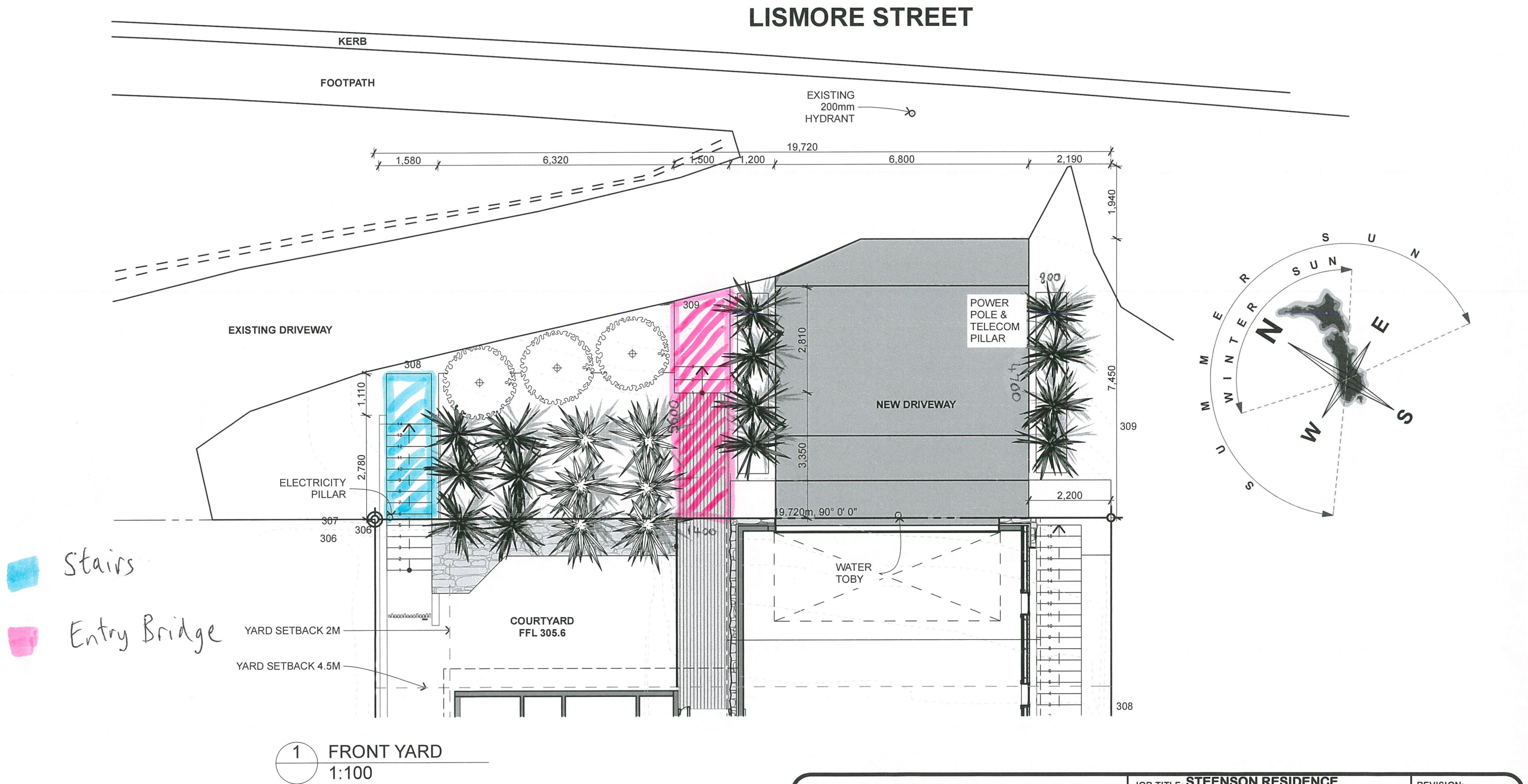
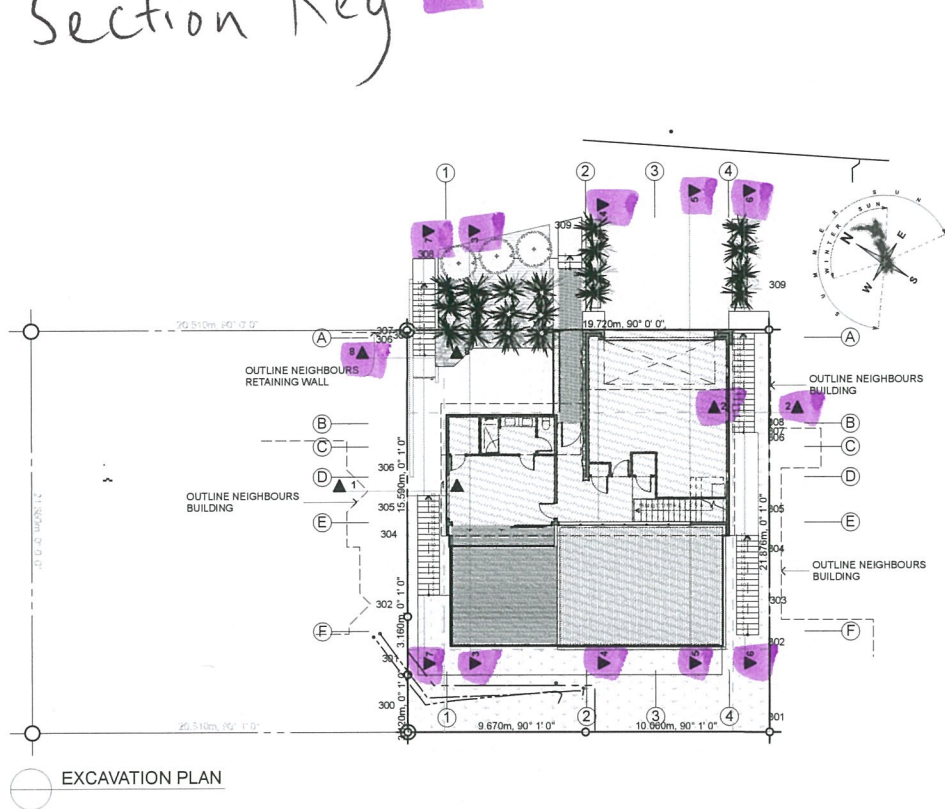
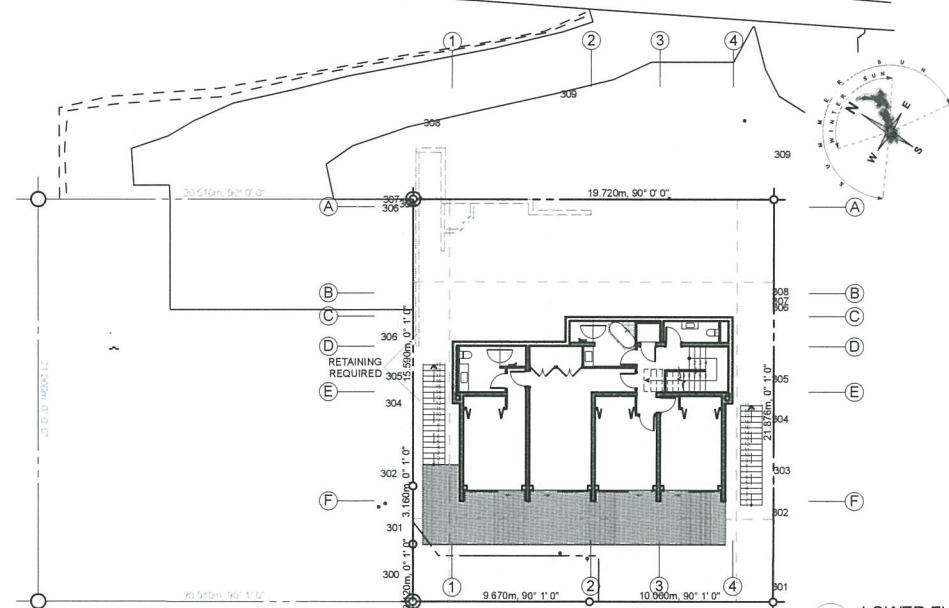
