Parcel ID: 8217102
Appellation: Lot 125 DP 560353
Location: Wānaka

Climate Zone:	6
Earthquake Zone:	Zone 3
Exposure Zone:	Zone B
Lee Zone:	No
Rainfall Range:	20 - 30
Wind Region:	A
Wind Zone:	Very High









BC

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DRAWING TITLE
Cover Page

CLIENT / PROJECT
HAWEA 2017 LIMITED
Proposed New Dwelling
80 Kirimoko Crescent
Wanaka 9305

SCALE @ A3
1 : 1000

JOB NO.	DRAWING NO.	REV.
251101	A100	BC

Drawing List

Drawing No.	Drawing Title	Current Revision Description
A100	Cover Page	BC
A101	Drawing Register	BC
A102	Legend	BC
A103	Site Plan	BC
A104	Site Plan	BC
A105	G Floor	BC
A106	Bracing Plan	BC
A201	Elevations	BC
A202	Elevations	BC
A301	Sections	BC
A302	Sections	BC
A303	Sections	BC
A304	Secions	BC
A305	Sections	BC
A306	Sections	BC
A401	Foundation Plan	BC
A402	Foundation Drainage Plan	BC
A500	Ceiling Plan	BC
A501	Roof Plan	BC
A502	Roof Framing Plan	BC
A601	Foundation Details	BC
A602	Foundation Details	BC
A603	Foundation Details	BC
A604	Foundation Details	BC
A605	Foundation Details	BC
A606	Foundation Details	BC
A607	Foundation Details	BC
A701	Wall Framing Details	BC
A702	Wall Framing Details	BC
A703	Wall Framing Details	BC
A704	Wall Framing Details	BC
A705	Wall Framing Details	BC
A708	Wall Framing Details	BC
A801	WB Wall Cladding Details	BC

Drawing List

Drawing No.	Drawing Title	Current Revision Description
A802	WB Wall Cladding DetailsWall Cladding Details	BC
A803	WB Wall Cladding DetailsWall Cladding Details	BC
A804	WB Wall Cladding DetailsWall Cladding Details	BC
A805	WB Wall Cladding DetailsWall Cladding Details	BC
A815	WB Wall Cladding DetailsWall Cladding Details	BC
A816	WB Wall Cladding DetailsWall Cladding Details	BC
A817	WB Wall Cladding DetailsWall Cladding Details	BC
A820	JH Exo Tec Wall Cladding Details	BC
A821	JH Exo Tec Wall Cladding Details	BC
A822	JH Exo Tec Wall Cladding Details	BC
A823	JH Exo Tec Wall Cladding Details	BC
A824	JH Exo Tec Wall Cladding Details	BC
A825	JH Exo Tec Wall Cladding Details	BC
A826	JH Exo Tec Wall Cladding Details	BC
A827	JH Exo Tec Wall Cladding Details	BC
A828	JH Exo Tec Wall Cladding Details	BC
A829	JH Exo Tec Wall Cladding Details	BC
A830	JH Exo Tec Wall Cladding Details	BC
A831	JH Exo Tec Wall Cladding Details	BC
A840	Stone Wall Cladding Details	BC
A841	Stone Wall Cladding Details	BC
A842	Stone Wall Roof Cladding Details	BC
A843	Stone Wall Roof Cladding Details	BC
A901	Roof Details	BC
A902	Roof Details	BC
A903	Roof Details	BC
A904	Roof Details	BC
A905	Roof Details	BC

Drawing List

Drawing No.	Drawing Title	Current Revision Description
A906	Roof Details	BC
A907	Roof Details	BC
A908	Roof Details	BC
A909	Roof Details	BC
A1001	Internal Details	BC
A1002	Internal Details	BC
A1003	Internal Details	BC
A1004	Internal Details	BC
A1005	Internal Details	BC
A1006	Internal Waterproofing Details	BC
A1007	Internal Waterproofing Details	BC
A1008	Internal Lining Details	BC
A1009	Internal Lining Details	BC
A1010	Internal Lining Details	BC
A1011	Internal Lining Details	BC
A1012	Internal Lining Details	BC
A1013	Internal Lining Details	BC
A1014	Internal Lining Details	BC
A1103	Service Details	BC
A1201	Window Schedule	BC
A1202	Window Schedule	BC
B1015	Internal Details	BC
B1101	Service Details	BC
B1102	Service Details	BC

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JOB NO.	DRAWING NO.	REV.
251101	A101	BC

Foundation	QuickSet Raft foundation with under slab and Quick Edge, edge insulation (https://quickset.co.nz/)
Framing	90 x 45 SG8 H1.2 timber framing.
Roof membrane	Nuralite 2mm TPO Membrane roofing laid on 17mm plywood
Wall underlay	Thermacraft Covertec 405 to WB walls
Wall RAB	JH 6mm RAB to JH 9mm ExoTec™ Facade Panel
Wall Cladding	150mm JH Linea weatherboards. Painted.
Wall Cladding	JH 9mm ExoTec™ Facade Panel - Paint finish 6mm RAB
Stone wall	Stutex Stone Veneer Cladding System TBC
Soffits	9mm JH Villaboard with stopped joints
Roof insulation Scillion	Pink(c)Batts(c) Skillion Superbatts Roof R7.4, 275mm
Wall insulation	Pink(c)Batts(c) Ultra R2.6 90mm Wall
Cornish	NONE. Square stop
Fascia	135 METALLINE™ Fascia COLORSTEEL MAXX
Barge	185 METALLINE™ Fascia COLORSTEEL MAXX
Gutter	Metalcraft Quadline Gutter COLORSTEEL MAXX
DP	55x75 Metalcraft COLORSTEEL MAXX
Plasterboard walls Dry Areas	GIB Standard 10mm Level 4 finish
Plasterboard walls Wet Areas	9mm Villa Board
Plasterboard ceiling Dry Areas	GIB Aqualine 13mm square stopped to walls Level 4 finish 40x70 Ceiling battens @ 600 c/c max for GIB Ceilings
Plasterboard ceiling Wet Areas	GIB Aqualine 13mm square stopped to walls Level 4 finish battens @ 600 c/c max for GIB Ceilings
Ceiling in lounge ,dining and kitchen	18mm Western Red T&G & V Cedar Secret fixed and no trims Resene Qristal poly gloss 40x70 Ceiling battens @ 400 c/c max for T&G Ceilings
Bedroom and bathroom walls	Gib noise control system GST132 1 x 13mm GIB® Standard Plasterboard each side Pink® Batts® R2.2 (90mm)
Waterproofing	ARDEX WPM 002
DPC	Suppecourse 500
DPM	Thermathene Black
Window tape	Aluband xtreme flashing tape
Windows	Selected Double glazed Thermal broken Aluminium Residential Suite profile with timber architraves.
Trim Skirting boards:	65 x 18 Splayed Skirting
Architraves and other trim:	40 x 12 Single Bevelled Architrave
Joinery	Selected residential aluminium (Thermal broken) joinery with Low E, Archon filled Glazing To comply with NZS 4223.3
Internal Doors	All internal doors shall be solid core
Carpet	Selected cut pile carpet
Laminate Flooring	Selected laminate flooring by Flooring Xtra Wanaka
Tiles	Ceramic tiles to comply with slip resistance for when wet in service.
WC	All toilet pans shall be ceramic cantilevered units with in-wall water cisterns
Showers	Glass walled with tiled floor
Carparking area	Gobi block paving system
Concrete paths	100 mm exposed grey aggregate
Pergola	Opening sun Louvre roof by Louvre Tec colour white
Outdoor seating	Western Red Cedar with galvanised steel brackets
Storage cupboard	Constructed with H3.2 Pine framing and Western Red Cedar Board and Batten Doors shall be colour coated aluminium
Bicycle Shed	Constructed with H3.2 Pine framing and Western Red Cedar Board and Batten Doors shall be colour coated aluminium
Landscaping	
Grass	Selected synthetic grass system.
Retaining walls	Timber poles to engineers design with timber RS boards with oil stained finished

