

Existing house, garage and cottage at
62 Manse Road Arrowtown.
Lot 2 DP 300024 1857m^2

ARCHITECTURAL DRAWING LIST

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Issue

Revision	Date	Stage	Notes
-	19/08/26	Detailed Design	PIM
1	22/09/26		Resource Consent Application
2	30/10/26		Building Consent Application

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Project
NEW GARAGE & HOME OFFICE ADDITION & ALTERATION
62 MANSE ROAD
ARROWTOWN

Sheet title
TITLE

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Sheet
A001

revision
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SPECIFICATIONS FOR PRICING

1. FOUNDATIONS

Maxraft insulated formwork footings and slab as per Engineer. Construction R Value R5.5.
Plaster finish to sides of slab where seen above ground.
Cast insitu footings with reinforcing as per Engineer, NZS 3604 and details to patio slab.
Gargage slab and foundations and retaining wall as per engineer documentaiton.

2. CONCRETE

Maxraft insulated formwork footings and slab as per Engineer to Office. Float finish.Construction R Value R5.5.
External Entry Patio slab to be reinforced 100mm slab with 200mm wide x min 300mm deep edge footings, exposed agregate finished, on 25mm sand blinding and DPC, on compacted hardfill.
DPM under slab Thermathene Orange Concrete underlay, with Thermakraft White GP tape. Tape up sides of slab to above GL with Marshall Protecto (EIFS) Plasterable tape.
For retaining wall footing use Nuraply 3PTM bonding strip 1m wide roll to continue under footing and up vertical faces of footing. Use Nuralite Bitumen tape 100mm to junction of DPM and Nuraply 3PTM bonding strip.
Check existing garage slab for DPC under, if none found allow for waterproofing on top of existing concrete slab Nuralite Nuracoat Hydropoxy.
New external stair footings: 450x450 x 300d with 3xD12 each way. Cast in Bowmac B134 brackets to fix stringers/posts.

3. CONCRETE MASONRY

Refer Engineer for concrete masonry to retaining wall in Garage.
Tanking to be Nuralite 3PG system with drainage mat behind wall, Nuraply 3PTM bonding strip, Nuralite Bitumen tape 100mm to DPM, and termination bar vertically at end as per details.

4. CARPENTRY

H5 timber for poles and timbers in ground contact.
DPC under base plates and where required to concrete Thermakraft Supercourse 500 damproof course.
H1.2 140mm Nelson Pine LVL framing to external walls with Douglas Fir top and bottom plates. NO dwangs or if required turn 90° or use framing members not full depth of framing to avoid thermal bridging.
12mm H3.1 Ply RAB, and Pro Clima Extansa wrap.
45mm internal strapping to external walls for services cavity and to prevent thermal bridging.
H1.2 90mmm framing to internal walls.
Ceilings timber ceiling battens H1.2.
Skirting min. 60x12mm (min. FJ)- confirm with owner prior to ordering, Radiata for paint finish, architraves 40x10mm.
Existing garage being converted to Office 1- Allow to lift and salvage existing timber flooring for re-use - ceiling linings in entry, and flooring in kitchenette and dining table area. See 2. above and install waterproofing over existing slab if required. Lay new 17mm H3 ply over slab for insulation and levelling.
Note re; framing and thermal bridging: Dwangs to be installed turned 90 degrees or narrower profile so not full depth of the framing. Lintels- use less that full framing depth where you can with EPS insulation packer to outside face. Existing walls Office 1 to be strapped and lined with counter battens to avoid thermal bridging. Corner framing- avoid build up as detailed and use Gib Handribrac at base of studs so corners can be insulated. Rafters or roof truss members- see details for EPS under or over rafters.
Wraps: Walls- Pro Clima Solitex Extansa taped with Contega Exo tape, and Tescon Extora & Extoseal at windows/openings. Use Roflex and Kaflex at penetrations. Internal vapour barrier Proclima Intello with Tescon Vana tapes and Roflex at penetrations. Orcon sealant as per install details.
Roof Thermakraft Covertek 407 to top side of rafters, with Thermakraft White GP tape.
Cavity battens: No cavity required to garage cladding but builder can use ventilating horizontal plastic battens- Masons BATVENT45x18x1800 or Vent VB20.
Timber cladding with 2 layers of battens- Vertical to RAB - 35minx20mm H3.1 timber battens at 400crs, fix to framing @600crs with m8 ankascrews. Note 12mm offset from each side centre line of batten to avoid batten splitting.
Horizontal battens @600crs over vertical battens 45x45mm H3.1 battens (min thickness 20mm). Fix to framing @600crs with m8 ankascrews.
Roof Ventilating battens under purlins H3.1 20mm timber battens running with pitch under purlins. Roof fixings longer to allow for structural fix.
Timber treatments: H1.2 for exterior wall framing. Rafters & purlins, roof counter battens, and external stair framing H3.2. Cavity battens H3.1. Barge boards/fascias painted H3.1.
Fixings: NZS3604 Table 4.1&4.3. Non structural cladding fixings will be galvanized steel, framing fixings in 'closed' areas including roof spaces, will be mild steel as a minimum. Framing in 'sheltered' areas will be galvanized steel, and framing fixing in exposed areas will be stainless steel type 304 annular grooved. All Exposed structural fixings to be stainless steel Type 304.
Decking timber to external stairs: Selected Hardwood Garapa or approved equivalent- not Kwila.

Woodburning Fire Pyro classic, with woodbox under, flue shield. Stainless steel exterior flue.

5. INSULATION

Knauf Earthwool batts generally.
Existing external walls Office 1: R2.8 in 90mm and in new 45mm services cavity R1.3 45mm batts.
New External walls Office 2: R3.6 batts.
Lintels- use less that full framing depth where you can with EPS insulation packer to outside face.
Roof Office 1: R7 330mm ceiling blankets over bottom chord of trusses.
Existing Skillion Roof over Bathroom: 90 framing between trusses with R3.2 batts. New Kingspan Kooltherm K17 80mm insulated plasterboard under.
New Skillion Roofs Office 2 and Entry: 140 rafters, and 90mm battens under. R5 165mm batts, and R3.1 110 mm batts, & 20mm S grade EPS thermal break under rafters.
Roof Garage Attic: 140 rafters with 30 batten on top 20mm EPS under, 45 batten below. R6 insulation 215 thick, + 45mm R1.3 insulation, 20mm EPS S-grade
Floor Garage Attic: 240 joists (in attic trusses) R3.6 ceiling roll batts 150 thick
Garage walls to sides of trusses: 90 framing with R2.8 90mm batts
R2.6 or R2.8 Soundshield to internal walls requiring acoustic insulation.

6. CLADDING

Fixing Durability: All sheltered or exposed fixings shall meet the requirements of NZS3604:2011 Exposure Zone.
Colour coated 0.4BMT corrugate direct fixed to Garage allowed, but install with ventilating horizontal plastic battens- Masons BATVENT45x18x1800 or Vent VB20.
Selected vertical shiplap timber weatherboard cladding. Stain finish.
James Hardies 12mm Fibre cement cladding to garage wood stack over corrugate cladding- C.O.S with owner. Butt joint sheets, and recessed screw fixings for flush stopping and paint finish to match corrugate.
James Hardies 750mm wide Fibre cement soffit linings. Butt joint sheets, and recessed screw fixings for flush stopping fixings and paint finish.
Sto Armat Miral render system on meshed stoFlexyl from top edge to 50mm past sto render below ground. StoFlexyl meshed waterproofing lapped under to bottom of footing. Mashall Protecto tape to junction of lapped DPM and StoFlexyl.

7. NEW ROOF CLADDING

Colour coated 0.4BMT corrugate/trapeziod on Thermakraft Covertek 407 self supporting underlay, with Thermakraft White GP tape. Note separation of Metal roofing from treated timber purlins. Min 0.55BMT flashings as indicated in details.
Note 3 degree roof Trapezoid profile with crests higher than 27mm for 3 degree pitch eg. Roofing industries RT7, Freeman roofing 5 rib, Dimond LT7, Metalcraft T-Rib.
Ventilating battens under purlins H3.1 20mm timber battens running with pitch under purlins. Roof fixings longer to allow for structural fix.

8. RAINWATER SYSTEM

Colour coated 0.55BMT alumin/zinc coated steel 150 1/2 round gutter with shortback bracket at 600 crs for installation. Snow straps.
Min. 63mm diameter downpipes min. as shown. Galvanized or Colour coated steel with standoff brackets.

9. EXTERIOR WINDOWS AND DOORS

uPVC Aluplast NK windows, white Confirm colour prior to ordering. Triple Glazed with Viridian 'Lightbridge' TGU including argon and Low E. Jambliners 19mm Radiata for paint finish.
Skylight to replace existing- Adlux Harmony Max Adlux Harmony Max HE.G22.max Triple Glazed with Low E_3+. Electric openable, with blind and insect screen.

10. GLAZING

Clear glazing generally- refer Window Schedule. Ground floor Garage doors with obscure glazing. Safety glass to bathroom mirrors.

11. INTERIOR LININGS- refer engineer for bracing lining requirements.

Min. 12mm thick. 150x16mm stained selected timber sarking to ceilings in Entry, Office 2 kitchenette area, and Entry + junction to Currie Cottage. Sarking to run down onto North and South side walls, and on southern wing wall over Braceline/ply. Sarking to box in steel ridge beam. Plasterboard to gable end walls East and West.
13mm Gib standard wall linings mainly- refer Engineer's bracing- some Braceline in Office 1 South wall. Stop to level 4 generally.
Ceilings 13mm Standard Gib ceilings with Square stop ceiling wall junctions.
Ceiling in Bathroom raised section- Kingspan Kooltherm K17 80mm insulated plasterboard panel.
Bathroom: Gib Aqualine 10mm to walls. Painted ply groove dado over to bottom section of walls.
Bathroom shower wall linings: Fibrecement with waterproofing and selected tile over See TILING.
Bathroom shower waterproofing: Dunlop Express Wet Area Waterproofing (same as Ardex WPM155 Rapid).
Garage & Attic: 12mm selected Ply- Pine C face grade, or Okume if same cost. 9mm thick to walls of attic where inside cupboards.

12. PAINTING

EXTERIOR:
TBC timber oil based stain to exterior weatherboard cladding.
Fibrecement soffit - Resene Lumbersider or Dulux acrylic.
Resene Lumbersider or Dulux acrylic paint finish to plaster / foundations where seen above ground, plumbing pipes, flue etc. to match the claddings they are within.
Concrete masonry wall sealant paint:
INTERIOR:
Resene or Dulux acrylic to plasterboard walls, satin
Resene or Dulux low sheen acrylic enamel to bathrooms inclkuding ply dado and trims
Resene or Dulux acrylic to ceilings, flat ceiling white. Clear finished Ply ceilings to first floor.
Resene Enamacryl or Dulux acrylic enamel to skirtings, internal doors, jambliners, architraves and trims, gloss.
Satin clear water-based polyurethane to timbers TBC.

13. WATER SYSTEMS & PLUMBING

Water supply from existing mains toby source but split off for separate servicing to this development.
New mains pressure stainless steel HWC 300L Mains Pressure coil, strapping to wall, tray under.
RMC Swift Kit tempering valve.
Exposed pipework stainless steel mesh woven wire wrapped/chrome plated pipes.
All pipework exposed and in external walls to have insulating lagging. Expanding foam to seal all penetrations.
Sikaflex NG to seal mixer flanges to wall tiles in shower- refer detail.
2 Baths shown are owner supplied.
Tapware owner supplied. Allow for wall mounted tapware to baths and whb, slide shower with rain head. Allow for Insinkerator Multitap Near Boiling Ambinet and Cold Filtered Water Tap USO
Mixer instant hot water tap to kitchenette sink.
Contractor supplied custom vanity in bathroom.
Contractor supplied 2x1200w mirror cabinets

14. DRAINAGE

New connections in new trench to separate new development from existing house.
Stormwater disposed on site in new rock filled soak pit as shown on site plan.
Galvanised or Colour Coated steel Downpipe 63mm diameter min. with standoff brackets.
Foul sewer- find existing connection and fun new sewer in services trench along road boundary a shown as existing or connected to council drains.

15. TILING

All hard floor finishes to comply with NZBC D1/AS1 Table 2. Floor tiles to be non-slip and have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
Tiles to kitchen, and bathroom splash backs.
Tiles to bathroom & shower floors with shower hob & falls to drain. Tile Shower walls (to min. 1.8m AFL) in bathroom with 2 different tiles as shown on elevations.
Waterproofing under: Dunlop Express Wet Area Waterproofing (same as Ardex WPM155 Rapid) waterproofing system.

16. ELECTRICAL

Garage: Switches and plates Schneider Electric Iconic 300 series
Offices: Switches and plates: Tradco Toggle 1-3 gang light switches in 30mm wide plates TC5890, TC5891, TC5896, in Brass (Antique Brown). Tradco TC5554 power points antique brass, https://www.tradco.co.nz
(Or Buster and Punch Toggle switches series (lighting Direct).)
Rotary dial dimmers (not push button), colour TBC.
Smoke Detectors: All smoke alarms to comply with NZBC C/AS1 and AS2, and NZS 4514:2021.
Battery powered wirelessly connected smoke detectors- Cavius 10 year smoke alarms generally.
Refer Lighting Schedule A652.
Daiken/Mitsubishi hi-wall heat pump to be installed in Office 2.
Stiebel Eltron 1kw wall panel heater in Office 1. With timer and thermostat.
THC extracts in bathroom and kitchen Lunos Silvento V series.
EV chargers Schnieder Electric Schneider Charge. 7.4kW. EVH5A22N2S outside. EVH5A07N2C5 insi garage with 5m cable.
Doorbell Ubiquiti UniFi Doorbell Lite, white.

17. HARDWARE

Stair handrail brackets @900 crs. Handrail timber Brackets Handrail Fittings Limited HBCFSQW 316 stainless steel.
Note hold backs required to patio doors.
Lever handles to internal doors KnK Ferarro stainless Steel Genoa. Privacy lock to bathroom.
Front door W01 with keypad keyless access.

18. METALWORK

50x5 EA handrail bracket at top of balusters as per detail. Fixed wtih 8g wood screws into baluster rebated for EA.
10mm Steel Entry roof as detailed.
50x20 folded handrail to bottom section of stair as detailed.

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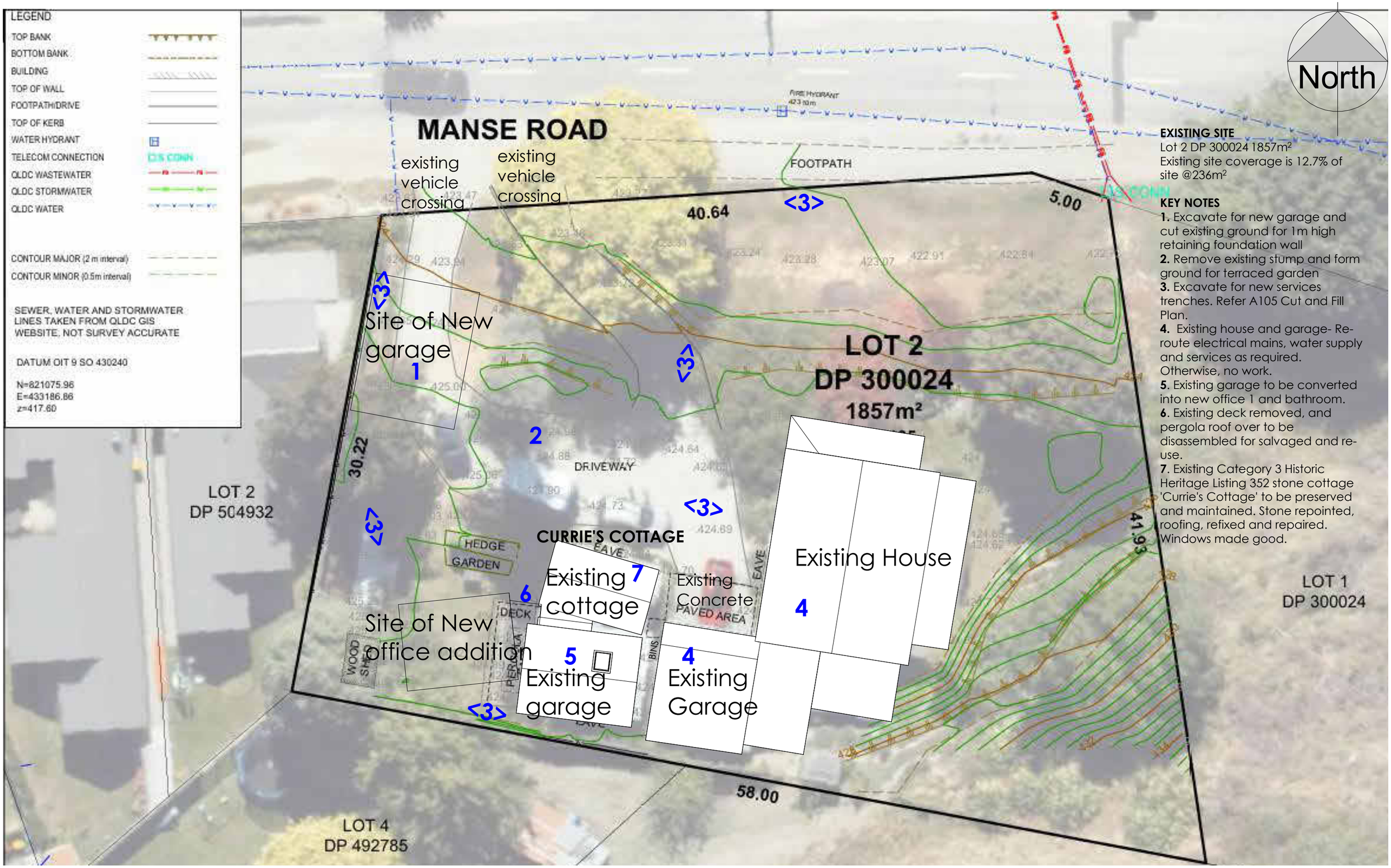
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62 MANSE ROAD
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EXISTING SITE
Lot 2 DP 300024 1857m²
Existing site coverage is 12.7% of site @236m²

KEY NOTES

1. Excavate for new garage and cut existing ground for 1m high retaining foundation wall
2. Remove existing stump and form ground for terraced garden
3. Excavate for new services trenches. Refer A105 Cut and Fill Plan.
4. Existing house and garage- Re-route electrical mains, water supply and services as required. Otherwise, no work.
5. Existing garage to be converted into new office 1 and bathroom.
6. Existing deck removed, and pergola roof over to be disassembled for salvaged and re-use.
7. Existing Category 3 Historic Heritage Listing 352 stone cottage 'Currie's Cottage' to be preserved and maintained. Stone repointed, roofing, refixed and repaired. Windows made good.

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NEW GARAGE & HOME OFFICE ADDITION & ALTERATION
62 MANSE ROAD
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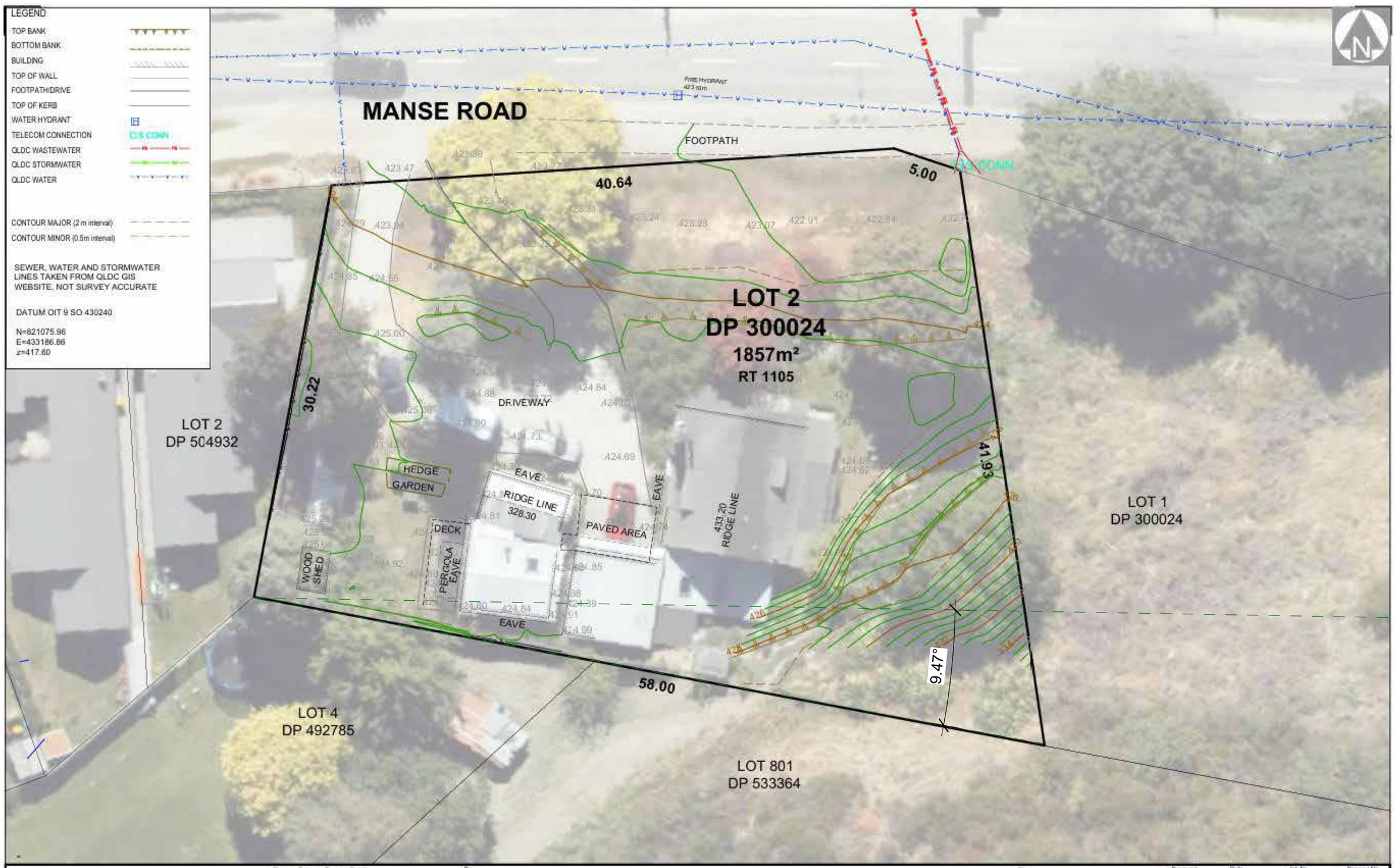
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Rev.	Date	Revision Details	By
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Topographic Plan Lot 2 DP 300024
62 Manse Road, Arrowtown

Client: Hamilton, Marian

Notes:
All dimensions shown are in meters unless shown otherwise.
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Checked: HC	Date: 12-08-2025	Datum & Level: MT NIC 2000 NZVD2016	Rev: -

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EXISTING TOPOGRAPHIC PLAN

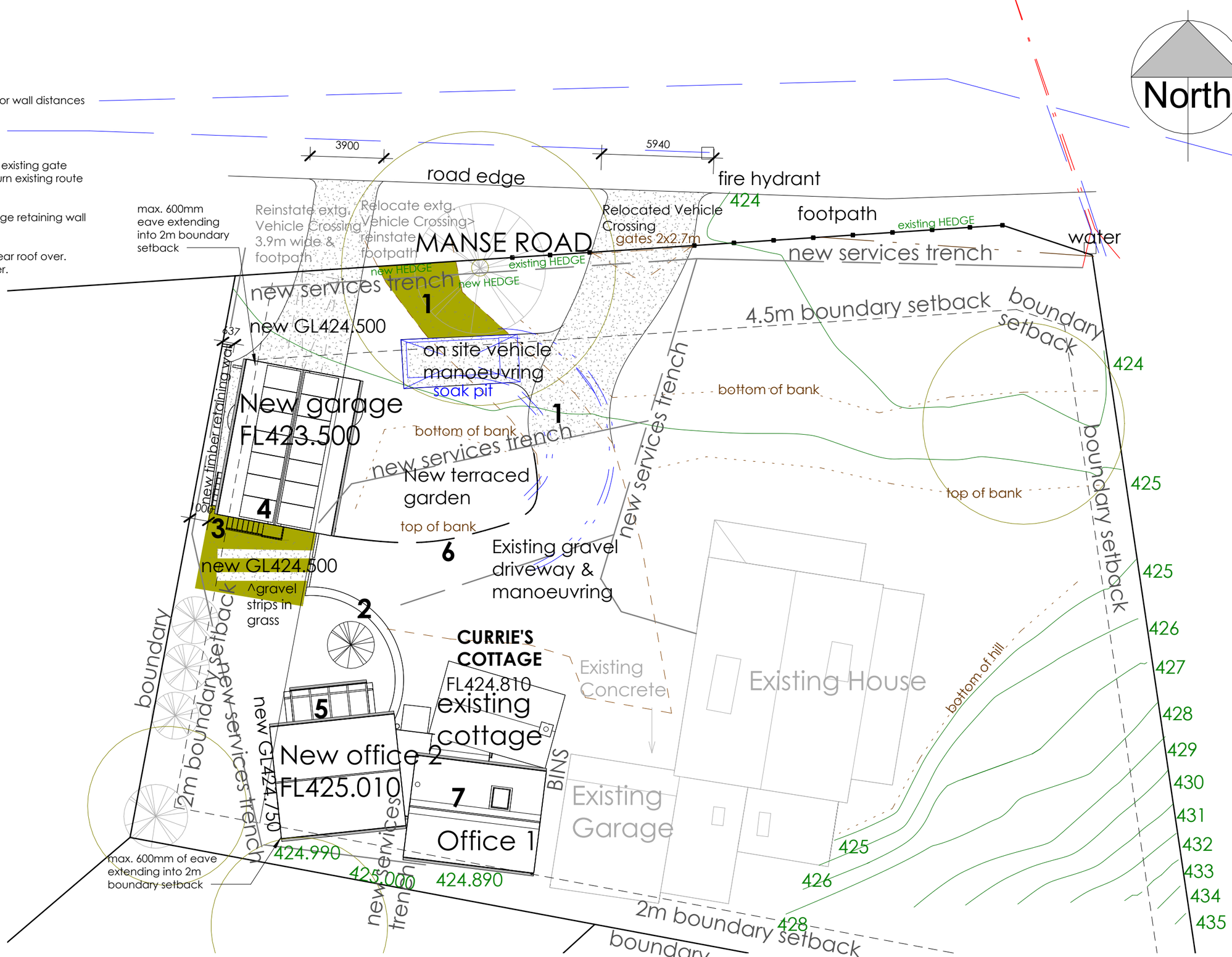
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NOTES
Lot 2 DP 300024 1857m²
Proposed site coverage is 16.6% of site @308m ²
Earthquake Zone 3, Wind Zone M
Roofs are shown on this plan, refer to floor plans & sections for wall distances to boundaries.
All new roofs to be colour coated corrugate.
Note soak pit to be located min. 3m from any boundary.

1. Existing gravel driveway (brown dashed line) re-routed to existing gate (grey fill) and to include gravel manoeuvring as shown. Return existing route to lawn/garden (green Fill)
2. New Stone fence and (by owner) timber gates
3. Excavate to lower GL at hump in existing GL and for garage retaining wall 1m max. Reinstate ground with grass and gravel strips.
4. Excavate for new garage.
5. New concrete patio and installed salvaged pergola & clear roof over.
6. New concrete/macrocarpa sleeper wheel stops by owner.
7. Convert existing garage/workshop to Office 1.



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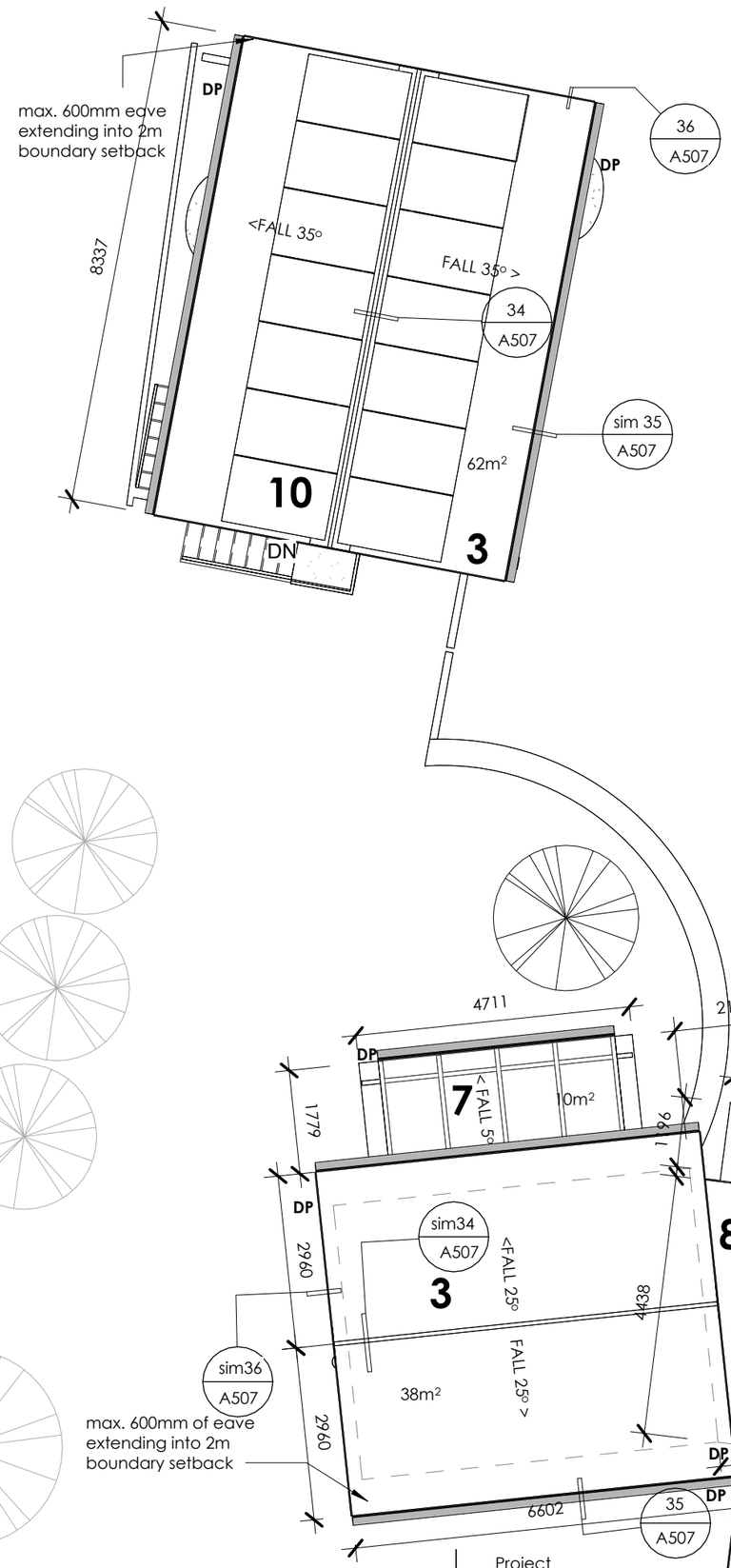
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PROPOSED SITE PLAN

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North

NOTES

1 Existing corrugated roof to Historic Curries Cottage. Make good for watertightness and replace fixings with original type clouts.
2 Existing roof- limited work, but cut through and flash new fire flue. Skylight replaced > make good existing skylight flashings as required. (Dashed) New 90mm framing cut between trusses for new linings to bathroom popped up skillion roof section.
3 New colour coated 0.4BMT steel corrugate roof, with 0.55BMT rolled barge and rolled ridge detail. Half round gutters with external brackets and snow straps. 14 Solar panels seen.
4 New 6mm steel canopy folded and bolted to wall. fold front edge up 20mm.
5 New colour coated 0.55BMT internal gutter. C.O.S.
6 New lean to roof falls to internal gutter. C.O.S. Perpendicular Apron flashing to existing wall.
7 New/Salvaged clear glass roof panel system on relocated pergola framing. 125 box colour coated steel box section gutter with internal brackets. Fall TBC with glass system and existing
8 New trapezoid profile colour coated 0.4BMT steel roof at minimum fall. Rolled barge 0.55BMT and half round gutter to match other new roofs.
9 New fire flue stainless steel, with colour coated steel flashings.
10 Solar panels to new garage roof

Roof Areas for gutters & dp's
Garage@35° west 31m²
Garage @35° east 31m²
Exsiting Office1@11° north 18.75m² south 18.75m²
Curries cottage junction@8° 1.8m² to internal gutter
Entry@3° 8m²
Office 2@25° north 19m² south 19m²
Clear Roof over pergola @5° 10m²
Downpipes: In accordance with E1 tbl 5 for **0-25°** roof **63mm** diameter DP serves **60**m², **74mm** diameter DP serves **85**m². For **25-35°** roof **63mm** diameter DP serves **50**m², **74mm** diameter DP serves **70**m².
> 1x 63mm DP o.k. for each roof area.
150mm half round gutters. 6265mm² capacity including 10mm freeboard. From E1 Figure 15 gutter capacity serves min. 50m².
> Gutter capacity o.k. for all roof areas.
Note- With to snow load gutter brackets at 600mm crs.
Internal gutter From E1 Figure 16 minimum 4000mm2 gutter capacity serves ~20m². = o.k.

