BC260358
APPROVED
Queenstown Lakes District Council



NORTHLAKE HOUSE

NEW HOUSE FOR BLAIR COUPE BUILDING LTD

LOT 23
STAGE 18, NORTHLAKE
WANAKA

THREEFOLD
ARCHITECTURE

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SITE INFORMATION

SITE ADDRESS	LOT 23 STAGE 18, NORTHLAKE WANAKA
PROPRIETOR	BLAIR COUPE BUILDING LTD
LEGAL DESCRIPTION	LOT 23 DP TBC
SITE AREA	682sqm
BUILDING FOOTPRINT AREA	244.62sqm
SITE COVERAGE	36%
DISTRICT PLAN ZONE	NORTHLAKE SPECIAL ZONE - ACTIVITY AREA B6
SNOW ZONE	N5 (2.0KPA)
WIND ZONE	VERY HIGH
EARTHQUAKE ZONE	3
DURABILITY ZONE	B
TOPOGRAPHIC CLASS	GENTLE
FLOOD MANAGEMENT AREA	NO
RAINFALL INTENSITY	20-30mm
CLIMATE ZONE	6

LOCATION MAP



NTS

SITE MANAGEMENT

SITE MANAGEMENT PLAN

- MAIN CONTRACTOR SHALL PROVIDE CONSTRUCTION SIGNAGE TO MEET THE REQUIREMENTS OF F8/AS1 & WORK SAFE HEALTH & SAFETY STANDARDS.
- A 2.0M HIGH SITE SAFETY FENCE OR SOLID PANEL HOARDINGS SHALL BE ERECTED TO PREVENT THE PUBLIC ENTERING THE SITE.
- MAIN CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR ROAD AND FOOTPATH CLOSURES, PROTECTION HOARDINGS, ETC.

SEDIMENT CONTROL MANAGEMENT PLAN

- THE CONTRACTOR SHALL TAKE ALL THE STEPS NECESSARY TO CONTROL THE EROSION AND SEDIMENT RUN-OFF FROM THE SITE FOR THE DURATION OF THE CONSTRUCTION WORKS. NO RUN-OFF WATER CONTAINING SEDIMENT OR SILT IS ALLOWED TO FLOW ACROSS ANY BOUNDARY.

- EROSION AND SEDIMENT CONTROL MAY BE ACHIEVED BY CONSTRUCTING A SEDIMENT/ SILT TRAP ACROSS THE LOWER END OF ANY SLOPE WITHIN THE SITE BOUNDARY. THE SEDIMENT/SILT TRAP MAY BE FORMED USING ONE OF THE FOLLOWING METHODS:

  A) SOIL FROM THE SITE MAY BE USED TO CONSTRUCT AN EARTH BUND 150MM HIGH. UPSTREAM OF BUND, A TRENCH SHALL BE EXCAVATED TO A DEPTH OF AT LEAST 200MM BELOW EXISTING GROUND LEVEL.

  B) PROPRIETARY BIDIM SC04 FILTER ROLL OR SIMILAR APPROVED ALTERNATIVE.

- SEDIMENT CAN BE CONTAINED WITHIN THE SITE BY CONSTRUCTING A SILT FENCE USING BIDIM A24 GEOTEXTILE OR SIMILAR APPROVED ALTERNATIVE. WHERE EXCAVATED MATERIAL IS STOCKPILED THIS METHOD IS ALSO TO BE USED TO CONTROL SEDIMENT RUN-OFF WHICH FLOWS ALONG NATURAL WATERCOURSES.

- REGULAR INSPECTION AND MAINTENANCE MUST BE CARRIED OUT TO ENSURE THESE TEMPORARY TRAPS ARE FREE OF SEDIMENT OR SILT. EXCESS COLLECTED AT THE TRAPS MUST BE REGULARLY REMOVED TO ENSURE NO SPILLOVER OCCURS.

- ARRANGEMENTS MUST BE MADE FOR INSPECTIONS AND MAINTENANCE OF THE SEDIMENT/SILT TRAPS OVER WEEKENDS, PUBLIC HOLIDAYS AND OVER ANY EXTENDED PERIODS WHEN NO WORK IS BEING CARRIED OUT. AND WHEN HEAVY RAIN OCCURS OUTSIDE OF NORMAL WORKING HOURS.

- ROOF WATER DOWNPIPES ARE TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER SYSTEM AS SOON AS PRACTICAL AFTER ROOF HAS BEEN INSTALLED.

STRUCTURE

FOUNDATION

- -SPECIFIC ENGINEER DESIGN (SED) CONCRETE RAFT FOUNDATION.
- TIMBER DECK SUBFLOOR TO NZS 3604:2011 TO BE CONSTRUCTED UNDER SCHEDULE 1 OF BUILDING ACT 2004.

TIMBER FRAMING

- WALL FRAMING TO BE AS INDICATED ON THE DRAWINGS. BELOW ARE MINIMUM REQUIREMENTS FOR LOAD-BEARING WALLS:
  - 45MM X STUD WIDTH TOP & BOTTOM PLATES
  - 45X45 OR 90X45MM DWANGS @480/600CRS (NARROWER THAN STUD WIDTH)
  - 90X45MM H1.2 INTERNAL STUDS @600CRS UP TO 3.0M HEIGHT
- ALL TIMBER SHALL BE SG8 PINUS RADIATA TREATED TO H1.2 MINIMUM, EXCEPT WHERE THE NZBC B2/AS1 SECTION 3.2 AND TABLE 1A REQUIRE A HIGHER LEVEL OF TREATMENT AS FOLLOWS;
  - H1.2 PROTECTED FROM WEATHER, ABOVE GROUND. ALWAYS DRY. INTERIOR.
  - H3 PLYWOOD SHEET MATERIAL PROVIDING WALL BRACING, ALWAYS DRY. INTERIOR.
  - H3.1 ENCLOSED POSTS AND BEAMS FOR DECK AREAS. ENCLOSED DECK FRAMING, ENCLOSED EXTERIOR BALUSTRADES. ENCLOSED EXTERIOR COLUMNS BEAMS.
  - H3.2 EXPOSED EXTERIOR BEAMS AND POSTS (NOT IN CONTACT WITH GROUND).
  - H3.2 PLYWOOD SUBSTRATES TO MEMBRANES. MUST BE WATERBORNE CCA TREATED. PLYWOOD MUST NOT BE LOSP TREATED. (LOSP CAN ALSO BE REFERRED TO AS NAPHTHENATE, CUN '57. TBTO '56 OR TBTN '62' PRESERVATION CODE. DO NOT USE; COPPER PROPICONAZOLE + TEBUCONAZOLE '64')
  - H4 WITHIN 200MM OF EXPOSED GROUND (BUT NOT IN CONTACT WITH GROUND).
  - H5 IN CONTACT WITH GROUND.
- NO LOSP TREATMENT SHALL BE USED UNLESS SPECIFICALLY NOTED.
- 70X35@600CRS H1.2 PINE CEILING BATTENS ON FLAT, FIXED TO U/S ROOF FRAMING TO ALL FLAT CEILING AREAS.
- 70X45@900MM MAX CRS H1.2 SG8 PINE PURLINS ON THEIR FLAT. REDUCE TO 600CRS TO PERIMETER.
- ROOF TRUSSES ARE TO BE DESIGN AND MANUFACTURED BY A LICENSED TRUSS FABRICATOR.
- DIMENSIONS SHOWN ARE OVER FRAMING / STRUCTURE
- FIT MALTHOID DPC BETWEEN ALL TIMBER / CONCRETE JUNCTIONS.
- STRUCTURAL TIMBER SHALL BE ID BRANDED TO IDENTIFY THE PLANT RESPONSIBLE FOR THE TREATMENT, THE PRESERVATION CODE AND THE HAZARD CLASS.
- GENERAL TIMBER CONSTRUCTION SHALL COMPLY WITH NZS 3604:2011 UNLESS SPECIFIED OTHERWISE.
- ALL TIMBER SHALL BE SEPARATED FROM CONCRETE OR BLOCK SURFACES BY A D.P.C.

STRUCTURAL ENGINEER NOTES

- CHECK ALL BEAM AND STRUCTURAL COMPONENTS DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION.
- CONTACT THE DESIGNER / ENGINEER IF ANY DISCREPANCIES ARE FOUND.
- DURABILITY REQUIREMENTS AS PER NZS3604:2011, UNLESS STATED OTHERWISE.
- UNLESS STATED OTHERWISE, ALL DESIGNED LINTELS SHALL BE ON LUMBERLOK TYPE G FIXINGS.
- 'GOOD GROUND' AS PER NZS3604:2011, ASSUMED. TO BE CONFIRMED PRIOR TO WORKS.
- ENSURE ALL LOAD BEARING POINTS (STUDS, SHS POSTS, ETC) TO CONCRETE FOUNDATIONS ARE OVER MIN. 300MM WIDE PERIMETER FOOTINGS OR INTERNAL THICKENING. IF DIFFERENT, THE ENGINEER SHALL BE CONTACTED.

SCHEDULE OF FIXINGS

CONNECTION	FIXING
BOTTOM PLATE TO CONC. FLOOR -EXTERNAL WALLS	RAMSET AS12150WGM ANCHORS WITH 50X50X3MM MS WASHERS @900CRS + WITHIN 150MM OF A TRIMMING STUD
-INTERNAL WALLS	RAMSET LWU75 75MM WASHERED DRIVE PINS @900CRS + WITHIN 150MM OF A TRIMMING STUD.
LINTEL TO TRIMMING STUD	MITEK TYPE G FIXING 7.5KN 6/90X3.15MM NAILS + TYLOK 10T10 TO ONE SIDE WITH 2 ROWS OF TEETH INTO UNDERSTUD.
JACK STUD TO LINTEL & TOP PLATE	REFER TO TRUSS DESIGN DOCS.
TRIMMING STUD TO BOTTOM PLATE	REFER TO TRUSS DESIGN DOCS.
RAFTERS TO WALLS/BEAMS -STANDARD RAFTER	CPC40 EACH SIDE OF RAFTER.
PURLINS TO RAFTER/PANEL	1/14G SELF-DRILLING TYPE 17 SCREW, 100MM LONG (5.5KN MIN)
STRINGER TO WALL FRAMING	M12X120MM COACH SCREWS + 50X50X3MM MS WASHER EVERY STUD OR 600MM MAX CRS.

SCHEDULE OF FIXINGS - CONT.

FIXINGS NOTES:

- INTERNAL BRACING WALLS SHALL BE FIXED TO SYSTEM'S SPECIFICATIONS (I.E. PROPRIETARY ANCHORS AND NAILING PATTERNS) SUPERSEDING SCHEDULE ABOVE.
- REFER ALSO TO PRODUCT MANUFACTURERS INFORMATION FOR SPECIFIC INSTALLATION INSTRUCTIONS.
- NAIL FIXINGS ABOVE ARE FOR POWER DRIVEN NAILS ONLY, IF HAND DRIVEN NAILS ARE USED, REFER TO NZS3604 FOR FURTHER SPECIFICATION REQUIREMENTS.
- REFER ALSO TO THE ENGINEERING DRAWINGS FOR FIXING DETAILS RELATING TO STRUCTURAL SYSTEMS. THE STRUCTURAL ENGINEERED FIXING SYSTEMS SHALL SUPERSEDE THAT SHOWN HERE.
- ALL FIXINGS TO BE AS FOLLOWS:
  - EXPOSED TO ATMOSPHERIC CONDITIONS - 316 GRADE STAINLESS STEEL
  - EXTERIOR CLADDING FIXINGS/NON-STRUCTURAL - GALV STEEL
  - ENCLOSED WITHIN WALL/ROOF CAVITIES - GALV STEEL

INTERIOR LININGS

CEILINGS

- 13MM GIB STANDARD, STOPPED & PAINTED.
- SUBSTITUTE ABOVE FOR 13MM GIB AQUALINE TO WET AREAS, I.E. BATHROOMS SPACES, STOPPED & PAINTED.
- STOPPING TO A LEVEL 4 FINISH.

WALLS

- 10MM GIB STANDARD, STOPPED & PAINTED.
- SUBSTITUTE ABOVE FOR 10MM GIB AQUALINE TO WET AREAS, I.E. BATHROOMS, STOPPED & PAINTED.
- STOPPING TO A LEVEL 4 FINISH.

TRIMS

- 60X12 BEVEL PINE SKIRTING BOARDS.

TILES

- BATHROOM AND ENSUITE BEDROOM 1 - FLOOR TILES AND 100MM SKIRTINGS, WALL TILES FULL HEIGHT TO SHOWER WALLS.
- LAUNDRY – FLOOR TILES, SPLASHBACK TILES 700MM HIGH ABOVE BENCH AND 100MM SKIRTINGS.
- KITCHEN & SCULLERY – SPLASHBACK TILES 700MM HIGH ABOVE BENCH.
- ENTRY - FLOOR TILES

FLOOR COVERINGS

- ENGINEERED TIMBER FLOOR OVERLAY TO COMMON AREAS.
- TILES AS ABOVE.
- CARPET TO BEDROOMS AND LIVING AREA.
- GARAGE CARPET TO GARAGE.

FINISHES IN WET AREAS

- LININGS IN WET AREAS SHALL MEET ANY OF THE FOLLOWING:

A) INTEGRALLY WATERPROOF SHEET MATERIAL (E.G. POLYVINYL CHLORIDE) WITH SEALED JOINTS.

B) CERAMIC OR STONE TILES HAVING 6% MAXIMUM WATER ABSORPTION, WATERPROOF GROUTED JOINTS, AND BEDDED WITH AN ADHESIVE SPECIFIED BY THE TILE MANUFACTURER AS BEING SUITABLE FOR THE TILES, SUBSTRATE MATERIAL AND THE ENVIRONMENT OF USE.

C) SHEET LININGS FINISHED WITH A SEMI-GLOSS OR GLOSS COATING OR A HARD-WEARING LOW-SHEEN LATEX PAINT CONTAINING MOULD INHIBITORS.

D) WATER RESISTANT SHEET LININGS FINISHED WITH DECORATIVE HIGH PRESSURE LAMINATE OR FACTORY APPLIED POLYURETHANE OR RESIN, AND INSTALLED WITH IMPERVIOUS JOINTS TO NZBC E3/AS1.

FINISHES IN FOOD PREPARATION AREAS

- INTERIOR SURFACES IN SPACES FOR FOOD PREPARATION AND UTENSIL WASHING SHALL BE IMPERVIOUS AND EASILY CLEANED.
- ALL BUILDING ELEMENTS CONSTRUCTED WITH MATERIALS THAT ARE FREE FROM HAZARDOUS SUBSTANCES WHICH COULD CAUSE CONTAMINATION TO THE BUILDING CONTENTS.
- EXPOSED BUILDING ELEMENTS SHALL BE LOCATED AND SHAPED TO AVOID THE ACCUMULATION OF DUST AND DIRT AND HAVE A FINISH THAT IS EASILY CLEANED.

INSULATION

ROOF

- TRUSSED ROOF SPACES WHERE THESE FORM THE INSULATION ENVELOPE, SHALL BE FITTED WITH R5 (225MM) PINK BATTS FIBREGLASS INSULATION.
- RAFTERED ROOF SPACES SHALL BE FITTED WITH R.5 (180MM) SKILLION ROOF PINK BATTS FIBREGLASS INSULATION BETWEEN RAFTERS

WALLS

- EXTERIOR WALLS SHALL BE FITTED WITH INSULATION THICKNESS TO MATCH WALL FRAMING, AS BELOW.
  - 90MM FRAMING - R2.8 MIN PINKBATTS
  - 140MM FRAMING - R4 MIN PINKBATTS

- INTERIOR WALLS SHALL BE FITTED WITH 90MM BATTS INSULATION FOR ACOUSTIC COMFORT, NO MINIMUM R VALUE REQUIRED.

CONCRETE FLOORS

- THE WHOLE OF THE CONCRETE RAFT FLOOR AREA SHALL BE FITTED WITH R1.58 (60MM TOTAL THICKNESS) H GRADE EPS RIGID INSULATION UNDERNEATH. (NOTE H GRADE REQUIRED FOR STRUCTURAL PURPOSES)

SERVICES

- ALL PIPEWORK SHALL BE LAGGED WHERE LOCATED OUTSIDE THE INSULATED ENVELOPE.
- ALL SOIL STACKS, WASTES, WATER SUPPLIES, AND THE LIKE SHALL BE ACOUSTICALLY WRAPED WHERE WITHIN THE BUILDING ENVELOPE.

GENERALLY, FIT ALL ACOUSTIC AND THERMAL INSULATION ENSURING NO GAPS ARE LEFT AROUND BATTS / CONSTRUCTION ELEMENTS.

UNDERLAYS / RIGID AIR BARRIER

ROOF

- THERMAKRAFT COVERTEK 407 ROOFING UNDERLAY TO BE LAID HORIZONTALLY WITH 150MM MIN TAPED LAPS, TO ALL ROOF AREAS RECEIVING METAL ROOFING.

WALL

- 8MM IBS RIGID WRAP WITH TAPED JOINTS AS RIGID AIR BARRIER.
- APPLY 3M ALL WEATHER 8067 OR EQUIVALENT BRANZ APPRAISED **ACRYLIC** FLASHING TAPE TO ALL EXTERIOR WINDOW & DOOR OPENINGS, OVER HORIZONTAL METAL FLASHINGS, AT CORNER JUNCTIONS, ETC, AS INDICATED IN CONSTRUCTION DETAILS, AND AS GENERALLY REQUIRED AND OR RECOMMENDED BY RAB/WRAP MANUFACTURER.

WATERPROOFING

UNDERTILE WATERPROOF MEMBRANE

- ARDEX WPM 155

ABOVE GROUND CONCRETE WATERPROOFING

- SIKALASTIC 152 MORTAR WITH SEAL TAPE B TO CONSTRUCTION JOINTS.

FLASHING TAPE

- 3M™ ALL WEATHER FLASHING TAPE 8067

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ISSUED FOR:

BUILDING CONSENT

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LOT 23
STAGE 18, NORTHLAKE
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VENTILATION

RESIDENTIAL SPACES

- NATURAL VENTILATION SHALL MEET THE REQUIREMENTS OF NZBC G4. COMPLIANCE IS ACHIEVED THROUGH THE USE OF OPENABLE WINDOWS AND DOORS IN ALL HABITABLE LIVING SPACES, HAVING >5% OF THE FLOOR SPACE AS OPENABLE WINDOW SPACE.
- MECHANICAL VENTILATION TO MEET THE REQUIREMENTS OF NZS4303:1990.
- BATHROOM EXTRACTION FANS SHALL BE RUN ON LIGHT CIRCUITS, AND SHALL INCLUDE A 2MIN RUN ON FACILITY.
- BATHROOM EXTRACTION FANS TO HAVE A MIN CAPACITY OF 180M3/HR, AND VENTED TO THE EXTERIOR VIA WALL, SOFFIT OR ROOF TERMINATIONS.
- THE MECHANICAL SERVICES CONTRACTOR SHALL ENSURE ALL GRILLE TERMINATIONS ARE PAINTED TO MATCH THE ADJACENT CLADDING/SOFFIT/ROOF COLOUR.

ELECTRICAL & DATA

- THE ELECTRICIAN SHALL CONFIRM ACTUAL LIGHT & POWERPOINT POSITIONS WITH THE DESIGNER ON SITE.
- THE ELECTRICIAN SHALL CO-ORDINATE WITH THE SECURITY & MEDIA SUB CONTRACTORS FOR INSTALLATION AND POWER REQUIREMENTS FOR SECURITY & MEDIA SYSTEMS AS REQUIRED BY THE CLIENT.
- THE ELECTRICIAN SHALL ENSURE ALL EXTRACT GRILLE TERMINATIONS ARE PAINTED TO MATCH CLADDING/SOFFIT COLOUR.
- BATHROOM EXTRACTION FANS SHALL INCLUDE A 2MIN RUN ON FACILITY.
- ALL SENSORS TO INCLUDE A DAYLIGHT CONTROL.
- CO-OPERATE WITH THE MECHANICAL SERVICES TO PROVIDE POWER SUPPLIES TO HEAT PUMP UNITS & CENTRAL HEATING SYSTEM.
- HEATED TOWEL RAILS TO HAVE PROGRAMMABLE TIMERS.
- LIGHT FITTINGS TO BE MINIMUM IP44 RATED IN BATHROOMS, IP65 WHERE IN SHOWER ENCLOSURES, IP54 EXTERIOR FITTINGS.
- LED RIBBON TO BE SUPPLIED WITH 14MM ALUMINIUM CHANNEL & DIFFUSER. WHERE LED RIBBON IS INCORPORATED IN JOINERY UNITS, THE TIMBER JOINER IS RESPONSIBLE FOR THE SUPPLY OF THESE FITTINGS.
- ALL RECESSED LIGHT FITTINGS SHALL BE 'IC' RATED AS MINIMUM. ELECTRICIAN SHALL ENSURE CEILING BATT PROXIMITY REQUIREMENTS ARE MET.
- INTERCONNECTED SMOKE ALARMS AND HEAT DETECTORS SHALL COMPLY WITH NZBC F7/AS1 AND NZS 4514:2021 AND SHALL HAVE TEST AND HUSH FACILITIES.
- MAIN SWITCH BOARD AND METER BOARD INSTALLED TO COMPLY WITH THE ELECTRICAL SAFETY REGULATIONS AND AS/NZ 30000:2018.
- ILLUMINANCE AT FLOOR LEVEL TO ACHIEVE A MINIMUM OF 20 LUX IN ACCORDANCE WITH G8.2 & G8.3 TO ALL EXTERIOR DOORS, CHANGE OF FLOOR LEVEL AND STAIRS.
- ALL EXTERNAL DOORS AND CHANGES IN LEVEL INTERNAL AND EXTERNAL SHALL BE ADEQUATELY ILLUMINATED.

HEATING AND COOLING

- CEILING CASSETTE TO DINING + HIGH WALL TO BEDROOM 1. EXTERNAL UNIT ON 100MM CONCRETE PAD.
- RINNAI INFINITY LPG HOT WATER (REFER TO FLOOR PLAN LEGEND FOR MODEL)
- LPG BOTTLES
- LOG BURNER.

INTERIOR FITTINGS

- ALL GLAZING SHALL COMPLY WITH NEW ZEALAND BUILDING CODE AND NZS 4223, GLAZING IN BUILDINGS.
- PROVIDE SILICON SEALANT AROUND TAPWARE PENETRATIONS AND TO VANITY TOP TO WALL JUNCTIONS.
- EACH TRADE IS RESPONSIBLE FOR ENSURING THEIR WORK IS COMPLETED TO BEST TRADE PRACTICE AND THE NZBC REQUIREMENTS. PRODUCER STATEMENTS OR JOB CERTIFICATES SHALL BE PROVIDED ON COMPLETION.
- PROVIDE SOLID BLOCKING WITHIN WALL FRAMING CAVITY FOR SOLID FIXING OF ALL WALL LININGS, HARDWARE, FITTINGS, FIXTURES, ETC.

FIRE PREVENTION

SOLID FUEL APPLIANCE - LOG BURNER

SEISMIC RESTRAINT THE APPLIANCE AND THE FLOOR PROTECTOR SHALL BE MECHANICALLY FIXED TO THE FLOOR ITSELF. THE TEST SEISMIC FORCE SHALL BE TAKEN AS THE APPLICATION OF A HORIZONTAL FORCE EQUAL TO 0.40 TIMES THE APPLIANCE WEIGHT ACTING IN ANY DIRECTION AT THE MID HEIGHT OF THE COMBUSTION CHAMBER. THE APPLIANCE SHALL NOT MOVE, TILT OR BE DISLODGED FROM ITS INSTALLED POSITION DURING THE APPLICATION OF THE TEST FORCE.
THE WEIGHT OF THE FLUE SYSTEM SHALL NOT BE INCLUDED IN THE TEST. REFER TO NZBC C1 PART 7/AS1.

SOLID FUEL FIRE

LOG BURNER, INSTALLATION TO COMPLY WITH AS/NZ 2918:2018.
MODEL: TFS650 WOOD FIRE AND FLUE
ECAN NO: 260578

MISC

- ACCESS ROUTES TO WHICH THE PUBLIC HAVE ACCESS TO ON THE APPROACH TO THE MAIN ENTRANCE OF THE BUILDING, SHALL HAVE A MEAN COEFFICIENT OF FRICTION OF NOT LESS THAN 0.4 WHEN TESTED IN ACCORDANCE WITH AS/NZS 3661.1.

LEGEND - ENCLOSURE



METAL ROOFING
METALCRAFT KAHU ROOFING INCLUDING 0.4MM COLORSTEEL MAXAM SCREW FIXED OVER ROOFING UNDERLAY (ON 20X40MM CASTELLATED CAVITY BATTENS TO 3° ROOF ONLY) TO ROOF STRUCTURE.
COLOUR - FLAXPOD MATTE (LRV: 6%)



RAINWATER HEADS, GUTTERS & DOWNPIPES
COLORSTEEL MAXAM 0.55MM SQUARELINE EXTERNAL GUTTERS (NO SWAGES), WITH INTERNAL BRACKETS, SNOW STRAPS @600CRS, ROUND DOWNPIPES (REFER ROOF PLAN FOR SIZES).
GUTTER COLOUR - FLAXPOD MATTE (LRV: 6%)
DOWNPIPE COLOUR - FLAXPOD MATTE (LRV: 6%)



FLASHINGS & FASCIAS
COLORSTEEL MAXAM 0.55MM COLORSTEEL FLASHINGS / TRIM, SCREW WITH COLOUR-MATCHED FIXINGS. 5 DEG FALL TO INDICATED EDGE. NO FASCIA OR BARGES REQUIRED.
COLOUR - FLAXPOD MATTE (LRV: 6%)



SOFFITS - SHIPLAP
ROSENFELD KIDSON WESTERN RED CEDAR STAINED SHIPLAP SOFFIT RK55 PROFILE (110MM COVER BOARDS) FIXED VIA 60MMX12G ASSY S/S SCREWS.
COLOUR - DRYDENS PLATINUM



METAL CLADDING
METALCRAFT KAHU CLADDING INCLUDING 0.55MM COLORSTEEL MAXAM, SCREW FIXED OVER 20X45MM H3.1 CASTELLATED CAVITY BATTENS OVER RAB OVER WALL STRUCTURE.
COLOUR - FLAXPOD MATTE (LRV: 6%)



TIMBER CLADDING
ROSENFELD KIDSON SHIPLAP CLADDING SYSTEM, STAINED VERTICAL WESTERN RED CEDAR RK55 PROFILE (110MM COVER BOARDS) OVER 20X45MM H3.2 HORIZONTAL CASTELLATED CAVITY BATTENS @480CRS MAX. CRS. FIXED OVER RAB ON STRUCTURE VIA 90MMX12G ASSY S/S SCREWS
COLOUR - DRYDENS PLATINUM



TIMBER CLADDING
ROSENFELD KIDSON SHIPLAP CLADDING SYSTEM, STAINED VERTICAL WESTERN RED CEDAR RK55 PROFILE (110MM COVER BOARDS) OVER 20X45MM H3.2 HORIZONTAL CASTELLATED CAVITY BATTENS @480CRS MAX. CRS. FIXED OVER RAB ON STRUCTURE VIA 90MMX12G ASSY S/S SCREWS
COLOUR - DRYDENS MIDNIGHT



EXTERIOR JOINERY
APL METRO THERMALLY BROKEN EXTERIOR WINDOW & DOOR JOINERY, WITH POWDER-COAT FINISH.
COLOUR - FLAXPOD MATTE



GARAGE DOOR
FLAT PANEL SECTIONAL GARAGE DOOR WITH AUTO OPENING GEAR. INSULATED PANELS WITH NEGATIVE DETAIL TO PANEL JOINTS.
COLOUR - FLAXPOD MATTE (LRV: 6%)



SKY LIGHT
550X700MM CO1 PROPRIETARY VELUX ALUMINIUM SKYLIGHT. REFER TO ROOF FRAMING PLAN AND DETAILS FOR LOCATIONS & SPECIFIC FRAMING REQUIREMENTS. THERMALLY BROKEN MIN. R VALUE R.0.5 REQUIRED.



SCREEN
100X50MM @200CRS VERTICAL ALUMINIUM BATTEN SCREEN, POWDERCOAT FINISH. VULCAN ULTRABATTEN SYSTEM OR SIMILAR.
COLOUR: TO MATCH E.3.01

LEGEND - ENCLOSURE



DECK
140X20MM HARDWOOD DECKING, INSTALLED OVER H3.2 SG8 PINE DECK STRUCTURE WITH S/S SCREWS. DECK EXEMPT UNDER SCHEDULE 1 OF NZ BUILDING ACT 2004.
COLOUR - NATURAL



FLUE
PROPRIETARY FIRE FLUE INCLUDING WEATHERPROOF COWL. INSTALL AS REQUIRED BY THE MANUFACTURER INCLUDING FLASHINGS. PAINT FINISH EXPOSED METAL TO MATCH ROOFING.
COLOUR - COLOUR - FLAXPOD MATTE (LRV: 6%)

DRAWING SCHEDULE

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0.02	LEGENDS
0.02	SPECIFICATION NOTES
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5.11	COMPLIANCE DETAILS
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6.03	STRUCTURAL STEEL DETAILS
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7.02	EXTERIOR JOINERY SCHEDULE
7.03	EXTERIOR JOINERY SCHEDULE
7.04	INTERIOR DOOR SCHEDULE

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NEW HOUSE FOR BLAIR COUPE BUILDING LTD

LOT 23
STAGE 18, NORTHLAKE
WANAKA

DRAWING TITLE:
SPECIFICATION NOTES

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LEGEND - FLOOR PLAN

TIMBER FRAMED WALL
90/140X45MM H1.2 SG8 PINE FRAMING, STUDS @600CRS (UNLESS OTHERWISE STATED ON STRUCTURAL PLAN) DWANGS @800/480MMCRS. WHERE REQUIRED BY CLADDING OTHERWISE @800CRS.
INTERIOR WALL FACE: LINE WITH 10MM GIB, STOPPED & PAINTED
EXTERIOR WALL FACE: REFER TO ELEVATIONS

EXTERIOR DOOR / WINDOW JOINERY
ALUMINIUM DOOR & WINDOW JOINERY FITTED INTO EXTERIOR WALLS. REFER ALSO TO THE DOOR & WINDOW SCHEDULE FOR SPECIFICATION DETAILS. SETOUT DIMENSIONS ON FLOOR PLAN ARE ROUGH OPENING. "D" OR "W" DENOTES DOOR/WINDOW NUMBER.

INTERIOR DOOR
TIMBER INTERIOR DOOR PRE-HUNG IN TIMBER FRAME. REFER ALSO TO THE INTERIOR DOOR SCHEDULE FOR SPECIFICATION DETAILS. SETOUT DIMENSIONS ON FLOOR PLAN ARE ROUGH OPENING. "ID" DENOTES INTERIOR DOOR NUMBER.

GAS BOTTLES
2 X 45KG LPG BOTTLE STATION INCLUDING RESTRAINT CHAIN, REGULATOR, AND WEATHER COWL.

GAS WATER HEATER
RINNAI INFINITY EF26 GRAPHITE EXTERNAL GAS POWERED WATER HEATER, WALL MOUNTED TO EXTERIOR WALL.

MAIN SWITCH BOARD AND METER BOARD
PROPRIETARY COMPLIANT MAIN SWITCH BOARD AND INTERNAL SMART METER RECESSED CABINET.

SMOKE ALARM
CAVIUS 2203 MAINS POWER PHOTOELECTRIC SMOKE ALARM WITH 2901 RK CEILING MOUNTED RECESS KIT. RADIO FREQUENCY INTERCONNECTED. INCLUDE REMOTE.
CAVIUS CAVTH10 BATTERY POWERED HEAT DETECTOR FOR GARAGE, LAUNDRY AND KITCHEN.
ANY SUBSTITUTION MUST ALSO COMPLY WITH NZS 4514:2021.

EXTRACT DUCT
150DIA FLEXI-DUCT BETWEEN INTERNAL APPLIANCE/FITTING, AND THE EXTERIOR, INCLUDING EXTERIOR WEATHER-PROOF GRILLE, PAINTED TO MATCH ADJACENT CLADDING COLOUR. REFER ALSO TO SPECIFICATION NOTES FOR MECHANICAL VENTILATION REQUIREMENTS.

CEILING HEIGHT
APPROXIMATE CEILING HEIGHT INDICATED IN METRES. RAKING CEILINGS INDICATED AS 'RAKING'. REFER TO CROSS SECTIONS FOR SPECIFIC STRUCTURAL/CEILING HEIGHT SETOUT.

HOSE TAP
BRASS THREADED EXTERIOR HOSE TAP, INSTALLED AT 300MM ABOVE F.F.L. INCLUDE ATMOSPHERIC VACUUM BREAKERS.

HEATPUMP
HEATPUMP EXTERNAL UNIT MOUNTED ON 100MM THICK CONCRETE PAD OR PROPRIETARY MOUNTING BRACKETS TO WALL STRUCTURE.

LEGEND - FOUNDATION + DRAINAGE PLAN

100Ø UPVC STORMWATER DRAIN (1:100 MIN GRADIENT)

100Ø PVC SUBSOIL PIPE WRAPPED IN FILTER SOCK NOVAFLOW OR SIMILAR.

100Ø UPVC PIPE CONNECTED TO SILT TRAP. DAM & SEAL TO SUB-SOIL DRAIN BEHIND FOUNDATION WALL.

UPVC WASTE PIPE UNDER FLOOR SLAB (1:40 MIN GRADIENT).

100Ø UPVC SEWER DRAIN (1:60 MIN GRADIENT).

GT/ORG — GULLY TRAP/OVERFLOW RELIEF GULLY.

TV — 80Ø TERMINAL VENT.

RP — RODDING POINT.

IO — INSPECTION OPENING.

AAV — AIR ADMITTANCE VALVE.

FLOOR SLAB REBATES. REFER DETAILS.

ENGINEER DESIGNED ALLIED CONCRETE SUPER SLAB. REFER TO HFC DESIGN DOCUMENTS. SLAB SHOWN INDICATIVE ONLY.

100MM THICK 20MPA CONCRETE PATIO SLAB, REINFORCED WITH SE62 MESH WITH 40MM TOP COVER, ON 150MM MIN COMPACTED AP40 BASE COURSE. CLASS U2 FLOAT FINISH. REFER TO PLAN LAYOUT FOR LOCATIONS.

NOTES

- DIMENSIONS SHOWN ARE OVER FOUNDATION WALLS & PILE CENTRES.
- FIT MALTHOID DPC BETWEEN ALL TIMBER/CONCRETE CONNECTIONS, AND BETWEEN PILE/BEARER CONNECTIONS.
- ENSURE ALL PROVISIONS ARE MADE FOR PLUMBING, DRAINAGE & ELECTRICAL SERVICES PRIOR TO POURING FOUNDATIONS & SLAB.
- INSPECTION OPENINGS/JUNCTIONS SHALL BE INSTALLED TO EVERY CORNER OR Y-JUNCTION IN SEWER & STORMWATER DRAINS.
- DRAINLAYER SHALL PROVIDE AN AS-BUILT DRAINAGE PLAN ON COMPLETION OF THE WORK.
- CONFIRM ACTUAL POSITIONS & DEPTHS OF EXISTING SERVICE CONNECTIONS ON SITE PRIOR TO WORK COMMENCING.
- ABOVE FLOOR WASTES SHALL BE SUPPORTED WITH APPROVED SUPPORTS THAT ALLOW FOR THERMAL MOVEMENT. IN-SLAB WASTES SHALL BE SLEEVED WITH PLASTIC.
  -COPPER WASTES -SUPPORTED AT 2.5M MAX CRS
  -PVC WASTES >50DIA -SUPPORTED AT 1.0M VERTICALLY, 500MM GRADED
  -PVC WASTES <50DIA -SUPPORTED AT 1.2M VERTICALLY, 1.0M GRADED
- ALL PLUMBING & DRAINAGE SHALL COMPLY WITH NZBC SECTION G12/AS1 FOR WATER SUPPLIES, AND NZS/AS3500 FOR DRAINAGE. ABOVE FLOOR WASTES SHALL BE Ø40MM UPVC SHOWER, BATH, BASIN & WASHING MACHINE WASTES AT 1:40 MIN GRAD, Ø100MM UPVC TOILET WASTE AT 1:60 MIN GRAD.
- HOT WATER SUPPLY AT HYGIENE FIXTURES SHALL NOT EXCEED 50ºC.
- HOT WATER SUPPLY TO KITCHEN SINK SHALL MEET THE REQUIREMENTS OF H1/AS1. REGISTERED PLUMBER TO ENSURE COMPLIANCE (I.E. 10MMØ PIPE SHALL BE 25M MAX. WHILE 20MMØ PIPE SHALL BE 7M MAX.).
- CHANNEL DRAINS TO DRAIN TO SUMP EVERY 3.7M MAX.

LEGEND - STRUCTURE PLAN

A1/BL1/1.2	BRACING ELEMENT NO. / BRACE TYPE / LENGTH
GS1	GIB GS1-N BRACING ELEMENT 10MM GIB STANDARD ONE FACE
GS2	GIB GS2-N BRACING ELEMENT 10MM GIB STANDARD EACH SIDE OF FRAMING
BL1	GIB BL1-H BRACING ELEMENT 10MM GIB BRACELINE ONE FACE + HANDIBRAC HOLD DOWNS.
RRT01	SYSTEM 1 RRT01 IBS RigidRAP 300 x 2400 MM + TWO HANDIBRAC TO END STUDS.
RRT02	SYSTEM 2 RRT02 IBS RigidRAP 400 x 2400 MM + TWO HANDIBRAC TO END STUDS.
RRT03	SYSTEM 3 RRT03 IBS RigidRAP 600 x 2400 MM + TWO HANDIBRAC TO END STUDS.
RRT04	SYSTEM 4 RRT04 IBS RigidRAP 1200 x 2400 MM + TWO HANDIBRAC TO END STUDS.
RRT05	SYSTEM 5 RRT05 IBS RigidRAP 2400 x 2400 MM + TWO HANDIBRAC TO END STUDS.
RRT06	SYSTEM 6 RRT06 IBS RigidRAP 1200 x 2400 MM WALL.
RRTG07	SYSTEM 7 RRTG07 IBS RigidRAP 400 x 2400 MM AND STANDARD GIB TO THE INSIDE + TWO HANDIBRAC TO END STUDS.
RRTG08	SYSTEM 8 RRTG08 IBS RigidRAP 600 x 2400 AND STANDARD GIB TO THE INSIDE + TWO HANDIBRAC TO END STUDS.
RRTG09	SYSTEM 9 RRTG09 IBS RigidRAP 1200 x 2400 MM AND STANDARD GIB TO THE INSIDE + TWO HANDIBRAC TO END STUDS.
2/140x45	LINTEL WITHIN WALL FRAMING. WHERE DOUBLE BEAM SPECIFIED, WELL NAIL TOGETHER WITH 2/90X3.15MM GALV NAILS @600CRS. SUPPORT ALL LINTELS ON DOUBLE TRIMMING STUDS UNLESS OTHERWISE STATED.
LB?	ENGINEERED LINTEL BEAM - CONSTRUCTED AS PART OF WALL FRAMING PHASE. REFER ENGINEER PS1 OR PROPRIETARY DESIGN CERTIFICATE.
WB?	WIND BEAM - CONSTRUCTED AS PART OF WALL FRAMING PHASE. REFER ENGINEER PS1.
RB?	ROOF BEAM - CONSTRUCTED AS PART OF ROOF FRAMING PHASE. REFER ENGINEER PS1.
DS	DOUBLE STUD (SIZE TO MATCH WALL FRAMING), WELL NAILED TOGETHER WITH 2/90X3.15MM NAILS @400CRS.

NOTES

- ALL BRACING ELEMENTS AND HARDWARE SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- REFER ALSO TO ROOF FRAMING PLAN FOR ROOF PLANE BRACING.
- REFER TO BRACING CALCULATIONS IN STRUCTURAL ENGINEERS SUPPORTING DOCUMENTS FOR BRACING COMPLIANCE.

