

Jaime Howe & Sara Lamb

New Dwelling

12 Huntingdon St.
Kingston

Issue: For Construction - Rev A
Date: 29/01/24



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Siteworks Notes:

Excavation work shall be carried out in accordance with the OSH Excavation Code of Practice and QLDC Earthworks Guidance document. Coordinate with other trades as to set-out and timing to ensure that all cut faces are covered or finished as soon as possible after the excavation is complete. Noisy excavation equipment shall be used only during hours which will avoid undue nuisance to the occupants of adjacent properties. Ensure that rainwater runoff from excavated surfaces does not carry material onto adjacent properties. Remove all surplus material from the site as soon as it is excavated, taking care to avoid damaging the footpath or streets or spilling material on to them.

Exposure Zone	B
Wind Zone	Very High
Earthquake Zone	2
Snow Zone	N5
Wind Region	A
Floor area of building	
Garage	41 m ²
Ground Floor	175 m ²
TOTAL	216 m²
Site Area	
Site Coverage	800 m ²
Earthworks -	27%
	108m ³ approx.



Location Plan

Site Plan

1:200

<p>Phone: 03 442 1238 Mobile: 027 266 2935 www.thehabitatdesignco.co.nz robbie@thehabitatdesignco.co.nz</p>	PROJECT:	TITLE:	ADDRESS:	REVISION:	NOTES:	DATE:	SITE: Lot 1 DP 582979	<p>A101</p>	
	New Dwelling Jaime Howe & Sara Lamb	Site Plan	12 Huntingdon St. Kingston				For Construction		23115
							Monday, 29 January 2024		
							SCALE: AS SHOWN @ A3		

NOTES:

All work to comply with NZBC, NZS3604:2011 and all other relevant standards.

Contractor to verify all dimensions on-site. Do not scale from drawings.

Plans to be read in conjunction with specifications, engineers drawings, and manufacturers specs.

Access route to dwelling shall comply with D1/AS1 paragraph 2.1.1 having a slip resistance coefficient of friction of not less than than 0.4.

Timber Treatment/Grade: All timber SG8
Framing timber protected from the weather: H1.2.
Timber exposed to the elements: H3.2.
Cavity battens for walls: H3.1

STRUCTURE/FINISHES:

Floor:
Maxraft Maxslab 400 (100mm slab) over DPM over sand blinding over compacted hardfill - refer engineer.

Floor coverings:
Micro topping burnished concrete (over Maxraft slab) to entry/kitchen/living/dining/hallway. Wet areas (kitchen) sealed to comply with NZBC E3.
Tiles over WPM to bathrooms/ensuite/WC.
Carpet to bedrooms.
Trowel finished concrete to garage.

Framing:
External walls: 140x45@600c, dwangs @ 800c/c, unless otherwise noted.
Internal walls: 90x45@600c, dwangs @ 800c/c, unless otherwise noted.
Roof: Proprietary trusses as per truss manufacturers layout. Rafters as per engineer.

Internal linings:
10mm Gib plasterboard wall linings.
13mm Gib plasterboard ceiling linings.
9mm plywood to garage walls.
Gib Aqualine to bathrooms.

Insulation:
Ceilings - R7 ceiling insulation
Exterior walls - R4 insulation
Interior Walls - 90mm acoustic insulation

Wall Cladding:
Vertical corrugated profiled metal over 20mm Cavibat battens.
Reclaimed brick veneer (110mm deep) over 50mm cavity.

Roof Cladding:
5-Rib colorsteel roofing (Colour: tbc) over 70x45 H1.2 purlins fixed with 1/10g self-drilling screw 80mm long.

Soffits:
9mm H3.1 plywood - clear coat finish.

Wall wrap/RAB:
Thermakraft Watergate Plus wall wrap over 7mm H3.2 structural plywood

Roofing underlay:
Thermakraft Covertex 401

Ventilation:
Selected extract fans to be installed to bathrooms, rangehood in kitchen.
'Vent' fascia and ridge vents as per manufacturers specs.

Window Joinery:
Powder coated, double glazed, Low E, argon filled aluminium window joinery.
All glazing to comply with NZS4223.

Finishes:
Resene wet areas paint finish to walls/ceiling of bathroom/kitchen to comply with E3/AS1

STRUCTURE/FINISHES:

Bathrooms:
Tiled showers - Ardex WPM001 over 10mm GIB Aqualine wall linings. Tiled floors - Ardex WPM001 over concrete floor

Lighting:
All downlights installed shall be sealed LED fittings.

Fire Safety:
Smoke alarm installed in accordance with F7/AS1 (within 3m of all bedroom doors).
A domestic sprinkler system shall be installed in accordance with Fire Systems for Houses SNZ4517:2010 as required under the QLDC district plan and subdivision consent notice.

Heating:
Woodburner - Metro Xtreme Rad Base installed as per manufacturers specs.

Hot Water System:
Selected 300 litre HWC (main house)

STRUCTURAL FIXINGS:


Bottom plate to slab: Refer engineer

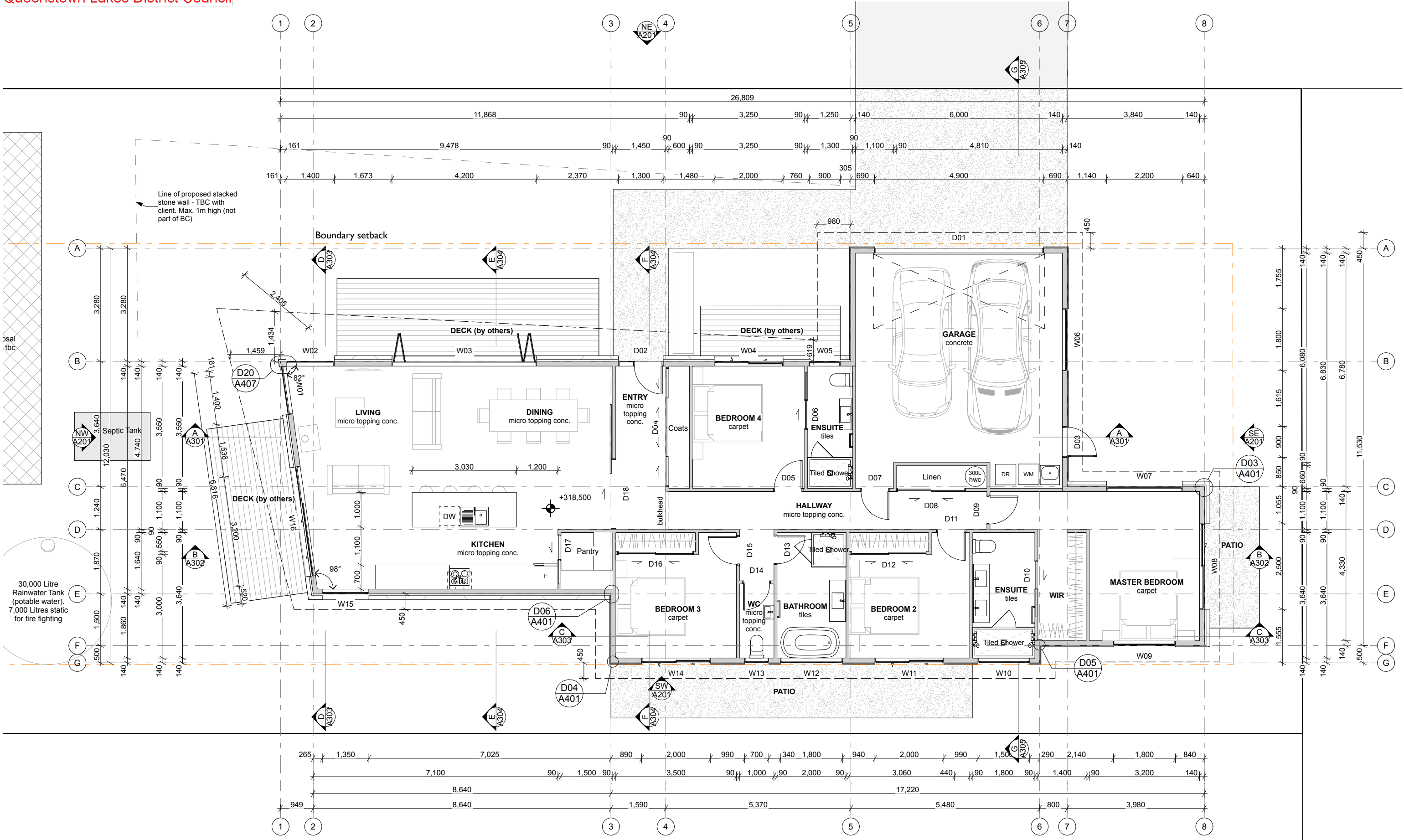
Top plate to stud: Refer truss manufacturer

Rafter to top plate: Refer engineer

Purlins to rafters: 1/10g self-drilling screw 80mm long.

Note: read in conjunction with engineers plans and truss layout

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	New Dwelling	Construction Notes	12 Huntingdon St.	A	Slab reduced to 100mm	29/1/24	For Construction	
	Jaime Howe & Sara Lamb		Kingston				Monday, 29 January 2024	
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Ground Floor Plan

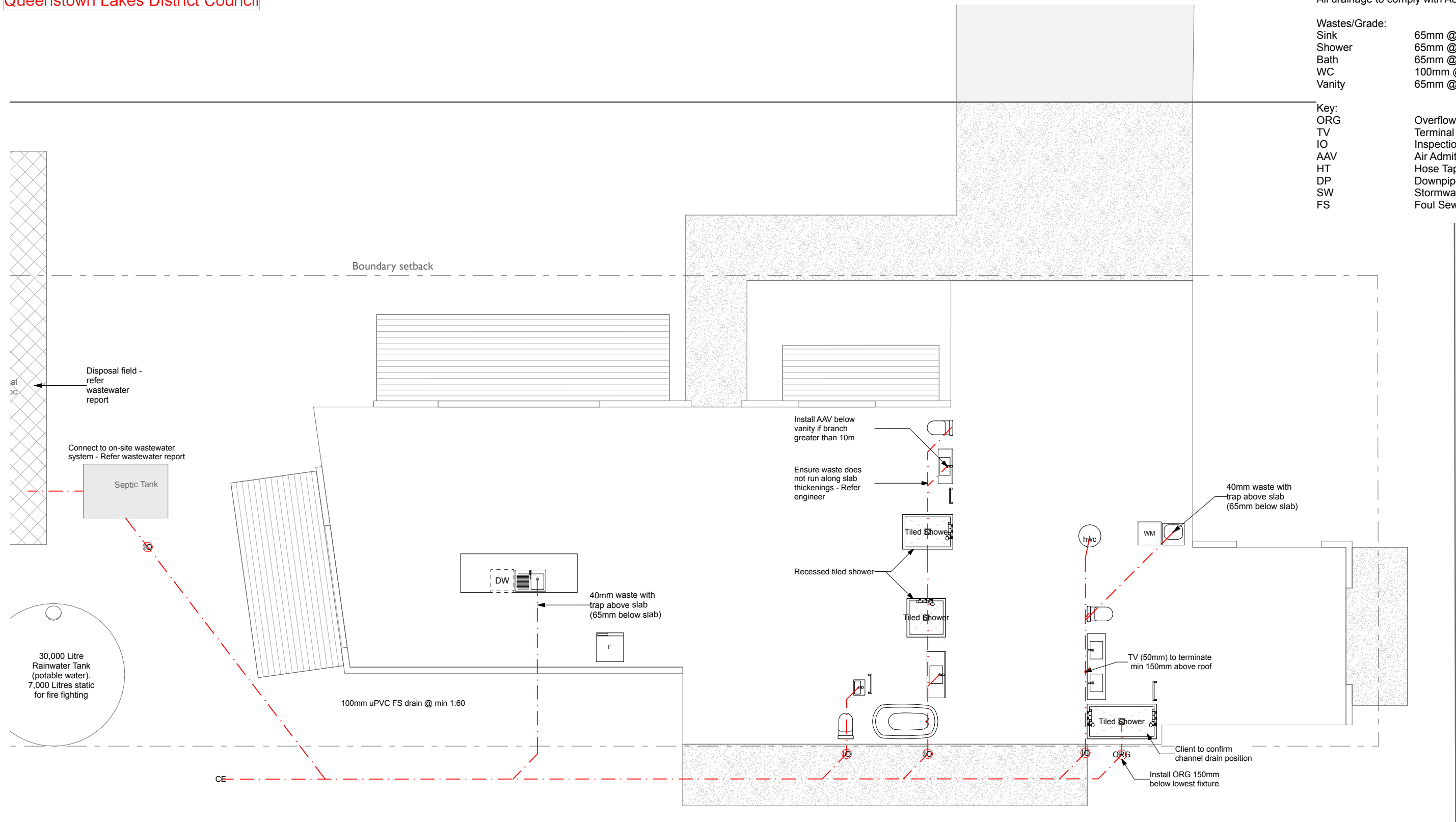
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<p>Phone: 03 442 1238 Mobile: 027 266 2935 www.thehabitatdesignco.co.nz robbie@thehabitatdesignco.co.nz</p>	<p>PROJECT: New Dwelling Jaime Howe & Sara Lamb</p>	<p>TITLE: Ground Floor Plan</p>	<p>ADDRESS: 12 Huntingdon St. Kingston</p>	<p>REVISION:</p>	<p>NOTES:</p>	<p>DATE: Monday, 29 January 2024</p>	<p>SITE: Lot 1 DP 582979 For Construction</p>	<p>23115</p>	<p>A103</p>
	<p>SCALE: AS SHOWN @ A3</p>								

Notes:
All drainage to comply with AS/NZS3500.1:2018

Wastes/Grade:
Sink 65mm @ min 1:40
Shower 65mm @ min 1:40
Bath 65mm @ min 1:40
WC 100mm @ min 1:60
Vanity 65mm @ min 1:40

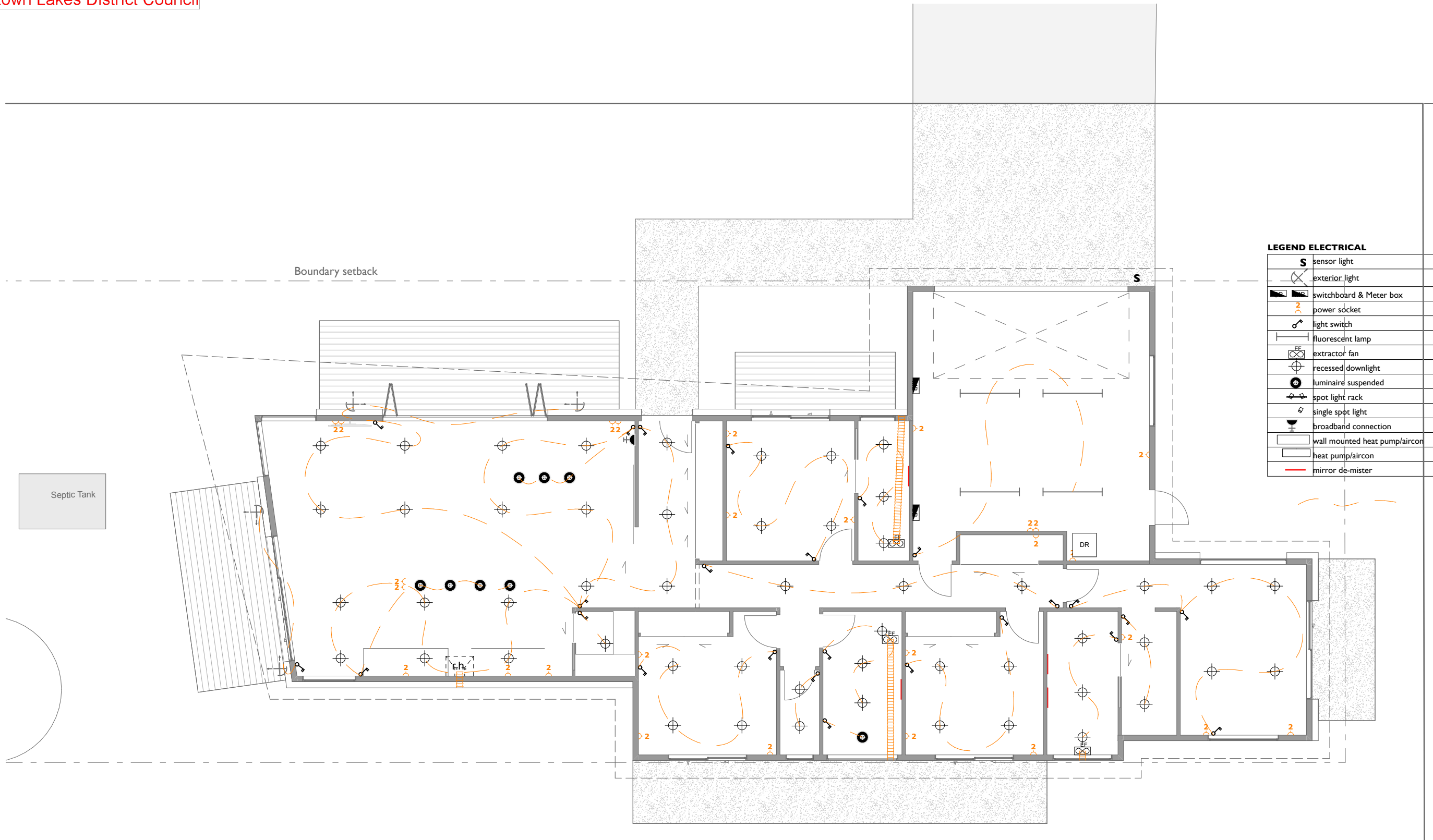
Key:
ORG Overflow Relief Gully
TV Terminal Vent (50mm)
IO Inspection Opening
AAV Air Admittance Valve
HT Hose Tap
DP Downpipe
SW Stormwater
FS Foul Sewer



Drainage Plan

1:100

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	New Dwelling Jaime Howe & Sara Lamb	Drainage Plan	12 Huntingdon St. Kingston				For Construction		23115
							Monday, 29 January 2024		
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LEGEND ELECTRICAL

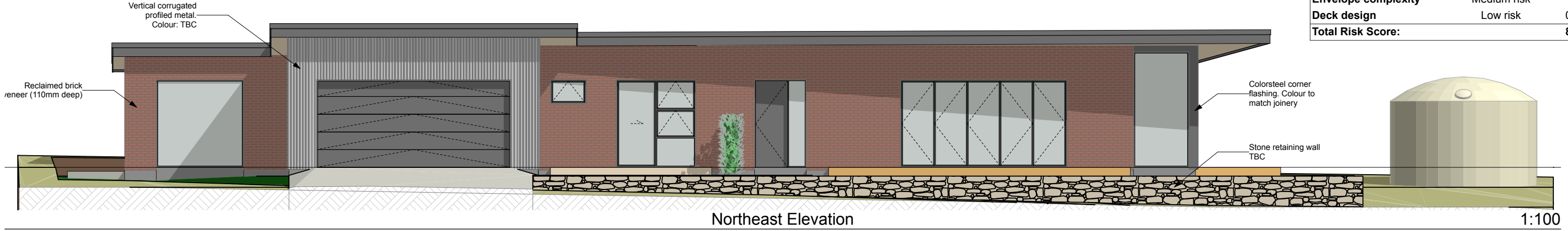
	sensor light
	exterior light
	switchboard & Meter box
	power socket
	light switch
	fluorescent lamp
	extractor fan
	recessed downlight
	luminaire suspended
	spot light rack
	single spot light
	broadband connection
	wall mounted heat pump/aircon
	heat pump/aircon
	mirror de-mister

Electrical Plan

1:100

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	New Dwelling Jaime Howe & Sara Lamb	Electrical Plan	12 Huntingdon St. Kingston				For Construction		23115
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BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8



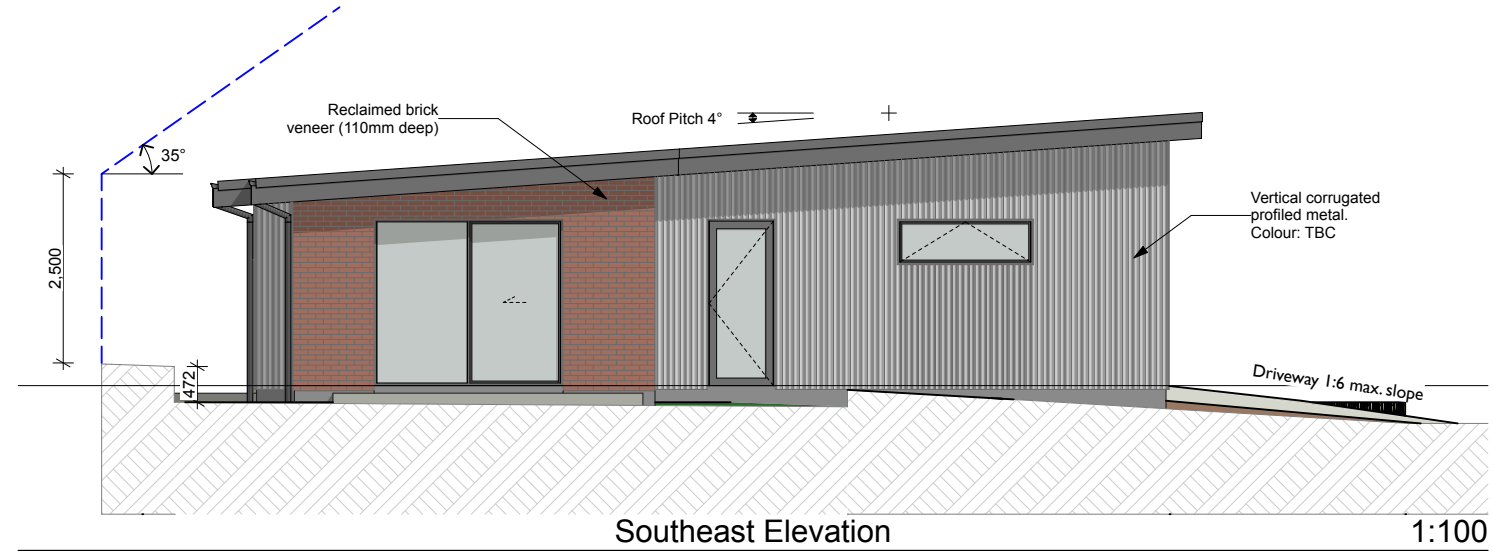
Northeast Elevation

1:100



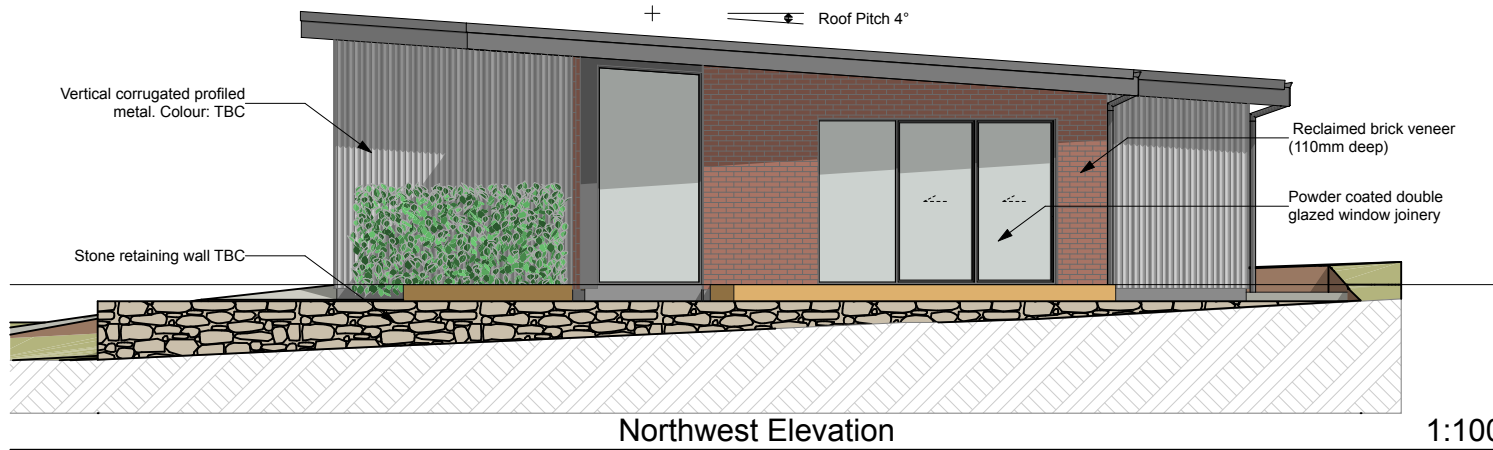
Southwest Elevation

1:100



Southeast Elevation

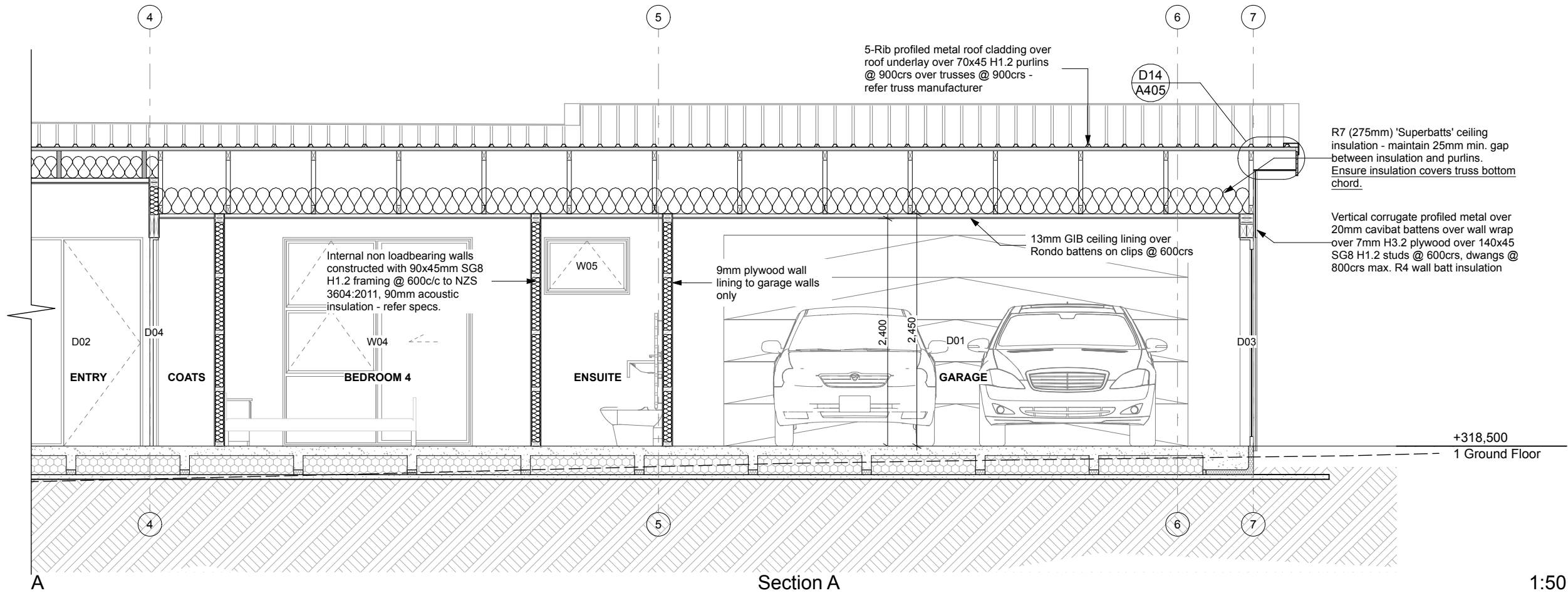
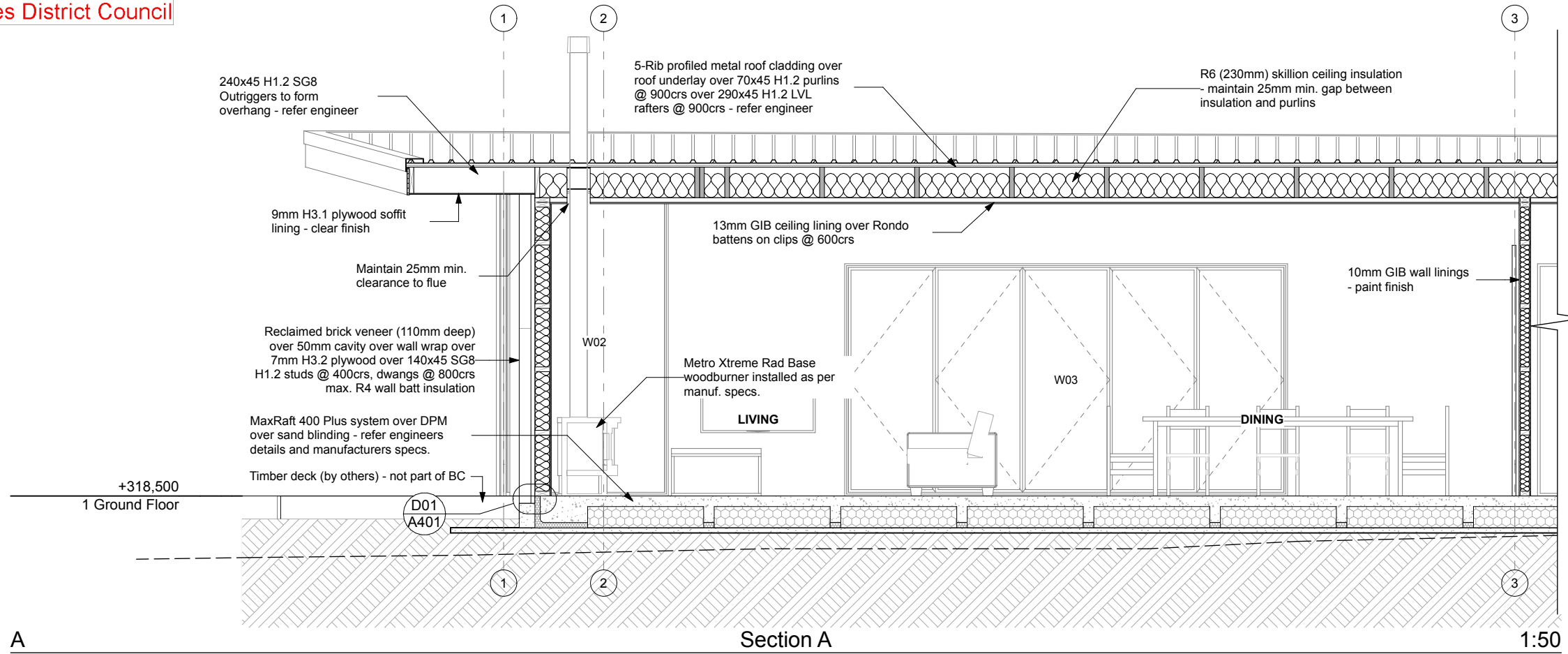
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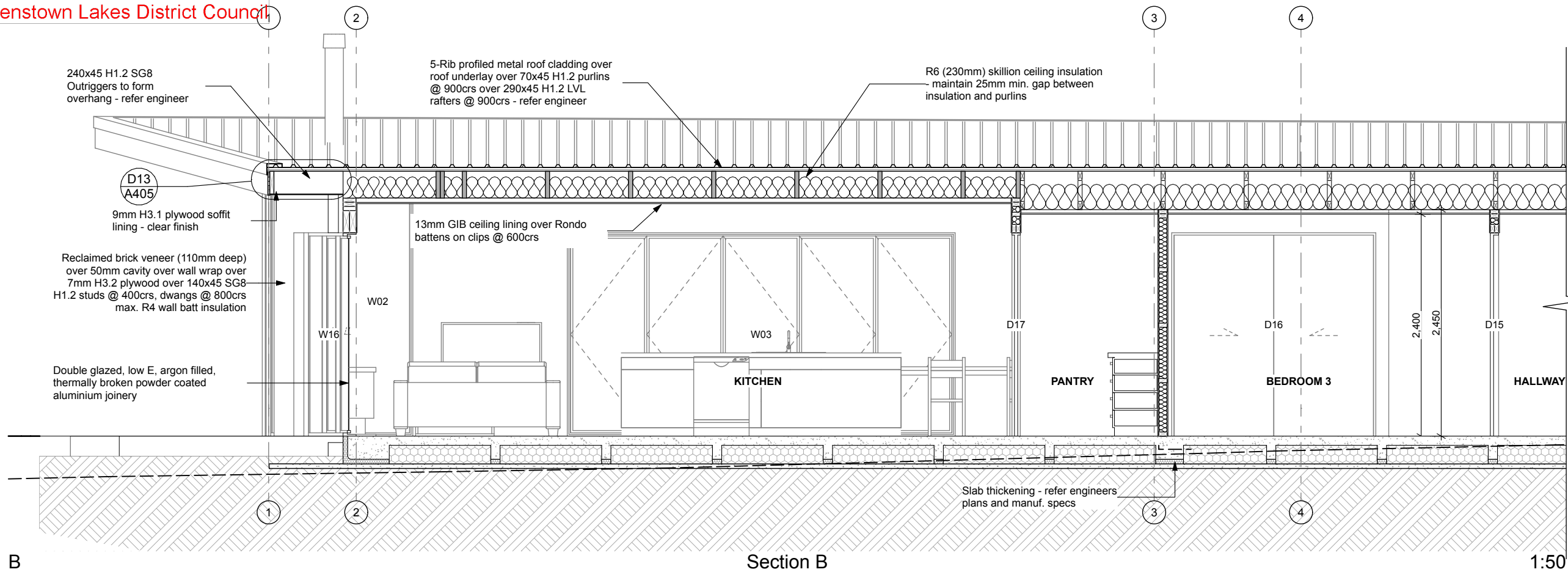
Northwest Elevation

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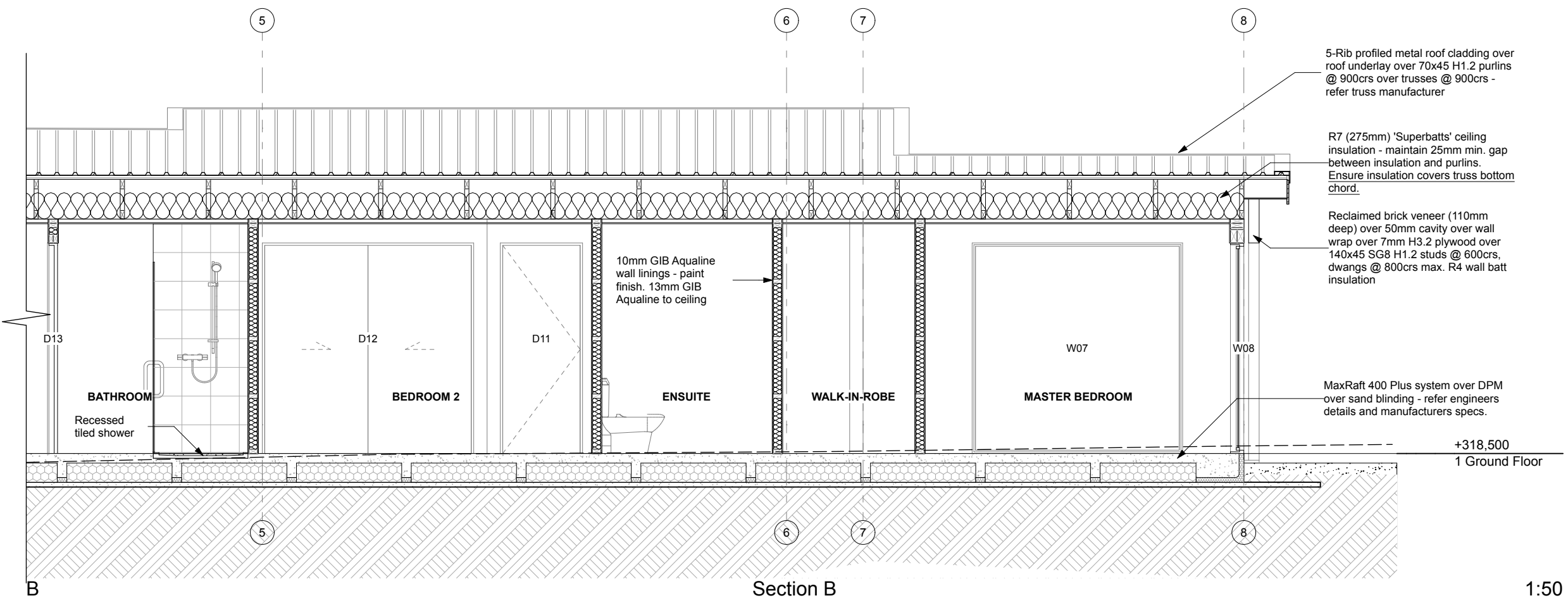
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	New Dwelling Jaime Howe & Sara Lamb	Sections	12 Huntingdon St. Kingston				For Construction		23115
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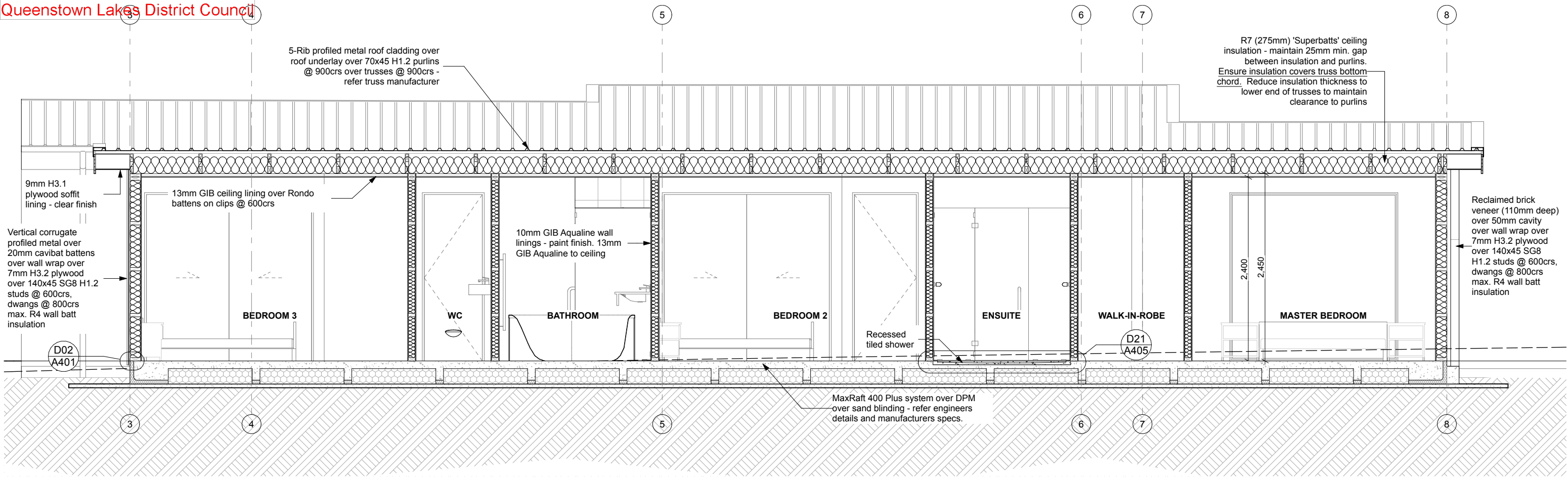


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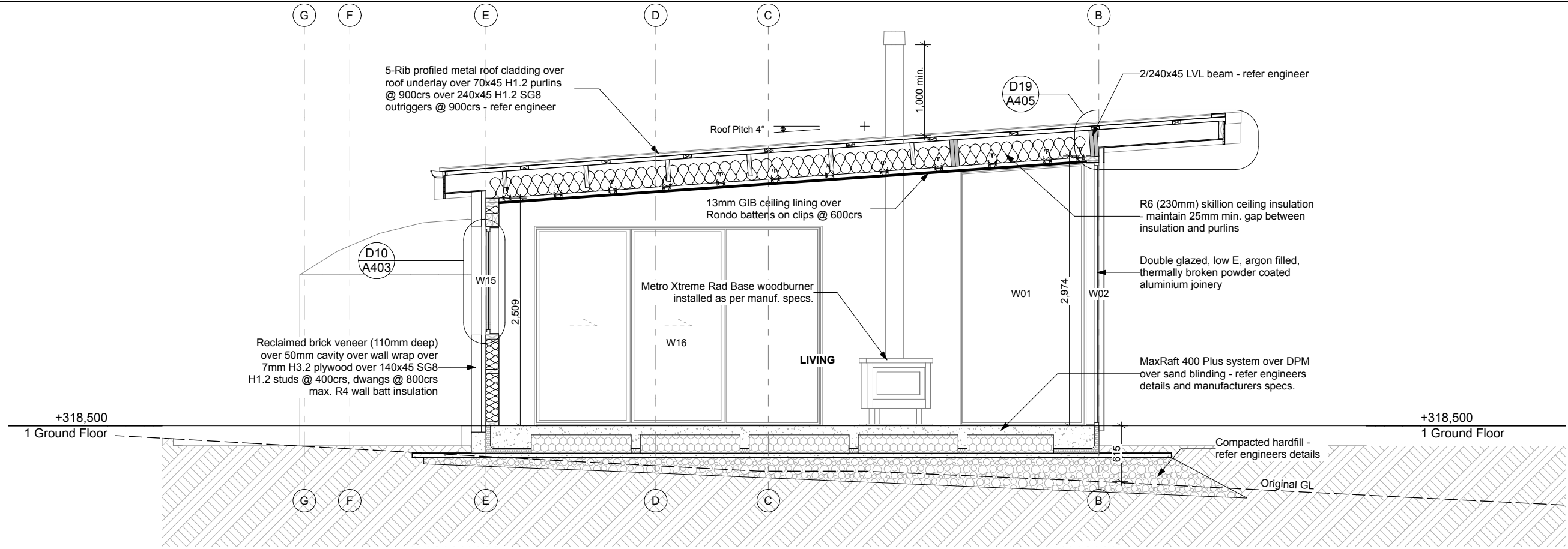


B Section B 1:50

	PROJECT: New Dwelling Jaime Howe & Sara Lamb	TITLE: Sections	ADDRESS: 12 Huntingdon St. Kingston	REVISION:	NOTES:	DATE:	SITE: Lot 1 DP 582979 For Construction Monday, 29 January 2024 SCALE: AS SHOWN @ A3	23115	A302
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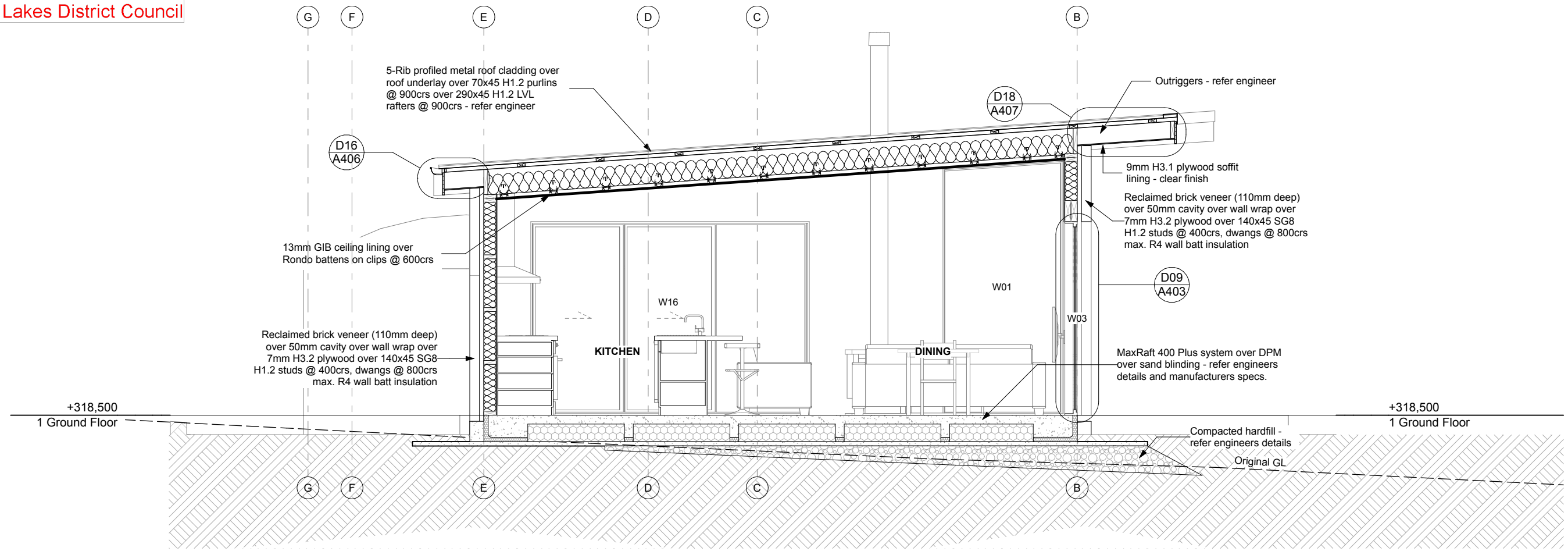


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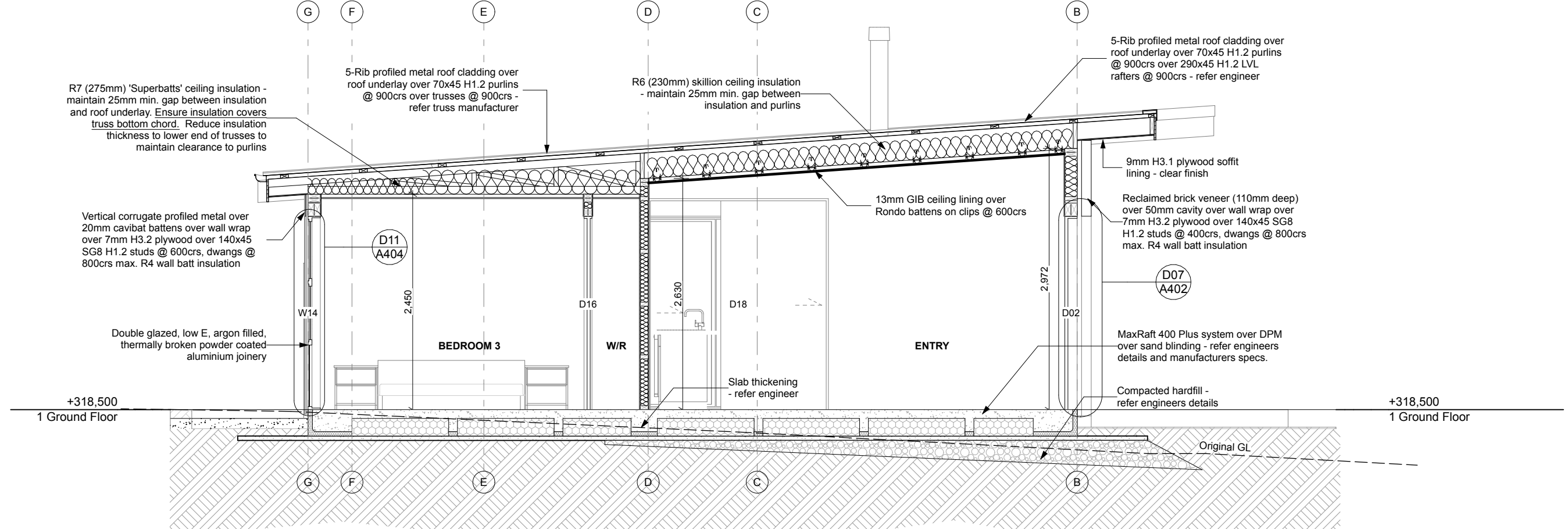


D Section D 1:50

<p>Phone: 03 442 1238 Mobile: 027 266 2935 www.thehabitatdesignco.co.nz robbie@thehabitatdesignco.co.nz</p>	PROJECT:	TITLE:	ADDRESS:	REVISION:	NOTES:	DATE:	SITE: Lot 1 DP 582979	A303	
	New Dwelling Jaime Howe & Sara Lamb		Sections	12 Huntingdon St. Kingston			For Construction		23115
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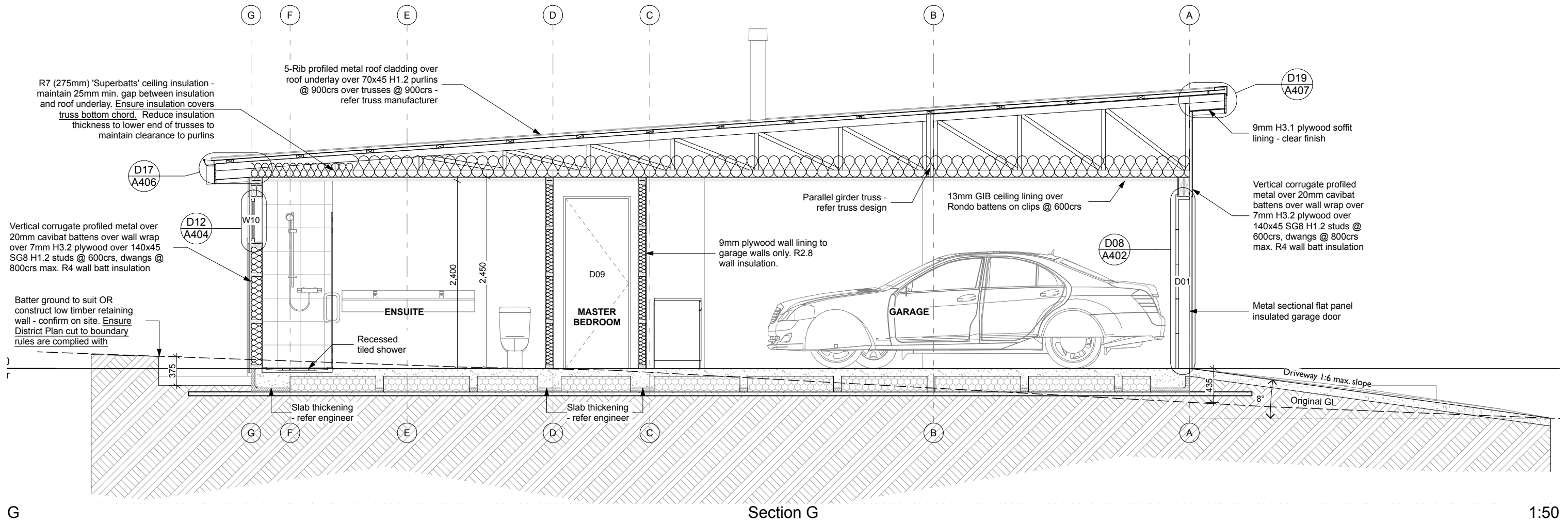


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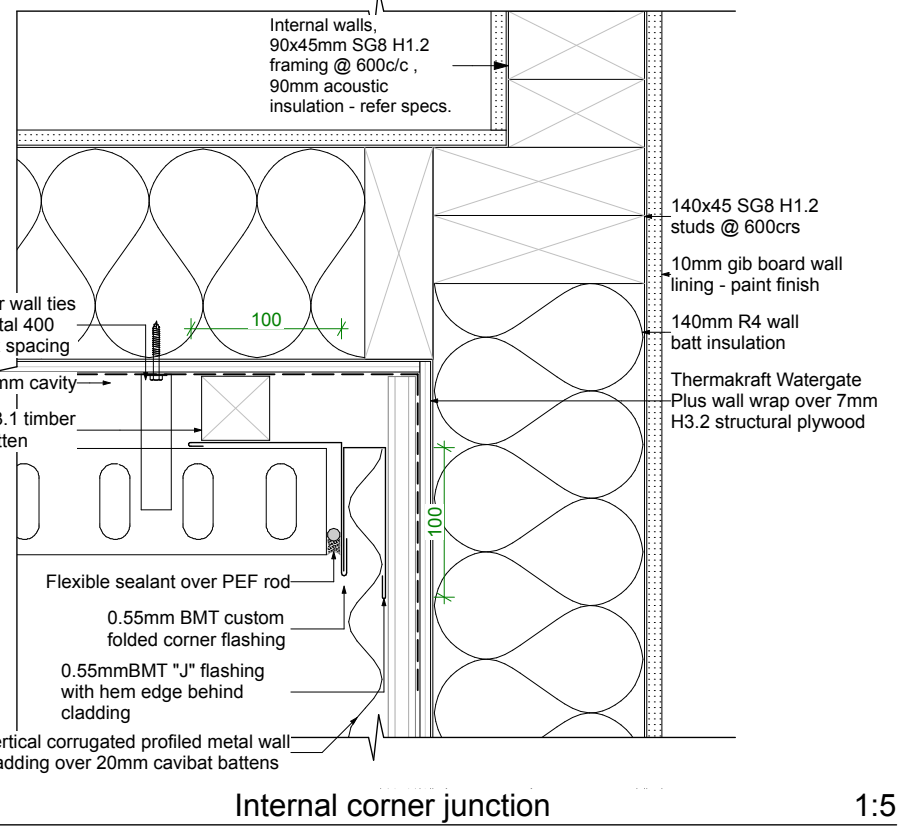
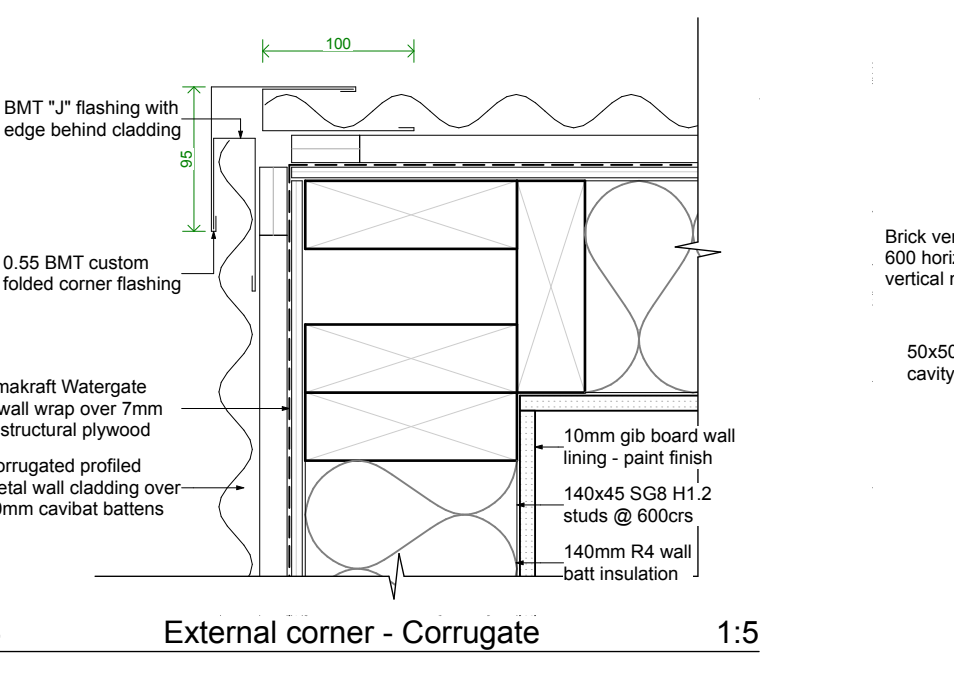
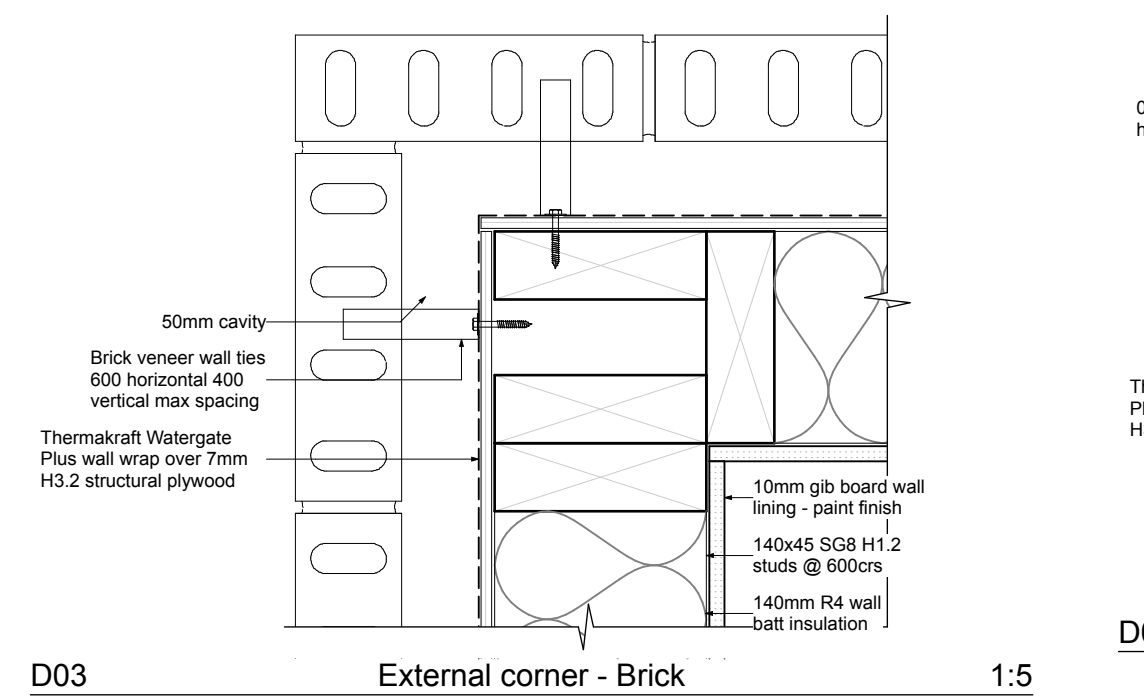
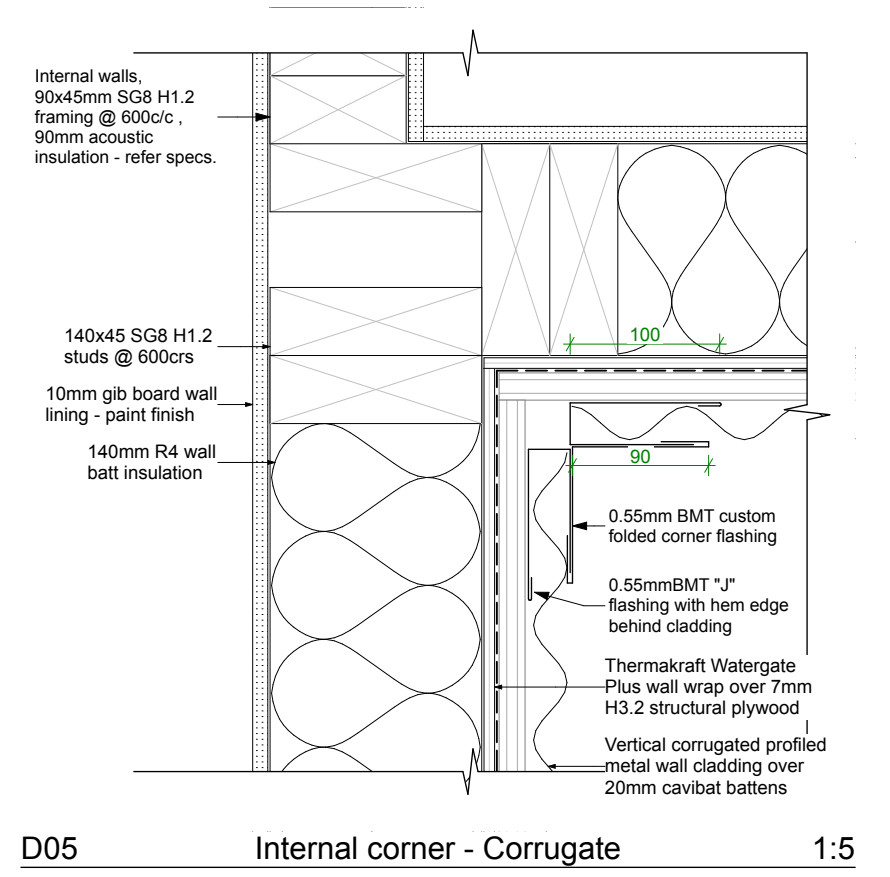
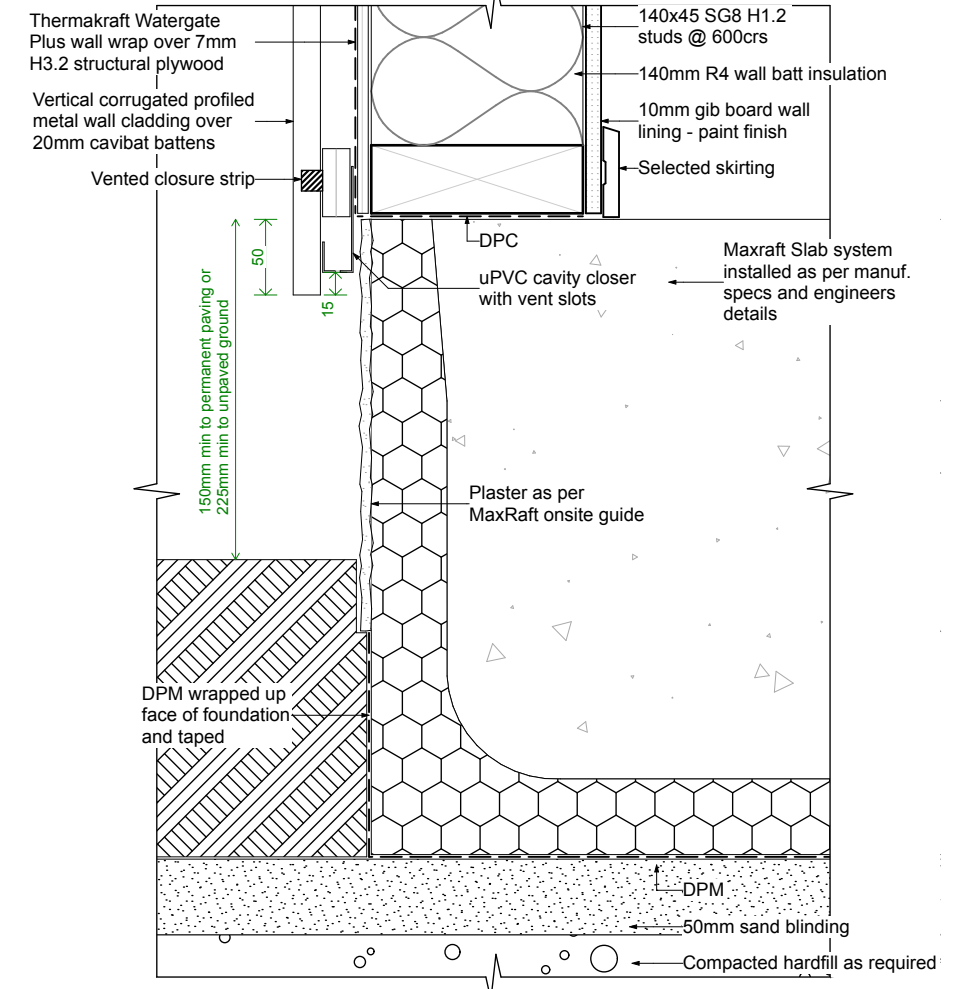
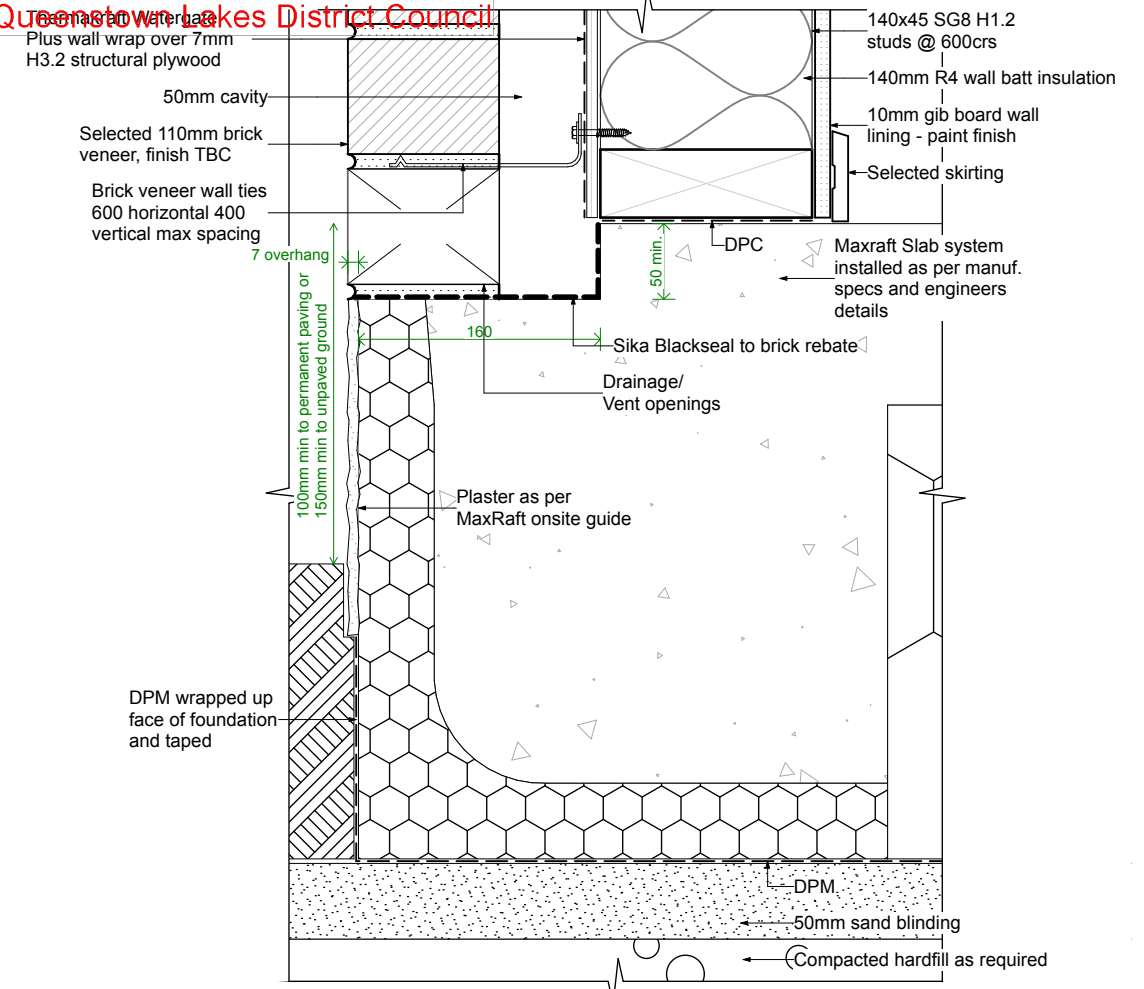


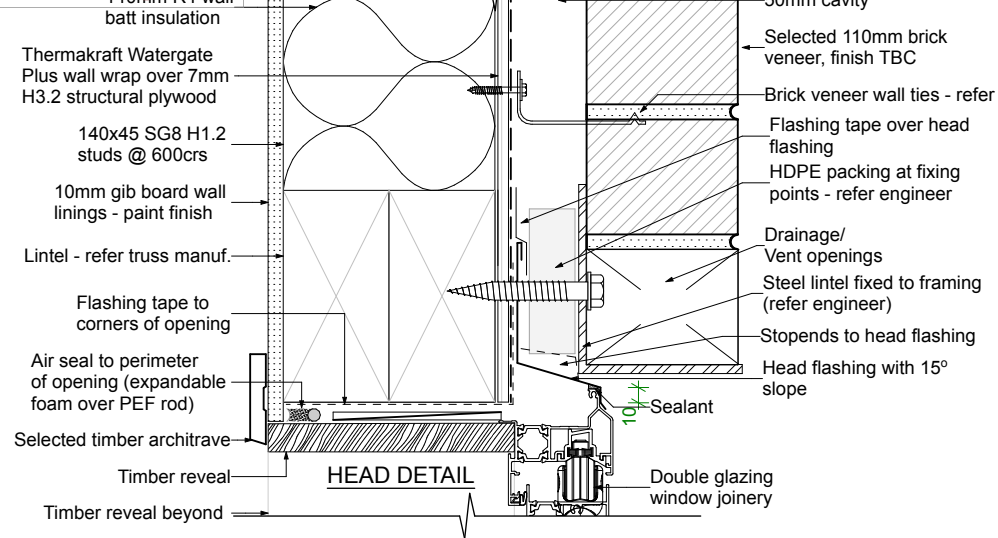
F Section F 1:50

<p>Phone: 03 442 1238 Mobile: 027 266 2935 www.thehabitatdesignco.co.nz robbie@thehabitatdesignco.co.nz</p>	PROJECT:	TITLE:	ADDRESS:	REVISION:	NOTES:	DATE:	SITE: Lot 1 DP 582979	A304	
	New Dwelling Jaime Howe & Sara Lamb		Sections	12 Huntingdon St. Kingston			For Construction		23115
							Monday, 29 January 2024		
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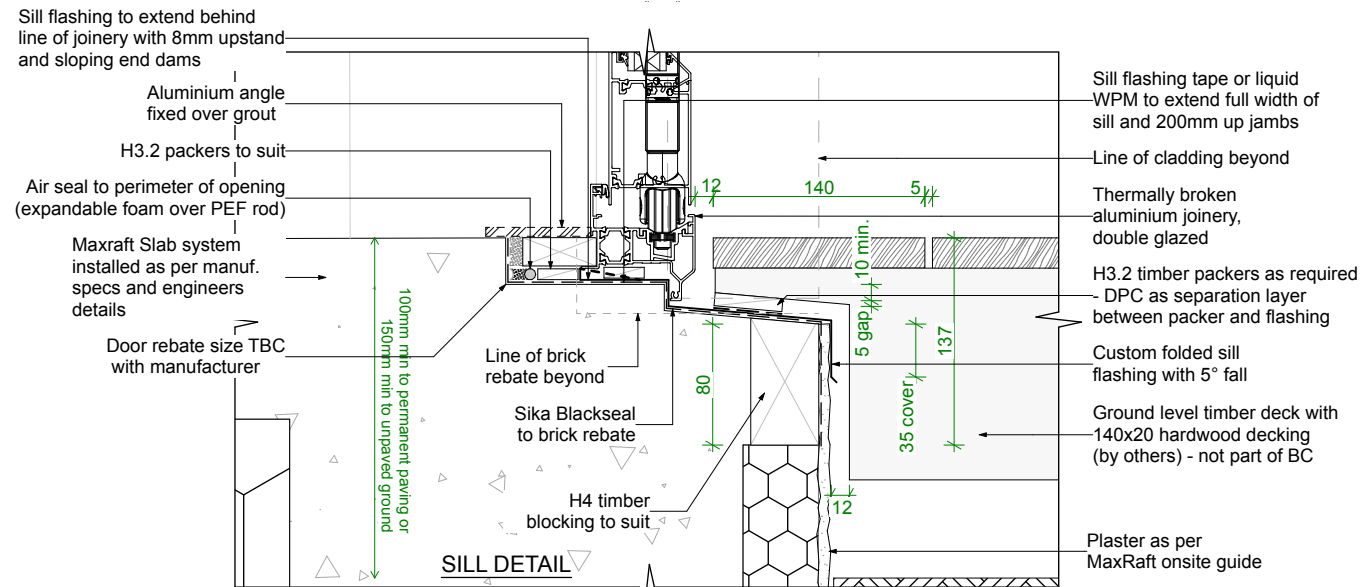


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	New Dwelling Jaime Howe & Sara Lamb	Sections	12 Huntingdon St. Kingston				For Construction		23115
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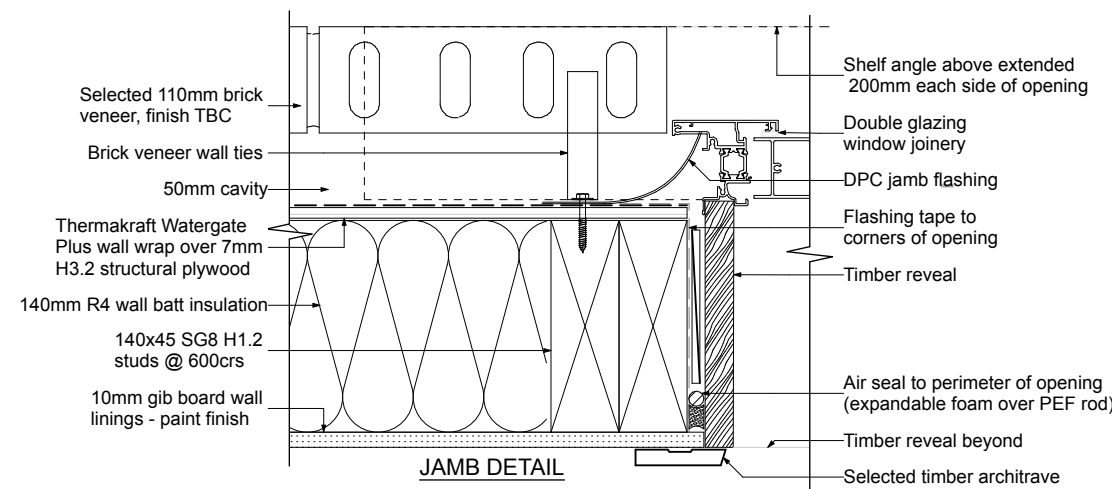




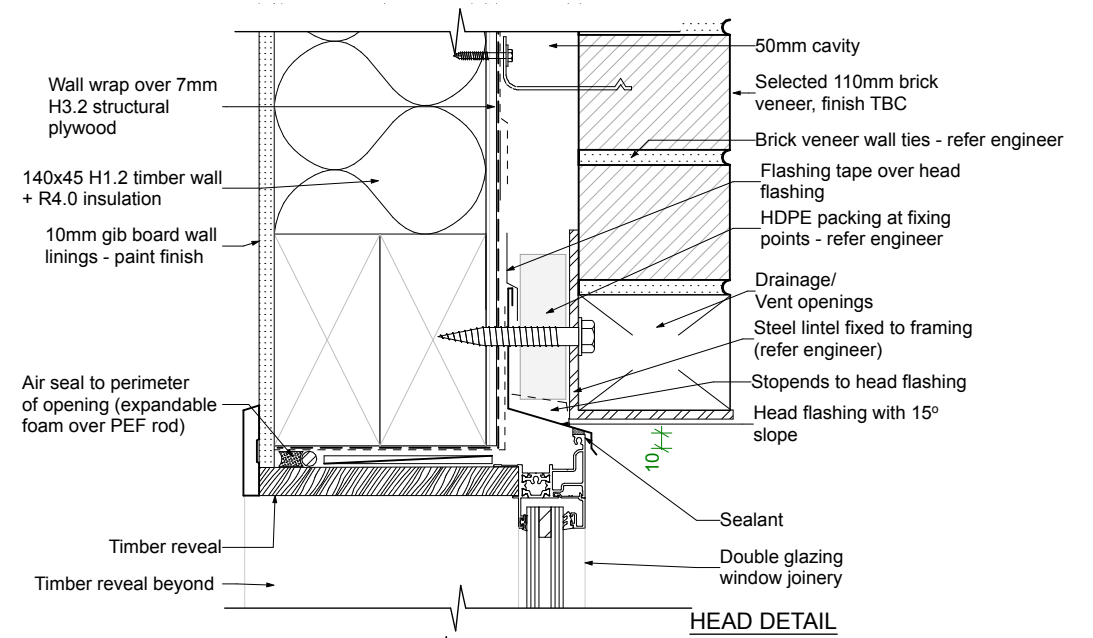
D09 **Bifold - Brick** 1:5



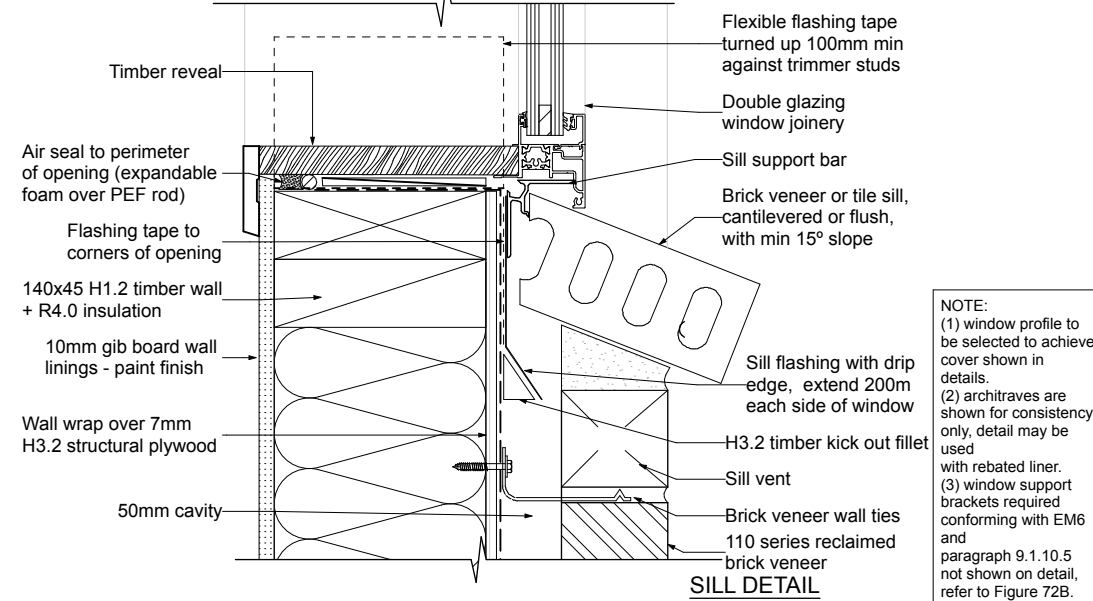
D09 **Bifold - Brick** 1:5



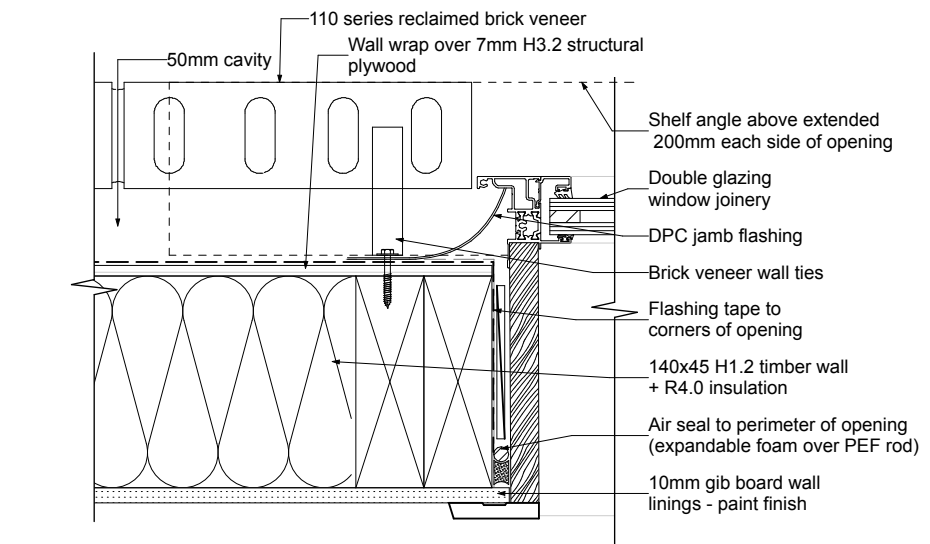
D09 **Bifold - Brick** 1:5



HEAD DETAIL



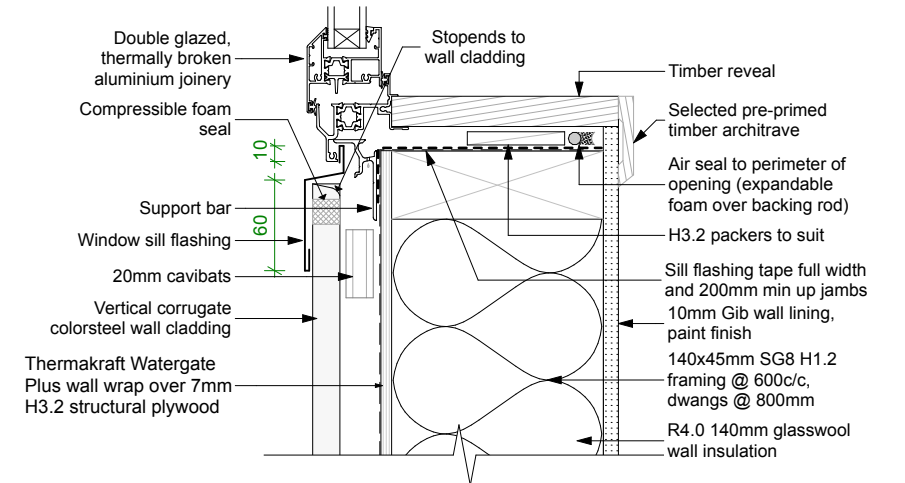
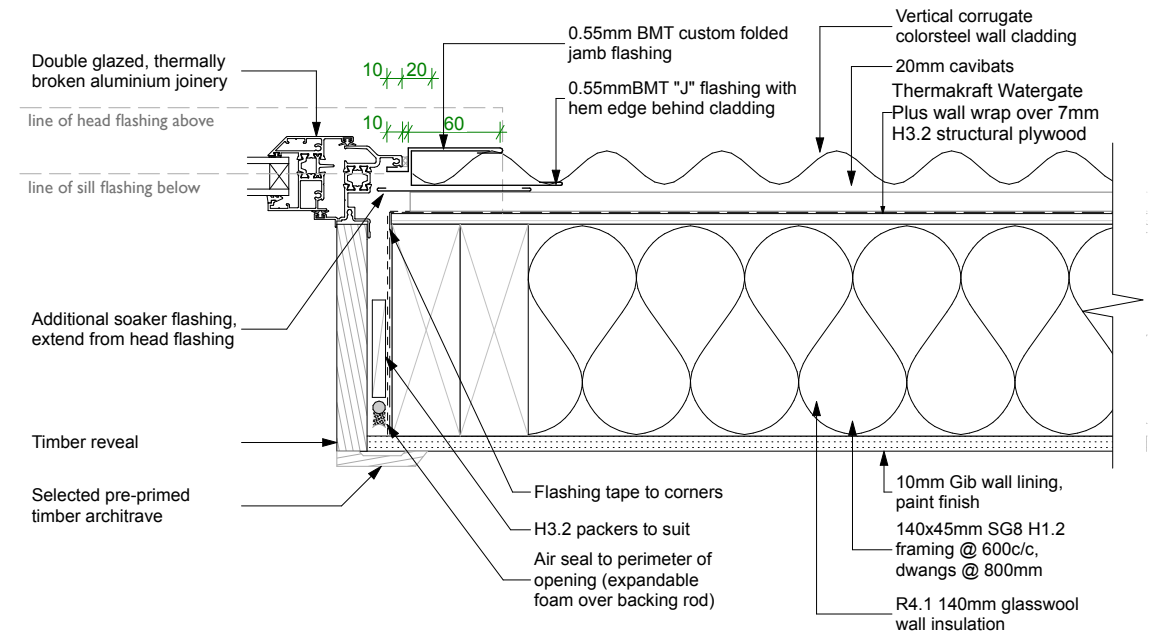
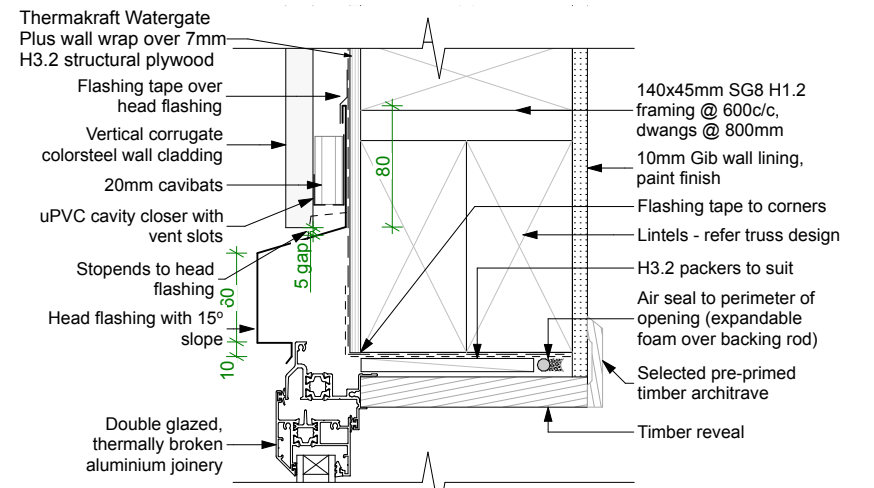
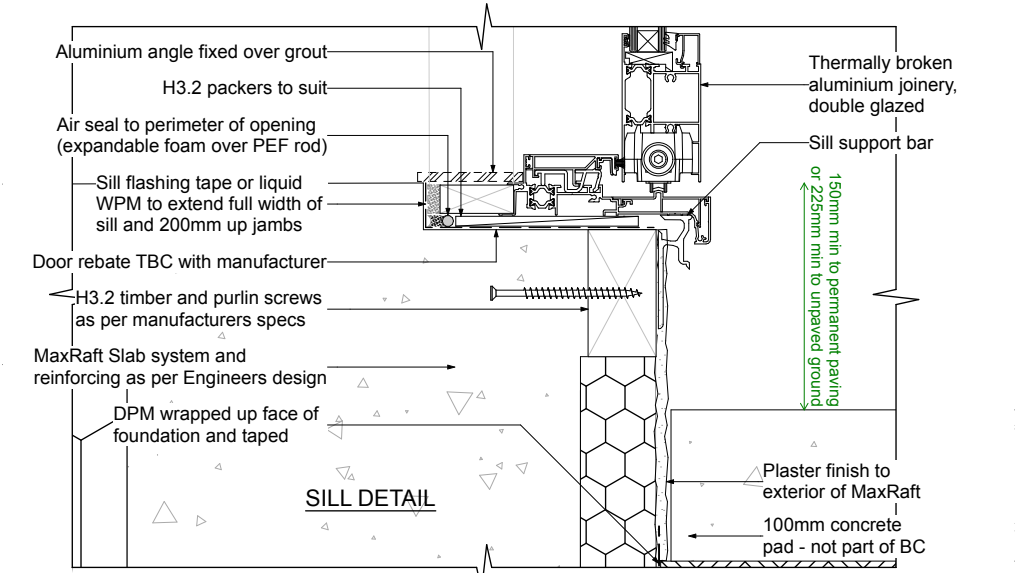
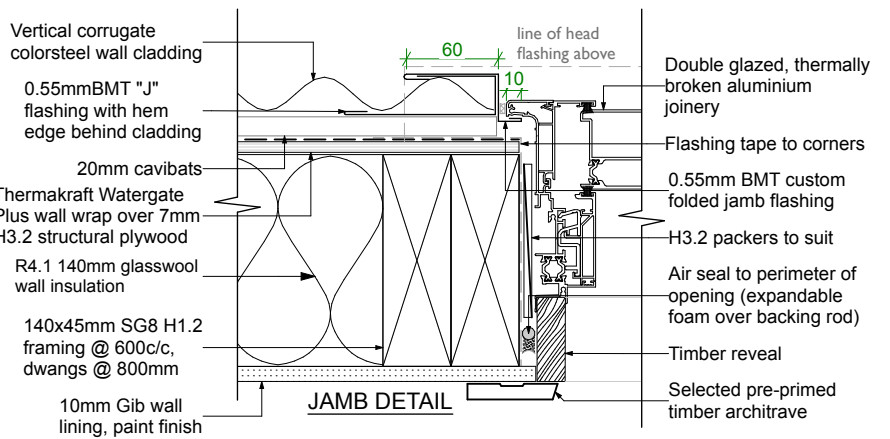
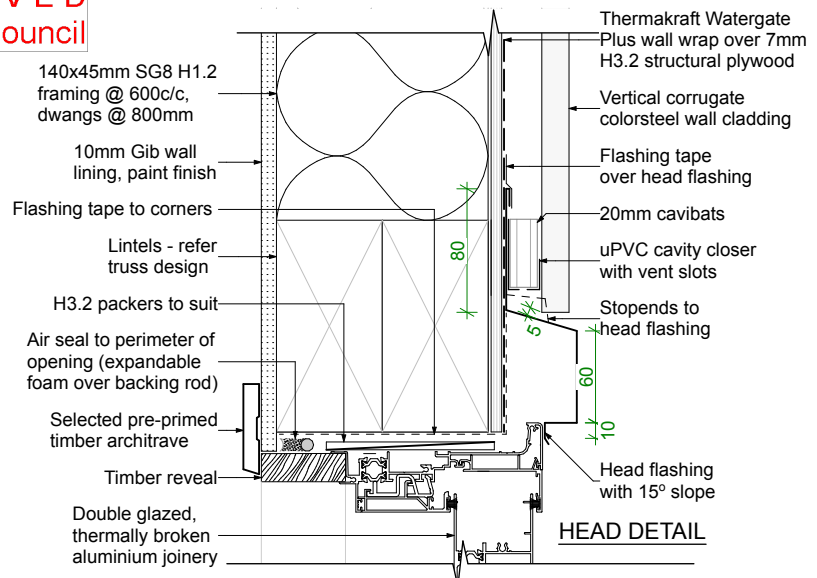
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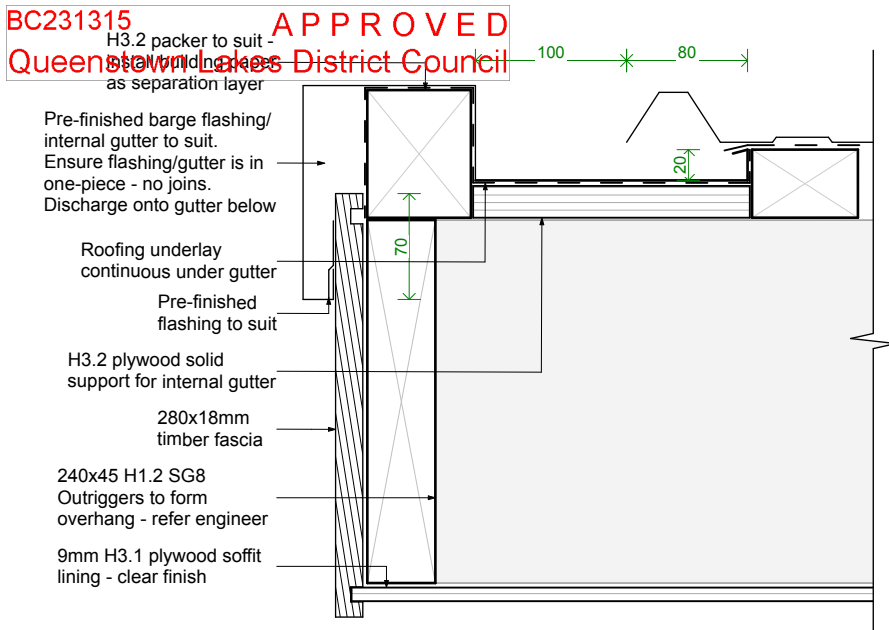


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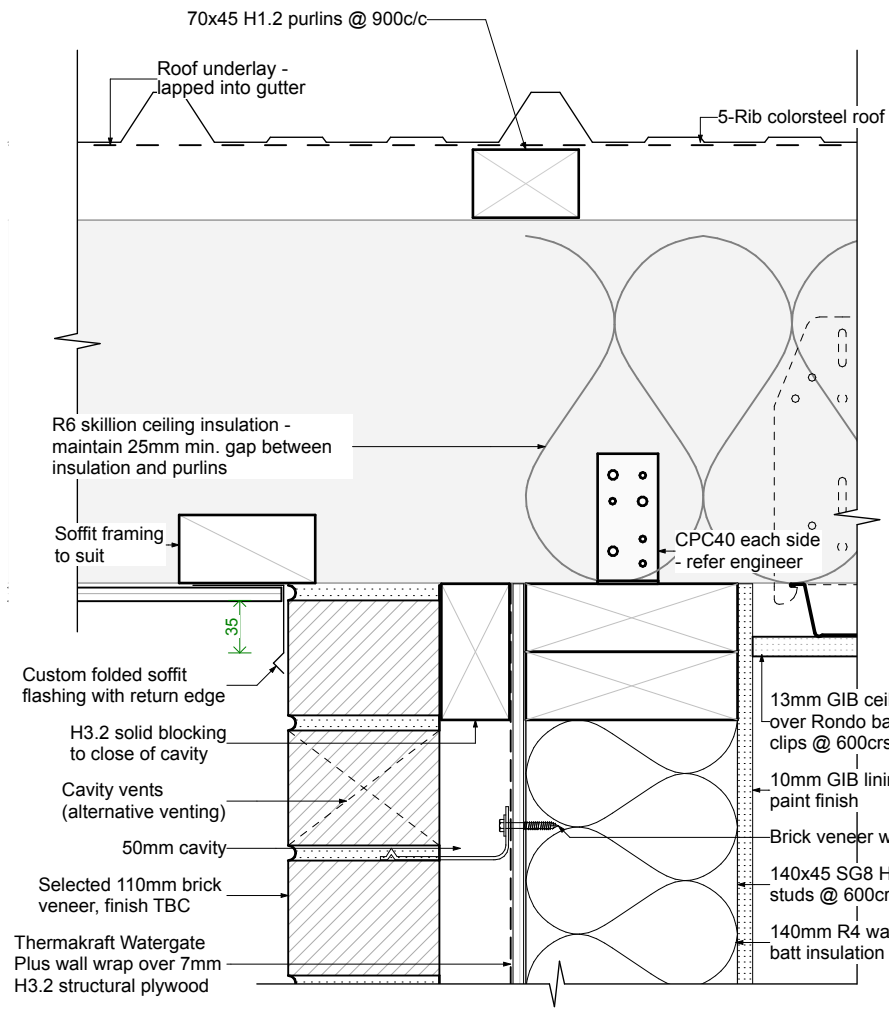
D10 **Window - Brick** 1:5

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	New Dwelling	Details	12 Huntingdon St.				For Construction		23115
	Jaime Howe & Sara Lamb		Kingston				Monday, 29 January 2024		
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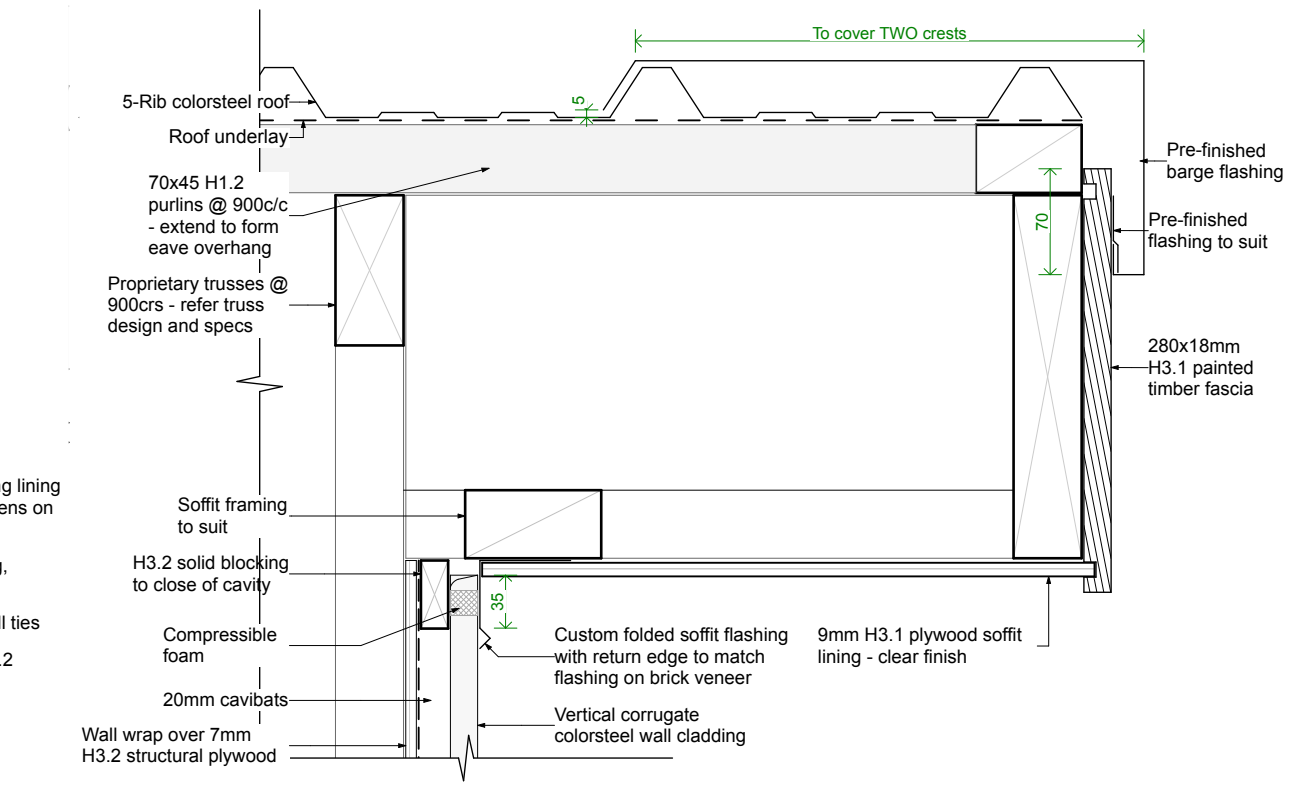




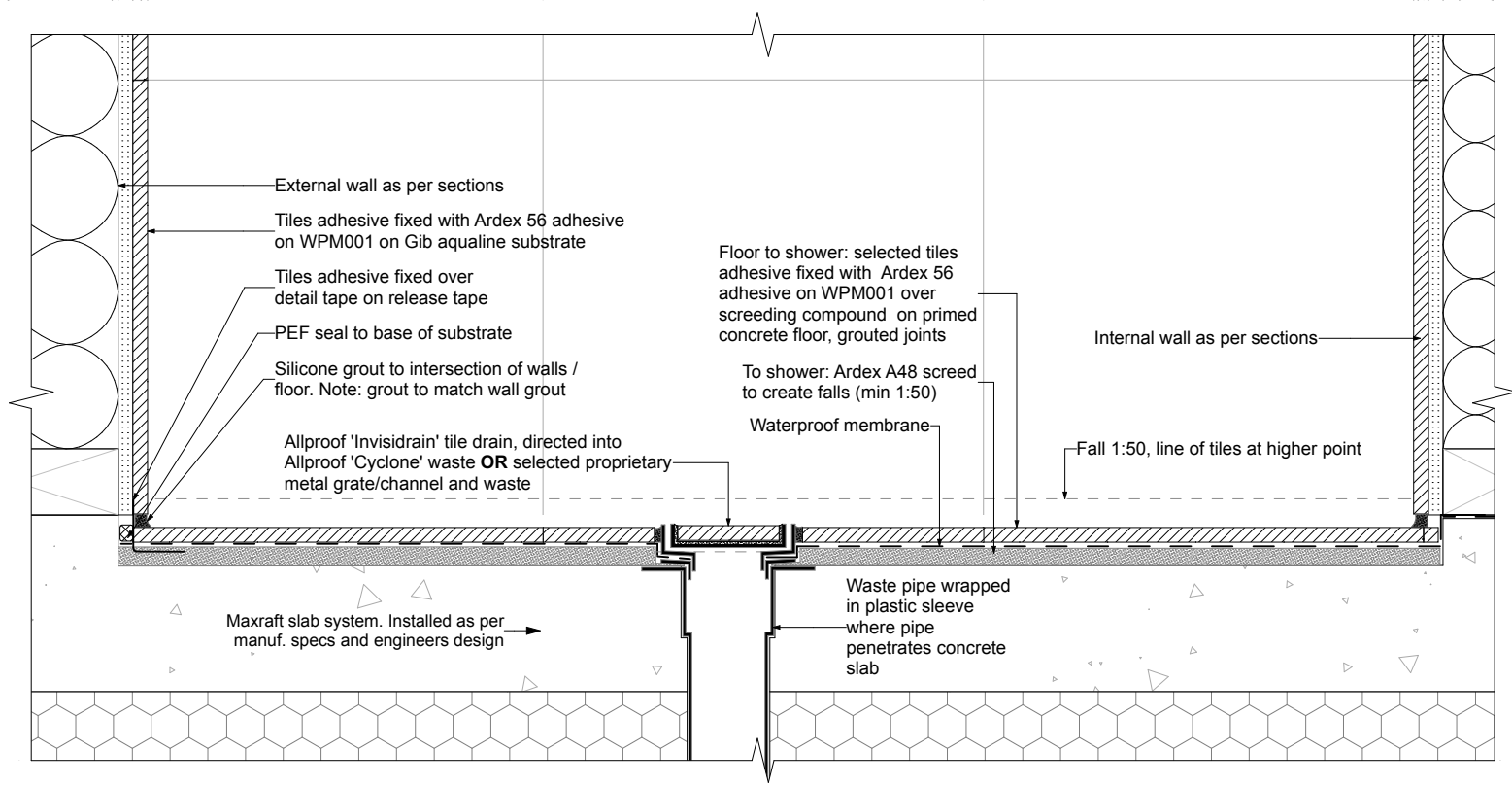
D13 Barge/Hidden Gutter - Brick



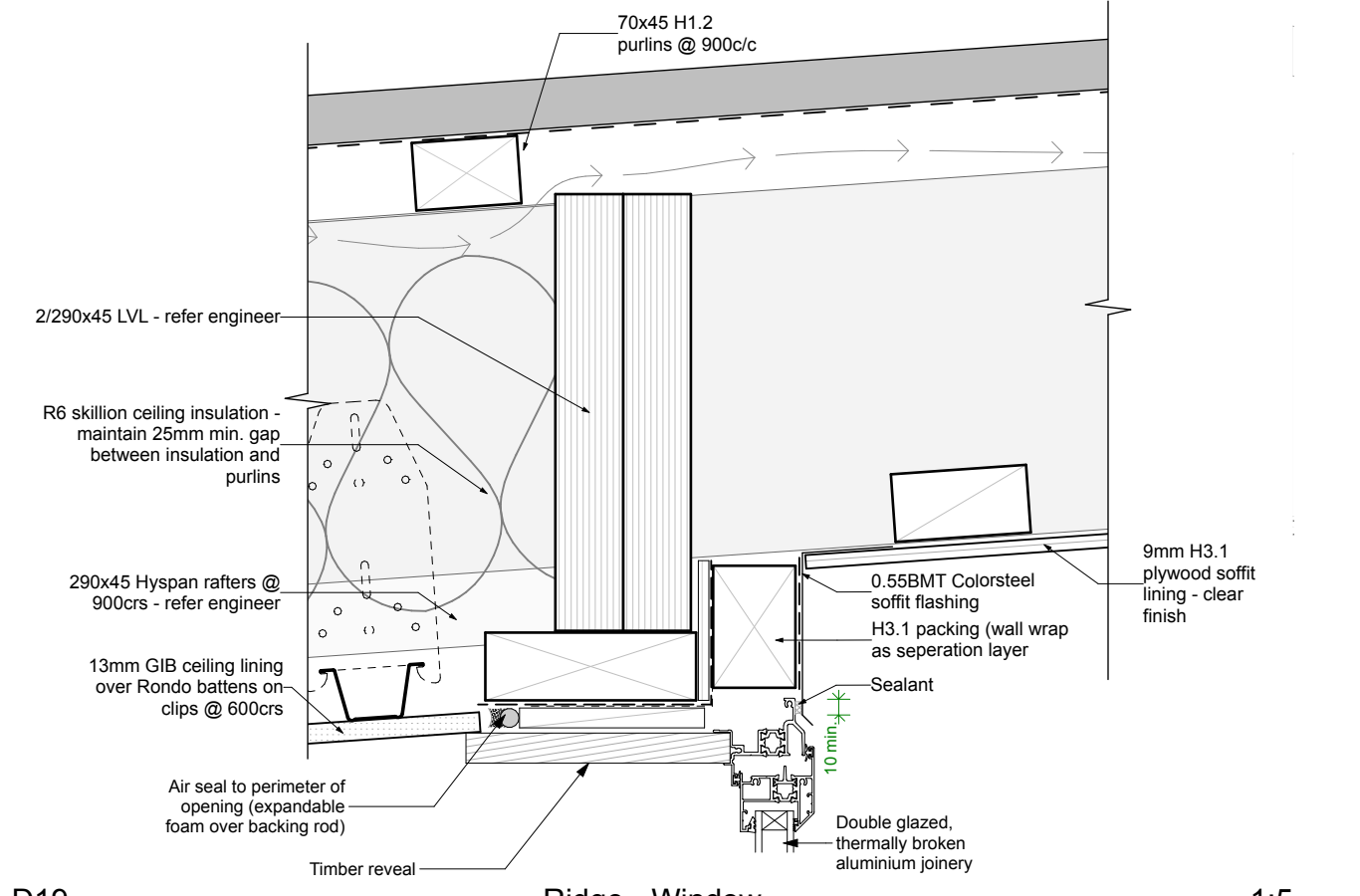
1:5 D13 Barge/Hidden Gutter - Brick



1:5 D14 Barge - Corrugate



D21 Recessed Tiled Shower 1:5



D19 Ridge - Window 1:5

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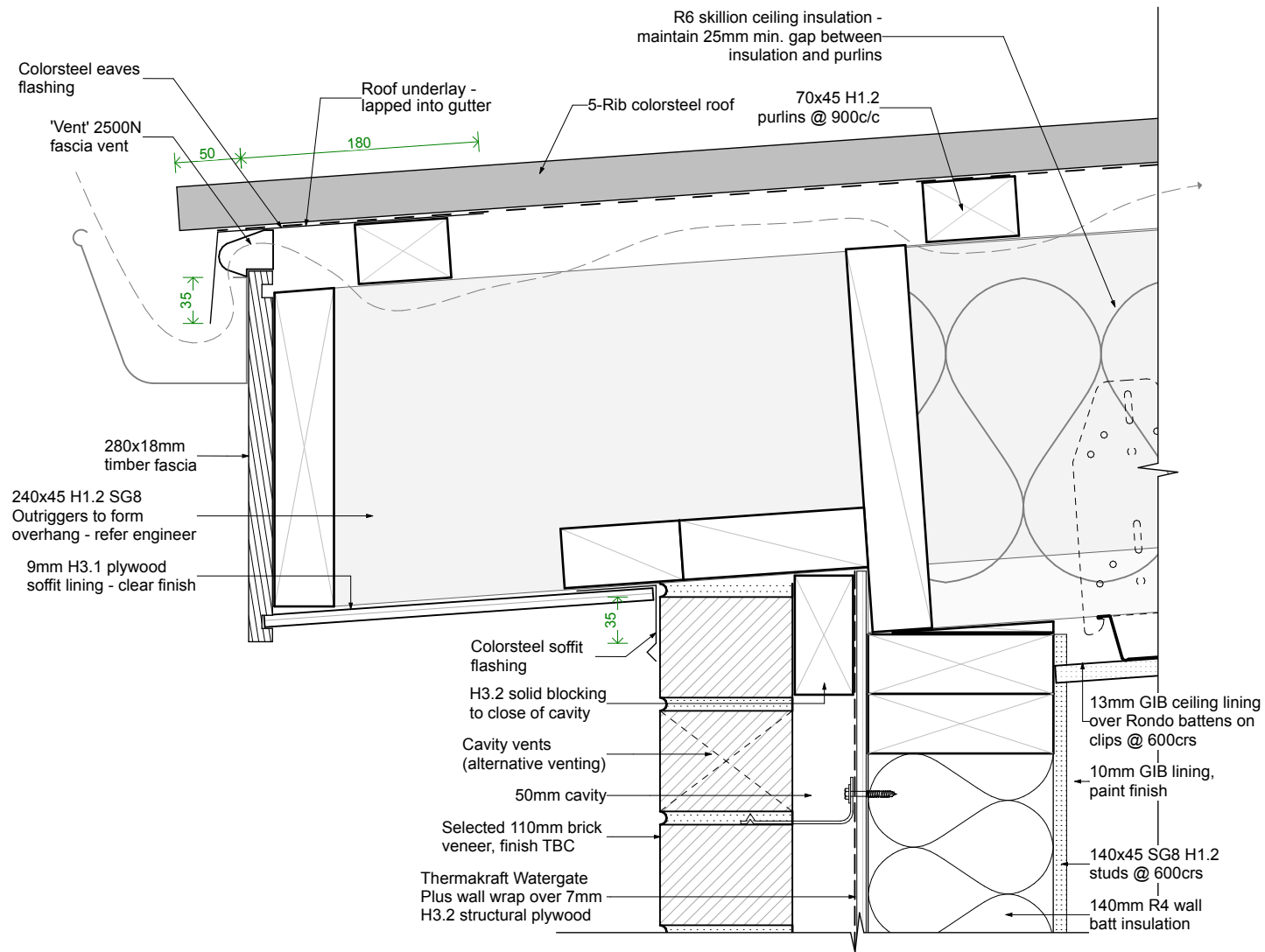
PROJECT:
New Dwelling
Jaime Howe & Sara Lamb

TITLE:
Details

ADDRESS:
12 Huntingdon St.
Kingston

REVISION:	NOTES:	DATE:	SITE: Lot 1 DP 582979
			For Construction 23115
			Monday, 29 January 2024
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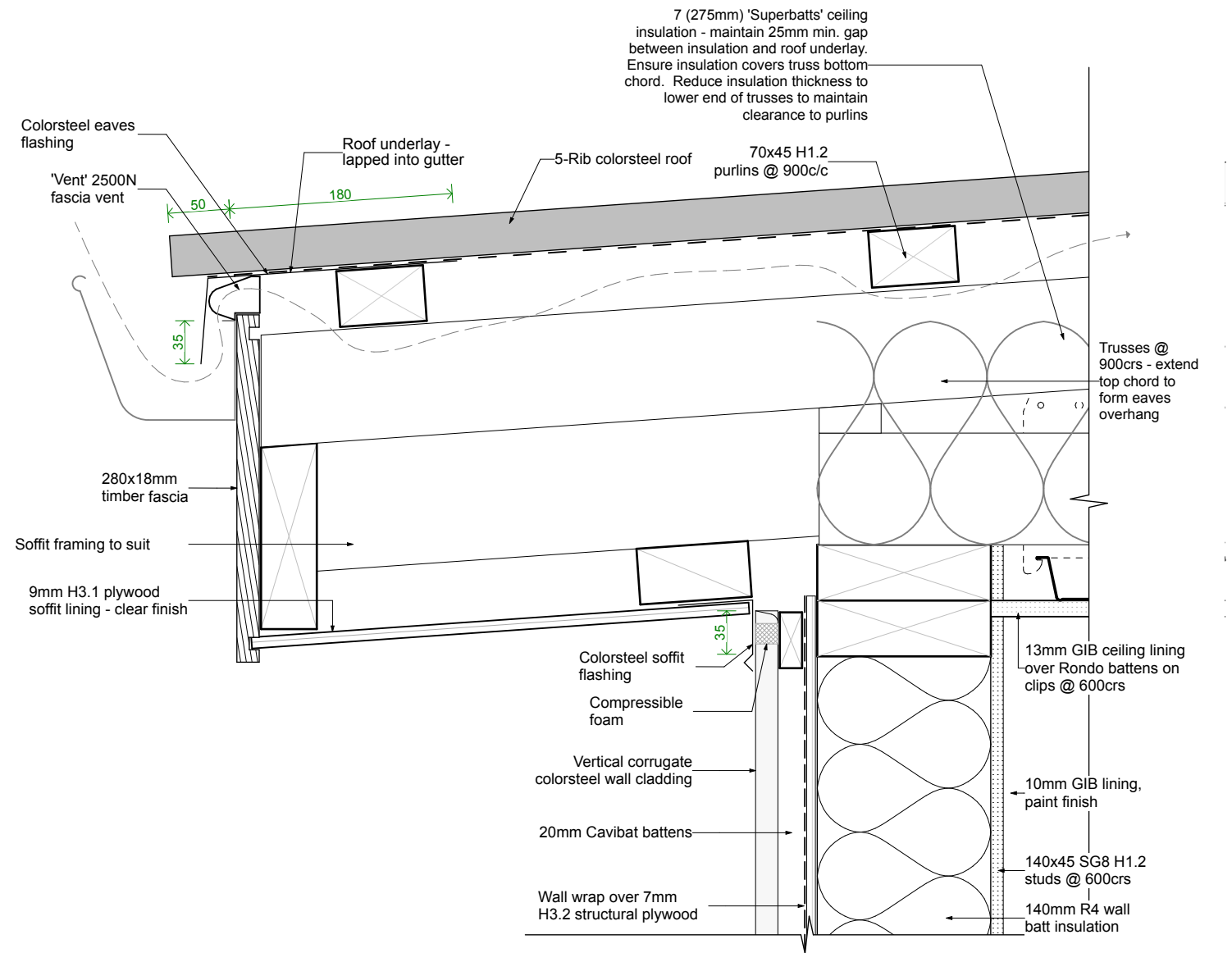
A405



D15

Gutter - Brick

1:5

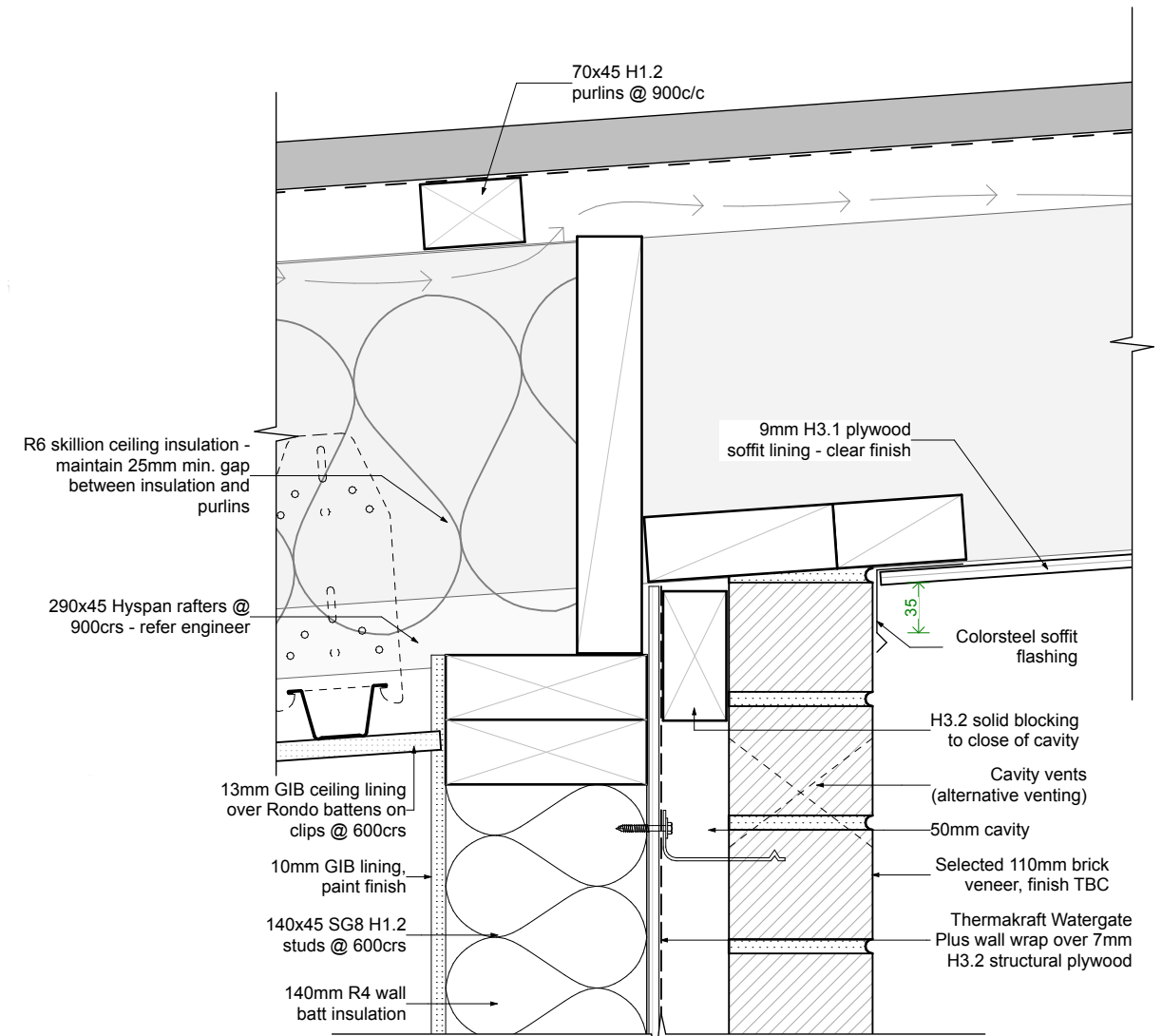


D16

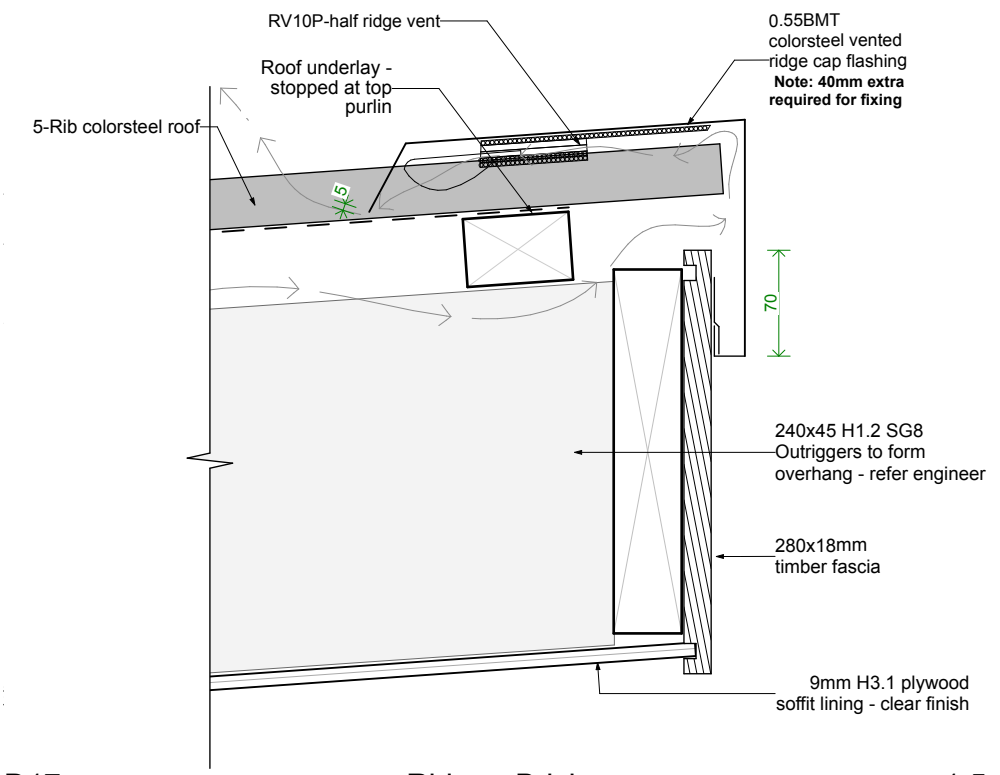
Gutter - Corrugate

1:5

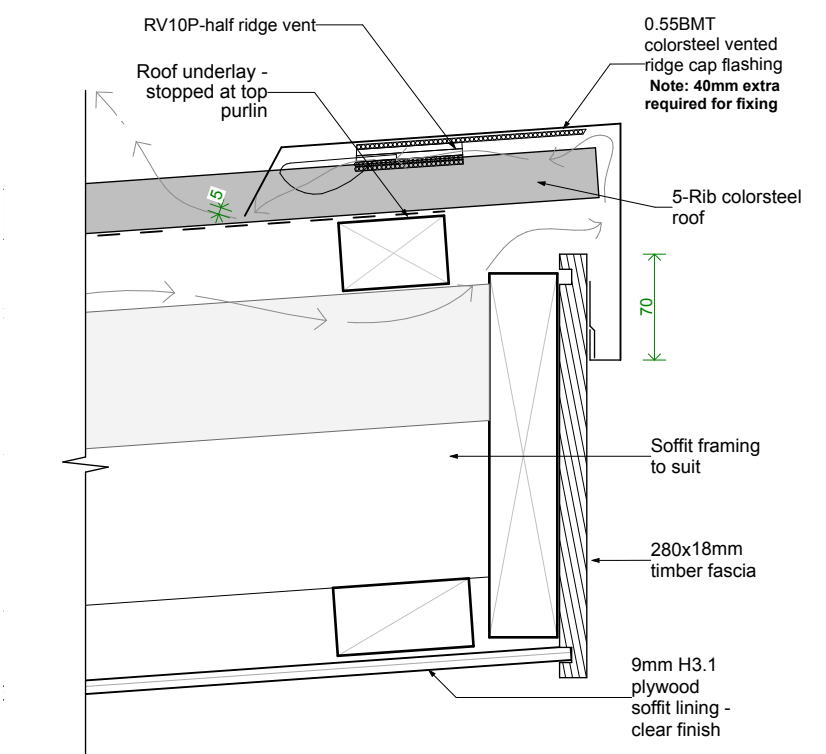
<p><i>The</i> HABITAT <i>Design Co.</i></p> <p>Phone: 03 442 1238 Mobile: 027 266 2935 www.thehabitatdesignco.co.nz robbie@thehabitatdesignco.co.nz</p>	PROJECT:	TITLE:	ADDRESS:	REVISION:	NOTES:	DATE:	SITE: Lot 1 DP 582979	<p>A406</p>
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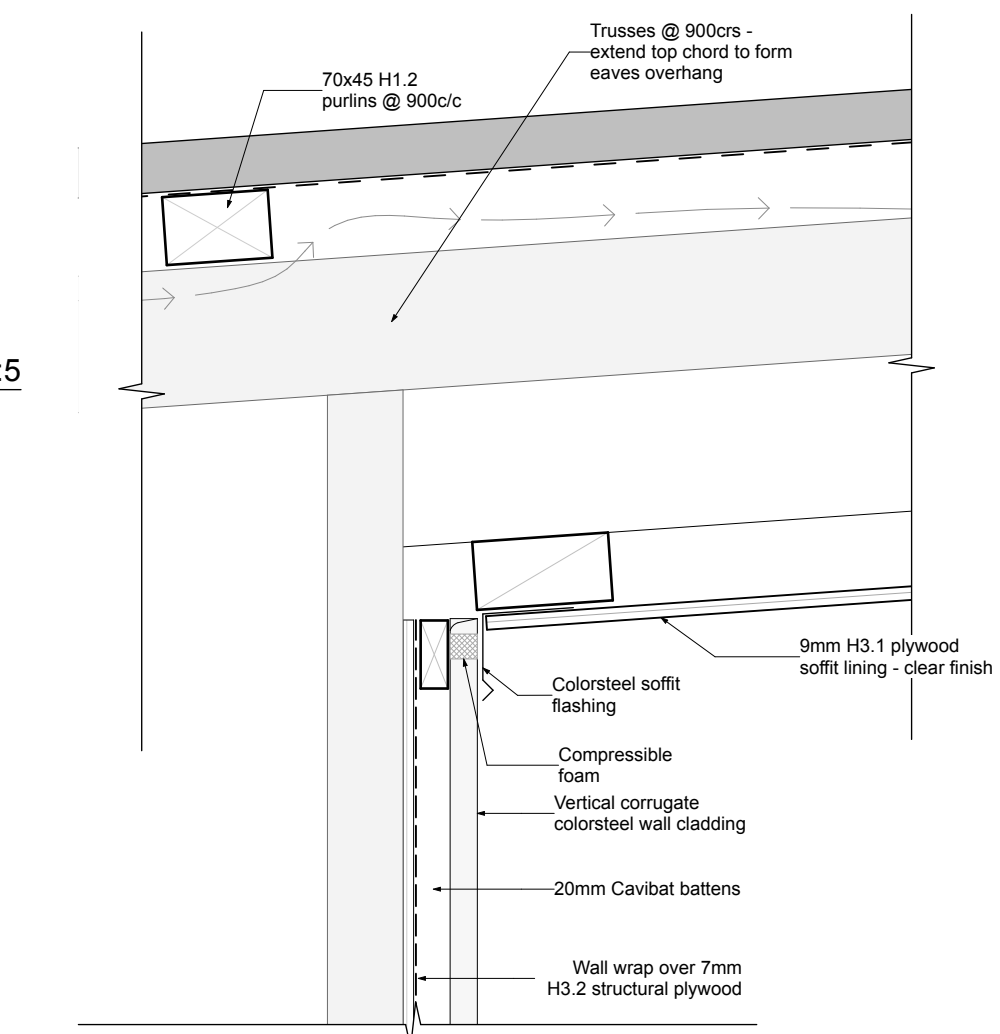
D17 Ridge - Brick 1:5



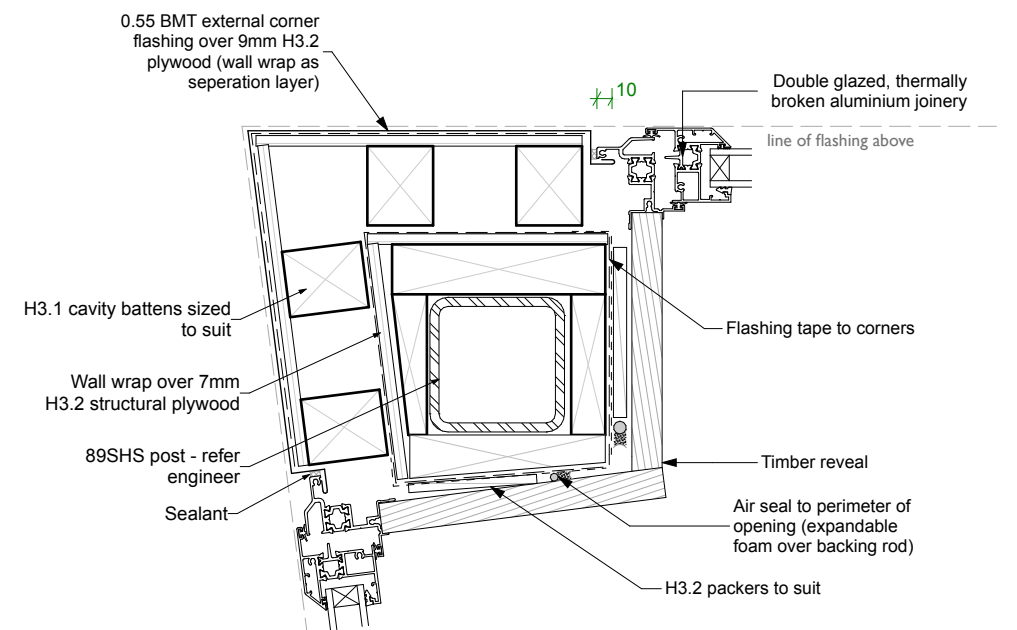
D17 Ridge - Brick 1:5



D18 Ridge - Corrugate 1:5

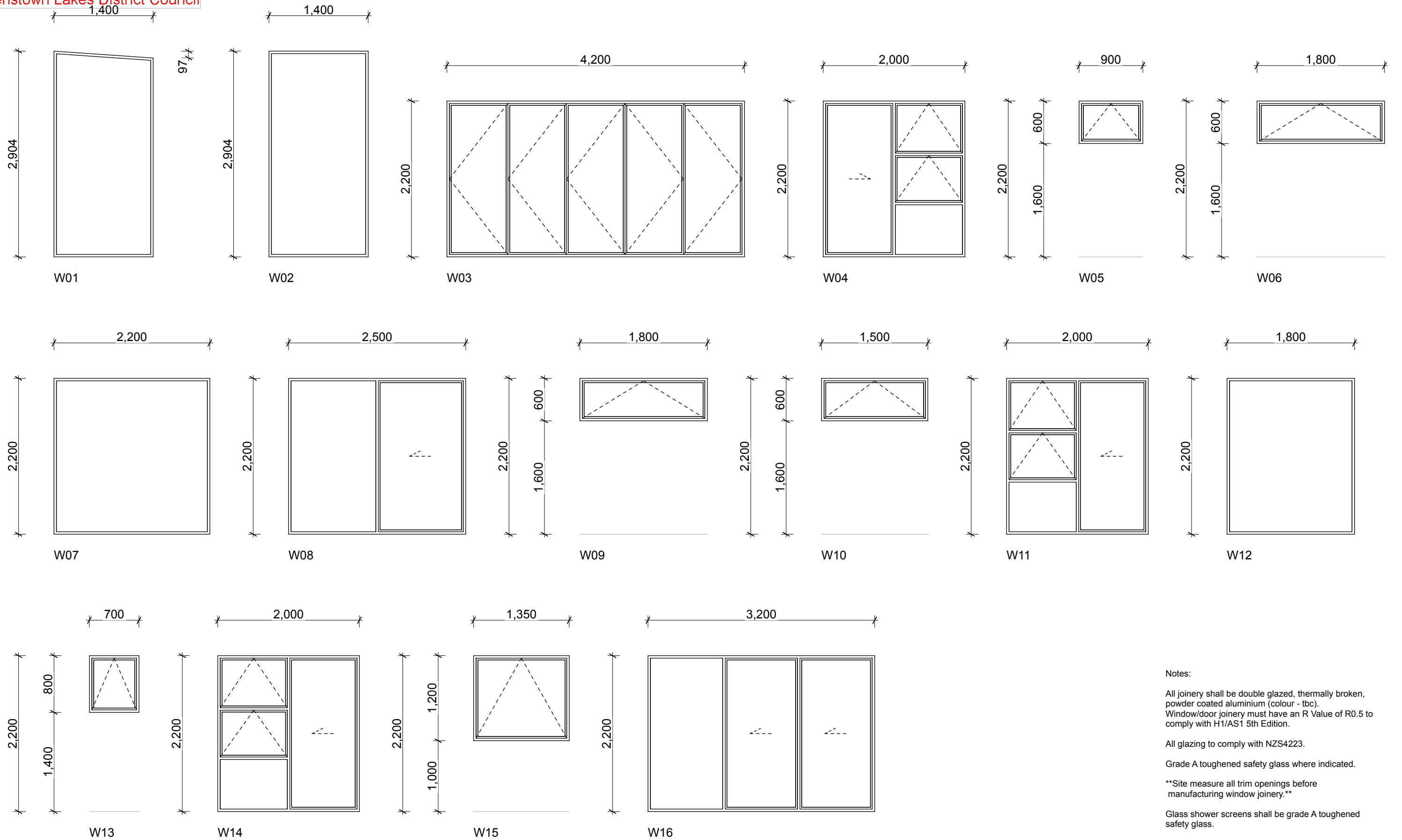


D18 Ridge - Corrugate 1:5



D20 External Corner/Jamb 1:5

	PROJECT: New Dwelling Jaime Howe & Sara Lamb	TITLE: Details	ADDRESS: 12 Huntingdon St. Kingston	REVISION:	NOTES:	DATE:	SITE: Lot 1 DP 582979 For Construction	23115	A407
	Phone: 03 442 1238 Mobile: 027 266 2935 www.thehabitatdesignco.co.nz robbie@thehabitatdesignco.co.nz						Monday, 29 January 2024		
							SCALE: AS SHOWN @ A3		

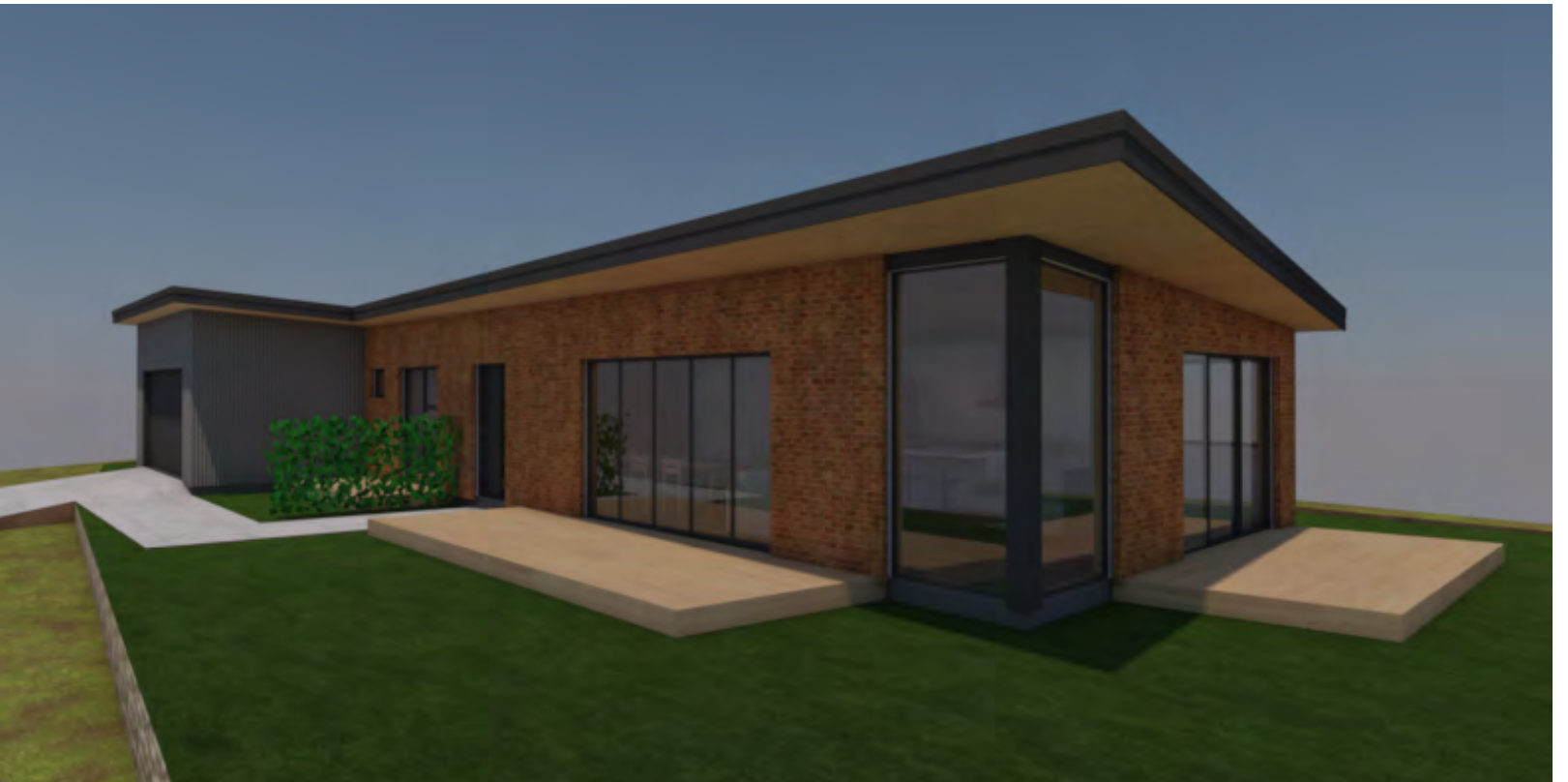


Notes:
 All joinery shall be double glazed, thermally broken, powder coated aluminium (colour - tbc). Window/door joinery must have an R Value of R0.5 to comply with H1/AS1 5th Edition.
 All glazing to comply with NZS4223.
 Grade A toughened safety glass where indicated.
 Site measure all trim openings before manufacturing window joinery.
 Glass shower screens shall be grade A toughened safety glass.

Window Schedule

1:50

	PROJECT: New Dwelling Jaime Howe & Sara Lamb	TITLE: Window Schedule	ADDRESS: 12 Huntingdon St. Kingston	REVISION: _____ _____ _____	NOTES: _____ _____ _____	DATE: _____ _____ _____	SITE: Lot 1 DP 582979 For Construction Monday, 29 January 2024 SCALE: AS SHOWN @ A3	23115 A501
	Phone: 03 442 1238 Mobile: 027 266 2935 www.thehabitatdesignco.co.nz robbie@thehabitatdesignco.co.nz							



<p><i>The</i> HABITAT <i>Design Co.</i></p> <p>Phone: 03 442 1238 Mobile: 027 266 2935 www.thehabitatdesignco.co.nz robbie@thehabitatdesignco.co.nz</p>	PROJECT:	TITLE:	ADDRESS:	REVISION:	NOTES:	DATE:	SITE: Lot 1 DP 582979		A601
	New Dwelling	Perspective	12 Huntingdon St.				For Construction	23115	
	Jaime Howe & Sara Lamb		Kingston				Monday, 29 January 2024		
							SCALE: AS SHOWN @ A3		