Griffith / Santos Residence

2139 Gibbston Highway,
Gibbston, Queenstown

A1 FLOOR PLANS		
A101	Site Plan	1:200
A102	Existing Ground Floor Plan	1:75
A103	Demolition Ground Floor Plan	1:75
A104	Proposed Ground Floor Plan	1:75
A105	Proposed Ground Floor Plan	1:50
A106	Proposed Foundation / Drainage Plan	1:75
A107	Existing Roof Plan	1:75
A108	Demolition Roof Plan	1:75
A109	Proposed Roof Plan	1:75
A110	Proposed Roof Framing Plan	1:75
A2 ELEVATIONS		
A201	Existing Elevations	1:50
A202	Existing Elevations	1:50
A203	Existing Elevations	1:50
A204	Existing Elevations	1:50
A205	Proposed Elevations	1:50
A206	Proposed Elevations	1:50
A207	Proposed Elevations	1:50
A208	Proposed Elevations	1:50
A3 SECTIONS		
A301	Sections	1:50
A302	Sections	1:50
A303	Sections	1:50
A304	Sections	1:50
A305	Sections	1:50
A306	Sections	1:50
A4 DETAILS		
A401	Details	1:5
A402	Details	1:5
A403	Details	1:5
A404	Details	1:5
A405	Details	1:5
A5 SCHEDULES		
A501	Door & Window Schedule	1:50



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Visualisations

A001



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Visualisations

A002



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Visualisations

A003



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SCALE
SCALE DOUBLED AT A3

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Visualisations

A004



1. Site Plan
Scale 1:1000



1. Site Plan
Scale 1:200

N

SITE INFO:

Address:	2139 Gibbston Highway Gibbston Queenstown
Legal Description: IN LOT 22 DP 27121	LOT 1 DP 398812 HAVING 1/26 SH
Title:	974436
Site Area:	2.47ha (more or less)

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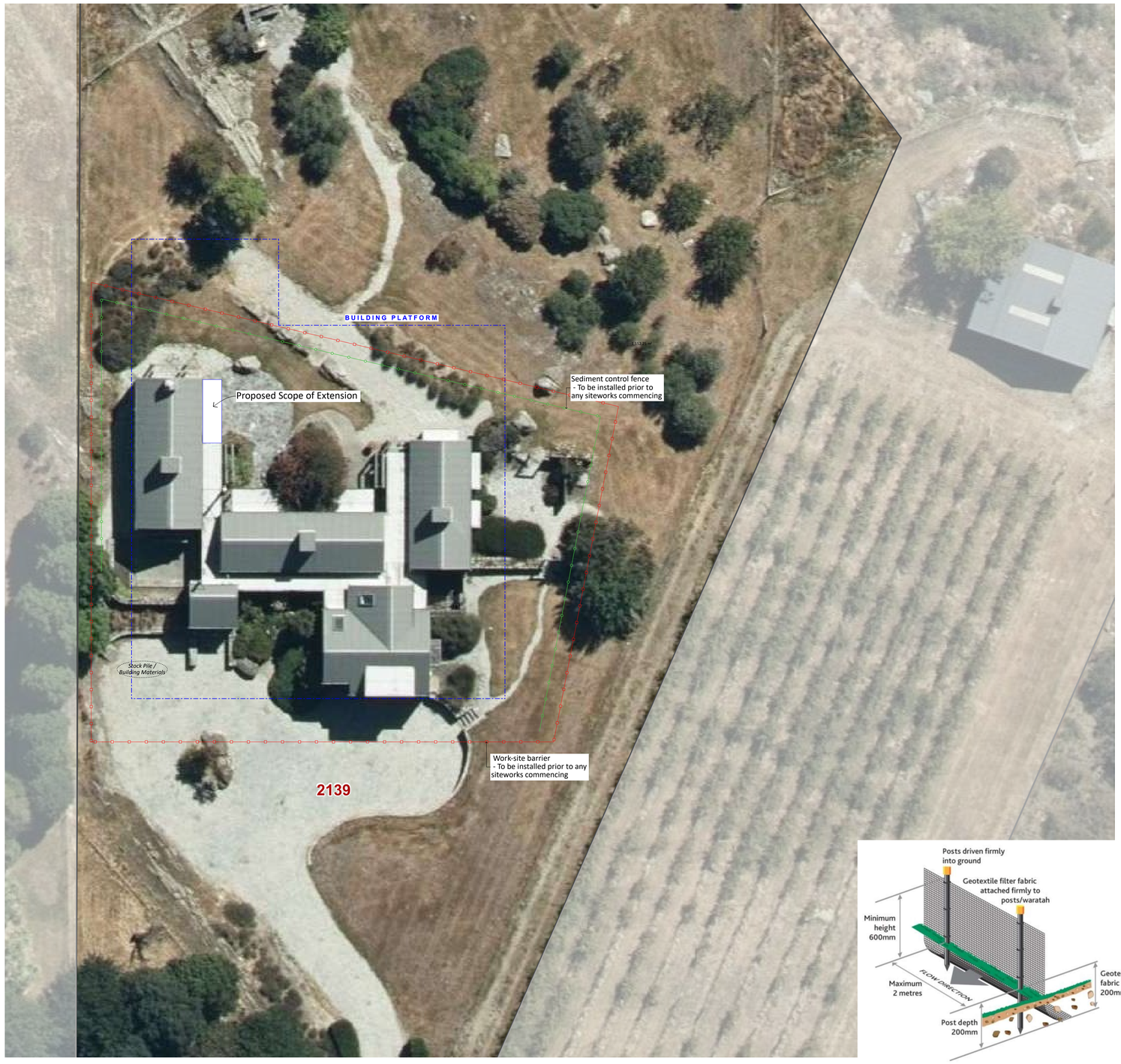
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Location Plan

A005



1. Site Plan
Scale 1:200

NORTH

PROJECT INFO:

Address:	2139 Gibbston Highway Gibbston Queenstown
Legal Description:	Lot 1 DP 398812 HAVING 1/26 SH IN Lot 22 DP 27121
Title:	974436
Site Area:	2.47ha (more or less)
Planning Zone:	-
Wind Zone:	Very High
Earthquake Zone:	Zone 2
Exposure Zone:	Zone B
Sea Spray Zone:	No
Climate Zone:	Zone 6

SITE PLAN LEGEND

Boundary Line

Boundary setback as per local District Plan

BUILDINGS / PROPOSED BUILDINGS

Driveway / Paved Area
Sealed Concrete
- 1:100min falls as shown, typically away from dwelling
- finish to have slip resistance to comply with NZBC D1/AS1

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

All drawings to be read in conjunction with engineering/ consultants documentation.

Confirm all existing services on site.

Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.

All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

Person responsible for implimentation and maintenance is Main Contractor TBC

SEDIMENT CONTROL FENCE:
Refer to QLDC Guidance Document Earthworks

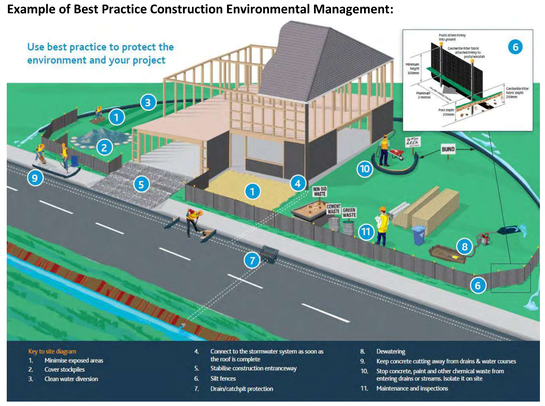
Sediment control fence:

WORK-SITE BARRIERS

Work-site barriers to be installed in accordance with NZBC F5/AS1 Table 1, all work-site barriers to be erected prior to commencement of works.

Work-site Barrier:

Example of Best Practice Construction Environmental Management:



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Site Plan

A101



NORTH

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Refer to Door and Window Schedules for lintel sizes.

WALL NOTES:

Existing External and Internal Walls

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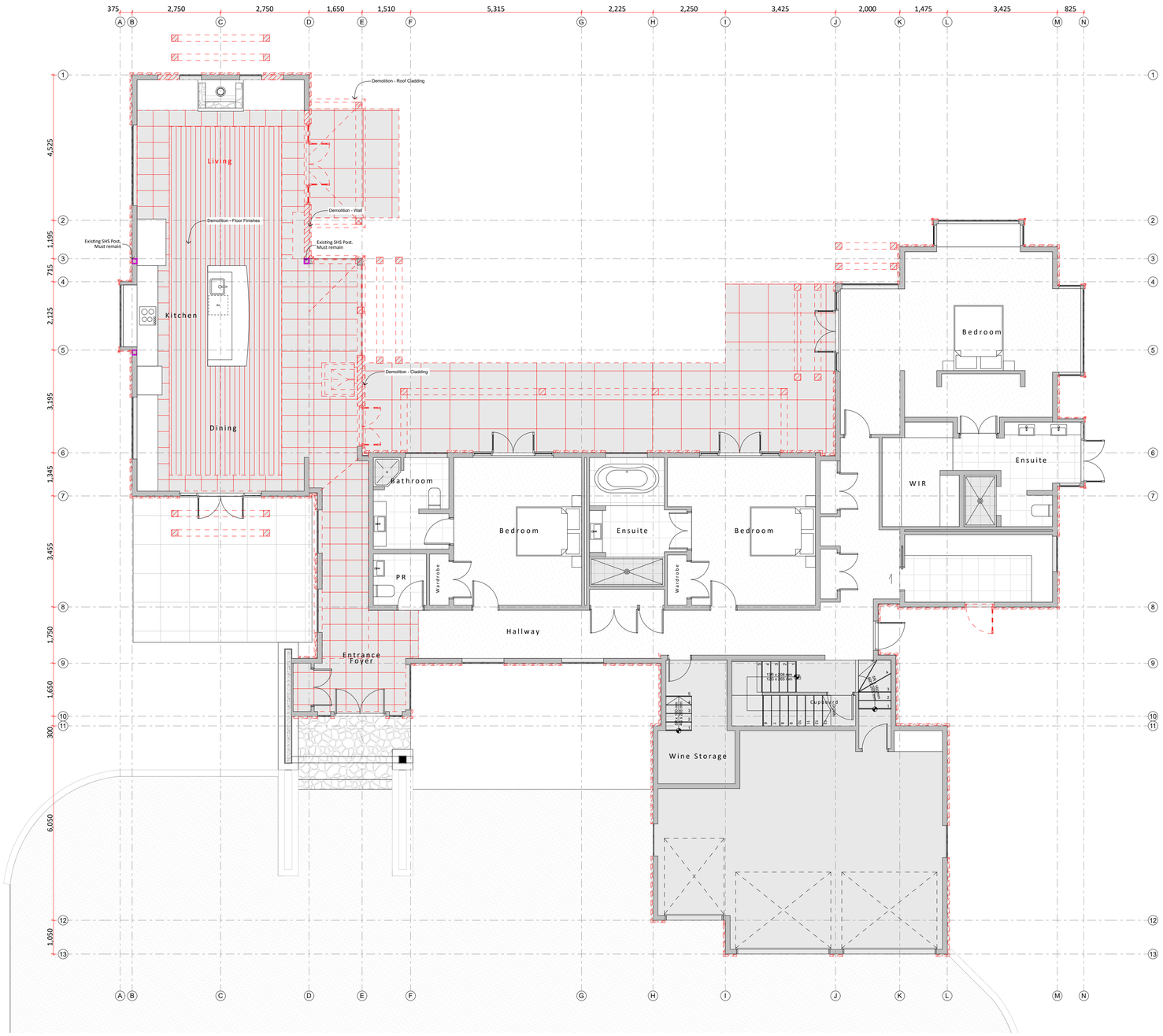
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Existing Ground Floor Plan

A102



NORTH

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Refer to Door and Window Schedules for lintel sizes.

WALL NOTES:

Existing External and Internal Walls

DEMOLITION LEGEND

To be demolished

ASBESTOS:
If any asbestos is discovered during the proposed building work, prior to removal, review current regulations on removal of asbestos on the Work Safe website or contact Work Safe NZ and contact the council's hazardous website.
If Asbestos containing material is uncovered or damaged during works:
• Stop work immediately.
• Keep people away.
• Minimise the risk of contamination/spreading.
• Get advice from asbestos experts.
In the event that asbestos needs to be removed:
• A licensed asbestos remover must remove all friable asbestos (in powder form).
• For non-friable asbestos (not able to be crumbled) over 10m2, a licensed asbestos remover must be contacted to deal with the removal.
Refer to https://worksafe.govt.nz/ topicandindustry/ asbestos/ for furtherinformation.

Notes

DEM1 **Demolition - Cladding**
Carefully remove all existing plaster cladding

DEM2 **Demolition - Wall**
Carefully remove noted walls

DEM3 **Demolition - Floor Finishes**
Carefully remove noted floor finishes

DEM4 **Demolition - Roof Cladding**
Carefully remove noted roof cladding

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Demolition Ground Floor Plan

A103



NORTH

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Refer to Door and Window Schedules for lintel sizes.

WALL NOTES:

Existing External and Internal Walls

Internal timber framed walls to be **90x45mm** H1.2 SG8 timber, studs @ **600mm** crs, dwangs @ 800mm crs.

1.0m high wall: Internal timber framed walls to be **90x45mm** H1.2 SG8 timber, studs @ **600mm** crs, dwangs @ 800mm crs.

External timber framed walls to be **140x45mm** H1.2 SG8 timber, studs @ **600mm** crs, 140x45mm SG8 H1.2 dwangs @ 800mm crs, unless noted otherwise.

Vertical Weatherboard - External timber framed walls to be **140x45mm** H1.2 SG8 timber, studs @ **600mm** crs, 90x45mm SG8 H1.2 dwangs @ **480mm** crs, unless noted otherwise.

Top Plate Fixing: Top plate to be fixed to studs @ 600mm max crs with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise
Bottom Plate Fixing: Proprietary anchor's @ 900mm max crs with 50x50x3mm flat washer unless noted otherwise

H1 COMPLIANCE

ROOF (RAFTERS):	R3.6 (180mm) Pink Batts Superbatts Ceiling Insulation
WALL (140):	R3.2 (140mm) Pink Batts Ultra Wall Insulation
FLOOR SLAB:	Concrete Foundation + 50mm polystyrene underslab insulation
GLAZING:	R0.5

Existing Wall, Ceiling and Timber Floor Insulation, ensure each element meets the minimum R Value in NZBC H1/AS1 (as per table 2.1.2.2B), if insulation is removed or needs replaced.
- Wall: R2.0
- Roof: R6.6
- Foundation: R1.6
- Glazing: R0.5

Ensure there is a thermal break (strips of sheet material) on steel framing installed on the outside of the framing. The thermal break must have an R Value of atleast R0.25.
Example: Wrap steel in 10mm polystyrene, glue fixed.
Example: 20mm deep vertical thermal break 15mm wider than the stud.

Ensure boxed sections of steel framing to have insulation fitted into the concealed spaces.

