BC260307
APPROVED
Queenstown Lakes District Council





ARTISTIC IMPRESSION SUBJECT TO FINAL DESIGN AND COLOUR SELECTION

LATITUDE HOMES

CATH & REES MORLEY

21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL

PLAN INDEX

A301	ELEVATIONS
A401	CROSS SECTION
A402	CROSS SECTION
A502	DETAILS
A503	DETAILS

NEW HOME CONSULTANT:
WILLI DE JONG

FRANCHISE:
LATITUDE HOMES CENTRAL OTAGO / LAKES

JOB NUMBER:
CTL283

REVISIONS

CN-A **17 AUG 2025**
- Concept plan

CN-B **23 AUG 2025**
- Concept plan changes

CN-C **03 SEPT 2025**
- Concept plan changes

CN-D **08 SEPT 2025**
- Concept plan changes

CN-E **25 SEPT 2025**
- Concept plan changes

CN-F **07 OCT 2025**
- Joinery revisions

CN-G **11 NOV 2025**
- Topo plan and site position

CN-H **25 NOV 2025**
- Client changes incl., flooring, laundry, bathroom & external joinery

CN-I **04 DEC 2025**
- Site position, driveway

CN-J **05 FEB 2026**
- Site Position

CN-K **18 FEB 2026**
- unit sink location

WD-A **10 MARCH 2026**
- Working drawing plan set

WD-B **14 APRIL 2026**
- RFI

GA Garner Architecture

Plans prepared by Garner Architecture Ltd
P: 027 358 3498
E: office@garnerarchitecture.nz

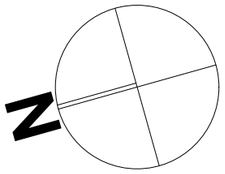
BC260307 APPROVED
Queenstown Lakes District Council

Council Zone (Settlement Zone):

Max Building Coverage	40%
Max Building Height:	5m
Continuous Building Length	16m
Recession Plane:	
Northern	2.5m @ 55°
Western & Eastern	2.5m @ 45°
Southern	2.5m @35°
Setback (Road)	4.5m
Setback (All others)	2.0m

Exceptions:

Any building may be within up to 1m for an area no greater than 6m², no windows or openings permitted. Eaves may be up to 600mm into setback along east,west and south, 1m for north boundaries



Legend:

- Site boundary line
- Easement line
- Boundary setback line
- Contour line
- Sediment control fence
- Selected driveway with 1:100 min fall to sumps

General Notes:

1 All setout dimensions are to the face of the foundations

2 Location and orientation of proposed building to be confirmed on site with owner before commencing construction

3 Patio and paving to front door to comply with NZBC D1 2.1 slip resistance table 2.

4 Location of services to be located by building contractor before commencing construction

Sediment Control Notes:

1 All erosion and sediment control measures to be installed prior to any major earth works on site

2 All earthworks shall be kept to a minimum as required to complete building and landscaping work and shall only commence immediately prior to building

3 All excavated material not required for sill shall be removed from the site

4 All erosion and sediment control structures shall be inspected each day and maintained

5 Downpipes shall be temporarly connected to the srormwater drainage system as soon as the roof is installed and ahall be left in place until the permanent downpipes are fitted

Hazard Management Temporary Fencing:

If a work site is not completely enclosed and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity where a potential hazard as a work site makes a safety barrier necessary, a barrier complying with table 1, NZBC F5/ AS1 is an acceptable solution

Surrounding Ground Fall:

Fall finished ground away from building at 1:25 min. For at least 1.0m. Finished ground levels to the site are to allow for un-obstructed overland flow paths to street channel or other council designated stormwater paths

Legal Description

Lot: 76 DP: 605913
Site area: 965m²

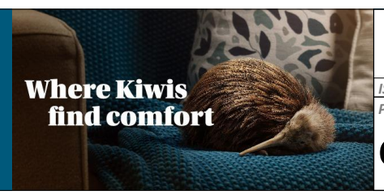
Site Details:

Wind zone:	HIGH
Earthquake zone:	3
Exposure zone:	B
Snow loading:	N5 (320)

Site Coverage:

Building footprint:	175.76 m²
Additional areas:	5.56 m²
Total area:	181.12 m²
Site coverage:	18.76 % (40max)

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

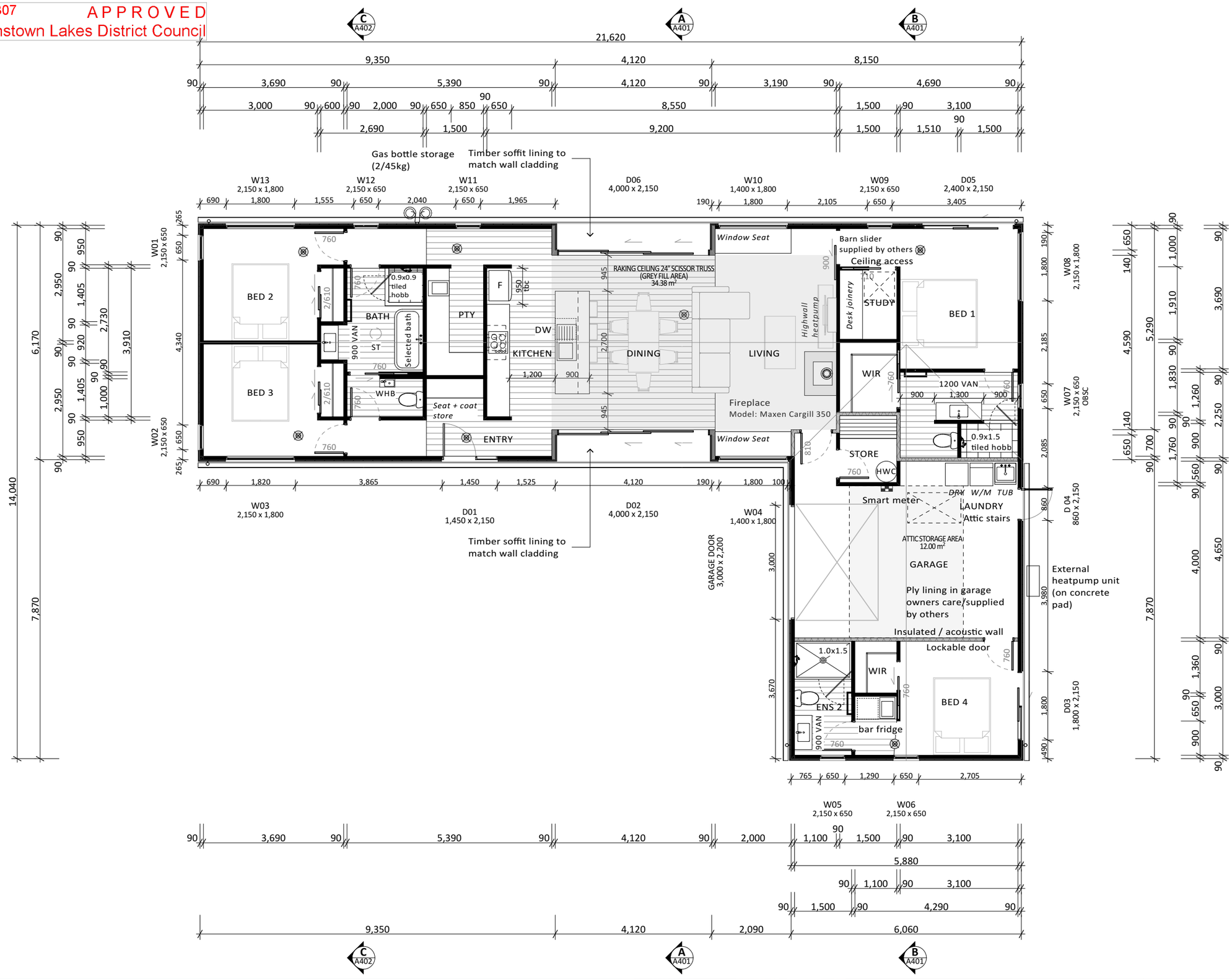
ISSUE DATE: 10 - 03 - 26
DRAWN: CG
PROJECT #: CTL283
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

SITE PLAN

SCALE 1:100, 1:150 @ A3
STATUS: **WD-A** WORKING DRAWINGS
SHEET: **A101**
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL

BC260307 APPROVED
Queenstown Lakes District Council



General Notes:

1. Building contractor to check all dimensions before commencing construction
2. Offset joinery is dimensioned otherwise considered centred in wall space
3. **All** joinery double glazed
   All glazing shall comply with NZS 4223 part.3:2016 'human impact safety requirements' note that irrespective of glazing dimensions safety glazing must be installed to any door or window in a room containing a bath or a shower or a spa and to all shower doors and screens.
4. **All** downlights to be IC-F rated
   To comply with NZBC G8/AS1. Minimum illuminance of 20 lux per m³ of floor area required. External lighting to be provided access routes.
5. Kitchen bench surface to comply with NZBC G3 clause 1.1.3
6. Walls in internal wet areas to be GIB Aqualine with washable 3 coat system using a satin enamel top coat unless specified otherwise
7. Door locking mechanism shall comply with C/AS1 3.2.4.2 key operation shall not be in the direction of the fire escape route

External Wall Framing:

90x45 studs up to 2.4m - at 600mm crs
90x45 studs up to 2.7m - at 400mm crs

Interior Wall Framing:

90x45 studs up to 2.4m - at 600mm crs
90x90 studs up to 4.2m - at 300mm crs

Flooring Legend / Notes:

Indicates vinyl plank flooring:
Installed to manufactures specification

Indicates ceramic tile flooring:
- where exposed to water splash must have a min. 6% water absorption, waterproof grouted joints and bed with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate and environment of use - where in a wet area, tiles must be as above and laid over an impervious lining or membrane to floors and walls. Floors shall fall at 1:50 to waste

Patio and paving to front door to comply with NZBC D1 2.1 slip resistance table 2. Maximum step height to common / main private stairways to be 190mm.

Legend:

Innterconnected smoke detector installed in accordance with NZS4514:2021

Heated towel rail

Total Area Over Frame:

Living area:	144.89 m²
Garage area:	30.87 m²
Total area (over frame):	**175.76 m²**
Roof plan area:	184.67 m²
Covered area(s):	5.56 m²

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

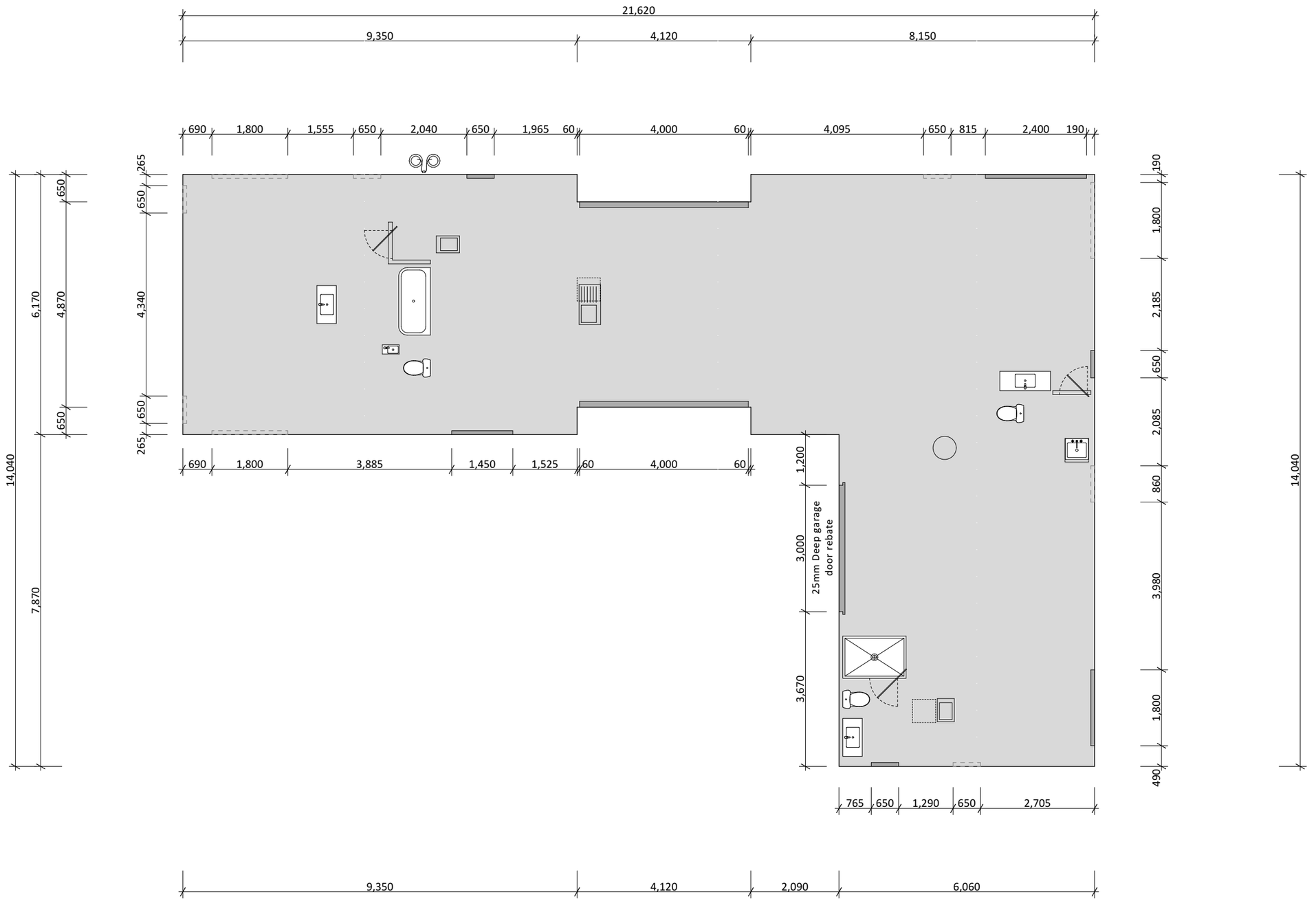
ISSUE DATE: 10 - 03 - 26
DRAWN: CG
PROJECT #: CTL283
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

FLOOR PLAN

SCALE 1:100, 1:1 @ A3
STATUS: **WD-A** WORKING DRAWINGS
SHEET: **A201**
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL

BC260307
APPROVED
Queenstown Lakes District Council



General Notes:

1 Diagonal dimensions are for setout and checking purposes only

Foundation Type:

Maxslab Base foundation system allowing for slope stabilty in accordance with the geotech and engineers documentation

HWC
20mm copper pipe to discharge outside the foundation envelope in a visable location
Safe tray installed to HWC with overflow pipe to discharge outside the foundation envelope

Legend:

- Joinery / garage door rebate
- Wanz bar location at slab
- Conduit to island kitchen bench

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 10 - 03 - 26
DRAWN: CG
PROJECT #:
CTL283
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

FOUNDATION PLAN

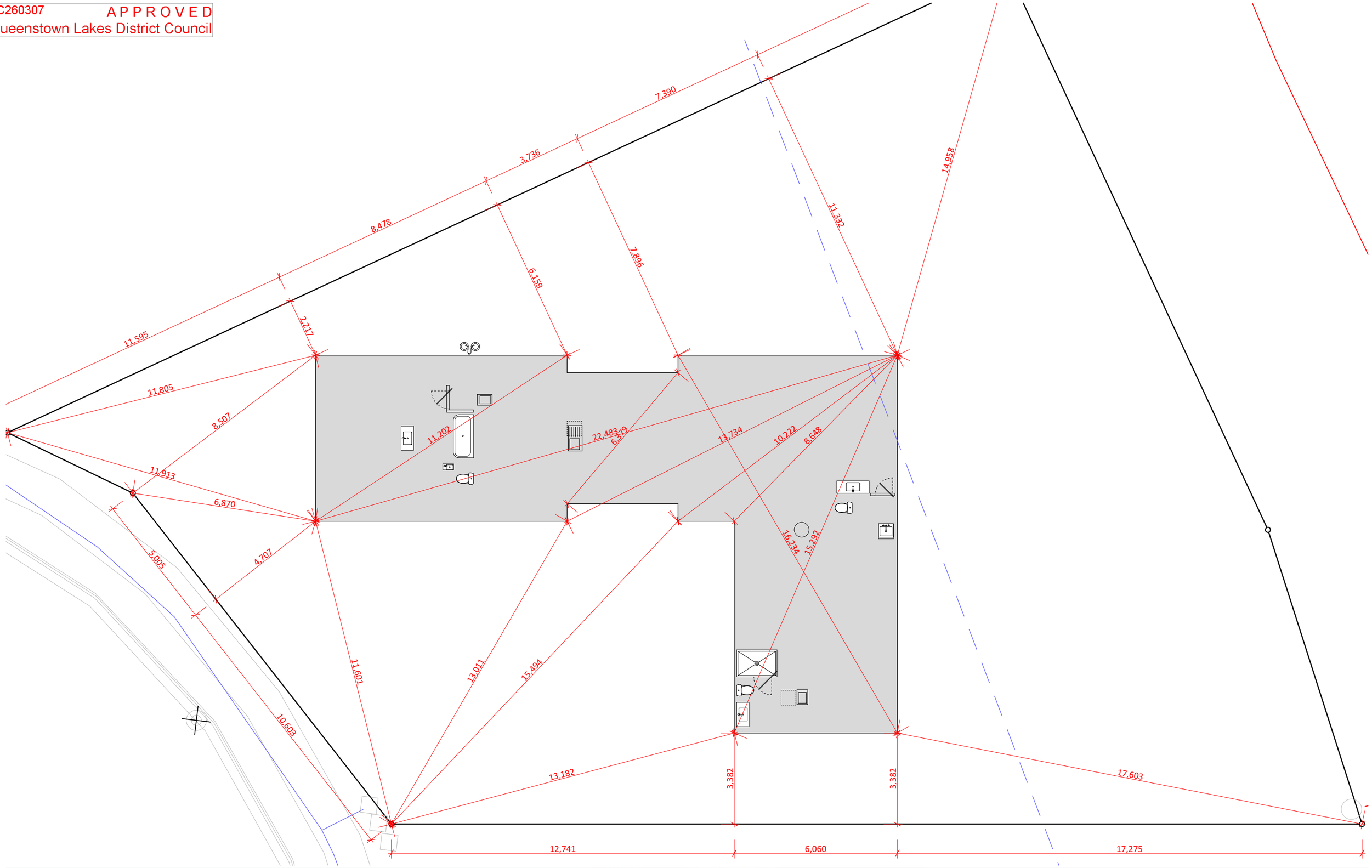
SCALE 1:100 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT:
CATH & REES MORLEY
ADDRESS:
21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL

SHEET:
A202

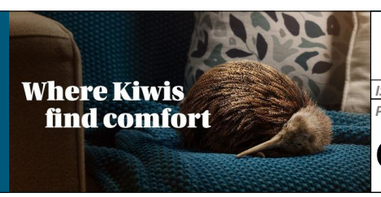
BC260307

APPROVED

Queenstown Lakes District Council



LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

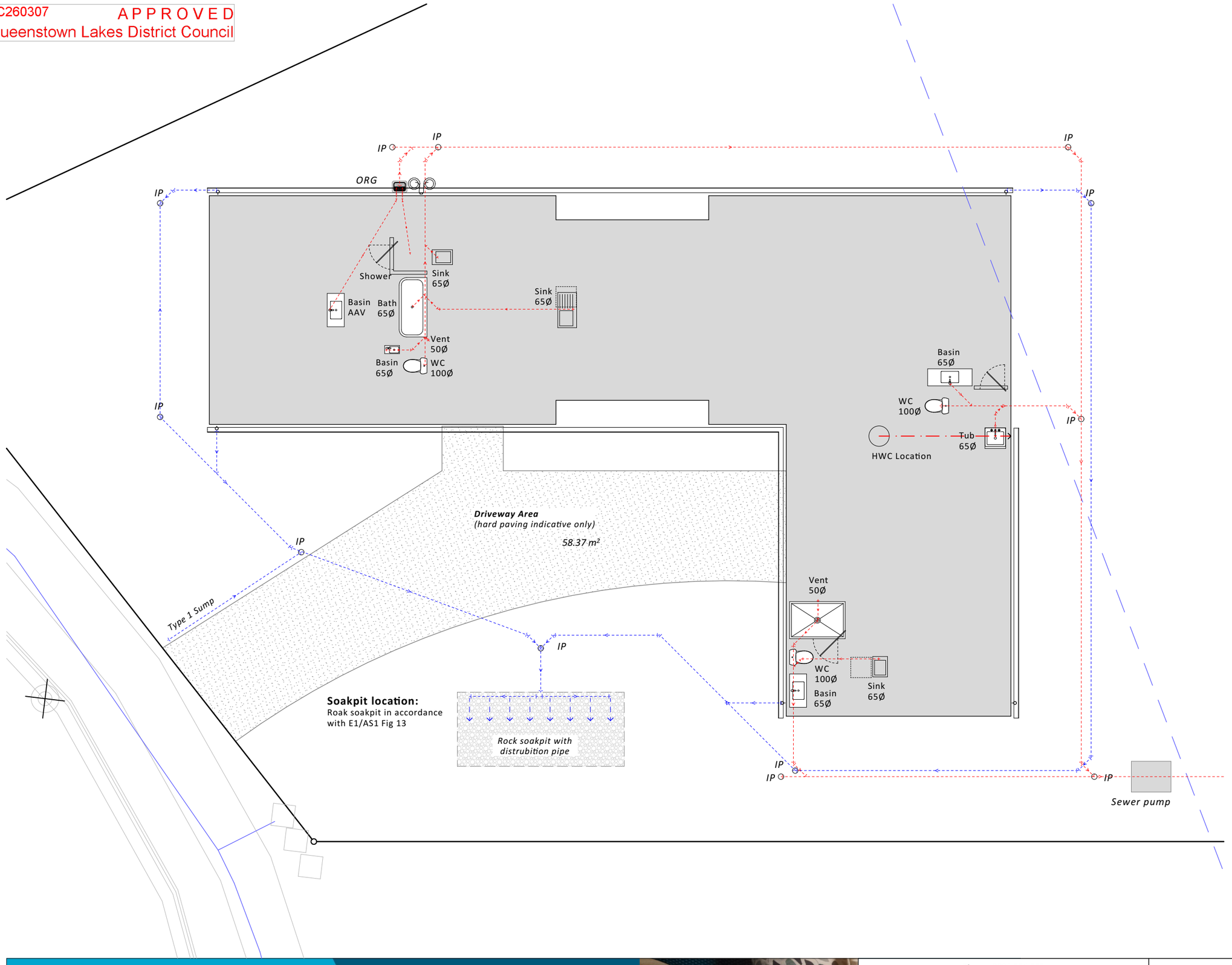
ISSUE DATE: 10 - 03 - 26
DRAWN: CG
PROJECT #: CTL283
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

FOUNDATION SETOUT PLAN

SCALE 1:125 @ A3
STATUS: **WD-A** WORKING DRAWINGS
SHEET: **A203**
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL

BC260307 APPROVED
Queenstown Lakes District Council



Plumbing and Drainage AS3500:

* = discharge pipe discharges to un-vented 65Ø branch drain at floor level

Sanitary sewer plumbing and drainage to AS/NZS 3500.2. Stormwater drainage to nzbc E1/AS1.

