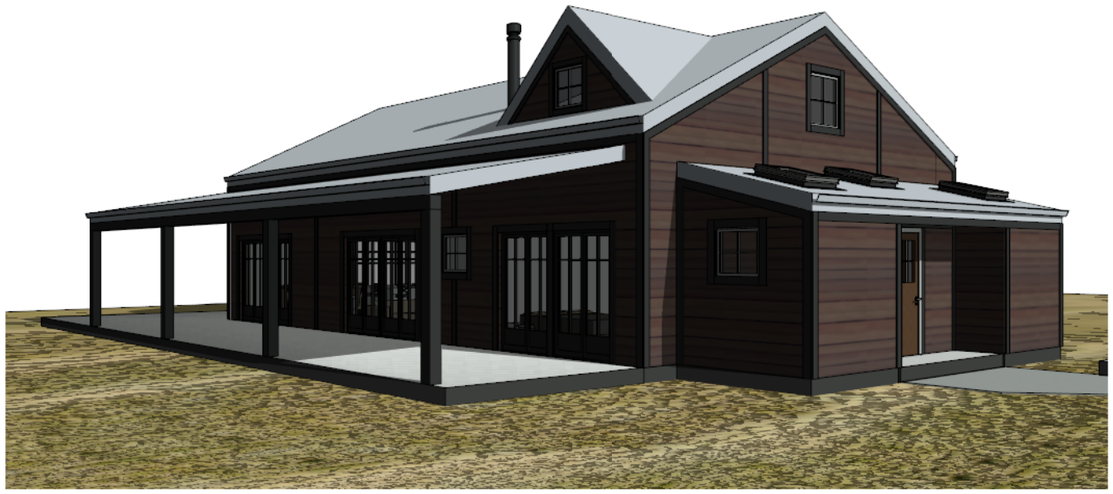
281 LITTLES ROAD, DALEFIELD, QUEENSTOWN



DRAWING LIST	
SHEET NUMBER	SHEET NAME
1.1	COVER SHEET
1.2	CONTEXT PLAN
1.3	SITE PLAN
1.4	FLOOR PLAN FFL1
1.5	FLOOR PLAN FFL2
1.6	FRAMIG PLAN FFL1
1.7	FRAMING PLAN FFL2
1.8	FOUNDATION AND SLAB LAYOUT
1.9	GARAGE NEW SLAB LAYOUT
1.10	ELECTRICAL & LIGHTING PLAN GROUND LEVEL
1.11	ELECTRICAL & LIGHTING PLAN UPPER LEVEL
1.12	GROUND FLOOR PLUMBING AND DRAINAGE
1.13	FIRST FLOOR PLUMBING AND DRAINAGE
1.14	ROOF PLAN
1.15	WINDOWS & DOORS SCHEDULE
2.1	ELEVATIONS
2.2	ELEVATIONS
3.1	SECTION 1
3.2	SECTION 2
3.3	SECTION 3
3.4	SECTION 4
3.5	SECTION 5
3.6	SECTION 6
3.7	SECTION 7
3.8	SECTION 8

DRAWING LIST	
SHEET NUMBER	SHEET NAME
3.9	SECTION 9
4.1	3D- VIEW
4.2	3D- VIEW
4.3	3D- VIEW
4.4	3D- VIEW
5.1	WINDOWS AND DOORS DETAIL
5.2	WINDOWS AND DOORS DETAIL
5.3	INTERNAL AND EXTERNAL CORNER CLADDING DETAIL
5.4	BASE OF WALL AND VERTICAL JOINT CLADDING DETAIL
5.5	EAVES AND METER BOX DETAIL
5.6	PIPE PENETRATION DETAIL
5.7	SOFFIT AND ROOF/WALL DETAIL
5.8	EXTERNAL CHANNEL DRAIN DETAIL
5.9	BARN DOOR FIXING DETAIL
5.10	ORG, STAIRS BALUSTRADE & HOLD -DOWNS
5.11	WET AREAS
5.12	DRAINAGE DETAIL
5.13	STUD TO BOTTOM & TOP PLATE DETAIL
6.1	ENGINEER DRAWINGS SK1
6.2	ENGINEER DRAWINGS SK2
6.3	ENGINEER DRAWINGS SK3
6.4	ENGINEER DRAWINGS SK4
6.5	ENGINEER DRAWINGS SK5
6.6	ENGINEER DRAWINGS SK6
6.7	EXISTING FOOTINGS DETAIL