LEGEND - ELECTRICAL

150mm Inline extract fan

SD Cavius Smoke Alarm, Interconnected type 1 domestic alarms be installed to NZBC F7/AS1 with hush facility

Electrical layout, indicatively shown.
- All Electrical outlet locations to be confirmed onsite with Builder & Client

GENERAL NOTES:

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer NZBC G4/AS1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

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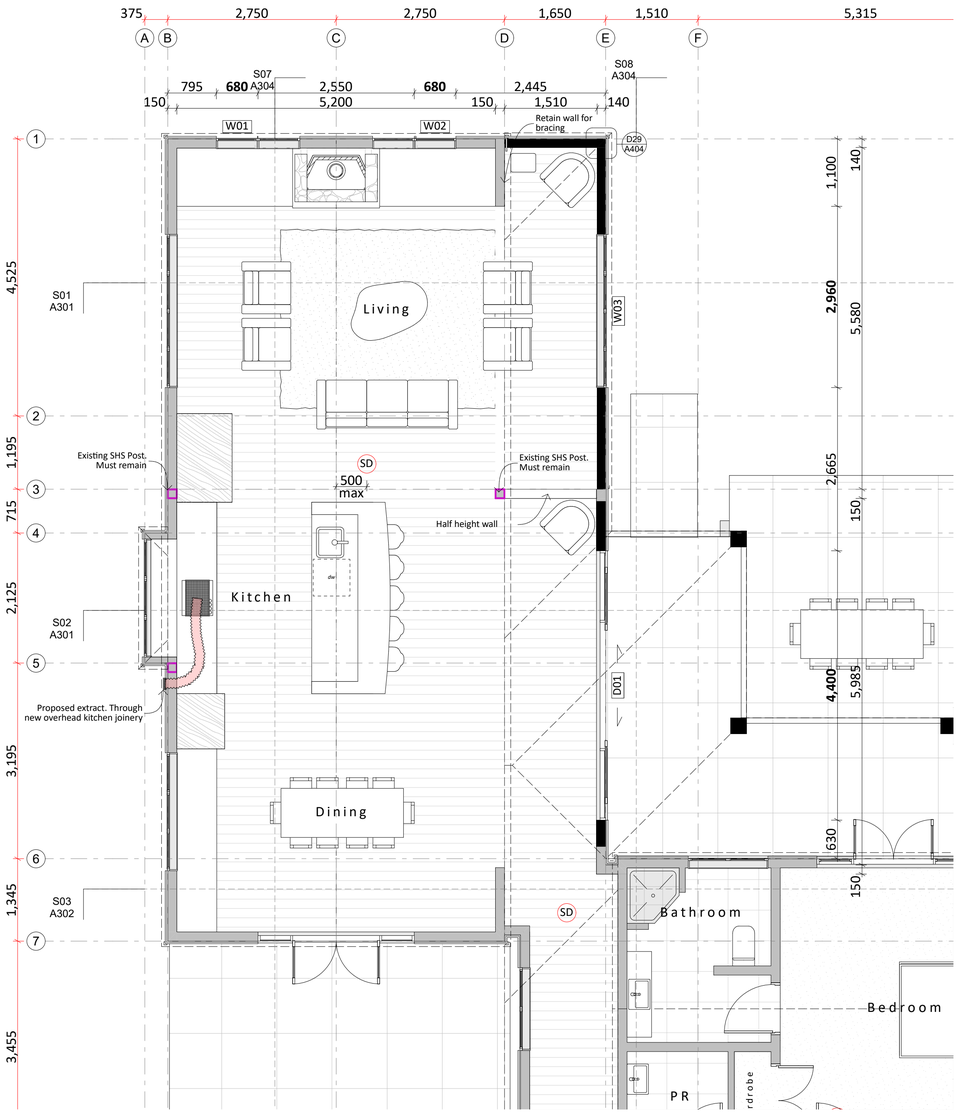
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Proposed Ground Floor Plan

A104



NORTH

GENERAL NOTES:

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Refer to Door and Window Schedules for lintel sizes.

WALL NOTES:

Existing External and Internal Walls

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GLAZING:	R0.5

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- Foundation: R1.6
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FLOOR FINISHES - LEGEND

EXISTING CARPET

EXISTING TILE

FORTE TIMBER PLANK FLOORING
- Indus Mojave (or similar)
(NZBC E3 Internal Moisture Compliant)

PAVED EXTERIOR AREAS
Exterior Tiles - owner to select type and colour
- 1:100min falls as shown, typically away from dwelling

EXISTING GRAVEL DRIVEWAY

NOTES:
Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with NZBC/D1/AS1/Table 2.

DOOR/WINDOW SCHEDULE

GENERAL NOTES:

EXTERIOR DOORS & WINDOWS:

Series: As per height and wind zone
Glass: Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) R0.5 R Value.
Finish: Powder coated finish, colour as per elevation
Hardware: to match joinery

(Unless noted otherwise)

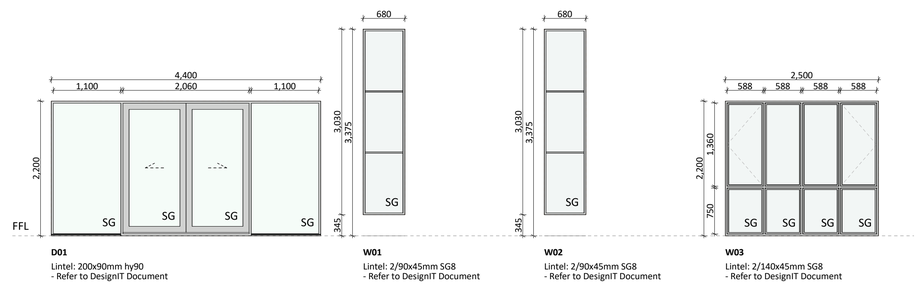
DOOR & WINDOW SAFETY GLAZING:

SG Safety glass as per NZS 4223:2016 to all glazing within 800mm of the finished floor level

LINTELS:

Lintels notated as 90/140mm in width can be made up from multiple members to form the given width if an equivilant or greater strength is used as per NZS3604. Members are to be nail laminated in accordance with 2.4.4.7 of NZS3604.

Lintel sizes are a minimum only. Framing manufacturer is free to substitute with LVL/LSL/Glulam products of a greater strength which achieves less deflection and allows for a better fit.



D01
Lintel: 200x90mm hy90
- Refer to DesignIT Document

W01
Lintel: 2/90x45mm SG8
- Refer to DesignIT Document

W02
Lintel: 2/90x45mm SG8
- Refer to DesignIT Document

W03
Lintel: 2/140x45mm SG8
- Refer to DesignIT Document

Door & Window Schedule
Scale 1:50

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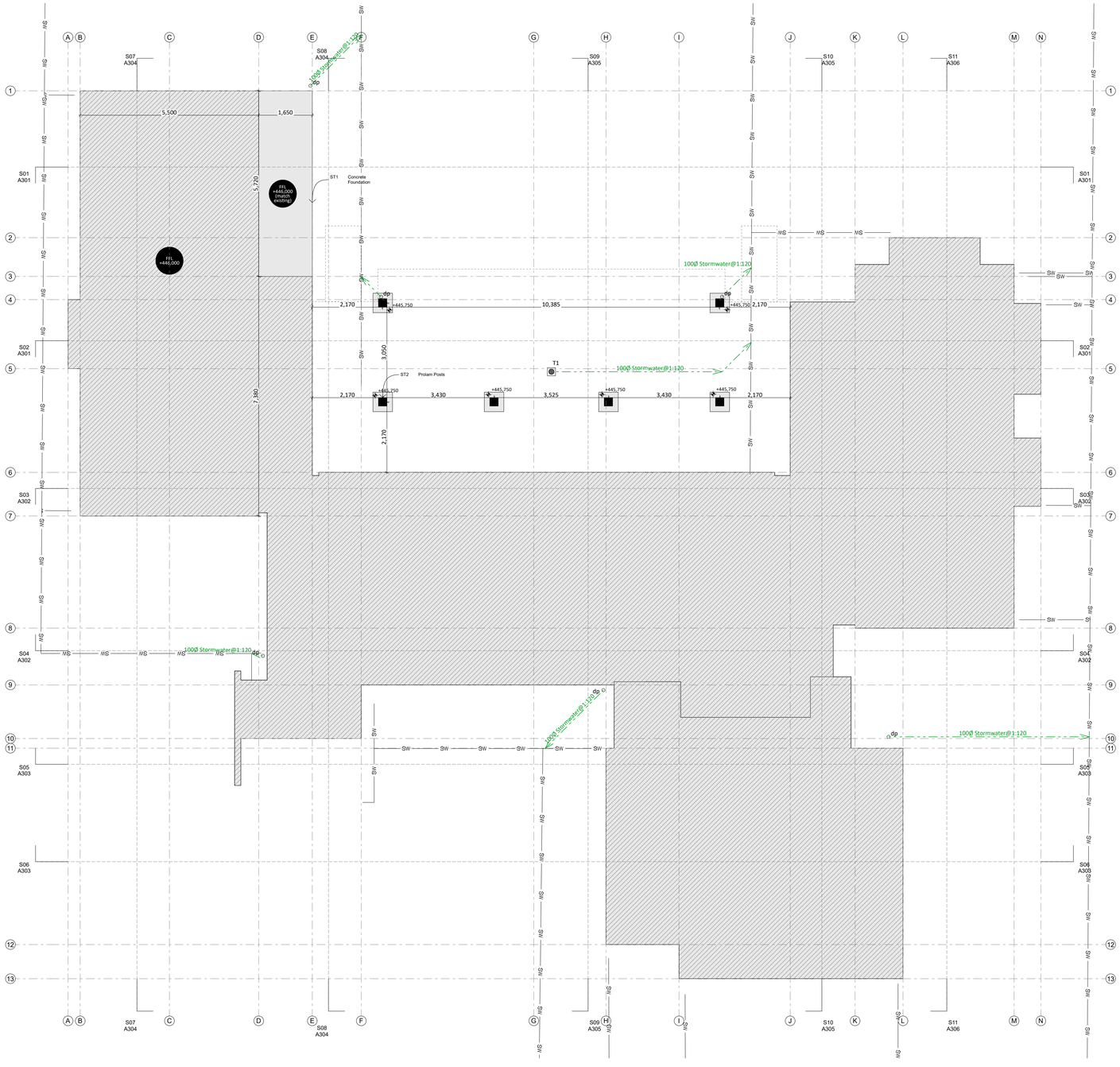
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Proposed Ground Floor Plan

A105



NORTH

LEGEND SLAB

- NZS3604 Concrete Slab Foundation
- Existing Concrete Foundation
- Line of Load Bearing Wall
- Line of wall framing

LEGEND - PLUMBING & DRAINAGE

- dp — Downpipe Connection
- T1 — NZBC E1/AS1 Type 1 Sump

STORMWATER

Stormwater	85mm	1:90 Gradient
	100mm	1:120 Gradient
	150mm	1:200 Gradient

LEGEND

ST1 **Concrete Foundation**
NZS3604 Concrete Slab
+ 50mm selected polystyrene insulation
(match existing)

ST2 **Prolam Posts**
Prolam Post PLP12H5-300 (260x260mm)
- Refer to Prolam Certificate
Concrete Footing: 0.6x0.6x01.0m (LxWxD)

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Proposed Foundation / Drainage Plan

A106

NORTH

LEGEND - ROOF

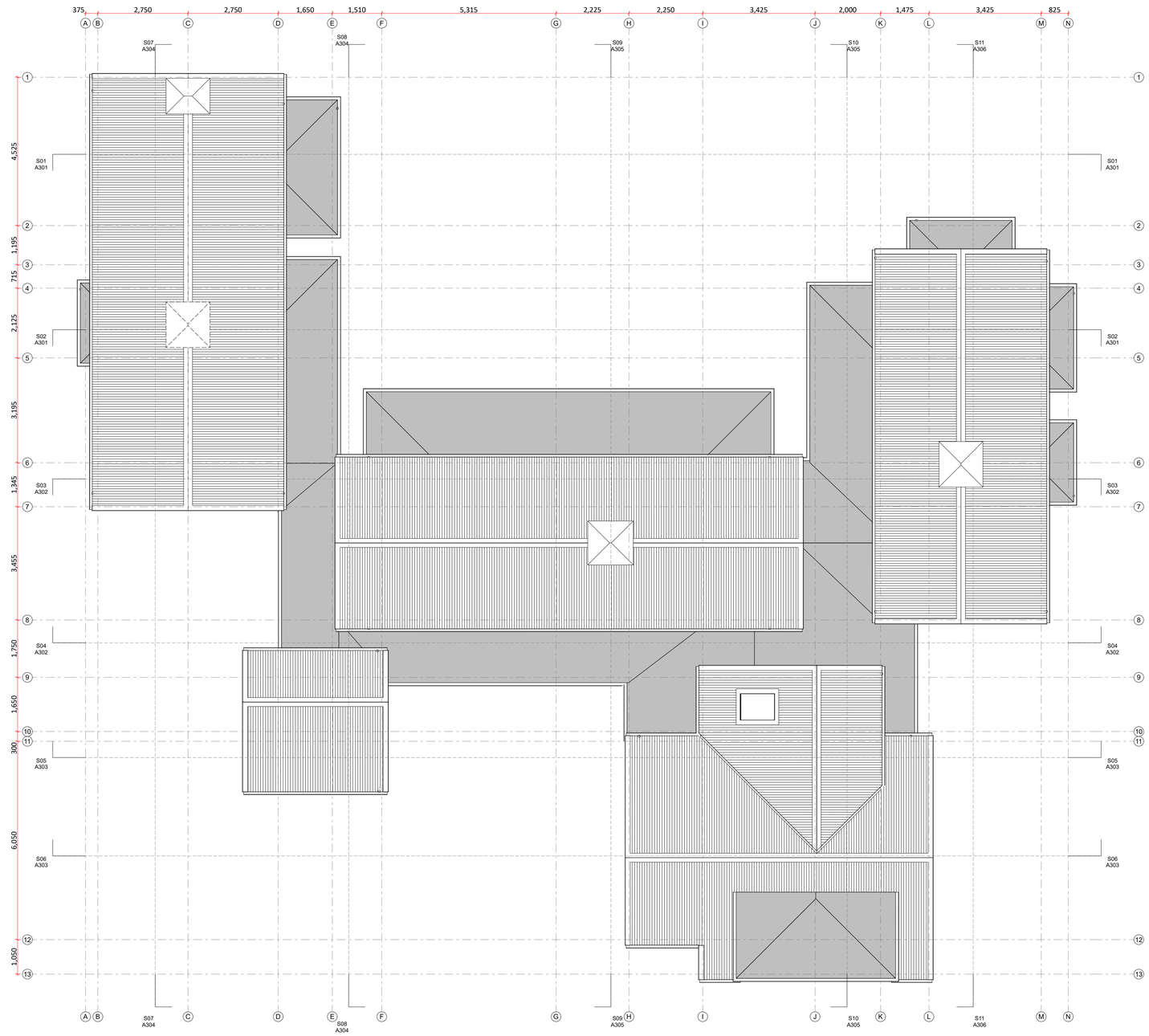
0° Fall

Roof pitch/fall and direction

Gutter fall direction

All external gutters to be selected profile, finish & colour to match roofing

All downpipes to be 80Ø, finish & colour to match roofing (UNO)



