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BUILDING CONSENT

REVISIONS:
1 06.11.24 Minor tweaks as per feedback.
2 09.12.24 Omit garage to reduce building length at south elevation, reduce overall height
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT
8 04.08.25 PIM RFI response
9 30.08.25 BC RFI response

Cadence Architectural design ltd
m: 021 184 2285 e:adrian@cadence.net.nz

COVER SHEET

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

Project number	CD206
Date	30.08.25
Revision	9
Sheet No.	A000
Scale @ A3	

DESIGN 2 LBP No. BP108944
CONSULTANT CERTIFIED PASSIVE HOUSE CONSULTANT
ADNZ Professional Member

BC250035
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NOTES

All work to comply with NZBC, NZS3604.2011 and all relevant Local Authority By-Laws and Regulations.

A1: Classified Uses:
- *Housing / Detached Dwelling*

A3: Building Importance Level:
- *IL2*

B1: Structure: compliance path B1/AS1
- *Generally to NZS3604 with some elements of SED as identified.*

B2: Durability: compliance path B2/AS1
- *Unless otherwise noted on the drawings, timber treatment as per Tables1A & 2A of B2/AS1, NZS3602 as modified by B2/AS1 para 3.2.2.3 and NZS3640 as modified by B2/AS1 para 3.2.3*
- *Double Glazed Units to comply with NZS4223.2 as modified by B2/AS1 para 3.5.2*

C1: Objectives of C2 to C6: compliance path C/AS1
- *The dwelling is to be regarded as a single firecell*
- *The dwelling is to be provided with Type 1 smoke alarms (see F7)*
- *The dwelling may have a single escape route.*
- *The dwelling is a single household unit, no fire separations are required*
- *No part of the building is less than 1m from the boundary, no fire rated external walls are required*
- *Gas burning appliances (if any) are to be installed to AS/NZS 5601.1 as modified by C/AS1 7.2.2*
- *Downlights:*

where recessed downlights are installed they must be rated as either:
IC-F, IC, CA-80 or CA-135
as specified in AS/NZS 60598.2.2 - AND -
must be installed in accordance with that same standard

D1: Access Routes: compliance path D1/AS1
provide permanent paving at entrance such that the step up into the building is no greater than 190mm

D2: Mechanical Installation for Access: N/A

E1: Surface Water
- Gutter & downpipes to comply with E1/AS1

E2: External Moisture: compliance path E2/AS1
- *generally but with Alternative Solution proposed for the external joinery installation*

E3: Internal Moisture: compliance path E3/AS1
- *refer to H1 for the construction R values*

F1: Hazardous Agents on Site: N/A

F2: Hazardous Building Materials: compliance path F2/AS1
- *all glazing to comply with NZS4223.3 2016*

F3: Hazardous Substances & Processes: N/A

F4: Safety from Falling: N/A

F5: Construction & Demolition Hazards: compliance path F5/AS1
- *refer to note on Site Plan*

F6: Visibility in Escape Routes: N/A

F7: Warning Systems: compliance path F7/AS1
- *provide interconnected smoke alarms to all bedrooms, living spaces, hallways and landings to comply with NZS4514:2021*

F8: Signs: N/A

F9: Restricting Access to Residential Pools: N/A

G1: Personal Hygiene: compliance path G1/AS1
- *refer to floor plan(s)*

G2: Laundering: compliance path G2/AS1
- *refer to floor plan(s)*

G3: Food Preparation & Prevention of Contamination: compliance path G3/AS1
- *the food preparation surface (benchtop) shall be easily maintained in a hygeinic condition. eg be of stainless steel or decorative high pressure laminate (on a suitable substrate)*
- *wall linings should have a surface that is easily maintained in a hygeinic condition, eg stainless steel, decorative high pressure laminate, tiles or painted wallboard.*

G4: Ventilation: compliance path G4/AS1
- *Provide natural ventilation by providing nett openable area of windows of no less than 5% of the floor area*
- *Provide whole house mechanical ventilation with heat recovery*
- G4/AS1 1.5 references NZS4303, which outlines flow rates for continuous ventilation.
- commissioning of the MVHR system is to ensure the following continuous flow rates as per Table 2.3 of NZS4303 to facilitate compliance with G4

1. living & bedrooms (supply air): 7.5litres/s (27m³/hr) or 0.35 air changes per hour (the greater of)
2. kitchen (extract air): 12litres/s (43.2m³/hr)
3. bathrooms (extract air): 10litres/s (36m³/hr)

the supply & extract air volumes are to be balanced with no positive or negative air pressure

- The rangehood must provide a minimum flow rate of 50litres/s (intermittent capacity)

Rev 9

G5: Interior Environment: N/A

G6: Airborne & Impact Sound: N/A

G7: Natural Light: compliance path G7/AS1
- *provide glazed openings equivalent to minimum 10% of floor area to all habitable spaces*

G8: Artificial Light: compliance path G8/AS1
- *Provide sufficient artificial lighting to all rooms to provide an illuminance of 20 lux minimum at floor level to comply with NZBC G8.*

G9: Electricity: compliance path G9/VM1
- Electrical installation to be completed in compliance with AS/NZS 3000 as cited in G9/VM

G10: Piped Services: compliance path G10/AS1

G11: Gas as an Energy Source: compliance path G11/AS1
- *Gas system to AS/NZS 5601.1 as cited in G11/AS1*

G12: Water Supplies: compliance path G12/VM1
- *plumbing system to AS/NZS 3500.1 & .4:2018 as cited in G12/VM1*

G13: Foul Water: compliance path G13/AS3
- *reticulated system connection at the boundary*
- *On site drains and connection to reticulated system all to AS/NZS 3500.2 as modified by G13/AS3*

G14: Industrial Liquid Waste: N/A

G15: Solid Waste: N/A

H1: Energy Efficiency: compliance path H1/AS1 (5th Edition)
(NZS4218 as cited in H1/AS1)
from the adjacent schedule it can be seen that the window to wall ratio both in total and for the combined east, south and west elevations is less than 30%
However, the total roof area is 165m² and the skylight area is 3.1m² or 1.9% of the TRA
(Note that wall and roof areas are those forming the thermal envelope, the roof area over the store and any overhangs have been ignored for the purposes of these calculations)

therefore the SCHEDULE METHOD is NOT applicable.
The BRANZ Calculation Method spreadsheet out put has been provided as evidence of compliance.
FLOOR: MaxSlab insulated slab on Ground: R4.1
WALLS NZSIP 165: R4.92
ROOF NZSIP 215: R5.9
GLAZING: from APL web calculator

NZS3604:2011 Table 4.1 Protection required for steel fixings and fastenings excluding nails and screws [1]

ZONE	FIXING FASTENING	ENVIRONMENT		MATERIAL
ALL ZONES	nail plates	CLOSED AND ROOF SPACES		continuously coated galvanised steel [2]
	wire dogs & bolts			hot-dipped galvanised steel [2]
	all other structural fixings	CLOSED		mild steel (uncoated, non-galvanised)[3]
ZONE D	all structural fixings	SHELTERED & EXPOSED[4]		Type 304 stainless steel[5]
ZONES B & C	treated timber pile connections more than 600mm from the ground and all sub-floor connections	subfloors vented 7000mm² or less	SHELTERED	hot-dipped galvanised steel [2]
		subfloors vented more than 7000mm²	EXPOSED	Type 304 stainless steel[5]
	treated timber pile connections within 600mm of the ground	SHELTERED & EXPOSED		Type 304 stainless steel[5]
	all other structural fixings, except fabricated brackets	SHELTERED		hot-dipped galvanised steel [2]
		EXPOSED		Type 304 stainless steel[5]

(1) Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber, such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws (which are described in Table 4.3)
(2) All galvanising weights to steel shall be as given in table 4.2
(3) Steel fixings in timber treated with copper-based timber preservatives shall be as per 4.4.4.
(4) "Sheltered" shall be that above a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" shall be below that 45° line. See Figure 4.3(a) and (b) NZS3604:2011
(5) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.
(6) "Fabricated brackets" shall be made from 5mm (minimum thickness) mild steel and shall be hot-dipped galvanised.

NZS3604:2011 Table 4.2 Galvanising of steel components other than nails and screws

COMPONENT	STANDARD	PROTECTION REQUIRED
bolts in any location that require galvanising (see Table 4.1)	AS/NZS 4680 and AS 1214	600g/m² average
nail plates used in sheltered locations nail plates used in exposed locations	AS1397 AS/NZS 4680	Z275 pre-galvanised sheet 390g/m²
brackets used in sheltered locations brackets used in exposed locations	AS/NZS 4680 AS/NZS 4680	390g/m² 600g/m²
nail plates used in roof spaces	AS1397	Z275 pre-galvanised sheet
wire dogs in any location that require galvanising (see Table 4.1)	AS/NZS 4534	150g/m² (Zn + 5% Al)

NZS3604:2011 Table 4.3 Steel items such as nails and screw for framing and cladding

BUILDING LOCATION	NAIL OR SCREW USE				
	cladding that acts as a bracing (50 year durability)	non-structural cladding (15 year durability)	framing in "closed" areas[1] including roof spaces	framing in "sheltered" areas[1]	framing in "exposed" areas[1]
ZONE D	stainless steel[2] or silicon bronze or protected galvanised steel[3]	galvanised steel[4]	mild steel[5]	galvanised steel[5]	stainless steel[2]
ZONES B & C	galvanised steel[4]	galvanised steel[4]	mild steel[5]	galvanised steel[5]	galvanised steel[5]

(1) For definitions of "closed", "sheltered", and "exposed" see Table 4.1 and Figure 4.3(a) and (b)
(2) Stainless steel nails shall be minimum Type 304 and shall have annular grooves to provide similar withdrawal resistance to hot-dipped galvanised nails
(3) Protection of galvanised steel nails shall consist of putty and an exterior painting system consisting of a primer undercoat and 2 top coats of oil-based or acrylic paint.
(4) Where the cladding is a corrosive timber, such as western red cedar or redwood, or it is treated with copper-based ACQ or CuAz preservatives, use stainless steel[2] or silicon bronze.
(5) Steel fixings in timber treated with copper-based timber preservatives shall be as per 4.4.4.
(6) Irrespective of the above, nails and screws shall be compatible with any fixing plate that is used with them.
(7) Nails and screws and other fixings into piles within 600mm of the ground shall be stainless steel.
(8) Galvanised nails shall be hot-dipped galvanised to a minimum of 320g/m²; galvanised screws shall be mechanically zinc plated in accordance with AS3566:Part 2, Class 4.
(9) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.

Wall Schedule

Mark	Orientation	Nett Area	Window Area	Gross Wall Area	Glazed %
FF3	1_North	10.59 m²	9.02 m²	19.61 m²	46.0%
GF3	1_North	12.86 m²	8.80 m²	21.66 m²	40.6%
GF5	1_North	13.80 m²	4.32 m²	18.12 m²	23.8%
		37.25 m²	22.14 m²	59.39 m²	
FF4	2_East	17.52 m²	0.00 m²	17.52 m²	0.0%
GF4	2_East	9.08 m²	3.37 m²	12.45 m²	27.0%
GF6	2_East	9.77 m²	0.73 m²	10.50 m²	7.0%
GF8	2_East	12.06 m²	2.09 m²	14.15 m²	14.8%
		48.43 m²	6.19 m²	54.62 m²	
FF2	3_West	17.52 m²	0.00 m²	17.52 m²	0.0%
GF2	3_West	22.30 m²	11.70 m²	34.00 m²	34.4%
		39.81 m²	11.70 m²	51.51 m²	
FF1	4_South	17.83 m²	1.68 m²	19.51 m²	8.6%
GF1	4_South	29.25 m²	4.29 m²	33.54 m²	12.8%
GF7	4_South	8.64 m²	0.00 m²	8.64 m²	0.0%
		55.72 m²	5.97 m²	61.69 m²	
Grand total: 12		181.21 m²	46.00 m²	227.21 m²	20.2%
E,W & S Total:		143.95m²	23.86m²	167.81m²	14.2%

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BUILDING CONSENT

REVISIONS:
7 14.07.25 ISSUE FOR BUILDING CONSENT
9 26.08.25 Add information re MVHR system for G4 compliance

Cadence Architectural design ltd
m: 021 184 2285 e:adrian@cadence.net.nz

COMPLIANCE NOTES

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

Project number	CD206
Date	30.08.25
Revision	9
Sheet No.	A001
Scale @ A3	1 : 50

DESIGN 2 LBP No. BP108944
CONSULTANT CERTIFIED PASSIVE HOUSE CONSULTANT
ADNZ Professional Member

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Queenstown Lakes District Council

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Project Information:

Lot 801
DP606470
Area: 801 m²
Val'n No. 2908205926

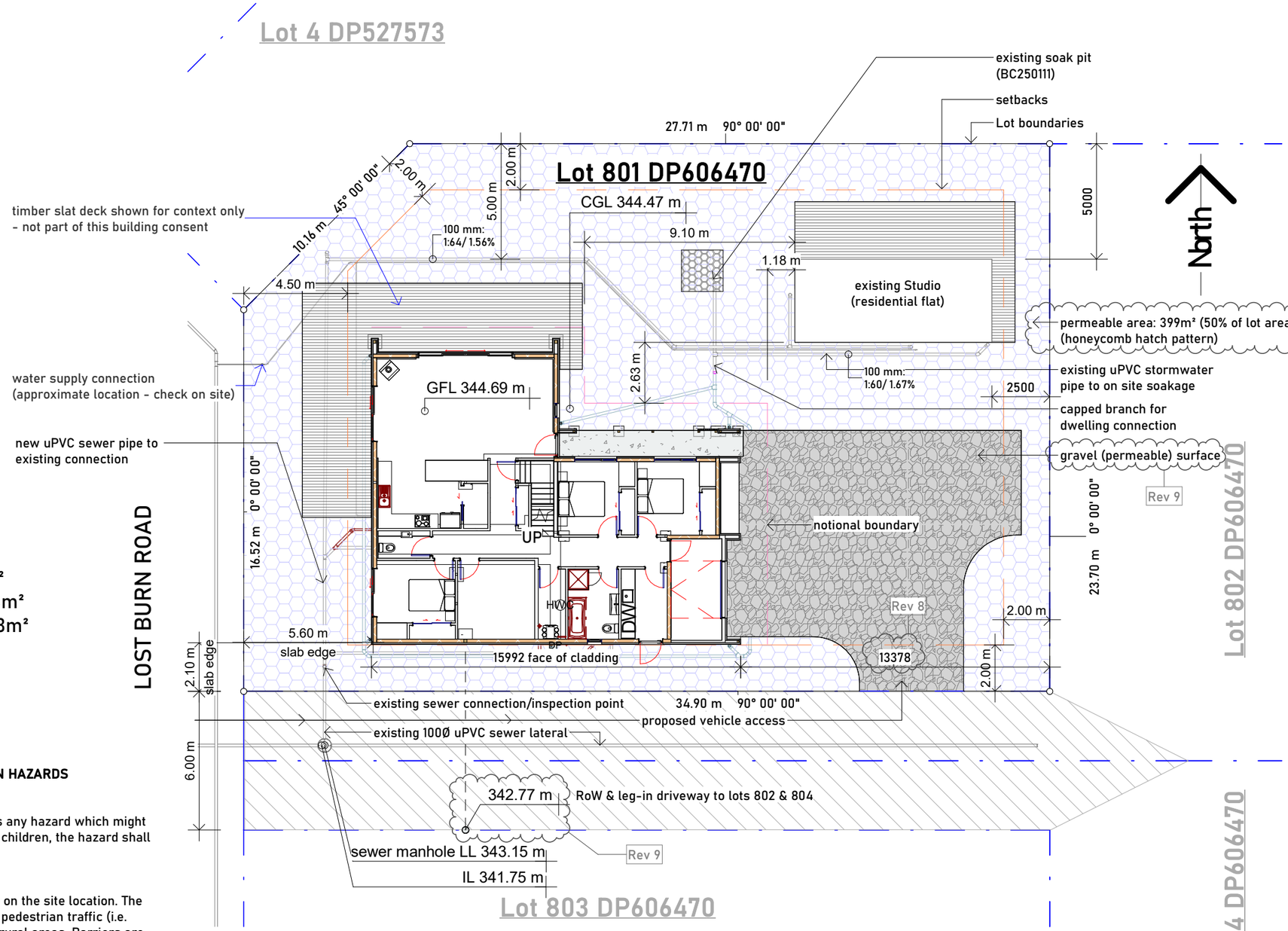
Wind Zone: High
Region A/Open/Exposed/T1

Earthquake Zone: 3
Exposure Zone: B
Snow Zone: N5
Snow Load: 2kPa
Climate Zone: 6

District Plan Zone:
Lower Density Suburban Residential

Building Coverage:

Existing studio:	30m²
New Dwelling:	176.3m²
Total:	206.3m²
(25.7% coverage)	



EARTHWORKS:
will be limited to :
removal of any topsoil over the area of the building platform & driveway
0.3m maximum depth over an area of 300m² = 90m³

NO RETAINING WALLS ARE REQUIRED OR PROPOSED

Rev 8

NZBC F5/AS1 - CONSTRUCTION & DEMOLITION HAZARDS

F5.3.3 states that:
Where a construction or demolition site contains any hazard which might be expected to attract the unauthorized entry of children, the hazard shall be enclosed to restrict access by children.

1.0 Work Site Barriers:
1.01 The necesity for barriers will depend mainly on the site location. The need will be greater in areas with high levels of pedestrian traffic (i.e. Central Business Districts) than in industrial or rural areas. Barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist.
1.02 If a worksite is not completely enclosed, and unauthorised entry by children is likely, it is acceptablefor specific hazards to be fenced off only when workers are absent from the immediate vicinity.

The contractor shall perform a work site evaluation taking into account:
- Pedestrian counts adjacent to the site
- Car parking adjacent to the site
- Location of neighbouring buildings
- Presence of neighbouring work-sites or recreation areas
- Proximity to schools or early childcare centres
- Proximity to housing
- Depth of any water hazard
- Period of time for which any standing water will be present
- The accessibilty and visibility of the site

Having performed this evaluation the contractor shall,where deemed necesary, provide a barrier compliant with the requirements of **F5/AS1 1.1** (eg.a 2m high temporary fence of 50 x 50mm chainlink netting on posts at 2.5m max centres with the bottom of the netting no more than 100mm above ground)

BUILDING CONSENT

REVISIONS:
1 06.11.24 New sheet
2 09.12.24 Omit garage to reduce building length at south elevation
3 07.01.25 Add site set-out dimensions
4 08.02.25 Show drainage for Stage 1 BC application
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT
8 04.08.25 Add dimension to east boundary, add permeable surface area & earthworks note
9 30.08.25 note driveway as permeable, add spot height for recession plane

Cadence Architectural design ltd
m: 021 184 2285 e:adrian@cadence.net.nz

SITE PLAN

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

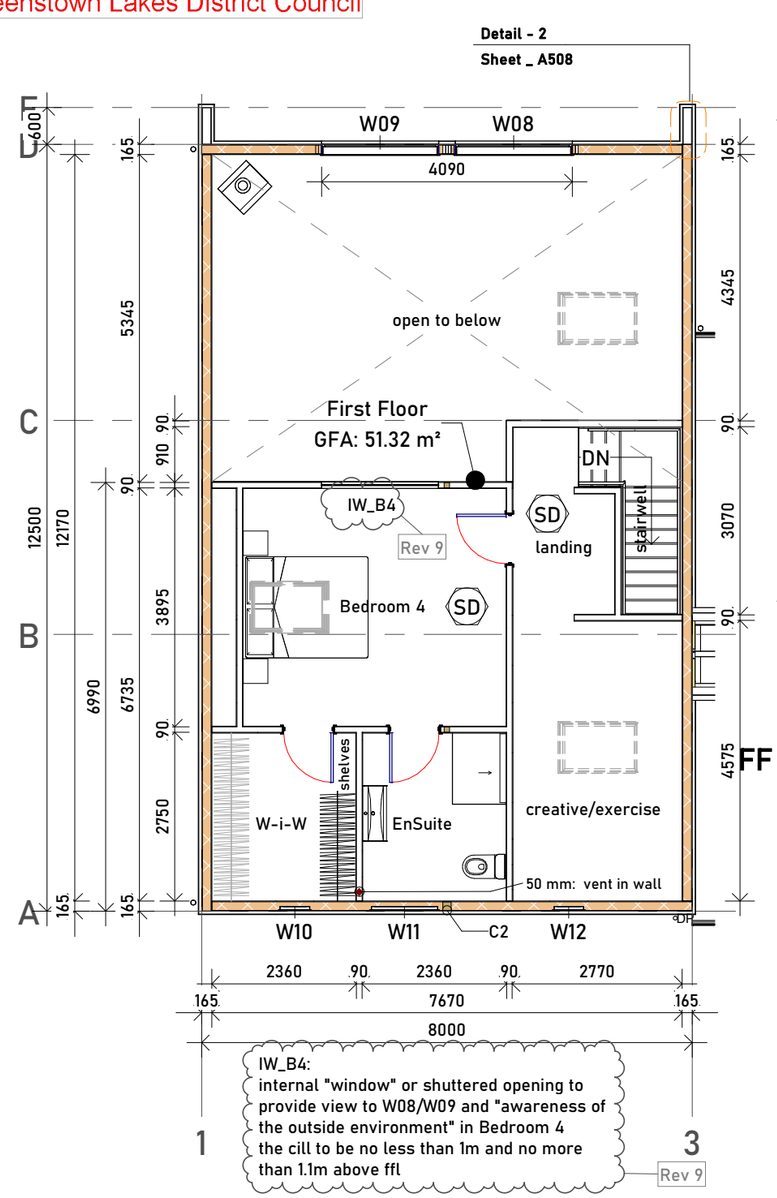
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Date	30.08.25
Revision	**9**
Sheet No.	**A101**
Scale @ A3	1 : 200

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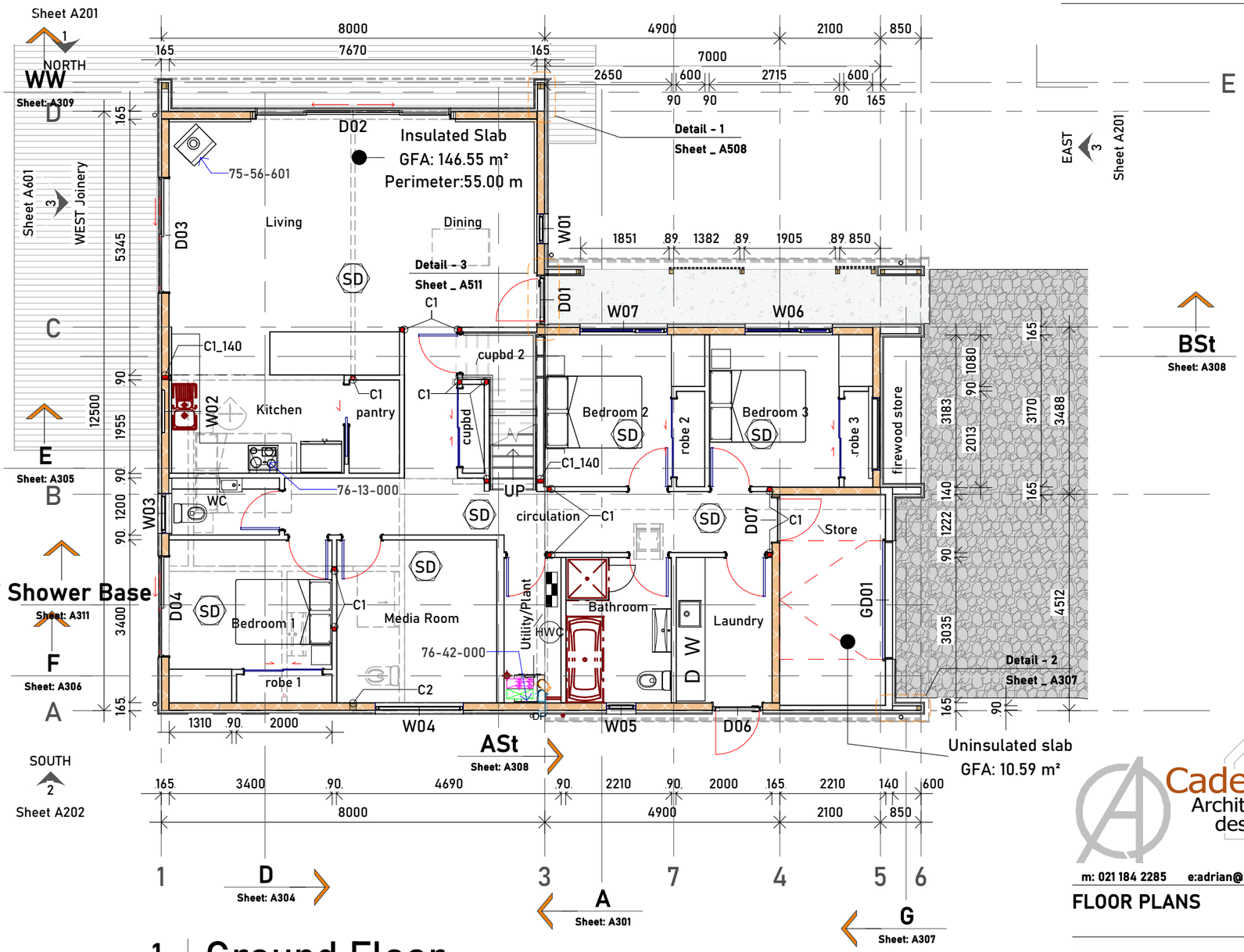
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BUILDING CONSENT



2 First Floor
1 : 100



1 Ground Floor
1 : 100

Keynote Legend	
75-56-601	Escea TFS650 freestanding woodburner with balanced flue (independent air supply) installed strictly in accordance with manufacturer's specifications and AS/NZS2918:2018
76-13-000	recirculating rangehood c/w carbon filters (kitchen ventilation provided by whole house ventilation system)
76-42-000	selected whole house mechanical ventilation / heat recovery system (provides extraction to kitchen, bathrooms & laundry)

SD *denotes interconnected smoke alarms to comply with NZS4514:2021*
i.e. to all bedrooms, living spaces, hallways and landings
location of smoke alarms to NZS4514:2021 para 2.2
equipment compliance to NZS4514:2021 para 2.1
NZS4514:2021 is freely available at:
https://www.standards.govt.nz/shop/NZS-45142021

REVISIONS:
1 06.11.24 Add joinery tags, minor tweaks as per feedback
2 09.12.24 Omit garage, reconfigure room layout, re-route stairs and re-configure first floor layout to suit reduced roof height
5 13.01.25 Re-configure first floor layout
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT
9 26.08.25 Add note re internal window

Cadence Architectural design ltd
m: 021 184 2285 e:adrian@cadence.net.nz

FLOOR PLANS

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

Project number	**CD206**
Date	30.08.25
Revision	**9**
Sheet No.	**A102**
Scale @ A3	1 : 100

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Keynote Legend

31-21-001U	In-situ concrete floor slab: 100mm thick 20mPa concrete with SE62 500E mesh reinforcing (30mm top cover) over 0.25mm polythene DPM on 25mm min' sand blinding to 150mm min' compacted hardfill
31-21-307	450 x 450 x 500 concrete footing to post sized for uplift (0.1m³) - roof plan area supported =3.25m² : footing volume required =0.211m³. 6.43kN bracket connection
31-21-308	600 x 600 x 600 concrete footing to post sized for uplift (0.216m³) - roof plan area supported =1.44m² : footing volume required =0.072m³. 2.12kN bracket connection
31-21-350_G	MaxRaft MAXslab 350 foundation to Structural Engineer's design & specification. Refer also to Engineering documentation.

BUILDING CONSENT

Insulated Slab
GFA: 146.55 m²
Perimeter:55.00 m
FFL: 225
31-21-350_G
finished GL 0

Uninsulated slab
GFA: 2.93 m²
31-21-001U
FFL: 75

Uninsulated slab
GFA: 10.59 m²
FFL: 225
31-21-001U

HWC
DP

REVISIONS:
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT

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FOUNDATION PLAN

NEW 2 STOREY SIP DWELLING

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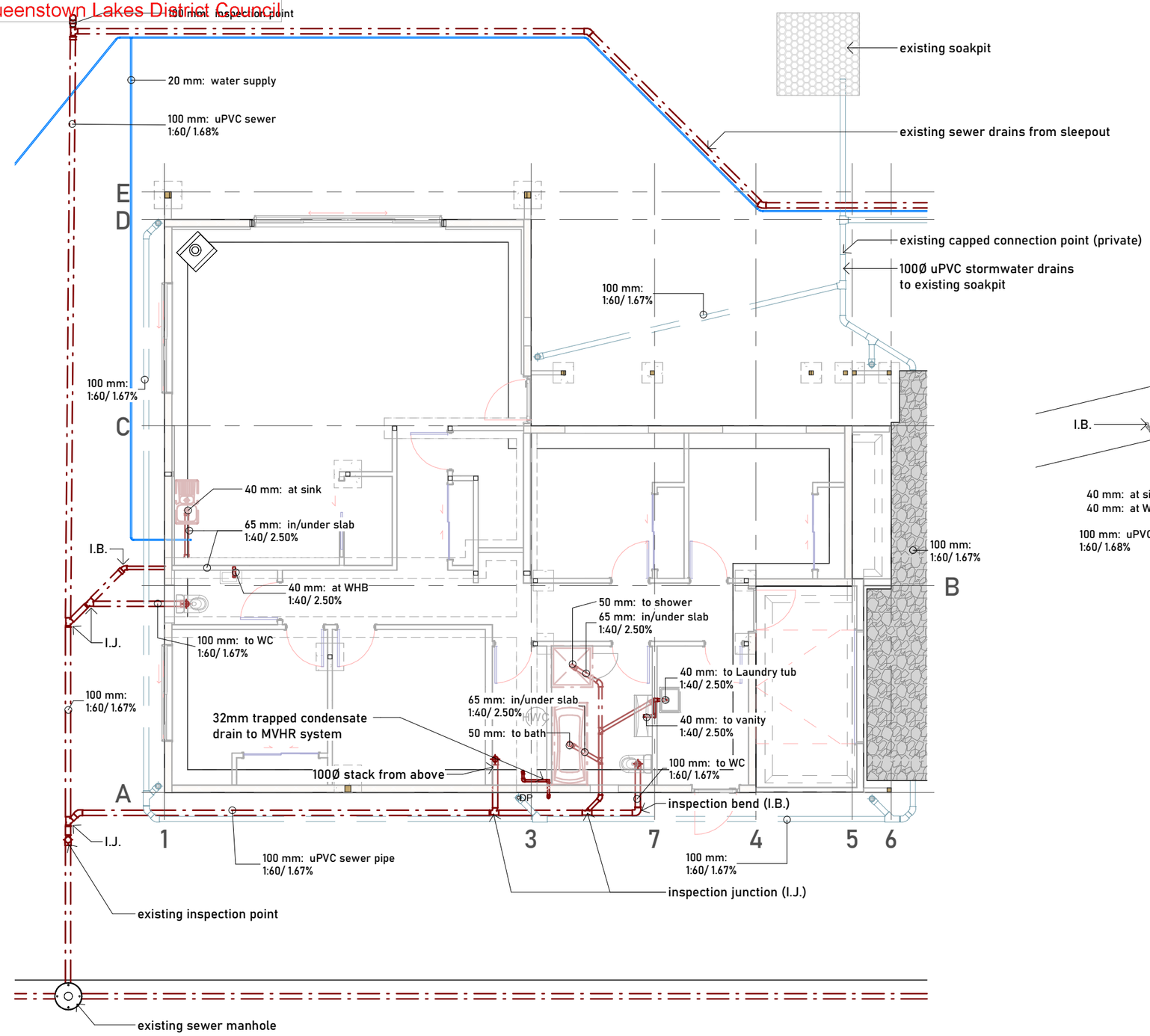
17 LOST BURN ROAD
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Project number	CD206
Date	30.08.25
Revision	7
Sheet No.	A103
Scale @ A3	1 : 50

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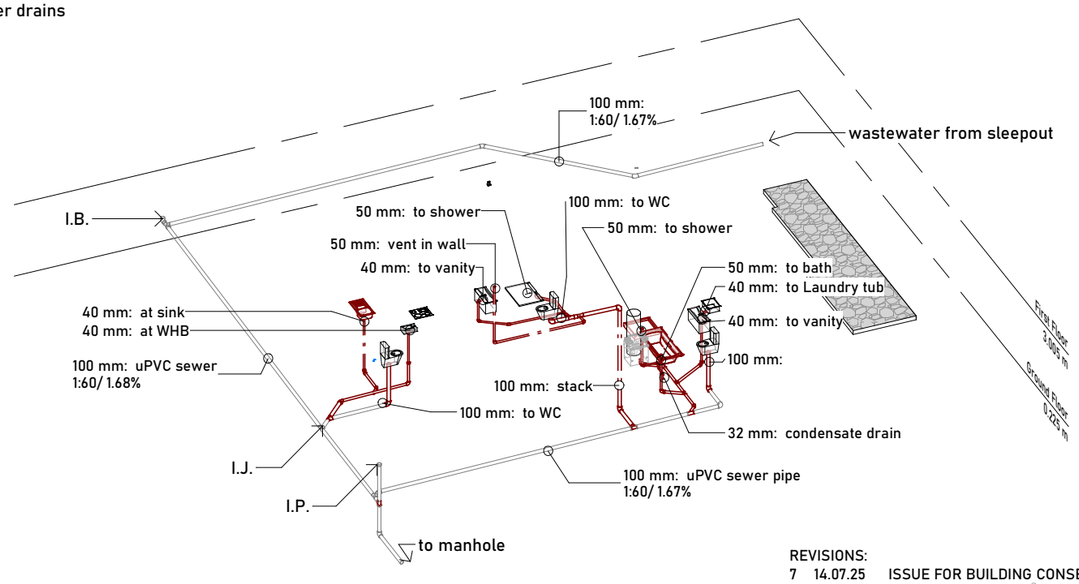
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1 Ground Floor Drainage Plan

1 : 100



2 Drainage 3D

BUILDING CONSENT

REVISIONS:
7 14.07.25 ISSUE FOR BUILDING CONSENT

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DRAINAGE PLAN

NEW 2 STOREY SIP DWELLING

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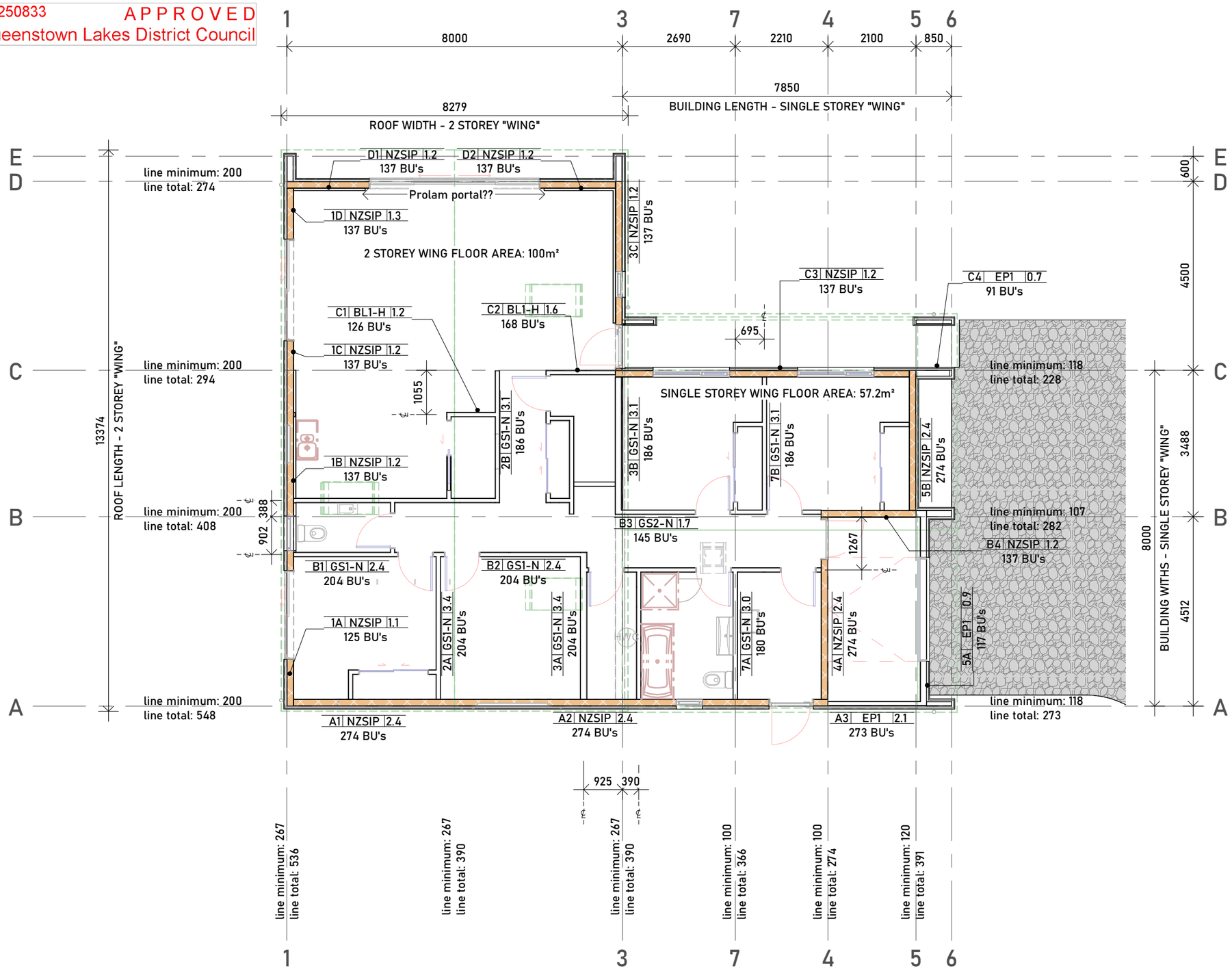
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Project number	CD206
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Scale @ A3	1 : 100

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BRACING DEMAND - 2 Storey Wing

from NZS3604:2011 Fig 5.3
H = 7m ; h= 2.67m (High wind zone)
from Table 5.6 & 5.7

Wind bracing demand	ACROSS	ALONG
Lower of 2 Storeys	95BUs/m[*13.6=1292BUs]	90BUs/m[*8.3=747BUs]
Upper Storey	85BUs/m[*13.6=1156BUs]	80BUs/m[*8.3=664BUs]

from Table 5.9
Earthquake bracing demand (Zone 3)

Lower of 2 Storeys	16BUs/m²[*100 = **1600BUs each way**]	
Upper Storey	9BUs/m² [*100 = **900BUs each way**]	

BRACING DEMAND - Single Storey Wing

from NZS3604:2011 Fig 5.3
H = 4.37m ; h= 1.7m (High wind zone)
from Table 5.6 & 5.7

Wind bracing demand	ACROSS	ALONG
Single Storey	85BUs/m[*7.85=**667BUs**]	80BUs/m[*8=**640BUs**]

from Table 5.9
Earthquake bracing demand (Zone 3)

Single Storey	6BUs/m² [*57.2=343BUs each way]

BRACING LEGEND

bracing element length (m)
bracing element type
bracing element identifier
A1 GS1_N 1.6
150 BU's
bracing element value (wind or earthquake value as per the dominant demand in the relevant direction)
refer to supporting documentation for bracing calculations

BUILDING CONSENT

REVISIONS:
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT

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GF BRACING PLAN

NEW 2 STOREY SIP DWELLING

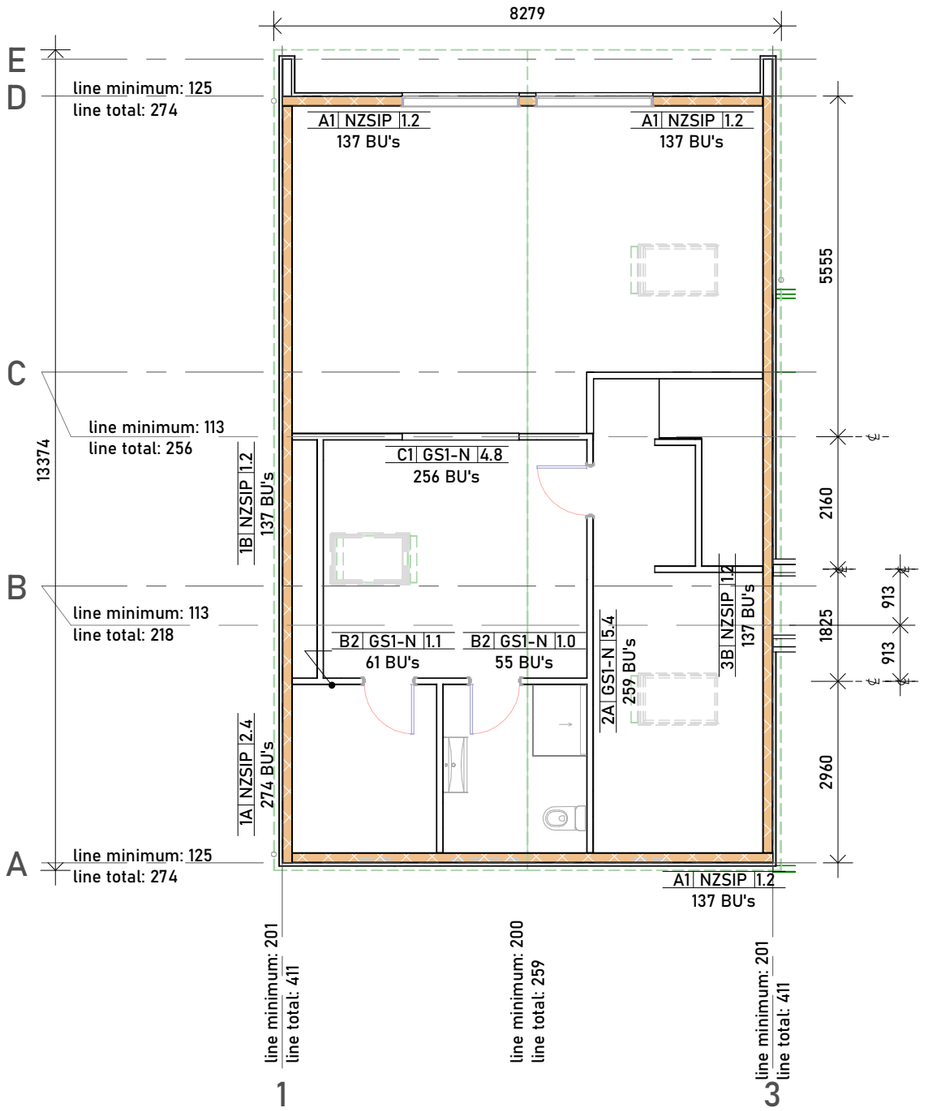
JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

Project number	**CD206**
Date	30.08.25
Revision	**7**
Sheet No.	**A105**
Scale @ A3	1 : 100

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BRACING DEMAND - 2 Storey Wing

from NZS3604:2011 Fig 5.3
H = 7m ; h= 2.67m (High wind zone)
from Table 5.6 & 5.7

Wind bracing demand	ACROSS	ALONG
Lower of 2 Storeys	95BUs/m[*13.6=1292BUs]	90BUs/m[*8.3=747BUs]
Upper Storey	85BUs/m[*13.6=1156BUs]	80BUs/m[*8.3=664BUs]

from Table 5.9
Earthquake bracing demand (Zone 3)

Lower of 2 Storeys	16BUs/m²[*100 = **1600BUs each way**]
Upper Storey	9BUs/m² [*100 = **900BUs each way**]

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BRACING LEGEND

bracing element length (m)
bracing element type
bracing element identifier

A1 GS1_N 1.6
150 BU's

bracing element value (wind or earthquake value as per the dominant demand in the relevant direction)

refer to supporting documentation for bracing calculations

BUILDING CONSENT

REVISIONS:
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT

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FF BRACING PLAN

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

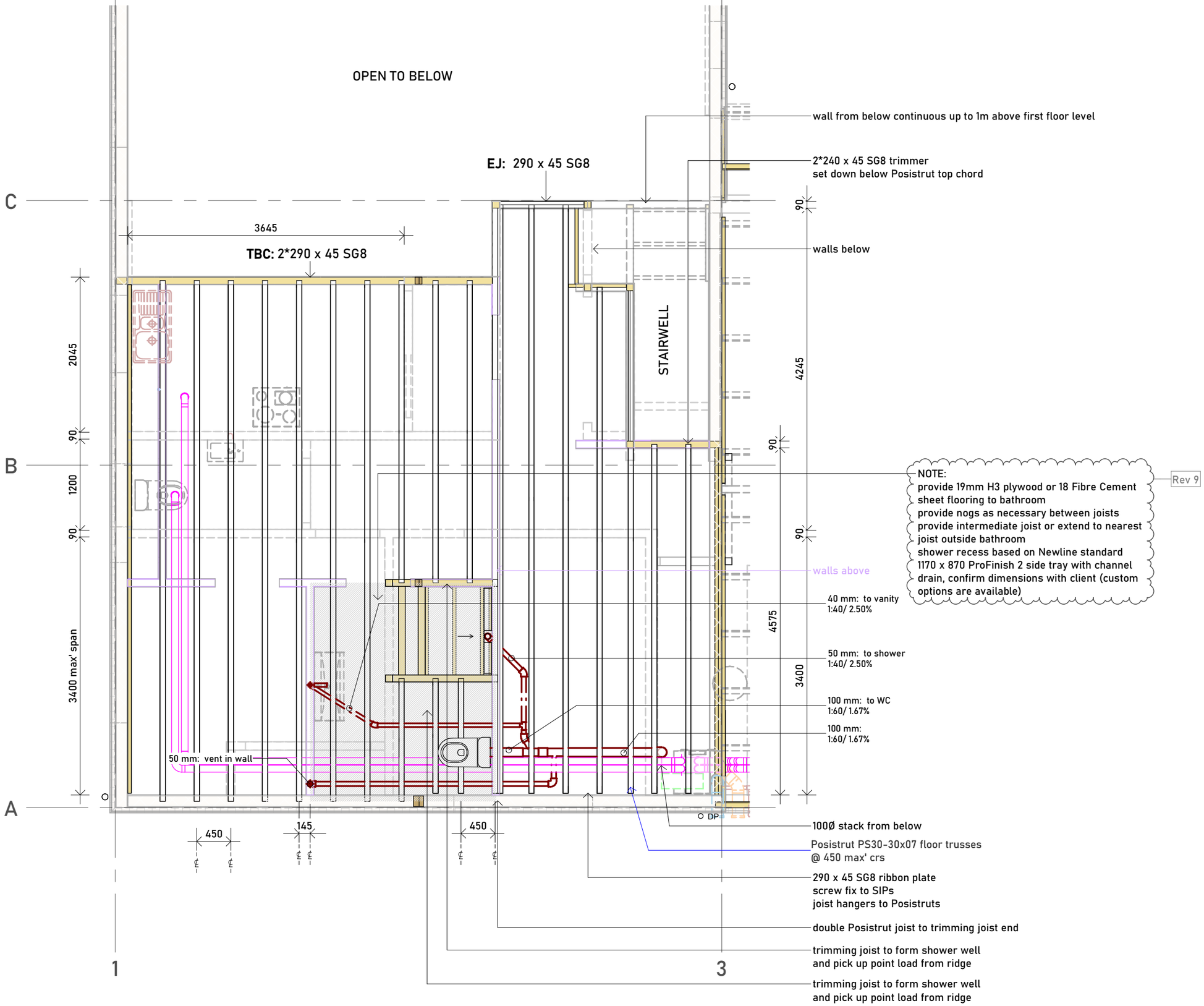
Project number	**CD206**
Date	30.08.25
Revision	**7**
Sheet No.	**A106**
Scale @ A3	1 : 100

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NOTE:
provide 19mm H3 plywood or 18 Fibre Cement sheet flooring to bathroom
provide nogs as necessary between joists
provide intermediate joist or extend to nearest joist outside bathroom
shower recess based on Newline standard 1170 x 870 ProFinish 2 side tray with channel drain, confirm dimensions with client (custom options are available)

Rev 9

REVISIONS:

6	31.03.25	DEVELOPED DESIGN
7	14.07.25	ISSUE FOR BUILDING CONSENT
9	30.08.25	Add note

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FIRST FLOOR FRAMING PLAN

NEW 2 STOREY SIP DWELLING

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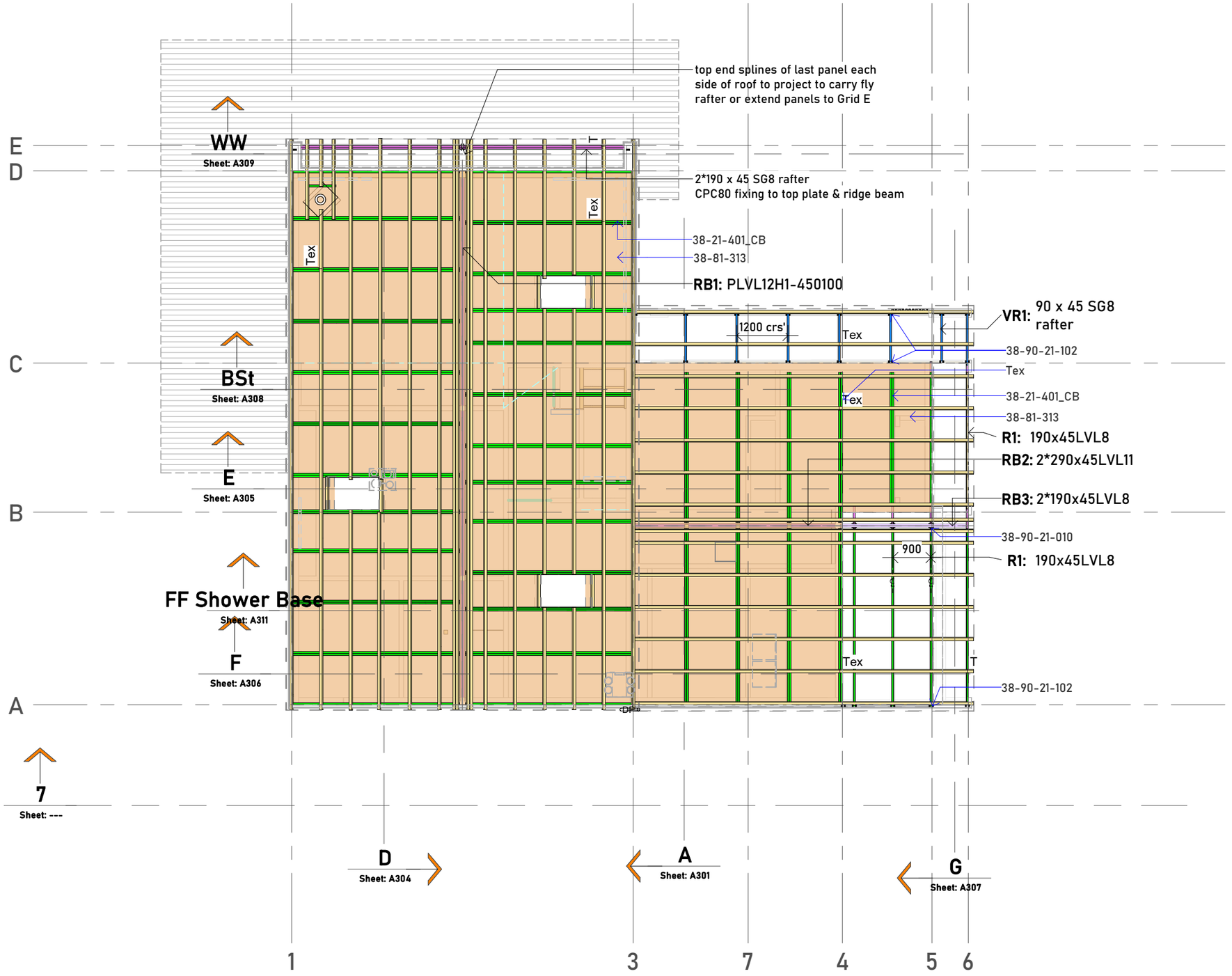
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Project number	CD206
Date	30.08.25
Revision	9
Sheet No.	A107
Scale @ A3	1 : 50

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Keynote Legend	
38-21-401_CB	70 x 45 SG8 H1.2 purlins @ 800 max' crs' over 20 x 45 counter battens @ 1200 crs (aligned with splines)
38-81-313	NZSIPs 215mm Smart roof panel (R7.95)
38-90-21-010	Rafter to Ridge connection: Lumberlok Multigrip both sides of rafter
38-90-21-102	rafter fixings: 1pair Lumberlok CPC40S with 2*Type 17 14g x 35mm hex head screws to top plate & 3*product nails to rafter
Tex	purlin fixings: NZS3604 Type T: 10g x 100mm long self-drilling screw (lengthened to account for counterbatten thickness)

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6 31.03.25 DEVELOPED DESIGN
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ROOF FRAMING PLAN

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

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HAWEA
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Project number	CD206
Date	30.08.25
Revision	7
Sheet No.	A108
Scale @ A3	1 : 100

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Sizing of Gutters & Downpipes to E1/AS1
Total Roof Plan Area: 186m²

from Table 5 maximum plan area discharging to an 80Ø downpipe = 85m²
no individual section of roof exceeds 56m²
therefore a single 80Ø downpipe to each section of roof is sufficient

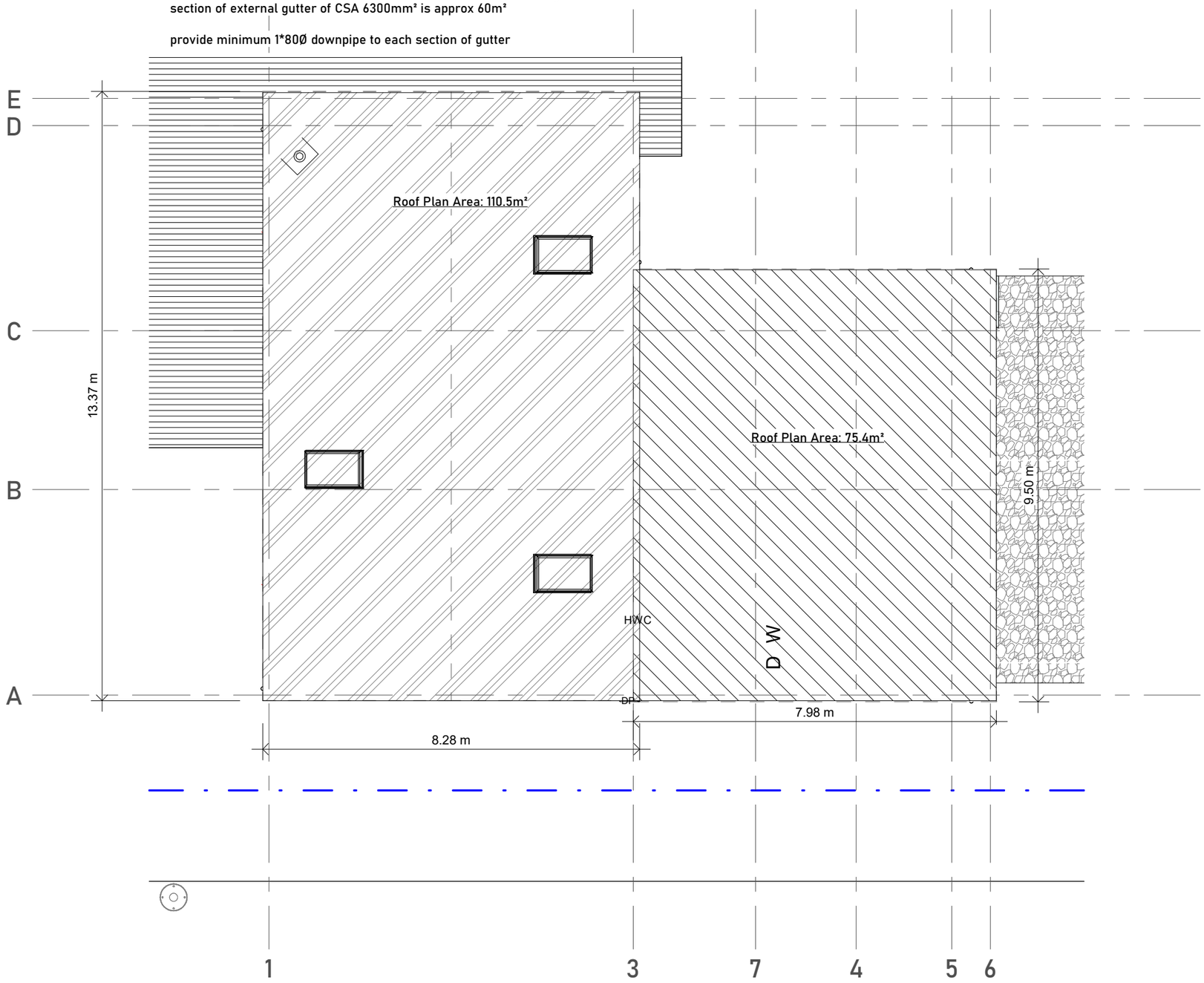
from Table A rainfall intensity "I" for a 10% AEP <100mm/hr
where the rainfall intensity ratio is <1, use 1

from Figure 15 the maximum plan area of roof discharging to a single section of external gutter of CSA 6300mm² is approx 60m²

provide minimum 1*80Ø downpipe to each section of gutter

NOTE:

- **ALL roof penetrations are to be made through the SIPs and sealed with a ProClima Roflex or Kaflex grommet as appropriate BEFORE the installation of the roof cladding**
- **make provision for electrical connection for future PV panels**



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REVISIONS:
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT

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ROOF DRAINAGE PLAN

NEW 2 STOREY SIP DWELLING

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Project number	**CD206**
Date	30.08.25
Revision	**7**
Sheet No.	**A109**
Scale @ A3	1 : 100

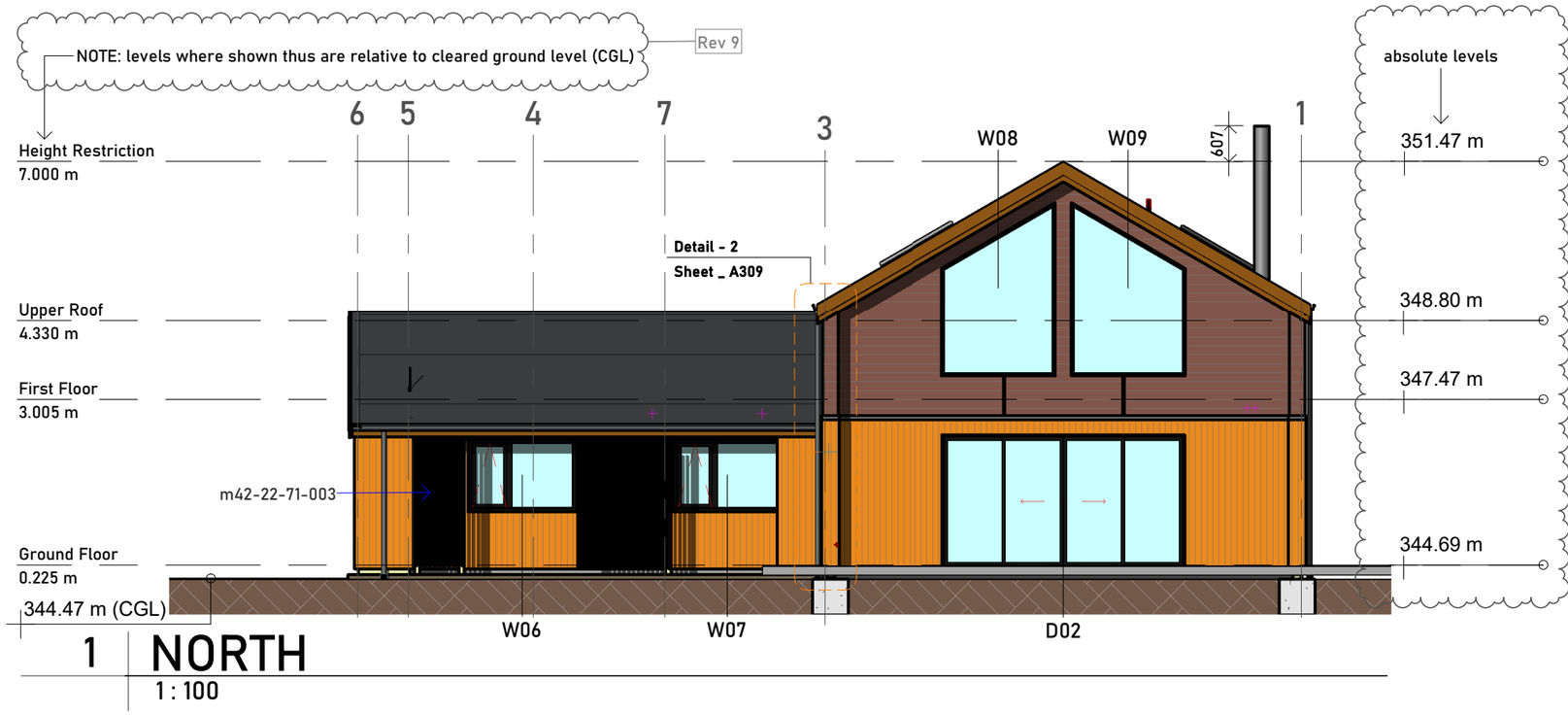
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NOTES

1. Ⓢ indicates safety glass to NZS 4223.3:2016
2. Ⓞ indicates obscure glazing



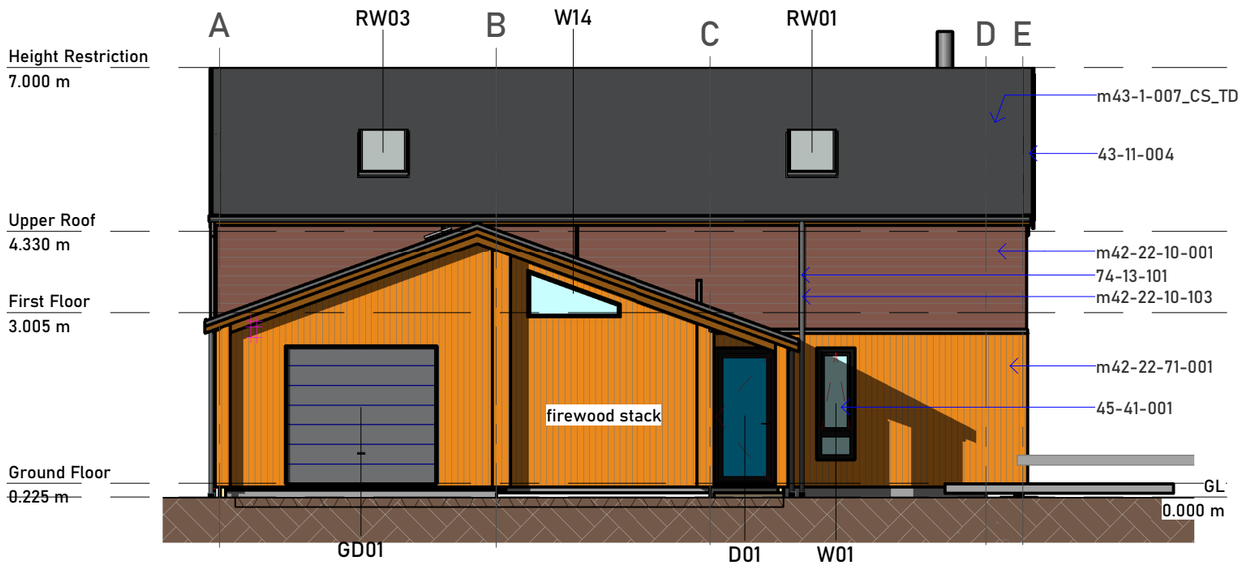
1 NORTH
1 : 100

RISK MATRIX
ELEVATIONS: West

RISK FACTOR	SEVERITY	SCORE
A: Wind Zone	High	1
B: Number of Storeys	Medium	1
C: Roof/Wall Junction	Low	0
D: Eaves Width	High	2
E: Envelope Complexity	Medium	1
F: Decks	Low	0
TOTAL		**5**

BUILDING CONSENT

Keynote Legend	
43-11-004	METAL FLASHINGS 0.55 Colorsteel flashing to match roofing. Refer to the Construction Details for the various profiles required
45-41-001	uPVC triple glazed joinery by Starke
74-13-101	80Ø downpipe
m42-22-10-001	Weathertex Selflok Ecogroove 150 mm Smooth over vertical cavity battens @ 600 max' crs'
m42-22-10-103	Weathertex Trimtec long vertical jointer
m42-22-71-001	Thermory Nordic Pine thermally modified timber weatherboards Profile: Vertical Shiplap (115mm cover)
m42-22-71-003	Thermory Nordic Pine 90 x 42 battens as screening
m43-1-007_CS_TD	0.55BMT Colorsteel trapezoidal profile roofing Colour: TidalDrift® matte



3 EAST
1 : 100

RISK MATRIX
ELEVATIONS: South

RISK FACTOR	SEVERITY	SCORE
A: Wind Zone	High	1
B: Number of Storeys	Medium	1
C: Roof/Wall Junction	Very High	5
D: Eaves Width	Very High	5
E: Envelope Complexity	Medium	1
F: Decks	Low	0
TOTAL		**13**

REVISIONS:
1 06.11.24 Minor tweaks as per feedback, add joinery tags
2 09.12.24 Omit garage to reduce building length at south elevation, reduce overall height
5 13.01.25 Add keynotes
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT
9 30.08.25 Clarify relative & absolute levels

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ELEVATIONS

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

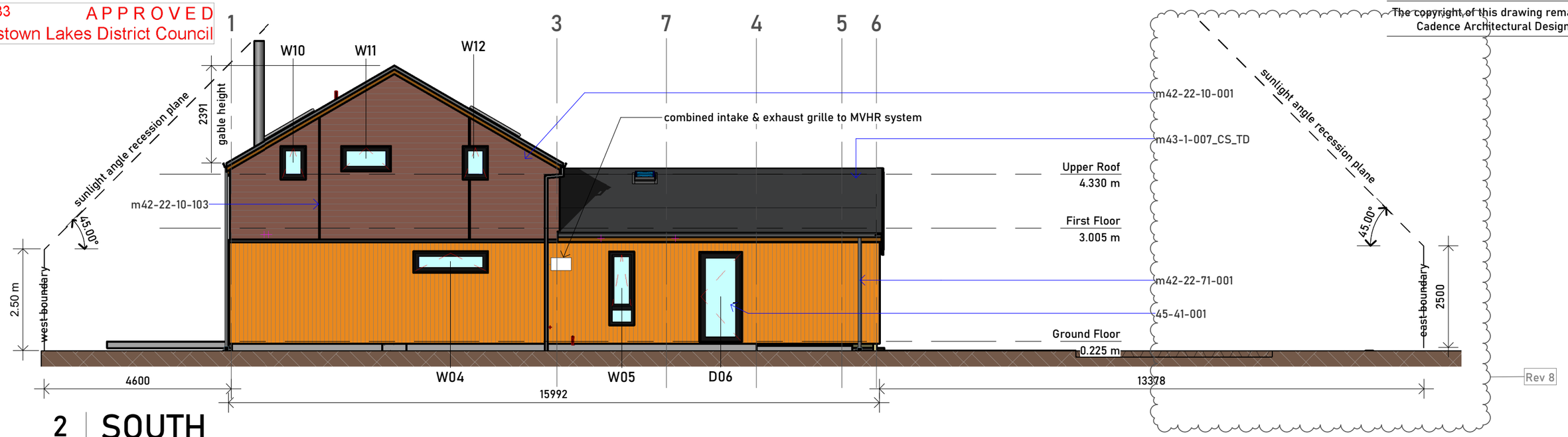
17 LOST BURN ROAD
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Project number	**CD206**
Date	30.08.25
Revision	**9**
Sheet No.	**A201**
Scale @ A3	1 : 100

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2 SOUTH
1 : 100

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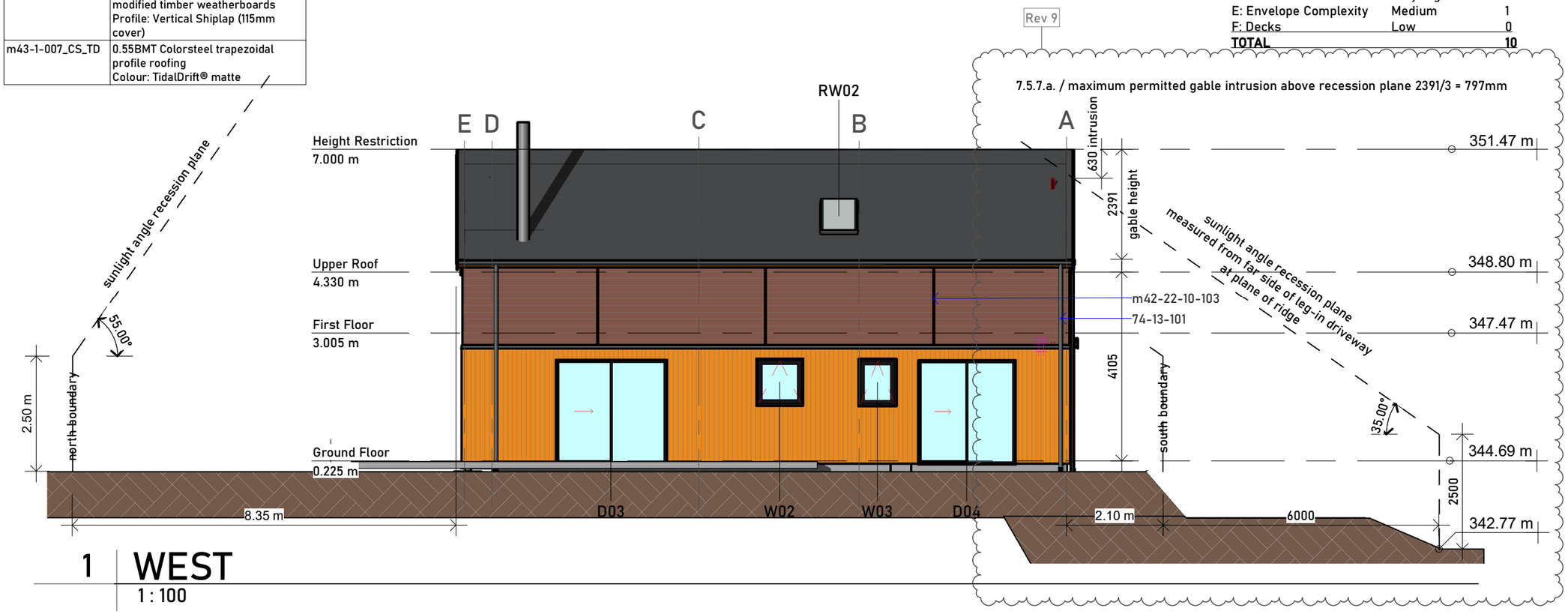
Keynote Legend	
45-41-001	uPVC triple glazed joinery by Starke
74-13-101	80Ø downpipe
m42-22-10-001	Weathertex Selflok Ecogroove 150 mm Smooth over vertical cavity battens @ 600 max' crs'
m42-22-10-103	Weathertex Trimtec long vertical jointer
m42-22-71-001	Thermory Nordic Pine thermally modified timber weatherboards Profile: Vertical Shiplap (115mm cover)
m43-1-007_CS_TD	0.55BMT Colorsteel trapezoidal profile roofing Colour: TidalDrift® matte

RISK MATRIX
ELEVATIONS: South

RISK FACTOR	SEVERITY	SCORE
A: Wind Zone	High	1
B: Number of Storeys	Medium	1
C: Roof/Wall Junction	Very High	5
D: Eaves Width	Very High	5
E: Envelope Complexity	Medium	1
F: Decks	Low	0
TOTAL		**13**

RISK MATRIX
ELEVATIONS: West

RISK FACTOR	SEVERITY	SCORE
A: Wind Zone	High	1
B: Number of Storeys	High	2
C: Roof/Wall Junction	Medium	1
D: Eaves Width	Very High	5
E: Envelope Complexity	Medium	1
F: Decks	Low	0
TOTAL		**10**



1 WEST
1 : 100

REVISIONS:
1 06.11.24 Minor tweaks as per feedback, add joinery tags
2 09.12.24 Omit garage to reduce building length at south elevation, reduce overall height
5 13.01.25 Amend window configuration to suit revised first floor layout
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT
8 04.08.25 Add recession plane at East boundary
9 30.08.25 Clarify relative & absolute levels, amend recession plane at south boundary

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ELEVATIONS

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
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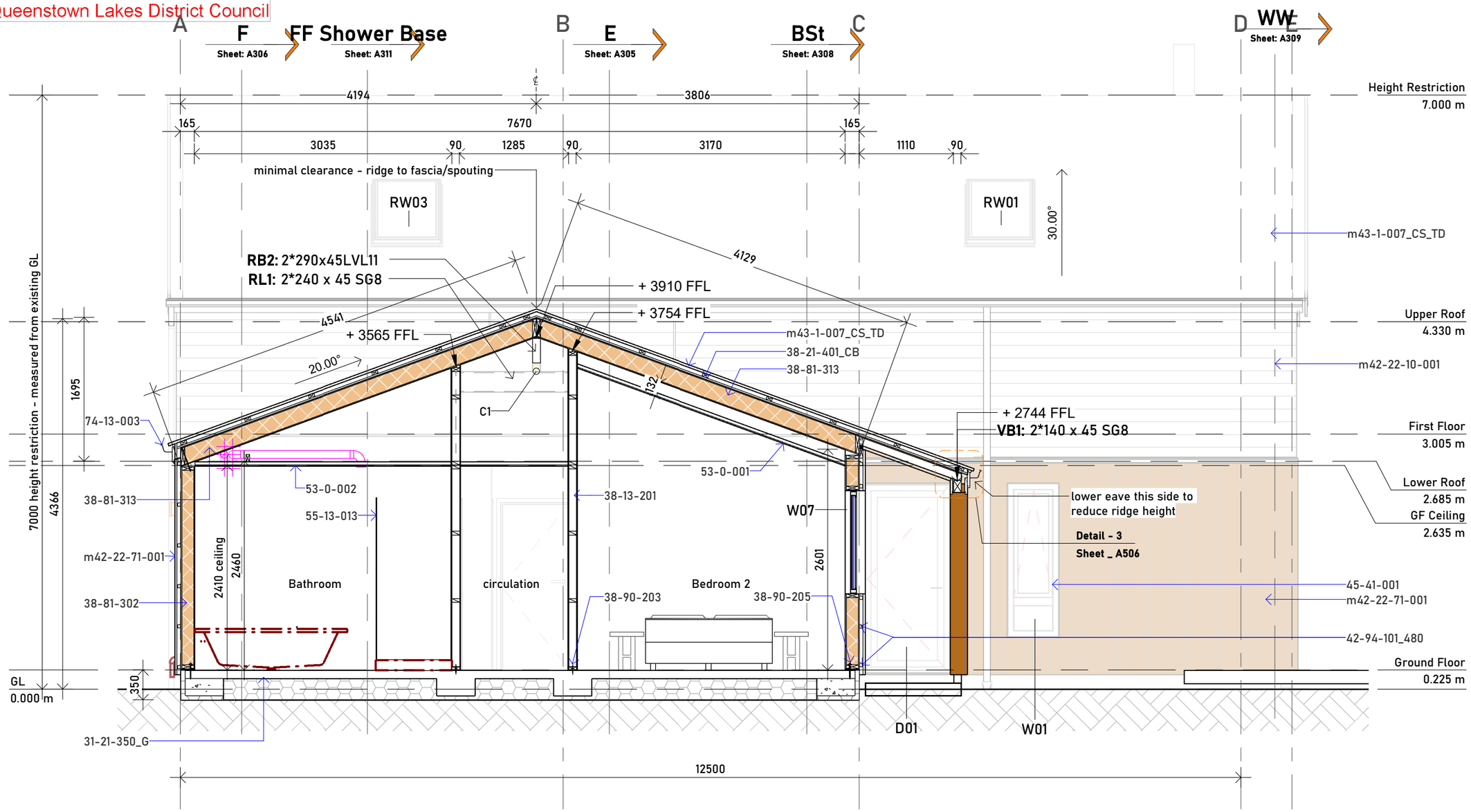
Project number	**CD206**
Date	30.08.25
Revision	**9**
Sheet No.	**A202**
Scale @ A3	1 : 100

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REVISIONS:

2	09.12.24	Add to drawing set for clarification
6	31.03.25	DEVELOPED DESIGN
7	14.07.25	ISSUE FOR BUILDING CONSENT

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SECTION A

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

Project number	**CD206**
Date	30.08.25
Revision	**7**
Sheet No.	**A301**
Scale @ A3	1 : 50

DESIGN 2 LBP No. BP108944
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Keynote Legend

31-21-350_G	MaxRaft MAXslab 350 foundation to Structural Engineer's design & specification. Refer also to Engineering documentation.
38-13-201	90 x 45 SG8 H1.2 framing to internal load-bearing walls
38-21-401_CB	70 x 45 SG8 H1.2 purlins @ 800 max' crs' over 20 x 45 counter battens @ 1200 crs (aligned with splines)
38-81-302	NZSIPs 165mm Smart wall panel (R6.01)
38-81-313	NZSIPs 215mm Smart roof panel (R7.95)
38-90-203	Ramset HD875 8 x 75 DrivePin & washer bottom plate fixing to internal walls (600 max' crs')
38-90-205	Ramset AS 12150GH anchor bottom plate fixing to external walls at 600 max' crs'
42-94-101_480	45mm nominal structurally fixed H3.1 cavity batten @ 480mm max' crs' to vertical weatherboard
45-41-001	uPVC triple glazed joinery by Starke
53-0-001	13mm standard Gib ceiling lining on Rondo battens at 600 max' crs'

Keynote Legend

53-0-002	13mm Aqualine Gib ceiling lining on Rondo battens at 600 max' crs'
55-13-013	proprietory shower enclosure with acrylic tray & wall linings and safety glass screens to NZS4223.3
74-13-003	Continuous spouting 1/4 Round (cross sectional area: 6300mm²)
m42-22-10-001	Weathertex Selflok Ecogroove 150 mm Smooth over vertical cavity battens @ 600 max' crs'
m42-22-71-001	Thermory Nordic Pine thermally modified timber weatherboards Profile: Vertical Shiplap (115mm cover)
m43-1-007_CS_TD	0.55BMT Colorsteel trapezoidal profile roofing Colour: TidalDrift® matte

From NZS3604:2011 Section 8
Table 8.2: Studs in load bearing walls (SG8)
Single or Upper Storey
HIGH Wind Zone:
Loadbearing internal walls
90 x 45 @ 600 crs' for stud height up to 3.0m
2*90 x 45 @ 400 crs' for stud height >3 up to 4.2m
140 x 45 @ 600 crs' for stud height >3 up to 4.2m
2*140 x 45 @ 600 crs' for stud height >4.2 up to 4.8m

Lower of 2 Storeys
HIGH Wind Zone:
Loadbearing internal walls
90 x 45 @ 600 crs' for stud height up to 2.7m

Table 8.4: Studs in **non-load bearing internal walls** (SG8)
90 x 45 @ 600 crs' for stud height up to 2.4m
90 x 45 @ 400 crs' for stud height >2.4 up to 3.0m
140 x 45 @ 600 crs' for stud height >3.0 up to 3.6m
140 x 45 @ 400 crs' for stud height >3.6 up to 4.2m
190 x 45 @ 600 crs' for stud height >4.2 up to 4.8m

Top Plates:
for studs @ 600 crs'
provide a single 45mm thick SG8 top plate for L/D up to 4.9m
for studs @ 400 crs'
provide a single 45mm thick SG8 top plate for L/D up to 6.0m
provide 4.7kN top plate to stud fixing @ 600 max' crs'

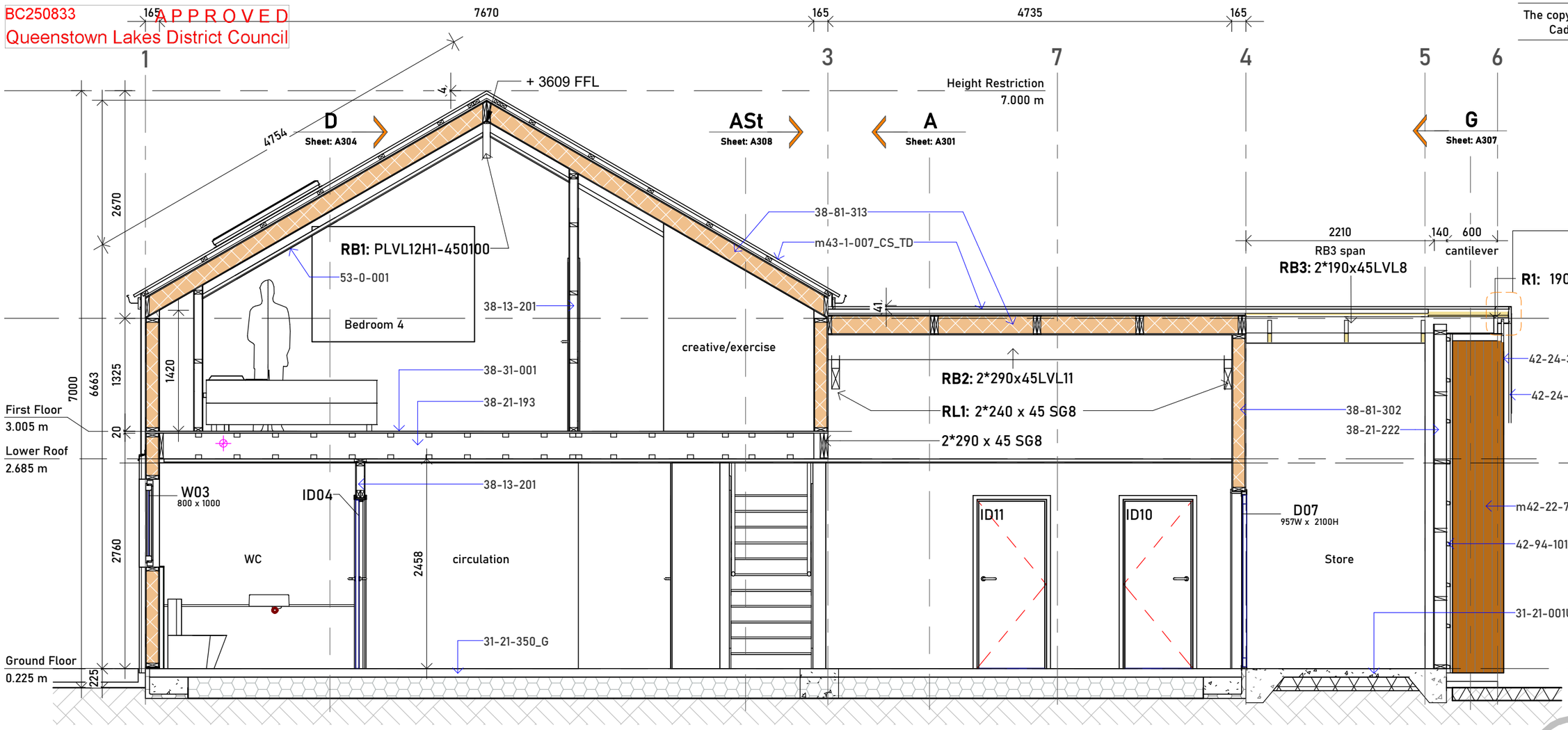
Bottom Plates:
provide a single 45mm thick SG8 bottom plate for L/D up to 6.0m

Bottom plate fixings:
to concrete slab:
all @ 600 max' crs' & 150 from plate ends
internal walls:
Ramset drive pins powder actuated 75mm 2kN, except adjacent to doors use M12 x 120 Trubolt fixing (due to vibrations).
external walls:
Ramset M12 x 120 Trubolt

to timber floor:
external & internal bracing walls:
3/90 x 3.15 power driven nails @ 600crs'
other internal walls:
1/90 x 3.15 power driven nail @ 600 crs'
NOTE:
bracing walls may require additional fixings specific to the bracing element, refer to bracing plan & fixing details

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Keynote Legend	
31-21-001U	In-situ concrete floor slab: 100mm thick 20mPa concrete with SE62 500E mesh reinforcing (30mm top cover) over 0.25mm polythene DPM on 25mm min' sand blinding to 150mm min' compacted hardfill
31-21-350_G	MaxRaft MAXslab 350 foundation to Structural Engineer's design & specification. Refer also to Engineering documentation.
38-13-201	90 x 45 SG8 H1.2 framing to internal load-bearing walls
38-21-193	Posistrut PS30-30x07 floor trusses @ 450 max' crs
38-21-222	single or upper storey external loadbearing wall framing 140 x 45 SG8 studs @ 300 max' crs' with dwangs @ 1350max' crs'
38-31-001	PARTICLE BOARD FLOORING 20mm High Density Particle board flooring
38-81-302	NZSIPs 165mm Smart wall panel (R6.01)
38-81-313	NZSIPs 215mm Smart roof panel (R7.95)
42-24-304	Thermory Nordic Pine fascia 180 x 30
42-94-101_480	45mm nominal structurally fixed H3.1 cavity batten @ 480mm max' crs' to vertical weatherboard
53-0-001	13mm standard Gib ceiling lining on Rondo battens at 600 max' crs'

Keynote Legend	
m42-22-71-001	Thermory Nordic Pine thermally modified timber weatherboards Profile: Vertical Shiplap (115mm cover)
m43-1-007_CS_TD	0.55BMT Colorsteel trapezoidal profile roofing Colour: TidalDrift® matte

From NZS3604:2011 Section 8
Table 8.2: Studs in load bearing walls (SG8)
Single or Upper Storey
HIGH Wind Zone:
Loadbearing internal walls
90 x 45 @ 600 crs' for stud height up to 3.0m
2*90 x 45 @ 400 crs' for stud height >3 up to 4.2m
140 x 45 @ 600 crs' for stud height >3 up to 4.2m
2*140 x 45 @ 600 crs' for stud height >4.2 up to 4.8m

Lower of 2 Storeys
HIGH Wind Zone:
Loadbearing internal walls
90 x 45 @ 600 crs' for stud height up to 2.7m

Table 8.4: Studs in **non-load bearing internal walls** (SG8)
90 x 45 @ 600 crs' for stud height up to 2.4m
90 x 45 @ 400 crs' for stud height >2.4 up to 3.0m
140 x 45 @ 600 crs' for stud height >3.0 up to 3.6m
140 x 45 @ 400 crs' for stud height >3.6 up to 4.2m
190 x 45 @ 600 crs' for stud height >4.2 up to 4.8m

Top Plates:
for studs @ 600 crs'
provide a single 45mm thick SG8 top plate for L/D up to 4.9m
for studs @ 400 crs'
provide a single 45mm thick SG8 top plate for L/D up to 6.0m
provide 4.7kN top plate to stud fixing @ 600 max' crs'

Bottom Plates:
provide a single 45mm thick SG8 bottom plate for L/D up to 6.0m

Bottom plate fixings:
to concrete slab:
all @ 600 max' crs' & 150 from plate ends
internal walls:
Ramset drive pins powder actuated 75mm 2kN, except adjacent to doors use M12 x 120 Trubolt fixing (due to vibrations).
external walls:
Ramset M12 x 120 Trubolt

to timber floor:
external & internal bracing walls:
3/90 x 3.15 power driven nails @ 600crs'
other internal walls:
1/90 x 3.15 power driven nail @ 600 crs'
NOTE:
bracing walls may require additional fixings specific to the bracing element, refer to bracing plan & fixing details

REVISIONS:
2 09.12.24 Add to drawing set for clarification
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT

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SECTION B

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

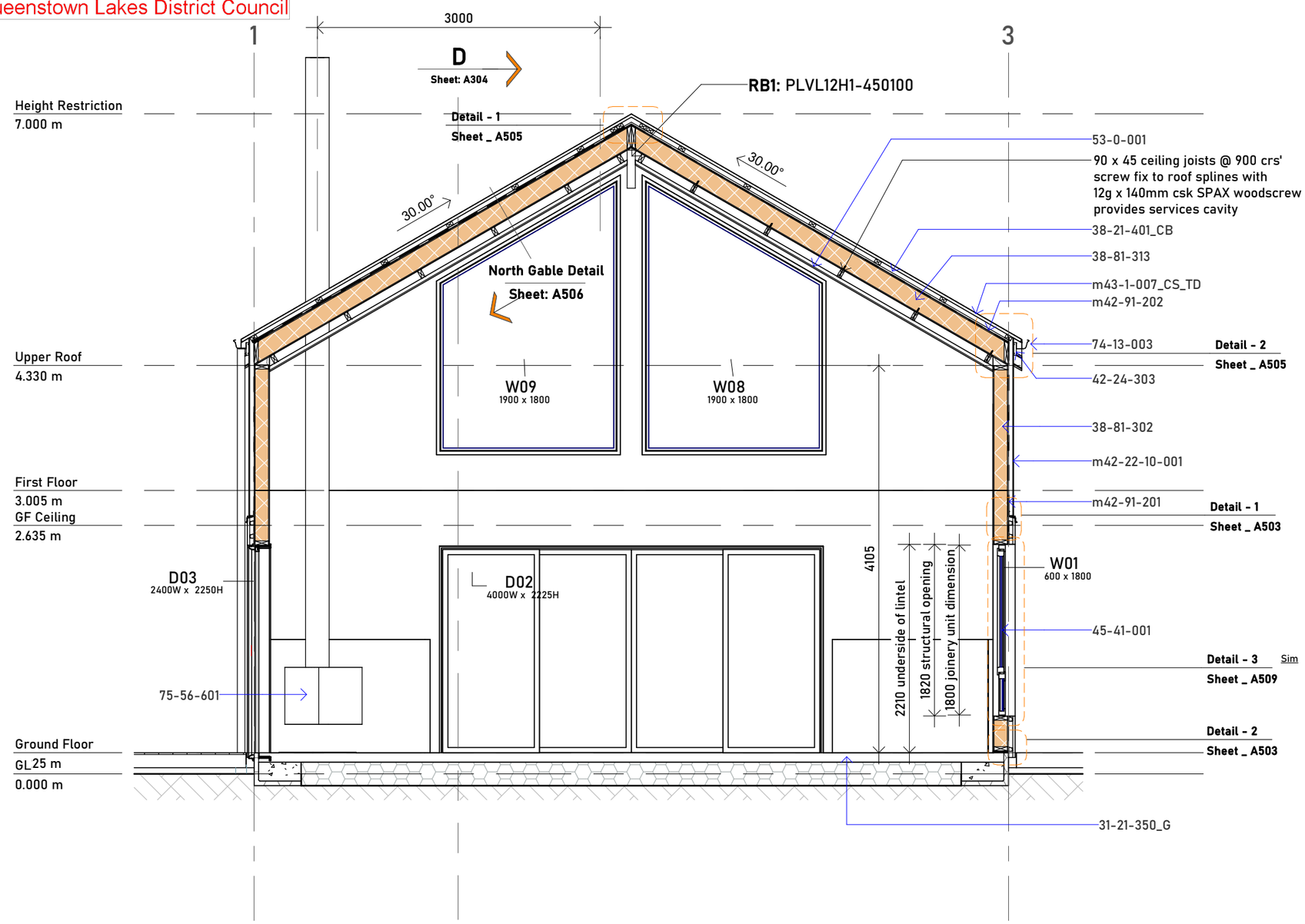
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HAWEA
9382

Project number	CD206
Date	30.08.25
Revision	7
Sheet No.	A302
Scale @ A3	1 : 50

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Keynote Legend	
31-21-350_G	MaxRaft MAXslab 350 foundation to Structural Engineer's design & specification. Refer also to Engineering documentation.
38-21-401_CB	70 x 45 SG8 H1.2 purlins @ 800 max' crs' over 20 x 45 counter battens @ 1200 crs (aligned with splines)
38-81-302	NZSIPs 165mm Smart wall panel (R6.01)
38-81-313	NZSIPs 215mm Smart roof panel (R7.95)
42-24-303	Thermory Nordic Pine fascia 135 x 30
45-41-001	uPVC triple glazed joinery by Starke
53-0-001	13mm standard Gib ceiling lining on Rondo battens at 600 max' crs'
74-13-003	Continuous spouting 1/4 Round (cross sectional area: 6300mm²)
75-56-601	Escea TFS650 freestanding woodburner with balanced flue (independent air supply) installed strictly in accordance with manufacturer's specifications and AS/NZS2918:2018
m42-22-10-001	Weathertex Selflok Ecogroove 150 mm Smooth over vertical cavity battens @ 600 max' crs'
m42-91-201	ProClima Solitex Extasana wall underlay
m42-91-202	ProClima Solitex Mento roof underlay
m43-1-007_CS_TD	0.55BMT Colorsteel trapezoidal profile roofing Colour: TidalDrift® matte

BUILDING CONSENT

REVISIONS:
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT

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SECTION C

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

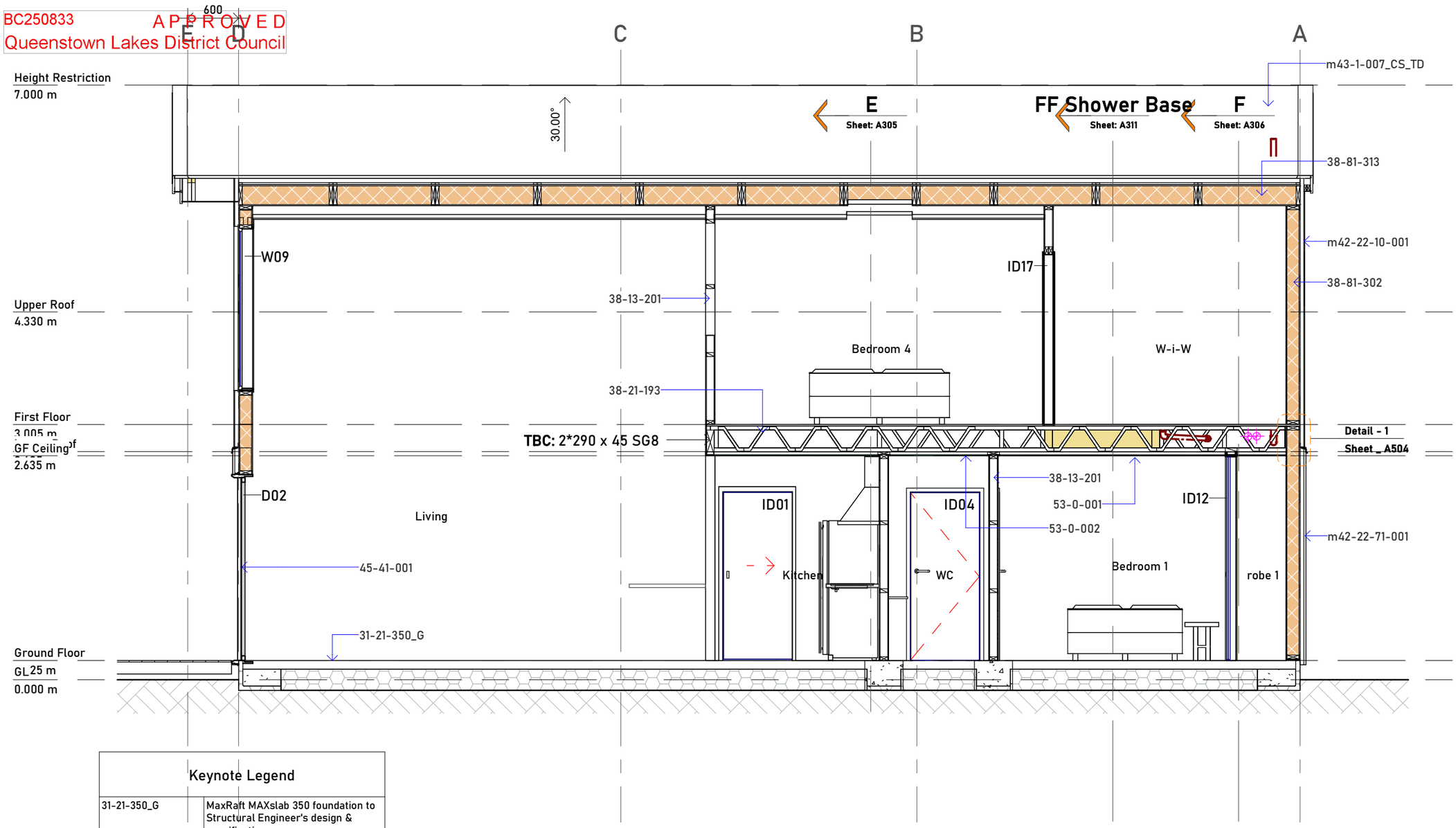
Project number	**CD206**
Date	30.08.25
Revision	**7**
Sheet No.	**A303**
Scale @ A3	1 : 50

DESIGN 2
LBP No. BP108944
CONSULTANT
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ADNZ Professional Member

BC250833
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Keynote Legend	
31-21-350_G	MaxRaft MAXslab 350 foundation to Structural Engineer's design & specification. Refer also to Engineering documentation.
38-13-201	90 x 45 SG8 H1.2 framing to internal load-bearing walls
38-21-193	Posistrut PS30-30x07 floor trusses @ 450 max' crs
38-81-302	NZSIPs 165mm Smart wall panel (R6.01)
38-81-313	NZSIPs 215mm Smart roof panel (R7.95)
45-41-001	uPVC triple glazed joinery by Starke
53-0-001	13mm standard Gib ceiling lining on Rondo battens at 600 max' crs'
53-0-002	13mm Aqualine Gib ceiling lining on Rondo battens at 600 max' crs'
m42-22-10-001	Weathertex Selflok Ecogroove 150 mm Smooth over vertical cavity battens @ 600 max' crs'
m42-22-71-001	Thermory Nordic Pine thermally modified timber weatherboards Profile: Vertical Shiplap (115mm cover)
m43-1-007_CS_TD	0.55BMT Colorsteel trapezoidal profile roofing Colour: TidalDrift® matte

REVISIONS:

6	31.03.25	DEVELOPED DESIGN
7	14.07.25	ISSUE FOR BUILDING CONSENT

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SECTION D

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

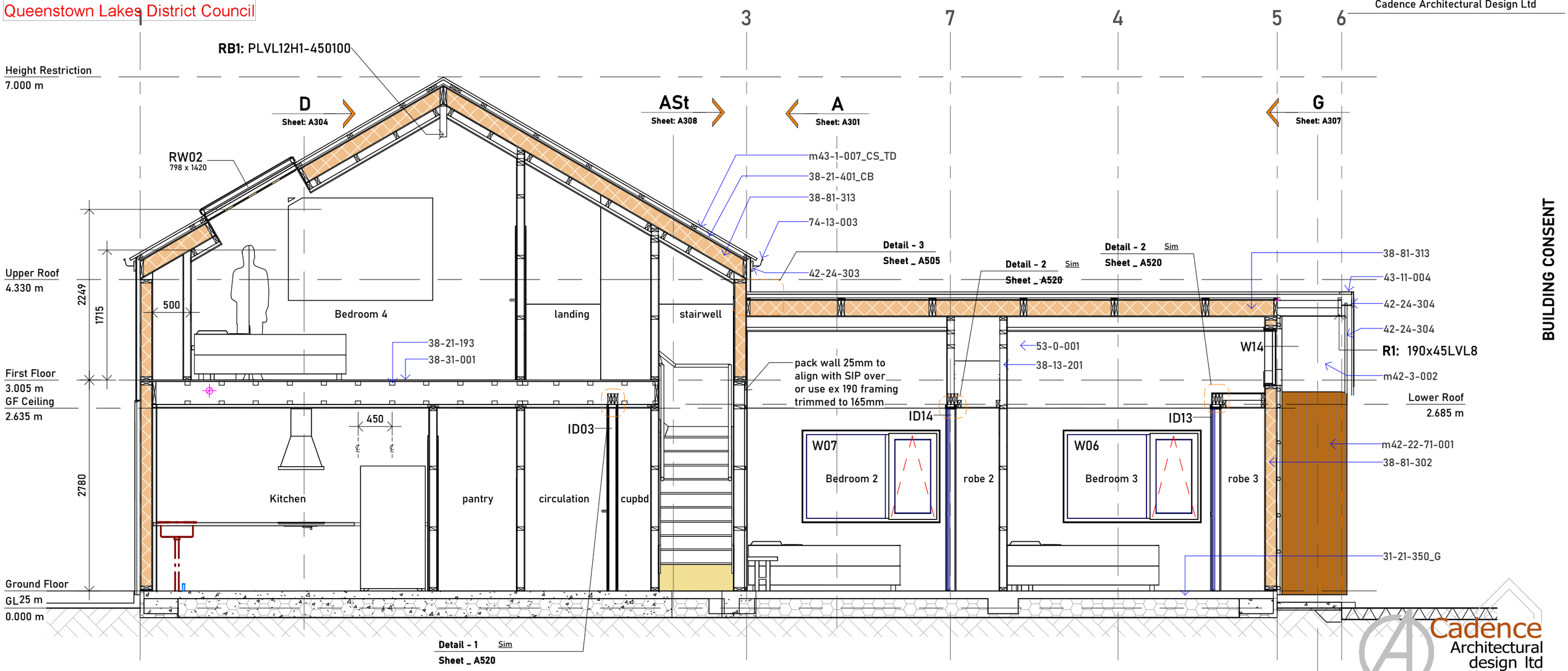
17 LOST BURN ROAD
HAWEA
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Project number	**CD206**
Date	30.08.25
Revision	**7**
Sheet No.	**A304**
Scale @ A3	1 : 50

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Keynote Legend	
31-21-350_G	MaxRaft MAXslab 350 foundation to Structural Engineer's design & specification. Refer also to Engineering documentation.
38-13-201	90 x 45 SG8 H1.2 framing to internal load-bearing walls
38-21-193	Posistrut PS30-30x07 floor trusses @ 450 max' crs
38-21-401_CB	70 x 45 SG8 H1.2 purlins @ 800 max' crs' over 20 x 45 counter battens @ 1200 crs (aligned with splines)
38-31-001	PARTICLE BOARD FLOORING 20mm High Density Particle board flooring
38-81-302	NZSIPs 165mm Smart wall panel (R6.01)
38-81-313	NZSIPs 215mm Smart roof panel (R7.95)
42-24-303	Thermory Nordic Pine fascia 135 x 30
42-24-304	Thermory Nordic Pine fascia 180 x 30

Keynote Legend	
43-11-004	METAL FLASHINGS 0.55 Colorsteel flashing to match roofing. Refer to the Construction Details for the various profiles required
53-0-001	13mm standard Gib ceiling lining on Rondo battens at 600 max' crs'
74-13-003	Continuous spouting 1/4 Round (cross sectional area: 6300mm²)
m42-3-002	6mm fibre cement sheet soffit lining
m42-22-71-001	Thermory Nordic Pine thermally modified timber weatherboards Profile: Vertical Shiplap (115mm cover)
m43-1-007_CS_TD	0.55BMT Colorsteel trapezoidal profile roofing Colour: TidalDrift® matte

From NZS3604:2011 Section 8
Table 8.2: Studs in load bearing walls (SG8)
Single or Upper Storey
HIGH Wind Zone:
Loadbearing internal walls
90 x 45 @ 600 crs' for stud height up to 3.0m
2*90 x 45 @ 400 crs' for stud height >3 up to 4.2m
140 x 45 @ 600 crs' for stud height >3 up to 4.2m
2*140 x 45 @ 600 crs' for stud height >4.2 up to 4.8m

Lower of 2 Storeys
HIGH Wind Zone:
Loadbearing internal walls
90 x 45 @ 600 crs' for stud height up to 2.7m

Table 8.4: Studs in **non-load bearing internal walls** (SG8)
90 x 45 @ 600 crs' for stud height up to 2.4m
90 x 45 @ 400 crs' for stud height >2.4 up to 3.0m
140 x 45 @ 600 crs' for stud height >3.0 up to 3.6m
140 x 45 @ 400 crs' for stud height >3.6 up to 4.2m
190 x 45 @ 600 crs' for stud height >4.2 up to 4.8m

Top Plates:
for studs @ 600 crs'
provide a single 45mm thick SG8 top plate for L/D up to 4.9m
for studs @ 400 crs'
provide a single 45mm thick SG8 top plate for L/D up to 6.0m
provide 4.7kN top plate to stud fixing @ 600 max' crs'

Bottom Plates:
provide a single 45mm thick SG8 bottom plate for L/D up to 6.0m

Bottom plate fixings:
to concrete slab:
all @ 600 max' crs' & 150 from plate ends
internal walls:
Ramset drive pins powder actuated 75mm 2kN, except adjacent to doors use M12 x 120 Trubolt fixing (due to vibrations).
external walls:
Ramset M12 x 120 Trubolt

to timber floor:
external & internal bracing walls:
3/90 x 3.15 power driven nails @ 600crs'
other internal walls:
1/90 x 3.15 power driven nail @ 600 crs'
NOTE:
bracing walls may require additional fixings specific to the bracing element, refer to bracing plan & fixing details

REVISIONS:
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT

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LBP No. BP108944

SECTION E

NEW 2 STOREY SIP DWELLING

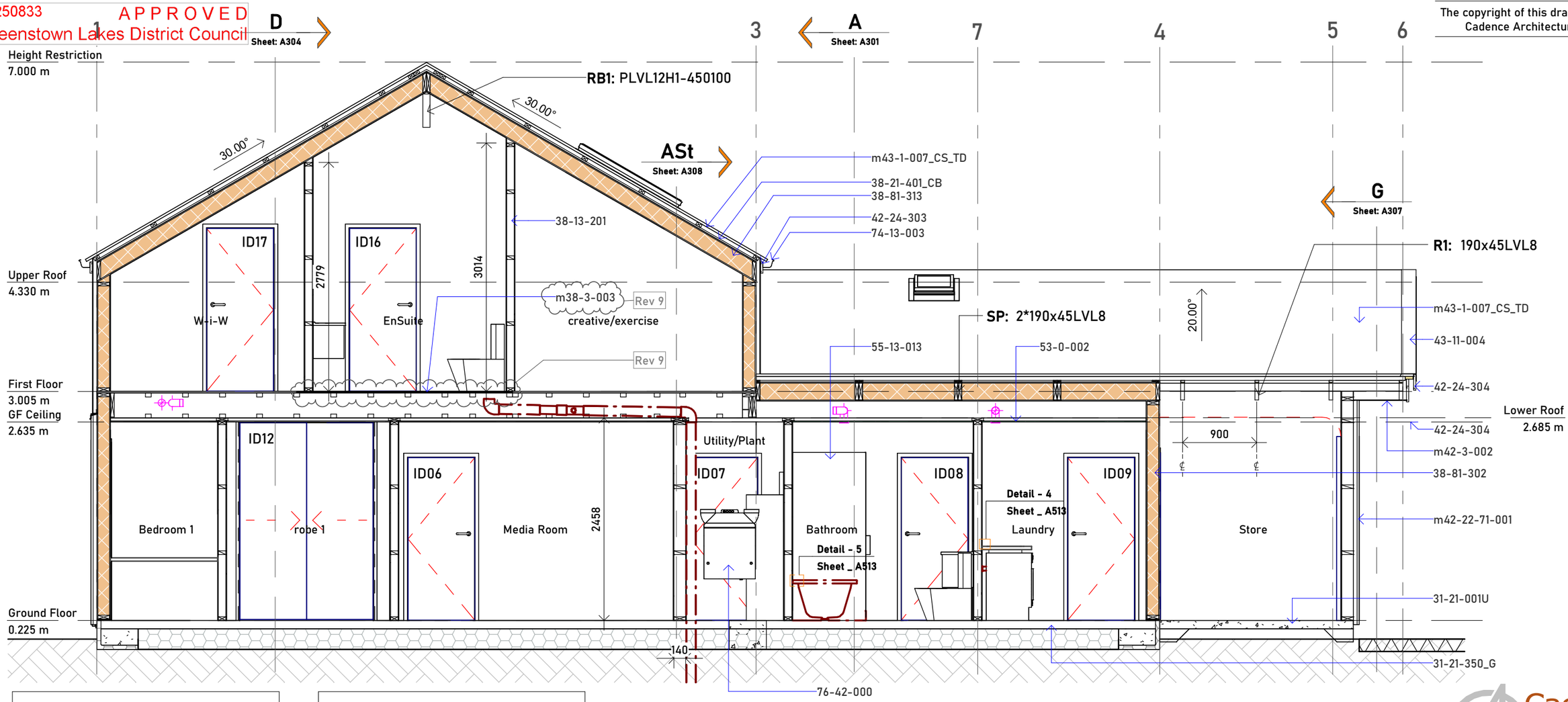
JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

Project number	**CD206**
Date	30.08.25
Revision	**7**
Sheet No.	**A305**
Scale @ A3	1 : 50

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Keynote Legend	
31-21-001U	In-situ concrete floor slab: 100mm thick 20mPa concrete with SE62 500E mesh reinforcing (30mm top cover) over 0.25mm polythene DPM on 25mm min' sand blinding to 150mm min' compacted hardfill
31-21-350_G	MaxRaft MAXslab 350 foundation to Structural Engineer's design & specification. Refer also to Engineering documentation.
38-13-201	90 x 45 SG8 H1.2 framing to internal load-bearing walls
38-21-401_CB	70 x 45 SG8 H1.2 purlins @ 800 max' crs' over 20 x 45 counter battens @ 1200 crs (aligned with splines)
38-81-302	NZSIPs 165mm Smart wall panel (R6.01)
38-81-313	NZSIPs 215mm Smart roof panel (R7.95)
42-24-303	Thermory Nordic Pine fascia 135 x 30
42-24-304	Thermory Nordic Pine fascia 180 x 30
43-11-004	METAL FLASHINGS 0.55 Colorsteel flashing to match roofing. Refer to the Construction Details for the various profiles required
53-0-002	13mm Aqualine Gib ceiling lining on Rondo battens at 600 max' crs'

Keynote Legend	
55-13-013	proprietory shower enclosure with acrylic tray & wall linings and safety glass screens to NZS4223.3
74-13-003	Continuous spouting 1/4 Round (cross sectional area: 6300mm²)
76-42-000	selected whole house mechanical ventilation / heat recovery system (provides extraction to kitchen, bathrooms & laundry)
m38-3-003	19mm H3.1 plywood or 18mm Fibre Cement sheet flooring to bathroom Rev 9
m42-3-002	6mm fibre cement sheet soffit lining
m42-22-71-001	Thermory Nordic Pine thermally modified timber weatherboards Profile: Vertical Shiplap (115mm cover)
m43-1-007_CS_TD	0.55BMT Colorsteel trapezoidal profile roofing Colour: TidalDrift® matte

From NZS3604:2011 Section 8
Table 8.2: Studs in load bearing walls (SG8)
Single or Upper Storey
HIGH Wind Zone:
Loadbearing internal walls
90 x 45 @ 600 crs' for stud height up to 3.0m
2*90 x 45 @ 400 crs' for stud height >3 up to 4.2m
140 x 45 @ 600 crs' for stud height >3 up to 4.2m
2*140 x 45 @ 600 crs' for stud height >4.2 up to 4.8m

Lower of 2 Storeys
HIGH Wind Zone:
Loadbearing internal walls
90 x 45 @ 600 crs' for stud height up to 2.7m

Table 8.4: Studs in **non-load bearing internal walls** (SG8)
90 x 45 @ 600 crs' for stud height up to 2.4m
90 x 45 @ 400 crs' for stud height >2.4 up to 3.0m
140 x 45 @ 600 crs' for stud height >3.0 up to 3.6m
140 x 45 @ 400 crs' for stud height >3.6 up to 4.2m
190 x 45 @ 600 crs' for stud height >4.2 up to 4.8m

Top Plates:
for studs @ 600 crs'
provide a single 45mm thick SG8 top plate for L/D up to 4.9m
for studs @ 400 crs'
provide a single 45mm thick SG8 top plate for L/D up to 6.0m
provide 4.7kN top plate to stud fixing @ 600 max' crs'

Bottom Plates:
provide a single 45mm thick SG8 bottom plate for L/D up to 6.0m

Bottom plate fixings:
to concrete slab:
all @ 600 max' crs' & 150 from plate ends
internal walls:
Ramset drive pins powder actuated 75mm 2kN, except adjacent to doors use M12 x 120 Trubolt fixing (due to vibrations).
external walls:
Ramset M12 x 120 Trubolt

to timber floor:
external & internal bracing walls:
3/90 x 3.15 power driven nails @ 600crs'
other internal walls:
1/90 x 3.15 power driven nail @ 600 crs'
NOTE:
bracing walls may require additional fixings specific to the bracing element, refer to bracing plan & fixing details

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SECTION F

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

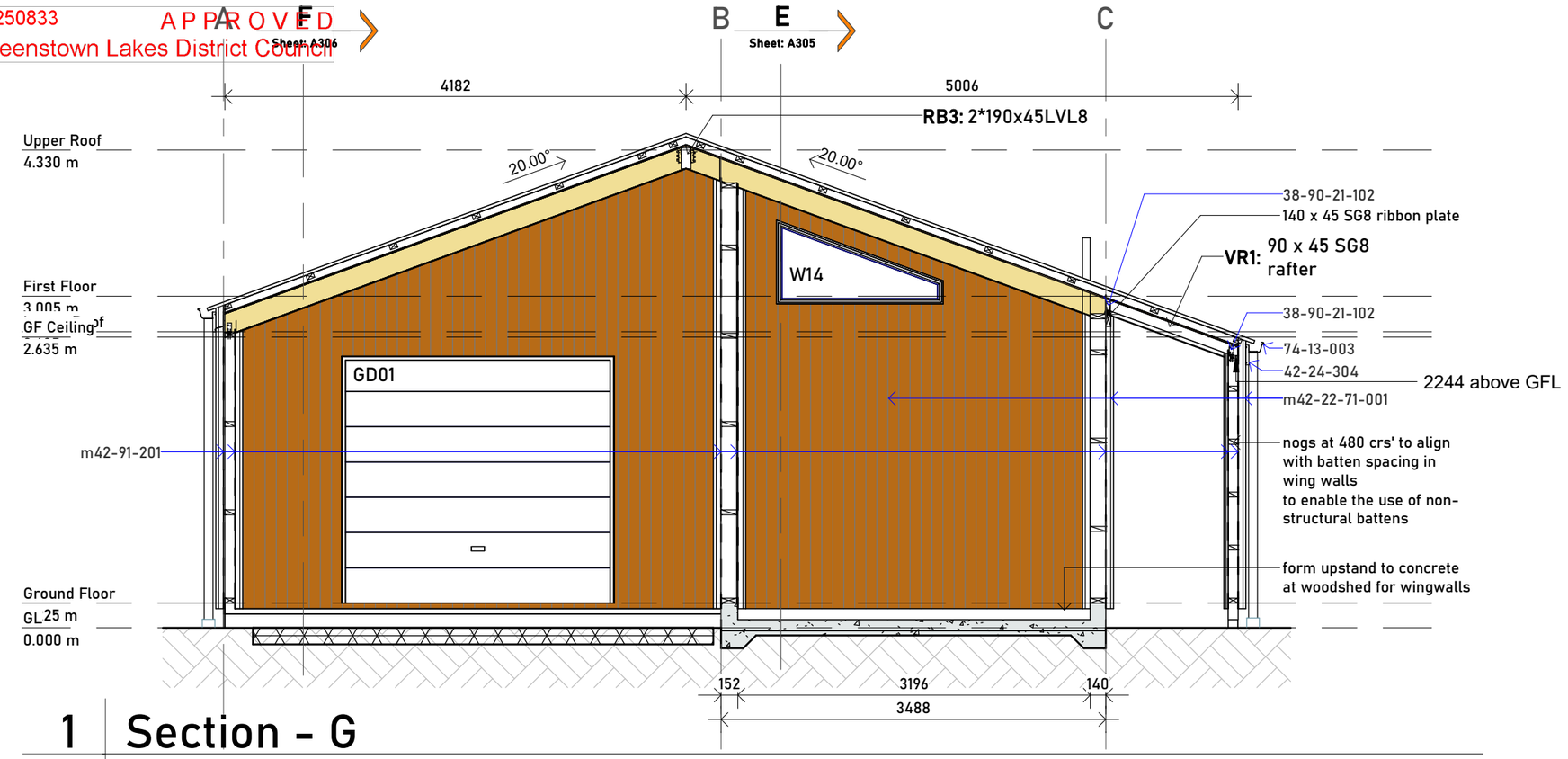
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Date	30.08.25
Revision	**9**
Sheet No.	**A306**
Scale @ A3	1 : 50

REVISIONS:
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT
9 26.08.25 Clarify structural flooring to FF bathroom

DESIGN 2 LBP No. BP108944
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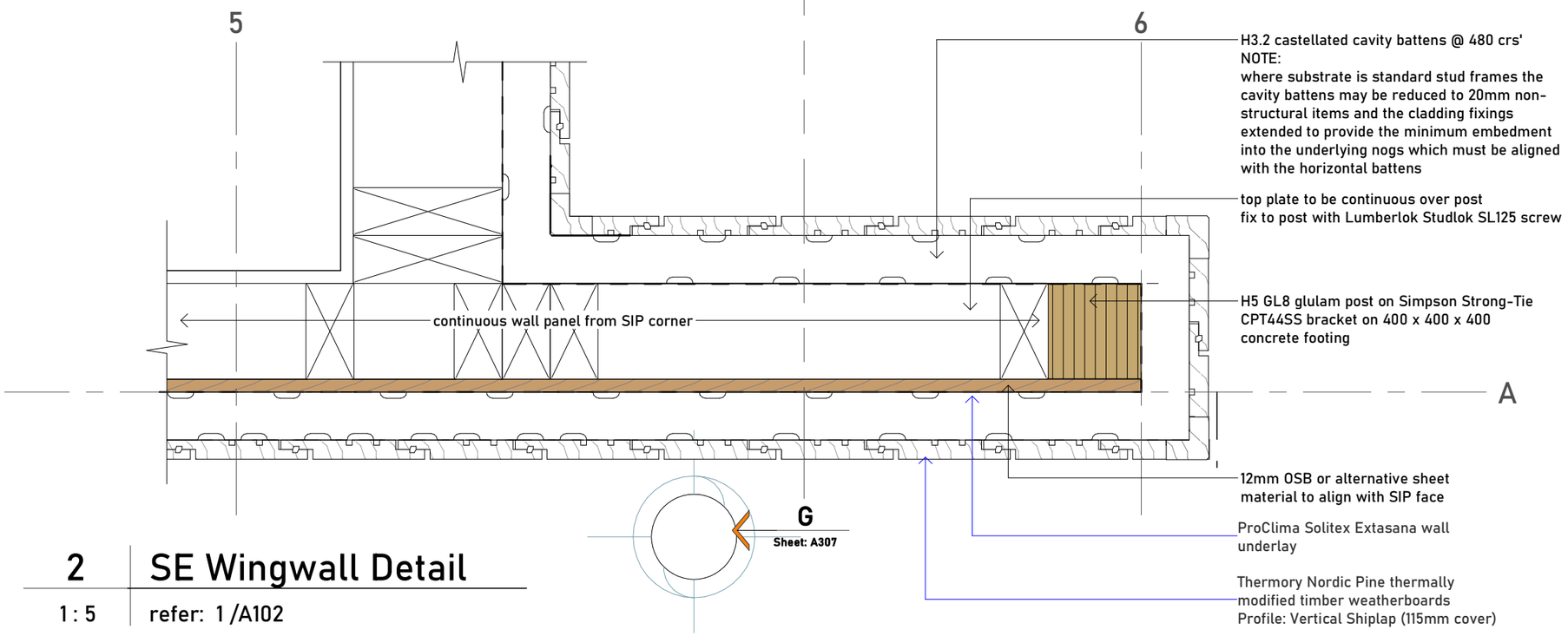
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1 Section - G

1 : 50

Keynote Legend	
38-90-21-102	rafter fixings: 1pair Lumberlok CPC40S with 2*Type 17 14g x 35mm hex head screws to top plate & 3*product nails to rafter
42-24-304	Thermory Nordic Pine fascia 180 x 30
74-13-003	Continuous spouting 1/4 Round (cross sectional area: 6300mm²)
m42-22-71-001	Thermory Nordic Pine thermally modified timber weatherboards Profile: Vertical Shiplap (115mm cover)
m42-91-201	ProClima Solitex Extasana wall underlay



2 SE Wingwall Detail

1 : 5 refer: 1 /A102

BUILDING CONSENT

REVISIONS:
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT

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SECTION G

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

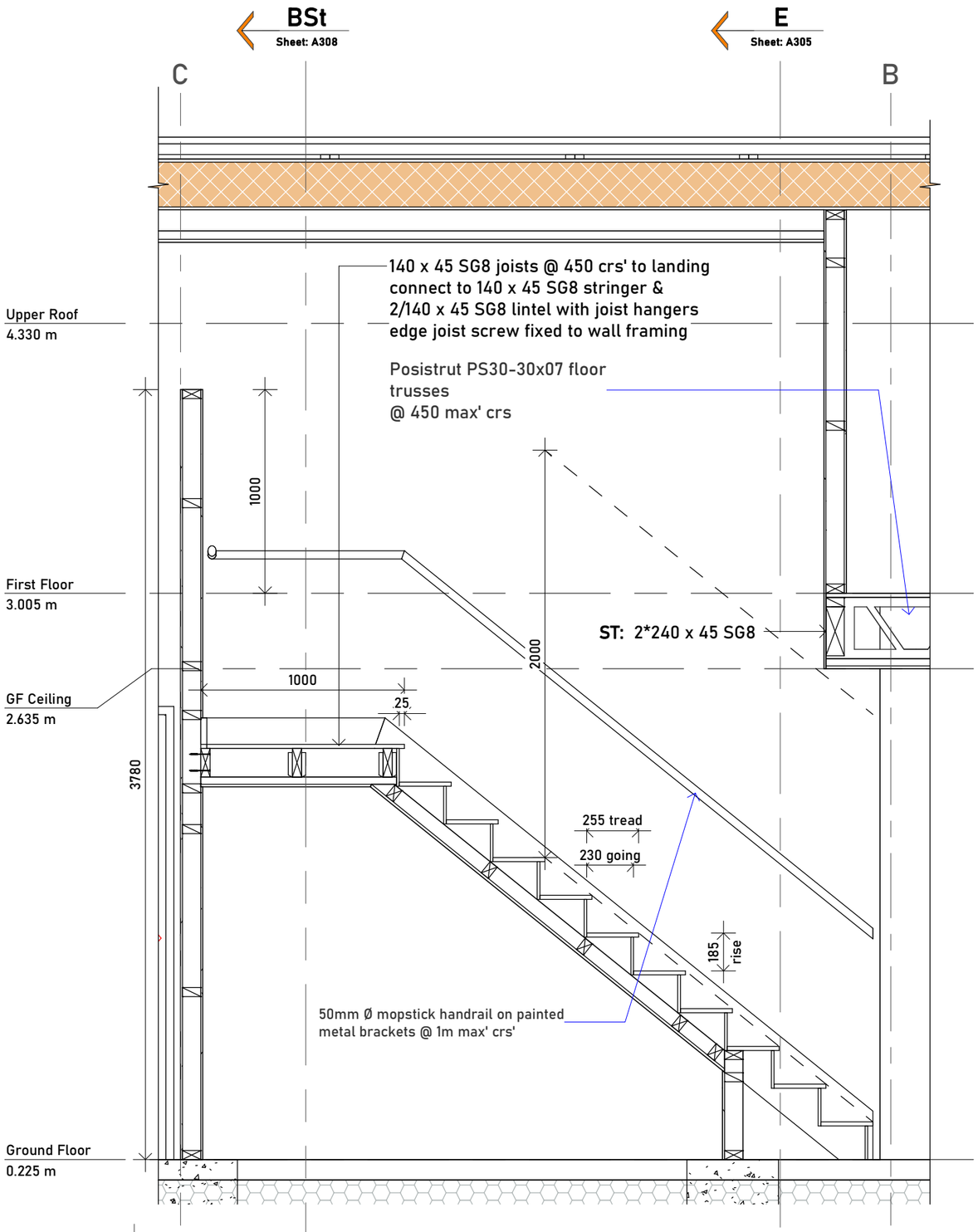
Project number	CD206
Date	30.08.25
Revision	7
Sheet No.	A307
Scale @ A3	As indicated

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LBP No. BP108944
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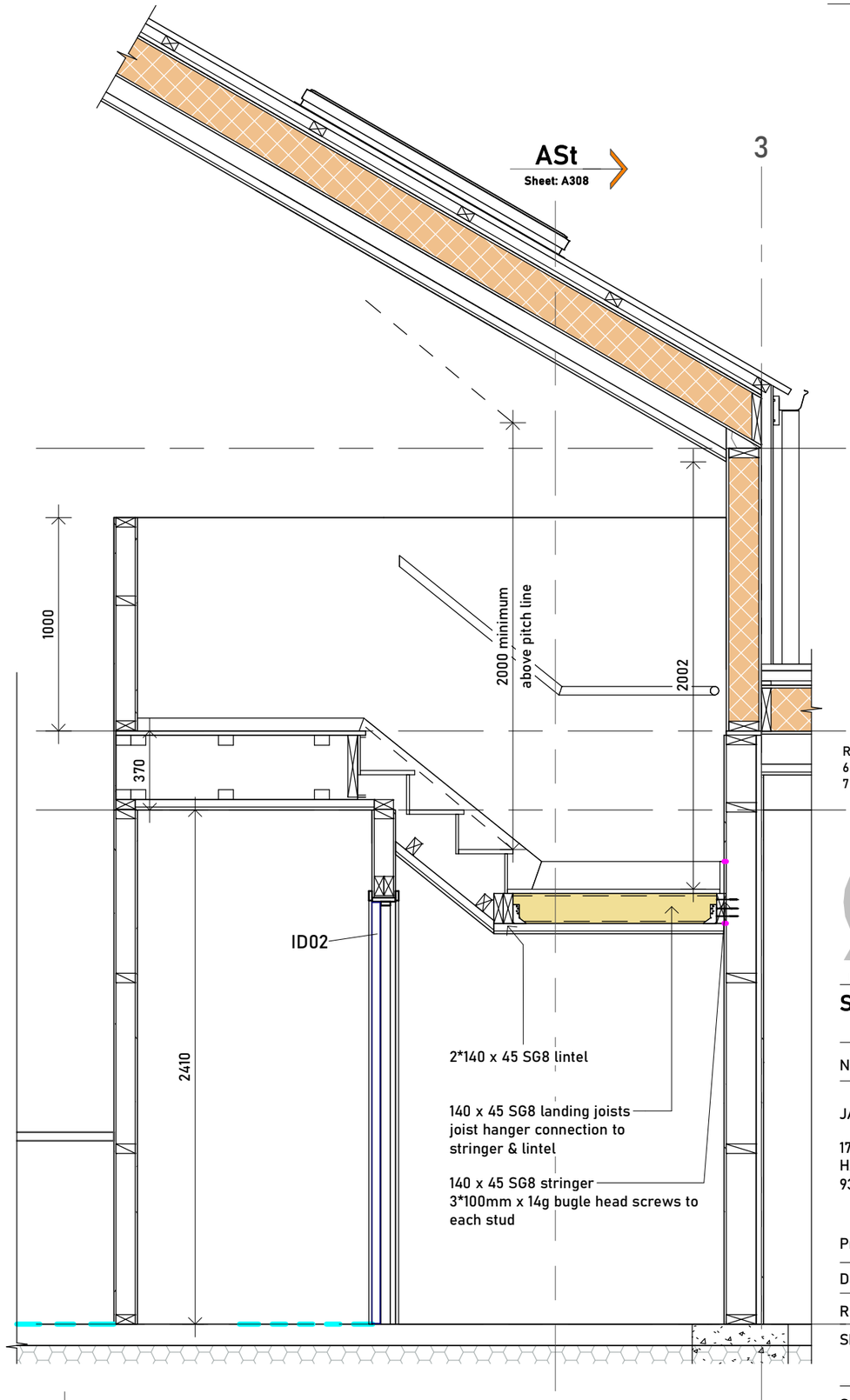
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1 Section - ASt
1 : 25



2 Section - BSt
1 : 25

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SECTIONS STAIRS

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JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

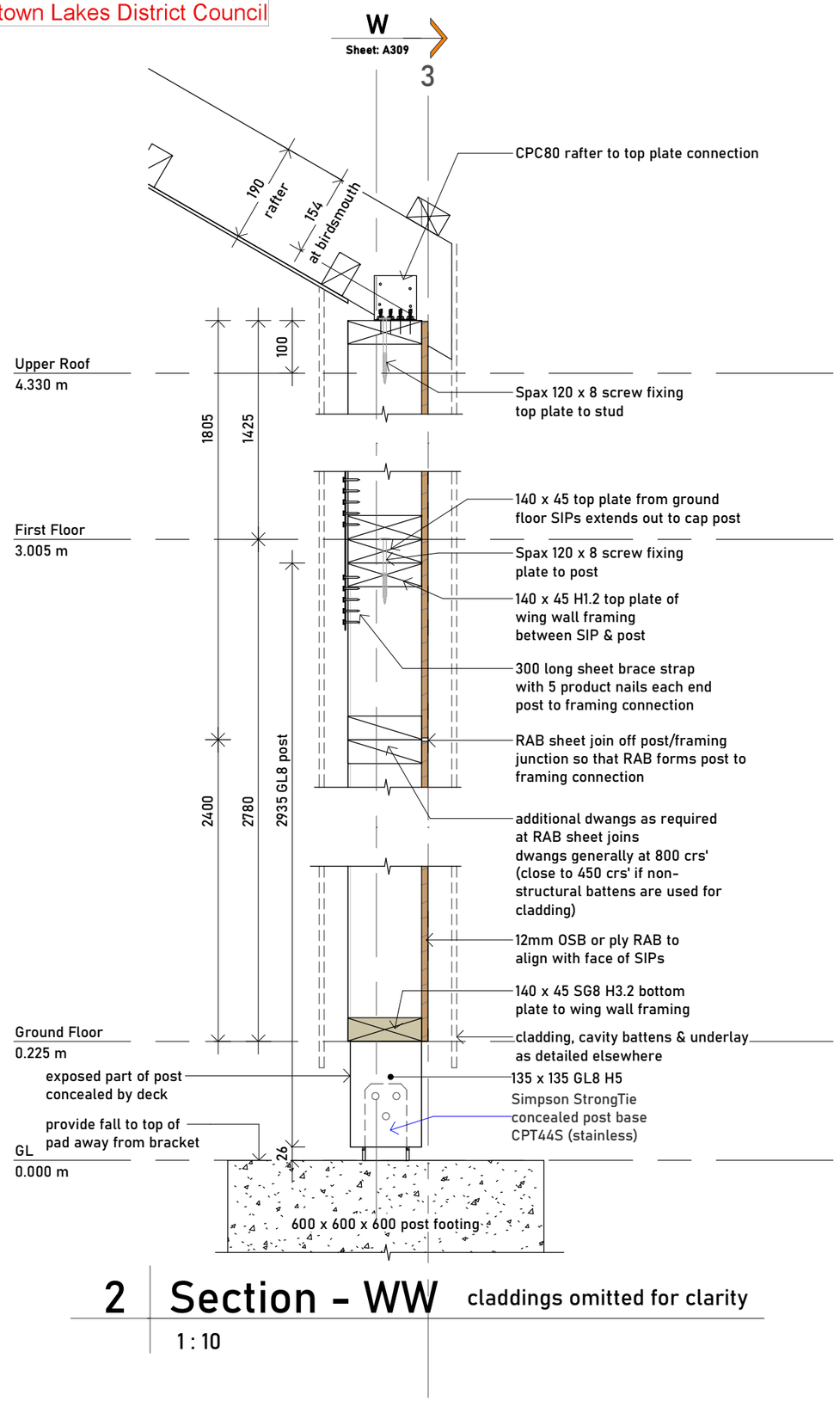
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Date	30.08.25
Revision	7
Sheet No.	A308
Scale @ A3	1 : 25

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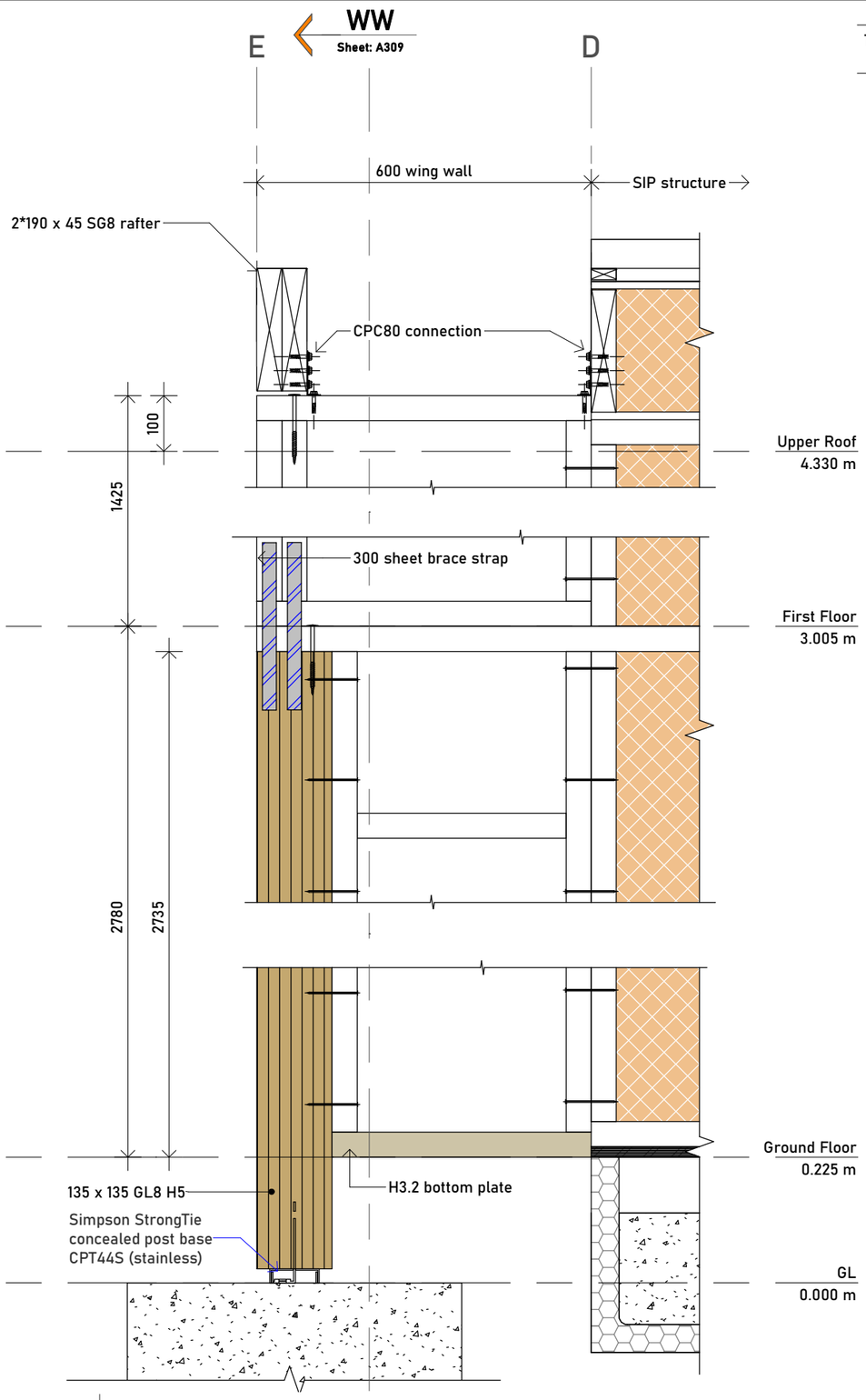
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2 Section - WW

claddings omitted for clarity

1 : 10



1 Section - W

1 : 10

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7 14.07.25 ISSUE FOR BUILDING CONSENT

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FRAMING DETAILS

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

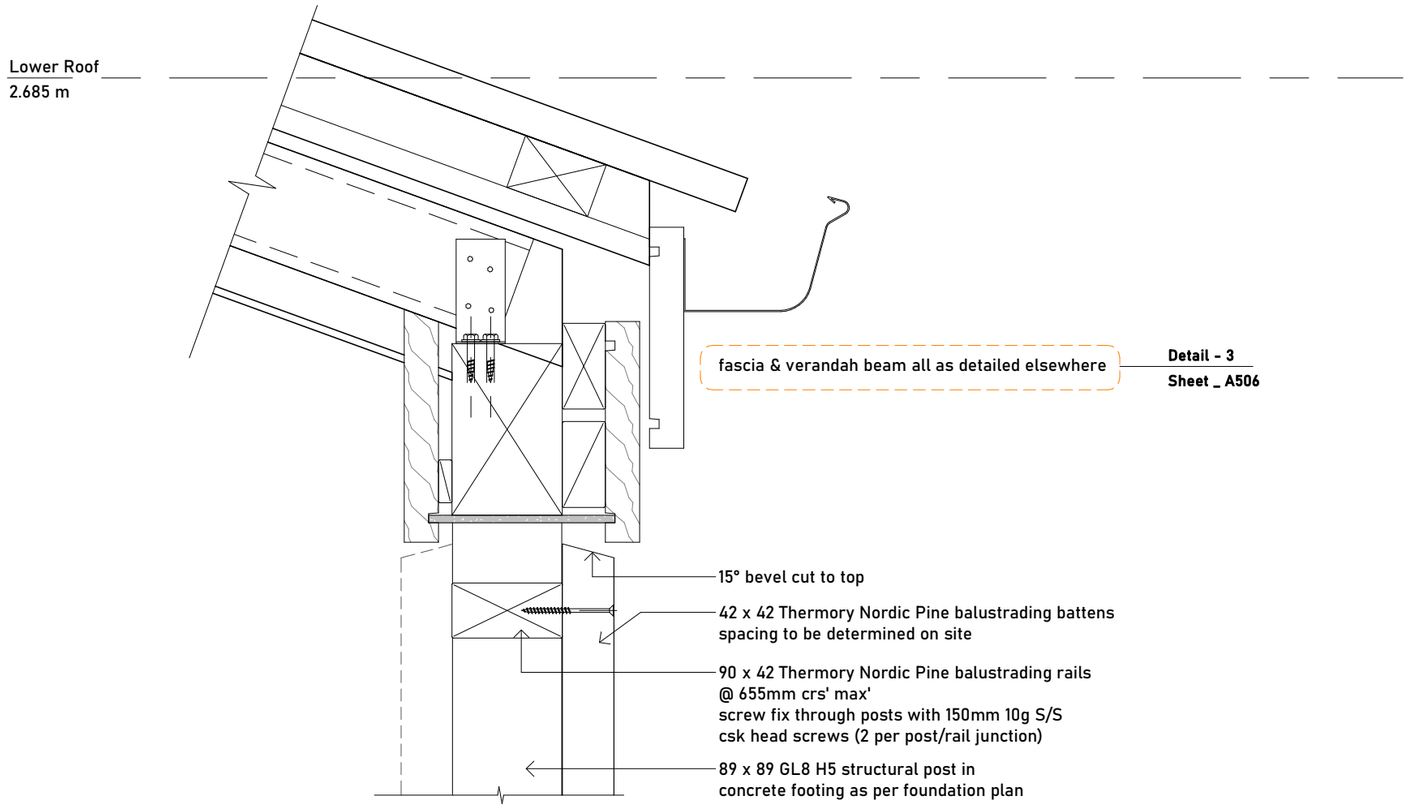
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HAWEA
9382

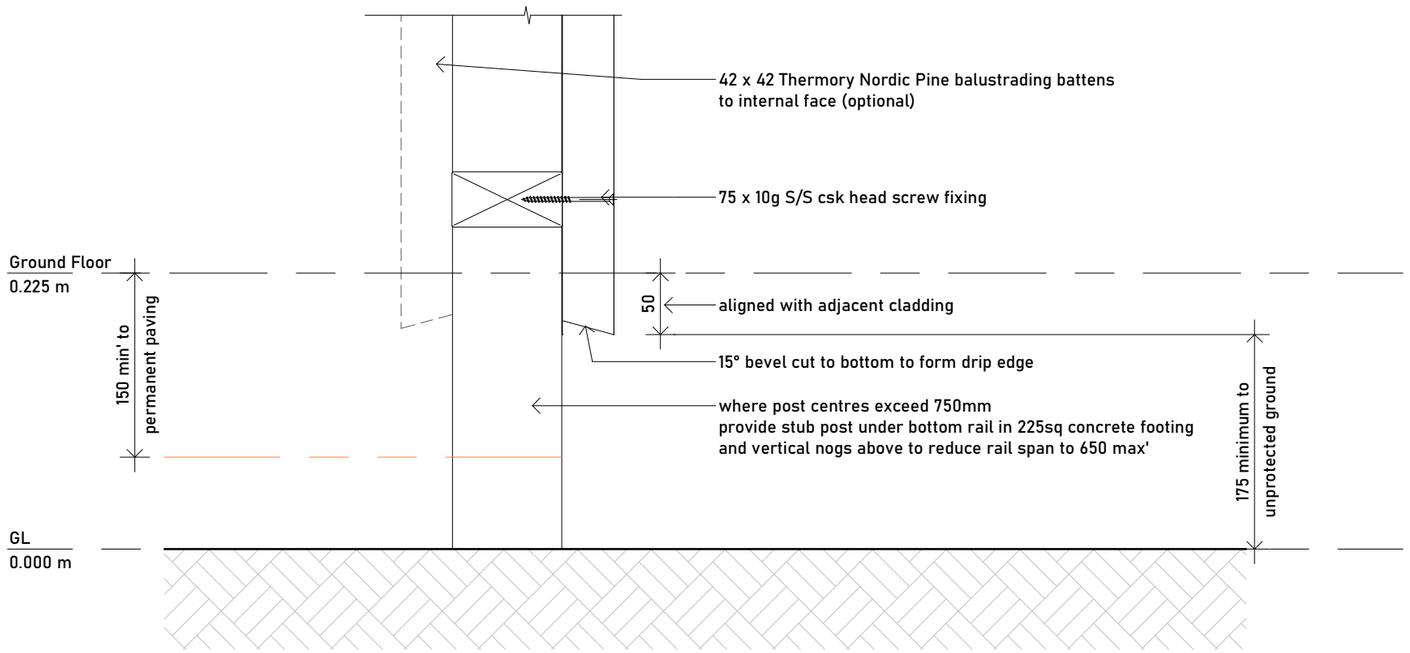
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Date	30.08.25
Revision	7
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Scale @ A3	1 : 10

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REVISIONS:
9 30.08.25 New sheet

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DECORATIVE SCREENING SECTION

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

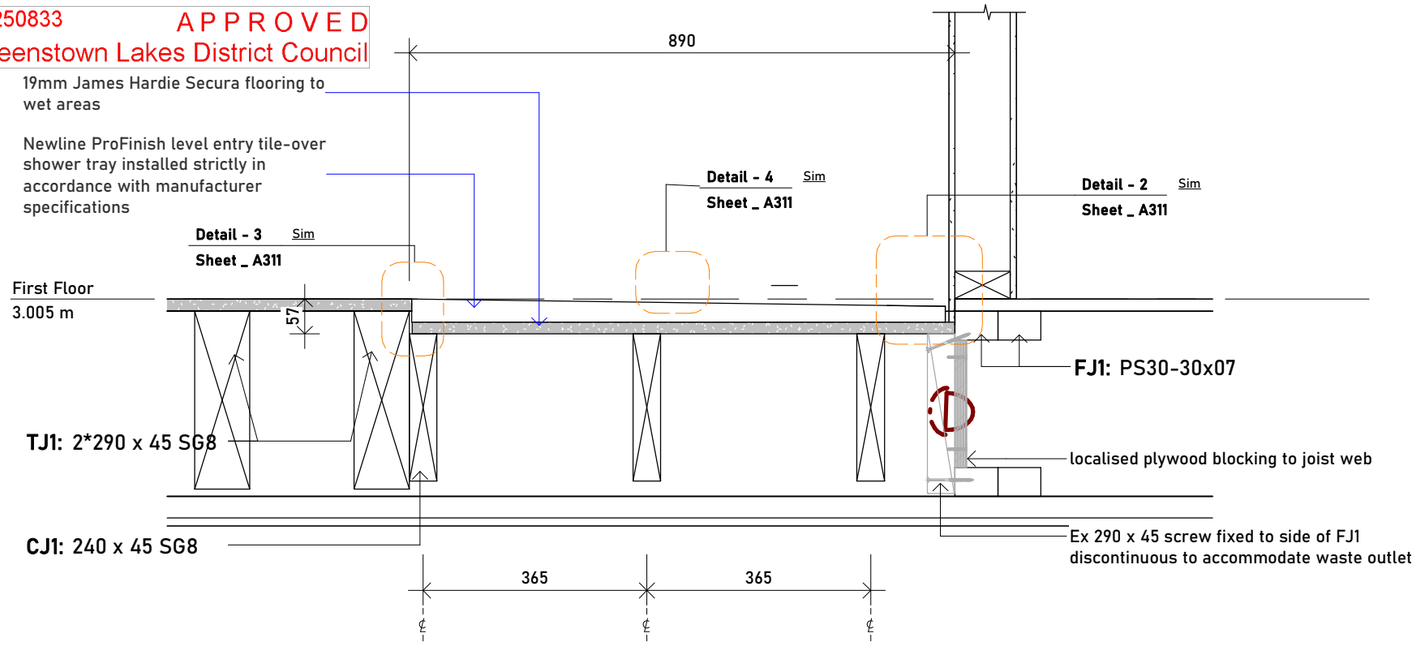
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HAWEA
9382

Project number	**CD206**
Date	30.08.25
Revision	**9**
Sheet No.	**A310**
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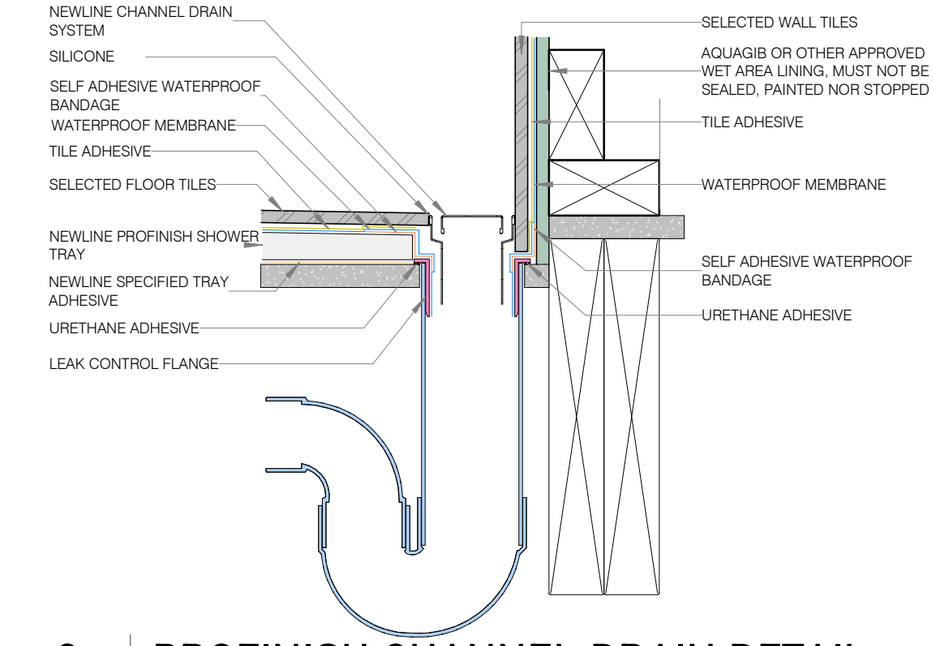
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1 FF Shower Base
1 : 10

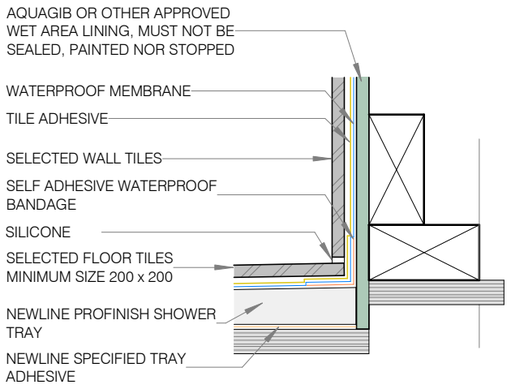


2 PROFINISH CHANNEL DRAIN DETAIL
1 : 5 refer: 1 /A311

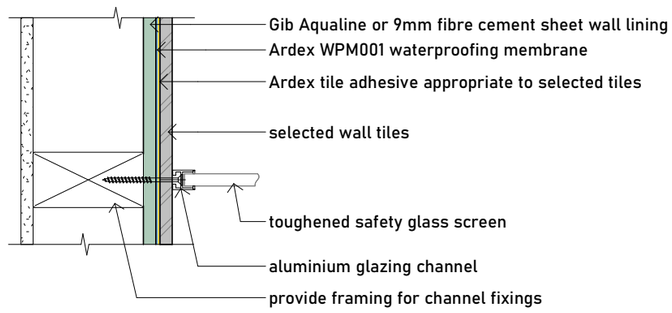
BUILDING CONSENT



3 PROFINISH ON TIMBER FLOOR THRESHOLD DETAIL
1 : 5 refer: 1 /A311



4 PROFINISH ON TIMBER FLOOR WALL DETAIL
1 : 5 refer: 1 /A311



5 Shower Screen Jamb Detail
1 : 5

REVISIONS:
9 30.08.25 New sheet

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FIRST FLOOR SHOWER DETAIL

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

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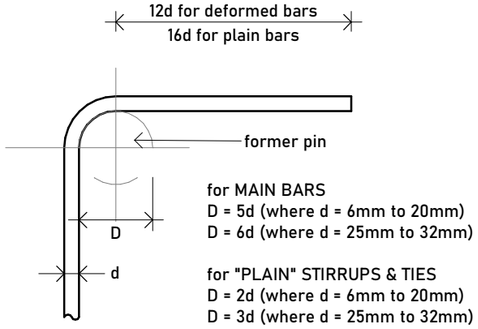
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Date	30.08.25
Revision	9
Sheet No.	A311
Scale @ A3	As indicated

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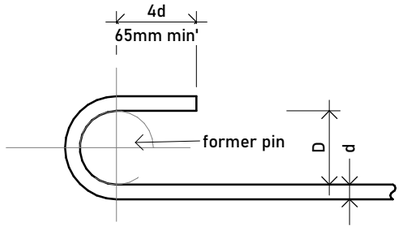
for MAIN BARS
D = 5d (where d = 6mm to 20mm)
D = 6d (where d = 25mm to 32mm)

for "PLAIN" STIRRUPS & TIES
D = 2d (where d = 6mm to 20mm)
D = 3d (where d = 25mm to 32mm)

for "DEFORMED" STIRRUPS & TIES
D = 4d (where d = 6mm to 20mm)
D = 6d (where d = 25mm to 32mm)

3 Bending Diagram 90°

1 : 5



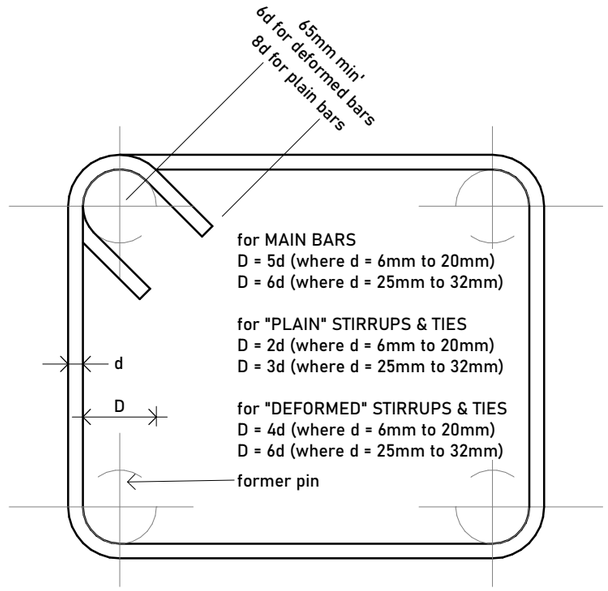
for MAIN BARS
D = 5d (where d = 6mm to 20mm)
D = 6d (where d = 25mm to 32mm)

for "PLAIN" STIRRUPS & TIES
D = 2d (where d = 6mm to 20mm)
D = 3d (where d = 25mm to 32mm)

for "DEFORMED" STIRRUPS & TIES
D = 4d (where d = 6mm to 20mm)
D = 6d (where d = 25mm to 32mm)

4 Bending Diagram - Hook End

1 : 5



for MAIN BARS
D = 5d (where d = 6mm to 20mm)
D = 6d (where d = 25mm to 32mm)

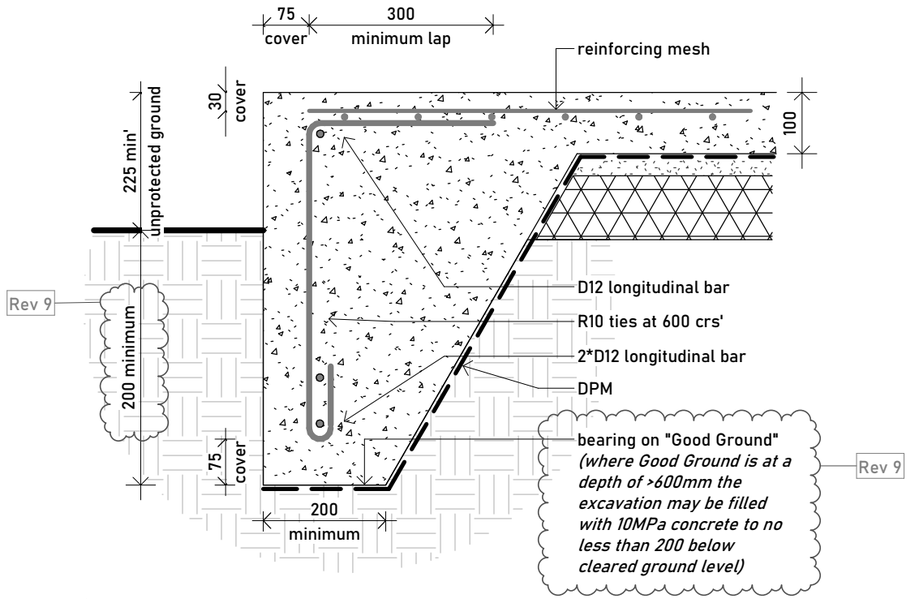
for "PLAIN" STIRRUPS & TIES
D = 2d (where d = 6mm to 20mm)
D = 3d (where d = 25mm to 32mm)

for "DEFORMED" STIRRUPS & TIES
D = 4d (where d = 6mm to 20mm)
D = 6d (where d = 25mm to 32mm)

former pin

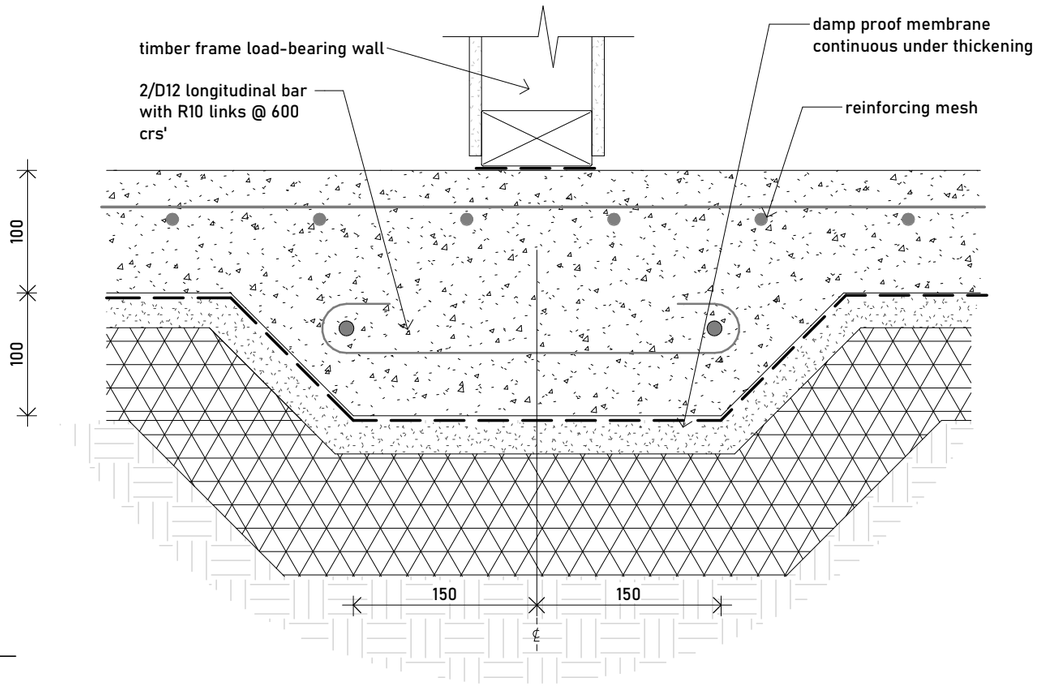
5 Bending Diagram - Stirrup

1 : 5



1 Foundation Edge Thickening - Fig7.13 (B)

1 : 10



2 Slab Thickening

1 : 5

REVISIONS:
7 14.07.25 ISSUE FOR BUILDING CONSENT
9 26.08.25 Add note & dimension

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FOUNDATION DETAILS

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

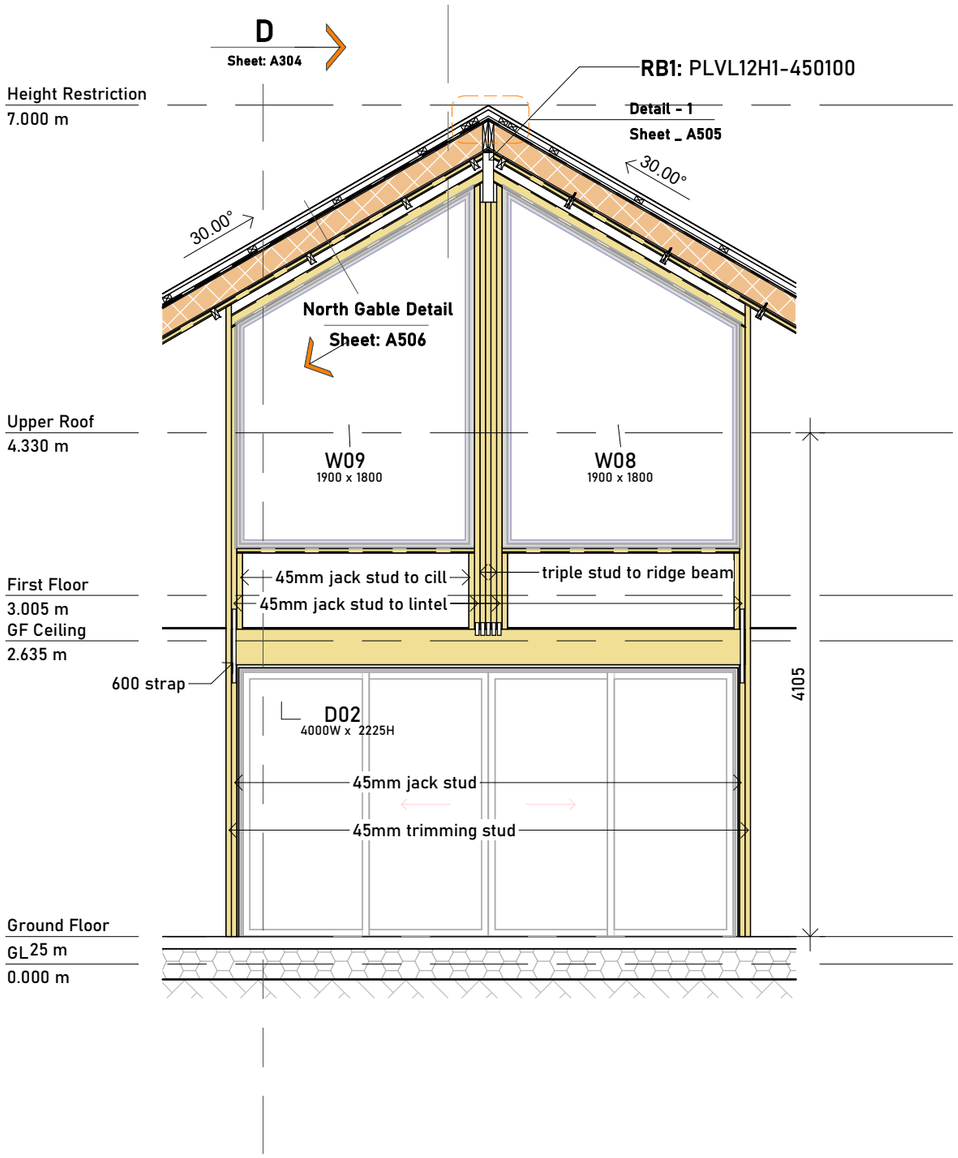
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Date	30.08.25
Revision	**9**
Sheet No.	**A501**
Scale @ A3	As indicated

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FRAMING DETAILS

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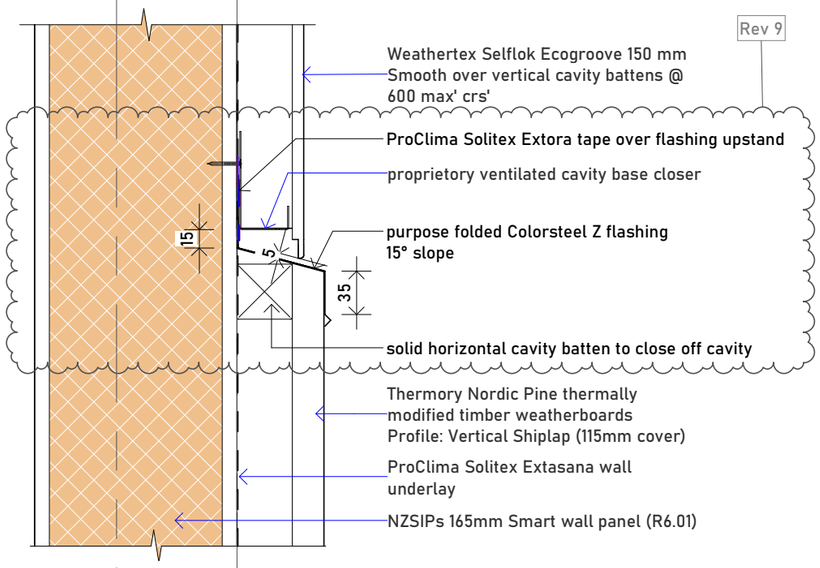
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Project number	**CD206**
Date	30.08.25
Revision	**7**
Sheet No.	**A502**
Scale @ A3	1 : 50

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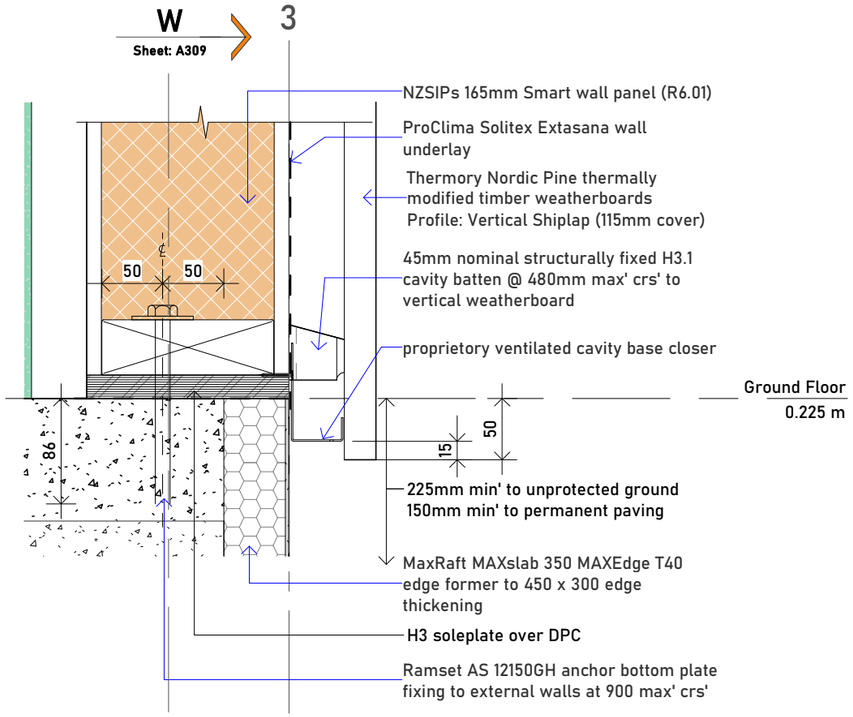
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Sheet: A309
3



1 Horizontal Cladding Junction

1 : 5 refer: 1 /A303

W
Sheet: A309
3

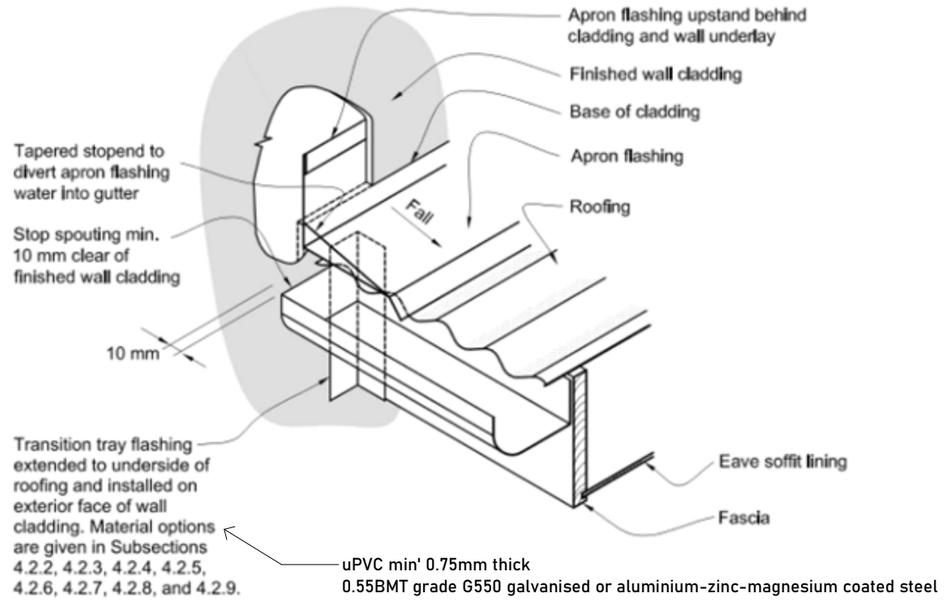


2 Bottom Plate Detail

1 : 5 refer: 1 /A303

Figure 5.1.2.4: Gutter/wall junction

Paragraphs 5.1.2.4 and 5.1.3.2



Notes:

(1) The upstand at the lower edge of the a*pron flashing* may be preformed to a larger size and then trimmed on site to suit.

(2) The transition *flashing* bridges gap at the end of the fascia to protect the soffit *framing*.

(3) *Wall underlay* not shown for clarity.

3 Apron Flashing & Spouting Termination

N.T.S

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BUILDING CONSENT

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6	31.03.25	DEVELOPED DESIGN
7	14.07.25	ISSUE FOR BUILDING CONSENT
9	26.08.25	Add detail, tidy detail 1

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CLADDING DETAILS

NEW 2 STOREY SIP DWELLING

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17 LOST BURN ROAD
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Project number	CD206
Date	30.08.25
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Sheet No.	A503
Scale @ A3	1 : 5

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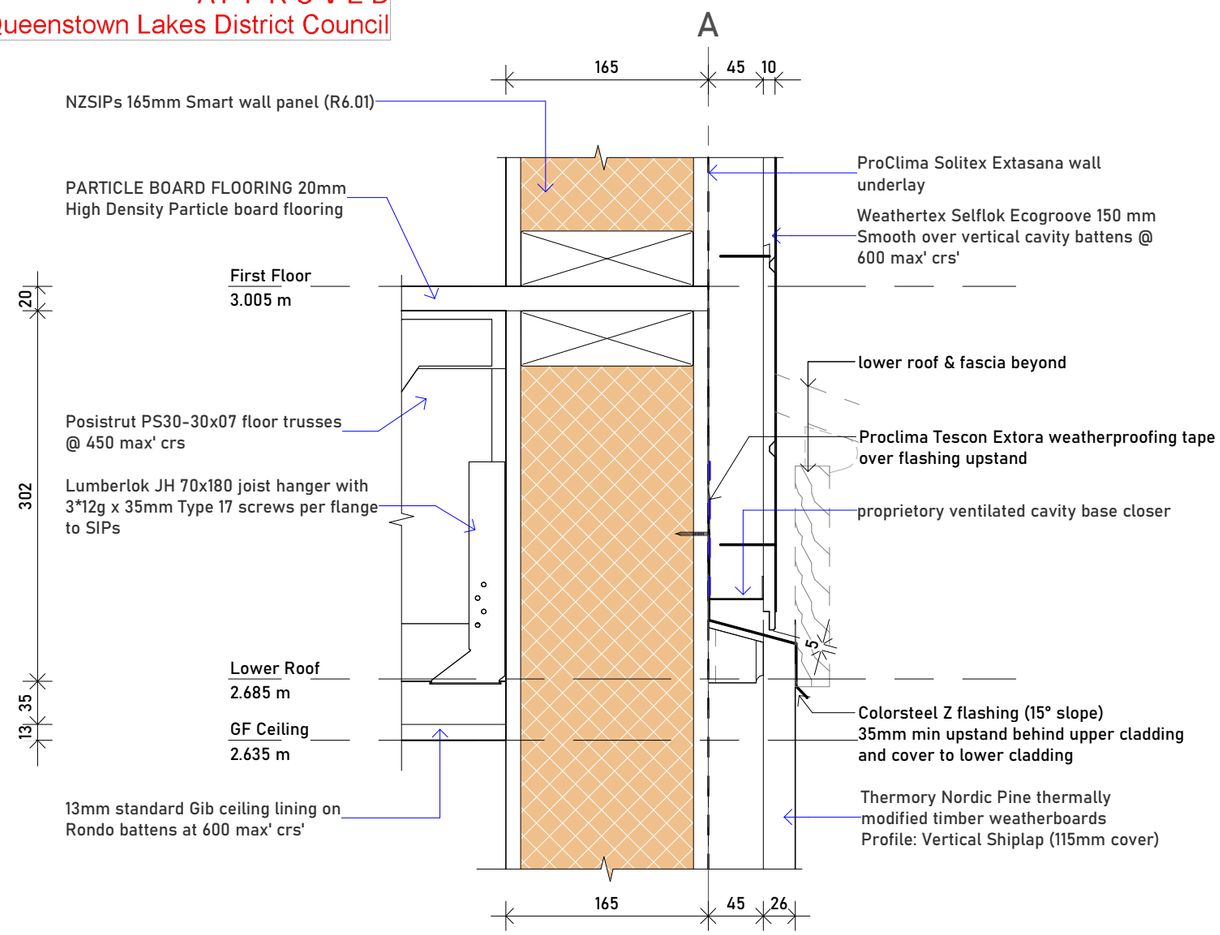
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1 Cladding Change - Horizontal

1 : 5 refer: 1 /A304

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CLADDING DETAILS

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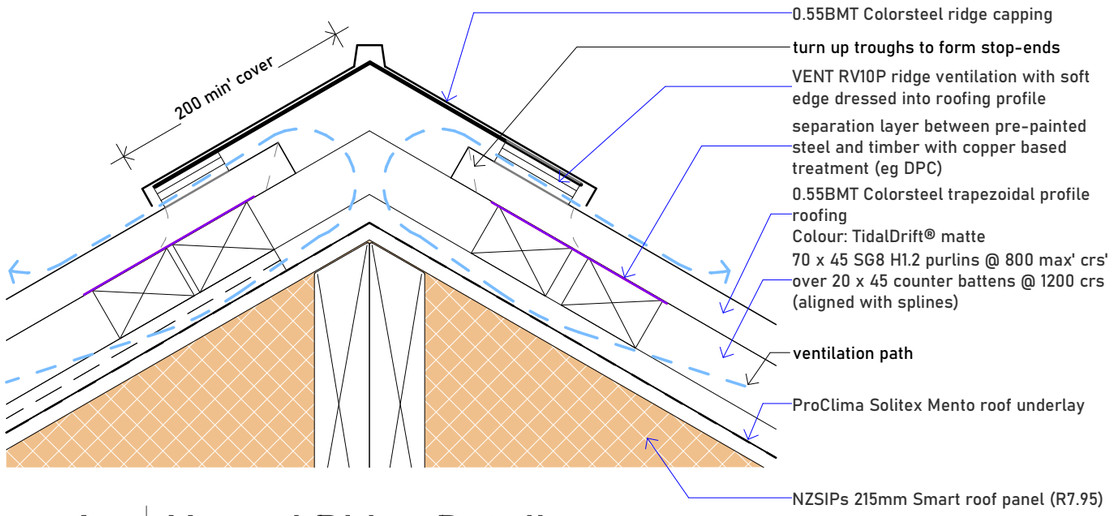
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Date	30.08.25
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Sheet No.	**A504**
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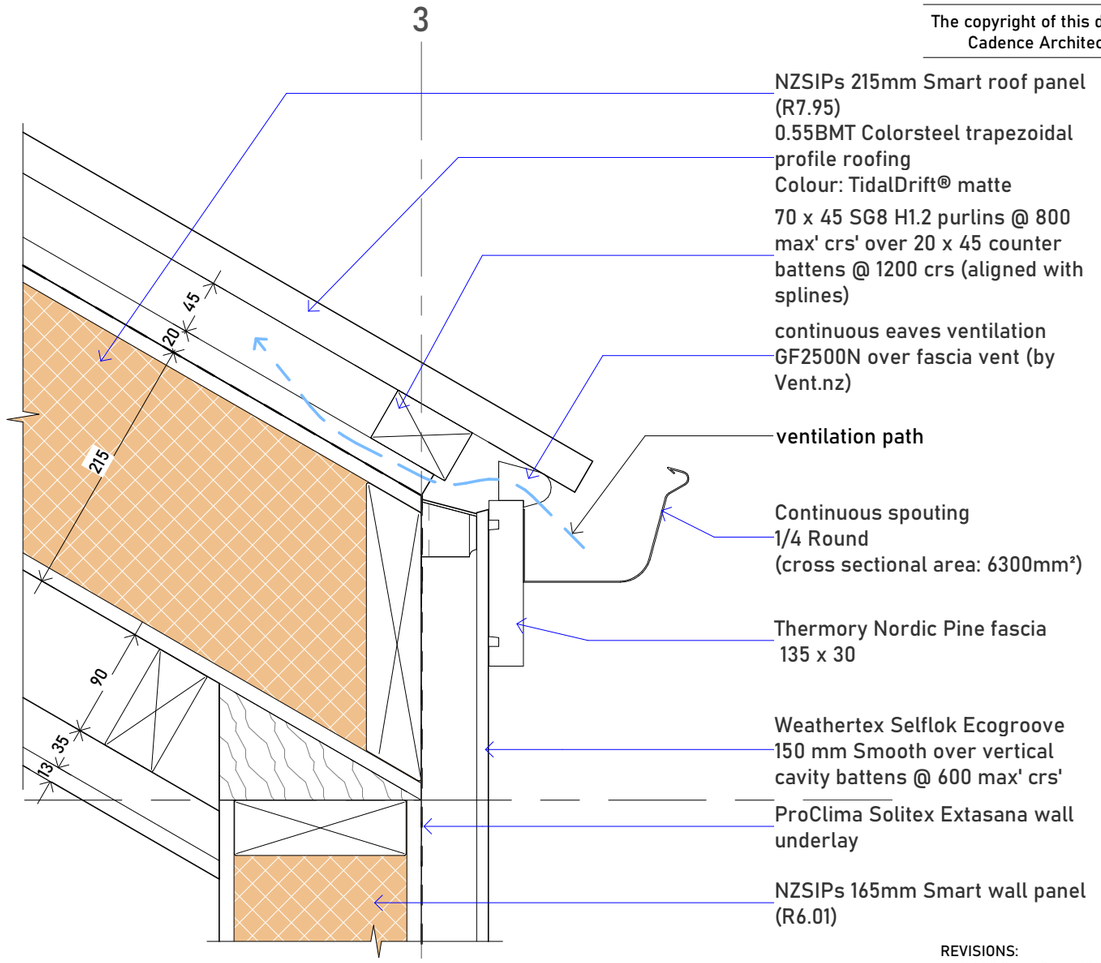
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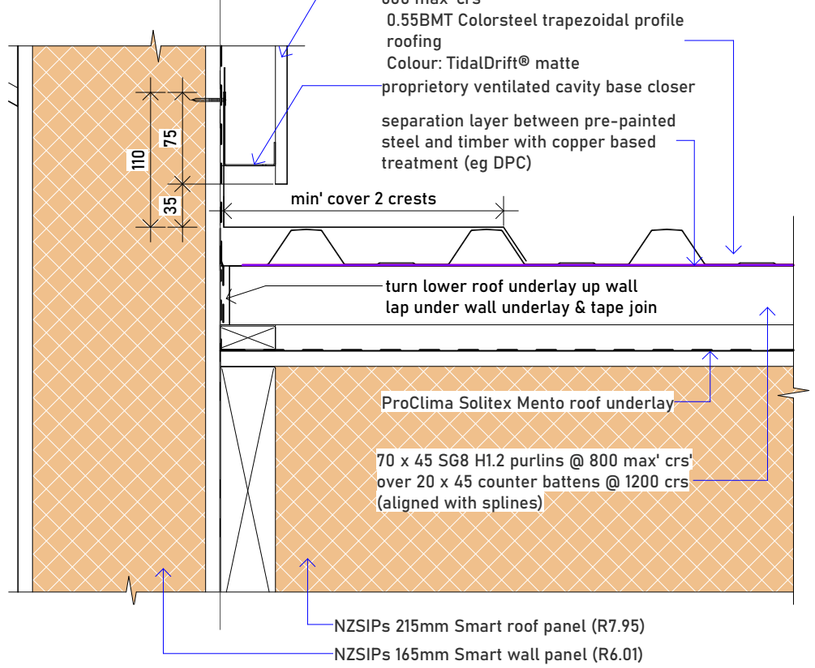
1 Vented Ridge Detail

1 : 5 | refer: 1 /A303



2 SIP Eave Detail

1 : 5 | refer: 1 /A303



3 Parallel Apron Flashing

1 : 5 | refer: 1 /A305

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ROOFING DETAILS

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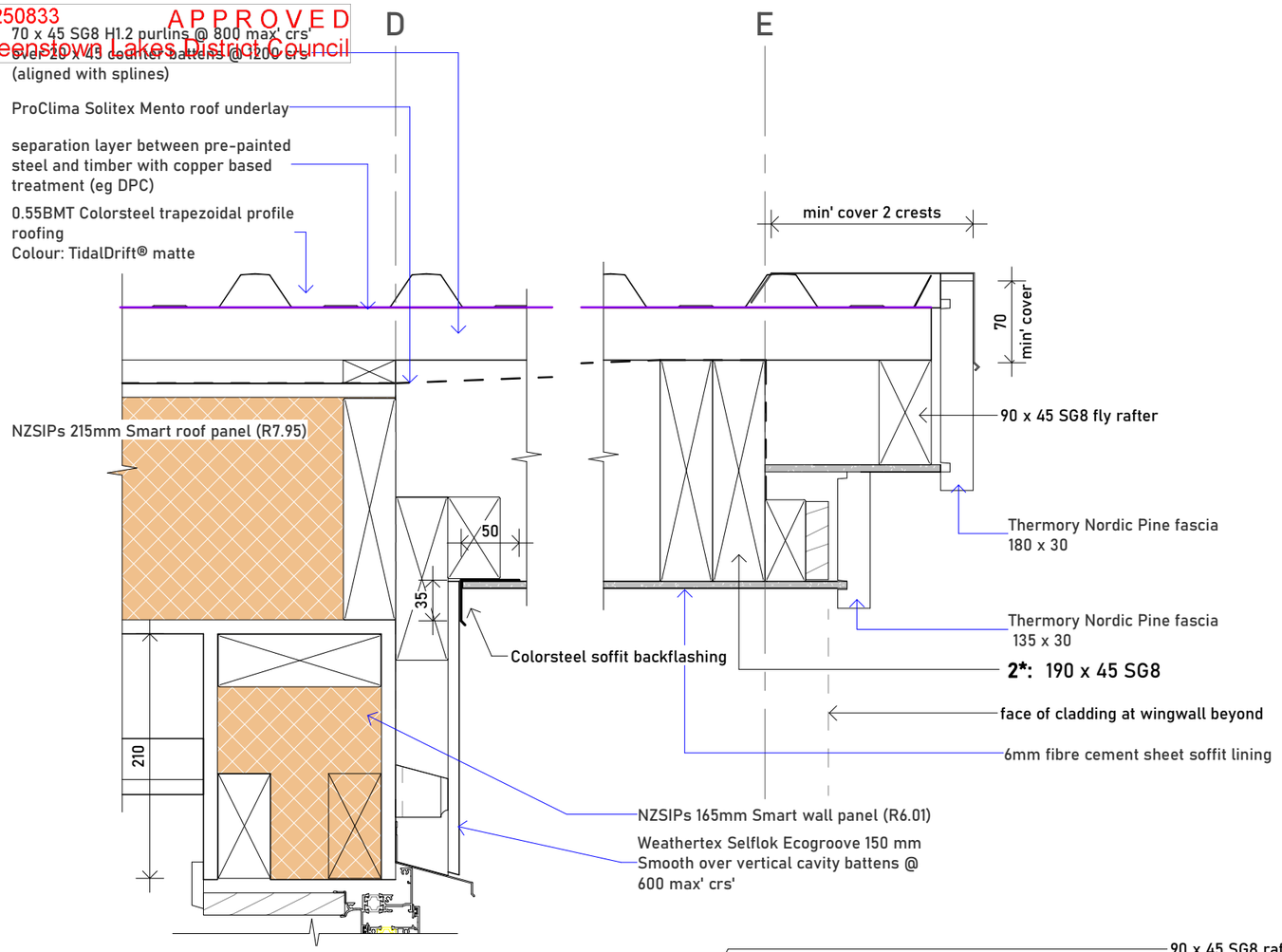
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Scale @ A3	1 : 5

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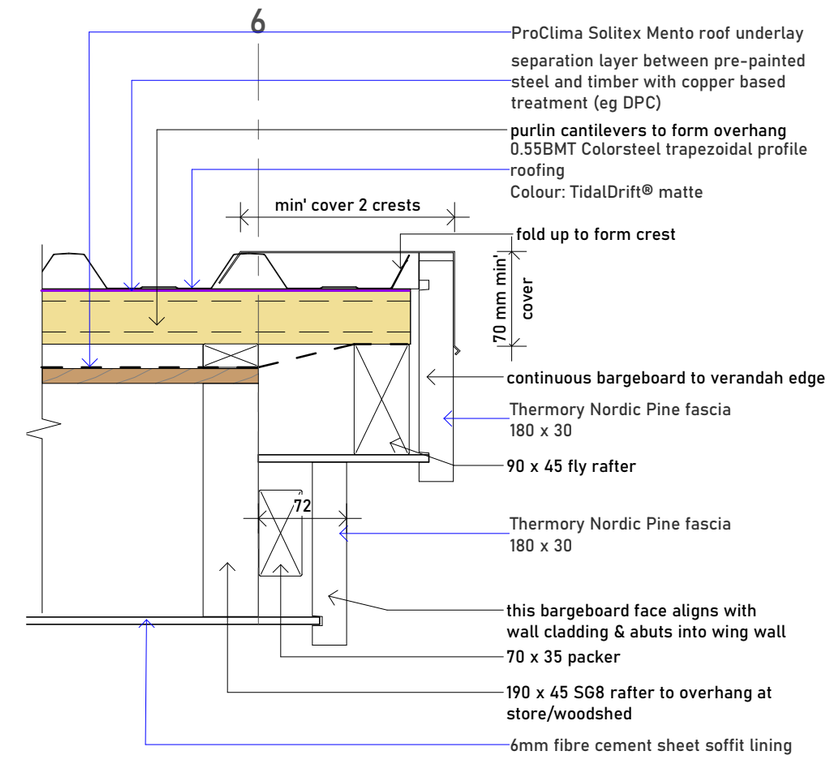
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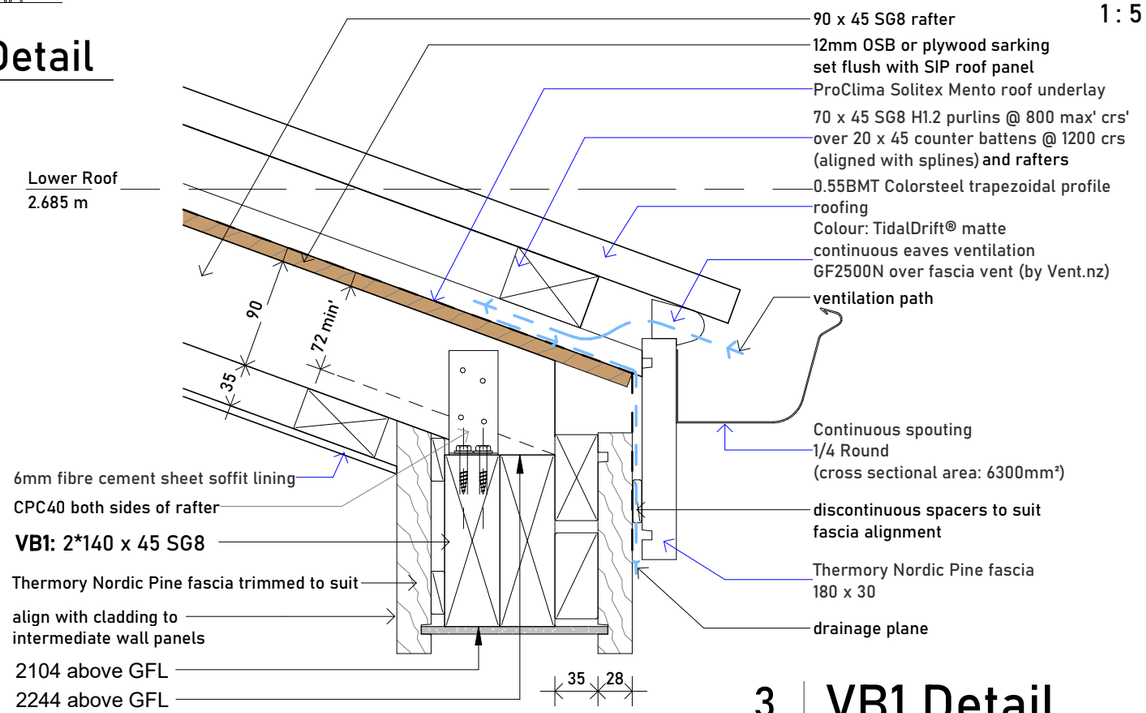
1 North Gable Detail

1 : 5 refer: 1 /A303



2 South Gable Detail

1 : 5 refer: 1 /A302



3 VB1 Detail

1 : 5

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ROOFING DETAILS

NEW 2 STOREY SIP DWELLING

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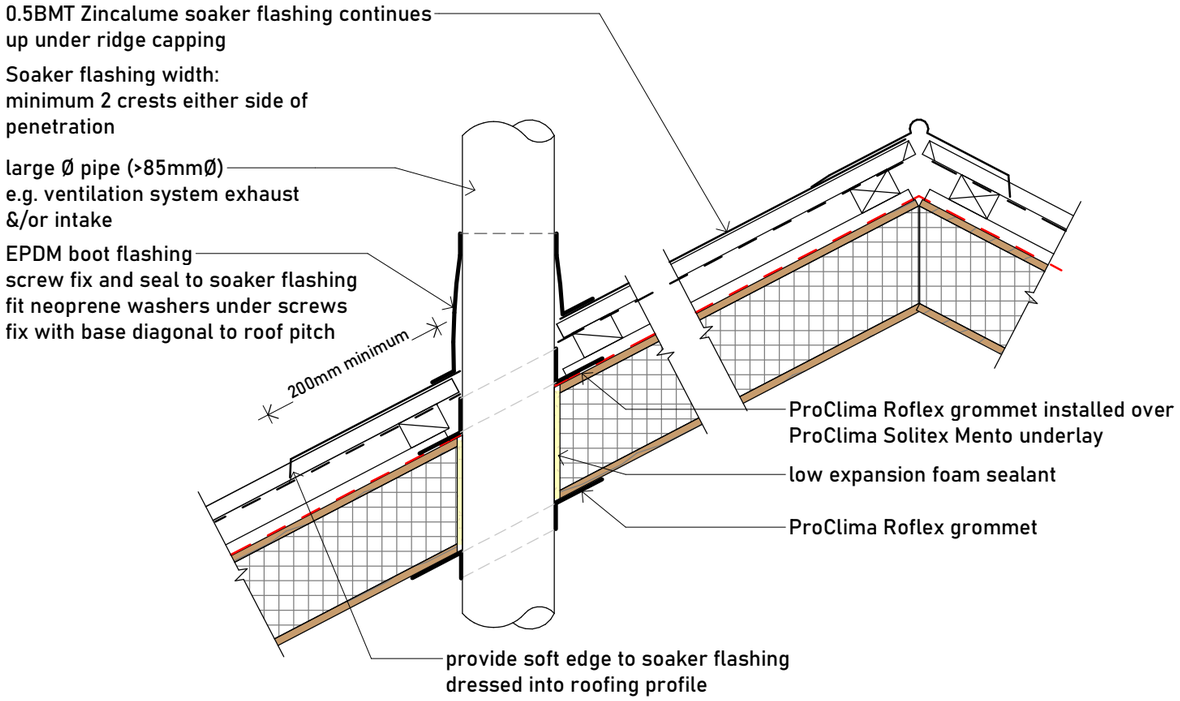
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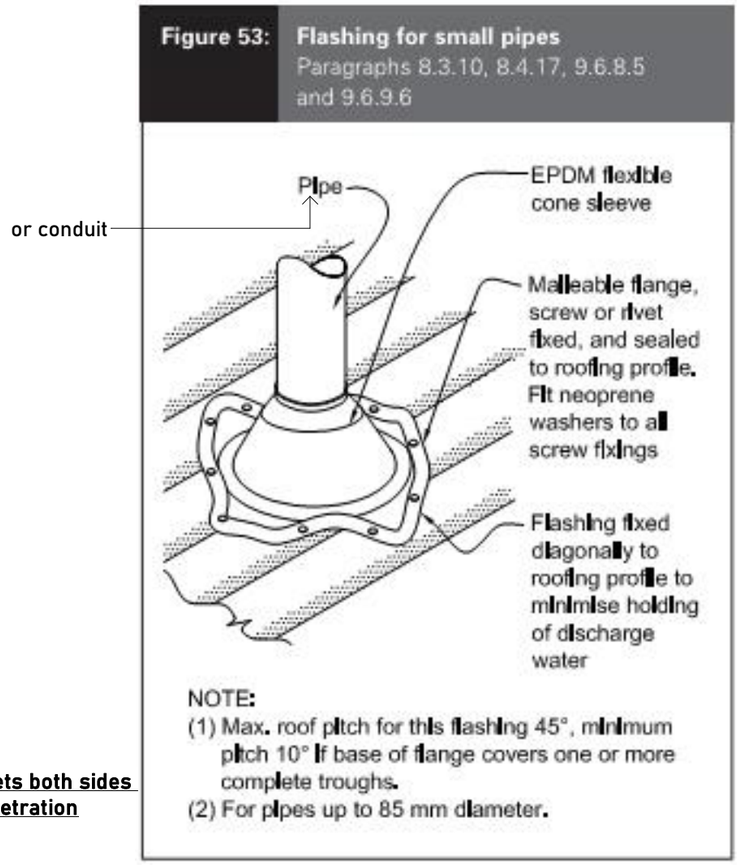
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NOTE:
- for the woodburner flue - ensure compliance with manufacturer's specifications with particular attention to minimum clearances.
- ensure the compatability of the ProClima grommets with the likely temperatures of the outer skin of the flue
- the specified woodburner has a "Direct Vent" flue which drawers combustion air in through the air gap between inner and outer flue layers, as such it is anticipated that the outer layer of flue will not reach very high temperatures
- the necessity for a weather & airtight grommet at the face of the SIP means that the construction sequencing is different to the norm, ALL penetrations, regardless of size, will need to be in place before the roof cladding is installed.

1 Large Pipe/Flue Penetration
1 : 10

Figure 53: **Flashing for small pipes**
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



NOTE:
provide also Kaflex grommets both sides of SIP as per large pipe penetration

2 Small Pipe Penetration
1 : 10

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ROOF PENETRATIONS

NEW 2 STOREY SIP DWELLING

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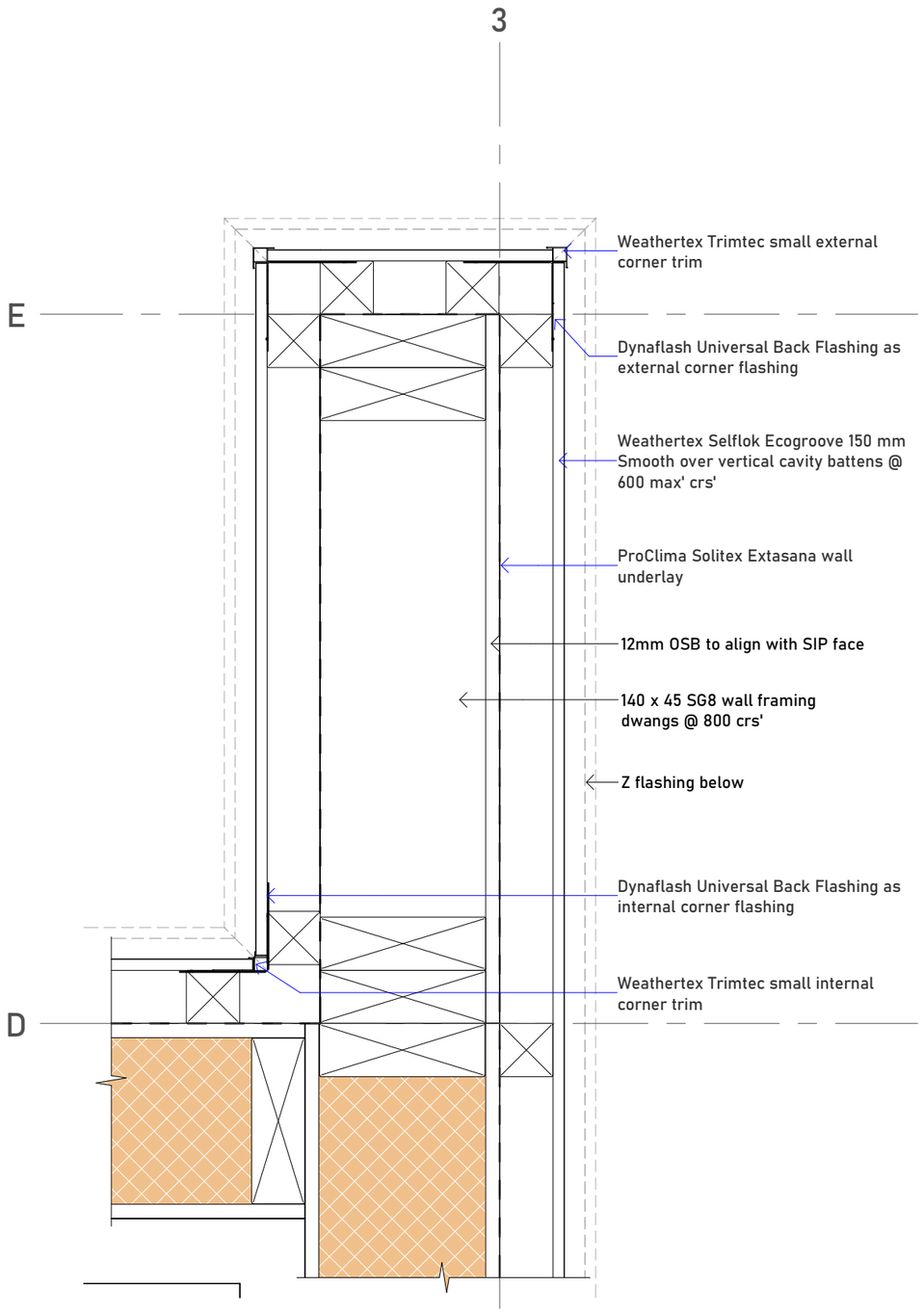
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Scale @ A3	1 : 10

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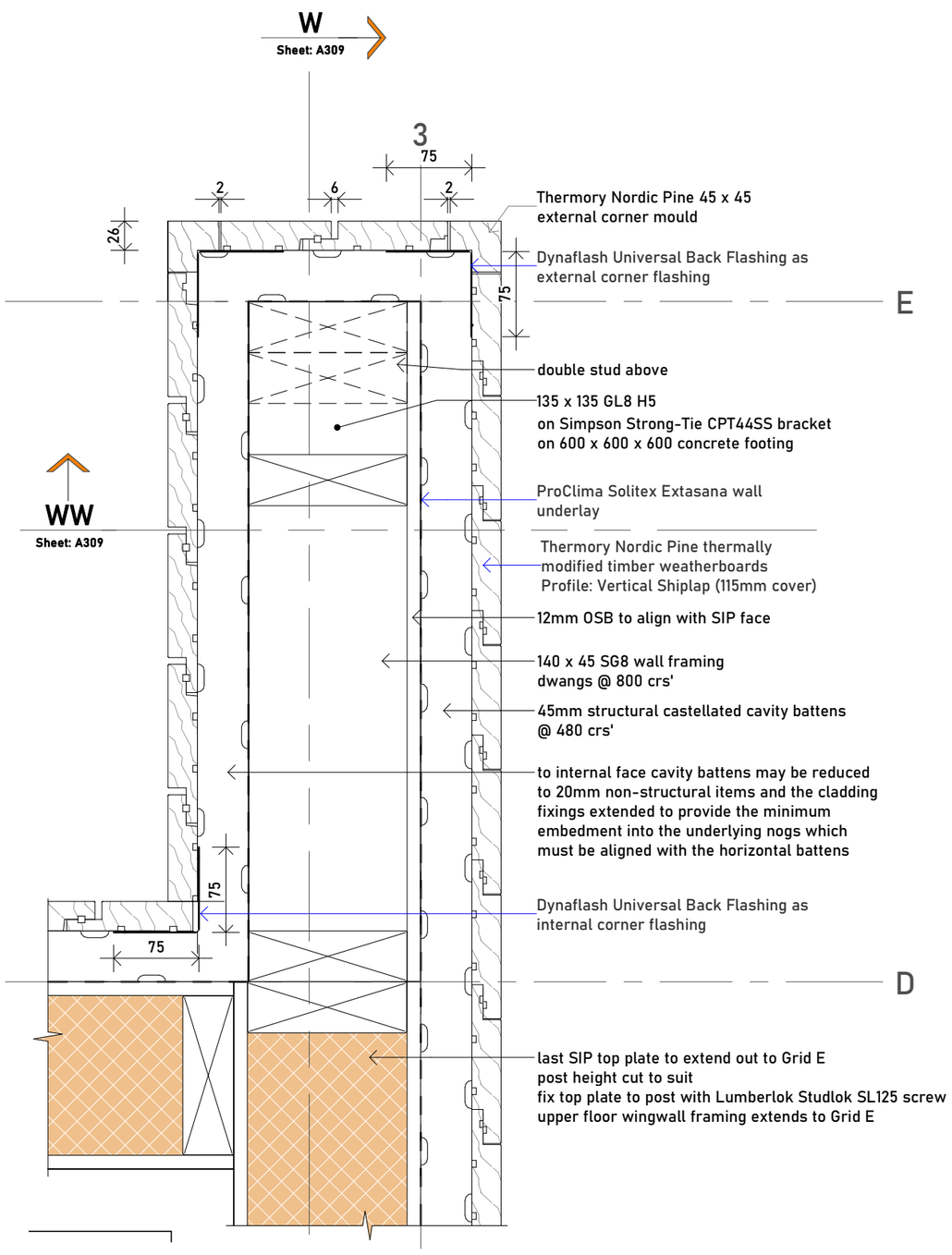
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2 | 2 Storey Wingwall_FF

1 : 5 | refer: 2 /A102



1 | 2 Storey Wingwall_GF

1 : 5 | refer: 1 /A102

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2 STOREY WINGWALL DETAILS

NEW 2 STOREY SIP DWELLING

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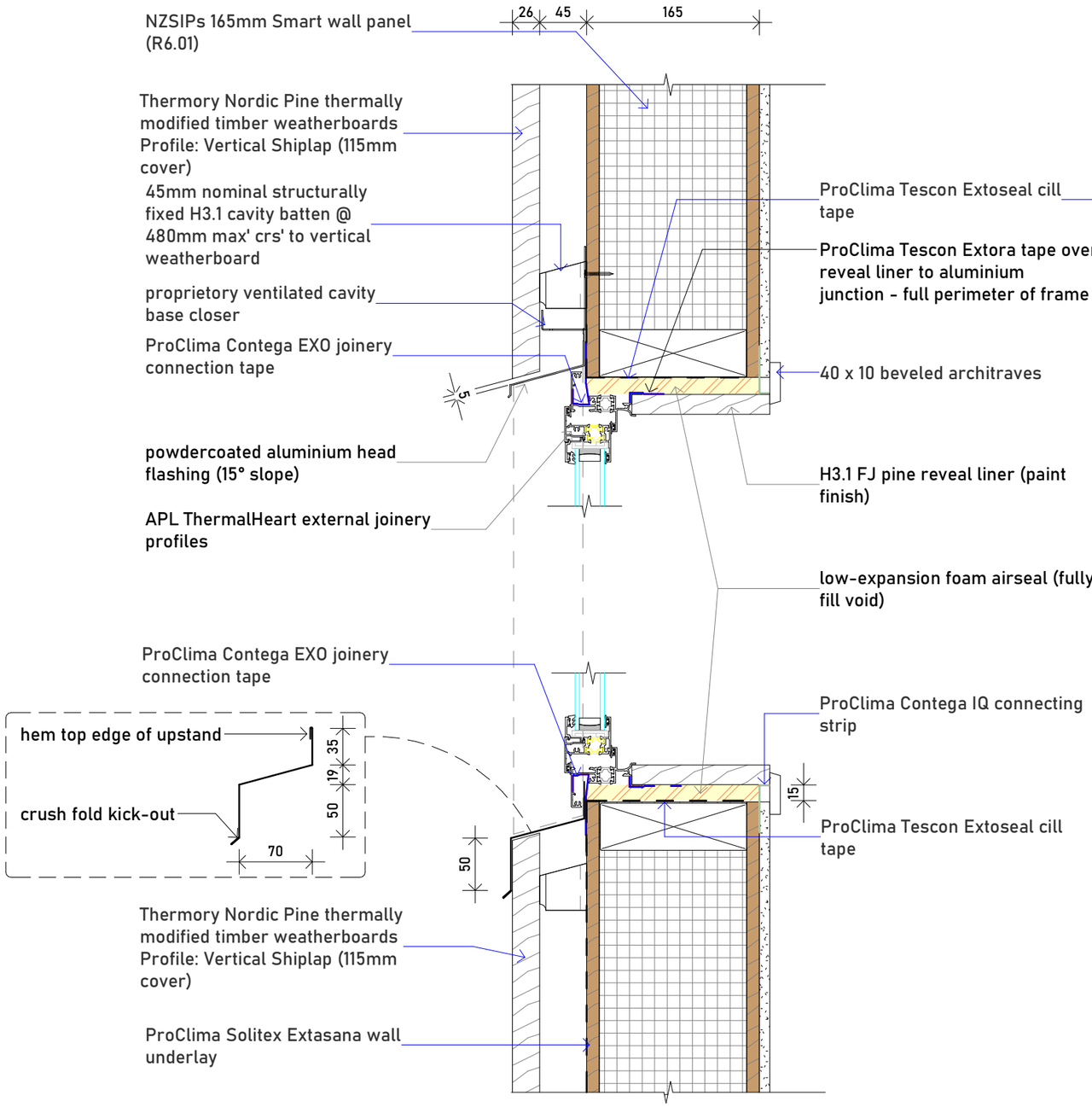
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Revision	7
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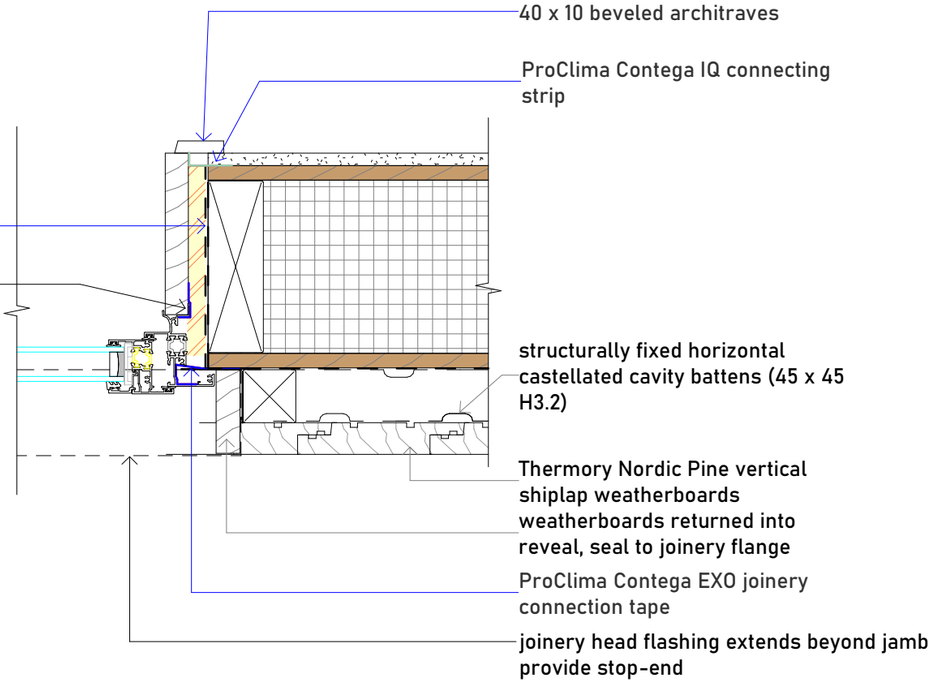
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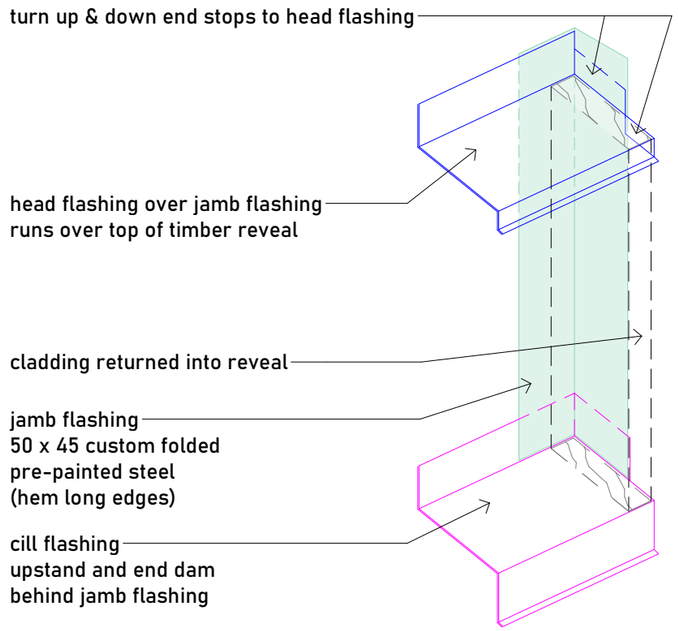
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BUILDING CONSENT







NOTE:
external sealing tape (Contega Exo) to be applied to joinery before installation
fold back and temporarily tape to face of joinery during installation
adhere to face of wall underlay once unit is installed & levelled
leave sufficient slack to allow the subsequent installation of flashings
ensure full adhesion to all surfaces with the use of the appropriate pressure tool

REVISIONS:
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JOINERY INSTALLATION DETAILS - Thermory

NEW 2 STOREY SIP DWELLING

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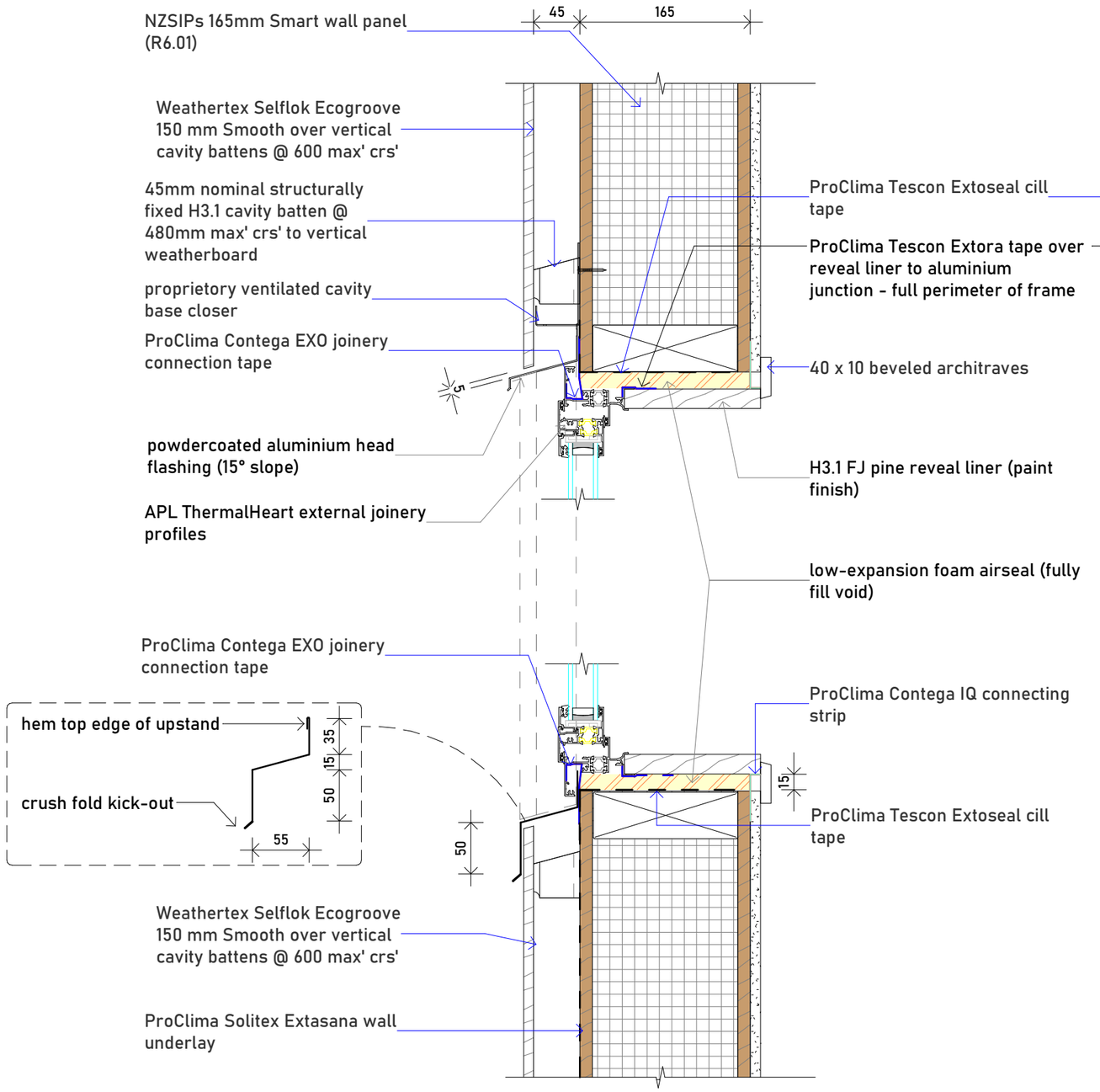
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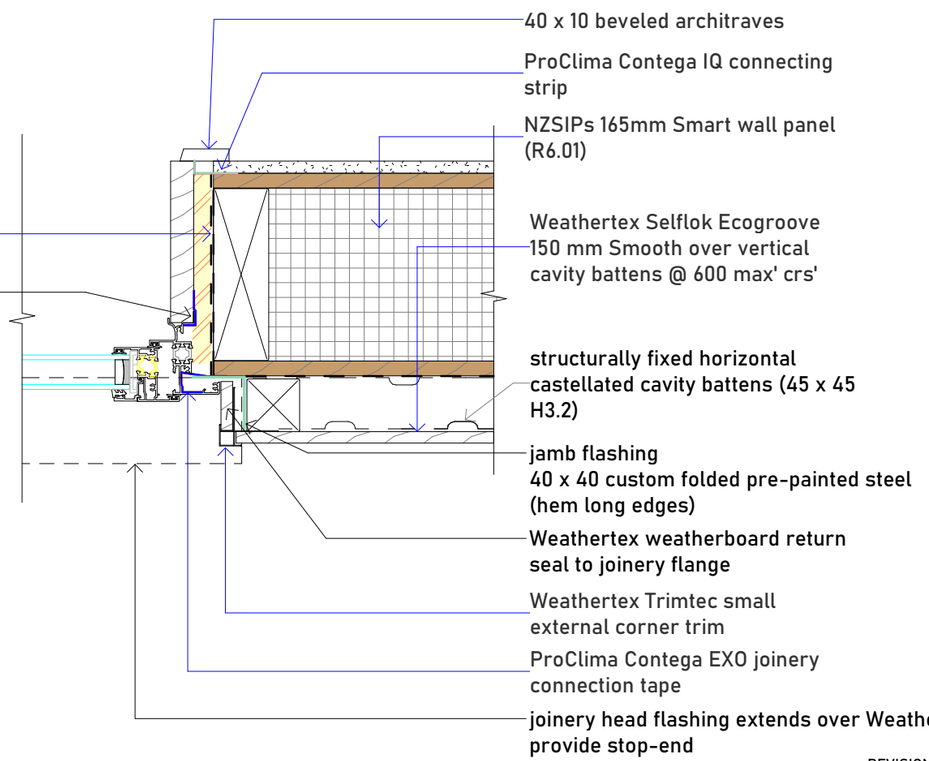
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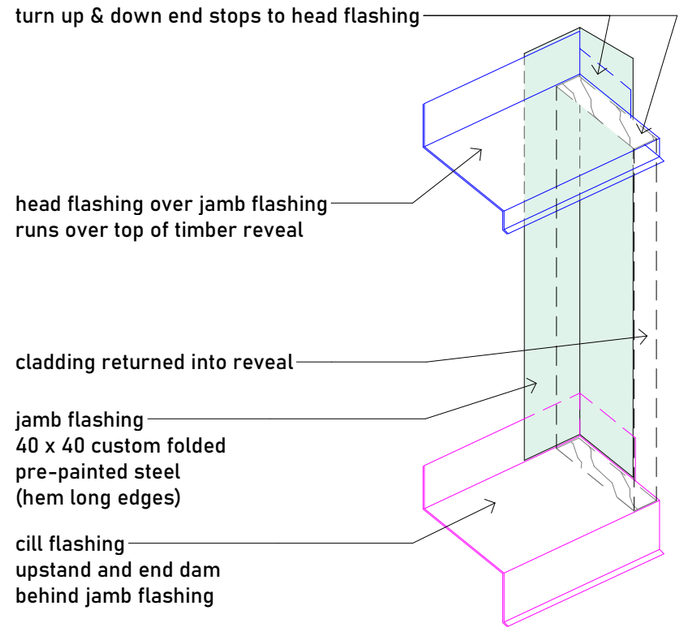
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NOTE:
external sealing tape (Contega Exo) to be applied to joinery before installation
fold back and temporarily tape to face of joinery during installation
adhere to face of wall underlay once unit is installed & levelled
leave sufficient slack to allow the subsequent installation of flashings
ensure full adhesion to all surfaces with the use of the appropriate pressure tool

BUILDING CONSENT

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JOINERY INSTALLATION DETAILS - Weathertex

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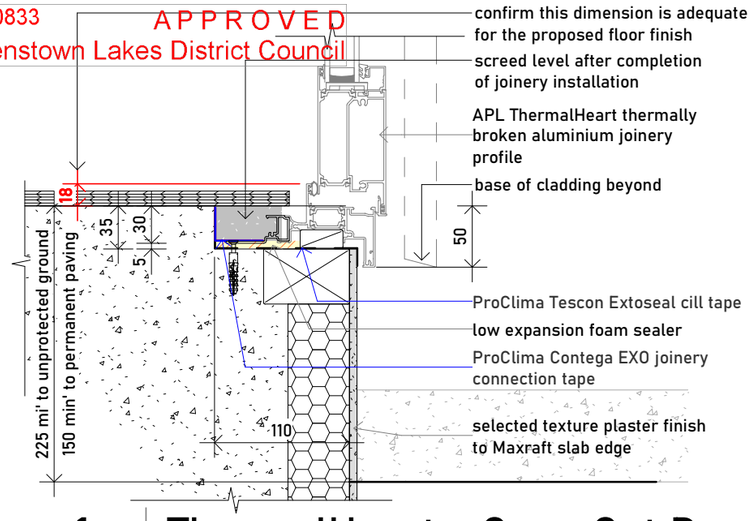
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Date	30.08.25
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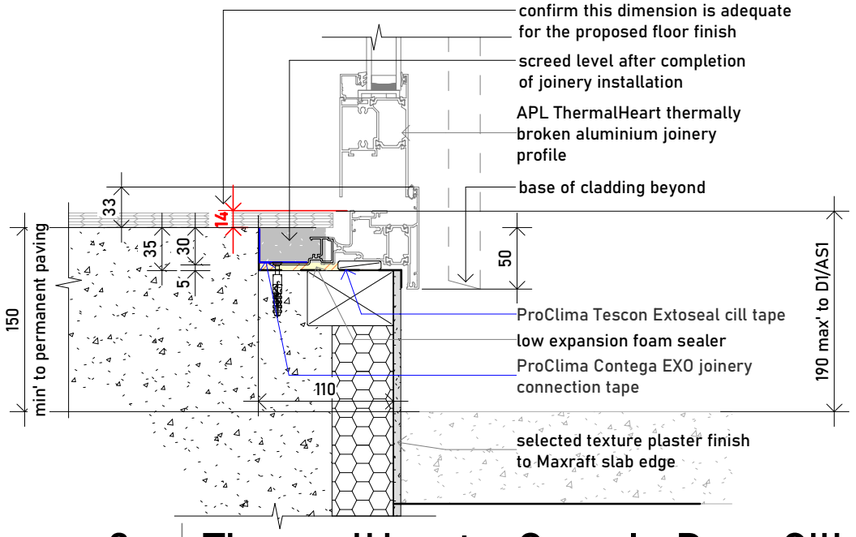
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1 ThermalHeart - Open Out Door Cill

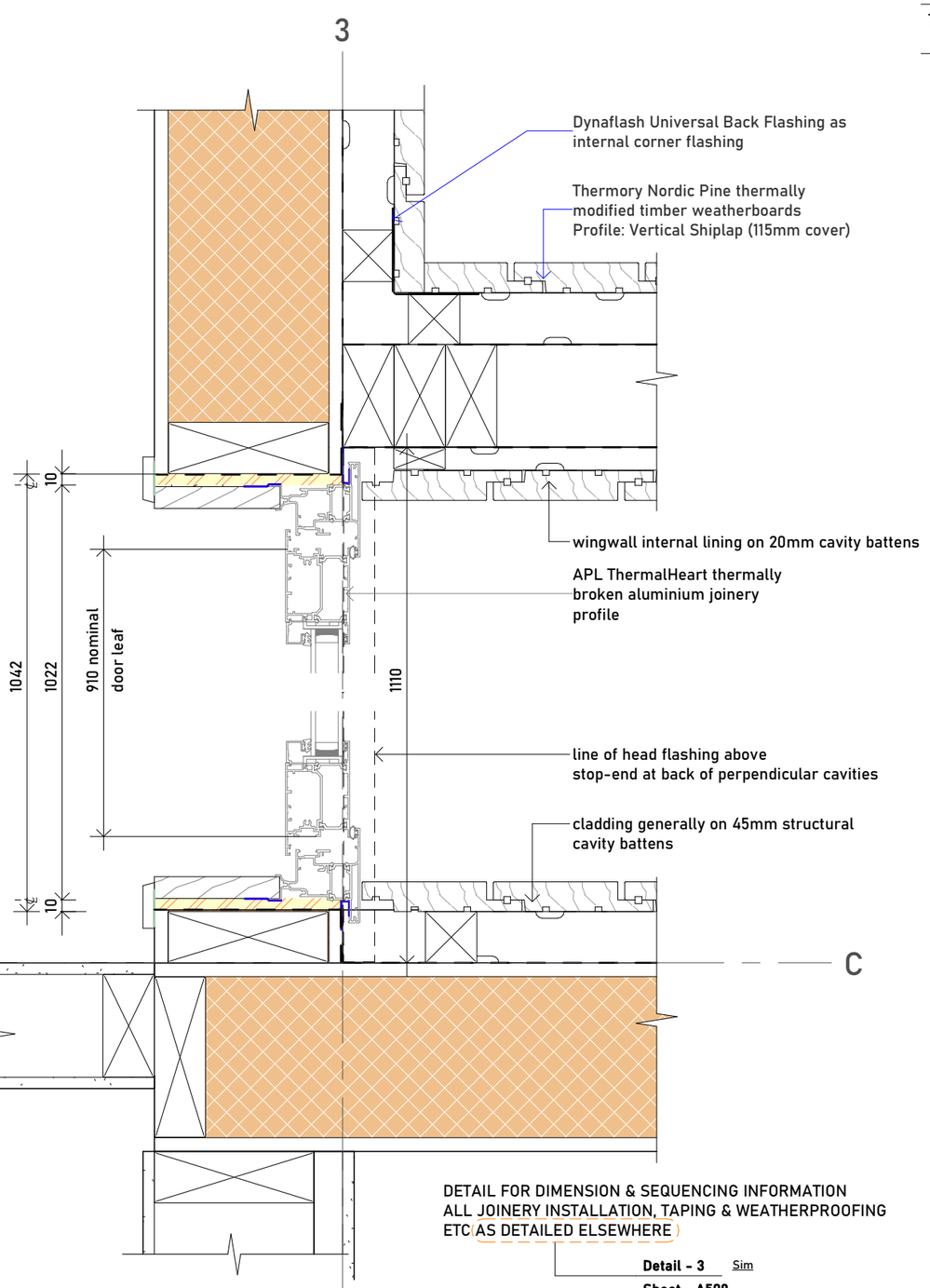
1 : 5



2 ThermalHeart - Open In Door Cill

1 : 5

MAIN ENTRANCE PER D1



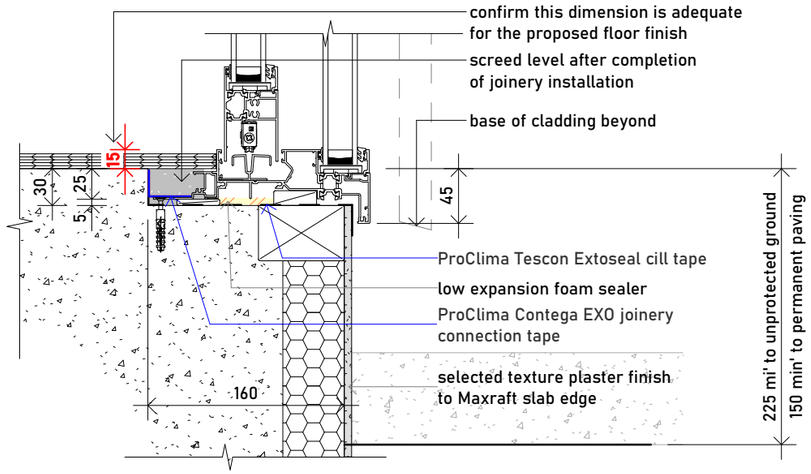
DETAIL FOR DIMENSION & SEQUENCING INFORMATION
ALL JOINERY INSTALLATION, TAPING & WEATHERPROOFING
ETC AS DETAILED ELSEWHERE

Detail - 3 Sim
Sheet _ A509

3 Entrance Door Installation

1 : 5

refer: 1 /A102



4 ThermalHeart - Sliding Door Cill

1 : 5

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DOOR DETAILS

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

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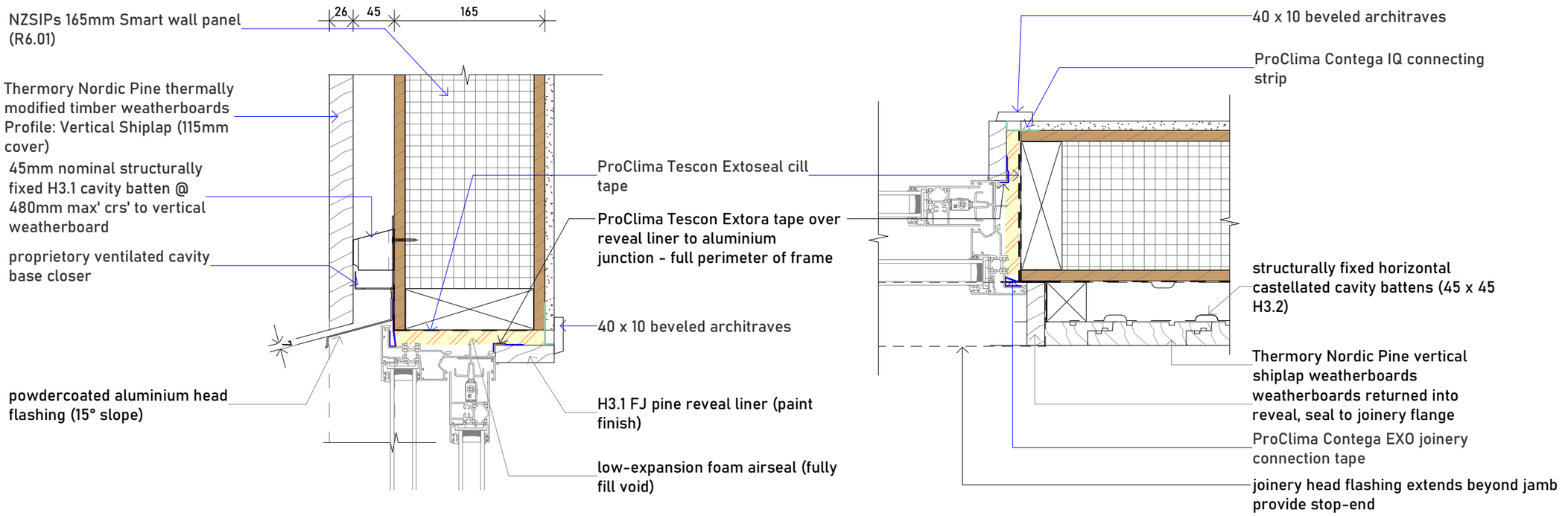
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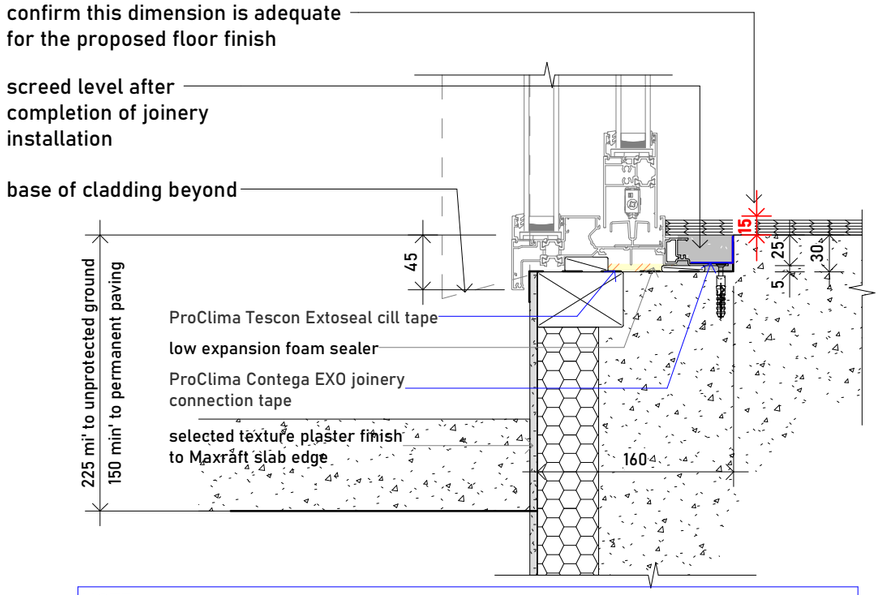
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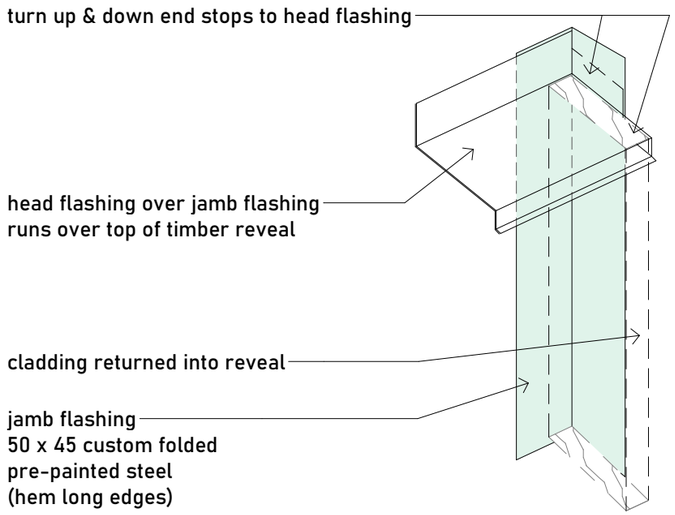
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BUILDING CONSENT





NOTE:
external sealing tape (Contega Exo) to be applied to joinery before installation
fold back and temporarily tape to face of joinery during installation
adhere to face of wall underlay once unit is installed & levelled
leave sufficient slack to allow the subsequent installation of flashings
ensure full adhesion to all surfaces with the use of the appropriate pressure tool



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SLIDING DOOR INSTALLATION DETAILS

NEW 2 STOREY SIP DWELLING

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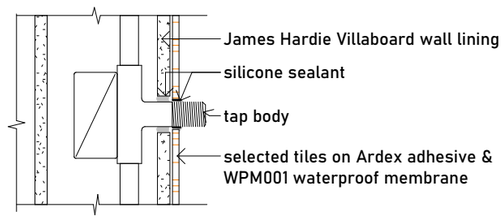
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Revision	7
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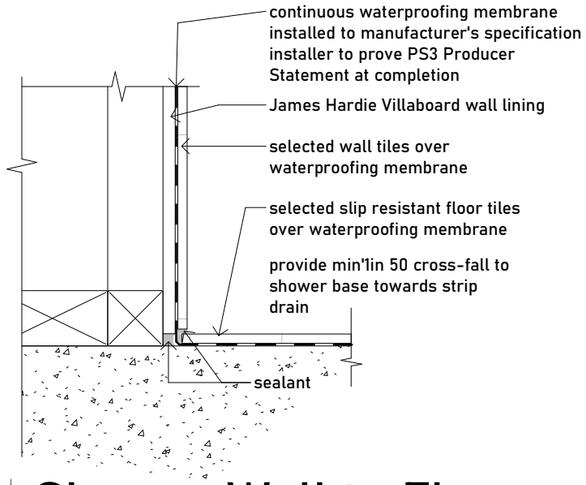
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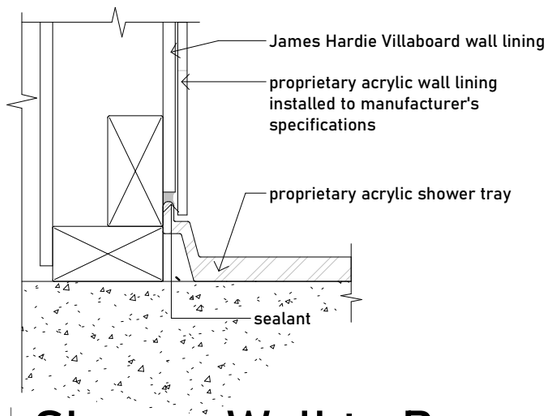


Note:
where impact noise is an issue
fix all pipes on resilient brackets

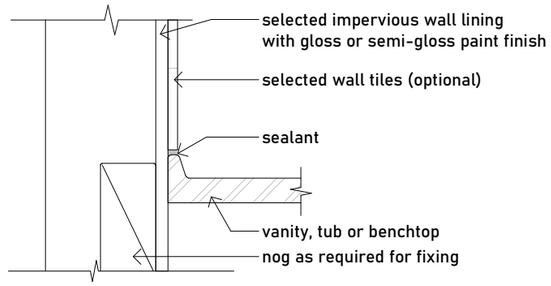
1 Shower Valve Penetration
1 : 5



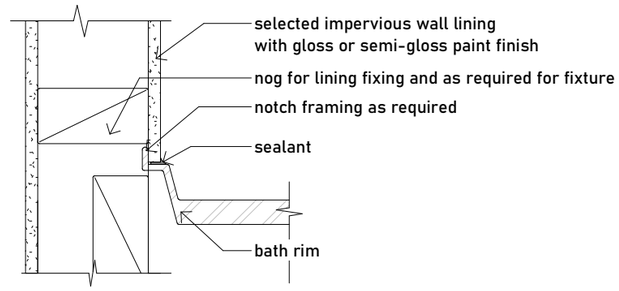
2 Shower Wall to Floor
1 : 5



3 Shower Wall to Base
1 : 5



4 Vanity to Wall junction
1 : 5



5 Bath to Wall Junction
1 : 5

BUILDING CONSENT

REVISIONS:
7 14.07.25 ISSUE FOR BUILDING CONSENT

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WET AREA DETAILS

NEW 2 STORey SIP DWELLING

JAMIE BLAKELY

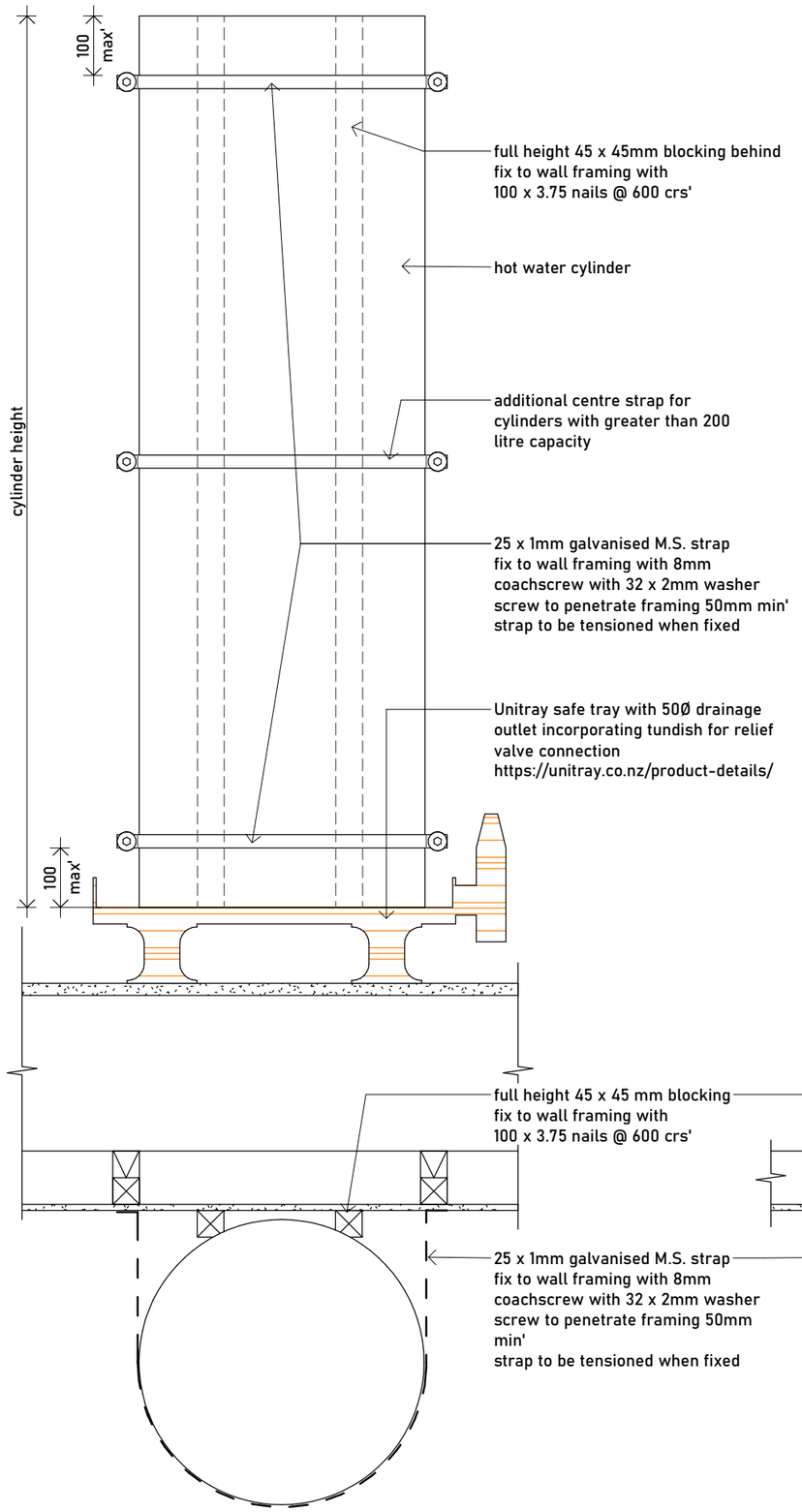
17 LOST BURN ROAD
HAWEA
9382

Project number	**CD206**
Date	30.08.25
Revision	**7**
Sheet No.	**A513**
Scale @ A3	1 : 5

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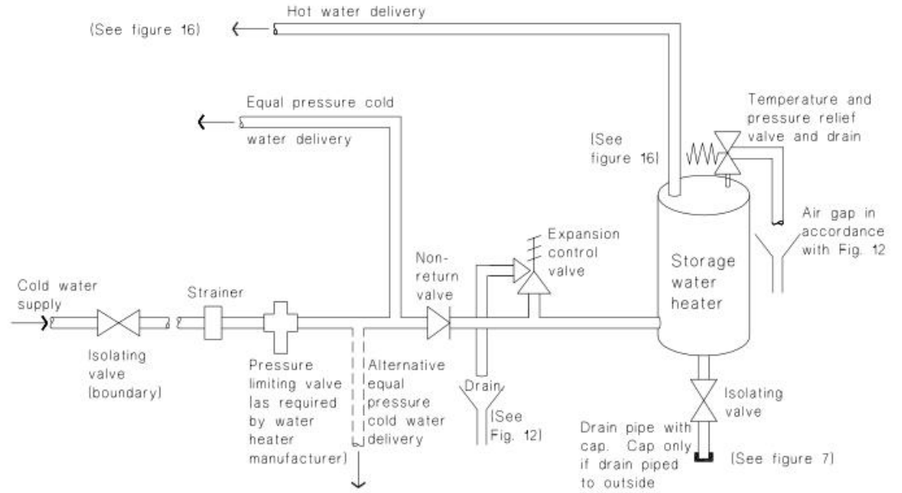
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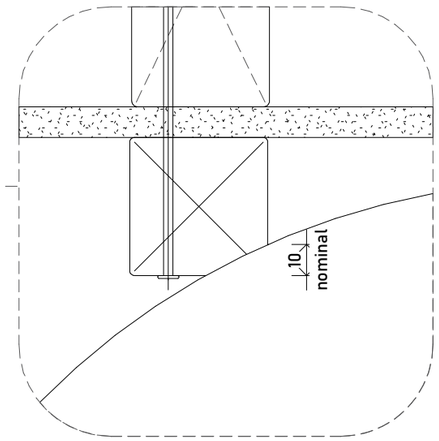
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1 | HWC Seismic Restraint
1 : 10

Figure 8: **Mains Pressure Storage Water Heater System (unvented)**
Paragraphs 6.1.2 and 6.2.1 b)





1a | Packer Detail
1 : 2

BUILDING CONSENT

REVISIONS:
7 14.07.25 ISSUE FOR BUILDING CONSENT

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HWC SEISMIC RESTRAINT

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

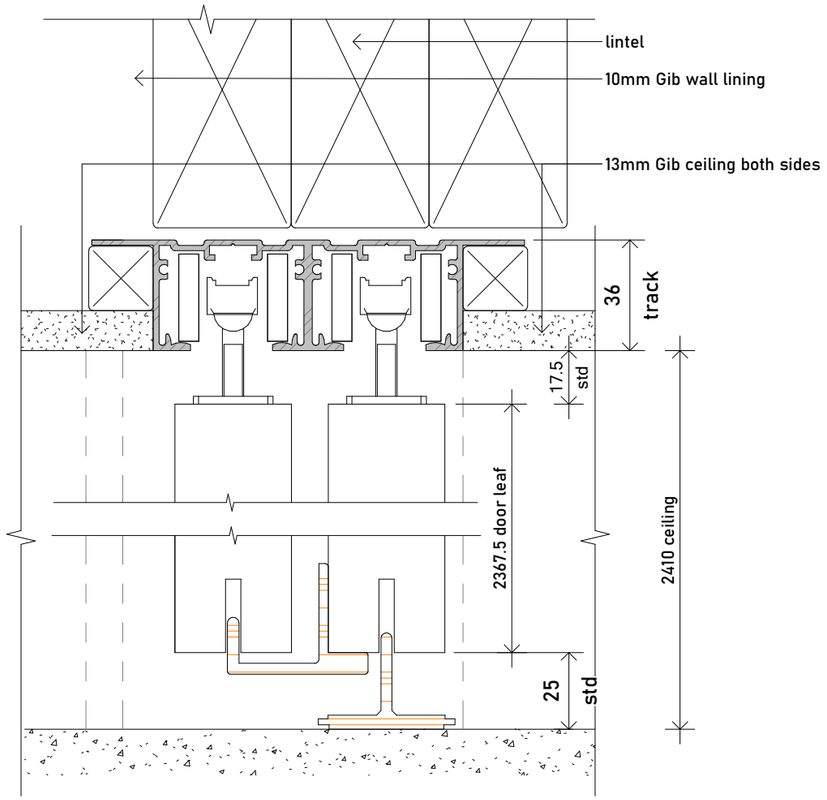
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HAWEA
9382

Project number	**CD206**
Date	30.08.25
Revision	**7**
Sheet No.	**A519**
Scale @ A3	As indicated

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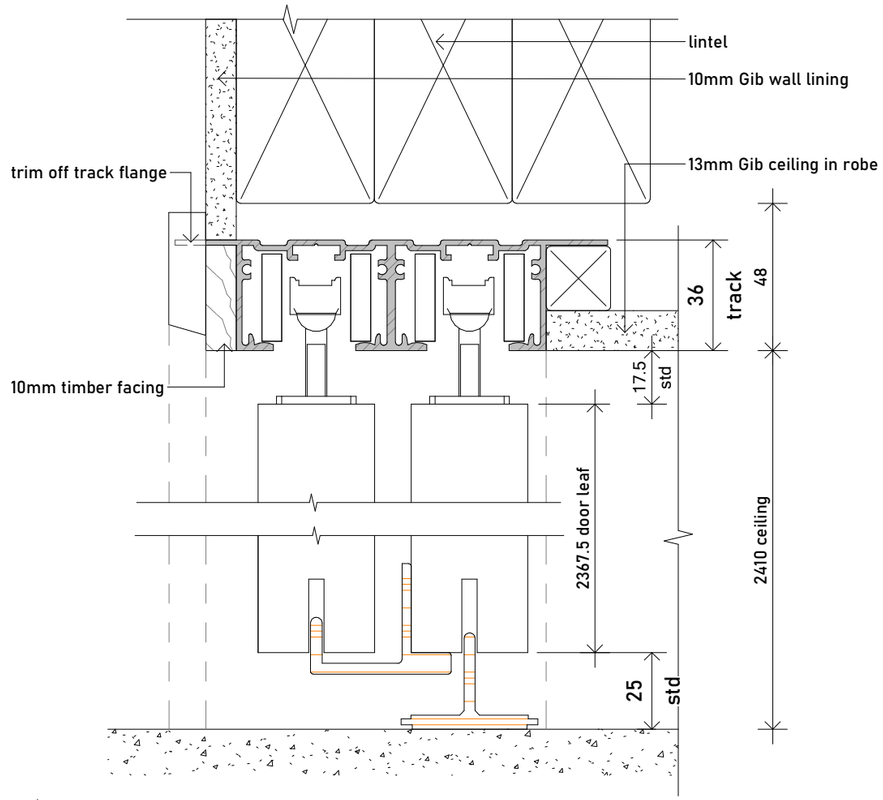
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1 CS4Doors - Sliding Track - Flat Ceiling 2S

1 : 2 refer: 1/A305



2 CS4Doors Full Height Wardrobe Slider

1 : 2 refer: 1/A305

BUILDING CONSENT

REVISIONS:
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT

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INTERNAL SLIDING DOOR DETAILS

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

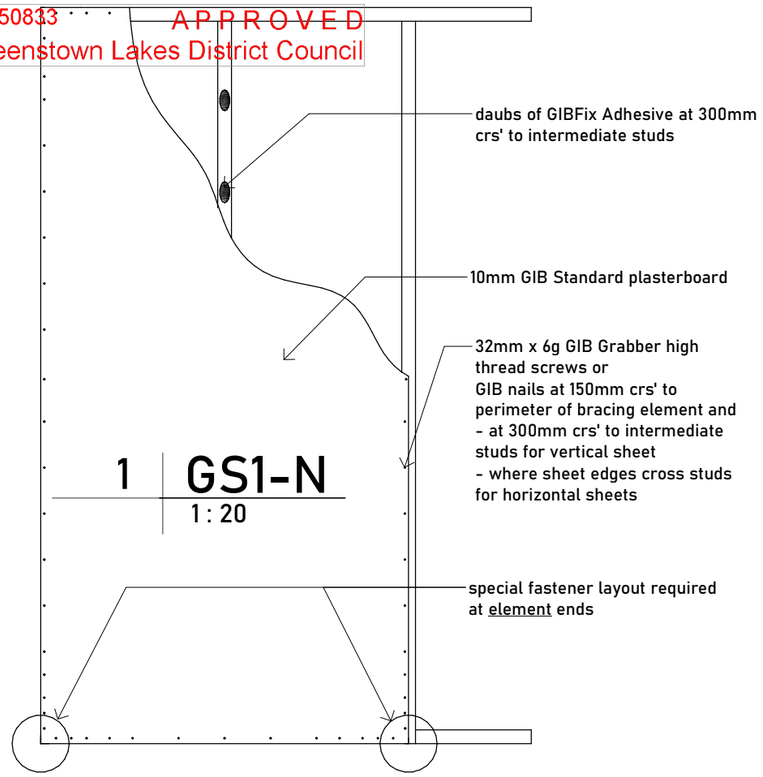
17 LOST BURN ROAD
HAWEA
9382

Project number	**CD206**
Date	30.08.25
Revision	**7**
Sheet No.	**A520**
Scale @ A3	1 : 2

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LBP No. BP108944
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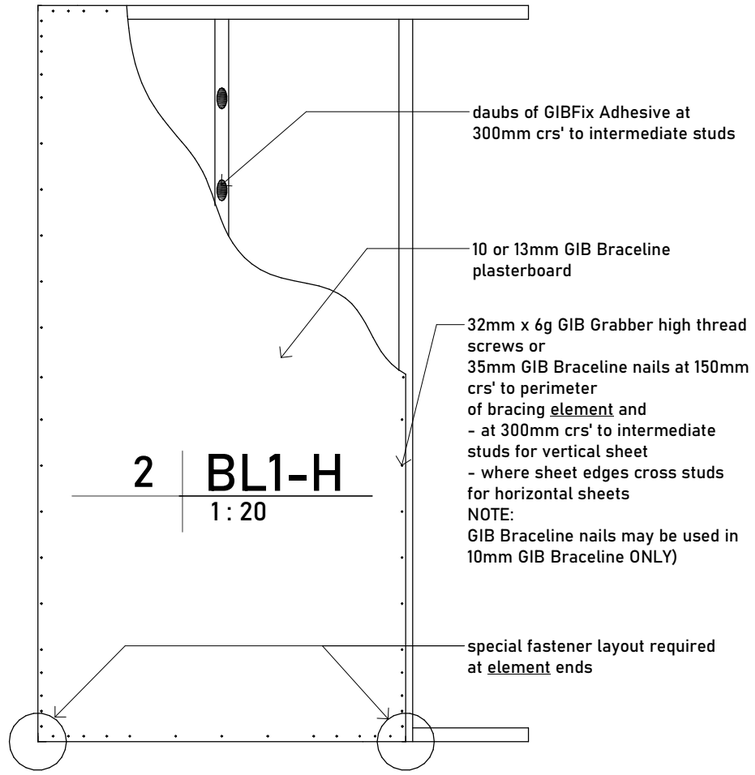
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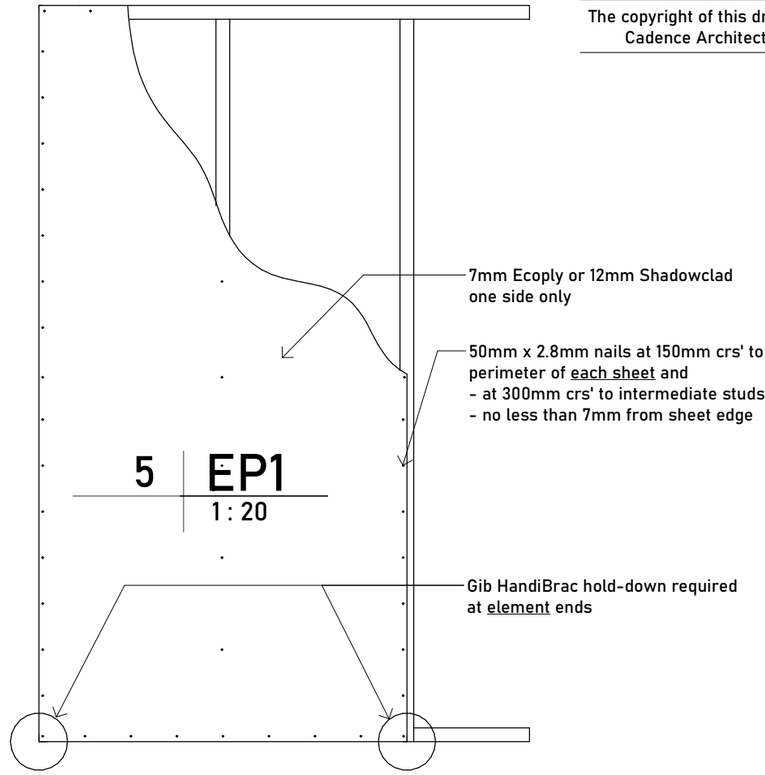
1 | GS1-N
1 : 20

GIB Std Plasterboard MINIMUM LENGTH 400mm
GS1- N HORIZONTAL OR VERTICAL FIXING
LINED ONE SIDE ONLY



2 | BL1-H
1 : 20

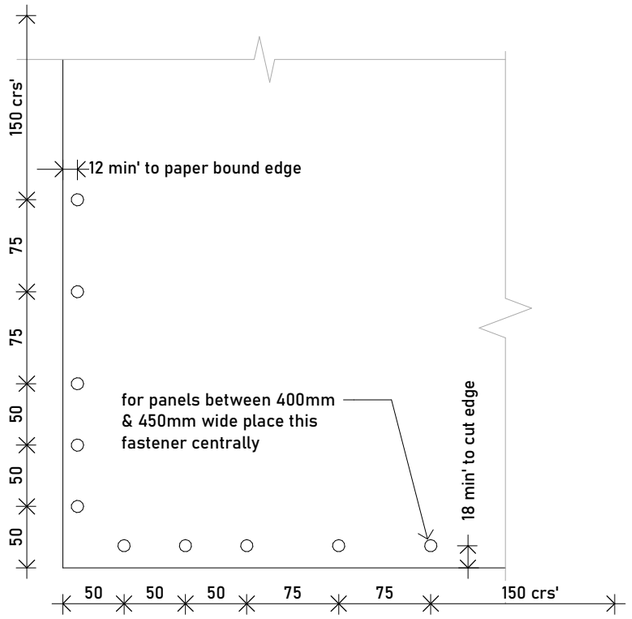
GIB Braceline Plasterboard MIN' LENGTH 400mm
BL1- H HORIZONTAL OR VERTICAL FIXING
LINED ONE SIDE ONLY



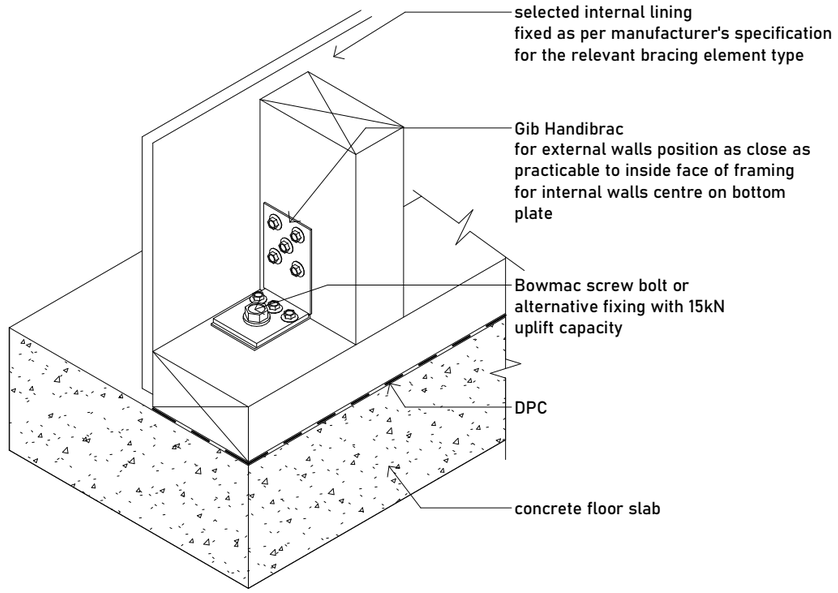
5 | EP1
1 : 20

7mm Ecoply Or 12mm Shadowclad fixed one side only
MINIMUM LENGTH 600mm
130BU's/m Wind & Earthquake

BUILDING CONSENT



3 | Gib Ezybrace Fastener pattern
1 : 5



4 | Gib Handibrac - Concrete
1 : 5

REVISIONS:
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT

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BRACING DETAILS

NEW 2 STORY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

Project number	**CD206**
Date	30.08.25
Revision	**7**
Sheet No.	**A522**
Scale @ A3	As indicated

DESIGN 2 LBP No. BP108944
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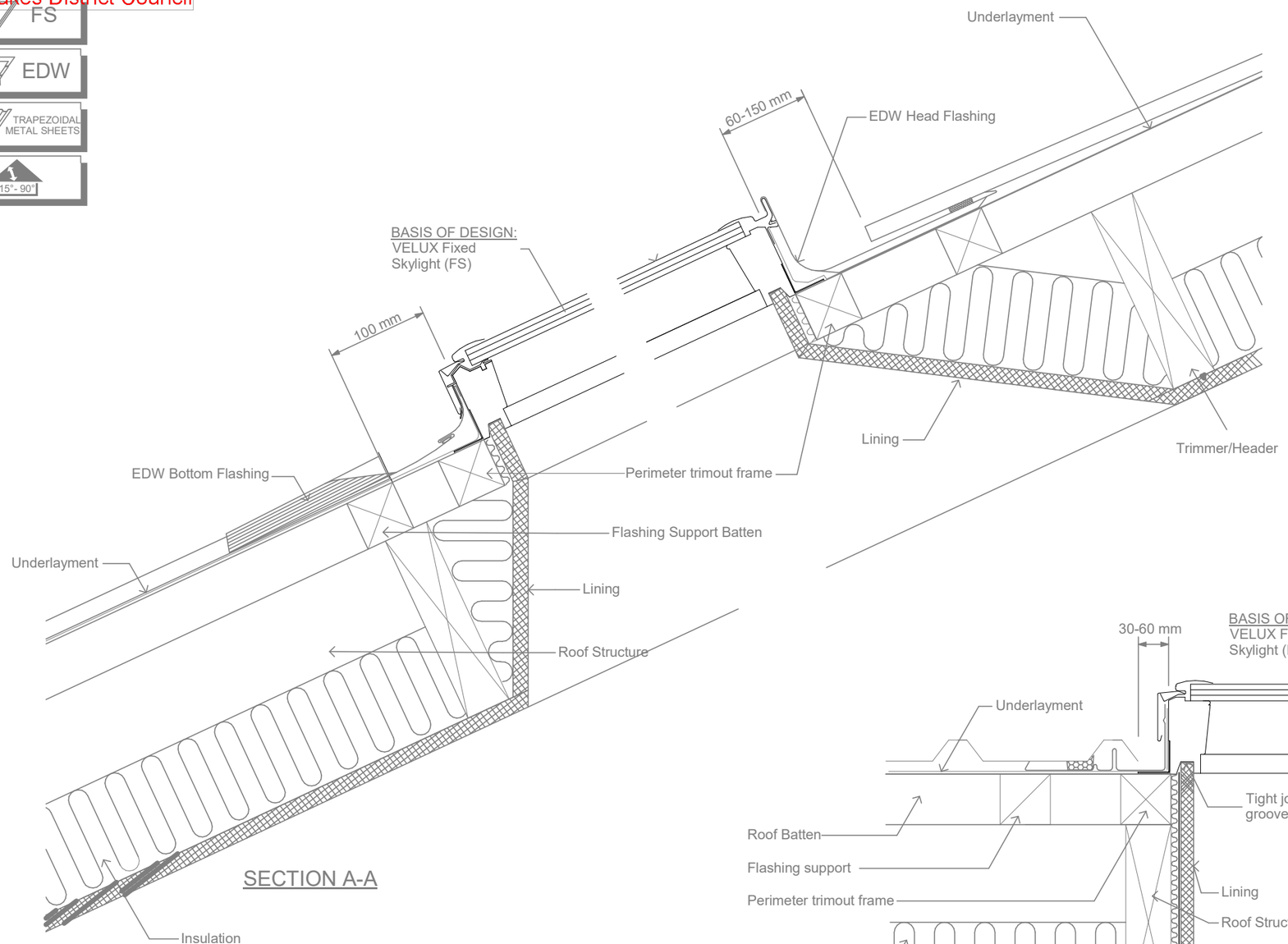
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FS

EDW

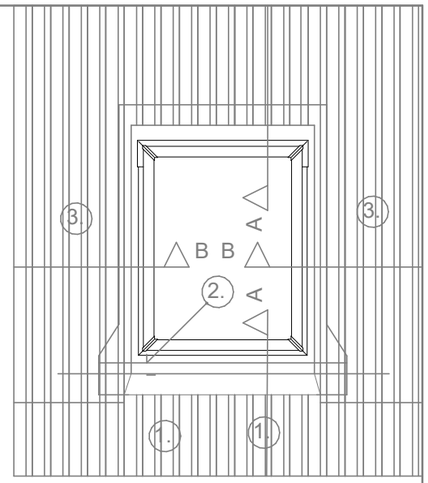
TRAPEZOIDAL METAL SHEETS

15° - 90°



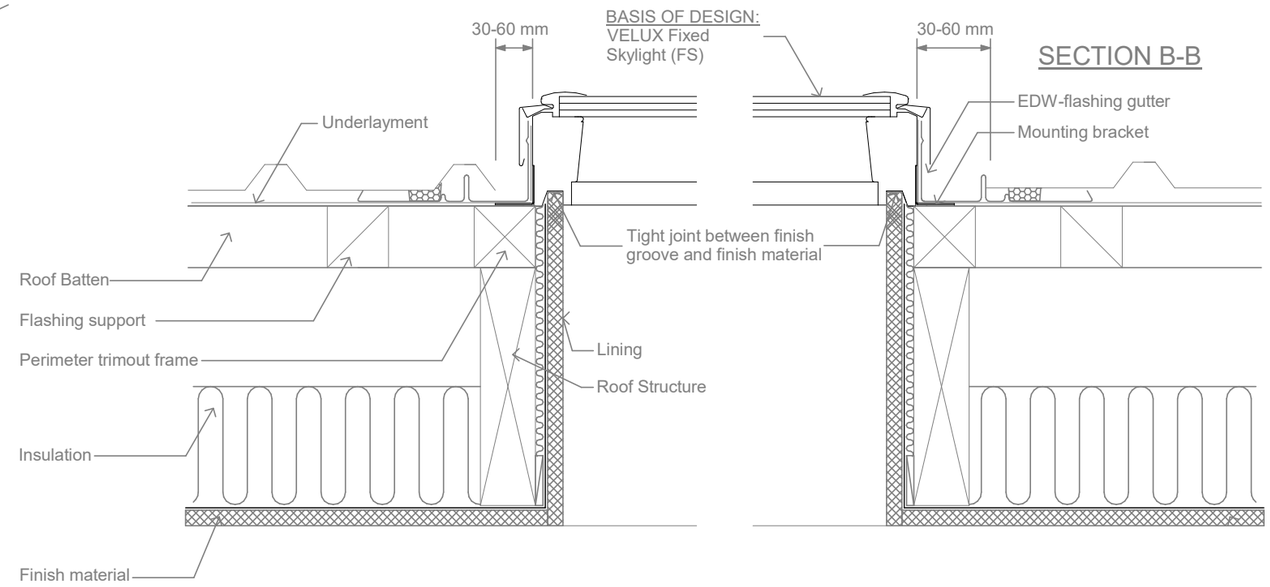
SECTION A-A

ELEVATION



VELUX Skylight installed in new metal roofing.

1. The sheets are fitted 100 mm from the bottom frame
2. The flashing is mounted
3. Fit the metal sheets



SECTION B-B

FS - Fixed Skylight and EDW Flashing in Trapezoidal Metal Roof

VELUX
Sky-Product Management

NEW ZEALAND LTD.
0800 650 445

	Name	Date
Drawn by		Jan 18
Checked by		Jan 18
Drawing No.		

This drawing is an instrument of service and is provided for informational use only.
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BUILDING CONSENT

REVISIONS:
9 30.08.25 New sheet

VELUX DETAILS

Sheet No.	Project number:	Project Issue Date:
A523	CD206	30.08.25
Scale @ A3: 1 : 5	Revision: 9	Revision Date: 30.08.25

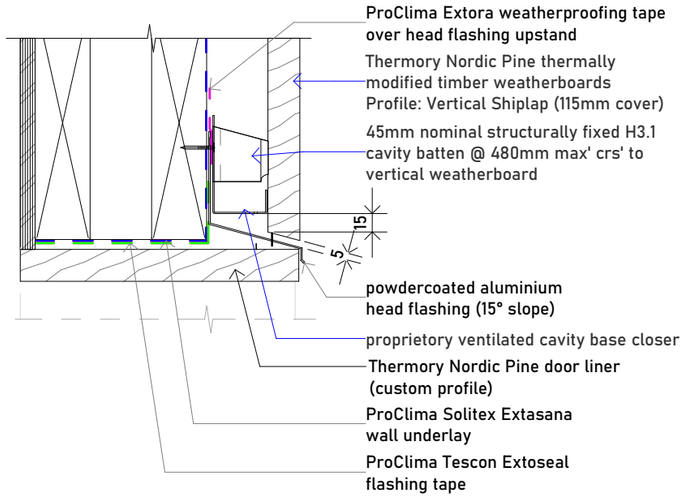
PROJECT: NEW 2 STOREY SIP DWELLING
FOR: JAMIE BLAKELY
AT: 17 LOST BURN ROAD HAWEA 9382

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Location of all services are to be confirmed on site.
All works are to be in accordance with the Building Code, NZS 3604:2011 and Local Authority requirements as applicable.

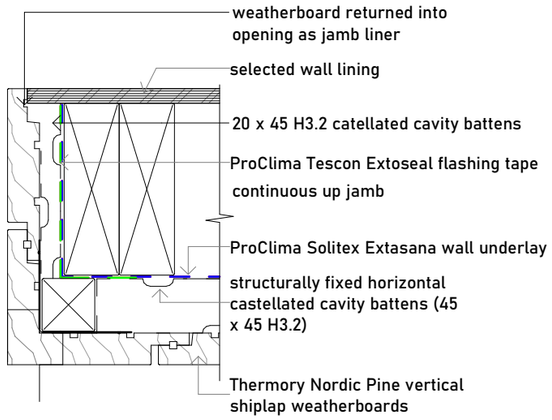
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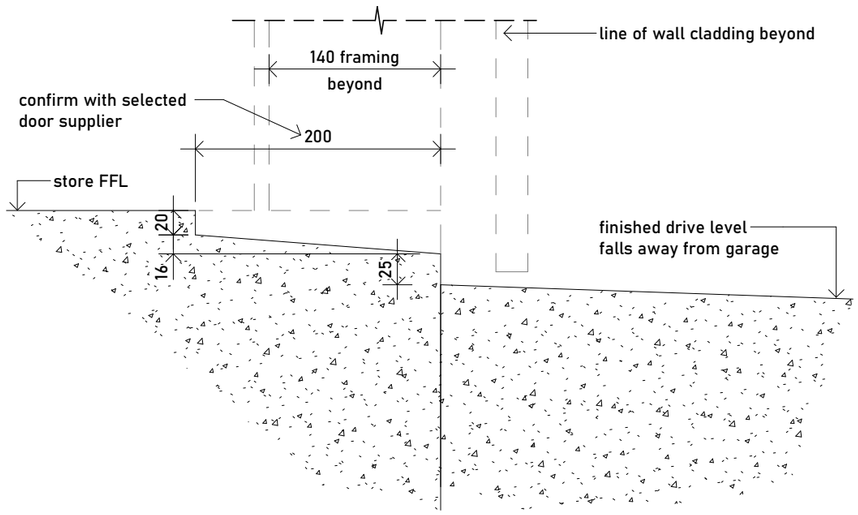
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1 | Store Door Head
1 : 5

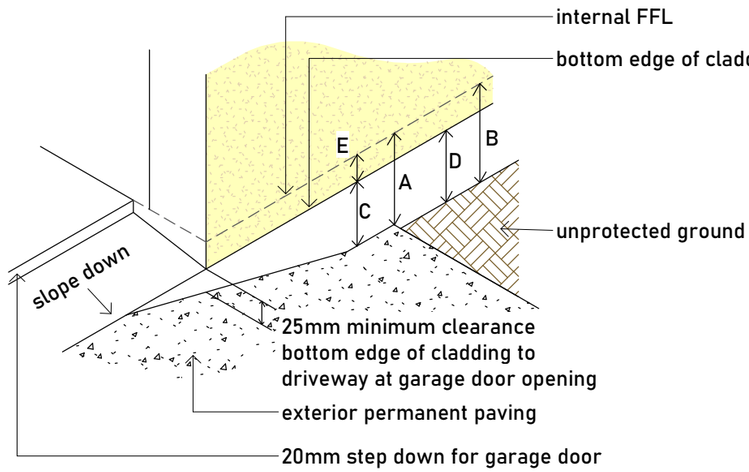


3 | Store Door Jamb
1 : 5



2 | Store Door Slab Rebate
1 : 5

from Figure 65 & Table 18 NZBC E2/AS1



MINIMUM clearances

	Masonry Veneer		Other Claddings				
	A	B	A	B	C	D	E
Concrete slab:	100	150	150	225	100	175	50
Timber floor:(1)	-	-	-	-	100	175	50(2)

(1) Refer to NZS3604 for requirements.
(2) Cladding to extend minimum dimension below bearer or lowest part of timber floor framing.

4 | E2_AS1 Figure 65
1 : 10

BUILDING CONSENT

REVISIONS:
9 30.08.25 New sheet

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STORE DOOR OPENING DETAILS

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

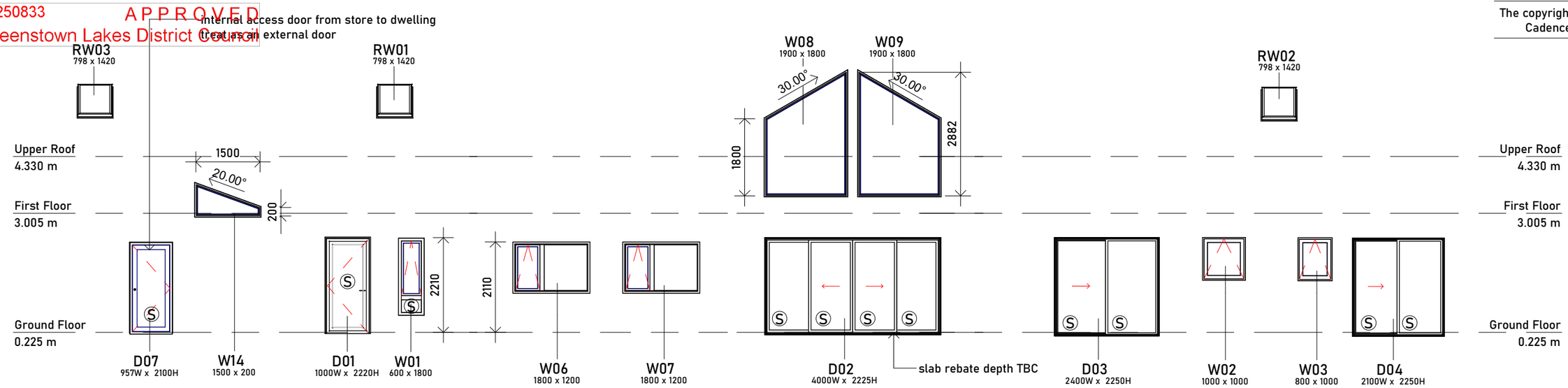
Project number	CD206
Date	30.08.25
Revision	9
Sheet No.	A524
Scale @ A3	As indicated

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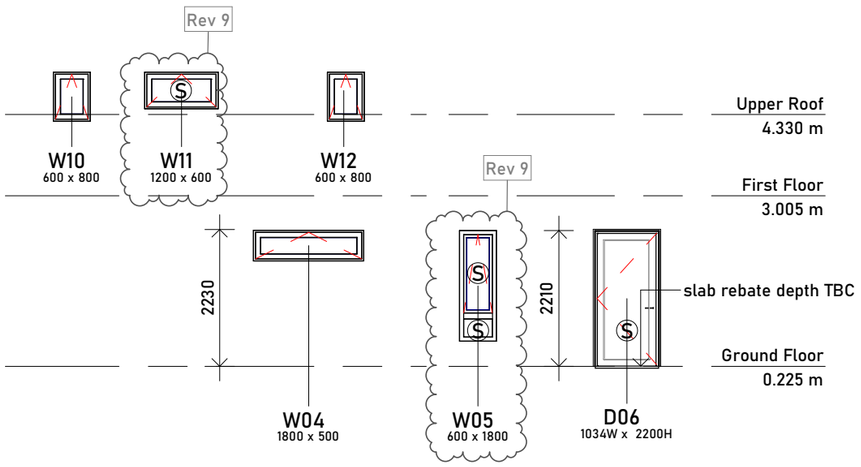
BUILDING CONSENT



1 EAST_Joinery
1 : 100

2 NORTH Joinery
1 : 100

3 WEST Joinery
1 : 100



4 SOUTH Joinery
1 : 100

NOTES

1. (S) indicates safety glass to NZS 4223.3:2016
2. (O) indicates obscure glazing
3. All joinery is APL ThermalHeart thermally broken aluminium
4. All exterior glazing to be triple glazed Low E IGUs
5. All joinery shown as veiwed from outside
6. Roof windows are Velux or similar

REVISIONS:

6	31.03.25	DEVELOPED DESIGN
7	14.07.25	ISSUE FOR BUILDING CONSENT
9	26.08.25	Clarify safety glazing to W05 & W11

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EXTERNAL JOINERY SCHEDULE

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

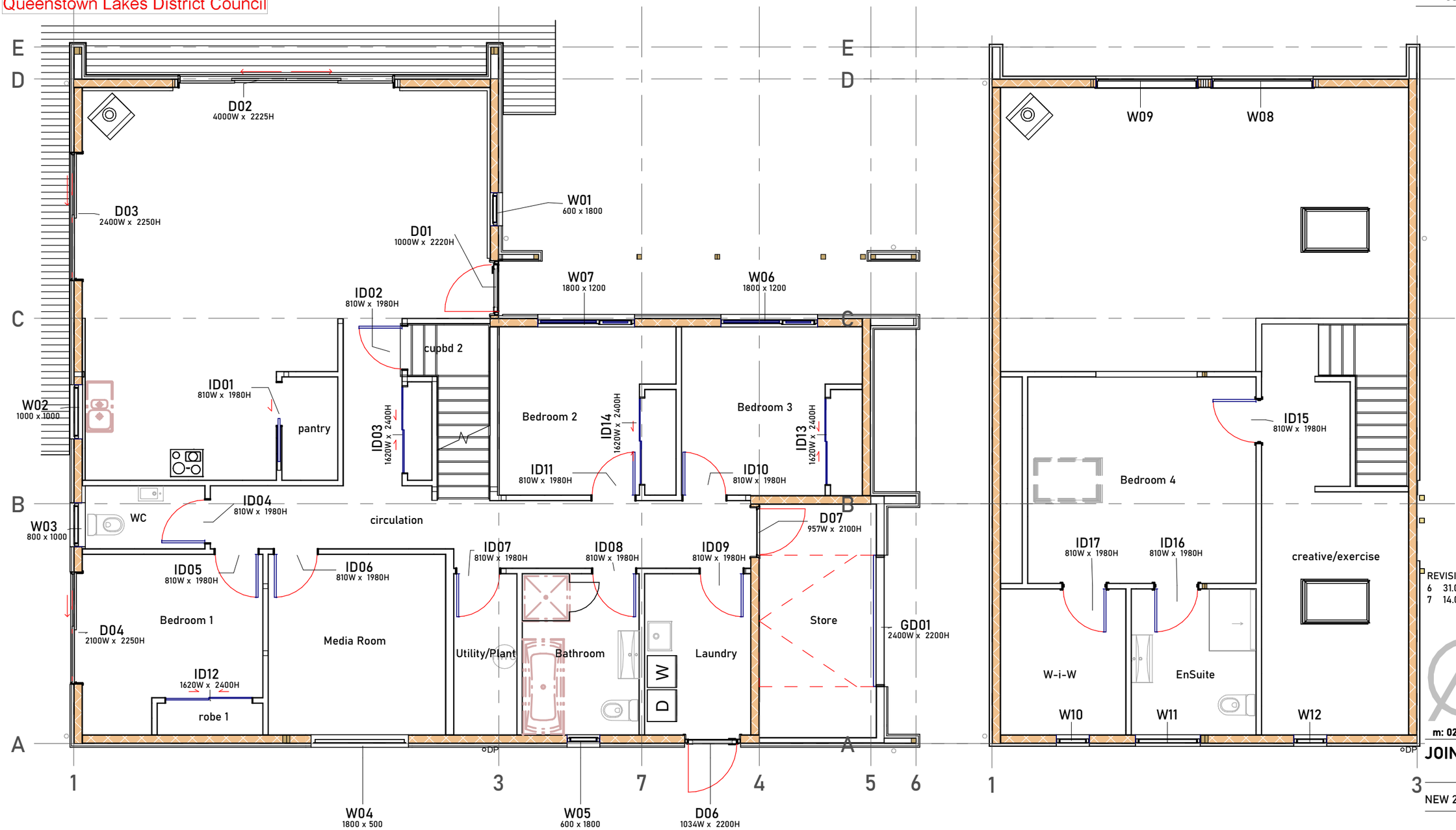
Project number	CD206
Date	30.08.25
Revision	9
Sheet No.	A601
Scale @ A3	1 : 100

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BUILDING CONSENT



1 GF Joinery Schedule Plan

1 : 75

Internal Door Schedule						
Location	**Mark**	**Width**	**Height**	**Lintel Size**	**Lintel Fixing Type**	**Comments**
pantry	ID01	810	1980			
u/s cupbd	ID02	810	1980			
hallway cupbd	ID03	1620	2400			CS for Doors sliding door track
WCID04	ID04	810	1980			
Bedroom 1	ID05	810	1980	2*90 x 45 SG8		
Media Room	ID06	810	1980	2*90 x 45 SG8		
Utility/Plant	ID07	810	1980	2*90 x 45 SG8		
Bathroom	ID08	810	1980	2*90 x 45 SG8		
Laundry	ID09	810	1980	2*90 x 45 SG8		

2 FF Joinery Schedule Plan

1 : 75

Internal Door Schedule						
Location	**Mark**	**Width**	**Height**	**Lintel Size**	**Lintel Fixing Type**	**Comments**
Bedroom 3	ID10	810	1980	2*90 x 45 SG8		
Bedroom 2	ID11	810	1980	2*90 x 45 SG8		
Bed 1 robe	ID12	1620	2400			CS for Doors sliding door track
Bed 3 robe	ID13	1620	2400	3*140 x 45 SG8		CS for Doors sliding door track
Bed 2 robe	ID14	1620	2400			CS for Doors sliding door track
Bedroom 4	ID15	810	1980			
Ensuite	ID16	810	1980			
W-I-W	ID17	810	1980			

REVISIONS:
6 31.03.25 DEVELOPED DESIGN
7 14.07.25 ISSUE FOR BUILDING CONSENT

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JOINERY SCHEDULE_PLAN

NEW 2 STOREY SIP DWELLING

JAMIE BLAKELY

17 LOST BURN ROAD
HAWEA
9382

Project number	**CD206**
Date	30.08.25
Revision	**7**
Sheet No.	**A602**
Scale @ A3	1 : 75

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