



PROJECT INFORMATION

LEGAL DESRCIPTION

PROJECT NAME:	**MCARTHUR ALTERATIONS**
PROJECT NUMBER:	**25_742**
LEGAL DESCRIPTION:	**LOT 1 DP 22428**
STREET ADDRESS:	**76 HUNTER CRESCENT, WANAKA 9305**

AREA SCHEDULE

NAME	AREA
	TBC

NZS 3604 - ENVIRONMENTAL ZONES

PROJECT WIND ZONE:	**HIGH**
PROJECT EARTHQUAKE ZONE:	**3**
PROJECT DURABILITY ZONE:	**B**
PROJECT SNOW ZONE:	**N5**

ALL HIGH PER HOUSES ARE TO BE DESIGNED TO A
2kpa SNOW LOAD AND VERY HIGH WIND ZONE

TOWN PLANNING

TERRITORIAL AUTHORITY:	**QLDC**
TOWN PLANNING ZONE:	**LOW DENSITY**
SITE AREA:	**1,282m²**



DRAWING LIST

SHEET #	SHEET NAME	REV	REV DATE
A0.00	COVER	2	2026.10.20
A0.04	EXISTING 3Ds	1	2026.08.24
A0.05	PROPOSED 3Ds	1	2026.08.24
A0.06	PROPOSED 3Ds	1	2026.08.24
A1.00	SURVEY	1	2026.08.24
A1.01	SITE PLAN	1	2026.08.24
A2.00	EXISTING FLOOR PLAN	1	2026.08.24
A2.01	DEMOLITION PLAN	1	2026.08.24
A2.02	PROPOSED FLOOR PLAN	1	2026.08.24
A2.03	PROPOSED FLOOR PLAN	2	2026.10.20
A2.04	SLAB PLAN	1	2026.08.24
A2.05	PLUMBING PLAN	2	2026.10.20
A2.06	FLOOR FRAMING PLAN	2	2026.09.10
A2.20	ROOF PLAN	1	2026.08.24
A3.00	ELEVATIONS (EXISTING)	1	2026.08.24
A3.01	ELEVATIONS (EXISTING)	1	2026.08.24
A3.04	ELEVATIONS (PROPOSED)	2	2026.10.20
A3.05	ELEVATIONS (PROPOSED)	1	2026.08.24
A4.00	SECTIONS	1	2026.08.24
A4.01	SECTIONS	1	2026.08.24
A4.02	SECTIONS	1	2026.08.24
A4.03	SECTIONS	1	2026.08.24
A4.04	SECTIONS	1	2026.08.24
A4.05	SECTIONS	1	2026.08.24
A4.06	SECTIONS	2	2026.10.20
A4.07	SECTIONS	1	2026.08.24
A5.00	FOUNDATION DETAILS	1	2026.08.24
A5.01	FOUNDATION DETAILS	1	2026.08.24
A5.02	FOUNDATION DETAILS	1	2026.08.24
A5.10	FRAMING DETAILS	1	2026.08.24
A5.11	MEMBRANE DECK	1	2026.08.24
A5.12	MEMBRANE DECK	1	2026.08.24
A5.13	MEMBRANE DECK	2	2026.10.20
A5.14	MEMBRANE DECK	1	2026.08.24
A5.15	WINDOW SEAT DETAILS	2	2026.10.20
A5.16	WINDOW SEAT DETAILS	1	2026.08.24
A5.18	DOOR & WINDOW DETAILS (MASONRY/uPVC)	2	2026.10.20
A5.19	DOOR & WINDOW DETAILS	2	2026.10.20

DRAWING LIST

SHEET #	SHEET NAME	REV	REV DATE
A5.20	ROOF DETAILS	2	2026.09.10
A5.21	ROOF DETAILS	3	2026.10.20
A5.50	PERGOLA DETAILS	1	2026.10.20
A5.51	OTHER DECK DETAILS	2	2026.10.20
A5.60	SPECIALTY DETAILS	1	2026.08.24
A5.61	E3 DETAILS	1	2026.08.24
A5.70	FIRE & FLUE DETAILS	1	2026.08.24
A6.00	INTERIOR ELEVATIONS	1	2026.08.24
A6.01	INTERIOR ELEVATIONS	1	2026.10.20
A8.00	WINDOW & DOOR SCHEDULE	2	2026.10.20
A8.01	WINDOW & DOOR SCHEDULE	2	2026.10.20



Rev	Description	Date
1	BUILDING CONSENT	2026.08.24
2	RFIs	2026.10.20

status:
BUILDING CONSENT

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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
COVER

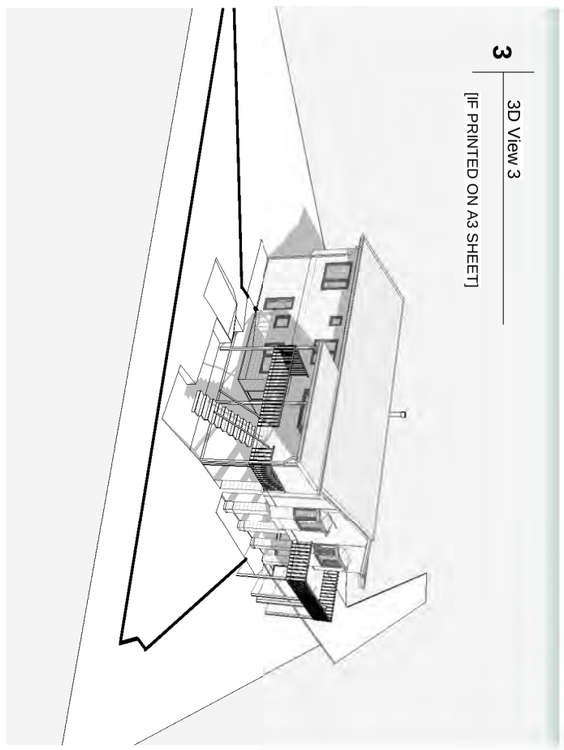
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cn 25_742
date 2026.10.29
db SR

dwg A0.00
revision 2

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1 | 3D View 1
[IF PRINTED ON A3 SHEET]



3 | 3D View 3
[IF PRINTED ON A3 SHEET]



2 | 3D View 2
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EXISTING 3Ds

scale
cn 25_742

date 2026.10.29
db SR

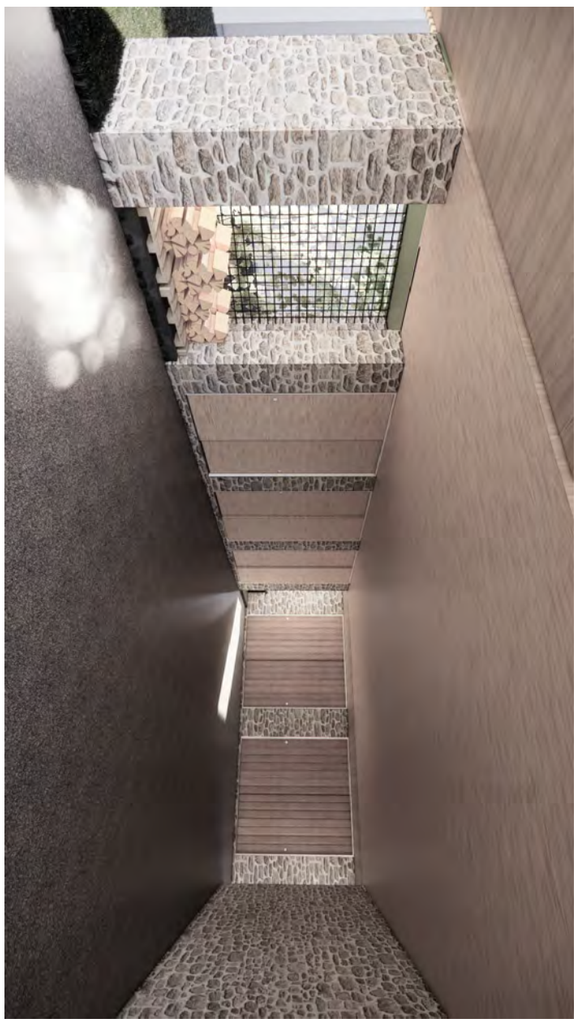
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revision 1

status:
BUILDING CONSENT

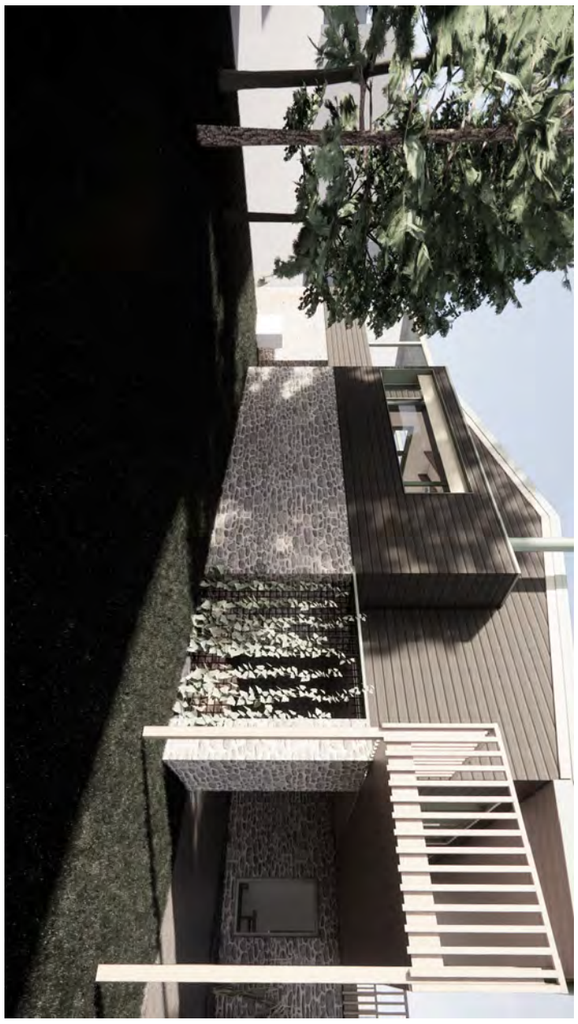
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1	BUILDING CONSENT	2026.08.24













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PROPOSED 3Ds

scale
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date 2026.10.29
db SR

dwg A0.05

revision 1

status:

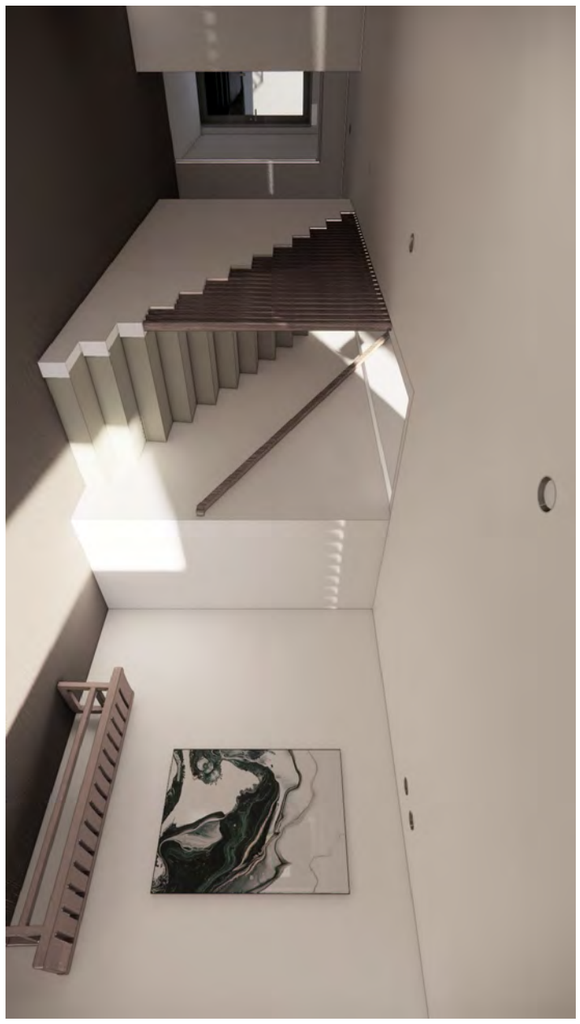
BUILDING CONSENT

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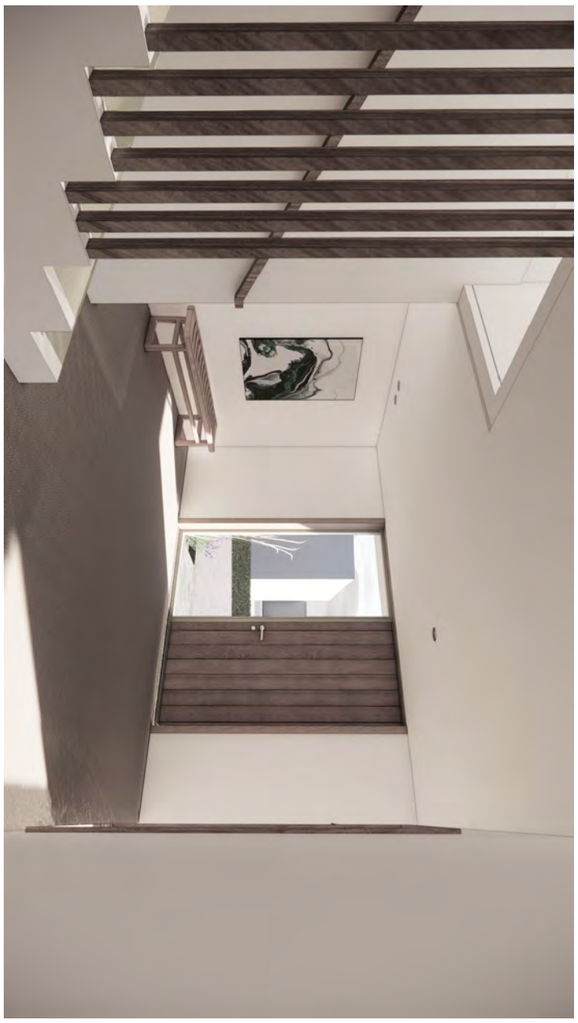
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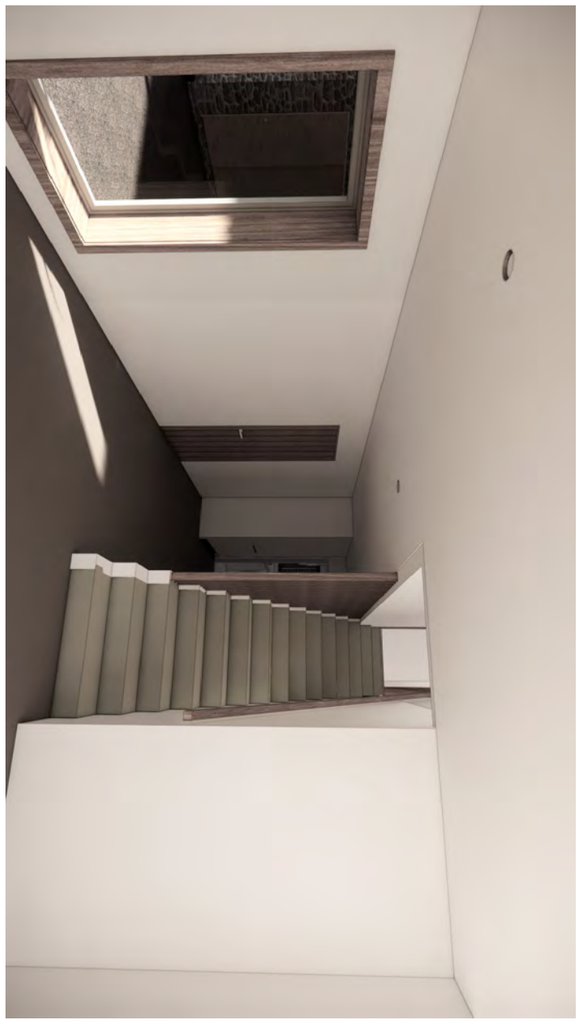
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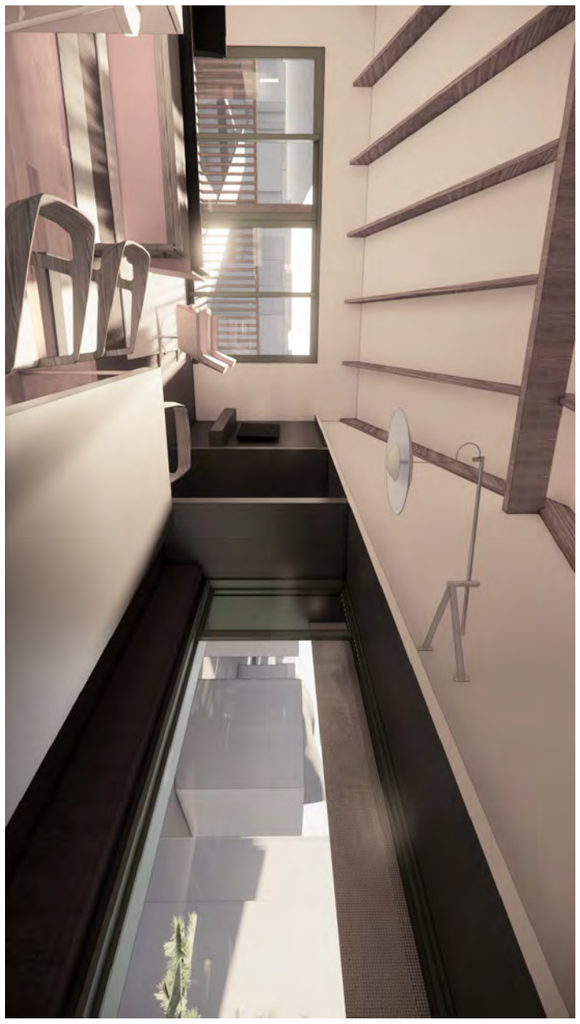












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PROPOSED 3Ds

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Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

89°59'00"
47.06

114°47'00"
4.36

90°08'00"
6.76

(31.24) ADPT DP 15683
22.50

1.98

269°59'00"
43.80

Old peg at edge of driveway in grass

Stake on boundary line at 13.50m offset from Northern boundary corner

13.5

20.0

Part Lot
26 DP
825m²
OT14B/371

354°38'00"
21.05

Lot 1
DP 22428
1282m²
OT14B/370

Stake on boundary line at 20.00m offset from Northern boundary corner.

189°13'00"
44.23

Old Peg at base of post.

275°55'00"
4.06

Boundary Disk in fence railing

Lot 22
DP 15586
1276m²
OT6A/1260

309°10'00"
32.57

Lot 2
DP 588183
344m²
1118239

Old Peg under white post.

Lot 24
DP 15683
903m²

Notes:
- Aerial image sourced from QLDC records and is indicative only.
- Boundary data has been sourced from DP 22428.
- Adjoining boundary data has been sourced from LINZ XML.
- Contours = 1.0m/0.2m.
- Refer to DP 22428 & Record of Title for any site encumbrances. Encumbrances have not been reviewed. Any height restrictions should be clarified with a surveyor prior to design.

MEASURED LAND SURVEYS

www.measuredlandsurveys.co.nz

Rev	Description	Date
A	ORIGINAL	02/02/26

Setout Plan of Lot 1 DP 22428

(76 Hunter Crescent, Wanaka)

Client: McArthur

Scale: 1 : 200 @ A3

Surveyed: RC 13/01/26

Drawn: RC 02/02/26

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CSNZ
CONSULTANTS DIVISION OF SURVEY AND SPATIAL NEW ZEALAND

Datum: Lindis Peak 2000

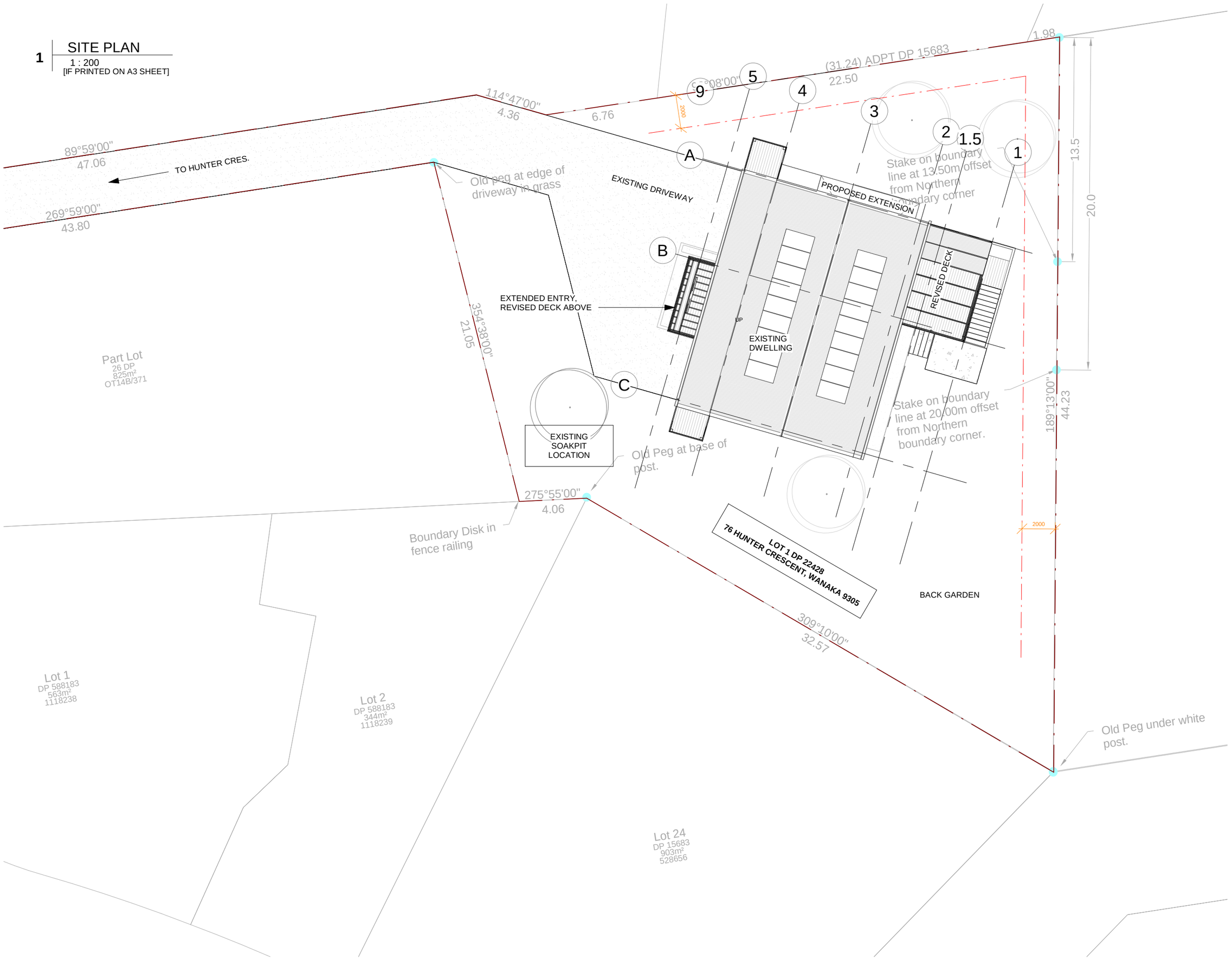
Sheet: 1 of 1

Job #: 25238_M1

Rev: A

1 SITE PLAN

1 : 200
[IF PRINTED ON A3 SHEET]



Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

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Hunter Cresent Alterations

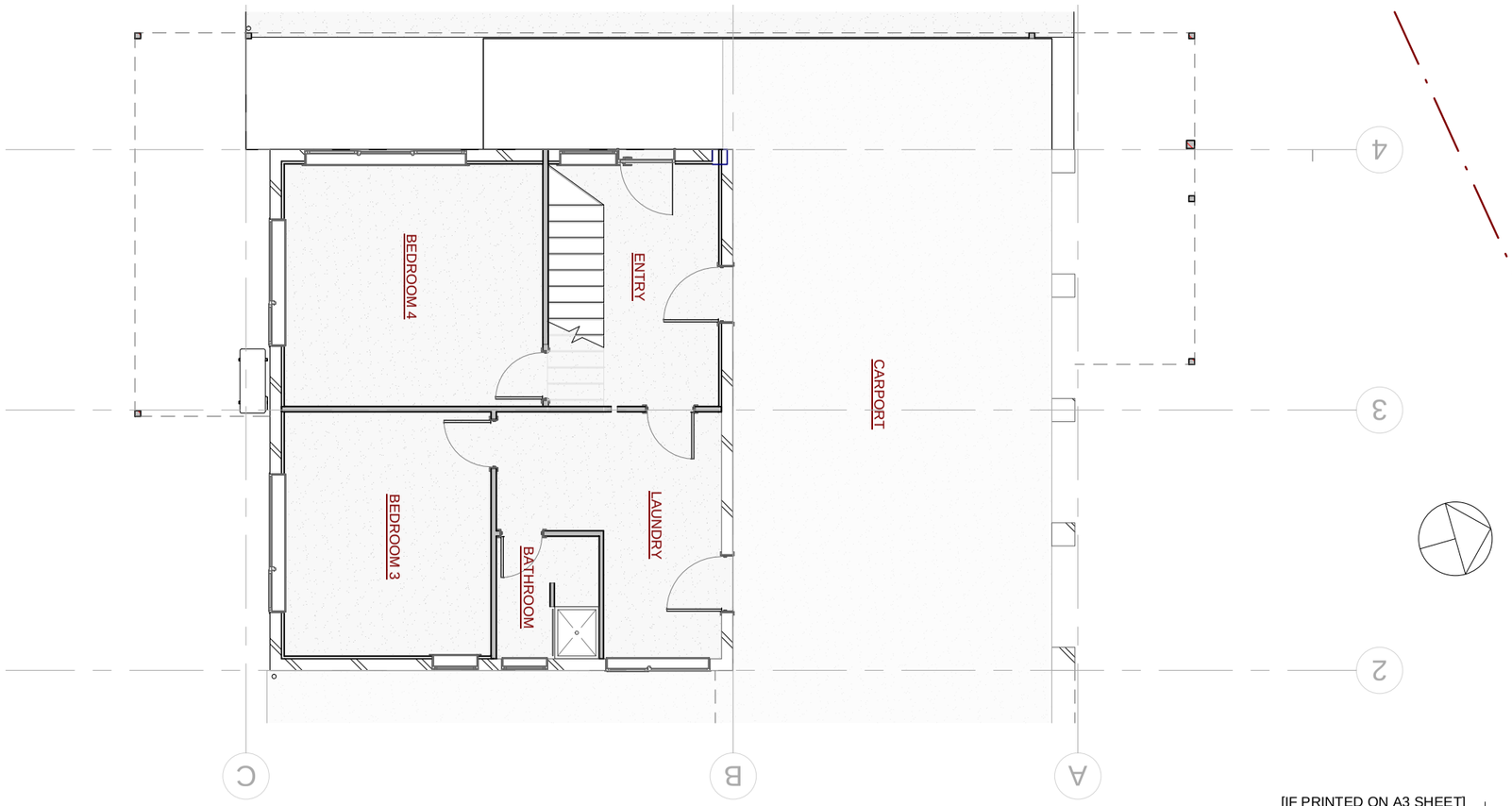
76 Hunter Crescent, Wanaka

SITE PLAN

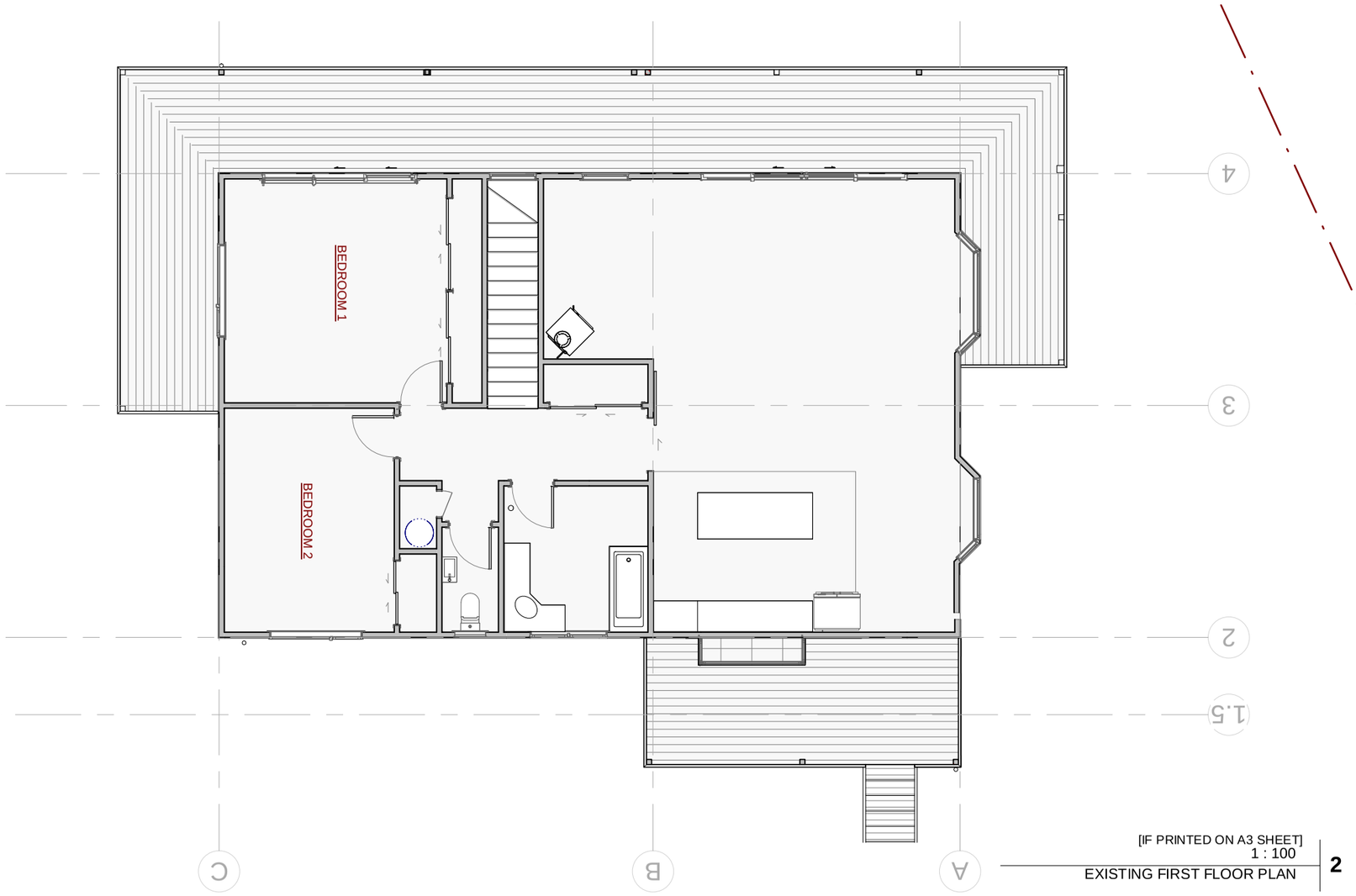
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cn 25_742
date 2026.10.29
db SR

dwg A1.01
revision 1

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[IF PRINTED ON A3 SHEET]
1 : 100
EXISTING GROUND FLOOR PLAN **1**



[IF PRINTED ON A3 SHEET]
1 : 100
EXISTING FIRST FLOOR PLAN **2**

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Hunter Cresent Alterations

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EXISTING FLOOR PLAN

scale 1 : 100
cn 25_742

date 2026.10.29
db Author

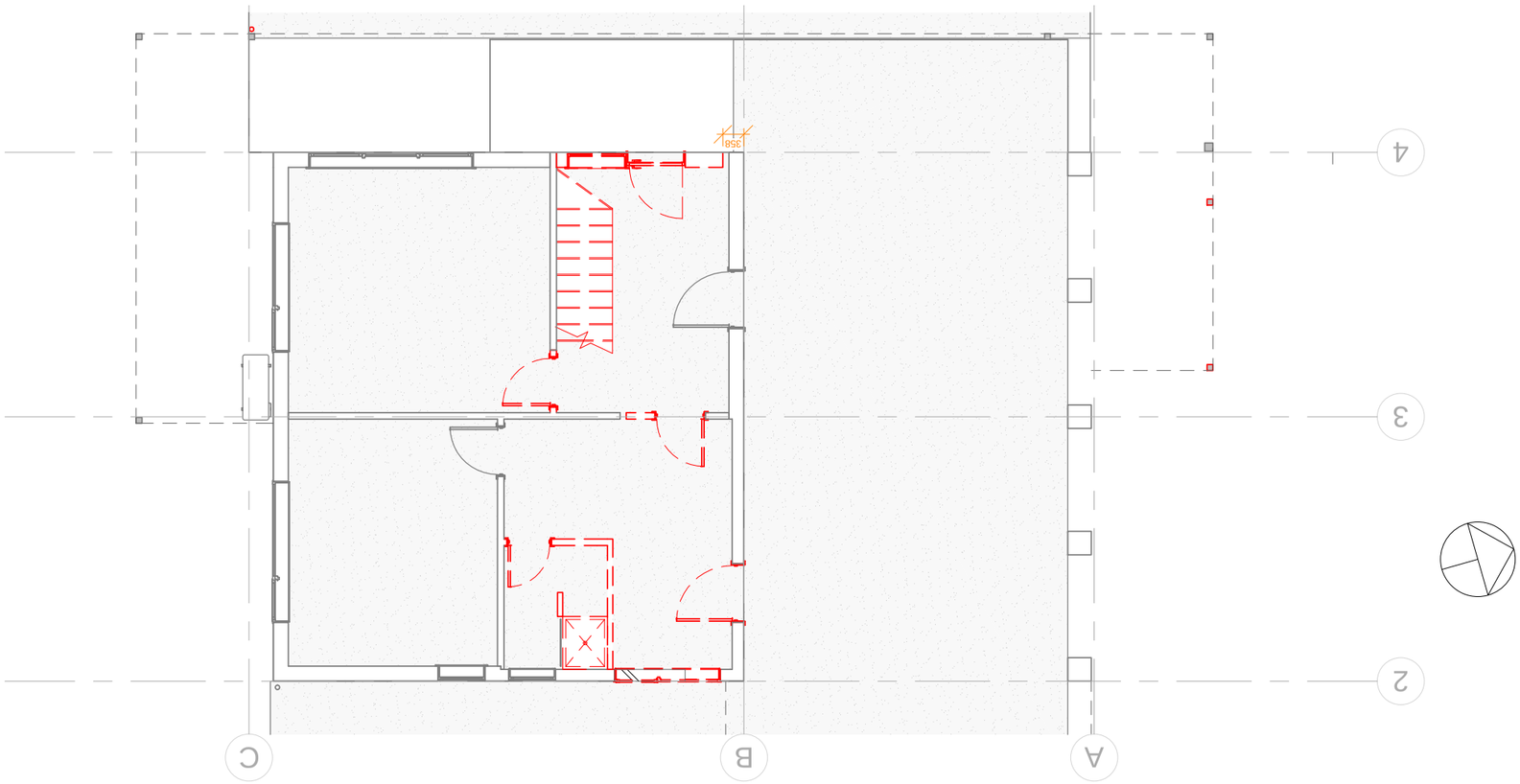
dwg A2.00

revision 1

status:
BUILDING CONSENT

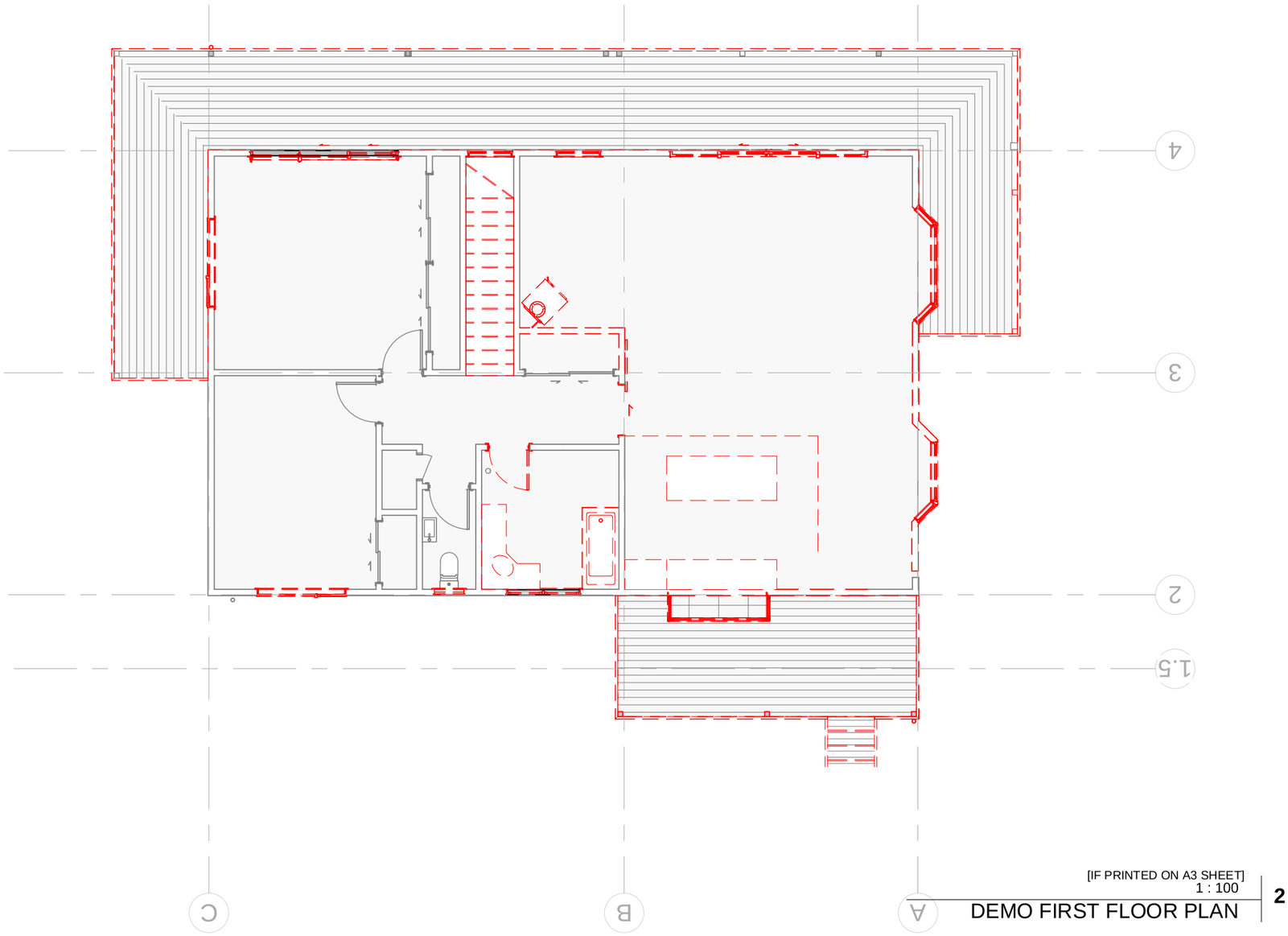
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Rev	Description	Date
1	BUILDING CONSENT	2026.08.24



[IF PRINTED ON A3 SHEET]
1 : 100

EXISTING GROUND FLOOR PLAN **1**



[IF PRINTED ON A3 SHEET]
1 : 100

DEMO FIRST FLOOR PLAN **2**

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Hunter Cresent Alterations

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DEMOLITION PLAN

scale 1 : 100
cn 25_742

date 2026.10.29
db Author

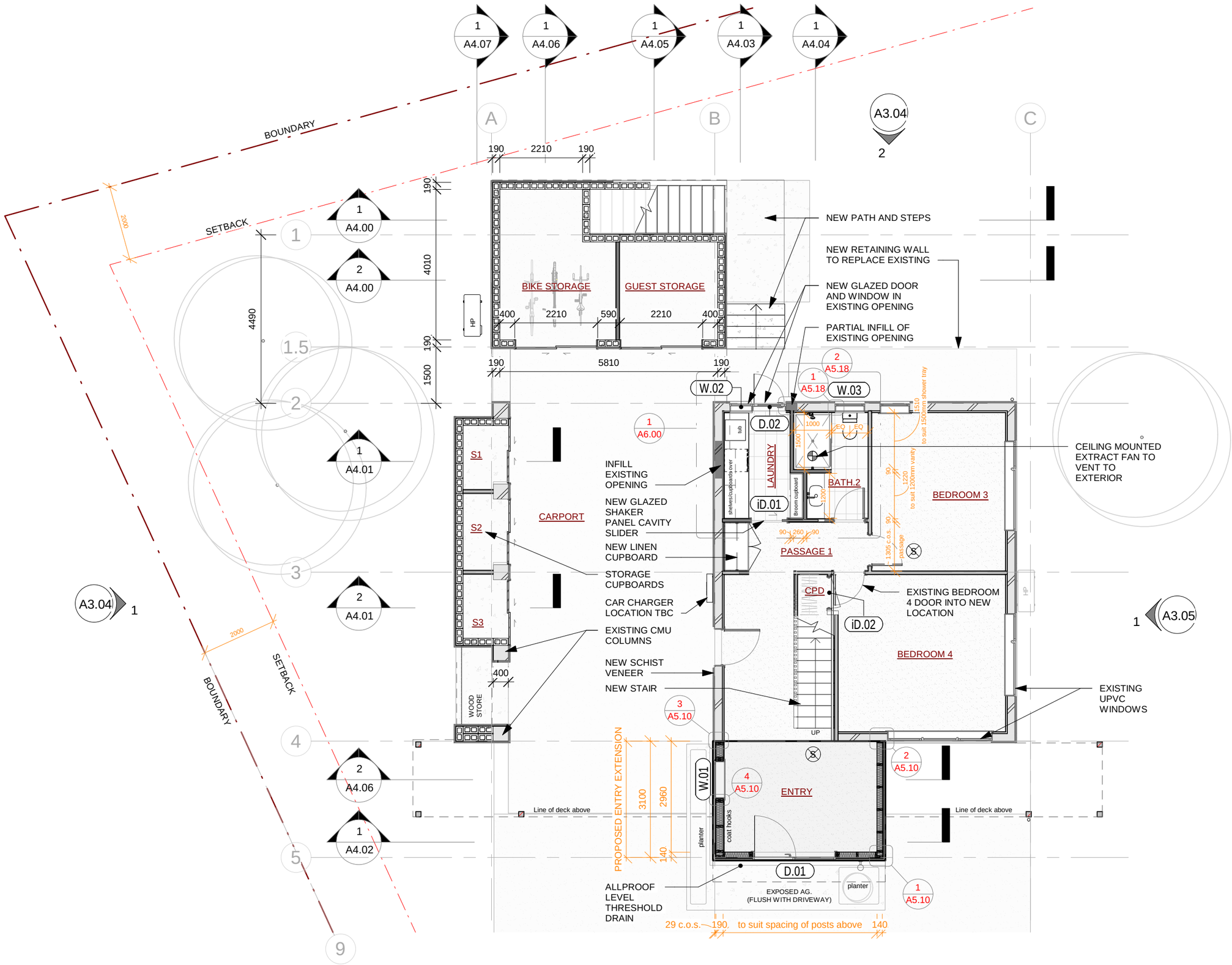
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Rev	Description	Date
1	BUILDING CONSENT	2026.08.24



