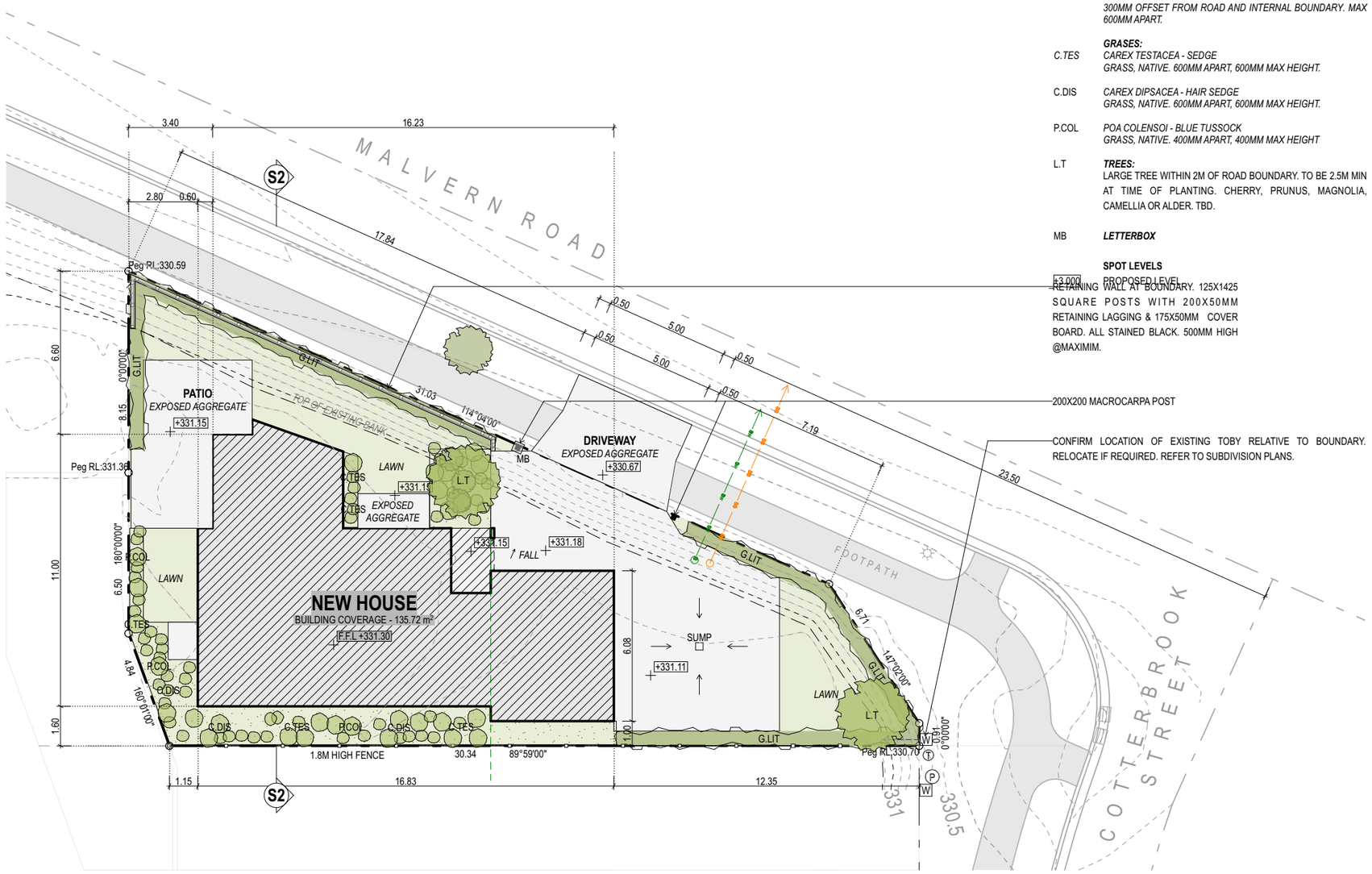
49 MALVERN ROAD HOUSE

26009

NEW HOUSE FOR AMY ALLEN

THREEFOLD
ARCHITECTURE



PROPOSED SITE PLAN

SCALE: 1:200

LANDSCAPE & PLANTING

PLANTING AND LANDSCAPING IS TO MEET THE REQUIREMENTS OF THE STUDHOLME RISE DESIGN GUIDELINES.

PLANTING DESCRIBED ON THIS PLAN IS A MINIMUM REQUIREMENT, ADDITIONAL PLANTING IS RECOMMENDED TO VARY THE LANDSCAPE DESIGN WITHIN THE SITE.

HEDGING:

G.LIT — *GRISCLINIA LITTORALIS - NZ BROAD LEAF / KAPUKA HEDGING 300MM OFFSET FROM ROAD AND INTERNAL BOUNDARY. MAX 600MM APART.*

GRASES:

C.TES — *CAREX TESTACEA - SEDGE GRASS, NATIVE. 600MM APART, 600MM MAX HEIGHT.*

C.DIS — *CAREX DIPSACEA - HAIR SEDGE GRASS, NATIVE. 600MM APART, 600MM MAX HEIGHT.*

P.COL — *POA COLENSOI - BLUE TUSSOCK GRASS, NATIVE. 400MM APART, 400MM MAX HEIGHT*

L.T — ***TREES:*** LARGE TREE WITHIN 2M OF ROAD BOUNDARY. TO BE 2.5M MIN AT TIME OF PLANTING. CHERRY, PRUNUS, MAGNOLIA, CAMELLIA OR ALDER. TBD.

MB — ***LETTERBOX***

SPOT LEVELS

+3.000 — PROPOSED LEVEL

RETAINING WALL AT BOUNDARY. 125X1425 SQUARE POSTS WITH 200X50MM RETAINING LAGGING & 175X50MM COVER BOARD. ALL STAINED BLACK. 500MM HIGH @MAXIMIM.

