

CRINAN STREET DEVELOPMENT

181 & 185 Crinan Street
Invercargill

Layout	Rev	Sheet Name
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Working Drawings		
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		Cover Page
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A1 Plans		
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A101		Site Location
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A102		Site Plan
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A103		Cut & Fill
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A104		Ground Floor Plan
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A105		First Floor Plan
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A2 Sections		
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A201		Sections
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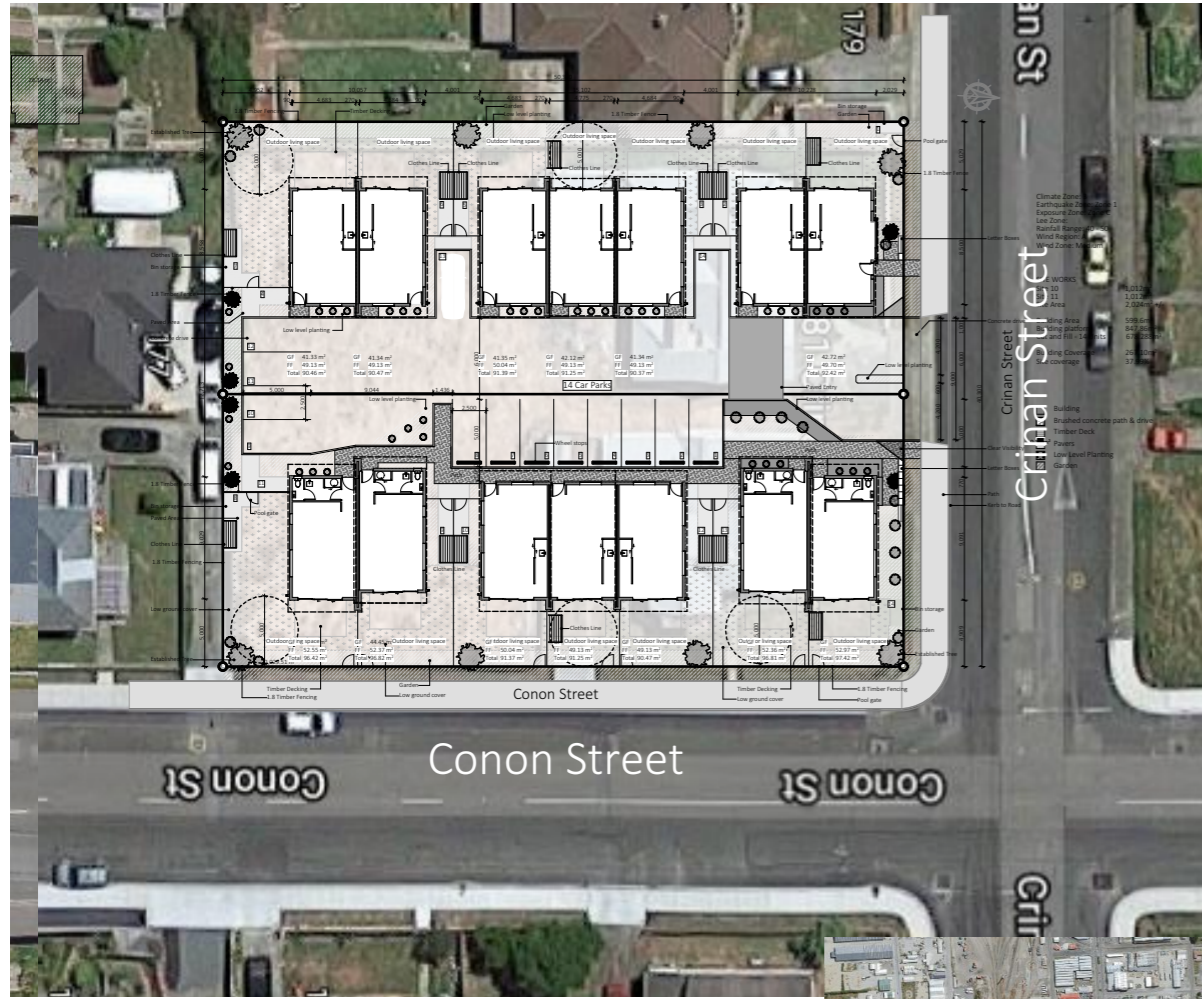
A3 Elevations		
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A301		Elevations
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urban arch

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steve@urbanarch.co.nz, 0210622687



181 & 185 Crinan Street
Invercargill

Parcel ID 181: 3244027
185: 3260743

Appellation:
181: Section 10 Blk XXXV TN OF Invercargill
S02 32
185: Section 11 BlkXXXV TN OF Invercargill
S02 32

Location: Appleby

Climate Zone: 3
Earthquake Zone: Zone 1
Exposure Zone: Zone C
Lee Zone:
Rainfall Range: 40 - 50
Wind Region: A
Wind Zone: Medium

SITE WORKS

Site 10	1,012m ²
Site 11	1,012m ²
Site Area	2,024m ² +/-

Building Area	599.6m ²
Building platform	847.86m ²
Cut and Fill - 14 Units	678.288m ³

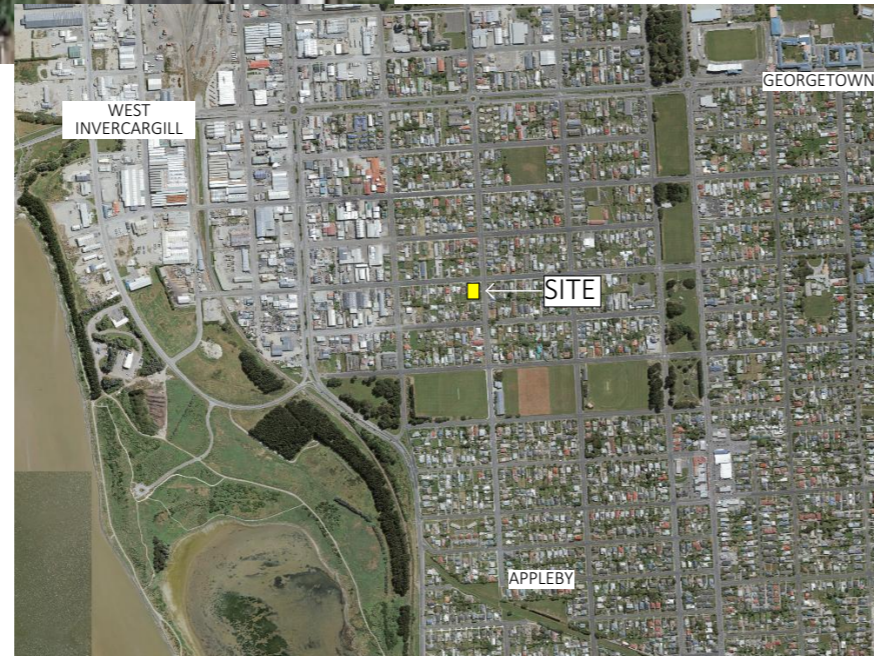
Building Coverage	267.10m ²
Site coverage	37.99%



Site Area	2,024m ² +/-
Existing Site Coverage	426.99m ² (21%)
Existing Hard Standing	337.84m ² (16.6%)
Existing Planted Area	1,258.82m ² (62.1%)

Existing Site Coverage
SCALE N/A

Site Location
SCALE N/A



Water Hydrant W23735
19m from entrance

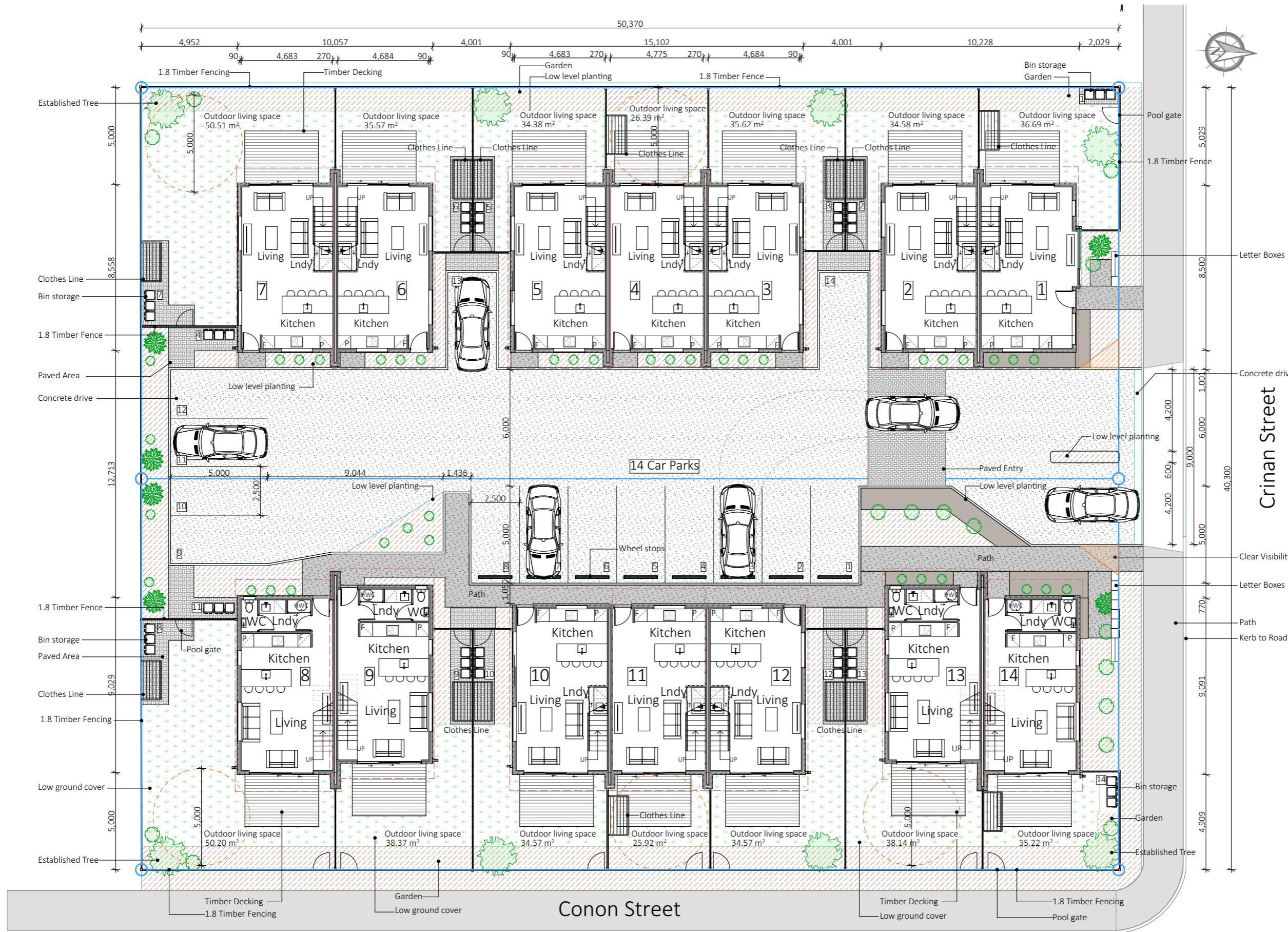


Fire Hydrant location distance to
address entry
There are at least 3

Water Hydrant W23732
46m from entrance

Water Hydrant W23770
59m from entrance

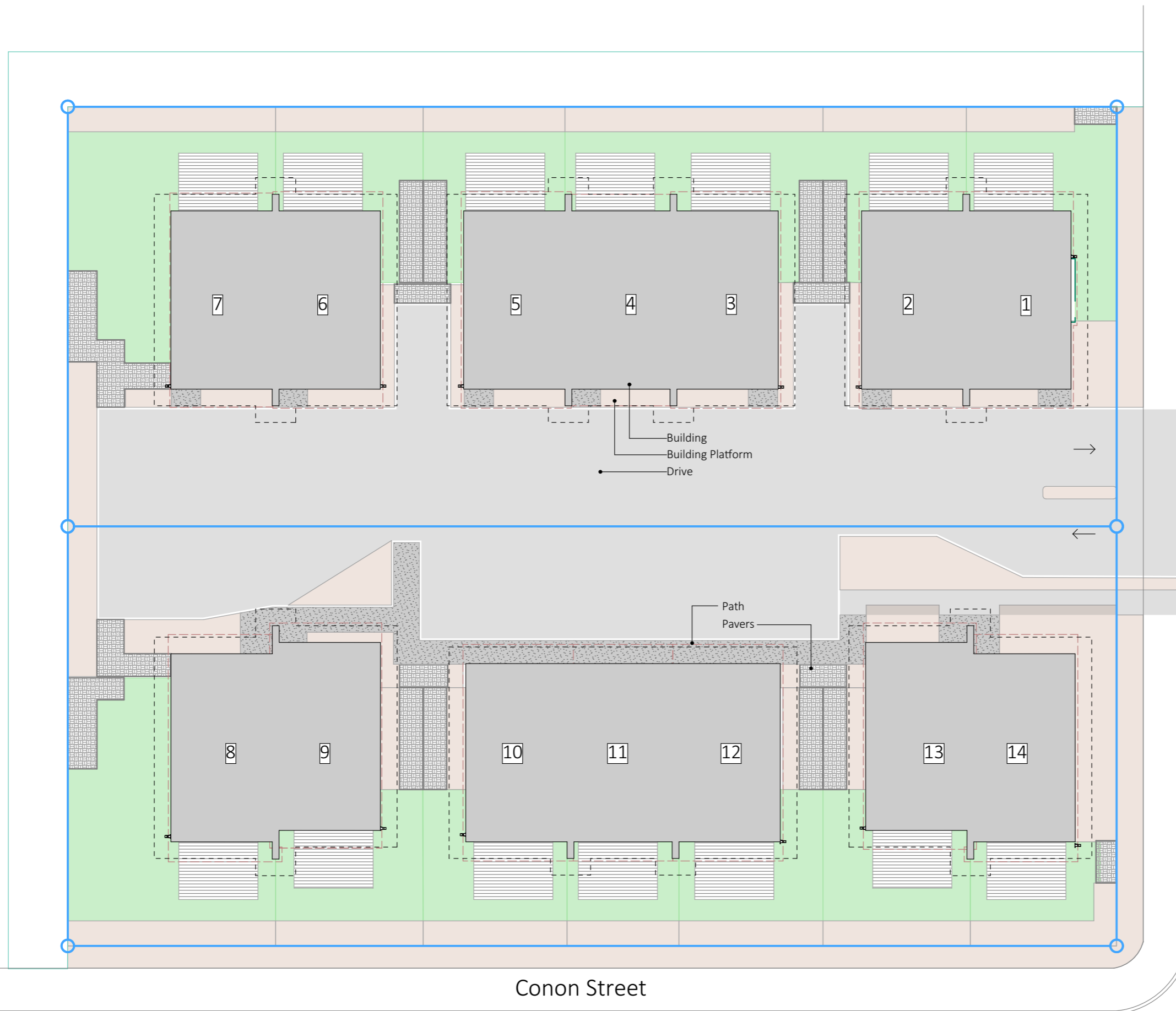
Fire Hydrant Location
SCALE N/A



Climate Zone: 3
 Earthquake Zone: Zone 1
 Exposure Zone: Zone C
 Lee Zone:
 Rainfall Range: 40 - 50
 Wind Region: A
 Wind Zone: Medium

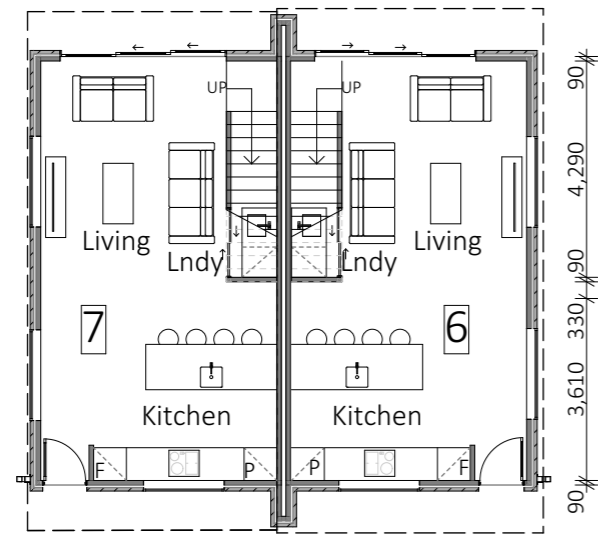
SITE WORKS	
Site 10	1,012m ²
Site 11	1,012m ²
Site Area	2,024m ² +/-
Building Area	599.6m ²
Building platform	847.86m ²
Cut and Fill - 14 Units	678.288m ³
Building Coverage	267.10m ²
Site coverage	37.99%

- Building
- Brushed concrete path & drive
- Timber Deck
- Pavers
- Low Level Planting
- Garden



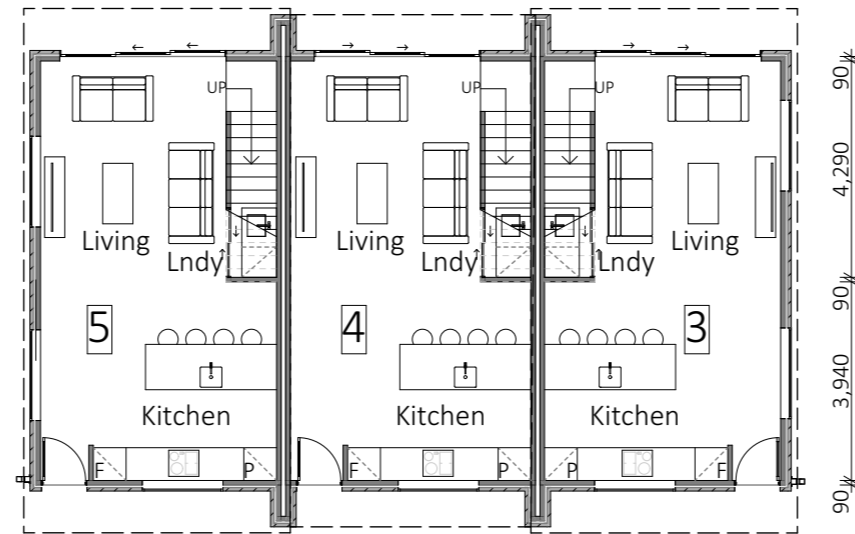
SITE WORKS	
Site 10	1,012m ²
Site 11	1,012m ²
Site Area	2,024m ² +/-
Building Area	
Building platform	599.6m ²
Cut and Fill - 14 Unit	847.86m ²
	678.288m ³
Building Coverage	
Site coverage	267.10m ²
	37.99%
Path & Drive	
Pavers	579.24m ²
Outside of Platform	84.60m ²
Cut and fill	638.61m ²
	191.583m ³
Garden	
	384.35m ²
	18.9%
Total planted area	
	716.79m ²
	35.4%
Deck area	
	148.96m ²
	7.3%

- Building
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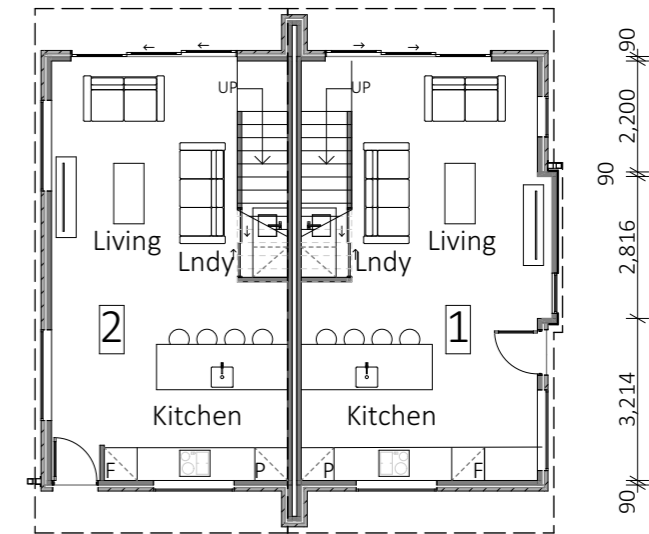
90 958 90 3,635 90 90 3,565 90 1,029 90

GF 41.33 m ²	GF 41.34 m ²
FF 49.13 m ²	FF 49.13 m ²
Total 90.46 m ²	Total 90.47 m ²



90 958 90 3,635 270 1,050 3,635 270 3,635 90 959 90

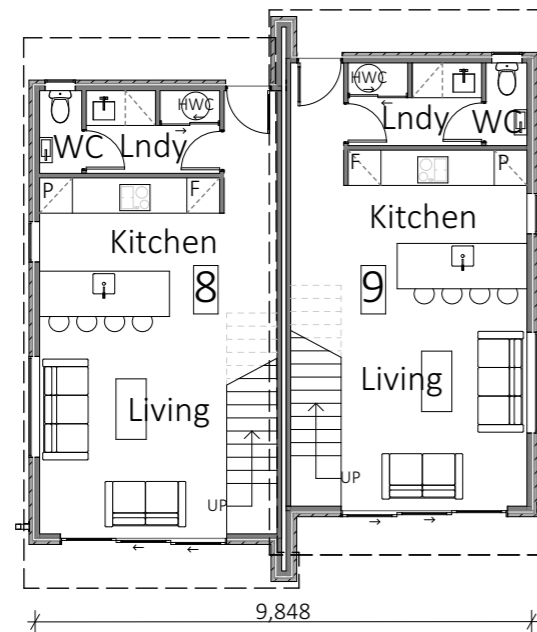
GF 41.35 m ²	GF 42.12 m ²	GF 41.34 m ²
FF 50.04 m ²	FF 49.13 m ²	FF 49.13 m ²
Total 91.39 m ²	Total 91.25 m ²	Total 90.37 m ²



90 958 90 3,635 270 4,684 90

GF 42.12 m ²	GF 42.72 m ²
FF 49.13 m ²	FF 49.70 m ²
Total 91.25 m ²	Total 92.42 m ²

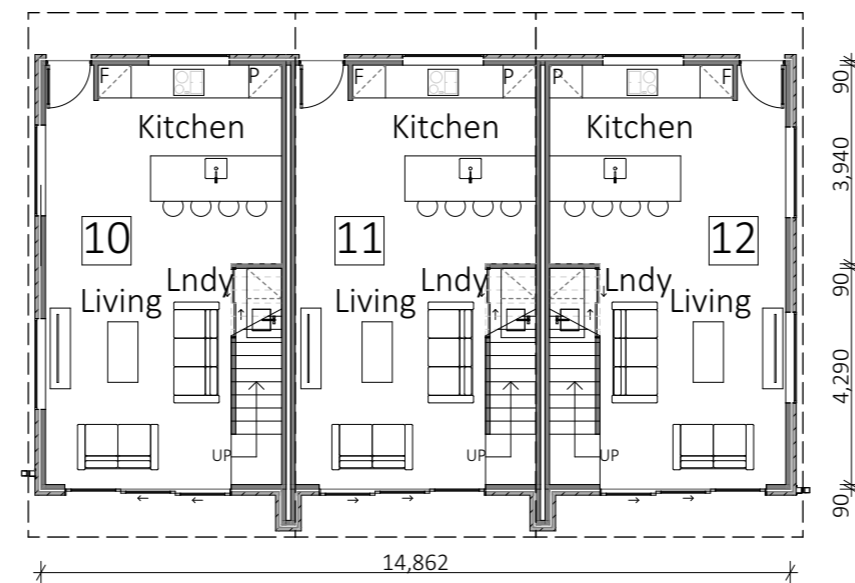
90 4,711 4,957 90



GF 43.87 m ²	GF 44.45 m ²
FF 52.55 m ²	FF 52.37 m ²
Total 96.42 m ²	Total 96.82 m ²

90 4,683 270 4,775 270 4,684 90

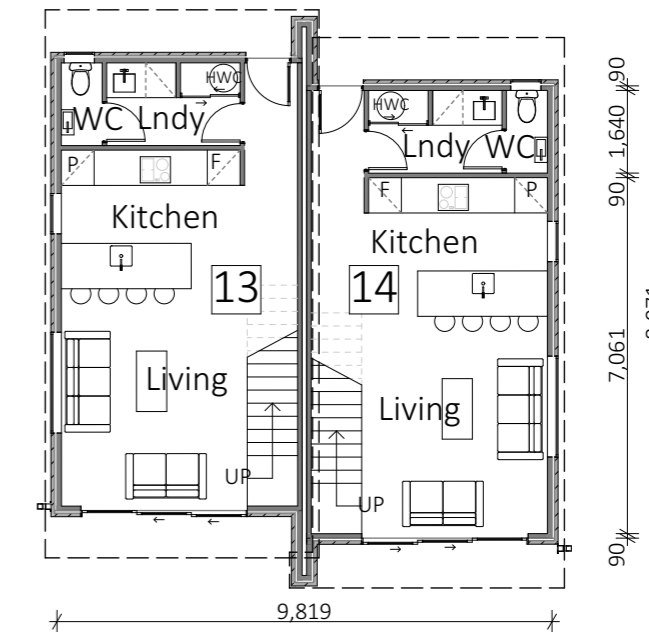
90 958 90 3,635 270 1,050 3,635 270 3,635 90 959 90



GF 41.33 m ²	GF 42.12 m ²	GF 41.34 m ²
FF 50.04 m ²	FF 49.13 m ²	FF 49.13 m ²
Total 91.37 m ²	Total 91.25 m ²	Total 90.47 m ²

90 4,680 270 4,688 90

90 810 1,180 1,050 1,180 90 813 90 1,375 90 270 1,375 90



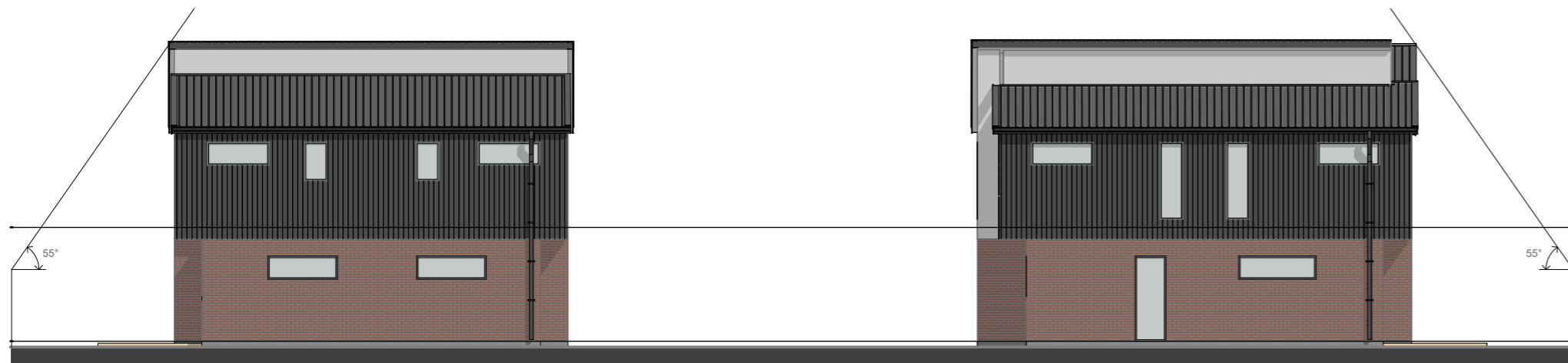
GF 44.45 m ²	GF 44.45 m ²
FF 52.36 m ²	FF 52.97 m ²
Total 96.81 m ²	Total 97.42 m ²



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

- ① Hardies Axon
- ② 70 Series Brick
- ③ Rockcote over Integra

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		4