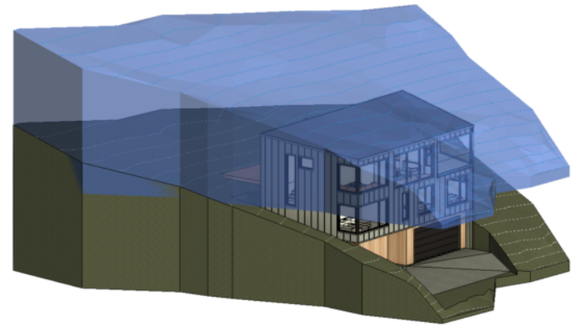


Remarkable Views Residence
Sheet 0.0 Cover
Concept Design

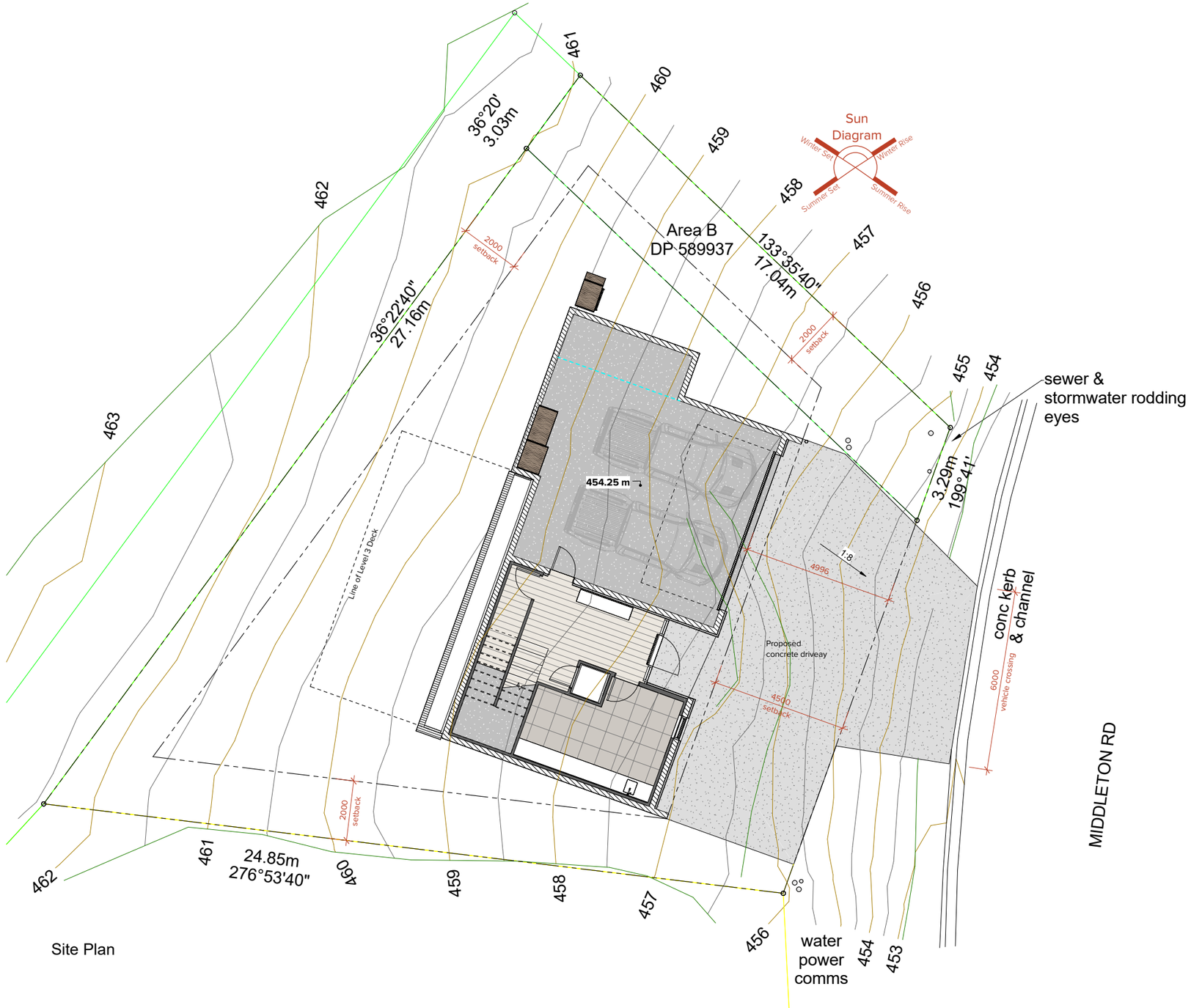
IMMERSION

Concept Design

DRAFT - 2024-12-13



7m Max Height Compliance



Site Plan

N

SITE INFORMATION / LEGAL DESCRIPTION

SITE ADDRESS:	79 MIDDLETON ROAD, FRANKTON, QUEENSTOWN 9300
LOT:	57
D.P:	589937
LOCAL T.A:	QLDC
ZONE:	LOWER DENSITY SUBURBAN RESIDENTIAL

SITE AREA

SITE AREA: 455m²

SITE COVERAGE

PROPOSED FOOTPRINT:	110m²
SITE COVERAGE:	25%
NON PERMEABLE COVERAGE AREA	50%

WIND ZONE / REGION TO NZS3604:2011

ZONE: MEDIUM REGION: A

EXPOSURE ZONE TO NZS3604:2011

ZONE: ZONE B

EARTHQUAKE ZONE TO NZS3604:2011

ZONE: ZONE 3

SNOW LOADING TO NZS3604:2011

ZONE: N5 454m above sea level

SITE NOTES

BEFORE COMMENCING CONSTRUCTION PROVIDE THE OWNER WITH A CERTIFICATE PREPARED BY A LICENSED CADASTRAL SURVEYOR THAT THE SET-OUT IS COMPLETE AND THAT THE BUILDING IS ACCURATELY PLACED ON THE SITE WITH ALL HEIGHT IN RELATION TO THE BOUNDARY POINT CHECKED FOR COMPLIANCE

NECESSARY ADJUSTMENTS ARE TO BE DETERMINED AND AGREED TO BY THE CONTRACTOR AND OWNER BEFORE PROCEEDING FURTHER

ALL WORKS TO COMPLY WITH THE RELEVANT CLAUSES OF THE NZBC

ALL DIMENSIONS AND LEVEL TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION

2.0m HIGH CYCLONE/HURRIANCE OR SIMILAR TYPE FENCING, WITH 'TYPICAL' SITE SAFETY SIGN TO BE PROVIDED AROUND CONSTRUCTION AREA TO PROTECT SITE FROM ALL PERSONAL

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Remarkable Views Residence

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Revision Schedule		
Ref.	Description	Date
1	SK1 Concept Issue	xxxx