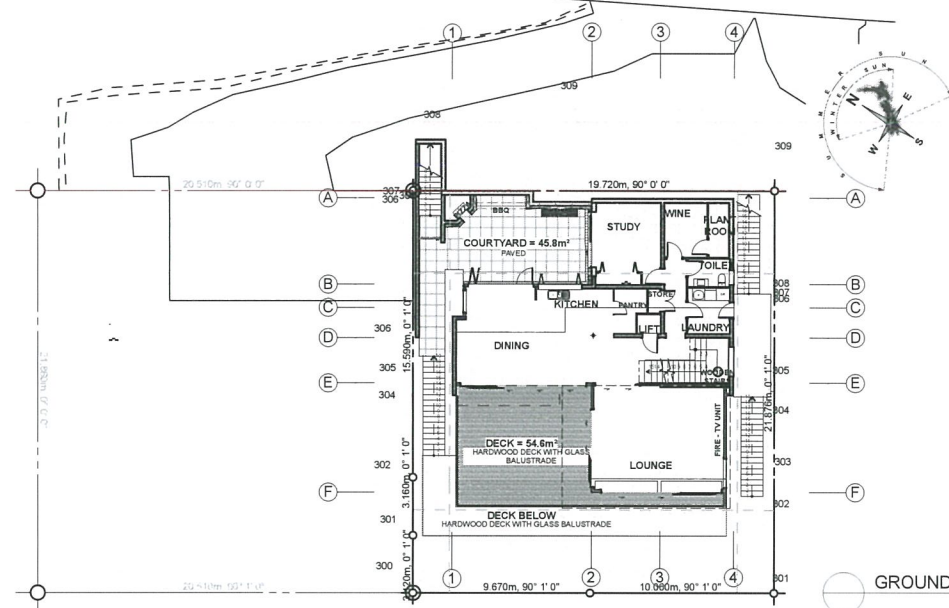
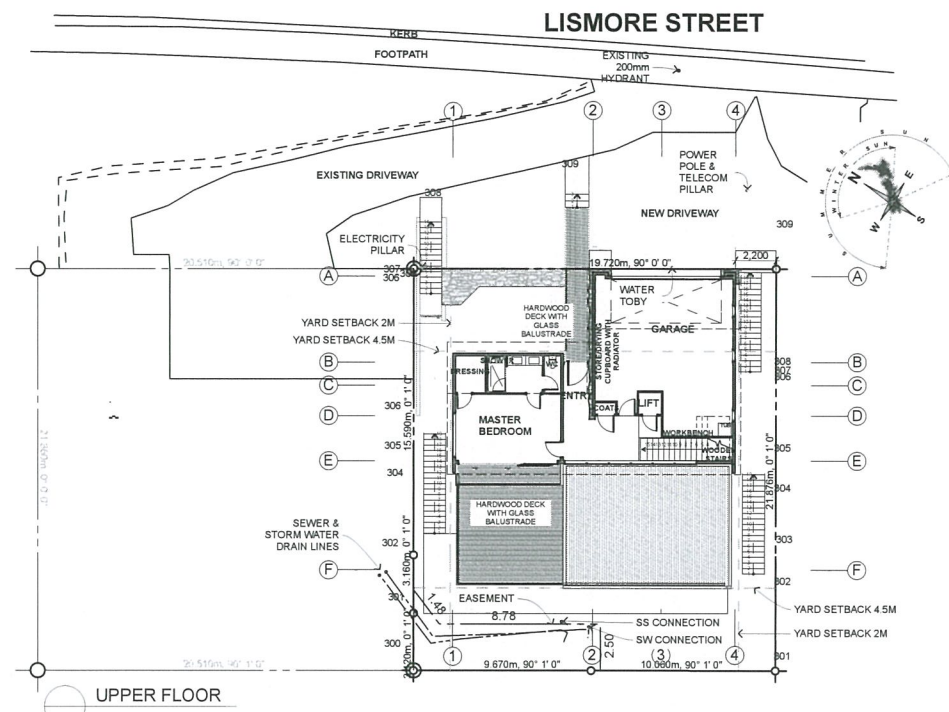




