

# FOR CONSTRUCTION

## DRAWING LIST

SHEET	SHEET TITLE	REV	Current Revision Date
<b>A0 - GENERAL</b>			
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<b>A1 - SITE</b>			
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<b>A2 - FLOORS</b>			
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A2 20	REFLECTED CEILING PLAN	B	03.11.2021
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<b>A4 - SECTIONS</b>			
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A6 02	INTERIOR ELEVATIONS BATHROOM 1, BATHROOM 2, ENSUITE, W.C.	B	03.11.2021
A6 03	INTERIOR ELEVATIONS BEDROOM 1, WARDROBE, BEDROOM 2, LAUNDRY	A	Dec. 09 2019
A6 04	INTERIOR ELEVATIONS BEDROOM 3, BEDROOM 4, ENTRY	A	Dec. 09 2019
A6 05	INTERIOR ELEVATIONS LIVING - DINING	A	Dec. 09 2019
A6 06	INTERIOR ELEVATIONS GARAGE	A	Dec. 09 2019
<b>A8 - SCHEDULES</b>			
A8 01	DOOR AND WINDOW SCHEDULE EXTERIOR	B	03.11.2021
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<b>A9 - THERMAL DESIGN</b>			
A9 01	THERMAL DESIGN	B	03.11.2021

# NEW RESIDENCE FOR THE OVERTON FAMILY

## 19 WINDERS STREET • LAKE WANAKA

### DESIGNED BY MASON & WALES ARCHITECTS

KEYNOTES ALL

KEY	DESCRIPTION
312.02	Concrete slab by Engineer
332.01	Concrete masonry blockwork by Engineer
341.01	Steel structure by Engineer
341.02	Steel angle by Engineer. Fixed through cavity battens
381.01	Timber roof truss by Truss Manufacturer
382.1	70x45 timber purlins @ 500mm c/s
382.02	140x45 timber wall framing
382.08	100x45 timber rafters @ 400mm c/s
382.11	70x35 ceiling battens @ 600mm c/s
382.12	145x20 H3.1 vertical cavity battens
382.13	45x45 H3.1 vertical cavity battens
382.14	45x20 H3.1 horizontal cavity battens
383.01	Plywood support for roof flashings
413.01	Damp proof membrane
413.03	Sika Blackseal Elastic liquid applied waterproofing membrane
413.04	SikaProof - A Edge sheet
413.05	Sika Blackseal Elastic applied onto SikaProof A tape 150
416.01	Damp proof course
416.02	Flashing tape
416.03	3 Coats of Sika Blackseal
416.04	Self supported roofing underlay
417.02	6mm James Hardie RAB board
422.01	Vertical Gypslap cedar weatherboard cladding
422.03	Ex 180x40mm cedar facing board
422.04	90x18mm cedar timber facing board all round
422.05	140x19mm cedar cover boards
422.06	Ex 40mm cedar soffit board
423.01	7.5mm BCG Stonesheet
423.02	Selected blackened steel rainscreen cladding
423.03	20mm steel lap hat section
423.04	James Hardie 7.5mm Hardiflex sheet under rainscreen cladding
427.01	200mm Selected stone veneer cladding
427.03	100mm Selected stone veneer cladding
427.09	75mm Hebel assisted concrete
428.01	Resene Construction Systems Masonry Overlay System
431.01	Ormond Heritage Tray roofing
431.02	Continuous compressible foam seal
431.03	Ventilated batten
431.04	Selected over fascia vent
442.01	Wing Extruded TPO membrane on 19mm plywood substrate on support @ 400c/s
442.04	50.50x0.55 TPO coated galv. angle
452.01	Selected double glazed aluminium suite
455.01	Selected insulated garage door
499.01	Continuous a/r seal
499.02	WANZ support bar
471.01	50mm thick XPS under slab insulation
471.04	Selected wall insulation
471.06	Selected ceiling insulation
471.08	20mm thick XPS insulation
471.11	Selected roof insulation
482.01	0.7 BMT Powdercoated aluminium flashing

KEYNOTES ALL

KEY	DESCRIPTION
482.02	0.55 BMT galvanized steel flashing
482.03	0.55 BMT Colorsteel flashing
482.05	Cavity closer flashing
482.06	Proprietary flashing
482.07	0.55 BMT Colorsteel flashing with concealed clip fixing
482.08	RCP-11-18.9 powder coated aluminium jamb flashing Colour to suit joinery
482.09	1.6mm Powdercoated aluminium flashing. Finish flush with face of stone.
483.02	Sealant
511.01	10mm Gb board lining
511.04	13mm Gb board ceiling lining
511.07	35mm steel framing channels @ 600 c/s hung off structure above
511.08	12mm plywood wall lining
511.09	Allow for double stacked blind recess in 18mm MDF (or similar) housing. Allow to face with blind supplier for confirmation of minimum internal size
512.01	12mm plywood square grooved lining fixed to timber battens
512.03	Selected 12mm plywood ceiling
512.04	Selected shiplap timber ceiling, secret fixed to timber ceiling battens
515.01	Timber architrave in selected timber species and grade
515.02	Timber skirting in selected timber species and grade
515.03	65.30mm timber cornice to raised ceiling, in selected timber species and grade
523.01	Selected interior door, refer to sheets 8.02
523.02	Timber framed entry door and sidelights
523.03	RPRS Door seal morticed into bottom of door leaf
621.02	Aluminium tile angle in selected colour
631.01	Selected timber overlay flooring
742.01	200mm prefinished zincalume half round gutter with colour matched proprietary brackets
742.04	Selected level threshold drainage system

TIMBER TREATMENTS

location.	treatment level.	durability.
<b>FLOOR ELEMENTS</b>		
FLOOR JOISTS	H1.2	50 YEARS
DECK JOISTS	H3.2	50 YEARS
DECK BEARERS	H5	50 YEARS
<b>WALL ELEMENTS</b>		
WALL FRAMING	H1.2	50 YEARS
CAVITY BATTENS	H3.1	50 YEARS
STRAPPING FOR LININGS	H1.2	50 YEARS
<b>ROOF ELEMENTS</b>		
ROOF FRAMING	H1.2	50 YEARS
<b>CEILING ELEMENTS</b>		
CEILING BATTENS	H1.2	50 YEARS

TIMBER FRAME FIXING REQUIREMENTS

THE FIXING REQUIREMENT FOR TIMBER MEMBERS SHALL BE IN ACCORDANCE WITH NZS 3604: 2011 TIMBER FRAMED BUILDINGS, THE STRUCTURAL ENGINEER AND AS REQUIRED TO COMPLY WITH THE WINSTONE WALLBOARDS LIMITED: GIB BRACING SYSTEMS: DECEMBER 2014 SPECIFICATION REQUIREMENTS. THE MINIMUM CONNECTION REQUIREMENTS FOR AN EXTRA HIGH WIND ZONE ARE AS FOLLOWS:

**BOTTOM PLATE TO FLOOR:**  
EXTERIOR WALLS AND INTERIOR LOAD BEARING WALLS: M12 GLAV. BOLTS SET NOT LESS THAN 120MM INTO THE CONCRETE AND LOCATED NOT MORE THAN 150MM FROM THE END OF THE WALL AND AT 900MM CRS MAX. OR PROPRIETARY FASTENERS COMPLYING WITH NZS 3604: 2011 7.5.12.2 AND 7.5.12.4, AND AS REQUIRED TO COMPLY WITH THE GIB BRACING SYSTEMS REQUIREMENTS.

**BOTTOM PLATE TO STUD:**  
MINIMUM OF 2/100X3.75 NAILS, END NAILED, OR 3/90X3.15 POWER DRIVEN NAILS, END NAILED, IN ACCORDANCE WITH NZS 3604 SECTION 8 - WALLS. BOTTOM PLATE TO STUD FIXING SHALL ALSO COMPLY WITH THE GIB BRACING SYSTEMS REQUIREMENTS AND NZS 3604: 2011, FIGURE 8.12

**LINTEL TO STUD:**  
25X100MM STRAP WITH 6/30X2.5MM NAILS INTO BOTH LINTEL AND STUD, OR A 7.5KN (TENSION) CONNECTION. REFER TO NZS 3604: 2011, 8.6.1.8 AND FIGURE 8.12

**TOP PLATE TO STUD:**  
MINIMUM OF 3/90X3.15 POWER DRIVEN NAILS, END NAILED OR AN ALTERNATIVE PROPRIETARY FIXING IN ACCORDANCE WITH NZS 3604 SECTION 8 - WALLS. TOP PLATE TO STUD FIXING SHALL ALSO COMPLY WITH THE GIB BRACING SYSTEMS REQUIREMENTS AND NZS 3604: 2011, FIGURE 8.12

**RAFTER TO TOP PLATE:**  
MINIMUM OF 2/80X3.15 POWER DRIVEN NAILS, SKEWED, AND 2 WIRE DOGS OR AN ALTERNATIVE PROPRIETARY FIXING WITH A 4.7KN CAPACITY IN ACCORDANCE WITH NZS 3604 SECTION 10 - ROOF FRAMING. RAFTER TO TOP PLATE FIXING SHALL ALSO COMPLY WITH THE HYSAN MANUFACTURERS SPECIFICATIONS, DETAILS AND THE STRUCTURAL ENGINEERS DOCUMENTS.

**PURLIN TO RAFTER:**  
1/14G BUGLE HEAD BATTEN SCREW PROPRIETARY FIXING WITH A MINIMUM 5.5KN CAPACITY IN ACCORDANCE WITH NZS 3604 SECTION 10 - ROOF FRAMING.

Ref.	Description	Date
A	FOR BUILDING CONSENT	Dec. 09 2019

REVISION SCHEDULE

DO NOT SCALE - IF IN DOUBT, ASK

200

150

100

50

0

ORIGINAL SIZE A1

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**SITE INFORMATION / LEGAL DESCRIPTION**

SITE ADDRESS: 19 WINDERS STREET WANAKA  
 LOT: 5  
 D.P.: 7761  
 LOCAL T.A.: QUEENSTOWN LAKES DISTRICT COUNCIL  
 ZONE: LOW DENSITY RESIDENTIAL  
 CONSENT(S): RESOURCE CONSENT (RM181093)

**SURVEY INFORMATION**

SURVEYED IN 2017 BY: JOHN ALEXANDER SURVEYING  
 SURVEY IN TERMS OF NZ GEODETIC 2000 DATUM, LINDIS PEAK CIRCUIT  
 VERTICAL ELEVATIONS ARE OBTAINED FROM THE QLDC GIS DATABASE AND ARE TERMS OF DUNEDIN VERTICAL DATUM 1958

**SITE AREA**

SITE AREA: 1012m<sup>2</sup>

**SITE NOTES**

ALL WORKS TO COMPLY WITH THE RELEVANT CLAUSES OF THE NZBC

ALL DIMENSIONS AND LEVEL TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION

ALL NEW PRIVATE DRAINAGE WITHIN THE BOUNDARY HAS BEEN LOCATED ACCORDING TO COUNCIL AS-BUILT DRAWINGS. ALL PUBLIC DRAINAGE HAS BEEN POSITIONED ACCORDING TO COUNCIL RECORDS  
 ALL NEW AND EXISTING SERVICE ROUTES AND DRAINS ARE SHOWN INDICATIVELY ONLY. DRAINAGE CONTRACTOR TO LOCATE EXACT POSITIONS PRIOR TO CONSTRUCTION

ALL STORMWATER AND DRAINAGE TO COMPLY WITH NZBC E1

ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC APPROVED DOCUMENTS G13 OR AS 3500-2, WHERE BOTH SOLUTIONS ARE USED IN CONJUNCTION, PIPE GRADIENTS, SIZES AND VENTING MUST COMPLY WITH THE WORST CASE REQUIREMENTS

FIELD DRAINS WITH FILTER CLOTH TO ALL RETAINING WALLS AND FOUNDATIONS AS REQUESTED. ALL SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO THE STORMWATER DRAINAGE SYSTEM

**SERVICES**

REFER TO SHEET 2.01 FOR PLUMBING AND DRAINAGE

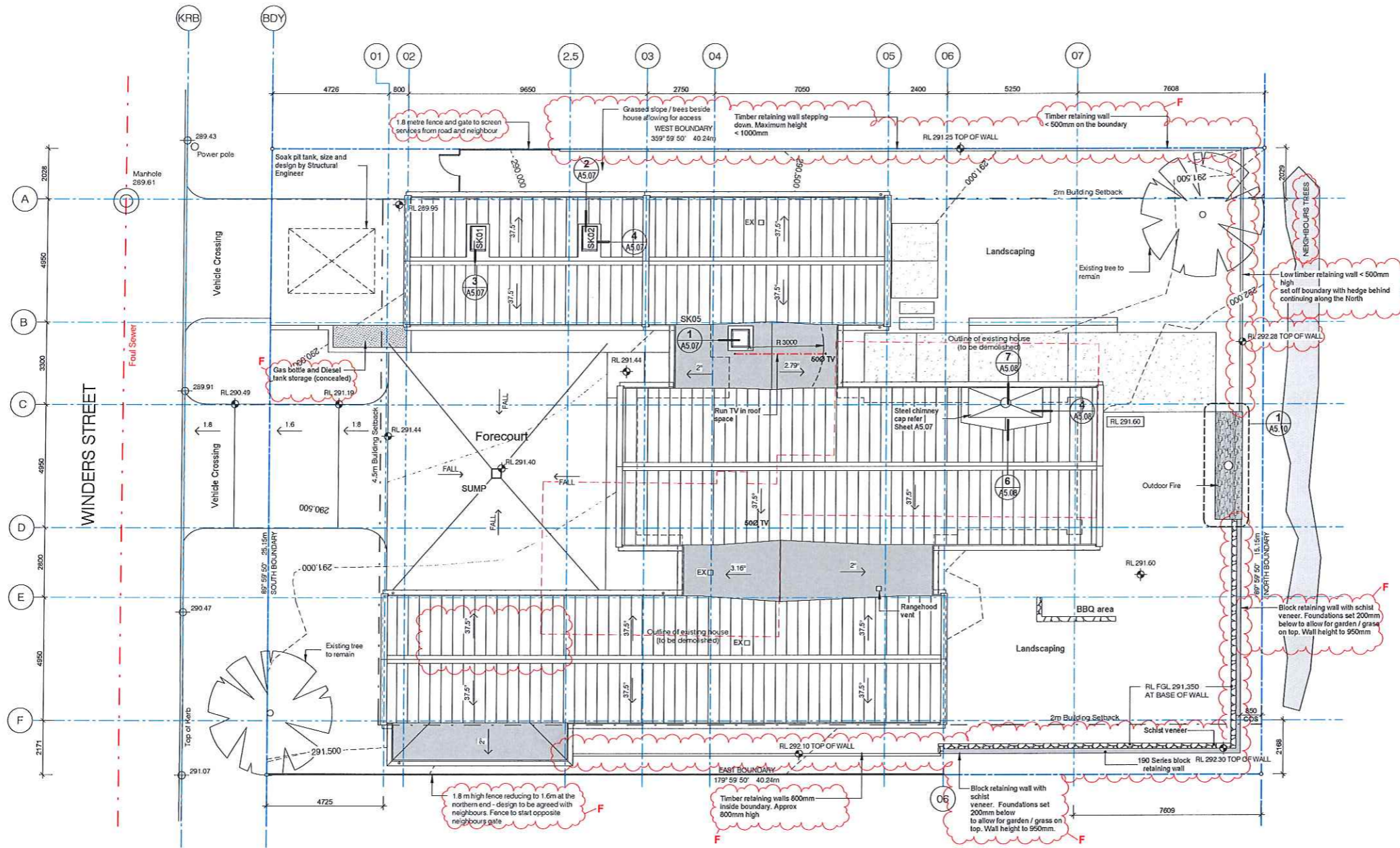
**LAND FEATURES**

EARTHQUAKE ZONE: 3 WIND ZONE: MEDIUM  
 EXPOSURE ZONE: B LEE ZONE: NO  
 CLIMATE ZONE: 3 RAINFALL INTENSITY 45MMHR

**SET-OUT BY LICENSED SURVEYOR**

BEFORE COMMENCING CONSTRUCTION PROVIDE THE OWNER WITH A CERTIFICATE PREPARED BY A LICENSED CADASTRAL SURVEYOR THAT THE SET-OUT IS COMPLETE AND THAT THE BUILDING IS ACCURATELY PLACED ON THE SITE WITH ALL HEIGHT IN RELATION TO THE BOUNDARY POINT CHECKED FOR COMPLIANCE

NECESSARY ADJUSTMENTS ARE TO BE DETERMINED AND AGREED TO BY THE CONTRACTOR AND OWNER BEFORE PROCEEDING FURTHER



Site Plan & Roof Plan  
 Scale 1:100 @ A1, 1:200 @ A3

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**NEW RESIDENCE FOR THE OVERTON FAMILY**  
 19 WINDERS STREET • LAKE WANAKA

SITE PLAN & ROOF PLAN

ALL DIMENSIONS  
 SHALL BE CHECKED  
 ON SITE BEFORE  
 COMMENCING WORK

PROJECT No.	5986
SCALE	1:100 @ A1, 1:200 @ A3
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
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**A1.01**  
 REV.F

F	CAN A01	03.11.2021
E	BUILDING CONSENT RFI	Feb. 18 2020
D	FOR BUILDING CONSENT	Dec. 09 2019
C	FOR AMENDED RESOURCE CONSENT	Sept. 24 2019
Ref.	Description	Date
REVISION SCHEDULE		

ORIGINAL SIZE A1 DO NOT SCALE - IF IN DOUBT, ASK

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# FOR CONSTRUCTION

## GENERAL NOTES

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL INTERIOR ELEVATIONS AND DETAIL DRAWINGS SHOWING THE LOCATION AND POSITION OF PLUMBING FITTINGS.

## COMPLIANCE

ALL NEW PRIVATE DRAINAGE WITHIN THE BOUNDARY HAS BEEN LOCATED ACCORDING TO COUNCIL AS-BUILT DRAWINGS, ALL PUBLIC DRAINAGE HAS BEEN POSITIONED ACCORDING TO COUNCIL RECORDS.  
ALL NEW AND EXISTING SERVICE ROUTES AND DRAINS ARE SHOWN INDICATIVELY ONLY. DRAINAGE CONTRACTOR TO LOCATE EXACT POSITIONS PRIOR TO CONSTRUCTION

ALL STORMWATER AND DRAINAGE TO COMPLY WITH NZBC E1

ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC APPROVED DOCUMENTS AS/NZS 3500-2

FIELD DRAINS WITH FILTER CLOTH TO ALL RETAINING WALLS AND FOUNDATIONS AS REQUIRED. ALL SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO THE STORMWATER DRAINAGE SYSTEM

ALLOW A MIN. 25MM CLEARANCE FOR ALL DRAINAGE PIPES PASSING NEAR OR UNDER CONCRETE STRIP FOOTINGS

WHERE A DRAINAGE PIPE PASSES THROUGH A WALL OR FOOTING, ENSURE 25MM CLEARANCE WITH FLEXIBLE MATERIAL AROUND THE PIPE

ALL ACCESS POINTS TO DRAINS TO COMPLY WITH NZBC G1/AS1 AND G4/AS1

## LAYOUT

PLUMBING LAYOUT SHOWN IS DIAGRAMMATIC ONLY AND SHALL BE CONFIRMED ON SITE WITH AS BUILT LAYOUTS SUBMITTED TO THE LOCAL TA AND CLIENT

## UNDERSLAB DRAINS

ALL UNDERSLAB PIPES TO BE MIN. 65MM DIA. & TO MEET THE REQUIREMENTS OF NZBC B2 DURABILITY. PROVIDE ADEQUATE PROTECTION FROM MECHANICAL DAMAGE AND APPROPRIATE TOLERANCES FOR EXPANSION IN ACCORDANCE WITH AS/NZS3500.5

## FIELD TESTING

FIELD TEST CONCEALED DRAINS AND PIPES FOR WATERTIGHTNESS (UPVC TO AS/NZS2032 OR AS/NZS2566.2 APPENDIX N) TO THE SATISFACTION OF THE TERRITORIAL AUTHORITY INSPECTOR

## PLUMBING FIXTURES

REFER TO INTERIOR ELEVATIONS OR SEPARATE SCHEDULE FOR SPECIFICATION OF PLUMBING FITTINGS AND FIXTURES

HOT AND COLD WATER DISTRIBUTION PIPES GENERALLY ALLOW FOR POLYPROPYLENE PIPE - REFER TO SPECIFICATION

## RADIANT HEATING

ALLOW FOR WATER DISTRIBUTION FOR RADIATOR SYSTEM AS REQUIRED - REFER TO SEPARATE DOCUMENTATION

## LEGEND - PLUMBING & DRAINAGE

SYMBOL	DESCRIPTION	PIPE Ø / GRAD.
BASIN	BASIN	50 - 1:40 min
SHOWER	SHOWER	65 - 1:40 min
BATH	BATH	65 - 1:40 min
FWG	FLOOR WASTE GULLY	100 - 1:60 min
WC	TOILET PAN	100 - 1:60 min
TUB	LAUNDRY TUB	65 - 1:40 min
SINK	KITCHEN SINK	65 - 1:40 min
WM	WASHING MACHINE	65 - 1:40 min
DW	DISHWASHER	65 - 1:40 min
ORG	OVERFLOW RELIEF GULLY	100
GT	GULLY TRAP	100
TV	TERMINAL VENT	65