200X200 MACROCARPA POST

CONFIRM LOCATION OF EXISTING TOBY RELATIVE TO BOUNDARY. RELOCATE IF REQUIRED. REFER TO SUBDIVISION PLANS.

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ARCHITECTURE

PO BOX 7208
SYDENHAM
CHRISTCHURCH 8240

P (Daniel) 021 100 7185
P (Bryce) 027 425 0644
admin@threefoldarchitecture.co.nz

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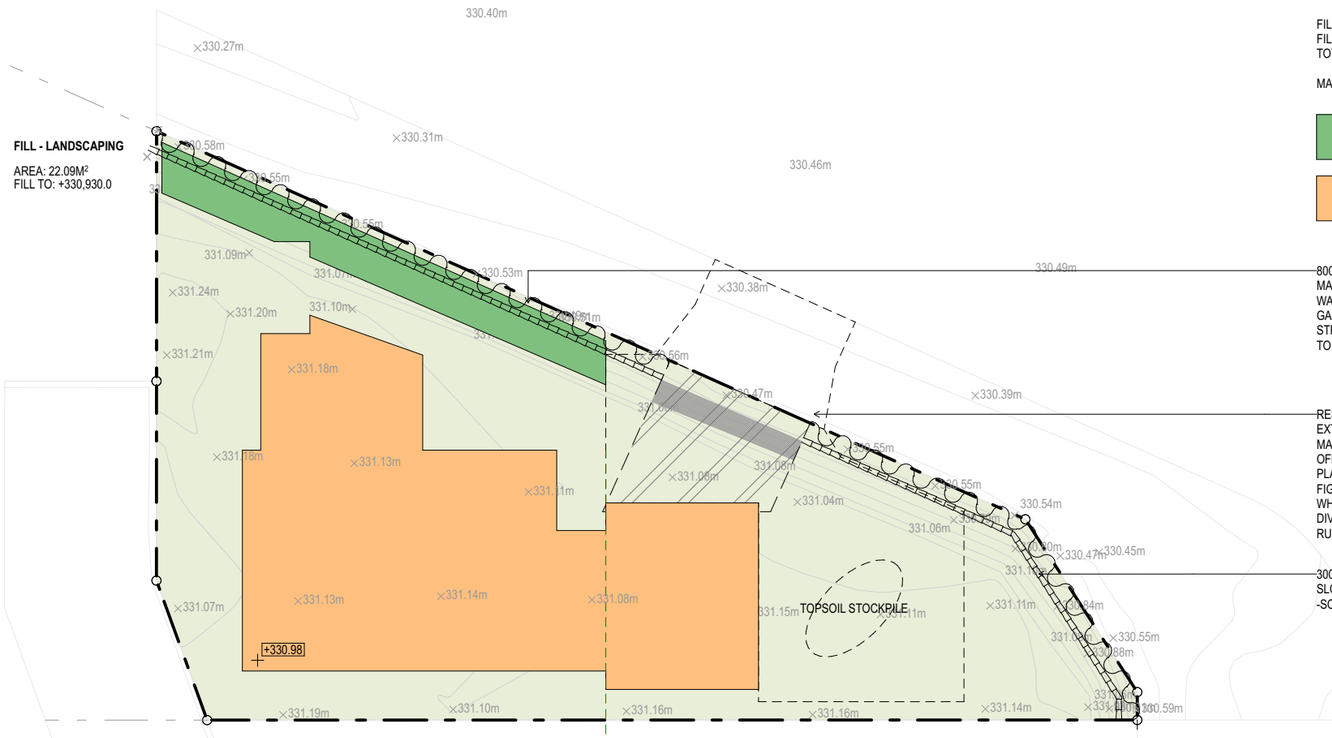
NEW HOUSE FOR AMY ALLEN

49 MALVERN ROAD NORTHLAKE WANAKA

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SITE PLAN

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EXCAVATION & FILLING

THE FOLLOWING AREAS & VOLUMES ARE CALCULATED BASED ON THE SITE LEVELS INDICATED ON THE PLANS AND PROVIDED BY A THIRD PARTY SURVEYOR AT THE TIME OF THIS PLAN BEING PREPARED. AREAS & VOLUMES ARE APPROXIMATES.

CONTRACTORS ARE RECOMMENDED TO CONFIRM THESE FOR THEMSELVES.

EXCAVATION & FILLING IDENTIFIED BELOW INCLUDE AREAS RELATING TO THIS PROJECT SITE ONLY.

WHERE CUTTING OCCURS AND NO RETAINING STRUCTURES HAVE BEEN SPECIFIED, BANKS SHALL BE BATTERED AT A 1 IN 1.5 MAX SLOPE BACK TO ORIGINAL GROUND LEVEL.

ALL EXPOSED EXCAVATIONS (WHERE NOT SEALED) SHALL BE OVERLAYED WITH 100MM TOPSOIL, WEEDMAT, AND PLANTED WITH LAWN GRASS OR GRASSES/SHRUB AS EROSION CONTROL.

EXCAVATION AREA:	**149.8 M²**
EXCAVATION VOLUME:	**36 M³**
MAX EXCAVATION CUT:	410 MM
FILL AREA (STRUCTURE):	N/A
FILL AREA (LANDSCAPING):	22.09M²
TOTAL FILL AREA:	22.09M²
MAX FILL HEIGHT:	500MM

RETAINING BACKFILL FILL AREA

EXCAVATION AREA

800MM MIN. HEIGHT BARRIER TO FULL LENGTH BELOW EARTHWORKS. 75M MAX. LENGTHS WITH RETURNS EVERY 30M MAX. USE 1.5M MIN. LONG STEEL WARATAHS @1.5M CRS DRIVEN 650MM MIN INTO GROUND. INSTALL 2.5MMØ GALV. HIGH-TENSILE WIRE AT TOP, TENSIONED WITH PERMANENT GALV. STRAINERS ATTACHED TO ANGLED WARATAHS. INSTALL AND DECOMMISSION TO ECAN'S GUIDELINES - SCAN QR CODE.