1 PROPOSED GROUND FLOOR PLAN

1 : 100

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Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

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Hunter Cresent Alterations

76 Hunter Crescent, Wanaka

PROPOSED FLOOR PLAN

scale 1 : 100 | date 2026.10.29

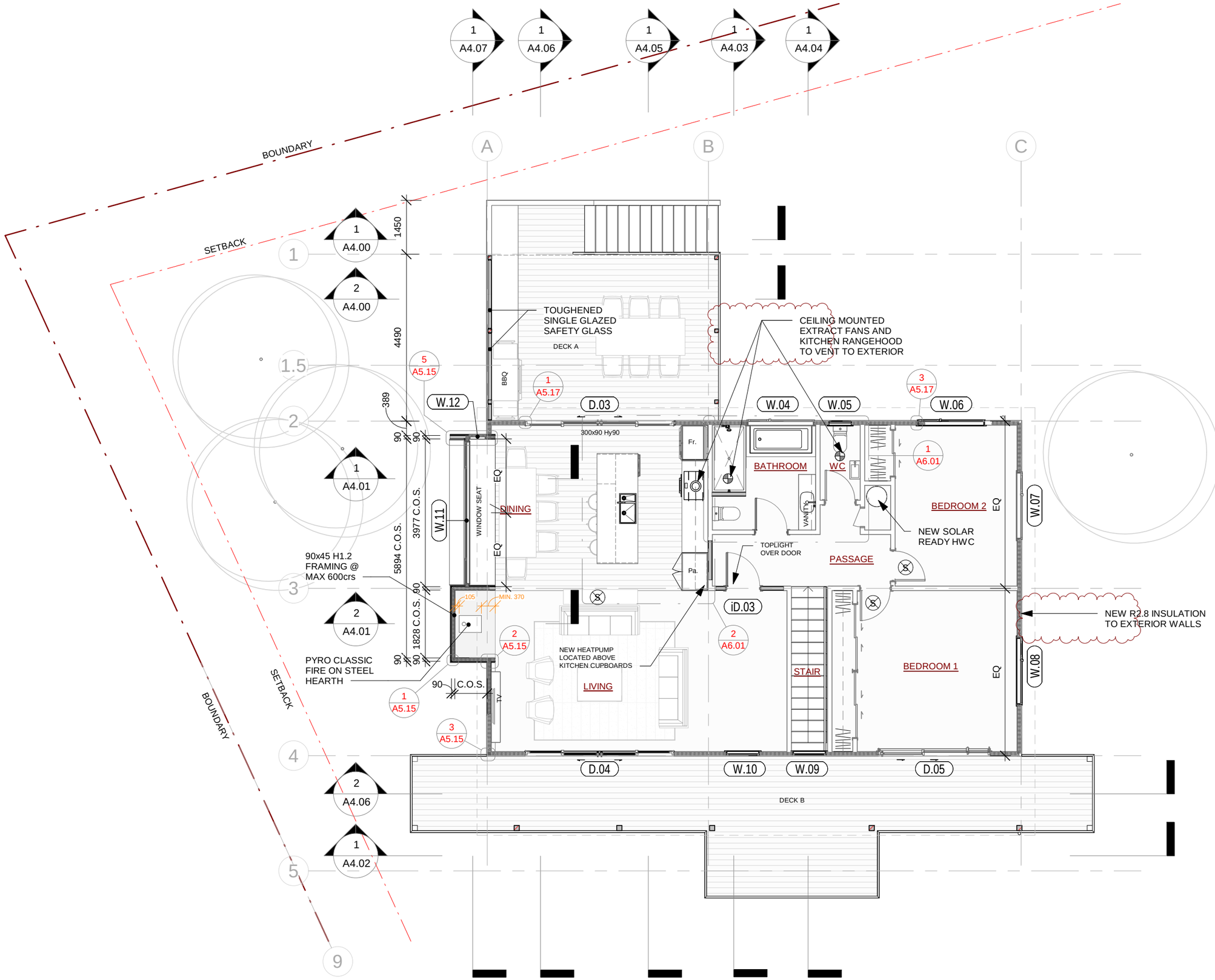
cn 25_742 | db SR

dwg A2.02 | revision 1

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1 PROPOSED FIRST FLOOR PLAN

1 : 100
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Rev	Description	Date
1	BUILDING CONSENT	2026.08.24
2	RFIs	2026.10.20

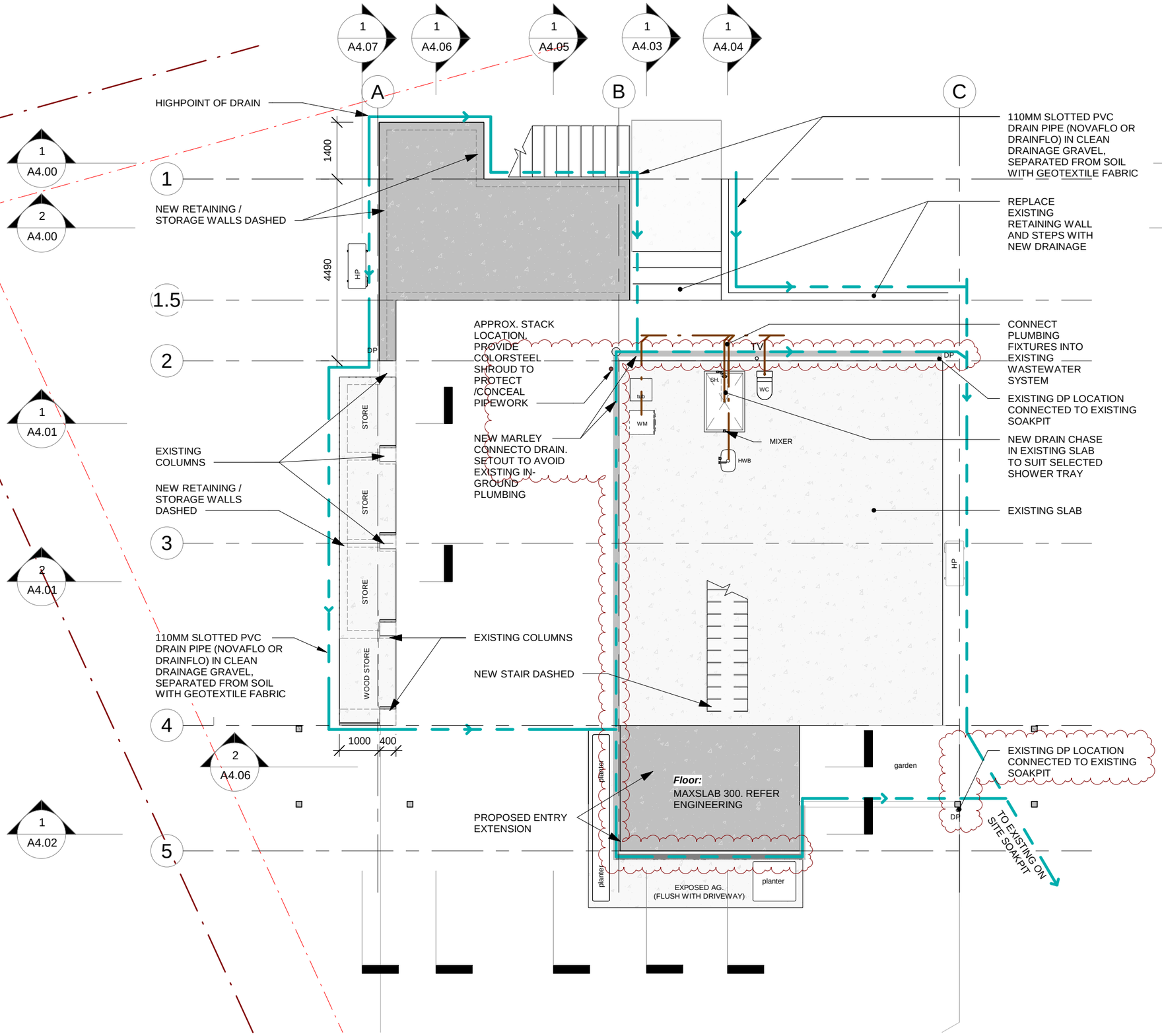
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
PROPOSED FLOOR PLAN

scale 1 : 100
cn 25_742
date 2026.10.29
db sr
dwg A2.03
revision 2

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1 SLAB & GROUND FLOOR PLUMBING/DRAINAGE PLAN

1 : 100
[IF PRINTED ON A3 SHEET]

PLUMBING + DRAINAGE LEGEND:

DP ∘	80mm ø Colorsteel downpipe, from quarter round gutter sloped at 1:100. downpipes to have access point at base
IP	Inspection point
TV ∘	50mmØ or 80mmØ terminal vent pipe in wall
HT †	Hose tap with ability to winterize
ORG	Overflow relief gully 150mm below floor level with hose tap 450mm above
	45kg LPG cylinder on 100mm concrete pad.
AB	Anchor block at change of gradient in accordance with AS/NZS 3500
tub	Laundry tub - 40mm dia discharge pipe @ 1:40
w/m	Washing machine - 40mm dia discharge pipe @ 1:40
whb	Wash hand basin - 40mm dia discharge pipe @ 1:40
sh.	Shower- 40mmø discharge pipe @ 1:40. Provide Allproof Revolver easy tile waste REVRCPT
s.	Sink - 40mm dia discharge pipe @ 1:40
w/c	Water closet - 100mm dia discharge pipe @ 1:60
d/w	Dish washer - 40mm dia discharge pipe @ 1:40
bath	Bath - 40mm dia discharge pipe @ 1:40
bid.	Bidet - 40mm dia discharge pipe @ 1:40
hwc	Hot Water Cylinder installed to manufacturer's specification with a safe tray to comply with G12 5.2.3

Site boundary line

100mmØ uPVC drain pipe at min. grade 1:60, connect to septic system as noted

100mmØ uPVC stormwater drain at min. grade 1:120, connect to soak pit as noted

110mmØ Perforated ground water drain @ 1:120. Discharge to silt trap

65mmØ uPVC drain pipe at min. grade 1:60, connect to septic system as noted

DN16 IPLEX K1 composite gas pipe supply line to LPG cooktop

45mmØ potable water supply connection

NOTE:

Drain gradients given above are minimums. in accordance with nzbc g13/as2 3.5; drains shall be installed at the **maximum practicable gradient**

Plumbing and drainage:
all foul water systems shall comply with the nzbc approved documents, acceptable solution as/nzs 3500

All pipes under concrete slab to be minimum 65mm nominal ø

All surface water drainage systems shall comply with the nzbc approved documents acceptable solutions e1/as1 surface water

All pipe materials shall comply with the nzbc approved documents acceptable solutions as/nzs 3500

Main contractor, plumber/drainlayer and electrician to confirm all service connections before commencing work and allow for any necessary council applications/permits for new connections/crossings etc

Run all wastes within wall cavity where possible

Dishwasher - position hot and cold water supply next to dishwasher unit, not behind

Dual flush toilets, low flow showers and restricted flow tapware tbc with owner if required before ordering

Coordination of services in allocated areas (e.g. internal service cavitys, ceiling voids) preferably installed in the order of:
1. mechanical service ducts
2. plumbing pipework
3. electrical wiring

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

status: BUILDING CONSENT

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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
SLAB PLAN

scale 1 : 100
cn 25_742
date 2026.10.29
db SR
revision 1
dwg A2.04

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PLUMBING + DRAINAGE LEGEND:

DP ○	80mm ø Colorsteel downpipe, from quarter round gutter sloped at 1:100. downpipes to have access point at base
IP	Inspection point
TV ○	50mmØ or 80mmØ terminal vent pipe in wall
HT	Hose tap with ability to winterize
ORG	Overflow relief gully 150mm below floor level with hose tap 450mm above
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w/m	Washing machine - 40mm dia discharge pipe @ 1:40
whb	Wash hand basin - 40mm dia discharge pipe @ 1:40
sh.	Shower- 40mmø discharge pipe @ 1:40. Provide Allproof Revolver easy tile waste REVRCPT
s.	Sink - 40mm dia discharge pipe @ 1:40
w/c	Water closet - 100mm dia discharge pipe @ 1:60
d/w	Dish washer - 40mm dia discharge pipe @ 1:40
bath	Bath - 40mm dia discharge pipe @ 1:40
bid.	Bidet - 40mm dia discharge pipe @ 1:40
hwc	Hot Water Cylinder installed to manufacturer's specification with a safe tray to comply with G12 5.2.3

Site boundary line

100mmØ uPVC drain pipe at min. grade 1:60, connect to septic system as noted

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110mmØ Perforated ground water drain @ 1:120. Discharge to silt trap

65mmØ uPVC drain pipe at min. grade 1:60, connect to septic system as noted

DN16 IPLEX K1 composite gas pipe supply line to LPG cooktop

45mmØ potable water supply connection

NOTE:

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All surface water drainage systems shall comply with the nzbc approved documents acceptable solutions e1/as1 surface water

All pipe materials shall comply with the nzbc approved documents acceptable solutions as/nzs 3500

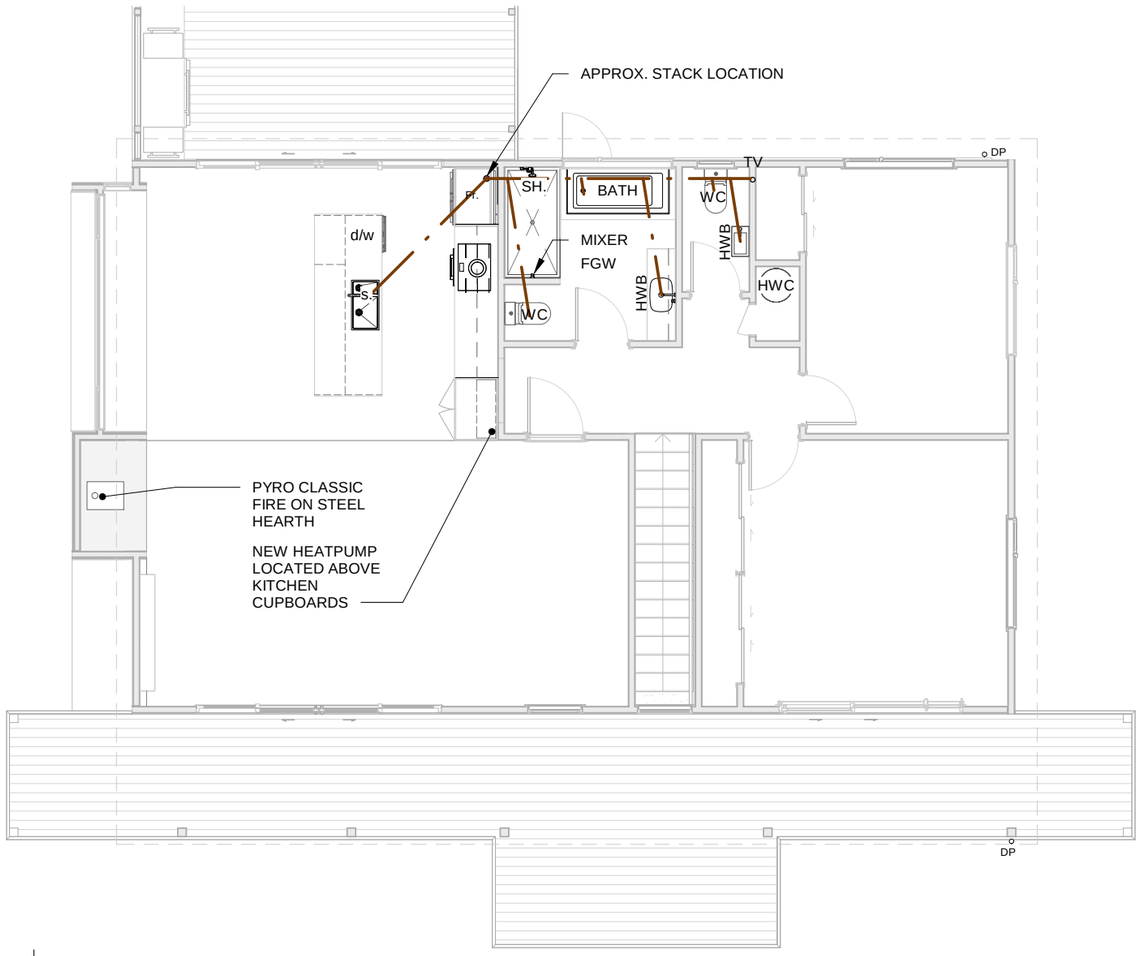
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Run all wastes within wall cavity where possible

Dishwasher - position hot and cold water supply next to dishwasher unit, not behind

Dual flush toilets, low flow showers and restricted flow tapware tbc with owner if required before ordering

Coordination of services in allocated areas (e.g. internal service cavitys, ceiling voids) preferably installed in the order of:
1. mechanical service ducts
2. plumbing pipework
3. electrical wiring



1 FIRST FLOOR PLUMBING PLAN
1 : 100
[IF PRINTED ON A3 SHEET]

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1	BUILDING CONSENT	2026.08.24
2	RFIs	2026.10.20

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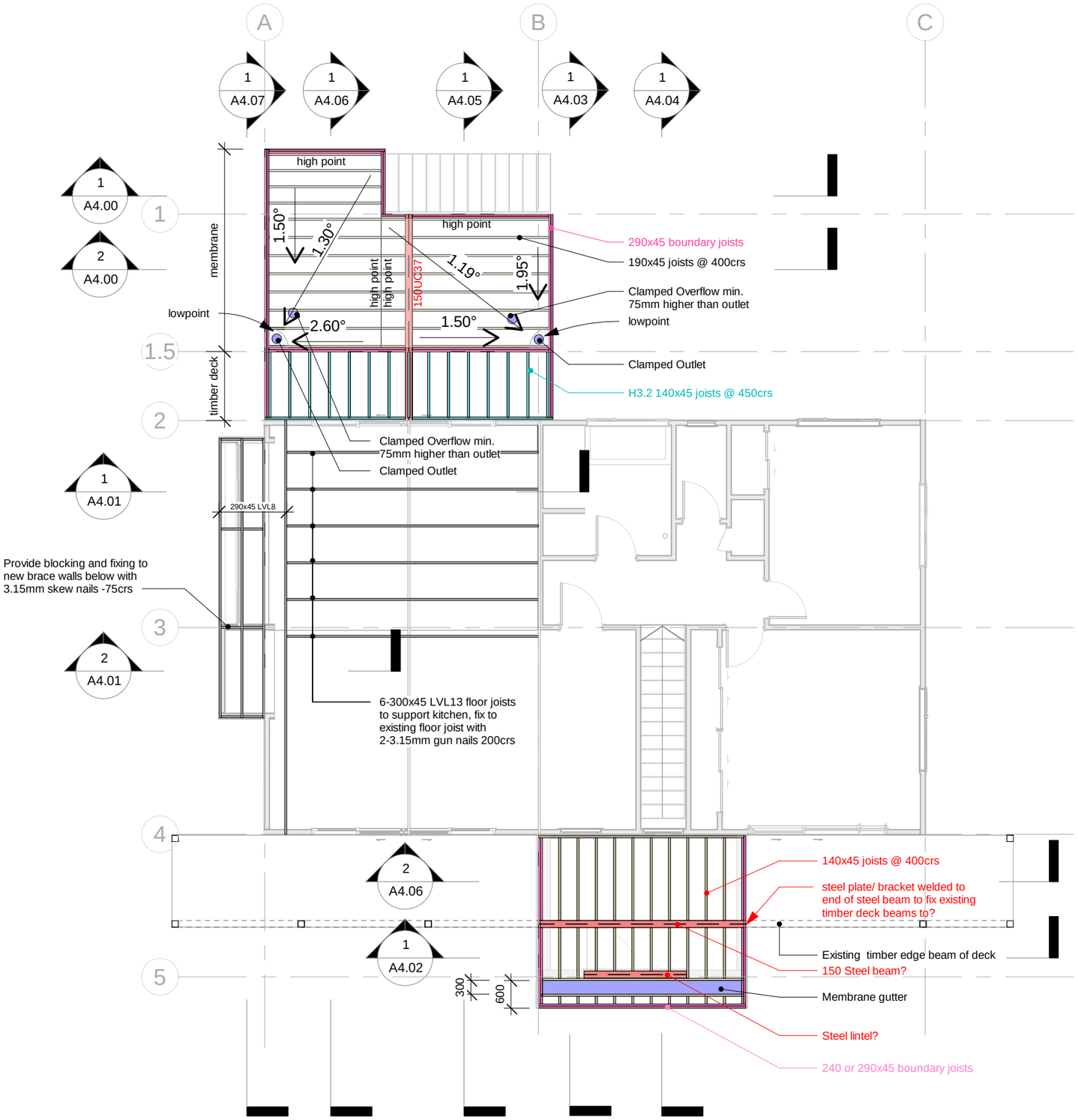
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
PLUMBING PLAN

scale 1 : 100 date 2026.10.29
cn 25_742 db SR

dwg A2.05 revision 2

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1 FLOOR FRAMING PLAN

1 : 100
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24
2	DRAWING UPDATES	2026.09.10

status:
BUILDING CONSENT

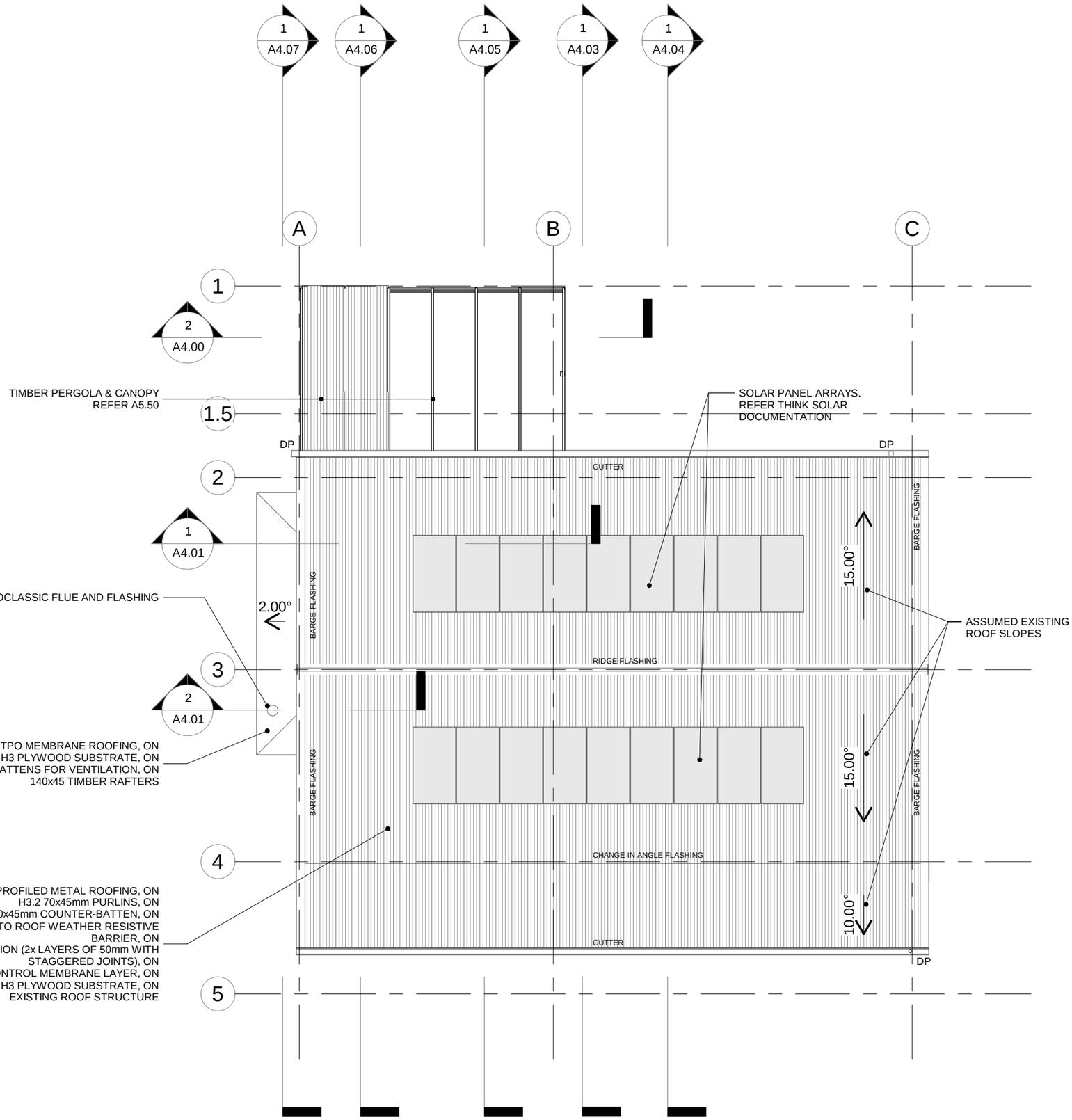
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
FLOOR FRAMING PLAN

scale 1 : 100
cn 25_742
date 2026.10.29
db Author

dwg A2.06
revision 2

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1 PROPOSED ROOF PLAN
1 : 100
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

status:
BUILDING CONSENT

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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
ROOF PLAN

scale 1 : 100
cn 25_742
date 2026.10.29
db SR
revision 1
dwg A2.20

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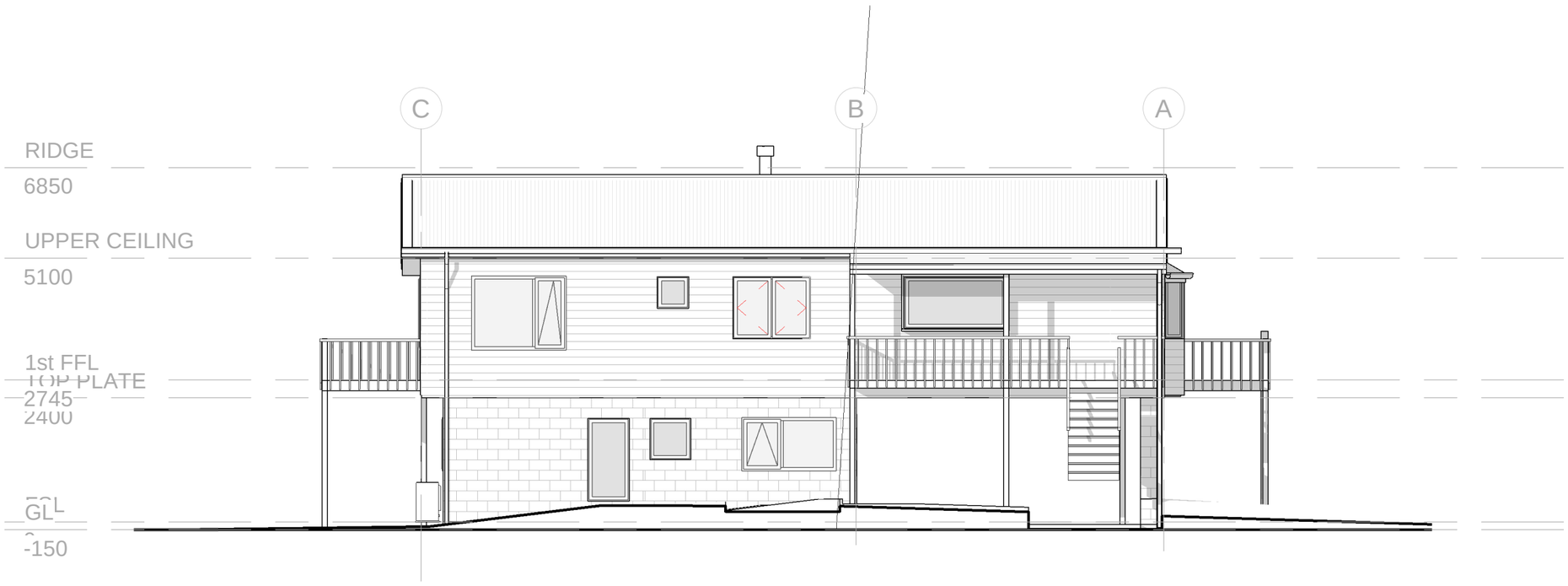
1 NORTH ELEVATION

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[IF PRINTED ON A3 SHEET]



2 EAST ELEVATION

1 : 100
[IF PRINTED ON A3 SHEET]



Rev	Description	Date
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status:
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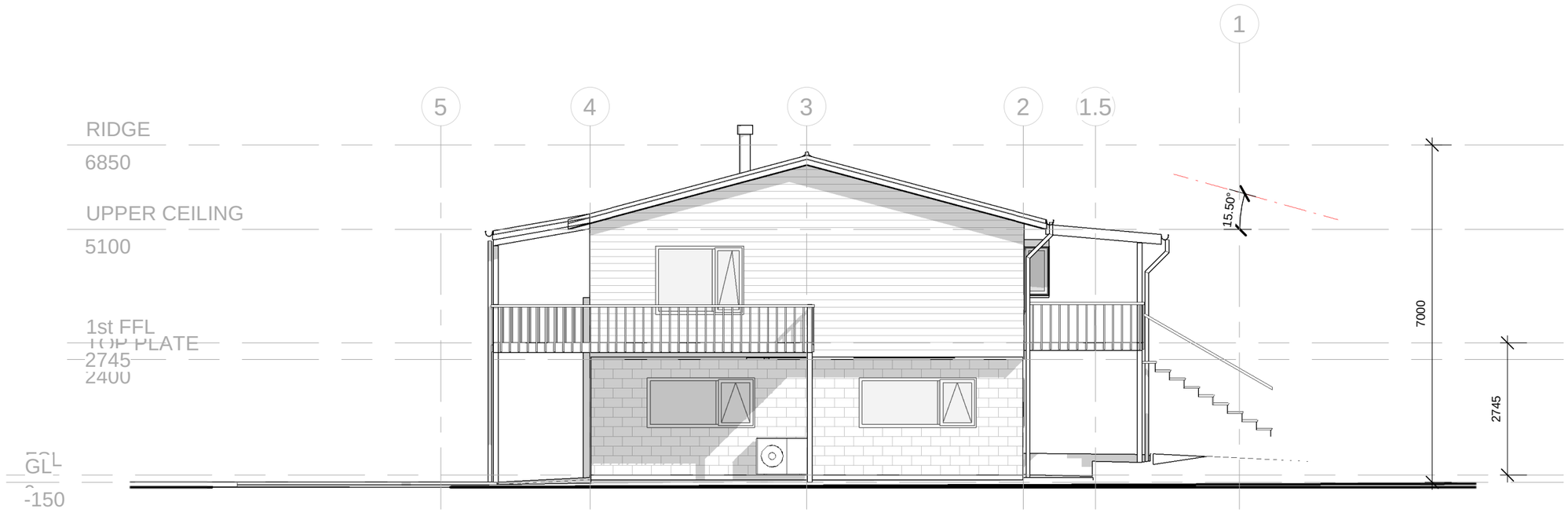
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
ELEVATIONS (EXISTING)

scale 1 : 100
cn 25_742
date 2026.10.29
db Author

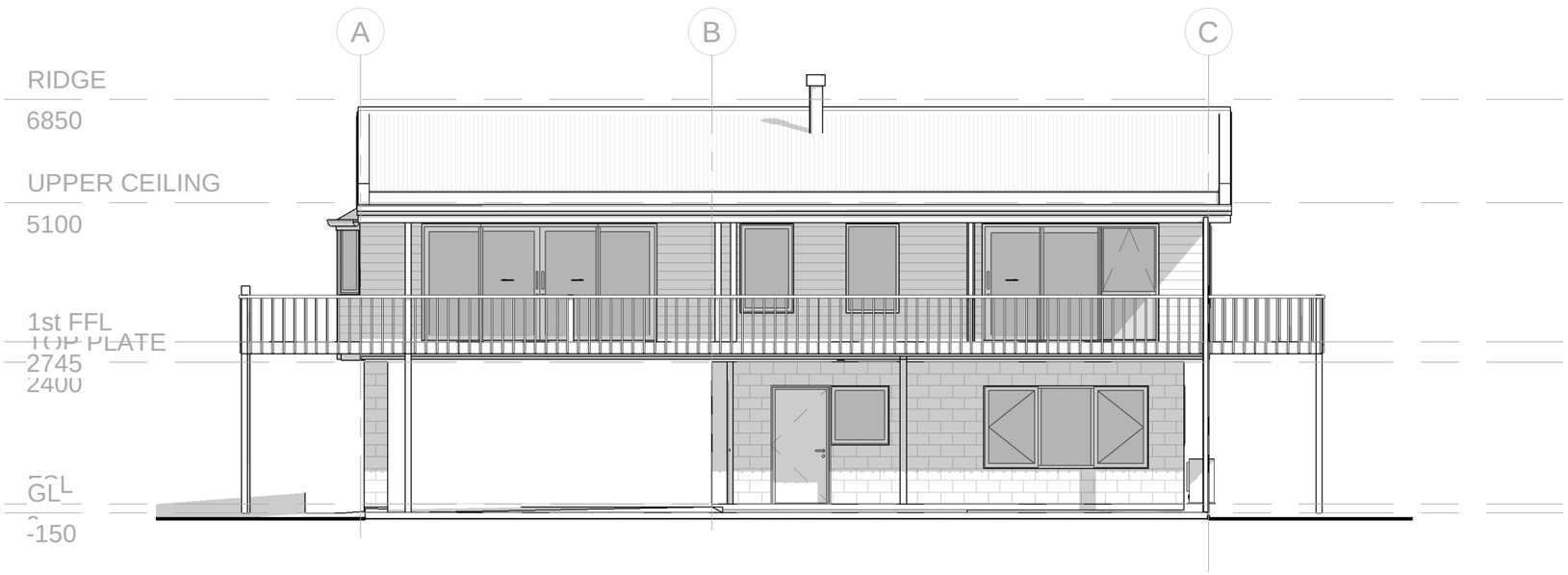
dwg A3.00
revision 1

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1 SOUTH ELEVATION

1 : 100
[IF PRINTED ON A3 SHEET]



2 WEST ELEVATION

1 : 100
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	2400 2355 345 BUILDING CONSENT	2026.08.24

status:
BUILDING CONSENT

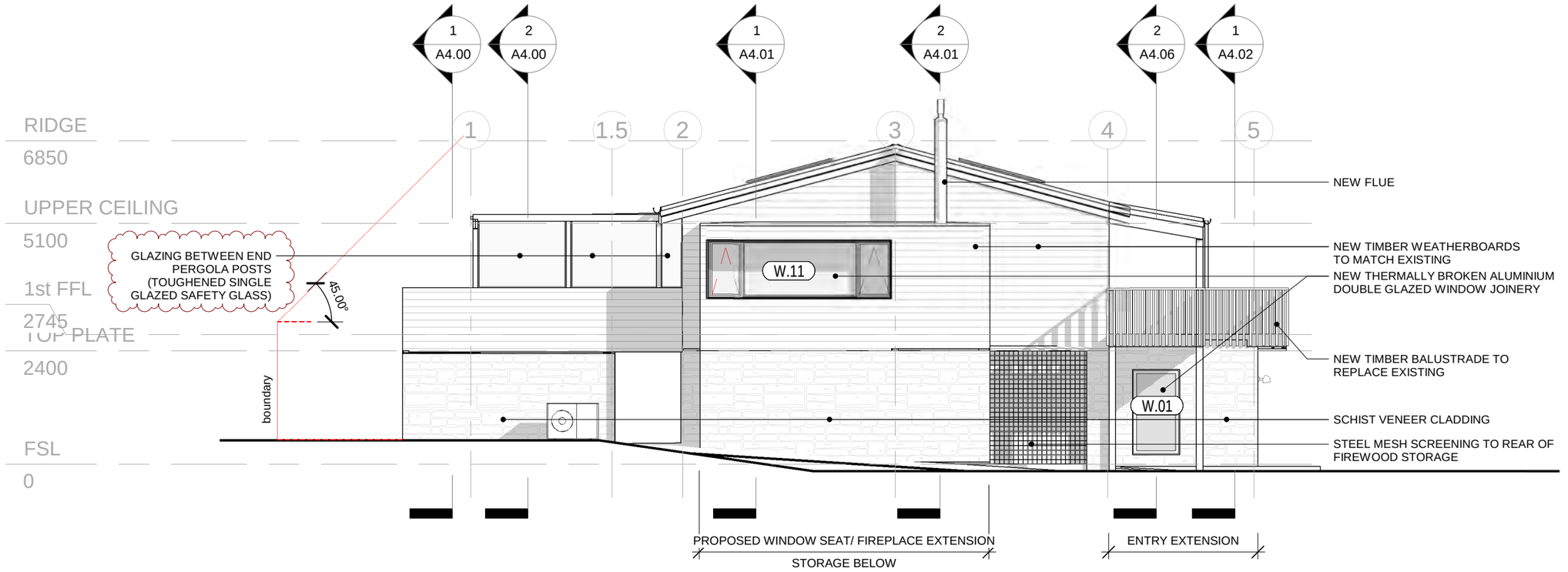
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
ELEVATIONS (EXISTING)

scale 1 : 100
cn 25_742
date 2026.10.29
db Author

dwg A3.01
revision 1

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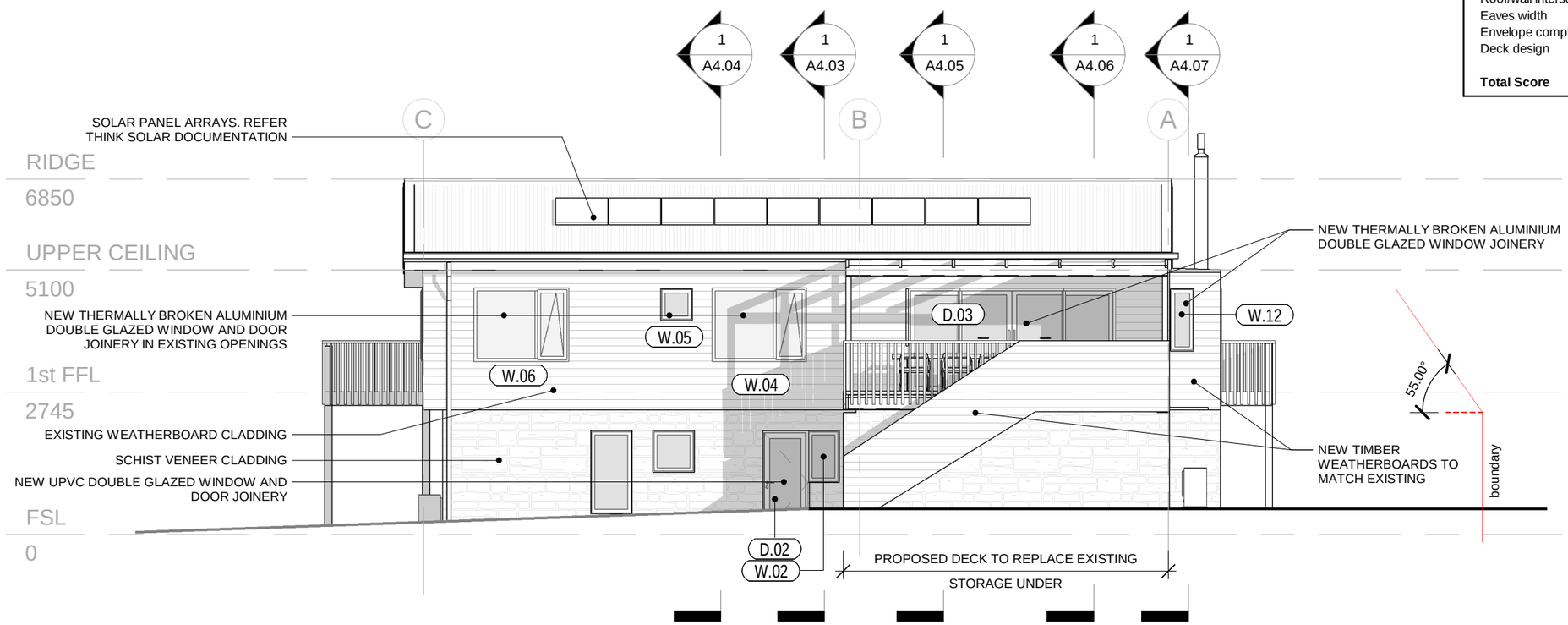


1 NORTH ELEVATION - Proposed

1 : 100
[IF PRINTED ON A3 SHEET]

BUILDING ENVELOPE RISK MATRIX (WORSE CASE)

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High	1
Number of storeys	Medium Risk	2
Roof/wall intersection design	High Risk	3
Eaves width	High Risk	3
Envelope complexity	Medium Risk	1
Deck design	Medium Risk	2
Total Score		**12**



