LAKE HAYES ALTERATIONS

HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN &
STEPHEN GREEN
103 ARROWTOWN - LAKE HAYES ROAD
LAKE HAYES
QUEENSTOWN

THREEFOLD
ARCHITECTURE

SITE INFORMATION

SITE ADDRESS	103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES QUEENSTOWN
PROPRIETOR	JANE WALDEN-GREEN & STEPHEN GREEN
LEGAL DESCRIPTION	LOT 3 DP 11726
SITE AREA	812 SQM
BUILDING FOOTPRINT AREA	EXISTING: 226.5M^2 PROPOSED TOTAL: 316.5M^2
SITE COVERAGE	323.75 SQM 39.87% (40% MAX ALLOWED QLDC PDP)
DISTRICT PLAN ZONE	LOWER DENSITY SUBURBAN RESIDENTIAL
SNOW ZONE	N5 (2.0KPA)
WIND ZONE	HIGH
EARTHQUAKE ZONE	3
DURABILITY ZONE	B
TOPOGRAPHIC CLASS	MILD
FLOOD MANAGEMENT AREA	NO
RAINFALL INTENSITY	20-30MM
CLIMATE ZONE	

LOCATION MAP



NTS

SITE MANAGEMENT

SITE MANAGEMENT PLAN

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

SEDIMENT CONTROL MANAGEMENT PLAN

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

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

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

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

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

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

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

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

STRUCTURE

FOUNDATION
- CONCRETE BLOCK RING FOUNDATION TO NZS 3604:2011.
- TIMBER PILES WITH CONCRETE FOOTINGS TO NZS 3604:2011.
- TIMBER DECK SUBFLOOR TO NZS 3604:2011 TO BE CONSTRUCTED UNDER SCHEDULE 1 OF BUILDING ACT 2014.

FLOORS
- 100MM THICK CONCRETE SLAB WITH SELECTED COVERINGS, REFER TO FLOOR PLAN LAYOUT.
- 20MM STRUCTURAL PLYWOOD WITH SELECTED COVERINGS, REFER TO FLOOR PLAN LAYOUT.

TIMBER FRAMING
- ALL FRAMING TIMBERS ARE TO BE H1.2 PINUS RADIATA SG8 UNLESS STATED OTHERWISE.
- WALL FRAMING TO BE AS INDICATED ON THE DRAWINGS. BELOW ARE MINIMUM REQUIREMENTS FOR LOAD-BEARING WALLS:
  - 45MM X STUD WIDTH TOP & BOTTOM PLATES
  - 90X45MM DWANGS @480CRS (NARROWER THAN STUD WIDTH)
  - 90X45MM H1.2 INTERNAL STUDS @600CRS UP TO 2.4M HEIGHT
- 70X35@600CRS H1.2 PINE CEILING BATTENS ON FLAT, FIXED TO U/S ROOF FRAMING TO ALL FLAT CEILING AREAS.
- 70X45@900MM MAX CRS H1.2 SG8 PINE PURLINS ON THEIR FLAT. REDUCE TO 600CRS TO PERIMETER.
- ROOF TRUSSES ARE TO BE DESIGN AND MANUFACTURED BY A LICENSED TRUSS FABRICATOR.
- NO LOSP TREATMENT SHALL BE USED UNLESS SPECIFICALLY NOTED.
- DIMENSIONS SHOWN ARE OVER FRAMING / STRUCTURE
- FIT MALTHOID DPC BETWEEN ALL TIMBER / CONCRETE JUNCTIONS.
- FIT WALL UNDERLAY BETWEEN ALL H3 TREATED TIMBER AND COLORSTEEL.

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

SCHEDULE OF FIXINGS

CONNECTION	FIXING
TIMBER SUB-FLOOR	
-TIMBER PILE TO BEARER	
ANCHOR PILE	BEARER CONNECTED TO PILE VIA M12 BOLTS WITH 50X50X3MM MS WASHERS TO NZS3604:2011 FIGURE 6.10 AND PARAGRAPH 6.9.3.
BRACED PILE	M12 BOLT WITH 50X50X3MM MS WASHERS OR 12KN CONNECTION TO NZS3604:2011 FIGURE 6.7 AND PARAGRAPH 6.8.5.
ORDINARY PILE	M12 BOLT WITH 50X50X3MM MS WASHERS OR 6KN CONNECTION (IN EACH DIRECTION).
-JOIST TO BEARER	PAIR OF Z WIRE DOG NAILS TO NZS3604:2011 FIGURE 2.2 AND PARAGRAPH 2.4.8.
-MID-SPAN BLOCKING TO JOIST	2/90X3.15MM SKEWED NAILS.
-JACKSTUDS TO PILES	REFER TO NZS3604:2011 FIGURE 6.3
BOTTOM PLATE TO CONC. FLOOR	
-EXTERNAL WALLS	RAMSET AS12150WGM ANCHORS WITH 50X50X3MM MS WASHERS @900CRS* + WITHIN 150MM OF A TRIMMING STUD *600 FOR BLOCK SLAB EDGE WALLS.
-INTERNAL WALLS	RAMSET AS12150WGM ANCHORS WITH 50X50X3MM MS WASHERS @900CRS + WITHIN 150MM OF A TRIMMING STUD
BOTTOM PLATE TO TIMBER FLOOR	
-EXTERNAL WALLS (NZS3604:2011 TABLE 8.19)	3/90X3.15MM NAILS @600CRS
-INTERNAL WALLS (NZS3604:2011 TABLE 8.19)	2/90X3.15MM@600CRS NAILS
PLATE TO STUD	MITEK® SCREWS (STUDLOCK SL125/175) + 2/90X3.15MM NAILS
-LOADBEARING WALLS	
-NON-LOADBEARING WALLS	2/90X3.15MM NAILS @ 600CRS.
-INTERNAL WALLS	2/90X3.15MM NAILS @ 600CRS.
LINTEL TO TRIMMING STUD	MITEK TYPE G FIXING 7.5KN 6/90X3.15MM NAILS + TYLOK 10T10 TO ONE SIDE WITH 2 ROWS OF TEETH TO UNDERSTUD.
JACK STUD TO LINTEL & TOP PLATE	2/90X3.15MM NAILS + LUMBERLOK STUD STRAP ONE FACE ONLY.
TRIMMING STUD TO BOTTOM PLATE	MITEK TYPE G FIXING 7.5KN 2 TYLOK 2T4 TO EACH SIDE (4 TOTAL).
RAFTERS TO WALLS/BEAMS	2/90X3.15MM NAILS + CPC40 EACH SIDE OF RAFTER.
-STANDARD RAFTER	
PURLINS TO RAFTER/PANEL	2/90X3.15MM NAILS + 1/14G SELF-DRILLING TYPE 17 SCREW, 100MM LONG (5.5KN MIN)
STRINGER TO WALL FRAMING	M12X120MM COACH SCREWS + 50X50X3MM MS WASHER EVERY STUD OR 600MM MAX CRS.
OUTRIGGER TO WALL FRAME	LUMBERLOK CT200 FIXING FULLY NAILED WITH 30X3.15MM NAILS (OR LUMBERLOK 2/90MMM SKEWED NAILS).

FIXINGS NOTES:
- REFER ALSO TO PRODUCT MANUFACTURERS INFORMATION FOR SPECIFIC INSTALLATION INSTRUCTIONS.
- NAIL FIXINGS ABOVE ARE FOR POWER DRIVEN NAILS ONLY, IF HAND DRIVEN NAILS ARE USED, REFER TO NZS3604 FOR FURTHER SPECIFICATION REQUIREMENTS.
- ALL FIXINGS TO BE AS FOLLOWS:
  - EXPOSED TO ATMOSPHERIC CONDITIONS - 316 GRADE STAINLESS STEEL
  - EXTERIOR CLADDING FIXINGS/NON-STRUCTURAL - GALV STEEL
  - ENCLOSED WITHIN WALL/ROOF CAVITIES - GALV STEEL

INTERIOR LININGS

CEILINGS
- 13MM GIB STANDARD, STOPPED & PAINTED.
- SUBSTITUTE ABOVE FOR 13MM GIB AQUALINE TO WET AREAS, I.E. BATHROOMS SPACES, STOPPED & PAINTED.
- STOPPING TO A LEVEL 4 FINISH, EXCEPT TO STAIRWELLS WHERE LEVEL 5 IS REQUIRED.
- SELECTED TIMBER CEILINGS OVER 13MM GIB STANDARD. REFER TO INTERIOR DESIGNER FOR LOCATIONS AND FURTHER SPECIFICATION.

WALLS
- 10MM GIB STANDARD, STOPPED & PAINTED.
- SUBSTITUTE ABOVE FOR 10MM GIB AQUALINE TO WET AREAS, I.E. BATHROOMS, STOPPED & PAINTED.
- STOPPING TO A LEVEL 4 FINISH, EXCEPT TO STAIRWELLS WHERE LEVEL 5 IS REQUIRED.
- 12MM NON-STRUCTURAL STRAND BOARD WITH 5MM EXPRESSED JOINTS, BACKED WITH MALTHOID DPC & INSEAL TAPE STRIPS. REFER TO INTERIOR DESIGN FOR LOCATIONS AND FURTHER SPECIFICATION.
- SELECTED TIMBER LININGS OVER 10MM GIB STANDARD TO WALLS. REFER TO INTERIOR DESIGNER FOR LOCATIONS AND FURTHER SPECIFICATION.

TRIMS
- SELECTED 60X10 SQUARE TIMBER SKIRTING BOARDS. REFER TO INTERIOR DESIGNER FOR LOCATION AND FINISH.
- GIB SOFTLINE EXTERNAL CORNER BEADS.

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

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

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

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

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

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

INSULATION

ROOF
- TRUSSED ROOF SPACES WHERE THESE FORM THE INSULATION ENVELOPE, SHALL BE FITTED WITH R7 (275MM) PINKBATTS FIBREGLASS ROOF INSULATION.

CEILING
- RAKING CEILINGS, SHALL BE FITTED WITH R.5 (225MM) ROOF PINK BATTS FIBREGLASS INSULATION BETWEEN RAFTERS AND R0.9 (35MM) BETWEEN CEILING BATTENS. IF CEILING SPACES DOES NOT ALLOW FOR THE ABOVE, CONTACT THE ARCHITECTS.

WALLS
- EXTERIOR WALLS SHALL BE FITTED WITH INSULATION THICKNESS TO MATCH WALL FRAMING, AS BELOW.

  90MM FRAMING - R2.8 MIN PINKBATTS
  140MM FRAMING - R4.3 MIN PINKBATTS

- INTERIOR WALLS SHALL BE FITTED WITH R2.8 (90MM) PINKBATTS FIBREGLASS INSULATION.

CONCRETE FLOORS
- THE WHOLE OF THE CONCRETE FLOOR AREA SHALL BE FITTED WITH R2.1 (80MM TOTAL THICKNESS) EPS RIGID INSULATION.

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

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

UNDERLAYS / RIGID AIR BARRIER

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

WALL
- THERMAKRAFT WATERGATE PLUS WALL WRAP SHALL BE INSTALLED OVER 7MM ECOPLY AND TIMBER FRAMED/PANEL EXTERIOR WALLS UNLESS OTHERWISE STATED.
- APPLY 3M ALL WEATHER 8067 OR EQUIVALENT BRANZ APPRAISED **ACRYLIC** FLASHING TAPE TO ALL EXTERIOR WINDOW & DOOR OPENINGS, OVER HORIZONTAL METAL FLASHINGS, AT CORNER JUNCTIONS, ETC, AS INDICATED IN CONSTRUCTION DETAILS, AND AS GENERALLY REQUIRED AND OR RECOMMENDED BY RAB/WRAP MANUFACTURER.

WATERPROOFING

ABOVE GROUND LIQUID MEMBRANE OVER CONCRETE MASONRY
- SIKA BLACKSEAL (UV LIGHT SENSITIVE, USE ONLY IN ENCLOSED LOCATIONS ONLY).

BELOW GROUND TANKING MEMBRANE
- VIKING GM MERCURY FC DPC 4.0MM MEMBRANE TORCH-ON SYSTEM WITH PROPRIETARY DRAINAGE PROTECTION BOARD. (USE BEHIND RETAINING WALLS IN HABITABLE SPACES)
- ARDEX WPM 300 WATER BASED EPOXY MEMBRANE, BLACK (NON HABITABLE SPACES).

SEALANTS AND ADHESIVES
- SIKAFLEX AT FACADE - FLEXIBLE SEALANT FOR CLADDING JUNCTIONS.
- SIKAFLEX 11FC - LOW MOULDS SEALANT FOR CEMENT BASED SUBSTRATES.
- SIKAFLEX MS - GENERAL PURPOSE INTERIOR AND EXTERIOR.

UNDERTILE WATERPROOF MEMBRANE
- ARDEX WPM 002 (*CONCRETE SHOWERS)*
- ARDEX WPM 750 (*TIMBER FLOOR WITH SHOWER TRAY)*

FLASHING TAPE
3M™ ALL WEATHER FLASHING TAPE 8067

VENTILATION

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

ELECTRICAL & DATA

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

HEATING AND COOLING

- UNDER TILE HEATING (ELECTRIC).
- LP GAS HOT WATER (REFER TO FLOOR PLAN LEGEND FOR MODEL).
- SPLIT UNIT HEAT PUMP SYSTEM IN LIVING AND MAIN BEDROOM.
- RINNAI INFINITY LP GAS HOT WATER.
- DUCTED HEATING/ COOLING.
- LOG BURNER, KELMAN CUBE

INTERIOR FITTINGS

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

MISC

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

FIRE PREVENTION

SOLID FUEL FIRE
LOG BURNER, INSTALLATION TO COMPLY WITH AS/NZ 2918:2018.
KEMLAN CUBE

GAS BURNING APPLIANCES
GAS-BURNING APPLIANCES MUST BE INSTALLED IN ACCORDANCE WITH NZBC CLAUSE G11.

ELECTRICAL FIRE SAFETY
ELECTRICAL INSTALLATIONS IN BUILDINGS MUST BE INSTALLED IN ACCORDANCE WITH NZBC CLAUSE G9.

NZBC E2/AS1 RISK ASSESSMENT

BUILDING ENVELOPE RISK MATRIX NORTH ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	High risk	3
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**8**

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

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

BUILDING ENVELOPE RISK MATRIX WEST ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**10**

DRAWING SCHEDULE

No.	DESCRIPTION
0.00	COVER PAGE
0.01	SPECIFICATION NOTES
1.01	EXISTING SITE PLAN
1.02	PROPOSED SITE PLAN
1.03	SITE PLAN - PLANNING
1.04	EARTHWORKS PLAN
2.01	EXISTING LOWER FLOOR PLAN LAYOUT
2.02	EXISTING GROUND FLOOR PLAN LAYOUT
2.03	DEMOLITION LOWER FLOOR PLAN LAYOUT
2.04	DEMOLITION GROUND FLOOR PLAN LAYOUT
2.05	PROPOSED LOWER FLOOR PLAN LAYOUT
2.06	PROPOSED GROUND FLOOR PLAN LAYOUT
2.07	LOWER FLOOR PLAN
2.08	GROUND FLOOR PLAN
2.09	FOUNDATION PLANS
2.10	DRAINAGE & SERVICES PLAN
2.11	STRUCTURE PLAN
2.12	ROOF FRAMING PLAN
2.13	ROOF PLAN
2.14	CEILING PLANS
2.15	HEATING PLANS
3.01	PROPOSED 3D VIEWS
3.02	PROPOSED 3D VIEWS
3.03	EXISTING ELEVATIONS
3.04	PROPOSED ELEVATIONS
3.05	PROPOSED ELEVATIONS
4.01	SECTIONS
4.02	SECTIONS
4.03	SECTIONS
4.04	SECTIONS
5.01	DETAILS
5.02	DETAILS
5.03	DETAILS
5.04	DETAILS
5.05	DETAILS
5.06	DETAILS
5.07	DETAILS
5.08	COMPLIANCE DETAILS
5.09	COMPLIANCE DETAILS
5.10	COMPLIANCE DETAILS
5.11	COMPLIANCE DETAILS
6.01	STRUCTURAL STEEL ELEVATIONS
6.02	STEEL STRUCTURE & CONCRETE PANEL LAYOUT PLAN
6.03	FOUNDATIONS
6.04	FOUNDATIONS
7.01	EXTERIOR JOINERY
7.02	EXTERIOR JOINERY
7.03	INTERIOR JOINERY

LEGEND

E.1.01 — **METAL ROOFING**
METALCRAFT KAHU ROOFING SYSTEM INCLUDING 0.4MM COLORSTEEL ENDURA SCREW FIXED OVER ROOFING UNDERLAY ON ROOF STRUCTURE.
COLOUR - FLAXPOD (LRV: 7%)

E.1.10 — **GUTTERS & DOWNPIPES**
COLORSTEEL ENDURA 0.55MM, 125MM SQUARE EXTERNAL GUTTERS (NO SWAGES), WITH INTERNAL BRACKETS, SNOW STRAPS @600CRS, ROUND DOWNPIPES (REFER ROOF PLAN FOR SIZES).
GUTTER COLOUR - FLAXPOD (LRV: 7%)
DOWNPIPE COLOUR - FLAXPOD (LRV: 7%)

E.1.15 — **FLASHINGS & FASCIAS**
COLORSTEEL ENDURA 0.55MM COLORSTEEL FLASHINGS / TRIM, SCREW WITH COLOUR-MATCHED FIXINGS. 5 DEG FALL TO INDICATED EDGE. NO FASCIA OR BARGES REQUIRED.
COLOUR - FLAXPOD (LRV: 7%)

E.1.05 — **MEMBRANE ROOFING - EXISTING**
1.52MM ARDEX, BUTYNOL OVER 17MM H3 PLYWOOD SARKING.
COLOUR - AS EXISTING

E.1.21 — **SOFFITS - FIBRE CEMENT**
6MM FIBRE CEMENT SHEET SOFFIT LININGS, PAINT FINISH. 6MM EXPRESSED JOINTS, BACKED WITH MALTHOID DPC & INSEAL TAPE STRIPS.
COLOUR - MATCH EXISTING

E.2.01 — **TIMBER CLADDING**
RK TIMBERS SHIPLAP CLADDING SYSTEM, **CHARTEK FINISHED** VERTICAL WESTERN RED CEDAR RK55 PROFILE (110MM COVER BOARDS - 6MM NEGATIVE) OVER 45X20MM H3.2 HORIZONTAL CASTELLATED CAVITY BATTENS @480CRS MAX. CRS. FIXED OVER BUILDING WRAP ON STRUCTURE VIA 90MMX12G ASSY S/S SCREWS, CLADDING FIXED VIA 60MMX12G ASSY S/S SCREWS.
*COLOUR - **CHARTEK BRUSHED FINISH***

E.2.02 — **STONE CLADDING**
70MM NATURAL STONE SLIP OVER 4/6MM FIBRE CEMENT BOARD 45MM H3.2 VERTICAL TIMBER BATTEN OVER RAB/BUILDING WRAP FIXED TO TIMBER WALL STRUCTURE.

E.2.03 — **PLANK WEATHERBOARD WALL CLADDING - EXISTING**
7.5MM JAMES HARDIE, HARDIE PLANK WEATHERBOARD. 300MM BOARD WIDTH, OVER 20X45MM @600CRS H3.1LOSP HARDIES SLOTTED HORIZONTAL CAVITY BATTENS, OVER B/WRAP, ON WALL STRUCTURE.
COLOUR - RESENE FLAXPOD TBC

EXTERIOR JOINERY
APL METRO THERMALLY BROKEN EXTERIOR WINDOW & DOOR JOINERY, WITH POWDER-COAT FINISH.
COLOUR - FLAXPOD (LRV: 7%) (MATCH ####)

E.3.02 — **GARAGE DOOR**
E.2.01 SHIPLAP VENEER SECTIONAL GARAGE DOOR, FLUSH FACE PANEL FINISH WITH ADJACENT CLADDING. NO REVEALS. AUTO OPENING GEAR. INSULATED PANELS.
COLOUR - TO MATCH E.2.01

E.3.03 — **SKY LIGHT**
FSM08 PROPRIETARY VELUX ALUMINIUM SKYLIGHT. MANUAL OPENING/FIXED/ELECTRIC. FLAT/RAKING LIGHT WELL. REFER TO SECTIONS & ROOF FRAMING PLAN FOR LOCATIONS & SPECIFIC FRAMING REQUIREMENTS. THERMALLY BROKEN MIN. R VALUE R.0.5 REQUIRED.

E.4.01 — **SCREENS - TIMBER**
40X40MM BANDSAWN FACE CEDAR BATTENS WITH 20MM GAP, FIXED OVER 40X40MM SHS SED STEEL FRAME. STAIN FINISH TO TIMBER, POWDER COAT FINISH TO STEEL SHS FRAME.
TIMBER COLOUR - SELECTED CHARTEK FINISH
STEEL COLOUR - TO MATCH E.2.01

E.4.02 — **SCREENS - SUBFLOOR**
40X40MM BANDSAWN FACE CEDAR BATTENS WITH 20MM GAP, FIXED OVER 40X40MM SHS SED STEEL FRAME. STAIN FINISH TO TIMBER, POWDER COAT FINISH TO STEEL SHS FRAME.
TIMBER COLOUR - SELECTED CHARTEK FINISH.
STEEL COLOUR - TO MATCH E.2.01

E.5.01 — **DECK**
140X20MM KWILA HARDWOOD DECKING, INSTALLED OVER H3.2 SG8 PINE DECK STRUCTURE WITH S/S SCREWS.
COLOUR - NATURAL

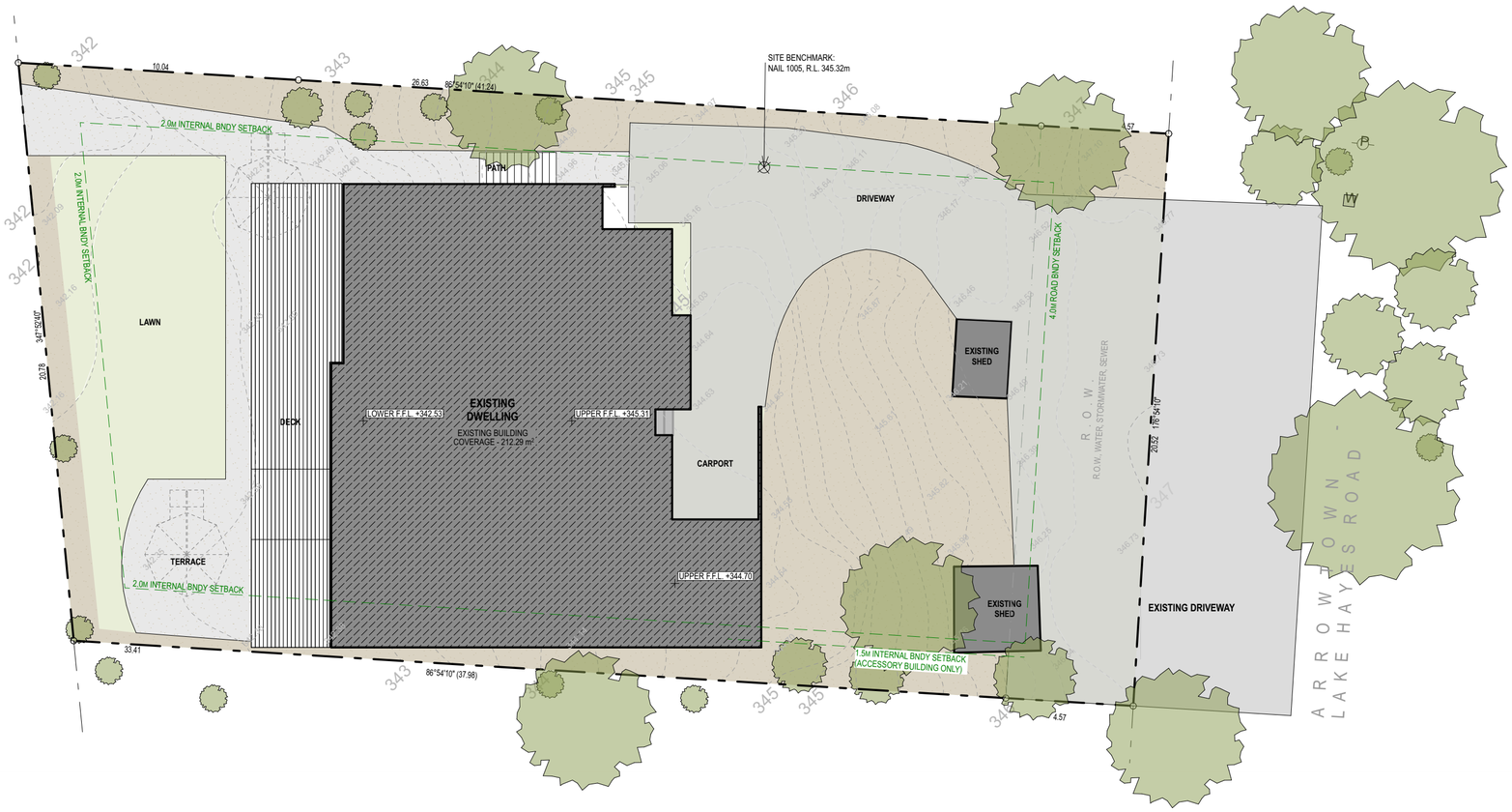
E.5.02 — **CONCRETE PATIO**
100MM THICK CONCRETE SLAB PATIO.
SURFACE FINISH TBC

E.6.01 — **FLUE**
PROPRIETARY FIRE FLUE INCLUDING WEATHERPROOF COWL. INSTALL AS REQUIRED BY THE MANUFACTURER INCLUDING FLASHINGS. PAINT FINISH EXPOSED METAL TO MATCH ROOFING E.1.01. FLUE STRAPS.
COLOUR - FLAXPOD (LRV: 7%)

E.6.04 — **BALUSTRADES**
PROPRIETARY BALUSTRADES, 1.0M HIGH (FROM ADJACENT HORIZONTAL SURFACE). SIDE FIXED TO JURALCO™ SPECIFICATIONS. *EDGE® STECCA* ALUMINIUM SYSTEM.
ALUMINIUM FRAME/FIN COLOUR - TO MATCH ####

E.6.05 — **PERGOLA/ LOUVERS**
STEEL PERGOLA STRUCTURE WITH POWDER COATED ALUMINIUM LOUVRE SYSTEM. COMPLETE WITH MOTOR GEAR. RETRACTABLE MODEL.
STEEL COLOUR - COLOUR
LOUVRE COLOUR - COLOUR

E.2.14 — **FOUNDATION & LANDSCAPE RETAINING WALL - CONCRETE BLOCK**
STO STOARMAT MIRAL MASONARY RENDER SYSTEM INCLUDING STOLIT MP NATURAL FINISH PLASTER APPLIED OVER CONCRETE BLOCK WALL STRUCTURES.
COLOUR - *NATURAL CONCRETE CEMENT FINISH (LRV:



EXISTING SITE PLAN

SCALE: 1:150

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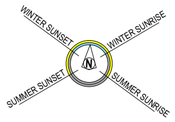
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

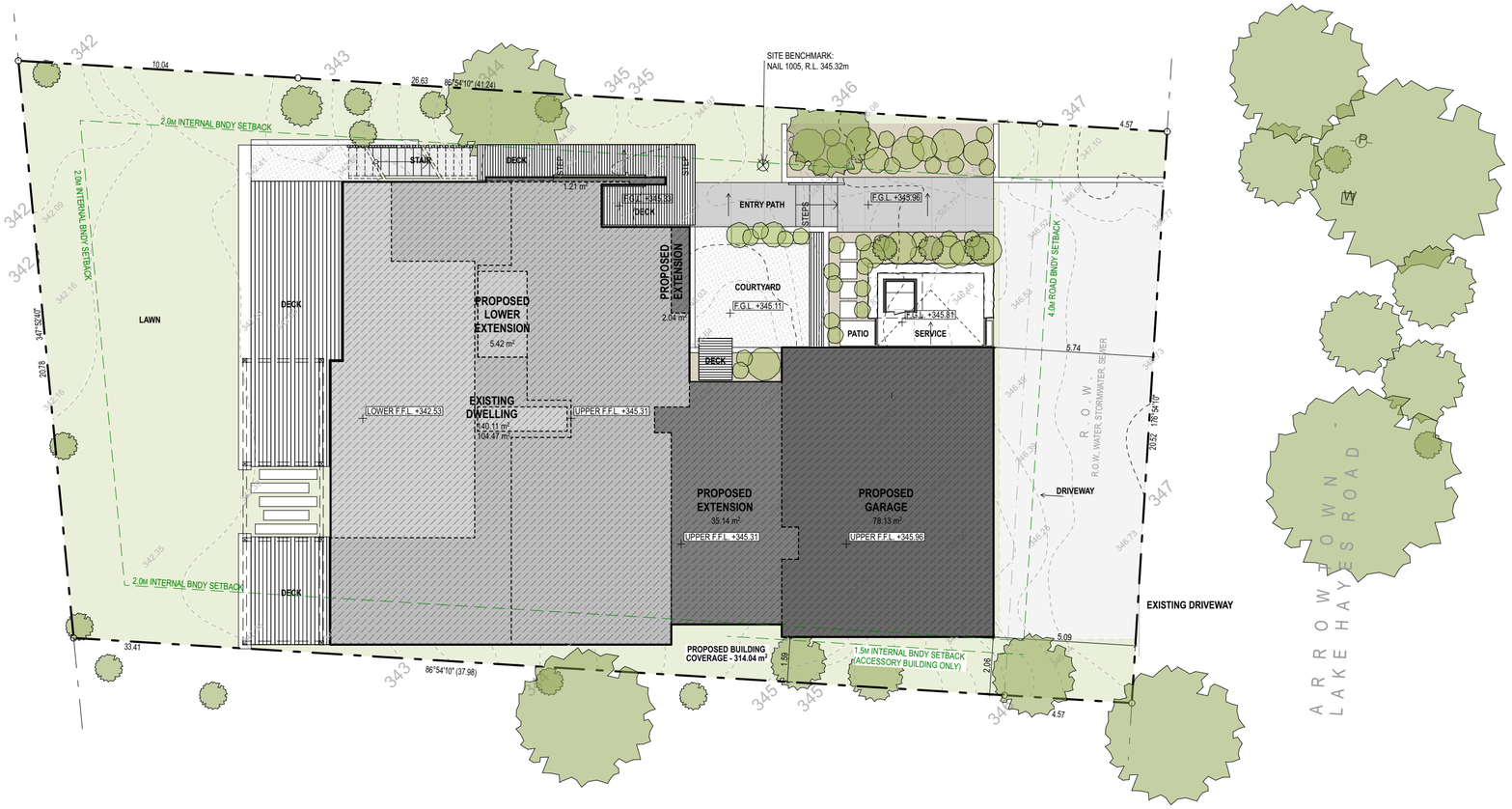
103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

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PROPOSED SITE PLAN
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103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

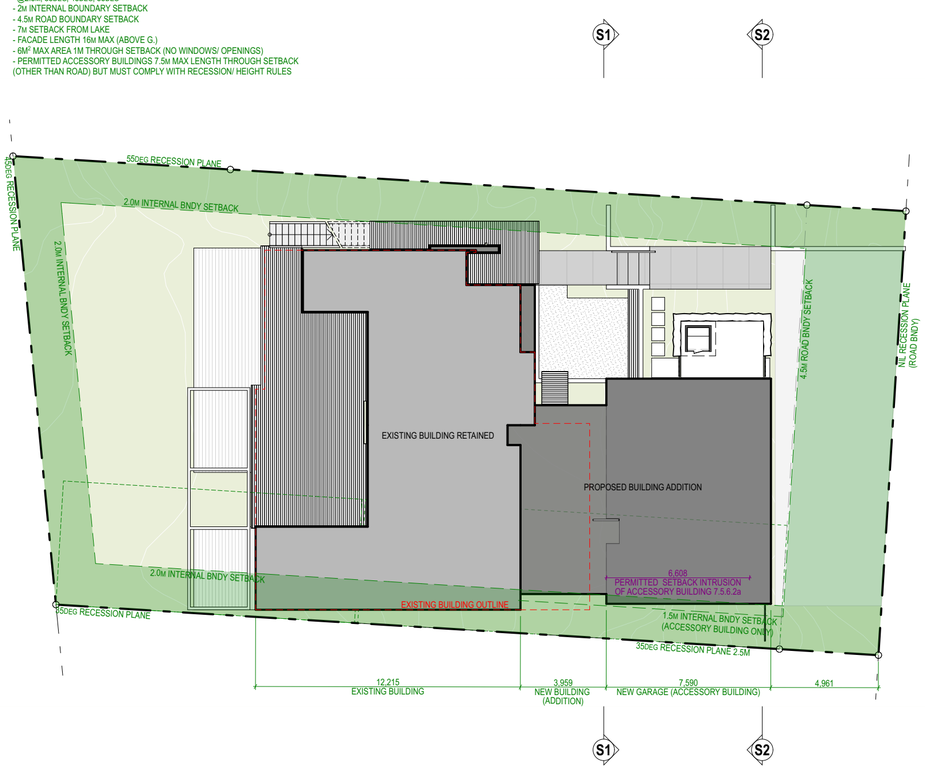
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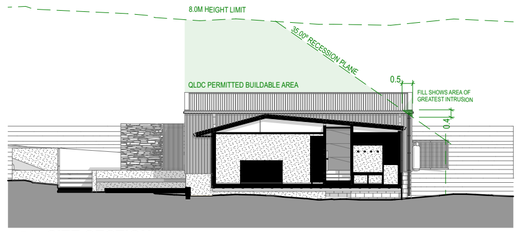
SITE INFORMATION

SITE ADDRESS	103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES QUEENSTOWN
PROPRIETOR	JANE WALDEN-GREEN & STEPHEN GREEN
LEGAL DESCRIPTION	LOT 3 DP 11726
SITE AREA	812 SQM
BUILDING FOOTPRINT AREA	EXISTING: 226.5M² PROPOSED TOTAL: 316.5M²
SITE COVERAGE	323.75 SQM 39.87% (40% MAX ALLOWED QLDC PDP)
DISTRICT PLAN ZONE	LOWER DENSITY SUBURBAN RESIDENTIAL
SNOW ZONE	N5 (2.0KPA)
WIND ZONE	HIGH
EARTHQUAKE ZONE	3
DURABILITY ZONE	B
TOPOGRAPHIC CLASS	MILD
FLOOD MANAGEMENT AREA	NO
RAINFALL INTENSITY	20-30MM
CLIMATE ZONE	

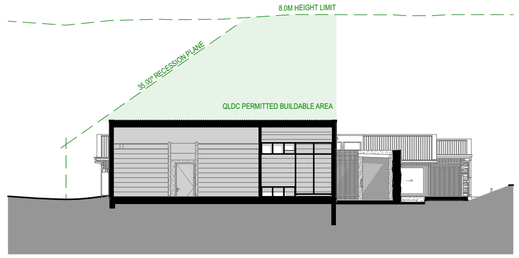
TYP. ZONE RULES:
SUBURBAN RESIDENTIAL
- 8M MAX HEIGHT
- 40% MAX SITE COVERAGE
- 30% MIN PERMEABLE LANDSCAPING
- RECESSION PLANES:
  @2.5M, 35DEG, 45DEG, 55DEG
- 2M INTERNAL BOUNDARY SETBACK
- 4.5M ROAD BOUNDARY SETBACK
- 7M SETBACK FROM LAKE
- FACADE LENGTH 16M MAX (ABOVE G.)
- 6M² MAX AREA 1M THROUGH SETBACK (NO WINDOWS/ OPENINGS)
- PERMITTED ACCESSORY BUILDINGS 7.5M MAX LENGTH THROUGH SETBACK (OTHER THAN ROAD) BUT MUST COMPLY WITH RECESSION/ HEIGHT RULES



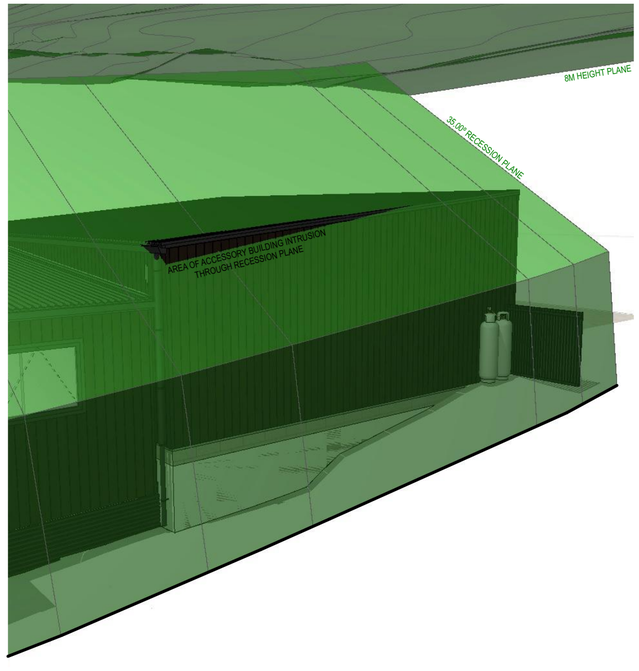
PROPOSED SITE PLAN - PLANNING
SCALE: 1:200