Cross Section Key



- KEY:**
- SITE BUILDING COVERAGE = 235.05m²
 - SITE LANDSCAPE (PERMEABLE) COVERAGE = 118.0m²
 - SITE PAVED (IMPERMEABLE) COVERAGE = 77.65m²
 - COUNCIL LAND TO BE LANDSCAPED (PERMEABLE) COVERAGE = 39.14m²
- EXCAVATION NOTES:**
- EXISTING CONCRETE GARAGE PAD & DISUSED SEPTIC TANK ON SITE TO BE REMOVED PRIOR TO EXCAVATION
- AS PER QUEENSTOWN LAKES DISTRICT PLAN:**
- Any person carrying out earthworks shall:
- Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
 - Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.
 - Implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.



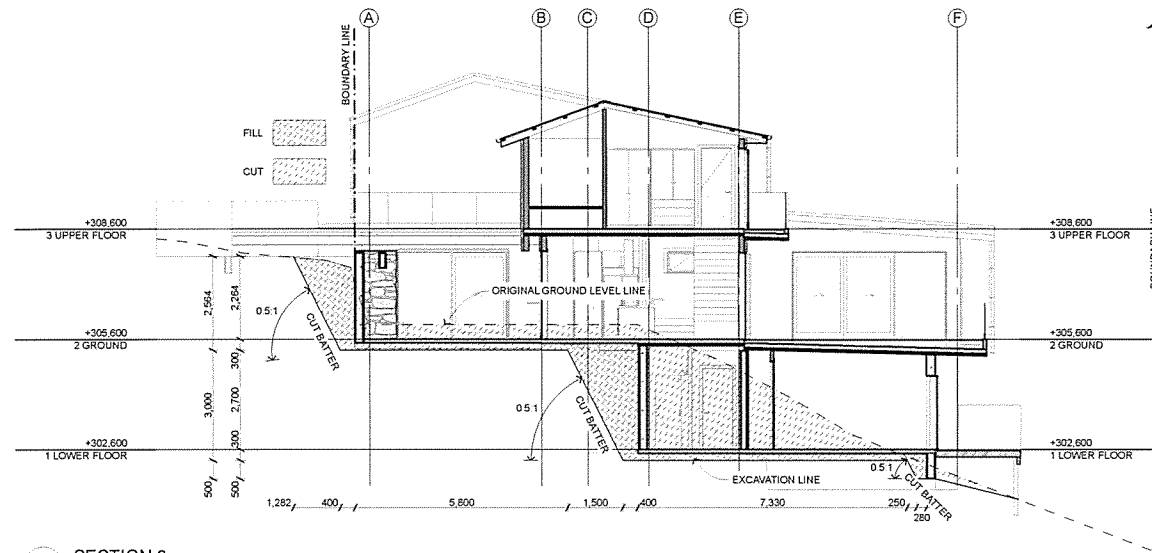
STEENSON RESIDENCE	
LOCATION:	30 LISMORE STREET, WANAKA
LEGAL DESCRIPTION:	LOT 2 DP 332102
CERT OF TITLE:	131708
SITE AREA:	431M²
BUILDING FLOOR AREA:	420M² (COVER 3 LEVELS)
DESIGN INFORMATION	
EXPOSURE ZONE:	B
WIND (ASSUMED):	VERY HIGH
EARTHQUAKE ZONE:	3
CLIMATE ZONE:	3
SNOW ZONE:	N5 (300m)=1.5kPa
TOWN PLANNING CONTROLS	
COUNCIL:	QUEENSTOWN LAKES DISTRICT
ZONING:	HIGH DENSITY RESIDENTIAL (SUB ZONE B)
MAXIMUM BUILDING HEIGHT:	7m
YARD SET BACK FOR FRONT & BACK:	4.5M
YARD SET BACK FOR SIDES:	2M
MAXIMUM BUILDING COVERAGE:	55% OF 431m² = 237.05m²
ACTUAL BUILDING COVERAGE:	235.04m² = 54.53%
MINIMUM LANDSCAPE COVERAGE:	30% OF 431m² = 129.3m²
ACTUAL LANDSCAPE COVERAGE:	118.0m² = 27.45%
EXTRA COUNCIL LANDSCAPE COVERAGE:	39.14m²
TOTAL VOLUME OF EARTH WORKS:	100m³
ACTUAL VOLUME OF EARTH WORKS:	CUT = 604.76m³ & FILL = 234.38m³ (370.38M³)
AREA OF BARE SOIL EXPOSED WITH AVERAGE DEPTH > 0.5m:	Approx 380m²
MATERIAL COLOURS FOR GARAGE (IN SETBACK):	Plaster finish is Resene Arrowtown, Schist Stone, Cedar door, Colorsteel roof either Thunder grey, Grey Friars or Iron sand.
OUTDOOR LIVING SPACE AREAS:	
COURT YARD -	45.8m²
LOWER FLOOR DECK -	51.6m²
GROUND FLOOR DECK -	54.6m²
PROJECT GENERAL NOTES:	
ALL DRAWINGS IS TO BE READ IN CONJUNCTION WITH OTHER SHEETS IN PLAN SET.	
CONTRACTORS ARE REQUIRED TO PRODUCE HIGH STANDARD QUALITY LEVEL OF WORK. ANY DESIGN RELATED PROBLEMS OR QUESTIONS MUST BE REPORTED TO SORTED ARCHITECTURE AND RESOLVED PRIOR TO CONSTRUCTION.	
ALL CONSTRUCTION WORK TO COMPLY WITH THE LATEST VERSION OF NZBC AND NZS3804:2011 AS WELL AS LOCAL PLANNING AUTHORITY REQUIREMENTS AND MANUFACTURES SPECIFICATIONS.	
FOR ALL SPECIFIC ENGINEERING DESIGN, REFER TO ENGINEERING SPECIFICATIONS AND DRAWINGS.	
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS.	

**PRELIMINARY
NOT FOR CONSTRUCTION**

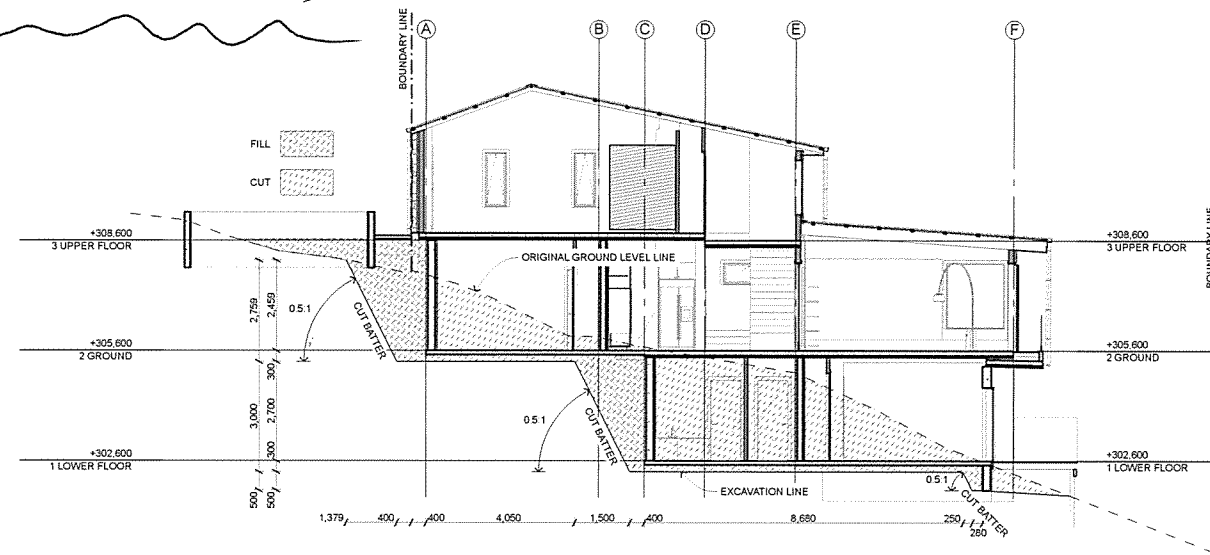
Rev.	ISSUED TO/ AMENDMENT NOTES	DATE
sortedarchitecture 80 Ardmore St - PO Box 339 - Wanaka New Zealand Phone 03 443 1661 - Fax 03 443 8612 info@sortedarchitecture.co.nz - www.sortedarchitecture.co.nz		
CONSULTANTS		
JOB TITLE		
STEENSON RESIDENCE 30 LISMORE STREET WANAKA		
CLIENT		
Mr & Mrs Steenson		
DRAWING TITLE		
SITE & EXCAVATION PLAN		
SCALE	1:200 @ A1	DATE
DESIGNED BY	STEVE HUMPHERSON	23/10/2014
DRAWN BY	PAJ	CHECKED BY
STAGE		STEVE HUMPHERSON
REV	JOB No	DRAWING No
	#Pin	A1.01

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE.
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS.
© copyright - sorted architecture - 2013

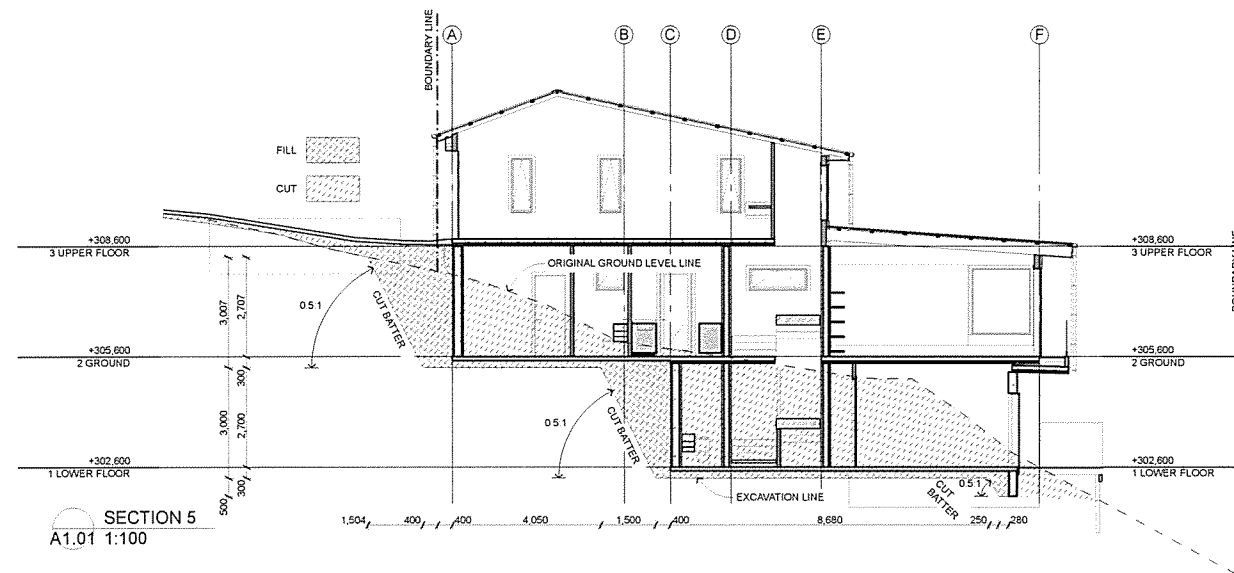
Cross sections



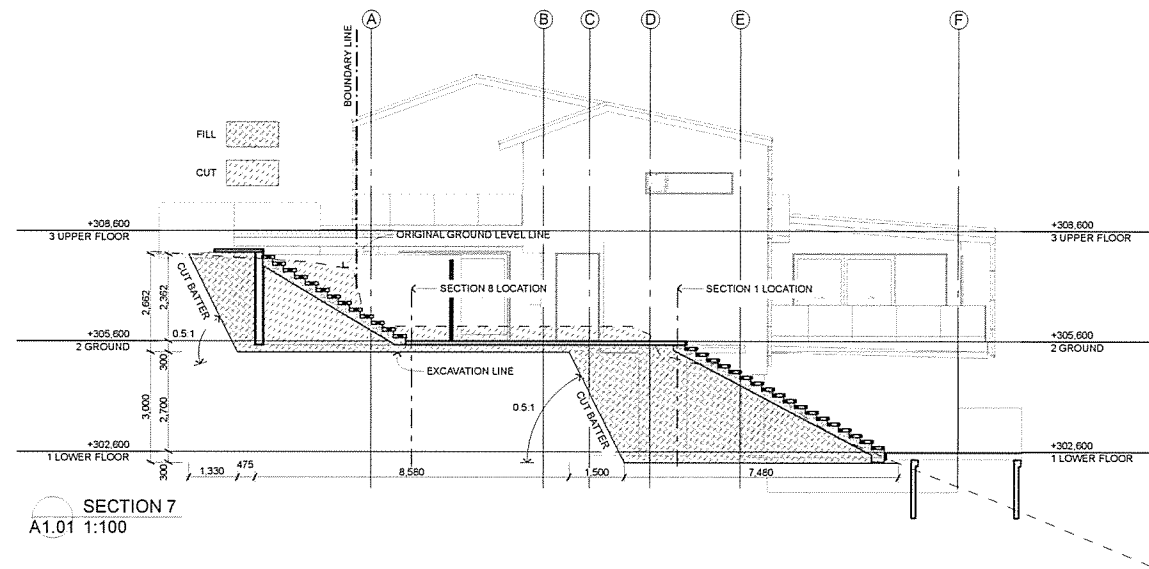
SECTION 3
A1.01 1:100



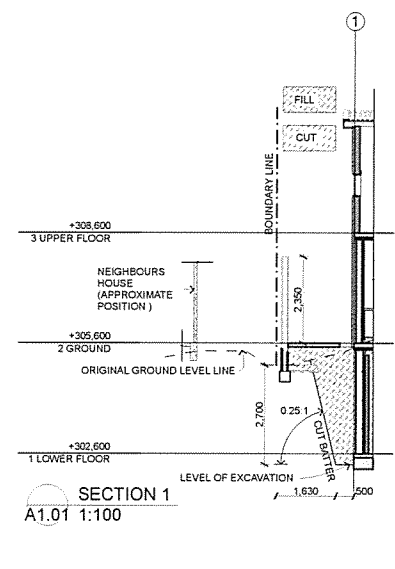
SECTION 4
A1.01 1:100



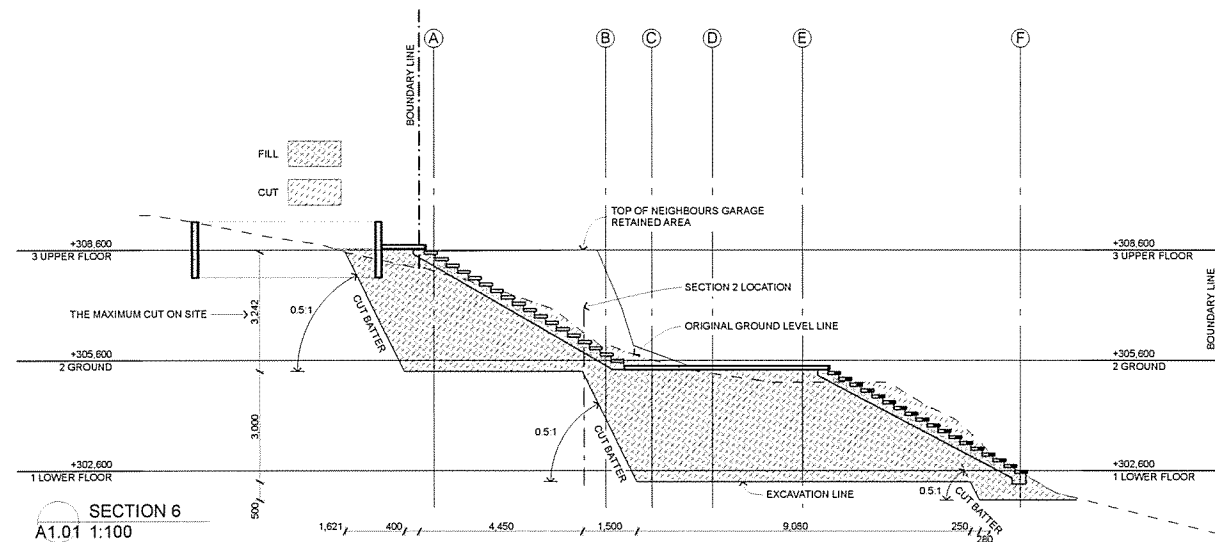
SECTION 5
A1.01 1:100



