J0.1 LEGENDS
J1.0 SITE PLAN
J2.1 GROUND FLOOR PLAN (Electrical)
J2.2 FOUNDATION / PLUMBING PLAN
J2.3 ROOF FRAMING PLAN
J2.4 ROOF PLAN
J3.1 ELEVATIONS
J4.1 - J4.2 CROSS SECTIONS
J4.3 - J4.4 LONG SECTION
J5.1 - J5.11 CONSTRUCTION DETAILS
J6.1 KITCHEN JOINERY
J6.2 KITCHEN JOINERY
J6.3 LAUNDRY JOINERY
J6.4 BATHROOM ELEVATIONS
J6.5 DOOR & WINDOW SCHEDULES
J6.6 HWC INSTALLATION

J A M E S

NORTHLAKE
wanaka

Issued: 20.01.17
Revision: 01

SITE INFORMATION:

- LEGAL DESCRIPTION -
- DISTRICT PLAN ZONE -
- ACTIVITY AREA -
- SITE AREA -
- FOOTPRINT AREA - 132 m2
- SITE COVERAGE -
- EARTHQUAKE ZONE - 3
- WIND ZONE - Very High

SITE GROUND CONDITIONS:

The Ribraft Floor system may be used when the supporting Ground Conditions to meet the definitions of "good ground" given in Section 3 of NZS 3604:2011: (as modified by B1 of the Building Compliance Documents). In addition, the system shall not be used for damp sites i.e. where it can be reasonably expected that the ground water level could come within 600mm of the underside of the system.

The acceptability of the ground shall be verified in accordance with Clause 3.1.3 of NZS 3604:2011.

Where the ultimate bearing capacity required of the supporting ground is verified by Scala Penetrometer testing in accordance with Clause 3.3 of NZS 3604:2011. The bearing capacity shall be considered adequate when the number of blows per 300mm depth of penetration below the underside of the system at each test site, exceeds the values given in Table 2, Page 6 of Ribraft tech Manual. RibRaft foundations compliance with Table 2 allows ultimate bearing capacities of less than 300kPa.

However, with the exception of bearing capacity all other requirements in NZS3604:2011 for "good ground" shall be complied with.

GENERAL NOTES:

- To be read in conjunction with all Contract Documents. If in doubt, in any aspect of this project, notify the Project Architect.
- Notify the Project architect immediately should any error, omission, or discrepancy is found.
- All conditions and dimensions of the project shall be the contractors responsibility.
- The contractor shall obtain a Code Compliance Certificate at completion of all work.
- If soft or filled ground is encountered an Engineer shall be consulted to provide further details.
- All Footings shall be taken down to solid bearing, in strict accordance with Firth RIB-Raft Instructions, unless otherwise specified by the Engineer.
- All concrete shall be thoroughly vibrated when placed on-site.
- All structural timber shall be N0.1 Grade, Pinus Radiata, or superior, complying and or surpassing standard engineering grades.
- All window and door joinery shall be site measured prior to fabrication.
- All ground levels shall be checked and confirmed on site.
- All areas provided are approximate only. The designer accepts no responsibility where these vary from site measurements.
- All contractors must survey the existing site conditions and confirm location of site services and any obstructions to access prior to submitting quotes or estimates.
- All work within the scope of NZS3604:2011 shall comply with this standard unless altered by the project engineer.

WASTE/PIPE DRAINAGE

SW — SW: Stormwater drainage Ø100 uPVC @1:120 min fall
FS — FS: Foul Sewer drain Ø100 uPVC @1:60 min fall.

DP Down Pipe Ø80mm uPVC
IP Inspection Point uPVC Sealed Lid
TV(65) Terminal Vent Ø65mm uPVC
ht Hose Tap: 15mm Brass Hose Bib, Wingback, wall mounted.
GT Gully Trap OFRGT Overflow relief Gully Trap

S.	Sink:	Ø65mm uPVC @ 1:40 min gradient
Sh.	Shower:	Ø65mm uPVC @ 1:40 min gradient
Whb.	Wash basin:	Ø65mm uPVC @ 1:40 min gradient
WC.	Toilet:	Ø100mm uPVC @ 1:60 min gradient
Tub	Tub:	Ø65mm uPVC @ 1:40 min gradient
WM	Washing machine	Ø65mm uPVC @ 1:40min. gradient
B.	Bath	Ø65mm uPVC @ 1:40 min gradient
Hwc.	Hot Water Cyl.	Ø65mm uPVC @ 1:40min. gradient

CEILING FINISHES

1 — 10mm Gib Ultraline ceiling: Glue & Screw Fix 150 crs to sheet edges, 300 crs intermediates on Gib Rhondo battens Direct fixed to Roof/Mid-floor Framing, Level 4 Paint finish.

2 — 10mm Aqualine Gib ceiling linings to Bathroom. Glue & Screw Fix 150 crs to sheet edges, 300 crs intermediates on Gib Rhondo battens Direct fixed to Roof Framing, Level 4 Paint finish.

B — GIB Diaphragm ceiling. See Engineers notes additional to Types 1 & 2 above

ROOF FRAMING FIXING

Wind Zone - High : Roof Structures less than 10° to be H3.1 treated.

PURLINS - 70x45mm on flat @ 900 crs max . - Span - 900mm max - Fixings - 1 / 10g self-drilling screw, 80 mm long

TIMBER RAFTERS - Fixings - 2 / 90 x 3.15 skew nails + 2 wire dogs

TIMBER TRUSSES - Fixings by Manufacturer.

WALL KEY

All external walls to receive R2.6w Pink Batts Ultra.

90x45 J-Frame Studs (Int. Walls generally)
Studs @ 600crs, Dwangs @480 crs max
10mm Standard Gib. Linings, Aqua line to wet areas
Level 4 Paint finish

90x45 J-Frame Studs (Ext. Walls)
Studs @ 400crs, Dwangs @800 crs
James Hardie 4.5mm Home-Rab,
20mm Casellated H3.2 Cav. Battens @480 crs (run Vert..)
Hermpac PremSelect grade HP61 w/board Cladding
10mm Standard Gib. Linings, Aqua line to wet areas
Level 4 Paint finish

WALL FRAMING FIXING

TOP PLATE: For a 4.7kN connectivity, fix HomeRAB Pre-Cladding or RAB Board using 40 x 2.8mm HardieFlex nails at 75mm centres maximum to top plate with a minimum edge distance of 20mm. Refer to Figure 15. JH HomeRAB Installation manual.

BOTTOM PLATE: Fixed to Concrete slab with M12 bolts/50mm washers @ 900crs STUDS: 25x1mm strap under bottom plate and 150mm up each side with 6/ 30x2.5 nails each side of stud

LINTELS: 25x1mm strap with 6/ 30x2.5 nails into both lintel and stud each end. Refer to JH HomeRAB Installation manual.

ELECTRICAL KEY

- DB — Distribution Board / Smart meter
- Double Power point 200mm above skirting or ab - above bench, RCD protection in Bathrooms
- Hardwire Appliance Switches
- T — Telephone / Broadband Hub
- Fan — Extract Fan 50cfm (25L/s) min ceiling mounted wall exit
- Light switches
- Smoke detector - Hard wired with Battery back up
- SS — Security Sensor Light - Exterior
- Wall Mounted Light - Exterior
- Recessed Downlight - Exterior
- Recessed Down light
- Wall Mounted Light
- Pendant Light
- Fluorescent ceiling mounted
- Vanity wall Light
- LED — LED Strip Light on micro switch
- HTR — Selected Heated towel rail
- HP OU — Heat Pump outdoor unit
- HP IU — Heat Pump Indoor unit

Misubishi Hypercore 6kw FH 50H

E2-Risk Matrix: All Elevations

ELEVATION:	RISK SEVERITY				
Risk Factor	Low	Medium	High	Very High	Subtotals for each risk factor
Wind Zone	-	-	-	2	2
Number of storeys	0	-	-	-	0
Roof/wall intersection design	-	-	3	-	3
Eaves width	-	-	-	5	5
Envelope complexity	-	1	-	-	1
Deck design	0	-	-	-	0
				Total Risk	11

NORTHLAKE wanaka

Title: James : Legends
Northlake Wanaka

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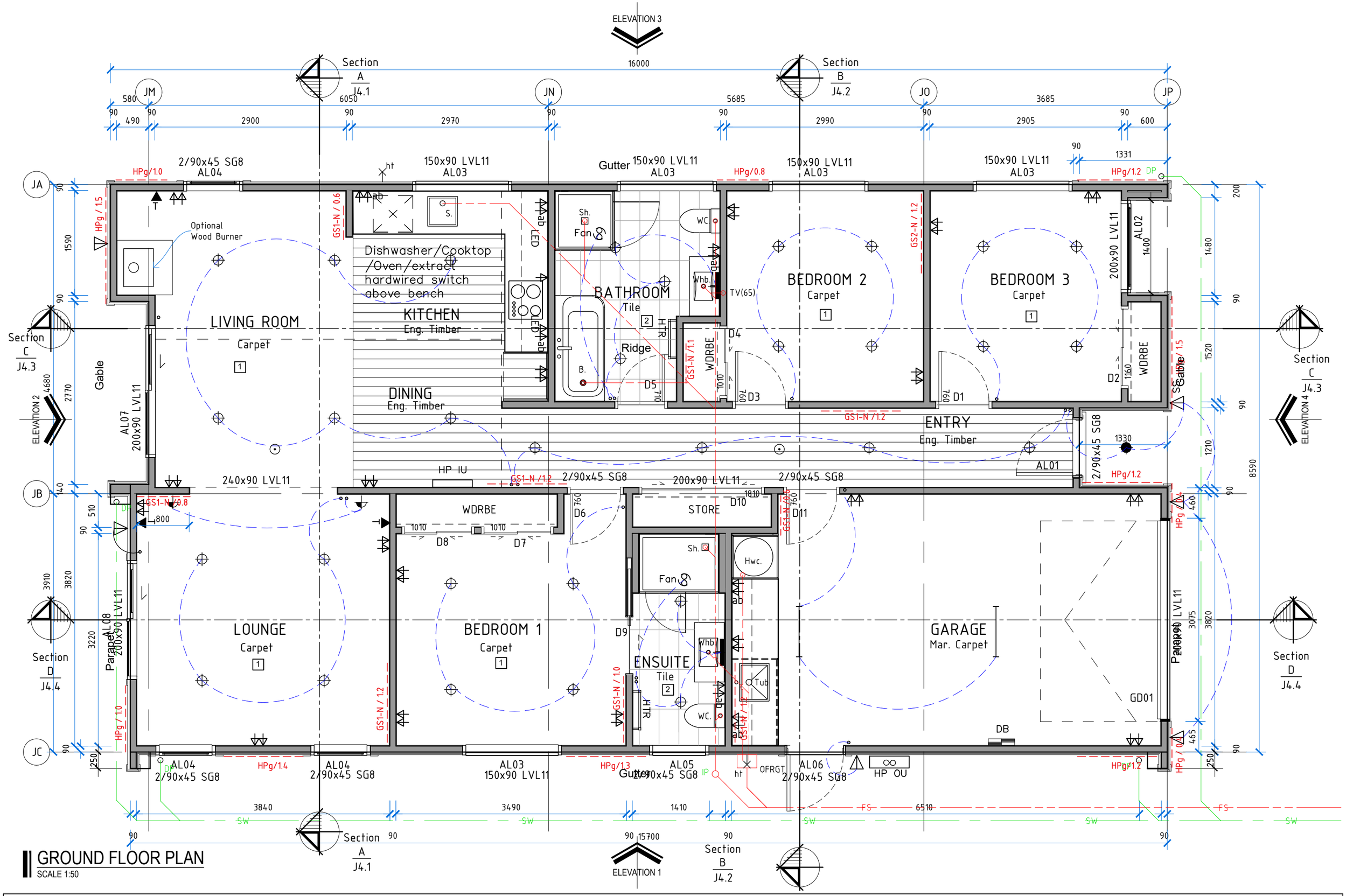

GROUND FLOOR PLAN

SCALE 1:50

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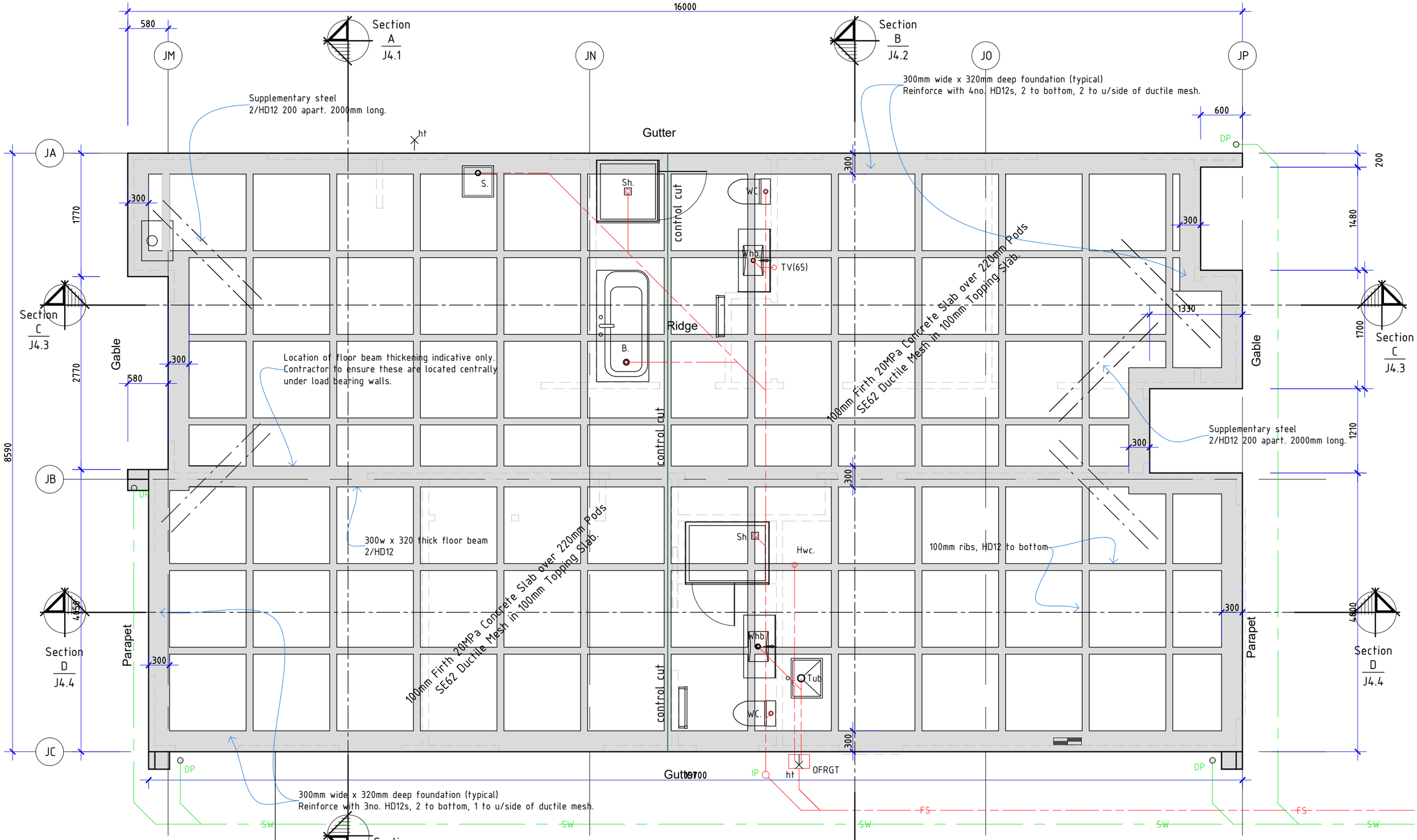

FOUNDATION PLAN

SCALE 1:50

NOTES:

1. This Slab is to be constructed on a site with soils having a minimum ultimate bearing capacities exceeding 200kPa.
2. No Pipework or services to be run longitudinally in 100 Ribs or Edge/Internal thickenings
3. Vert./Horiz. penetrations through foundation edge beam or floor beams to be made within middle third of the member.
4. No vertical penetrtations thru 100mm Ribs