Project No. : J0305
Issued : xxxx
Scale : 1:75 @ A1, 1:150 @ A3
Design : ABJ

1.0 Rev.1
Sheet No. / Revision

Site Plan
Sheet Title

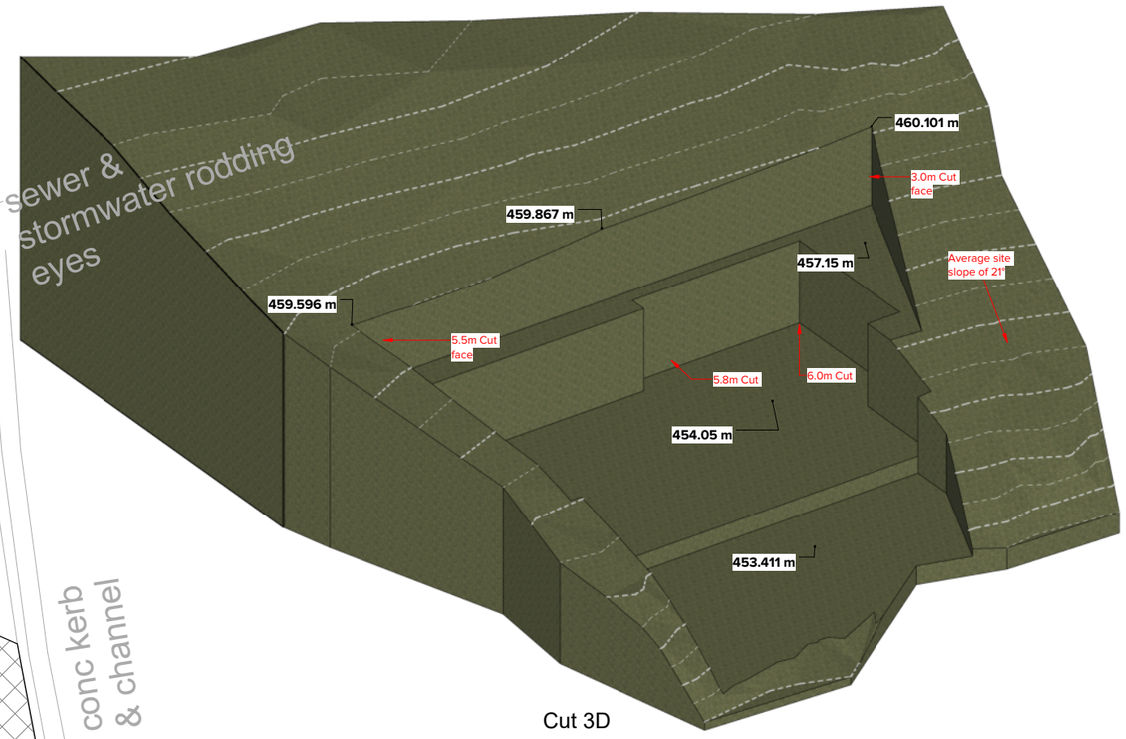
Concept Design

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Siteworks Plan

Scale 1:50 @ A1, 1:100 @ A3



Cut 3D

EARTHWORKS

PROPOSED VOLUME OF CUT: 750m^3
PROPOSED AREA OF CUT: 300m^2
PROPOSED VOLUME OF FILL: 0m^3
MAXIMUM DEPTH OF CUT: 6.0m
MAXIMUM DEPTH OF FILL: 0.0m

Cut

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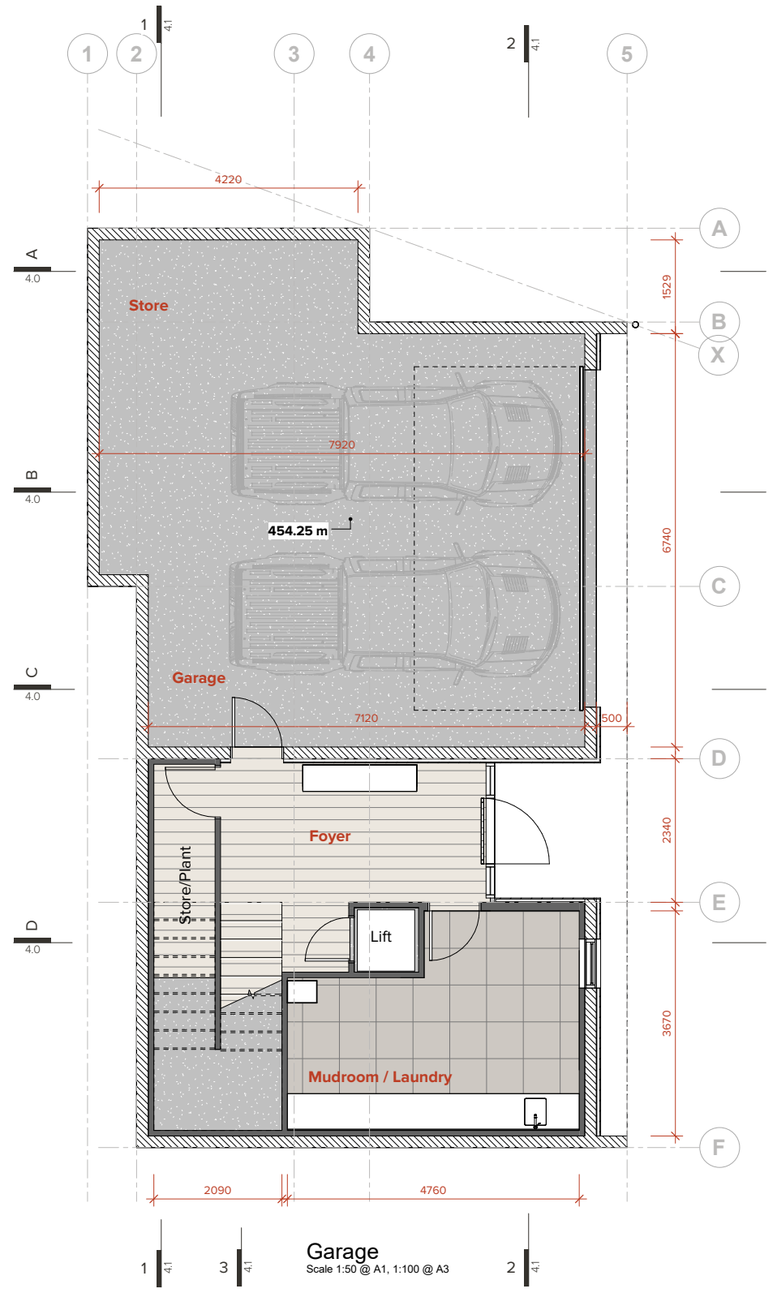
Ref.	Description	Date
1	SK1 Concept Issue	xxxx