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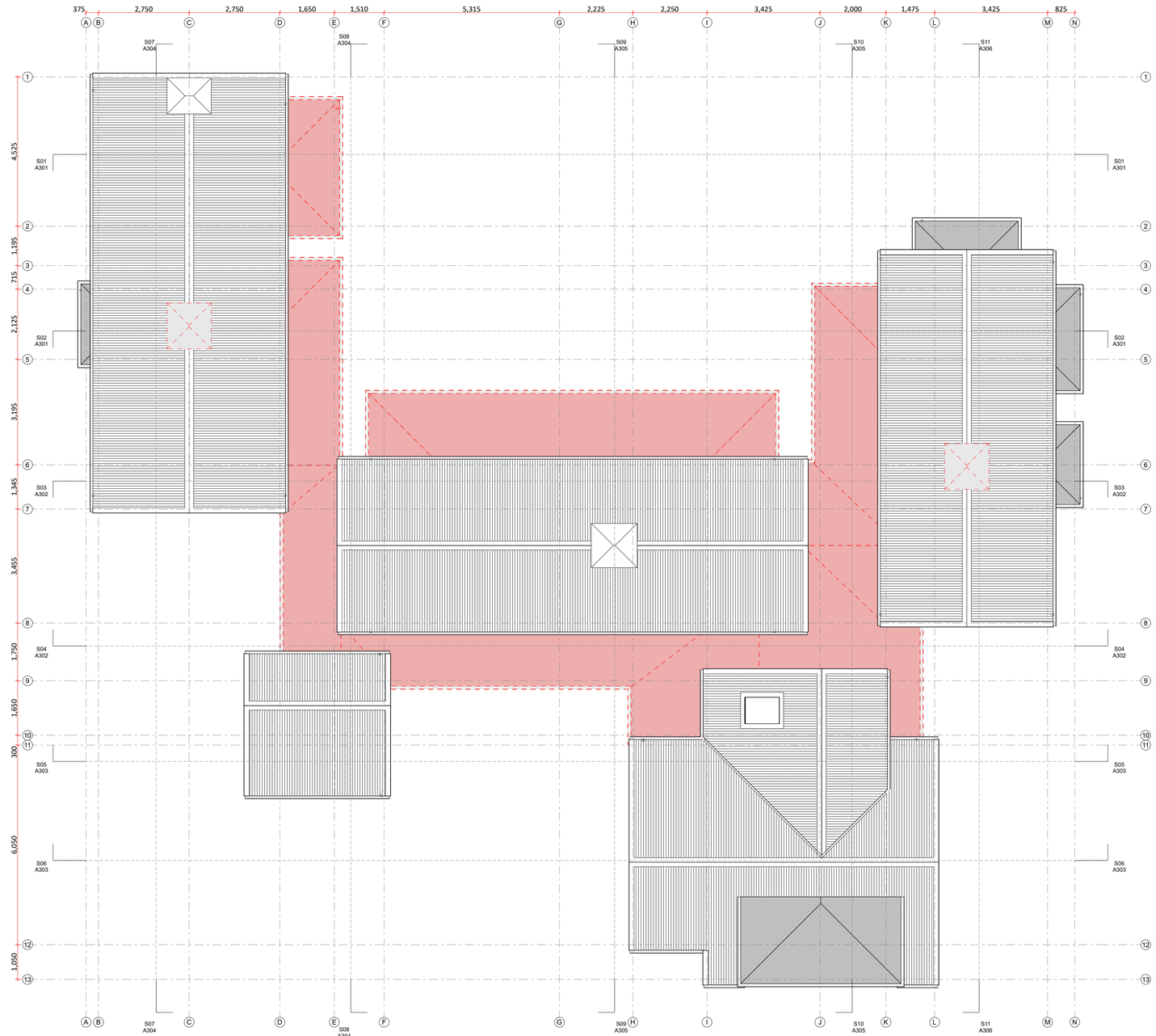
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REVISION NO.	C

Existing Roof Plan

A107



NORTH

DEMOLITION LEGEND

To be demolished

ASBESTOS:
If any asbestos is discovered during the proposed building work, prior to removal, review current regulations on removal of asbestos on the Work Safe website or contact Work Safe NZ and contact the council's hazardous website.
If Asbestos containing material is uncovered or damaged during works:
- Stop work immediately.
- Keep people away.
- Minimise the risk of contamination/spreading.
- Get advice from asbestos experts.

In the event that asbestos needs to be removed:
- A licensed asbestos remover must remove all friable asbestos (in powder form).
- For non-friable asbestos (not able to be crumbled) over 10m2, a licensed asbestos remover must be contacted to deal with the removal.

Refer to https://worksafe.govt.nz/ topicandindustry/ asbestos/ for furtherinformation.

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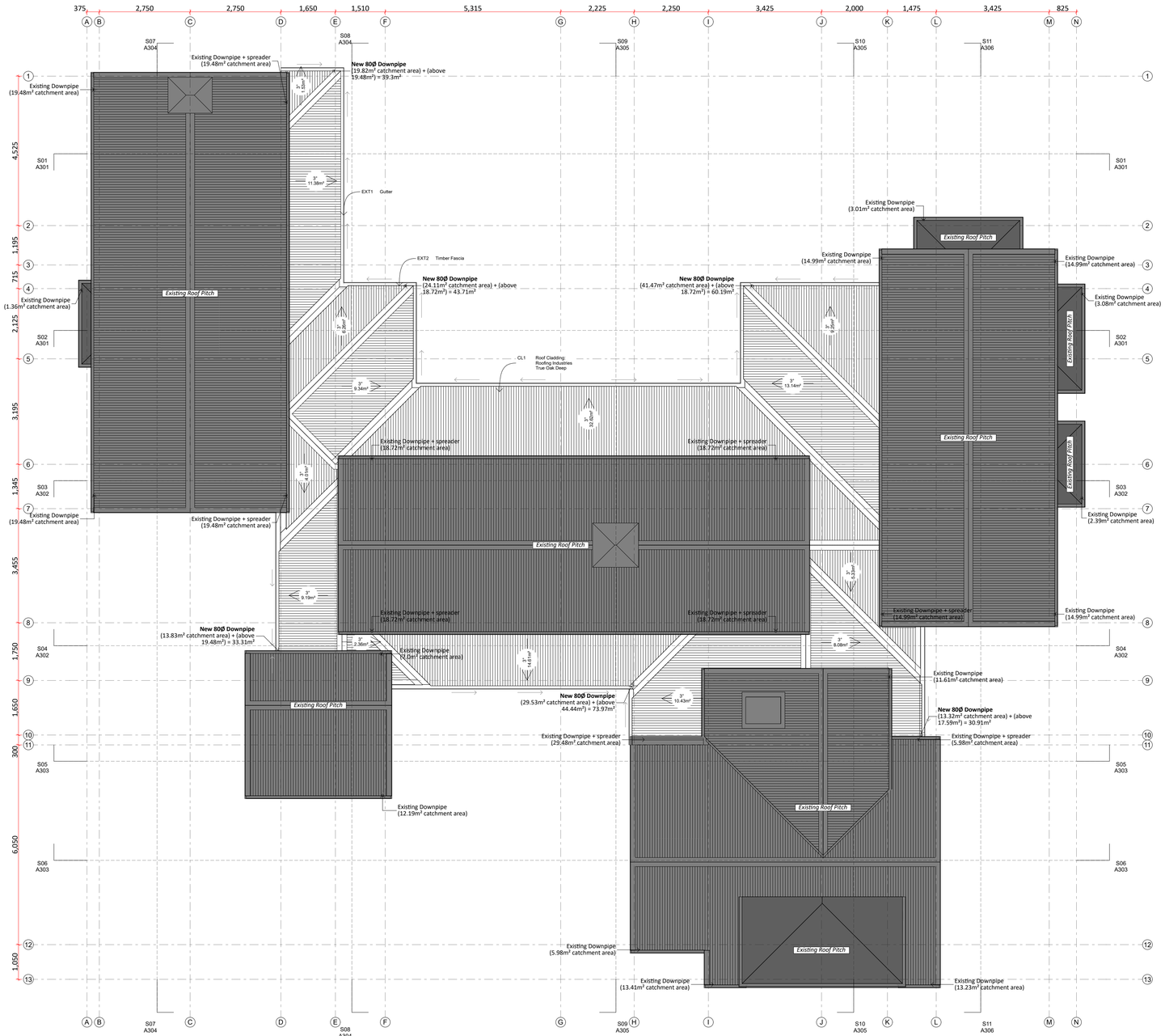
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REVISION NO.	C

Demolition Roof Plan

A108



NORTH

0° Fall

LEGEND - ROOF

Roof pitch/fall and direction

Gutter fall direction

All external gutters to be selected profile, finish & colour to match roofing

All downpipes to be 80Ø, finish & colour to match roofing (UNO)

LEGEND

CL1 **Roof Cladding: Roofing Industries True Oak Deep**
0.55mm BMT Roofing Industries True Oak Deep roof cladding, on ex 75x50 H1.2 purlins, self-supporting roof underlay and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents
Colour: LRV 7-20%

EXT1 **Gutter**
Roofing Industries 160 Half Round Gutter, finish & colour to match roofing (match existing)

EXT2 **Timber Fascia**
Timber fascia, match existing

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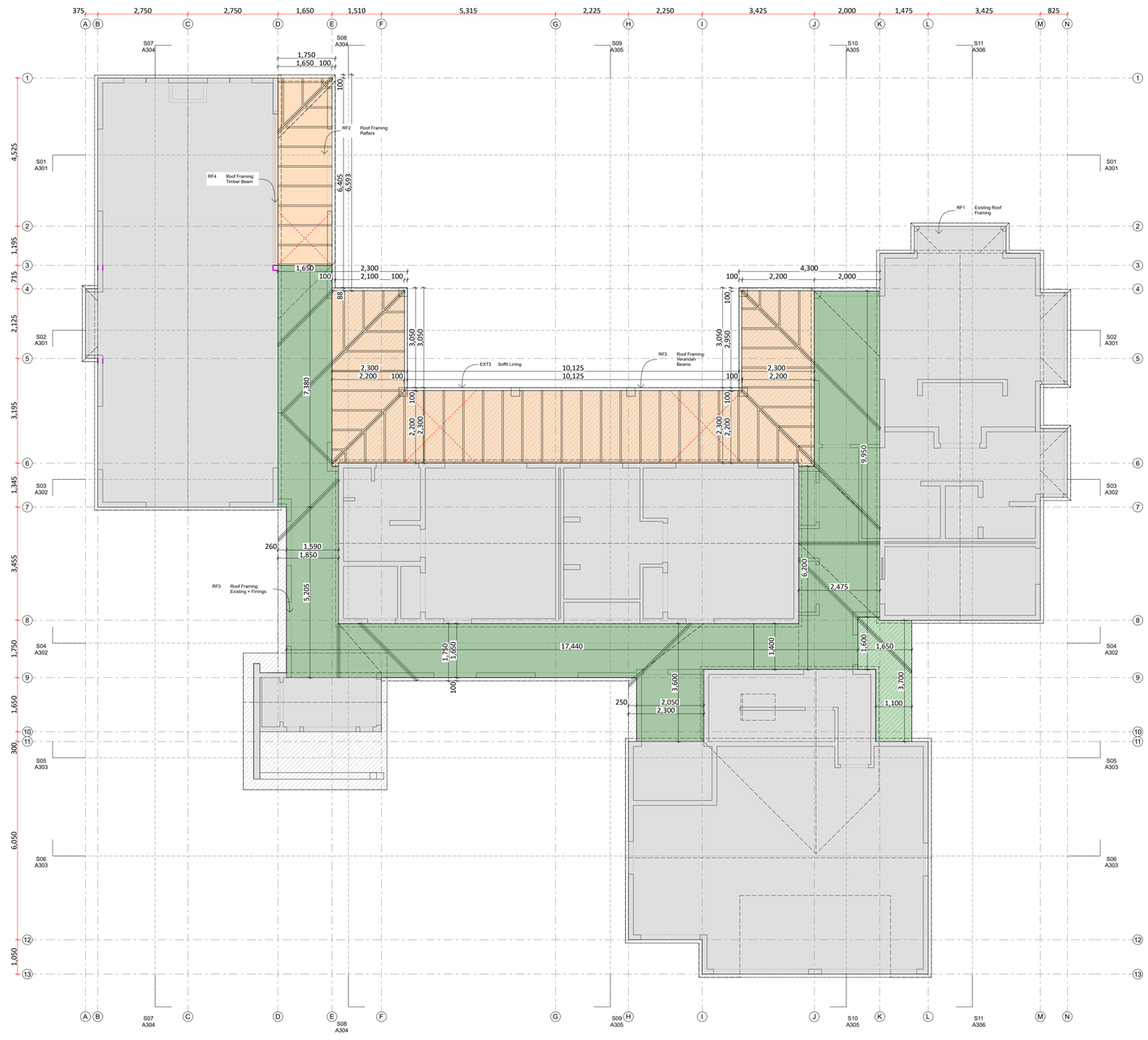
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Proposed Roof Plan

A109



NORTH

ROOF BRACING NOTES:

Roof Plane bracing. As per NZS3604 2011, 10.4
A diagonally opposed pair of continuous steel strips, each having a capacity of 4.0kN in tension, fixed to each rafter that is intersected and the top plate. Refer to 10.4.2.3 and table 10.15 for fixing requirements.
- Not required at roof hip junctions
- Require atleast one roof plane or roof space diagonal brace for each 50m² of roof plan area

WALL NOTES:

Wall below

LEGEND

EXT3 Soffit Lining
6mm James Hardie soffit lining with exposed joints on timber / suspended grid system at 600crs. Soffit installation to manufacturers detail / specification. Selected colour paint finish.

