

Simple Sustainable Building Ltd New Home

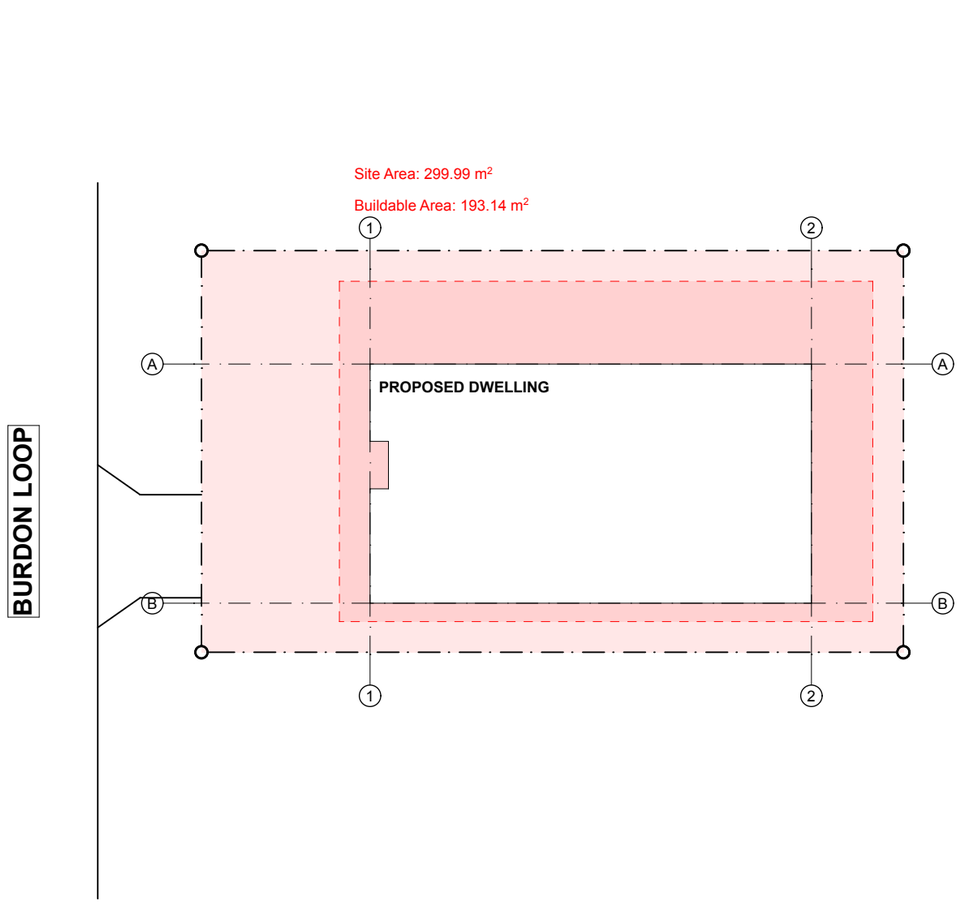
43 Burdon Loop
Longview
Lake Hawea

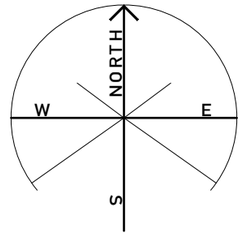
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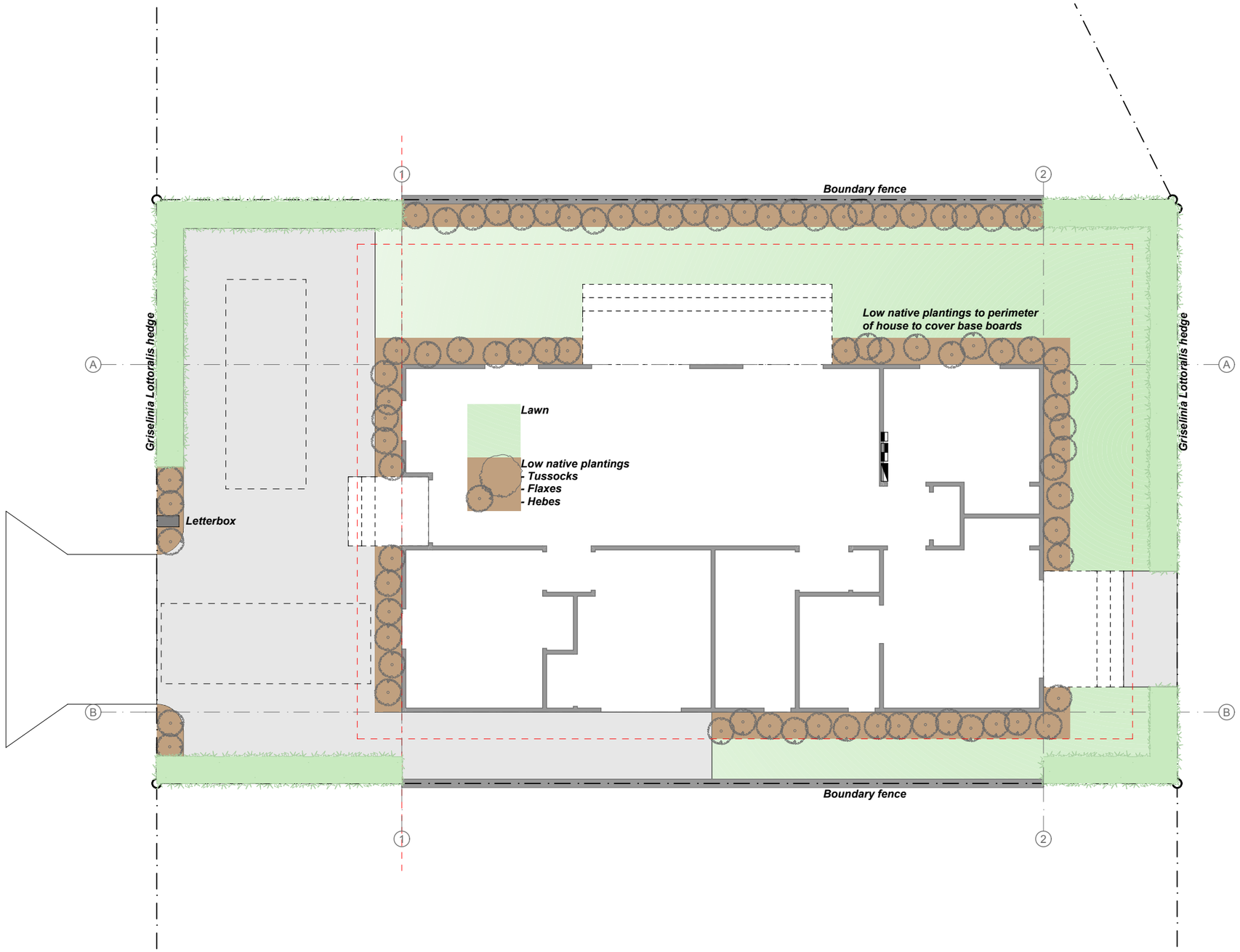
ADNZ Architectural Designers New Zealand Professional Member

Licensed Building Practitioner – Building Confidence





Site Information	
Legal Description	*Lot 97, DP 605685*
Valuation Number	*2908212042*
Physical Address	*43 Burdon Loop, Longview, Lake Hawea*
QLDC Zoning	*Suburban Residential Zone*
Site Area	*300m² more or less*
Site coverage	*112m² (37.4%)*
Elevation	*345.000m.a.s.l.*
Wind Zone	*High*
Earthquake Zone	*Zone 3*
Exposure Zone	*Zone B*
Snow Load	*2.0kPa (Zone N5)*



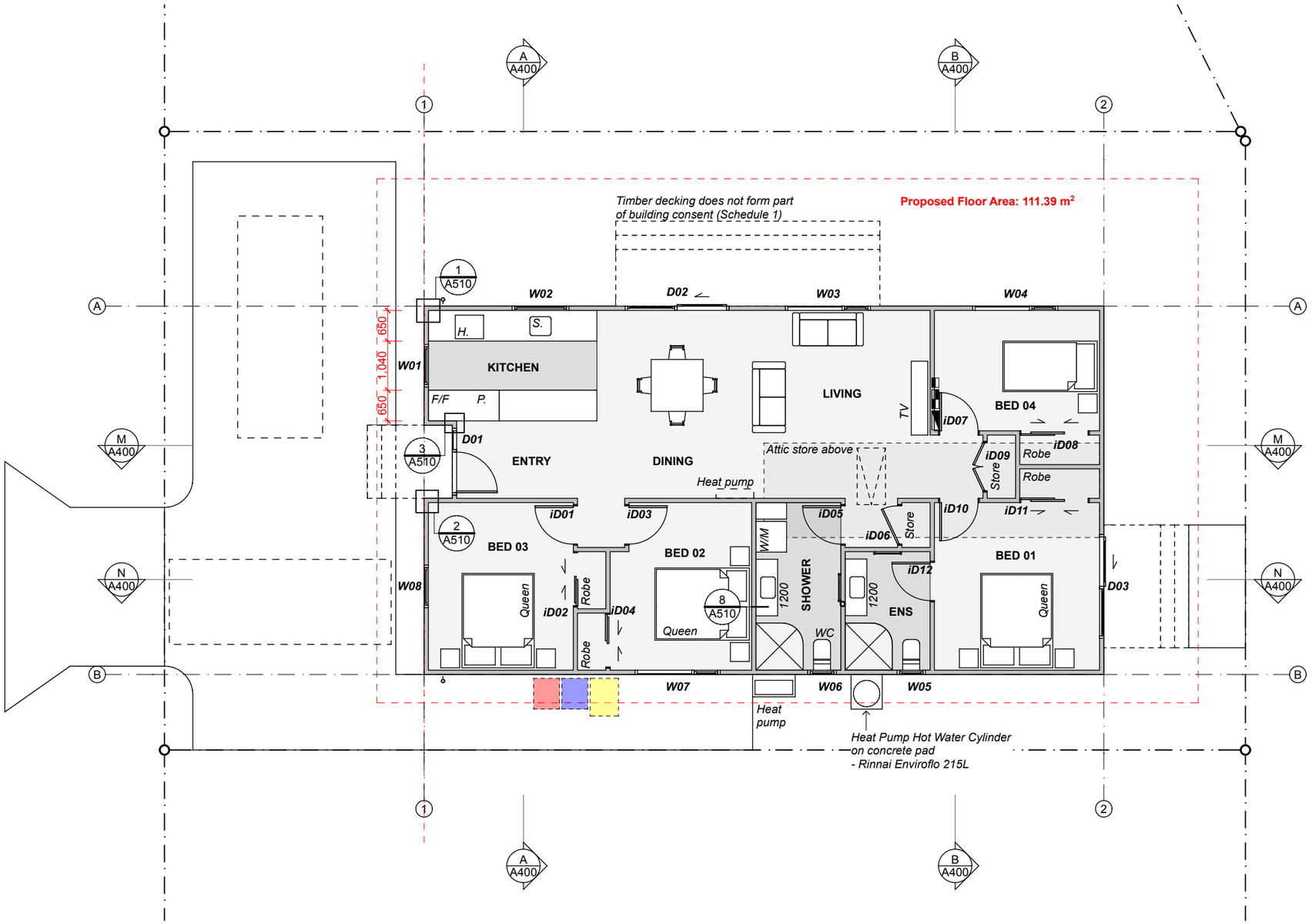
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New Home
Simple Sustainable Building Ltd

43 Burdon Loop
Longview
Lake Hawea

Landscaping Plan
Rev:
Scale: 1:100

A101



WALL LININGS:
Wall linings to house to be 10mm Gib Standard (Level 4 finish, painted) except -
- Wet areas (bathroom) to be 10mm Gib Aqualine (Level 4 Finish, painted).