2 EAST ELEVATION - Proposed

1 : 100
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24
2	RFIs	2026.10.20

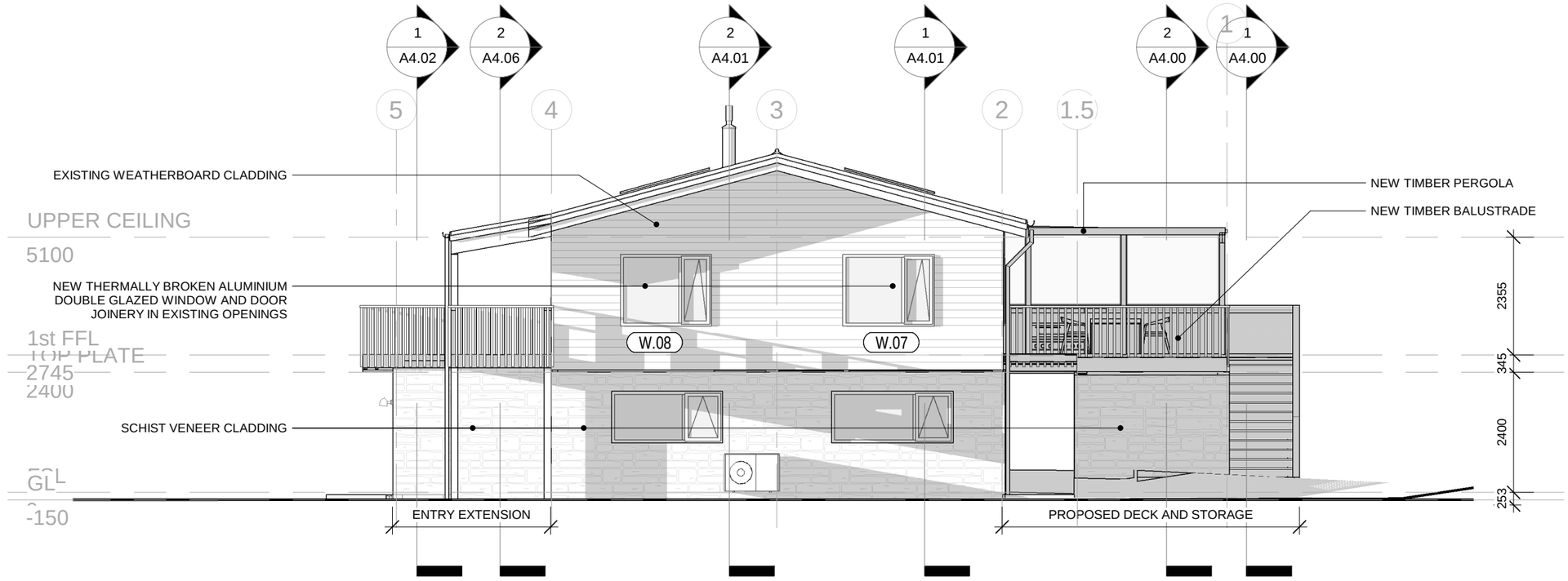
status: BUILDING CONSENT

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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
ELEVATIONS (PROPOSED)

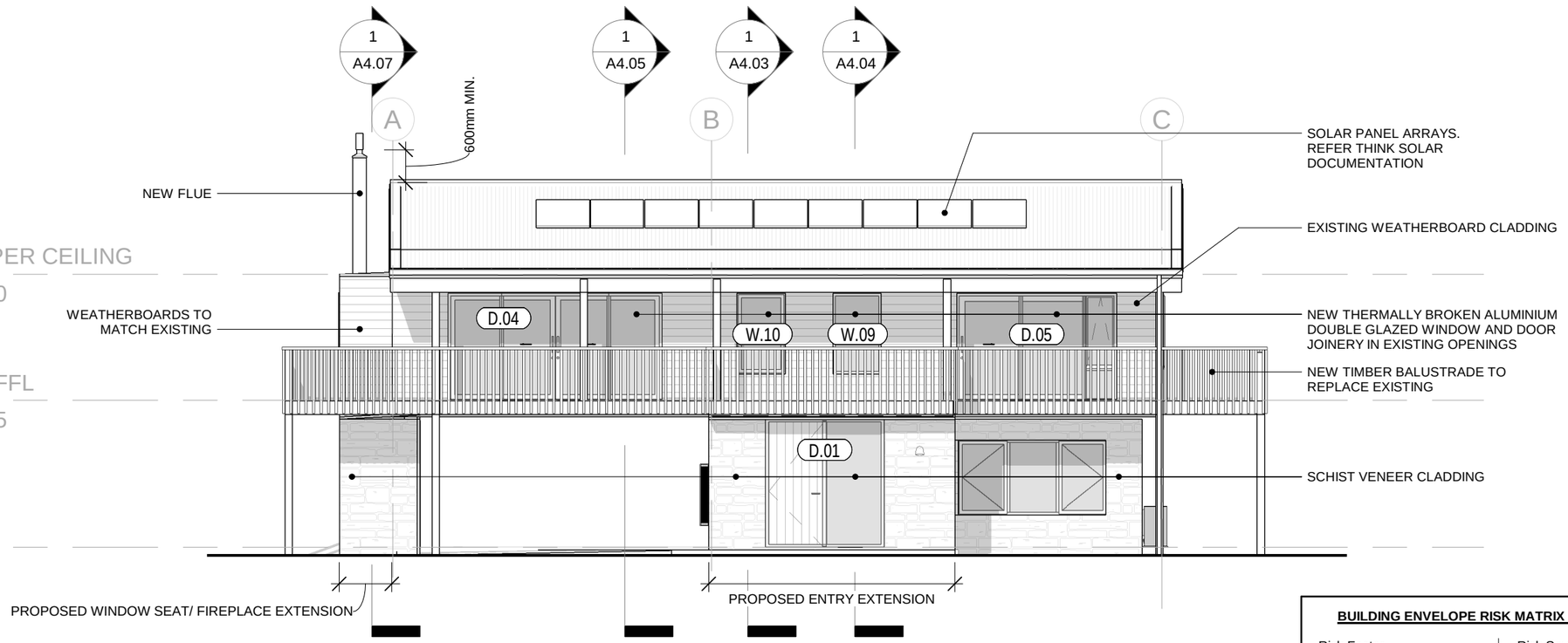
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cn 25_742
date 2026.10.29
db SR
dwg A3.04
revision 2

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1 SOUTH ELEVATION - Proposed

1 : 100
[IF PRINTED ON A3 SHEET]



2 WEST ELEVATION - Proposed

1 : 100
[IF PRINTED ON A3 SHEET]

BUILDING ENVELOPE RISK MATRIX (WORSE CASE)

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High	1
Number of storeys	Medium Risk	2
Roof/wall intersection design	High Risk	3
Eaves width	High Risk	3
Envelope complexity	Medium Risk	1
Deck design	Medium Risk	2
Total Score		**12**

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

status: BUILDING CONSENT

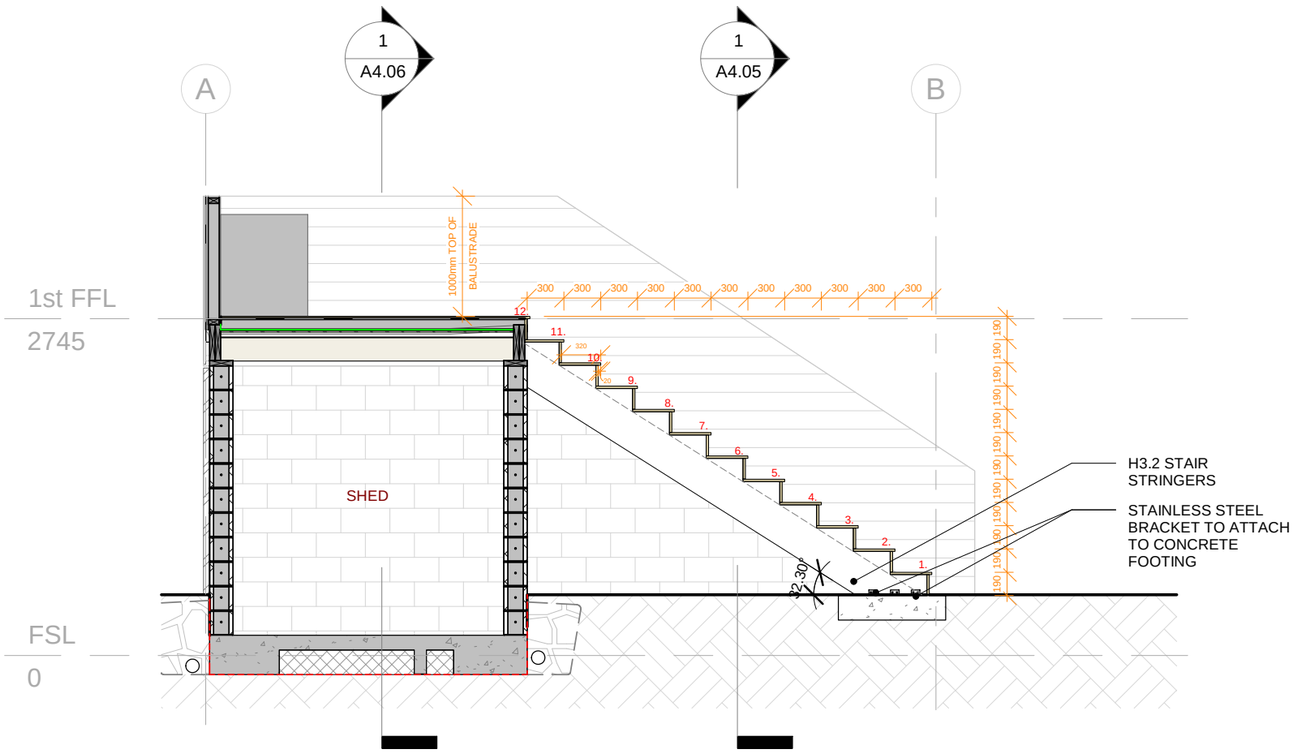
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
ELEVATIONS (PROPOSED)

scale As indicated
cn 25_742
date 2026.10.29
db SR

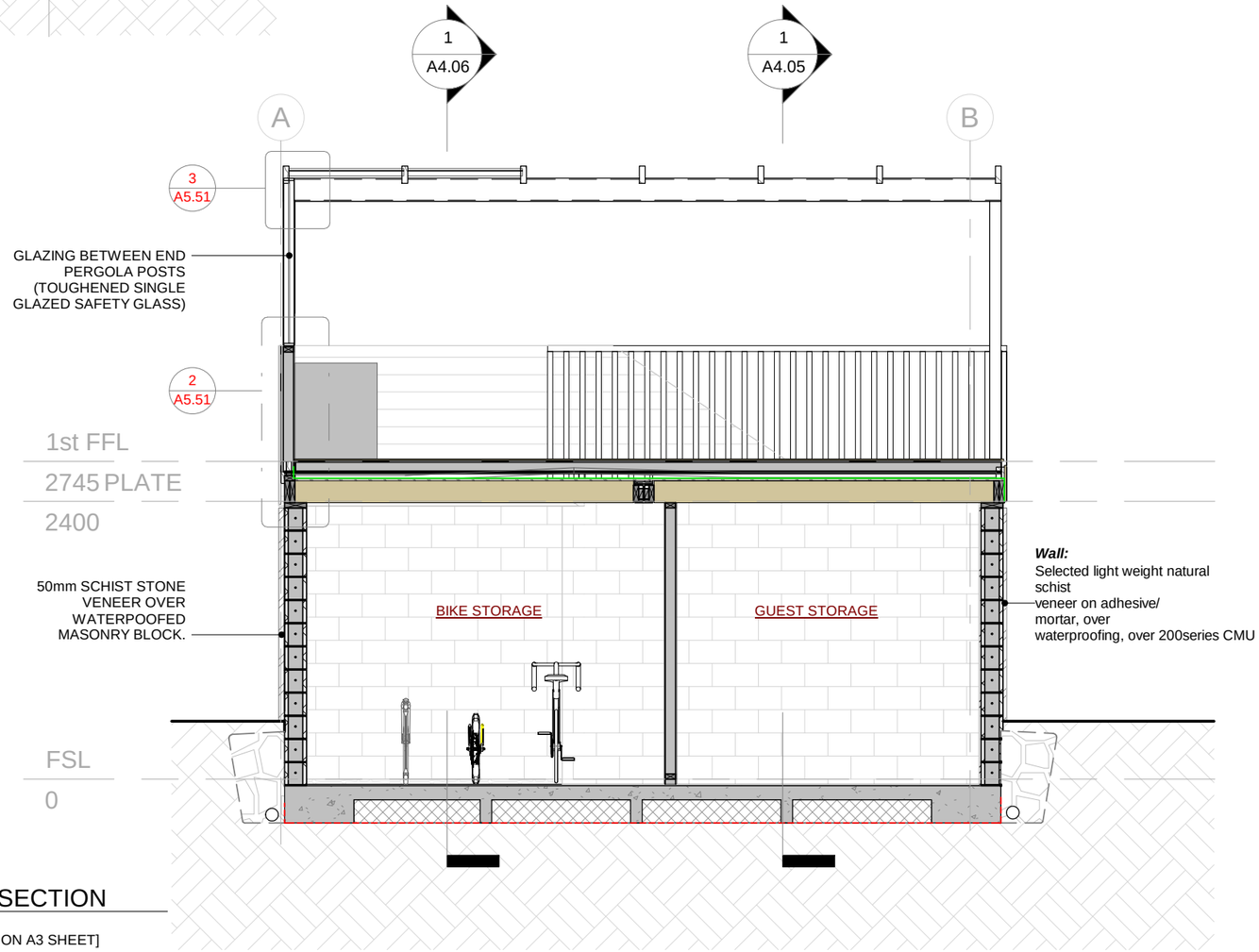
dwg A3.05
revision 1

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1 DECK STAIR SECTION

1 : 50
[IF PRINTED ON A3 SHEET]



2 DECK SECTION

1 : 50
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

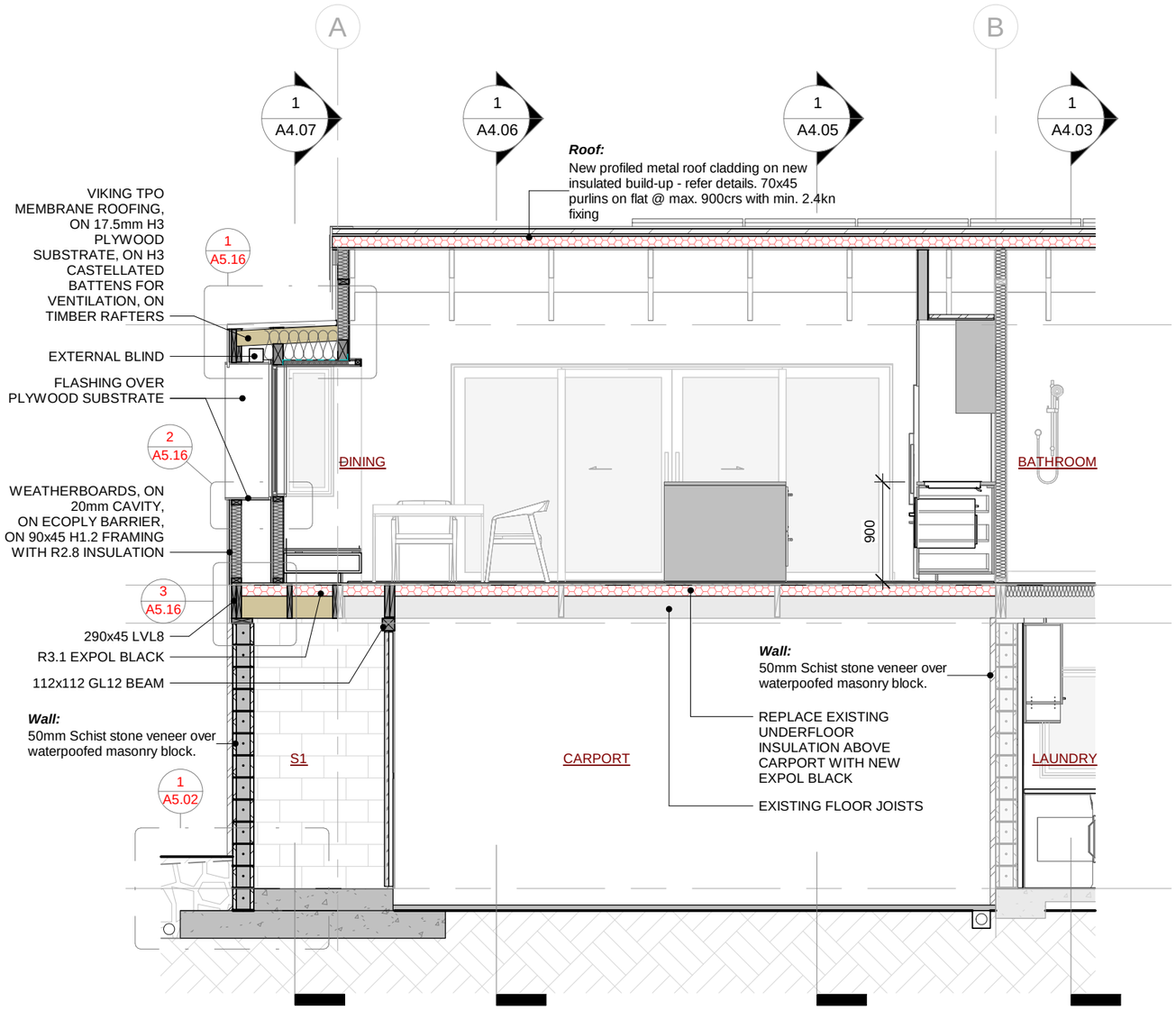
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
SECTIONS

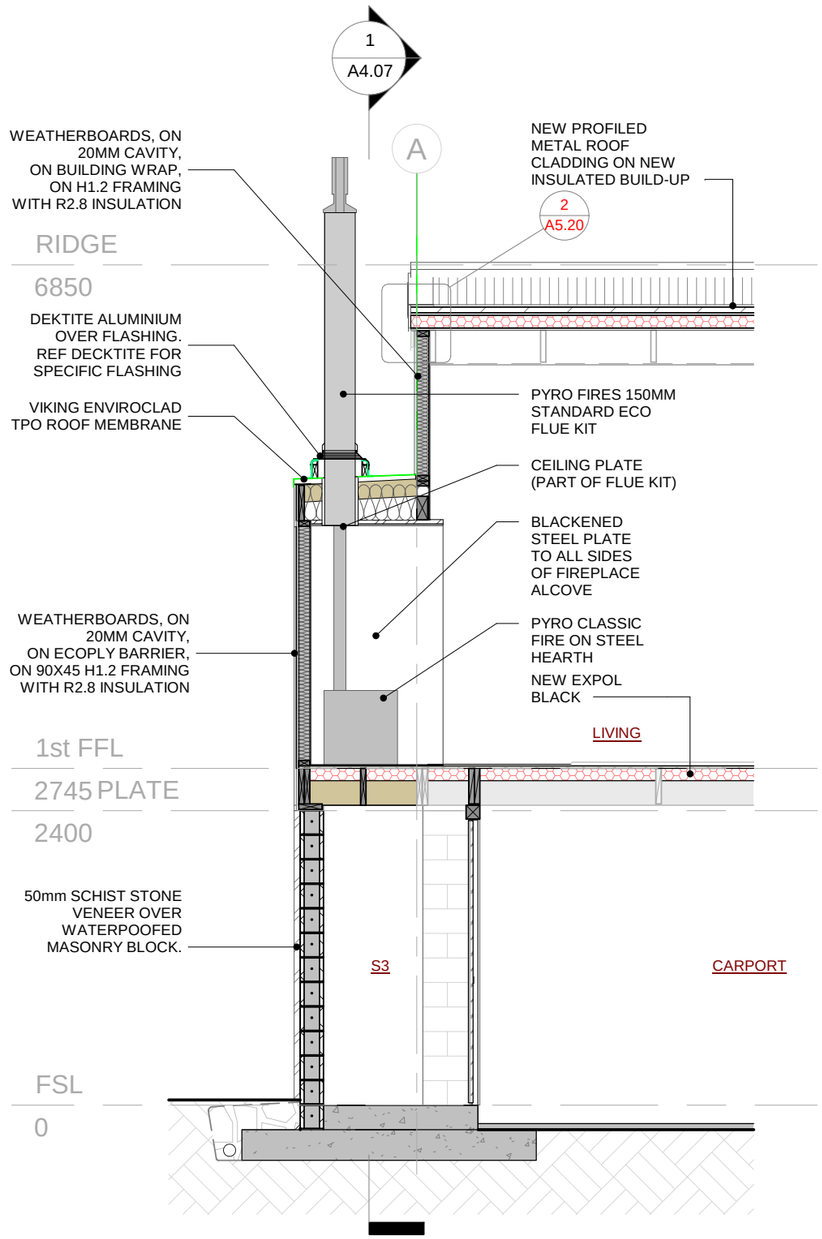
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cn 25_742
date 2026.10.29
db SR
revision 1
dwg A4.00

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1 WINDOW SEAT SECTION

1 : 50
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2 FIREPLACE SECTION

1 : 50
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

status: BUILDING CONSENT

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Hunter Cresent Alterations

76 Hunter Crescent, Wanaka

SECTIONS

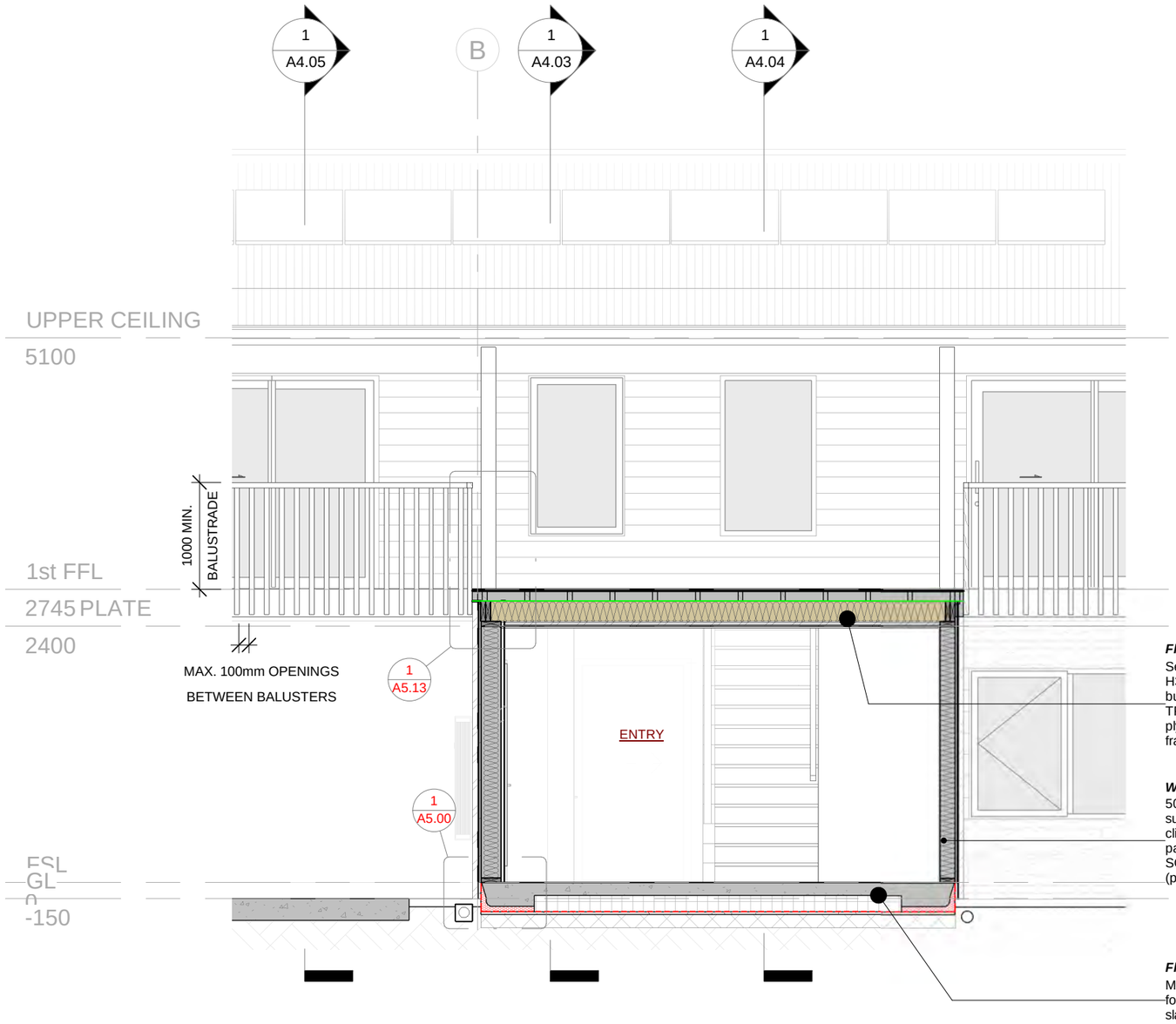
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cn 25_742

date 2026.10.29
db SR

revision 1

dwg A4.01

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Floor:
Selected hardwood decking, on H3.2 SG8 deck joists, on Viking buzon deck pedastals, on Viking TPO membrane, on 17.5mm plywood substrate, on timber framing

Wall:
50mm Schist veneer, on 9mm FC substrate, on 20mm cavity, on Pro clima SOLITEX EXTASANA building paper with taped joints over H1.2 SG8 studs @ 600crs. Gib lining (packout to suit)

Floor:
MaxSlab 300 foundation, 100mm slab SE62 mesh. Refer Struct.

1 ENTRY SECTION
1 : 50
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

status: BUILDING CONSENT

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Hunter Cresent Alterations

76 Hunter Crescent, Wanaka

SECTIONS

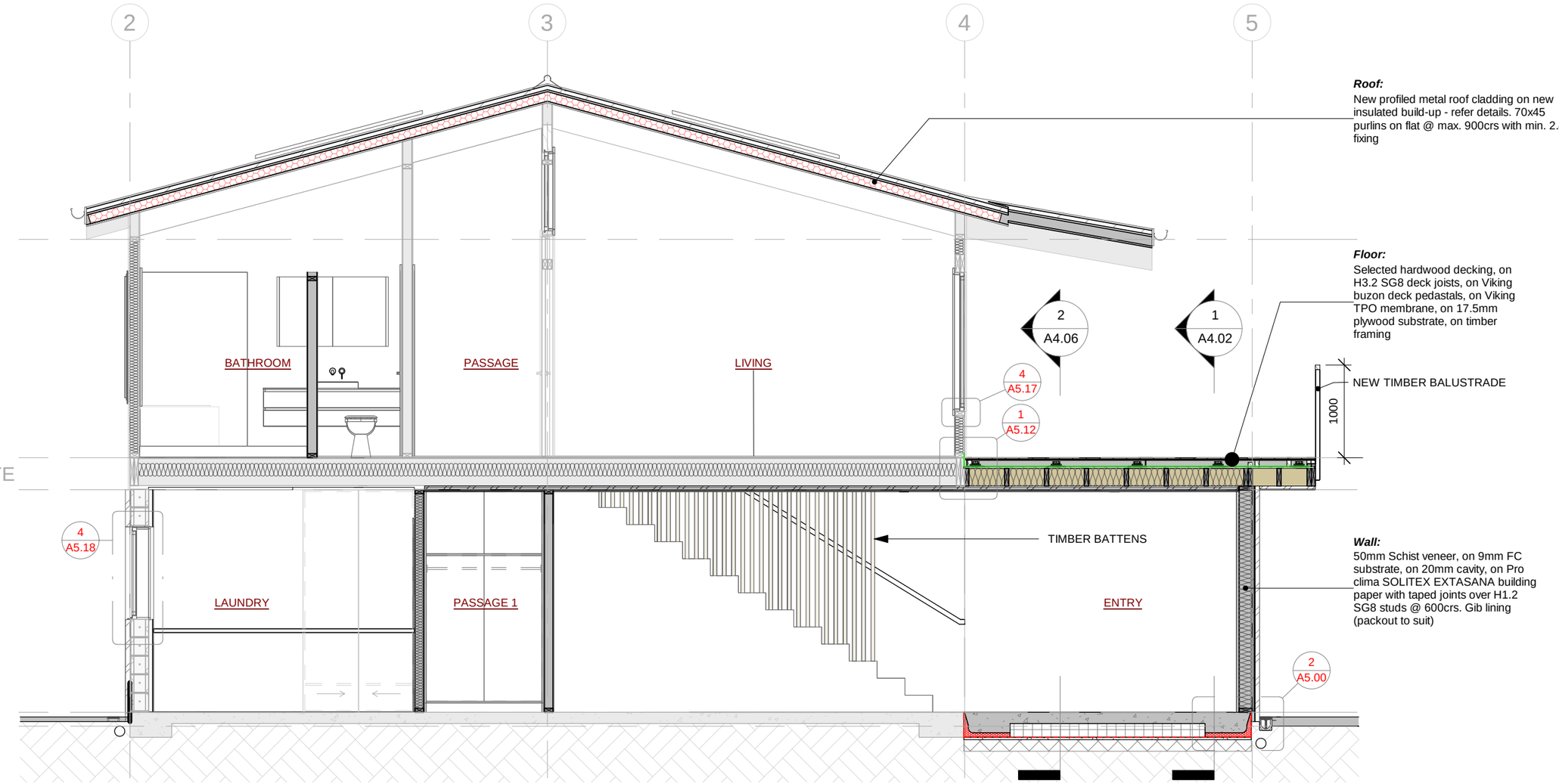
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date 2026.10.29
db SR

revision 1

dwg A4.02

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1 ENTRY SECTION 2
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[IF PRINTED ON A3 SHEET]

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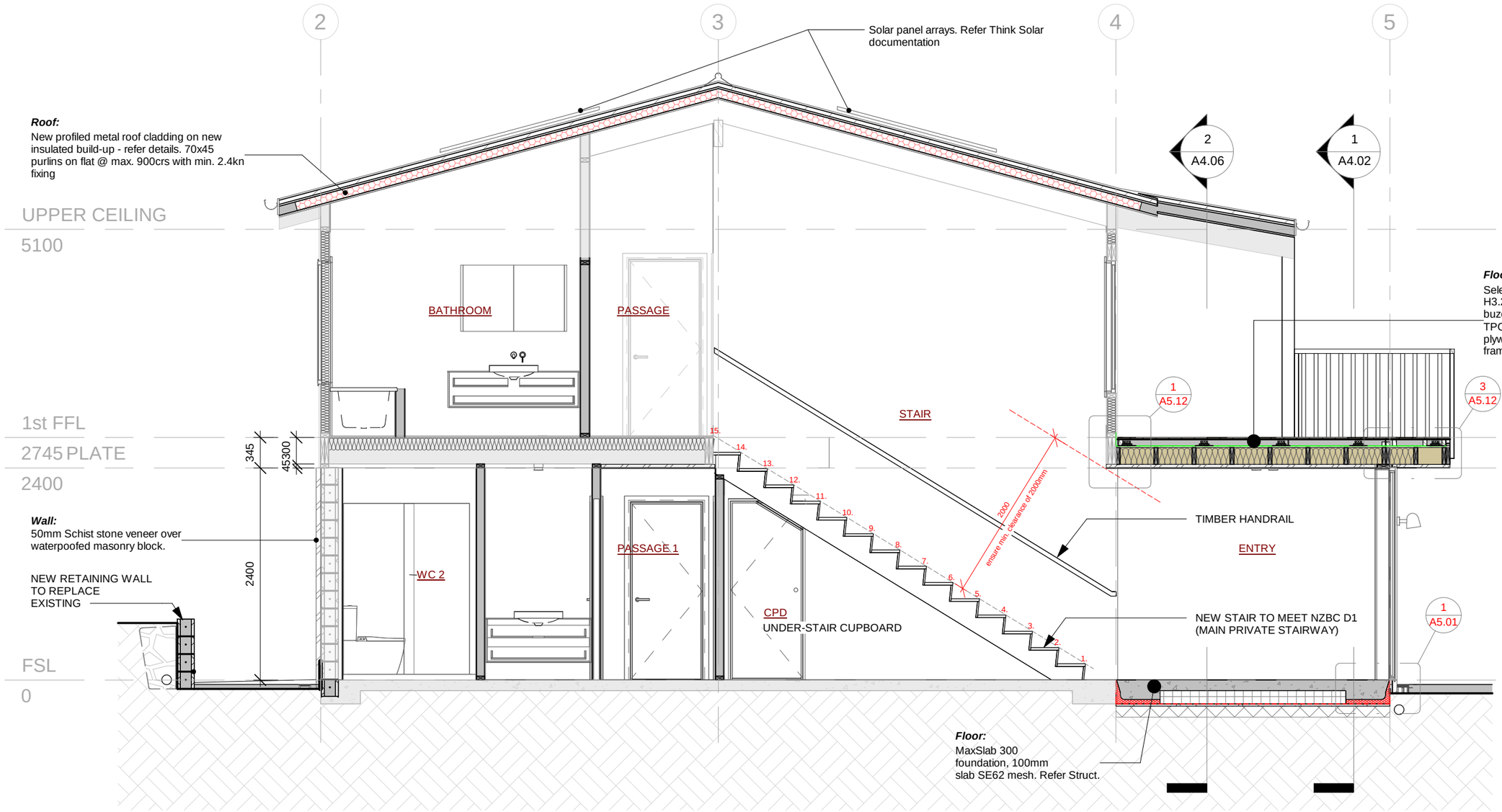
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
SECTIONS

scale 1 : 50
cn 25_742
date 2026.10.29
db SR
revision 1
dwg A4.03

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1 INTERIOR STAIR SECTION

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[IF PRINTED ON A3 SHEET]

Rev	Description	Date
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status:
BUILDING CONSENT

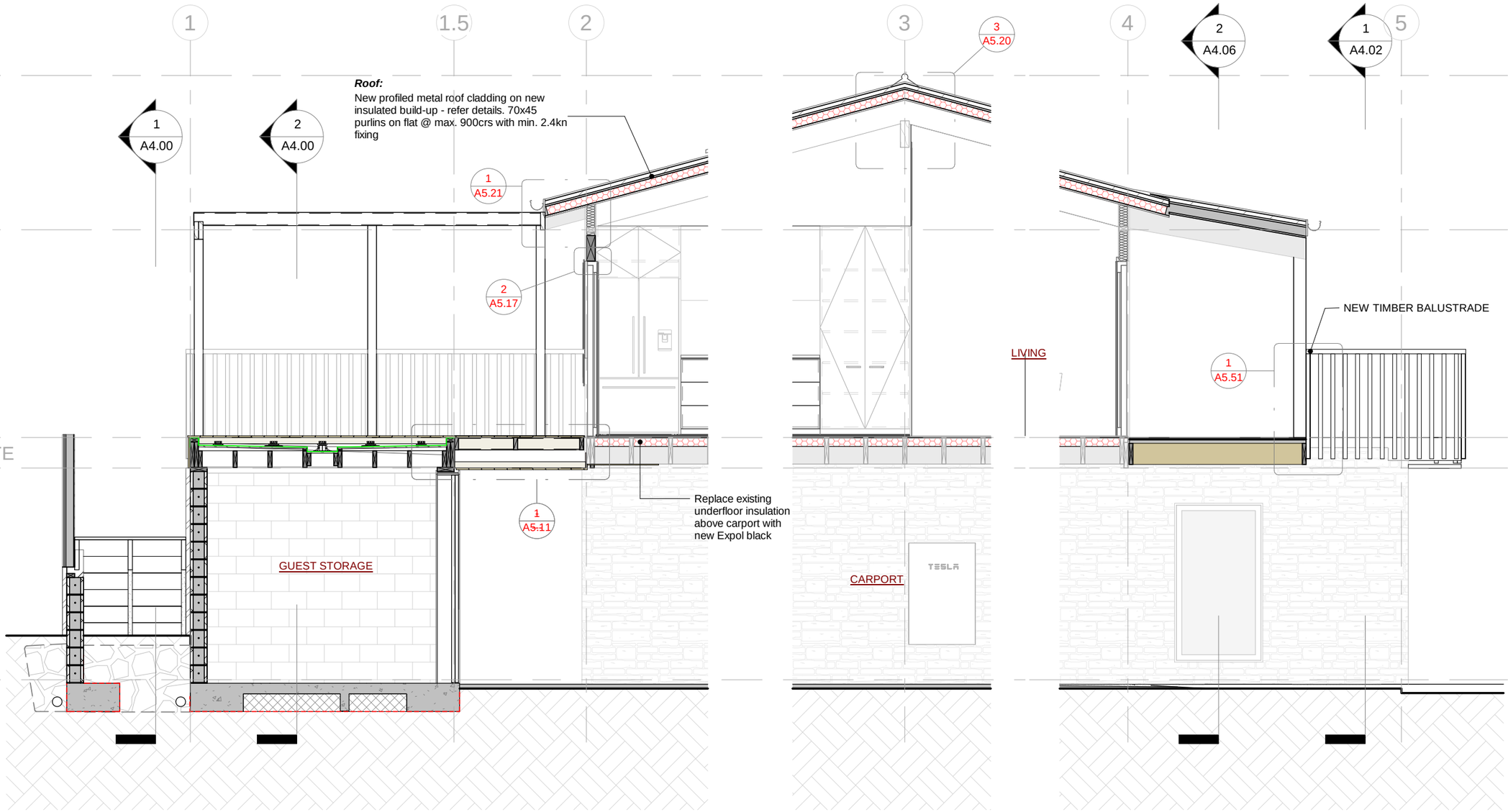
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
SECTIONS

scale 1 : 50
cn 25_742
date 2026.10.29
db SR

dwg A4.04
revision 1

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1 CROSS-SECTION
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[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

status:
BUILDING CONSENT

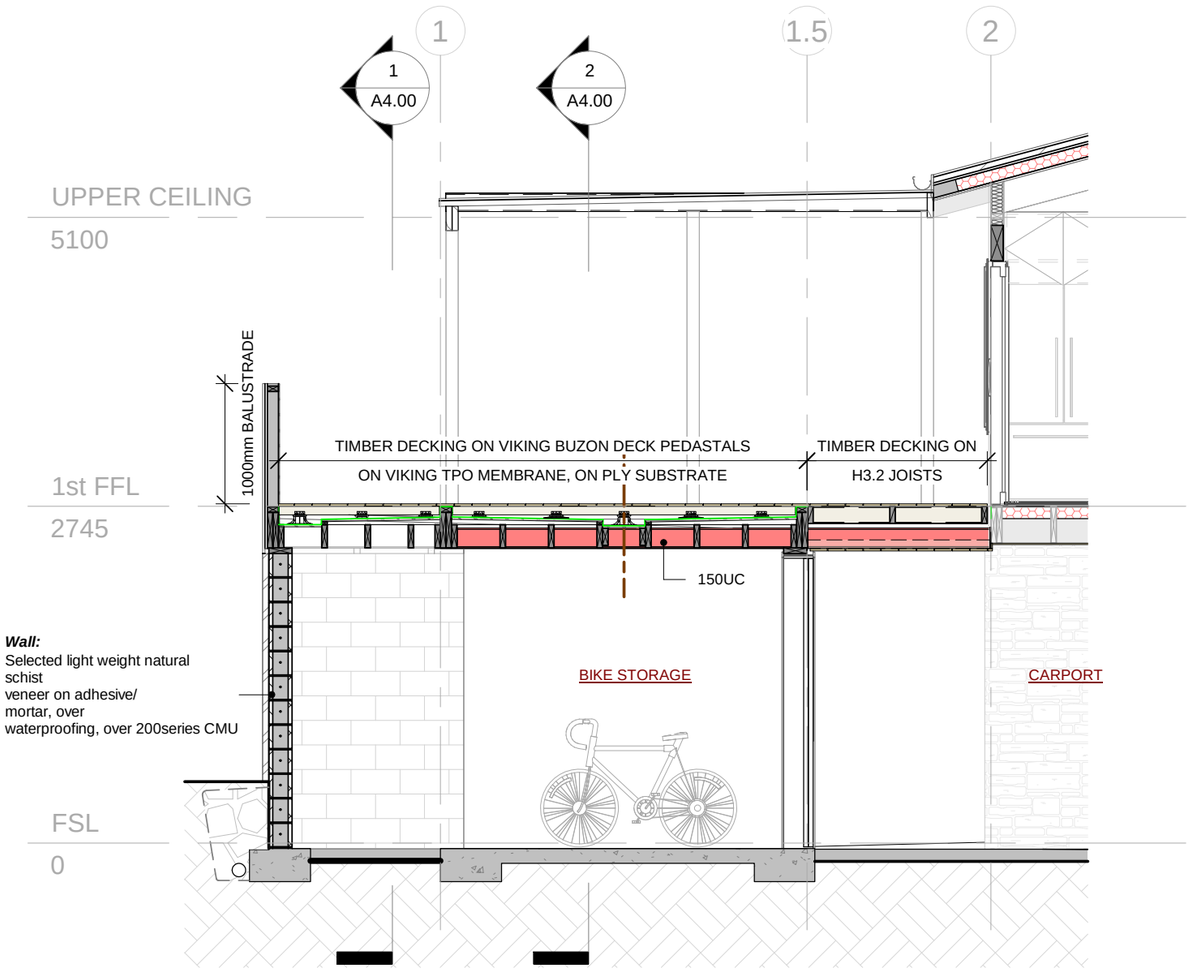
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
SECTIONS

scale 1 : 50
cn 25_742
date 2026.10.29
db Author

dwg A4.05
revision 1

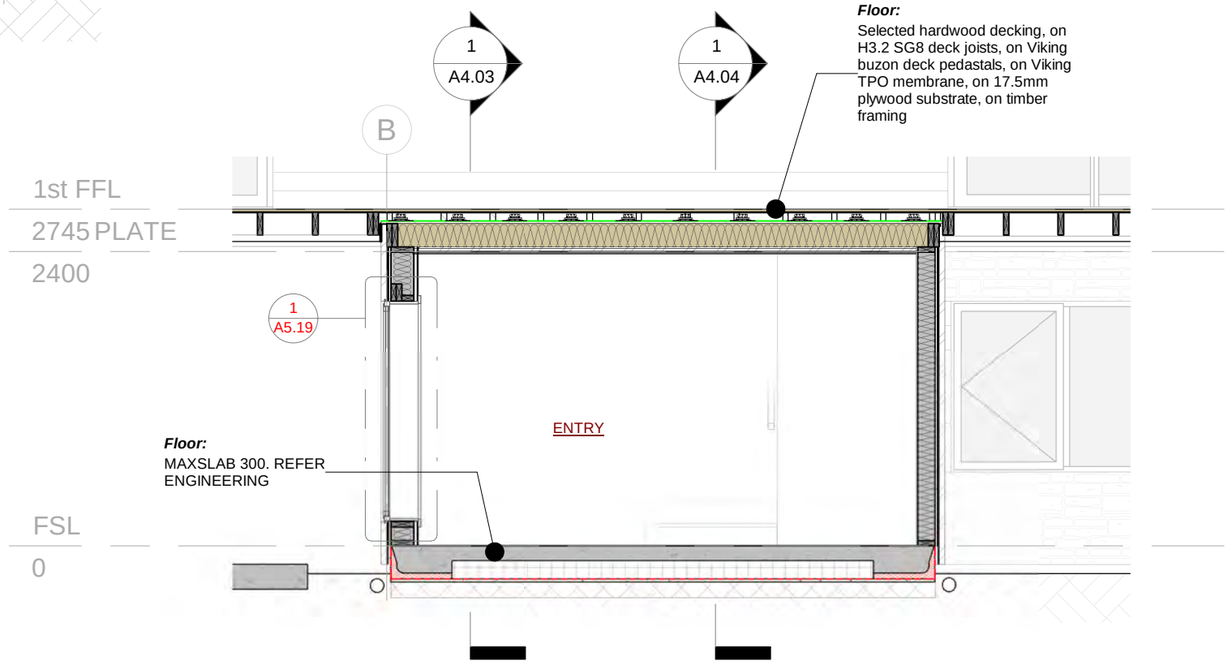
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1 DECK SECTION 2

