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CONTENTS

Cover		
	A001	Cover Sheet
Site		
	A101	Site Plan
Plans		
	A201	Demolition Floor Plan
	A202	Foundation and Drainage Plan
	A203	Proposed Floor Plan
	A204	Proposed Roof Plan
Elevations		
	A301	Elevations
Sections		
	A401	Cross Section A & B
	A402	Cross Section C
Details		
	A501	Details
	A502	Details
	A503	Details
Interiors		
	A601	Interior Elevations

R26019 | Sissons Alterations

125 Meadowstone Drive Wanaka

BC Issue

Three
Sixty
Architecture

Three Sixty Architecure
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Site Aerial
Scale 1:100

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NORTH

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Sissons Alterations
125 Meadowstone Drive
Wanaka

Site Plan

Scale @ A1:	1:100
Job No.	R26019
Issue Date:	25/09/2026
Revision:	01

Sheet No. **A101**

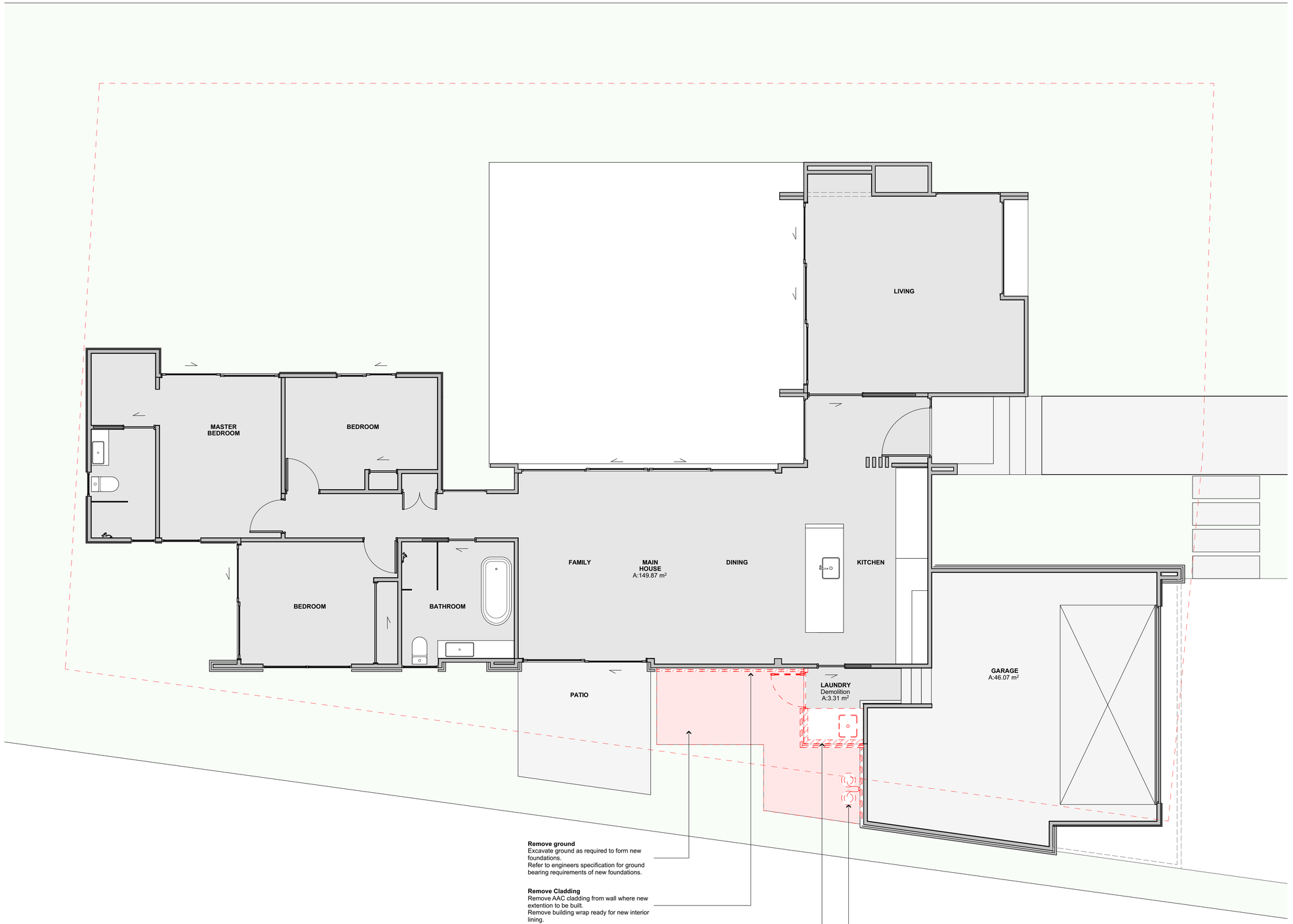
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Ground Floor - Demolition Plan
Scale 1:50

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01	25/09/2026	Building Consent

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125 Meadowstone Drive
Wanaka

Demolition Floor Plan

Scale @ A1:	1:50
Job No.	R26019
Issue Date:	25/09/2026
Revision:	01

Sheet No. **A201**

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Foundation Plan
Scale 1:50

Services legend:

Stormwater
SW SW
SW uPVC DN100 1:120min Fall

Foul Sewer
SS SS
SS uPVC DN100 1:60min Fall

Plumbing legend

Key	Fixture	Pipe Size	Fall
ip	Inspection	DN40	
dp	Downpipe	as shown	
	Main drains	DN100	1:60

Key	Fixture	Above slab	In/below slab
whb	Basin	DN40 1:40	DN65 1:40
sink	Sink	DN50 1:40	DN65 1:40
shr	Shower	DN50 1:40	DN65 1:40
wc	Toilet	DN80 1:60	DN100 1:60

Plumbing notes:
All materials, workmanship and design of sanitary plumbing and drainage to the following:
AS/NZS3500.1 (water supply)
AS/NZS3500.2 (sanitary)
AS/NZS3500.3 (stormwater)
AS/NZS3500.4 (hot water).

Air admittance valves:
As an alternative to venting all fittings back to terminal vent, air admittance valves (AAV) may be installed to fittings.

Down Pipe:
80mm Colorsteel Downpipe secured in place with matching munzing rings at 1.8m crs.

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125 Meadowstone Drive
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Foundation and Drainage Plan

Scale @ A1:	1:50, 1:100
Job No.	R26019
Issue Date:	25/09/2026
Revision:	01

Sheet No.
A202

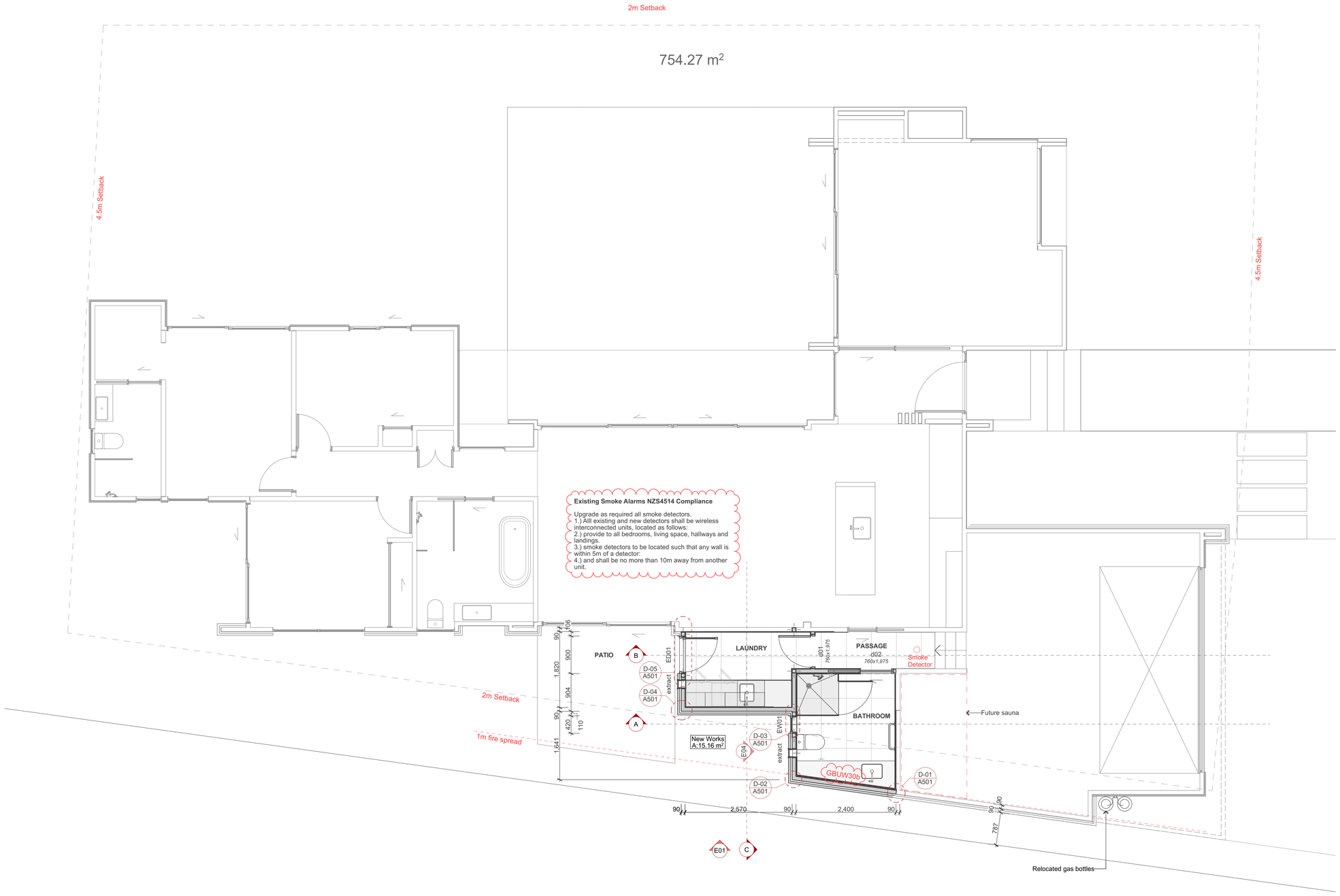
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Ground Floor - Dimension Plan
Scale 1:50

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125 Meadowstone Drive
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Proposed Floor Plan

Scale @ A1:	1:50
Job No.	R26019
Issue Date:	17/11/2026
Revision:	02

Sheet No.
A203

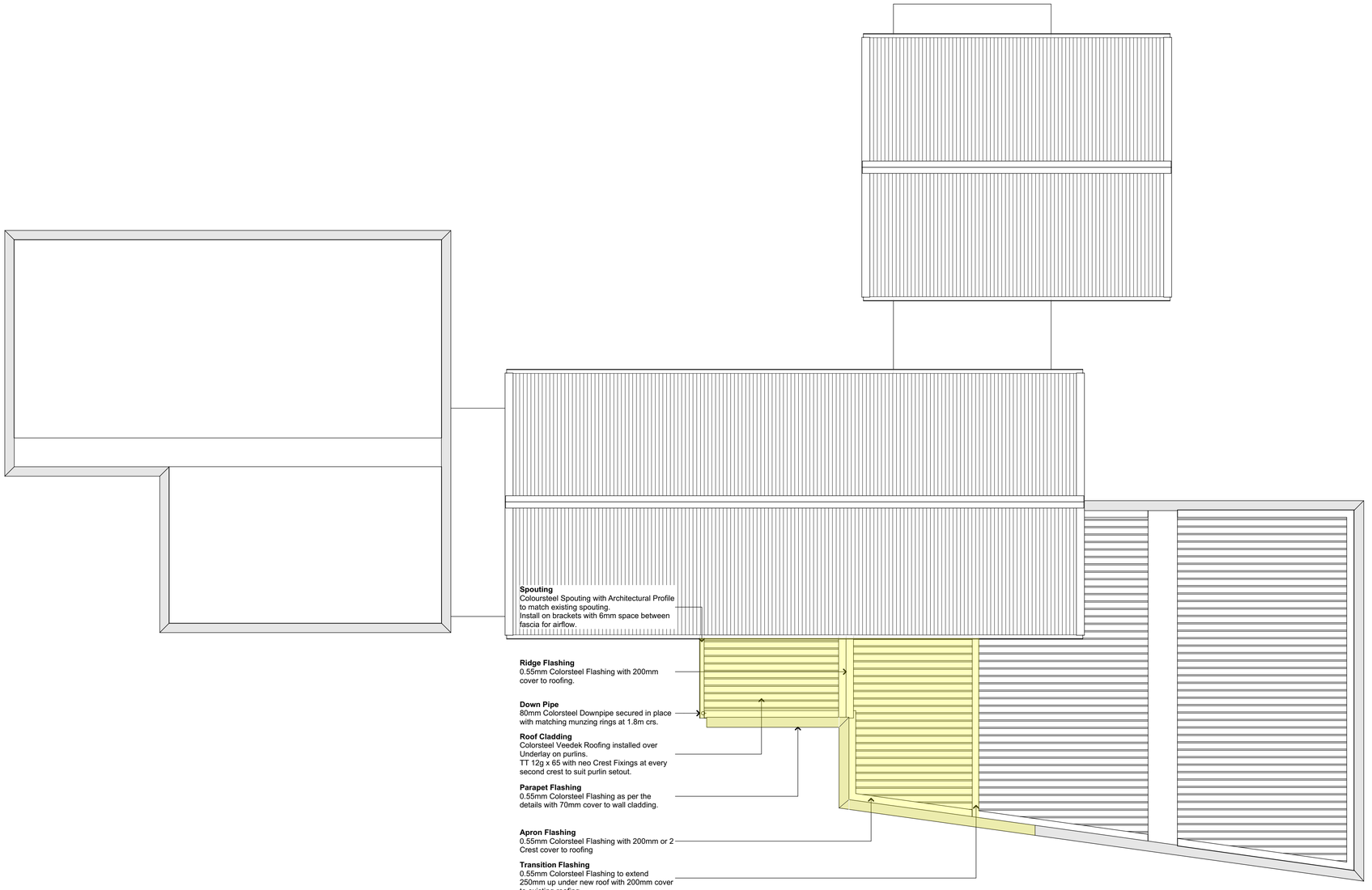
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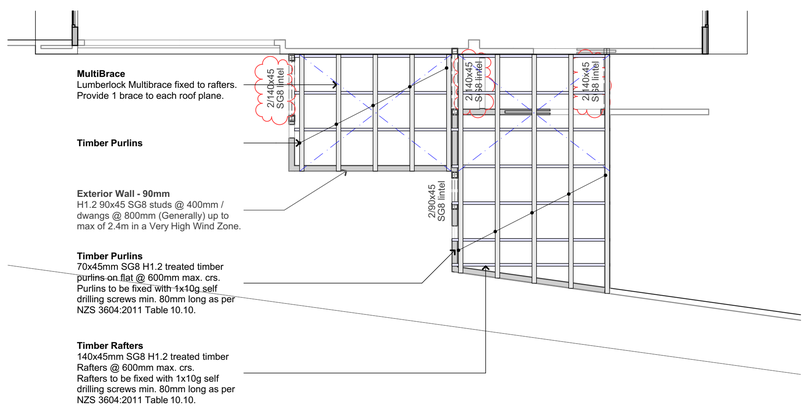
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Roof Plan
Scale 1:50



Roof Framing
Scale 1:50

Timber Framed Wall Fixing Schedule

NZS 3604:2011 Table 8.19 - Nailing schedule for hand-driven and power-driven nails (See 8.8.6)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x Diameter (mm) and type.	Number / Location	Length (mm) x Diameter (mm) and type.	Number / Location.
Bottom plate to floor framing at:				
a) External walls and internal wall bracing elements.	100 x 3.75	2 at 600mm centres	90 x 3.15	3 at 600 centres
b) Internal walls (may be nailed to floor decking)	100 x 3.75	1 at 600mm centres.	90 x 3.15	1 at 600mm centres.
c) Trimmer not exceeding 4.2m long.	100 x 3.75	4 (end nailed)	90 x 3.15	6 (end nailed)
Dwang to stud.	75 x 3.15 or 100 x 3.75	2 (skewed) 2 (end skewed)	70 x 3.06 90 x 3.15	2 (skewed) 2 (end skewed)
Fishplate to straightened stud	60 x 2.8	4 (each side of cut)	60 x 2.8	4 (each side of cut)
Half joint in top plate	75 x 3.15	3	75 x 3.06	4
Lintel to trimming stud	75 x 3.15 or 100 x 3.75	4 (Skewed) 2 (end nailed)	90 x 3.15	3 (End nailed)
Ribbon board to stud	100 x 3.75	2	90 x 3.15	3
Sill or header trimmer to trimming stud for:				
a) Trimmer not exceeding 2.4m long.	100 x 3.75	2 (End nailed)	90 x 3.15	3 (End nailed)
b) Trimmer not exceeding 3.0m long.	100 x 3.75	3 (End nailed)	90 x 3.15	5 (End nailed)
c) Trimmer not exceeding 3.6m long.	100 x 3.75	4 (End nailed)	90 x 3.15	6 (End nailed)
Solid plaster batten to stud	60 x 2.8 (galv.)	500mm centres	60 x 2.8 (galv.)	500mm centres
Stud to plate	75 x 3.15 or 100 x 3.75	4 (Skewed) 2 (End nailed)	75 x 3.06 90 x 3.15	4 (Skewed) 3 (End nailed)
Top plate 140mm x 35mm to 90mm x 45mm and top plate to lintel	100 x 3.75	2 at 500mm centres	90 x 3.15	3 at 500mm centres
Trimming studs at openings, blocking and studs at wall intersections	100 x 3.75	600mm centres	90 x 3.15	600mm centres
Trimming stud to doubled stud immediately under lintel	100 x 3.75	2	90 x 3.15	2
Waling to Stud	60 x 2.8	2	60 x 2.8	2

Note -

1) Nail lengths and diameters are the minimum required.

2) Refer to 4.4 for required protective coatings for metal fasteners.

3) For studs up to 2.7 in length, 2/90 x 3.15 power-driven nails (end nailed) are sufficient.

Base Plate Fixing
NZS3604 7.5.12.2
Propietary M10x140 Bowmac anchors to be within 150mm of each end and spaced at 900mm.

Timber treatment schedule

NZBC B2/AS1 Section 3.2, NZS 3620 & 3602 Part 1 3.2.2 & 3.2.3

Level	Species	Construction Element
H1.2	Radiata Pine Douglas Fir	Roof framing protected from the weather but exposed to ground atmosphere Jackstuds, subfloor braces, wall plates, floor joists to the sub-floor, blocking, walings and battens, nogs and diagonal boards, interior solid wood flooring for ground floors.
H1.2	Radiata Pine Douglas Fir	Enclosed roof framing & trusses. Sarking and framing not protected from solar-driven moisture through absorbent cladding materials, Enclosed flat roof framing and associated roof members, Enclosed skillion roof framing and associated roof members, Vally boards and boards supporting flashing for box gutters, roof penetrations and upstands to roof decks, All roof trusses, including gable end trusses, roof framing, ceiling and eaves framing, purlins and battens.
H1.2	Radiata Pine Douglas Fir	Enclosed wall framing protected from the weather Framing and other members within or beneath a parapet. Framing and other members within enclosed decks or balconies (see H3.2 from cantilevered decks) Framing and other members within and supporting enclosed cantilevered decks (including joist trimmers, nogs and blocking) All other exterior wall framing and other members including exterior boundary joists.

Purlins on their flat in all wind zones up to 1.5kPA snow load - SG8

NZS 3604:2011 Table 15.9 (Feb 2025)

Purlin Size	Max. Span (Rafter Spacing)	Maximum spacing and fixing in the following wind zones															
		Low			Medium			High			Very High			Extra High			
		Spacing	* Abutting	Fixing Capacity	Spacing	* Abutting	Fixing Capacity	Spacing	* Abutting	Fixing Capacity	Spacing	* Abutting	Fixing Capacity	Spacing	* Abutting	Fixing Capacity
(mm x mm)	(mm)	(mm)			(mm)			(mm)			(mm)			(mm)		
70 x 45	900	900	900	S	900	900	T	900	900	T	900	900	T	900	900	T
70 x 45	900	1200	1150	T	1200	1150	T	1200	1150	T	1050	1050	T	900	900	T
70 x 45	900	1700	1150	T	1700	1150	T	1400	1150	T	1050	1050	T	900	900	T
70 x 45	1200	950	650	T	950	650	T	800	650	T	600	600	T	500	500	T
70 x 45	1200	950	650	T	950	650	T	800	650	T	600	600	T	500	500	T
90 x 45	1200	1200	850		1200	850	T	1000	850	T	750	750	T	650	650	T

Fixing Type	Description	Alternative fixing capacity (kN)
S	2 / 90 x 3.15 gun nails.	**0.8**
T	1 / 10g self-drilling screw, 80mm long	**2.4**

* For roof abutting an upper story wall see 15.3

NOTE - All Fixing Types are determined as required for the higher uplift loads at the periphery of the roof (based on local pressure factors in AS/NZS 1170.2)

BC Issue

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Sissons Alterations
125 Meadowstone Drive
Wanaka

Proposed Roof Plan

Scale @ A1:	1:50, 1:100
Job No.	R26019
Issue Date:	17/11/2026
Revision:	02
Sheet No.	**A204**

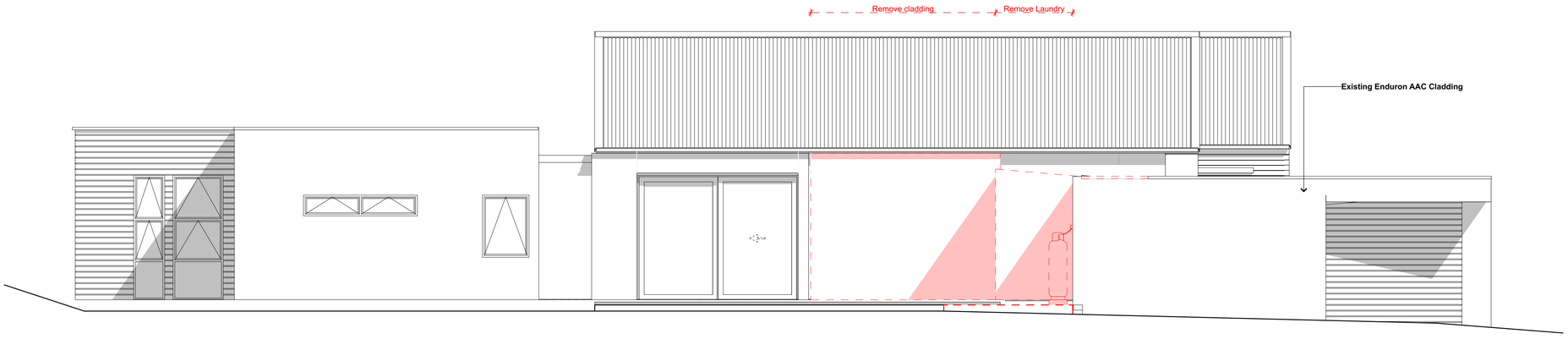
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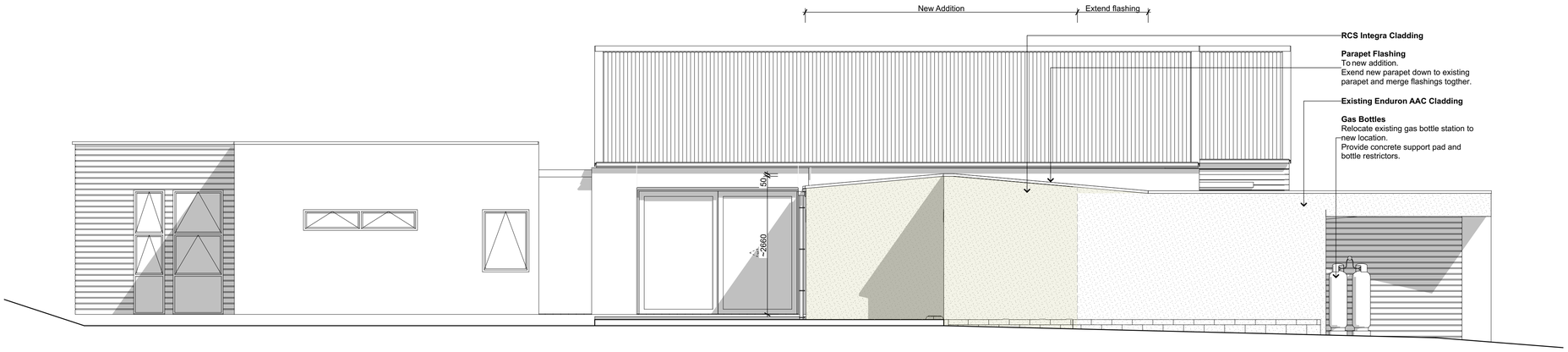
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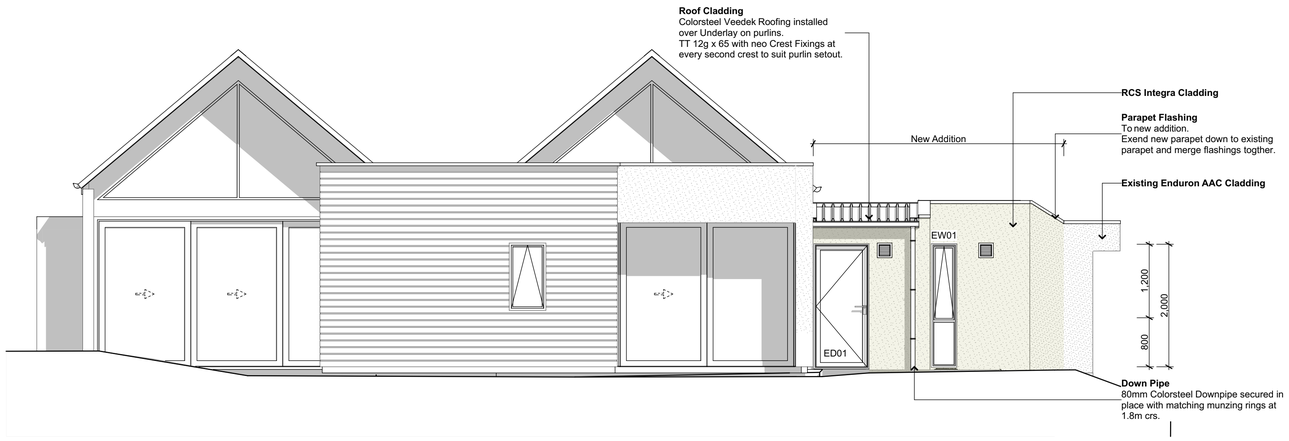
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E01 **South Elevation - Demolition**
Scale 1:50



E01 **South Elevation - Proposed**
Scale 1:50



E04 **West Elevation - Proposed**
Scale 1:50

BC Issue

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Elevations

Scale @ A1:	1:50
Job No.	R26019
Issue Date:	25/09/2026
Revision:	01

Sheet No.
A301

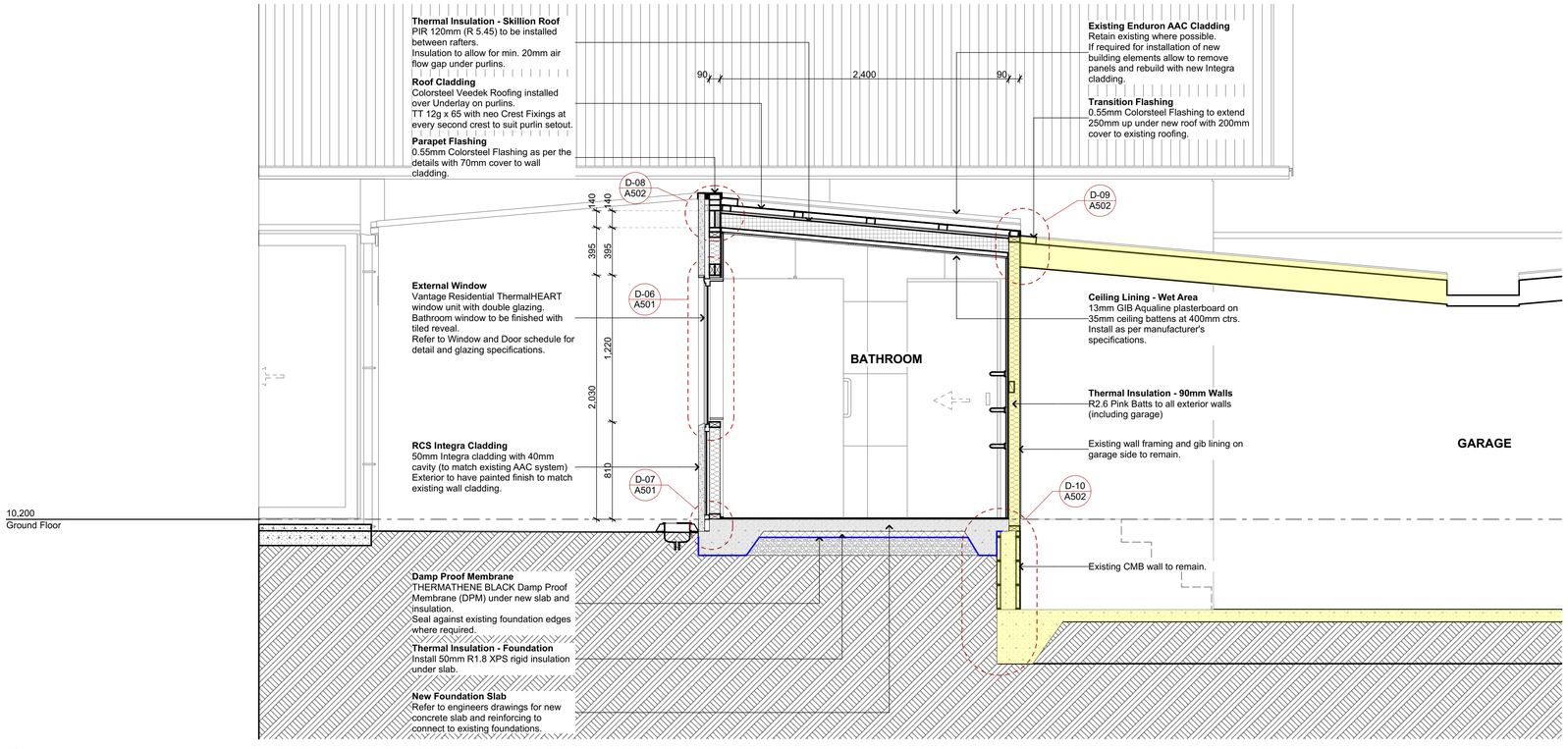
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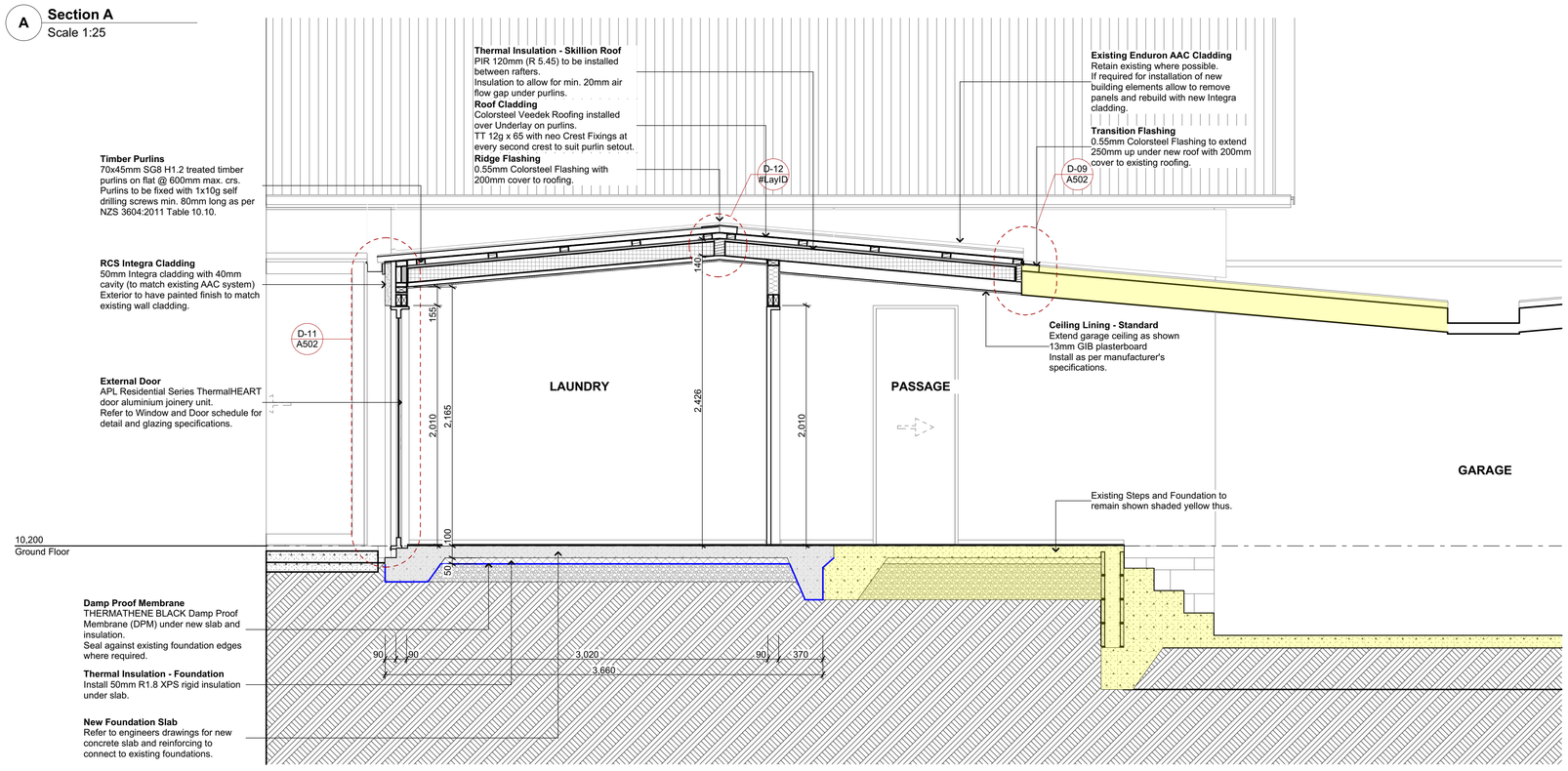
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A Section A
Scale 1:25



B Section B
Scale 1:25



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Cross Section A & B

Scale @ A1:	1:25
Job No.	R26019
Issue Date:	25/09/2026
Revision:	01

Sheet No. **A401**

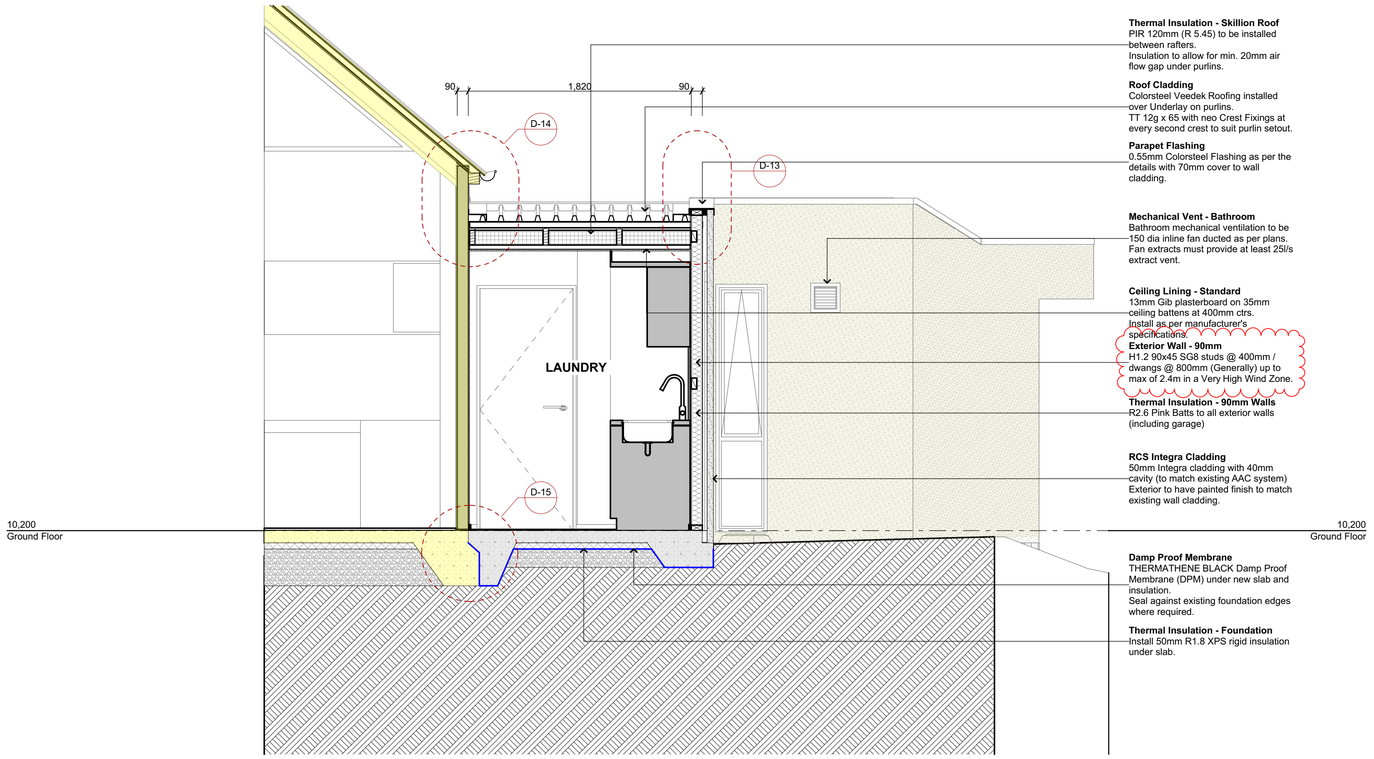
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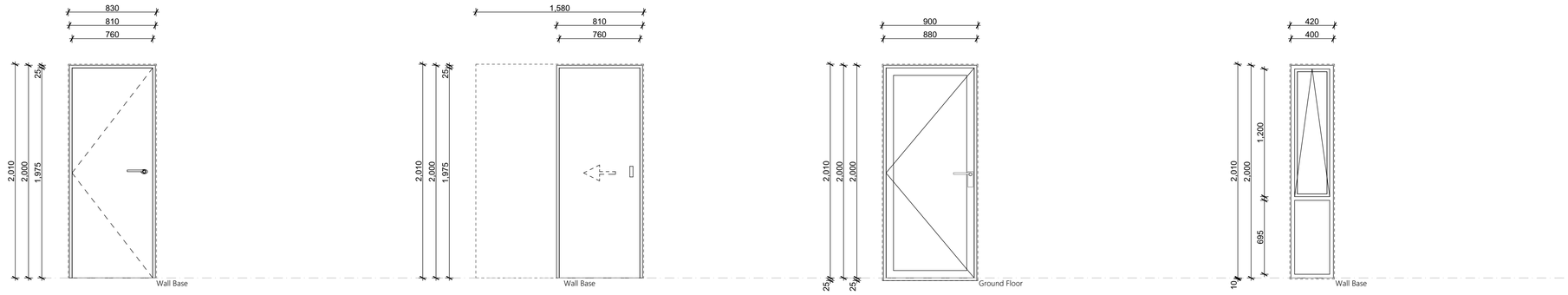
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C **Section C**
Scale 1:25



d01

Room:	Laundry
Type:	Interior - Hinged Door
Frame:	20mm Rebated Timber - Paint Quality
Door Leaf:	40mm Solid Core - Paint Quality
Hardware:	Latchset Lever Handle Doorstop

d02

Room:	Bathroom
Type:	Interior - Sliding Door
Frame:	20mm Rebated Timber - Paint Quality
Door Leaf:	40mm Solid Core - Paint Quality
Hardware:	Recessed Handle Finger Pull Privacy Lock

ED01

Room:	Laundry
Type:	Exterior - Hinged Door
Frame:	Residential ThermaHEART
Door Leaf:	Framed Glazed Door
Hardware:	Latchset Lever Handle Doorstop Lockset
Reveal:	H3.1 20mm Timber for Painted Finish Rebated for wall lining
Rebate:	Rebate base of frame into slab.

EW01

Room:	Bathroom
Type:	Exterior - Awning Window
Frame:	Residential ThermaHEART
Hardware:	Restrictor Stays
Glazing:	Double Glazed - Safety Glass Obscured glass. (Pattern to be confirmed with owner).
Reveal:	H3.1 20mm Timber for Painted Finish Rebated for wall lining

Window and Door Schedule
Scale 1:25

BC Issue

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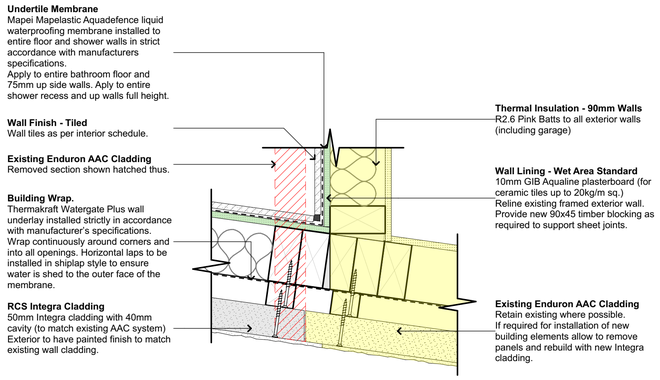
Cross Section C

Scale @ A1:	1:25
Job No.	R26019
Issue Date:	17/11/2026
Revision:	02

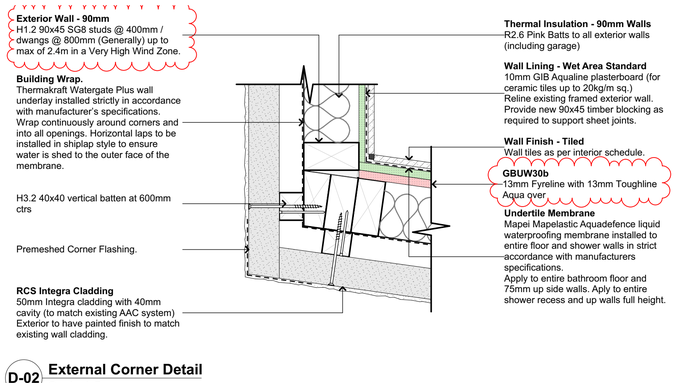
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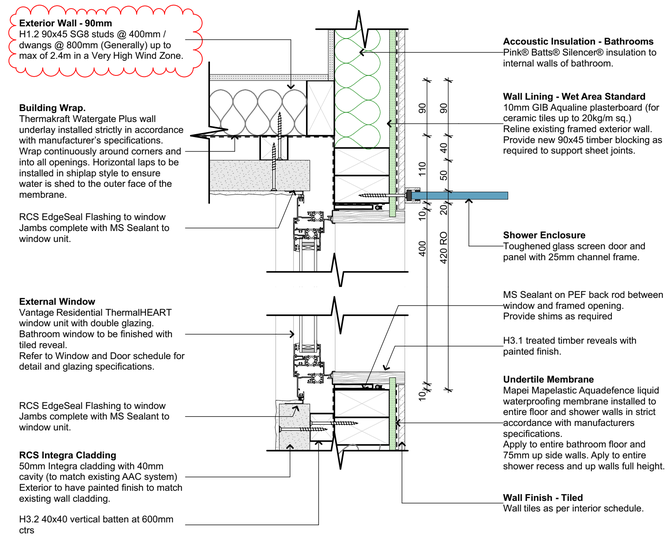
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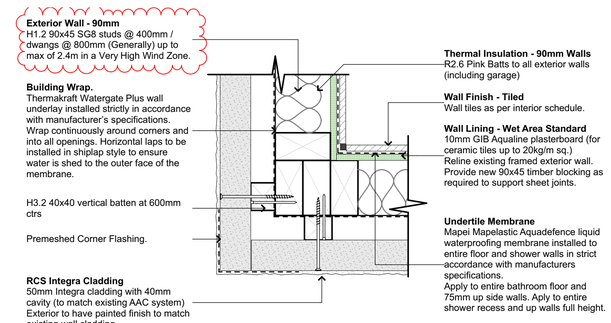
D-01 Cladding Extension Detail
Scale 1:5



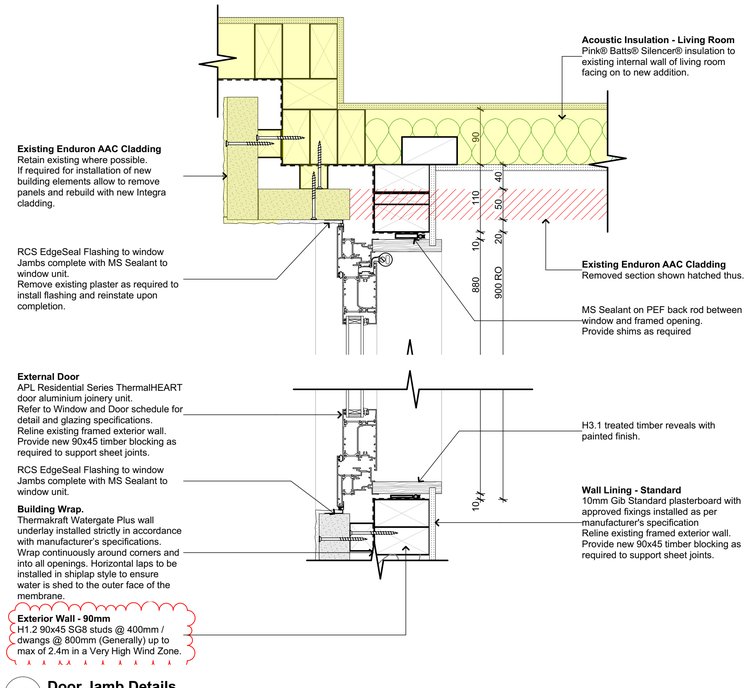
D-02 External Corner Detail
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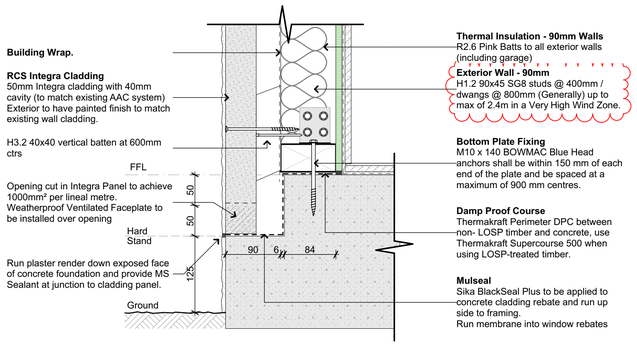
D-03 Window Jamb Details
Scale 1:5



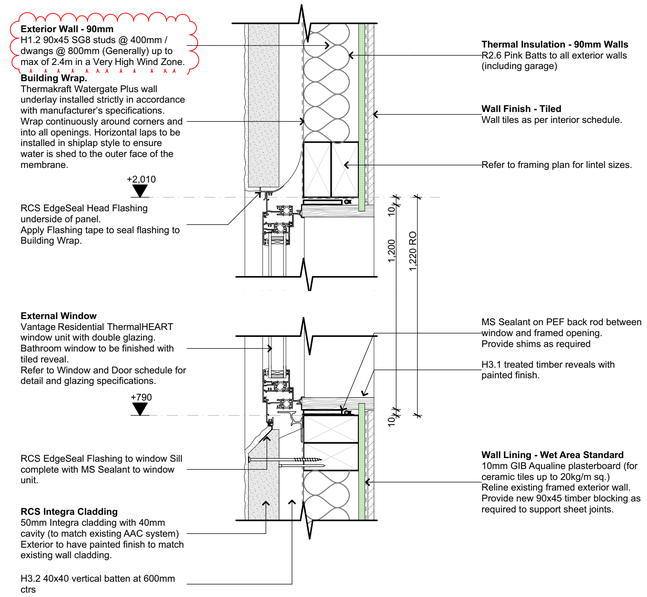
D-04 External Corner Detail
Scale 1:5



D-05 Door Jamb Details
Scale 1:5



D-07 Cladding Base Detail
Scale 1:5



D-06 Window Sill and Head Detail
Scale 1:5

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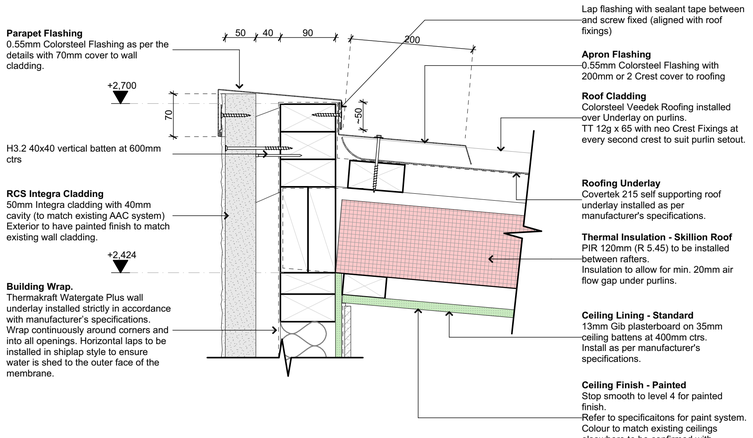
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Job No.	R26019
Issue Date:	17/11/2026
Revision:	02

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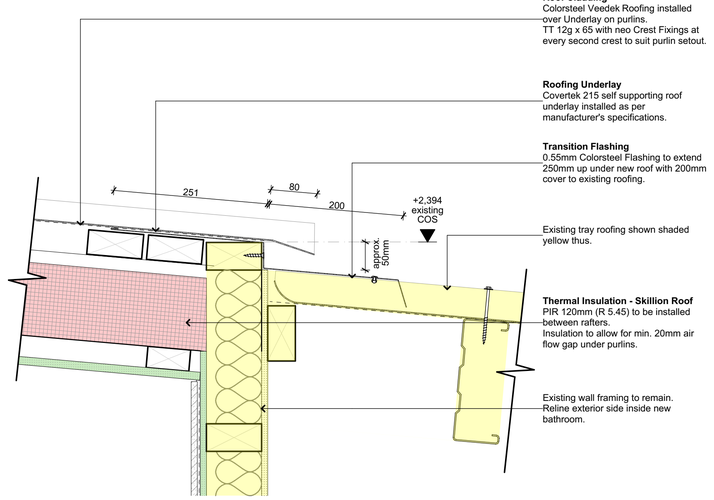
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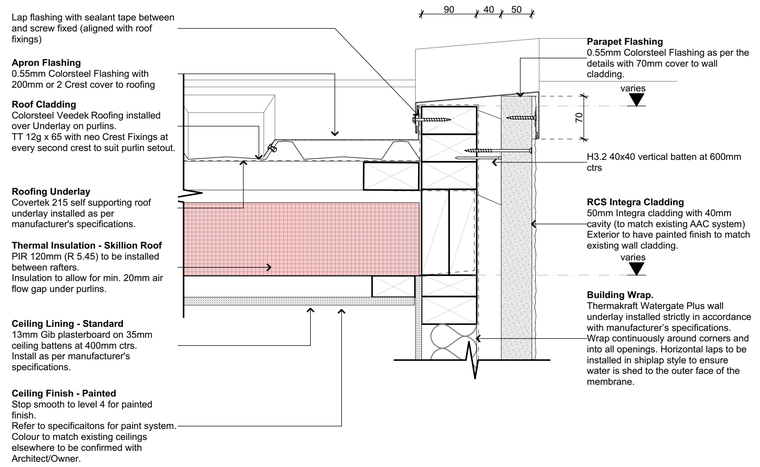
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D-08 Parapet Detail 1
Scale 1:5



D-09 Roof Transition Details
Scale 1:5



D-13 Parapet Detail 2
Scale 1:5

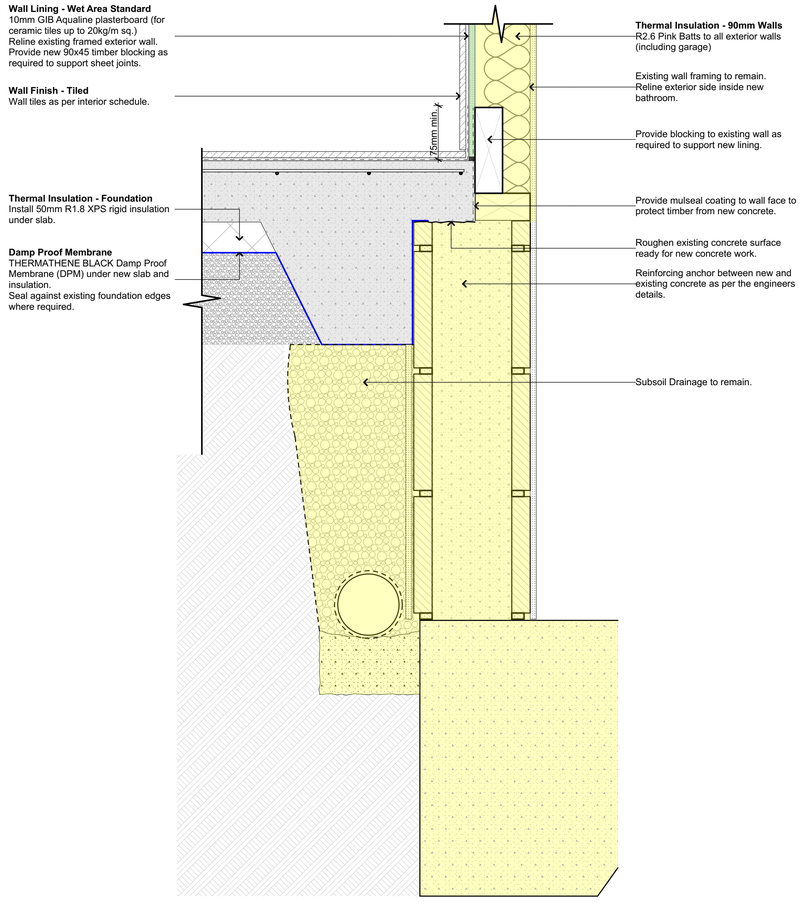
BC Issue

Notes :

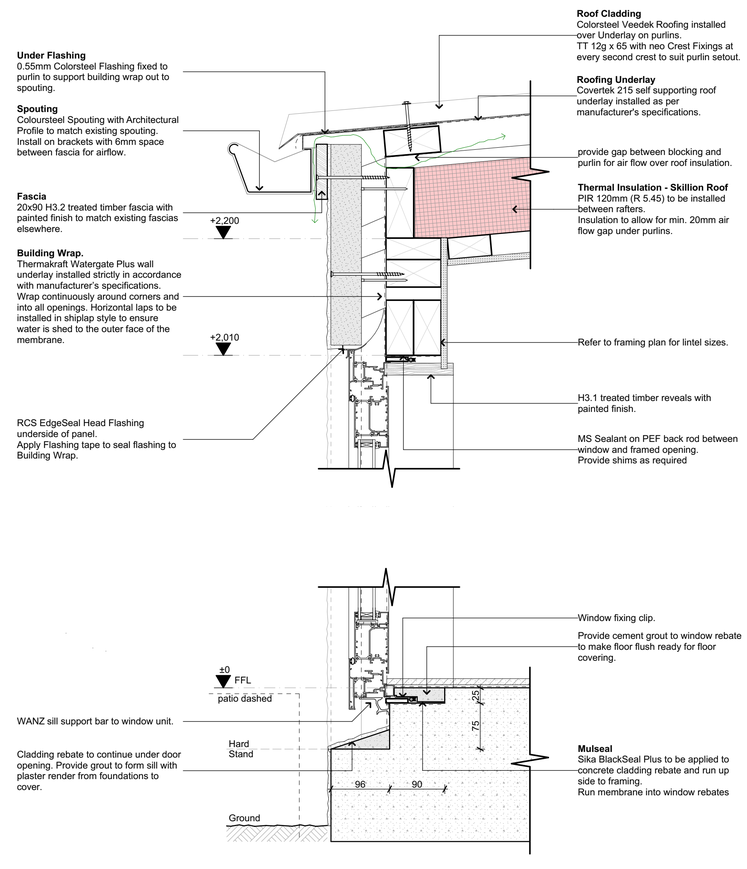
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Rev	Date	Issue
01	25/09/2026	Building Consent

NORTH



D-10 Foundation Detail
Scale 1:5



D-11 Door Head and Sill Detail
Scale 1:5

Three Sixty Architecture

Sissons Alterations
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Wanaka

Details

Scale @ A1:	1:5
Job No.	R26019
Issue Date:	25/09/2026
Revision:	01

Sheet No.
A502

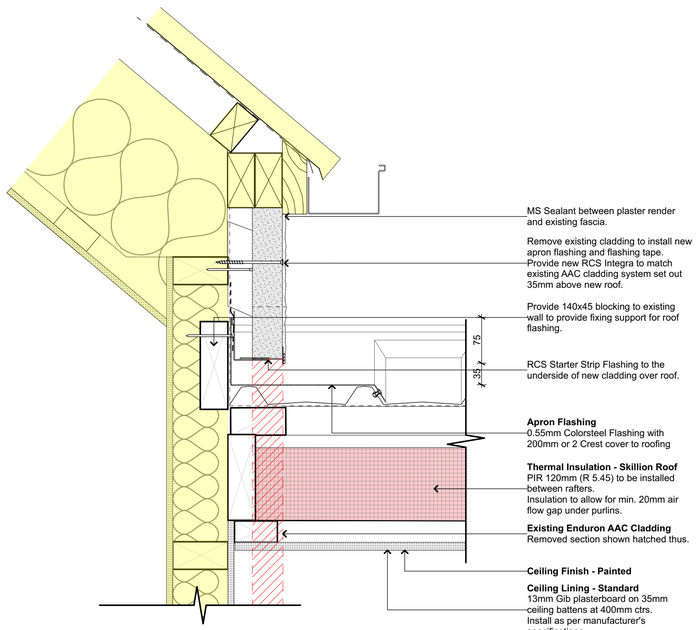
Three Sixty Architecure
Level 1, The Yard
173 St Asaph Street
Christchurch, 8140

03 366 3349

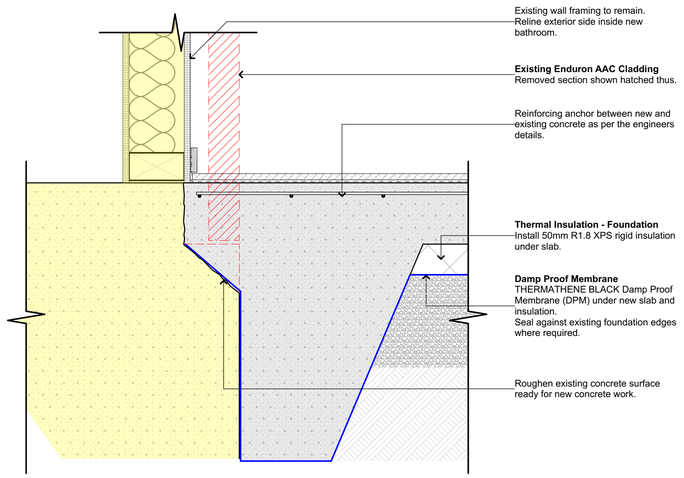
office@threesixtyarch.co.nz
threesixtyarch.co.nz

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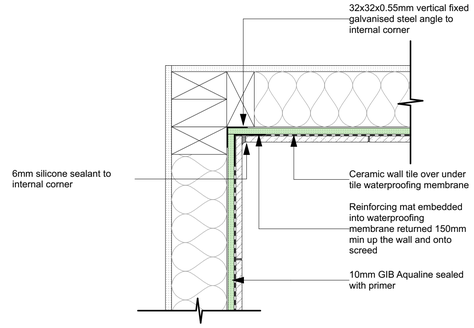
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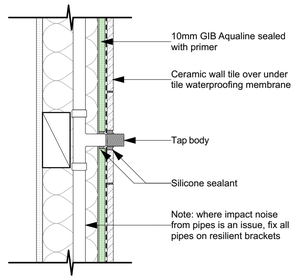
D-14 **Roof to Wall Junction**
Scale 1:5



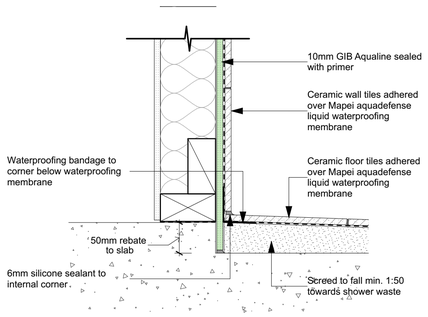
D-15 **Foundation Extension Detail**
Scale 1:5



