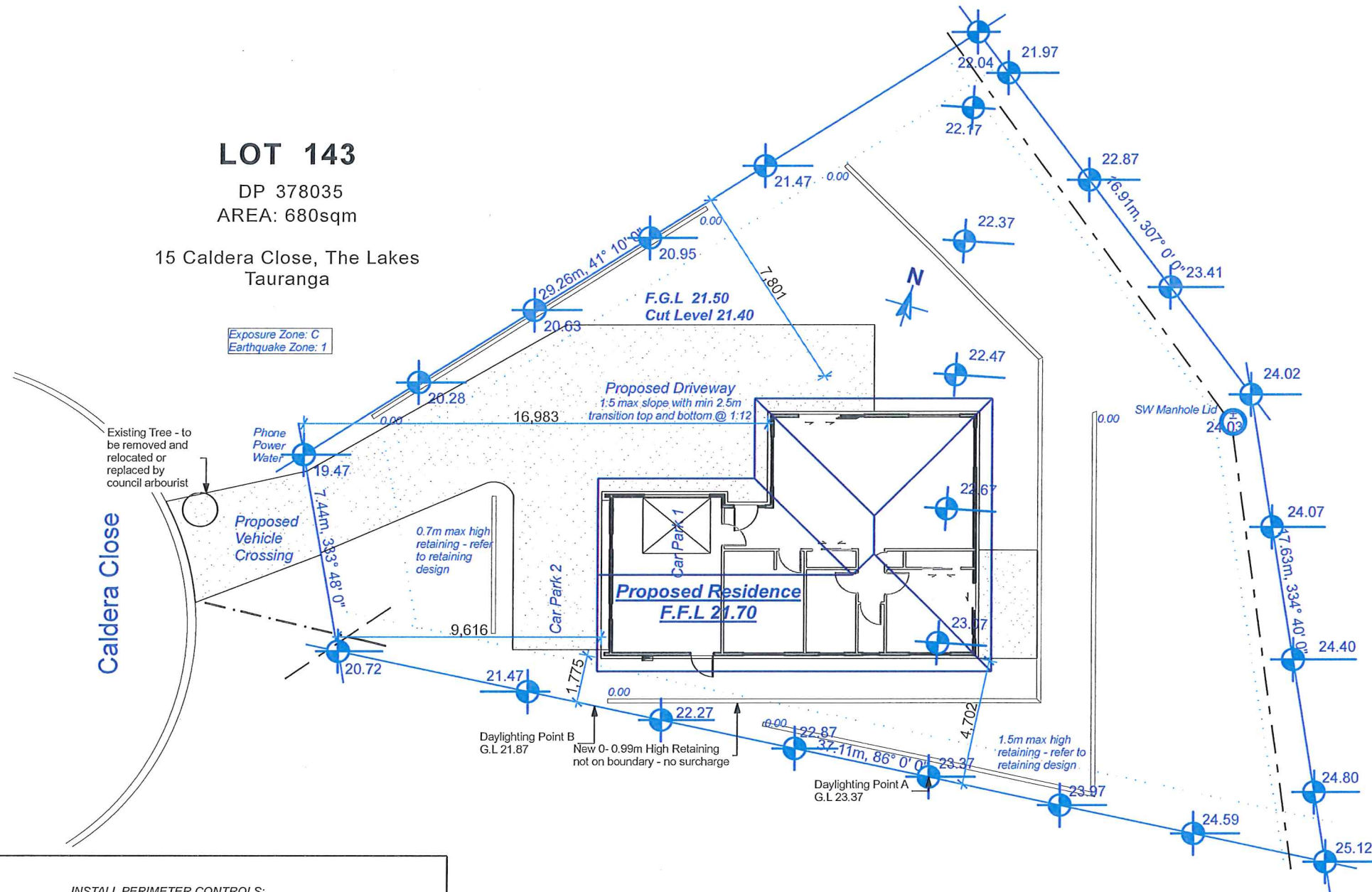


LOT 143

DP 378035
AREA: 680sqm

15 Caldera Close, The Lakes
Tauranga

Exposure Zone: C
Earthquake Zone: 1



NOTE:

EROSION AND SEDIMENT CONTROL MEASURES TO BE PUT IN PLACE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TAURANGA CITY PLAN RULE 4C.2.2 AND APPENDIX 4P

TEMPORARY CONSTRUCTION AREA: RESTRICT ACCESS TO ONE ENTRY / EXIT POINT. ENSURE ALL-WEATHER ACCESS IS PROVIDED IN A MANNER THAT PREVENTS THE ACCESS BECOMING A SOURCE OF SEDIMENT

EARLY STORMWATER DRAINAGE CONNECTION: TO AVOID LOCAL EROSION, CONNECT TEMPORARY OR PERMANENT DOWNPIPES TO THE STORMWATER SYSTEM AS SOON AFTER LAYING THE ROOF AS POSSIBLE

MATERIAL STOCKPILES: STOCKPILES SHOULD BE PLACED UPSLOPE OF PERIMETER CONTROLS & COVERED WHEN NOT IN USE

INSTALL PERIMETER CONTROLS: SILT FENCE OR OTHER BARRIER (STRAW BALE, BUND ETC) TO INTERCEPT SEDIMENT LADEN RUN OFF. THE CONTOURS OF THE SITE WILL DETERMINE THE NUMBER AND SPACING OF SILT FENCES REQUIRED

DIVERT OVERLAND FLOW: DIVERT OVERLAND FLOW AWAY FROM THE SITE WORKS TO REDUCE RUN OFF FROM TRAVELLING ACROSS THE DISTURBED LAND

CONCRETE WASTE AND WASHING: WASTE CONCRETE AND HOUSEHOLD PAINT SHOULD NOT BE ALLOWED TO WASH OFF SITE

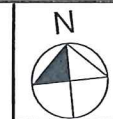
MINIMISE DISTURBED AREAS WHEN WORKING: PRESERVE AS MUCH GRASSED AREA AS POSSIBLE TO REDUCE SEDIMENT DISCHARGE AND FILTER SEDIMENT FROM OTHER AREAS. ONCE GRADING IS COMPLETE, STABILISE BARE SOIL AS SOON AS POSSIBLE

SQUARE METRE:
107.02m² OVER BRICK
102.0m² OVER FRAME

NOTES
BUILDING TO BE LOCATED ON LEVEL BUILDING PLATFORM.
TOPSOIL REMOVED TO NATURAL GROUND-SITE GRADED LEVEL.
ANY FILL TO BE APPROVED BY ENGINEER AND COMPACTED DOWN IN ACCORDANCE WITH NZS:3604.2011.
ENSURE FINAL BUILDING PLATFORM AND NATURAL GROUND HAVE AN EVEN FALL SO AS TO DIRECT WATER AWAY FROM THE BUILDING IN ALL CASES. CONFIRM ALL BOUNDARY SETBACKS AND RESTRICTIONS.
COMPLY WITH CURRENT REGULATIONS PRIOR TO COMMENCEMENT OF FOUNDATIONS



Job Title
Kraemer
For
Margarete Kraemer
At
**15 Caldera Close, The Lakes
Tauranga**





G.J. Gardner. HOMES
"We're Great Together"

Design	GJ Standard Plan	Windzone	Medium
Drawn	Renata	Plot Date	18/03/2013

Drawing Title Location Plan	
Drawing Number 01	Scale 1:200
GJ Gardner Homes Phone: 07 5712032 email: Bruce.Matthews@gjgardner.co.nz www.gjgardner.co.nz	

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WALL TYPES KEY

-  90x45 H1.2 (SG8 min) EXTERNAL FRAMING (AQUALINE GIB TO WET AREAS)
-  90x45 H1.2 (SG8 min) FRAMING (AQUALINE GIB TO WET AREAS)

ALL WALL FRAMING TO BE MSG8
TRUSSES TO BE NO LESS THAN MSG8 H1.2

NOTES

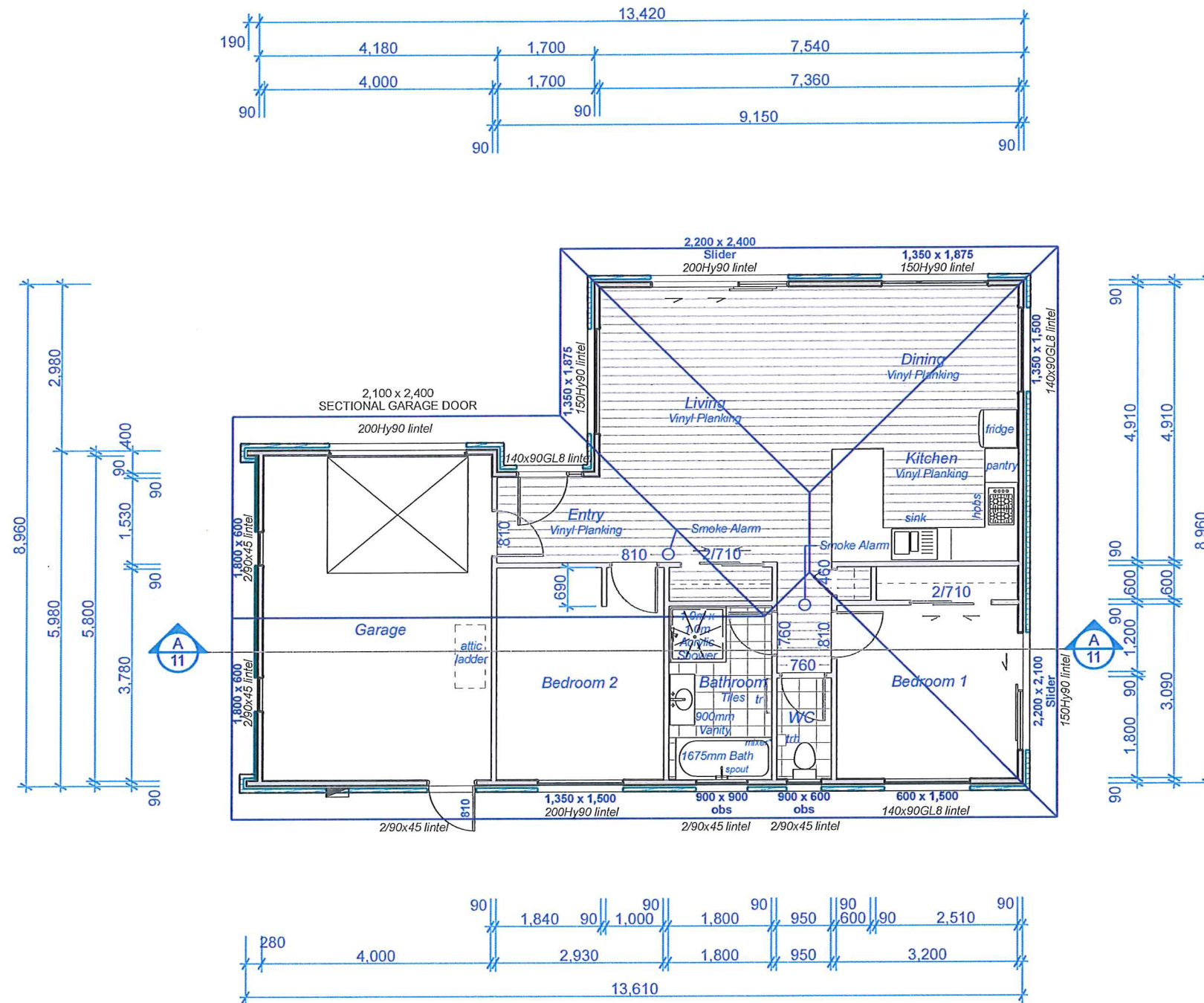
ALL JOINERY (EXCLUDING GARAGE) DOUBLE GLAZED
ALL GLAZING TO COMPLY WITH NZ4223 BATHROOM
SHOWER GLASS TO BE TOUGHENED SAFETY GLASS
WINDOWS WITH SILL BELOW 500MM ABOVE FLOOR
LEVEL TO BE TOUGHENED GLASS
TO NZS 4223: PART3: 1999

WHERE STUD SPACINGS ARE GREATER THAN 450mm AN
INTERMEDIATE MEANS OF RESTRAINING THE BUILDING WRAP
AND INSULATION FROM BULGING INTO THE DRAINED CAVITY
SHALL BE INSTALLED USING
a) 75mm GALVANIZED MESH
b) POLYPROPYLENE TAPE AT 300mm CENTRES
c) GALVANIZED WIRE AT 300mm CRS FIXED TO DWANGS
OVER THE BUILDING WRAP
d) VERTICAL CAVITY BATTENS AT 300mm CRS

WIRE OR MESH SHALL BE GALVANIZED IN ACCORDANCE
WITH AS/NZS 4534

PINK BATTS ARE FRICTION FITTED WHEN USING STUDS UP
TO 600mm CRS

DOMESTIC SMOKE ALARMS ARE
REQUIRED WITHIN 3.0m OF EVERY
SLEEPING SPACE DOOR

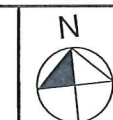


SQUARE METRE:
107.02m² OVER BRICK
102.0m² OVER FRAME

NOTES
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Job Title
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For
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At
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Tauranga

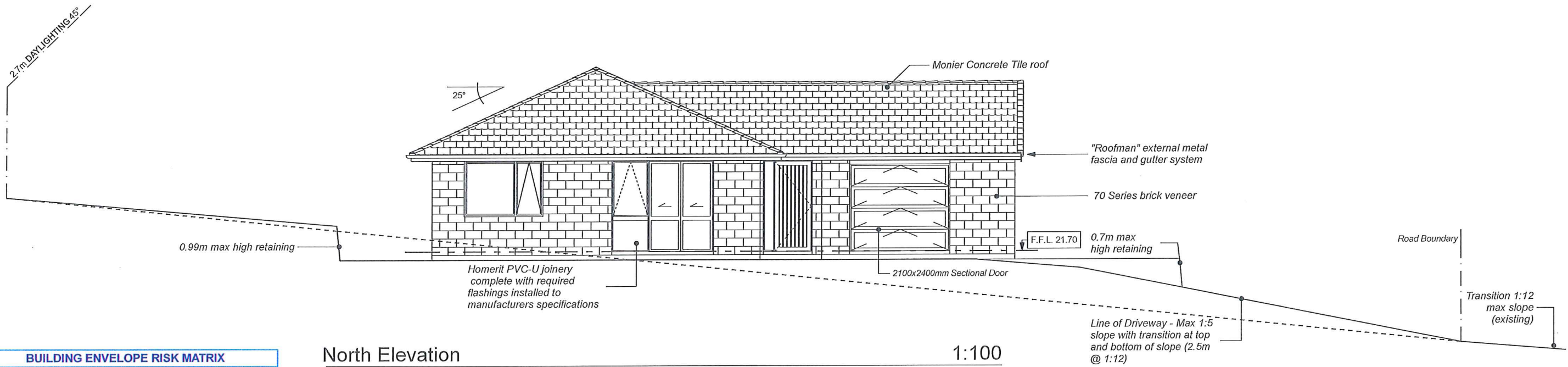


G.J. Gardner. HOMES
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Design	GJ Standard Plan	Windzone	Medium
Drawn	Renata	Plot Date	18/03/2013

Drawing Title Ground Floor Plan	
Drawing Number 03	Scale 1:100
GJ Gardner Homes Phone: 07 5712032 email: Bruce.Matthews@gjgardner.co.nz www.gjgardner.co.nz	

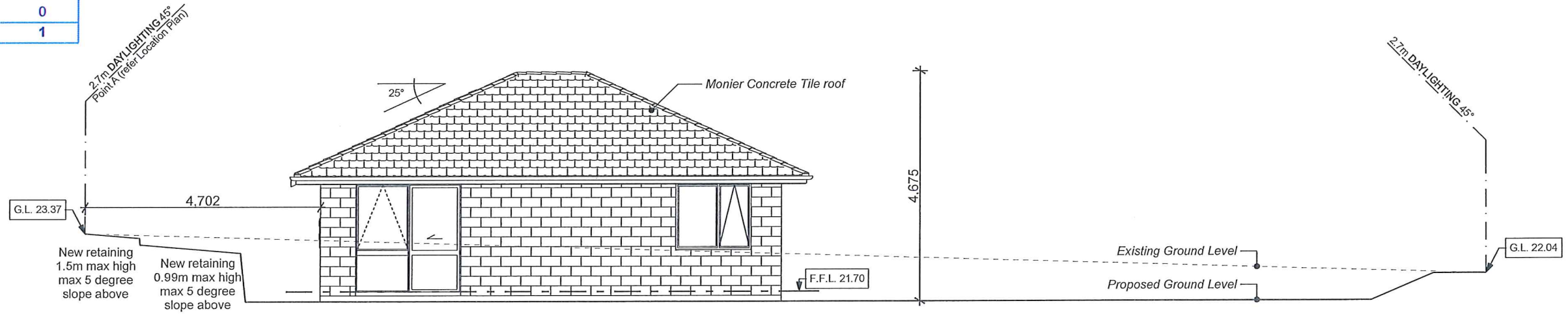
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North Elevation

1:100

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Medium risk	1
Envelope complexity	Low	0
Deck design	Low risk	0
Total Risk Score:		1



East Elevation

1:100

SQUARE METRE:
107.02m² OVER BRICK
102.0m² OVER FRAME

NOTES
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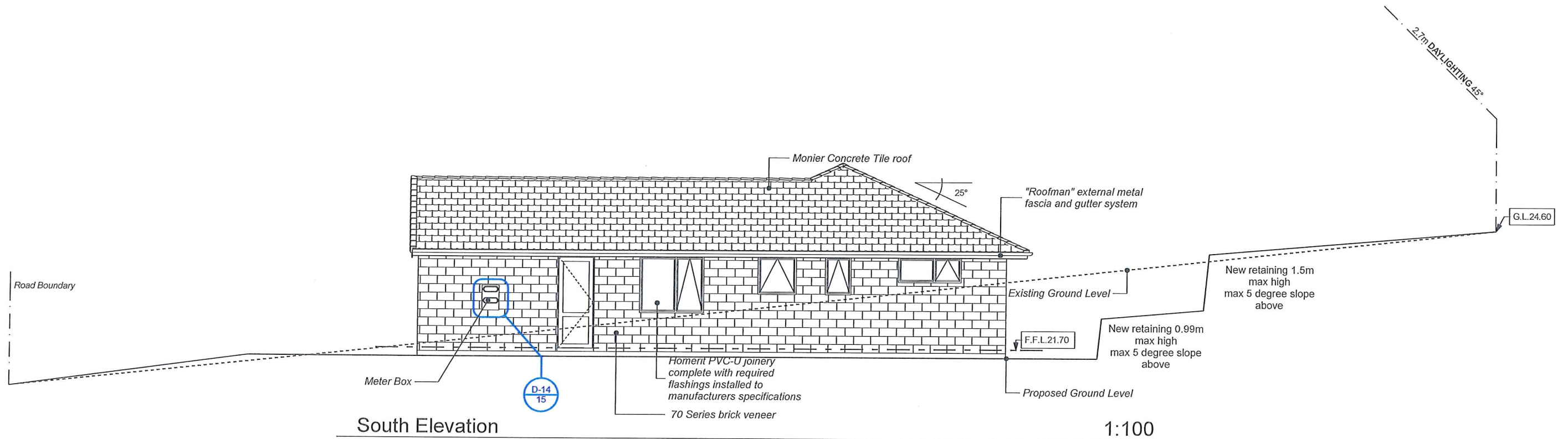
Job Title
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For
Margarete Kraemer
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Design	GJ Standard Plan	Windzone	Medium
Drawn	Renata	Plot Date	18/03/2013

