PRELIMINARY ONLY

ARTISTS IMPRESSION ONLY





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PO Box 11019, Palm Beach 3118
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For Customer:
PROPERTY INVESTMENTS

Location:
Lot 1, 18 McLarin Road, Glenbrook

Legal Description:
LOT 1 DP TBC

Drawing Name:
SCHEME RENDERS

Project No: **22 3995**

Plot Date: **24/05/2022**

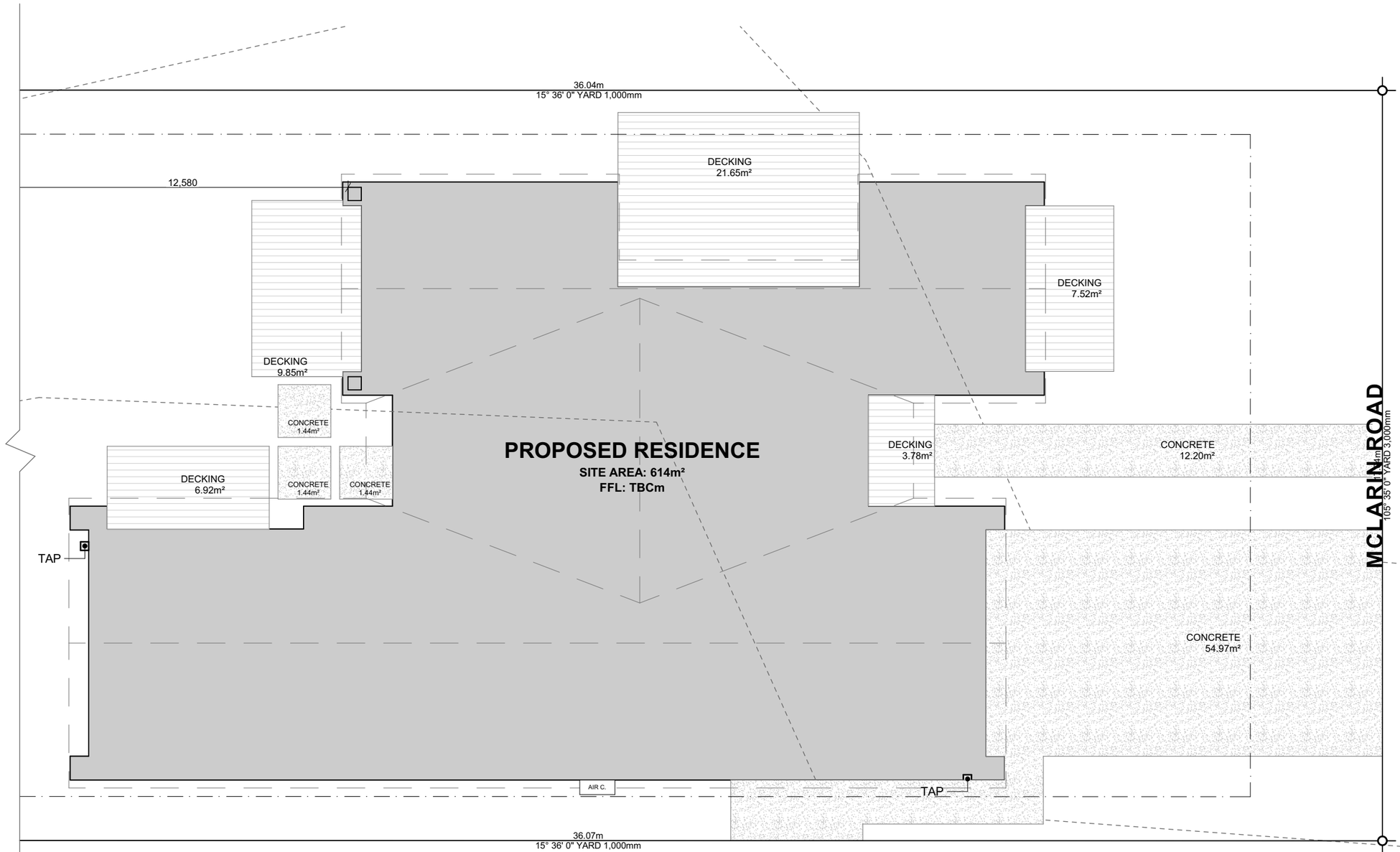
Current Issue: **SP03**

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Sheet No.
01

Scale @ A3:

PRELIMINARY ONLY



SITE NOTES

LEGAL DESCRIPTION:
LOT 1 DP TBC
SITE AREA:
614m²
KAHAWAI POINT DEVELOPMENT - STAGE 3B

COUNCIL:	AUCKLAND
PLANNING ZONE:	SINGLE HOUSE ZONE AND SPECIAL HOUSING AREA 453 GLENBROOK 3
WIND ZONE:	HIGH TBC (BRANZ)
EARTHQUAKE ZONE:	1 TBC (BRANZ)
DURABILITY ZONE:	D TBC (BRANZ)
FFL:	TBC

MAX. BUILDING HEIGHT:
RULE I453.5.13 - REFERS TO H3.6.6
8m MAX HEIGHT EXCEPT THAT 50% OF THE ROOF MAY EXCEED THIS BY 1M WHERE ROOF IS 15° OR MORE
- BUILDING COMPLIES

MAX. ALLOWED SITE COVERAGE:
RULE H3.6.10 35% OF NET SITE AREA
SITE COVERAGE: 214.68 m² / 614m² = 34.96%
- RESULT COMPLIES
Includes:
• overhanging or cantilevered parts of buildings
• any part of the eaves or spouting that projects more than 750mm horizontally from the exterior wall of the building
• accessory buildings.
Excludes:
• uncovered swimming pools • pergolas • uncovered decks
• open structures that are not buildings.

MAX. ALLOWED IMPERMEABLE AREA:
RULE H3.6.9 60% OF NET SITE AREA
IMPERMEABLE AREA: 307.65 m² / 614m² = 50.11%
- RESULT COMPLIES

MIN. ALLOWED LANDSCAPED AREA:
RULE H3.6.11 40% OF NET SITE AREA
MINIMUM 50% OF FRONT YARD
LANDSCAPED AREA 291.84m²/ 614m² = 47.53%
- RESULT COMPLIES

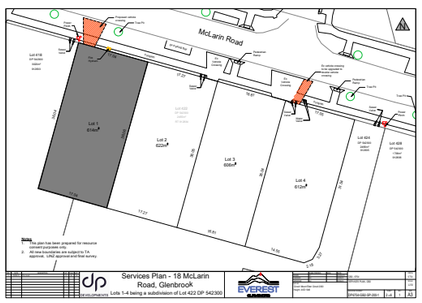
HEIGHT IN RELATION TO BOUNDARY:
- SIDE AND REAR BOUNDARIES 2.5m +45°

YARDS:
EXCL. EAVES/GUTTERS/DOWNPIPES <750mm
- FRONT 3.0m - SIDE 1.0m - REAR 1.0m

SITE PLAN AND BUILDING SITING BASED ON PRELIMINARY SITE INFORMATION ONLY. ALL BEARINGS, DISTANCES AND SITING SHALL BE CONFIRMED UPON RECEIPT OF C.O.T.

DRIVEWAY AND AVENUE PLANTING POSITIONS SHALL BE CONFIRMED VIA SITE MEASURE/SURVEY PLAN BEFORE PROCEEDING TO WORKING DRAWINGS.

PUBLIC DRAINAGE/EASEMENTS SHALL BE CONFIRMED BEFORE PROCEEDING TO WORKING DRAWINGS



SITE AS PER EVEREST SURVEYORS INDICATIVE ONLY
ALL SITE INFORMATION SHOWN SHALL BE CONFIRMED ON SITE

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For Customer:
PROPERTY INVESTMENTS