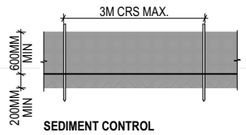
RESTRICT ENTRY/EXIT TO ONE STABILISED LOCATION:
EXTEND THE STABILISED ENTRY RIGHT UP TO THE BUILDING.
MANAGE THE ENTRY/EXIT POINT SO THAT SEDIMENT IS NOT TRACKED OFFSITE: USE AN AGGREGATE, RECYCLED CONCRETE OR ROCK APRON PLACED OVER A NEEDLE-PUNCHED GEOTEXTILE FABRIC MEMBRANE (SEE FIGURE'S 3 AND 4 IN QR CODE).
WHERE THE ENTRY/EXIT AREA SLOPES TOWARDS THE ROAD, INSTALL A DIVERSION HUMP ACROSS THE STABILISED AREA TO DIRECT STORMWATER RUNOFF TO THE SIDE FOR TREATMENT BY A SEDIMENT FENCE.

300MM WIDE SILT SOCK TO FILTER AND SLOW DOWN RUN-OFF GIVEN THE SLOPE OF THE SITE. INSTALL AND DECOMMISSION TO ECAN'S GUIDELINES -SCAN QR CODE.

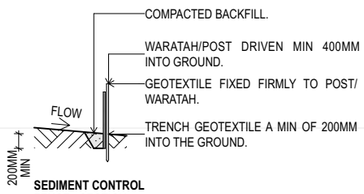
ECAN GUIDELINES

SILT FENCE GUIDELINES

SILT SOCK GUIDELINES



SEDIMENT CONTROL FENCE - ELEVATION



SEDIMENT CONTROL FENCE - SECTION

SEDIMENT CONTROL NOTES:

SEDIMENT CONTROL TO BE INSTALLED AND MAINTAINED BY QUARTZ RIDGE LTD.

CONTACT:
SAMULE KENNETT
02102849221
SAMKENNETT86@YAHOO.CO.NZ

FURTHER INFORMATION REGARDING SEDIMENT CONTROL MAINTENANCE AND DECOMMISSIONING, REFER TO ECAN (SEE QR CODES).

EARTHWORKS PLAN

SCALE: 1:200

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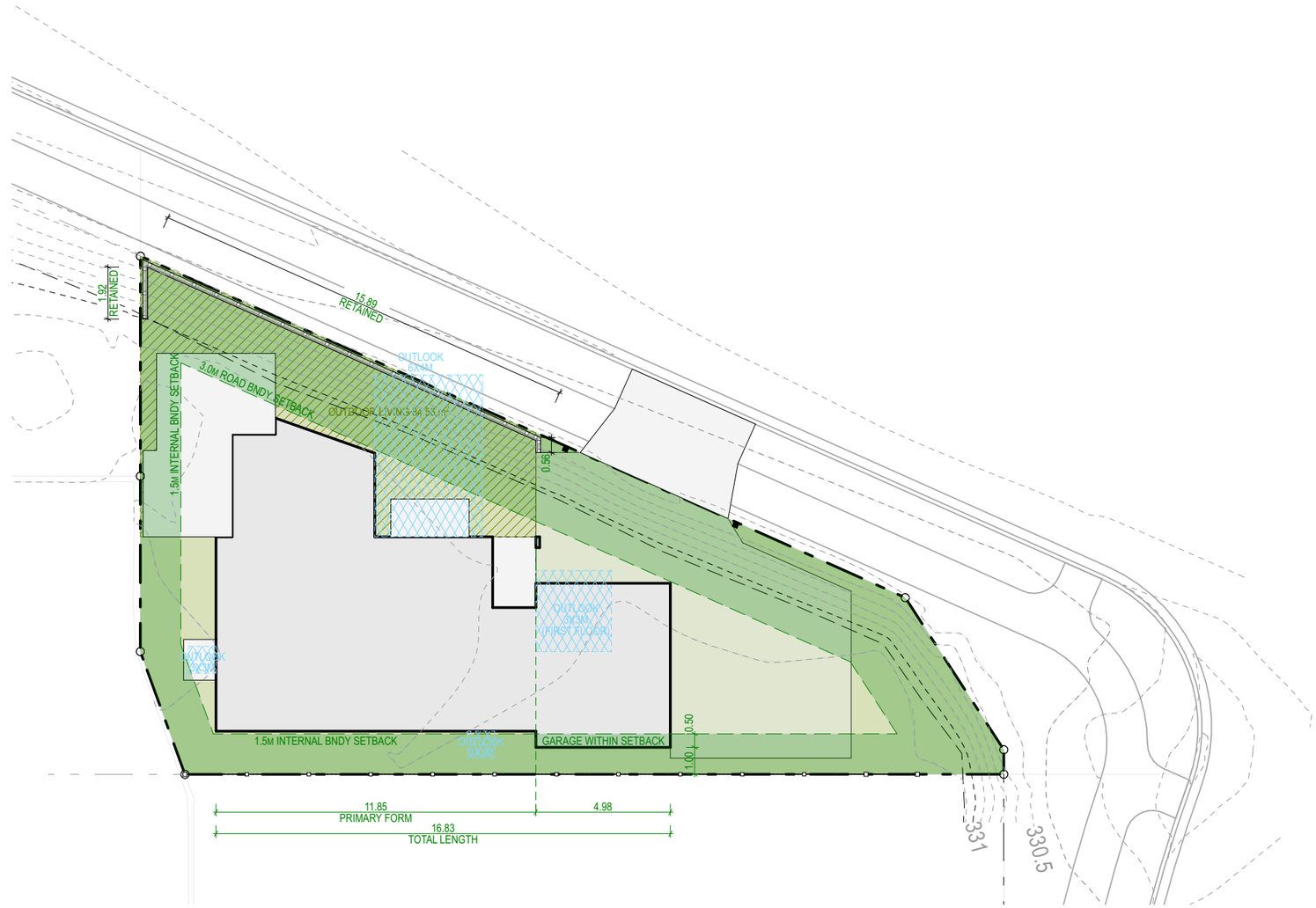
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PO BOX 7208
SYDENHAM
CHRISTCHURCH 8240
P (Daniel) 021 100 7185
P (Bryce) 027 425 0644
admin@threefoldarchitecture.co.nz

