CONTRACTOR SHALL CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK

Legend

- Site Boundary
- Boundary Setback
- 400.000 Existing Contours
- Selected Stone Paving
- Exposed Aggregate Concrete
- Acid Wash Concrete
- Compacted Gravel Driveway

General Notes

1. All setout dimensions are to measured to the grid lines of the building
2. Install temporary work site fencing or other site security features as required to comply with NZBC F5/AS1 for site security and protection of the public and in accorance with the main Contractors health and safety plan

Sediment Control Notes

1. **General:** All erosion and sediment control measures to be installed prior to any major earth works on site.
2. **Sediment Control Fences:** Sediment control fences shall be installed as required to ensure any silt runoff from the site is prevented from reaching council stormwater drains or waterways.
3. **Earthworks:** All earthworks shall be kept to a minimum as required to complete building and landscaping work and shall only commence immediately prior to building.
4. **Excavated Material:** All excavated material not suitable for fill shall be removed from the site.
5. **Maintenance:** All erosion and sediment control structures shall be inspected each day and maintained in good working order.
6. **Downpipes:** All downpipes shall be temporarily connected to the stormwater drainage system as soon as the roof is installed and shall be left in place until the permanent downpipes are fitted.

Site Details

Wind Zone:	**High**
Earthquake Zone:	**3**
Snow Zone:	**N5**
Corrosion Zone:	**B**
Climate Zone:	**6**
Rainfall 10% AEP:	**32mm/hr**
Rainfall 2% AEP:	**50mm/hr**

Site Coverage

Existing House	175.0m²
Existing Garage/ Sleepout	66.1m²
Existing Porches	23.1m²
Existing Garage	108.0m²
Guest House	145.5m²
Loggia	34.3m²
Entry Porch	3.5m²
Porte Cochere	34.7m²
Pool Plant	5.6m²
Pool WC	7.9m²
Total Building Footprint	**603.7m²**
Total Site Area	**2288.0m²**
Site Coverage	**26.39%**

Impervious Surface Area

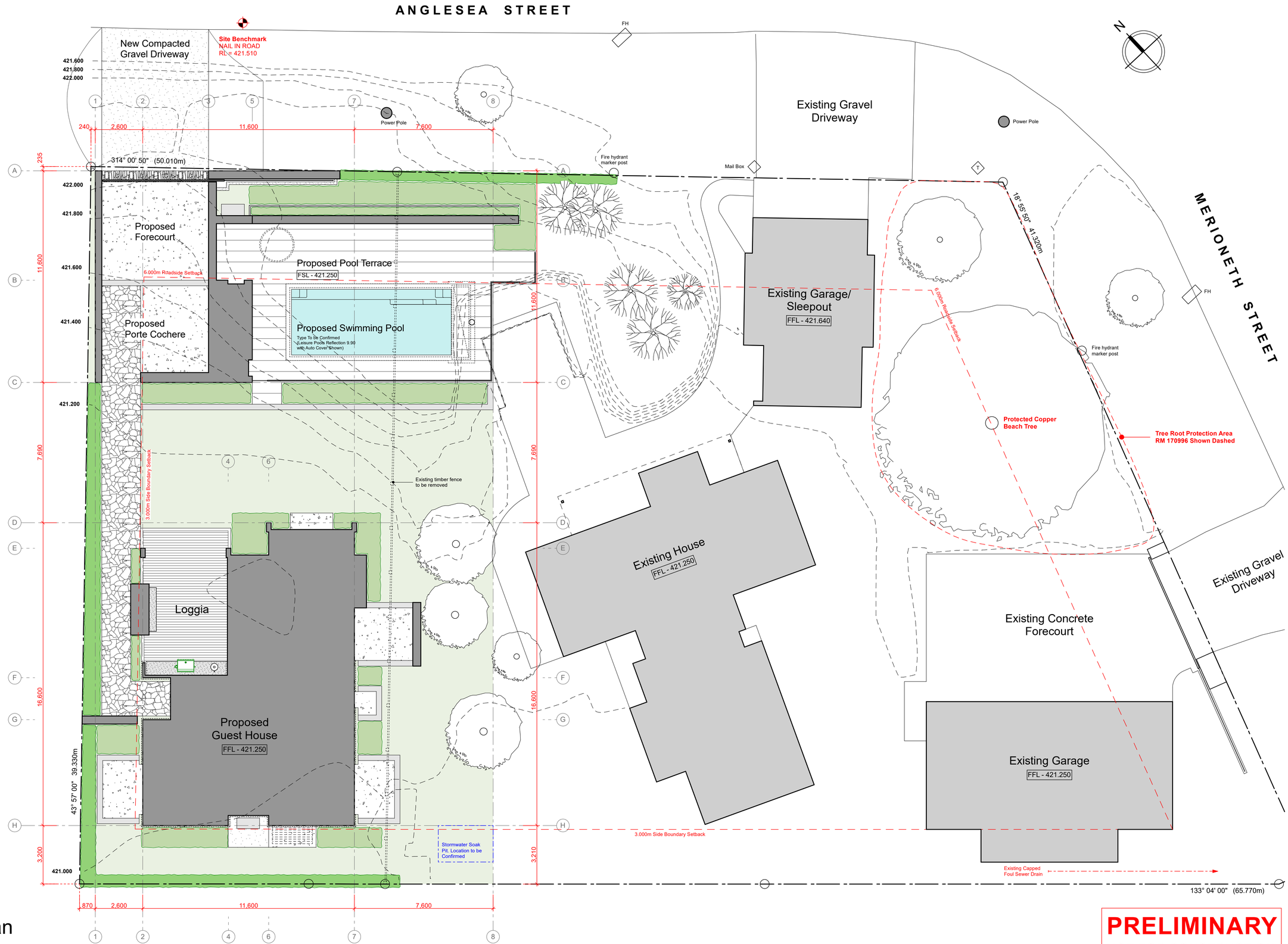
Total Building Footprint	603.7m²
Existing Forecourt	123.8m²
Existing Terraces	108.0m²
Swimming Pool	31.5m²
Pool Terrace	102.9m²
Forecourt	45.1m²
Terraces and Paths	78.3m²
Impervious Surface Area	**1093.3m² 47.78%**