RF1 Existing Roof Framing
Existing Roof Framing, confirm on site

RF2 Roof Framing: Rafters
140x45mm Rafters @ 600mm crs
2/190x45mm Hip Valley Rafter, refer to DesignIT Documentation
- Timber packers to suit underneath rafters to create flat soffit

RF3 Roof Framing: Verandah Beams
Prolam Verandah Beam PLVL12H3 250100SS (240x88mm), refer to Prolam Certificate

RF4 Roof Framing: Timber Beam
240x90mm hySPAN, refer to DesignIT Documentation

RF5 Roof Framing: Existing + Firrings
Existing Roof Framing + timber firrings to suit, over top to create new slope / roof shape, confirm on site

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Proposed Roof Framing Plan

A110



E-01 Existing - North Elevation
Scale 1:50

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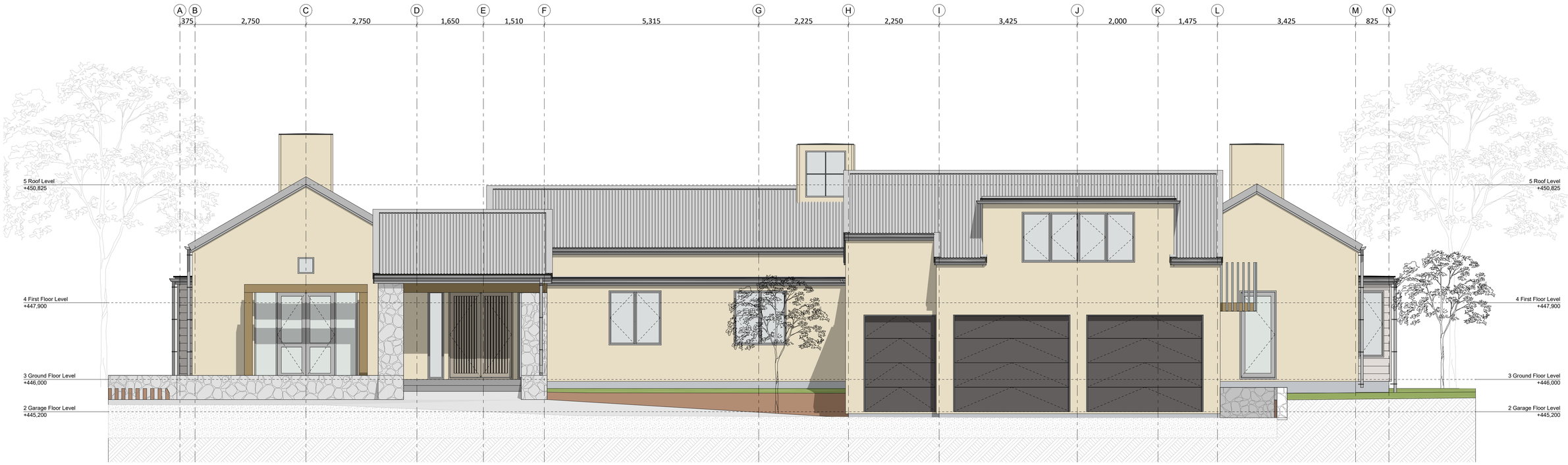
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Existing Elevations

A201



E-03 Existing - South Elevation
Scale 1:50

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Existing Elevations

A202



E-02 Existing - East Elevation
Scale 1:50

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Existing Elevations

A203



E-04 Existing - West Elevation
Scale 1:50

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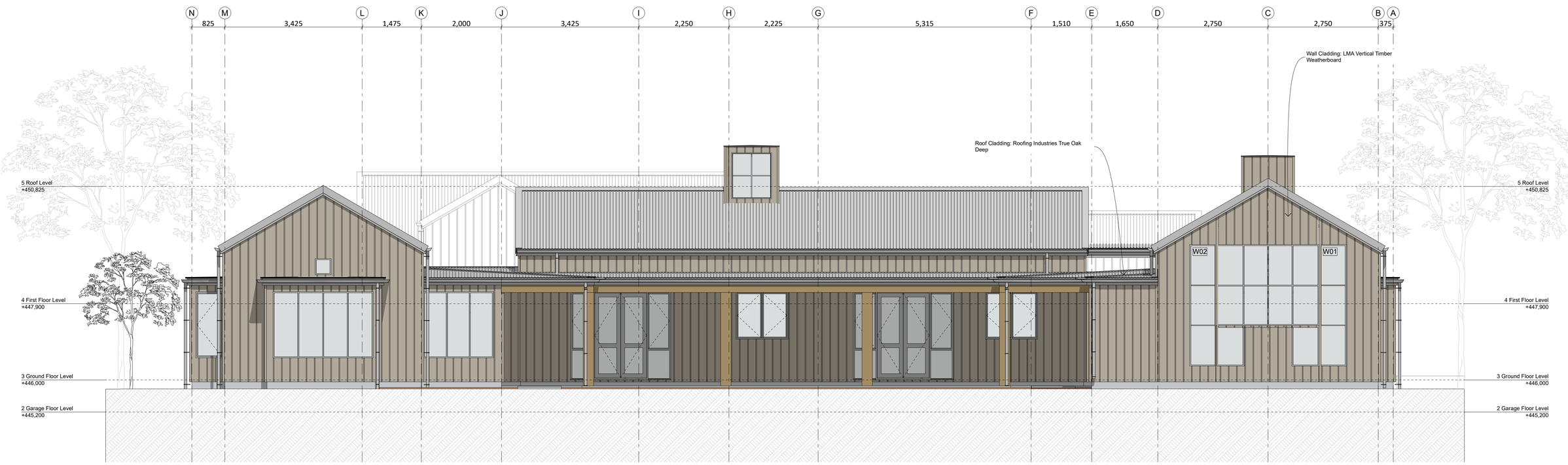
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Existing Elevations

A204



E-01 Proposed - North Elevation

Scale 1:50

Notes

CL1 **Roof Cladding: Roofing Industries True Oak Deep**
0.55mm BMT Roofing Industries True Oak Deep roof cladding, on ex 75x50 H1.2 purlins, self-supporting roof underlay and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents
Colour: LRV 7-20%

CL2 **Wall Cladding: LMA Vertical Timber Weatherboard**
Selected 19mm LMA Vertical Timber Weatherboard weatherboard wall cladding on 20mm drained cavity over building wrap.

Risk Matrix - North

Wind zone:	2
Number of storeys:	1
Roof/wall intersection:	5
Eaves width:	5
Envelope complexity:	0
Deck design:	0
TOTAL:	13

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REVISION NO.	C

Proposed Elevations

A205



E-03 Proposed - South Elevation
Scale 1:50

Notes

CL2 **Wall Cladding: LMA Vertical Timber Weatherboard**
Selected 19mm LMA Vertical Timber Weatherboard weatherboard wall cladding on 20mm drained cavity over building wrap.

Risk Matrix - South

Wind zone:	2
Number of storeys:	1
Roof/wall intersection:	5
Eaves width:	5
Envelope complexity:	0
Deck design:	0
TOTAL:	13

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Proposed Elevations

A206



E-02 Proposed - East Elevation

Scale 1:50

Notes

CL2 **Wall Cladding: LMA Vertical Timber Weatherboard**
Selected 19mm LMA Vertical Timber Weatherboard weatherboard wall cladding on 20mm drained cavity over building wrap.

Risk Matrix - East

Wind zone:	2
Number of storeys:	1
Roof/wall intersection:	5
Eaves width:	5
Envelope complexity:	0
Deck design:	0
TOTAL:	13

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Proposed Elevations

A207



E-04 Proposed - West Elevation

Scale 1:50

Notes

CL2 **Wall Cladding: LMA Vertical Timber Weatherboard**
Selected 19mm LMA Vertical Timber Weatherboard weatherboard wall cladding on 20mm drained cavity over building wrap.

Risk Matrix - West

Wind zone:	2
Number of storeys:	1
Roof/wall intersection:	5
Eaves width:	5
Envelope complexity:	0
Deck design:	0
TOTAL:	13

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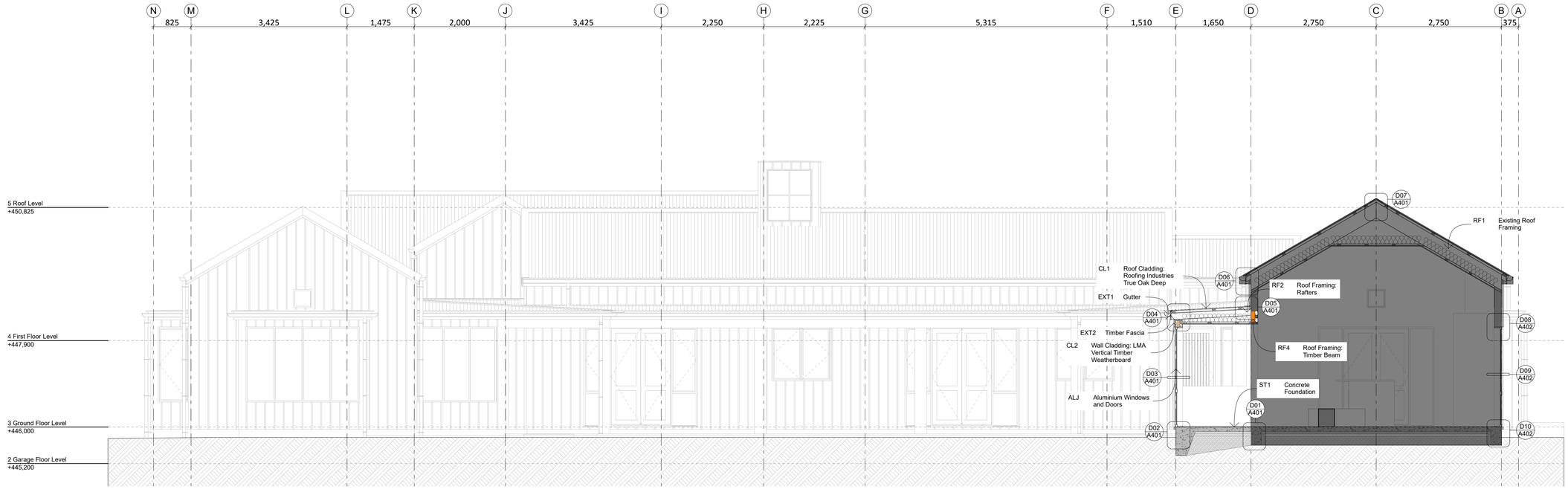
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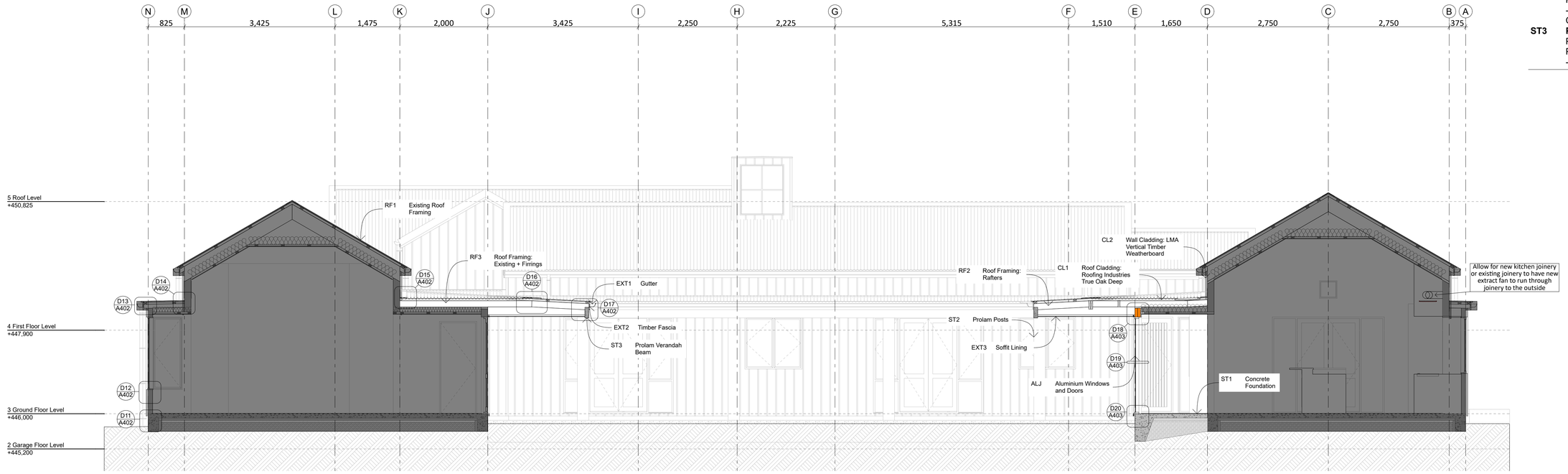
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Proposed Elevations

A208



S01 Section S01
Scale 1:50



S02 Section S02
Scale 1:50

LEGEND

ALJ **Aluminium Windows and Doors**
Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) R0.5 R Value. Powdercoat Finish to aluminium color selected.
- R0.50 Value

CL1 **Roof Cladding: Roofing Industries True Oak Deep**
0.55mm BMT Roofing Industries True Oak Deep roof cladding, on ex 75x50 H1.2 purlins, self-supporting roof underlay and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents
Colour: LRV 7-20%

CL2 **Wall Cladding: LMA Vertical Timber Weatherboard**
Selected 19mm LMA Vertical Timber Weatherboard weatherboard wall cladding on 20mm drained cavity over building wrap.

EXT1 **Gutter**
Roofing Industries 160 Half Round Gutter, finish & colour to match roofing (match existing)

EXT2 **Timber Fascia**
Timber fascia, match existing

EXT3 **Soffit Lining**
6mm James Hardie soffit lining with exposed joints on timber / suspended grid system at 600crs. Soffit installation to manufacturers detail / specification. Selected colour paint finish.

RF1 **Existing Roof Framing**
Existing Roof Framing, confirm on site

RF2 **Roof Framing: Rafters**
140x45mm Rafters @ 600mm crs
2/190x45mm Hip Valley Rafter, refer to DesignIT Documentation
- Timber packers to suit underneath rafters to create flat soffit

RF4 **Roof Framing: Timber Beam**
240x90mm hySPAN, refer to DesignIT Documentation

RF5 **Roof Framing: Existing + Firrings**
Existing Roof Framing + timber firrings to suit, over top to create new slope / roof shape, confirm on site

ST1 **Concrete Foundation**
NZS3604 Concrete Slab
+ 50mm selected polystyrene insulation (match existing)

ST2 **Prolam Posts**
Prolam Post PLP12H5-300 (260x260mm)
- Refer to Prolam Certificate
Concrete Footing: 0.6x0.6x01.0m (LxWxD)

ST3 **Prolam Verandah Beam**
Prolam Verandah Beam
PLVL12H3-250100SS (240x88mm)
- Refer to Prolam Certificate

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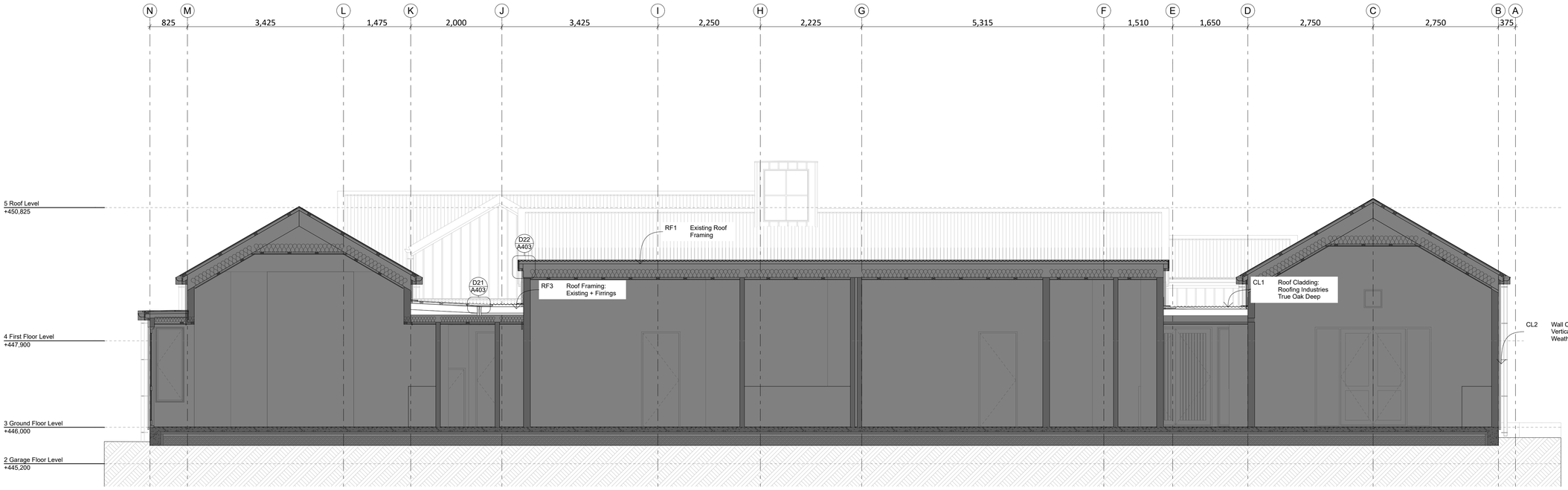
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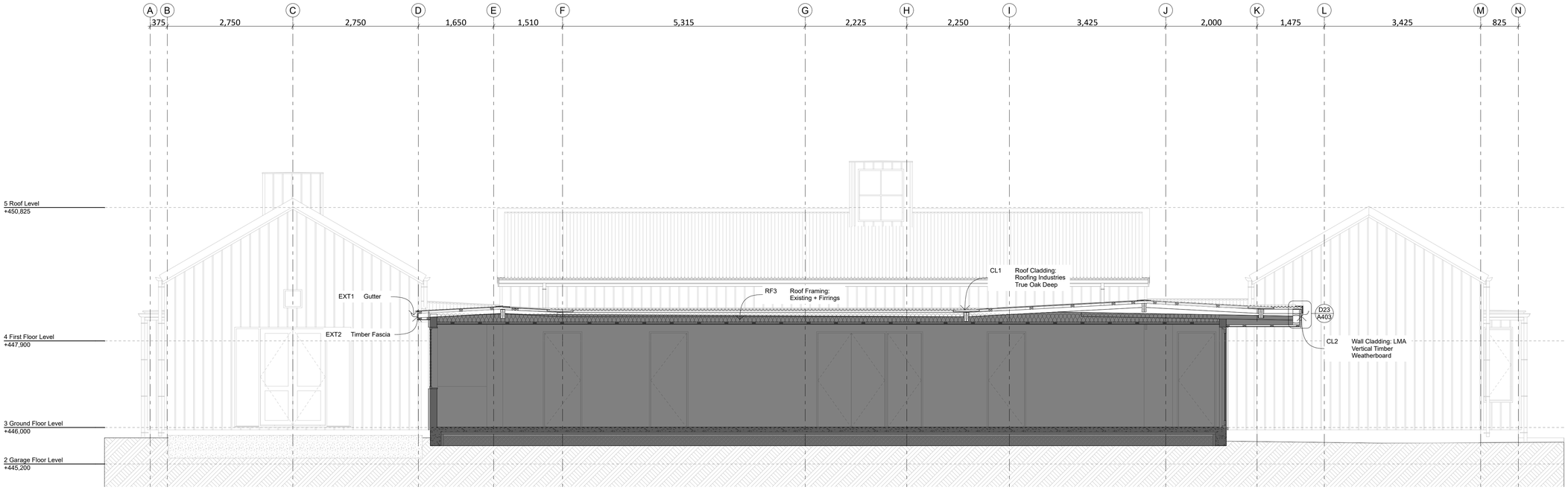
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Sections