300 litre mains pressure Stainless Steel unit . Install overflow/Drip tray with drain to exterior. Provide seismic restraint and tempering valve to comply with NZBC G12/AS1 (Figs. 14 & 16). Copper pipe Temperature/pressure relief drain installed @ 1:60min Fall to TD.

150mm min Splash back above hwb and tub. Ceramic tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment of use

Stairs and access rout to front door to comply with NZBC D1/AS1 "Wet in service"

Stud Table V High Wind
All studs 90x45, SG8, H1.2
External and internal loadbearing walls up to 2.4m high @ 400c/c max
External and internal loadbearing walls up to 3.0m high @ 300c/c max
Internal non-loadbearing walls up to 3.0m high @ 600c/c max

Extractor fan with flexible duct to outside
Mechanical extract fans (including associated ducting) must have a flow rate not less than:
a) 25 L/s for showers and baths, and
b) 50 L/s for cooktops.

CAVIUS WIRELESS FAMILY 10 YEAR PHOTOELECTRIC SMOKE ALARM

Product Code: **2107 CAV10WF**
CERTIFICATION AS3786:2014
5m Radious reception

Opening windows

Where the possible height of fall from an open window is more than 1000 mm. The possible height of fall shall be measured from the inside floor level adjacent to the window
no projections or ledges below the opening that would assist a child in climbing.
If a fixed window seat is provided, the lower edge of the opening shall be measured from the seat.
Where a toilet pan or any other fixed feature is within 500 mm horizontally of a window, the lower edge of the opening shall be measured vertically from the pan or feature.
In housing and areas of other*buildings* likely to be frequented by children under 6 years of age, a window with an opening width of less than 1000 mm shall have either:
the lower edge of the opening at least 760 mm above floor level, or
a restrictor fitted to limit the maximum opening so that a 100 mm diameter sphere cannot pass through it, or
a 760 mm high barrier protecting the opening of solid construction or with vertical members its full height.
In housing and areas of other*buildings* likely to be frequented by children under 6 years of age, a window with an opening width of more than 1000 mm shall have either:
a) the lower edge of the opening at a height above floor level as given for barriers in Table 1, NZBC F4 or
b) a barrier of the same height protecting the opening complying with Paragraph 1.2.1. NZBC F4

Glazing:
Shower to be fitted Grade A safety glass

Glazing to comply with 4223.2
glazing building & 4223.3 part3 human impact

Ensuite, bathrooms, WC, kitchen and laundry to comply with NZBC E3.3.3.

Seleted tiles

Quick Step Im ressive , dass 32 laminate flooring

3.1 Lining materials
3.1.1 Floors
The following finishes to floors satisfy the performance for impervious and easily cleaned surfaces in spaces containing sanitary
fixtures or sanitary appliances. In open plan spaces this surface shall extend at least 1.5 m from all sanitary fixtures and sanitary
appliances:

The requirement for impervious and easily cleaned floor surfaces applies to spaces such as kitchens, bathrooms, laundries and toilet facilities.

Ceramic or stone tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive specified by
the tile manufacturer as being suitable for the tiles, substrate material and the environment of use. Edges of the tiled area where watersplash may occur must be sealed or coved, and tiles must be laid on a continuous impervious substrate or a membrane specified by the manufacturer as being suitable for the tiles, substrate material and the environment of use.

2 INSTALLATION AND COMMISSIONING

2.1 Equipment

2.1.1 Compliance standards

Smoke alarms shall comply with at least one of the following:

(a) UL 217;
(b) CAN/ULC S531;
(c) BS EN 14604;
(d) ISO 12239; or
(e) AS 3786

2.1.2 Hush-button facilities

Smoke alarms shall be provided with a 'hush button' to temporarily silence audible alarm signals in the event of nuisance activation. The hush button shall be located either on the smoke alarm itself or at another readily accessible location (for example, a hallway).

2.2 Location of smoke alarms

2.2.1 General

The location of smoke alarms shall be as follows:

(a) Smoke alarms shall be located on or near the ceiling;
(b) Smoke alarms shall be located in all bedrooms, living spaces, hallways, and landings within the building;
(c) Where a kitchen is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations;
(d) In a multi-level household unit, there shall be at least one smoke alarm on each level; and
(e) Where more than one smoke alarm is needed to meet the requirements of this standard, these smoke alarms shall all be interconnected so that when one activates, all smoke alarm devices in the household unit will sound.

NOTE – For additional information on selection and location of alarms, see Appendices A and B.

2.2.2 Spacing

In locations where they are required, smoke alarms shall be spaced as follows:

(a) The distance from any wall to a smoke alarm shall not exceed 5 m; and
(b) Smoke alarms shall be within 10 m of each other in any direction.

ARITIFICAL LIGHT
Refer to NZBC G8 - provide minimum illuminance of 20 lux. the total wattage required per m2 of floor area in table 1

G12 WATER SUPPLIES
Tempering valve to water heating source. refer to specification for type and connections.

PLUMBING SCHEMATIC
ALL PLUMBING TO COMPLY WITH AS-NZS/3500.2

FIXTURE UNIT RATING:

whb	-	1
wc	-	6
s	-	2
bath	-	3
sink	-	3
tub	-	5
DW	-	3

PLUMBING LEGEND:
AP - Access point
AAV - Air admittance valve
GT - Gully trap
ORG - Overflow relief gully
FWG -Floor waste gully
TD -Tundish

Maximum fixture unit loading for vented drains

Nominal size of drain, DN

Grade %	80	100
5.00	215	515
3.35	140	345
2.50	100	255

Size and rating of vents

VP DN	Fixture Unit
50	>1 <=10
50	>10 <=30
65	>30 <=175
80	>175 <=400

Minimum Grades of Drains with soil fixtures

DN	Grade %
80	2.50
100	1.65

Max length for unvented branch drains

1. 10m from the vented drain to the weir of the tap, provided the length of the discharge pipe does not include a vertical drop, between the crown of the trap and the invert of the branch drain exceeding-
a 2m from WC with DN 80
b 1.5m for basons fitted with "S" trap
c 2.5m for all other fixtures

2. 10m to the weir of a disconnector gully

Size of unvented branch drains

65 5 Fixture units (Excluding WC or 10 fixture units from one FWG
80 12 Fixture units(Including not more than one WC)
100 30 Fixture units (Including not more than two WC

Table 7: Water Supply Pipework Support Spacing
Paragraph 7.1.3

Pipe material	Pipe diameter (mm)	Maximum distance between supports (m) Vertical pipe	Graded and horizontal pipe
Copper	10 – 15	1.5	1.2
	20 – 25	2.0	1.5
Galvanised steel	15 – 20	2.0	1.5
	25	3.0	2.5
uPVC	15 – 20	2.0	1.0
	25	2.4	1.2
Polyethylene and polybutylene (cold water supply)	15 – 20	1.5	0.75
	25	1.8	0.9
Polybutylene (hot water supply)	15 – 18	1.0	0.6
	20 – 22	1.4	0.7

Note:
The spacing for these pipe materials is based on the pipes being located within the *building* structure.

TABLE 9.1
MAXIMUM SPACING OF BRACKETS, CLIPS AND HANGERS

Pipework material	Maximum spacing of supports, m	
	Vertical pipes	Graded pipes
Cast iron	3	3
Ductile iron	3	3
Copper, copper alloy	3	3
FRC	4	4
PVC-U DN 40-50	2	1
PVC-U DN 65	2.5	1.2
PP	2	1
PE	2	1

NOTE: For all pipe materials maximum spacings shall be in accordance with manufacturer's recommendations.

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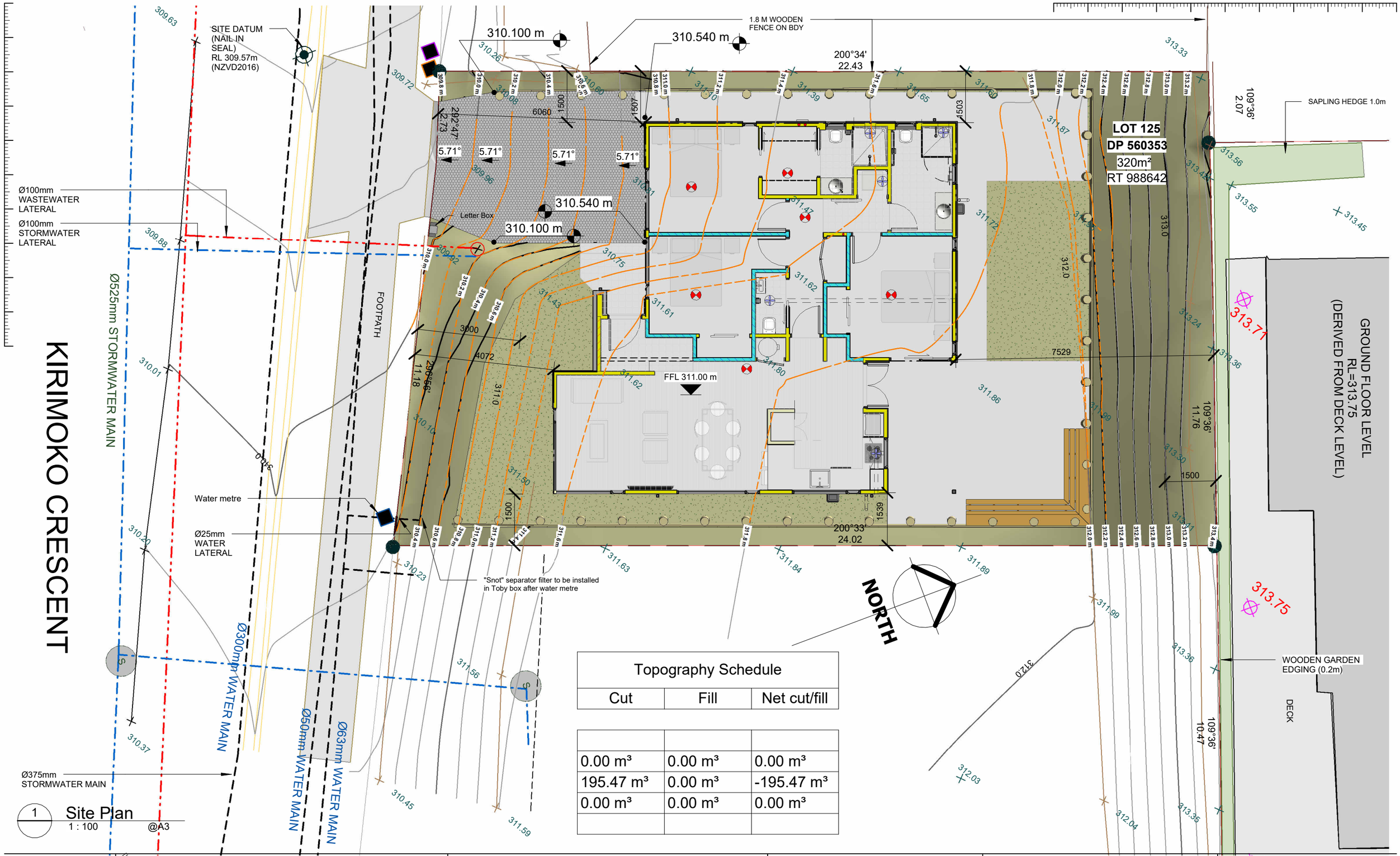
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DRAWING TITLE
Legend

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Proposed New Dwelling
80 Kirimoko Crescent
Wanaka 9305

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1 : 100

JOB NO. DRAWING NO. REV.
251101 A102 BC



1 Site Plan
1 : 100 @A3

Topography Schedule

Cut	Fill	Net cut/fill
0.00 m³	0.00 m³	0.00 m³
195.47 m³	0.00 m³	-195.47 m³
0.00 m³	0.00 m³	0.00 m³

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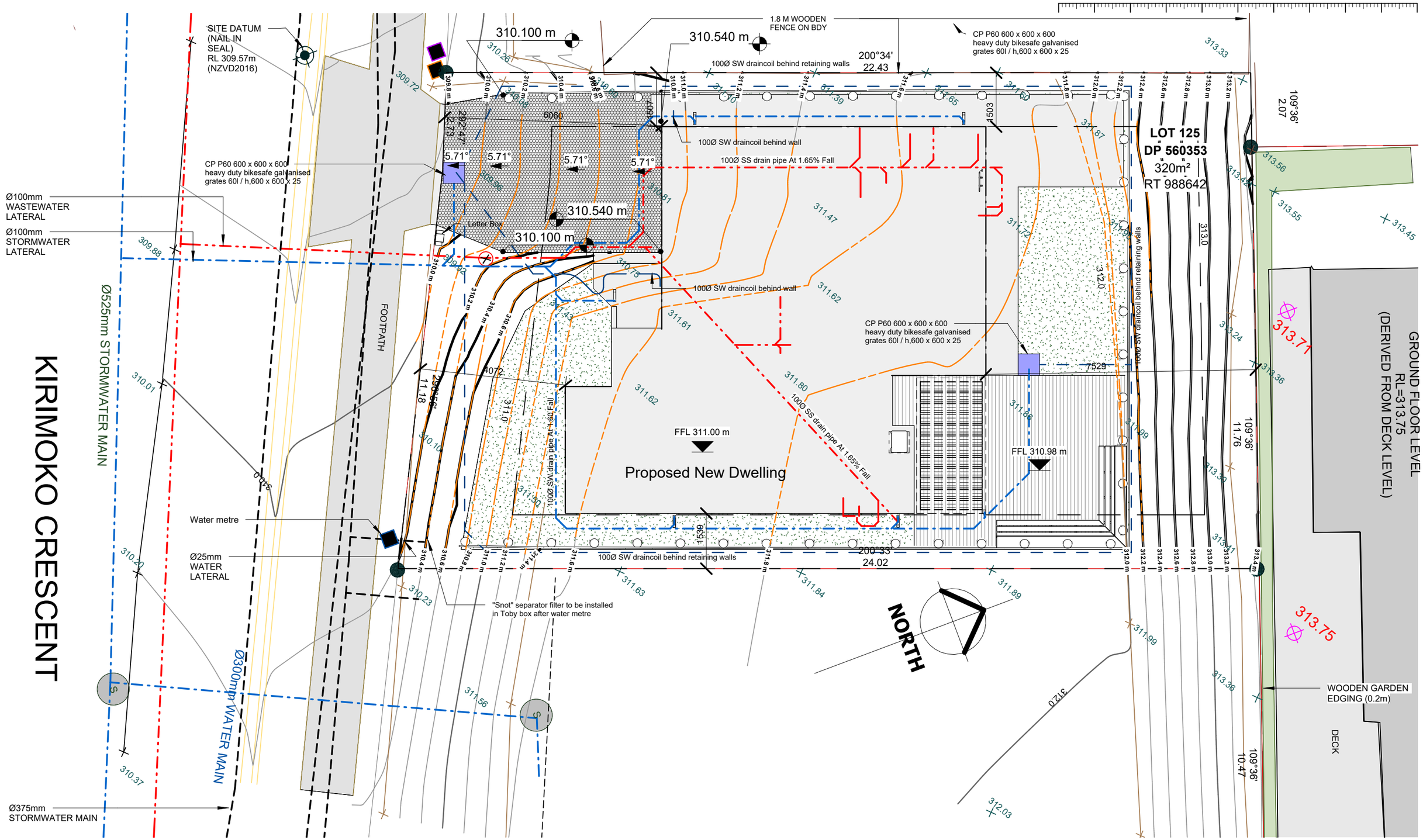
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DRAWING TITLE
Site Plan

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Michael Chapman Smith
Proposed New Dwelling
80 Kirimoko Crescent
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1 Site Plan
1 : 100 @A3

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DRAWING TITLE
Site Plan

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SCALE @ A3
1 : 100

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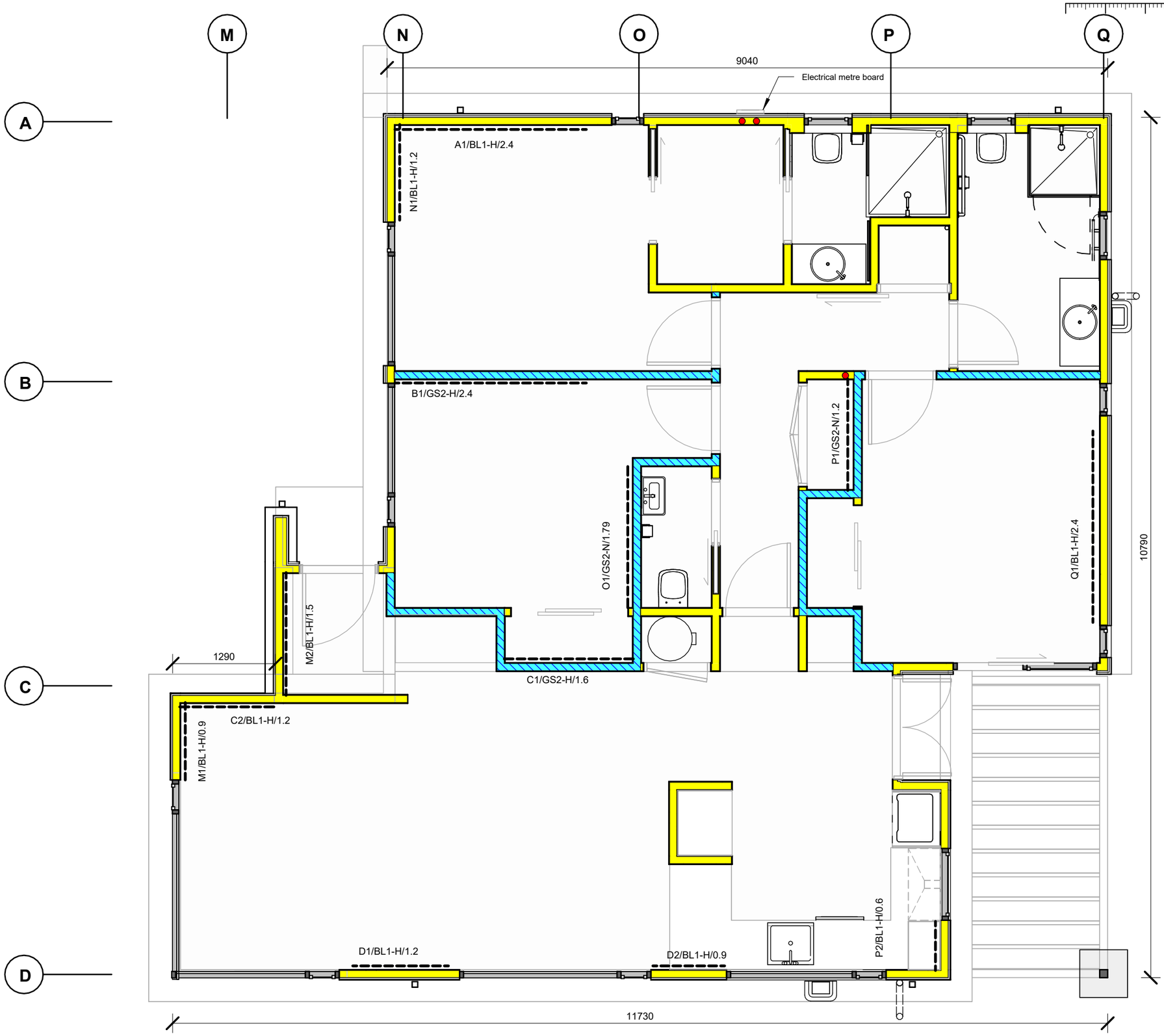
DRAWING TITLE
G Floor

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251101	A105	**BC**

Floor Area: 100.8m²

1 Ground Floor
1 : 50 @A3



Floor Area: 100.8m²

1 Bracing Plan
1 : 50 @A3

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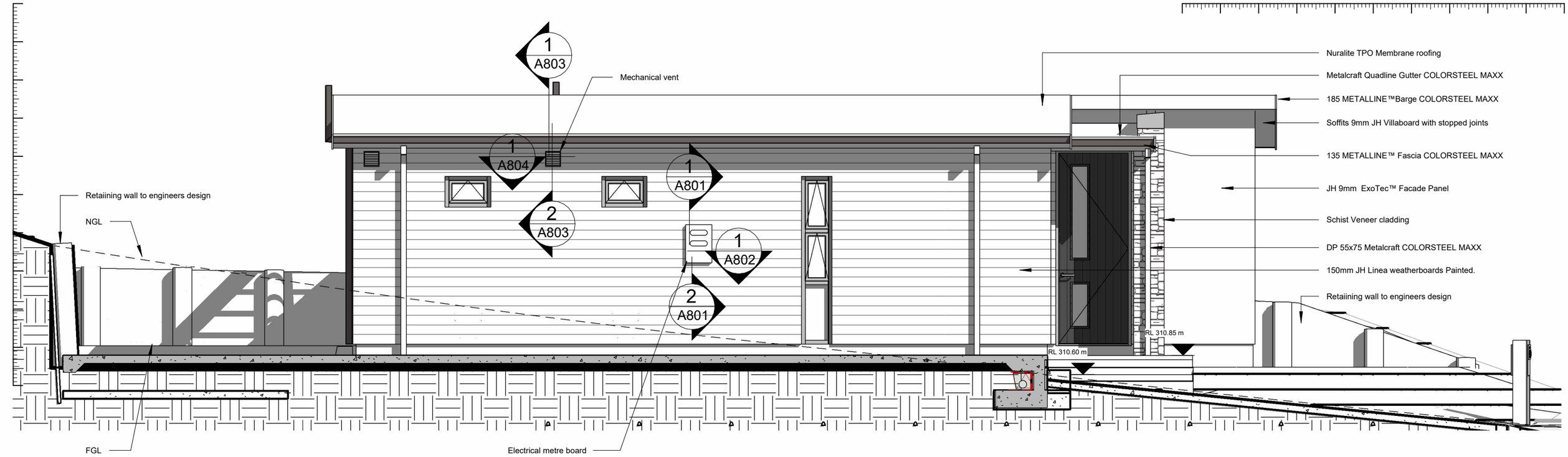
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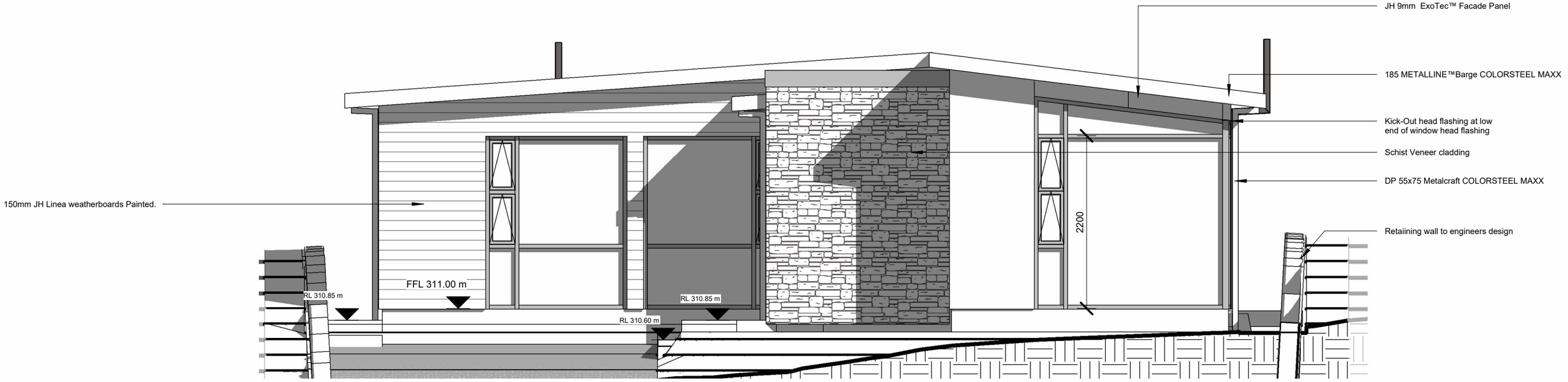
DRAWING TITLE
Bracing Plan

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JOB NO.	DRAWING NO.	REV.
251101	A106	**BC**



1 / A105 **West Elevation**
1 : 50 @A3



2 / A105 **South Elevation**
1 : 50 @A3

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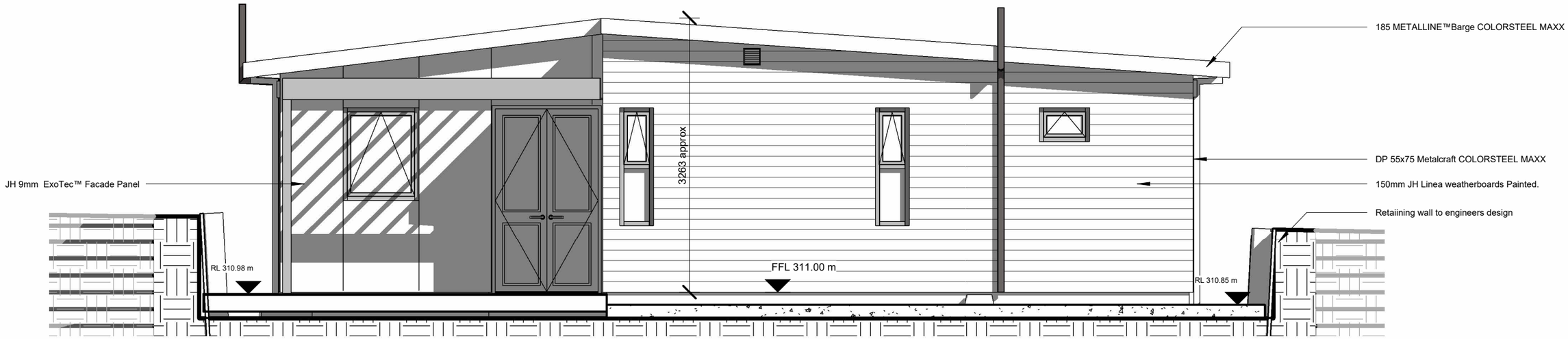
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Elevations

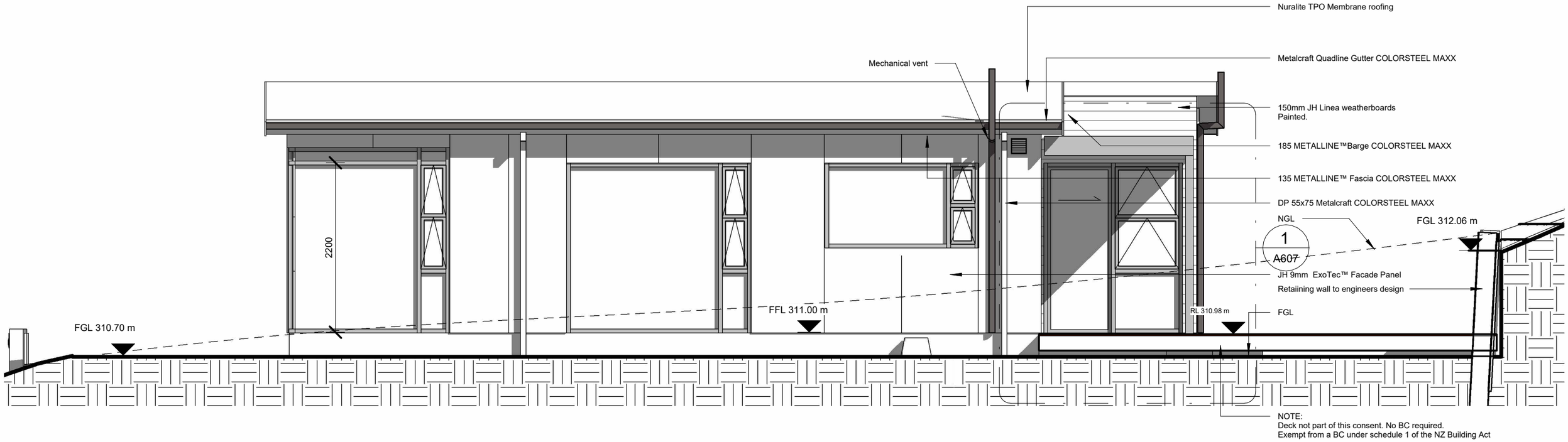
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1 / A105 North Elevation
1 : 50 @A3



2 / A105 East Elevation
1 : 50 @A3

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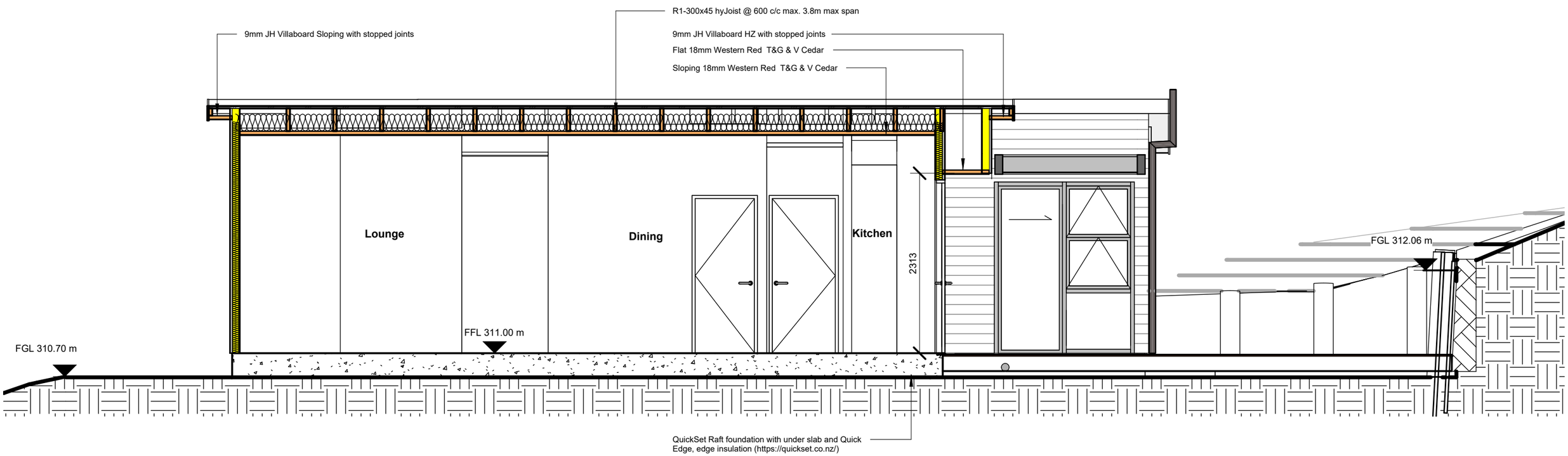
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Elevations

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251101 A202 BC



1 / A105 Section A
1 : 50 @A3

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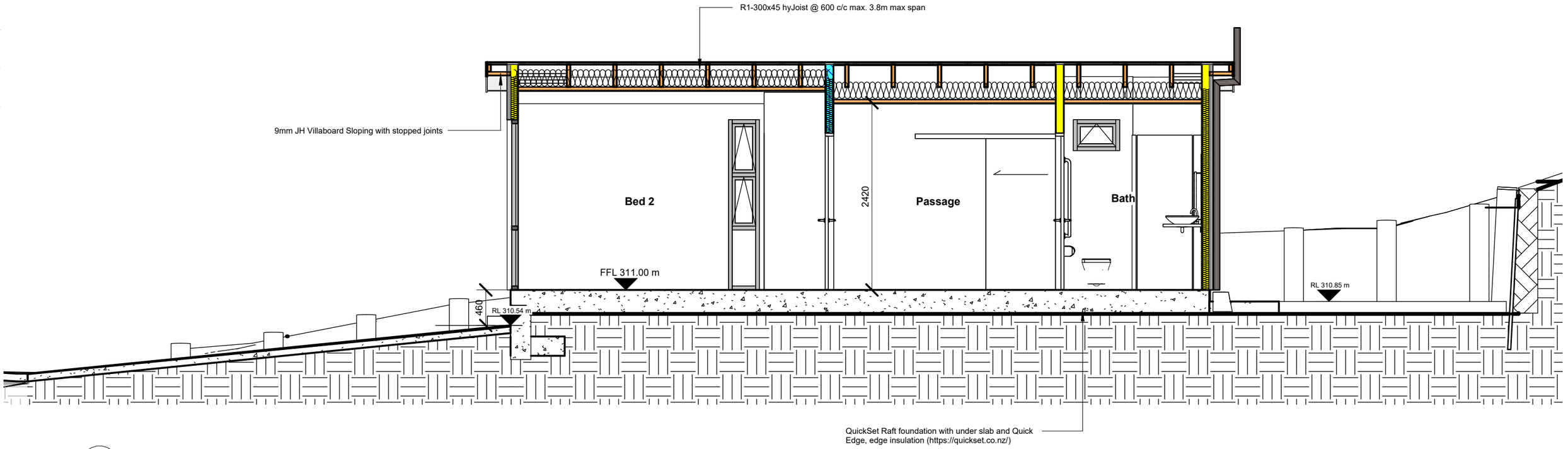
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DRAWING TITLE
Sections

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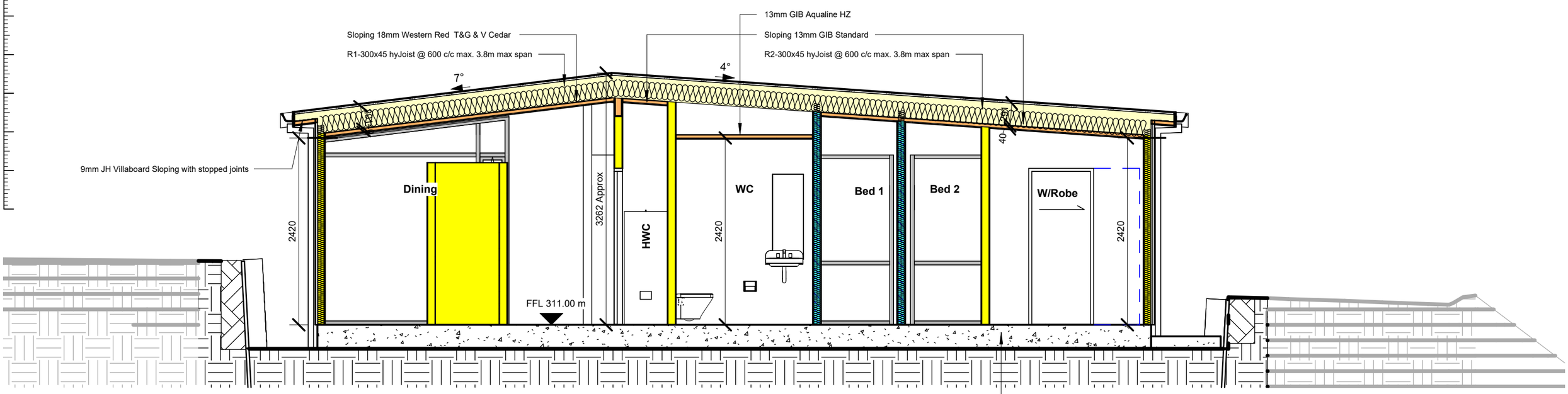
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1 / A105 Section C
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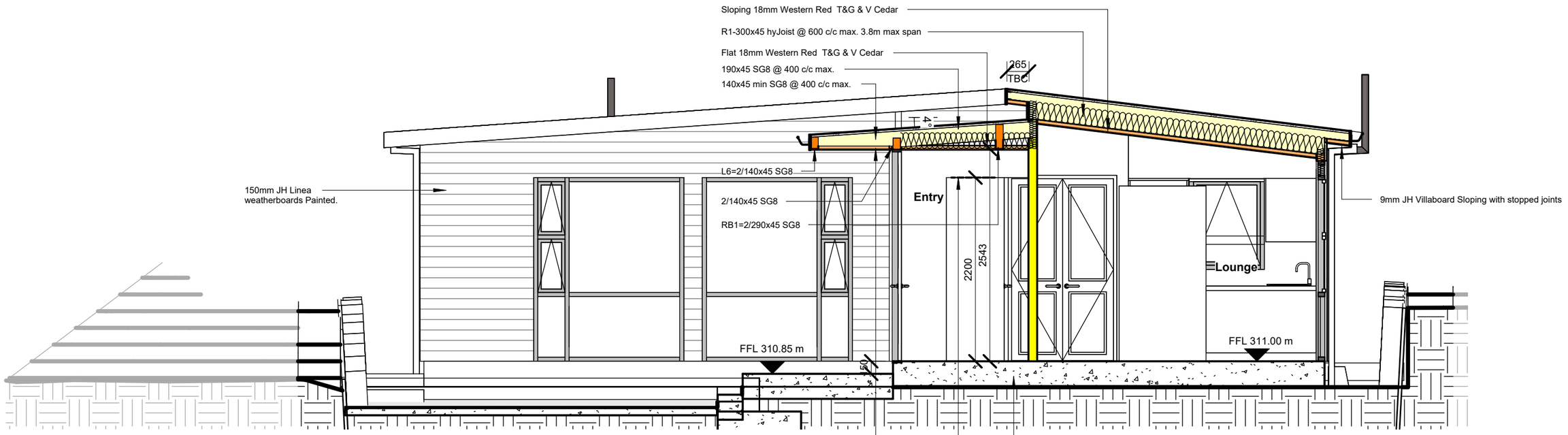
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Sections

CLIENT / PROJECT
HAWEA 2017 LIMITED
Proposed New Dwelling
80 Kirimoko Crescent
Wanaka 9305

SCALE @ A3
1 : 50

JOB NO. 251101 DRAWING NO. A303 REV. BC



1 / A105 Section D
1 : 50 @A3

BC

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LBP: BP 126400 PH: 021 150 112 Design / Drawn Designer

REV	DATE	DESCRIPTION	ISSUED TO	ISSUED BY
1	2027.02.15	BC	JB	ACT

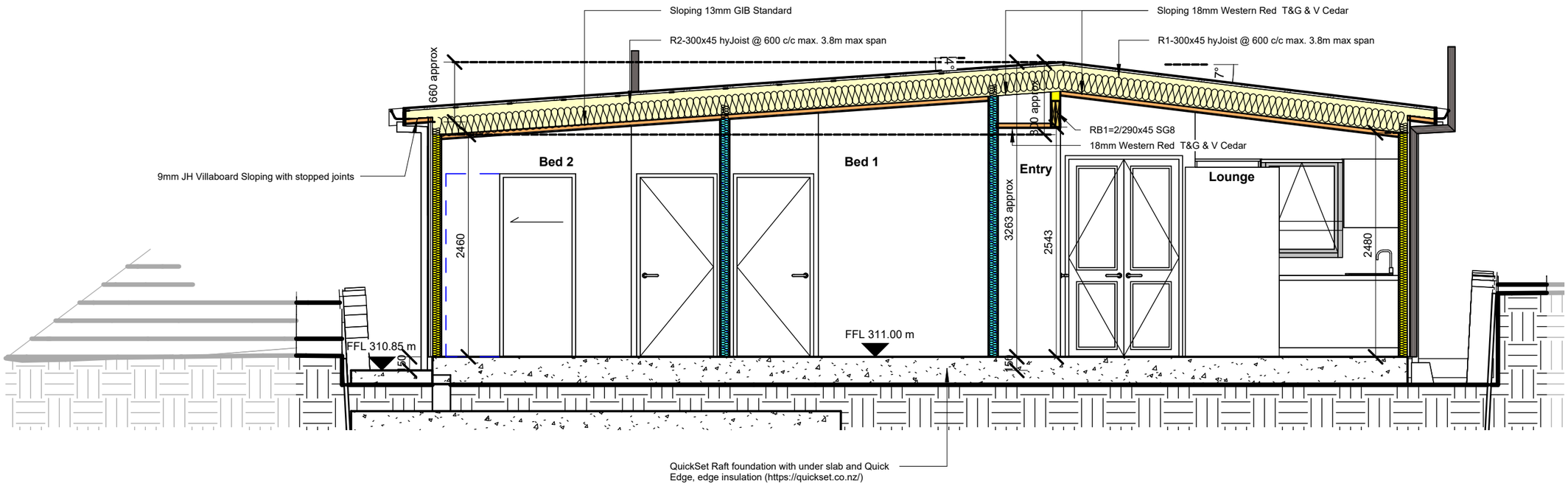
NOTE:
Do not scale from the drawings All dimensions to be confirmed

DRAWING TITLE
Secions

CLIENT / PROJECT
HAWEA 2017 LIMITED
Proposed New Dwelling
80 Kirimoko Crescent
Wanaka 9305

SCALE @ A3
1 : 50

JOB NO. 251101 DRAWING NO. A304 REV. BC



1 / A105 Section E

1 : 50 @A3

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REV	DATE	DESCRIPTION	ISSUED TO	ISSUED BY
1	2027.02.15	BC	JB	ACT

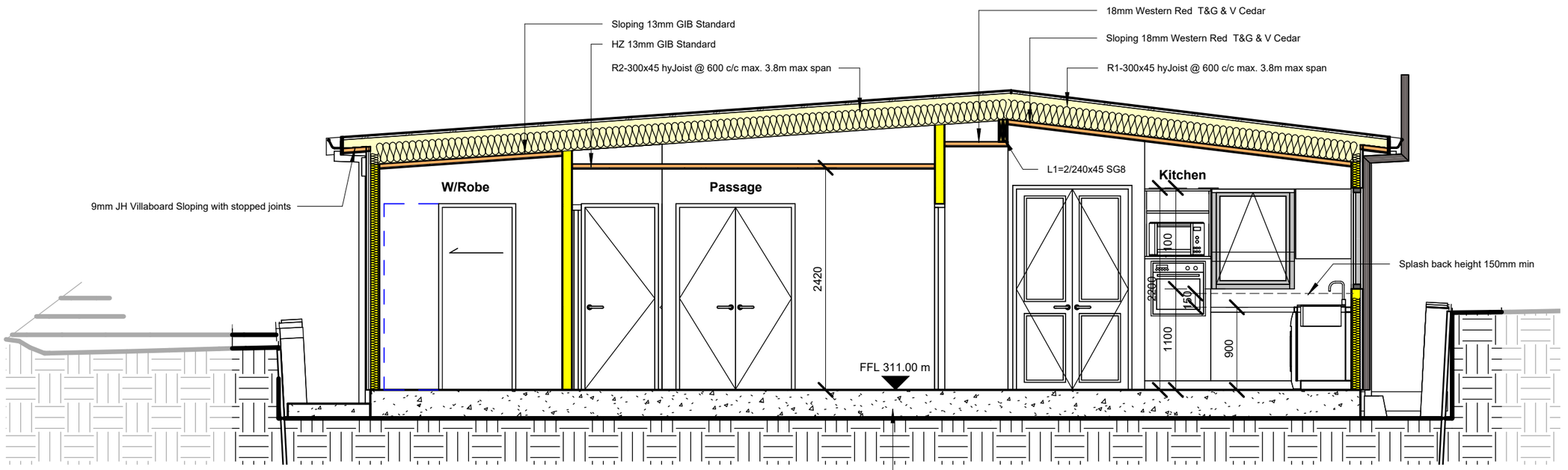
NOTE:
Do not scale from the drawings All dimensions to be confirmed

DRAWING TITLE
Sections

CLIENT / PROJECT
HAWEA 2017 LIMITED
Proposed New Dwelling
80 Kirimoko Crescent
Wanaka 9305

SCALE @ A3
1 : 50

JOB NO. 251101 DRAWING NO. A305 REV. BC



1 / A105 Section F
1 : 50 @A3

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1	2027.02.15	BC	JB	ACT

NOTE:
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DRAWING TITLE
Sections

CLIENT / PROJECT
HAWEA 2017 LIMITED
Proposed New Dwelling
80 Kirimoko Crescent
Wanaka 9305

SCALE @ A3
1 : 50

JOB NO.	DRAWING NO.	REV.
251101	A306	BC