Legal Description

Lot 1
DP 586482
24 Anglesea Street
Arrowtown

Site Setout Plan

Scale 1:100 @ A1, 1:200 @ A3



PRELIMINARY
NOT FOR CONSTRUCTION

JOHNSTON ARCHITECTS
WWW.JOHNSTONARCHITECTS.CO.NZ

NEW GUEST HOUSE | 24 ANGLESEA STREET | ARROWTOWN

SITE SETOUT PLAN

PROJECT NUMBER	1176
DESIGN:	R Johnston
DRAWN:	
DATE:	11th November 2024
SCALE AT A1:	1:100
SCALE AT A3:	1:200

A-101
Revision No: 0

Legend

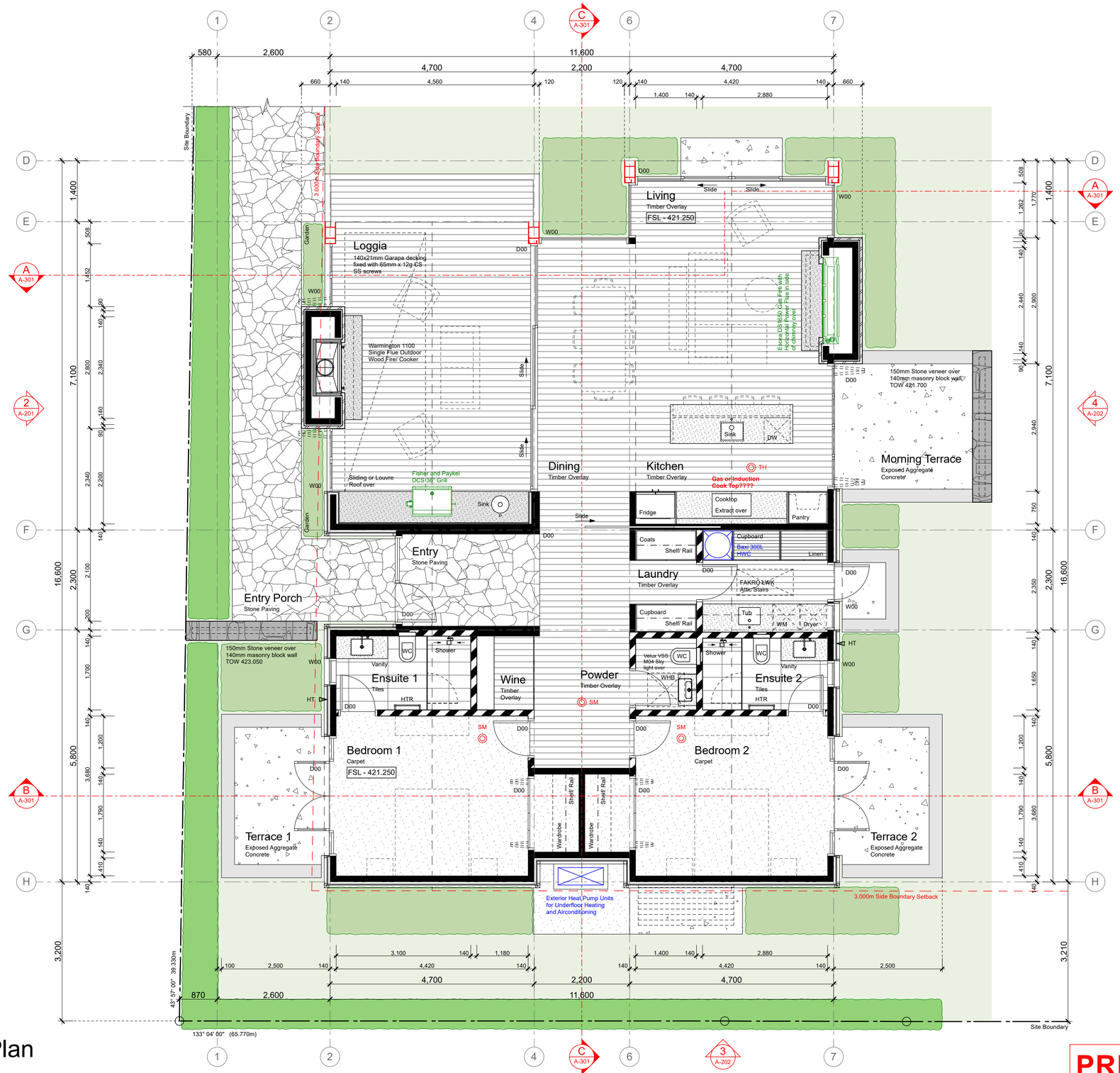
- Timber Framed Wall
- Selected 50mm Stone Veneer Cladding over Cavity over 140mm Timber Framed Wall
- Internal Timber Framed Wall Insulated with R2.4 100mm Pink Batts Silencer Acoustic Wall Insulation Batts
- HT — Hose Tap. Install 450mm above ground level
- Selected Timber Overlay Flooring
- Selected Tile Flooring
- Selected Stone Paving
- Selected Exposed Aggregate Concrete Finish
- Concrete Border Finished with a Acid Wash Finish
- Ø80 dp — Ø80mm Colorsteel Downpipe
- Ø80 uPVC dp — Ø80mm uPVC Downpipe
- SM — Cavius 10 Year Wireless Interconnected Photoelectric Smoke Alarm
- TH — Cavius 5 Year Wireless Interconnected Thermal Heat Alarm

General Notes

1. Refer to the Structural Engineers Drawings for all structural steel positions and all structural details
2. All timber framing shall be SG8 unless otherwise specified on the Architectural and Structural Drawings
3. All wet area painted surfaces shall be impervious to water splash in accordance with NZBC E3/AS1
4. Refer to the Floor Slab Plan, Sheets A-000 for all foundation setout dimensions
5. Ensure the delivered hot water temperature to any sanitary fixture used for personal hygiene does not exceed 50°C in accordance with NZBC G12/AS1 6.14
6. **Tiled Showers:** Shower bases shall have a minimum fall of 1:50 towards the outlet in accordance with NZBC E3/AS1 3.3.5.
7. **Wet area waterproofing membranes:** Shall be installed in accordance with the manufacturers printed instructions, NZBC E3/AS1, AS 3740 and BRANZ Good Practice Guide - Tiling, Section 7. The selected water proofing membrane shall be installed behind all tiles in Powder 1, Ensuites 1, 2, 3 and 4 and Powder 2/ Shower.