Artektus
architecture
mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

BUILDING CONSENT

Project Title
WAKATIPU INVESTMENTS,
281 LITTLES ROAD, DALEFIELD
QUEENSTOWN

Drawing Title
COVER SHEET

Scale @ A3

Drawing No.
1.1

Revisio



Artektus
architecture
mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

BUILDING CONSENT

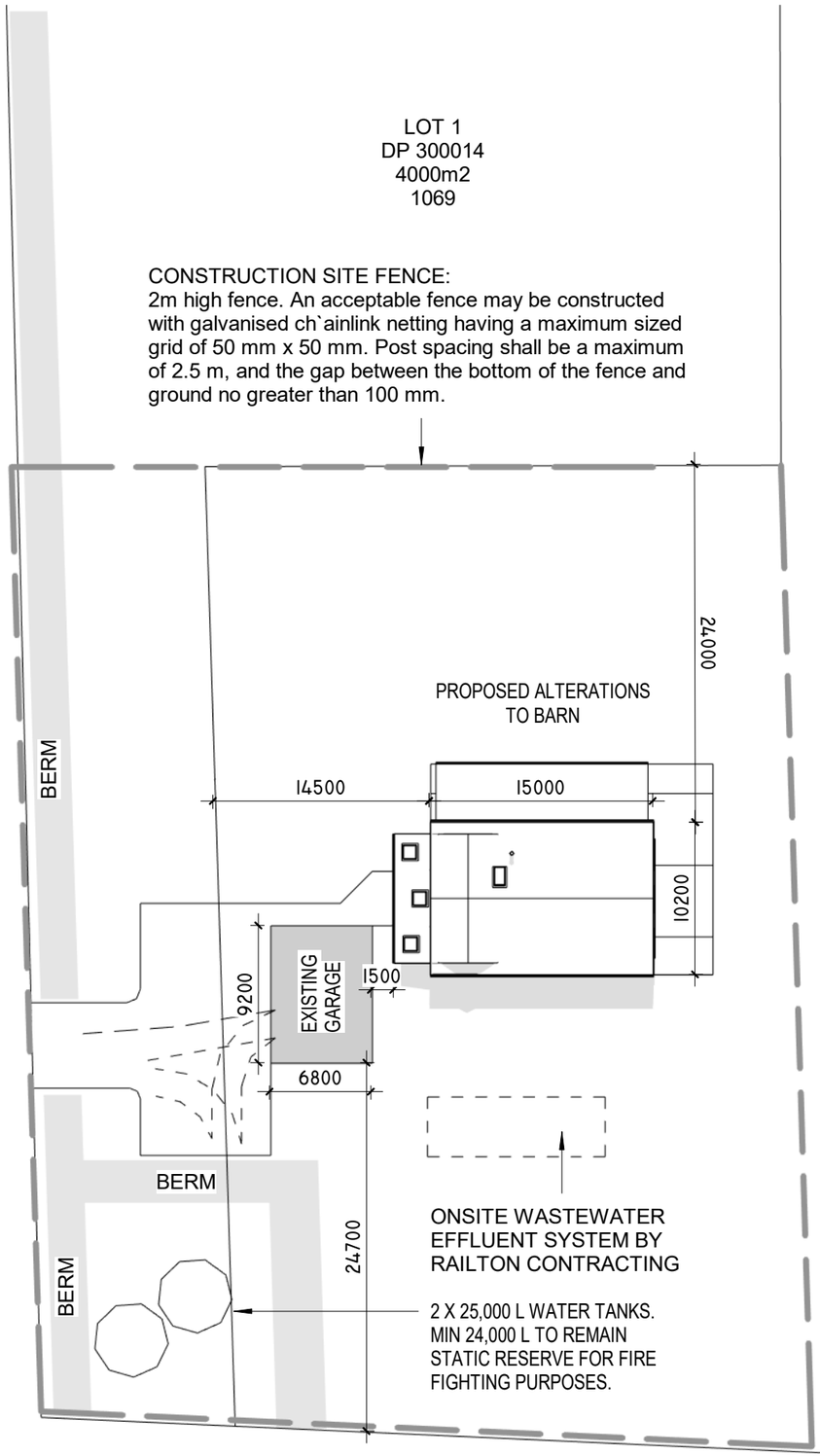
Project Title
WAKATIPU INVESTMENTS,
281 LITTLES ROAD, DALEFIELD
QUEENSTOWN

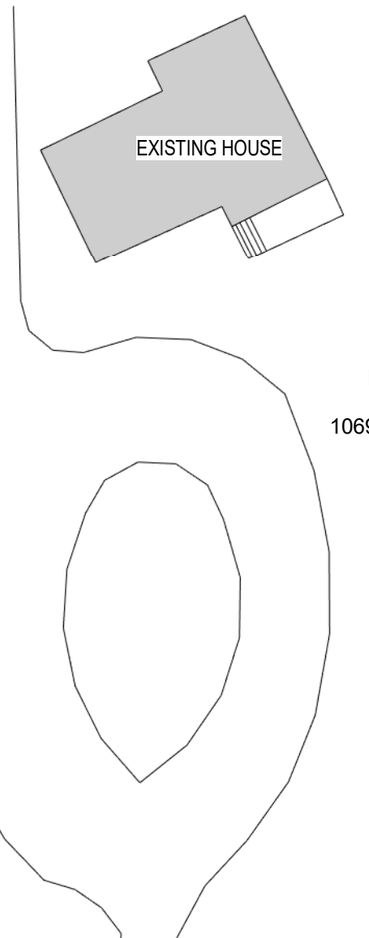
Drawing Title
CONTEXT PLAN

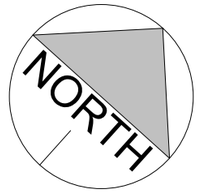
Scale @ A3
1 : 600

Drawing No.
1.2

Revisio







EXCAVATION
The excavation will be carried out by a standard bucket excavator and all excavated and fill material retained within the boundaries of the site to be spread evenly around the site and excess of excavation will be removed from the site to a designated area. The nature of the excavations is what can reasonably be expected in the zone, will be short in duration, and will be controlled by consultants

EROSION,RUNOFF, AND EFFECTS ON NEIGHBOURING PROPERTIES
The proposal confines all earthworks to the subject site and will ensure that any batter slopes are formed at no greater than 45 degree.
Any dumping or stockpiling of earth material during the excavation will be contained entirely within the subject site and the excavated material utilised on site (and excess of excavation will be removed from the site to a designated area).
The proposed additions will occupy much of the area subject to the earthworks with the remainder to be hard landscaped or vegetated within the first planting season of completion to minimise any ongoing runoff and erosion of the site.