S1 1.03 SITE SECTION
SCALE 1:200



S2 1.03 SITE SECTION
SCALE 1:200



RECESSION PLANE BREACH (ACCESSORY BUILDING ONLY)
SCALE: 1:100

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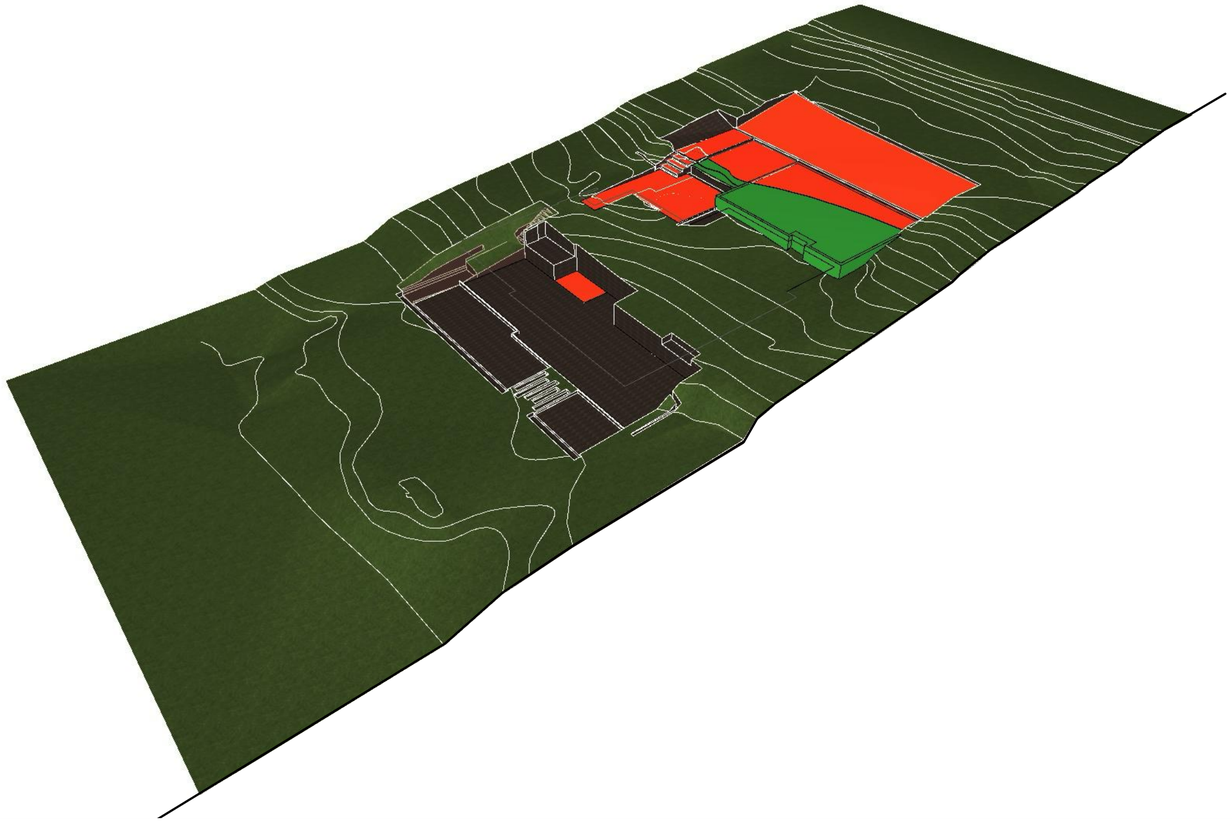
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PROJECT:
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103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

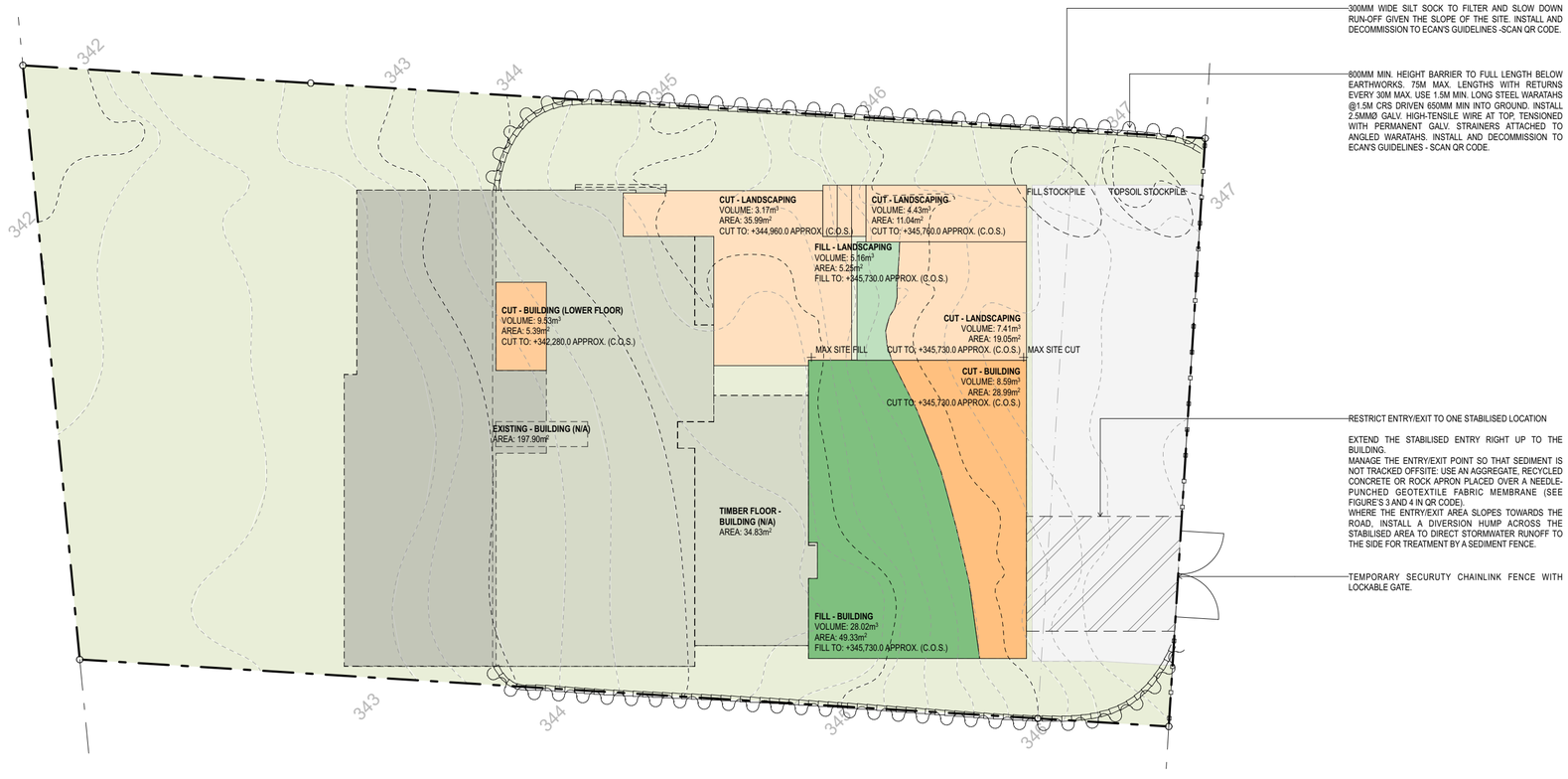
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SITE PLAN - PLANNING

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EARTHWORKS 3D

SCALE: 1:100



EARTHWORKS PLAN

SCALE: 1:150

EXCAVATION & FILLING

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

CONTRACTORS ARE RECOMMENDED TO CONFIRM THESE FOR THEMSELVES.

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

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

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

STRUCTURE
EXCAVATION AREA: 34.38 M²
EXCAVATION VOLUME: 18.12 M³
FILL VOLUME: 28.02 M³

MAX EXCAVATION CUT: 2000 MM
MAX FILL: 1200 MM

LANDSCAPING
EXCAVATION AREA 168.25 M²
EXCAVATION VOLUME 52.52 M³
FILL VOLUME: 5.16 M³

MAX EXCAVATION CUT: 1000 MM
MAX FILL: 800 MM

TOTAL CUT AREA: 202.63 M²
TOTAL CUT VOLUME: 70.64 M³
TOTAL FILL VOLUME: 33.18 M³

SEDIMENT CONTROL NOTES:

FURTHER INFORMATION REGARDING SEDIMENT CONTROL MAINTENANCE AND DECOMMISSIONING, REFER TO ECAN'S LINKS BELOW (SAME AS QR CODES IN DRAWING)

SILT FENCES
HTTPS://ESCCANTERBURY.CO.NZ/PROJECT/SILT-FENCES/

SILT SOCKS
HTTPS://ESCCANTERBURY.CO.NZ/PROJECT/SILT-SOCKS/

ECAN GUIDELINES *SILT FENCE GUIDELINES* *SILT SOCK GUIDELINES*

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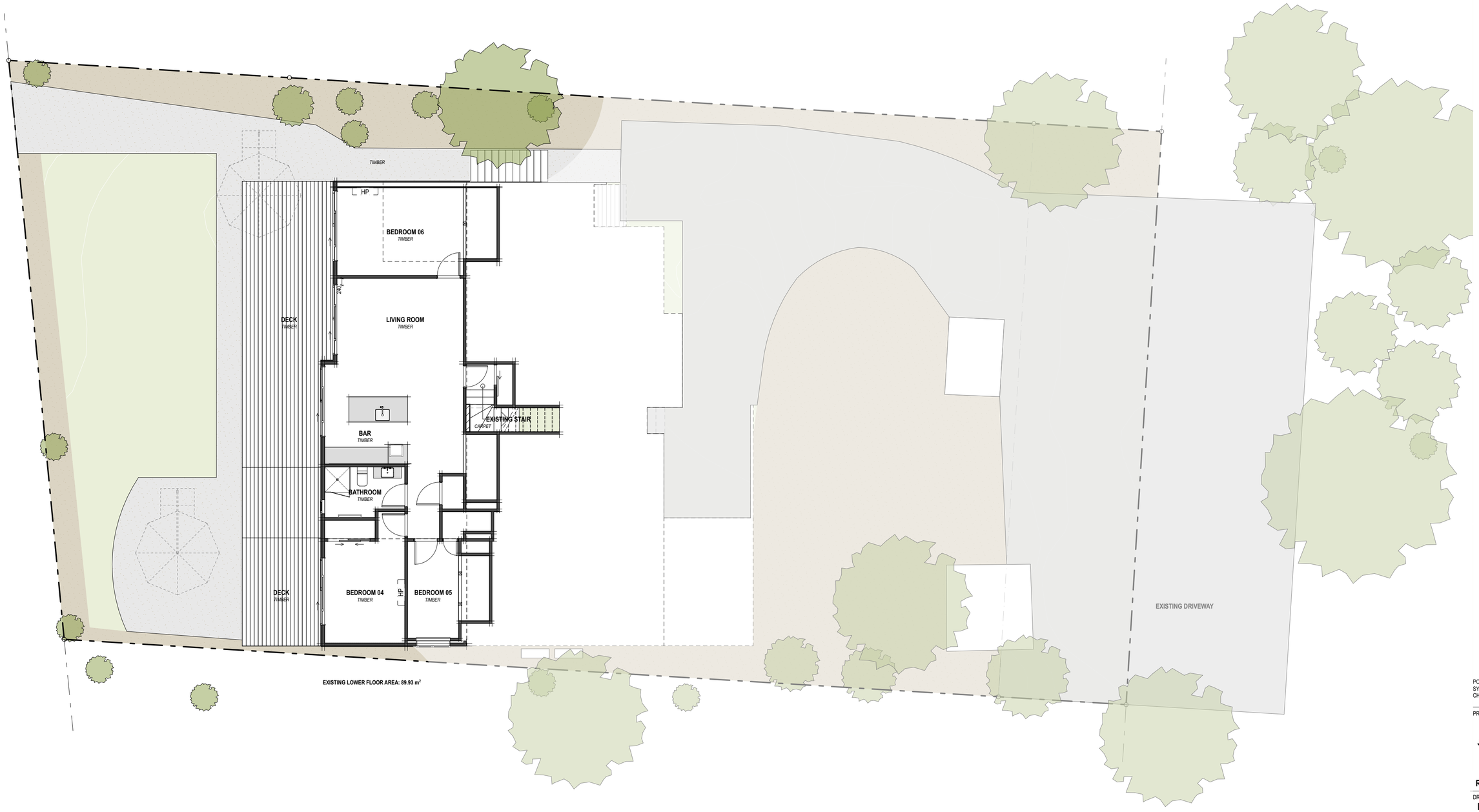
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PROJECT:
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

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EARTHWORKS PLAN

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EXISTING LOWER LEVEL PLAN LAYOUT

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HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

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EXISTING LOWER FLOOR PLAN LAYOUT

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EXISTING UPPER LEVEL PLAN LAYOUT

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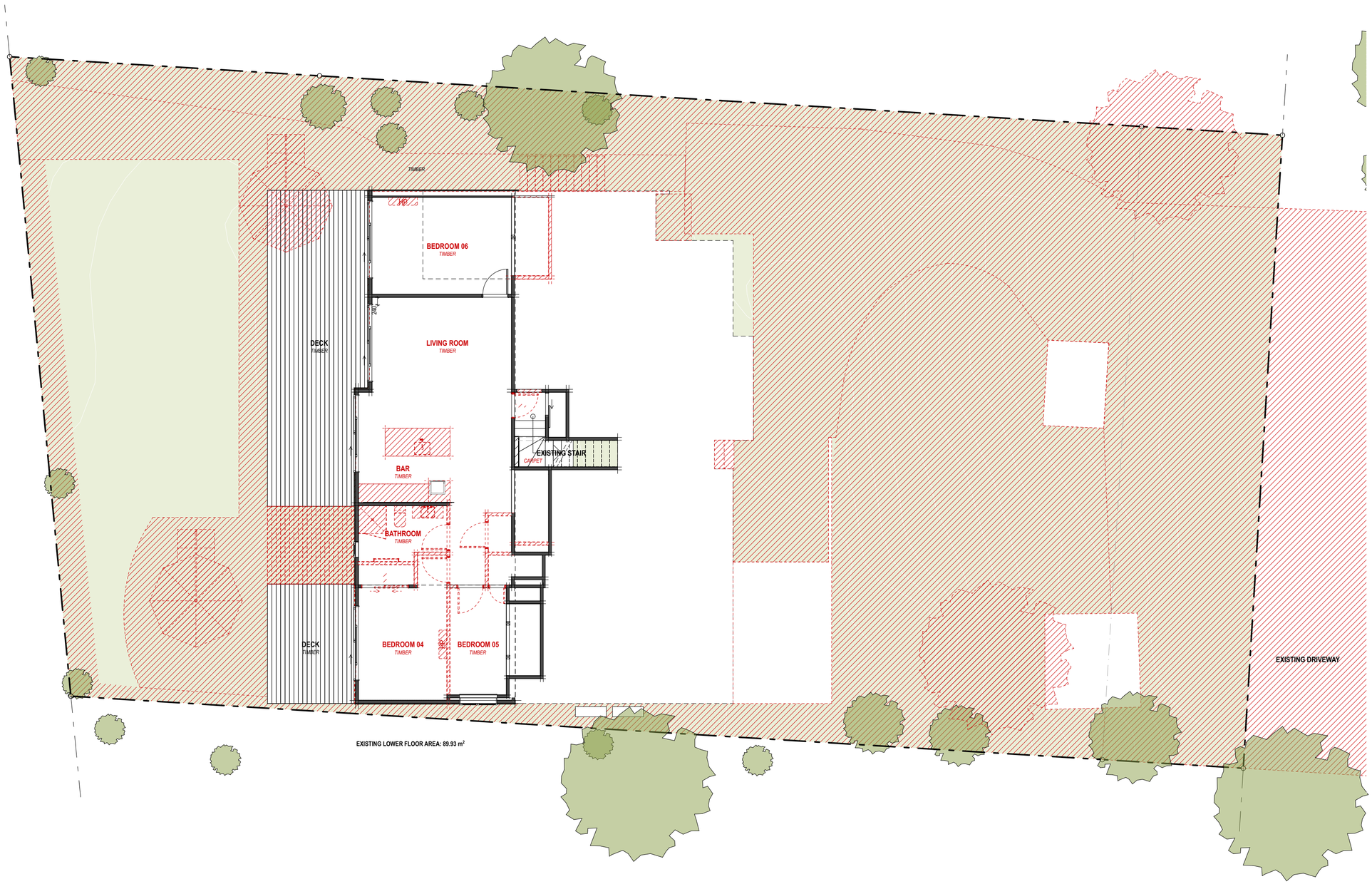
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

DRAWING TITLE:

EXISTING GROUND FLOOR PLAN LAYOUT

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DEMOLITION LOWER FLOOR PLAN LAYOUT

SCALE: 1:100

LEGEND

GENERAL SPACE DEMOLITION

REMOVE ALL EXISTING WALL LININGS, CEILING LININGS, FITTINGS, JOINERY, FLOOR COVERINGS, LANDSCAPING READY FOR PROPOSED WORK TO COMMENCE. WIRING SHALL BE TERMINATED SAFELY, READY FOR FUTURE CONNECTION. WATER SUPPLIES AND WASTES TO BE CAPPED OR REMOVED.

REMOVE WALLS, DOORS/WINDOWS, AND FORMED OPENINGS

REMOVE DOOR OR WINDOW ITEMS, WALL STRUCTURE, AND FORM FRAMED OPENINGS FOR NEW DOORS/WINDOWS. REFER REVISED PLAN FOR CRITICAL POSITION SET OUTS. PROP ROOF & WALL STRUCTURES WHERE NECESSARY PRIOR TO REMOVING LOAD-BEARING STRUCTURE.

EXISTING WALLS, DOORS/WINDOWS, AND FORMED OPENINGS

EXISTING DOOR OR WINDOW ITEMS, WALL STRUCTURE, AND FORM FRAMED OPENINGS.

INCLUDED SCOPE OF WORKS

FLOORING

REMOVE EXISTING FLOOR FINISHES IN LAUNDRY, BATHROOM, KITCHEN AFFECTED BY THE BUILD, STRIP BACK TO CONCRETE SLAB.

FLOOR FINISHES

SUPPLY & LAY NEW FLOORING AS SELECTED BY THE CLIENT TO BATHROOMS, LAUNDRY, AND KITCHEN FLOOR AREAS. 6MM JH SLATE BOARD AND WATERPROOFING MEMBRANE TO WET AREAS, AND UNDER TILED FLOOR.

WALLS + FINISHES

GENERALLY, REPLACE (IN AFFECTED AREA OF WORKS) WALL LININGS TO 10MM GIB STANDARD, SUBSTITUTE ABOVE FOR 10MM GIB AQUALINE TO WET AREAS. PAINT FINISH TO WALLS AFFECTED BY THE BUILD. FIT R2.8 FIBREGLASS INSULATION BATTS TO WALLS WHERE REQUIRED. GENERALLY, PAINT COLOUR TO MATCH EXISTING, OR TO BE CONFIRMED BY THE CLIENT.

CEILINGS + FINISHES

REPLACE ALL CEILING LININGS WITHIN THE ALTERED AREAS AFFECTED BY THE BUILD WITH NEW 13MM GIB STANDARD, SQUARE STOPPED & PAINTED, SUBSTITUTE ABOVE FOR 13MM GIB AQUALINE TO WET AREAS. FIT R2.6 FIBRE GLASS INSULATION BATTS OR 50MM XPS INSULATION TO CEILING WHERE IT HAS BEEN RAISED. GENERALLY, PAINT COLOUR TO MATCH EXISTING, OR TO BE CONFIRMED BY THE CLIENT. CEILING IN KITCHEN TO BE RAISED TO MATCH EXISTING CEILING IN DINING AREA.

LEVEL + FINISHES

N/A

TRIMS (SKIRTINGS & ARCHITRAVES)

STRIP BACK AND REPLACE ALL SKIRTINGS & ARCHITRAVES AFFECTED BY THE BUILD WITH NEW PAINT GRADE PINUS RADIATA, TO MATCH EXISTING .

TRIMS FINISHES

GENERALLY, ALL TRIMS FOR WINDOWS AND DOORS SHALL REMAIN THE SAME. STRIP BACK AND REPLACE ANY DAMAGED TRIMS WITH H3.1 TREATED PINUS RADIATA, GROOVED FOR WALL LININGS TO MATCH EXISTING. GENERALLY, PAINT COLOUR TO MATCH EXISTING, OR TO BE CONFIRMED BY THE CLIENT.

FIXTURES AND WASTES SPECIFICATIONS

GENERALLY, ALL WASTES SHALL REMAIN IN ORIGINAL POSITIONS AND BE RECONNECTED TO NEW FIXTURES. ADDITIONAL WASTE TO BE INCLUDED FOR PROPOSED SHOWER - SHOULD ADJUSTMENTS TO WATER SUPPLIES AND WASTES BE REQUIRED, THESE SHALL BE COMPLETED WITHOUT ALTERING THE BUILDINGS STRUCTURAL ELEMENTS. SUPPLY AND INSTALL NEW TOILETS, AND VANITIES. KITCHEN AND LAUNDRY FIXTURES SHALL BE AS SELECTED BY THE CLIENT.

FITTINGS SPECIFICATIONS

SUPPLY AND INSTALL NEW TOILET ROLL HOLDERS, TOILET BRUSH, AND HAND TOWEL RAILS AS SELECTED BY THE CLIENT.

LANDSCAPING

N/A

ELECTRICAL

GENERALLY ALL ELECTRICAL SHALL REMAIN THE SAME UNLESS AFFECTED BY AREAS OF WORKS, ALLOW FOR RELOCATION SUM AND NEW FITTINGS WITHIN THE BATHROOM AREA.

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103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

DRAWING TITLE:

DEMOLITION LOWER FLOOR PLAN LAYOUT

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EXISTING UPPER FLOOR AREA: 170.84 m²

DEMOLITION UPPER FLOOR PLAN LAYOUT

SCALE: 1:100

LEGEND

GENERAL SPACE DEMOLITION

REMOVE ALL EXISTING WALL LININGS, CEILING LININGS, FITTINGS, JOINERY, FLOOR COVERINGS, LANDSCAPING READY FOR PROPOSED WORK TO COMMENCE. WIRING SHALL BE TERMINATED SAFELY, READY FOR FUTURE CONNECTION. WATER SUPPLIES AND WASTES TO BE CAPPED OR REMOVED.

REMOVE WALLS, DOORS/WINDOWS, AND FORMED OPENINGS

REMOVE DOOR OR WINDOW ITEMS, WALL STRUCTURE, AND FORM FRAMED OPENINGS FOR NEW DOORS/WINDOWS. REFER REVISED PLAN FOR CRITICAL POSITION SET OUTS. PROP ROOF & WALL STRUCTURES WHERE NECESSARY PRIOR TO REMOVING LOAD-BEARING STRUCTURE.

EXISTING WALLS, DOORS/WINDOWS, AND FORMED OPENINGS

EXISTING DOOR OR WINDOW ITEMS, WALL STRUCTURE, AND FORM FRAMED OPENINGS.

INCLUDED SCOPE OF WORKS

FLOORING

REMOVE EXISTING FLOOR FINISHES IN LAUNDRY, BATHROOM, KITCHEN AFFECTED BY THE BUILD, STRIP BACK TO CONCRETE SLAB.

FLOOR FINISHES

SUPPLY & LAY NEW FLOORING AS SELECTED BY THE CLIENT TO BATHROOMS, LAUNDRY, AND KITCHEN FLOOR AREAS. 6MMJH SLATE BOARD AND WATERPROOFING MEMBRANE TO WET AREAS, AND UNDER TILED FLOOR.

WALLS + FINISHES

GENERALLY, REPLACE (IN AFFECTED AREA OF WORKS) WALL LININGS TO 10MM GIB STANDARD, SUBSTITUTE ABOVE FOR 10MM GIB AQUALINE TO WET AREAS. PAINT FINISH TO WALLS AFFECTED BY THE BUILD. FIT R2.8 FIBREGLASS INSULATION BATTS TO WALLS WHERE REQUIRED. GENERALLY, PAINT COLOUR TO MATCH EXISTING, OR TO BE CONFIRMED BY THE CLIENT.

CEILINGS + FINISHES

REPLACE ALL CEILING LININGS WITHIN THE ALTERED AREAS AFFECTED BY THE BUILD WITH NEW 13MM GIB STANDARD, SQUARE STOPPED & PAINTED, SUBSTITUTE ABOVE FOR 13MM GIB AQUALINE TO WET AREAS. FIT R2.6 FIBREGLASS INSULATION BATTS OR 50MM XPS INSULATION TO CEILING WHERE IT HAS BEEN RAISED. GENERALLY, PAINT COLOUR TO MATCH EXISTING, OR TO BE CONFIRMED BY THE CLIENT. CEILING IN KITCHEN TO BE RAISED TO MATCH EXISTING CEILING IN DINING AREA.

LEVEL + FINISHES

N/A

TRIMS (SKIRTINGS & ARCHITRAVES)

STRIP BACK AND REPLACE ALL SKIRTINGS & ARCHITRAVES AFFECTED BY THE BUILD WITH NEW PAINT GRADE PINUS RADIATA, TO MATCH EXISTING .

TRIMS FINISHES

GENERALLY, ALL TRIMS FOR WINDOWS AND DOORS SHALL REMAIN THE SAME. STRIP BACK AND REPLACE ANY DAMAGED TRIMS WITH H3.1 TREATED PINUS RADIATA, GROOVED FOR WALL LININGS TO MATCH EXISTING. GENERALLY, PAINT COLOUR TO MATCH EXISTING, OR TO BE CONFIRMED BY THE CLIENT.

FIXTURES AND WASTES SPECIFICATIONS

GENERALLY, ALL WASTES SHALL REMAIN IN ORIGINAL POSITIONS AND BE RECONNECTED TO NEW FIXTURES. ADDITIONAL WASTE TO BE INCLUDED FOR PROPOSED SHOWER - SHOULD ADJUSTMENTS TO WATER SUPPLIES AND WASTES BE REQUIRED, THESE SHALL BE COMPLETED WITHOUT ALTERING THE BUILDINGS STRUCTURAL ELEMENTS. SUPPLY AND INSTALL NEW TOILETS, AND VANITIES. KITCHEN AND LAUNDRY FIXTURES SHALL BE AS SELECTED BY THE CLIENT.

FITTINGS SPECIFICATIONS

SUPPLY AND INSTALL NEW TOILET ROLL HOLDERS, TOILET BRUSH, AND HAND TOWEL RAILS AS SELECTED BY THE CLIENT.

LANDSCAPING

N/A

ELECTRICAL

GENERALLY ALL ELECTRICAL SHALL REMAIN THE SAME UNLESS AFFECTED BY AREAS OF WORKS, ALLOW FOR RELOCATION SUM AND NEW FITTINGS WITHIN THE BATHROOM AREA.

STATUS / REVISION:

ISSUE	DATE	REV
SKETCH DESIGN	03/08/2025	A
CONCEPT DESIGN	27/01/2026	A
CONCEPT DESIGN	02/03/2026	B
DEVELOPED DESIGN	02/04/2026	A
DETAILED DESIGN	29/06/2026	B
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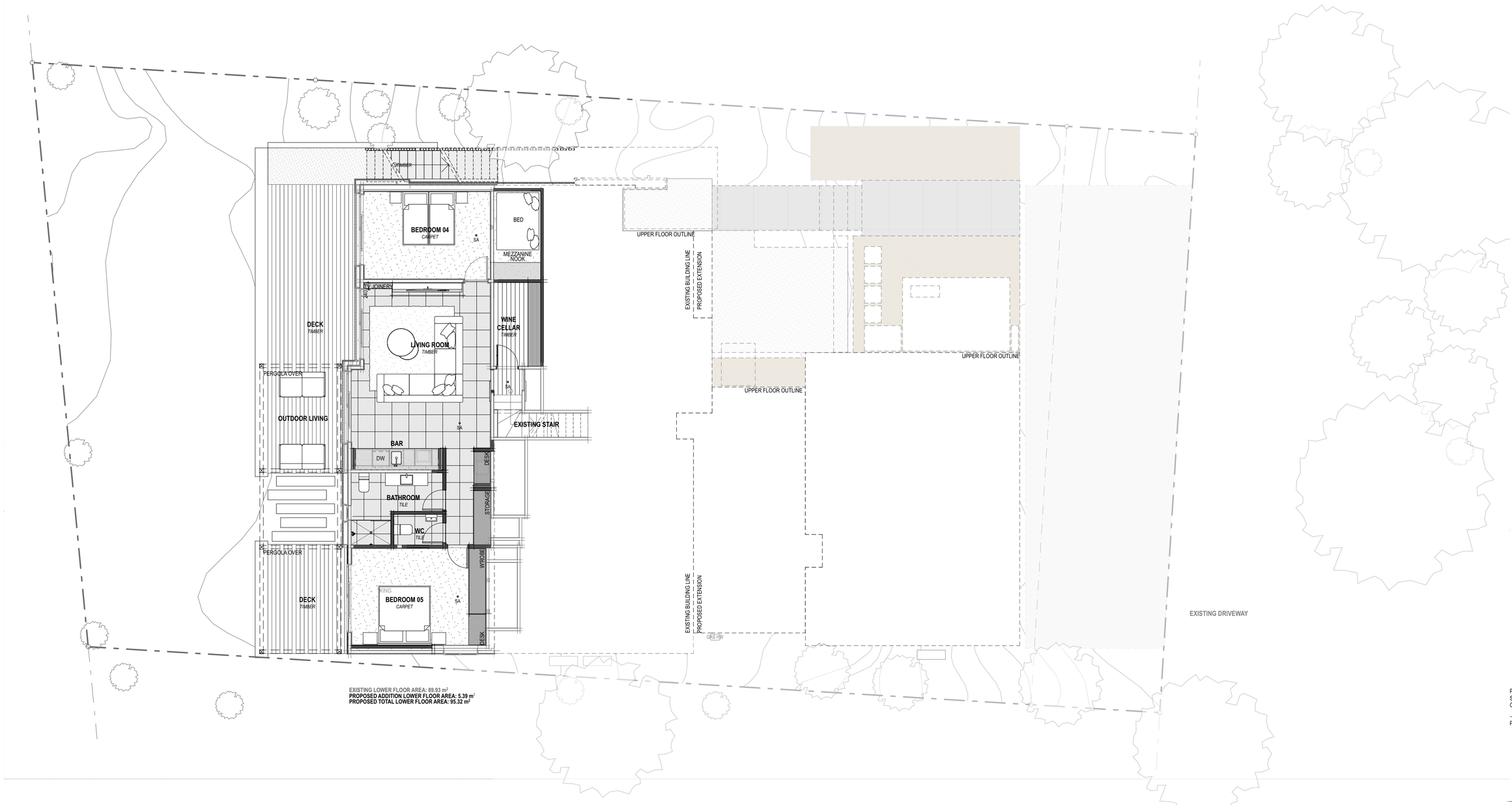
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

DRAWING TITLE:

DEMOLITION GROUND FLOOR PLAN LAYOUT

PAGE SIZE:	A2	DRAWING NO.:	A-2.04
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JOB NO.:	2568		



EXISTING LOWER FLOOR AREA: 89.93 m²
PROPOSED ADDITION LOWER FLOOR AREA: 5.39 m²
PROPOSED TOTAL LOWER FLOOR AREA: 95.32 m²

PROPOSED LOWER LEVEL PLAN LAYOUT

SCALE: 1:100

STATUS / REVISION:

ISSUE	DATE	REV
CONCEPT DESIGN	27/01/2026	A
CONCEPT DESIGN	02/03/2026	B
DEVELOPED DESIGN	02/04/2026	A
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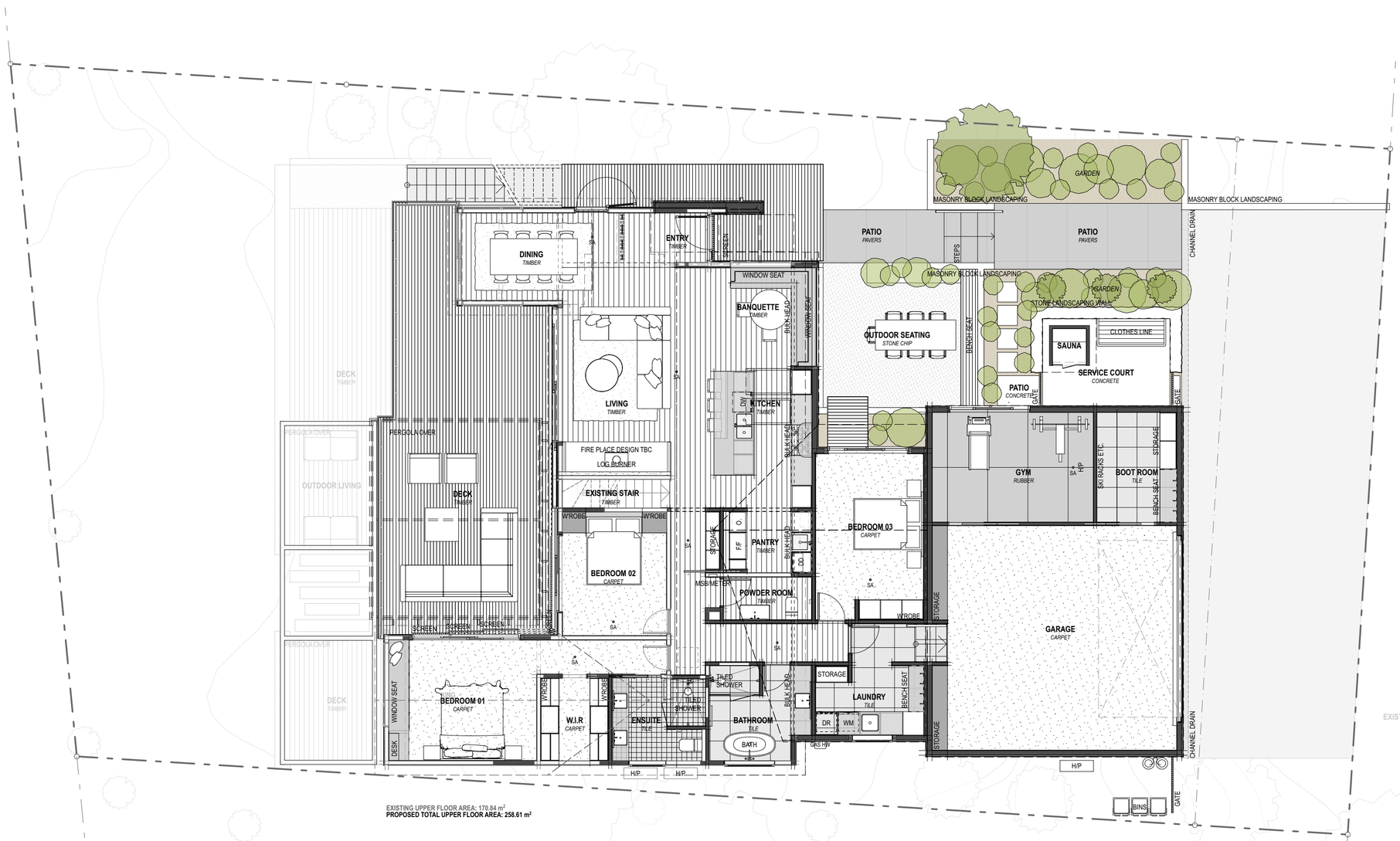
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

DRAWING TITLE:

PROPOSED LOWER FLOOR PLAN LAYOUT

PAGE SIZE:	A2	DRAWING NO.:	A-2.05
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JOB NO.:	2568		



EXISTING UPPER FLOOR AREA: 170.84 m²
PROPOSED TOTAL UPPER FLOOR AREA: 258.61 m²

PROPOSED UPPER LEVEL PLAN LAYOUT

SCALE: 1:100

STATUS / REVISION:

ISSUE	DATE	REV
CONCEPT DESIGN	27/01/2026	A
CONCEPT DESIGN	02/03/2026	B
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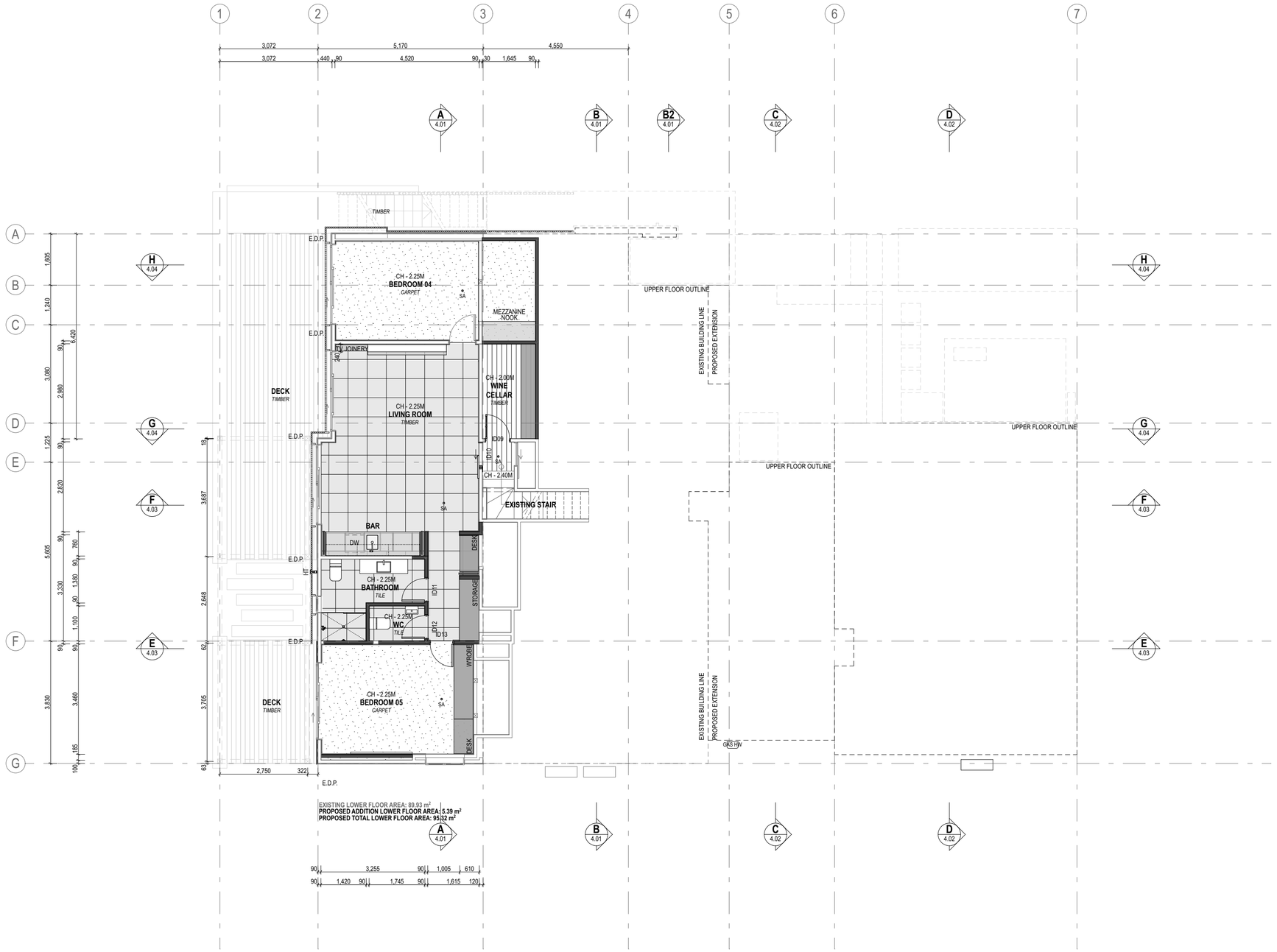
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

DRAWING TITLE:

PROPOSED GROUND FLOOR PLAN LAYOUT

PAGE SIZE:	A2	DRAWING NO.:	A-2.06
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JOB NO.:	2568		



LEGEND

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

D??
W??

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

ID??