Revision Schedule

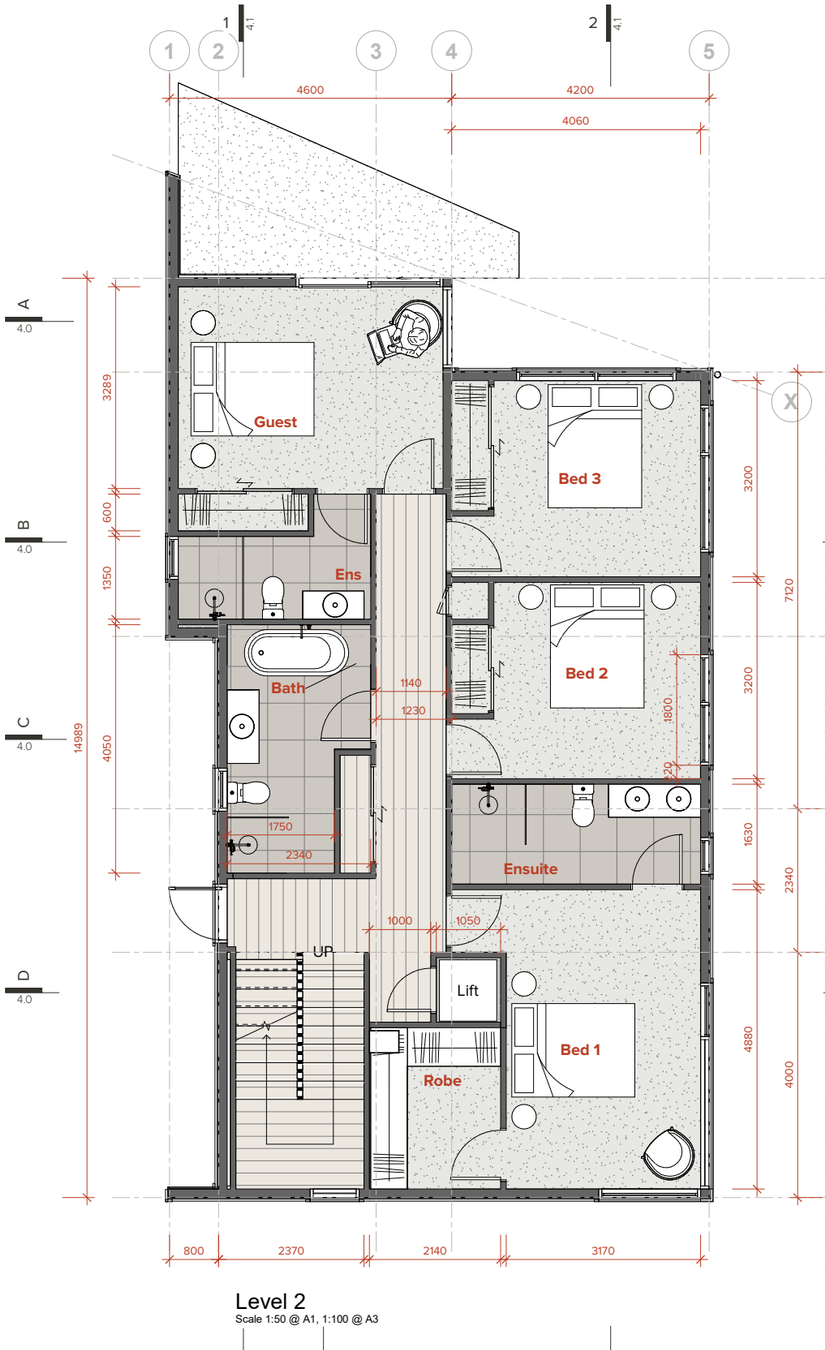
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Issued : xxxx
Scale :
Design : XXX

