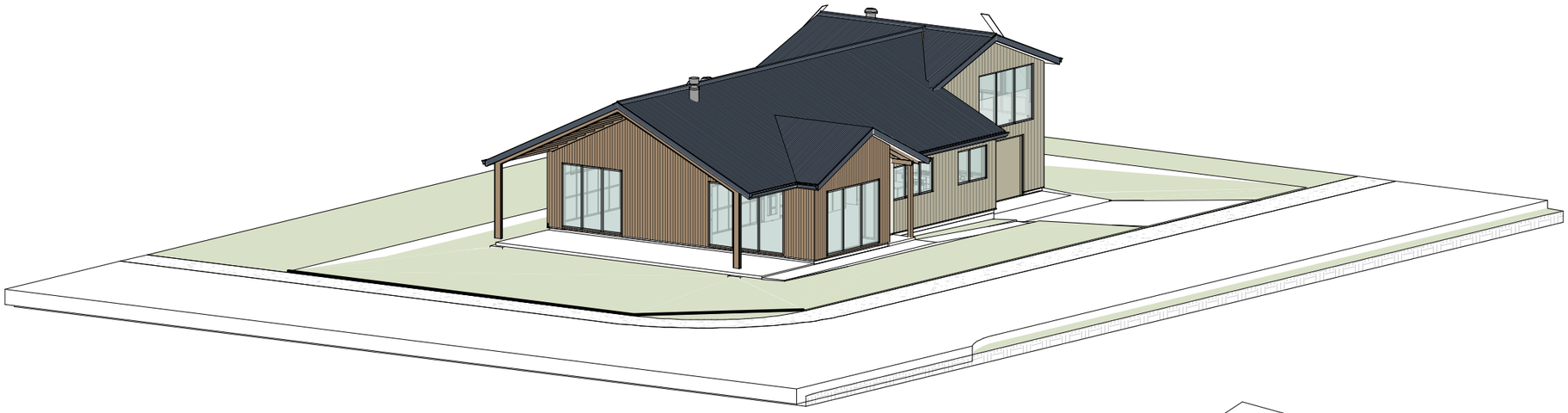
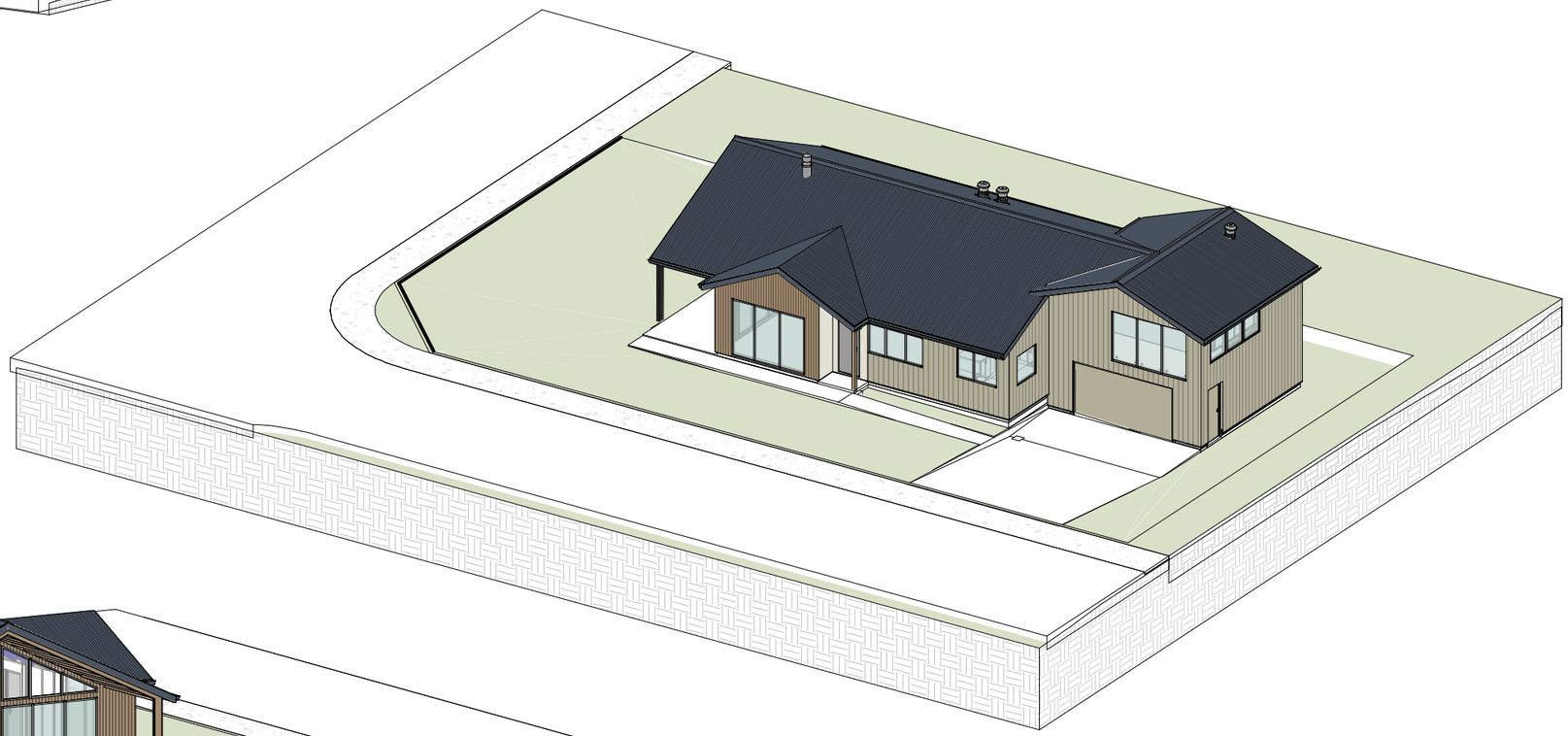
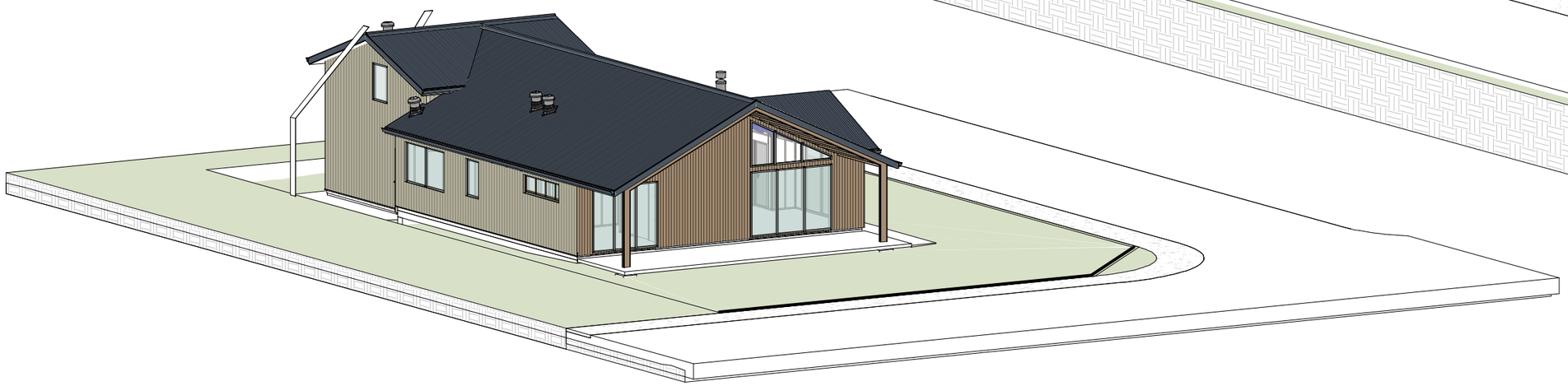