IP INSPECTION POINT  
AAV AIR ADMITTANCE VALVE

Rad RADIATORS BY OTHERS

100Ø STORMWATER DRAIN

100Ø FOUL SEWER DRAIN

100ØV FIELD DRAINS 100Ø NOVAFLOW OR SIMILAR APPROVED. CONNECT INTO STORM WATER DRAINS VIA SUMP OR MUD TANK

MT MUD TANK

GS GAS SUPPLY POINT (BBQ / COOKTOP / FIREPLACE)

HT COLD WATER HOSE TAP  
HHT HOT WATER HOSE TAP

Ref.	Description	Date
C	CAN A01	03.11.2021
B	BUILDING CONSENT RFI	Feb. 18.2020
A	FOR BUILDING CONSENT	Dec. 09.2019

REVISION SCHEDULE	
PROJECT No.	5986
SCALE	1:75 @ A1, 1:150 @ A3
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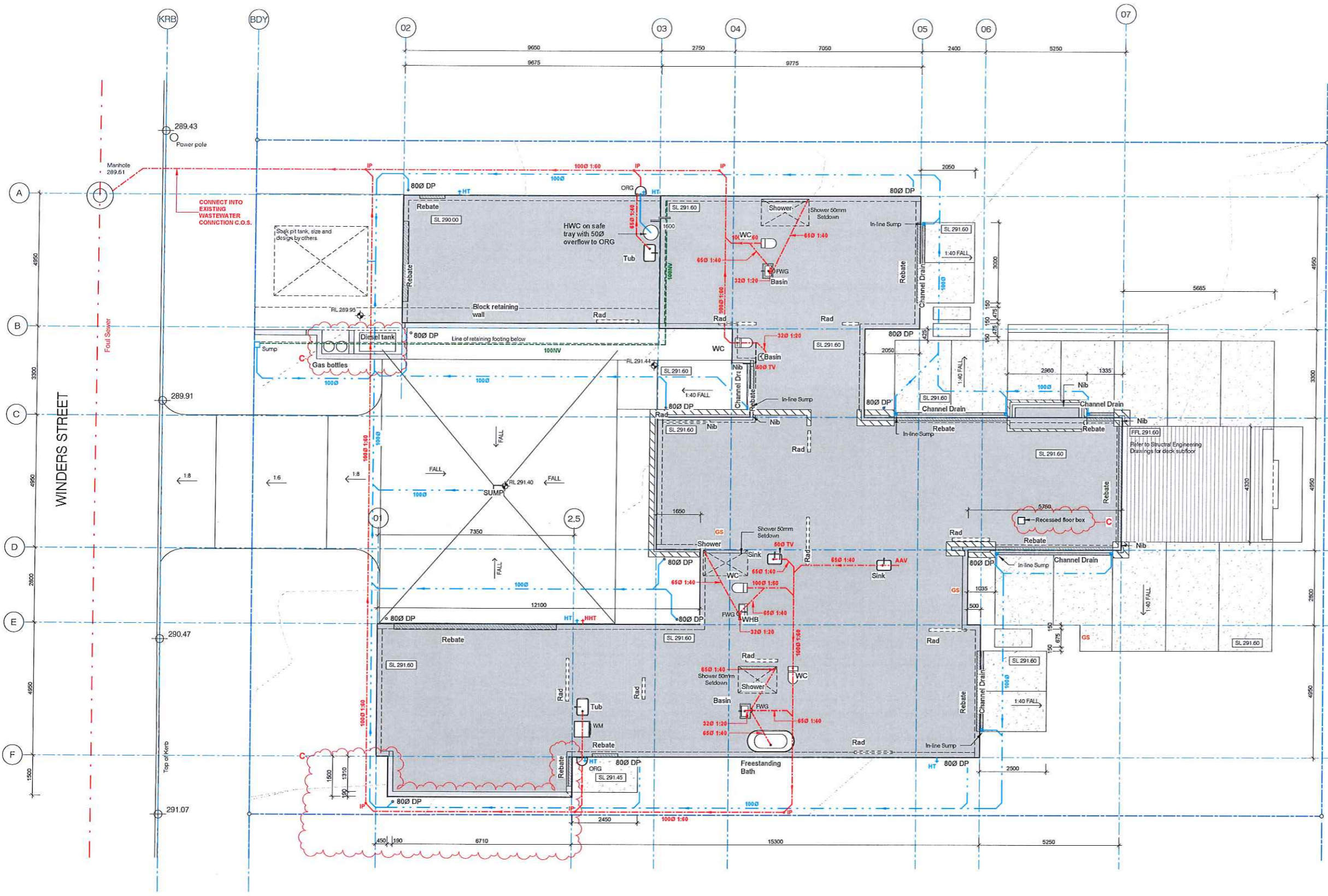
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## NEW RESIDENCE FOR THE OVERTON FAMILY 19 WINDERS STREET • LAKE WANAKA

### OVERALL SLAB, PLUMBING AND DRAINAGE PLAN

ALL DIMENSIONS SHALL BE CHECKED ON SITE BEFORE COMMENCING WORK

**A2.01**  
REV.C



Ref.	Description	Date
C	CAN A01	03.11.2021
B	BUILDING CONSENT RFI	Feb. 18.2020
A	FOR BUILDING CONSENT	Dec. 09.2019

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NORTH



GENERAL NOTES

OTHER DRAWINGS

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATION SECTIONS INCLUDING THE P&G SECTION

TIMBER FRAMING

ALL FRAMING AND FIXINGS TO COMPLY WITH NZS 3604:2011

TREATMENT: ALL FRAMING TREATMENT TO COMPLY WITH NZBC E2/AS1, NZS 3602 SECTION 108, NZS 3640, AND HAVE FUNGICIDAL TREATMENT. IF THERE IS A CONTRADICTION BETWEEN TREATMENTS SPECIFIED BELOW AND THOSE ANNOTATED ON THE DRAWINGS, USE WHATEVER IS THE GREATER LEVEL OF PROTECTION SPECIFIED. REFER TO THE TIMBER TREATMENT SCHEDULE ON SHEET 0.01

CHECK COMPATIBILITY OF TREATMENT WITH OTHER MATERIALS IN CONTACT, CONSULT ARCHITECT IF IN DOUBT

GRADING: ALL FRAMING TO COMPLY WITH NZS 3604:2011 AND TO BE MACHINE STRESS GRADE 8 (MSG8)

STUD SPACING: EXTERIOR WALL STUDS ARE GENERALLY 140x45 @ 400CRS. INTERIOR WALL STUDS ARE THE THICKNESS SHOWN ON THE DRAWINGS @ 600 CRS MAX IN ACCORDANCE WITH NZS3604:2011

MASONRY

ALL BLOCKWORK TO BE IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERS DOCUMENTATION AND ASINZS 4671, NZS 2699, 1&2, NZS 4210 MASONRY CONSTRUCTION; MATERIALS & WORKMANSHIP, NZS 4229; CONCRETE MASONRY BUILDING NOT REQUIRING SPECIFIC DESIGN, NZS 4230; DESIGN OF REINFORCED MASONRY STRUCTURES & ASINZS 4455.1

ALL MASONRY WORK AND REINFORCING MUST COMPLY WITH THE STRUCTURAL ENGINEER'S ASINZS 4671

INSULATION

REFER TO THE SPECIFICATION FOR ALL THERMAL AND ACOUSTIC INSULATION

INTERIOR LININGS

INTERIOR WALLS RECEIVING 13MM GIB BOARD; DWANGS 800MM CRS MAX AND IN ACCORDANCE WITH GIB INSTALLATION SPECIFICATION

ENSURE THE LININGS TO WALLS RECEIVING TILES ARE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

FLOOR REBATES & PENETRATIONS

IT IS THE MAIN CONTRACTORS SOLE RESPONSIBILITY TO COORDINATE WITH ALL OTHER TRADES TO ENSURE ALL PLUMBING, DOWNPIPES, REBATES AND SET DOWNS ARE ALLOWED FOR IN THE FORMING AND POURING OF THE SLAB

FLOORING

ALL FLOORING TO COMPLY WITH AS/NZS 3661.1 SLIP RESISTANCE ON PEDESTRIAN SURFACE

MECHANICAL VENTILATION

EXTRACTOR FAN: REFER TO SPECIFICATION  
CEILING GRILLE: REFER TO SPECIFICATION

LEGEND - WALL TYPE

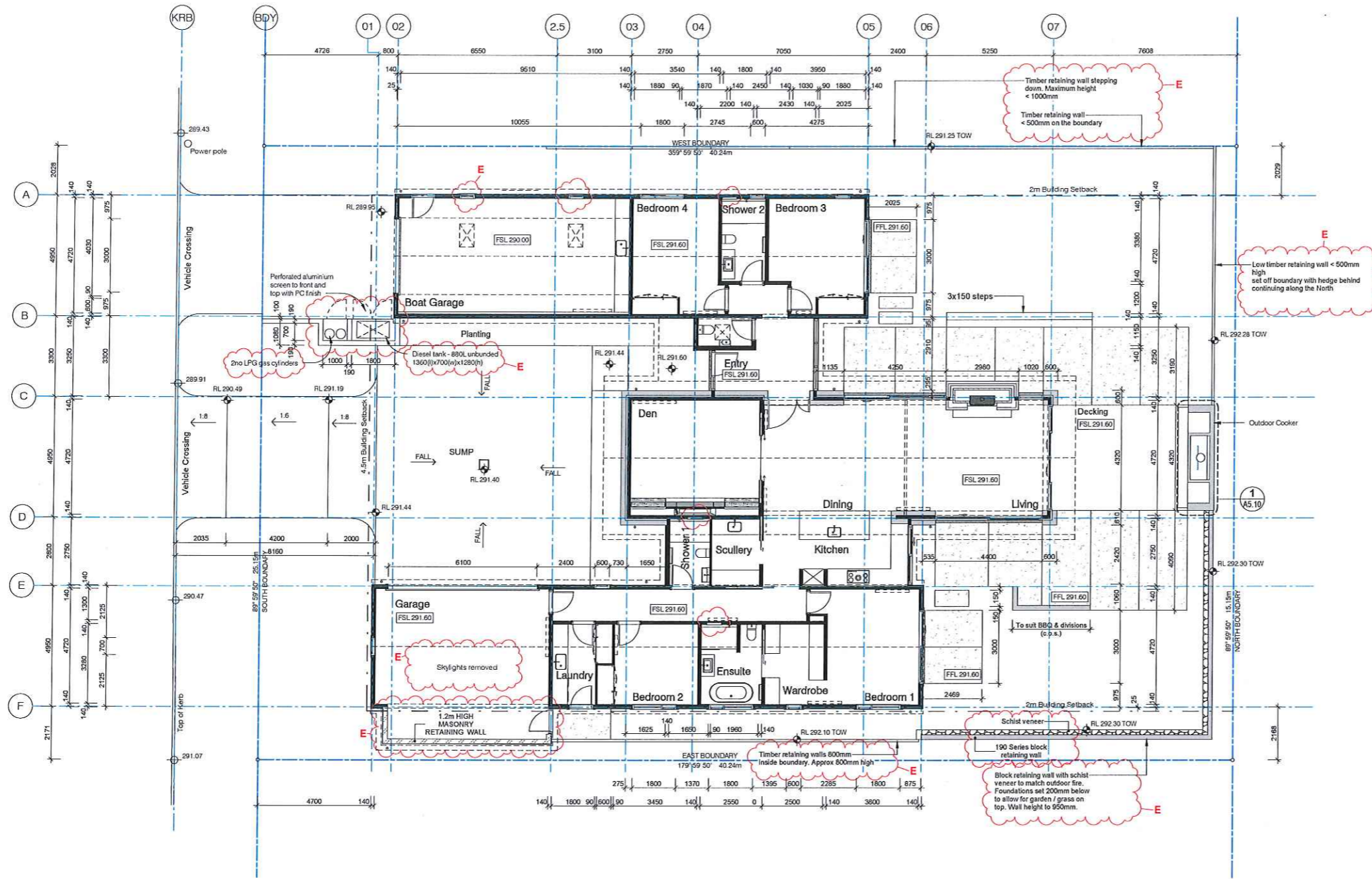
- 140x45mm H1.2 TIMBER FRAMING
- 90x45mm H1.2 TIMBER FRAMING
- STONE VENEER

FLOOR AREA

GROUND FLOOR LEVEL	267m <sup>2</sup>
GARAGE	48m <sup>2</sup>
BOAT GARAGE	50m <sup>2</sup>
<b>TOTAL RESIDENCE AREA</b>	<b>365m<sup>2</sup></b>
BUILDING COVERAGE	36%

E	CAN A01	03.11.2021
D	FOR BUILDING CONSENT	Dec. 09.2018
C	FOR AMENDED RESOURCE CONSENT	Sept. 24.2019
B	FOR PIM	August 08.2019
Ref.	Description	Date

REVISION SCHEDULE	
PROJECT No.	5986
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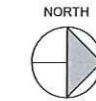
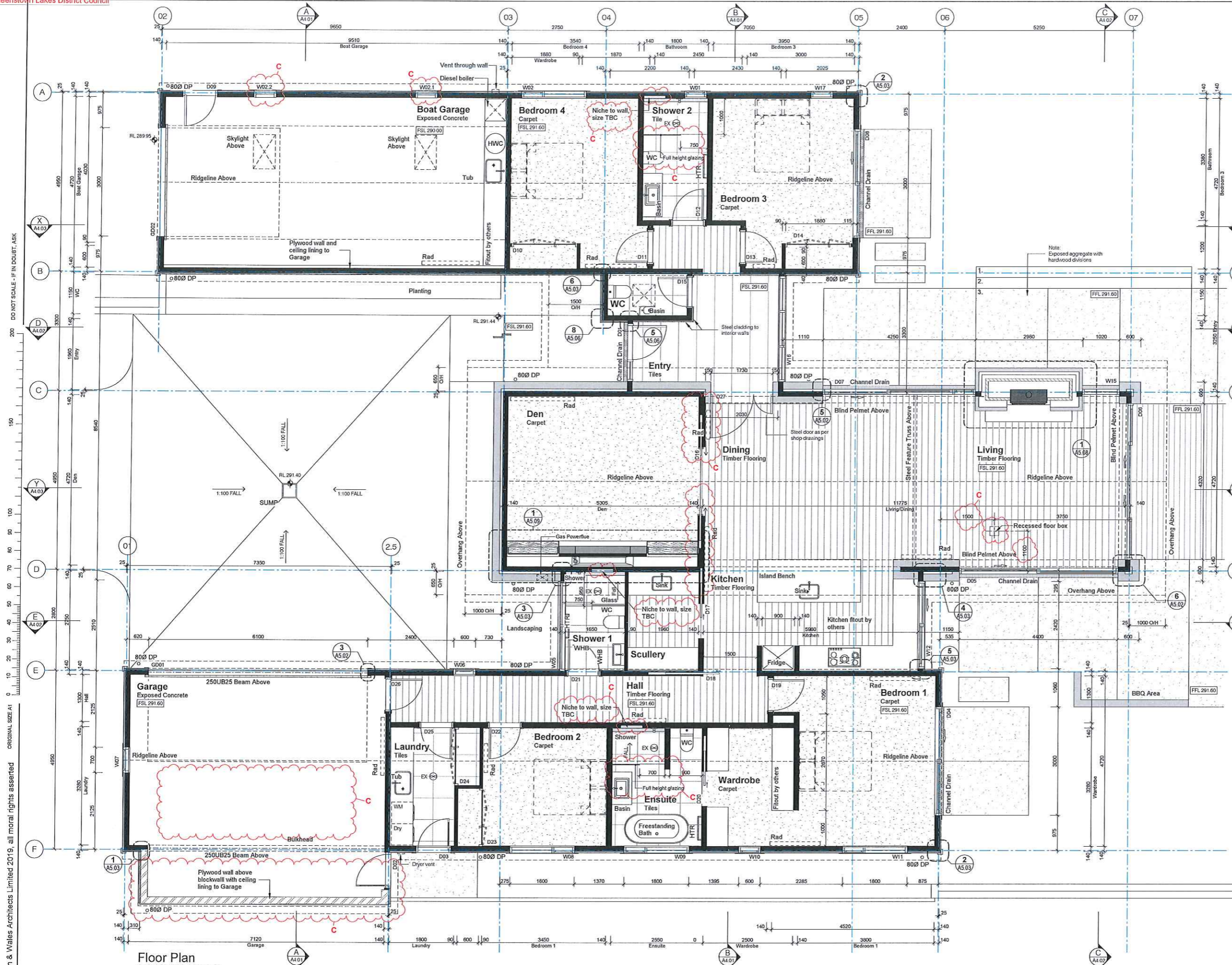


Overall Floor Plan  
Scale 1:100 @ A1, 1:200 @ A3

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GENERAL NOTES

OTHER DRAWINGS

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TIMBER FRAMING

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CHECK COMPATIBILITY OF TREATMENT WITH OTHER MATERIALS IN CONTACT, CONSULT ARCHITECT IF IN DOUBT

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MASONRY

ALL BLOCKWORK TO BE IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERS DOCUMENTATION AND AS/NZS 4671, NZS 2699, 1&2, NZS 4210 MASONRY CONSTRUCTION. MATERIALS & WORKMANSHIP, NZS 4229: CONCRETE MASONRY BUILDING NOT REQUIRING SPECIFIC DESIGN, NZS 4230: DESIGN OF REINFORCED MASONRY STRUCTURES & AS/NZS 4455.1

ALL MASONRY WORK AND REINFORCING MUST COMPLY WITH THE STRUCTURAL ENGINEER'S AS/NZS 4671

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REFER TO THE SPECIFICATION FOR ALL THERMAL AND ACOUSTIC INSULATION

INTERIOR LININGS

INTERIOR WALLS RECEIVING 13MM GIB BOARD: DWANGS 800MM CRS MAX AND IN ACCORDANCE WITH GIB INSTALLATION SPECIFICATION

ENSURE THE LININGS TO WALLS RECEIVING TILES ARE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

FLOOR REBATES & PENETRATIONS

IT IS THE MAIN CONTRACTORS SOLE RESPONSIBILITY TO COORDINATE WITH ALL OTHER TRADES TO ENSURE ALL PLUMBING, DOWNPIPES, REBATES AND SET DOWNS ARE ALLOWED FOR IN THE FORMING AND POURING OF THE SLAB

FLOORING

ALL FLOORING TO COMPLY WITH AS/NZS 3661.1 SLIP RESISTANCE ON PEDESTRIAN SURFACE

MECHANICAL VENTILATION

EXTRACTOR FAN: REFER TO SPECIFICATION  
CEILING GRILLE: REFER TO SPECIFICATION

LEGEND - WALL TYPE

- 140x45mm H1.2 TIMBER FRAMING
- 90x45mm H1.2 TIMBER FRAMING
- STONE VENEER

FLOOR AREA

GROUND FLOOR LEVEL	267m <sup>2</sup>
GARAGE	48m <sup>2</sup>
BOAT GARAGE	50m <sup>2</sup>
<b>TOTAL RESIDENCE AREA</b>	<b>365m<sup>2</sup></b>
BUILDING COVERAGE	36%

Ref.	Description	Date
C	CAN A01	03.11.2021
B	FOR BUILDING CONSENT	Dec. 09 2019
A	FOR APPROVAL	May 07 2019

REVISION SCHEDULE	
PROJECT No.	5988
SCALE	1:50 @ A1, 1:100 @ A3
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	03.11.2021
PRINTED	3/11/2021 6:40:46 pm

Floor Plan  
Scale 1:50 @ A1, 1:100 @ A3

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NEW RESIDENCE FOR THE OVERTON FAMILY  
19 WINDERS STREET • LAKE WANAKA