Location:
Lot 1, 18 McLarin Road, Glenbrook

Legal Description:
LOT 1 DP TBC

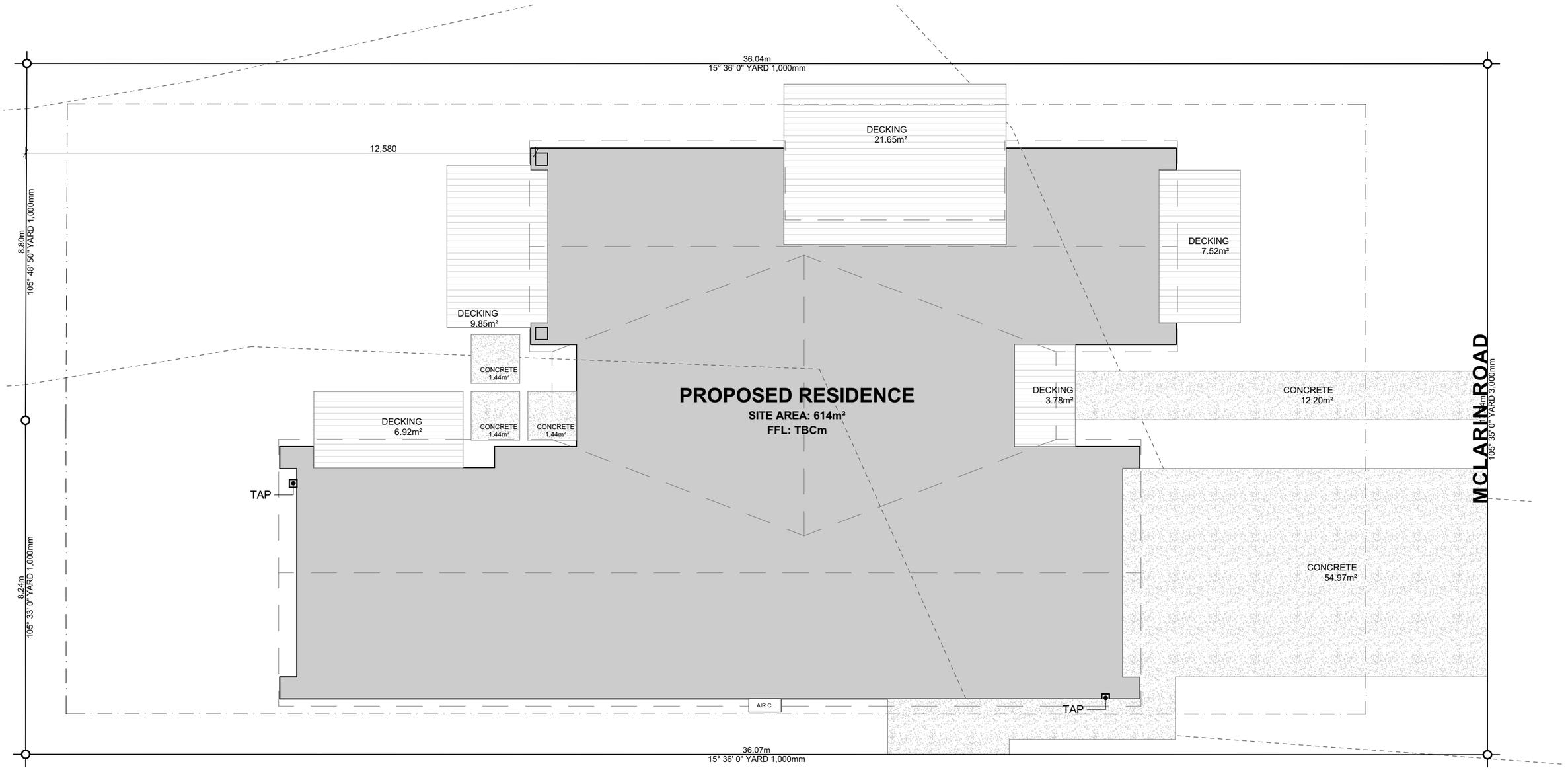
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SITE PLAN

Project No: **22 3995**
Plot Date: **24/05/2022**
Current Issue: **SP03**

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Sheet No.
02
Scale @ A3:
1:100

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For Customer:
PROPERTY INVESTMENTS

Location:
Lot 1, 18 McLarin Road, Glenbrook

Legal Description:
LOT 1 DP TBC

Drawing Name:
MASTER SITE PLAN

Project No: **22 3995**

Plot Date: **24/05/2022**

Current Issue:

Issue:	Revision:	Date:

Sheet No. **03**

Scale @ A3: **1:100**

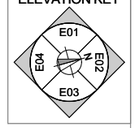
PRELIMINARY ONLY



FLOOR PLAN NOTES

FLOOR LEVEL: FFL TBCm
FLOOR AREA: 213.55m² (OA FRAME)
213.55m² (OA BRICK)
CEILING HEIGHT: 2.42m
INTERNAL DOOR HEIGHT: 2.0m
JOINERY HEAD HEIGHT: 2182mm