1 : 50

[IF PRINTED ON A3 SHEET]



2 ENTRY SECTION 3

1 : 50

[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24
2	RFIs	2026.10.20

status: BUILDING CONSENT

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Hunter Cresent Alterations

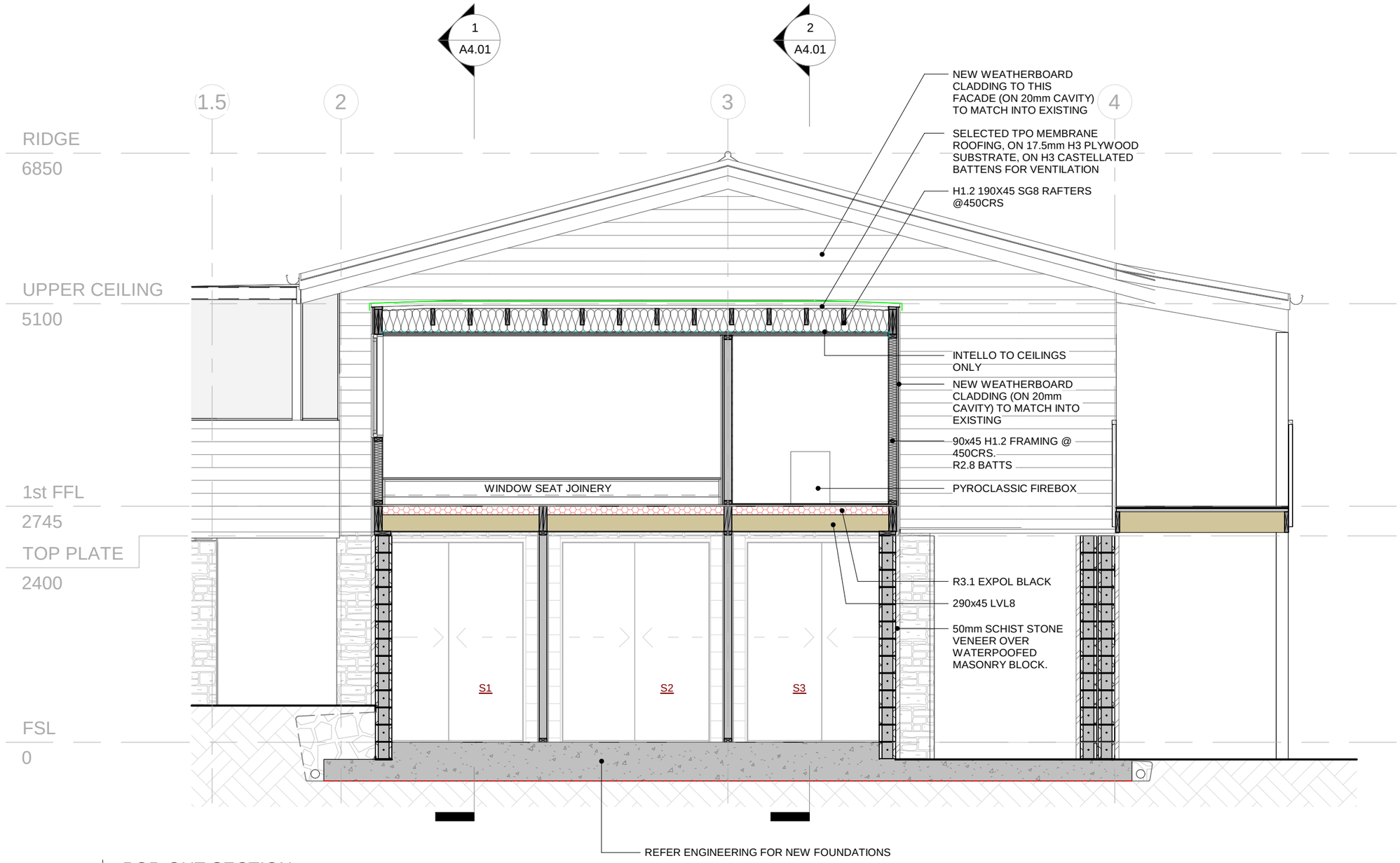
76 Hunter Crescent, Wanaka

SECTIONS

scale 1 : 50 | date 2026.10.29
cn 25_742 | db Author

dwg A4.06 | revision 2

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1 POP-OUT SECTION

1 : 50

[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

status: BUILDING CONSENT

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Hunter Cresent Alterations

76 Hunter Crescent, Wanaka

SECTIONS

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date 2026.10.29
db Author

revision 1

dwg A4.07

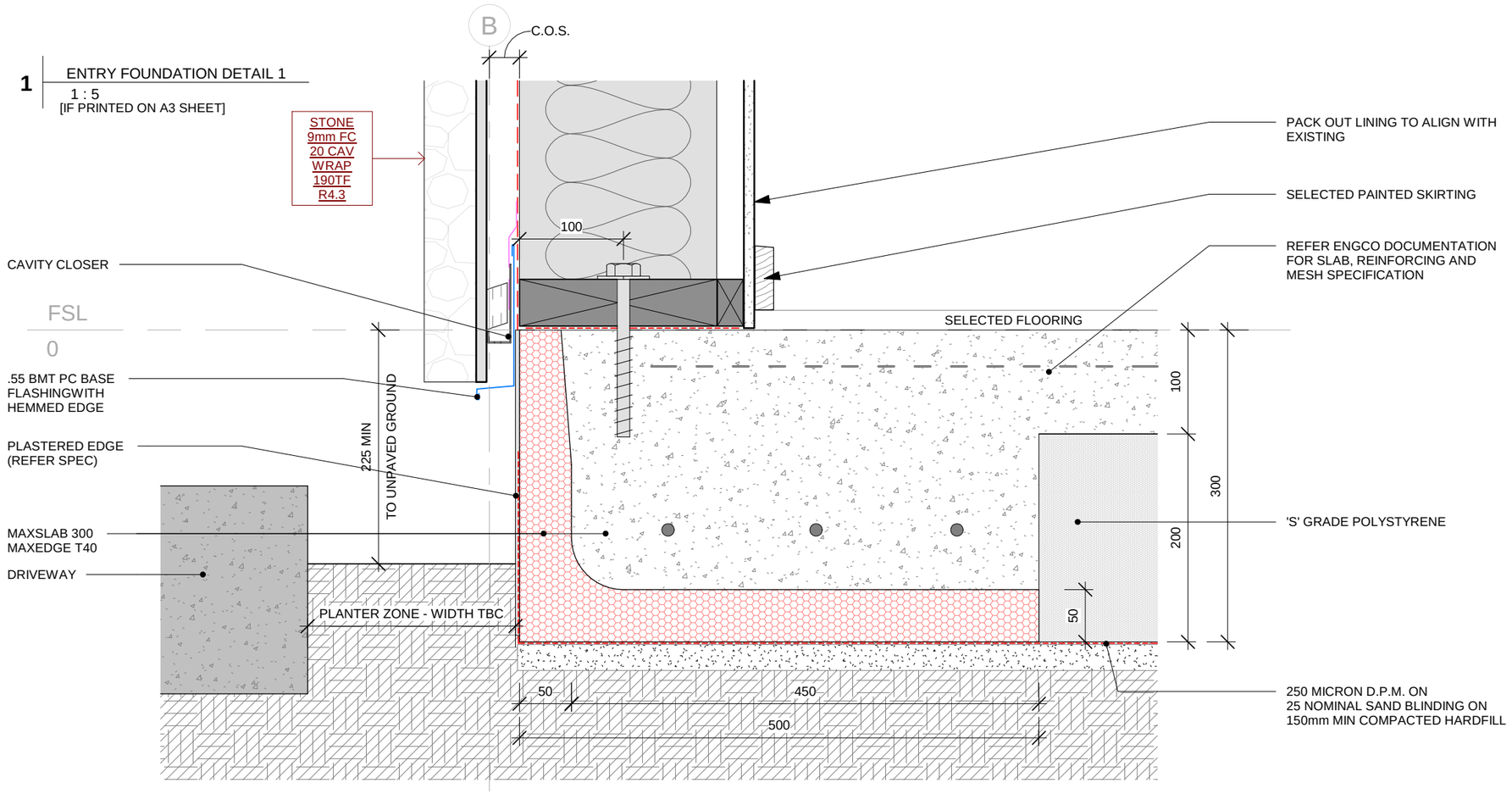
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1 ENTRY FOUNDATION DETAIL 1

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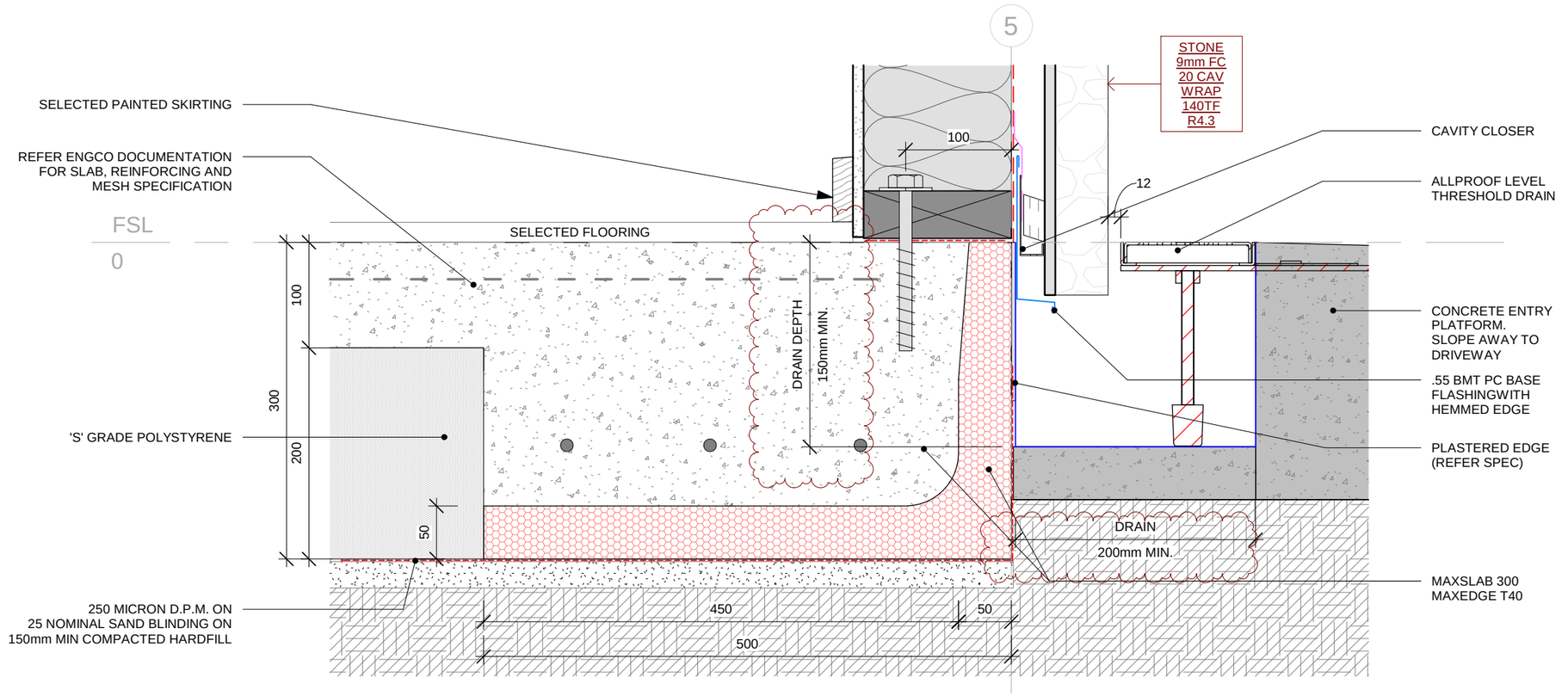
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2 ENTRY FOUNDATION DETAIL 2

1 : 5

[IF PRINTED ON A3 SHEET]



Rev	Description	Date
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status: BUILDING CONSENT

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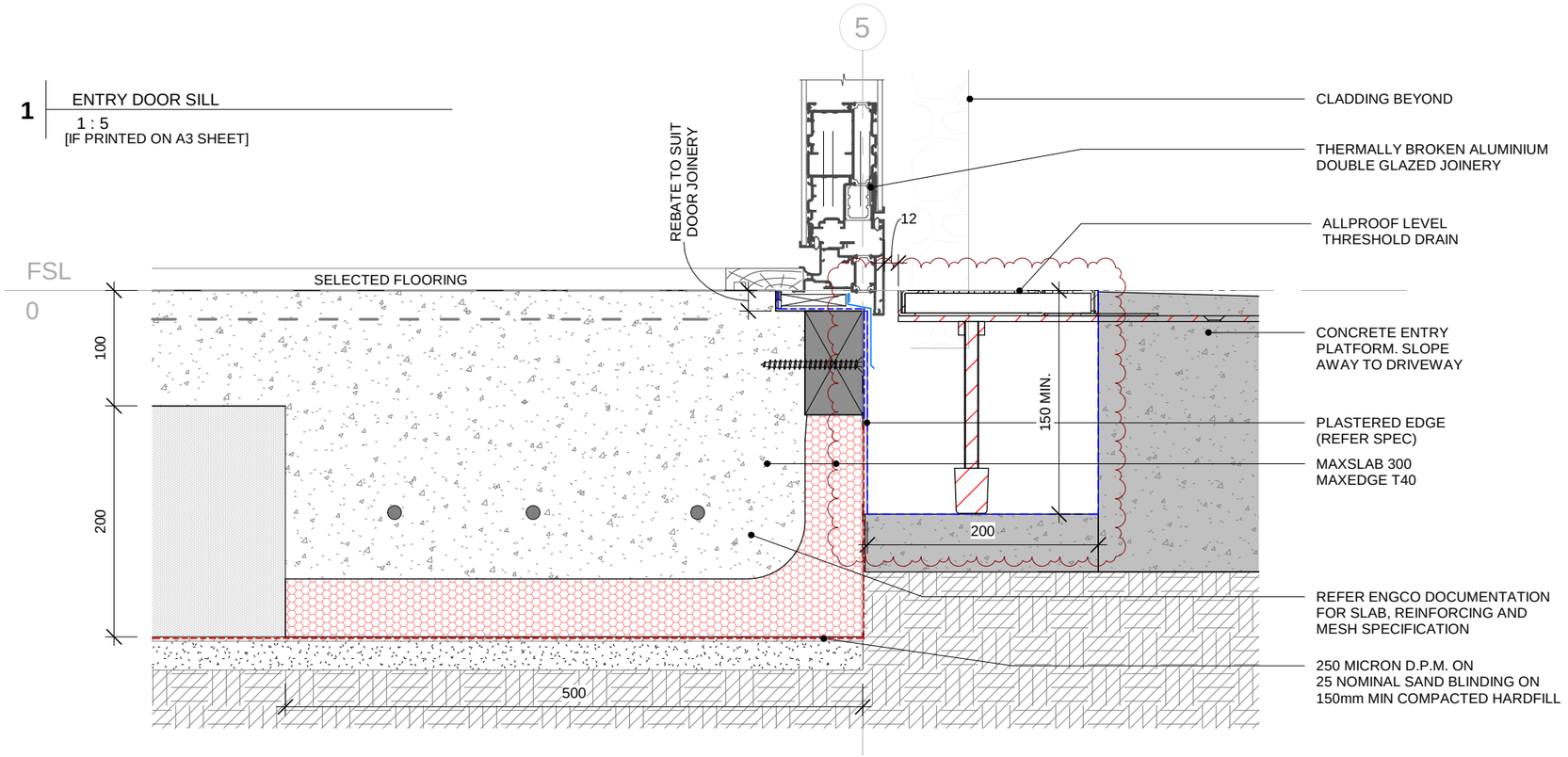
Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
FOUNDATION DETAILS

scale 1 : 5
cn 25_742
date 2026.10.29
db SR
revision 1
dwg A5.00

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1 ENTRY DOOR SILL

1 : 5
[IF PRINTED ON A3 SHEET]



Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

status:
BUILDING CONSENT

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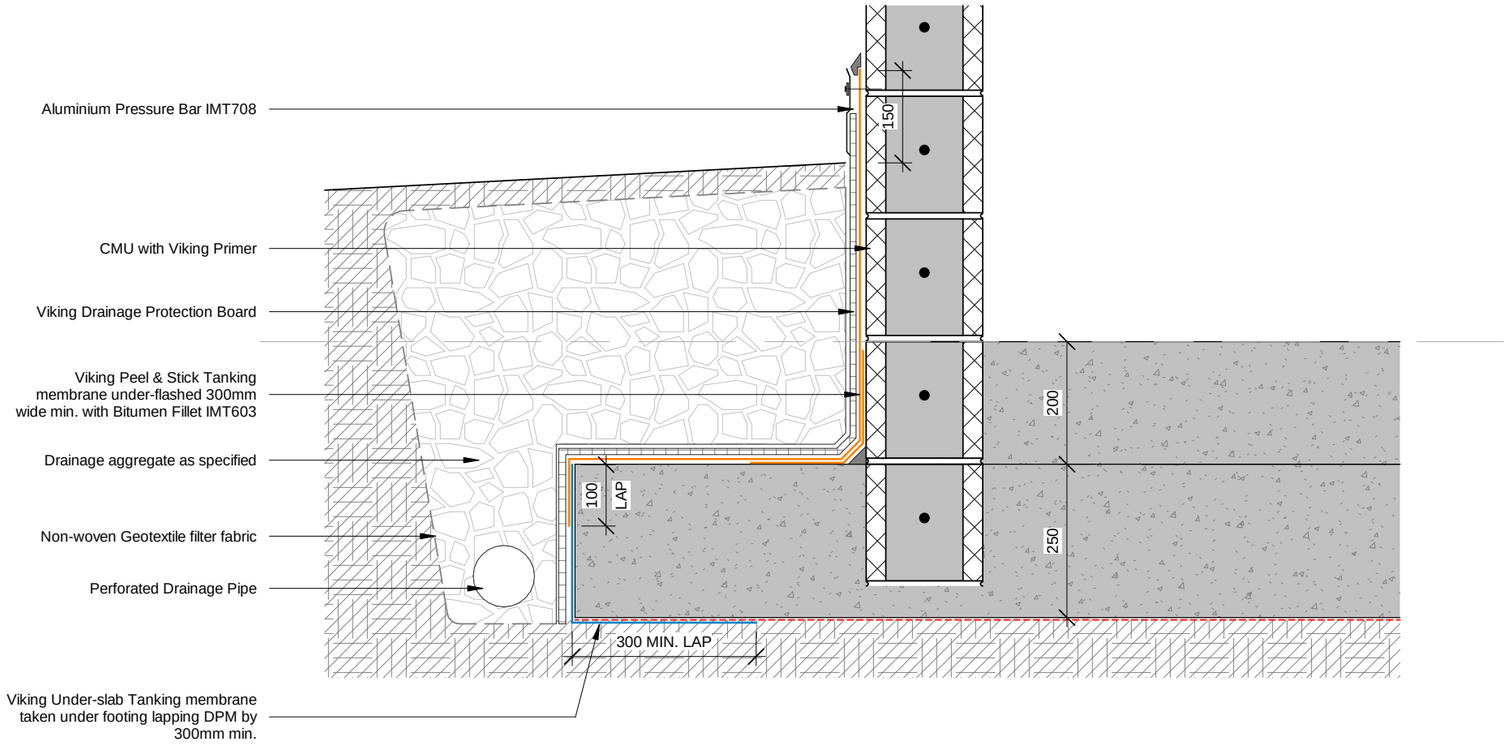
Hunter Cresent Alterations

76 Hunter Crescent, Wanaka
FOUNDATION DETAILS

scale 1 : 5
cn 25_742
date 2026.10.29
db SR

dwg A5.01
revision 1

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1 STORAGE CUPBOARD FOUNDATION
1 : 10
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

status:
BUILDING CONSENT

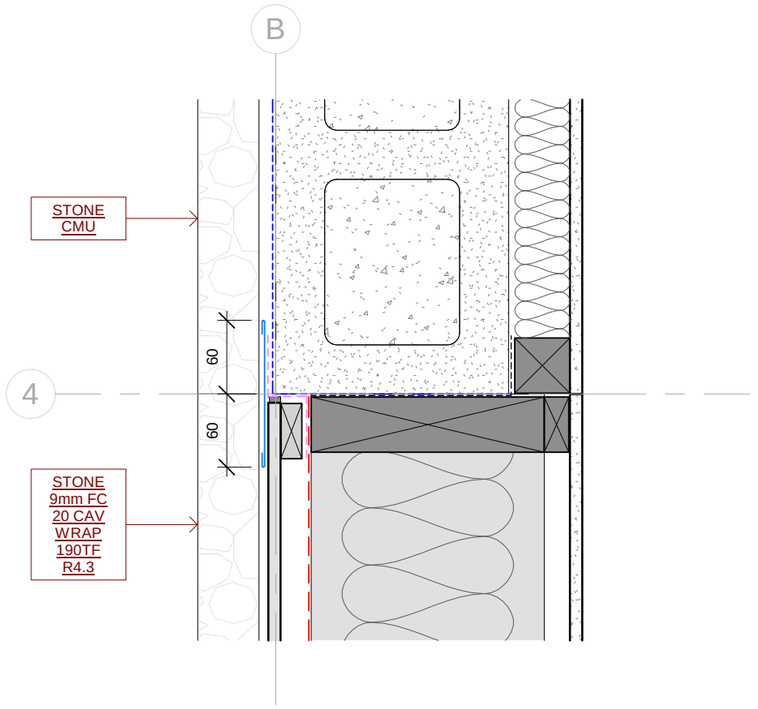
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
FOUNDATION DETAILS

scale 1 : 10
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date 2026.10.29
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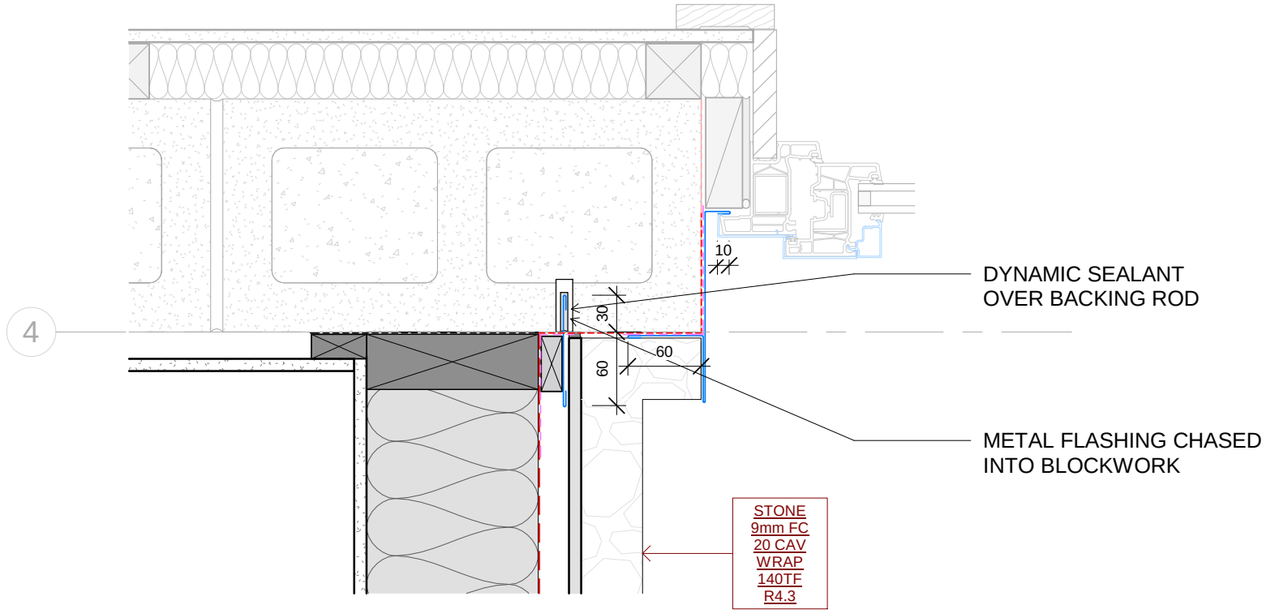
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3 VERTICAL JOINT - NEW TO EXISTING

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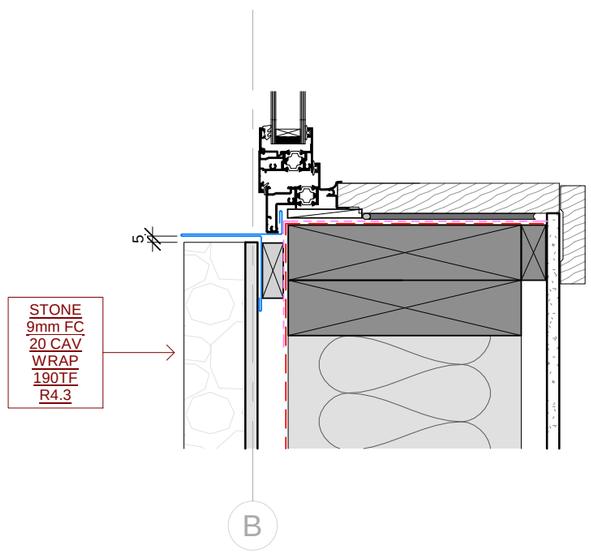
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2 INTERNAL CORNER - NEW TO EXSITING

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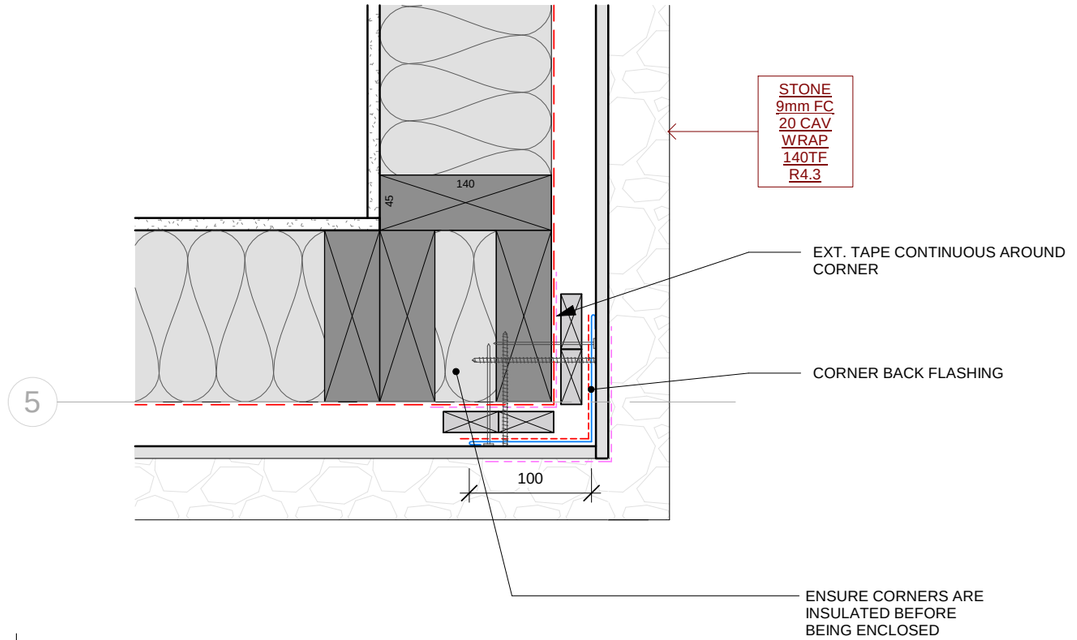
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4 PROPOSED GROUND FLOOR PLAN - Callout 1

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[IF PRINTED ON A3 SHEET]



1 ENTRY - EXTERNAL CORNER

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[IF PRINTED ON A3 SHEET]

Rev	Description	Date
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status:
BUILDING CONSENT

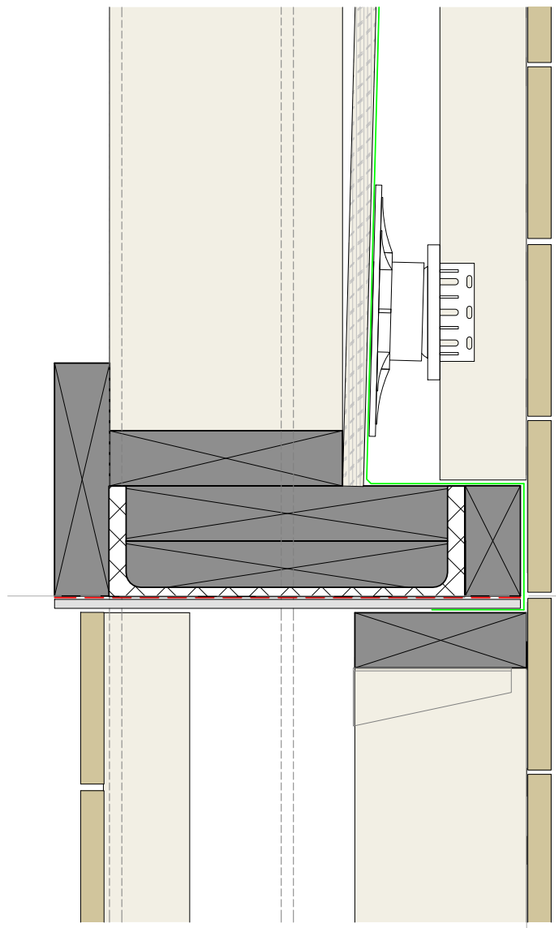
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
FRAMING DETAILS

scale 1 : 5
cn 25_742
date 2026.10.29
db SR

dwg A5.10
revision 1

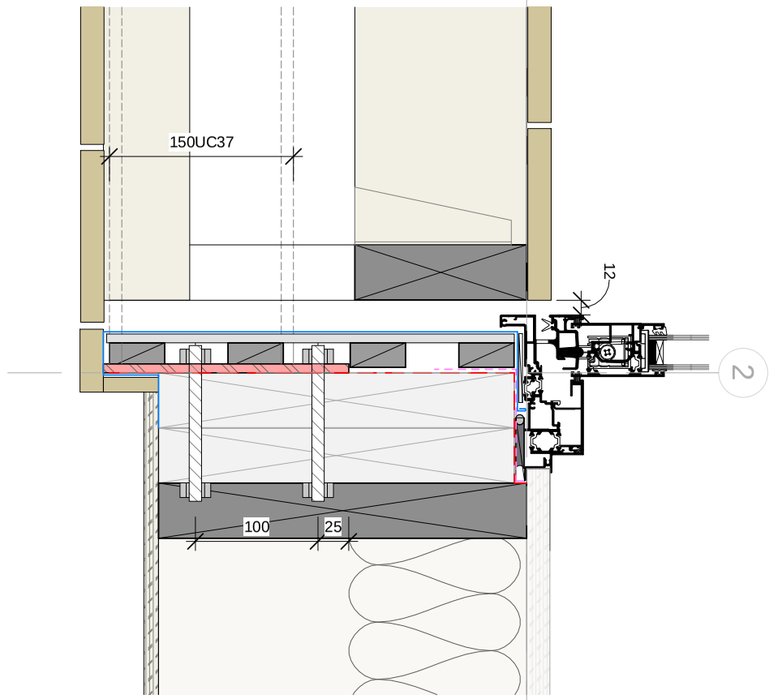
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1.5

1 DECK THRESHOLD DETAIL 2

1 : 5
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2

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MEMBRANE DECK

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cn 25_742

date 2026.10.29
db Author

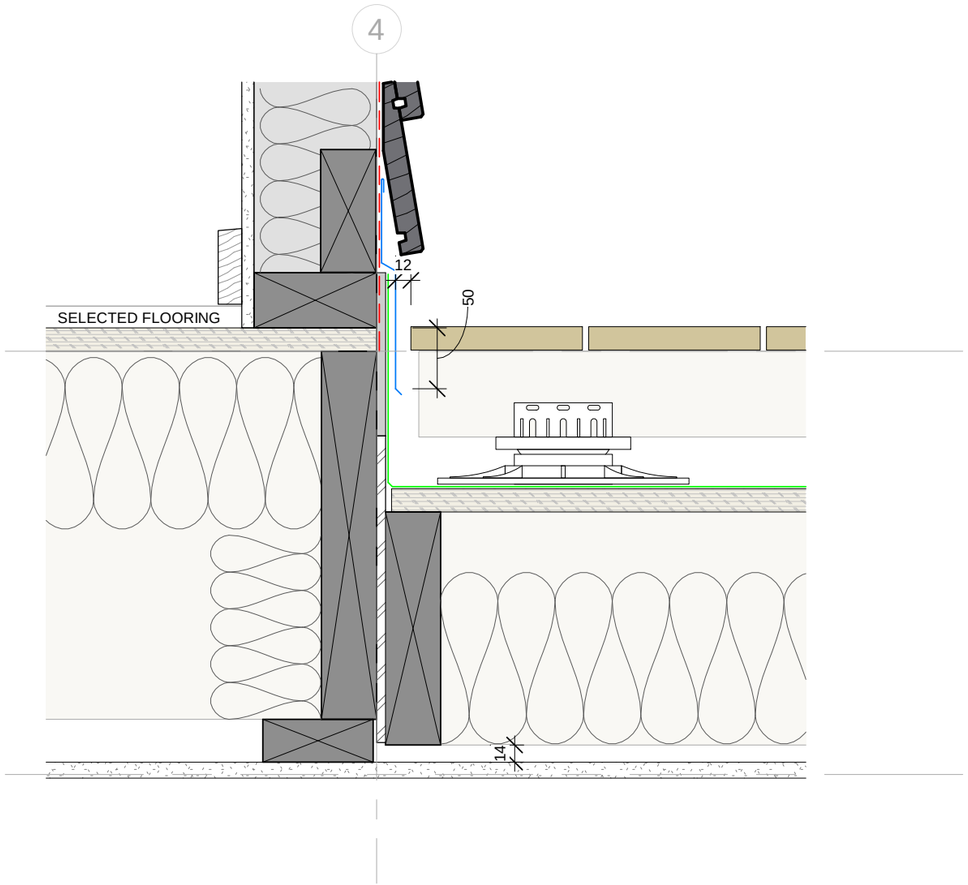
dwg A5.11

revision 1

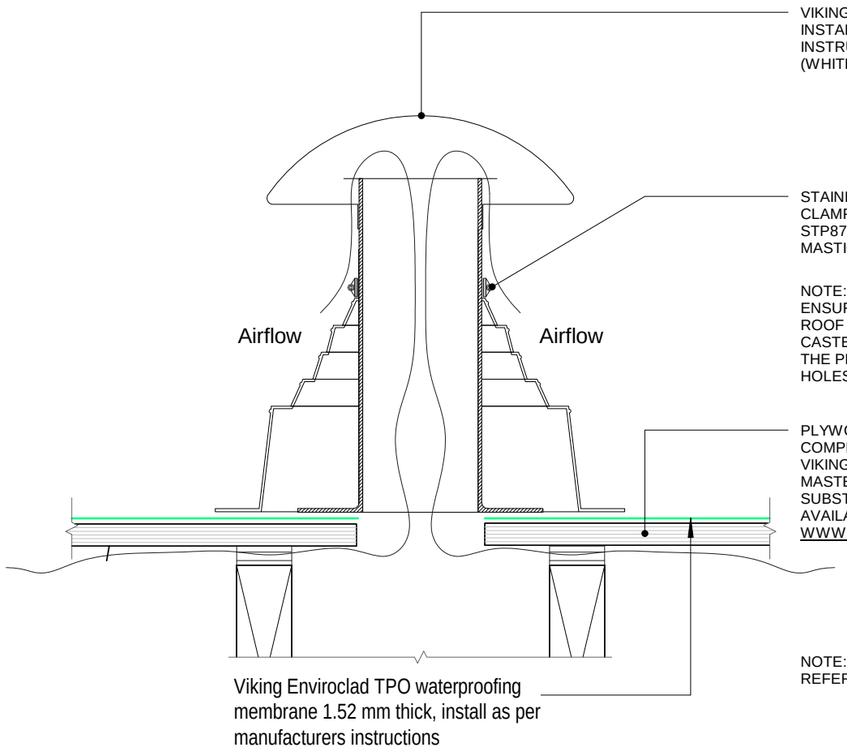
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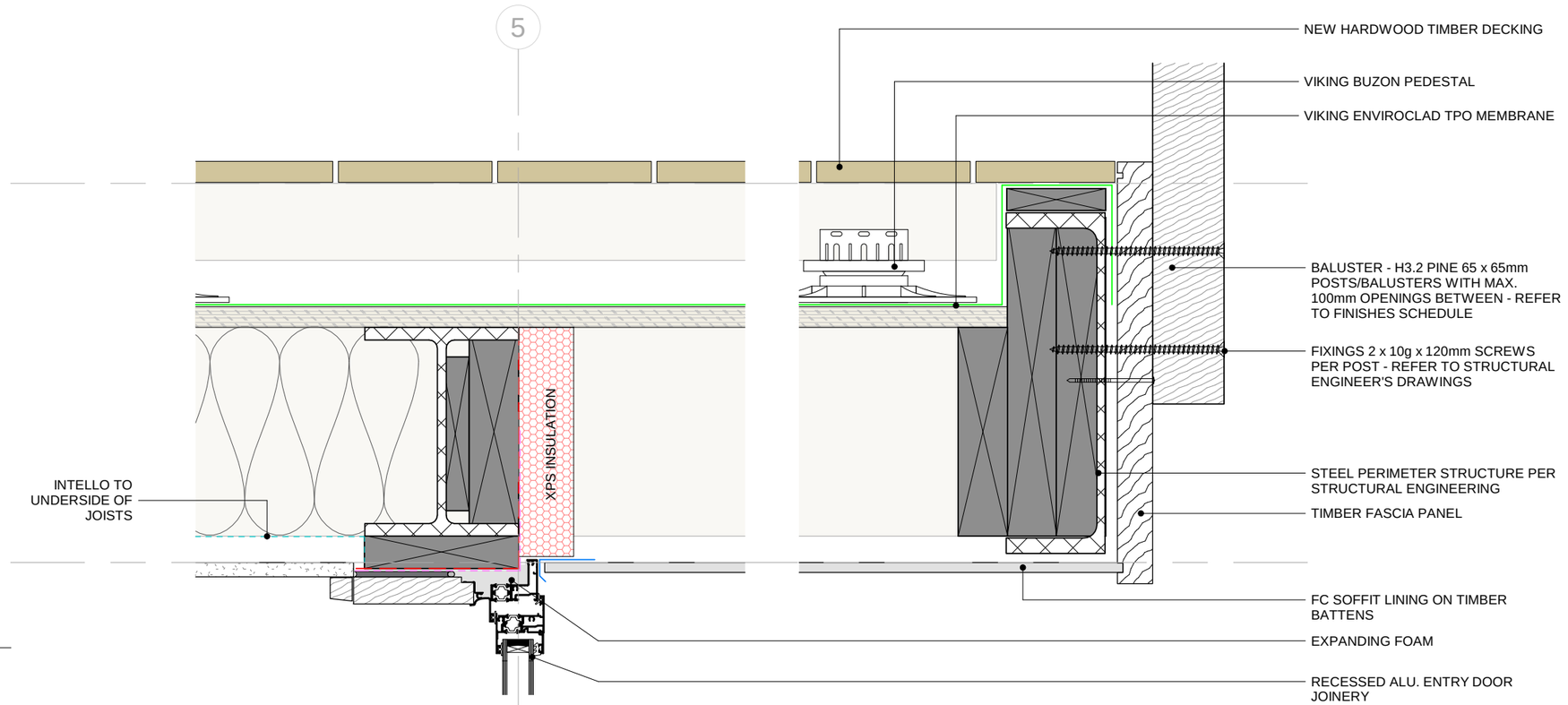
Rev	Description	Date
1	BUILDING CONSENT	2026.08.24