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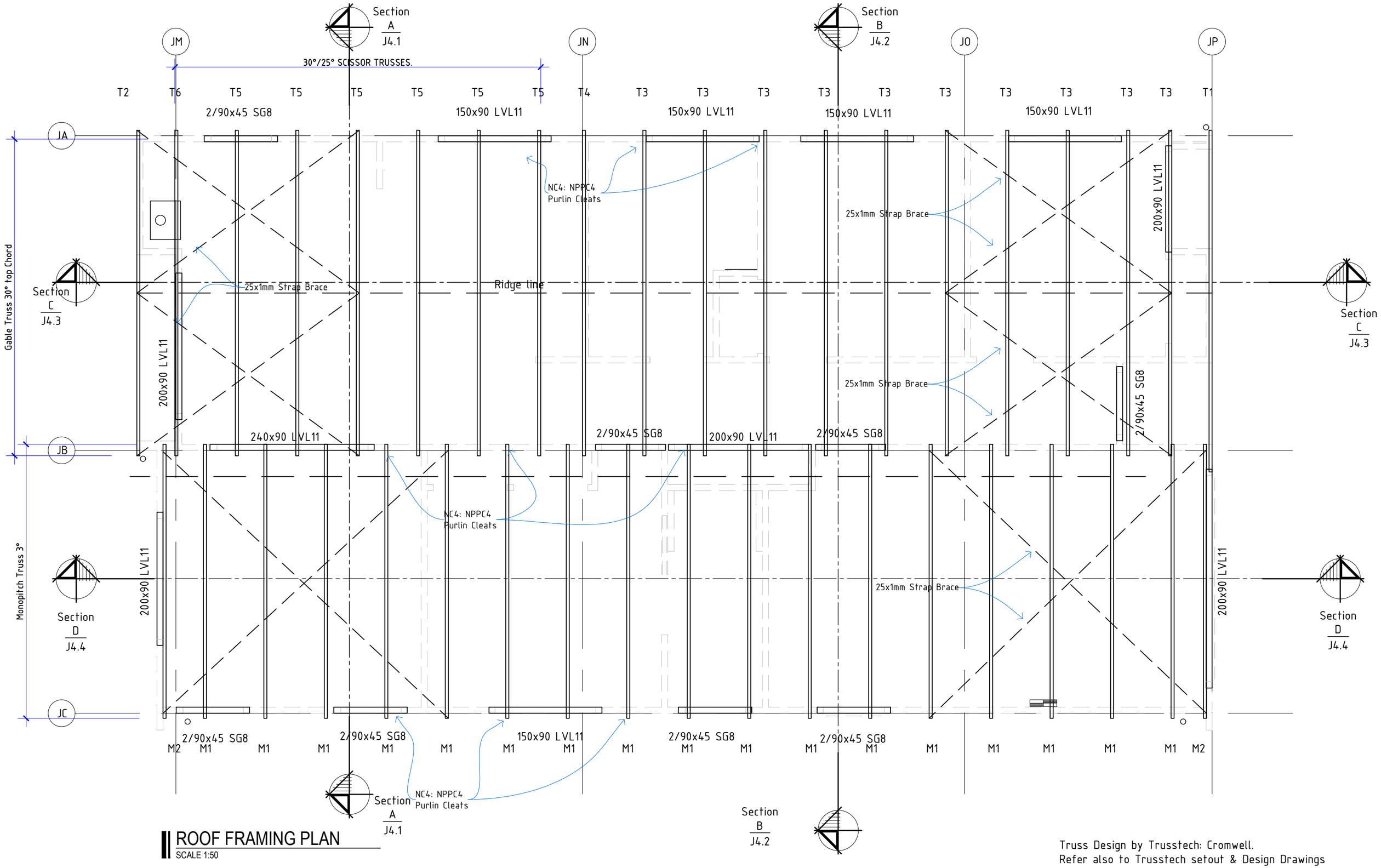

ROOF FRAMING PLAN

SCALE 1:50

Truss Design by Trusstech: Cromwell.
Refer also to Trusstech setout & Design Drawings

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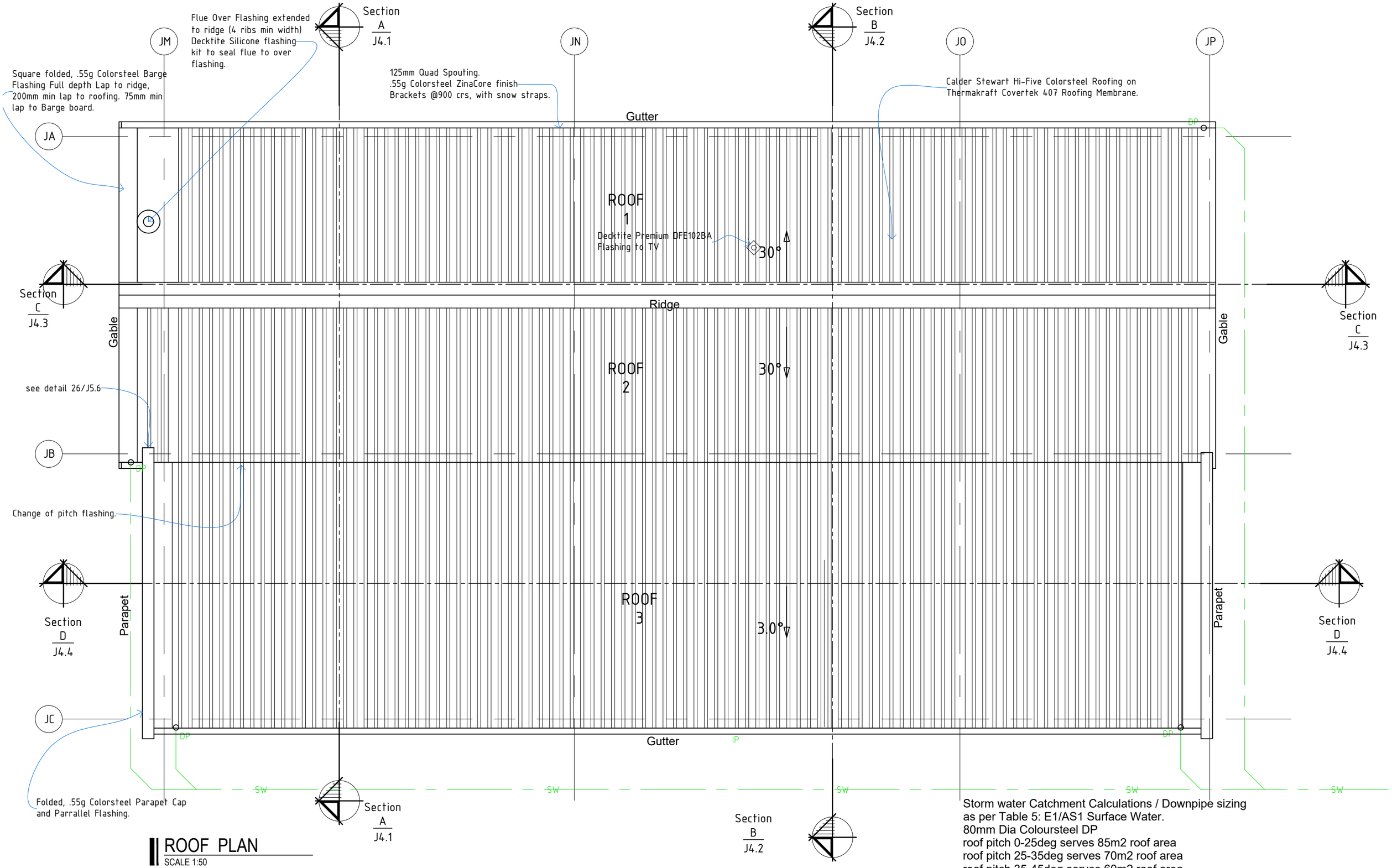

ROOF PLAN

SCALE 1:50

Storm water Catchment Calculations / Downpipe sizing
as per Table 5: E1/AS1 Surface Water.
80mm Dia Coloursteel DP
roof pitch 0-25deg serves 85m2 roof area
roof pitch 25-35deg serves 70m2 roof area
roof pitch 35-45deg serves 60m2 roof area

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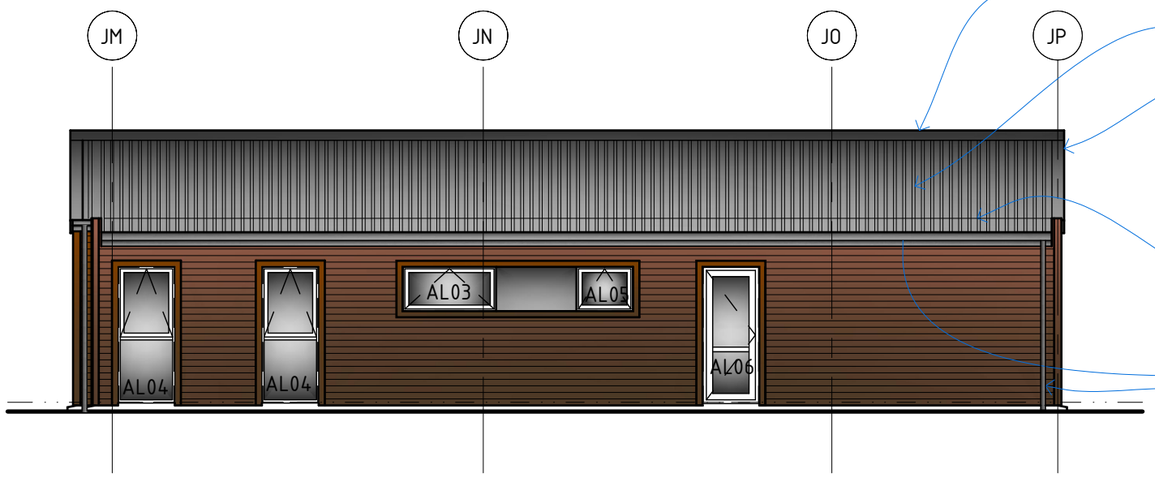


ELEVATION 1
SCALE 1:100

Square folded, .55g Colorsteel Ridge, 250mm min lap. Pre-drill all fixing.

Colorsteel Hi-Five Roofing on Thermakraft Covertek 407 Roofing Membrane.

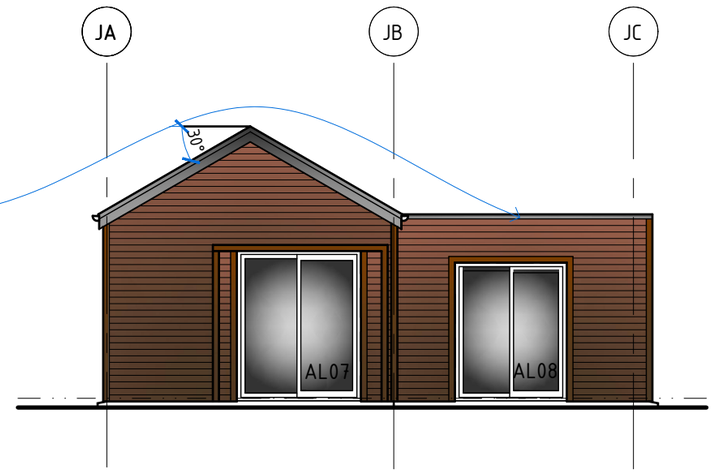
Square folded, .55g Colorsteel Barge Flashing Full depth Lap to ridge, 200mm min lap to roofing. 75mm min lap to Barge board.

Square folded, .55g Colorsteel Parapet Cap Flashing full depth Lap to ridge, 200mm min lap to saddle flashing. 75mm min lap to Wall Cladding.

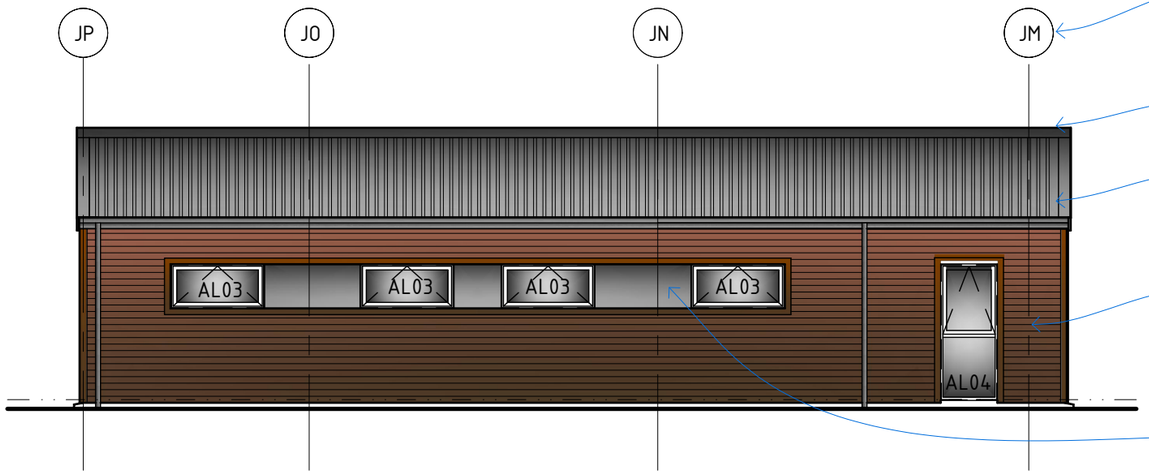
Folded .55g Colorsteel Pitch change Apron Flashing 200mm min lap each way.

Colorsteel Quad spouting, brackets @900 crs max, complete with snow straps.

80 dia Colorsteel Downpipes. Color to Match Spouting, saddle clamps @ 1500mm crs max. Solid block fixing in cavity.



ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100

35mm Cedar Fascia and Barge. Grooved to receive Soffit lining. Paint finish.

9mm Villaboard soffit, square butt Jointed, stopped and paint finish.

APL Metro Thermal Heart external windows and doors. Powder Coat finish (Black). Low-E, Argon Gas filled Double glazing. Pine Clear reveals fine sanded for paint finish.

ex100x25 Prem Select timber margins to external openings. Scribers to match.

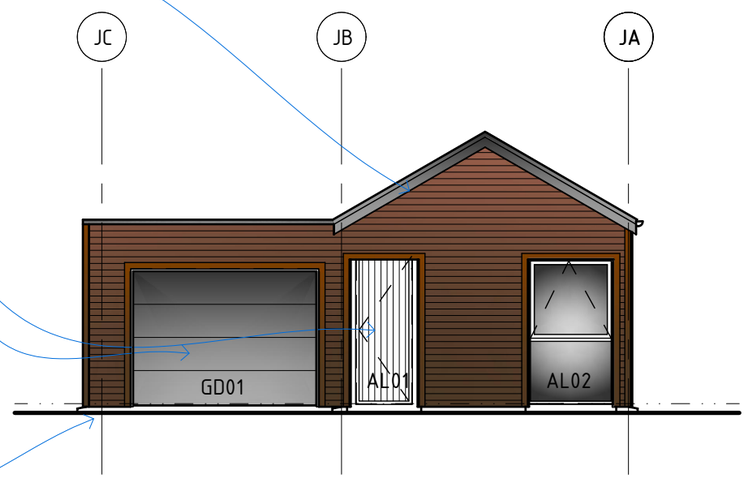
APL Plasma panel door, Insulated Aluminium door.

Dominator Nevada Sectional Door to garage. H3.2 Pine clear reveals, Fine sanded for paint finish.

Hermpac pacific HP61 w/boards. Prem Select, 108mm cover, on 20mm H3.2 cavity battens @600crs and JH 4.5mm RAB Board. Boxed Corners. Natural finish.

JH Titan board, on H3.2 cavity batten and 4.5mm RAB Board. Negative jointed. Paint finish.

Stonework Plinth over exposed foundation. 150mm thk nominal, 70 wide Apron flashing lapped 120 under cladding above



ELEVATION 4
SCALE 1:100

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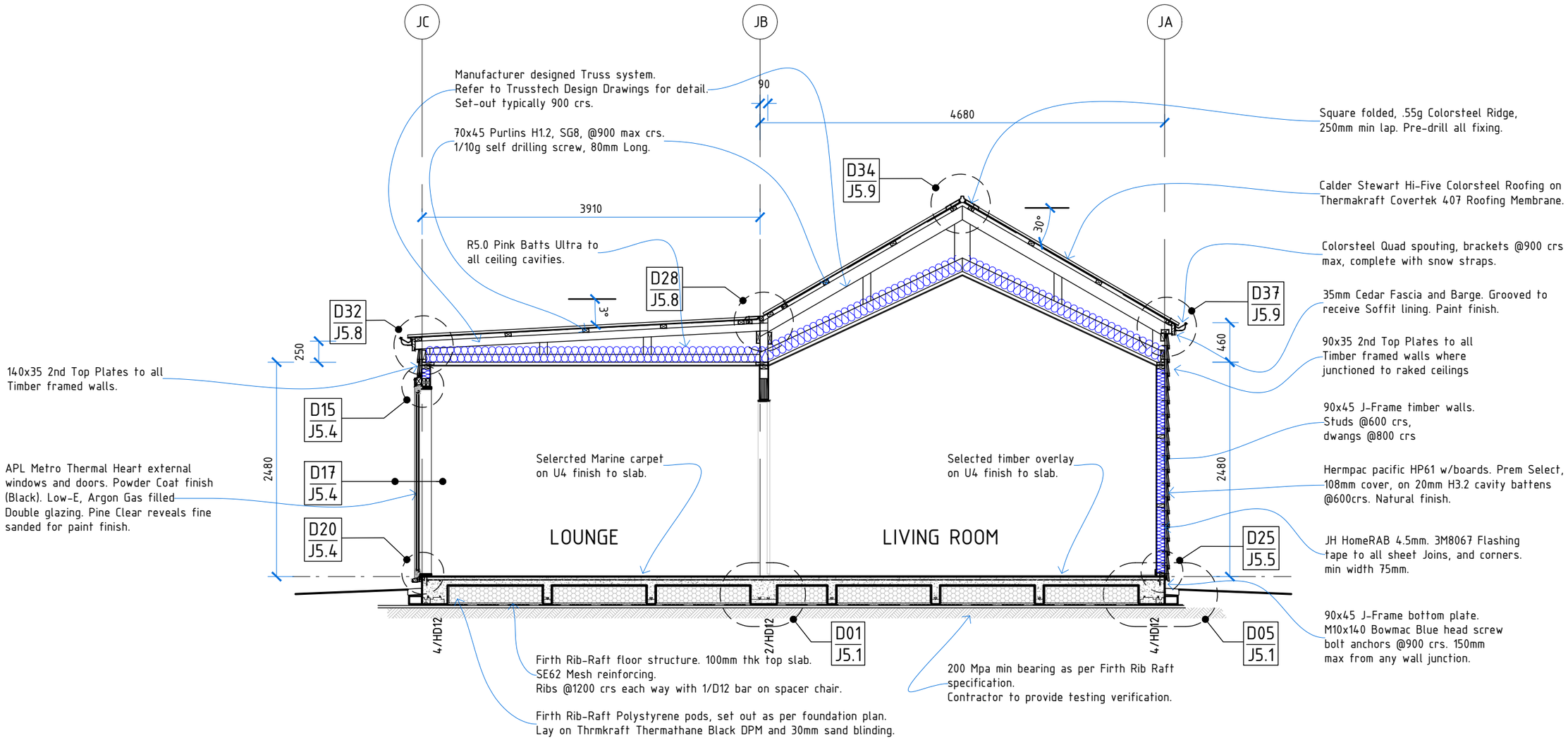