FENCE TO BE:
(a) Be of appropriate height and construction to prevent site hazards from harming traffic or passersby,
(b) Be difficult to climb,
(c) Have no openings other than those approved by the territorial authority for access and viewing,
(d) Have no gates or doors which project beyond the site when opened,
(e) Contain no projection that would be a hazard to traffic or people, and
(f) Be clearly marked where the barrier itself may otherwise present a hazard to traffic or passersby.

LEGAL DESCRIPTION	:LOT 1 DP 300014 LOT 3 DP 21680
SITE ADDRESS	: 281 LITTLES ROAD
HOUSE FLOOR AREA	: 170 M^2
GARAGE AREA	: 62.56 M^2
TOTAL HOUSE AREA	: 170 M^2
SITE AREA	: 4000 M^2, 8000 M^2
SITE COVERAGE	: 2.125%

Artektus
architecture
mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

BUILDING CONSENT

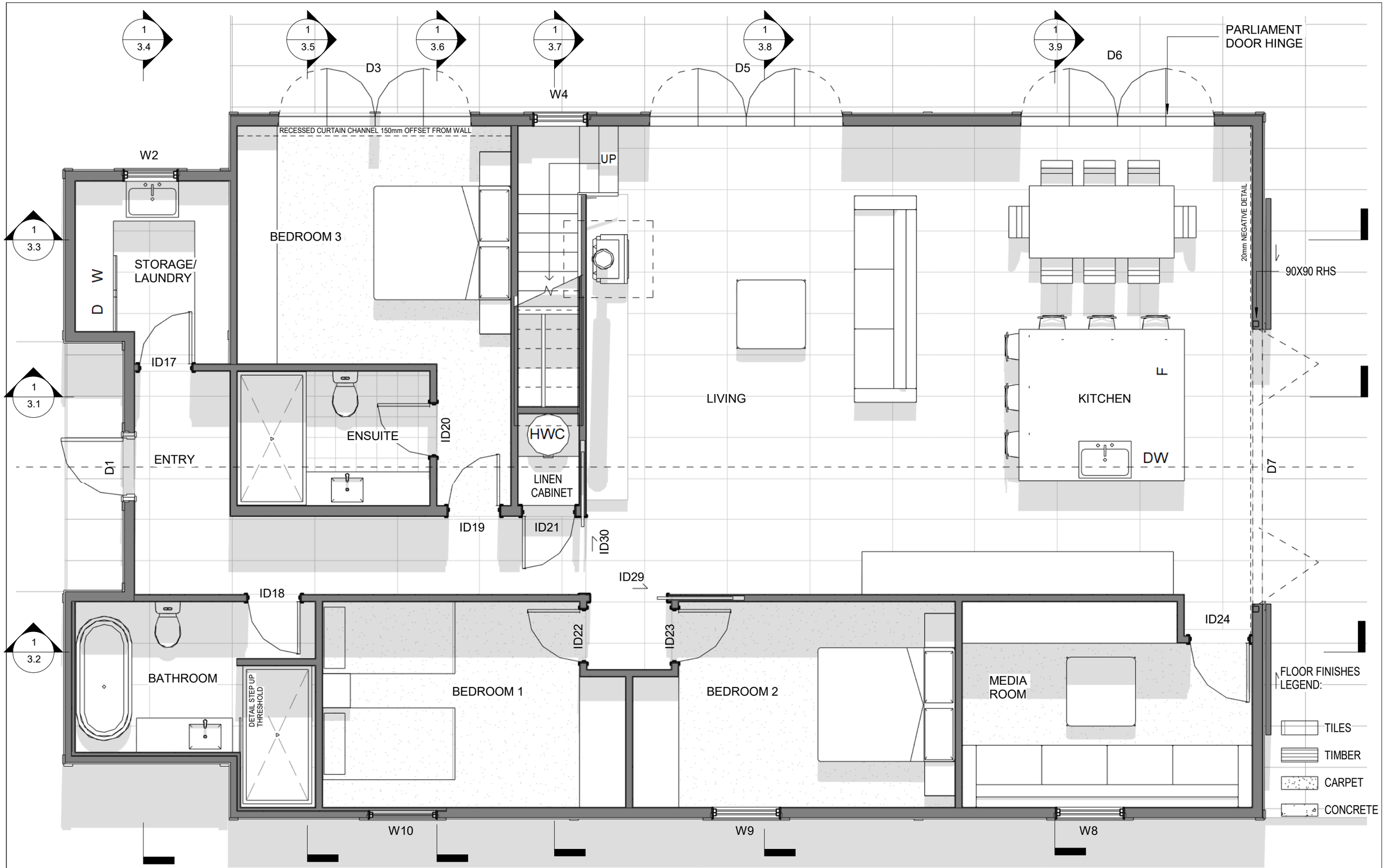
Project Title: WAKATIPU INVESTMENTS, 281 LITTLES ROAD, DALEFIELD QUEENSTOWN

Drawing Title: SITE PLAN

Scale @ A3: 1 : 400

Drawing No.: 1.3

Revisio:



Artektus
architecture
mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

BUILDING CONSENT

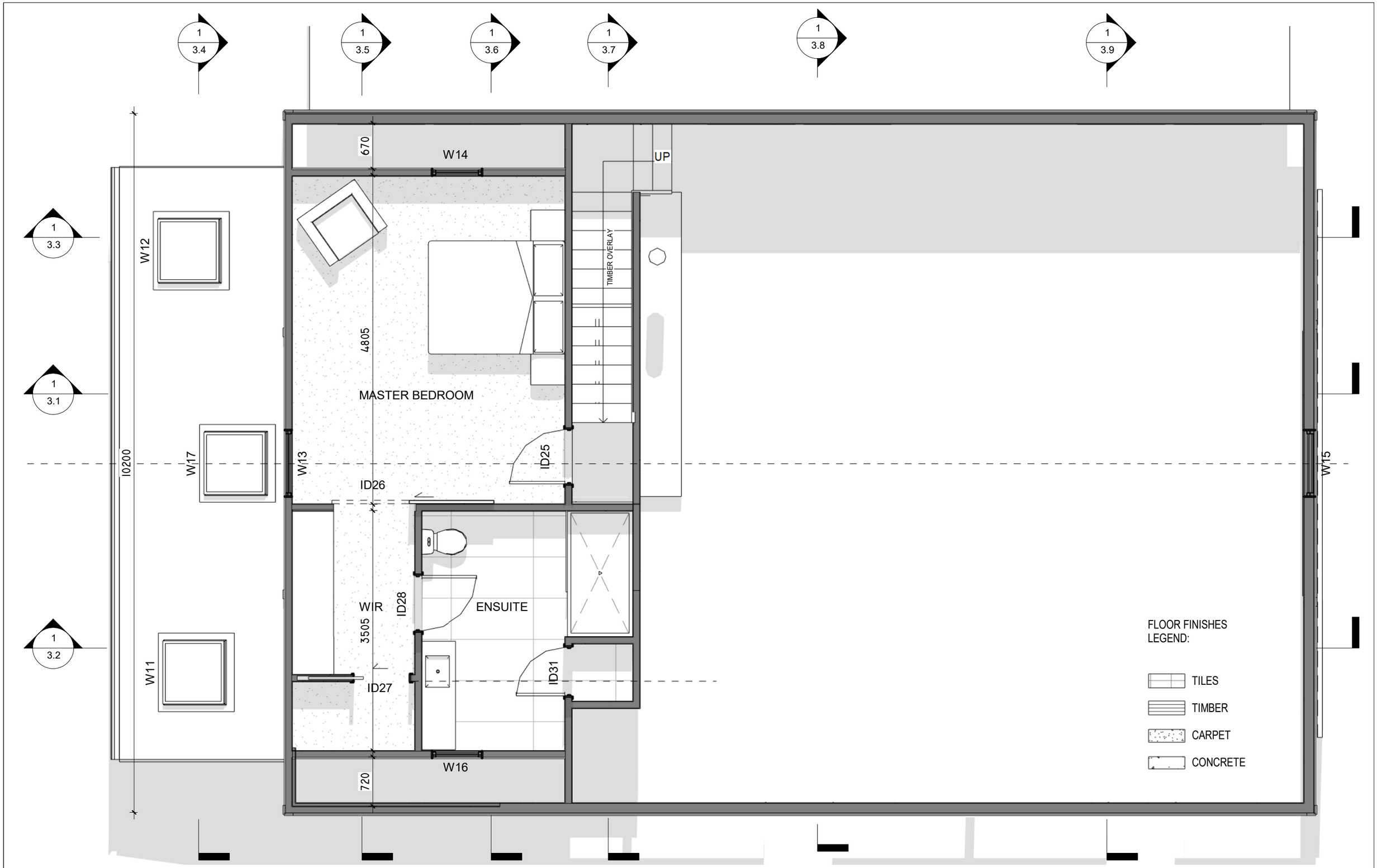
Project Title
WAKATIPU INVESTMENTS,
281 LITTLES ROAD, DALEFIELD
QUEENSTOWN