1 EXISTING WALL TO MEMBRANE DECK (ENTRY)
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[IF PRINTED ON A3 SHEET]



2 VIKING VENT
1 : 5
[IF PRINTED ON A3 SHEET]



3 ENTRY EAVE 2
1 : 5
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

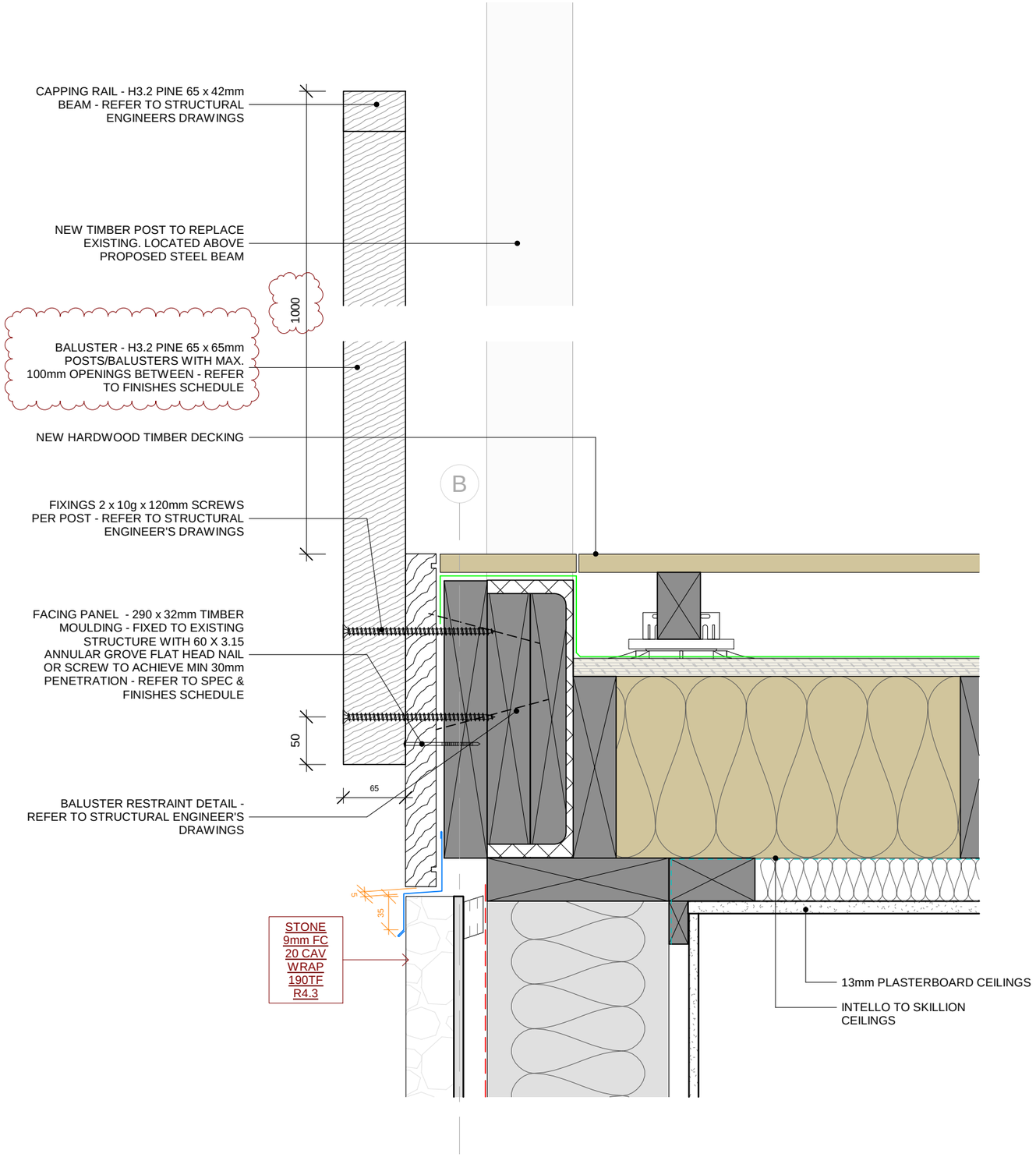
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MEMBRANE DECK

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revision 1
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1 ENTRY ROOF EAVE

1 : 5

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MEMBRANE DECK

scale 1 : 5
cn 25_742

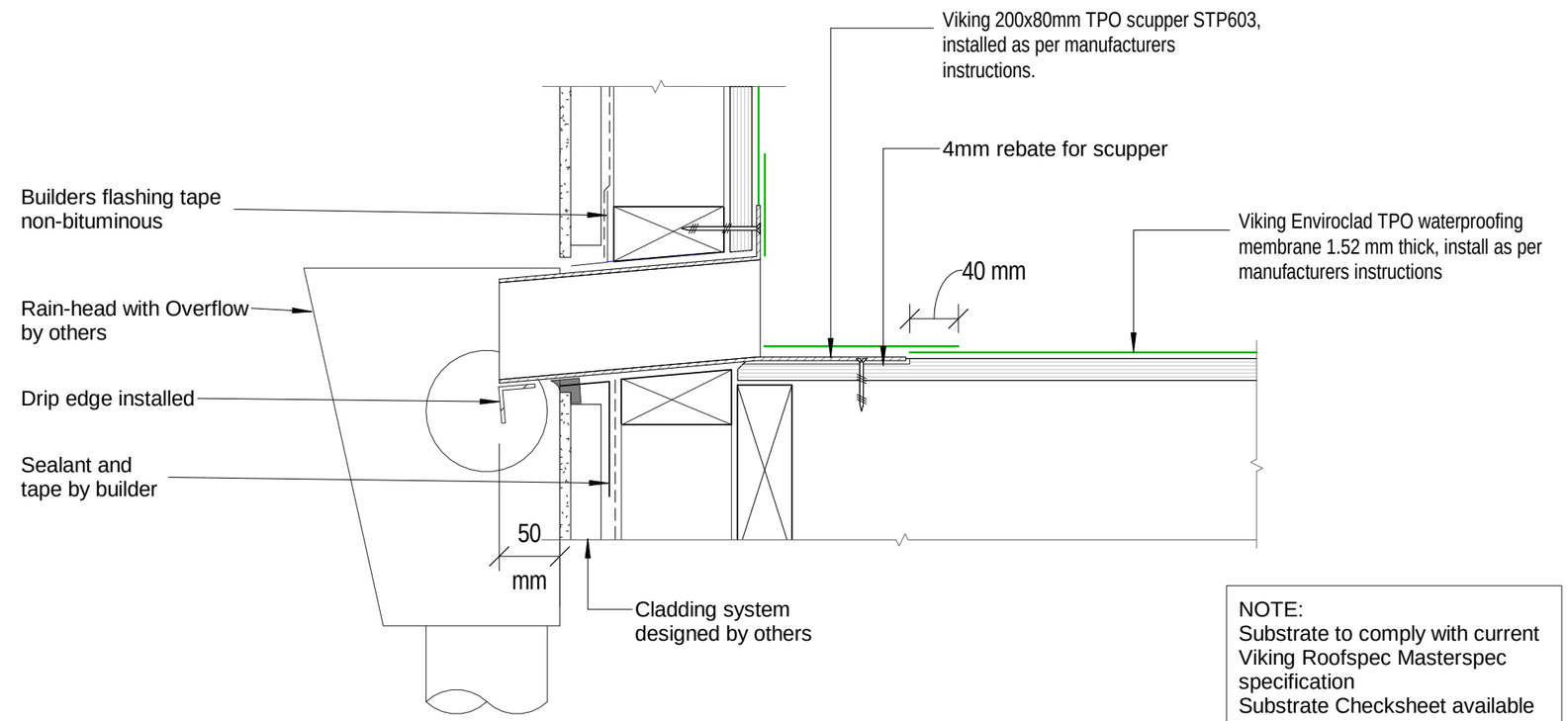
date 2026.10.29
db SR

dwg A5.13

revision 2

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NOTE:
Substrate to comply with current Viking Roofspec Masterspec specification
Substrate Checksheet available from www.vikingroofspec.co.nz

1 PARAPET WITH SCUPPER DETAIL
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[IF PRINTED ON A3 SHEET]

Rev	Description	Date
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status: BUILDING CONSENT

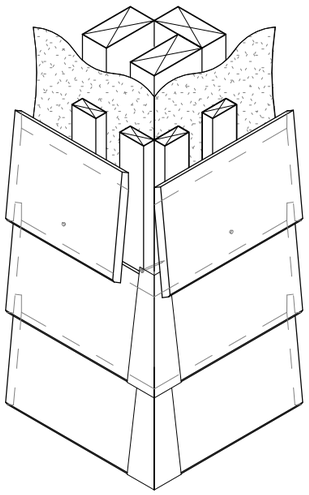
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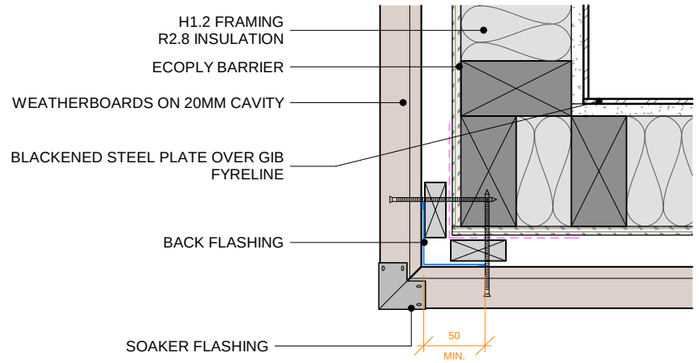
Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
MEMBRANE DECK

scale 1 : 5
cn 25_742
date 2026.10.29
db SR

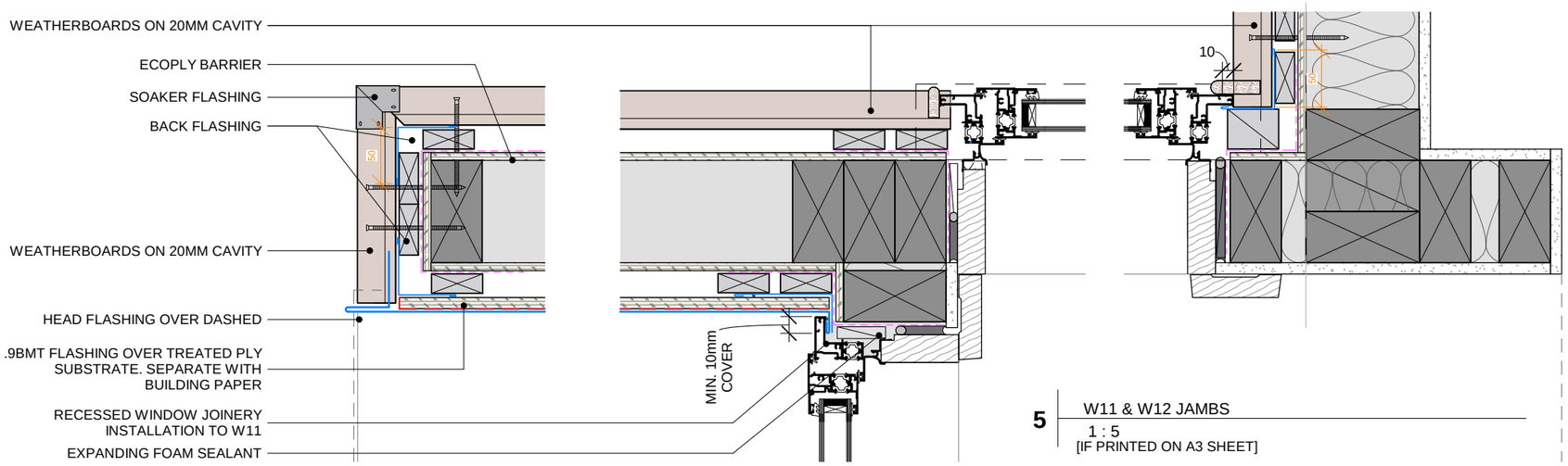
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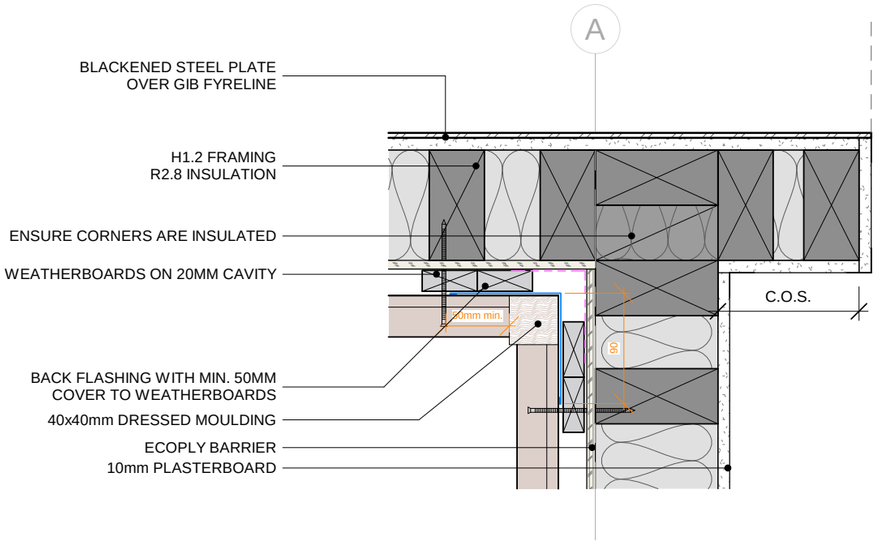




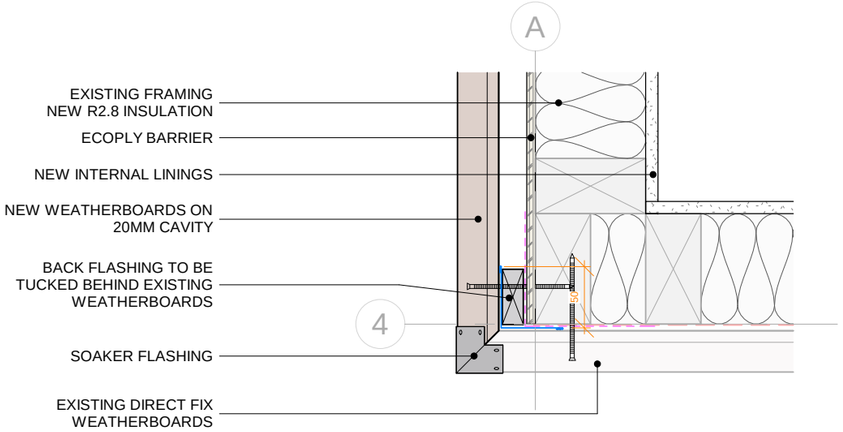
1 EXTERNAL CORNER - WB 20mm CAVITY
1 : 5
[IF PRINTED ON A3 SHEET]



5 W11 & W12 JAMBS
1 : 5
[IF PRINTED ON A3 SHEET]



2 INTERNAL CORNER - WB 20mm CAVITY
1 : 5
[IF PRINTED ON A3 SHEET]



3 EXTERNAL CORNER - WB 20mm CAVITY TO DIRECT FIX
1 : 5
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24
2	RFIs	2026.10.20

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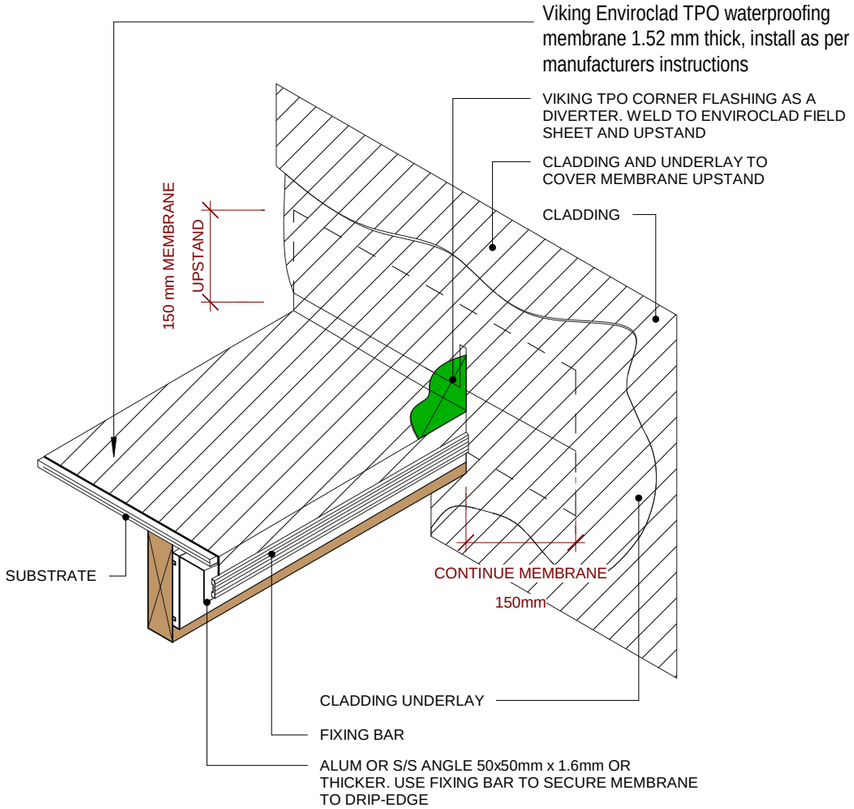
WINDOW SEAT DETAILS

scale As indicated
cn 25_742
date 2026.10.29
db SR

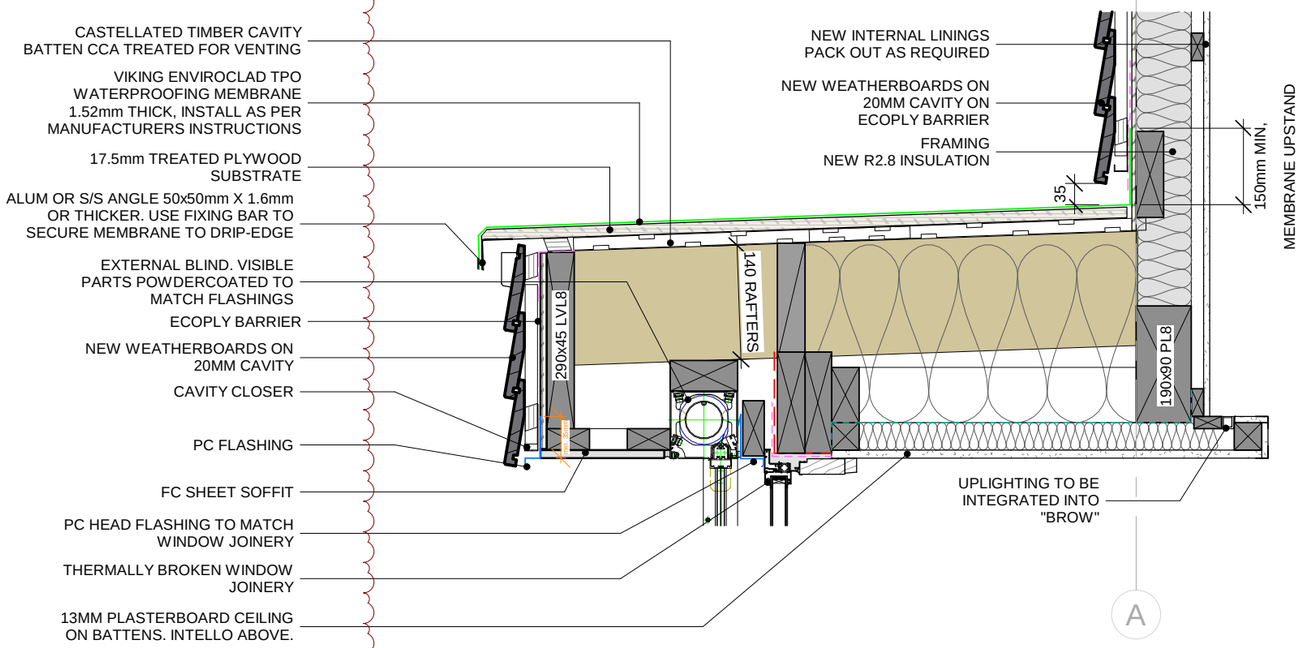
dwg A5.15

revision 2

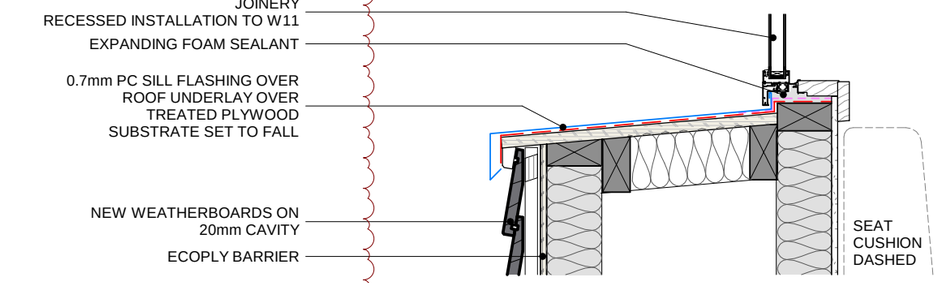
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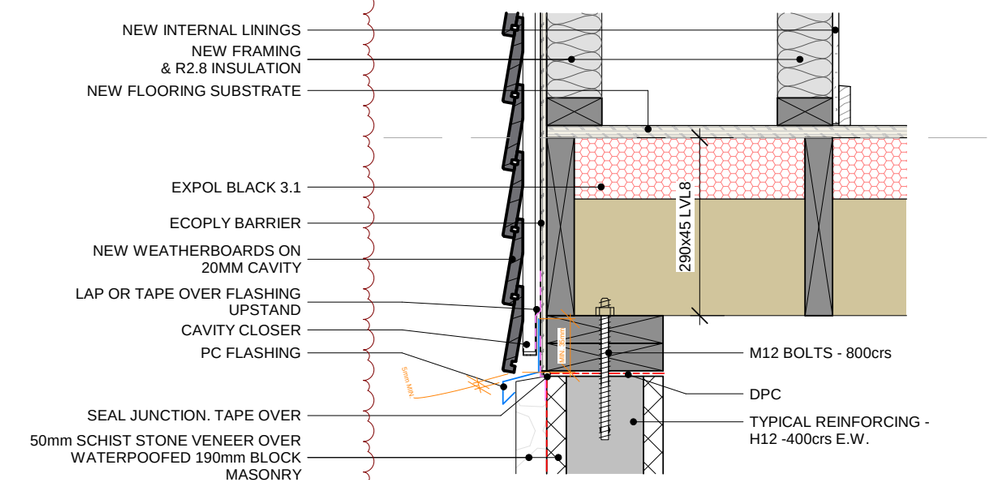
4 TPO Verge Edge with Wall Continuing - Diverter for Cladding
1 : 10
[IF PRINTED ON A3 SHEET]



1 WINDOW SEAT ROOF / WINDOW HEAD
1 : 10
[IF PRINTED ON A3 SHEET]



2 WINDOW SEAT WINDOW SILL
1 : 10
[IF PRINTED ON A3 SHEET]



3 WINDOW SEAT BASE OF WALL
1 : 10
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

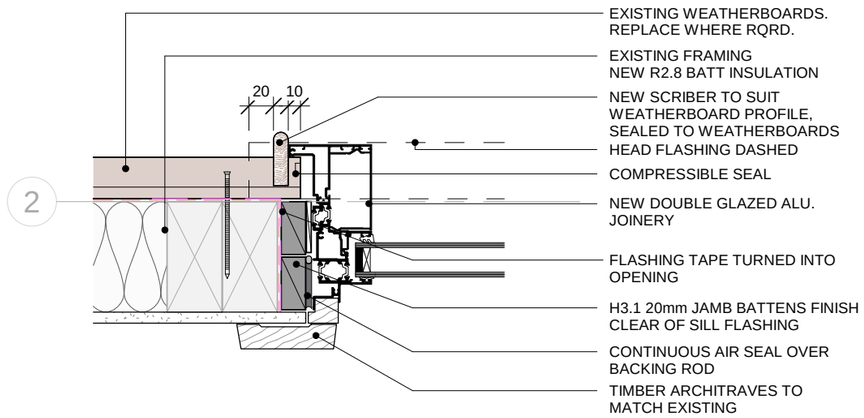
status: BUILDING CONSENT

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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
WINDOW SEAT DETAILS

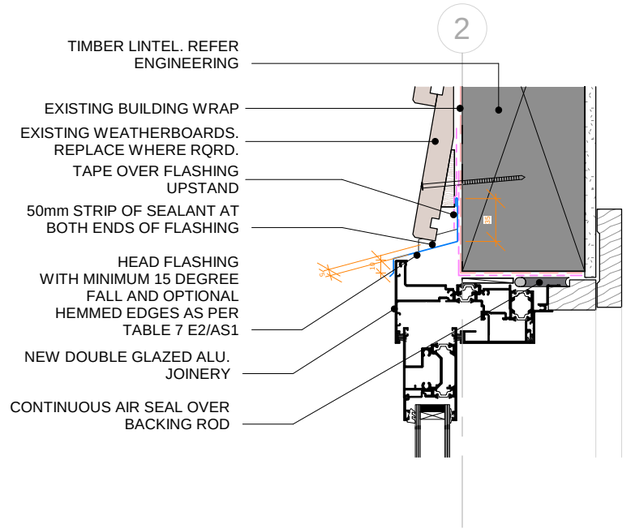
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db SR
revision 1
dwg A5.16

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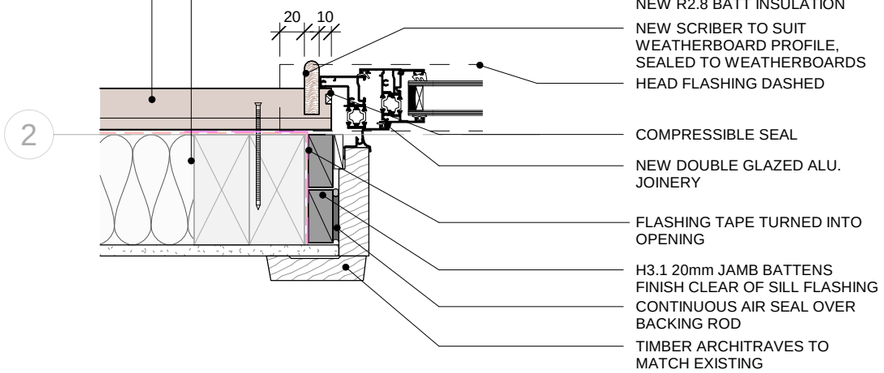
1 ALU. SLIDING DOOR JAMB - WB DIRECT FIX

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[IF PRINTED ON A3 SHEET]



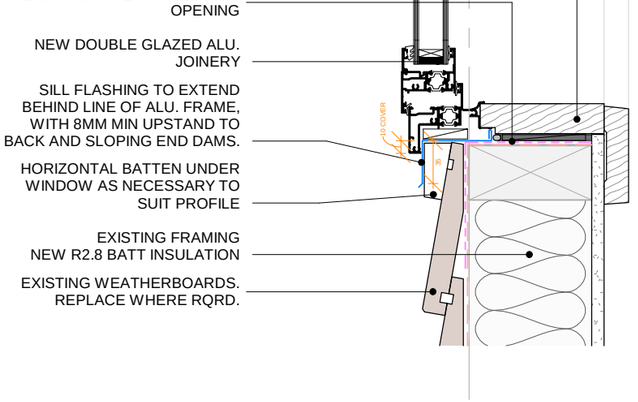
2 ALU. DOOR HEAD - WB DIRECT FIX (WINDOW SIM.)

1 : 5
[IF PRINTED ON A3 SHEET]



3 ALU. WINDOW JAMB - WB DIRECT FIX

1 : 5
[IF PRINTED ON A3 SHEET]



4 ALU. WINDOW SILL - WB DIRECT FIX

1 : 5
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	RFIs	2026.10.20

status: BUILDING CONSENT

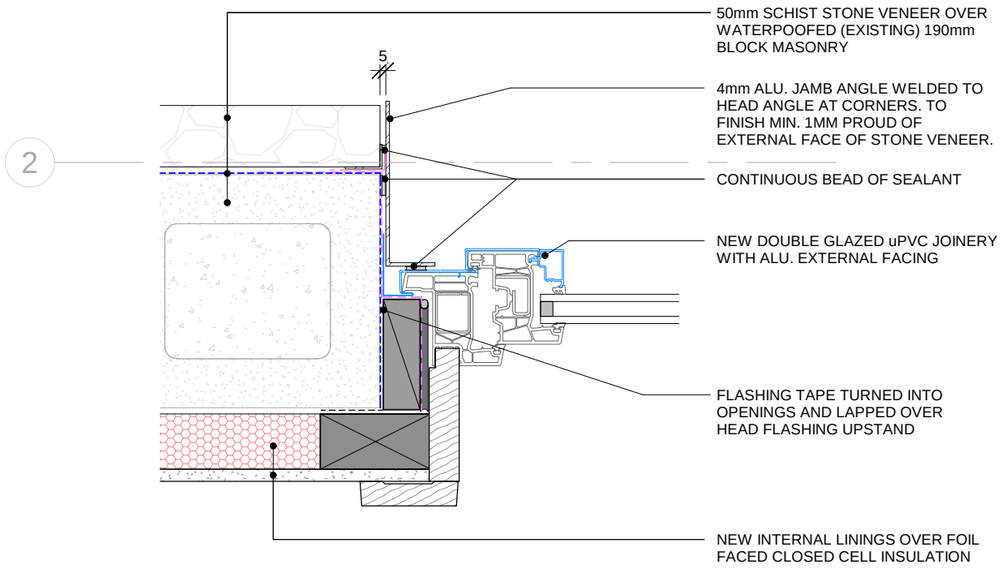
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
DOOR & WINDOW DETAILS (DIRECT FIX)

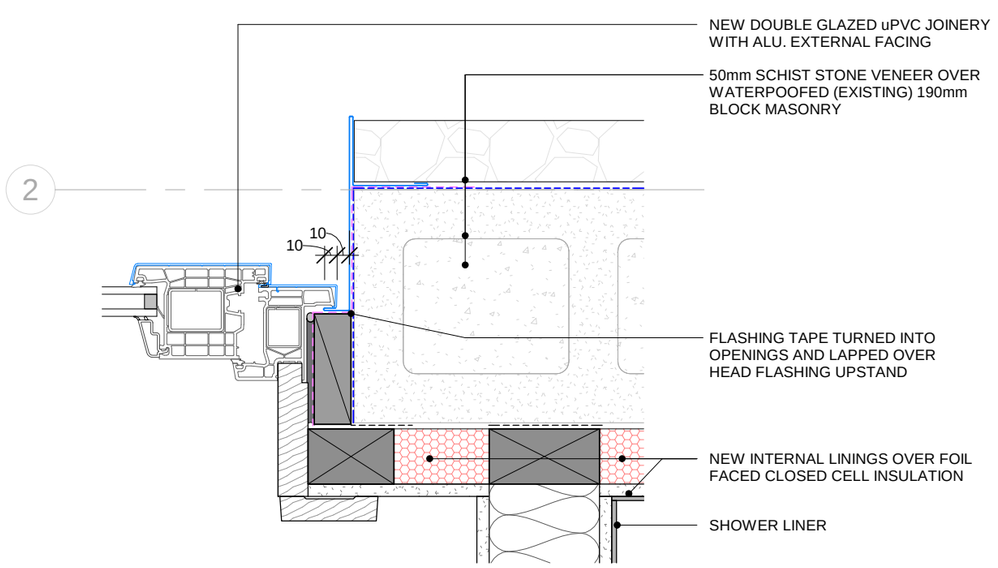
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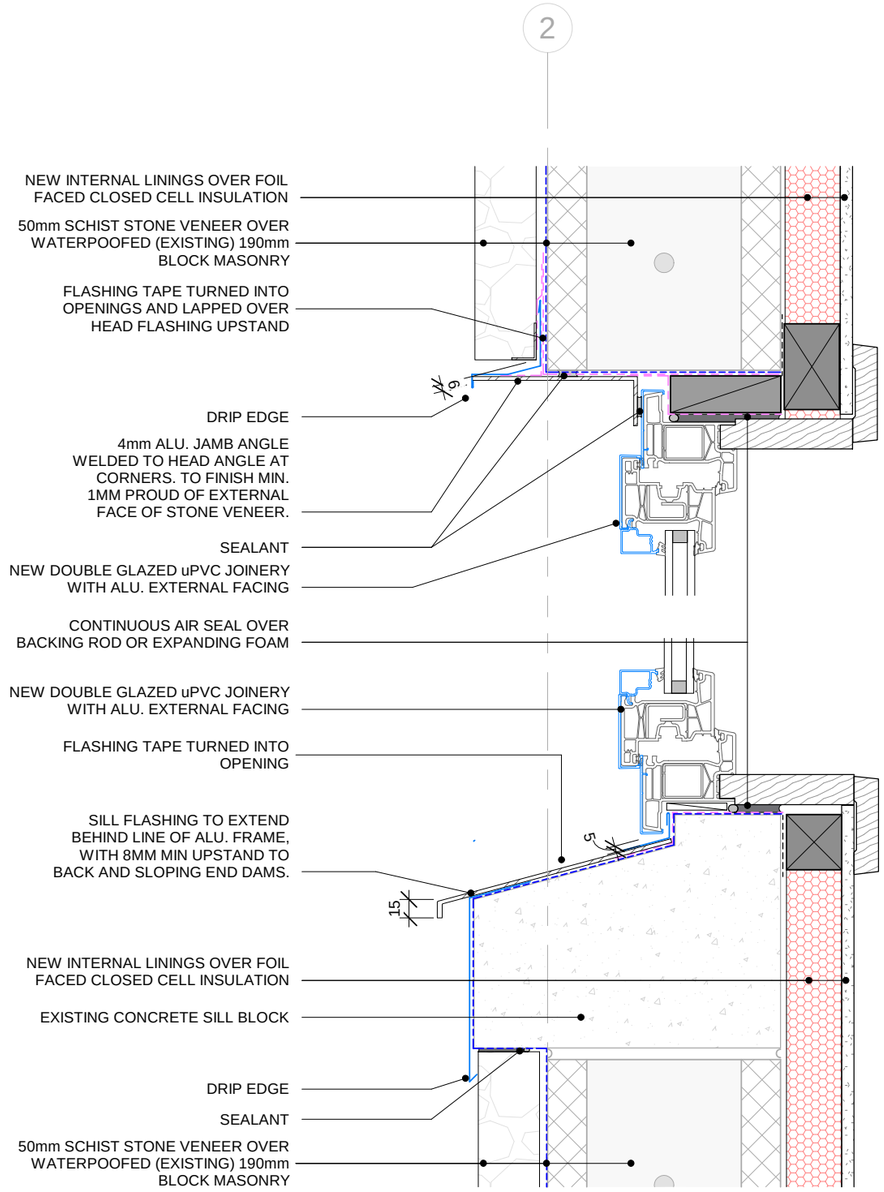
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1 CMU TO UPVC WINDOW JAMB
1 : 5
[IF PRINTED ON A3 SHEET]



2 CMU TO UPVC DOOR JAMB
1 : 5
[IF PRINTED ON A3 SHEET]



4 CMU HEAD AND SILL
1 : 5
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24
2	RFIs	2026.10.20

status:
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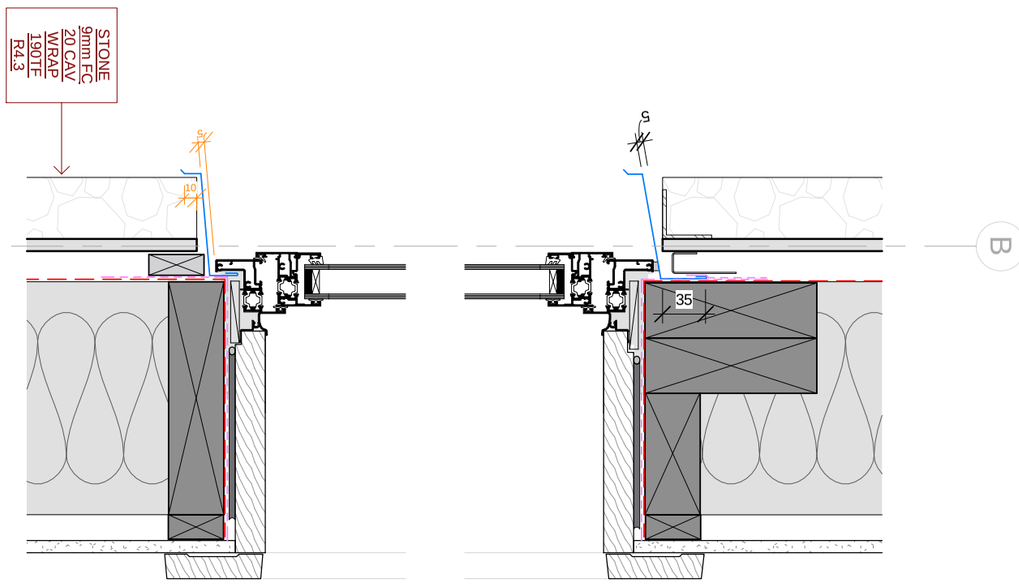
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DOOR & WINDOW DETAILS (MASONRY/uPVC)

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dwg A5.18
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1 ALU. WINDOW HEAD AND SILL DETAIL - TF

1 : 5

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DOOR & WINDOW DETAILS

scale 1 : 5
cn 25_742

date 2026.10.29
db SR

dwg A5.19

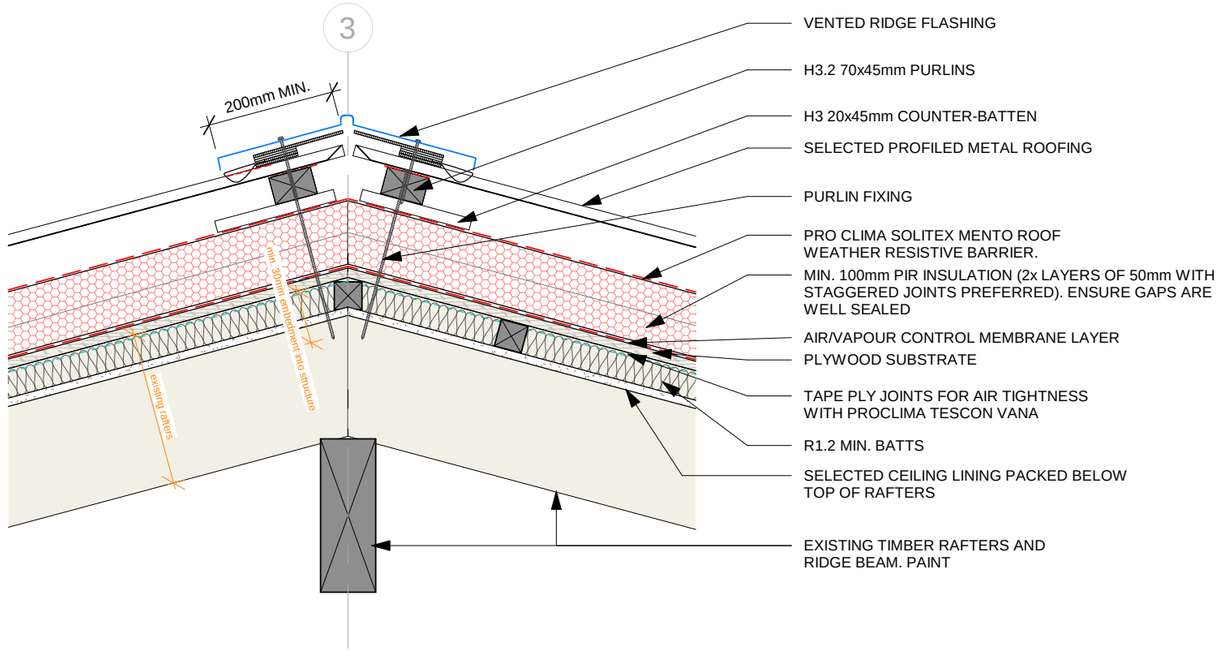
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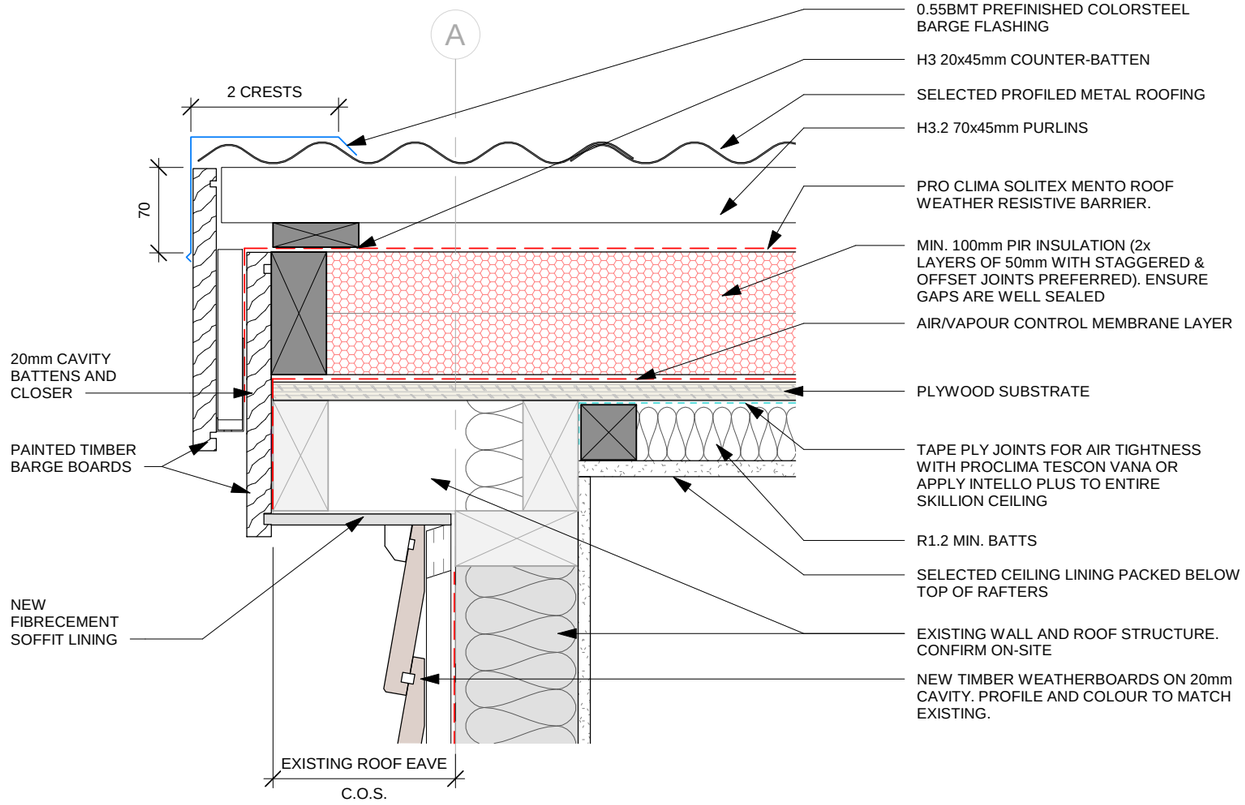
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1	BUILDING CONSENT	2026.08.24
2	RFIs	2026.10.20