WALL FRAMING (UNLESS SPECIFICALLY SHOWN OTHERWISE):

140MM EXTERNAL WALLS	**140X45@600CRS H1.2 STUDS**
90MM INTERNAL WALLS	**140X45@600CRS H1.2 STUDS**
	90X45@600CRS H1.2 STUDS

HEAD TRIMS:

MAX. SPAN	SIZE (THICKNESS)
2.4M	45MM
3.0M	2/45MM
3.6M	3/45MM

LEGEND - ROOF FRAMING PLAN

0.91X25MM G300 Z275 LUMBERLOK ROOF PLANE STRIP BRACE FIXED OVER ROOF FRAMING STRUCTURE WITH 5/30X3.15MM PRODUCT NAILS EACH END (5x DOWN FACE OF TIMBER FRAMING MEMBER, 1x TO TOP SURFACE OF PURLIN OR FRAMING MEMBER).

EXTENT OF LOAD BEARING WALLS/BEAMS FOR ROOF SUPPORT (SHADED YELLOW).

H1.2 TIMBER ROOF TRUSSES @900MM MAX CRS. TRUSSES TO BE DESIGNED & MANUFACTURED BY A LICENSED TRUSS FABRICATOR.

H1.2 TIMBER ROOF RAFTERS @ 900MM MAX CRS. RAFTERS DESIGNED TO DESIGN IT7 AND INSTALLED TO TABLE 10.1 NZS 3604:2011.

SED OUTRIGGER

HATCHED AREA INDICATES SLOPED SOFFIT. TIMBER SUPPORT MEMBERS PROVIDED AS NOTED TO ACHIEVE CONSISTENT SOFFIT DEPTH.

HATCHED AREA INDICATES FLAT SOFFIT. TIMBER SUPPORT MEMBERS PROVIDED AS DETAILED TO ACHIEVE CONSISTENT SOFFIT DEPTH.

RB? — ROOF BEAM - CONSTRUCTED AS PART OF ROOF FRAMING PHASE. REFER ENGINEER PS1.

NOTES

- ALL ROOF BRACING ELEMENTS AND FRAMING HARDWARE SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

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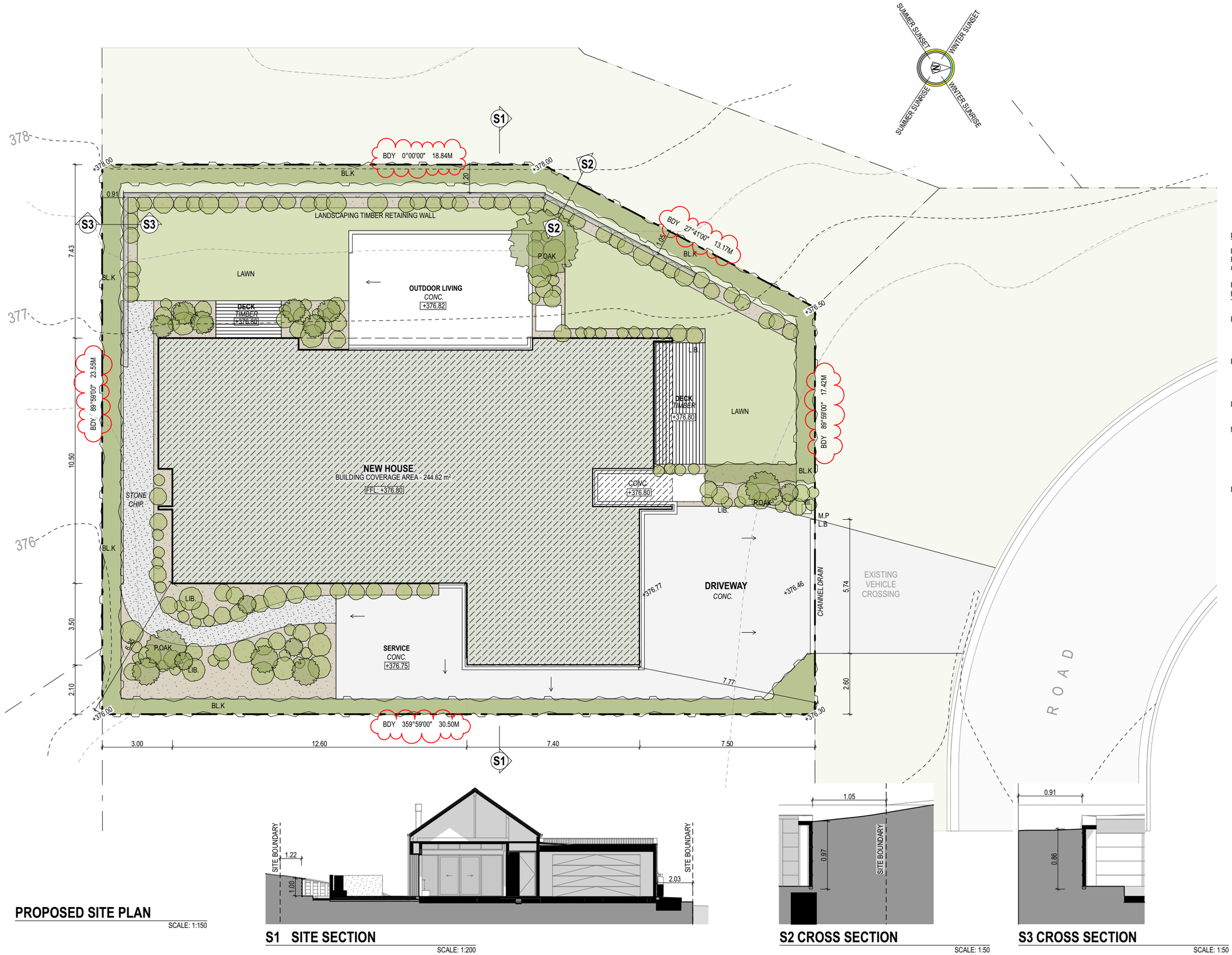
PROJECT:
NEW HOUSE FOR BLAIR COUPE BUILDING LTD

**LOT 23
STAGE 18, NORTHLAKE
WANAKA**

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PROPOSED SITE PLAN

SCALE: 1:150

S1 SITE SECTION

SCALE: 1:200

S2 CROSS SECTION

SCALE: 1:50

S3 CROSS SECTION

SCALE: 1:50

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LANDSCAPE & PLANTING

PLANTING AND LANDSCAPING IS TO MEET THE REQUIREMENTS OF THE 'NORTHLAKE DESIGN CONTROL GUIDELINES - JULY 2019'.

PLANTING DESCRIBED ON THIS PLAN IS A MINIMUM REQUIREMENT, ADDITIONAL PLANTING IS RECOMMENDED TO VARY THE LANDSCAPE DESIGN WITHIN THE SITE.

P.OAK PIN OAK - QUERCUS PALUSTRIS SET 2.5M MIN HEIGHT AT TIME OF PLANTING, 2.2M OFF FROM INTERNAL BOUNDARY, 1.0M FROM ROAD BOUNDARY.

BL.K BROADLEAF KAPUKA - GRISELINIA LITTORALIS 1.0M MIN HEIGHT AT TIME OF PLANTING, 600MM APART, 250MM OFFSET FROM BOUNDARIES (OR RETAINING WALLS).

LIB LIBERTIA TAUPO SUNSET 600MM APART, 600MM MAX HEIGHT.

M.P MACROCARPA POST 1.4M LONG 200X200MM POST, SET 400MM INTO 400X400X500MM CONCRETE FOOTING. MULSEAL WHERE SET IN CONCRETE +100MM ABOVE F.G.L. 150MM OFFSET FROM ROAD BOUNDARY, 100MM FROM DRIVEWAY EDGE.

L.B LETTERBOX 400X400X400MM MIN BLACK PAINTED

3

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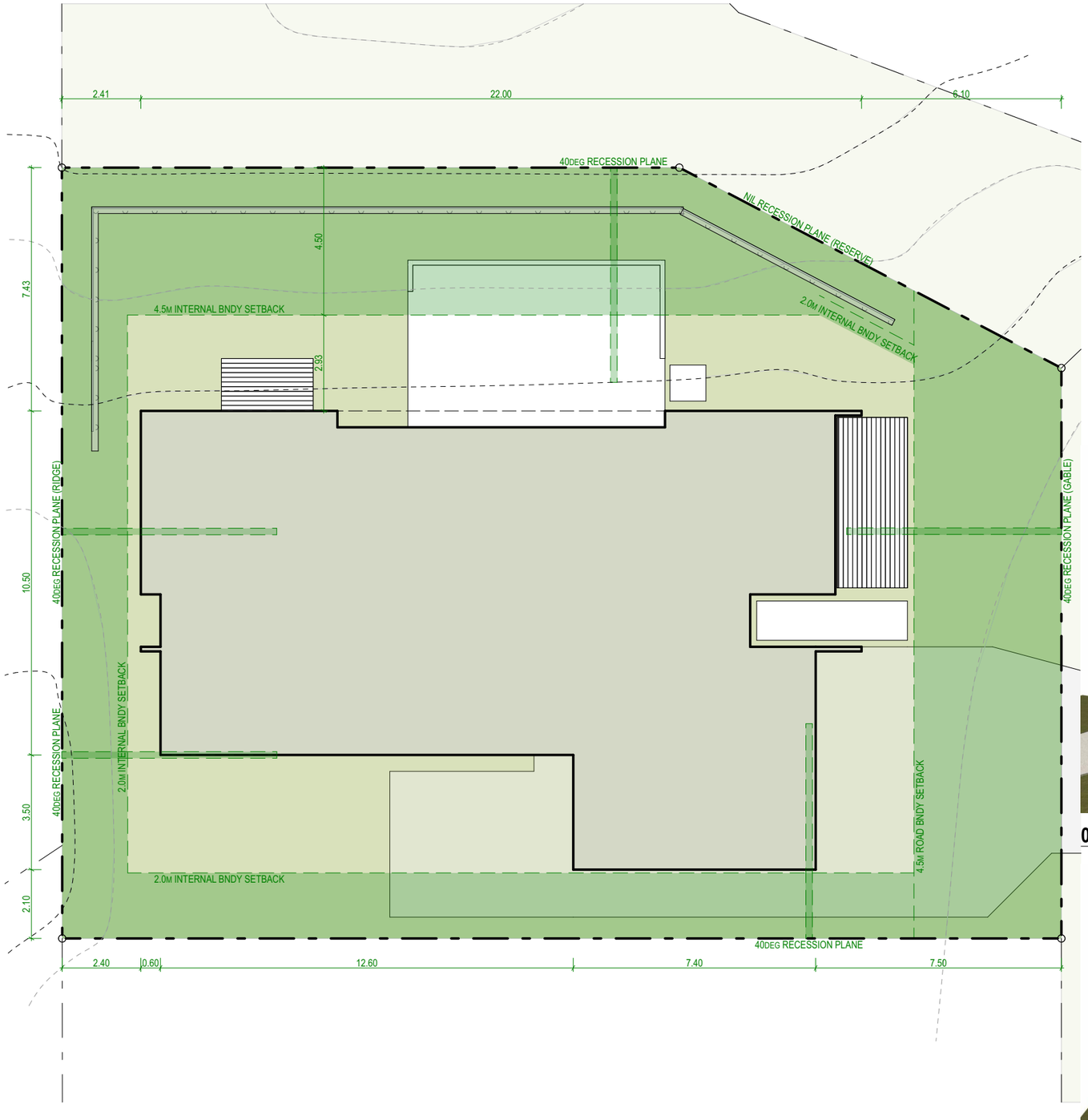
**LOT 23
STAGE 18, NORTHLAKE
WANAKA**

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SITE PLAN

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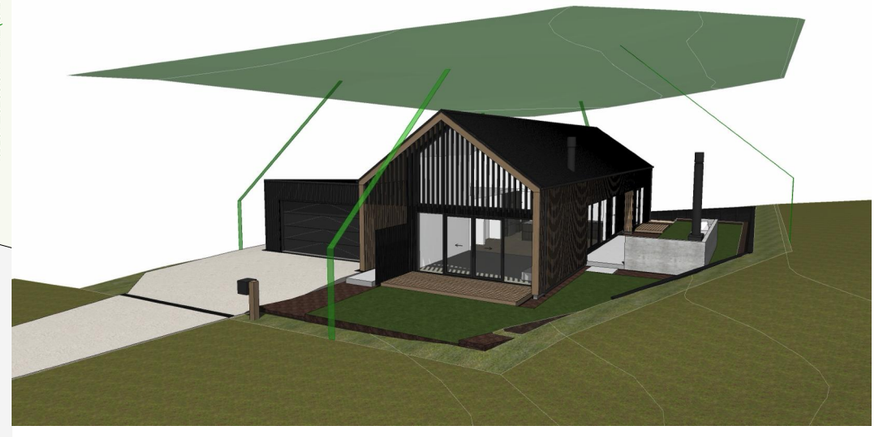
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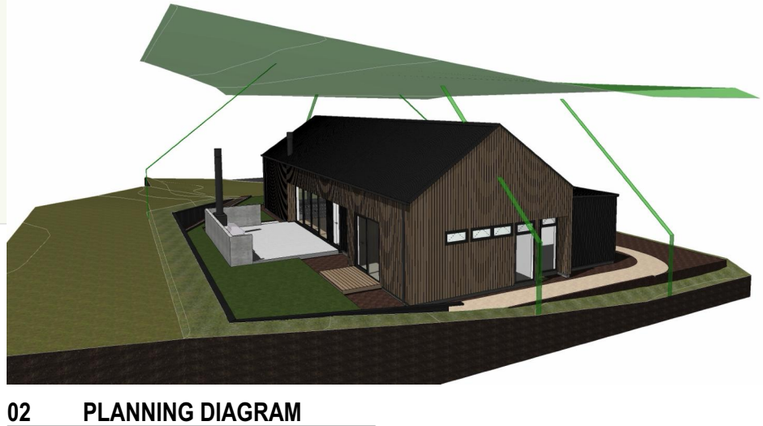
PROPOSED SITE PLAN - PLANNING
SCALE: 1:150

TYPICAL ZONE RULES:
NORTHLAKE SPECIAL ZONE - B6
- MAX BUILDING HEIGHT - 8M + MAX 401.5M ABOVE SEA LEVEL
- MAXIMUM SITE COVERAGE - 40%
- RECESSION PLANES - 40DEG @ 2.5M ABOVE INTERNAL BOUNDARIES
- INTERNAL BOUNDARY SETBACKS - 1@4.5M, OTHERS@2.0M
- ROAD SETBACK - 4.5M
- ACCESSORY BUILDING IN SETBACK - MAX 7.5M LENGTH
- GARAGE SETBACK - AT LEAST LEVEL WITH FRONT FACADE

DESIGN COVENANTS:
- MAX BUILDING HEIGHT - 8M
- MAXIMUM SITE COVERAGE - 40%
- RECESSION PLANES - 40DEG @ 2.5M ABOVE INTERNAL BOUNDARIES
- INTERNAL BOUNDARY SETBACKS - 2.0M / 4.5M
- ROAD SETBACK - 4.5M
- GARAGE SETBACK - AT LEAST LEVEL WITH FRONT FACADE
- PARKING - 2 SPACES MIN



01 PLANNING DIAGRAM
SCALE: 1:100



02 PLANNING DIAGRAM
SCALE: 1:100

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PROJECT:
NEW HOUSE FOR BLAIR COUPE BUILDING LTD

LOT 23
STAGE 18, NORTHLAKE
WANAKA

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SITE PLAN - PLANNING

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EXCAVATION / FILL

THE FOLLOWING AREAS & VOLUMES ARE CALCULATED BASED ON THE SITE LEVELS INDICATED ON THE PLANS AND PROVIDED BY A THIRD PARTY SURVEYOR AT THE TIME OF THIS PLAN BEING PREPARED. AREAS & VOLUMES ARE APPROXIMATES AND SUBJECT TO ENGINEER APPROVAL.

CONTRACTORS ARE RECOMMENDED TO CONFIRM THESE FOR THEMSELVES.

EXCAVATION & FILLING IDENTIFIED BELOW INCLUDE AREAS RELATING TO THIS PROJECT SITE ONLY.

WHERE CUTTING OCCURS AND NO RETAINING STRUCTURES HAVE BEEN SPECIFIED, BANKS SHALL BE BATTERED AT A 1 IN 1.5 MAX SLOPE BACK TO ORIGINAL GROUND LEVEL.

ALL EXPOSED EXCAVATIONS (WHERE NOT SEALED) SHALL BE OVERLAYED WITH 100MM TOPSOIL, WEEDMAT, AND PLANTED WITH LAWN GRASS OR GRASSES/SHRUB AS EROSION CONTROL.

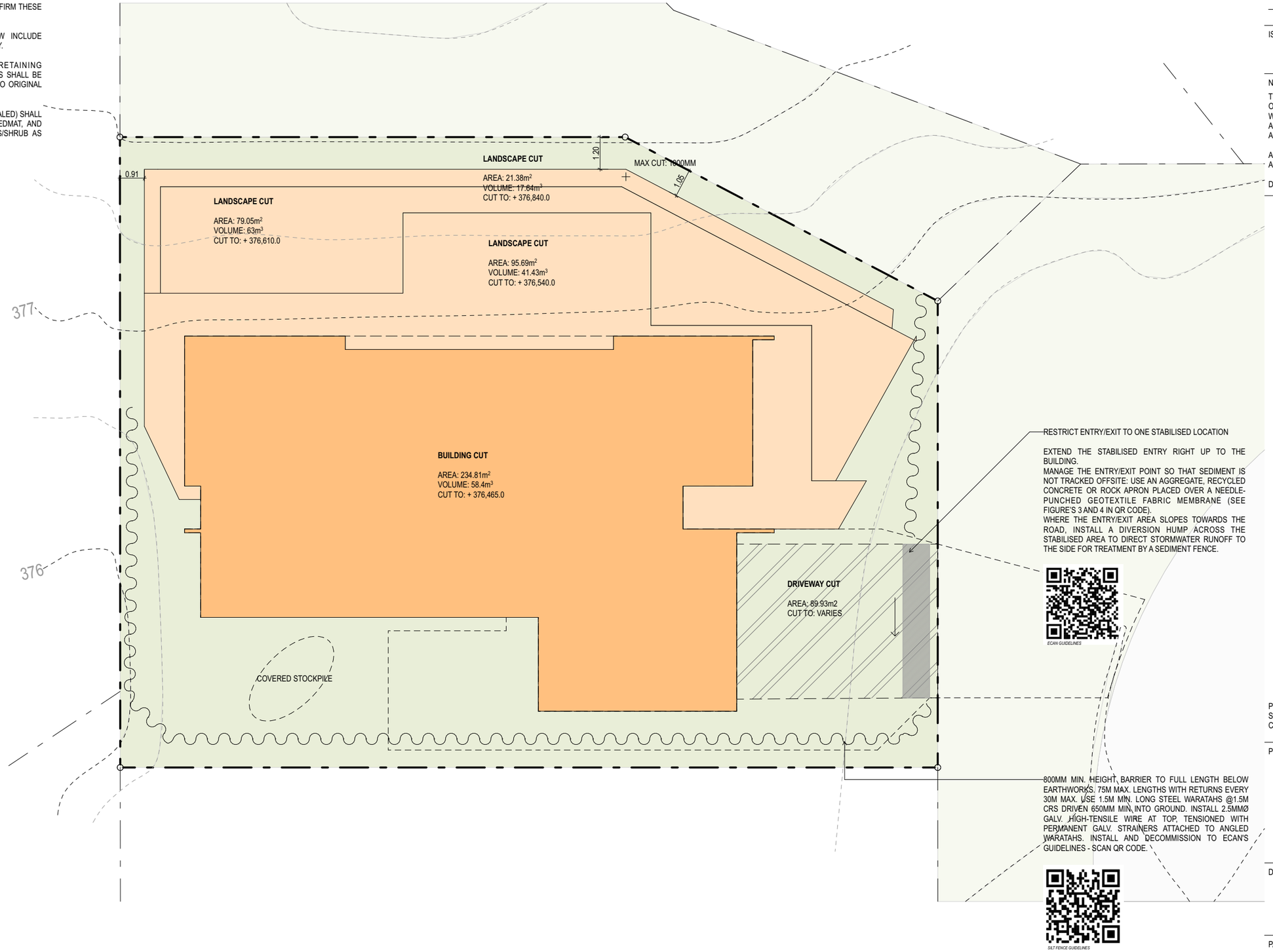
BUILDING

EXCAVATION AREA:	234.8 M^2
EXCAVATION VOLUME:	58.4 M^3

LANDSCAPE

EXCAVATION AREA:	213.4 M^2
EXCAVATION VOLUME:	122.07 M^3

MAX EXCAVATION CUT: 1000 MM



RESTRICT ENTRY/EXIT TO ONE STABILISED LOCATION

EXTEND THE STABILISED ENTRY RIGHT UP TO THE BUILDING.
MANAGE THE ENTRY/EXIT POINT SO THAT SEDIMENT IS NOT TRACKED OFFSITE: USE AN AGGREGATE, RECYCLED CONCRETE OR ROCK APRON PLACED OVER A NEEDLE-PUNCHED GEOTEXTILE FABRIC MEMBRANE (SEE FIGURE'S 3 AND 4 IN QR CODE).
WHERE THE ENTRY/EXIT AREA SLOPES TOWARDS THE ROAD, INSTALL A DIVERSION HUMP ACROSS THE STABILISED AREA TO DIRECT STORMWATER RUNOFF TO THE SIDE FOR TREATMENT BY A SEDIMENT FENCE.

ECAN GUIDELINES

800MM MIN. HEIGHT, BARRIER TO FULL LENGTH BELOW EARTHWORKS. 75M MAX. LENGTHS WITH RETURNS EVERY 30M MAX. USE 1.5M MIN. LONG STEEL WARATAHS @1.5M CRS DRIVEN 650MM MIN. INTO GROUND. INSTALL 2.5MMØ GALV. HIGH-TENSILE WIRE AT TOP, TENSIONED WITH PERMANENT GALV. STRAINERS ATTACHED TO ANGLED WARATAHS. INSTALL AND DECOMMISSION TO ECAN'S GUIDELINES - SCAN QR CODE.

SILT FENCE GUIDELINES

EARTHWORKS PLAN

SCALE: 1:150

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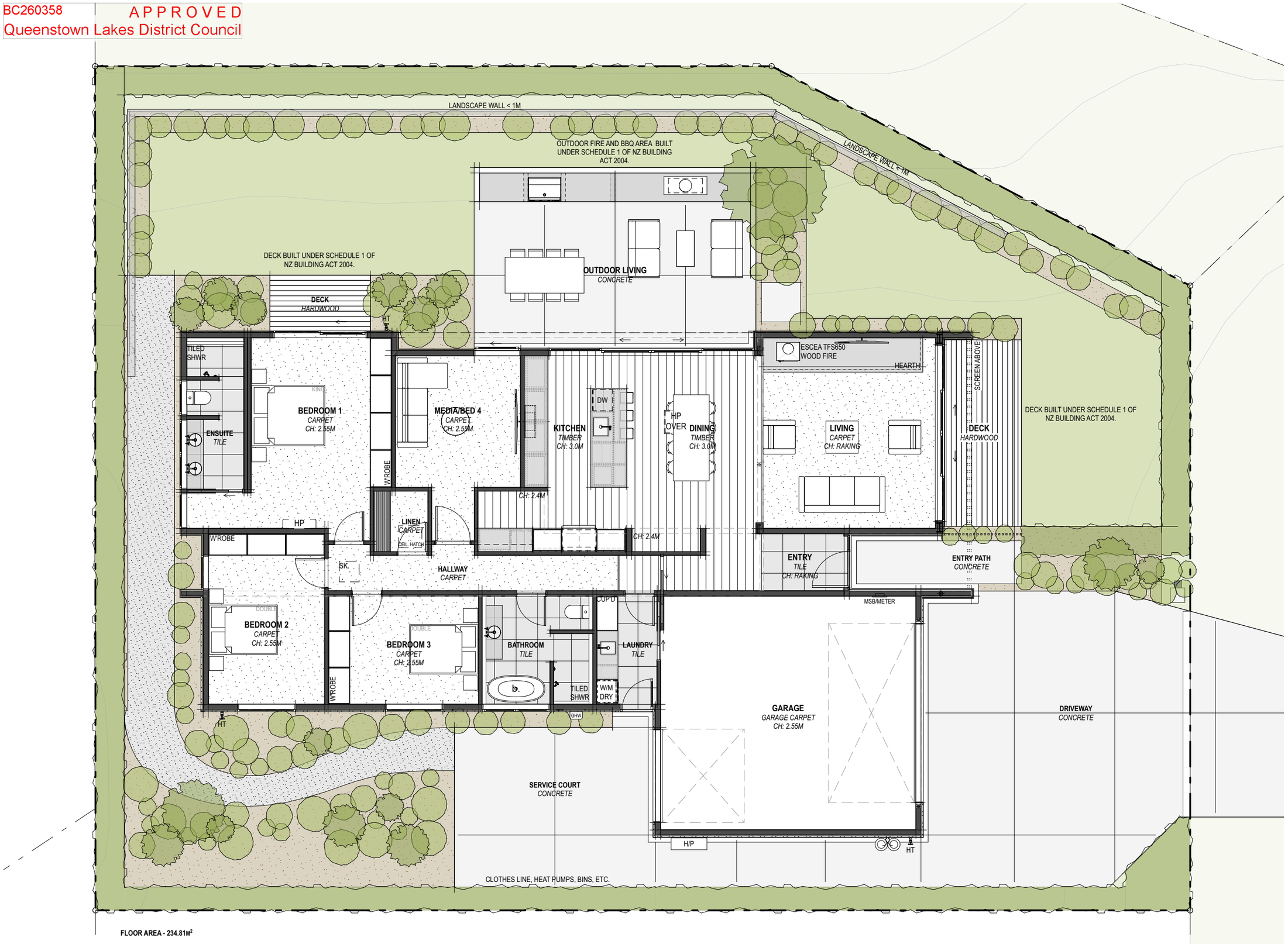
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FLOOR AREA - 234.81M²

FLOOR PLAN LAYOUT

SCALE: 1:100

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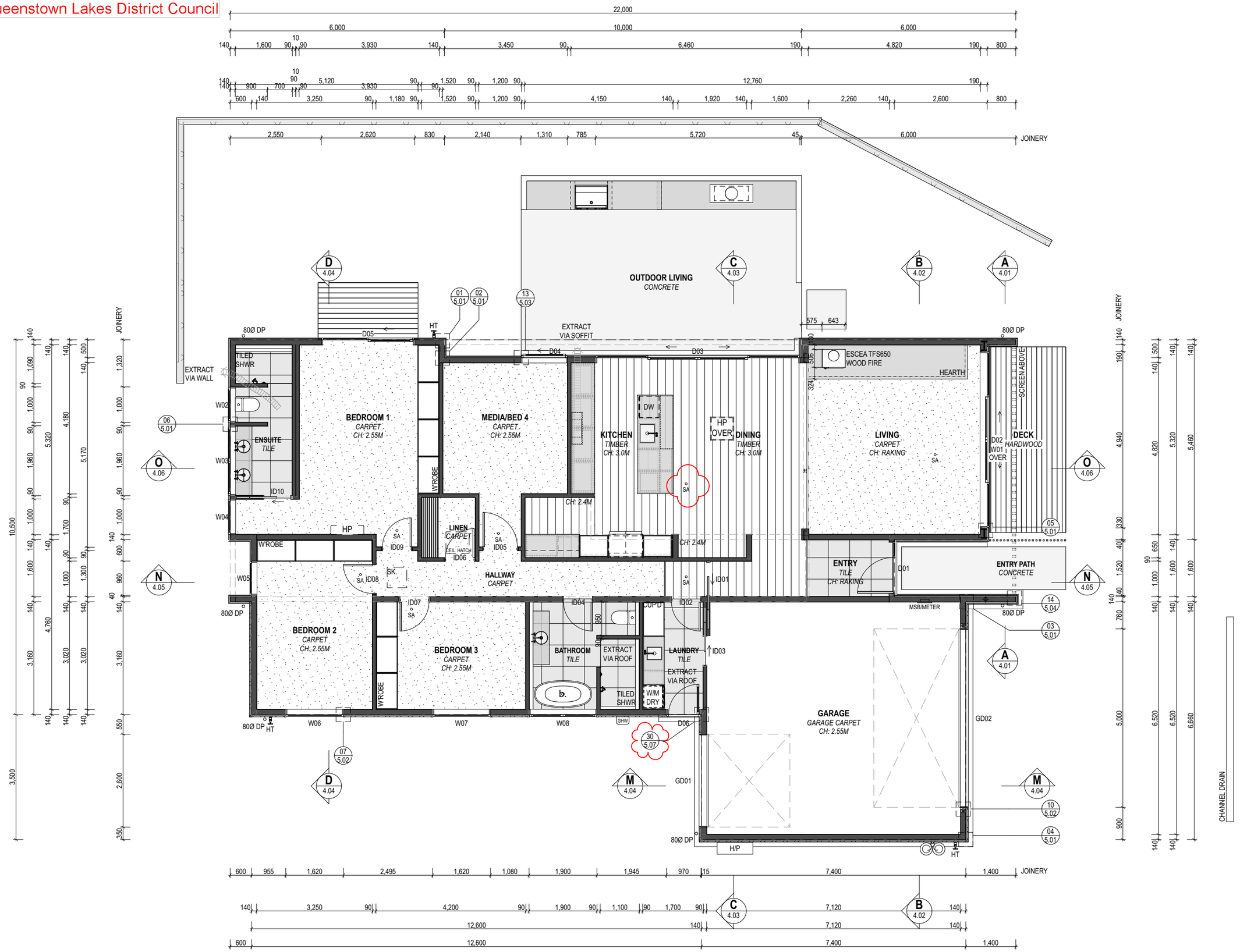
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FLOOR PLAN LAYOUT

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FLOOR PLAN

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REFER TO LEGEND ON SHEET A-0.02

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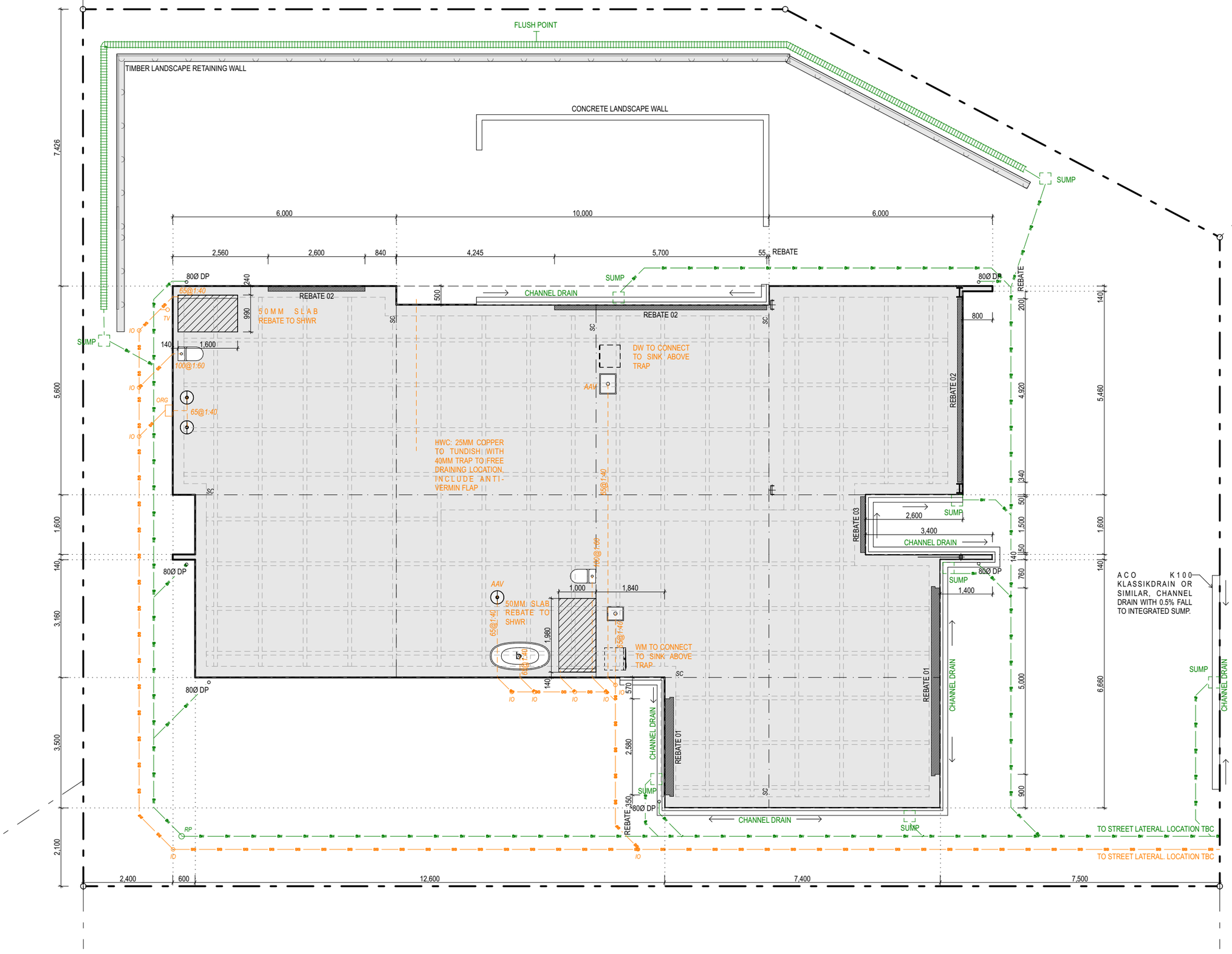
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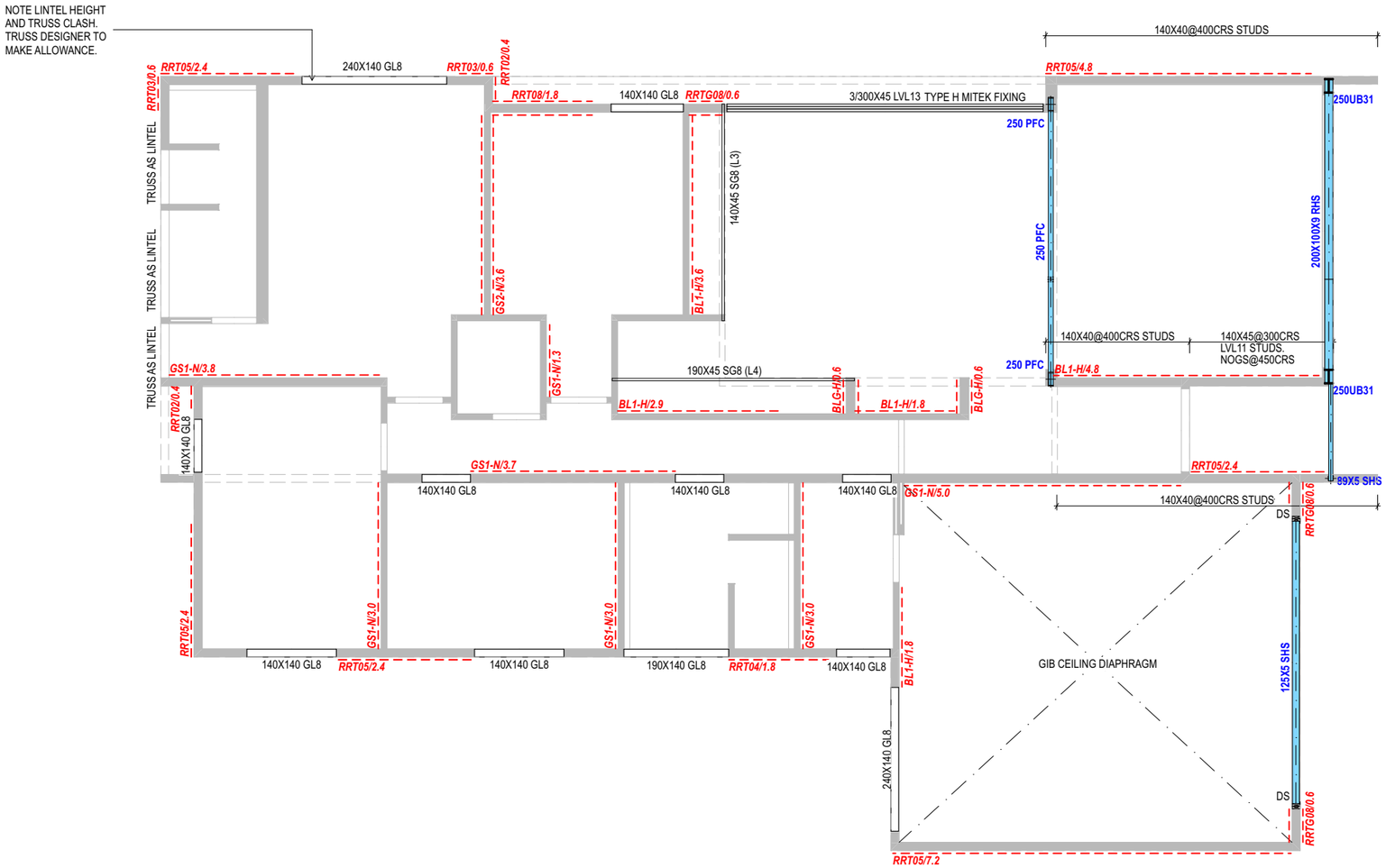
PROJECT:
NEW HOUSE FOR BLAIR COUPE BUILDING LTD

LOT 23
STAGE 18, NORTHLAKE
WANAKA

DRAWING TITLE:
FOUNDATION PLAN

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STRUCTURE PLAN

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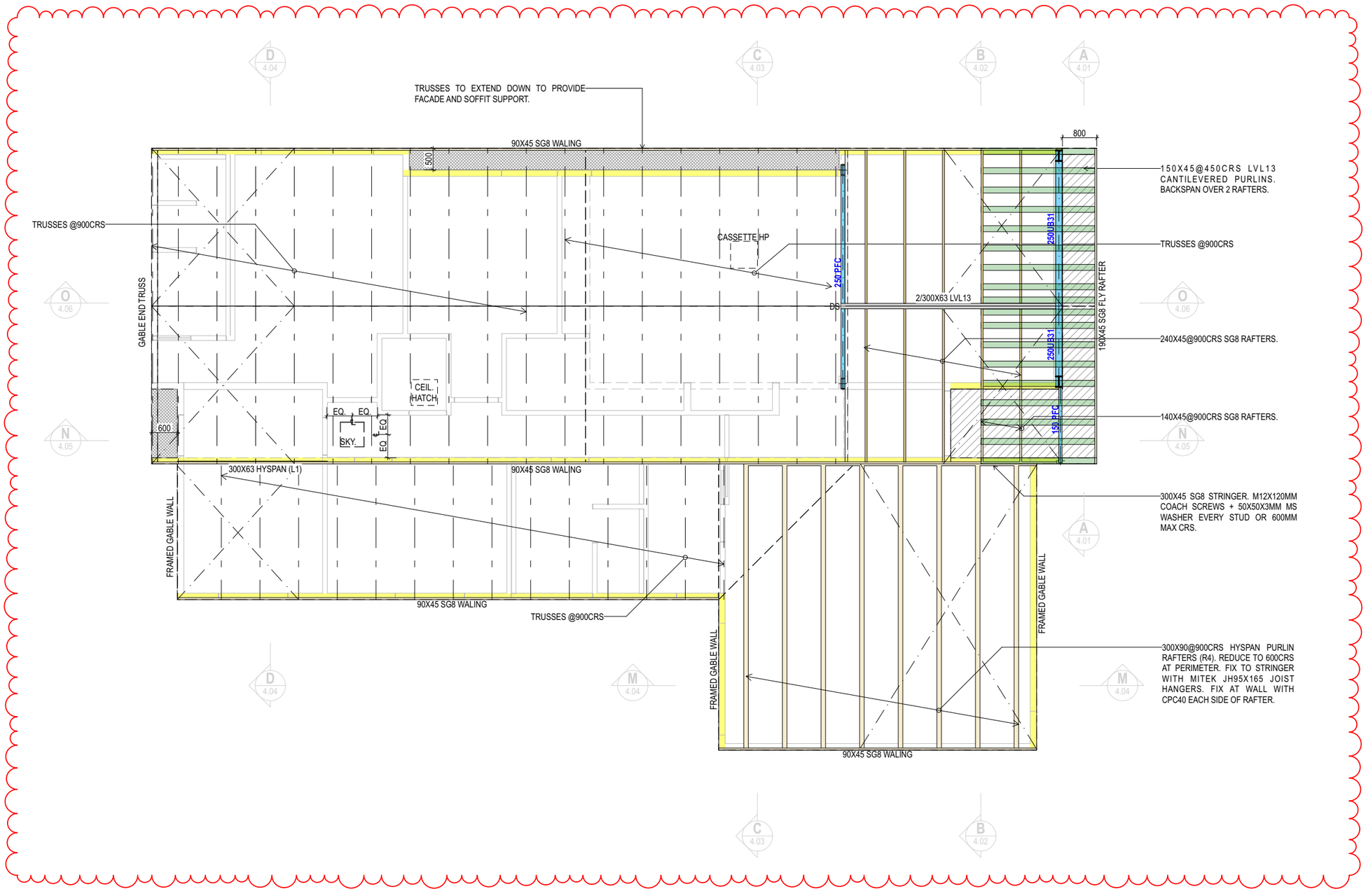
PROJECT:
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**LOT 23
STAGE 18, NORTHLAKE
WANAKA**