Cross-Section A-A

SCALE 1:50

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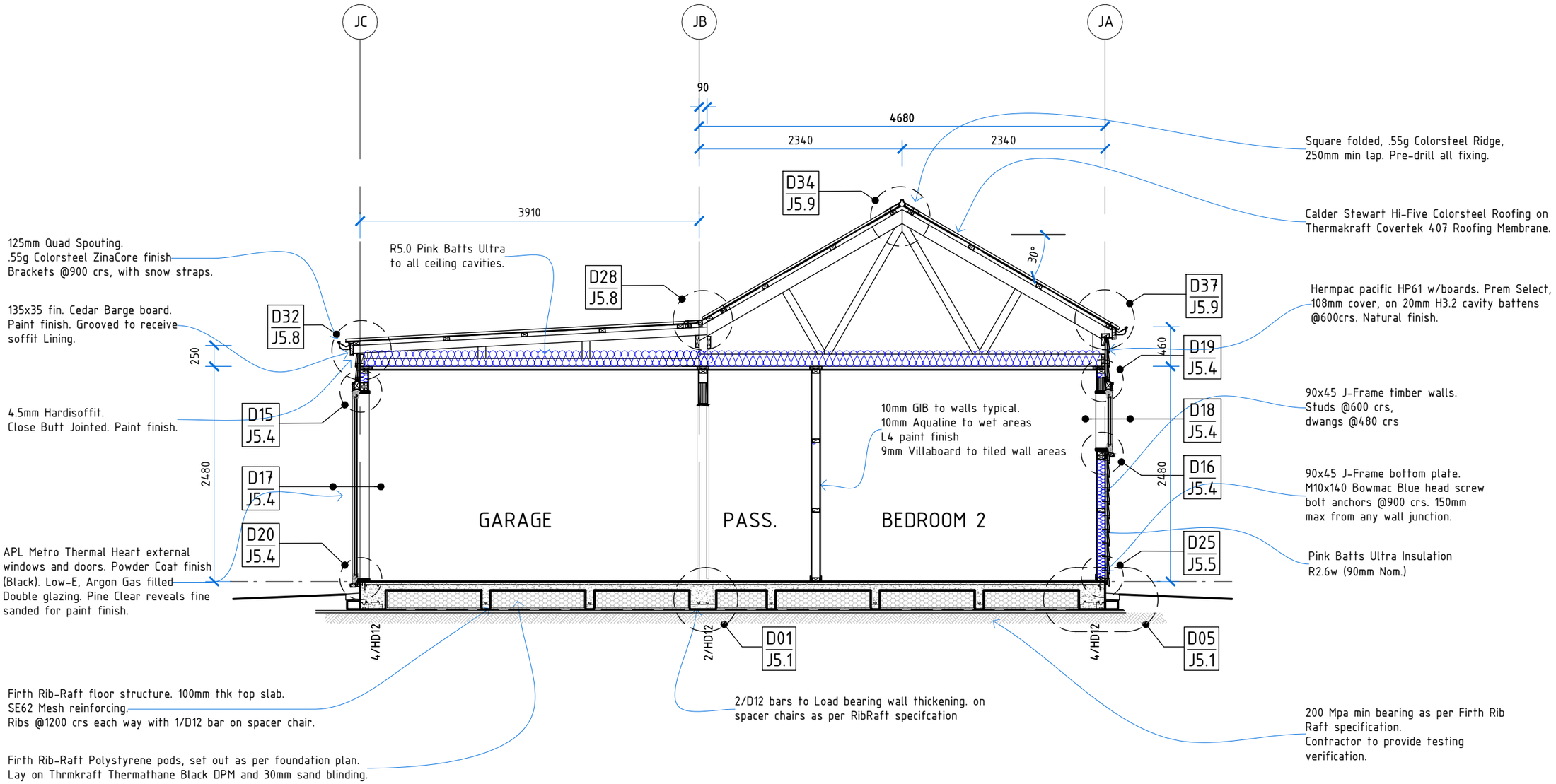

Cross-Section B-B

SCALE 1:50

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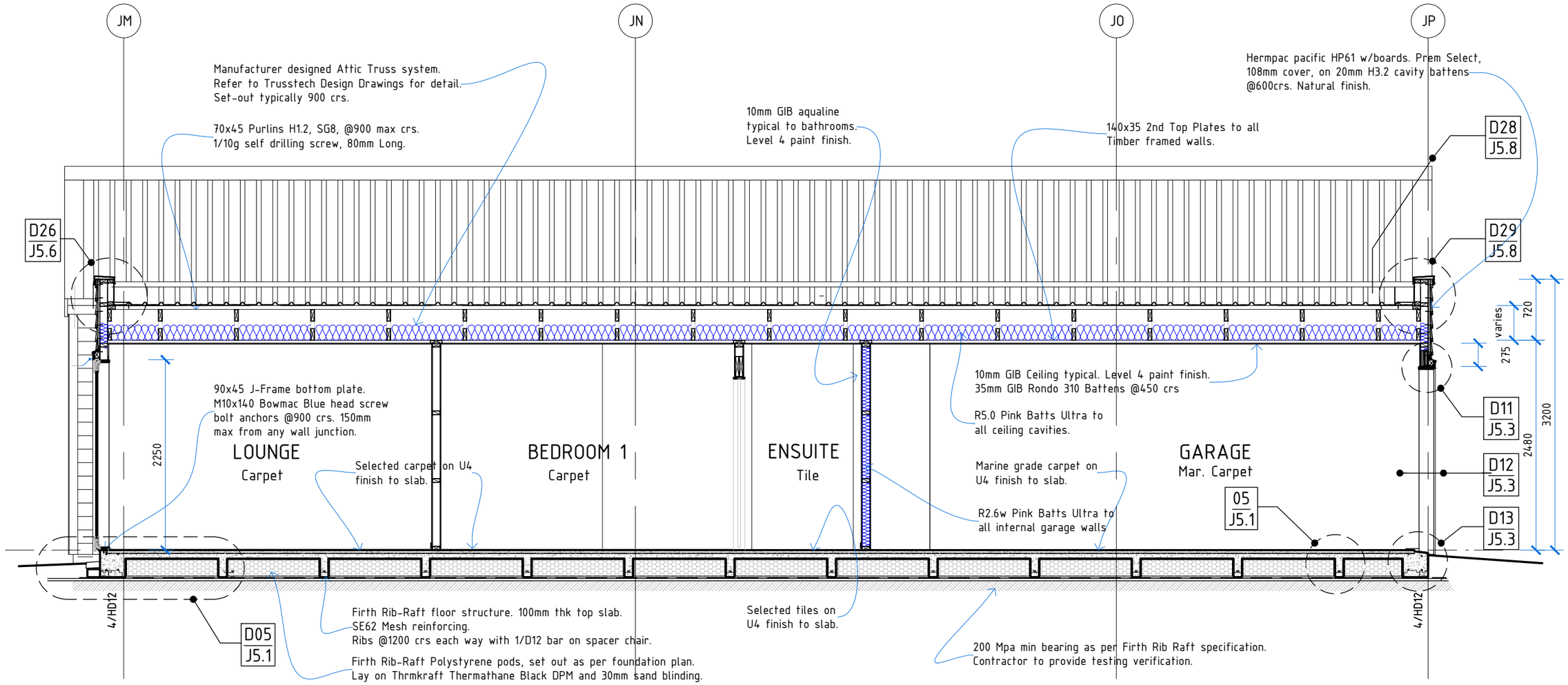

Long-Section C-C

SCALE 1:50

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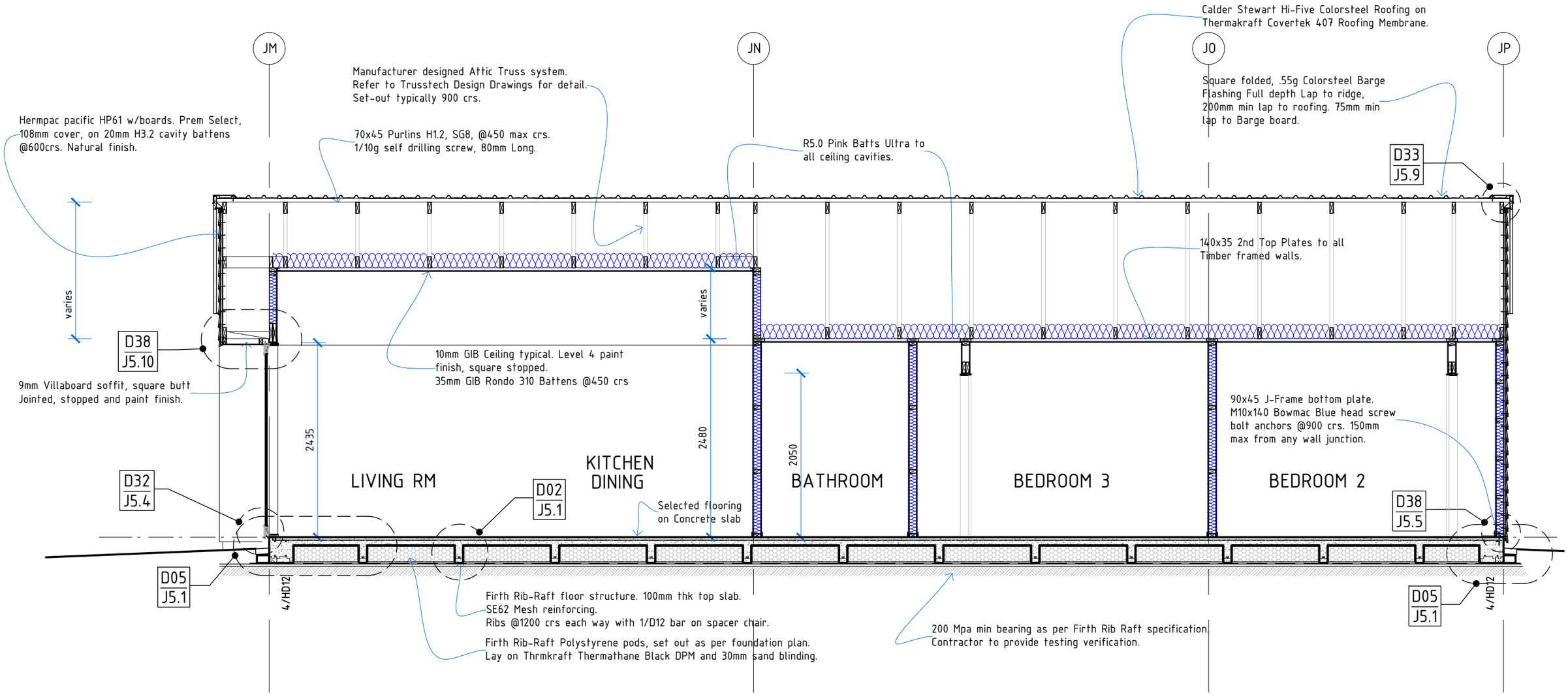

Long-Section D-D

SCALE 1:50

NORTHLAKE
wanaka

Title:

James : Long-Sections

Northlake Wanaka

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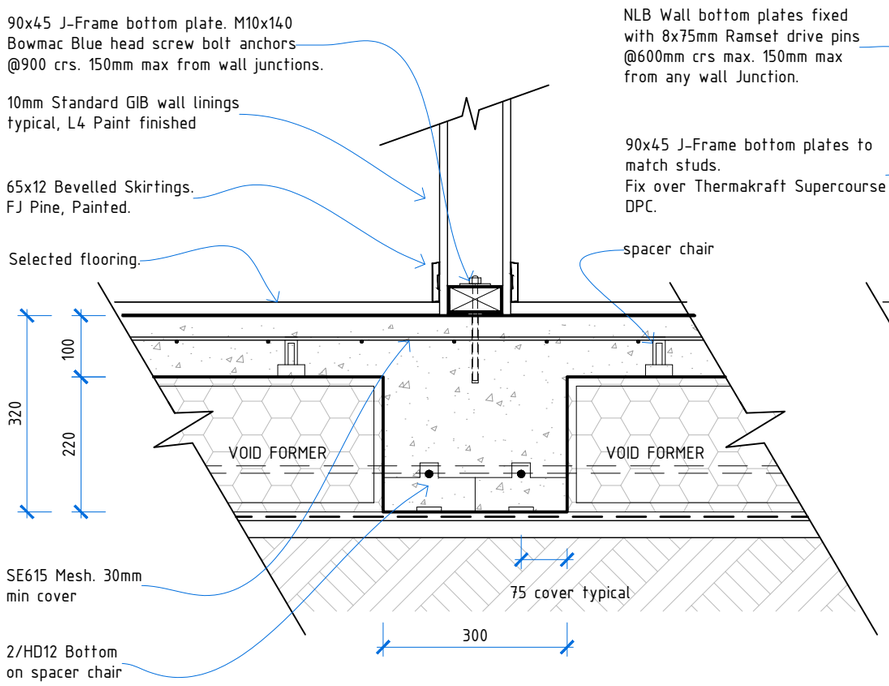
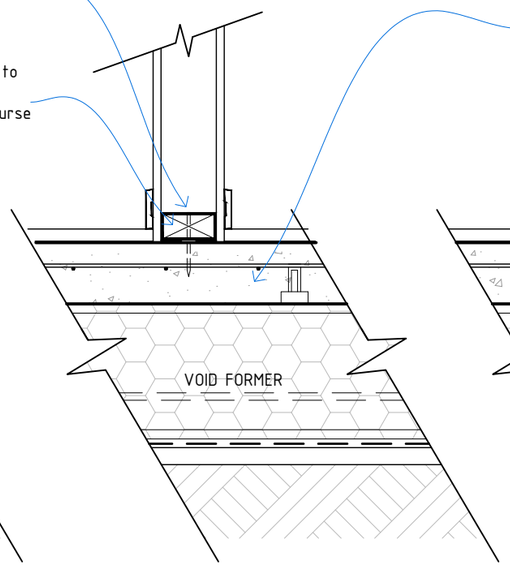
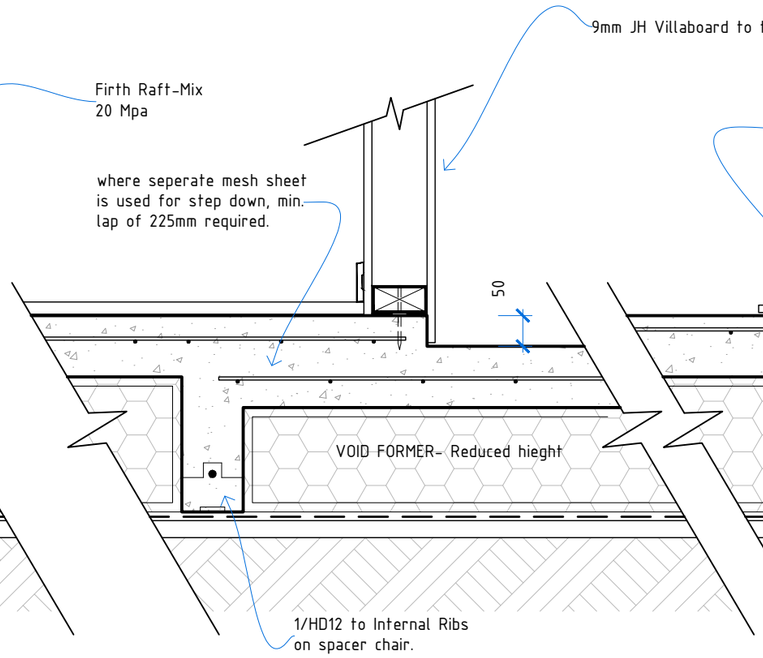