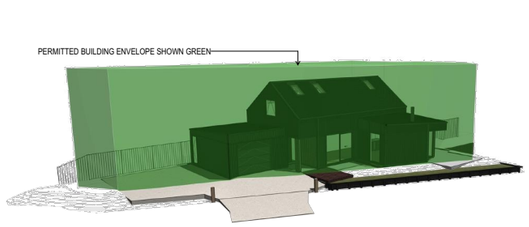
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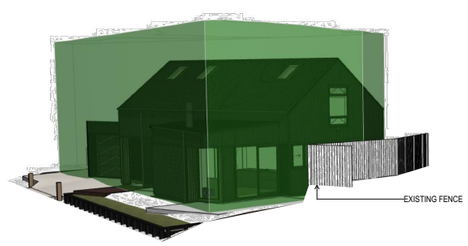
49 MALVERN ROAD NORTHLAKE WANAKA

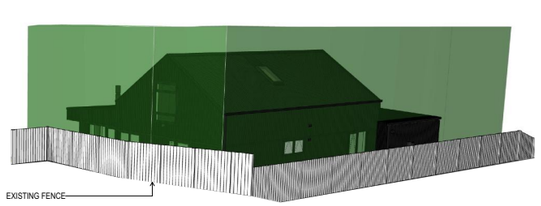
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SITE PLAN - EARTHWORKS

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PROPOSED SITE PLAN - PLANNING

SCALE: 1:200

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CHRISTCHURCH 8240

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P (Bryce) 027 425 0644
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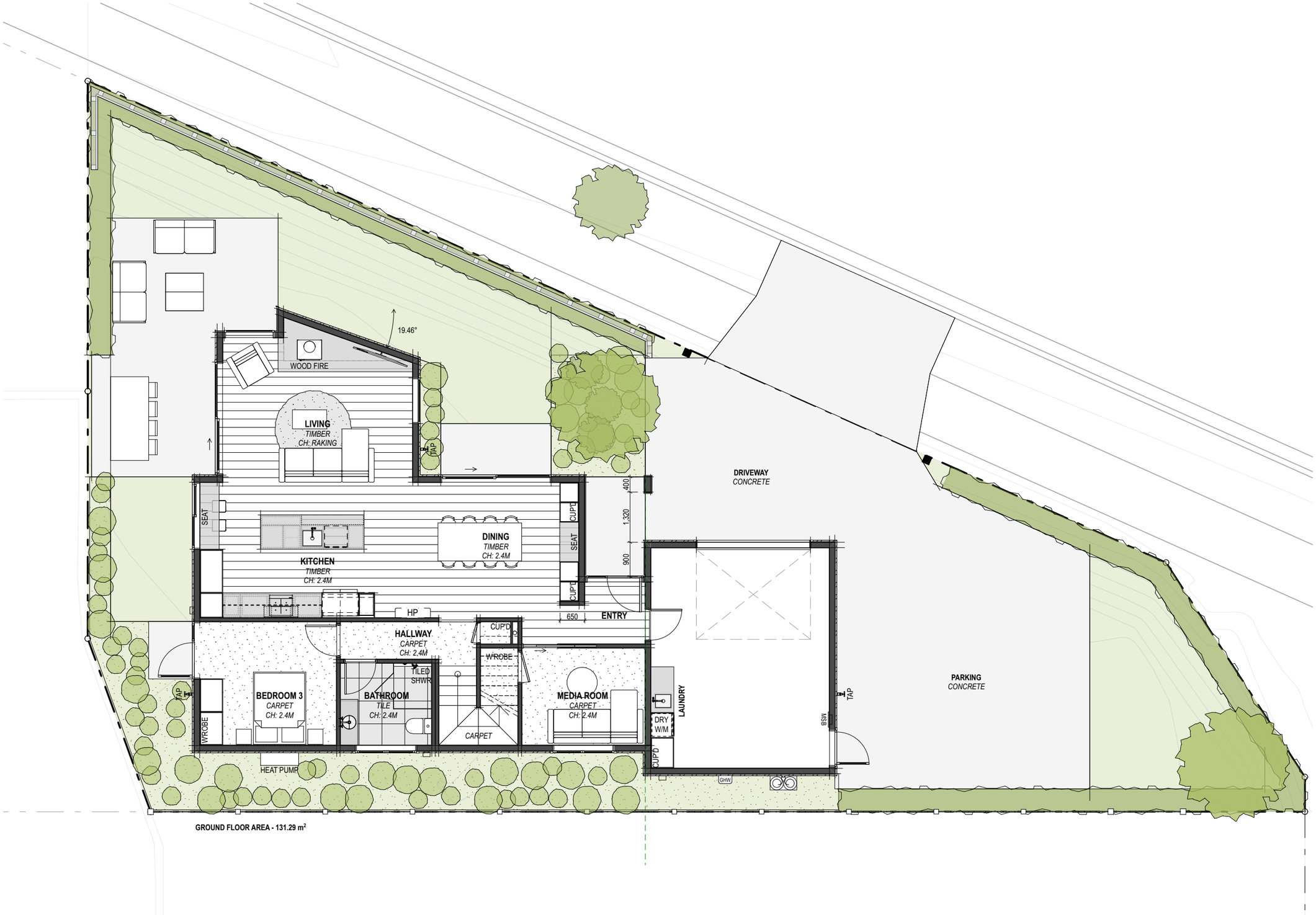
NEW HOUSE FOR AMY ALLEN

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GROUND FLOOR AREA - 131.29 m²

FLOOR LAYOUT PLAN

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SYDENHAM
CHRISTCHURCH 8240

P (Daniel) 021 100 7185
P (Bryce) 027 425 0644
admin@threefoldarchitecture.co.nz

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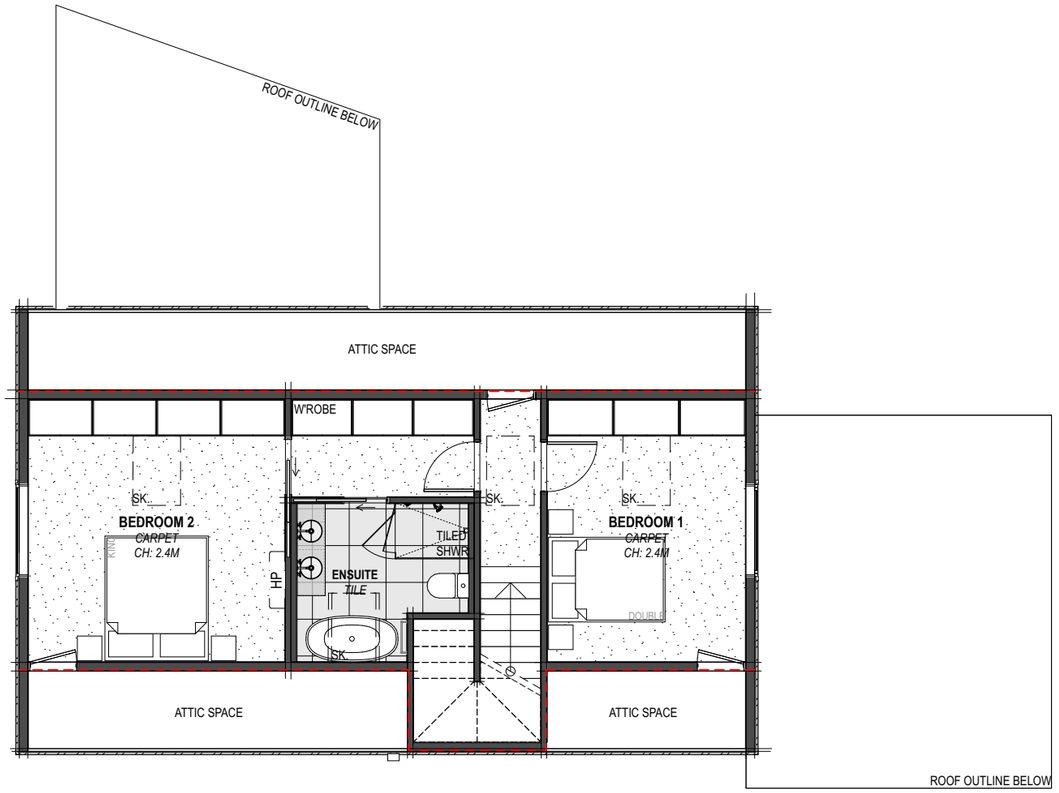
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49 MALVERN ROAD NORTHLAKE WANAKA

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GROUND FLOOR PLAN LAYOUT

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FIRST FLOOR AREA - 52.29 m²

ATTIC LAYOUT PLAN

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PO BOX 7208
SYDENHAM
CHRISTCHURCH 8240

P (Daniel) 021 100 7185
P (Bryce) 027 425 0644
admin@threefoldarchitecture.co.nz

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01 3D VIEW



02 3D VIEW

LEGEND - ENCLOSURE

METAL ROOFING
METALCRAFT KAHU ROOFING INCLUDING 0.55MM BMT COLORSTEEL MAXAM. SCREW FIXED OVER UNDERLAY ON ROOF STRUCTURE.
COLOUR - COLOURSTEEL EBONY (LRV: 5%)

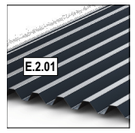
GUTTERS & DOWNPIPES
COLORSTEEL MAXAM 0.55MM, 125MM SQUARE EXTERNAL GUTTERS (NO SWAGES), WITH INTERNAL BRACKETS, SNOW STRAPS @600CRS, ROUND DOWNPIPES (REFER ROOF PLAN FOR SIZES).
*GUTTER COLOUR - COLOUR - TO MATCH **E.1.01***
*DOWNPIPE COLOUR - COLOUR - TO MATCH **E.1.01***



FLASHINGS & FASCIAS
COLORSTEEL MAXAM 0.55MM COLORSTEEL FLASHINGS / TRIM, SCREW FIXED AS DETAILEDWITH COLOUR-MATCHED FIXINGS.
*COLOUR - TO MATCH **E.1.01***



SOFFITS - TIMBER
TIMBER VERTICAL SHIPLAP. 110MM (OR SIMILAR) COVER BOARDS.
COLOUR - PLATINUM



METAL CLADDING
METALCRAFT KAHU CLADDING SYSTEM INCLUDING 0.55MM BMT COLORSTEEL MAXAM SCREW FIXED OVER 20MM CAVITY.
*COLOUR - TO MATCH **E.1.01***



TIMBER CLADDING
TIMBER VERTICAL SHIPLAP. 110MM (OR SIMILAR) COVER BOARDS OVER 20X45MM @480CRS H3.2 HORIZONTAL CASTILATED CAVITY BATTENS, OVER WRAP+TIMBER STRUCTURE.
COLOUR - PLATINUM



PANEL CLADDING
HARDIES 9MM AXON PANEL SMOOTH. FIXED OVER OVER 20X45 @480CRS H3.2 HORIZONTAL CASTELLATED CAVITY BATTENS OVER WRAP+ TIMEBR STRUCTURE.
PAINT FINISH.
*COLOUR - TO MATCH **E.1.01***



EXTERIOR JOINERY
APL RESIDENTIAL THERMALLY BROKEN EXTERIOR WINDOW & DOOR JOINERY, WITH POWDER-COAT FINISH.
*COLOUR - TO MATCH **E.1.01***