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ROOF FRAMING PLAN

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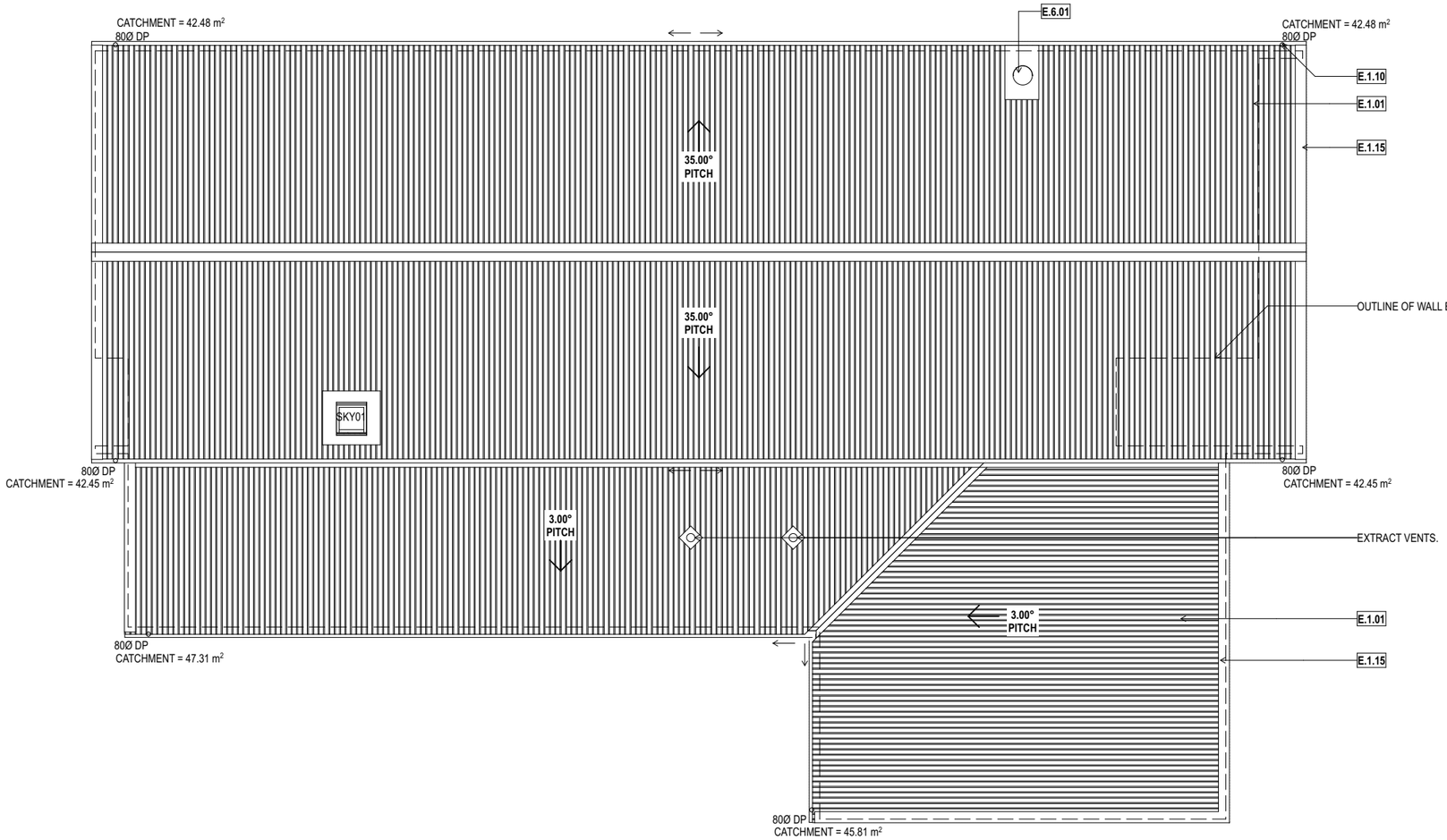
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LOT 23
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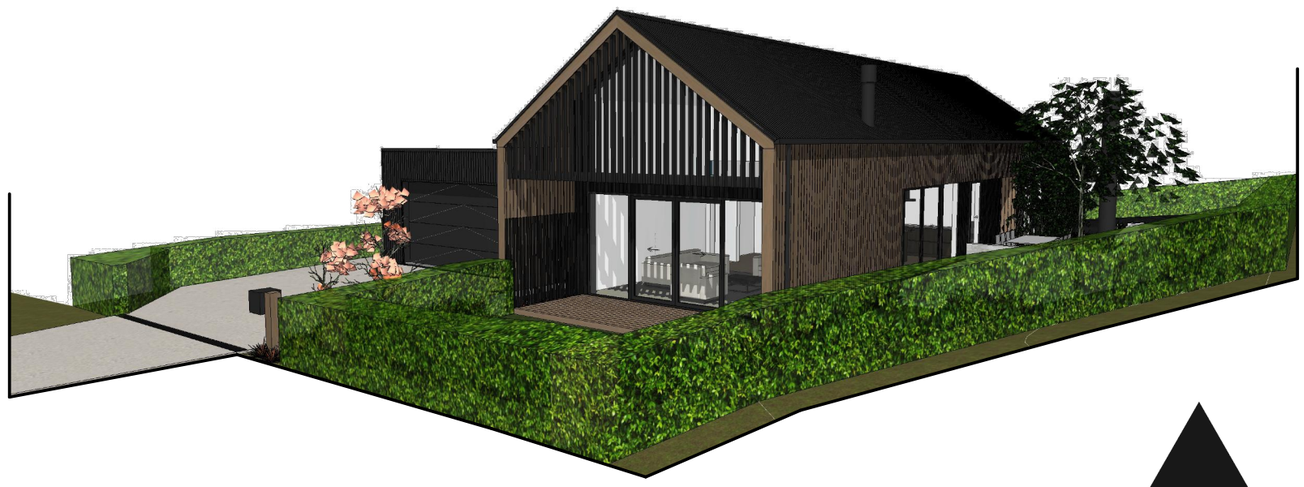
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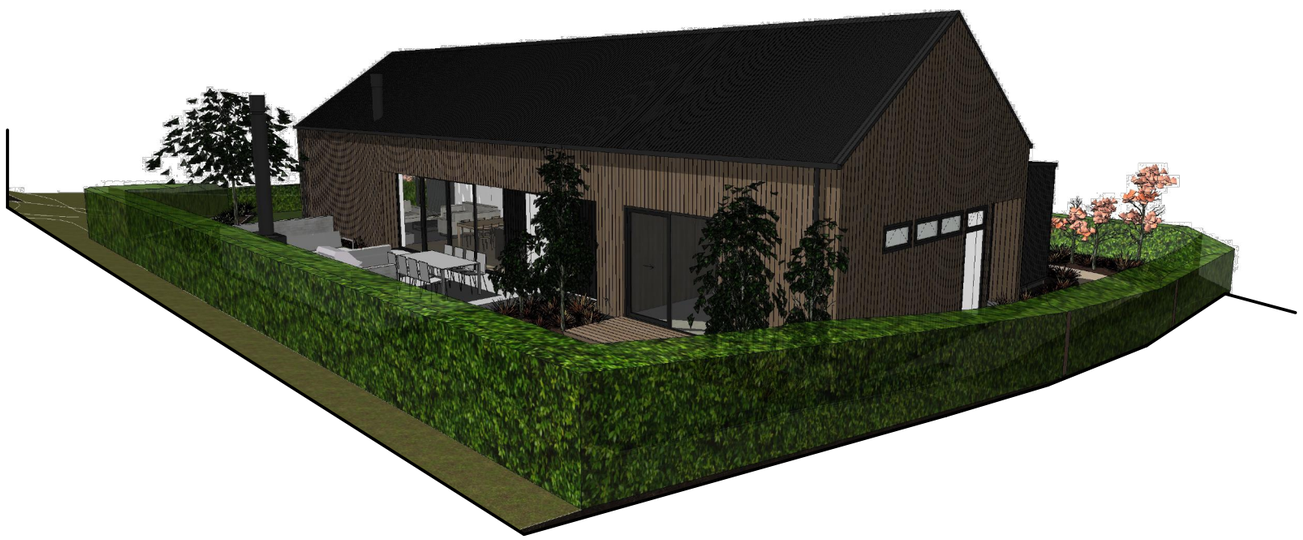
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01 3D VIEW



02 3D VIEW



03 3D VIEW

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LOT 23
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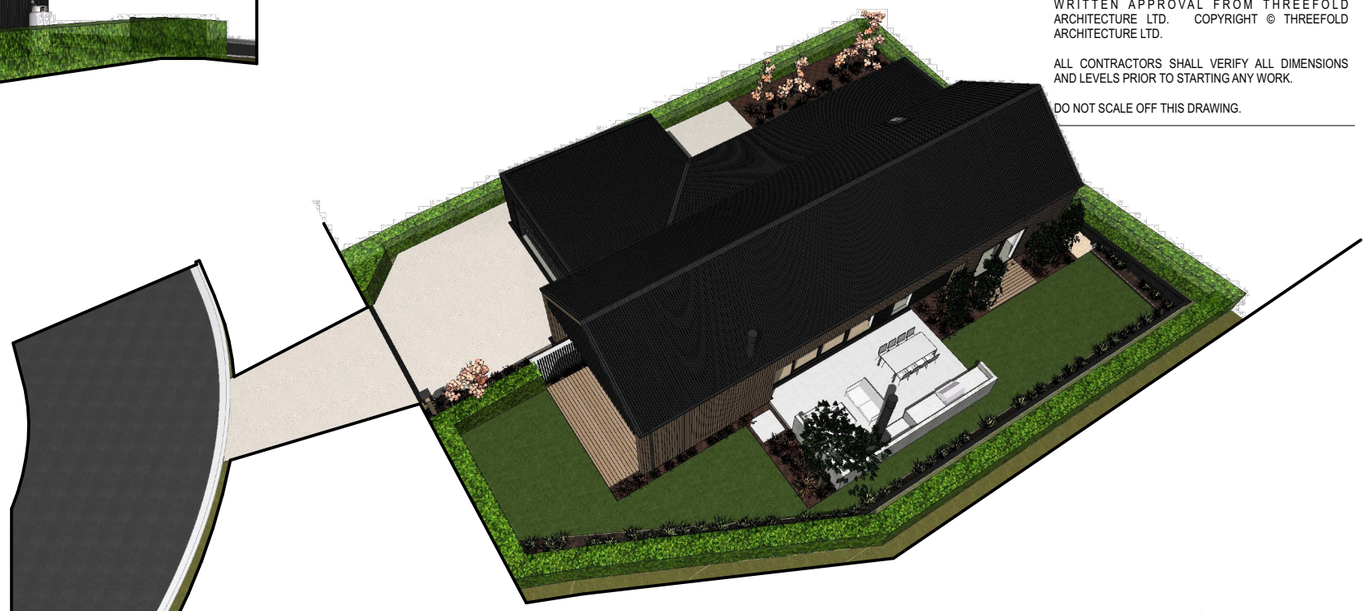
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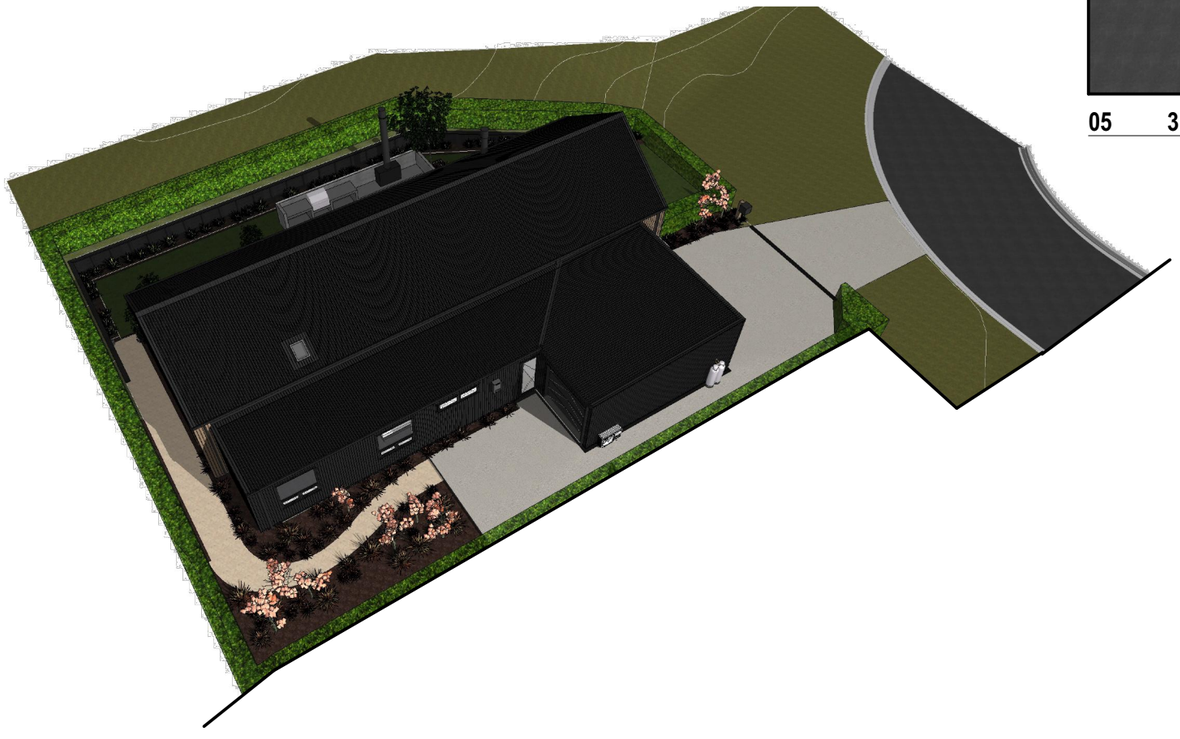
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04 3D VIEW



05 3D VIEW



06 3D VIEW

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**LOT 23
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01 3D SECTION VIEW



02 3D SECTION VIEW

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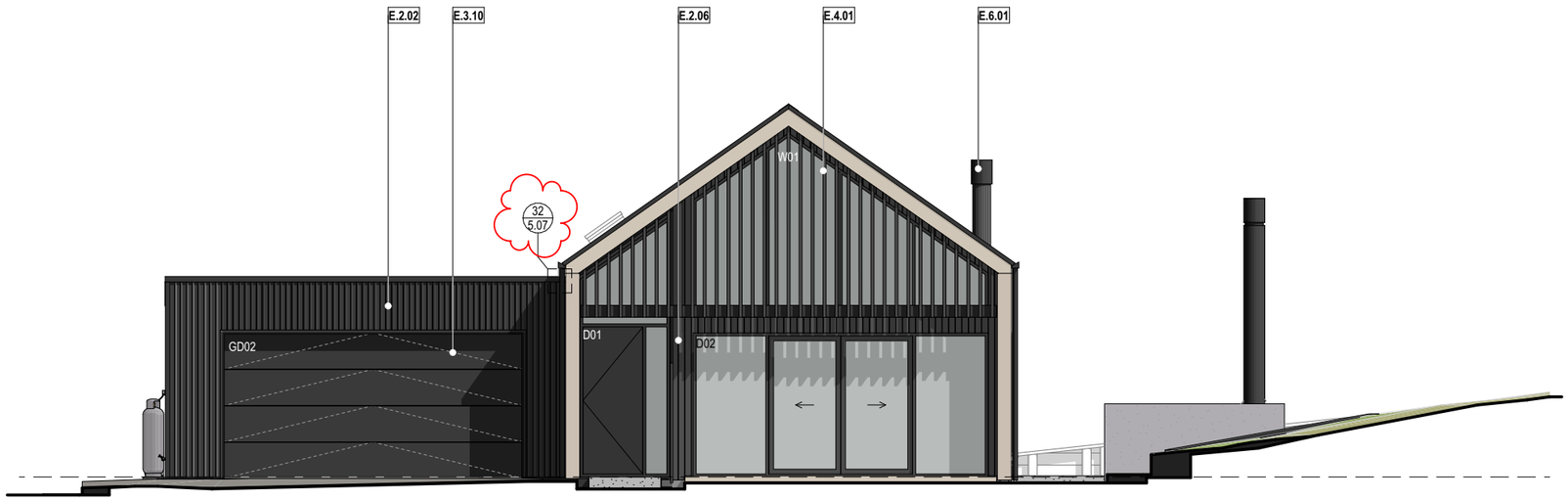
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**LOT 23
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NORTH ELEVATION

SCALE: 1:100

BUILDING ENVELOPE RISK MATRIX		
NORTH ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
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:		**9**

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**8**



WEST ELEVATION

SCALE: 1:100

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PROJECT:

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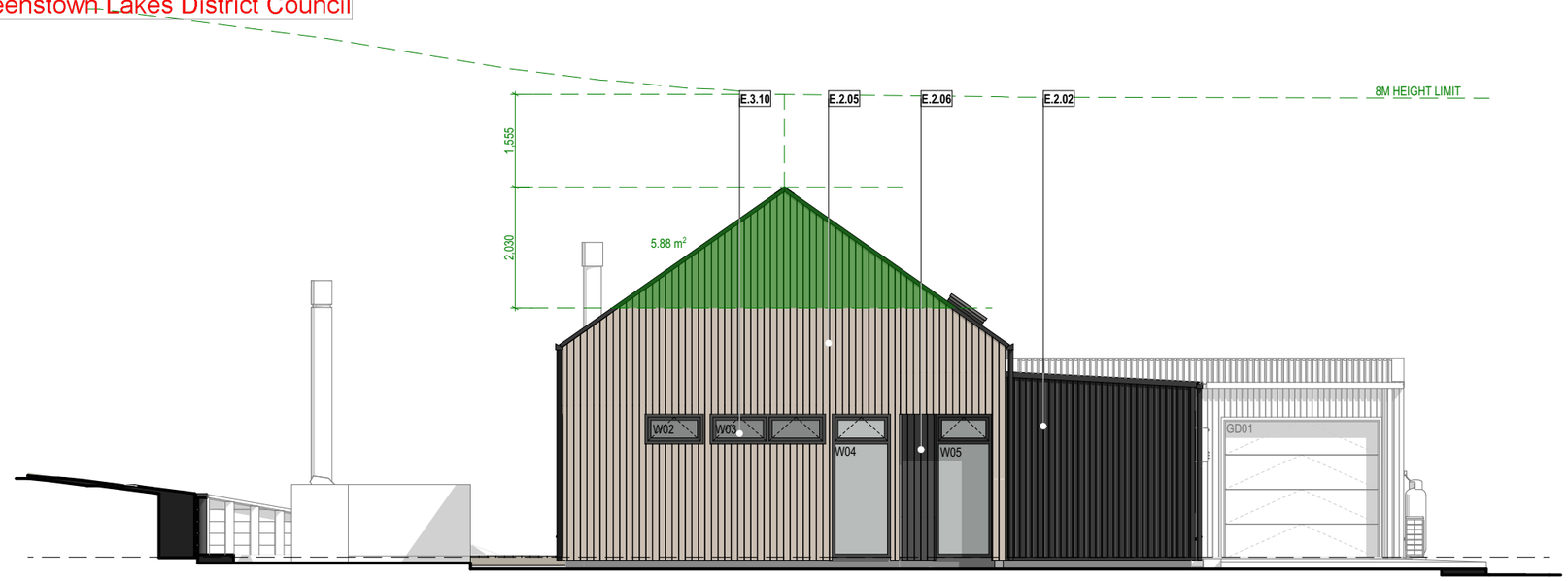
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ELEVATIONS

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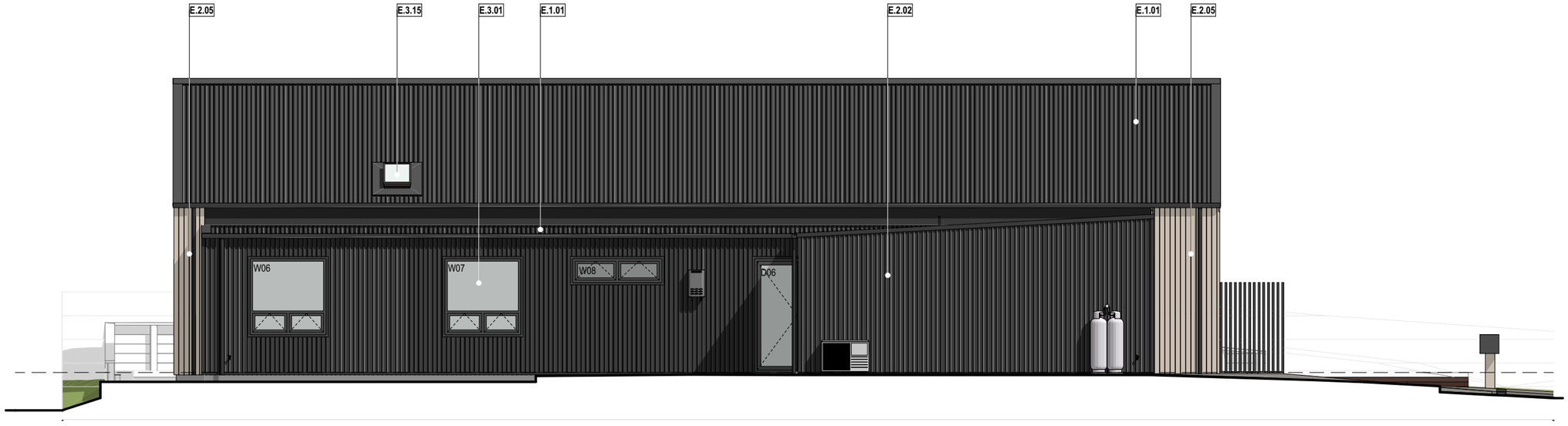


SOUTH ELEVATION

SCALE: 1:100

BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
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:		**9**

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**13**



EAST ELEVATION

SCALE: 1:100

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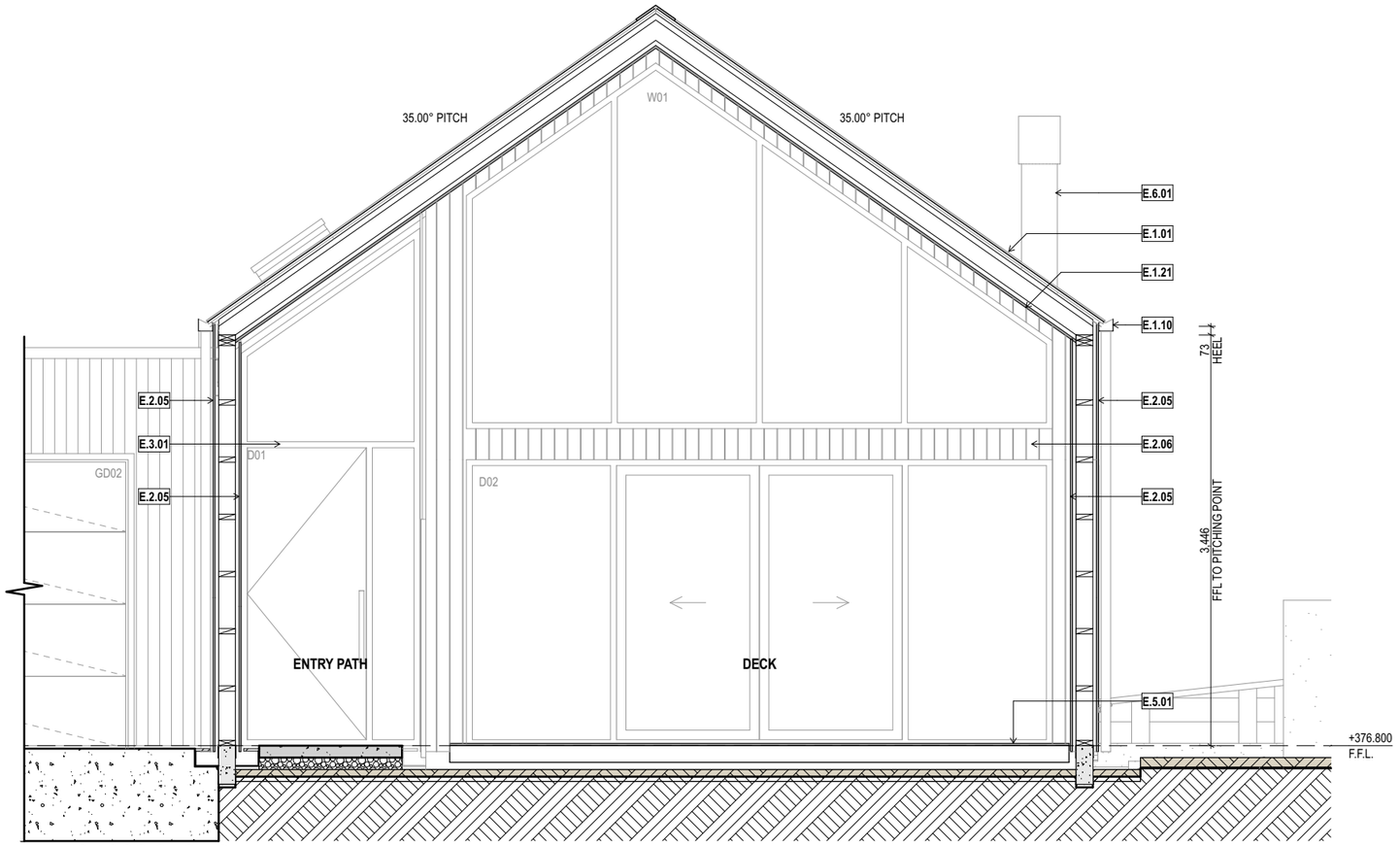
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**LOT 23
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WANAKA**

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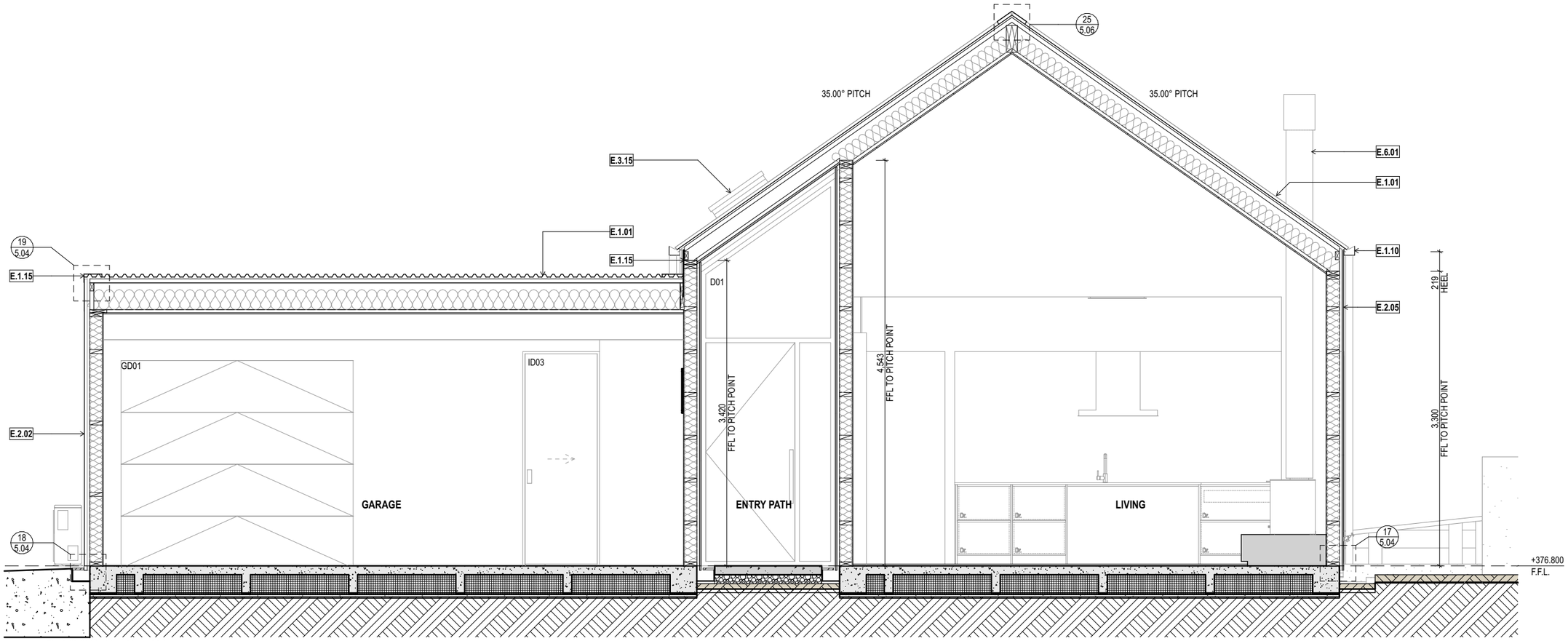
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LOT 23
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WANAKA

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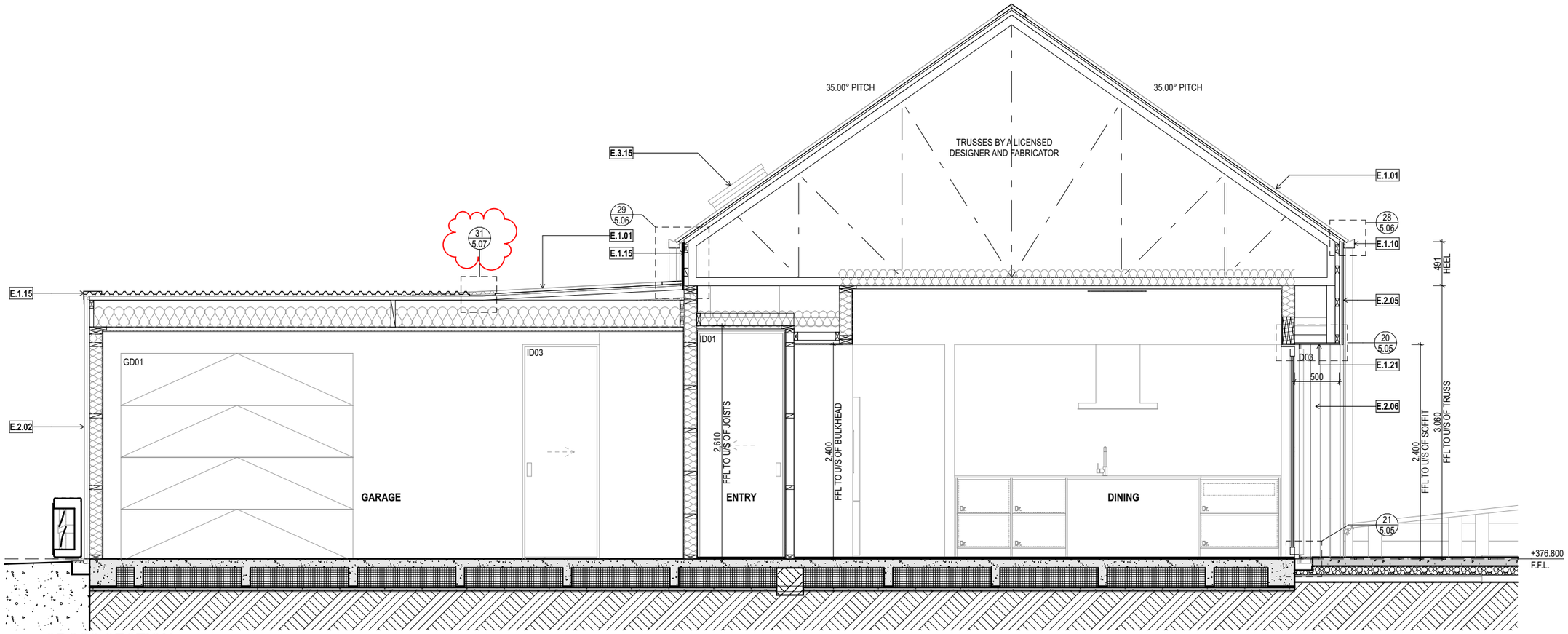
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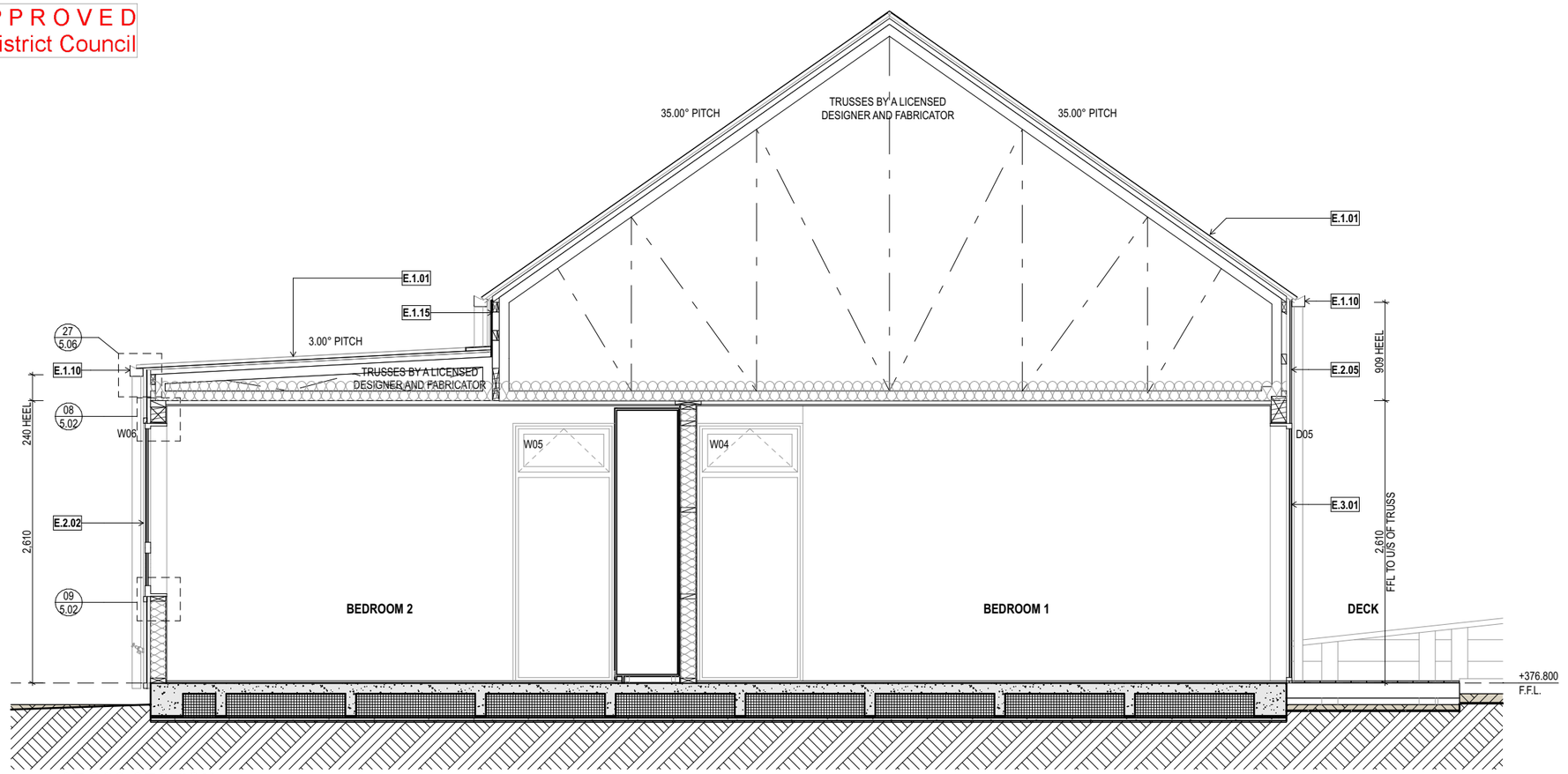
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LOT 23 STAGE 18, NORTHLAKE WANAKA