ELEVATION KEY



FLOORING AREAS:

ENTRY/KITCH	47.91m²
ENSUITE	5.24m²
BATHROOM	7.64m²
WC	2.22m²

CARPET
VINYL PLANKING
TILES
GARAGE VINYL
CONCRETE TO GARAGE UNLESS OTHERWISE STATED

BATHROOM FIXTURES:
- 1,200.0 VAN
- 1,670.0 x 760.0 BUILT IN BATH
- 2,000.0 x 900.0 TILED SHOWER

ENSUITE FIXTURES:
- 1,690.0 x 900.0 TILED SHOWER
- 1,200.0 VAN

WC FIXTURES:
- 400.0 WHB

SMOKE DETECTORS:
MAX. 3m FROM BEDROOM DOORS

MECHANICAL VENTILATION:
DUCTED TO OUTSIDE VIA SOFFIT (SHELTERED).
MECHANICAL VENTILATION FLOW RATE TO COMPLY WITH G4/AS1 1.2.5:
- MIN 25L/s FOR SHOWERS AND BATHS
- MIN 50L/s FOR COOKTOPS

NOTE: AS PER E3/AS1 ACCEPTED OR APPROVED ALTERNATIVE FLOORING FINISHES SHALL BE PROVIDED AT LEAST 1.5m FROM ALL SANITARY FIXTURES/APPLIANCE IN OPEN PLAN ROOMS

CLIENT/CONSULTANT:
MARK CONFIRMED POSITIONS ON SCHEME PLAN
- EXTERNAL TAPS
- HEAT PUMP
- FLOOR COVERINGS
- METER BOX POSITION
- CONCRETE /DECK/ PAVED AREAS MARKED UP
- AVENUE TREES/LAMP POSTS SITE MEASURED

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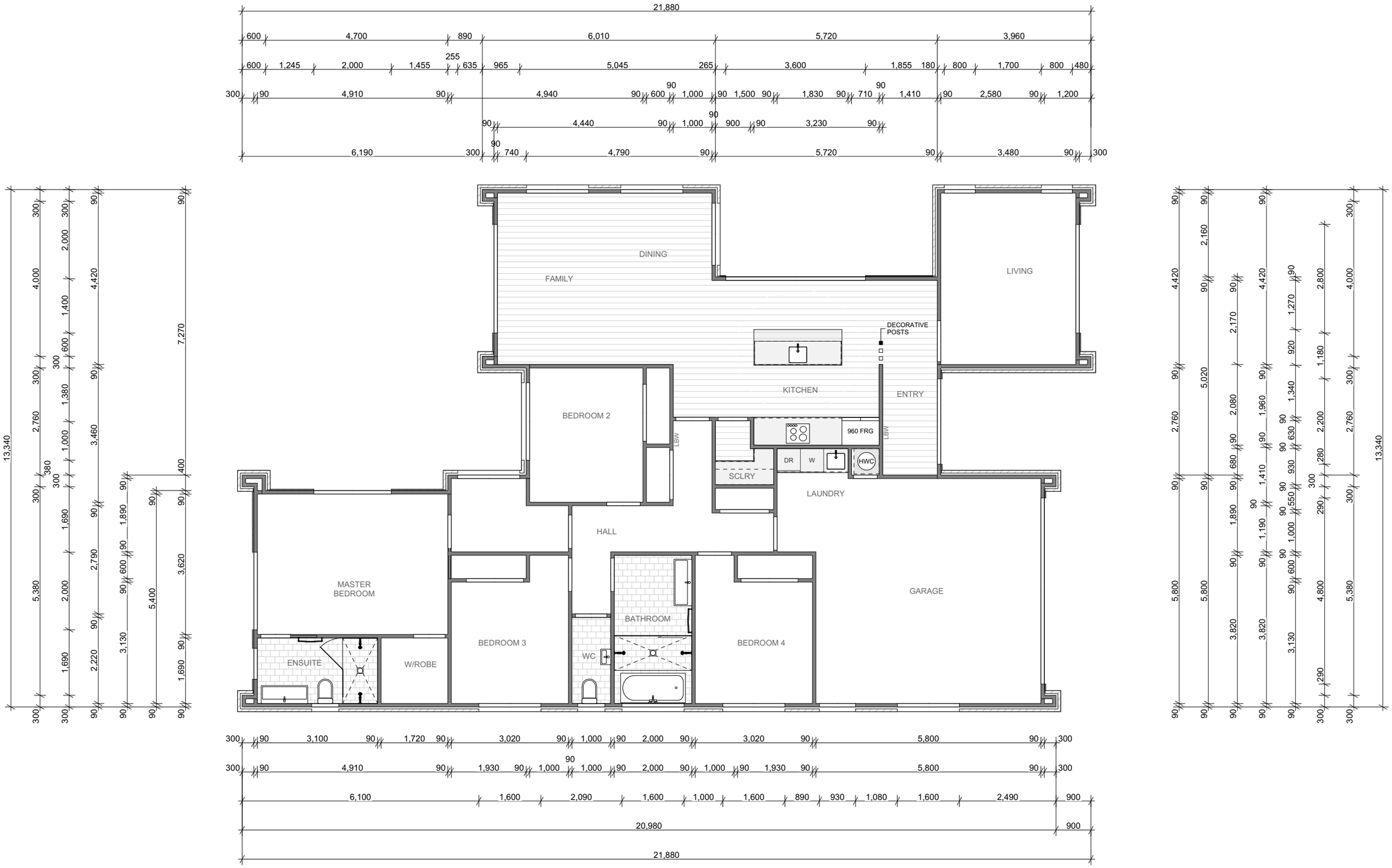
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For Customer: **PROPERTY INVESTMENTS**
Location: **Lot 1, 18 McLarin Road, Glenbrook**
Legal Description: **LOT 1 DP TBC**
Drawing Name: **FLOOR PLAN**
Project No: **22 3995**
Plot Date: **24/05/2022**
Current Issue: **SP03**