Sanitary sewer and stormwater drains to be tested by way of air test in accordance with either clause 12.3.2 of AS/NZS 3500.2.2 or paragraph 8.3 of E1/VM1

Pipe sizes, grades, and layout, to be confirmed by a registered plumber/drainlayer.

Fixtures discharging to gullies:	**Pipe size**	**+ Gradient**
Basin	40Ø	1:40
Shower	40Ø	1:40
Fixtures discharging to un-vented branch drain:	**Pipe size**	**+ Gradient**
Bath	40Ø*	1:40
Basin	40Ø*	1:40
Shower	40Ø*	1:40
Laundry Tub + WM	50Ø*	1:40
Kitchen Sink	50Ø*	1:40
Water Closet	100Ø	1:60
Vent Sizes:	**Pipe size**	
Drain Vent	50Ø	
Sanitary Drainage:	**Pipe size**	**+ Gradient**
Main Drain	100Ø	1:60
Branch Drain	100Ø	1:60
Stormwater Drainage:	**Pipe size**	**+ Gradient**
Stormwater lines	100Ø	1:120
Downpipes	80Ø	

HWC
20mm Copper overflow and 40mm UPVC safe tray drain outside of external envelope

Soakpit Calculation

Exposed catchment area:
Plan area of roof x Run off coefficient
= 176 + 58 x 0.9
= 210.6m²
Rainfall:
Intensity 44mm/hr/m² @ duration of 10min
= 44 x 10/60
= 7.3L/m²
Catchment Volume:
Exposed roof area x rainfall / 1000
= 210.6 x 7.3 / 1000
=1.53m³
1.53m³ / 0.38 (usable volume of soakpit (E1 9.0.6)
= 4.04m³
Achieved soakpit dimensions:
1m (D) 1.4m (W) 3m (L) **=4.2m³ Soakpit volume achieved**

Ledend:

- Stormwater
- Sewer main
- Sewer drain Under slab
- 65Ø branch drain
- ORG — Overflow refief gully
- GT — Gully trap
- IP — Inspection Point
- AAV — Air Admittance Valve

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

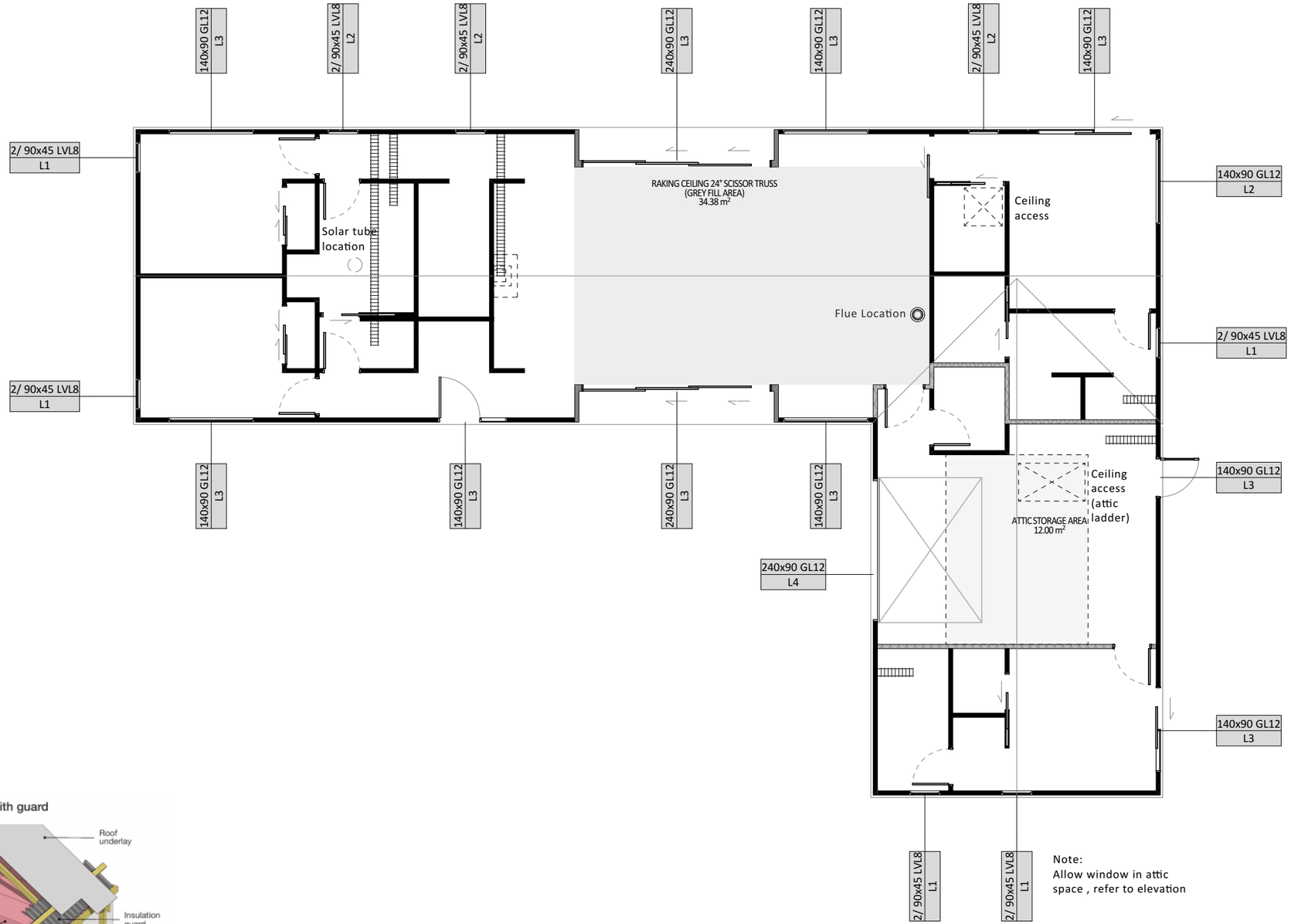
ISSUE DATE: 10 - 03 - 26
PROJECT #: **CTL283**
DRAWN: CG
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

DRAINAGE PLAN

SCALE 1:100 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A204**

BC260307 APPROVED
Queenstown Lakes District Council



General Notes:

1 Gangnail H1.2 roof trusses at 900crs to roof manufacturer's design

2 All wall framing / studs calculated to NZS3604:2011 unless otherwise stated

3 Refer to roof manufacturer's truss framing plan. The truss design provided with these drawings takes precedence over all members indicated on the architectural plans. Any discrepancy please contact the architectural practice.

4 Beams and lintels including fixings designed by truss designer unless otherwise stated.

5 All beams, lintels or rafters by designer are calculated from either NZS3604:2011 or DesignIT.

6 Mechnical ventilation to achieve exhaust rates in accordance with AS 1668.2
Bathroom / WC shall achieve 25L/s
Laundry shall achieve 20L/s
Kitchen rangehood shall achieve 50L/s

Top Plate Fixings:
All load bearing walls, stud to top plate fixing with type B (2/90x3.15mm end nails and 2 wire dogs)

Soffit Construction:
4.5mm James Hardie hardiesoffit lining with PVC jointers
Selected timber shiplap or T&G profile installed to soffit areas (refer to floor plan)

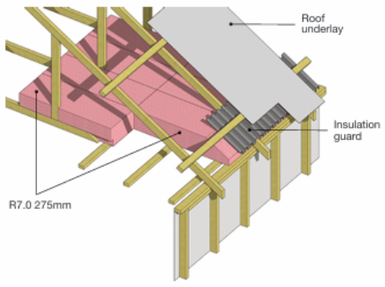
Bearer Construction:
(max very high wind zone)
450mm Eave shall have 900mm bearer crs
600mm Eave shall have 600mm bearer crs
1200mm Eave shall have 600mm bearer crs

Install in accordance with the manufacturers documentation for soffit lining

Gable Ends:
90x45 SG8 fly rafter as per NZS3604:2011 and mitek gable end raking verge overhang options 2017

90x45 SG8 outriggers @ 1200 crs max. As per NZS3604:2011 and mitek gable end raking verge overhang options 2017 fix to gable end truss with 1xwiredog & 2/90x3.15ø skew driven nails and fix to next truss back with 3/90mm nails

Single Layer solution with guard



Batts installation of guard for single insulation layer

Legend:

2/ 90x45 LVL8 / L1 — Lintel size / type, Lintel fixing type

Stud to top plate internal load bearing wall fixing type B (to hatched area)

Ranghood ducting venting out soffit

Extractor fan ducting venting out soffit

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

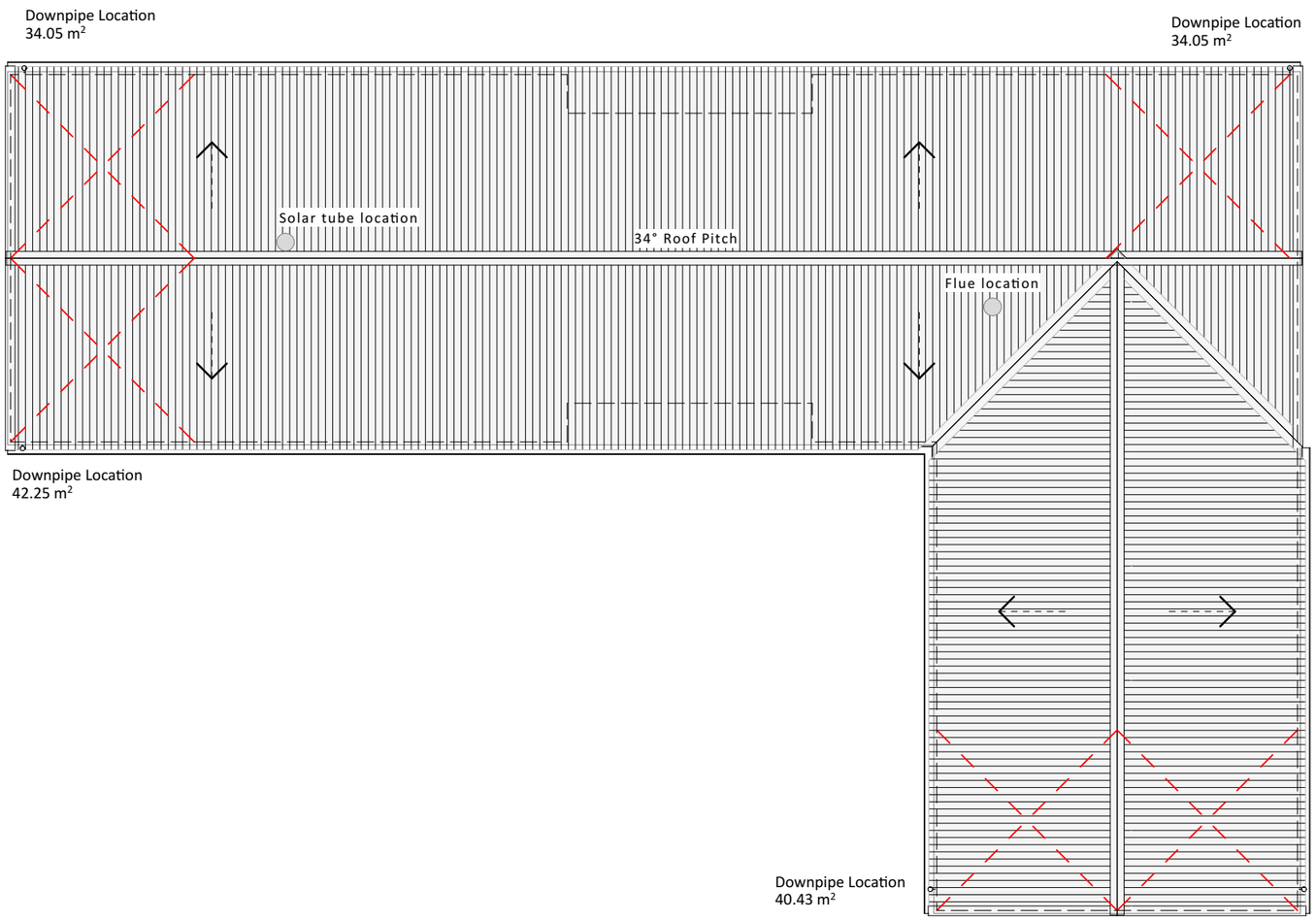
ISSUE DATE: 10 - 03 - 26 | DRAWN: CG
PROJECT #: CTL283 | CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

ROOF FRAMING PLAN

SCALE 1:100 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A205**

BC260307
APPROVED
Queenstown Lakes District Council



General Notes:

1 The maximum plan area discharding into the downpipes shall be 80m²

2 The truss design provided with these drawings takes precedence over all members indicated on the architectural plans. Any discrepancy please contact the architectural practice.

3 Valley boards shall be min 19mm H1.2

4 Snow straps as per manufacturer's requirements

Roof Bracing:
Designed to NZS3604:2011 section 10.3 and 10.4

Material Selections:

Roof Cladding 1:
0.4BMT Colorcote Zinacore Trim-Rib metal profiled roofing on self supporting roofing underlay

Fascia & Gutter(s):
185mm Fascia and Quad Gutter profile
Cross sectional area of gutter 5550m² can collect up to 50m² of roof area

External gutter to have a 10mm offset in accordance with E1/AS2:NZS3500 figure F1

Downpipe(s):
Selected 80Ø downpipe

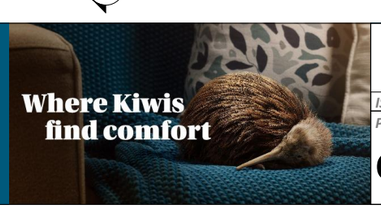
Legend:

27mm x 0.6 strip brace installed diagonally opposing pair of roof plane bracing with tensioners

Dwelling line below

Fall direction

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 10 - 03 - 26
PROJECT #: CTL283
DRAWN: CG
CHECKED: --

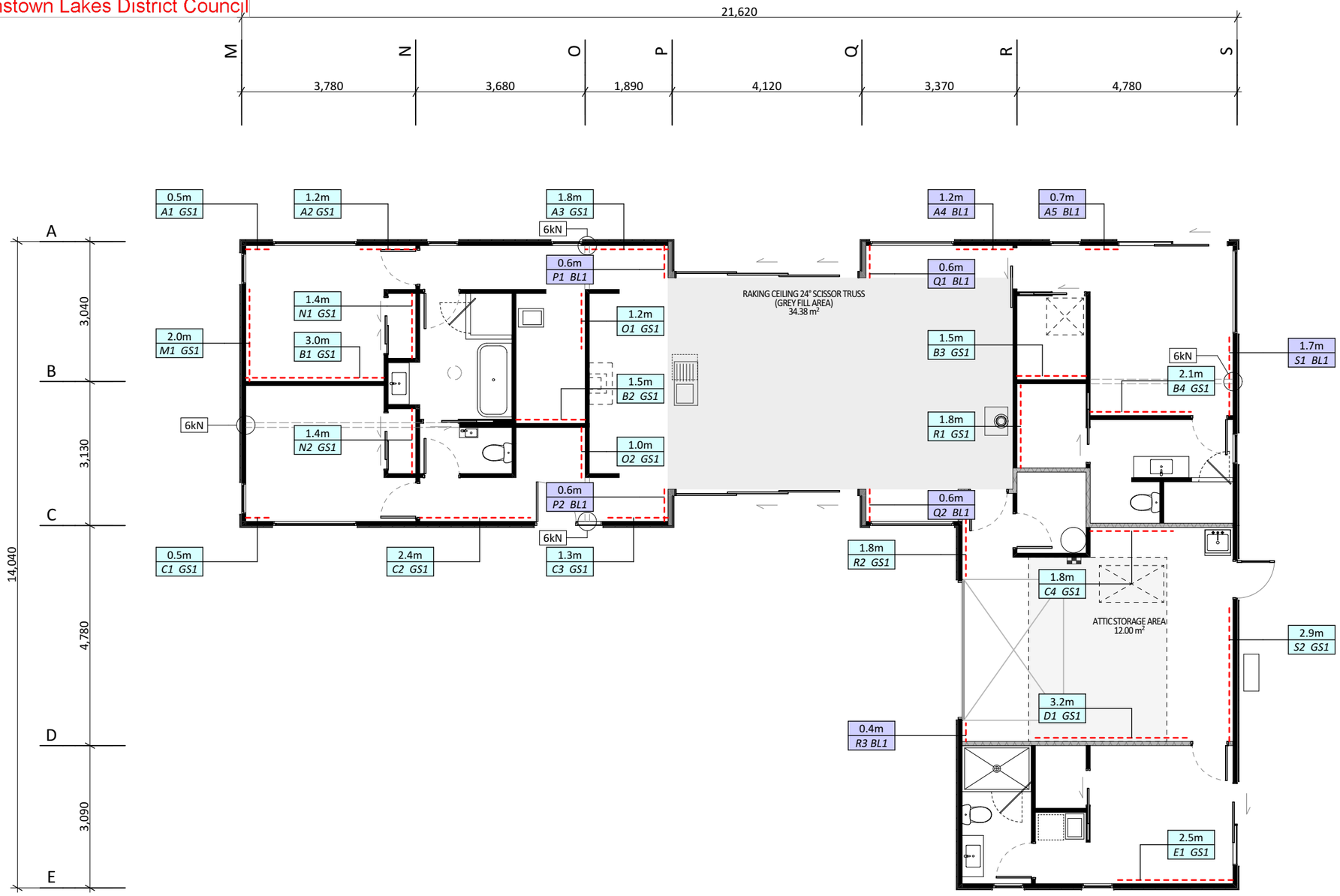
COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

ROOF PLAN

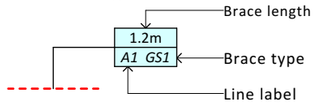
SCALE 1:100 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL

SHEET: **A206**

BC260307
APPROVED
Queenstown Lakes District Council



Wall brace legend:



Wall bracing to be read in conjunction with wall bracing calculations

Bracing done in accordance with GIB Ezybrace system table 1: 10mm GIB plasterboard ratings

Bracing Legend:

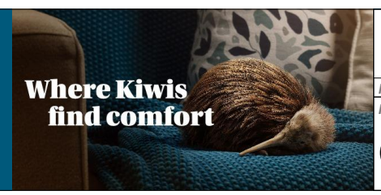
GS1/GS2
GIB Standard bracing element

BL1
GIB Braceline bracing element

A — Bracing line in accordace with GIB Ezybrace system

6kN — Top plate connections to be installed as per NZS3604:2011 table 8.15 & 8.16

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

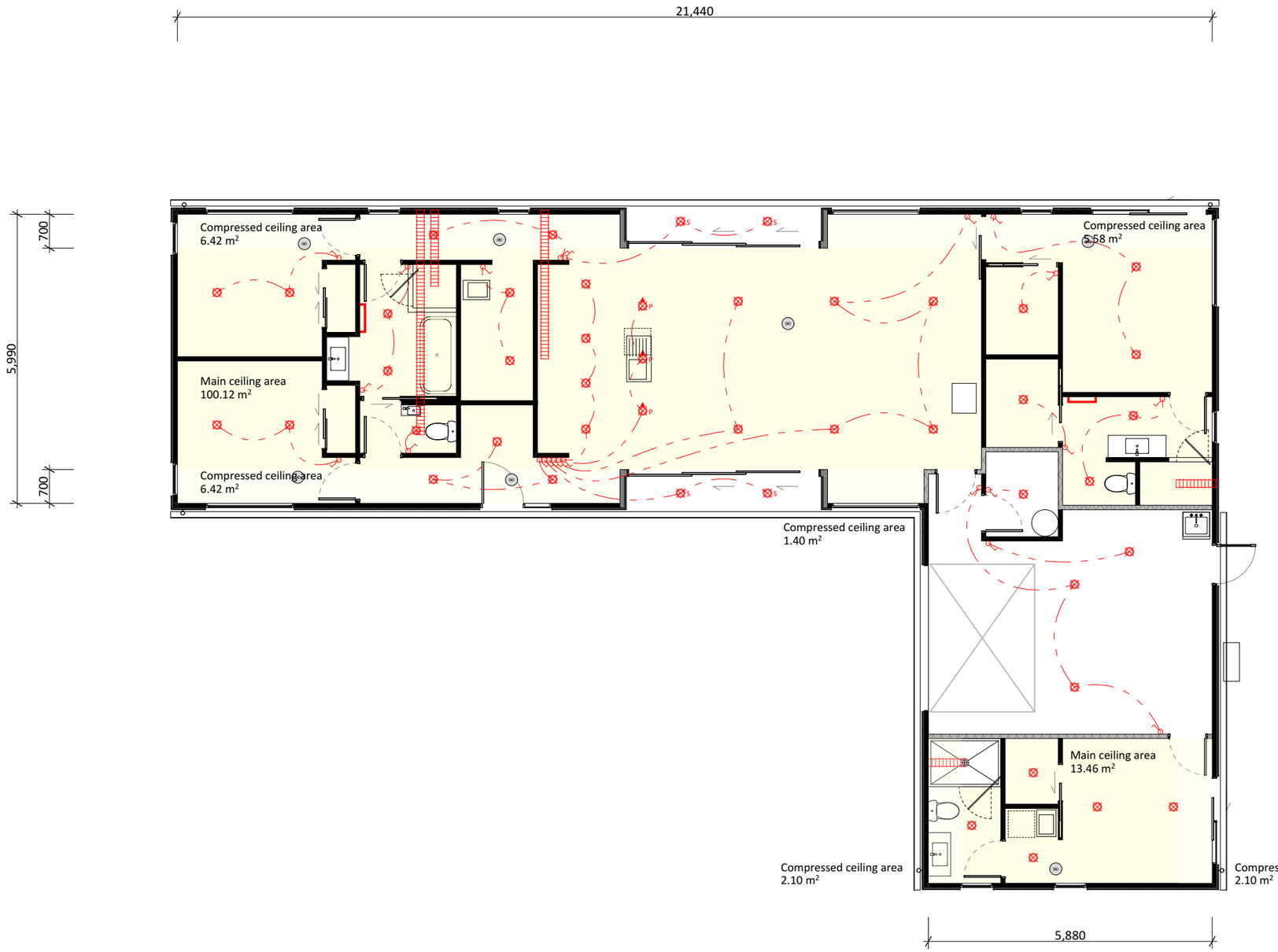
ISSUE DATE: 10 - 03 - 26
DRAWN: CG
PROJECT #: CTL283
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

BRACING PLAN

SCALE 1:100 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A207**

BC260307 APPROVED
Queenstown Lakes District Council



Legend:

- Recessed ca rated led downlight
- Pendant led downlight
- Recessed exterior soffit downlight
- Mechanical vent ducting
- Switch
- Smoke detector
- Heated towel rail

All recessed lights to be LED or CA rated

Minimum 20 lux of natural or artificial light required at floor level at all times when the room is inhabited as per NZBC G8, *artificial light*.