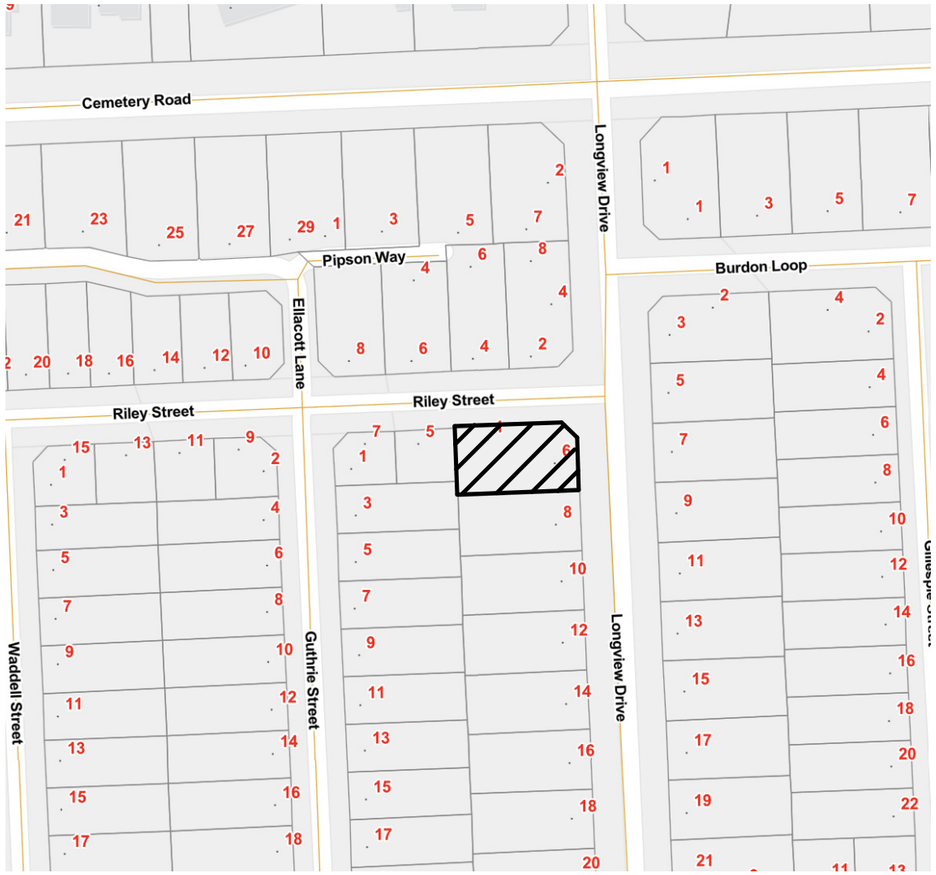


ART OF
ARCHITECTURE
DREAM • DESIGN • BUILD

1 RILEY STREET
LAKE HAWEA
9382

REVISION	BC_Rev_1
DRAWN BY	J.L. Long
OWNER	McDaniels
DATE: 21 Oct 2026	SHEET NO.: RC1