2.0 Rev.1
Sheet No. / Revision

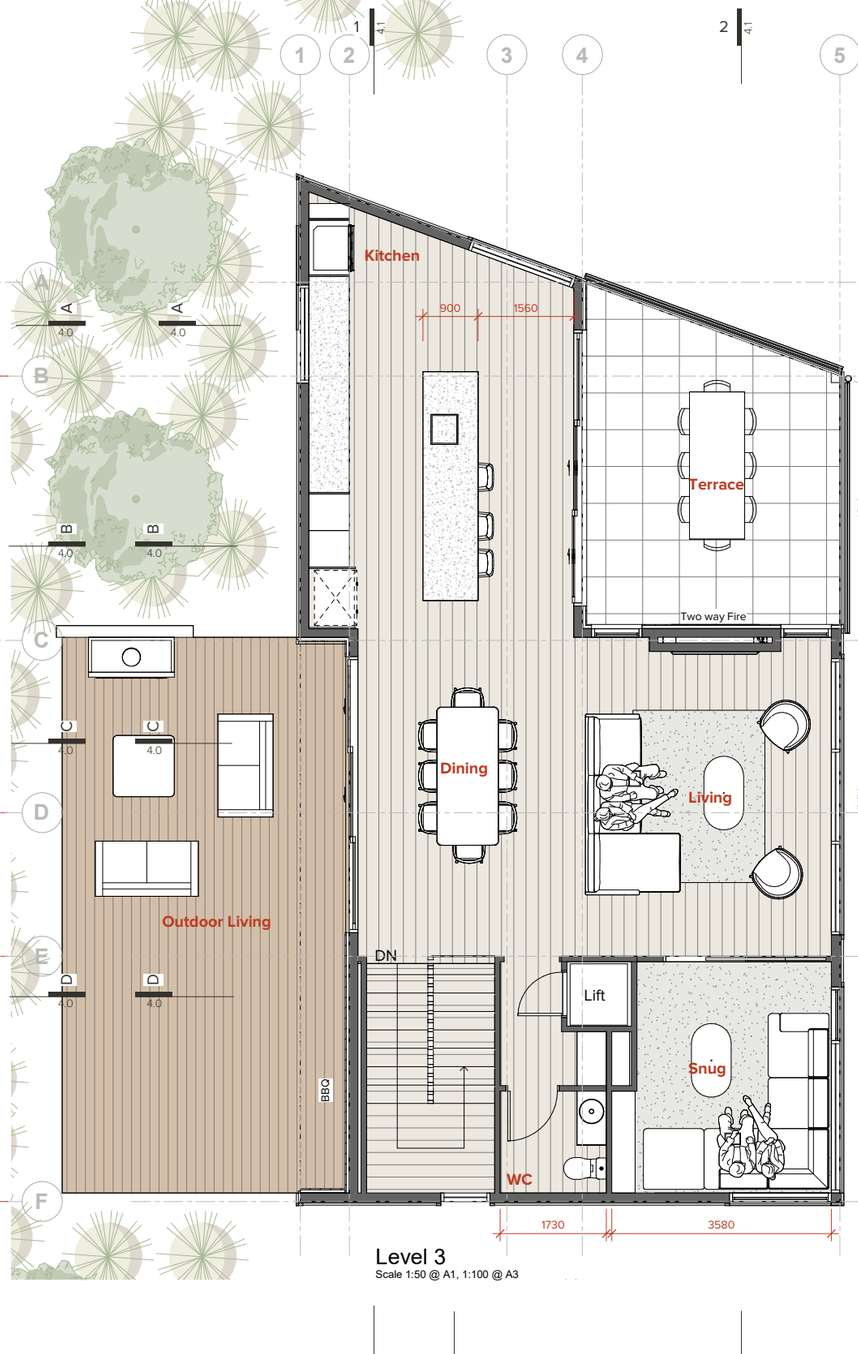
Siteworks Plan
Sheet Title



Garage
Scale 1:50 @ A1, 1:100 @ A3



Level 2
Scale 1:50 @ A1, 1:100 @ A3



Level 3
Scale 1:50 @ A1, 1:100 @ A3

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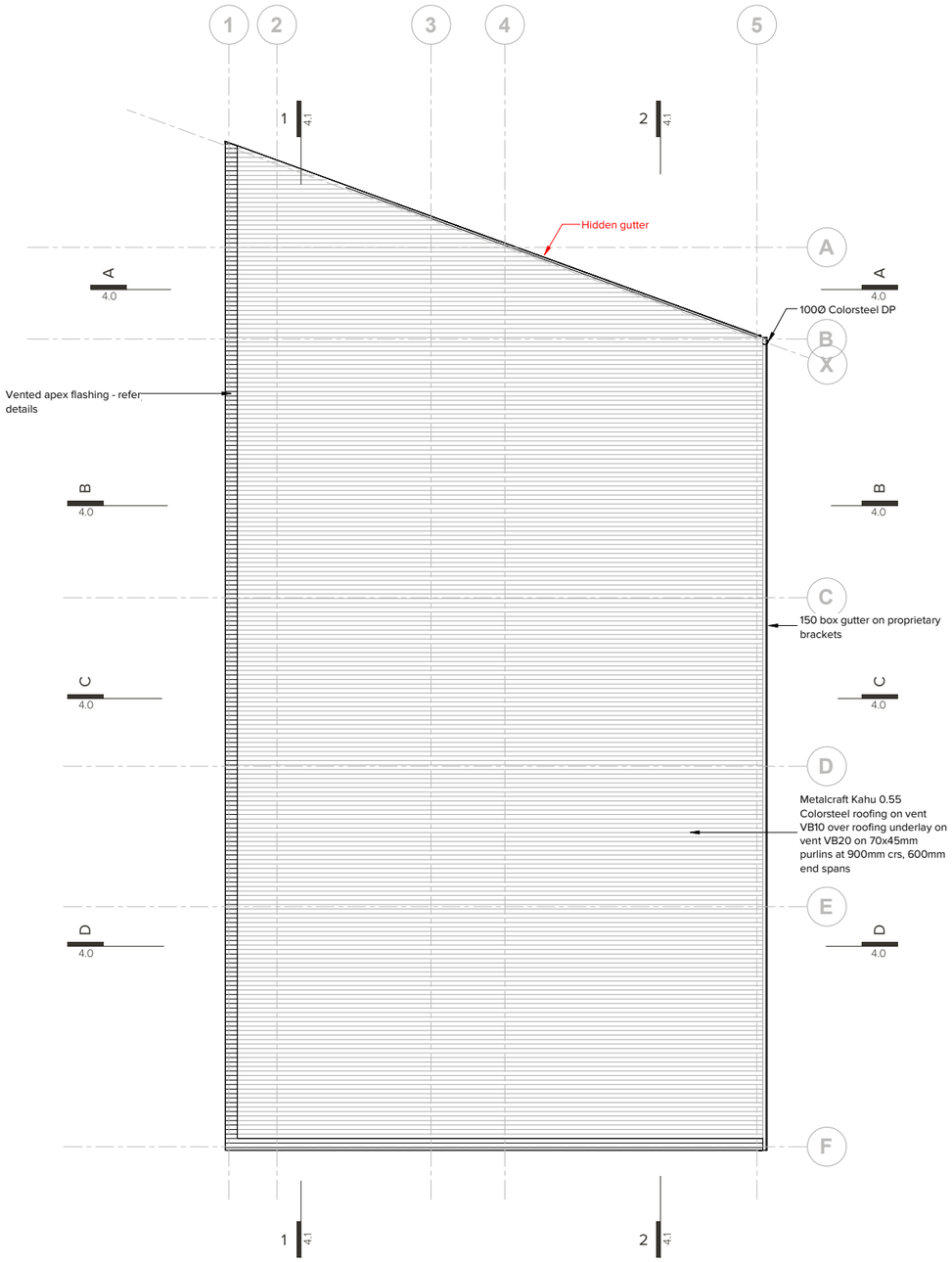
Ref.	Description	Date
1	SK1 Concept Issue	xxxx

