JETPARK HOTEL

63 WESTNEY ROAD
MANGERE

LANDSCAPE PLAN

SCALE : 1:200 @ A1

DATE : MARCH 2016

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DISCLAIMER
Contractors to check and verify all dimensions,levels and boundaries prior to commencment of work on any site
Check location of all underground services prior to excavating or drilling
All workmanship to be in accordance with current trade practice, new standards,specifications and local authority by laws
Seek all Resource and Building consents prior to commencement of work

STEPPING STONES THRU LAWN CONNECT BOARDWALK AND PATH TO FOREST

WATER JET POSITIONED CENTRAL TO POND FOR GOOD VISIBILITY

GROWING FRAME WITH CLIMBERS TO SOFTEN VIEW OF NEIGHBOURING PROPERTY

HEDGE ALONG BOUNDARY FOR SCREENING

EXISTING SCREEN TREES TO REMAIN

SHED 3 X 2 MTRS

7005

ARBUTUS KAURI TOTARA TOTARA TOTARA

KAURI C TITOKI SEAT PITTO

REWA C OAK

FUTURE AREA FOR HEALTH SPA 20 X 10 MTRS

TOTARA C DYING TITOKI

REWA C TOTARA KARAKA

TITOKI

TOTARA

ACCESS TO POND

EXISTING TITOKI TO BE REMOVED

EX POND

EXISTING SHRUBS TO BE REMOVED

PURIRI TO BE REMOVED

PURIRI

GRAVEL OR PAVER CLAD PATHWAYS THRU THE EXISTING "FOREST"

BUILT IN SEATING AND A WEATHERPRROF STORAGE BOX/SEAT FOR STORING PETANQUE AND CROQUET SET

PETANQUE COURT STARTS OFF AS A WELL DEFINED SHAPE AT ONE END BUT BECOMES MORE ORGANIC AT THE OTHER END WITH LARGE ROCKS "ERODING" OUT OF THE GARDEN. THESE ADD DRAMA AND A TACTILE ELEMENT TO THE COURT.

4250(

PETANQUE COURT

LAWN

EX 14.00

LAWN

AREA FOR MARQUE 6 X 12 MTRS

CHUNKY WEATHERED TIMBER BOARDWALK SLIGHTLY OVERHANGS BANK TO POND. BOARDS RADIATE AROUND BOARDWALK. OUTSIDE EDGE OF BOARDWALK HAS RADIUS OF 30MTRS.

NOTE: RAISED PLANTER GONE. GLASS BALUSTRADE TO EXTEND DOWN STEPS AS HANDRAIL

NOTE: NEW DECK MAY NEED BUILDING CONCENT. CHECK WITH LOCAL AUTHORITY PRIOR TO CONSTRUCTION

GLASS HANDRAIL AROUND DECK. GLASS TO MATCH THAT USED ON MAIN DECK

OUTLINE OF OLD PATH AND BOARDWALK

DECK RL 14.90

SEAT

RAMP 1:12

RL 13.90

DN300

PAVING RL 14.15

THICK SCREEN PLANTING ALONG EDGE OF CARPARK TO REMOVE VIEW OF VEHICLES

PAVED WALKWAY THRU GARDEN. POURED COLOURED CONCRETE WITH CUT LINES AS SHOWN. GROUT FINISH TO MATCH. CONCRETE TO BE PETER FELL NO. 155

2500

NEW CARPARK (167)

7500

5000

20000

RIVERSTONE DETAIL

NIKAUS OR OTHER PALMS JUMP ACROSS CORTEN PANELS GIVING A SUBTROPICAL FEEL

CORTEN SCREENS HELP SOFTEN VIEW OF CARPARK AND ADD "RUSTIC" SCULPTURAL ELEMENT TO THE GARDENS

NOTE PATH COULD EXTEND OUT TO THIS LINE TO GIVE WHEELCHAIR CARPARKS DIRECT ACCESS

PIECE OF ART MOUNTED ON

PROVIDE EVENLY SPACED CUT LINES TO CONCRETE.GROUT FINISH AND SEAL CUT LINES APPROX 2.5MTRS APART(MEASURE ON SITE FIRST)

REEDS SURROUNDING POND

BOARDWALK OVER HEAD OF POND BREAKS UP PATH ALONG CARPARK AND PROVIDES A CLOSER LOOK AT THE POND. TIMBER TO MATCH DECK TO CONVENTION CENTRE.

LUSH PLANTING WHERE POSSIBLE TO BREAK UP EXPANSE OF CARPARKS

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ANGLED STONE BATTERS WITH LOW PLANTING ABOVE REPEATED DOWN DRIVEWAY

EX DRIVEWAY TO REMAIN

TO REMAIN ALONG BOUNDARY

BOUNDARY

NEW TIMBER DECK LAID FLUSH WITH FLOOR LEVEL TO CONFERENCE CENTRE. GLASS BALUSTRADING ALLOWS STRONG VIEWS TO POND/PARKLAND BEYOND.

PLASTER FINISH MASONRY RAISED PLANTER CREATES BACKDROP TO SEAT AND SEPERATES RAMP FROM DECK. RL 15.20

REPEATED ANGLED PATTERN OF LOW PLANTING AND RIVERSTONES TO FRONT OF CONVENTION CENTRE

HOTEL DROP OFF AREA

NEW ENTRY HOTEL CARS ONLY

CARPARKS (15)

EX CARPARKS TO KEEP (22)

COACH ACCESS

PEDESTRIAN CROSSING

EX BUILDING

HOTEL

EXISTING ADJACENT BUILDING

EXISTING TILED ENTRANCEWAY

NEW PATHWAY TO CONVENTION CENTRE WITH GLASS COVER OVER. TILES TO BE SELECTED

COACH DROP OFF BAY

VEHICLE T

RL 13.14 m LOADING AREA

STAFF DINE

STAFF CHANGE

STORE

CORRIDOR / HOLDING AREA

RL 14.90 m MAIN KITCHEN

LIFT LIFT

OFFICE

RECEPTION

LOBBY FOYER

RL 14.90 m MAIN DINING AREA

VESTIBULE

PRE-FUNCTION AREA

FE2

RL 14.90 m CONFERENCE ROOM

RL 14.90 m CONFERENCE ROOM

KEY TO GRAPHICS

- AREAS OF GARDEN
- AREAS OF PAVING
- AREAS OF HEDGING
- AREAS OF DECKING
- AREAS OF RIVERSTONES/ ROCKS
- FOCAL POINTS (URNS,SCULPTURES)