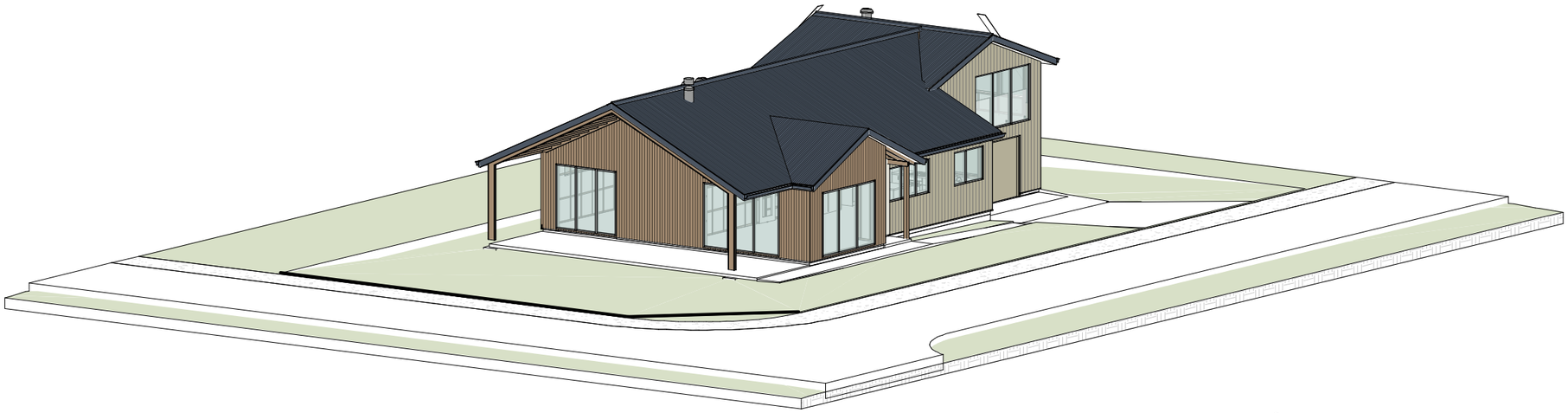
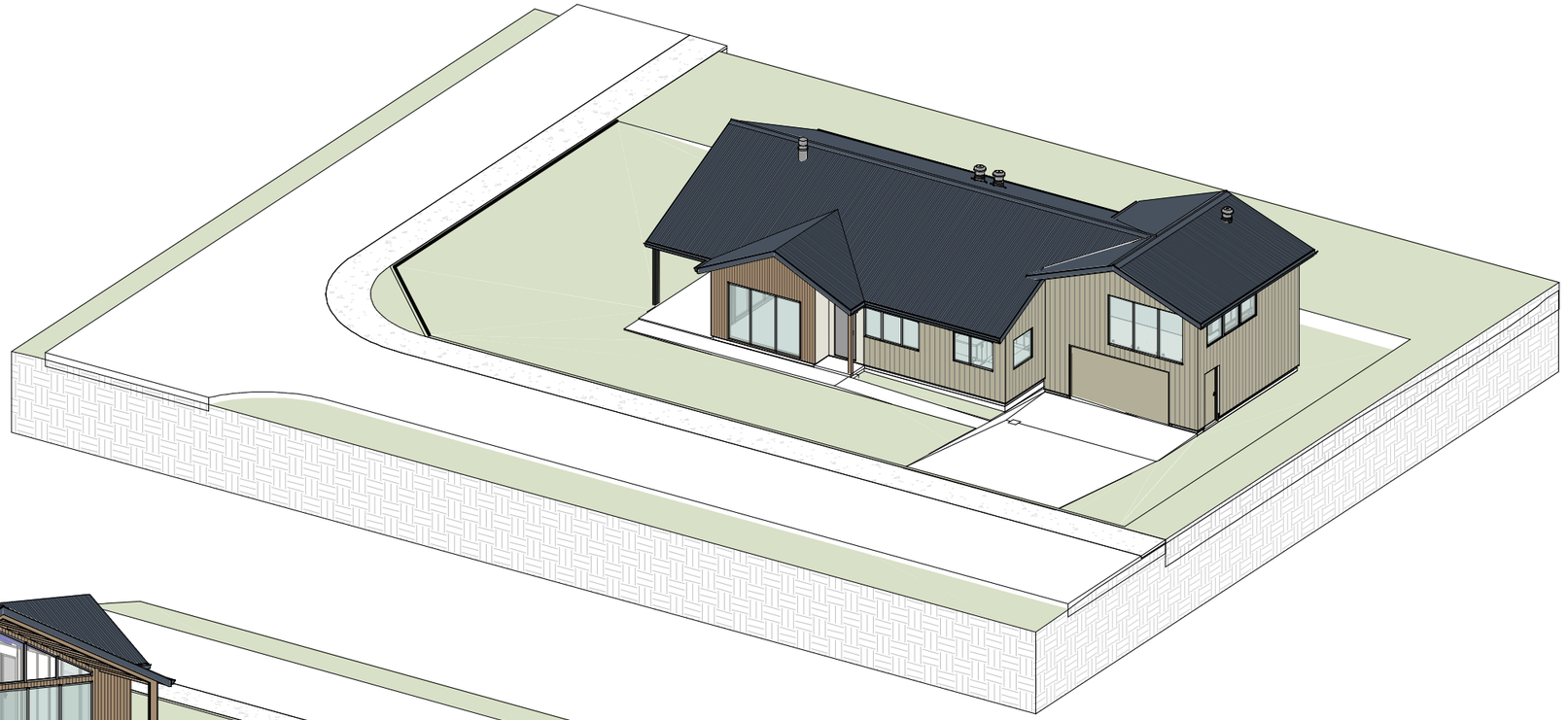
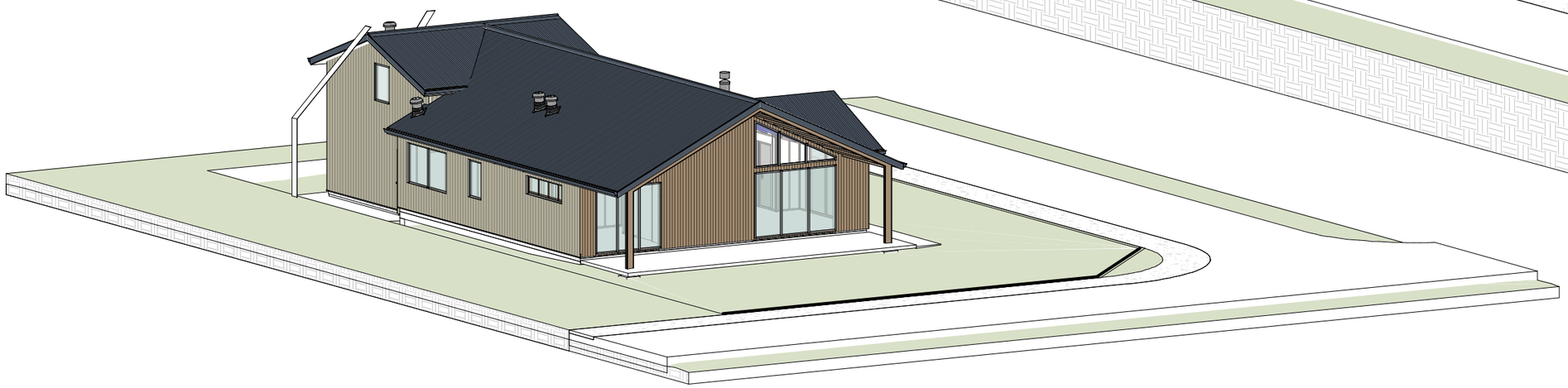


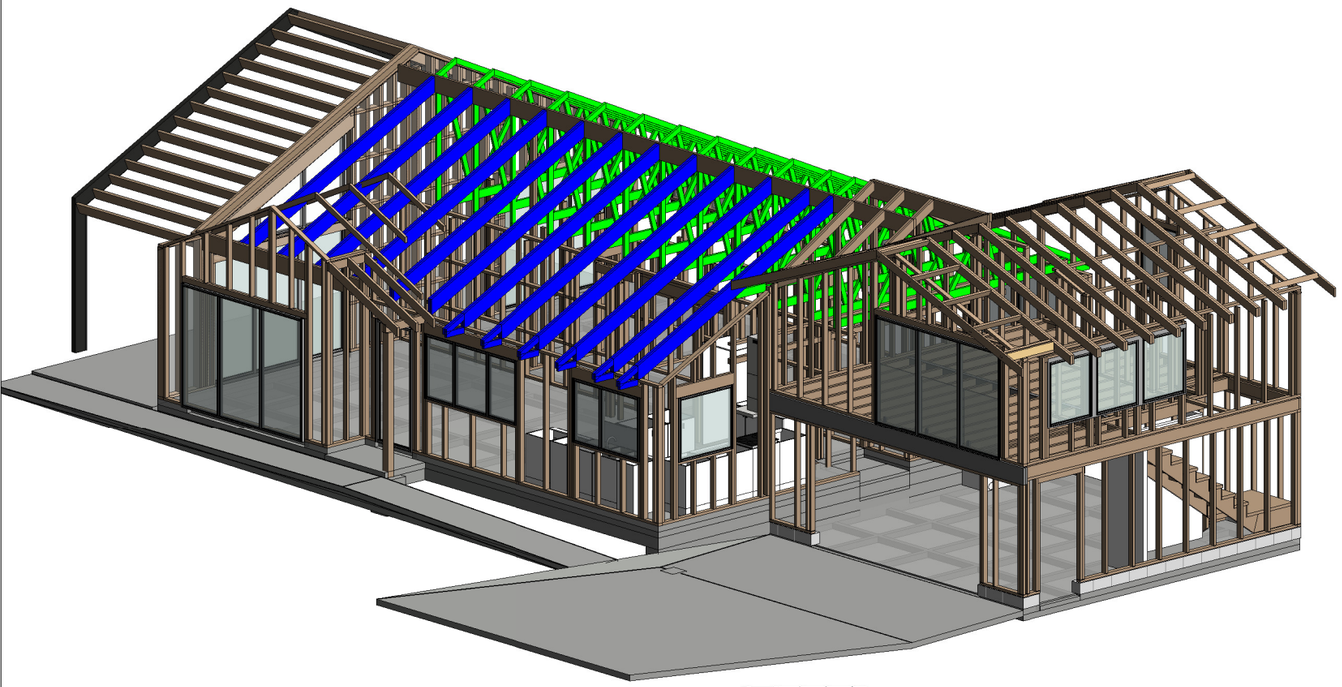


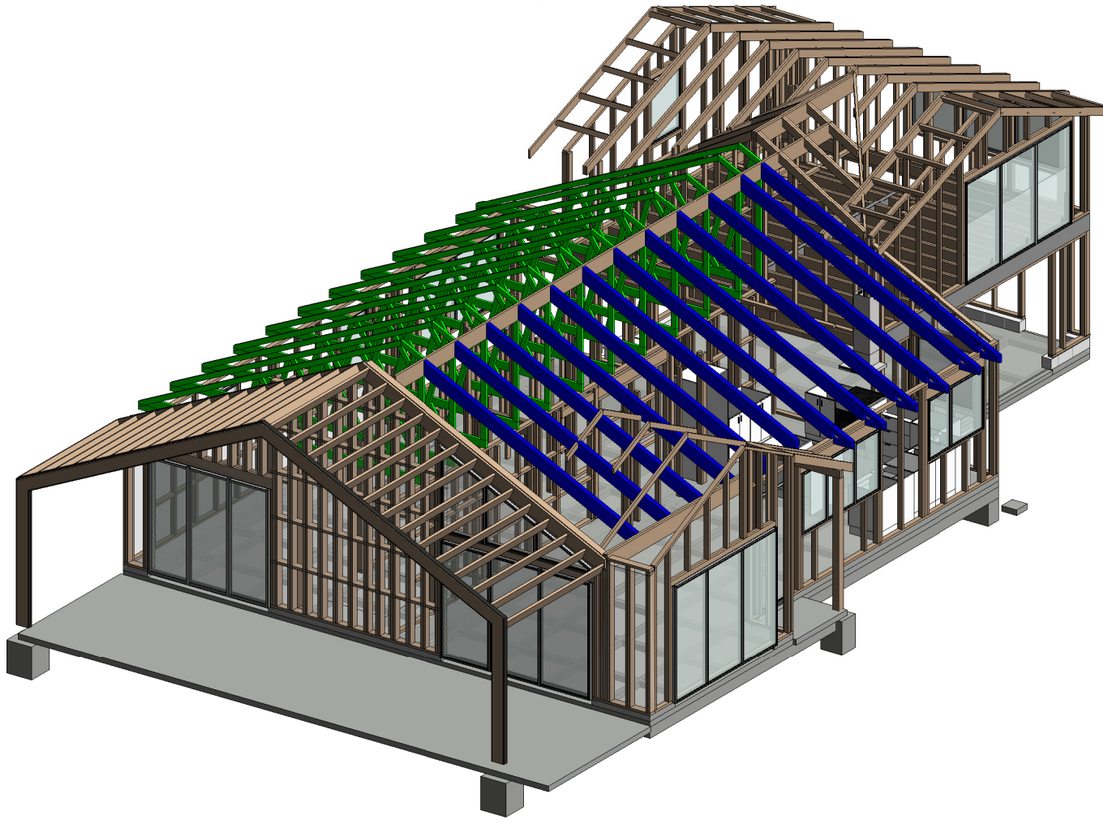


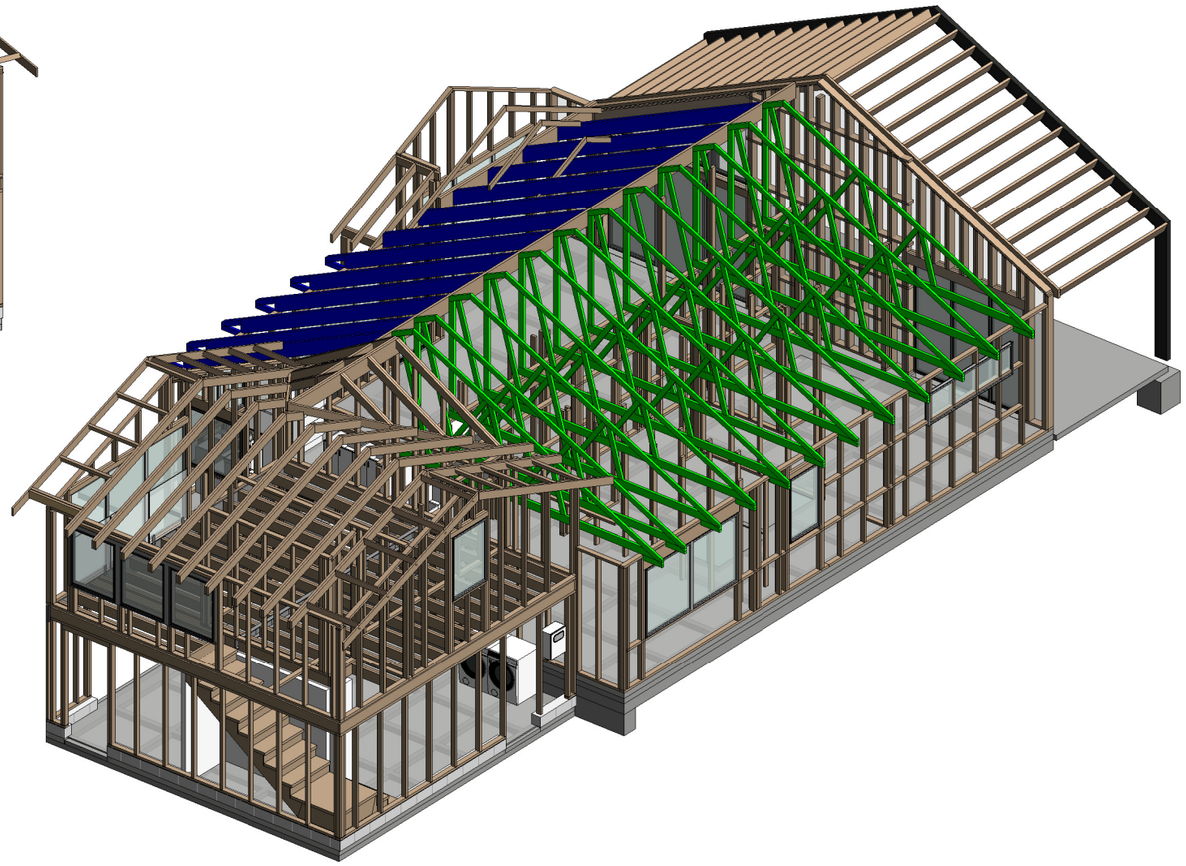
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ARCHITECTURE
DREAM • DESIGN • BUILD