3 ROOF RIDGE
1 : 10
[IF PRINTED ON A3 SHEET]



2 ROOF BARGE DETAIL
1 : 5
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24
2	DRAWING UPDATES	2026.09.10

status:
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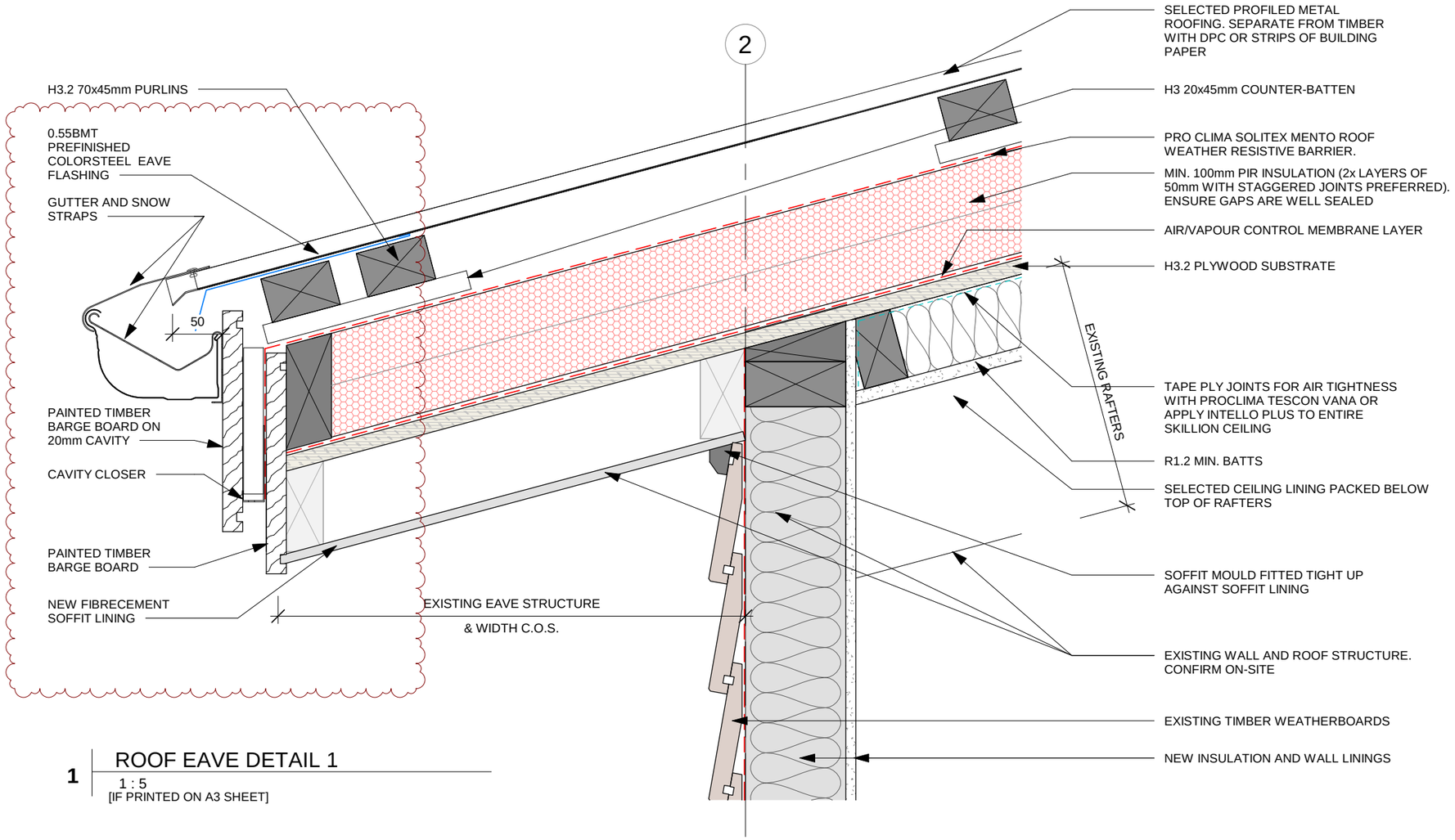
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
ROOF DETAILS

scale As indicated
cn 25_742
date 2026.10.29
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1 ROOF EAVE DETAIL 1

1 : 5

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1	BUILDING CONSENT	2026.08.24
2	DRAWING UPDATES	2026.09.10
3	RFIs	2026.10.20

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Hunter Cresent Alterations

76 Hunter Crescent, Wanaka

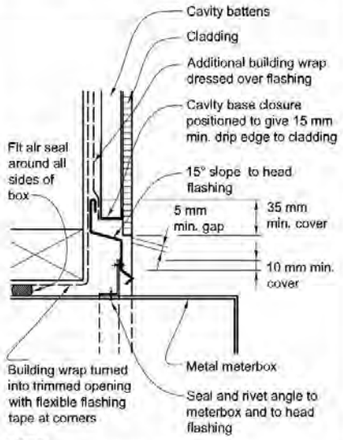
ROOF DETAILS

scale 1 : 5 | date 2026.10.29
cn 25_742 | db SR

dwg A5.21 | revision 3

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Figure 69: General meterbox
Paragraphs 9.1.9.3, 9.6.8.5 and 9.6.9.6



NOTE:
(1) Fix angle and seal to all sides of box.
At sides and base, *claddings* shall overlap angle by 10 mm minimum. Continuously seal *cladding* against angle.
(2) Suitable for other similar penetrations.

Figure 60: Pipe penetration in membrane
Paragraph 8.5.9

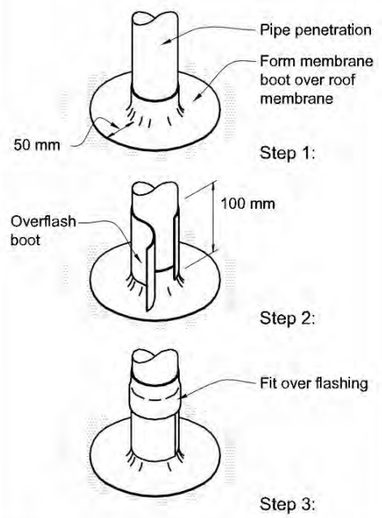
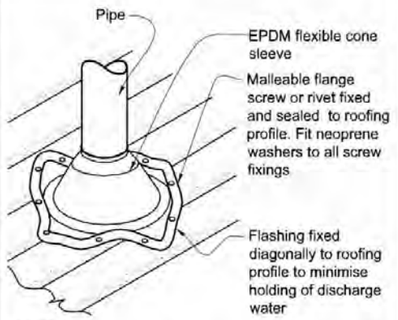


Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17 a), 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10°.
(2) For pipes up to 60 mm diameter.

Figure 68: General pipe penetration
Paragraph 9.1.9.3, Figure 126

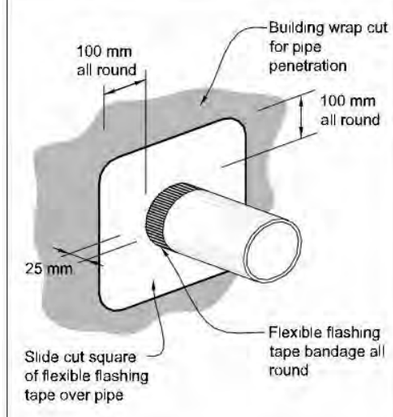
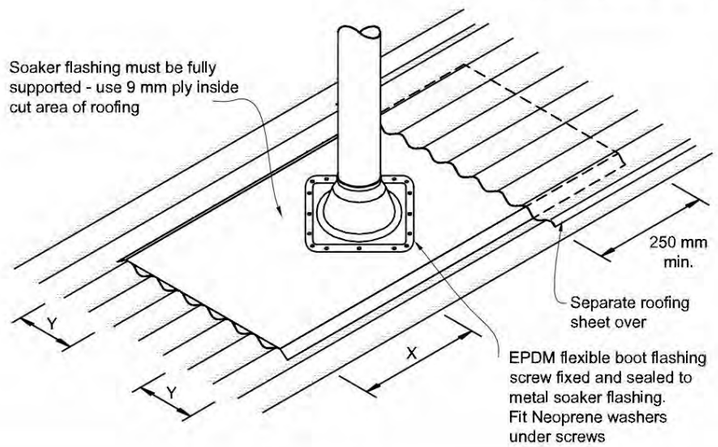


Figure 54: Soaker flashing for pipe penetrations
Paragraphs 8.3.10 and 8.4.17 b)

NOTE: (1) X = variable according to *wind zone* – refer Table 7.
(2) Y = to cover minimum of two crests – refer Table 7.
(3) Suitable for pipes from 60 mm to 500 mm diameter.
(4) Suitable only for roof pitches of 10° or higher.



HWC SEISMIC RESTRAINTS

Refer BRANZ 'Build Right' publication no. 124

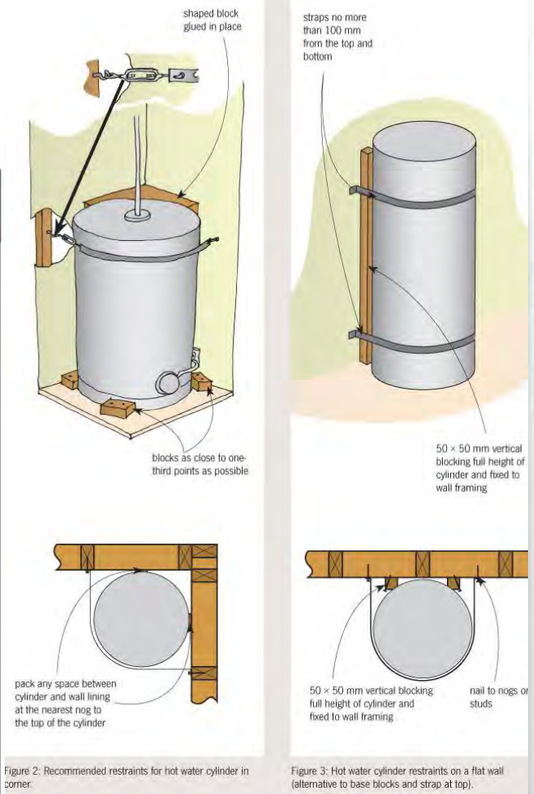


Figure 2: Recommended restraints for hot water cylinder in corner.

Figure 3: Hot water cylinder restraints on a flat wall (alternative to base blocks and strap at top).

HWC VALVE TRAIN

Refer BRANZ Plumbing and Drainage Guide page 203

Figure G48 shows the requirements for a relief valve drain to avoid blockage.

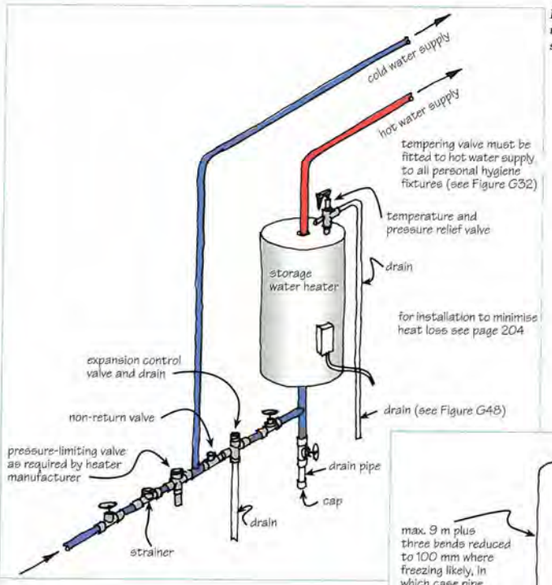


Figure G47. Mains pressure unvented storage water heater system.

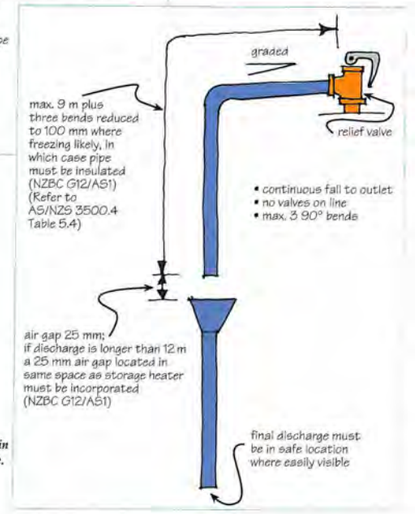


Figure G48. Drain from relief valve.

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

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Hunter Cresent Alterations
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SPECIALTY DETAILS

scale	date	2026.10.29
cn 25_742	db	SR
dwg	revision	1

A5.60

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Figure 4: Shower Trays
Paragraphs 3.3.1 and 3.3.3

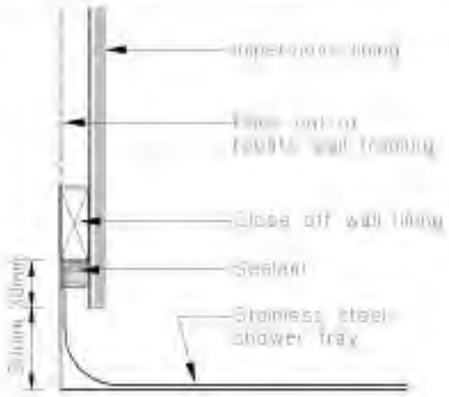


Figure 5: Wall and Floor Coverings to Unenclosed Showers
Paragraphs 3.3.1 and 3.3.5

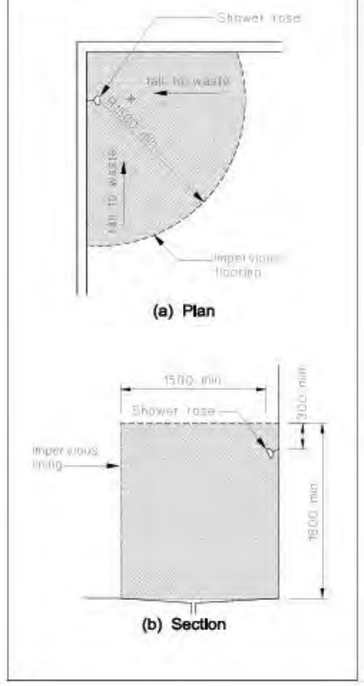


Figure 6: Examples for waterproofing through shower walls
Paragraph 3.3.1

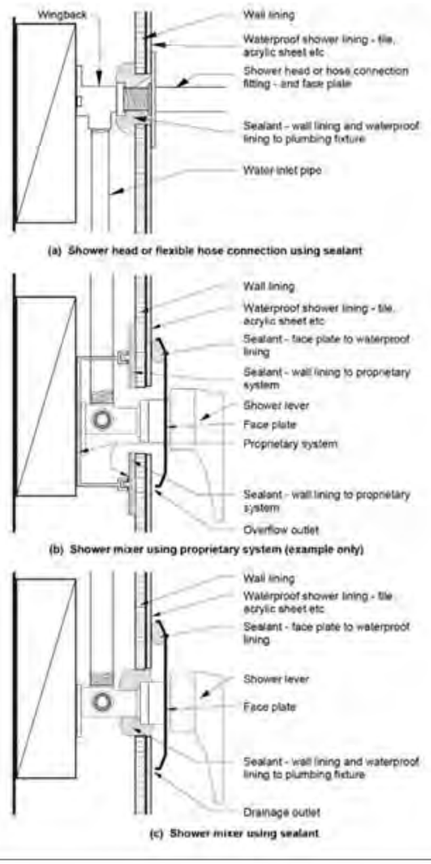


Figure 1: Floor Coverings at Wall Junctions
Paragraph 2.1.1

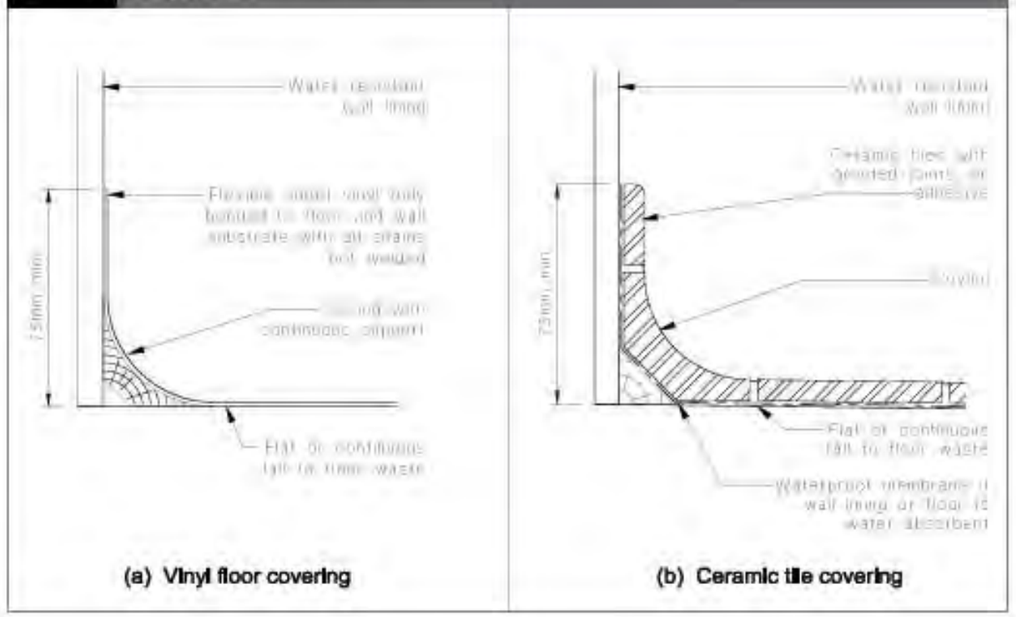
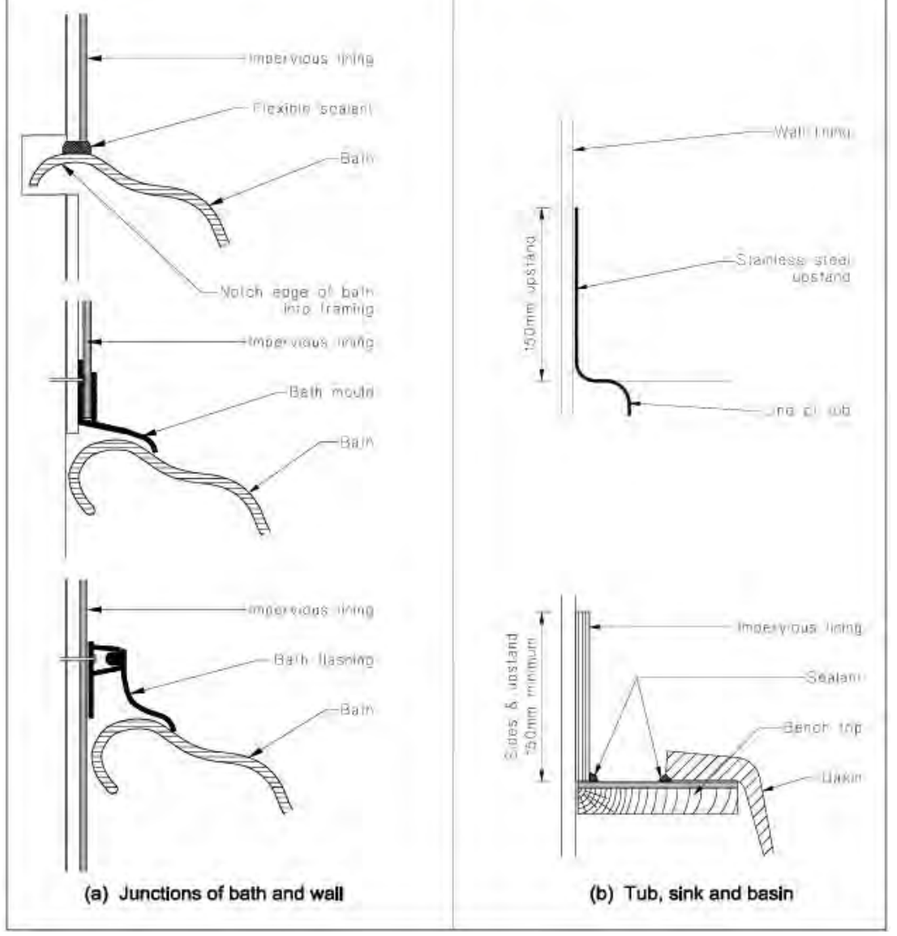


Figure 3: Baths, Basins, Tubs and Sinks, Joints against Wall Linings
Paragraph 3.2.2



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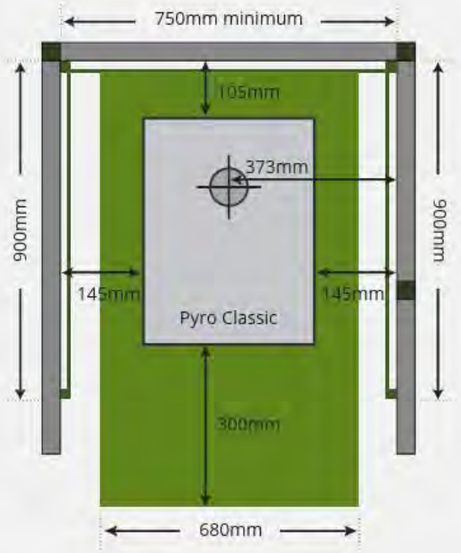
Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
E3 DETAILS

scale
cn 25_742
date 2026.10.29
db SR
dwg A5.61
revision 1

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ph 03 443 4546

INSTALLATION CLEARANCES

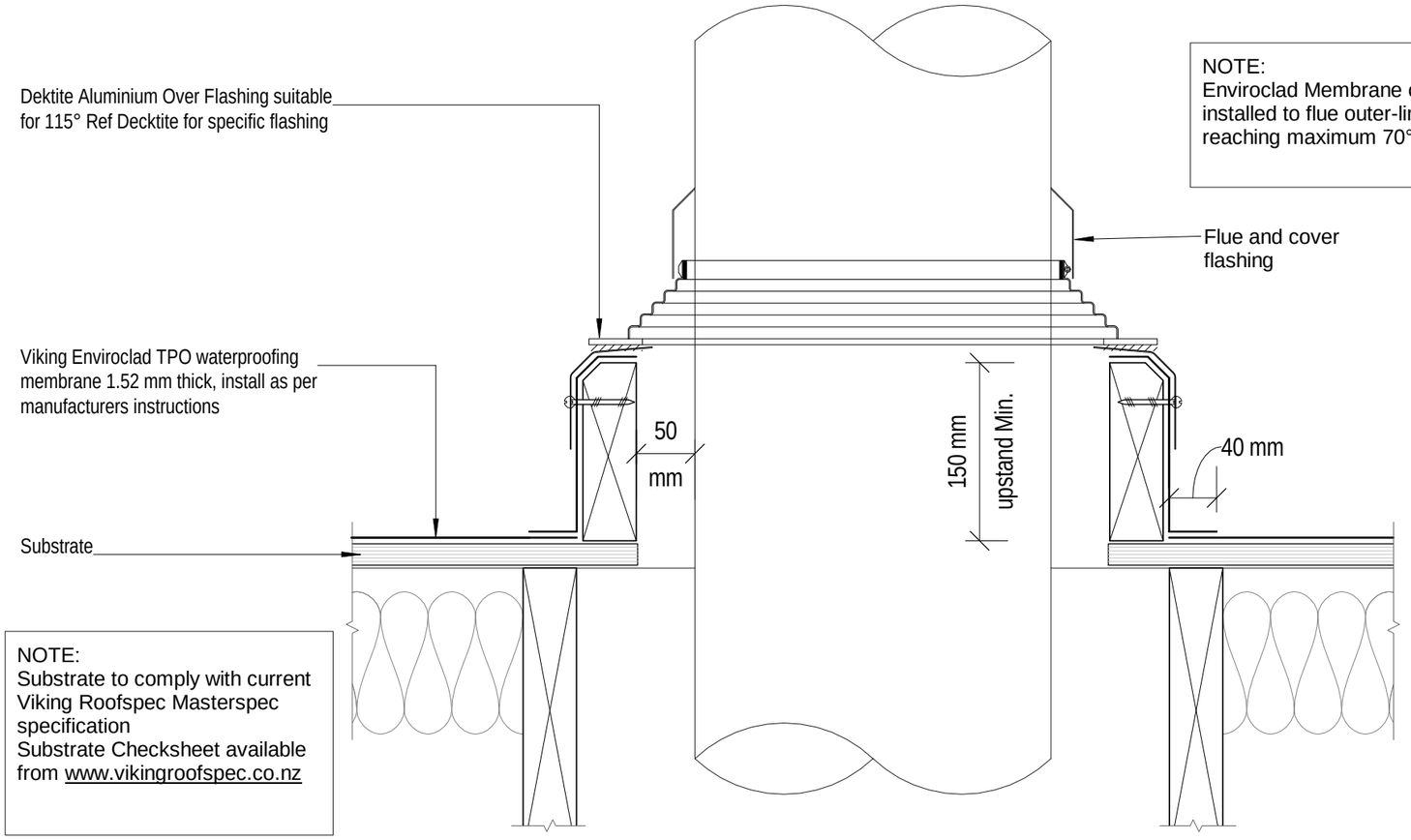
PYRO CLASSIC INSTALLED IN AN ALCOVE



Side screens will only need to protect the combustile lengths of the built wall up to **900mm**. If wall is shorter, the screen will be shorter.

The small Raised Woodbin requires a **minimum of 4mm** thick non-combustible material installed underneath to meet all the necessary clearances e.g. tiles or steel.

N.B. All dimensions are minimums. Diagram not to scale.



NOTE:
Enviroclad Membrane can be installed to flue outer-liners reaching maximum 70°C

NOTE:
Substrate to comply with current Viking Roofspec Masterspec specification
Substrate Checksheet available from www.vikingroofspec.co.nz

1 FLUE
1 : 5
[IF PRINTED ON A3 SHEET]

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24

status:
BUILDING CONSENT

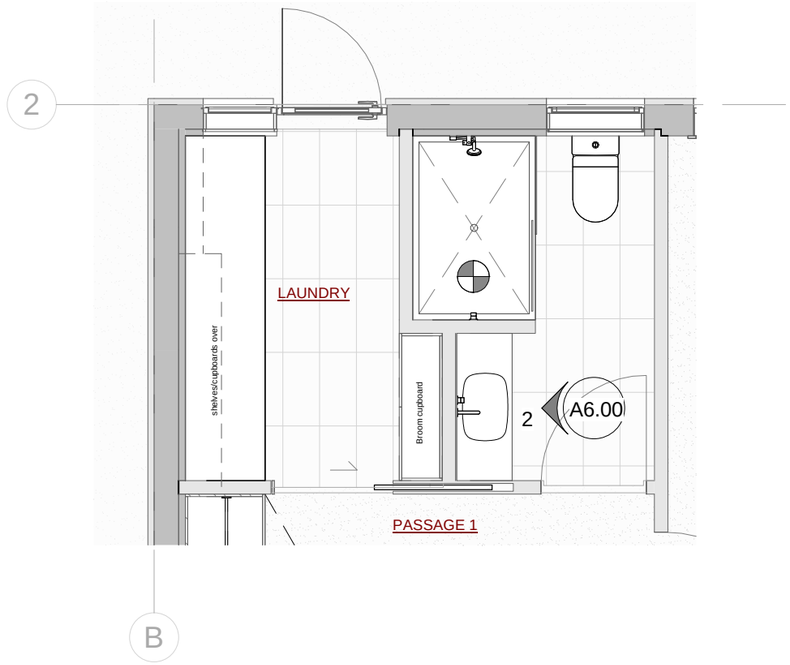
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Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
FIRE & FLUE DETAILS

scale 1 : 5
cn 25_742
date 2026.10.29
db SR

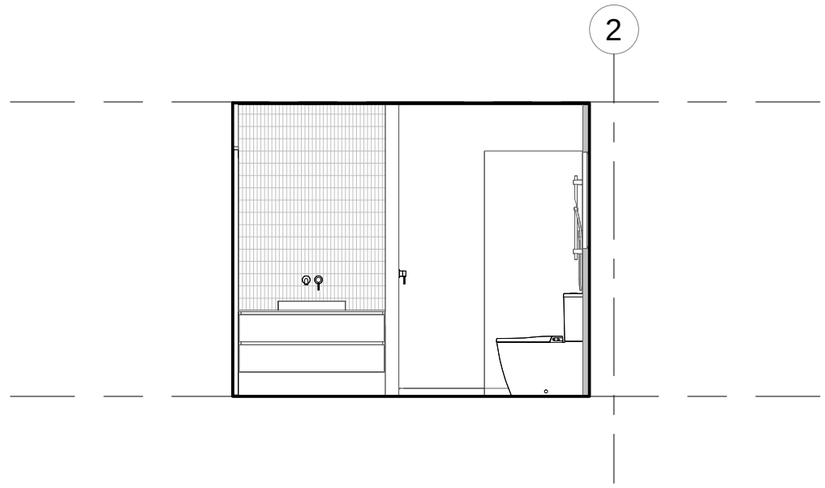
dwg A5.70
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1 LAUNDRY AND BATHROOM PLAN

1 : 50
[IF PRINTED ON A3 SHEET]



2 DOWNSTAIRS BATHROOM ELEVATION

1 : 50
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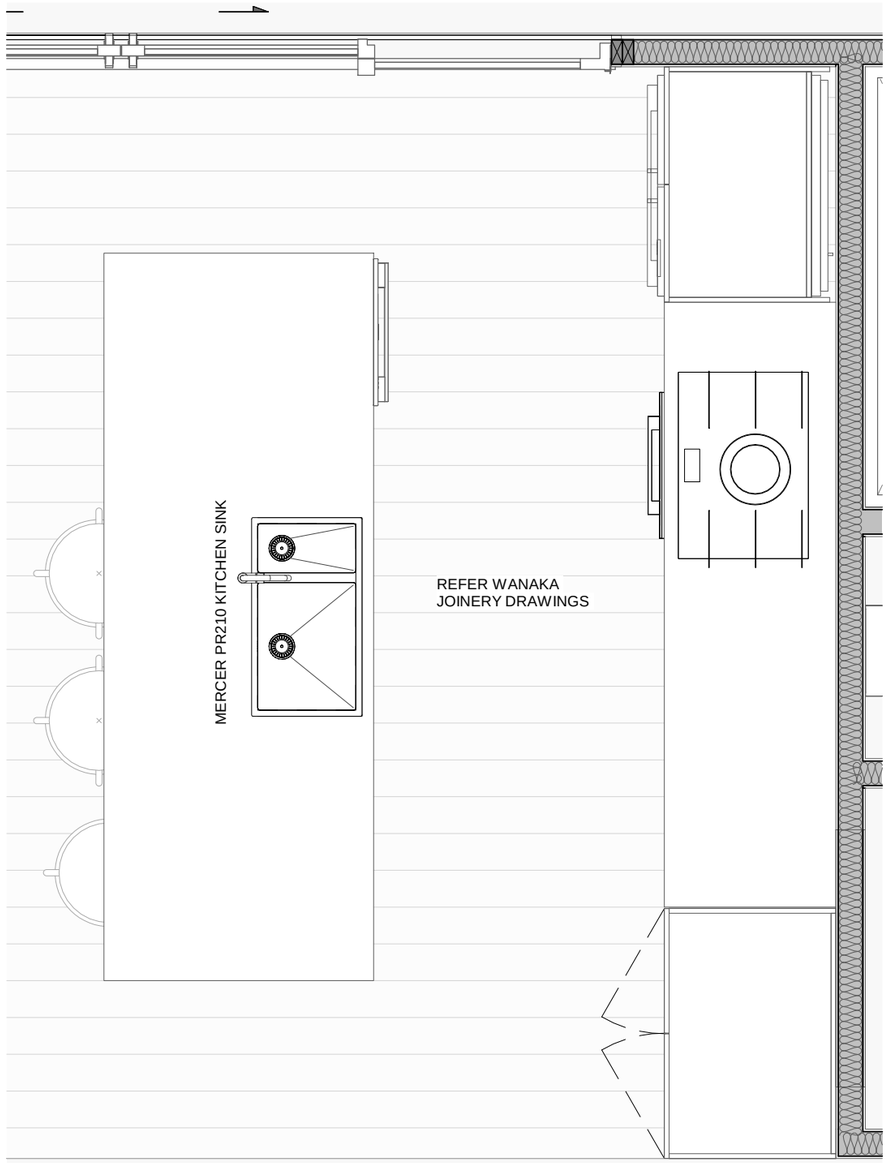
76 Hunter Crescent, Wanaka

INTERIOR ELEVATIONS

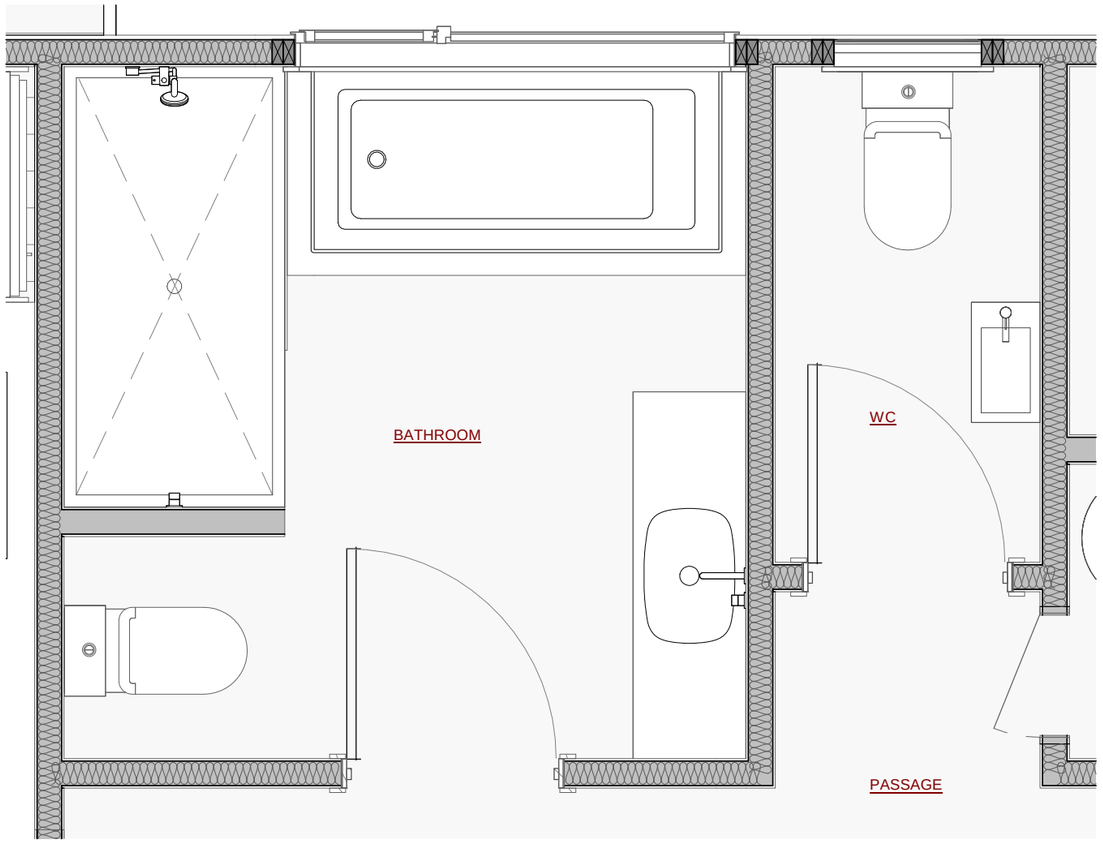
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cn 25_742
date 2026.10.29
db Author

dwg A6.00
revision 1

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2 KITCHEN PLAN
1 : 25
[IF PRINTED ON A3 SHEET]



1 BATHROOM & WC PLAN
1 : 25
[IF PRINTED ON A3 SHEET]

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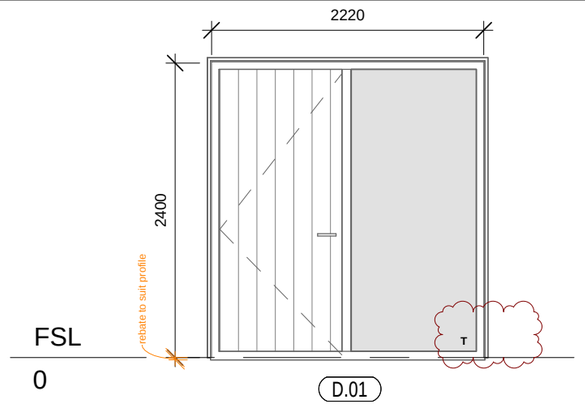
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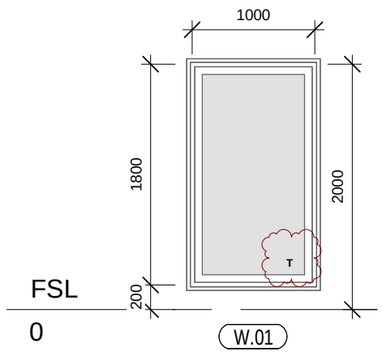
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INTERIOR ELEVATIONS

scale 1 : 25
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date 2026.10.29
db SR
dwg A6.01
revision 1

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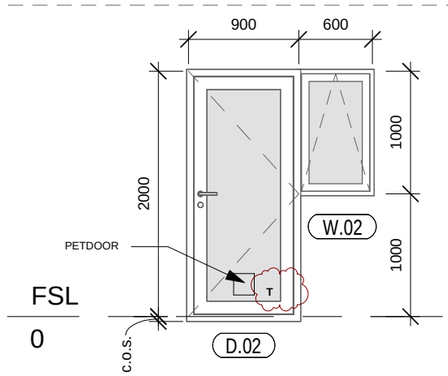


D.01 / ENTRY
- THERMALLY BROKEN ALUMINIUM
- PARKWOOD ENTRY DOOR WITH FIXED SIDELIGHT WINDOW.
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT
- LIGHT TINT
- PROVIDE DOOR STOP

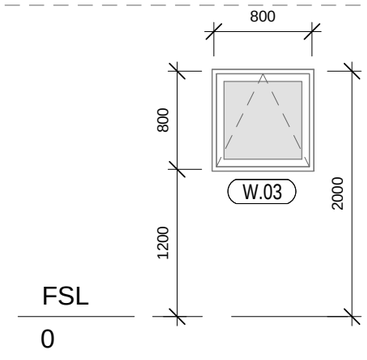


W.01 / ENTRY
- THERMALLY BROKEN ALUMINIUM
- FIXED WINDOW.
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT
- LIGHT TINT

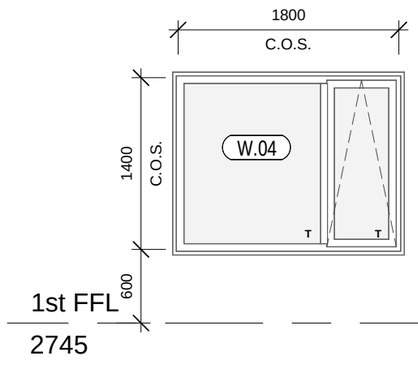
UPVC WINDOWS



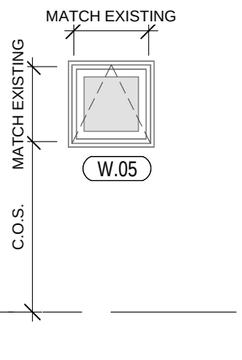
D.02 & W.02 / LAUNDRY
- KLIMA UPVC WITH ALU. EXTERIOR
- GLAZED SWING DOOR WITH AWNING WINDOW.
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT
- PROVIDE DOOR STOP
- PET DOOR



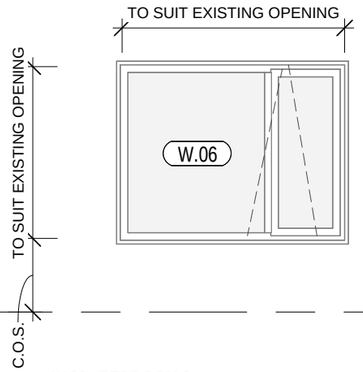
W.03 / BATH. 2
- KLIMA UPVC WITH ALU. EXTERIOR
- AWNING WINDOW.
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT
- OBSCURE GLASS (SANDBLASTED LOOK)



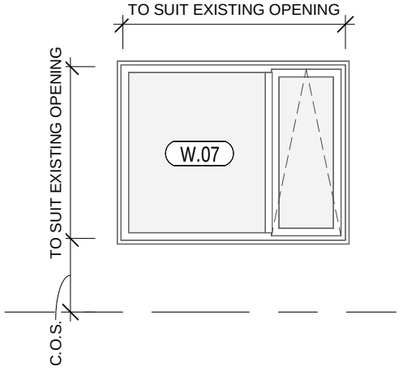
W.04 / BATHROOM (UPSTAIRS)
- THERMALLY BROKEN ALUMINIUM
- FIXED & AWNING WINDOW.
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT (OWNER TO CONFIRM OBSCURE GLASS)
- RESTRICTOR STAYS REQUIRED



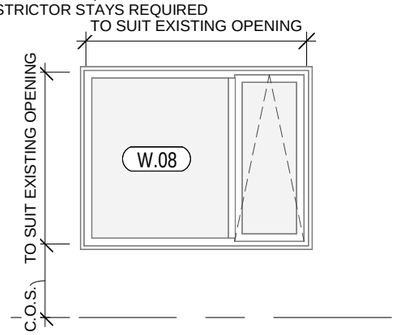
W.05 / WC
- THERMALLY BROKEN ALUMINIUM
- AWNING WINDOW.
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT
- OBSCURE GLASS



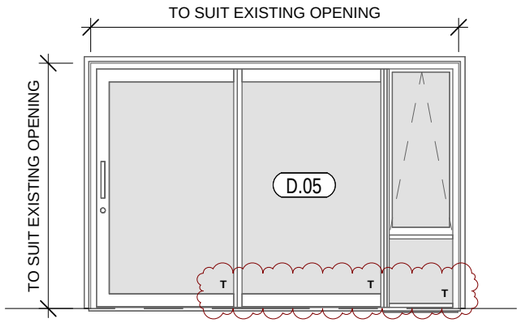
W.06 / BEDROOM 2
- THERMALLY BROKEN ALUMINIUM
- FIXED & AWNING WINDOW.
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT
- RESTRICTOR STAYS REQUIRED



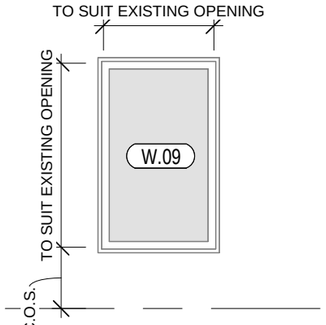
W.07 / BEDROOM 2
- THERMALLY BROKEN ALUMINIUM
- FIXED & AWNING WINDOW.
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT
- RESTRICTOR STAYS REQUIRED



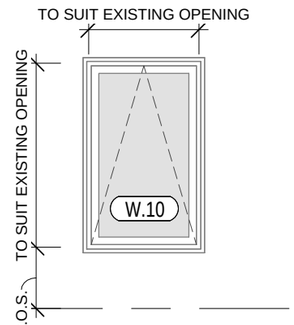
W.08 / BEDROOM 1
- THERMALLY BROKEN ALUMINIUM
- FIXED & AWNING WINDOW.
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT
- RESTRICTOR STAYS REQUIRED



D.05 / BEDROOM 1
- THERMALLY BROKEN ALUMINIUM
- SLIDING DOOR WITH AWNING SIDELIGHT.
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT



W.09 / STAIRS
- THERMALLY BROKEN ALUMINIUM
- FIXED WINDOW.
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT



W.10 / LIVING
- THERMALLY BROKEN ALUMINIUM
- AWNING WINDOW.
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT

DOOR & WINDOW LEGEND:

TYPICAL DOOR/WINDOW SPECIFICATION:
- UNLESS NOTED OTHERWISE BELOW DOOR
- ALL DIMENSIONS ARE ROUGH OPENING
- WIND ZONE DESIGN TO BE 'VERY HIGH'
- ALL DIMENSIONS ARE TO TOP OF SLAB, FULL HEIGHT WINDOWS WILL NEED TO BE RECESSED INTO SLAB

FRAME:
REFER TO NOTATION ABOVE FOR EXTERNAL FRAME TYPES

REFER TO INTERIOR DOOR NOTES FOR FRAME & LEAF TYPE

GLAZING:
- LOW E DOUBLE GLAZED - REFER NOTES
- ALL GLAZING TO BE ARGON FILLED IGU
- WINDOWS TO BE TOUGHENED SAFETY GLASS - MARKED WITH '**T**'. TO COMPLY WITH NZBC F2 & NZBC 4223: PART 3.
- WINDOWS TO BE LAMINATED - MARKED WITH '**L**' TO NZS 4223 AND VERY HIGH WIND ZONE.