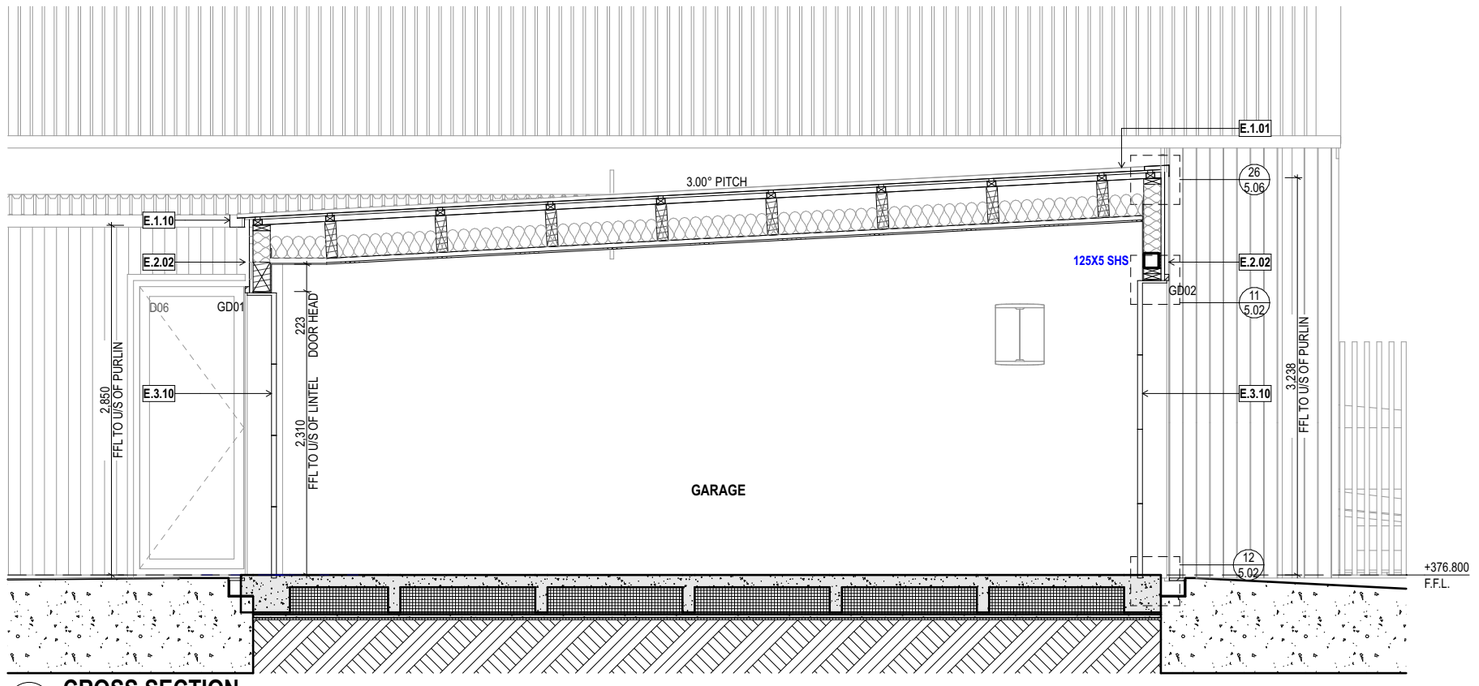
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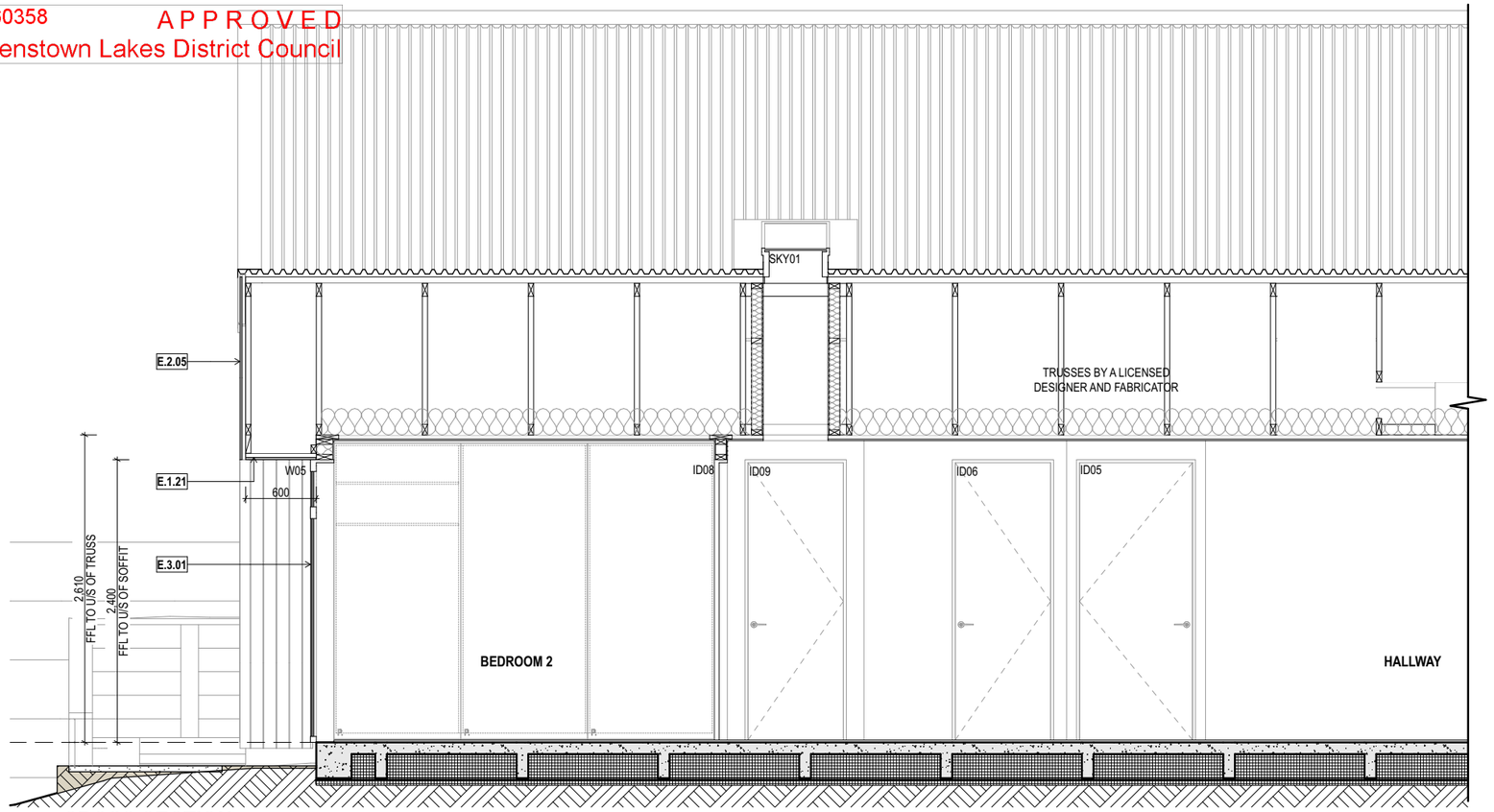
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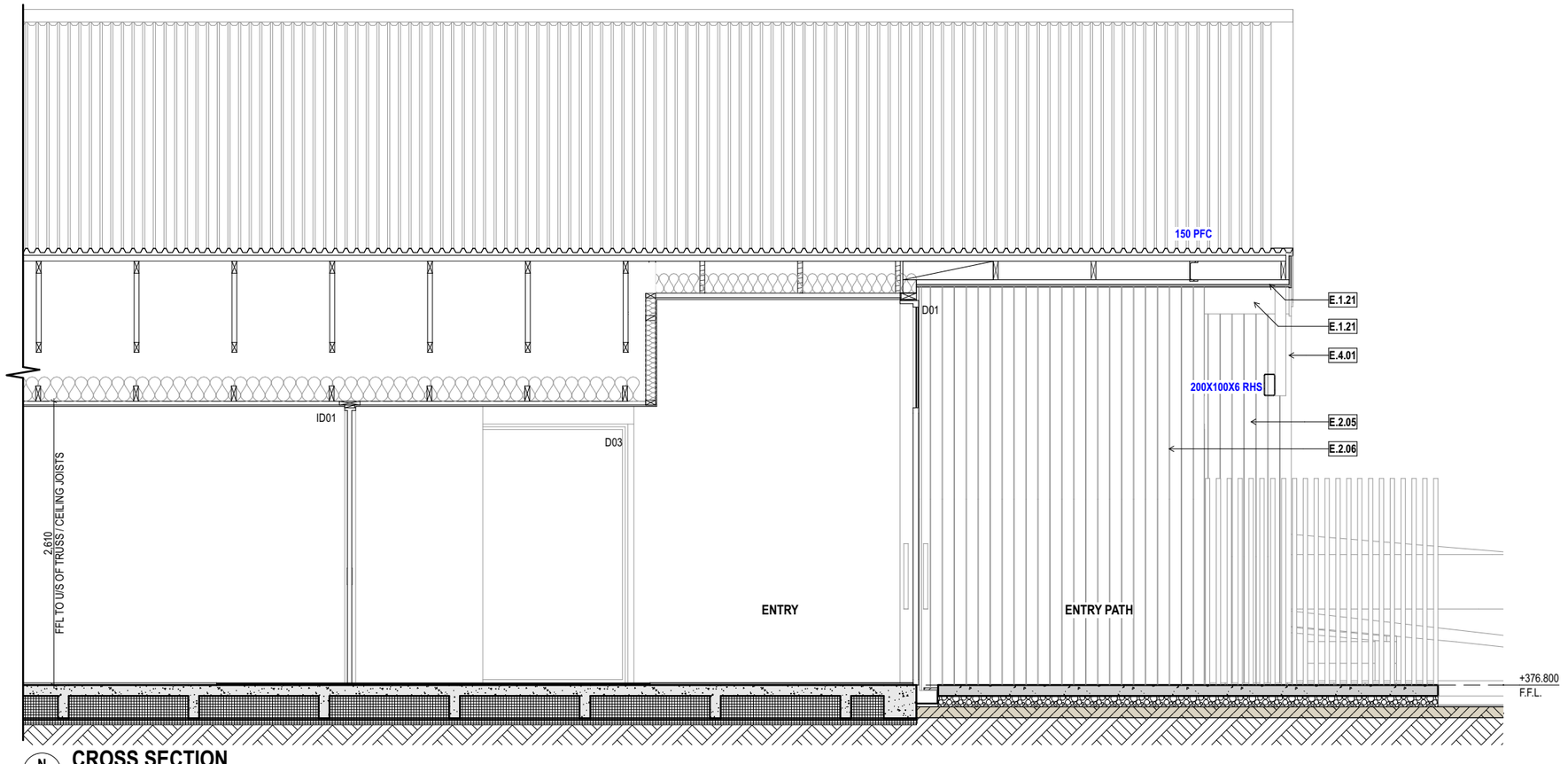
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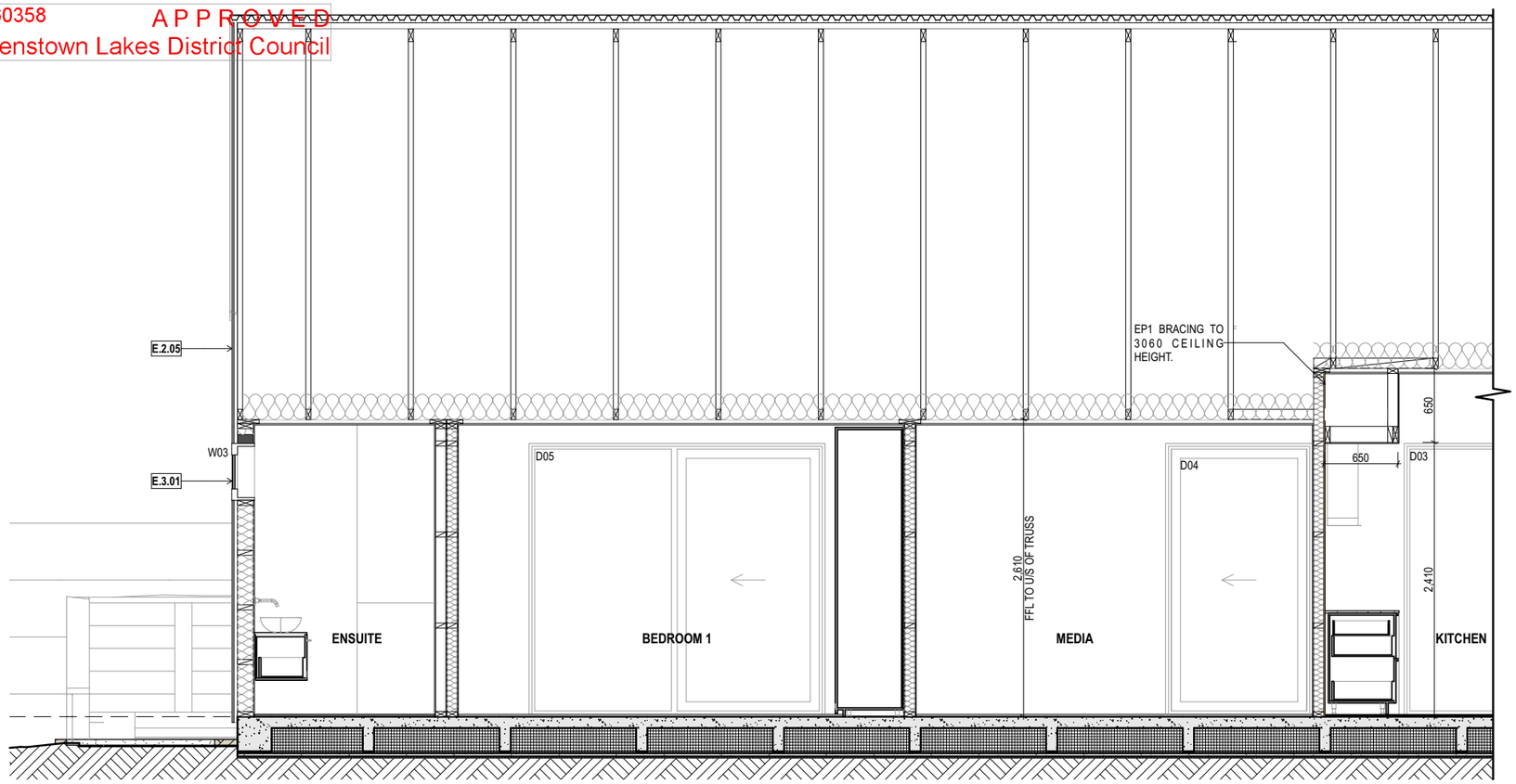
PROJECT:
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LOT 23
STAGE 18, NORTHLAKE
WANAKA

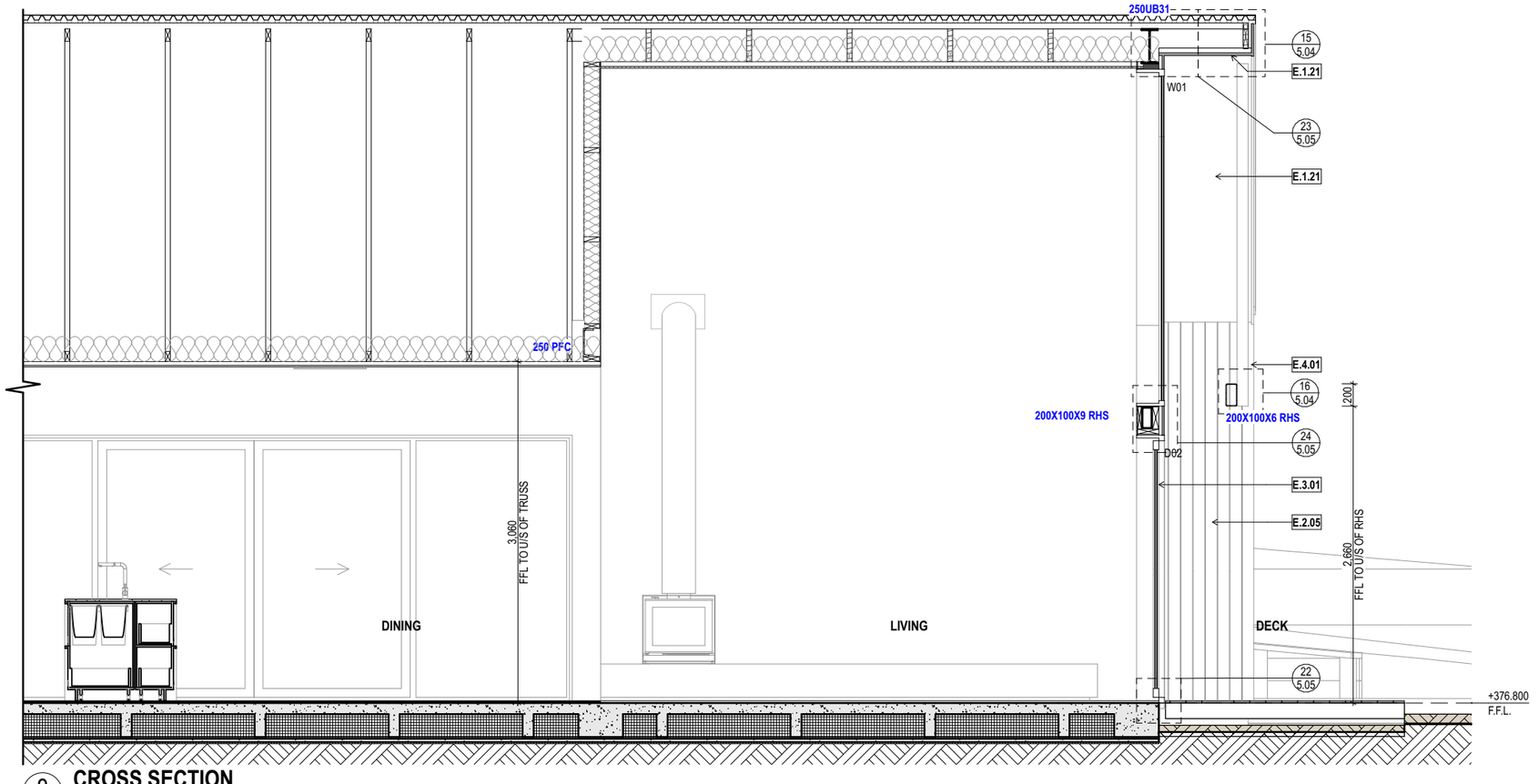
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O 2.02 **CROSS SECTION**
SCALE 1:50



O 2.02 **CROSS SECTION**
SCALE 1:50

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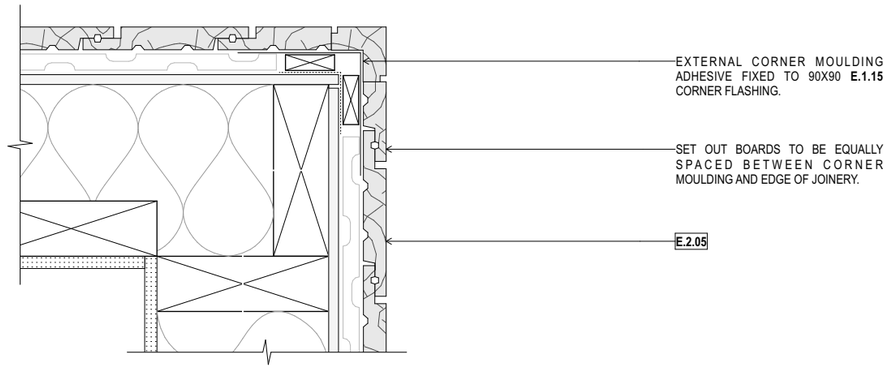
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**LOT 23
STAGE 18, NORTHLAKE
WANAKA**

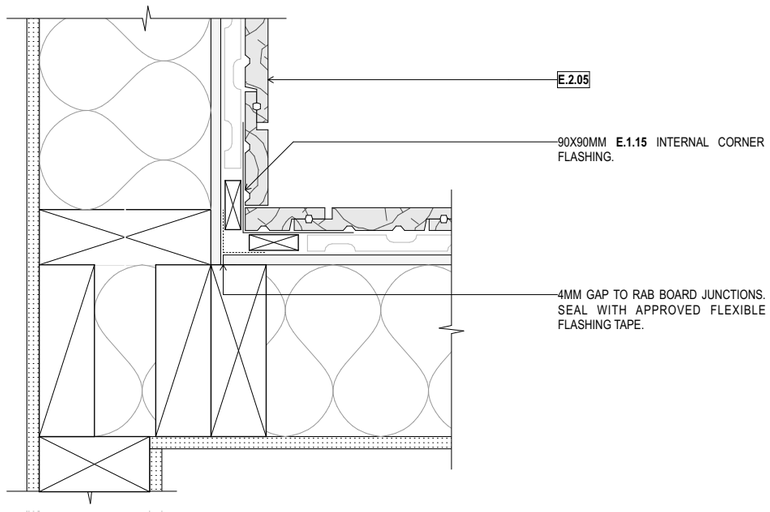
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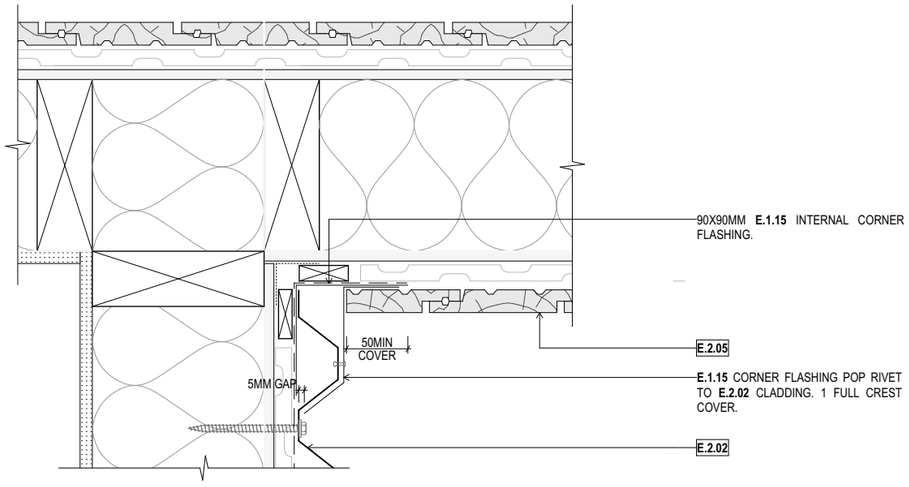
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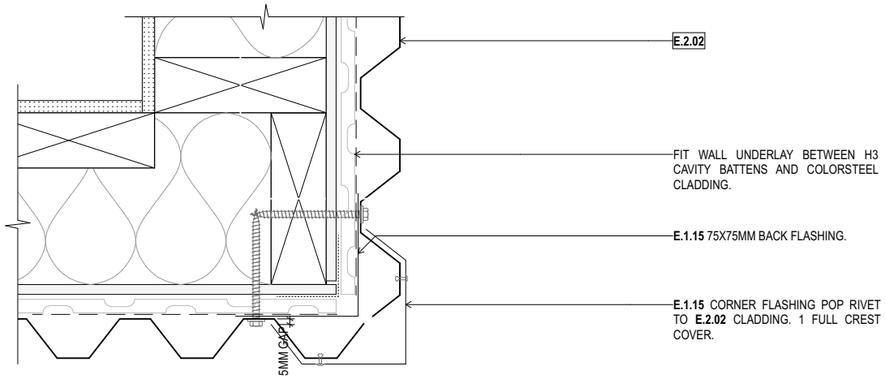
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SCALE 1:5



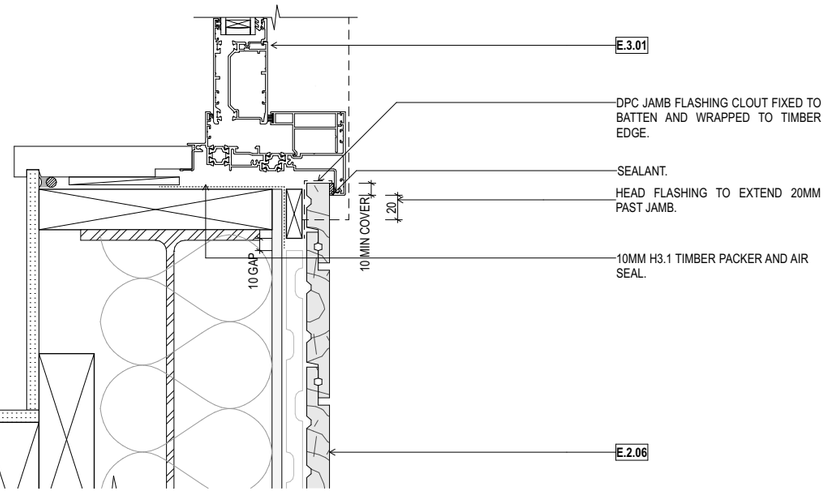
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SCALE 1:5



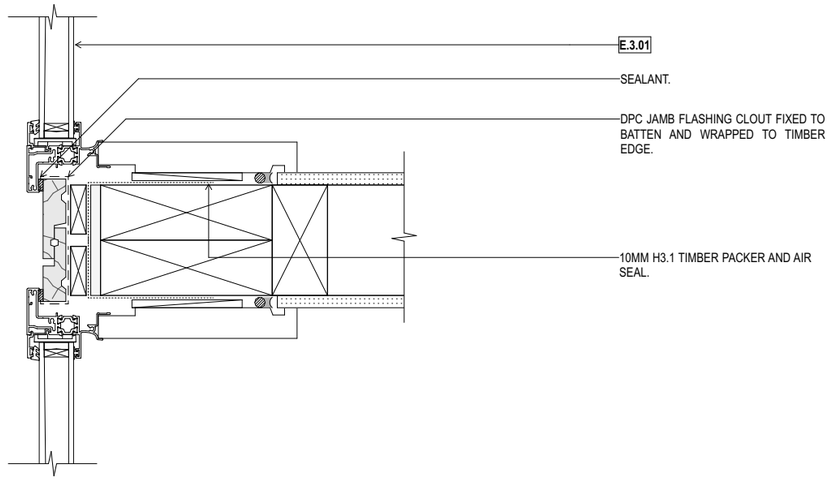
03 2.02 INT CORNER - TIMBER/METAL
SCALE 1:5



04 2.02 EXT CORNER - METAL
SCALE 1:5



05 2.02 JAMB - TIMBER
SCALE 1:5



06 2.02 JAMBS - TIMBER
SCALE 1:5

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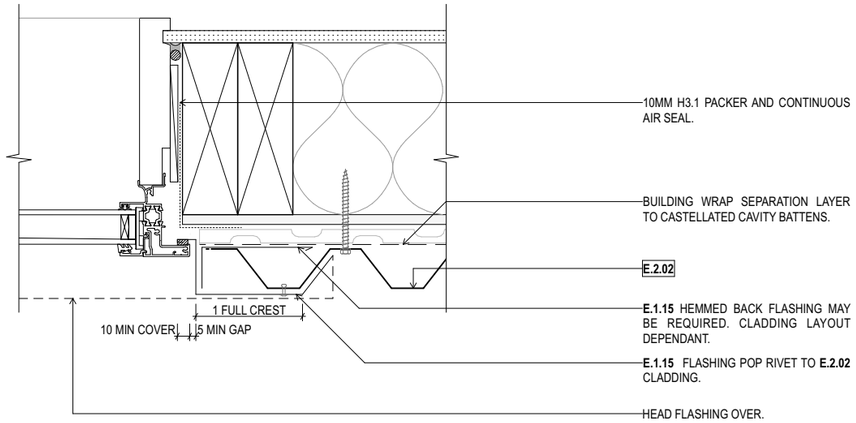
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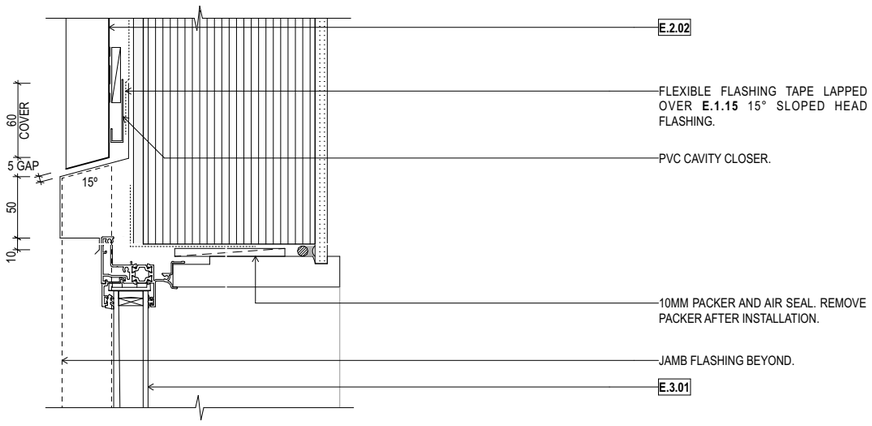
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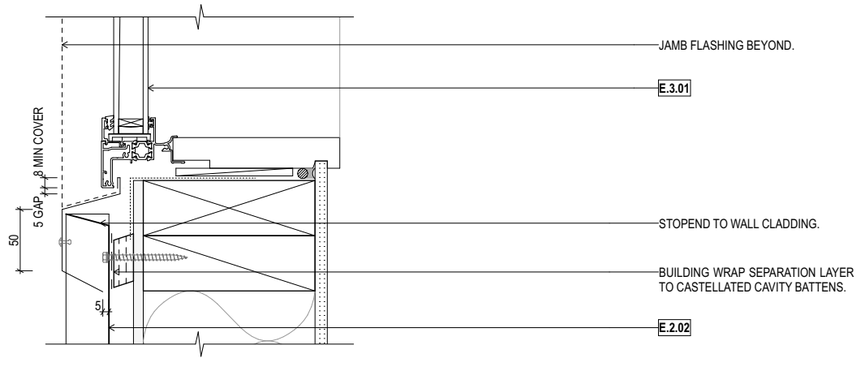
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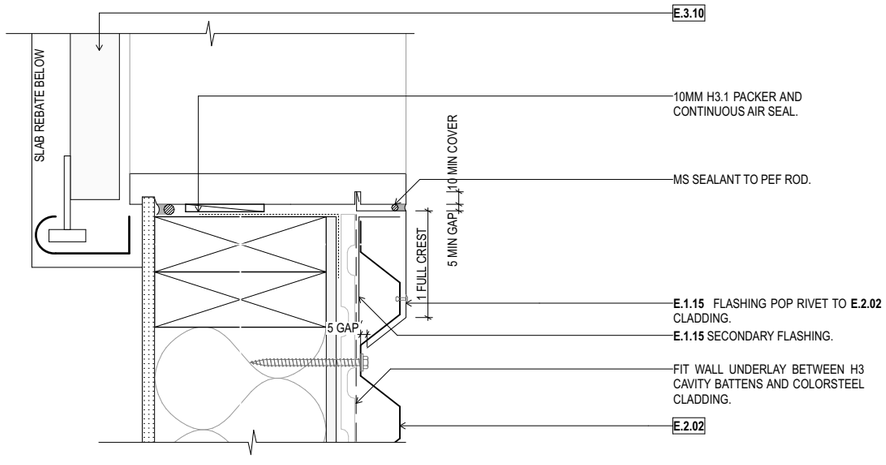
07 2.02 JAMB - METAL
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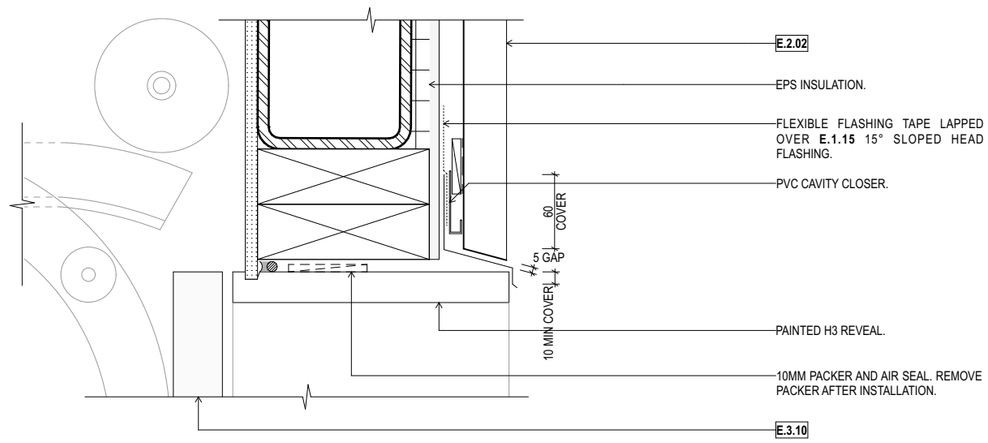
08 4.04 HEAD - METAL
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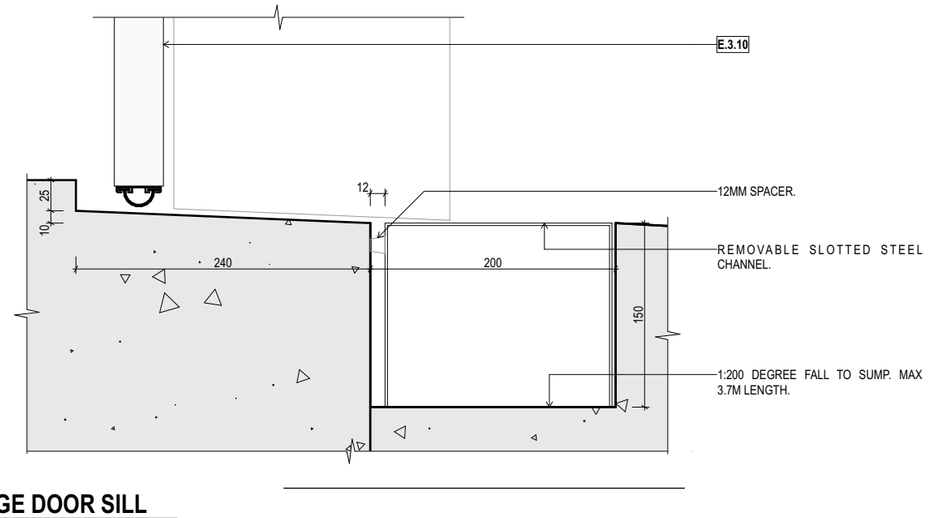
09 4.04 SILL - METAL
SCALE 1:5



10 2.02 GARAGE DOOR JAMB
SCALE 1:5



11 4.04 GARAGE DOOR HEAD
SCALE 1:5



12 4.04 GARAGE DOOR SILL
SCALE 1:5

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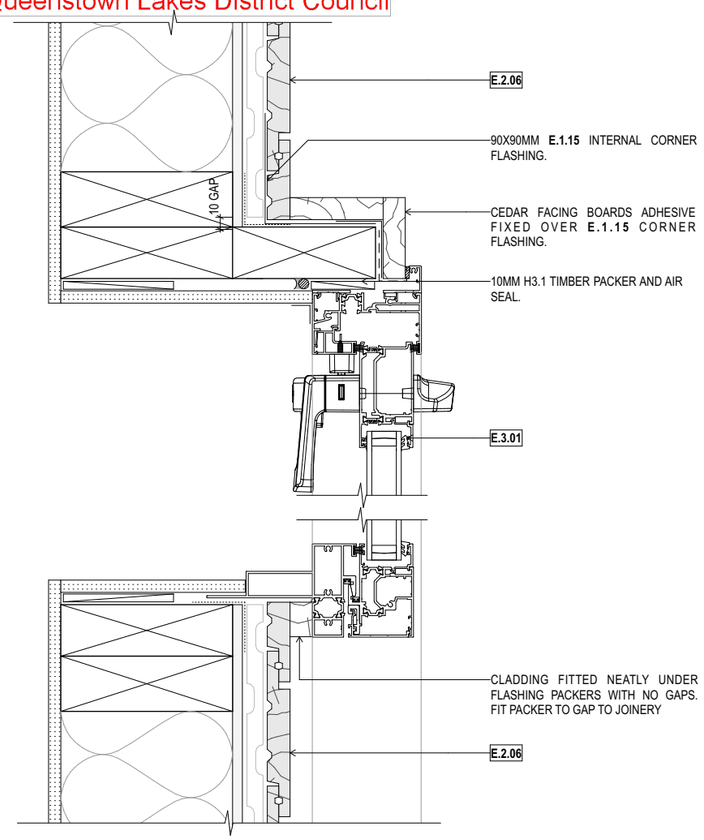
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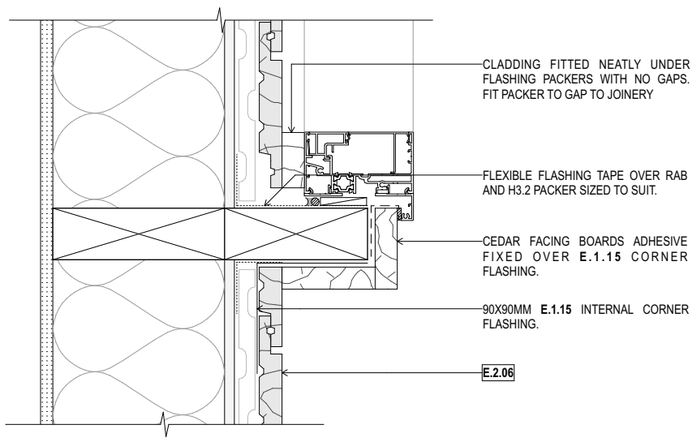
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STAGE 18, NORTHLAKE
WANAKA**

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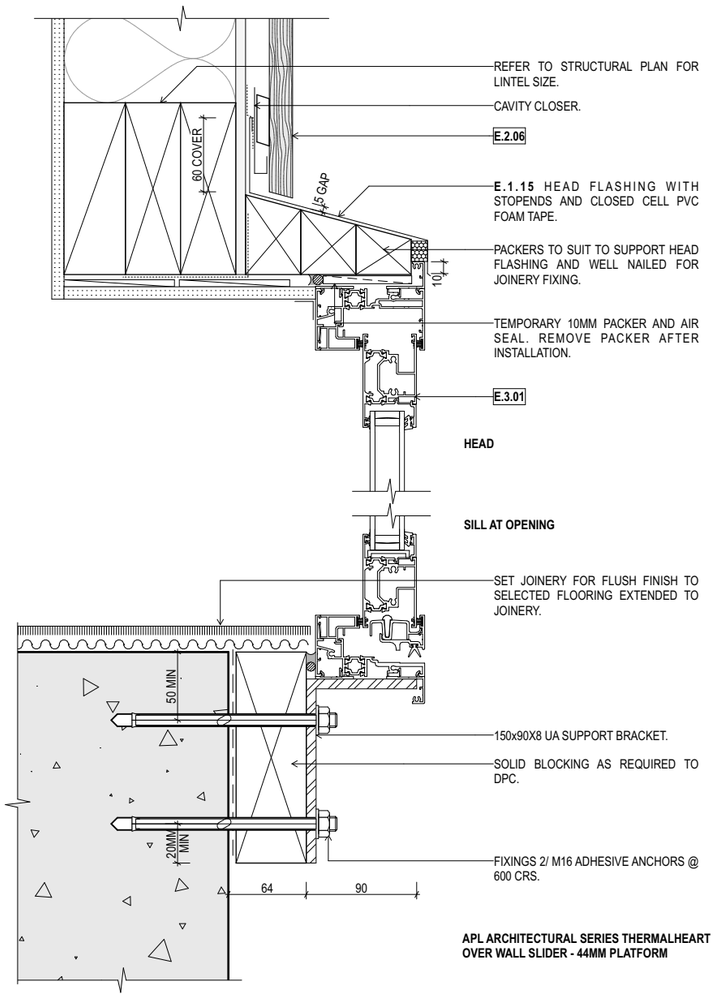
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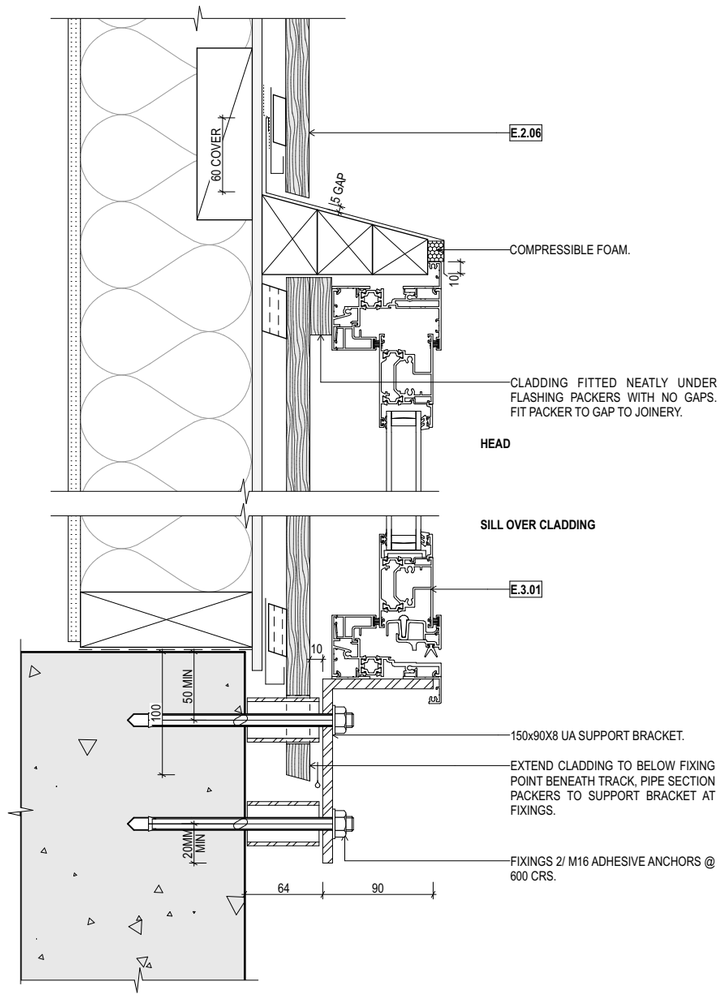




SURFACE SLIDER JAMBS
SCALE 1:5



SURFACE SLIDER OVER WALL
SCALE 1:5



SURFACE SLIDER OVER WALL
SCALE 1:5

13
2.02
OVER WALL SLIDER
SCALE 1:5

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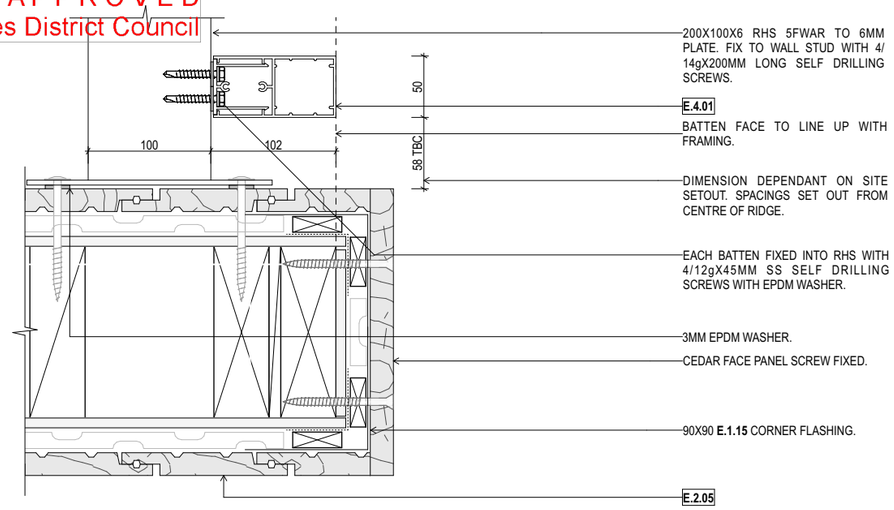
PROJECT:
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LOT 23
STAGE 18, NORTHLAKE
WANAKA