1 RILEY STREET
LAKE HAWEA
9382

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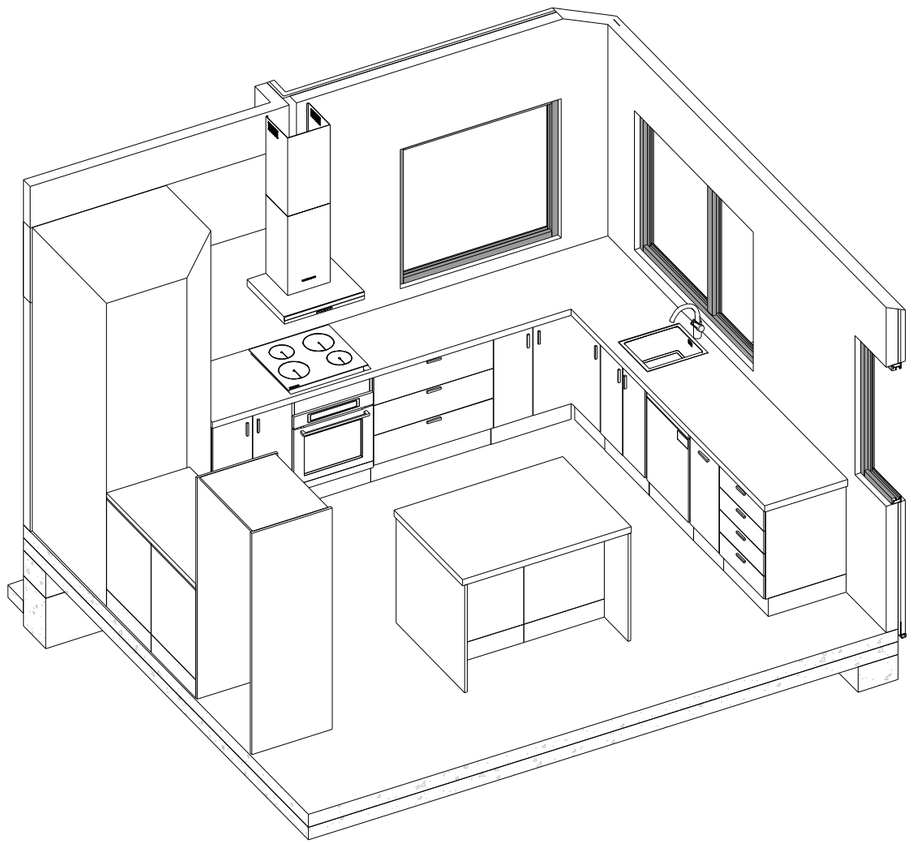


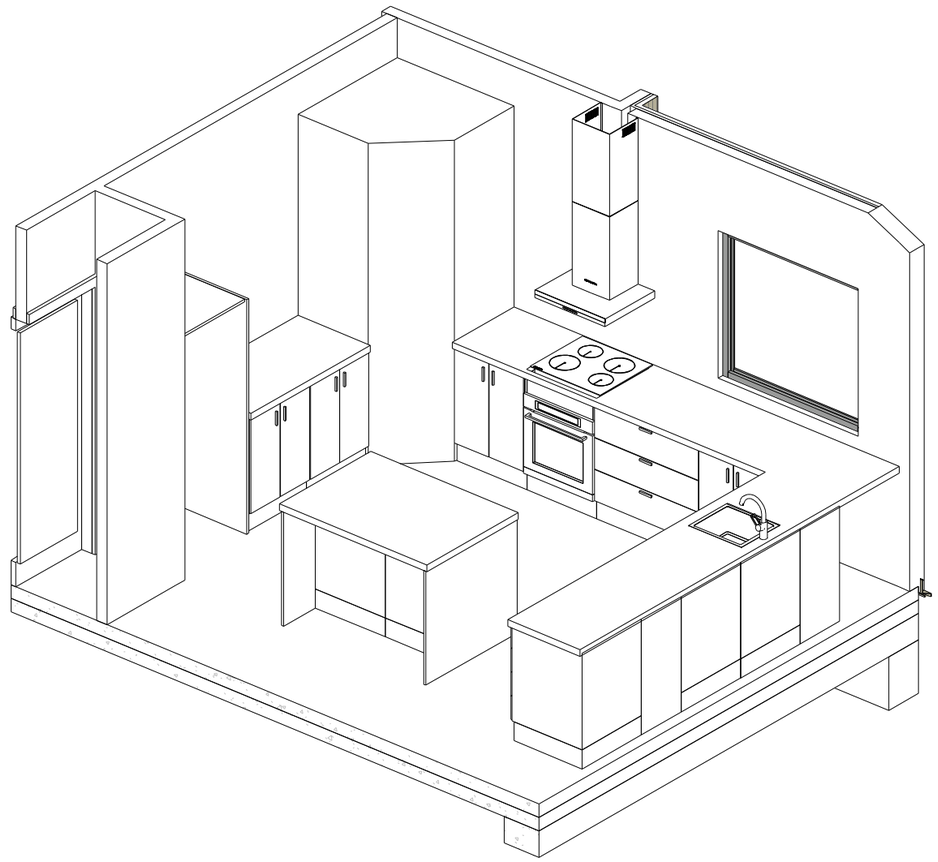


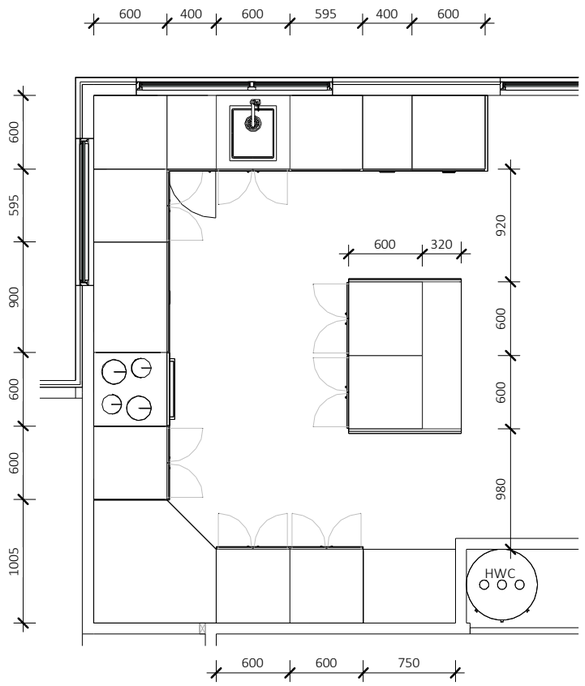
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KITCHEN PLAN

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SITE INFORMATION

Datum Point: NZVD216
Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

1 RILEY STREET
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LEGAL DSCRIPTION

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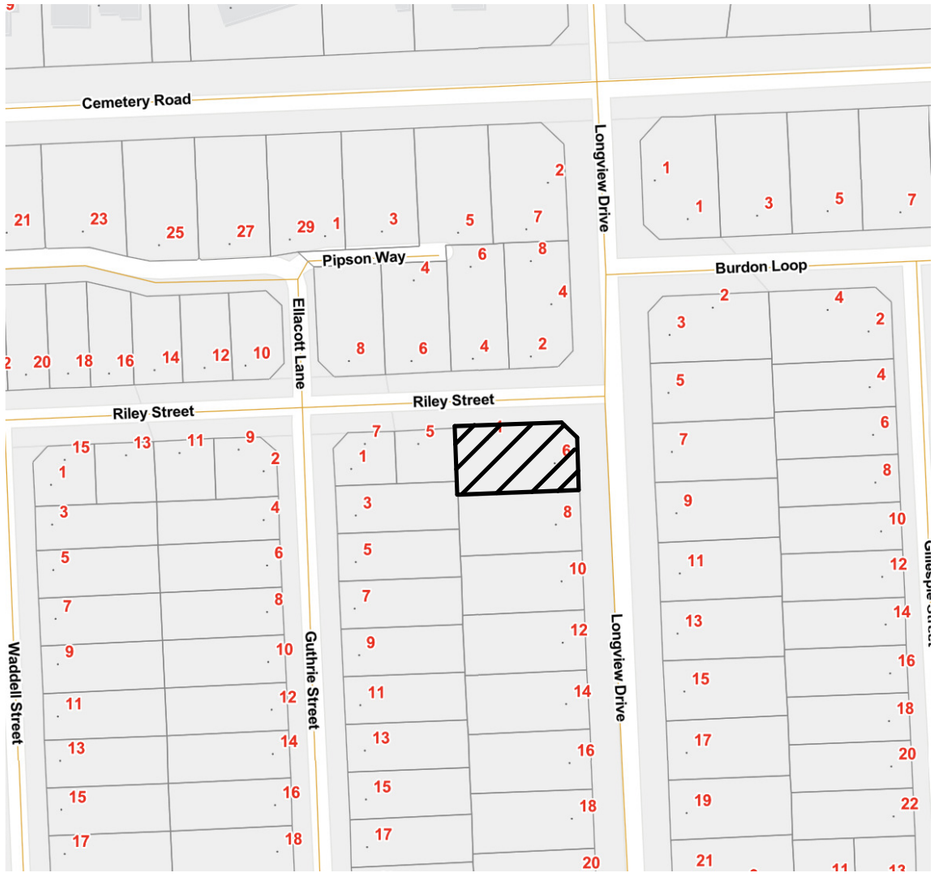
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Kitchen 3D

SCALE @ A3	SHEET NO.
1 : 50	A00.2

LOCATION PLAN



NOT TO SCALE

DRAWING LIST

Cover Sheet	A00
Cover Sheet	A00.1
Kitchen 3D	A00.2
Drawing List + Location Plan	A01
Site Plan	A02
Floor Plans	A03
Proposed Elevations	A04
Foundations + Plumbing & Drainage	A05
Floor Framing Plan	A06
Bracing, Lintels, Joinery	A07
Roof Framing Plan	A08
Roof Plan	A09
Section A-A	A10
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Section C-C	A12
Pre-Cladding Details	A13
Details	A14
Details	A15
Roof Details	A16
Roof Details	A17
Roof Details	A18
Bathroom Details	A19

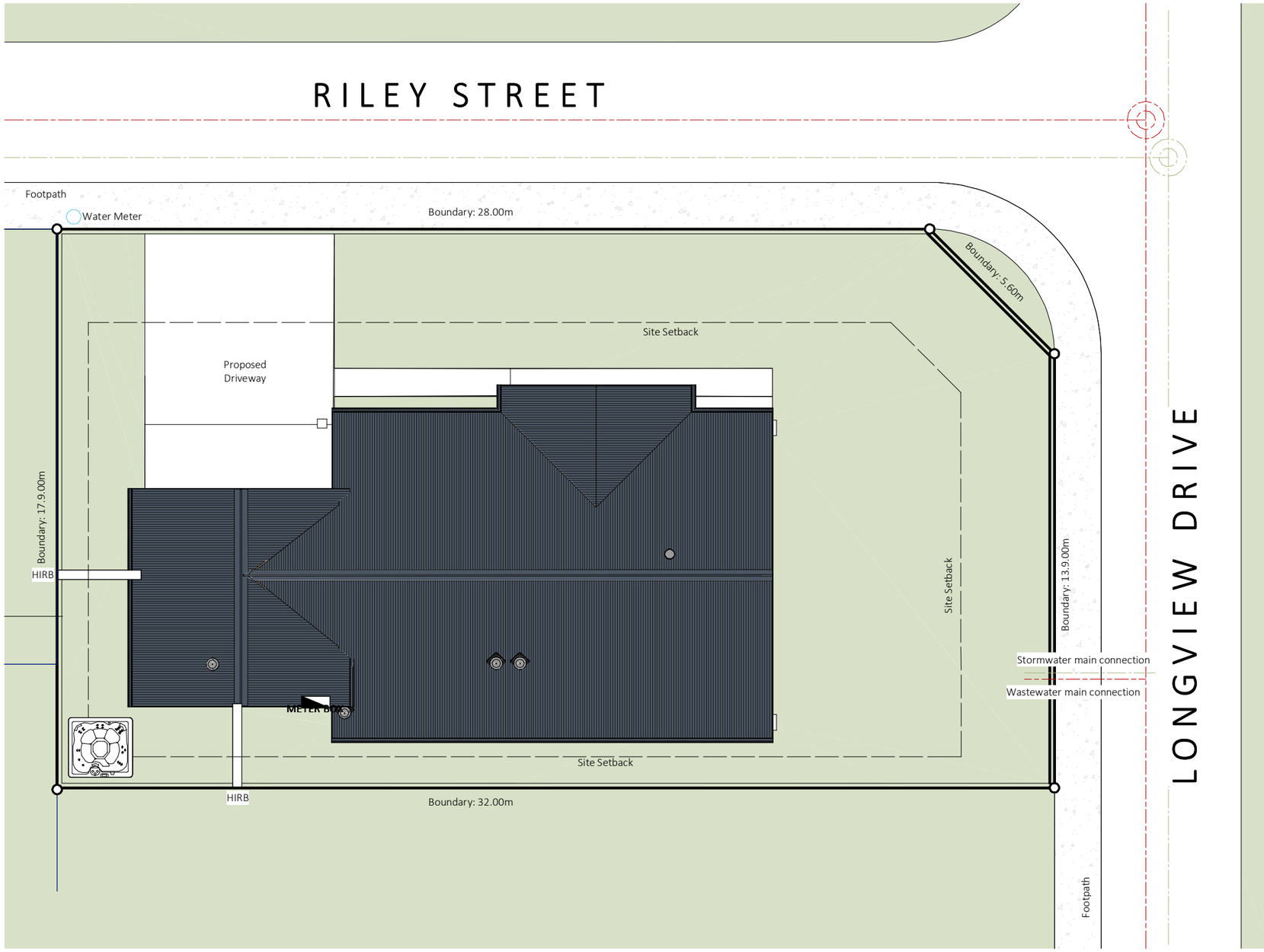
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7 Sep 2026	A01

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SITE INFORMATION

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Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
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Site Plan

SCALE @ A3	SHEET NO.
As indicated	A02

N N W E S

ELEVATIONS

90mm WALL FRAMING:
2.4m max. high studs:
90x45mm H1.2 SG8 studs @ 600mm crs. Nogs @ 800mm crs. max. (except vertical shiplap cladded walls - nogs to be at 480 max. crs)

140mm WALL FRAMING
2/140x45mm H1.2 SG8 studs @ 600mm crs. Nogs @ 480mm crs. max.

Refer to NZS 3604:2011 Table 8.2

BOTTOM PLATES:
90 x 45mm H1.2 SG8

Fix to concrete slab with M12 bolts set 150mm each end of plate and 900mm crs. max. (or 600mm crs when used on slab edges formed by masonry blocks)

Refer to NZS 3604:2011 7.5.12.2

DPC to be between bottom plate and concrete.

TOP PLATES:
90 x 45mm H1.2 SG8 refer to table 8.19.

FIXINGS EXCLUDING NAILS AND SCREWS:
Exposed fixings to be type 304 stainless steel as per NZS 3604:2011 table 4.1
Sheltered Fixings to be hot dipped galvanized steel.
Closed areas (incl. roof spaces and internal areas:)
Nail plates: continuous coated galvanized steel
Wire dogs and bolts: hot dipped galvanized steel
all other structural fixings: mild steel (uncoated, non-galvanized)

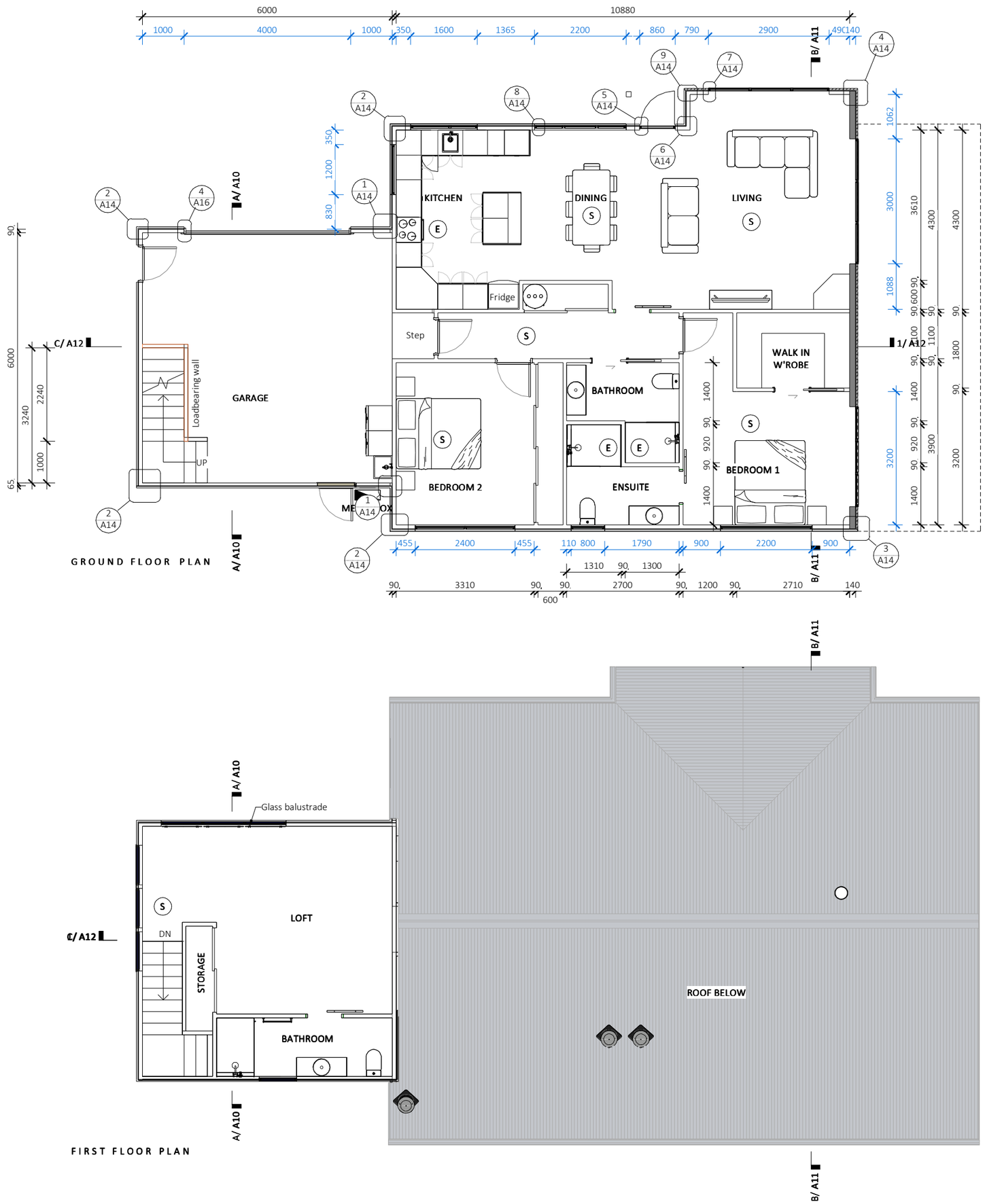
NAILS AND SCREWS (Non structural)
Cladding: galvanized steel
Closed areas incl. roof spaces: mild steel
Exposed and sheltered areas: galvanized steel

WET AREA NOTES
Wet areas include the following: Kitchens, sculleries, bathrooms, ensuites, laundries, mud rooms.
13mm GIB Aqualine lining to all walls and ceilings.
Floor finish: Tiles over Rasolastic WPM

FRAMING NOTE
Lumberlok top plate/joist stiffeners to be used where pipes intersect with structural members

BATHROOM GLAZING
Fully framed glazing:
Laminated safety glass no less than 6mm.
Partly framed glazing:
Toughened safety glass less than 6mm thick.
Frameless glass:
Toughened safety glass no less than 6mm thick.
Window Glazing:
Toughened Safety glass (to inner layer of double glazed window)

DOWNLIGHT NOTES
Recessed downlights types as specified in AS/NZS 60598.2.2 - CA, IC or IC-F rated light fittings as per NZBC C/AS1 cl 7.4.1.



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DREAM • DESIGN • BUILD

Interconnected smoke alarms
All smoke alarms must be interconnected as per NZBC C/AS1, F7 3.0 and NZS4514:202. If they are wirelessly connected, they must have a hush button, 10 year non removable sealed battery.

Extractor Fans:
- 50L/s min. in laundries
- 25L/s min. in bathrooms
- 50L/s for kitchen cooktops

PROPOSED FLOOR AREAS

Ground Floor:	103.0m²
First Floor:	36.0m²
Garage:	36.0m²
Total:	175.0m²

SITE INFORMATION

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EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
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PROJECT ADDRESS

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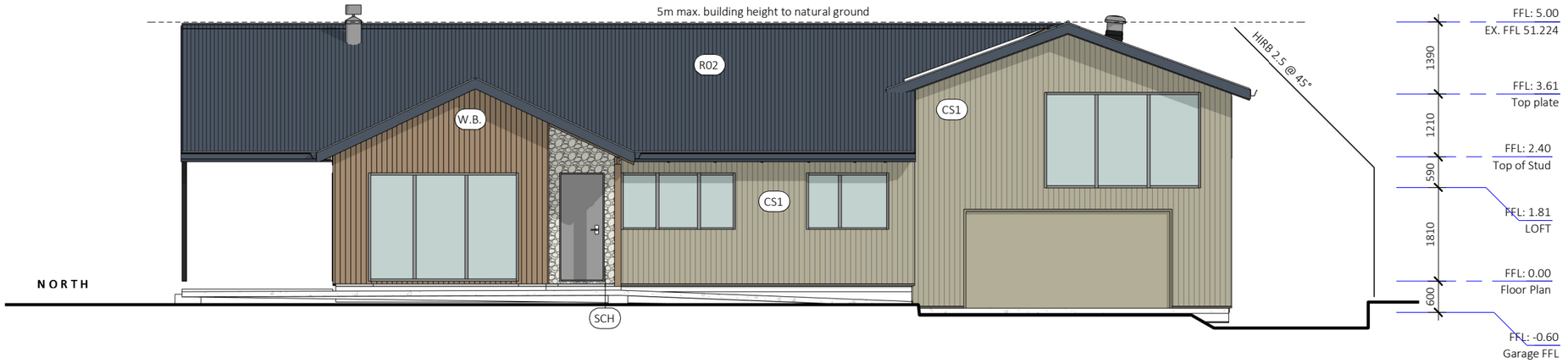
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Floor Plans

SCALE @ A3	SHEET NO.
1 : 100	A03



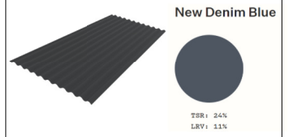






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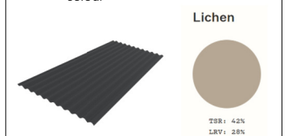
CS2 Corrugate colorsteel roofing in New Denim Blue colour



SCH Faux schist cladding (TBC)



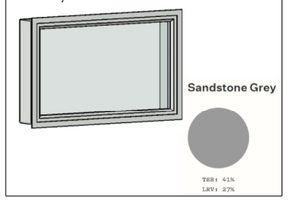
CS1 Vertical corrugate colorsteel cladding over 20mm cavity lichen colour



W.B. Vertical cedar weatherboards over 20mm cavity



Joinery



SITE INFORMATION

Datum Point: NZVD216
Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

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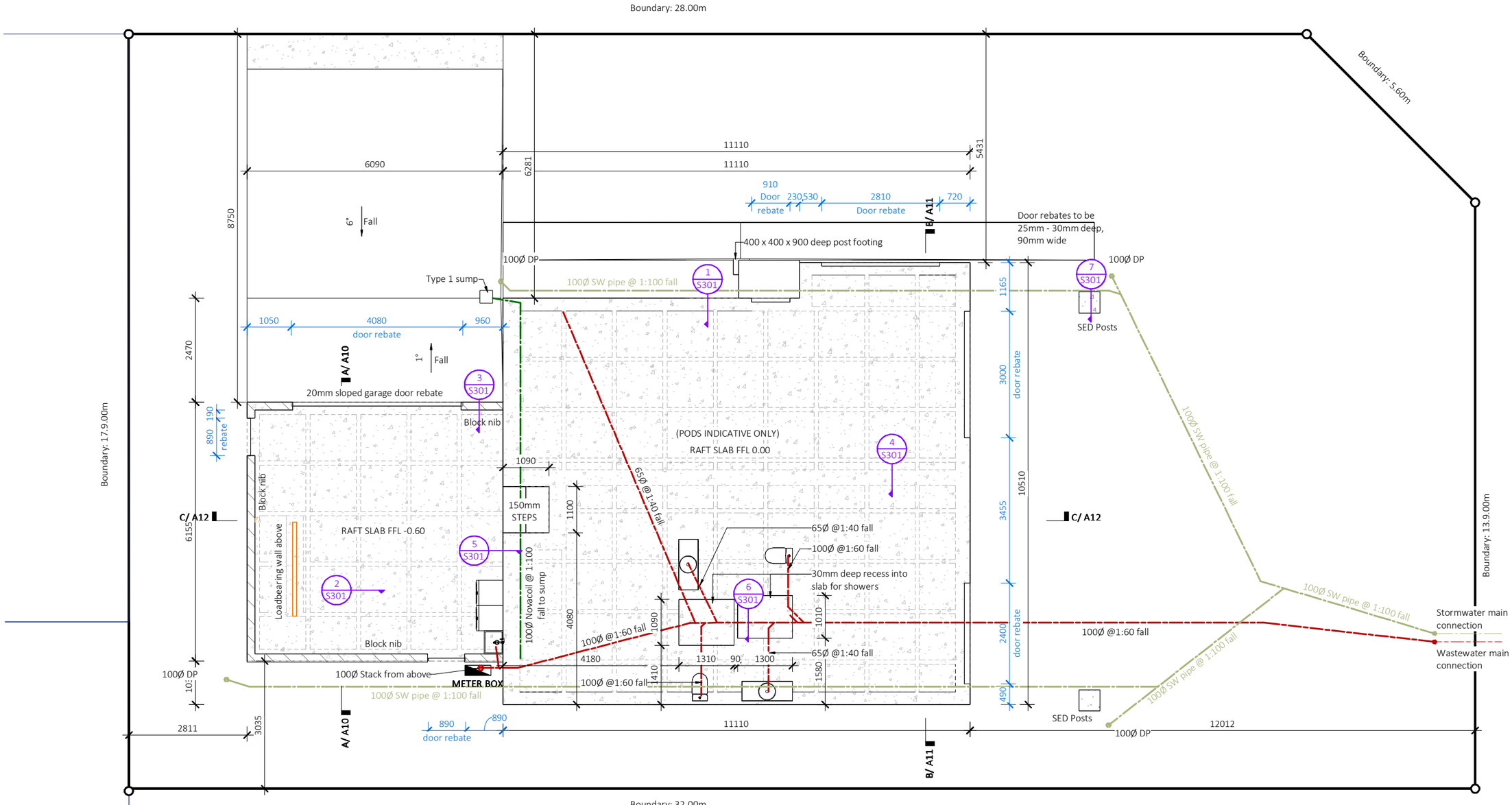
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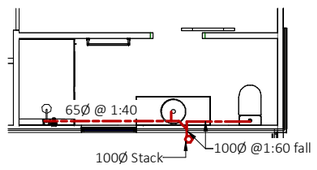
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Proposed Elevations

SCALE @ A3	SHEET NO.
1 : 100	A04





FIRST FLOOR PLUMBING

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PLUMBING AND DRAINAGE NOTE

Registered plumber and drainlayer to ensure full compliance with specified codes.

Contractor to confirm existing and proposed pipe locations on site.

Ensure internal pipes are concealed in wall/floor and ceiling spaces.

All water supply to comply with G12.

All sanitary plumbing and drainage to comply with AS/NZS 3500.2 elevated drainage method.

SITE INFORMATION

Datum Point: NZVD216
Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

1 RILEY STREET
LAKE HAWEA
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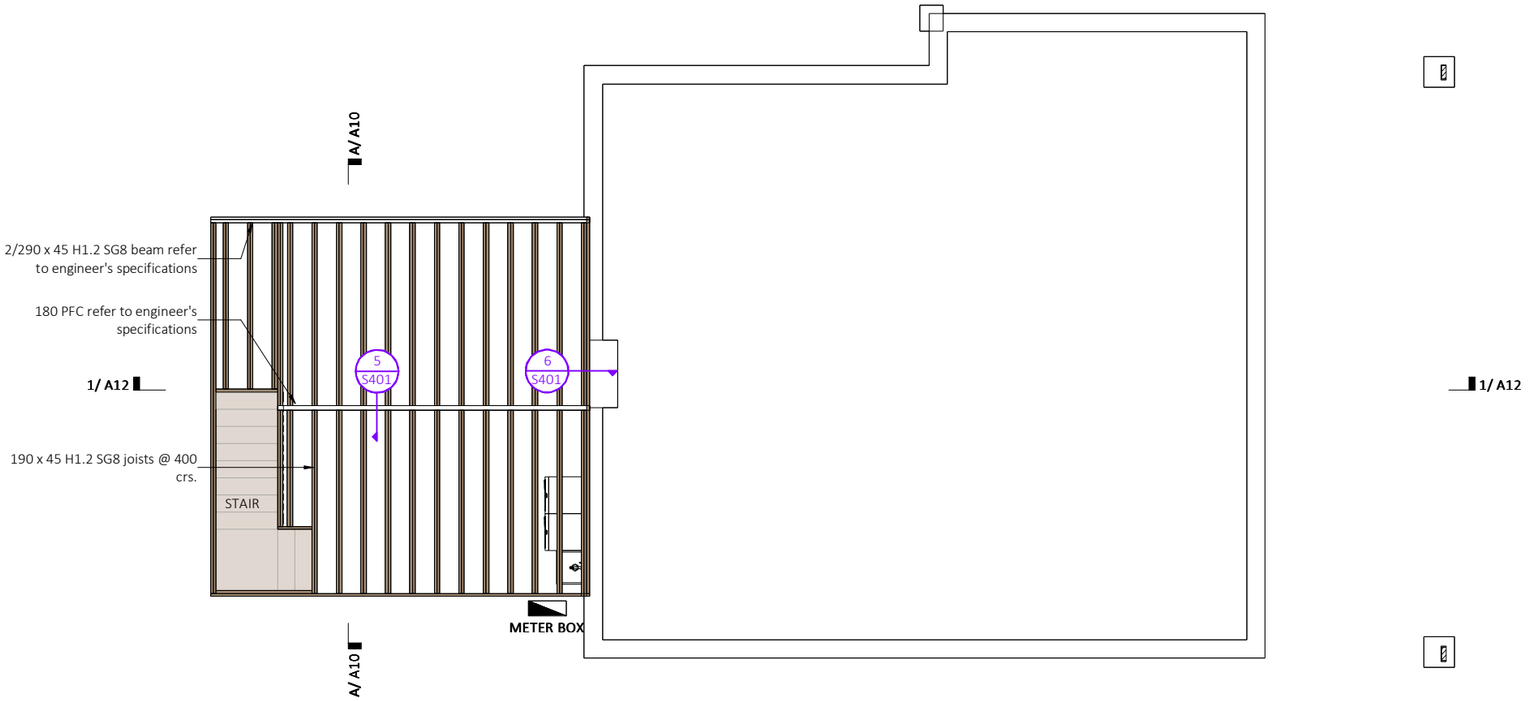
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Foundations + Plumbing & Drainage

SCALE @ A3	SHEET NO.
1 : 100	A05



FLOOR FRAMING PLAN

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SITE INFORMATION

Datum Point: NZVD216
Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

1 RILEY STREET
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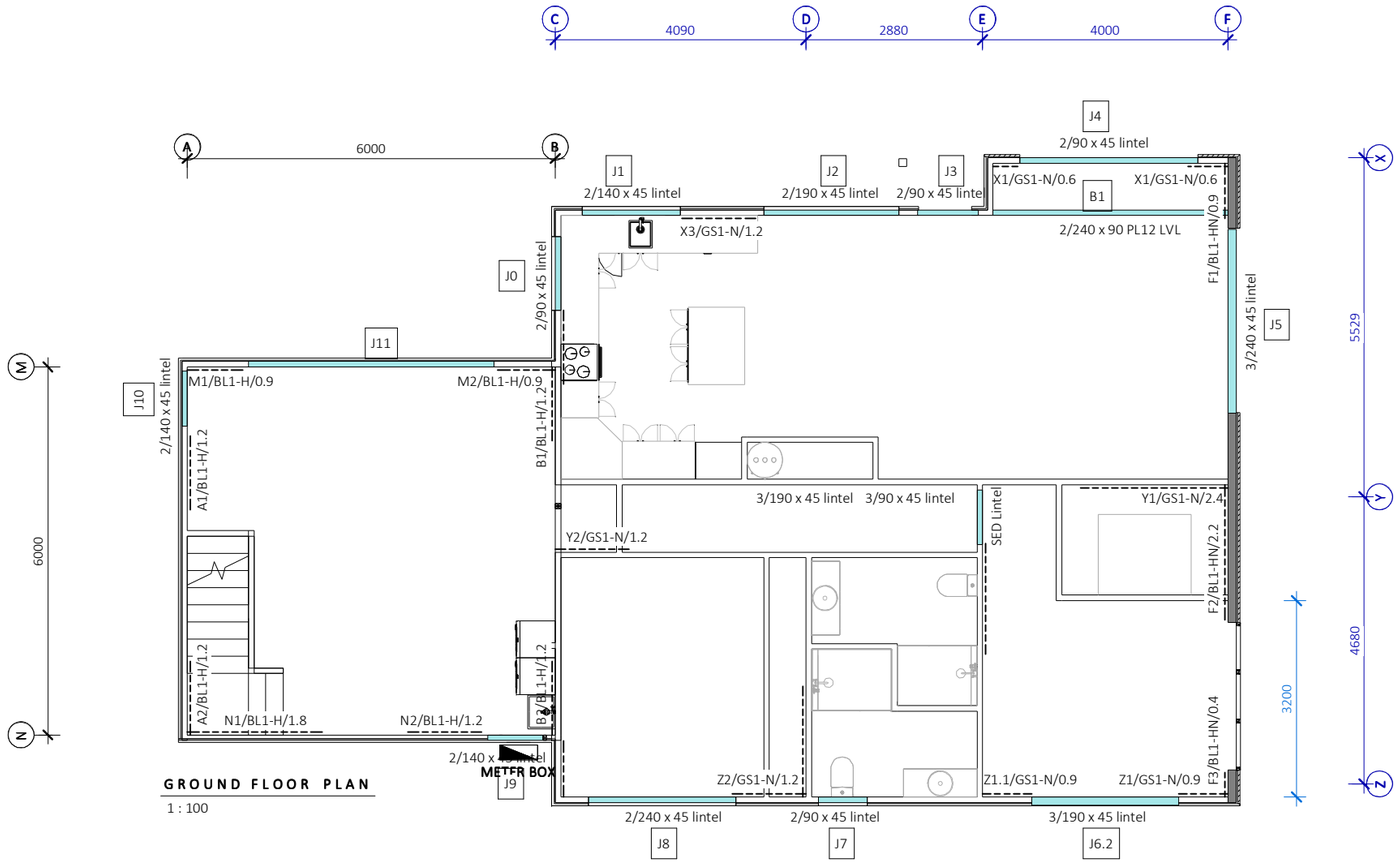
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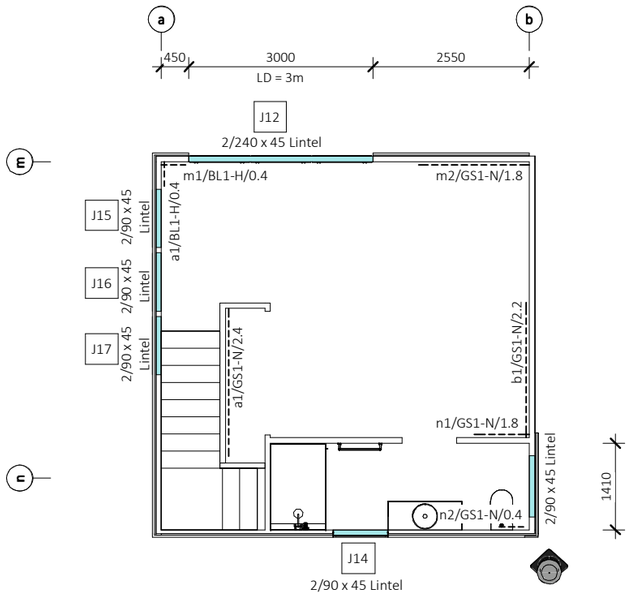
Floor Framing Plan

SCALE @ A3	SHEET NO.
1 : 100	A06



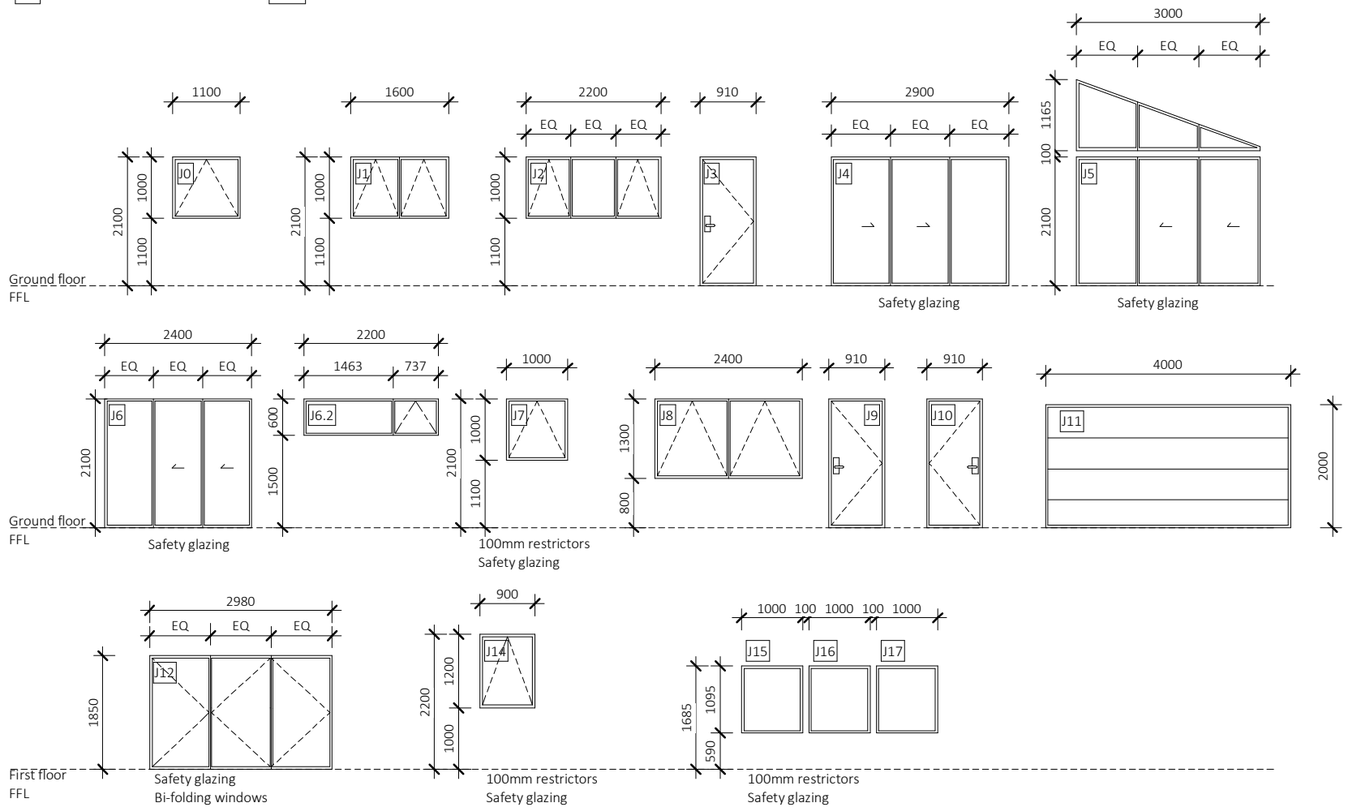
GROUND FLOOR PLAN

1 : 100



FIRST FLOOR PLAN

1 : 100



JOINERY SCHEDULE

1 : 100

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JOINERY/GLAZING NOTES

CONTRACTOR TO CONFIRM ALL OPENING SIZES ON SITE PRIOR TO ORDERING JOINERY

All Joinery to be aluminium framed double glazed

All glazing to comply with NZS 4223.2016

All joinery to meet the standards of NZS 4211:2008

All Insulating glass units (IGU's) to comply with NZS 4666:2000

All glazing to wet areas to be safety glass as per NZS4223:2016

SITE INFORMATION

Datum Point: NZVD216
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EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

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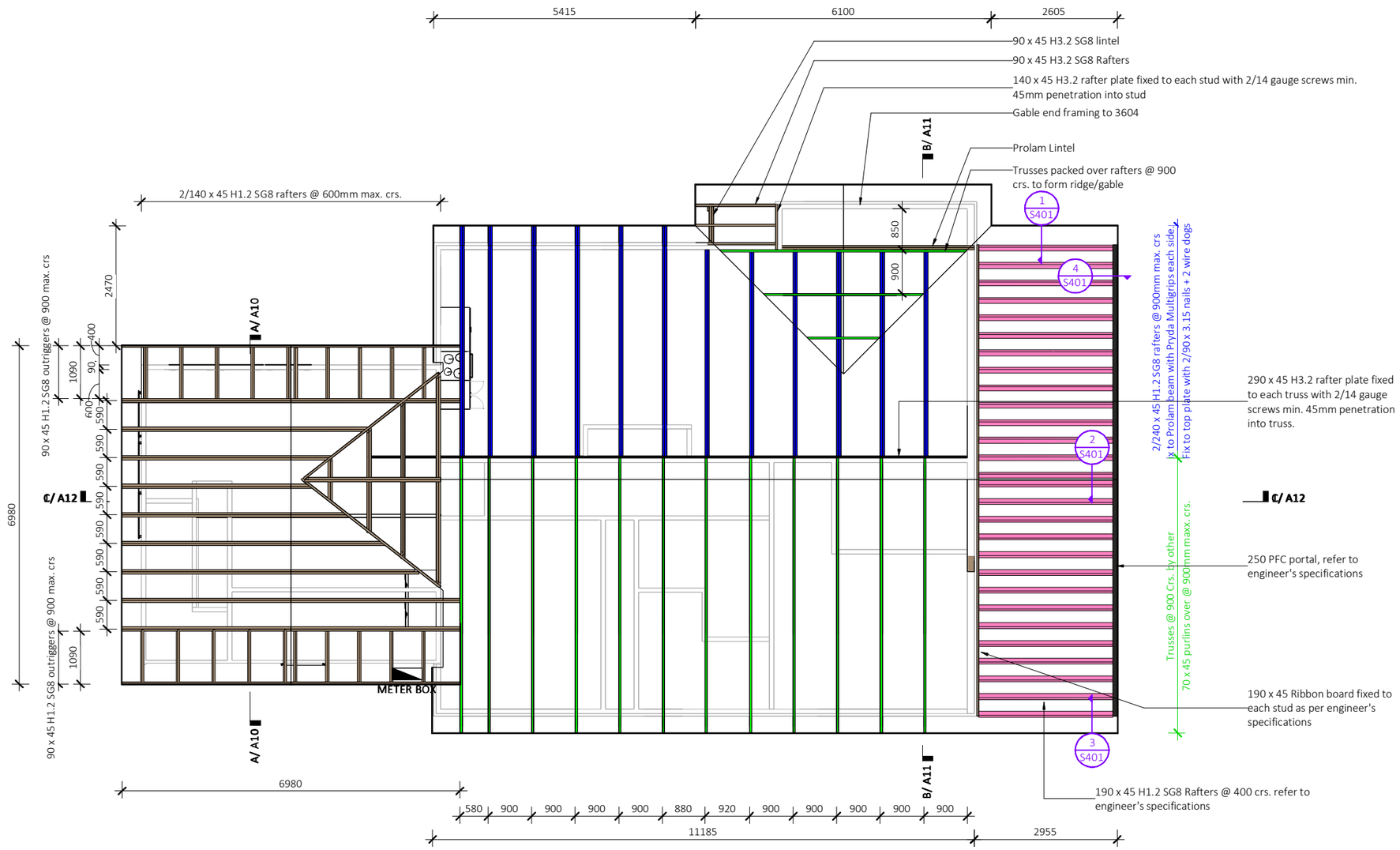
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Bracing, Lintels, Joinery

SCALE @ A3	SHEET NO.
1 : 100	A07



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PURLIN NOTE
70 x 45mm H1.2 SG8 purlins @ 900 crs. max. fix with 1/10g self drilling screw, 80mm long

GUTTER NOTE
125mm gutters throughout

SITE INFORMATION

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Wind Zone: High
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EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
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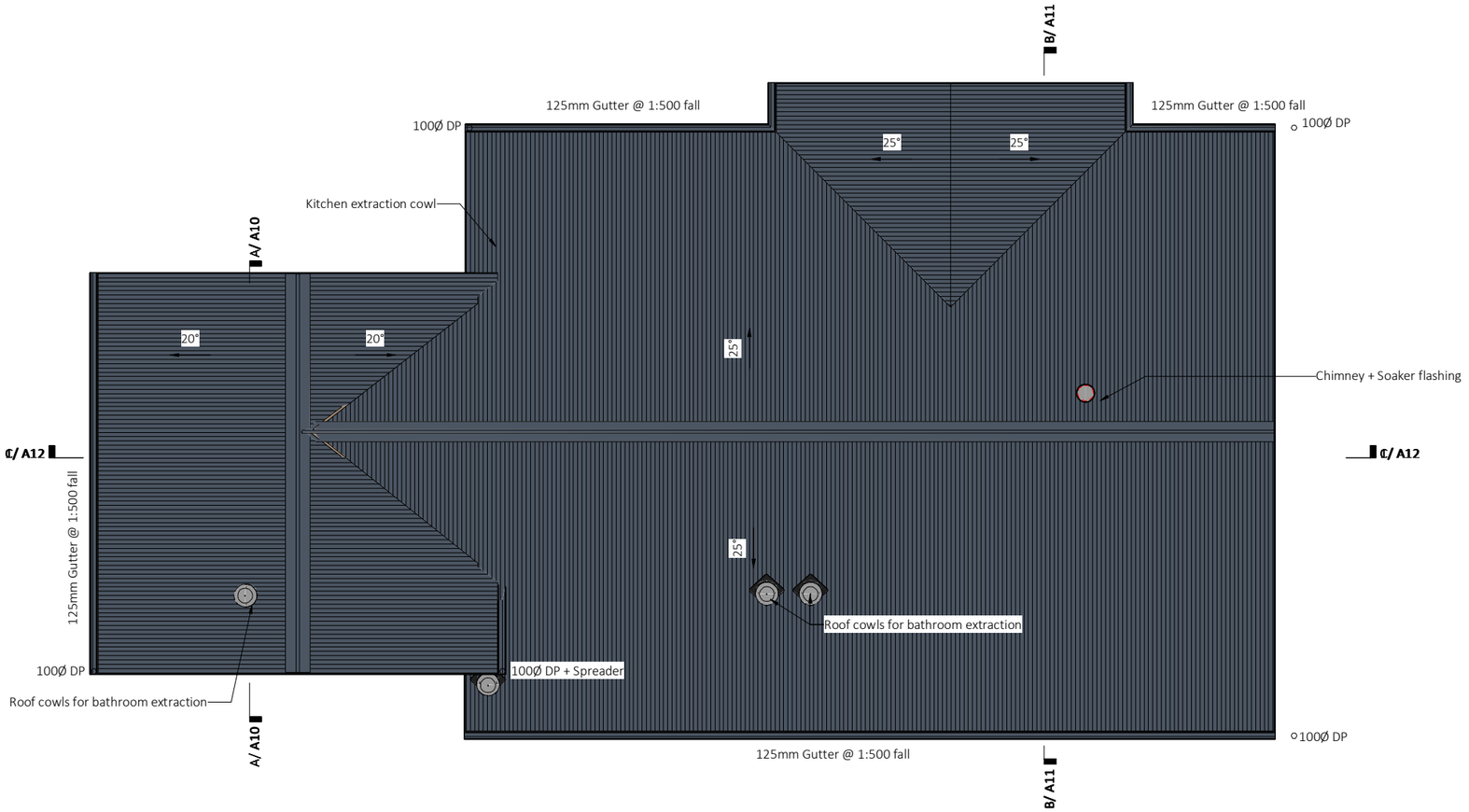
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Roof Framing Plan

SCALE @ A3	SHEET NO.
1 : 100	A08



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SITE INFORMATION

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Wind Zone: High
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Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

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LEGAL DSCRIPTION

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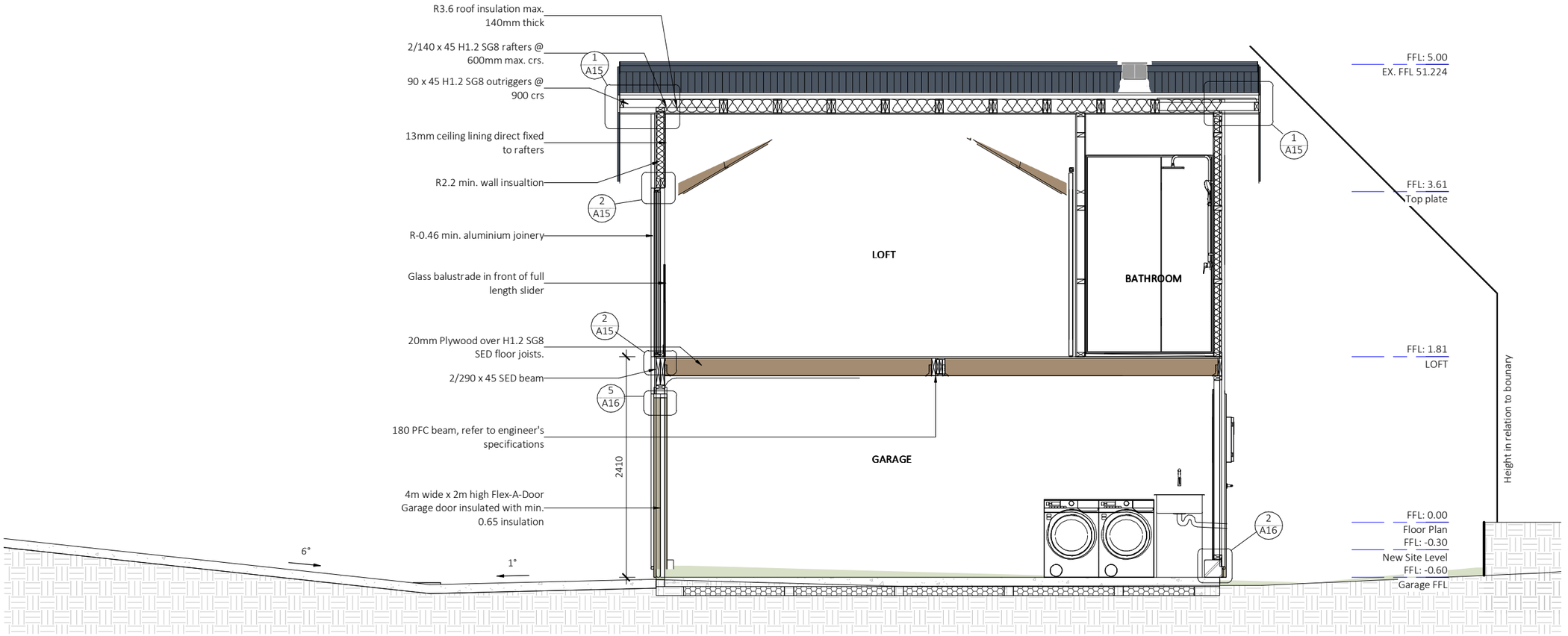
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Roof Plan

SCALE @ A3	SHEET NO.
1 : 100	A09

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SITE INFORMATION

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Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
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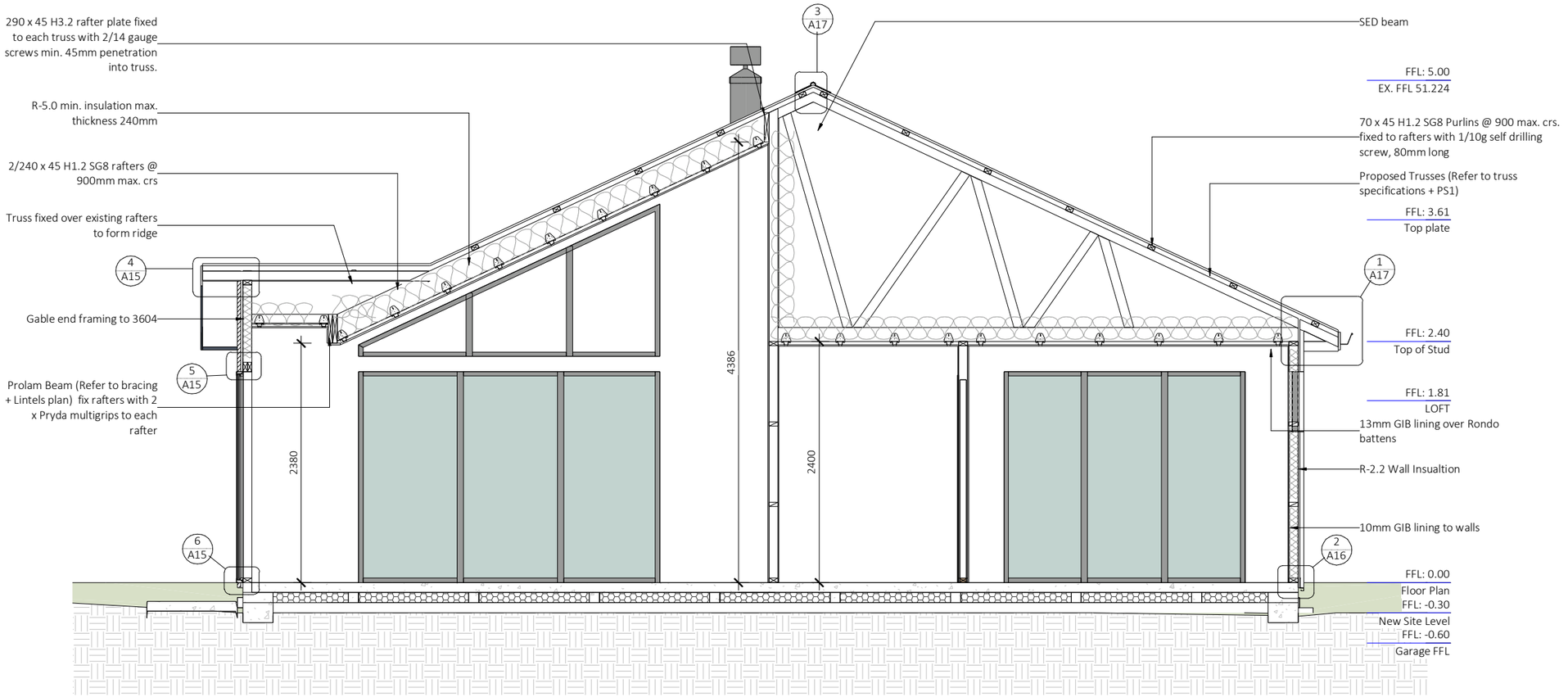
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Section A-A

SCALE @ A3	SHEET NO.
1 : 50	A10



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9382

LEGAL DSCRIPTION

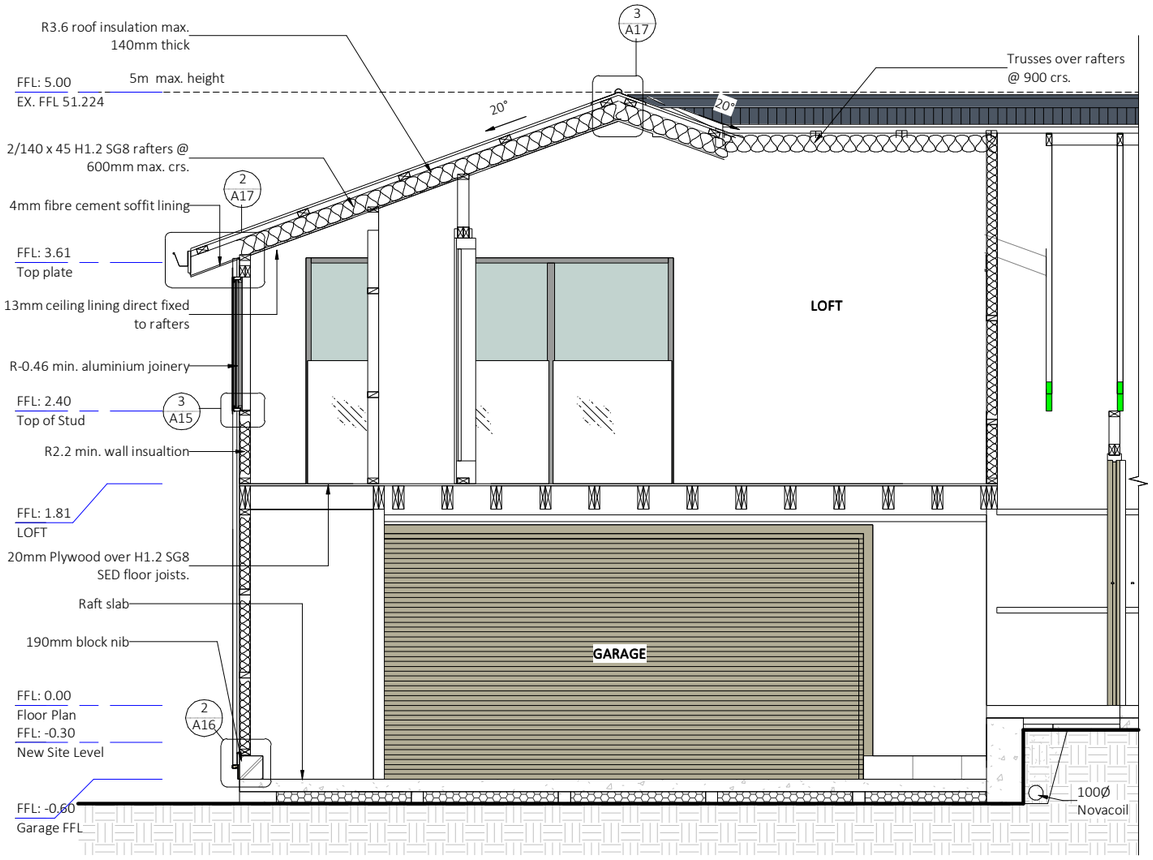
Lot 276 DP 589993

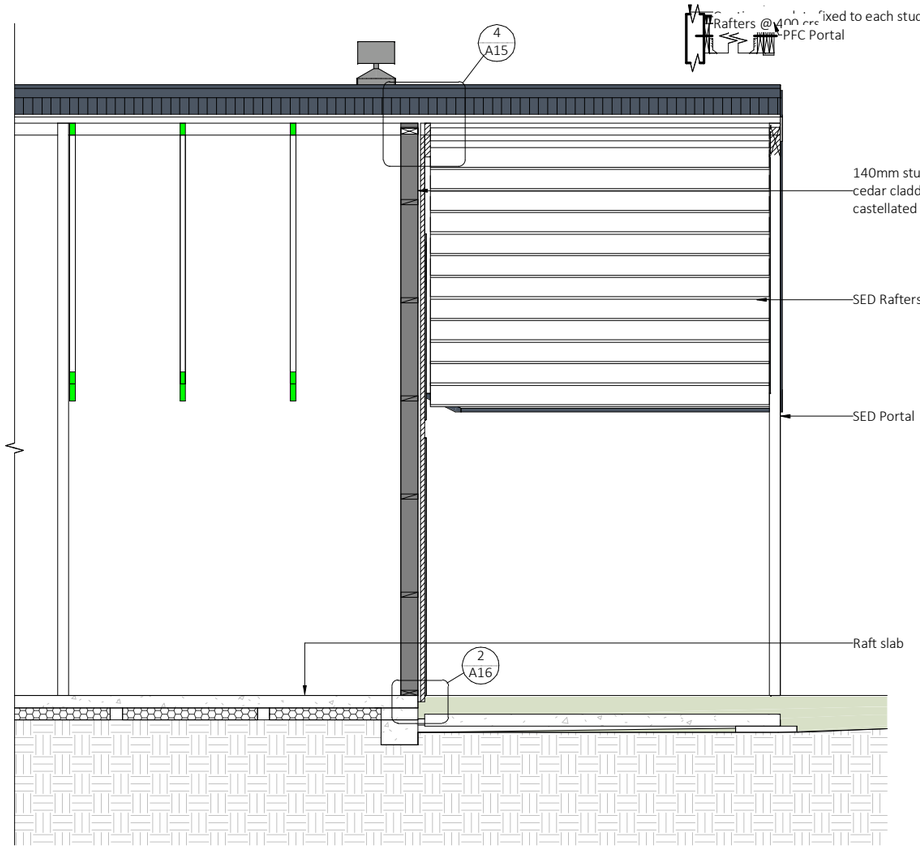
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Section B-B

SCALE @ A3	SHEET NO.
1 : 50	A11





ART OF
ARCHITECTURE
DREAM • DESIGN • BUILD

SITE INFORMATION

Datum Point: NZVD216
Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

1 RILEY STREET
LAKE HAWEA
9382

LEGAL DSCRIPTION

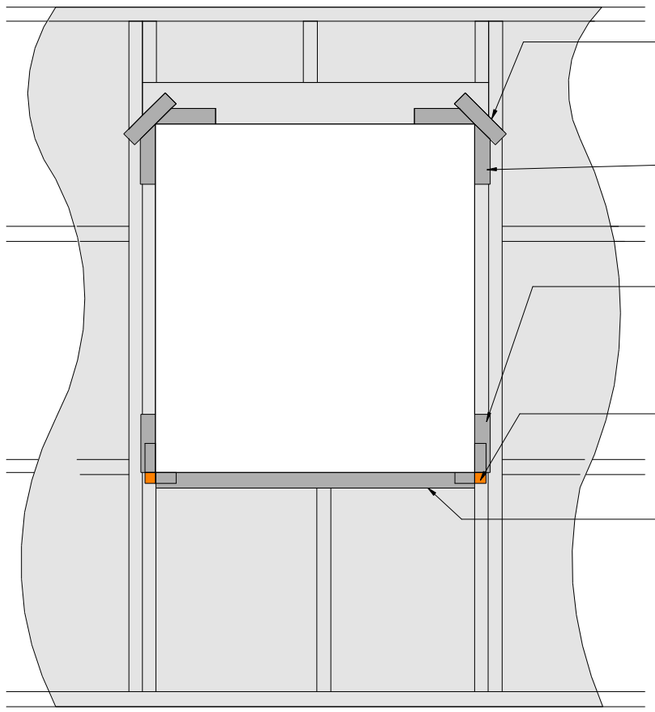
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Section C-C

SCALE @ A3	SHEET NO.
1 : 50	A12



Thermakraft Aluband window sealing tape 50mm width butterfly with 3mm min. overhang at corner, to be added last over RAB board and underlay

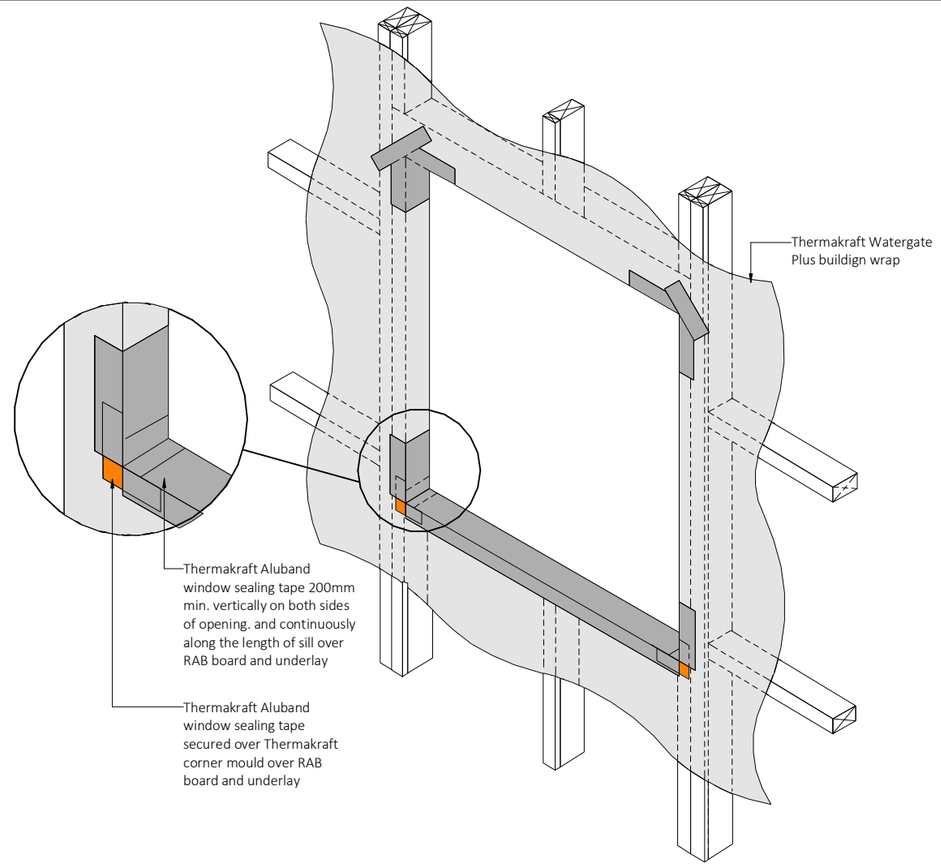
Thermakraft Aluband window sealing tape 200mm min. in both directions. 150mm or 200mm width over RAB board and underlay

Thermakraft Aluband window sealing tape 200mm min. vertically on both sides of opening. 150mm or 200mm width over RAB board and underlay

Thermakraft Aluband window sealing tape secured over Thermakraft corner mould over RAB board and underlay

Thermakraft Aluband window sealing tape to run continuously full lenth of sill over RAB board and underlay

NOTE
Do not lay Thermakraft Aluband window sealing tape onto the interior surface of the framing where it may interfere with wall linings

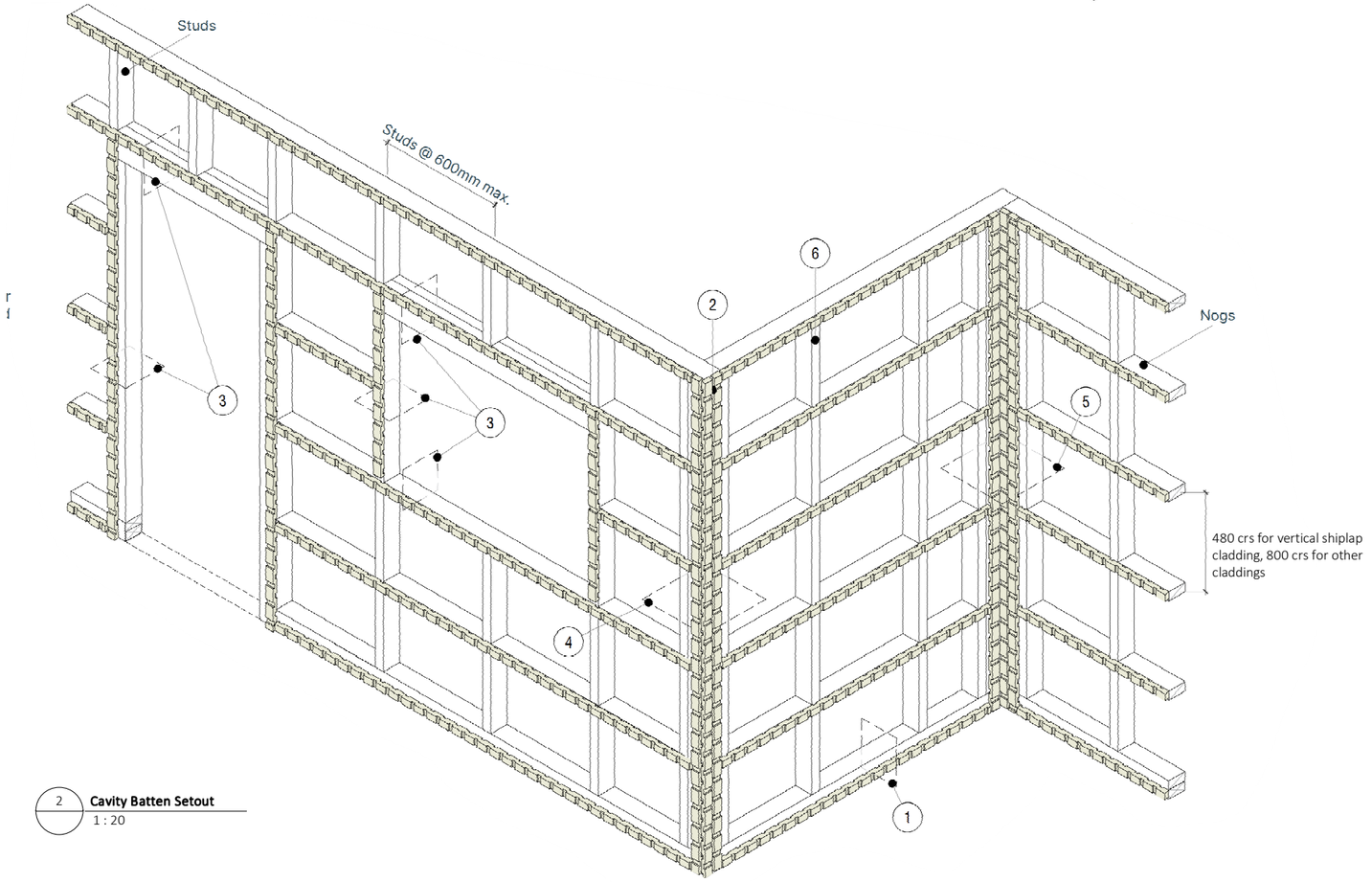


Thermakraft Watergate Plus buildign wrap

Thermakraft Aluband window sealing tape 200mm min. vertically on both sides of opening. and continuously along the length of sill over RAB board and underlay

Thermakraft Aluband window sealing tape secured over Thermakraft corner mould over RAB board and underlay

1 **Building Wrap around Openings**
1 : 20



2 **Cavity Batten Setout**
1 : 20

ART OF ARCHITECTURE
DREAM • DESIGN • BUILD

SITE INFORMATION

Datum Point:	NZVD216
Wind Zone:	High
Exposure Zone:	B
EQ Zone:	3
Snow Zone:	N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

1 RILEY STREET
LAKE HAWEA
9382

LEGAL DSCRIPTION

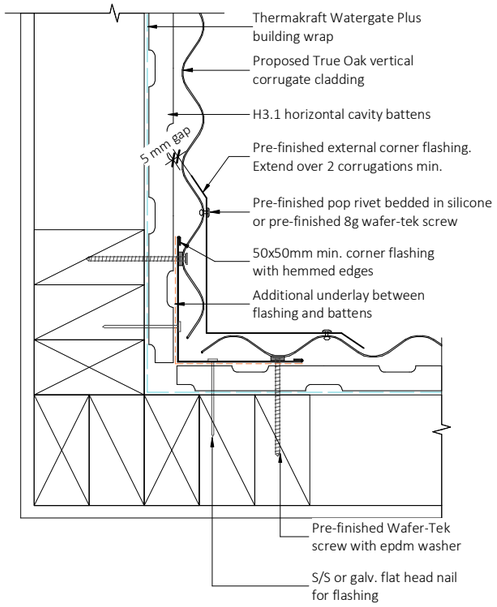
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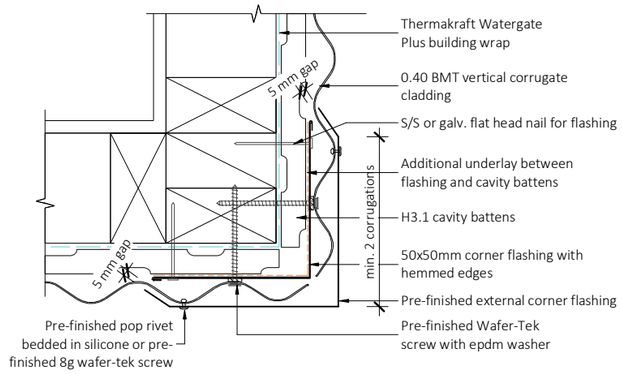
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Pre-Cladding Details

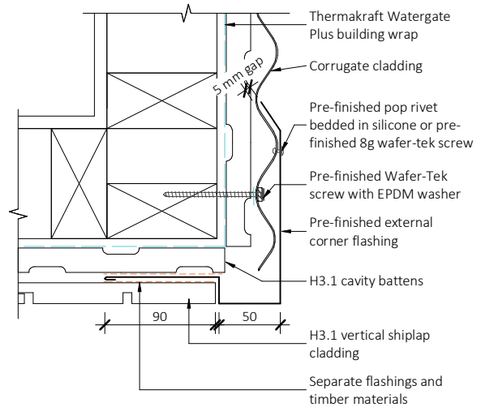
SCALE @ A3	SHEET NO.
1 : 20	A13



1 / A03 **Cladding - Vertical Corrugated - Over Cavity - Internal Corner**
1 : 5

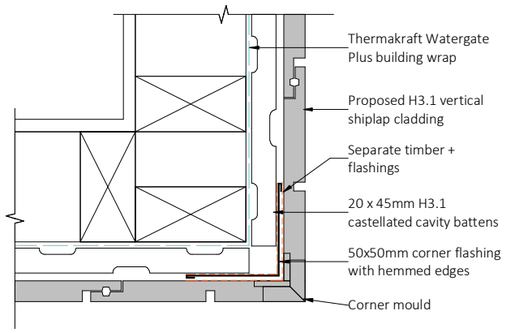


2 / A03 **Vertical Corrugated - External Corner**
1 : 5

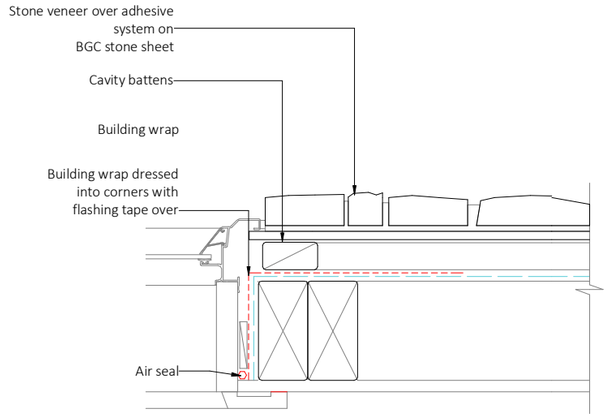


3 / A03 **Cladding - Vertical Corrugated - Over Cavity - External Corner / Other Cladding**
1 : 5

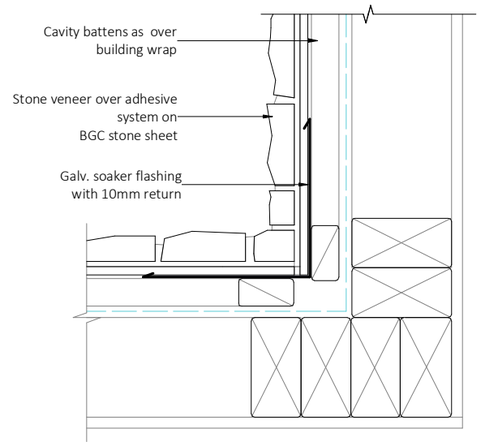
ART OF ARCHITECTURE
DREAM • DESIGN • BUILD



4 / A03 **Cladding - Vertical Shiplap WB - Over Cavity - External Corner (Soaker)**
1 : 5



5 / A03 **Stone Veneer Jamb**
1 : 5



6 / A03 **Cladding - Schist - Junction - Internal corner to WB**
1 : 5

SITE INFORMATION

Datum Point: NZVD216
Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

1 RILEY STREET
LAKE HAWEA
9382

LEGAL DSCRIPTION

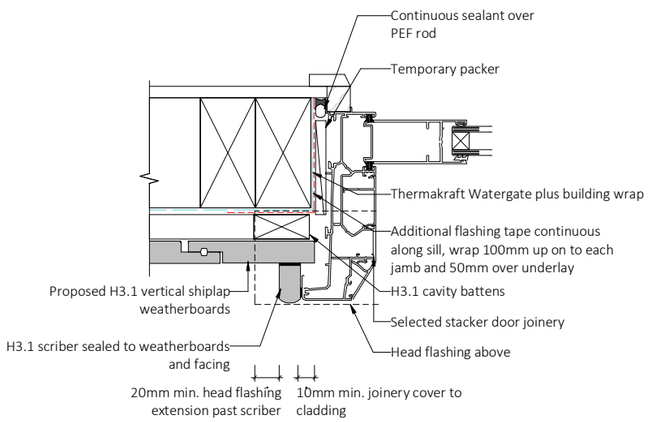
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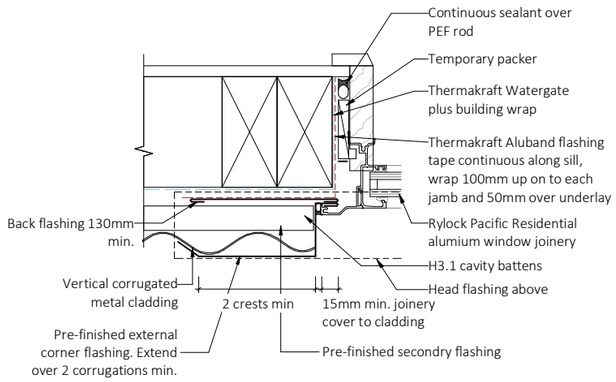
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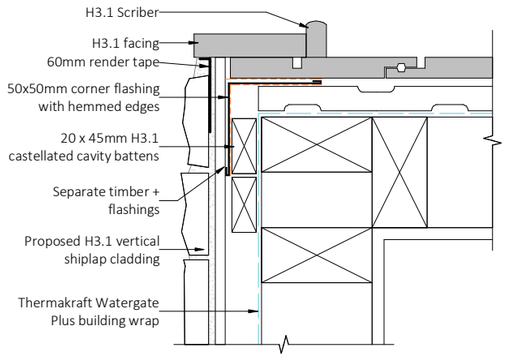
SCALE @ A3	SHEET NO.
1 : 5	A14



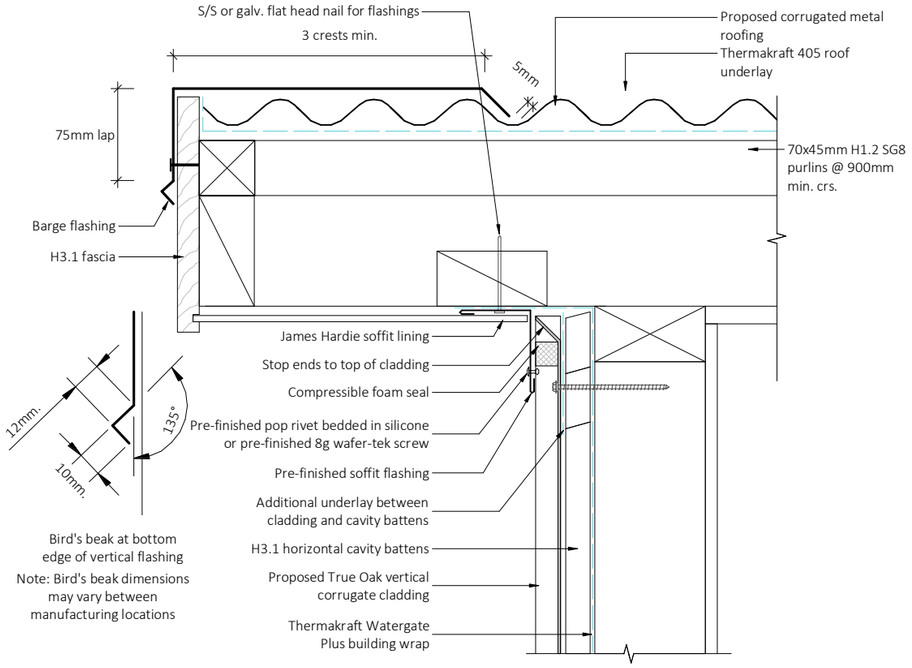
7 / A03 **Door Jamb Shiplap Weatherboards**
1 : 5



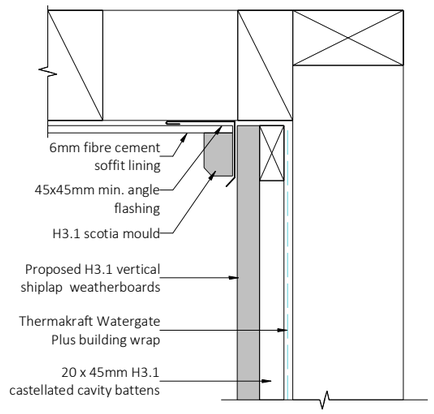
8 / A03 **Joinery Jamb - Corrugate**
1 : 5



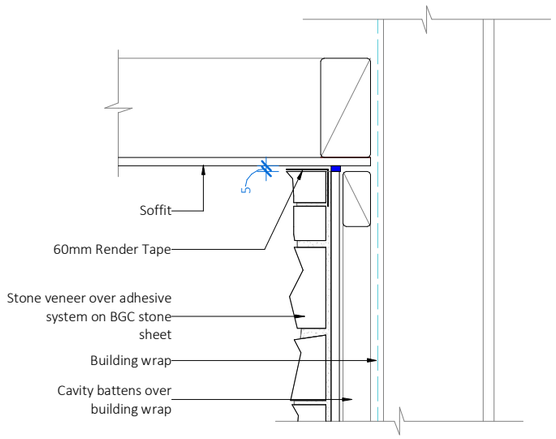
9 / A03 **Cladding - Schist External Corner**
1 : 5



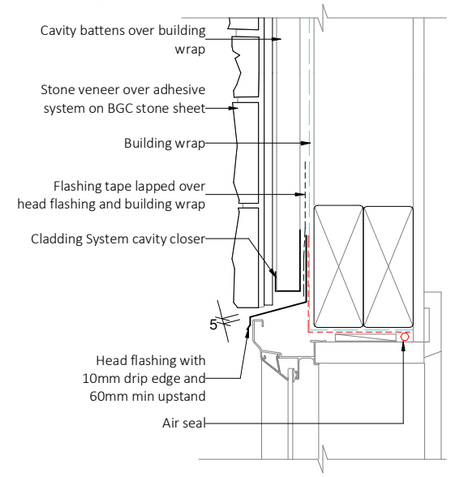
1 / A10 **Corrugated - Barge + Soffit Detail** 1 : 5



4 / A11 **Vertical Shiplap - Soffit Junction** 1 : 5

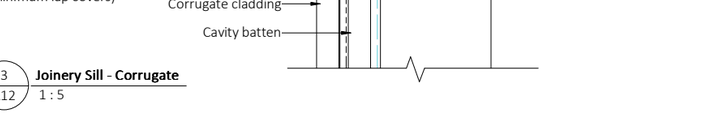


7 / No ref. **Stone Veneer/Soffit** 1 : 5

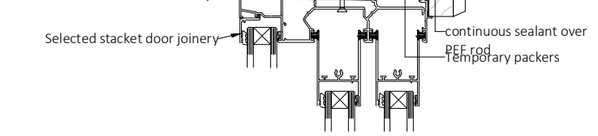


8 **Stone Veneer Window Head** 1 : 5

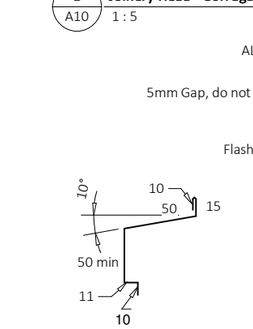


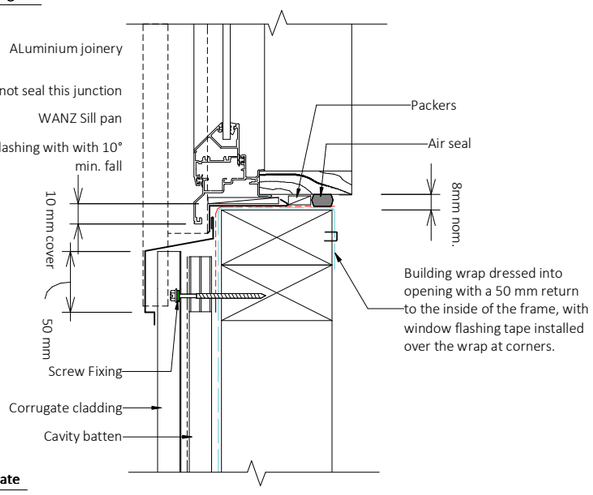


2 / A10 **Joinery Head - Corrugate** 1 : 5

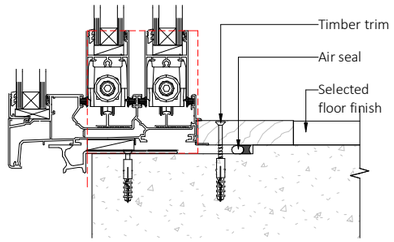


5 / A11 **Joinery Head - Vertical Shiplap** 1 : 5





3 / A12 **Joinery Sill - Corrugate** 1 : 5



6 / A11 **Slider Sill Detail** 1 : 5

ART OF ARCHITECTURE
DREAM • DESIGN • BUILD

SITE INFORMATION

Datum Point: NZVD216
Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

1 RILEY STREET
LAKE HAWEA
9382

LEGAL DSCRIPTION

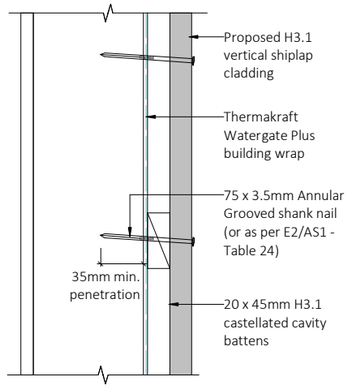
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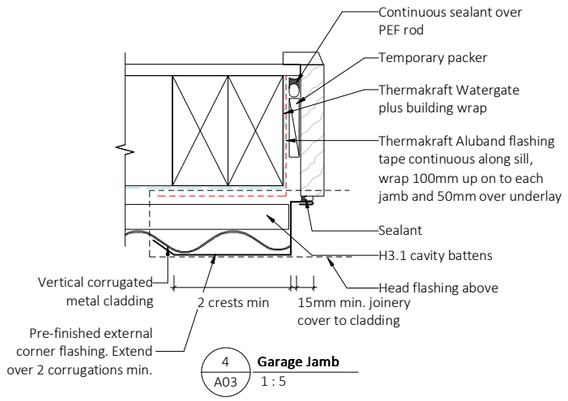
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DRAWN BY	Jessi-Lee Long
OWNER	McDaniels

Details

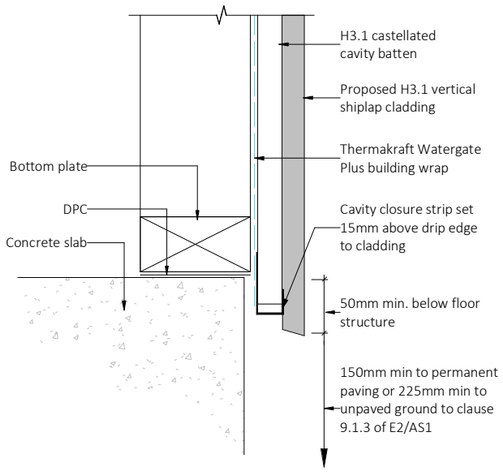
SCALE @ A3	SHEET NO.
1 : 5	A15



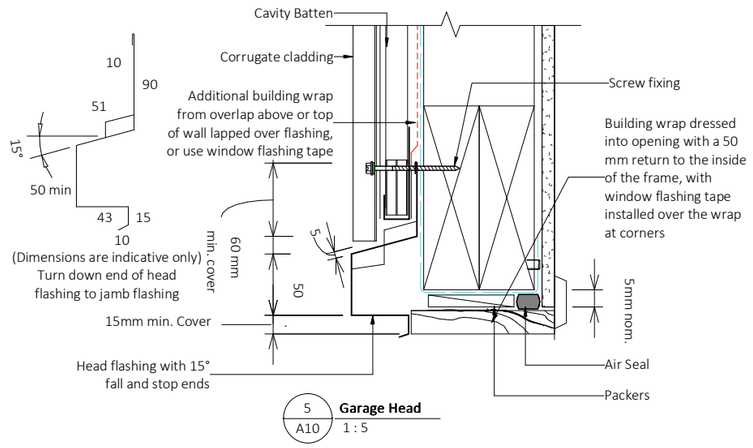
1 **Vertical Shiplap WB - Cladding Typical Fixing**
1 : 5



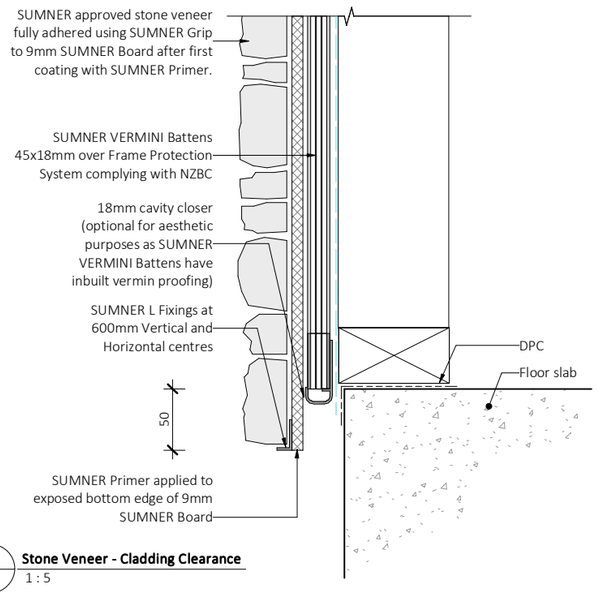
4 A03 **Garage Jamb**
1 : 5



3 **Vertical Shiplap WB - Cladding Clearance**
1 : 5

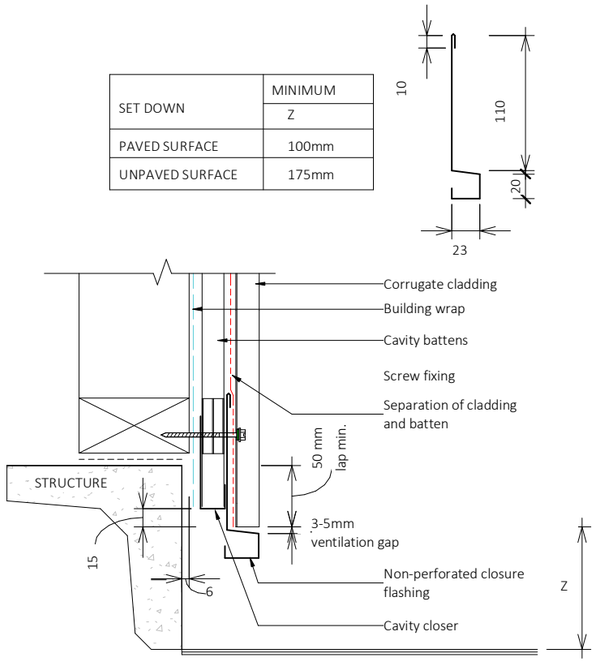


5 A10 **Garage Head**
1 : 5



6 **Stone Veneer - Cladding Clearance**
1 : 5

	MINIMUM
SET DOWN	Z
PAVED SURFACE	100mm
UNPAVED SURFACE	175mm



2 A10 **Cladding Clearance - Corrugate**
1 : 5

ART OF ARCHITECTURE
DREAM • DESIGN • BUILD

SITE INFORMATION

Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: NØ

PAUP Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

1 RILEY STREET
LAKE HAWEA
9382

LEGAL DSCRIPTION

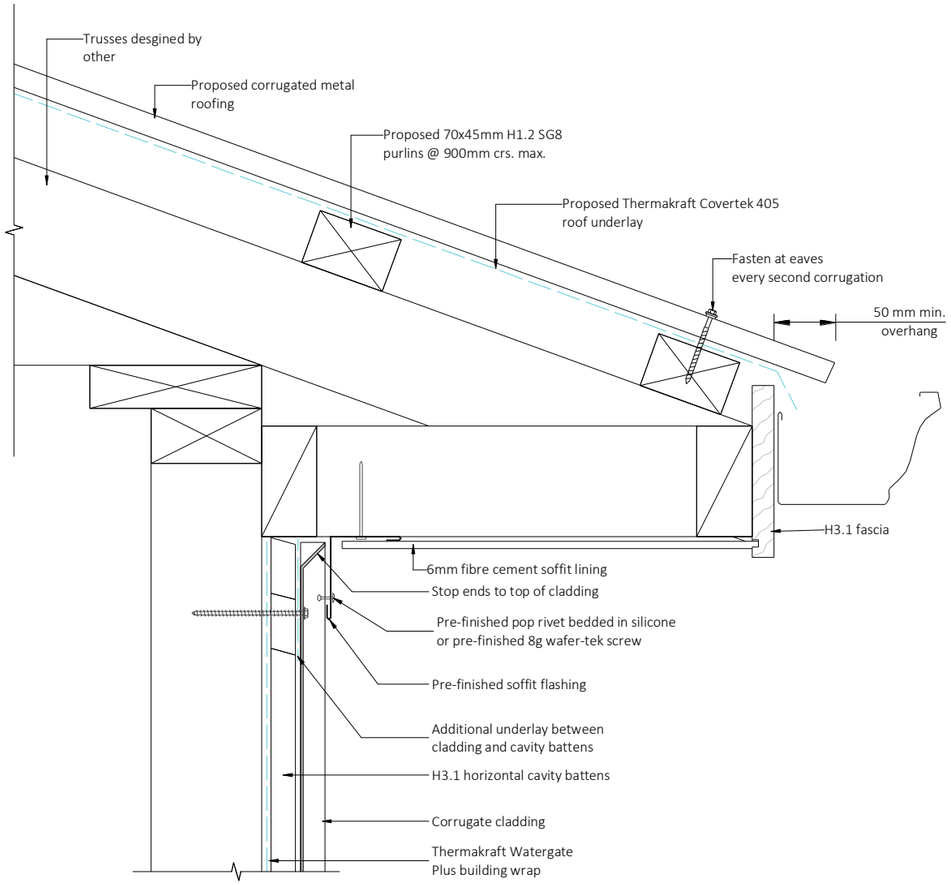
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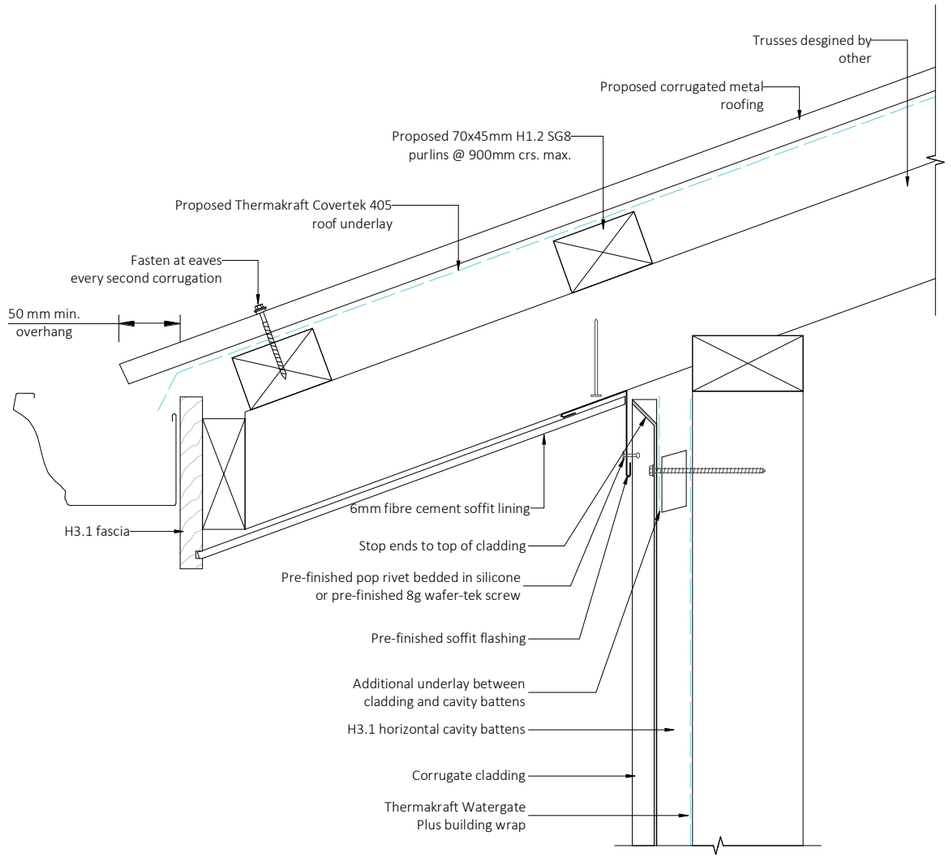
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Roof Details

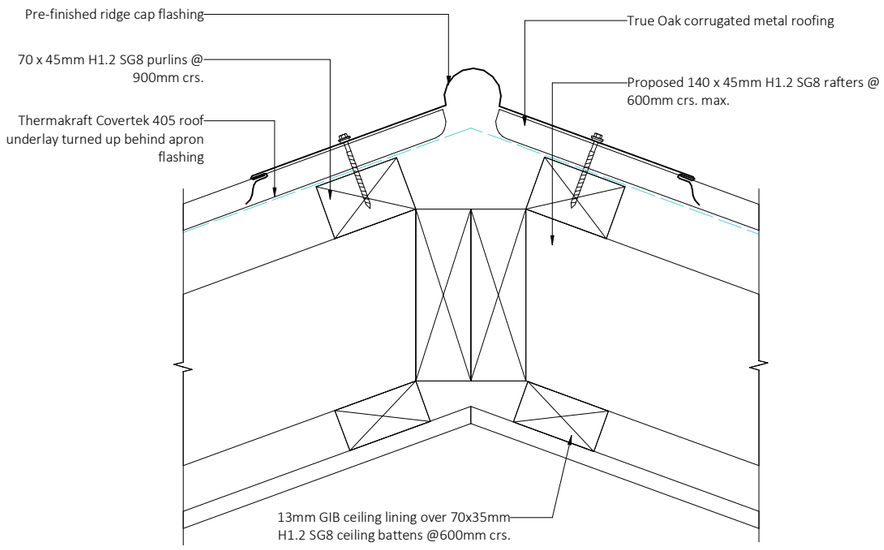
SCALE @ A3	SHEET NO.
1 : 5	A16



1 / A11 - **Eave** 1 : 5



2 / A12 **Raking Eaves** 1 : 5



3 / A11 **Ridge Cap** 1 : 5

ART OF ARCHITECTURE
DREAM • DESIGN • BUILD

SITE INFORMATION

Datum Point: NZVD216
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Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
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PROJECT ADDRESS

1 RILEY STREET
LAKE HAWEA
9382

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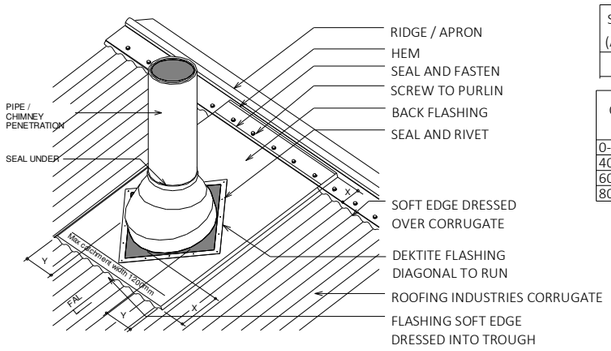
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Roof Details

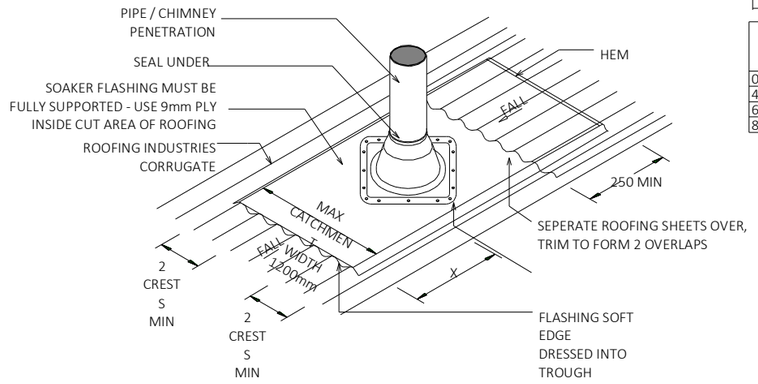
SCALE @ A3	SHEET NO.
1 : 5	A17



SITE WIND ZONE (As per NZS3604)	MIN mm (cover)	
	X	Y
SITUATION 1 (1)	150	2 CRESTS

CATCHMENT WIDTH	MAX ROOF LENGTH ABOVE PENETRATION
0-400	12 METRES
400-600	8 METRES
600-800	6 METRES
800-1200	4 METRES

1 **Chimney Flue/Pipe Penetration at Ridge Penetration**
Not to Scale



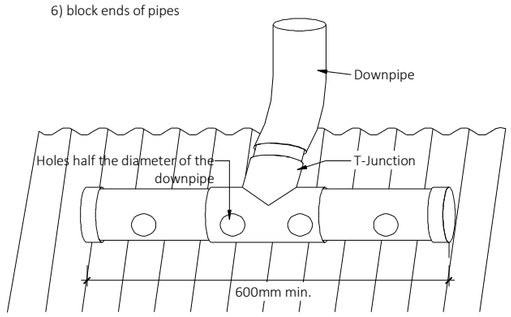
SITE WIND ZONE (As per NZS3604)	MIN mm (cover)	
	X	Y
SITUATION 1 (1)	150	2 CRESTS

CATCHMENT WIDTH	MAX ROOF LENGTH ABOVE PENETRATION
0-400	12 METRES
400-600	8 METRES
600-800	6 METRES
800-1200	4 METRES

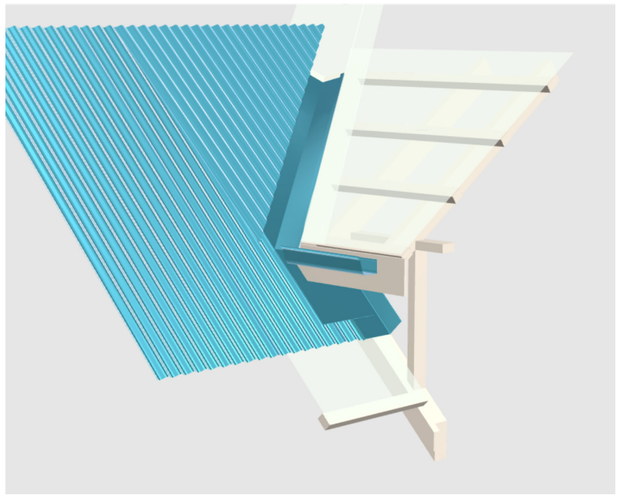
2 **Chimney Flue/Pipe Penetration at Mid-Roof**
Not to Scale

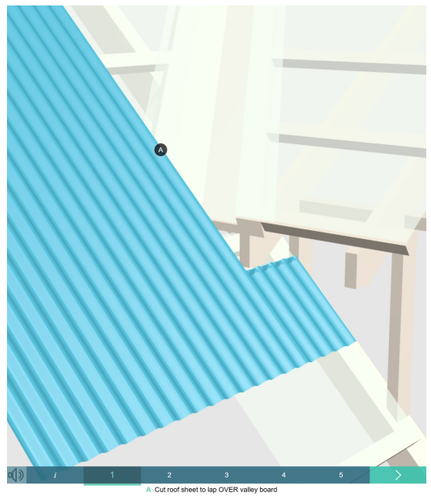
ART OF ARCHITECTURE
DREAM • DESIGN • BUILD

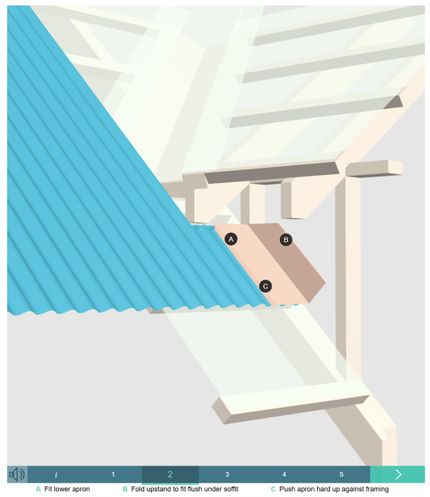
NOTES
1) Hole positions to avoid joints in roofing
2) When Downpipe is in corner,spreader to be "L" shaped
3) 600mm min. spreader discharge length
4) For rectangular (or other profile) downpipes, use same design principle as shown
5) Underlay must be installed below spreaer from under apron to gutter line across at least 300mm from edge of spreader to the next truss/rafter
6) block ends of pipes

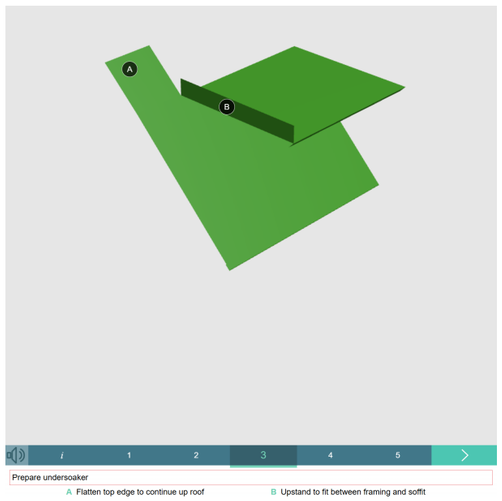


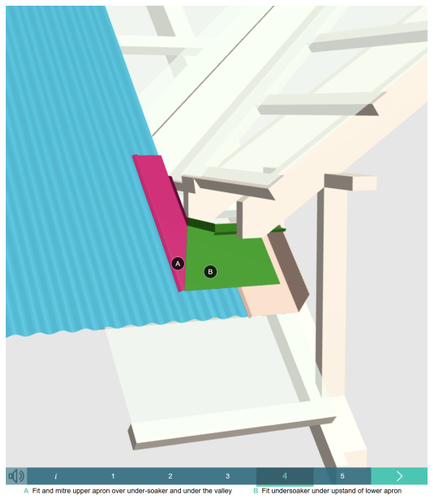
4 **Downpipe Spreader**
Not to Scale

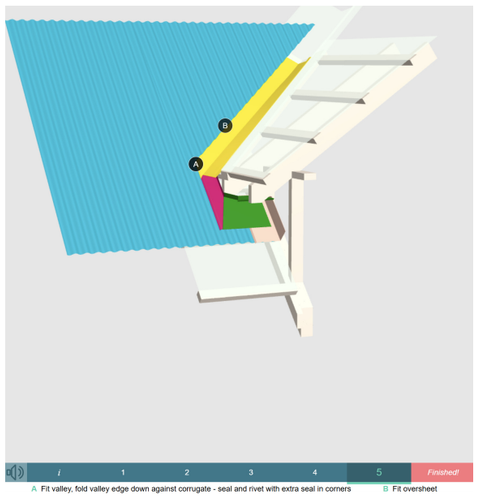




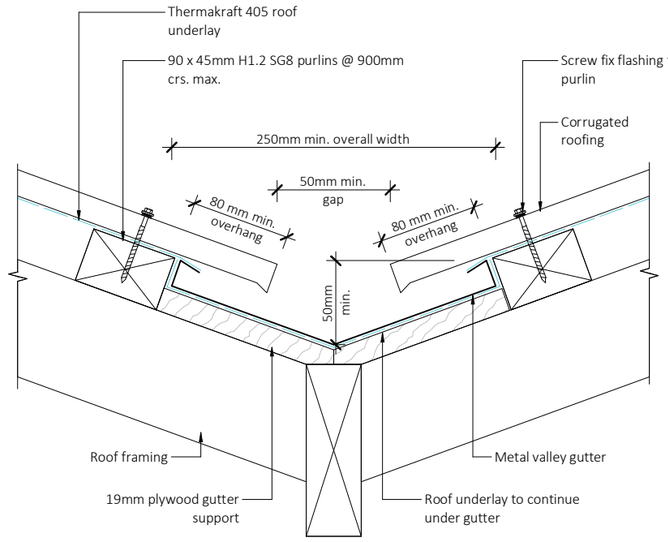








3 **Valley Into Roof**
Not to Scale



5 **Valley Detail**
Not to Scale

SITE INFORMATION

Datum Point: NZVD216
Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

1 RILEY STREET
LAKE HAWEA
9382

LEGAL DSCRIPTION

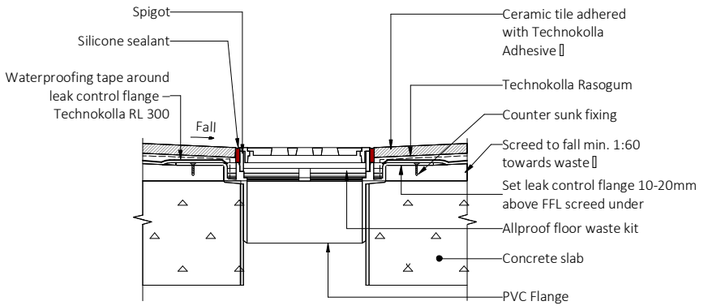
Lot 276 DP 589993

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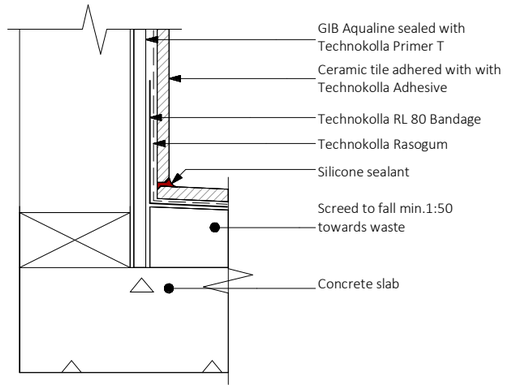
DATE	7 Sep 2026
REVISION	BC_Rev_1
DRAWN BY	Jessi-Lee Long
OWNER	McDaniels

Roof Details

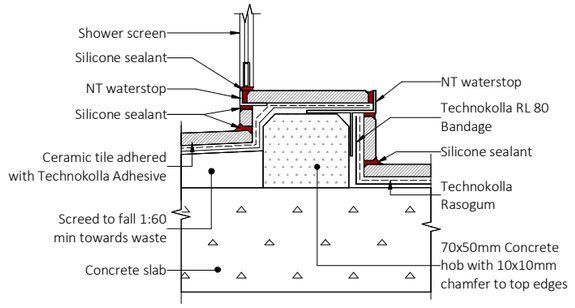
SCALE @ A3	SHEET NO.
As indicated	A18



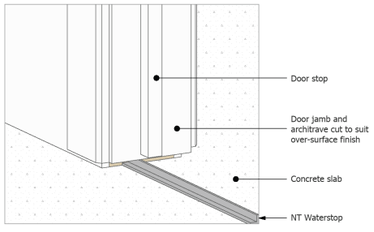
1 **Shower Floor Waste**
1 : 5

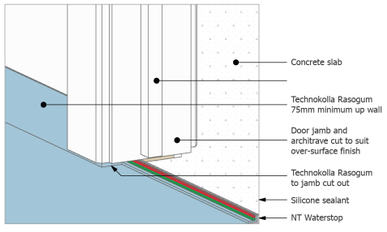


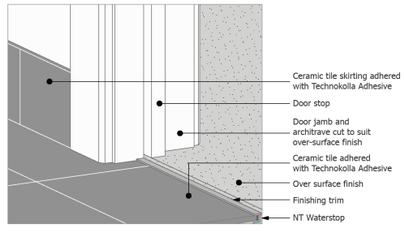
2 **Shower to Wall Detail**
1 : 5



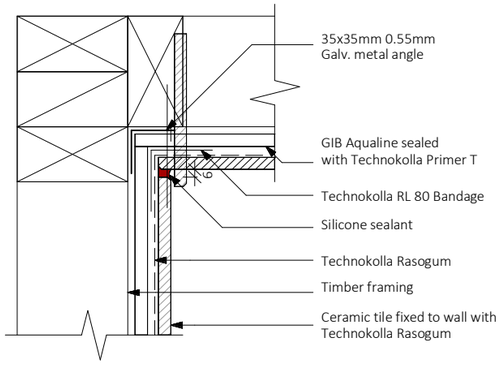
3 **Shower Hob**
1 : 5



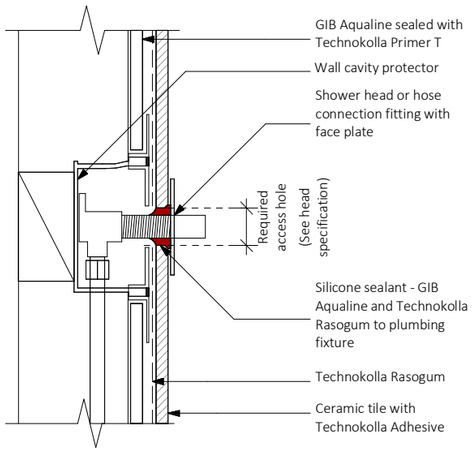




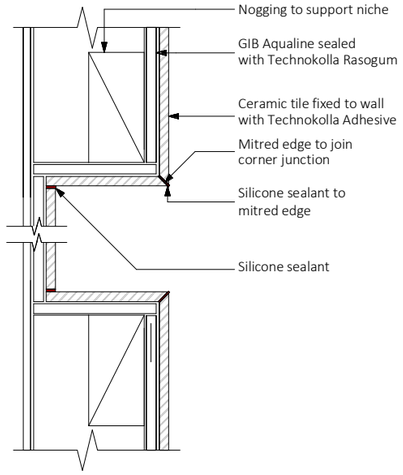
4 **Waterstop at Door**
1 : 5



5 **Internal Corner of Shower**
1 : 5



6 **Shower Head Penetration**
1 : 5



7 **Shower Niche**
1 : 5

TECHNOKOLLA
A SIKA BRAND

ART OF ARCHITECTURE
DREAM • DESIGN • BUILD

SITE INFORMATION

Datum Point: NZVD216
Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
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PROJECT ADDRESS

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LAKE HAWEA
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REVISION	BC_Rev_1
DRAWN BY	Jessi-Lee Long
OWNER	McDaniels

Bathroom Details

SCALE @ A3	SHEET NO.
1 : 5	A19