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ELEVATION NOTES

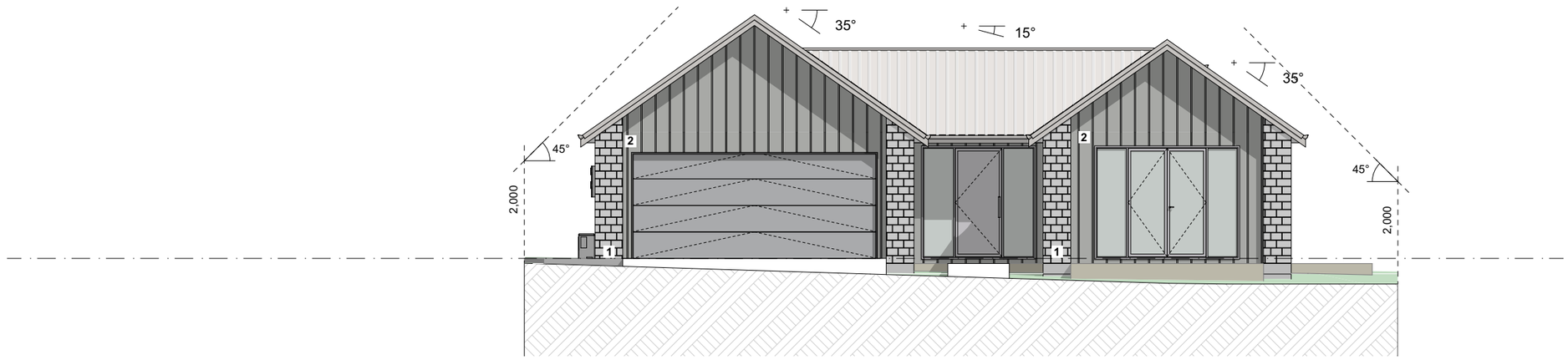
ROOF PITCH:15° & 35°
ROOF CLADDING:
COLORSTEEL ENDURA 0.4 BMT TRAPEZOIDIAL PROFILE LONGRUN

CLADDING 1:
70 SERIES CONCRETE BRICK VENEER OVER 50mm DRAINED CAVITY

CLADDING 2:
JAMES HARDIE VERTICAL OBLIQUE 300 OVER 20mm DRAINED CAVITY



E01 ELEVATION 01
1:100



E02 ELEVATION 02
1:100

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For Customer:
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Location:
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Legal Description:
LOT 1 DP TBC

Drawing Name:
ELEVATIONS E01 & E02

Project No: **22 3995**
Plot Date: **24/05/2022**
Current Issue: **SP03**

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Sheet No.
06

Scale @ A3:
1:100

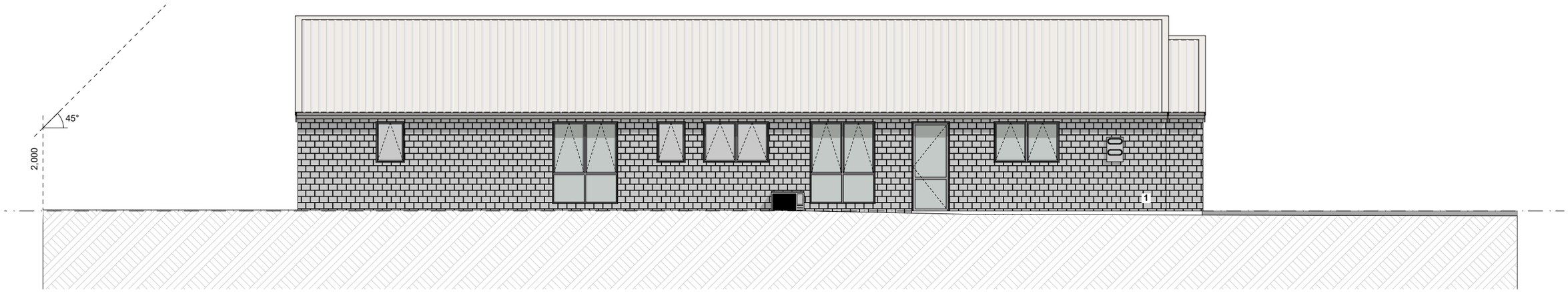
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ELEVATION NOTES

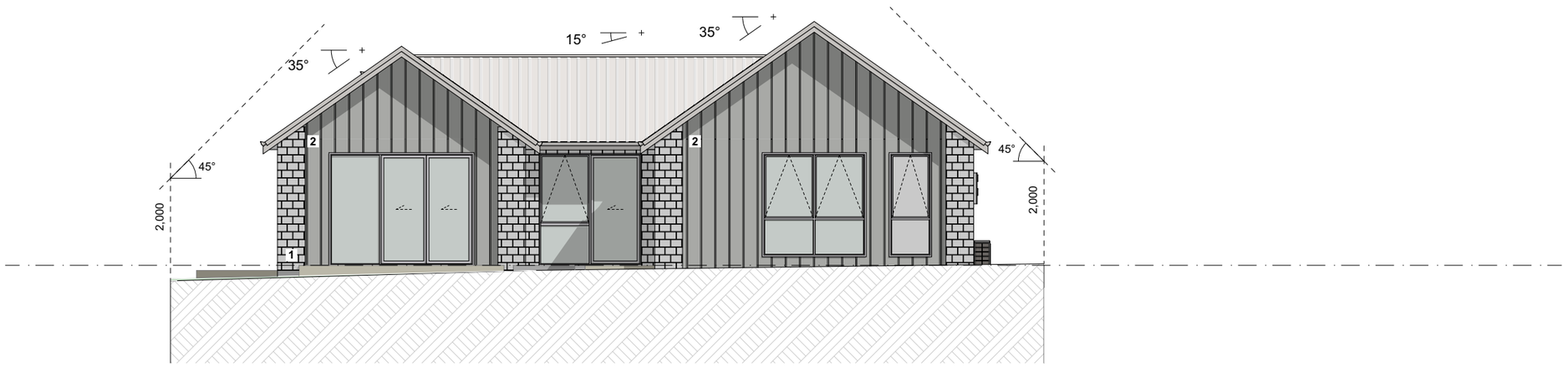
ROOF PITCH:15° & 35°
ROOF CLADDING:
COLORSTEEL ENDURA 0.4 BMT TRAPEZOIDIAL PROFILE LONGRUN

CLADDING 1:
70 SERIES CONCRETE BRICK VENEER OVER 50mm DRAINED CAVITY

CLADDING 2:
JAMES HARDIE VERTICAL OBLIQUE 300 OVER 20mm DRAINED CAVITY



E03 ELEVATION 03
1:100



E04 ELEVATION 04
1:100

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Location:
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Legal Description:
LOT 1 DP TBC

Drawing Name:
ELEVATIONS E03 & E04

Project No: **22 3995**
Plot Date: **24/05/2022**
Current Issue: **SP03**

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07

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1:100