Note:
All electrical work to be confirmed with a walk through with a qualified electrician

H1 Calculations:
(yellow fill indicative of thermal envelope)

Compressed insulation area
500mm perimeter allowed for as compressed insulation R value based on worst case (20° @ 500mm wide)

R-values calculated
(design navigator, see H1 calculations for complience with calculation method)
- Ceiling 1 R7.2
- Ceiling 2 R4.04
- Wall metal R2.29
- Wall timber weatherboard 2.23
- Wall Internal R2.27
- Foundation R2.37
- Glazing R0.50

Note:
For simplisity calculations have taken the lower wall value

Smoke Detector
Interconnected smoke detector in accordance with NZS4514:2021
(Hardwired unless otherwise specified)

(*Where wirless detectors are used*
Smoke alarms must be either 10-year long-life battery-operated (non-removable/sealed), DC low voltage or 240v mains-powered and interconnected.)

To be installed to ALL bedrooms, living areas, hallways and landings.

Where installed within kitchens seperated by doors shall be a heat detector

Detectors shall be installed to the ceiling lining unless specified otherwise and shall:
- Flat ceilings or slops less than 1 in 10 shall be installed 200mm min from the wall
- Ceilings where slopes are greater than 1 in 10 (5° pitch) on the high side of the ceiling between 200 - 500mm from apex

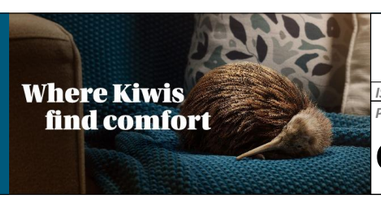
- Not be installed within 300mm from a light fixture
- greater than 1m from a cooktop (where possible greater than 3m)
- Not be installed within 400mm from an opening of air conditioning or ventilation.

Thermal Performance

Product	1.6	1.8	2	2.2	2.4	2.6	2.8	3	< A/P Ratio
MAXSlab Base 300	1.5	1.6	1.8	1.9	2	2.15	2.3	2.4	< R-value
MAXSlab Base 300 Brick	1.9	2.1	2.3	2.4	2.6	2.7	2.9	3	< R-value

Foundation A/P ratio 2.37

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 10 - 03 - 26
DRAWN: CG
CHECKED: --
PROJECT #: CTL283

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

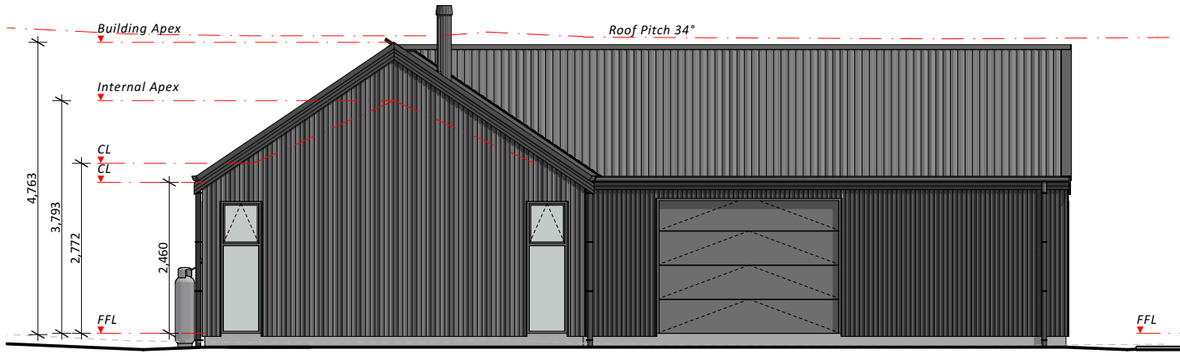
ELECTRICAL PLAN

SCALE 1:100 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A208**

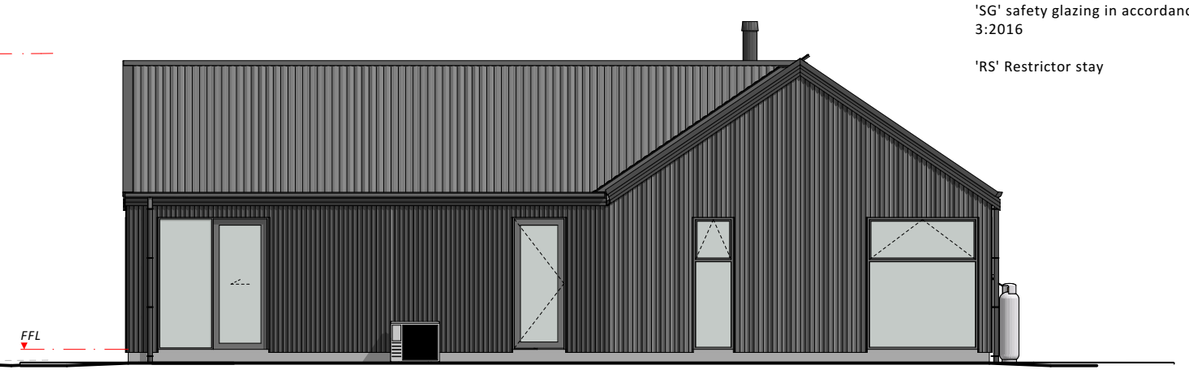
BC260307 APPROVED
Queenstown Lakes District Council



ELEVATION 1 (WEST)
SCALE 1:100



ELEVATION 2 (NORTH)
SCALE 1:100



ELEVATION 4 (SOUTH)
SCALE 1:100



ELEVATION 3 (EAST)
SCALE 1:100

Ignition source exclusion zone
shown hatched - Refer to details.
1m setback from openings

Material Selections:

Roof Cladding:
0.4BMT Colorcote Zinacore corrugate metal profiled roofing on self supporting roofing underlay

Wall Cladding 1:
Colorcote Zinacore corrugate vertical wall cladding on 20mm cavity system on wall underlay

Wall Cladding 2:
Hermpac vertical cedar cladding on 20mm cavity system

Allow dwangs to be installed as per the cladding manufacturers requirments
480mm crs for vertical weatherboard

Joinery (External):
Powder coated thermally broken double glazed aluminium joinery Argon with low E glass

Joinery (Internal):
Hollow core internal door (refer to plan for leaf size)

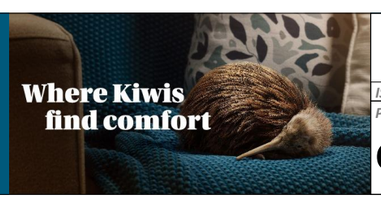
Hung Doors
1980mm (trim size 2040mm high, door width + 55mm)
Cavity Slider
2070mm high (2x door width +30mm)
Robe sliders
2040mm high
2 door (2x door width + 30mm)
3 door (3x door width + 10mm)

Safety Glazing:
'SG' safety glazing in accordance with NZS 4223 part 3:2016

'RS' Restrictor stay

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**8**

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

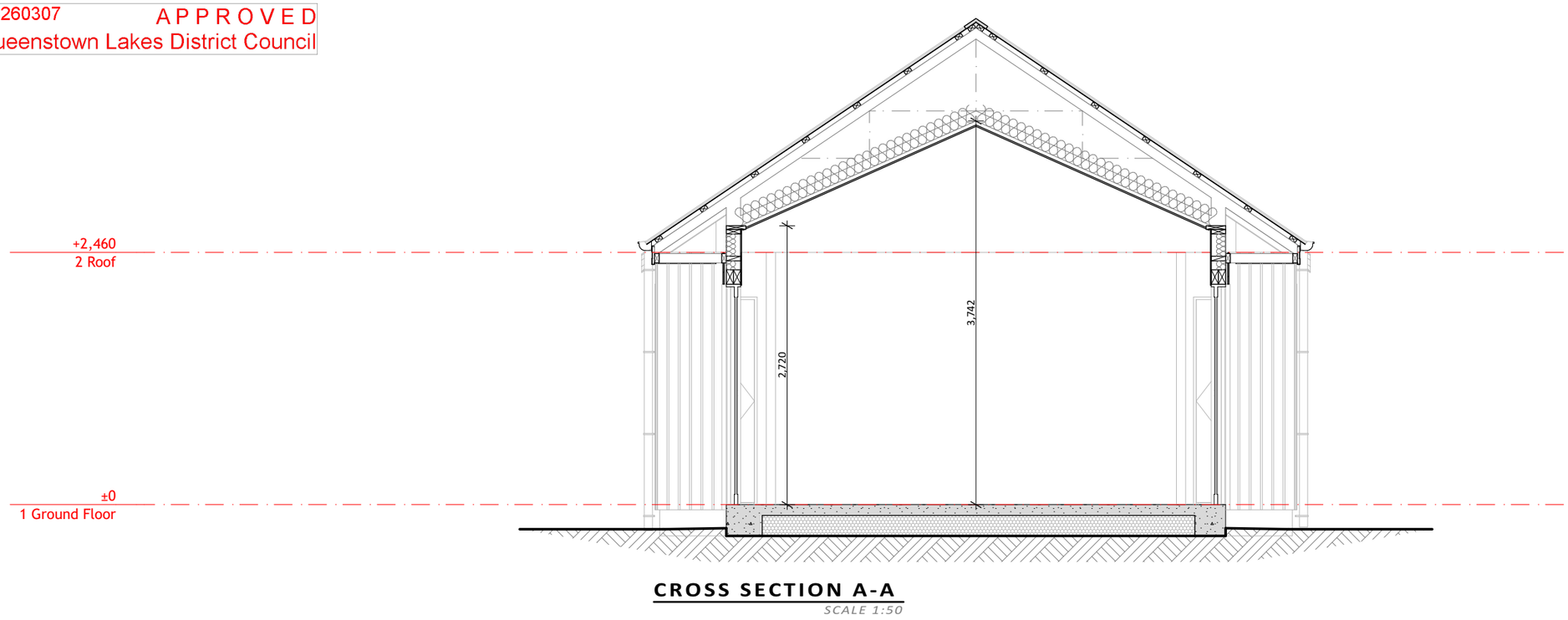
ISSUE DATE: 14 - 04 - 26
DRAWN: CG
PROJECT #: **CTL283**
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

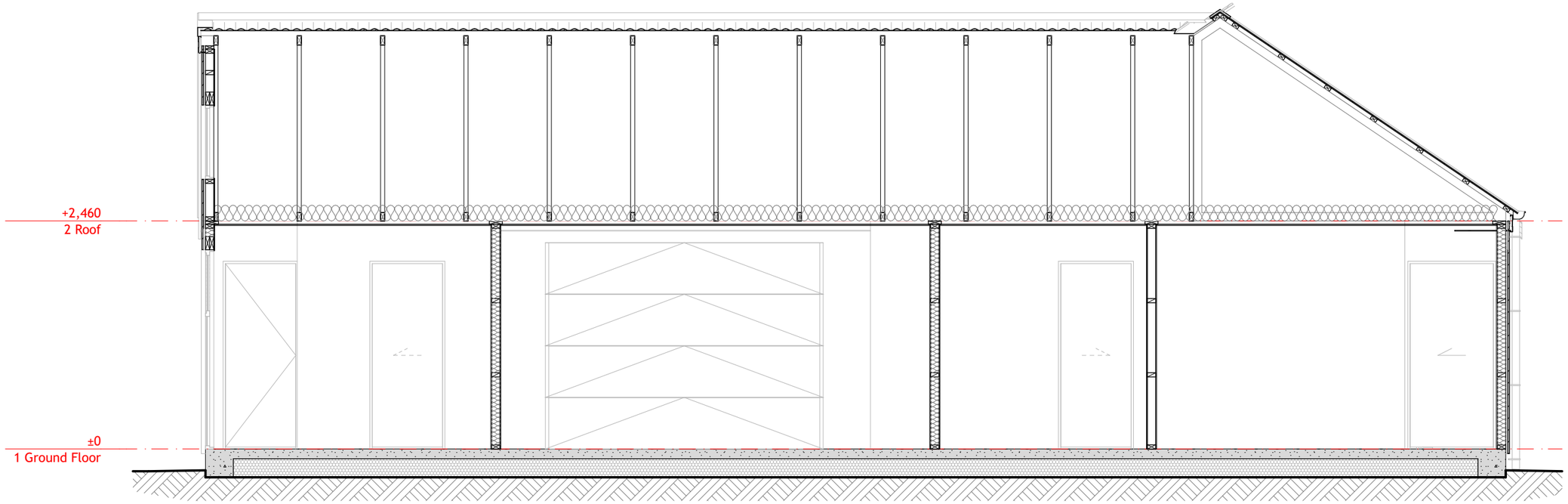
ELEVATIONS

SCALE 1:100 @ A3
STATUS: **WD-B** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A301**

BC260307 APPROVED
Queenstown Lakes District Council



CROSS SECTION A-A
SCALE 1:50



CROSS SECTION B-B
SCALE 1:50

General Notes:

1 All framing to be SG8 unless specified otherwise. Refer to floor plan for spacings

Material Selections:

Roof cladding:
0.4BMT Colorcote Zinacore corrugate metal profiled roofing on self supporting roofing underlay

Fascia + Gutter:
185mm Fascia and Quad Gutter profile

Purlins:
70x45 SG8 H1.2 timber purlins @ 900mm crs with top and bottom spans at 600mm spacing. Fixing with 1/10g self-drilling screw 80mm long

Soffit lining:
4.5mm James Hardie hardiesoffit lining with PVC jointers
Selected timber shiplap or T&G profile installed to soffit areas (refer to floor plan)

Wall cladding 1:
Colorcote Zinacore corrugate vertical wall cladding on 20mm cavity system on wall underlay

Wall cladding 2:
Hermpac vertical cedar cladding on 20mm cavity system

Underlay(s):
- Thermakraft 215 self supporting roofing underlay
- Mason Uniplus flexible underlay

Joinery:
Powder coated thermally broken double glazed aluminium joinery Argon with low E glass

Insulation:
R2.8 wall batts
R7.0 ceiling batts

Wall linings:
10mm gib standard plaster board
10mm gib aqualine to bathroom / ensuite

Ceiling linings:
13mm gib standard plaster board
13mm gib aqualine to bathroom / ensuite

Ceiling battens:
35mm metal battens at 600crs generally

Where ceiling battens are on clips, 90x45 SG8 bottom chord restraints shall be at 1800crs with 2/90x3.15 nails into bc of Truss (skew nails if restraint is on edge)

Safety glazing:

'SG' safety glazing in accordance with NZS 4223 part 3:2016

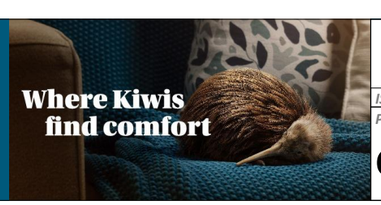
'RS' Restrictor stay

Framing size and treatment:

90x45 H1.2 single top plate
140x35 H1.2 fixing plate

Note:
Engineers drawings take precedence over all engineered members indicated on the architectural plans. Any discrepency please contact the architect.

LATITUDE HOMES



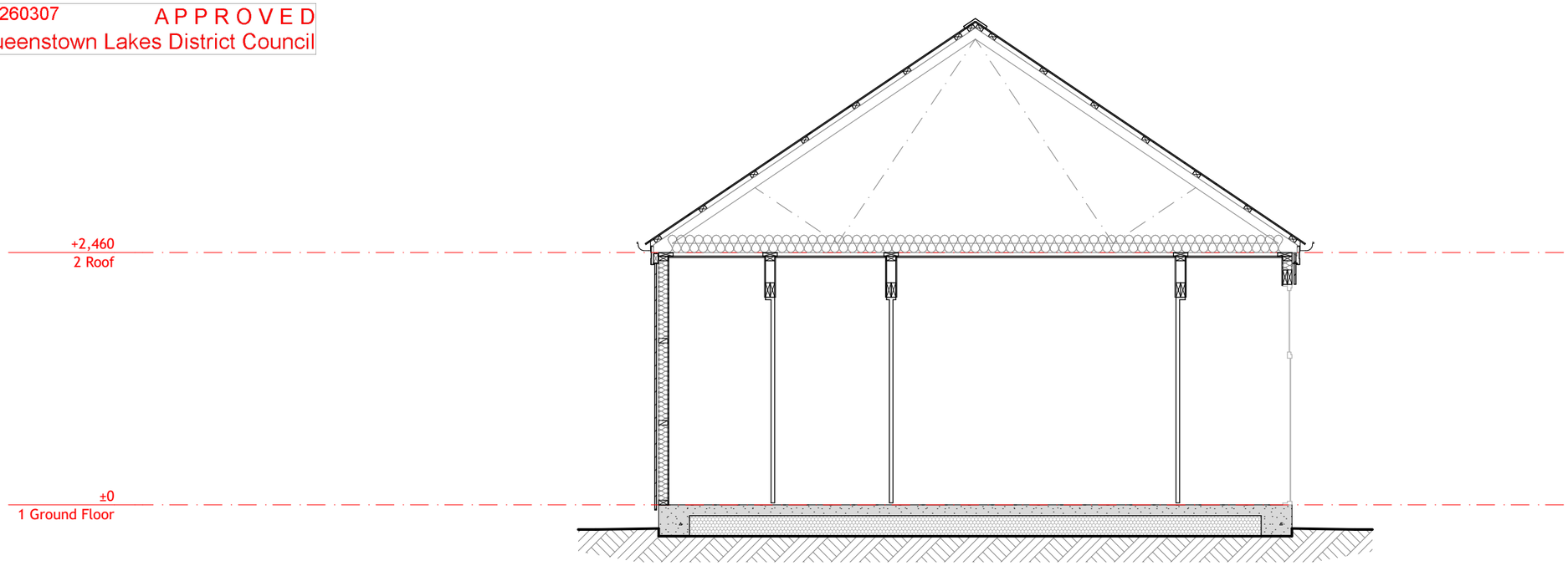
Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 14 - 04 - 26
PROJECT #: **CTL283**
DRAWN: CG
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

CROSS SECTION
SCALE 1:50 @ A3
STATUS: **WD-B** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A401**

BC260307 APPROVED
Queenstown Lakes District Council



CROSS SECTION C-C
SCALE 1:50

General Notes:

1 All framing to be SG8 unless specified otherwise. Refer to floor plan for spacings

Material Selections:

Roof cladding:
0.4BMT Colorcote Zinacore corrugate metal profiled roofing on self supporting roofing underlay

Fascia + Gutter:
185mm Fascia and Quad Gutter profile

Purlins:
70x45 SG8 H1.2 timber purlins @ 900mm crs with top and bottom spans at 600mm spacing. Fixing with 1/10g self-drilling screw 80mm long

Soffit lining:
4.5mm James Hardie hardiesoffit lining with PVC jointers
Selected timber shiplap or T&G profile installed to soffit areas (refer to floor plan)

Wall cladding 1:
Colorcote Zinacore corrugate vertical wall cladding on 20mm cavity system on wall underlay

Wall cladding 2:
Hermpac vertical cedar cladding on 20mm cavity system

Underlay(s):
- Thermakraft 215 self supporting roofing underlay
- Mason Uniplus flexible underlay

Joinery:
Powder coated thermally broken double glazed aluminium joinery Argon with low E glass

Insulation:
R2.8 wall batts
R7.0 ceiling batts

Wall linings:
10mm gib standard plaster board
10mm gib aqualine to bathroom / ensuite

Ceiling linings:
13mm gib standard plaster board

Ceiling battens:
35mm metal battens at 600crs generally

Where ceiling battens are on clips, 90x45 SG8 bottom chord restraints shall be at 1800crs with 2/90x3.15 nails into bc of Truss (skew nails if restraint is on edge)

Safety glazing:

'SG' safety glazing in accordance with NZS 4223 part 3:2016

'RS' Restrictor stay

Framing size and treatment:

90x45 H1.2 single top plate
140x35 H1.2 fixing plate

Note:
Engineers drawings take precedence over all engineered members indicated on the architectural plans. Any discrepency please contact the architect.

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 14 - 04 - 26
PROJECT #: **CTL283**
DRAWN: CG
CHECKED: --

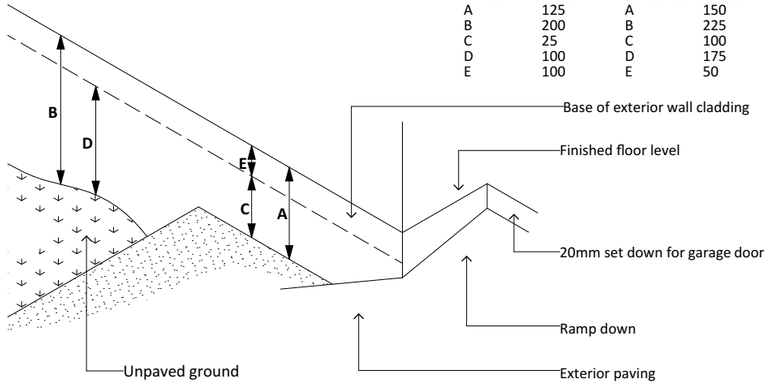
COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

CROSS SECTION
SCALE 1:50 @ A3
STATUS: **WD-B** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A402**

BC260307
APPROVED
Queenstown Lakes District Council

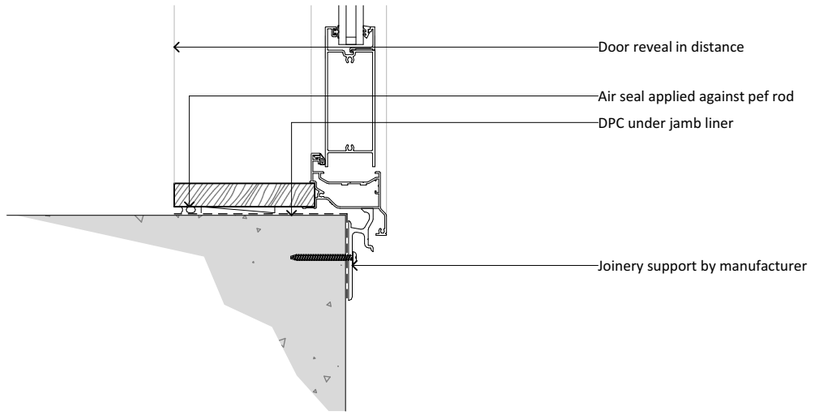
CLEARANCES (mm)