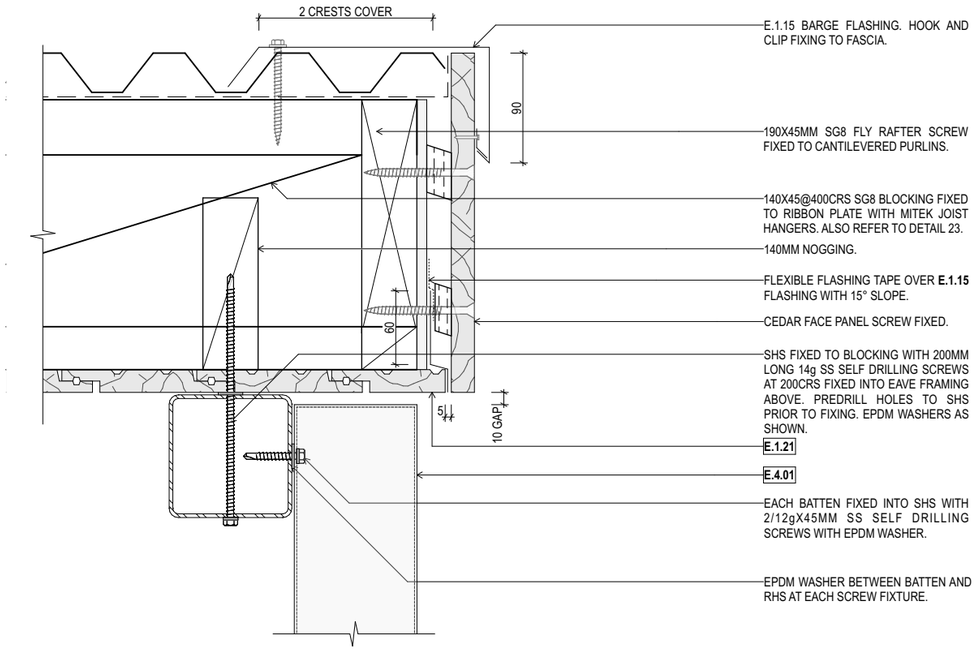
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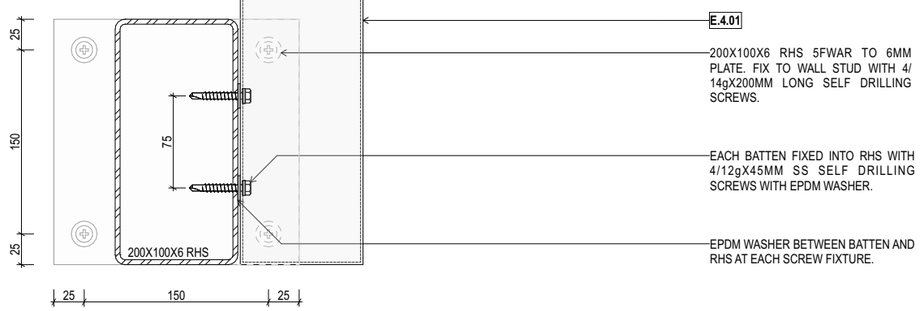
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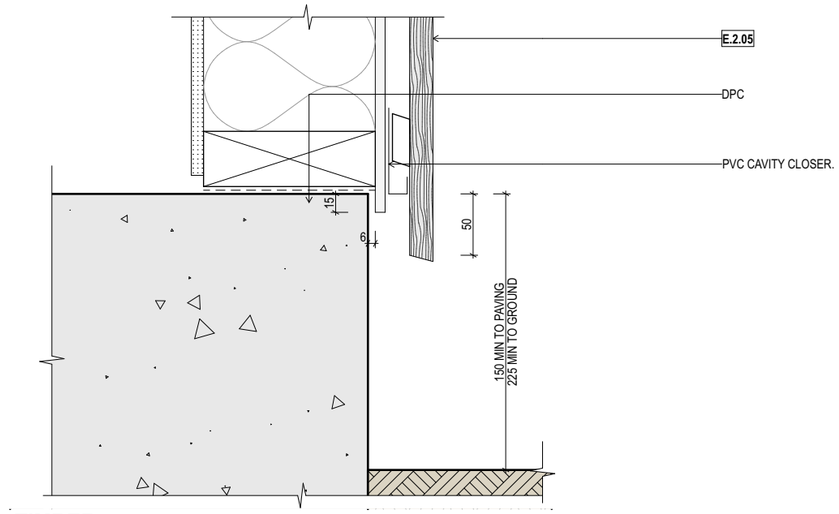
14 2.02 **NIB WALL / BATTEN FIXING**
SCALE 1:5



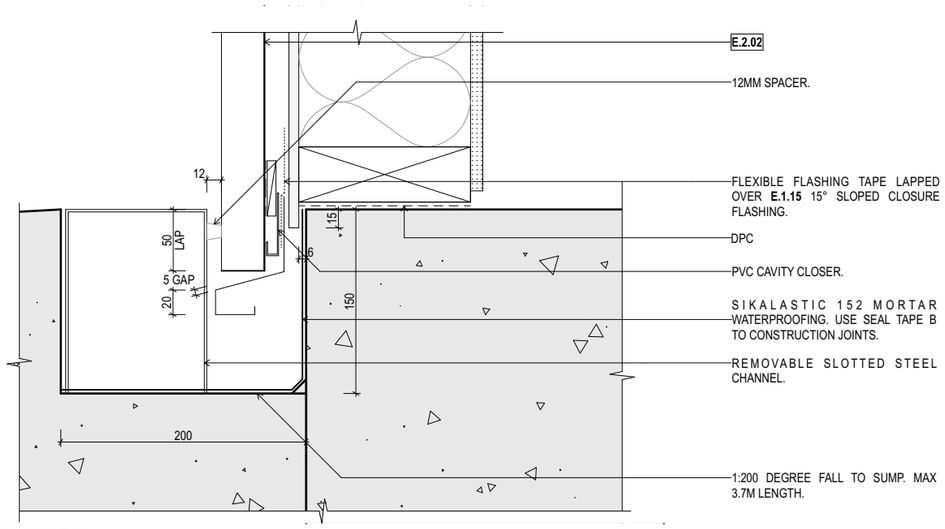
15 4.06 **BARGE / BATTEN FIXING**
SCALE 1:5



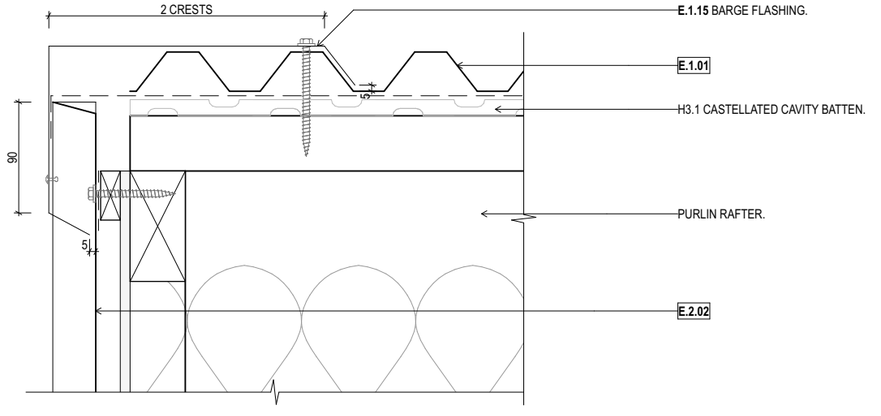
16 4.06 **BATTEN FIXING**
SCALE 1:5



17 4.02 **BASE - TIMBER**
SCALE 1:5



18 4.02 **BASE - METAL**
SCALE 1:5



19 4.02 **BARGE - METAL**
SCALE 1:5

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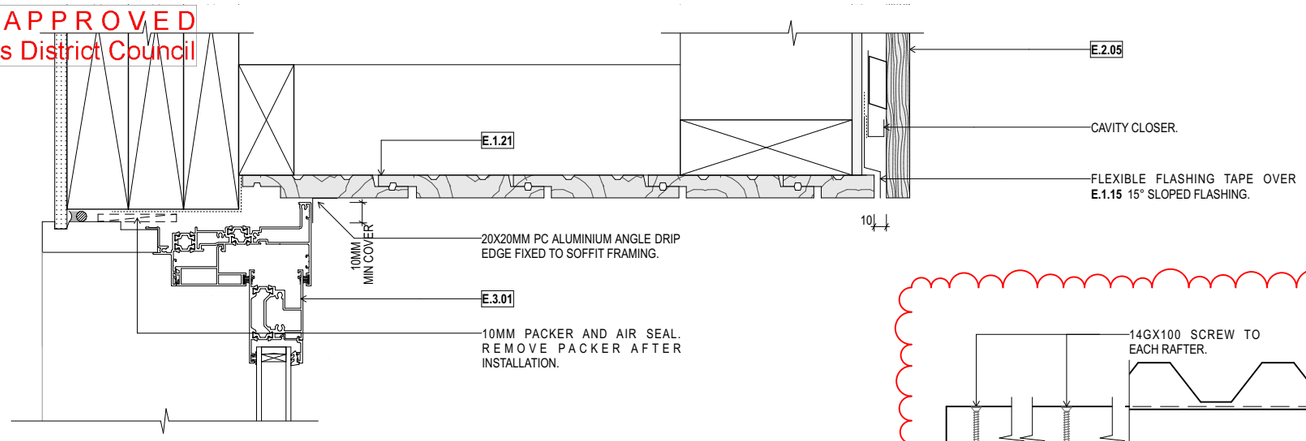
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LOT 23
STAGE 18, NORTHLAKE
WANAKA

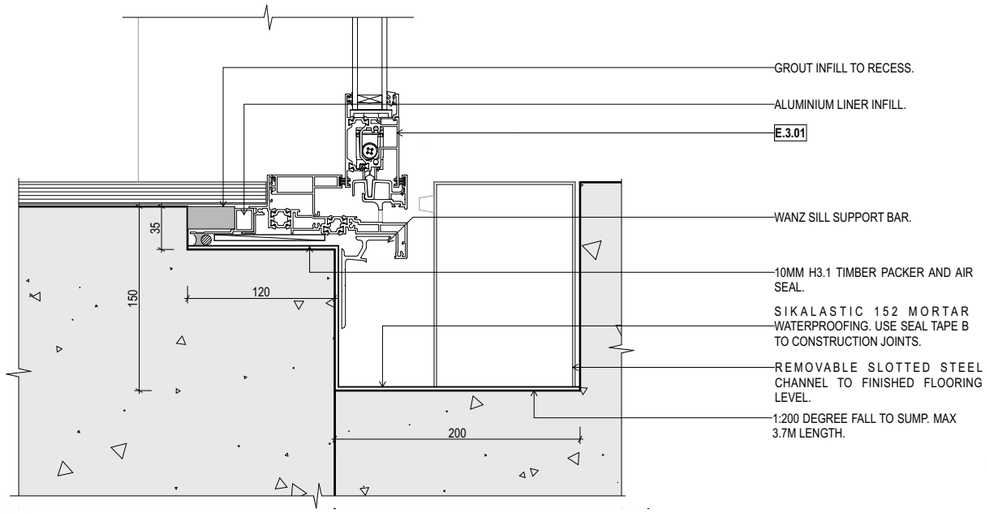
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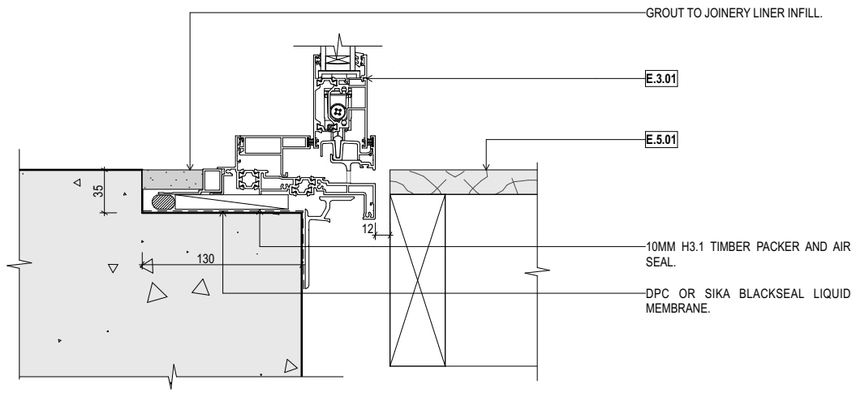
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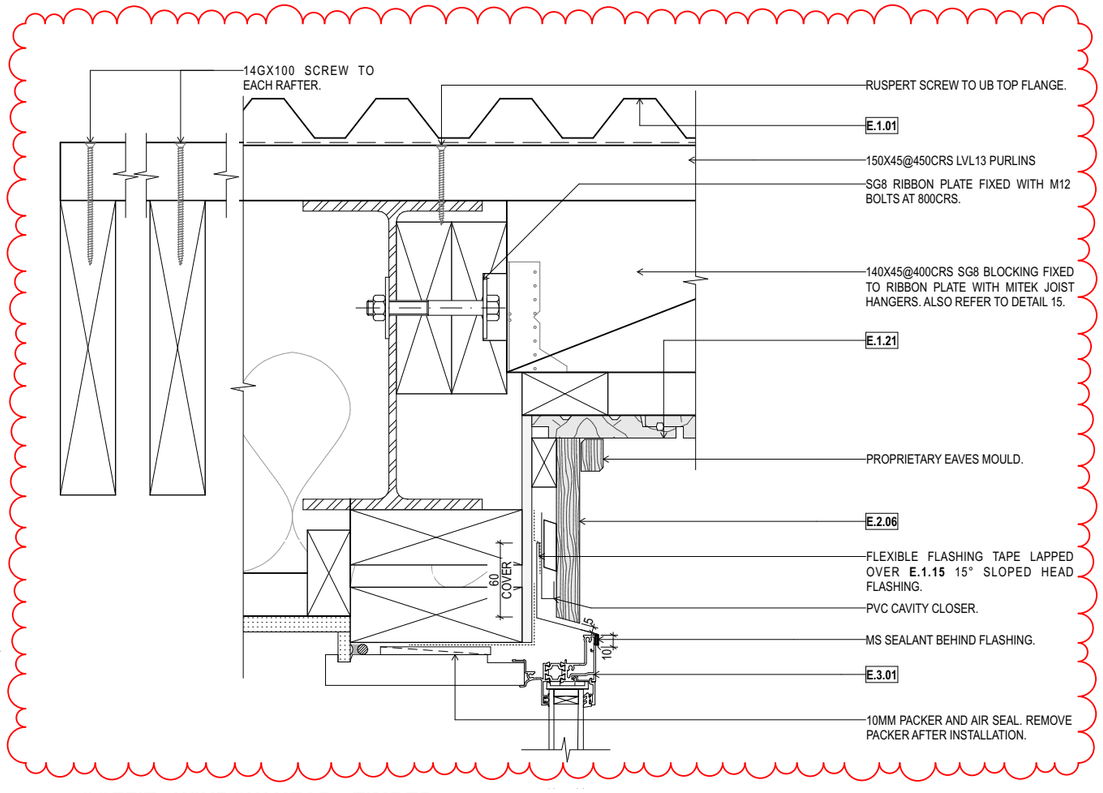
20 4.03 HEAD / SOFFIT
SCALE 1:5



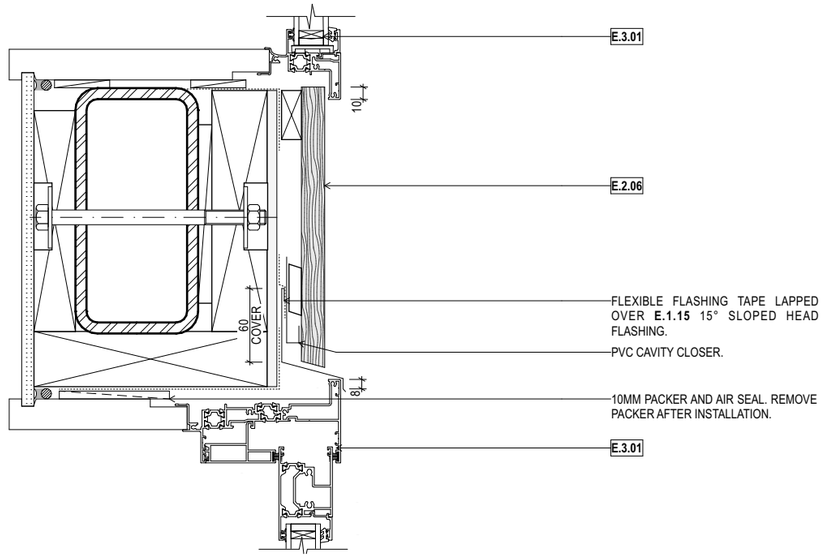
21 4.03 SILL
SCALE 1:5



22 4.06 SILL - TIMBER
SCALE 1:5



23 4.06 SOFFIT / WINDOW HEAD - TIMBER
SCALE 1:5



24 4.06 HEAD / SILL - TIMBER
SCALE 1:5

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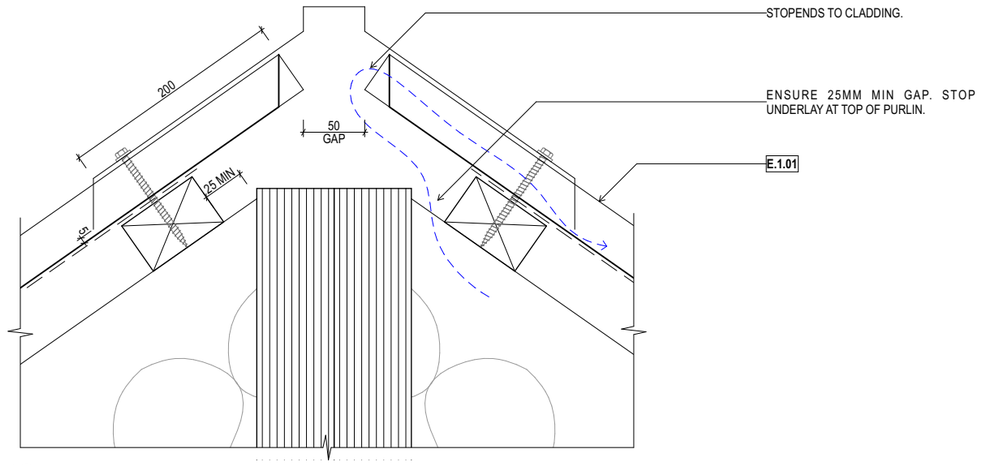
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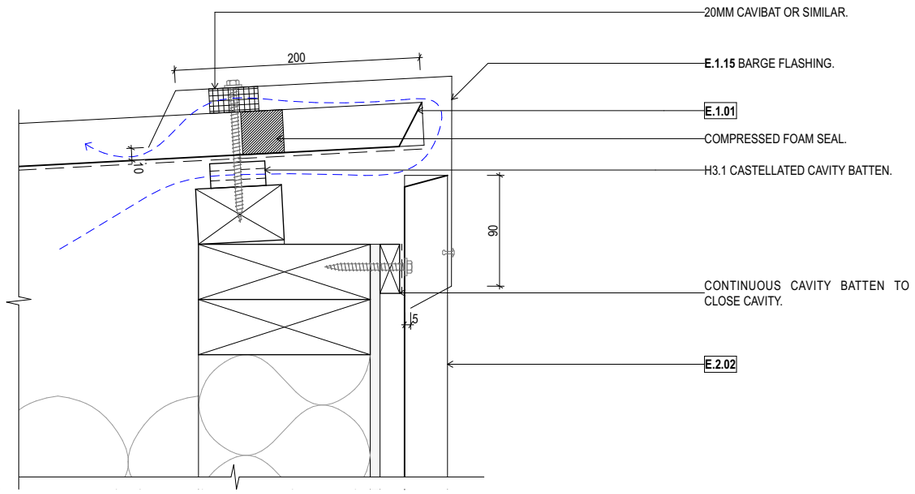
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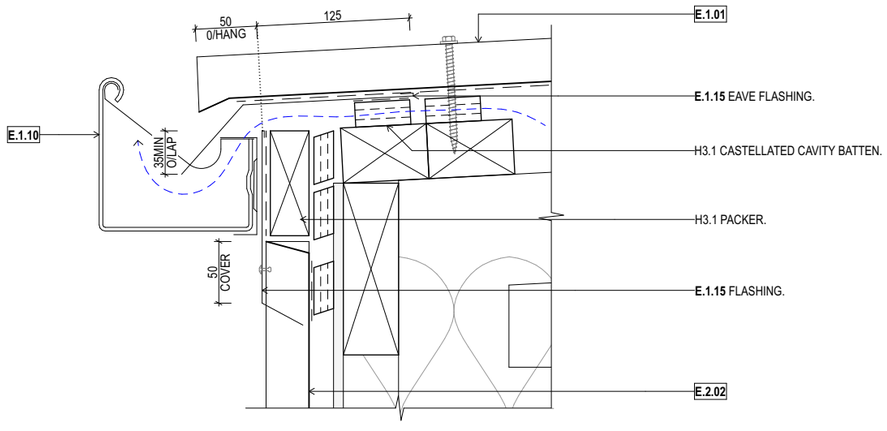
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25 4.02 **RIDGE**
SCALE 1:5

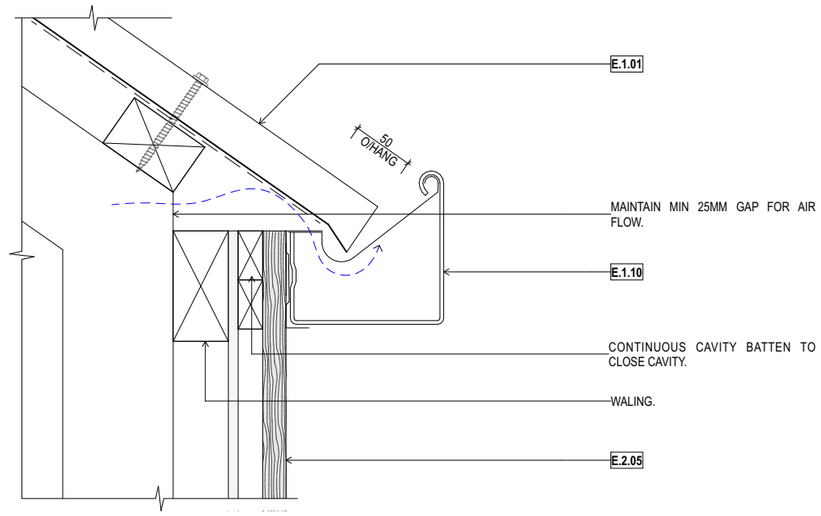


26 4.04 **RIDGE**
SCALE 1:5

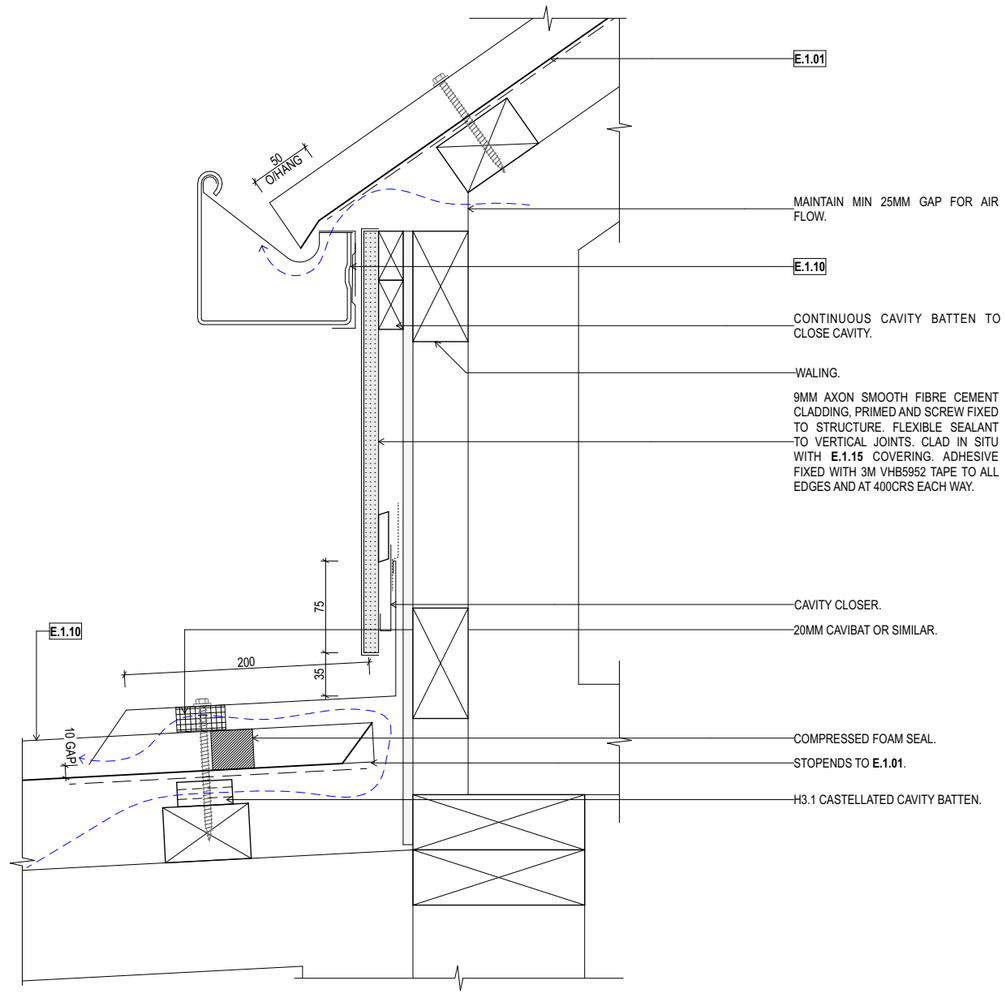


FIT A LAYER OF DPC/UNDERLAY BETWEEN ALL H3 TIMBER AND COLORSTEEL.

27 4.04 **GUTTER - METAL**
SCALE 1:5



28 4.03 **GUTTER - TIMBER**
SCALE 1:5



29 4.03 **GUTTER / APRON**
SCALE 1:5

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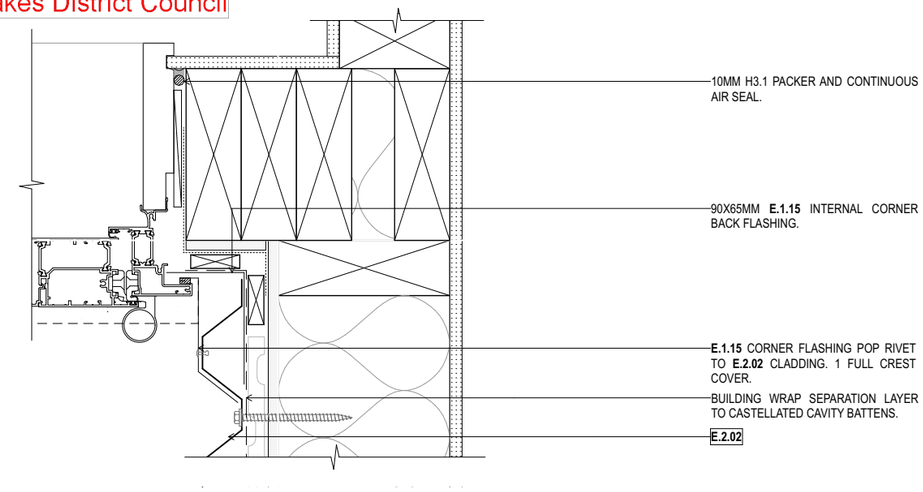
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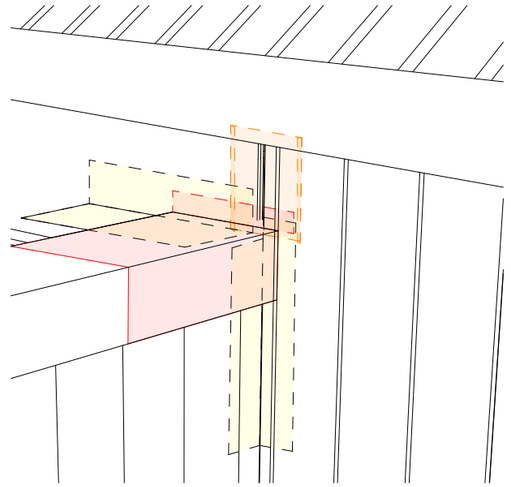
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30 2.02 **INT CORNER - METAL**
SCALE 1:5

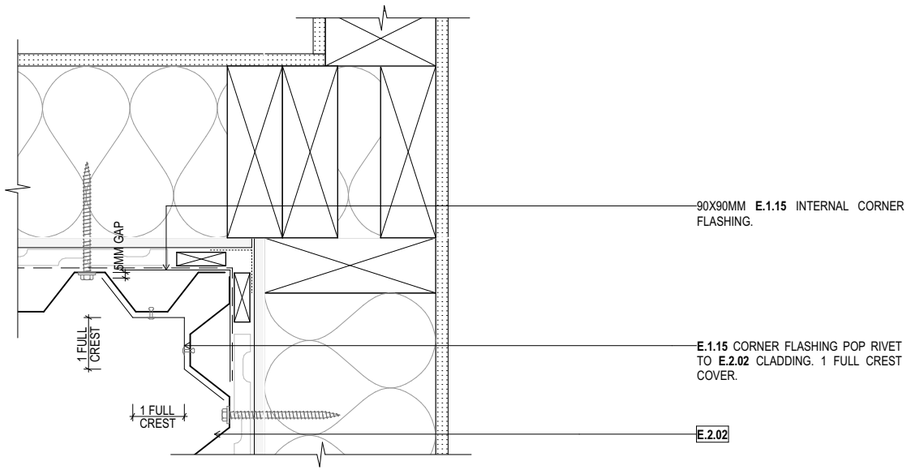


1. INSTALL APRON FLASHING AND INTERNAL CORNER FLASHINGS (SIZES AS PER DETAILS.)

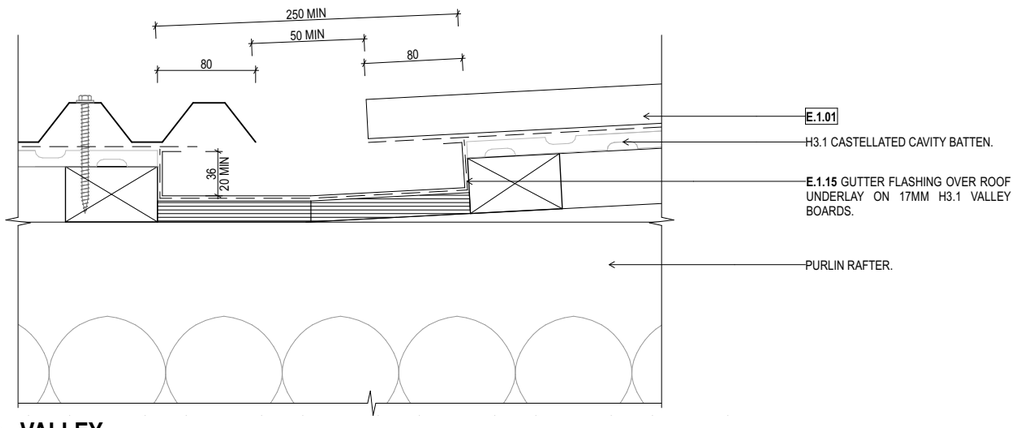
2. INSTALL WALL CLADDING BACK FLASHING. MIN 50MM CLADDING COVER EACH SIDE. LAP OVER APRON AND CORNER FLASHINGS.

3. INSTALL BARGE FLASHING WITH END TURN-UP. (SIZE AS PER DETAILS)

32 #LayID **BARGE/WALL JUNCTION**
SCALE 1:200



30 2.02 **INT CORNER - METAL** HIGH LEVEL
SCALE 1:5



31 4.03 **VALLEY**
SCALE 1:5

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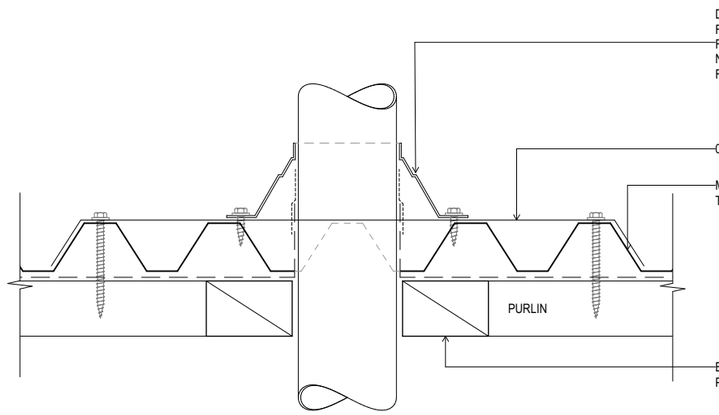
PROJECT:
NEW HOUSE FOR BLAIR COUPE BUILDING LTD

LOT 23 STAGE 18, NORTHLAKE WANAKA

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DETAILS

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DEK-TITE/AQUASEAL OR SIMILAR EPDM BOOT FLASHING WITH MALLEABLE FLANGE. SCREW FIX AND SEALED TO SOAKER FLASHING. FIT NEOPRENE WASHERS TO ALL SCREW FIXINGS.

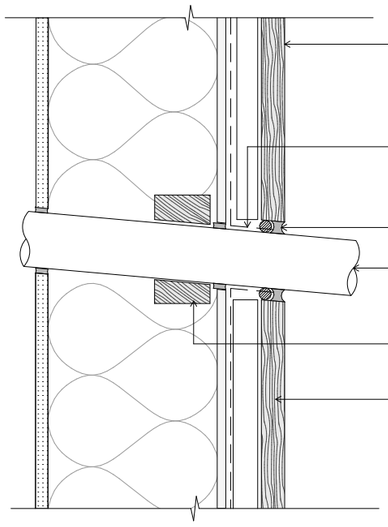
0.55MM COLORSTEEL SOAKER FLASHING.

METAL ROOFING OVER ROOFING UNDERLAY. TURN UP UNDERLAY & TAPE TO PIPE.

BLOCKING BETWEEN PURLINS AT PENETRATION LOCATION.

PENETRATIONS ARE THE RESPONSIBILITY OF THE MAIN CONTRACTOR, WHERE POSSIBLE AND PRACTICAL USE A FLANGE.
ENSURE THERE IS ADEQUATE SUPPORT FOR THE PENETRATION IN THE FORM OF TIMBER PACKING.

PIPE/DUCT ROOF PENETRATION
UP TO 500Ø



RUSTICATED W/B ON VERTICAL CAVITY BATTENS, OVER RAB/BUILDING WRAP ON FRAMING.

FLEXIBLE FLASHING TAPE OR EPDM BOOT FLASHING SUPPLIED AND INSTALLED BY THE MAIN CONTRACTOR, TO BE INSTALLED 100MM ONTO THE BUILDING UNDERLAY AND 25MM MIN. ONTO THE PENETRATION.

MS SEALANT BACKED BY PEF ROD.

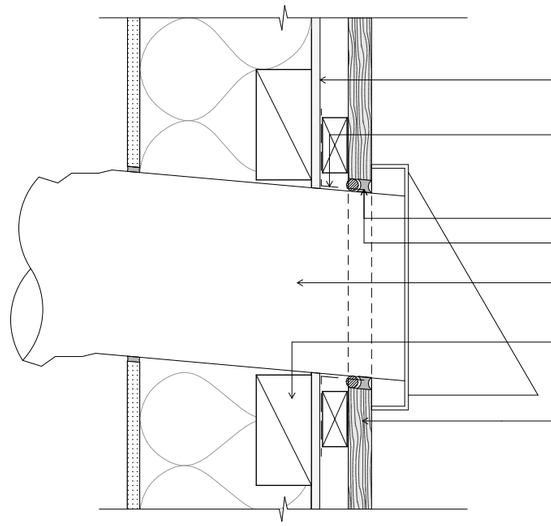
SUB-TRADE INSTALLATION AND FLASHING. 10DEG FALL MIN.

TIMBER BLOCKING SUPPLIED AND INSTALLED BY THE MAIN CONTRACTOR.

E.2.05

PENETRATIONS ARE THE RESPONSIBILITY OF THE MAIN CONTRACTOR, WHERE POSSIBLE AND PRACTICAL USE A FLANGE.
ENSURE THERE IS ADEQUATE SUPPORT FOR THE PENETRATION IN THE FORM OF TIMBER PACKING.

WEATHERBOARD CLADDING SYSTEM



RAB

FLEXIBLE FLASHING TAPE OR EPDM BOOT FLASHING SUPPLIED AND INSTALLED BY THE MAIN CONTRACTOR, TO BE INSTALLED 100MM ONTO THE BUILDING UNDERLAY AND 25MM MIN. ONTO THE PENETRATION.

MS SEALANT AROUND DUCT.

MS SEALANT BACKED BY PEF ROD.

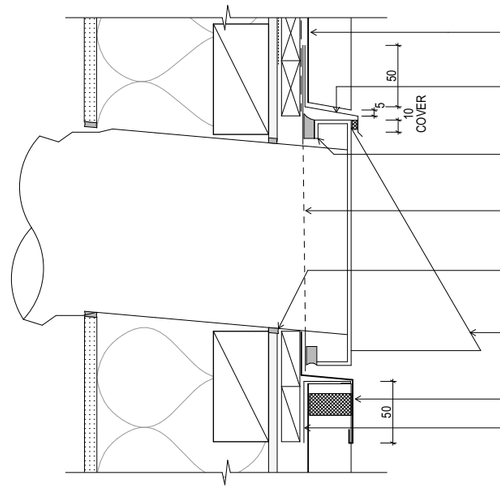
SUB-TRADE INSTALLATION (150DIA MAX) WITH FLANGE PLATE AND FLASHING. 10DEG FALL MIN.

TIMBER BLOCKING SUPPLIED AND INSTALLED BY THE MAIN CONTRACTOR.

E.2.05

PENETRATIONS ARE THE RESPONSIBILITY OF THE MAIN CONTRACTOR, WHERE POSSIBLE AND PRACTICAL USE A FLANGE.
ENSURE THERE IS ADEQUATE SUPPORT FOR THE PENETRATION IN THE FORM OF TIMBER PACKING.

SHIPLAP WEATHERBOARD CLADDING SYSTEM
TYPICAL VENT DUCT PENETRATION



E.2.02

COWL'S HEAD FLASHING WITH 50MM UPSTAND AND 15° FALL. ALLOW FOR COMPRESSIBLE FOAM TAPE BETWEEN VENT AND BACK OF HEAD FLASHING.

COWL INSTALLED OVER FLAT FLASHING WITH CONTINUOUS BEAD OF SEALANT ALL AROUND.

FLAT FLASHING WITH HOLE TO DUCT SIZE TO BE INSTALLED UNDER HEAD FLASHING AND OVER BASE FLASHING.

SEALANT TO ALL EDGES OF PENETRATION.

304 STAINLESS STEEL WALL COWL WITH RUBBER SEAL & BACK DRAUGHT SHUTTER SCREW FIXED TO SOLID PACKING BEHIND AND 5° MIN. SLOPE TO OUTSIDE.

BASE FLASHING LAPPED OVER BY FLAT FLASHING AND 50MM FRONT.
SECONDARY FLASHING, 50 MIN. COVER.