Refer bracing plan for specific brace element linings.

Gib linings to be installed in accordance with the Gib Site Guide (2024).

INSULATION:
R2.8 Batt insulation to **external walls of house**

R7.0 Batt insulation to centre of **ceilings of house**

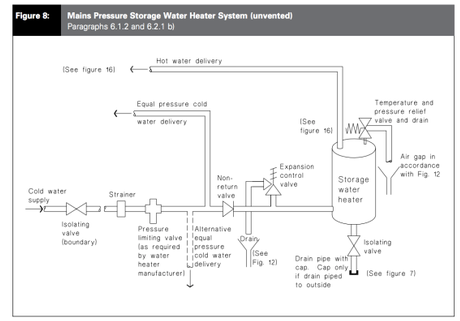
R4.0 Batt insulation (Wall) to eaves of **ceilings of house (Refer detail)**

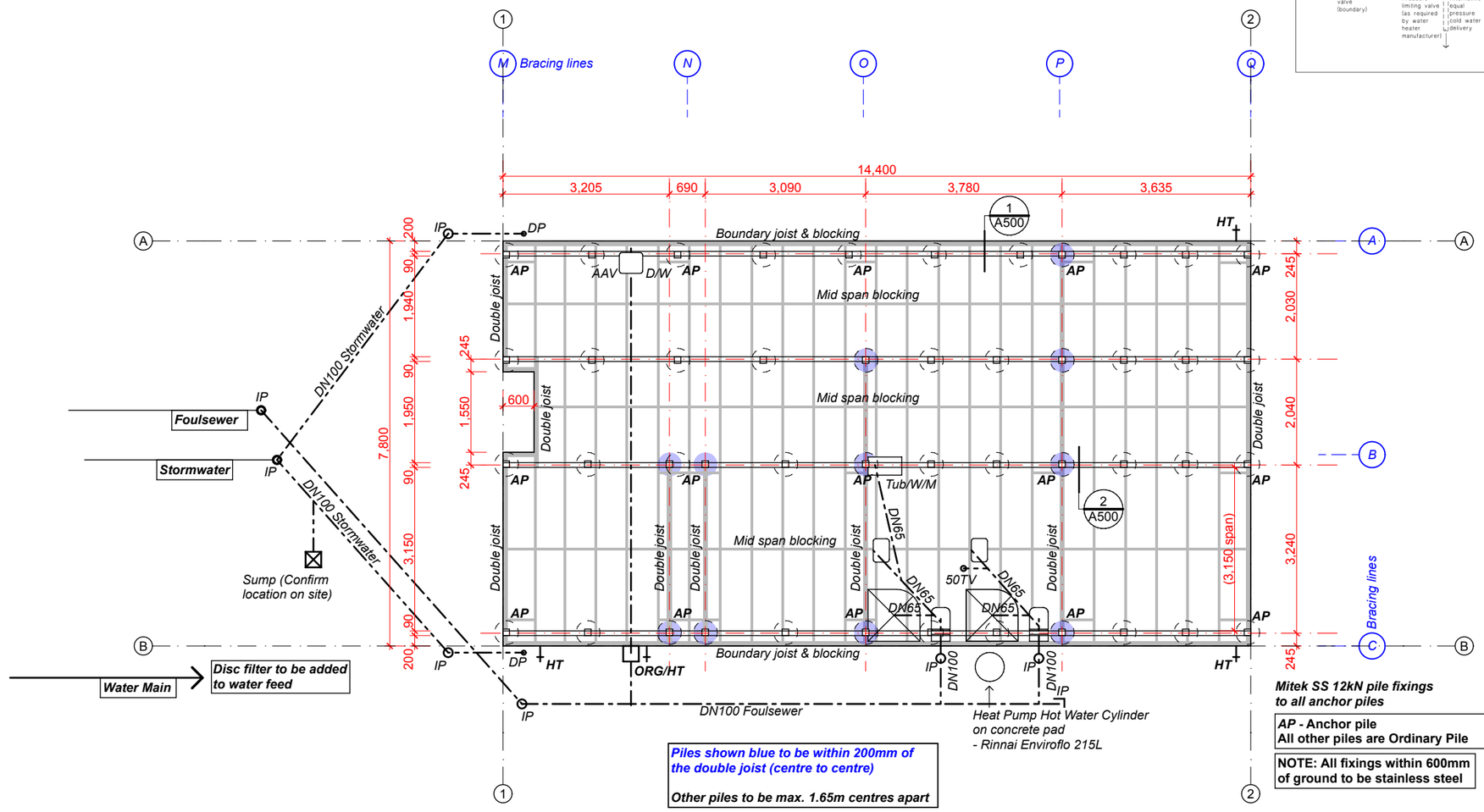
Confirm extent of internal insulation with client

SHOWER:
Shower to have proprietary acrylic walls/base
Shower to have glazed walls/doors for containment
- Toughened glass in compliance with AS/NZS 2208

FLOORING LEGEND:

Impervious floor vinyl





FLOOR STRUCTURE
Flooring - *20mm T&G particle board sheet flooring*
Floor Joists - *190x45mm H1.2 SG8 timber joists @ 600mm cr's - 3.15m max. span*
Bearers - *2/140x45mm H3.2 SG8 timber bearers (LD 2.8m max.) Span 1.65m max.*
Piles - *125x125mm square H5 timber piles*
Footings - *460mm Ø concrete footings*

Plumbing/Drainage:

Drainage installation to comply with AS/NZS 3500.2 (G13/AS3)

Hot water supply pipework to be polybutylene (or compliant alternative), fully lagged with insulation.

Cold water supply pipework to be polybutylene (or compliant alternative), fully lagged with insulation if outside the thermal envelope.

ALL WHB/VANITY WASTES TO BE THROUGH WALL FRAMING TO ALLOW FOR WALL HUNG UNITS

CONFIRM ALL WASTE LOCATIONS WITH PRODUCTS SELECTED (BY CLIENT)

Minimum Gradients

Plumbing/Drainage (AS/NZS 3500.2)
DN100 - 1:60
DN65 - 1:40

Stormwater (NZBC E1/AS1)
DN100 - 1:120
DN150 - 1:200

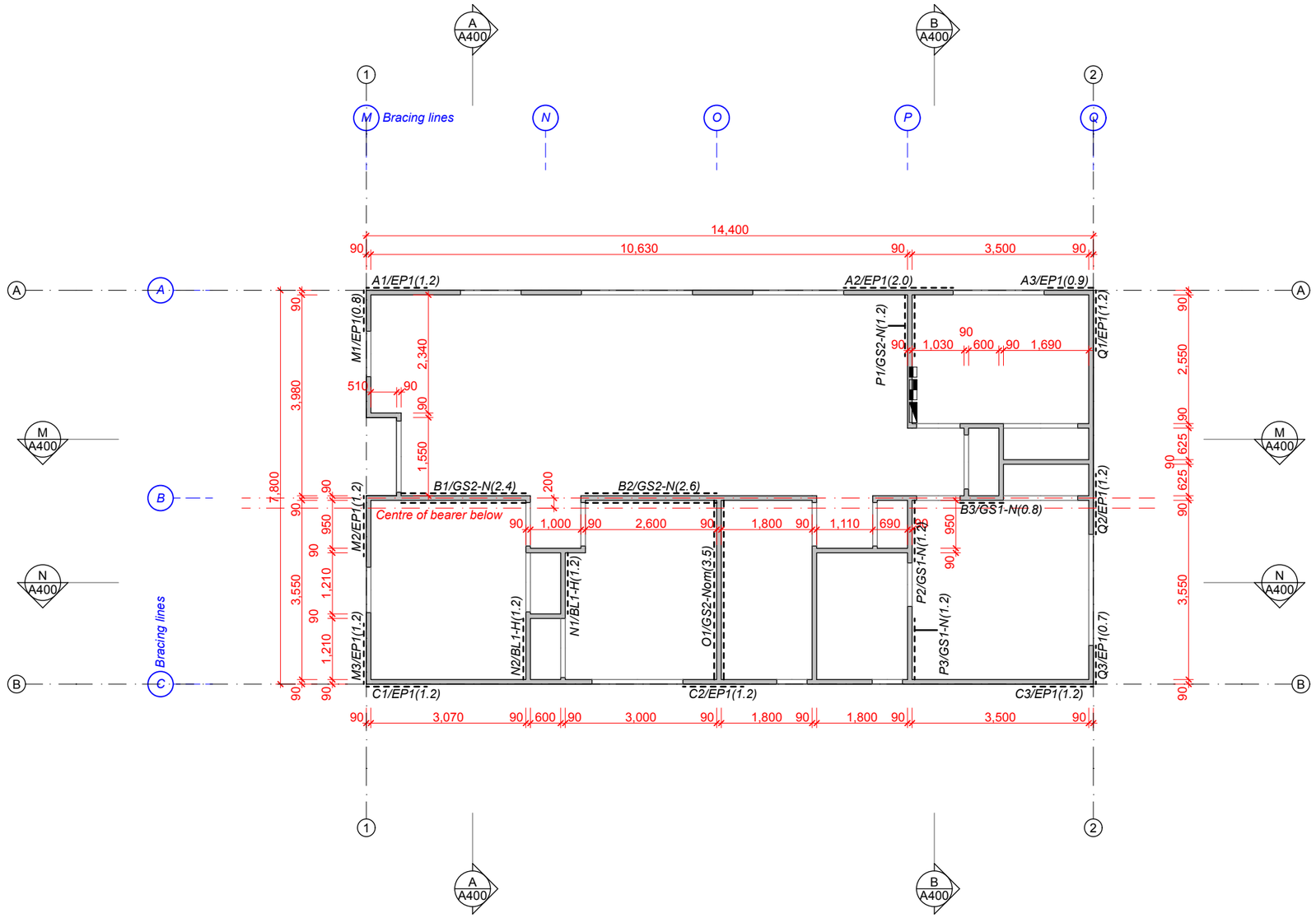
Piles shown blue to be within 200mm of the double joist (centre to centre)

Other piles to be max. 1.65m centres apart

AP **- Anchor pile**
All other piles are Ordinary Pile

NOTE: All fixings within 600mm of ground to be stainless steel

ORG *- Overflow relief gulley*
IP *- Inspection Point*
HT *- Hose Tap (Confirm locations with client)*
TV *- Terminal Vent*
BC *- Branch Vent*
AAV *- Air admittance Valve*



FRAMING:
All timber framing to be H1.2 treated minimum.

External studs typically 90x45mm @ 600mm cr's maximum, dwangs at 800mm cr's maximum.

Internal studs typically 90x45mm @ 600mm cr's maximum, dwangs at 800mm cr's maximum.

All walls to have double top plates to thickness of wall.

Refer Frame and truss documents for lintel sizes.

