BC260227 APPROVED
Queenstown Lakes District Council

PROPOSED NEW RESIDENCE

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ARTIST IMPRESSION ONLY

DRAWING TITLE:
Cover Sheet

LEGAL DESCRIPTION:
LOT: 79 **DP:** 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractorprior to the commencement of work

Revisions:

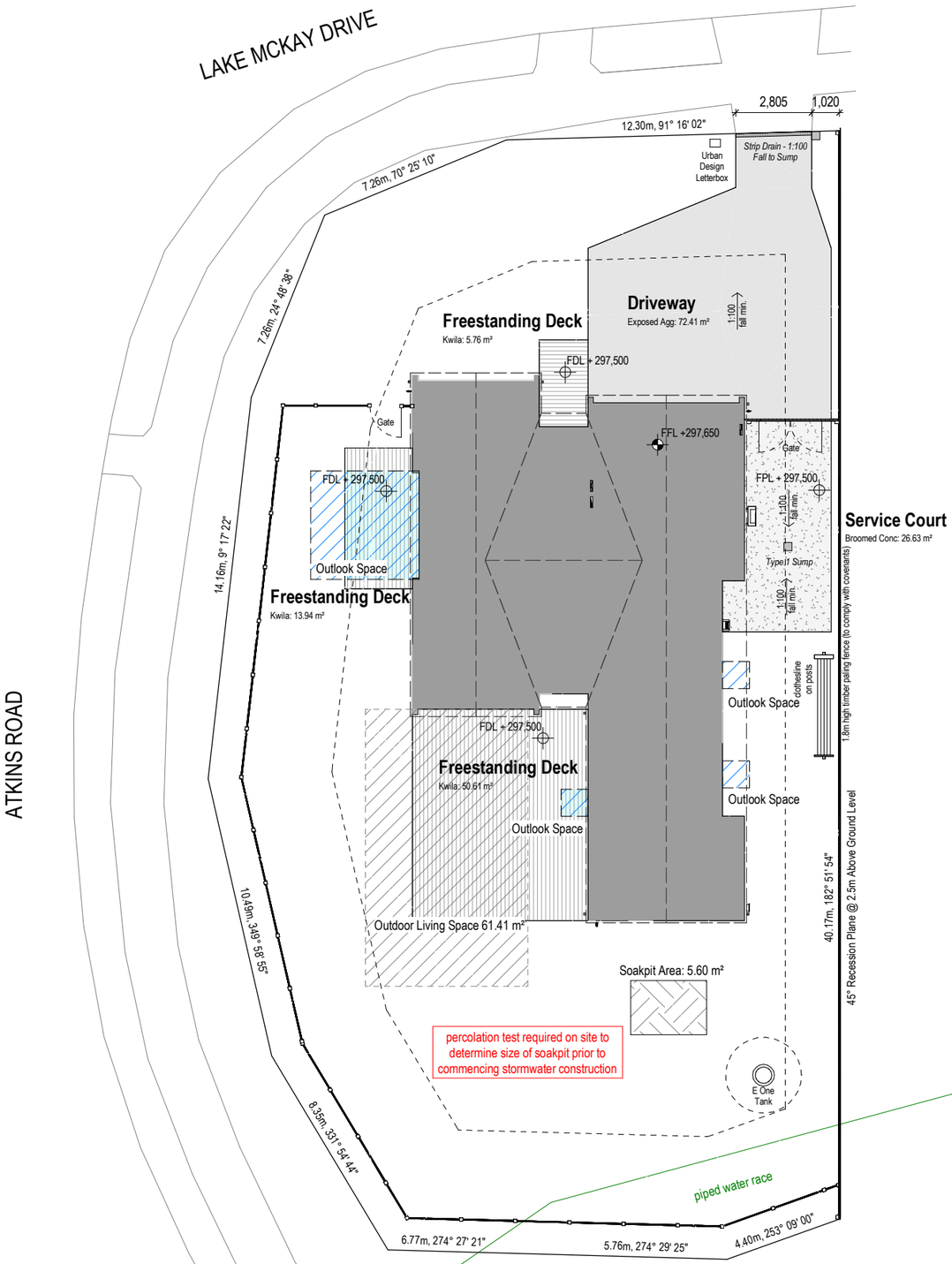
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GENERAL NOTES

Site Area:	860.98 m²
Site Coverage Area:	181.93 m² (Over Cladding)
Site Coverage:	21.14% (40% Max)
Impervious Surface Area:	99.04 m²
Exposure Zone:	B
Wind Zone:	Very High
Lee Zone:	n/a
Earthquake Zone:	2
Snow Zone:	N5, 2kPa
Climate Zone:	6
Rainfall Intensity:	20mm (10% AEP), ##mm (2% AEP) (from E1/AS1 Table A)
Acoustic Zone:	TBC
Territorial Authority:	Queenstown Lake District Council
Planning Zone:	Settlement Zone
General:	Concept subject to TA rules and regulations. All dimensions to be confirmed on site Concept may be subject to subdivision developer's approval
Foundation Type:	Engineered (Confirmed with Geotechnical Report)
Site Information:	Position of road crossing, services location, street trees, lamp posts, parking bays, pedestrian island ect. is unknown - to be confirmed when information becomes available
Landscaping:	This plan is indicative only. Landscaping to be confirmed by the clients. All Fencing to comply with the relevant Covenants. Refer to Landscaping Plan.
Boundary Information:	To be confirmed with Certificate of Title
Site Levels:	Levels Obtained
Earthworks:	Refer to Earthworks Plan
Site Services:	Stormwater: Soakpit Sewer Connection: EOne Tank
Historical Interest:	n/a
Existing Use Rights:	Yes
Flood Management Area:	n/a
On-site Maneuvering Assessment	n/a
Non Compliances Requiring RC:	N/A
Covenant Non Compliances:	N/A
Extras:	Low pressure Sewer system (E-one tank) required Soakpit - percolation test required on site prior to commencing stormwater construction Type 1 Sump to all paved areas >10m2



KEY:

- Meter Board
- Distribution Board
- Comms Panel
- Overflow Relief Gully
- Hose Tap
- Downpipe
- External Heat Pump
- E-One Tank Control Panel

Hard Landscaping Falls:
Driveway falls @ 1:100 min.
Paving falls @ 1:100 min.
Service Court Area falls @ 1:100 min.

Steps & Paths:
A Step/s or appropriate landscaping is to be provided if drop from external doors is greater than 190mm from FFL to FGL. All access routes must provide a non-slip surface in accordance to NZBC D1/AS Table 2. Convey surface water from sealed drive to an appropriate approved outfall.

Decks: Entry deck included in this BC
Timber deck areas are to be freestanding elements - not connected to main building and under 1.5m in height. Therefore these are exempt from building consent application as per the Building Act 2004, Schedule 1. Deck & steps are however are to be constructed in full accordance with NZBC D1/AS1 4.1.1, 4.1.8, 6.0 & Fig. 26.

IMPORTANT NOTE: ALL LANDSCAPING, PLANTING, LIGHTING AND FENCING IS SHOWN FOR IMAGING PURPOSES ONLY. REFER TO BUILDING CONTRACT AND "FIXTURES AND FITTINGS" FOR LANDSCAPING INCLUSIONS

DRAWING TITLE:
Site Plan

LEGAL DESCRIPTION:
LOT: 79 **DP:** 605913
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

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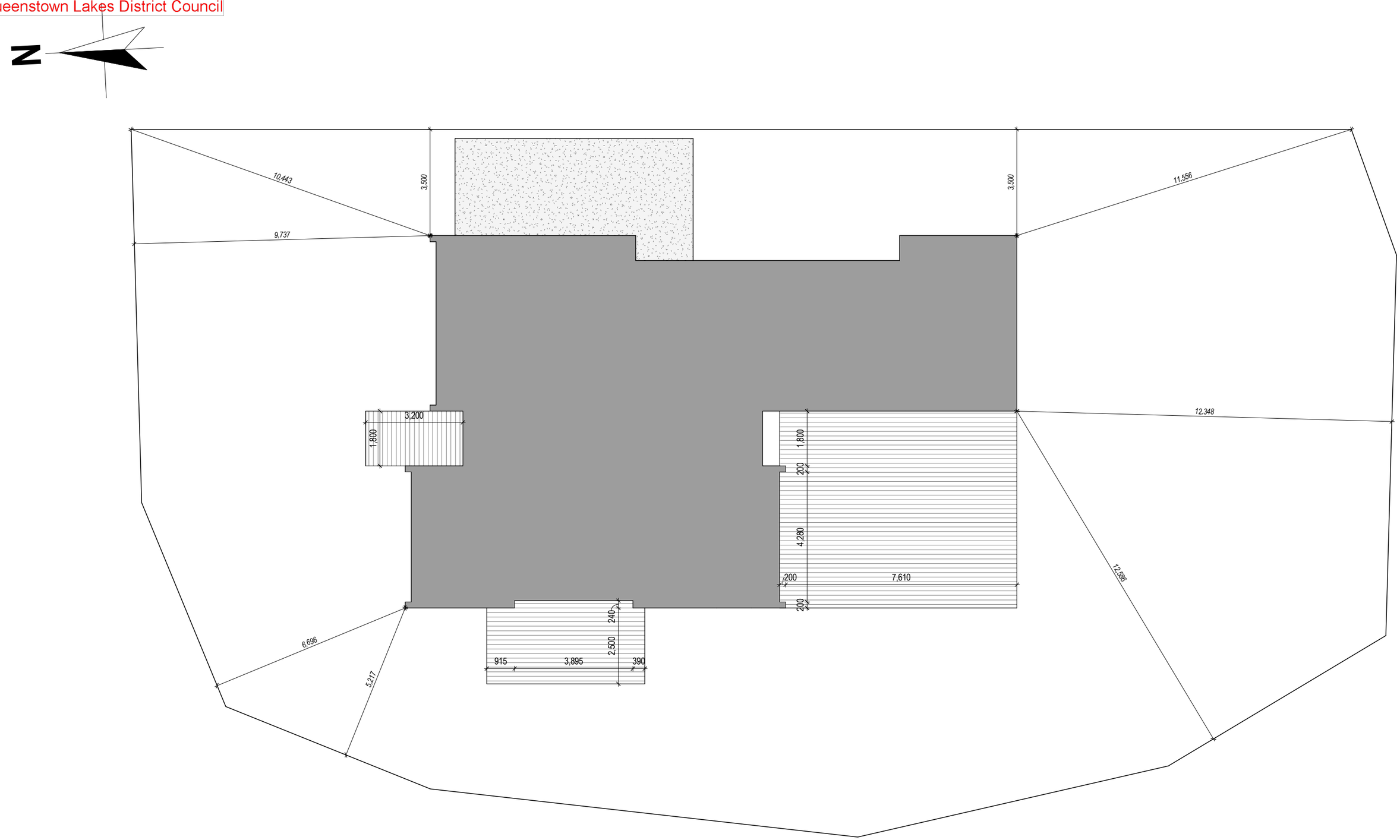
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DRAWING TITLE:
Site Setout Plan

LEGAL DESCRIPTION:

LOT: 79 **DP:** 476322

27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

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SITE LEVEL NOTES:

Site Datum
Survey Nail in Path
RL 269.66
NZVD16

SEDIMENT CONTROL NOTES:

1) Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)

2) Rumble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout it's period of use.

3) All ground cover/vegetation outside of immediate build area to be maintained throughout period of house build. This includes grass verges on the street frontage.

4) Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with impervious sheets.

5) Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.

No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed lot.

Please Note: An on-site inspection will be completed prior to construction stage with appropriate control measures to protect stormwater drains installed where relevant.

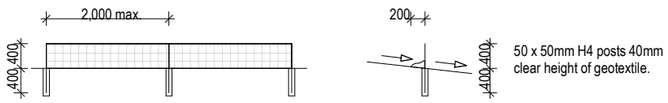
GENERAL NOTES:

Main contractor to provide 2m min. high chain link fence (min. size 50x50mm) to prevent unauthorised entry to the site. All fencing to comply with F5 including relevant hazard signage.

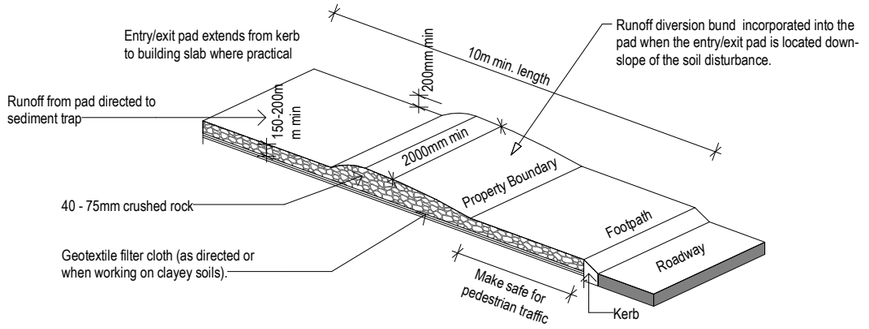
Main Contractor to provide site specific Health & Safety policy which is to be viewed & signed by all persons entering the site.

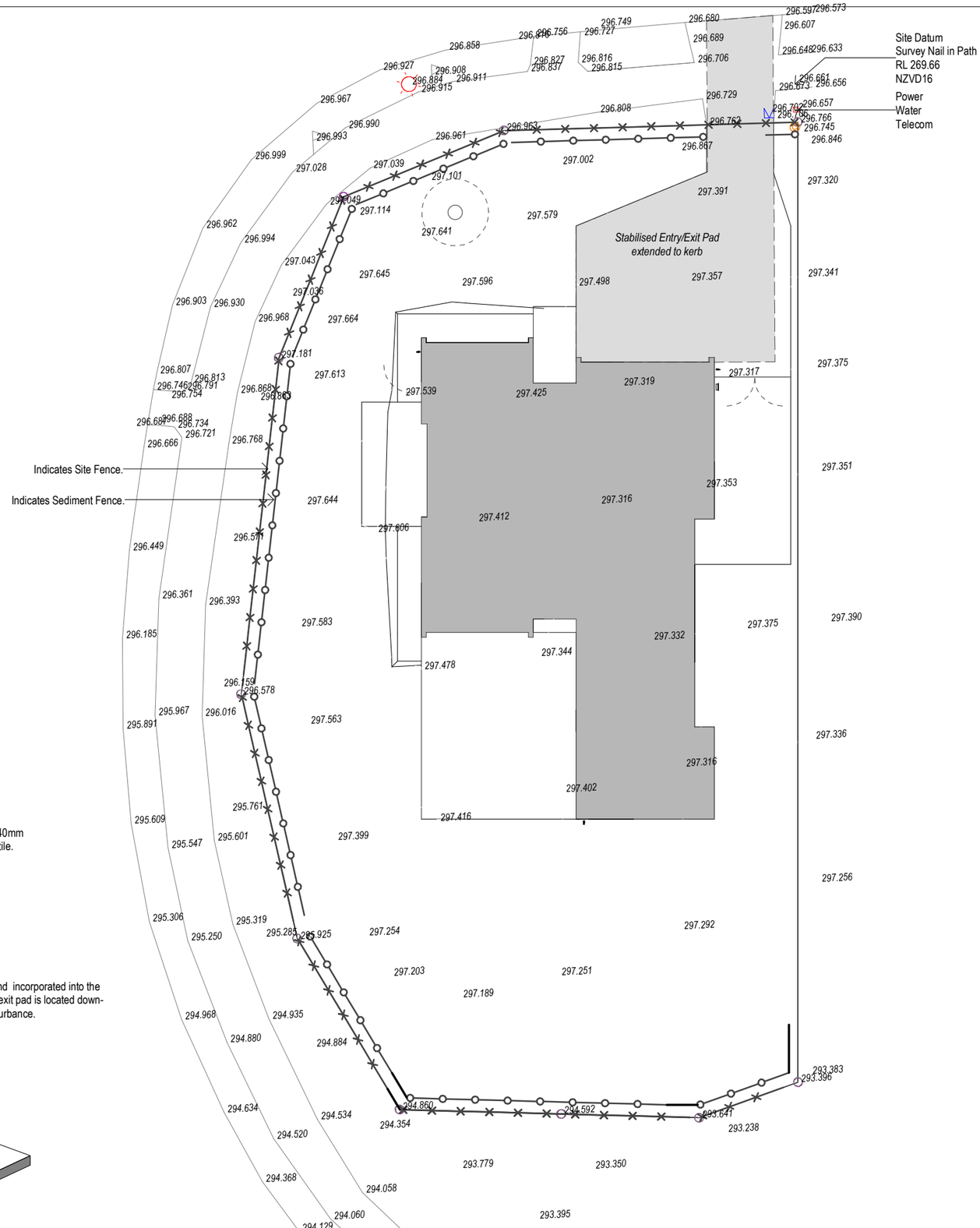
Main Contractor to ensure Sediment control measures are put in place and maintained throughout construction of building works as per the Sediment Control Plan.

Sediment Control Fence - Building Sites



Stabilised Entry/Exit Pad - Building Sites





DRAWING TITLE: Sediment Control & Site Levels Plan	**LEGAL DESCRIPTION:** **LOT:** 79 **DP:** 476322, 27 LAKE MCKAY DRIVE, RD 3 CROMWELL, 9382	**LEGAL NOTES:** 1. Subject to council approval 2. All measurements to be confirmed on site by the contractorprior to the commencement of work	**Revisions:**	**DESIGNER:** Johann; **Date of Issue:** 10/02/2025	**SCALE:** As indicated A3 page size; **VERSION:**	**SHEET:** A1.03

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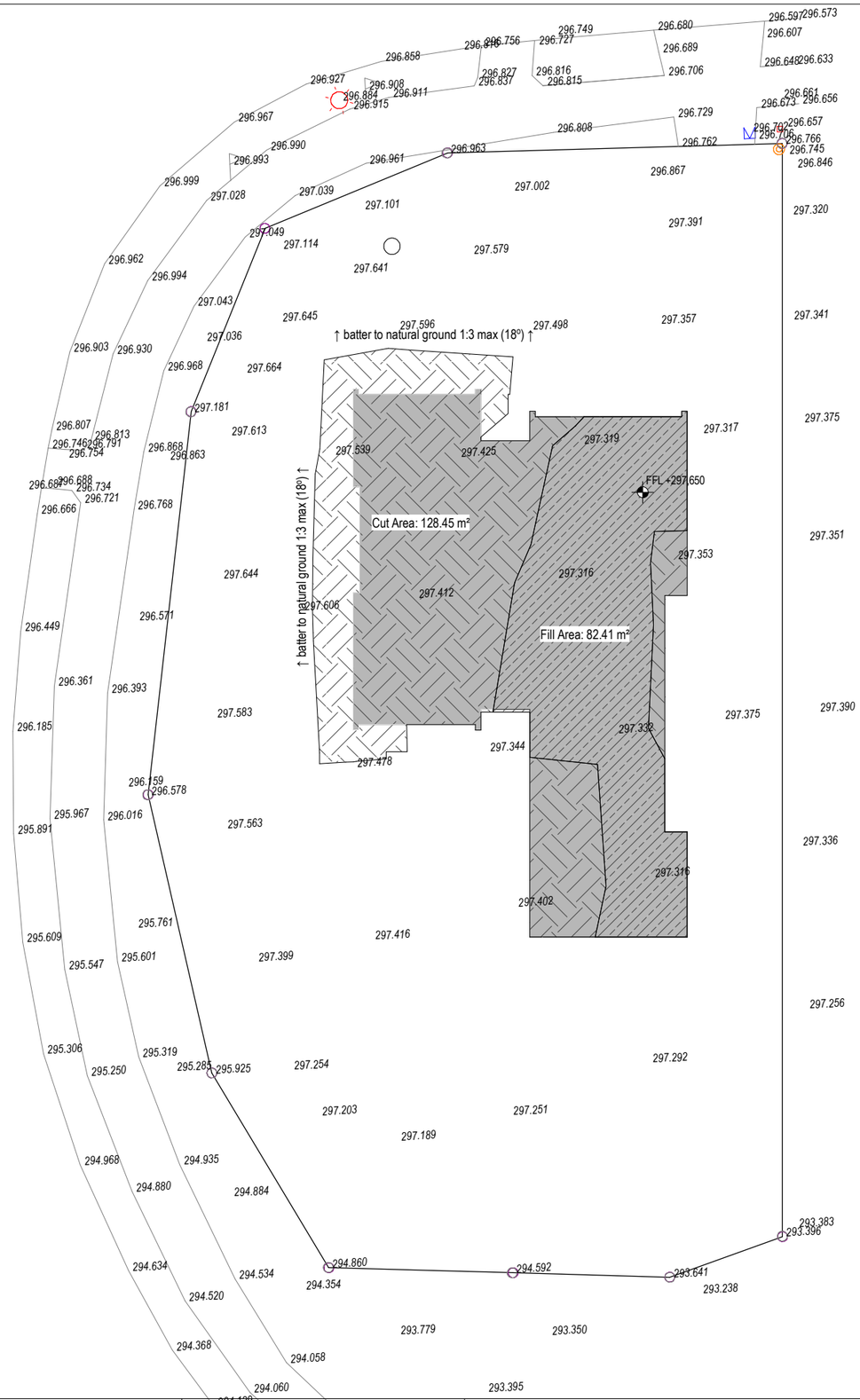
CUT AND FILL NOTES:

Cut Volume	8.79m^3
Fill Volume	1.21m^3
Total Volume	10m^3
Total Cut Area	128.45m^2
Total Fill Area	82.41m^2
Total Area	210.86m^2

CUT & FILL LEGEND:

Earth Cut Area

Earth Fill Area



DRAWING TITLE:

Earthworks Plan

LEGAL DESCRIPTION:

LOT: 79 **DP:** 476322

27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

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FOUNDATION NOTES:

Foundation & Slab:
- All foundation footing sizes, reinforcing & backfill will be as per the Structural Engineers design.

Foundations & Plumbing:
- WC riser locations have a typical offset of 140mm from internal line of framing to centre of waste. (Manufacturers technical specifications should be consulted to confirm offset)

-Vanity & Tub riser locations have a typical offset of 45mm to centre line of wall framing to centre of waste.

Important Note: Confirm layout of fittings of kitchen & bathroom etc. before foundation commences.

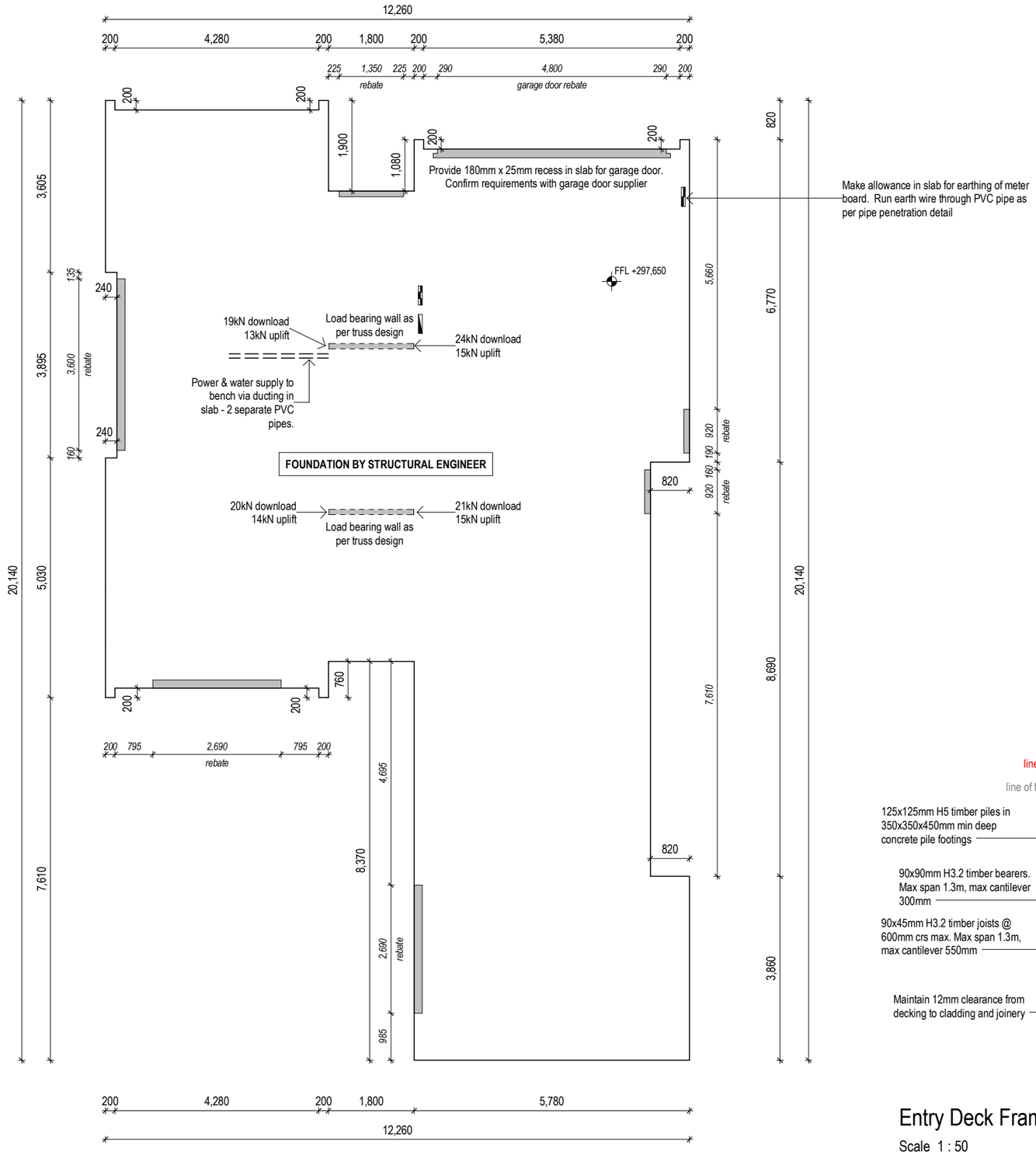
- Mesh in floor slab must be earthed. Earth with 16mm REO rod brought up into garage wall below meter box & wired to the mesh. At prewire, connect a clamp & piece of wire to rod & earth it to the meter box.

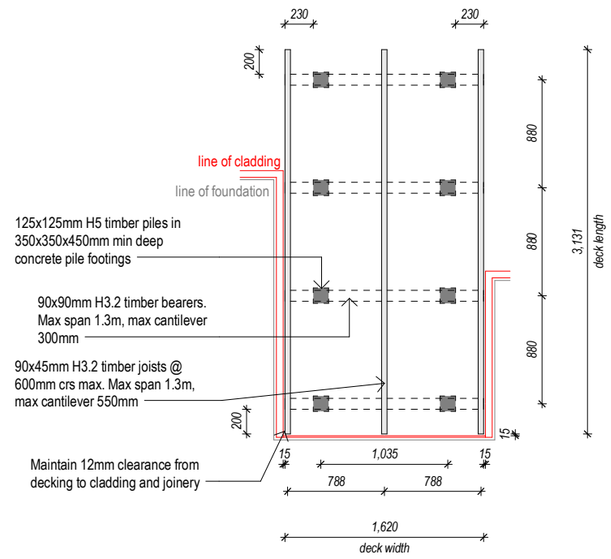
Ground Clearances:
Minimum heights of concrete slab on ground above surrounding ground levels to be:
150mm to sealed surface & 225mm to unsealed ground as per NZBC E2

- For sites above the road: Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1

INSULATION:
Expol Tuff Pod waffle slab with 50mm
SlabX200 underslab insulation throughout

A:P ratio = 2.47
r value = 1.72





Entry Deck Framing

Scale 1 : 50

DRAWING TITLE: Foundation Plan	**LEGAL DESCRIPTION:** **LOT:** 79 **DP:** 476322 27 LAKE MCKAY DRIVE RD 3 CROMWELL 9382	**LEGAL NOTES:** 1. Subject to council approval 2. All measurements to be confirmed on site by the contractorprior to the commencement of work	**Revisions:**	**DESIGNER:** Johann **Date of Issue:** 10/02/2025	**SCALE:** As indicated A3 page size **VERSION:**	**SHEET:** A1.05

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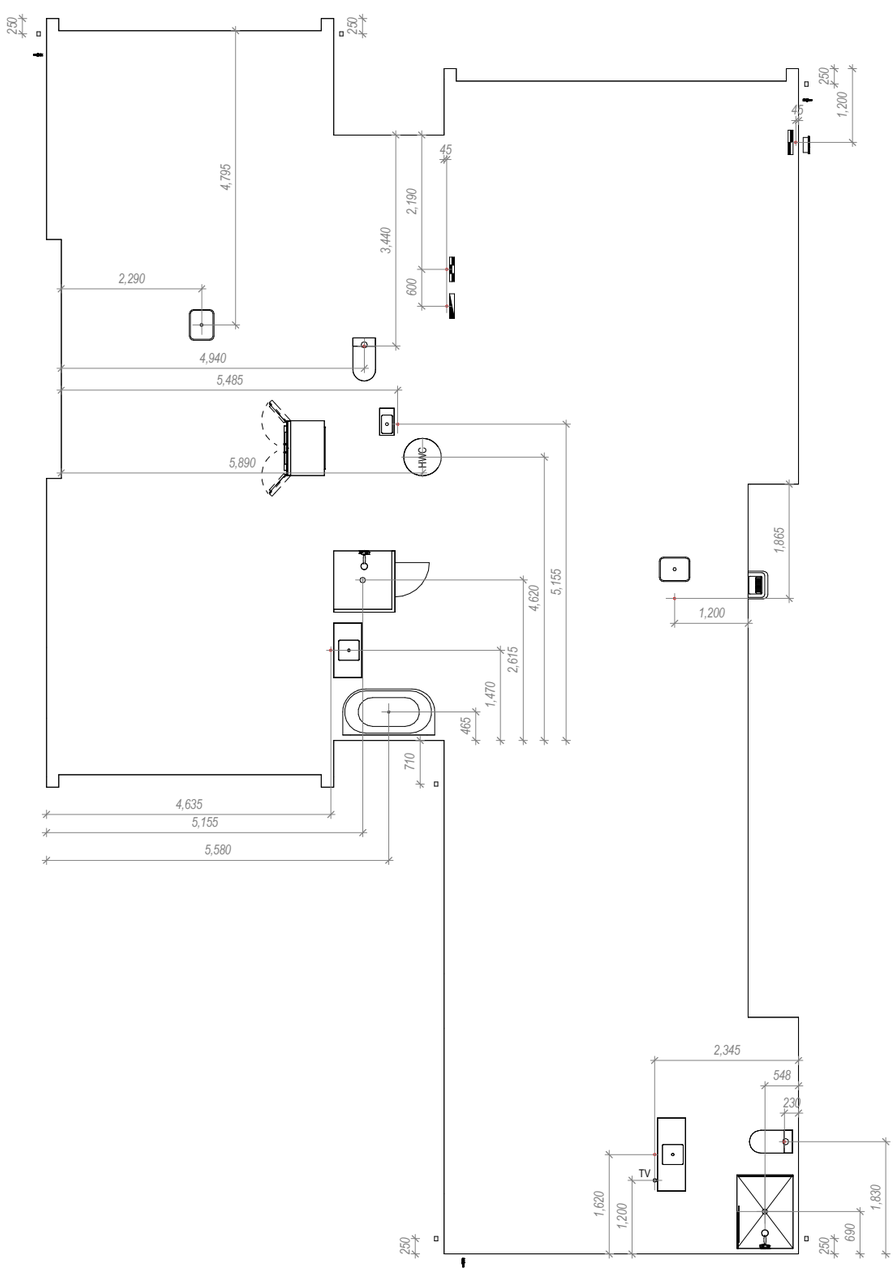
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- For sites above the road: Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1

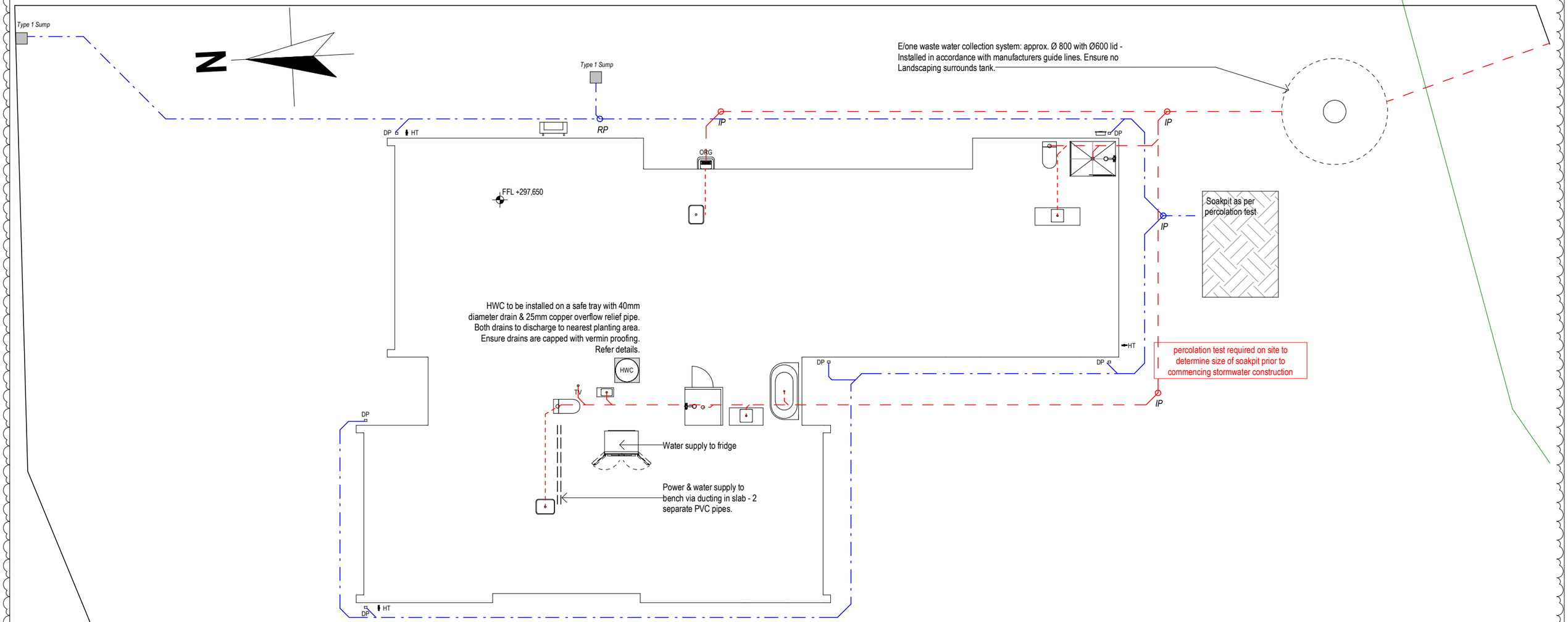


KEY:

- Meter Board
- Distribution Board
- Comms Panel
- Overflow Relief Gully
- Hose Tap
- Downpipe
- Internal Heat Pump
- External Heat Pump
- E-One Tank Control Panel

DRAWING TITLE: Fixture Setout Plan	**LEGAL DESCRIPTION:** **LOT:** 79 **DP:** 476322 27 LAKE MCKAY DRIVE RD 3 CROMWELL 9382	**LEGAL NOTES:** 1. Subject to council approval 2. All measurements to be confirmed on site by the contractorprior to the commencement of work	**Revisions:**	**DESIGNER:** Johann **Date of Issue:** 10/02/2025	**SCALE:** 1 : 100 A3 page size **VERSION:**	**SHEET:** A1.06

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LEGEND

100mm uPVC surface water drain at 1:100 gradient to soakpit. (SW)

100mm uPVC foul water drain at 1:60 gradient to E-One Tank. (FW)

All internal waste pipes - Size & gradient shown in above table

TYPE 1 SURFACE WATER SUMP:

for rainfall intensity I	= 36mm
max surface area served by sump	= 4500/36
max surface area served by sump	= 125m^2
driveway area to sump	= 72.4m^2

LEGEND

Ref	Fixture	Waste Size	Gradient
WC	Water Closet	100mm	1:60
B	Bath	65mm	1:40
SH	Shower	65mm	1:40
S	Kitchen Sink + DW	65mm	1:40
Van.U	Vanity Unit	65mm	1:40
TUB	Laundry Tub + WM	65mm	1:40
HWC	Hot Water Cylinder	25 & 40mm	1:40
WM	Washing Machine	Discharge to TUB	
TV	Terminal Vent	50mm	
BV	Branch Vent	40mm	
DP	Downpipe	75x50mm	
ORG	Overflow Relief Gully		
RP	Rodding Point		
IP	Inspection Point		
AAV	Air Admittance Valve		
HT	Hose Tap		
HP	Heat Pump		

GENERAL NOTES:

All plumbing and drainage to comply with Acceptable Solutions AS/NZS 3500.2 by qualified trades person. Allow to check all dimensions and falls of drains onsite prior to installation. Use 75x50mm downpipes. Contractor to locate all service connections on site prior to earthworks, confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.