NO WORK TO EXISTING HOUSE AND GARAGE

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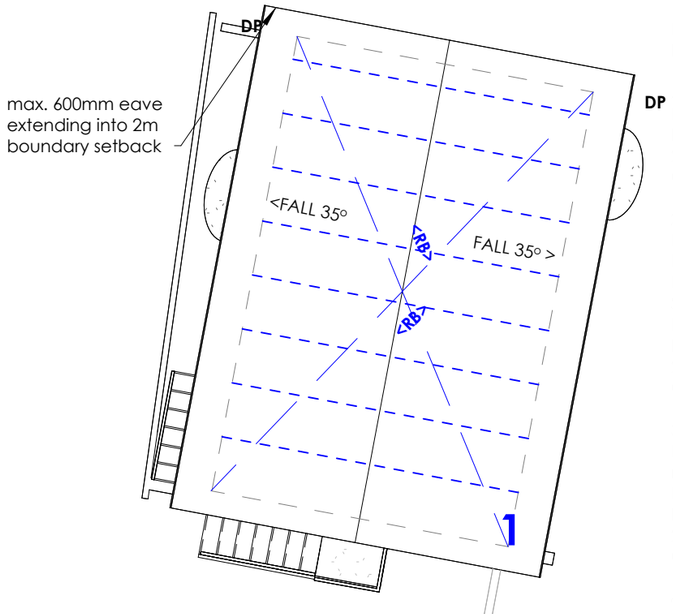
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PROPOSED ROOF PLAN

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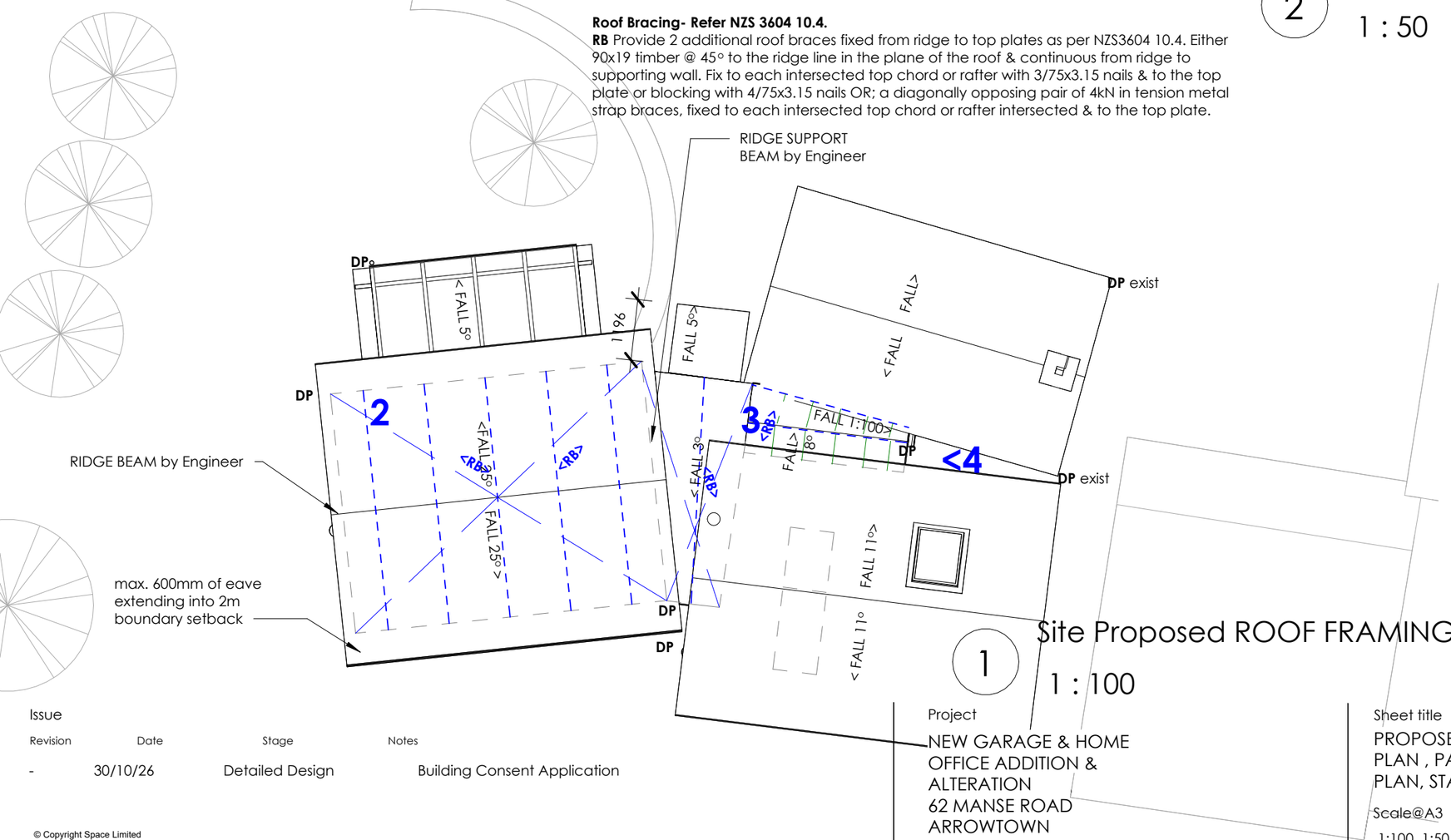
ROOF FRAMING
From NZS3604. M wind zone.
1 Garage:
Attic trusses @900crs- see PS1.
Note top chord of rafters to have 30mm batten on top to allow for insulation thickness.
Purlins SG8 from Table 15.9 70x45 flat @1700crs fix T 1/10g self drilling type screw 80mm long.
2.4kN. Add 10-20mm length to fixings to suit the ventilating battens under.
Ceiling battens 45mm to allow for insulation.

2 Office 2:
Ridge beam by engineer. Span 5.9m
East end landing on bulkhead lintel - refer engineer. Span 2.75m
Rafters SG8 span 4.3m / 2 = 2.15m. Table 15.6 for snow load. Medium wind zone 1.3 factor.
SG8 140 x 45 @1200 crs max. Fix E 2/90x3.15 skew + 2WD, 4.7kN.
Rafters to have under 20mm EPS (S grade) insulation.
Purlins SG8 from Table 15.9 70x45 flat @950crs fix T 1/10g self drilling type screw 80mm long.
2.4kN. Add 10-20mm length to fixings to suit the ventilating battens under.
Ceiling battens 90mm to allow for services and insulation.

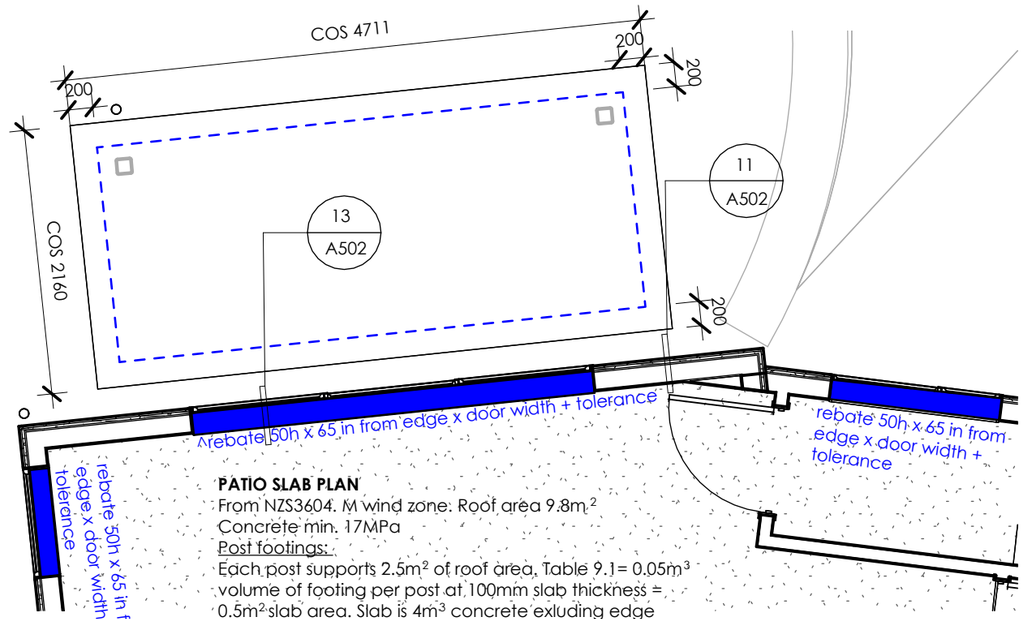
3 Entry:
Rafters SG8 span 2.75m. Table 15.6 Medium wind zone 1.3 factor. SG8 140 x 90 @1200 crs
max (so only one central rafter for less thermal bridging). Fix E 2/90x3.15 skew + 2WD, 4.7kN
Rafters to have sheet insulation under 25mm Polyurethane insulation.
Purlins from Table 15.9 70x45 flat @950crs fix T 1/10g self drilling type screw *80mm long.
2.4kN. Add 10-20mm length to fixings to suit the ventilating battens under.
Ceiling battens 25mm to allow for insulation.

4 Junction to Cottage
New Rafter Purlins spanning W-E onto existing timber framed walls (not cottage stone walls)
to create new falls to new wider internal gutter.
Rafters span 2.3m. Table 15.6 Medium wind zone 1.3 factor. SG8 140 x 45 @1200 crs max. Fix
E 2/90x3.15 skew + 2WD, 4.7kN. Blocking between rafters is shown indicatively below- use
90x45 @600crs, fixing to line with bottom of rafters for less thermal bridging.
Purlins SG8 from Table 15.9 70x45 flat @950crs fix T 1/10g self drilling type screw 80mm long.
2.4kN. Add 10-20mm length to fixings to suit the ventilating battens under.

Roof Bracing- Refer NZS 3604 10.4.
RB Provide 2 additional roof braces fixed from ridge to top plates as per NZS3604 10.4. Either 90x19 timber @ 45° to the ridge line in the plane of the roof & continuous from ridge to supporting wall. Fix to each intersected top chord or rafter with 3/75x3.15 nails & to the top plate or blocking with 4/75x3.15 nails OR; a diagonally opposing pair of 4kN in tension metal strap braces, fixed to each intersected top chord or rafter intersected & to the top plate.

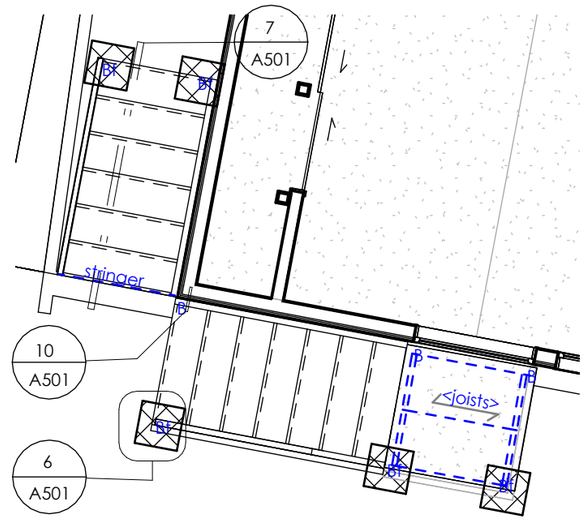


1 Site Proposed ROOF FRAMING
1 : 100



PATIO SLAB PLAN
From NZS3604. M wind zone. Roof area 9.8m^2
Concrete min. 17MPa
Post footings:
Each post supports 2.5m^2 of roof area, Table 9.1= 0.05m^3 volume of footing per post at 100mm slab thickness = 0.5m^2 slab area. Slab is 4m^3 concrete exluding edge thickening, and 10.175m^2 > 1/4 of slab volume or area is o.k.
Table 9.2 = 1.9kN connections to posts with Bowmac B134 post bracket, and nails (or Bowmac B198 with M10 bolt).

2 Patio slab & Door rebates plan
1 : 50



3 Garage upper floor stair framing
1 : 50

STAIR DECK FRAMING
From NZS3604. M wind zone. Concrete min. 17MPa
B Bowmac B108 saddle brackets for stringer/posts fixed to concrete masonry retaining wall fill. Refer detail 10/A501.
Bf Bowmac B134 saddle brackets for stringer/ 100x100 posts cast into concrete footings 350mm x 350mm x 350d. Refer detail 6/A501.
*Deck and stringers are not fixed to wall cladding.
NZS3604 Table 7.1b) Landing Joists SG8 90x45 @450crs max span 1.5m
Table 6.4b) Bearers SG8 90x90 spanning 1.6m
Stringer to lower flight table 6.5 140x45 with M12 bolts @ max 1.6m crs

Issue

Revision	Date	Stage	Notes
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62 MANSE ROAD
ARROWTOWN

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PROPOSED ROOF FRAMING PLAN , PATIO SLAB & REBATES PLAN, STAIR FRAMING PLAN

Scale@A3
1:100, 1:50

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North

reinstate existing vehicle crossing and gravel footpath

relocated vehicle crossing

fire hydrant

(gravel) footpath

(gravel) footpath

relocate existing vehicle crossing >

MANSE ROAD

gates 2x2.7m

water

water

new services trench

hay bales or other runoff mitigation

4.5m boundary setback

boundary setback

CUT 0.5m³ Parking + CUT soakpit

soak pit

new GL424.500

CUT 70m³ for New garage FL423.500

bottom of bank

top of bank

New terraced garden

CUT T2.5m³ for 1m max. cut/retaining

new GL424.500

Existing gravel driveway

CURRIE'S COTTAGE existing cottage

CUT 2.5m³ Patio slab

CUT 9m³ New offices FL425.01

Existing Concrete

Existing House

Office 1

Existing Garage

bottom of hill

new services trench if required

2m boundary setback

boundary

424

425

425.500

426

427

428

429

430

431

432

433

434

435

NOTES
Lot 2 DP 300024 1857m²
Proposed site coverage is 16.6% of site @308m ²
Earthquake Zone 3, Wind Zone M

Existing ground levels are shown green.
Proposed ground levels are shown black with 'new' prefix.
New Batters are shown black

*Services trench routes are estimated as the existing services connections are yet to be located on site. E-docs information on services is limited.

CUT volumes proposed total 120m³:
Garage 70m³
South of garage 12.5m³
New Offices 9m³
Patio 2.5m³
Services trenches 25.5m³
Gravel Parking area 0.5m³

FILL volumes proposed total 30.5m³:
Services trenches 25.5m³
Gravel Parking area 0.5m³
New Office Basecourse 4.5m³

Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks.

Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site

Issue

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CUT AND FILL PLAN

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2

MANSE ROAD

fire hydrant

424

Relocated Vehicle Crossing

gate

footpath

water

Narrow extg. Vehicle Crossing

boundary setback

boundary setback

new GL424.500

7

3

1

New garage FL423.500

9

9

bottom of bank

top of bank

new GL424.500

7

8

boundary setback

2m boundary setback

CURRIE'S COTTAGE

6

existing cottage

2

FL424.810

entry

Office 2

FL425.01

kitchenette

5

fire

HWC

bath

Office 1

4

BINS

new GL424.750

Existing Concrete

Existing House

Existing Garage

bottom of bank

top of bank

bottom of hill

424

425

425

426

427

428

429

430

431

432

433

434

435

426

428

2m boundary setback

boundary

North

OVERALL FLOOR PLAN KEY NOTES

New net office area 59.7m² which is allowed under PDP. (Excludes Curries cottage which has limited ceiling heights and not suitable to for office use)

1. New Garage with attic storage on concrete slab.

2. New insulated roof over existing junction to cottage and existing garage/workshop. New aluminium framed glass doors in existing opening.

3. New low tapered timber retaining wall max. 1m high.

4. Existing garage/workshop converted to office and bathroom. New insulation and internal walls. Replace skylight and windows.

5. New Office and kitchenette addition to exisitng garage/workshop.

6. New patio and installed salvaged pergola and clear roof over.

7. New timber gate by owner.

8. New dry stack stone wall with coping stones.

9. New external timber stair to garage and attic store.

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OVERALL PROPOSED GROUND FLOOR PLAN

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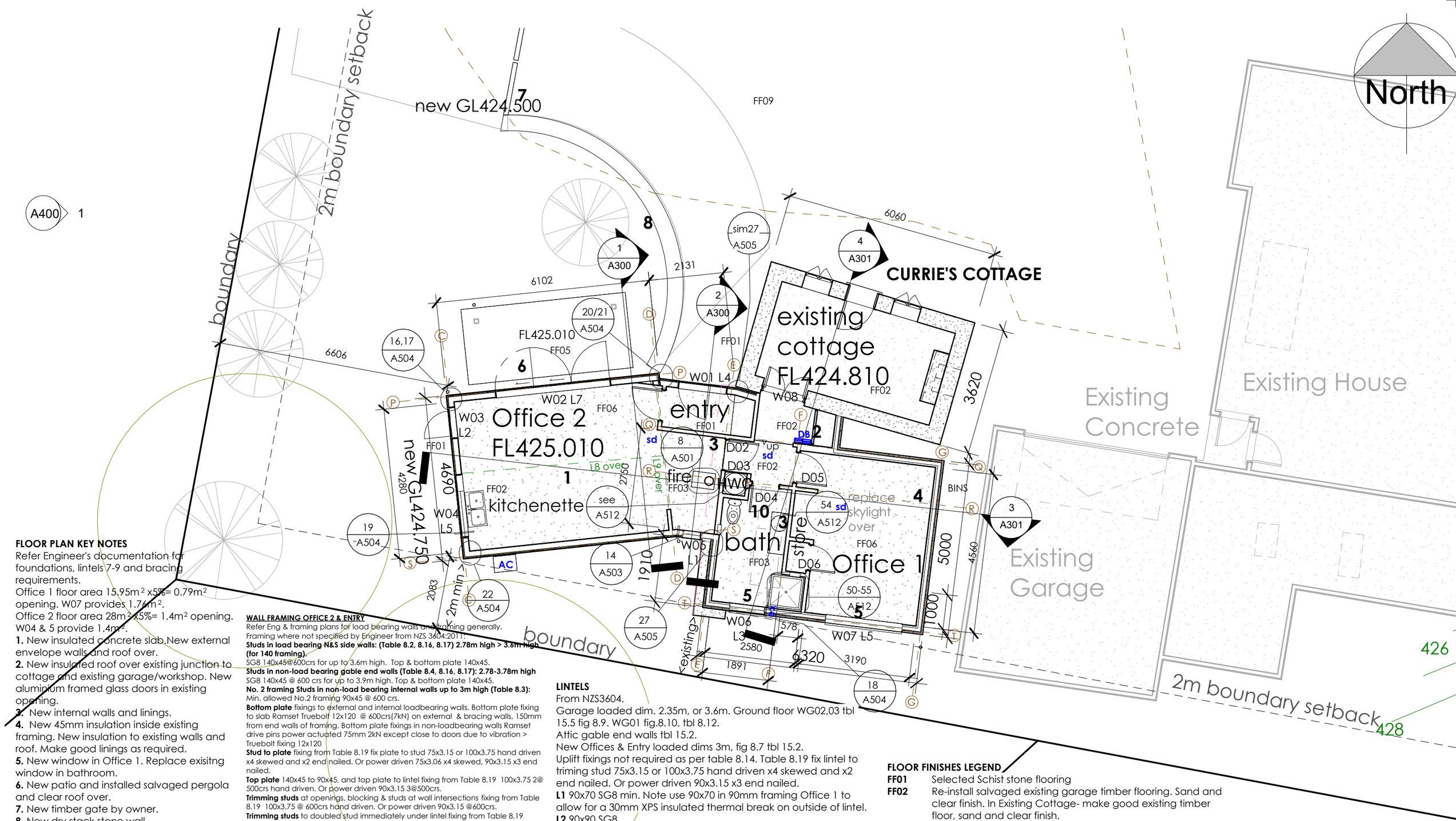
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2



FLOOR PLAN KEY NOTES
Refer Engineer's documentation for foundations, lintels 7-9 and bracing requirements.
Office 1 floor area 15.95m² x5%= 0.79m² opening. W07 provides 1.76m².
Office 2 floor area 28m² x5%= 1.4m² opening. W04 & 5 provide 1.4m².

1. New insulated concrete slab.New external envelope walls and roof over.
2. New insulated roof over existing junction to cottage and existing garage/workshop. New aluminium framed glass doors in existing opening.
3. New internal walls and linings.
4. New 45mm insulation inside existing framing. New insulation to existing walls and roof. Make good linings as required.
5. New window in Office 1. Replace exisitng window in bathroom.
6. New patio and installed salvaged pergola and clear roof over.
7. New timber gate by owner.
8. New dry stack stone wall.
9. New external timber stair to garage.
10. Maintain existing popped up ceiling but cut to suit new bathroom size.

LEGEND
ex extract
DB Electrical distribution board
AC Heat pump outdoor unit
sd smoke detector

WALL FRAMING OFFICE 2 & ENTRY
Refer Eng & framing plans for load bearing walls and framing generally.
Framing where not specified by Engineer from NZS 3604:2011.
Studs in load bearing N&S side walls: (Table 8.2, 8.16, 8.17) 2.78m high > 3.6m high (for 140 framing).
SG8 140x45@600crs for up to 3.6m high. Top & bottom plate 140x45.
Studs in non-load bearing gable end walls (Table 8.4, 8.16, 8.17): 2.78-3.78m high
SG8 140x45 @ 600 crs for up to 3.9m high. Top & bottom plate 140x45.
No. 2 framing Studs in non-load bearing internal walls up to 3m high (Table 8.3):
Min. allowed No.2 framing 90x45 @ 600 crs.
Bottom plate fixings to external and internal loadbearing walls. Bottom plate fixing to slab Ramset Truebolt 12x120 @ 600crs(7kN) on external & bracing walls, 150mm from end walls of framing. Bottom plate fixings in non-loadbearing walls Ramset drive pins power actuated 75mm 2kN except close to doors due to vibration > Truebolt fixing 12x120
Stud to plate fixing from Table 8.19 fix plate to stud 75x3.15 or 100x3.75 hand driven x4 skewed and x2 end nailed. Or power driven 75x3.06 x4 skewed, 90x3.15 x3 end nailed.
Top plate 140x45 to 90x45, and top plate to lintel fixing from Table 8.19 100x3.75 2@ 500crs hand driven. Or power driven 90x3.15 3@500crs.
Trimming studs at openings, blocking & studs at wall intersections fixing from Table 8.19 100x3.75 @ 600crs hand driven. Or power driven 90x3.15 @600crs.
Trimming studs to doubled stud immediately under lintel fixing from Table 8.19 100x3.75 x2 hand driven. Or power driven 90x3.15 x2.
Sill or head trimmer to head trimming stud fixing from Table 8.19: Trimming stud >2.4m long 100x3.75 x2 end nailed hand driven. Or power driven 90x3.15 x2 end nailed. Trimming stud >3m long 100x3.75 x3 end nailed hand driven. Or power driven 90x3.15 x5 end nailed. Trimming stud >3.6m long 100x3.75 x4 end nailed hand driven. Or power driven 90x3.15 x6 end nailed.
Fixing of top plate to studs & lintels @ 600crs (Table 8.18)
2 / 90x3.15 end nails 0.7kN to N&S side walls, 2 / 90x3.15 end nails + 2WD 4.7kN to E&W gable end walls
Clause 8.8:
All dwangs @ max 1350crs no less than 45x45. 90x45 or 140x45 dwangs are to be turned vertically so they do not create a thermal bridge. Dwang fixing from Table 8.19 fix dwang to stud 75x3.15 or 100x3.75 hand driven x2 skewed and x2 end nailed. Or power driven 75x3.06 x2 skewed, 90x3.15 x2 end nailed.

LINTELS
From NZS3604.
Garage loaded dim. 2.35m, or 3.6m. Ground floor WG02,03 tbl 15.5 fig 8.9. WG01 fig.8.10, tbl 8.12.
Attic gable end walls tbl 15.2.
New Offices & Entry loaded dims 3m, fig 8.7 tbl 15.2.
Uplift fixings not required as per table 8.14. Table 8.19 fix lintel to triming stud 75x3.15 or 100x3.75 hand driven x4 skewed and x2 end nailed. Or power driven 90x3.15 x3 end nailed.
L1 90x70 SG8 min. Note use 90x70 in 90mm framing Office 1 to allow for a 30mm XPS insulated thermal break on outside of lintel.
L2 90x90 SG8
L3 140x70 SG8 min. Note use 140x70 in 90mm framing office 1 to allow for a 30mm XPS insulated thermal break on outside of lintel.
L4 140x90 SG8
L5 190x90 SG8
L6 290x90 SG8 or **L6*** 290x90 SG10
L7 by Engineer 2/290x45 SG8
L8 by Engineer 250PFC
L9 by Engineer 2/290x45 SG8

FLOOR FINISHES LEGEND
FF01 Selected Schist stone flooring
FF02 Re-install salvaged existing garage timber flooring. Sand and clear finish. In Existing Cottage- make good existing timber floor, sand and clear finish.
FF03 Selected new tile over new Ply/fibrecement substrate/concrete
FF05 Exposed aggregate concrete
FF06 Carpet on underlay. Office 1 is over new H3 ply over (waterproofed) existing slab.
FF08 Timber decking 150 wide boards x 19mm Garapa, Wattyl Kwila deck stain finish
FF09 Compacted gravels

Issue

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NEW GARAGE & HOME OFFICE ADDITION & ALTERATION
62 MANSE ROAD
ARROWTOWN

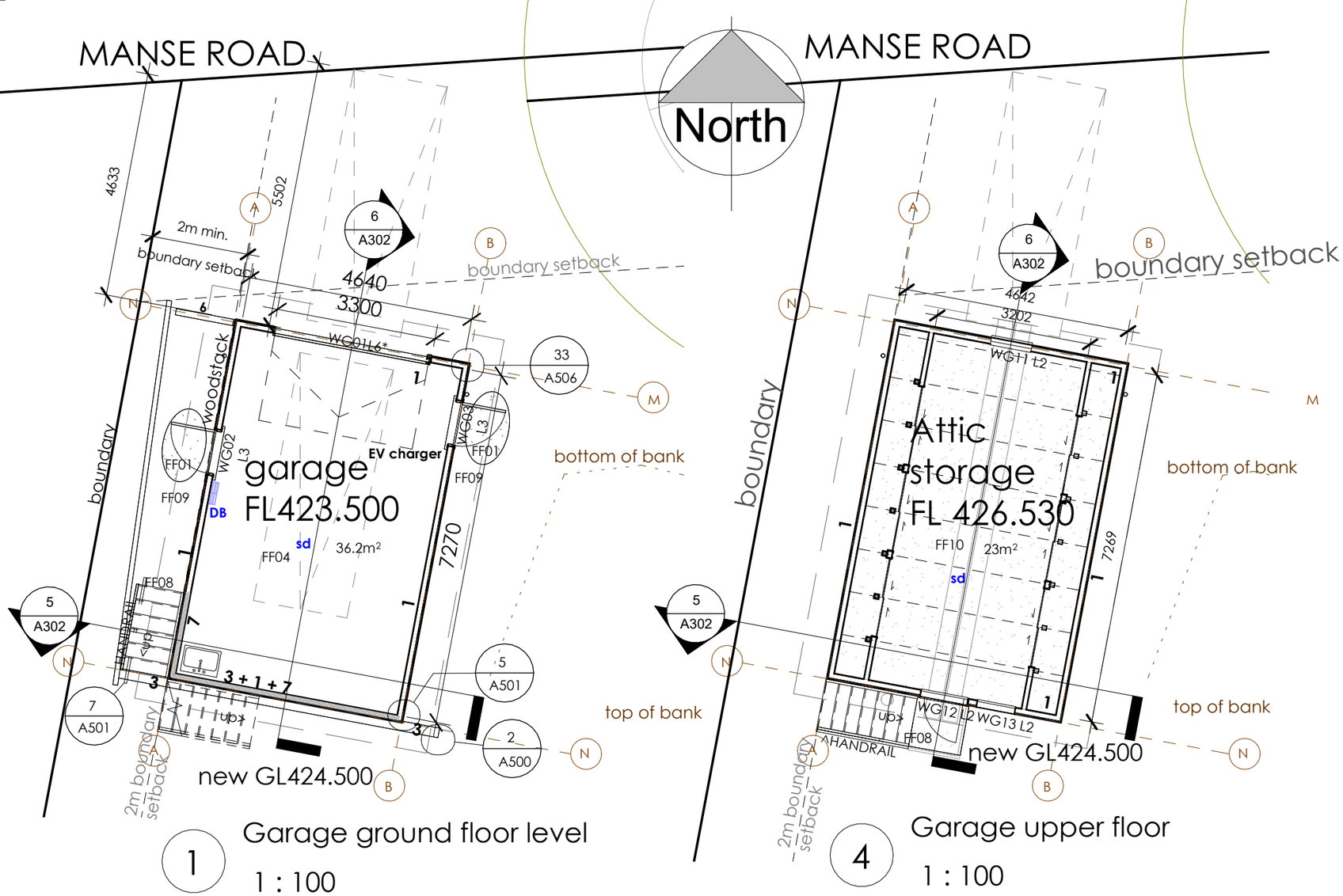
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PROPOSED FLOOR PLAN
OFFICE

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NOTES GARAGE
Engineer's documentation for bracing, retaining wall, & slab and foundations. Note ply linings to walls fixed for bracing.
Refer to Specification for full install and systems details.
Refer to Elevations for Claddings on roof and wall assemblies.
Refer to finishes plans for floor and ceiling finishes.

LEGEND
1 90mm wall framing, R2.8/3.2 insulation to attic walls, plywood linings. 20mm cavity battens to garage. Colour coated steel corrugate cladding
2 Insulated reinforced concrete slab, 100mm thick.
3 Concrete masonry retaining wall (1m high foundation) with polystyrene insulation and tanking to back side. 140mm framing to sit inside installed over DPC
4 Midfloor 20mm particle board flooring on H1.2 240 attic truss bottom chord timber framing with additional framing between trusses at max. 450crs. with R3.6 insulation. Ply ceiling lining on rondo 308 battens
5 Colour coated steel auto sectional garage door
6 Timber ledged and braced 1.8m high gate with weatherboard/coated steel cladding to street
7 Insulation to back walls of garage as shown to frost protect pipework

LEGEND
DB Electrical distribution board
sd smoke detector

FLOOR FINISHES LEGEND
FF01 Selected Schist stone flooring
FF04 Black garage carpet over float finished concrete
FF08 Timber decking 150 wide boards x 19mm Garapa, Wattyl Forestwood Kwila deck stain finish
FF09 Compacted gravels
FF10 Clear sealed particle board floor

WALL FRAMING GARAGE
Framing from NZS 3604:2011: Medium Wind Zone
Studs in load bearing side walls: (Table 8.2) 2.24m high.
SG8 Min. 90x45@600crs. Top plate 90x45. Bottom plate 90x45
Studs in non-load bearing gable end walls (Table 8.4): 3.2-4.7m high
SG8 90x45 @ 400 crs for up to 3.3m high. Close centres and double studs i.e. 90x90 @300crs for 4.2m high. Top plate 90X45. Bottom plate 90x45.
Bottom plate fixings to external loadbearing walls. Bottom plate fixing to slab Ramset Truebolt 12x120 @ 600crs(7kN) on external & bracing walls, 150mm from end walls of framing. Bottom plate fixings in non-loadbearing walls Ramset drive pins power actuated 75mm 2kN except close to doors due to vibration > Truebolt fixing 12x120
Bottom plate fixings to timber floors external loadbearing walls 3/90x3.15 power driven nails skewed.
Stud to plate fixing from Table 8.19 fix plate to stud 75x3.15 or 100x3.75 hand driven x4 skewed and x2 end nailed. Or power driven 75x3.06 x4 skewed, 90x3.15 x3 end nailed.
Top plate 140x45 to 90x45, and top plate to lintel fixing from Table 8.19 100x3.75 2@ 500crs hand driven. Or power driven 90x3.15 3@500crs.
Trimming studs at openings, blocking & studs at wall intersections fixing from Table 8.19 100x3.75 @ 600crs hand driven. Or power driven 90x3.15 @600crs.
Trimming studs to doubled stud immediately under lintel fixing from Table 8.19 100x3.75 x2 hand driven. Or power driven 90x3.15 x2.
Sill or head trimmer to head trimming stud fixing from Table 8.19: Trimming stud >2.4m long 100x3.75 x2 end nailed hand driven. Or power driven 90x3.15 x2 end nailed. Trimming stud >3m long 100x3.75 x3 end nailed hand driven. Or power driven 90x3.15 x5 end nailed. Trimming stud >3.6m long 100x3.75 x4 end nailed hand driven. Or power driven 90x3.15 x6 end nailed.

FRAMING CONTINUED
Fixing of top plate to studs & lintels @ 600crs (Table 8.18)
2 / 90x3.15 end nails 0.7kN
Clause 8.8:
All dwangs @ max 1350crs no less than 45x45. 90x45 or 140x45 Dwangs are to be turned vertically so they do not create a thermal bridge. Dwang fixing from Table 8.19 fix dwang to stud 75x3.15 or 100x3.75 hand driven x2 skewed and x2 end nailed. Or power driven 75x3.06 x2 skewed, 90x3.15 x2 end nailed.

FLOOR FRAMING GARAGE ATTIC
Midfloor 20mm particle board flooring on H1.2 240 attic truss bottom chord timber framing, with additional framing between trusses at max. 450crs.

STAIRS
External Stair first flight: 7 closed risers @ 176mm, total rise 1232mm. Treads 300 with 25 setback = 275mm in plan.
Stair between lawn and attic storage: 8 closed risers @ 176mm, total rise 1408mm. Treads 300 with 25 setback = 275mm in plan.
Selected timber decking treads (150mm wide) and H3.2 timber structure. Decking installed on stair to meet slip resistance from NZBC D1/AS1- Ribs facing up and installed along treads. Stair handrail fixed to balusters 900mm above pitch- refer details A500's. Handrail timber Brackets Handrail Fittings Limited HBCFSQW 316 stainless steel (base diameter is 30mm and fixes to 45 timber balusters). 50x5 EA handrail bracket at top of balusters as per detail. Fixed wtih 8g wood screws into baluster rebated for EA.

LINTELS
From NZS3604.
Garage loaded dim. 2.35m, or 3.6m. Ground floor WG02,03 tbl 15.5 fig 8.9. WG01 fig.8.10, tbl 8.12.
Attic gable end walls tbl 15.2.
Uplift fixings not required as per table 8.14. Table 8.19 fix lintel to triming stud 75x3.15 or 100x3.75 hand driven x4 skewed and x2 end nailed. Or power driven 90x3.15 x3 end nailed.
L2 90x90 SG8
L3 140x70 SG8 min. Note use 140x70 in 90mm framing office 1 to allow for a 30mm XPS insulated thermal break on outside of lintel.
L6* 290x90 SG10

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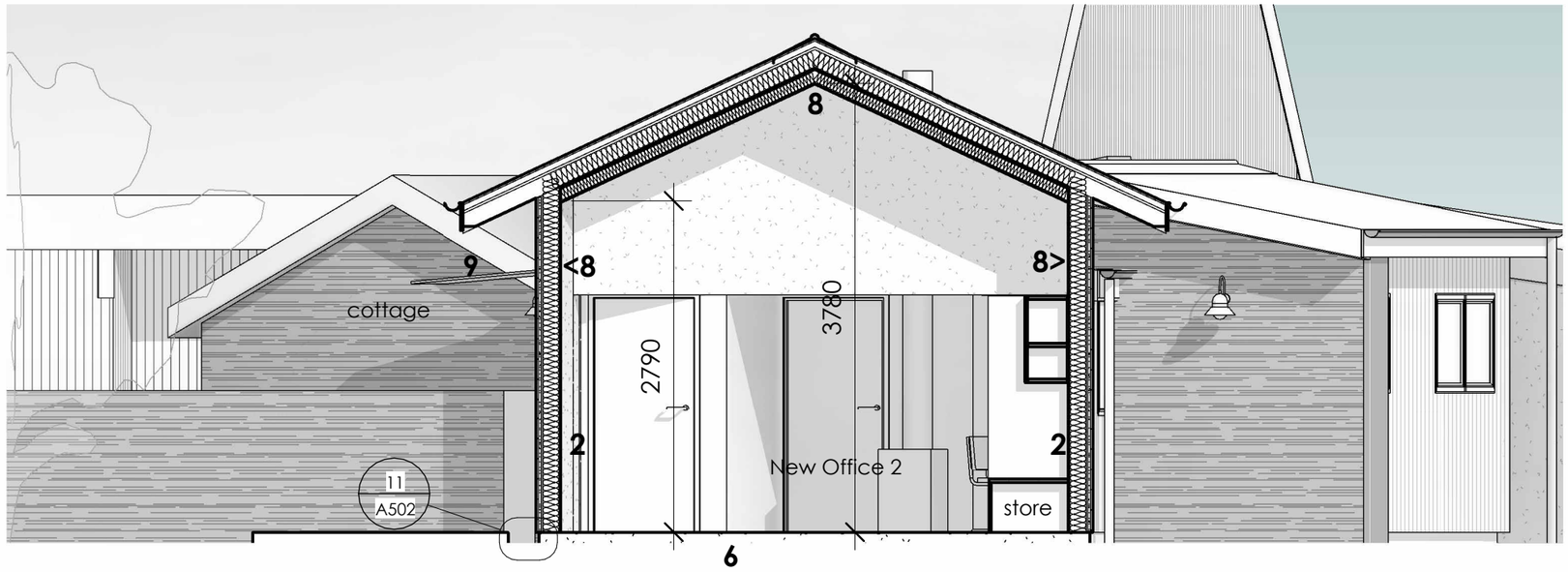
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62 MANSE ROAD
ARROWTOWN

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PROPOSED GARAGE PLANS

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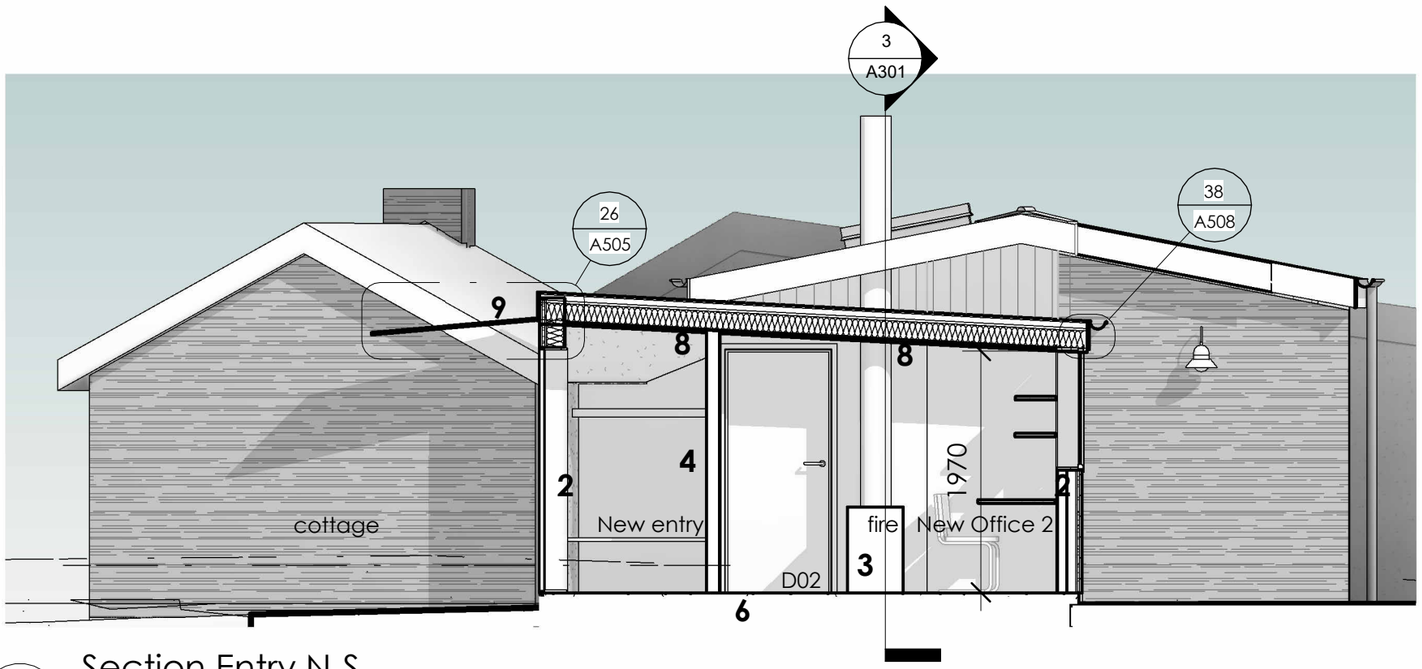
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1 Section Office 2

1 : 50



2 Section Entry N-S

1 : 50

NOTES
Refer to Elevations for Claddings on roof and wall assemblies.
Refer to finishes plans for floor and ceiling finishes.
All new windows uPVC double glazed units with Low E glass.

LEGEND
1 Existing 90mm wall framing. New 45 strapping and PIR insulation internally with Gib linings, or Kingspan K17 insulated plasterboard panels.
2 140mm framing, R3.6 insulation, plasterboard linings generally.
3 New freestanding fire.
4 90mm internal framing. Acoustic insulation between rooms.
5 Existing garage floor- Lift existing timber boards for re-use. New waterproofing over concrete if required. H3 Ply underlay over slab for insulation and selected flooring over.
6 New insulated 100mm concrete slab
7 Existing stone walls- make good and preserve.
8 Timber or Ply sarking ceiling linings. Wraps down long walls in Office 1.
9 Folded steel cantilever entry roof

ROOF ASSEMBLY OFFICE 2
1. Profiled metal roofing 0.55BMT, colour coated finish. With wrap/DPC steel Separation where required for treated timber-steel.
2. 70x45mm H3.2 purlins - with blg wrap over to separate treated timber to steel where required.
3. 20mm timber ventilating battens running with pitch
4. Thermakraft Covertek 407 self supporting underlay.
5. H1.2 Rafters 140mm, with R5 ceiling blankets. 20mm EPS S grade thermal break under rafters.
6. H1.2 90mm ceiling battens with R3.1 batts.
7. Timber sarking lining reclaimed hardwood.

ROOF ASSEMBLY ENTRY + JUNCTION
1. Profiled metal roofing 0.55BMT, colour coated finish. With wrap/DPC steel separation where required for treated timber-steel.
2. 70x45mm H3.2 purlins - with blg wrap over to separate treated timber to steel where required. *No purlins to the internal gutter of the junction.
3. 20mm timber ventilating battens running with pitch
4. Thermakraft Covertek 407 self supporting underlay.
5. H1.2 Rafters 140mm, with R6.35 IKO Enertherm insulation.
6. 25mm Polyurethane sheet insulation under rafters.
7. Timber sarking lining reclaimed hardwood.

WALL ASSEMBLY OFFICE 2 AND ENTRY + JUNCTION
1. Bandsawn finish stained vertical shiplap cladding as per elevations.
2. Min. 20mm castellated horizontal/20mm plastic vent battens.
3. Pro Clima Solitex Extansa Wrap vs ProctorPassive Wraptite wall system
4. 12mm H3.1 Construction Ply Rigid Air barrier fixed for bracing.
5. H1.2 140mm framing in new walls. 140x45 dwangs turned 90 degrees so not full framing width, R3.6 batt insulation.
6. 12mm stained selected timber sarking to ceilings. Sarking to run down onto side walls. 10mm Gib plasterboard to gable end walls.

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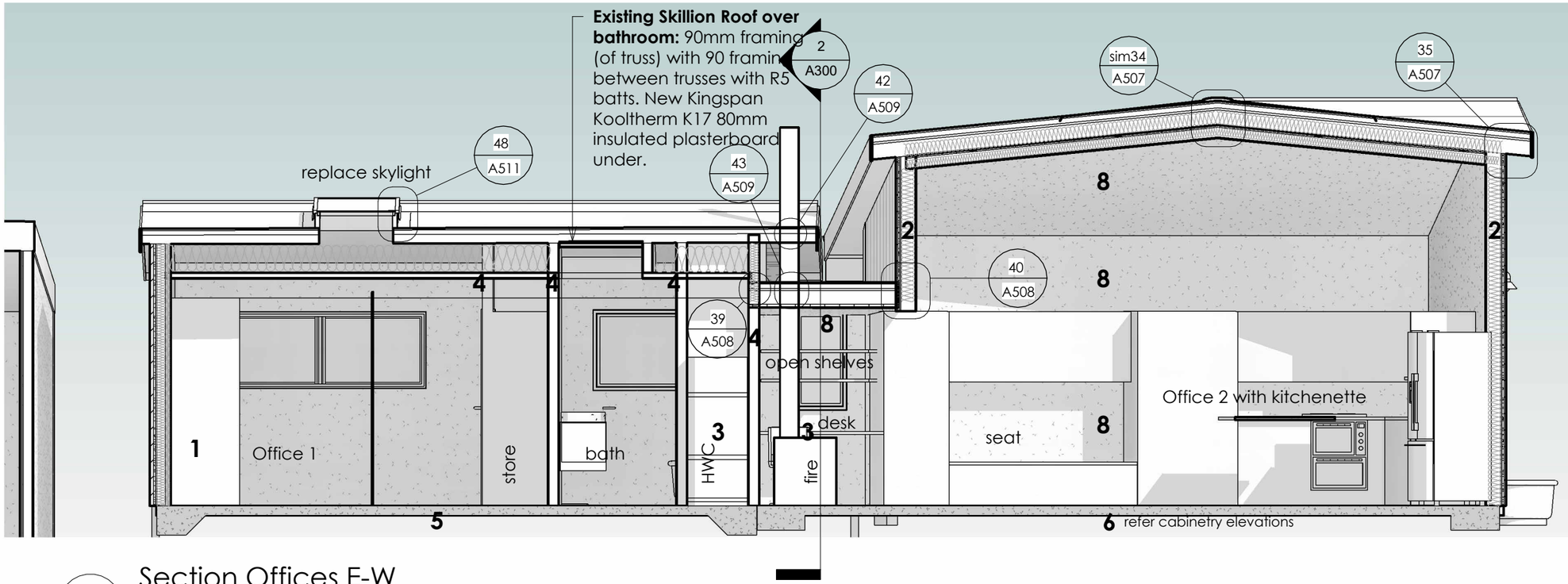
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SECTIONS
1 OFFICE 1 & 2 NEW ENTRY

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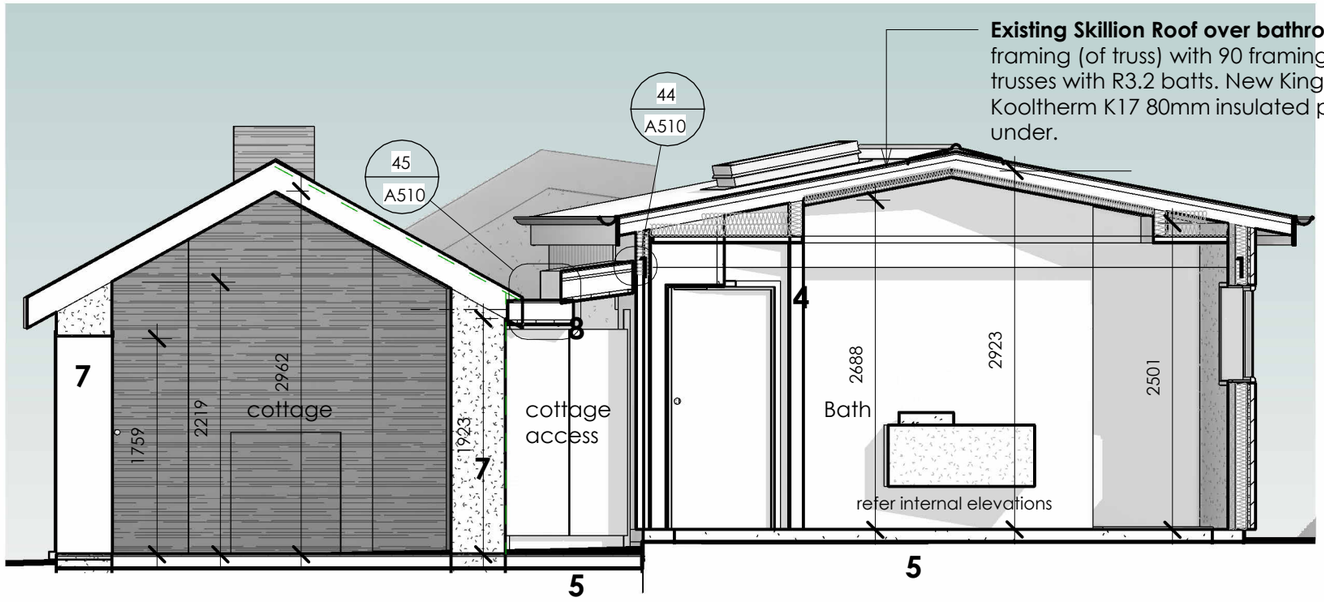
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3 Section Offices E-W

1 : 50



4 Section Bathroom N-S

1 : 50

NOTES
Refer to Elevations for Claddings on roof and wall assemblies.
Refer to finishes plans for floor and ceiling finishes.
All new windows uPVC double glazed units with Low E glass.

LEGEND
1 Existing 90mm wall framing. New 45 strapping and PIR insulation internally with Gib linings, or Kingspan K17 insulated plasterboard panels.
2 140mm framing, R3.6 insulation, plasterboard linings generally.
3 New freestanding fire.
4 90mm internal framing. Acoustic insulation between rooms.
5 Existing garage floor- Lift existing timber boards for re-use. New waterproofing over concrete if required. H3 Ply underlay over slab for insulation and selected flooring over.
6 New insulated 100mm concrete slab
7 Existing stone walls- make good and preserve.
8 Timber or Ply sarking ceiling linings. Wraps down long walls in Office 1.
9 Folded steel cantilever entry roof

ROOF ASSEMBLY OFFICE 2
1. Profiled metal roofing 0.55BMT, colour coated finish. With wrap/DPC steel Separation where required for treated timber-steel.
2. 70x45mm H3.2 purlins - with blg wrap over to separate treated timber to steel where required.
3. 20mm timber ventilating battens running with pitch
4. Thermakraft Covertek 407 self supporting underlay.
5. H1.2 Rafters 140mm, with R5 ceiling blankets. 20mm EPS S grade thermal break under rafters.
6. H1.2 90mm ceiling battens with R3.1 batts.
7. Timber sarking lining reclaimed hardwood.

ROOF ASSEMBLY OFFICE 1 AND BATHROOM
1. Existing profiled metal roofing.
2. Existing purlins.
3. Existing underlay.
5. Existing trusses with new R7 insulation.
(If replacing ceiling add 20mm EPS S grade thermal break under trusses.
6. If replacing ceiling H1.2 90mm ceiling battens with R3.1 batts.)
7. 13mm Gib lining.

ROOF ASSEMBLY BATHROOM RAISED SKILLION SECTION
1. Existing profiled metal roofing.
2. Existing purlins.
3. Existing underlay.
5. Existing trusses 90mm with new R5 insulation.
6. New Kingspan Kooltherm K17 80mm insualted plasterboard R3.25.

WALL ASSEMBLY OFFICE 1 AND BATHROOM
1. Existing direct fixed board and batten cladding, with new stain, or existing stone cladding as per elevations.
2. Existing wrap- replace or repair from inside as per BRANZ bulletin BU694. https://www.branz.co.nz/design-build/publications/bu694-retrofitting-wall-insulation-while-replacing-the-linings-in-houses
3. Existing 90mm studs with new R2.8 insulation.
4. New H1.2 timber 45mm internal strapping counter battens for thermal break, with R1.3 insulation.
5. 10mm Gib plasterboard except in bathroom. Bathroom Gib Aqualine 10mm to walls above 12mm ply groove dado. Bathroom shower: Fibrecement with waterproofing and selected tile.

ROOF ASSEMBLY ENTRY + JUNCTION
1. Profiled metal roofing 0.55BMT, colour coated finish. With wrap/DPC steel separation where required for treated timber-steel.
2. 70x45mm H3.2 purlins - with blg wrap over to separate treated timber to steel where required. *No purlins to the internal gutter of the junction.
3. 20mm timber ventilating battens running with pitch
4. Thermakraft Covertek 407 self supporting underlay.
5. H1.2 Rafters 140mm, with R6.35 IKO Enertherm insulation.
6. 25mm Polyurethane sheet insulation under rafters.
7. Timber sarking lining reclaimed hardwood.

WALL ASSEMBLY OFFICE 2 AND ENTRY + JUNCTION
1. Bandsawn finish stained vertical shiplap cladding as per elevations.
2. Min. 20mm castellated horizontal/20mm plastic vent battens.
3. Pro Clima Solitex Extansa Wrap vs ProctorPassive Wraptite wall system
4. 12mm H3.1 Construction Ply Rigid Air barrier fixed for bracing.
5. H1.2 140mm framing in new walls. 140x45 dwangs turned 90 degrees so not full framing width, R3.6 batt insulation.
6. 12mm stained selected timber sarking to ceilings. Sarking to run down onto side walls. 10mm Gib plasterboard to gable end walls.

Issue

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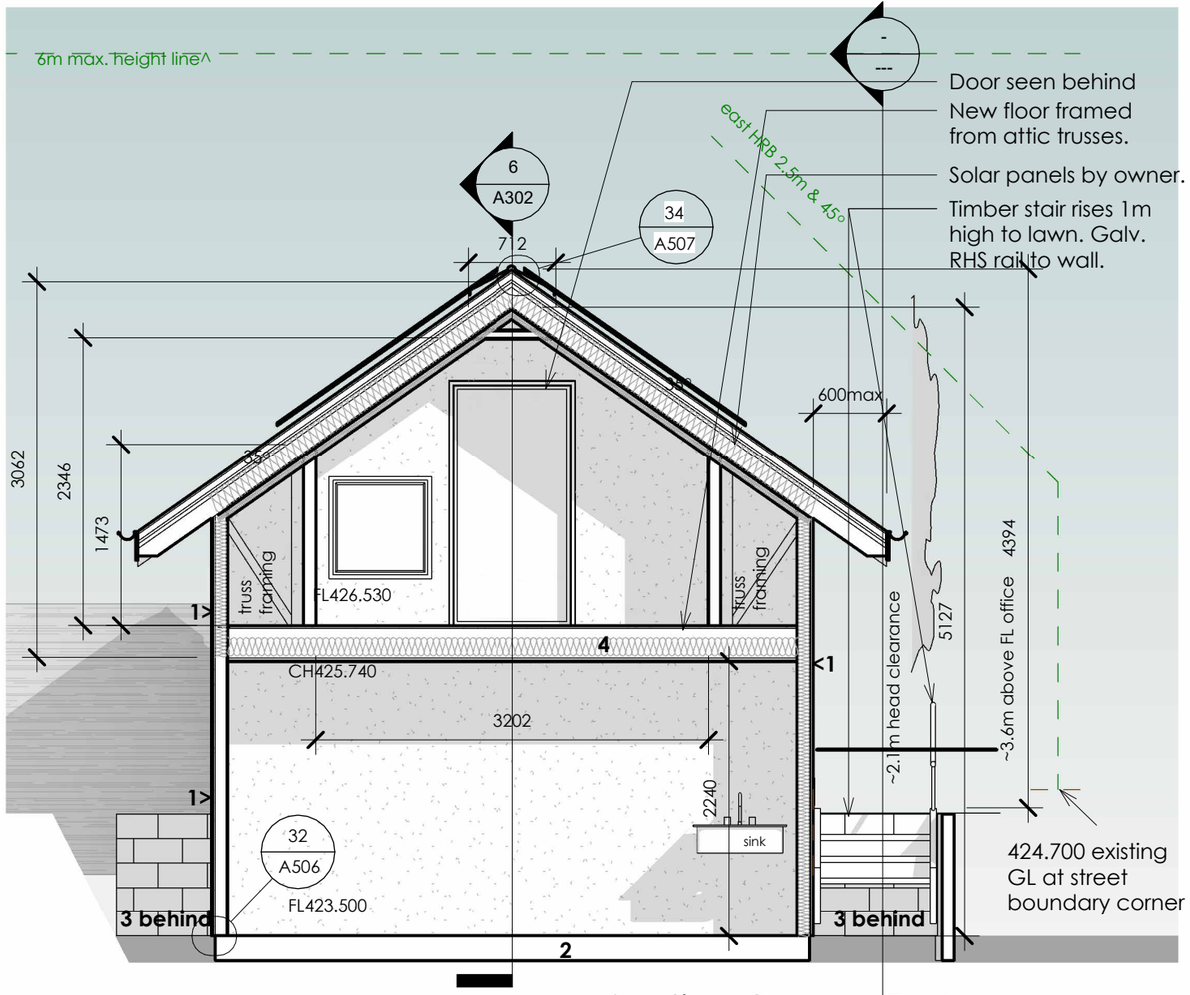
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NEW GARAGE & HOME OFFICE ADDITION & ALTERATION
62 MANSE ROAD
ARROWTOWN

Sheet title
SECTIONS
3 LONG THROUGH OFFICES &
4 COTTAGE N-S

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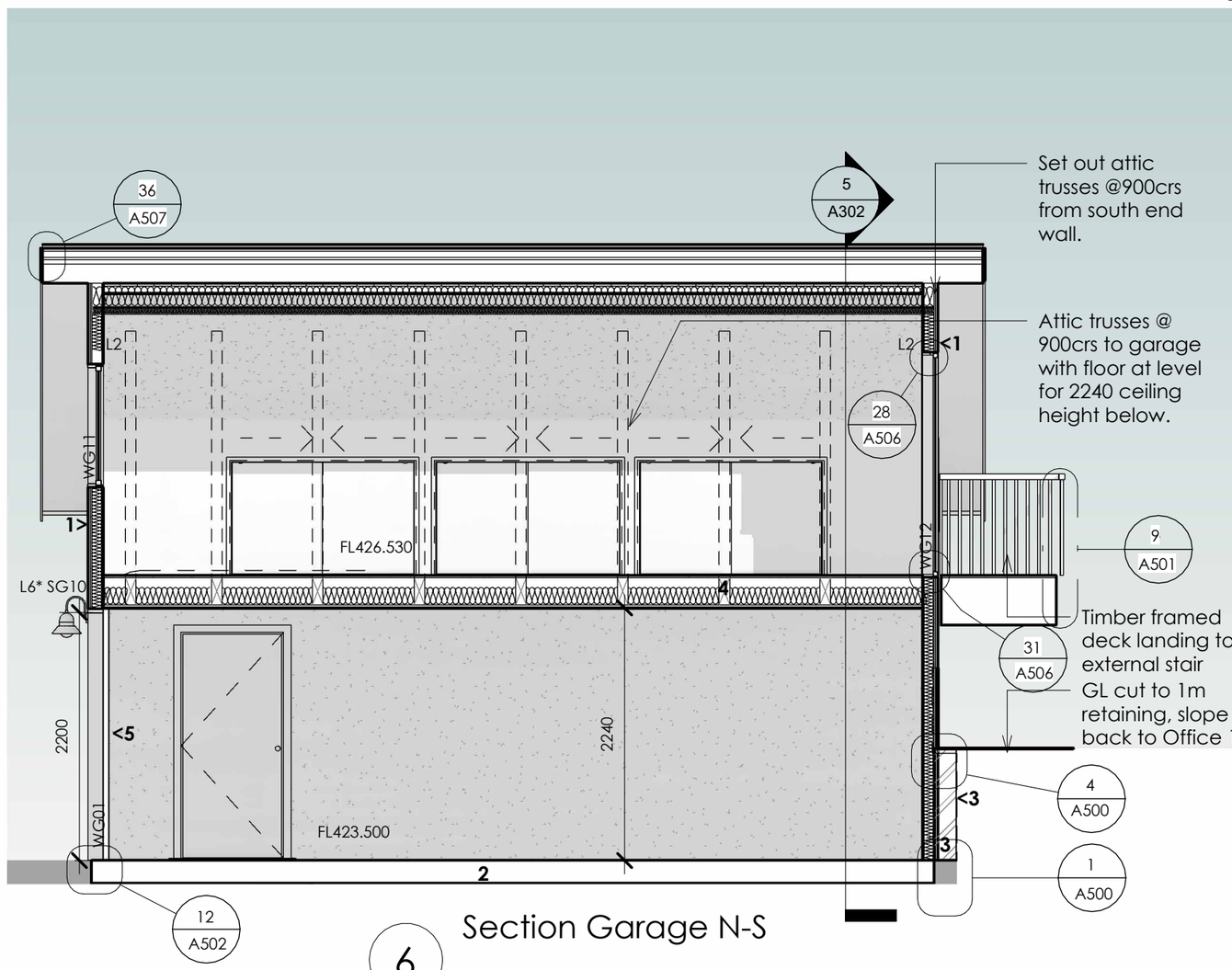
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Sheet
A301
revision



5 Section Garage E-W

1 : 50



6 Section Garage N-S

1 : 50

NOTES GARAGE
Engineer's documentation for Structure not shown.
Refer to Specification for full install and systems details.
Windows & Doors uPVC double glazed Low E.

LEGEND
1 90mm wall framing, R2.8 insulation to attic walls, plywood linings. Colour coated steel corrugate cladding
2 Insulated reinforced concrete slab, 100mm thick.
3 Concrete masonry retaining wall (1m high foundation) with polystyrene insulation and tanking to back side. 140mm framing to sit inside installed over DPC
4 Midfloor 20mm particle board flooring on H1.2 240 attic truss bottom chord timber framing with additional framing between trusses at max. 450crs. with R3.6 insulation. Ply ceiling lining on rondo 308 battens
5 Colour coated steel auto sectional garage door
6 Timber ledged and braced 1.8m high gate with weatherboard/coated steel cladding to street

WALL ASSEMBLY GARAGE (GROUND FLOOR)
1. Vertical colour coated steel corrugate cladding.
2. Wrap.
3. 12mm H3.1 Construction Ply fixed for bracing.
4. 90mm framing H1.2, 90x45 dwangs turned 90 degrees so not full framing width.
5. 12mm Ply linings screw fix, butt jointed.
Refer to details for concrete masonry retaining wall. 90mm framing to be installed inside retaining wall over DPC.

WALL ASSEMBLY GARAGE (ATTIC)
1. Vertical colour coated steel corrugate cladding.
2. Wrap.
3. 12mm H3.1 Construction Ply fixed for bracing.
4. 90mm framing H1.2, 90x45 dwangs turned 90 degrees so not full framing width, R2.8/R3.2 batt insulation.
5. 12mm Ply linings.
Refer to details for concrete masonry retaining wall. 90mm framing to be installed inside retaining wall over DPC.

ROOF ASSEMBLY GARAGE ATTIC
1. Profiled metal roofing 0.55BMT, colour coated finish. With wrap/DPC steel Separation where required for treated timber-steel.
2. 70x45mm H3.2 purlins - with blg wrap over to separate treated timber to steel where required.
3. 10mm plastic or 20mm timber ventilation battens running with pitch
4. Thermakraft Covertek 407 self supporting underlay. Strap braces.
5. H1.2 30mm batten on top of rafters (in attic trusses).
6. H1.2 140 rafters (in attic trusses). R6 skillion ceiling batts.
7. 20mm EPS batten under rafter.
6. 45mm Timber or steel ceiling battens with R1.3 insulation.
7. 12mm Ply ceiling lining.

MID-FLOOR ASSEMBLY
1. 20mm particle board flooring
2. 240mm joists (bottom chord of attic trusses) with R3.6 ceiling batts. with additional framing between trusses at max. 450crs.
3. 12mm Ply ceiling lining to garage on rondo 308 battens.