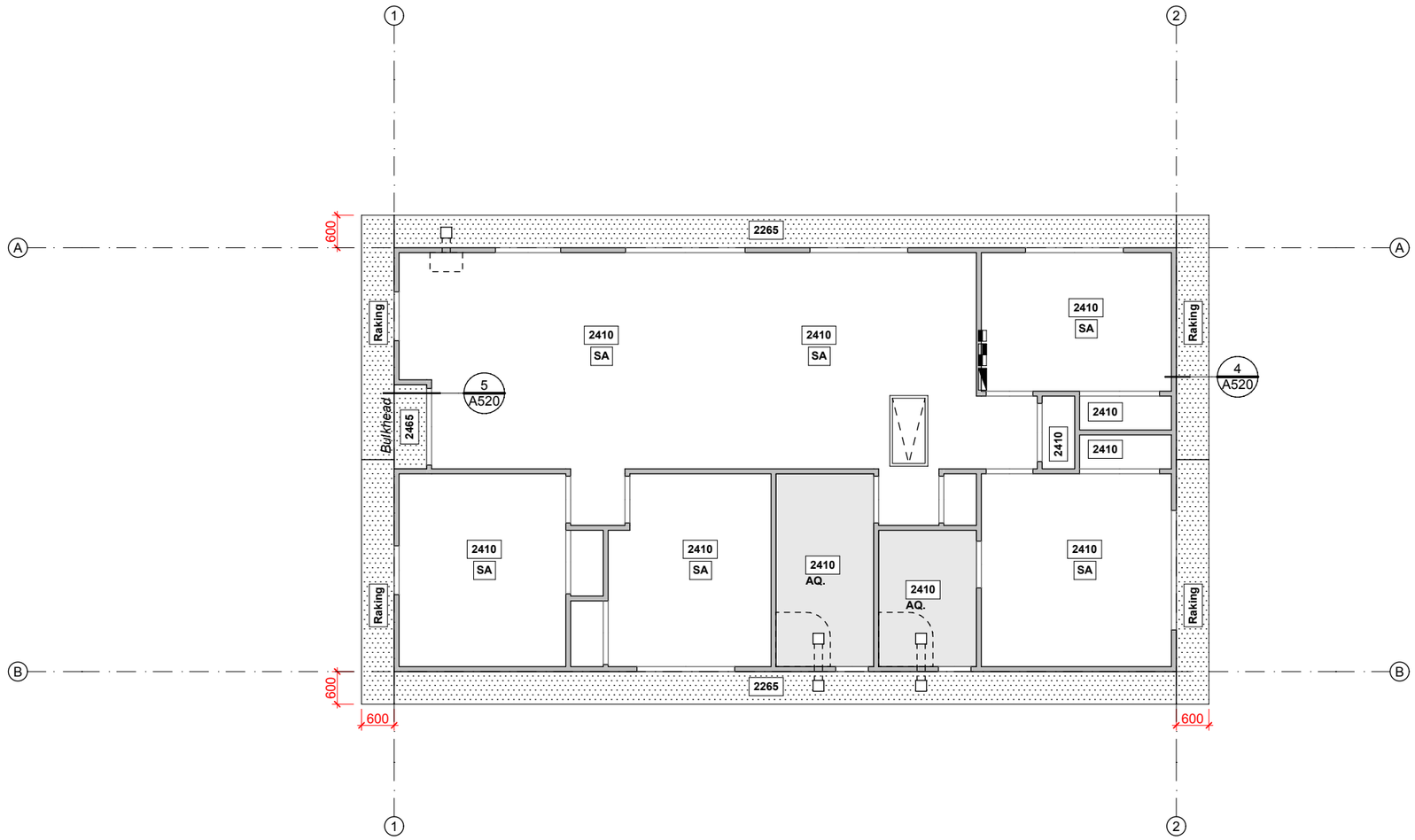
Refer Gib EzyBrace Systems Specification (CBI5113 August 2016) for Gib bracing systems .

Refer CHH Ecoply Barrier Specification & Installation Guide (Sept 2020) for plywood bracing systems.

SCHEDULE OF FIXINGS:
(all as per NZS 3604:2011)

Bearer - Ordinary Pile	*2/Wire dogs + 4/100x3.75mm Skew nails*
Joist - Bearer	*3/90x3.15mm power driven skew nails*
Bottom Plate - Joists	*3/90x3.15mm power driven skew nails @ 600mm cr's*
Top Plate - Stud	*Refer Frame Manufacturer*
Truss - Top Plate	*Refer Truss Manufacturer*
Purlin - Truss	*1/10g screw per truss crossing, 35mm min. embedment in structure (through packing if present)*

Refer additional documentation for further fixings (Structural, Trusses, Lintels, Bracing hold downs, Cladding etc.)



CEILING LEGEND:

- 13mm Gib Standard over metal battens @ 600mm cr's max.
- AQ. 13mm Gib Aqualine over metal battens @ 600mm cr's max.
- 4.5mm fibre cement soffit over joists @ 600mm cr's max.
- SA **Interconnected** smoke alarm w/ hush function (Battery powered)
- HD **Interconnected** heat detector w/ hush function (Battery powered)
- Attic access hatch
- 150mm in line extract fan

Bathroom minimum flow rate - 25l/s
Kitchen minimum flow rate - 50l/s

NOTE:
- Any downlights to be rated IC or higher

- Allow to walk through with client to confirm position of all electrical items prior to lining

Lighting installation to comply with NZBC G8/AS1

Electrical installation to comply with NZBC G9/AS1

Interconnected smoke detection system to be installed in compliance with manufacturers documentation and NZS 4514:2021

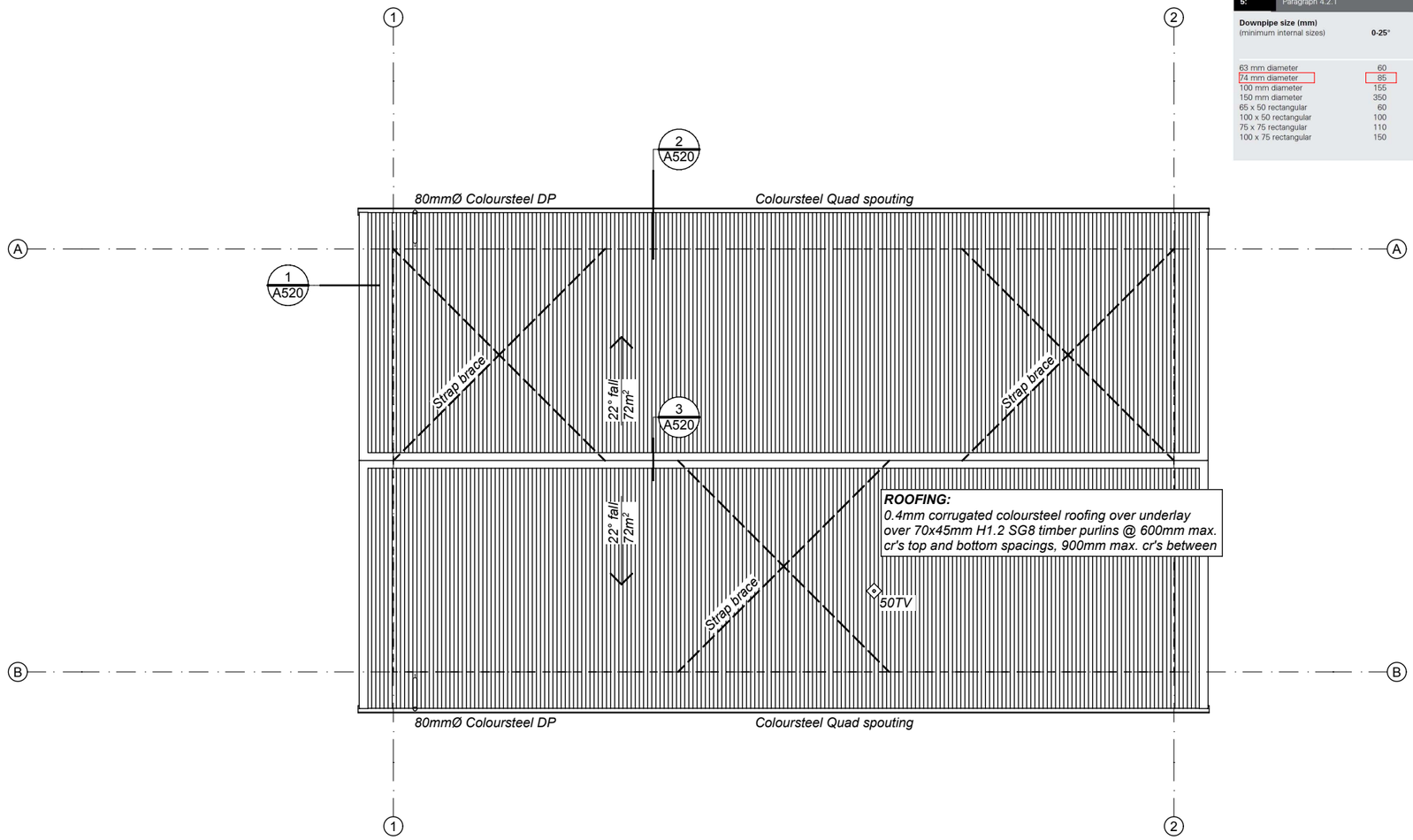
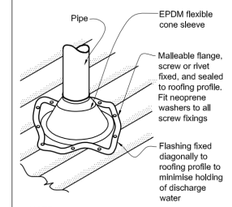


Table 5: **Downpipe Sizes for Given Roof Pitch and Area**
Paragraph 4.2.1

Downpipe size (mm) (minimum internal sizes)	Roof pitch			
	0-25°	25-35°	35-45°	45-55°
	Plan area of roof served by the downpipe (m^2)			
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

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



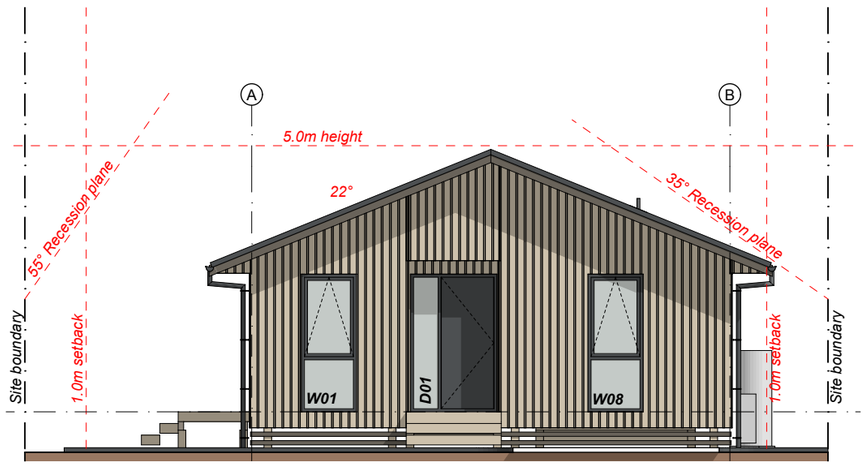
NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

Excerpt from NZBC E2/AS1

Roof Bracing

One pair steel straps or one roof space brace per 50m² roof (minimum two per ridge)