Revision Schedule

Project No. : J0305
Issued : xxxx
Scale :
Design : XXX

2.1 Rev.1
Sheet No. / Revision

Floor Plans
Sheet Title



Roof Plan
Scale 1:50 @ A1, 1:100 @ A3

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	Revision Schedule	

Project No. : J0305
Issued :
Scale : 1:50 @ A1, 1:100 @ A3
Design : XXX

2.2
Sheet No. / Revision

Roof Plan
Sheet Title

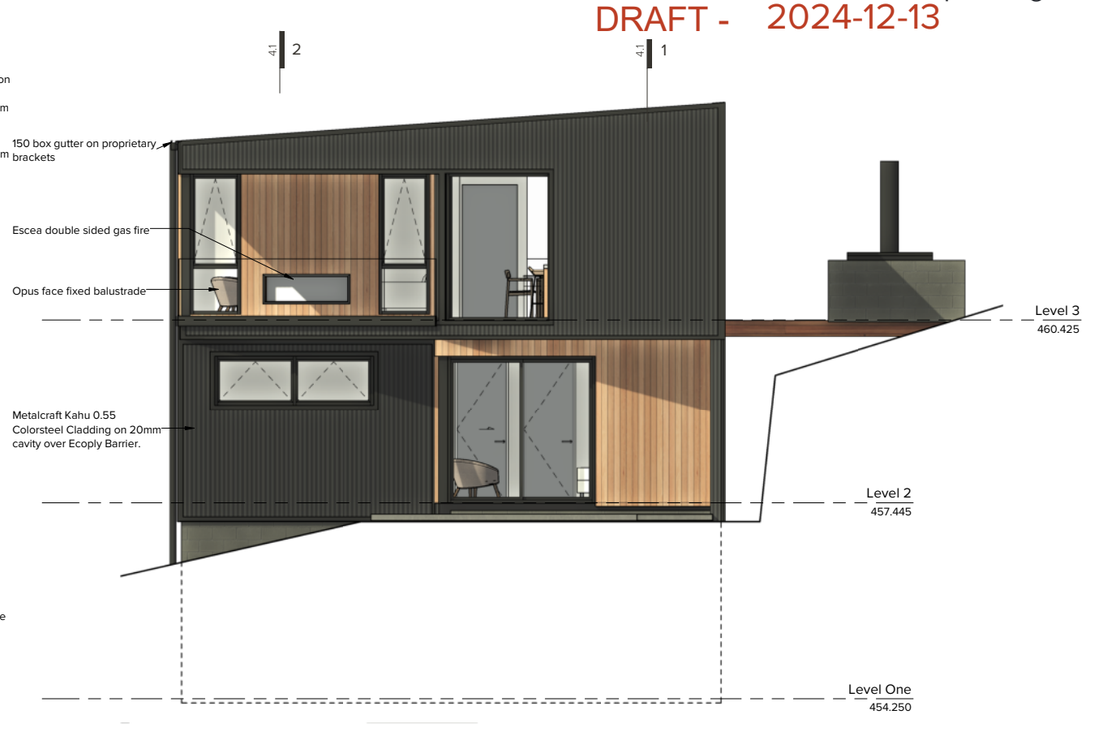
Concept Design

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East Elevation

Scale 1:50 @ A1, 1:100 @ A3



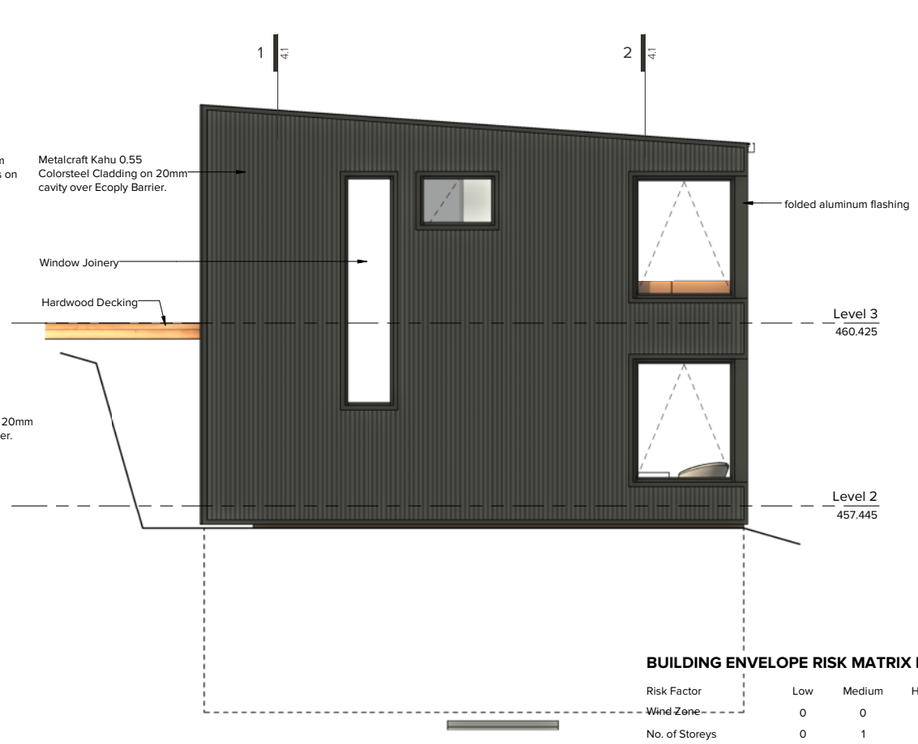
North Elevation

Scale 1:50 @ A1, 1:100 @ A3



West Elevation

Scale 1:50 @ A1, 1:100 @ A3



South Elevation

Scale 1:50 @ A1, 1:100 @ A3

BUILDING ENVELOPE RISK MATRIX E2/AS1- NORTH

Risk Factor	Low	Medium	High	Very High	Score
~~Wind Zone~~	0	0	1	2	0
No. of Storeys	0	1	2	4	0
Roof/wall Junctions	0	1	3	5	0
Eaves Width	0	1	2	5	0
Envelope Complexity	0	1	3	6	0
Deck Design	0	2	4	6	0
				Total Risk Score	0

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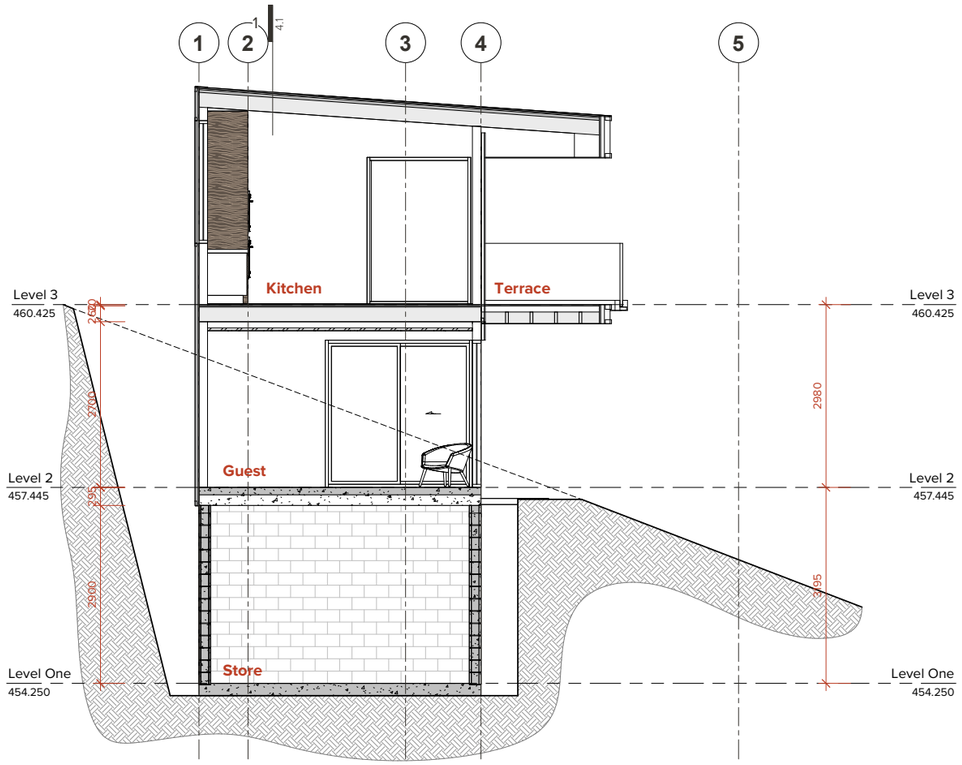
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Scale : 1:50 @ A1, 1:100 @ A3
Design : XXX

3.0
Sheet No. / Revision

Elevations
Sheet Title

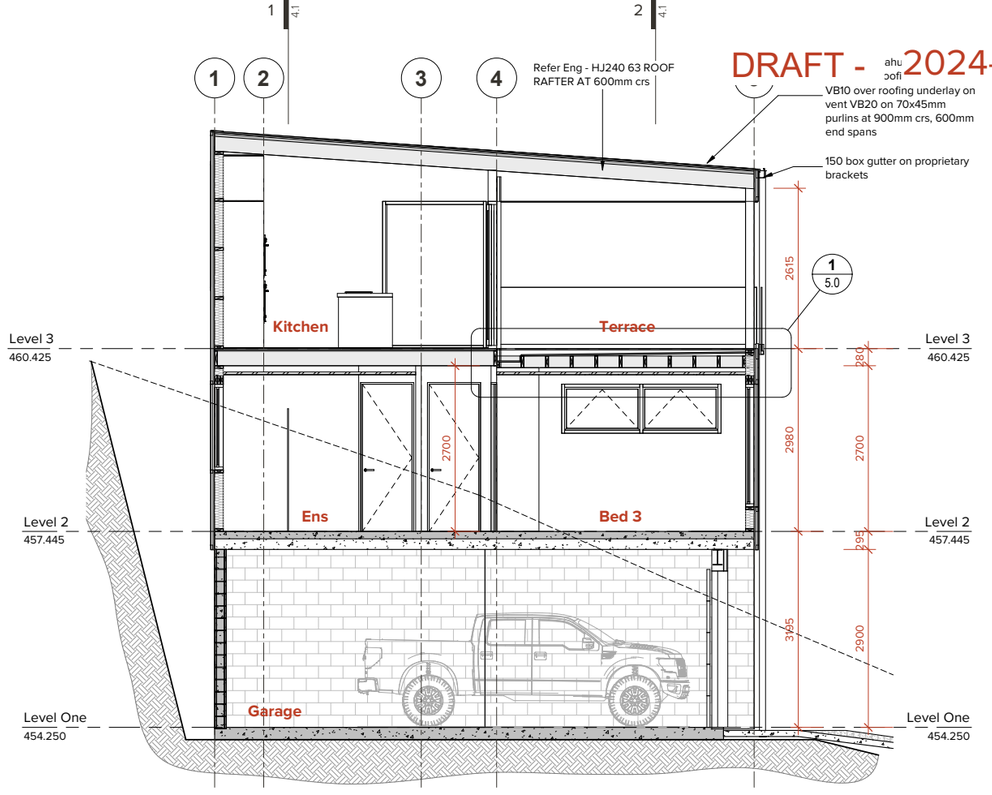
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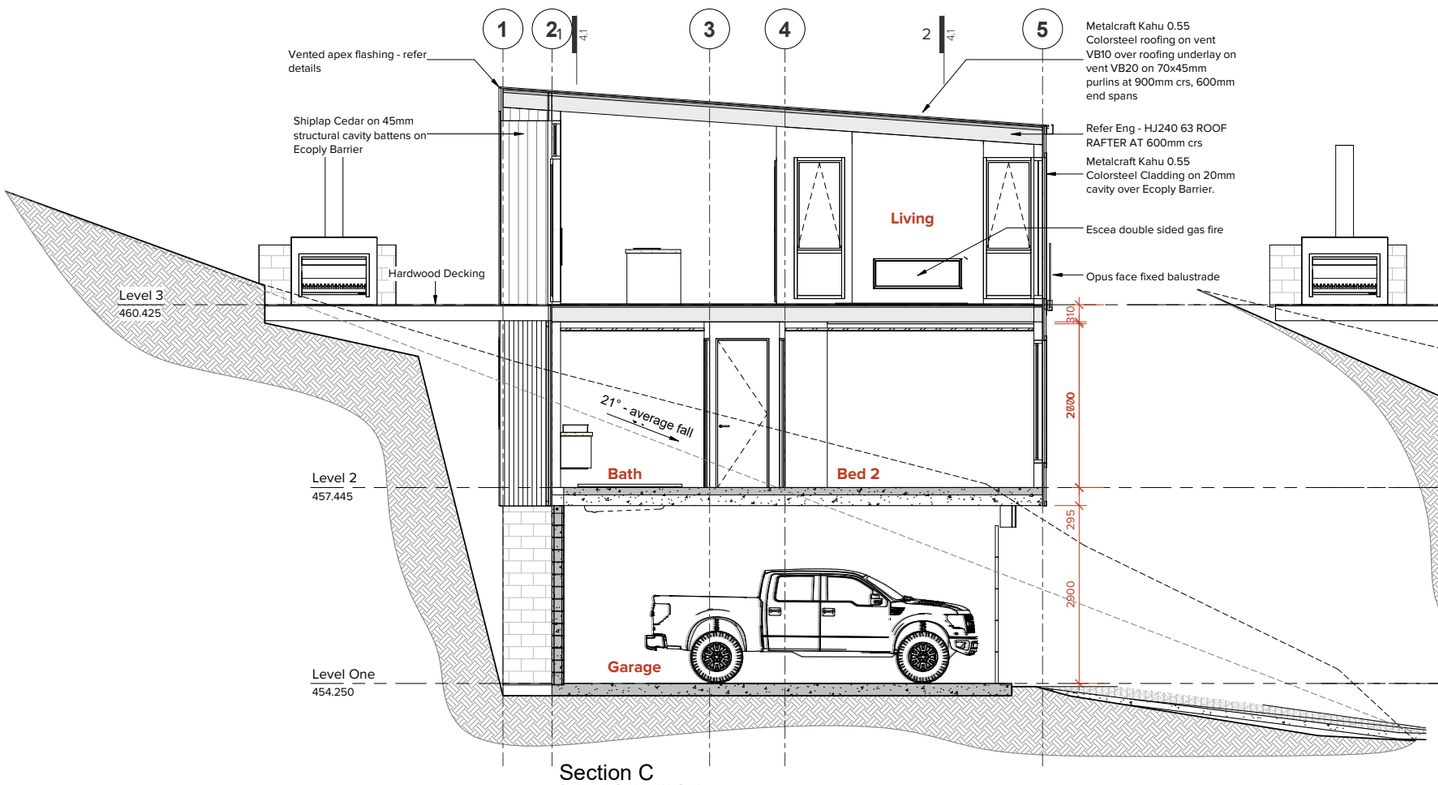
Section A

Scale 1:50 @ A1, 1:100 @ A3



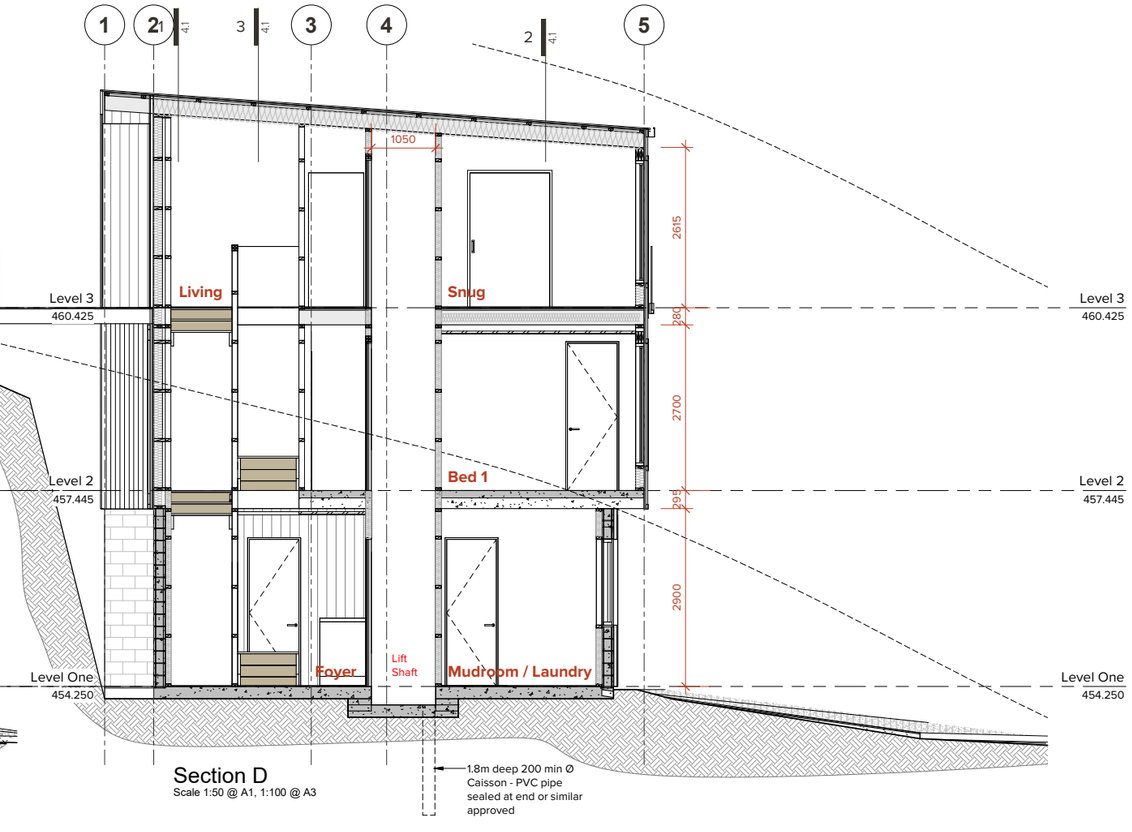
Section B

Scale 1:50 @ A1, 1:100 @ A3



Section C

Scale 1:50 @ A1, 1:100 @ A3



Section D

Scale 1:50 @ A1, 1:100 @ A3

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Scale : 1:50 @ A1, 1:100 @ A3

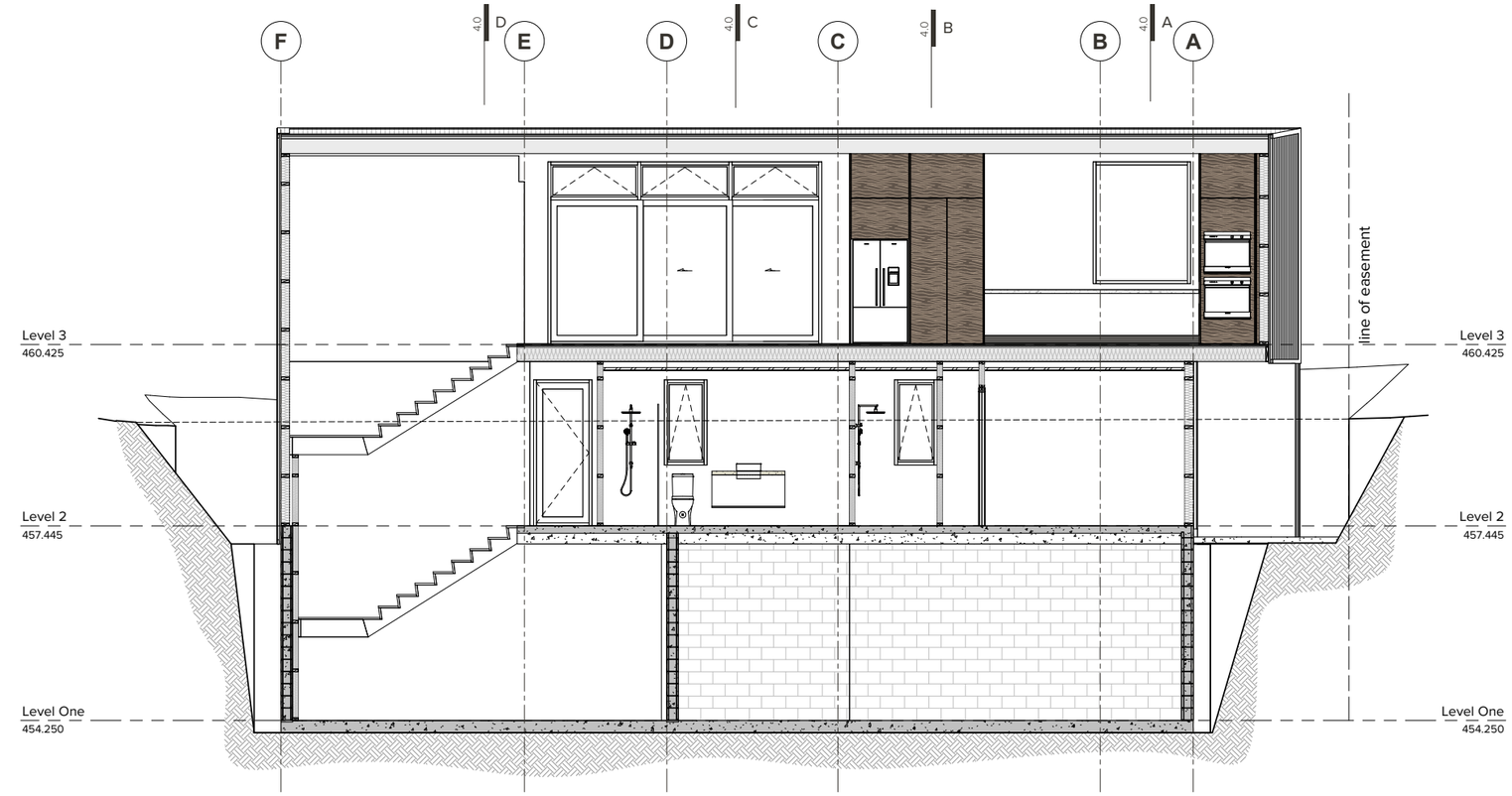
Design : XXX

4.0
Sheet No. / Revision

Cross Sections
Sheet Title

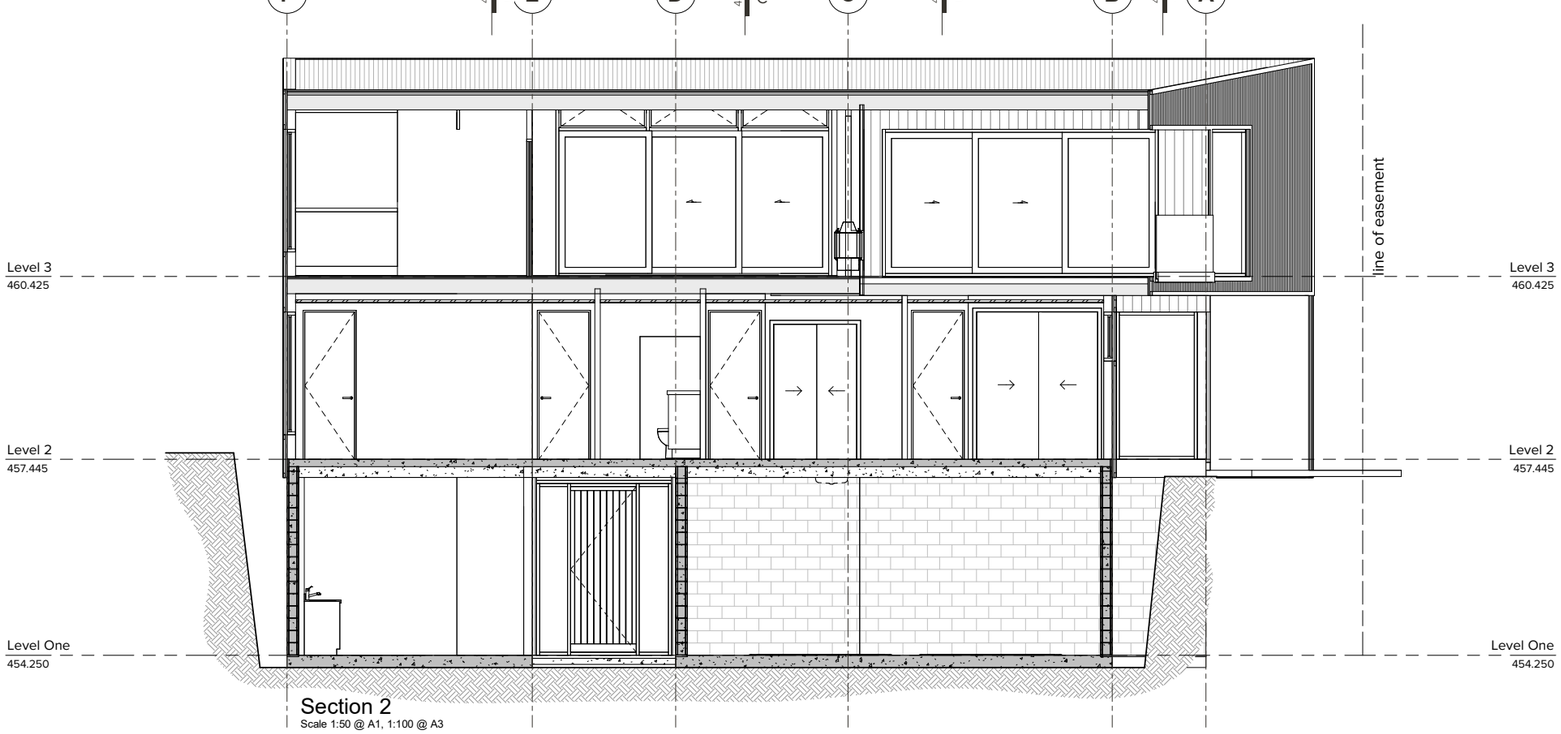
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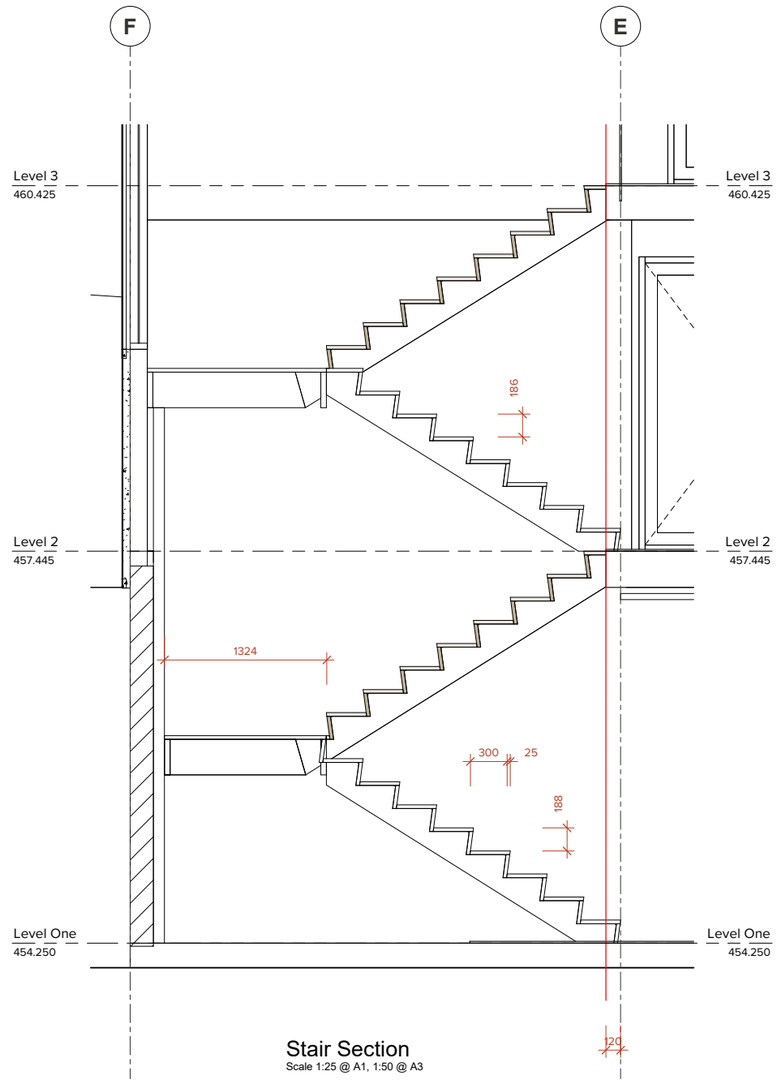
Section 1

Scale 1:50 @ A1, 1:100 @ A3



Section 2

Scale 1:50 @ A1, 1:100 @ A3



Stair Section

Scale 1:25 @ A1, 1:50 @ A3

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Issued :

Scale : 1:50 @ A1, 1:100 @ A3

Design : XXX

4.1
Sheet No. / Revision

Long Section
Sheet Title