Drawing Title
FLOOR PLAN FFL1

Scale @ A3
1 : 50

Drawing No.
1.4

Revisio



Artektus
architecture
mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

BUILDING CONSENT

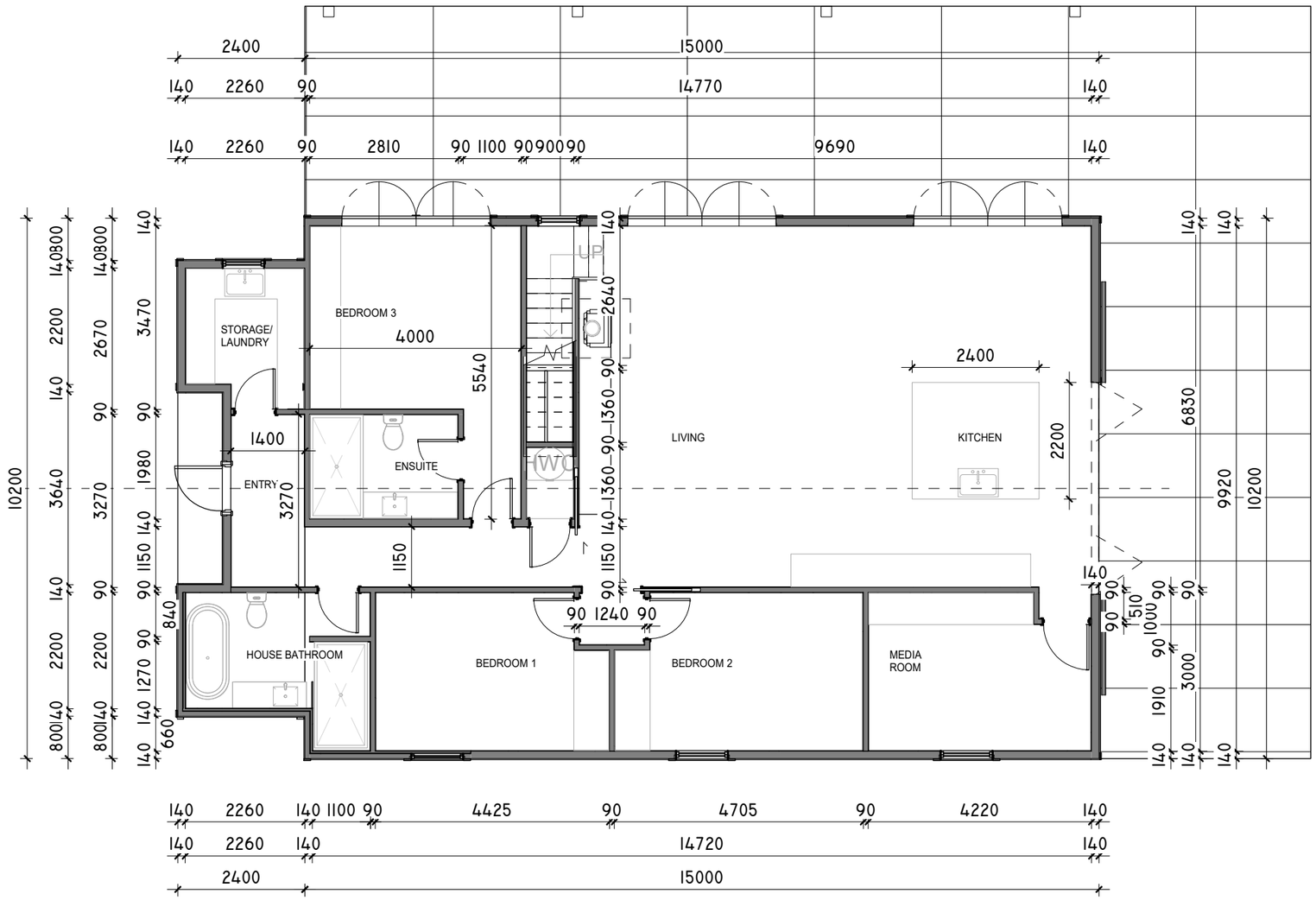
Project Title
WAKATIPU INVESTMENTS,
281 LITTLES ROAD, DALEFIELD
QUEENSTOWN