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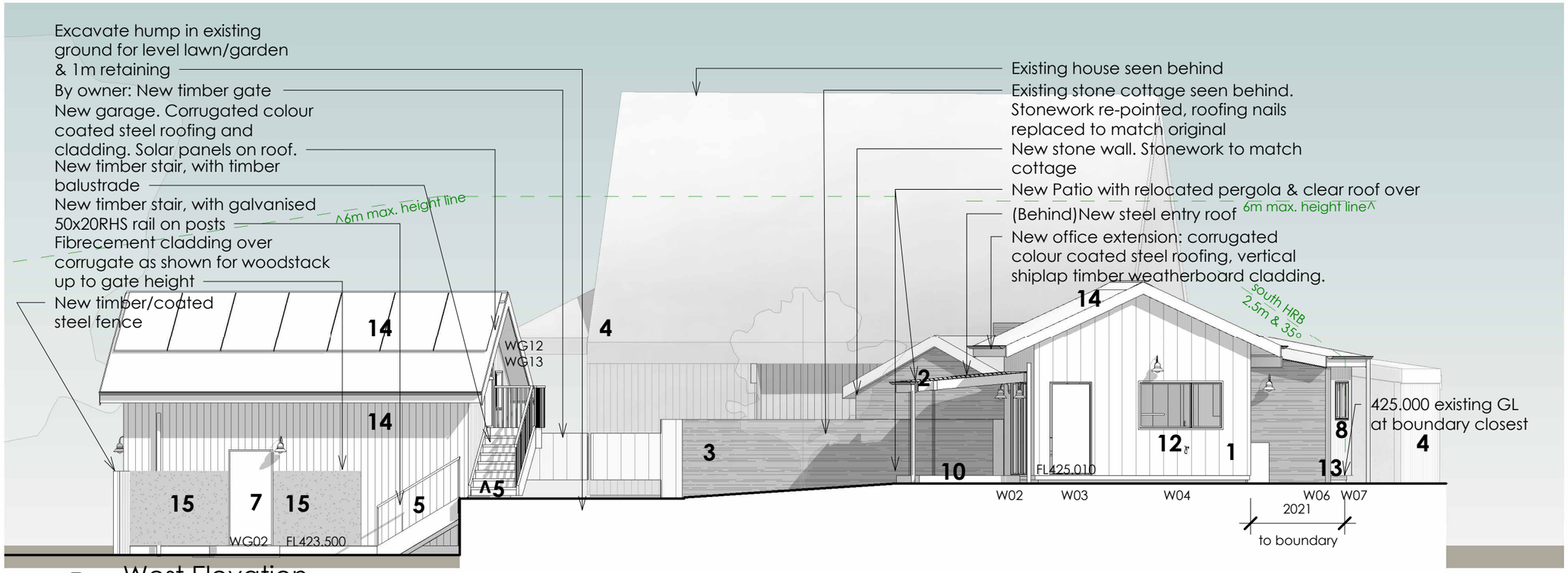
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NEW GARAGE & HOME OFFICE ADDITION & ALTERATION
62 MANSE ROAD
ARROWTOWN

Sheet title
SECTIONS
5&6 NEW GARAGE

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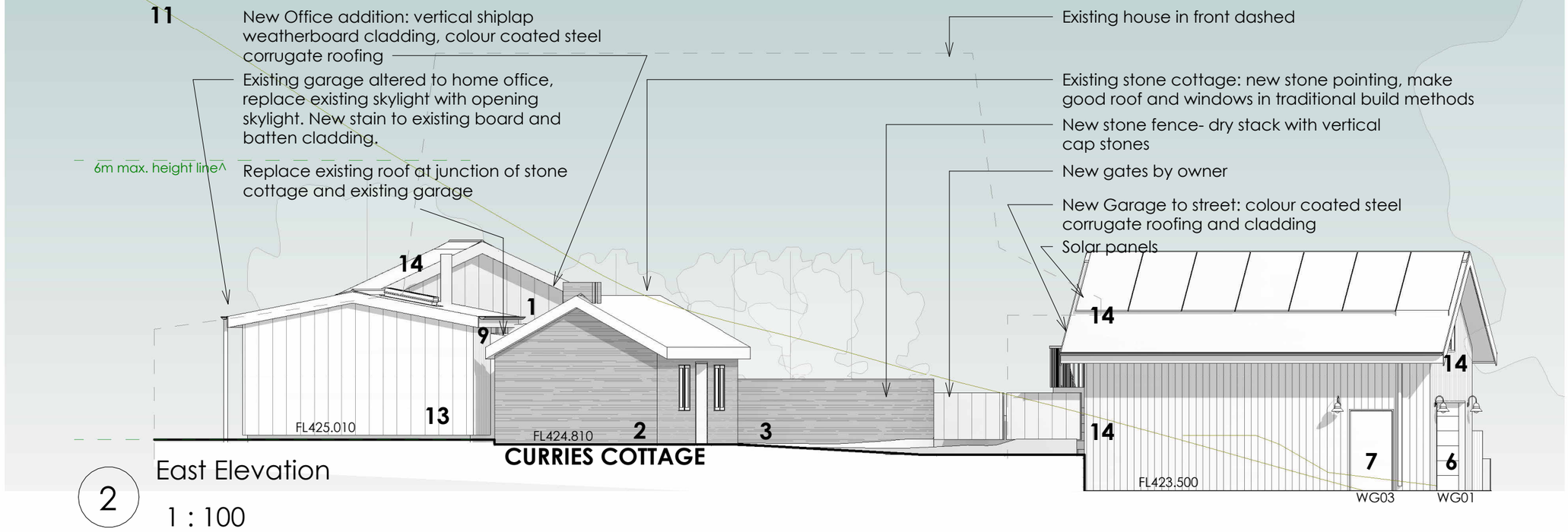
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Sheet
A302
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West Elevation

1 : 100



East Elevation

1 : 100

NOTES

1 Vertical stained sawn faced shiplap timber cladding
2 Existing walls to stone cottage to be repointed and made good with authentic construction methods
3 New dry stack stone wall to match finish of existing stone cottage with vertical stone capping course
4 Existing house and garage -no work
5 New timber stair with decking treads and risers
6 Sectional colour coated steel automatic garage door.
7 Paint finish external timber doors
8 Replace existing windows in existing garage being converted to new office.
9 New trapezoid profile colour coated steel roof over existing junction between cottage and existing garage being converted to new office.
10 New concrete Patio
11 Line of ground in front
12 Tap under kitchen window
13 Existing stone and board and batten cladding. Make good stone and new stain to board and batten.
14 New colour coated corrugate cladding
15 New Fibrecement cladding over corrugate

All new windows uPVC double glazed, low E. Make good and ease existing timber windows and door in cottage.
New fire flue to be stainless steel.

NZBC H1 Thermal efficiency:
Windows to wall % (all under 30%)
Combined total wall area 83.13m²
Combined total wd area percentage of wall area 13.99m² = 16.8%
Combined total wd area percentage of wall area E,S,W 10.75%
East Total: 0%
Walls: 12.8m², wds: 0m²
South Total: 24.6%
Walls: 34.79m², wds: 3.09m²
West Total: 24.6%
Walls: 14.6m², wds: 3.6m²
Existing Skylight being replaced 680x1040 = 0.7m2 of roof area 37.5m² = 0.8%.

RISK MATRIX GARAGE
Medium Wind Zone 37m/s
(from NZS3604 Table 5.4 Wind region A, T1, sheltered, open terrain (not urban))

Building Face: GARAGE two storey vertical corrugated metal cladding

risk item	description	score
wind zone	M medium	0
storeys	H 2 storey	2
roof/wall intersection	L roof finishes within wall bounds	0
eaves width	H 450-600mm at 2nd floor level	2
envelope complexity	L simple rectangular, single cladding type	0
deck design	M decks- upper landing of stair	2
TOTAL RISK FACTOR		**6**

Risk score 0-6 > c) vertical profiled metal corrugated can be direct fixed

RISK MATRIX OFFICES
Medium Wind Zone 37m/s
(from NZS3604 Table 5.4 Wind region A, T1, sheltered, open terrain (not urban))

Building Face: single storey New Office-vertical shiplap timber weatherboard

risk item	description	score
wind zone	M medium	0
storeys	L 1 storey	0
roof/wall intersection	L fully protected gable	0
eaves width	M 450-600 at 1st floor level	1
envelope complexity	L rectangular/boomerang with single cladding	0
deck design	L no decks	0
TOTAL RISK FACTOR		**1**

Risk score 0-6 > a) Timber weatherboards - all types can be direct fixed BUT we are providing a 20mm cavity

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-	19/08/26	Detailed Design	PIM
1	22/09/26		Resource Consent Application
2	30/10/26		Building Consent Application

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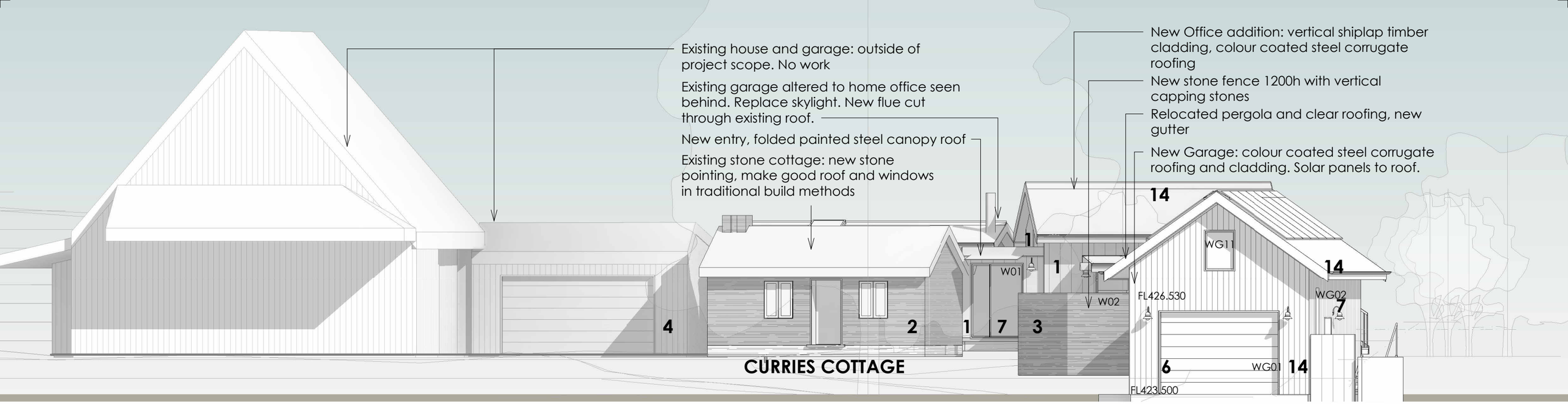
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NEW GARAGE & HOME OFFICE ADDITION & ALTERATION
62 MANSE ROAD
ARROWTOWN

Sheet title
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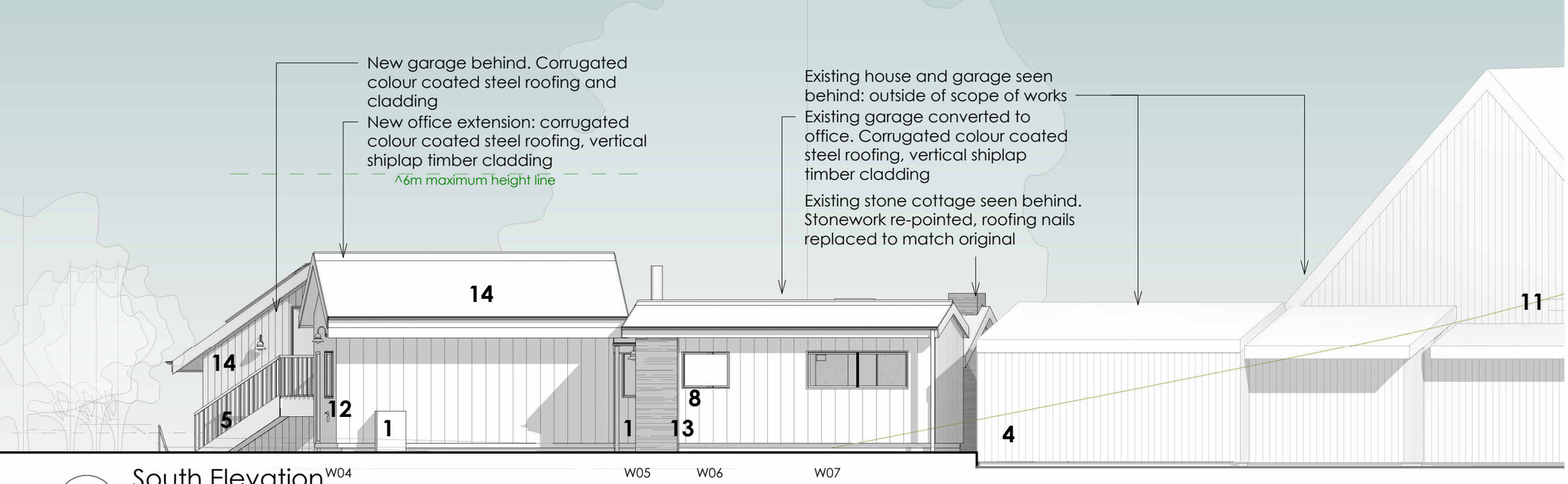
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Sheet
A400
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2



3 North Elevation

1 : 100



4 South Elevation

1 : 100

NOTES

1 Vertical stained sawn faced shiplap timber cladding
2 Existing walls to stone cottage to be repointed and made good with authentic construction methods
3 New dry stack stone wall to match finish of existing stone cottage with vertical stone capping course
4 Existing house and garage -no work
5 New timber stair with decking treads and risers
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7 Paint finish external timber doors
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13 Existing stone and board and batten cladding. Make good stone and new stain to board and batten.
14 New colour coated corrugate cladding
15 New Fibrecement cladding over corrugate

All new windows uPVC double glazed, low E. Make good and ease existing timber windows and door in cottage.
New fire flue to be stainless steel.

Issue

Revision	Date	Stage	Notes
-	19/08/26	Detailed Design	PIM
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NORTH & SOUTH ELEVATIONS

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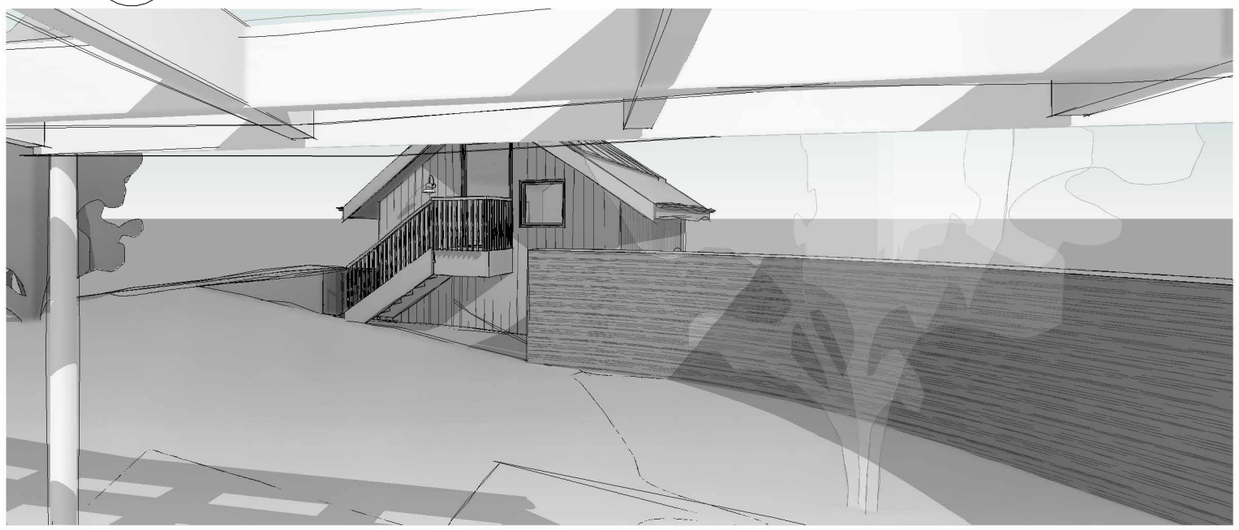
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1

3D View from garage store



3

3D View from office to garage



2

3D View garage from street

Issue

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-	19/08/26	Detailed Design	PIM
1	22/09/26		Resource Consent Application
2	30/10/26		Building Consent Application

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3D views

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revision

2



2 3D View from street

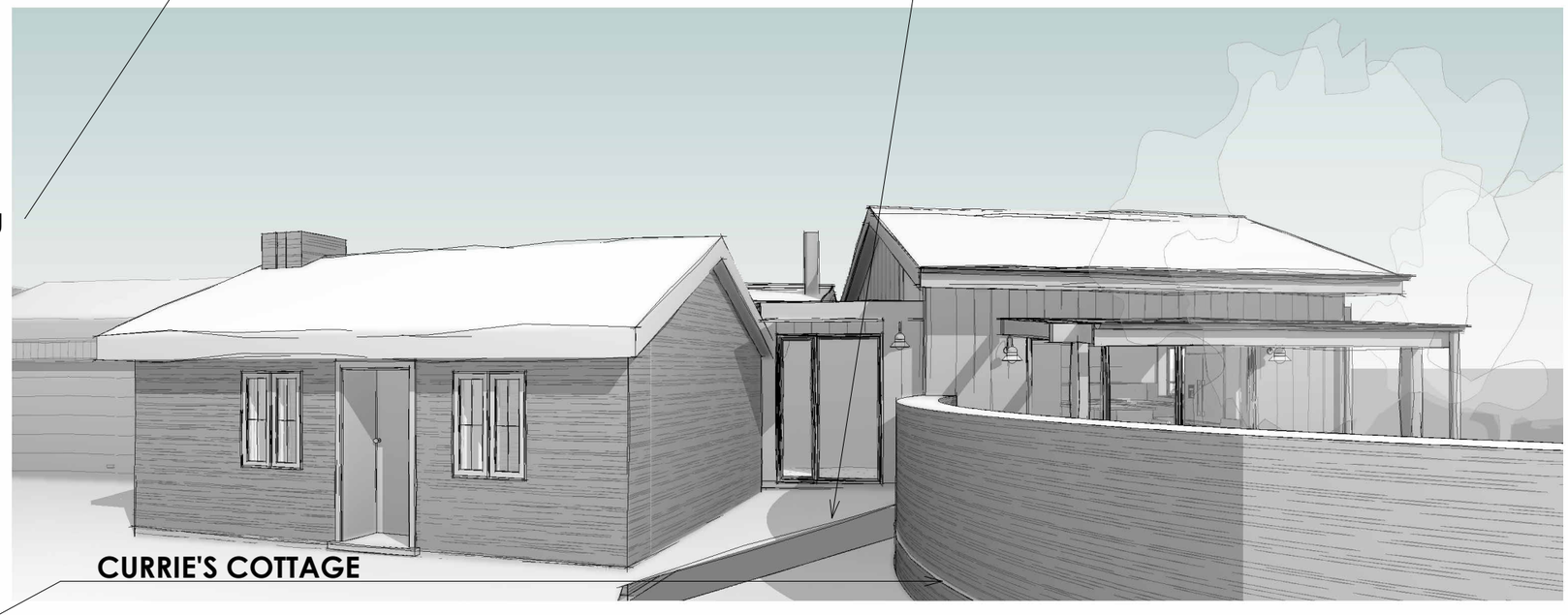


gate (by owner) to match existing



dry stack stone wall to match existing

schist pavers outside and into entry



1 3D View from entry

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-	19/08/26	Detailed Design	PIM
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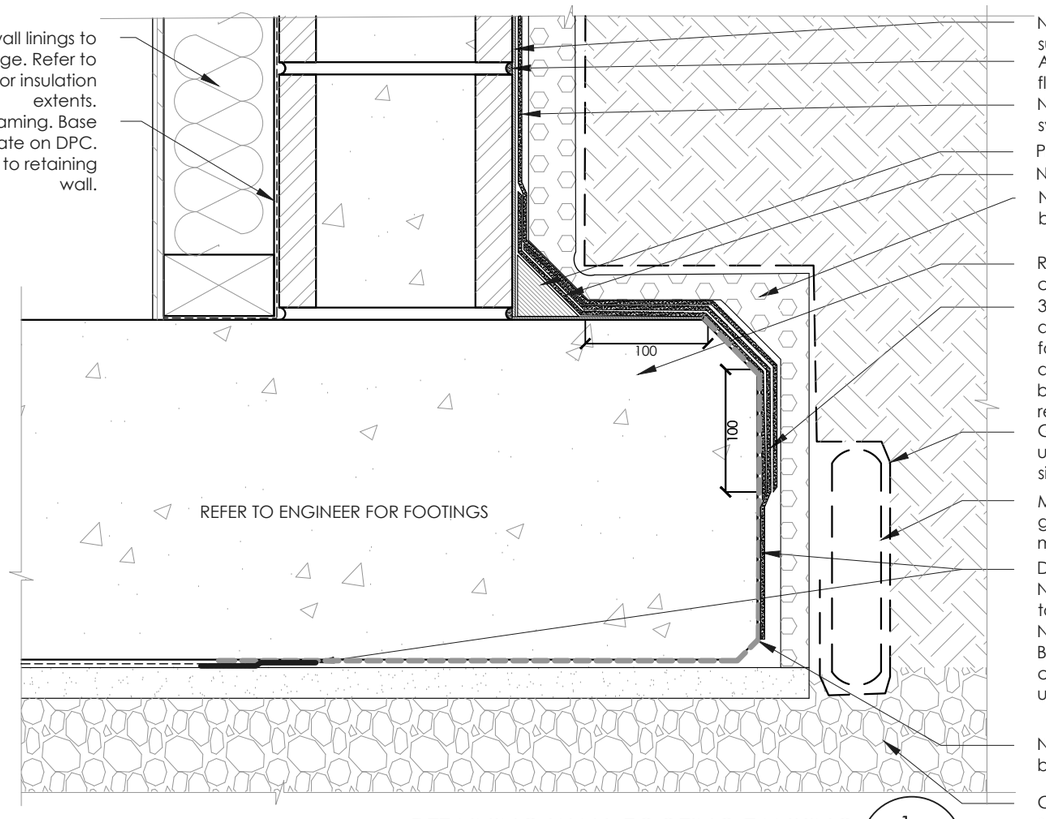
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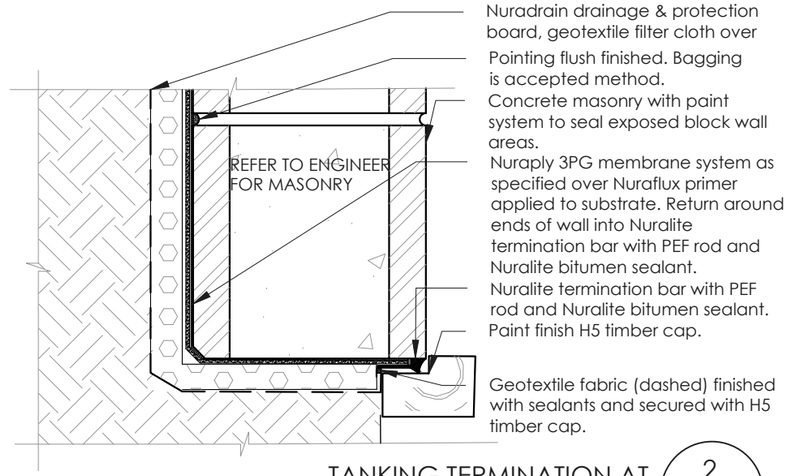
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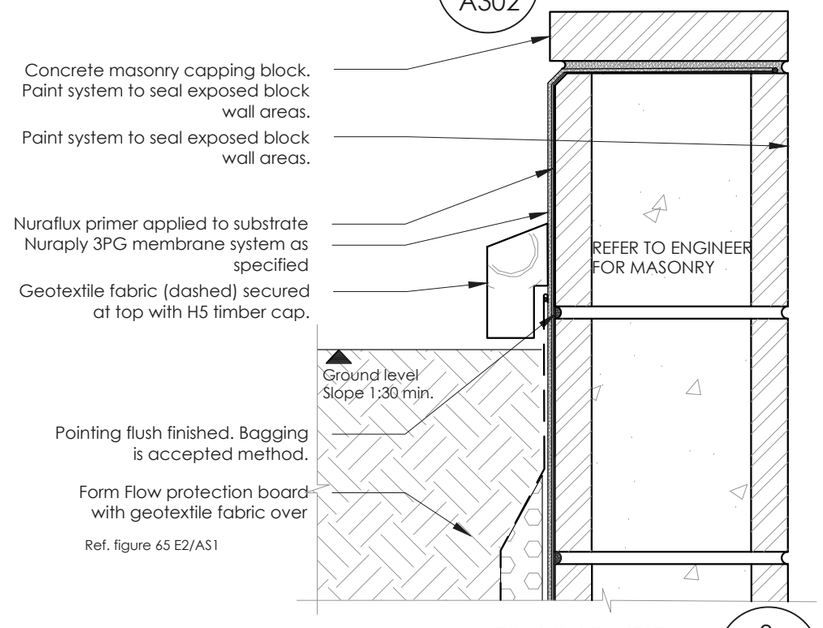
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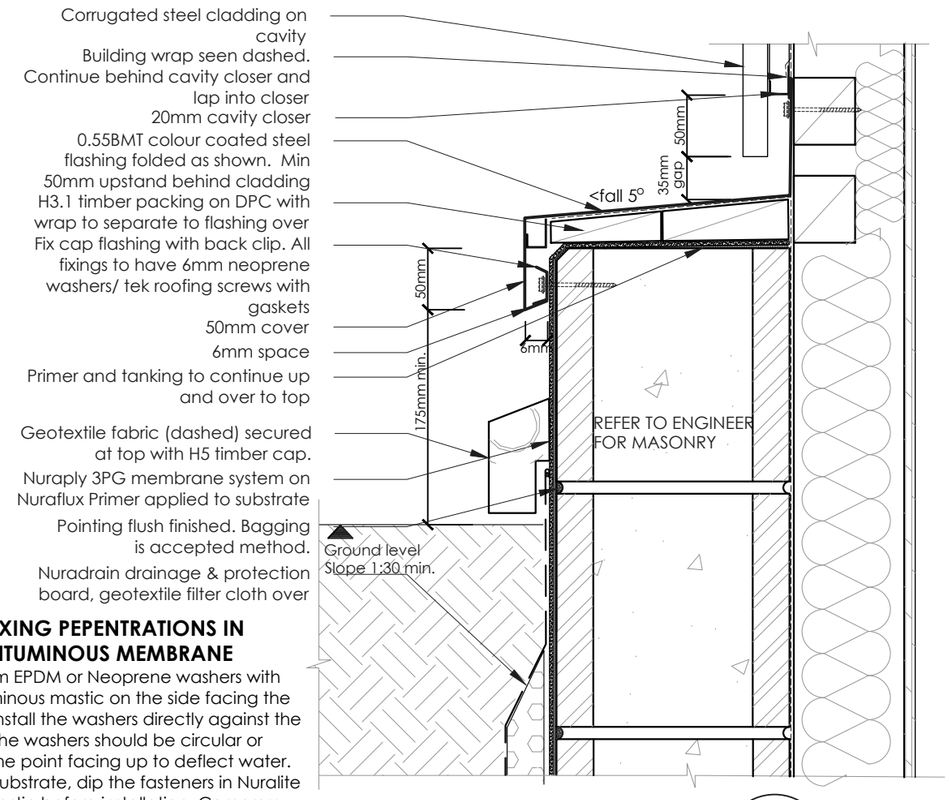
RETAINING WALL FOOTING TANKING 1 / A302



TANKING TERMINATION AT EXTERNAL WALL ENDS 2 / A202



TANKING SIDE RETAINING WALLS 3 / A302



SEALING FIXING PEPENTRATIONS IN NURAPLY BITUMINOUS MEMBRANE

Coat the 6mm EPDM or Neoprene washers with Nuralite bituminous mastic on the side facing the membrane. Install the washers directly against the membrane. The washers should be circular or square with the point facing up to deflect water. On a timber substrate, dip the fasteners in Nuralite bituminous mastic before installation. Compress the washers until they are firmly seated, applying a uniform load, to create a reliable seal.

TANKING TERMINATION TO WALL CLADDING 4 / A302

Issue

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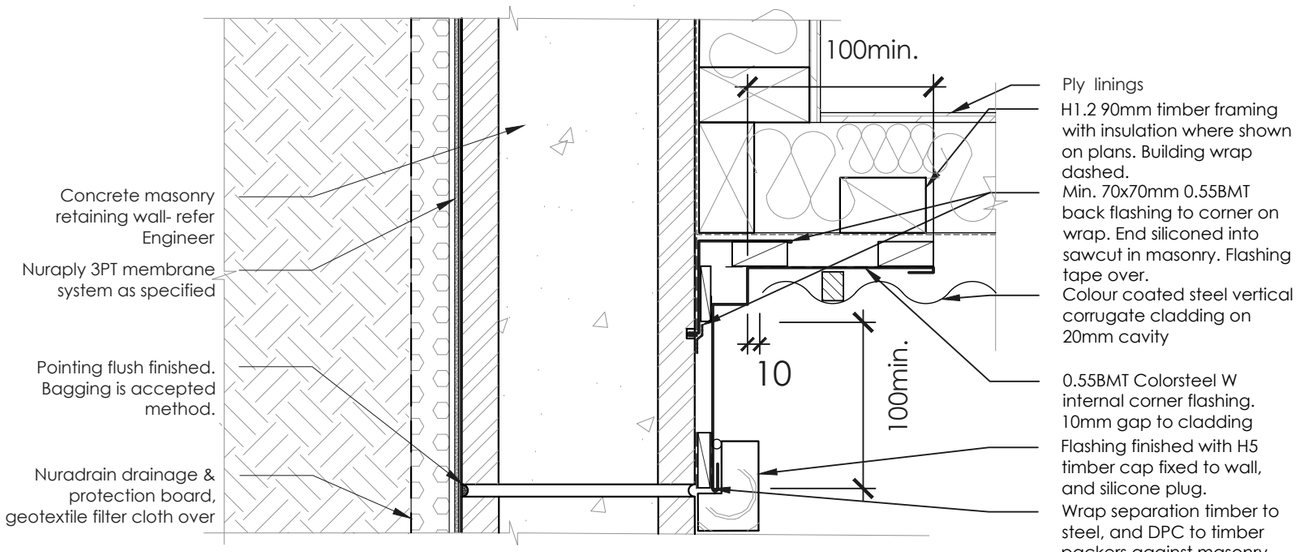
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NEW GARAGE & NEW HOME OFFICE
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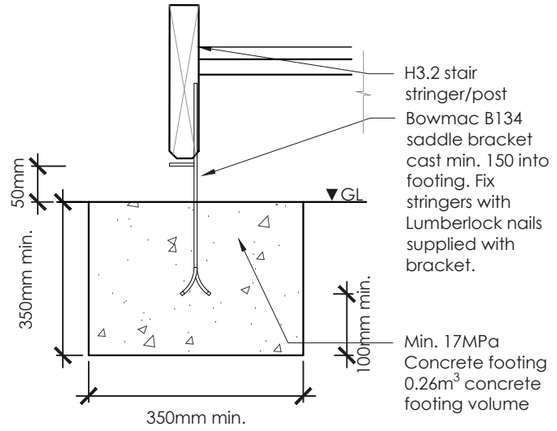
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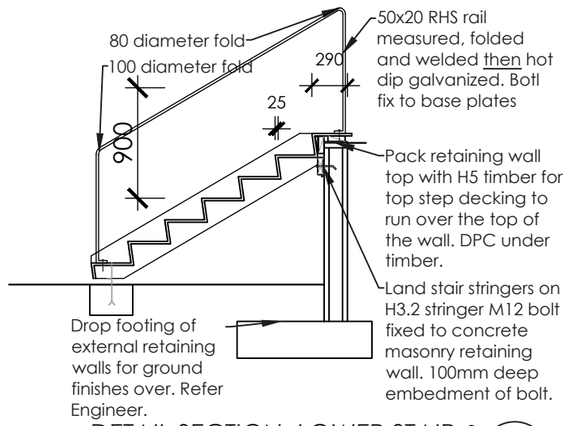
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PLAN DETAIL SECTION GARAGE 5 / A202



DETAIL SECTION: STAIR FOOTING scale 1:10 6 / A104



DETAIL SECTION: LOWER STAIR & HANDRAIL scale 1:50 7 / A104

PLAN DETAIL: FIRE INSTALL CLEARANCES scale 1:10 8 / A201

DETAIL SECTION: STAIR & DECK BALUSTRADE 9 / A302

SEALING FIXING PEPENTRATIONS IN NURAPLY BITUMINOUS MEMBRANE

Coat the 6mm EPDM or Neoprene washers with Nuralite bituminous mastic on the side facing the membrane. Install the washers directly against the membrane. The washers should be circular or square with the point facing up to deflect water. On a timber substrate, dip the fasteners in Nuralite bituminous mastic before installation. Compress the washers until they are firmly seated, applying a uniform load, to create a reliable seal.