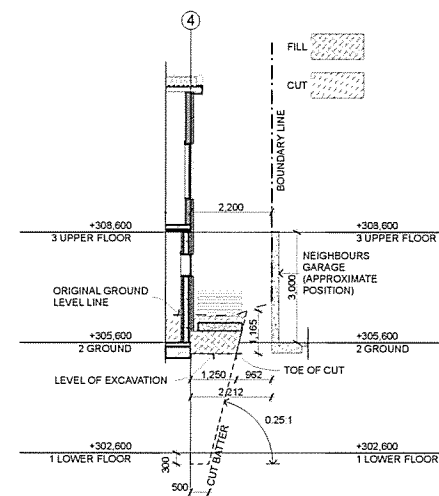
SECTION 7
A1.01 1:100



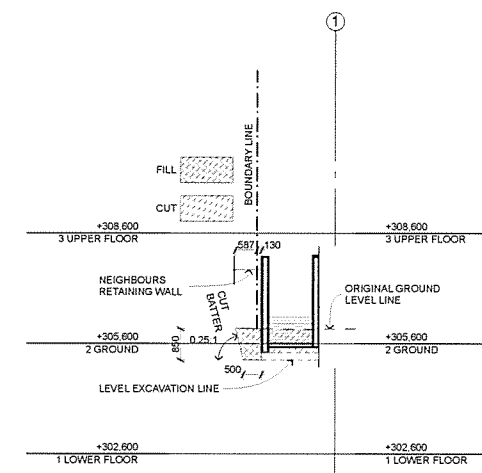
SECTION 1
A1.01 1:100



SECTION 6
A1.01 1:100



SECTION 2
A1.01 1:100

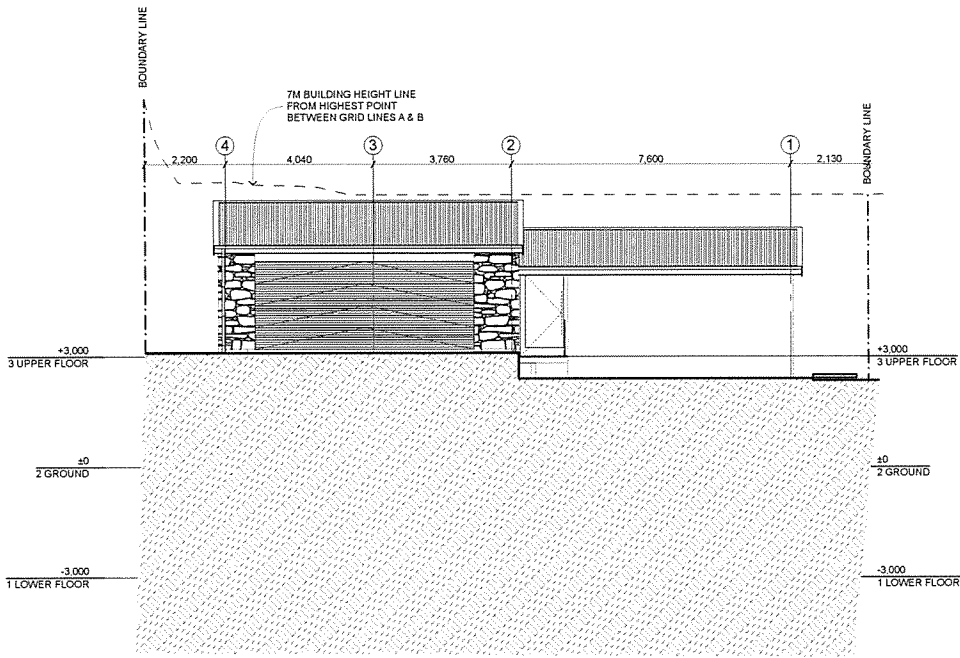


SECTION 8
A1.01 1:100

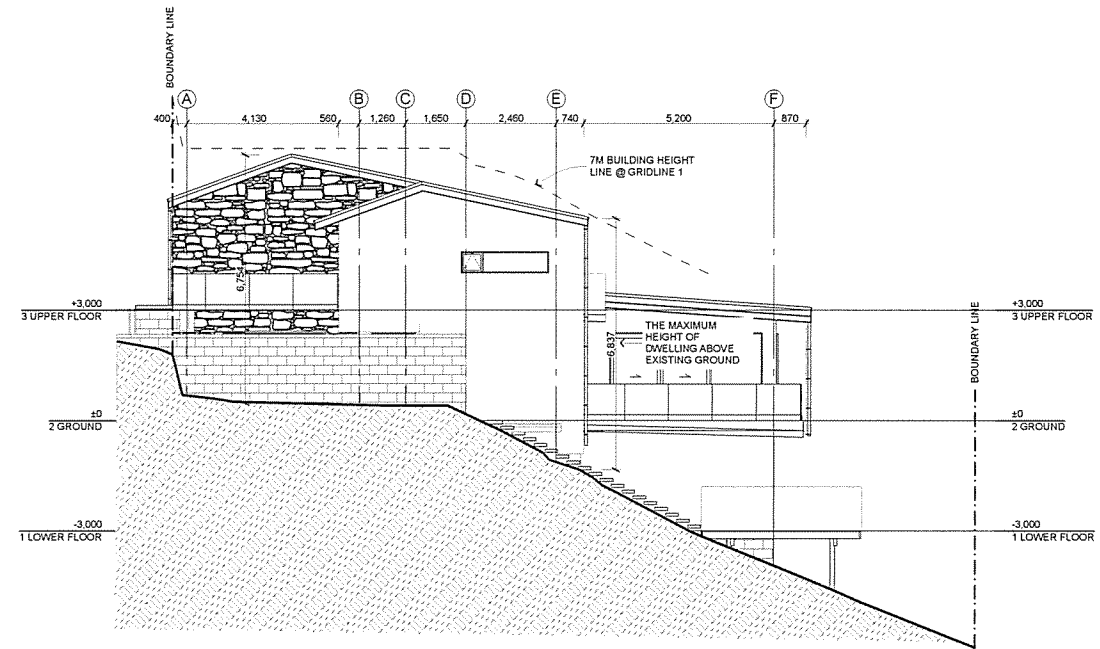
PRELIMINARY
NOT FOR CONSTRUCTION

Rev.	ISSUED TO/ AMENDMENT NOTES	DATE
sortedarchitecture 80 Ardmore St - PO Box 339 - Waiwaka - New Zealand Phone 03 443 1851 - Fax 03 443 8512 info@sortedarchitecture.co.nz - www.sortedarchitecture.co.nz		
CONSULTANTS		
JOB TITLE		
STEENSON RESIDENCE 30 LISMORE STREET WAIWAKA		
CLIENT Mr & Mrs Steenson		
DRAWING TITLE SITE EXCAVATION CUTS		
SCALE 1:100 @ A1	DATE 23/10/2014	
DESIGNED BY STEVE HUMPHERSON	DRAWN BY Pak	CHECKED BY STEVE HUMPHERSON
STAGE	DRAWING No	
REV	JOB No #Pin	A1.03

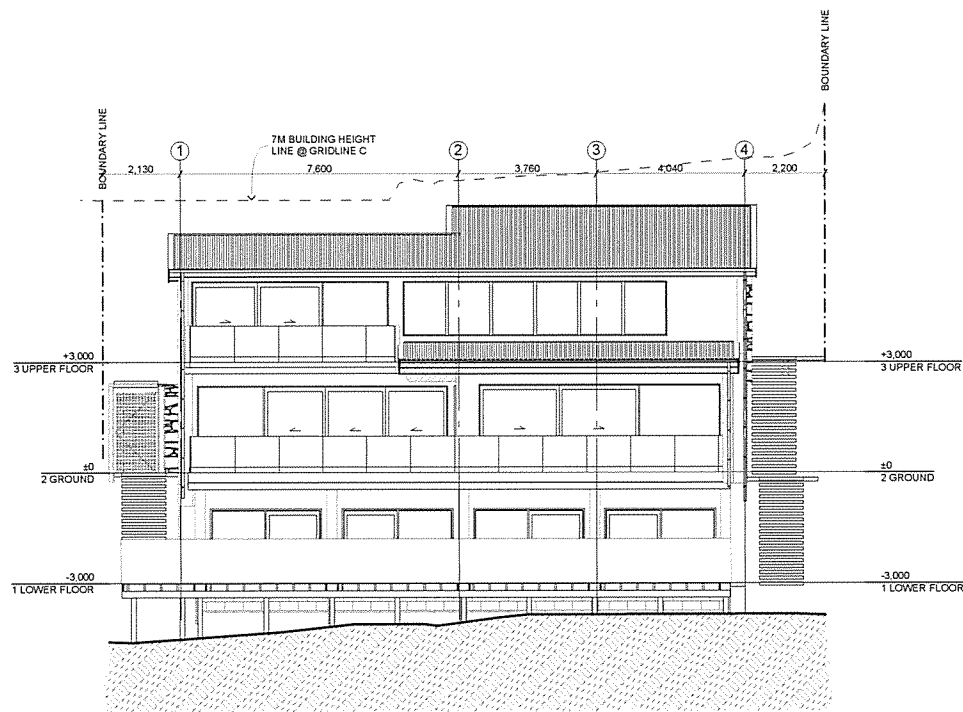
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE.
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS.
© copyright - sorted architecture - 2013



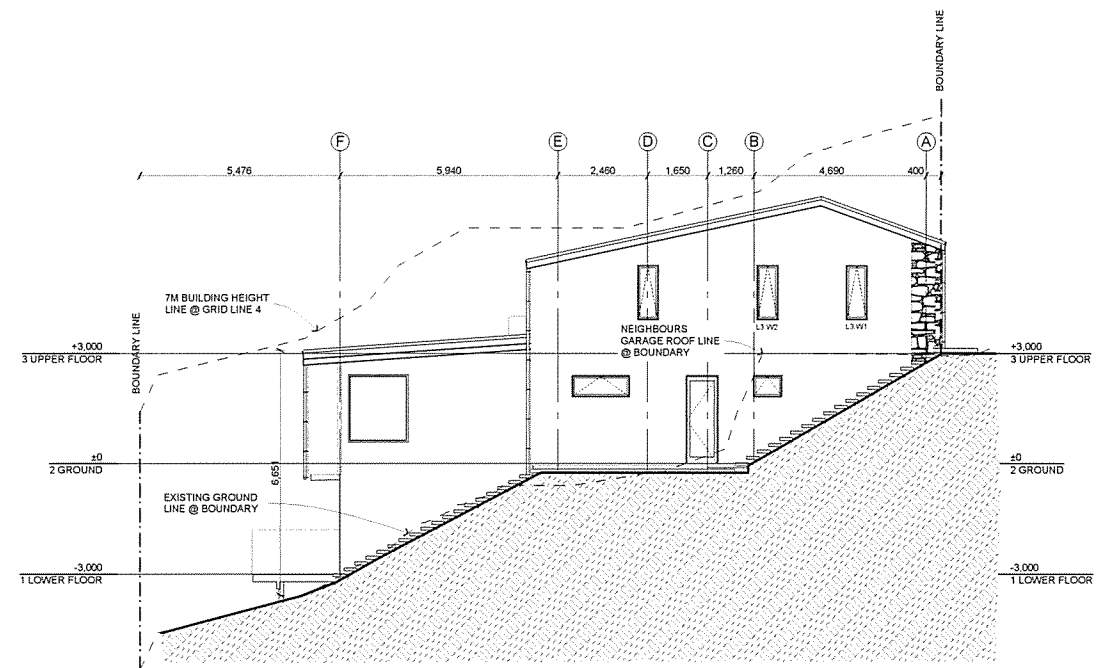
NE NORTH EAST ELEVATION



NW NORTH WEST ELEVATION



SW SOUTH WEST ELEVATION



SE SOUTH EAST ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION

Rev.	ISSUED TO/ AMENDMENT NOTES	DATE

sortedarchitecture
 80 Ardmore St - PO Box 339 - Wanaka New Zealand
 Phone 03 443 1661 - Fax 03 443 5612
 info@sortedarchitecture.co.nz - www.sortedarchitecture.co.nz

CONSULTANTS

JOB TITLE		
STEENSON RESIDENCE 30 LISMORE STREET WANAKA		
CLIENT Mr & Mrs Steenson		
DRAWING TITLE SITE ELEVATIONS		
SCALE 1:100 @ A1		DATE 23/10/2014
DESIGNED BY STEVE HUMPHERSON	DRAWN BY P&J	CHECKED BY STEVE HUMPHERSON
STAGE		DRAWING No "A1.02"
REV	JOB No #Pin	

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE.
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS.
© copyright - sorted architecture - 2013