FSL - 421.250

Floor Area - 145.5m² Measured over the Foundations



Guest House Floor Plan

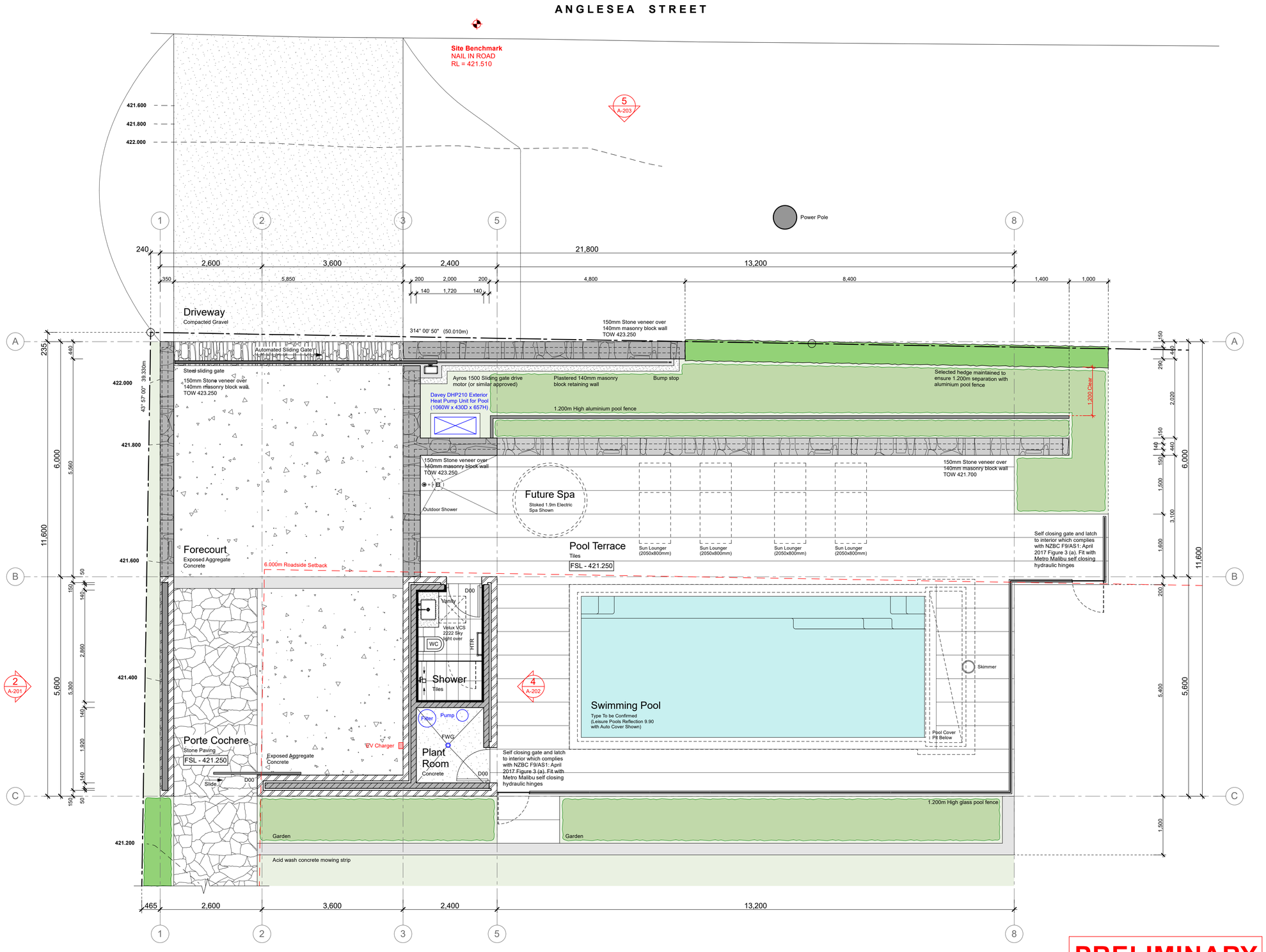
Scale 1:50 @ A1, 1:100 @ A3

PRELIMINARY
NOT FOR CONSTRUCTION

JOHNSTON ARCHITECTS WWW.JOHNSTONARCHITECTS.CO.NZ	NEW GUEST HOUSE	24 ANGLESEA STREET	ARROWTOWN	GUEST HOUSE FLOOR PLAN

PROJECT NUMBER	1176
DESIGN:	R Johnston
DRAWN:	
DATE:	11th November 2024
SCALE AT A1:	1:50
SCALE AT A3:	1:100

A-104
Revision No: 0



N

Legend

- Timber Framed Wall
- 140mm Masonry Block Wall
- 150mm Stone Veneer Cladding over 50mm Cavity over 140mm Masonry Block Wall
- 150mm and 50mm Stone Veneer Cladding over 150mm Precast Concrete Wall
- HT — Hose Tap. Install 450mm above ground level
- Selected Tile Flooring
- Selected Stone Paving
- Selected Exposed Aggregate Concrete Finish
- Concrete Border Finished with a Acid Wash Finish
- Ø80 dp — Ø80mm Colorsteel Downpipe
- Ø80 uPVC dp — Ø80mm uPVC Downpipe