STAIR STRINGER SUPPORT & POST BRACKETS 10 / A104

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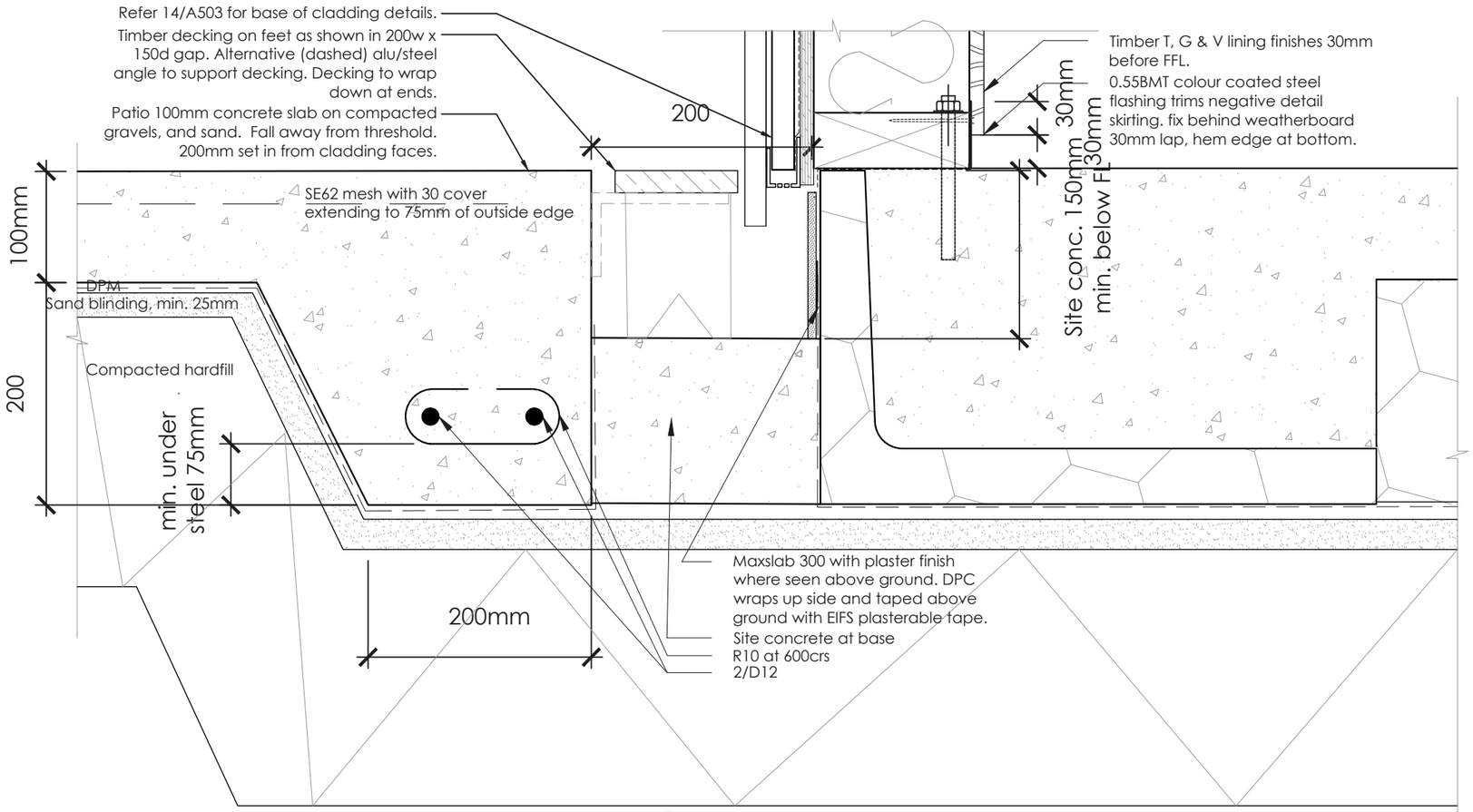
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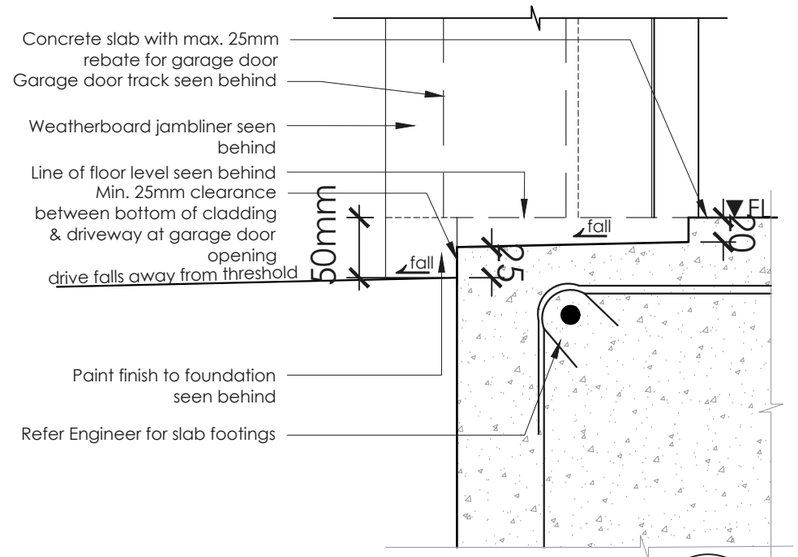
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DETAIL SECTION: PATIO CONCRETE SLAB 11 / A104

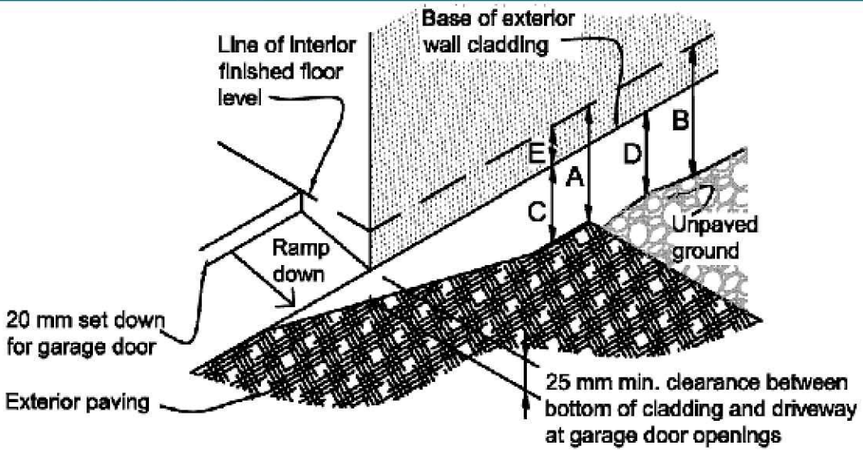
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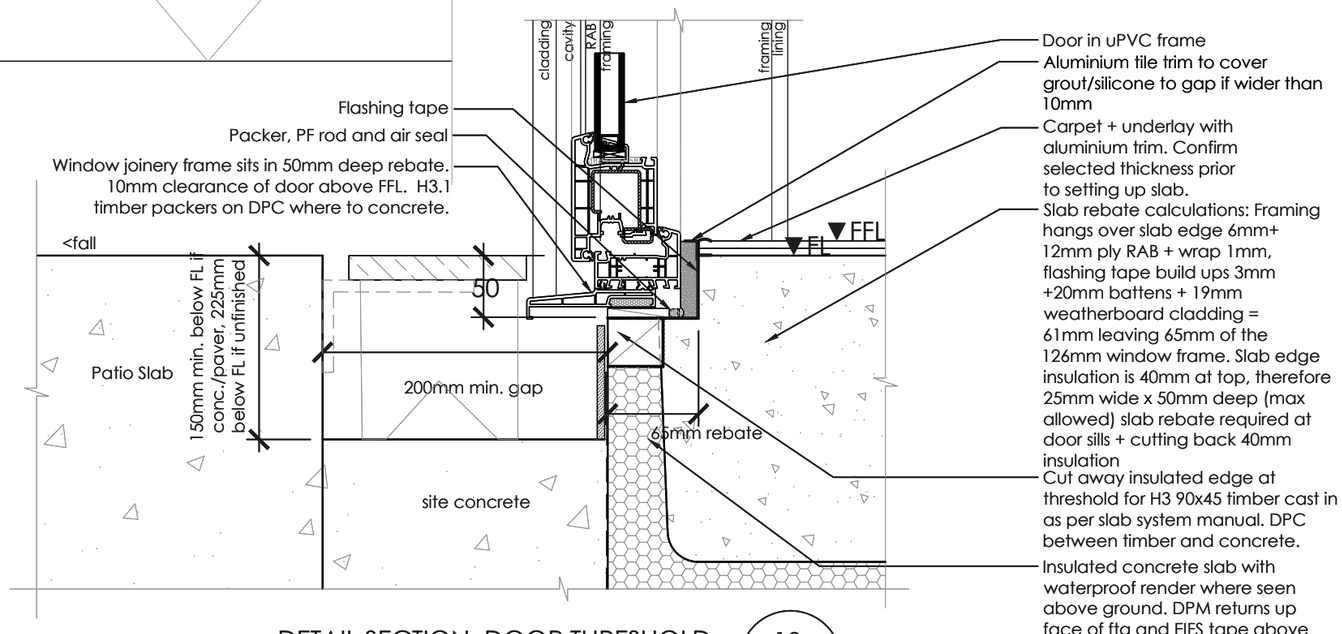


DETAIL SECTION: GARAGE DOOR THRESHOLD 12 / A302

Figure 9.1.2.1: Levels and garage openings

Paragraphs 9.1.2.1, 9.1.2.4, 9.1.2.7, and 9.2.5.2





DETAIL SECTION: DOOR THRESHOLD 13 / A104

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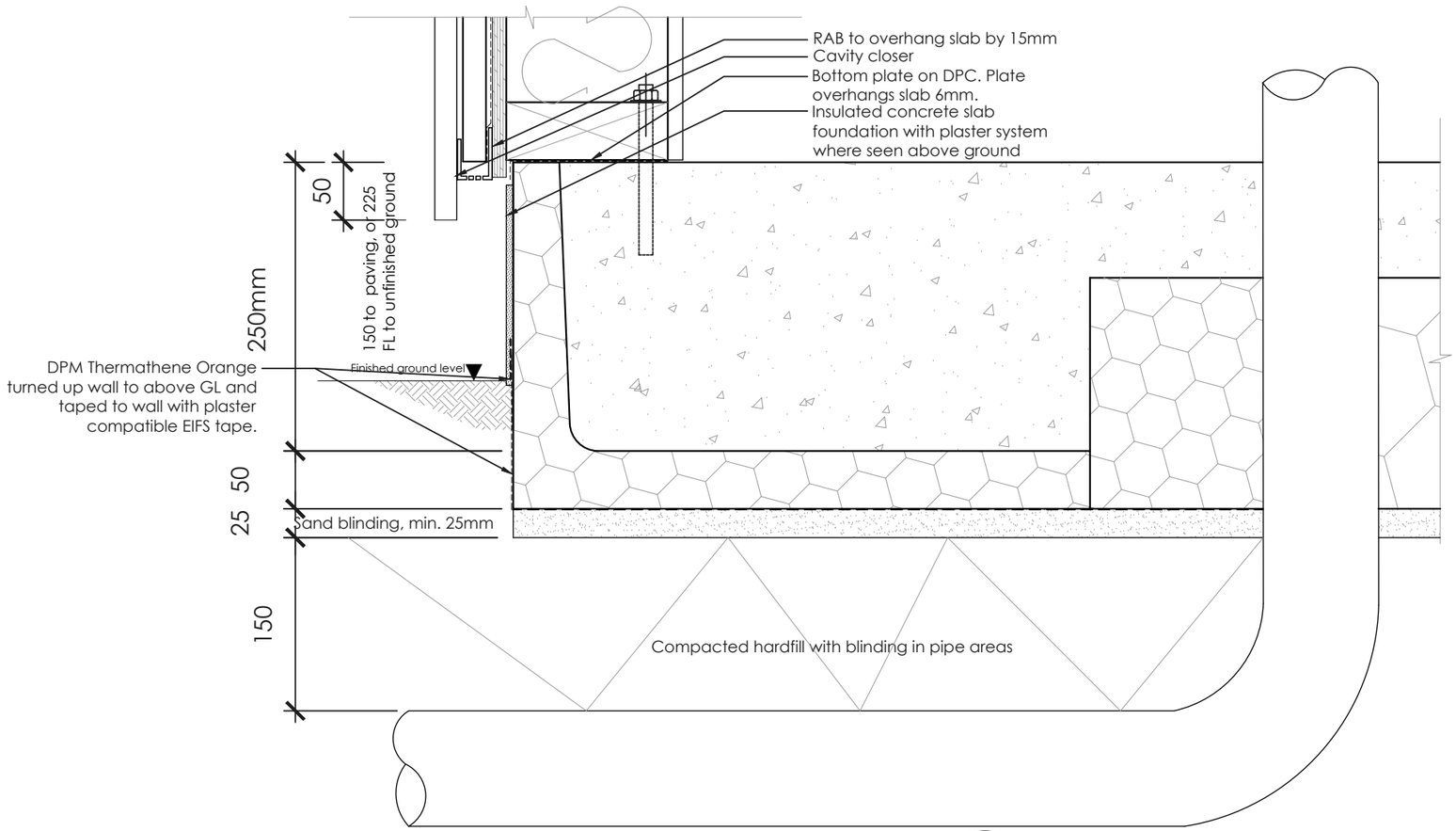
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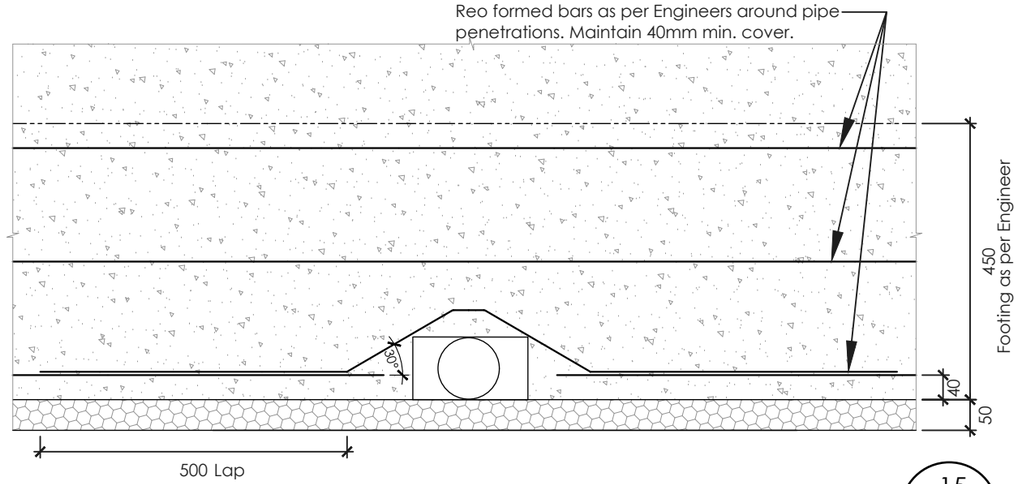
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DETAIL SECTION: PIPE PENETRATION IN CONCRETE SLAB scale 1:5

14 / A201



DETAIL SECTION: PIPE PENETRATION IN CONCRETE SLAB scale 1:10

15 / -

Issue

Revision	Date	Stage	Notes
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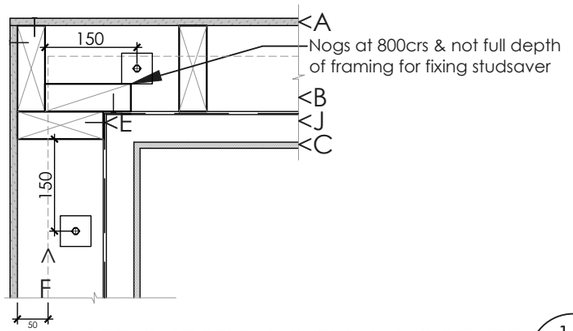
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SLAB DETAILS

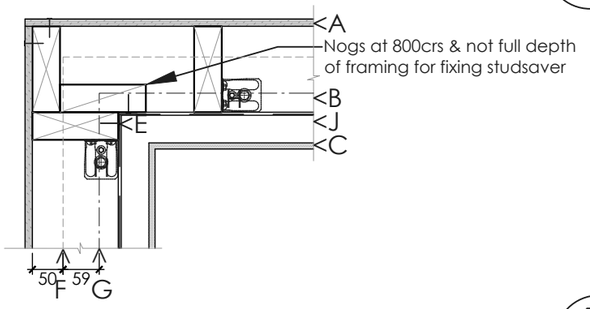
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PLAN DETAIL SECTION: EXTERNAL CORNER UNBRACED STUD SAVER scale 1:10 — 16 / A201



PLAN DETAIL SECTION: EXTERNAL CORNER BRACED STUD SAVER scale 1:10 — 17 / 201

A. 12mm Ply external RAB bracing to framing @ 600crs. Handibrac required at doubled stud for hold down at openings.

B. 140mm framing @ 600crs. No dwangs required with 12mm ply (refer to table 12 2014 Ecoply Barrier Manual).

C. Un-braced min. 10mm Gib lining unless noted otherwise in bracing plan.

D. Hold down bolt 150mm from stud.

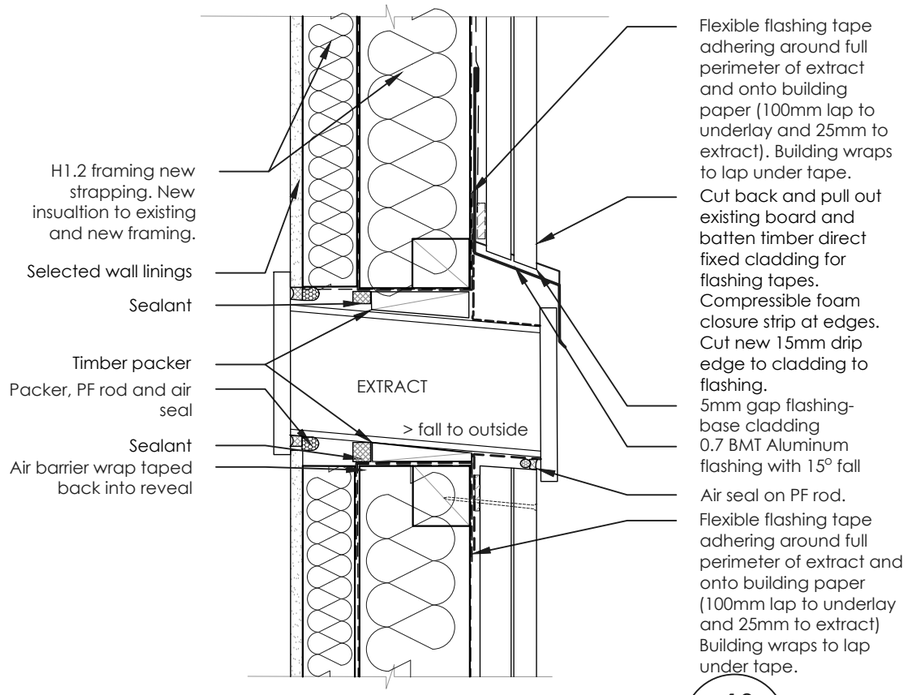
E. Lumberlok 'Studsaver' / ' Gibfix' angle 30x2.5 clout @300crs

F. Edge of Maxraft 50mm profile seen below. (dashed)

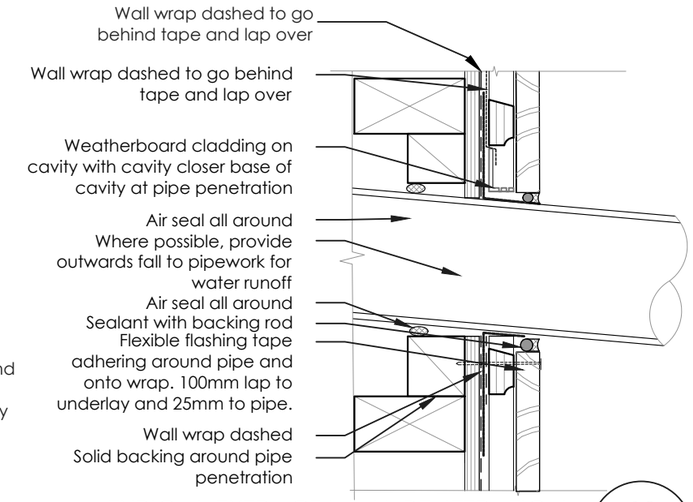
G. 59mm min. edge to screwbolt centre for Handibrac

H. Handibrac

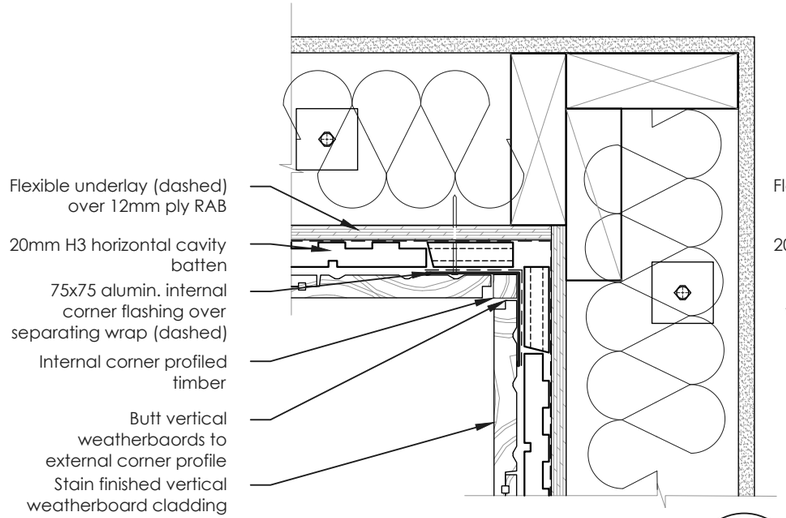
J. 45mm internal strapping in Office 1.



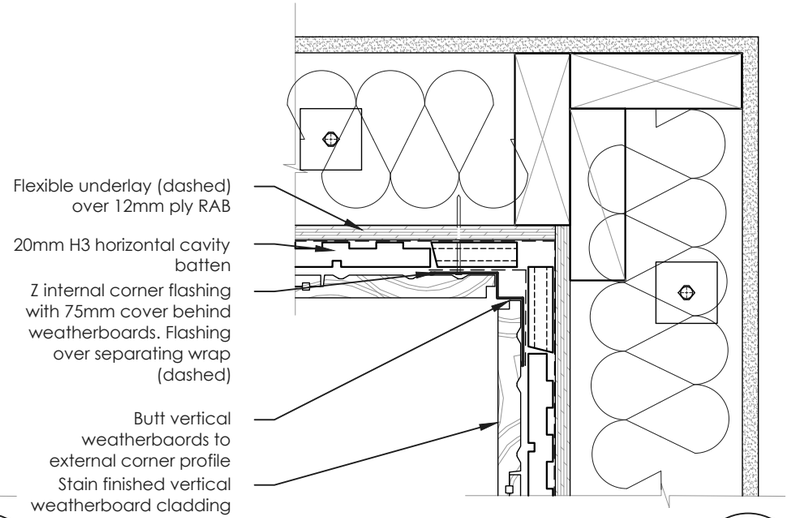
EXTRACT WALL PENETRATION IN EXSITING DIRECT FIXED CLAD WALL — 18 / A201



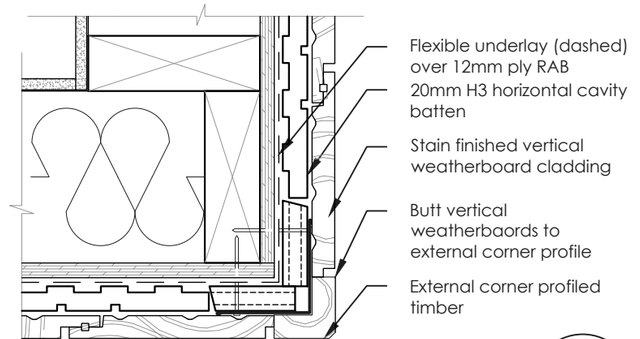
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INTERNAL CORNER WEATHERBOARD CLADDING DETAIL — 20 / A201



INTERNAL CORNER WEATHERBOARD CLADDING DETAIL — 21 / A201



PLAN DETAIL SECTION: VERTICAL WEATHERBOARD CLADDING EXTERNAL CORNER — 22 / A201

Issue

Revision	Date	Stage	Notes
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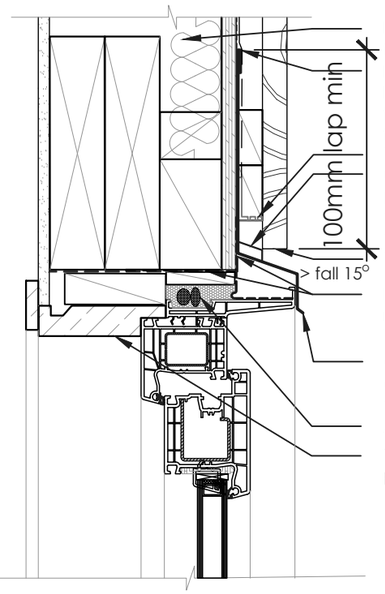
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63 MANSE ROAD
ARROWTOWN

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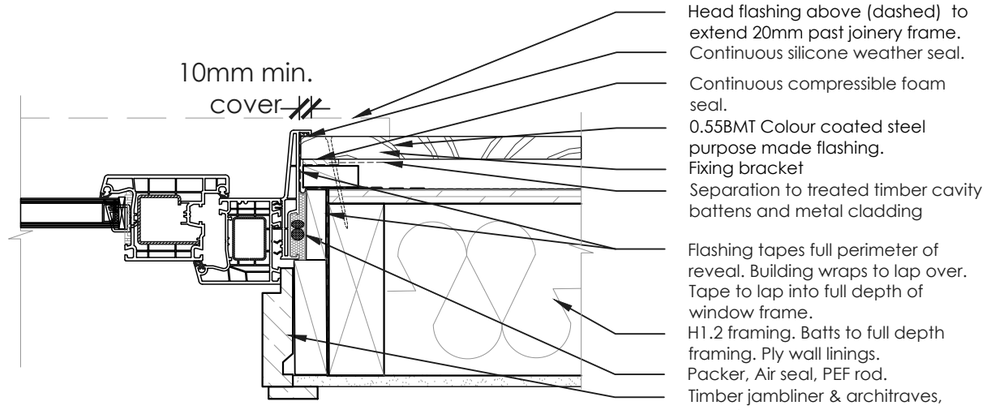
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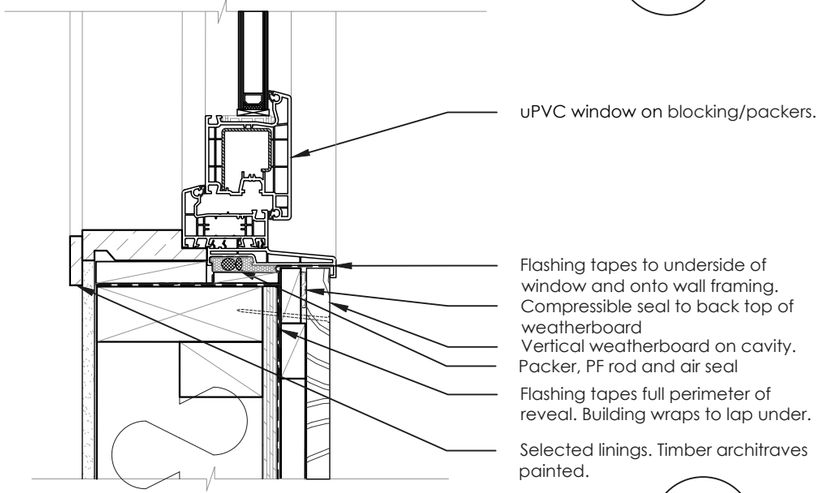
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WEATHERBOARD CLADDING ON CAVITY

23
A900



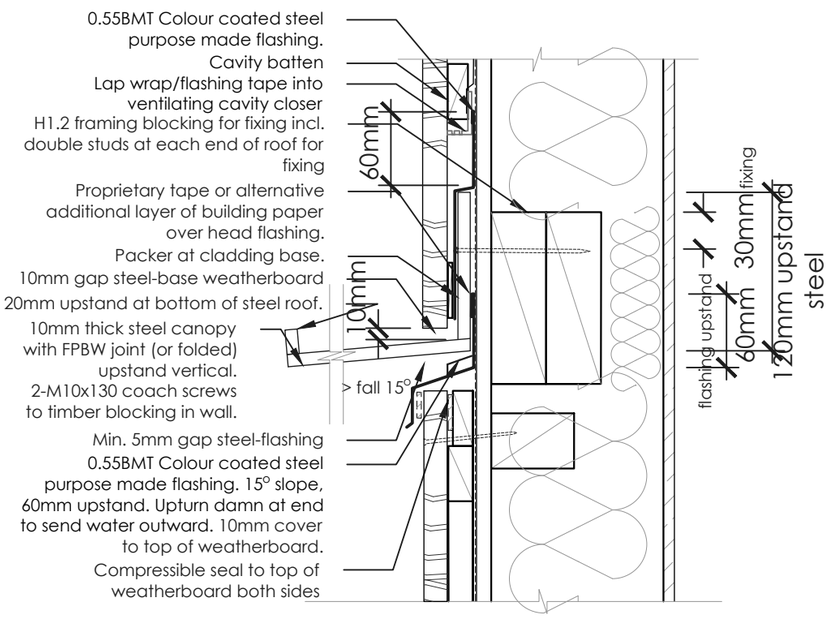
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WEATHERBOARD CLADDING ON CAVITY

24
A900



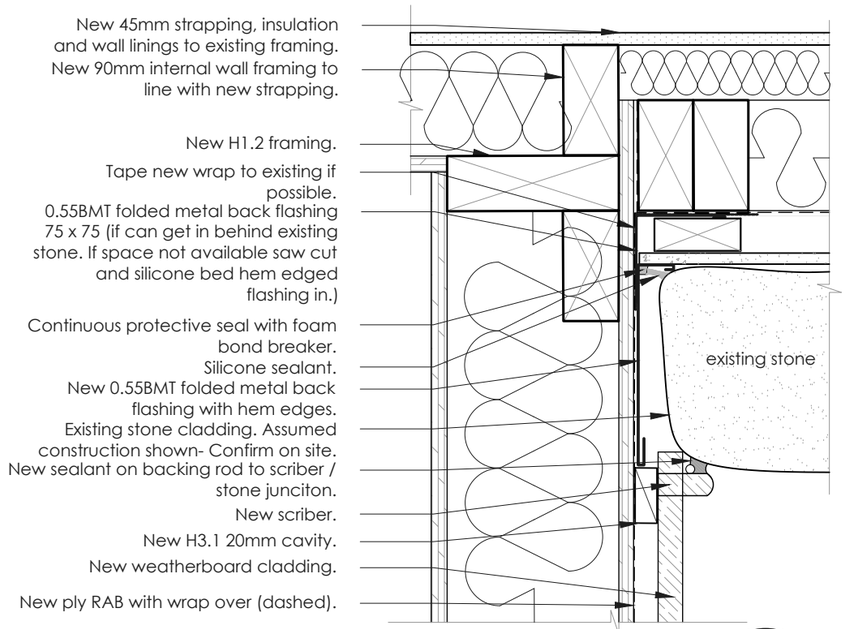
DETAIL SECTION: WINDOW SILL WEATHERBOARD
CLADDING ON CAVITY scale 1:5