MASONRY VENEER		OTHER CLADDINGS	
A	125	A	150
B	200	B	225
C	25	C	100
D	100	D	175
E	100	E	50



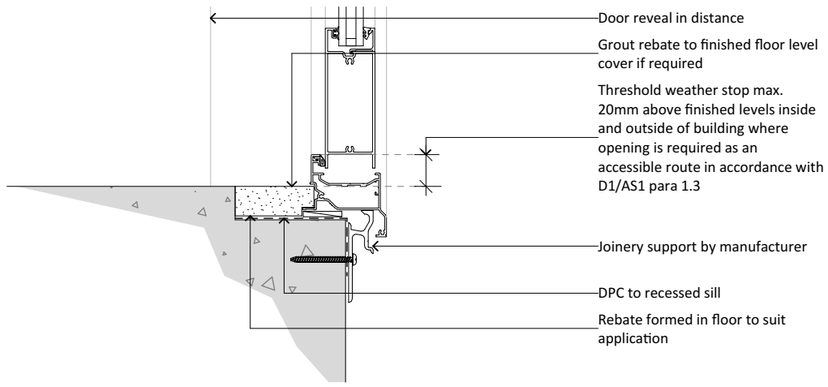
D01 CLADDING CLEARANCES

Scale NTS



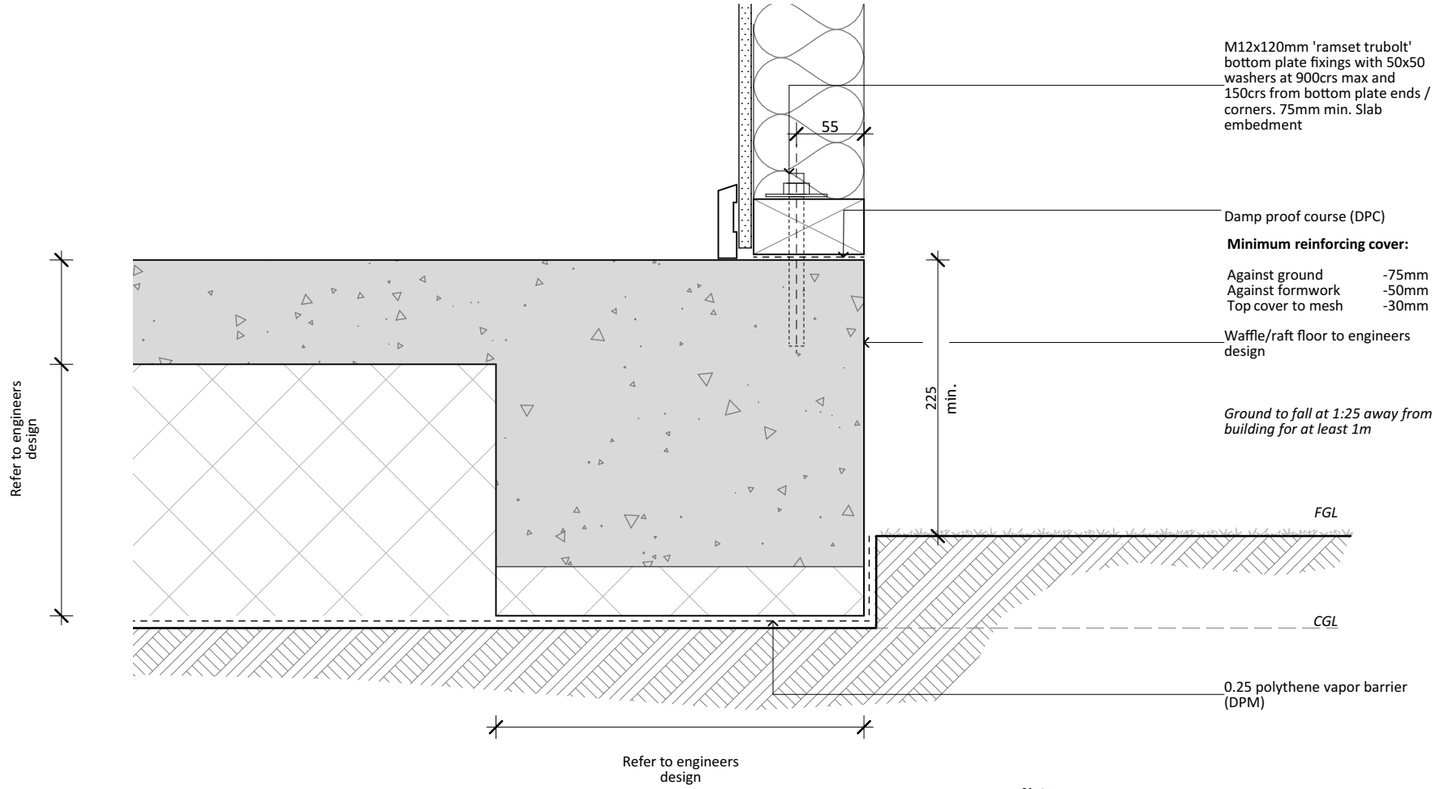
D02 JOINERY SILL DETAIL

Scale 1:5



D03 REBATED JOINERY SILL DETAIL

Scale 1:5

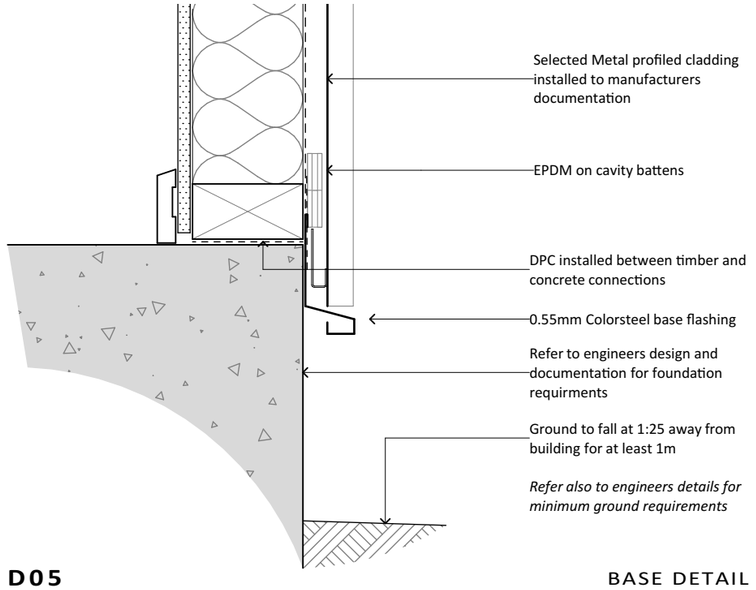


Note:
Refer to engineers documentation for ground works requirments

D04 ENGINEERED FOOTING DETAIL (NO REBATE)

Scale 1:5

Note: refer to engineers design and documentation



D05 BASE DETAIL

Scale 1:5

LATITUDE HOMES



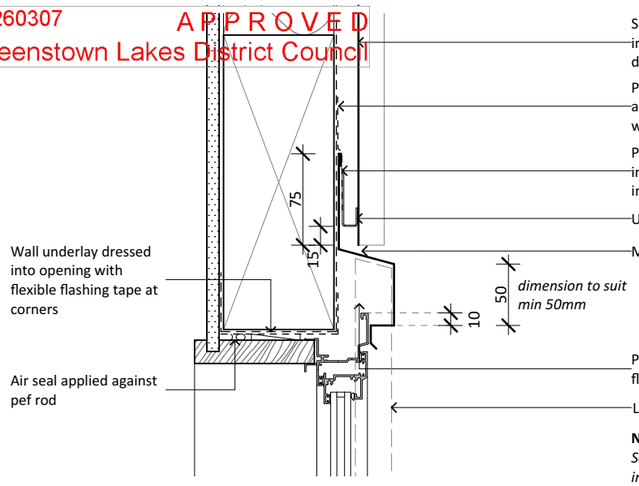
Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 10 - 03 - 26
DRAWN: CG
PROJECT #: CTL283
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

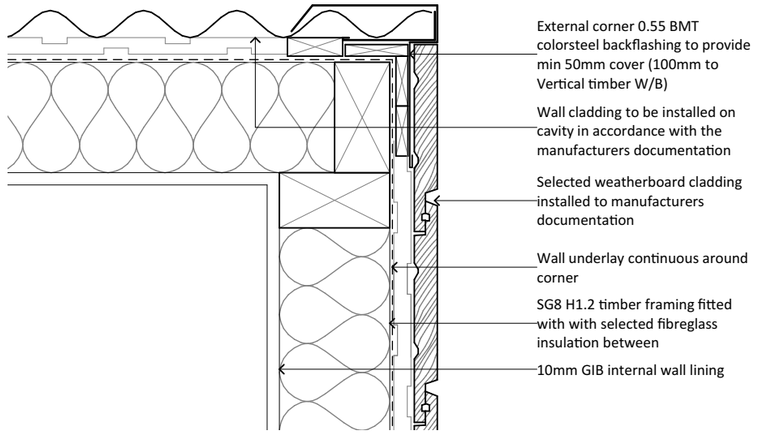
DETAILS
SCALE 1:5 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: A501

BC260307
APPROVED
Queenstown Lakes District Council

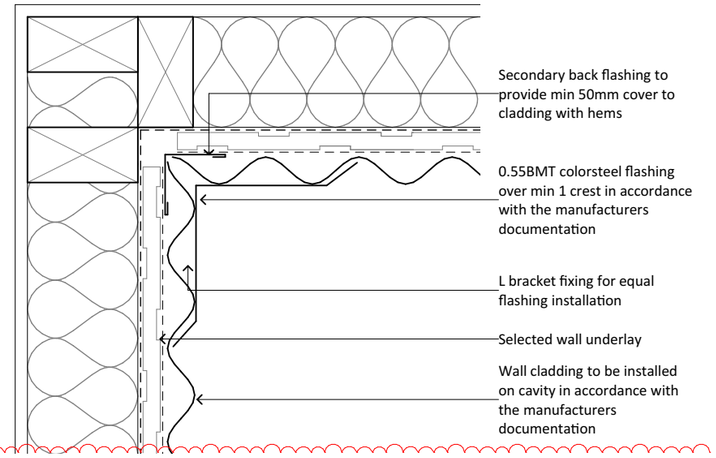


Note:
Selected metal profiled cladding installed to manufacturers documentation

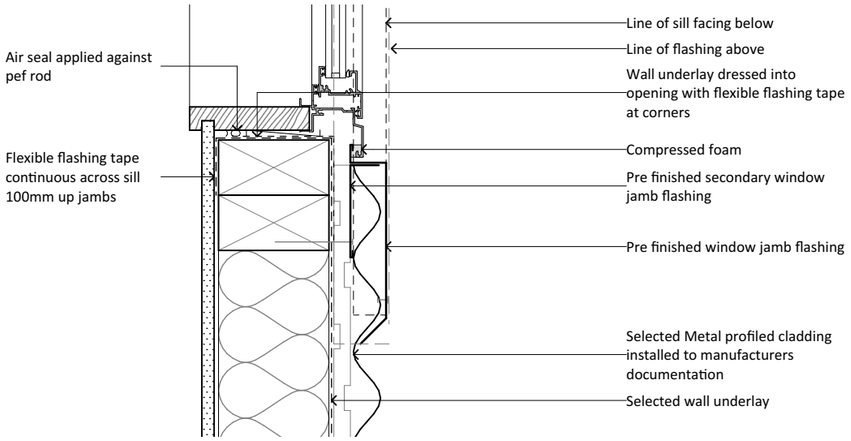
D01 METAL PROFILED JOINERY HEAD DETAIL
Scale 1:5



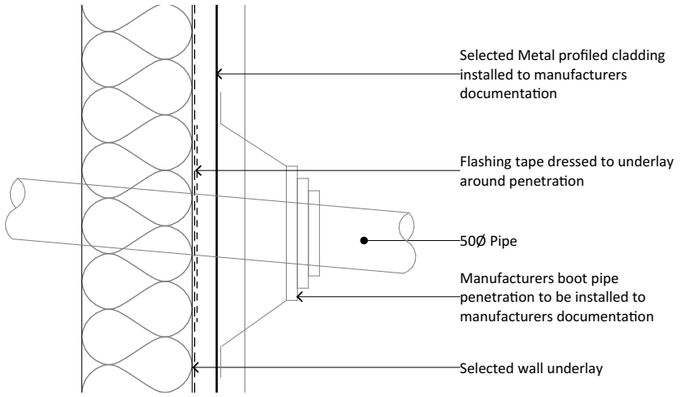
D04 EXTERNAL CORNER DETAIL
Scale 1:5



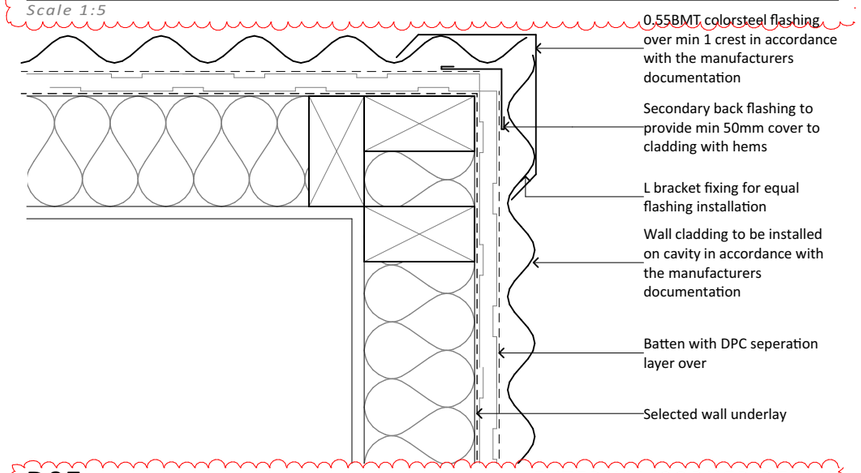
D06 INTERNAL CORNER DETAIL
Scale 1:5



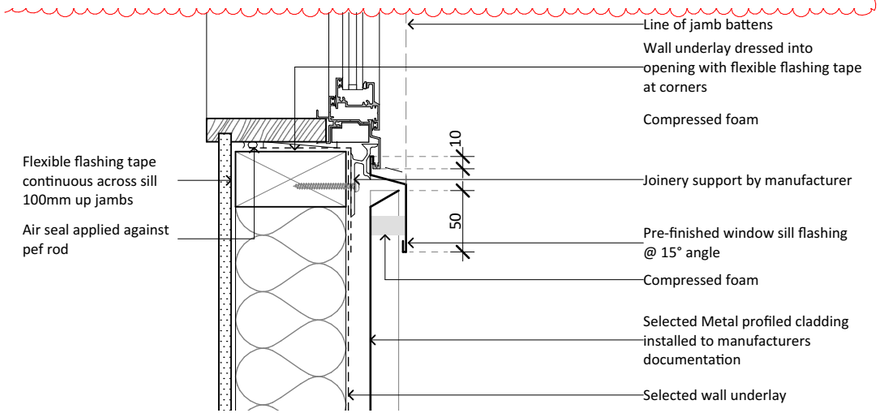
D02 METAL PROFILED JOINERY JAMB DETAIL
Scale 1:5



D05 METAL PROFILED PIPE PENETRATION DETAIL
Scale 1:5



D07 EXTERNAL CORNER DETAIL
Scale 1:5



D03 METAL PROFILED JOINERY SILL DETAIL
Scale 1:5

LATITUDE HOMES



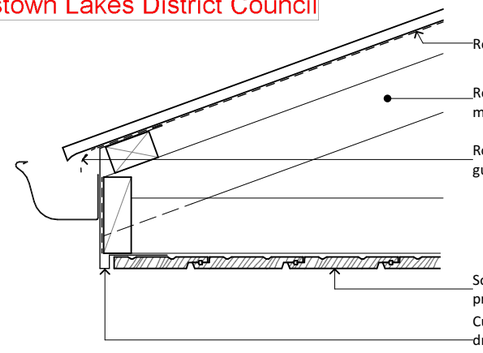
Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 14 - 04 - 26
PROJECT #: **CTL283**
DRAWN: CG
CHECKED: --

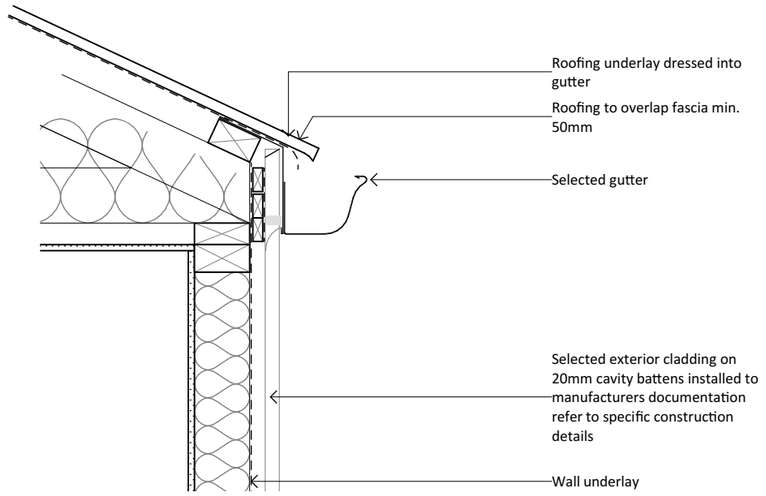
COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

DETAILS
SCALE 1:5 @ A3
STATUS: **WD-B** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A502**

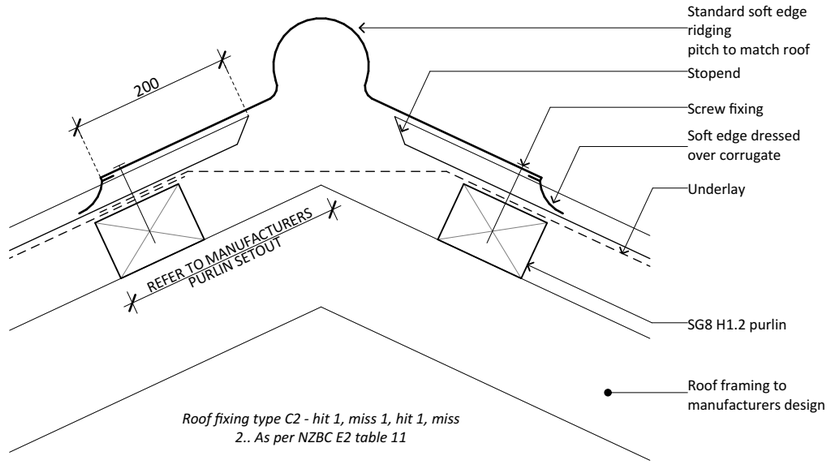
BC260307 APPROVED
Queenstown Lakes District Council



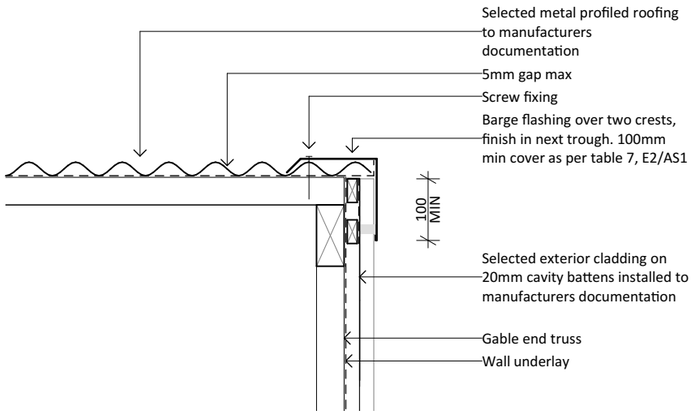
D01 COVERED EAVE DETAIL
Scale 1:10



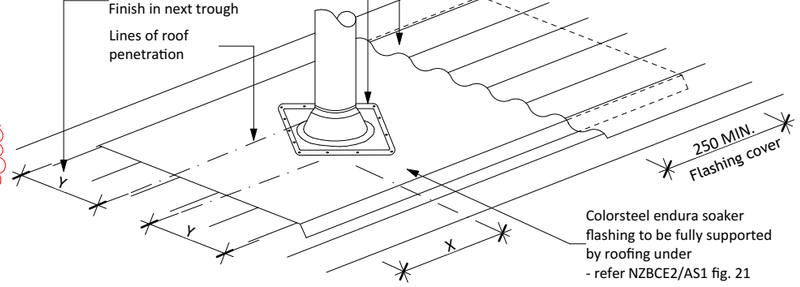
D03 EAVES DETAIL
Scale 1:10



D05 RIDGE PROFILE DETAIL
Scale 1:5



D02 BARGE DETAIL
Scale 1:10



Soaker flashing for Pipe penetrations
**suitable for pipes from 86mm to 500mm dia.*
Suitable only for roof pitches of 10° or more

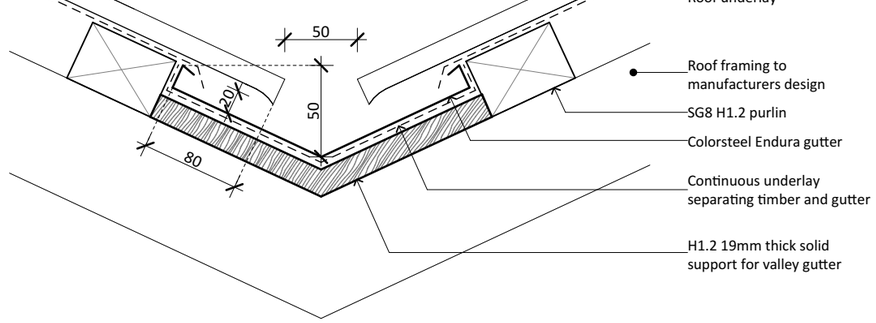
'x' 130mm wind zones up to and incl high wind zone
200mm very and extra high wind zone

Small Pipe Note:
1. Max. Roof pitch for this flashing 45°, minimum pitch 10°
If base of flange covers one or more complete troughs

2. For pipes up to 85mm dia.

Flashing for small pipes

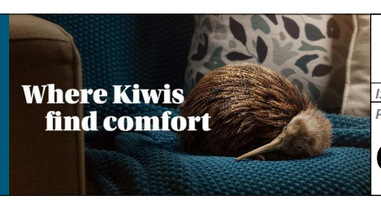
D04 PIPE PENETRATIONS DETAIL
Scale 1:10



Note: all dimensions stated are minimum sizes

D06 VALLEY PROFILE DETAIL
Scale 1:5

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

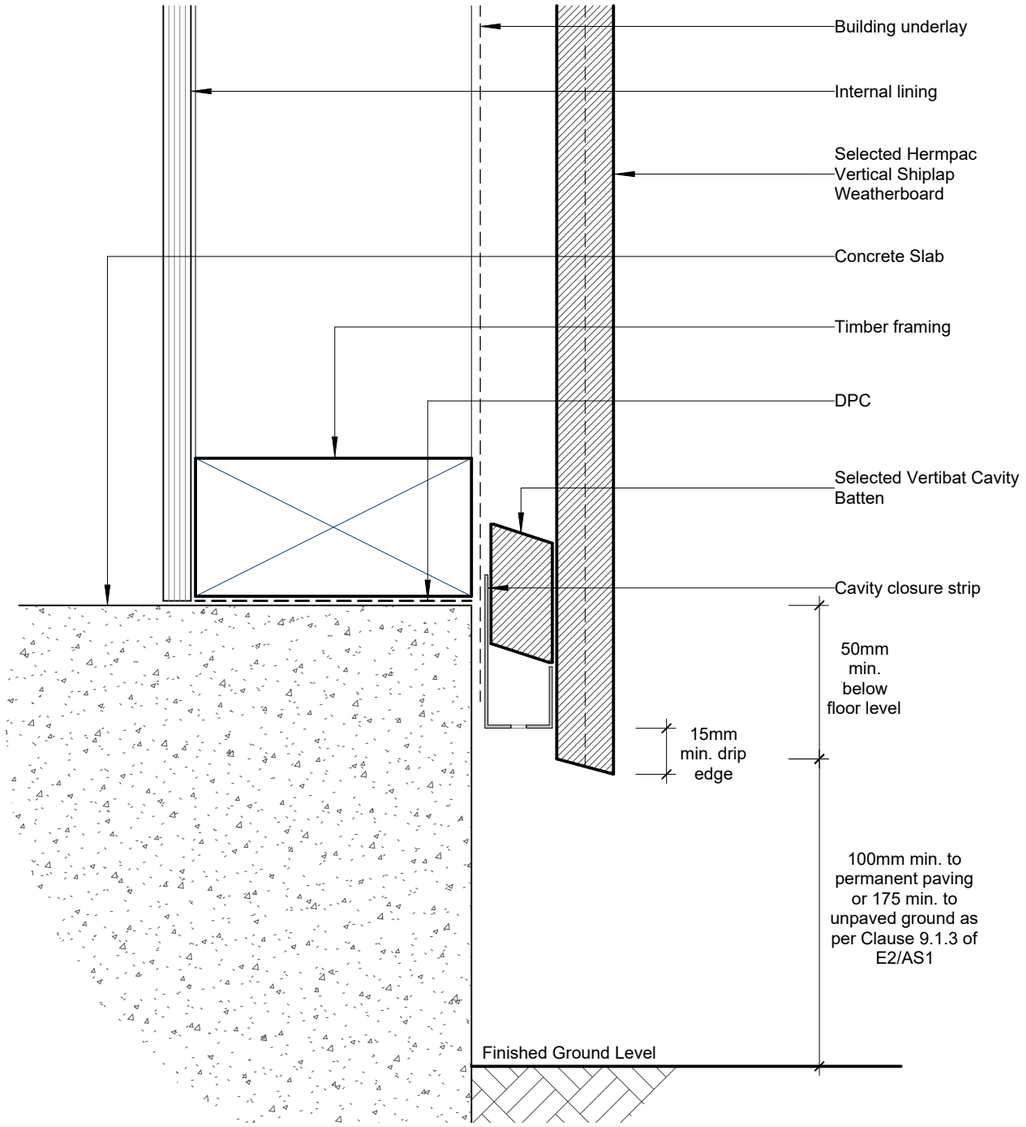
ISSUE DATE: 14 - 04 - 26
DRAWN: CG
CHECKED: --
PROJECT #: **CTL283**

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

DETAILS
SCALE 1:10, 1:5 @ A3
STATUS: **WD-B** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A503**

BC260307
APPROVED
Queenstown Lakes District Council

NOTES:
- *All weatherboard fixings pre-drilled maximum 1mm diameter smaller than the nail/screw gauge.*
- *All Hermpac timber products, cut ends and edges to be precoated as per Installation Specifications.*
- *All materials and fixtures are to comply with E2/AS1 Clause 2.2.*
- *For non-hemmed corner flashings, ensure a minimum 75mm cover to weatherboards beyond the point where BRANZ Bulletin 411 compliant weatherboard lap or rebate combinations terminate at the corner junction.*
- *In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.*
- *Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.*
- *Prior to installation, refer to Hermpac Vertical Shiplap Technical Installation Specifications.*



Hermpac
hermpac.co.nz
SUBJECT TO CHANGE WITHOUT NOTICE

Cavity Fix Vertical Shiplap Weatherboard System

Base of Wall, Concrete

CodeMark CERTIFIED CMNZ30036

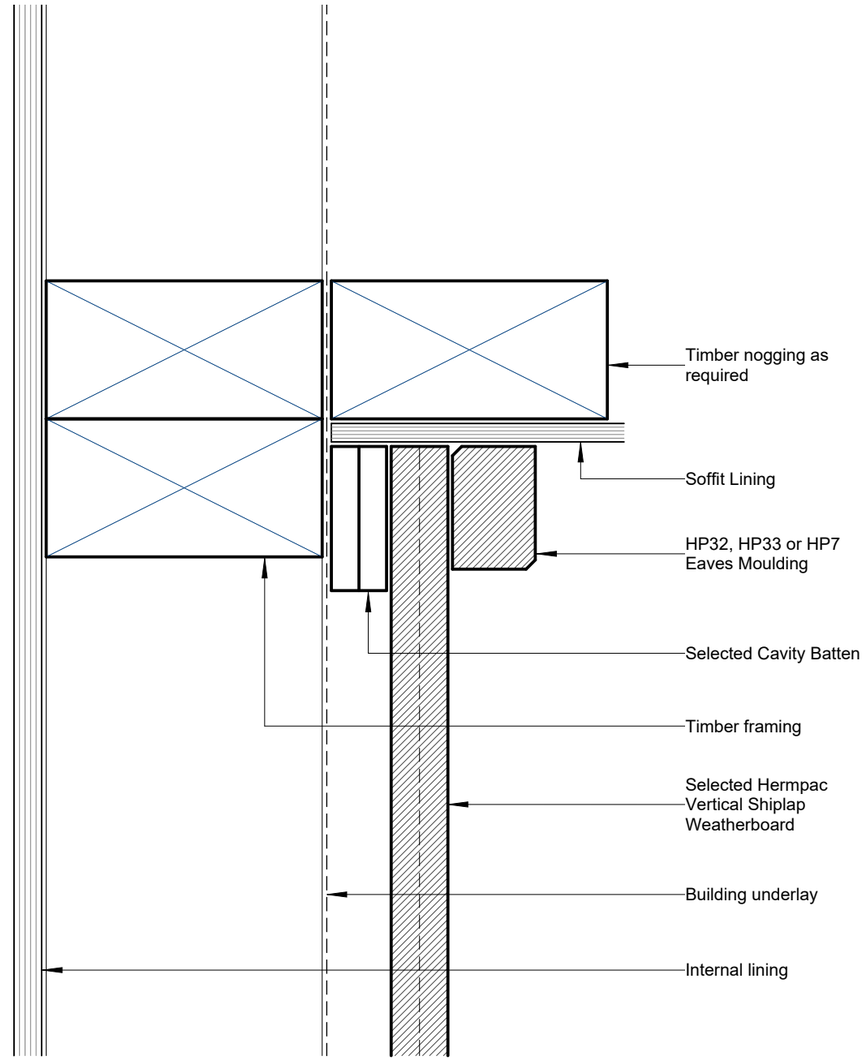
BRANZ Appraised Appraisal No. 650

HC-SHIP-500
DRAWING

1 : 2 @ A4 SCALE

2022 ISSUED DATE

NOTES:
- *All weatherboard fixings pre-drilled maximum 1mm diameter smaller than the nail/screw gauge.*
- *All Hermpac timber products, cut ends and edges to be precoated as per Installation Specifications.*
- *All materials and fixtures are to comply with E2/AS1 Clause 2.2.*
- *For non-hemmed corner flashings, ensure a minimum 75mm cover to weatherboards beyond the point where BRANZ Bulletin 411 compliant weatherboard lap or rebate combinations terminate at the corner junction.*
- *In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.*
- *Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.*
- *Prior to installation, refer to Hermpac Vertical Shiplap Technical Installation Specifications.*



Hermpac
hermpac.co.nz
SUBJECT TO CHANGE WITHOUT NOTICE

Cavity Fix Vertical Shiplap Weatherboard System

Soffit Detail, Overhang

CodeMark CERTIFIED CMNZ30036

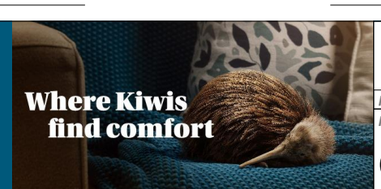
BRANZ Appraised Appraisal No. 650

HC-SHIP-601
DRAWING

1 : 2 @ A4 SCALE

01/11/2021 ISSUED DATE

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

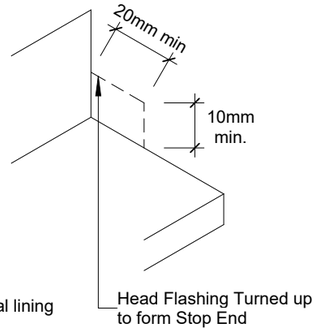
ISSUE DATE: 10 - 03 - 26
DRAWN: CG
CHECKED: --
PROJECT #: **CTL283**

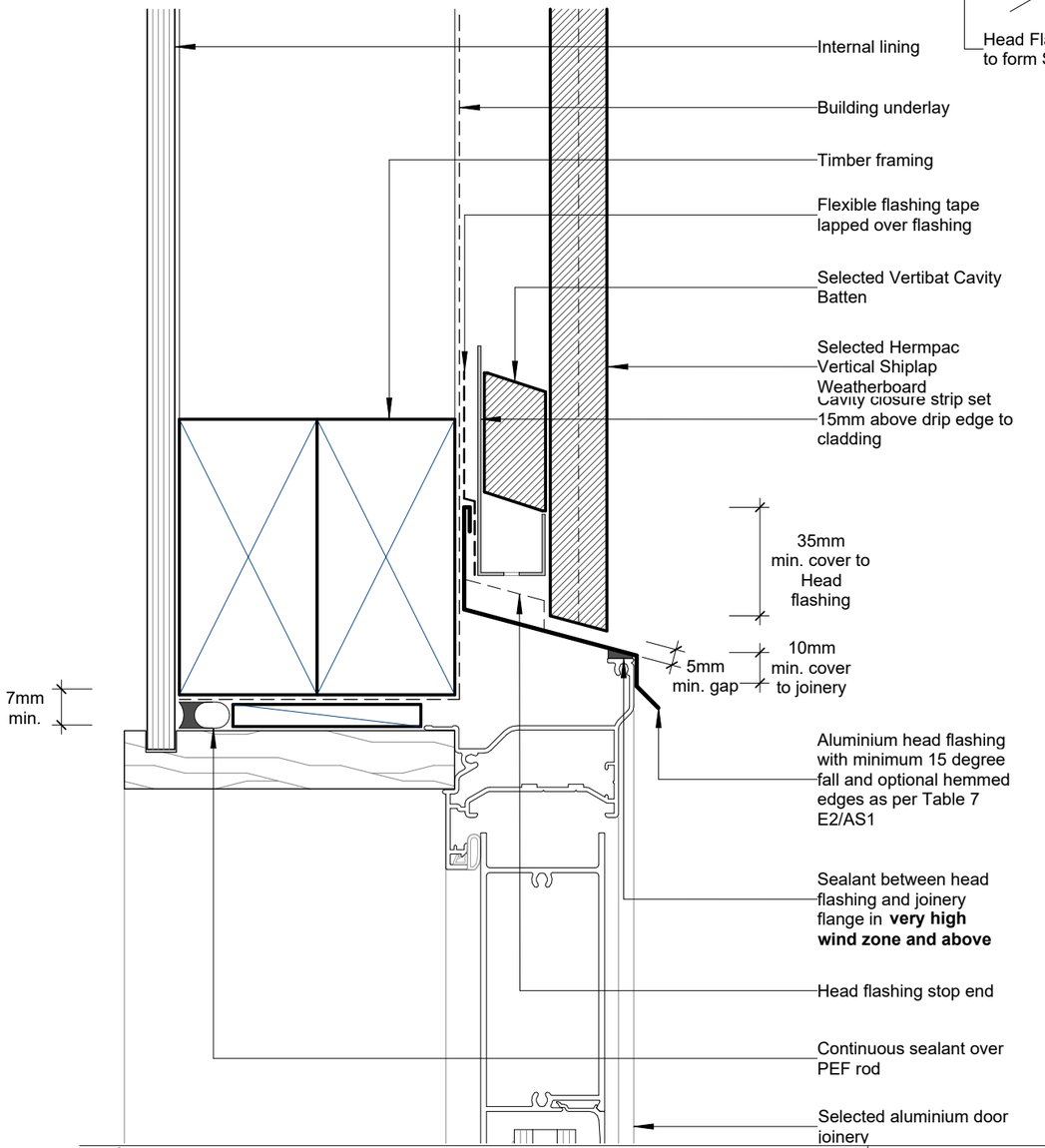
COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

DETAILS
SCALE 1:1 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A504**

BC260307 APPROVED
Queenstown Lakes District Council

NOTES:
- *All weatherboard fixings pre-drilled maximum 1mm diameter smaller than the nail/screw gauge.*
- *All Hermpac timber products, cut ends and edges to be precoated as per Installation Specifications.*
- *All materials and fixtures are to comply with E2/AS1 Clause 2.2.*
- *For non-hemmed corner flashings, ensure a minimum 75mm cover to weatherboards beyond the point where BRANZ Bulletin 411 compliant weatherboard lap or rebate combinations terminate at the corner junction.*
- *In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.*
- *Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.*
- *Prior to installation, refer to Hermpac Vertical Shiplap Technical Installation Specifications.*





Hermpac
hermpac.co.nz
SUBJECT TO CHANGE WITHOUT NOTICE

Cavity Fix Vertical Shiplap Weatherboard System

Door Head Detail Aluminium Joinery

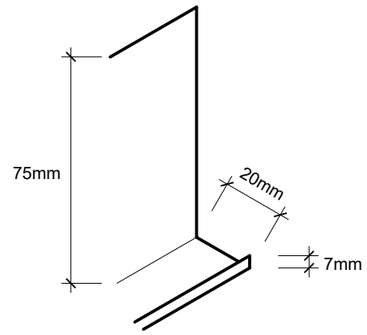
CodeMark CERTIFIED CMNZ30036

BRANZ Appraised Appraisal No. 650

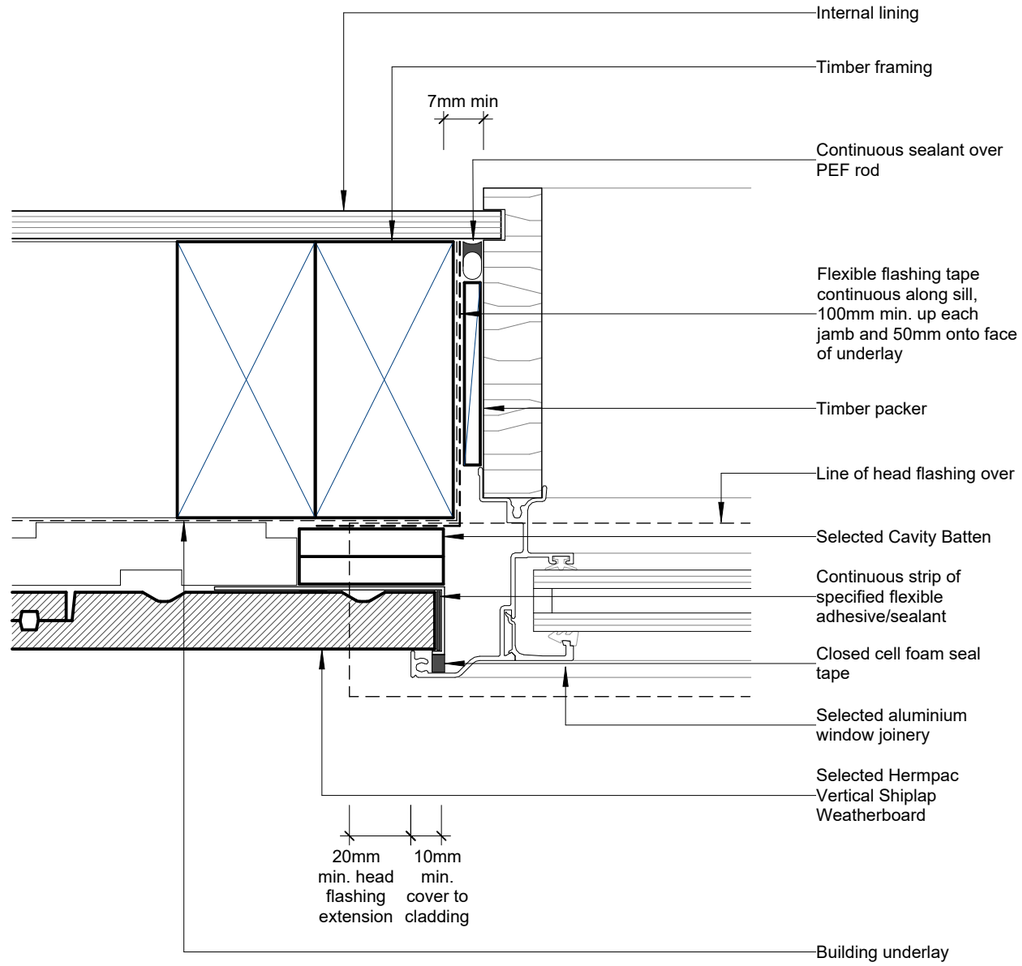
HC-SHIP-210 DRAWING

1 : 2 @ A4 SCALE | 2022 ISSUED DATE

NOTES:
- *All weatherboard fixings pre-drilled maximum 1mm diameter smaller than the nail/screw gauge.*
- *All Hermpac timber products, cut ends and edges to be precoated as per Installation Specifications.*
- *All materials and fixtures are to comply with E2/AS1 Clause 2.2.*
- *For non-hemmed corner flashings, ensure a minimum 75mm cover to weatherboards beyond the point where BRANZ Bulletin 411 compliant weatherboard lap or rebate combinations terminate at the corner junction.*
- *In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.*
- *Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.*
- *Prior to installation, refer to Hermpac Vertical Shiplap Technical Installation Specifications.*



Hermpac J Mould flashing



Hermpac
hermpac.co.nz
SUBJECT TO CHANGE WITHOUT NOTICE

Cavity Fix Vertical Shiplap Weatherboard System

Window Jamb Detail, Aluminium Joinery

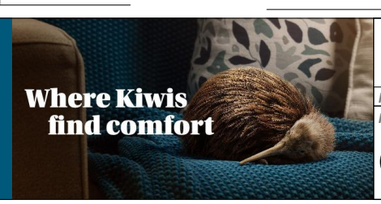
CodeMark CERTIFIED CMNZ30036

BRANZ Appraised Appraisal No. 650

HC-SHIP-202A DRAWING

1 : 2 @ A4 SCALE | 2022 ISSUED DATE

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 10 - 03 - 26
PROJECT #: **CTL283**
DRAWN: CG
CHECKED: --

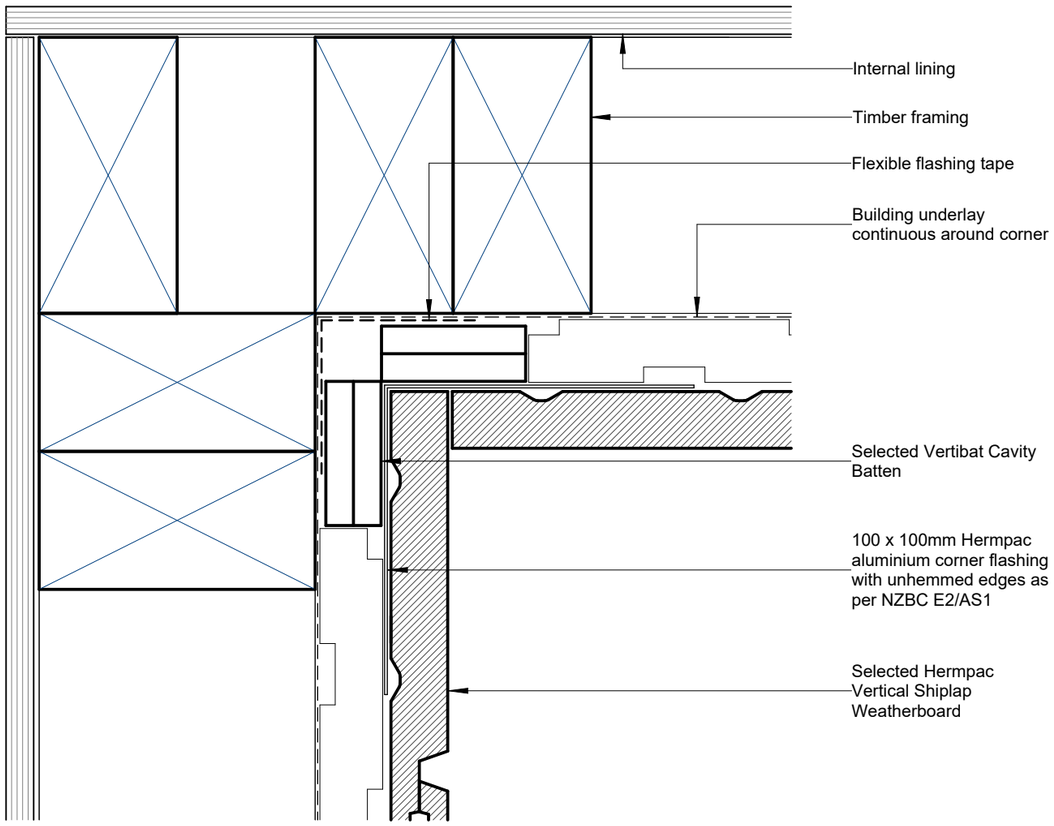
COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

DETAILS
SCALE 1:1 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A505**

BC260307 APPROVED
Queenstown Lakes District Council

NOTES:

- All weatherboard fixings pre-drilled maximum 1mm diameter smaller than the nail/screw gauge.
- All Hermpac timber products, cut ends and edges to be precoated as per Installation Specifications.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2.
- For non-hemmed corner flashings, ensure a minimum 75mm cover to weatherboards beyond the point where BRANZ Bulletin 411 compliant weatherboard lap or rebate combinations terminate at the corner junction.
- In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.
- Prior to installation, refer to Hermpac Vertical Shiplap Technical Installation Specifications.



NOTE:
For detailed installation and fixing information of timber corner mouldings refer to Hermpac VertiLine Vertical Shiplap Installation Specifications.

Hermpac
hermpac.co.nz
SUBJECT TO CHANGE WITHOUT NOTICE

Cavity Fix Vertical Shiplap Weatherboard System

Internal Corner
Edge to Edge

CodeMark CERTIFIED
CMNZ30036

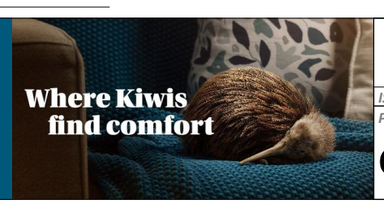
BRANZ Appraised
Appraisal No. 650

HC-SHIP-301
DRAWING

1 : 2 @ A4
SCALE

2022
ISSUED DATE

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 10 - 03 - 26
PROJECT #:
CTL283

DRAWN: CG
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

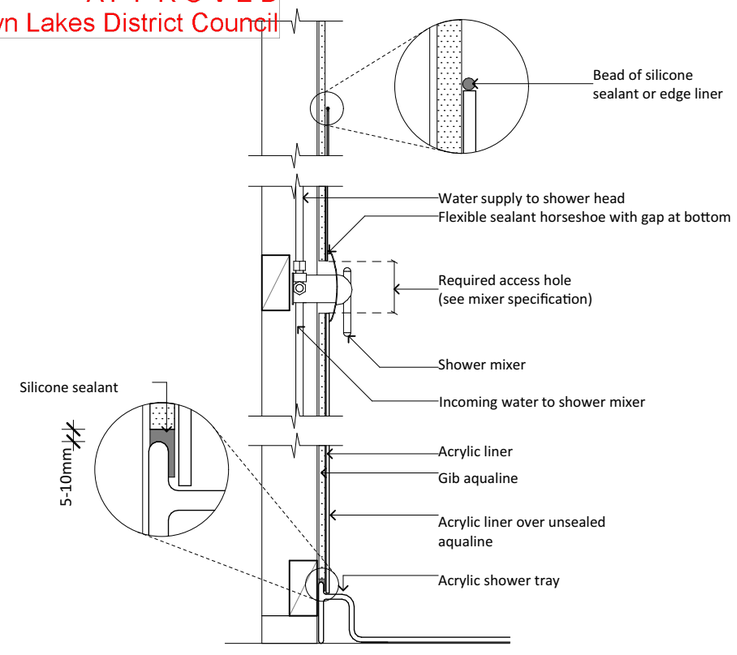
DETAILS
SCALE 1:1 @ A3

STATUS: **WD-A** WORKING DRAWINGS

CLIENT:
CATH & REES MORLEY
ADDRESS:
21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL

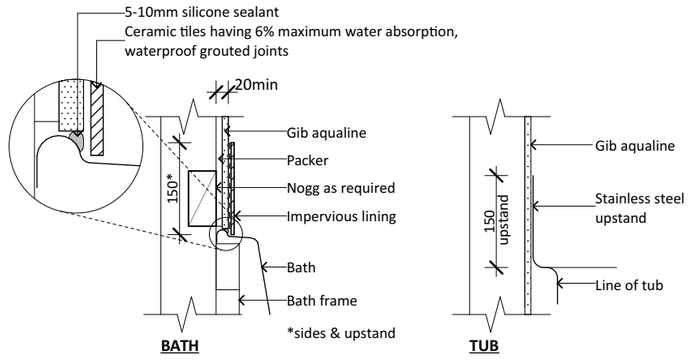
SHEET:
A506

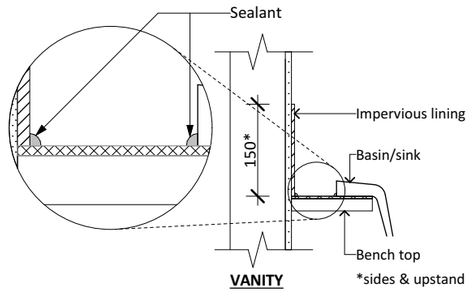
BC260307
APPROVED
Queenstown Lakes District Council



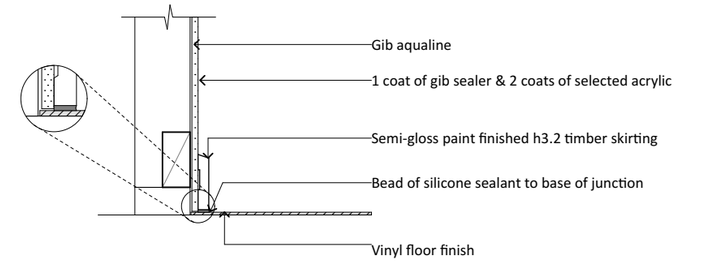
Note:
Where impact noise from pipes is an issue, fix all pipes on resilient brackets

D01 ARCYLIC SHOWER
Scale 1:10

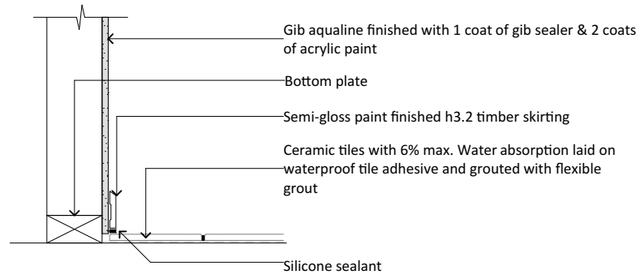




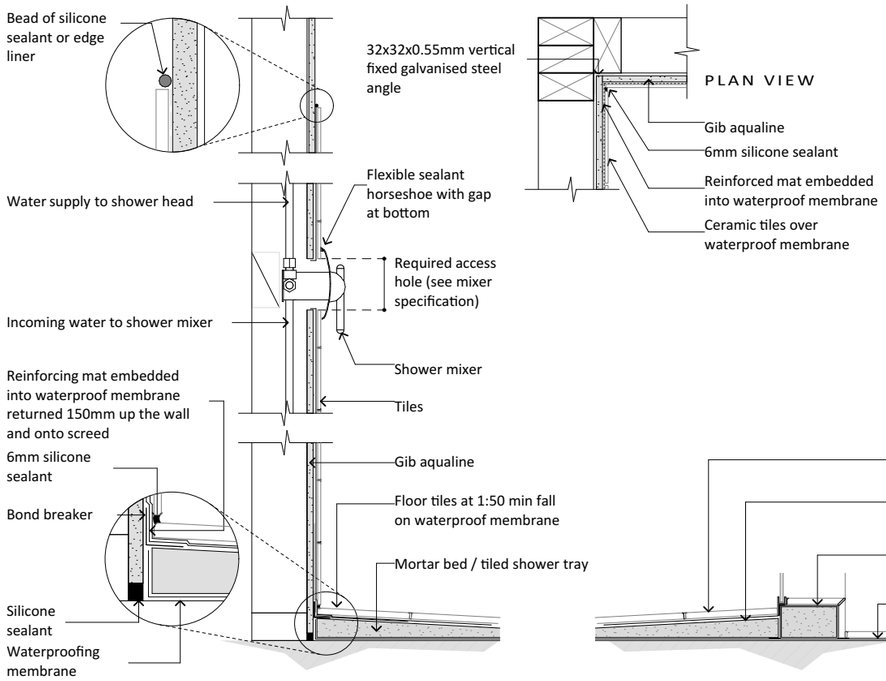
D02 TYPICAL WATER -SPLASH AREA JUNCTIONS
Scale 1:10



D03 VINYL FLOOR TO WALL JUNCTIONS
Scale 1:10



D04 TILE FLOOR TO WALL JUNCTIONS
Scale 1:10



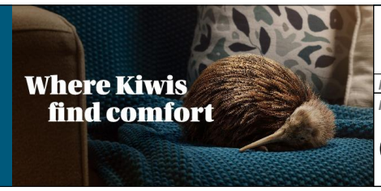
Refer to specification for waterproof membrane selection

NOTE:

1/ Install in accordance with all the manufacturers documentation for installation requirments
2/ Plans to be read in conjunction with gib aqualine wet area systems
3/ where impact noise from pipes is an issue, fix all pipes on resilient brackets
4/ All glass within wet areas to be toughened safety glass

D05 TILED SHOWER ABOVE FFL (MANUFACTURERS SHOWER TRAY)
Scale 1:10

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

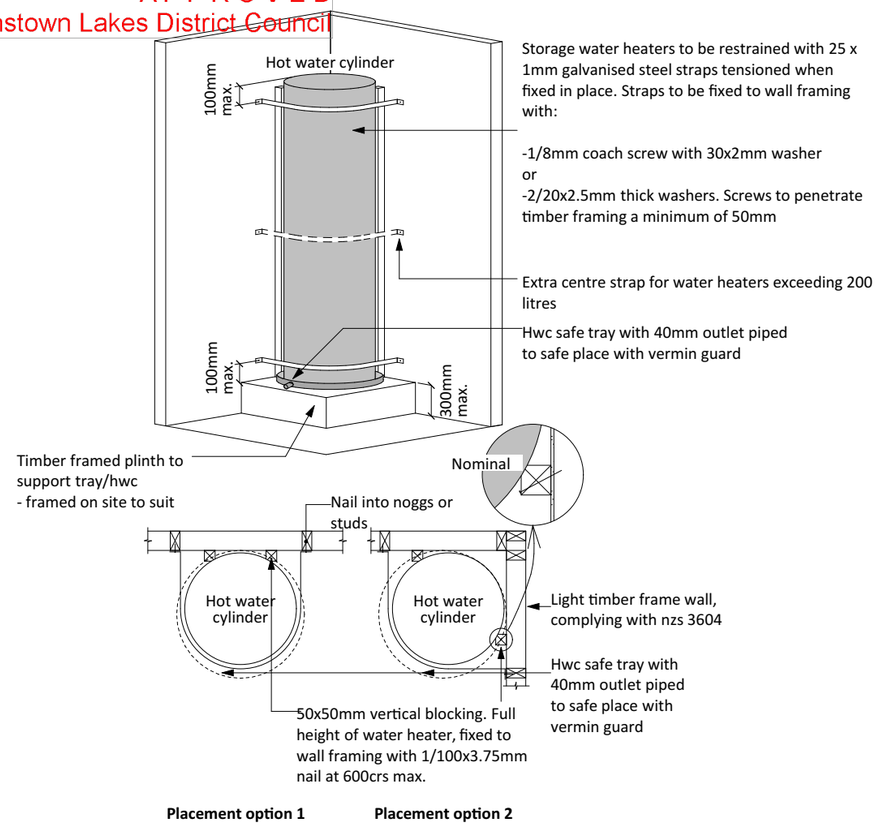
ISSUE DATE: 10 - 03 - 26
DRAWN: CG
PROJECT #: CTL283
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

WET AREA DETAILS

SCALE 1:10 @ A3
STATUS: **WD-A** WORKING DRAWINGS
SHEET: **A507**
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL

BC260307
APPROVED
Queenstown Lakes District Council



Placement option 1 **Placement option 2**

Table 4 NZBC G12/AS1
tempering valve and nominal pipe diameters

	low pressure (i.e header tank supply or low pressure)	low and medium pressure unvented (valve vented) and and open vented	mains pressure
pressure of water at tempering valve (kpa)	20-30	30-120	over 300
metres head (m)	2-3	>3-12	over 30
minimum tempering valve size	25mm	20mm	15mm
pipes to tempering valve	25mm (see note 3)	20mm	20mm (15mm optional) (see note 1)
pipes to shower	20mm	20mm (see note 4)	20mm (see note 5) (15mm optional) (see note 1)
pipes to sink/laundry (see note 2)	20mm	20mm	15mm
pipes to bath (see note 2)	20mm	20mm	15mm
pipes to basins (see note 2)	15mm	15mm	10mm

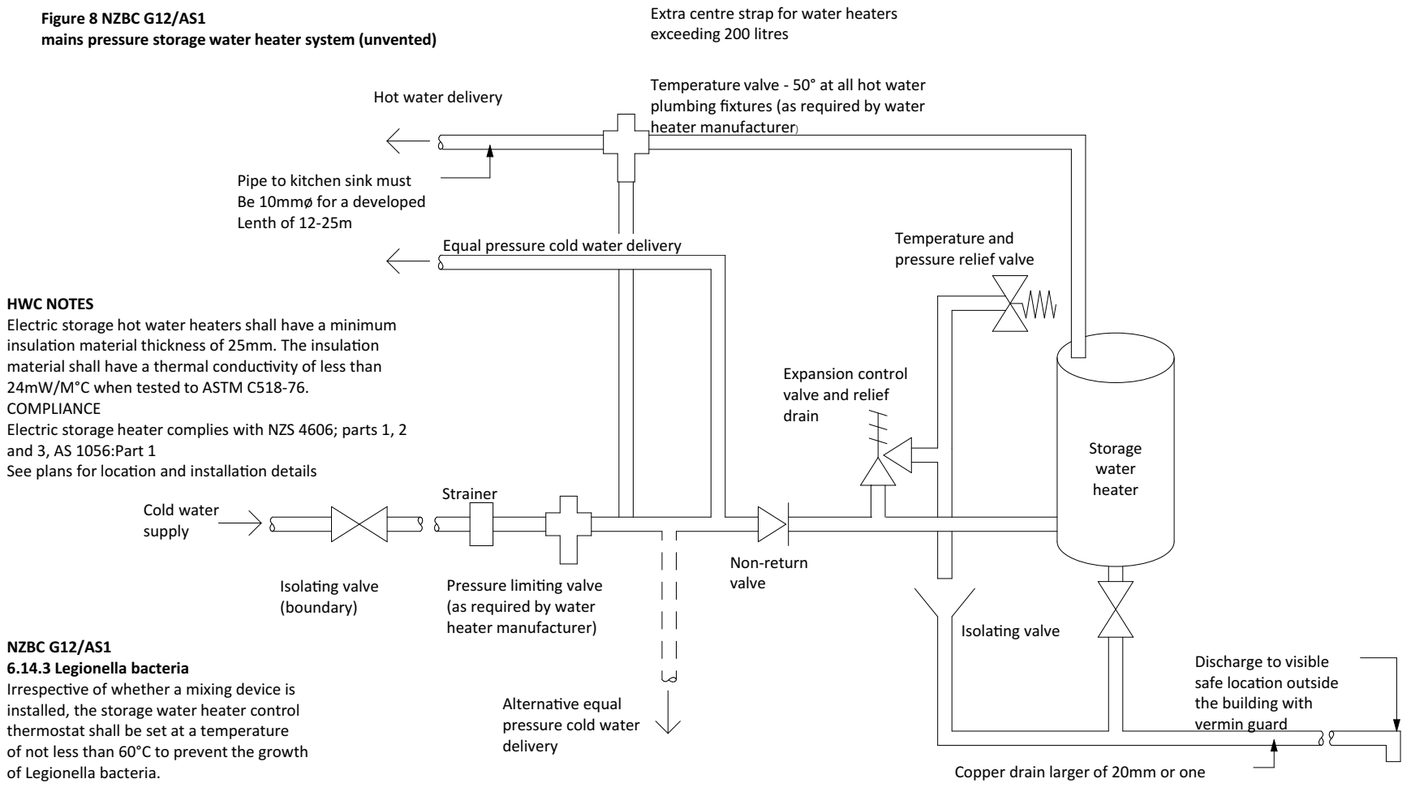
notes:

1. If supplied by seperate pipe from storage water heater to a single outlet.
2. This table is based on maximum pipe lengths of 20 metres.
3. 2m maximum length from water heater outlet to tempering valve.
4. 15mm if dedicated line to shower.
5. 10mm if dedicated line to shower.

D01 MAINS PRESSURE HWC AND SEISMIC RESTRAINT

Scale 1:10 *NZBC G12 / AS1*

Figure 8 NZBC G12/AS1
mains pressure storage water heater system (unvented)



HWC NOTES
Electric storage hot water heaters shall have a minimum insulation material thickness of 25mm. The insulation material shall have a thermal conductivity of less than 24mW/M°C when tested to ASTM C518-76.
COMPLIANCE
Electric storage heater complies with NZS 4606; parts 1, 2 and 3, AS 1056:Part 1
See plans for location and installation details

NZBC G12/AS1
6.14.3 Legionella bacteria
Irrespective of whether a mixing device is installed, the storage water heater control thermostat shall be set at a temperature of not less than 60°C to prevent the growth of Legionella bacteria.

7.2 Protection from freezing
7.2.1 Where there is the likelyhood of freezing, hot and cold water supply systems shall be protected in the following manner:

a) Piping outside the building thermal envelope shall be insulated,

b) Piping buried in the ground shall be insulated or insulated below a level affected by freezing, and

c) Storage water heater vent pipes shall be insulated (see Figure 17).

7.2.2 In climates where freezing temperatures are likely for a period of greater than 24 hours an expansion control valve is required in addition to vent pipe insulation (see Figure 17)

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

LATITUDE HOMES
Where Kiwis find comfort

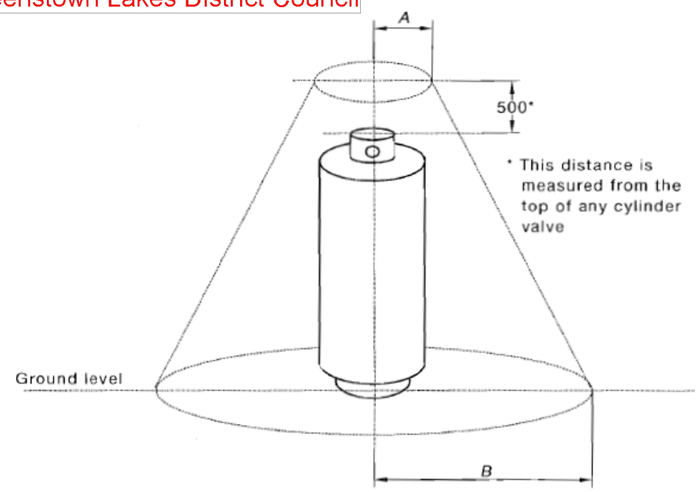
Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 10 - 03 - 26 *DRAWN:* CG
PROJECT #: CTL283 *CHECKED:* --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

HWC DETAILS
SCALE 1:10 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A508**

BC260307 APPROVED
Queenstown Lakes District Council

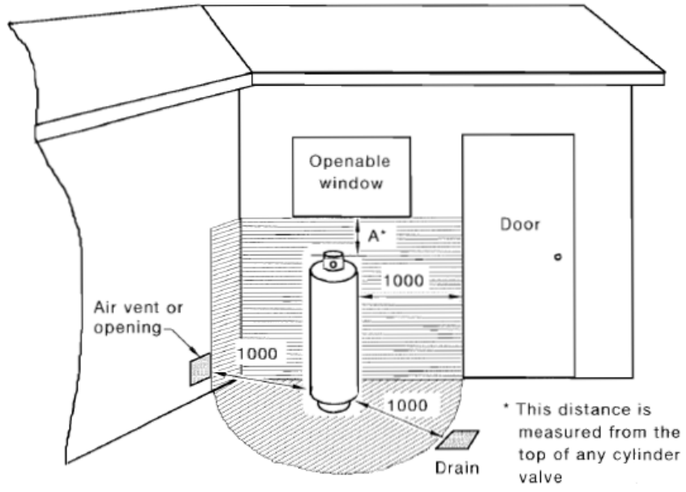


Ignition source not to be within the encompassed area

Radius	Exchange cylinder mm	In-situ fill cylinder mm
A	500	1500
B	1500	3500

DIMENSIONS IN MILLIMETRES

FIGURE J3 MINIMUM CLEARANCE TO IGNITION SOURCES



Shading indicates prohibited area for a drain or opening

Distance	Exchange cylinder mm	In-situ fill cylinder mm
A	150	500

DIMENSIONS IN MILLIMETRES

FIGURE J4 MINIMUM CLEARANCE TO A DRAIN OR OPENINGS INTO A BUILDING

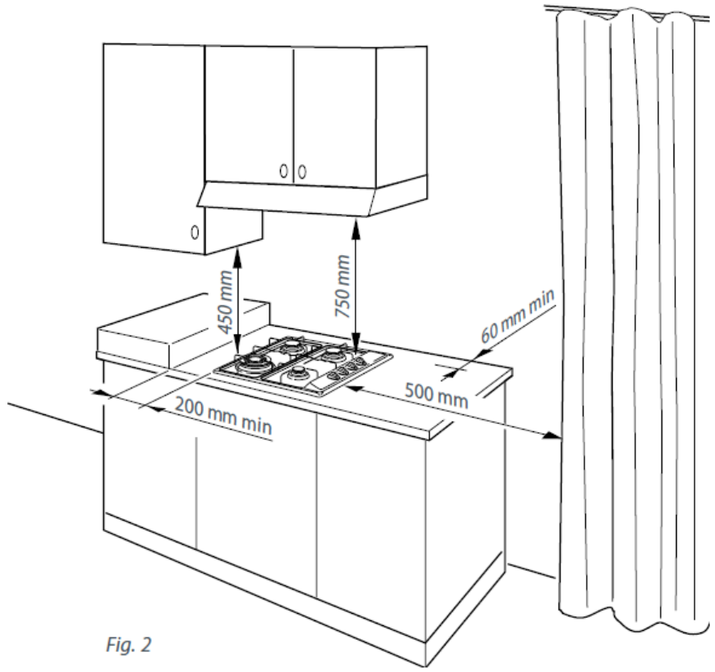


Fig. 2

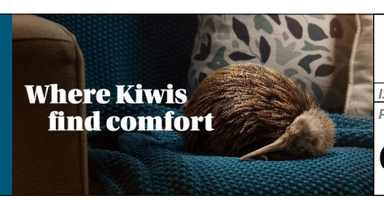
Note:
minimum requirements for lpg gas bottle clearance as per nzs: 5601:2010

D01 TYPICAL GAS BOTTLE INSTALLATION
Scale NTS

D02 GAS COOKER TO COMBUSTIBLE SURFACES
Scale NTS

200mm min distance for burner to combustible surface
Where the min distance is less than the 200mm a splashback must be installed min 150mm high in accordance with NZS5601

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 10 - 03 - 26
PROJECT #: **CTL283**
DRAWN: CG
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

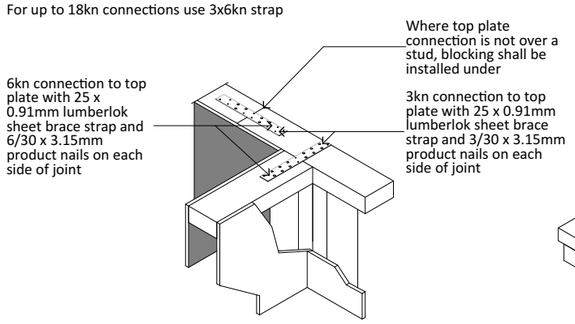
GAS DETAILS
SCALE 1:10 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A509**

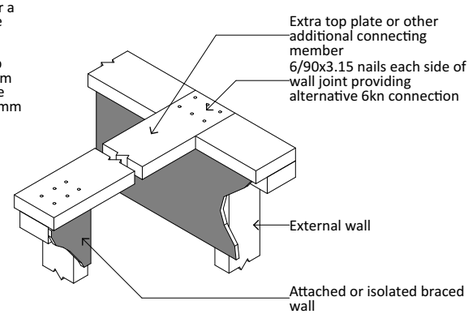
BC260307 APPROVED
Queenstown Lakes District Council

TOP PLATE CONNECTIONS

WALL TYPE	BRACING IN WALL	TOP PLATE CONNECTION CAPACITY
ALL WALLS	NO BRACING	3kN
IN-LINE WALLS	BRACING CAPACITY NOT EXCEEDING 100BU's	3kN
	BRACING CAPACITY EXCEEDING 100BU's	6kN
WALL CONNECTING TO EXTERNAL WALL AT RIGHT ANGLES	TOTAL BRACING CAPACITY NOT EXCEEDING 125BU's	6kN TO 1 EXTERNAL WALL
	BRACING CAPACITY NOT EXCEEDING 250BU's	6kN TO 2 EXTERNAL WALLS
	BRACING CAPACITY EXCEEDING 250BU's	2.4kN PER 100BU's TO 2 EXTERNAL WALLS

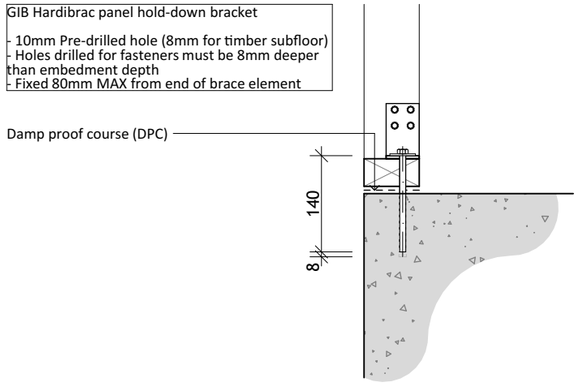
Note:
For up to 12kn connections use 2x6kN strap or 12/90x2.15 nails for nail fix option.
For up to 18kn connections use 3x6kn strap





GIB Hardibrac panel hold-down bracket

- 10mm Pre-drilled hole (8mm for timber subfloor)
- Holes drilled for fasteners must be 8mm deeper than embedment depth
- Fixed 80mm MAX from end of brace element