General Notes

1. Refer to the Structural Engineers Drawings for all structural steel positions and all structural details
2. All timber framing shall be SG8 unless otherwise specified on the Architectural and Structural Drawings
3. All wet area painted surfaces shall be impervious to water splash in accordance with NZBC E3/AS1
4. Refer to the Floor Slab Plan, Sheets A-000 for all foundation setout dimensions
5. Ensure the delivered hot water temperature to any sanitary fixture used for personal hygiene does not exceed 50°C in accordance with NZBC G12/AS1 6.14
6. **Tiled Showers:** Shower bases shall have a minimum fall of 1:50 towards the outlet in accordance with NZBC E3/AS1 3.3.5.
7. **Wet area waterproofing membranes:** Shall be installed in accordance with the manufacturers printed instructions, NZBC E3/AS1, AS 3740 and BRANZ Good Practice Guide - Tiling, Section 7. The selected water proofing membrane shall be installed behind all tiles in Powder 1, Ensuites 1, 2, 3 and 4 and Powder 2/ Shower.

FSL - 421.250

Porte Cochere and Swimming Pool Plan

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

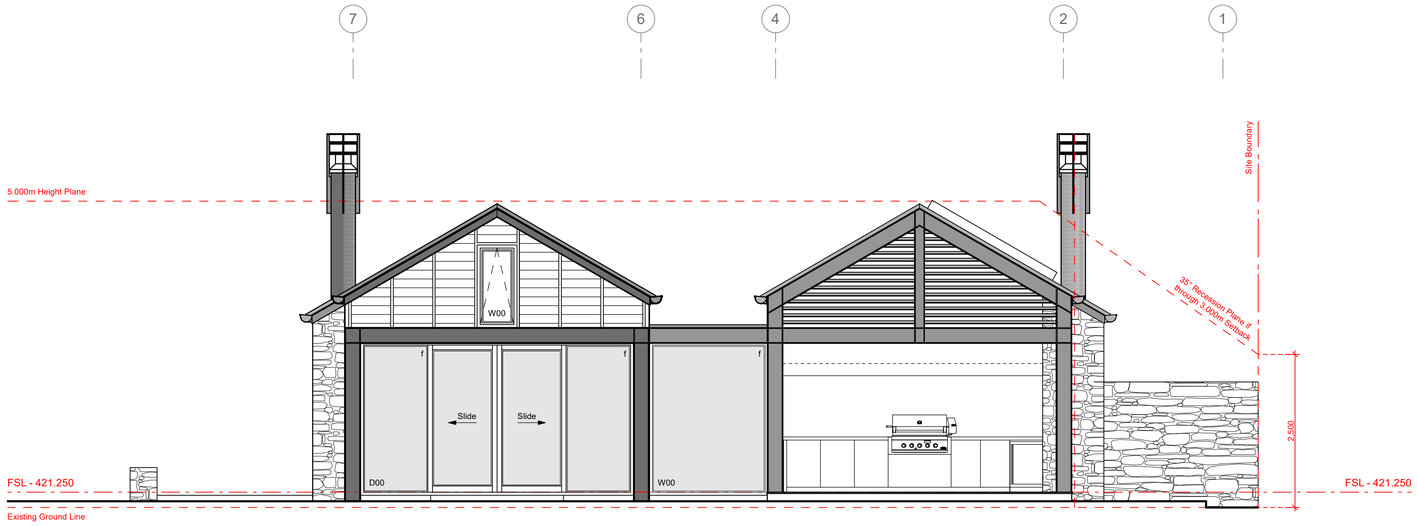
PRELIMINARY
NOT FOR CONSTRUCTION

JOHNSTON ARCHITECTS WWW.JOHNSTONARCHITECTS.CO.NZ	NEW GUEST HOUSE	24 ANGLESEA STREET	ARROWTOWN

PORTE COCHERE AND SWIMMING POOL PLAN

PROJECT NUMBER	1176
DESIGN:	R Johnston
DRAWN:	
DATE:	11th November 2024
SCALE AT A1:	1:50
SCALE AT A3:	1:100