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

MSB/METER

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

SA

SMOKE ALARM
CAVIUS WIRELESS FAMILY 2203 WITH 2901 RK RECESS KIT ON MAINS POWER AND WIRELESSLY INTERCONNECTED SMOKE ALARM CEILING MOUNTED. INCLUDE REMOTE. ANY SUBSTITUTION MUST ALSO COMPLY WITH NZS 4514:2021.

CH - 2.5M

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

HT

HOSE TAP
BRASS THREADED EXTERIOR HOSE TAP, INSTALLED AT 300MM ABOVE F.F.L.

H/P

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

GAS HW

GAS HOT WATER HEATER CALIFONT
MODEL NO. HOT WATER GAS HEATER CALIFONT.

GRID LINE
CONSTRUCTION GRID LINES FOR BUILDING SET-OUT.

CEILING HATCH
CEILING ACCESS HATCH LOCATED IN ABOVE CEILING TO PROVIDE ACCESS TO TRUSSED ROOF SPACE. REFER TO REFLECTED CEILING PLAN FOR CO-ORDINATION OF OTHER CEILING FIXTURES

STATUS / REVISION:

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DEVELOPED DESIGN	02/04/2026	A
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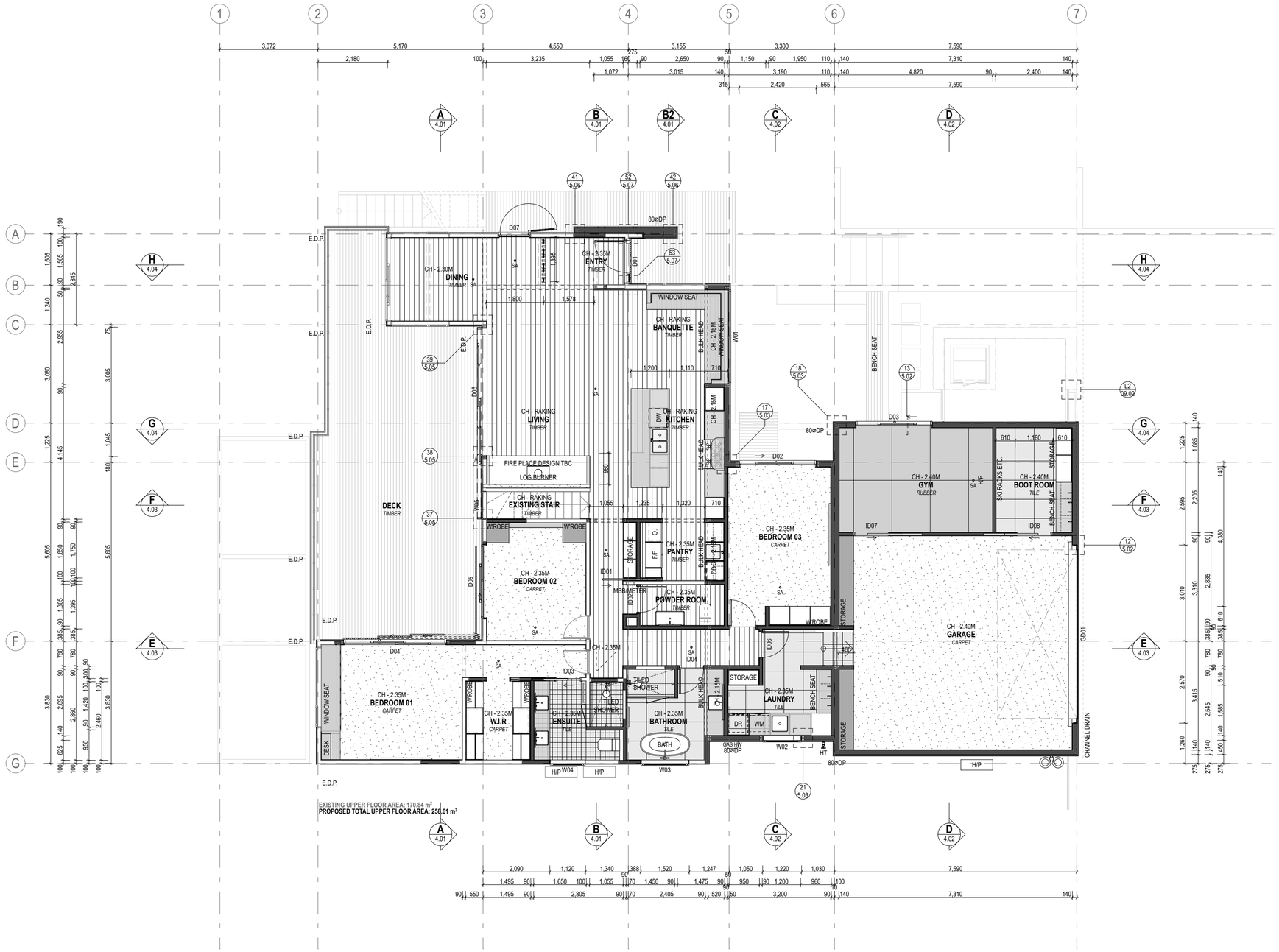
PROJECT:
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

DRAWING TITLE:
LOWER FLOOR PLAN

PAGE SIZE:	A2	DRAWING NO.:	A-2.07
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LOWER FLOOR PLAN
SCALE: 1:100



GROUND FLOOR PLAN

SCALE: 1:100

LEGEND

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

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

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

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

SMOKE ALARM
CAVIUS WIRELESS FAMILY 2203 WITH 2901 RK RECESS KIT ON MAINS POWER AND WIRELESSLY INTERCONNECTED SMOKE ALARM CEILING MOUNTED. INCLUDE REMOTE. ANY SUBSTITUTION MUST ALSO COMPLY WITH NZS 4514:2021.

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

HOSE TAP
BRASS THREADED EXTERIOR HOSE TAP, INSTALLED AT 300MM ABOVE F.F.L.

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

GAS HOT WATER HEATER CALIFONT
MODEL NO. HOT WATER GAS HEATER CALIFONT.

GRID LINE
CONSTRUCTION GRID LINES FOR BUILDING SET-OUT.

CEILING HATCH
CEILING ACCESS HATCH LOCATED IN ABOVE CEILING TO PROVIDE ACCESS TO TRUSSED ROOF SPACE. REFER TO REFLECTED CEILING PLAN FOR CO-ORDINATION OF OTHER CEILING FIXTURES

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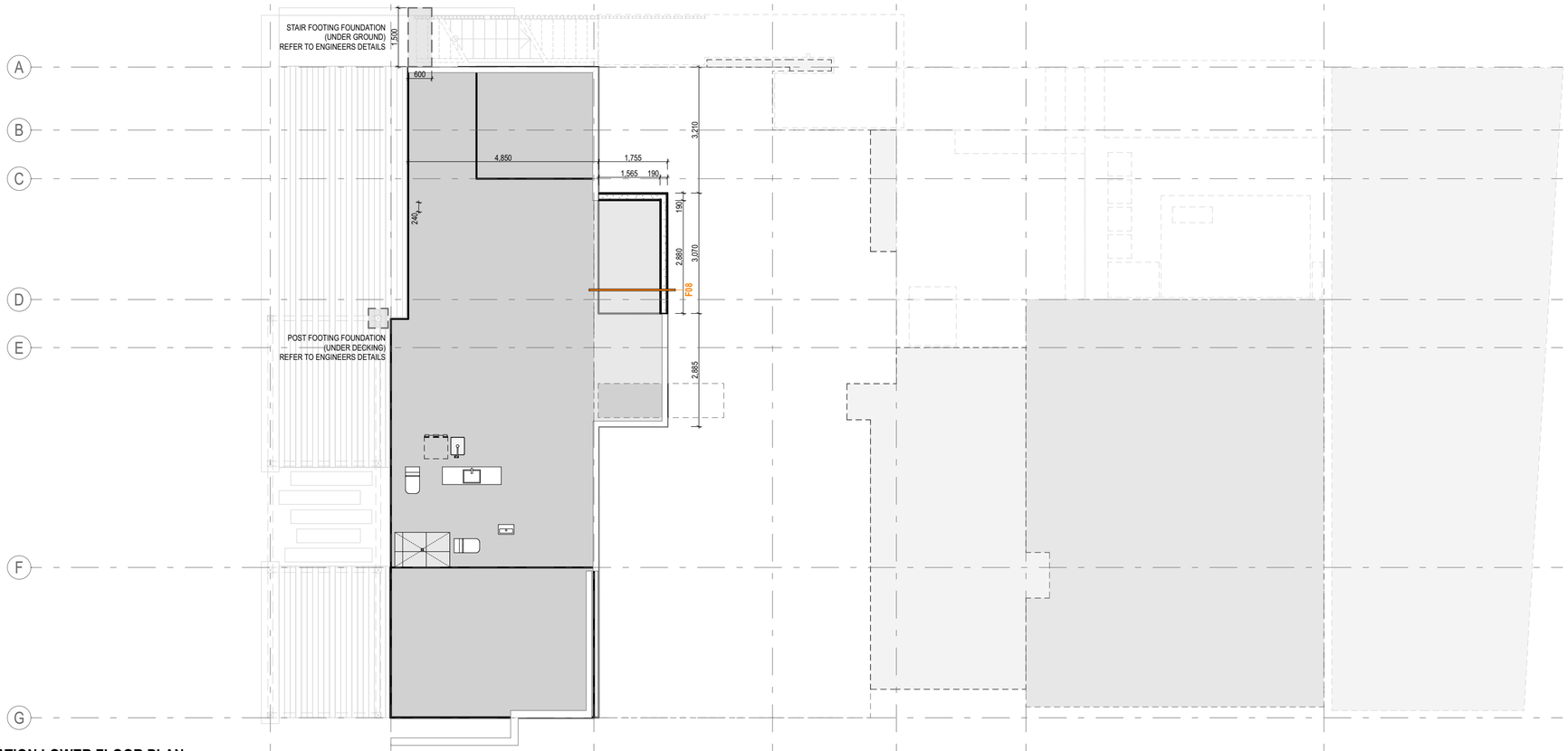
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PROJECT:
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

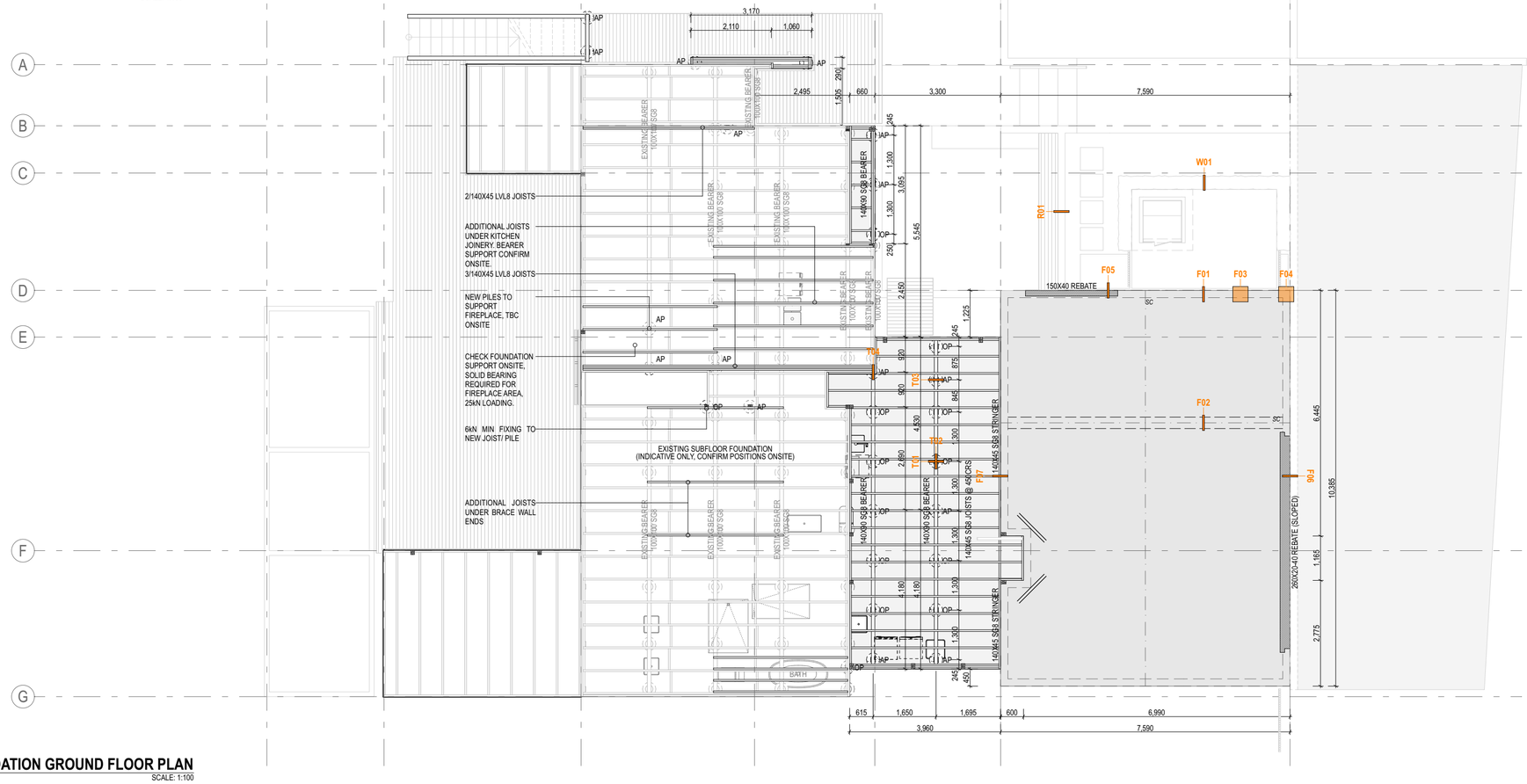
DRAWING TITLE:
GROUND FLOOR PLAN

PAGE SIZE:	A2	DRAWING NO.:	A-2.08
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JOB NO.:	2568		



FOUNDATION LOWER FLOOR PLAN

SCALE: 1:100



FOUNDATION GROUND FLOOR PLAN

SCALE: 1:100

LEGEND

- FLOOR SLAB REBATES.
- SC — SLAB SHRINKAGE CONTROL SAWCUT.
- CJ — CONSTRUCTION JOINT.
- 1200MM LONG D12 BARS CENTRAL IN FLOOR SLAB, OR 40MM COVER WHERE CONFLICTS WITH REBATES. (REFER PLAN FOR NO. & SETOUT).
- 100MM THICK 20MPA CONCRETE FLOOR SLAB, REINFORCED WITH SE62 MESH WITH 30MM TOP COVER (250MM SHEET LAPS), OVER 50MM EPS POLYSTYRENE ON POLYTHENE DPM ON 25MM SAND BLINDING ON 150MM MIN COMPACTED AP40 BASE COURSE (COMPACTED IN 200MM MAX LAYERS). STEEL FLOAT FINISH.
- 100MM THICK 20MPA CONCRETE PATIO SLAB, REINFORCED WITH SE62 MESH WITH 40MM TOP COVER, ON 150MM MIN COMPACTED AP40 BASE COURSE. EXPOSED AGG. FINISH. REFER TO PLAN LAYOUT FOR LOCATIONS.
- 100MM THICK 20MPA CONCRETE PATIO SLAB, REINFORCED WITH SE62 MESH WITH 40MM TOP COVER, ON 150MM MIN COMPACTED AP40 BASE COURSE. CRAZY PAVING SURFACE FINISH. REFER TO PLAN LAYOUT FOR LOCATIONS.
- R?? T?? F?? — FOUNDATION/ TIMBER SUBFLOOR/ RETAINING DETAIL MARKER. REFER TO FOUNDATION AND TIMBER SUBFLOOR DETAILS FOR SPECIFIC FOUNDATION INFORMATION.

NOTES

- DIMENSIONS SHOWN ARE OVER FOUNDATION WALLS & PILE CENTRES.
- FIT MALTHOID DPC BETWEEN ALL TIMBER/CONCRETE CONNECTIONS, AND BETWEEN PILE/BEARER CONNECTIONS.
- ENSURE ALL PROVISIONS ARE MADE FOR PLUMBING, DRAINAGE & ELECTRICAL SERVICES PRIOR TO POURING FOUNDATIONS & SLAB.

STATUS / REVISION:

ISSUE	DATE	REV
DEVELOPED DESIGN	02/04/2026	A
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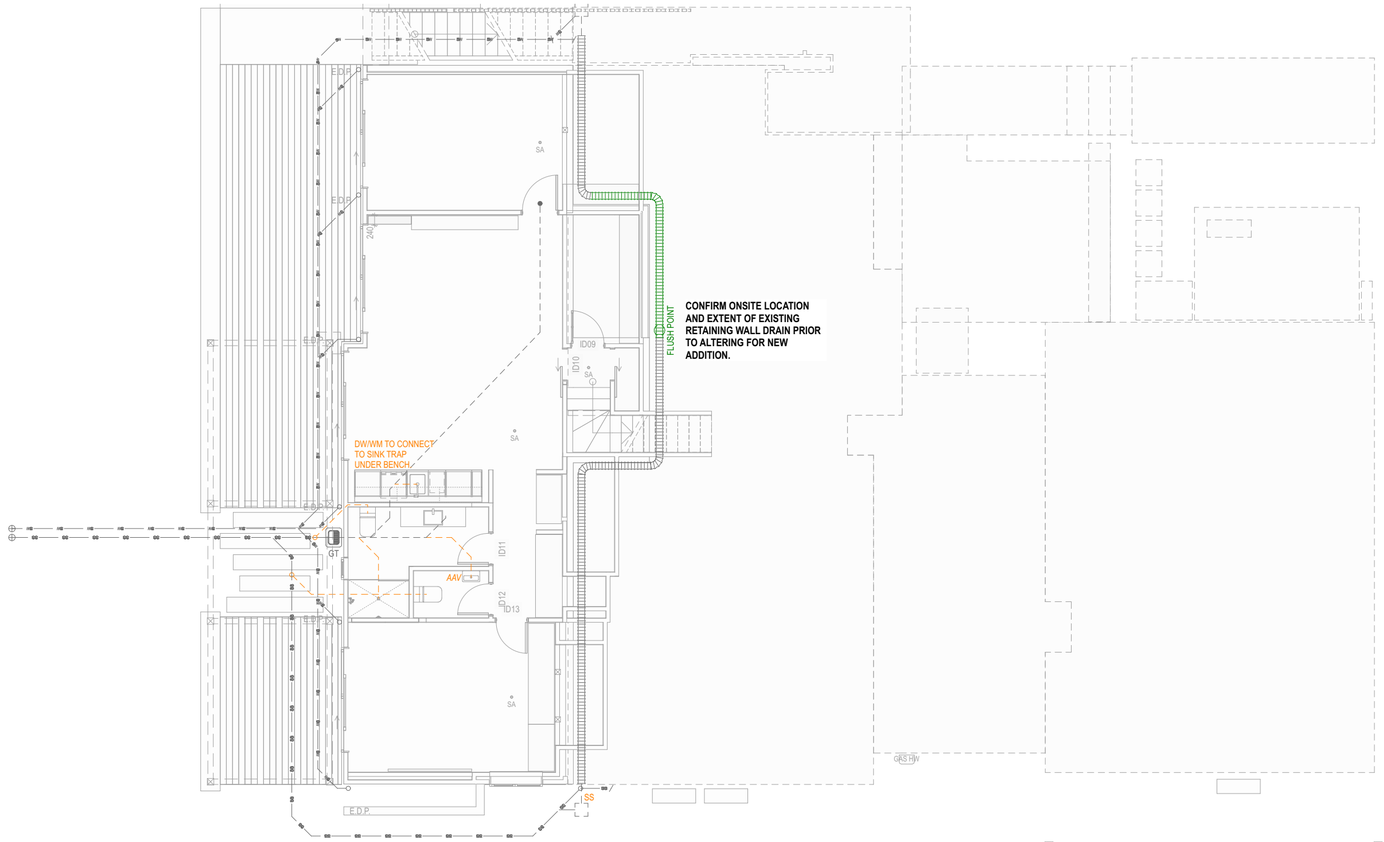
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

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FOUNDATION PLANS

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DRAINAGE LOWER FLOOR PLAN

SCALE: 1:100

DRAINAGE GROUND FLOOR PLAN

SCALE: 1:100

LEGEND

- 100Ø UPVC STORMWATER DRAIN (1:100 MIN GRADIENT)
- 100Ø PVC SUBSOIL PIPE WRAPPED IN FILTER SOCK NOVAFLOW OR SIMILAR. FLUSH POINT AT HEAD OF DRAIN.
- 100Ø UPVC PIPE CONNECTED TO SILT TRAP. DAM & SEAL TO SUB-SOIL DRAIN BEHIND FOUNDATION WALL.
- CONCRETE IN-SITU CAST FORMED CHANNEL DRAIN (MIN 150MM DEEP X 200MM WIDE WITH INLINE SILT TRAP @ 1:200 FALL TO OUTLETS. CUSTOM CORTEN GRILLE CUT TO SUIT CLADDING/ JOINERY (MIN 12MM OFFSET FROM CLADDING/ JOINERY)
- UPVC WASTE PIPE UNDER FLOOR SLAB/ SUBFLOOR (65Ø MIN).
- 100Ø UPVC SEWER DRAIN (1:60 MIN GRADIENT).
- GT — GULLY TRAP
- TV — 80Ø TERMINAL VENT. (CONCEALED IN FRAME)
- IO — INSPECTION POINT.
- AAV — AIR ADMITTANCE VALVE.

NOTES

- INSPECTION OPENINGS/JUNCTIONS SHALL BE INSTALLED TO EVERY CORNER OR Y-JUNCTION IN SEWER & STORMWATER DRAINS.
- DRAINLAYER SHALL PROVIDE AN AS-BUILT DRAINAGE PLAN ON COMPLETION OF THE WORK.
- CONFIRM ACTUAL POSITIONS & DEPTHS OF EXISTING SERVICE CONNECTIONS ON SITE PRIOR TO WORK COMMENCING.
- ABOVE FLOOR WASTES SHALL BE SUPPORTED WITH APPROVED SUPPORTS THAT ALLOW FOR THERMAL MOVEMENT. IN-SLAB WASTES SHALL BE SLEEVED WITH PLASTIC.
  - -COPPER WASTES -SUPPORTED AT 2.5M MAX CRS
  - -PVC WASTES >50DIA -SUPPORTED AT 1.0M VERTICALLY, 500MM GRADED
  - -PVC WASTES <50DIA -SUPPORTED AT 1.2M VERTICALLY, 1.0M GRADED
- ALL PLUMBING & DRAINAGE SHALL COMPLY WITH NZBC SECTION G12/AS1 FOR WATER SUPPLIES, AND DRAINAGE. ABOVE FLOOR WASTES SHALL BE Ø40MM UPVC SHOWER, BATH, BASIN & WASHING MACHINE WASTES AT 1:40 MIN GRAD, Ø100MM UPVC TOILET WASTE AT 1:60 MIN GRAD.

STATUS / REVISION:

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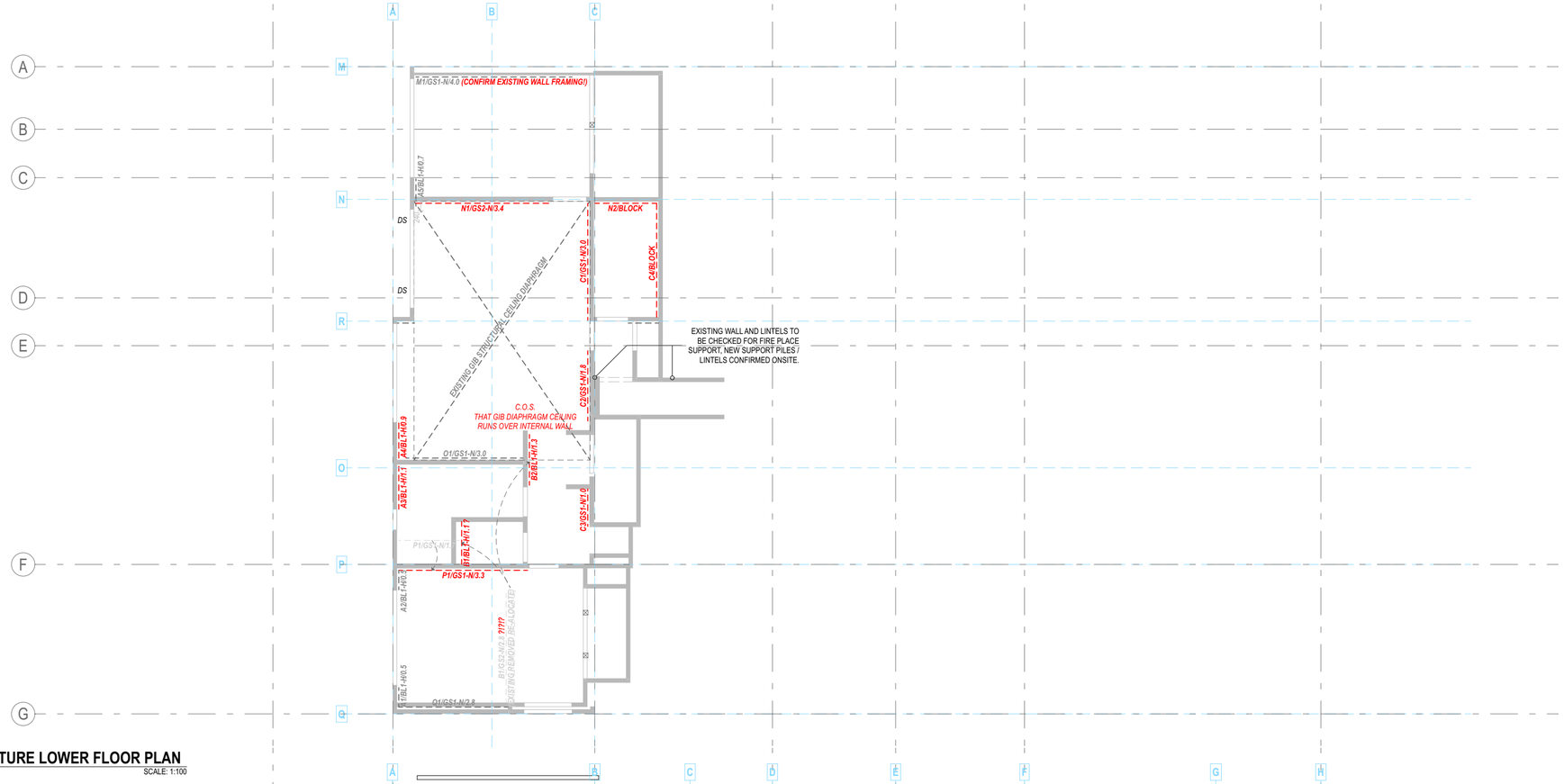
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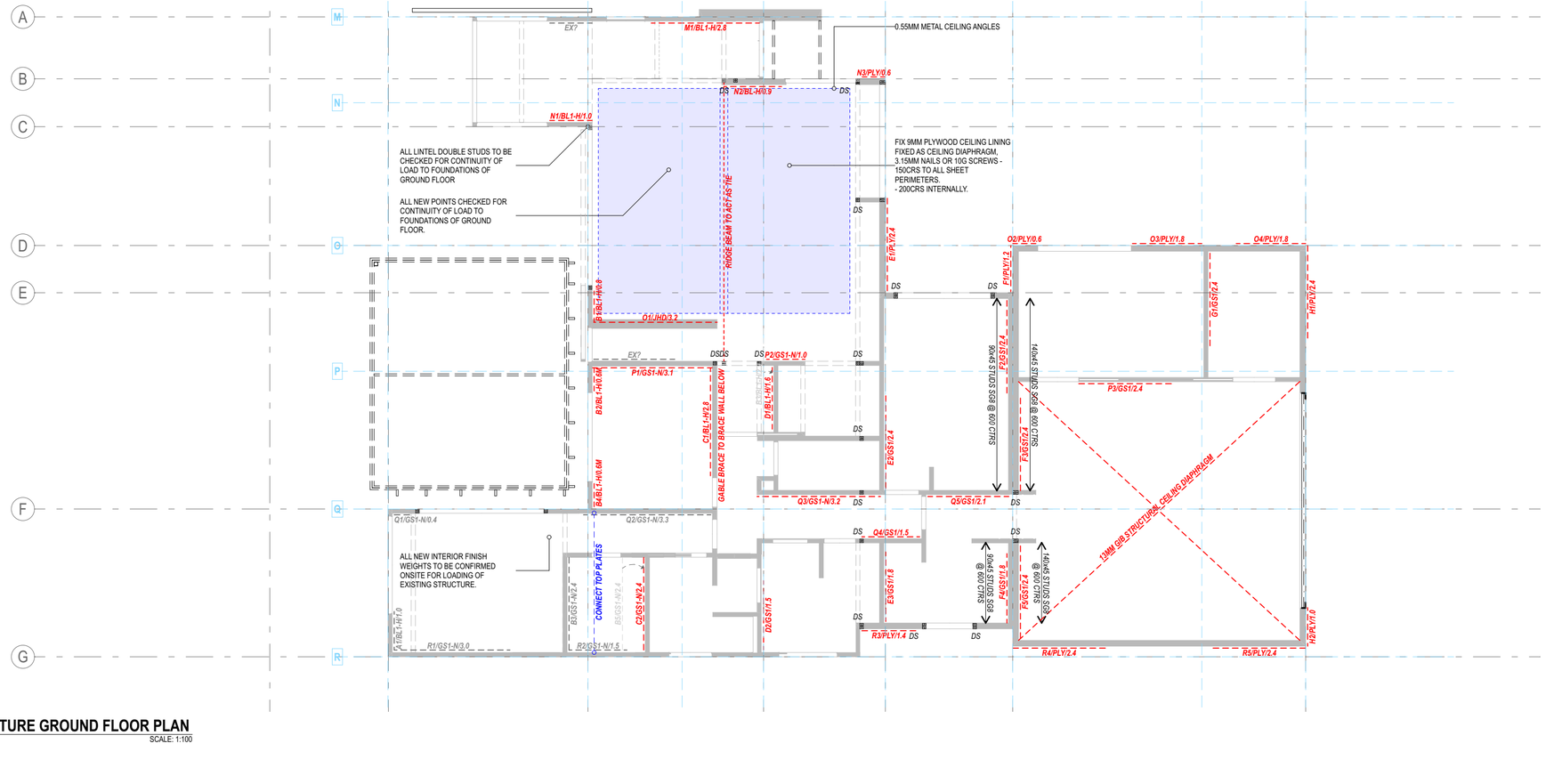
DRAINAGE & SERVICES PLAN

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STRUCTURE LOWER FLOOR PLAN

SCALE: 1:100



STRUCTURE GROUND FLOOR PLAN

SCALE: 1:100

LEGEND

B	BRACING LINE (6.0M MAX SPACING)
A1/BL1/1.2	BRACING ELEMENT NO. / BRACE TYPE / LENGTH
GS1	GIB GS1-N BRACING ELEMENT 10MM GIB STANDARD ONE FACE + STANDARD HOLD DOWNS.
BL1	GIB BL1-H BRACING ELEMENT 10MM GIB BRACELINE ONE FACE + HANDIBRAC HOLD DOWNS.
PLY	PLY 300-2400 x 2400 MM (SHEET TO SUIT BRACING LENGTH) + TWO HANDIBRAC TO END STUDS.
DS	DOUBLE STUD (SIZE TO MATCH WALL FRAMING), WELL NAILED TOGETHER WITH 2/90X3.15MM NAILS @400CRS.

NOTES

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

WALL FRAMING (UNLESS SPECIFICALLY SHOWN OTHERWISE):

190MM EXTERNAL WALLS	**190X45@600CRS H1.2 STUDS**
140MM EXTERNAL WALLS	**140X45@600CRS H1.2 STUDS**
90MM INTERNAL WALLS	**90X45@600CRS H1.2 STUDS**

SCHEDULE OF INSPECTIONS BY PROJECT ENGINEER

- EXCAVATION - BY ENGCO
- SLAB ON GRADE PREPOUR
- STEEL WORK (FLOOR AND ROOF FRAMING)
- PRELINE OF BRACING AND STRUCTURAL SYSTEM

STATUS / REVISION:

ISSUE	DATE	REV
DEVELOPED DESIGN	02/04/2026	A
DETAILED DESIGN	29/06/2026	B
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PROJECT:

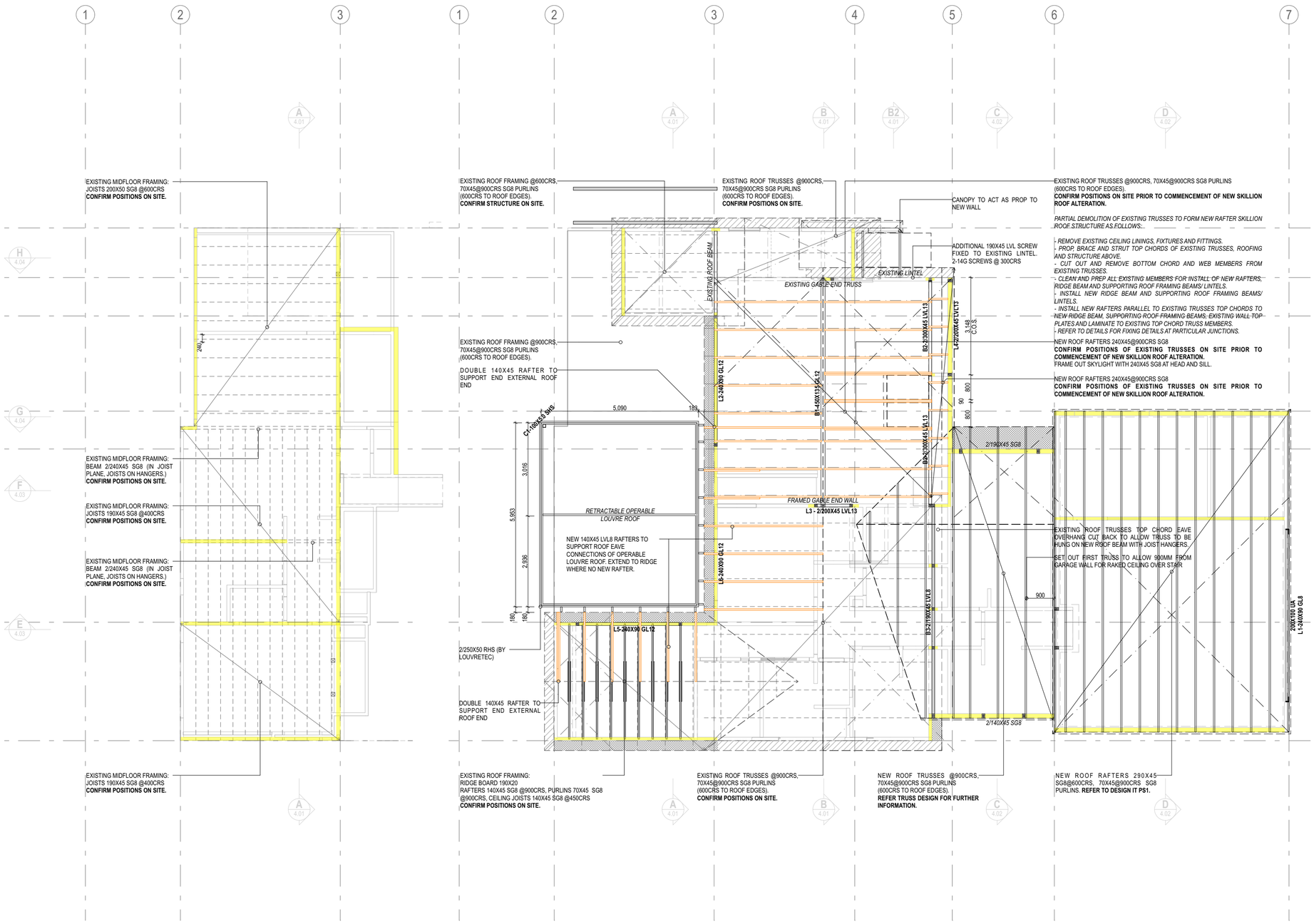
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

DRAWING TITLE:

STRUCTURE PLAN

PAGE SIZE:	A2	DRAWING NO.:	**A-2.11**
DRAWN:	JH		
CHECKED:	AH	CURRENT REVISION:	**C**
JOB NO.:	2568		



LEGEND

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

MULTIBRACE STRAP - 0.91X53MM G300 Z275 STEEL LUMBERLOK MULTIBRACE FIXED OVER ROOF FRAMING STRUCTURE WITH 11/30X3.15MM PRODUCT NAILS EACH END IF BRACE IS FOLDED OVER TIMBER FRAME. OTHERWISE USE 15 NAILS AT EACH END.

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

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

240X45 H1.2 TIMBER ROOF RAFTERS @ 900MM MAX CRS. RAFTERS DESIGNED AND INSTALLED TO TABLE 10.1 NZS 3604:2011.

HATCHED AREA INDICATES SLOPED SOFFIT E.1.21. TIMBER SUPPORT MEMBERS PROVIDED AS NOTED TO ACHIEVE CONSISTENT SOFFIT DEPTH.

HATCHED AREA INDICATES FLAT SOFFIT E.1.21. TIMBER SUPPORT MEMBERS PROVIDED AS DETAILED TO ACHIEVE CONSISTENT SOFFIT DEPTH.

AA — BOTH ENDS FIXED VIA PAIR OF CPC40 CLEATS.

AB — LOWER END PAIR OF CPC40 CLEATS 8 NAILS PER FLANGE TO LINTEL/ BLOCKING. HIGHER END PAIR MITEK MULTI GRIPS TO ROOF BEAM.

####x## — LINTEL WITHIN ROOF FRAMING. WHERE DOUBLE BEAM SPECIFIED, WELL NAIL TOGETHER WITH 2/90X3.15MM GALV NAILS @600CRS. SUPPORT ALL LINTELS ON DOUBLE TRIMMING STUDS UNLESS OTHERWISE STATED. (REFER TO BRACING/STRUCTURAL PLAN 2.04)

LB#-#/###x## — ENGINEERED LINTEL BEAM - CONSTRUCTED AS PART OF ROOF FRAMING PHASE. REFER ENGINEER PS1 OR PROPRIETARY DESIGN CERTIFICATE.

B# RB# PF# — BEAM/ RIDGE BEAM/ PORTAL FRAME - CONSTRUCTED AS PART OF ROOF FRAMING PHASE. REFER ENGINEER PS1.

NOTES

- ROOF BRACING SHOWN ON TRUSS DESIGN DOCUMENTS.
- ALL ROOF BRACING ELEMENTS AND FRAMING HARDWARE SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- RAFTER-PURLIN SHALL BE SET-OUT AT 600MM CRS FROM TOP AND BOTTOM AND EQUAL SPACINGS 900CRS MAX. THERE AFTER.
- TYPICALLY LINTELS ARE LOCATED WITH IN THE ROOF FRAMING OF THIS DESIGN. (ABOVE THE WALL FRAMING TOP PLATE. REFER TO STRUCTURAL FLOOR PLAN FOR WALL FRAMING SUPPORT MEMBERS.
- ALL CONNECTIONS FROM JOISTS, RAFTERS OR TRUSSES TO STRINGERS OR BEAMS TO BE VIA JOIST HANGERS TO SUIT THE MEMBER SIZE UNLESS OTHERWISE NOTED.
- VENTILATION BATTENS DRISPACE VB10 OR SIMILAR TO ALL ROOFS, FIXED ON PURLINS. REFER TO DETAILS FOR FURTHER INFORMATION.

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MIDFLOOR FRAMING PLAN

SCALE: 1:100

ROOF FRAMING PLAN

SCALE: 1:100

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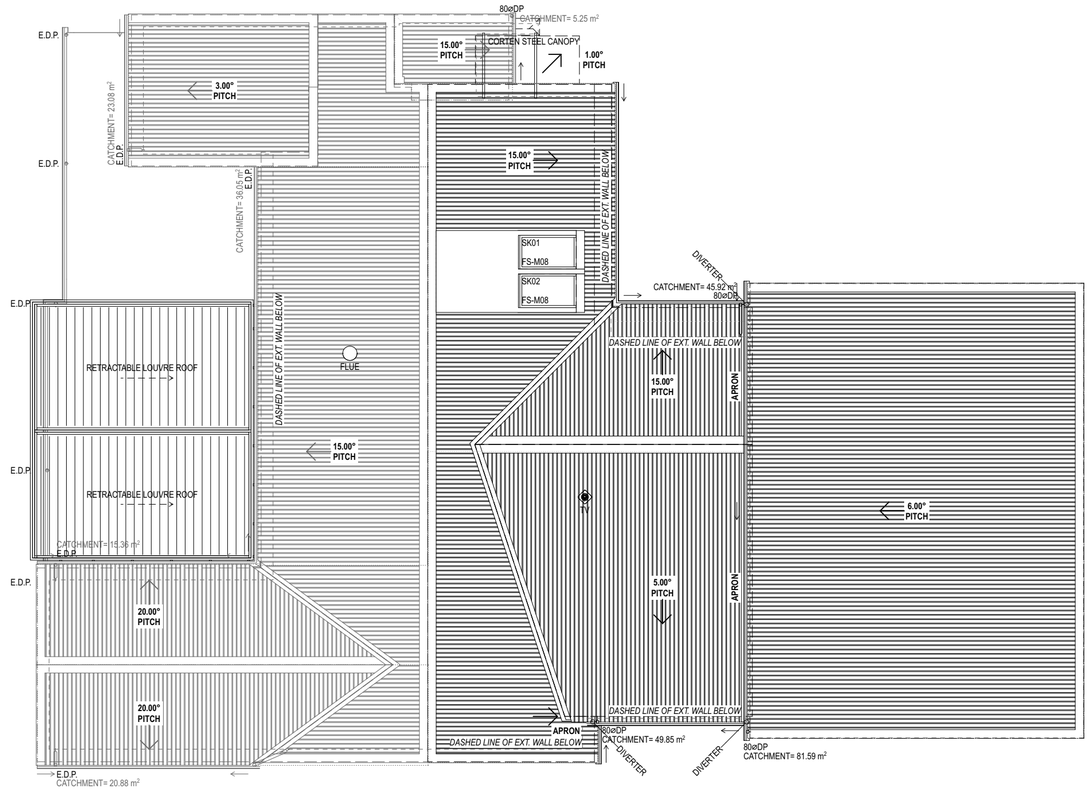
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

DRAWING TITLE:

ROOF FRAMING PLAN

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ROOF PLAN

SCALE: 1:100

LEGEND



METAL ROOFING
METALCRAFT KAHU ROOFING SYSTEM INCLUDING 0.4MM COLORSTEEL ENDURA SCREW FIXED OVER ROOFING UNDERLAY ON ROOF STRUCTURE.
COLOUR - FLAXPOD (LRV: 7%)



GUTTERS & DOWNPIPES
COLORSTEEL ENDURA 0.55MM, 125MM SQUARE EXTERNAL GUTTERS (NO SWAGES), WITH INTERNAL BRACKETS, SNOW STRAPS @600CRS, ROUND DOWNPIPES (REFER ROOF PLAN FOR SIZES).
GUTTER COLOUR - FLAXPOD (LRV: 7%)
DOWNPIPE COLOUR - FLAXPOD (LRV: 7%)



FLASHINGS & FASCIAS
COLORSTEEL ENDURA 0.55MM COLORSTEEL FLASHINGS / TRIM, SCREW WITH COLOUR-MATCHED FIXINGS. 5 DEG FALL TO INDICATED EDGE. NO FASCIA OR BARGES REQUIRED.
COLOUR - FLAXPOD (LRV: 7%)



MEMBRANE ROOFING - EXISTING
1.52MM ARDEX, BUTYNOL OVER 17MM H3 PLYWOOD SARKING.
COLOUR - AS EXISTING



SKY LIGHT
FSM08 PROPRIETARY VELUX ALUMINIUM SKYLIGHT. MANUAL OPENING/FIXED/ELECTRIC. FLAT/RAKING LIGHT WELL. REFER TO SECTIONS & ROOF FRAMING PLAN FOR LOCATIONS & SPECIFIC FRAMING REQUIREMENTS. THERMALLY BROKEN MIN. R VALUE R.0.5 REQUIRED.



FLUE
PROPRIETARY FIRE FLUE INCLUDING WEATHERPROOF COWL. INSTALL AS REQUIRED BY THE MANUFACTURER INCLUDING FLASHINGS. PAINT FINISH EXPOSED METAL TO MATCH ROOFING E.1.01. FLUE STRAPS.
COLOUR - FLAXPOD (LRV: 7%)

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103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

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ROOF PLAN

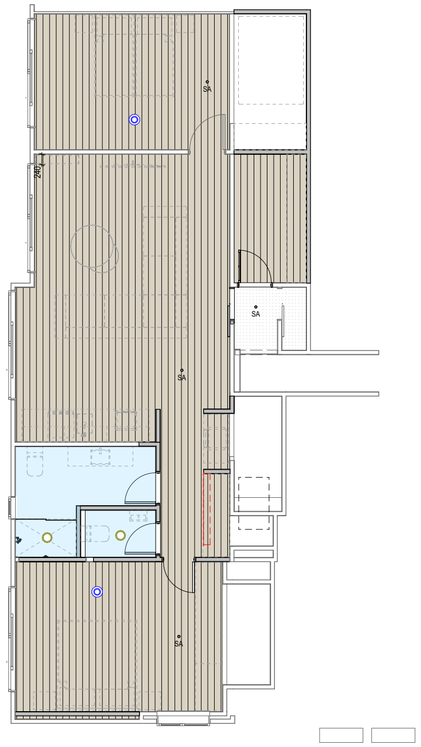
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LEGEND

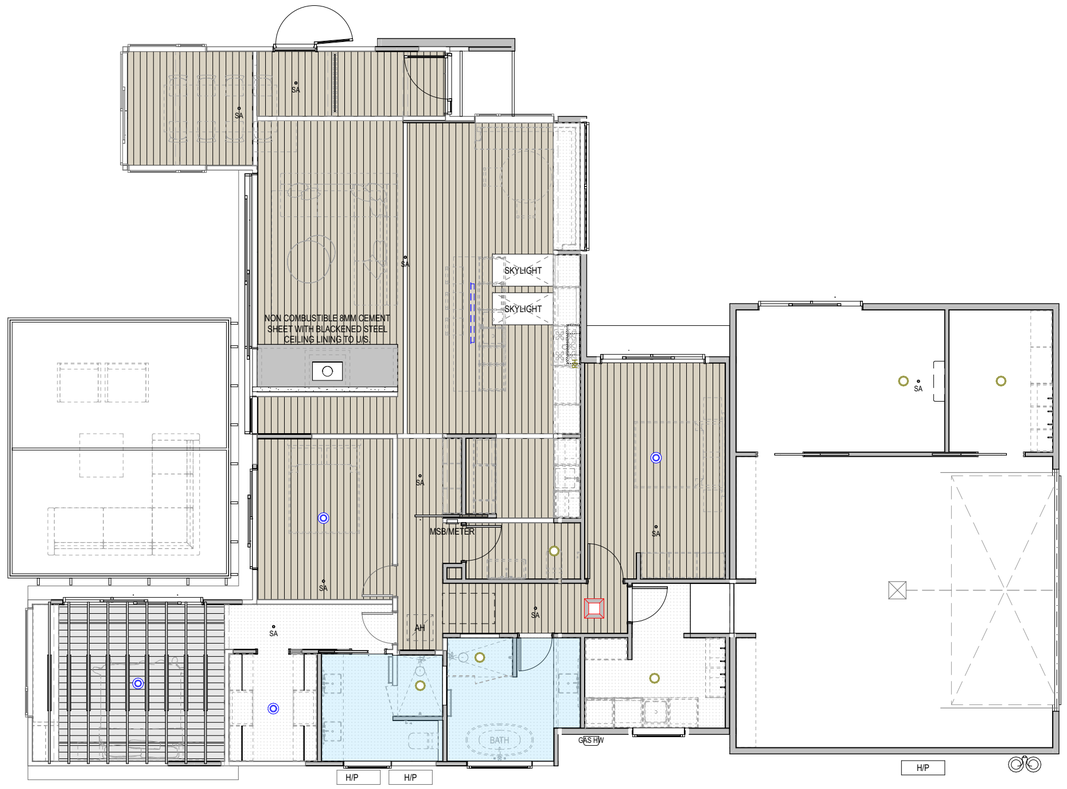
- VENTECH VTC250 (TIMBER INFILL) SOFFIT GRILLE (SQUARE)
- HALLIDAY BAILLIE HB1040/250 CEILING GRILLE (ROUND)
- SMOOTH-AIR VEMV150COWL EXTERNAL WALL GRILLE
- SCHWEIGEN ISODRIVE TWIN 1600 EXTRACTOR RANGE HOOD
- RH — RANGEHOOD KITCHEN MODEL - CLIENT TBC
- DUCTED HEAT PUMP OUTLET GRILLE DIFFUSER
- DUCTED HEAT PUMP INLET GRILLE
- SA — SMOKE ALARM (WIFI - INTERCONNECTED)
- AP — ACCESS PANEL (HEAT PUMP SERVICE ACCESS)
- AH — ACCESS HATCH (CEILING TRUSS SPACE ACCESS)
- SHIPLAP TIMBER CEILING - REFER TO INTERIOR DESIGN DRAWINGS FOR FURTHER INFORMATION AND SPECIFICATION
- GIB PLASTBOARD CEILING - SELECTED PAINT FINISH
- GIB PLASTERBOARD CEILING (AQUALINE - WETROOM)- SELECTED PAINT FINISH

NOTE: INDICATIVE DESIGN ONLY. SUPPLIER/ INSTALLER TO CONFIRM LOCATIONS OF ALL MECHANICAL SYSTEMS, VENTS AND GRILLE LOCATIONS ONSITE OR PRIOR TO INSTALLATION.

- NOTE: ALLOWANCE FOR CEILING/ GIB RECESSED CURTAIN RAIL TRACKS TO CEILINGS
- NOTE: ROLLER BLINDS FIXED TO HEAD REVEAL WITHIN WITHIN WINDOW/ DOOR JAMB REVEALS



CEILING PLAN LOWER FLOOR PLAN
SCALE: 1:100



CEILING PLAN GROUND FLOOR PLAN
SCALE: 1:100

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PROJECT:
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

DRAWING TITLE:
CEILING PLANS

PAGE SIZE:	A2	DRAWING NO.:	A-2.14
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LEGEND

THERMOSTAT
WALL MOUNTED THERMOSTAT WITH CONTROLS FOR U/FLOOR HEATING & ANY HEAT PUMPS WITHIN EACH ZONE.

DUCTED HEAT PUMP OUTLET GRILLE DIFFUSER

DUCTED HEAT PUMP INLET GRILLE

150Ø FLEXI-DUCT WITH SOLID BENDS & TRANSITIONS

NOTE: INDICATIVE DESIGN ONLY. SUPPLIER/ INSTALLER TO CONFIRM LOCATIONS OF ALL MECHANICAL SYSTEMS, VENTS AND GRILLE LOCATIONS ONSITE OR PRIOR TO INSTALLATION.

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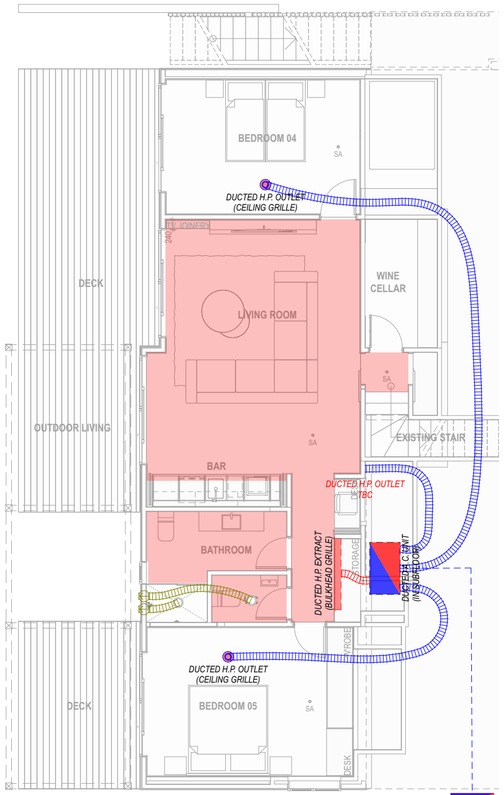
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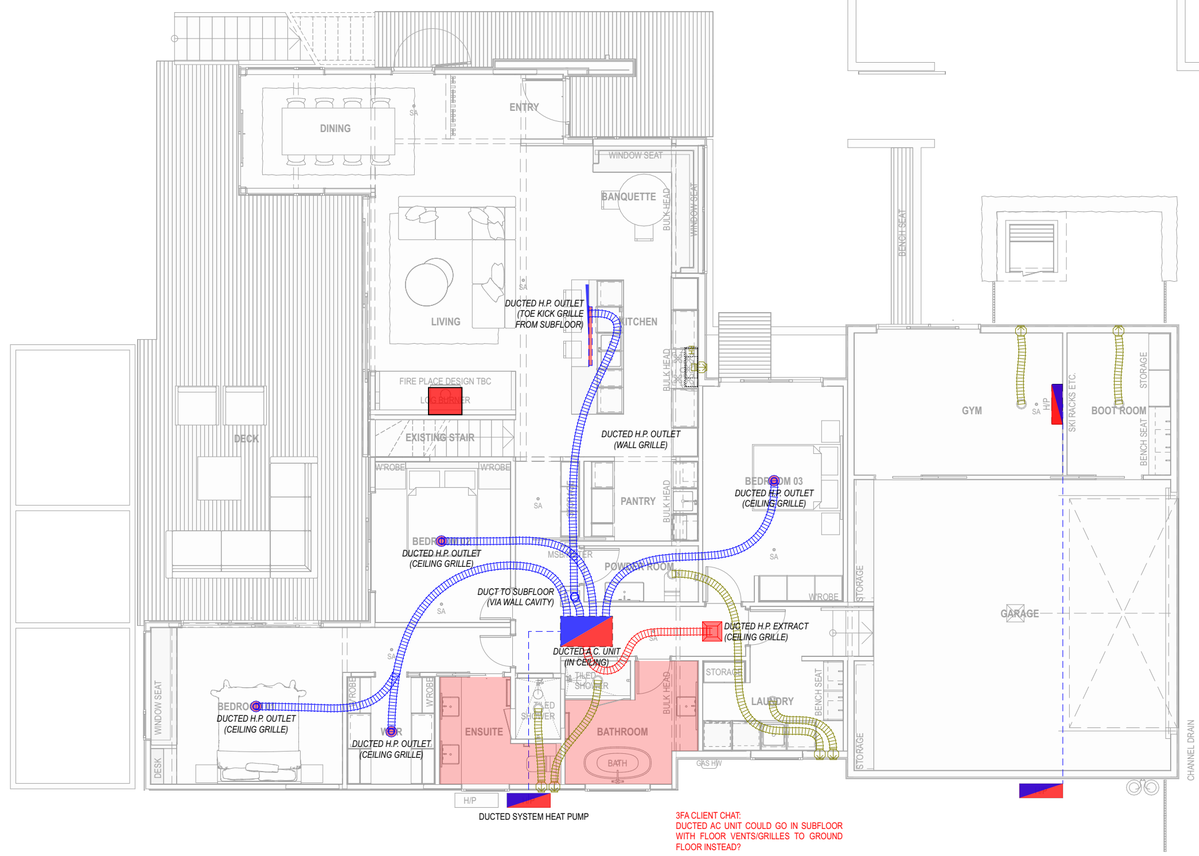
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3FA CLIENT CHAT:
DUCTED AC UNIT COULD GO IN SUBFLOOR WITH FLOOR VENTS/GRILLES TO GROUND FLOOR INSTEAD?

NOTES

- SOLAR PANELS MODEL AND LOCATION TBC. REFER TO ROOF PLAN.
- THE ELECTRICIAN SHALL CONFIRM ACTUAL LIGHT & POWERPOINT POSITIONS WITH THE DESIGNER ON SITE.
- THE ELECTRICIAN SHALL CO-ORDINATE WITH THE SECURITY & MEDIA SUB CONTRACTORS FOR INSTALLATION AND POWER REQUIREMENTS FOR SECURITY & MEDIA SYSTEMS AS REQUIRED BY THE CLIENT.
- THE ELECTRICIAN SHALL ENSURE ALL EXTRACT GRILLE TERMINATIONS ARE PAINTED TO MATCH CLADDING/SOFFIT COLOUR.
- BATHROOM EXTRACTION FANS SHALL INCLUDE A 2MIN RUN ON FACILITY.
- ALL SENSORS TO INCLUDE A DAYLIGHT CONTROL.
- CO-OPERATE WITH THE MECHANICAL SERVICES TO PROVIDE POWER SUPPLIES TO HEAT PUMP UNITS & CENTRAL HEATING SYSTEM.
- HEATED TOWEL RAILS TO HAVE PROGRAMMABLE TIMERS.
- LIGHT FITTINGS TO BE MINIMUM IP44 RATED IN BATHROOMS, IP65 WHERE IN SHOWER ENCLOSURES, IP54 EXTERIOR FITTINGS.
- LED RIBBON TO BE SUPPLIED WITH 14MM ALUMINIUM CHANNEL & DIFFUSER. WHERE LED RIBBON IS INCORPORATED IN JOINERY UNITS, THE TIMBER JOINER IS RESPONSIBLE FOR THE SUPPLY OF THESE FITTINGS.
- REFER ALSO TO JOINERY DRAWINGS FOR SPECIFIC LIGHTING REQUIREMENTS FOR KITCHEN, BATHROOMS, ETC.
- ALL RECESSED LIGHT FITTINGS SHALL BE 'IC' RATED AS MINIMUM. ELECTRICIAN SHALL ENSURE CEILING BATT PROXIMITY REQUIREMENTS ARE MET.
- SMOKE ALARMS SHALL COMPLY WITH NZBC F7/AS1, SHALL HAVE TEST AND HUSH FACILITIES.

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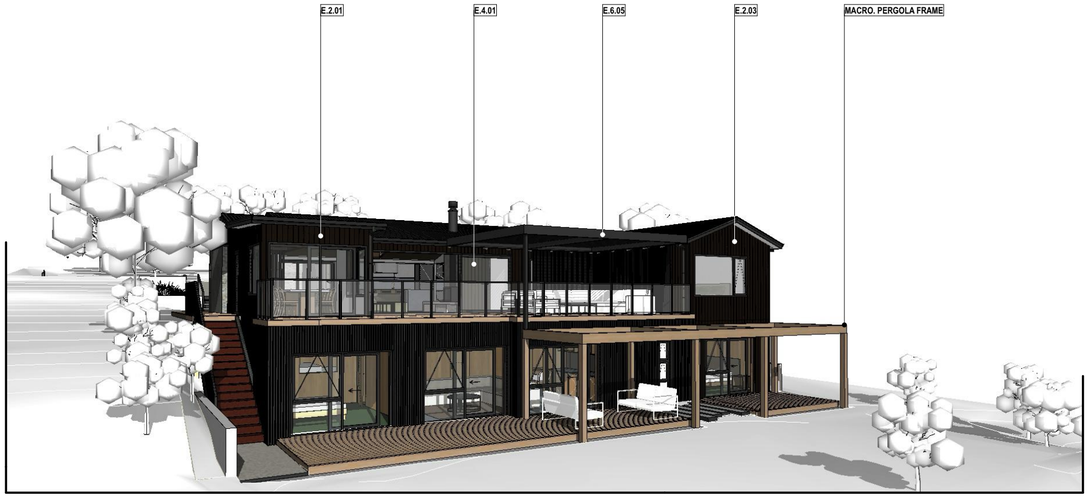
103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

DRAWING TITLE:
HEATING PLANS

PAGE SIZE:	A2	DRAWING NO.:	A-2.15
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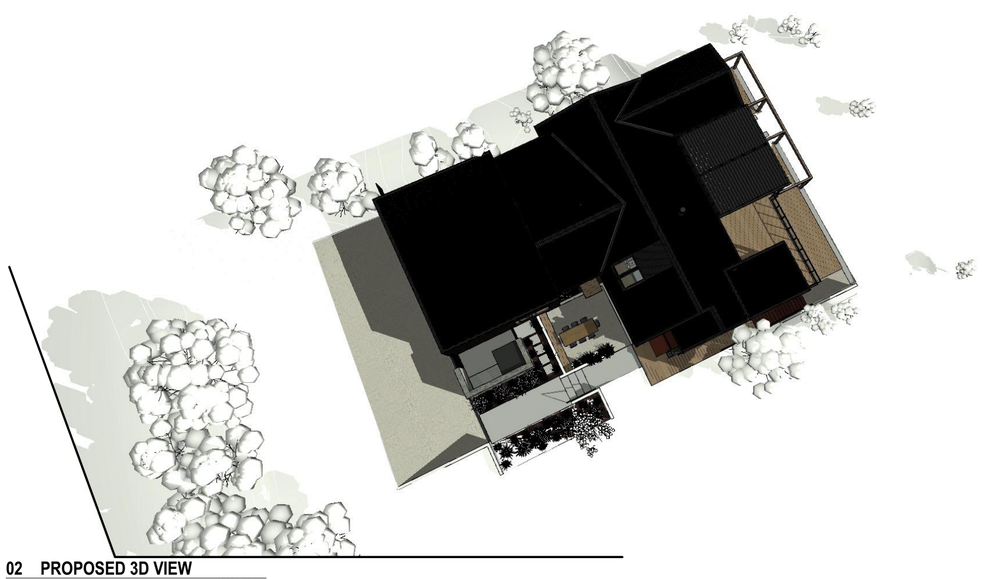
HEATING & VENTILATION LOWER FLOOR PLAN
SCALE: 1:100

HEATING & VENTILATION GROUND FLOOR PLAN
SCALE: 1:100



01 PROPOSED 3D VIEW

SCALE: 1:100



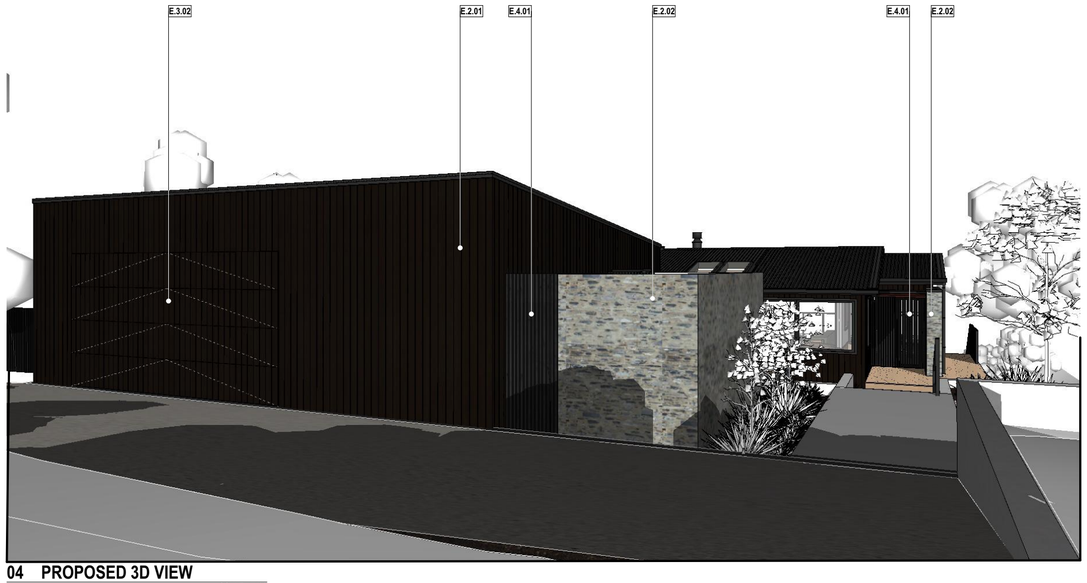
02 PROPOSED 3D VIEW

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03 PROPOSED 3D VIEW

SCALE: 1:100



04 PROPOSED 3D VIEW

SCALE: 1:100

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PROJECT:

HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

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PROPOSED 3D VIEWS

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01 PROPOSED 3D SECTION VIEW

SCALE: 1:100

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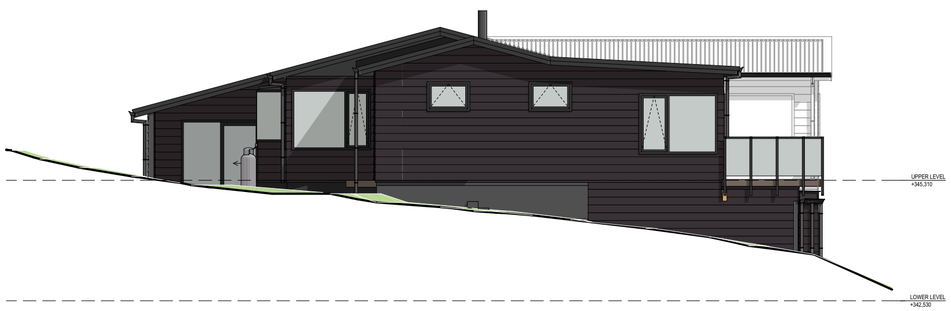
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103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

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EXISTING NORTH ELEVATION

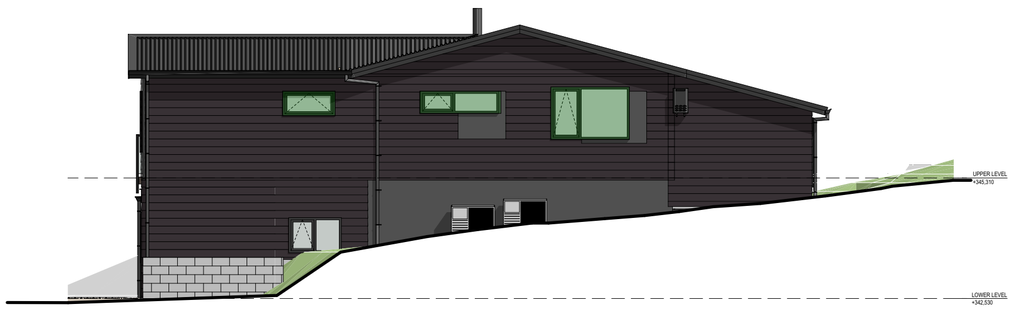
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EXISTING EAST ELEVATION

SCALE: 1:100

EXISTING SOUTH ELEVATION WINDOW AREA (WITHIN SETBACK): 3.9M²



EXISTING SOUTH ELEVATION

SCALE: 1:100



EXISTING WEST ELEVATION

SCALE: 1:100

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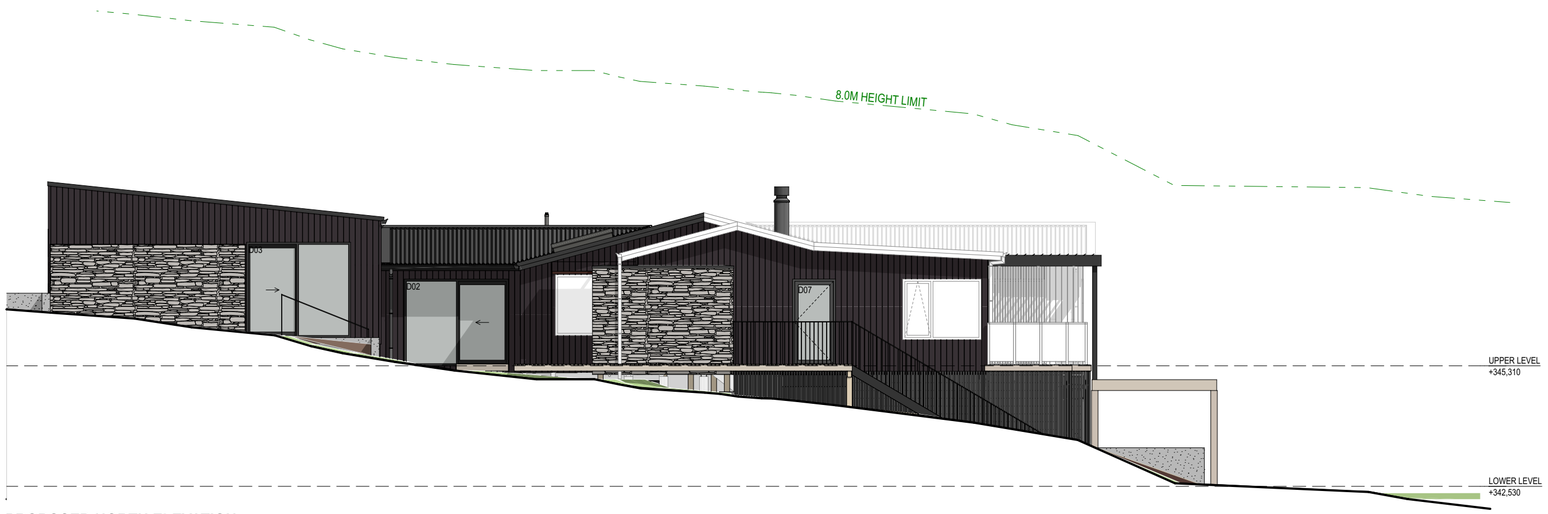
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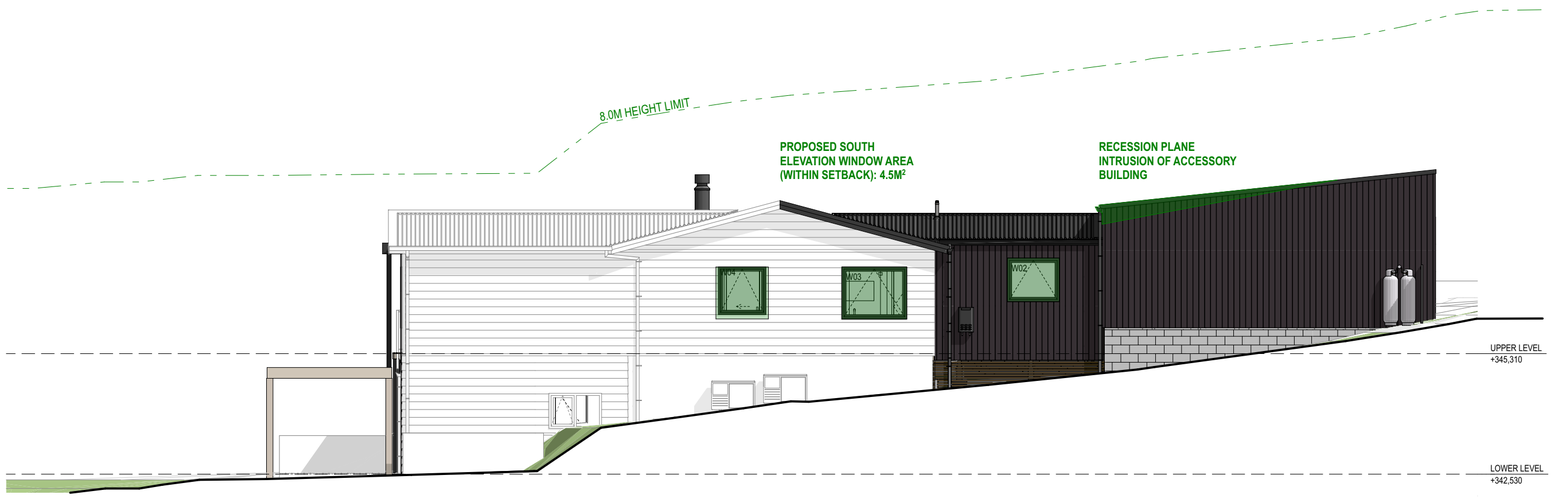
EXISTING ELEVATIONS

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PROPOSED NORTH ELEVATION

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PROPOSED SOUTH ELEVATION

SCALE: 1:100

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PROJECT:

HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

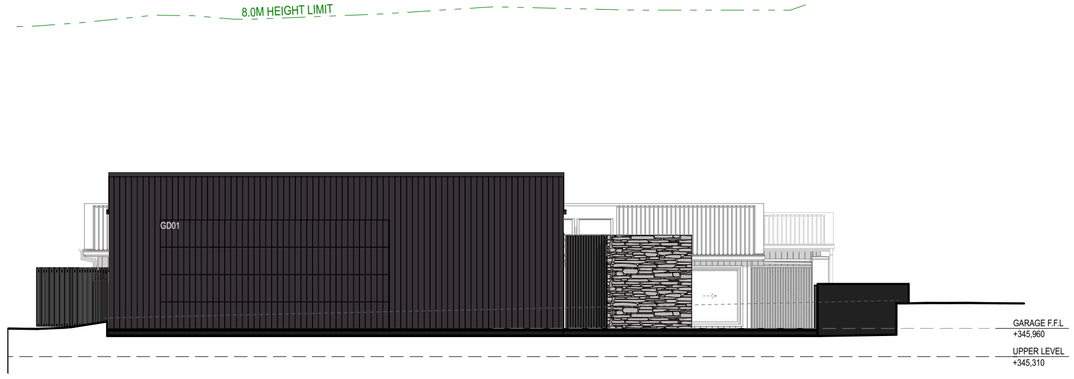
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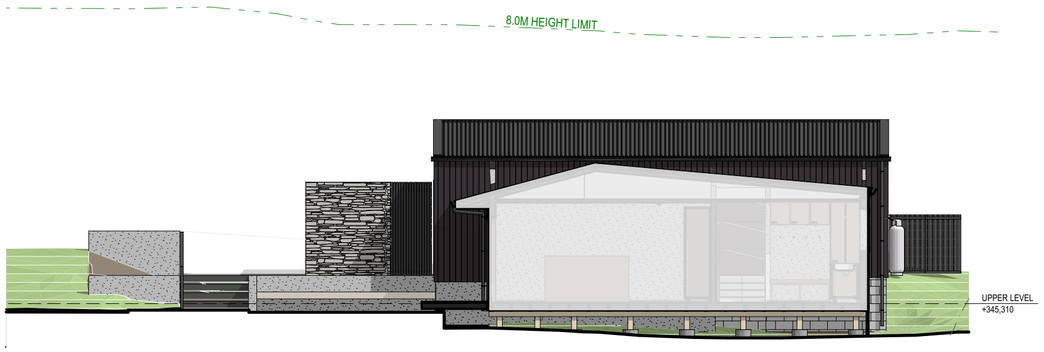
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JOB NO.:	2568		



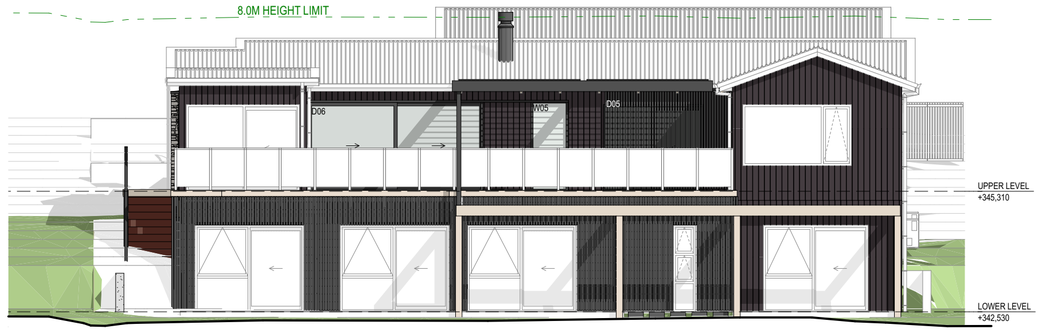
PROPOSED PART EAST ELEVATION
SCALE: 1:100



PROPOSED EAST ELEVATION
SCALE: 1:100



PROPOSED PART WEST ELEVATION
SCALE: 1:100



PROPOSED WEST ELEVATION
SCALE: 1:100

STATUS / REVISION:

ISSUE	DATE	REV
CONCEPT DESIGN	27/01/2026	A
CONCEPT DESIGN	02/03/2026	B
DEVELOPED DESIGN	02/04/2026	A
DETAILED DESIGN	26/05/2026	A
DETAILED DESIGN	29/06/2026	B
DETAILED DESIGN	24/09/2026	C

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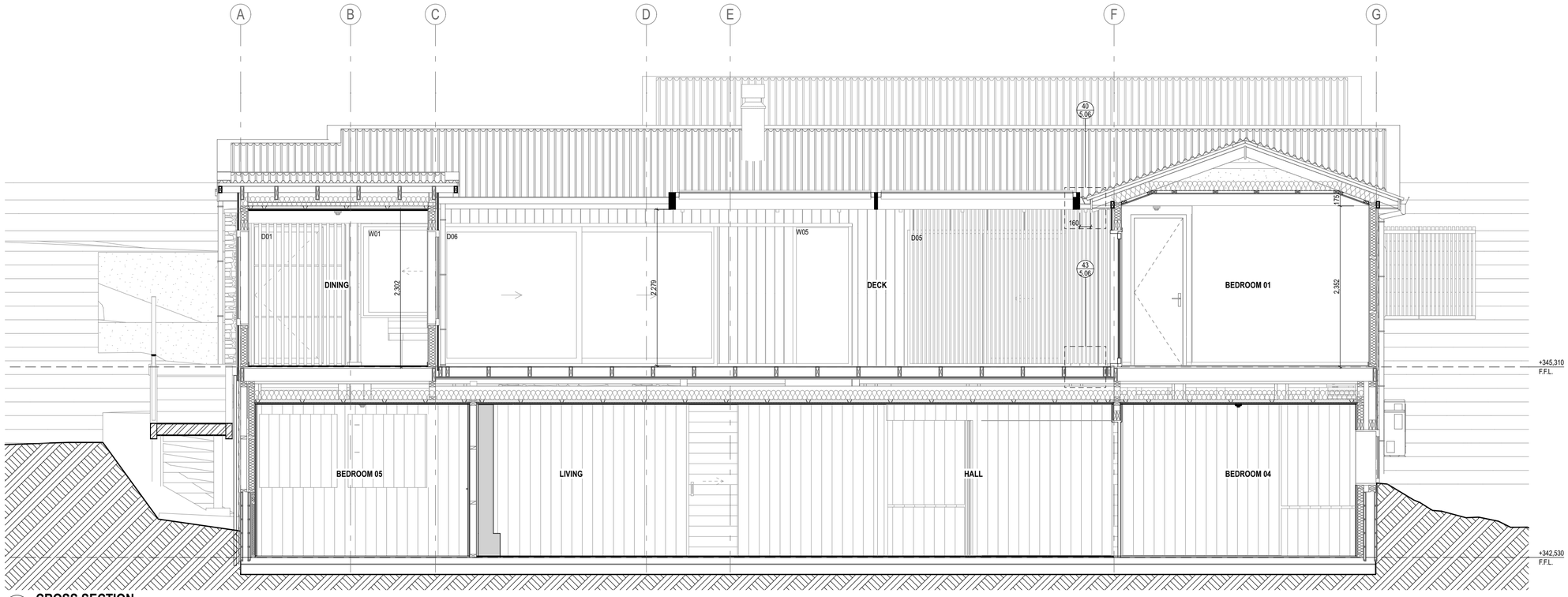
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PROJECT:
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

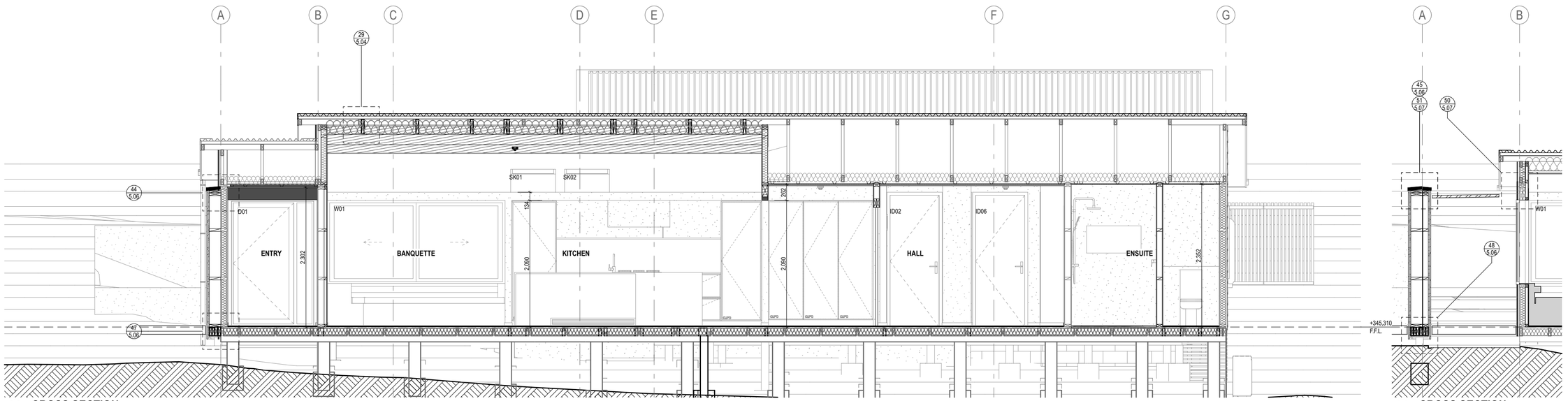
103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

DRAWING TITLE:
PROPOSED ELEVATIONS

PAGE SIZE:	A2	DRAWING NO.:	A-3.05
DRAWN:	JH		
CHECKED:	AH	CURRENT REVISION:	C
JOB NO.:	2568		



A 2.08 **CROSS SECTION**
SCALE 1:50



B 2.08 **CROSS SECTION**
SCALE 1:50

B2 2.08 **CROSS SECTION**
SCALE 1:50

STATUS / REVISION:

ISSUE	DATE	REV
DEVELOPED DESIGN	02/04/2026	A
DETAILED DESIGN	29/06/2026	B
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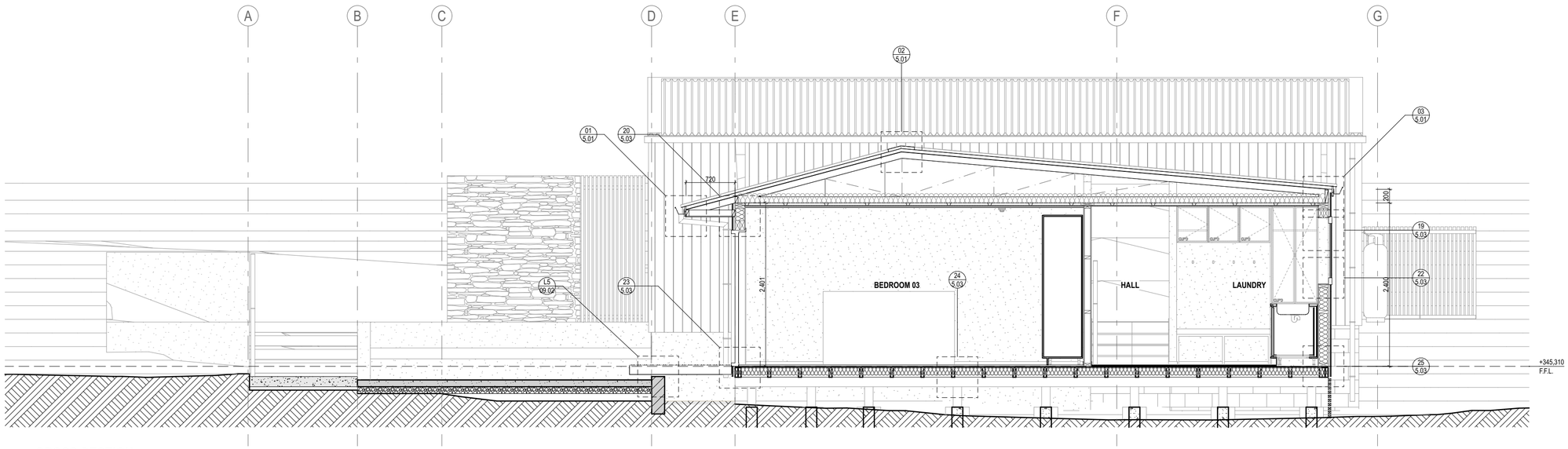
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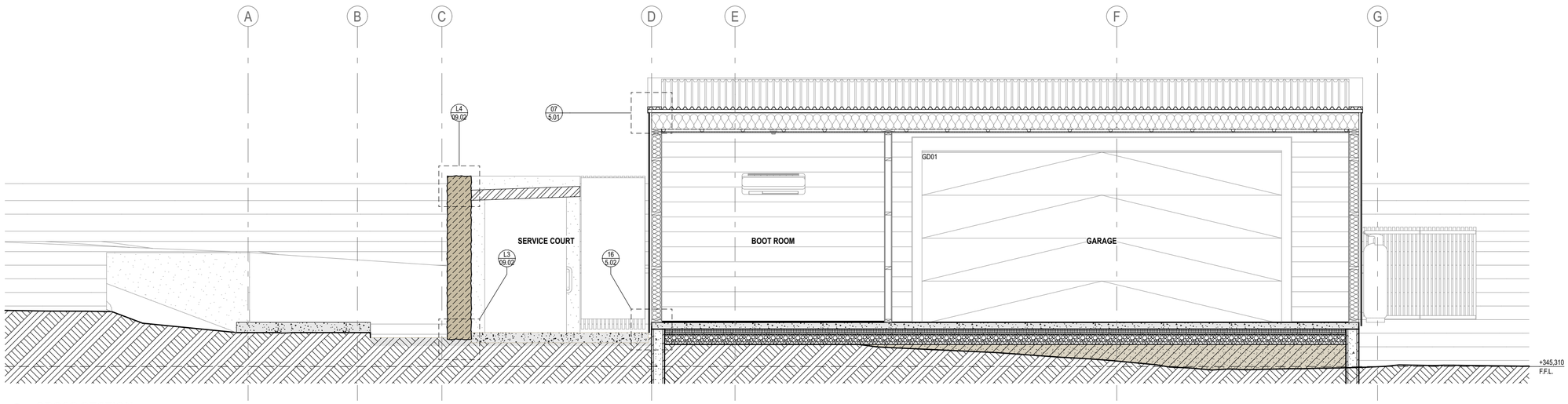
103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

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JOB NO.:	2568		



C 2.08 **CROSS SECTION**
SCALE 1:50



D 2.08 **CROSS SECTION**
SCALE 1:50

STATUS / REVISION:

ISSUE	DATE	REV
DEVELOPED DESIGN	02/04/2026	A
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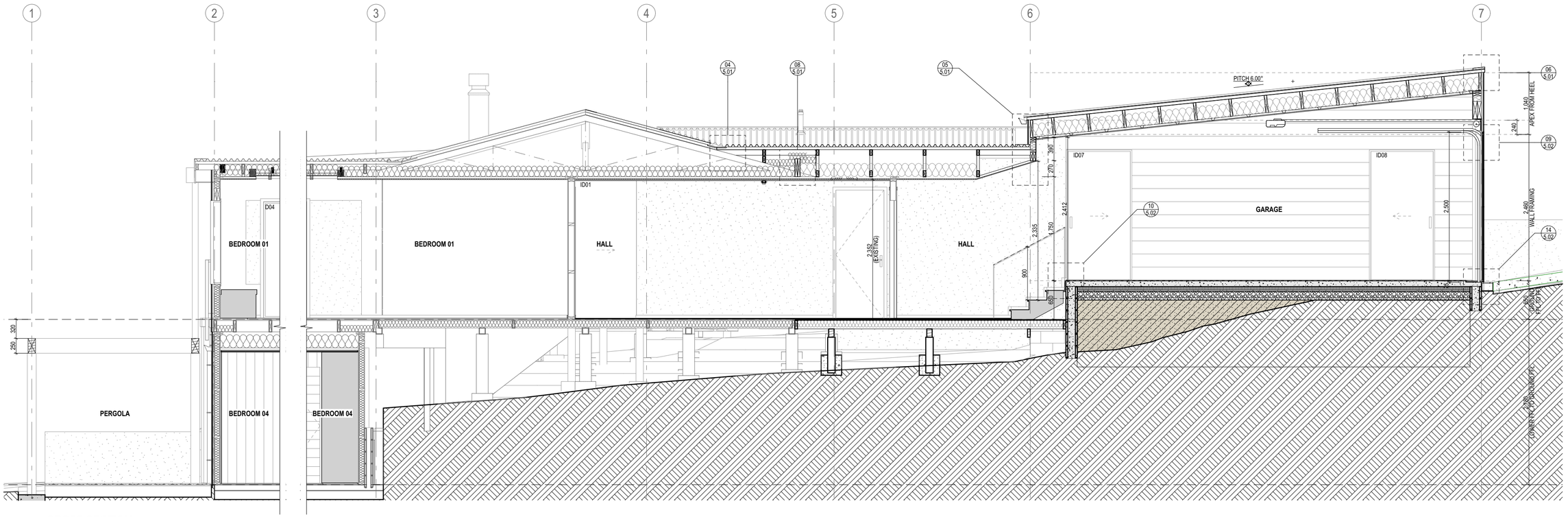
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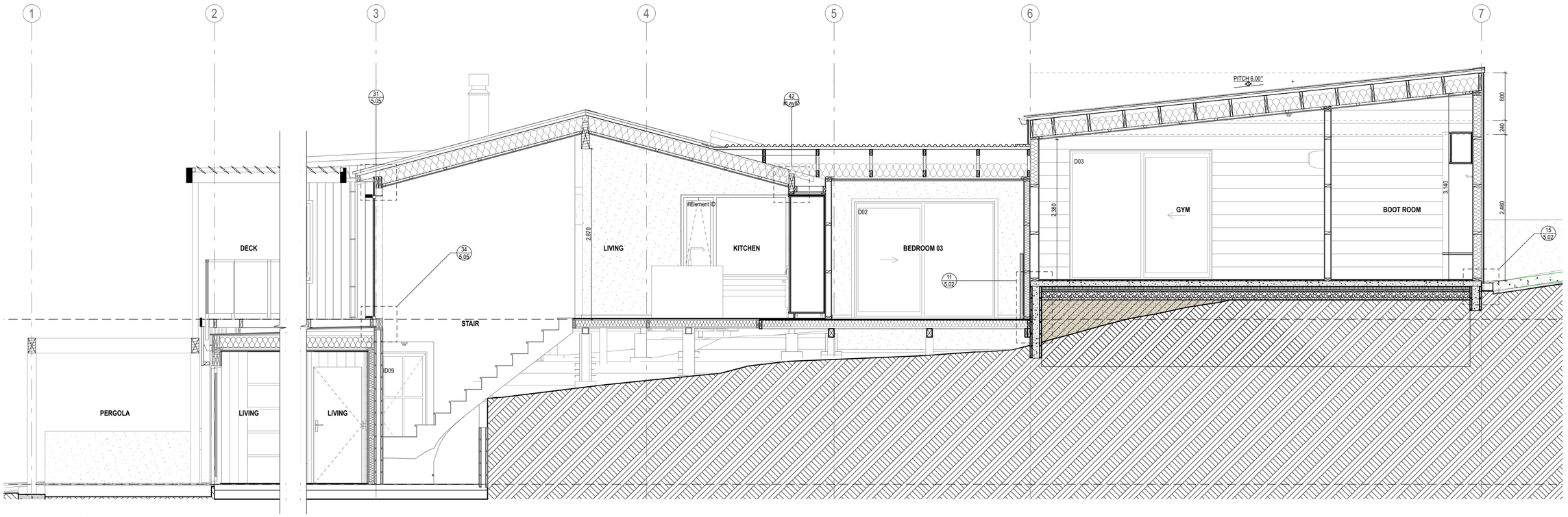
103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

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E 2.08 **CROSS SECTION**
SCALE 1:50



F 2.08 **CROSS SECTION**
SCALE 1:50

STATUS / REVISION:

ISSUE	DATE	REV
DEVELOPED DESIGN	02/04/2026	A
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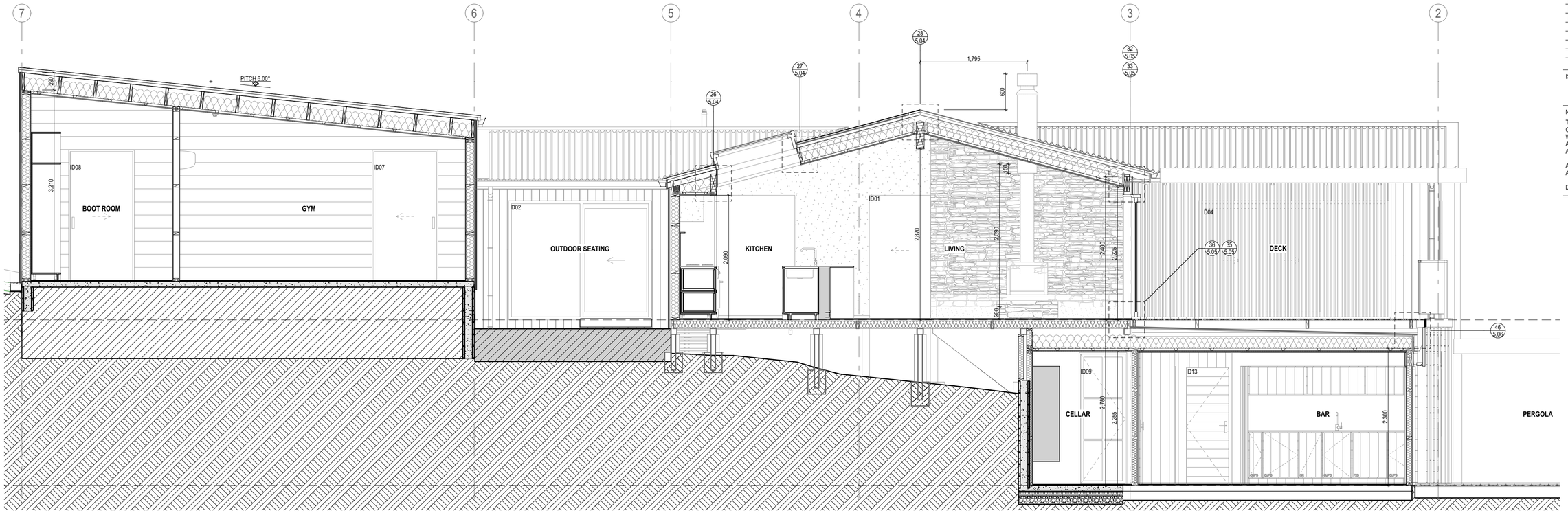
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103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

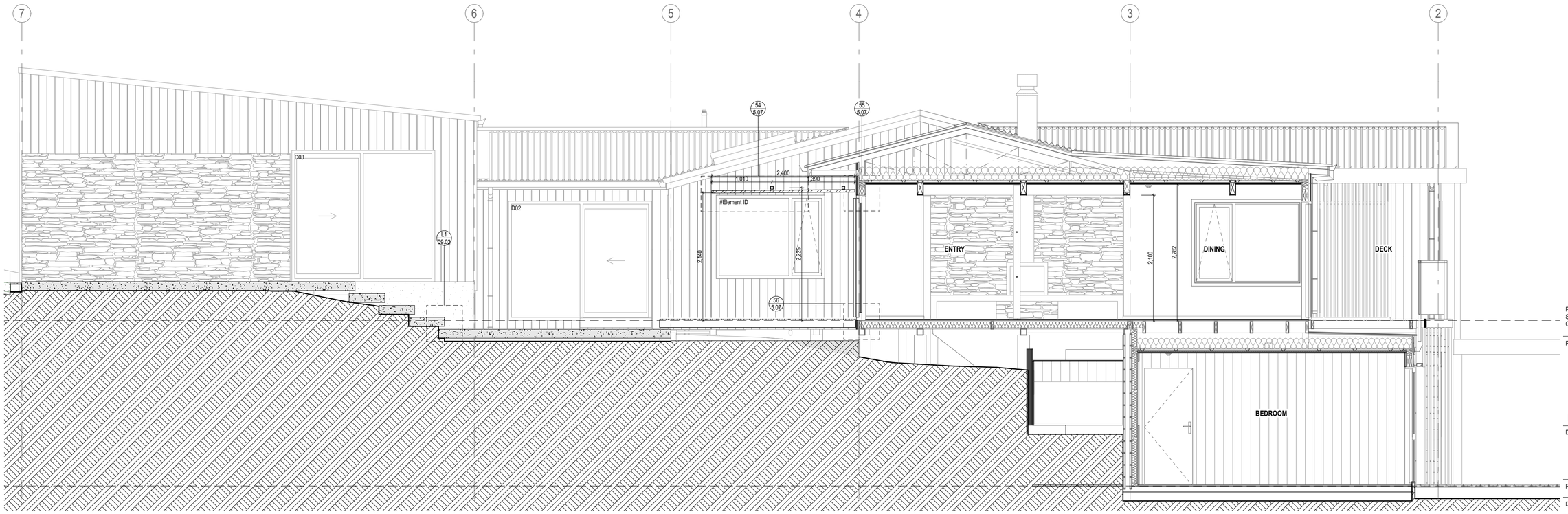
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G 2.08 **CROSS SECTION**
SCALE 1:50



H 2.08 **CROSS SECTION**
SCALE 1:50

STATUS / REVISION:

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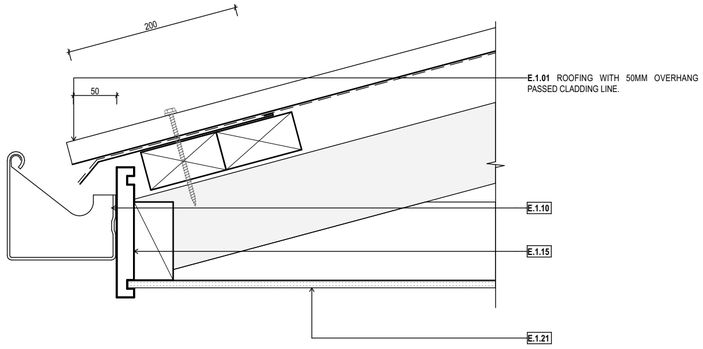
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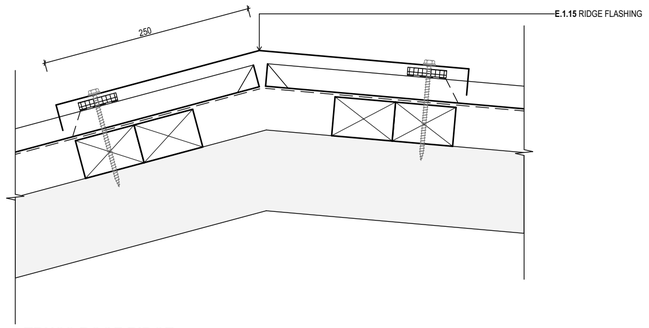
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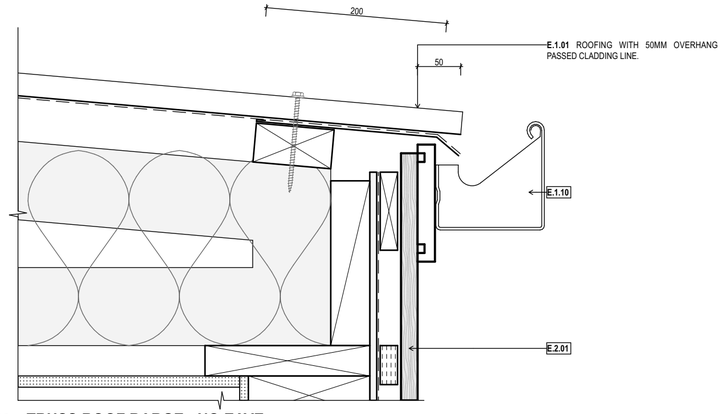
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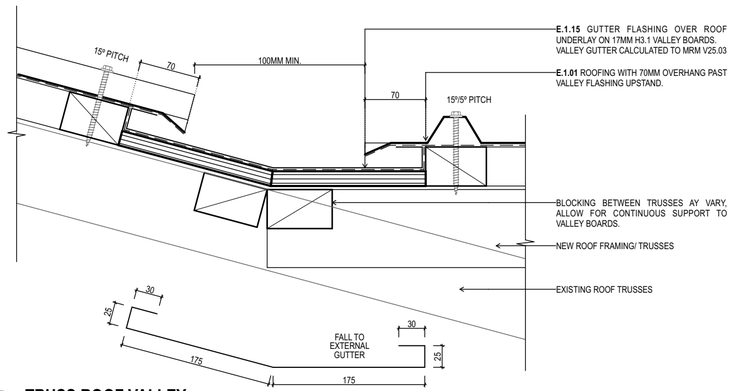
01 TRUSS ROOF EAVE
4.02 SCALE 1:5



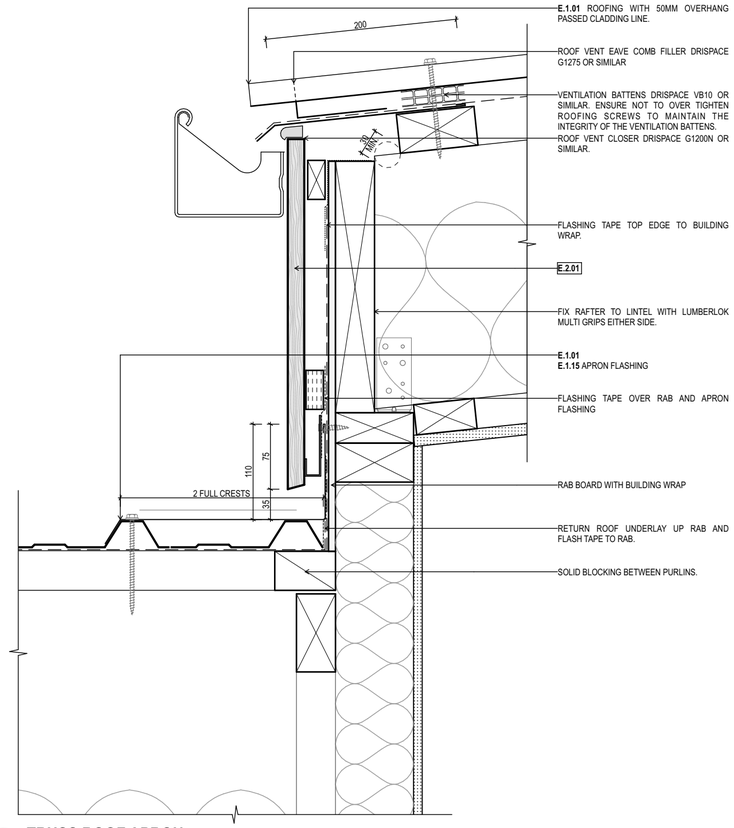
02 TRUSS ROOF RIDGE
4.02 SCALE 1:5



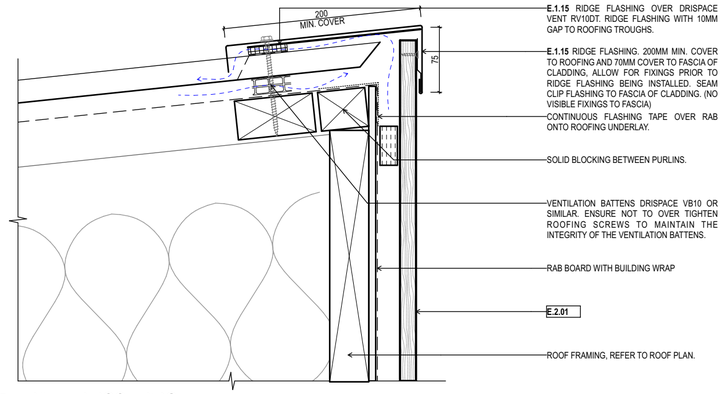
03 TRUSS ROOF BARGE - NO EAVE
4.02 SCALE 1:5



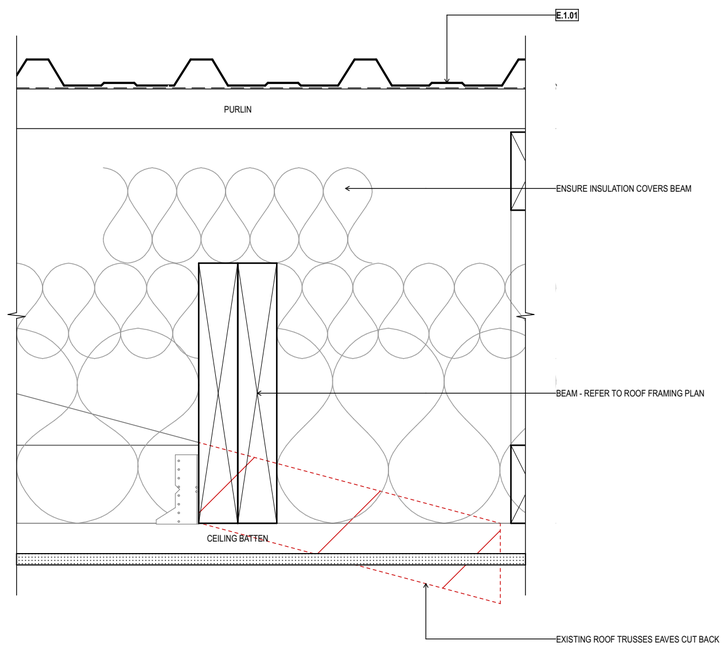
04 TRUSS ROOF VALLEY
4.03 SCALE 1:5



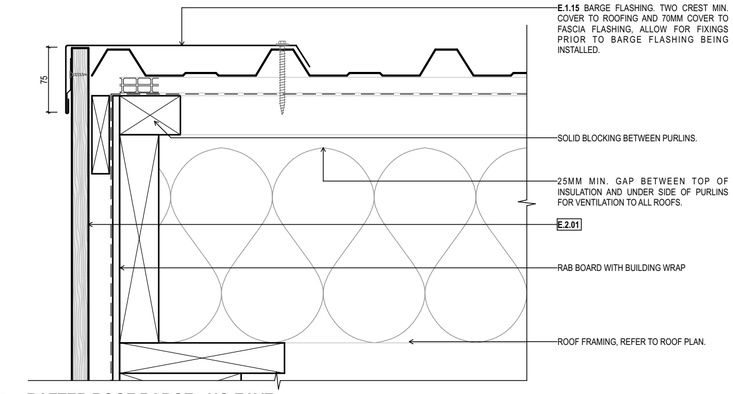
05 TRUSS ROOF APRON
4.03 SCALE 1:5



06 RAFTER ROOF RIDGE
4.03 SCALE 1:5



08 EXISTING TRUSS TO NEW CEILING BEAM
4.03 SCALE 1:5



07 RAFTER ROOF BARGE - NO EAVE
4.02 SCALE 1:5

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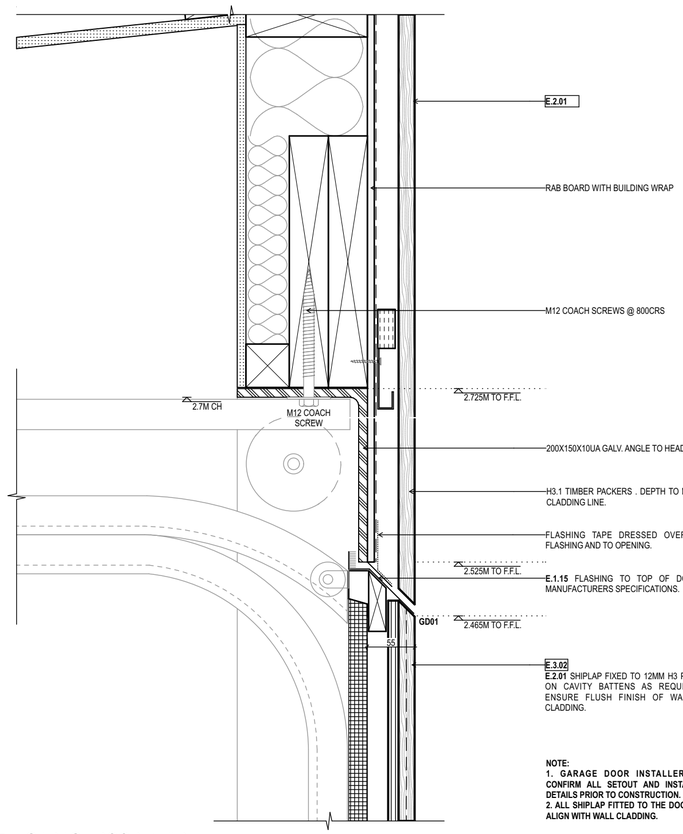
HOUSE ALTERATIONS AND EXTENSION FOR
JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD
LAKE HAYES - QUEENSTOWN

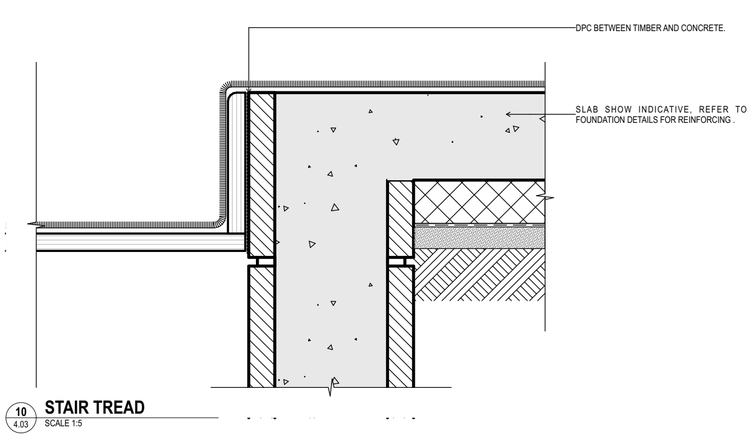
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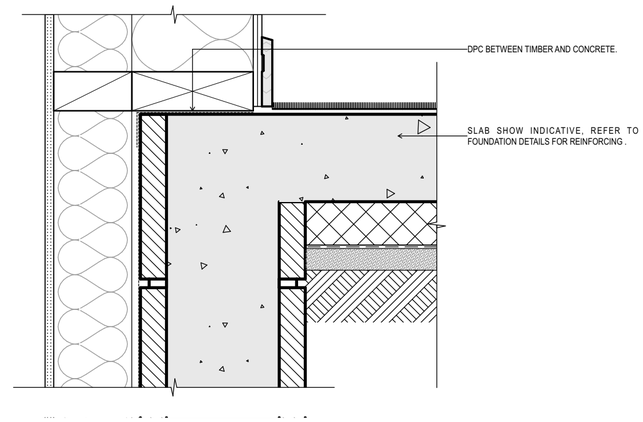
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JOB NO.:	2568		

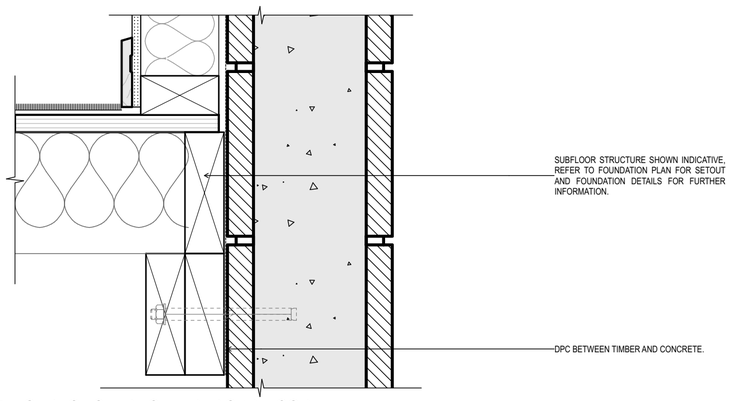


09 4.03 **GARAGE DOOR HEAD**
SCALE 1:5

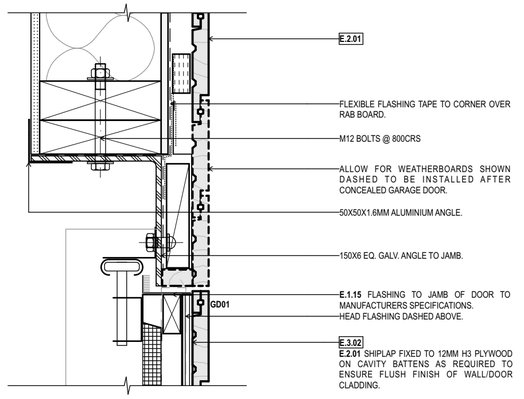


10 4.03 **STAIR TREAD**
SCALE 1:5

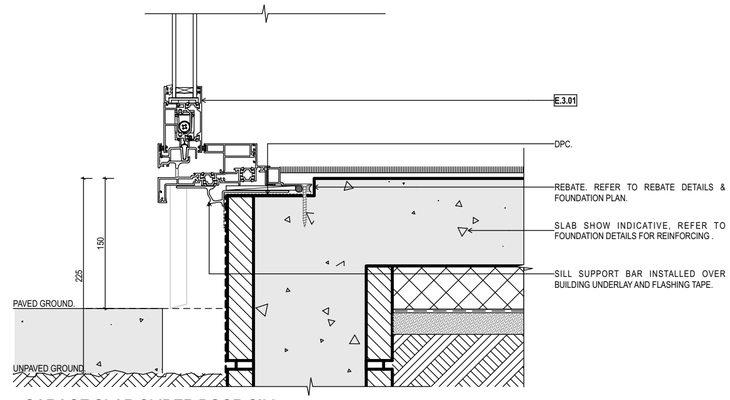




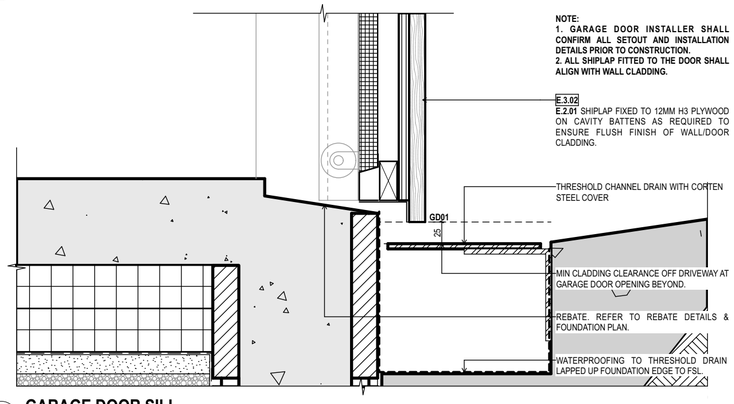
11 4.03 **GARAGE SLAB TO TIMBER SUBFLOOR**
SCALE 1:5



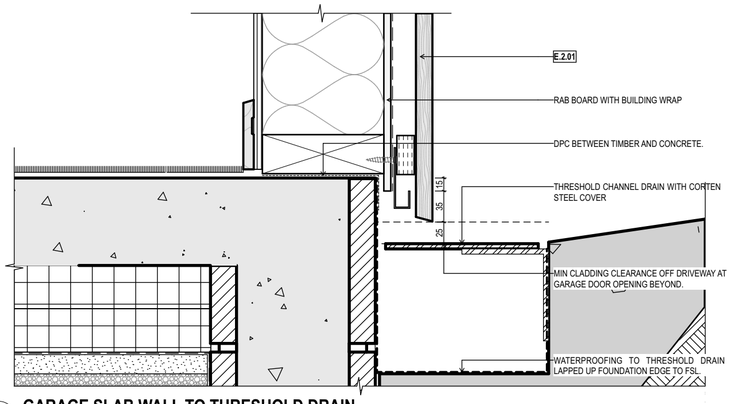
12 2.08 **GARAGE DOOR JAMB**
SCALE 1:5



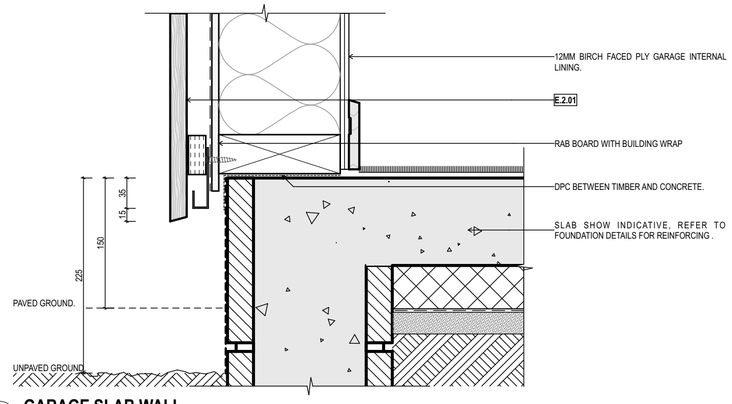
13 2.08 **GARAGE SLAB SLIDER DOOR SILL**
SCALE 1:5



14 4.03 **GARAGE DOOR SILL**
SCALE 1:5



15 4.03 **GARAGE SLAB WALL TO THRESHOLD DRAIN**
SCALE 1:5



16 4.02 **GARAGE SLAB WALL**
SCALE 1:5

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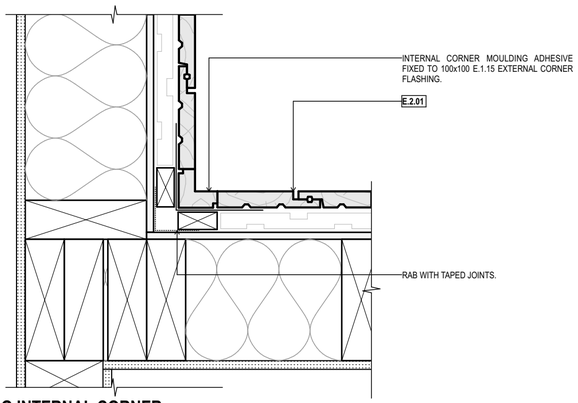
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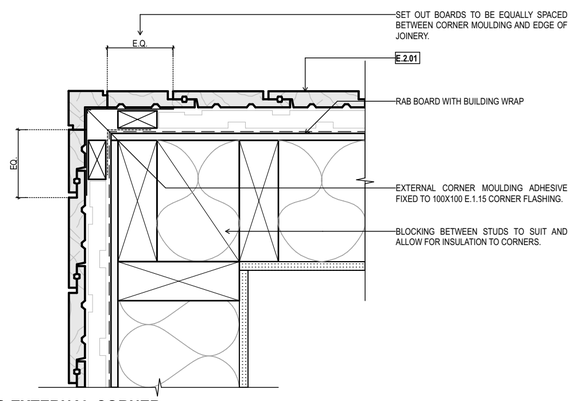
103 ARROWTOWN - LAKE HAYES ROAD LAKE HAYES - QUEENSTOWN

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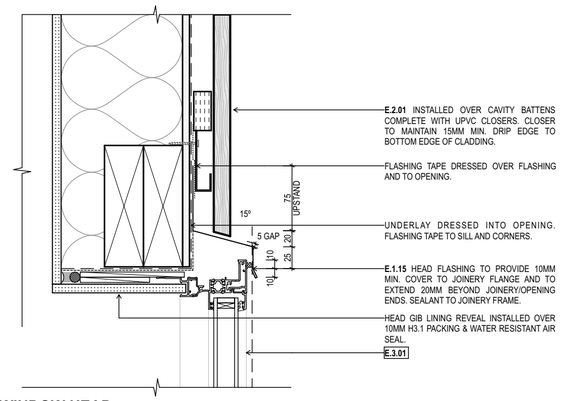
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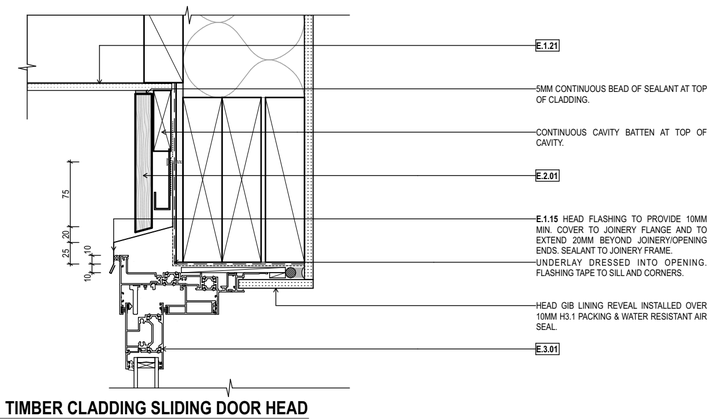
17 TIMBER CLADDING INTERNAL CORNER
2.08 SCALE 1:5



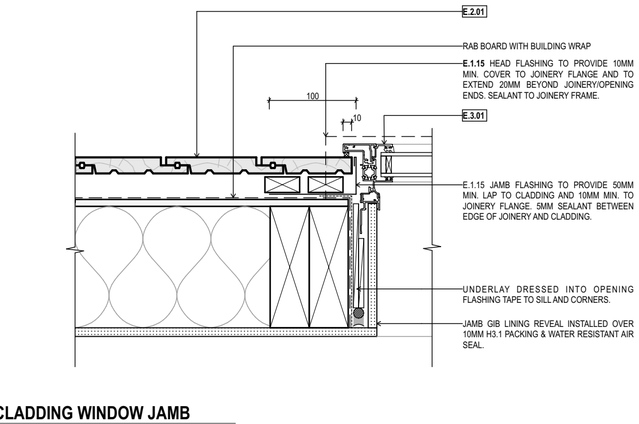
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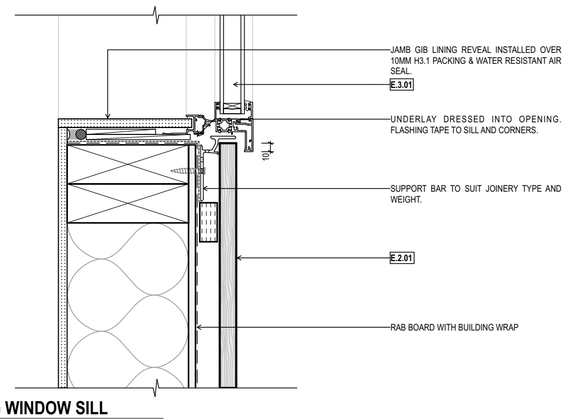
19 TIMBER CLADDING WINDOW HEAD
4.02 SCALE 1:5



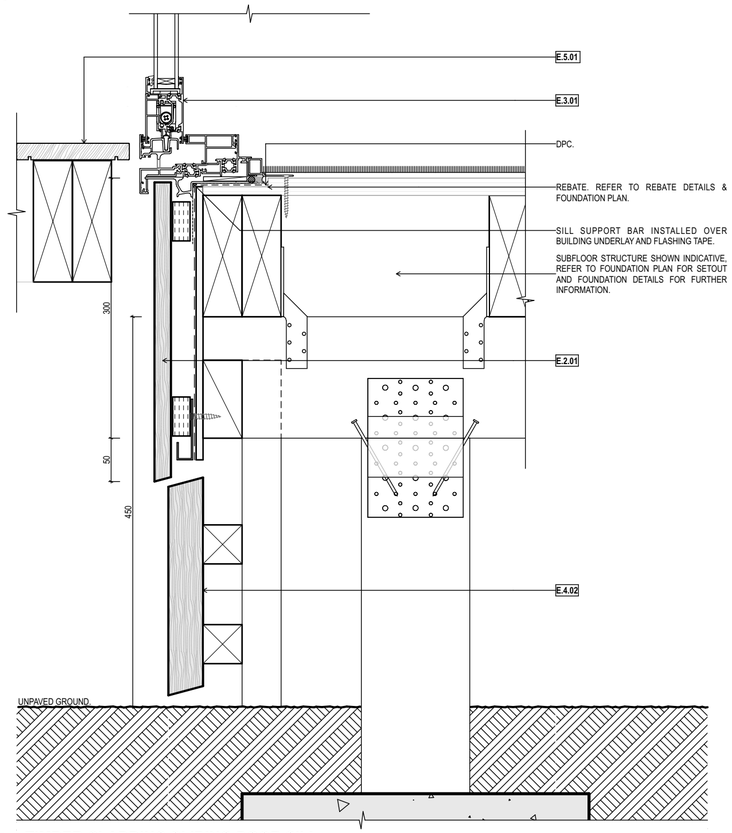
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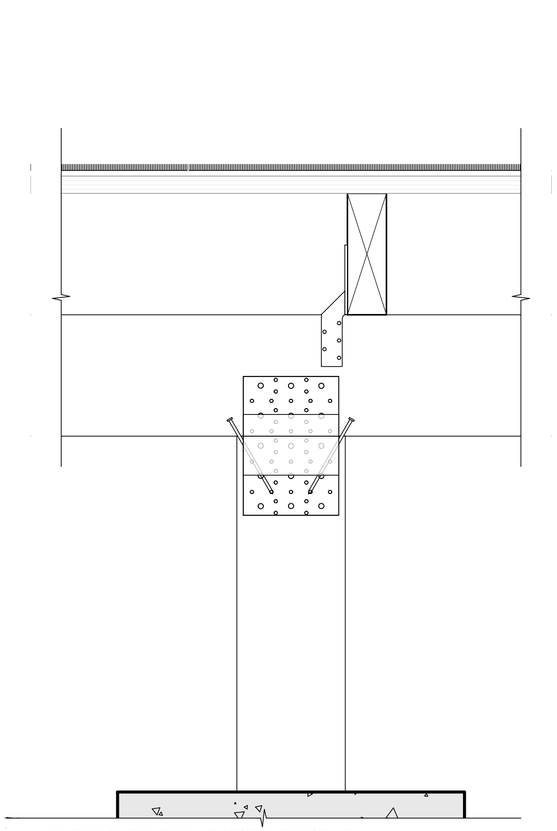
21 TIMBER CLADDING WINDOW JAMB
2.08 SCALE 1:5



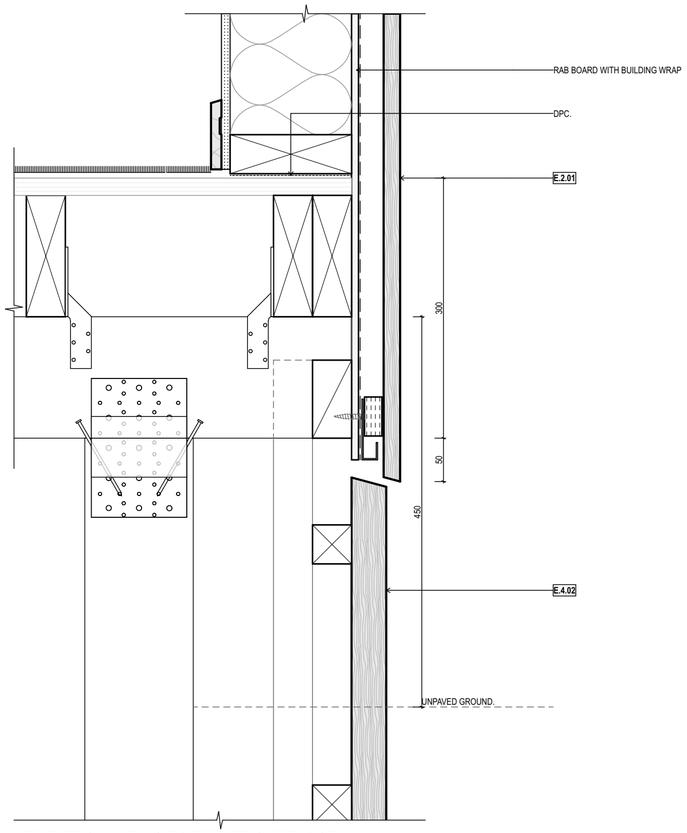
22 TIMBER CLADDING WINDOW SILL
4.02 SCALE 1:5



23 TIMBER CLADDING SLIDING DOOR SILL
4.02 SCALE 1:5



24 TIMBER SUBFLOOR JOIST/ BEARER/ PILE
4.02 SCALE 1:5



25 TIMBER CLADDING TO TIMBER SUBFLOOR
4.02 SCALE 1:5

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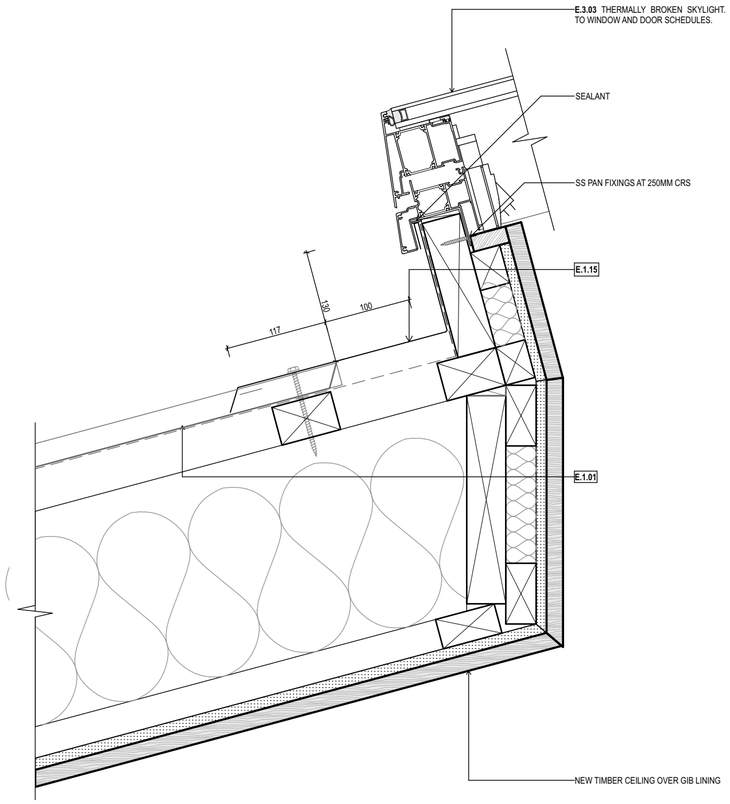
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD LAKE HAYES - QUEENSTOWN

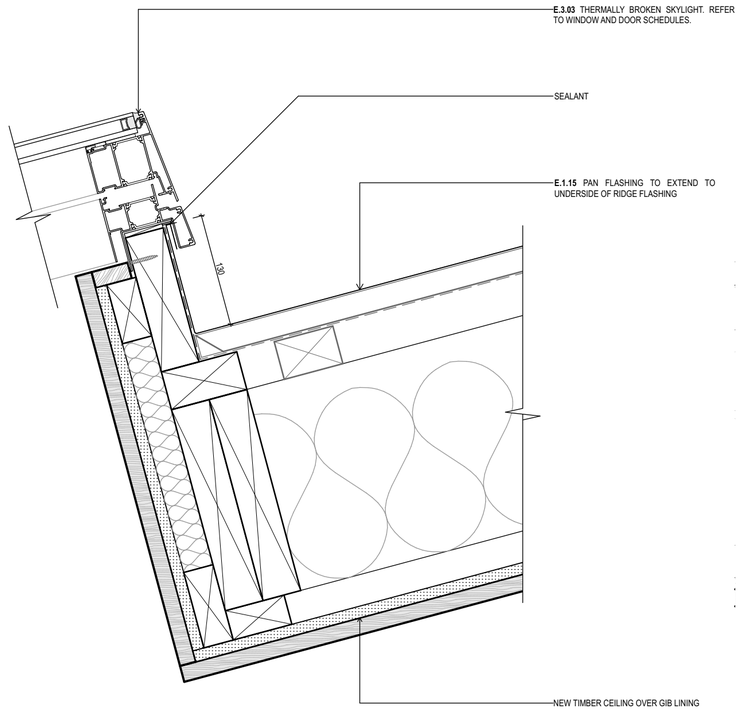
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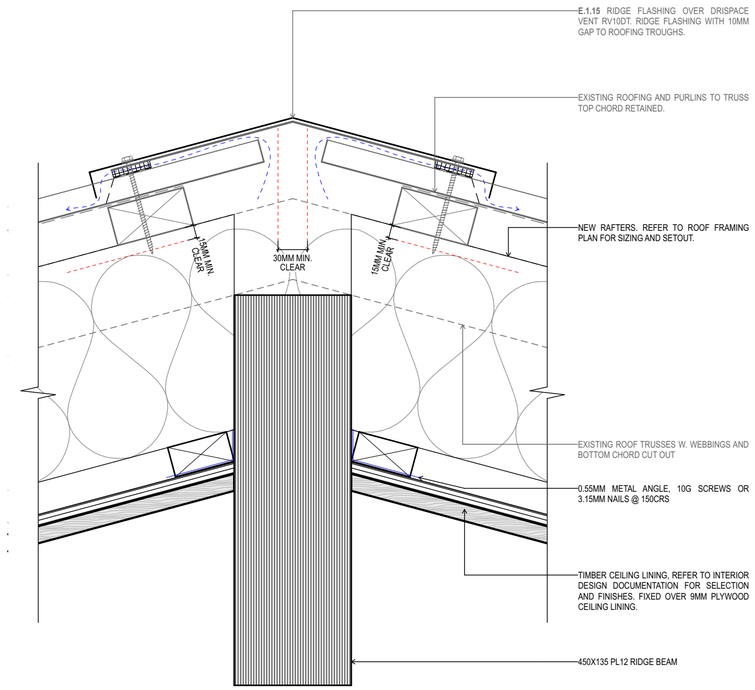
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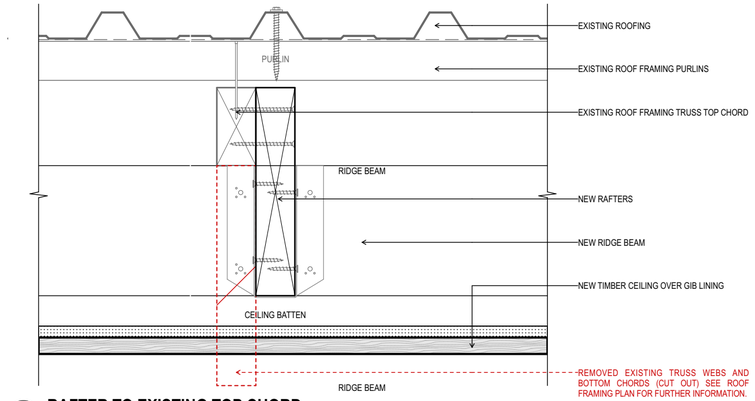
26 4.04 **SKYLIGHT SILL**
SCALE 1:5



27 4.04 **SKYLIGHT HEAD**
SCALE 1:5



28 4.04 **RIDGE BEAM**
SCALE 1:5



29 4.01 **RAFTER TO EXISTING TOP CHORD**
SCALE 1:5

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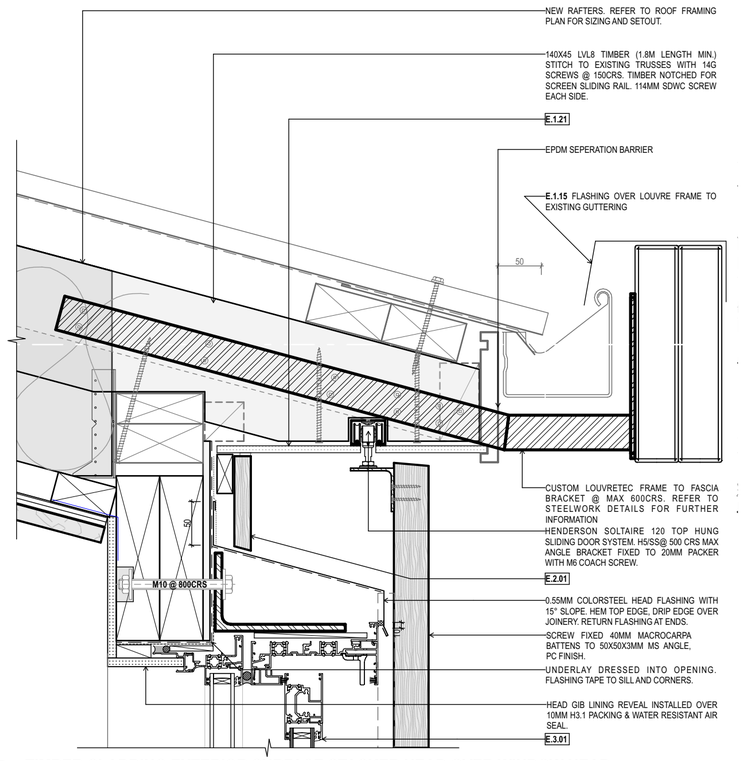
HOUSE ALTERATIONS AND EXTENSION FOR
JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD
LAKE HAYES - QUEENSTOWN

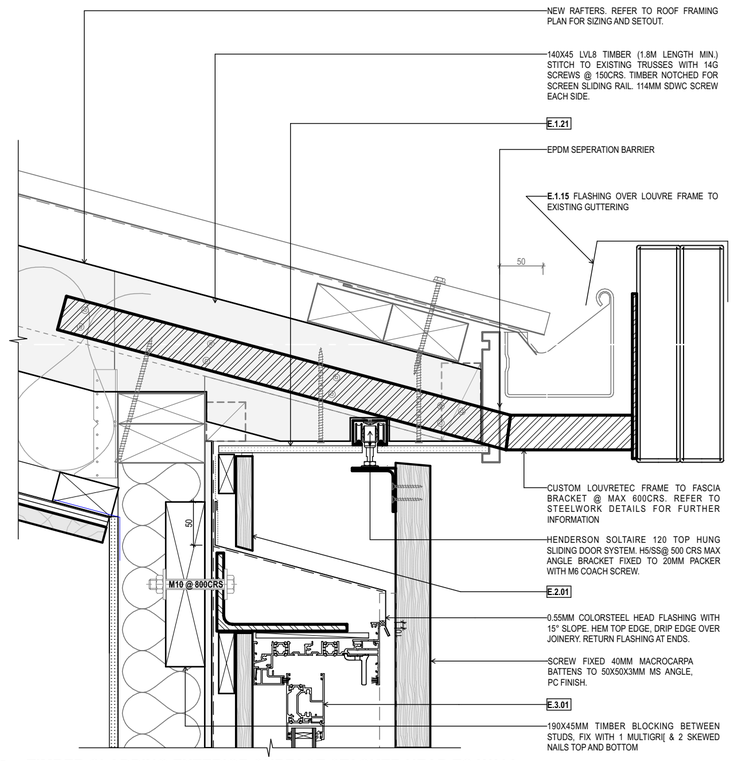
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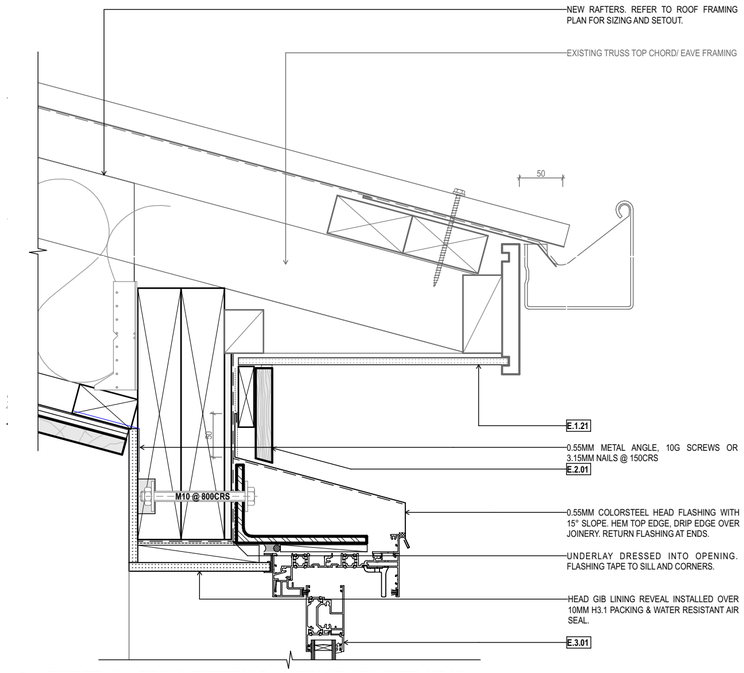
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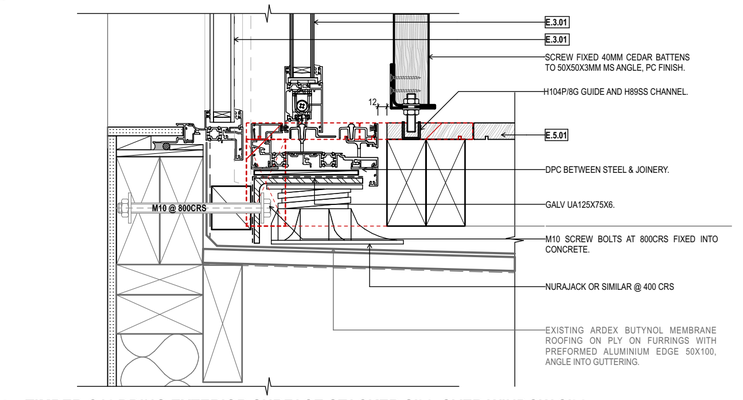
31 4.03 **TIMBER CLADDING EXTERIOR SURFACE STACKER HEAD OVER WINDOW HEAD**
SCALE 1:5



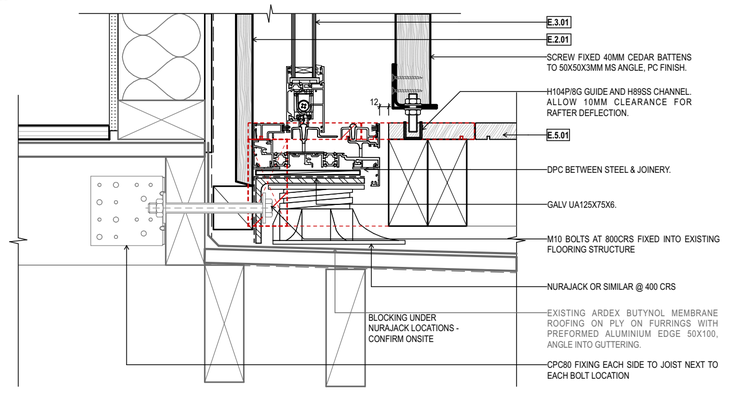
32 4.04 **TIMBER CLADDING EXTERIOR SURFACE STACKER HEAD TO WALL**
SCALE 1:5



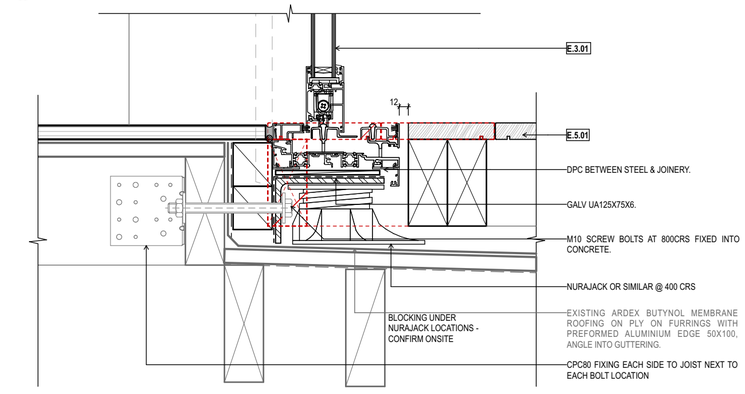
33 4.04 **TIMBER CLADDING EXTERIOR SURFACE STACKER HEAD**
SCALE 1:5



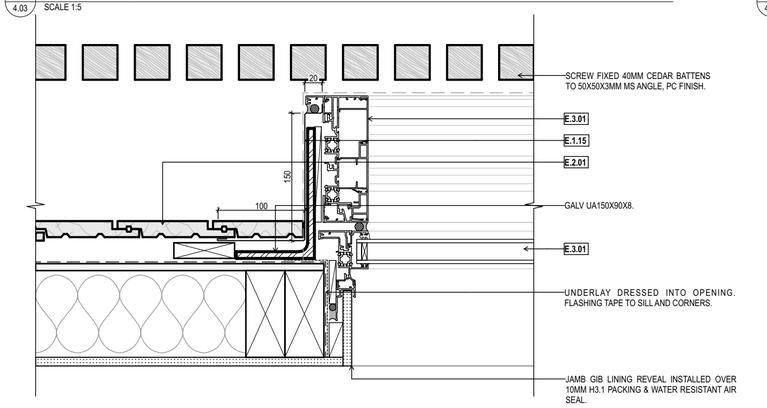
34 4.03 **TIMBER CALDDING EXTERIOR SURFACE STACKER SILL OVER WINDOW SILL**
SCALE 1:5



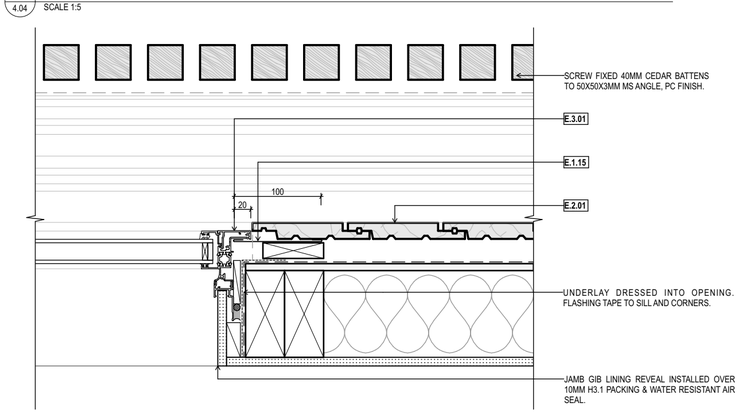
35 4.04 **TIMBER CLADDING EXTERIOR SURFACE STACKER SILL TO WALL**
SCALE 1:5



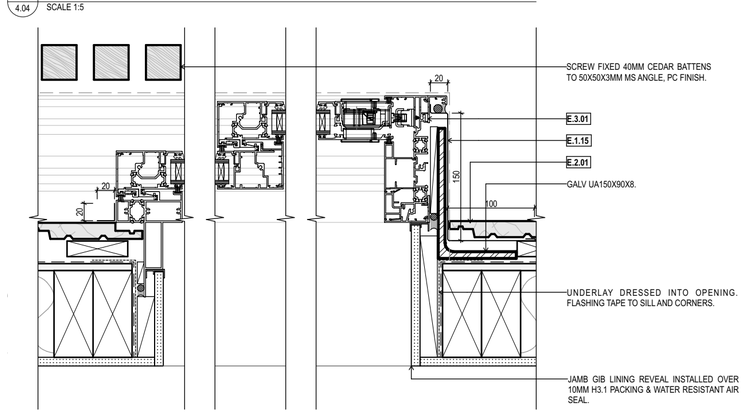
36 4.04 **TIMBER CLADDING EXTERIOR SURFACE STACKER SILL**
SCALE 1:5



37 2.08 **TIMBER CLADDING EXTERIOR SURFACE STACKER OVER JAMB OVER WINDOW JAMB**
SCALE 1:5



38 2.08 **TIMBER CLADDING EXTERIOR SURFACE STACKER TO WINDOW JAMB**
SCALE 1:5



39 2.08 **TIMBER CLADDING EXTERIOR SURFACE STACKER JAMBS**
SCALE 1:5

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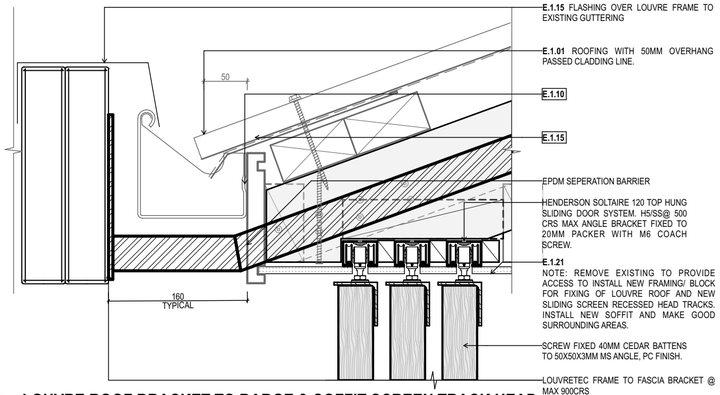
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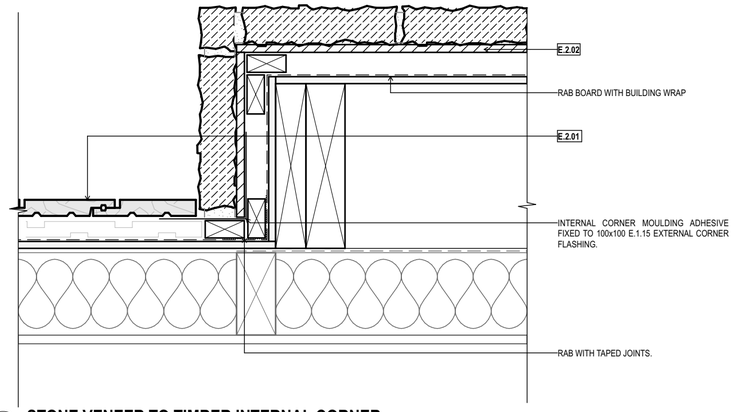
103 ARROWTOWN - LAKE HAYES ROAD LAKE HAYES - QUEENSTOWN

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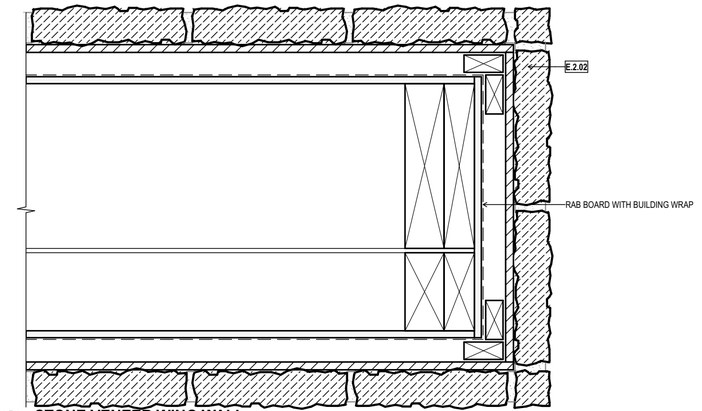
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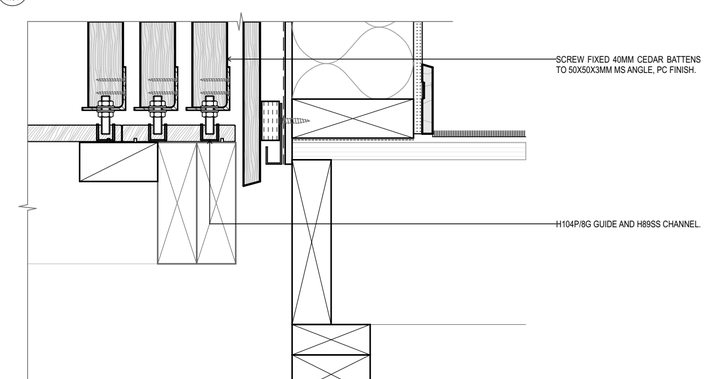
40 4.01 **LOUVRE ROOF BRACKET TO BARGE & SOFFIT SCREEN TRACK HEAD**
SCALE 1:5



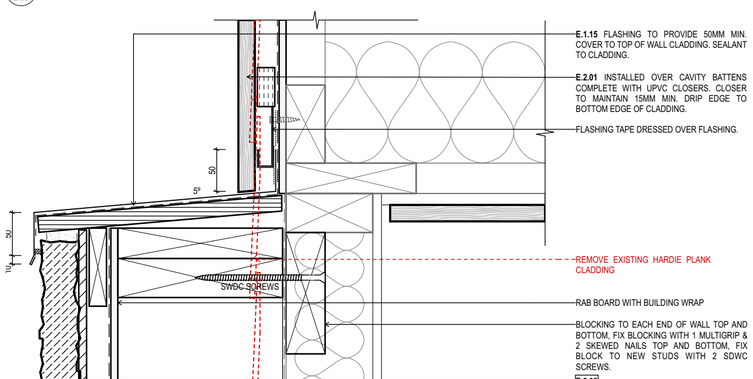
41 2.08 **STONE VENEER TO TIMBER INTERNAL CORNER**
SCALE 1:5



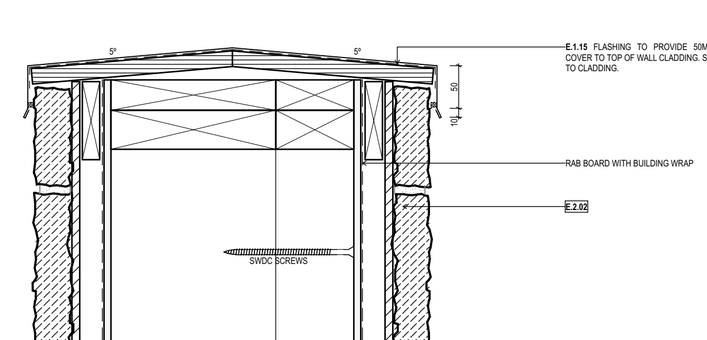
42 2.08 **STONE VENEER WING WALL**
SCALE 1:5



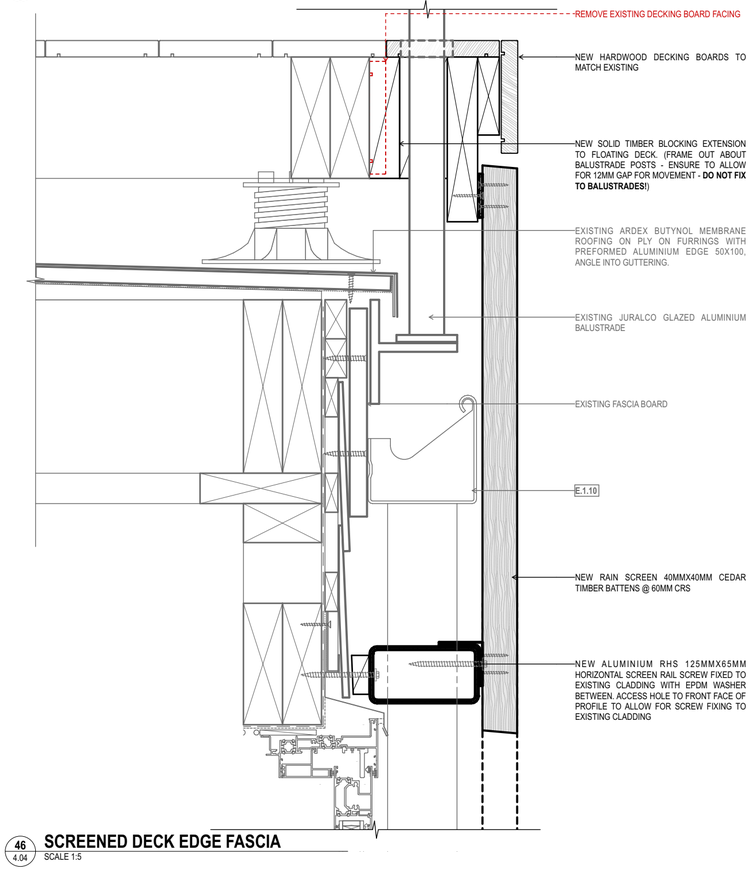
43 4.01 **SCREEN SILL TRACK GUIDE**
SCALE 1:5



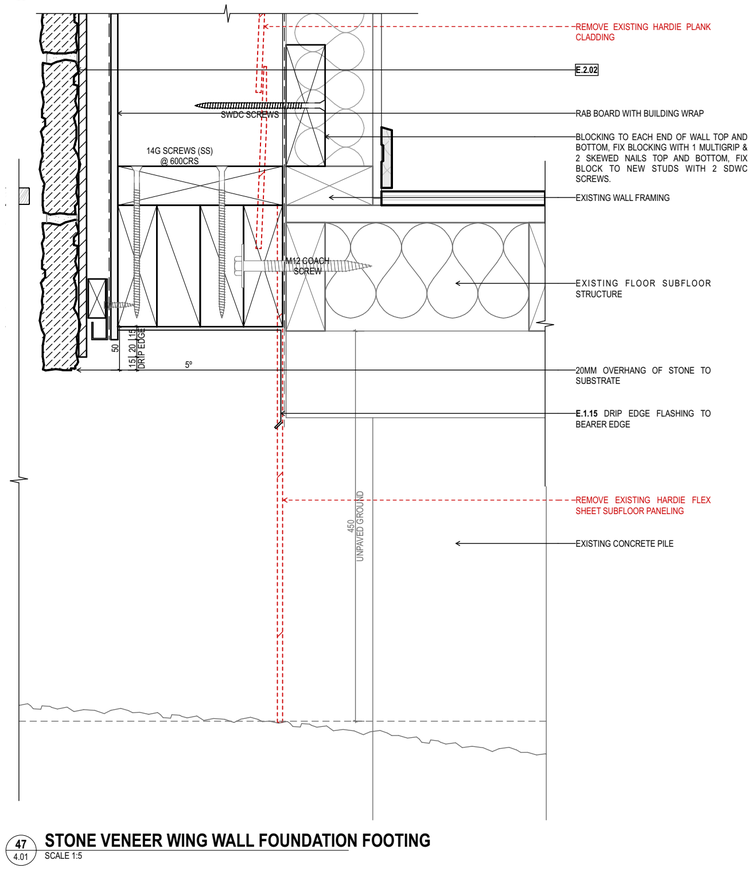
44 4.01 **STONE VENEER WING WALL HEAD FLASHING**
SCALE 1:5



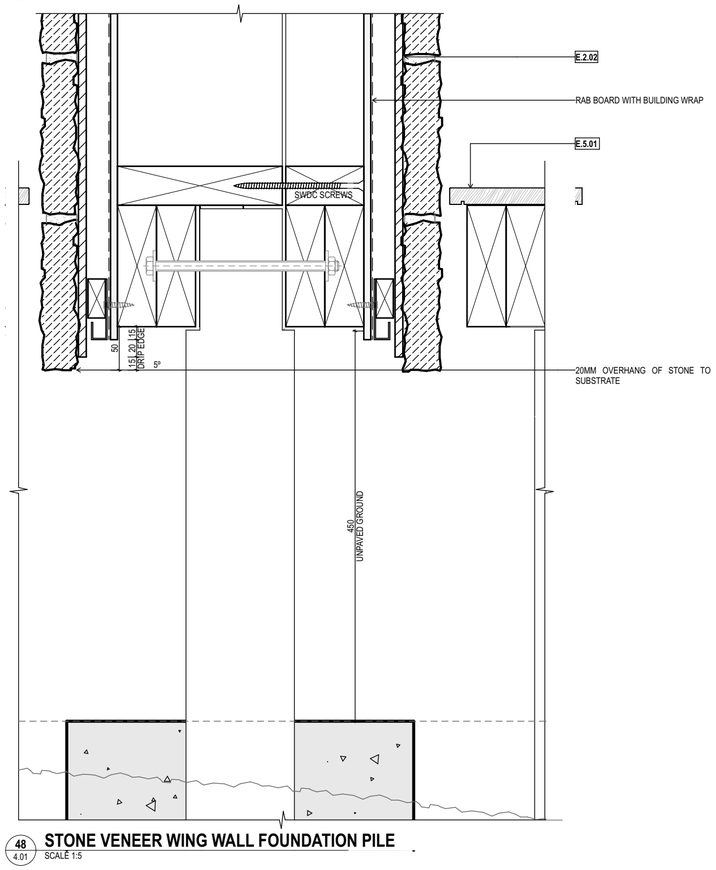
45 4.01 **STONE VENEER WING WALL HEAD CAPPING**
SCALE 1:5



46 4.04 **SCREENED DECK EDGE FASCIA**
SCALE 1:5



47 4.01 **STONE VENEER WING WALL FOUNDATION FOOTING**
SCALE 1:5



48 4.01 **STONE VENEER WING WALL FOUNDATION PILE**
SCALE 1:5

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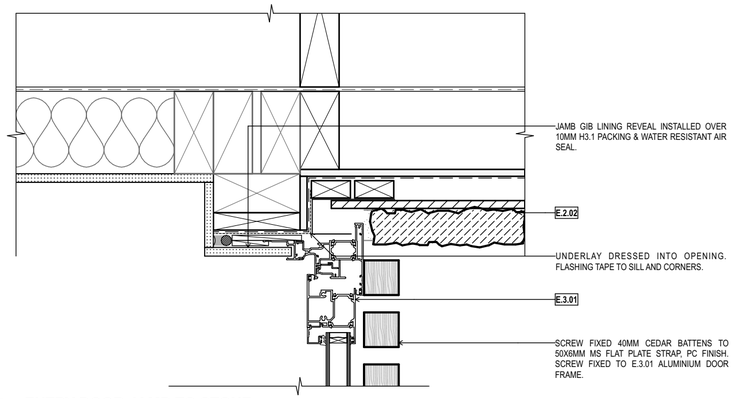
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD LAKE HAYES - QUEENSTOWN

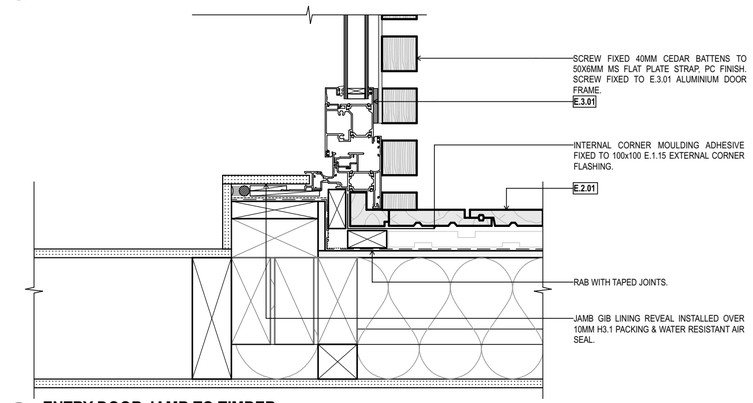
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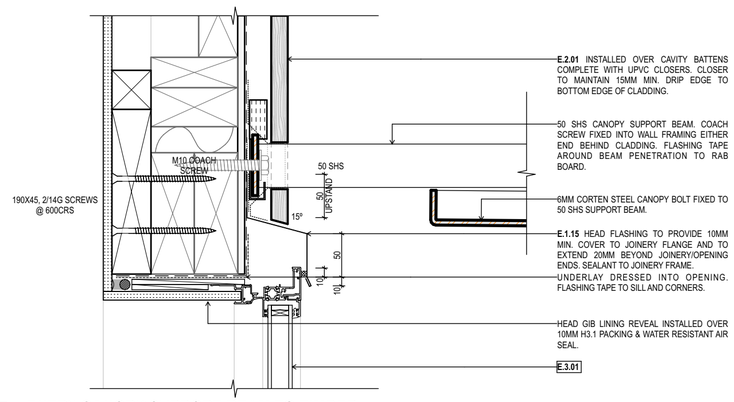
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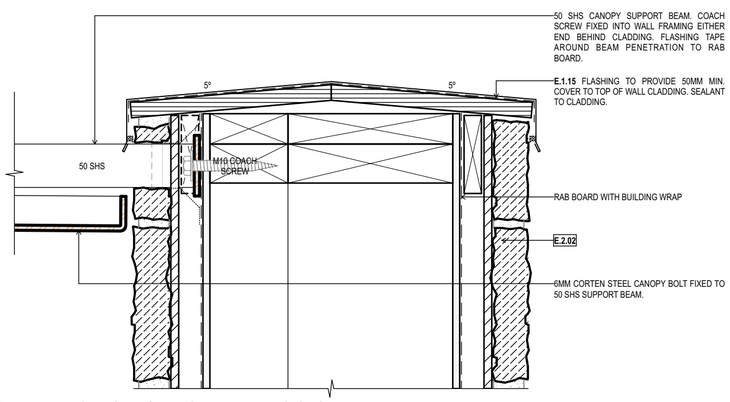
52 2.08 **ENTRY DOOR JAMB TO STONE**
SCALE 1:5



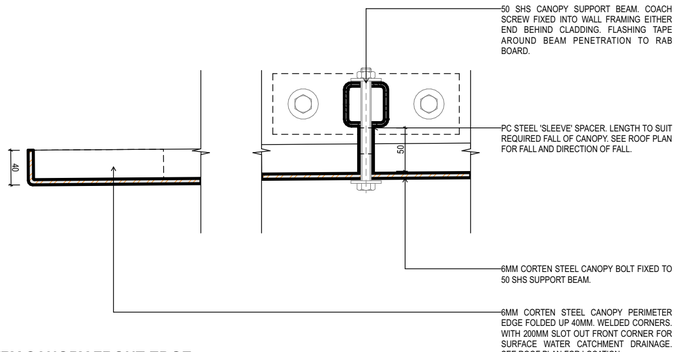
53 2.08 **ENTRY DOOR JAMB TO TIMBER**
SCALE 1:5



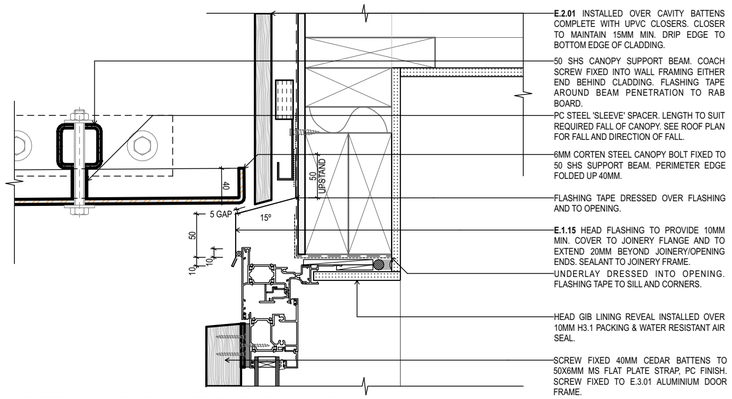
50 4.01 **ENTRY CANOPY SUPPORT BEAM TO TIMBER**
SCALE 1:5



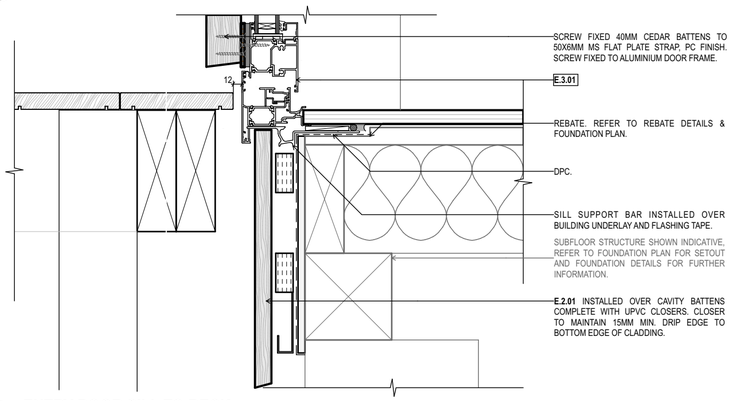
51 4.01 **ENTRY CANOPY SUPPORT BEAM TO STONE**
SCALE 1:5



54 4.04 **ENTRY CANOPY FRONT EDGE**
SCALE 1:5



55 4.04 **ENTRY CANOPY BACK EDGE TO DOOR HEAD**
SCALE 1:5



56 4.04 **ENTRY DOOR SILL TO DECK**
SCALE 1:5

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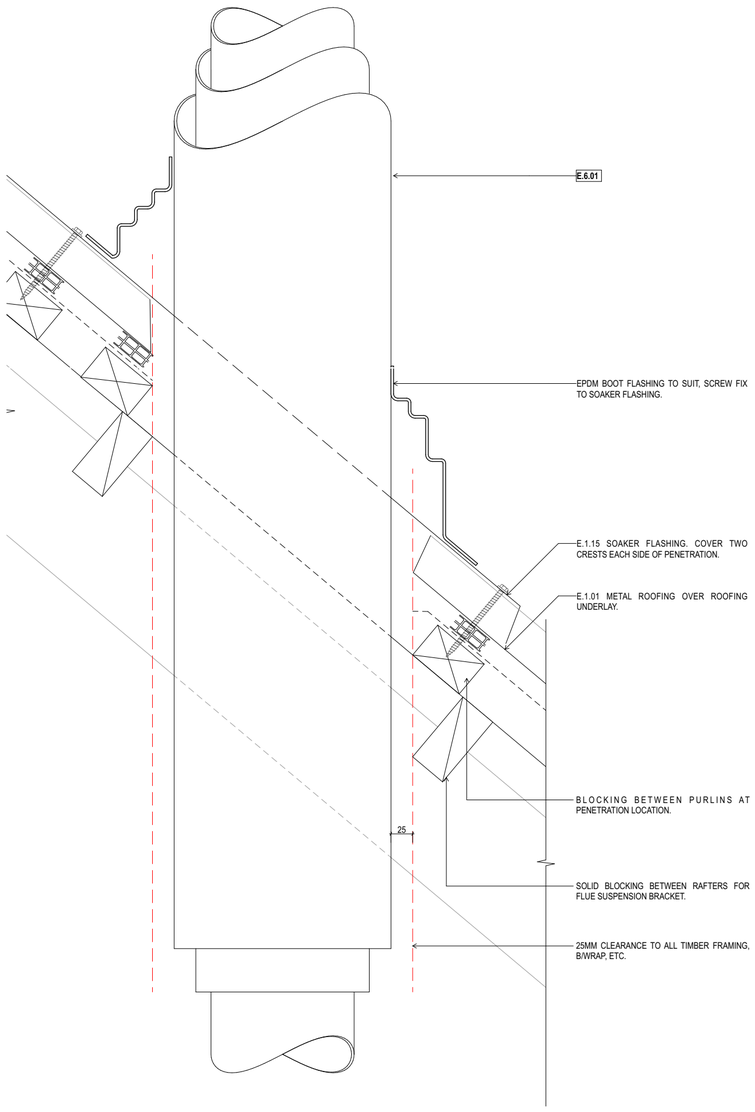
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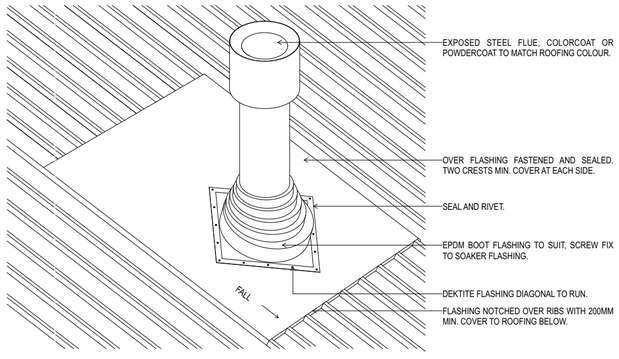
103 ARROWTOWN - LAKE HAYES ROAD
LAKE HAYES - QUEENSTOWN

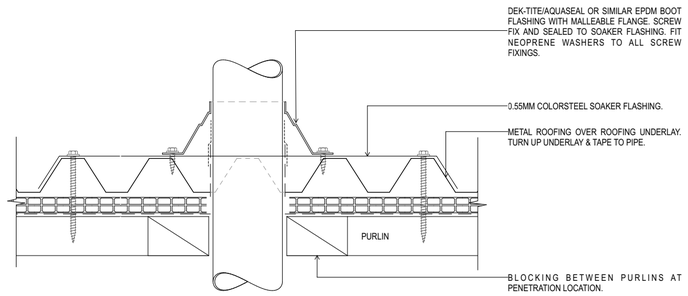
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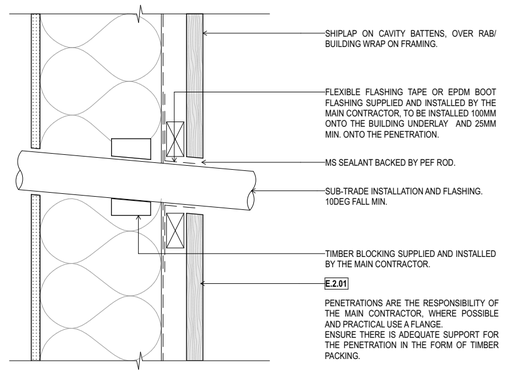
FLUE ROOF PENETRATION
PROFILE METAL ROOF





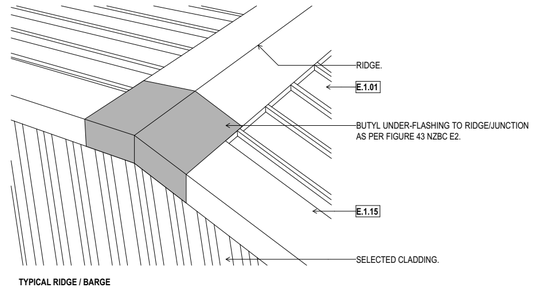
PENETRATIONS ARE THE RESPONSIBILITY OF THE MAIN CONTRACTOR, WHERE POSSIBLE AND PRACTICAL USE A FLANGE.
ENSURE THERE IS ADEQUATE SUPPORT FOR THE PENETRATION IN THE FORM OF TIMBER PACKING.

PIPE/DUCT ROOF PENETRATION
UP TO 500Ø

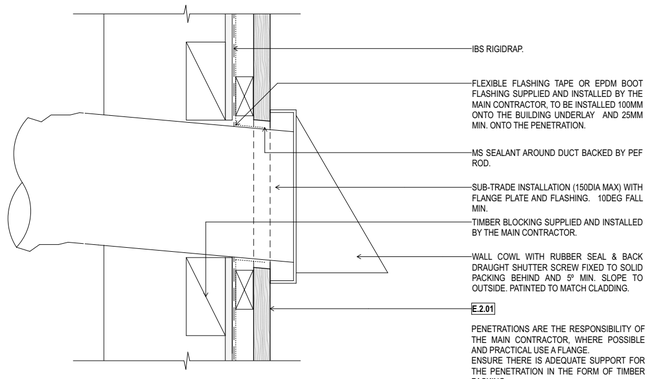


PENETRATIONS ARE THE RESPONSIBILITY OF THE MAIN CONTRACTOR, WHERE POSSIBLE AND PRACTICAL USE A FLANGE.
ENSURE THERE IS ADEQUATE SUPPORT FOR THE PENETRATION IN THE FORM OF TIMBER PACKING.

TIMBER CLADDING
PIPE PENETRATION

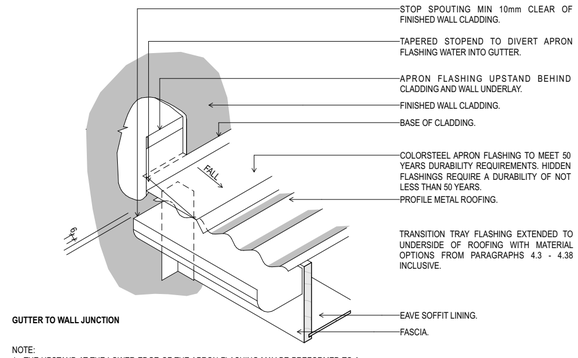


TYPICAL RIDGE / BARGE



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

TIMBER CLADDING
PIPE PENETRATION



GUTTER TO WALL JUNCTION

NOTE:
1 - THE UPSTAND AT THE LOWER EDGE OF THE APRON FLASHING MAY BE PREFORMED TO A LARGER SIZE AND THEN TRIMMED ON SITE TO SUIT.
2 - THE TRANSITION FLASHING BRIDGES GAP AT THE END OF THE FASCIA TO PROTECT THE SOFFIT FRAMING.
3 - WALL UNDERLAY OMITTED FOR CLARITY.

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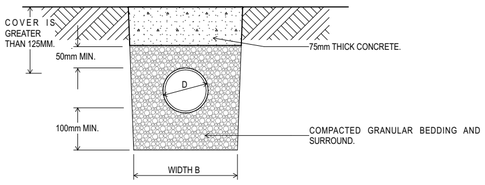
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PROJECT:
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

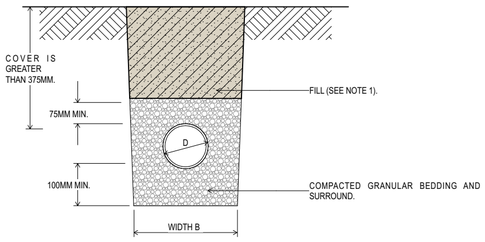
103 ARROWTOWN - LAKE HAYES ROAD LAKE HAYES - QUEENSTOWN

DRAWING TITLE:
COMPLIANCE DETAILS

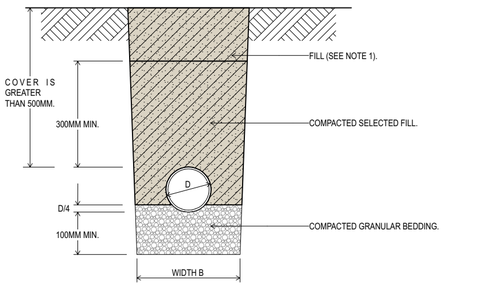
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(C) COVER GREATER THAN 125MM



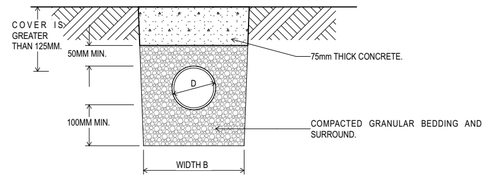
(B) COVER GREATER THAN 375MM
BEDDING TYPE 'D' OF NZS 4452



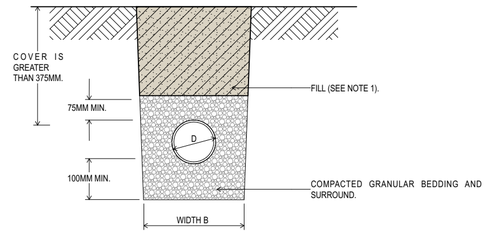
(A) COVER GREATER THAN 500MM

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

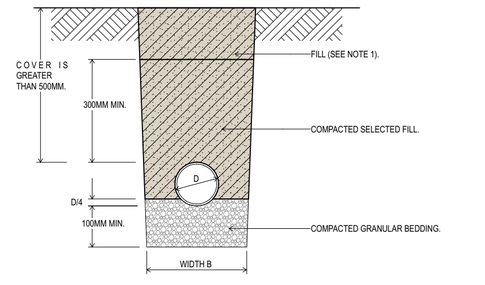
TYPICAL NZBC E1 SURFACE WATER BACK FILLING DETAIL



(C) COVER GREATER THAN 125MM AND 375MM



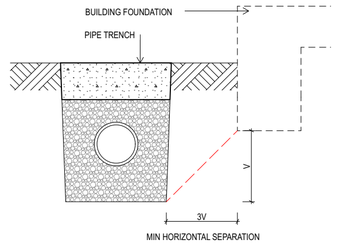
(B) BEDDING TYPE 'D' OF NZS 7643
COVER GREATER THAN 375MM



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

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

TYPICAL NZBC G13 FOUL WATER BACK FILLING DETAIL

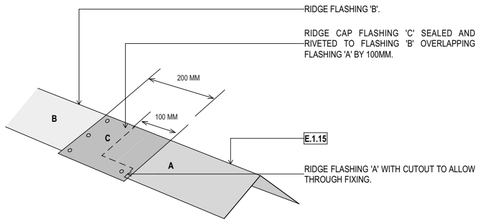


RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION
TO NZBC G13/AS1 FIGURE 8

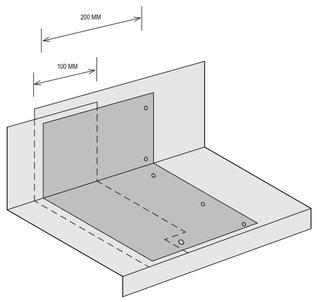
GENERAL NOTES:

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

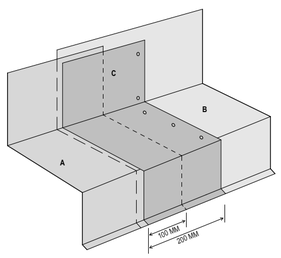
BACKFILL:
TO BE CLEAN AND WASHED AP40



RIDGE FLASHING
SLIP JOINT DETAIL

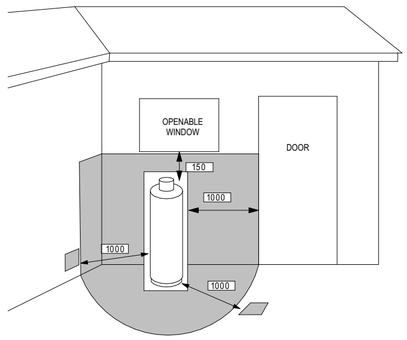


APRON FLASHING
SLIP JOINT DETAIL

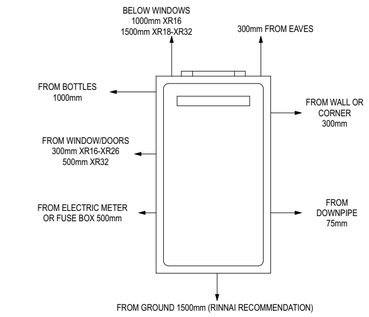


HORIZONTAL/HEAD FLASHING
SLIP JOINT DETAIL

GAS BOTTLES - MINIMUM CLEARANCE TO IGNITION SOURCES



SHADING INDICATES PROHIBITED AREA FOR A DRAIN OR OPENING

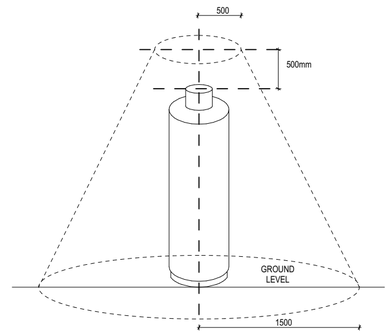


NZ Standards 5601.1:2013

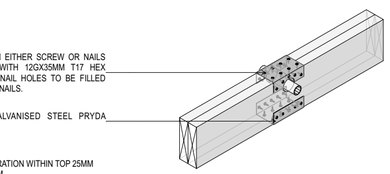
RINNAI GAS WATER HEATER CLEARANCES
EXTERNAL MODEL DIAGRAM

CLEARANCES AROUND CYLINDERS

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

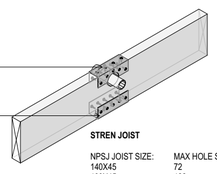


IGNITION SOURCE NOT TO BE WITHIN THE ENCOMPASSED AREA



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

PIPE PENETRATION DETAIL
PRYDA STREN JOIST DOUBLE

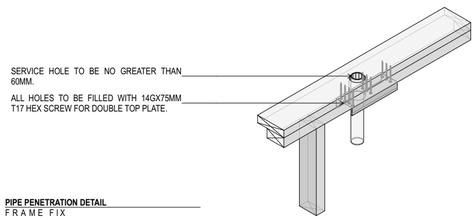


NOTE:
NO JOIST PENETRATION WITHIN TOP 25MM OR BOTTOM 40MM.

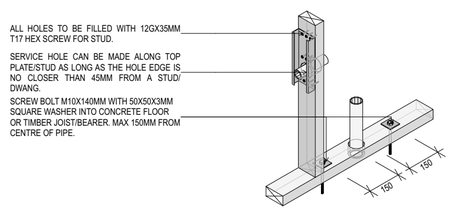
PIPE PENETRATION DETAIL
PRYDA STREN JOIST

STREN JOIST

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



PIPE PENETRATION DETAIL
FRAME FIX



PIPE PENETRATION DETAIL
FRAME FIX

STATUS / REVISION:

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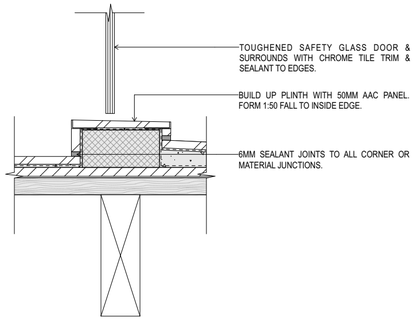
PROJECT:

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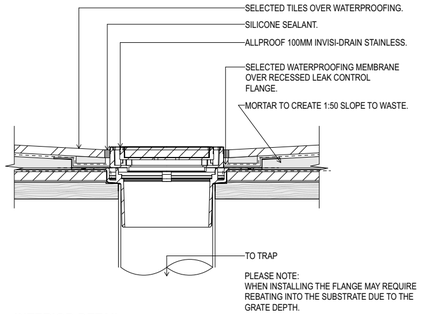
103 ARROWTOWN - LAKE HAYES ROAD
LAKE HAYES - QUEENSTOWN

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COMPLIANCE DETAILS

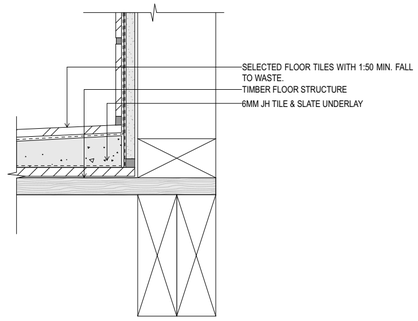
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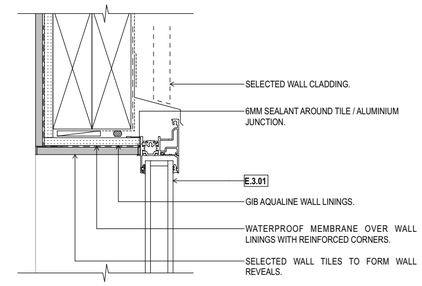
INTERIOR DETAIL
SHOWER - RAISED PLINTH/HOB



INTERIOR DETAIL
SHOWER - WASTE



INTERIOR DETAIL
SHOWER - BASE TO WALL



WINDOW HEAD
TILE REVEAL

STATUS / REVISION:

ISSUE	DATE	REV

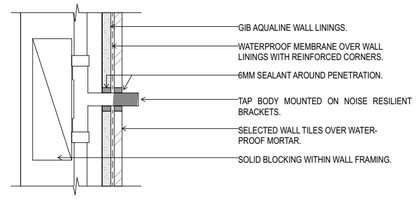
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BUILDING CONSENT

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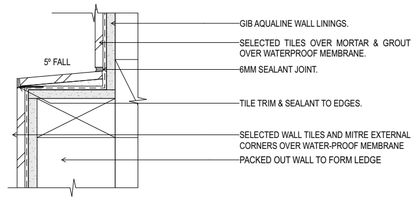
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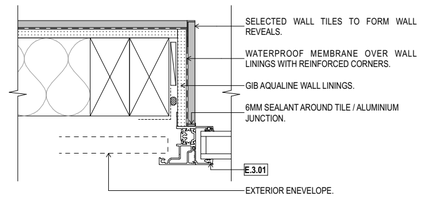
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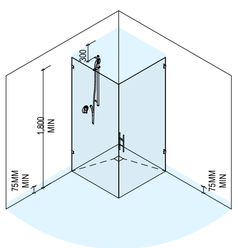
INTERIOR DETAIL
PIPE PENETRATION



INTERIOR DETAIL
SHOWER RECESSED SHELF

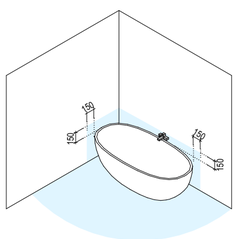


WINDOW JAMB
TILE REVEAL



MINIMUM REQUIREMENT FOR WATERPROOFING

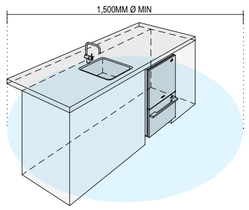
WATERPROOFING REQUIREMENTS
ENCLOSED SHOWER - TILE



MINIMUM REQUIREMENT FOR WATERPROOFING

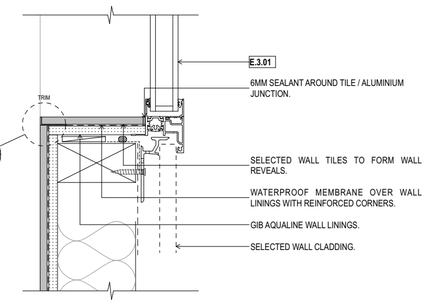
WATERPROOFING REQUIREMENTS
FREESTANDING BATH

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



MINIMUM REQUIREMENT FOR WATERPROOFING

WATERPROOFING REQUIREMENTS
SINK & WET AREA - TIMBER FLOORING



WINDOW SILL
TILE REVEAL

3

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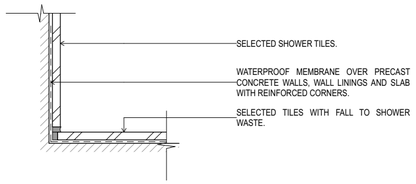
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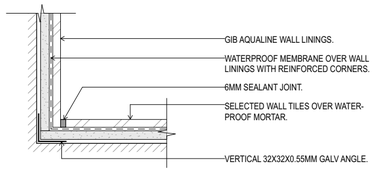
103 ARROWTOWN - LAKE HAYES ROAD
LAKE HAYES - QUEENSTOWN

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COMPLIANCE DETAILS

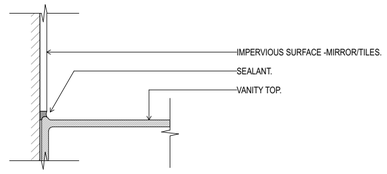
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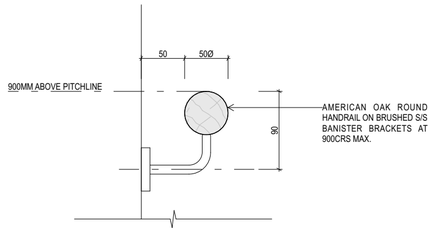
INTERIOR DETAIL
TILED WALL TO FLOOR JUNCTION



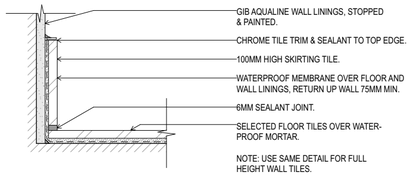
INTERIOR DETAIL
TILED WALL CORNER (PLAN VIEW)