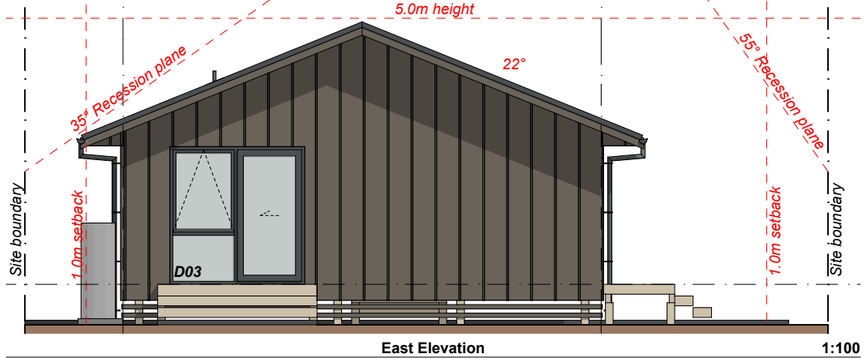
As per NZS 3604:2011 Table 10.16, roof space braces to 10.4.3



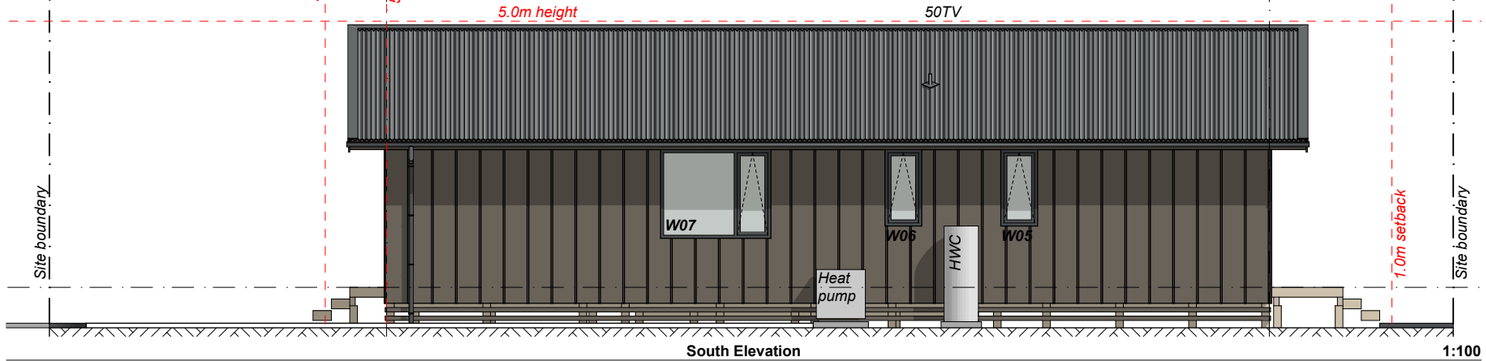
West Elevation 1:100



North Elevation 1:100



East Elevation 1:100



South Elevation 1:100

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

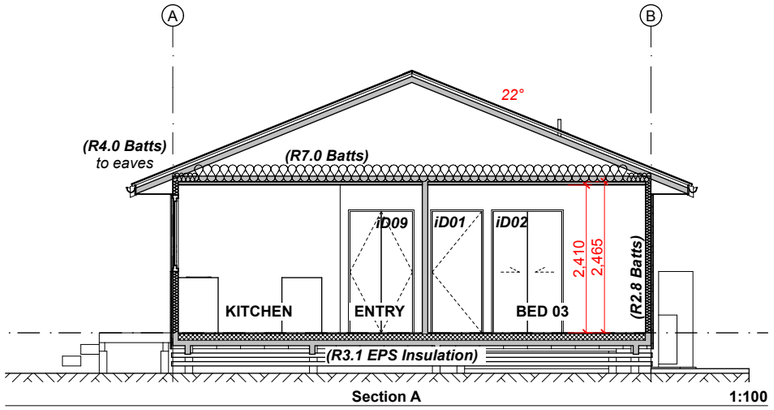
REFER DETAIL 4 ON SHEET A510 FOR CLADDING PENETRATION DETAILS

CLADDING LEGEND

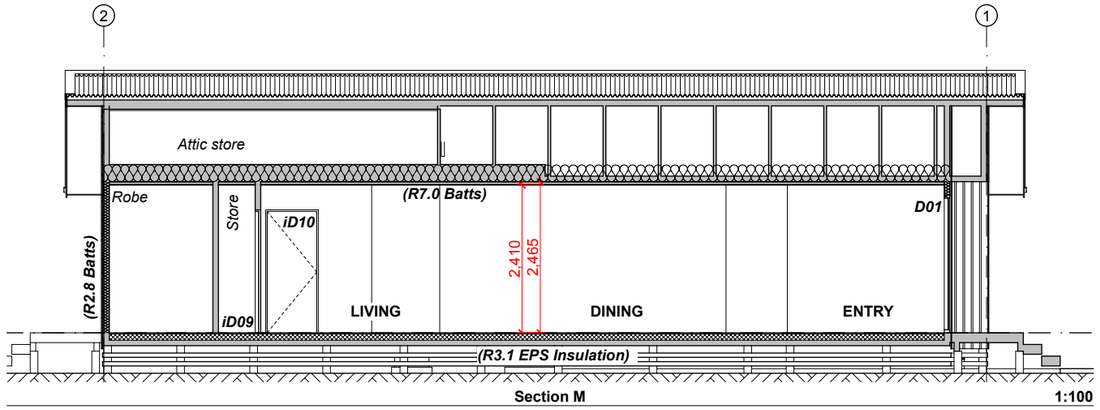
0.4mm Corrugated colorsteel roofing over underlay
Colour: Grey Friars (LRV: 11)

James Hardie Stria Weatherboard cladding over 20mm drained cavity over Ecoply Barrier
Colour: Resene Mondo

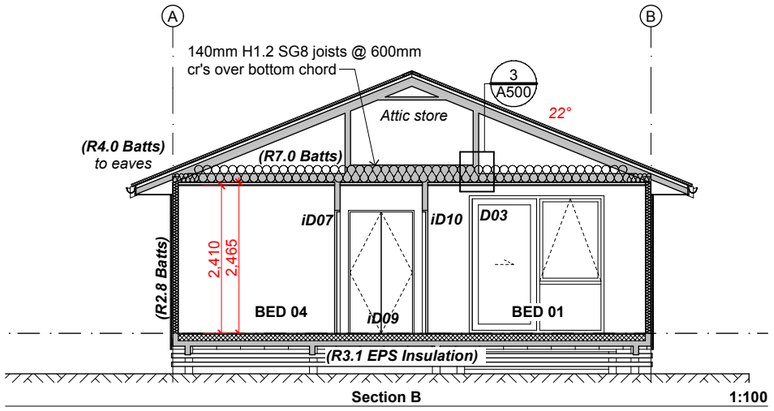
Timber weatherboard cladding over 20mm drained cavity over Ecoply Barrier



