAXIMUM GRID SIZE
 - POSTS AT 2.5 METRE CENTRES MAXIMUM
 - GAP AT THE BOTTOM OF THE FENCE NO GREATER THAN 100 MM

ENSURE TO COMPLY WITH NZBC CLAUSE F5 CONSTRUCTION AND DEMOLITION HAZARDS.

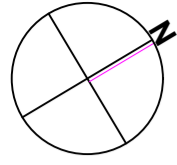
DESIGN AS BUILT SITE LEVELS - as per Survey Plan
 All levels are in terms of Lyttelton Vertical Datum 1937

STONECHIP FINISH TO DRIVEWAY ON COMPACTED BACKCOURSE (SHADED AREA)
FINAL SETOUT CONFIRMED BY CLIENT

NOTE: RAMP UP DRIVE TO GARAGE DOOR REBATE WITH 20mm THRESHOLD (Max 1:4 Slope); PROVIDE DRIVE FALL TO DRIVE SUMP/ GARDEN EDGE

STORMWATER & SEWER LATERALS (TO BE CONFIRM WITH COUNCIL DRAINAGE PLAN)

UNDIVISION PLANNED 4m WIDE VEHICLE CROSSING. NOTE: MAKE GOOD EXISTING KERB/ PATHS REQUIRED



LEGEND |
Confirm plant number on site to suit location -
LANDSCAPING PLAN IS A GUIDE ONLY

EXISTING LEVEL: DATUM SHOWN ON SITE
LOCATION PLAN

NEW LEVEL: NOTE: (NEW RL) DETERMINED
FROM EXISTING LEVELS; CONFIRM ON SITE.

STONECHIP FINISH TO DRIVEWAY ON
COMPACTED BACKCOURSE (SHADED AREA)
FINAL SET OUT CONFIRMED BY CLIENT NOTE:
RAMP UP DRIVE AT GARAGE DOORS TO WITHIN
20mm OF FL

PLAIN CONCRETE PAVERS/ PATH AREA (with
1:50min Fall away from Dwelling)

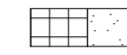
CLUMPING GRASSES/ Flaxes
Types: Poa cita, Chionochloa rigida, phormium
emerald green

LOW 600 HIGH MAX Shrub/ ground cover
Types: pimelea prostrata, hebe odora

800 HIGH MAX Shrub
Types: ozothamnus leptophyllus

MED SHRUBS/ TREES (1m)
Types: Griselinia littoralis, sophora microphylla,
Carmichaelia sp.

RL ± 00.00
(RL COS)



PLAN | SITE LANDSCAPING

SCALE 1:200 @ A2 |

PLAN | SITE LANDSCAPING

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






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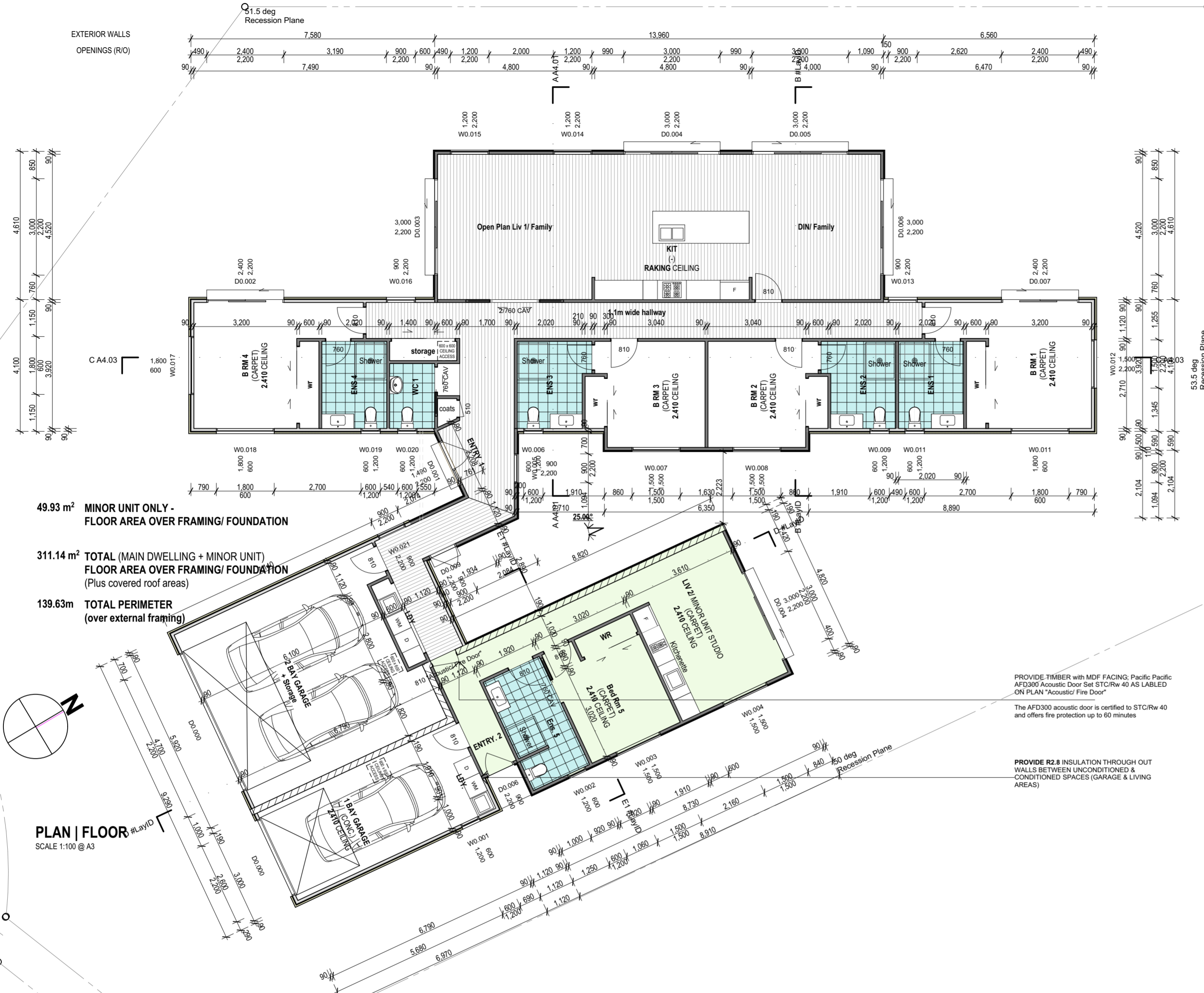
New VISITOR ACCOMMODATION DWELLING by - Lone Pine Building @ Lake Tekapo - LOT 11 The Cairns 'Riverside'