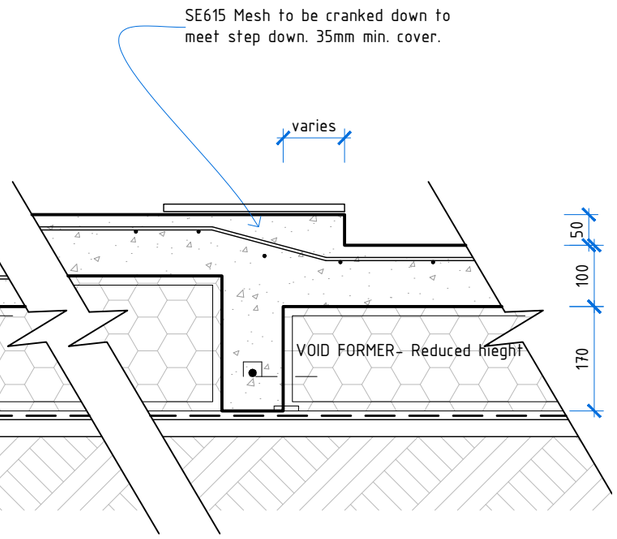
D01: Int. Wall (LB)
SCALE 1:10



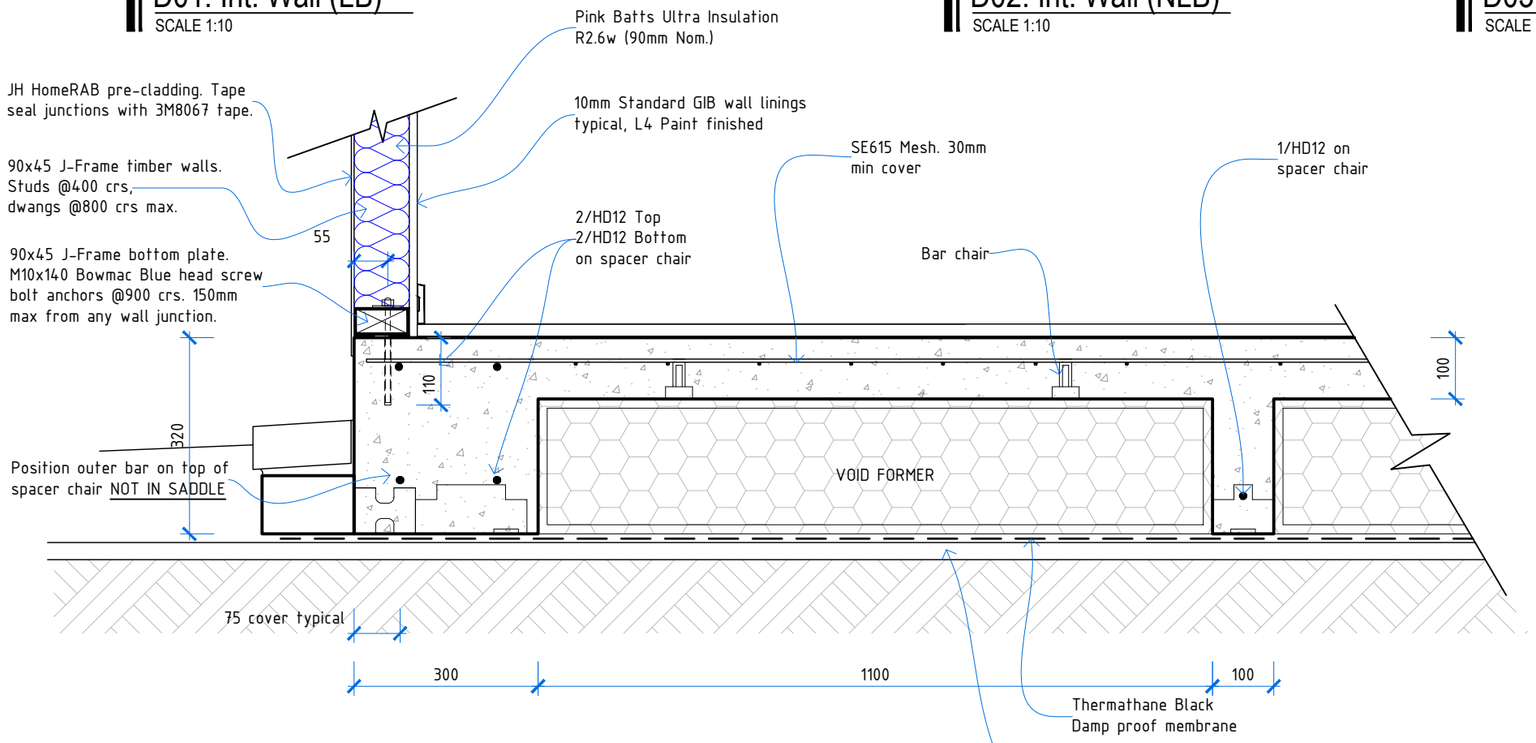
D02: Int. Wall (NLB)
SCALE 1:10



D03: Int. Wall, Shower step down (NLB)
SCALE 1:10



D04: Shower step down
SCALE 1:10



D05: Typical Foundation
SCALE 1:10

NORTHLAKE
wanaka

Title:
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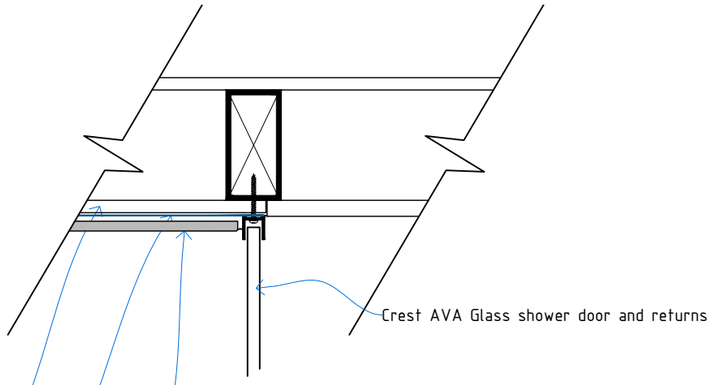
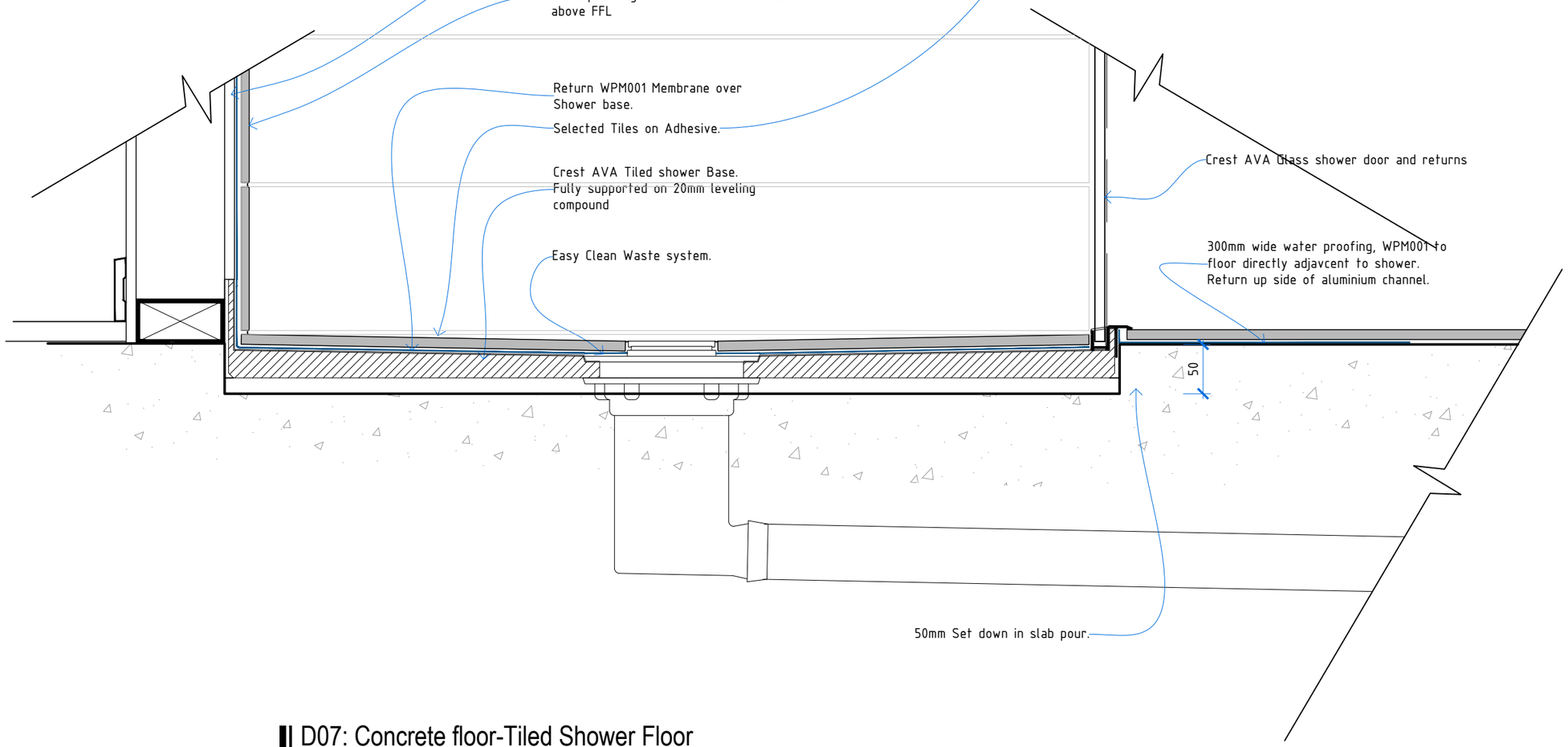
Revision:	01



D08: Shower Partion Jamb

SCALE 1:5



D07: Concrete floor-Tiled Shower Floor

SCALE 1:5

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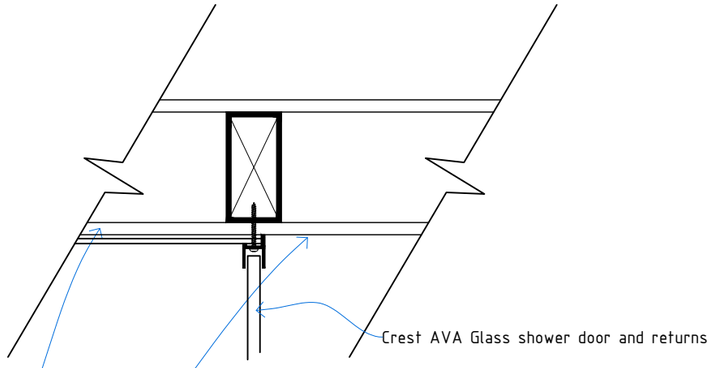
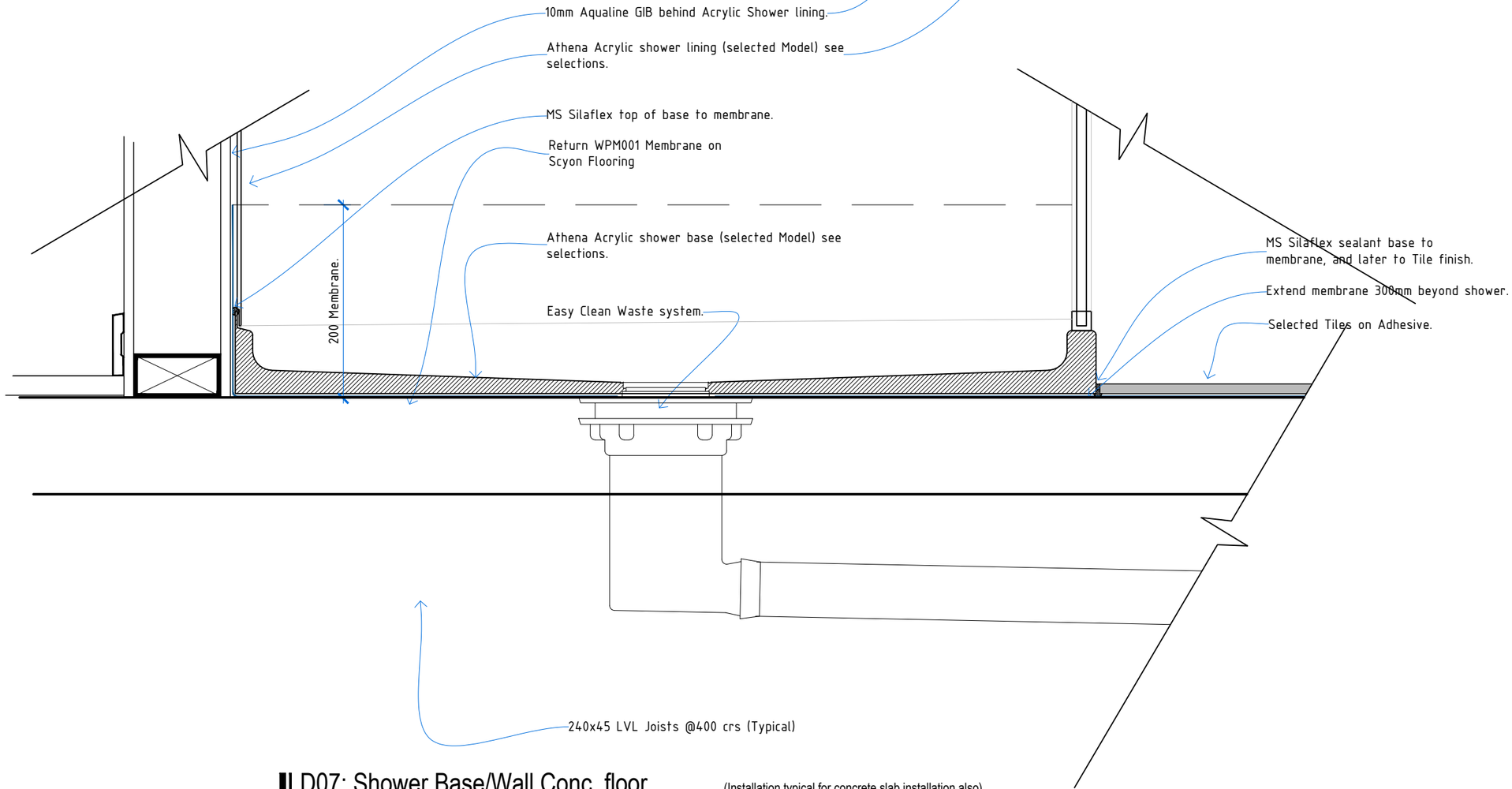


D08: Shower Partion Jamb

SCALE 1:5



D07: Shower Base/Wall Conc. floor

SCALE 1:5

(Installation typical for concrete slab installation also)

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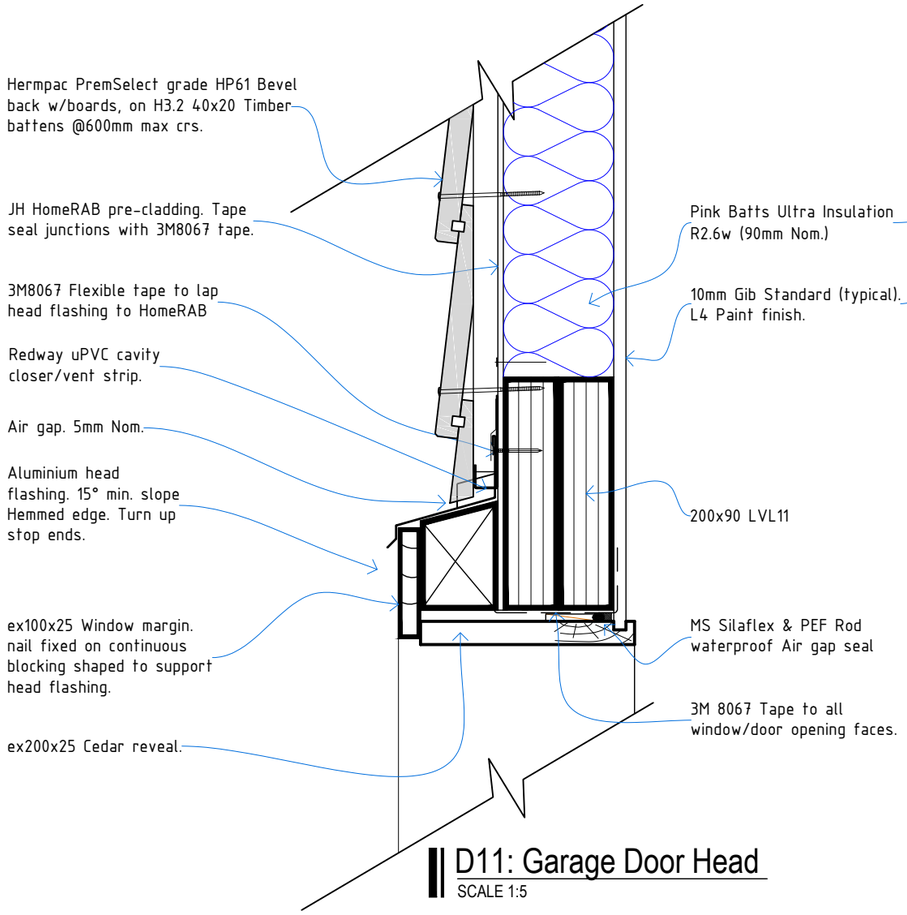
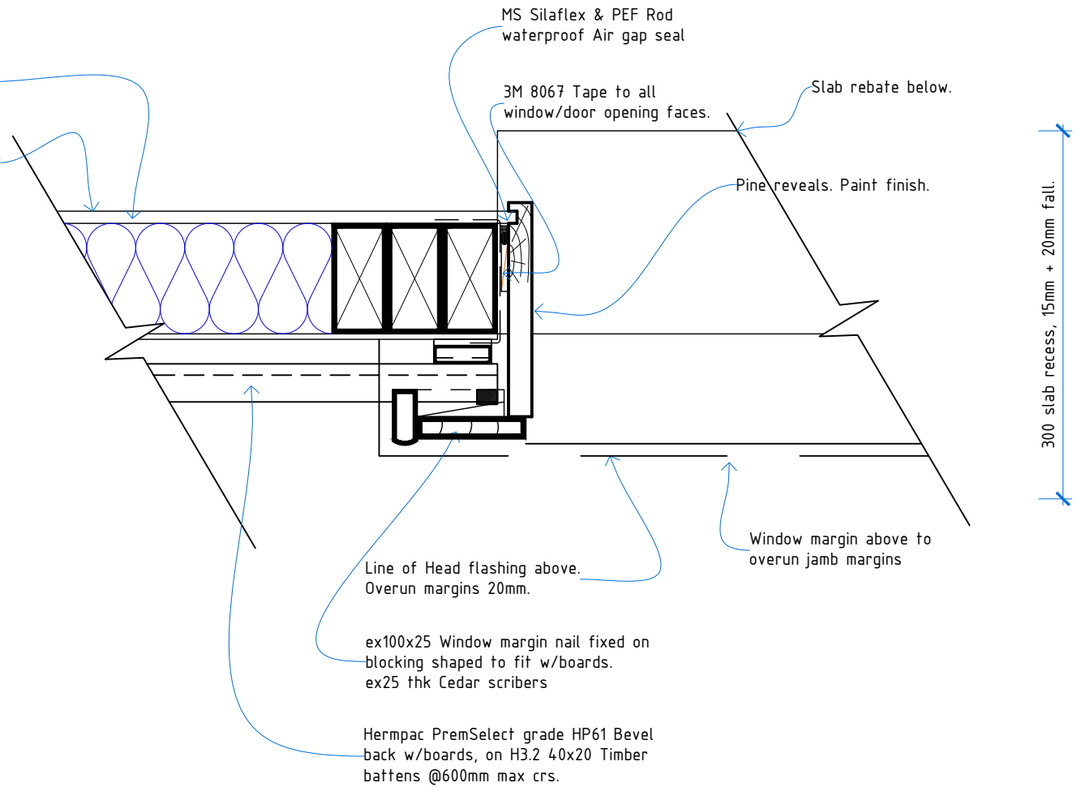
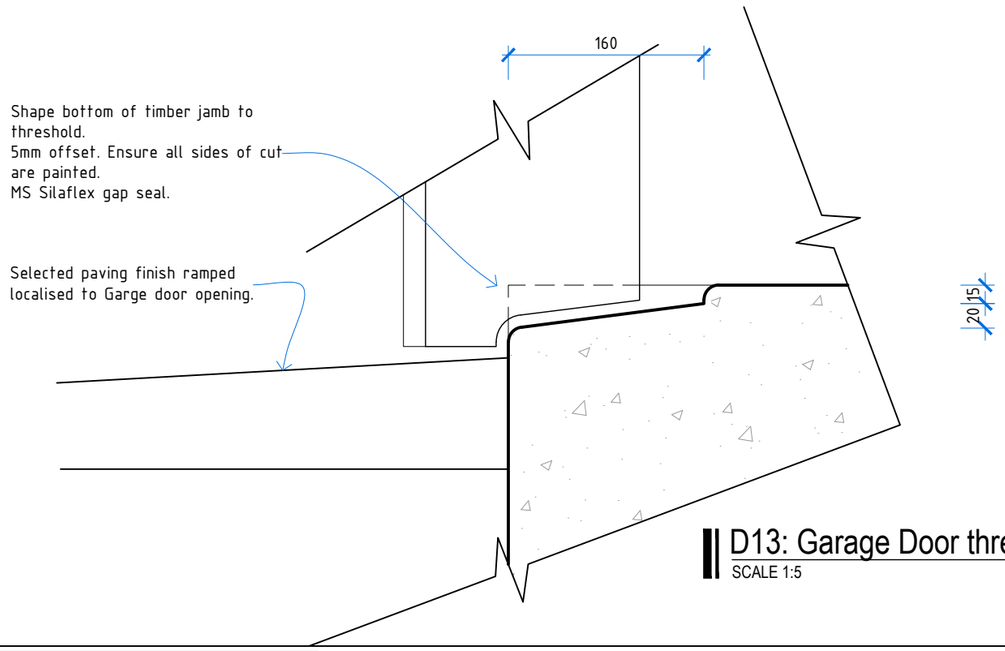


D11: Garage Door Head
SCALE 1:5



D12: Garage Door Jamb
SCALE 1:5



D13: Garage Door threshold
SCALE 1:5

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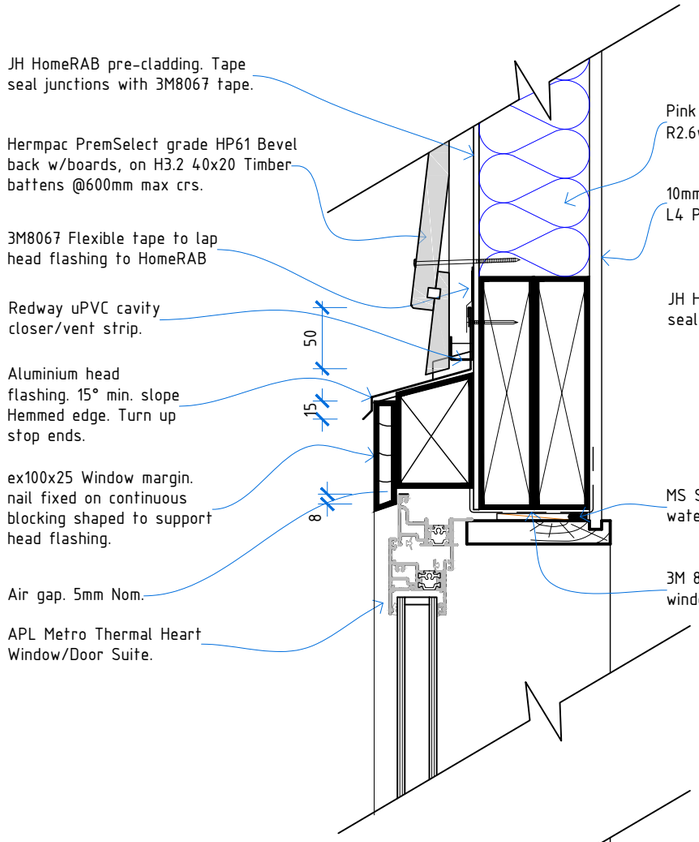
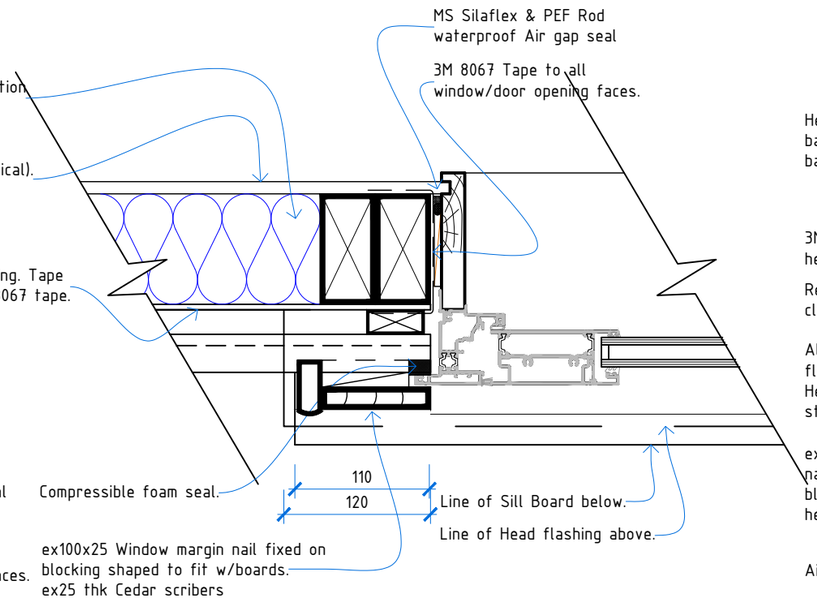
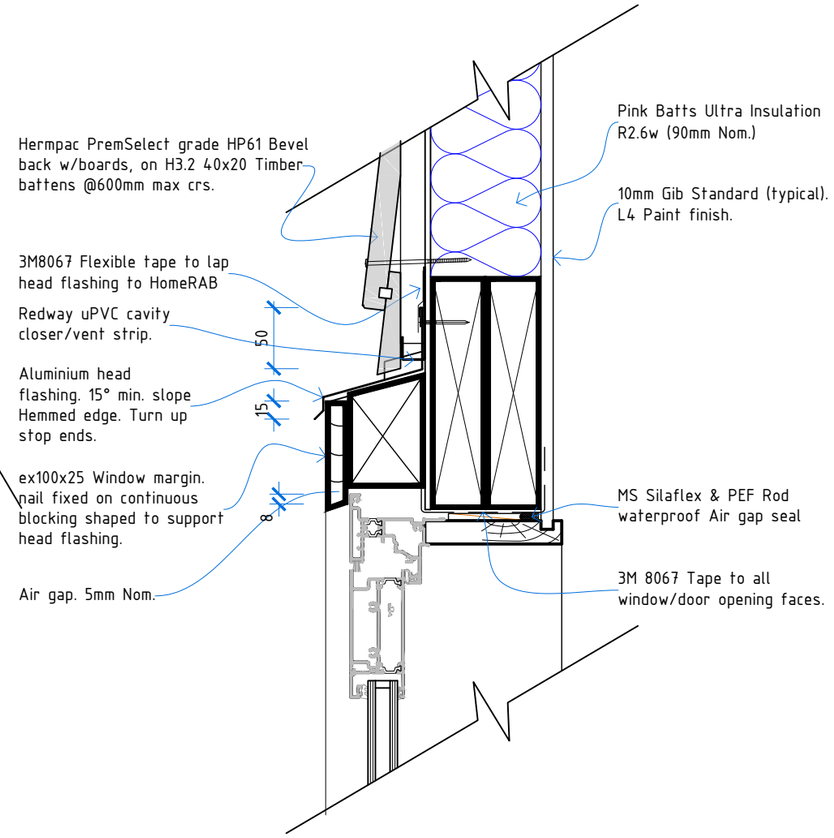


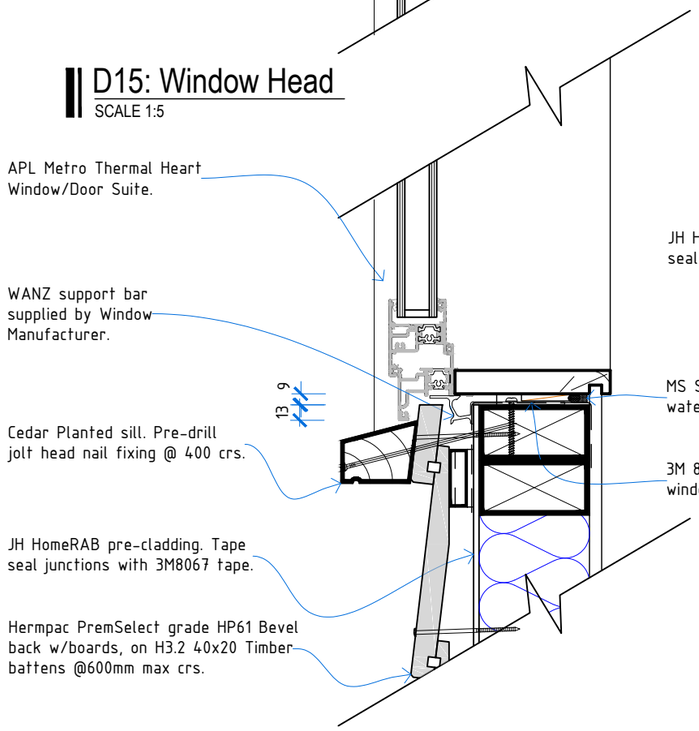
D15: Window Head
SCALE 1:5



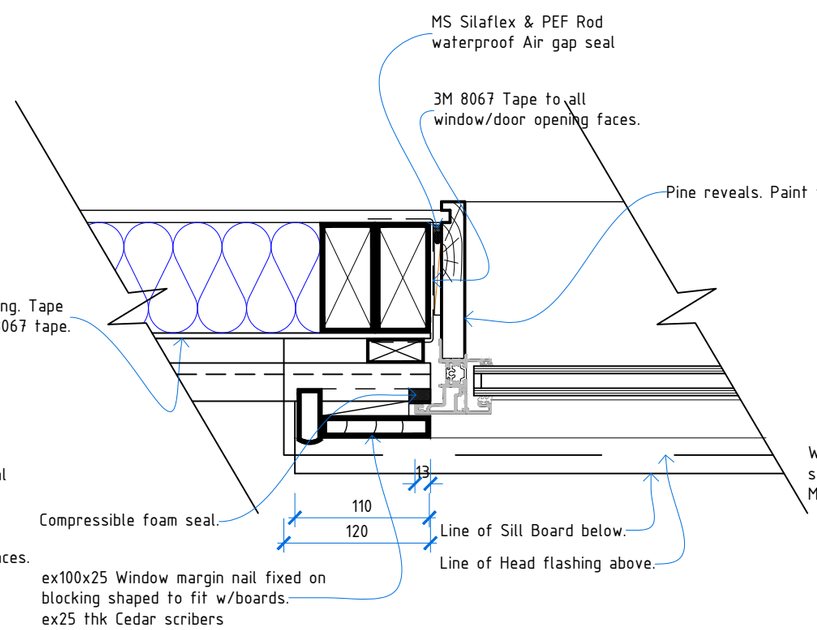
D17: Door Jamb
SCALE 1:5



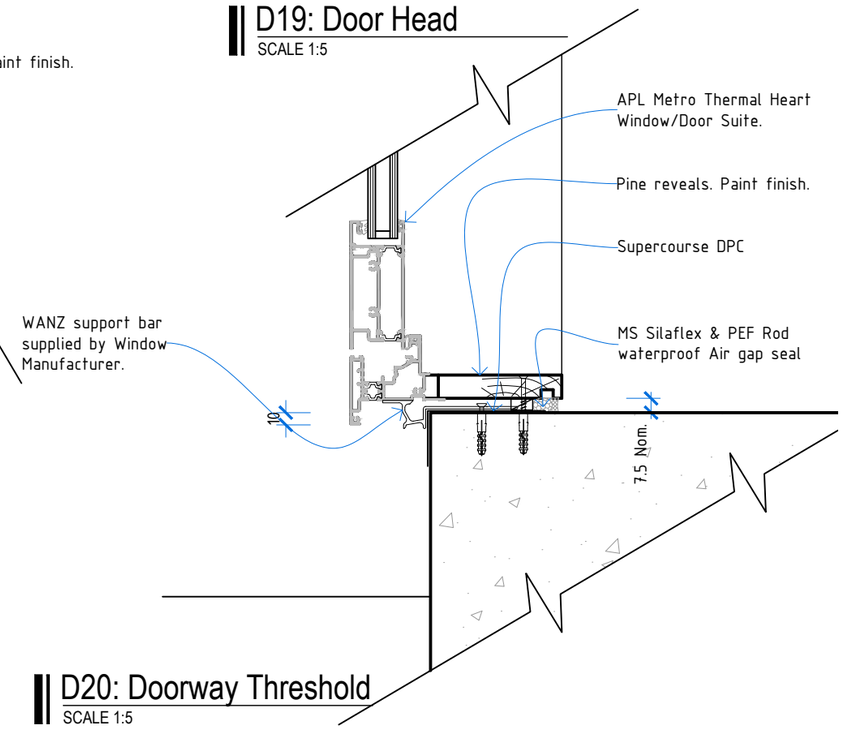
D19: Door Head
SCALE 1:5



D16: Window Sill
SCALE 1:5



D18: Window Jamb
SCALE 1:5



D19: Door Head
SCALE 1:5

D20: Doorway Threshold
SCALE 1:5

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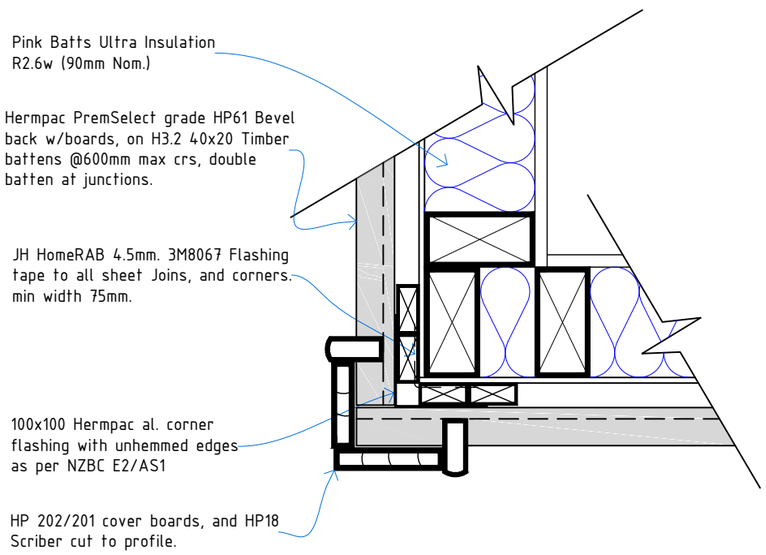
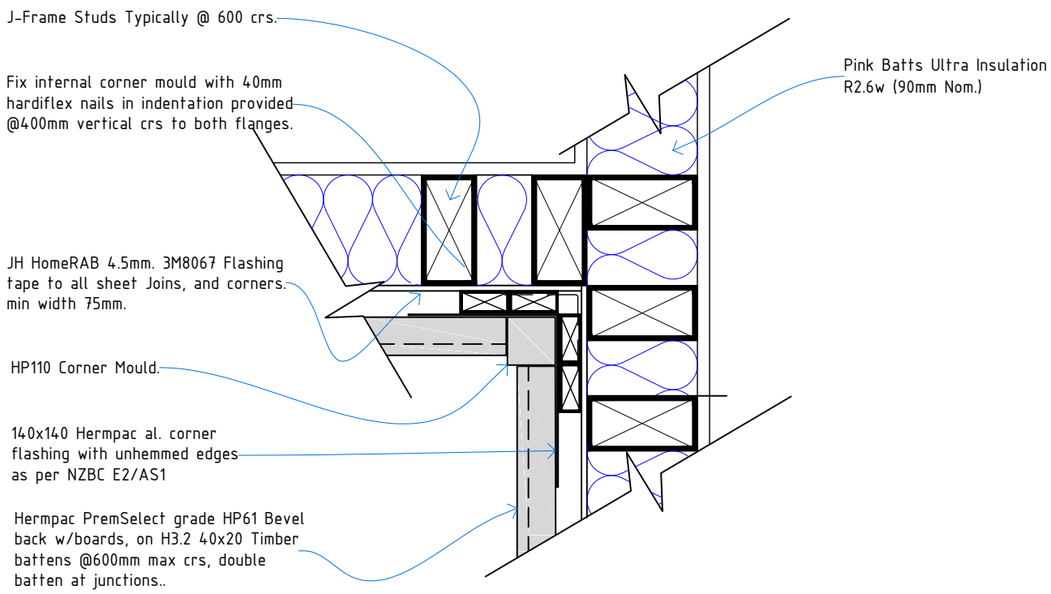


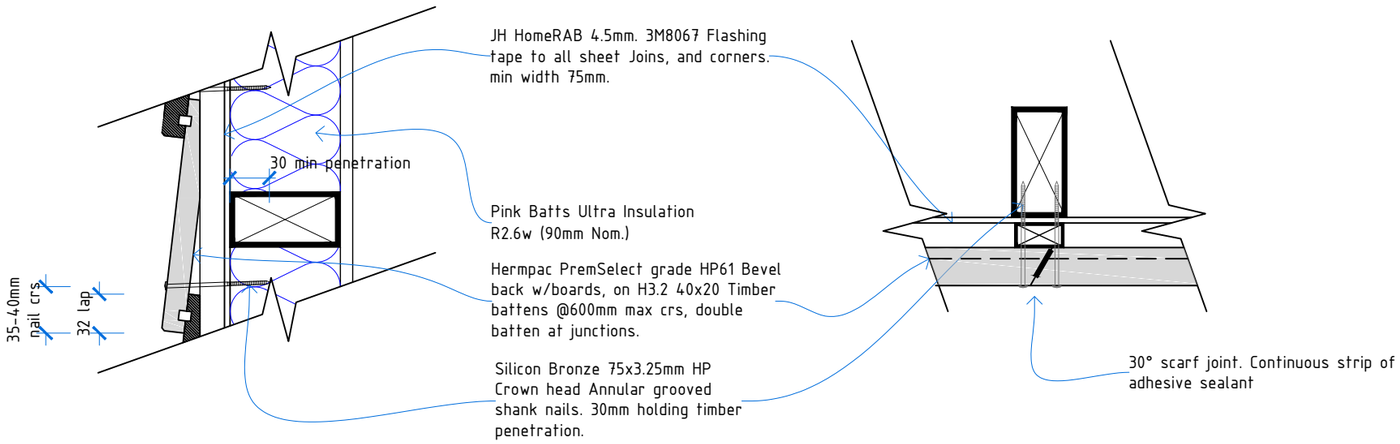
D21: W/board Ext. Corner

SCALE 1:5



D22: W/board Int. Corner

SCALE 1:5

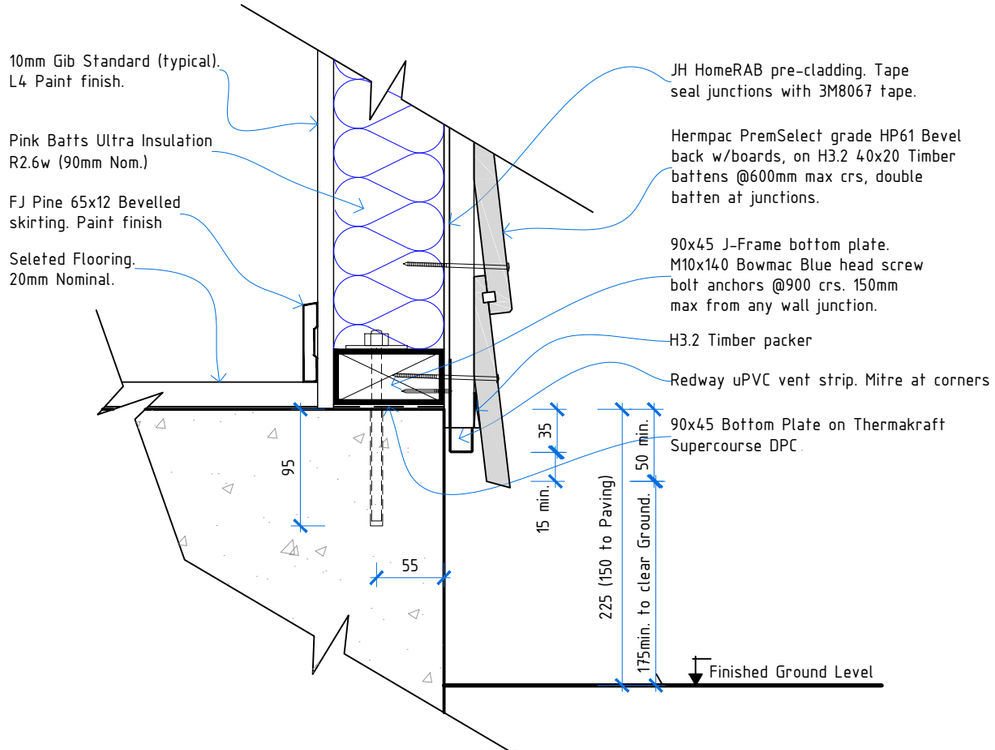


D23: W/board W/Board Nailing

SCALE 1:5

D24: W/board fixing (H)

SCALE 1:5



D25: W/board Floor lap.

SCALE 1:5

Notes:
- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All HermanPacific timber products to be precoated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.

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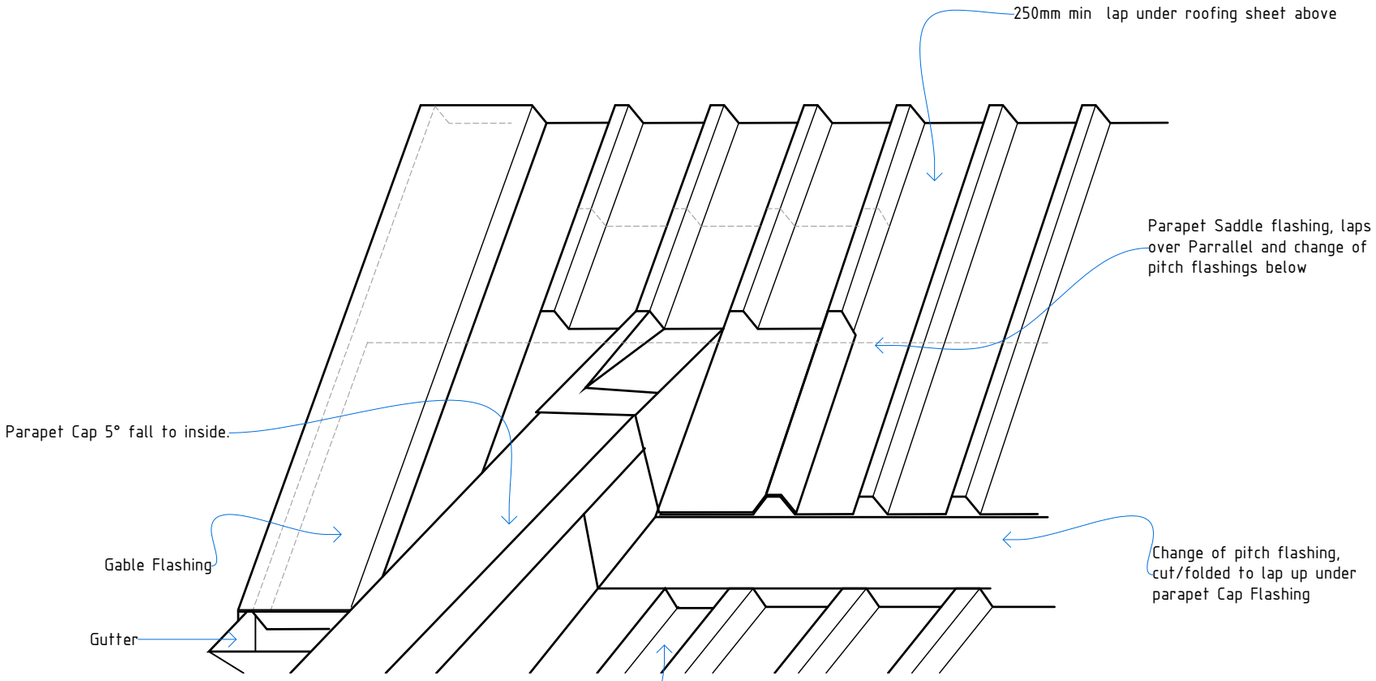
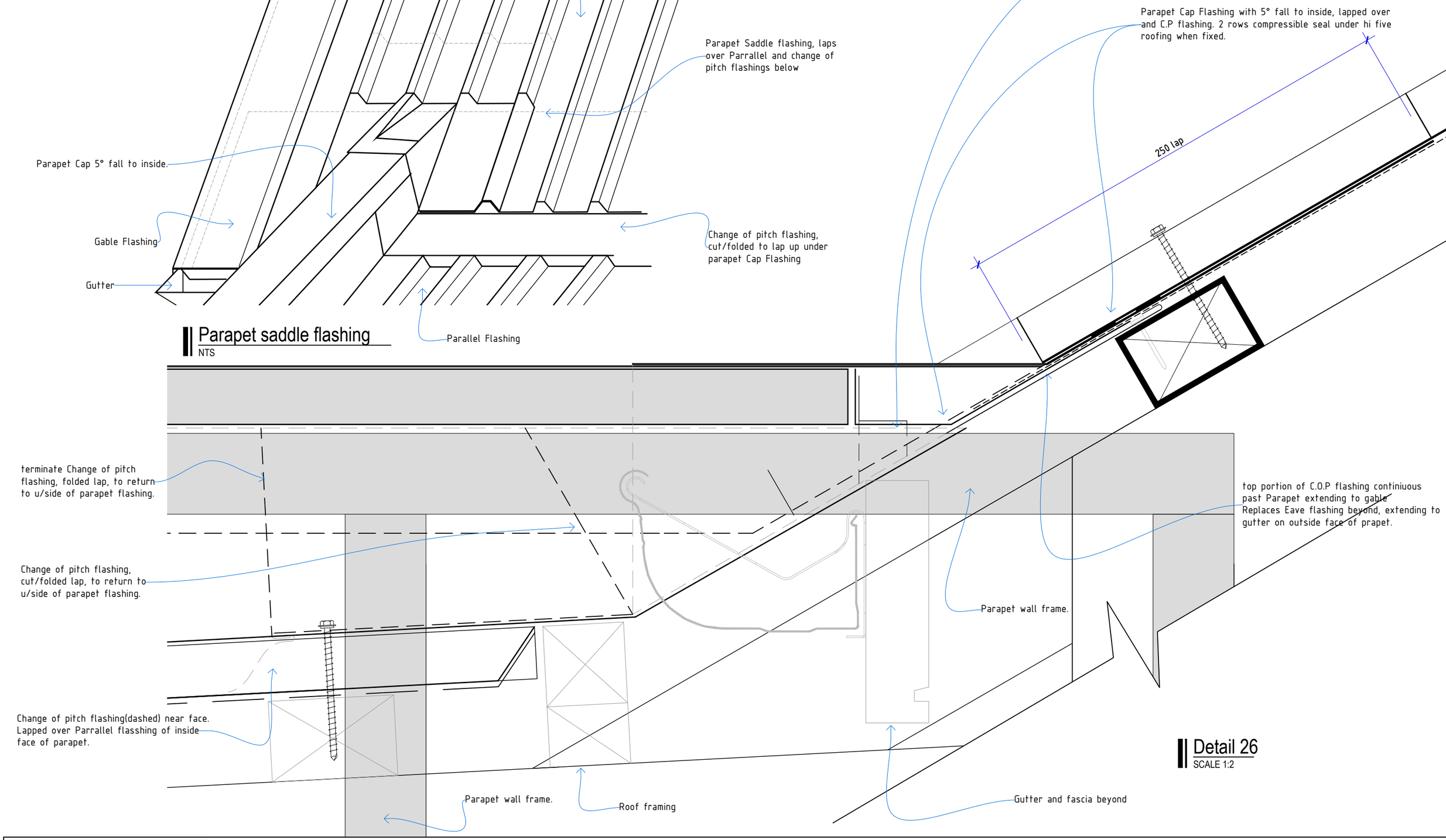


Parapet saddle flashing

NTS



Detail 26

SCALE 1:2

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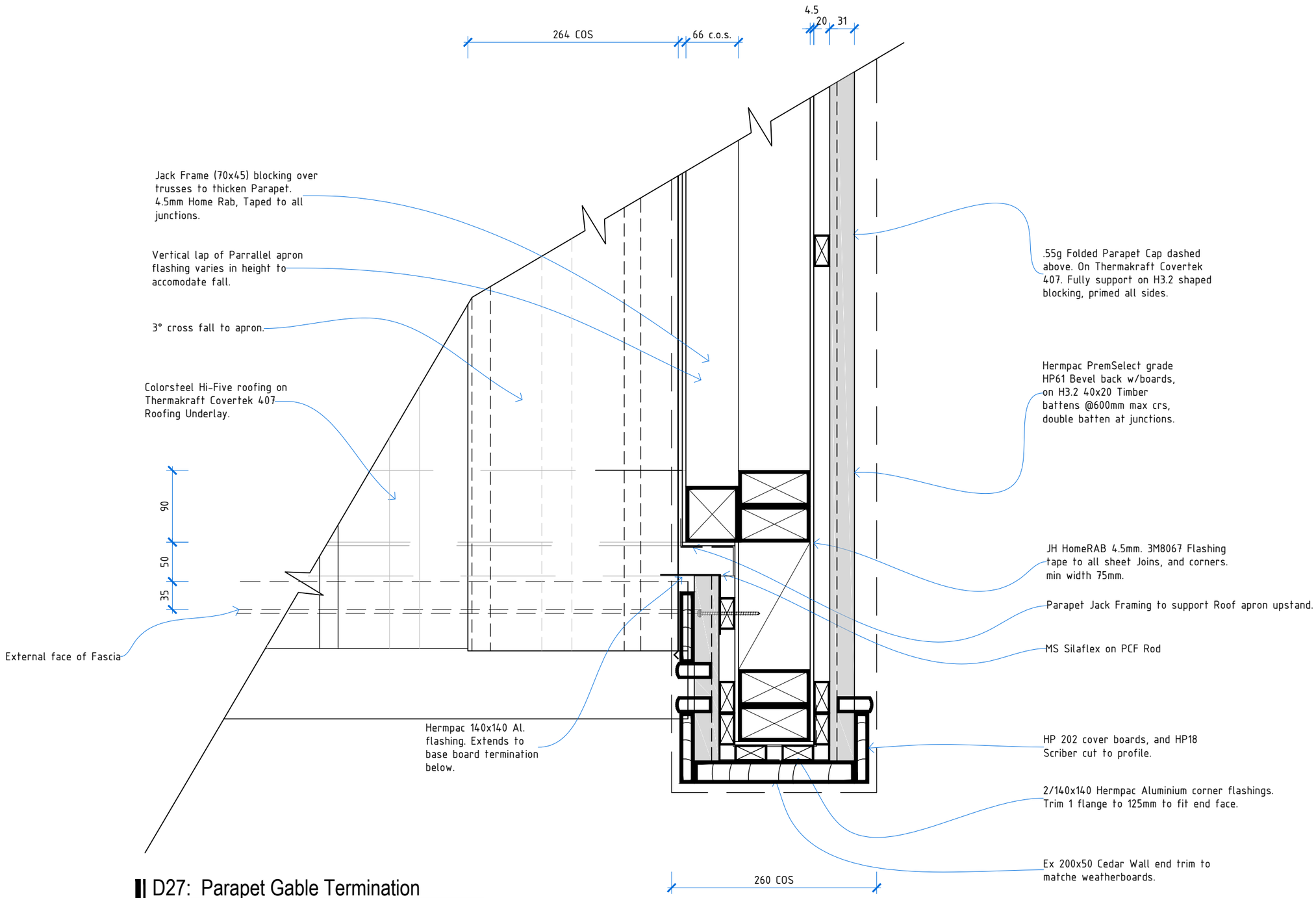

D27: Parapet Gable Termination

SCALE 1:5

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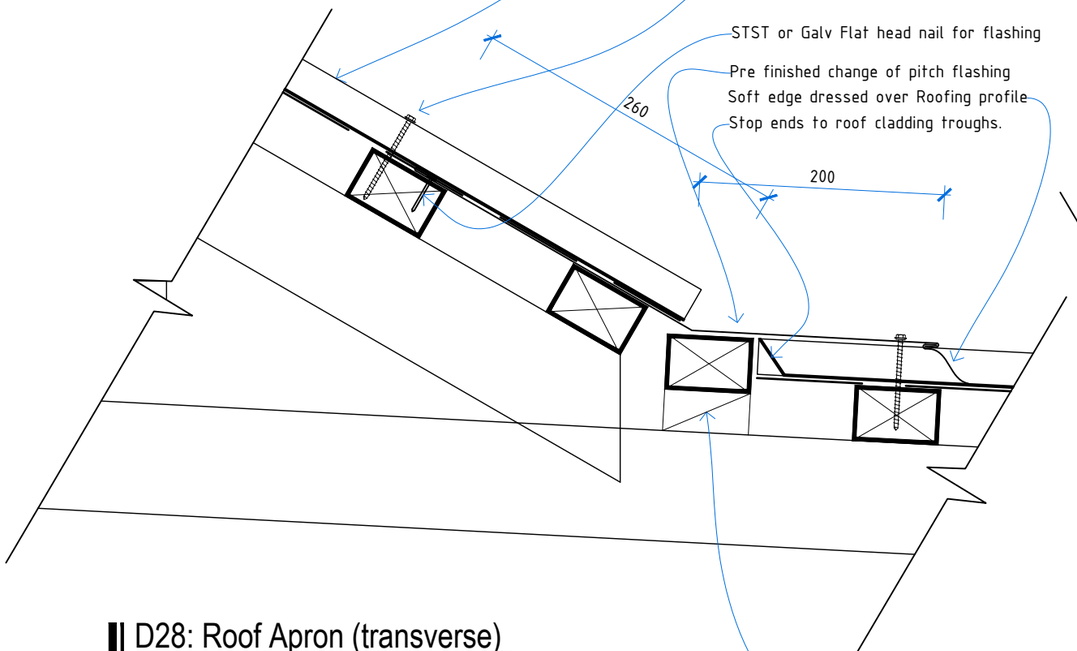
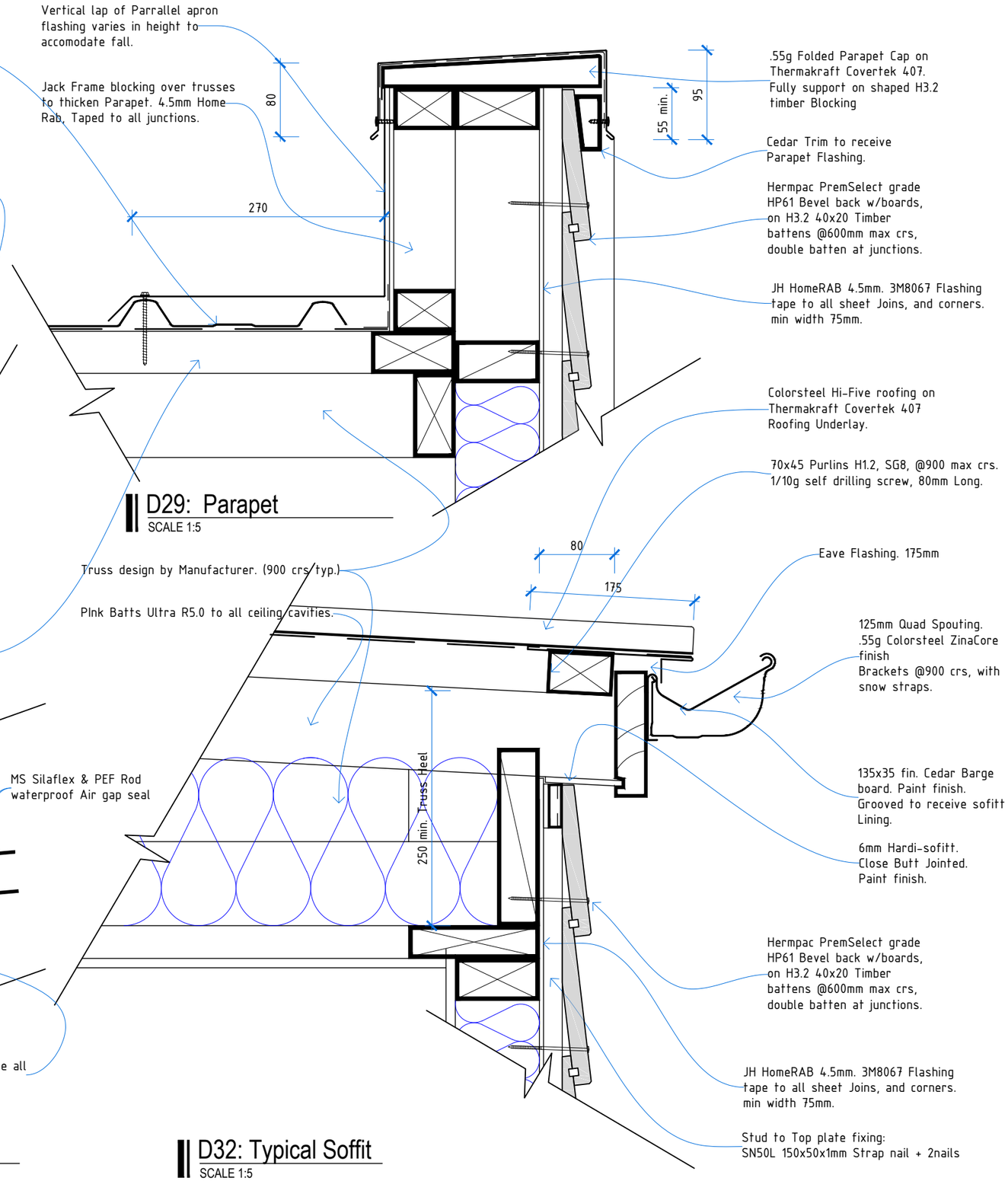
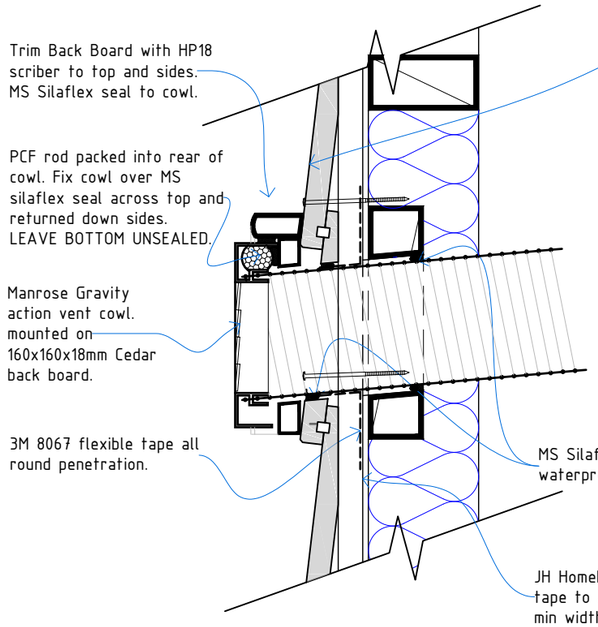


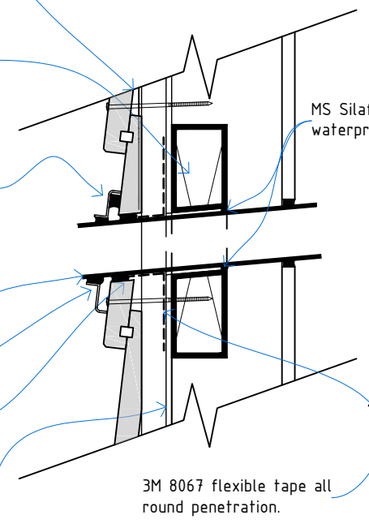
D28: Roof Apron (transverse)
SCALE 1:5



D29: Parapet
SCALE 1:5



D30: Manrose Vent cowl
SCALE 1:5



D31: Pipe Penetration
SCALE 1:5

D32: Typical Soffit
SCALE 1:5

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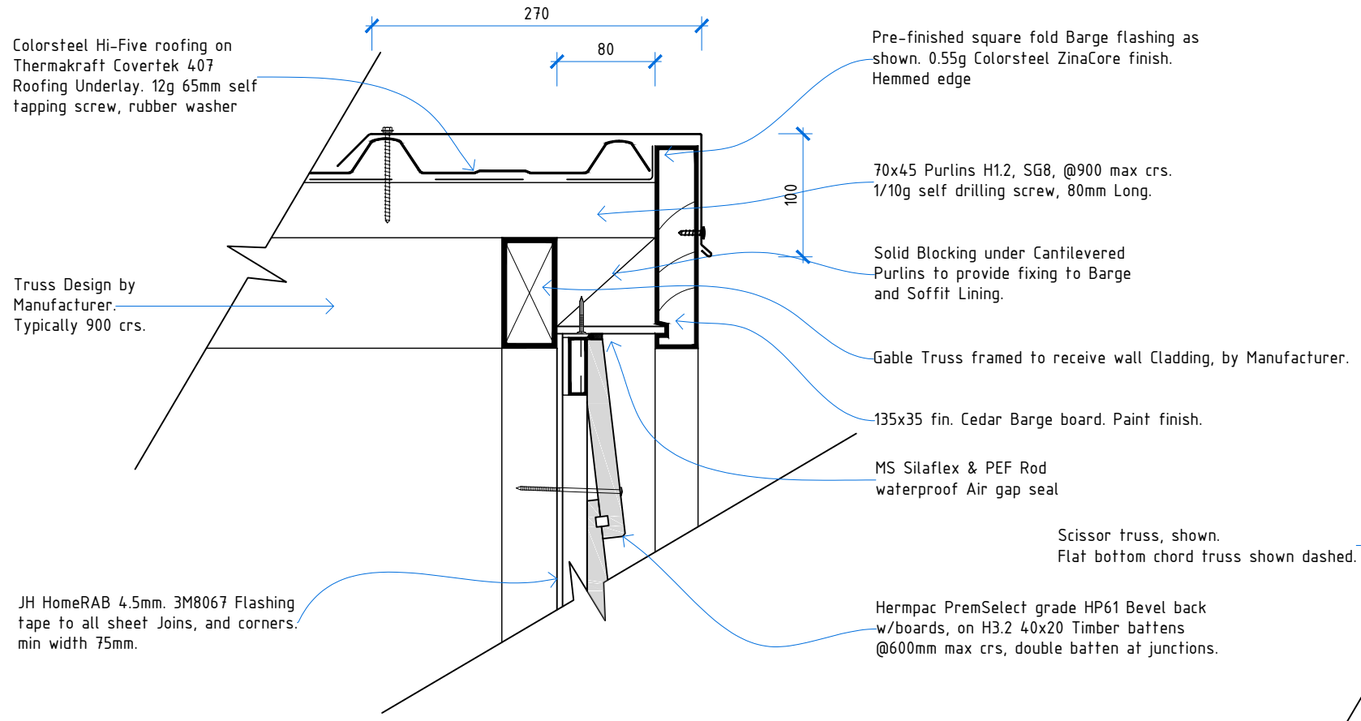
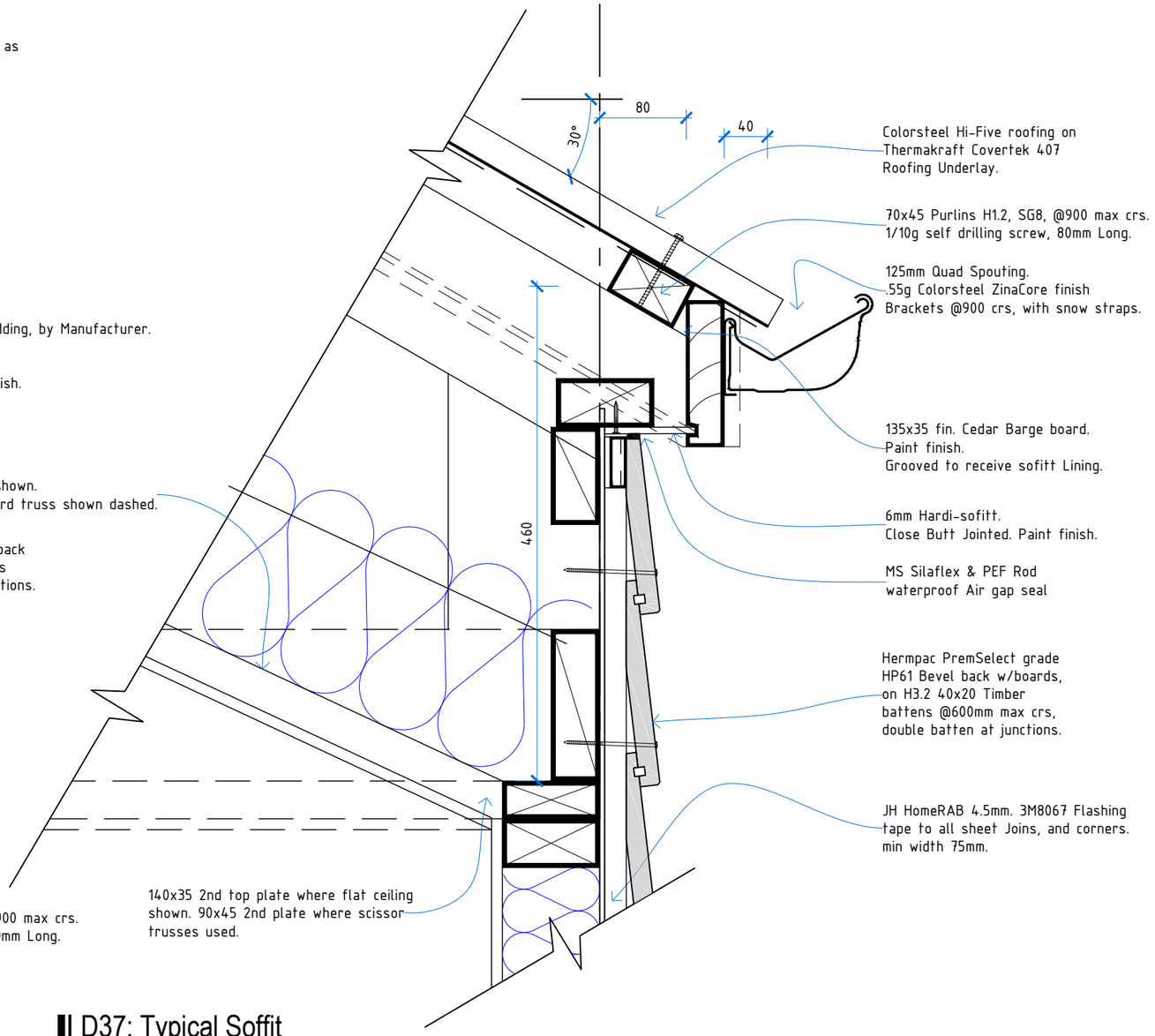
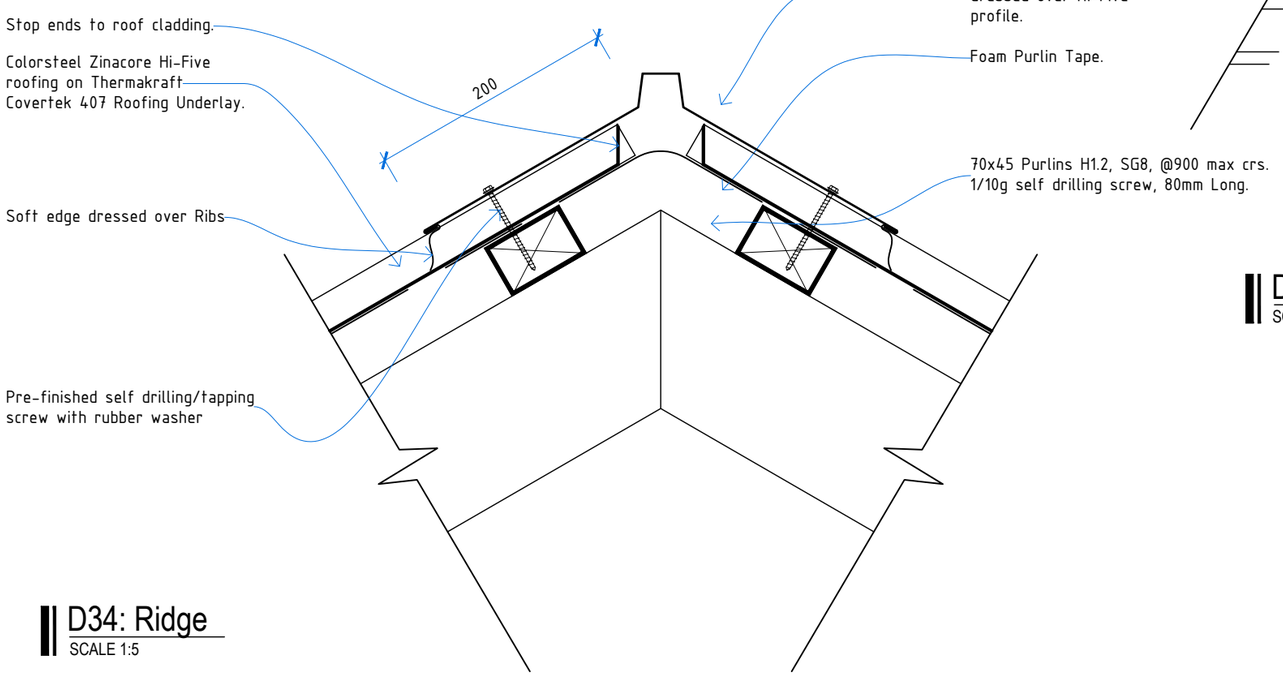


D33: Typical Barge
SCALE 1:5



D37: Typical Soffit
SCALE 1:5



D34: Ridge
SCALE 1:5

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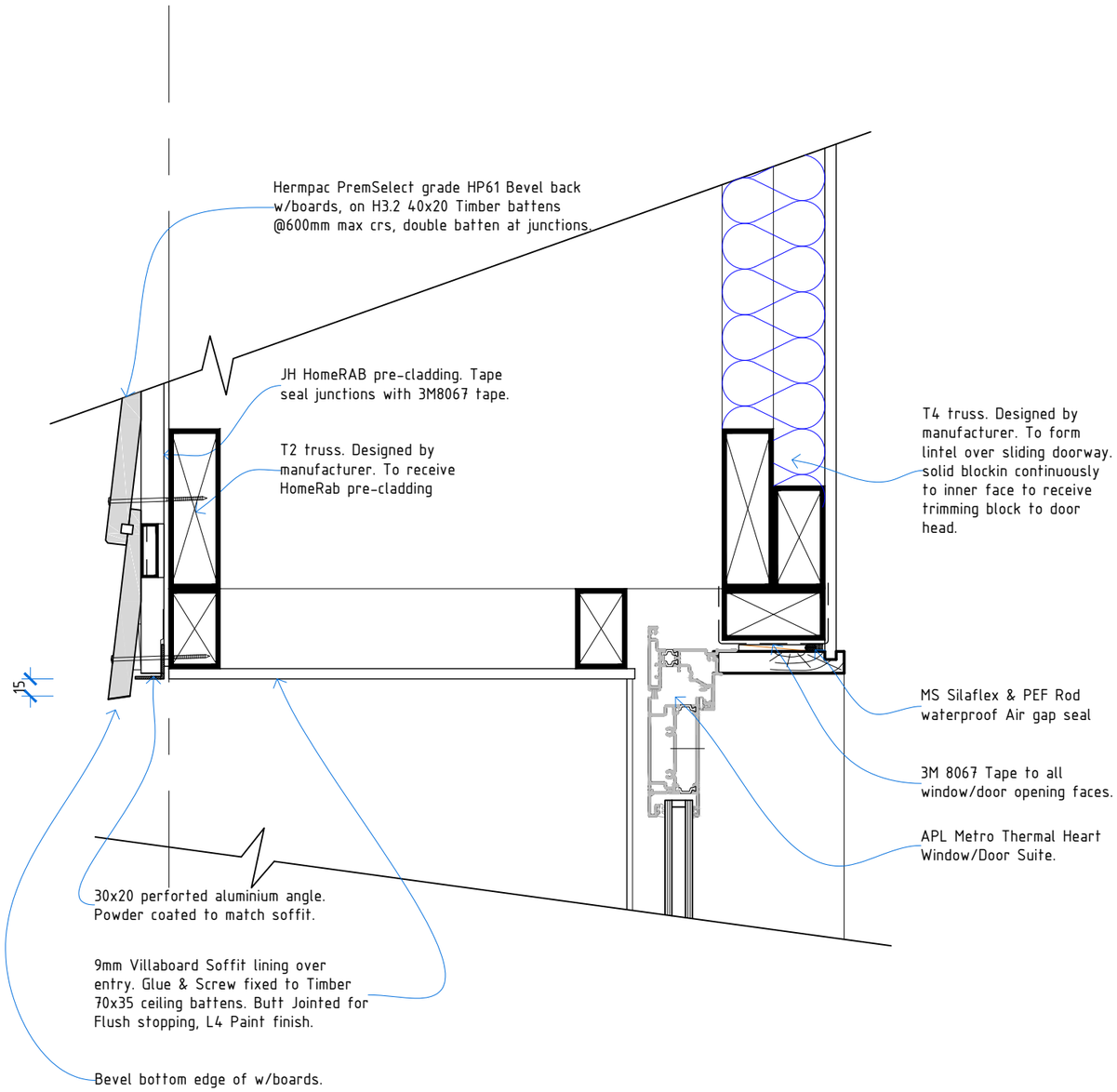

D38: Kitchen Soffit

SCALE 1:5

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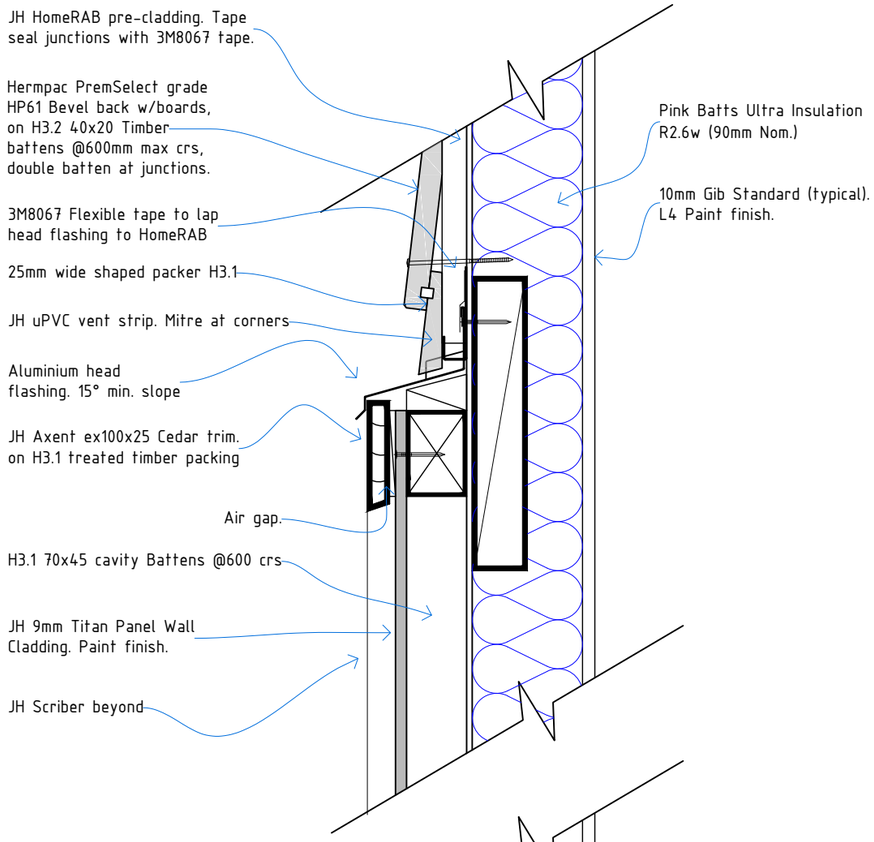
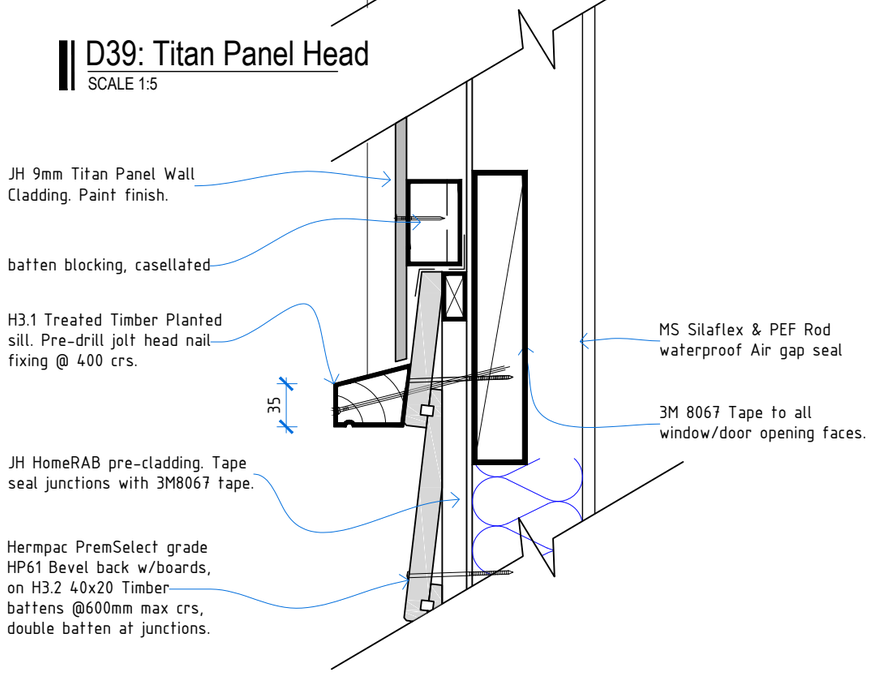
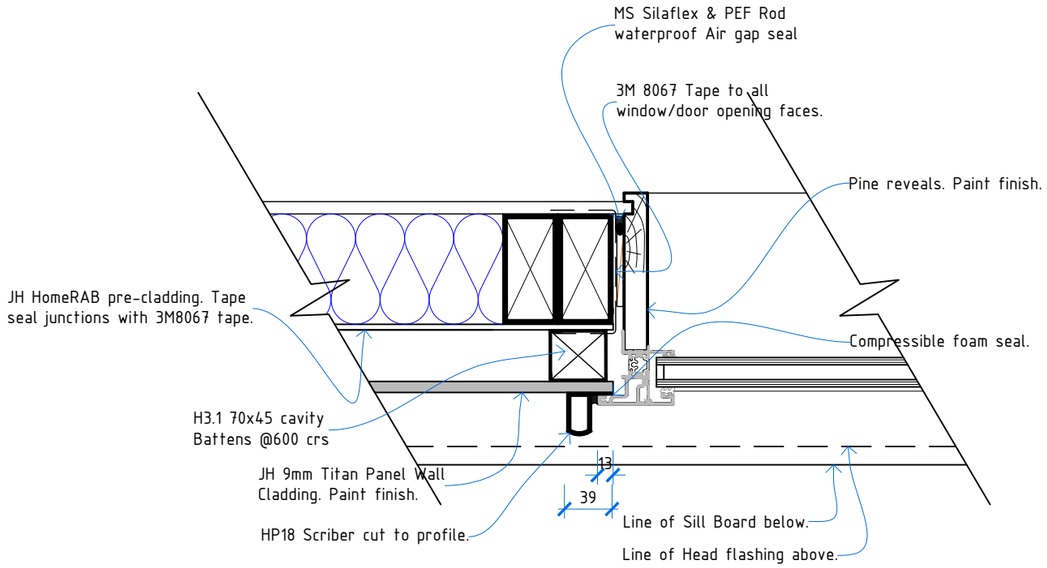


D39: Titan Panel Head
SCALE 1:5



D40: Titan Panel Sill
SCALE 1:5



D41: Titan Panel Window Jamb
SCALE 1:5

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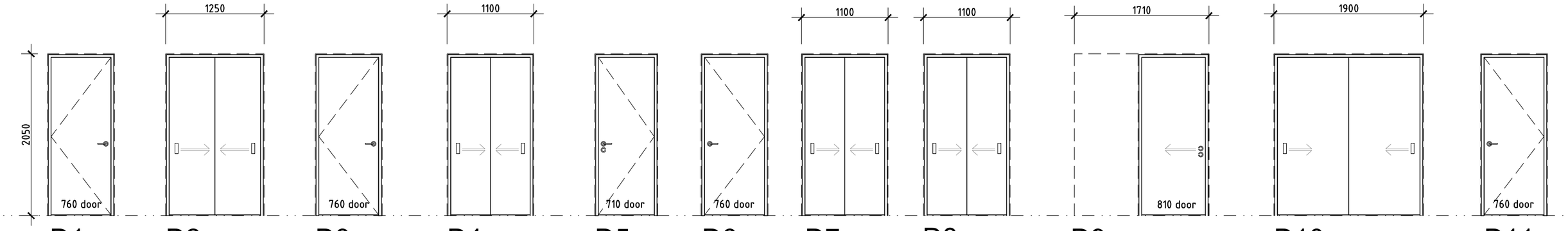


D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D11
BED 3	BED 3	BED 2	BED 2	BATHROOM	BED 1	BED 1	BED 1	ENSUITE	HALL / STORE	GARAGE
Fit: -Passage latch/handles.	Fit: -Flush Pull	Fit: -Passage latch/handles.	Fit: -Flush Pull	Fit: -Passage latch/handles. Privacy Turn	Fit: -Passage latch/handles.	Fit: -Flush Pull	Fit: -Flush Pull	Fit: -CS Cavity Slider C200 Rebated pull/latch Kit	Fit: -Flush Pull	Fit: -Passage latch/handles.

Internal Door Notes

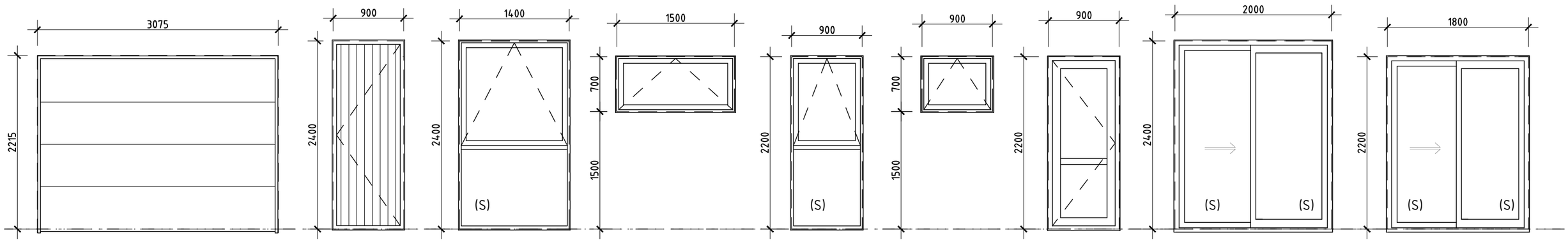
Doors:
1. 38mm Solid Core flush panel, Paint finish.
2. 6mm max. clearance to floor finishes.
3. 4x 89mm Loose pin hinges to each door leaf. Brush steel finish

Reveals:
1. 19mm Clear Grade Pine, Fine sanded for Paint finish.
2. 10mm gap all round to rough openings
3. 10mm Planted stops.

External Door/Window Notes

Doors:
1. Metro Thermal Heart Series Aluminium Frames unless stated.
2. Urbo Colour Matched series Door hardware unless otherwise specified
3. Sub Contractor to provide Shop drawings for approval by owner.
4. Low-E Glazing to be installed
5. Argon Gas filled Insulated Glass units to all glazing.
6. Full site measure required prior to fabrication.
7. Colour to be 'Black' unless otherwise specified.
8. Safety Glass where indicated (S)
9.Obscure Glass to Bathroom / Ensuite Window - Stippolite

Reveals:
1.19mm Clear Grade Pine sanded for paint finish.



GD 01	AL01	AL02	AL03 x5	AL04 x3	AL05	AL06	AL07	AL08
Dominator Nevada Sectional Door low head room kit. 30mm pine reveals fine sanded paint finish	Side hung APL Plasma Panel, open in, Icon Lever 3 pt locking Handle	Awning Window & Fixed Light	Awning window Obscure Safety Glass to Bathroom	Awning Window & Fixed Light	Awning window Obscure Glass	Hinged door with vision rail, open out Icon Lever Lock	Sliding Door Surface Mount Slider Handle	Sliding Door Surface Mount Slider Handle

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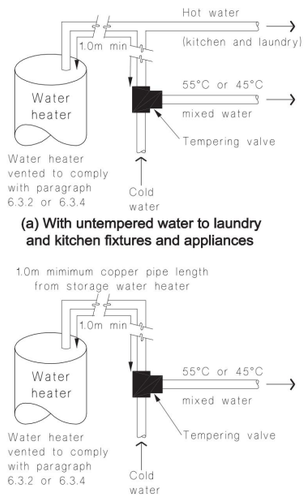
Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)

Amend 5 Feb 2004

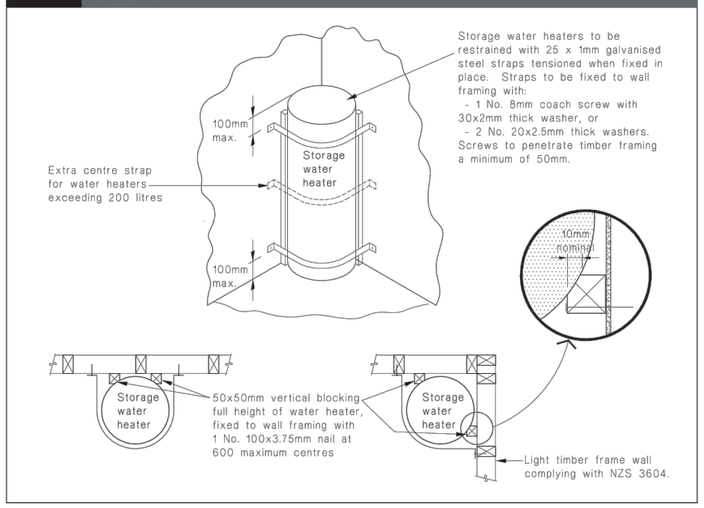


Note:
1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.
2. 1.0m minimum copper pipe length from storage water heater.

Tempering Valve installation
G12/AS1 Fig. 16b only

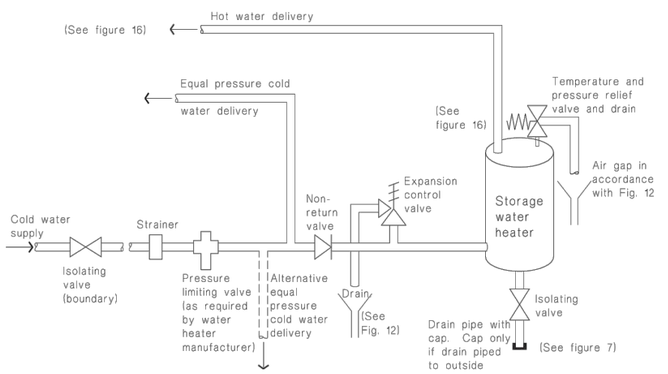
Amend 5 Feb 2004

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



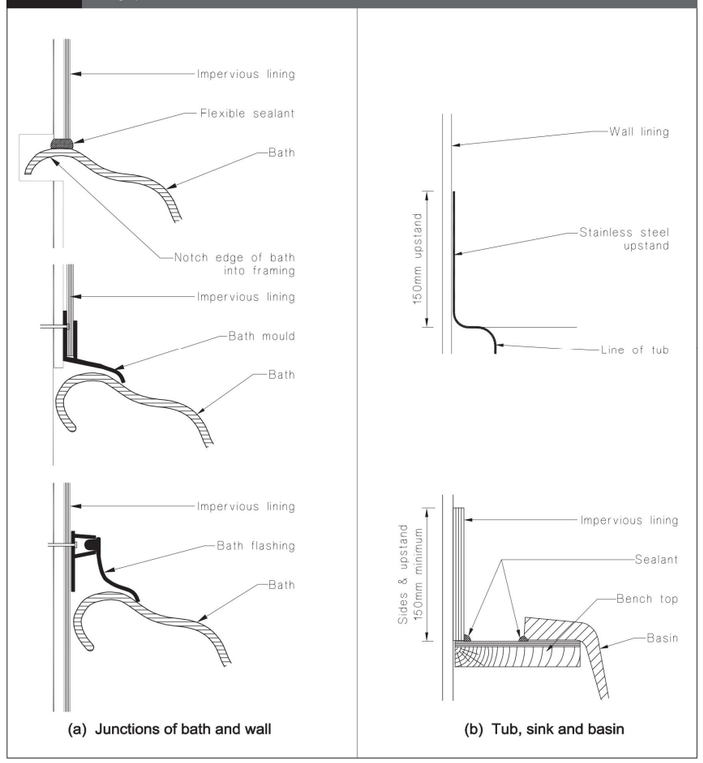
Cylinder siesmic restraints
G12/AS1 Fig. 14

Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)



Cylinder System installation
G12/AS1 Fig. 8

Figure 3: Baths, Basins, Tubs and Sinks, Joints against Wall Linings
Paragraph 3.2.2



Junction details for Baths/basins.
E3/AS1 Fig. 3

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