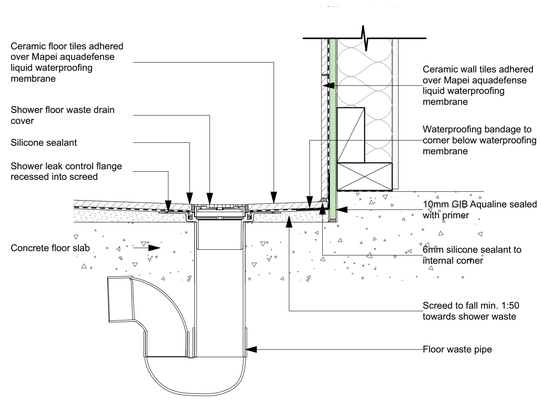
TILED INTERNAL CORNER
Scale 1:5



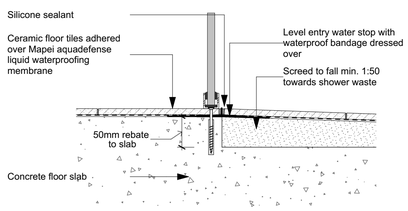
SHOWER MIXER
Scale 1:5



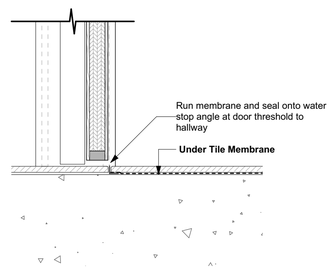
TILED SHOWER REBATE AGAINST WALL
Scale 1:5



SHOWER DRAIN AGAINST WALL
Scale 1:5



TILED SHOWER REBATE
Scale 1:5



TILED DOOR THRESHOLD
Scale 1:5

BC Issue

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Rev	Date	Issue
01	25/09/2026	Building Consent



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Sissons Alterations
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Details

Scale @ A1:	1:5
Job No.	R26019
Issue Date:	25/09/2026
Revision:	01

Sheet No. **A503**

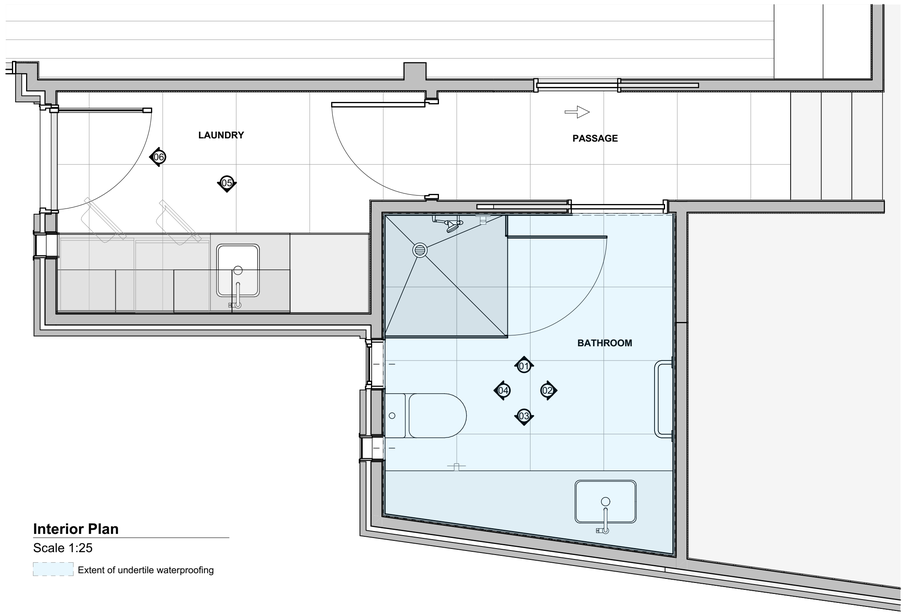
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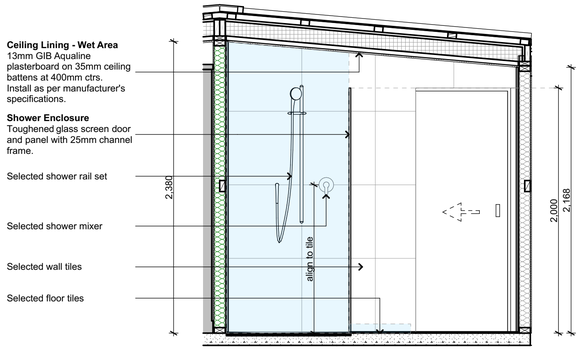
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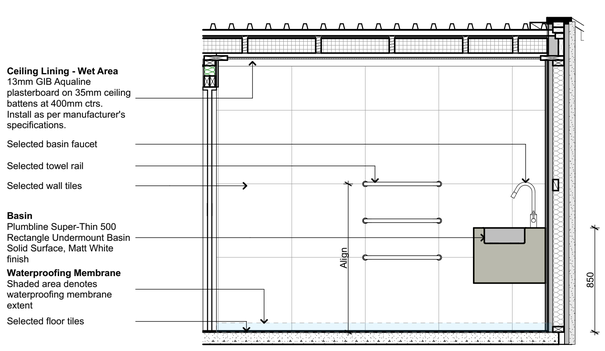


Interior Plan
Scale 1:25

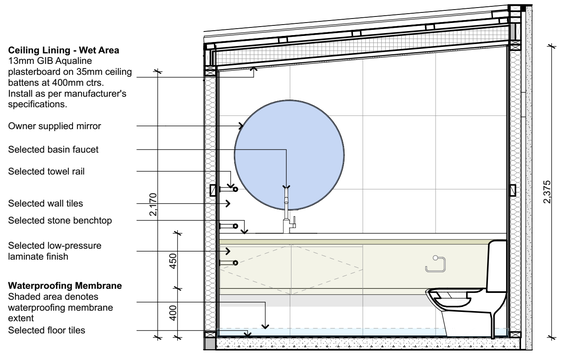
Extent of undertile waterproofing



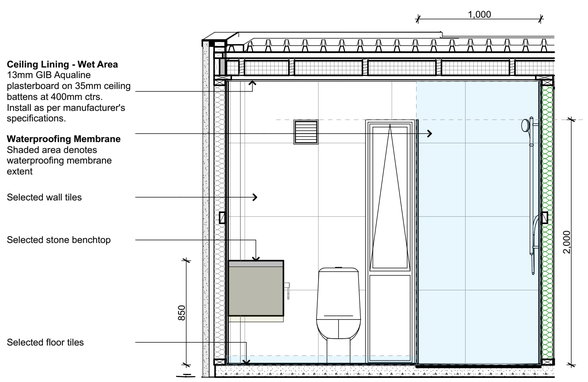
01 Bathroom Elevation
Scale 1:25



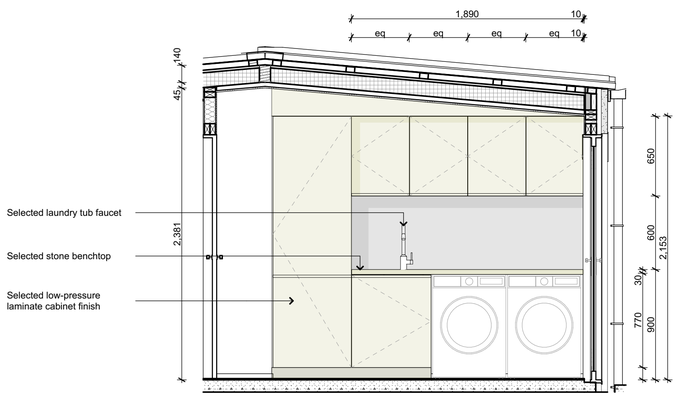
02 Bathroom Elevation
Scale 1:25



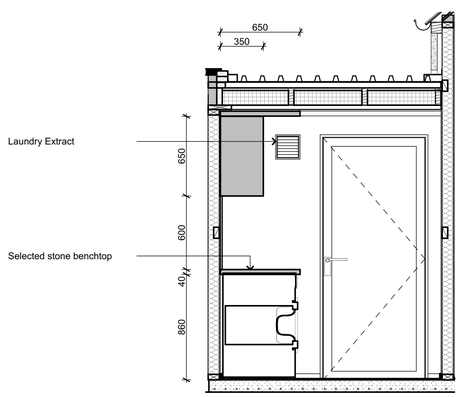
03 Bathroom Elevation
Scale 1:25



04 Bathroom Elevation
Scale 1:25



05 Laundry Elevation
Scale 1:25



06 Laundry Elevation
Scale 1:25

BC Issue

Notes :

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Orginal drawing in colour

Rev	Date	Issue
01	25/09/2026	Building Consent

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Interior Elevations

Scale @ A1:	1:25
Job No.	R26019
Issue Date:	25/09/2026
Revision:	01

Sheet No.
A601

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