TRAPEZOIDAL CLADDING SYSTEM
TYPICAL VENT DUCT PENETRATION

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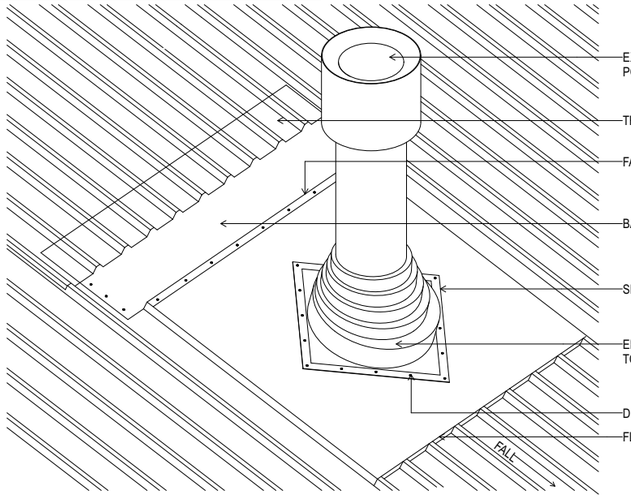
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BLAIR COUPE BUILDING LTD

LOT 23
STAGE 18, NORTHLAKE
WANAKA

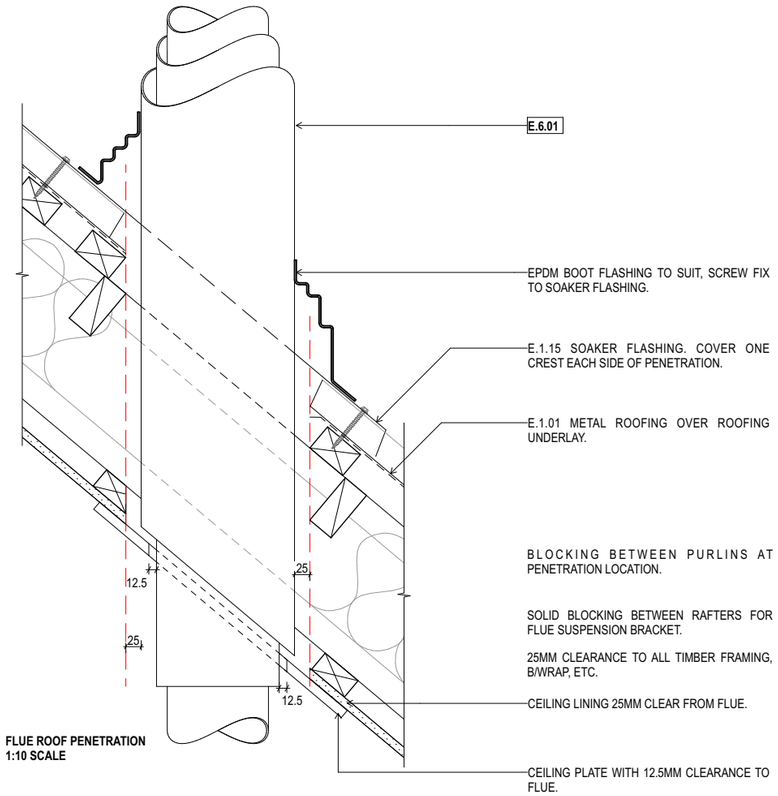
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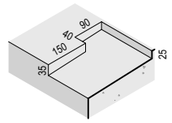
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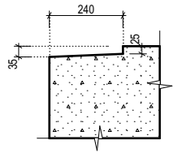


FLUE ROOF PENETRATION



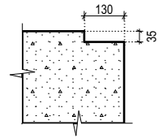
FLUE ROOF PENETRATION
1:10 SCALE





REBATE 01

SCALE 1:20



REBATE 01

SCALE 1:20

2.03 1:20 FOUNDATION DETAILS

SCALE 1:20

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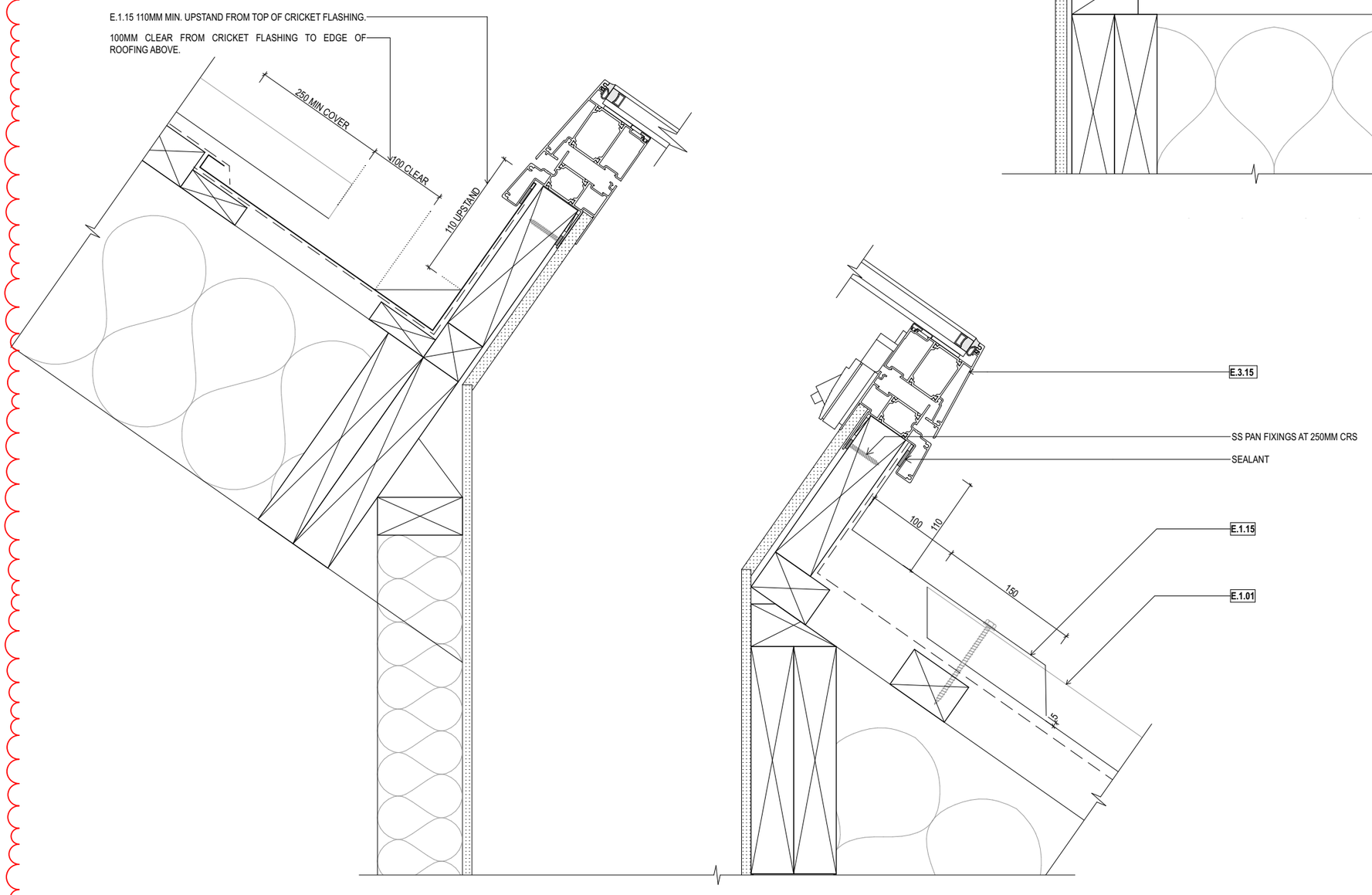
LOT 23
STAGE 18, NORTHLAKE
WANAKA

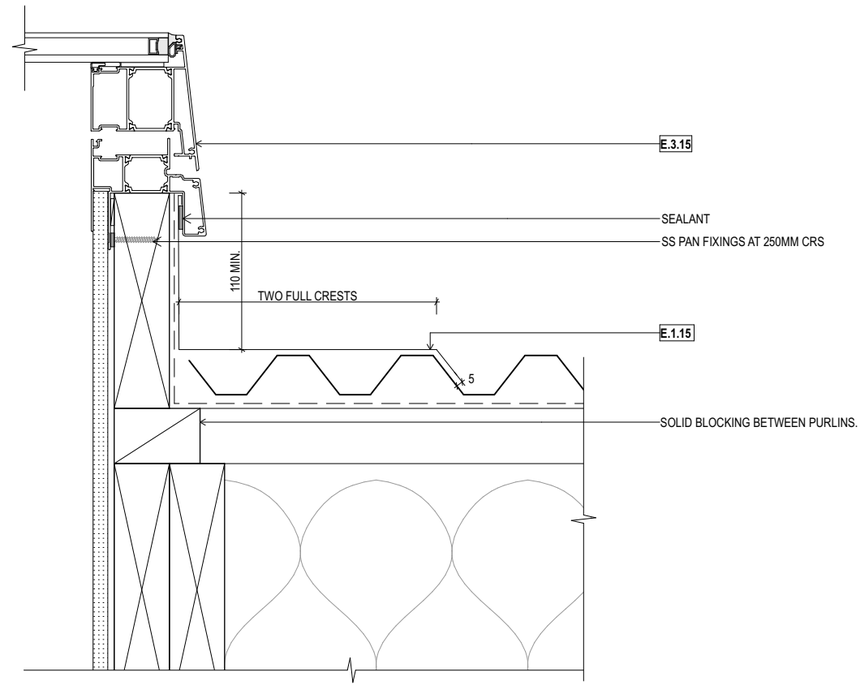
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NOTE: REFER TO MRM CODE OF PRACTICE SECTION 9.4.2.5 FOR FLASHING DIAGRAMS AND BEST PRACTICE GUIDELINES.





SKYLIGHT

#LayID SCALE 1:5

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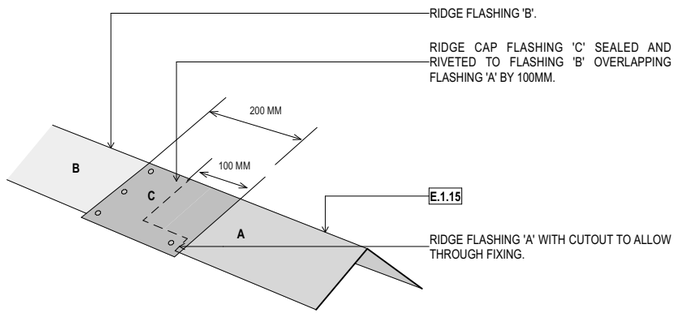
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LOT 23 STAGE 18, NORTHLAKE WANAKA

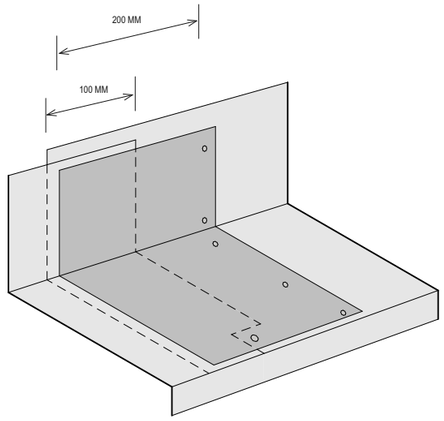
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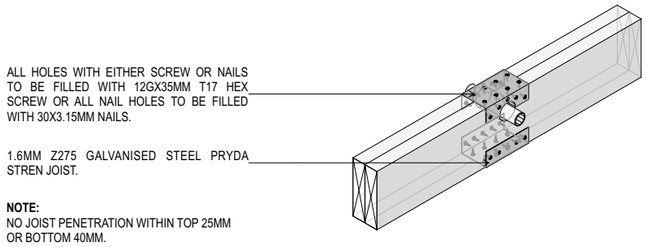
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RIDGE FLASHING
SLIP JOINT DETAIL

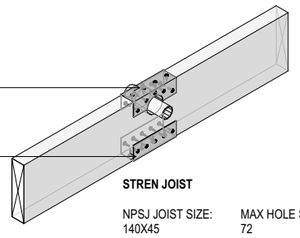


APRON FLASHING
SLIP JOINT DETAIL



NOTE:
NO JOIST PENETRATION WITHIN TOP 25MM OR BOTTOM 40MM.

PIPE PENETRATION DETAIL
PRYDA STREN JOIST DOUBLE

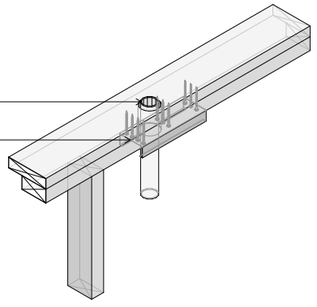


NOTE:
NO JOIST PENETRATION WITHIN TOP 25MM OR BOTTOM 40MM.

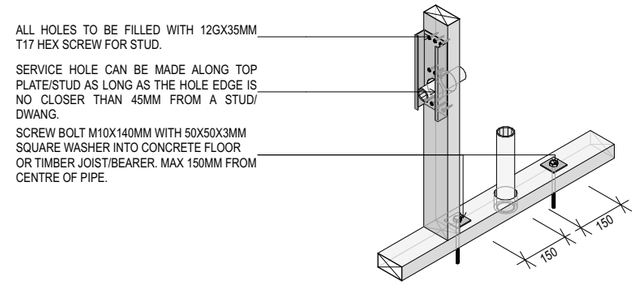
PIPE PENETRATION DETAIL
PRYDA STREN JOIST

STREN JOIST

NPSJ JOIST SIZE:	MAX HOLE SIZE:
140X45	72
190X45	122
240X45	125
290X45	125
140X90	60
190X90	100
20X90	110
290X90	110

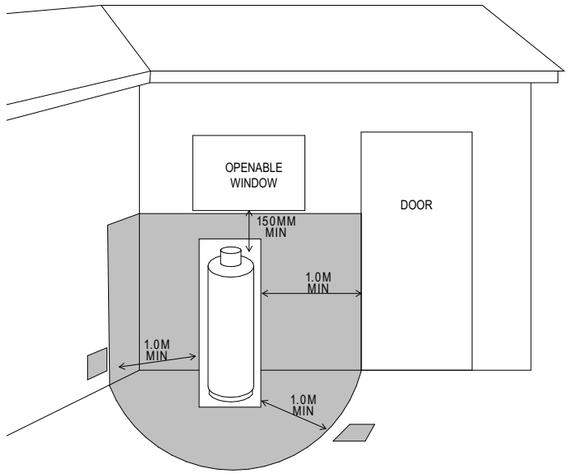


PIPE PENETRATION DETAIL
FRAME FIX



PIPE PENETRATION DETAIL
FRAME FIX

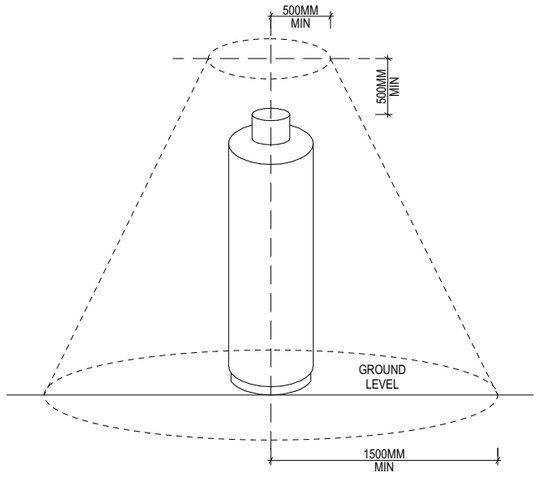
GAS BOTTLES - MINIMUM CLEARANCE TO IGNITION SOURCES



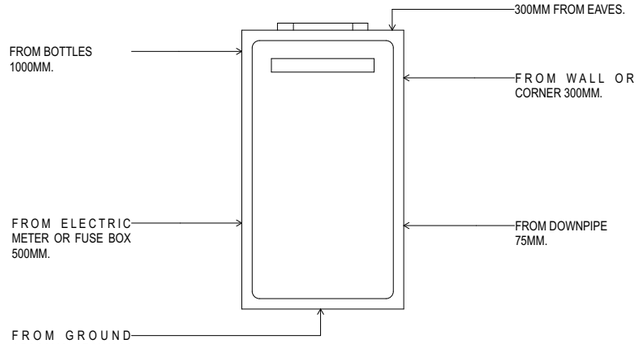
SHADING INDICATES PROHIBITED AREA FOR A DRAIN OR OPENING.

CLEARANCES AROUND CYLINDERS

CYLINDERS SHOULD BE INSTALLED WITH CLEARANCES COMPLYING WITH FIGURE G2 AND FIGURE G3 AND AT LEAST 1M FROM READILY IGNITABLE MATERIAL.



IGNITION SOURCE NOT TO BE WITHIN THE ENCOMPASSED AREA



NZ STANDARDS 5601.1:2013

RINNAI GAS WATER HEATER CLEARANCES
EXTERNAL MODEL DIAGRAM

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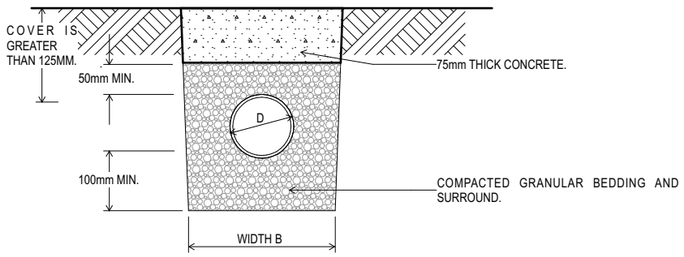
PROJECT:
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LOT 23
STAGE 18, NORTHLAKE
WANAKA

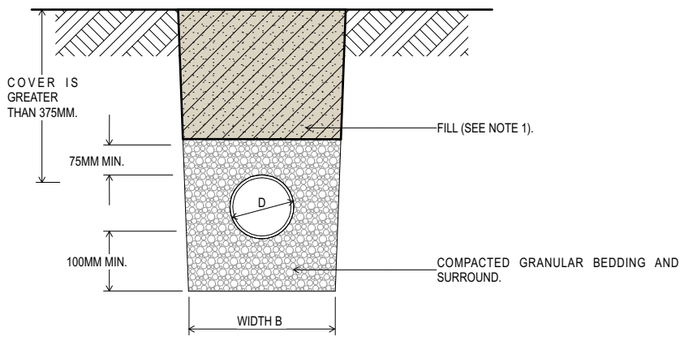
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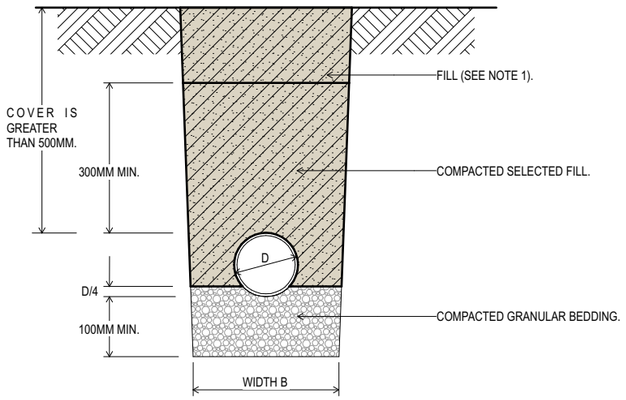
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(C) COVER GREATER THAN 125MM



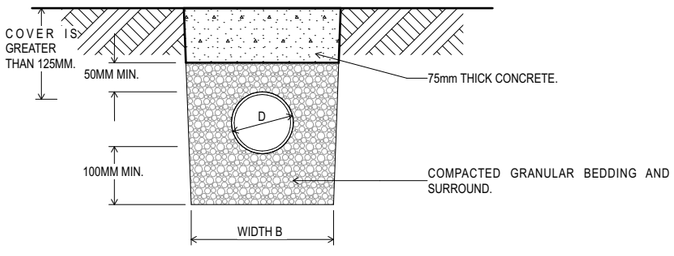
(B) COVER GREATER THAN 375MM
BEDDING TYPE 'D' OF NZS 4452



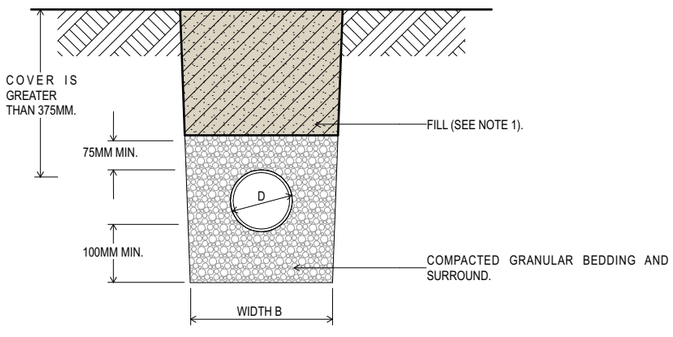
(A) COVER GREATER THAN 500MM
BEDDING TYPE 'B' OF NZS 4452

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.
-BACKFILL TO BE CLEAN AND WASHED AP40 AND BEDDING MATERIAL AROUND PIPES TO BE 10MM COMPACTED PEA SHINGLE.

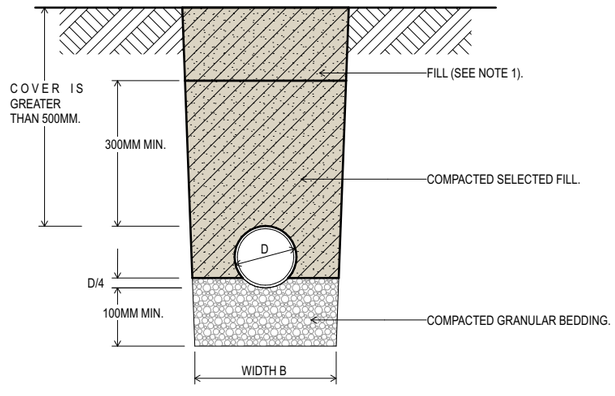
TYPICAL NZBC E1 SURFACE WATER BACK FILLING DETAIL



(C) COVER GREATER THAN 125MM AND 375MM



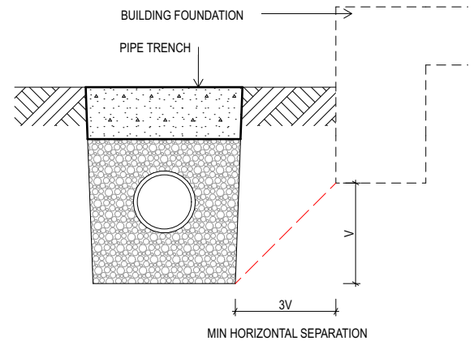
(B) BEDDING TYPE 'D' OF NZS 7643
COVER GREATER THAN 375MM



(A) BEDDING TYPE 'B' OF NZS 7643
COVER GREATER THAN 500MM

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1. FILL SHALL BE:
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-COMPACTED SELECTED FILL WHERE THE DRAINS ARE LOCATED BELOW RESIDENTIAL DRIVEWAYS AND SIMILAR AREAS SUBJECTED TO LIGHT TRAFFIC.
-BACKFILL TO BE CLEAN AND WASHED AP40 AND BEDDING MATERIAL AROUND PIPES TO BE 10MM COMPACTED PEA SHINGLE.

TYPICAL NZBC G13 FOUL WATER BACK FILLING DETAIL



RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION
TO NZBC G13/AS1 FIGURE 8

GENERAL NOTES:

BEDDING MATERIAL AROUND PIPES:
TO BE 10mm COMPACTED PEA SHINGLE

BACKFILL:
TO BE CLEAN AND WASHED AP40

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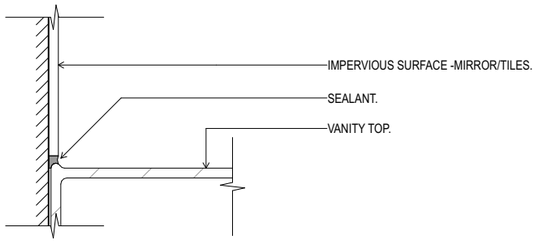
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STAGE 18, NORTHLAKE
WANAKA

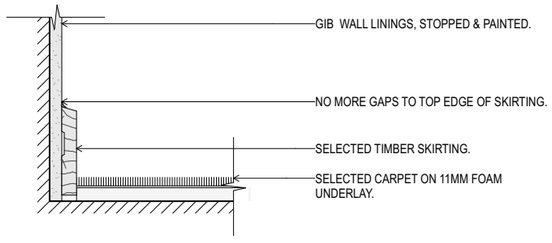
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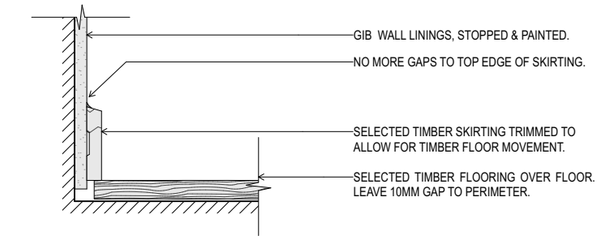
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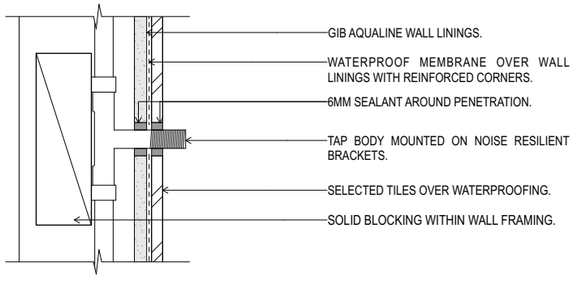
INTERIOR DETAIL
VANITY TOP



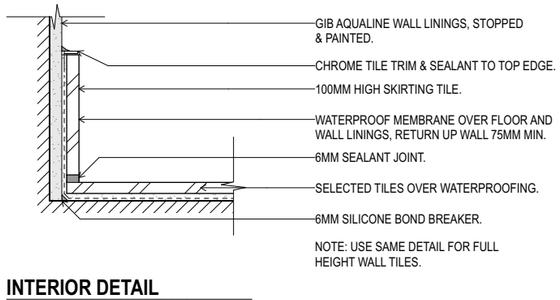
INTERIOR DETAIL
CARPET FLOOR/SKIRTING



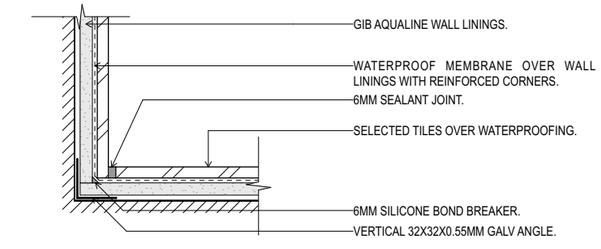
INTERIOR DETAIL
TIMBER FLOOR/SKIRTING



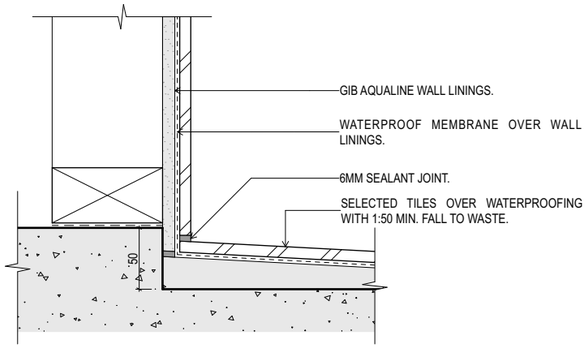
INTERIOR DETAIL
PIPE PENETRATION



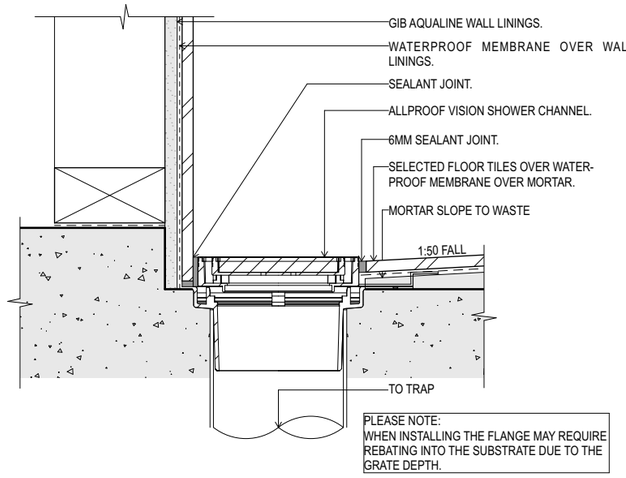
INTERIOR DETAIL
TILED FLOOR/SKIRTING



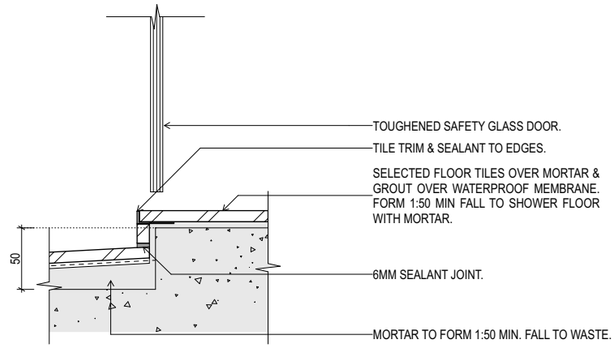
INTERIOR DETAIL
TILED WALL CORNER



INTERIOR DETAIL
RECESSED SHOWER - BASE TO WALL



INTERIOR DETAIL
SHOWER - WASTE



INTERIOR DETAIL
SHOWER - RECESSED FLOOR

STATUS / REVISION:

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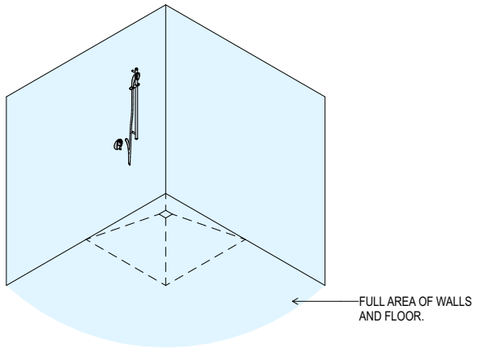
PROJECT:
NEW HOUSE FOR BLAIR COUPE BUILDING LTD

LOT 23
STAGE 18, NORTHLAKE
WANAKA

DRAWING TITLE:
INTERIOR DETAILS

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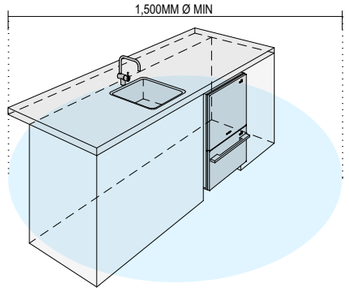
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MINIMUM REQUIREMENT FOR WATERPROOFING

WATERPROOFING REQUIREMENTS
WET AREA SHOWER

TIMBER FLOORING 1500MM RADIUS FROM KITCHEN SINKS, DISHWASHERS, WASHING MACHINES & LAUNDRY TUBS TO BE SEALED. REFER TO SUPPORTING DOCUMENTS FOR PRODUCT SPECIFICATIONS AND COMPLIANCE.



MINIMUM REQUIREMENT FOR WATERPROOFING

WATERPROOFING REQUIREMENTS
SINK & WET AREA - TIMBER FLOORING

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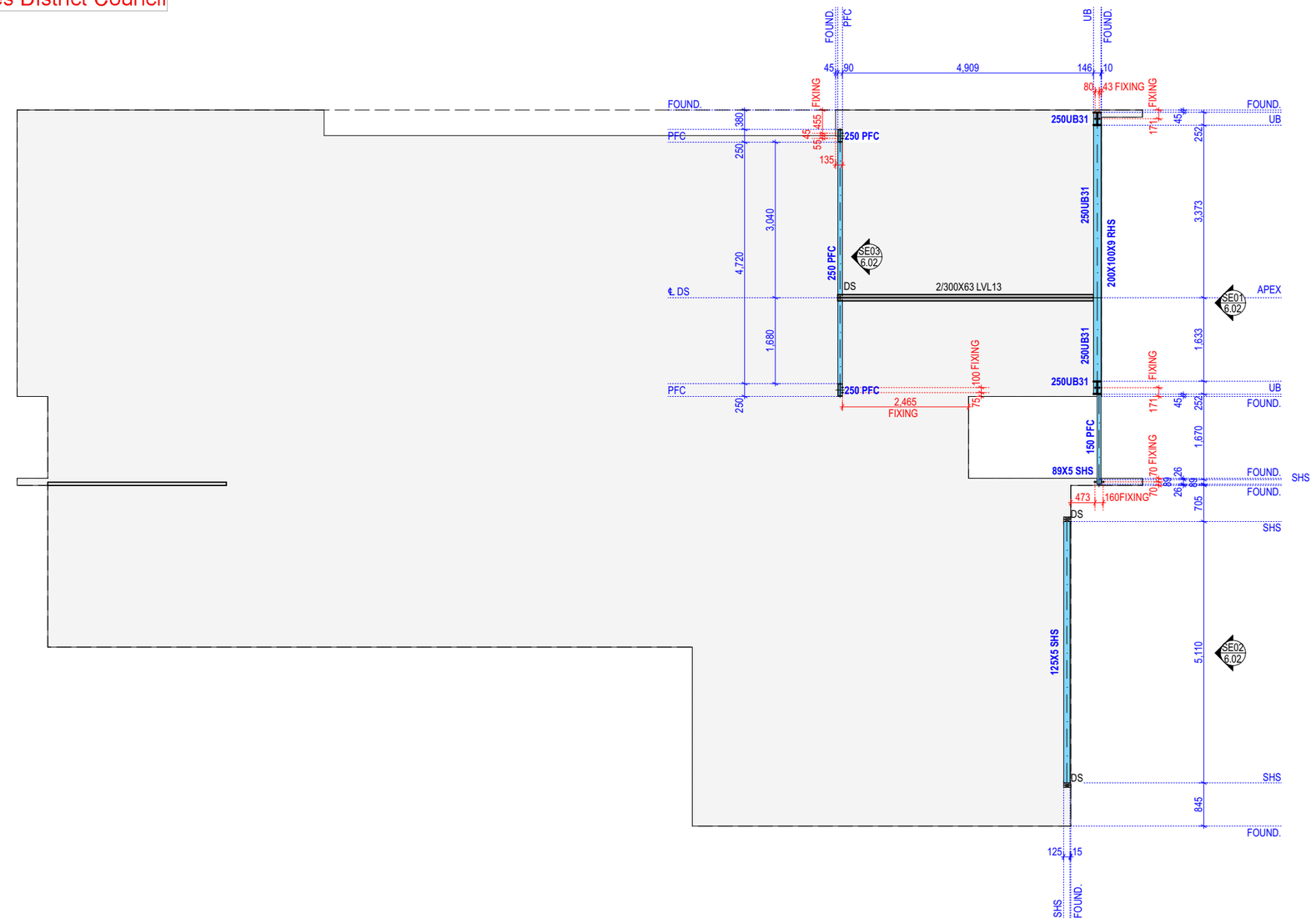
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NEW HOUSE FOR
BLAIR COUPE BUILDING LTD

LOT 23
STAGE 18, NORTHLAKE
WANAKA

DRAWING TITLE:
INTERIOR DETAILS

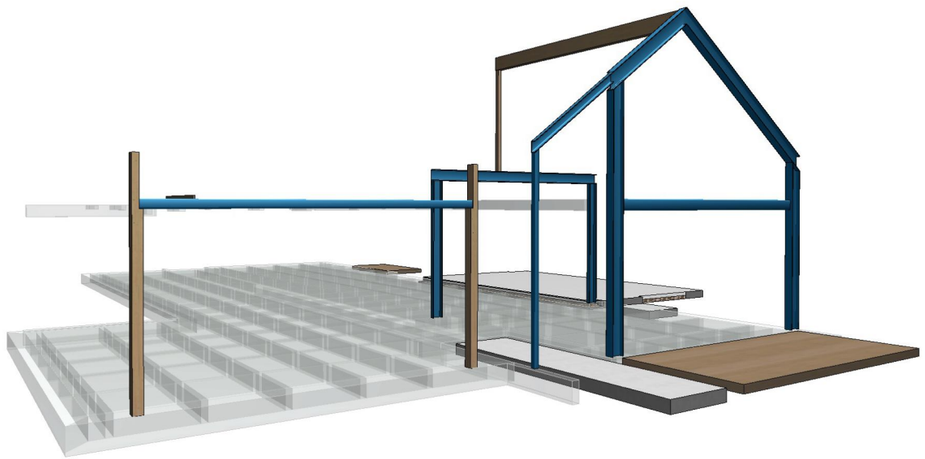
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DRAWN:	MC		
CHECKED:	BM	CURRENT REVISION:	C
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STEEL STRUCTURE PLAN

SCALE: 1:100



01 STEEL STRUCTURE 3D

SCALE: 1:100

STATUS / REVISION:

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PROJECT:

NEW HOUSE FOR BLAIR COUPE BUILDING LTD

**LOT 23
STAGE 18, NORTHLAKE
WANAKA**

DRAWING TITLE:

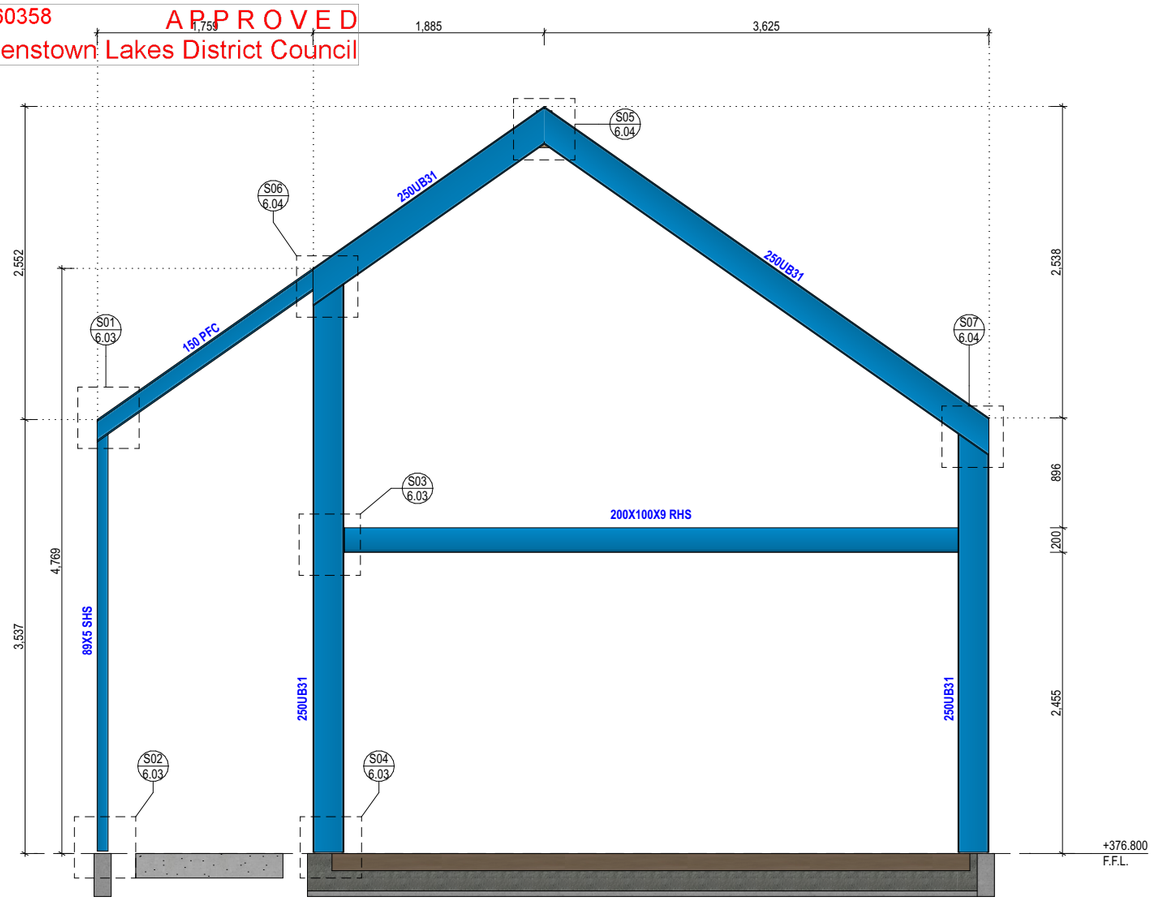
STRUCTURAL STEEL PLAN

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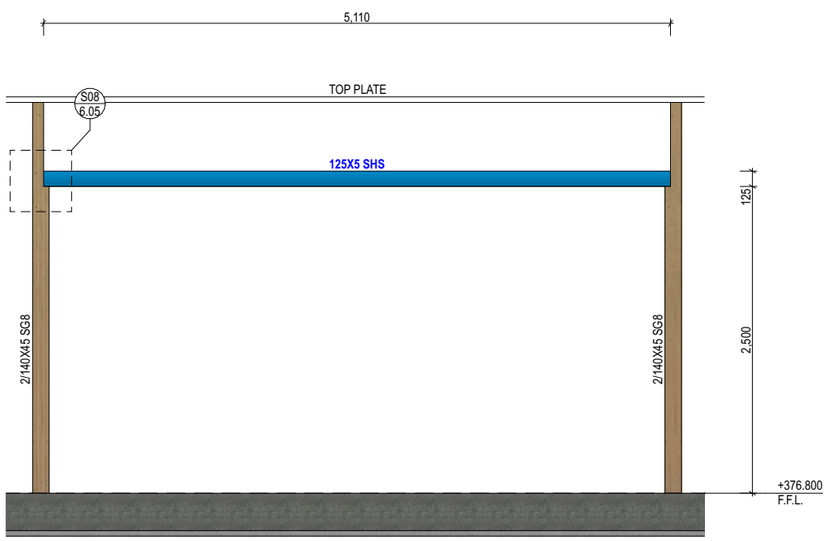
SE01 STEEL ELEVATION

