

life defining space

location plan

SCALE 1:1000

SUMMARY

project address : 202 Marine Parade, Seatoun, Wellington

lot : Part Section 8 Watts Peninsular District 3,769m² more or less

resource consent : refer SR 364 448

zoning : open space b  
note: includes encroachment into coastal marine area

wind zone : extra high as per engineer's calculations

earthquake zone : zone 3

exposure zone : sea spray

total built area :  
existing boat club  
ground floor - boat store: **335m²**  
first floor - clubrooms: **210.5m²**  
decks: **22.6m² + 137.4m² + 13m² = 173m²**  
site coverage: building footprint **348.1m² + 32.4m² (decks >1m) = 380.5m²**

new boat club (above 1m) =m²  
ground floor: **414.4m²**  
first floor: **334m²**  
mezzanine floor: **28.6m²**  
decks: **37.3m² (south) + 79.7m² (north)**  
bridge area: **22.9m²**  
site coverage: building footprint incl decks/ stairs/ eaves > 1m = **457m² + entry roof eaves > 1m 9.4m² + bridge > 1m 22.9m² = 489.3m²**

change rooms, PD shed + surf life saving  
site coverage: **540m² (approx)**

overall site coverage = **27.3% (approx)**

max building height: refer SR 364 448

car parking : 1no. accessible car-park

kerb crossing : 1no. existing kerb crossing

WBBC drawing list

ID	name
003	existing survey
A001	cover
A002	site works plan
A101	ground floor plan - existing
A102	first floor plan - existing
A103	ground floor plan
A104	first floor plan
A105	mezzanine floor plan
A106	roof plan
A107	foundation plan
A108	first floor framing plan
A109	mezzanine floor framing plan
A110	canopy roof
A111	roof framing
A112	ground + mezzanine floor bracing
A113	first floor bracing
A114	first floor ceiling plan
A115	Deck Drainage
A201	section a
A202	section b
A203	section 1
A204	section 2
A205	ramp/ bridge structure
A301	north elevation
A302	east elevation
A303	south elevation
A304	west elevation
A401	door schedule
A402	door schedule
A403	window schedule
A404	window schedule
A501	details
A502	details
A503	details
A504	details
A505	details
A506	details
A507	details
A508	details
A601	kitchen
A602	kitchen
A603	kitchenette
A604	stair 01
A605	stair 02
A606	womens/ mens WC
A607	womens/ mens WC

Project:

WBBC

For: WORSER BAY BOATING CLUB

At: Marine Parade, Seatoun, Wellington

© Copyright Novak+Middleton Limited. All dimension to be checked on site. Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Novak+Middleton Limited.

Novak+Middleton Limited, 15 Everton Terrace, PO Box 12 232, Wellington 6144  
t 04 472 9729 f 04 472 9728 e architects@novakmiddleton.co.nz  
www.novakmiddleton.co.nz

REV: DATE: COMMENT:

Scale: 1:100

Original size: A3

Date: 20 December 2016

File Reference:  
N:\2013\1345 Worser Bay Clubhouse\3.0 Drawings\3.1-Arch\CAD\CD\161207 - WBBC v201.ph

Drawing:

cover

Issue:

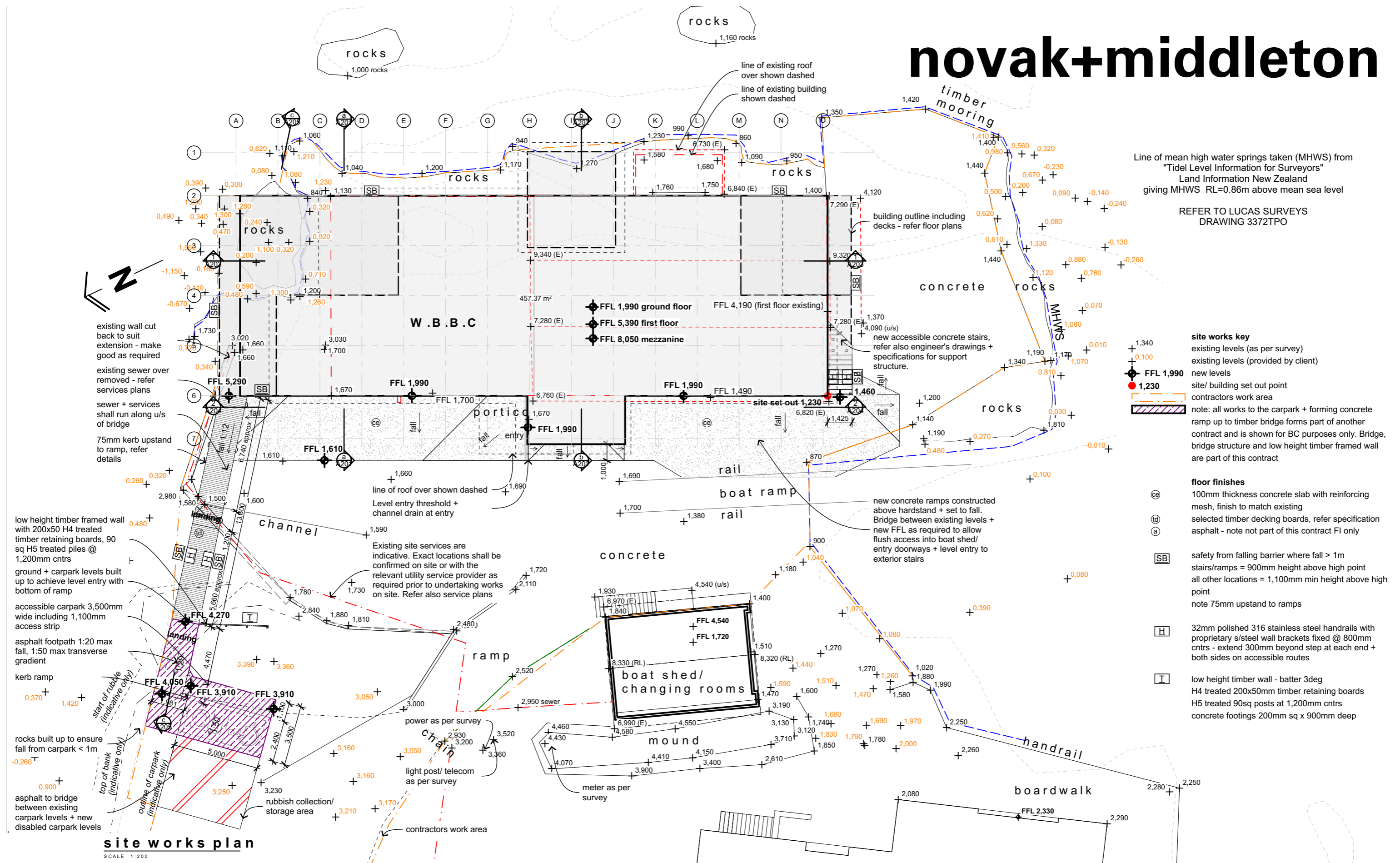
Building Consent Set

Project number:

1345

Drawing number / Revision:

A001



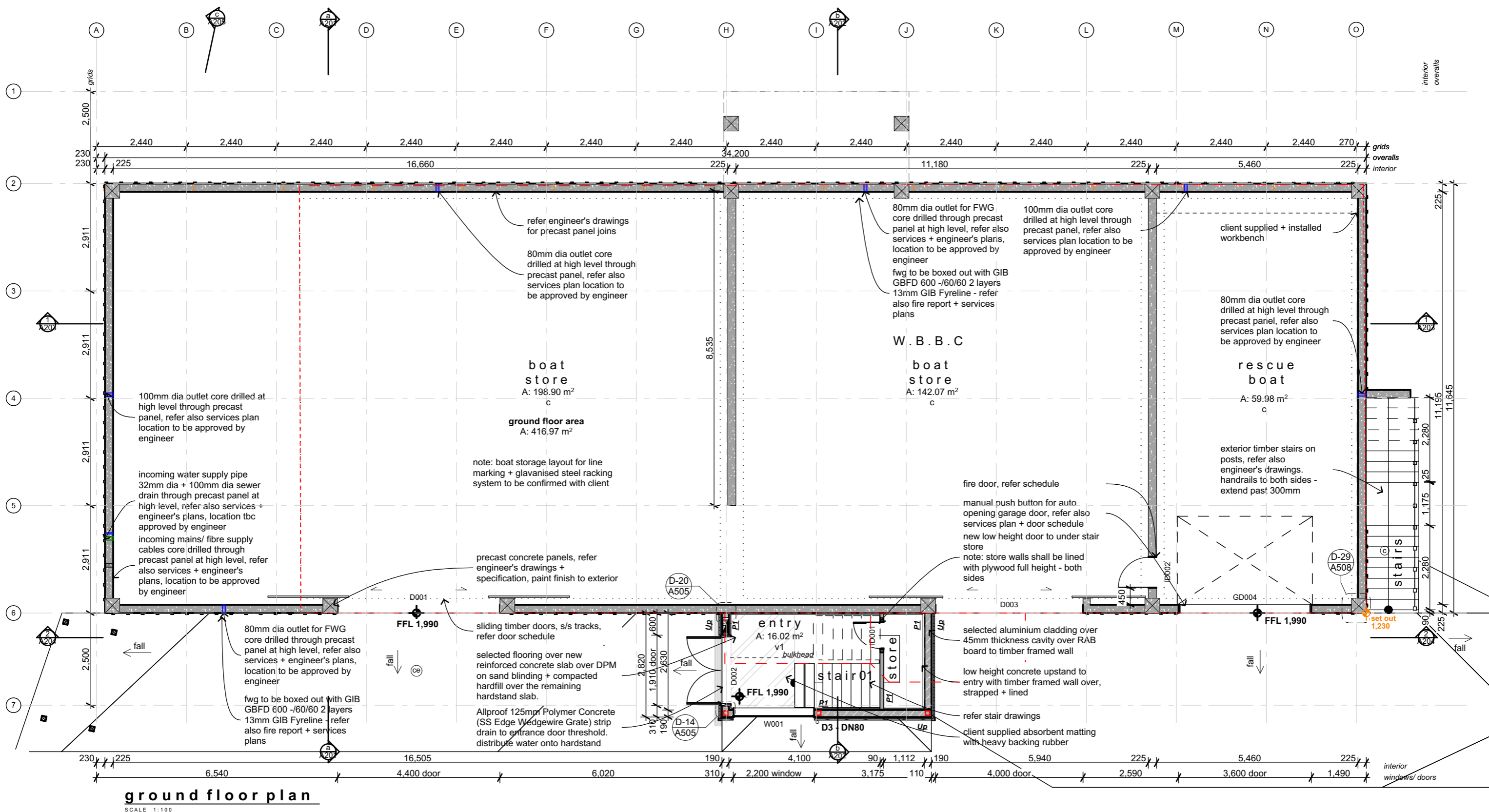
Line of mean high water springs taken (MHWS) from  
"Tidel Level Information for Surveyors"  
Land Information New Zealand  
giving MHWS RL=0.86m above mean sea level

REFER TO LUCAS SURVEYS  
DRAWING 3372TPO

**site works key**  
existing levels (as per survey)  
existing levels (provided by client)  
new levels  
site/ building set out point  
contractors work area  
note: all works to the carpark + forming concrete  
ramp up to timber bridge forms part of another  
contract and is shown for BC purposes only. Bridge,  
bridge structure and low height timber framed wall  
are part of this contract

**floor finishes**  
100mm thickness concrete slab with reinforcing  
mesh, finish to match existing  
selected timber decking boards, refer specification  
asphalt - note not part of this contract FI only  
safety from falling barrier where fall > 1m  
stairs/ramps = 900mm height above high point  
all other locations = 1,100mm min height above high  
point  
note 75mm upstand to ramps  
32mm polished 316 stainless steel handrails with  
proprietary s/steel wall brackets fixed @ 800mm  
cntrs - extend 300mm beyond step at each end +  
both sides on accessible routes  
low height timber wall - batter 3deg  
H4 treated 200x50mm timber retaining boards  
H5 treated 90sq posts at 1,200mm cntrs  
concrete footings 200mm sq x 900mm deep

site works plan  
SCALE 1:200



Project:

**WBBC**

For: WORSEY BAY BOATING CLUB

At: Marine Parade, Seatoun, Wellington

© Copyright Novak+Middleton Limited. All dimension to be checked on site. Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Novak+Middleton Limited.

Novak+Middleton Limited, 15 Everton Terrace, PO Box 12 232, Wellington 6144  
t 04 472 9729 f 04 472 9728 e architects@novakmiddleton.co.nz  
www.novakmiddleton.co.nz

REV: DATE: COMMENT:

Scale: 1:100

Original size: A3

Date: 20 December 2016

File Reference:

N:\2013\1345 Worser Bay Clubhouse\3.0 Drawings\3.1-Arch\CAD\CD\161207 - WBBC v20.dwg

Drawing:

ground floor plan

Issue:

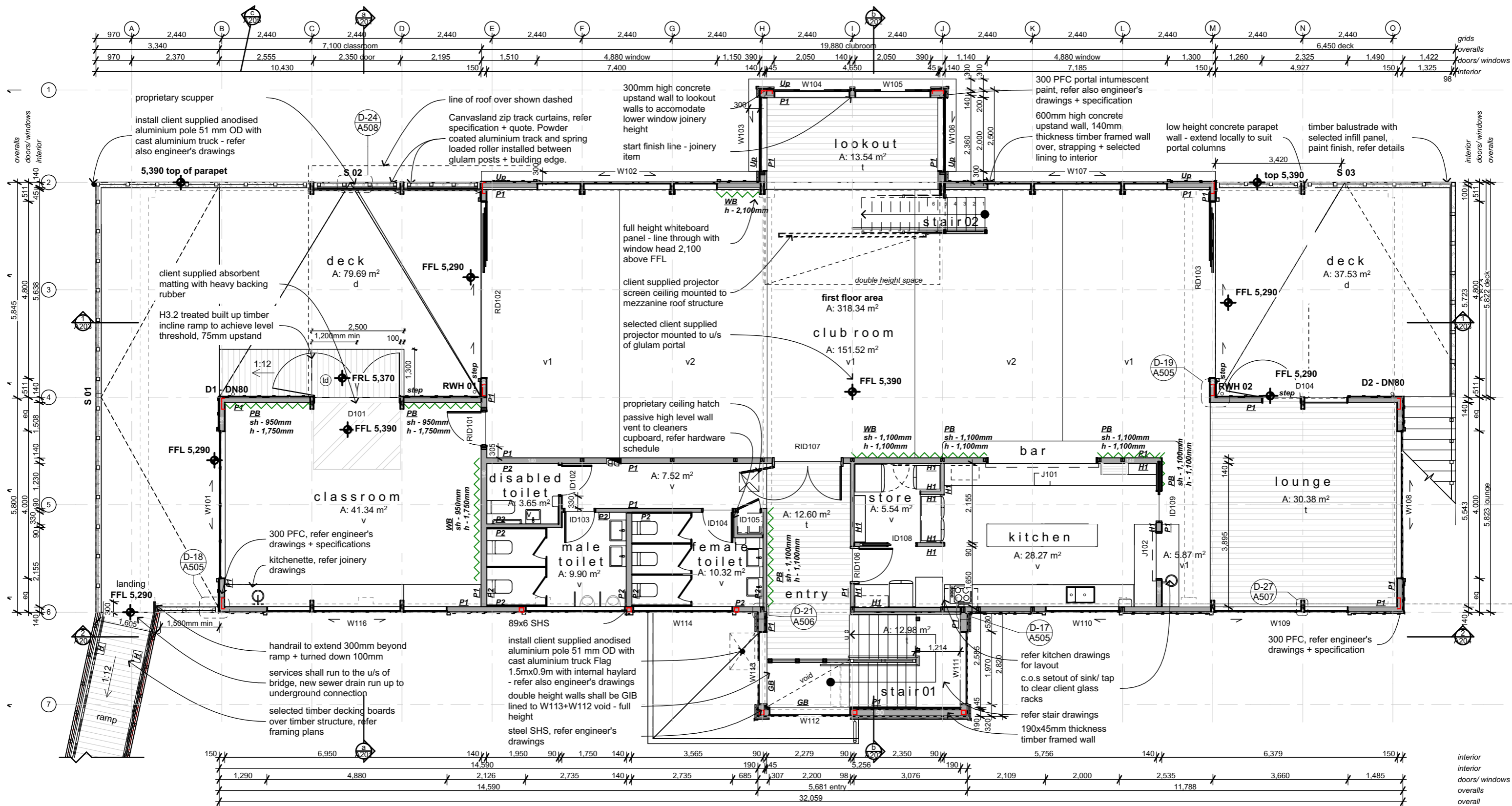
Building Consent Set

Project number:

**1345**

Drawing number / Revision:

**A103**



first floor plan  
SCALE 1:100

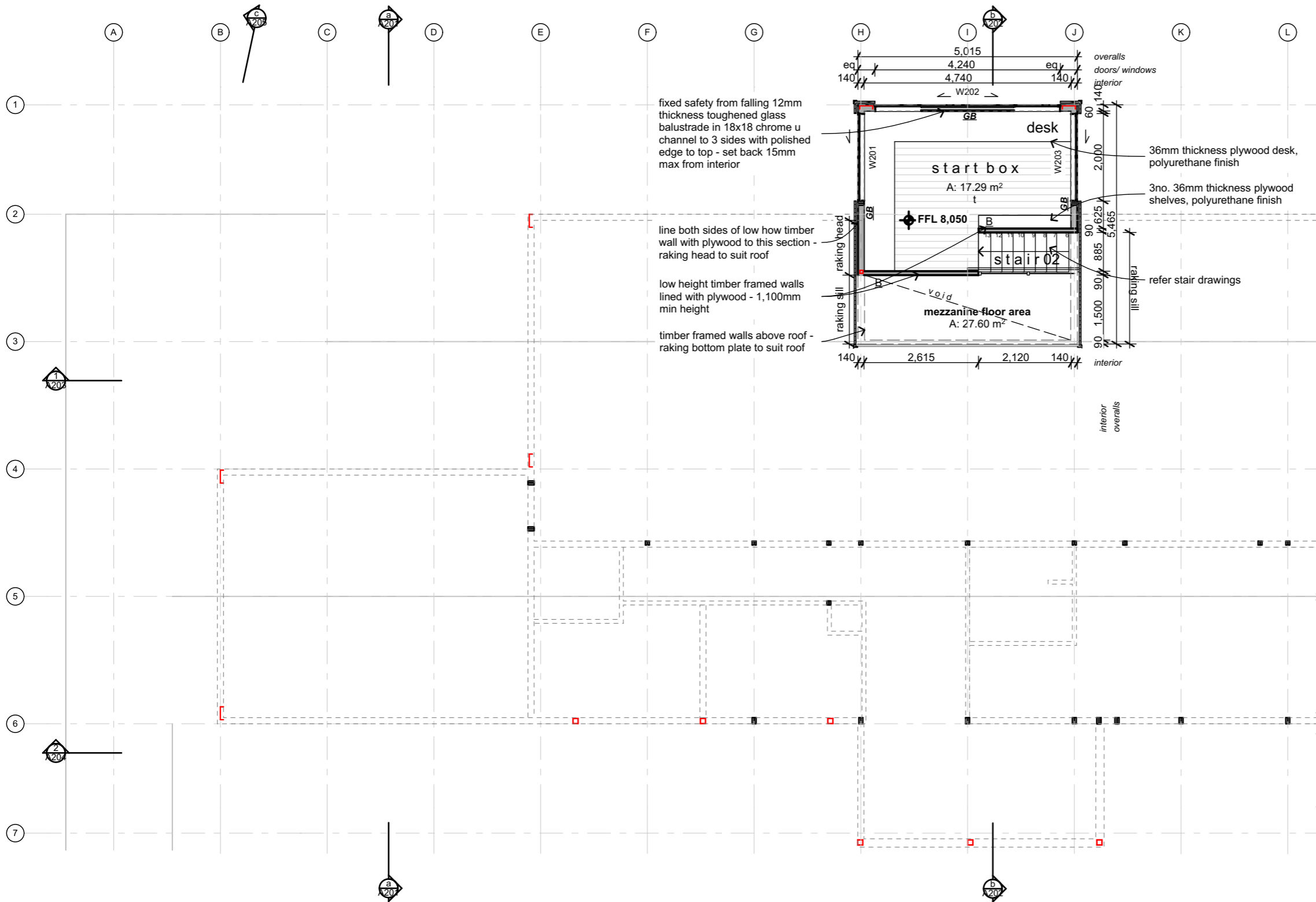
Project:  
**WBBC**  
For: WORSEY BAY BOATING CLUB  
At: Marine Parade, Seatoun, Wellington

© Copyright Novak+Middleton Limited. All dimension to be checked on site. Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Novak+Middleton Limited.  
Novak+Middleton Limited, 15 Everton Terrace, PO Box 12 232, Wellington 6144  
t 04 472 9729 f 04 472 9728 e architects@novakmiddleton.co.nz  
www.novakmiddleton.co.nz

REV:    DATE:    COMMENT:

Scale: 1:100  
Original size: A3  
Date: 20 December 2016  
File Reference:  
N:\2013\1345 Worser Bay Clubhouse\3.0 Drawings\3.1-Arch\CAD\CD\161207 - WBBC v20.dwg

Drawing:  
first floor plan  
Issue:  
Building Consent Set  
Project number:  
**1345**  
Drawing number / Revision:  
**A104**



- floor plan key**
- walls**
- external timber framed walls shall be SG8 140/190mm thickness H3.2 treated kiln dried timber framing with H3.2 top and bottom plates. Dwangs @ 800mm. Refer also bracing plan.
- Internal timber framed walls to be SG8 140/90mm thickness H1.2 treated kiln dried timber framing with H3.2 top and bottom plates. Dwangs @ 800mm.
- Strapping shall be 45x45mm H1.2 treated kiln dried battens
- concrete wall panels with surface pattern, paint finish exterior only. Provide 316 stainless steel staging scaffold sockets embedded in panels for future painter brackets (horizontally spaced 1.6m max apart - 3no. vertically evenly spaced) to Seaward facing panels (refer also North + East Elevations)
- wall cladding**
- Colorcote AlumiGard corrugated wall cladding over 45mm thickness timber girts over 6mm thickness JH Home RAB board. s/s fixings.
- JH 9mm thickness Titan and Hardies CLD exposed vertical battens @ 400mm cntrs over 70x19mm CLD structural cavity battens @ 400mm cntrs + 6mm JH Home RAB board. (Note: allow extra cost to sand the edges of CLD battens for smooth finish prior to using as external cladding batten). Paint finish. s/s fixings
- 32mm polished 316 stainless steel handrails with proprietary s/steel wall brackets.
- interior linings**
- P1** wall linings shall be 12mm Ecoply Plygroove to dado height 1,200mm, intumescent clear coat, 10mm GIB above dado to walls + 13mm GIB to suspended ceilings unless otherwise noted - paint finish. Refer also bracing plans.
- P2** wall linings to wet areas shall be 12mm plywood to dado height 1,200mm, intumescent clear coat, 10mm GIB aqualine lining above dado +13mm GIB aqualine suspended ceilings, paint finish.
- H1** HardiGlaze Premium 6mm thickness lining to walls + ceilings to kitchen area - aluminium jointers. Refer also specification for installation details + selections
- Whiteboard - in aluminium frame + steel backing, wall mounted
- Pinboard - autex vertiface panel or similar - colour tbc
- general**
- existing levels (as per survey)
- new levels (relative to site datum)
- ceiling level (above ffl)
- door/ window id - refer also door + window schedule
- floor finishes**
- concrete float finish, refer specification
- selected vinyl over FLC, V1/V2 = alternating colours, refer specification
- selected vinyl over FLC, refer specification
- 100mm high cove limited to bathroom + kitchen areas. Aluminium capping trim
- selected membrane, refer specification
- selected timber decking boards, refer specification
- selected timber flooring, refer specification
- note: ecoply flooring structural plywood shall be 17mm thickness T+G CD surface grade with sanded C face upwards, H3.2 treated, F8 stress grade
- New Rondo Panther ceiling access hatch 530x530mm.
- note:**
- all steelwork/ reinforcing shall be galvanised prior to being erected on site.
  - Flashings between wall cladding and concrete wall panels shall be 0.9mm aluminium pre painted with high build system - refer spec.
  - temporarily build up levels to build new building
  - refer also specification for selection of all materials + finishes
  - all timber framing shall be in accordance with NZS3604:2011 unless otherwise stated.
  - Form reinforced concrete upstand walls up to 50mm below window sill height to this section of the building
  - allow for line markings and numbering. **Layout tbc**
  - galv steel boat racks to Boat Shed. Allow for installation. **Layout tbc**
  - All concrete work to be ECS Marine II for externally exposed concrete with fly ash supplementary cementitious material (SCM). All other concrete shall be N30 with fly ash SCM - refer specification

mezzanine floor plan

SCALE 1:100

Project:

WBBC

For: WORSEY BAY BOATING CLUB

At: Marine Parade, Seatoun, Wellington

© Copyright Novak+Middleton Limited. All dimension to be checked on site. Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Novak+Middleton Limited.

Novak+Middleton Limited, 15 Everton Terrace, PO Box 12 232, Wellington 6144  
t 04 472 9729 f 04 472 9728 e architects@novakmiddleton.co.nz  
www.novakmiddleton.co.nz

REV: DATE: COMMENT:

Scale: 1:100

Original size: A3

Date: 20 December 2016

File Reference:

N:\2013\1345 Worsley Bay Clubhouse\3.0 Drawings\3.1-Arch\CAD\CD\161207 - WBBC v20.pn

Drawing:

mezzanine floor plan

Issue:

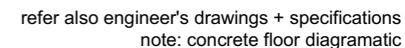
Building Consent Set

Project number:

1345

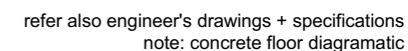
Drawing number / Revision:

A105



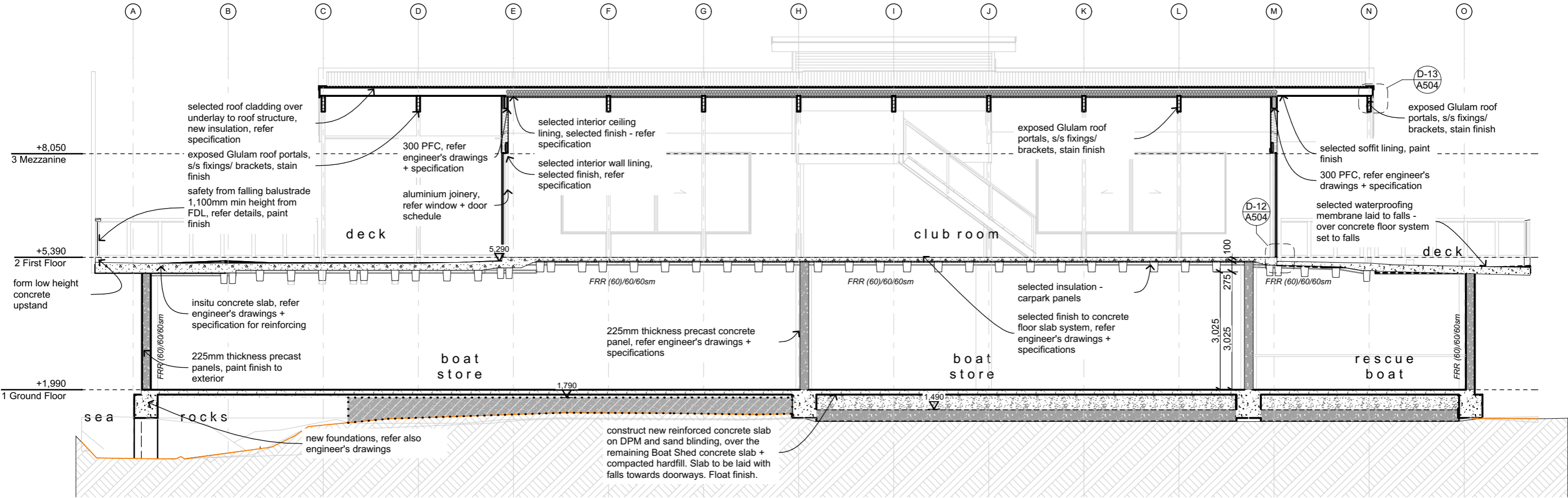
SCALE 1:100

# A201



SCALE 1:100

## A202



section 1

SCALE 1:100

Project:

WBBC

For: WORSEY BAY BOATING CLUB

At: Marine Parade, Seatoun, Wellington

© Copyright Novak+Middleton Limited. All dimension to be checked on site. Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Novak+Middleton Limited.

