

DRAWING LIST

SHEET	SHEET TITLE	Current Revision
RC001	COVER	A
RC002	PROPOSED SITE PLAN	A
RC003	PROPOSED SITE SECTIONS	A
RC004	GROUND FLOOR PLAN	A
RC005	ROOF PLAN	A
RC006	EXTERNAL ELEVATIONS	A
RC007	CROSS SECTIONS	A
RC008	LONG SECTIONS & WAVE PROTECTION WALL DETAIL	A

RAKINO ISLAND COMMUNITY HALL

1 SOUTH PACIFIC ROAD, RAKINO ISLAND, AUCKLAND, 1010

202303

7/11/2025 10:39:24 am

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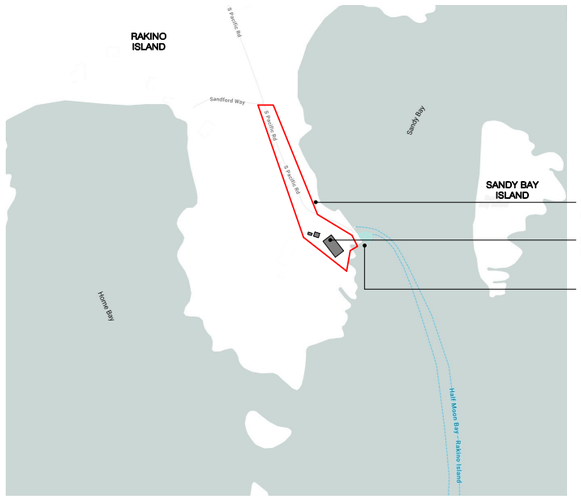
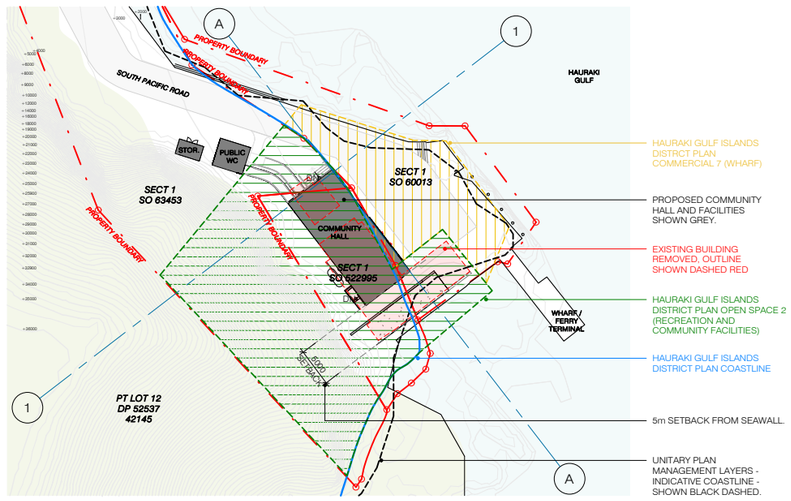
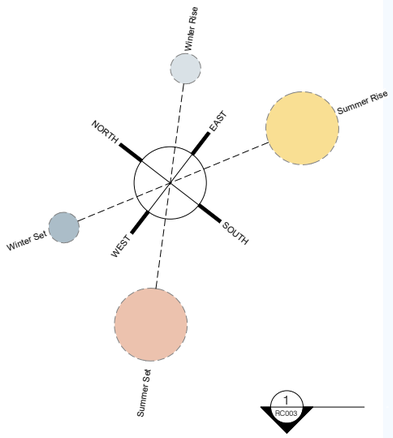
2 LOCATION PLAN - TRUE NORTH - NTS