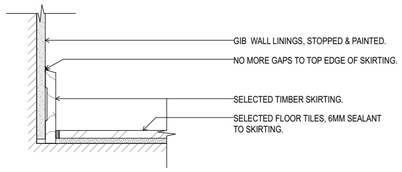
INTERIOR DETAIL
VANITY TOP



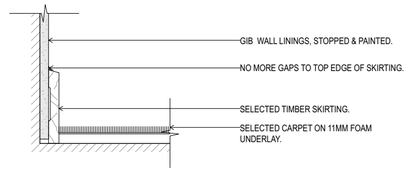
INTERIOR DETAIL
HAND RAIL



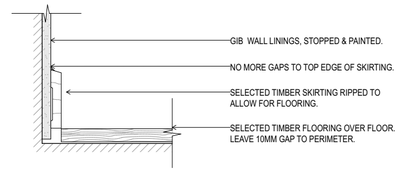
INTERIOR DETAIL
TILED FLOOR/SKIRTING



INTERIOR DETAIL
TILED FLOOR/SKIRTING



INTERIOR DETAIL
CARPET FLOOR/SKIRTING



INTERIOR DETAIL
TIMBER FLOOR/SKIRTING

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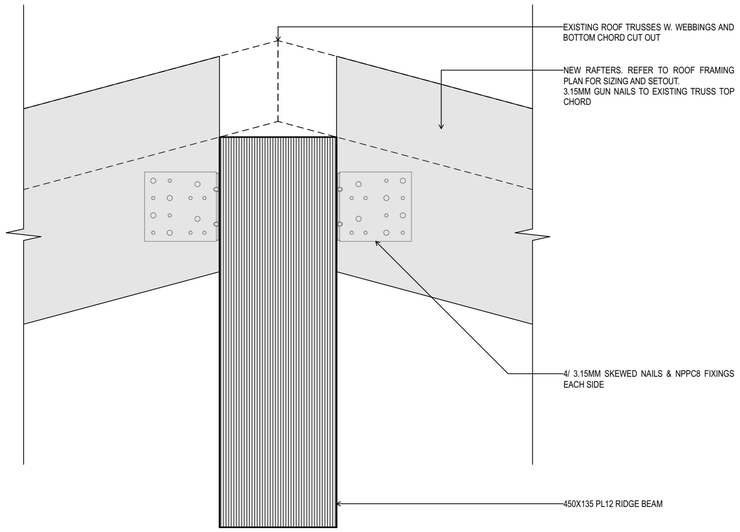
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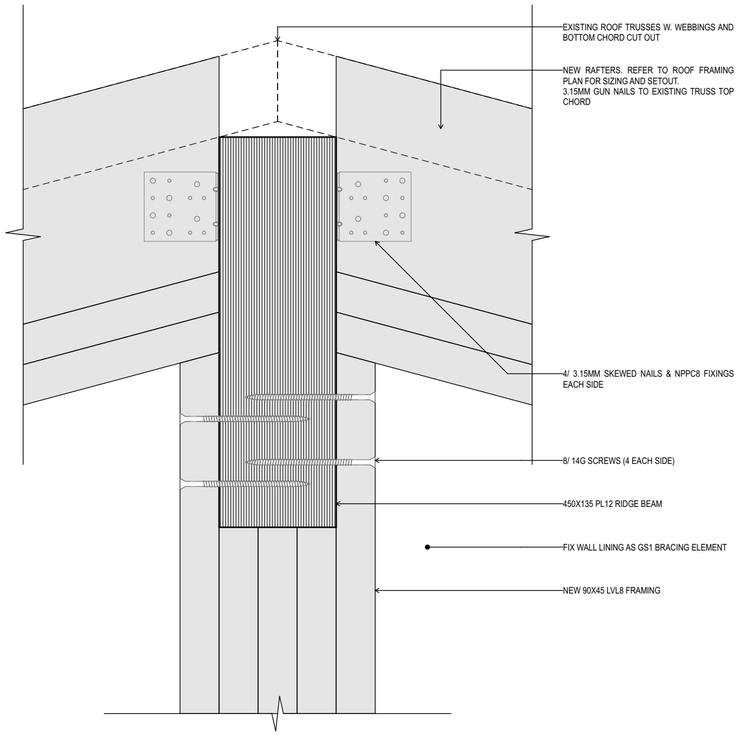
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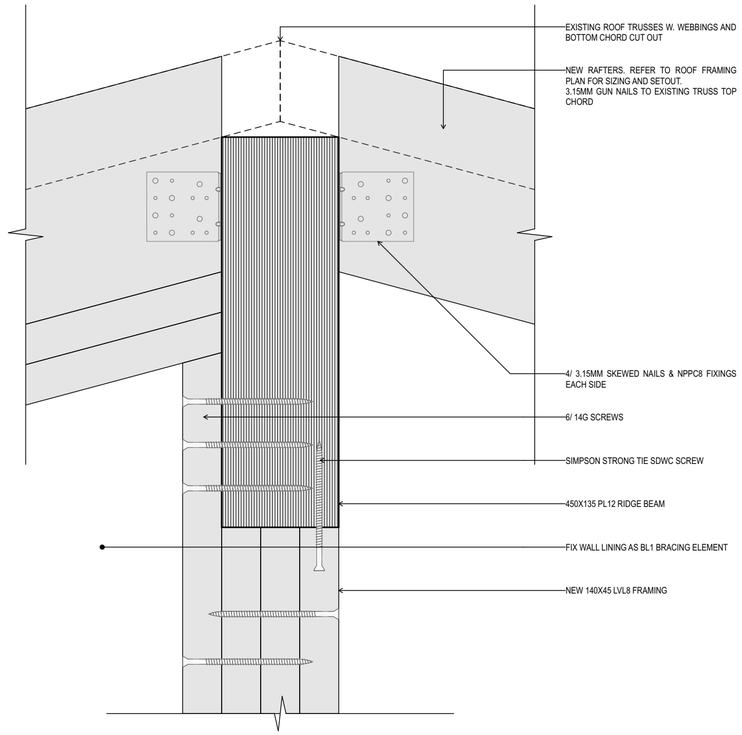
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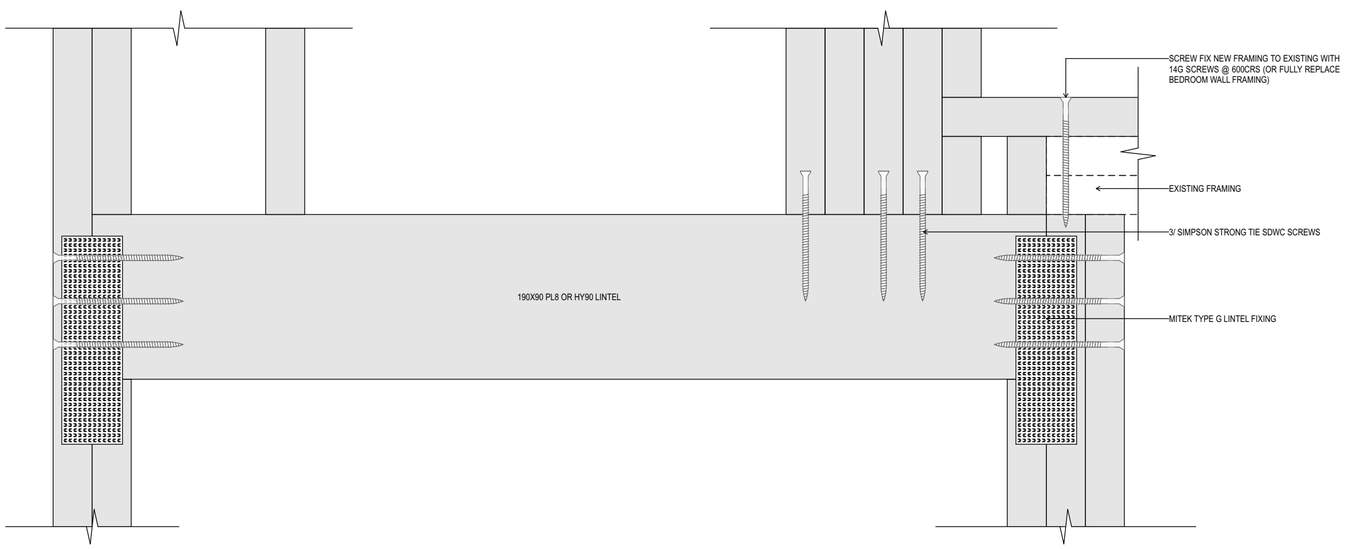
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1 #LayID **STRUCTURAL RIDGE BEAM DETAILS**
SCALE 1:5

STATUS / REVISION:

ISSUE	DATE	REV
DETAILED DESIGN	29/06/2026	B
DETAILED DESIGN	24/09/2026	C

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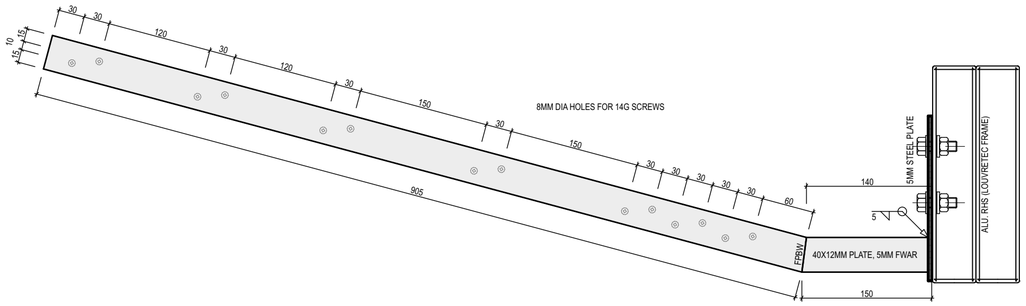
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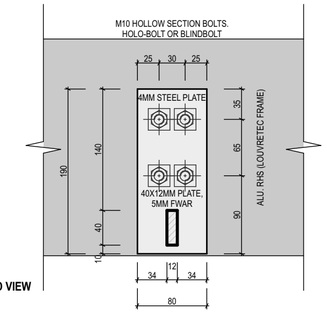
103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

DRAWING TITLE:
STRUCTURAL STEEL ELEVATIONS

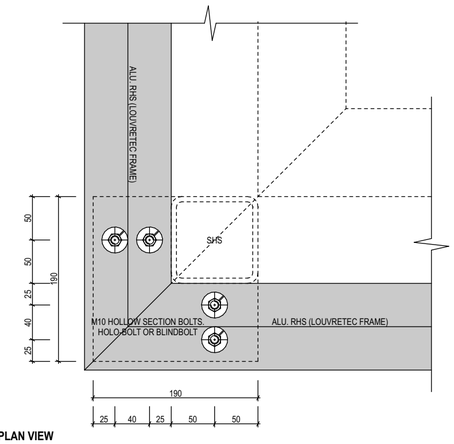
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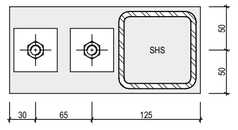
SECTION VIEW



END VIEW

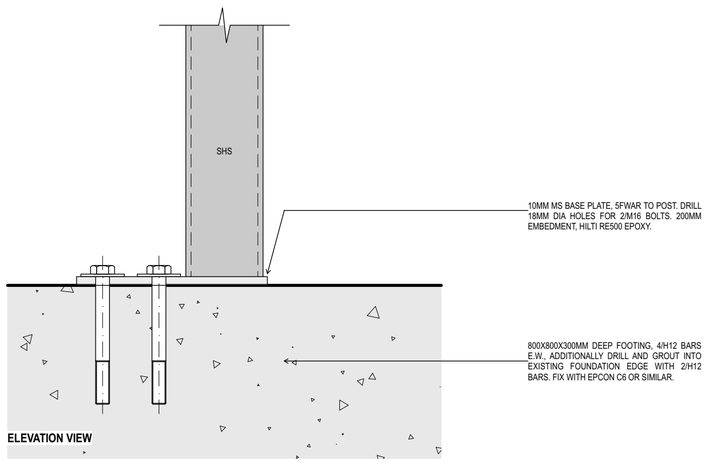


PLAN VIEW



PLAN VIEW

* WHERE POST IS ADJACENT TO A SLAB EDGE, ENSURE 60MM MIN OFFSET TO FIXING.



ELEVATION VIEW

ELEVATION VIEW

POST

SCALE 1:10

BASE

SCALE 1:10

1 #LayID **STRUCTURAL STEEL LOUVRE FRAME SUPPORT DETAILS**

SCALE 1:5

STATUS / REVISION:

ISSUE	DATE	REV
DETAILED DESIGN	29/06/2026	B
DETAILED DESIGN	24/09/2026	C

ISSUED FOR:

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PROJECT:

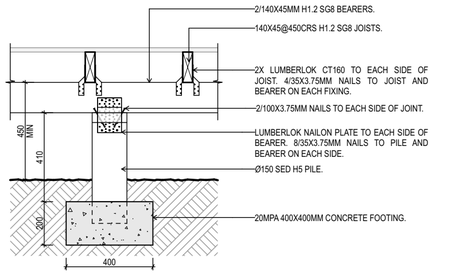
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD, LAKE HAYES, QUEENSTOWN

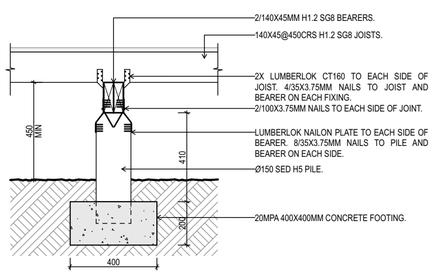
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STEEL STRUCTURE & CONCRETE PANEL LAYOUT PLAN

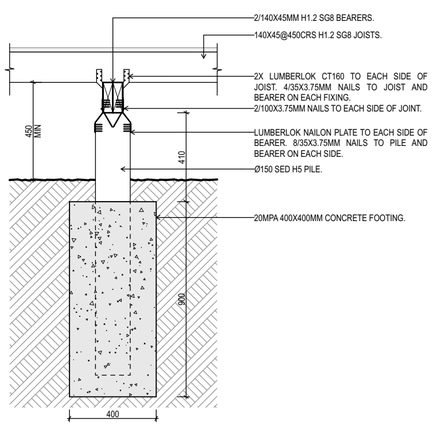
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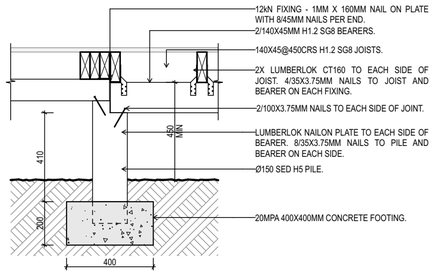
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SCALE: 1:20



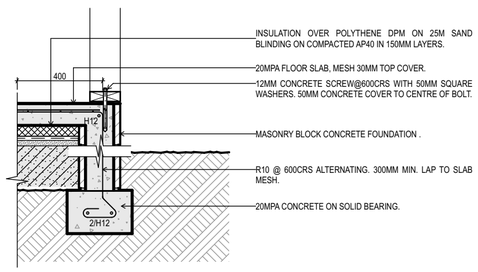
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SCALE: 1:20



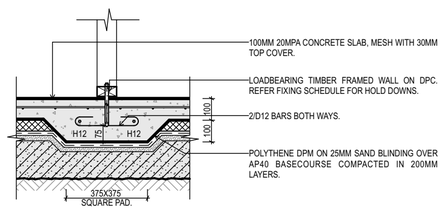
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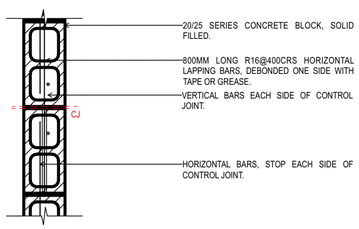
T04 2.09 **SPLICE BEARER DETAIL (12kN FIXING)**
SCALE: 1:20



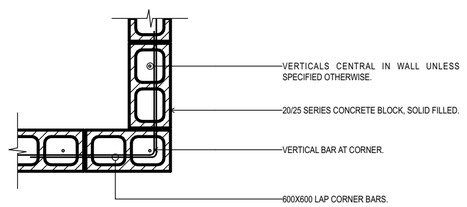
F01 2.09 **GARAGE SLAB FOUNDATION EDGE**
SCALE 1:20



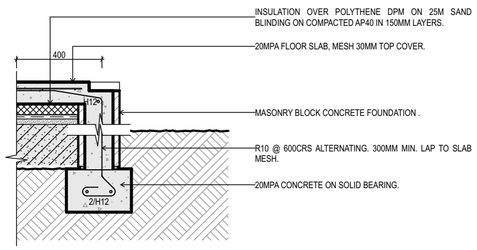
F02 2.09 **GARAGE SLAB FOUNDATION THICKENING**
SCALE 1:20



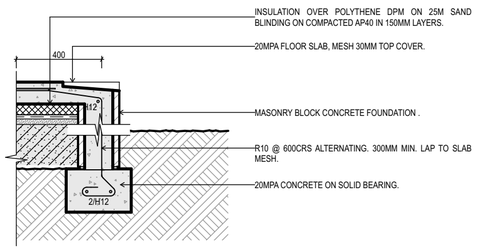
F03 2.09 **CONCRETE BLOCK DETAIL**
SCALE 1:20



F04 2.09 **CONCRETE BLOCK DETAIL**
SCALE 1:20



F05 2.09 **GARAGE SLAB FOUNDATION REBATE**
SCALE 1:20



F06 2.09 **GARAGE SLAB FOUNDATION REBATE**
SCALE 1:20

STATUS / REVISION:

ISSUE	DATE	REV

ISSUED FOR:
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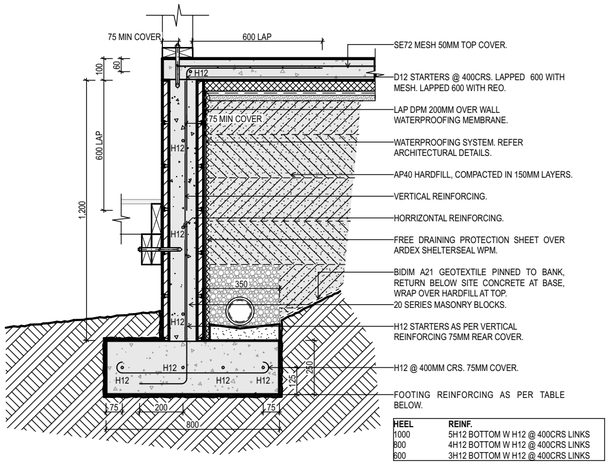
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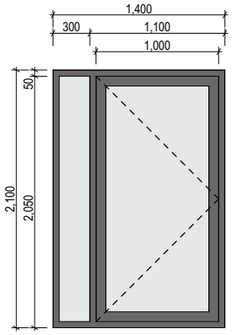
PROJECT:
HOUSE ALTERATIONS AND EXTENSION FOR
JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD
LAKE HAYES - QUEENSTOWN

DRAWING TITLE:
FOUNDATIONS

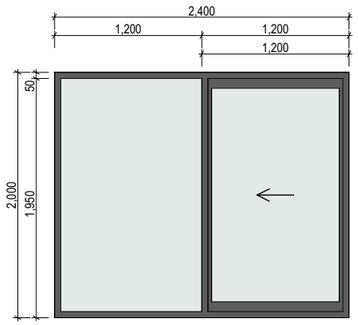
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JOB NO.:	2568		


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H12
350
H12
H12
H12



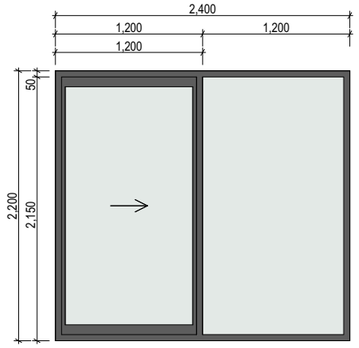
D01

GLAZING	DOUBLE GLAZED LAMINATED GRADE A SAFETY GLASS LOW E GLASS
HARDWARE	KEY LOCK TO BOTH SIDES
NOTES	ARCHITRAVES
SECURITY	MECHANICAL KEY PAD
SUITE	APL RESIDENTIAL THERMAL HEART SERIES



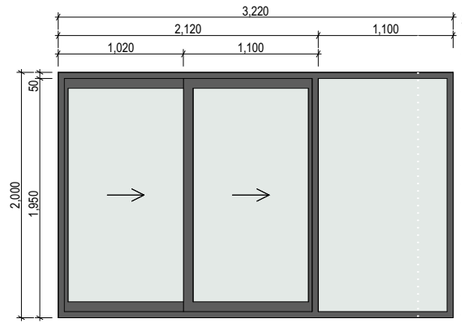
D02

GLAZING	DOUBLE GLAZED LAMINATED GRADE A SAFETY GLASS LOW E GLASS
NOTES	ARCHITRAVES
SUITE	APL RESIDENTIAL THERMAL HEART SERIES



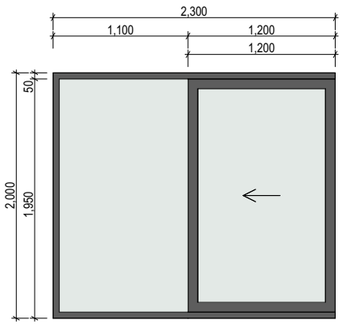
D03

GLAZING	DOUBLE GLAZED LAMINATED GRADE A SAFETY GLASS LOW E GLASS
NOTES	ARCHITRAVES
SUITE	APL RESIDENTIAL THERMAL HEART SERIES



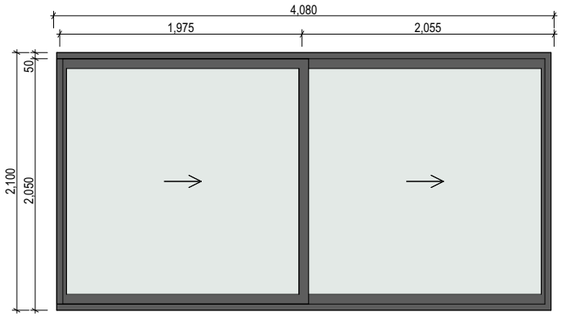
D04

GLAZING	DOUBLE GLAZED LAMINATED GRADE A SAFETY GLASS LOW E GLASS
NOTES	ARCHITRAVES
SUITE	APL RESIDENTIAL THERMAL HEART SERIES



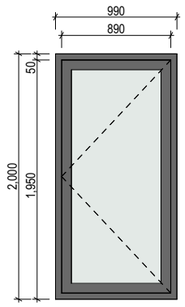
D05

GLAZING	DOUBLE GLAZED LAMINATED GRADE A SAFETY GLASS LOW E GLASS
NOTES	ARCHITRAVES
SUITE	APL RESIDENTIAL THERMAL HEART SERIES



D06

GLAZING	DOUBLE GLAZED LAMINATED GRADE A SAFETY GLASS LOW E GLASS
NOTES	ARCHITRAVES
SUITE	APL METRO THERMAL HEART SERIES SURFACE SLIDER



D07

GLAZING	DOUBLE GLAZED LAMINATED GRADE A SAFETY GLASS LOW E GLASS
HARDWARE	DOOR HOOK - WALL MOUNTED KEY LOCK TO BOTH SIDES
NOTES	ARCHITRAVES
SUITE	APL RESIDENTIAL THERMAL HEART SERIES

EXTERNAL DOOR AND WINDOW NOTES

ALUMINIUM DOORS & WINDOWS
- ALUMINIUM DOOR & WINDOW FINISH SHALL BE ***POWDERCOAT***
- USE ***APL RESIDENTIAL THERMAL SUITE*** ALUMINIUM UNLESS LARGER SECTIONS ARE REQUIRED OR AS SPECIFIED, U.N.O.
- FIT ***APL URBO*** HARDWARE TO ALL DOOR & WINDOW UNITS.
- CONFIRM ALL OPENING SIZES ON SITE PRIOR TO FABRICATION.
- ALL GLAZING TO BE ALLOWED IN ***HIGH PERFORMANCE LOW-E DOUBLE GLAZED, ARGON GAS***, UNLESS STATED OTHERWISE.
- ALL ALUMINIUM JOINERY SHALL COMPLY WITH NZS 4211:1985.
- REFER ALSO TO THE FLOOR PLAN FOR OPENING DIRECTIONS.
- ALL JAMBS SHALL BE 25MM ASH OR SIMILAR TO MATCH INTERIOR WALL LININGS, UNLESS DETAILED OTHERWISE AS GIB REVEAL RETURNED. 40X10 ASH OR SIMILAR ARCHITRAVES TO TIMBER REVEALS TO MATCH WALL LININGS. TIMBER SELECTION TBC BY INTERIOR DESIGNER SPECIFICATION TO MATCH WALL LININGS.
- ALL OPENING SASHES SHALL BE FITTED WITH ***DOUBLE SNIB*** HANDLES.
- WHERE OPENING WINDOWS ARE SHOWN AT FIRST FLOOR LEVEL, THESE SHALL HAVE RESTRICTORS OR KEY-LOCKS AS NOTED.
- MIN. R VALUE FOR DOORS AND WINDOWS IS R-0.5 AND R-0.65 FOR SKYLIGHTS IN CLIMATE ZONE 6.

COLOUR
- DOORS, SASHES & FRAMES EXTERIOR COLOUR TO BE ***E.3.01***.
- DOORS, SASHES & FRAMES INTERIOR COLOUR TO BE ***E.3.01***.
- HARDWARE SHALL BE FINISH IN ***TBC***.
- COLOUR SHALL BE CONFIRMED WITH CLIENT PRIOR TO FABRICATION.

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

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

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

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

SKYLIGHT COLOUR
- SKYLIGHT FRAMING EXTERIOR COLOUR TO ***E.3.03***
- HARDWARE SHALL BE FINISH TO MATCH.
- COLOUR SHALL BE CONFIRMED WITH CLIENT PRIOR TO FABRICATION.

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

GARAGE DOOR
- GARAGE DOOR COLOUR TO ***E.3.02*** IN SPECIFICATION NOTES.
- CONFIRM NUMBER OF REMOTE CONTROLS WITH OWNER.

NOTES

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

STATUS / REVISION:

ISSUE	DATE	REV
DETAILED DESIGN	24/09/2026	C

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PROJECT:

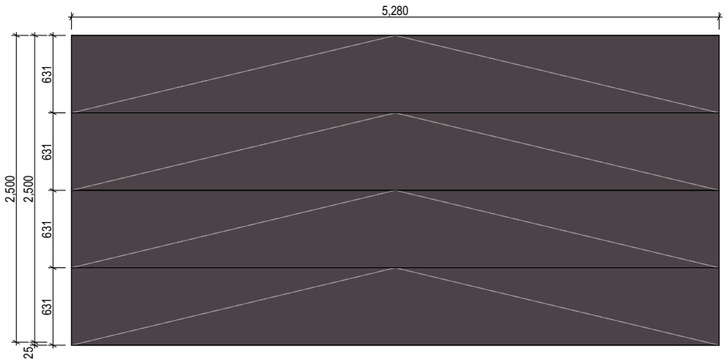
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD LAKE HAYES - QUEENSTOWN

DRAWING TITLE:

EXTERIOR JOINERY

PAGE SIZE:	A3	DRAWING NO.:	A-7.01
DRAWN:	JH		
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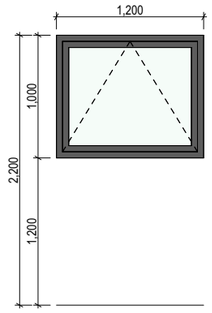
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NOTES REFER TO E.3.10 ON SHEET A-0.02



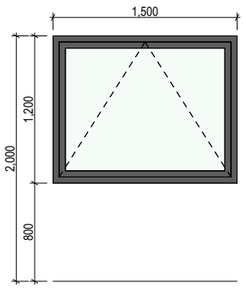
W01

GLAZING	DOUBLE GLAZED
	LAMINATED GRADE A SAFETY GLASS
	LOW E GLASS
	MILK FILM OBSCURED GLASS
HARDWARE	100MM STAY RESTRICTOR
NOTES	TILED REVEAL
SUITE	APL RESIDENTIAL THERMAL HEART SERIES



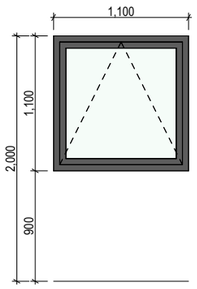
W02

GLAZING	DOUBLE GLAZED
	LAMINATED GRADE A SAFETY GLASS
	LOW E GLASS
	MILK FILM OBSCURED GLASS
HARDWARE	100MM STAY RESTRICTOR
NOTES	TILED REVEAL
SUITE	APL RESIDENTIAL THERMAL HEART SERIES



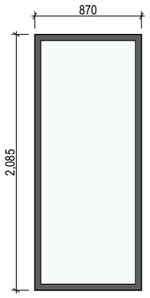
W03

GLAZING	DOUBLE GLAZED
	LAMINATED GRADE A SAFETY GLASS
	LOW E GLASS
	MILK FILM OBSCURED GLASS
HARDWARE	100MM STAY RESTRICTOR
NOTES	TILED REVEAL
SUITE	APL RESIDENTIAL THERMAL HEART SERIES



W04

GLAZING	DOUBLE GLAZED
	LAMINATED GRADE A SAFETY GLASS
	LOW E GLASS
	MILK FILM OBSCURED GLASS
HARDWARE	100MM STAY RESTRICTOR
NOTES	TILED REVEAL
SUITE	APL RESIDENTIAL THERMAL HEART SERIES



W05

GLAZING	LAMINATED GRADE A SAFETY GLASS
	LOW E GLASS
	DOUBLE GLAZED
NOTES	GIB LINER ADAPTORS
SUITE	APL RESIDENTIAL THERMAL HEART SERIES

EXTERNAL DOOR AND WINDOW NOTES

ALUMINIUM DOORS & WINDOWS
- ALUMINIUM DOOR & WINDOW FINISH SHALL BE ***POWDERCOAT***
- USE ***APL RESIDENTIAL THERMAL SUITE*** ALUMINIUM UNLESS LARGER SECTIONS ARE REQUIRED OR AS SPECIFIED, U.N.O.
- FIT ***APL URBO*** HARDWARE TO ALL DOOR & WINDOW UNITS.
- CONFIRM ALL OPENING SIZES ON SITE PRIOR TO FABRICATION.
- ALL GLAZING TO BE ALLOWED IN ***HIGH PERFORMANCE LOW-E DOUBLE GLAZED, ARGON GAS***, UNLESS STATED OTHERWISE.
- ALL ALUMINIUM JOINERY SHALL COMPLY WITH NZS 4211:1985.
- REFER ALSO TO THE FLOOR PLAN FOR OPENING DIRECTIONS.
- ALL JAMBS SHALL BE 25MM ASH OR SIMILAR TO MATCH INTERIOR WALL LININGS, UNLESS DETAILED OTHERWISE AS GIB REVEAL RETURNED. 40X10 ASH OR SIMILAR ARCHITRAVES TO TIMBER REVEALS TO MATCH WALL LININGS. TIMBER SELECTION TBC BY INTERIOR DESIGNER SPECIFICATION TO MATCH WALL LININGS.
- ALL OPENING SASHES SHALL BE FITTED WITH ***DOUBLE SNIB*** HANDLES.
- WHERE OPENING WINDOWS ARE SHOWN AT FIRST FLOOR LEVEL, THESE SHALL HAVE RESTRICTORS OR KEY-LOCKS AS NOTED.
- MIN. R VALUE FOR DOORS AND WINDOWS IS R-0.5 AND R-0.65 FOR SKYLIGHTS IN CLIMATE ZONE 6.

COLOUR
- DOORS, SASHES & FRAMES EXTERIOR COLOUR TO BE ***E.3.01***.
- DOORS, SASHES & FRAMES INTERIOR COLOUR TO BE ***E.3.01***.
- HARDWARE SHALL BE FINISH IN ***TBC***.
- COLOUR SHALL BE CONFIRMED WITH CLIENT PRIOR TO FABRICATION.

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

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

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

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

SKYLIGHT COLOUR
- SKYLIGHT FRAMING EXTERIOR COLOUR TO ***E.3.03***
- HARDWARE SHALL BE FINISH TO MATCH.
- COLOUR SHALL BE CONFIRMED WITH CLIENT PRIOR TO FABRICATION.

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

GARAGE DOOR
- GARAGE DOOR COLOUR TO ***E.3.02*** IN SPECIFICATION NOTES.
- CONFIRM NUMBER OF REMOTE CONTROLS WITH OWNER.

NOTES

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

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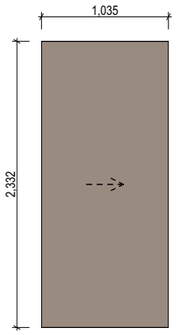
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

103 ARROWTOWN - LAKE HAYES ROAD LAKE HAYES - QUEENSTOWN

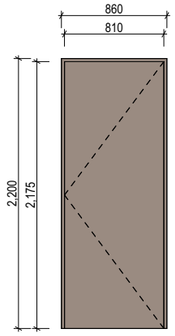
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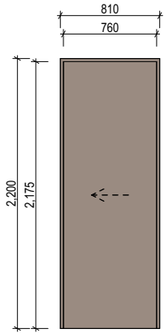
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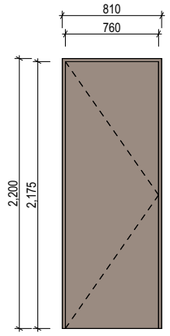
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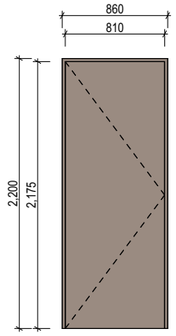
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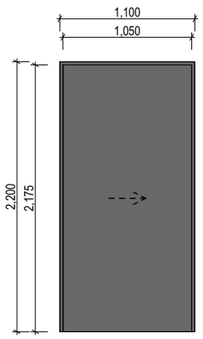
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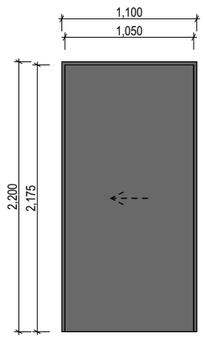
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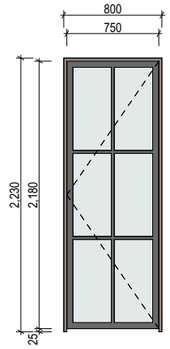
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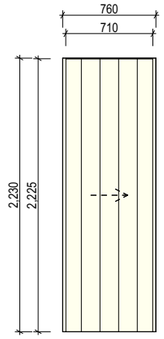
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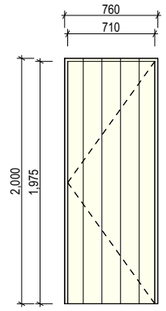
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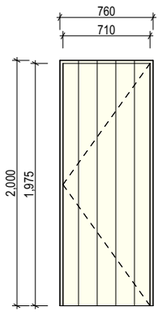
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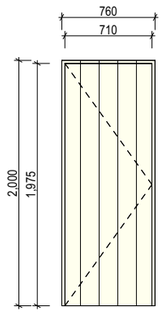
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INTERIOR DOORS

INTERIOR DOORS

- GENERALLY ALL INTERIOR DOORS SHALL BE MADE READY FOR A ***OIL/ STAINED FINISH*** TO DOOR LEAFS, AND ***OIL/STAINED FINISH*** TO FRAMES INCLUDING JAMBS & PLANTED STOPS.
- REFER ALSO TO THE FLOOR PLAN FOR OPENING DIRECTIONS OF DOORS.
- HARDWARE SHALL BE FITTED NEATLY AND EASED WHERE REQUIRED ONCE PAINTED.
- DOOR LEAVES SHALL BE UNDERCUT JUST ENOUGH TO ALLOW A FREE AND EASY SWING OVER THE FINISHED SURFACES, BUT NOT UNDERCUT ENOUGH TO ALLOW EXCESSIVE LIGHT AND DRAFT THROUGH.
- DOORS SHALL BE SUPPLIED PRE-HUNG IN THEIR JAMBS WITH FOUR BRUSHED STAINLESS STEEL HINGES PER DOOR.
- DOOR LEAFS SHALL BE ***SOLID CORE, FLUSH PANEL***.
- FRAMES SHALL BE ***25MM TIMBER TO MATCH WALL LININGS, WITH ARCHITRAVES 40X10MM***.

ALUMINIUM DOORS & WINDOWS

- FEATURE 'FEDERATION' FRAMED/ GLAZED DOOR TO WINE CELLAR. REFER TO INTERIOR DESIGN SELECTIONS FOR FURTHER SPECIFICATION.

COLOUR

- DOOR LEAFS SHALL BE ***OILED/STAINED NATURAL TIMBER***.
- DOOR FRAMES SHALL BE PAINTED ***OILED/STAINED NATURAL TIMBER***.
- HARDWARE SHALL BE FINISHED IN ***TBC, REFER TO INTERIOR DESIGNER SELECTIONS***.
- ALL FINISHES/COLOURS SHALL BE CONFIRMED WITH INTERIOR DESIGNER PRIOR TO FABRICATION.

SET OUT

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

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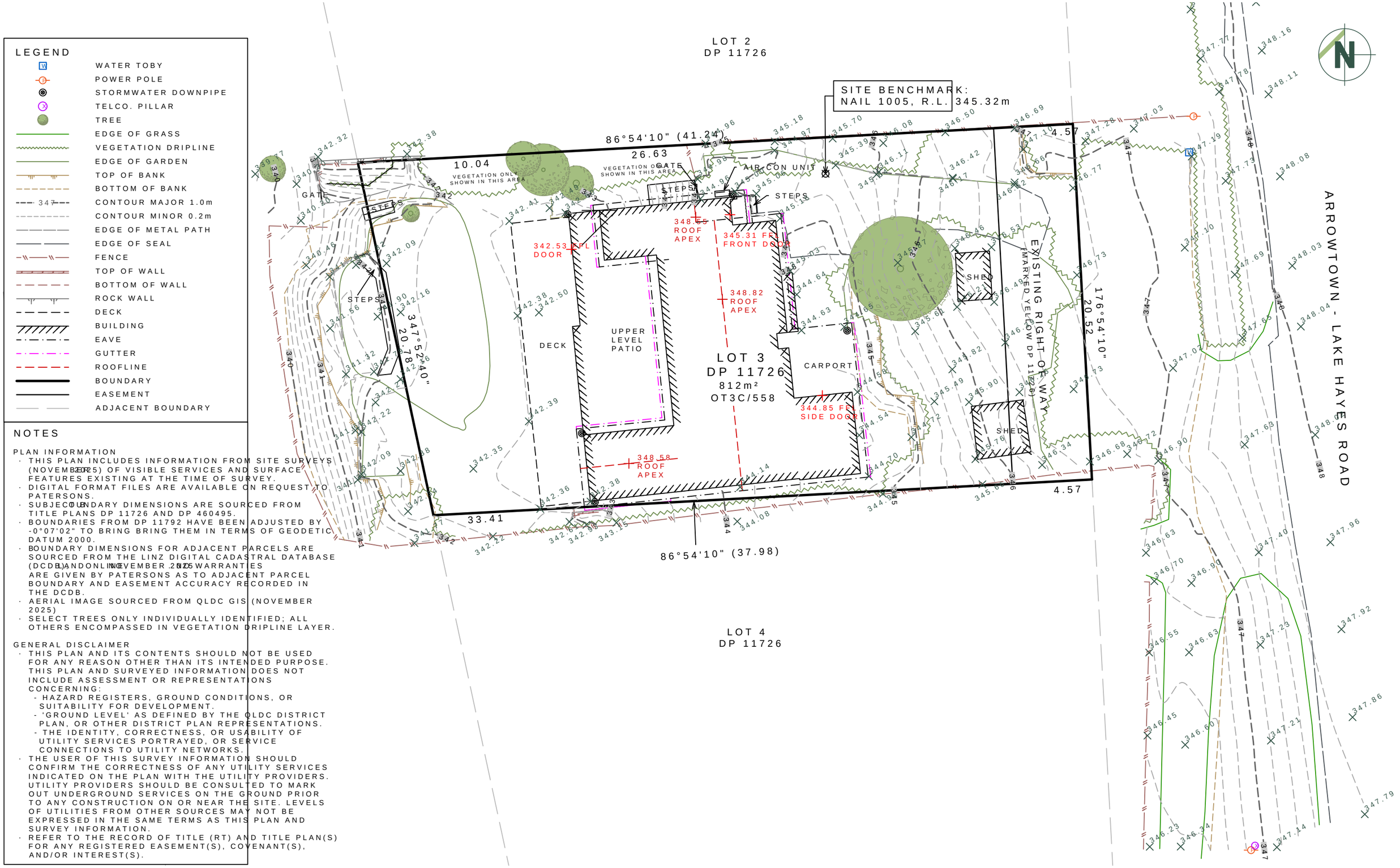
HOUSE ALTERATIONS AND EXTENSION FOR JANE WALDEN-GREEN & STEPHEN GREEN

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INTERIOR JOINERY

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LEGEND

- WATER TOBY
- POWER POLE
- STORMWATER DOWNPIPE
- TELCO. PILLAR
- TREE
- EDGE OF GRASS
- VEGETATION DRIPLINE
- EDGE OF GARDEN
- TOP OF BANK
- BOTTOM OF BANK
- CONTOUR MAJOR 1.0m
- CONTOUR MINOR 0.2m
- EDGE OF METAL PATH
- EDGE OF SEAL
- FENCE
- TOP OF WALL
- BOTTOM OF WALL
- ROCK WALL
- DECK
- BUILDING
- EAVE
- GUTTER
- ROOFLINE
- BOUNDARY
- EASEMENT
- ADJACENT BOUNDARY

NOTES

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DRAWING TITLE
TOPOGRAPHIC SURVEY

DATUM INFORMATION
COORDINATE SYSTEM NZGD2000
MOUNT NICHOLAS CIRCUIT
DATUM NZVD2016
ORIGIN OF COORDINATES ST 5 DP 7064
ORIGIN OF LEVELS PEG 1 SO 557531, 348.254m

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DESIGNED			
DRAWN	JP	11.11.25	
REVIEWED	BC	18.11.25	
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