Drawing Title
FLOOR PLAN FFL2

Scale @ A3
1 : 50

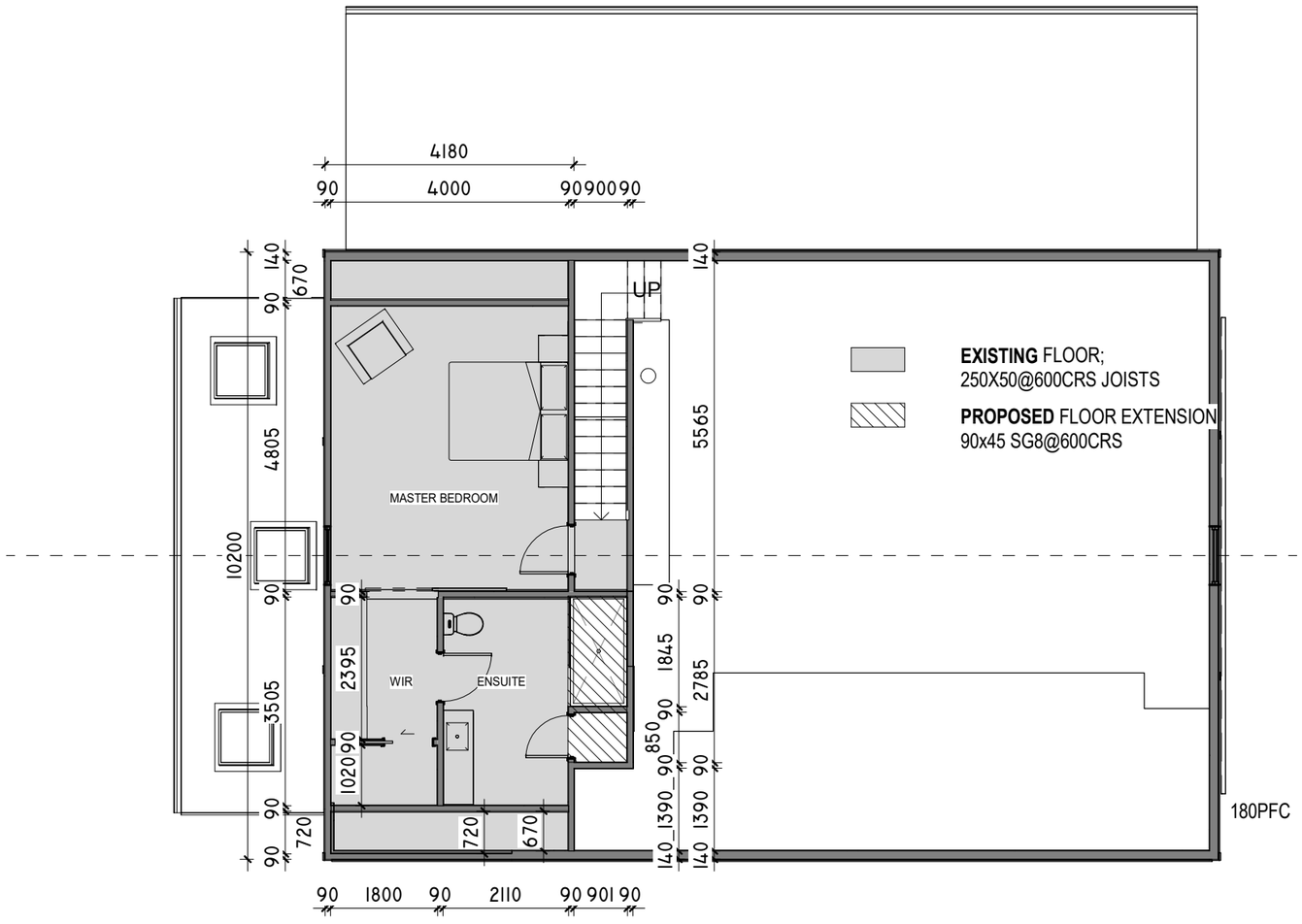
Drawing No.
1.5

Revisio



Artektus architecture mob 021 217 9164 artur@artektus.com **www.artektus.com**	Rev / Revision Description / Date	BUILDING CONSENT	Project Title WAKATIPU INVESTMENTS, 281 LITTLES ROAD, DALEFIELD QUEENSTOWN	Drawing Title FRAMIG PLAN FFL1	Scale @ A3 1 : 100	Drawing No. 1.6	Revisio

REFER ENGINEER DRAWINGS SK4 AT PAGE 6.4



Artektus
architecture
mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

BUILDING CONSENT

Project Title
WAKATIPU INVESTMENTS,
281 LITTLES ROAD, DALEFIELD
QUEENSTOWN

Drawing Title
FRAMING PLAN FFL2

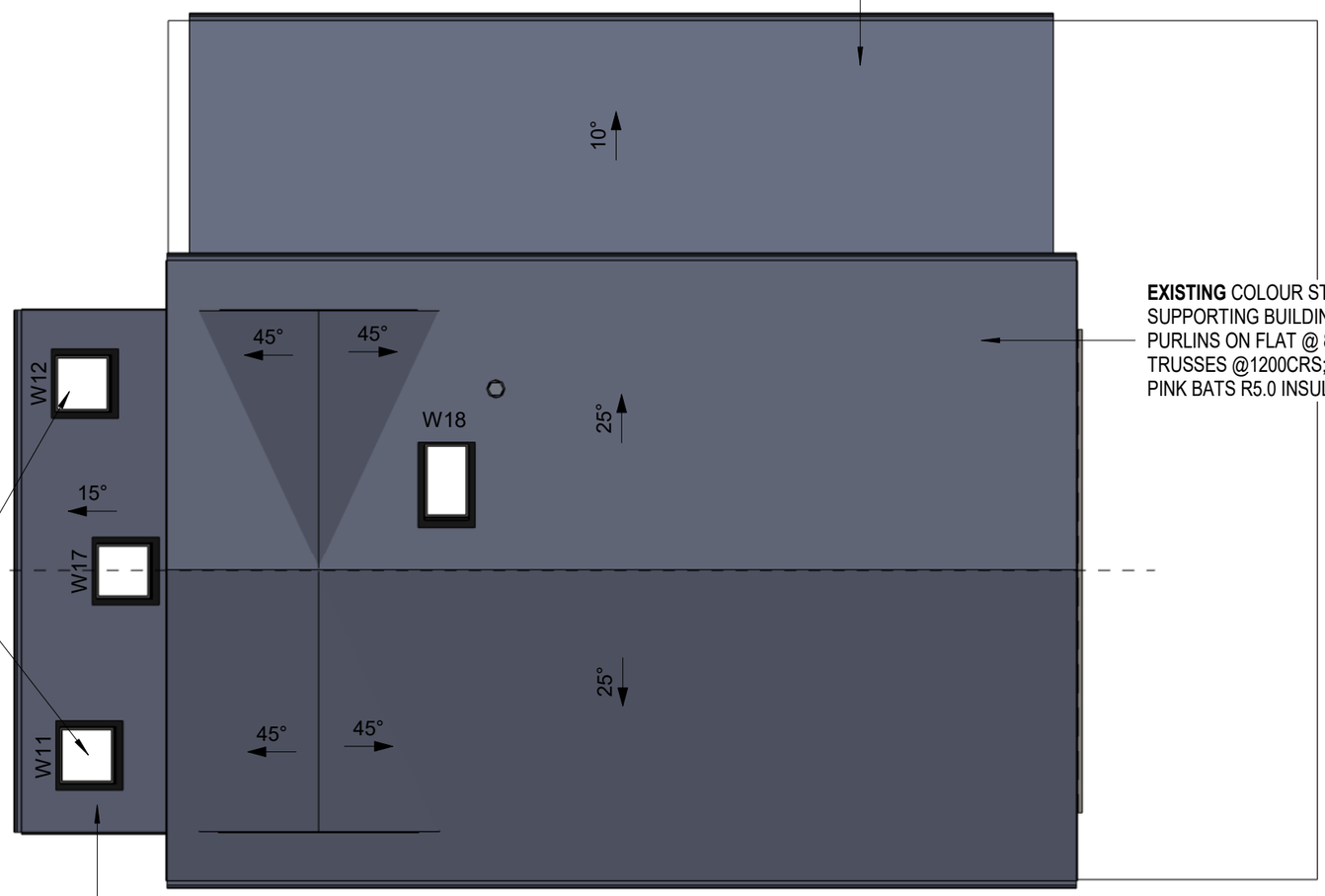
Scale @ A3
1 : 100

Drawing No.
1.7

Revisio

ROOF NOTES:

PITCH	45° & 25° & 15° & 10°
CLADDING	SANDSTONE GREY COLOUR STEEL CORRUGATED IRON AND GUTTERS COLOUR-STEEL SPOUTING 200X40 FASCIA AND BARGE
ROOFING UNDERLAY	HEAVY WEIGHT BUILDING PAPER UNDERLAY



EXISTING COLOURSTEEL ROOF OVER SELF SUPPORTING BUILDING PAPER ON 200X50 @ 900CRS RAFTERS; 100X50 DWANGS @800CRS

EXISTING COLOUR STEEL ROOF ON SELF SUPPORTING BUILDING PAPER OVER 100X50 PURLINS ON FLAT @ 800CRS ON CERTIFIED TRUSSES @1200CRS; FLAT 13MM GIB CEILING, PINK BATS R5.0 INSULATION

PROPOSED
895X895 ADLUX SKYLIGHT

EXISTING SANDSTONE GREY COLOURSTEEL ROOF ON HEAVY WEGHT BUILDING UNDERLAY OVER 100X50 PURLINS ON FLAT @ 800CRS ON 125X50 RAFTERS @900CRS; FLAT 13MM GIB CEILING, PINK BATS R5.0 INSULATION

Artektus
architecture
mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

BUILDING CONSENT

Project Title: WAKATIPU INVESTMENTS, 281 LITTLES ROAD, DALEFIELD QUEENSTOWN

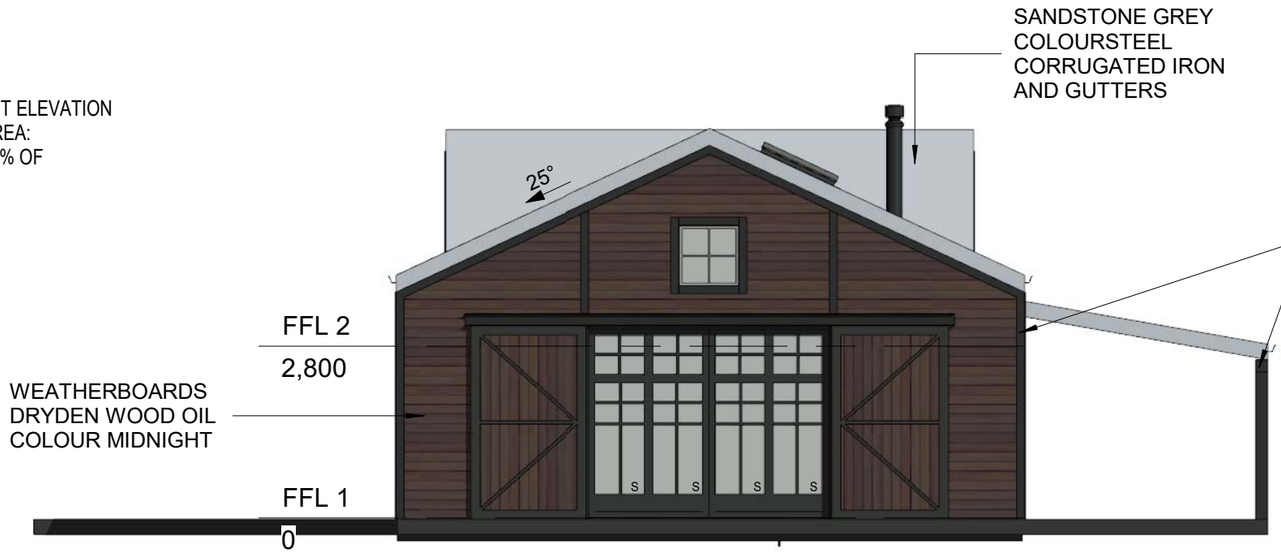
Drawing Title: ROOF PLAN

Scale @ A3: 1 : 100

Drawing No.: 1.14

Revisio:

NORTH-EAST ELEVATION
GLAZING AREA:
12.2M2=24.3% OF
WALL AREA



1 / 2.1 **NORTH-EAST**
1 : 100

ALL DOORS AND WINDOWS TO
MATCH DRYDEN WOOD OIL
SILVER GREY OR IRONSAND

NORTH-WEST ELEVATION
GLAZING AREA:
18.7M2=64.9% OF
WALL AREA



2 / 2.1 **NORTH-WEST**
1 : 100

DWELLING COMPLIES WITH H1
CALCULATION METHOD. REFER
ATTACHED BRANZ ALF REPORT

WINDOW/ DOOR JOINERY

DOUBLE GLAZED ALUMIUNIUM JOINERY (COLOUR SANDSTONE GREY) TO COMPLY WITH NZS 4223

S - GRADE A 5MM TOUGHENED SAFETY GLASS

CLADDING

190X18.5MM RUSTICATED WEATHERBOARDS - HORIZONTAL SHIP-LAP PROFILE , COLOUR DRYDEN WOOD OIL MIDNIGHT 20MM VENTED CAVITY
TRIMMING, BARGE BOARD/BATTENING PAINT AALTO REGIME OR AALTO TE PO