All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc. on site prior to any excavation. Internal water pipes to be Polybutylene. All pipework & pipes exposed to freezing to be lagged with closed cell foam.

Overflow Relief Gully is to be positioned so that the top of the gully dish is no less than 150mm below the overflow level of the lowest sanitary fixture served by the drainage system. Position of drain connections at street laterals to be confirmed on site.
Allow to thermally insulate all exterior pipework & valves exposed to external weather conditions.

Provide rubber ring flexible joints to drains just outside the building

KEY:

- Meter Board
- Distribution Board
- Comms Panel
- Overflow Relief Gully
- Hose Tap
- Downpipe
- Internal Heat Pump
- External Heat Pump
- E-One Tank Control Panel

DRAWING TITLE:
Plumbing & Drainage Plan

LEGAL DESCRIPTION:
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27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

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Revisions:

P1	BC RFI #1

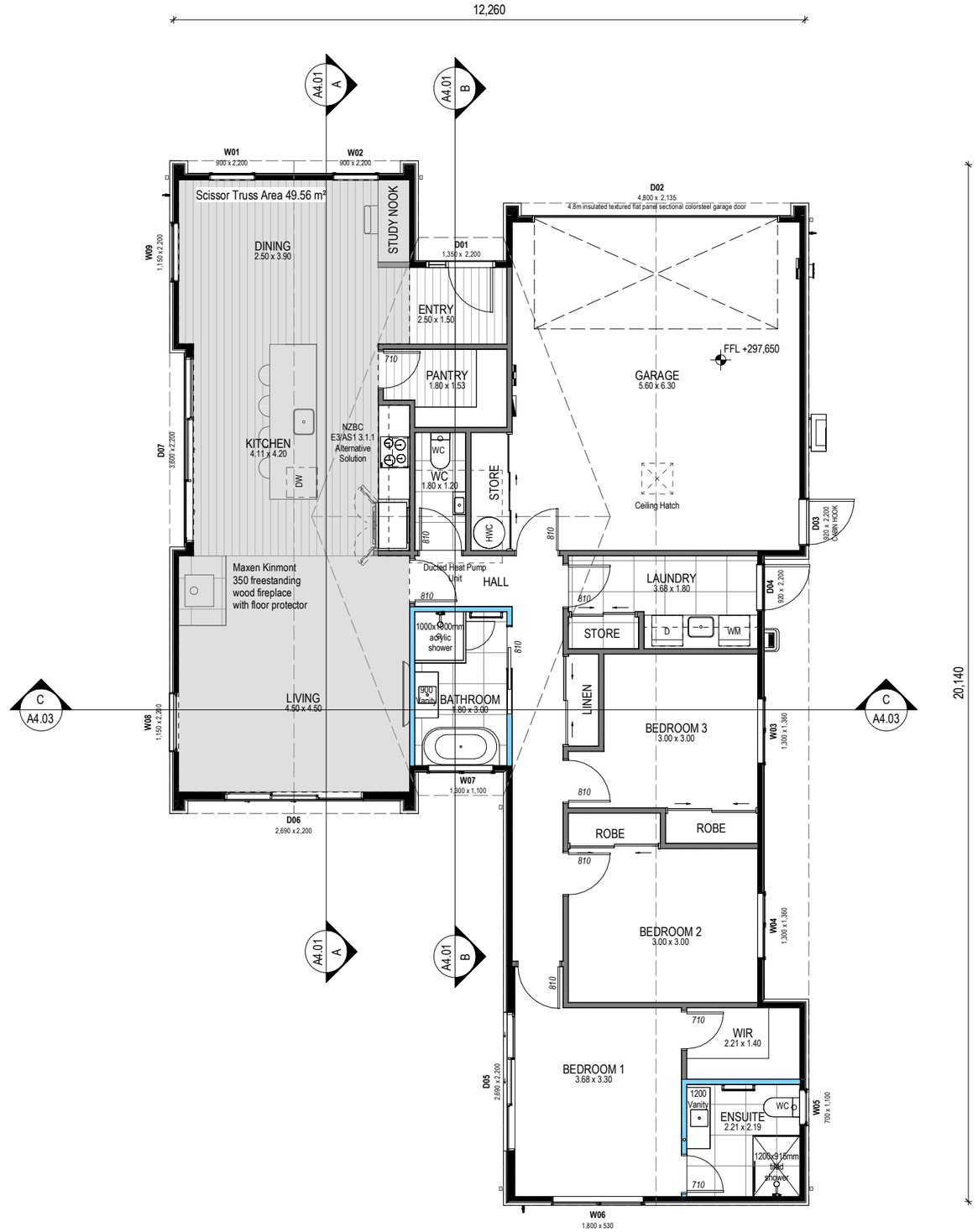
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GENERAL NOTES: GROUND FLOOR

Ground Floor Perimeter (Over Foundation):	
Ground Floor Area over Framing:	177.43 m²
Ground Floor Area over Foundation:	
Roof Pitch:	35°, 15°
Eaves Width:	75mm, 484 to 15 degree roof
Gable Width:	275mm
Height To Underside of Truss:	2,465mm
Stub End:	200mm to 15 degree roof
Lintel Height:	2,200mm, 2,135mm to D02
Soffit Height:	2,355mm
Soffit Type:	Flat / Raking
Raised Ceiling:	N/A
Raking Ceiling:	on scissor trusses to kitchen / living / dining
Internal Door Leaf Height:	Overheight
Linings:	GIB
Ceiling Battens:	35mm metal ceiling battens @ 400mm crs, direct fix
Framing:	Timber
Wall Cladding Materials:	50mm Rockcote Integra Panel on 20mm cavity James Hardie Oblique Weatherboards 300mm, Vertical on 20mm cavity
Roofing Materials:	Pre-painted steel trapezoidal
Engineering:	Foundation
Extras:	Traditional High SPEC All external doors (including sliders) to be rebated Overheight Interior Doors Maxen Kinmont 350 freestanding wood fireplace with floor protector



KEY:

- Meter Board
- Distribution Board
- Comms Panel
- Overflow Relief Gully
- Hose Tap
- Downpipe
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ADDITIONAL FLOOR PLAN NOTES:

·Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows, and New Zealand Building Code Clauses: F2 Hazardous Building Materials, & F4: Safety from Falling.
·All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
·Impervious floor finishes to within 1.5m radius of sanitary fixtures/fittings
·Timber laminate to wet areas to be Godfrey Hirst water resistant laminate, with moisture barrier
·Waterstop to impervious flooring at doorways
·Hot water pipes to be sized according to NZBC G12 & NZS4305:1996.
·Mains pressure: 15mm dia. allows 12m max. pipe length. Pipe length beyond this must be lagged.
·Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc. in kitchen & laundry.
·Impervious Lining to be used above basins/ tubs.

DRAWING TITLE:
Floor Plan

LEGAL DESCRIPTION:
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27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

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GENERAL NOTES:

Ground Floor Area over Framing:	177.43 m²
Insulation:	refer A6.02

Stud Heights: In Very High wind zone.
2,465mm to underside of truss.

90x45mm SG8 @ 600mm crs max.
140x45mm SG8 @ 600mm crs max.

Dwangs: dwangs @ 800mm crs max. typically
dwangs @ 600mm crs max. to James Hardie Oblique (vertical)

Tiled Walls: studs @ 400mm crs & dwangs @ 600mm crs

Lintels:
Window lintel height: 2,200mm
Internal door leaf height: Standard, unless noted otherwise

General Notes: All exterior window & door lintels by truss manufacturer
Internal non-loadbearing walls to be SG8 graded.
All dimensions to be confirmed on site.

Sizing of timber plates:
Bottom Plate: 45mm thick, width to match stud.
SG8, H1.2, Pinus Radiata

Top Plate: 45mm thick, width to match stud.
Additional top plate 35mm thick,
90mm wide if 90mm wall, 140mm wide if 140mm wall.
SG8, H1.2, Pinus Radiata

Terminal vent through internal wall framing: Lumberlok top plate stiffener to top plate penetration.
1/ 75 mm shot-fired fastener to bottom plate
on each side of the penetration

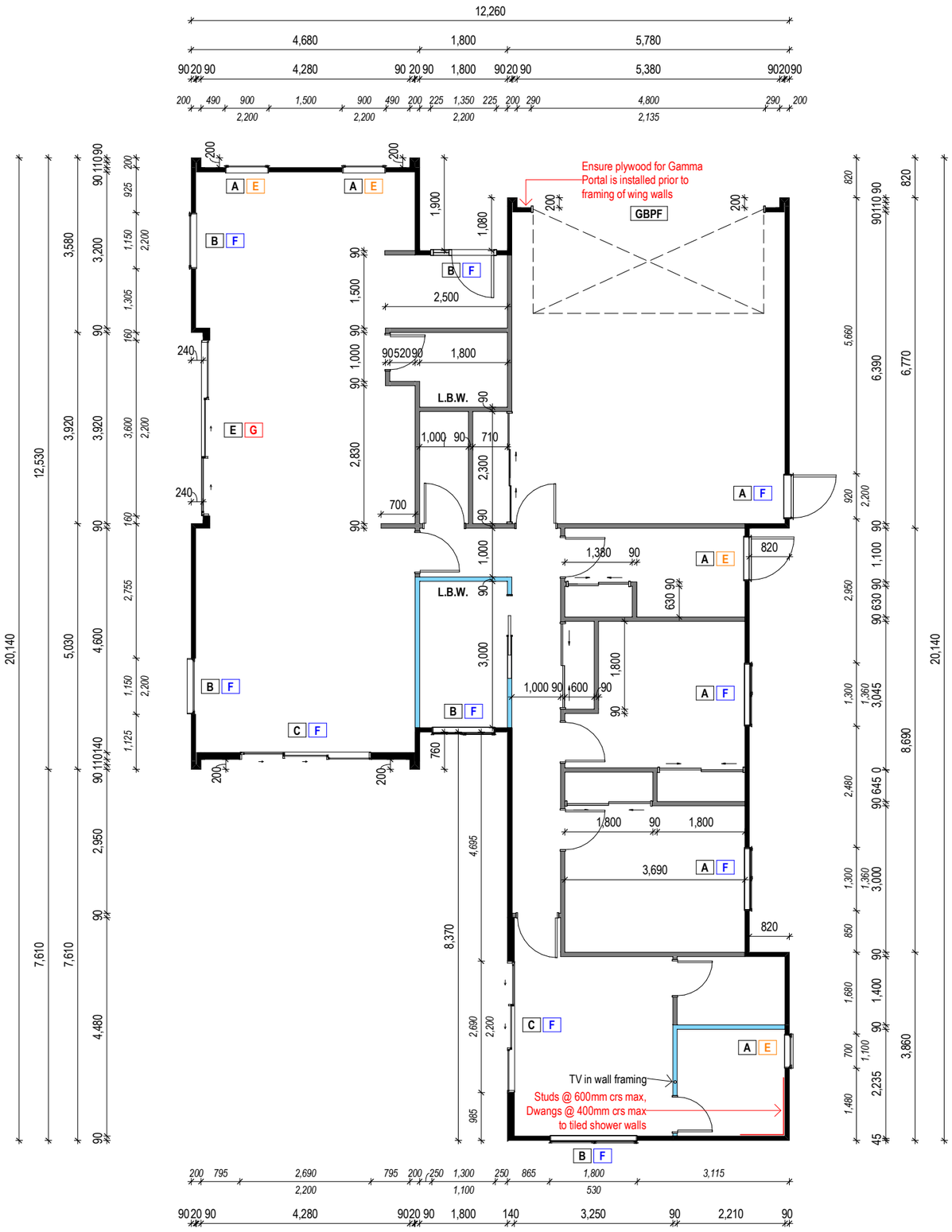
FIXING SCHEDULE:

Joint:	Fixing:
Exterior Bottom plate to concrete floor:	Proprietary post-fixed anchors (in accordance with NZS3604:2011) within 150mm of each end of the plate, and at 900mm max crs. Cover to edge of slab in accordance with manufacturer's requirements. HUS4-H 8x150 Screw Anchors with Hilti 50x50x3mm square washers (to tiled showers only) **Refer to bracing plan for additional hold down fixings.**
Interior bottom plate to concrete floor:	75 x 3.8mm shot fired fastenings with 16mm washers @ 600mm crs, within 150mm each end of plate. **Refer to bracing plan for additional hold down fixings.**
Stud to Top plate:	2/90 x 3.15 end nails + 2/wire dogs (Or Alternative 4.7kN Fixings). As per Table 8.18 NZS3604:2011
Stud to Bottom plate:	Hand Driven 2/100 x 3.75mm end nails Power Driven 2/90 x 3.15mm end nails
Dwang to stud:	Hand Driven 2/100 x 3.75mm end nails Power Driven 2/90 x 3.15mm end nails
Fish plate to Straightened stud:	Hand Driven 4/60 x 2.8mm nails each side Power Driven 4/60 x 2.8mm nails each side
Half Joint in top Plate:	Hand Driven 4/75 x 3.15mm nails Power Driven 4/75 x 3.06mm nails
Standard soffit stringer to stud:	Hand Driven 2/100 x 3.75mm nails Power Driven 3/90 x 3.15mm nails
Double top plate to top plate:	Hand Driven 2/100 x 3.75mm @ 500mm crs Power Driven 3/90 x 3.15mm @ 500mm crs

Lintel to trimming Stud:
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)
Sill trimmer to trimming stud for:
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)
Trimming studs together at openings, studs & blocking at wall intersections:
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)
Trimming Stud to Doubling Stud immediately under lintels:
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)

SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT:

Wall framing		Roof framing	
Exterior walls & lintels	SG8, H1.2, Pinus radiata	Roof trusses - typical	SG8, H1.2, Pinus radiata
Interior walls (loadbearing)	SG8, H1.2, Pinus radiata	Gable end truss	SG8, H1.2, Pinus radiata
Interior walls (non-loadbearing)	SG8, H1.2, Pinus radiata	Coved or attic trusses	SG8, H1.2, Pinus radiata
		Purlins	SG8, H1.2, Pinus radiata
Cavity battens:		Valley boards	SG8, H3.2, Pinus radiata
Dry Cavity	SG8, H3.2, Pinus radiata		
Windows			
Framing and reveals	Dressed, H3.1, Pinus radiata		



WALL TYPES KEY

- Indicates insulated external wall (R2.6 batts)
- Indicates non-insulated internal wall
- Indicates non-insulated internal wall with wet area lining

LINTELS & LINTEL FIXING TYPES

Lintel Sizes as per truss design - Truss Design to take precedence over these drawings.
Fixings as per Lumberlok Lintel Fixing Schedule.
Refer Lumberlok Schedule attached.

LINTEL SIZES			FIXING TYPES	
A	2/90x45	MSG8	E	= 1.4 kN
B	140x90	GL10	F	= 4.0 kN
C	190x90	GL10	G	= 7.5 kN
D	240x90	GL10	H	= 13.5 kN
E	290x90	GL10		
GBPF	Gamma Bracing Portal Frame			

L.B.W. indicates internal load bearing wall

DRAWING TITLE:
Floor Framing Plan

LEGAL DESCRIPTION:
LOT: 79 **DP:** 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractorprior to the commencement of work

Revisions:

DESIGNER: Johann

SCALE: 1 : 100
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Date of Issue: 10/02/2025

VERSION:

SHEET:
A2.02

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GENERAL NOTES:

Roof Cladding:

Selected 35°, 15° pitch Pre-painted steel trapezoidal profile roofing with 75mm, 484 to 15 degree roof overhang (275mm in gables) over self supporting underlay on 70x45mm H1.2 purlins depending on gauge @ 900mm crs on approved nail plate trusses @ 900 crs max.185mm Colorsteel Fascia.
Proprietary pre-painted steel spouting with concealed brackets @ 600mm crs max. fixed to pre-painted steel fascia. (5,550mm2 cross sectional area to spouting). With 75x50mm pre-painted steel downpipes.

All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

All Flashings to be 0.55 BMT pre-painted steel fixed in accordance with NZS3604:2011 and meeting the durability requirements of NZBC E2/AS1 Table 20,21,22

Roof Framing:
All trusses to be designed & approved by a qualified truss manufacturer able to issue a producer statement prior to building consent approval, which shall guarantee satisfactory performance within the parameters of this design. The truss system design shall include bracing in accordance with NZS3604:2011.

Pitching height set at 2,465mm above Ground Floor Level
Plus stub end height of 200mm to 15 degree roof

Raised ceiling N/A
Raking ceiling on scissor trusses to kitchen / living / dining

FIXING NOTES:

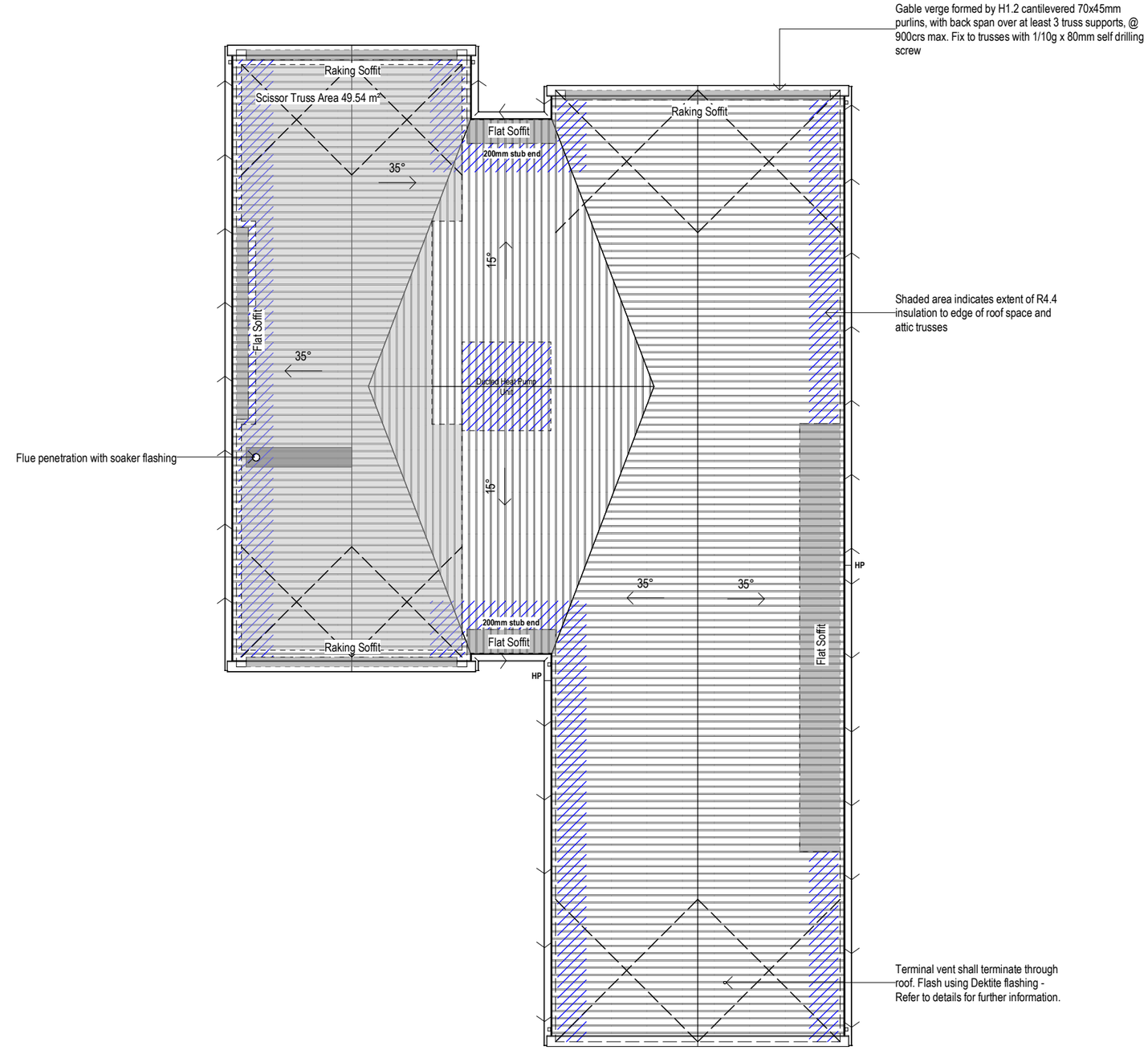
Trusses to Top Plate
Selected nail plate trusses @ 900mm crs max. fixed to top plate as per truss design, or in accordance with NZS3604:2011: 2/90mm x 3.15mm skew nails plus strap fixing.

Cantilevered Purlins (Max 300mm Cantilever)
70x45mm H1.2 treated SG8 Cantilevered Purlins @ 900crs to gable verge to allow for up 300mm overhang/eave width. Cantilevered purlins to have back span of 3 trusses.

Cantilevered purlins to be fixed as per NZS3604:2011
Fix to trusses with 1/10g x 80mm Self Drilling Screw

Purlins
Purlins fixed to trusses with 1/10g x 80mm self-drilling screw.
Top & bottom purlins shall be @ 600mm crs.

Roof Bracing
Roof bracing to be 8.0kN diagonally opposed intersecting steel straps fixed to top chord & top plate as per truss manufacturer's design.



GENERAL KEY:

LUMBERLOK Strip roof bracing as per truss design:

Gutter Fall:

Gutter High Point: HP

DRAWING TITLE:
Roof Plan

LEGAL DESCRIPTION:
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BRACING NOTES:

Where exterior ply bracing elements are used & not continued the entire length of the wall, allow to pack out the rest of the cavity battens to achieve an even straight-through cavity for the selected cladding.

Reading the Bracing Plan:

GS1-N: 0.4m min. length.
Any 10mm or 13mm GIB Standard Plasterboard fixed to one side only

BL1-H: 0.4m min length
10mm or 13mm GIB Braceline fixed to interior side
Hold-downs required

GBPF: Gamma Bracing Portal Frame
as per manufacturer's documentation
7mm DD structral plywood to exterior

BRACING KEY:

Timber blocking shall be continuous to exterior walls to allow for perimeter fixing for bracing element. (As per NZS3604: 2011 Section 8.7.3.4)

6kN Connection

Element number — *Element Length (m)*

A1 / 1.20 / GS1-N

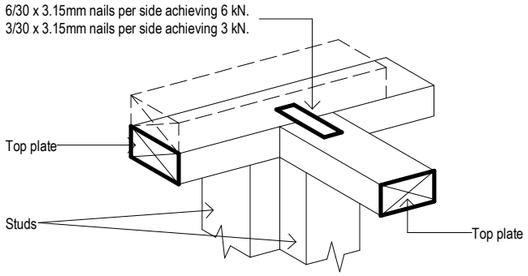
Bracing type

Openings in Bracing Elements:
(as per GIB EzyBrace System)

Small openings
Small openings (e.g. power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element. A block may need to be provided alongside the perimeter stud.

Large openings
Openings above 90 x 90mm such as switch boards, recessed cabinets and TV's etc. should be placed outside of the bracing element or locate bracing on the other side of the wall framing.

6/30 x 3.15mm nails per side achieving 6 kN.
3/30 x 3.15mm nails per side achieving 3 kN.



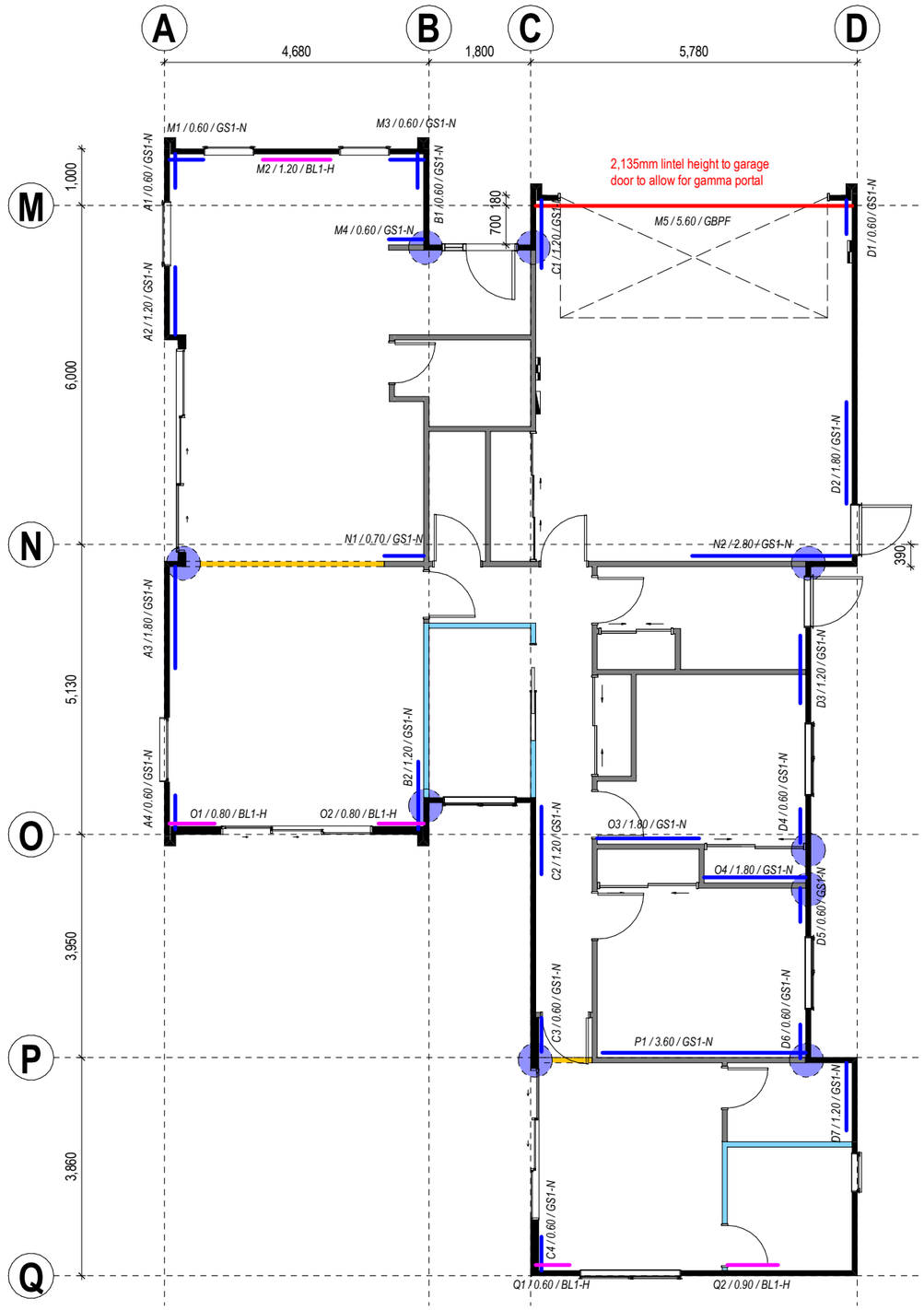
Note: "Each *wall* that contains one or more *wall bracing elements* shall be connected at the *top plate* level, either directly, or through a *framing* member in the line of the *wall*, to *external walls* at right angles to it. *Top plate* fixing(s) of the *capacity* in tension or compression along the line of the *wall bracing element* are given as follows:

(a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6 kN capacity;

(b) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each of 6 kN capacity;

(c) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 bracing units."

Note: Any un-avoidable bottom plate penetrations to be in middle third of bracing element length, 1/ 75 mm shot-fired fastener to bottom plate on each side of the penetration



DRAWING TITLE: Bracing Plan	**LEGAL DESCRIPTION:** **LOT:** 79 **DP:** 476322 27 LAKE MCKAY DRIVE RD 3 CROMWELL 9382	**LEGAL NOTES:** 1. Subject to council approval 2. All measurements to be confirmed on site by the contractorprior to the commencement of work	**Revisions:**	**DESIGNER:** Johann **Date of Issue:** 10/02/2025	**SCALE:** 1 : 100 A3 page size **VERSION:**	**SHEET:** A2.04

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Demand Calculation Sheet

Job Details

Name:	Lot 79 Lake McKay
Street and Number:	27 Lake McKay Drive
Lot and DP Number:	Lot 79 DP 605913
City/Town/District:	Cromwell
Designer:	RE
Company:	Mike Greer Homes NZ
Date:	27.01.26

Building Specification

Number of Storeys	1
Floor Loading	2 kPa
Foundation Type	Slab
	Single
Cladding Weight	Medium
Roof Weight	Light
Room in Roof Space	No
Roof Pitch (degrees)	35
Roof Height above Eaves (m)	2.4
Building Height to Apex (m)	4.8
Ground to Lower Floor (m)	0.2
Average Stud Height (m)	2.4
Building Length (m)	20.14
Building Width (m)	12.26
Building Plan Area (m²)	177.41

Building Location

Wind Zone = Very High

Earthquake Zone 2
Soil Type D & E (Deep to Very Soft)
Annual Prob. of Exceedance: 1 in 500 (Default)

Bracing Units required for Wind

	Along	Across
Single Level	862	1338

Bracing Units required for Earthquake

	Along & Across
Single Level	817

Single Level Along Resistance Sheet

Job Name: Lot 79 Lake McKay

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Wind	EQ
									Demand	
									862	817
									Achieved	
A	1	0.60		2.4	GS1-N	GIB®	34	35		
	2	1.20		2.4	GS1-N	GIB®	83	72		
	3	1.80		2.4	GS1-N	GIB®	124	108		
	4	0.60		2.4	GS1-N	GIB®	34	35		
									1053 122%	964 118%
B	1	0.60		2.4	GS1-N	GIB®	34	35		
	2	1.20		2.4	GS1-N	GIB®	83	72		
									275 OK	250 OK
C	1	1.20		2.4	GS1-N	GIB®	83	72		
	2	1.20		2.4	GS1-N	GIB®	83	72		
	3	0.60		2.4	GS1-N	GIB®	34	35		
	4	0.60		2.4	GS1-N	GIB®	34	35		
									234 OK	214 OK
D	1	0.60		2.4	GS1-N	GIB®	34	35		
	2	1.80		2.4	GS1-N	GIB®	124	108		
	3	1.20		2.4	GS1-N	GIB®	83	72		
	4	0.60		2.4	GS1-N	GIB®	34	35		
	5	0.60		2.4	GS1-N	GIB®	34	35		
	6	0.60		2.4	GS1-N	GIB®	34	35		
	7	1.20		2.4	GS1-N	GIB®	83	72		
									427 OK	392 OK

Single Level Across Resistance Sheet

Job Name: Lot 79 Lake McKay

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Wind	EQ
									Demand	
									1338	817
									Achieved	
M	1	0.60		2.4	GS1-N	GIB®	34	35		
	2	1.20		2.4	BL1-H	GIB®	154	125		
	3	0.60		2.4	GS1-N	GIB®	34	35		
	4	0.60		2.4	GS1-N	GIB®	34	35		
	5	1.00		2.4	GBPF	Gamma	124	137		
									380 OK	367 OK
N	1	0.70		2.4	GS1-N	GIB®	41	41		
	2	2.80		2.4	GS1-N	GIB®	193	168		
									235 OK	209 OK
O	1	0.60		2.4	BL1-H	GIB®	59	61		
	2	0.80		2.4	BL1-H	GIB®	87	82		
	3	1.80		2.4	GS1-N	GIB®	124	108		
	4	1.80		2.4	GS1-N	GIB®	124	108		
									394 OK	358 OK
P	1	3.60		2.4	GS1-N	GIB®	248	216		
									248 OK	216 OK
Q	1	0.60		2.4	BL1-H	GIB®	59	61		
	2	0.90		2.4	BL1-H	GIB®	102	92		
									161 OK	153 OK

Acceptable GIB Braceline® / GIB Noiseline® Alternatives

10mm GIB Braceline® / GIB Noiseline® can be replaced with:	10mm GIB Aqualine® (see Note 1) 13mm or thicker GIB Fyreline® (see Notes 1 & 2)
13mm GIB Braceline® / GIB Noiseline® can be replaced with:	13mm GIB Aqualine® (see Notes 1 & 3 below) 13mm or thicker GIB Fyreline® (see Notes 1, 2 & 3) 13mm GIB Toughline® (see Note 3) 13mm GIB Toughline® Aqua (see Note 3)

Note 1: The bracing element must be 900mm or greater in length. Fasteners to be at 100mm centres to the perimeter of the bracing element. Corner bracing fastener pattern applies. Hold dow required.

Note 2: Fastener type and length must be as specified for the relevant fire rated system.

Note 3: The bracing performance will be met but t noise control rating will be reduced.

DRAWING TITLE:
Bracing Calculations

LEGAL DESCRIPTION:
LOT: 79 **DP:** 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

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ELECTRICAL NOTES

- Allow for single switched power point for standard appliances: Fridge, Dishwasher, Waste Disposal, Rangehood, Hob, Oven, Refer to kitchen design for layout and positions of kitchen area sockets etc. All power points are indicative only and must be positioned and confirmed on site by architect and/or owner.

- All electrical installations to be in accordance with G9/AS1.

- Mesh in floor slab must be earthed, earth with 16mm REO rod brought up into garage wall below meterbox and wired to the mesh. At prewire, connect a clamp and piece of wire to rod and earth it to the meterbox.

- Total of 20 lux of illuminance for the total wattage required per m^2 of floor area as shown in NZBC G8 / AS1 Table 1.

- Lighting and electrical by others, all positions and types to be selected and confirmed by client with contractor unless noted otherwise.

- Mechanical ventilation in housing removing moisture shall be vented outside (includes wet areas & cooker hoods).Refer to NZBC G4/AS1 1.3.3 (a&b), Mechanical Ventilation to be 150 dia. 230 Cu M/H inline fan ducted to soffit. Auto extractor fans shall terminate through soffit with an extraction rate as set out in NZBC G4.

-Downlights shall be LED check the insulation manufacturers instructions to ensure their product is safe when installed along side proposed downlights

SMOKE ALARMS

- All smoke alarms are to comply with NZBC F7 and be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604, Required within all bedrooms, living spaces, hallways, and landings as per NZS 4514:2021

- Where a kitchen is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations.

-In a multi-level household unit, there shall be at least 1 smoke alarm on each level

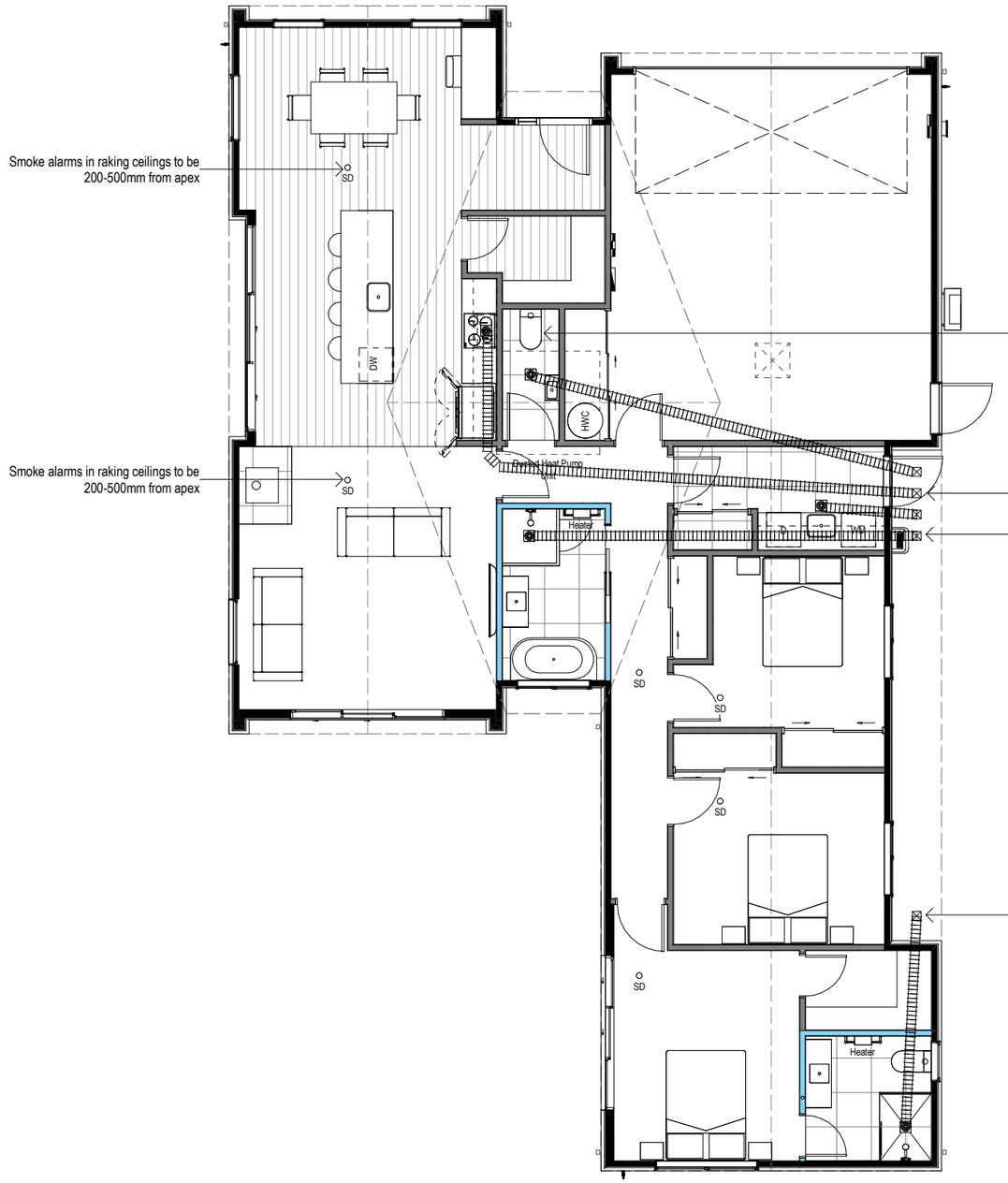
-Where more than 1 smoke alarm is needed to meet the requirements of NZS4514:2021, these smoke alarms shall all be interconnected so that when 1 activates all smoke alarm devices in the household unit will sound

-Smoke alarms shall be within 10m of each other in any direction

-Smoke alarms to be battery powered

GENERAL PLACEMENT NOTES

- Power points typically 300mm from nearest corner & 300mm from FFL unless otherwise noted.
- Power points in wet areas to be 1,200mm high from FFL and vertically fixed unless otherwise noted.
-Power point for heater to be located 300mm below finished ceiling level
-Power points in kitchen to be 1000mm high from FFL
- Light switches typically 150mm from nearest corner or door frame & 1,200mm from FFL unless otherwise noted.
-HWC switch 300mm above FFL
-Laundry Power Point 1000mm above FFL



WC
Mechanical ventilation requirements with no natural ventilation.
As per G4/AS1 clause 1.5 iii).
- Exhaust air to the outside with a flow rate of no less the 50L/s.
- Exhaust fan connected to light switch
- 20mm min undercut to room door to allow sufficient airflow to extraction system.
- OPTIONAL Solatube ventilation kit provides min flow rate of 53L/s.
20mm min undercut to door to allow sufficient airflow to extraction system.
Natural Light requirements with no natural light.
As per G7/AS1 clause 2.1.
- Artificial light shall provide a min of 30 lux at floor level.

Rangehood ducting to terminate through soffit. Powerpack in overhead cupboards

Extractor fan systems vented out through soffit to manufacturers specifications

Extractor fan system vented out through soffit to manufacturers specifications

ELECTRICAL LEGEND:

- Meterbox / Earth
- Distribution Board
- Communications Board
- SD — Smoke Detector
- HWC — Hot Water Cylinder
- Heated Towel Rail
- Heater — Bathroom Heater
- Outlet Grille
- Mechanical Vent / Ducting
- Extract Grille
- Internal Heat Pump Unit
- External Heat Pump Unit
- E-One Tank Control Panel

DRAWING TITLE:
Electrical Plan

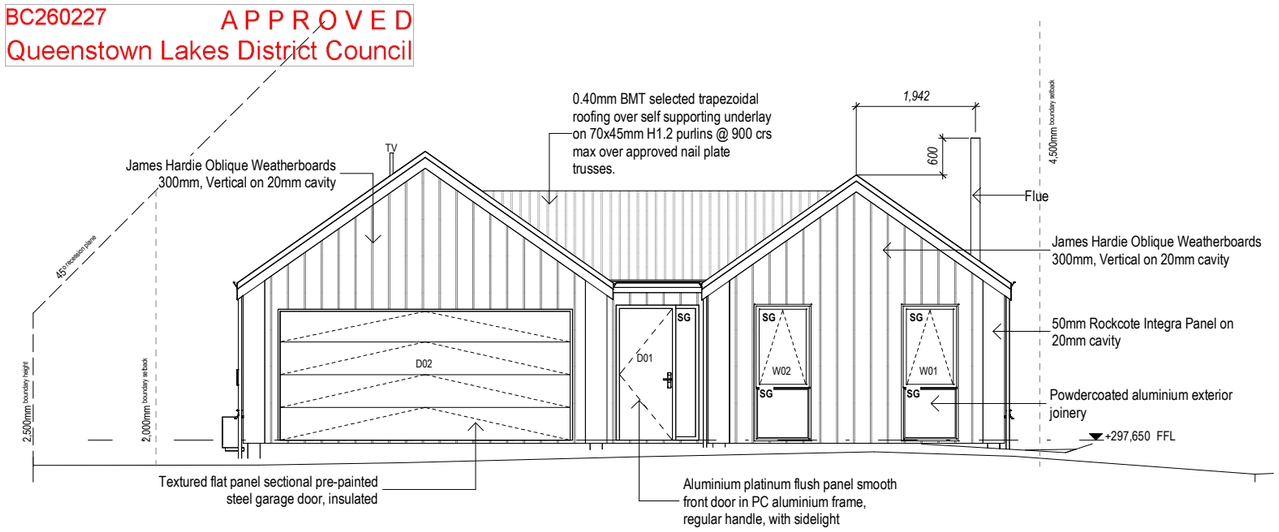
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LOT: 79 **DP:** 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

LEGAL NOTES:
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Revisions:

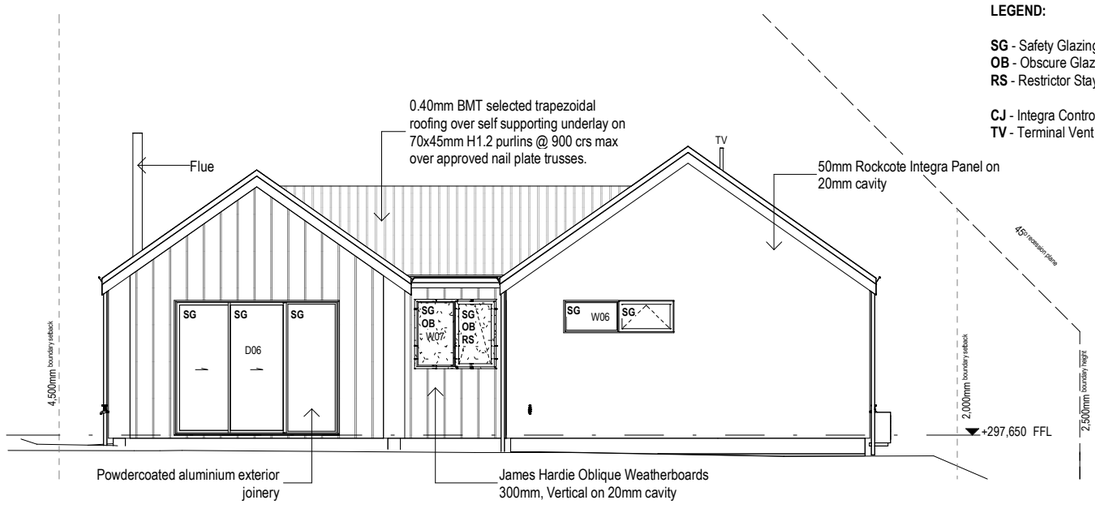
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North Elevation

Scale 1 : 100



South Elevation

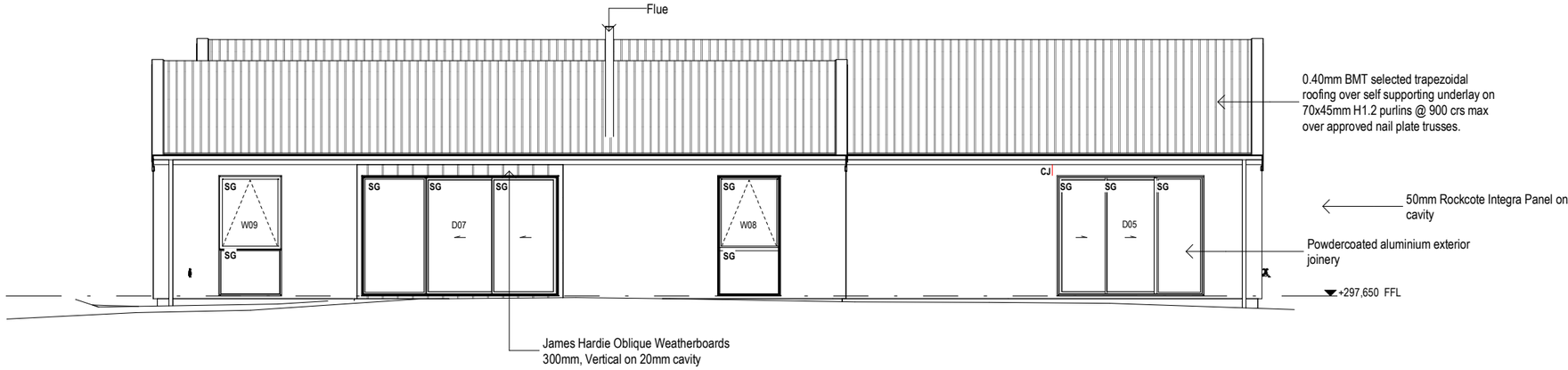
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Risk Matrix Calculation		
North Elevation		
Wind Zone	Very High	2
Number of Storeys	Low	0
Roof/Wall Design	High	3
Eaves Width	Very High	5
Envelope	Medium	1
Deck Design	Low	0
Total Risk		**11**

Risk Matrix Calculation		
South Elevation		
Wind Zone	Very High	2
Number of Storeys	Low	0
Roof/Wall Design	High	3
Eaves Width	Very High	5
Envelope	Medium	1
Deck Design	Low	0
Total Risk		**11**

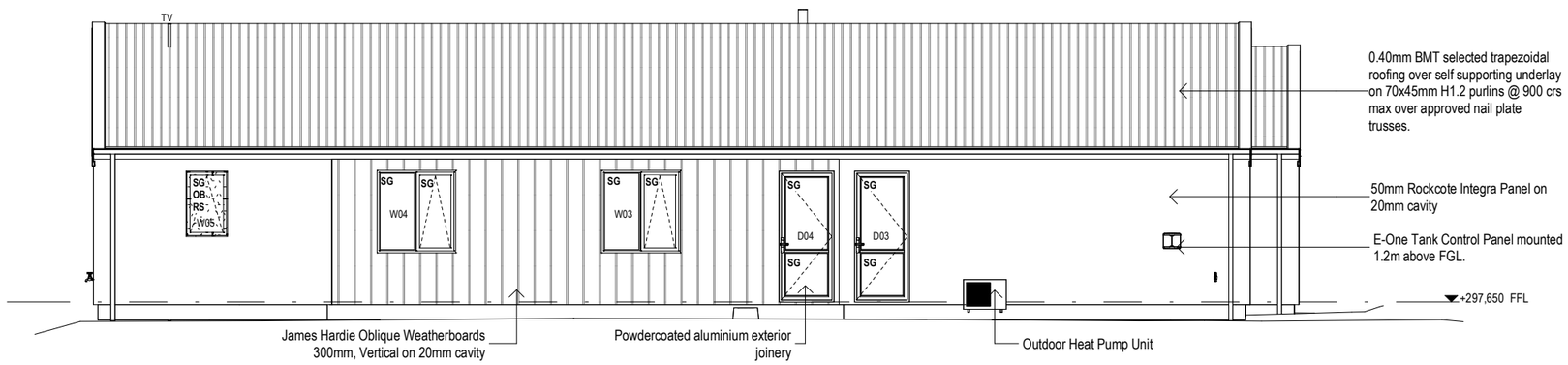
Risk Matrix Calculation		
East Elevation		
Wind Zone	Very High	2
Number of Storeys	Low	0
Roof/Wall Design	Low	0
Eaves Width	High	2
Envelope	Medium	1
Deck Design	Low	0
Total Risk		**5**

Risk Matrix Calculation		
West Elevation		
Wind Zone	Very High	2
Number of Storeys	Low	0
Roof/Wall Design	Low	0
Eaves Width	High	2
Envelope	Medium	1
Deck Design	Low	0
Total Risk		**5**



West Elevation

Scale 1 : 100



East Elevation

Scale 1 : 100

IMPORTANT NOTE: ALL LANDSCAPING, PLANTING, LIGHTING AND FENCING IS SHOWN FOR IMAGING PURPOSES ONLY. REFER TO BUILDING CONTRACT AND "FIXTURES AND FITTINGS" FOR LANDSCAPING INCLUSIONS

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JOB TITLE:
MIKE GREER HOMES for Michael Kempthorne

DRAWING TITLE:
Elevations

LEGAL DESCRIPTION:
LOT: 79 **DP:** 605913
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

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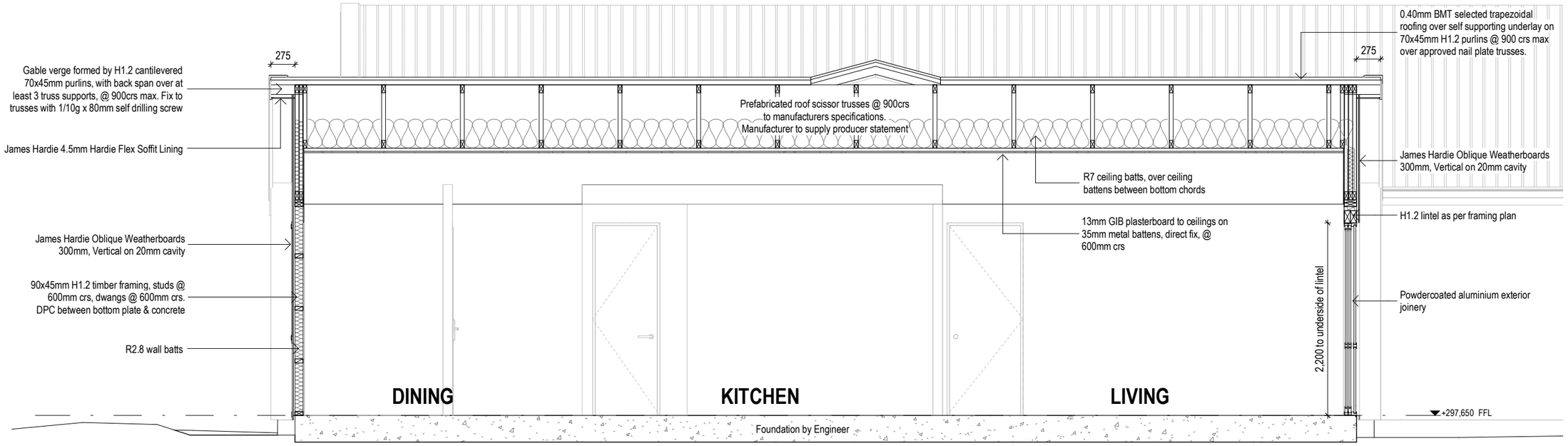
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REVISIONS:

DATE OF ISSUE: 06/01/2026
AMENDMENT DATE: 19/02/2026
DESIGNER: Johann
TECHNICIAN: Johann
SCALE: (A3) 1 : 100
BASE PLAN: -
VERSION: V1
CODE: 1
JOB # -

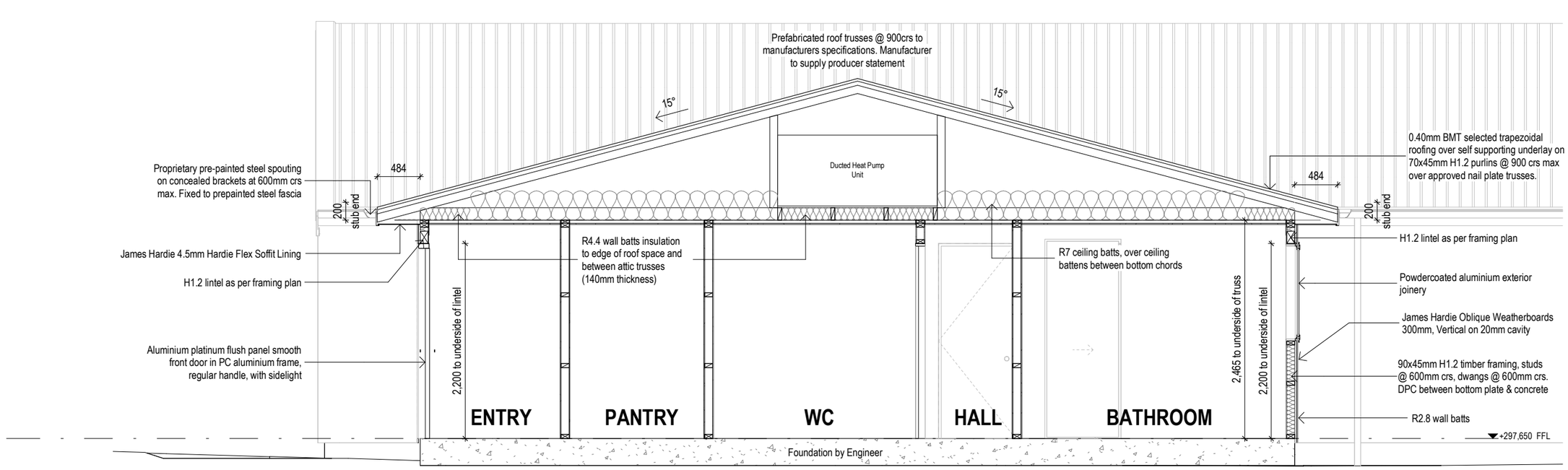
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Section A

Scale 1 : 50



Section B

Scale 1 : 50

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Sections A & B

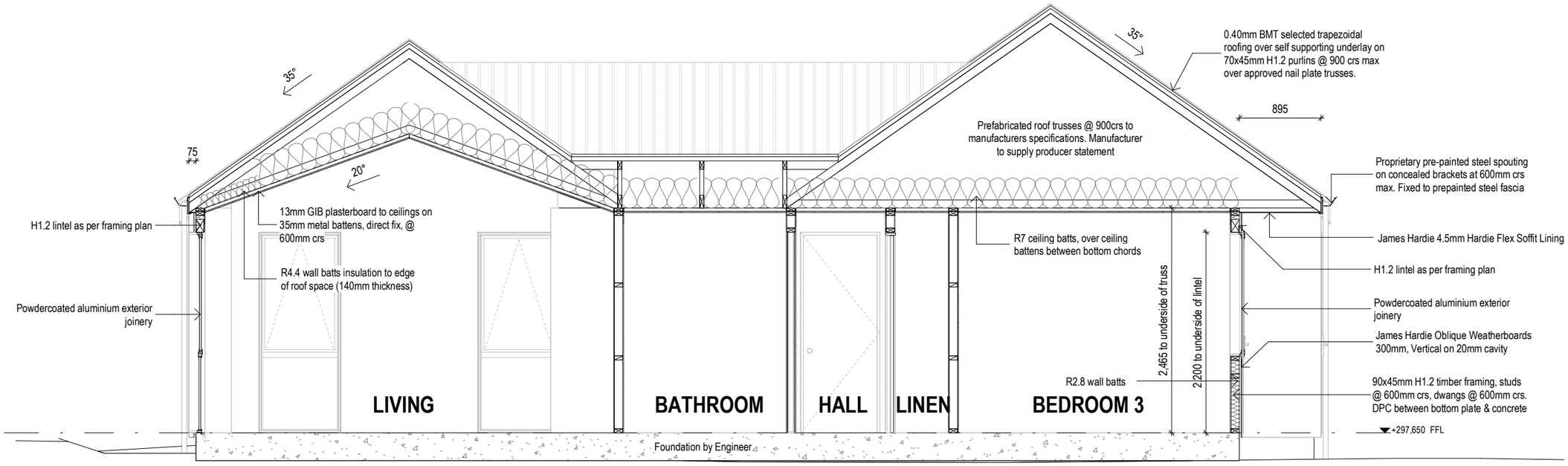
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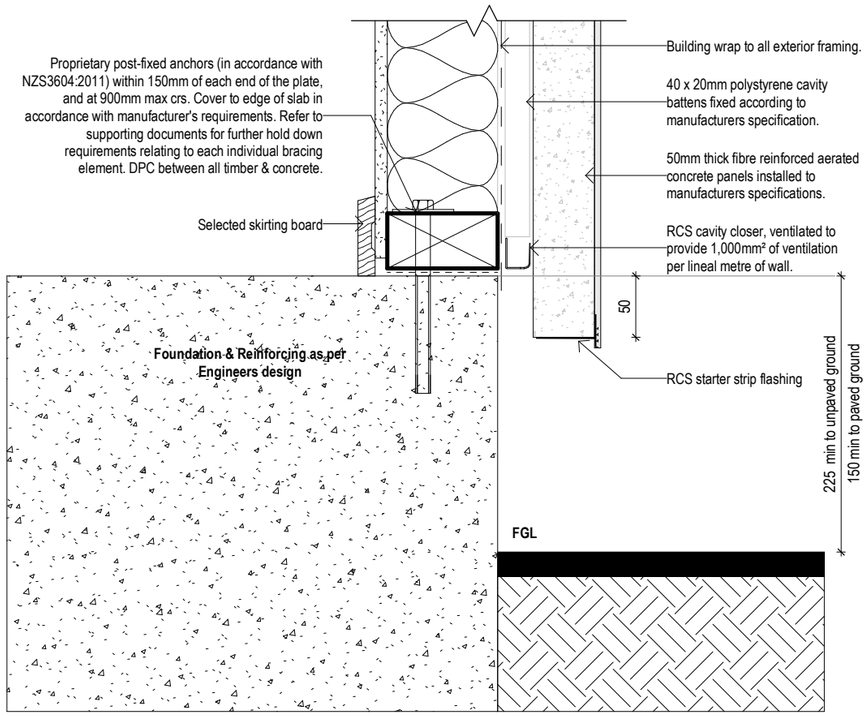


Section C

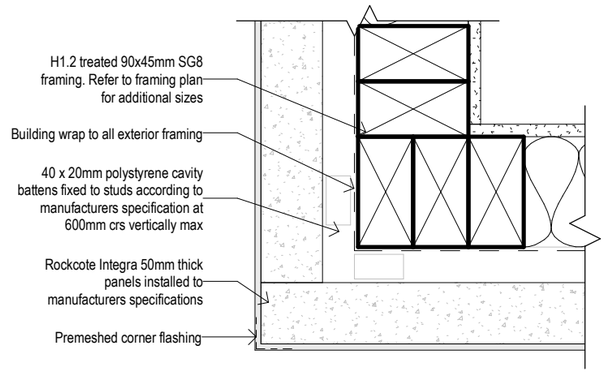
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DRAWING TITLE: Section C	**LEGAL DESCRIPTION:** **LOT:** 79 **DP:** 476322 27 LAKE MCKAY DRIVE RD 3 CROMWELL 9382	**LEGAL NOTES:** 1. Subject to council approval 2. All measurements to be confirmed on site by the contractorprior to the commencement of work	**Revisions:**	**DESIGNER:** Johann **Date of Issue:** 10/02/2025	**SCALE:** 1 : 50 A3 page size **VERSION:**	**SHEET:** A4.03

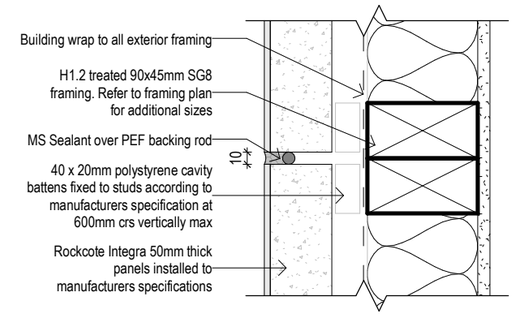
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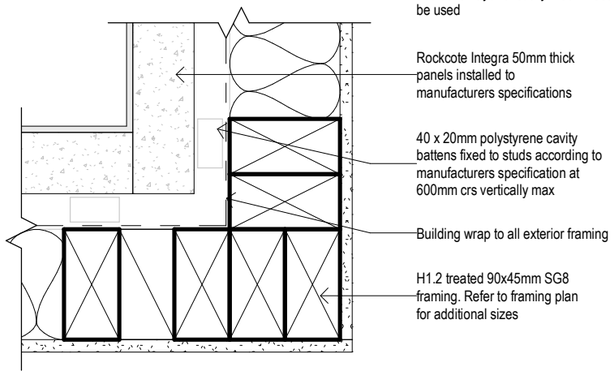
1 Rockcote Integra - Foundation
1 : 5 at A3



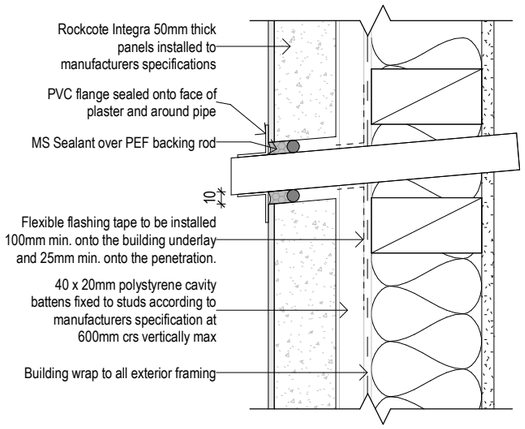
2 Rockcote Integra - External Corner
1 : 5 at A3



3 Rockcote Integra - Control Joint
1 : 5 at A3



4 Rockcote Integra - Internal Corner
1 : 5 at A3



5 Rockcote Integra - Pipe Penetration
1 : 5 at A3

DRAWING TITLE:
Details - Rockcote Integra

LEGAL DESCRIPTION:
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RD 3 CROMWELL
9382

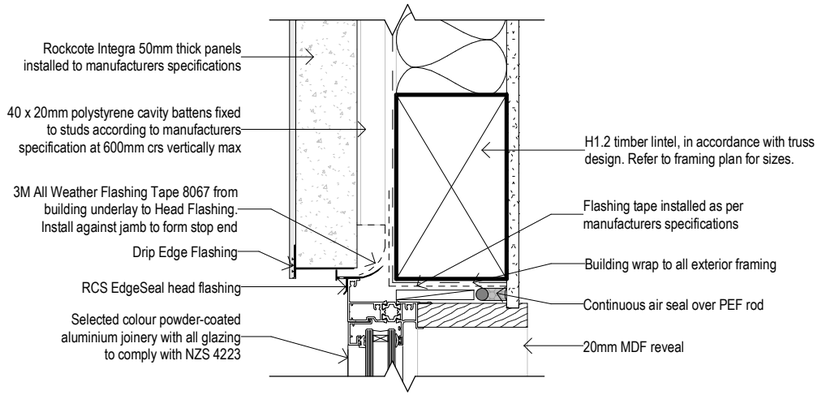
LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractorprior to the commencement of work

Revisions:

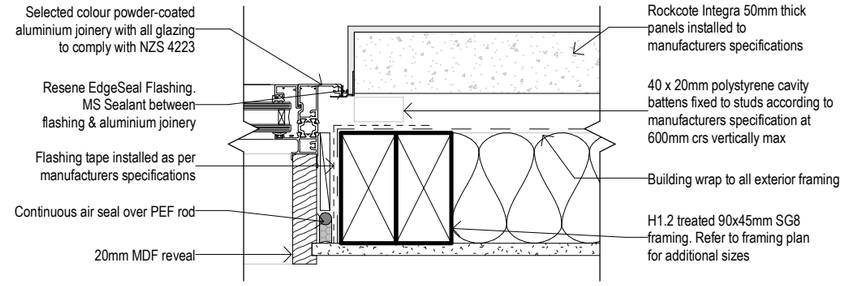
DESIGNER: Johann
Date of Issue: 10/02/2025
SCALE: 1 : 5
A3 page size
VERSION:

SHEET:
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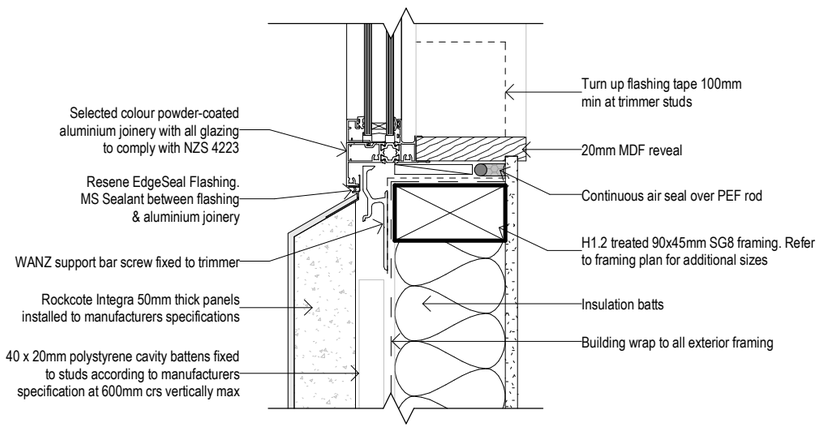
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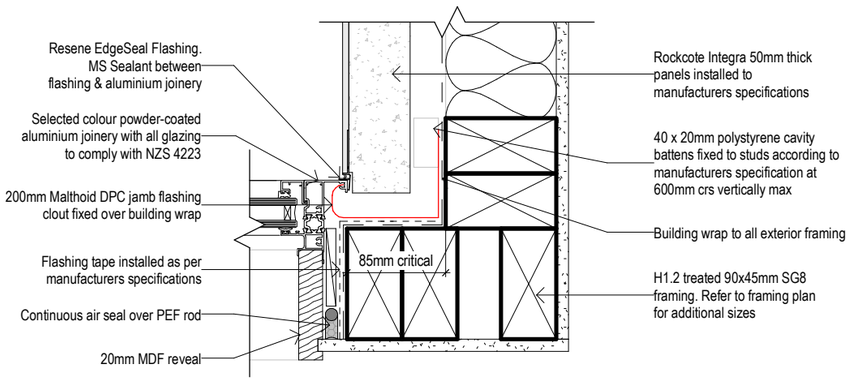
6 Rockcote Integra - Window Head
1 : 5 at A3



7 Rockcote Integra - Window Jamb
1 : 5 at A3



8 Rockcote Integra - Window Sill
1 : 5 at A3



9 Rockcote Integra - Jamb Junction
1 : 5 at A3

DRAWING TITLE:
Details - Rockcote Integra

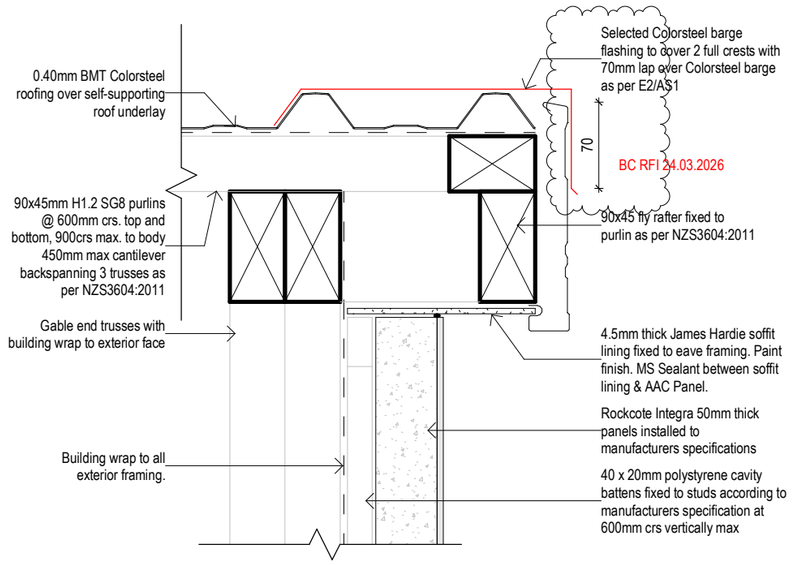
LEGAL DESCRIPTION:
LOT: 79 **DP:** 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractorprior to the commencement of work

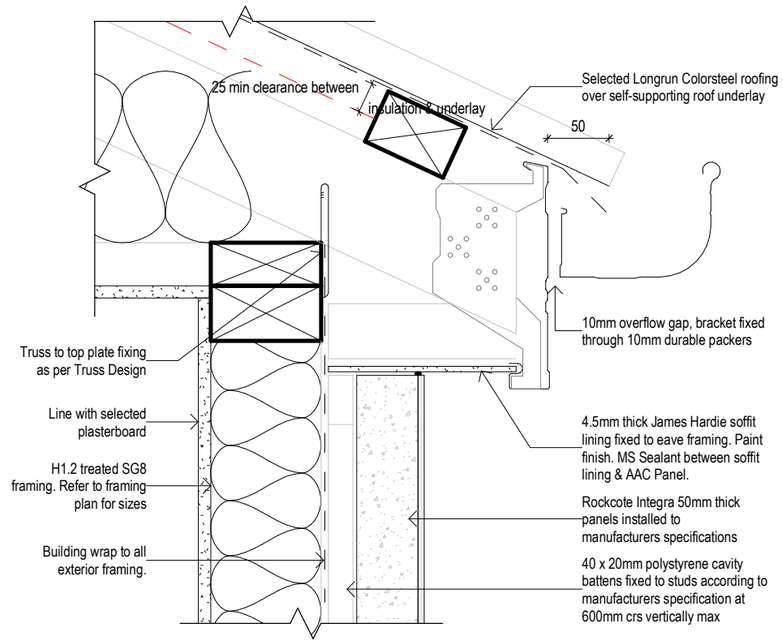
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Date of Issue: 10/02/2025
SCALE: 1 : 5
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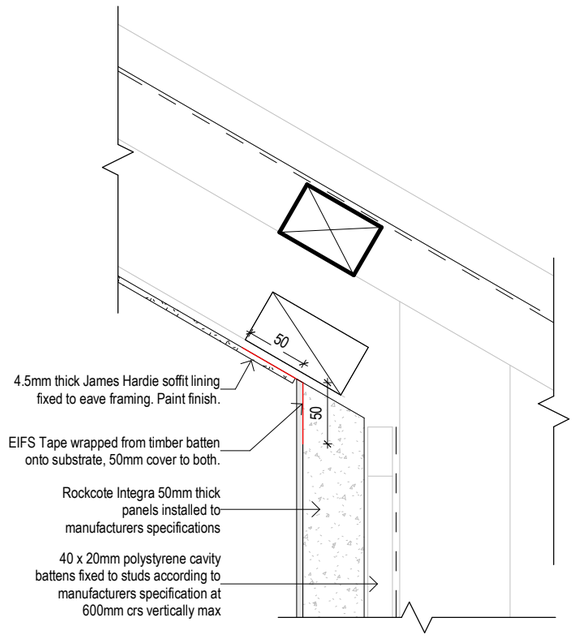
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10 Rockcote Integra - Barge (Cant. Purlins)
1 : 5 at A3



11 Rockcote Integra - Typical Soffit
1 : 5 at A3



12 Rockcote Integra - Raking Soffit (Obtuse)
1 : 5 at A3

DRAWING TITLE:
Details - Rockcote Integra

LEGAL DESCRIPTION:
LOT: 79 **DP:** 605913
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

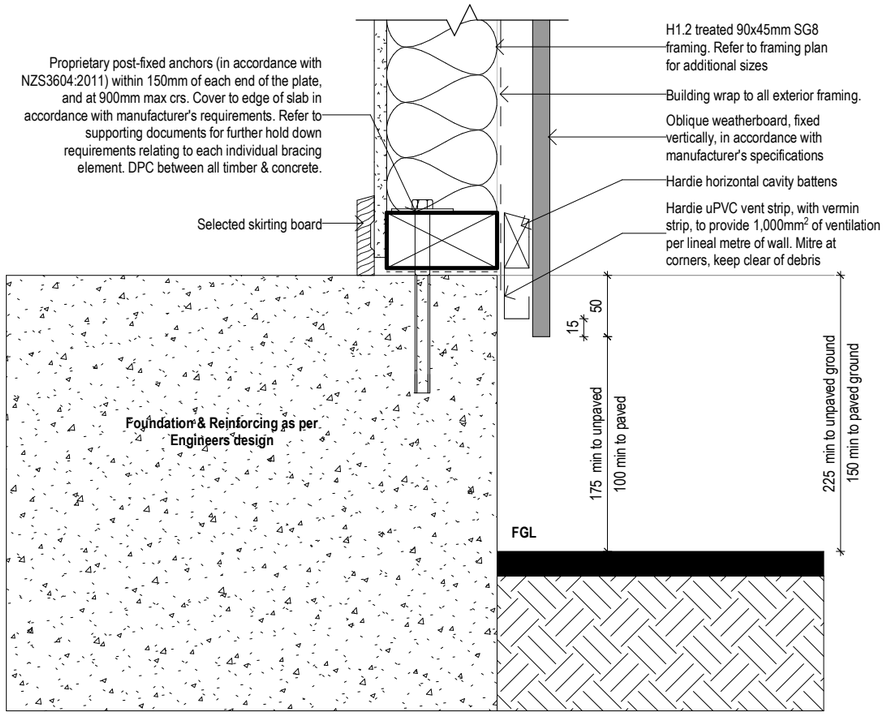
LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractorprior to the commencement of work

Revisions:

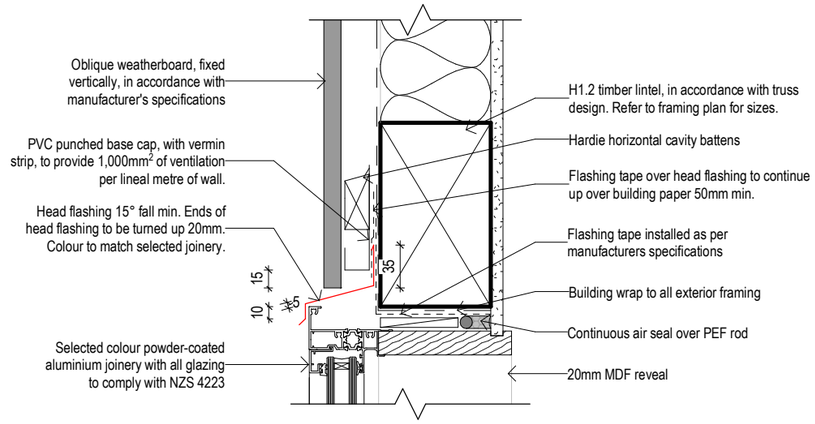
P1	BC RFI #1

DESIGNER: Johann
Date of Issue: 10/02/2025
SCALE: 1 : 5 A3 page size
VERSION: P1
SHEET: A5.03

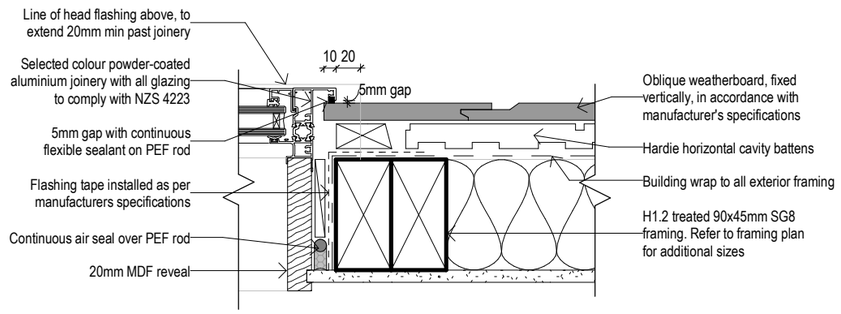
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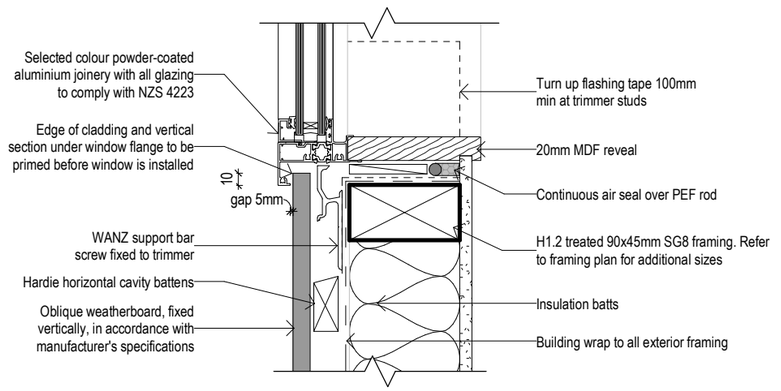
13 JH Oblique (Vertical) - Foundation
1 : 5 at A3



14 JH Oblique (Vertical) - Window Head
1 : 5 at A3



15 JH Oblique (Vertical) - Window Jamb
1 : 5 at A3



16 JH Oblique (Vertical) - Window Sill
1 : 5 at A3

DRAWING TITLE:
Details - JH Oblique (Vertical)

LEGAL DESCRIPTION:
LOT: 79 **DP:** 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

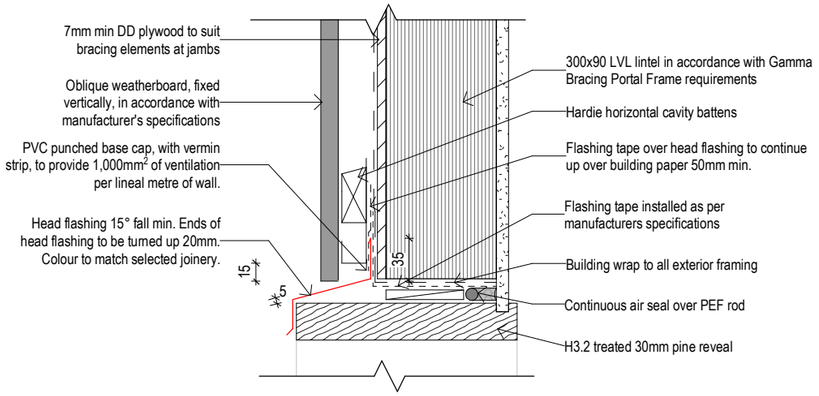
LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractorprior to the commencement of work

Revisions:

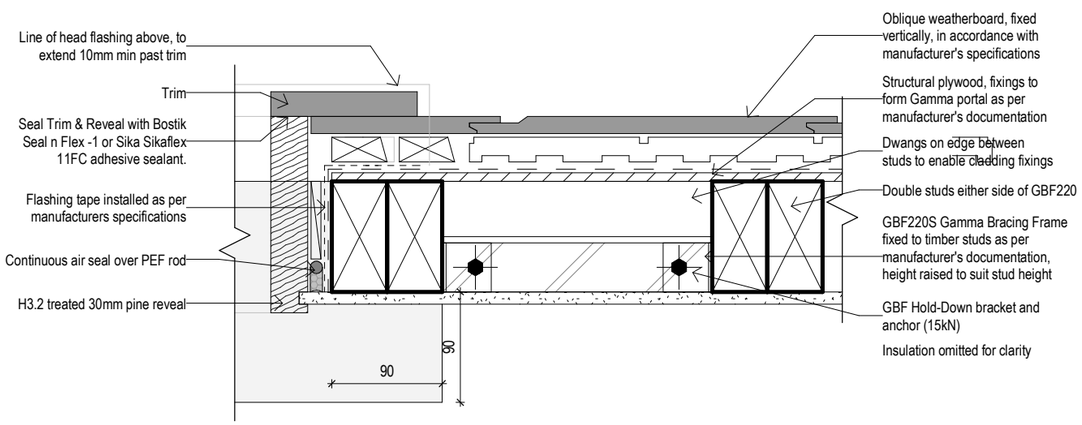
DESIGNER: Johann
Date of Issue: 10/02/2025
SCALE: 1 : 5
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VERSION:

SHEET:
A5.04

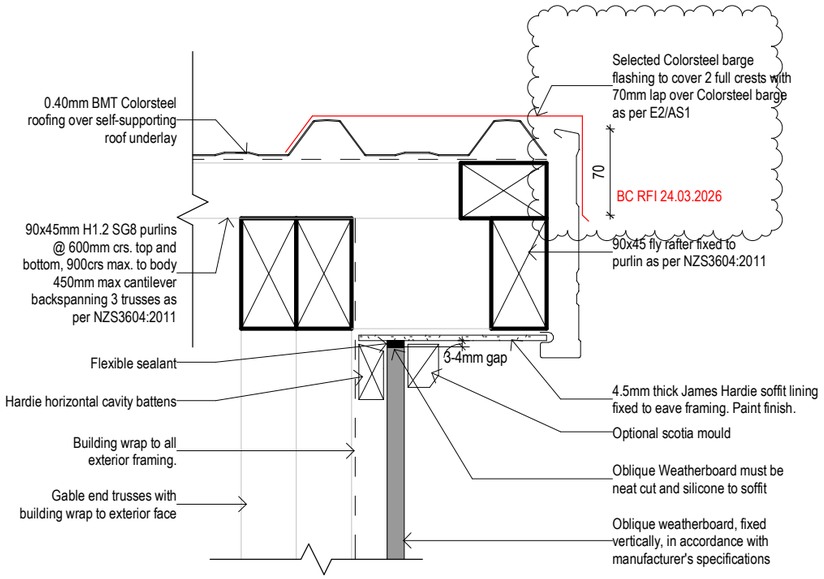
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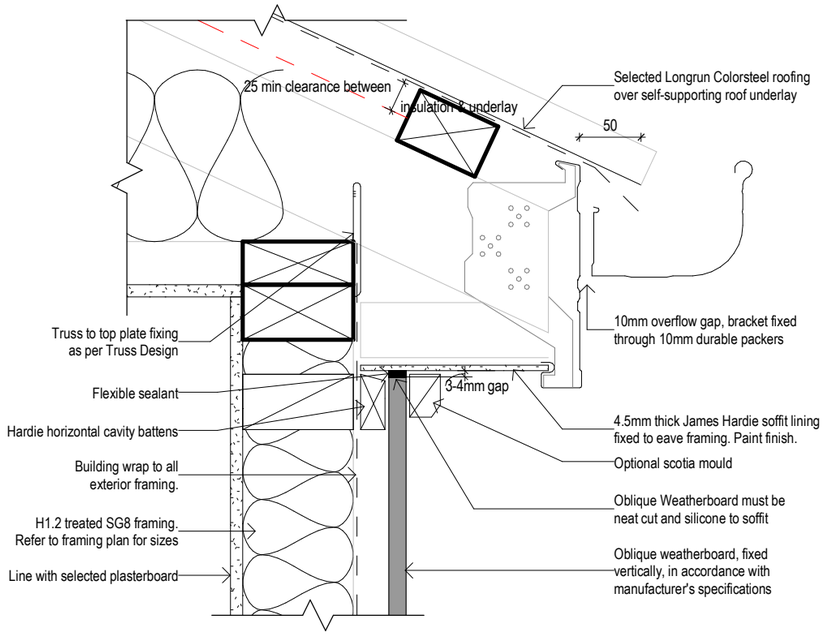
17 JH Oblique (Vertical) - Garage Door Head (GBPF)
1 : 5 at A3



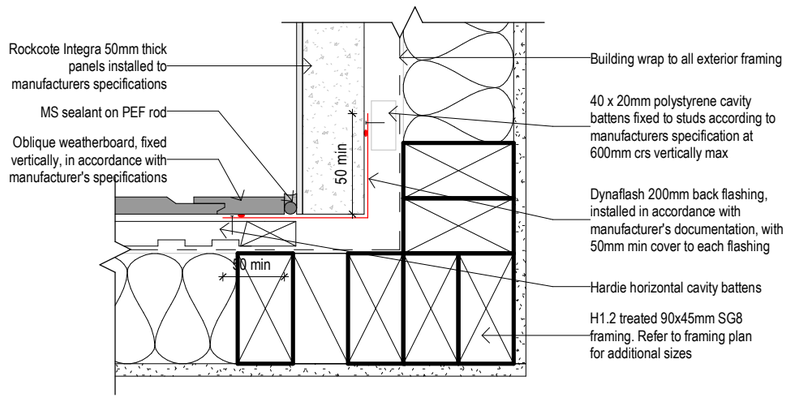
18 JH Oblique (Vertical) - Garage Door Jamb (GBPF)
1 : 5 at A3



19 JH Oblique (Vertical) - Barge (Cant. Purlins)
1 : 5 at A3



20 JH Oblique (Vertical) - Typical Soffit
1 : 5 at A3



21 Integra to Vertical Oblique - Internal Corner
1 : 5 at A3

DRAWING TITLE:
Details - JH Oblique (Vertical)

LEGAL DESCRIPTION:
LOT: 79 **DP:** 605913
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

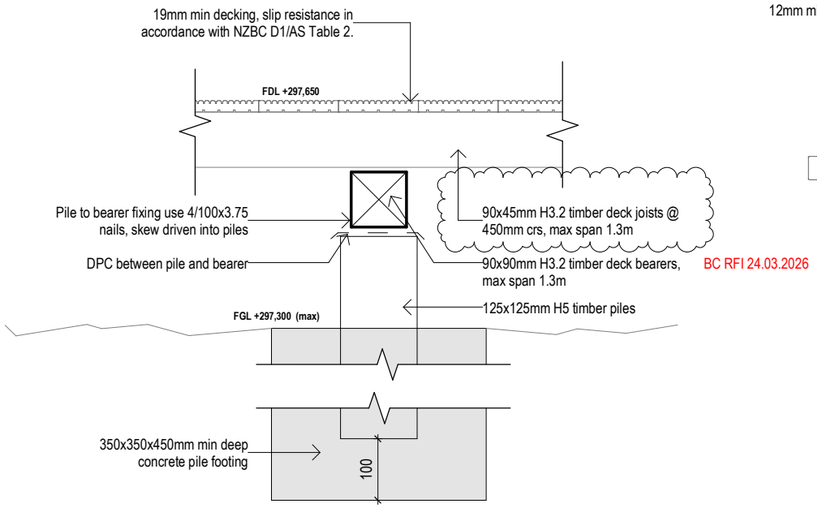
LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractorprior to the commencement of work

Revisions:

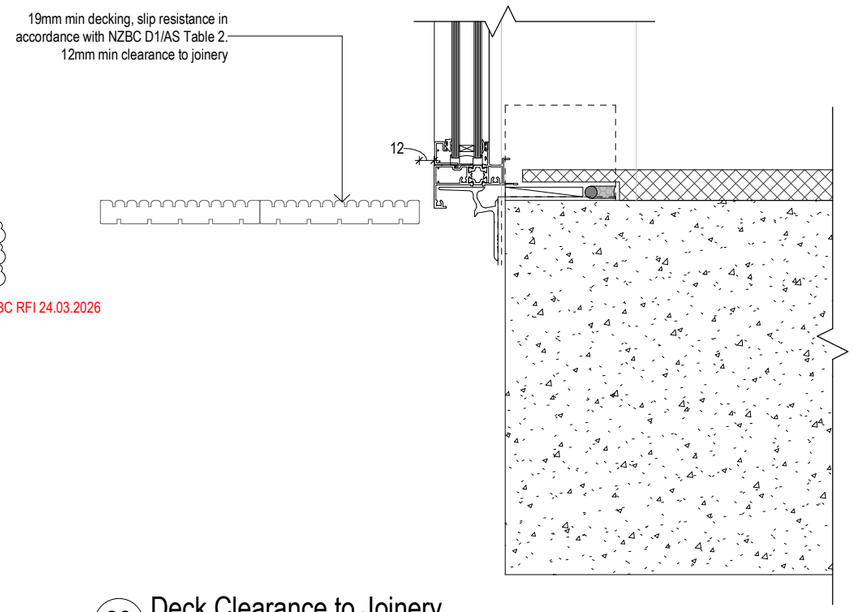
P1	BC RFI #1

DESIGNER: Johann
SCALE: 1 : 5 A3 page size
Date of Issue: 10/02/2025
VERSION: P1
SHEET: A5.05

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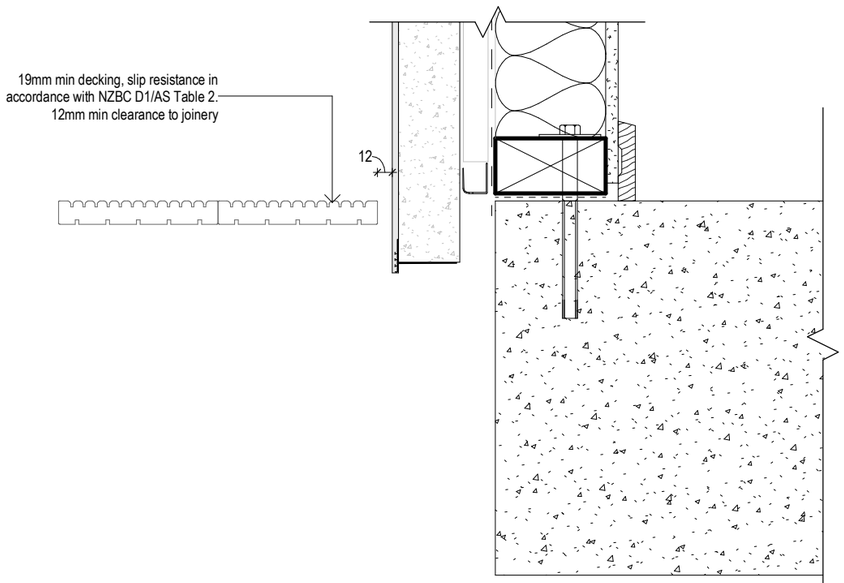


22 Deck Fixings
1 : 10 at A3



BC RFI 24.03.2026

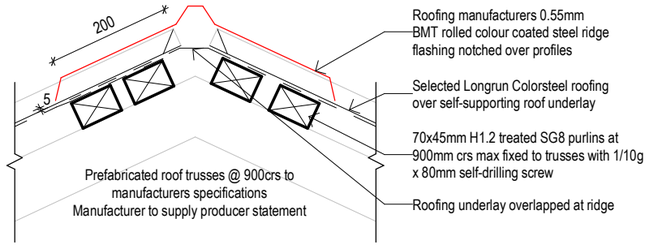
23 Deck Clearance to Joinery
1 : 5 at A3



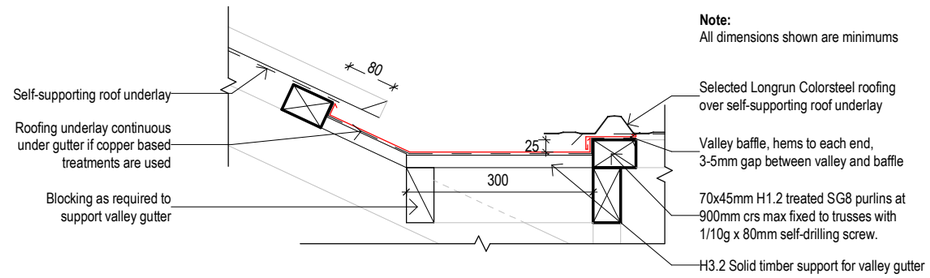
24 Deck Clearance to Cladding
1 : 5 at A3

DRAWING TITLE: Details - Entry Deck Framing	**LEGAL DESCRIPTION:** **LOT:** 79 **DP:** 605913 27 LAKE MCKAY DRIVE RD 3 CROMWELL 9382	**LEGAL NOTES:** 1. Subject to council approval 2. All measurements to be confirmed on site by the contractorprior to the commencement of work	**Revisions:** P1 BC RFI #1	**DESIGNER:** Johann **Date of Issue:** 03/06/25	**SCALE:** As indicated A3 page size **VERSION:** P1	**SHEET:** A5.06

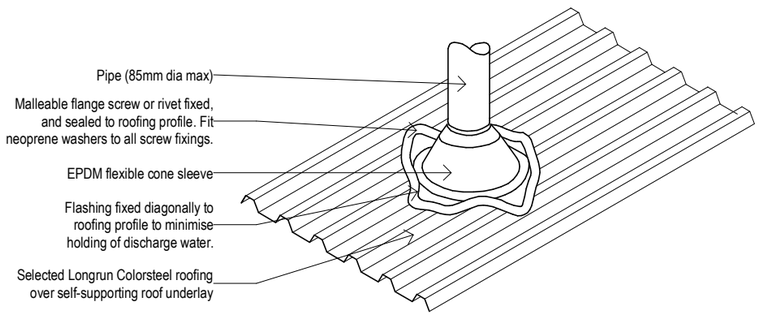
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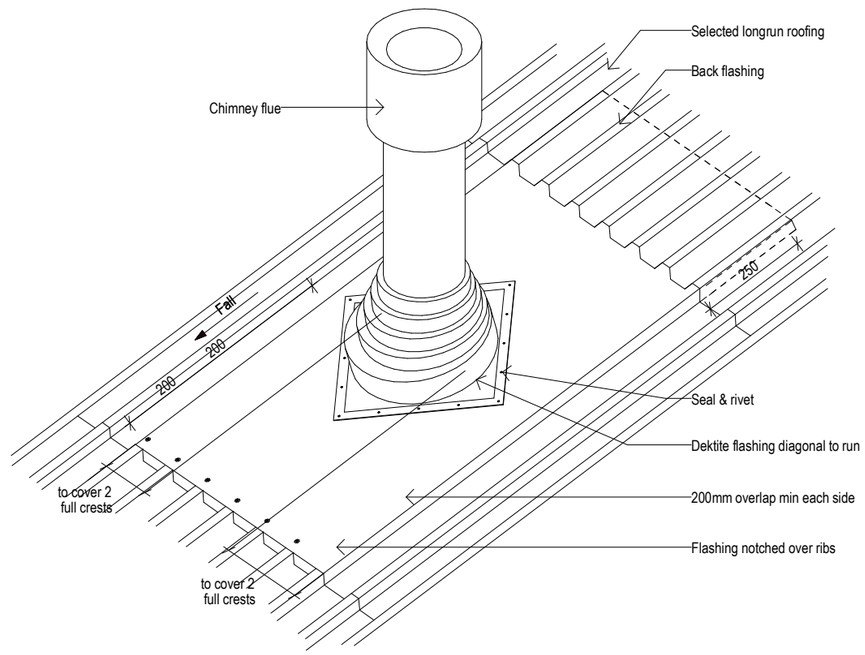
25 Roofing (Trapezoidal) - Ridge Capping
1 : 10 at A3



26 Roofing (Trapezoidal) - Asymmetric Valley Gutter
1 : 10 at A3



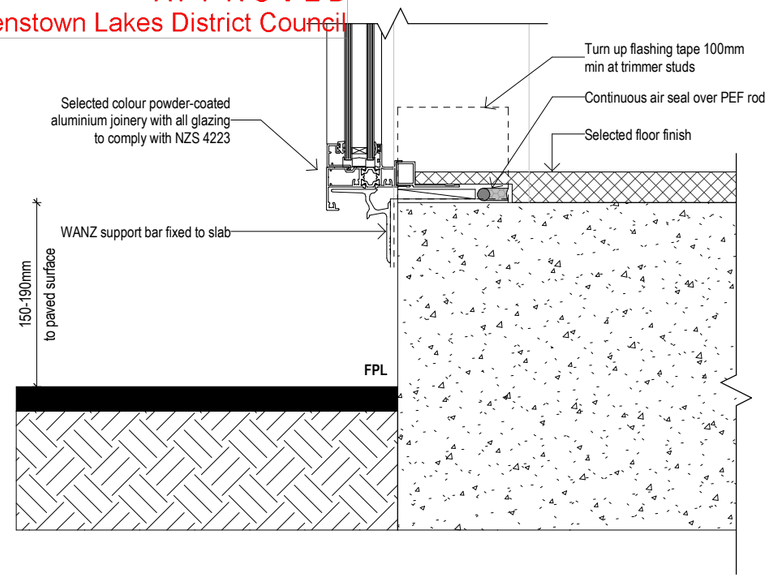
27 Roofing (Trapezoidal) - Pipe Penetration (85mm max)
1 : 10 at A3



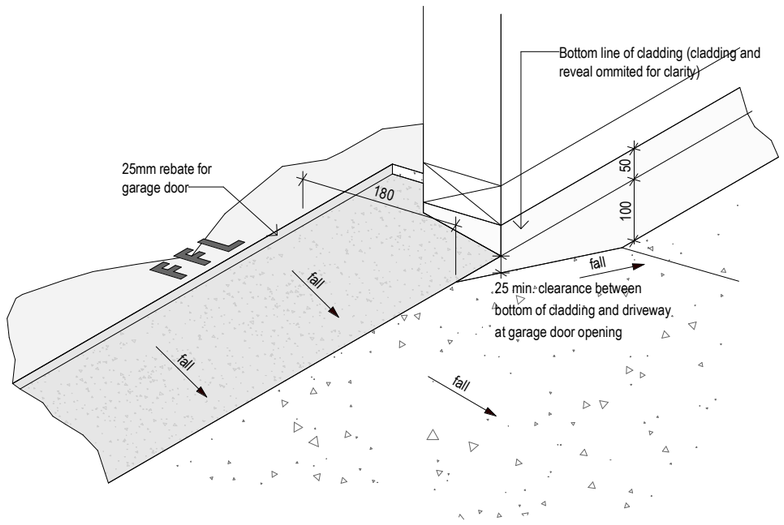
28 Roofing (Trapezoidal) - Flue Penetration
1 : 10 at A3

DRAWING TITLE: Details - Roof	**LEGAL DESCRIPTION:** **LOT:** 79 **DP:** 476322 27 LAKE MCKAY DRIVE RD 3 CROMWELL 9382	**LEGAL NOTES:** 1. Subject to council approval 2. All measurements to be confirmed on site by the contractorprior to the commencement of work	**Revisions:**	**DESIGNER:** Johann **Date of Issue:** 03/06/25	**SCALE:** 1 : 10 A3 page size **VERSION:**	**SHEET:** A5.07

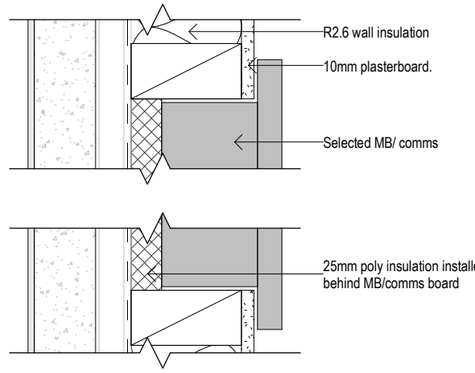
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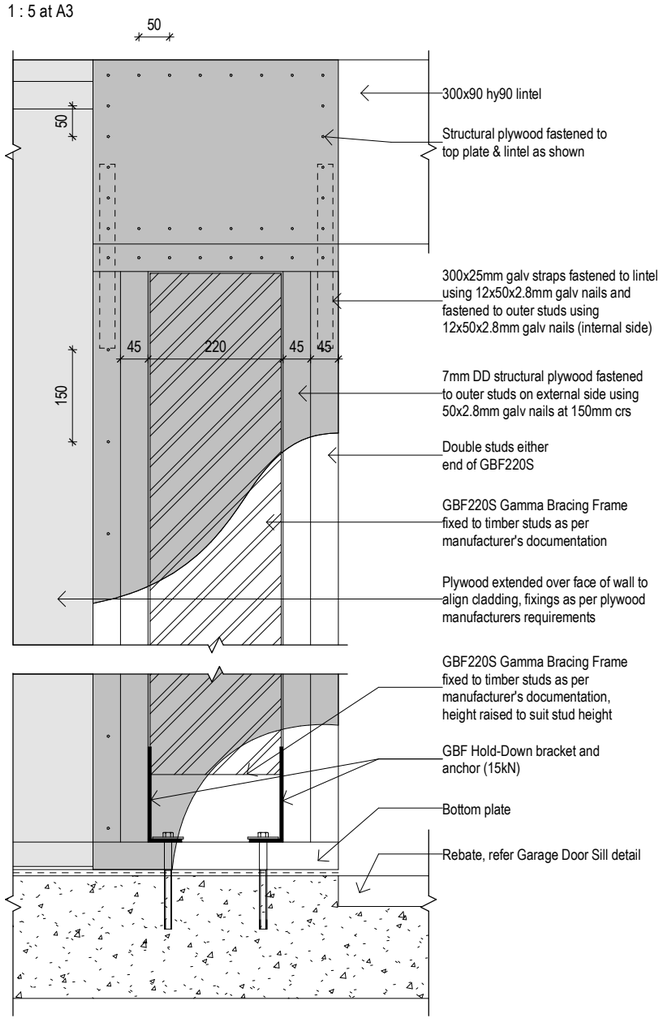
29 Typical Sill
1 : 5 at A3



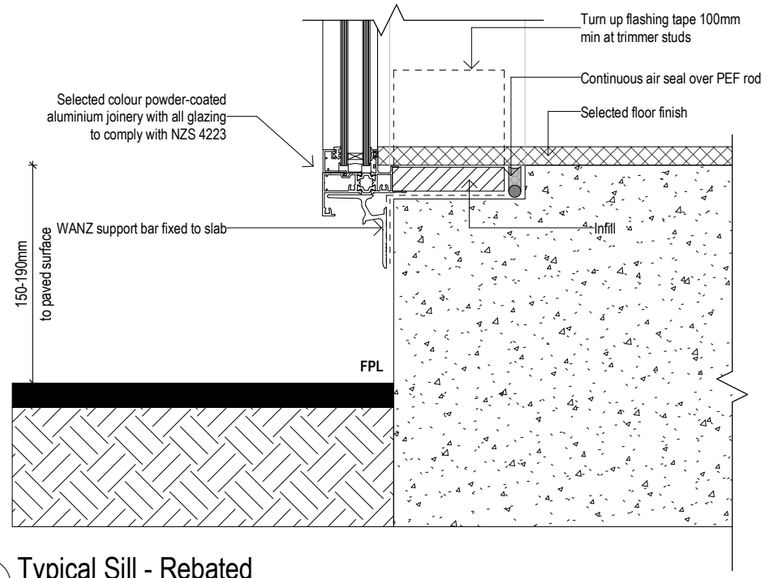
30 Garage Door Rebate
1 : 10 at A3



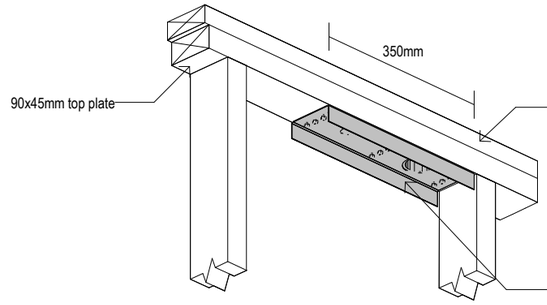
31 MB through Insulated Wall
1 : 5 at A3

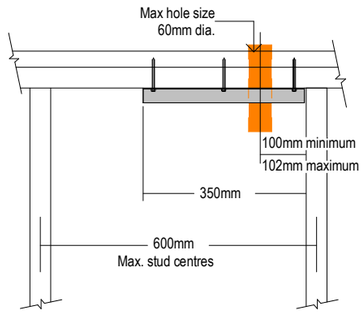


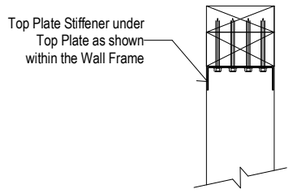
34 Gamma Bracing Portal Frame
1 : 10 at A3



32 Typical Sill - Rebated
1 : 5 at A3







33 Lumberlok Top Plate Stiffener
1 : 5 at A3

DRAWING TITLE:
Details - Misc.

LEGAL DESCRIPTION:
LOT: 79 **DP:** 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

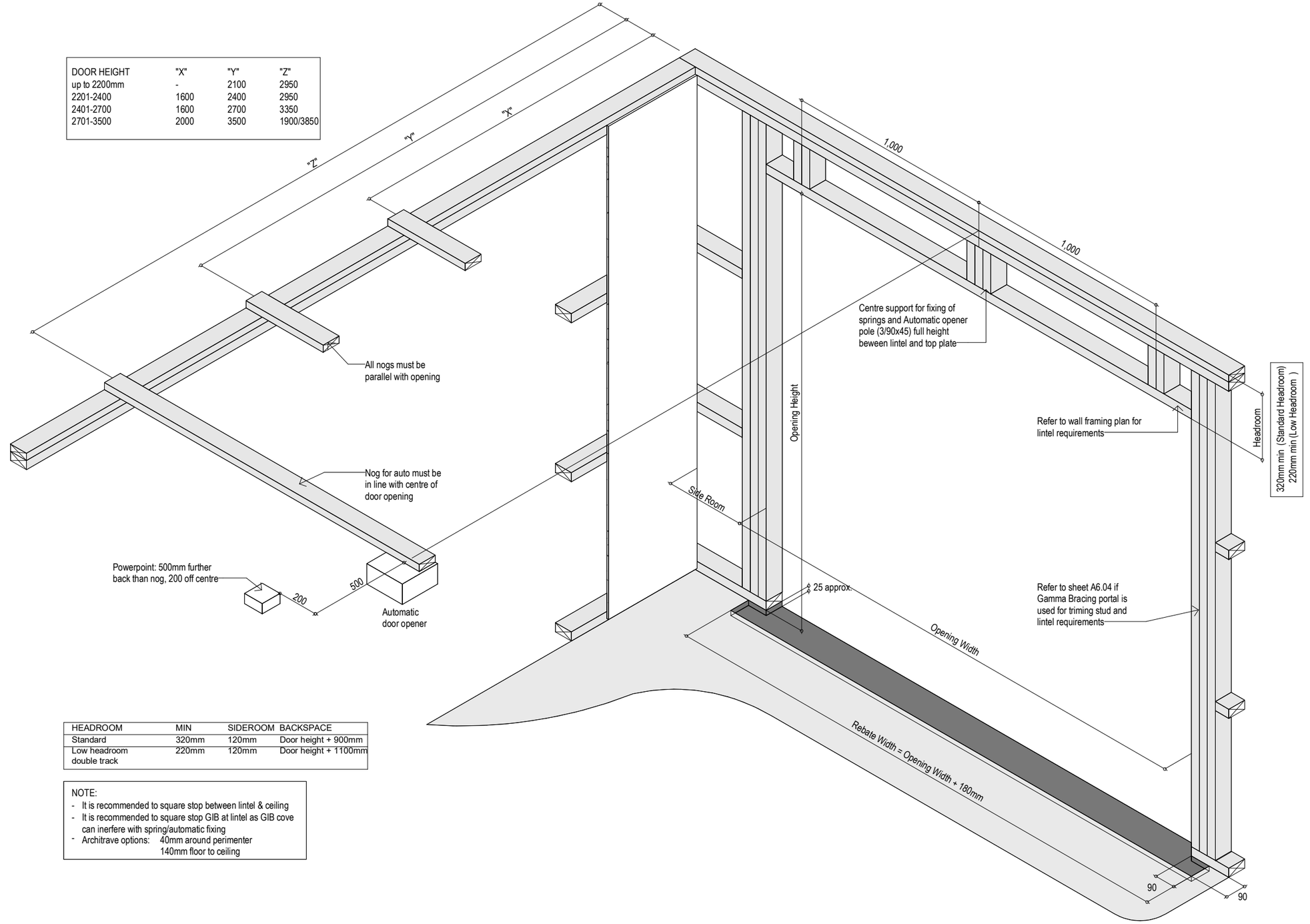
LEGAL NOTES:
1. Subject to council approval
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Revisions:

DESIGNER: Johann
Date of Issue: 03/06/25
SCALE: As indicated
A3 page size
VERSION:
SHEET: A5.08

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DOOR HEIGHT	"X"	"Y"	"Z"
up to 2200mm	-	2100	2950
2201-2400	1600	2400	2950
2401-2700	1600	2700	3350
2701-3500	2000	3500	1900/3850



HEADROOM	MIN	SIDEROOM	BACKSPACE
Standard	320mm	120mm	Door height + 900mm
Low headroom double track	220mm	120mm	Door height + 1100mm

NOTE:
- It is recommended to square stop between lintel & ceiling
- It is recommended to square stop GIB at lintel as GIB cove can inerfere with spring/automatic fixing
- Architrave options: 40mm around perimenter
  140mm floor to ceiling

DRAWING TITLE:
Details - Garage Door Framing

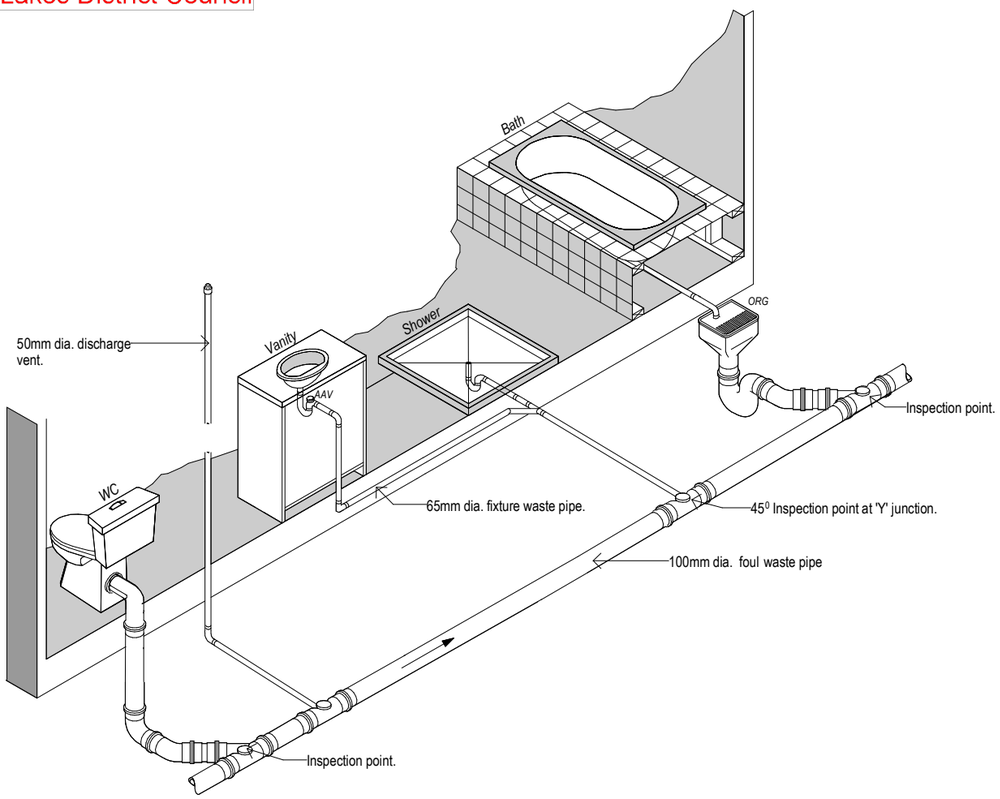
LEGAL DESCRIPTION:
LOT: 79 **DP:** 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractorprior to the commencement of work

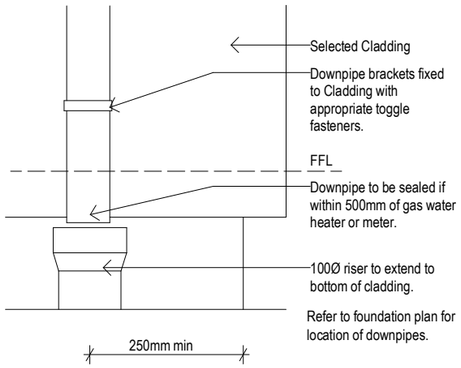
Revisions:

DESIGNER: Johann
Date of Issue: 01/12/24
SCALE: 1 : 20 A3 page size
VERSION:
SHEET: A5.09

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Plumbing Schematic
1 : 50 at A3



Downpipe Corner Offset
1 : 10 at A3

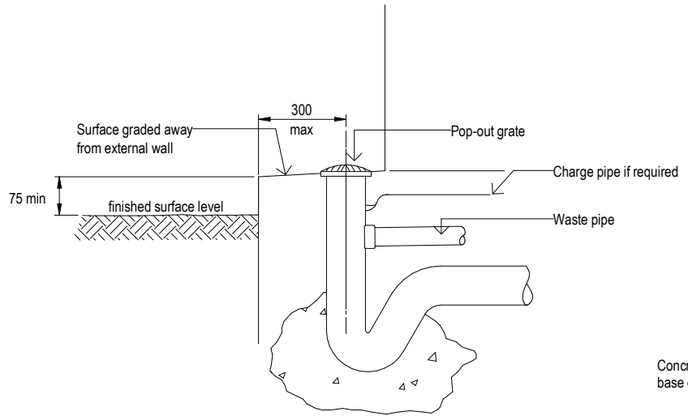
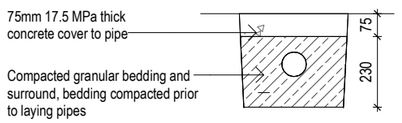
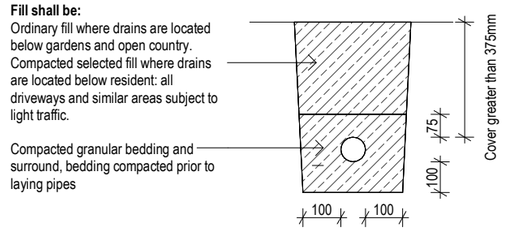


Fig 4.6.6.5. Positioning of overflow relief gully

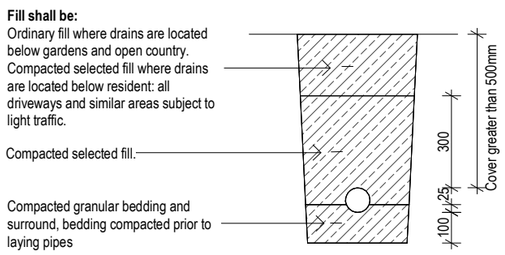
Gully Trap Detail
1 : 50 at A3



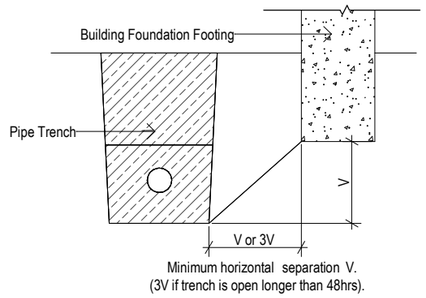
Bedding & Back Filling 125mm - 375mm cover



Bedding & Back Filling 375mm - 500mm cover

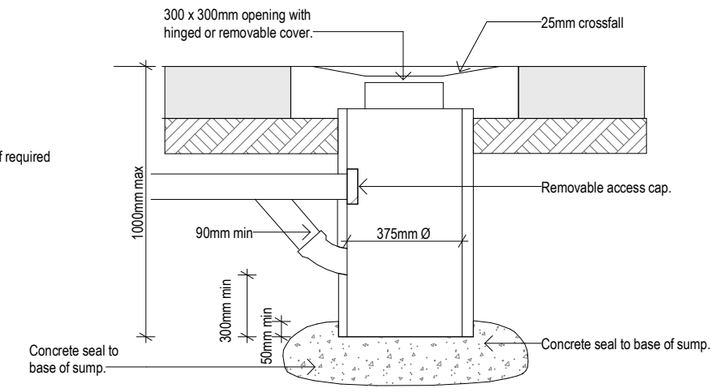


Bedding & Back Filling 500mm or more cover



Relationship of pipe trench to building foundation

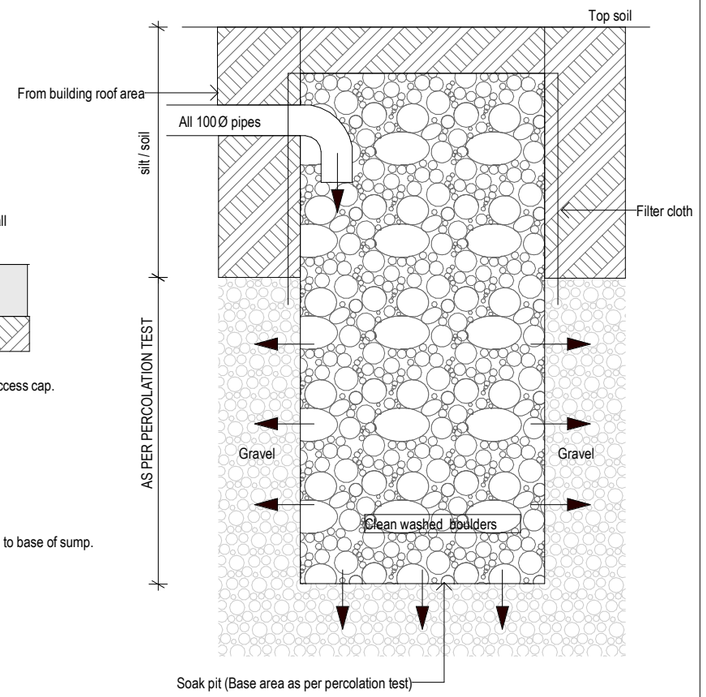
Bedding & Backfilling Details
1 : 20 at A3



Type 1 Sump - Catchment Calcs

for rainfall intensity I	= 36mm
max surface area served by sump	= 4500/36
max surface area served by sump	= 125m^2
driveway area to sump	= 72.4m^2

Type 1 Sump
1 : 20 at A3



Soakpit Detail
1 : 20 at A3

DRAWING TITLE:
Details - Drainage

LEGAL DESCRIPTION:
LOT: 79 **DP:** 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

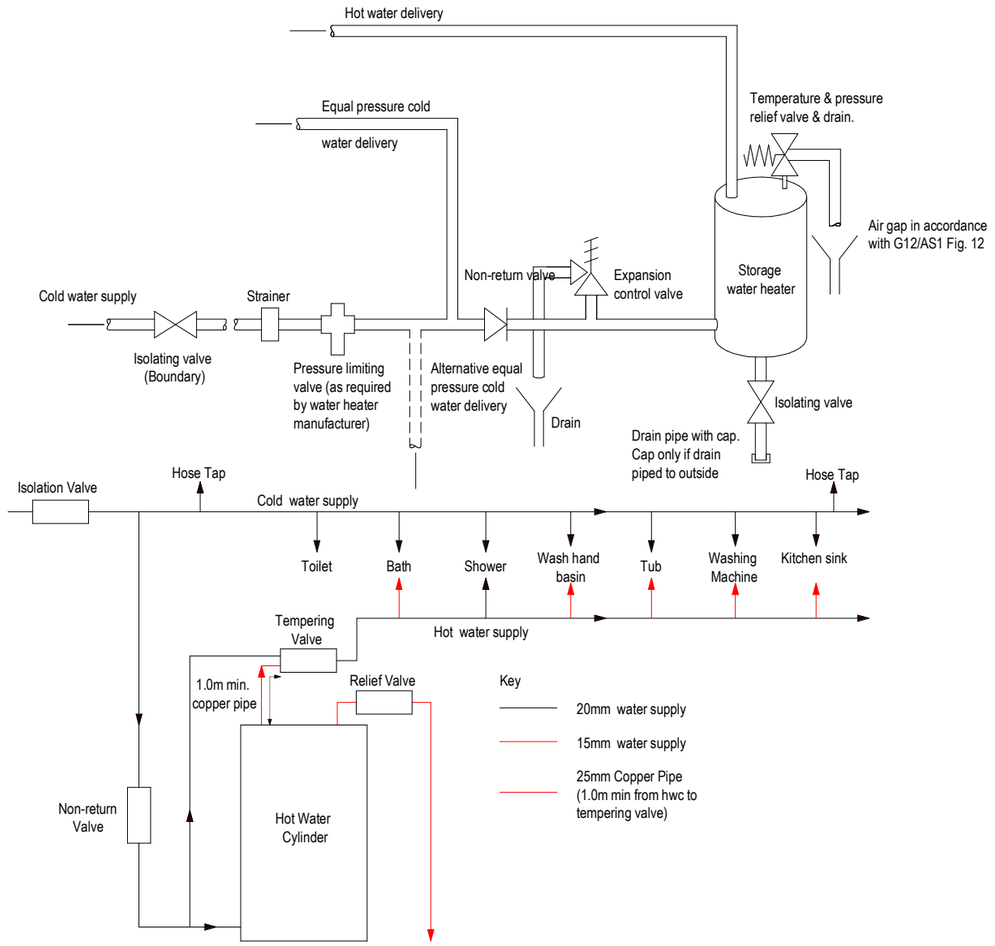
LEGAL NOTES:
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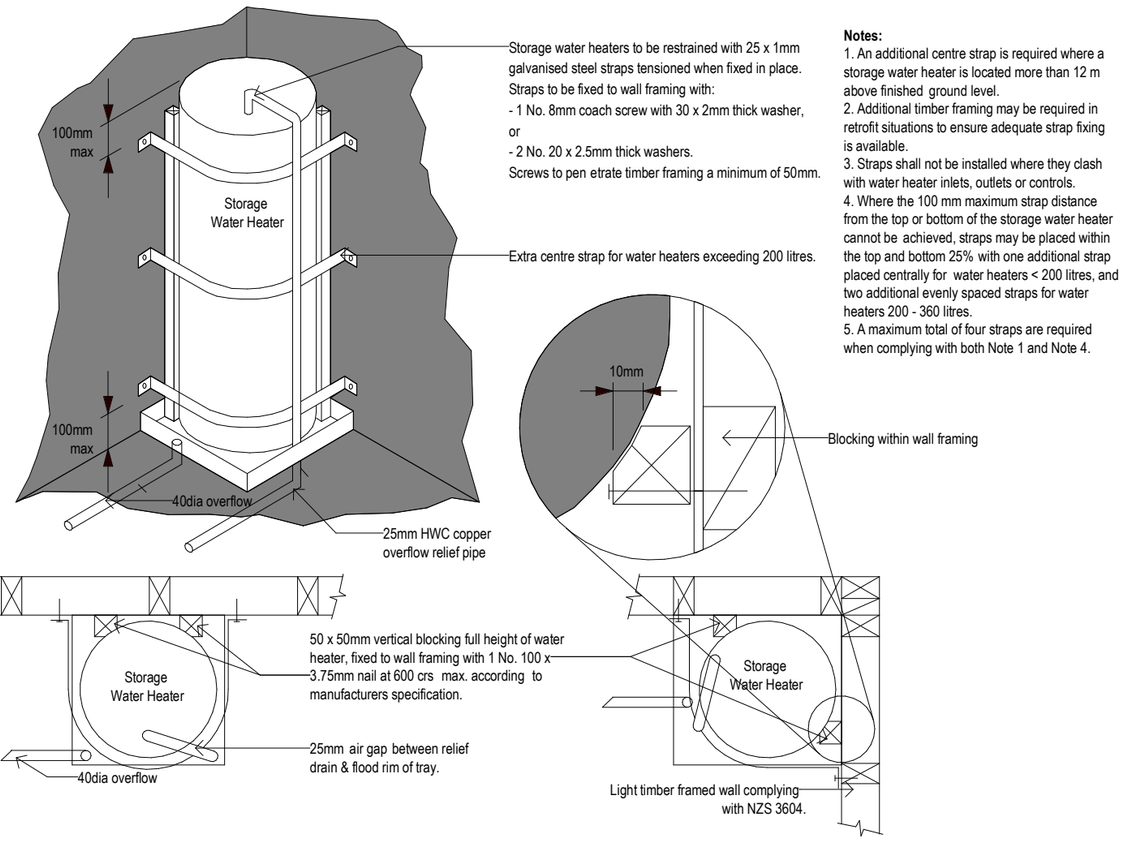
Revisions:

DESIGNER: Johann
Date of Issue: 10/02/2025
SCALE: As indicated
A3 page size
VERSION:

SHEET:
A5.10

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Notes:
1. An additional centre strap is required where a storage water heater is located more than 12 m above finished ground level.
2. Additional timber framing may be required in retrofit situations to ensure adequate strap fixing is available.
3. Straps shall not be installed where they clash with water heater inlets, outlets or controls.
4. Where the 100 mm maximum strap distance from the top or bottom of the storage water heater cannot be achieved, straps may be placed within the top and bottom 25% with one additional strap placed centrally for water heaters < 200 litres, and two additional evenly spaced straps for water heaters 200 - 360 litres.
5. A maximum total of four straps are required when complying with both Note 1 and Note 4.

DRAWING TITLE:
Details - Hot Water Cylinder

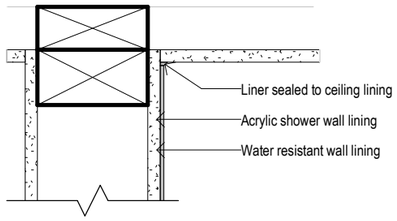
LEGAL DESCRIPTION:
LOT: 79 **DP:** 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractorprior to the commencement of work

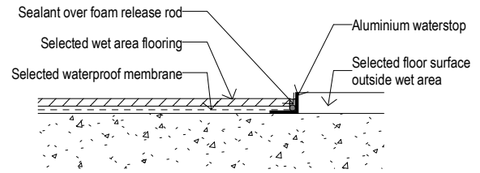
Revisions:

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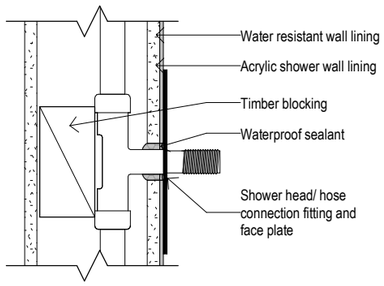
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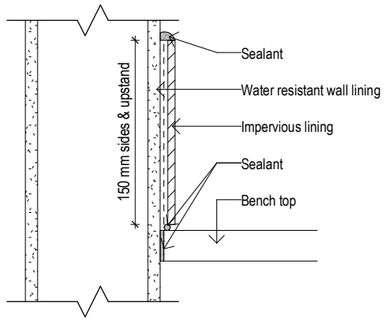
WA Acrylic Shower - Ceiling Junction
1 : 5 at A3



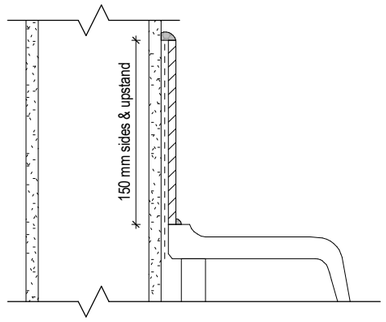
WA Flooring Junction - Waterstop
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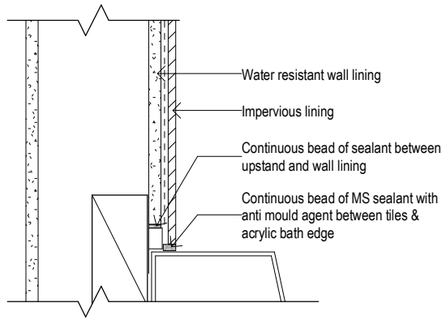
WA Acrylic Shower - Penetration
1 : 5 at A3



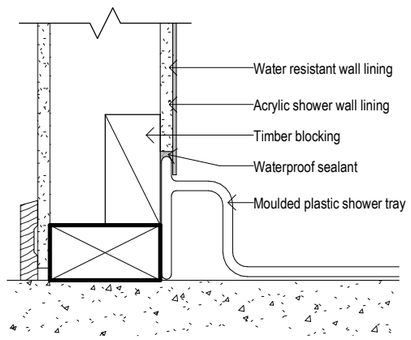
WA Benchtop to Wall Junction
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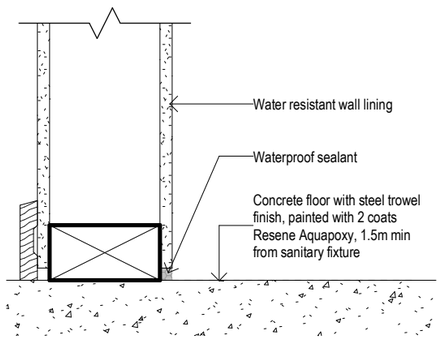
WA Vanity to Wall
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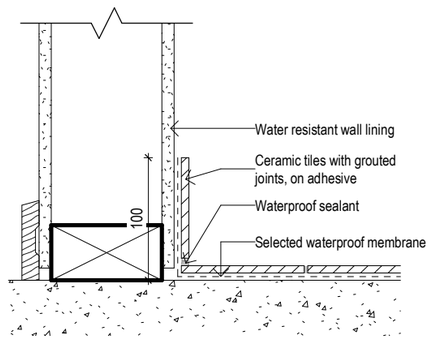
WA Back to Wall Bath
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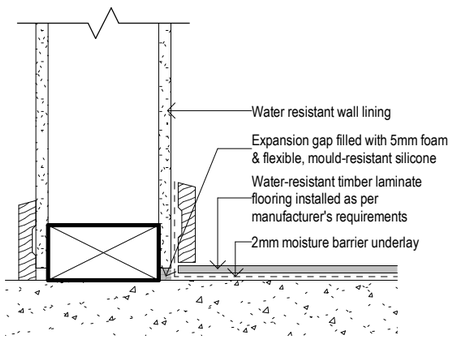
WA Acrylic Shower - Tray
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WA Floor to Wall - Concrete
1 : 5 at A3



WA Floor to Wall - Tiles
1 : 5 at A3



WA Floor to Wall - Timber Laminate
1 : 5 at A3

DRAWING TITLE:
Details - Wet Areas (Typical)

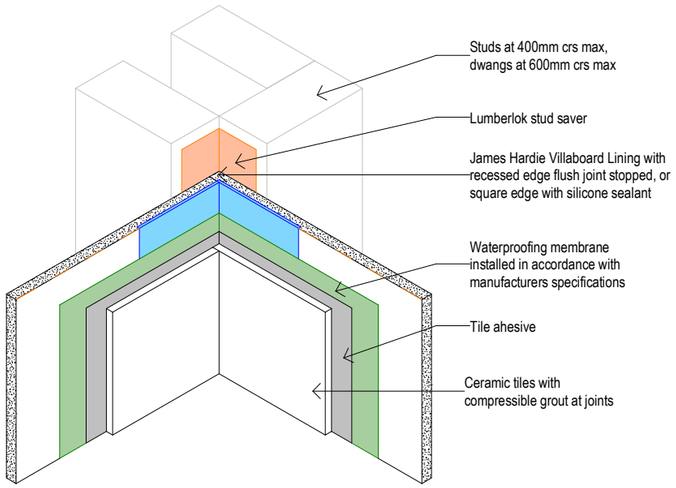
LEGAL DESCRIPTION:
LOT: 79 **DP:** 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractorprior to the commencement of work

Revisions:

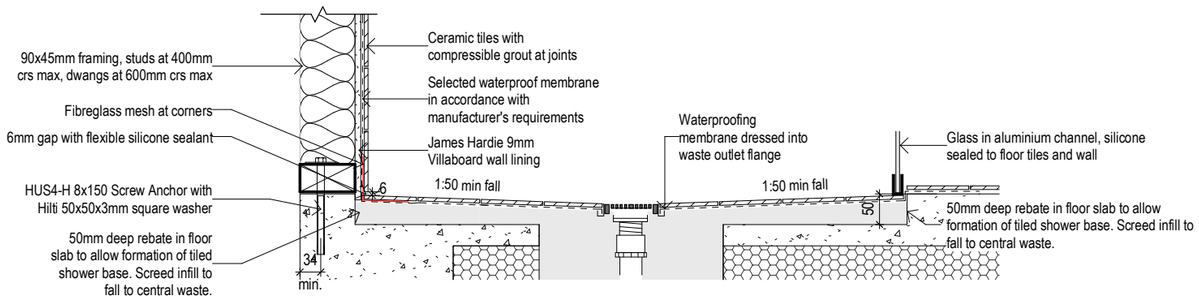
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Date of Issue: 04/29/25
SCALE: 1 : 5 A3 page size
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SHEET: A5.12

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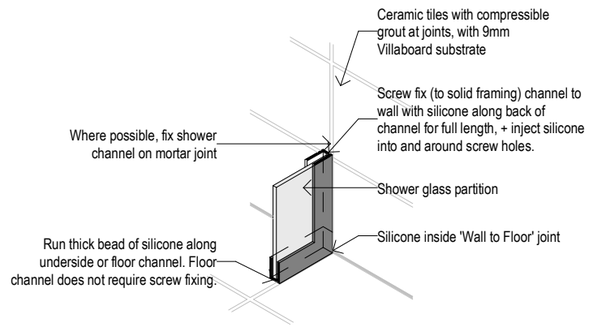
WA Tiled Shower - Internal Corner

1 : 5 at A3



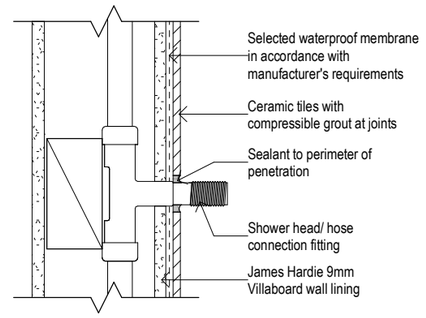
WA Tiled Shower - Floor Waste (External Wall)

1 : 10 at A3



WA Tiled Shower - Glass Partition

1 : 10 at A3



WA Tiled Shower - Penetration

1 : 5 at A3

DRAWING TITLE:
Details - Wet Areas (Tiled Shower)

LEGAL DESCRIPTION:
LOT: 79 **DP:** 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

LEGAL NOTES:
1. Subject to council approval
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VERSION:

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GENERAL NOTES

- Sizes shown are rough opening sizes and leaf sizes.
- Client to confirm window & door style & finishes.
- Confirm all opening sizes onsite prior to installation
- Refer to ground floor plan for accurate opening location.

Joinery:	-All exterior window and doors to be colorsteel powdercoated aluminium framed with double glazing and dressed timber reveals unless noted otherwise. Refer to H1 calculations for minimum R values required (any joinery with higher R values installed can be considered an improvement)
Internal Door Leaf Height:	- Overheight
Internal Door Leaf Width:	- Typically Standard - 810mm (unless noted otherwise) - Typically 710mm (wet areas).
Garage Door:	- Windsor insulated sectional.
Lintels:	- Refer to the Wall Framing Plan for lintel sizes.
Safety Glazing (**SG**):	- As indicated on Door & Window Schedule & Elevations
Obscure Glazing (**OB**):	- To Bathroom and Ensuite
Restrictor Strays (**RS**):	- As indicated on Door & Window Schedule & Elevations

NOTE:

Schedules to be read in conjunction with plan and elevations
Refer to Plan & Elevations for opening direction.

GLAZING NOTES:

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

Windows and Sliders Schedule

Mark	Width	Height	Area	Glazed Area	Vented Area	Safety Glazing	Obscure Glazing	Restrictor Stays
D05	2,690	2,200	5.92 m²	4.96 m²	3.68 m²	Yes		
D06	2,690	2,200	5.92 m²	4.96 m²	3.68 m²	Yes		
D07	3,600	2,200	7.92 m²	6.77 m²	4.97 m²	Yes		
W01	900	2,200	1.98 m²	1.67 m²	1.15 m²	Yes		
W02	900	2,200	1.98 m²	1.67 m²	1.15 m²	Yes		
W03	1,300	1,360	1.77 m²	1.39 m²	0.83 m²	Yes		
W04	1,300	1,360	1.77 m²	1.39 m²	0.83 m²	Yes		
W05	700	1,100	0.77 m²	0.55 m²	0.71 m²	Yes	Yes	Yes
W06	1,800	530	0.95 m²	0.68 m²	0.43 m²	No		
W07	1,300	1,100	1.43 m²	1.10 m²	0.67 m²	Yes	Yes	Yes
W08	1,150	2,200	2.53 m²	2.17 m²	1.48 m²	Yes		
W09	1,150	2,200	2.53 m²	2.17 m²	1.48 m²	Yes		
			35.47 m²					

Door Schedule

Mark	Width	Height	Area	Safety Glazing
D01	1,350	2,200	2.97 m²	Yes
D02	4,800	2,135	10.25 m²	
D03	920	2,200	2.02 m²	
D04	920	2,200	2.02 m²	
			17.27 m²	

Glazing and Ventilation

Room	Area	Glazed Area	Vented Area	Glazed % (10% Min.)	Vented % (5% Min)
BEDROOM 1	12.72 m²	5.64 m²	4.11 m²	44.34%	32.31%
BEDROOM 2	11.07 m²	1.39 m²	0.83 m²	12.56%	7.50%
BEDROOM 3	9.77 m²	1.39 m²	0.83 m²	14.23%	8.50%
KIT / LIV / DIN	49.56 m²	19.15 m²	13.65 m²	38.64%	27.54%

DRAWING TITLE:
Door and Window Schedule

LEGAL DESCRIPTION:
LOT: 79 **DP:** 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

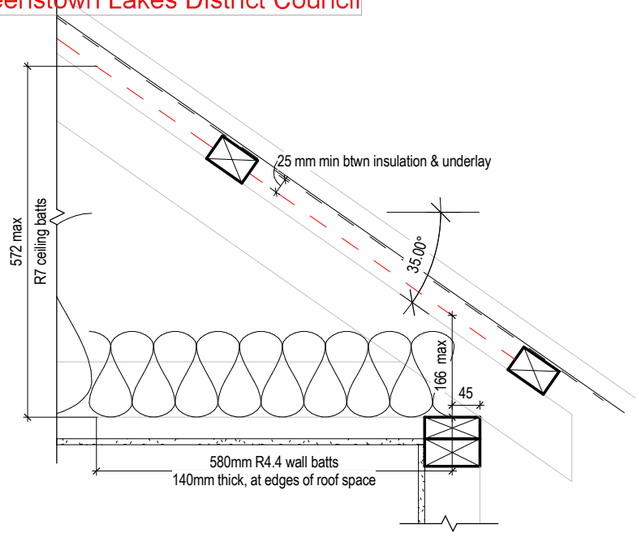
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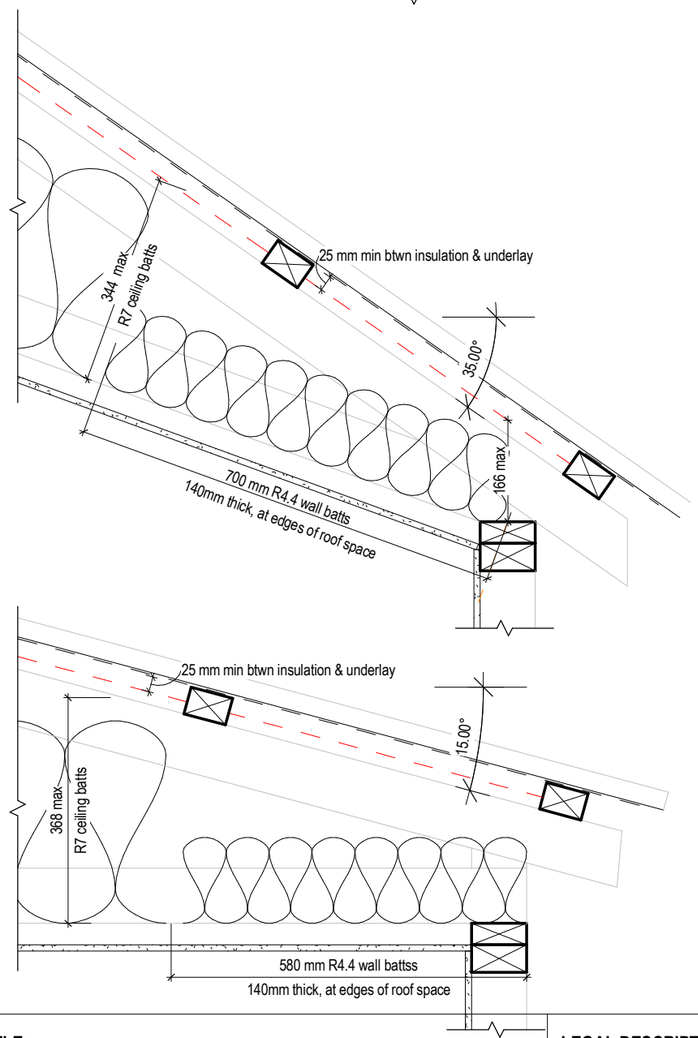
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VERSION:

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Proposed Building: Construction R Values

Building element R-value

slab R1.72
Expol Tuff Pod waffle slab with A/P ratio 2.47, Expol 50mm SlabX200 underslab insulation to whole slab

wall type 1 R1.79
Rockcote cladding on 20mm cavity battens, over building wrap, 90mm framing comprising 38% of wall area, with R2.8 insulation and 10mm plasterboard lining

wall type 2 R1.69
James Hardie Oblique cladding on 20mm cavity battens, over building wrap, 90mm framing comprising 38% of wall area, with R2.8 insulation and 10mm plasterboard lining

wall type 3 R2.13
James Hardie Oblique cladding on 20mm cavity battens, over building wrap, 90mm framing comprising 38% of wall area, with R2.8 insulation and 10mm plasterboard lining

roof type 1 R7.33
Colorsteel roofing on timber purlins and trusses, at 900mm crs. 13mm plasterboard ceiling lining on battens with R7 insulation over battens.

roof type 2 R3.91
Colorsteel roofing on timber purlins and trusses, at 900mm crs.
13mm plasterboard ceiling lining on battens with R4.4 wall insulation over battens (at edges of roof only and attic trusses only)

glazing R0.37
Double pane, U_g 1.10, thermally improved spacer, aluminium frame.
Glass: Low E$_4$/Clear, Gas: Argon

opaque doors R0.95
Aluminium platinum flush panel smooth front door

opaque doors R1.31
Windsor insulated garage door

Roof & Wall R values calculated using Design Navigator:
https://www.designnavigator.solutions/CRC.php

Slab R values taken from manufacturer's documentation

Opaque Door R values taken from manufacturer's documentation

Glazing R value taken from NZBC H1/AS1 5th edition table E.1.1.1

BRANZ H1/AS1 6th Edition Calculation Method Spreadsheet - Results

Version: 27 November 2025

Client	
Project name	Lot 79 Lake McKay
Address	27 Lake McKay Drive
Designer	RE
Date	28.01.26
Territorial Authority	Queenstown-Lakes District
Climate Zone	6
Application	Housing

Proposed Building

Element		Area (m²)		Proposed Building Heat Loss (W/K)
Slab Floors		177.3		84.8
Other Floors		0.0		0.0
Roof		175.8	(Net)	27.3
Skylights		0.0		0.0
Walls		122.5	(Net)	68.7
Glazing (walls & doors)	(22.4% of gross wall area)	39.3		106.1
Doors (opaque)		13.2		11.0
		528.1		Total 297.9

Reference Building

Element	Area (m²)		Reference Building Heat Loss (W/K)
Slab Floors	177.3	1.7	104.3
Other Floors	0.0	3.0	0.0
Roof (gross area - includes skylight area)	175.8	6.6	26.6
Walls (70% of gross wall area)	122.5	1.6	76.5
Glazing allowance (30% of gross wall area)	52.5	0.50	105.0
	528.1		Total 312.5
Gross Wall Area	175.0		

Comparison of proposed building against the reference building PASS

	Element type	Description	Heated element?	Area (m²)	Construction R-value (m².K/W)	Heat Loss (W/K)	Errors
1	Slab Floors	Insulslab Fully Base Insulated	No	177.3	2.09	84.8	
2	Roof	Roof Bulk	No	148.3	7.33	20.2	
3	Roof	Roof Edges	No	27.5	3.91	7.0	
4	Walls	Rockcote on 90mm	No	83.5	1.79	46.6	
5	Walls	Oblique on 90mm	No	30.8	1.69	18.2	
6	Walls	Oblique on 140mm	No	8.2	2.13	3.8	
7	Glazing (walls & doors)	D03		2.0	0.37	5.5	
8	Glazing (walls & doors)	D04		2.0	0.37	5.5	
9	Glazing (walls & doors)	D05		5.9	0.37	16.0	
10	Glazing (walls & doors)	D06		5.9	0.37	16.0	
11	Glazing (walls & doors)	D07		7.9	0.37	21.4	
12	Glazing (walls & doors)	W01		1.9	0.37	5.2	
13	Glazing (walls & doors)	W02		1.9	0.37	5.2	
14	Glazing (walls & doors)	W03		1.8	0.37	4.8	
15	Glazing (walls & doors)	W04		1.8	0.37	4.8	
16	Glazing (walls & doors)	W05		0.8	0.37	2.1	
17	Glazing (walls & doors)	W06		1.0	0.37	2.6	
18	Glazing (walls & doors)	W07		1.4	0.37	3.9	
19	Glazing (walls & doors)	W08		2.5	0.37	6.6	
20	Glazing (walls & doors)	W09		2.5	0.37	6.6	
21	Doors (opaque)	D01 - Entry		3.0	0.95	3.1	
22	Doors (opaque)	D02 - Garage		10.3	1.31	7.8	

DRAWING TITLE:
H1 Energy Efficiency

LEGAL DESCRIPTION:
LOT: 79 DP: 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

LEGAL NOTES:
1. Subject to council approval
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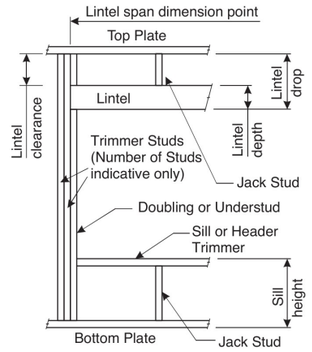
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads
- These fixings assume the correct choice of rafter/truss to top plate connections have been made
- All fixings assume bottom plate thickness of 45mm maximum Note: TYLOK options on timber species
- Wall framing arrangements under girder trusses are not covered in this schedule
- All timber selections are as per NZS 3604:2011

DEFINITIONS



Lintel Supporting Girder Trusses

Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m²	G	G	H	G	G	H
11.6m²	G	H	H	G	G	H
12.1m²	G	H	H	G	H	H
15.3m²	H	H	-	G	H	H
19.1m²	H	-	-	G	H	-
20.9m²	H	-	-	H	H	-
21.8m²	H	-	-	H	-	-
34.3m²	-	-	-	H	-	-

NOTES:

1. Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

Selection Chart for Lintel Fixing

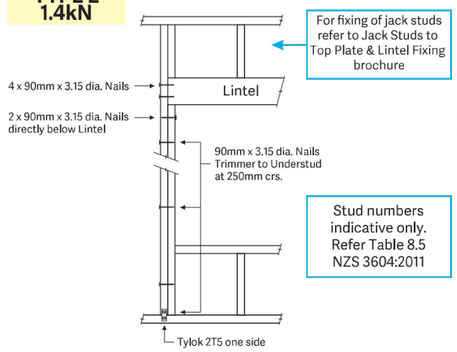
Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
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	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	H
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	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
5.1	2.0	F	F	G	H	H	E	F	G	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.5	F	G	H	-	-	E	F	G	H	-
	4.0	G	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-
5.4	2.0	F	F	G	H	H	E	F	G	G	H
	2.8	F	G	H	H	-	E	F	G	H	H
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	G	H	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-

MiTek® LUMBERLOK®

LINTEL FIXING OPTIONS

(Characteristic Uplift)

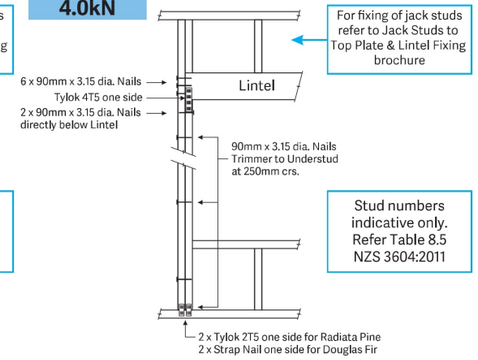
TYPE E 1.4kN



For fixing of jack studs refer to Jack Studs to Top Plate & Lintel Fixing brochure

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

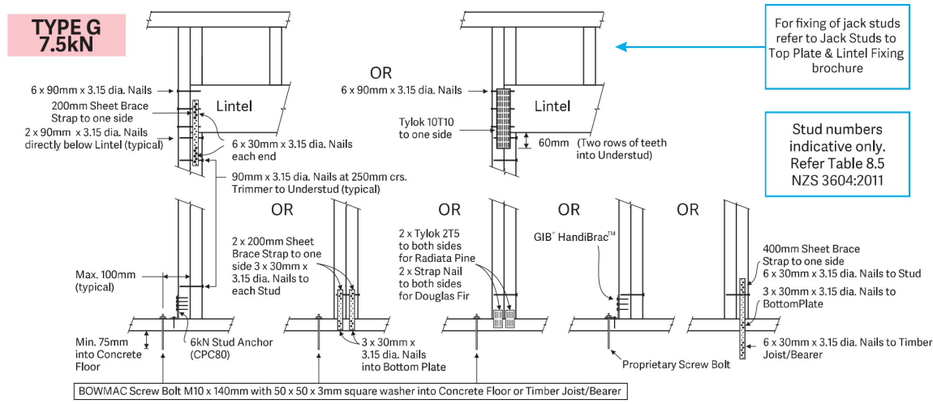
TYPE F 4.0kN



For fixing of jack studs refer to Jack Studs to Top Plate & Lintel Fixing brochure

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

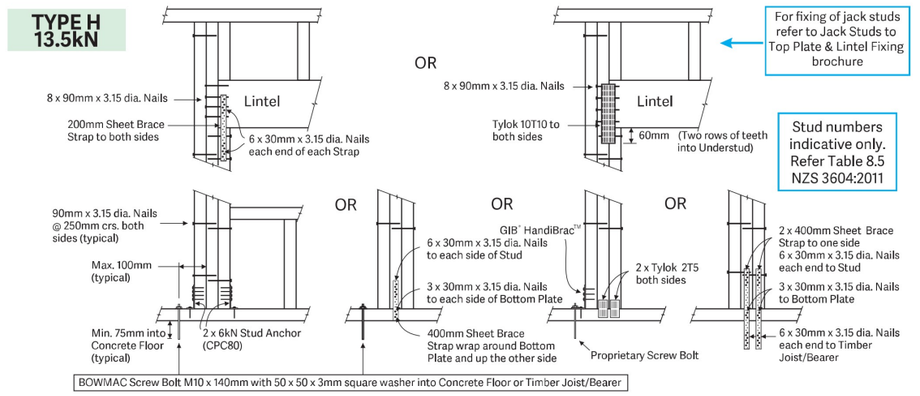
TYPE G 7.5kN



For fixing of jack studs refer to Jack Studs to Top Plate & Lintel Fixing brochure

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE H 13.5kN



For fixing of jack studs refer to Jack Studs to Top Plate & Lintel Fixing brochure

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

DRAWING TITLE:
Lumberlok Lintel Fixing Schedule

LEGAL DESCRIPTION:
LOT: 79 **DP:** 476322
27 LAKE MCKAY DRIVE
RD 3 CROMWELL
9382

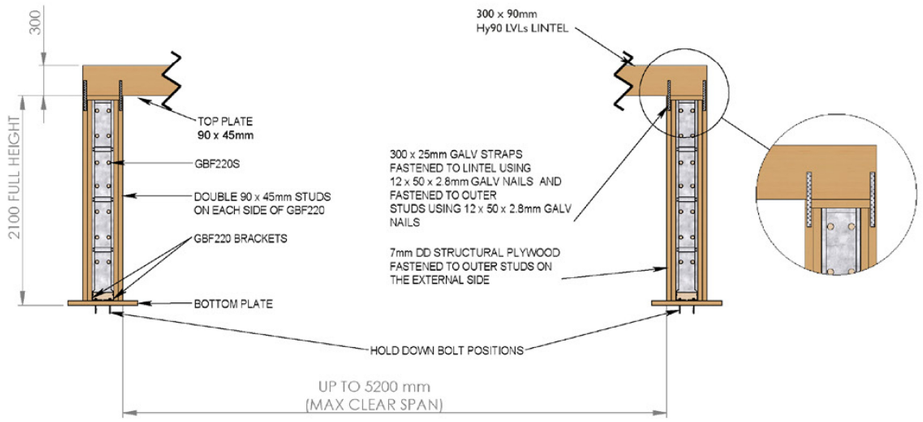
LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractorprior to the commencement of work

Revisions:

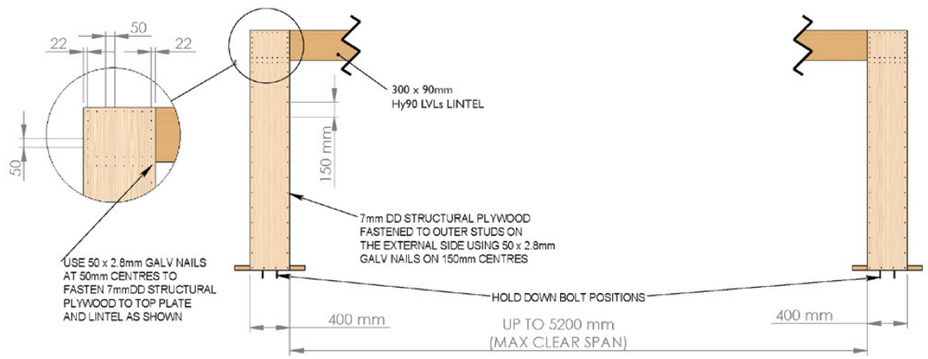
DESIGNER: Johann
Date of Issue: 10/02/2025
SCALE: A3 page size
VERSION:
SHEET: A6.03

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GAMMA PORTAL (6.0 X 2.4m) INTERNAL SIDE SHOWN
PERFORMANCE: WIND =124 BU's / EARTHQUAKE = 137 BU's



GAMMA PORTAL (6.0 X 2.4m) EXTERNAL SIDE SHOWN
PERFORMANCE: WIND =124 BU's / EARTHQUAKE = 137 BU's



GBPF/2.4 COMPONENTS LIST	
QTY	COMPONENTS
2	GBF220S
4	GBF HOLD-DOWN BRACKETS
4	GBF HOLD-DOWN WASHERS
50	12g X 40mm TEK SCREWS
TIMBER FRAMING MIN OF 90 X 45mm AND 300 X 90 (BY OTHERS)	

14.8 Construction Details - GBF Height Adjustment
The height of the Gamma Bracing frame can be adjusted to suit variations in the wall framing height or the alignment of the wall framing.

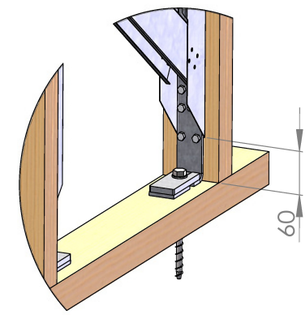
The height of the Gamma Bracing Frame can be increased by no greater than 50mm and decreased by no greater than 39mm to allow for any small deviation in wall framing height.

To adjust the height of the GBF it is permitted to remove the temporary rivet that hold each of the hold down brackets in place which allows the brackets to be adjusted up or down.

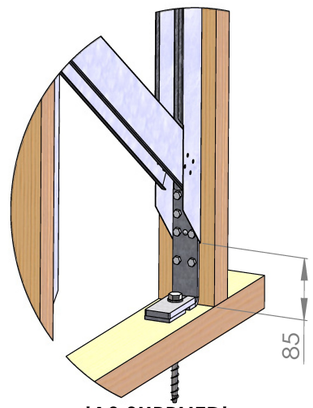
To increase the height of the GBF each of the hold down brackets will require adjusting downwards from the side channels of the GBF by a maximum of 50mm.

To decrease the height of the GBF each of the hold down brackets will require adjusting upwards into the side channels by a maximum of 39mm.

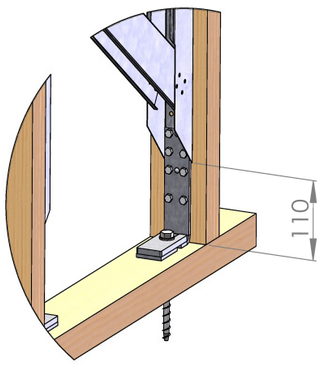
All 12g x 40mm Tek Screws MUST be installed to each of the hold down brackets and the GBF frame. (Qty of 8 Screws per Hold down bracket - supplied).



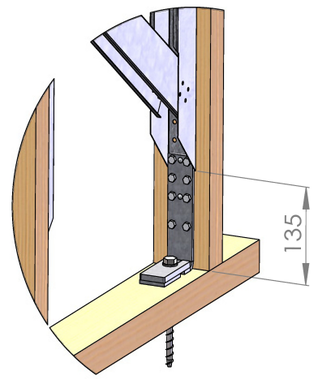
'25mm DOWN' POSITION



'AS SUPPLIED' POSITION



'25mm UP' POSITION



'50mm UP' POSITION

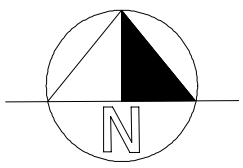
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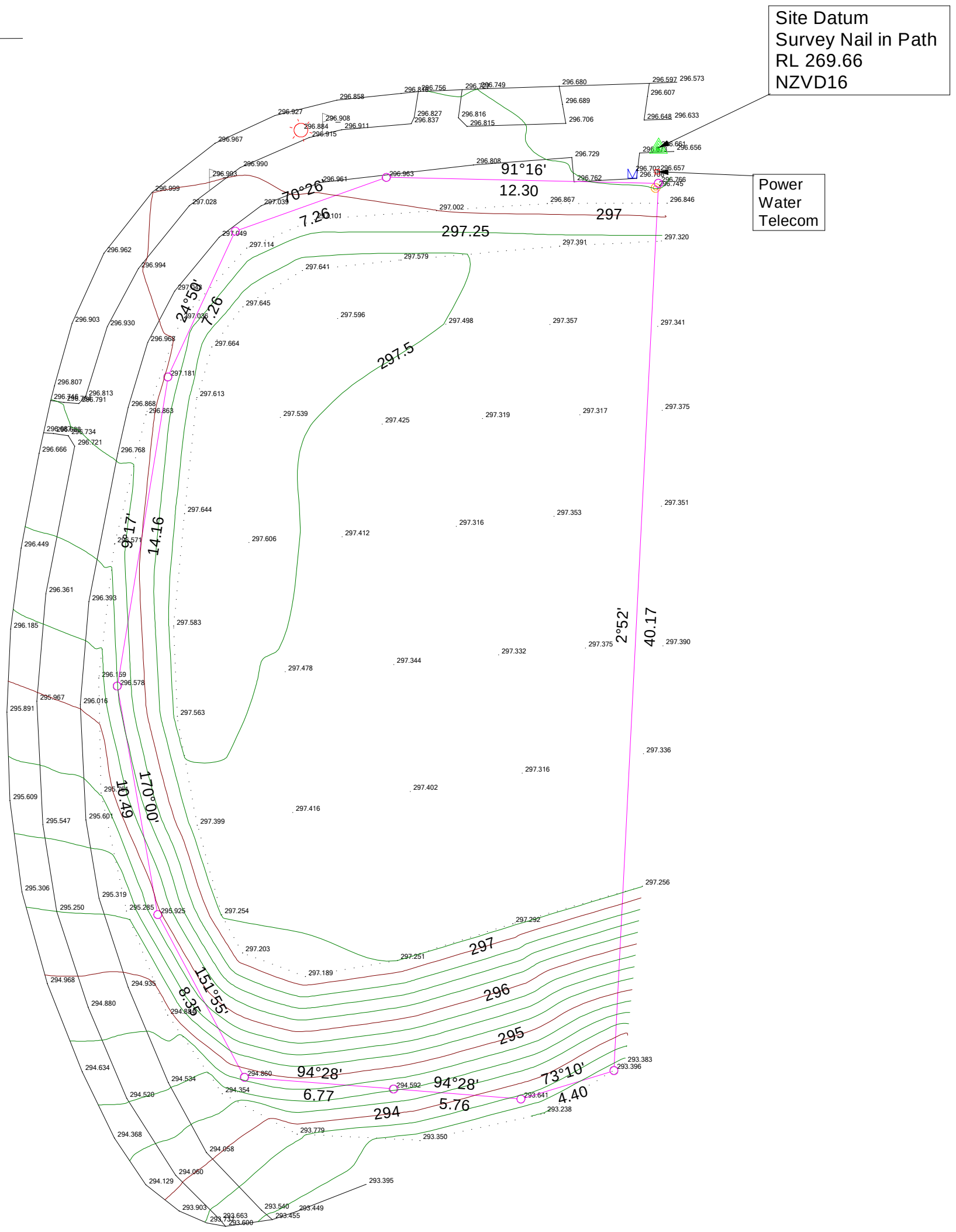
SHEET: A6.04

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Queenstown Lakes District Council

Lake McKay Drive

Atkins Road





Lot 79 DP 605913
27 Lake McKay Drive
Luggate

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STRUCTURAL DOCUMENTATION

27 LAKE MCKAY DRIVE

JOB#: 2640034

ISSUE: Revision 0

GENERATED: 05 Feb 2026 7:22:08 AM

Confirm Project Details and Document Versions here

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- Typical Pipe Penetration Details — S 1.2
- Typical Pipe Penetration Details — S 1.3
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PROJECT
27 Lake Mckay Drive
Lot 79 DP 476322
27 Lake Mckay Drive
RD 3
Cromwell

CLIENT
Mike Greer Homes New Zealand

DESIGNED BY
Yushiantny Salim

TITLE
Contents / 2640034-Contents

SCALE 1 : 0 **JOB NO.** 2640034

DRAWING NO. Contents **REV.** 0

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GENERAL:

GENERAL:

1. THE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS AND WITH SUCH OTHER INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
2. MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE AND THE CURRENT EDITION OF THE RELEVANT NEW ZEALAND STANDARDS.
3. ALL WORK SHALL COMPLY WITH THE HEALTH AND SAFETY AT WORK ACT 2015 AND HEALTH AND SAFETY AT WORK (GENERAL RISK AND WORKPLACE MANAGEMENT) REGULATIONS 2016.
4. THESE ENGINEERING DRAWINGS SHOW THE DESIGN INTENT AND ARE NOT SHOP DRAWINGS. IF REQUIRED, ALLOW TO COMPLETE SHOP DRAWINGS FOR FABRICATION. SHOP DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL SETTING OUT, NIBS, REBATES, SET-DOWNS & THE LIKE.
6. ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER BEFORE PROCEEDING WITH WORK.
7. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. THE DRAWINGS SHALL NOT BE SCALED.
8. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION & ENSURE NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL EXISTING STRUCTURES FORMING PART OF, OR AFFECTED BY, THE WORKS.
9. IF DURING CONSTRUCTION, ANY PART OF THE WORKS SHOW SIGNS OF DISTRESS, EXCESSIVE DEFLECTION, CONFLICT OF COMPONENTS OR OTHER PROBLEMS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER, WHO SHALL INVESTIGATE & ISSUE SUCH INSTRUCTIONS AS ARE CONSIDERED NECESSARY.
10. REFER TO THE SCHEDULE OF INSPECTIONS REQUIRED BY THE LOCAL TERRITORIAL AUTHORITY (COUNCIL) FOR THE REQUIRED INSPECTIONS (BY THE COUNCIL AND/OR ENGINEER). PROVIDE AT LEAST 4 WORKING DAYS NOTICE OF ANY INSPECTION REQUIREDBY THE ENGINEER. A CONSTRUCTION OBSERVATION CERTIFICATE, PS4, WILL NOT BE ISSUED FOR ANY WORK NOT INSPECTED DURING CONSTRUCTION.

SITE AND EARTHWORKS:

1. REFER TO THE GEOTECHNICAL REPORT BY Kirk Roberts - Refer Geotechnical Report (Project Ref: 2640034), dated 4 February 2026.
2. ALL VEGETATION, TURF AND ORGANIC TOP SOIL SHALL BE STRIPPED FROM THE BUILDING PLATFORM AREA AND EXTEND A MINIMUM OF 0.6M IN PLAN BEYOND THE EDGE OF THE FOUNDATIONS AND COMPLY WITH FIGURE 3.1 OF NZS3604:2011 WITH REGARD TO RELATIONSHIP OF SLOPING GROUND SURFACE. THE DEPTH OF TOPSOIL STRIPPING SHALL BE SUFFICIENT TO REMOVE ALL ORGANIC MATERIAL, TURF AND PLANT ROOTS GREATER THAN 20MM DIAMETER.
3. EARTH FILL SHALL MEET THE REQUIREMENTS OF NZS4431:2022 - Code of practice for earth fill for residential development.
4. FILL PLACEMENT:
   a. THE AREA ON WHICH FILL IS TO BE PLACED SHALL BE STRIPPED OF ALL VEGETATION, TOPSOIL AND MATERIAL DEEMED UNSUITABLE.
   b. THE EXPOSED SUBGRADE SHALL BE PROOF ROLLED, WHERE POSSIBLE, TO PROVIDE A LEVEL AND FIRM PLATFORM ON WHICH TO PLACE THE FILL.
   c. REFER TO GEOTECHNICAL ENGINEERS REPORT FOR THE SPECIFICATION OF GEOTEXTILE FABRICS, IF ANY, AS WELL AS SPECIFICATIONS FOR LAP LENGTHS, TERMINATION AT ENDS AND THE LIKE.
   d. SUITABLE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 200MM THICK (PRIOR TO COMPACTION).
   e. APPROPRIATE COMPACTION EQUIPMENT SHALL BE USED TO ACHIEVE THE SPECIFIED COMPACTION CRITERIA. (AN ULTIMATE GEOTECHNICAL BEARING CAPACITY OF 300 KPA IN ACCORDANCE WITH NZS3604:2011 UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER. IN THE CASE OF ANY DISCREPANCIES THE GEOTECHNICAL ENGINEERS SPECIFICATIONS SHALL TAKE PRECEDENCE.)
   f. FILL MATERIAL SHALL BE COMPACTED TO ACHIEVE 95% OF THE MATERIALS MAXIMUM DRY DENSITY IN ACCORDANCE WITH NZS 4431:2022.
   g. FILL OVER 600MM DEPTH SHALL BE TESTED AND APPROVED BY A SUITABLY QUALIFIED CHARTERED PROFESSIONAL ENGINEER (UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL REPORT). CONFIRM WITH ENGINEER FOR SOIL TESTING / CERTIFICATION REQUIREMENTS TO ORIGINAL GROUND AND COMPACTED FILL PRIOR TO COMMENCING EXCAVATION.

STEELWORK:

1. MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH GOOD TRADE PRACTICE AND THE RELEVANT STANDARDS & CODE OF PRACTICES.
2. STRUCTURAL STEELWORK SHALL BE THE FOLLOWING GRADES/STRENGTHS, UNLESS NOTED OTHERWISE.
   - FLATS, PLATES & ANGLES: 300MPa
   - OPEN HOLLOW SECTIONS (UB, PFC, UC, etc): 300MPa
   - HOLLOW SECTION (SHS, RHS, CHS): 350/450 MPa (DUAL GRADE)
3. BOLTS SHALL BE HIGH STRENGTH, SNUG TIGHT (8.8/S) UNLESS NOTED OTHERWISE. TIMBER COACH BOLTS & SCREWS SHALL BE GRADE 4.6. BOLTS, COACH BOLTS & SCREWS, NUTS & WASHERS SHALL BE HOT-DIPPED GALVANISED.
4. WELDS TO BE CONTINUOUS SINGLE BEVEL, BUTT OR 5mm CONTINUOUS FILLET WELDS (6mm FOR MANUAL WELDS) AS APPROPRIATE, UNLESS NOTED OTHERWISE.
5. HOLDING DOWN BOLTS & CAST-IN ITEMS SHALL BE SET ACCURATELY BY TEMPLATE FOR POSITION, PLUMB & LEVEL BEFORE CONCRETING.
6. BASEPLATES SHALL BEAR DIRECTLY ON CONCRETE OR MAXIMUM 20mm NOMINAL THICKNESS DRYPACK MORTAR OR 10mm HIGH STRENGTH GROUT (60MPa) UNLESS NOTED OTHERWISE.
7. WASHERS, TAPERED WHERE NECESSARY, ARE TO BE USED UNDER BOLT HEADS & NUTS.
8. HOLLOW SECTION MEMBERS SHALL BE CAPPED & ALL JOINTS SEALED.
9. FOR HOT DIP GALVANISED ITEMS, ALLOW FOR TOLERANCE, VENT HOLES ETC. VENT HOLES SHALL BE SEALED AFTER GALVANISING.
10. DURABILITY:

    STEELWORK (INTERNAL): BEFORE ERECTION, ALL STEELWORK IS TO BE PRIMED WITH TWO COATS OF ZINC CHROMATE PRIMER, TO A TOTAL MIN. DRY FILM THICKNESS OF 75 MICRONS. THE PRIMER USED SHALL BE APPROVED BY THE ENGINEER BEFORE APPLICATION. REFER TO THE ARCHITECT'S SPECIFICATION FOR ANY PAINT SYSTEMS SPECIFIED IN ADDITION TO THIS CLAUSE.

    STEELWORK (EXTERNAL): ALL EXTERNAL STEELWORK EXPOSED TO THE EXTERNAL ENVIRONMENT IS TO BE HOT-DIPPED GALVANIZED. REFER TO THE ARCHITECT'S SPECIFICATION FOR ANY PAINT SYSTEMS SPECIFIED IN ADDITION TO THIS CLAUSE.THIS CLAUSE IS A MINIMUM REQUIREMENT & NO STEELWORK IS TO BE ERECTED WITHOUT BEING HOT - DIPPED GALVANIZED, UNLESS APPROVED IN WRITING BY THE ENGINEER.STEELWORK PREPARATION & PAINT APPLICATION ARE TO BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE PAINT SYSTEM SELECTED.

    STEELWORK (ZONE D): ALL STEELWORK TO ZONE D TO BE A MIN. OF 600G/m² HOT-DIPPED GALVANIZED + DUPLEX COATING TO AS / NZS 2699.3.REFER TO THE ARCHITECT'S SPECIFICATION FOR ANY PAINT SYSTEMS SPECIFIED IN ADDITION TO THIS CLAUSE.
11. ALL STIFFENERS SHALL BE AT LEAST AS WIDE AS THE MEMBER, UNLESS OTHERWISE NOTED.
12. WELDING SHALL COMPLY WITH AS1554, IN CONJUNCTION WITH NZS3404 APPENDIX D.
    WELDS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
    - FILLET WELDS: GENERAL PURPOSE (GP), CONTINUOUS
    - BUTT WELDS: SPECIAL PURPOSE (SP), FULL PENETRATION

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PROJECT
27 Lake Mckay Drive
Lot 79 DP 476322
27 Lake Mckay Drive
RD 3
Cromwell

CLIENT
Mike Greer Homes New Zealand

DESIGNED BY
Yushiantny Salim

TITLE
General Specifications / 2640034-Specifications

SCALE 1 : 20 **JOB NO.** 2640034

DRAWING NO. S 0.1 **REV.** 0

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CONCRETE AND MASONRY:

1. MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH GOOD TRADE PRACTICE AND THE RELEVANT STANDARDS & CODE OF PRACTICES.
2. MASONRY SHALL BE SOLID FILLED WITH 17.5 MPa GROUT (25MPa GROUT TO ZONE 'D'), UNLESS NOTED OTHERWISE.
3. REFER TO DETAILS FOR CONCRETE STRENGTH.
4. REINFORCING COVER SHALL BE AS FOLLOWS:-
   - CONCRETE CAST AGAINST NATURAL GROUND 75mm
   - CONCRETE CAST AGAINST DPM OR BOXING IN GROUND 50mm
   - INTERNAL COVER FOR BARS & MESH 30mm
5. REINFORCING AND MESH SHALL BE SUPPORTED ON PLASTIC 'CHAIRS' OR 'SPACERS' TO MAINTAIN THE ABOVE COVER. METAL SUPPORTS OR TIE - WIRE SHALL NOT EXTEND INTO THE COVER.
6. SCABBLE THE SURFACE OF THE CONCRETE BETWEEN THE BLOCKWORK AND THE CONCRETE SLAB / FOUNDATION.
7. THE FIRST (BOTTOM) BLOCK SHALL BE LAID UPSIDE DOWN WITH CLEAN-OUT OPENINGS (AS PER NZS 4210) FOR ALL WALLS.
8. REFER OVERLEAF FOR LAP LENGTHS.
9. REFER OVERLEAF FOR MINIMUM BEND DIAMETERS TO REINFORCING STEEL.
10. DO NOT BEND REINFORCING STEEL ON SITE, UNLESS ABSOLUTELY NECESSARY, AND THEN ONLY WITH EQUIPMENT FIT FOR THE PURPOSE.
11. DO NOT RE-BEND REINFORCING STEEL ONSITE.
12. REINFORCING SHALL NOT BE WELDED.
13. PLUMBING & SERVICES SHALL BE CONVEYED UNDERGROUND TO THEIR PLAN LOCATION AND THEN BOUGHT UP THROUGH THE FOUNDATION SYSTEM. REINFORCEMENT SHALL NOT BE RELOCATED OR CUT TO ALLOW FOR SERVICES. REFER TO TYPICAL DETAILS FOR REINFORCING ARRANGEMENTS WHERE PLUMBING AND SERVICES CLASH WITH REINFORCING.
14. ONGOING MAINTENANCE: THE BUILDING OWNER SHALL ENSURE, WHERE APPLICABLE, THAT THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SYSTEM NOT BE ALLOWED TO EXPOSE THE UNDERSIDE OF THE SLAB.
15. LAP LENGTH AS FOLLOWS:-
   - H-BARS IS 60 x DIAMETER, i.e. H12 LAP LENGTH IS 720mm
   - D-BARS IS 40 x DIAMETER, i.e. D12 LAP LENGTH IS 480mm

TIMBER:

1. MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH GOOD TRADE PRACTICE AND THE RELEVANT STANDARDS & CODE OF PRACTICES.
2. ALL TIMBER SHALL BE GRADE SG8 (OR VSG8) UNLESS NOTED OTHERWISE.
3. TIMBER SHALL BE PROVIDED WITH A MINIMUM SEATING OF 45mm.
4. ALL PROPRIETARY FIXINGS (I.E. JOIST HANGERS, STRAPS) SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.
5. M12 BOLTS SHALL HAVE WASHERS NOT LESS THAN 50x50x4 (SQUARE) OR 55x4 (ROUND).
6. M16 AND M20 BOLTS SHALL HAVE WASHERS NOT LESS THAN 65x65x5 (SQUARE) OR 75x5 (ROUND).
7. ALL FIXINGS (NAILS, NAIL-PLATES, BOLTS AND BRACKETS) WITHIN 600mm OF THE GROUND SHALL BE TYPE 304 STAINLESS STEEL AS PER SECTION 4, NZS 3604:2011.OTHERWISE, ALL FIXINGS SHALL BE A MINIMUM OF HOT DIPPED GALVANISED(BY THE MANUFACTURER).
8. ANY STRINGER OR PLATE FIXED TO CONCRETE OR STEEL SHALL BE PROVIDED WITH M12 BOLTS AT 600mm CENTERS, UNLESS NOTED OTHERWISE.
9. TIMBER SHALL BE PROTECTED FROM CONCRETE OR STRUCTURAL STEELWORK WITH DPC, OVERHANGING THE EDGES BY AT LEAST 6mm.
10. ALL IN-GROUND OR CAST-IN TIMBER SHALL BE TREATED TO HAZARD CLASSIFICATION H5 TO NZS 3640. ALL OTHER TIMBER TO BE TREATED TO A HAZARD CLASSIFICATION TO SUIT IT'S USE AND LOCATION ACCORDING TO THE REQUIREMENTS OF NZS3640:2003 AND NZS3602:2003.
11. ALL CUTS AND NOTCHES IN H5 TREATED TIMBER SHALL BE TREATED WITH "ENSEAL" OR "METALLEX" TIMBER PRESERVATIVE.

ABBREVIATIONS:

BL	BEARING LAYER
c/c	CENTRE TO CENTRE
CRS	CENTRES
CVR	COVER
D	GRADE 300 DEFORMED REINFORCING BAR
DIA	DIAMETER
DPM	DAMP PROOF MEMBRANE
EA	EQUAL ANGLE
EQ	EQUAL
EW	EACH WAY
EGL	EXISTING | EXCAVATED GROUND LEVEL
FFL	FINISHED FLOOR LEVEL
FSBW	FULL STRENGTH BUTT WELD
FWAR	FILLET WELD ALL ROUND
GR	GRADE
H	GRADE 500 DEFORMED REINFORCING BAR
HORIZ	HORIZONTAL
L	LENGTH OF FOUNDATION IMPROVEMENT AND/OR LENGTH WHERE NO OTHER POINT LOADS / POSTS SHALL LAND WITHIN
NTS	NOT TO SCALE
PFC	PARALLEL FLANGE CHANNEL
PL	PLATE
R	GRADE 300 PLAIN REINFORCING BAR
RHS	RECTANGULAR HOLLOW SECTION
S1	REINFORCING STEEL TO TOP OF FOUNDATION
S2	REINFORCING STEEL TO BOTTOM OF FOUNDATION
st.st.	STAINLESS STEEL
SHS	SQUARE HOLLOW SECTION
SIM	SIMILAR
UA	UNEQUAL ANGLE
UB	UNIVERSAL BEAM
UC	UNIVERSAL COLUMN
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	ADDITIONAL WIDTH OF FOUNDATION IMPROVEMENT SUPPORTING A POINT LOAD / POST

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PROJECT
27 Lake Mckay Drive
Lot 79 DP 476322
27 Lake Mckay Drive
RD 3
Cromwell

CLIENT
Mike Greer Homes New Zealand

DESIGNED BY
Yushiantny Salim

TITLE
General Specifications / 2640034-Specifications

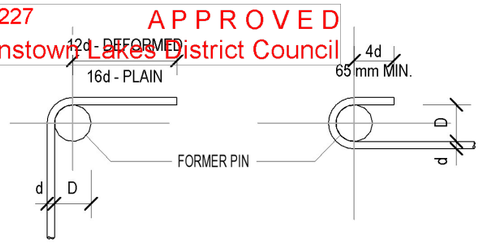
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DRAWING NO. S 0.2 **REV.** 0

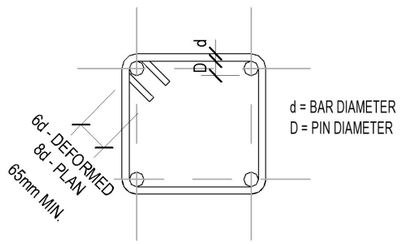
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STANDARD BEND STANDARD HOOK



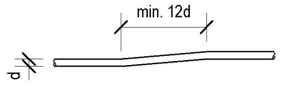
STANDARD STIRRUP OR TIE

MINIMUM FORM PIN DIAMETER Ø (mm)				
BAR DIAMETER	STIRRUPS & TIE (300 OR 500 GRADE)		ALL OTHER BARS (300 OR 500 GRADE)	
	PLAIN	DEFORMED	PLAIN	DEFORMED
6	12	24	30	30
8	16	32	40	40
10	20	40	50	50
12	24	48	60	60
16	32	64	80	80
20	40	80	100	100
25	75	150	150	150
32	96	192	192	192

NOTE:
WHERE DEFORMED BARS ARE GALVANIZED BEFORE OR AFTER BENDING, THE MINIMUM BEND DIAMETER SHALL BE:
I) 5D FOR BAR DIAMETERS OF 16mm OR LESS
II) 8D FOR BAR DIAMETERS OF 20mm OR GREATER

SPLICE LAP LENGTH FOR DEFORMED REINFORCING STEEL (mm)		
BAR DIAMETER	CONCRETE	BLOCKWORK
H12	600	850
H16	800	1200
H20	1000	1400
H25	1200	–

UNLESS SPECIFIED OTHERWISE, MINIMUM SPLICE LAP LENGTHS FOR REINFORCING BARS SHALL BE AS FOLLOWS:



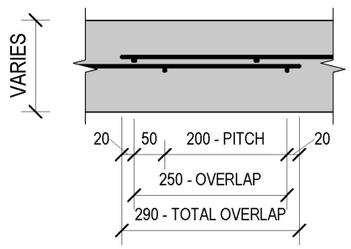
STANDARD BAR CRANK

UNLESS SPECIFIED OTHERWISE, SLOPE OF BAR CRANK SHALL NOT EXCEED 1 IN 8

STANDARD HOOKS, BENDS & SPLICES.

SCALE 1 : 10

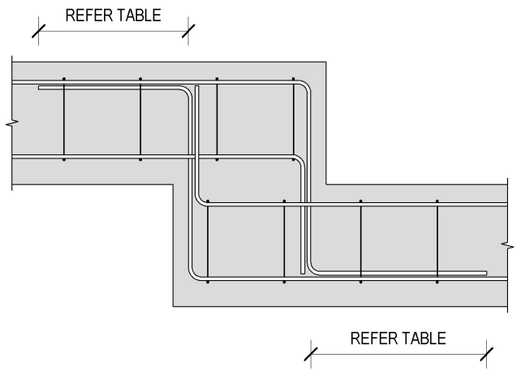
UNLESS SPECIFIED OTHERWISE, MESH OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH MESH SHEET IS NOT LESS THAN THE SPACING OF CROSS WIRES, PLUS 50mm, AND NOT LESS THAN 290mm TOTAL OVERLAP



SECTION VIEW OF FLOOR SLAB

STEEL MESH LAP DETAIL

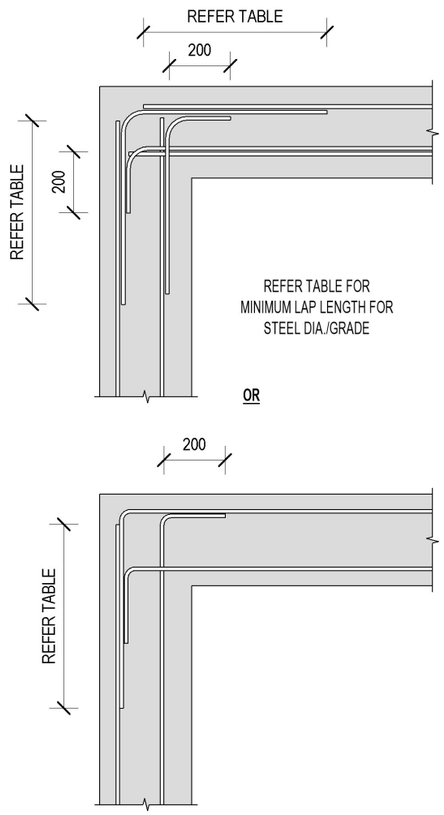
SCALE 1 : 10



SECTION AT FOUNDATION BEAM STEP

FOUNDATION STEP DETAIL.

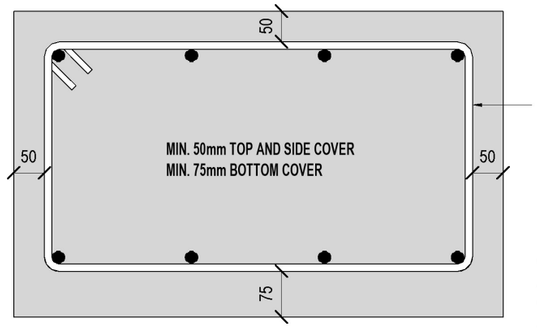
SCALE 1 : 20



FOUNDATION CORNER DETAIL.

SCALE 1 : 20

UNLESS SPECIFIED OTHERWISE, MINIMUM COVER REINFORCING BARS SHALL BE AS FOLLOWS:



BAR SUPPORTS:

REINFORCING BAR SUPPORTS ARE NOT SHOWN ON DRAWINGS. THE CONTRACTOR SHALL SUPPLY THESE AS REQUIRED TO ENSURE MINIMUM COVER AS SHOWN IS MAINTAINED AND SECURED AGAINST DISPLACEMENT.

FOUNDATION ON GRADE OR SOIL REBAR COVER REQUIREMENTS

STEEL REBAR COVER REQUIREMENTS

SCALE 1 : 10

ABBREVIATIONS USED:

FF	FAR FACE
NF	NEAR FACE
TT	TOP TOP (REBAR)
TB	TOP BOTTOM (REBAR)
BT	BOTTOM TOP (REBAR)
BB	BOTTOM BOTTOM (REBAR)
R#	ROUND BAR (300MPa); # DENOTES BAR DIAMETER
D#	DEFORMED BAR (300MPa); # DENOTES BAR DIAMETER
H#	DEFORMED BAR (500MPa); # DENOTES BAR DIAMETER
HR#	ROUND BAR (500MPa); # DENOTES BAR DIAMETER
RB#	REID BAR; # DENOTES BAR DIAMETER
EW	EACH-WAY
T&B	TOP AND BOTTOM
N.T.S	NOT TO SCALE
#FWAR	FILLET WELD ALL-ROUND; # DENOTES WELD DEPTH
FPBW	FULL PENETRATION BUTT WELD
GP	GENERAL PURPOSE WELD
SP	STRUCTURAL PURPOSE WELD
WP	WELD-PLATE
PC	PRE-CAST (PANEL)
#RBTIM	REID BAR THREADED INSERT METRIC; # DENOTES DIAMETER
#RBTI	REID BAR THREADED INSERT; # DENOTES BAR DIAMETER

GENERAL NOTES:

1. UNLESS OTHERWISE SPECIFIED:
   ALL FILLET WELDS (FWAR) TO BE GP CLASS WELDS
   ALL BUTT WELDS (FPBW) TO BE SP CLASS WELDS
2. ALL STEEL PLATE TO BE GRADE 250/300 UNLESS OTHERWISE SPECIFIED
3. ALL BOLTS TO BE GRADE 8.8 UNLESS OTHERWISE SPECIFIED
4. TYPICAL COMPRESSIVE STRENGTHS OF CONCRETE:
   SITE CONCRETE (BLINDING) = 17.5 MPa
   FOOTINGS AND SLABS = 25 MPa
   BLOCK GROUT FILL = 25 MPa

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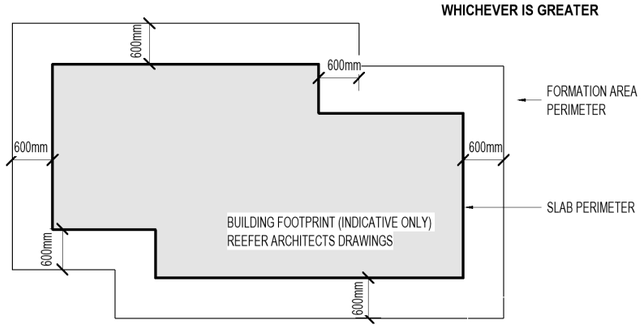
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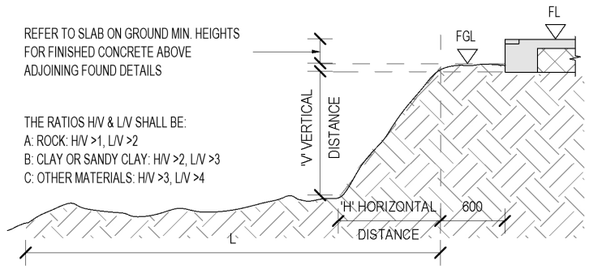
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600mm MIN, OR TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER



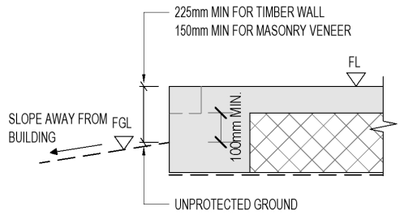
TYPICAL FORMATION PLAN

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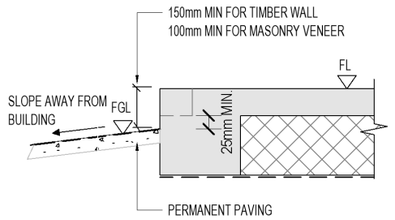


TYPICAL SLOPING GROUND SECTION

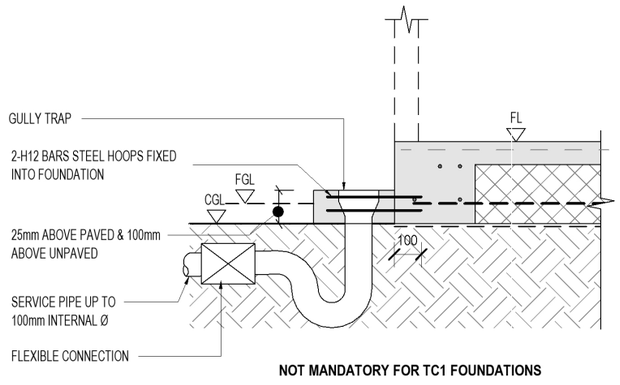
SLAB ON GROUND MINIMUM HEIGHTS OF FINISHED CONCRETE ABOVE ADJOINING GROUND:



TYPICAL NON PAVED AREAS

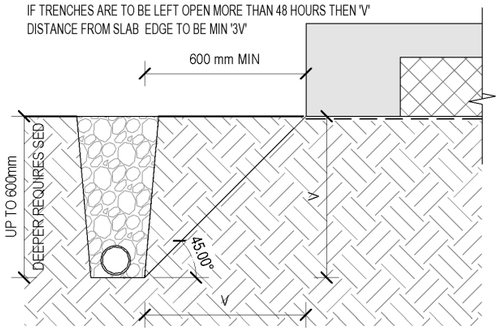


TYPICAL PAVED AREAS

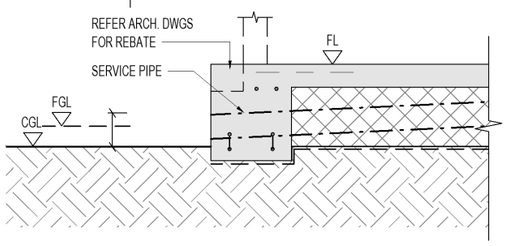


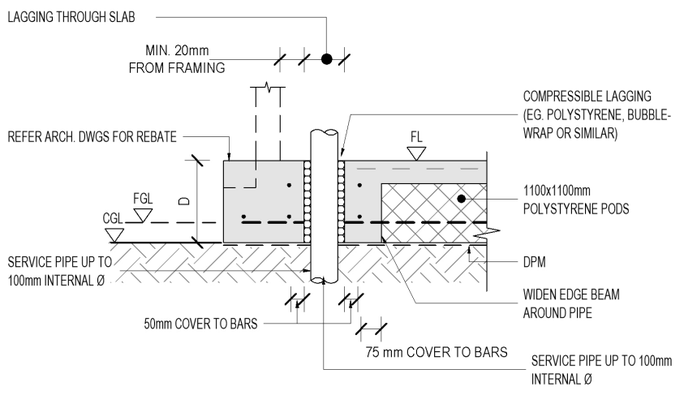
NOT MANDATORY FOR TC1 FOUNDATIONS

TYPICAL GULLY TRAP TO FOUNDATION CONNECTION

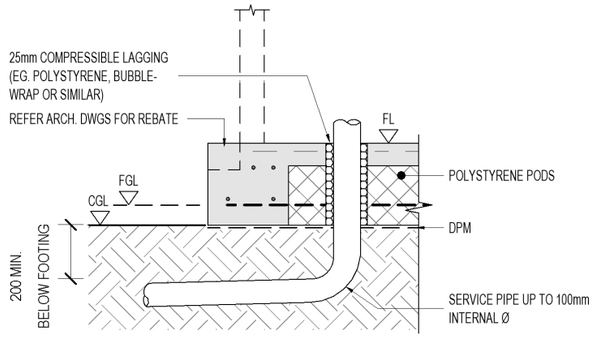


TRENCH SLAB EDGE DISTANCE

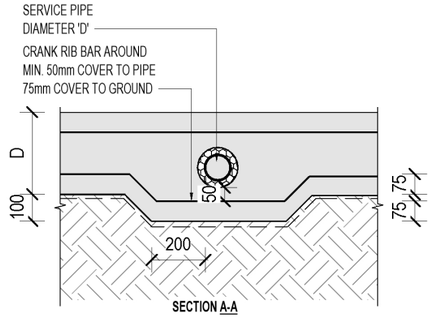




TYPICAL SECTION AT EDGE



TYPICAL SERVICE PIPE TO FLEXIBLE CONNECTION



TYPICAL PIPE PENETRATION AT FOUNDATION EDGE

2640034-F1: Slab Formation Details

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Cromwell

CLIENT
Mike Greer Homes New Zealand

DESIGNED BY
Yushiantny Salim

TITLE
Waffle Slab Foundation / 2640034-F1

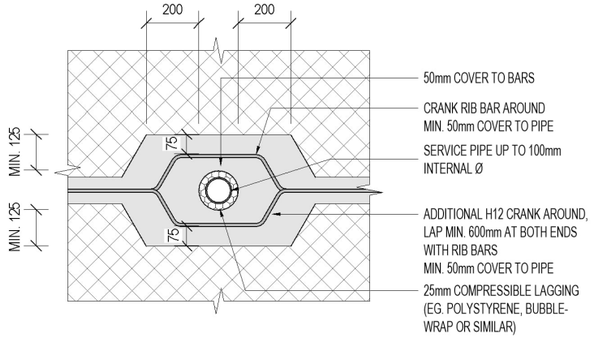
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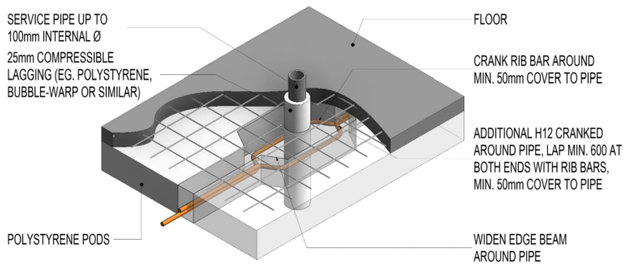
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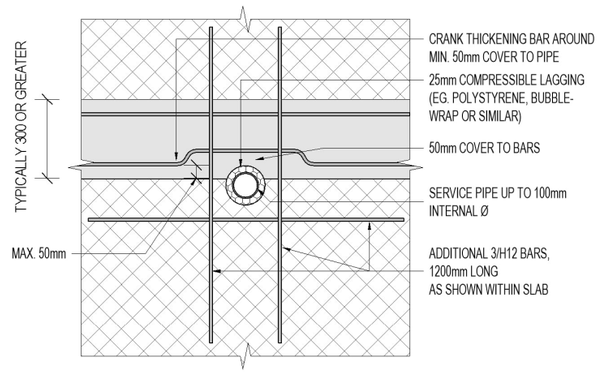
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TYPICAL PLAN VIEW WITHIN RIB

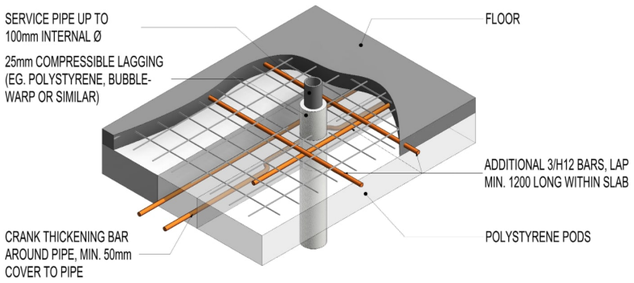
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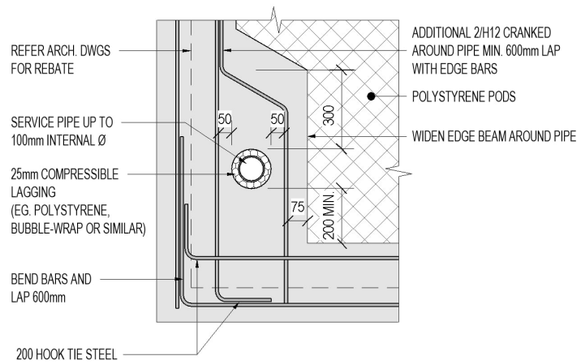


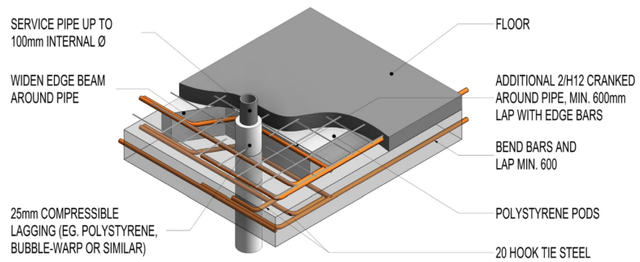


TYPICAL PLAN VIEW AT THICKENING EDGE

SCALE 1 : 20

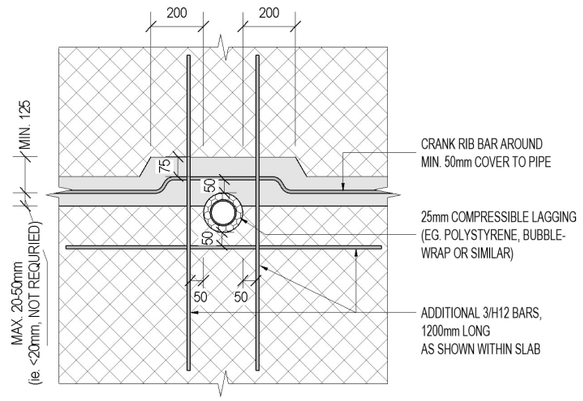






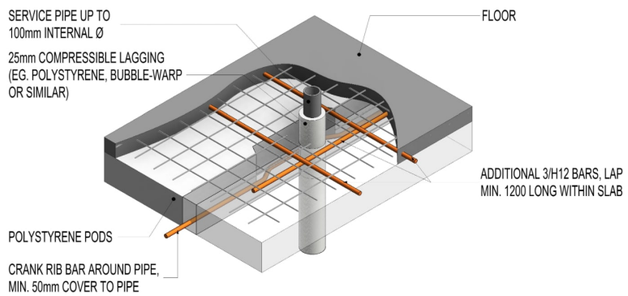
TYPICAL PLAN VIEW AT OPEN CORNER

SCALE 1 : 20



TYPICAL PLAN VIEW AT RIB EDGE

SCALE 1 : 20



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2640034-F1: Typical Pipe Penetration Details

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DESIGNED BY
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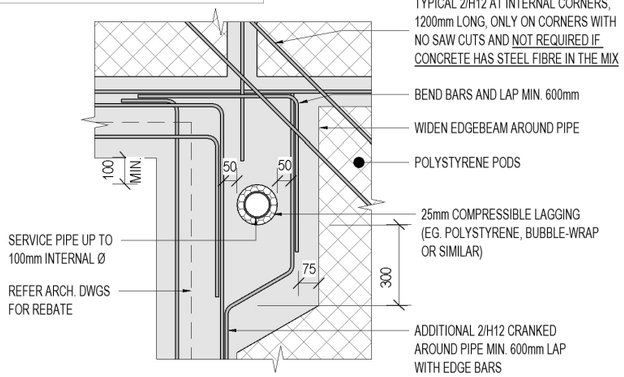
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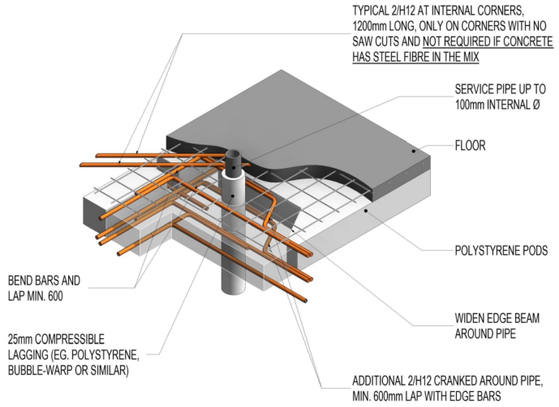
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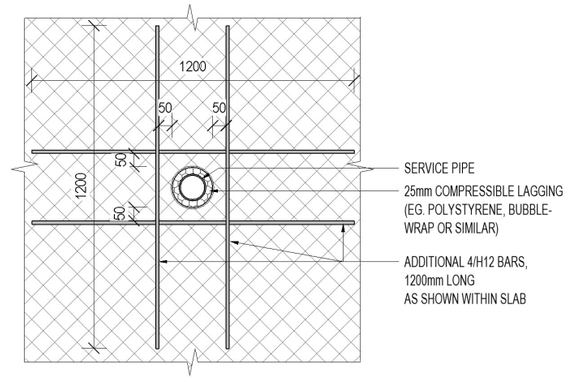
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TYPICAL PLAN VIEW AT CLOSED CORNER

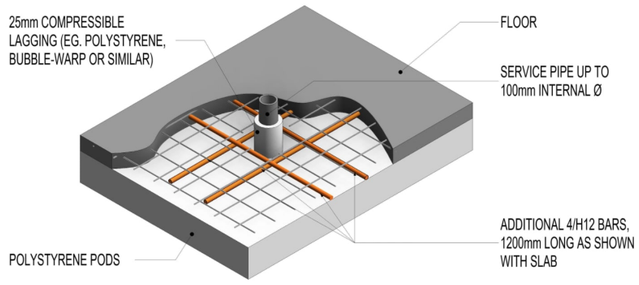
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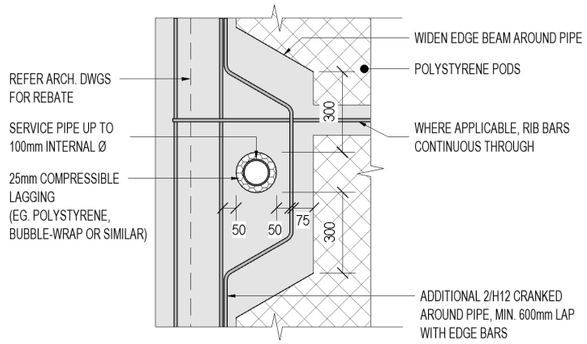


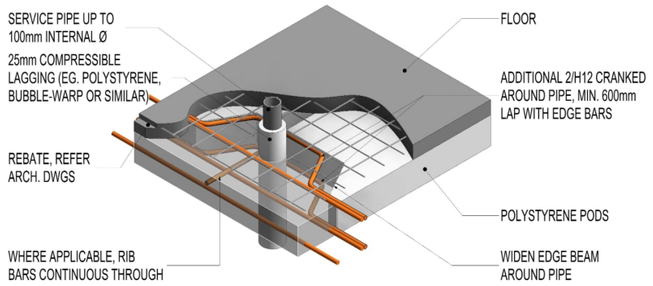


TYPICAL PLAN VIEW IN POD

SCALE 1 : 20

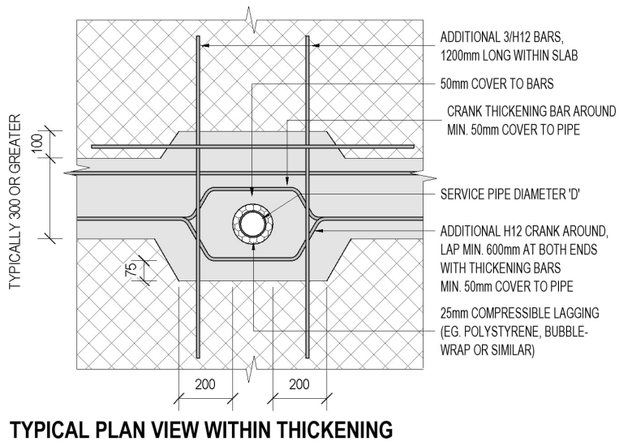






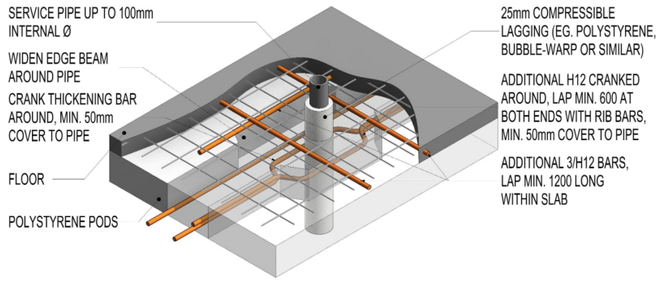
TYPICAL PLAN VIEW AT EDGE

SCALE 1 : 20



TYPICAL PLAN VIEW WITHIN THICKENING

SCALE 1 : 20



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2640034-F1: Typical Pipe Penetration Details

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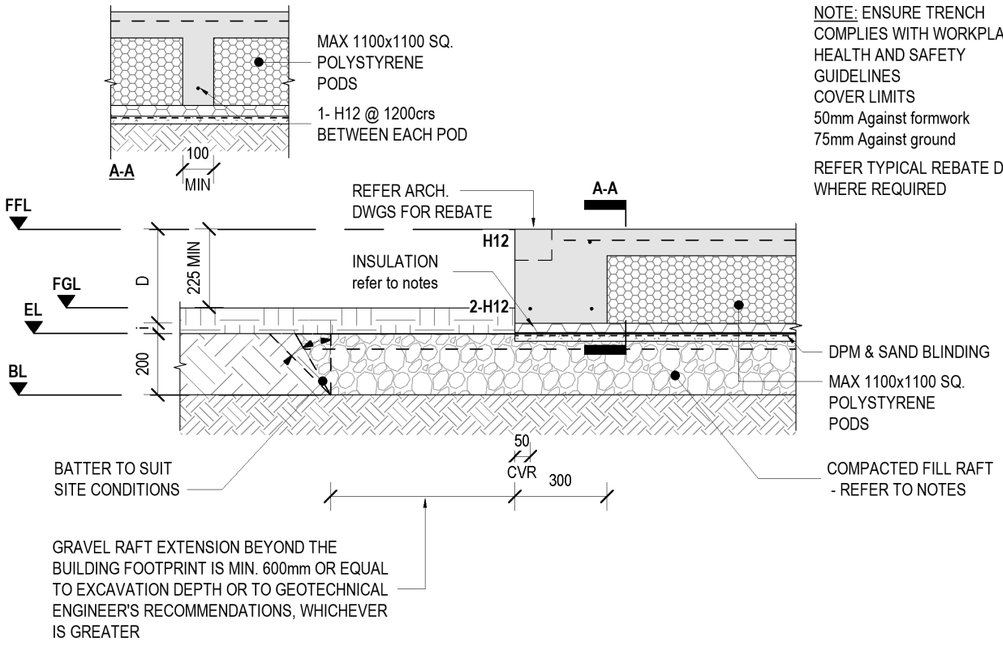
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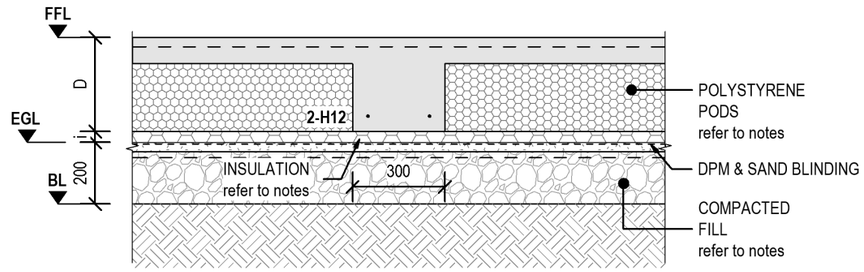
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2640034-F1-1: Rib Supporting External Single Storey

D: 305mm. Slab: 85mm with SE62 mesh. 20 MPa concrete.



2640034-F1-2: Rib Supporting Internal Single Storey

D: 305mm. Slab: 85mm with SE62 mesh. 20 MPa concrete.

FOR FILL / GROUND IMPROVEMENTS LESS THAN AND EQUAL TO 600mm DEEP;

"CLEAN, SUITABLY COMPACTED FILL, PLACED IN LAYERS NOT EXCEEDING 150mm THICK AND COMPACTED TO ACHIEVE AN ULTIMATE GEOTECHNICAL BEARING CAPACITY OF AT LEAST 300 kPA IN ACCORDANCE WITH NZS3604:2011. REFER TO SPECIFICATIONS FOR ADDITIONAL NOTES REGARDING SUITABLE FILL MATERIAL AND MINIMUM FILL DEPTHS.

GEOTECHNICAL ENGINEER'S REPORT AND SPECIFICATIONS FOR GROUND IMPROVEMENT WORKS SHALL TAKE PRECEDENCE . CONFIRM WITH TERRITORIAL AUTHORITY AND/OR GEOTECHNICAL ENGINEER FOR SOILTESTING / CERTIFICATION REQUIREMENTS TO ORIGINAL GROUND AND/OR COMPACTED FILL PRIOR TO COMMENCING EXCAVATION"

FOR FILL / GROUND IMPROVEMENT GREATER THAN 600mm DEEP;

"CLEAN, SUITABLY COMPACTED FILL, PLACED UNDER ENGINEERING SUPERVISION IN LAYERS NOT EXCEEDING 150mm THICK AND COMPACTED TO ACHIEVE AN ULTIMATE GEOTECHNICAL BEARING CAPACITY OF AT LEAST 300 kPA IN ACCORDANCE WITH NZS3604:2011. REFER TO SPECIFICATIONS FOR ADDITIONAL NOTES REGARDING SUITABLE FILL MATERIAL AND MINIMUM FILL DEPTHS. GEOTECHNICAL ENGINEER'S REPORT AND SPECIFICATIONS FOR GROUND IMPROVEMENT WORKS SHALL TAKE PRECEDENCE. CONFIRM WITH ENGINEER FOR ANY SOILTESTING / CERTIFICATION REQUIREMENTS TO ORIGINAL GROUND AND COMPACTED FILL PRIOR TO COMMENCING EXCAVATION

AS FILL DEPTH EXCEEDS 600mm, ORIGINAL GROUND AND FILL SHALL BE TESTED AND CERTIFIED BY A CHARTERED PROFESSIONAL ENGINEER.

2640034-F1-3: Fill Note

INSULATION NOTES FOR (i).

UNDERSLAB INSULATION (i) REFER TO ARCHITECTS INFORMATION FOR SPECIFICATIONS

MAX THICKNESS 50mm.

MINIMUM COMPRESSIVE STRENGTH OF INSULATION TO BE 200kPa

(i) - SHOWN ON FOUNDATION DETAILS

2640034-F1-4: Insulation Note

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PROJECT
27 Lake Mckay Drive
Lot 79 DP 476322
27 Lake Mckay Drive
RD 3
Cromwell

CLIENT
Mike Greer Homes New Zealand

DESIGNED BY
Yushiantny Salim

TITLE
Waffle Slab Foundation / 2640034-F1

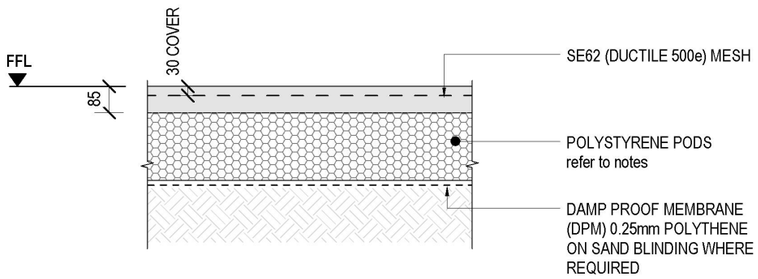
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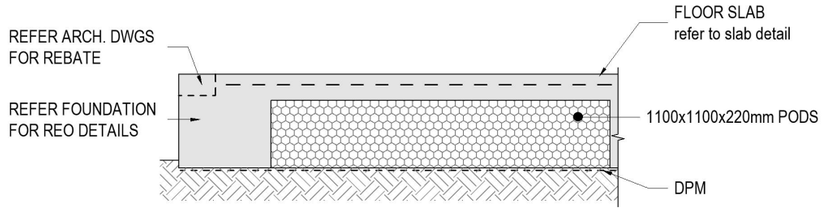
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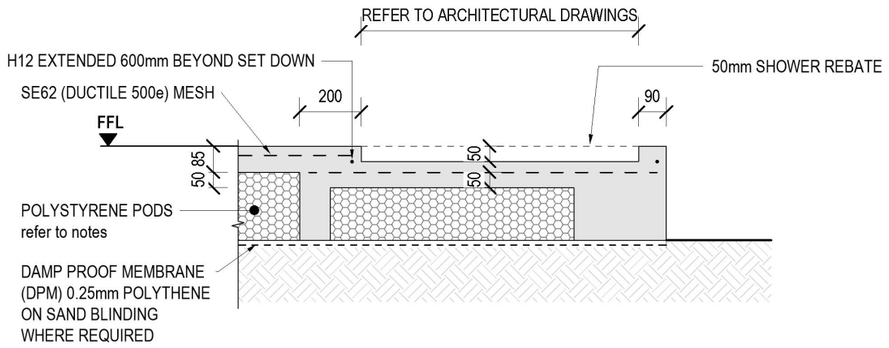
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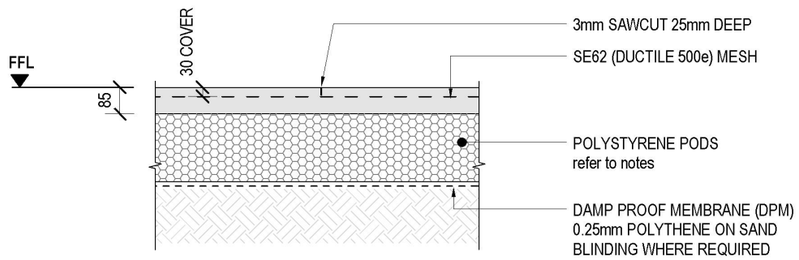
2640034-F1-5: Detail showing Slab Thickness and Mesh



2640034-F1-6: Detail showing Pod Size



2640034-F1-7: Typical rebated shower on Perimeter Edge without Rebate



2640034-F1-8: Typical Sawcut Joint

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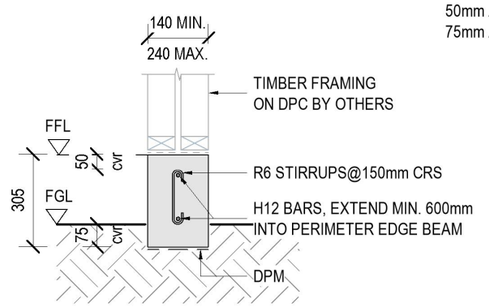
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COVER LIMITS
50mm Against formwork and/or DPM
75mm Against ground

MAX 1000mm NIB LENGTH FROM SLAB EDGE

2640034-F1-9: Nib / Wing Wall Detail

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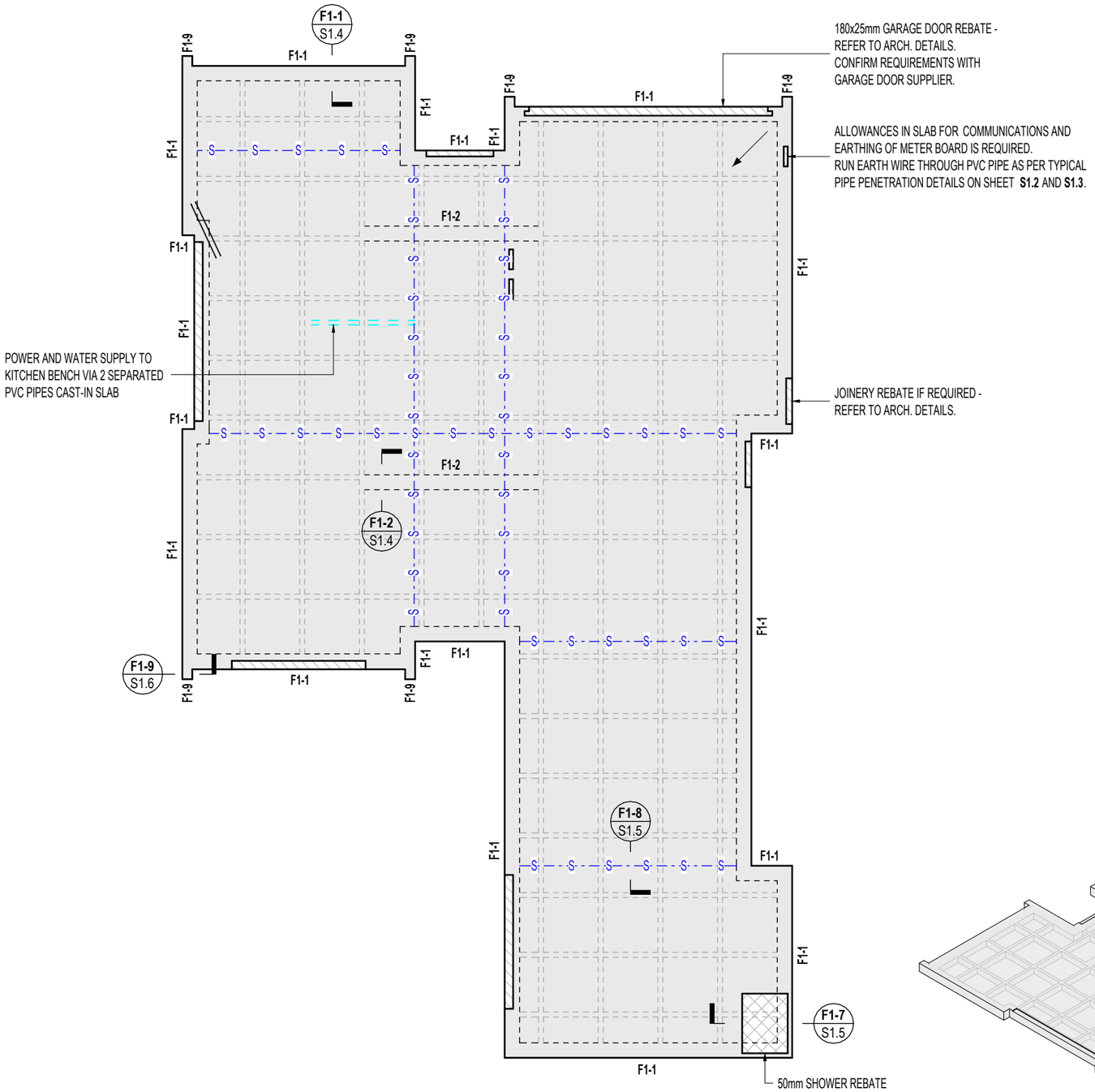
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FOUNDATION PLAN

SCALE 1 : 100

SLAB SPECIFICATION	
SLAB DEPTH	85mm
CONCRETE	20MPa
MESH	SE62 30mm TOP COVER (REFER TO DETAILS)
RIB	100mm WIDE, 1-H12 @1200 CRS BETWEEN EACH POD (REFER TYPICAL DETAILS FOR REINFORCING)
INSULATION + POD	50mm UNDERSLAB INSULATION AND 1100x1100x220 DEEP POLYSTYRENE PODS
CURING	CURE ALL CONCRETE OF NORMAL CEMENT TYPE AND MIXING PROPORTIONS FOR A MINIMUM OF 7 DAYS BY CONTINUOUS SPRINKLING AND WETTING WITH WATER
OVERALL DEPTH	305mm

FOOTING SCHEDULE		
ID	DESCRIPTION	COMMENTS
F1-1	300W x 305D EXTERIOR FOOTING	1-H12 TOP, 2-H12 BOTTOM
F1-2	300W x 305D INTERNAL FOOTING	2-H12 BOTTOM
F1-9	REFER NIB FOOTING DETAIL	1-H12 TOP & BOTTOM, R6 STIRRUPS @ 150 CRS

LEGEND

: INDICATES POD START SET-OUT POINT

: INDICATES SAWCUT

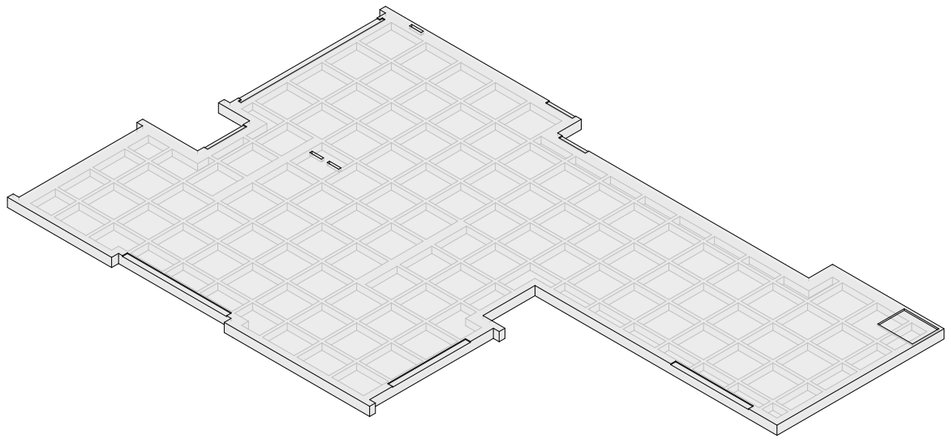
: INDICATES **2-H12** CORNER BARS (1200mm LONG)

: INDICATES 25mm **GARAGE DOOR / JOINERY REBATE** - REFER TO ARCHITECTURAL DETAILS

: INDICATES 50mm **SHOWER REBATE** - REFER TO ARCHITECTURAL DETAILS

NOTES

1. GROUND PREPARATION TO BE UNDERTAKEN IN ACCORDANCE WITH THE SITE SPECIFIC GEOTECHNICAL REPORT RECOMMENDATIONS.
2. GRAVEL RAFT IS NOT TO BE DISTURBED DURING FOUNDATION CONSTRUCTION.



3D VIEW - FOUNDATION

SPECIFI
A BETTER WAY OF DESIGNING

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CLIENT
Mike Greer Homes NZ Ltd

DESIGNED BY
YLL

TITLE
FOUNDATION PLAN

SCALE 1 : 100@A3 JOB NO. 2640034

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