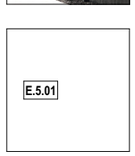
GARAGE DOOR
FLAT PANEL SECTIONAL GARAGE DOOR WITH AUTO OPENING GEAR. INSULATED PANELS WITH NEGATIVE DETAIL TO PANEL JOINTS.
*COLOUR - TO MATCH **E.1.01***



SKY LIGHT
780X1180 MM VSE M08 & FS M08 (SEE ROOF PLAN) PROPRIETARY VELUX ALUMINIUM SKYLIGHT. MANUAL OPENING/FIXED/ ELECTRIC. RAKING LIGHT WELL. REFER TO SECTIONS & ROOF FRAMING PLAN FOR LOCATIONS & SPECIFIC FRAMING REQUIREMENTS. THERMALLY BROKEN MIN. R VALUE R.0.5 REQUIRED.



PALING FENCE
1800MM PALING FENCE DESIGNED AS PER NORTHLAKE DESIGN CONTROL GUIDELINES. STAIN FINISH.
COLOUR - BLACK OR NATURAL TO MATCH RETAINING FENCE.



CONCRETE PATIO
100MM THICK CONCRETE SLAB PATIO.
FLOAT FINISH.
COLOUR - NO ADDITIVE.



FLUE
PROPRIETARY FIRE FLUE INCLUDING WEATHERPROOF COWL. INSTALL AS REQUIRED BY THE MANUFACTURER, INCLUDING FLASHINGS.
PAINT FINISH EXPOSED METAL.
*COLOUR - TO MATCH **E.1.01***

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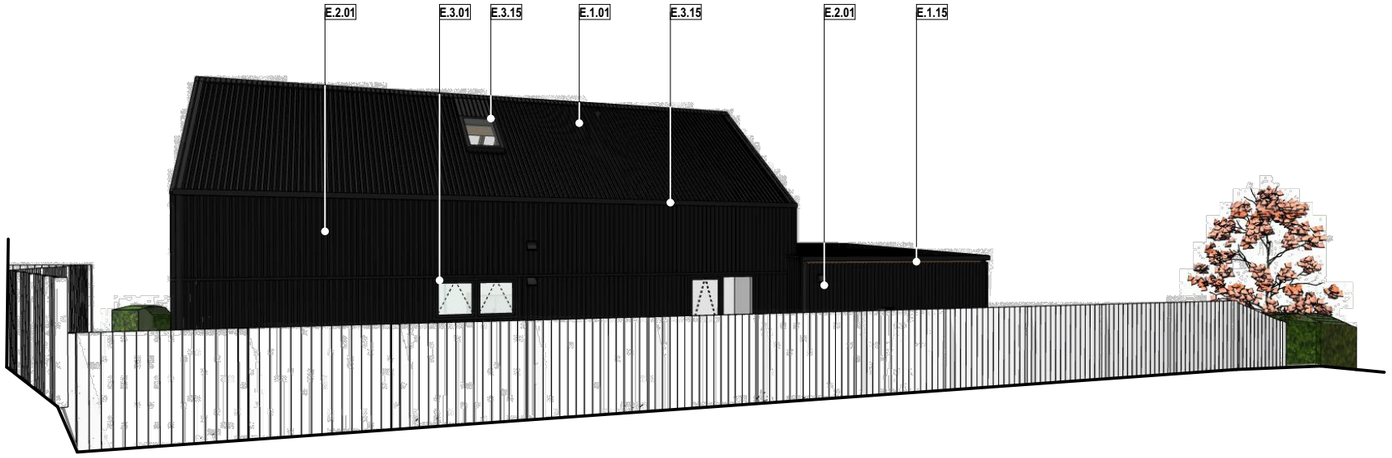
THREEFOLD ARCHITECTURE
PO BOX 7208
SYDENHAM
CHRISTCHURCH 8240
P (Daniel) 021 100 7185
P (Bryce) 027 425 0644
admin@threefoldarchitecture.co.nz