15kN BRACING HOLDDOWN DETAIL GIB HANDIBRAC

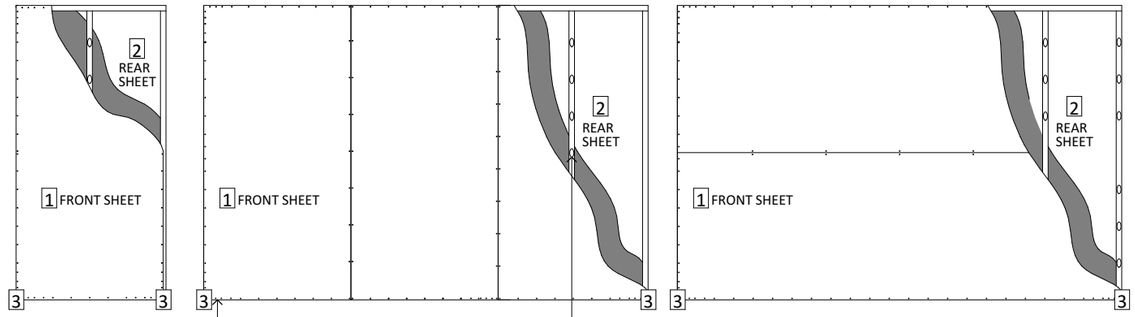
All fixings in accordance with GIB manufacturers documentation SCALE 1:10

Panel hold down for GIB Braceline panels concrete floor external / internal wall

Note:
GIB GS1-N and GS2-N and James Hardie HPn do not require specific connections at brace ends

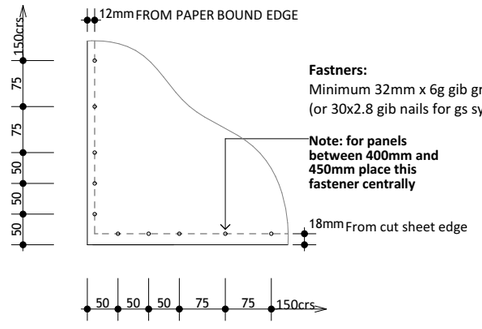
FASTENER LAYOUT

GS1-N/BL1-H (10 & 13mm) - SINGLE SIDE
GS2-N/BLG-H (10 & 13mm) - 2 SIDED. BOTH SIDES FIXED AS SHOWN



SYSTEM	LINING ONE SIDE (1)		LINING OPPOSITE SIDE (2)		PANEL HOLD DOWN (3)	FASTNER SPACING
	LINING	FASTNERS	LINING	FASTNERS		
GS1-N	Any 10mm Or 13mm GIB Plasterboard	30mm GIB nails, Or minimum 32mm x 6g GIB Grabber Drywall screws	Not required	Not required	Not required	Gib plasterboard: Corner fastening pattern as illustrated below Fastners at 150mm to bracing element perimeter and: - at 300mm centres to intermediate sheet joints for vertical fixing, or - at stud/sheet junction for horizontally fixed elements, and - gibfix adhesive daubs at 300mm centres to intermediate framing Plywood: Fastners at 150mm centres around the perimeter of every sheet and at 300mm centres To intermediate studs. Place fastners no closer than 7mm from sheet edges. Plasterboard corner fastner pattern does not apply to plywood
GS2-N			Any 10mm Or 13mm GIB Plasterboard	30mm GIB nails, Or minimum 32mm x 6g GIB Grabber Drywall screws		
GSP-H			Minimum 7mm Ecoply plywood Manufactured To as/nzs 2269	50mm fh Galvanised or Stainless steel Nails	YES	
BL1-H	10mm or 13mm Braceline	32mm x 6g GIB Grabber Drywall screws GIB braceline Nails may be Used for 10mm Braceline only	NOT REQUIRED	NOT REQUIRED		
BLG-H			Any 10mm Or 13mm GIB Plasterboard	30mm GIBnails, Or minimum 32mm x 6g GIB Grabber Drywall screws		
BLP-H			Minimum 7mm Ecoply plywood Manufactured To AS/NZS 2269	50mm fh Galvanised or Stainless steel Nails		

CORNER FASTENER PATTERN



Fastners:
Minimum 32mm x 6g gib grabber screws
(or 30x2.8 gib nails for gs systems only)

Note: for panels between 400mm and 450mm place this fastener centrally

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 10 - 03 - 26
PROJECT #: CTL283
DRAWN: CG
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

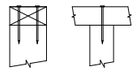
APPENDIX 01 (BRACING)

SCALE 1:10 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A510**

BC260307
APPROVED
Queenstown Lakes District Council

LUMBERLOK STUD TO TOP PLATE FIXING TYPES

TYPE A
0.7kN

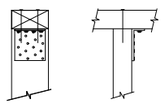


2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

TYPE B
4.7kN

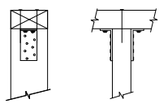
CHOOSE ANY OF THE 3 OPTIONS

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



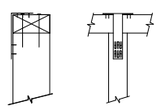
Plus LUMBERLOK 6kN Stud Anchor (CPC80)

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



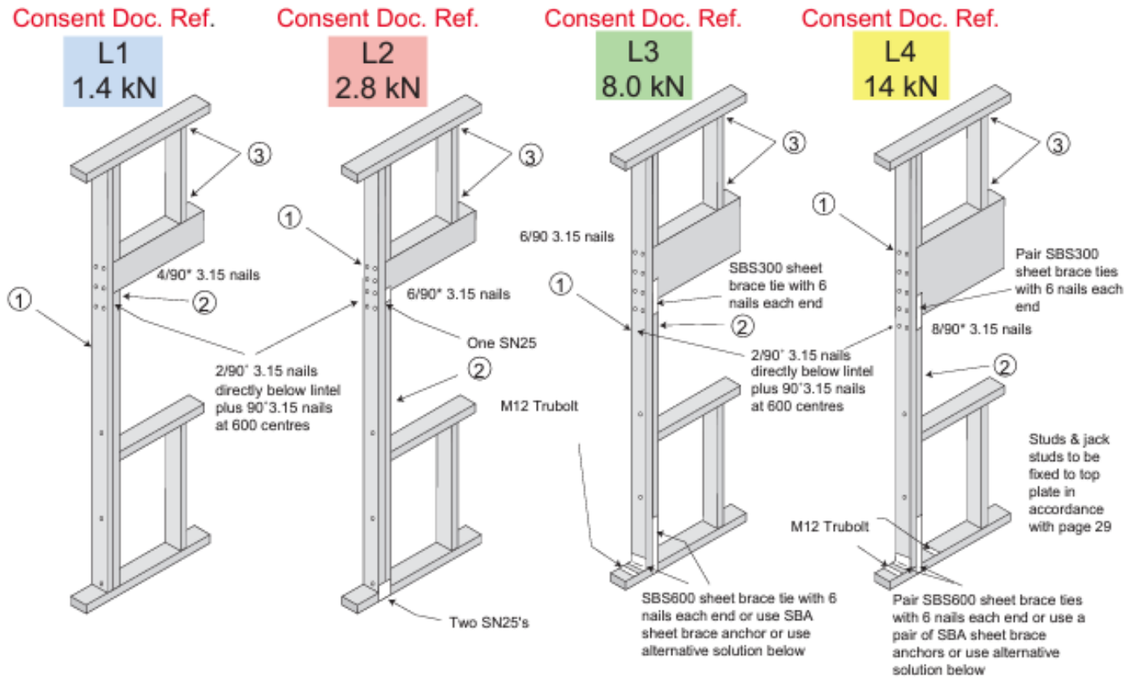
Plus 2 x LUMBERLOK CPC40

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



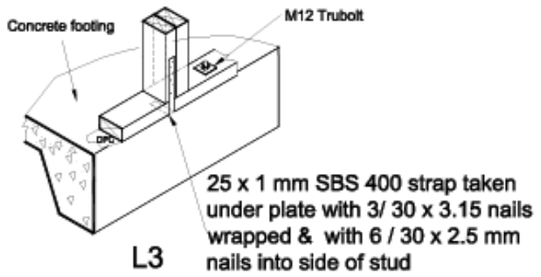
Plus LUMBERLOK Stud Strap (ONE FACE ONLY)

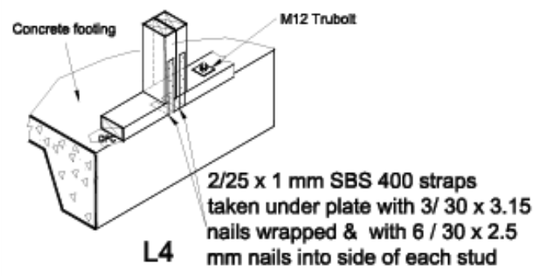
ACCEPTABLE SOLUTIONS IN CONJUNCTION WITH TABLES 8:14 & FIG 8:12 OF NZS3604:2011



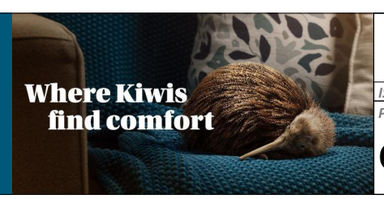
1. For trimming stud thickness refer to Table 8.5 NZS 3604:2011. Additional studs to that shown to have a minimum stud to stud fixing of 11/90*3.15 nails.
2. Where a double stud which provides support for a lintel is shorter by 400mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of trimming studs.
3. Studs & jacks to be fixed to top plate in accordance with the Top Plate to Stud Fixing Guide on pg. 39. Same fixing is required for jack stud to lintel.

Alternative solution for L3 & L4 SBS use





LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 10 - 03 - 26
DRAWN: CG
PROJECT #: CTL283
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

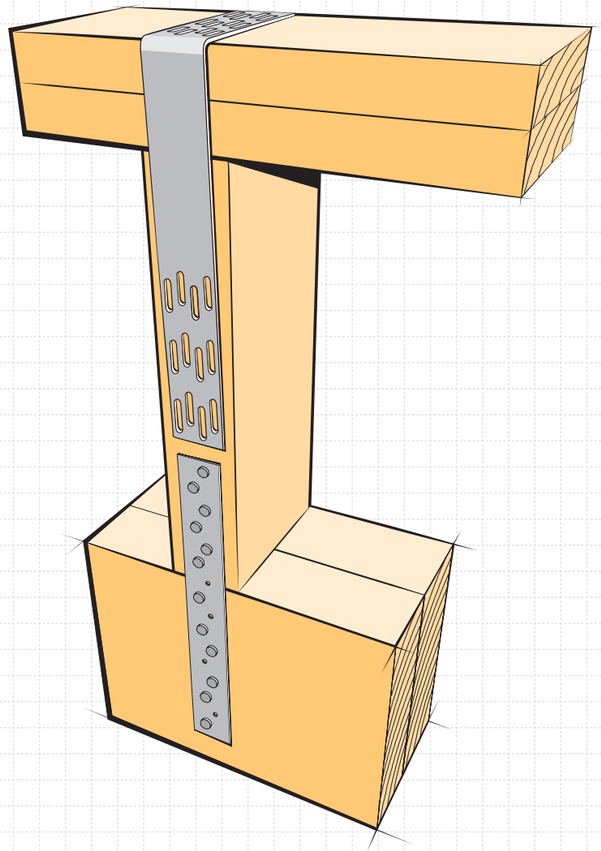
APPENDIX 02 (FIXINGS)
SCALE 1:10 @ A3
STATUS: **WD-A** WORKING DRAWINGS
SHEET: **A511**
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL

BC260307 APPROVED
Queenstown Lakes District Council

JACK STUD TO TOP PLATE & LINTEL FIXING

PROVIDES A SOLUTION FOR ALL JACK STUD LENGTH FIXING OPTIONS

- Covers the requirements for LUMBERLOK® Stud to Top Plate fixing "Type b -4.7kN" as require by LUMBERLOK® Lintel Fixing Schedule
- Wall framing and connection details under girder trusses are not covered by this fixing soultion and are subject to specific engineering design
- All timber selections are as per NZS 3604:2011



AVAILABLE FROM LEADING BUILDERS SUPPLY MERCHANTS THROUGHOUT NEW ZEALAND

MiTek®
LUMBERLOK®
Timber Connectors

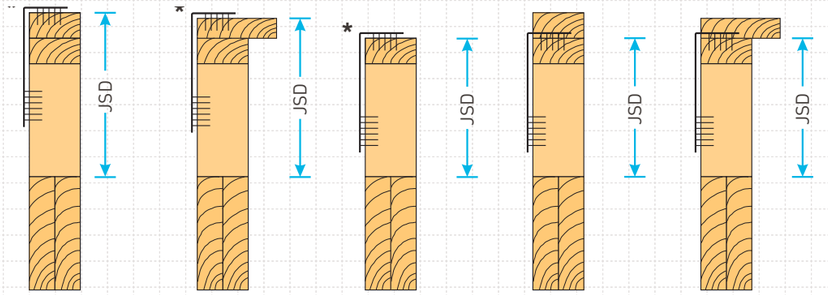
www.miteknz.co.nz

© Copyright 2020 MiTek Holdings, Inc. All rights reserved. Mar 2020

JACK STUD TO TOP PLATE & LINTEL FIXING

FRAMING ARRANGEMENTS

Jack Stud Dimension Definition (JSD)

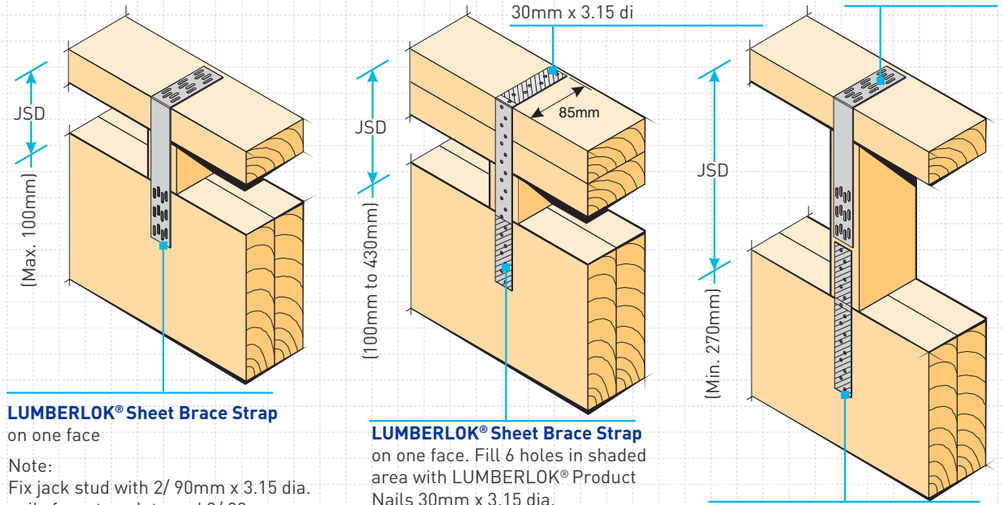


* Note: It is preferable for the top fixing to be located on the uppermost top plate packer to provide better options for the truss connections

FIXING 1
Jack Stud Dimension (JSD) up to a maximum of 100mm. Includes top plate fixed directly onto lintel i.e. no jack stud used.

FIXING 2
Jack Stud Dimension (JSD) from a minimum of 100mm to a maximumof 430mm.

FIXING 3
Jack Stud Dimension (JSD) from a minimum of 270mm. No maximum dimension.



LUMBERLOK® Sheet Brace Strap
on one face

Note:
Fix jack stud with 2/ 90mm x 3.15 dia. nails from top plate and 2/ 90mm x 3.15 dia. skew nails to lintel (typical)

LUMBERLOK® Sheet Brace Strap
on one face. Fill 6 holes in shaded area with LUMBERLOK® Product Nails 30mm x 3.15 dia.

Note:
- JSD up to 230mm use Sheet Brace Strap 400mm.
- JSD from 230mm to 430mm use Sheet Brace Strap 600mm.

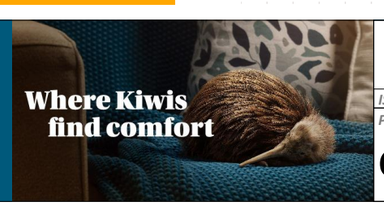
LUMBERLOK® Sheet Brace Strap
200mm on one face. Fill 6 holes in both shaded areas of Jack Stud and Lintel with LUMBERLOK Product Nails 30mm x 3.15 dia

MiTek®

www.miteknz.co.nz

© Copyright 2020 MiTek Holdings, Inc. All rights reserved Mar 2020

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 10 - 03 - 26
PROJECT #:
CTL283

DRAWN: CG
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

APPENDIX 03 (JACK STUD FIXINGS)
SCALE @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT:
CATH & REES MORLEY
ADDRESS:
21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL

SHEET:
A512

BC260307 APPROVED
Queenstown Lakes District Council

Roof Bracing Options

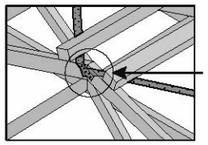
i) ROOF PLANE BRACE

Each roof plane brace can be:

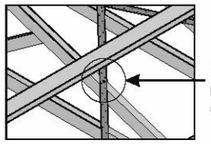
- A hip or valley rafter running continuously from ridge to the top plate in accordance with NZS 3604:2011 Clauses 10.2.1.3.2 or 10.2.1.3.3

OR

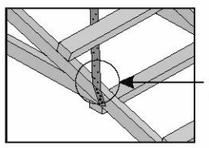
- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



5 x 30mm x 3.15 dia. nails each end

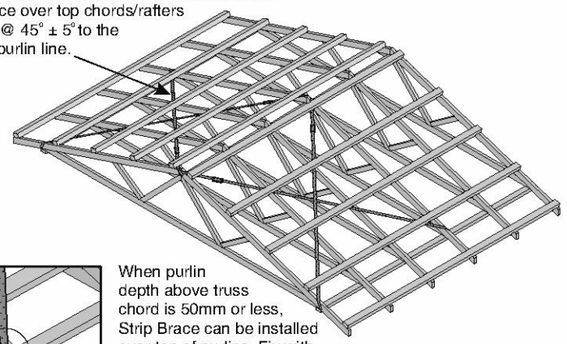


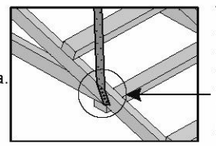
1 x 30mm x 3.15 dia. nail at crossing (after tensioning)



5 x 30mm x 3.15 dia. nails each end

A pair of tensioned and crossed LUMBERLOK Strip Brace over top chords/rafters installed @ 45° ± 5° to the rafter or purlin line.





When purlin depth above truss chord is 50mm or less, Strip Brace can be installed over top of purlins. Fix with 1 x 30mm x 3.15 dia. nail at the purlin closest to the rafter/truss crossing.

OVERHANG OPTIONS

- **All gable end loading parameters are based on the design considerations used in NZS 3604:2011 and cover heavy roof weight, extra high wind load and snow load Sg of up to 1.0kPa.**
- **All live load considerations as per AS/NZS 1170.**
- **All timber to be minimum grade SG8 as defined in NZS 3604:2011.**

CANTILEVER PURLIN OPTION

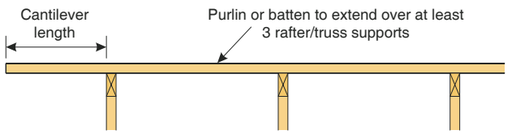
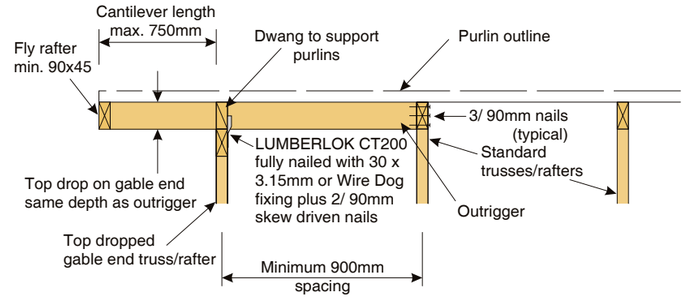


TABLE 1

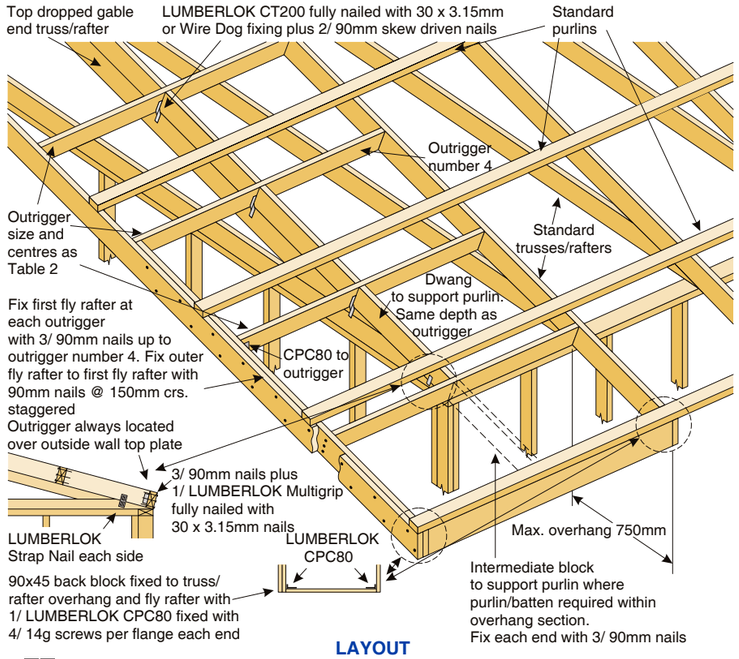
PURLIN SIZE & ORIENTATION	MAX. CANTILEVER LENGTH (mm)	PURLIN CENTRES (mm)
45x45 ⊠	200	400
70x45 ⊠	300	900
90x45 ⊠	450	900

CONSTRUCTION DETAILS FOR CANTILEVER OUTRIGGER OPTION

(SPANS & CENTRES AS PER TABLE 2)



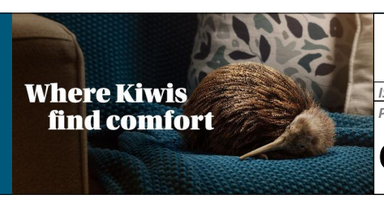
CROSS SECTION



LAYOUT

© Copyright 2017 MiTek Holdings, Inc.
All rights reserved.

LATITUDE HOMES



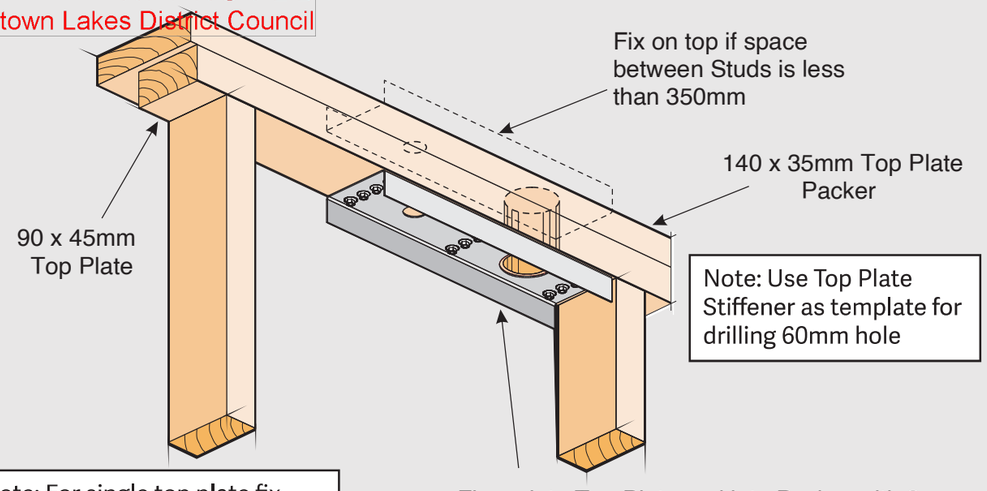
Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

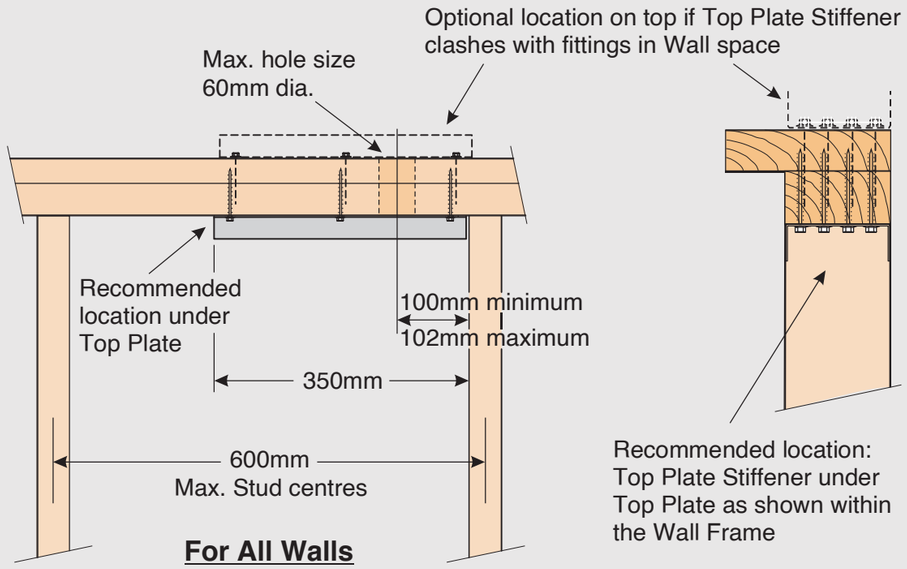
ISSUE DATE: 10 - 03 - 26
DRAWN: CG
PROJECT #: CTL283
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

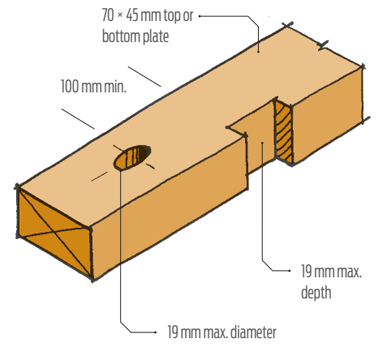
APPENDIX 04 (ROOF BRACING)
SCALE 1:10 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A513**

BC260307
APPROVED
Queenstown Lakes District Council





Code: TPS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Top Plate Stiffeners per Carton
100 x Type 17-14g x 75mm Hex Head Galvanised Screws



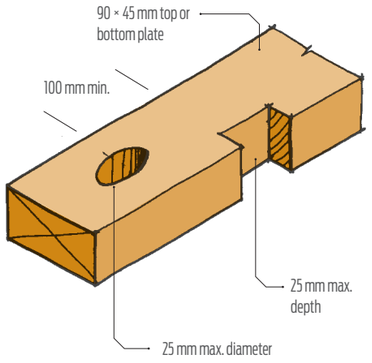


Figure 2: Notches and holes in top plates. See Figure 3 if notches or holes are larger than shown.

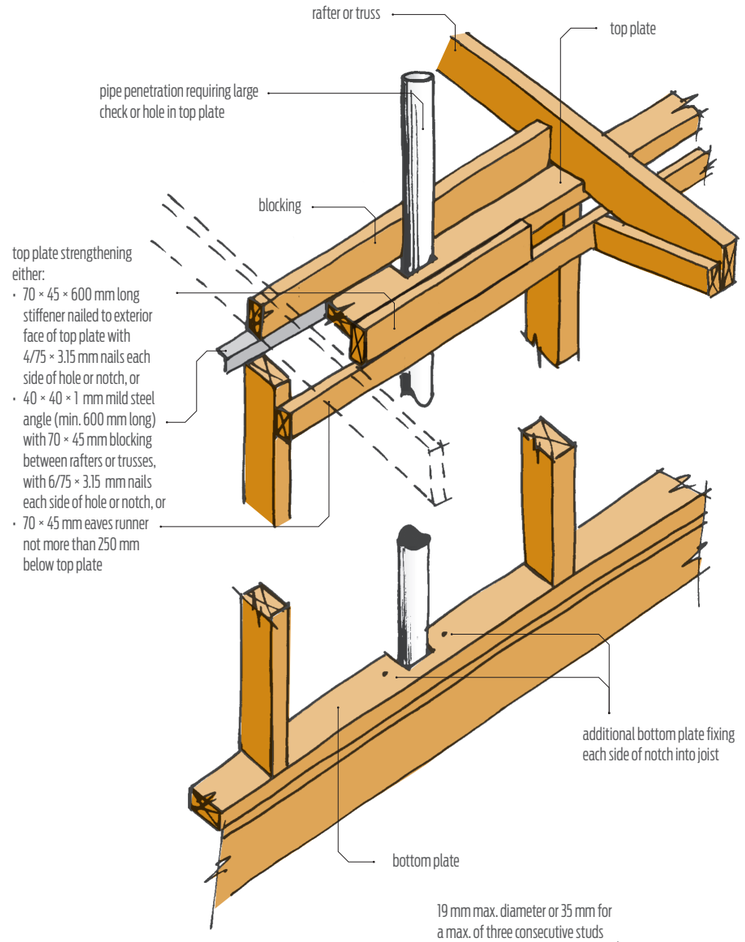


Figure 3: Strengthening for large checks and holes in wall plates.

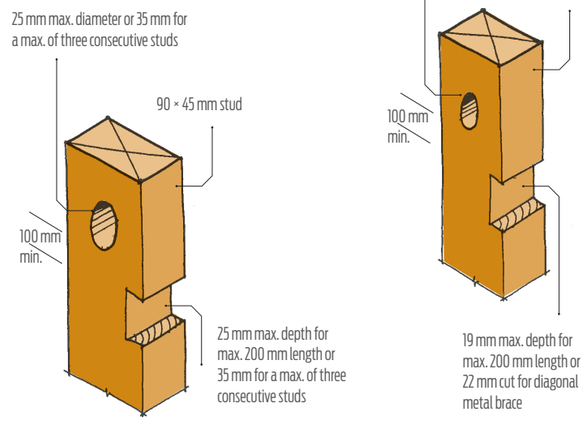
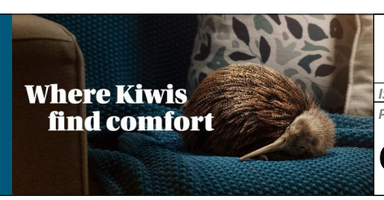


Figure 1: Notches and holes in studs. Space notches in studs at least 600 mm apart.

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 10 - 03 - 26
DRAWN: CG
PROJECT #: CTL283
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

APPENDIX 05 (PIPE PENETRATIONS)
SCALE 1:1 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A514**

BC260307 APPROVED
Queenstown Lakes District Council

Figure 7: Pipe Trench Adjacent to Building Foundation
Paragraph 3.9.7

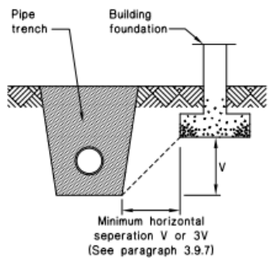
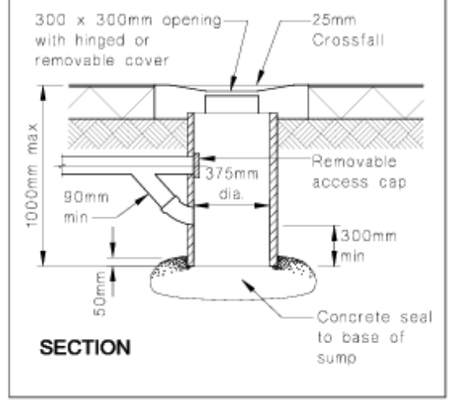


Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



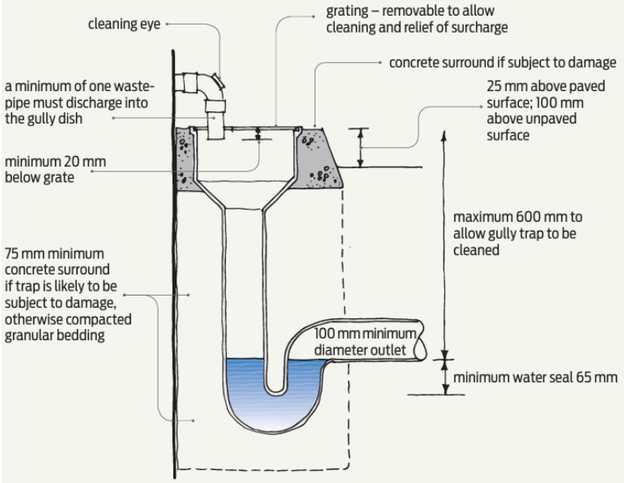
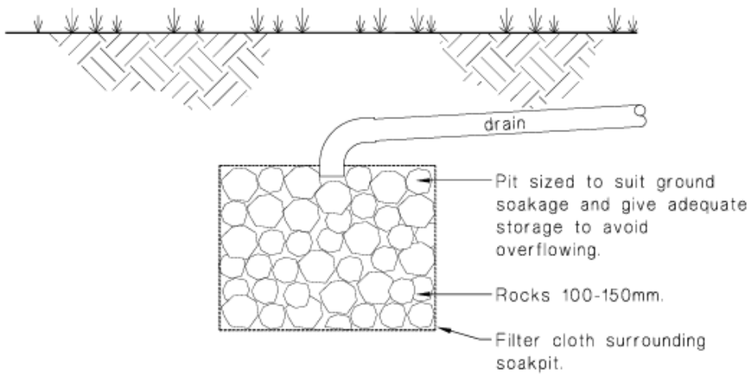
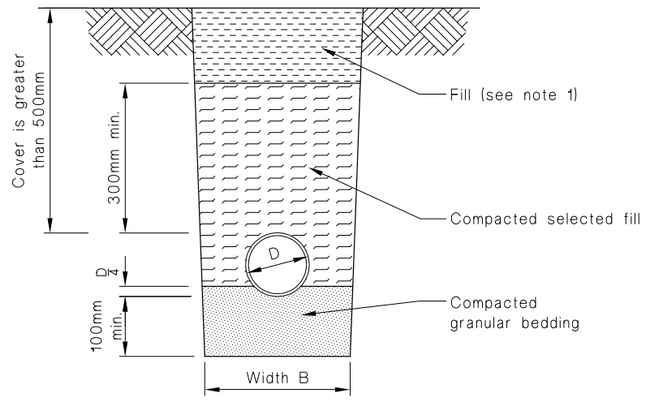


Figure 2 Gully trap dimensions and requirements.

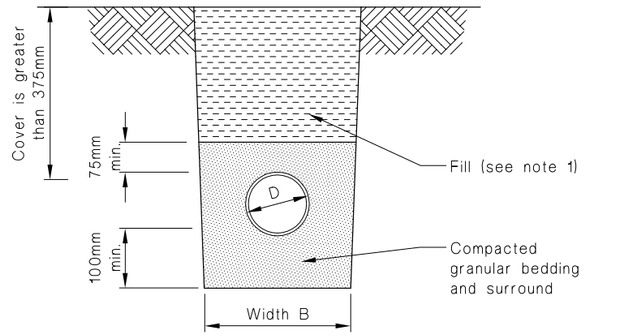


(a) Rock soak pit

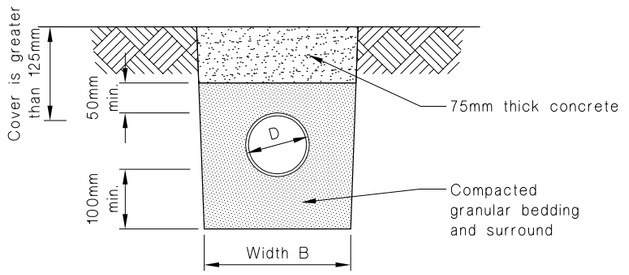
Figure 13: Bedding and backfilling
Paragraphs 3.9.2, 3.9.4 and 3.9.5



(a) Cover greater than 500mm



(b) Cover greater than 375mm



(c) Cover greater than 125mm

NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

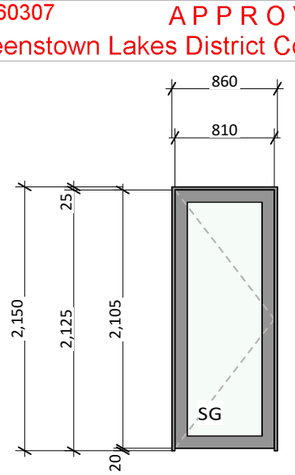
ISSUE DATE: 10 - 03 - 26
PROJECT #: **CTL283**
DRAWN: CG
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

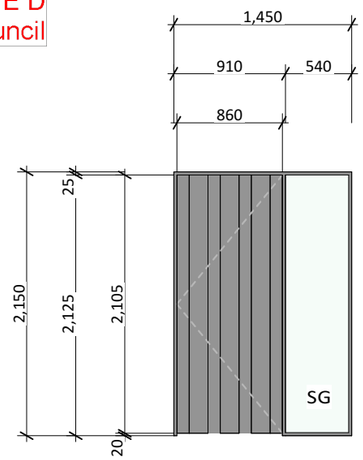
APPENDIX 06 (DRAINAGE)

SCALE 1:100 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT: CATH & REES MORLEY
ADDRESS: 21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL
SHEET: **A515**

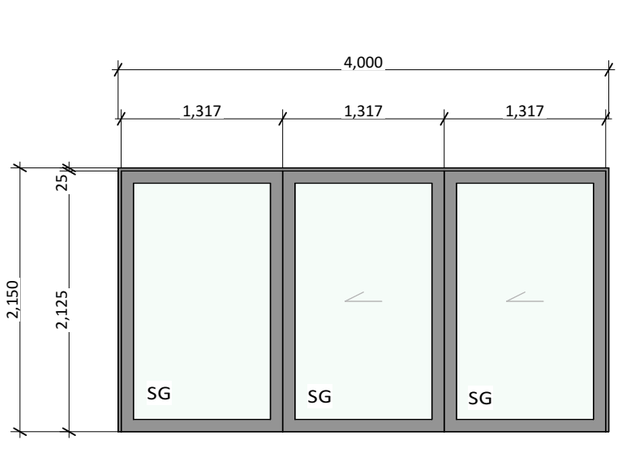
BC260307
APPROVED
Queenstown Lakes District Council



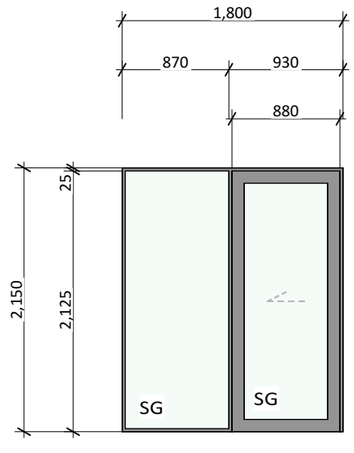
D 04



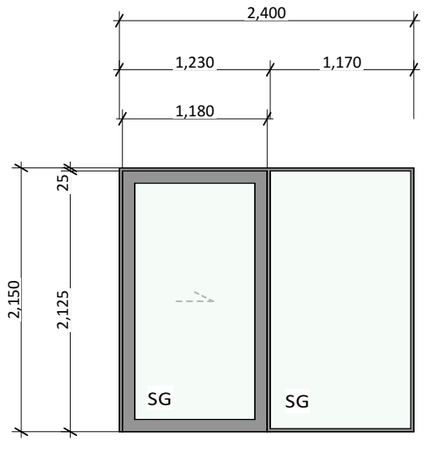
D01



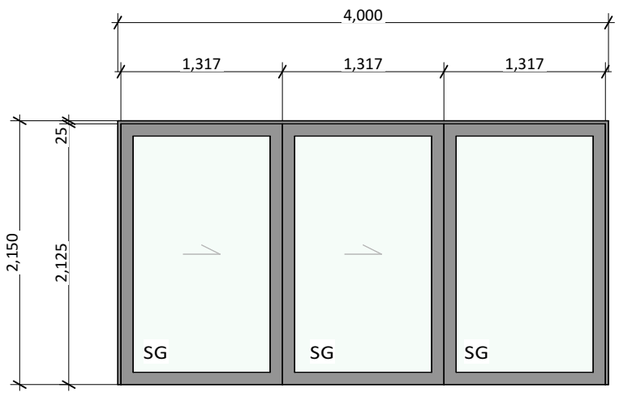
D02



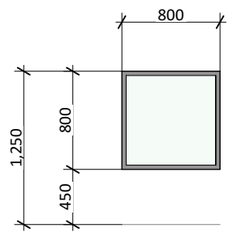
D03



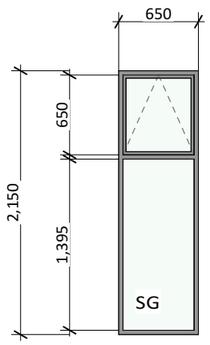
D05



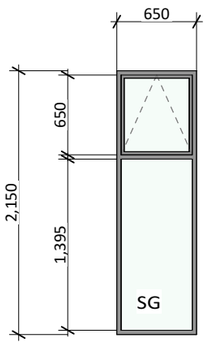
D06



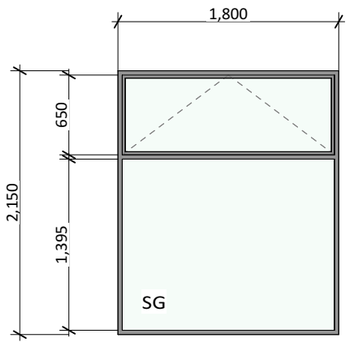
W Attic window



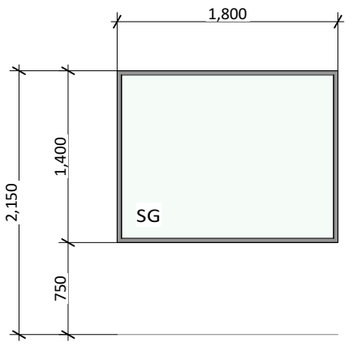
W01



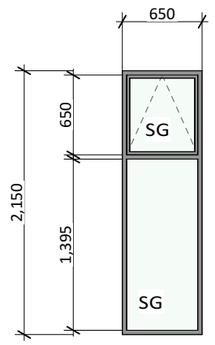
W02



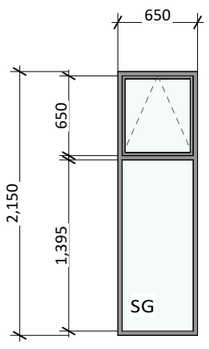
W03



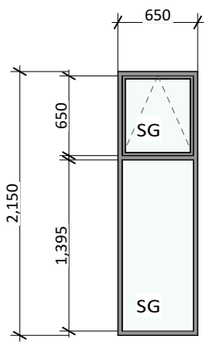
W04



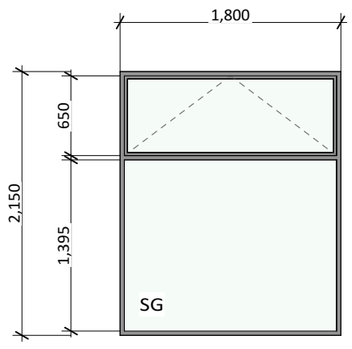
W05
OBSC



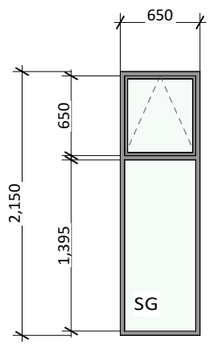
W06



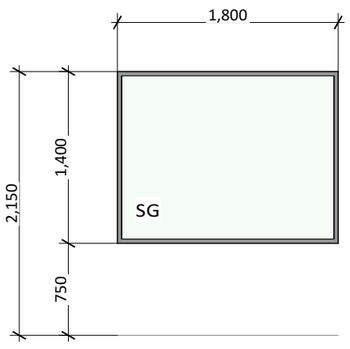
W07
OBSC



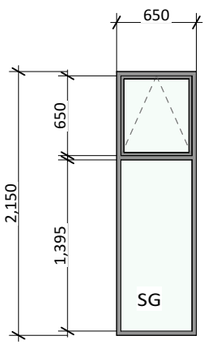
W08



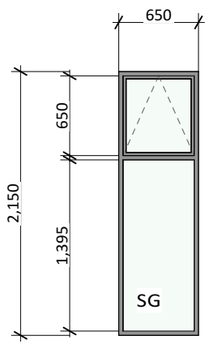
W09



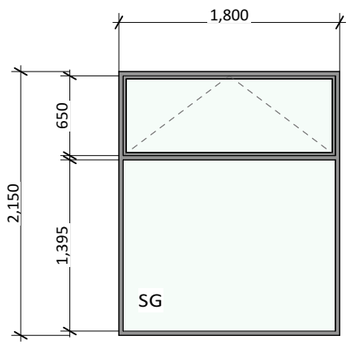
W10



W11



W12

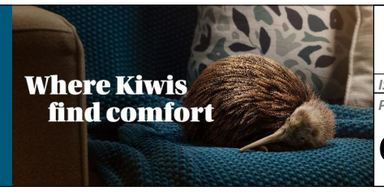


W13

General Notes:

1 All windows are viewed from the exterior
2 External window and door dimensions are taken over reveal.
3 All joinery subject to site measure and confirmed onsite prior to fabrication
4 Safety glazing shall be in compliance with NZS 4223 Part 2016
5 All windows to have min 19mm finished pine liners unless specified or requested otherwise
6 Internal door handles to be 1000mm above floor level unless specified or requested otherwise

LATITUDE HOMES



Phone: 0800 776 777
Email: willi@latitudehomes.co.nz
www.latitudehomes.co.nz

ISSUE DATE: 10 - 03 - 26
DRAWN: CG
PROJECT #:
CTL283
CHECKED: --

COPYRIGHT:
This plan remains the property of Latitude Homes and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission

JOINERY SCHEDULE

SCALE 1:50, 1:1 @ A3
STATUS: **WD-A** WORKING DRAWINGS
CLIENT:
CATH & REES MORLEY
ADDRESS:
21 LAKE MCKAY DRIVE, LAKE MCKAY, CROMWELL

SHEET:
A601