A-105
Revision No: 0



1 / A-104

North East Elevation

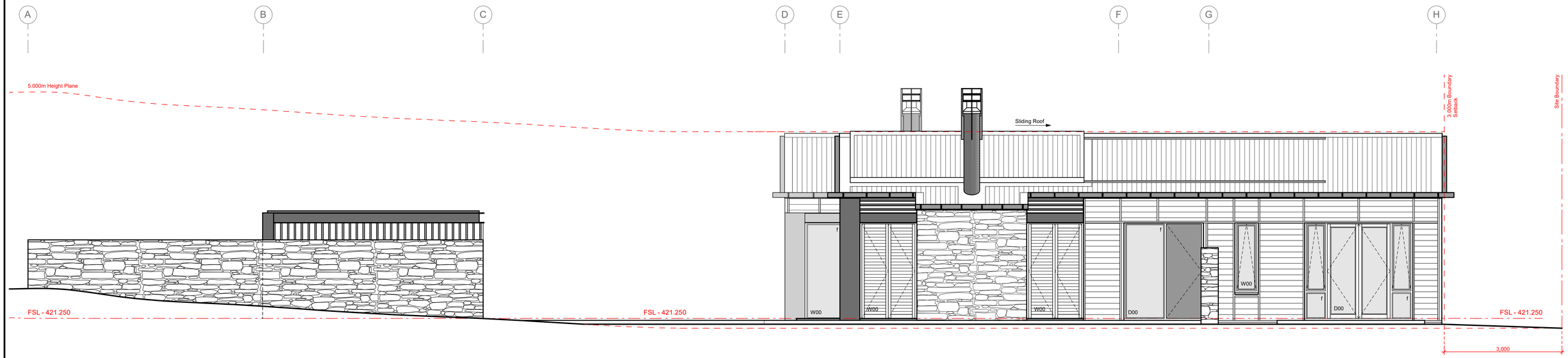
Scale 1:50 @ A1, 1:100 @ A3

Legend

- 65x39mm Cedar battens over Hermpac CP842 Horizontal Rusticated Cedar Weatherboards Colour: Resene Woodsman Stain Shadow Match
- Cluden Schist Stone Veneer Cladding
- 0.55mm Corrugated Colorsteel Maxam Roofing Colour: Flaxpod
- Painted Steel Structure including Chimneys Colour: Resene Element
- Laminated or Toughened Safety Glazing complying with NZS 4223 and NZBC F2/AS1

General Material Notes:

1. All exterior door and window joinery shall be thermally broken aluminium, double glazed. Frame Colour: Duralloy Flaxpod Matt
2. All spouting and downpipes shall be Colorsteel Maxam Colour: Flaxpod



2 / A-104

North West Elevation

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

PRELIMINARY
NOT FOR CONSTRUCTION

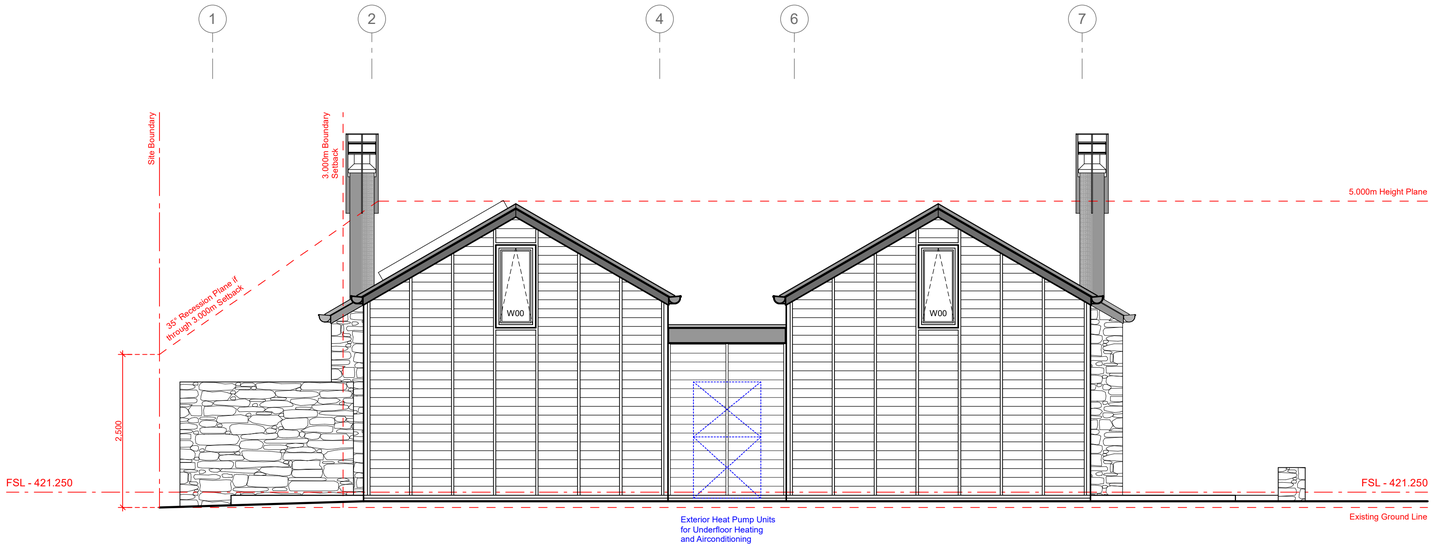
JOHNSTON ARCHITECTS
WWW.JOHNSTONARCHITECTS.CO.NZ