Novak+Middleton Limited, 15 Everton Terrace, PO Box 12 232, Wellington 6144  
t 04 472 9729 f 04 472 9728 e architects@novakmiddleton.co.nz  
www.novakmiddleton.co.nz

REV: DATE: COMMENT:

Scale: 1:100

Original size: A3

Date: 20 December 2016

File Reference:  
N:\2013\1345 Worsley Bay Clubhouse\3.0 Drawings\3.1-Arch\CAD\CD\161207 - WBBC v20.pht

Drawing:

section 1

Issue:

Building Consent Set

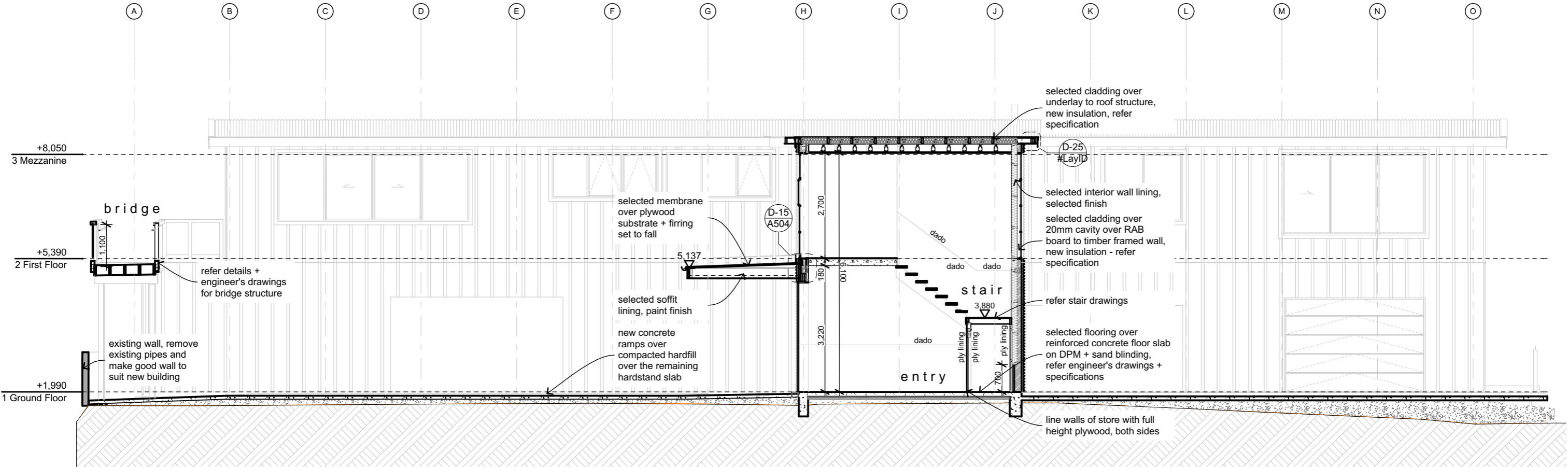
refer also engineer's drawings + specifications  
note: concrete floor diagramatic

Project number:

1345

Drawing number / Revision:

A203



section 2

SCALE 1:100

Project:

WBBC

For: WORSEY BAY BOATING CLUB

At: Marine Parade, Seatoun, Wellington

© Copyright Novak+Middleton Limited. All dimension to be checked on site. Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Novak+Middleton Limited.

Novak+Middleton Limited, 15 Everton Terrace, PO Box 12 232, Wellington 6144  
t 04 472 9729 f 04 472 9728 e architects@novakmiddleton.co.nz  
www.novakmiddleton.co.nz

REV: DATE: COMMENT:

Scale: 1:100

Original size: A3

Date: 20 December 2016

File Reference:  
N:\2013\1345 Worsley Bay Clubhouse\3.0 Drawings\3.1-Arch\CAD\CD\161207 - WBBC v20.pht

Drawing:

section 2

Issue:

Building Consent Set

refer also engineer's drawings + specifications  
note: concrete floor diagramatic

Project number:

1345

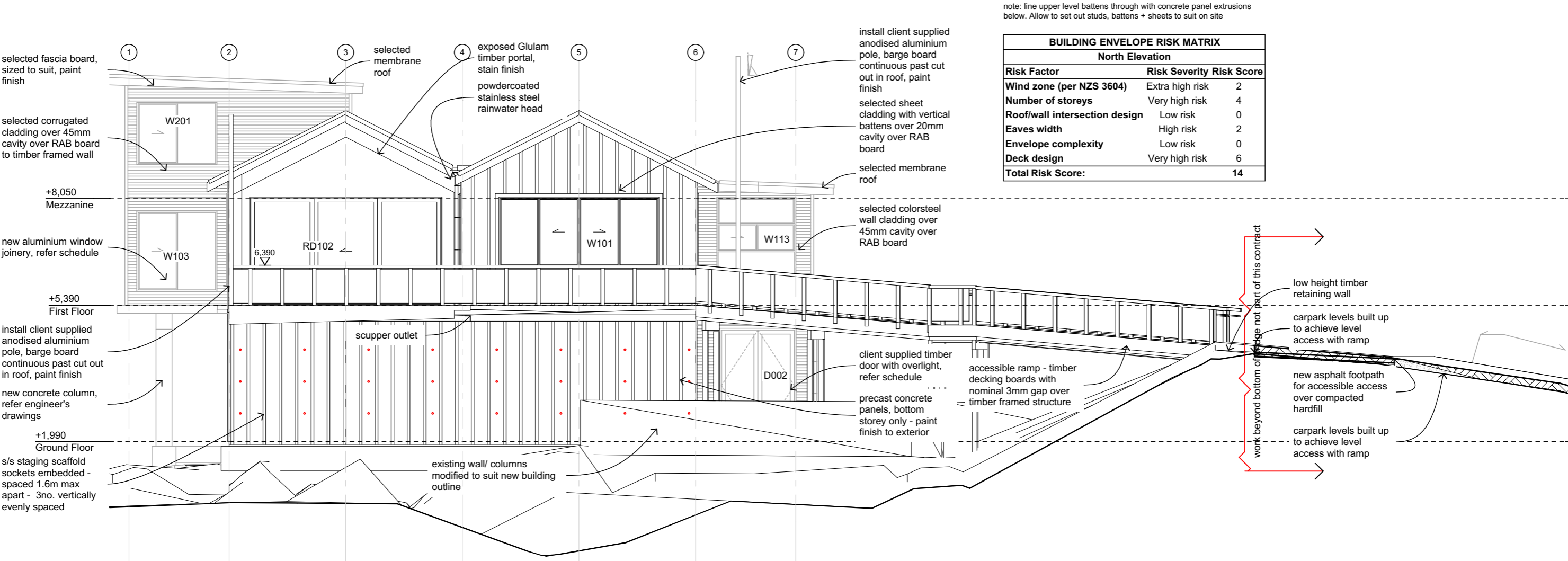
Drawing number / Revision:

A204

**WBBC**

**1345**

# A205



north elevation

SCALE 1:100

Project:

WBBC

For: WORSEY BAY BOATING CLUB

At: Marine Parade, Seatoun, Wellington

© Copyright Novak+Middleton Limited. All dimension to be checked on site. Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Novak+Middleton Limited.