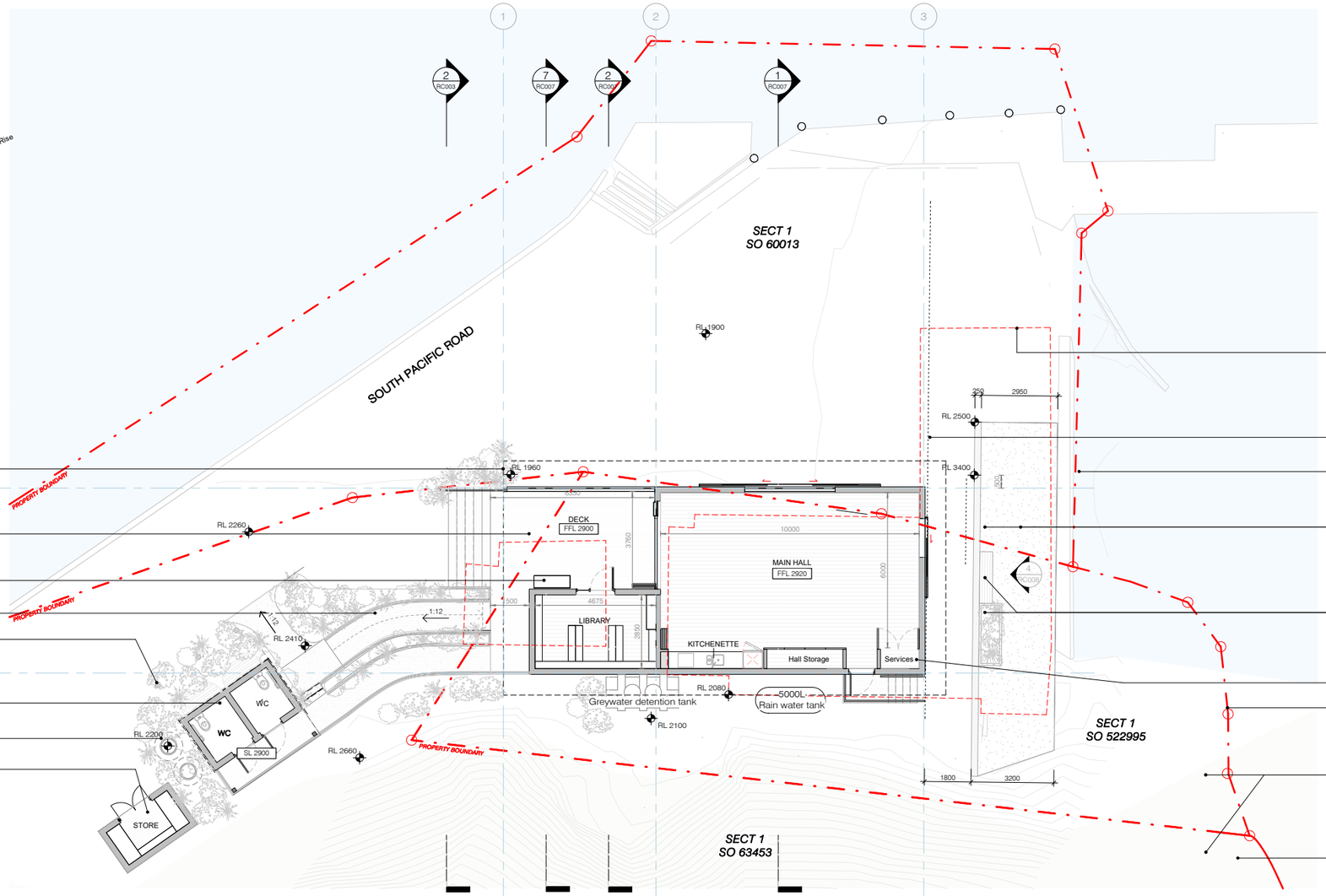


3 SITE LOCATION PLAN - TRUE NORTH - NTS



4 SITE & PLANNING OVERLAY DIAGRAM - TRUE NORTH
RC003 1 : 400 @ A1 1 : 400 @ A3 PLAN VIEW





1 PROPOSED - SITE PLAN Project North
RC003 1 : 100 @ A1 1 : 200 @ A3

RC FINAL DRAFT

LOCAL AUTHORITY

CONSULTANTS

SITE NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. REGISTERED SURVEYOR TO CHECK ALL BOUNDARIES ARE ACURATE & ESTABLISH GRIDS + LEVELS PRIOR TO CONSTRUCTION. ANY AMBIGUITIES TO BE REFERRED TO THE ARCHITECT.
3. SITE IS REGARDED AS 'SEASPRAY ZONE' THEREFORE ALL MATERIAL AND BUILDING ELEMENTS D/URABILITY SHOULD PERFORM ADEQUATELY TO COMPLY WITH NZBC:B2 AND SECTION 4 NZS:3604: 2011.
4. ALL NEW PRIVATE DRAINAGE WITHIN OUR BOUNDARY HAVE BEEN LOCATED ACCORDING TO ASBUILTS, ALL PUBLIC DRAINAGE HAVE BEEN POSITIONED ACCORDING TO COUNCIL INFORMATION. ALL NEW AND EXISTING SERVICE ROUTES AND DRAINS ARE SHOWN INDICATIVELY ONLY, DRAINAGE CONTRACTOR TO LOCATE EXACT POSITION PRIOR TO CONSTRUCTION.
5. ALL PLUMBING AND DRAINAGE WORK SHALL COMPLY WITH NZBC APPROVED DOCUMENTS
6. ALL STORMWATER P&D TO COMPLY WITH NZBC:E1.
7. ALL WATER SUPPLY P&D TO COMPLY WITH NZBC:G12.
8. ALL P&D TO COMPLY WITH AS/NZS:3500.2.2
9. ALL P&D ROUTES ARE SHOWN INDICATIVELY, CONTRACTOR TO DETERMINE EXACT ROUTES ON SITE.
10. ALL CESSPITS TO BE LOCATED AT LOW POINTS WITH POSITIVE FALLS TOWARDS THEM.
11. NOVAFLO COIL TO ALL RETAINING WALLS & FOUNDATIONS AS REQUIRED. ALL SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO STORMWATER DRAINAGE SYSTEM.

SITE IDENTIFICATION

LEGAL DES	: SEC 1 SO 63453 & SECTION 1 SO 60013
CT	:
ADDRESS	: 1 SOUTH PACIFIC ROAD
SITE AREA	: ~ 20,000 m²
TA	: AUCKLAND COUNCIL
ZONE	: RESI - RURAL & COASTAL
EQ ZONE	: ZONE 1
EXPOSURE	: ZONE D
CLIMATE	: ZONE 1
WIND REG	: A
LEE ZONE	: NO
WINDZONE	: REFER TO ENGINEER'S CALCS
RAINFALL	: 90-100mm/hr

SITE KEY

SL 9000	SLAB/STRUCTURAL SUBSTRATE LEVEL
RL 9000	EXISTING SPOT LEVEL
RL 9000	NEW SPOT LEVEL

A RC FINAL DRAFT 2025.11.07
REVISION HISTORY:

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PROJECT: No: 202303
RAKINO ISLAND COMMUNITY HALL