A301



S03 Section S03
Scale 1:50



S04 Section S04
Scale 1:50

LEGEND

CL1 **Roof Cladding: Roofing Industries True Oak Deep**
0.55mm BMT Roofing Industries True Oak Deep roof cladding, on ex 75x50 H1.2 purlins, self-supporting roof underlay and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents
Colour: LRV 7-20%

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Selected 19mm LMA Vertical Timber Weatherboard weatherboard wall cladding on 20mm drained cavity over building wrap.

EXT1 **Gutter**
Roofing Industries 160 Half Round Gutter, finish & colour to match roofing (match existing)

EXT2 **Timber Fascia**
Timber fascia, match existing

RF1 **Existing Roof Framing**
Existing Roof Framing, confirm on site

RF5 **Roof Framing: Existing + Firrings**
Existing Roof Framing + timber firrings to suit, over top to create new slope / roof shape, confirm on site

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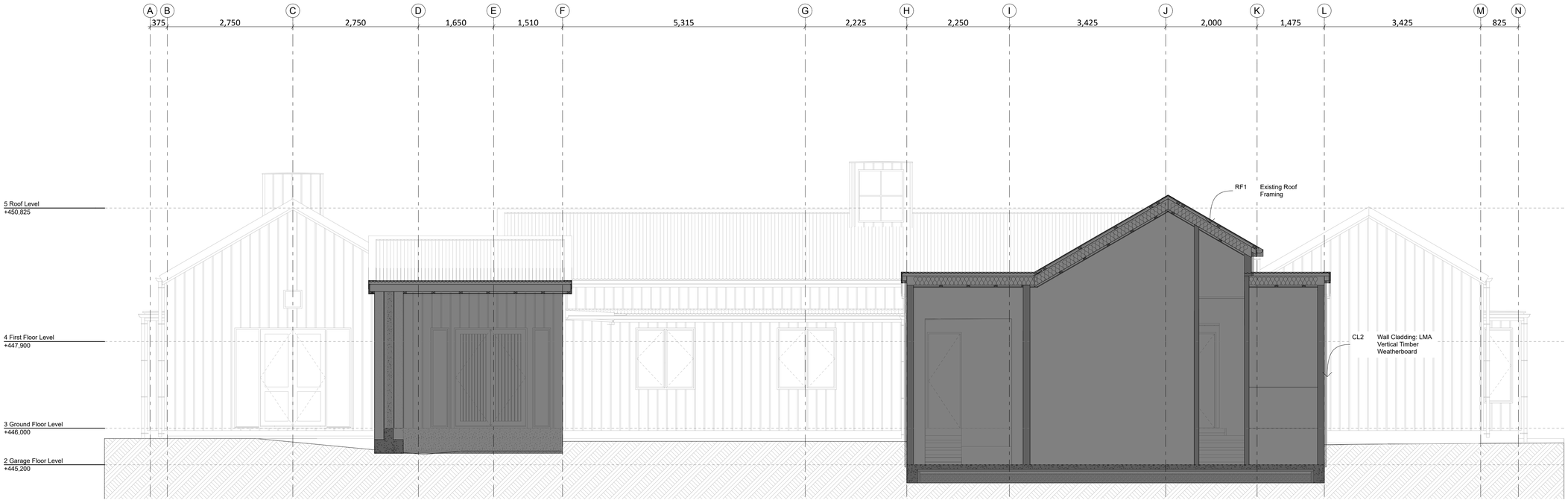
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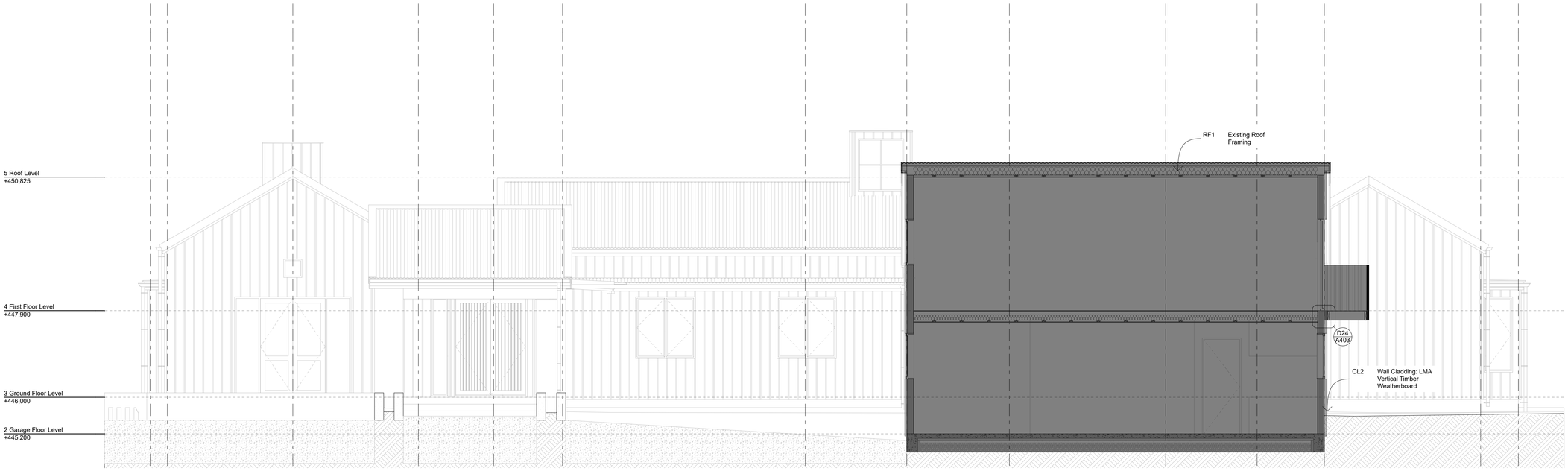
Sections

A302



S05 Section S05

Scale 1:50



S06 Section S06

Scale 1:50

LEGEND

CL2 **Wall Cladding: LMA Vertical Timber Weatherboard**
Selected 19mm LMA Vertical Timber Weatherboard weatherboard wall cladding on 20mm drained cavity over building wrap.

RF1 **Existing Roof Framing**
Existing Roof Framing, confirm on site

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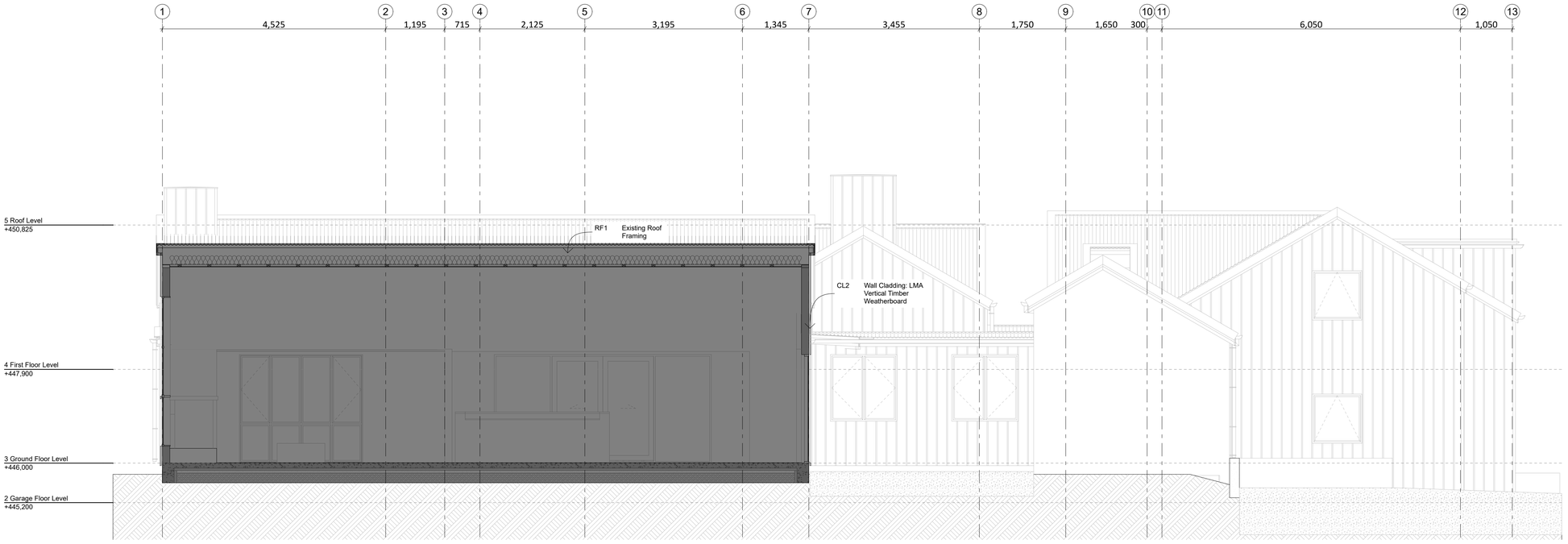
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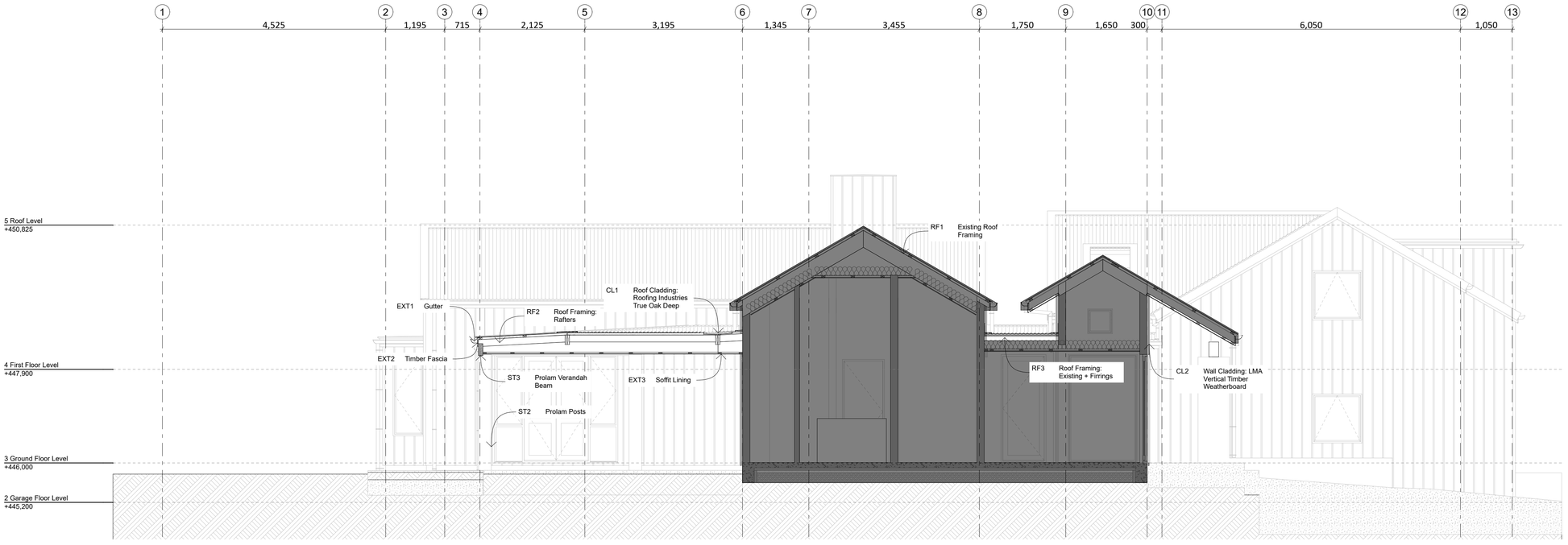
Sections

A303



S07 Section S07

Scale 1:50



S08 Section S08

Scale 1:50

LEGEND

CL1 **Roof Cladding: Roofing Industries True Oak Deep**
0.55mm BMT Roofing Industries True Oak Deep roof cladding, on ex 75x50 H1.2 purlins, self-supporting roof underlay and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents
Colour: LRV 7-20%

CL2 **Wall Cladding: LMA Vertical Timber Weatherboard**
Selected 19mm LMA Vertical Timber Weatherboard weatherboard wall cladding on 20mm drained cavity over building wrap.

EXT1 **Gutter**
Roofing Industries 160 Half Round Gutter, finish & colour to match roofing (match existing)

EXT2 **Timber Fascia**
Timber fascia, match existing

EXT3 **Soffit Lining**
6mm James Hardie soffit lining with exposed joints on timber / suspended grid system at 600crs. Soffit installation to manufacturers detail / specification. Selected colour paint finish.