25
A900



DETAIL SECTION: STEEL CANOPY ROOF

26
A300



PLAN DETAIL SECTION STONE CLADDING
JUNCTION TO WEATHERBOARD

27
A201

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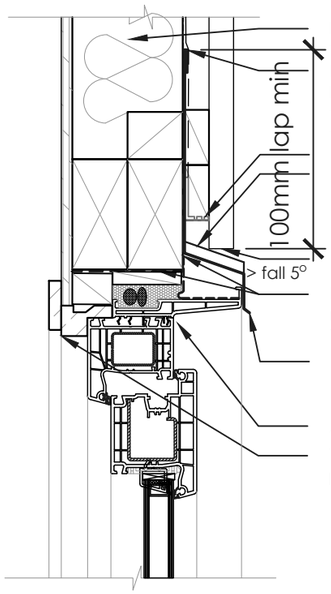
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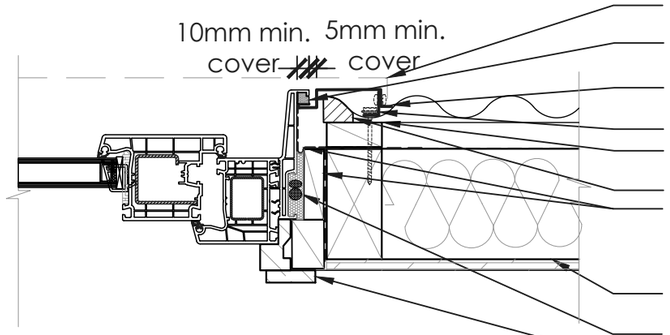
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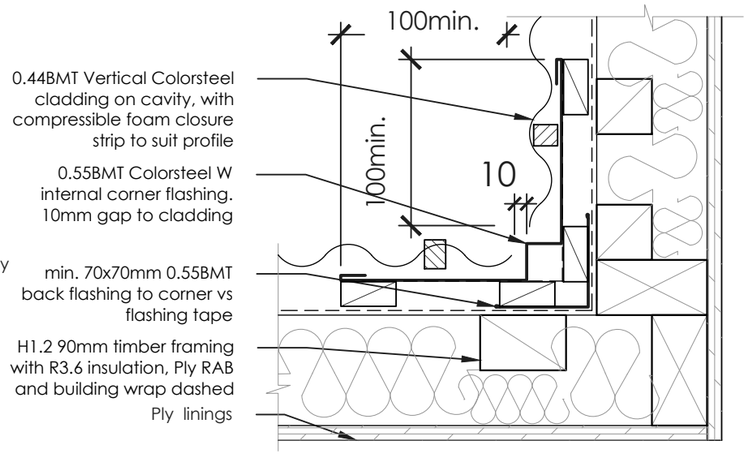
H1.2 framing. Batts to full depth framing.
Proprietary tape or alternative additional layer of building paper over head flashing. 2x head flashings slope away from a centre window vertical batten
Ventilating cavity closures
0.55BMT Colour coated steel purpose made flashing. 5° slope, with upturn damn at end to send water outward.
10mm gap flashing-base cladding
Flashing tapes full perimeter of reveal. Building wraps to lap over. Tape to lap into window frame.
Colour coated steel/p-coated alumin. head flashing. Flashing tape over into reveal
Air seal on PF rod.
Timber jambliner & architraves, paint finish

DETAIL SECTION: WINDOW HEAD
PROFILED METAL CLADDING ON CAVITY
28
A302



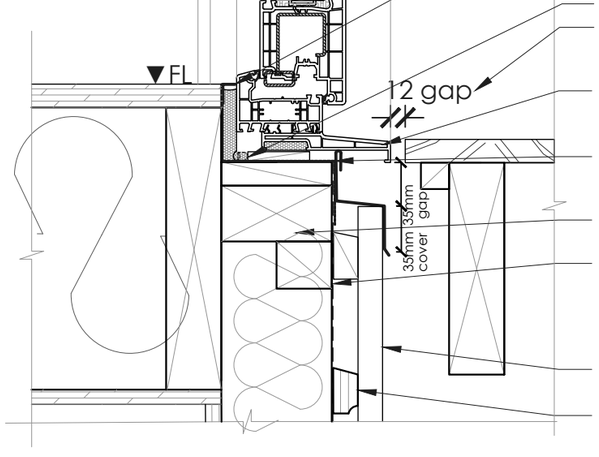
Head flashing above (dashed) to extend 20mm past joinery frame.
Continuous compressible foam seal.
0.55BMT Colour coated steel purpose made flashing.
Fixing bracket
Separation to treated timber cavity battens and metal cladding
Foam closure to suit profile
Flashing tapes full perimeter of reveal. Building wraps to lap over. Tape to lap into full depth of window frame.
H1.2 framing. Batts to full depth framing. Ply wall linings.
Packer, Air seal, PEF rod.
Timber jambliner & architraves, paint finish

DETAIL SECTION: WINDOW JAMB
PROFILED METAL CLADDING ON CAVITY
9
A300



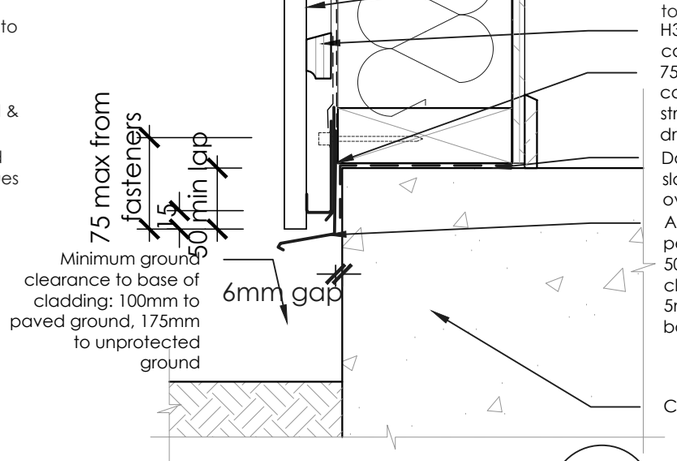
0.44BMT Vertical Colorsteel cladding on cavity, with compressible foam closure strip to suit profile
0.55BMT Colorsteel W internal corner flashing. 10mm gap to cladding
min. 70x70mm 0.55BMT back flashing to corner vs flashing tape
H1.2 90mm timber framing with R3.6 insulation, Ply RAB and building wrap dashed
Ply linings

PLAN DETAIL SECTION: INTERNAL CORNER
VERTICAL COLOUR COATED STEEL CLADDING
30
-



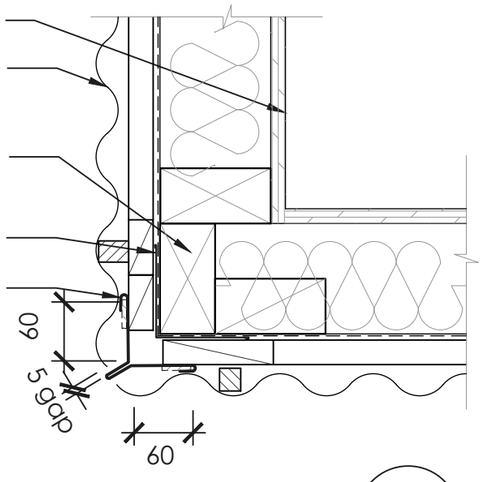
Fill back of rebate with foam and sealant over. Cover with powdercoated aluminium angle trim to match door joinery colour
PEF and airseal
Timber decking 12mm min gap to wall cladding. check height for outward opening door.
0.55BMT colour coated steel flashing with 50mm min upstand & 35mm gap, 35mm cover.
Flashing tape to sill opening and lapping over wall wrap. Continues to back of rebate as shown.
Wall framing opening lower to allow for sill
Building wrap seen dashed.
Lap under flashing tapes
Corrugated steel cladding on cavity
20mm cavity. Closed at top.

DETAIL SECTION: STAIR LANDING DECK JUNCTION & DOOR SILL scale 1:5
31
A302



H1.2 90 framing with batts. Ply internal linings.
0.4BMT colour coated steel vertical cladding, separation to treated battens
H3.1 20mm castellated cavity battens
75mm min upstand to cavity base closure vent strip. Position to give 15mm drip edge to cladding.
Damp proof course fold down slab edge. Wall wrap to lap over DPC
As per E2 Fig.82: Non perforated closure clashing. 50mm upstand behind cladidng, 10 degree fall. 5mm ventilation gap to bottom of cladding
Concrete footing- refer Eng.

DETAIL SECTION: BOTTOM OF CLADDING
PROFILED METAL CLADDING
32
A302



Ply linings
0.44BMT Vertical Colorsteel cladding on cavity, with compressible foam closure strip to suit profile
H1.2 140mm timber framing with insulation where shown on plans/sections. Building wrap dashed
min. 70x70mm 0.55BMT back flashing to corner
Colorsteel 0.55BMT flashing to corner. Cover to stop end fold to cladding. Extend flashing over next rib, matching width as closely as possible on each side of corner

PLAN DETAIL SECTION: EXTERNAL CORNER
VERTICAL COLOUR COATED STEEL CLADDING
33
A202

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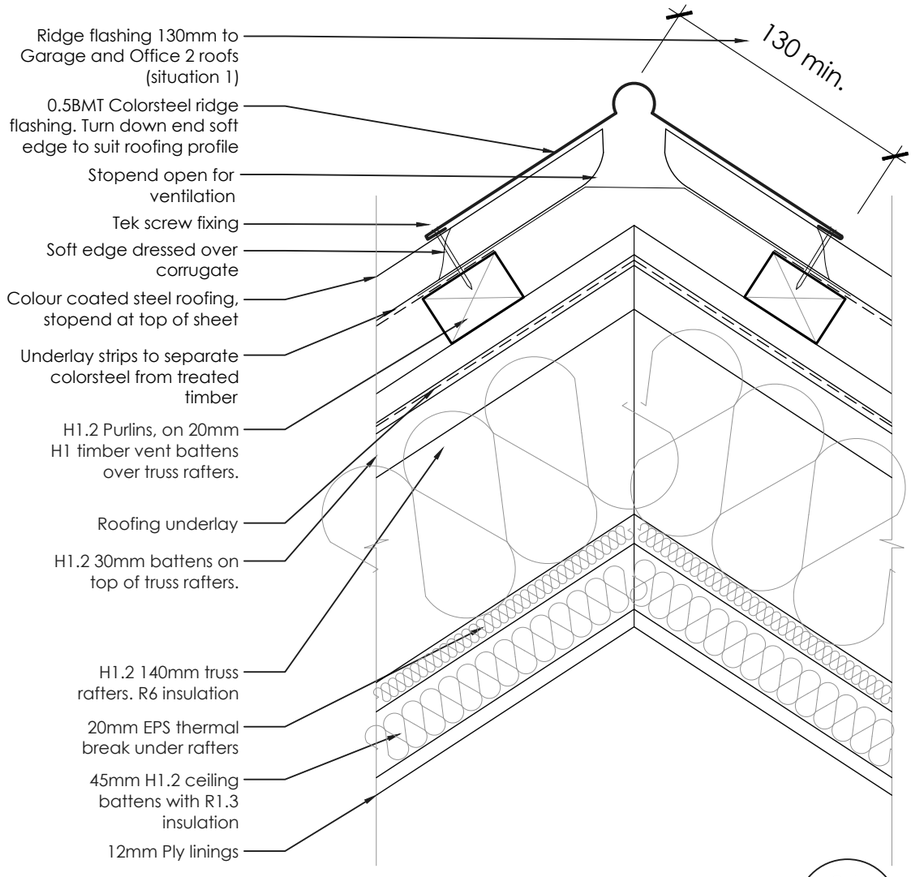
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ADDITION & ALTERATION
63 MANSE ROAD
ARROWTOWN

Sheet title
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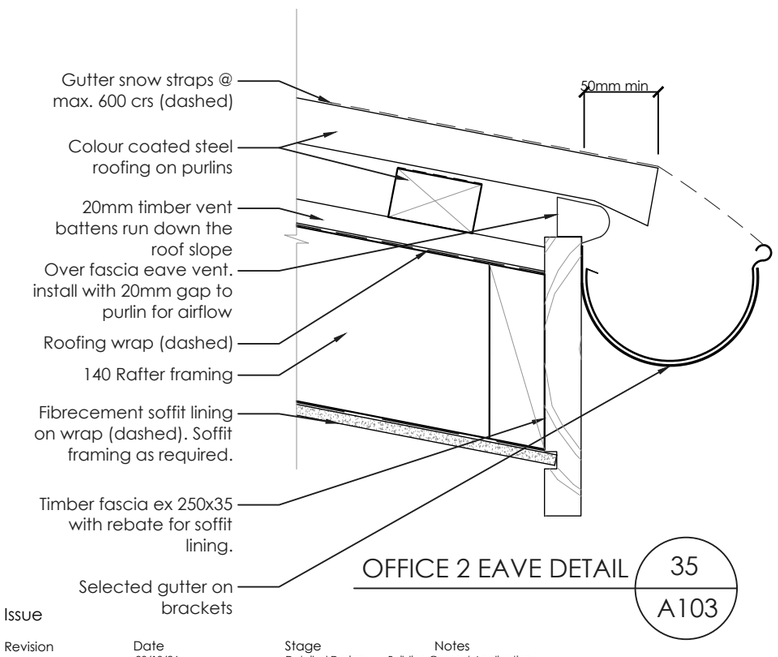
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DETAIL SECTION: GARAGE RIDGE 34 / A103



OFFICE 2 EAVE DETAIL 35 / A103

Figure 54: Soaker flashing for pipe penetrations
Paragraph 8.4.17

NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.

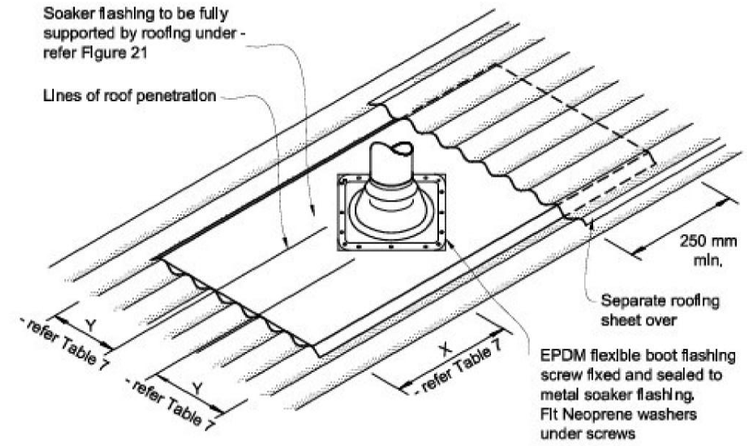
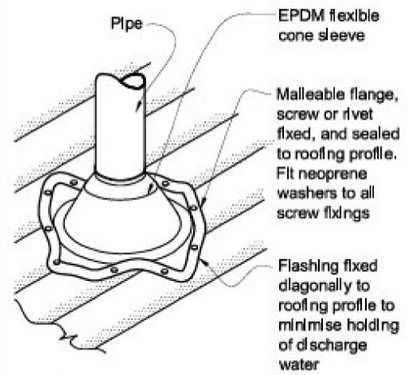
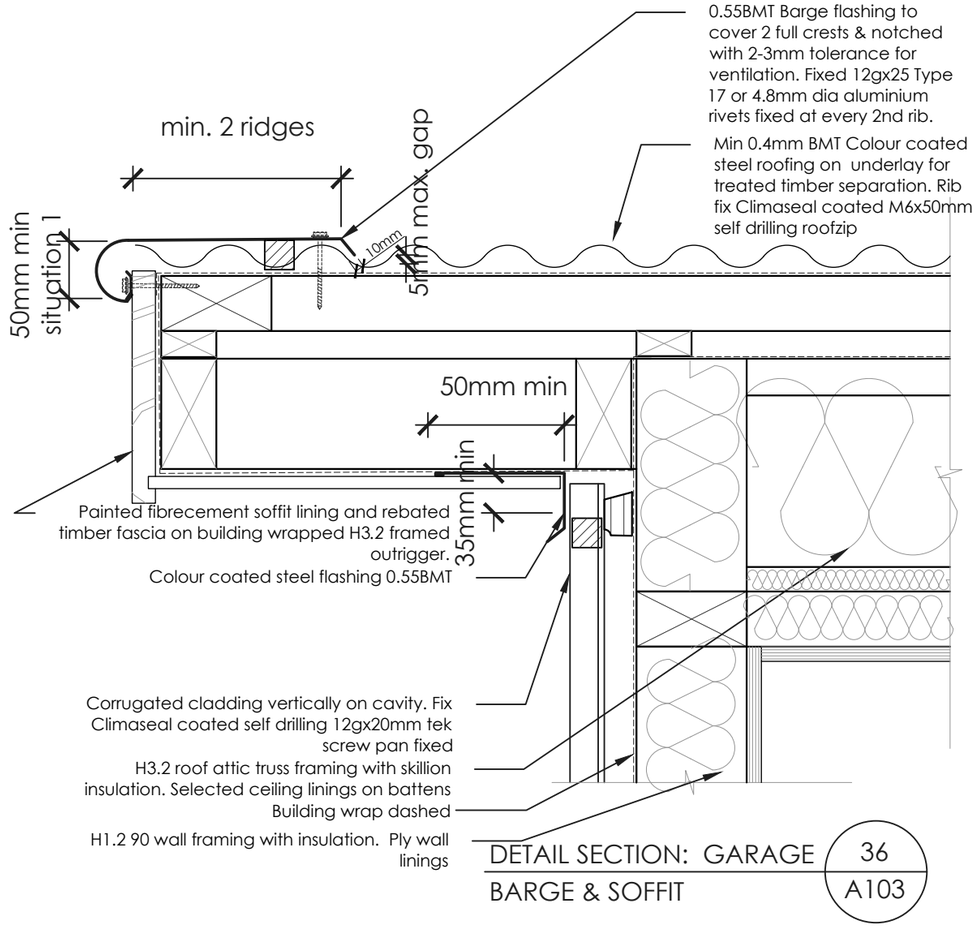


Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° If base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.



DETAIL SECTION: GARAGE BARGE & SOFFIT 36 / A103

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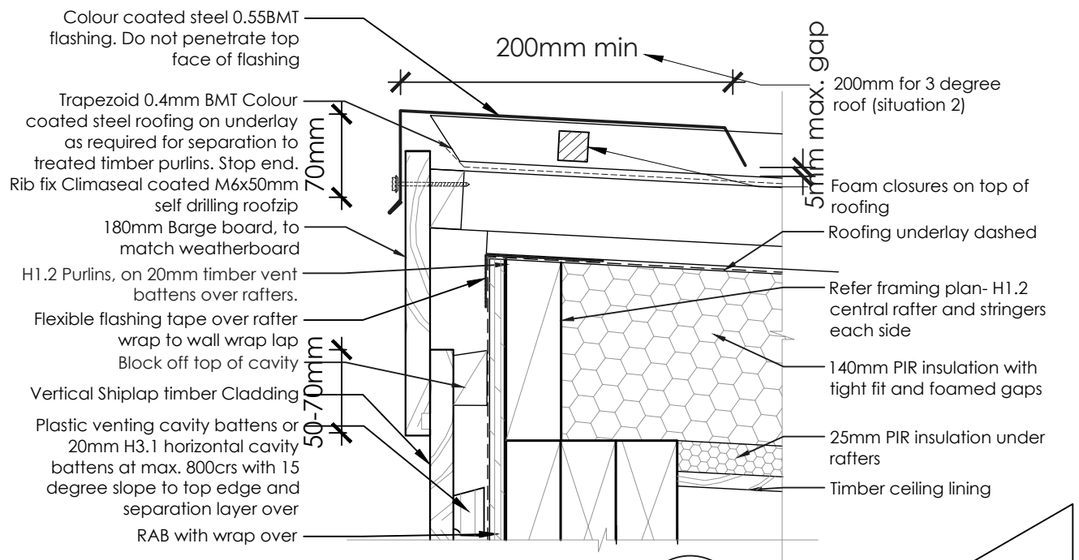
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63 MANSE ROAD
ARROWTOWN

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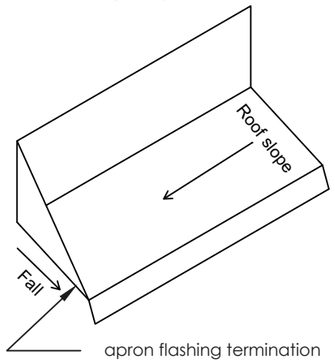
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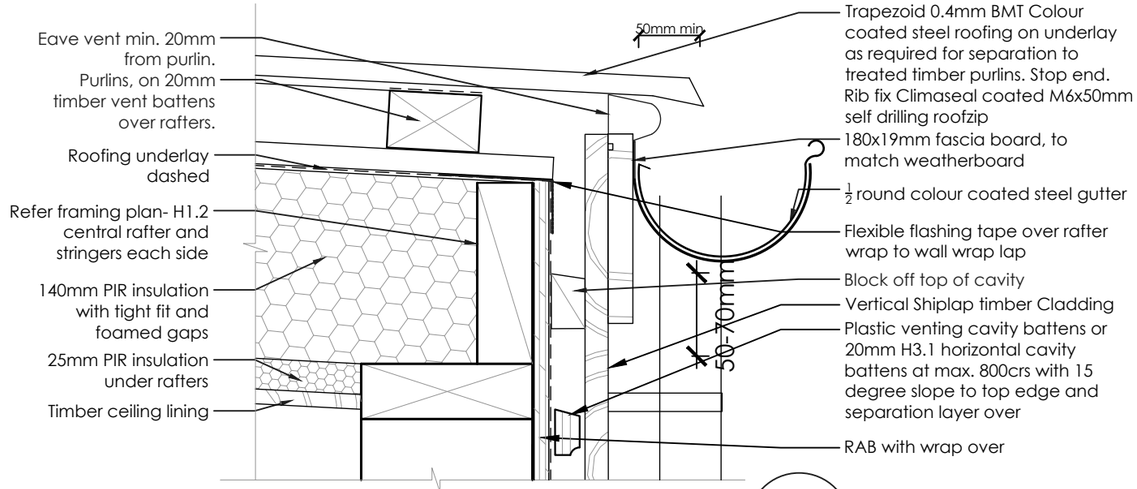
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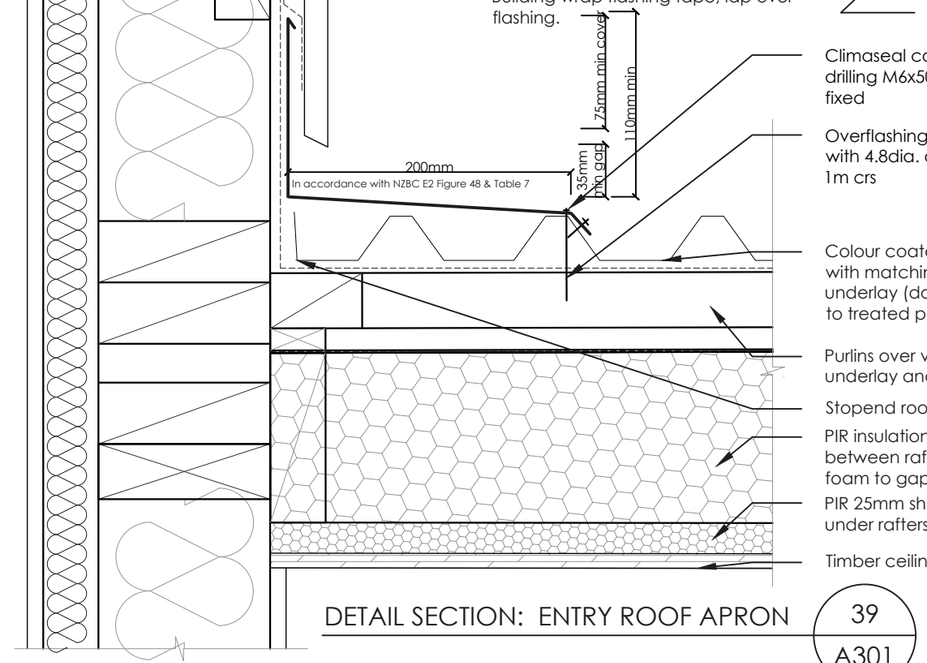


DETAIL SECTION: ENTRY ROOF APEX — 37 / A103

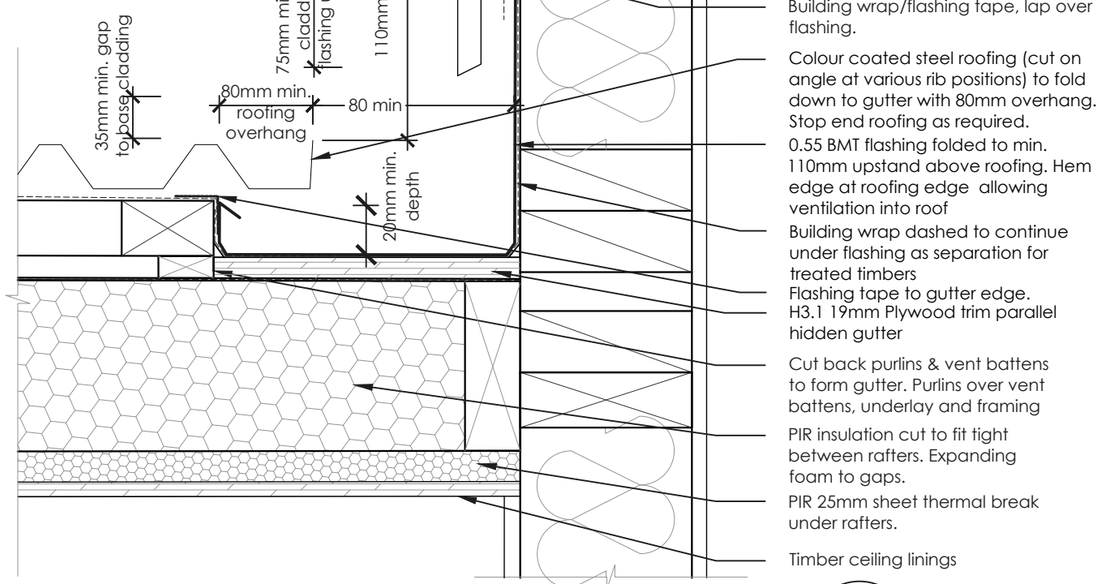




DETAIL SECTION: ENTRY ROOF GUTTER — 38 / A300



DETAIL SECTION: ENTRY ROOF APRON — 39 / A301



DETAIL SECTION: ENTRY ROOF PARALLEL HIDDEN GUTTER — 40 / A301

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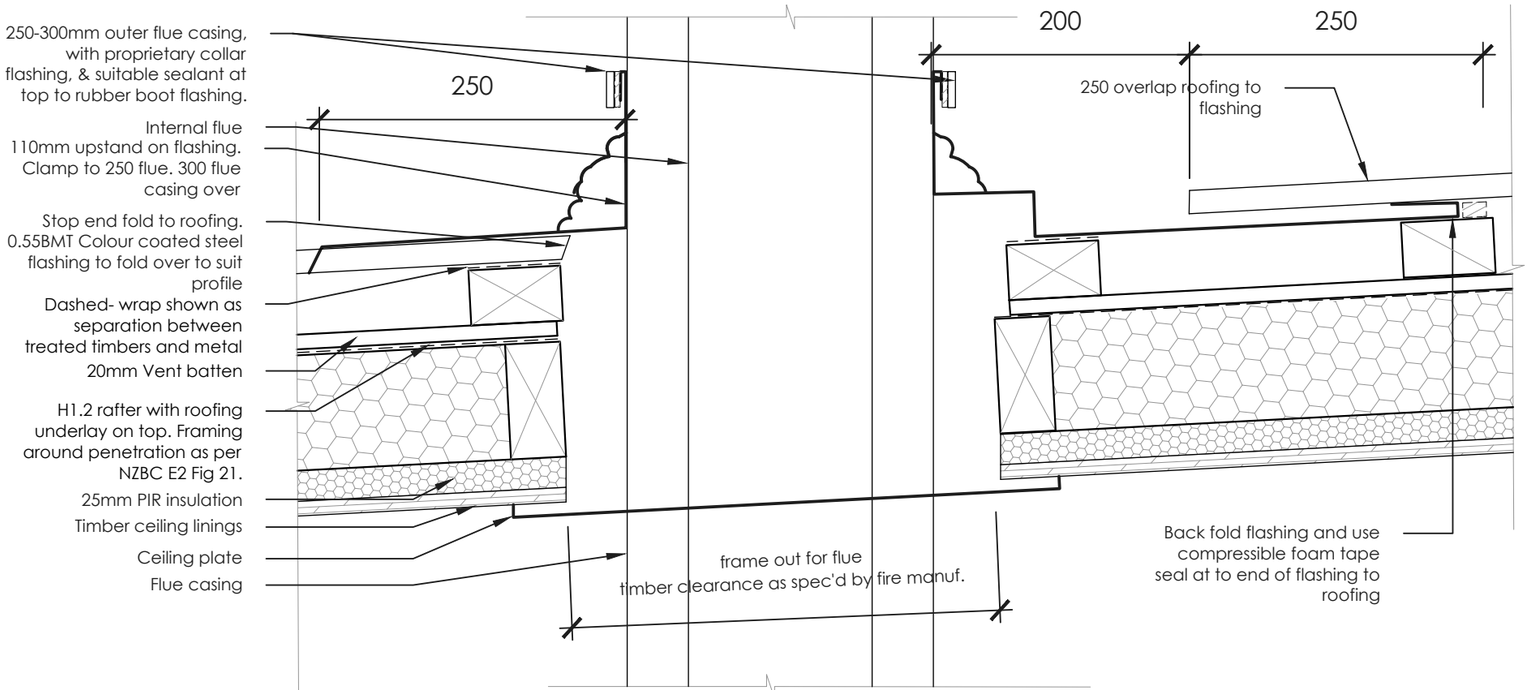
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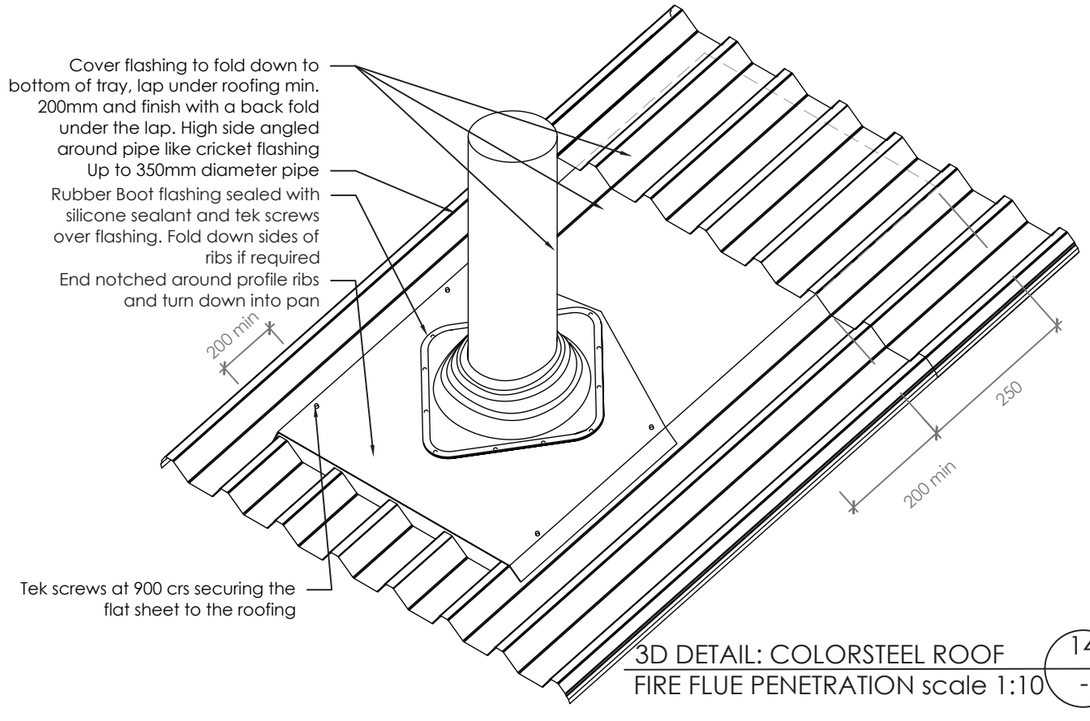
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DETAIL SECTION: COLOUR COATED STEEL ROOF FIRE FLUE PENETRATION

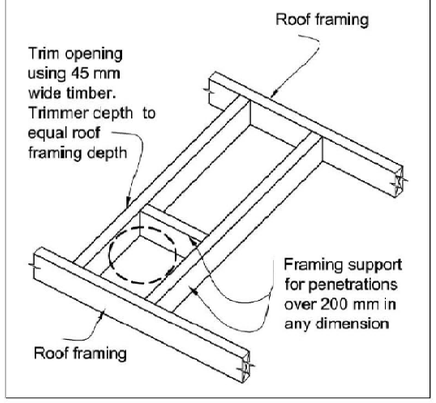
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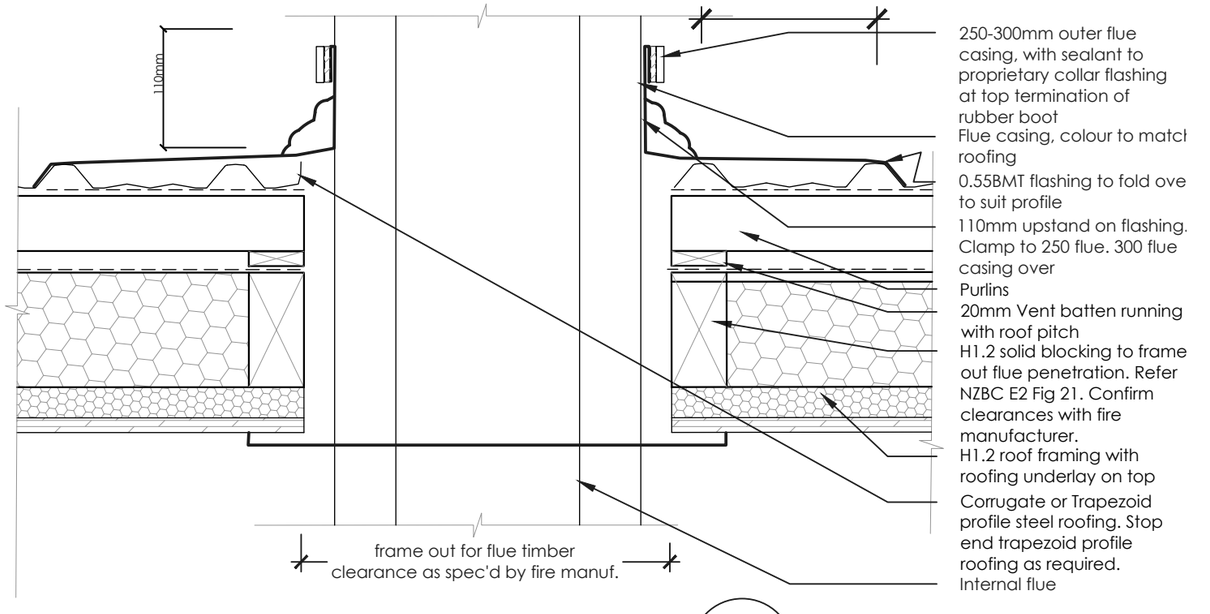
3D DETAIL: COLORSTEEL ROOF FIRE FLUE PENETRATION scale 1:10

14
-

Figure 21: Penetration support
Paragraphs 8.1.7 and 8.4.17



2 crests



DETAIL SECTION: COLOUR COATED STEEL ROOF FIRE FLUE PENETRATION

43
A301

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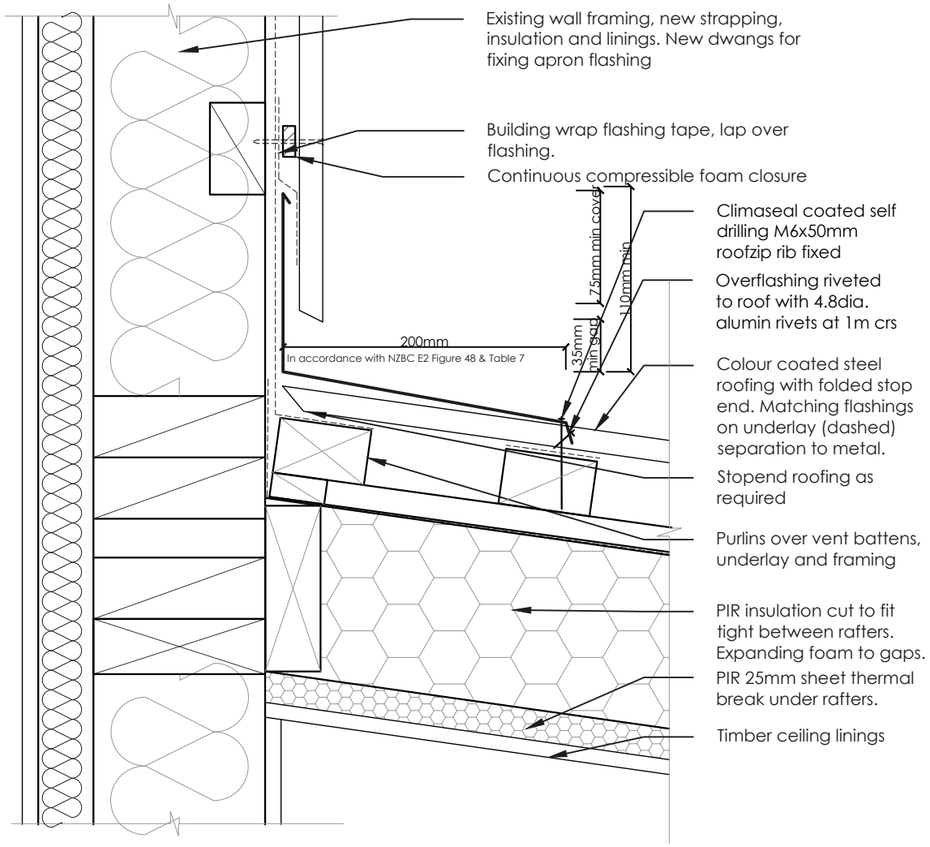
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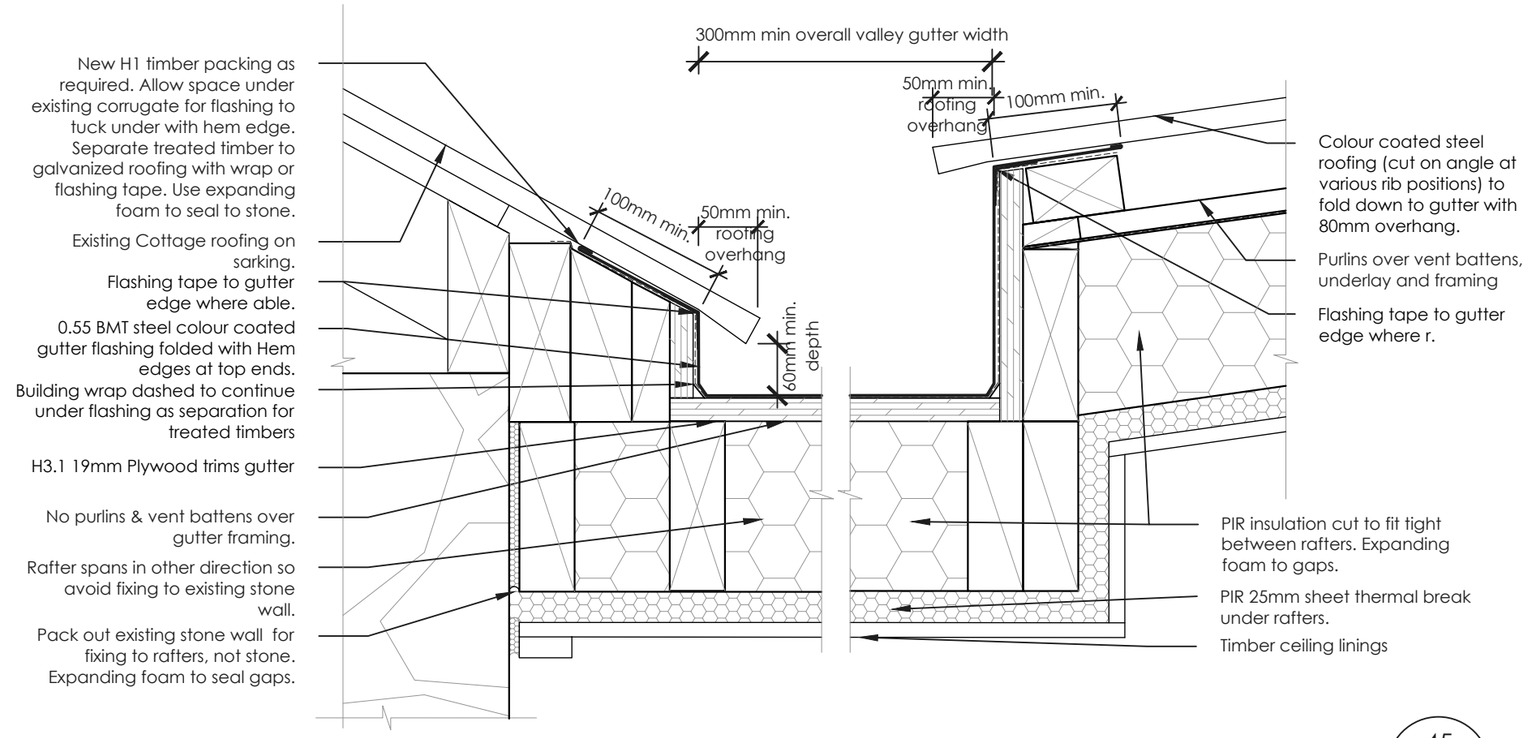
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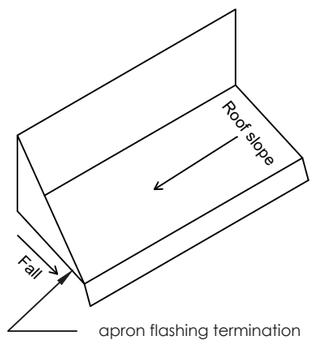
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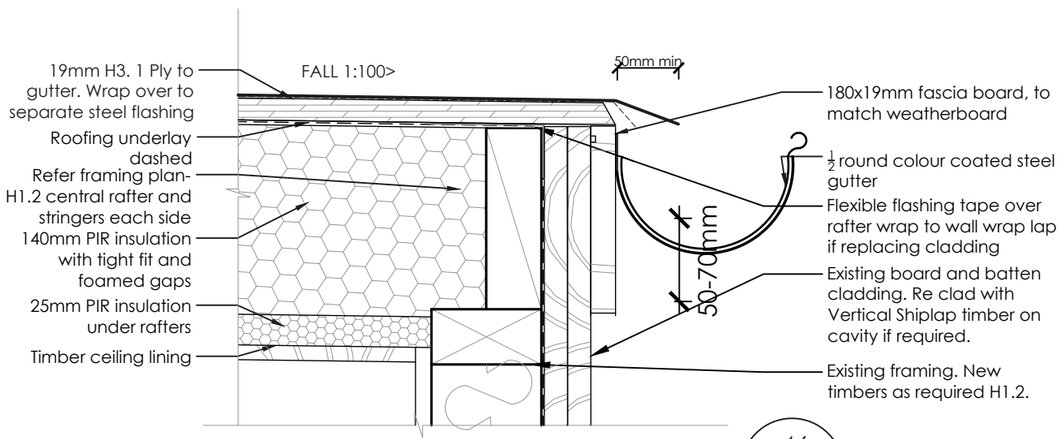


DETAIL SECTION: COTTAGE JUNCTION ROOF APRON — 44 / A301



DETAIL SECTION: COTTAGE JUNCTION ROOF INTERNAL GUTTER — 45 / A301





DETAIL SECTION: JUNCTION ROOF INTERNAL GUTTER GUTTER — 46 / A103

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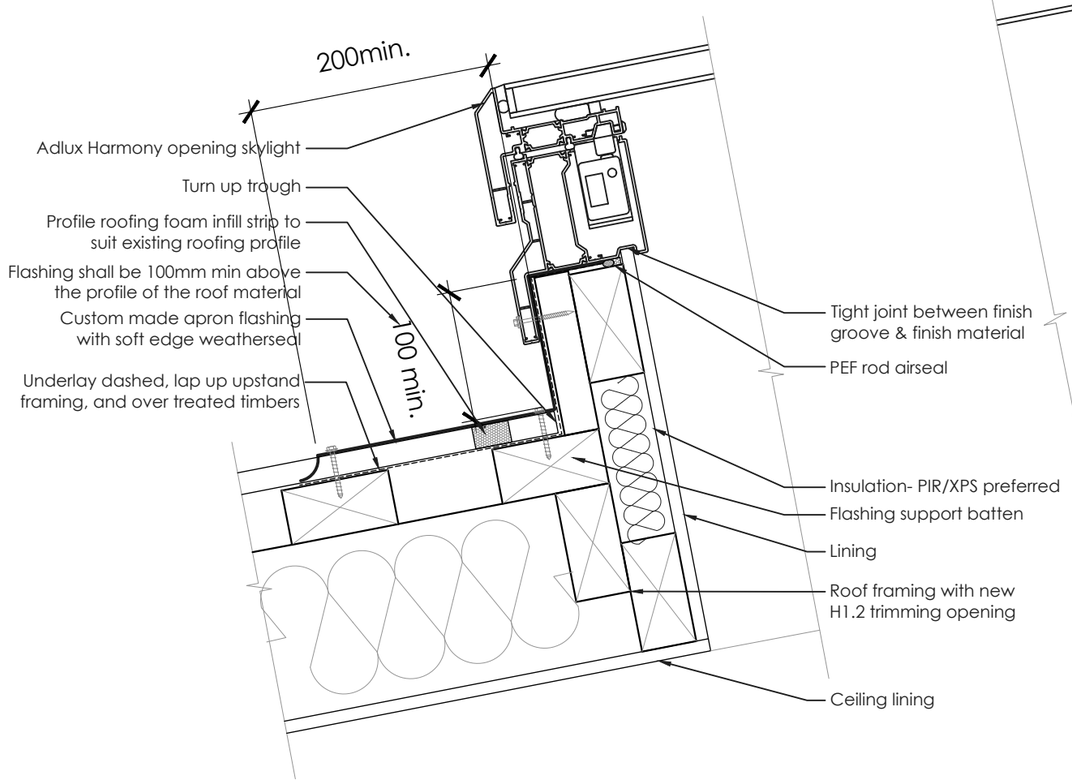
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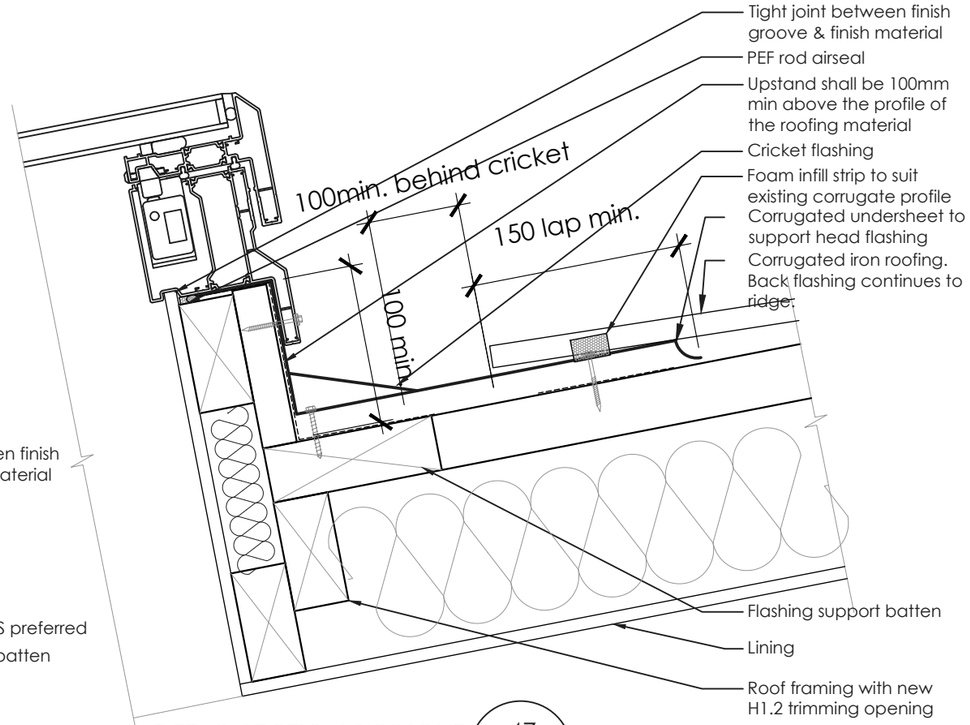
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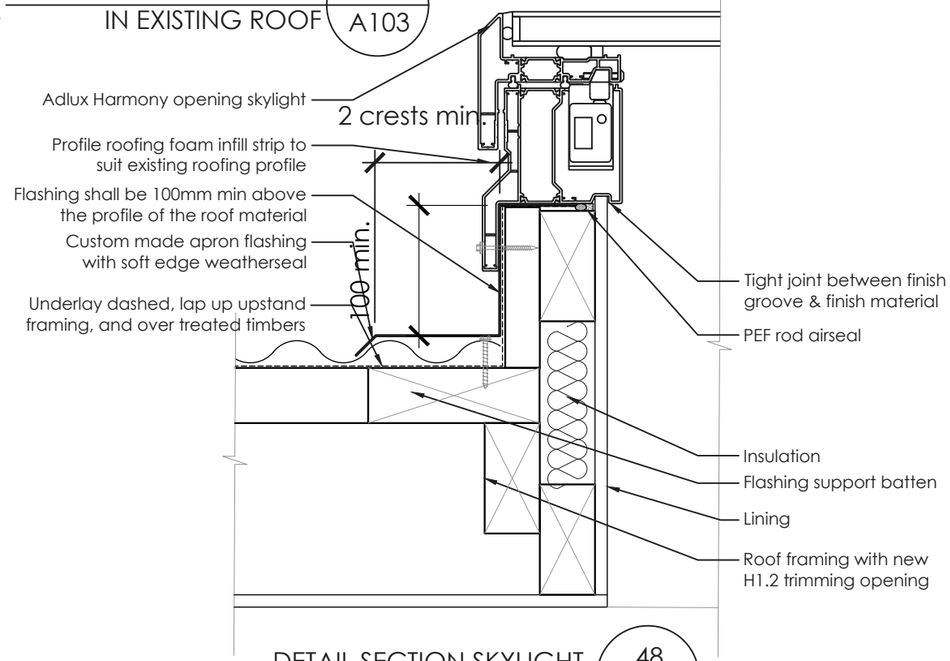
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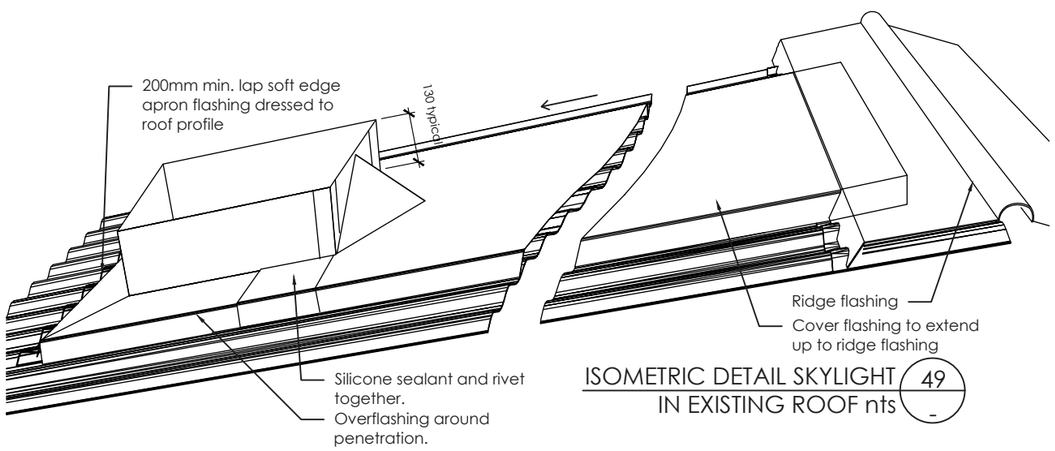


DETAIL SECTION SKYLIGHT IN EXISTING ROOF 47 / A103





DETAIL SECTION SKYLIGHT IN EXISTING ROOF 48 / A103



ISOMETRIC DETAIL SKYLIGHT IN EXISTING ROOF nts 49 / -

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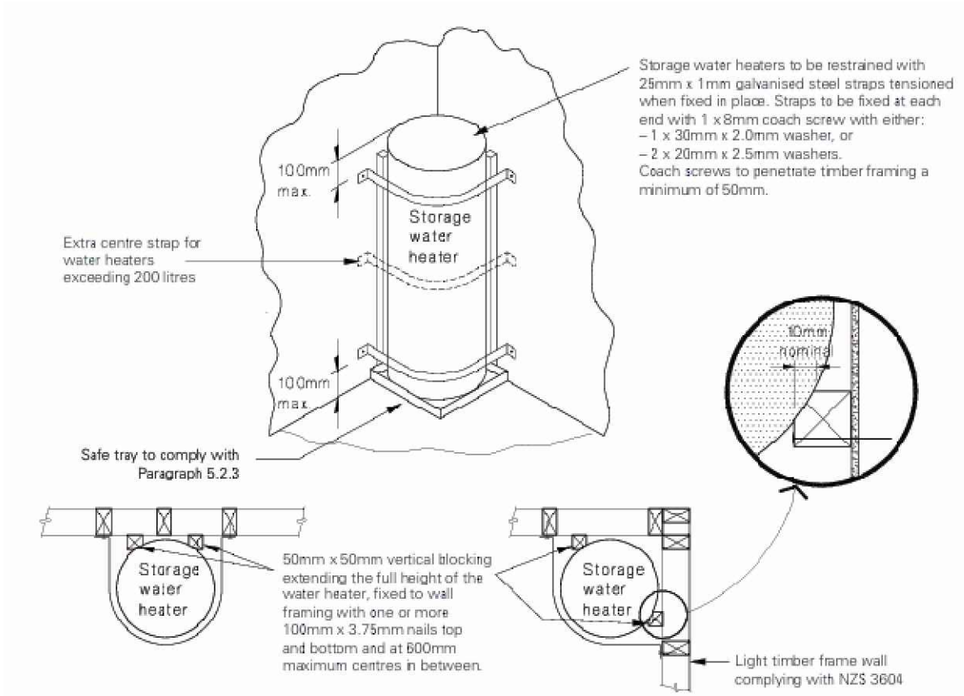
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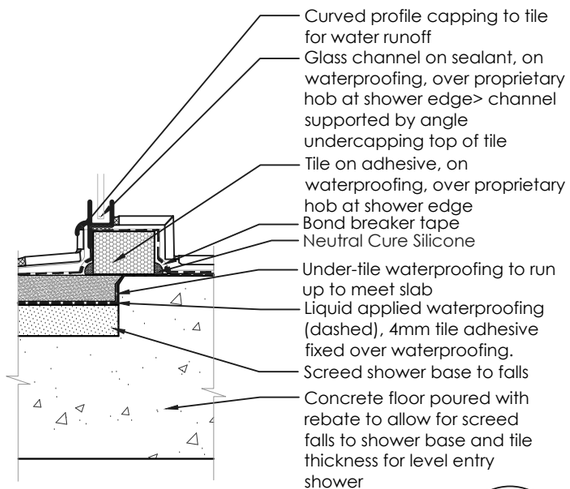
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Figure 14: **Seismic Restraint of Storage Water Heaters 90 – 360 litres**
Paragraph 6.11.4

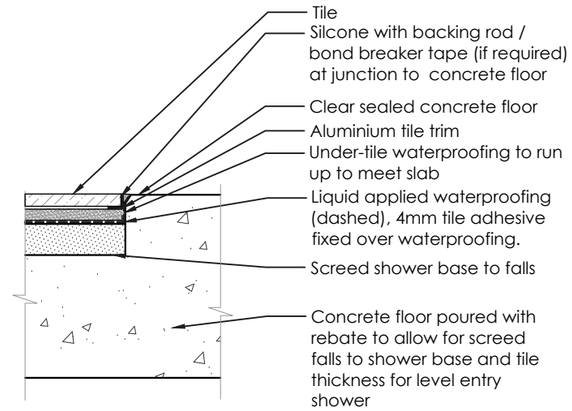


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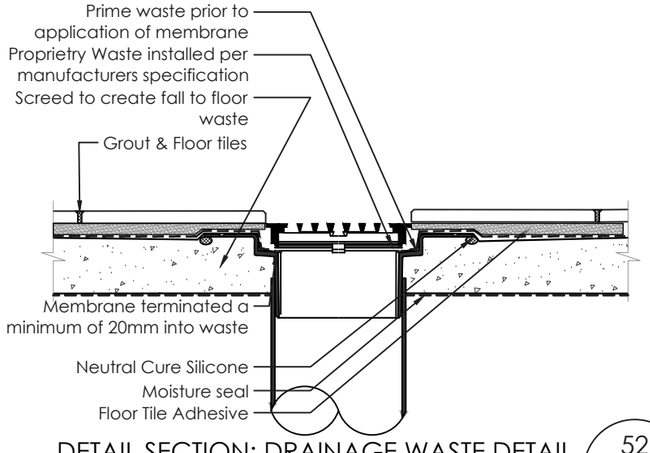
1. An additional centre strap is required where a *storage water heater* is located more than 12 m above finished ground level.
2. Additional timber framing may be required in retrofit situations to ensure adequate strap fixing is available.
3. Straps shall not be installed where they clash with water heater inlets, outlets or controls.
4. Where the 100 mm maximum strap distance from the top or bottom of the *storage water heater* cannot be achieved, straps may be placed within the top and bottom 25% with one additional strap placed centrally for water heaters < 200 litres, and two additional evenly spaced straps for water heaters 200 - 360 litres.
5. A maximum total of four straps are required when complying with both Note 1 and Note 4.



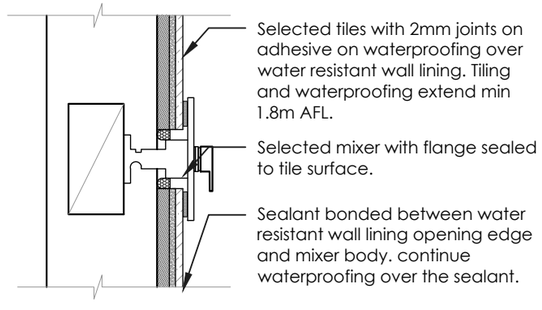
DETAIL SECTION: CONCRETE FLOOR TO TILED SHOWER FLOOR JUNCTION — 50 / A201



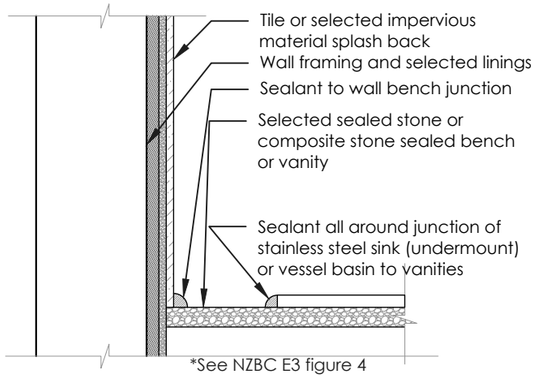
DETAIL SECTION: CONCRETE FLOOR TO TILED SHOWER FLOOR JUNCTION — 51 / A201



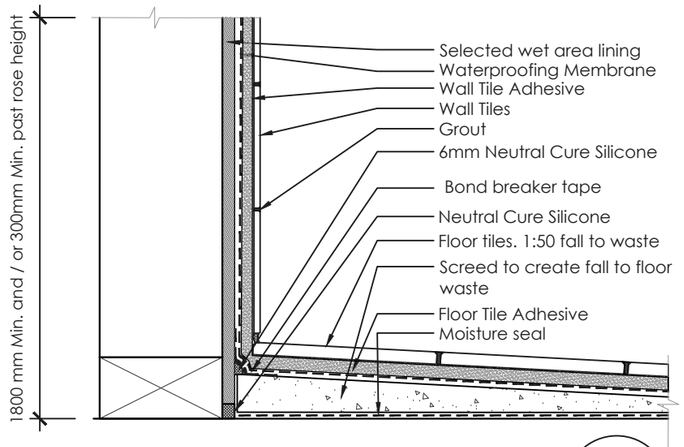
DETAIL SECTION: DRAINAGE WASTE DETAIL — 52 / A201



DETAIL SECTION: SHOWER MIXER — 53 / A201



DETAIL SECTION: BASIN or SINK BENCH TO WALL JUNCTION — 54 / A201



DETAIL SECTION: SHOWER TILED WALLS & BASE — 55 / A201

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ADDITION & ALTERATION
63 MANSE ROAD
ARROWTOWN

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PLUMBING AND DRAINAGE NOTES

———	Foul water 100Ø at 1:120 or 1:60 if under slab
———	Storm water 100Ø at 1:120
oDP	Downpipe 63mm diameter min.
GT	Gully trap
IP	Inspection junction/rodding eye
FWG	Floor waste gully min. pipe dia. 40mm, min grade 1:40
HT	Hose tap. Confirm positions on site with owner.
WC	Toilet: min. pipe dia. 100mm, min. grade 1:60
SHW	Shower mixer
^SH	Shower rose
DW	Dishwasher: min. pipe dia. 50mm, min. grade 1:40
sink	Sink with instant hot water tap. Sink: min. pipe dia. 50mm, min. grade 1:40
tub	Sink/tub. Tub: min. pipe dia. 50mm, min. grade 1:40
WHB	Wash hand basin: min. pipe dia. 40mm, min. grade 1:40
bath	Bath with wall mixer and spout. Bath: min. pipe dia. 40mm, min. grade 1:40
TV	Terminal vent

TABLE 3.5 ASNZS 3,500:

SIZE AND RATING OF VENTS:

SIZE OF VENT PIPE	FIXTURE UNITS VENT RATING	DISCHARGING TO DRAIN	
40	>1	≤ 10	0.5
50	>10	≤ 30	1
65	>30	≤ 175	2
80	>175	≤ 400	3
100	>400	-	6

Refer to roof plan & details for downpipes & gutters, drainage connections.

All plumbing and drainage to comply with A3500 and installed by a qualified Tradesman.
- For foul water ventilation refer to AS/NZS3500. Wherever possible vents are to be in wall framing and out through ceiling & roof. If not possible discuss with architect on site.
- For water supplies refer to AS/NZS3500 Table 4 for sizes and materials.
- Contractor to confirm existing conditions and services on site before any work commences to ensure correct falls can be achieved.
- All dimensions, falls of drains and waste positions are approximate only and to be confirmed by an NZ qualified plumber prior to commencement of construction or installation.

INSPECTION BEND (IP):
- Inspection opening to be raised to ground level on sewer lateral drain. Opening shall be provided with airtight removable caps and protected by suitable cover and surround in such a manner that no traffic or structural loads can be transmitted to the drain.

TERMINAL VENTS (TV, MDV, BDV):
- Drain vents to terminate either 3.0m above ground level; 600mm above windows/openings; 150mm above roof; OR 600mm above eaves.
- Main drain vent not less than 50mmØ
- Branch drain vent not less than 40mmØ
- Drain acting as vent not less than 65mmØ

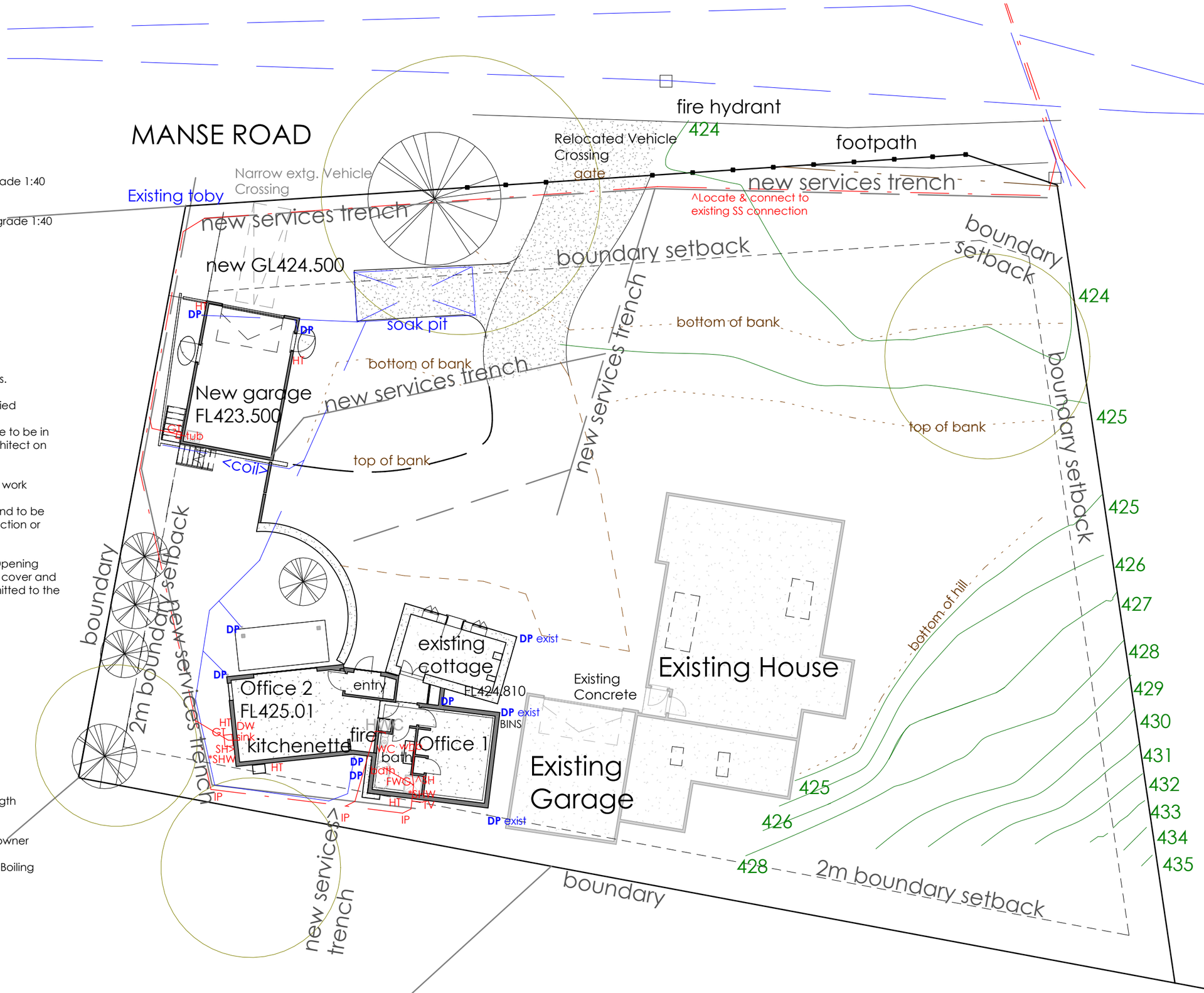
All drainage gradients to be to NZBC E1/AS1

UNDER SLABS PIPES:
BRANCH : DN 65 2.5%
MAIN: DN 100 1.25%

- Hot water pipes to be sized according to NZBC G12 & NZS4305:1996.
MAINS PRESSURE: 15mm DIA. allows 12mm maximum pipe length. Pipe length beyond this must be lagged.