LOCATION PLAN



NOT TO SCALE

DRAWING LIST

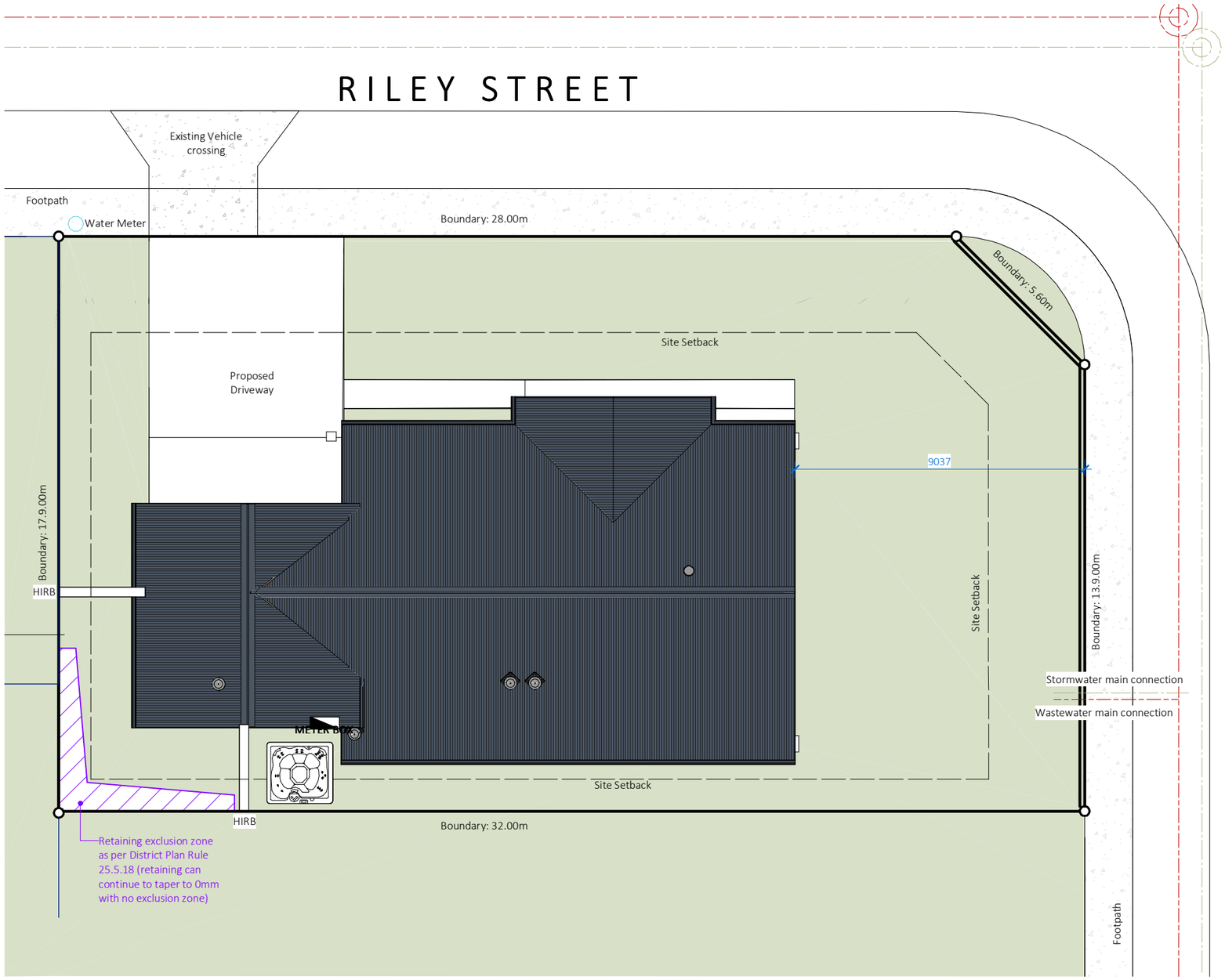
Cover Sheet	RC1
Drawing List + Location Plan	RC2
Site Plan	RC3
Floor Plans	RC4
Proposed Elevations	RC5
Foundations + Plumbing & Drainage	RC6
Roof Plan	RC7
Erosion and Sediment Control	RC8

ART OF ARCHITECTURE
DREAM • DESIGN • BUILD

1 RILEY STREET
LAKE HAWEA
9382

REVISION	BC_Rev_1
DRAWN BY	J.L. Long
OWNER	McDaniels
DATE	SHEET NO.
21 Oct 2026	RC2

N



ART OF ARCHITECTURE
DREAM • DESIGN • BUILD

SITE COVERAGE CALCULATIONS

Total Site Area:	566m²	
Building Coverage:	180m²	(30.8%)
Paved Areas:	69m²	(12.2%)
Impervious surface total:	249.0m²	(44.0%)

SITE INFORMATION

Datum Point: NZVD216
Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

1 RILEY STREET
LAKE HAWEA
9382

LEGAL DSCRIPTION

Lot 276 DP 589993

- ALL dimensions to be confirmed on site prior to construction.
- Do not start any construction work or order materials without the approved council plans.
- If questions arise between the specifications and the plans, discuss these with the architectural designer.
- DO NOT SCALE OFF PRINTED PLANS
- Copyright: All drawings are to remain the property of Art of Architecture and may not be reproduced or used for any other purpose or persons without written permission of Art of Architecture

DATE	21 Oct 2026
REVISION	BC_Rev_1
DRAWN BY	Jessi-Lee Long
OWNER	McDaniels

Site Plan

SCALE @ A3	SHEET NO.
As indicated	RC3

N

N
W E
S

ELEVATIONS

90mm WALL FRAMING:
2.4m max. high studs:
90x45mm H1.2 SG8 studs @ 600mm crs. Nogs @ 800mm crs. max. (except vertical shiplap cladded walls - nogs to be at 480 max. crs)

140mm WALL FRAMING
2/140x45mm H1.2 SG8 studs @ 600mm crs. Nogs @ 480mm crs. max.

Refer to NZS 3604:2011 Table 8.2

BOTTOM PLATES:
90 x 45mm H1.2 SG8

Fix to concrete slab with M12 bolts set 150mm each end of plate and 900mm crs. max. (or 600mm crs when used on slab edges formed by masonry blocks)

Refer to NZS 3604:2011 7.5.12.2

DPC to be between bottom plate and concrete.

TOP PLATES:
90 x 45mm H1.2 SG8 refer to table 8.19.

FIXINGS EXCLUDING NAILS AND SCREWS:
Exposed fixings to be type 304 stainless steel as per NZS 3604:2011 table 4.1
Sheltered Fixings to be hot dipped galvanized steel.
Closed areas (incl. roof spaces and internal areas:)
Nail plates: continuous coated galvanized steel
Wire dogs and bolts: hot dipped galvanized steel
all other structural fixings: mild steel (uncoated, non-galvanized)

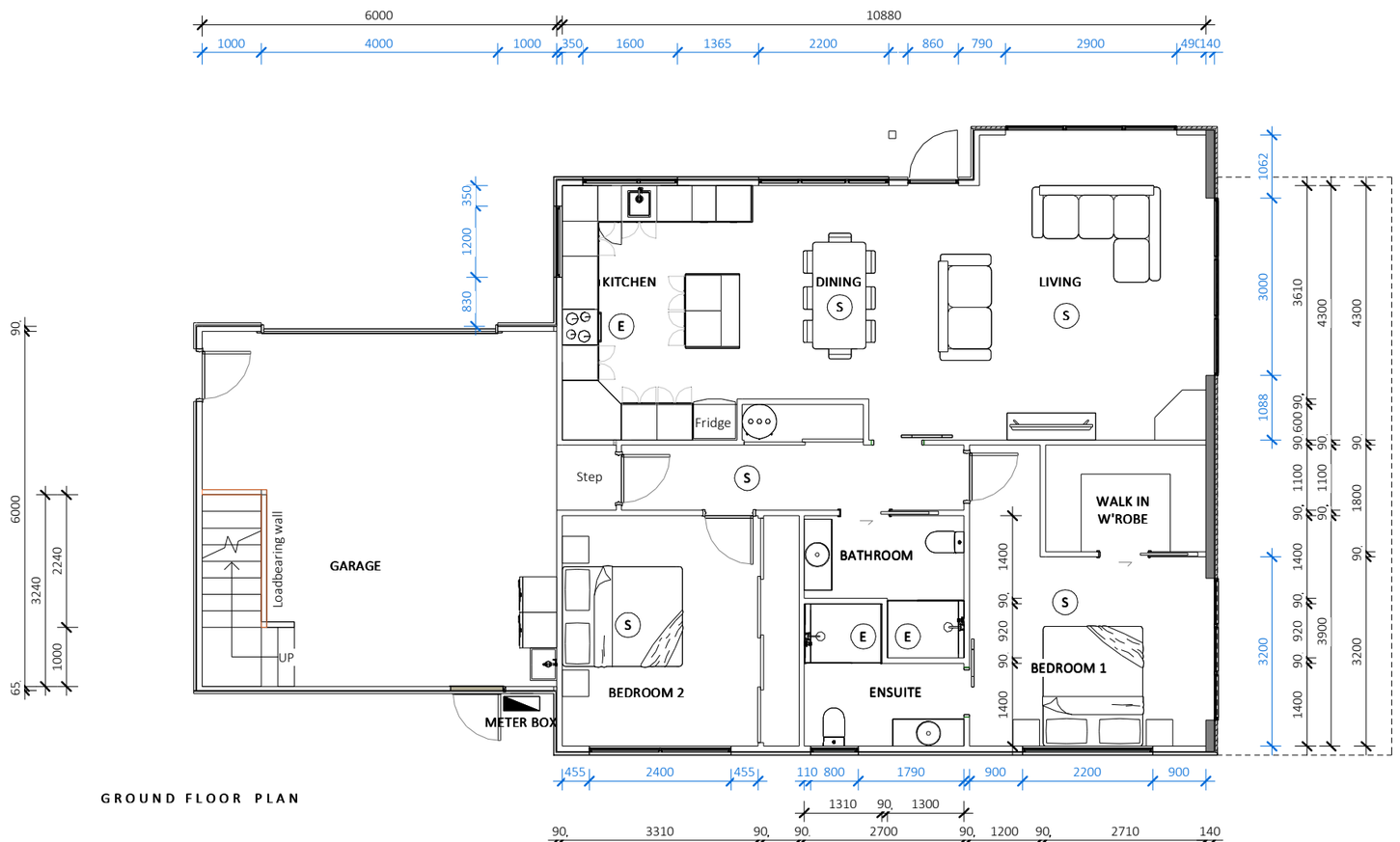
NAILS AND SCREWS (Non structural)
Cladding: galvanized steel
Closed areas incl. roof spaces: mild steel
Exposed and sheltered areas: galvanized steel

WET AREA NOTES
Wet areas include the following: Kitchens, sculleries, bathrooms, ensuites, laundries, mud rooms.
13mm GIB Aqualine lining to all walls and ceilings.
Floor finish: Tiles over Rasolastic WPM

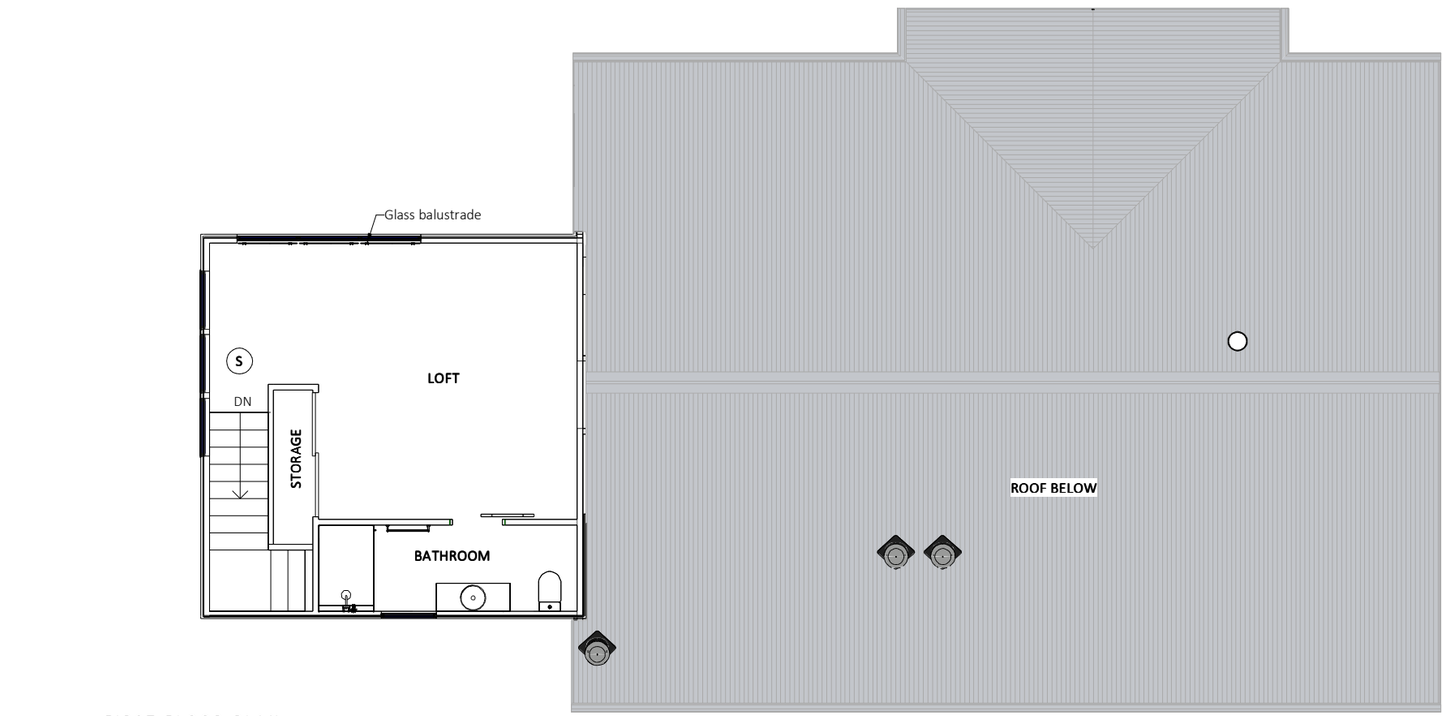
FRAMING NOTE
Lumberlok top plate/joist stiffeners to be used where pipes intersect with structural members

BATHROOM GLAZING
Fully framed glazing:
Laminated safety glass no less than 6mm.
Partly framed glazing:
Toughened safety glass less than 6mm thick.
Frameless glass:
Toughened safety glass no less than 6mm thick.
Window Glazing:
Toughened Safety glass (to inner layer of double glazed window)

DOWNLIGHT NOTES
Recessed downlights types as specified in AS/NZS 60598.2.2 - CA, IC or IC-F rated light fittings as per NZBC C/AS1 cl 7.4.1.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ART OF ARCHITECTURE
DREAM • DESIGN • BUILD

Interconnected smoke alarms
All smoke alarms must be interconnected as per NZBC C/AS1, F7 3.0 and NZS4514:202. If they are wirelessly connected, they must have a hush button, 10 year non removable sealed battery.

Extractor Fans:
- 50L/s min. in laundries
- 25L/s min. in bathrooms
- 50L/s for kitchen cooktops

PROPOSED FLOOR AREAS

Ground Floor:	103.0m²
First Floor:	36.0m²
Garage:	36.0m²
Total:	175.0m²

SITE INFORMATION

Datum Point: NZVD216
Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

1 RILEY STREET
LAKE HAWEA
9382

LEGAL DSCRIPTION

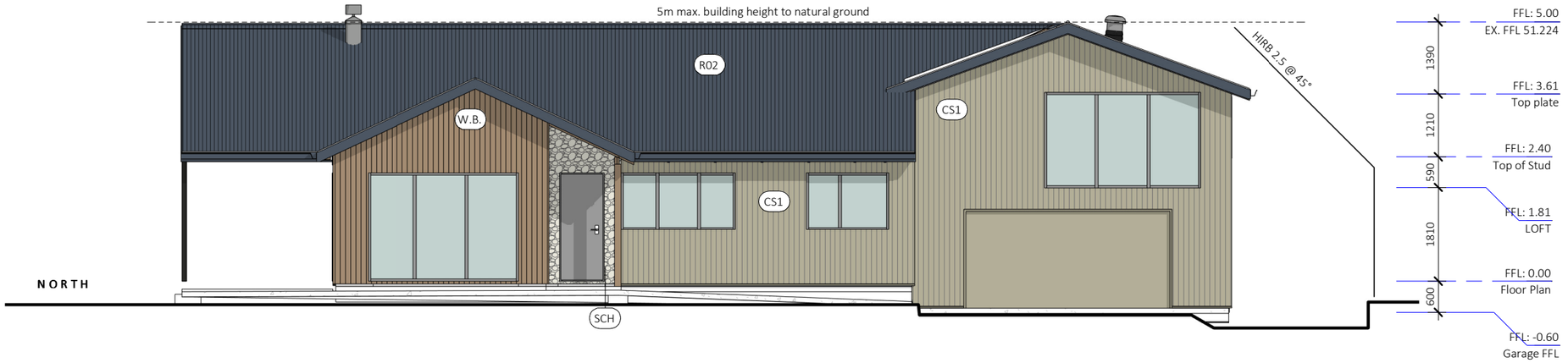
Lot 276 DP 589993

- ALL dimensions to be confirmed on site prior to construction.
- Do not start any construction work or order materials without the approved council plans.
- If questions arise between the specifications and the plans, discuss these with the architectural designer.
- DO NOT SCALE OFF PRINTED PLANS
- Copyright: All drawings are to remain the property of Art of Architecture and may not be reproduced or used for any other purpose or persons without written permission of Art of Architecture

DATE	21 Oct 2026
REVISION	BC_Rev_1
DRAWN BY	Jessi-Lee Long
OWNER	McDaniels

Floor Plans

SCALE @ A3	SHEET NO.
1 : 100	RC4



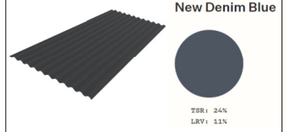






ART OF ARCHITECTURE
DREAM • DESIGN • BUILD

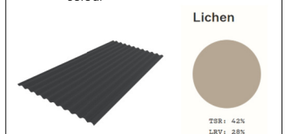
CS2 Corrugate colorsteel roofing in New Denim Blue colour



SCH Faux schist cladding (TBC)



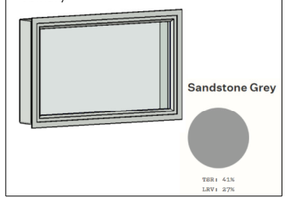
CS1 Vertical corrugate colorsteel cladding over 20mm cavity lichen colour



W.B. Vertical cedar weatherboards over 20mm cavity



Joinery



SITE INFORMATION

Datum Point: NZVD216
Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

1 RILEY STREET
LAKE HAWEA
9382

LEGAL DSCRIPTION

Lot 276 DP 589993

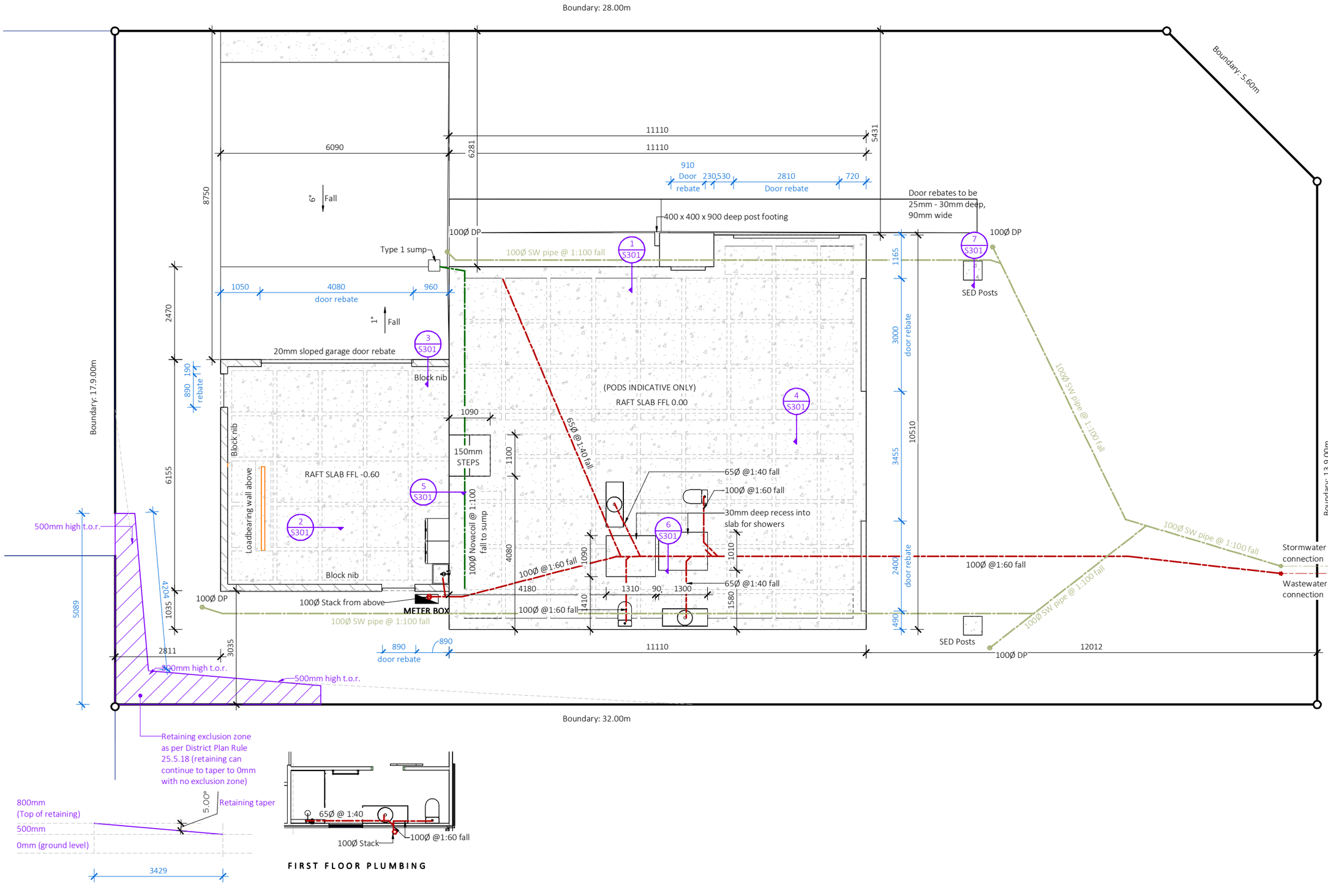
- ALL dimensions to be confirmed on site prior to construction.
- Do not start any construction work or order materials without the approved council plans.
- If questions arise between the specifications and the plans, discuss these with the architectural designer.
- DO NOT SCALE OFF PRINTED PLANS
- Copyright: All drawings are to remain the property of Art of Architecture and may not be reproduced or used for any other purpose or persons without written permission of Art of Architecture

DATE	21 Oct 2026
REVISION	BC_Rev_1
DRAWN BY	Jessi-Lee Long
OWNER	McDaniels

Proposed Elevations

SCALE @ A3	SHEET NO.
1 : 100	RC5

ART OF
ARCHITECTURE
DREAM • DESIGN • BUILD



PLUMBING AND DRAINAGE NOTE

Registered plumber and drainlayer to ensure full compliance with specified codes.

Contractor to confirm existing and proposed pipe locations on site.

Ensure internal pipes are concealed in wall/floor and ceiling spaces.

All water supply to comply with G12.

All sanitary plumbing and drainage to comply with AS/NZS 3500.2 elevated drainage method.

SITE INFORMATION

Datum Point: NZVD216
Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

1 RILEY STREET
LAKE HAWEA
9382

LEGAL DSCRIPTION

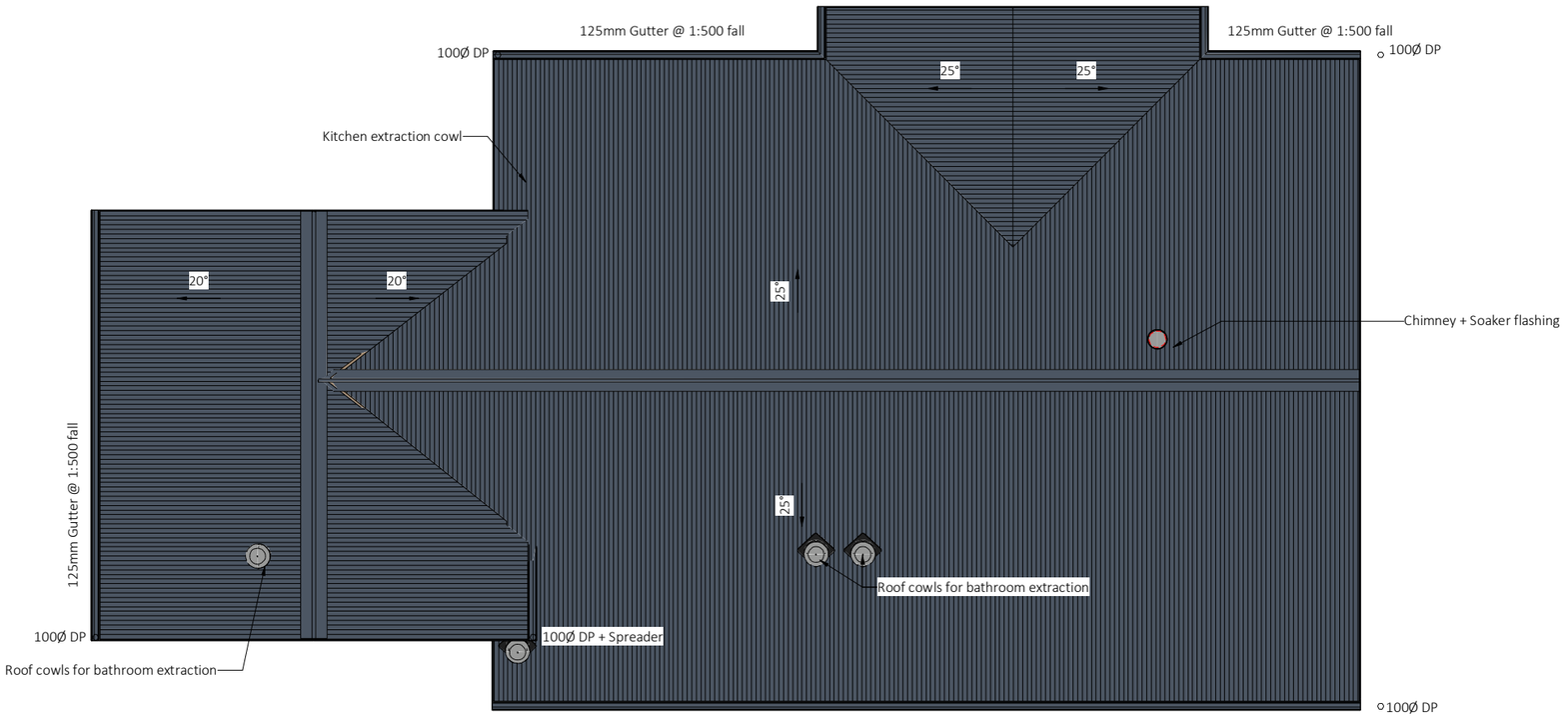
Lot 276 DP 589993

- ALL dimensions to be confirmed on site prior to construction.
- Do not start any construction work or order materials without the approved council plans.
- If questions arise between the specifications and the plans, discuss these with the architectural designer.
- DO NOT SCALE OFF PRINTED PLANS
- Copyright: All drawings are to remain the property of Art of Architecture and may not be reproduced or used for any other purpose or persons without written permission of Art of Architecture

DATE	21 Oct 2026
REVISION	BC_Rev_1
DRAWN BY	Jessi-Lee Long
OWNER	McDaniels

Foundations + Plumbing & Drainage

SCALE @ A3	SHEET NO.
1 : 100	RC6



ART OF
ARCHITECTURE
DREAM • DESIGN • BUILD

SITE INFORMATION

Datum Point: NZVD216
Wind Zone: High
Exposure Zone: B
EQ Zone: 3
Snow Zone: N5

Zone:
Residential
Controls/Overlays/Natural hazards:
N/A

PROJECT ADDRESS

1 RILEY STREET
LAKE HAWEA
9382

LEGAL DSCRIPTION

Lot 276 DP 589993

- ALL dimensions to be confirmed on site prior to construction.
- Do not start any construction work or order materials without the approved council plans.
- If questions arise between the specifications and the plans, discuss these with the architectural designer.
- DO NOT SCALE OFF PRINTED PLANS
- Copyright: All drawings are to remain the property of Art of Architecture and may not be reproduced or used for any other purpose or persons without written permission of Art of Architecture

DATE	21 Oct 2026
REVISION	BC_Rev_1
DRAWN BY	Jessi-Lee Long
OWNER	McDaniels

Roof Plan

SCALE @ A3	SHEET NO.
1 : 100	RC7