FLOOR PLAN

ALL DIMENSIONS SHALL BE CHECKED ON SITE BEFORE COMMENCING WORK

**A2.11**  
REV.C

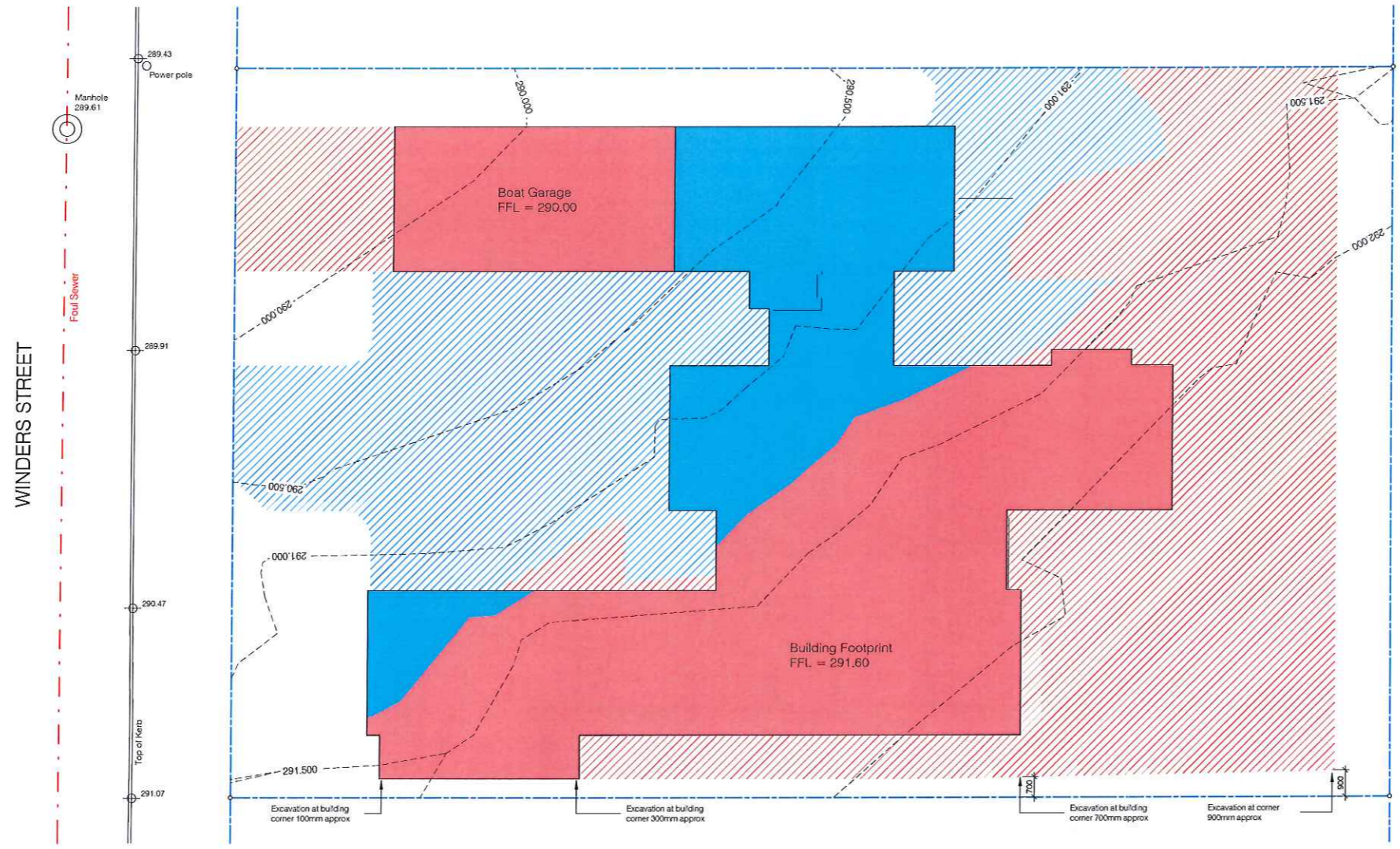




EARTHWORKS

- CUT - LANDSCAPE
  - CUT - BENEATH FOOTPRINT
  - FILL - LANDSCAPE
  - FILL - BENEATH FOOTPRINT
- TOTAL CUT - 250m<sup>2</sup>
- TOTAL FILL - 127m<sup>2</sup>
- TOTAL DISPLACEMENT - 377m<sup>2</sup>

MAX FILL HEIGHT = 1000mm  
MAX CUT DEPTH = 1100mm



DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1  
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Ref.	Description	Date
B	FOR AMENDED RESOURCE CONSENT	Oct. 22 2019
A	FOR AMENDED RESOURCE CONSENT	Sept. 24 2019

REVISION SCHEDULE	
PROJECT No.	5986
SCALE	1:100 @ A1, 1:200 @ A3
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	Oct. 22 2019
PRINTED	3/11/2021 6:40:47 pm

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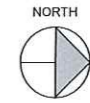
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EARTHWORKS PLAN

ALL DIMENSIONS  
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COMMENCING WORK

**A2.12**  
REV.B





LEGEND

- +2550 CEILING HEIGHT ABOVE FLOOR LEVEL. REFER TO FLOOR PLAN AND FLOOR LEVELS
  - SQUARE GROOVED PLYWOOD CEILING AND SOFFIT LINING.
  - SELECTED PLASTERBOARD CEILING LINING
  - SELECTED PLYWOOD CEILING LINING
  - CAVIUS PHOTOELECTRIC SMOKE ALARM
  - LINE OF PLYWOOD SHEET JOINT. 65X30MM BATTEN AT EACH JOINT
- MECHANICAL VENTILATION
- EXTRACTOR FAN: REFER TO SPECIFICATION  
CEILING GRILLE: REFER TO SPECIFICATION

DO NOT SCALE - IF IN DOUBT, ASK  
200  
160  
100  
80  
60  
40  
20  
0 10 20 30 40 50 60 70 80 90 100 150 200  
ORIGINAL SIZE A1

Reflected Ceiling Plan  
Scale 1:50 @ A1, 1:100 @ A3

Ref.	Description	Date
B	CAN A01	03.11.2021
A	FOR BUILDING CONSENT	Dec. 09 2019

REVISION SCHEDULE

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REFLECTED CEILING PLAN

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SHALL BE CHECKED  
ON SITE BEFORE  
COMMENCING WORK

PROJECT No.	5986
SCALE	1:50 @ A1, 1:100 @ A3
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	03.11.2021
PRINTED	3/11/2021 6:40:49 pm

**A2.20**  
REV.B



# FOR CONSTRUCTION

## GENERAL NOTES

**DRAWINGS AND SPECIFICATION**  
REFER TO ELECTRICAL PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON THE SETOUT OF ALL FIXTURES AND FITTINGS.

REFER TO THE ARCHITECTURAL SPECIFICATION INCLUDING PRELIMINARY AND GENERAL AND ELECTRICAL SECTIONS

REFER TO SEPERATE SHEDULE OF FIXTURES AND FITTINGS BY OTHERS

**DIMENSIONS AND APPROVALS**  
SUB CONTRACTORS SHALL ALLOW TO MARK OUT ON SITE THE LOCATIONS OF ALL FIXTURES AND FITTINGS INCLUDING SOCKETS, SWITCHES, AND LIGHTS TO THE POSITIONS SHOWN ON THE DRAWINGS AND TO SUIT OTHER BUILDING ELEMENTS / COMPONENTS FOR APPROVAL BY THE ARCHITECT OR PRINCIPAL PRIOR TO FIRST FIX.

ANY DISCREPANCIES BETWEEN THE DRAWINGS / SPECIFICATION AND ANY ON SITE CLASHES SHALL BE RESOLVED PRIOR TO INSTALLATION

DO NOT SCALE THE DRAWINGS

## NOTES - LIGHTING

**LIGHT SWITCHES**  
TYPICALLY INSTALLED IN VERTICAL FORMAT HORIZONTALLY ALIGNED WITH DOOR HANDLES UNLESS OTHERWISE NOTED. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON SETOUTS

REFER TO ARCHITECTURAL SPECIFICATION FOR FACEPLATE AND SWITCH TYPES

**LIGHT FITTINGS**  
REFER TO LIGHTING SCHEDULE FOR LIST OF SPECIFIC FITTINGS BY OTHERS

ALL RECESSED LIGHT FITTINGS SHALL BE OF THE TYPES AS SPECIFIED IN AS/NZS 60598.2.2 ICF, IC, CA-80 OR CA-135

LIGHT FITTINGS SHALL BE INSTALLED TO THE MANUFACTURERS INSTRUCTIONS. LAMPS INCLUDING CONCEALED STRIP LIGHTING SHALL HAVE A WARM WHITE COLOUR TEMP (2700K) MAX UNLESS OTHERWISE NOTED OR SPECIFIED





















ENSURE ALL LED DRIVERS ARE LABELLED AND LOCATED IN ACCESSIBLE LOCATIONS

ALL FLOOR LAMPS TO BE SWITCHED AT LIGHT SWITCH LOCATIONS

**OTHER**  
REFER TO EXTERIOR AND LANDSCAPE LIGHTING PREPARED BY OTHERS. ALLOW TO COORDINATE AND INTEGRATE SWITCHING TO INTERIOR AS REQUIRED.

LAYOUT INDICATIVE ONLY. SUBJECT TO CHANGE UPON CONFIRMATION OF SPECIFIC LIGHT FITTING SELECTION

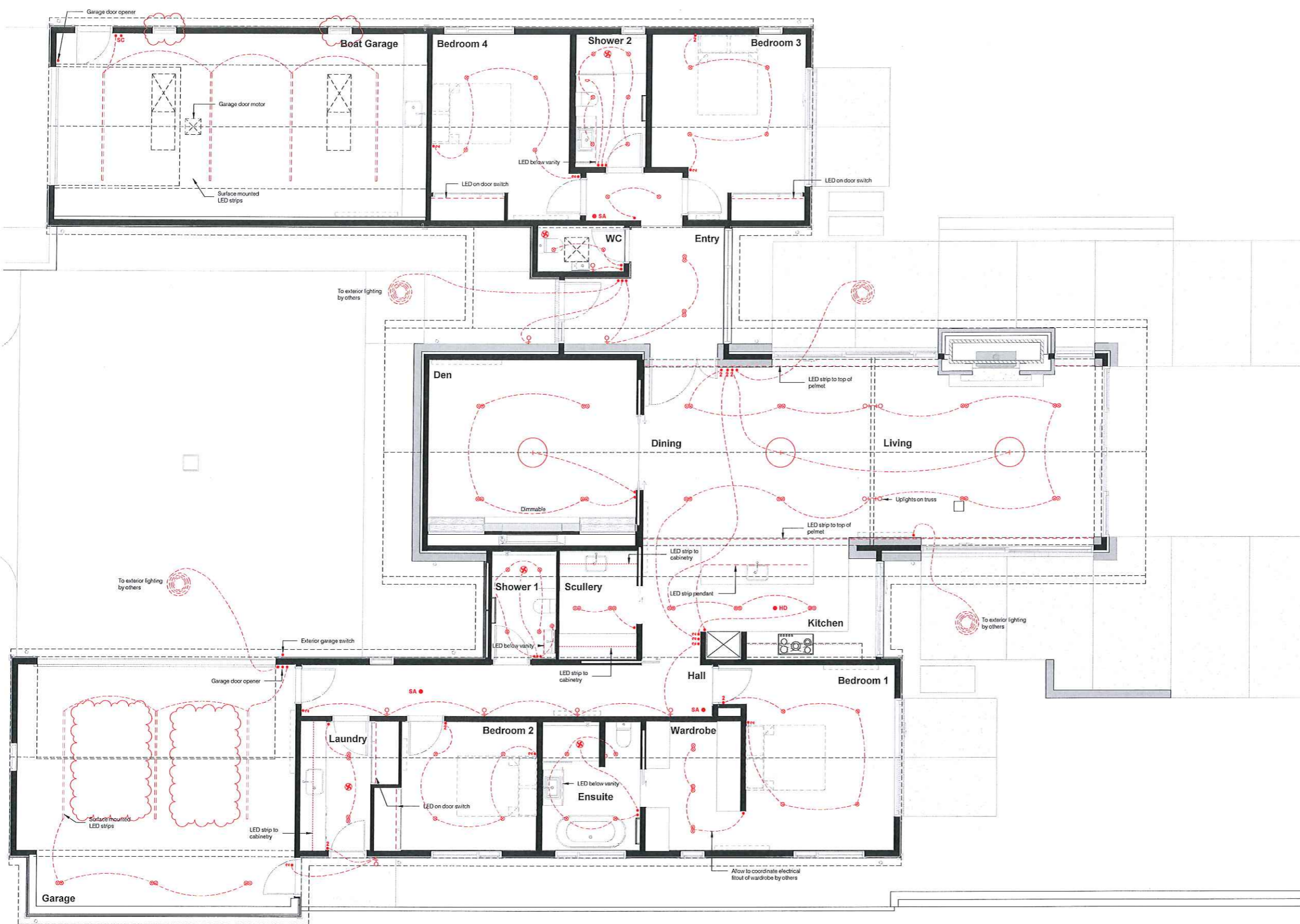
## LEGEND - LIGHTING

-  METER BOARD
-  SWITCH BOARD
-  DOWNLIGHT (SINGLE)
-  DOWNLIGHT (DOUBLE)
-  PENDANT LIGHT FITTING
-  LED STRIP LIGHT
-  LED STRIP LIGHT - CABINETRY
-  WALL MOUNTED LIGHT
-  LOW RECESSED WALL LIGHT ON SENSOR
-  FLOOR MOUNTED UPLIGHT
-  SENSOR
-  CAVIUS PHOTOELECTRIC SMOKE ALARM
-  CAVIUS THERMAL HEAT DETECTOR ALARM
-  MOTION SENSOR
-  LIGHT SWITCH
-  DIMMABLE LIGHT CIRCUIT
-  EXTRACT FAN
-  FAN HEATER
-  CEILING FAN
-  CABLE FOR EXTERIOR LIGHTING

REFER ALSO TO ELECTRICAL PLAN ON SHEET A2.31

Ref.	Description	Date
B	CAN A01	03.11.2021
A	FOR BUILDING CONSENT	Dec. 09.2019

REVISION SCHEDULE	
PROJECT No.	5986
SCALE	1:50 @ A1, 1:100 @ A3
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	03.11.2021
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LIGHTING PLAN

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COMMENCING WORK

**A2.30**  
REV.B



# FOR CONSTRUCTION

## LEGEND - ELECTRICAL

- METER BOARD
- SWITCH BOARD
- HEAT PUMP INDOOR UNIT - CONCEALED
- HEAT PUMP INDOOR UNIT - WALL / FLOOR MOUNTED
- HEAT PUMP OUTDOOR UNIT - POWDERCOATED IN SELECTED COLOUR TO MATCH CLADDING
- HEATED TOWEL RAIL
- UNDER TILE HEATING ZONE
- ELECTRIC MIRROR DEMISTER
- EXTRACT FAN
- FAN HEATER
- POWER SOCKET - DOUBLE
- POWER SOCKET - SINGLE
- POWER SOCKET - FLOOR MOUNTED
- POWER SOCKET - CEILING MOUNTED
- COAXIAL SOCKET
- WINDOW TREATMENTS - ELECTRONIC
- WINDOW OPENERS - ELECTRONIC
- SMOKE ALARM AS PER ELECTRICAL PLAN

## GENERAL NOTES

**DRAWINGS AND SPECIFICATION**  
REFER TO LIGHTING PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON THE SETOUT OF ALL FIXTURES AND FITTINGS.

REFER TO THE ARCHITECTURAL SPECIFICATION INCLUDING PRELIMINARY AND GENERAL AND ELECTRICAL SECTIONS

REFER TO INTERIOR ARCHITECT'S DOCUMENTATION FOR ADDITIONAL INFORMATION ON THE SETOUT OF ALL FIXTURES AND FITTINGS

REFER TO SEPARATE SCHEDULE OF FIXTURES AND FITTINGS BY OTHERS

**DIMENSIONS AND APPROVALS**  
SUB CONTRACTORS SHALL ALLOW TO MARK OUT ON SITE THE LOCATIONS OF ALL FIXTURES AND FITTINGS INCLUDING SOCKETS, SWITCHES, AND LIGHTS TO THE POSITIONS SHOWN ON THE DRAWINGS AND TO SUIT OTHER BUILDING ELEMENTS / COMPONENTS FOR APPROVAL BY THE ARCHITECT OR PRINCIPAL PRIOR TO FIRST FIX.

ANY DISCREPANCIES BETWEEN THE DRAWINGS / SPECIFICATION AND ANY ON SITE CLASHES SHALL BE RESOLVED PRIOR TO INSTALLATION

DO NOT SCALE THE DRAWINGS

## NOTES - ELECTRICAL

### OUTLETS

ELECTRICAL / DATA / PHONE OUTLETS SHALL BE IN HORIZONTAL FORMAT WITH THEIR BOTTOM EDGE LOCATED 50MM ABOVE THE TOP OF THE SKIRTINGS AND BENCHTOPS UNLESS OTHERWISE NOTED. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

REFER TO ARCHITECTURAL SPECIFICATION FOR FACEPLATE AND SWITCH TYPES

ALL APPLIANCES WITH INACCESSIBLE SWITCHES SHALL HAVE A REMOTE ISOLATION SWITCH LOCATED AS SHOWN ON THE DRAWINGS OR IN AN ALTERNATIVE APPROVED CONCEALED POSITION

**HEATED TOWEL RAILS**  
INSTALL WITH CONCEALED CABLE KIT SWITCHED AT LIGHT SWITCH COMPLETE WITH PROPRIETARY TIMER.

**UNDERTILE HEATING**  
INSTALL WITH DIGITAL CONTROL PANEL LOCATED IN AN APPROVED POSITION INCLUDING TIMER

**MIRROR DEMISTERS**  
INSTALL WITH SWITCHING LOCATED AT LIGHT SWITCH OR ALTERNATIVE APPROVED CONCEALED POSITION

**EXTRACT VENTS**  
ROOF AND WALLS EXTRACTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS OR AN ALTERNATIVE APPROVED POSITION WITH FINISH AND/OR COVER PANEL TO MATCH SURROUNDING MATERIAL. THEY SHALL BE INSTALLED WITHOUT RUN-ON TIMERS UNLESS OTHERWISE NOTED

**WINDOWS**  
ALLOW TO SUPPLY POWER TO ELECTRIC BLINDS AS NOTED ON THE DRAWINGS / SPECIFICATION

**HEATING AND COOLING SYSTEMS**  
REFER TO DOCUMENTATION PREPARED BY OTHERS

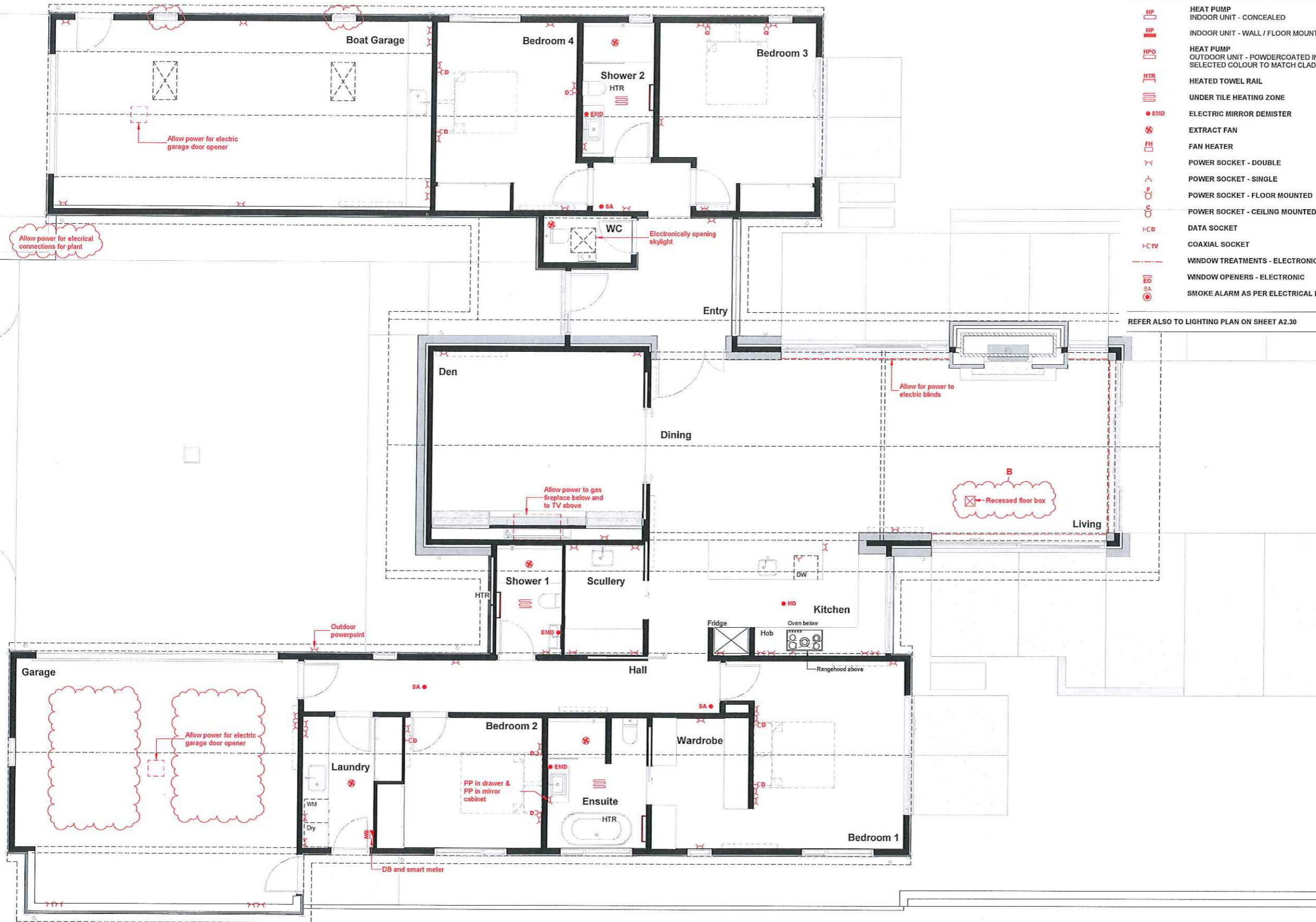
**AUDIO VISUAL SYSTEMS**  
REFER TO DOCUMENTATION PREPARED BY OTHERS

**SECURITY AND ACCESS SYSTEMS**  
REFER TO DOCUMENTATION PREPARED BY OTHERS

**COMMUNICATIONS**  
EXACT LOCATION OF PATCH PANEL / DATA HUB INCLUDING INTERNET DISTRIBUTION SYSTEM TO BE CONFIRMED ON SITE TO SUIT PRINCIPALS REQUIREMENTS

**OTHER**  
ALL AERIALS / SATELLITE DISHES SHALL BE LOCATED AS SHOWN ON THE DRAWINGS OR IN A POSITION APPROVED BY THE ARCHITECT OR PRINCIPAL. FIXING TO CHIMNEYS OR IN OTHER HIGHLY VISIBLE LOCATIONS IS PROHIBITED.

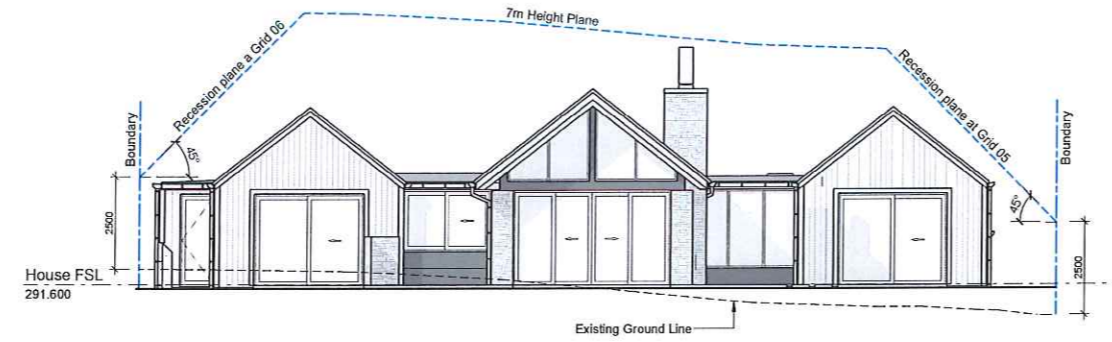
REFER ALSO TO LIGHTING PLAN ON SHEET A2.30



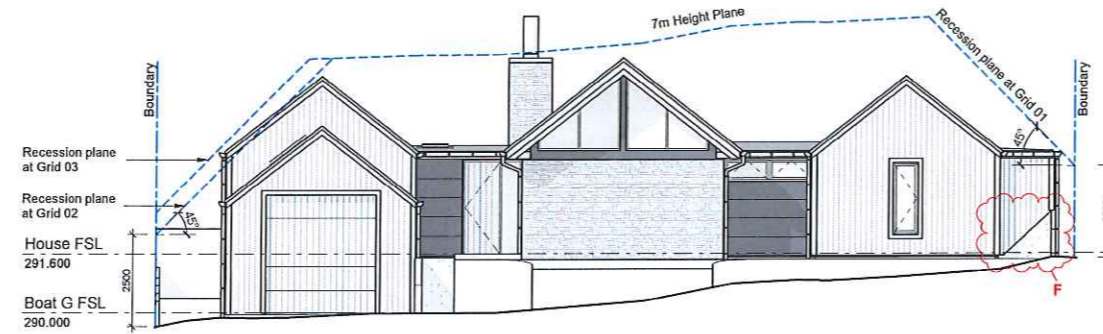
Ref.	Description	Date
B	CAN AD1	03.11.2021
A	FOR BUILDING CONSENT	Dec. 09 2019

REVISION SCHEDULE	
PROJECT No.	5996
SCALE	1:50 @ A1, 1:100 @ A3
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	03.11.2021
PRINTED	3/11/2021 6:40:54 pm

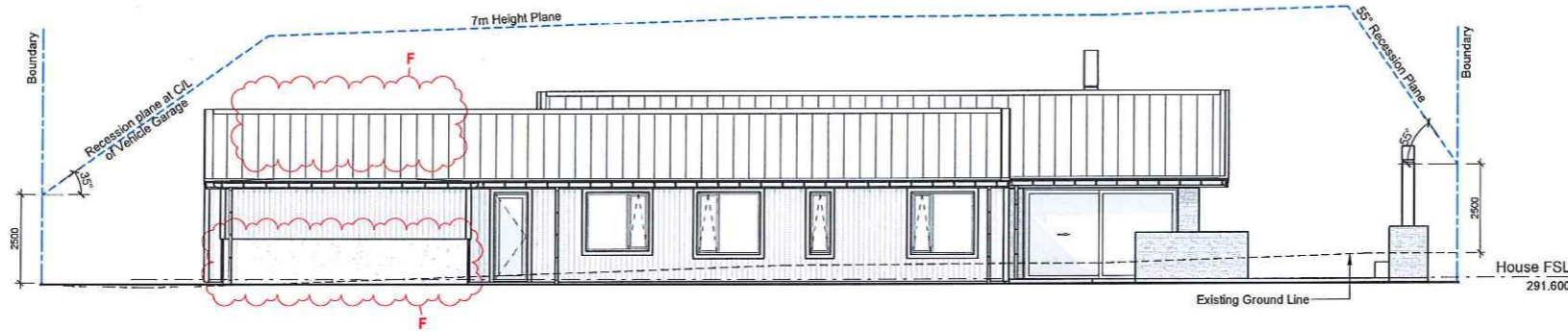




Overall North Elevation  
Scale 1:100 @ A1, 1:200 @ A3



Overall South Elevation  
Scale 1:100 @ A1, 1:200 @ A3



Overall East Elevation  
Scale 1:100 @ A1, 1:200 @ A3



Overall West Elevation  
Scale 1:100 @ A1, 1:200 @ A3

GENERAL NOTES

WIND ZONE: MEDIUM  
EXPOSURE ZONE: ZONE B LOW

LEGEND

--- PROPOSED DISTRICT PLAN RECESIONS AND MAXIMUM HEIGHT PLANE

LEGEND - ELEVATIONS

- SELF-SUPPORTING TRAY ROOFING (REFER TO ROOF PLAN)
- STEEL RAINSCREEN CLADDING
- VERTICAL CEDAR CLADDING
- STONE VENEER CLADDING WITH BAGGED PLASTER FINISH
- SELECTED PLASTER TO FOUNDATION AND RETAINING WALLS

RISK MATRIX

NORTH ELEVATION:

WIND ZONE:	M	0
NO OF STOREYS:	L	0
ROOF/WALL INTERSECTION:	M	1
EAVES WIDTH:	VH	5
ENVELOPE COMPLEXITY:	H	3
DECK DESIGN:	L	0
<b>TOTAL</b>		<b>9</b>

EAST ELEVATION:

WIND ZONE:	M	0
NO OF STOREYS:	L	0
ROOF/WALL INTERSECTION:	M	1
EAVES WIDTH:	VH	5
ENVELOPE COMPLEXITY:	H	3
DECK DESIGN:	L	0
<b>TOTAL</b>		<b>9</b>

SOUTH ELEVATION:

WIND ZONE:	M	0
NO OF STOREYS:	L	0
ROOF/WALL INTERSECTION:	M	1
EAVES WIDTH:	VH	5
ENVELOPE COMPLEXITY:	H	3
DECK DESIGN:	L	0
<b>TOTAL</b>		<b>9</b>

WEST ELEVATION:

WIND ZONE:	M	0
NO OF STOREYS:	L	0
ROOF/WALL INTERSECTION:	M	1
EAVES WIDTH:	VH	5
ENVELOPE COMPLEXITY:	H	3
DECK DESIGN:	L	0
<b>TOTAL</b>		<b>9</b>

Ref.	Description	Date
F	CAN A01	03.11.2021
E	BUILDING CONSENT RFI	Feb. 18.2020
D	FOR BUILDING CONSENT	Dec. 09.2019
C	FOR AMENDED RESOURCE CONSENT	Sept. 24.2019

REVISION SCHEDULE

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NEW RESIDENCE FOR THE OVERTON FAMILY  
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OVERALL EXTERNAL ELEVATIONS

ALL DIMENSIONS  
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ON SITE BEFORE  
COMMENCING WORK

PROJECT No. 5986  
SCALE 1:100 @ A1, 1:200 @ A3  
DESIGN MASON & WALES ARCHITECTS  
DRAWN MASON & WALES ARCHITECTS  
ISSUE DATE 03.11.2021  
PRINTED 3/11/2021 6:40:58 pm

A3.01  
REV.F

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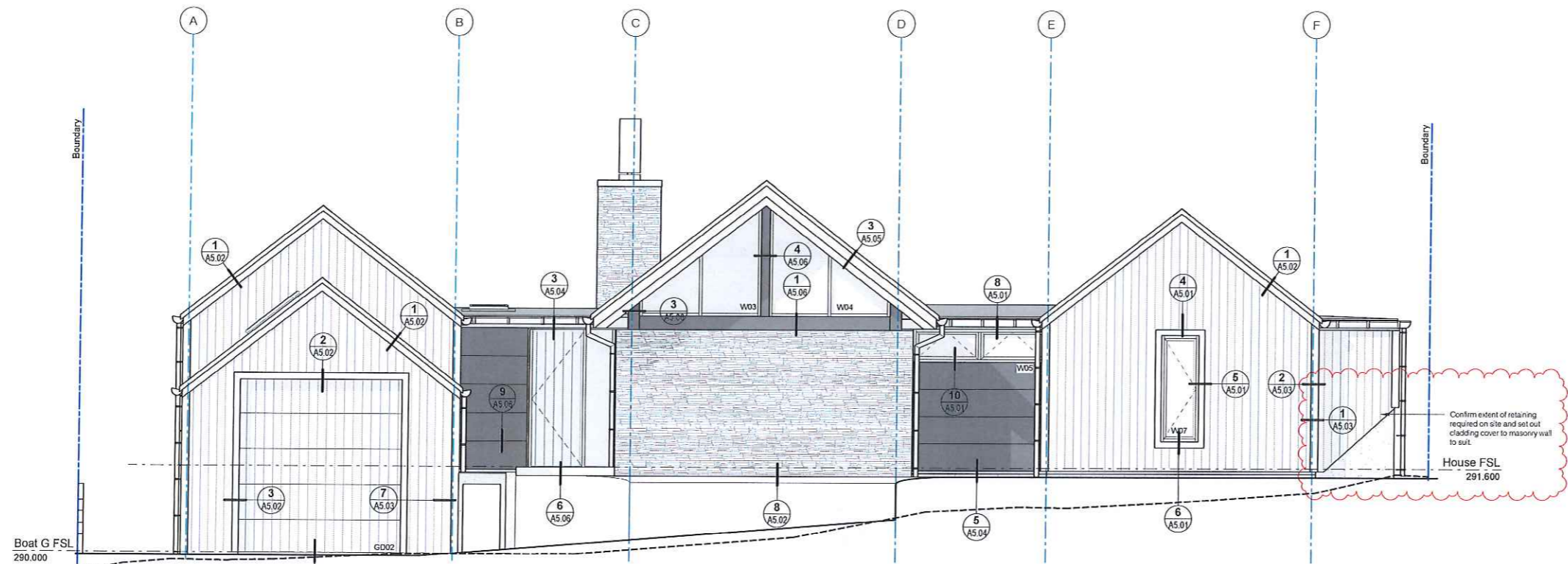
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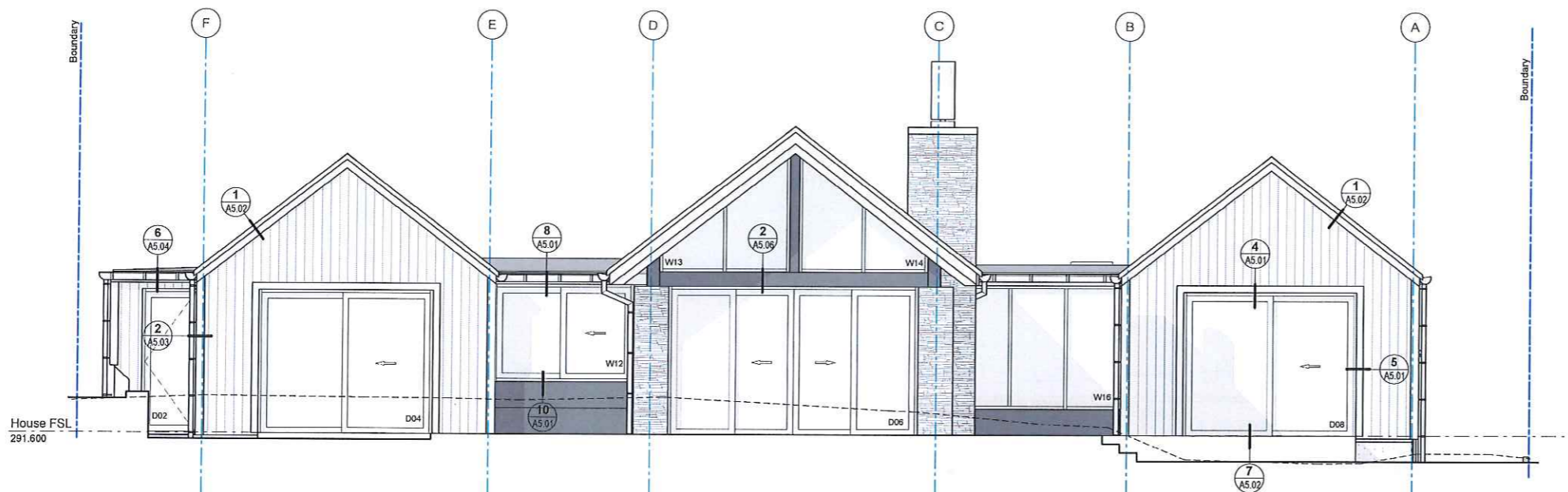
FOR CONSTRUCTION

**LEGEND - ELEVATIONS**

	SELF SUPPORTING TRAY ROOFING (REFER TO ROOF PLAN)
	STEEL RAINSCREEN CLADDING
	VERTICAL CEDAR CLADDING
	STONE VENEER CLADDING WITH BAGGED PLASTER FINISH
	SELECTED PLASTER TO FOUNDATION AND RETAINING WALLS



South Elevation - Facing Winders Street  
Scale 1:50 @ A1, 1:100 @ A3



North Elevation  
Scale 1:50 @ A1, 1:100 @ A3

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Ref.	Description	Date
C	CAN A01	03.11.2021
B	FOR BUILDING CONSENT	Dec. 09 2019
A	FOR APPROVAL	May 07 2019

REVISION SCHEDULE

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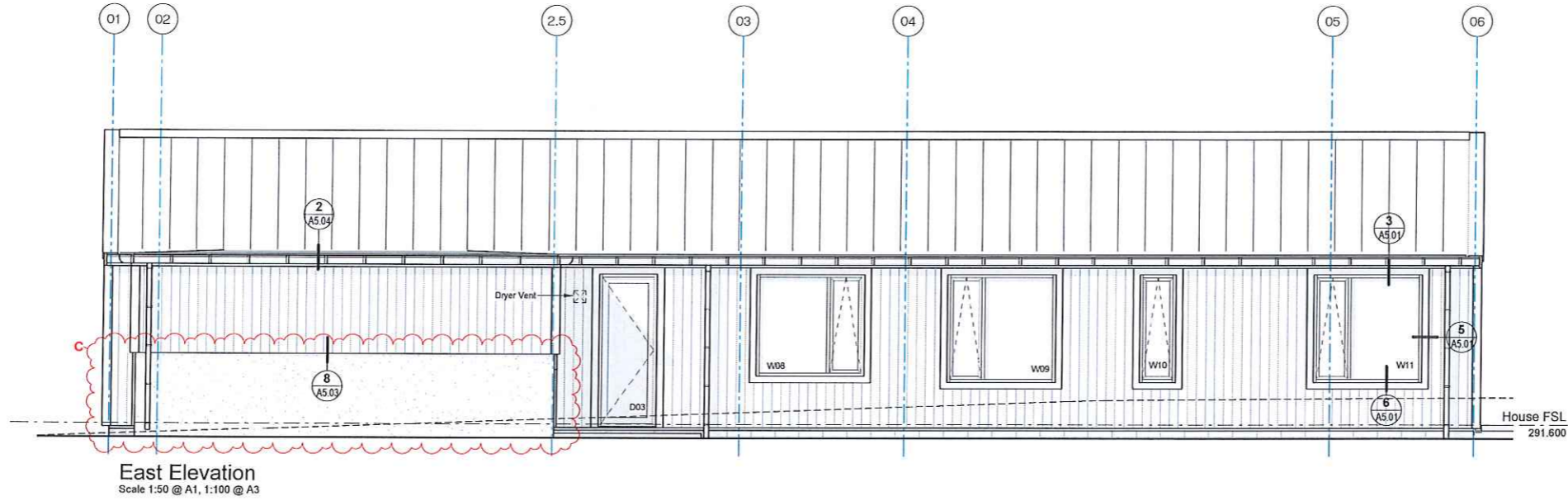
EXTERNAL ELEVATIONS

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PROJECT No.	5986
SCALE	1:50 @ A1, 1:100 @ A3
DESIGN	MASON & WALES ARCHITECTS
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ISSUE DATE	03.11.2021
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**A3.02**  
REV.C





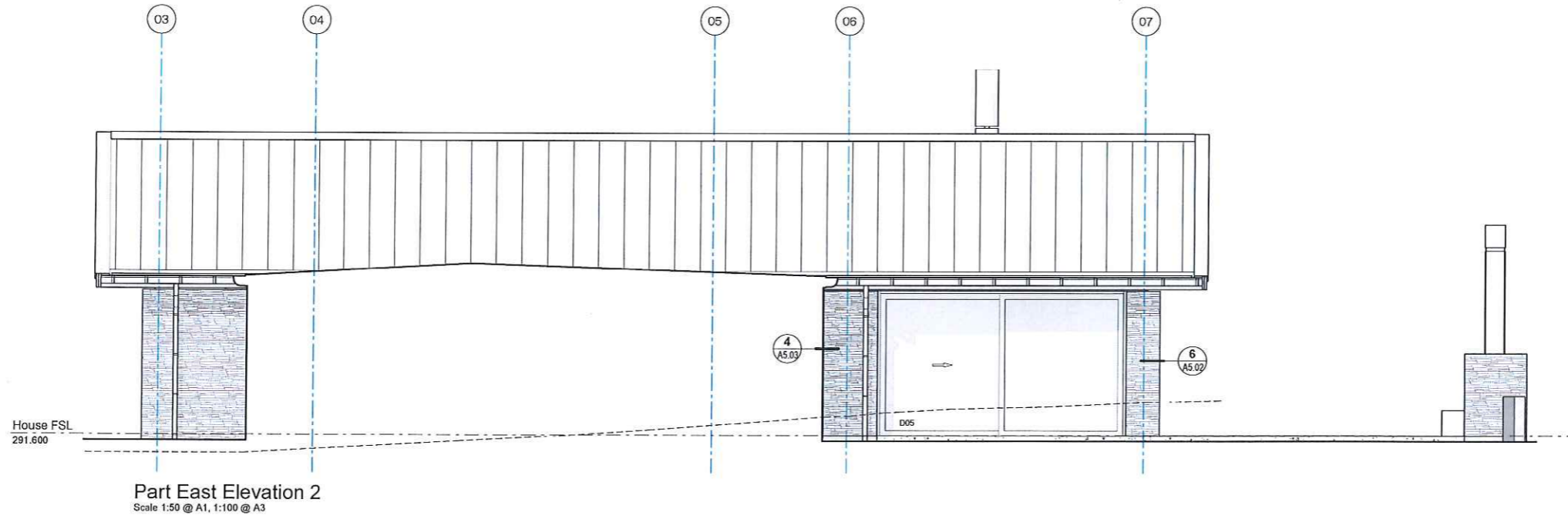
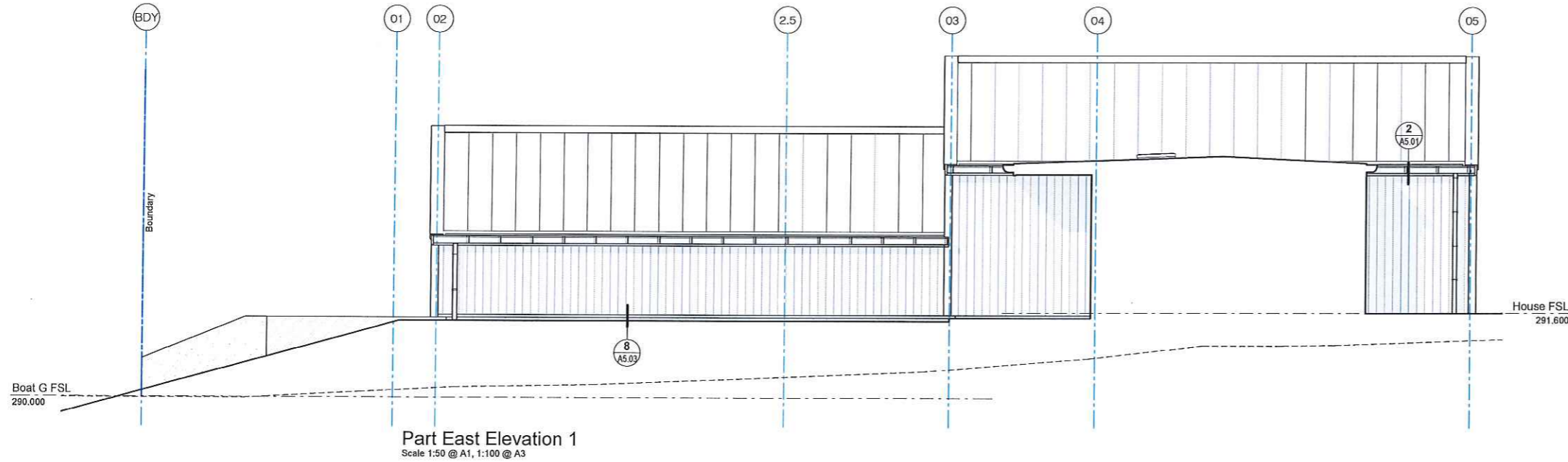
**LEGEND - ELEVATIONS**

	SELF SUPPORTING TRAY ROOFING (REFER TO ROOF PLAN)
	STEEL RAINSCREEN CLADDING
	VERTICAL CEDAR CLADDING
	STONE VENEER CLADDING WITH BAGGED PLASTER FINISH
	SELECTED PLASTER TO FOUNDATION AND RETAINING WALLS

DO NOT SCALE - IF IN DOUBT, ASK

200  
150  
100  
90  
80  
70  
60  
50  
40  
30  
20  
10  
0

ORIGINAL SIZE A1  
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Ref.	Description	Date
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A	FOR APPROVAL	May 07 2019

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EXTERNAL ELEVATIONS





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COMMENCING WORK

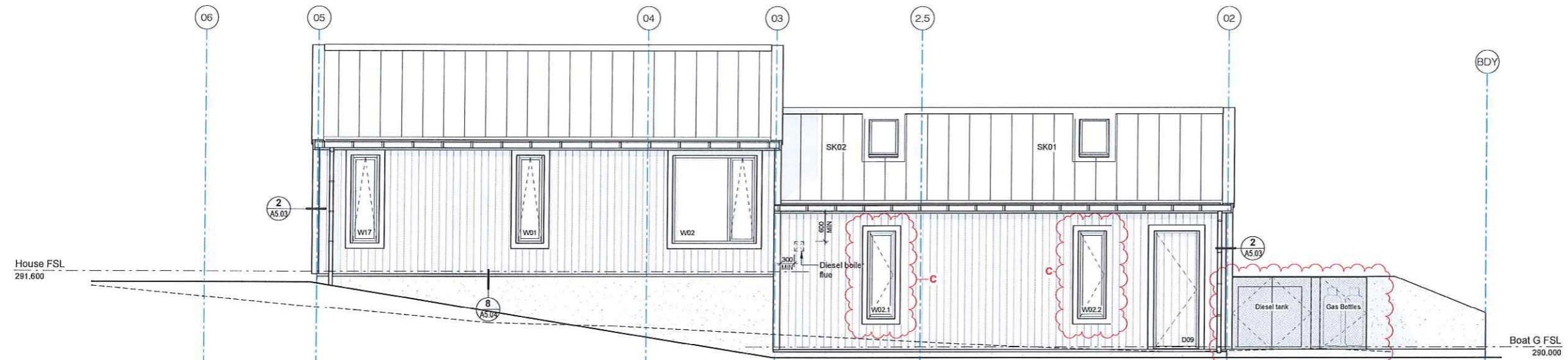
PROJECT No.	5286
SCALE	1:50 @ A1, 1:100 @ A3
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	03.11.2021
PRINTED	3/11/2021 6:41:05 pm

**A3.03**  
REV.C

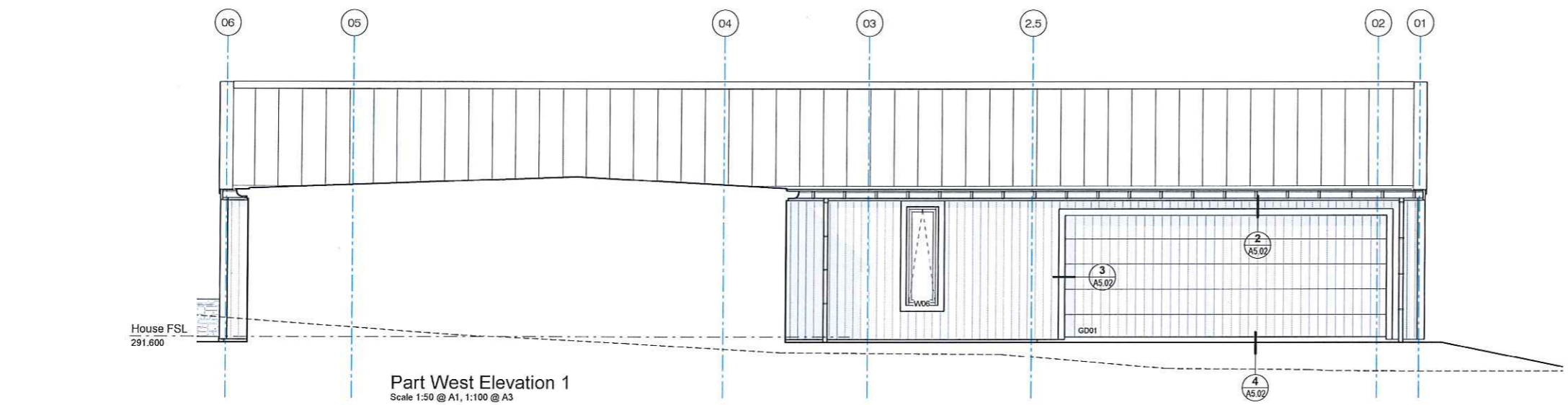


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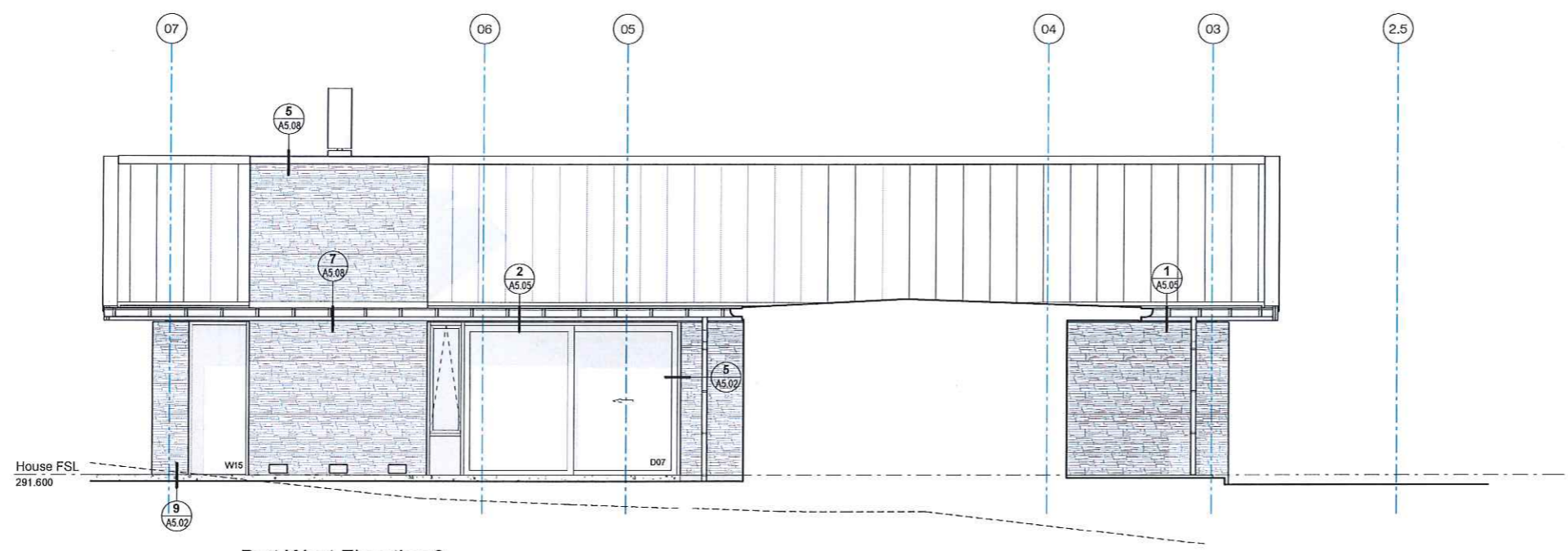
- LEGEND - ELEVATIONS**
-  SELF SUPPORTING TRAY ROOFING (REFER TO ROOF PLAN)
  -  STEEL RAINSCREEN CLADDING
  -  VERTICAL CEDAR CLADDING
  -  STONE VENEER CLADDING WITH BAGGED PLASTER FINISH
  -  SELECTED PLASTER TO FOUNDATION AND RETAINING WALLS



West Elevation  
Scale 1:50 @ A1, 1:100 @ A3



Part West Elevation 1  
Scale 1:50 @ A1, 1:100 @ A3



Part West Elevation 2  
Scale 1:50 @ A1, 1:100 @ A3

DO NOT SCALE - IF IN DOUBT, ASK  
200  
150  
100  
80  
70  
60  
50  
40  
30  
20  
10  
0  
ORIGINAL SIZE A1  
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Ref.	Description	Date
C	CAN A01	03.11.2021
B	FOR BUILDING CONSENT	Dec. 09 2019
A	FOR APPROVAL	May 07 2019

REVISION SCHEDULE

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EXTERNAL ELEVATIONS

ALL DIMENSIONS  
SHALL BE CHECKED  
ON SITE BEFORE  
COMMENCING WORK

PROJECT No.	5996
SCALE	1:50 @ A1, 1:100 @ A3
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	03.11.2021
PRINTED	3/11/2021 6:41:08 pm

**A3.04**  
REV.C

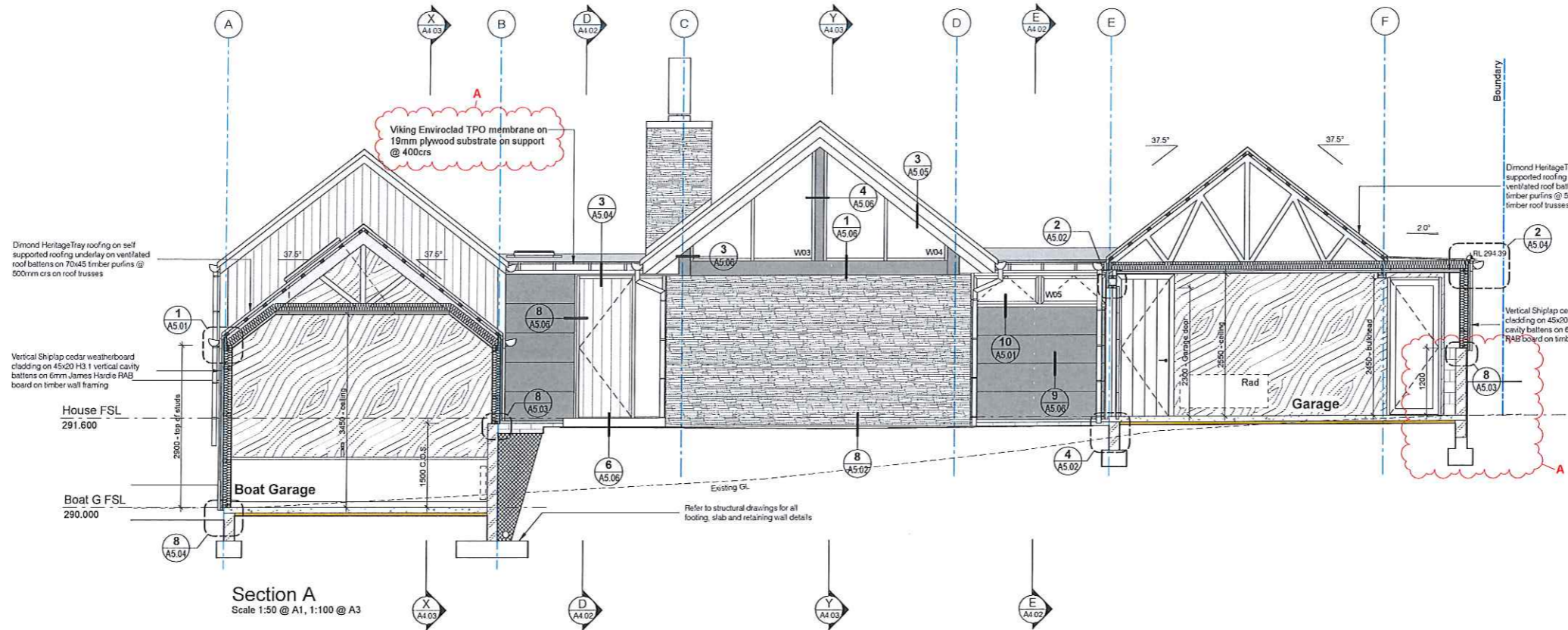


GENERAL NOTES

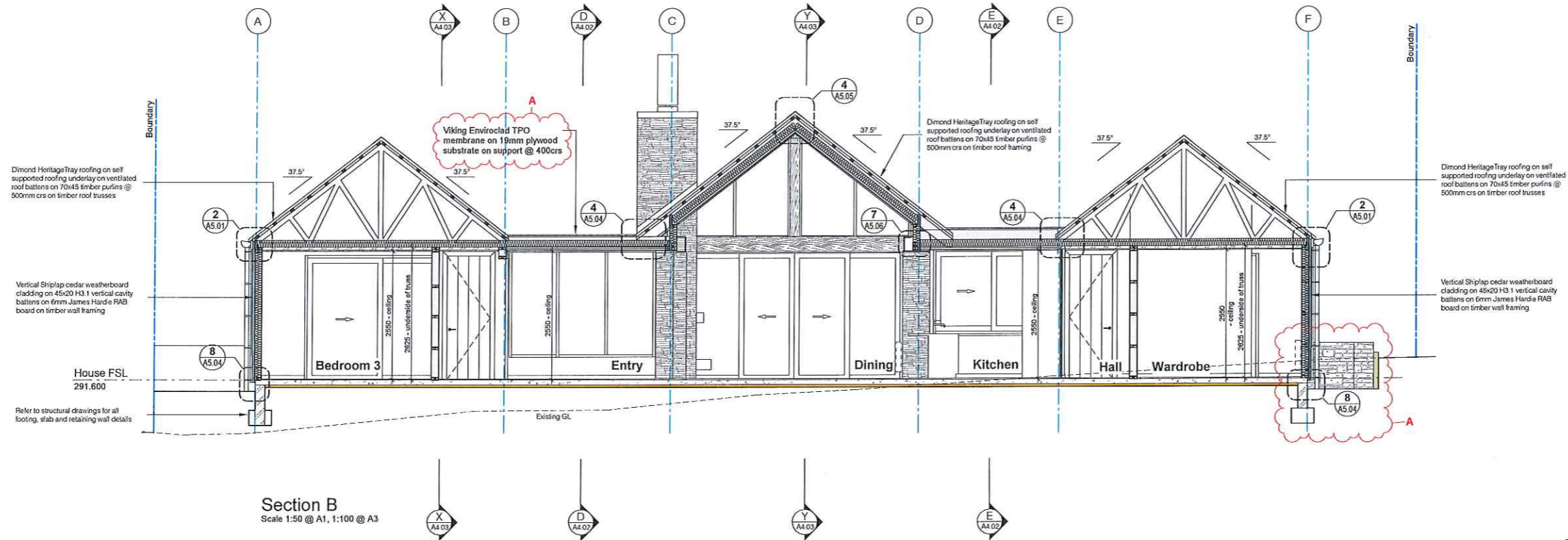
THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATION SECTIONS INCLUDING THE P&G SECTION  
REFER TO STRUCTURAL DRAWINGS FOR ALL FOOTING, SLAB AND RETAINING WALL DETAILS

LEGEND - ELEVATIONS

-  SELF SUPPORTING TRAY ROOFING (REFER TO ROOF PLAN)
-  STEEL RAINSCREEN CLADDING
-  VERTICAL CEDAR CLADDING
-  STONE VENEER CLADDING WITH BAGGED PLASTER FINISH
-  SELECTED PLASTER TO FOUNDATION AND RETAINING WALLS



Section A  
Scale 1:50 @ A1, 1:100 @ A3



Section B  
Scale 1:50 @ A1, 1:100 @ A3

Ref.	Description	Date
A	CAN A01	03.11.2021
REVISION SCHEDULE		

**MASON & WALES ARCHITECTS**  
45 YORK PLACE  
P.O. BOX 5455  
DUNEDIN  
NEW ZEALAND  
+64 (0) 477 1099  
MASONANDWALES.COM

**NEW RESIDENCE FOR THE OVERTON FAMILY**  
19 WINDERS STREET • LAKE WANAKA

SECTIONS A AND B

ALL DIMENSIONS  
SHALL BE CHECKED  
ON SITE BEFORE  
COMMENCING WORK

PROJECT No. 5986  
SCALE 1:50 @ A1, 1:100 @ A3  
DESIGN MASON & WALES ARCHITECTS  
DRAWN MASON & WALES ARCHITECTS  
ISSUE DATE 03.11.2021  
PRINTED 3/11/2021 6:41:11 pm

**A4.01**  
REV.A

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ORIGINAL SIZE A1  
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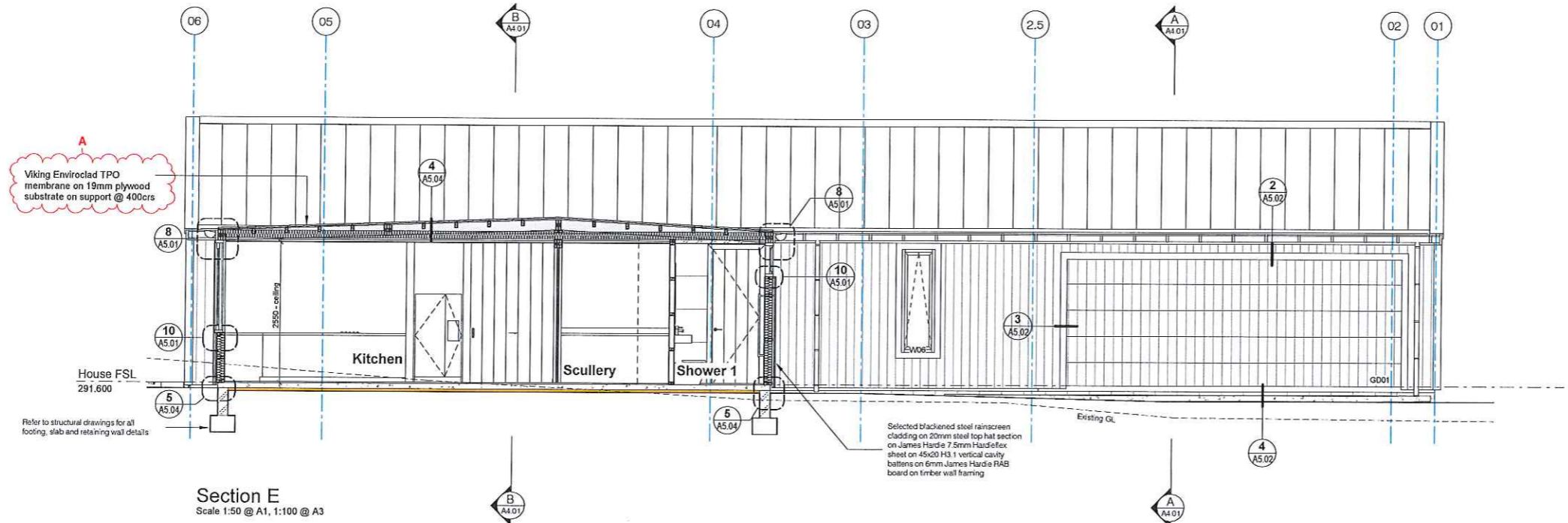
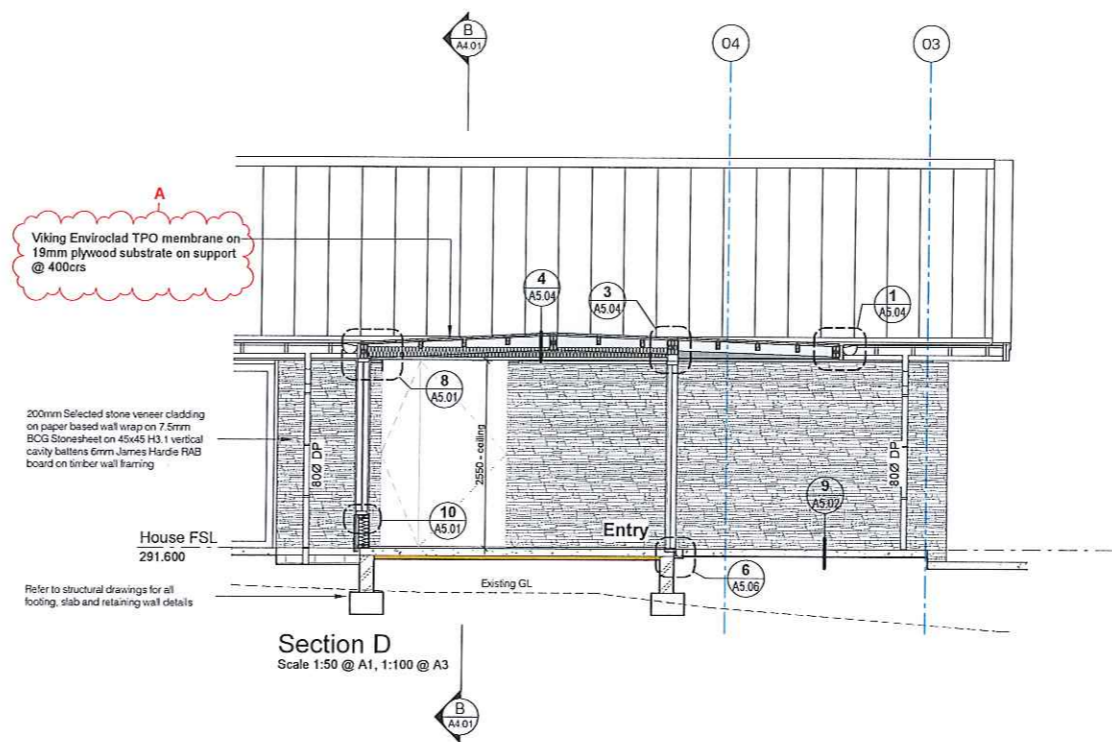
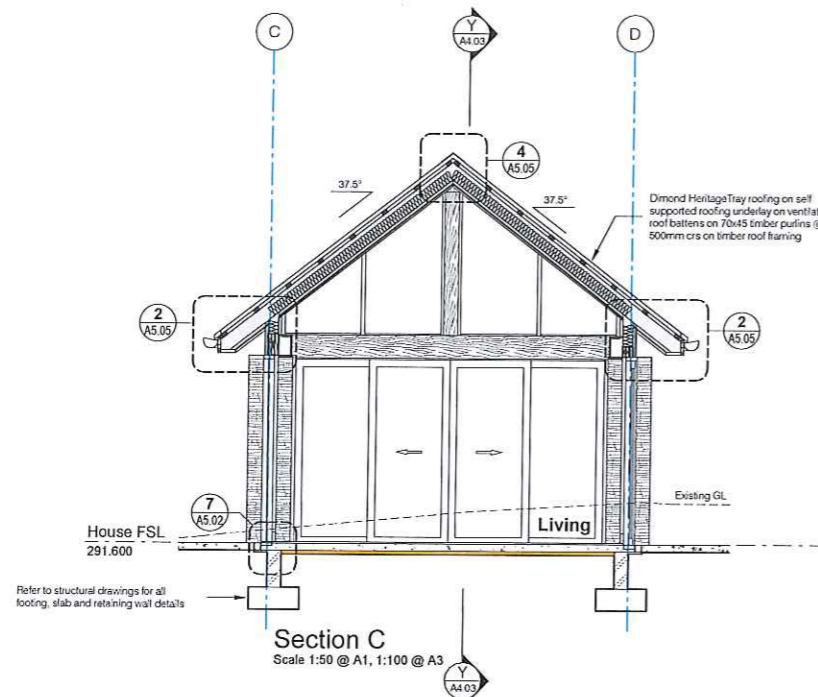


# FOR CONSTRUCTION

**GENERAL NOTES**  
THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATION SECTIONS INCLUDING THE P&G SECTION  
REFER TO STRUCTURAL DRAWINGS FOR ALL FOOTING, SLAB AND RETAINING WALL DETAILS

**LEGEND - ELEVATIONS**

	SELF SUPPORTING TRAY ROOFING (REFER TO ROOF PLAN)
	STEEL RAINSCREEN CLADDING
	VERTICAL CEDAR CLADDING
	STONE VENEER CLADDING WITH BAGGED PLASTER FINISH
	SELECTED PLASTER TO FOUNDATION AND RETAINING WALLS



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ORIGINAL SIZE A1  
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Ref.	Description	Date
A	CAN A01	03.11.2021

REVISION SCHEDULE

**MASON & WALES ARCHITECTS**  
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## NEW RESIDENCE FOR THE OVERTON FAMILY 19 WINDERS STREET • LAKE WANAKA

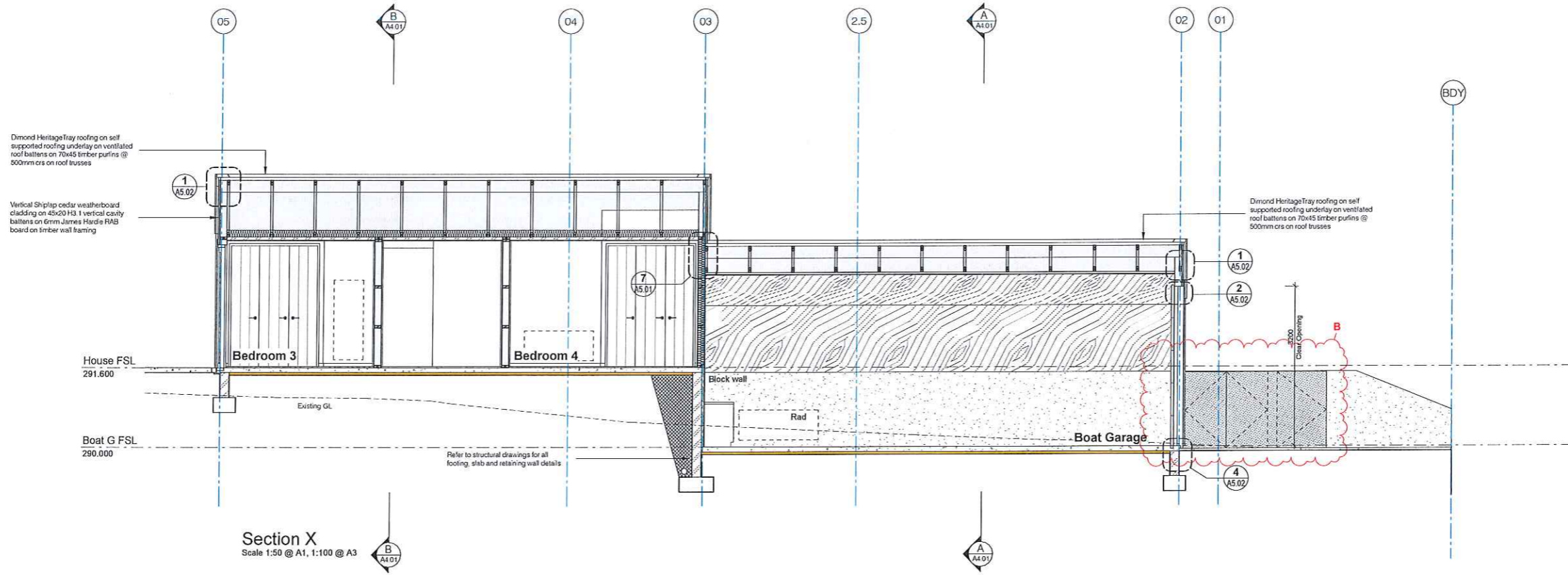
SECTIONS C, D AND E

ALL DIMENSIONS SHALL BE CHECKED ON SITE BEFORE COMMENCING WORK

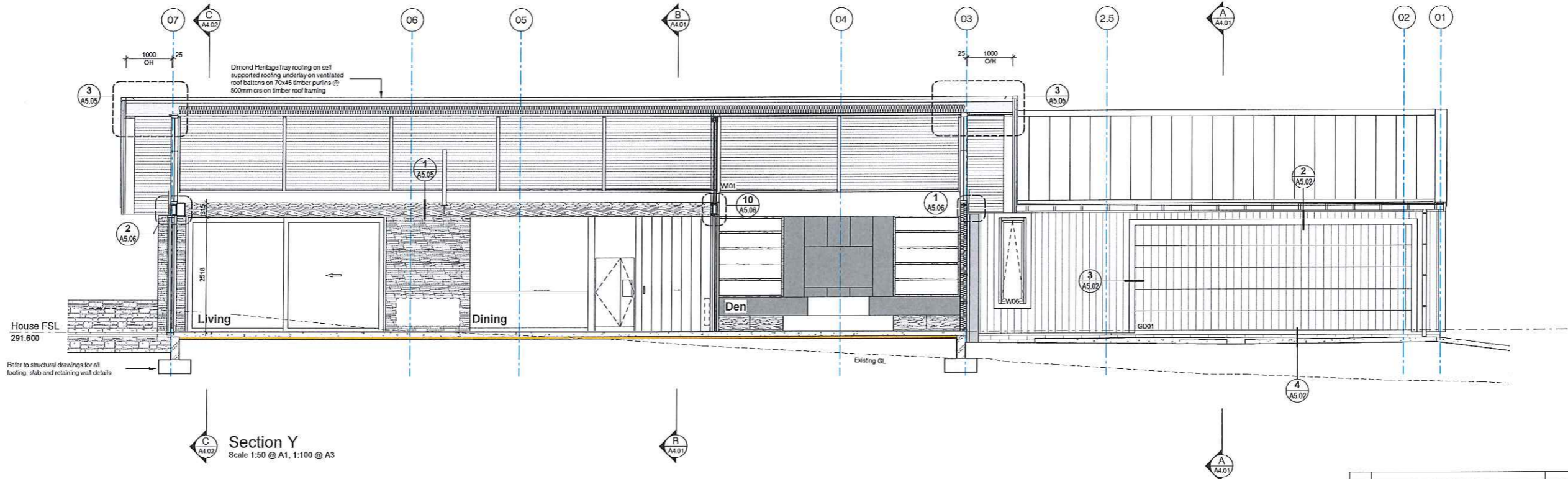
PROJECT No.	5886
SCALE	1:50 @ A1, 1:100 @ A3
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	03.11.2021
PRINTED	3/11/2021 6:41:12 pm

**A4.02**  
REV.A





Section X  
Scale 1:50 @ A1, 1:100 @ A3



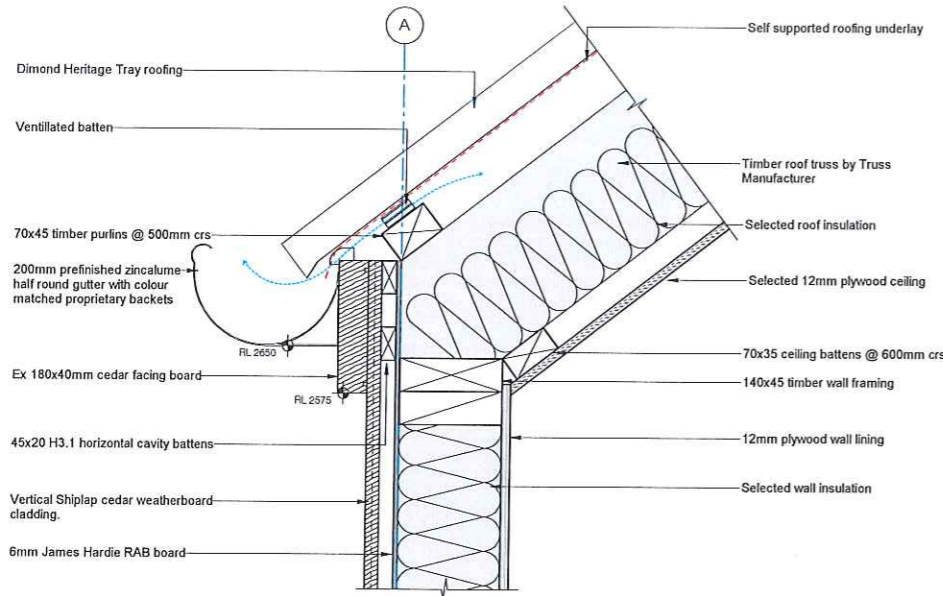
Section Y  
Scale 1:50 @ A1, 1:100 @ A3

Ref.	Description	Date
B	CAN A01	03.11.2021
A	FOR BUILDING CONSENT	Dec. 09 2019

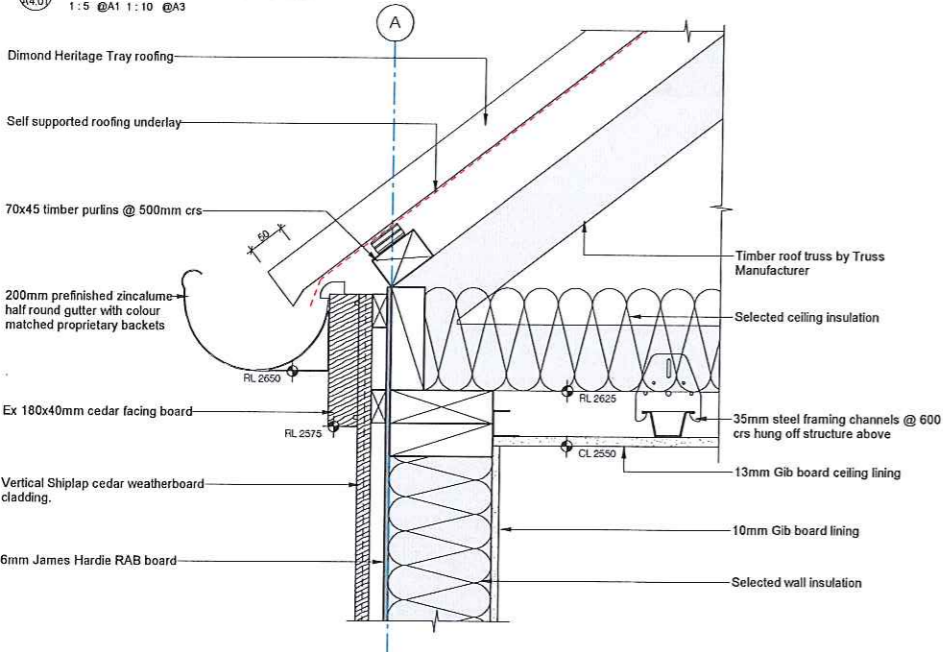
REVISION SCHEDULE



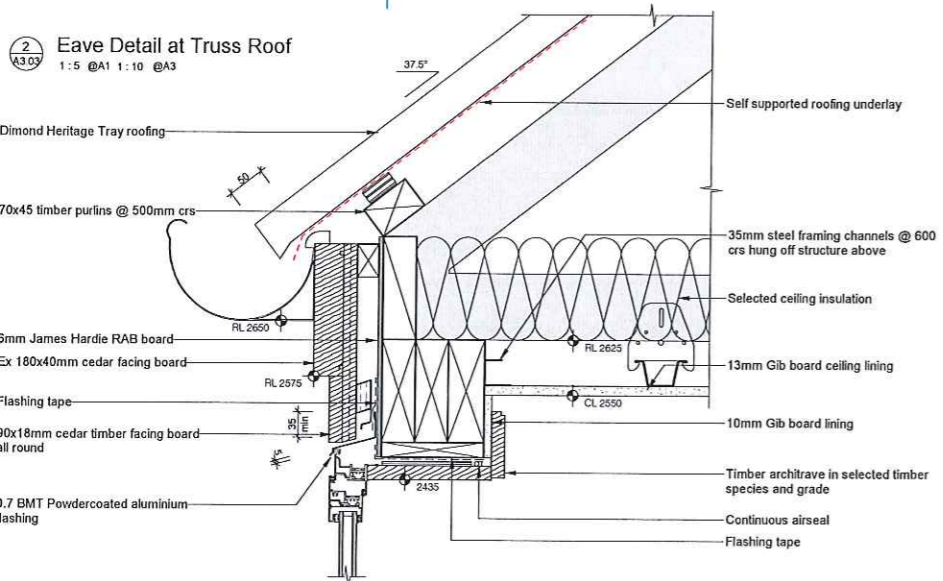
FOR CONSTRUCTION



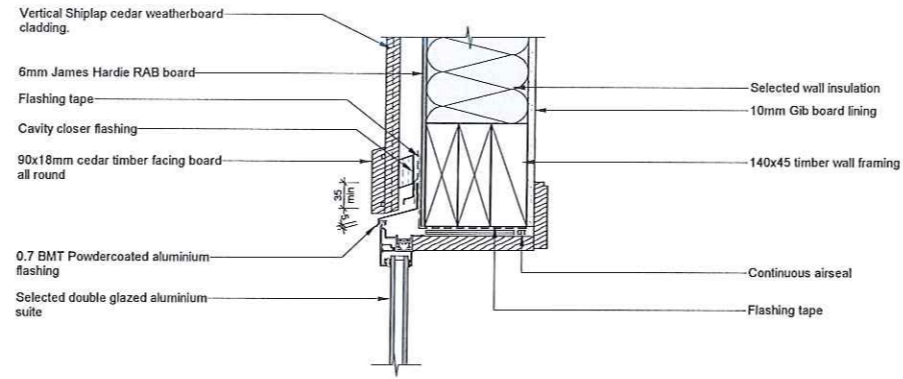
1 Eave Detail at Boat Garage  
1:5 @A1 1:10 @A3



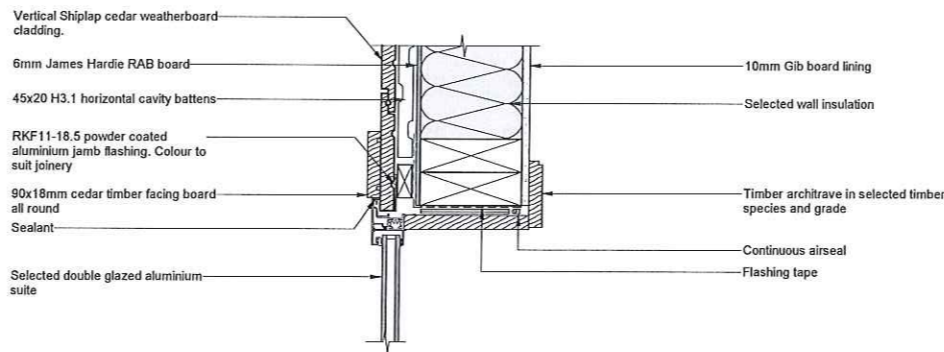
2 Eave Detail at Truss Roof  
1:5 @A1 1:10 @A3



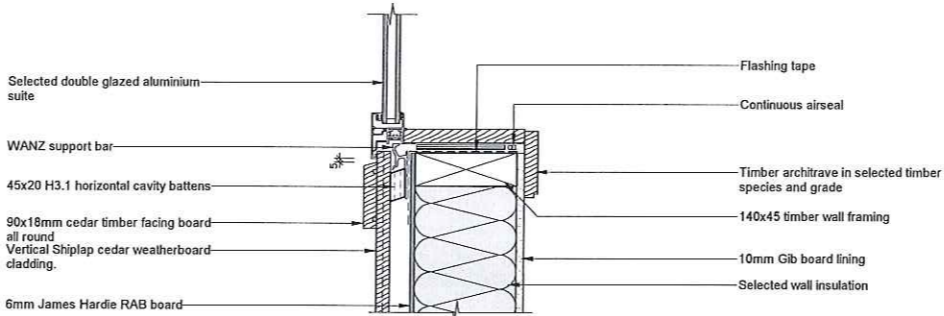
3 Eave Detail at Window Head  
1:5 @A1 1:10 @A3



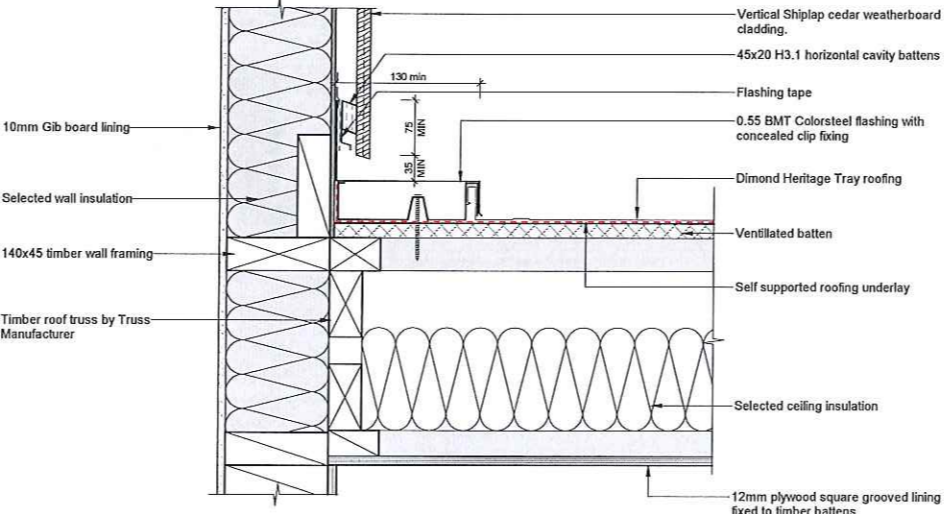
4 Glazing Head Detail at Weatherboard  
1:5 @A1 1:10 @A3



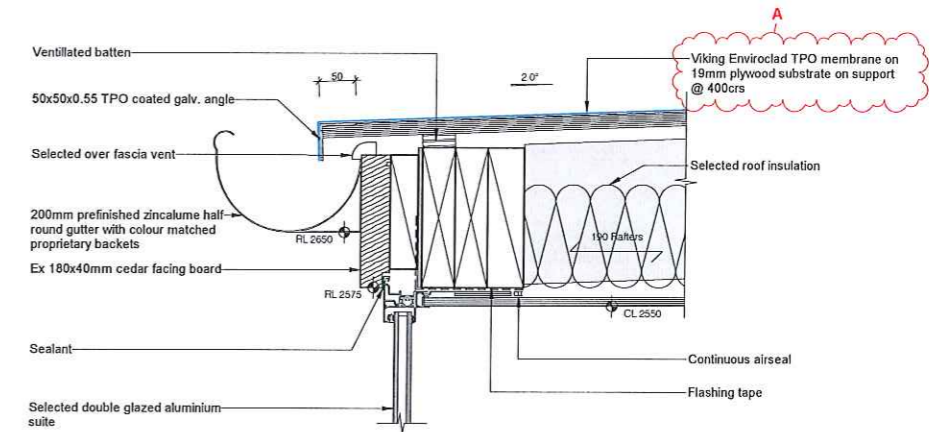
5 Glazing Jamb Detail at Weatherboard  
1:5 @A1 1:10 @A3



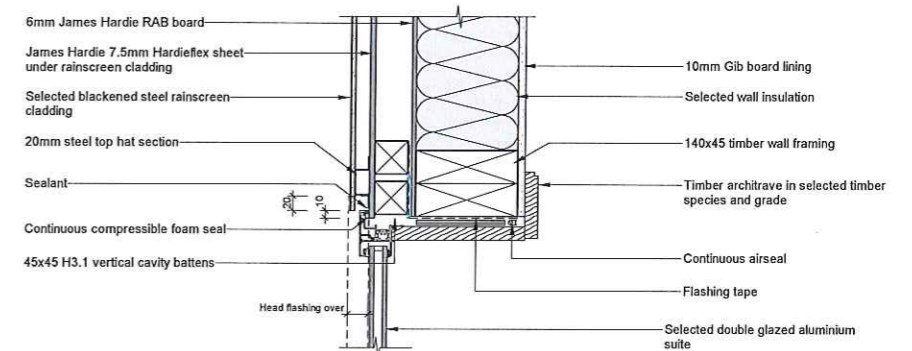
6 Glazing Sill Detail at Weatherboard  
1:5 @A1 1:10 @A3



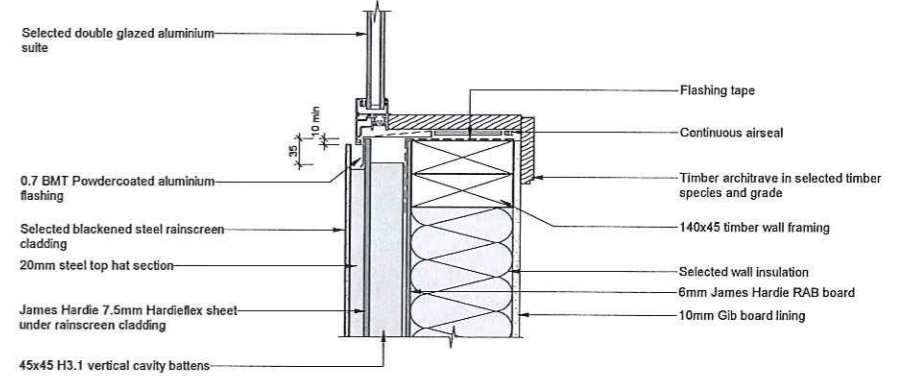
7 Parallel Apron Flashing Detail  
1:5 @A1 1:10 @A3



8 Glazing Head Detail at Steel Rainscreen  
1:5 @A1 1:10 @A3



9 Glazing Jamb Detail at Steel Rainscreen  
1:5 @A1 1:10 @A3



10 Glazing Sill Detail at Steel Rainscreen  
1:5 @A1 1:10 @A3

Ref.	Description	Date
A	CAN A01	03.11.2021
REVISION SCHEDULE		

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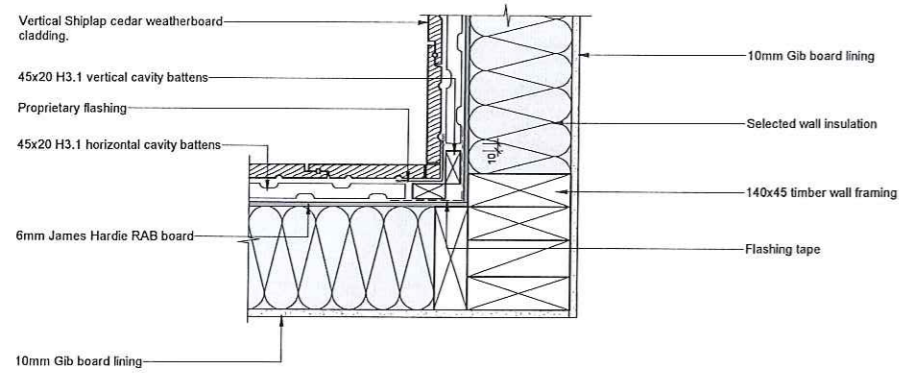
ORIGINAL SIZE A1

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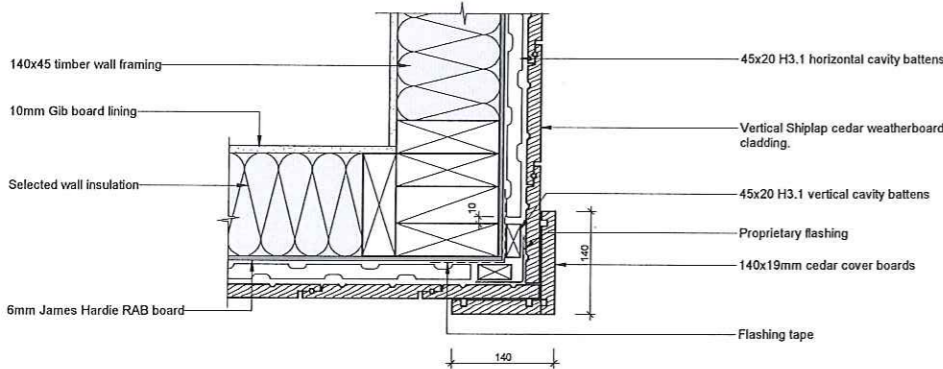




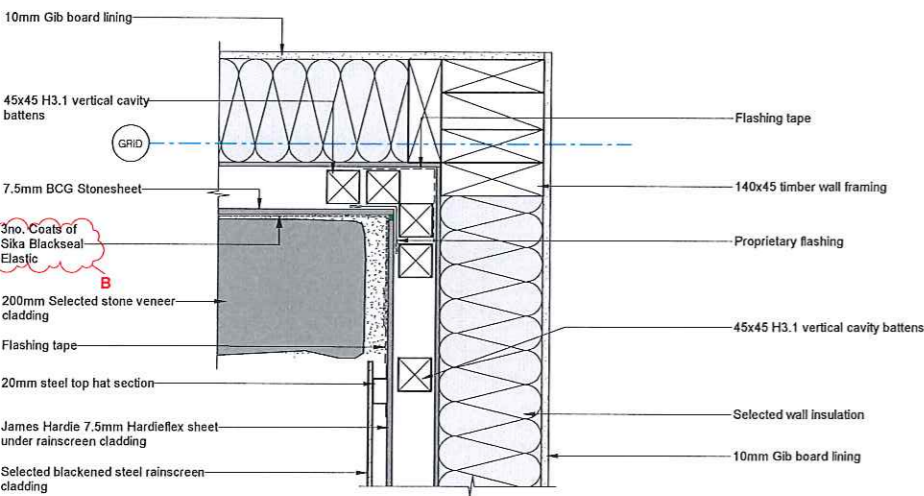




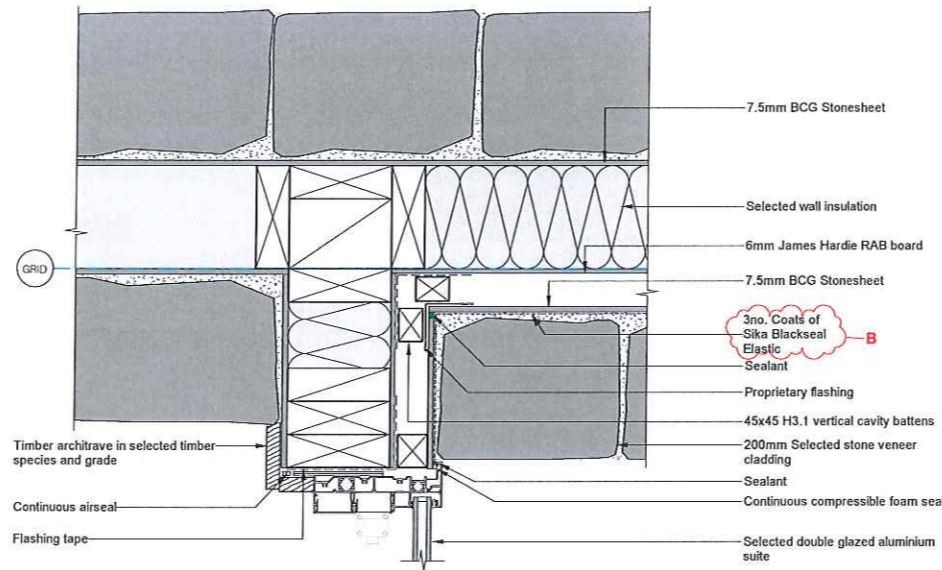
1 Weatherboard Internal Corner  
1:5 @A1 1:10 @A3



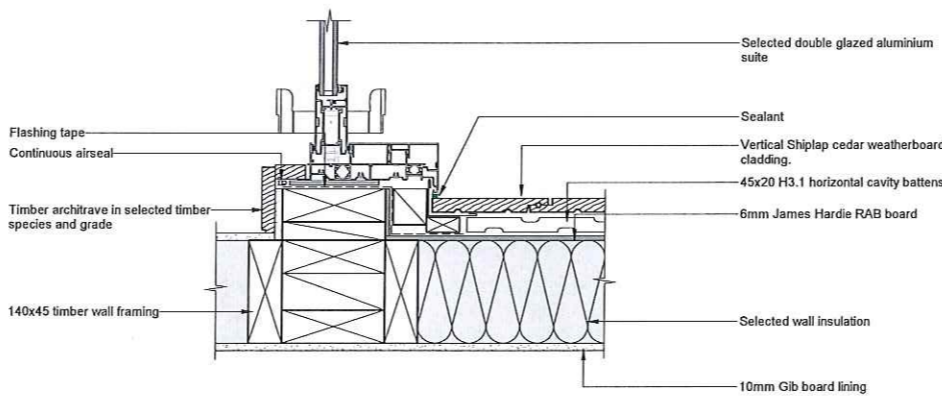
2 Weatherboard External Corner  
1:5 @A1 1:10 @A3



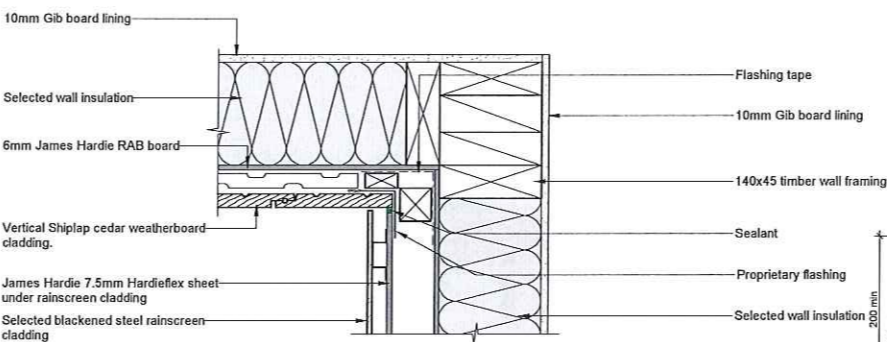
3 Stone to Steel Rainscreen Internal Corner  
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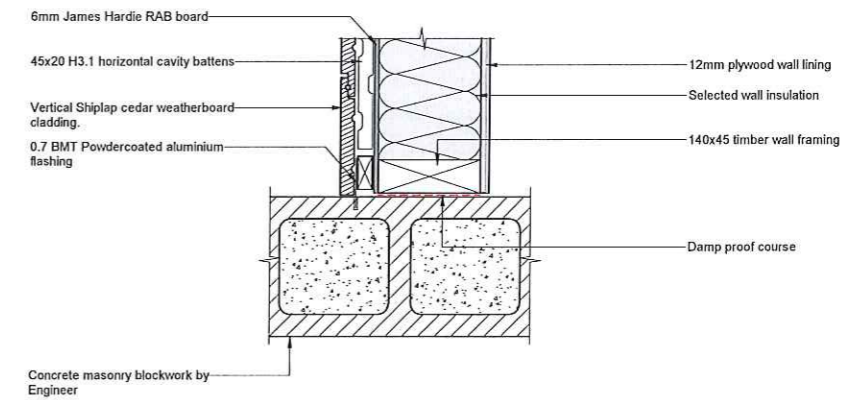
4 Kitchen Internal Jamb  
1:5 @A1 1:10 @A3



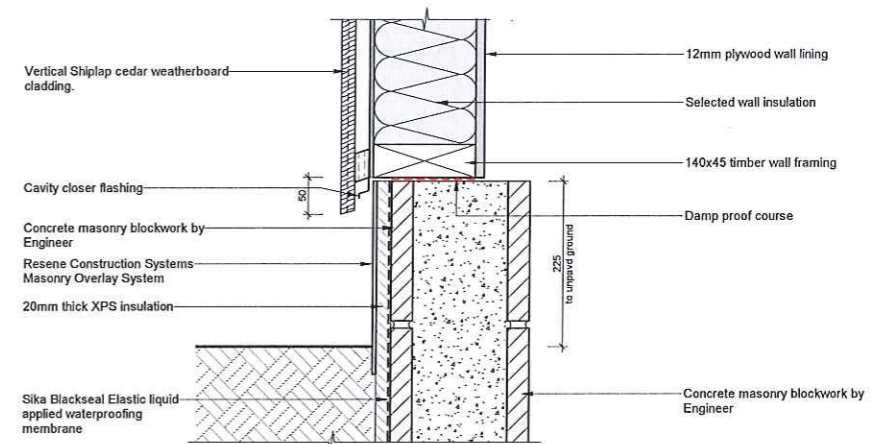
5 Weatherboard Internal Corner at Window  
1:5 @A1 1:10 @A3



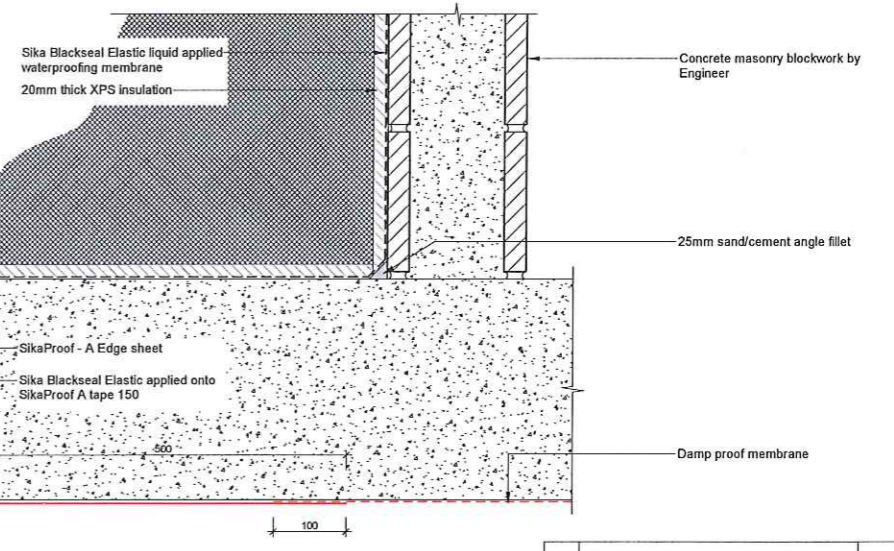
6 Weatherboard to Rainscreen Internal Corner  
1:5 @A1 1:10 @A3



7 Weatherboard to Block Corner  
1:5 @A1 1:10 @A3



8 Weatherboard Wall Base at Block Wall  
1:5 @A1 1:10 @A3



Ref.	Description	Date
B	CAN A01	03.11.2021
A	FOR BUILDING CONSENT	Dec. 09 2019

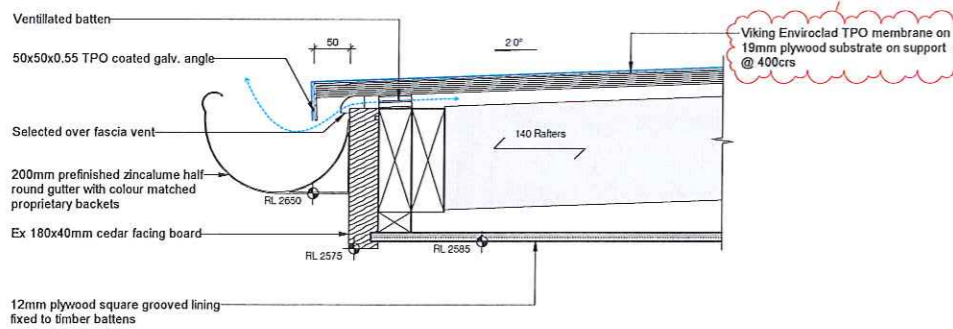
REVISION SCHEDULE

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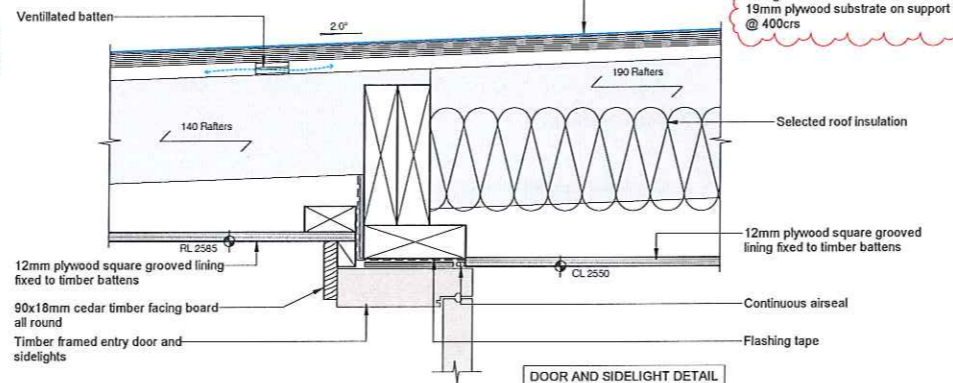
ORIGINAL SIZE A1

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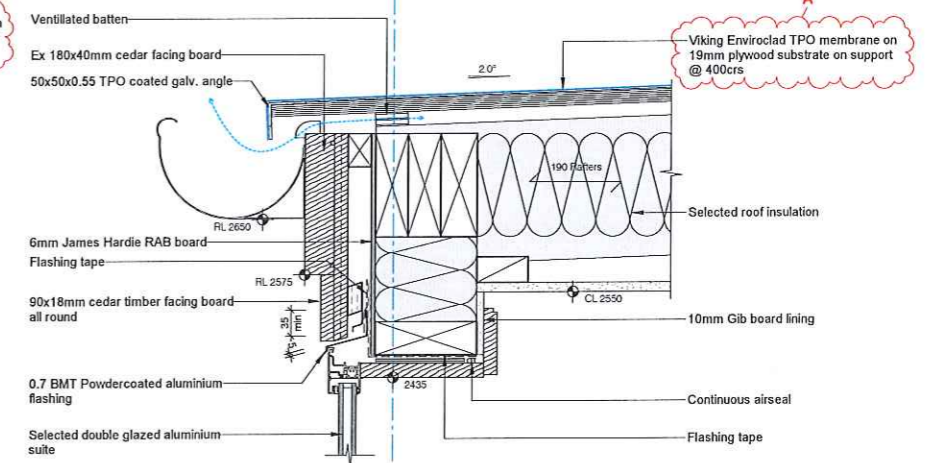