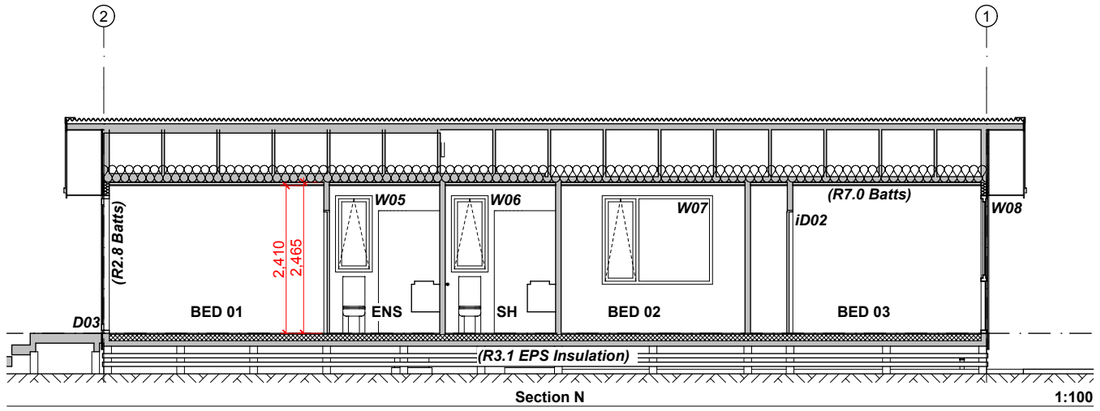
Section A 1:100



Section M 1:100



Section B 1:100



Section N 1:100

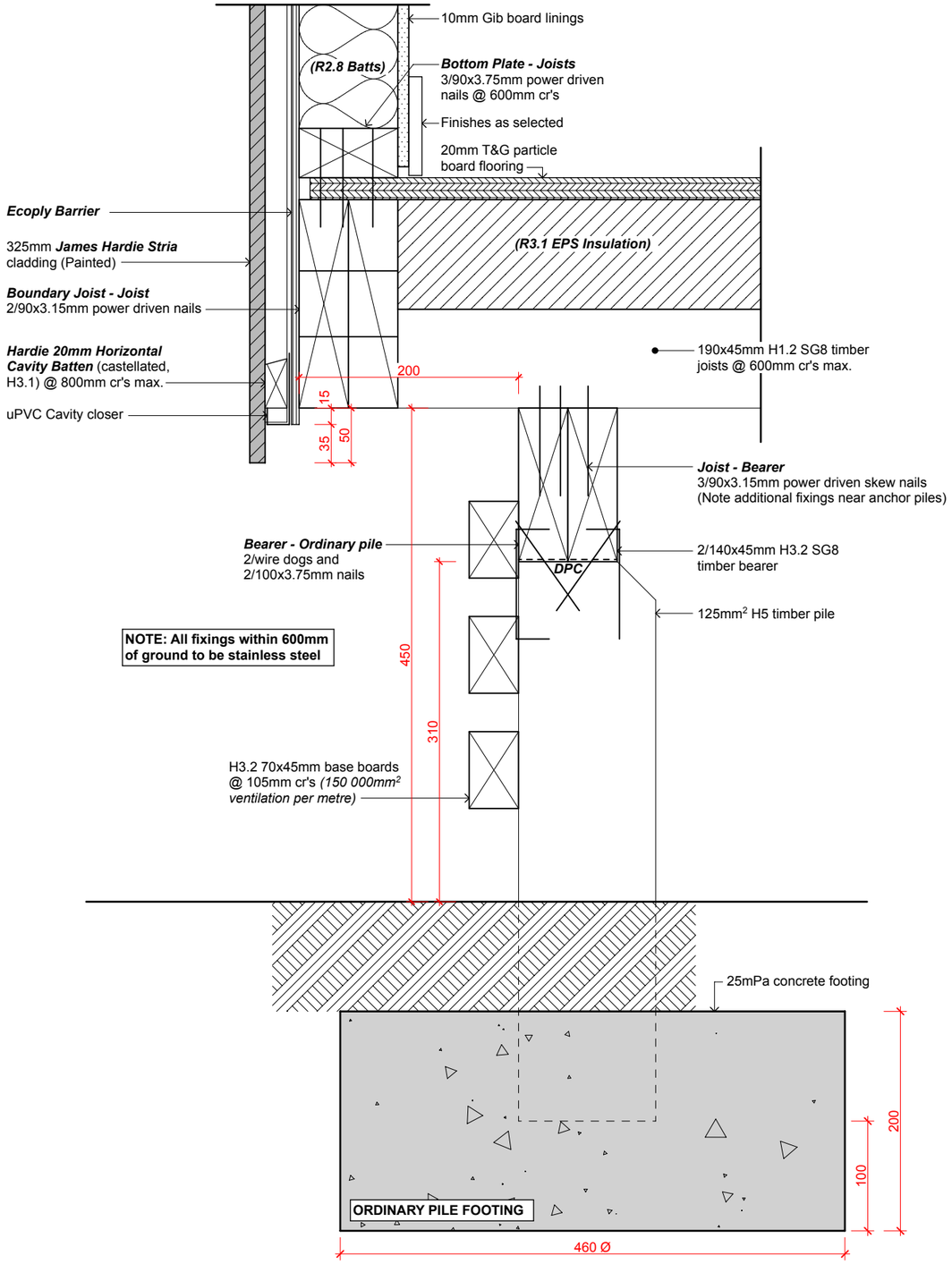
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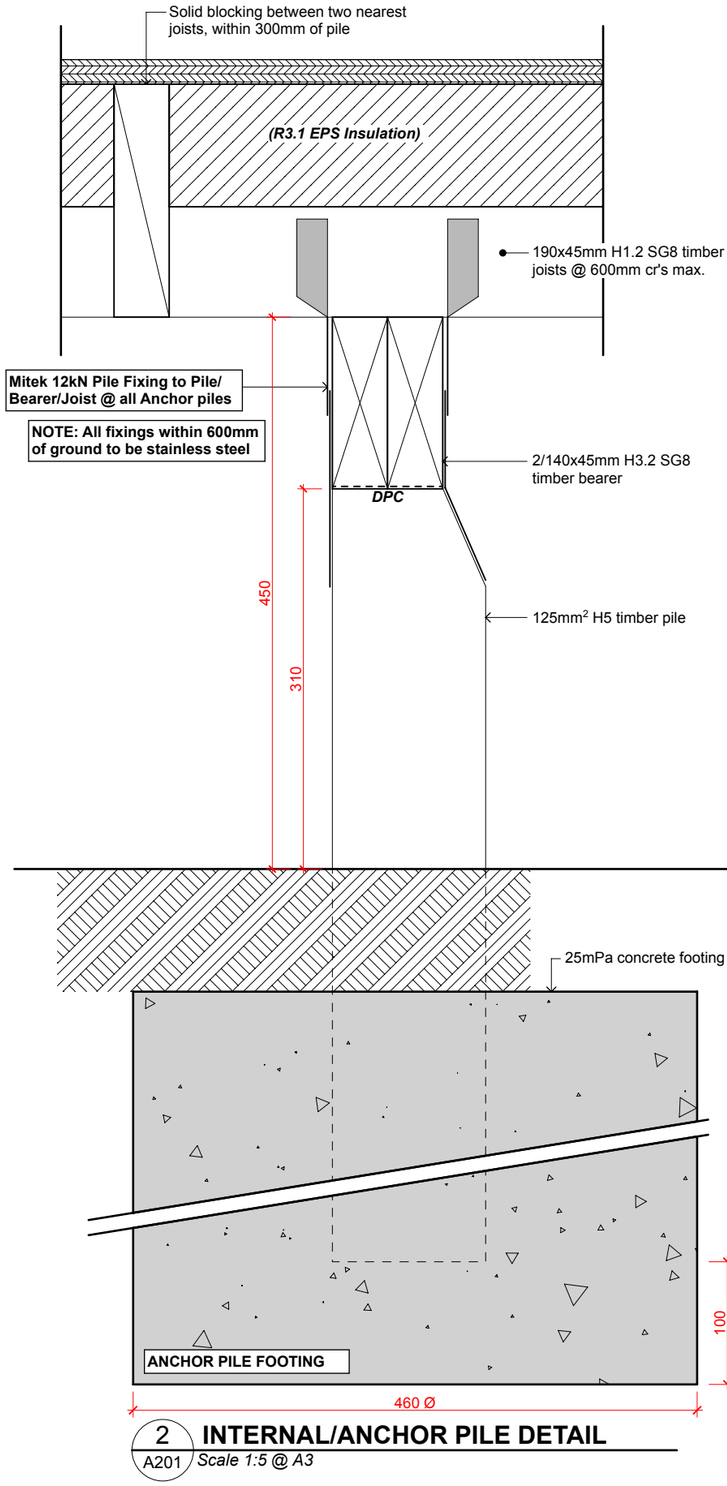
43 Burdon Loop
Longview
Lake Hawea

Sections
Rev:
Scale: 1:100

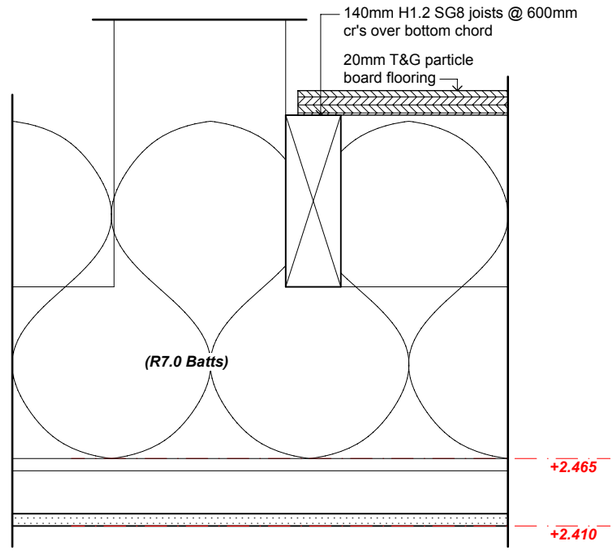
A400



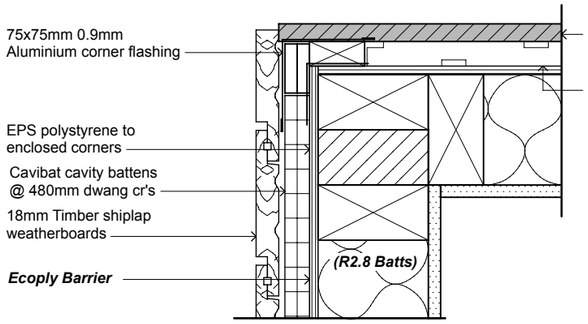
1 A201 **PERIMETER/ORDINARY PILE DETAIL**
Scale 1:5 @ A3



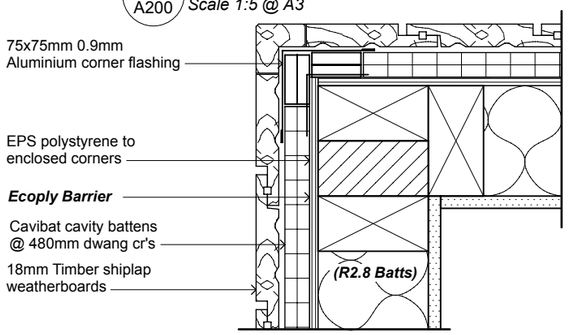
2 A201 **INTERNAL/ANCHOR PILE DETAIL**
Scale 1:5 @ A3



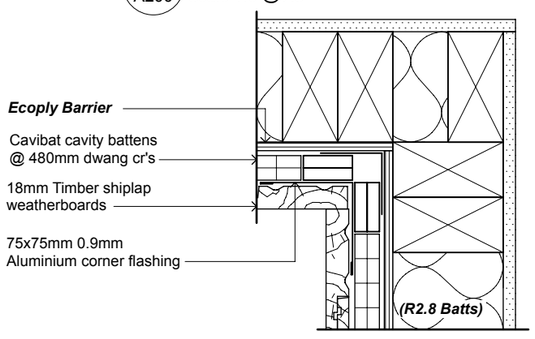
3 A400 **ATTIC FLOOR DETAIL**
Scale 1:5 @ A3



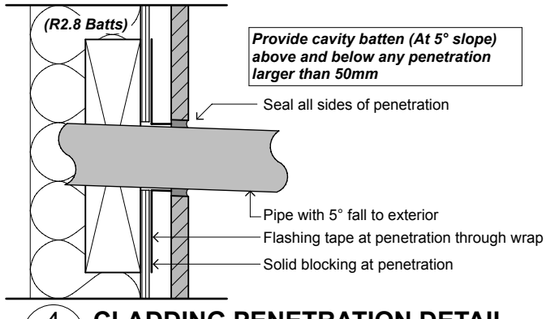
1 A200 **EXTERNAL CORNER DETAIL**
Scale 1:5 @ A3



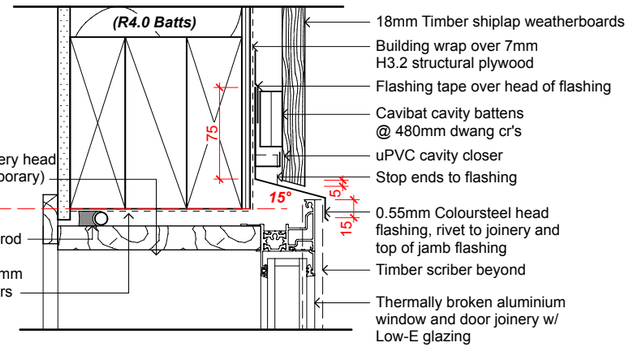
2 A200 **EXTERNAL CORNER DETAIL**
Scale 1:5 @ A3



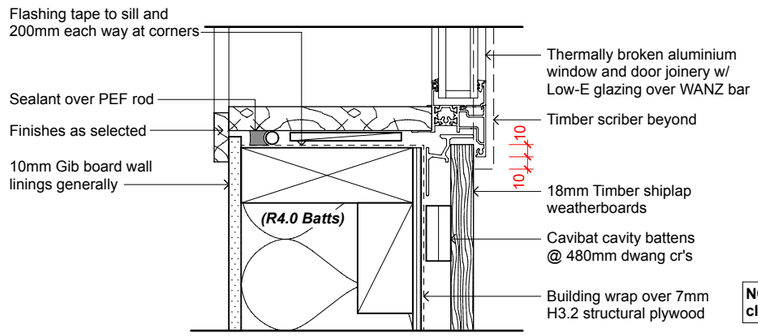
3 A200 **INTERNAL CORNER DETAIL**
Scale 1:5 @ A3



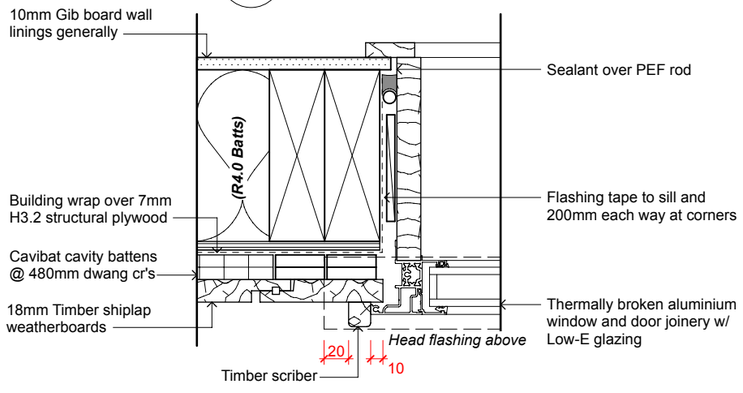
4 A300 **CLADDING PENETRATION DETAIL**
Scale 1:5 @ A3