Taps, fittings & appliances and FOW furniture e.g. vanities will be builder/ owner supplied. Refer spec.
Under bench water boiler to be installed will be: Insinkerator Mulitap Near Boiling Ambinet and Cold Filtered Water Tap USO Mixer or similar

SOAKPIT for Stormwater drainage:
Rock filled soakpit 6.15x3m x 500mm deep.
Refer calculations.



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HOT WATER CYLINDER pipework and system to comply with NZBC G12/ AS1:
System installed in accordance with Figure 8 schematic.

Tempering valve to be RMC Swift Kit as per information in specification.

Any pipework outside the building envelope is to be insulated.

Relief drain connected to the Sanitary Sewer as shown on the Plumbing Plan.

Pipe sized in accordance with Table 3 and Table 4 >

Pipe materials in accordance with Table 1 >

Table 1: Materials for Hot and Cold Water
Paragraphs 2.2.1 and 6.8.2

Material	Relevant Standard
Hot and Cold	
Copper	NZS 3501 AS 1432 for pipes (type A, B or C) AS 3688 for fittings
Polybutylene	AS/NZS 2642: Parts 1, 2 and 3
Cross-linked polyethylene (See Note)	AS/NZS 2492 for pipes AS/NZS 2537: Parts 1, 2, 3 and 4 for fittings
Stainless steel	AS 5200: Part 053 for pipes AS 3688 for fittings
Cold Only	
PVC-U	AS/NZS 1477 for pipes and fittings AS/NZS 3879 for PVC-U solvent cements and priming fluids
Polyethylene	AS/NZS 4130 for pipes AS/NZS 4129 for fittings

Note: Cross-linked polyethylene pipes used for hot water shall have a nominal pressure rating of PN16 or PN20.

Amend 13
Nov 2023

Figure 8(b): Mains Pressure Storage Water Heater System (unvented) - Expansion Control Valve
Paragraphs 6.1.2 and 6.2.1 c)

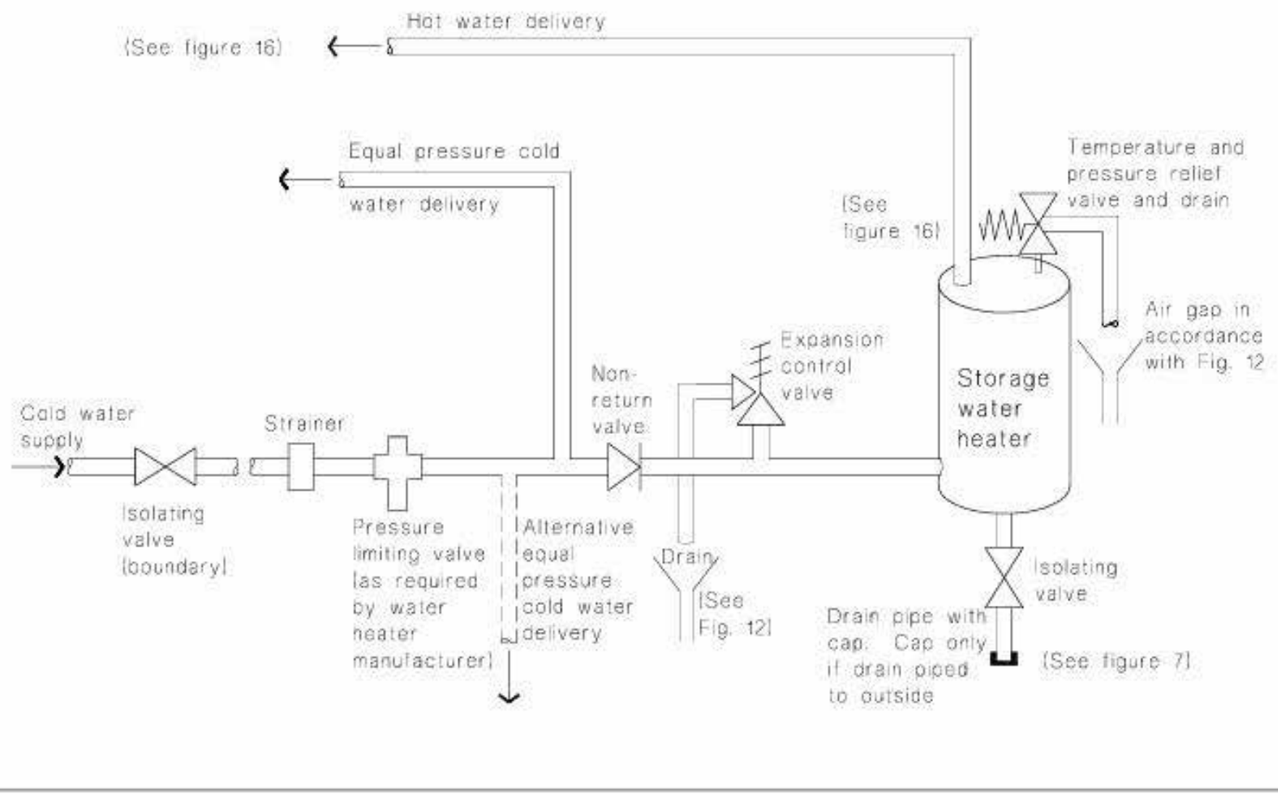


Table 3: Acceptable Flow Rates to Sanitary Fixtures
Paragraph 5.4.1

Sanitary fixture	Flow rate and temperature l/s and °C	How measured
Bath	0.3 at 45°C	Mix hot and cold water to achieve 45°C
Sink	0.2 (hot) and 0.2 (cold)	Flow rates required at both hot and cold taps but not simultaneously
Laundry tub	0.2 (hot) and 0.2 (cold)	Flow rates required at both hot and cold taps but not simultaneously
Basin	0.1 at 45°C	Mix hot and cold water to achieve 45°C
Shower	0.1 at 42°C	Mix hot and cold water to achieve 42°C

Notes:
1. The flow rates required by this table shall be capable of being delivered simultaneously to the kitchen sink and one other fixture.
2. The temperatures in this table are to assist with ensuring acceptable flow rates are achieved when hot and cold water is mixed. Maximum safe water temperatures are given in Paragraph 6.14.1.

Table 4: Tempering Valve or Thermostatic Mixing Valve and Nominal Pipe Diameters
Paragraphs 5.4.1 and 6.12.1

	Low pressure (i.e. header tank supply or low pressure)	Low pressure unvented (valve vented) and open vented	Mains pressure
Pressure of water at Tempering Valve or Thermostatic Mixing Valve (kPa)	20 – 30	30 – 120	over 300
Metres head (m)	2 – 3	>3 – 12	over 30
Minimum Tempering Valve or Thermostatic Mixing Valve size	25 mm	20 mm	15 mm
Pipes to Tempering Valve or Thermostatic Mixing Valve	25 mm (see **Note 3**)	20 mm	20 mm (15 mm optional) (see **Note 1**)
Pipes to shower	20 mm	20 mm (see **Note 4**)	20 mm (see **Note 5**) (15 mm optional) (see **Note 1**)
Pipes to sink/laundry (see **Note 2**)	20 mm	20 mm	15 mm
Pipes to bath (see **Note 2**)	20 mm	20 mm	15 mm
Pipes to basins (see **Note 2**)	15 mm	15 mm	10 mm

Notes:
1. If supplied by separate pipe from *storage water heater* to a single outlet.
2. This table is based on maximum pipe lengths of 20 metres.
3. 2 m maximum length from *water heater* outlet to tempering valve or thermostatic mixing valve
4. 15 mm if dedicated line to shower.
5. 10 mm if dedicated line to shower.
6. Pipe sizes in this table have been calculated to deliver water simultaneously to the kitchen sink and one other *fixture*.

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ELECTRICAL KEY NOTES

1. Main electrical switchboard and smart meter in the garage with sub board in the Office (by existing cottage). Main switchboard to have 4 spare lots for Solar.

2. Note owner supplied Solar on new garage roof. Allow to coordinate with Solar Contractor. Gateway controller by main switchboard. Powerwall Battery below Gateway. Solar will work with the electrician and align their pre-wire with the main electrician. Alternatively Solar will access the garage after the electricians pre-wire for their own wiring.

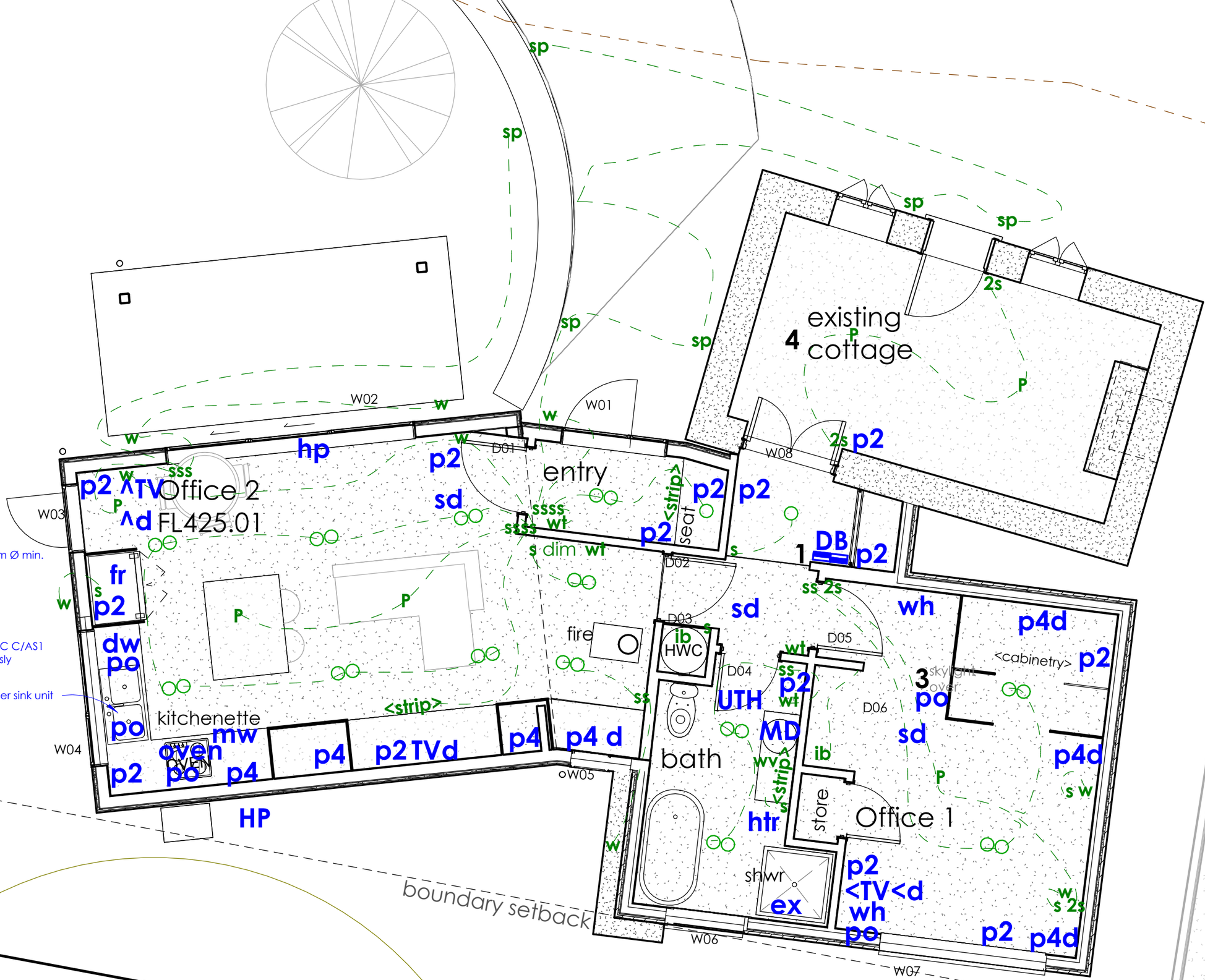
3. Wire for electrical operation of skylight.

4. Note work to stone cottage is Category 3 Historic Heritage Listing 352 stone cottage 'Currie's Cottage'. Internal work is permitted , but care is required.

LEGEND

DB	Main distribution board TBC
po	power outlet
p2	double power point
WP	weatherproof power point
<TV	TV aerial plug
<d	data/phone
htr	Heated Towel Rail
MD	mirror demister sized to suit mirror
UTH	Under Tile Heating, with timer and thermostat
ex	extract, through wall or ducted through ceiling 150mm Ø min.
dw	dishwasher
ov	oven/s
fr	fridge
HWC	Mains Pressure Hot Water Cylinder
hp	Heat pump hiwall
wh	wall panel heater with timer and thermostat
sd	smoke detector. All smoke alarms to comply with NZBC C/AS1 and AS2, and NZS 4514:2021. Battery powered wirelessly connected smoke detectors
LIGHTS	
S	switch
2S	2 way switch
dim	switch with dimmer
w	wall light, surface mounted
wt	wall tread light
wv	wall vanity
<strip>	Recessed LED strip light, with diffusers and mounting track
P	Ceiling surface mounted Pendant light with fabric cords, antique brass ceiling roses & lamp holders. Shades owner supplied.
sp	spike light
O	surface mounted ceiling light clam Bath Clams https://www.prolux.co.nz/products/glenbrook?v=IK1111BK Clams elsewhere https://www.prolux.co.nz/products/te-hana? v=NS215-BK-3K
htr	Heated Towel Rail
MD	mirror demister sized to suit mirror
wt	tread light switched with infrared sensor
ib	internal button/oyster fitting

instant hot water tap under sink unit



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ELECTRICAL PLAN OFFICE

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ELECTRICAL KEY NOTES

1. Main electrical switchboard and smart meter in the garage with sub board in the Office (by existing cottage). Main switchboard to have 4 spare lots for Solar.

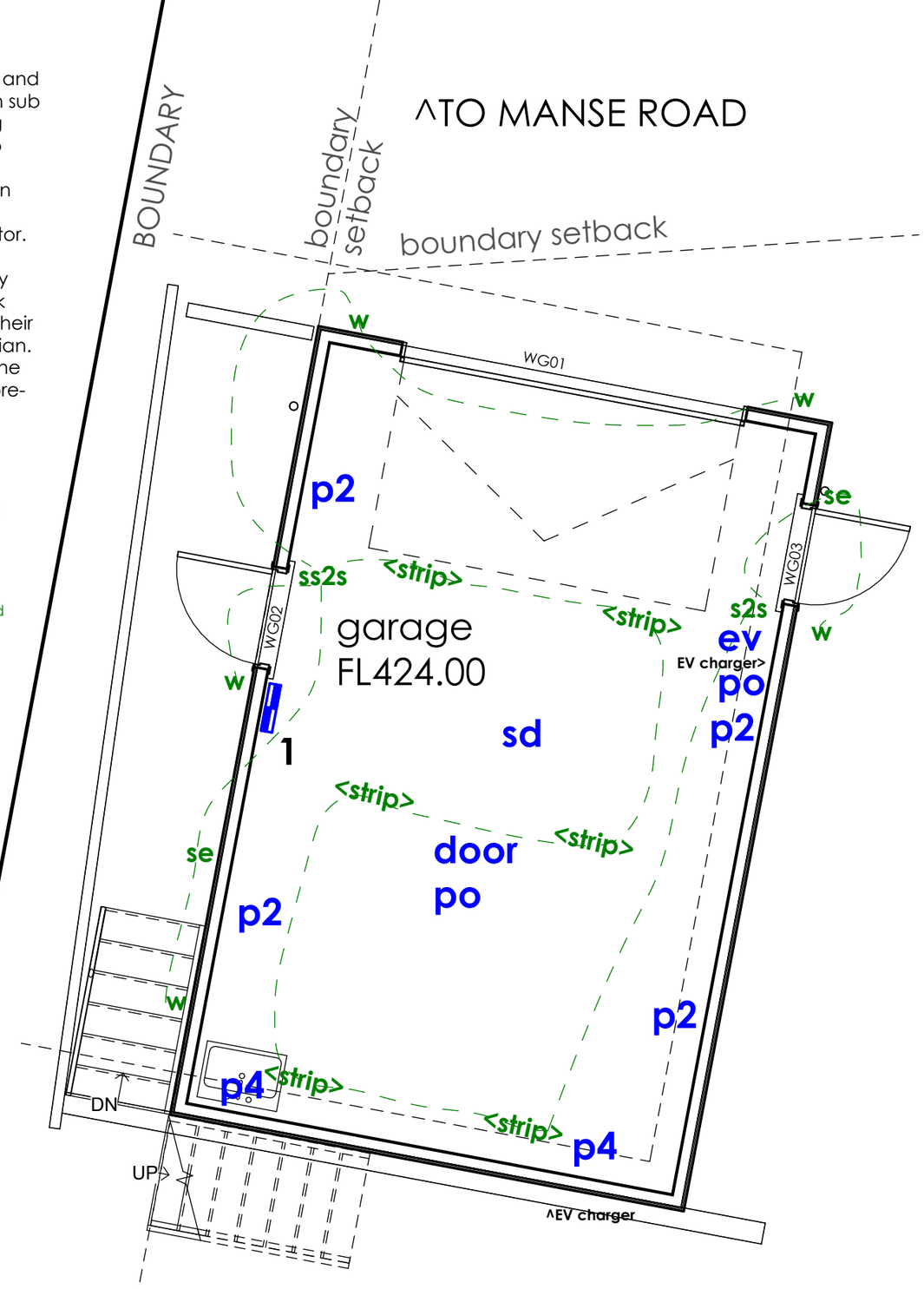
2. Note owner supplied Solar on new garage roof. Allow to coordinate with Solar Contractor. Gateway controller by main switchboard. Powerwall Battery below Gateway. Solar will work with the electrician and align their pre-wire with the main electrician. Alternatively Solar will access the garage after the electricians pre-wire for their own wiring.

LEGEND

po	power outlet
p2	double power point
WP	weatherproof power point
sd	smoke detector

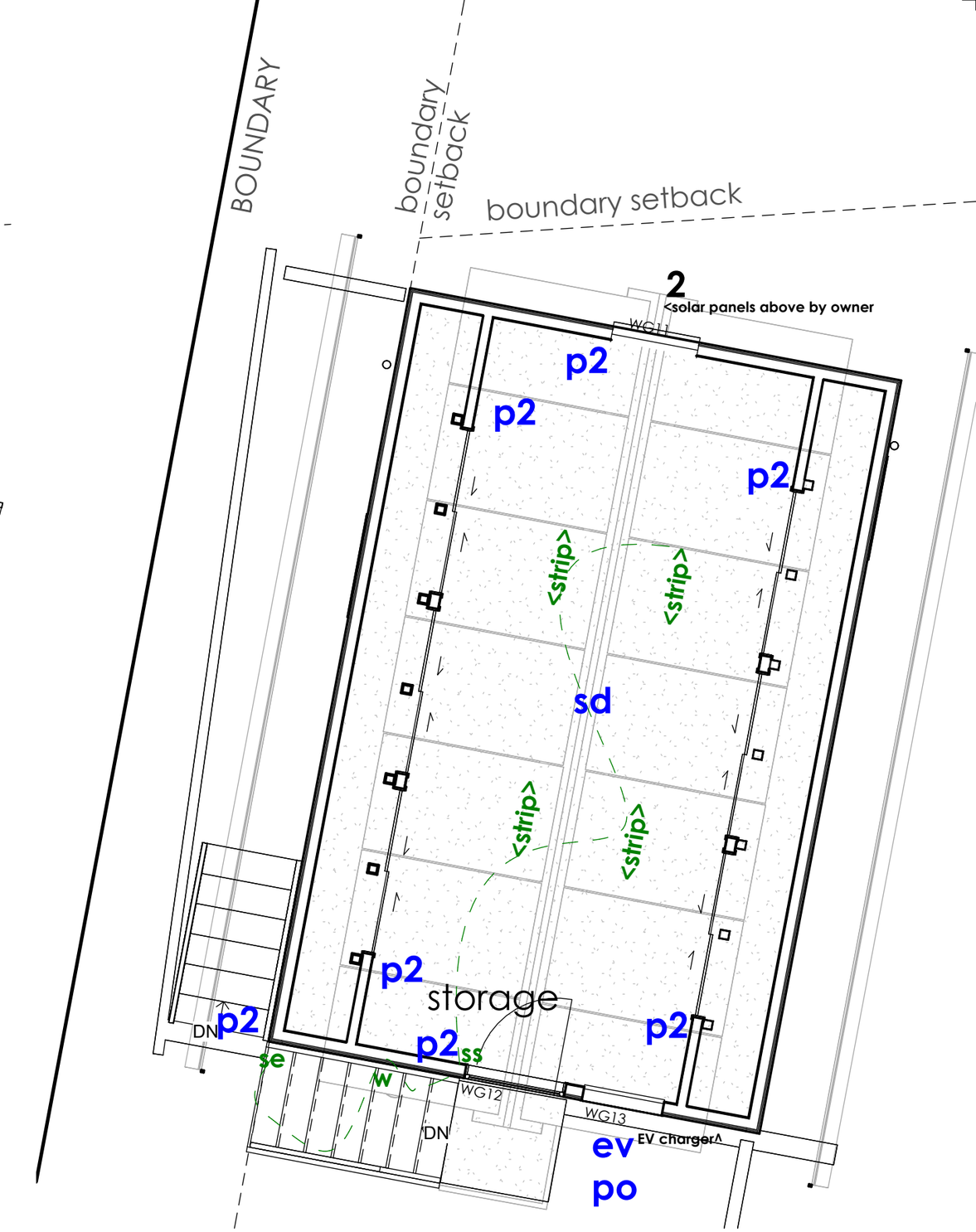
LIGHTS

S	switch
2S	2 way switch
w	wall light, surface mounted
<strip>	LED strip light, with diffuser
se	sensor for wall light



1 Garage ground floor electrical

1 : 50



2 Garage upper floor electrical

1 : 50

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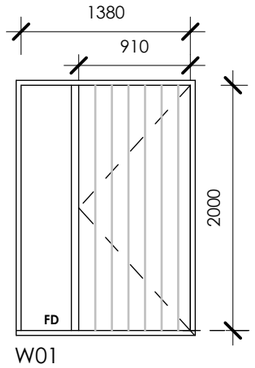
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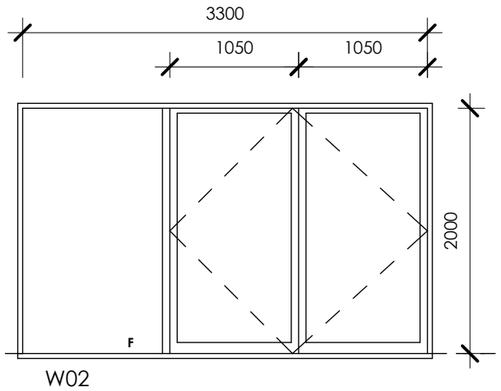
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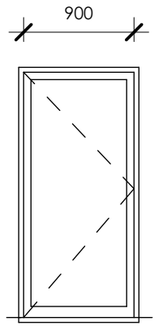
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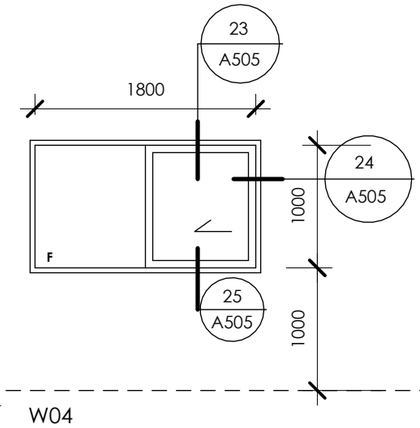
W01
Entry- Solid insulated core door with white uPVC T&G vertical finish, with decorative glass sidelight. Opens inward.
Hardware TBC by owner



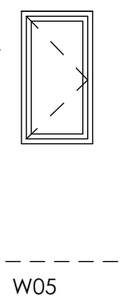
W02
Office 2- double side hung french doors, with fixed side panel. Clear glass.
Internal snib- no key.



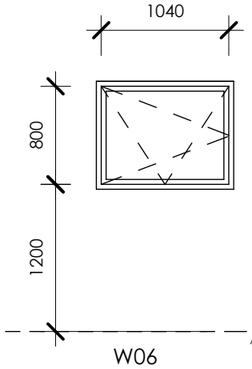
W03
Office 2- Outward opening door.
Clear glass.
Lever handle. Internal snib- no key.



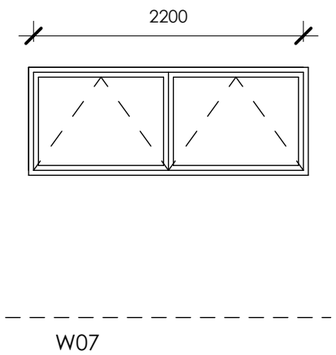
W04
Kitchenette
Slider with fixed side panel.
Clear glass.
Flush-Pull handle. Internal snib no key.
At head: Unequal powercoated alumin. angle, with capped ends blinds pelmet.



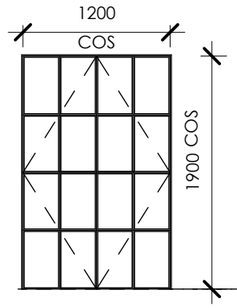
W05
Office 2
Side hung sash.
Clear glass.
Double tongue sash stays.



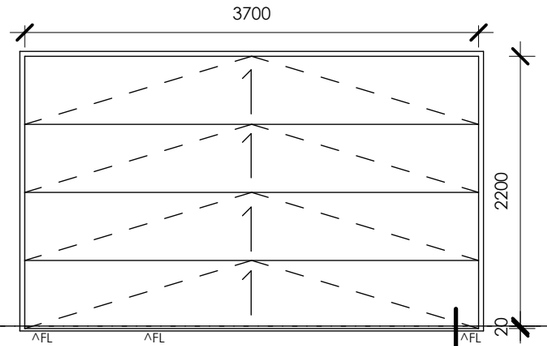
W06
Bath- replace existing window.
tilt & turn sash.
Decorative glass.
Double tongue sash stays?



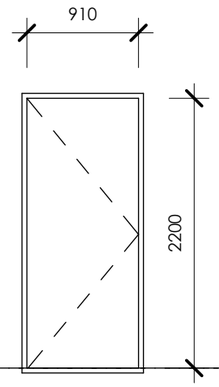
W07
Office 1
Top hung sashes with middle fixed window
Clear glass.
Double tongue sash stays.



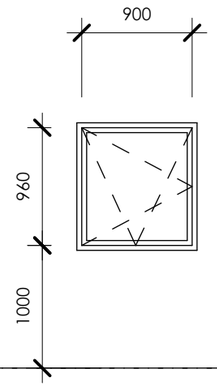
W08
Cottage
Aluminium double glazed french doors into existing opening.
Clear glass.
Lever handles.



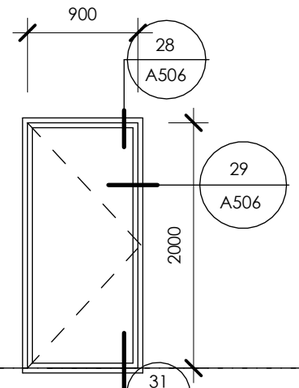
WG01
Garage
Sectional Colorsteel garage door (no insulation).
Auto-opening.



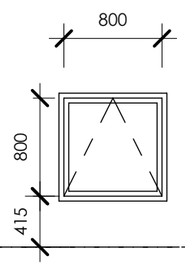
WG02, WG03
Garage
Side hung door.
Decorative glass.
Lever handle, keyed lock.



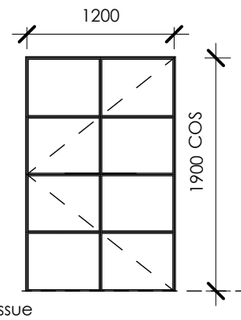
WG11
Garage Attic
Tilt and turn window.
Clear glass.



WG12
Garage Attic
Side hung door opens outwards. * note site measure dimensions to ensure frame sits between linings.
Clear Glass.
Lever handle, keyed lock.



WG13
Garage Attic
Top hung window.



W08 option
Cottage
Aluminium double glazed single door into existing opening.
Clear glass.
Lever handle.

NOTES:
All glazing to NZS 4223 & NZBC including B1 amendment 11.

M wind zone.

Windows viewed from outside.
Dimensions indicate reveal sizes, not rough opening. Confirm all dimensions on site (C.O.S) prior to manufacture.

All units double glazed, uPVC white frame. IGU's argon fill & Low-e glass.

Jamb liners 19mm Finger jointed Radiata for paint finish, with architrave.

F Fixed glass, Safety where extending below 900mm AFL
D Decorative glass- Satinlite, or frosted.

Clear glazing unless noted otherwise.

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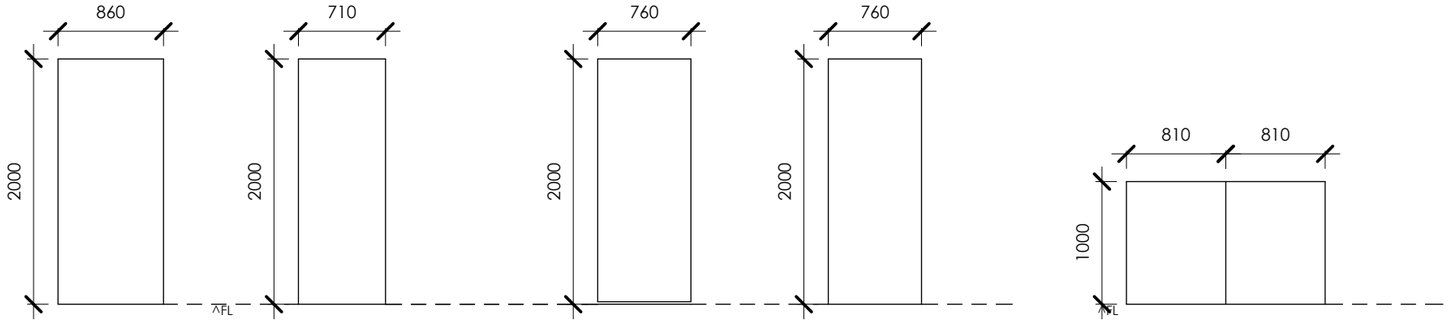
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WINDOW SCHEDULE

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D01, D02, D05
Entry/Office 2, Office 2/Hall, Office 1/Hall
Side hung, pre-hung.
Polycore flush panel timber door, timber clashings housed min. 2 sides. 19mm Hardwood/ Radiata Jambliners with planted stops.
Paint finish.
Hardware: Lever handles TBC, magnetic top catch.

D06
Office 1/Store
Side hung, pre-hung.
Hollowcore flush panel timber door, timber clashings housed min. 2 sides. 19mm Hardwood/ Radiata Jambliners with planted stops.
Paint finish.
Hardware: Dummy Lever handle TBC, magnetic top catch.

D04
Bath/Hall
Side hung, pre-hung.
Polycore flush panel timber door, timber clashings housed min. 2 sides. 19mm Hardwood/ Radiata Jambliners with planted stops.
Undercut 20mm min above carpet.
Paint finish.
Hardware: Lever handles TBC, magnetic top catch.

D03
HWC/Hall
Side hung on cabinetry hinges.
MDF min 18mm flush panel door, 19mm Hardwood/ Radiata Jambliners with planted stops inside.
Paint finish.
Hardware: Lever handles TBC, magnetic top catch.

D20-D25 (6 doorsets)
Garage Attic store
Top hung pair (infront of Turss structure).
Hollowcore flush panel timber door, timber clashings housed min. 2 sides. 19mm Hardwood/ Radiata Jambliners with planted stops.
Paint finish.
Hardware: Miles Nelson 745 Stainless 90mm round flush finger pull each side 745SS90.

NOTES
Co-ordinate prior to fabrication for all hardware heights to match.

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