SCALE: 1:50



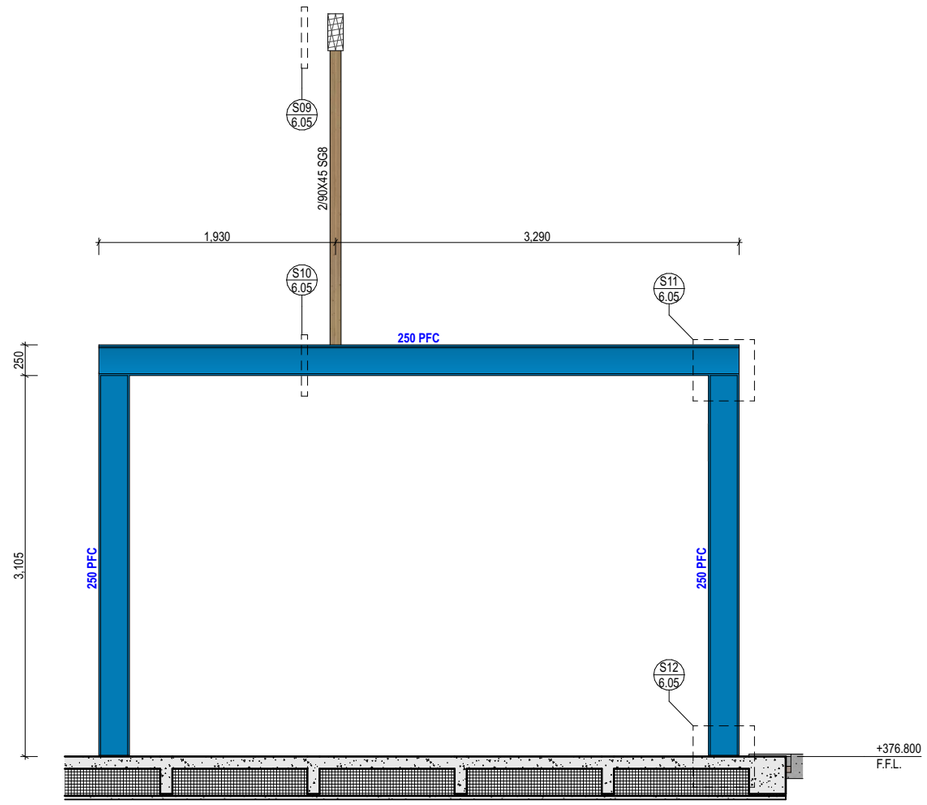
SE02 ELEVATION

SCALE: 1:50



SE03 ELEVATION

SCALE: 1:50



STATUS / REVISION:

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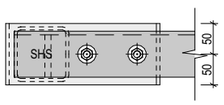
PROJECT:
NEW HOUSE FOR BLAIR COUPE BUILDING LTD

LOT 23
STAGE 18, NORTHLAKE
WANAKA

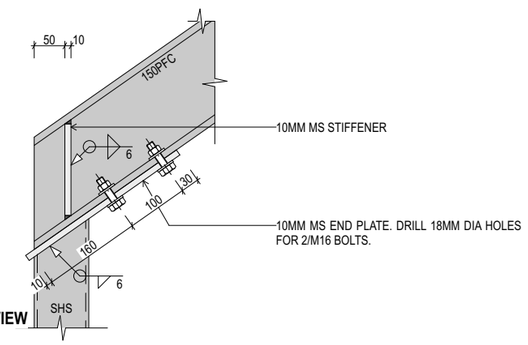
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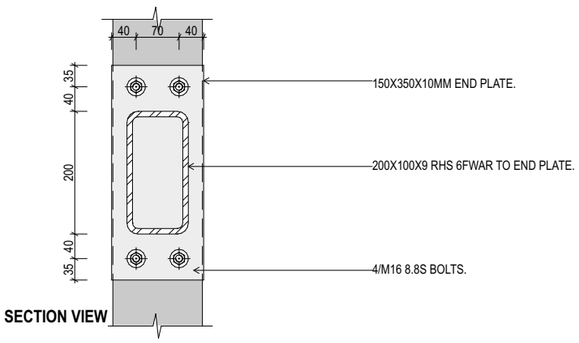


PLAN VIEW

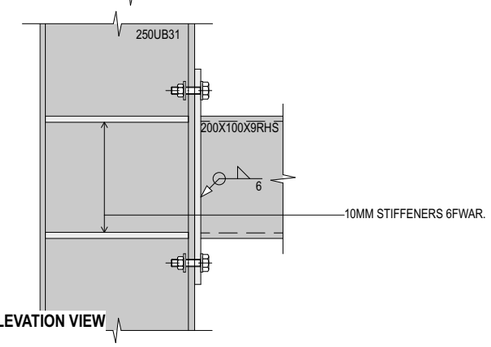


ELEVATION VIEW

S01 6.02 KNEE
SCALE 1:10

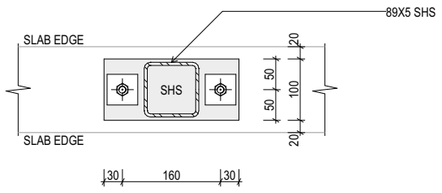


SECTION VIEW

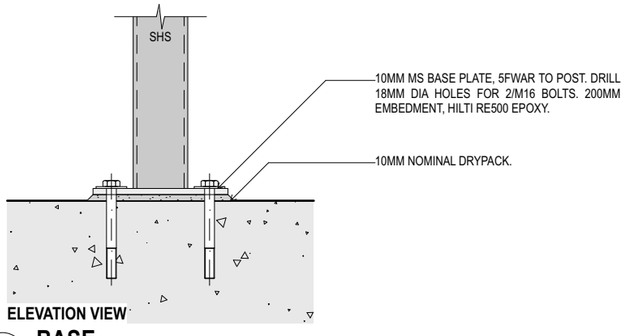


ELEVATION VIEW

S03 6.02 TRANSOM
SCALE 1:10

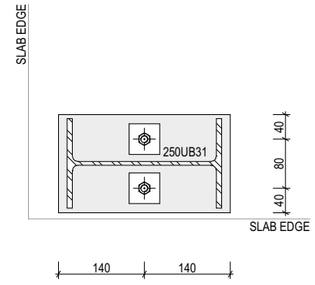


PLAN VIEW

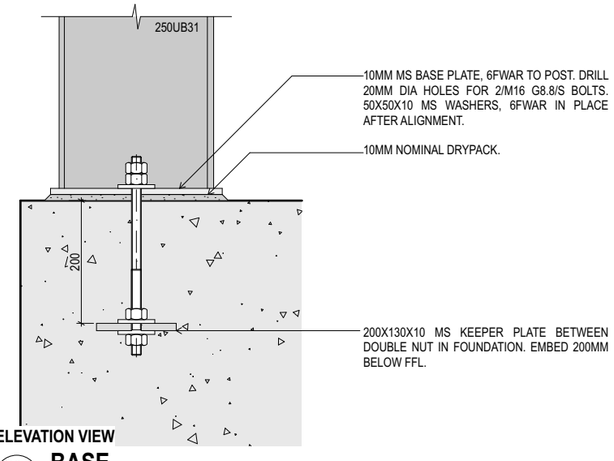


ELEVATION VIEW

S02 6.02 BASE
SCALE 1:10



PLAN VIEW



ELEVATION VIEW

S04 6.02 BASE
SCALE 1:10

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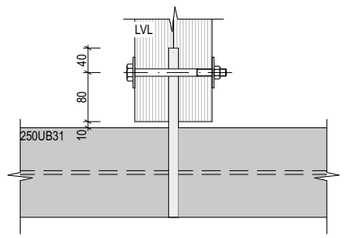
PROJECT:
NEW HOUSE FOR BLAIR COUPE BUILDING LTD

LOT 23
STAGE 18, NORTHLAKE
WANAKA

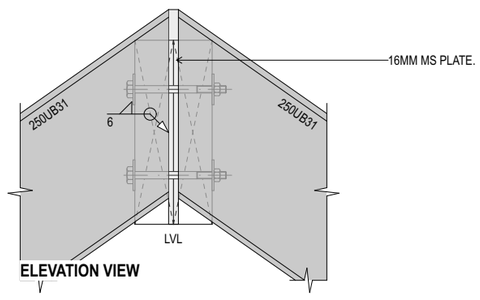
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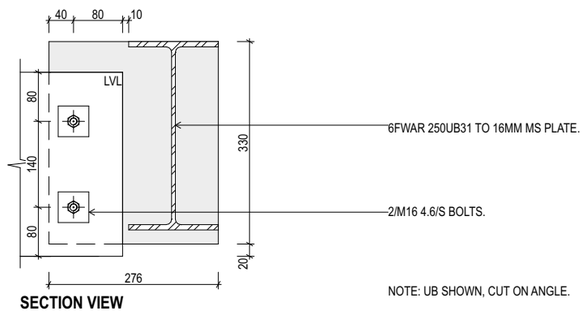
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PLAN VIEW



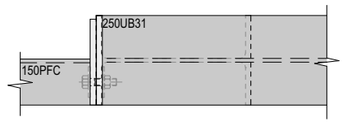
ELEVATION VIEW



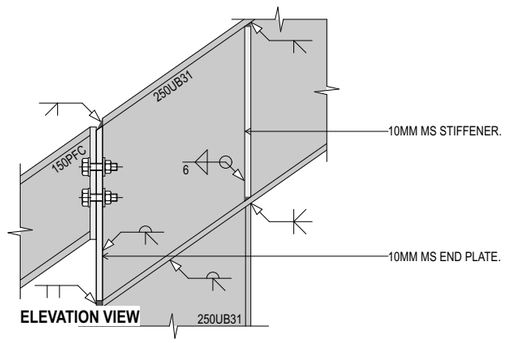
SECTION VIEW

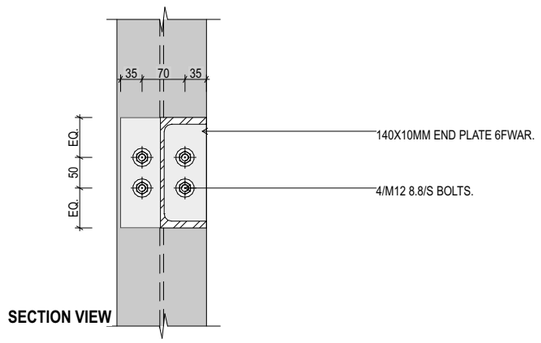
NOTE: UB SHOWN, CUT ON ANGLE.

S05 6.02 **APEX**
SCALE 1:10



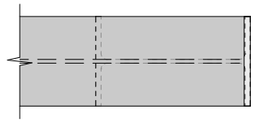
PLAN VIEW



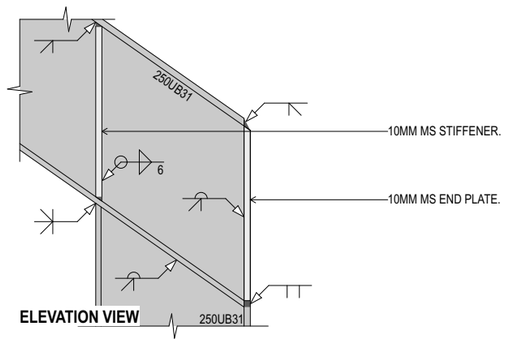


SECTION VIEW

S06 6.02 **KNEE**
SCALE 1:10



PLAN VIEW



S07 6.02 **KNEE**
SCALE 1:10

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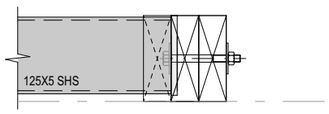
PROJECT:
NEW HOUSE FOR BLAIR COUPE BUILDING LTD

**LOT 23
STAGE 18, NORTHLAKE
WANAKA**

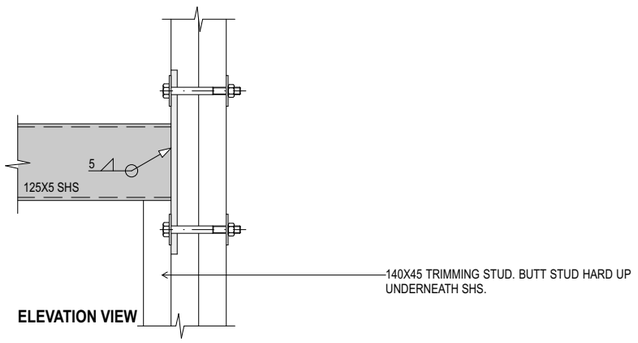
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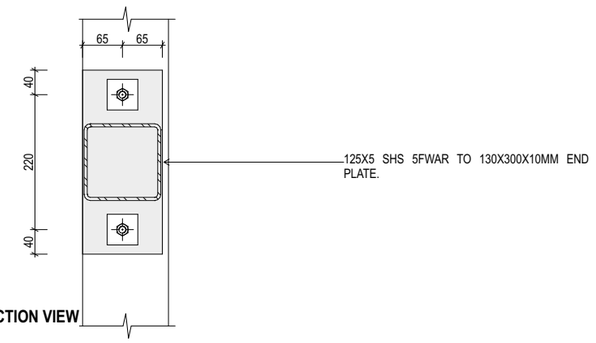
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PLAN VIEW

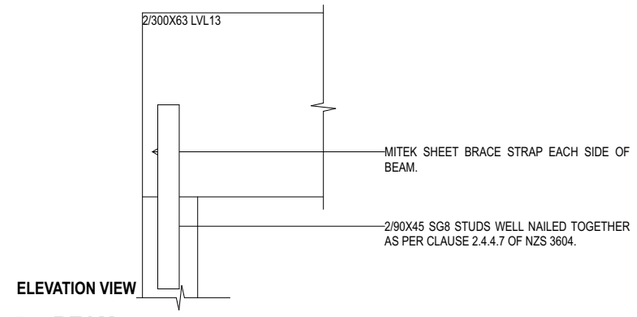


ELEVATION VIEW



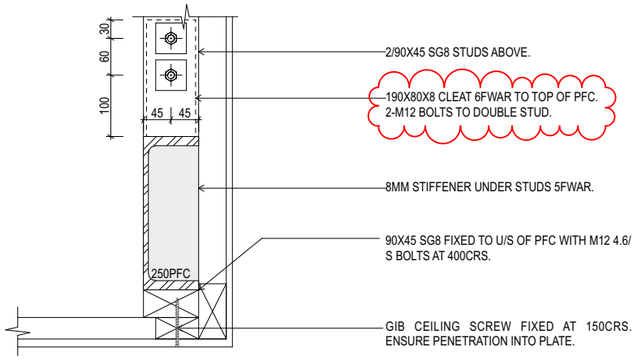
SECTION VIEW

S08 6.02 **BEAM**
SCALE 1:10



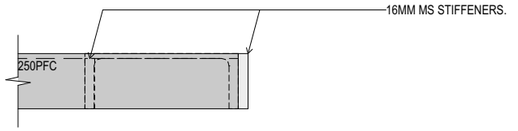
ELEVATION VIEW

S09 6.02 **BEAM**
SCALE 1:10

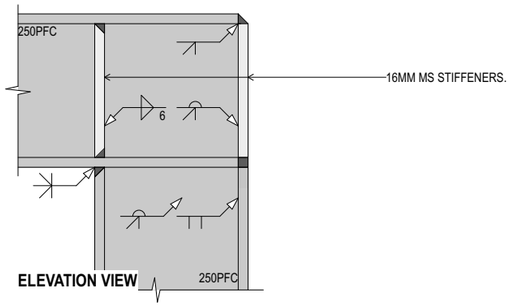


ELEVATION VIEW

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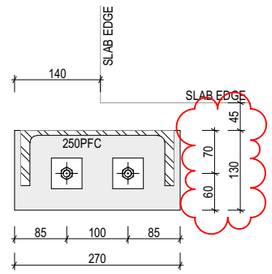


PLAN VIEW

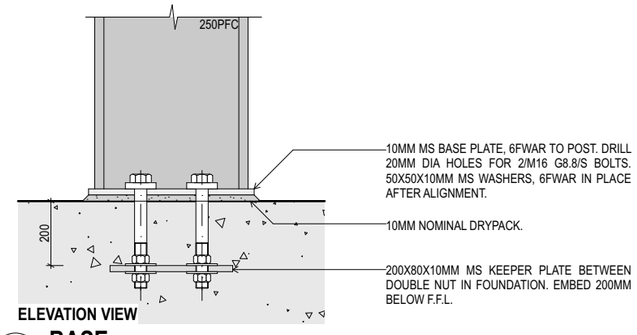


ELEVATION VIEW

S11 6.02 **KNEE**
SCALE 1:10



PLAN VIEW



ELEVATION VIEW

S12 6.02 **BASE**
SCALE 1:10

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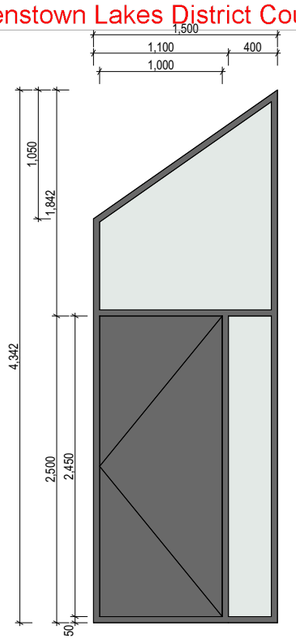
PROJECT:
NEW HOUSE FOR BLAIR COUPE BUILDING LTD

**LOT 23
STAGE 18, NORTHLAKE
WANAKA**

DRAWING TITLE:
STRUCTURAL STEEL DETAILS

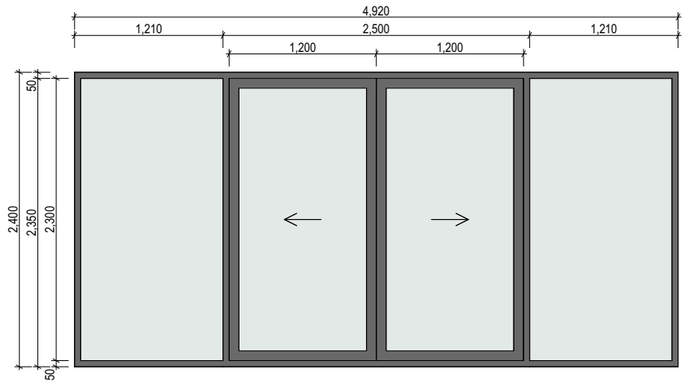
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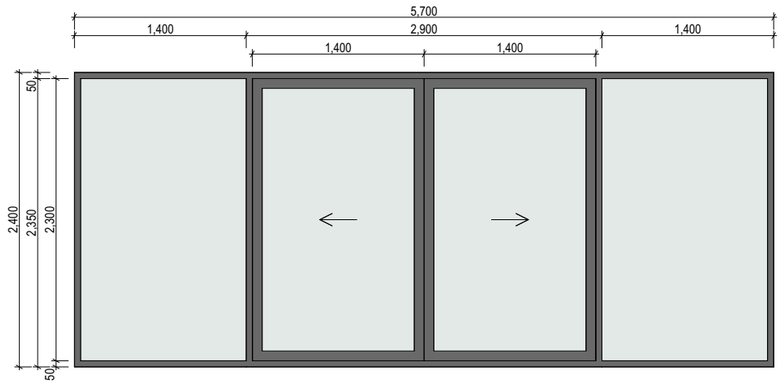
D01

GLAZING	TOUGHENED GRADE A SAFETY GLASS TO SIDELIGHT
HARDWARE	-
NOTES	SOLID DOOR LEAF (METAL CLAD)



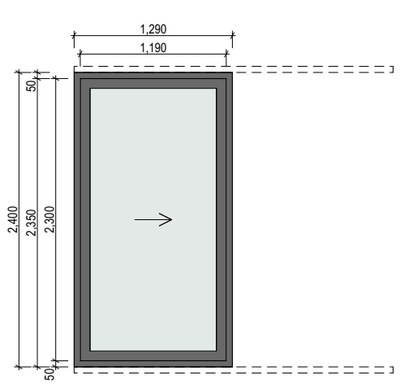
D02

GLAZING	TOUGHENED GRADE A SAFETY GLASS
HARDWARE	-
NOTES	-



D03

GLAZING	TOUGHENED GRADE A SAFETY GLASS
HARDWARE	-
NOTES	-



D04

GLAZING	TOUGHENED GRADE A SAFETY GLASS
HARDWARE	-
NOTES	OVER CLADDING SURFACE SLIDER

EXTERNAL DOOR AND WINDOW NOTES

ALUMINIUM DOORS & WINDOWS
- ALUMINIUM DOOR & WINDOW FINISH SHALL BE ***POWDERCOAT***
- USE ***APL METRO THERMAL SUITE*** ALUMINIUM UNLESS LARGER SECTIONS ARE REQUIRED OR AS SPECIFIED, U.N.O.
- FIT ***APL URBO*** HARDWARE TO ALL DOOR & WINDOW UNITS.
- CONFIRM ALL OPENING SIZES ON SITE PRIOR TO FABRICATION.
- ALL GLAZING TO BE ALLOWED IN ***HIGH PERFORMANCE LOW-E DOUBLE GLAZED, ARGON GAS***, UNLESS STATED OTHERWISE.
- ALL ALUMINIUM JOINERY SHALL COMPLY WITH NZS 4211:2008.
- REFER ALSO TO THE FLOOR PLAN FOR OPENING DIRECTIONS.
- ALL JAMBS SHALL BE 25MM H3.1 TREATED PINUS RADIATA, GROOVED FOR WALL LININGS UNLESS DETAILED OTHERWISE.
- ALL OPENING SASHES SHALL BE FITTED WITH ***DOUBLE SNIB*** HANDLES.
- WHERE OPENING WINDOWS ARE SHOWN AT FIRST FLOOR LEVEL, THESE SHALL HAVE RESTRICTORS OR KEY-LOCKS AS NOTED.
- MIN. R VALUE FOR DOORS AND WINDOWS IS R-0.5 AND R-0.65 FOR SKYLIGHTS IN CLIMATE ZONE 6.

COLOUR
- DOORS, SASHES & FRAMES EXTERIOR COLOUR **TBC**
- DOORS, SASHES & FRAMES INTERIOR COLOUR **TBC**
- HARDWARE SHALL BE FINISH IN ***TBC***.
- COLOUR SHALL BE CONFIRMED WITH CLIENT PRIOR TO FABRICATION.

SAFETY GLASS
- ALL GLAZING SHALL COMPLY WITH NZS 4223:2016 PART 3.

FLASHINGS
- THE WINDOW SUPPLIER SHALL SUPPLY ALL ALUMINIUM HEAD & SILL FLASHINGS AS REQUIRED FOR INSTALLATION. ALLOW TO SITE MEASURE FOR FLASHINGS.
- THE MAIN CONTRACTOR SHALL SUPPLY ALL COLORSTEEL WINDOW FLASHINGS WHERE THESE ARE DETAILED.

SUPPORT BRACKETS
- WHERE SUPPORT BRACKETS ARE REQUIRED THE WINDOW SUPPLIER SHALL ALLOW FOR THESE AND SUPPLY POWDER COATED TO MATCH JOINERY AND READY FOR INSTALLATION.
- SUPPORT BRACKETS SHALL GENERALLY BE REQUIRED FULL LENGTH OF FULL HEIGHT DOORS & WINDOWS, AND IN 300MM LENGTHS BELOW WINDOW MULLIONS OTHERWISE.

OBSCURE GLASS
- MILK FILM OBSCURED GLASS APPLIED TO SURFACE 2.

SKYLIGHT COLOUR
- SKYLIGHT FRAMING EXTERIOR COLOUR TO ***E.3.15***
- HARDWARE SHALL BE FINISH TO MATCH.
- COLOUR SHALL BE CONFIRMED WITH CLIENT PRIOR TO FABRICATION.

SKYLIGHTS
- SKYLIGHT FINISH SHALL BE ***POWDERCOATED.***
- CONFIRM ALL OPENING SIZES ON SITE PRIOR TO FABRICATION.
- ALL GLAZING TO BE ALLOWED IN ***CLEAR DOUBLE GLAZED, ARGON GAS***, UNLESS STATED OTHERWISE.
- ALL ALUMINIUM JOINERY SHALL COMPLY WITH NZS 4211:1985.
- REFER ALSO TO THE ROOF PLAN FOR OPENING DIRECTIONS.
- ALLOW FOR PROPRIETARY FLASHINGS BY SKYLIGHT SUPPLIER.

GARAGE DOOR
- GARAGE DOOR COLOUR TO ***E.3.10*** IN SPECIFICATION NOTES.
- CONFIRM NUMBER OF REMOTE CONTROLS WITH OWNER.

NOTES

- INSTALL WINDOWS AND DOORS USING PAIRS OF MINIMUM 75 X 3.15 GALVANISED JOLT HEAD NAILS OR 8 GAUGE X 65 MM STAINLESS STEEL SCREWS, THROUGH REVEALS INTO SURROUNDING FRAMING @ 450MM CRS MAX. ALONG SILLS, JAMBS AND HEADS, AND 150 MM MAX. FROM REVEAL ENDS.
- INSTALL PACKERS BETWEEN REVEALS AND FRAMING AT ALL FIXING POINTS, EXCEPT BETWEEN HEAD REVEALS AND LINTELS.

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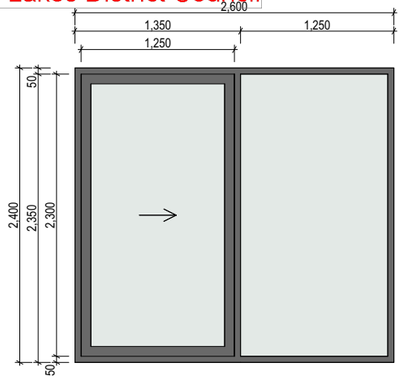
PROJECT:
NEW HOUSE FOR BLAIR COUPE BUILDING LTD

LOT 23
STAGE 18, NORTHLAKE
WANAKA

DRAWING TITLE:
EXTERIOR JOINERY SCHEDULE

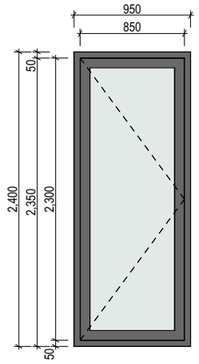
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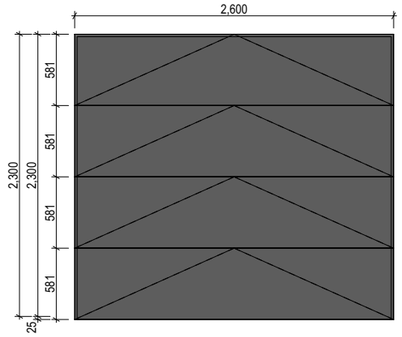
D05

GLAZING	TOUGHENED GRADE A SAFETY GLASS
HARDWARE	-
NOTES	-



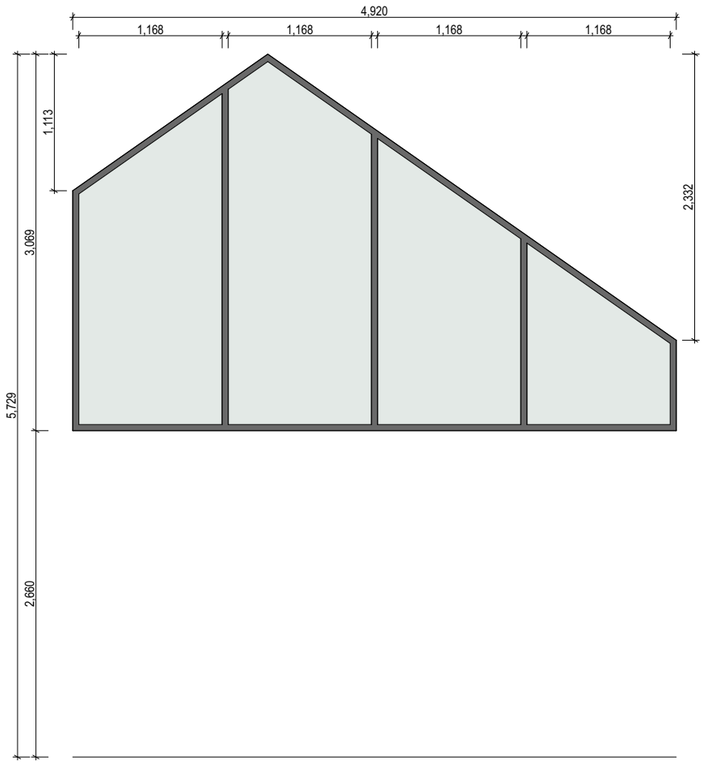
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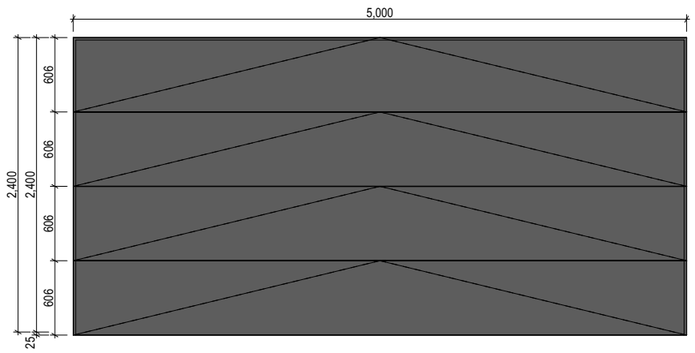
GLAZING	TOUGHENED GRADE A SAFETY GLASS
HARDWARE	-
NOTES	-



GD01

NOTES	REFER TO E.3.10 ON SHEET A-0.02





GD02

NOTES	REFER TO E.3.10 ON SHEET A-0.02

W01

GLAZING	TOUGHENED GRADE A SAFETY GLASS
HARDWARE	-
NOTES	-

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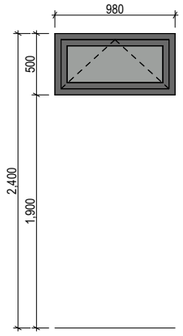
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WANAKA**

DRAWING TITLE:
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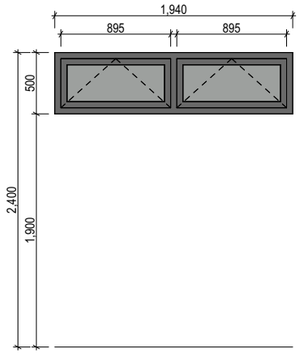
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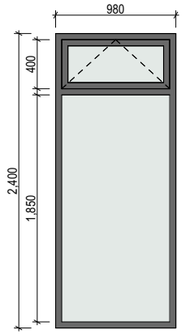
W02

GLAZING	DOUBLE GLAZED MILK FILM OBSCURED GLASS
HARDWARE	-
NOTES	-



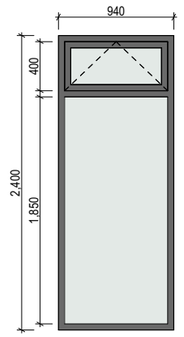
W03

GLAZING	DOUBLE GLAZED MILK FILM OBSCURED GLASS
HARDWARE	-
NOTES	-



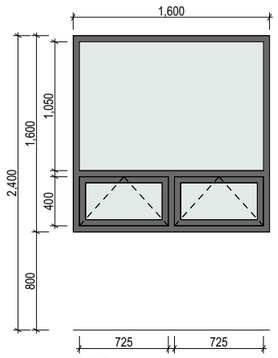
W04

GLAZING	TOUGHENED GRADE A SAFETY GLASS
HARDWARE	-
NOTES	-



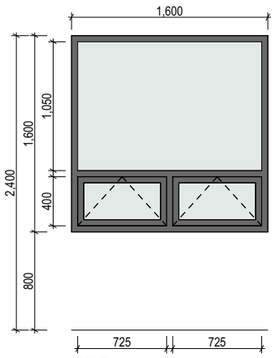
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GLAZING	TOUGHENED GRADE A SAFETY GLASS
HARDWARE	-
NOTES	-



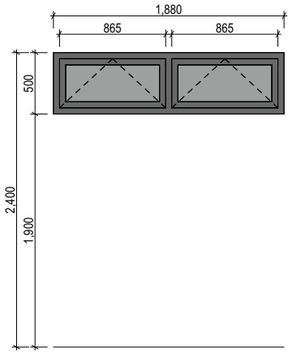
W06

GLAZING	TOUGHENED GRADE A SAFETY GLASS
HARDWARE	-
NOTES	-



W07

GLAZING	TOUGHENED GRADE A SAFETY GLASS
HARDWARE	-
NOTES	-



W08

GLAZING	TOUGHENED GRADE A SAFETY GLASS MILK FILM OBSCURED GLASS
HARDWARE	-
NOTES	-

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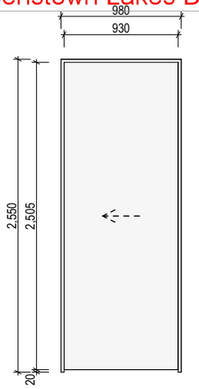
PROJECT:
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LOT 23
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DRAWING TITLE:
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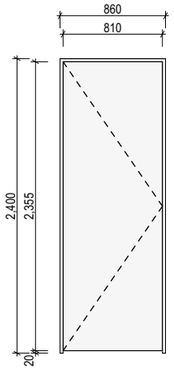
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ID01

NOTES CAVITY SLIDER

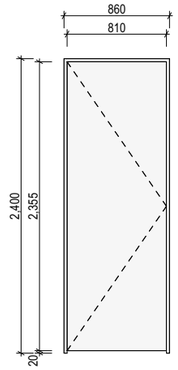


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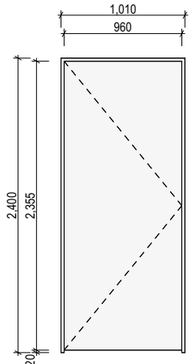
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NOTES CAVITY SLIDER

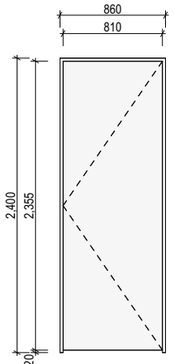


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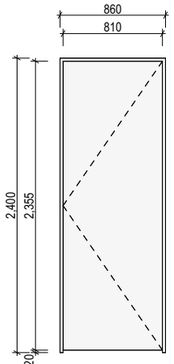
HARDWARE PRIVACY LATCH



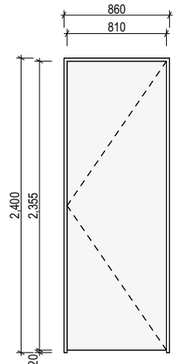
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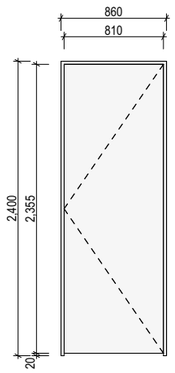
ID06



ID07



ID08



ID09



ID10

HARDWARE PRIVACY LATCH
NOTES CAVITY SLIDER

INTERIOR DOORS

INTERIOR DOORS

- GENERALLY ALL INTERIOR DOORS SHALL BE MADE READY FOR A ***PAINT FINISH*** TO DOOR LEAFS, AND ***PAINT FINISH*** TO FRAMES INCLUDING JAMBS & PLANTED STOPS.
- REFER ALSO TO THE FLOOR PLAN FOR OPENING DIRECTIONS OF DOORS.
- HARDWARE SHALL BE FITTED NEATLY AND EASED WHERE REQUIRED ONCE PAINTED.
- DOOR LEAVES SHALL BE UNDERCUT JUST ENOUGH TO ALLOW A FREE AND EASY SWING OVER THE FINISHED SURFACES, BUT NOT UNDERCUT ENOUGH TO ALLOW EXCESSIVE LIGHT AND DRAFT THROUGH.
- DOORS SHALL BE SUPPLIED PRE-HUNG IN THEIR JAMBS WITH FOUR BRUSHED STAINLESS STEEL HINGES PER DOOR.
- DOOR LEAFS SHALL BE ***POLY CORE, FLUSH PANEL***.
- FRAMES SHALL BE ***25MM FINGER JOINTED PINE, GROOVED*** FOR WALL LININGS.

ALUMINIUM DOORS & WINDOWS

- N/A

COLOUR

- DOOR LEAFS SHALL BE PAINTED ***RESENE BLACK WHITE*** (SPRAY FINISH).
- DOOR FRAMES SHALL BE PAINTED ***RESENE BLACK WHITE***.
- HARDWARE SHALL BE FINISHED IN ***SATIN CHROME***.
- ALL COLOURS SHALL BE CONFIRMED WITH DESIGNER PRIOR TO FABRICATION.

SET OUT

- DIMENSIONS SHOWN ON THIS SCHEDULE ARE DOOR/WINDOW REVEAL SIZES. DIMENSIONS SHOWN ON FLOOR PLANS & CROSS SECTIONS ARE ROUGH OPENING (FRAME OPENING)
- HEIGHT SETOUT IS DIMENSIONED FROM THE FLOOR LEVEL AT EACH DOOR LOCATION.