PROJECT:
NEW HOUSE FOR AMY ALLEN

49 MALVERN ROAD NORTHLAKE WANAKA

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3D VIEWS

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04 3D VIEW



05 3D VIEW



06 3D VIEW

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SYDENHAM
CHRISTCHURCH 8240

P (Daniel) 021 100 7185
P (Bryce) 027 425 0644
admin@threefoldarchitecture.co.nz

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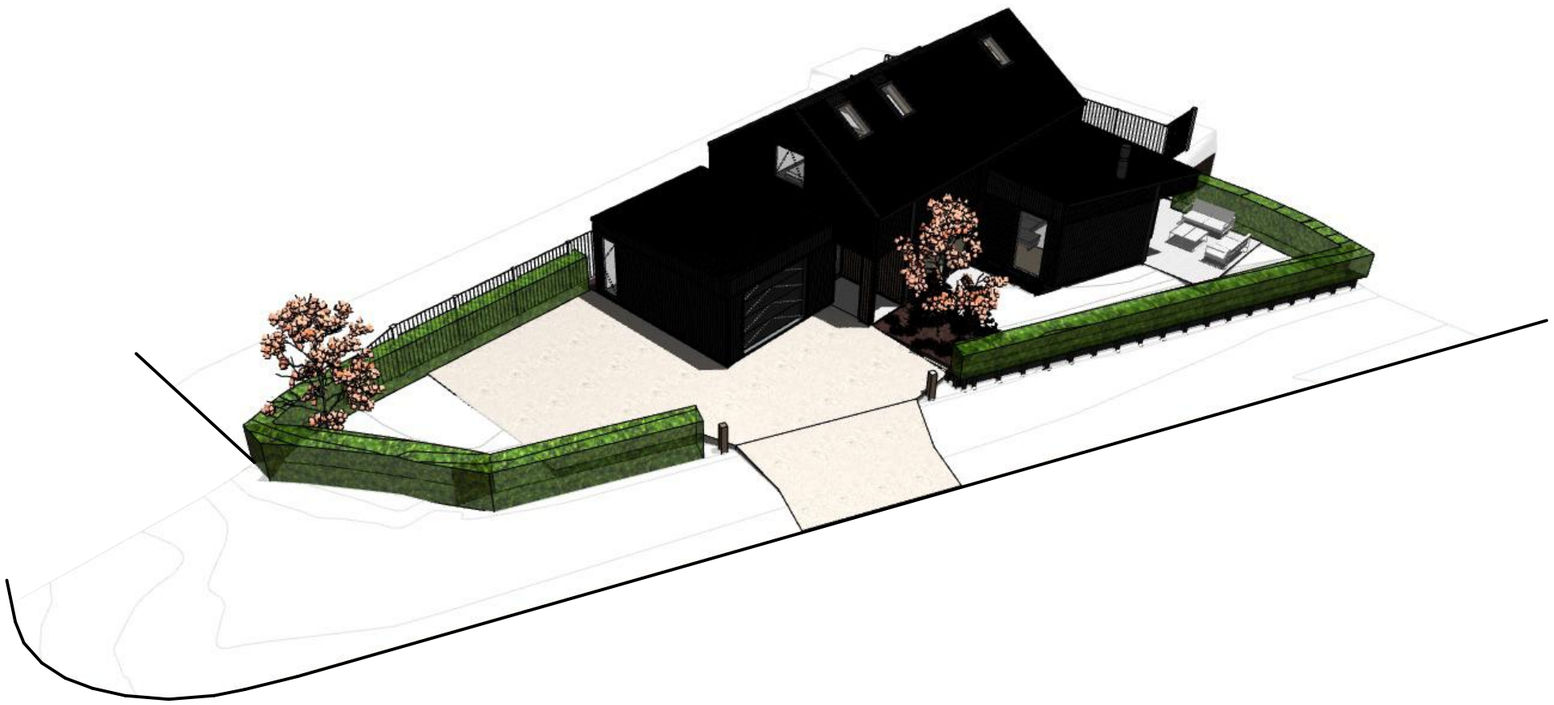
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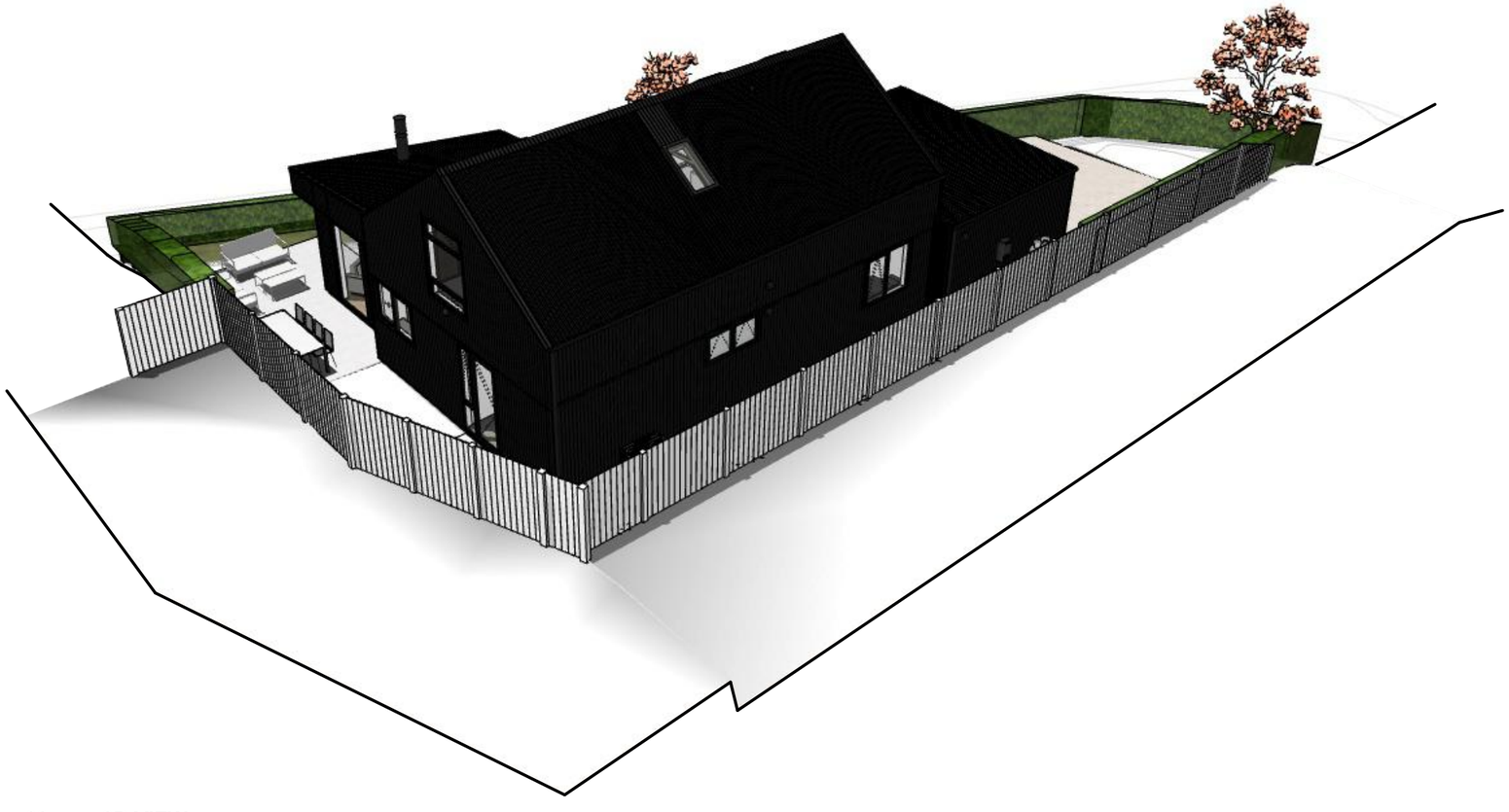
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3D VIEWS