LINERS:
- TIMBER, TO MATCH EXISTING

HARDWARES:
ALL HARDWARE TBC BY CLIENT
PROVIDE PRIVACY LOCKSET TO BATHROOMS AND ENSUITE.
PROVIDE SATIN CHROME WALL MOUNTED STOPS THROUGHOUT.

FLASHING:
HEAD FLASHING, WINDOWS TYPICALLY FIXED 15mm OFF STRUCTURAL FRAMING

NOTE ALL WINDOW AND DOOR DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO ORDERING AND FABRICATION

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24
2	RFIs	2026.10.20

status: BUILDING CONSENT

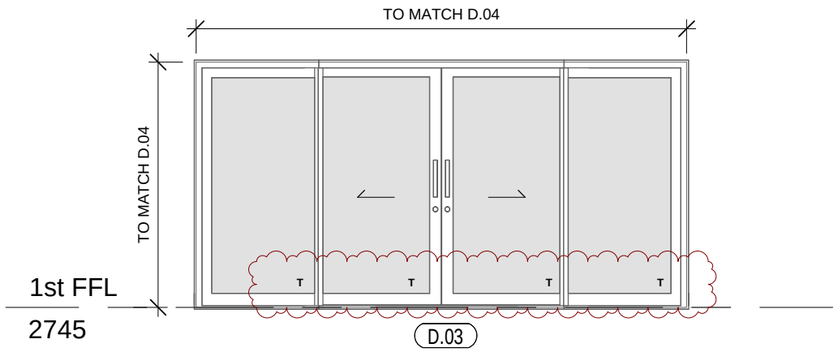
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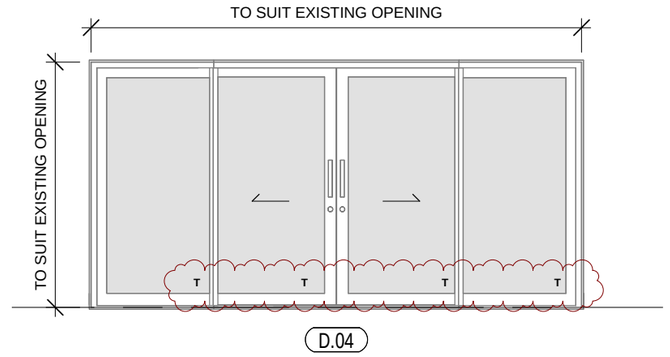
Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
WINDOW & DOOR SCHEDULE

scale 1 : 50 | date 2026.10.29
cn 25_742 | db SR

dwg A8.00 | revision 2

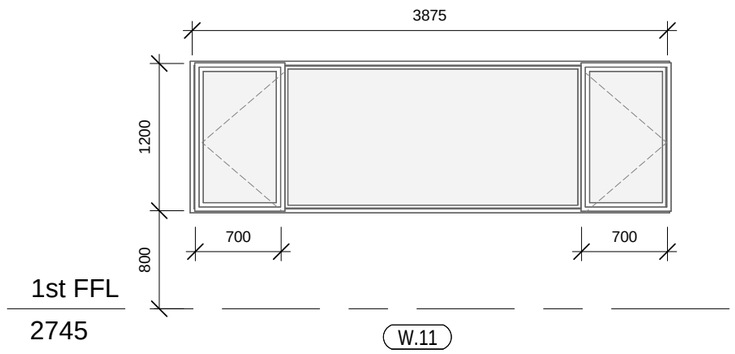
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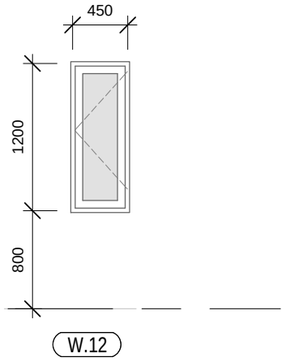




D.03 / KITCHEN/DINING
- THERMALLY BROKEN ALUMINIUM
- BI-PARTING SLIDING DOOR
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT

D.04 / LIVING
- THERMALLY BROKEN ALUMINIUM
- BI-PARTING SLIDING DOOR
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT





W.11 / DINING/WINDOW SEAT
- THERMALLY BROKEN ALUMINIUM
- FIXED WINDOW WITH OPERABLE SIDELIGHTS (AWNING OR CASEMENT TBC)
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT
- RESTRICTOR STAYS REQUIRED

W.12 / DINING/WINDOW SEAT
- THERMALLY BROKEN ALUMINIUM
- AWNING OR CASEMENT WINDOW TBC
- CLEAR OILED TIMBER REVEALS & ARCHITRAVES TO MATCH EXISTING HOUSE
- LOW E DOUBLE GLAZED UNIT
- RESTRICTOR STAYS REQUIRED

DOOR & WINDOW LEGEND:

TYPICAL DOOR/WINDOW SPECIFICATION:
- UNLESS NOTED OTHERWISE BELOW DOOR
- ALL DIMENSIONS ARE ROUGH OPENING
- WIND ZONE DESIGN TO BE 'VERY HIGH'
- ALL DIMENSIONS ARE TO TOP OF SLAB, FULL HEIGHT WINDOWS WILL NEED TO BE RECESSED INTO SLAB

FRAME:
REFER TO NOTATION ABOVE FOR EXTERNAL FRAME TYPES

REFER TO INTERIOR DOOR NOTES FOR FRAME & LEAF TYPE

GLAZING:
- LOW E DOUBLE GLAZED - REFER NOTES
- ALL GLAZING TO BE ARGON FILLED IGU
- WINDOWS TO BE TOUGHENED SAFETY GLASS - MARKED WITH '**T**'. TO COMPLY WITH NZBC F2 & NZBC 4223: PART 3.
- WINDOWS TO BE LAMINATED - MARKED WITH '**L**' TO NZS 4223 AND VERY HIGH WIND ZONE.

LINERS:
- TIMBER, TO MATCH EXISTING

HARDWARES:
ALL HARDWARE TBC BY CLIENT
PROVIDE PRIVACY LOCKSET TO BATHROOMS AND ENSUITE.
PROVIDE SATIN CHROME WALL MOUNTED STOPS THROUGHOUT.

FLASHING:
HEAD FLASHING, WINDOWS TYPICALLY FIXED 15mm OFF STRUCTURAL FRAMING

NOTE ALL WINDOW AND DOOR DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO ORDERING AND FABRICATION

Rev	Description	Date
1	BUILDING CONSENT	2026.08.24
2	RFIs	2026.10.20

status: BUILDING CONSENT

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All work to comply with New Zealand Building Code. Contractor shall verify all dimensions and conditions before commencing work. To be read in conjunction with architectural specification, structural engineer documents, fire reports, services engineer documents, and resource and building consent documents and conditions. If you have any questions or need clarification of the contents of these drawings please contact Salmond Architecture.

Hunter Cresent Alterations
76 Hunter Crescent, Wanaka
WINDOW & DOOR SCHEDULE

scale 1 : 50
cn 25_742
date 2026.10.29
db SR

dwg A8.01
revision 2

salmond architecture
21m Gordon rd PO box 470 Wanaka
ph 03 443 4546

Alteration
76 Hunter Cresent

Wanaka

File Number 26489

ENGCO Consulting Engineers

CHRISTCHURCH NELSON QUEENSTOWN WANAKA

STRUCTURAL DRAWINGS

Issue Register

Rev	Date	Description
A	03/07/2026	Coordination

Sheet List

Sheet No.	Rev	Date Issued	Sheet Title
S1	A	03/07/2026	General Notes
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S3	A	03/07/2026	General Notes
S4	A	03/07/2026	Ground Floor Plan
S5	A	03/07/2026	Foundation Details
S6	A	03/07/2026	Foundation Details
S7	A	03/07/2026	First Floor Plan
S8	A	03/07/2026	Roof Plan
S9	A	03/07/2026	Sections and Details
S10	A	03/07/2026	Sections and Details
S11	A	03/07/2026	Sections and Details
S12	A	03/07/2026	Ground Floor Bracing Plan
S13	A	03/07/2026	First Floor Bracing Plan
S14	A	03/07/2026	Bracing Details

Disclaimer: *All reports, advice, drawings and other deliverables of any kind provided by the consultant ("advice") are, unless agreed otherwise in writing by the consultant, prepared exclusively for the client's use for the purposes stated in the scope of services in relation to the project. Unless the consultant's prior written consent has been obtained, the client shall not use or rely on the advice (in whole or part) for any other purpose or disclose any of the advice to a third party. The consultant shall have no liability if any of the advice is used or relied on by the client for any unauthorised purpose or by any unauthorised third party.*

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contractor shall verify all dimensions before commencing work

GENERAL NOTES:

1. All work to be carried out in accordance to the contract drawings. These drawings are to be read in conjunction with other consultants drawings and specifications
2. All dimensions must be checked on site and confirmed before any construction work can commence.
3. Contract fabrication drawings shall take precedence only when approved by ENGCO
4. No change or variation shall be made to any structural element without specific written instruction from ENGCO.
5. All construction work must comply with the relevant NZ Standards, NZ Building Codes and local council bylaws.
6. Check and confirm all dimensions on site and confirm as correct. Do not scale any dimensions off drawings, if in doubt -ASK.
7. Any discrepancies must be reported to ENGCO without delay.
8. Consultant advice notes will only be issued in written format, either by email or formal ENGCO variation documentation.
9. Refer to Inspection Schedule for required inspections. Give at least 48 hours notice of any required site inspections, failure to do so may result in a delay or disruption in the construction program.
10. ENGCO shall not be held responsible for any variations or remedial work not approved prior to the work being carried out or completed.
11. The contractor must ensure that the latest construction drawing set, as issued by ENGCO, is available on site.
12. The contractor is responsible for keeping an accurate log of site inspections and instructions.
13. The contractor shall be responsible for any damage during construction.
14. The contractor shall provide and leave in place, until permanent bracing elements are constructed, such temporary bracing as is necessary to stabilise the structure during erection.
15. All work shall comply with the Health and Safety at Work Act 2015 (HSWA), and with all relevant Health and Safety at Work Regulations 2016, and with all relevant WorkSafe New Zealand (WorkSafe) Approved Codes of Practice and WorkSafe Information and Guidance, in particular the 'OSH Guidelines For the Provision of Facilities and General Safety in the Construction Industry'.
16. The site is Exposure B to NZS3604:2011 All work to be carried out in accordance with the contract drawings. These drawings are to be read in conjunction with other consultants drawings and specifications.
17. Refer to ENGCO PS1 for required inspections, Give at least 48 hours notice of any required site inspections.

CONCRETE NOTES;

1. All materials and workmanship shall conform with the requirements of NZS 3109.
2. Locations of all starters and hold down bolts are to be accurately determined and signed off by the foreman prior to concrete being poured. They should be plywood templated or otherwise rigidly prevented from moving during the concrete pour.
3. Confirm all rebates dimensions and locations from the Architectural drawings.
4. All reinforcing including mesh shall be New Zealand sourced and conform to AS/NZS 4671:2001 in grade 300E or grade 500E.
5. Grade 500E deformed bars shall be designated 'H' and Grade 500E round bars shall be designated 'HR', Grade 300E deformed bars shall be designated 'D' and Grade 300E round bars shall be designated 'R'
6. All reinforcing steel shall be deformed unless noted otherwise.
7. All bars to be terminated with a standard 90 degree return unless noted otherwise on the drawings.
8. All hooks, returns, bends and stirrups not specifically dimensioned shall comply with the requirements NZS 3109:1997.
9. All bars shall be chaired on plastic bar chairs spaced as per NZS3109 and manufactured to NZS2425:2015
10. Welded splices in reinforcing steel is not permitted unless shown on drawings
11. Welded wire mesh shall lap 1 full grid plus 50mm, measured between crosswires.
12. Zone B and C
    Minimum 28 day concrete strength for all reinforced concrete - 20MPa
13. Concrete (NZS3604 only) Zone B and C
    - Minimum concrete cover to steel reinforcing:
    - 75mm when concrete is poured directly against the ground
    - 50mm against formwork
    - 30mm for the top of wall or slab in a closed area
    - 50mm for the top of wall or slab in an exposed area

INSPECTIONS:

Scan the QR code to request an inspection required for code compliance certification. ENGCO consulting require notification 48 hours in advance

Alternatively contact ENGCO by email

INSPECTIONS REQUIRED:

1. Excavation, good ground NZS3604:2011 check - by ENGCO
2. Foundation Pre-pour (one per pour) - by ENGCO
3. Blockwall Pre-pour (one per pour) - by ENGCO
4. Steelwork / First Floor Framing / Roof Framing - by ENGCO
5. Pre-line (Bracing elements) -by ENGCO

GEOTECHNICAL REQUIREMENTS;

Ensure 'Good Ground' for new foundations

Reinforcement Bar Laps

Bar	Lap Length (mm)
D10	450
D12	540
D16	720
D20	900
D25	1125
D32	1440
H10	750
H12	900
H16	1200
H20	1500
H25	1875
H32	2400

ORIGINAL SIZE = A3

revisions

A	03/07/2026	Coordination

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Wanaka

General Notes

design	F.McDougall
drawn	F.McDougall
appvd	T.Niven
date	03/07/2026

file 26489

dwg S1

rev. A

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TIMBER NOTES:

1. The specifications below only refer to timber members shown on the ENGCO drawings or referred to specifically in the ENGCO PS1.
2. All timber fabrication and erection to be in accordance with NZS 3604:2011 in addition to the below.
3. All proprietary fixings, systems and products shall be installed in accordance with the manufacturers specifications and details.

Material

1. All Structural timber is to be Pinus Radiata unless noted otherwise.
2. All sawn timber shall have a minimum stress grade of SG8
3. All sawn timber shall be supplied to site and installed complying with all requirements of NZS3631:1988. Studs shall replaced if crooked, NOT cut and straightened.
4. All structural timber shall have a verified stress grade and not be ripped down.
5. No structural timber shall have holes, notches or splices added without consulting ENGCO.
6. All timber shall be separated from direct contact against concrete by a DPC compliant with NZS3604 or be spaced more than 12mm from the concrete surface.

Treatment

1. Wood based component preservative treatment for all structural members specified in the ENGCO drawings shall comply with the below:
   a. Members in contact with the ground:
      - Building Piles – H5
      - Retaining walls – Uprights – H5
      - Retaining walls – Horizontal Members – H4

   b. Members exposed to exterior weather conditions but not in ground contact
      - Laminated Beams and posts – H3.2
      - Posts, Bearers, beams, etc – H3.2
      - Cladding as wall Bracing – H3.2

   c. Members protected from the weather but exposed to ground atmosphere
      - Subfloor Braces, Bearers, Wall plates, Subfloor joists -H1.2
      - Flooring, Suspended floors except under wet areas -H1.2

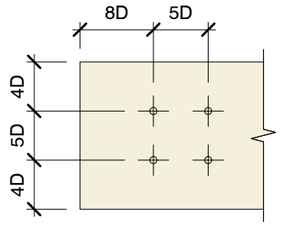
   d. Members protected from the weather but with a risk of moisture penetration
      - Cantilevered enclosed deck joists and associated framing – H3.2
      - Boxed out external columns or beams – H3.1
      - All other structural timber – H1.2

2. Steel fixings and fastenings into timber shall be protected as per the below:
   a. All bolts, nails, screws, brackets and plates attached to H3.2, H4 or H5 timber shall be type 304 Stainless Steel
   b. Wire dogs, bolts and nail plates in closed and roof spaces shall be Galvanised as per Table 4.2 of NZS:3604

TIMBER NOTES CONTINUED:

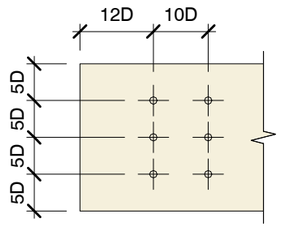
Fixings

1. Nails shall comply dimensionally with AS2334-1980
2. Screws shall comply dimensionally with AS1720.1
3. 90x3.15mm Framing nails are to be selected from those listed at www.branz.co.nz/nail-listing/
4. D head nails may not be used where flat head (FH) nails are specified.
5. Steel bolts into timber shall be grade 4.6 to AS1111, stainless steel bolts shall be Grade 304 to NZS3604.
6. Washers shall have a minimum size of:
   - 35x35x3 square washers shall be fitted to both sides of all bolts up to M12.
   - 50x50x4 square washers shall be fitted to both sides of all bolts up to M20.
   - 65x65x5 square washers shall be fitted to both sides of all bolts above M20.
7. Bolt holes through timber shall be the diameter of the bolt or not more than 10% larger.
8. All bolt, screw or nail holes shall be into clear timber, without other fixings or defects within the specified minimum edge distance, including empty holes from removed fixings.



Configuration Requirements
D= Bolt dia.

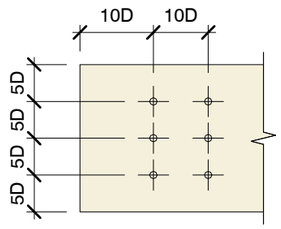
Bolt Edge Distance (u.n.o.)
1:10



Minimum spacing of nails
No pre-boring
Sawn Radiata Pine only
D= Nail dia.

Nail Edge Distance (u.n.o.)
1:10

Screw gauge shank Diameters (mm)				
Screw Gauge	Diameter (D)	3D	5D	10D
6g	3.45	11	18	35
8g	4.17	13	21	42
10g	4.88	15	25	49
12g	5.59	17	28	56
14g	6.3	19	32	63



D= Shank dia.

Screw Edge Distance (u.n.o.)
1:10

Zone B and Zone C. Steel fixings and fasteners into timber				
Fixings and fasteners	Closed and roof spaces	Sheltered	Exposed	Treated timber pile connections
Nail Plates	Z275 Pre-galvanised sheet	Z275 Pre-galvanised sheet	Type 304 Stainless	Type 304 Stainless
Wire dogs	150 g/m² Galvanised	150 g/m² Galvanised	Type 304 Stainless	Type 304 Stainless
Bolts	600 g/m² Galvanised	600 g/m² Galvanised	Type 304 Stainless	Type 304 Stainless
Screws	Mild Steel	320 g/m² Galvanised	320 g/m² Galvanised	Type 304 Stainless
Nails	Mild Steel	320 g/m² Galvanised	320 g/m² Galvanised	Type 304 Stainless
Fabricated Brackets (5mm thick min.)	HDG600	HDG600	HDG600	HDG600-5l or HDG600-5D

ORIGINAL SIZE = A3

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General Notes

design	F.McDougall
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appvd	T.Niven
date	03/07/2026

file 26489

dwg S2

rev. A

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CONCRETE MASONRY NOTES:

1. All masonry work shall conform with the requirements of NZS4210-2001

2. Vertical bars shall be centrally located unless specifically noted.

3. All reinforcing shall be New Zealand sourced and conform to AS/NZS 4671:2001 in grade 300E or grade 500E.

4. Grade 500E deformed bars shall be designated 'H' and Grade 500E round bars shall be designated 'HR', Grade 300E deformed bars shall be designated 'D' and Grade 300E round bars shall be designated 'R'

5. Locations of all starters and hold down bolts are to be accurately determined and signed off by the foreman prior to concrete being poured. They should be plywood templated or otherwise rigidly prevented from moving during the concrete pour.

6. Grout filling shall be in accordance with Section 2.12 'High lift grouting with expansive admixture method' for all pours of height 1.2m up to 3.6m and Section 2.14 'Low lift grouting method' for pour heights not exceeding 1200mm of NZS 4210.

7. Where a high lift grouting method is used, clean-out ports at each vertical reinforcing bar location are required as per 2.7.8 NZS4210-2001.

8. The first course shall be open-end bond beam units laid upside down where clean out ports are required.

9. Round bars are not to be lapped

10. Vertical bars shall be securely held in position at the top of the wall and at intervals not exceeding 1.2m for 10mm bars, 2.4m for 12mm bars or 3.6m for 16mm or larger bars.

11. Each horizontal bar should be positively held in position by tying the bar to the vertical reinforcement or by use of specially designed units, steel spacers, or links

12. Zone B and C
Minimum 28 day grout strength for all reinforced concrete - 20MPa

Minimum cover to steel reinforcement 50mm

Masonry Blockwork Reinforcement

Bar dia.	Horizontal Lap (mm)	Vertical Lap (mm)
D10	525	400
D12	625	500
D16	850	650
D20	1050	800
D25	1300	1000
D32	1675	1300
H10	925	700
H12	1100	850
H16	1475	1125
H20	1825	1400
H25	2275	1750
H32	2925	2250

CONCRETE MASONRY RETAINING WALL NOTES;

1. TANKING & WATERPROOFING
   - Refer to Architects drawings for spec.
   - Protect tanking before backfilling
   - Refer to Architects spec.

2. FIELD DRAIN
   - 110mm dia. NOVAFLOW Field drain wrapped in BIDIM A24 Filter cloth laid on site concrete base.
   - Fall drain 1:150 into approved stormwater system via. an approved silt trap. Cover drainage pipe with 20/40 washed rounds (200mm) fully wrapped with BIDIM A24 filter cloth.

3. EXCAVATION
   - Strip all vegetation & organic material.
   - Excavation for walls shall be cut as near to vertical as possible,setout accurately to proposed wall line allowing for 800mm max. workspace behind.
   - Depth of footings indicated are minimum only.
   - Ground condition to be evaluated upon excavation, and footing dimensions adjusted accordingly.
   - All footings to be founded on competent rock.

4. BACKFILL
   - Backfill to be well graded Hardfill (max. 65 mm aggregate size) Spread & compacted in uniform layers not exceeding a loose depth of 250mm Preferred method of compaction. Vibrating steel roller making no less than 7 passes.
   - Provide final layer of 150-200 mm AP40 hardfill to level of slab base. (Refer slab base description.)

STEEL NOTES:

1. All steelwork fabrication and erection to be in accordance with AS/NZS 5131:2016

2. All structural steel shall be in accordance with NZS3404:1997 and have the following grade unless noted otherwise on the drawings. Steel type number to NZS 1554.1 Table 4.6.1(B) shown in brackets for selection of welding consumables:

   UB/UC Hot rolled steel sections
   Grade 300 S0 (2S) - AS/NZS3679.1:2016
   Other hot rolled steel sections
   Grade 300 (1) - AS/NZS3679.1:2016
   Plates
   Grade 300/350 (1/4) - AS/NZS3678,
   Flats
   Grade 300/350 (1/4) - AS/NZS3679.1:2016
   Square hollow sections
   Grade C350L0 (5) - AS/NZS 1163
   Rectangular hollow sections
   Grade C350L0 (5) - AS/NZS 1163

3. High strength steel is to be marked accordingly by the supplier before delivery.

4. Steelwork shall be accurately fabricated so that all parts fit truly on assembly.

5. The steelworker shall check all concrete and fixing dimensions on site before fabricating any steelwork affected by these dimensions.

6. Shop drawings to be provided and reviewed for structural content prior to fabrication as per specification.

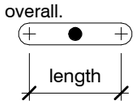
7. All welds to be SP grade, welding consumables to be submitted to ENGCO for approval.

8. All Welds to architecturally exposed steelwork to be full penetration butt welds, ground flush to the section

9. All welds not otherwise noted shall be 6mm Fillet Weld, All Round.

10. All Bolts not otherwise noted shall be M20 Grade 8.8/S.

11. Stated Slotted bolt hole lengths are centre to centre, NOT overall.



STEEL NOTES CONTINUED:

12. All steelwork shall be protected with a system compliant with AS/NZS2312.1:2014 or AS/NZS2312.1:2014 for the corrosion category and time to first maintenance specified below. These are to be selected using TS3404:2018 Tables 4-8.

13. Architecturally exposed coating systems to be selected in conjunction with the architects specification.

14. Members which are lined, cast in concrete or otherwise inaccessible for inspection shall have a minimum time to first maintenance of 40 years.

15. Members which are exposed but not regularly visible shall have a minimum time to first maintenance of 25 years.

16. Members which are exposed and regularly visible shall have a minimum time to first maintenance of 15 years.

17. Zone B (equivalent to Macroclimate Corrosion category C2)
Surface specific corrosivity category
Exposed – C2
Sheltered – C3
Wet – C4
Internal and insulated from the external envelope – C1
Internal but not insulated from the external envelope – C3
Steel in subfloor protected by cladding and not in contact with the ground – C3

WELDING ABBREVIATIONS:

#FW	Fillet Weld, with #mm leg length
PPBW #DTT	Partial Penetration Butt Weld, with #mm design throat thickness.
AR	All Round.
BS	Both Sides.
(site)	Weld on site.

ORIGINAL SIZE = A3

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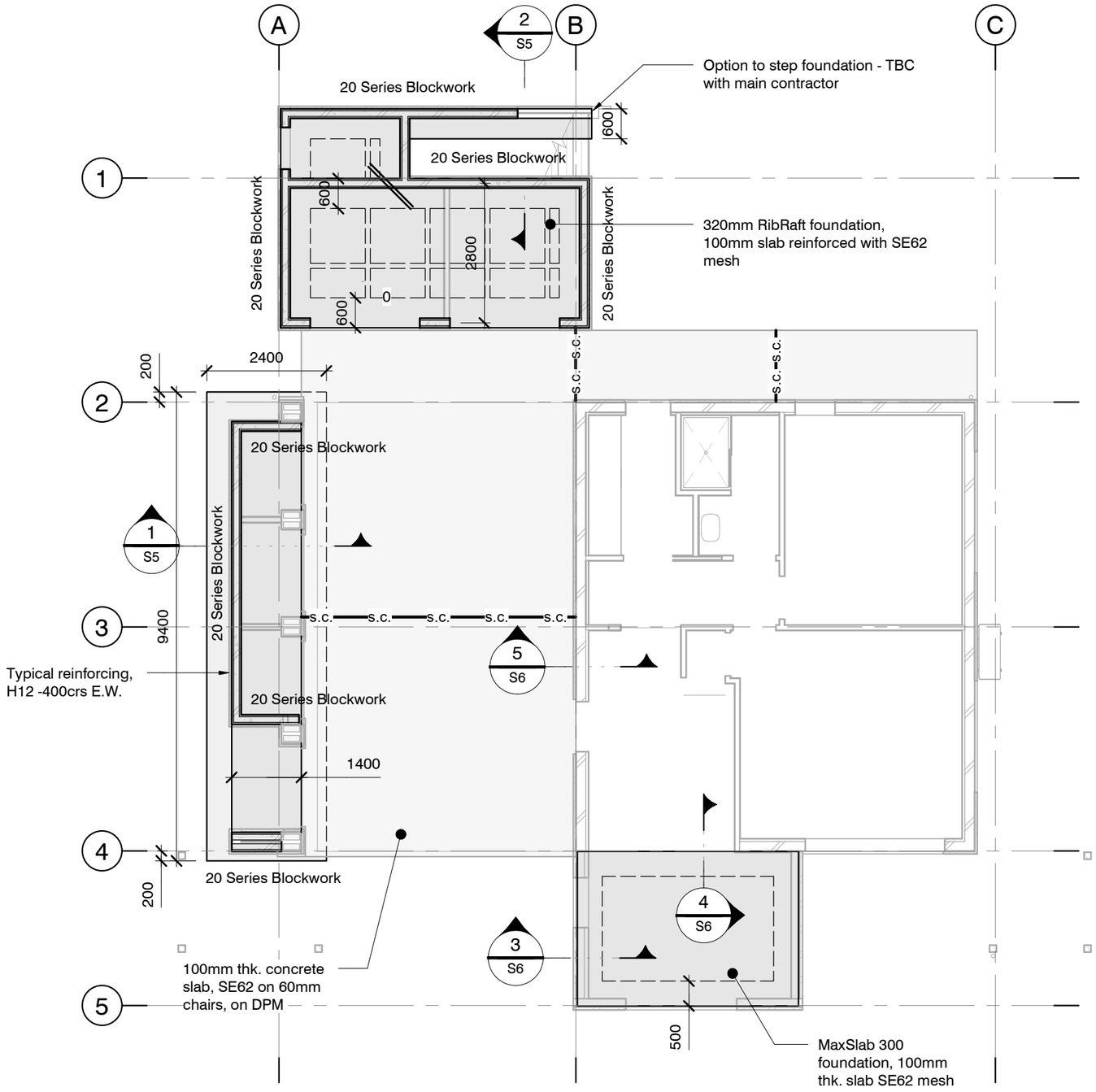
General Notes

design	F.McDougall
drawn	F.McDougall
appvd	T.Niven
date	03/07/2026

file	26489
dwg	S3
rev.	A

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contractor shall verify all dimensions before commencing work



Ground Floor Plan

1 : 100

GENERAL NOTES:

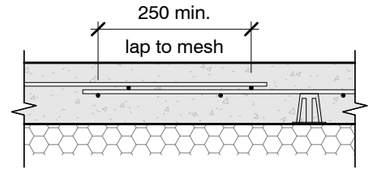
1. Locations shown of internal floor beam thickenings are indicative only. It shall be the responsibility of the Contractor to ensure that they are located centrally under the load bearing walls to which they pertain.
2. Under no circumstance should pipework for services be run longitudinally in 100mm ribs. Similarly they should not be run along perimeter foundations nor internal floor beam thickenings.
3. Vertical or horizontal penetrations through the foundation edge beam or floor beam thickenings must be made through the middle third of the member. Vertical penetrations should not be made through 100 mm ribs.
4. Refer to Architects drawings for floor slab, set downs, steps, rebates, holding down bolts, cast-in componentry and the like.

KEY:

2- H12 (x1200) -200 crs.

S.C. S.C. saw cuts 3mm wide x 25mm deep

All Mesh shall lap a minimum of 250mm (end of extensions not included).



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Ground Floor Plan

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date	03/07/2026

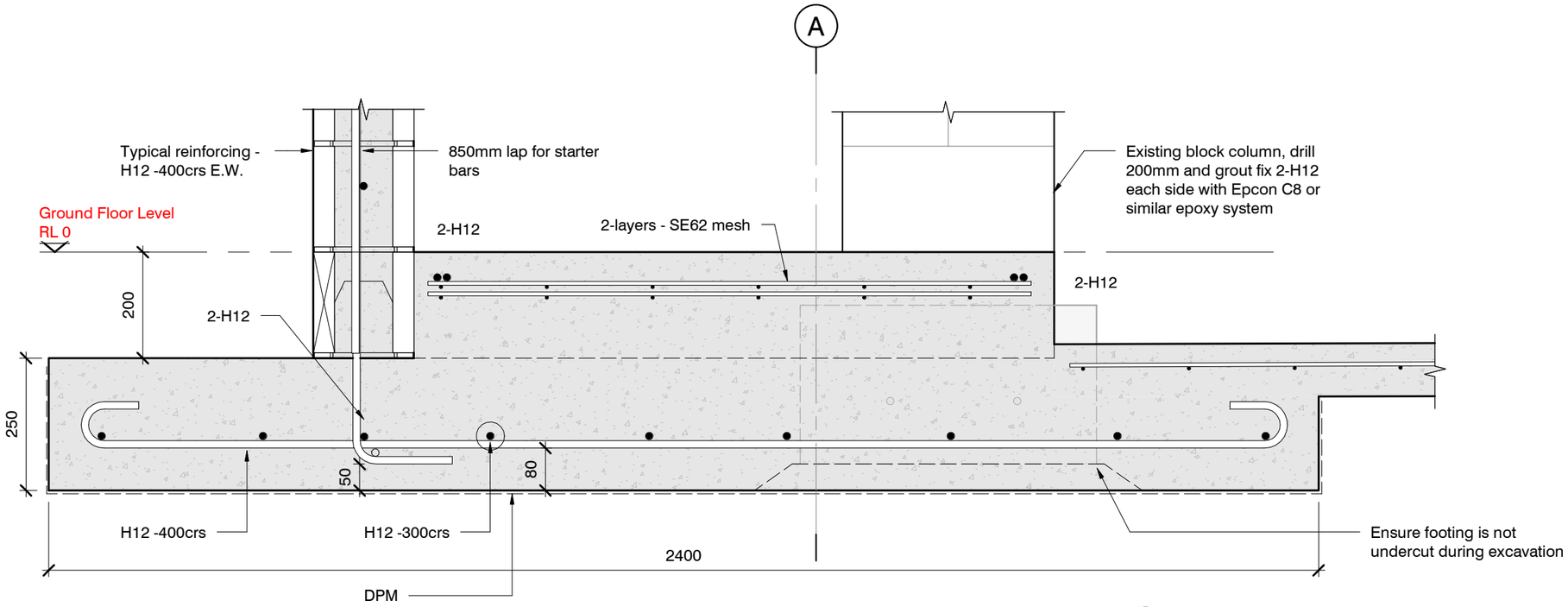
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dwg S4

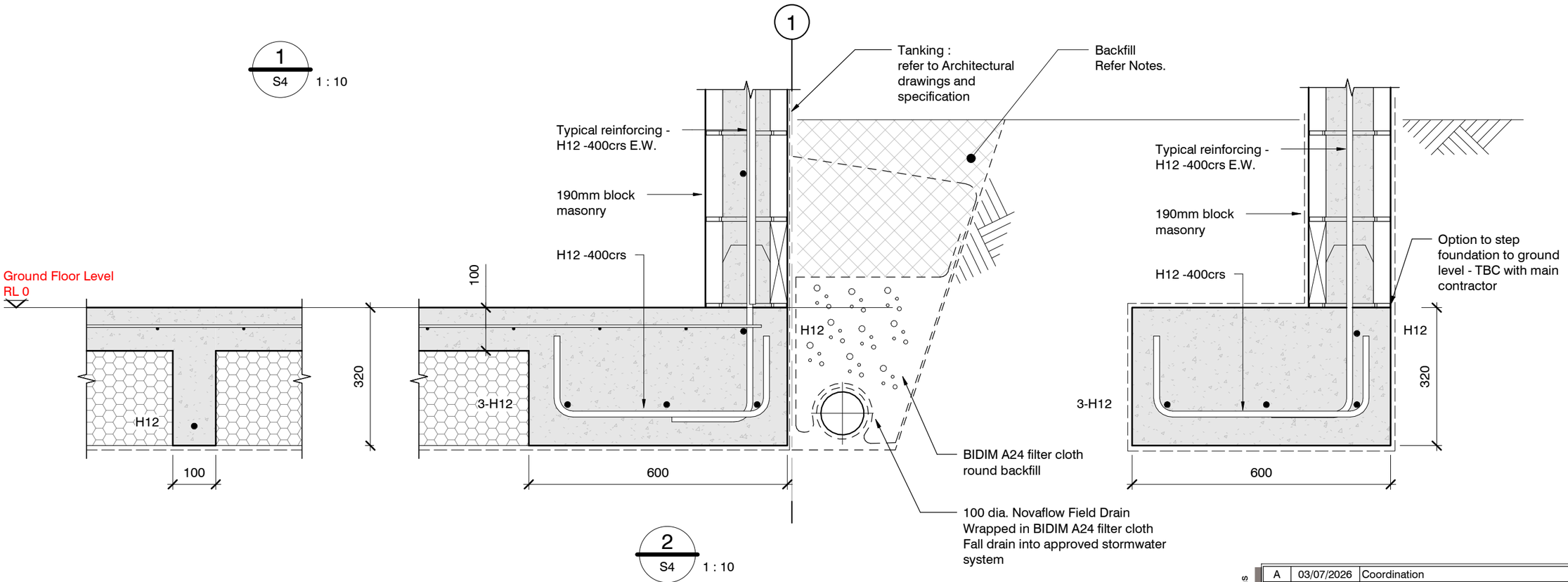
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contractor shall verify all dimensions before commencing work



1 / S4 1 : 10



2 / S4 1 : 10

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Foundation Details

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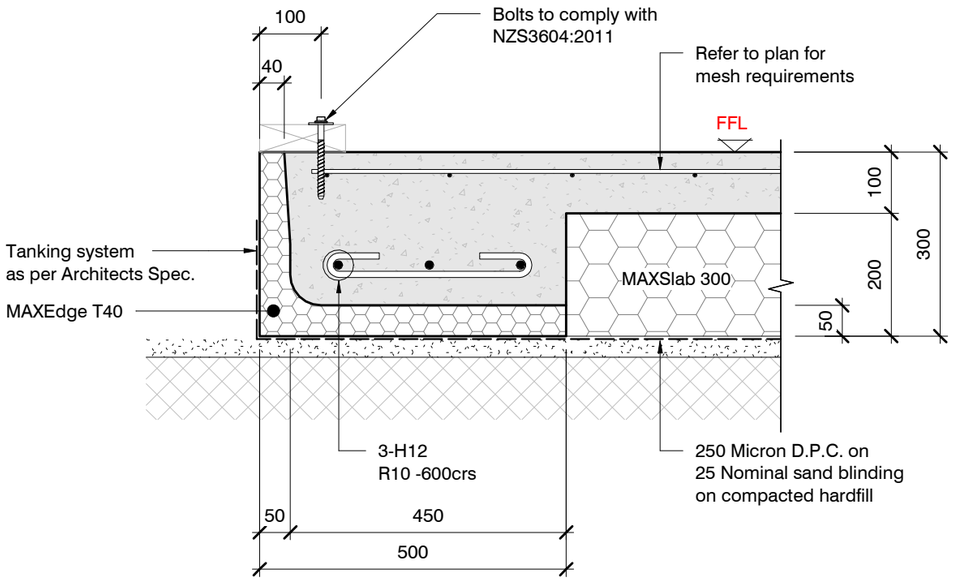
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dwg S5