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LOT 23
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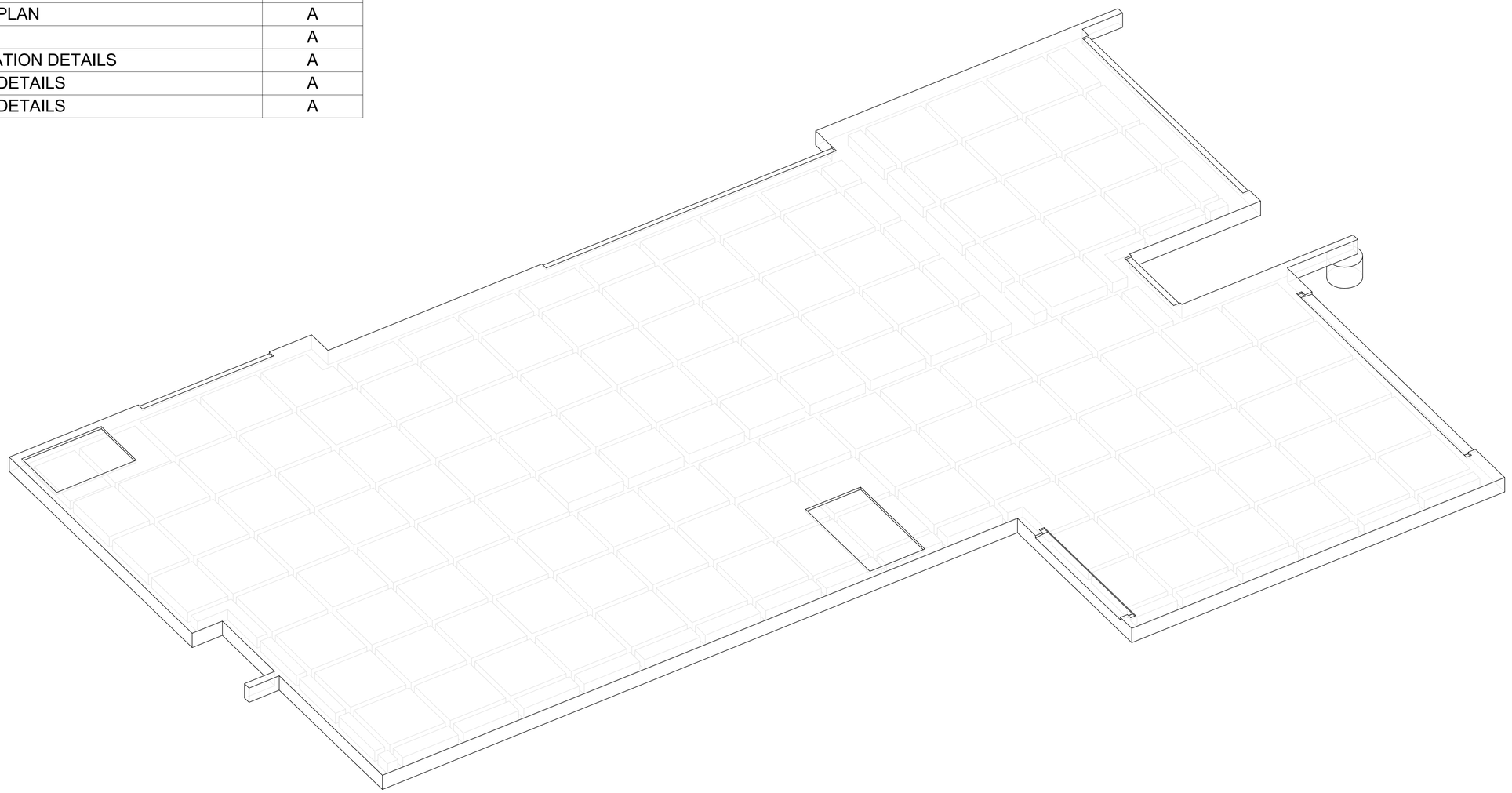
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INTERIOR DOOR SCHEDULE

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LOT 23, STAGE 18 NORTHLAKE WANAKA

SHEET NO.	SHEET NAME	Revision
S99	GENERAL NOTES - FOUNDATION	A
S100	FOUNDATION PLAN	A
S101	POD LAYOUT	A
S102	PIPE PENETRATION DETAILS	A
S103	FOUNDATION DETAILS	A
S104	FOUNDATION DETAILS	A



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CIVIL & STRUCTURAL ENGINEERS

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QUEENSTOWN 03 499 0051 WARKWORTH 09 367 1070

HFC 25045

CONSENT ISSUE

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General Notes:

1. Foundation drawings shall be read in conjunction with the geotechnical report and the building consent drawings and specifications by any other consultants involved in the building consent.
2. Unless otherwise noted, all levels are in meters, and all dimensions are in millimeters. and shall be checked by contractor prior to construction.
3. Dimensions shall not be obtained by scaling from drawings. Refer to architects drawings for all setout dimensions, recesses and service positions. Internal slab thickenings and pad foundations to be accurately set out using the Architects drawings
4. All discrepancies shall be referred to the architect or engineer for resolution before proceeding with the work.
5. The stability of the structure during construction is the responsibility of the builder.
6. All materials and workmanship shall be in accordance with the current codes of practice except where varied by the specification and/or drawings.
7. Where proprietary products are specified in the documents the contractor may submit an alternative product for approval.
8. Temporary work and propping is the responsibility of the builder.
9. Concrete slabs should be cured for 7 days in accordance with NZS3109. Saw cuts are recommended to mitigate shrinkage cracking. Sawcuts can be omitted providing the contractor takes appropriate measures and it responsible for controlling shrinkage.
10. Mesh chair G25/40 are to be used to support steel mesh. Raft/pod rails are not allowed to be used to support steel mesh/bar reinforcement.

Site soil conditions:

A. Allowable bearing pressure = 100kPa

B. Dependable bearing pressure = 150kPa

C. Geotechnical ultimate bearing = 300kPa

D. Subgrade (if required) to be prepared as per geotechnical report or compacted to 95% of maximum dry density determined by test NZS 4402: Test 4.1.1. or equivalent unless noted otherwise.

Cover & Strength:
Cast against DPM = 50mm
Within Ribs: Side cover = 40mm
Cast against ground = 75mm
Foundations and slab to be 25MPa (min)
Refer Mix Code below

Surface Finishes: (NZS 3114:1987)
Concealed work = F1
Exposed edges of foundation = F5
Floor slab = U3

Reinforcing:

SYMBOL	TYPE
R	Plain bars grade 300E to NZS 4671 (300 MPa)
D	Deformed bars grade 300E to NZS 4671 (300 MPa)
HR	Plain bars grade 500E to NZS 4671 (500 MPa)
HD	Deformed bars grade 500E to NZS 4671 (500 MPa)

BAR SIZE HD	10	12	16
LAP LENGTH (25MPa)	450	600	900

NOTE 1: Site excavation (Indicative only)
All topsoil & unsuitable material should be removed from building platform. Certified compacted hard fill (well graded AP40) extending 200mm(or the depth of the hardfill which ever is greater) out from building footprint may be required to bring slab up to level. The depth of hardfill or engineered fill required will need to be confirmed on site accounting for the FFL, existing ground levels and topsoil/unsuitable soil depths found on site. Refer to the geotechnical report for subsoil conditions. Poorly graded river gravels (tailings or 20/40 rounded river stone) that have commonly been used in Christchurch as subgrade material shall not be used.

NOTE 2: Inspection Schedule notes
It is recommended the following inspection are carried out to enable a PS4 to be issued for construction review by a local engineer or as per council requirements.

1. Cut platform inspection by RDA Consulting
* Confirm good ground

2.Pre pour inspection & any other structural items if applicable to this consent.
Please allow 48hr notice to ensure availability of the inspecting engineer.
A PS4 can not be issued without doing inspections. We advise checking the project conditions of consent & discussing the required inspections with the council. Please give us a call if you are unsure.

NOTE 3: Bridging note
Bridging of public services has not been allowed for unless indicated on the foundation layout (refer S100).

No construction is permitted within a 45 degree line of influence from 500mm below the pipe invert (or as per geotechnical or council requirements). Minimum proximity and pile embedment's as per local council and government standards need to be followed when constructing in this zone.

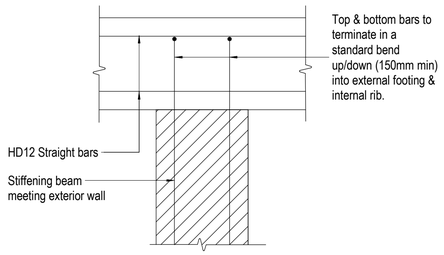
HFC and the architect should be notified for specific bridging design if applicable.

CONCRETE AND REINFORCING MESH SUMMARY

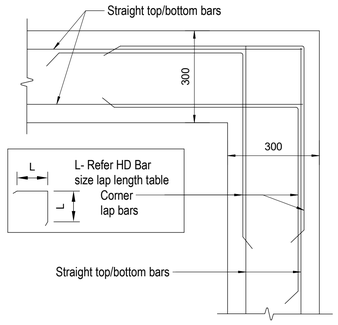
MESH OPTIONS - 146.1mm²/m, 2.29kg/m² or greater
Mesh SE62 as per AS/NZS4671),
Concrete - Allied super Slab
Use mix code 252RSS

Mass Piles/Trench Concrete:
- Pump Mix 1007EFP
- Non Pump Mix 102(10MPa 19mm Concrete)

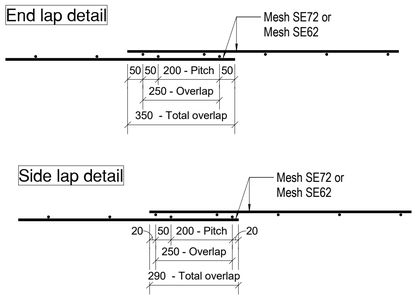
Allied Concrete



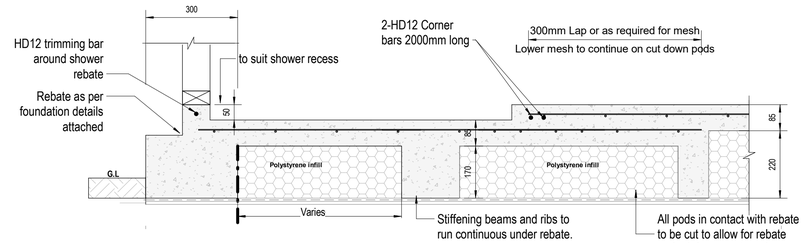
Typical Stiffening Detail



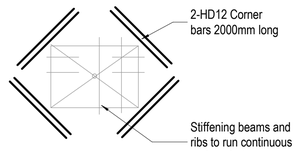
Typical Corner Laps Detail



Mesh Minimum Lapping



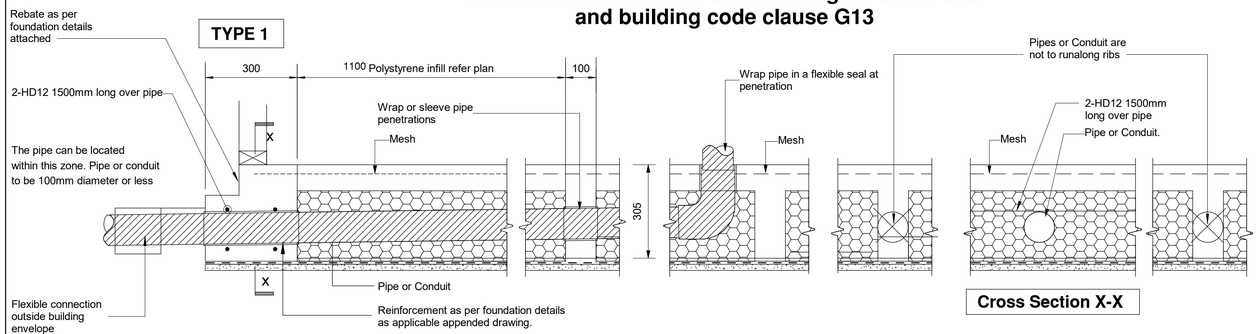
Typical Shower Recess Detail if shower rebate required



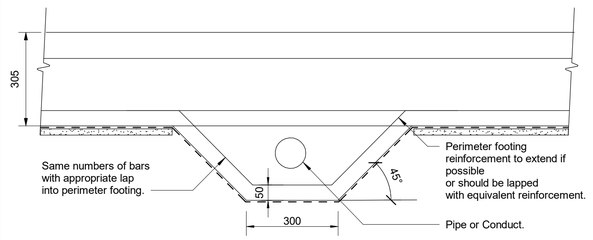
SHOWER PLAN VIEW

Pipe Penetration Details For High Seismic Zones
Refer to MBIE Guideline Section A figure S14 & S15 and building code clause G13

TYPE 1



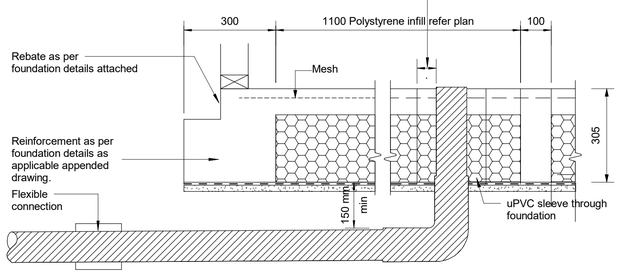
Cross Section X-X



Typical deepened edge penetration detail for Type 1 where required

TYPE 2

Refer MBIE guidance part A fig 5.14
The clearance around the pipe is required to minimize the risk of shearing and critically damaging the services in a ULS earthquake (Ultimate limit state - where code limits are to preserve life safety only)
Adopt 25mm clearance minimum, 63mm clearance is recommended as per the MBIE guidance



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A	12/03/2026	CONSENT ISSUE	KK

HFC GROUP
CIVIL & STRUCTURAL ENGINEERS

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JOB TITLE
LOT 23, STAGE 18 NORTHLAKE
WANAKA

DRAWING TITLE
GENERAL NOTES - FOUNDATION

DRAWING STATUS
CONSENT ISSUE

SCALE @ A1 As indicated @ A3 1:	DATE 12/03/2026	SHEET NO. S99	
DRAWN	FO		
DESIGNED	KK	JOB NO. 25045	ISSUE A
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NOTES:

Drawings to be read in conjunction with Architectural documentation.

Contractor to confirm all set out dimensions, rebates, opening sizes, slab set downs, falls and service penetrations with Architect drawings.

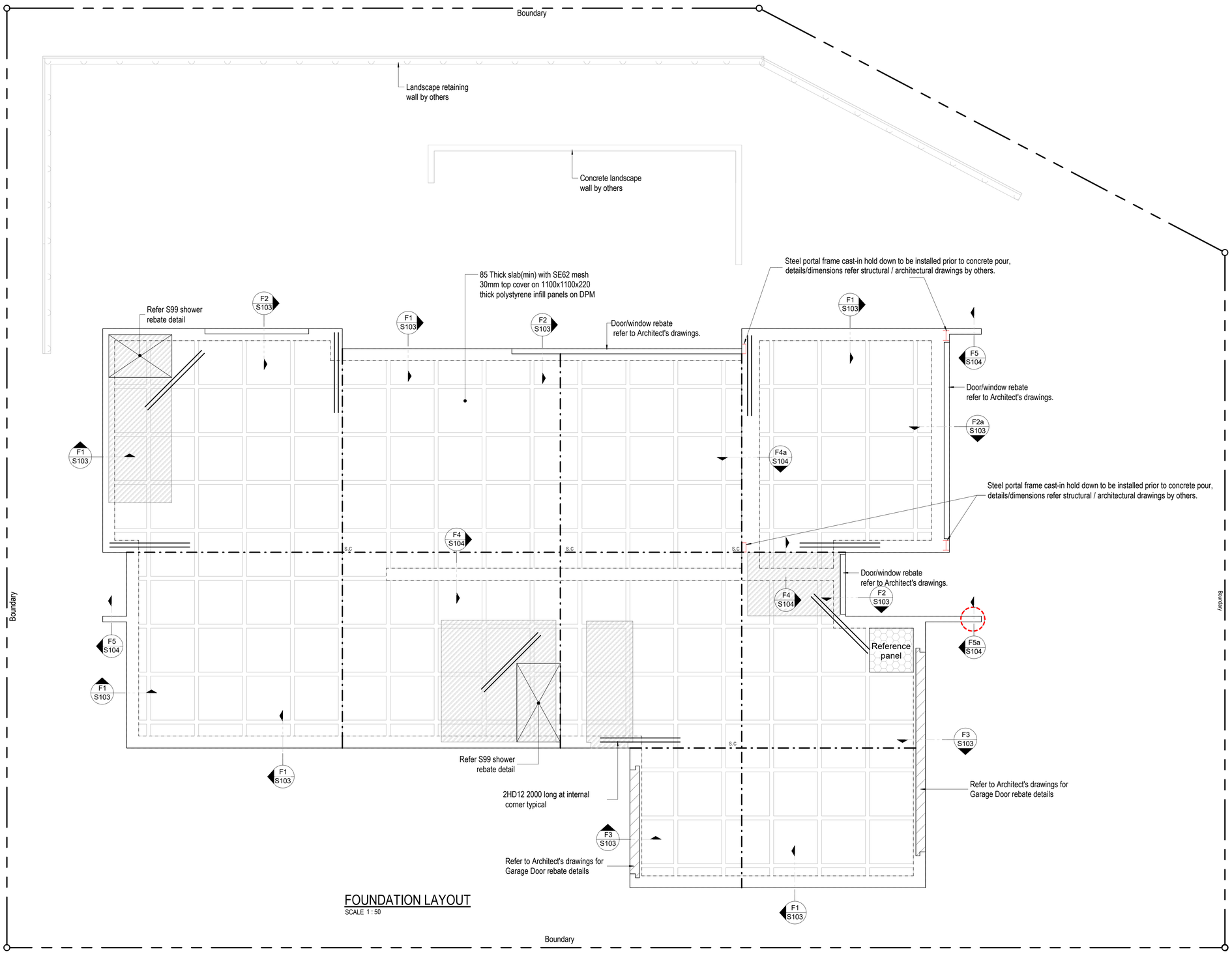
All drawing to be read in conjunction with General Notes sheets and project specifications.

Contractor to provide shop drawings to engineer for all structural steelwork & Precast drawings for review prior to fabrication.

Do not scale from drawings. HFC drawings are not allowed to be used as shop drawings.

All timber works other than shown on drawings to be as per NZS 3604: 2011

Contractor to ensure no direct contact between slab and timber framing



FOUNDATION LAYOUT

SCALE 1 : 50

Tiled area. Any Sawcuts crossing tiled area require a free joint in the tiles above the sawcut.

Point Load

Internal Stiffening beam or Thickening for Load Bearing Walls or Point Loads larger than 13kN

600ø x 450mm deep mass concrete pile

SC **25mm Deep saw cut within 24 hours. Refer to sheet S99 General notes item 9.**

REFER TO SHEET S99 FOR GENERAL NOTES AND INSPECTIONS REQUIREMENTS FOR FOUNDATIONS

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JOB TITLE

LOT 23, STAGE 18 NORTHLAKE WANAKA

DRAWING TITLE

FOUNDATION PLAN

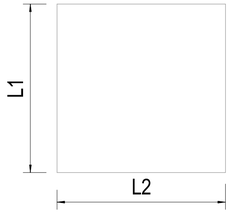
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CONSENT ISSUE

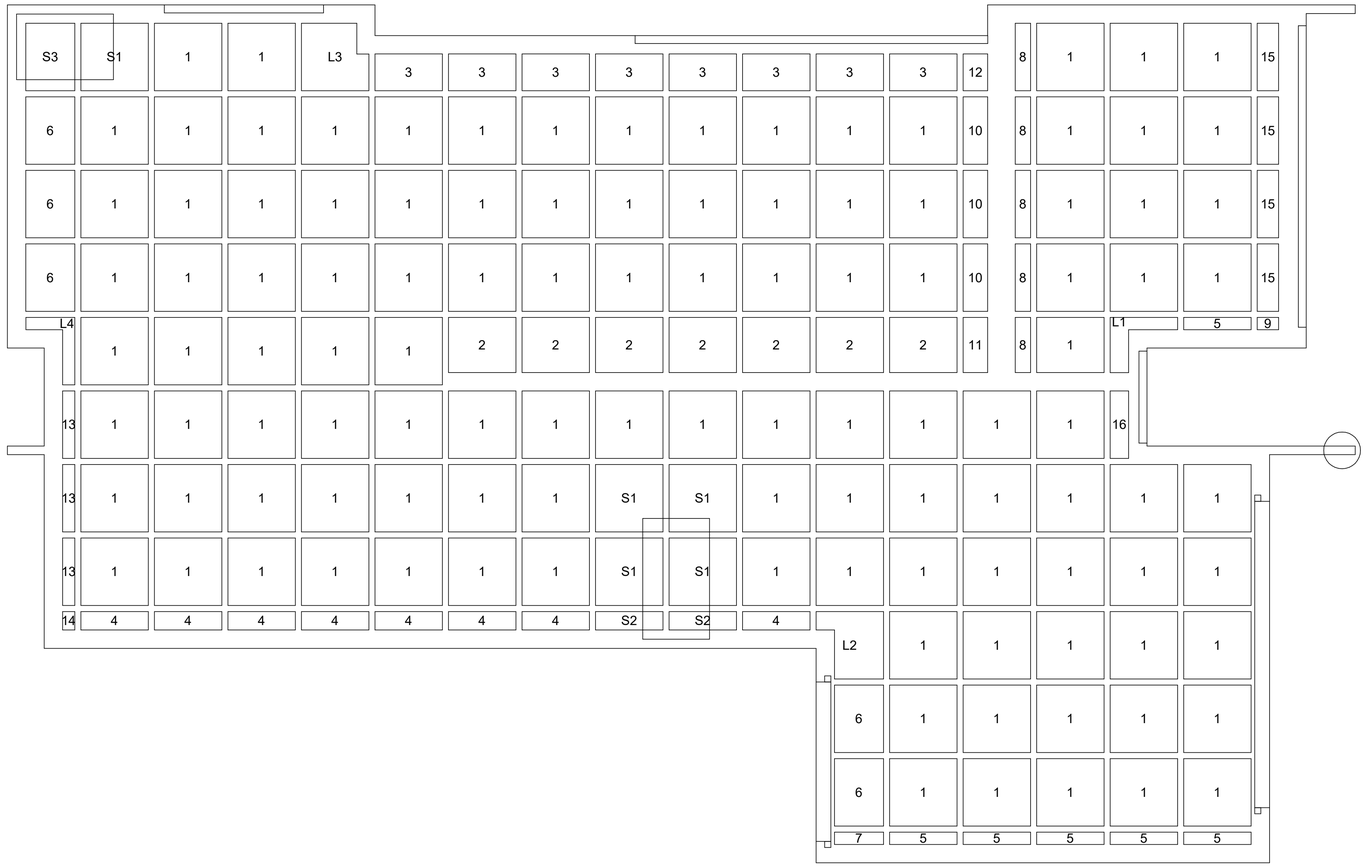
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DATE PLOTTED: 18/03/2026 11:23:33 am

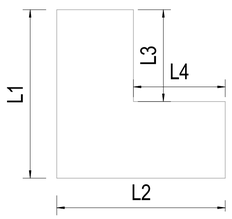
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POD SCHEDULE (NORMAL)				
Mark	L1	L2	Count	Material: Name
1	1100	1100	112	POLYPOD
1	900	1100	1	POLYPOD
2	900	1100	7	POLYPOD
3	600	1100	8	POLYPOD
4	300	1100	8	POLYPOD
5	200	1100	6	POLYPOD
6	1100	800	5	POLYPOD
7	200	800	1	POLYPOD
8	1100	250	4	POLYPOD
8	900	250	1	POLYPOD
9	200	350	1	POLYPOD
10	1100	400	3	POLYPOD
11	900	400	1	POLYPOD
12	600	400	1	POLYPOD
13	1100	200	3	POLYPOD
14	300	200	1	POLYPOD
15	1100	350	4	POLYPOD
16	1100	300	1	POLYPOD



POD LAYOUT
SCALE 1 : 50



Mark	L1	L2	L3	L4	Count	Material: Name
L2	1100	1100	799	300	1	POLYPOD-L(220-1100)
L3	1100	1100	501	197	1	POLYPOD-L(220-1100)
L1	1100	901	800	701	1	POLYPOD-L(220-1100)
L4	1100	799	900	599	1	POLYPOD-L(220-1100)

NOTE: Approximate quantities only, no allowance for site wastage & insulation void

POD SCHEDULE (SHOWER RECESS)				
Mark	L1	L2	Count	Material: Name
S1	1100	1100	5	POLYPOD 170 SHOWER
S2	300	1100	2	POLYPOD 170 SHOWER
S3	1100	800	1	POLYPOD 170 SHOWER

STRUCTURAL FOUNDATION MATERIAL TAKE OFF						
Foundation Thickness	Total Length	Total Width	Material: Volume	Perimeter	Area	Area Comments
305	14000	22000	33.48 m³	81000	227.19 m²	Exclude rebate area

PRINT IN COLOUR

NOTES:

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Contractor to ensure no direct contact between slab and timber framing

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JOB TITLE
LOT 23, STAGE 18 NORTHLAKE
WANAKA

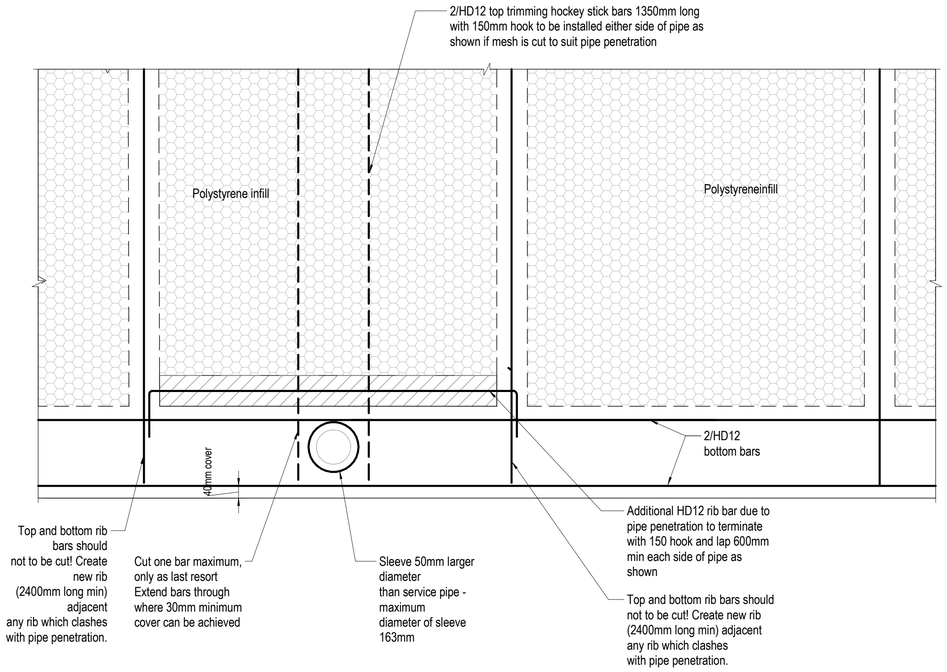
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POD LAYOUT

DRAWING STATUS
CONSENT ISSUE

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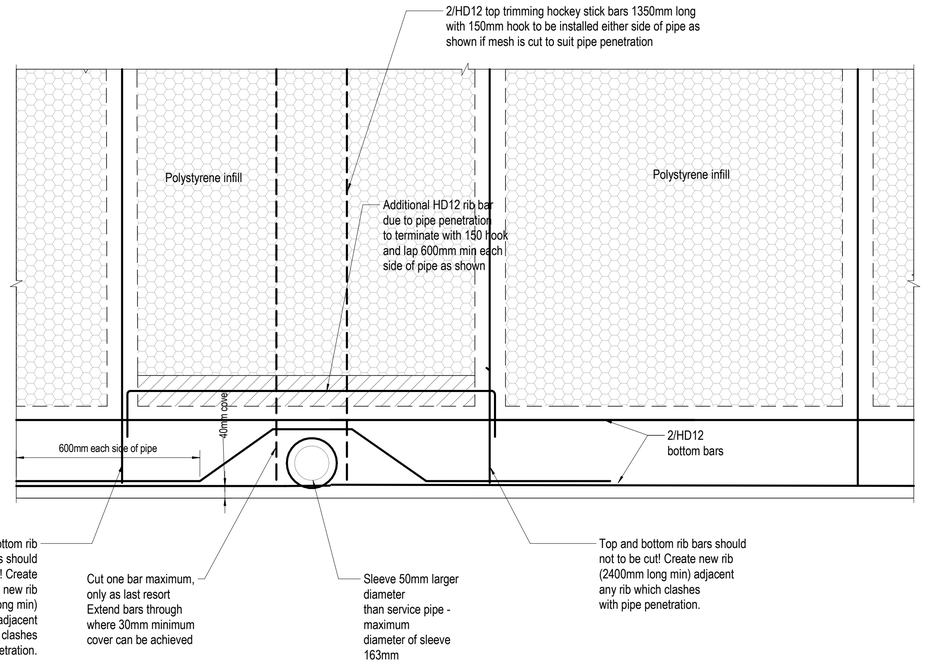
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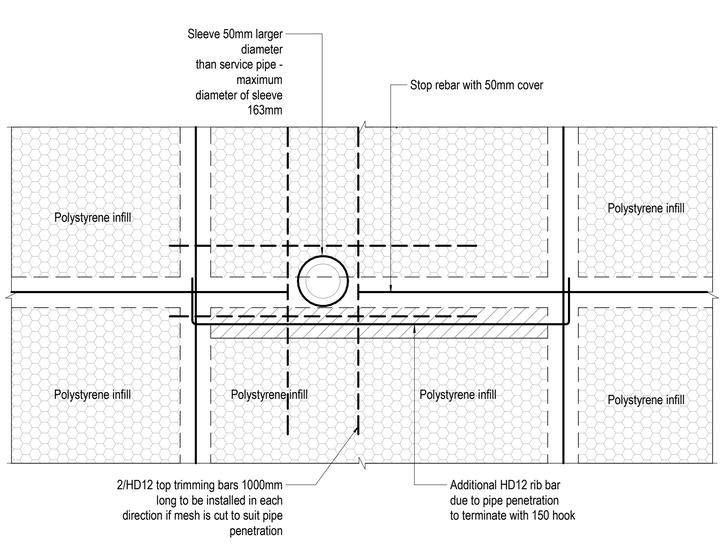


TYPICAL SERVICES THROUGH PERIMETER FOOTING

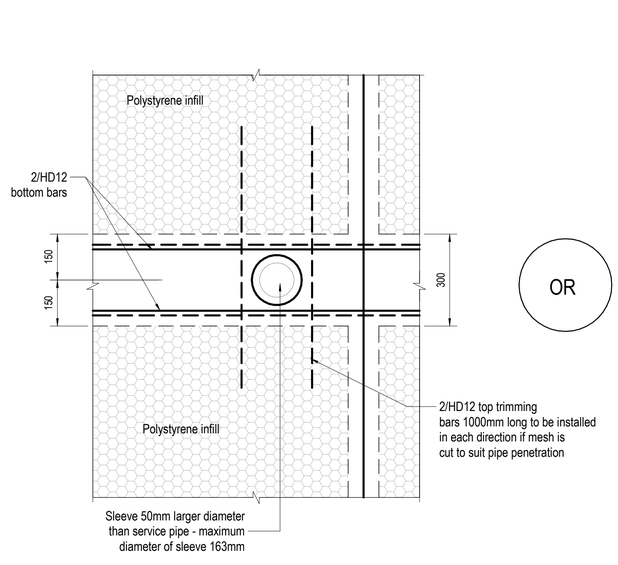
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TYPICAL SERVICES THROUGH PERIMETER FOOTING

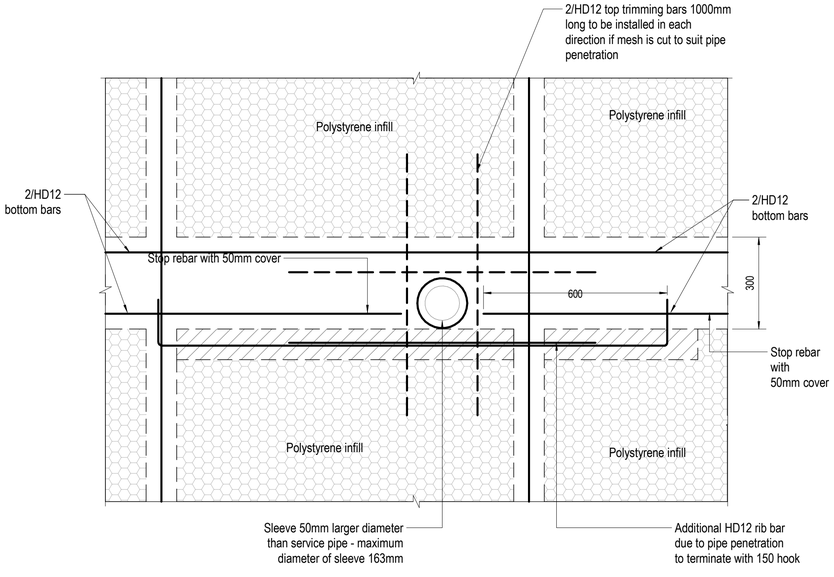


TYPICAL SERVICES THROUGH RIBS



TYPICAL PENETRATION IN LOAD BEARING THICKENING - PIPE CENTRAL

OR



TYPICAL PENETRATION IN LOAD BEARING THICKENING - PIPE NOT CENTRAL

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JOB TITLE
LOT 23, STAGE 18 NORTHLAKE WANAKA

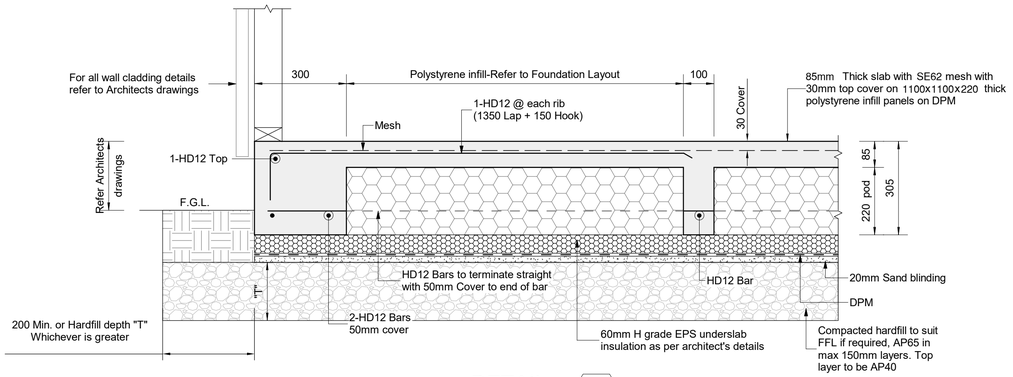
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PIPE PENETRATION DETAILS

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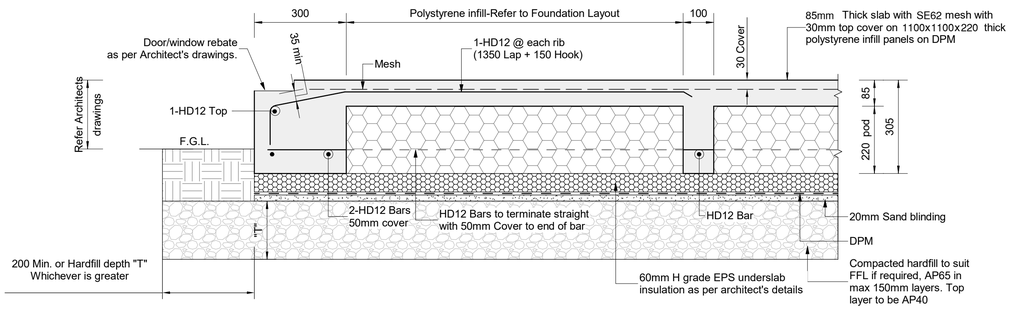
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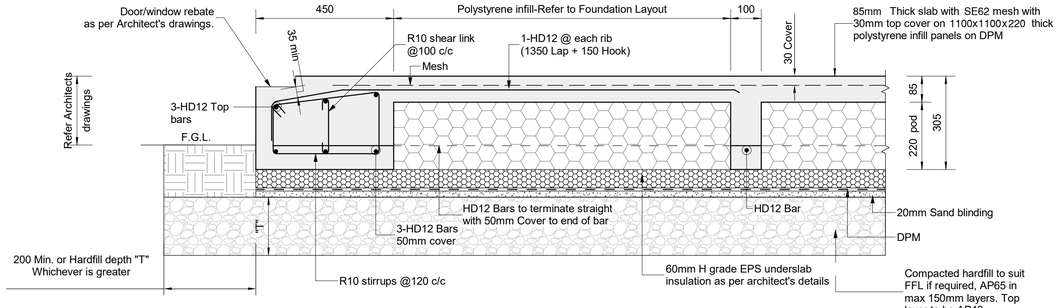
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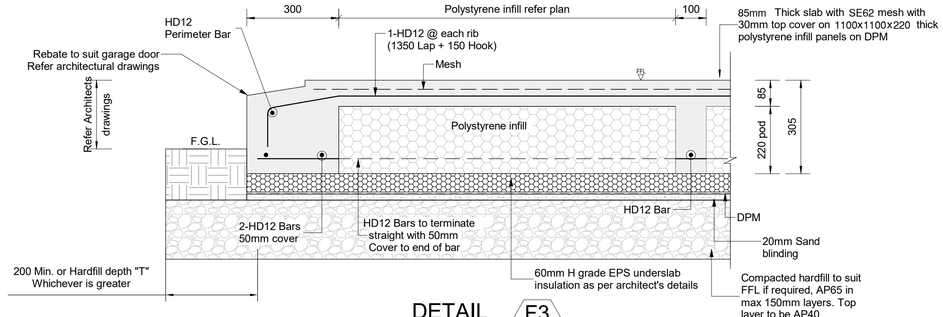
DETAIL F1
SCALE 1 : 10 S100



DETAIL F2
SCALE 1 : 10 S100



DETAIL F2a
SCALE 1 : 10 S100



DETAIL F3
SCALE 1 : 10 S100

DRAWING STATUS
CONSENT ISSUE

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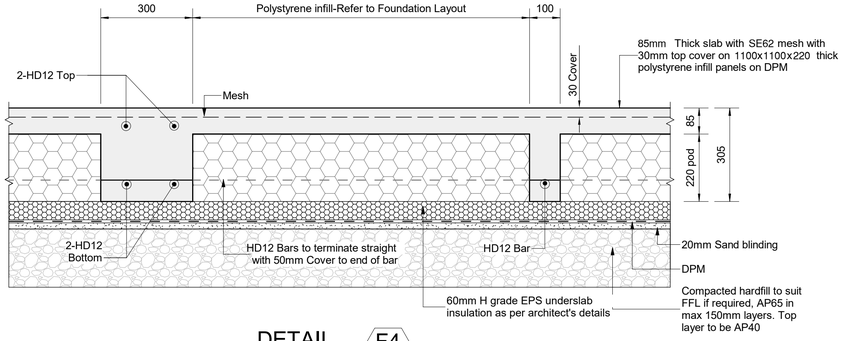
JOB TITLE
LOT 23, STAGE 18 NORTHLAKE
WANAKA

DRAWING TITLE
FOUNDATION DETAILS

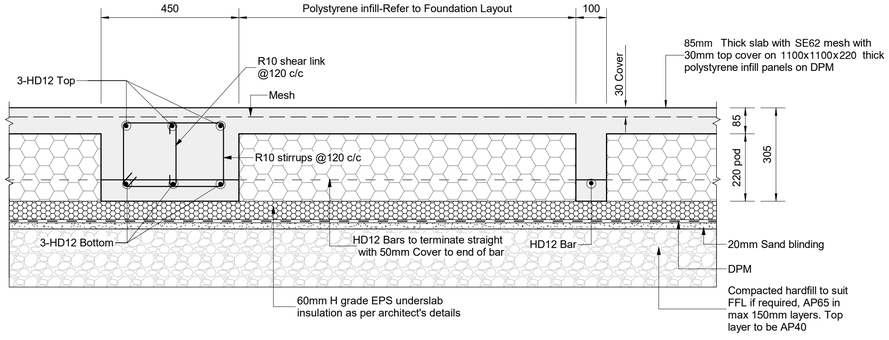
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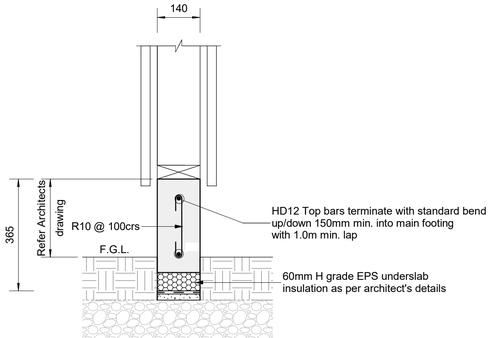
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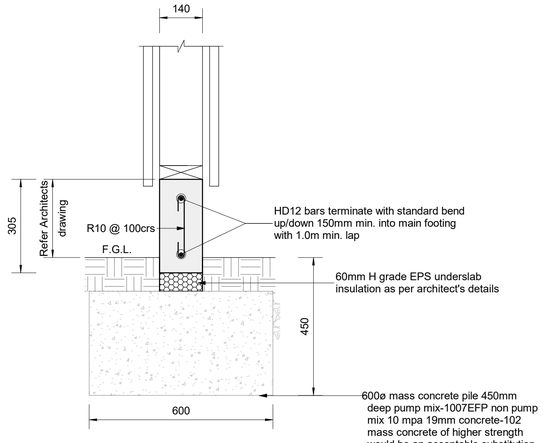
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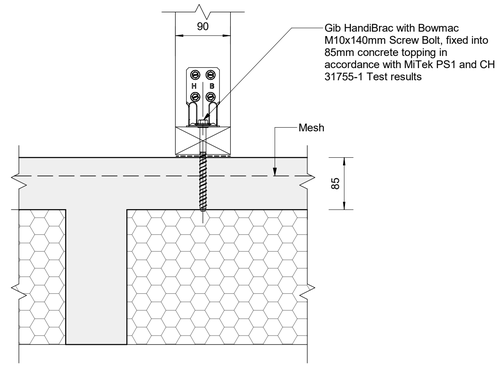
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DETAIL F5
SCALE 1 : 10 S100



DETAIL F5a
SCALE 1 : 10 S100



GIB HANDIBRAC FIXING INTO 85mm TOPPING

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JOB TITLE
LOT 23, STAGE 18 NORTHLAKE
WANAKA

DRAWING TITLE
FOUNDATION DETAILS

DRAWING STATUS
CONSENT ISSUE

SCALE @ A1 As indicated @ A3 1:	DATE 12/03/2026	SHEET NO. S104	
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