RF1 **Existing Roof Framing**
Existing Roof Framing, confirm on site

RF2 **Roof Framing: Rafters**
140x45mm Rafters @ 600mm crs
2/190x45mm Hip Valley Rafter, refer to DesignIT Documentation
- Timber packers to suit underneath rafters to create flat soffit

RF5 **Roof Framing: Existing + Firrings**
Existing Roof Framing + timber firrings to suit, over top to create new slope / roof shape, confirm on site

ST2 **Prolam Posts**
Prolam Post PLP12H5-300 (260x260mm)
- Refer to Prolam Certificate
Concrete Footing: 0.6x0.6x01.0m (LxWxD)

ST3 **Prolam Verandah Beam**
Prolam Verandah Beam PLVL12H3-250100SS (240x88mm)
- Refer to Prolam Certificate

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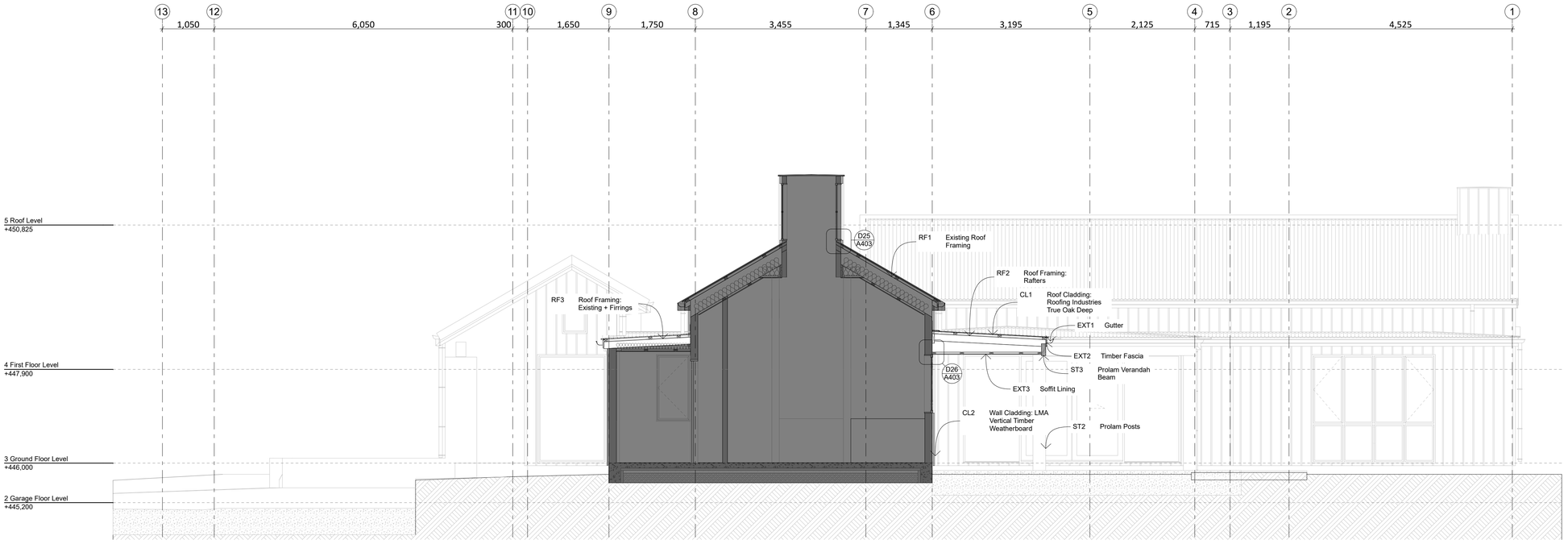
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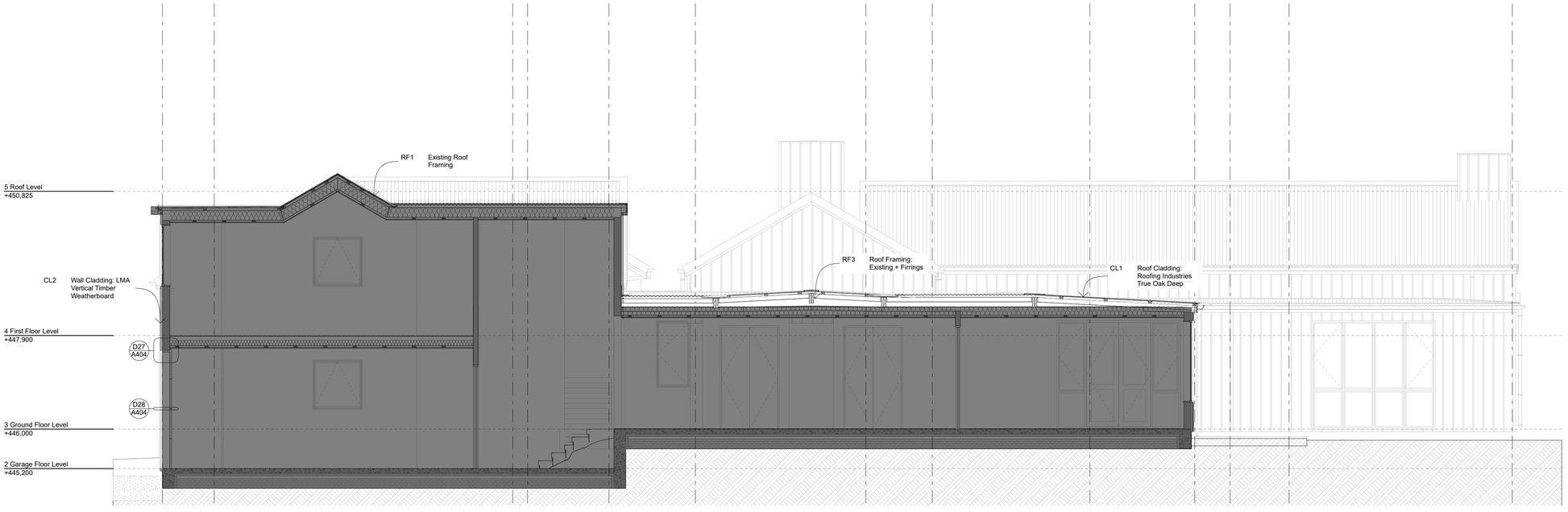
Sections

A304



S09 Section S09

Scale 1:50



S10 Section S10

Scale 1:50

LEGEND

CL1 **Roof Cladding: Roofing Industries True Oak Deep**
0.55mm BMT Roofing Industries True Oak Deep roof cladding, on ex 75x50 H1.2 purlins, self-supporting roof underlay and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents
Colour: LRV 7-20%

CL2 **Wall Cladding: LMA Vertical Timber Weatherboard**
Selected 19mm LMA Vertical Timber Weatherboard weatherboard wall cladding on 20mm drained cavity over building wrap.

EXT1 **Gutter**
Roofing Industries 160 Half Round Gutter, finish & colour to match roofing (match existing)

EXT2 **Timber Fascia**
Timber fascia, match existing

EXT3 **Soffit Lining**
6mm James Hardie soffit lining with exposed joints on timber / suspended grid system at 600crs. Soffit installation to manufacturers detail / specification. Selected colour paint finish.

RF1 **Existing Roof Framing**
Existing Roof Framing, confirm on site

RF2 **Roof Framing: Rafters**
140x45mm Rafters @ 600mm crs
2/190x45mm Hip Valley Rafter, refer to DesignIT Documentation
- Timber packers to suit underneath rafters to create flat soffit

RF5 **Roof Framing: Existing + Firrings**
Existing Roof Framing + timber firrings to suit, over top to create new slope / roof shape, confirm on site

ST2 **Prolam Posts**
Prolam Post PLP12H5-300 (260x260mm)
- Refer to Prolam Certificate
Concrete Footing: 0.6x0.6x01.0m (LxWxD)

ST3 **Prolam Verandah Beam**
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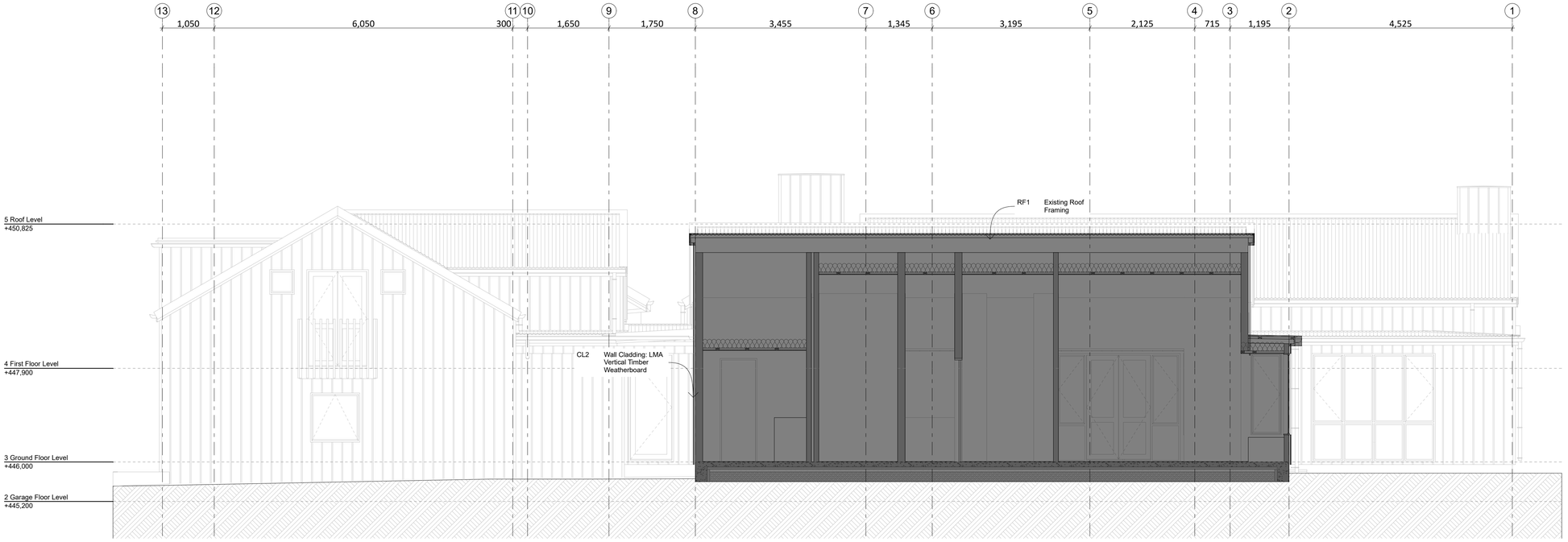
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Sections

A305



S11 Section S11
Scale 1:50

LEGEND

CL2 **Wall Cladding: LMA Vertical Timber Weatherboard**
Selected 19mm LMA Vertical Timber Weatherboard weatherboard wall cladding on 20mm drained cavity over building wrap.

RF1 **Existing Roof Framing**
Existing Roof Framing, confirm on site

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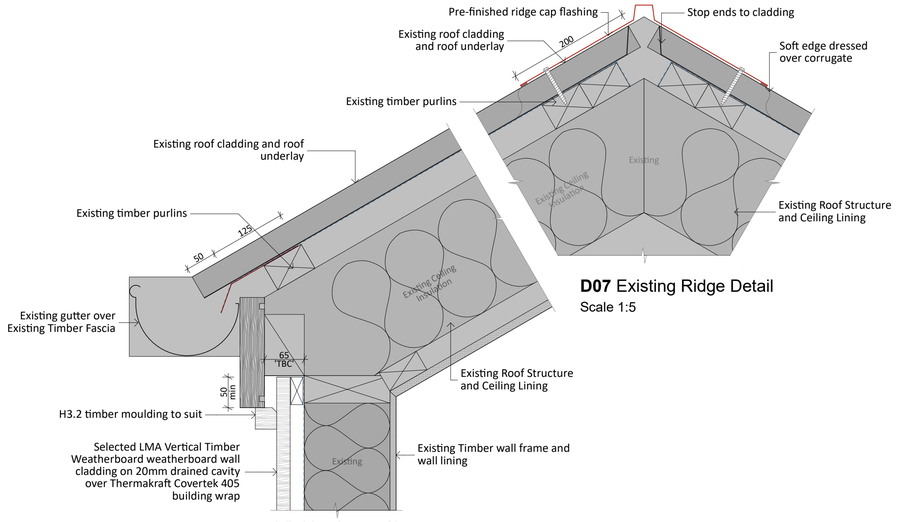
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Sections

A306

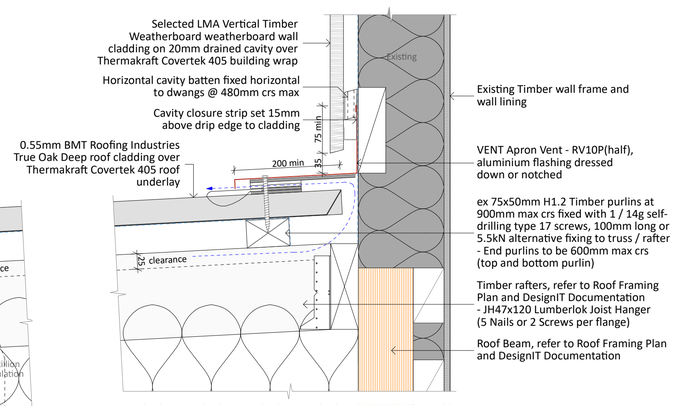


D07 Existing Ridge Detail

Scale 1:5

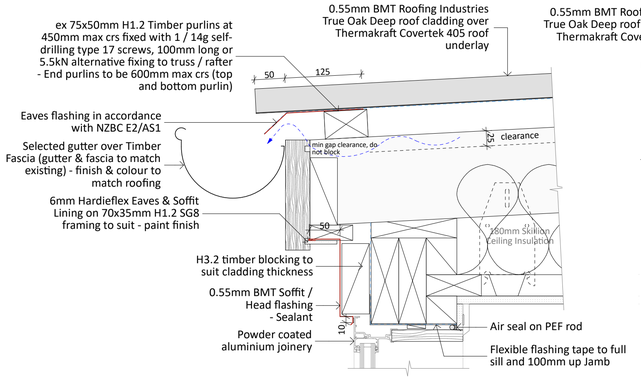
D06 Eave Gutter - Weatherboard Detail

Scale 1:5



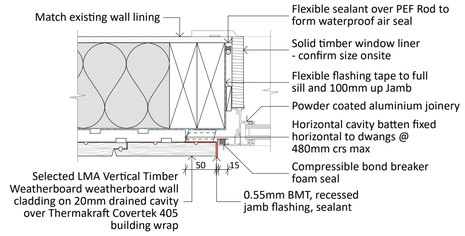
D05 Transverse Apron - Weatherboard Detail

Scale 1:5



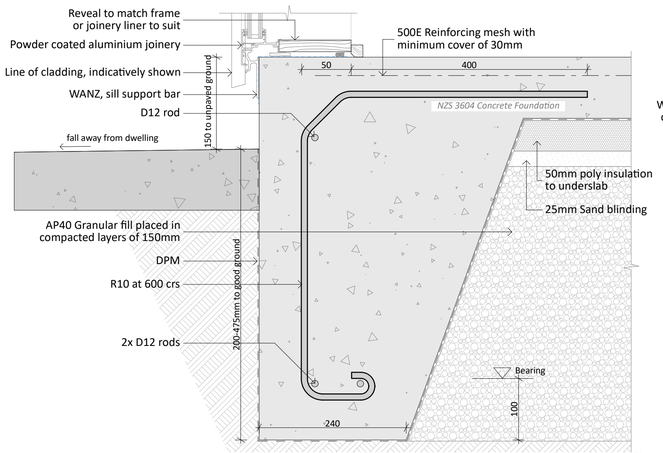
D04 Eave Gutter / Window Head - Weatherboard Detail