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07 3D VIEW



08 3D VIEW

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PO BOX 7208
SYDENHAM
CHRISTCHURCH 8240

P (Daniel) 021 100 7185
P (Bryce) 027 425 0644
admin@threefoldarchitecture.co.nz

PROJECT:

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NORTH ELEVATION - LOT 17

SCALE: 1:100



WEST ELEVATION - LOT 17

SCALE: 1:100

STATUS / REVISION:

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SYDENHAM
CHRISTCHURCH 8240

P (Daniel) 021 100 7185
P (Bryce) 027 425 0644
admin@threefoldarchitecture.co.nz

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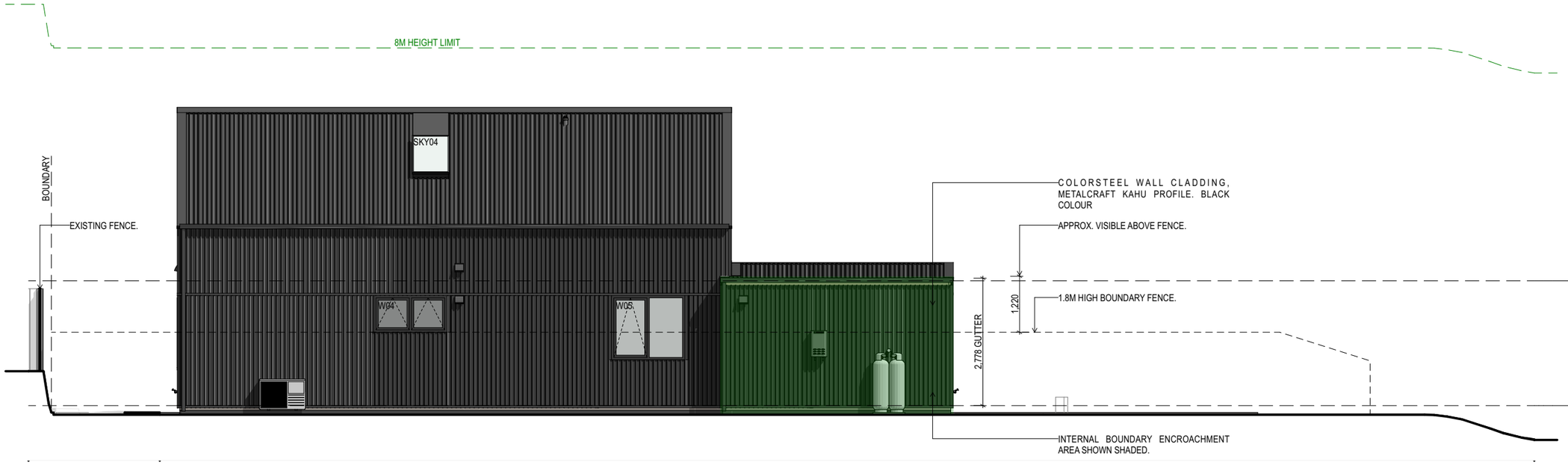
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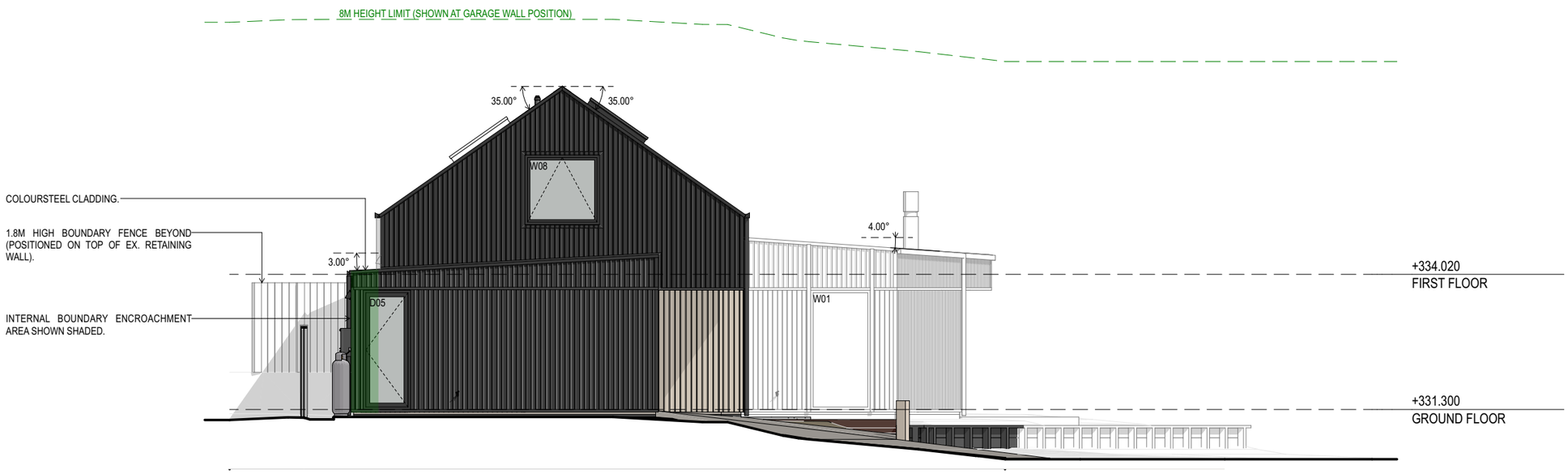
ELEVATIONS

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SOUTH ELEVATION - LOT 17

SCALE: 1:100



EAST ELEVATION - LOT 17

SCALE: 1:100

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PO BOX 7208
SYDENHAM
CHRISTCHURCH 8240

P (Daniel) 021 100 7185
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