ROOF

COLOURSTEEL ROOFING COLOUR SANDSTONE GREY ON SELF SUPPORTING BUILDING PAPER

FASCIA /GUTTERS

180MM COLORSTEEL FASCIA

DOWNPIPES:
DP 80MM - DIA COLORSTEEL AS PER PLAN WITH PIPE, CLIP 1200MM CRS - COLOUR TO MATCH ROOF

SPOUTING:
COLORSTEEL "QUAD" 125MM TYPE SPOUTING CROSS SECTIONAL AREA 6300MM2 - COLOUR TO MATCH ROOF

INSULATION

R 5.0 C PINK BATTS CEILING
R 4.1 W PINK BATTS WALLS

WATERPROOFING

ROOFING UNDERLAY THERMAKRAFT 215 AND HEAVY WEIGHT SELF SUPPORTING PLY RIGID BARRIER

FLEXIBLE FLASHING TAPE THERMAKRAFT ALUBAND

H1 COMPLIANCE
(SCHEDULE METHOD) - GARAGE EXCLUDED

ALL ELEVATIONS	RISK SEVERITY				
RISK FACTOR	LOW	MED	HIGH	V.H.	TOTAL
WIND ZONE	0	0	1	**2**	2
NUMBER OF STOREYS	0	**1**	2	4	1
ROOF/WALL JUNCTION	0	1	3	**5**	5
EAVES WIDTH	0	1	2	**5**	5
ENVELOPE COMPLEXITY	**0**	1	3	6	0
DECK DESIGN	**0**	2	4	6	0
				TOTAL RISK SCORE	13

Artektus
architecture
mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

BUILDING CONSENT

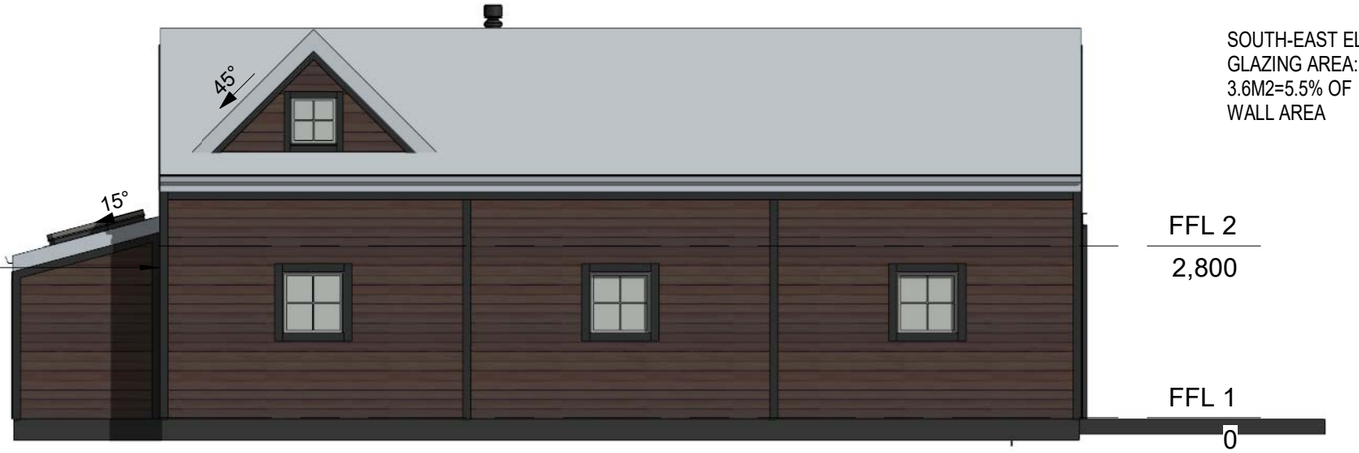
Project Title: WAKATIPU INVESTMENTS, 281 LITTLES ROAD, DALEFIELD QUEENSTOWN

Drawing Title: ELEVATIONS

Scale @ A3: 1 : 100

Drawing No.: 2.1

Revisio



TRIMMING/BARGE
/BATTENS PAINT
COLOUR AALTO
REGIME OR
AALTO TE PO

WEATHERBOARDS
DRYDEN WOOD OIL
COLOUR MIDNIGHT

FFL 2
2,800

FFL 1
0

SOUTH-EAST ELEVATION
GLAZING AREA:
3.6M2=5.5% OF
WALL AREA

1 / 2.2 **SOUTH-EAST**
1 : 100

ALL DOORS AND WINDOWS TO
MATCH DRYDEN WOOD OIL
SILVER GREY OR IRONSAND



SANDSTONE GREY
COLOURSTEEL
CORRUGATED IRON
AND GUTTERS

FFL 2
2,800

FFL 1
0

SOUTH-WEST ELEVATION
GLAZING AREA:
1M2=2% OF
WALL AREA

2 / 2.2 **SOUTH-WEST**
1 : 100

Artektus
architecture
mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

BUILDING CONSENT

Project Title: WAKATIPU INVESTMENTS, 281 LITTLES ROAD, DALEFIELD QUEENSTOWN

Drawing Title: ELEVATIONS

Scale @ A3: 1 : 100

Drawing No.: 2.2

Revisio: