3a Mara Way

3a Mara Way, Lower Shotover, Queenstown

Layout	Sheet Name	Drawing Scales
A101	Site Plan	1:100, 1:75
A201	Foundation Plan	1:50
A202	Drainage Plan	1:50
A203	Floor Plan	1:50
A204	Wall Framing Plan	1:50
A205	Roof Framing Plan	1:50
A206	Roof Plan	1:50
A207	Reflected Ceiling Plan	1:50
A208	Electrical Plan	1:50
A209	Lighting Plan	1:50
A210	Finishes Plan	1:50
A301	Elevations	1:50
A302	Elevations	1:50
A401	Sections	1:50
A402	Sections	1:50
A403	Sections	1:50
A501	Details	1:5
A502	Details	1:5
A503	Details	1:5
A504	Details	1:5
A505	Details	1:5
A506	Details	1:5
A507	Details	1:5, 1:20
A601	Door & Window Schedule	1:50, 1:100
A602	Interior Door Schedule	1:100, 1:50



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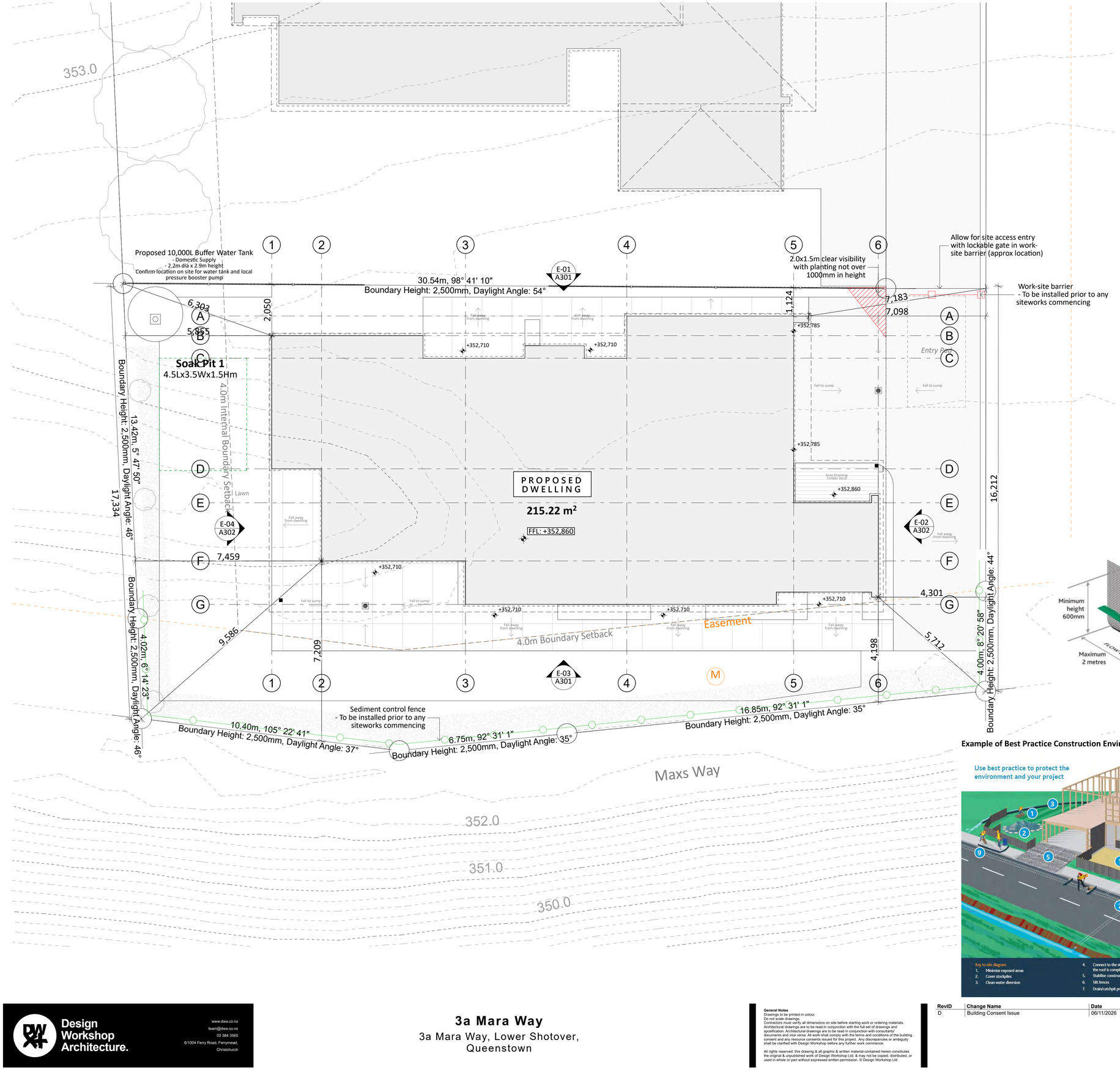
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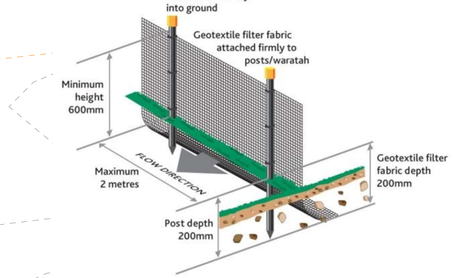
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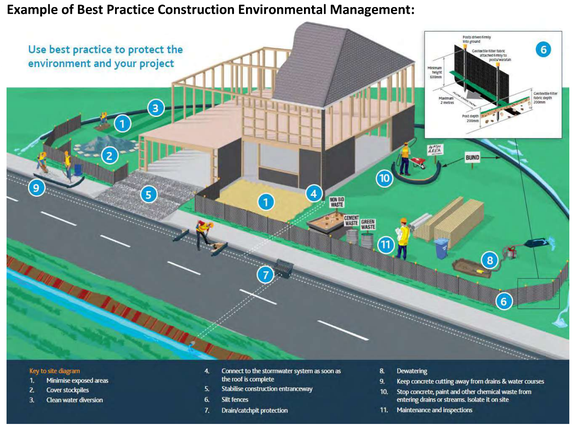
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Example of Best Practice Construction Environmental Management:



NORTH

PROJECT INFO:

Address:	3a Mara Way Lower Shotover Queenstown
Legal Description:	within Lot 19 DP 568849
Title:	-
Site Area:	600m² (more or less)
Building Area:	Over Framing - 215.22m² Over Cladding - 219.99m² Eave over 0.6m - 40.27m² 260.26m² (incl cladding & eave)
Site Coverage:	43.38% (15% Permitted)
Landscape Permeable Coverage:	36.37% (30% Permitted) 218.19m²
Planning Zone:	Te Putahi Ladies Mile (PDP) Rural General Zone (ODP)
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	B
Sea Spray Zone:	No
Climate Zone:	6
Elevation:	354m
Snow:	2.0kPa

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per QLDC District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area
  Sealed Concrete
  - 1:100min falls as shown, typically away from dwelling
  - finish to have slip resistance to comply with NZBC D1/AS1

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

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

Confirm all existing services on site.

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

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

SEDIMENT CONTROLS

Sediment controls to be taken during the construction process. To be read in conjunction with QLDC Guidance Document Earthworks.

Provide stabilized entry pad & wash down area for contractor vehicles in accordance with Territorial Authority sediment control for small sites.

A runoff diversion bund will be included in the site access way if required.
All sediment on footpaths and roads to be removed as soon as practicable.

All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained daily as required.

All ground cover vegetation and trees outside the immediate building area to be preserved during the building phase.

Stockpiles (if any) to be covered with an impervious sheet.

Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.

Person responsible for implimentation and maintenance is Main Contractor TBC

SEDIMENT CONTROL FENCE:
Refer to QLDC Guidance Document Earthworks

Sediment control fence:

WORK-SITE BARRIERS

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

Work-site Barrier:

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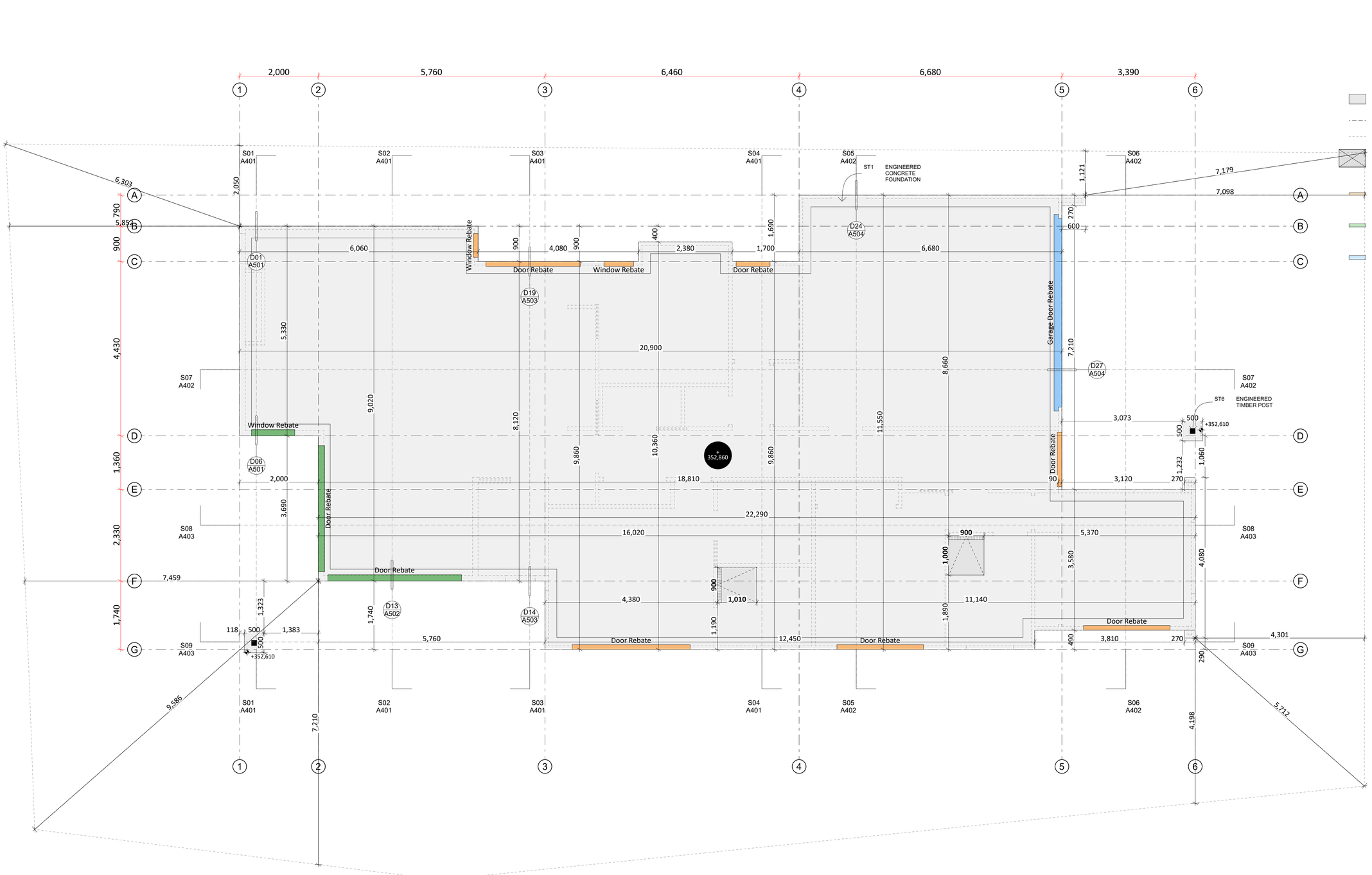
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Site Plan

A101



LEGEND SLAB

Engineered Concrete Foundation
- Refer to Engineers documents for further detail

Line of Load Bearing Wall

Line of wall framing

50mm Shower Rebate

LEGEND - JOINERY REBATES

120x30mm Rebate - Confirm with Window / Door Manufacturer for size
- Refer to Joinery Sill Details

160x30mm Rebate - Confirm with Window / Door Manufacturer for size
- Refer to Joinery Sill Details

200x50mm Garage Door Rebate - Confirm with Garage Door Manufacturer for size
- Refer to Garage Door Sill Detail

Foundation and Drainage Plan **must** be read in conjuntion with **Wall Framing Plan** for Rebate placement.

LEGEND

ST1 **ENGINEERED CONCRETE FOUNDATION**
Engineer designed concrete foundation, Refer to Engineers Drawings and Specifications

ST6 **ENGINEERED TIMBER POST**
Engineered designed timber post and concrete footing, Refer to Engineers Drawings and Specifications

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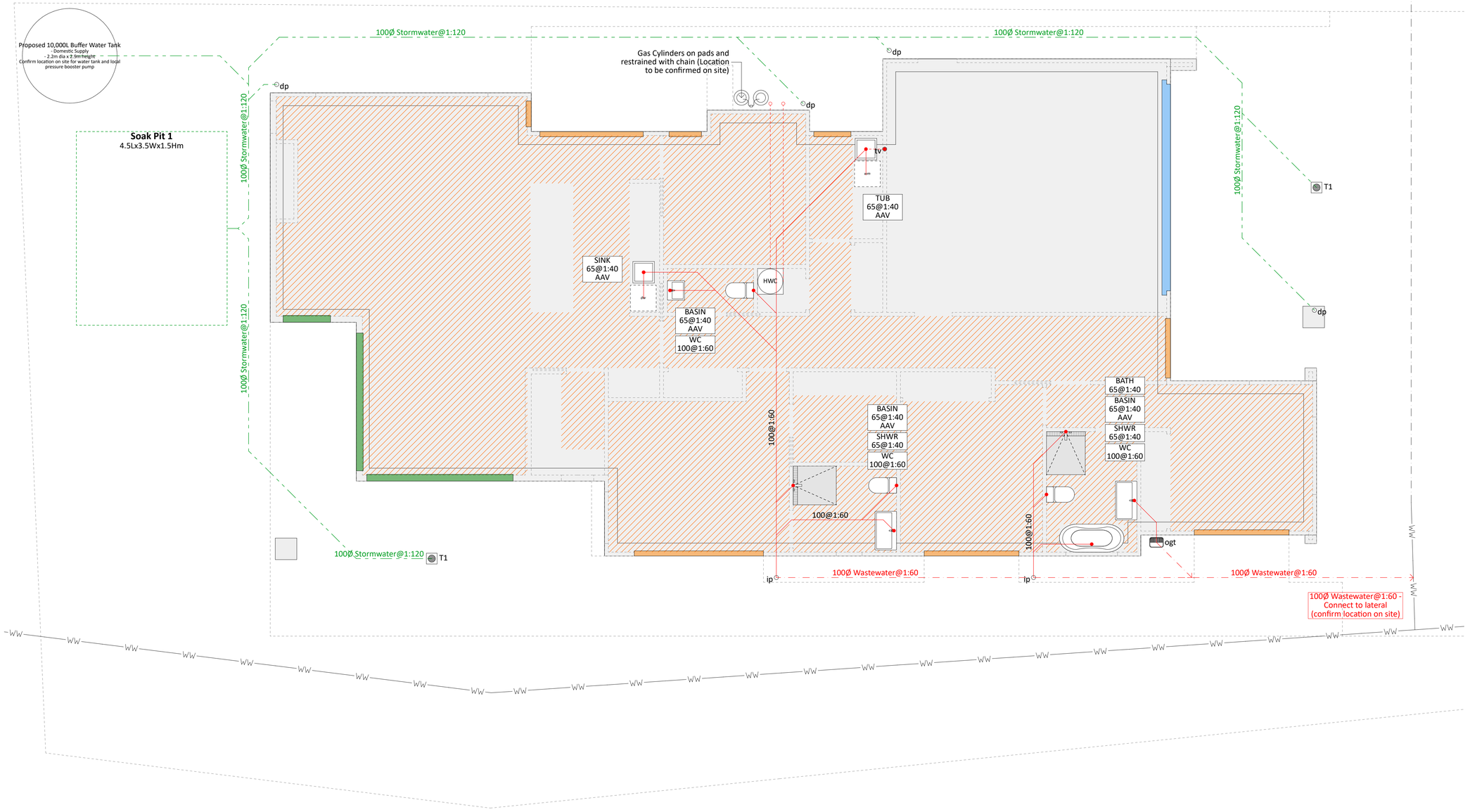
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Foundation Plan

A201





LEGEND SLAB

Engineered Concrete Foundation
- Refer to Engineers documents for further detail

Line of Load Bearing Wall

Line of wall framing

50mm Shower Rebate

LEGEND - JOINERY REBATES

120x30mm Rebate - Confirm with Window / Door Manufacturer for size
- Refer to Joinery Sill Details

160x30mm Rebate - Confirm with Window / Door Manufacturer for size
- Refer to Joinery Sill Details

200x50mm Garage Door Rebate - Confirm with Garage Door Manufacturer for size
- Refer to Garage Door Sill Detail

Foundation and Drainage Plan **must** be read in conjuntion with **Wall Framing Plan** for Rebate placement.

LEGEND - PLUMBING & DRAINAGE

gt Overflow Reflief Gully trap

tv Terminal vent (50mm dia) - within wall frame

ip Inspection Point

dp Downpipe Connection

T1 NZBC E1/AS1 Type 1 Sump

HWC 300L Hot Water Cylinder - Installed to manufactures specfications (Seismic restraints as per details)

Hydronic Underfloor Heating
- Installed to manufacturers specifications

GENERAL NOTES

1. Contractor to install all new plumbing fixtures & appliances to manufacturers specifications.

2. In wall 20mm plywood blocking at all sink, wall sconce, & accessory locations. Contractor to provide all blocking as required for proper installation of item.

3. Support and Thermal Movement of Foul Water Drainage system to AS/NZS 3500

SANITARY FIXTURES

Basin	65mm	1:40 Gradient
Bath	65mm	1:40 Gradient
Washing Machine	65mm	1:40 Gradient
Dishwasher	65mm	1:40 Gradient
Kitchen Sink	65mm	1:40 Gradient
Laundry Tub	65mm	1:40 Gradient
Shower	65mm	1:40 Gradient
WC	100mm	1:60 Gradient
Stormwater	85mm	1:90 Gradient
	100mm	1:120 Gradient
	150mm	1:200 Gradient

PLUMBING NOTES

Allow plumbing connection for dishwasher into sink.

Allow plumbing connection for washing machine into laundry tub.

Sinks to have integrated overflow drains & flow restrictions fitted to tap.

HWC NOTES

HWC to have safe tray. Safetray to have 40mm @1:40 pipe with vermin flap to termination point outside building envelope/ foundation.

Relief value drain minimum diameter of the same size as the valve outlet and to have a continuous fall from the relief valve to the outlet to exit from the edge of the slab in a visible location. Pipe to be copper, as per G12/AS1.

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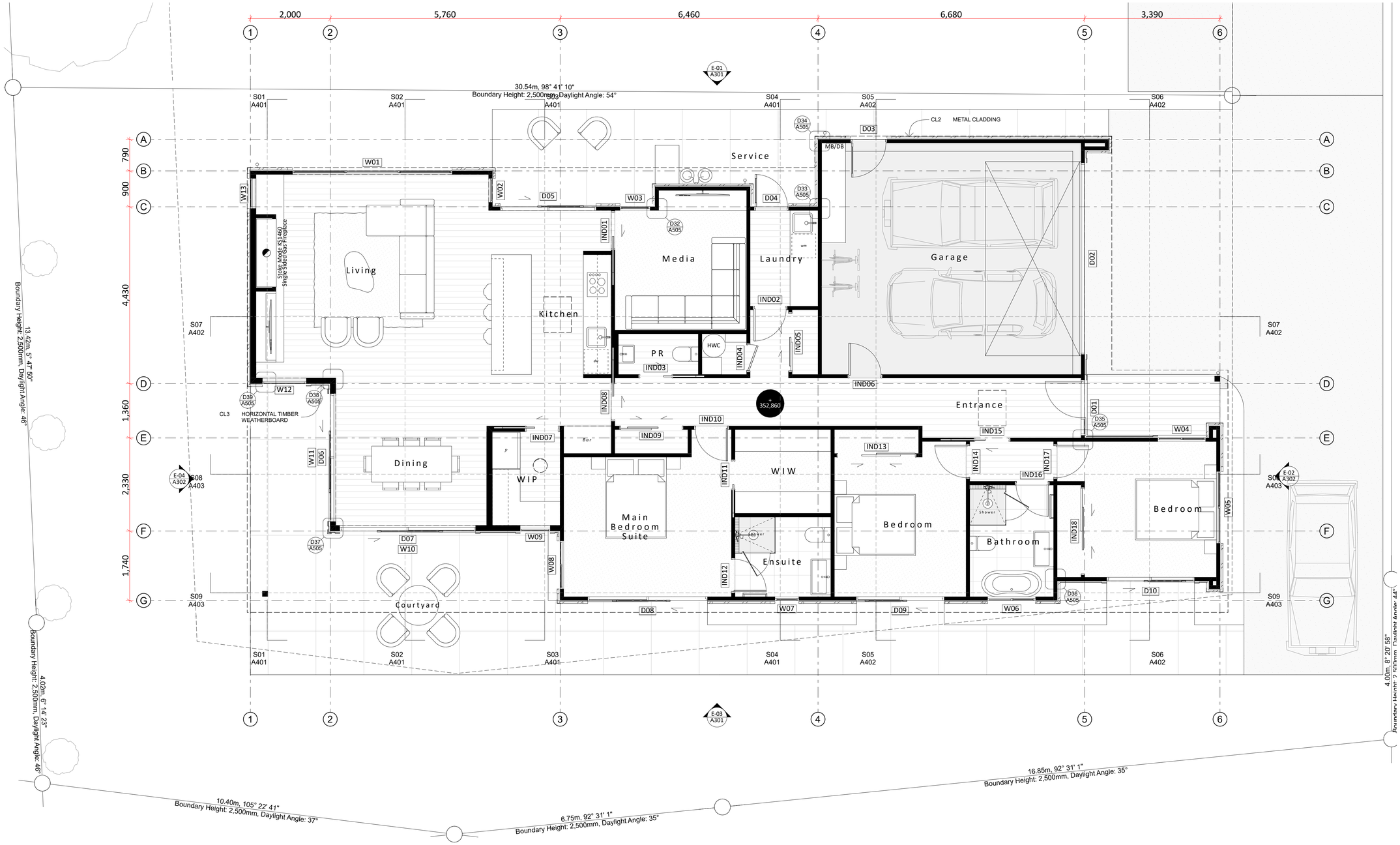
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Drainage Plan

A202



GENERAL NOTES:

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

Refer to Door and Window Schedules for lintel sizes.

LEGEND

CL2	**METAL CLADDING** Freeman Alpine Tray SS675 Wall Cladding on 20mm cavity battens on 7mm Plywood with Thermakraft 405 building wrap
CL3	**HORIZONTAL TIMBER WEATHERBOARD** James Hardie Oblique Weatherboard on 20mm cavity battens on 7mm Plywood with Thermakraft 405 building wrap - paint finish

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Floor Plan

A203



NORTH

GRIDLINES

Wall framing **will overhang concrete foundation by 6mm** to accomodate for 7mm Ecoply Barrier clearance.

LEGEND - JOINERY REBATES

120x30mm Rebate - Confirm with Window / Door Manufacturer for size
- Refer to Joinery Sill Details

160x30mm Rebate - Confirm with Window / Door Manufacturer for size
- Refer to Joinery Sill Details

200x50mm Garage Door Rebate - Confirm with Garage Door Manufacturer for size
- Refer to Garage Door Sill Detail

Wall Framing Plan **must** be read in conjuntion with **Foundation & Drainage Plan** for Rebate placement.

WALL NOTES:

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

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

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

Max 3.6m High: External timber framed walls to be **140x45mm** H1.2 SG8 timber, studs @ **600mm** crs, 90x45mm SG8 H1.2 dwangs @ 800mm crs, unless noted otherwise.

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

H1 COMPLIANCE

Calculation method to be used.

WINDOW TO WALL RATIO: 34 %

ROOF (TRUSS):	R7.0 (275mm) Pink Batts Superbatts Ceiling Insulation
RAFTERS (290):	R6.0 (230mm) Pink Batts Skillion Superbatts Ceiling Insulation
WALL (140):	R3.6 (140mm) Pink Batts Ultra Wall Insulation
WALL (90):	R2.8 (90mm) Pink Batts Ultra Wall Insulation
FLOOR SLAB:	MaxSlab 300 Foundation + MaxEdge T105 Slab Edge Insulation
GLAZING:	R0.5
SKYLIGHTS:	R0.365
SUN TUNNEL:	R0.33

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

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

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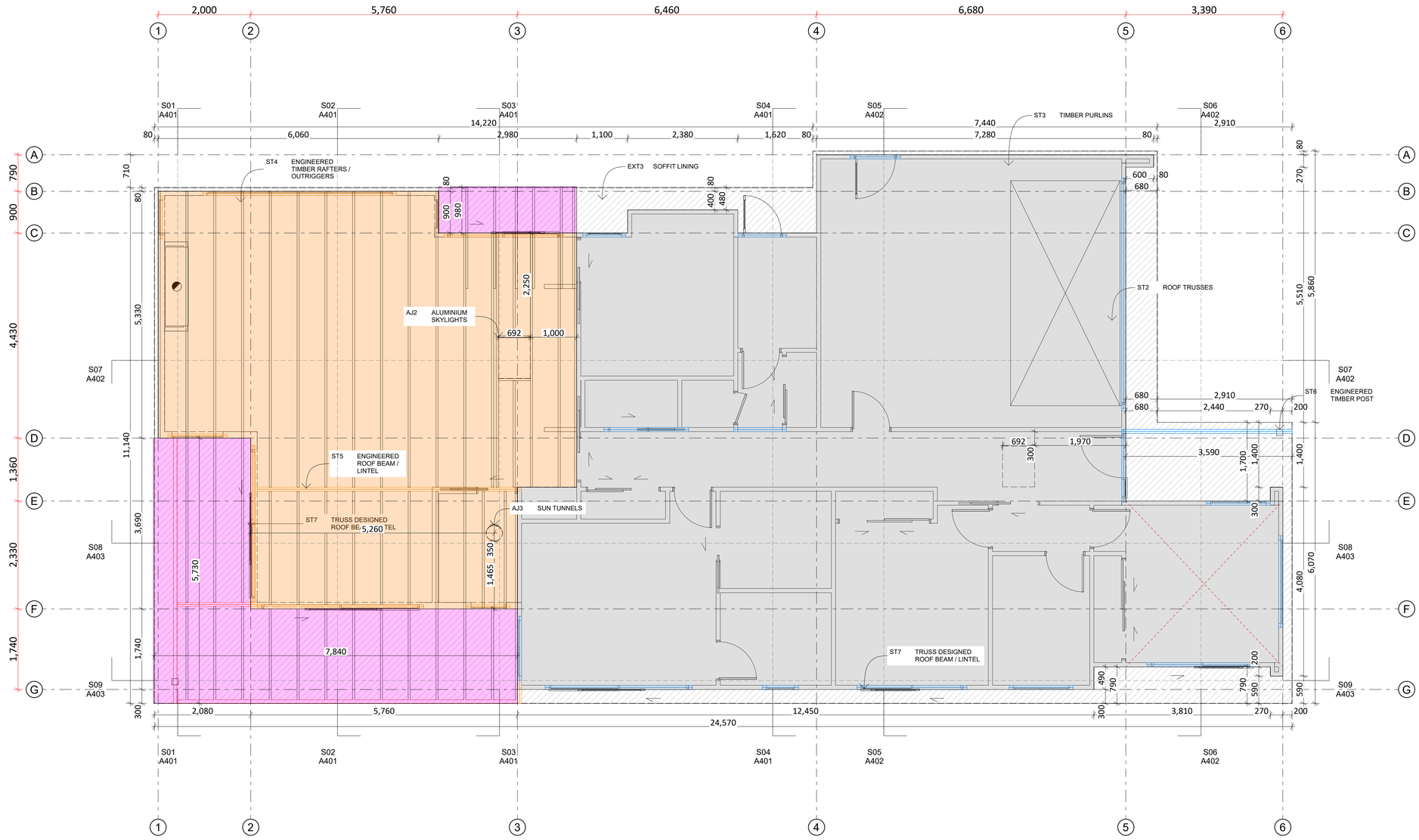
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Wall Framing Plan

A204



NORTH

ROOF BRACING NOTES:

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

Roof Plane Bracing, as per Engineers Drawings

WALL NOTES:

Wall below

LEGEND

AJ2 **ALUMINIUM SKYLIGHTS**
Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) Powdercoat Finish to aluminium colour selected.
- SK1 Velux Skylight FCM (692x895) (2230 Code)
- R0.365 Value

AJ3 **SUN TUNNELS**
Velux Sun Tunnel TCR (350mm)
- Ceiling Diffuser
- R0.33 Value

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

ST2 **ROOF TRUSSES**
Prefabricated roof trusses at 900mm crs to manufacturers specification. Manufacturer to supply producer statement

ST3 **TIMBER PURLINS**
ex 75x50mm H1.2 Timber purlins at 900mm max crs fixed with 1 / 14g self-drilling type 17 screws, 100mm long or 5.5kn alternative fixing to truss / rafter - End purlins to be 600mm max crs (top and bottom purlin)

ST4 **ENGINEERED TIMBER RAFTERS / OUTRIGGERS**
Engineered designed Timber Rafters (290mm) / Outriggers (190mm), Refer to Engineers Drawings and Specifications

ST5 **ENGINEERED ROOF BEAM / LINTEL**
Engineered designed Roof Beam / Lintel, refer to Engineers Drawings and Specifications

ST6 **ENGINEERED TIMBER POST**
Engineered designed timber post and concrete footing, Refer to Engineers Drawings and Specifications

ST7 **TRUSS DESIGNED ROOF BEAM / LINTEL**
Truss designed Roof Beam / Lintel, refer to Truss Design

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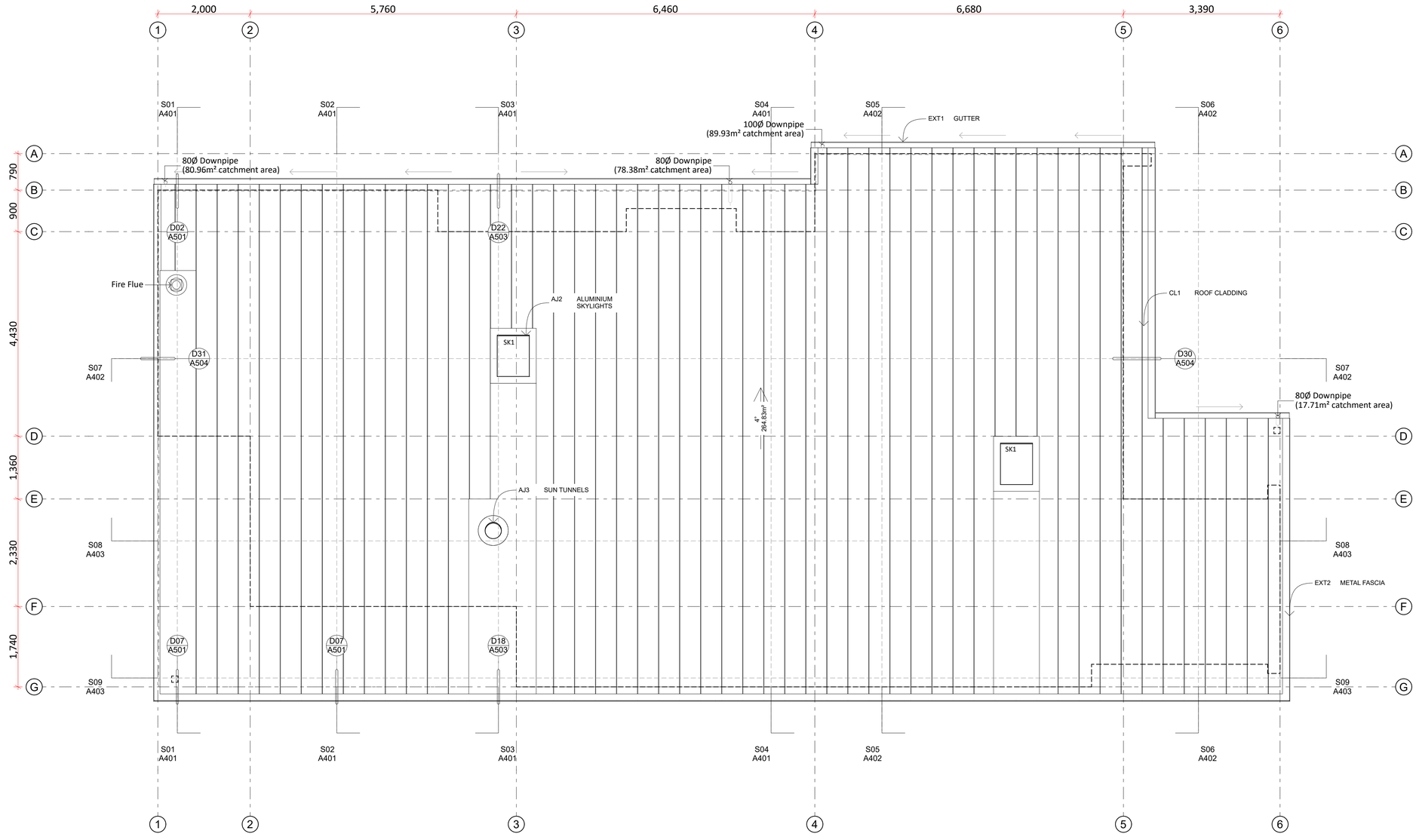
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Roof Framing Plan

A205



NORTH

LEGEND - ROOF

0° Fall — Roof pitch/fall and direction

Gutter fall direction

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

All downpipes to be 80Ø and 100Ø, finish & colour to match roofing (UNO)

LEGEND

AJ2	**ALUMINIUM SKYLIGHTS** Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) Powdercoat Finish to aluminium colour selected. - SK1 Velux Skylight FCM (692x895) (2230 Code) - R0.365 Value
AJ3	**SUN TUNNELS** Velux Sun Tunnel TCR (350mm) - Ceiling Diffuser - R0.33 Value
CL1	**ROOF CLADDING** 0.55mm BMT Freeman Alpine Tray SS675 roof cladding over self-supporting roof underlay, on ex 75x50 H1.2 purlins and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents Colour: LRV 7-20% - Crest of 45mm in height
EXT1	**GUTTER** Metalcraft 125 Quarter Round Gutter - Snow straps to gutter, at 500mm spacings
EXT2	**METAL FASCIA** Custom made fascia

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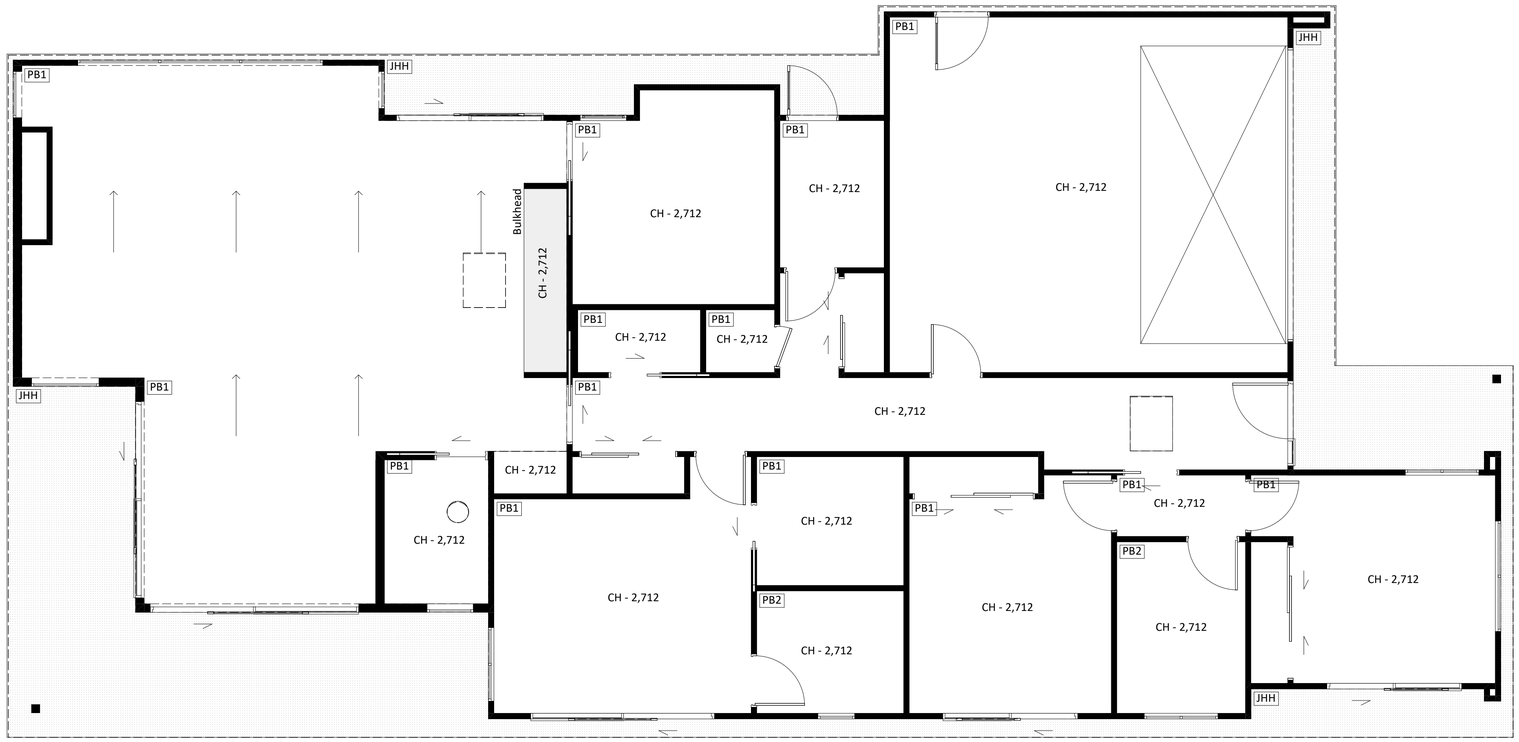
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Roof Plan

A206



NORTH

REFLECTIVE CEILING KEY:

PB1 13mm Ceiling GIB Standard
- 70x35mm H1.2 ceiling / soffit battens @ 600mm crs
or GIB Rondo suspended ceiling system

PB2 13mm Ceiling GIB Aqualine
- 70x35mm H1.2 ceiling / soffit battens @ 600mm crs

JHH 6mm James Hardie Hardieflex Soffit Lining
- 70x35mm H1.2 soffit battens @ 600mm crs

Raking Ceiling
- Kitchen, Living & Dining

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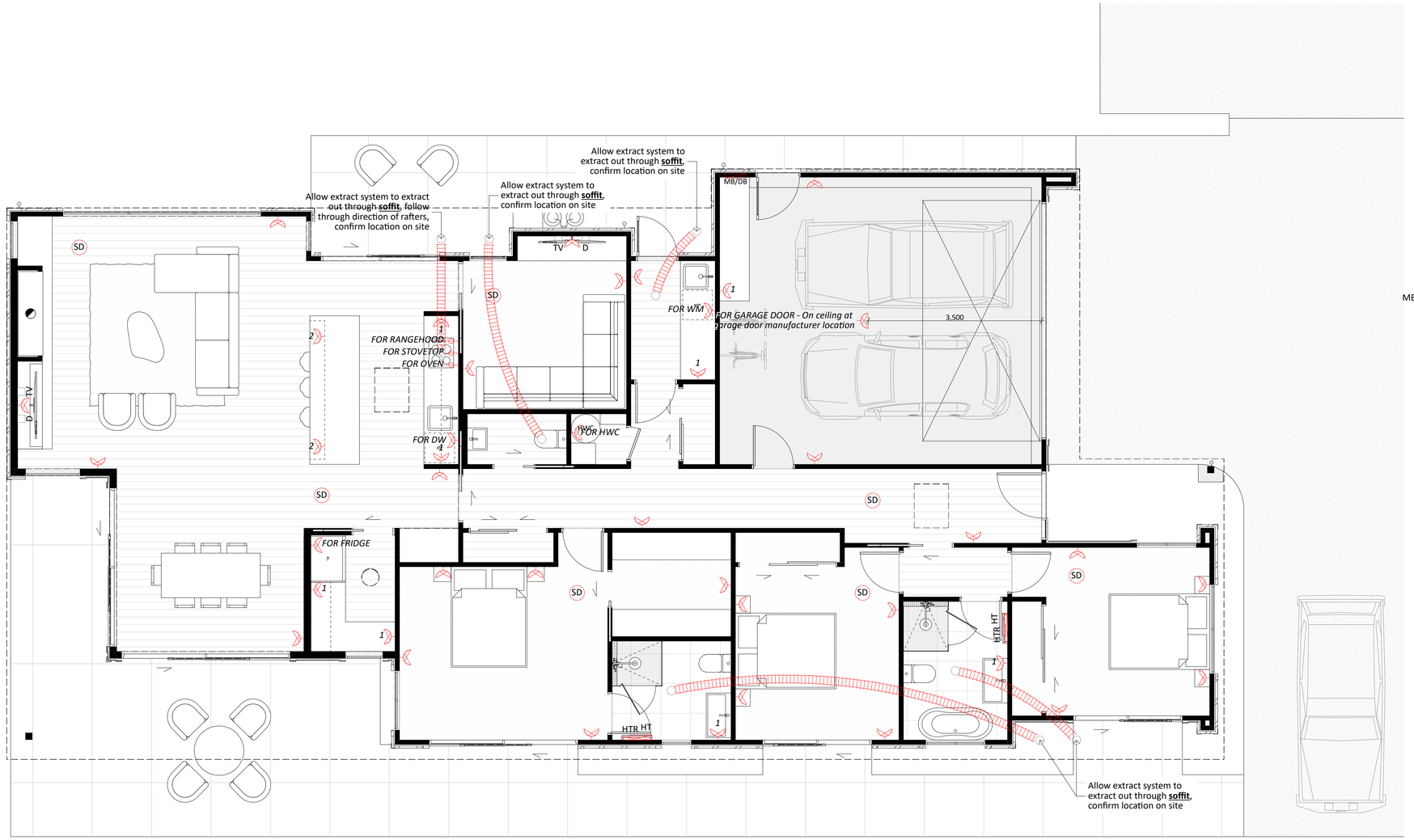
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Reflected Ceiling Plan

A207



NORTH

LEGEND - ELECTRICAL

- 150mm Inline extract fan
- Double power outlet - PDL Iconic (vivid white)
  - Typical 400mm AFFL
  - [1] @ 1000mm AFFL
  - [2] @ Underbench level
- Dedicated hardwired power outlet for fixed appliance, install to manufacturers specifications
- D Data / Fibre connection point
- TV Television antenna connection point
- SD Cavius Smoke Alarm, Interconnected type 1 domestic alarms be installed to NZBC F7/AS1 with hush facility
- HT Wall mounted fan heater with dedicated hardwired power outlet
- HTR Wall mounted heated towel rail with dedicated hardwired power outlet and timer module
- MB / DB Meter Board & Distribution board combined, frame out wall thckness if required

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

GENERAL NOTES:

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

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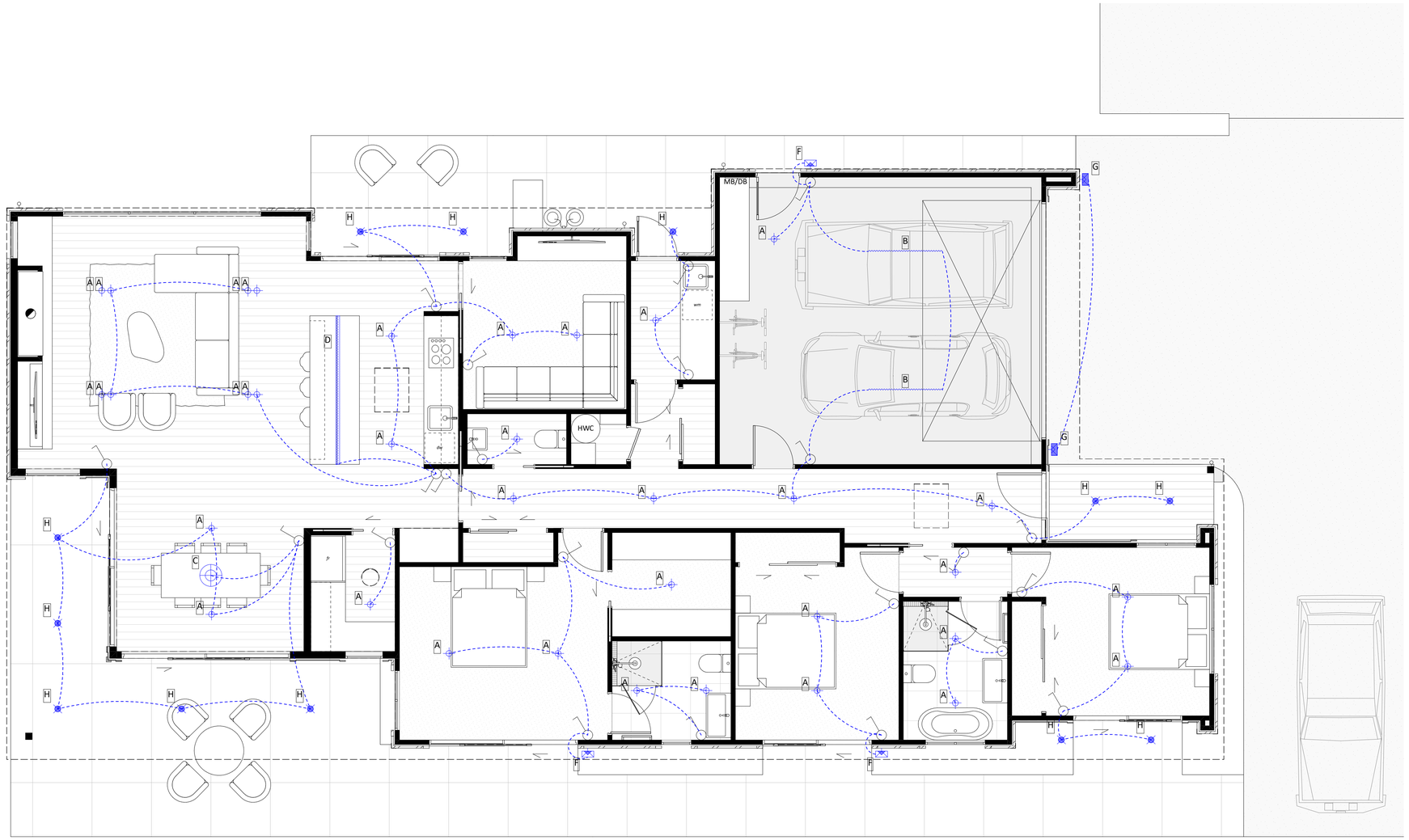
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Electrical Plan

A208



NORTH

LEGEND - LIGHTING

A LED Downlight
- IP65
- 7.9W LED

B LED Batten - SLBN112-40-W
- 36W
- IP20
- 1200 x 66 x 74mm

C Pendant
- Black Cable
- 365mm H x 170mm dia

D LED Feature
- 36W
- IP20
- 1200 x 66 x 74mm

E LED Ribbon
- 7W p/m
- Trimless Tim 15 profile

Switch 1000mm AFFL
- PDL Iconic (vivid white)
- Dimmer on all circuits

Note: Artificial Lighting complies with requirements of NZBC Clause G8

LEGEND - LIGHTING EXTERIOR

F Switch Lighting Spot-Lightz 4W Wall Light
- SL204-30-27N (Alloy Anodise)
- IP67

G Switch Lighting Spot-Lightz 4W Wall Light (Sensor Light)
- SL204-30-27N (Alloy Anodise)
- IP67

H Switch Lighting M-Lightz Recessed LED Downlight
- SL900-45-30-P-W (White)
- 5W
- IP67

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

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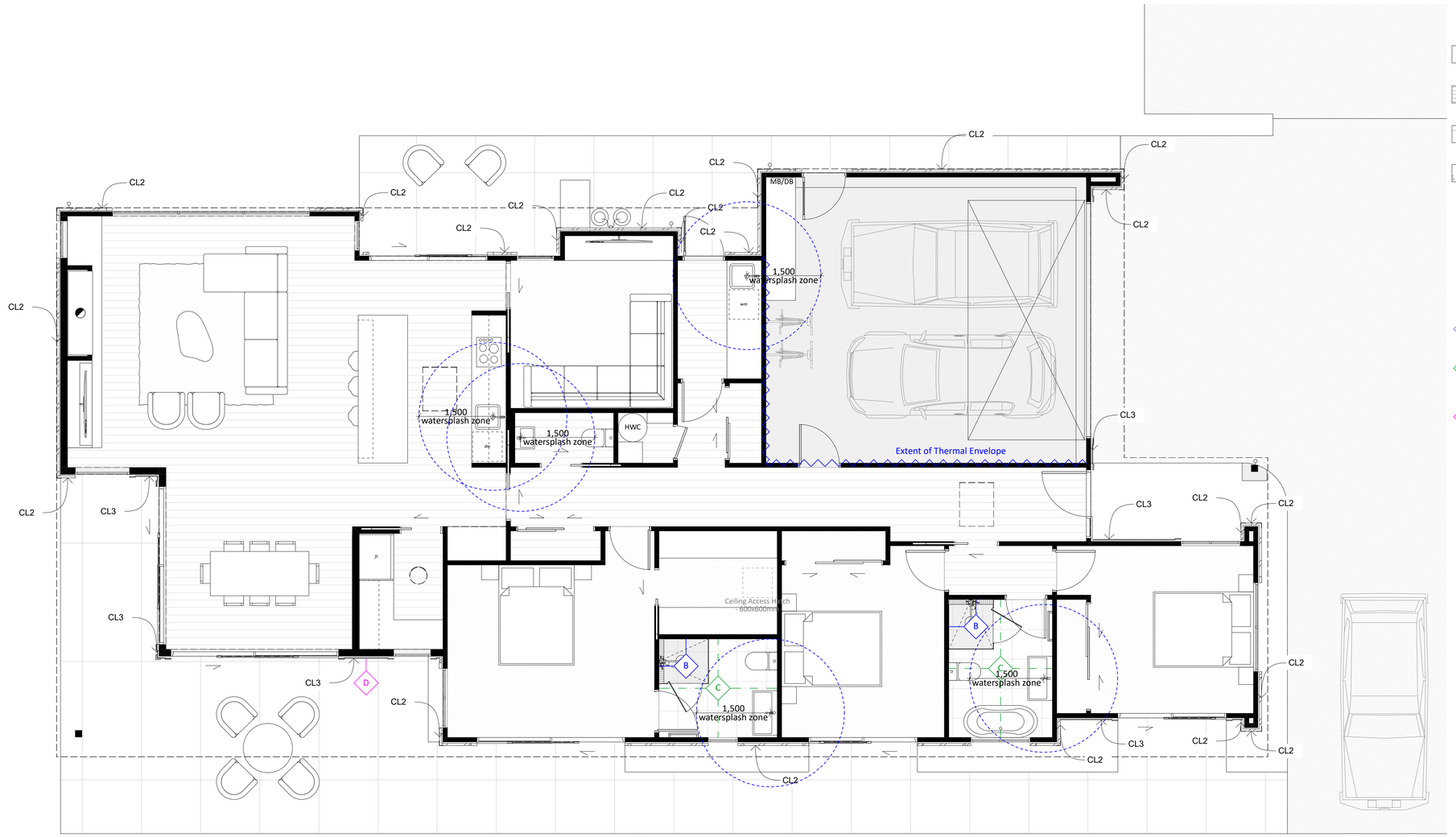
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Lighting Plan

A209



FLOOR FINISHES - LEGEND

CARPET OVER UNDERLAY
- owner to select carpet type & colour

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

TILE
- owner to select type & finish

DRIVEWAY / PAVED AREAS
Sealed Concrete (exposed aggregate)
- 1:100min falls as shown, typically away from dwelling

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

LEGEND - WALL FINISHES

All internal wall finishes to be 'Type A' unless noted otherwise.

Type 'A' - 10mm GIB Board wall lining near side only, level 4 plaster finish, painted (Colour TBC) with selected paint grade H1.2 pine base board.

B Type 'B' - 10mm GIB Aqualine wall lining to near side with selected Wall tiles over Mapei Aquadefense undertile liquid membrane to wet areas only as per NZBC E3/AS1.

C Type 'C' - 10mm GIB Aqualine wall lining near side only, level 4 plaster finish, painted (Colour TBC) with tiled skirting (Tile TBC). Floor Tiles over Mapei Aquadefense undertile liquid membrane to return 100mm up face of wall (Tile TBC).

D Type 'D' - 7mm Structural Plywood on exterior side
(as per Engineers Drawings for bracing)

GENERAL NOTES:

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

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

All exposed fixings to be stainless steel.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

LEGEND

CL2	**METAL CLADDING** Freeman Alpine Tray SS675 Wall Cladding on 20mm cavity battens on 7mm Plywood with Thermakraft 405 building wrap
CL3	**HORIZONTAL TIMBER WEATHERBOARD** James Hardie Oblique Weatherboard on 20mm cavity battens on 7mm Plywood with Thermakraft 405 building wrap - paint finish

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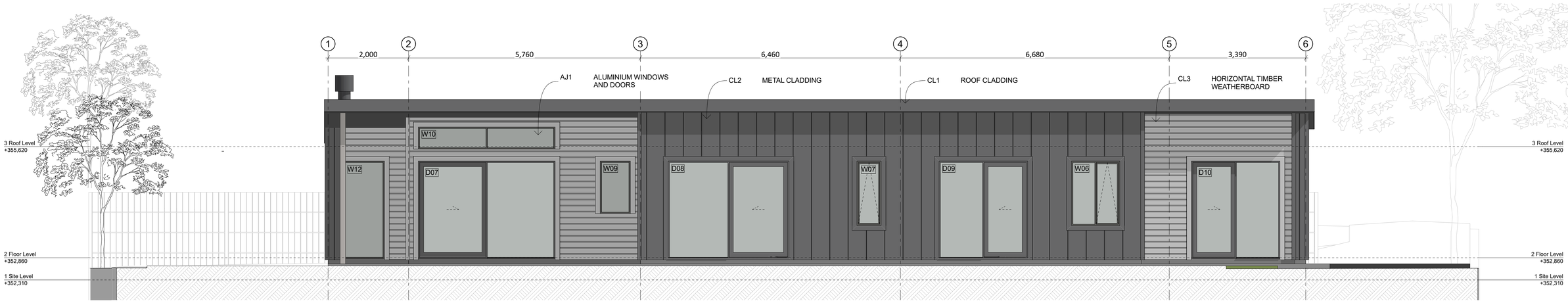
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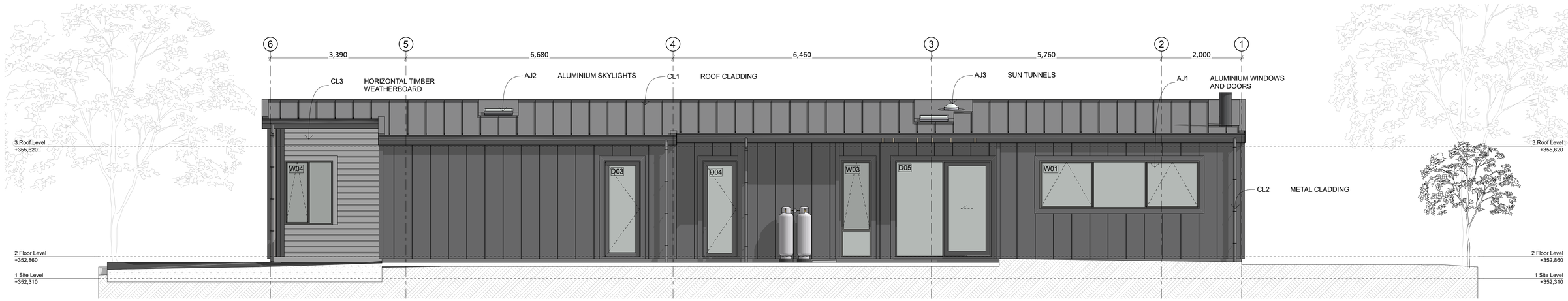
Finishes Plan

A210



E-03 South Elevation

Scale 1:50



E-01 North Elevation

Scale 1:50

LEGEND

AJ1 **ALUMINIUM WINDOWS AND DOORS**
Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) R0.5 R Value. Powdercoat Finish to aluminium color selected.
- R0.50 Value

AJ2 **ALUMINIUM SKYLIGHTS**
Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) Powdercoat Finish to aluminium colour selected.
- SK1 Velux Skylight FCM (692x895) (2230 Code)
- R0.365 Value

AJ3 **SUN TUNNELS**
Velux Sun Tunnel TCR (350mm)
- Ceiling Diffuser
- R0.33 Value

CL1 **ROOF CLADDING**
0.55mm BMT Freeman Alpine Tray SS675 roof cladding over self-supporting roof underlay, on ex 75x50 H1.2 purlins and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents
Colour: LRV 7-20%
- Crest of 45mm in height

CL2 **METAL CLADDING**
Freeman Alpine Tray SS675 Wall Cladding on 20mm cavity battens on 7mm Plywood with Thermakraft 405 building wrap

CL3 **HORIZONTAL TIMBER WEATHERBOARD**
James Hardie Oblique Weatherboard on 20mm cavity battens on 7mm Plywood with Thermakraft 405 building wrap - paint finish

Risk Matrix - South	
Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	8

Risk Matrix - North	
Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	8

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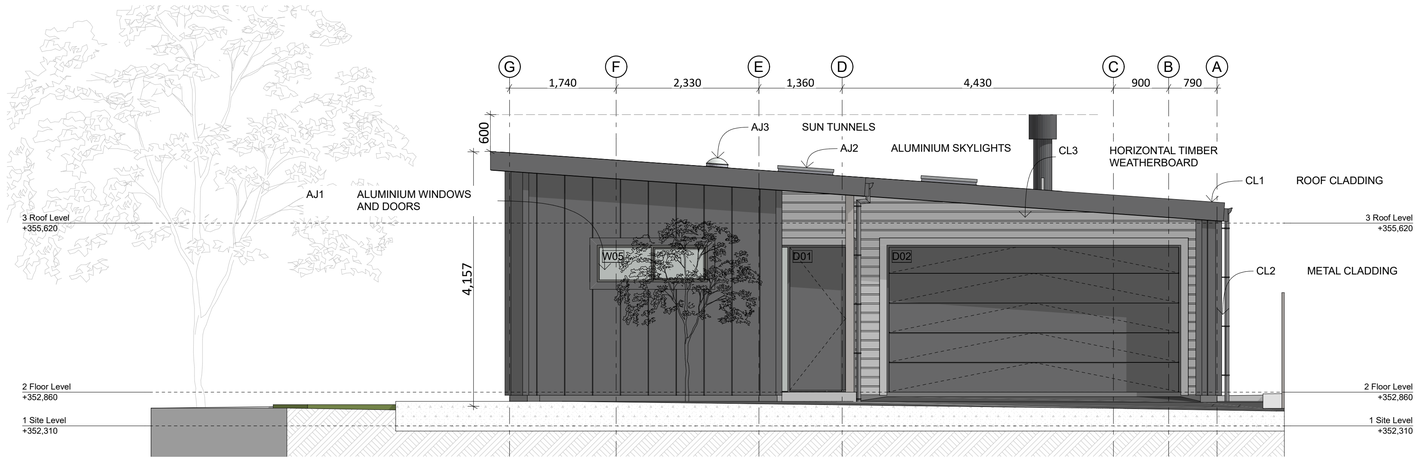
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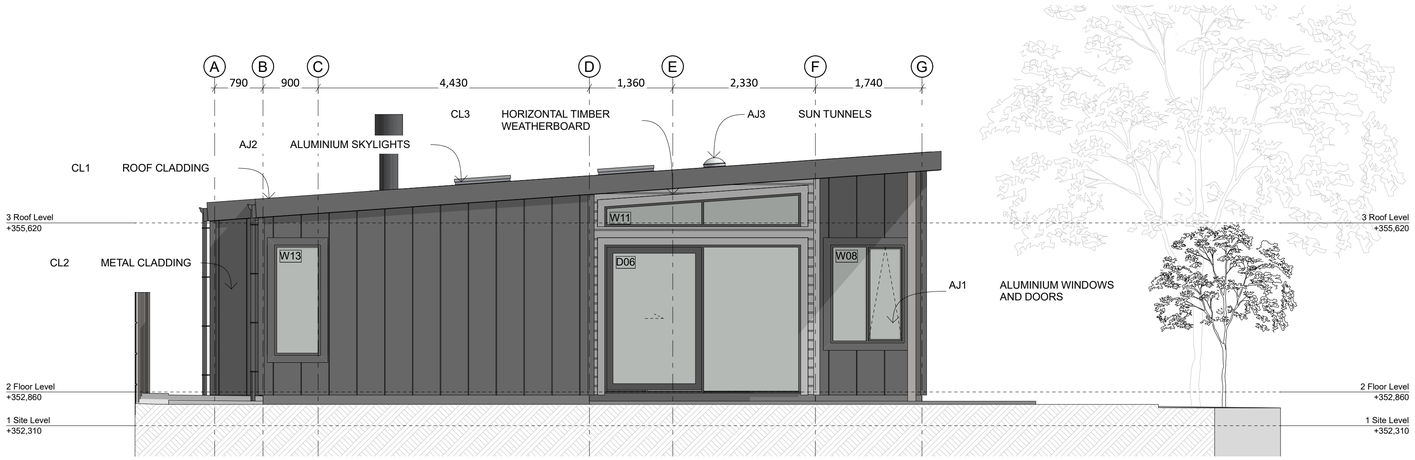
Elevations

A301



E-02 East Elevation

Scale 1:50



E-04 West Elevation

Scale 1:50

LEGEND

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- R0.50 Value

AJ2 **ALUMINIUM SKYLIGHTS**
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- R0.365 Value

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Velux Sun Tunnel TCR (350mm)
- Ceiling Diffuser
- R0.33 Value

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Colour: LRV 7-20%
- Crest of 45mm in height

CL2 **METAL CLADDING**
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CL3 **HORIZONTAL TIMBER WEATHERBOARD**
James Hardie Oblique Weatherboard on 20mm cavity battens on 7mm Plywood with Thermakraft 405 building wrap - paint finish

Risk Matrix - East	
Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	8

Risk Matrix - West	
Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	8

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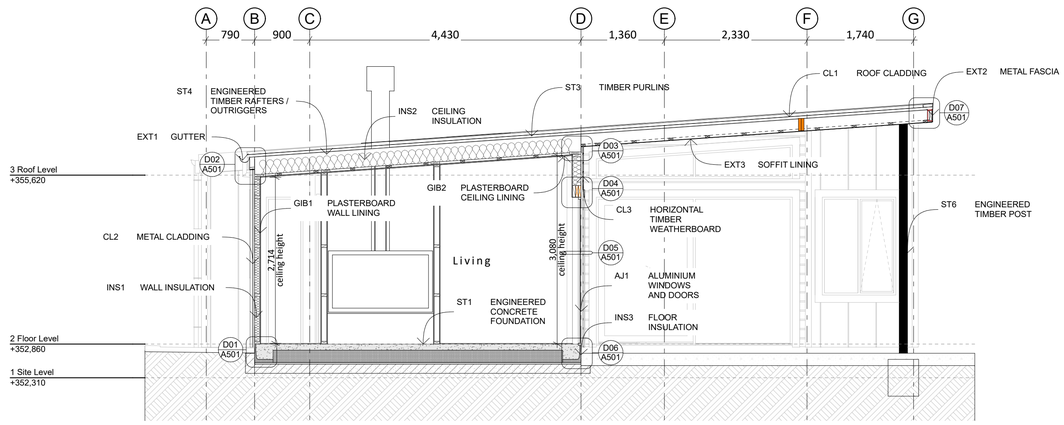
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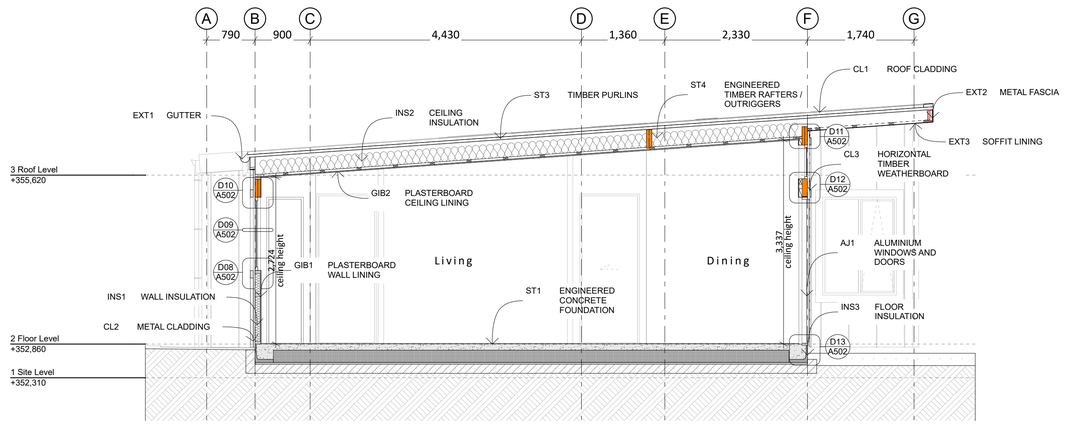
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Elevations

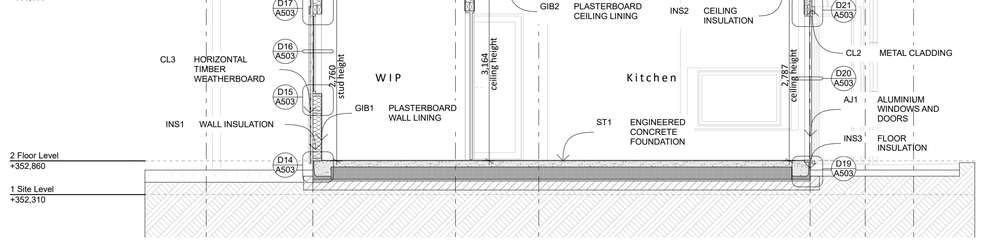
A302



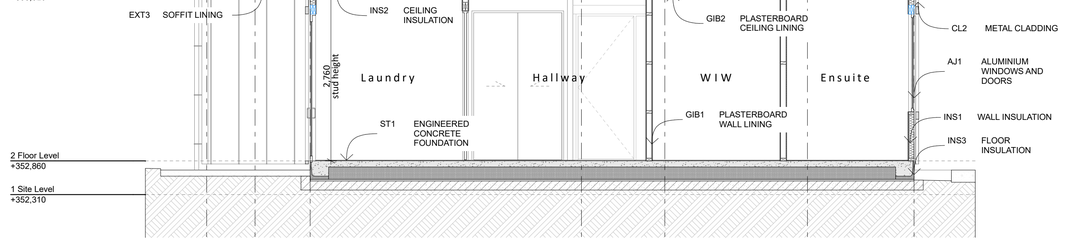
S01 Section S01
Scale 1:50



S02 Section S02
Scale 1:50



S03 Section S03
Scale 1:50



S04 Section S04
Scale 1:50

LEGEND

AJ1 ALUMINIUM WINDOWS AND DOORS
Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) R0.5 R Value. Powdercoat Finish to aluminium color selected.
- R0.50 Value

AJ2 ALUMINIUM SKYLIGHTS
Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) Powdercoat Finish to aluminium colour selected.
- SK1 Velux Skylight FCM (692x895) (2230 Code)
- R0.365 Value

AJ3 SUN TUNNELS
Velux Sun Tunnel TCR (350mm)
- Ceiling Diffuser
- R0.33 Value

CL1 ROOF CLADDING
0.55mm BMT Freeman Alpine Tray SS675 roof cladding over self-supporting roof underlay, on ex 75x50 H1.2 purlins and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents
Colour: LRV 7-20%
- Crest of 45mm in height

CL2 METAL CLADDING
Freeman Alpine Tray SS675 Wall Cladding on 20mm cavity battens on 7mm Plywood with Thermakraft 405 building wrap

CL3 HORIZONTAL TIMBER WEATHERBOARD
James Hardie Oblique Weatherboard on 20mm cavity battens on 7mm Plywood with Thermakraft 405 building wrap - paint finish

EXT1 GUTTER
Metalcraft 125 Quarter Round Gutter
- Snow straps to gutter, at 500mm spacings

EXT2 METAL FASCIA
Custom made fascia

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

GIB1 PLASTERBOARD WALL LINING
10mm Gib board lining over framing
- Wet Areas to be 10mm Aqualine Board

GIB2 PLASTERBOARD CEILING LINING
13mm Gib Board ceiling lining on ceiling battens
- Wet Areas to be 13mm Aqualine Ceiling Board
- 70x35mm H1.2 Ceiling Battens @ 600mm crs or GIB Rondo 310 Metal Battens @ 600mm crs (suspended system)

INS1 WALL INSULATION
R2.8 (90mm) or R3.2 (140mm) selected batt insulation or similar

INS2 CEILING INSULATION
Selected Batts Ceiling Insulation or similar, ensure 25mm min clearance to roof underlay

INS3 FLOOR INSULATION
MaxRaft MaxEdge T105

ST1 ENGINEERED CONCRETE FOUNDATION
Engineer designed concrete foundation, Refer to Engineers Drawings and Specifications

ST2 ROOF TRUSSES
Prefabricated roof trusses at 900mm crs to manufacturers specification. Manufacturer to supply producer statement

ST3 TIMBER PURLINS
ex 75x50mm H1.2 Timber purlins at 900mm max crs fixed with 1 / 14g self-drilling type 17 screws, 100mm long or 5.5kn alternative fixing to truss / rafter - End purlins to be 600mm max crs (top and bottom purlin)

ST4 ENGINEERED TIMBER RAFTERS / OUTRIGGERS
Engineered designed Timber Rafters (290mm) / Outriggers (190mm), Refer to Engineers Drawings and Specifications

ST6 ENGINEERED TIMBER POST
Engineered designed timber post and concrete footing, Refer to Engineers Drawings and Specifications

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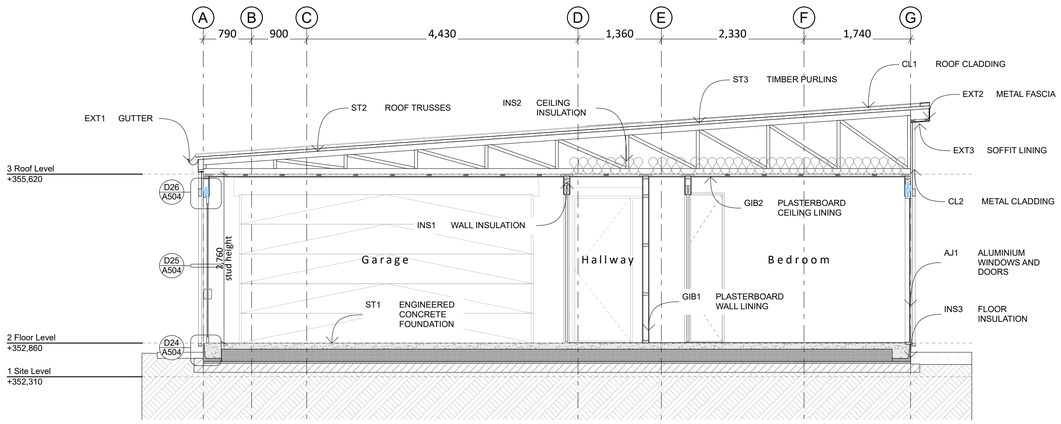
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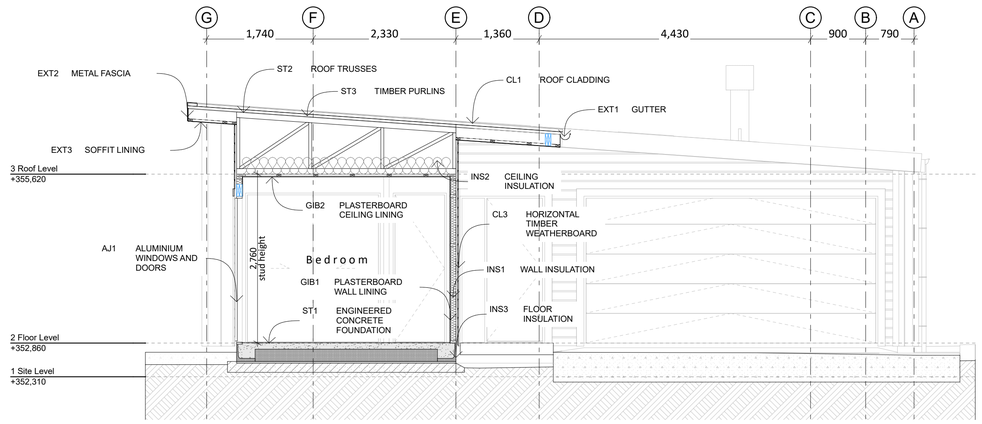
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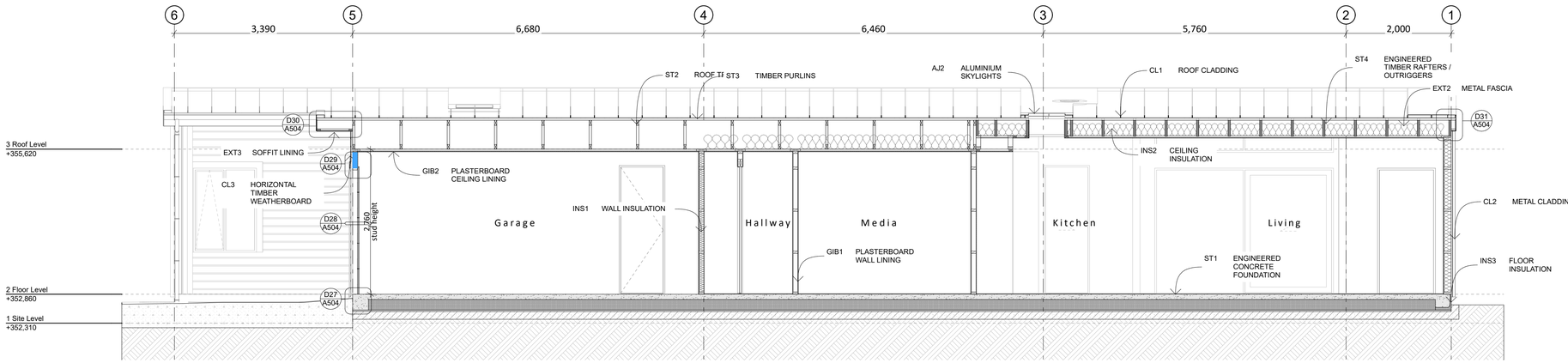
A401



S05 Section S05
Scale 1:50



S06 Section S06
Scale 1:50



S07 Section S07
Scale 1:50

LEGEND

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- R0.50 Value

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- R0.365 Value

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ST4 ENGINEERED TIMBER RAFTERS / OUTRIGGERS
Engineered designed Timber Rafters (290mm) / Outriggers (190mm), Refer to Engineers Drawings and Specifications

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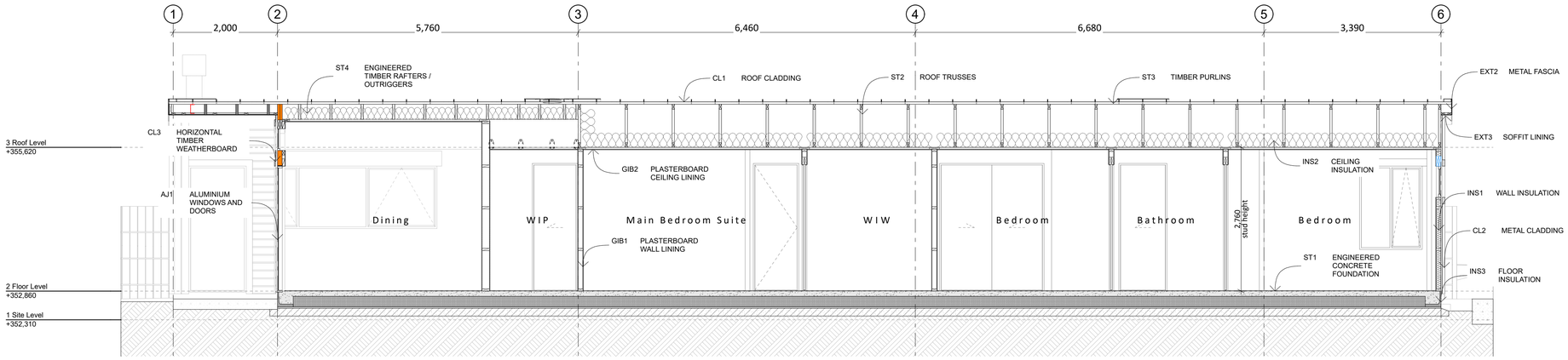
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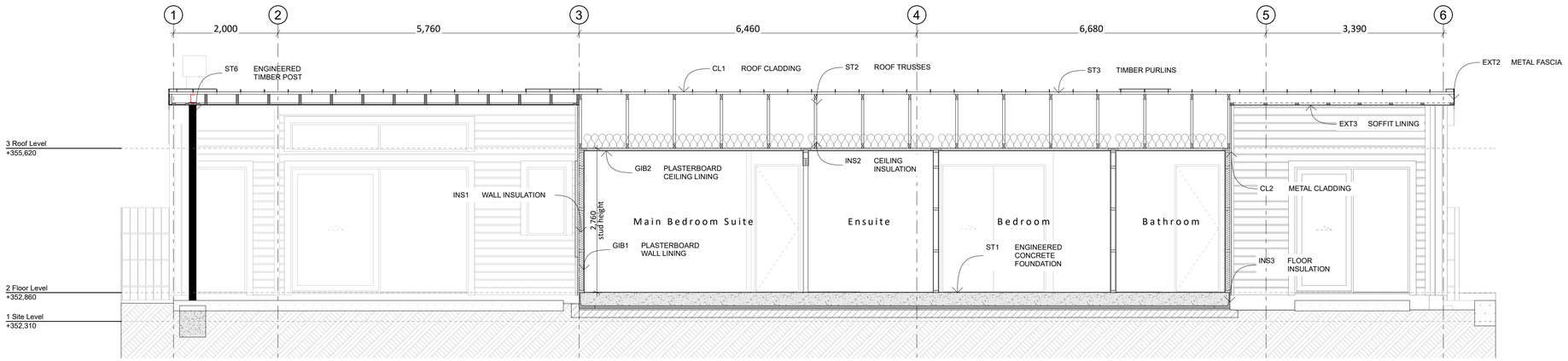
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CHECKED	DWA
JOB NO.	DW1847
REVISION NO.	D

Sections

A402



S08 Section S08
Scale 1:50



S09 Section S09
Scale 1:50

LEGEND

AJ1 ALUMINIUM WINDOWS AND DOORS
Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) R0.5 R Value. Powdercoat Finish to aluminium color selected.
- R0.50 Value

CL1 ROOF CLADDING
0.55mm BMT Freeman Alpine Tray SS675 roof cladding over self-supporting roof underlay, on ex 75x50 H1.2 purlins and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents
Colour: LRV 7-20%
- Crest of 45mm in height

CL2 METAL CLADDING
Freeman Alpine Tray SS675 Wall Cladding on 20mm cavity battens on 7mm Plywood with Thermakraft 405 building wrap

CL3 HORIZONTAL TIMBER WEATHERBOARD
James Hardie Oblique Weatherboard on 20mm cavity battens on 7mm Plywood with Thermakraft 405 building wrap - paint finish

EXT2 METAL FASCIA
Custom made fascia

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

GIB1 PLASTERBOARD WALL LINING
10mm Gib board lining over framing
- Wet Areas to be 10mm Aqualine Board

GIB2 PLASTERBOARD CEILING LINING
13mm Gib Board ceiling lining on ceiling battens
- Wet Areas to be 13mm Aqualine Ceiling Board
- 70x35mm H1.2 Ceiling Battens @ 600mm crs or GIB Rondo 310 Metal Battens @ 600mm crs (suspended system)

INS1 WALL INSULATION
R2.8 (90mm) or R3.2 (140mm) selected batt insulation or similar

INS2 CEILING INSULATION
Selected Batts Ceiling Insulation or similar, ensure 25mm min clearance to roof underlay

INS3 FLOOR INSULATION
MaxRaft MaxEdge T105

ST1 ENGINEERED CONCRETE FOUNDATION
Engineer designed concrete foundation, Refer to Engineers Drawings and Specifications

ST2 ROOF TRUSSES
Prefabricated roof trusses at 900mm crs to manufacturers specification. Manufacturer to supply producer statement

ST3 TIMBER PURLINS
ex 75x50mm H1.2 Timber purlins at 900mm max crs fixed with 1 / 14g self-drilling type 17 screws, 100mm long or 5.5kn alternative fixing to truss / rafter - End purlins to be 600mm max crs (top and bottom purlin)

ST4 ENGINEERED TIMBER RAFTERS / OUTRIGGERS
Engineered designed Timber Rafters (290mm) / Outriggers (190mm), Refer to Engineers Drawings and Specifications

ST6 ENGINEERED TIMBER POST
Engineered designed timber post and concrete footing, Refer to Engineers Drawings and Specifications

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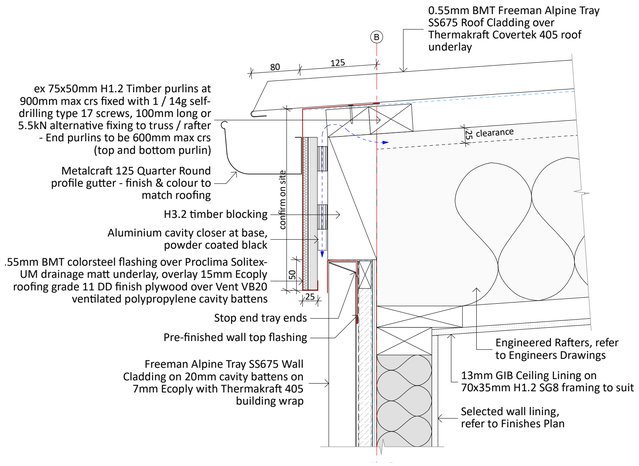
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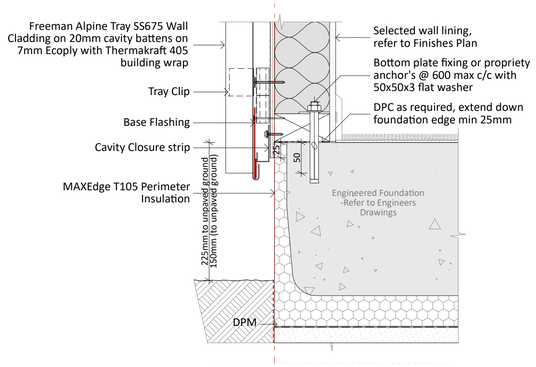
Sections

A403



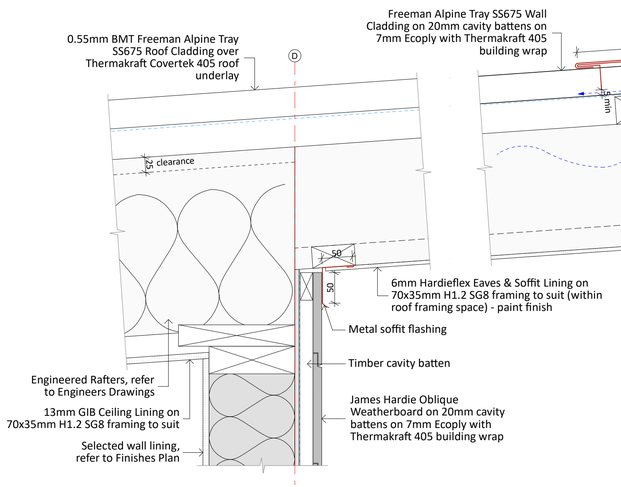
D02 Eave Gutter - Metal Detail

Scale 1:5



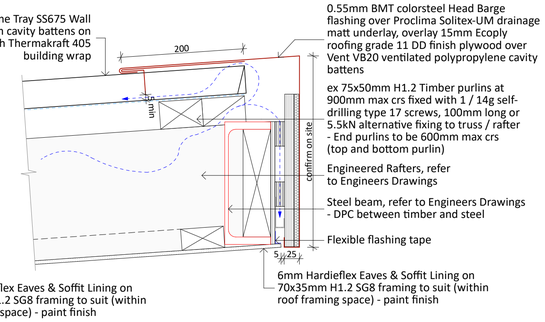
D01 Foundation - Metal Detail

Scale 1:5



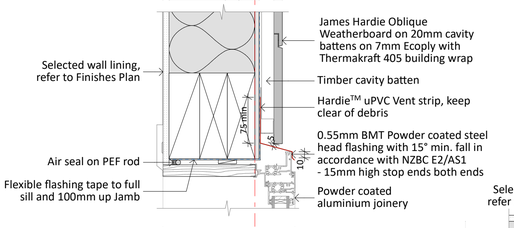
D03 Soffit Junction - Weatherboard Detail

Scale 1:5



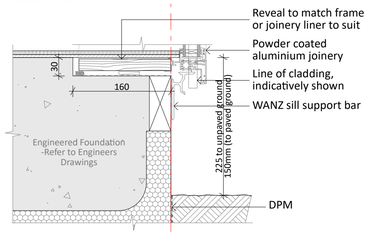
D07 Apex Barge Detail

Scale 1:5



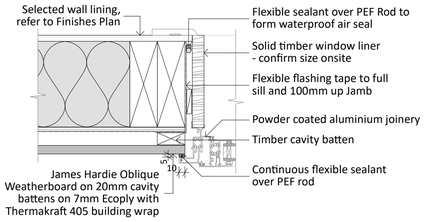
D04 Window Head - Weatherboard Detail

Scale 1:5



D06 Window Sill Rebate - Weatherboard Detail

Scale 1:5



D05 Window Jamb - Weatherboard Detail

Scale 1:5

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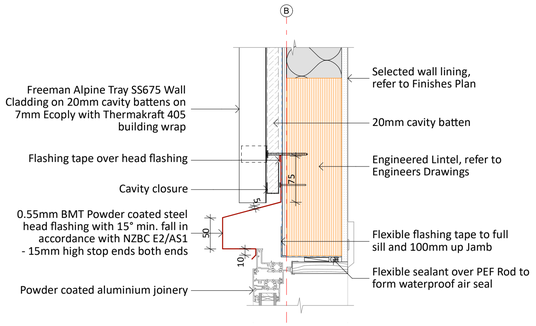
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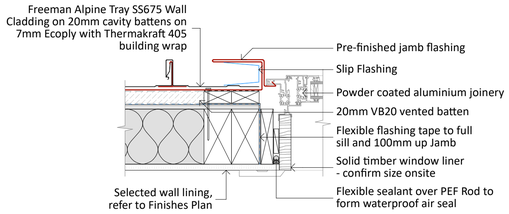
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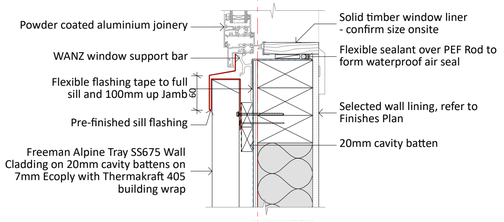
D10 Window Head - Metal Detail

Scale 1:5



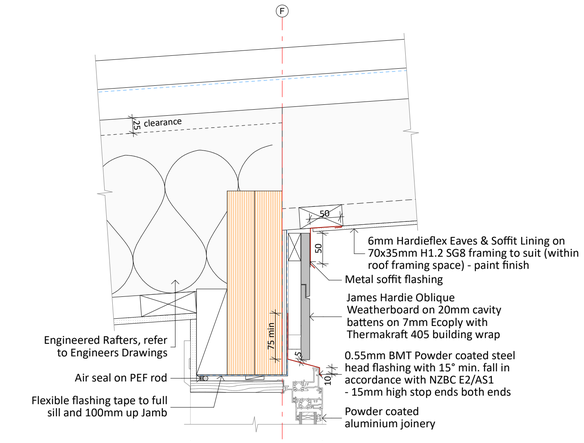
D09 Window Jamb - Metal Detail

Scale 1:5



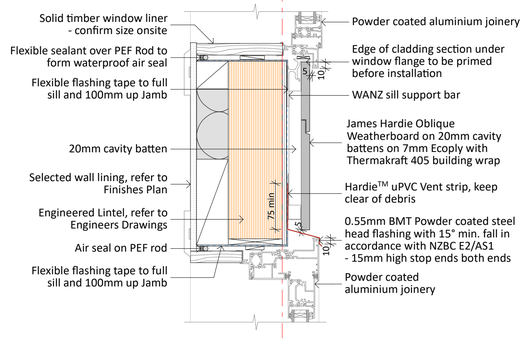
D08 Window Sill - Metal Detail

Scale 1:5



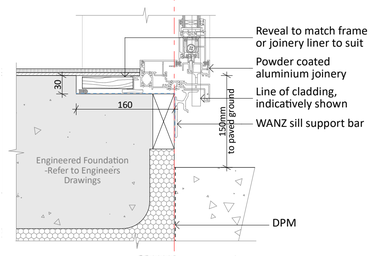
D11 Window Head / Soffit Junction - Weatherboard Detail

Scale 1:5



D12 Multislider Door Head / Window Sill - Weatherboard Detail

Scale 1:5



D13 Multislider Door Sill Rebate Detail

Scale 1:5

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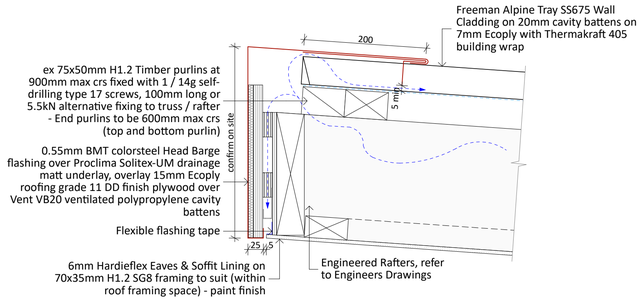
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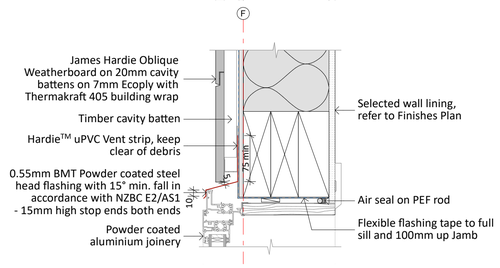
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A502



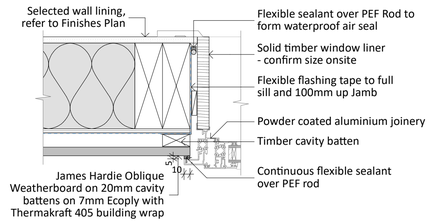
D18 Apex Barge Detail

Scale 1:5



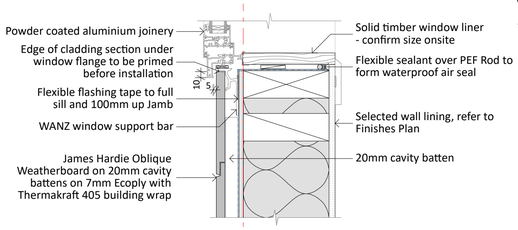
D17 Window Head - Weatherboard Detail

Scale 1:5



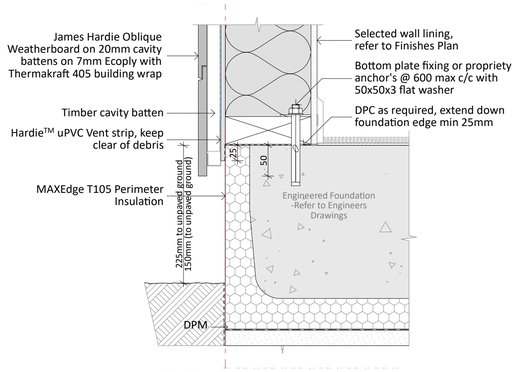
D16 Window Jamb - Weatherboard Detail

Scale 1:5



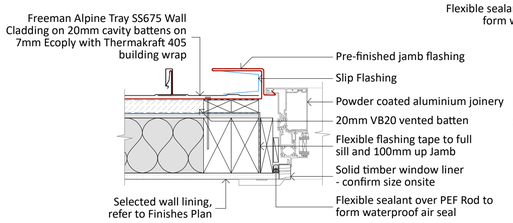
D15 Window Sill - Weatherboard Detail

Scale 1:5



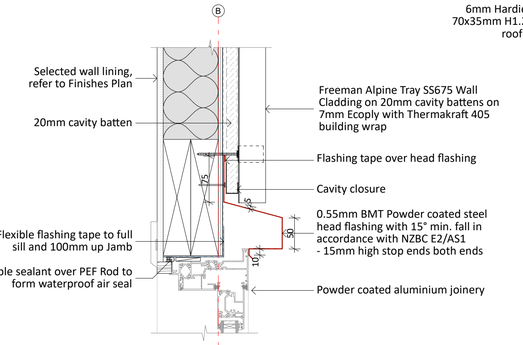
D14 Foundation - Weatherboard Detail

Scale 1:5



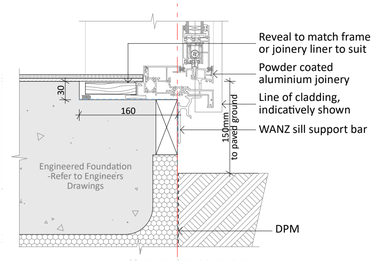
D20 Multislider Door Jamb - Metal Detail

Scale 1:5



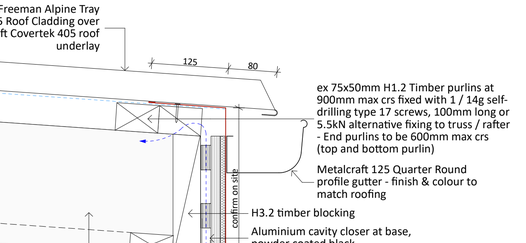
D21 Multislider Door Head - Metal Detail

Scale 1:5



D19 Multislider Door Sill Rebate - Metal Detail

Scale 1:5



D22 Eave Gutter Detail

Scale 1:5

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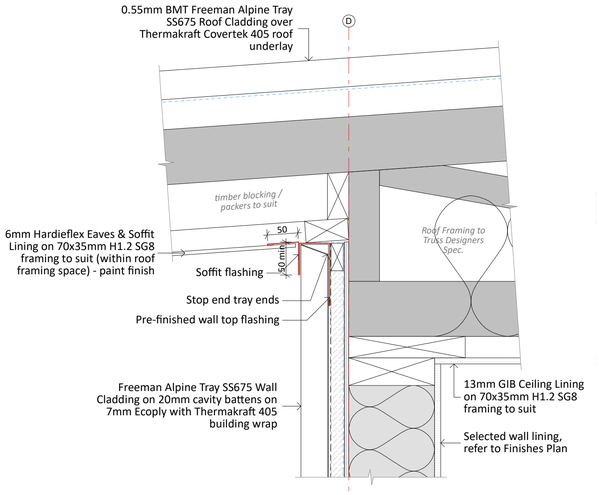
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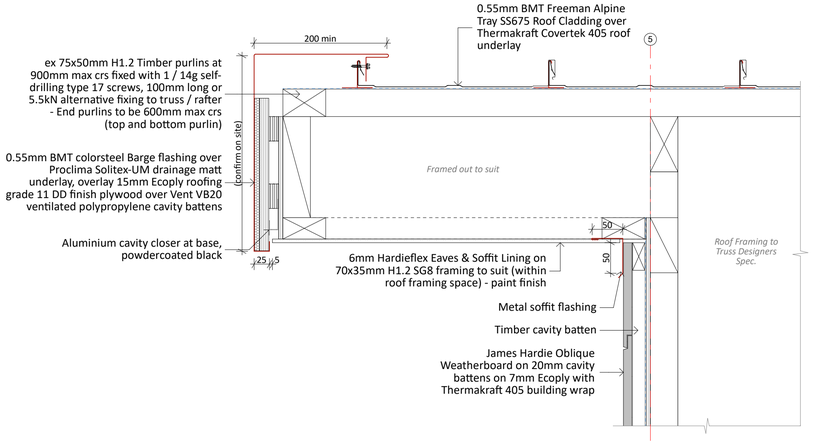
Details

A503



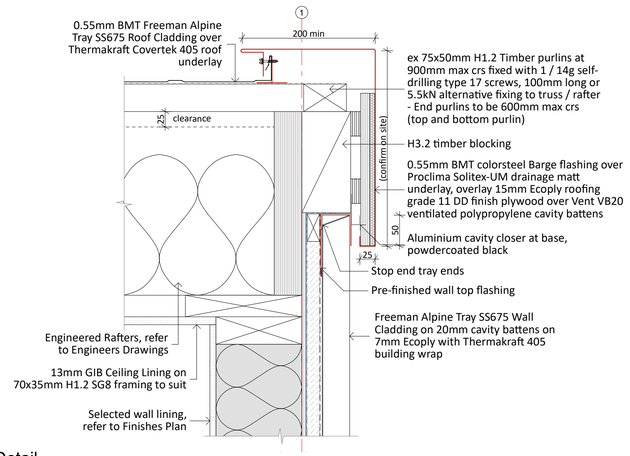
D23 Soffit Junction - Metal Detail

Scale 1:5



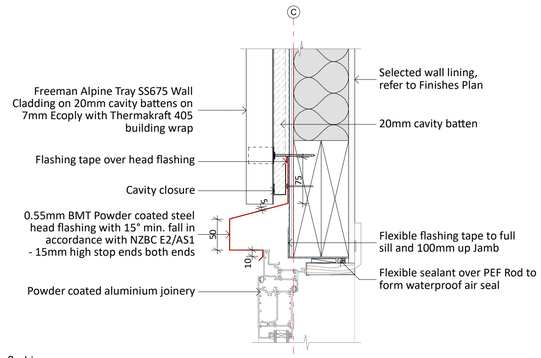
D30 Barge / Soffit Junction - Weatherboard Detail

Scale 1:5



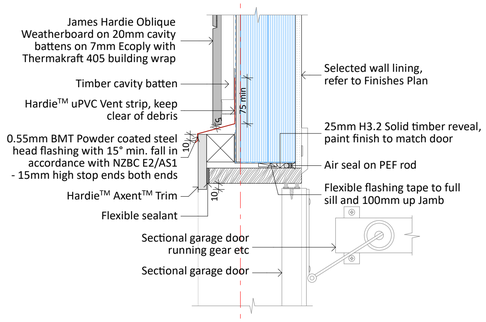
D31 Barge - Metal Detail

Scale 1:5



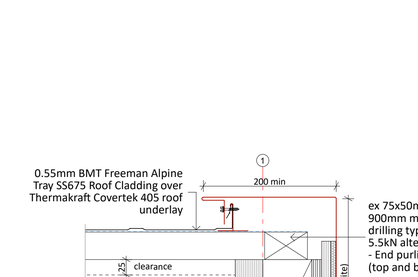
D26 Door Head - Metal Detail

Scale 1:5



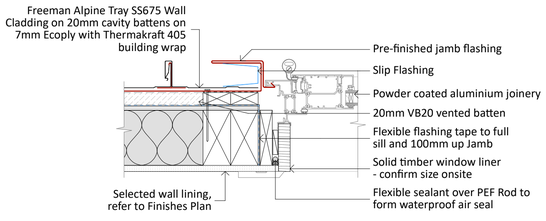
D29 Garage Door Head - Weatherboard Detail

Scale 1:5



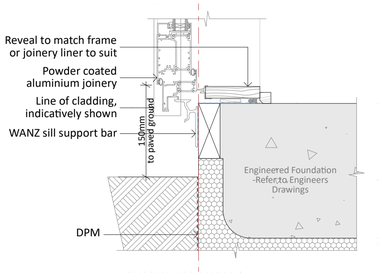
D28 Garage Door Jamb - Weatherboard Detail

Scale 1:5



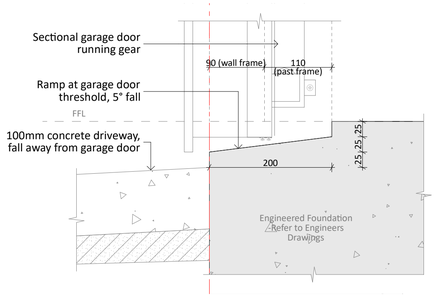
D25 Door Jamb - Metal Detail

Scale 1:5



D24 Door Sill - Metal Detail

Scale 1:5



D27 Garage Door Sill Detail

Scale 1:5

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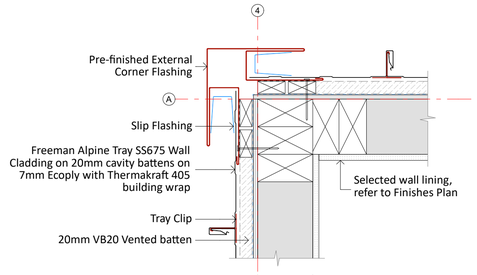
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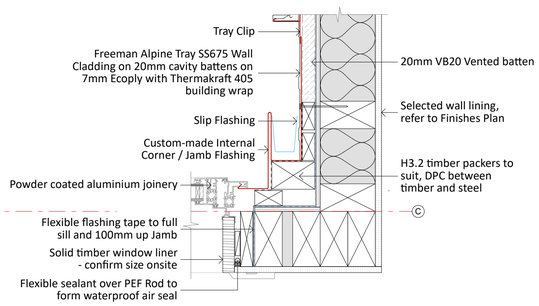
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A504



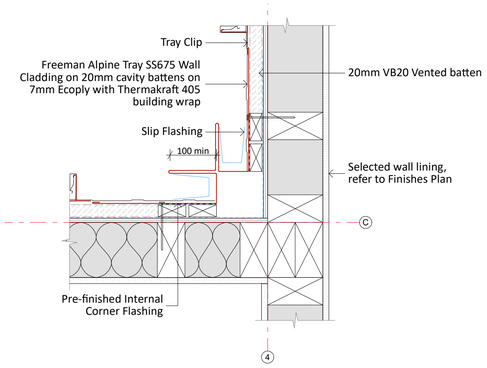
D34 External Corner - Metal Detail

Scale 1:5



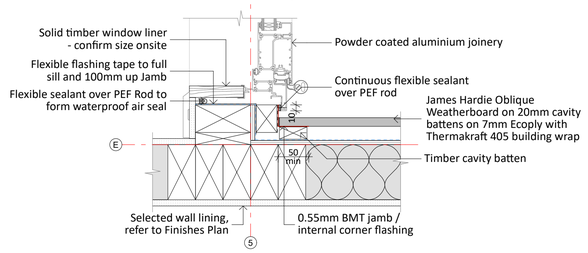
D32 Internal Corner / Joinery Jamb - Metal Detail

Scale 1:5



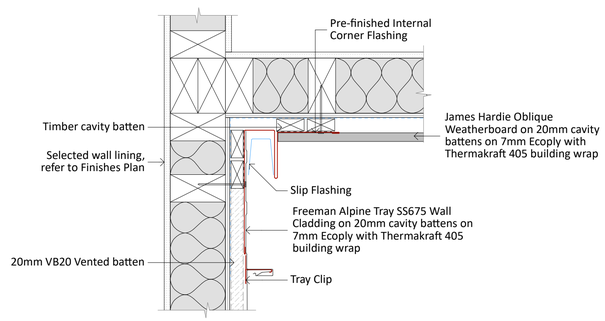
D33 Internal Corner - Metal Detail

Scale 1:5



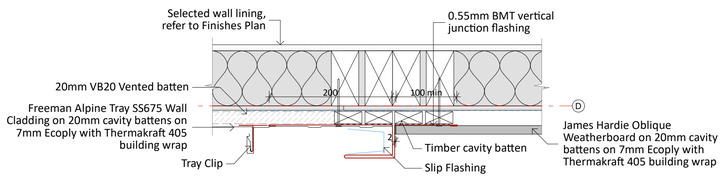
D35 Internal Corner / Joinery Jamb - Weatherboard Detail

Scale 1:5



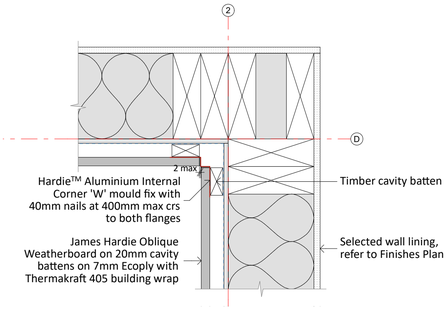
D36 Internal Corner - Metal & Weatherboard Detail

Scale 1:5



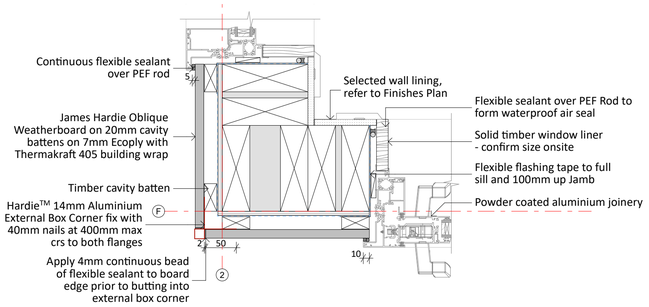
D39 Vertical Junction - Metal & Weatherboard Detail

Scale 1:5



D38 Internal Corner - Weatherboard Detail

Scale 1:5



D37 External Corner / Joinery Jambs - Weatherboard Detail

Scale 1:5

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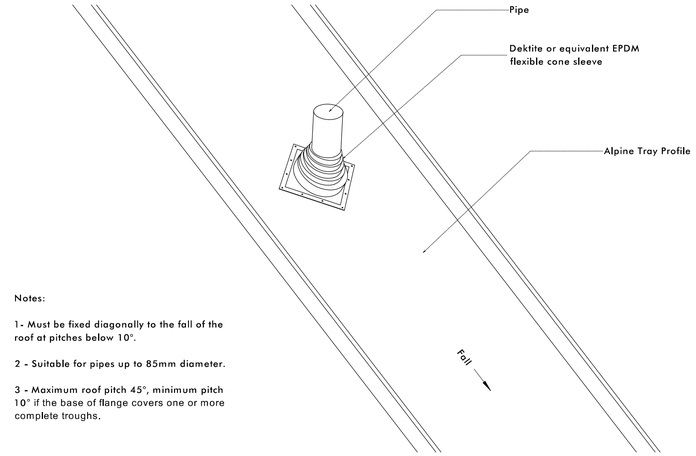
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RevID	Change Name	Date
D	Building Consent Issue	06/11/2026

SCALE	1:5
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REVISION NO.	D

Details

A505



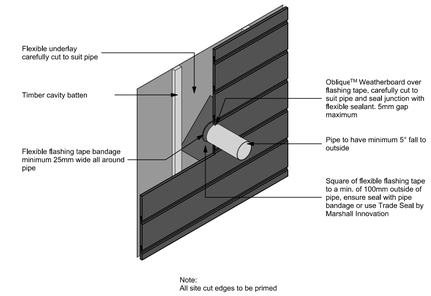
Notes:

1 - Must be fixed diagonally to the fall of the roof at pitches below 10°.

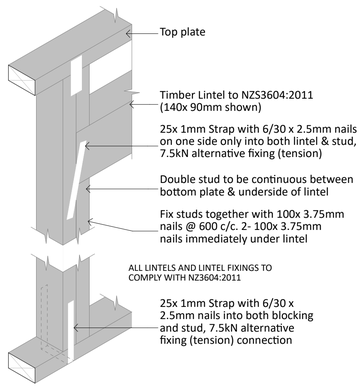
2 - Suitable for pipes up to 85mm diameter.

3 - Maximum roof pitch 45°, minimum pitch 10° if the base of flange covers one or more complete troughs.

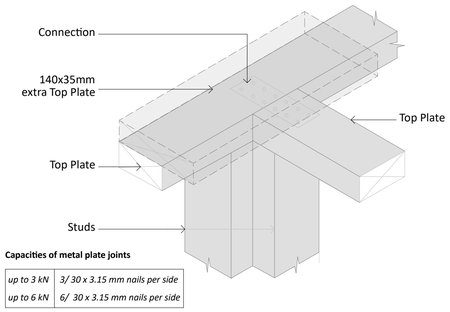
Typ. Penetration - Metal Detail
Scale 1:5



Typ. Penetration - Weatherboard
Scale 1:5



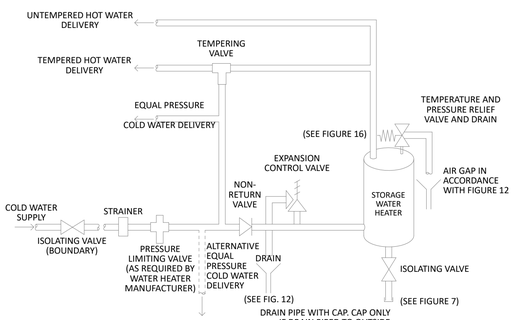
Lintel Fixing Detail
Scale 1:5



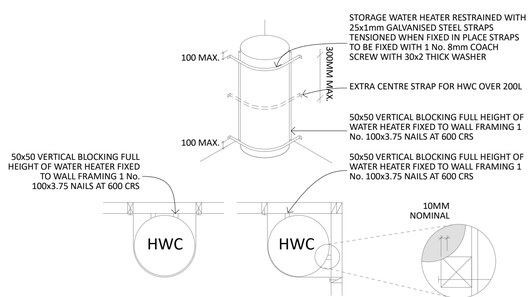
Capacities of metal plate joints

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

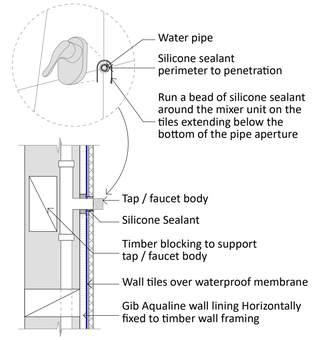
Top Plate Connection Detail
Scale 1:5

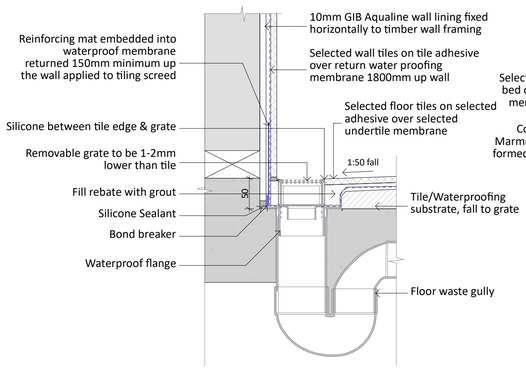


HOT WATER CYLINDER VALVE SCHEME

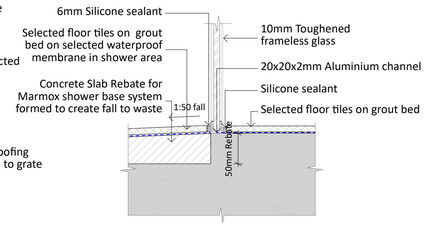


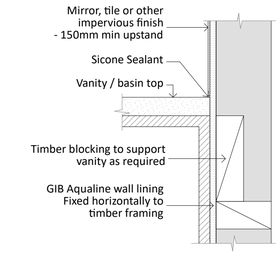
HOT WATER CYLINDER SEISMIC RESTRAINT DETAIL (STORAGE)

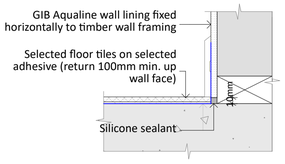




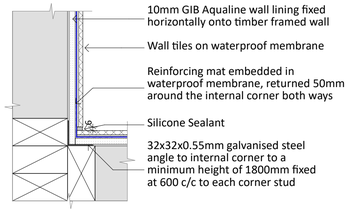
Typ. Bathroom Details
Scale 1:5

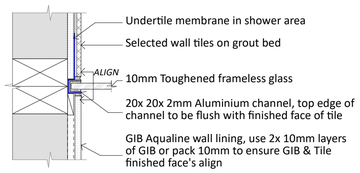


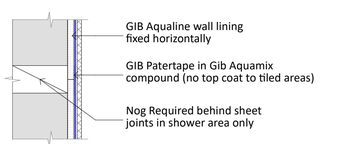


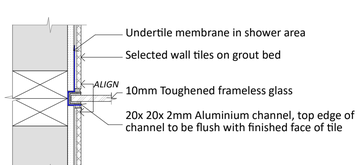


Typ. Bathroom Details
Scale 1:5









Typ. Bathroom Details
Scale 1:5

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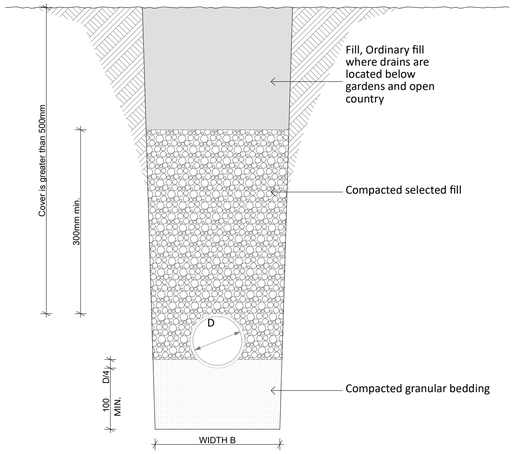
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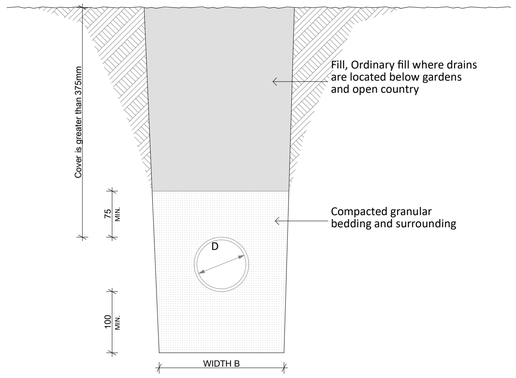
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REVISION NO.	D

Details

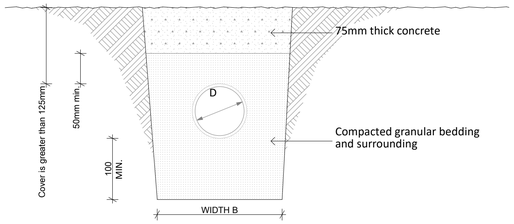
A506



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



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

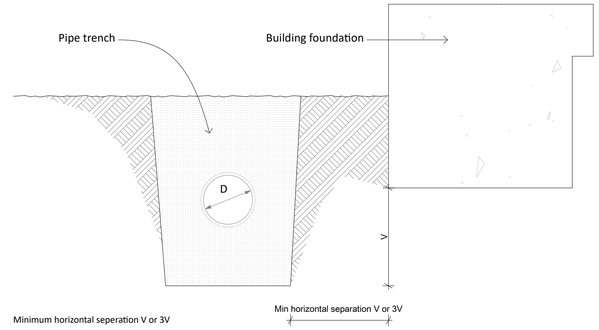


Note:

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

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

COVER GREATER THAN 125MM



RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION

Bedding & Backfill Detail

Scale 1:5

Soak Pit 1

SOAK PIT SIZE:

Soak Pit calculation using NZBC E1/VM1 formula:
$V_{stor} = R_c - V_{soak}$

Note: Soakage rate has been assumed using existing data but the test should be carried out on site during the foundation excavation to confirm calculations.

Volume of storage required in the soak pit, V_{stor} (m^3) shall be calculated by:
$V_{stor} = R_c - V_{soak}$
where
R_c = run off discharged from catchment to soak pit 1 hour (m^3)
V_{soak} = Volume disposed of by soakage in 1 hour (m^3)
and
R_c = 10 CIA
where
C = run-off coefficient (see Table 1)
C= **0.90** (taken from table 1 as per Developed Surface types - Fully roofed and/or sealed developments)
I = rainfall intensity (mm/hr) based on 1 hour duration of an event having a 10% probability of occurring annually.
I = **26mm**/hr taken from NZBC E1 Tabel A
A = area (in hectares) of the catchment discharging to the Soak Pit
A= 265.62m^2 (Roof) + 83.43m^2 (Impervious Areas) = **349.05m^2** = **0.0349ha**

R_c = 10 CIA = 10x0.90 x 26x0.0349 = **8.17m^3**

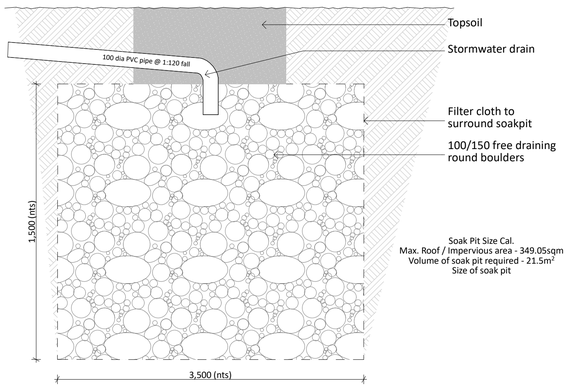
and
$V_{soak} = A_{sp}S_r/1000$
where
A_{sp} = area of the base of the soak pit (m^2)
A_{sp} = **15.75m^2**
S_r = Soakage rate (mm/hr) determined from 9.0.2.

$V_{soak} = A_{sp}S_r/1000$ = 15.75x0/1000=**0.0m^3**

$V_{stor} = R_c - V_{soak}$ = 8.17-0.0=**8.17m^3**

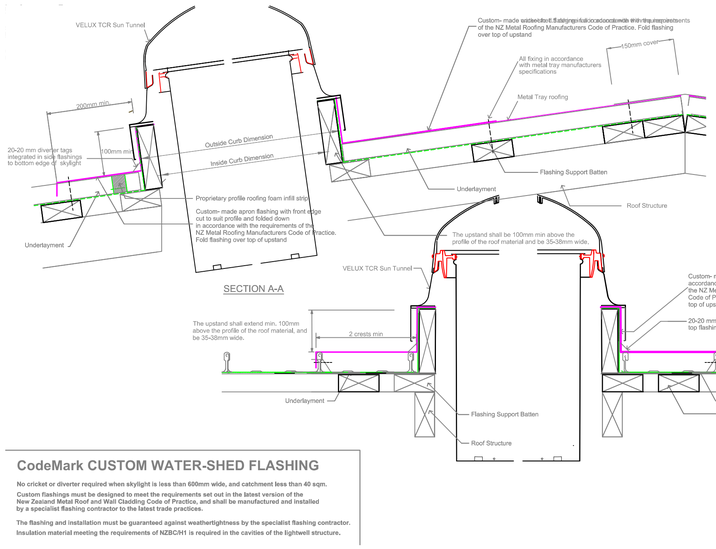
For Rock filled soak pit volume= V_{stor} ÷ 8.17/0.38=**21.5m^2**
Assume: Soakpit size **4.5mLx3.5mWx1.5mH** - Volume max. 23.625m^2

Soak pit shall be filled with rocks 100-150mm surrounded with filter cloth as per attached NZBC/E1 Detail



Soak Pit 1 Calculation

Scale 1:20



CodeMark CUSTOM WATER-SHED FLASHING

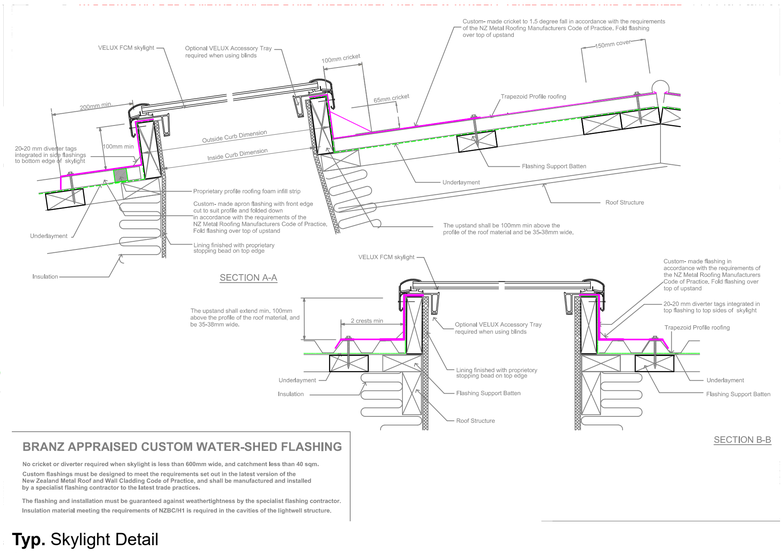
No cricket or diverter required when skylight is less than 600mm wide, and catchment less than 40 sqm.

Custom flashings must be designed to meet the requirements set out in the latest version of the New Zealand Metal Roof and Wall Cladding Code of Practice, and shall be manufactured and installed by a specialist flashing contractor to the latest trade practices.

The flashing and installation must be guaranteed against weathertightness by the specialist flashing contractor.
Insulation material meeting the requirements of NZBC/H1 is required in the cavities of the lightwell structure.

Typ. Sun Tunnel Detail

Scale 1:5



BRANZ APPRAISED CUSTOM WATER-SHED FLASHING

No cricket or diverter required when skylight is less than 600mm wide, and catchment less than 40 sqm.

Custom flashings must be designed to meet the requirements set out in the latest version of the New Zealand Metal Roof and Wall Cladding Code of Practice, and shall be manufactured and installed by a specialist flashing contractor to the latest trade practices.

The flashing and installation must be guaranteed against weathertightness by the specialist flashing contractor.
Insulation material meeting the requirements of NZBC/H1 is required in the cavities of the lightwell structure.

Typ. Skylight Detail

Scale 1:5

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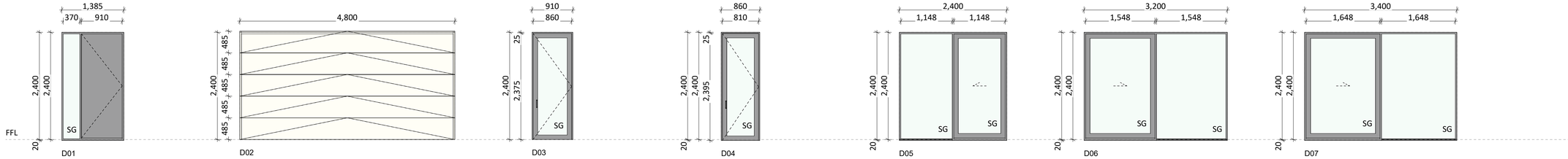
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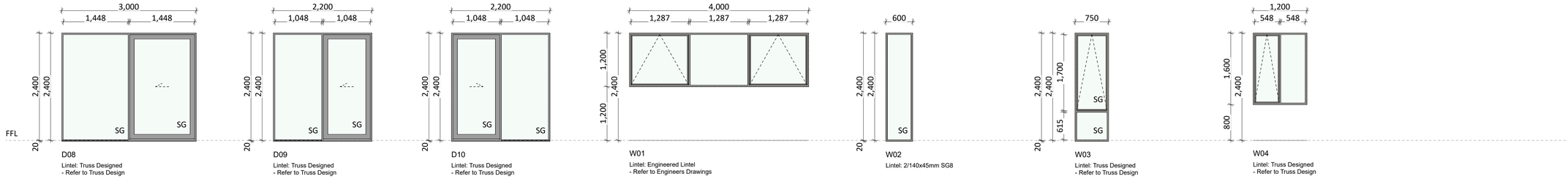
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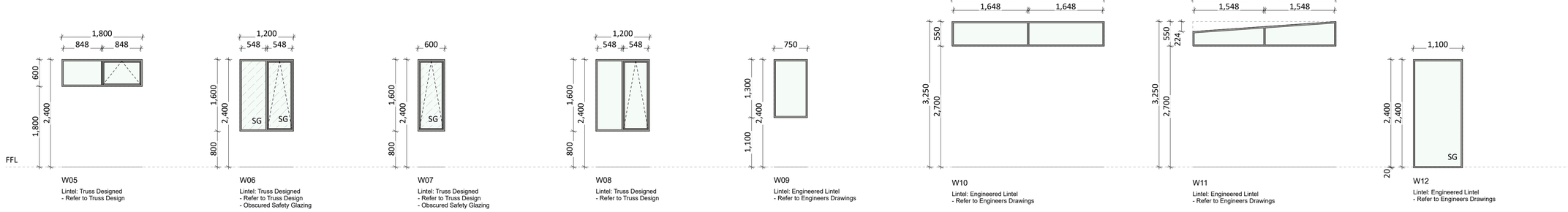
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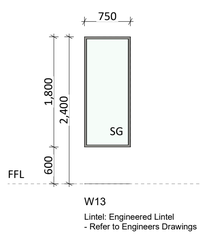
Details

A507









DOOR/WINDOW SCHEDULE

GENERAL NOTES:

INTERIOR DOORS:

The preference of DWA is that all interior doors to be 40 mm solid core timber, paint finish, colour to match interior wall. Contractor and Client are to confirm, and other doors are allowed.

EXTERIOR DOORS:

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

(Unless noted otherwise)

DOOR SAFETY GLAZING:

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

EXTERIOR WINDOWS:

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

(Unless noted otherwise)

WINDOW SAFETY GLAZING:

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

LINTELS:

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

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

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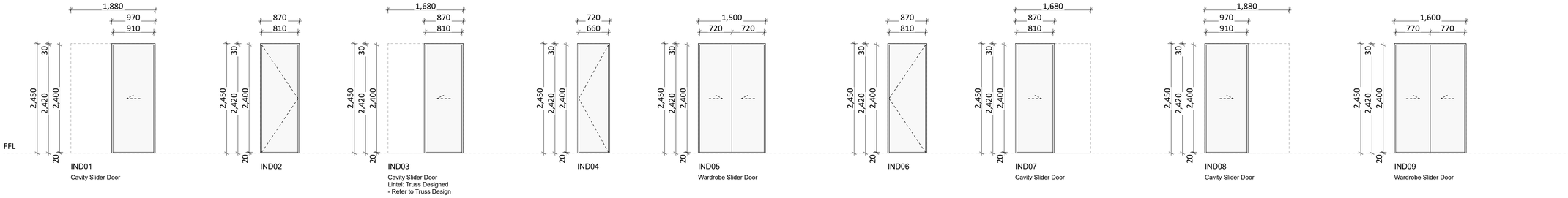
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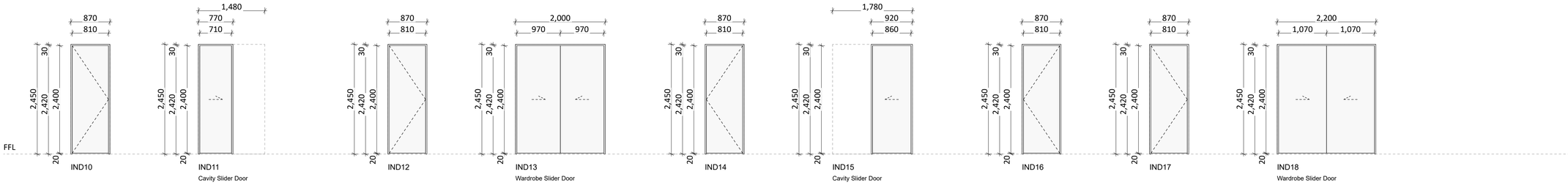
RevID	Change Name	Date
D	Building Consent Issue	06/11/2026

SCALE	1:50, 1:100
SCALE DOUBLED AT A3	
DRAWN	DBS & KM
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JOB NO.	DW1847
REVISION NO.	D

Door & Window Schedule

A601





DOOR/WINDOW SCHEDULE

GENERAL NOTES:

INTERIOR DOORS:

The preference of DWA is that all interior doors to be 40 mm solid core timber, paint finish, colour to match interior wall. Contractor and Client are to confirm, and other doors are allowed.

EXTERIOR DOORS:

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

(Unless noted otherwise)

DOOR SAFETY GLAZING:

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

EXTERIOR WINDOWS:

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

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Interior Door Schedule

A602