LEGEND |

-  Solid Filled Masonry 20 SERIES REINFORCED CONC. BLOCK WORK, AS PER ENGINEERS DESIGN. PROVIDE STACK BOND - Honed finish with The STO Transparent Coating System or similar to inside finish
- NOTE:** Sound Transmission rating (STC) requirement to be no less than STC55 and Fire rating requirements (FRR) to be no less than 30/30/30 between minor unit and main dwelling.
-  Abodo Vulcan Vertical Cladding (OIL STAIN - TIMBER WEATHERBOARDS); OVER H3.1 TIMBER CAVITY BATTEN SYSTEM
-  PAINT FINISHED PLASTER SYSTEM TO Rockcote 50mm Integra Panel VENEER OVER 20mm CAVITY SYSTEM
- Ensure to provide buildwrap/ Underlay over H3.1 ridged backing (extra high wind zone)
- (EXTRA HIGH WIND ZONE)**
NEW PAINT FINISHED 10mm GIB BD LINED INTERNAL/ EXTERNAL WALLS TO; (loadbearing and non-loadbearing wall locations)
(SG8) H1 2.90 x 45 TIMBER FRAMING; UP TO 2.4m HIGH STUDS @ 400 CTRS.
- PROVIDE DWANGS @ 800/ 480 CTRS TO SUIT CLADDING REQUIREMENTS
- R2.8 PINK BATTS INSULATION TO EXTERIOR WALL SPACE THROUGH OUT.**
-  NEW "Grit finished Glazed Tiles" to 80 grit sandpaper "feel" level finish; TO ACCESS ROUTES AND WET AREAS
- ALL TILES @ ENTRY WAYS TO BE CERAMIC FINISH TO COMPLY WITH NZBC D1/AS1 CLAUSE 2.1.3 (TABLE 2; WET SLIP RESISTANCE)
-  NOTE: ALL TILE FLOOR FINISH WET AREAS TO BE OVER APPROVED WATER PROOF MEMBRANE ("SUPERFLEX or ASA® Dampfix® Gold"); ENSURE TO PROVIDE Ardex DS60 Matt decoupling system (or similar) under all tile areas where saw cut control joints are located in foundation.
-  ACCESS ROUTES
-  NEW Vinyl "Floor Plank design" Finish
- SLIP RESISTANCE** for vinyl to comply with NZBC D1/AS1: 2.1. Sheet and tiles when in place on a level access route to have a mean coefficient of friction (N) not less than 0.4 when tested in accordance with AS/NZS 4586

GENERAL NOTES |

- ALL INTERIOR DOORS TO BE PAINT FINISHED "SELECTED" PANEL MDF HOLLOW CORE DOORS WITH SELECTED HARDWARE (760, 810 NOMINAL SIZE x 2.2m R/O HIGH)
- WARDROBE SLIDERS: To have 1 x gib panel and 1 x mirror panel (2.2m High Min x 2.4m Wide Max)
- ALL CAVITY SLIDERS TO BE CS BRAND
- DOOR HARDWARE TO BE BRUSHED NICKEL LEVER HANDLES AND HARDWARE TO MATCH
- KITCHEN FINISHED INTERIORS DONE BY OTHERS**



49.93 m² MINOR UNIT ONLY - FLOOR AREA OVER FRAMING/ FOUNDATION

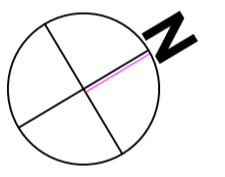
311.14 m² TOTAL (MAIN DWELLING + MINOR UNIT) FLOOR AREA OVER FRAMING/ FOUNDATION (Plus covered roof areas)

139.63m TOTAL PERIMETER (over external framing)

PROVIDE TIMBER with MDF FACING; Pacific Pacific AFD300 Acoustic Door Set STC/Rw 40 AS LABELED ON PLAN "Acoustic Fire Door"

The AFD300 acoustic door is certified to STC/Rw 40 and offers fire protection up to 60 minutes

PROVIDE R2.8 INSULATION THROUGH OUT WALLS BETWEEN UNCONDITIONED & CONDITIONED SPACES (GARAGE & LIVING AREAS)



PLAN | FLOOR #L@VID
SCALE 1:100 @ A3

PLAN | FLOOR

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