NEW GUEST HOUSE | 24 ANGLESEA STREET | ARROWTOWN

NORTH EAST AND NORTH WEST ELEVATIONS

PROJECT NUMBER	1176
DESIGN:	R Johnston
DRAWN:	
DATE:	11th November 2024
SCALE AT A1:	1:50
SCALE AT A3:	1:100

A-201
Revision No: 0



3
A-104

South West Elevation

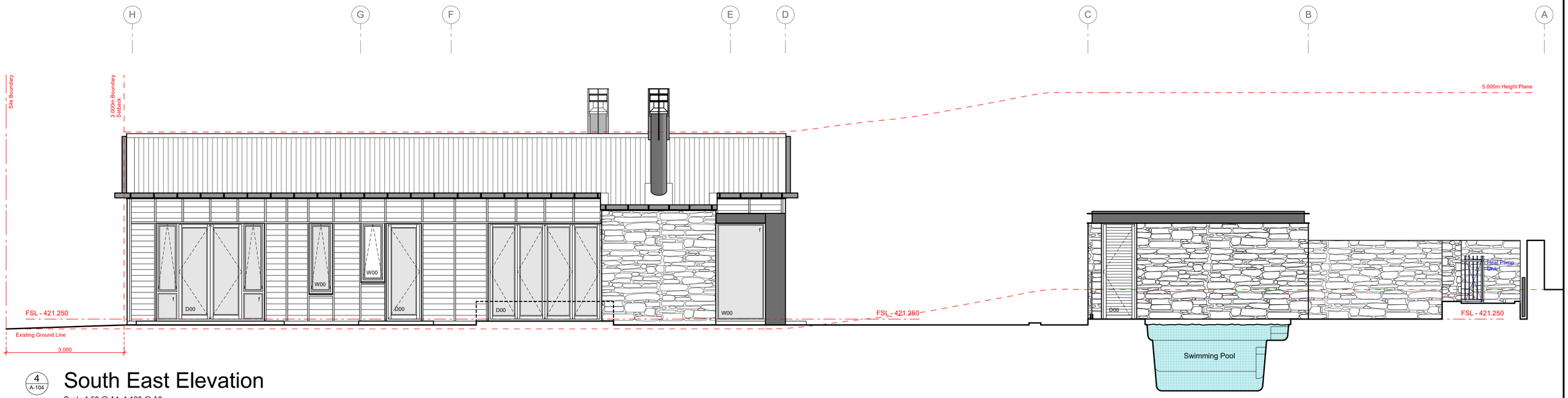
Scale 1:50 @ A1, 1:100 @ A3

Legend

- 65x39mm Cedar battens over Hermpac CP842 Horizontal Rusticated Cedar Weatherboards Colour: Resene Woodsman Stain Shadow Match
- Cluden Schist Stone Veneer Cladding
- 0.55mm Corrugated Colorsteel Maxam Roofing Colour: Flaxpod
- Painted Steel Structure including Chimneys Colour: Resene Element
- Laminated or Toughened Safety Glazing complying with NZS 4223 and NZBC F2/AS1

General Material Notes:

1. All exterior door and window joinery shall be thermally broken aluminium, double glazed. Frame Colour: Duralloy Flaxpod Matt
2. All spouting and downpipes shall be Colorsteel Maxam Colour: Flaxpod