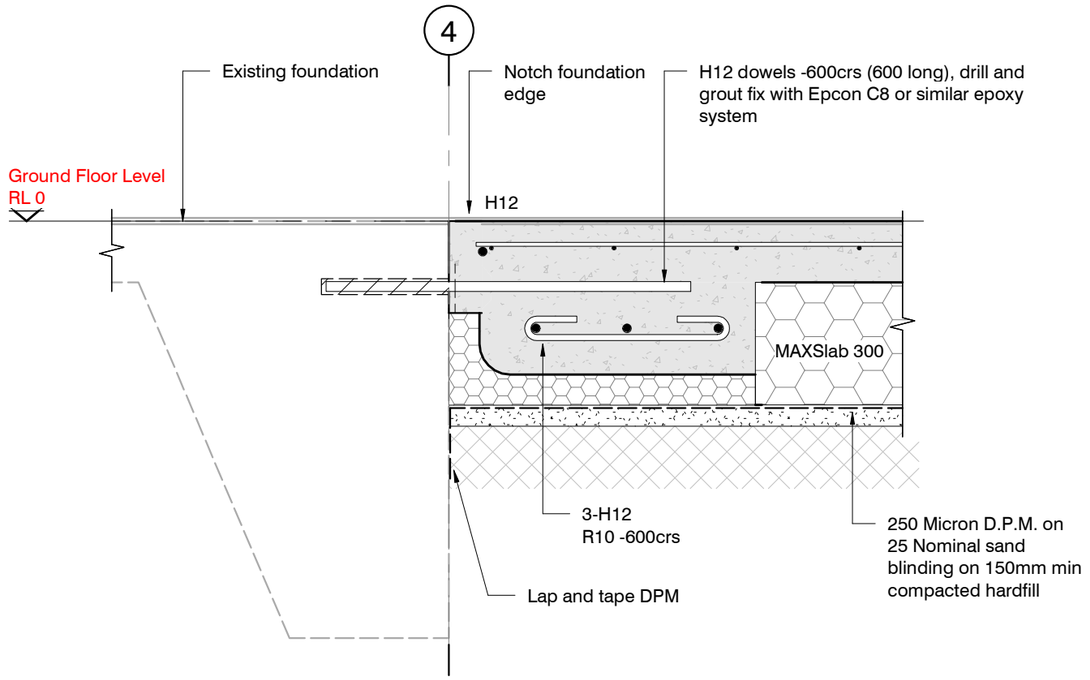
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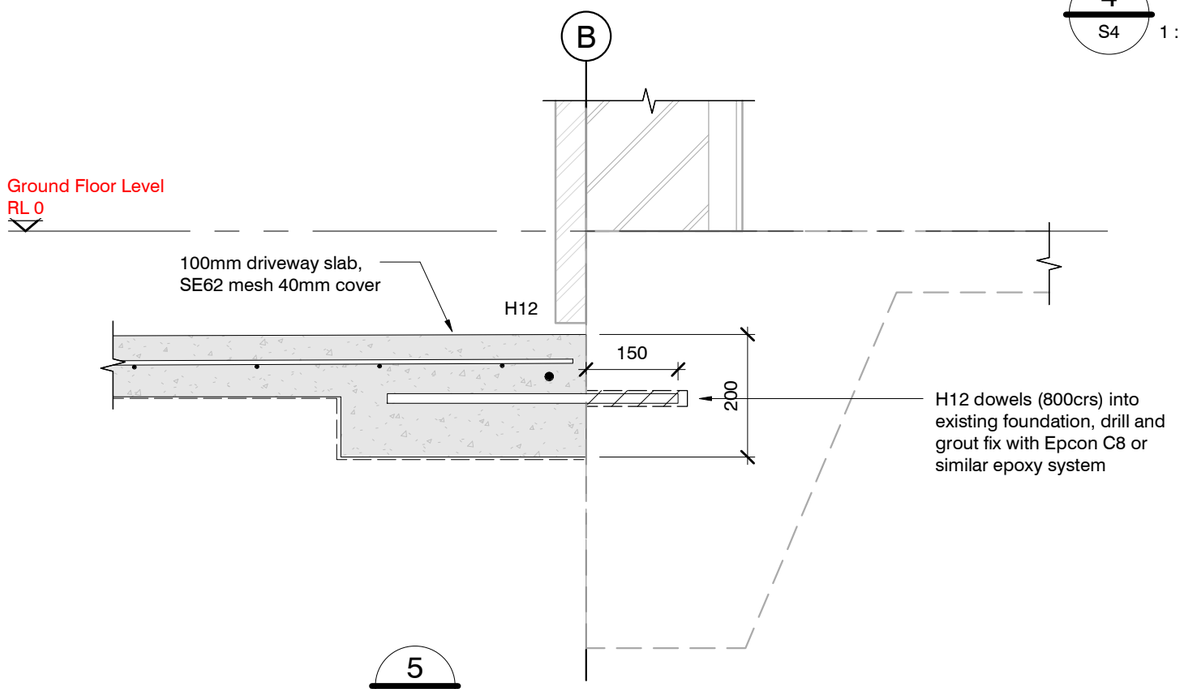
contractor shall verify all dimensions before commencing work



3 / S4 1 : 10



4 / S4 1 : 10



5 / S4 1 : 10

ORIGINAL SIZE = A3

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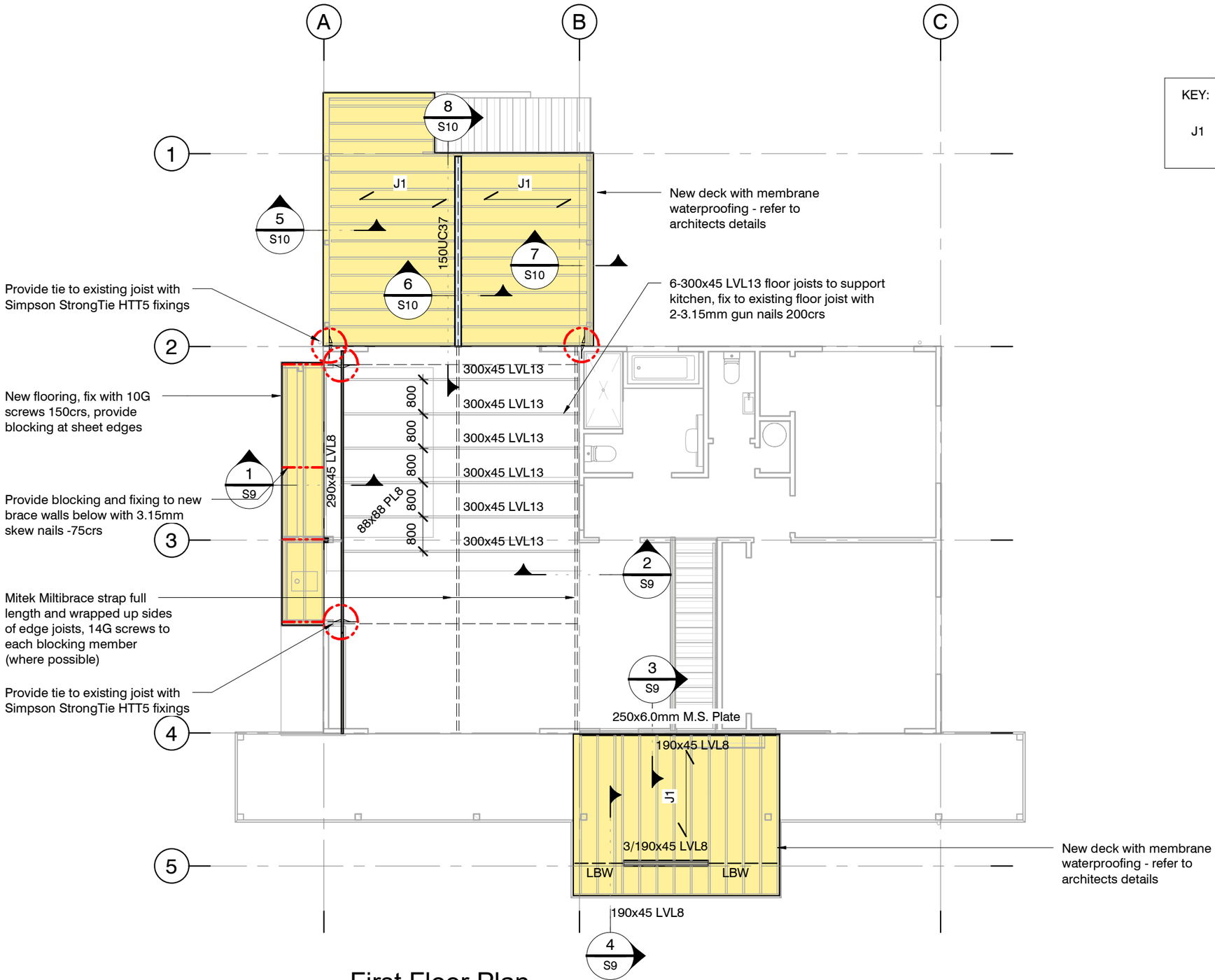
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dwg S6

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KEY:

J1 190x45 LVL8 -400crs

First Floor Plan

1 : 100

ORIGINAL SIZE = A3

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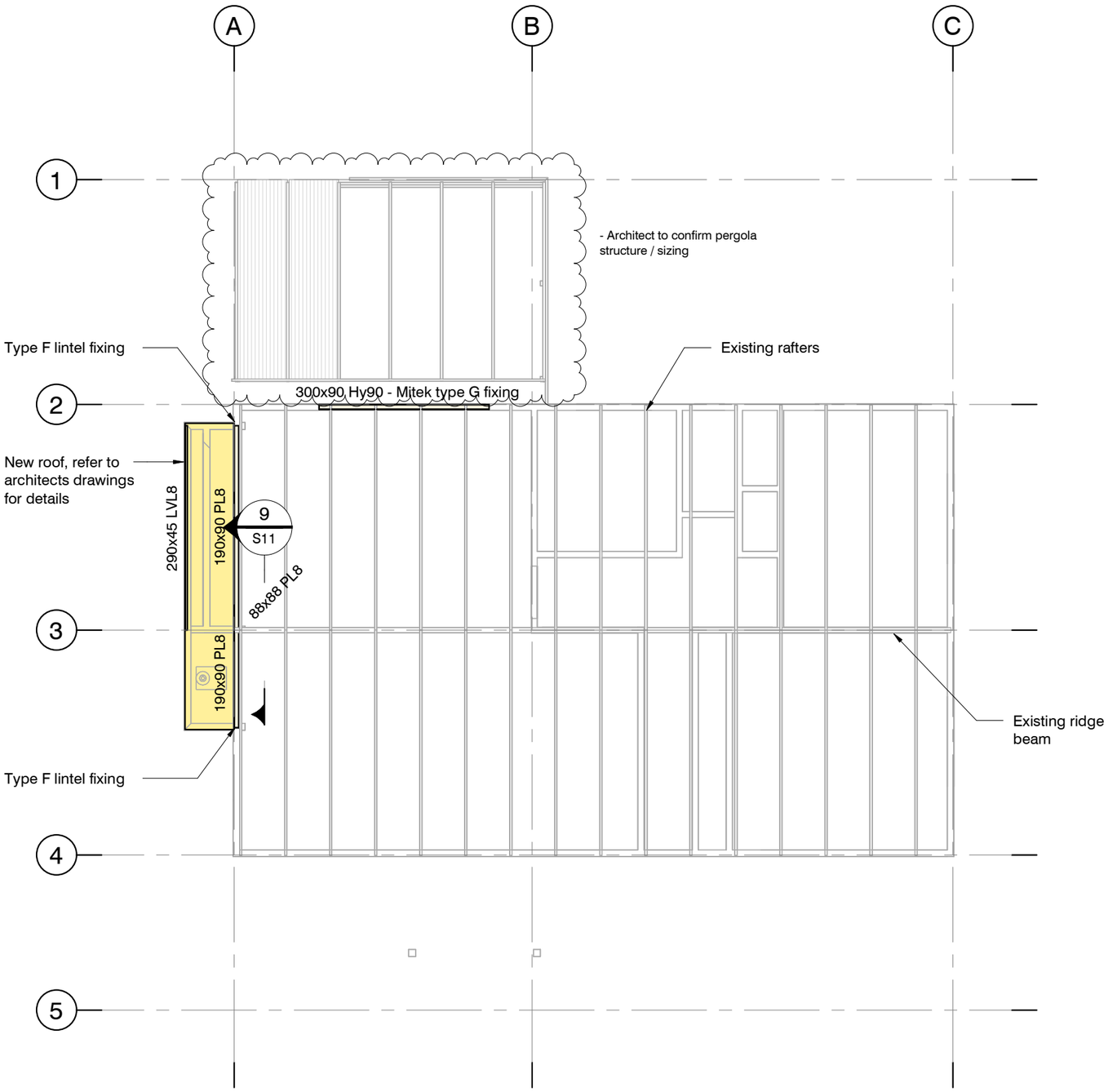
First Floor Plan

design	F.McDougall
drawn	F.McDougall
appvd	T.Niven
date	03/07/2026

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Roof Plan

1 : 100

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Roof Plan

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appvd	T.Niven
date	03/07/2026

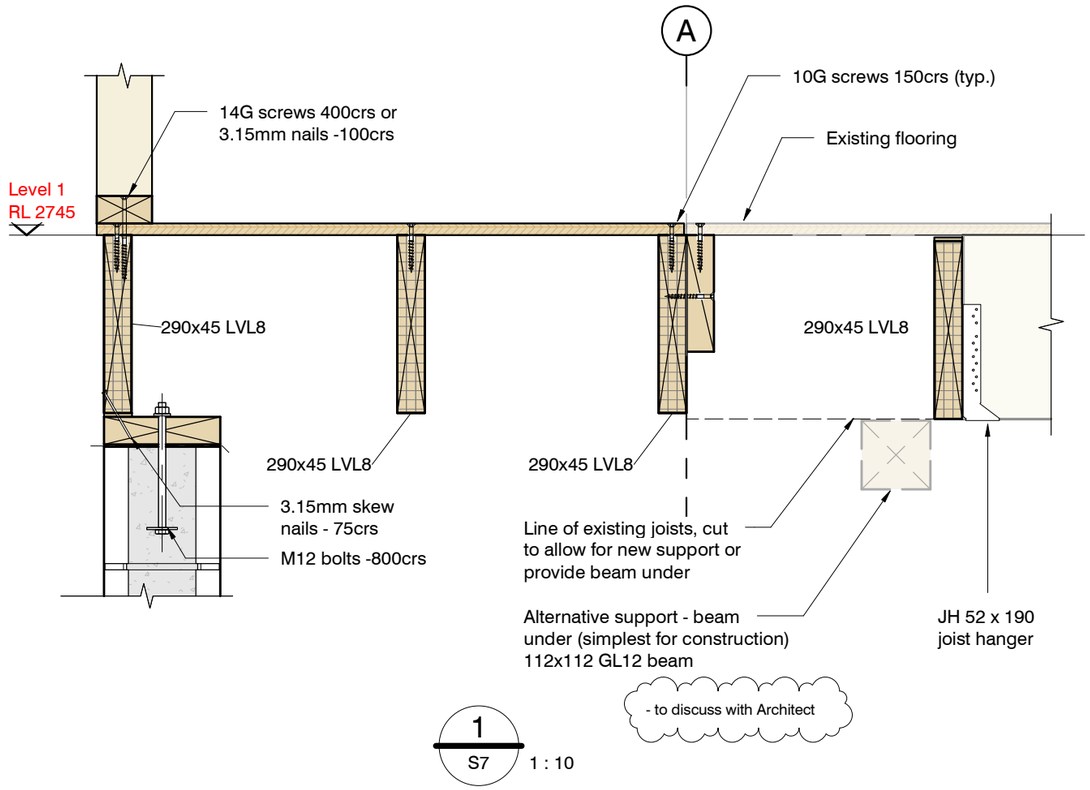
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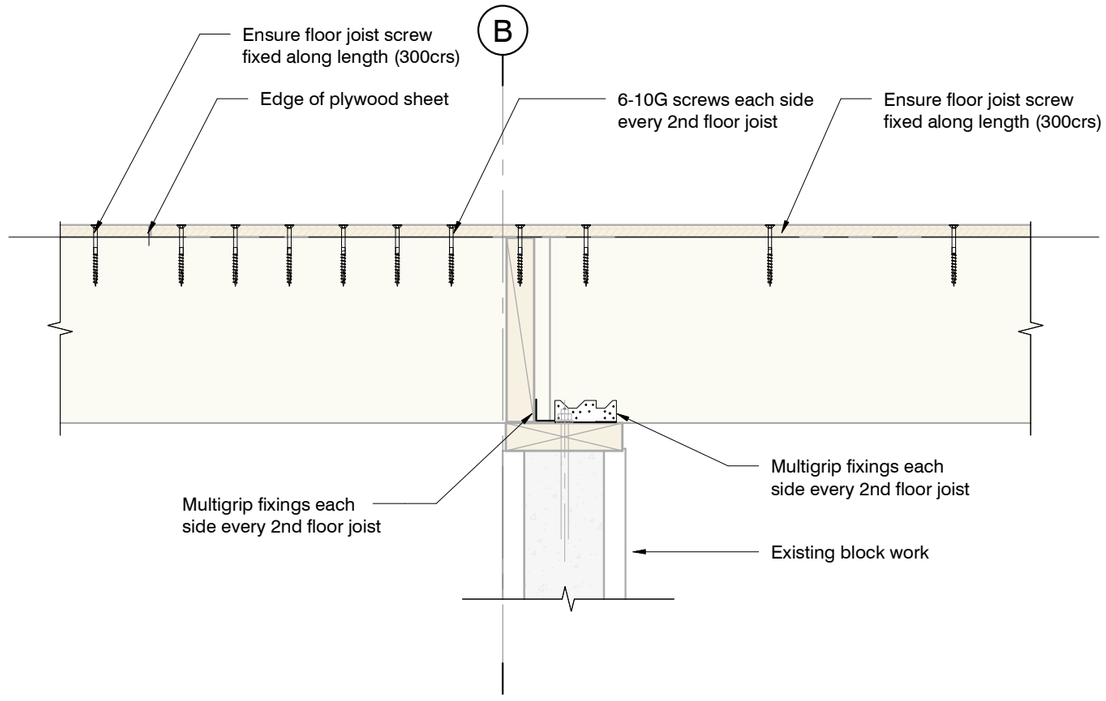
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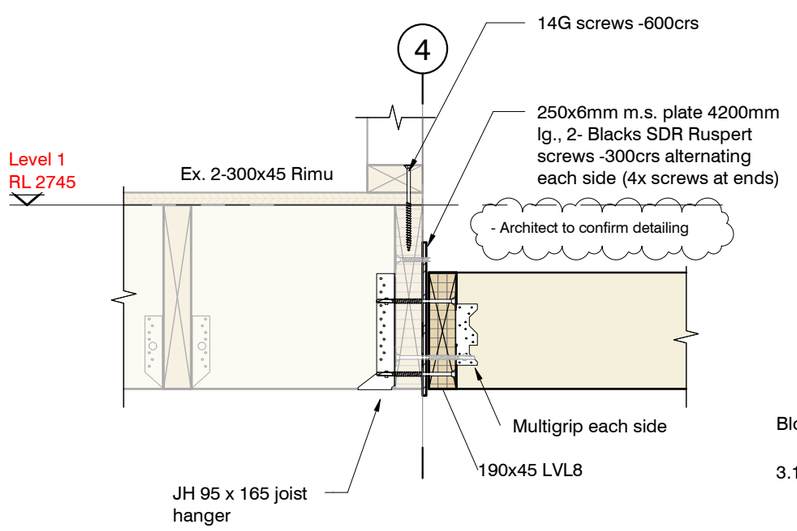
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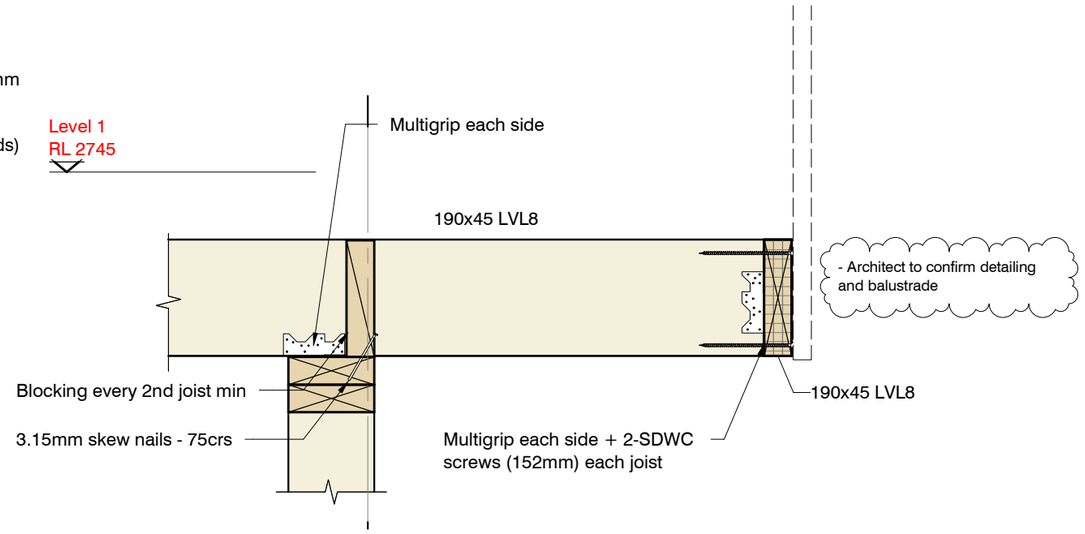
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2 / S7 1 : 10



3 / S7 1 : 10



4 / S7 1 : 10

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Sections and Details

design	F.McDougall
drawn	F.McDougall
appvd	T.Niven
date	03/07/2026

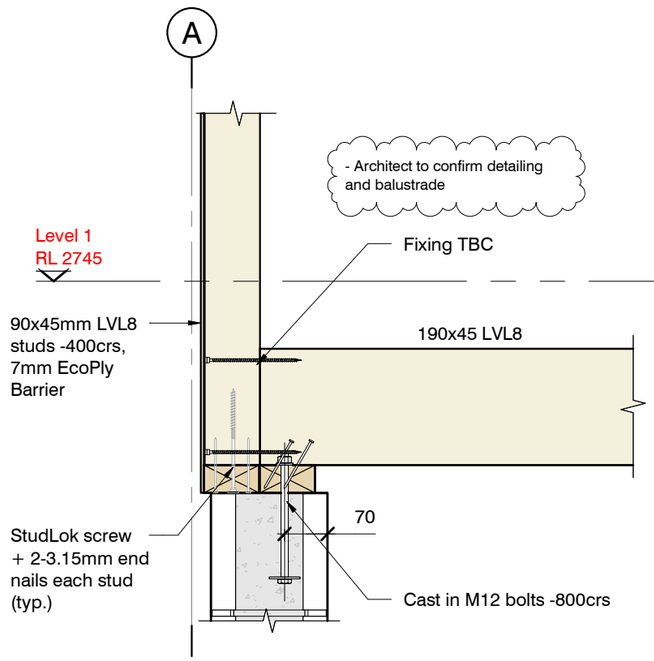
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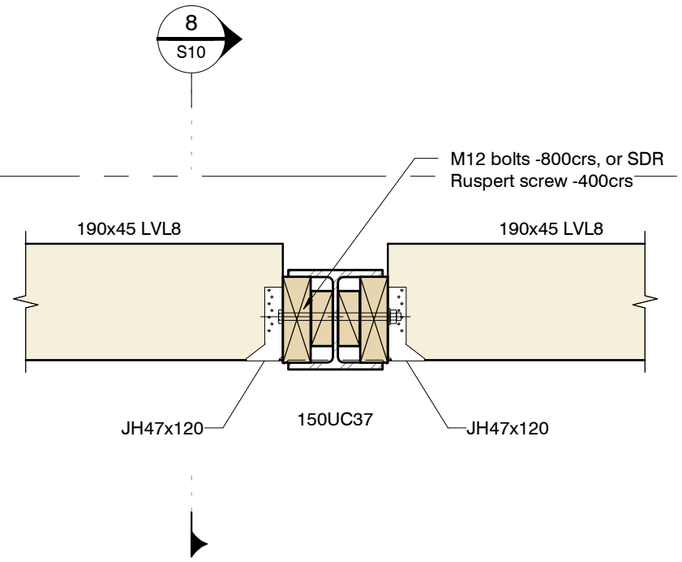
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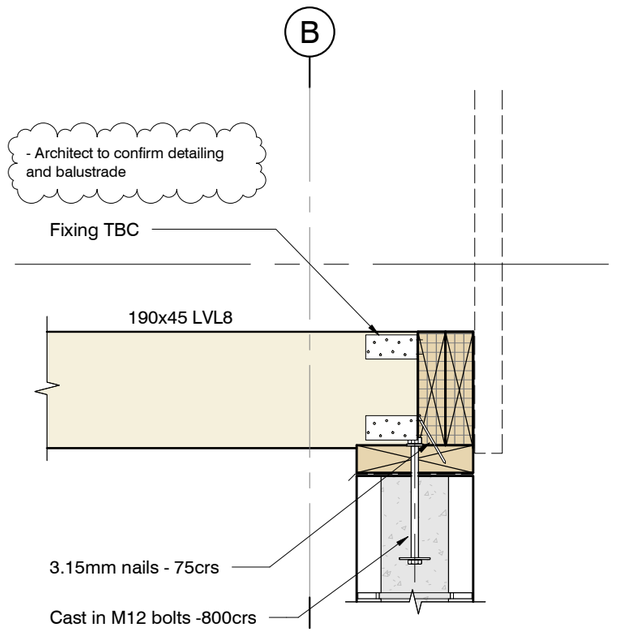
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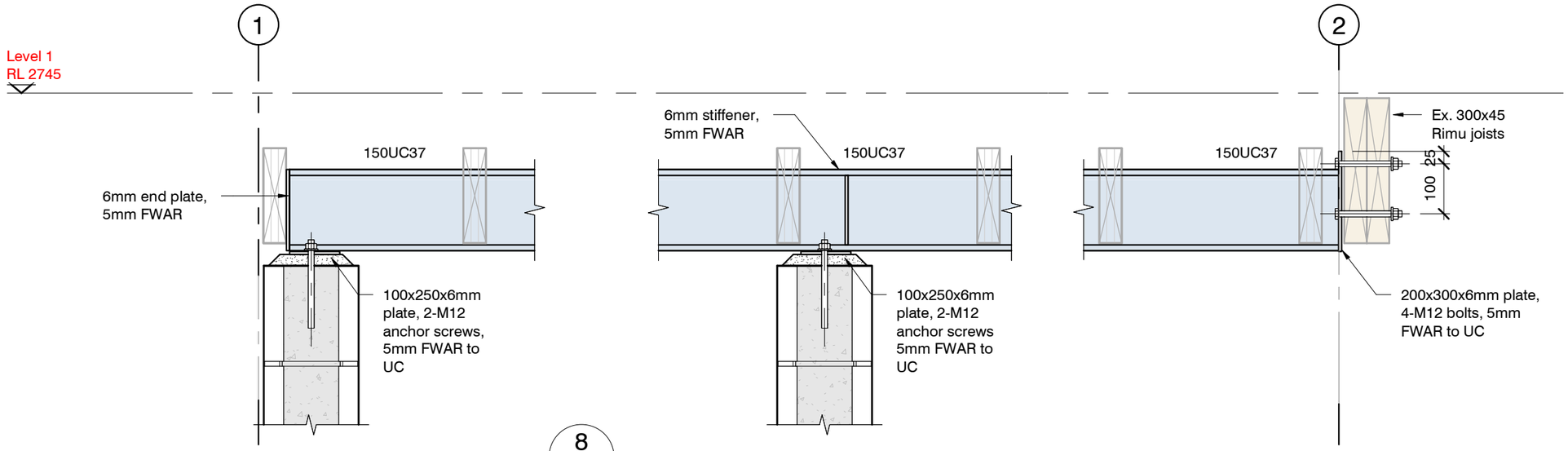
5 / S7 1 : 10



6 / S7 1 : 10



7 / S7 1 : 10



8 / S7 1 : 10

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drawn	F.McDougall
appvd	T.Niven
date	03/07/2026

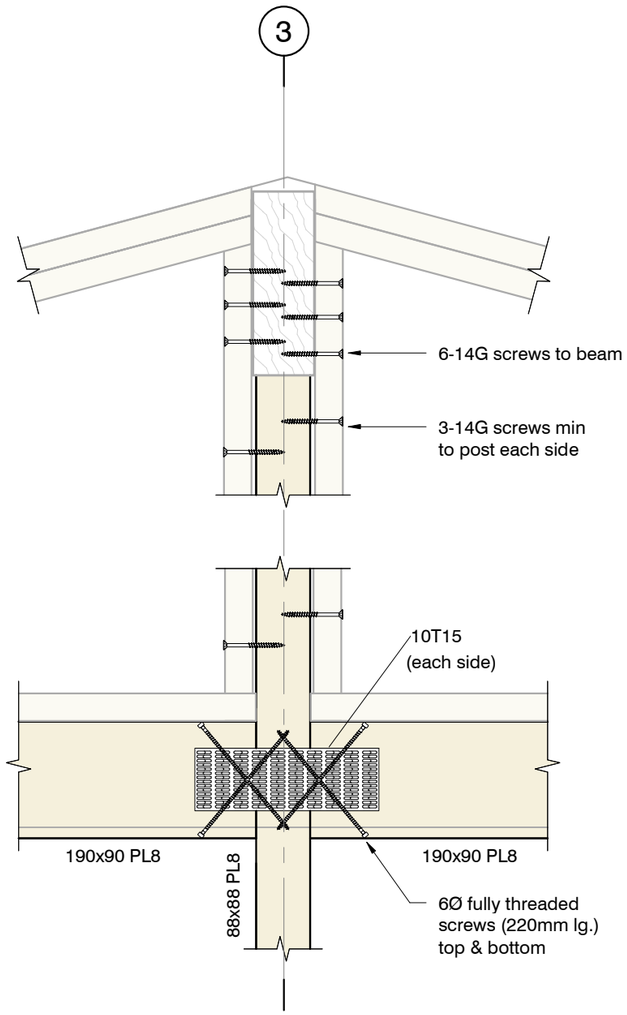
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9
S8 1 : 10

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appvd	T.Niven
date	03/07/2026

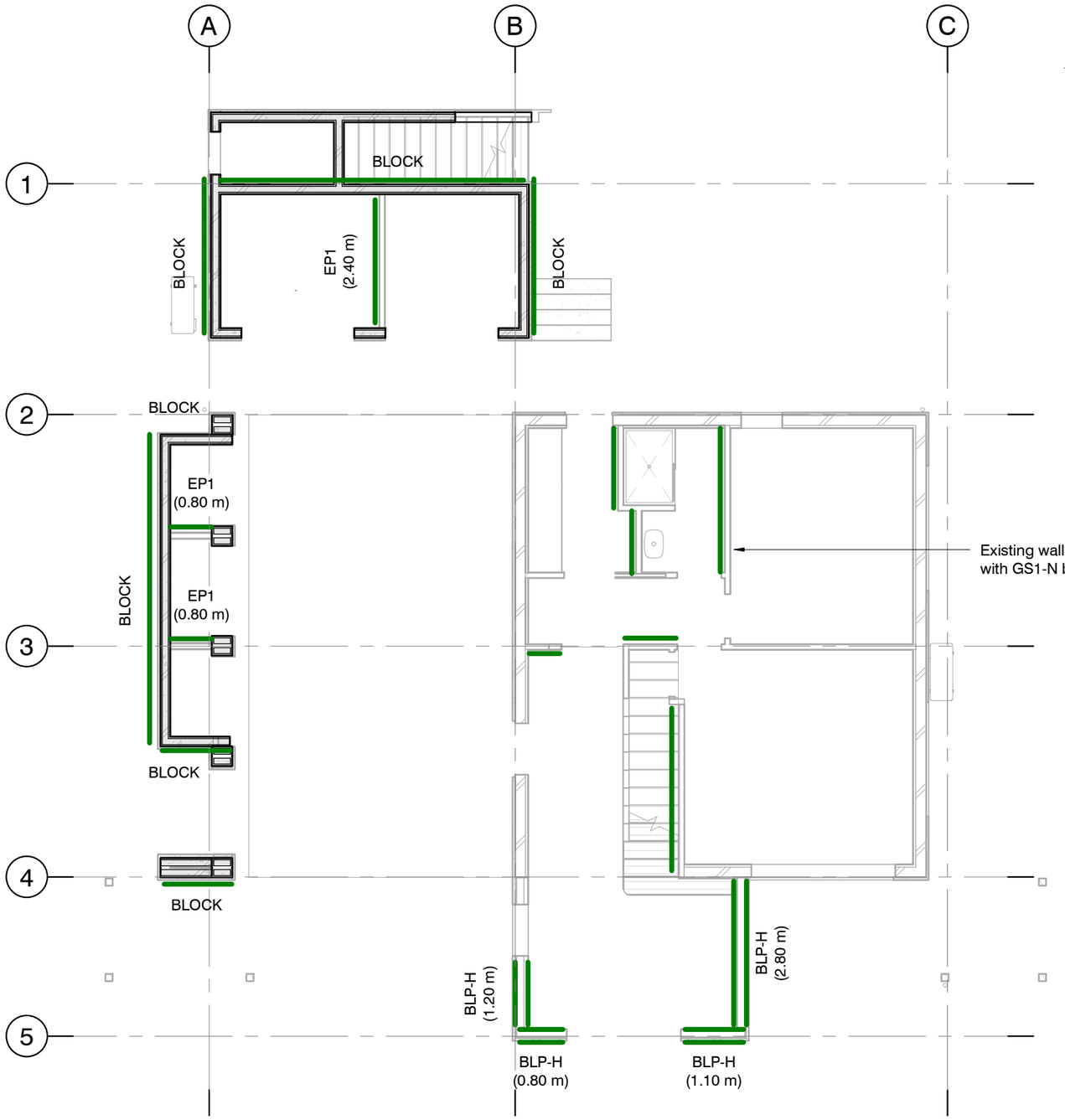
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BRACING KEY

All bracing to comply with the requirements of :
- NZS 3604: 2011.
- GIB EzyBrace® Systems specification and installation manual (August 2016)
- Ecoply® Specification and Installation Guide (October 2022) – Section 3

Bracing element lengths are minimum only.
Actual wall lengths may vary
(refer to Architect wall dimensions).

Ensure bracing elements are installed to the side to which they are noted.

A1 GS1-N ← Design grid reference and Bracing type
(1.80 m) ← Minimum length of bracing element (metres)

Ground Floor Bracing Plan

1 : 100

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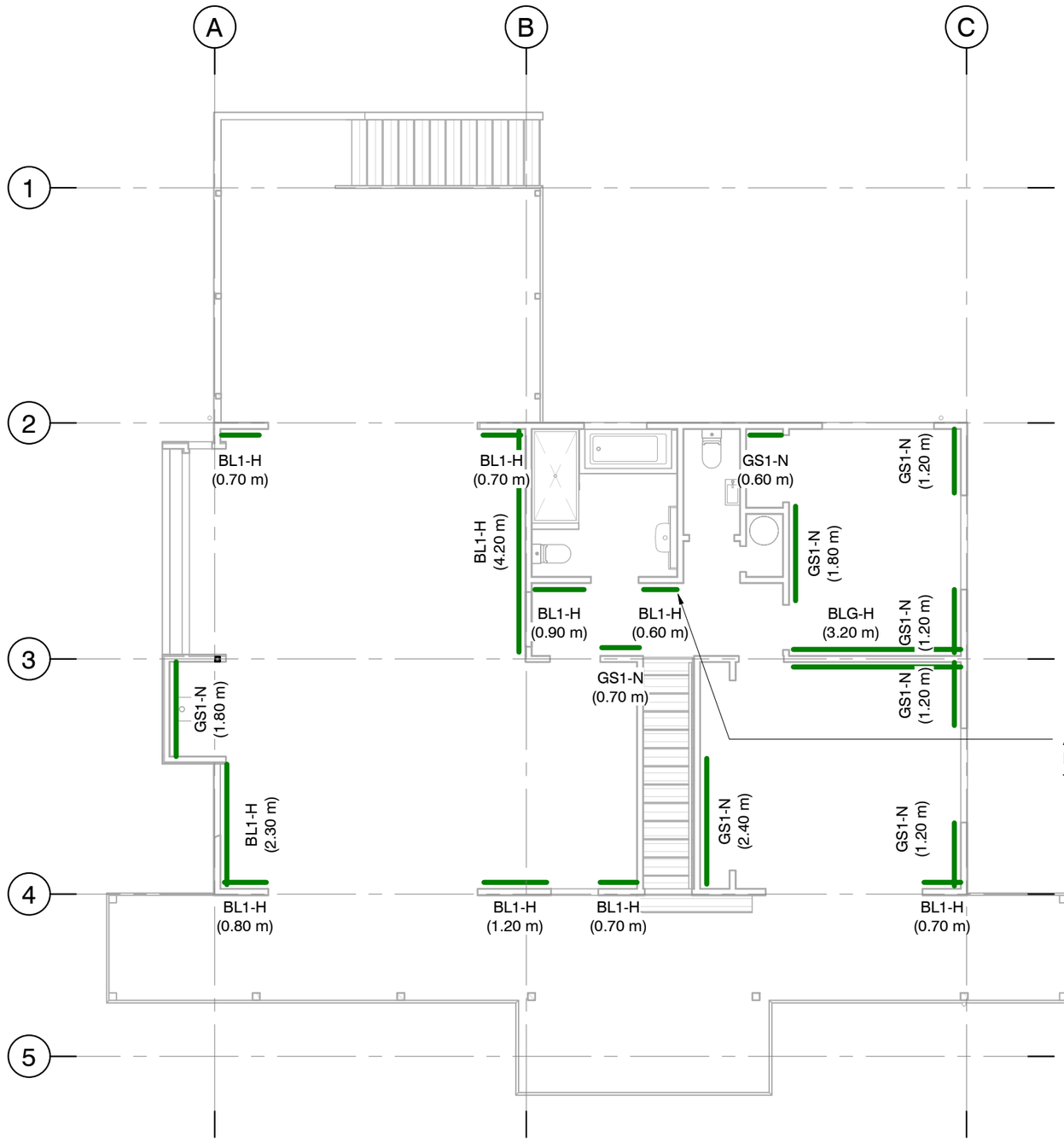
Ground Floor Bracing Plan

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Allow for additional blocking for hold down fixings

BRACING KEY

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- NZS 3604: 2011.
- GIB EzyBrace® Systems specification and installation manual (August 2016)
- Ecoply® Specification and Installation Guide (October 2022) – Section 3

Bracing element lengths are minimum only.
Actual wall lengths may vary
(refer to Architect wall dimensions).

Ensure bracing elements are installed to the side to which they are noted.

A1 GS1-N ← Design grid reference and Bracing type
(1.80 m) ← Minimum length of bracing element (metres)

First Floor Bracing Plan

1 : 100

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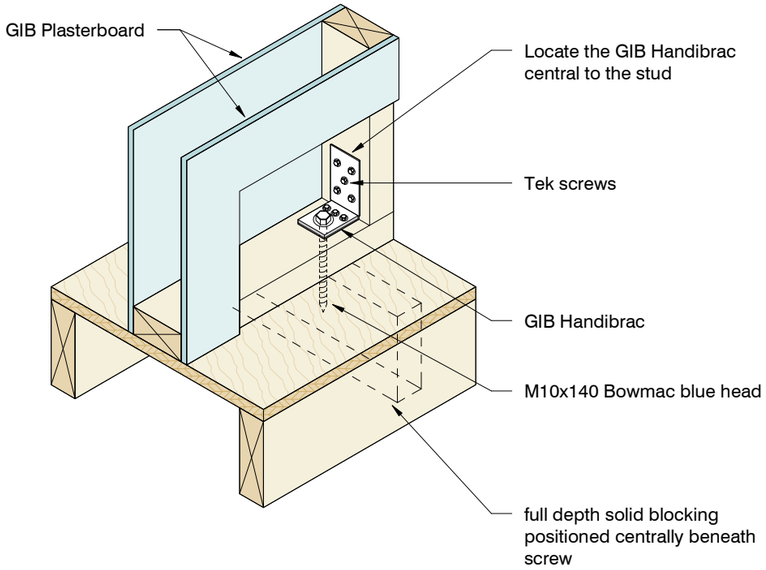
First Floor Bracing Plan

design	F.McDougall
drawn	F.McDougall
appvd	T.Niven
date	03/07/2026

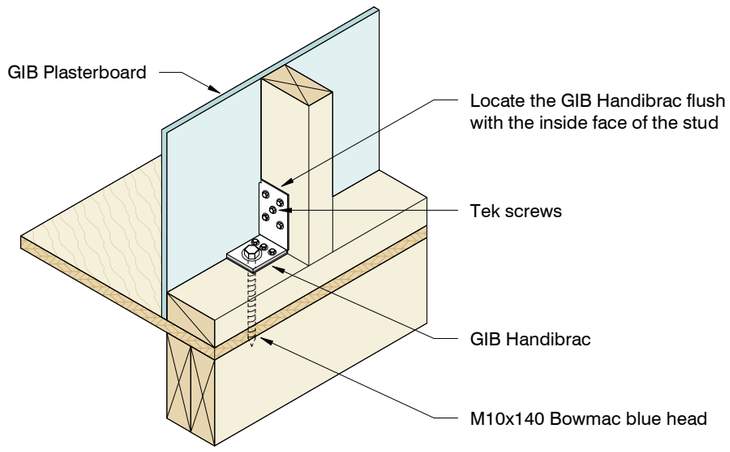
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Timber Floor for Internal Walls



Timber Floor for External Walls

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