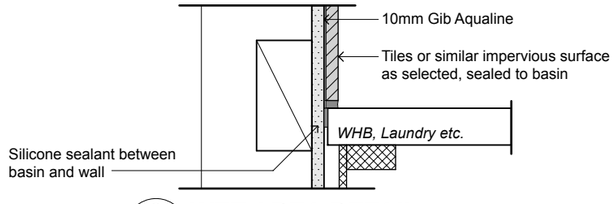
5 A600 **HEAD DETAIL**
Scale 1:5 @ A3



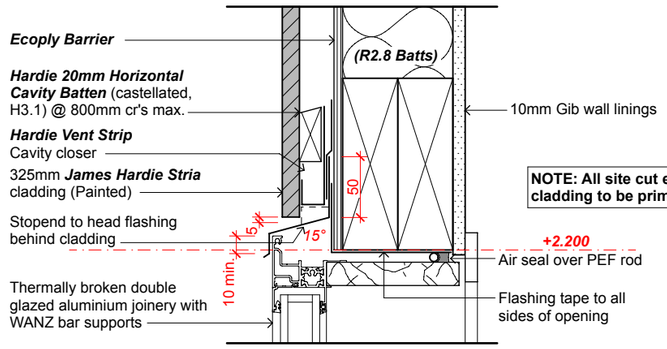
6 A600 **SILL DETAIL**
Scale 1:5 @ A3



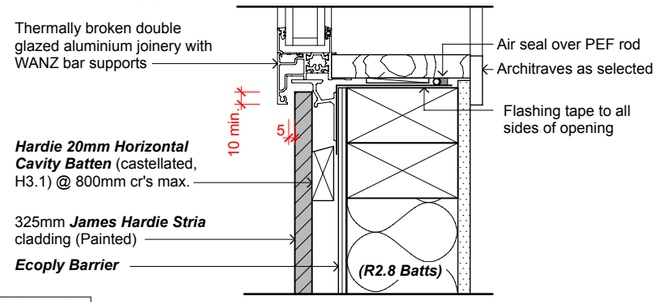
7 A600 **JAMB DETAIL**
Scale 1:5 @ A3



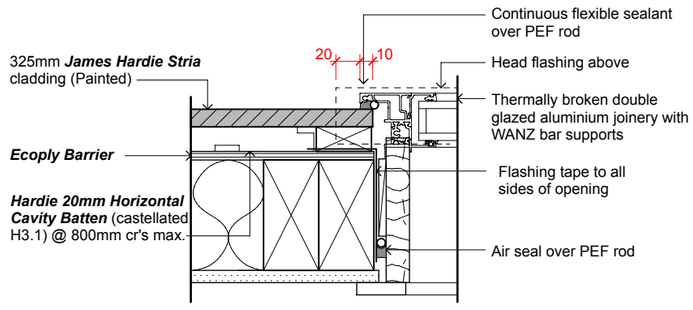
8 A200 **WET AREA DETAIL**
Scale 1:5 @ A3



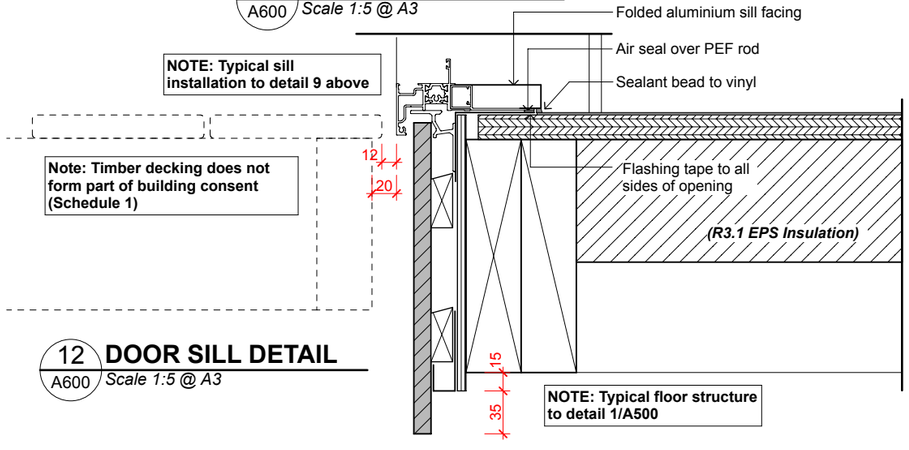
9 A600 **STRIA - HEAD DETAIL**
Scale 1:5 @ A3



10 A600 **STRIA - SILL DETAIL**
Scale 1:5 @ A3



11 A600 **STRIA - JAMB DETAIL**
Scale 1:5 @ A3



12 A600 **DOOR SILL DETAIL**
Scale 1:5 @ A3

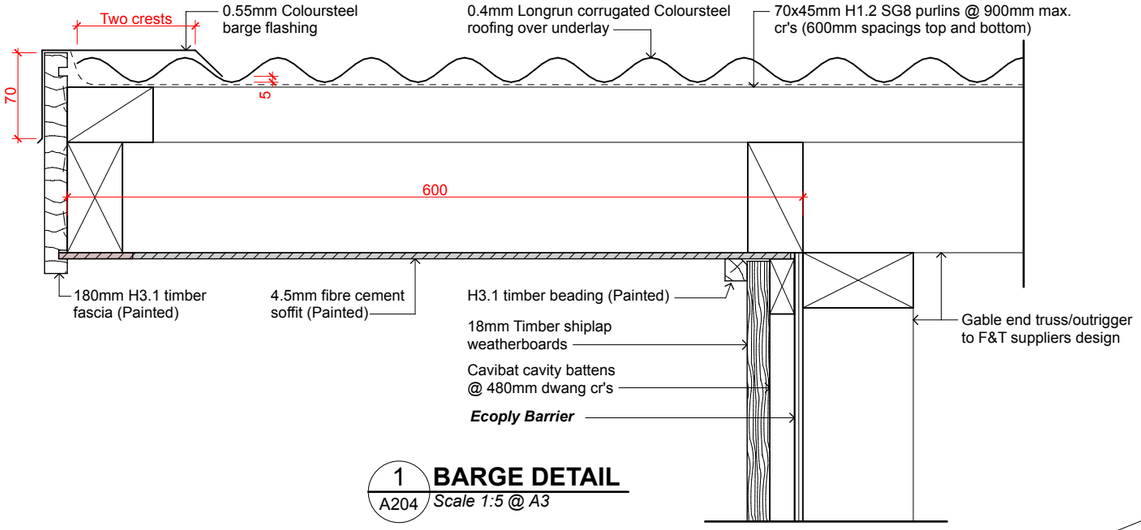
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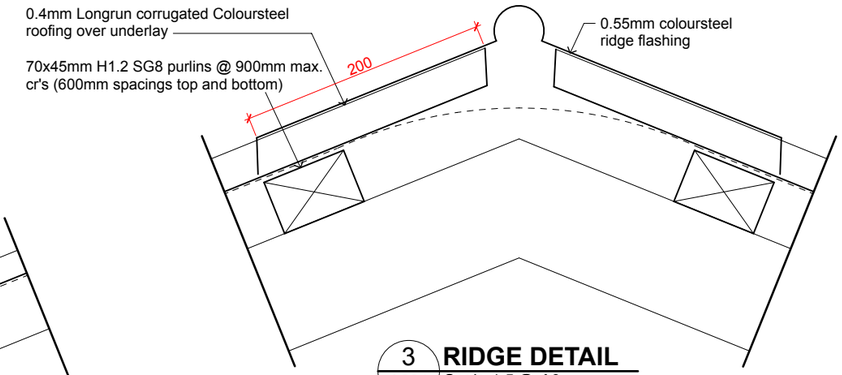
43 Burdon Loop
Longview
Lake Hawea