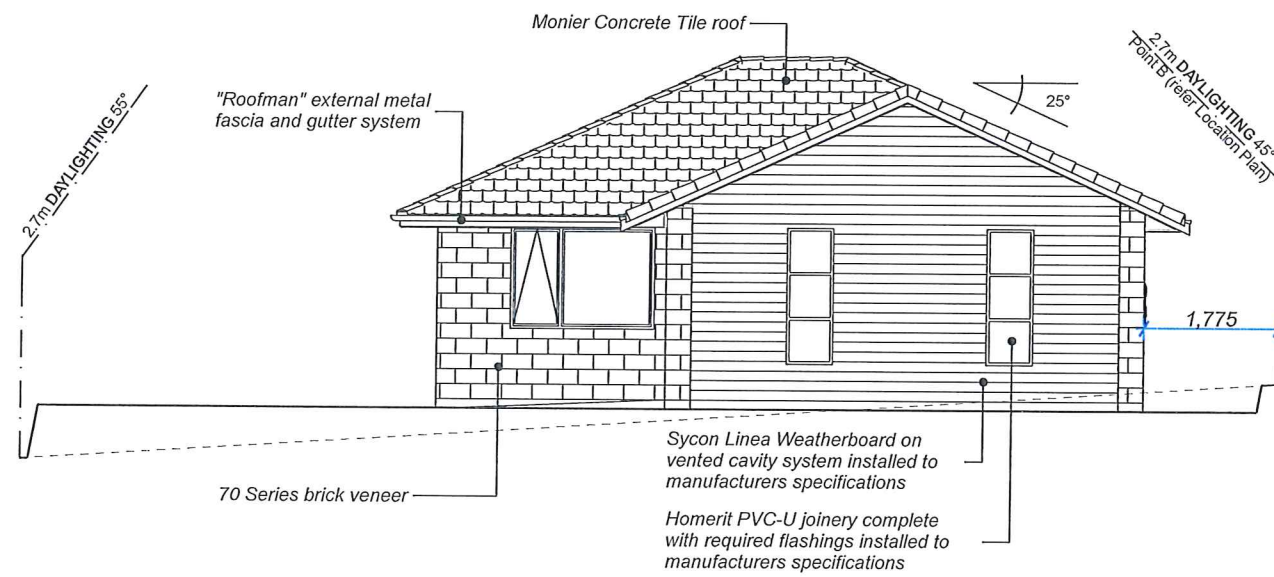
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Drawing Title Elevations	
Drawing Number 04	Scale 1:100
GJ Gardner Homes Phone: 07 5712032 email: Bruce.Matthews@gjgardner.co.nz www.gjgardner.co.nz	



South Elevation

1:100



West Elevation

1:100

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Medium risk	1
Envelope complexity	Low	0
Deck design	Low risk	0
Total Risk Score:		1

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Drawing Title Elevations 2	
Drawing Number 05	Scale 1:100
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SQUARE METRE:
 107.02m² OVER BRICK
 102.0m² OVER FRAME