4
A-104

South East Elevation

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

PRELIMINARY
NOT FOR CONSTRUCTION

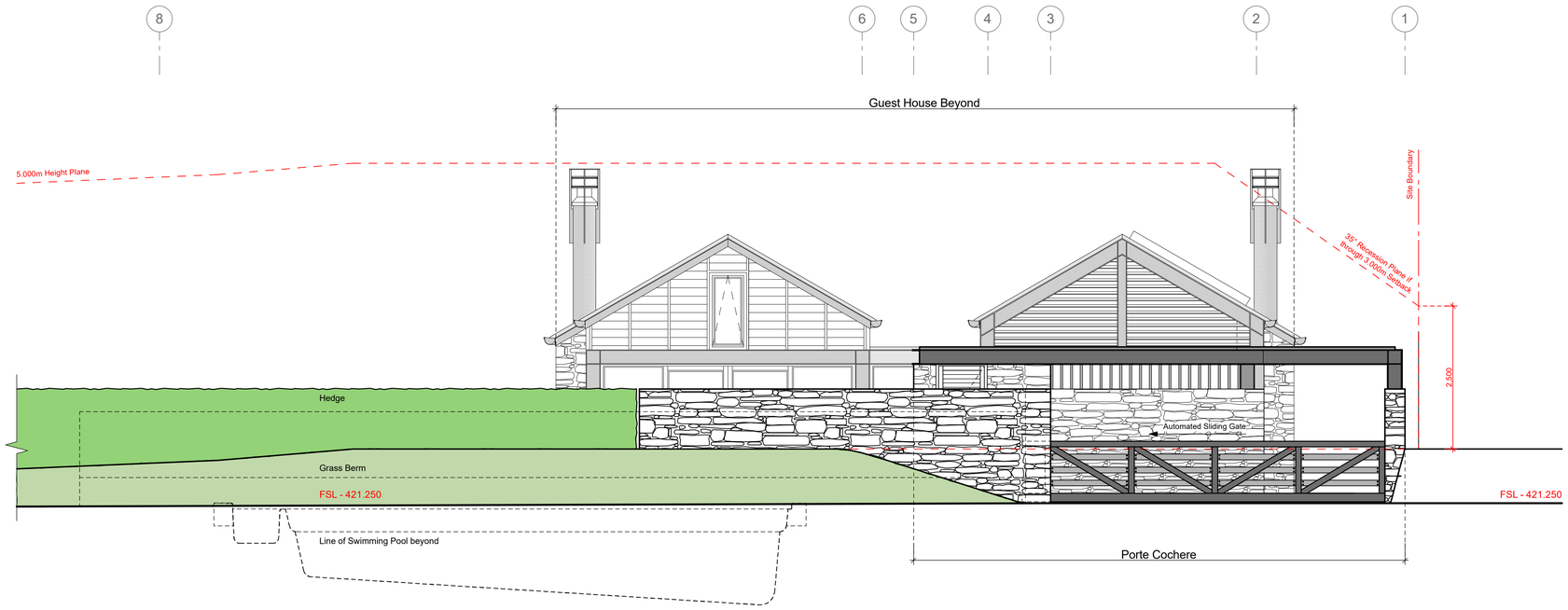
JOHNSTON ARCHITECTS
WWW.JOHNSTONARCHITECTS.CO.NZ

NEW GUEST HOUSE | 24 ANGLESEA STREET | ARROWTOWN

SOUTH WEST AND SOUTH EAST ELEVATIONS

PROJECT NUMBER	1176
DESIGN:	R Johnston
DRAWN:	
DATE:	11th November 2024
SCALE AT A1:	1:50
SCALE AT A3:	1:100

A-202
Revision No: 0



Legend

- 65x39mm Cedar battens over Hermpac CP842 Horizontal Rusticated Cedar Weatherboards Colour: Resene Woodsman Stain Shadow Match
- Cluden Schist Stone Veneer Cladding
- 0.55mm Corrugated Colorsteel Maxam Roofing Colour: Flaxpod
- Painted Steel Structure including Chimneys Colour: Resene Element
- Laminated or Toughened Safety Glazing complying with NZS 4223 and NZBC F2/AS1

General Material Notes:

1. All exterior door and window joinery shall be thermally broken aluminium, double glazed.
   Frame Colour: Duralloy Flaxpod Matt
2. All spouting and downpipes shall be Colorsteel Maxam
   Colour: Flaxpod

5
A-105

View From Anglesea Street

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

PRELIMINARY
NOT FOR CONSTRUCTION

JOHNSTON ARCHITECTS
WWW.JOHNSTONARCHITECTS.CO.NZ

NEW GUEST HOUSE | 24 ANGLESEA STREET | ARROWTOWN

VIEW FROM ANGLESEA STREET

PROJECT NUMBER	1176
DESIGN:	R Johnston
DRAWN:	
DATE:	11th November 2024
SCALE AT A1:	1:50
SCALE AT A3:	1:100

A-203
Revision No: 0