Wall & Window/Door Details
Rev:
Scale: 1:5, 1:100

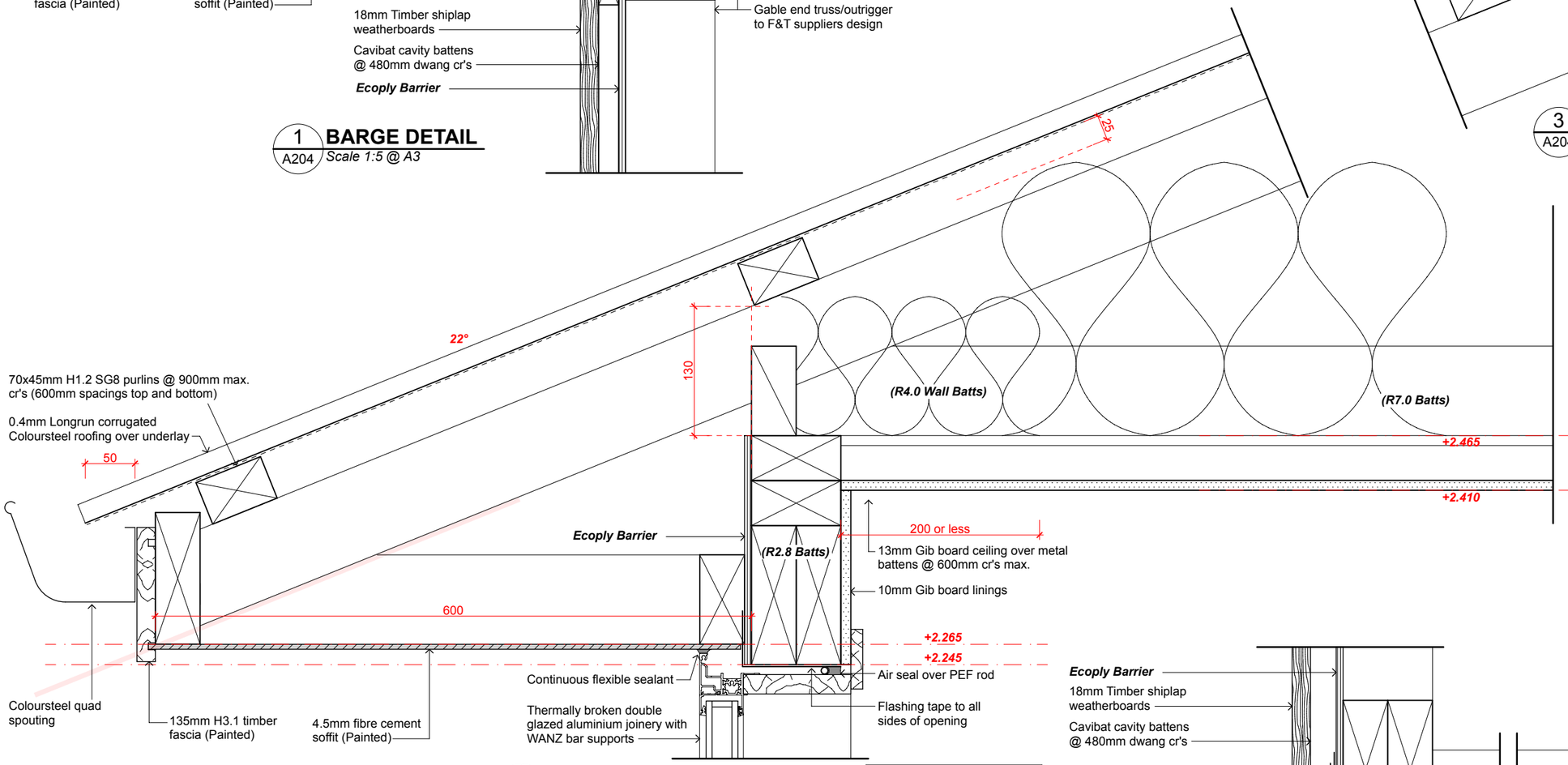
A510



1 A204 **BARGE DETAIL**
Scale 1:5 @ A3

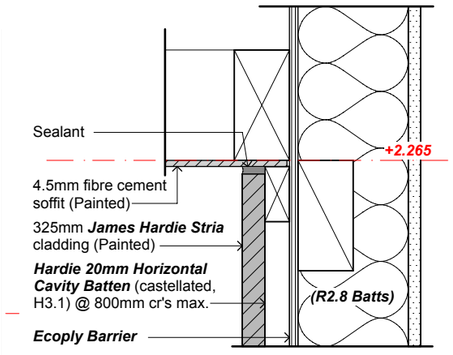


3 A204 **RIDGE DETAIL**
Scale 1:5 @ A3

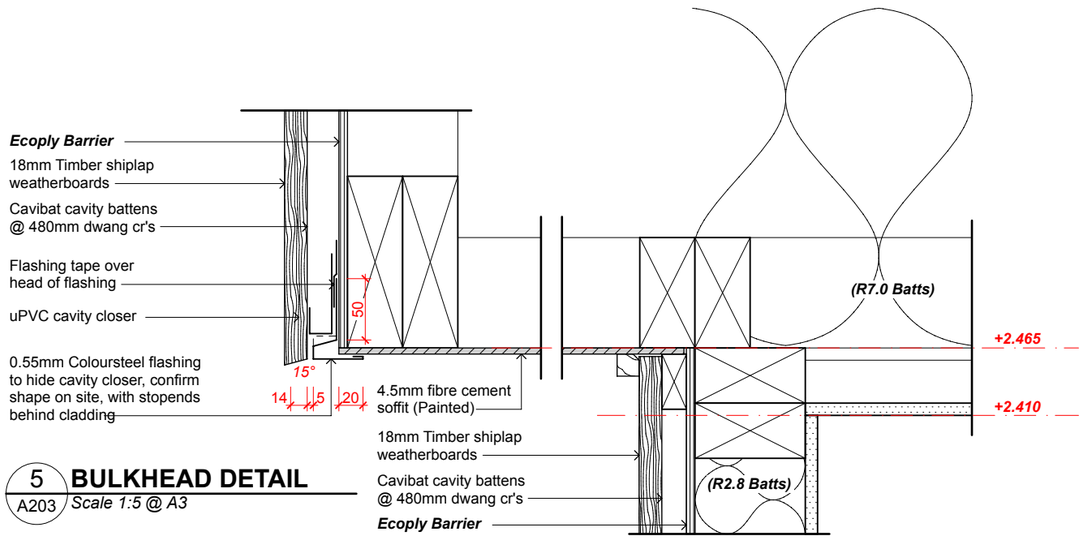


2 A204 **EAVES/HEAD DETAIL**
Scale 1:5 @ A3

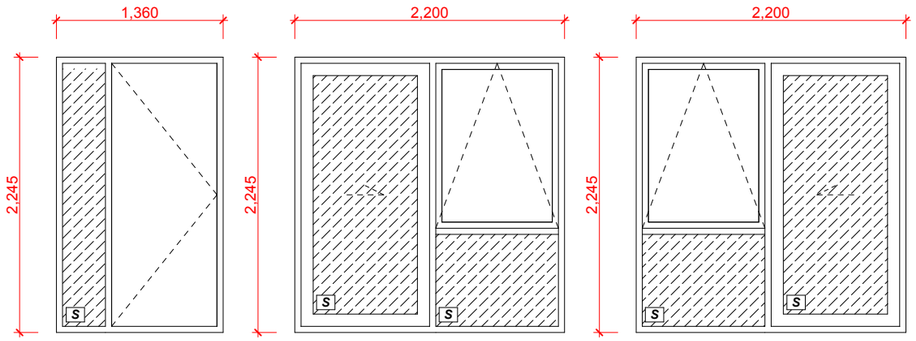
No packing to head, remove any temporary packing



4 A203 **SOFFIT DETAIL**
Scale 1:5 @ A3



5 A203 **BULKHEAD DETAIL**
Scale 1:5 @ A3



D01 D02 D03

ALUMINIUM JOINERY SPECIFICATION -
- Thermally broken aluminium frame
- Argon gas
- Thermally improved spacer
- Low-E coating (3rd face)
R-Value - R0.46
To comply with compliance report provided (NZBC H1 6th Edition)

CONFIRM ALL DETAIL WITH CLIENT/CONTRACTOR

S *Safety Glazing*
O *Opaque Glazing*
R *Window Restrictor*

1.) Sizes shown are generally rough opening sizes.
- pricing only, allow to confirm door/window sizes on site with rough openings as formed prior to manufacture.

2.) Elevations generally viewed from exterior of building, unless otherwise noted. If in doubt confirm with designer.

3.) ***Refer to floor plans for handing of doors.***

4.) All glazing is to comply with NZS 4223 part 1:2008, part 2:2016, part 3:2016, and part 4:2008. (unless otherwise stated).

5.) Allow to confirm powder coat colour with Owners prior to commencing fabrication.

6.) All doors to be keyed alike.

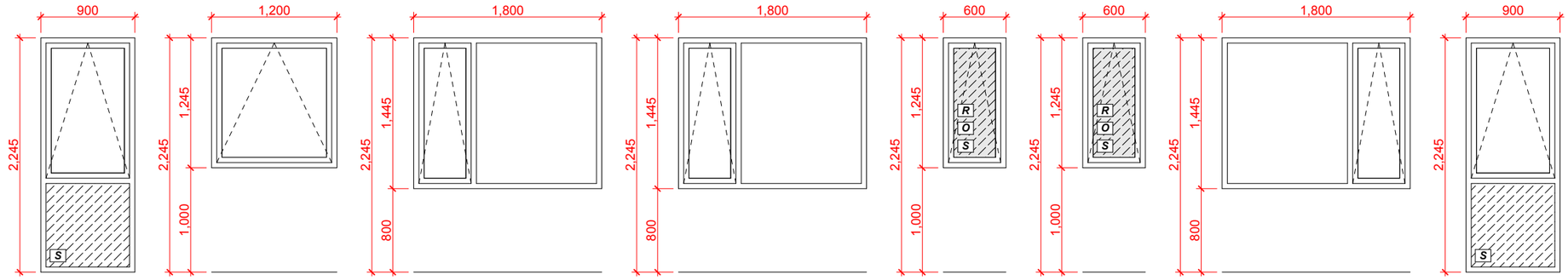
TYPICAL DETAIL REFERENCES

TIMBER CLADDING
Head - 5/A510
Sill - 6/A510
Jamb - 7/A510

STRIA CLADDING
Head - 9/A510
Sill - 10/A510
Jamb - 11/A510

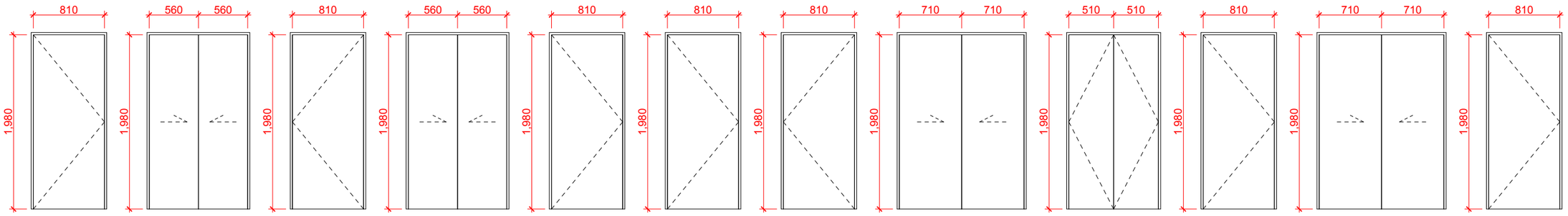
Door Sill Detail - 12/A510

Door Schedule **1:50**



W01 W02 W03 W04 W05 W06 W07 W08

Window Schedule **1:50**



iD01 iD02 iD03 iD04 iD05 iD06 iD07 iD08 iD09 iD10 iD11 iD12

Internal doors dimensioned to leaf size

Internal Door Schedule **1:50**

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43 Burdon Loop
Longview
Lake Hawea

Door & Window Schedule
Rev:
Scale: 1:50

A600

Universal Developments Limited (formerly known as Universal Developments Hawea Ltd) hereby gives written approval to the development shown on this plan for the purpose of Covenant 2 Part 2a of Covenants 12375121.18, 12499033.7, 12723479.10, 12788860.1, 12783789.8, 13115601.9 and 13168342.11 ie. APPROVAL OF GENERAL APPEARANCE OF THE DWELLING.

PRELIMINARY
14/10/2026

IMPORTANT: Universal Developments Limited HAS NOT CHECKED THAT THE PLAN IS COMPLIANT WITH REQUIREMENTS IN ANY OTHER COVENANT.
eg. Covenant 2 Part 1 - prohibition of certain building materials, maximum height etc;
eg. Covenant 2 Part 2b - compliance with Resource Consent rules including but not limited to light reflectance rules.

DISPENSATION FROM COVENANT REQUIREMENTS MUST BE EXPLICITLY IDENTIFIED AND REQUESTED AND UNLESS LISTED BELOW NO DISPENSATIONS HAVE BEEN GRANTED.

DISPENSATIONS: None

LOT 97

UTILITIES ON THE SIDE OF THE DWELLING NEED TO BE SCREENED FROM PUBLIC VIEW.

This approval does not imply that the development shown will comply with any relevant Local Authority requirements.

Lane Hocking
Director UDL
19 Oct 2026



Simple Sustainable Building Ltd New Home

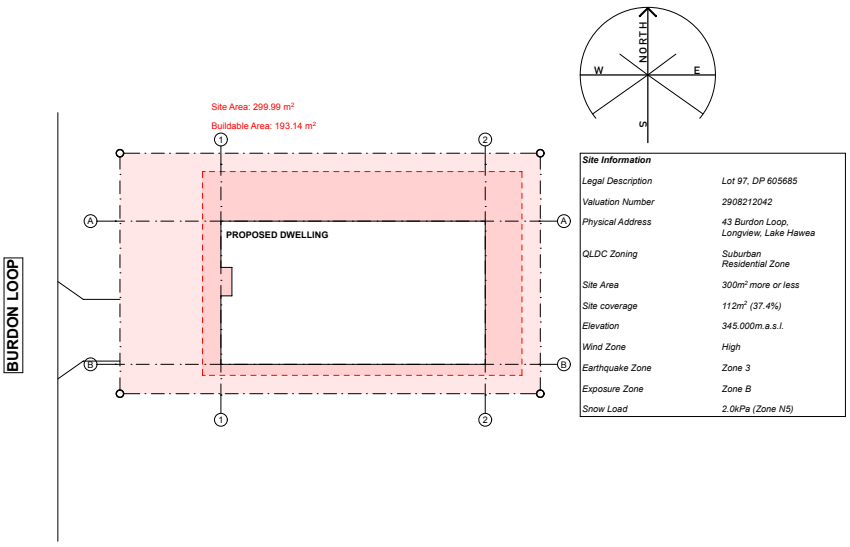
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Longview
Lake Hawea

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0273 077 317
pete@openarchitecture.nz
wānaka, new zealand