Scale 1:5



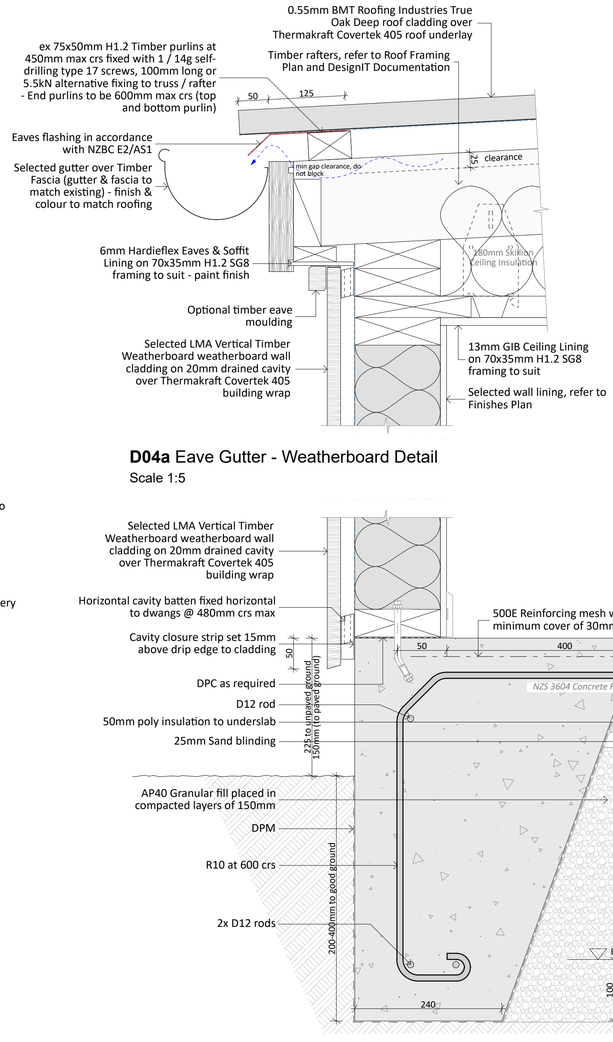
D03 Window Jamb - Weatherboard Detail

Scale 1:5



D02 Window Sill - Weatherboard Detail

Scale 1:5

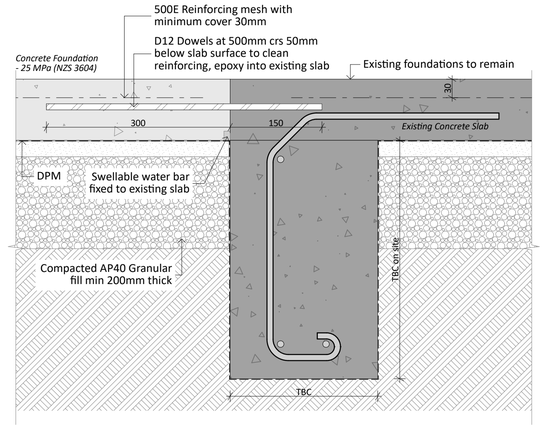


D02a New Foundation - Weatherboard Detail

Scale 1:5

D04a Eave Gutter - Weatherboard Detail

Scale 1:5



D01 Foundation Connection - Existing to New Detail

Scale 1:5

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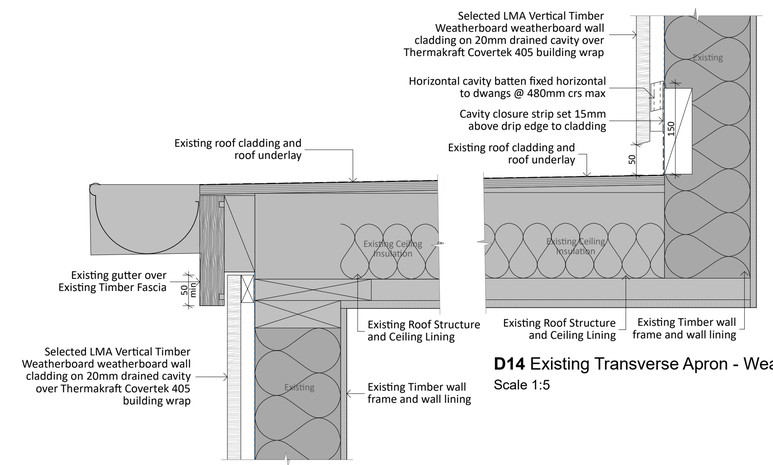
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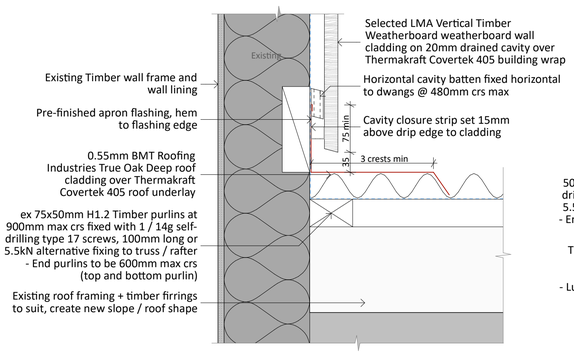
Details

A401



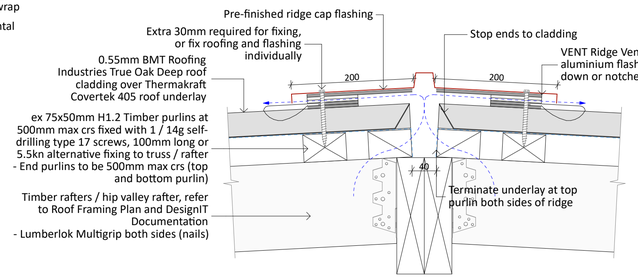
D13 Existing Eave Gutter - Weatherboard Detail

Scale 1:5



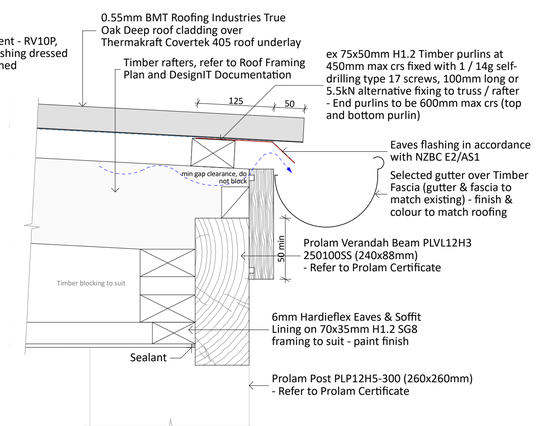
D15 Parallel Apron - Weatherboard Detail

Scale 1:5



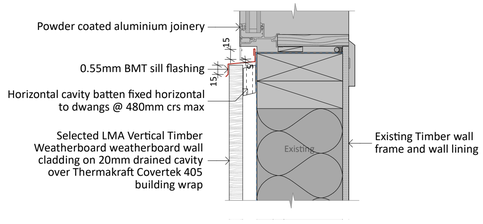
D16 Ridge Detail

Scale 1:5



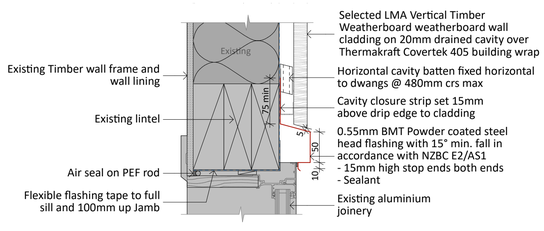
D17 Eave Gutter / Soffit Junction Detail

Scale 1:5



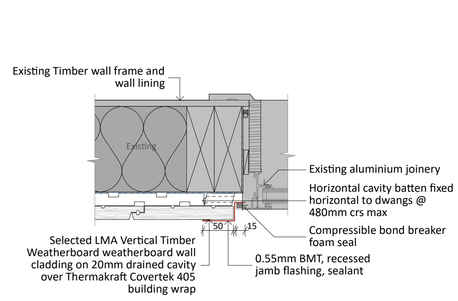
D12 Existing Window Sill - Weatherboard Detail

Scale 1:5



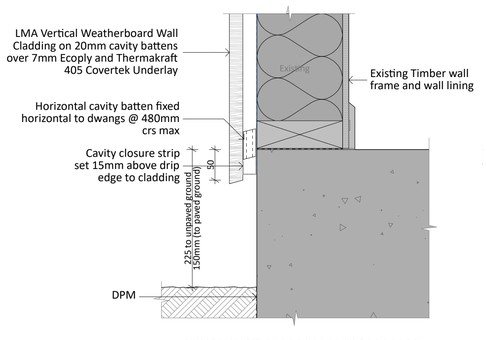
D08 Existing Joinery Head - Weatherboard Detail

Scale 1:5



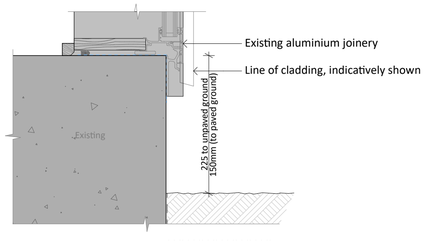
D09 Existing Joinery Jamb - Weatherboard Detail

Scale 1:5



D11 Existing Foundation - Weatherboard Detail

Scale 1:5



D10 Existing Joinery Sill Detail

Scale 1:5

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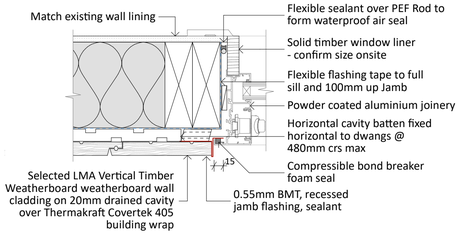
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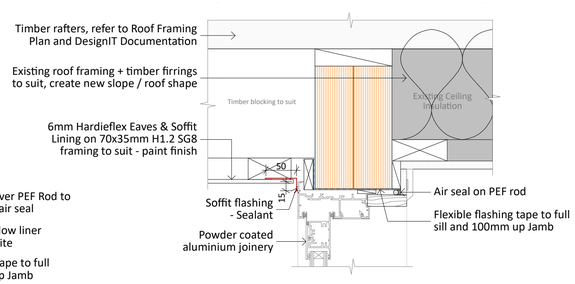
Details

A402



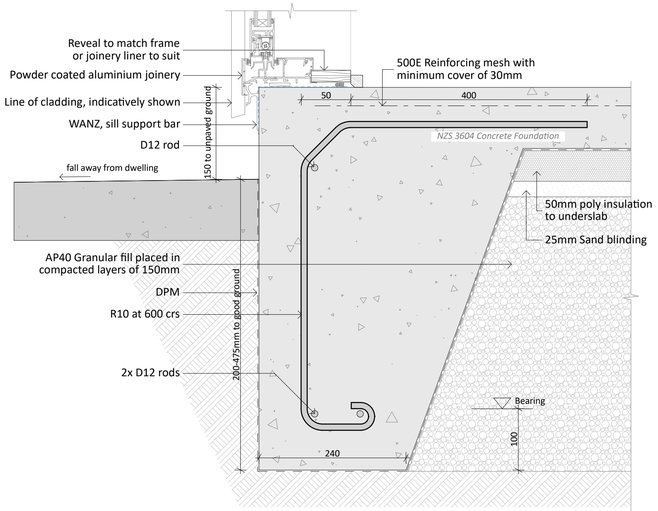
D19 Multislider Door Jamb - Weatherboard Detail

Scale 1:5



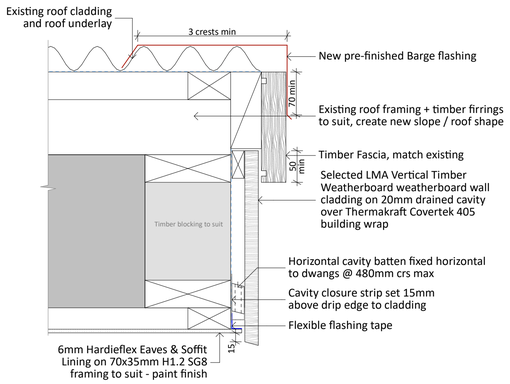
D18 Multislider Door Head Detail

Scale 1:5



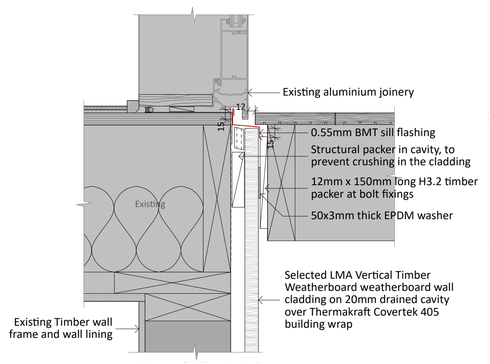
D20 Multislider Door Sill Detail

Scale 1:5



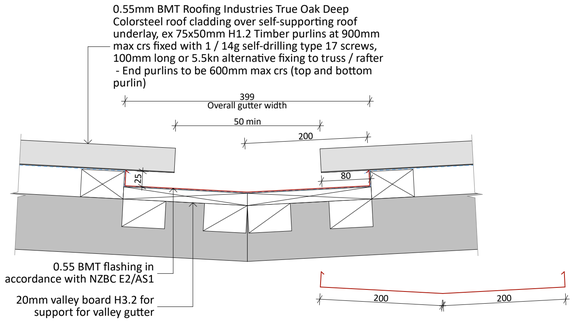
D23 Barge / Overhang - Weatherboard Detail

Scale 1:5



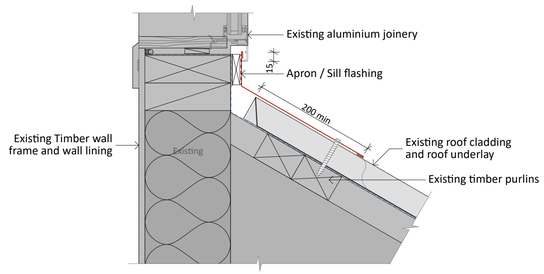
D24 Door Sill / Balcony Junction - Weatherboard Detail

Scale 1:5



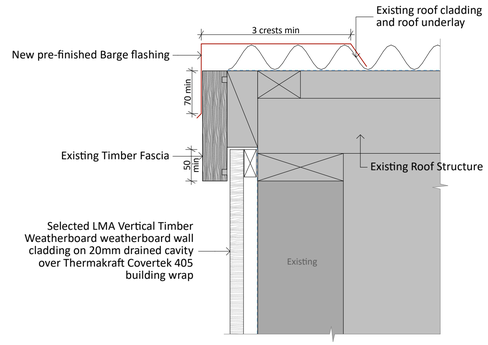
D21 Valley Gutter Detail

Scale 1:5



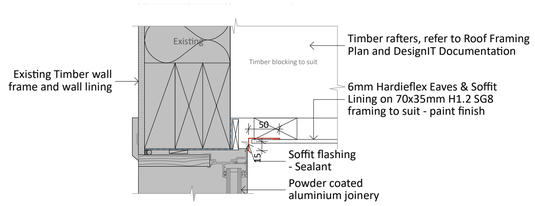
D25 Transverse Apron / Window Sill - Weatherboard Detail

Scale 1:5



D22 Existing Barge - Weatherboard Detail

Scale 1:5



D26 Existing Joinery Head / Soffit Junction Detail

Scale 1:5

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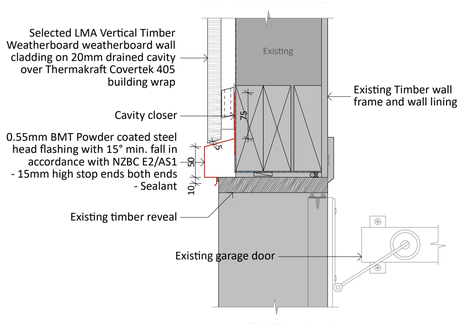
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SCALE	1:5
SCALE DOUBLED AT A3	
DRAWN	DBS & KM
CHECKED	DWA
JOB NO.	DW1894
REVISION NO.	C

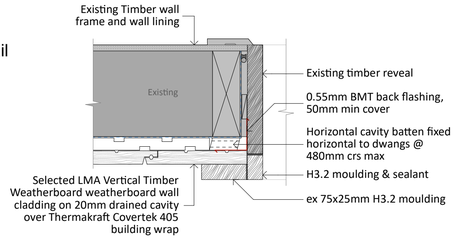
Details

A403



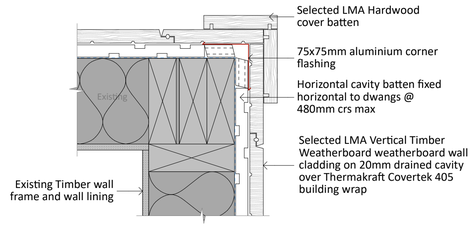
D27 Existing Garage Door Head - Weatherboard Detail

Scale 1:5



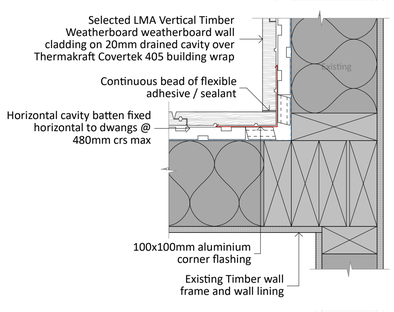
D28 Existing Garage Door Jamb - Weatherboard Detail

Scale 1:5



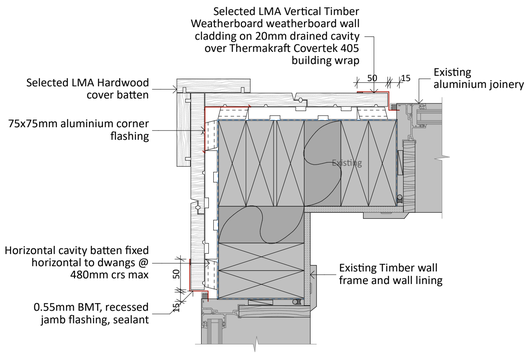
D29 External Corner - Weatherboard - Detail

Scale 1:5



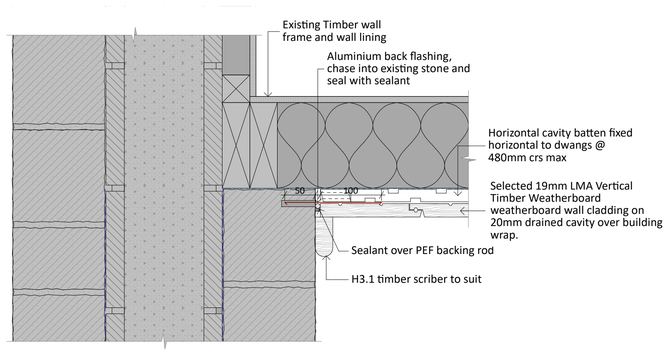
D30 Internal Corner - Weatherboard Detail

Scale 1:5



D31 External Corner / Joinery Jambs - Weatherboard - Detail

Scale 1:5



D32 Internal Corner - Existing Stone & Weatherboard Detail

Scale 1:5

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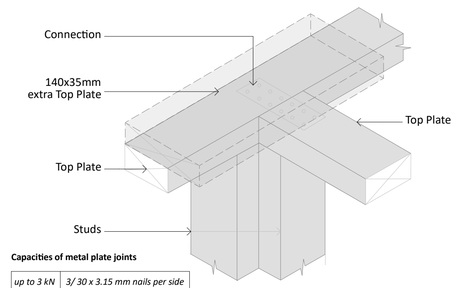
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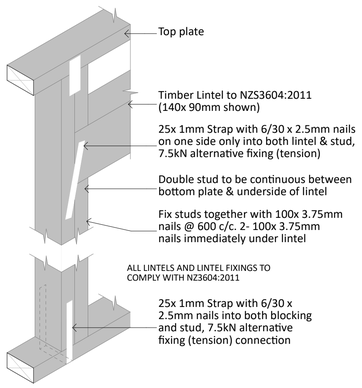
A404



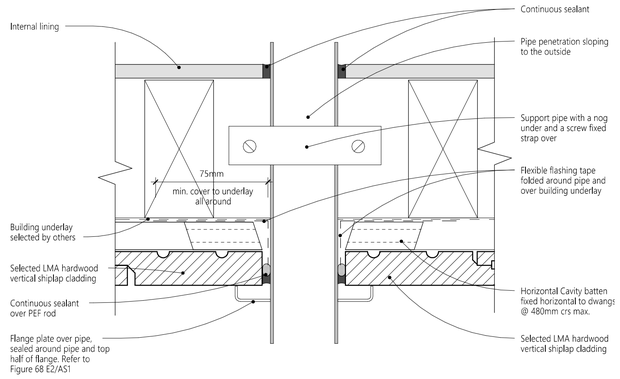
Capacities of metal plate joints

up to 3 kN	*3/ 30 x 3.15 mm nails per side*
up to 6 kN	*6/ 30 x 3.15 mm nails per side*

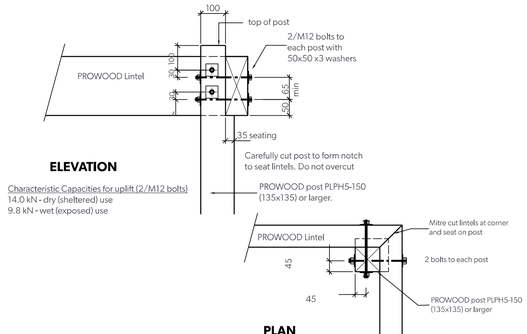
Lintel Fixing Detail
Scale 1:5



Top Plate Connection Detail
Scale 1:5



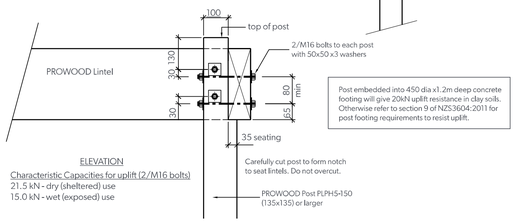
Typ. Pipe Penetration - Weatherboard Detail
Scale 1:5



ELEVATION

Characteristic Capacities for uplift (2/M12 bolts)
14.0 kN - dry (sheltered) use
9.8 kN - wet (exposed) use

PLAN



ELEVATION

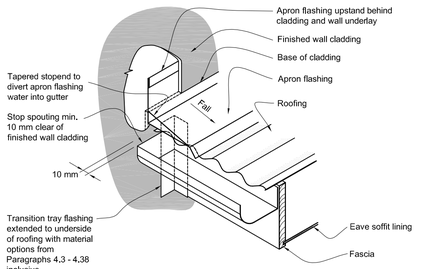
Characteristic Capacities for uplift (2/M16 bolts)
21.5 kN - dry (sheltered) use
15.0 kN - wet (exposed) use

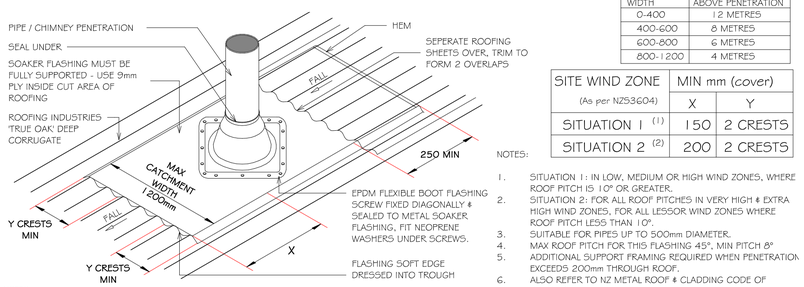
CORNER POST - LINTEL CONNECTION DETAIL

Typ. Prolam Corner Post Connection Detail
Scale 1:5

Figure 8B: Gutter/wall junction
Paragraphs 5.1 and 5.2

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.





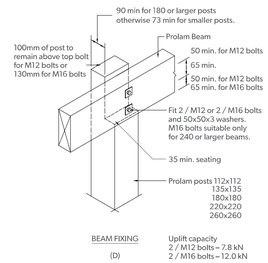
NOTES:

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

SITE WIND ZONE (As per NZS3604)	MIN mm (cover)	
	X	Y
SITUATION 1 (1)	150	2 CRESTS
SITUATION 2 (2)	200	2 CRESTS

NOTES:
1. SITUATION 1: IN LOW, MEDIUM OR HIGH WIND ZONES, WHERE ROOF PITCH IS 10° OR GREATER.
2. SITUATION 2: FOR ALL ROOF PITCHES IN VERY HIGH & EXTRA HIGH WIND ZONES, FOR ALL LESSOR WIND ZONES WHERE ROOF PITCH LESS THAN 10°.
3. SUITABLE FOR PIPES UP TO 500mm DIAMETER.
4. MAX ROOF PITCH FOR THIS FLASHING 45°, MIN PITCH 8°
5. ADDITIONAL SUPPORT FRAMING REQUIRED WHEN PENETRATION EXCEEDS 200mm THROUGH ROOF.
6. ALSO REFER TO NZ METAL ROOF & CLADDING CODE OF PRACTICE.

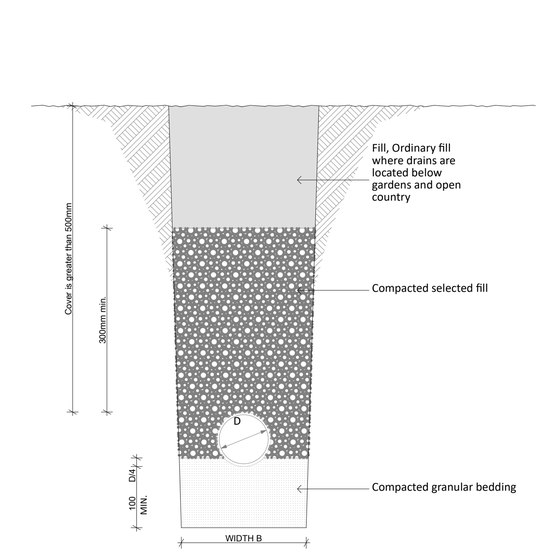
Typ. Roof Penetration Detail
Scale 1:5



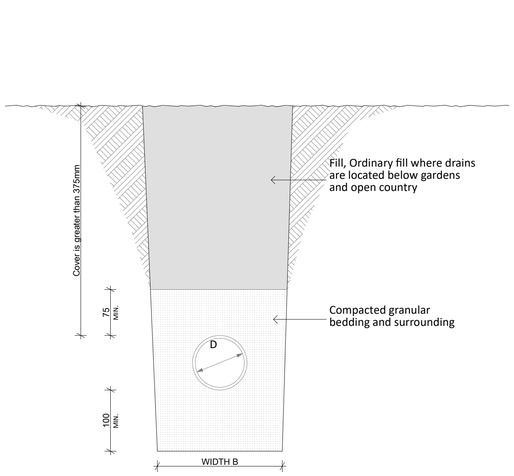
BEAM FIXING (D)

Uplift capacity
2 / M12 bolts = 7.8 kN
2 / M16 bolts = 12.0 kN

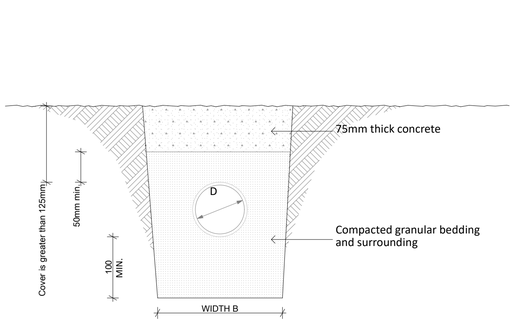
Typ. Prolam Post Fixing Detail
Scale 1:5



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



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

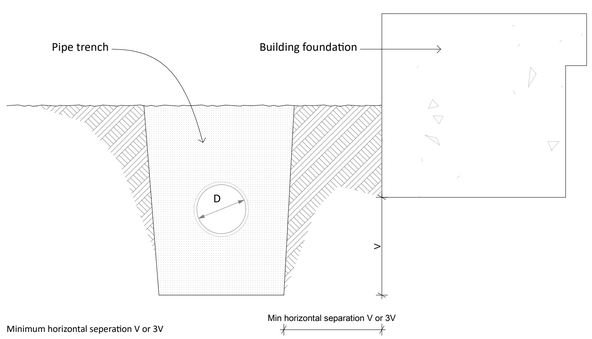


Note:

1. The width b of the trench shall be no less than the pipe diameter d plus 200mm. Trench width at the top of the pipe shall be no more than 600mm unless the pipe(s) in the trench are covered with concrete, as shown in figue 13 (c).

2. Acceptable fill materials shown are:
A) bedding material of clean granular noncohesive material with a maximum particle size of 20mm, or
B) selected compacted fill of any fine-grained soil or granular material which is free from topsoil and rubbish and has a maximum particle size of 20mm, or
C) ordinary fill which may comprise any fill or excavated material.

COVER GREATER THAN 125MM



Minimum horizontal seperation V or 3V

V when trench closed within 48 hours
3V when trench closed greater than 48 hours

RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION

Bedding & Backfill Detail
Scale 1:5

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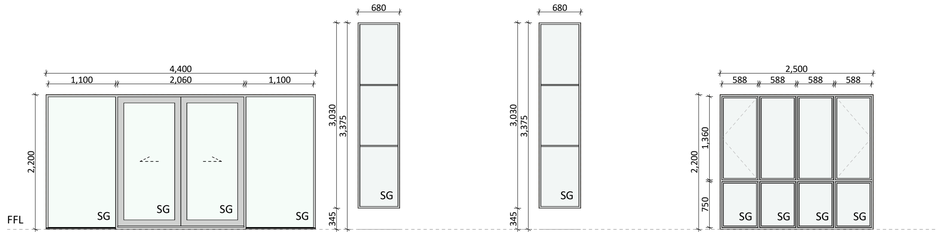
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Details

A405



D01
Lintel: 200x90mm hy90
- Refer to DesignIT Document

W01
Lintel: 2/90x45mm SG8
- Refer to DesignIT Document

W02
Lintel: 2/90x45mm SG8
- Refer to DesignIT Document

W03
Lintel: 2/140x45mm SG8
- Refer to DesignIT Document

Door & Window Schedule
Scale 1:50

DOOR/WINDOW SCHEDULE

GENERAL NOTES:

EXTERIOR DOORS & WINDOWS:

Series: As per height and wind zone
Glass: Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) R0.5 R Value.
Finish: Powder coated finish, colour as per elevation
Hardware: to match joinery

(Unless noted otherwise)

DOOR & WINDOW SAFETY GLAZING:

SG Safety glass as per NZS 4223:2016 to all glazing within 800mm of the finished floor level

LINTELS:

Lintels notated as 90/140mm in width can be made up from multiple members to form the given width if an equivilant or greater strength is used as per NZS3604. Members are to be nail laminated in accordance with 2.4.4.7 of NZS3604.

Lintel sizes are a minimum only. Framing manufacturer is free to substitute with LVL/LSL/Glulam products of a greater strength which achieves less deflection and allows for a better fit.

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Door & Window Schedule

A501