Novak+Middleton Limited, 15 Everton Terrace, PO Box 12 232, Wellington 6144  
t 04 472 9729 f 04 472 9728 e architects@novakmiddleton.co.nz  
www.novakmiddleton.co.nz

REV: DATE: COMMENT:

Scale: 1:100

Original size: A3

Date: 20 December 2016

File Reference:  
N:\2013\1345 Worsley Bay Clubhouse\3.0 Drawings\3.1-Arch\CAD\CD\161207 - WBBC v20.pht

Drawing:

north elevation

Issue:

Building Consent Set

Project number:

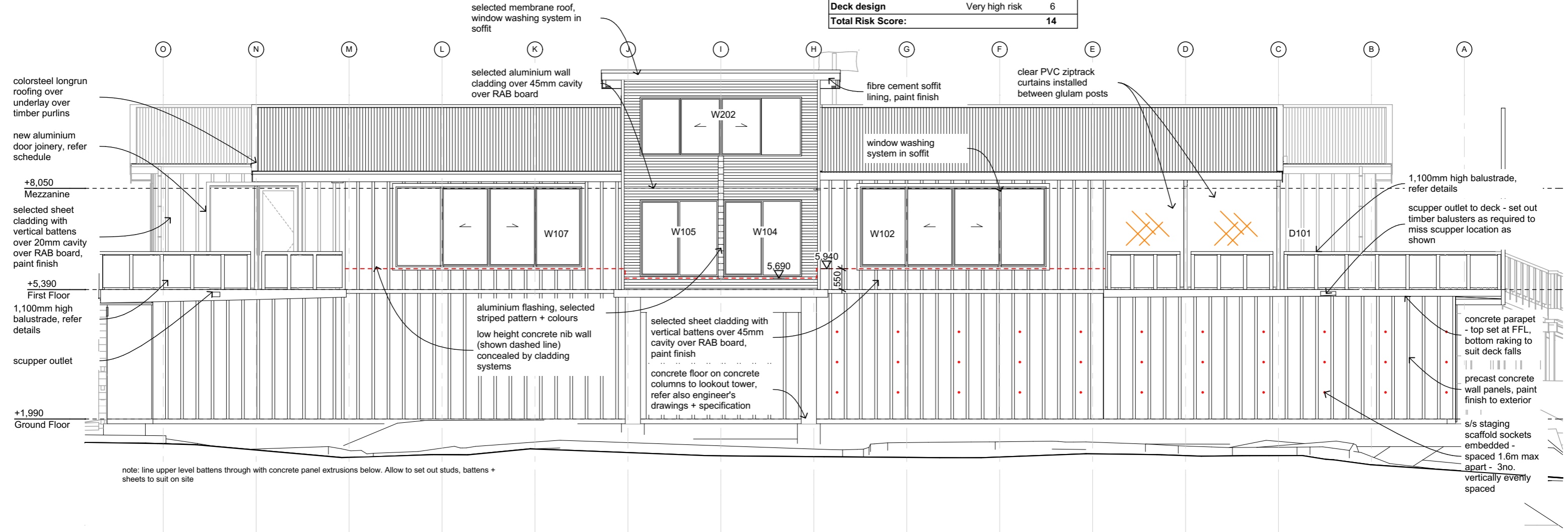
1345

Drawing number / Revision:

A301

note: line upper level battens through with concrete panel extrusions below. Allow to set out studs, battens + sheets to suit on site

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Very high risk	4
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Very high risk	6
Total Risk Score:		14



east elevation  
SCALE 1:100

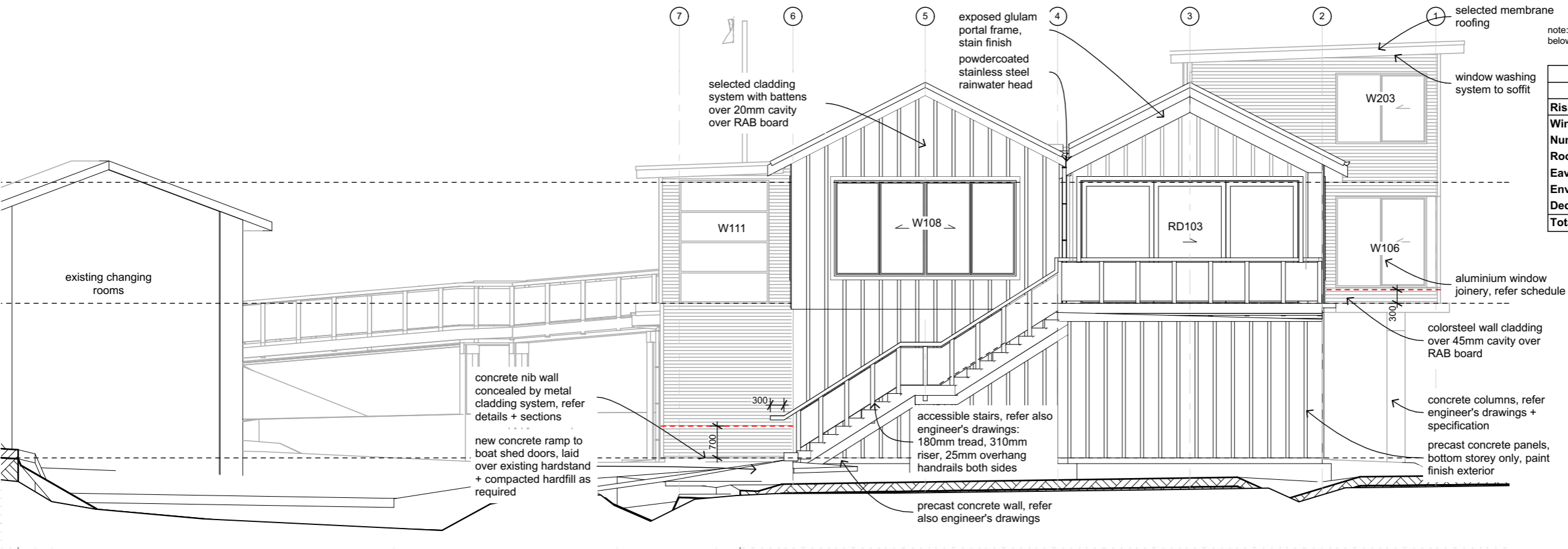
Project:  
**WBBC**  
For: WORSEY BAY BOATING CLUB  
At: Marine Parade, Seatoun, Wellington

© Copyright Novak+Middleton Limited. All dimension to be checked on site. Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Novak+Middleton Limited.  
Novak+Middleton Limited, 15 Everton Terrace, PO Box 12 232, Wellington 6144  
t 04 472 9729 f 04 472 9728 e architects@novakmiddleton.co.nz  
www.novakmiddleton.co.nz

REV:    DATE:    COMMENT:

Scale: 1:100  
Original size: A3  
Date: 20 December 2016  
File Reference:  
N:\2013\1345 Worsley Bay Clubhouse\3.0-Drawings\3.1-Arch\CAD\CD161207 - WBBC v20.dwg

Drawing:  
east elevation  
Issue:  
Building Consent Set  
Project number:  
**1345**  
Drawing number / Revision:  
**A302**



BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Very high risk	4
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Very high risk	6
Total Risk Score:		15

south elevation

SCALE 1:100

Project:

WBBC

For: WORSEY BAY BOATING CLUB

At: Marine Parade, Seatoun, Wellington

© Copyright Novak+Middleton Limited. All dimension to be checked on site. Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Novak+Middleton Limited.

Novak+Middleton Limited, 15 Everton Terrace, PO Box 12 232, Wellington 6144  
t 04 472 9729 f 04 472 9728 e architects@novakmiddleton.co.nz  
www.novakmiddleton.co.nz

REV: DATE: COMMENT:

Scale: 1:100

Original size: A3

Date: 20 December 2016

File Reference:  
N:\2013\1345 Worsley Bay Clubhouse\3.0-Drawings\3.1-Arch\CAD\CD\161207 - WBBC v20.ph

Drawing:

south elevation

Issue:

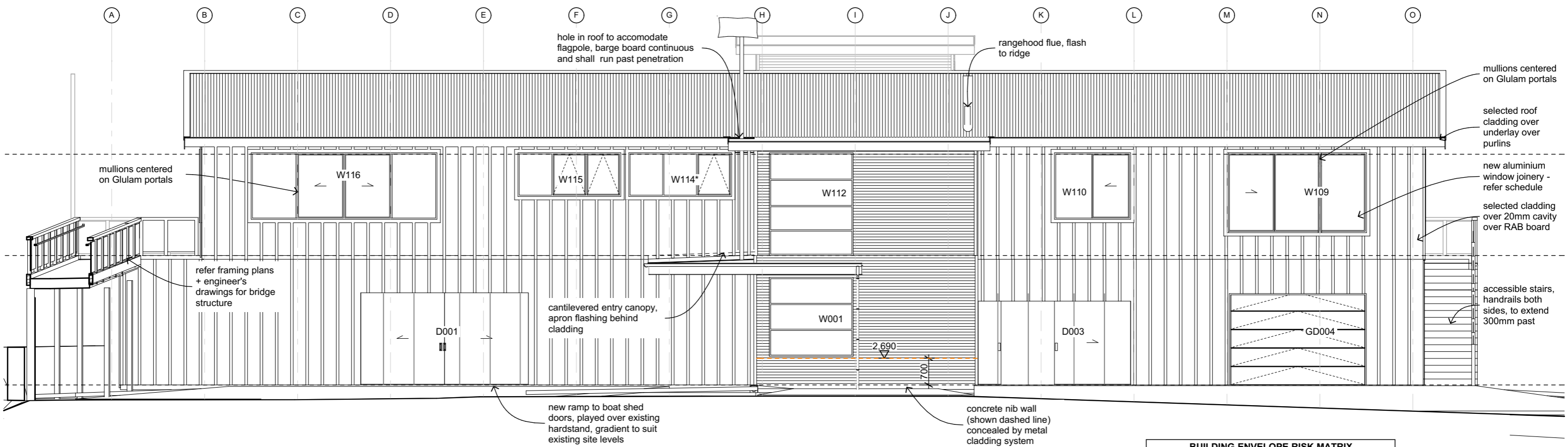
Building Consent Set

Project number:

1345

Drawing number / Revision:

A303



note: line upper level battens through with concrete panel extrusions below. Allow to set out studs, battens + sheets to suit on site

note: line upper level battens through with concrete panel extrusions below. Allow to set out studs, battens + sheets to suit on site

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Medium risk	2
Total Risk Score:		8

west elevation

SCALE 1:100

Project:

WBBC

For: WORSER BAY BOATING CLUB

At: Marine Parade, Seatoun, Wellington

© Copyright Novak+Middleton Limited. All dimension to be checked on site. Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Novak+Middleton Limited.

Novak+Middleton Limited, 15 Everton Terrace, PO Box 12 232, Wellington 6144  
t 04 472 9729 f 04 472 9728 e architects@novakmiddleton.co.nz  
www.novakmiddleton.co.nz

REV: DATE: COMMENT:

Scale: 1:100

Original size: A3

Date: 20 December 2016

File Reference:  
N:\2013\1345 Worser Bay Clubhouse\3.0-Drawings\3.1-Arch\CAD\CD\161207 - WBBC v20.pht

Drawing:

west elevation

Issue:

Building Consent Set

Project number:

1345

Drawing number / Revision:

A304