Professional Member

PRELIMINARY
14/10/2026



Site Information	
Legal Description	Lot 97, DP 605685
Valuation Number	2908212042
Physical Address	43 Burdon Loop, Longview, Lake Hawea
QLDC Zoning	Suburban Residential Zone
Site Area	300m² more or less
Site coverage	112m² (37.4%)
Elevation	345.000m.a.s.l.
Wind Zone	High
Earthquake Zone	Zone 3
Exposure Zone	Zone B
Snow Load	2.0kPa (Zone N5)

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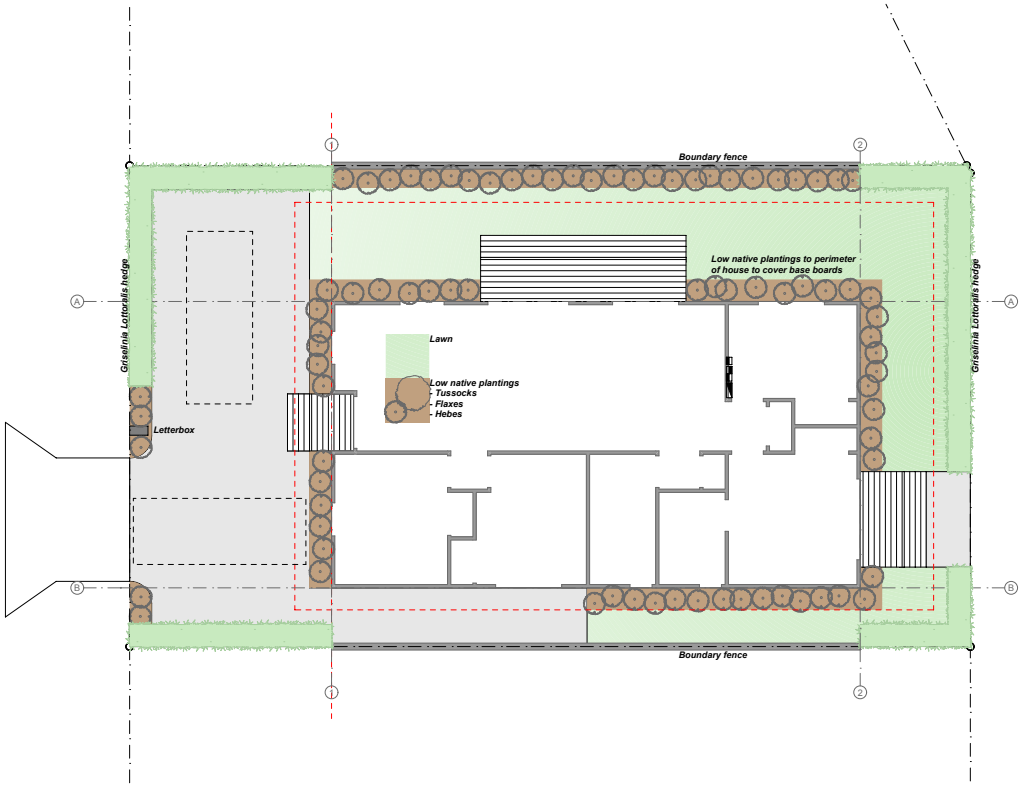
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43 Burdon Loop
Longview
Lake Hawea

Site Plan
Rev:
Scale: 1:200

A100

PRELIMINARY
14/10/2026



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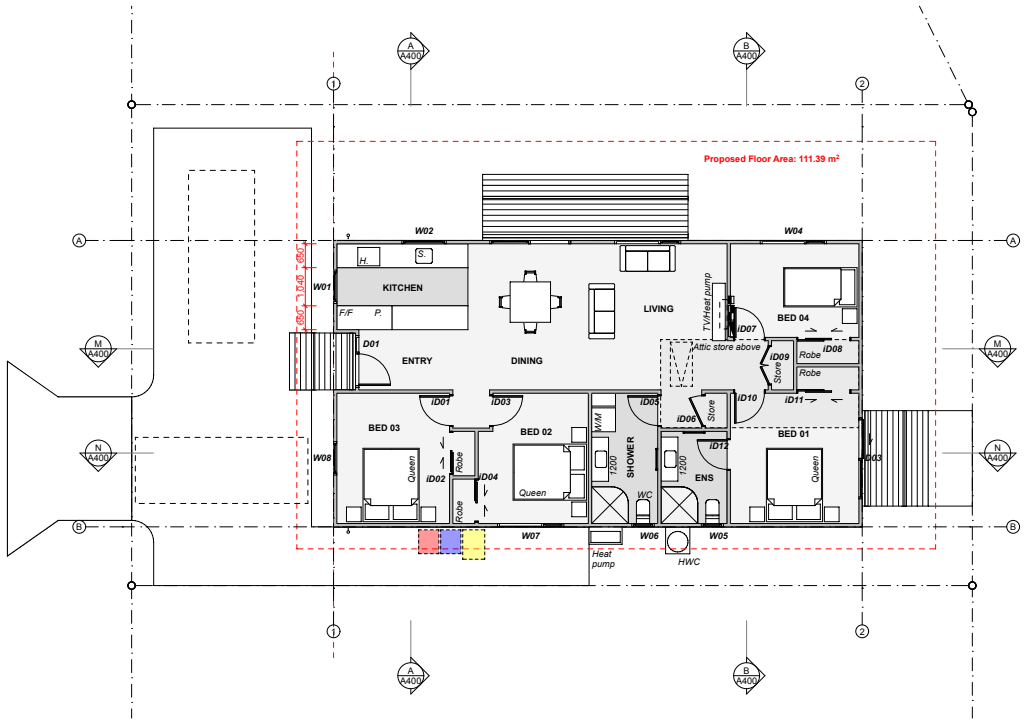
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43 Burdon Loop
Longview
Lake Hawea

Landscaping Plan
Rev: 1
Scale: 1:100

A101

PRELIMINARY
14/10/2026



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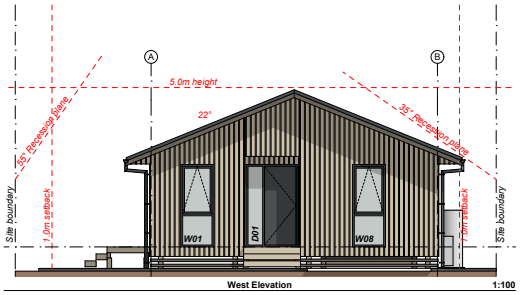
New Home
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43 Burdon Loop
Longview
Lake Hawea

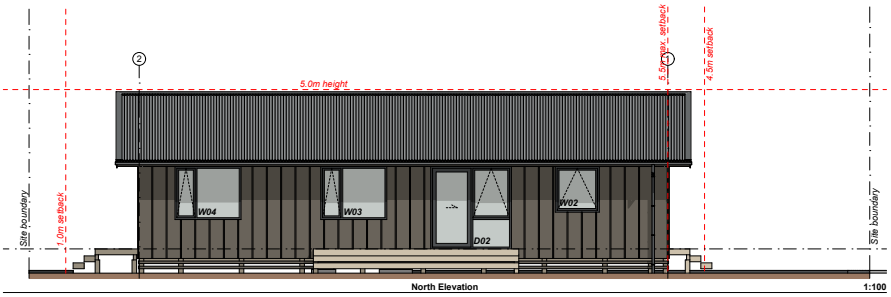
Ground Floor Plan
Rev:
Scale: 1:100

A200

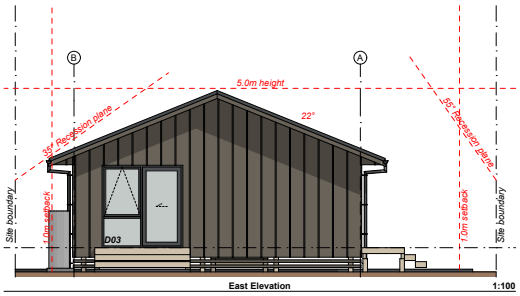
PRELIMINARY
14/10/2026



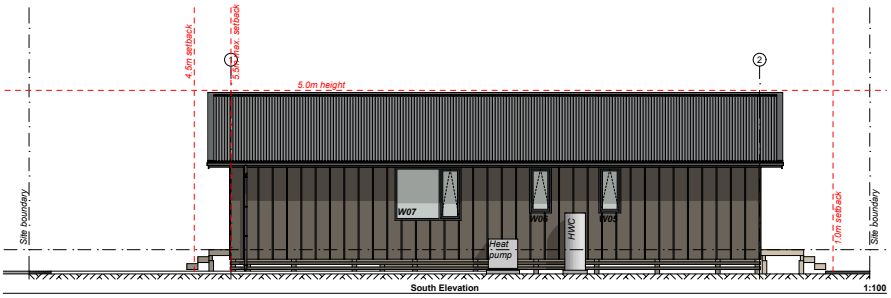
West Elevation 1:100



North Elevation 1:100



East Elevation 1:100



South Elevation 1:100

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

REFER DETAIL 4 ON SHEET A510 FOR CLADDING PENETRATION DETAILS

CLADDING LEGEND

0.4mm Corrugated coloursteel roofing over underlay
Colour: Grey Friars (LRV: 11)

James Hardie Stria Weatherboard cladding over 20mm drained cavity over Ecoply Barrier
Colour: Resene Mondo

Timber weatherboard cladding over 20mm drained cavity over Ecoply Barrier

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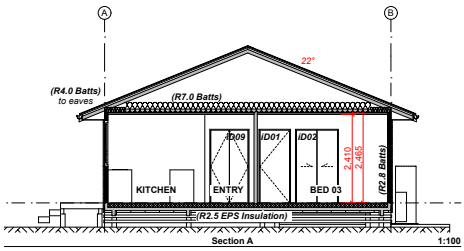
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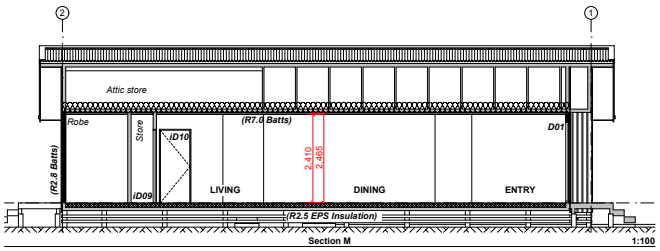
Elevations
Rev:
Scale. 1:100

A300

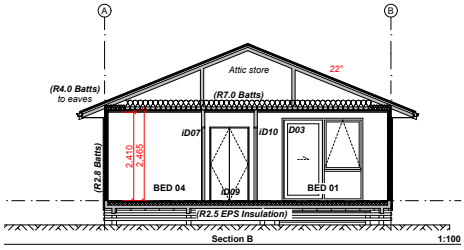
PRELIMINARY
14/10/2026



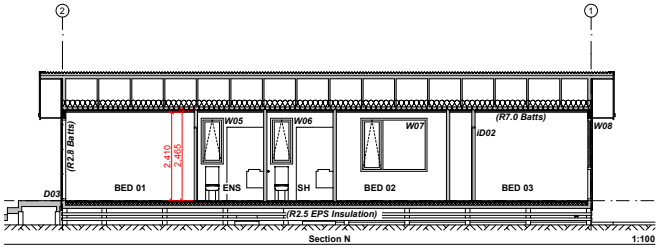
Section A 1:100



Section M 1:100



Section B 1:100



Section N 1:100

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Sections
Rev:
Scale: 1:100

A400