Project Address

SHEET:
PROPOSED SITE PLAN

SCALES @ A1: As indicated

REF:
DRAWN/START DATE: Author

DRWG No: RC002 REVISION: A

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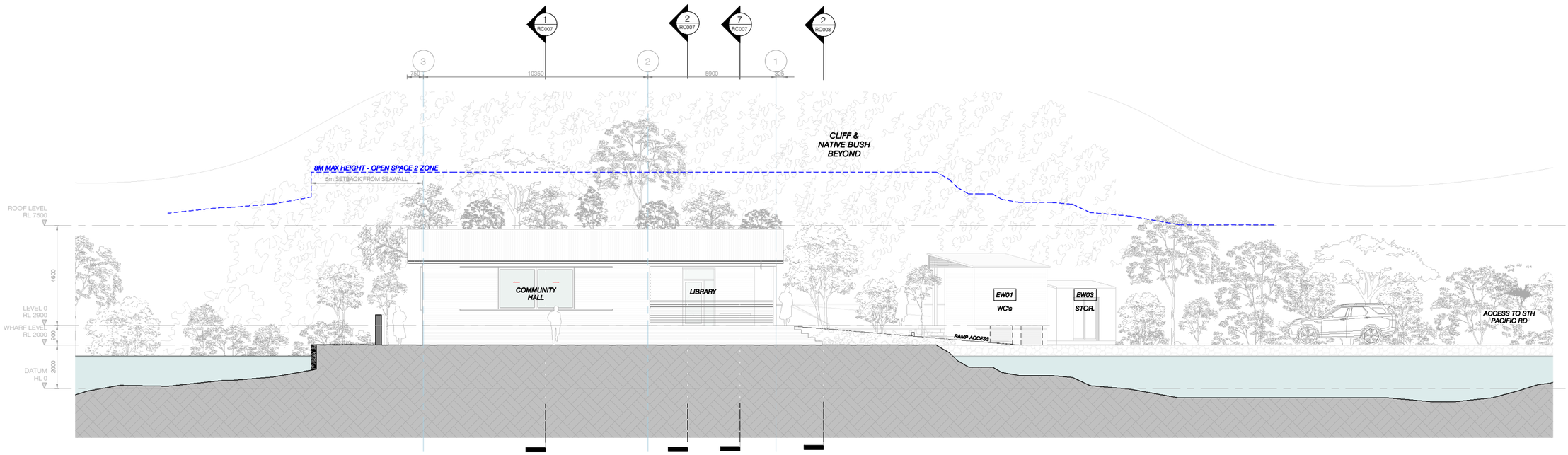
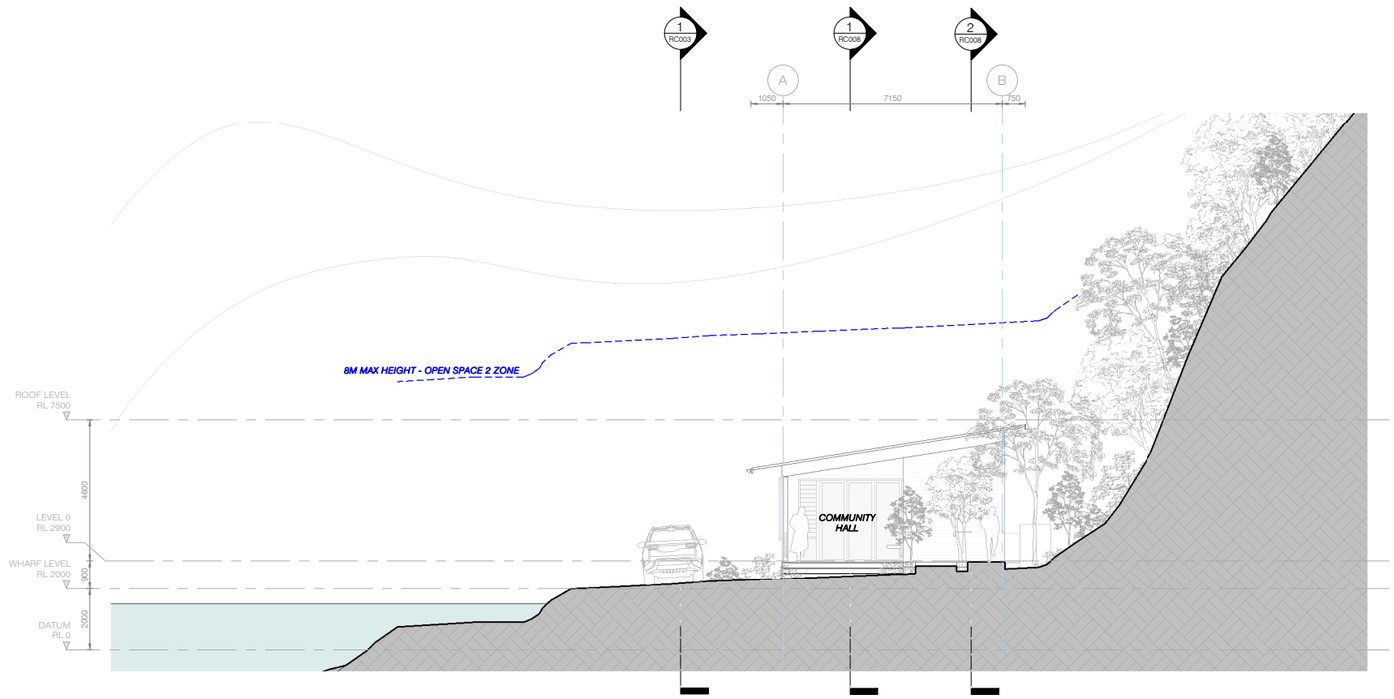


1 RC002 PROPOSED LONG SITE SECTION
1 : 100 @ A1 1 : 200 @ A3 SECTION VIEW



2 RC002 PROPOSED SHORT SECTION
1 : 100 @ A1 1 : 400 @ A3 SECTION VIEW

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CONSULTANTS

NOTES:

SECTION NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE ARCHITECT, STRUCTURAL & CIVIL CONSULTANTS.
3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.

EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRN CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011 SECTION 4 DURABILITY

EXTERIOR FINISHES KEY

EW01	EXTERIOR TIMBER WEATHERBOARD CLADDING NATURALLY SILVERING OFF TO A PALE GREY FINISH.
EW02	EXTERIOR TIMBER BOARD TO CONCEAL SUB-FLOOR. TIMBER TO NATURALLY SILVER OFF TO A PALE GREY FINISH.
EW03	EXTERIOR PRECAST CONCRETE GOODS STORE IN PALE MOTTLED GREEN PAINT FINISH.
RF01	PROFILED METAL SHEET. FLASHINGS, GUTTERS & SPOUTING. DARK GREY FINISH OF LOW REFLECTANCE.
W01	EXTERIOR ALUMINIUM JOINERY. POWDER COAT PAINT FINISH OF DARK EARTHY TONES.
FF02	EXTERIOR TIMBER DECKING FLOOR FINISH. TIMBER TO NATURALLY SILVER OFF TO A PALE GREY FINISH.

A RC FINAL DRAFT 2025.11.07
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PROJECT: No: 202303
RAKINO ISLAND COMMUNITY HALL

Project Address

SHEET:
PROPOSED SITE SECTIONS

SCALES @ A1: As indicated

REF:
DRAWN/START DATE: Author

DRWG No: RC003 REVISION: A

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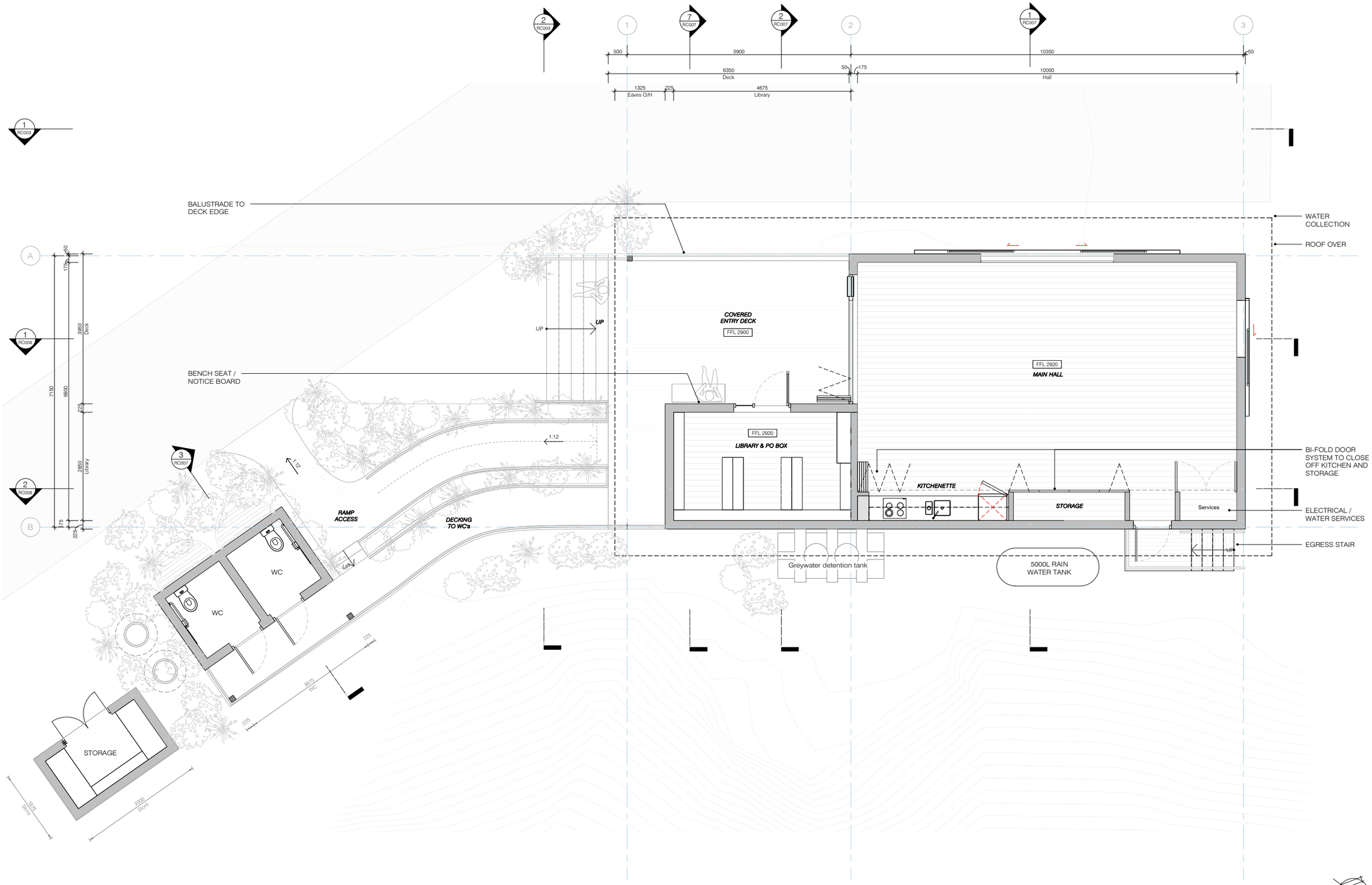

LOCAL AUTHORITY

CONSULTANTS

FLOOR PLAN NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE ARCHITECT, STRUCTURAL & CIVIL CONSULTANTS.
2. ALL FLOOR AND SUBFLOOR FRAMING TO COMPLY WITH NZS:3604:2011 SECTIONS 6, 7 & 14, ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.
3. SITE IS REGARDED AS 'SEASPRAY ZONE' THEREFORE ALL MATERIALS AND BUILDING ELEMENTS DURABILITY SHOULD PERFORM ADEQUATELY TO COMPLY WITH B2 OF THE NZBC AND SECTION 4 NZS:3604 2011.
4. ALL DOWNPIPE & GUTTER SIZES TO COMPLY WITH NZBC E1 AS1.
5. ALL MEMBRANE ROOFS & DECKS ABOVE 40m² SHALL HAVE PROPRIETARY VENTS, INSTALLED TO MANUFACTURERS SPECIFICATIONS, LOCATIONS TO BE DETERMINED ON SITE BY ARCHITECT.

FLOOR PLAN KEY

G01 W01	KEYNOTE / WALL TYPE
D01	DOOR REFERENCE. REFER TO INTERNAL DOOR SCHEDULE
W 1.01	WINDOW REFERENCE. REFER TO EXTERNAL JOINERY SCHEDULE
RL 2000	EXISTING SPOT LEVEL
RL 2000	NEW SPOT LEVEL
SL 2000	SLAB / SUBSTRATE LEVEL
FFL 2020	FINISHED FLOOR LEVEL
	BOUNDARY LINE
EXIT	EXIT SIGNAGE
CD	CHANNEL DRAIN w/ SILT TRAP
SP	STRUCTURAL POST
DB	DISTRIBUTION BOARD
DP	DOWNPIPE
DRY	DRYER
DW	DISHWASHER
HWC	HOT WATER CYLINDER
SH	SHOWER
SK	SINK
SP	STRUCTURAL POST
ST	SEWER STACK
TV	TERMINAL VENT
WC	TOILET
WHB	WASH HAND BASIN
WM	WASHING MACHINE

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PROJECT: No: 202303
RAKINO ISLAND COMMUNITY HALL

Project Address

SHEET:
GROUND FLOOR PLAN

SCALES @ A1: 1 : 50

REF:
DRAWN/START DATE: Author

DRWG No: RC004
REVISION: A

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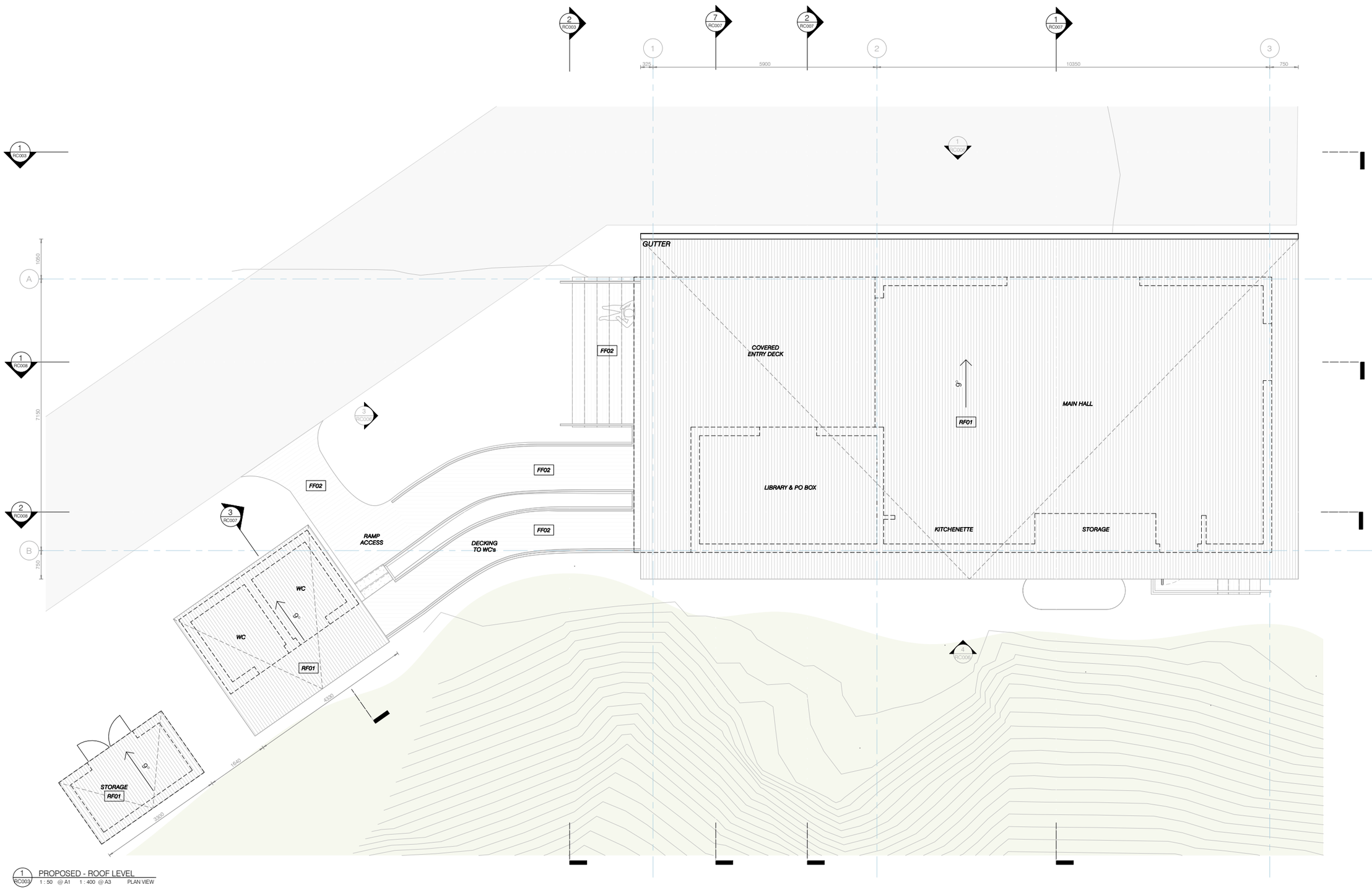

1 RC003 PROPOSED - ROOF LEVEL
1 : 50 @ A1 1 : 400 @ A3 PLAN VIEW

LOCAL AUTHORITY

CONSULTANTS

ROOF NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. ALL ROOF FLASHINGS AND ROOF FLASHING DETAILS TO COMPLY WITH NZBC:E2.
3. ALL ROOF PENETRATIONS AND ROOF PENETRATION DETAILS TO COMPLY WITH NZBC:E2.
4. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE ARCHITECT & STRUCTURAL CONSULTANT.
5. ALL FITTINGS TO BE OF GOOD QUALITY FOR PURPOSE.
6. ALL DP & GUTTER SIZES TO COMPLY WITH NZBC:E1.
7. ALL MEMBRANE ROOFS & DECKS ABOVE 40sqm SHALL HAVE PROPRIETARY VENTS, INSTALLED TO MANUFACTURERS SPECIFICATIONS, LOCATIONS TO BE DETERMINED ON SITE BY ARCHITECT.

EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRN CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011 SECTION 4 DURABILITY

EXTERIOR FINISHES KEY

EW01	EXTERIOR TIMBER WEATHERBOARD CLADDING NATURALLY SILVERING OFF TO A PALE GREY FINISH.
EW02	EXTERIOR TIMBER BOARD TO CONCEAL SUB-FLOOR. TIMBER TO NATURALLY SILVER OFF TO A PALE GREY FINISH.
EW03	EXTERIOR PRECAST CONCRETE GOODS STORE IN PALE MOTTLED GREEN PAINT FINISH.
RF01	PROFILED METAL SHEET, FLASHINGS, GUTTERS & SPOUTING, DARK GREY FINISH OF LOW REFLECTANCE.
W01	EXTERIOR ALUMINIUM JOINERY. POWDER COAT PAINT FINISH OF DARK EARTHY TONES.
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PROJECT: No: 202303
RAKINO ISLAND COMMUNITY HALL

Project Address

SHEET:
ROOF PLAN

SCALES @ A1: 1 : 50

REF:
DRAWN/START DATE: Author

DRWG No: RC005
REVISION: A

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NORTH

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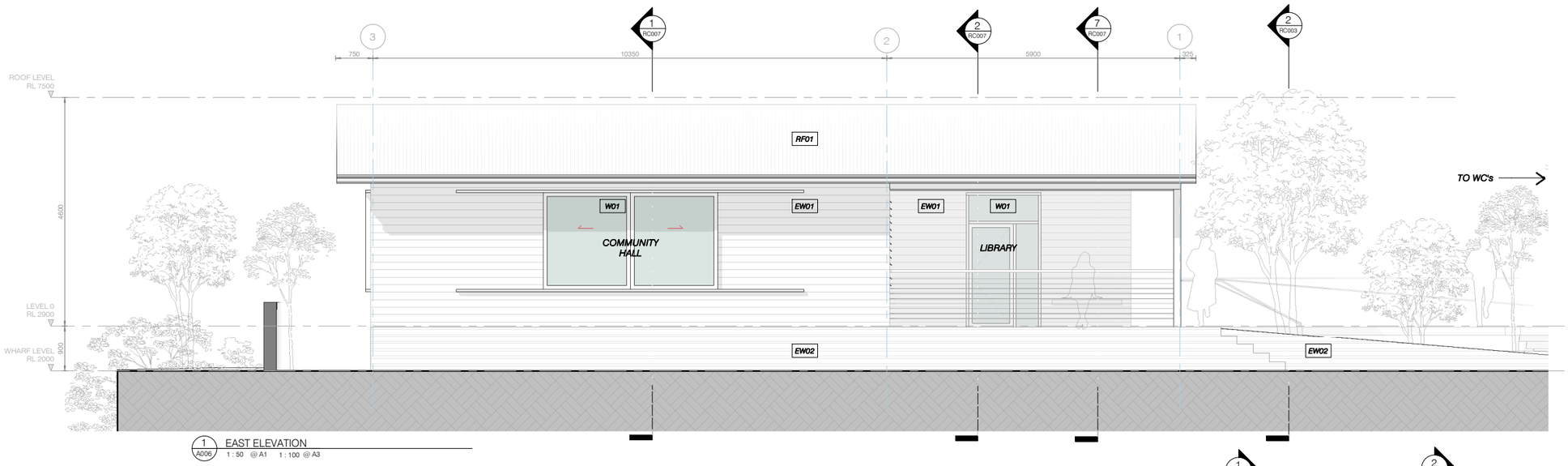
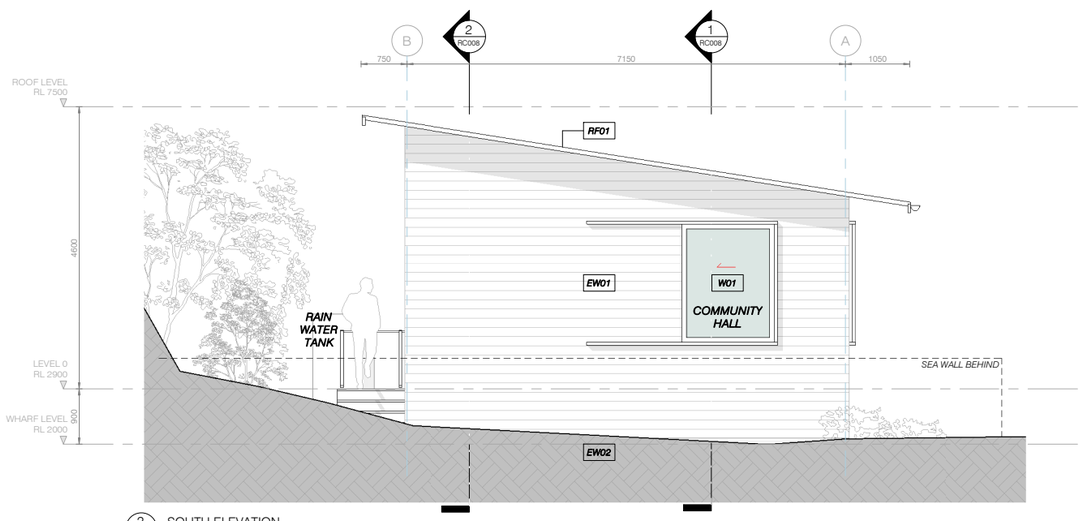


1 A006 EAST ELEVATION
1 : 50 @ A1 1 : 100 @ A3



2 A006 SOUTH ELEVATION
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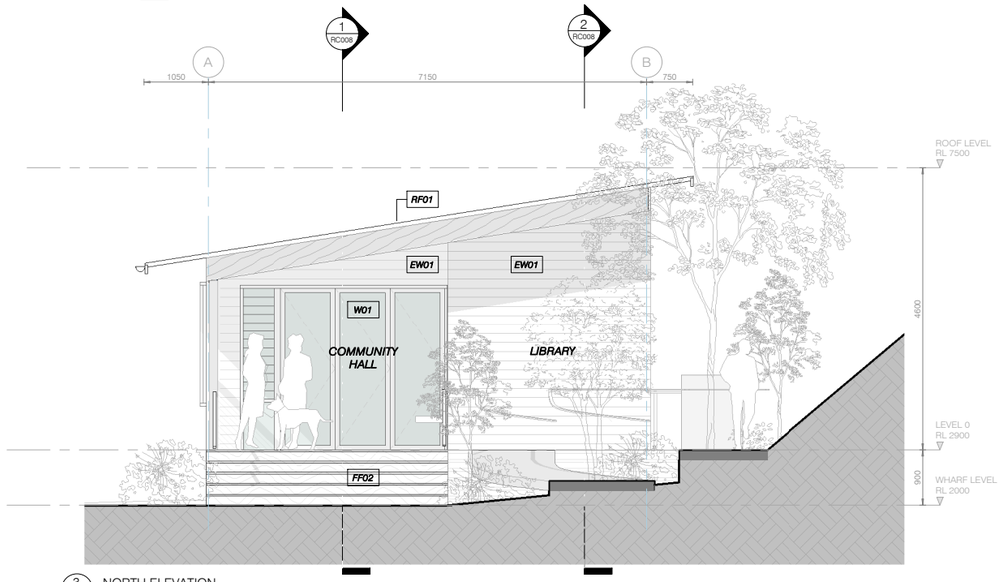

3 A006 NORTH ELEVATION
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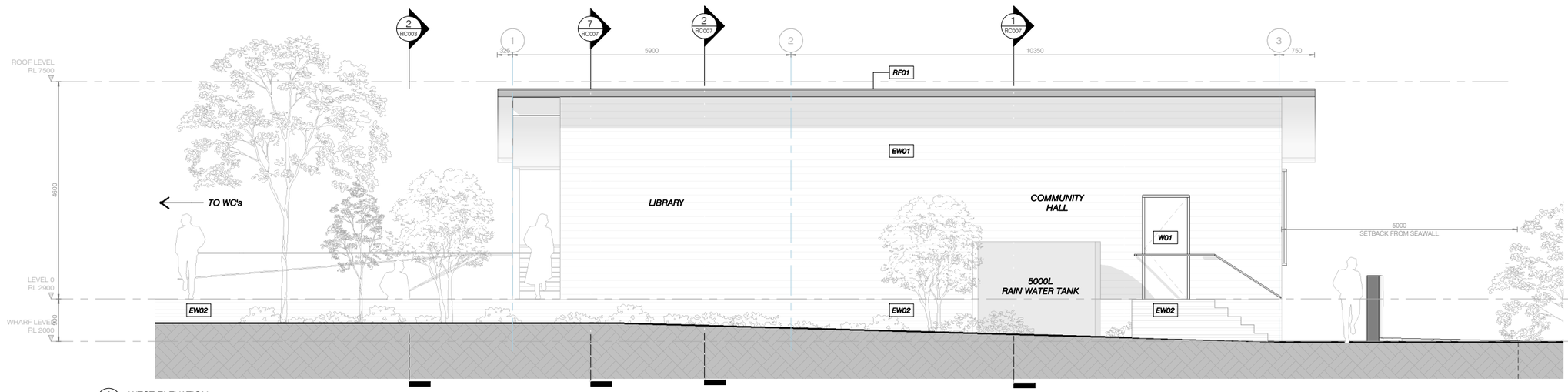

4 A006 WEST ELEVATION
1 : 50 @ A1 1 : 100 @ A3

RC FINAL DRAFT

LOCAL AUTHORITY

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ELEVATION NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE ARCHITECT, STRUCTURAL & CIVIL CONSULTANTS.
3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.

EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRN CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011 SECTION 4 DURABILITY

EXTERIOR FINISHES KEY

EW01	EXTERIOR TIMBER WEATHERBOARD CLADDING NATURALLY SILVERING OFF TO A PALE GREY FINISH.
EW02	EXTERIOR TIMBER BOARD TO CONCEAL SUB-FLOOR. TIMBER TO NATURALLY SILVER OFF TO A PALE GREY FINISH.
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FF02	EXTERIOR TIMBER DECKING FLOOR FINISH. TIMBER TO NATURALLY SILVER OFF TO A PALE GREY FINISH.

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PROJECT: No: 202303
RAKINO ISLAND COMMUNITY HALL

Project Address

SHEET:
EXTERNAL ELEVATIONS

SCALES @ A1: 1 : 50

REF:
DRAWN/START DATE: Author

DRWG No: RC006
REVISION: A

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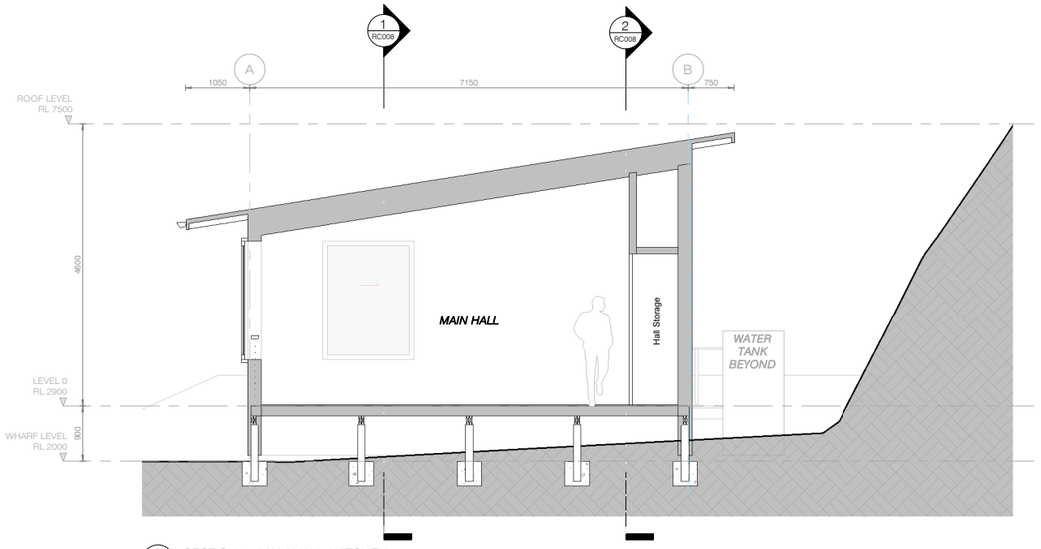
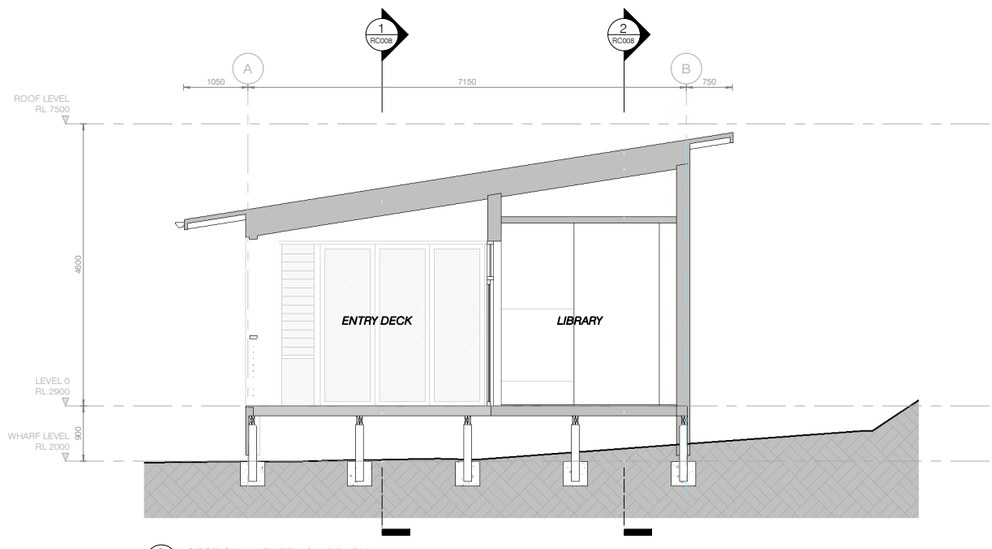


1 RC002 SECTION 1 - MAIN HALL / KITCHEN
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW



2 RC002 SECTION 2 - ENTRY & LIBRARY
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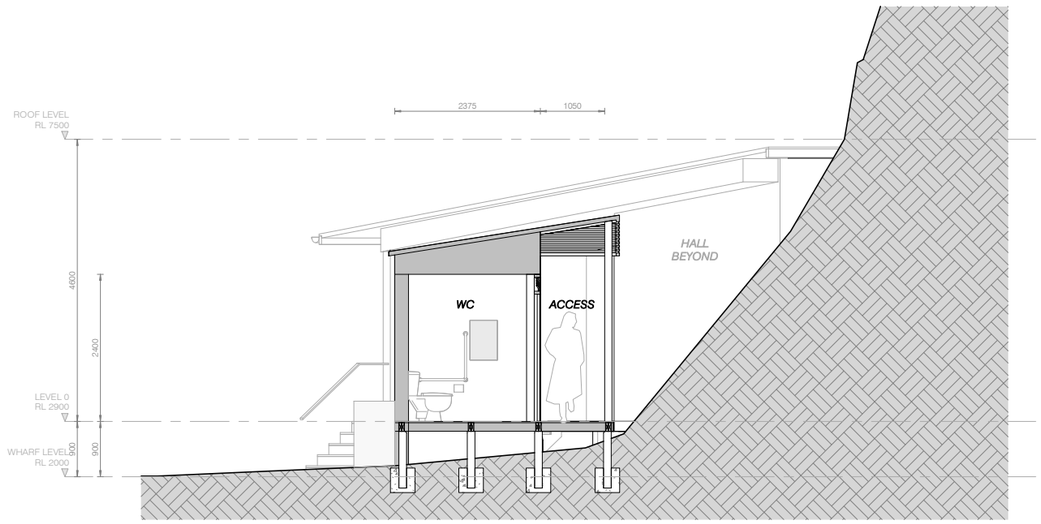

3 RC004 SECTION 3 - WC's
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW

LOCAL AUTHORITY

CONSULTANTS

SECTION NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE ARCHITECT, STRUCTURAL & CIVIL CONSULTANTS.
3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.

EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRN CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011 SECTION 4 DURABILITY

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PROJECT: No: 202303
RAKINO ISLAND
COMMUNITY HALL

Project Address

SHEET:
CROSS SECTIONS

SCALES @ A1: 1 : 50

REF:
DRAWN/START DATE: Author

DRWG No: RC007
REVISION: A

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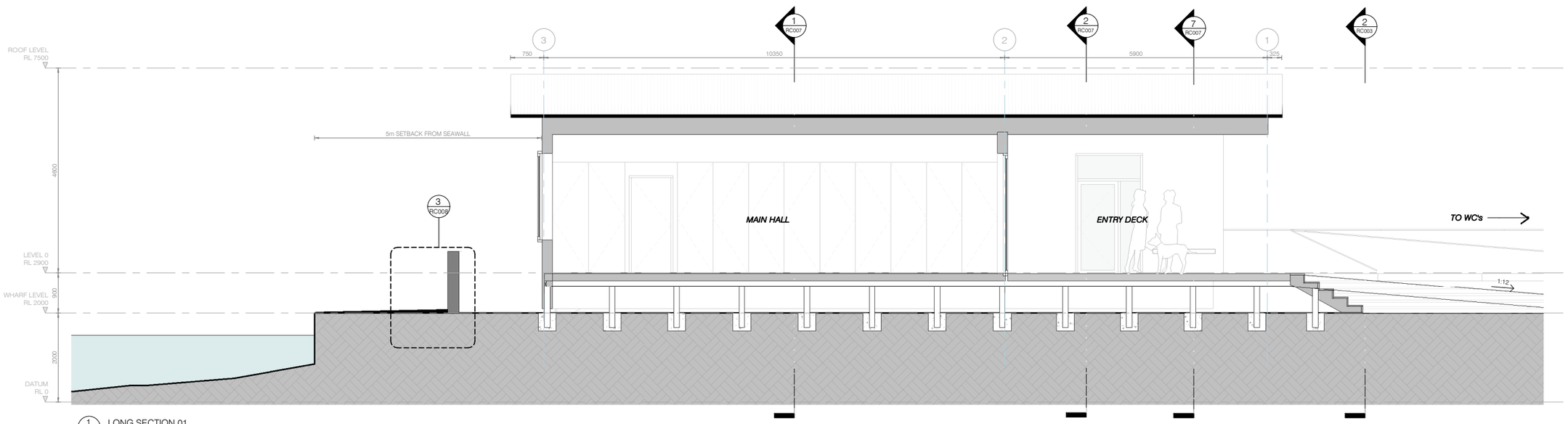
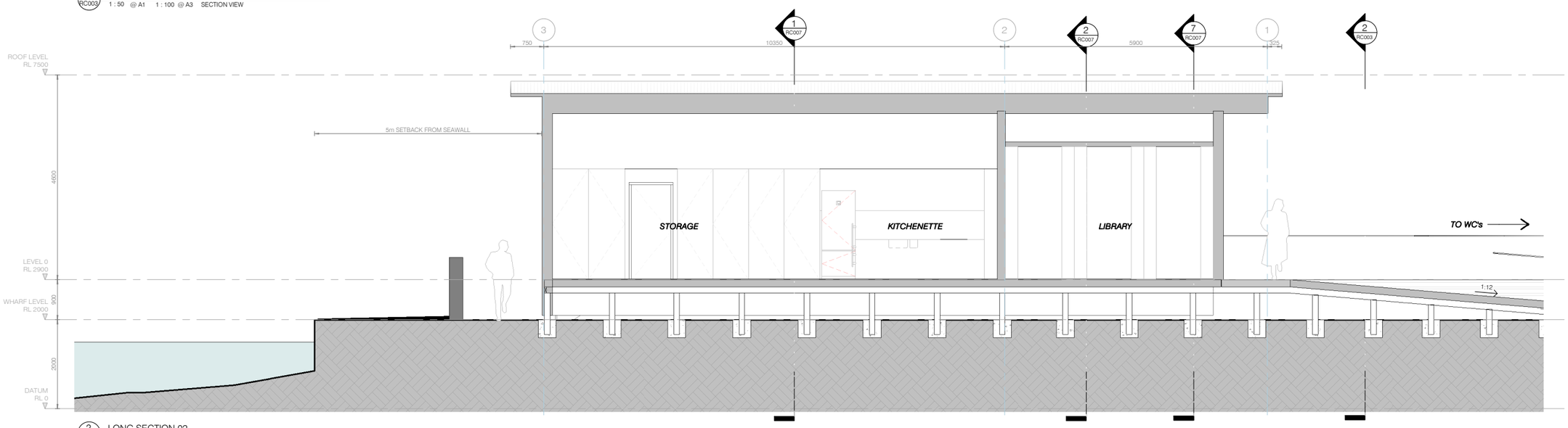
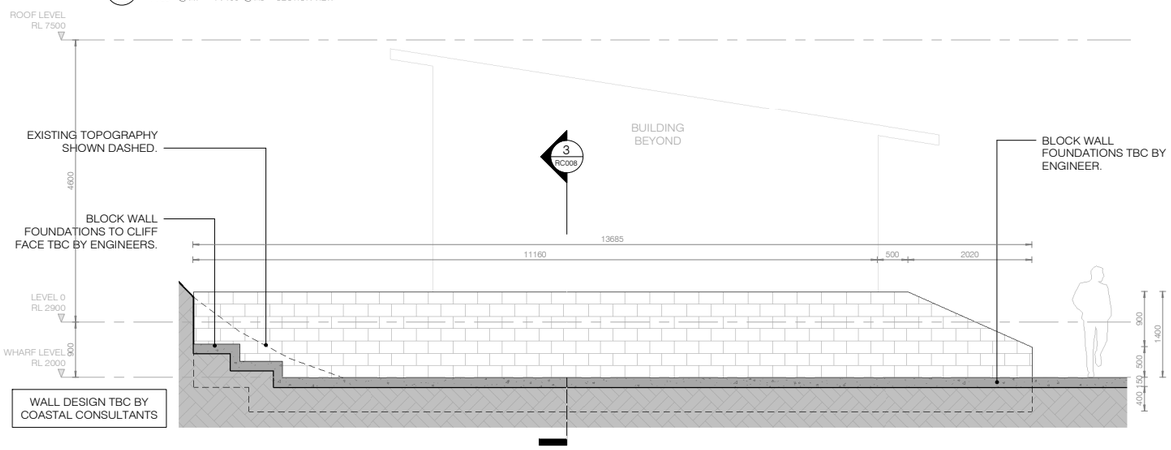


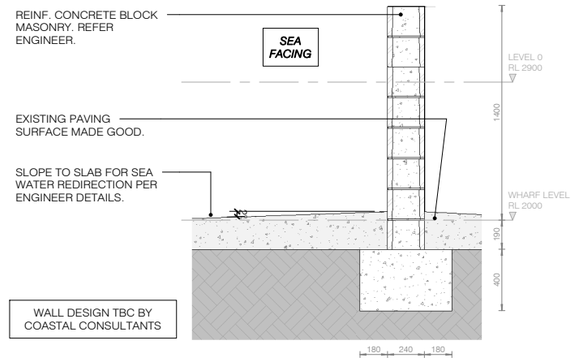
1 RC003 LONG SECTION 01
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW



2 RC002 LONG SECTION 02
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW



4 A006 ELEVATION - WAVE PROTECTION WALL
1 : 50 @ A1 1 : 200 @ A3 SECTION VIEW



3 RC008 SECTION - WAVE PROTECTION WALL DETAIL
1 : 20 @ A1 1 : 100 @ A3 SECTION VIEW

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LOCAL AUTHORITY

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SECTION NOTES

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3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.

EXPOSURE ZONE NOTES

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2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRN CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011 SECTION 4 DURABILITY

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RAKINO ISLAND COMMUNITY HALL

Project Address

SHEET:
LONG SECTIONS & WAVE PROTECTION WALL DETAIL

SCALES @ A1: As indicated

REF:
DRAWN/START DATE: Author

DRWG No: RC008
REVISION: A

DO NOT SCALE
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

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