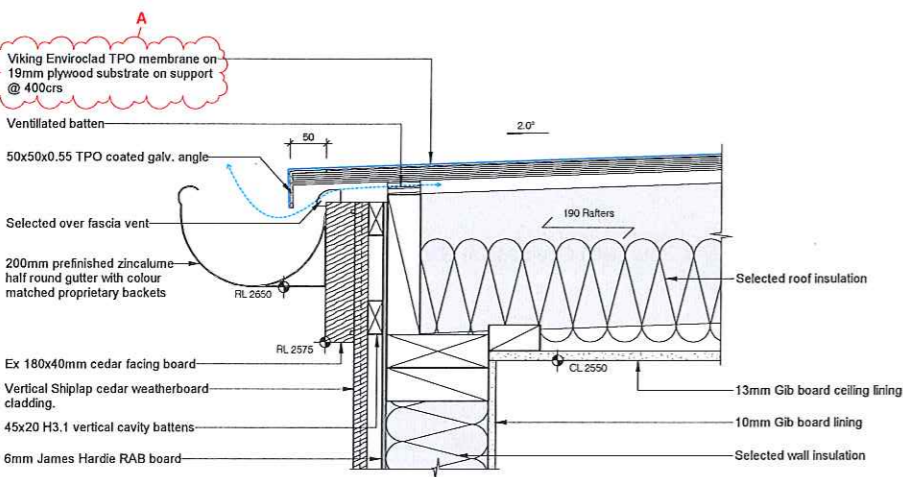
1 Overhang Eaves Detail at Membrane Roof  
1:5 @A1 1:10 @A3



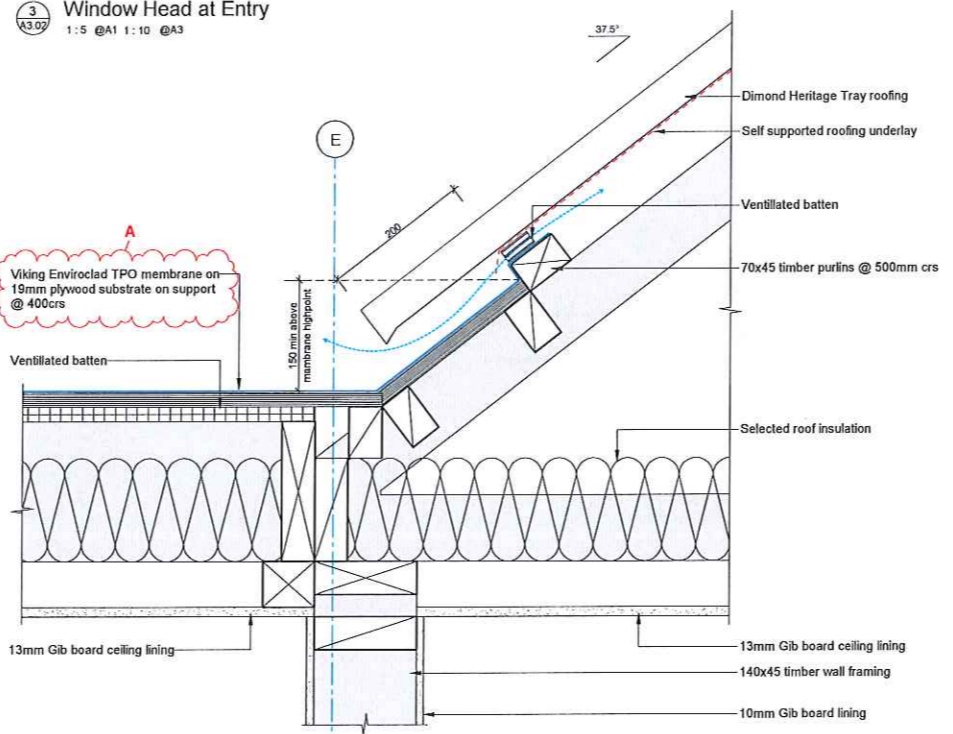
3 Window Head at Entry  
1:5 @A1 1:10 @A3



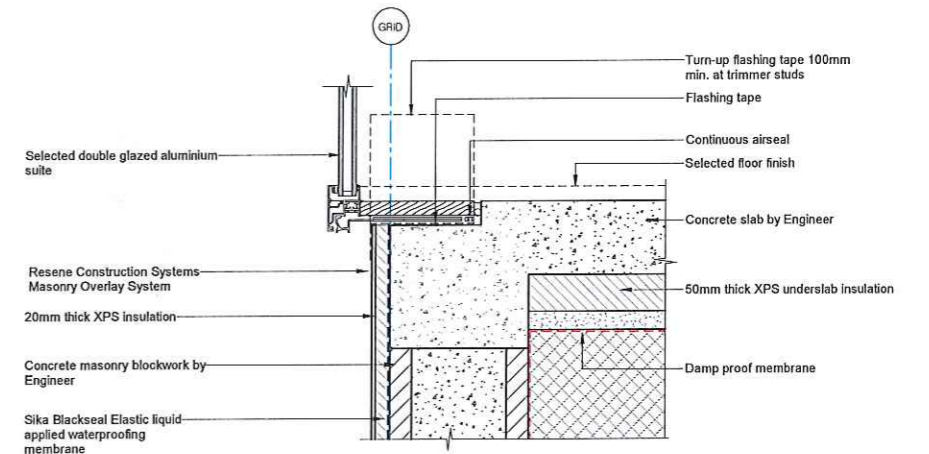
6 Window Head at Membrane Roof  
1:5 @A1 1:10 @A3



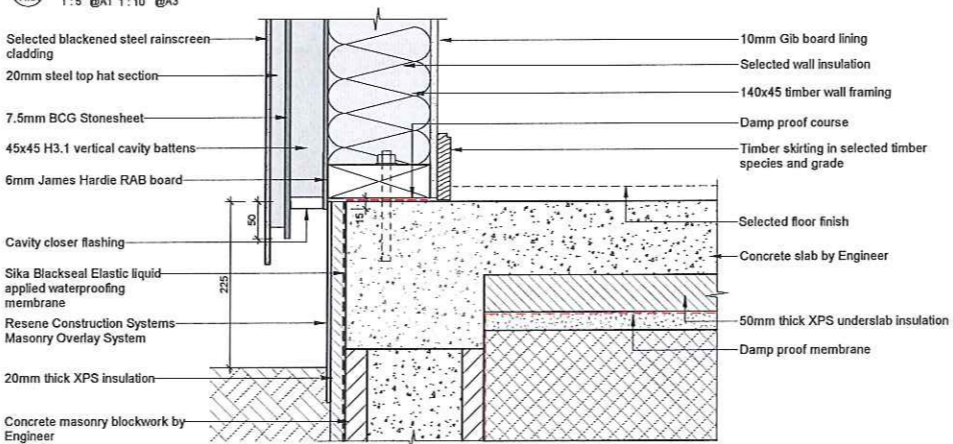
2 Eaves Detail at Membrane Roof  
1:5 @A1 1:10 @A3



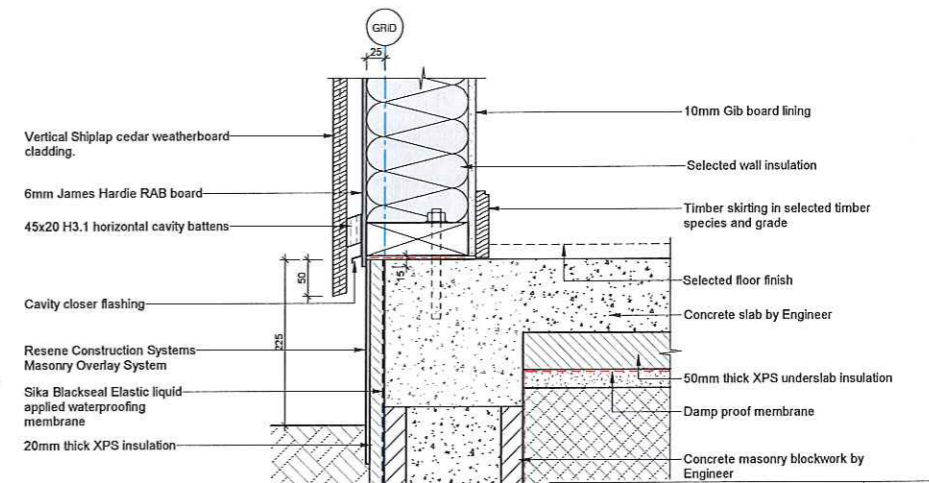
4 Pitched/Flat Roof Junction  
1:5 @A1 1:10 @A3



7 Window Sill at Slab Edge  
1:5 @A1 1:10 @A3



5 Steel Rainscreen Base at Slab Edge  
1:5 @A1 1:10 @A3

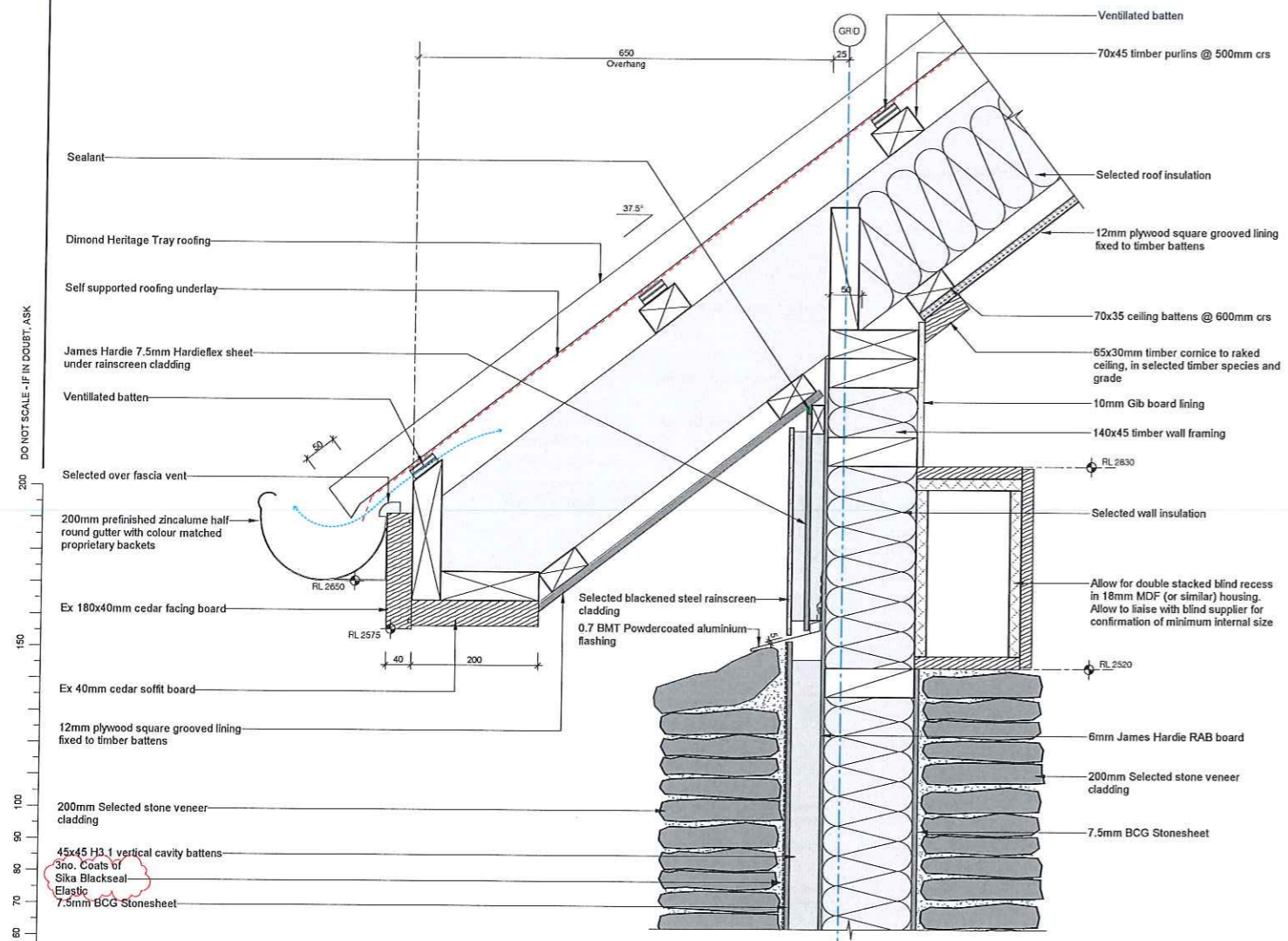


8 Weatherboard Wall Base at Slab Edge  
1:5 @A1 1:10 @A3

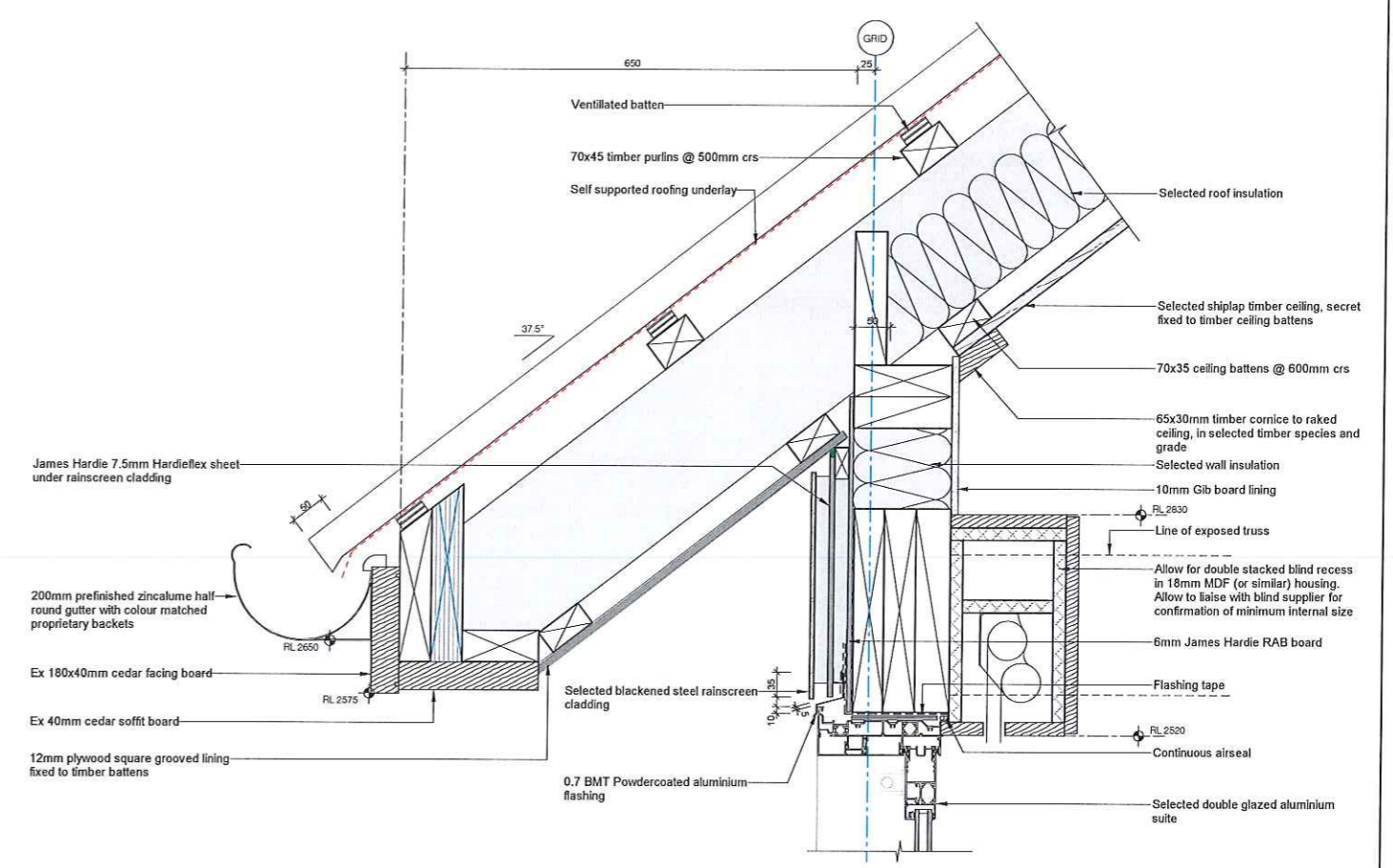
Ref.	Description	Date
A	CAN A01	03.11.2021
REVISION SCHEDULE		



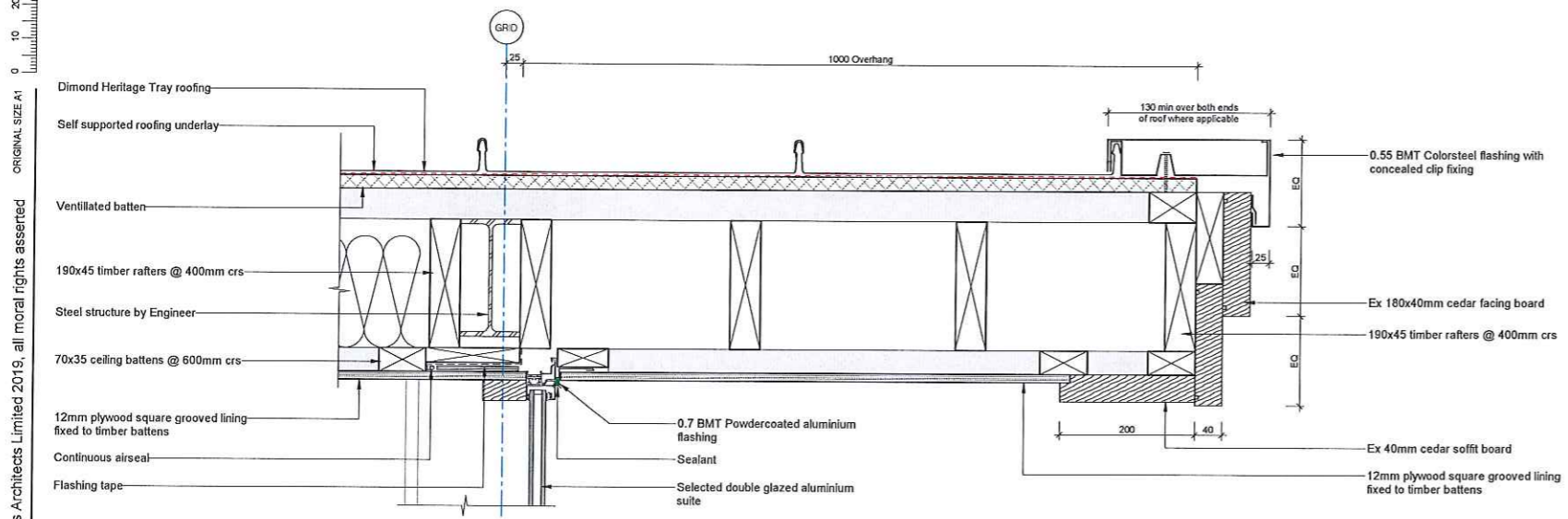
FOR CONSTRUCTION



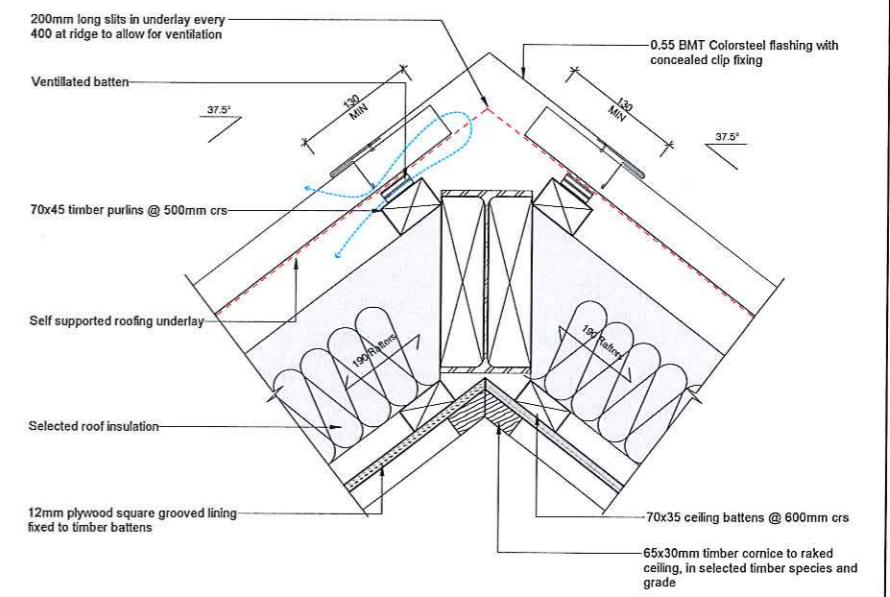
1 Eaves Detail with Overhang  
1:5 @A1 1:10 @A3



2 Eaves Detail with Overhang at Glazing  
1:5 @A1 1:10 @A3



3 Roof Barge with Overhang  
1:5 @A1 1:10 @A3



4 Roof Apex  
1:5 @A1 1:10 @A3

Ref.	Description	Date
B	CAN A01	03.11.2021
A	FOR BUILDING CONSENT	Dec. 09 2019

**MASON & WALES ARCHITECTS**  
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**NEW RESIDENCE FOR THE OVERTON FAMILY**  
19 WINDERS STREET • LAKE WANAKA

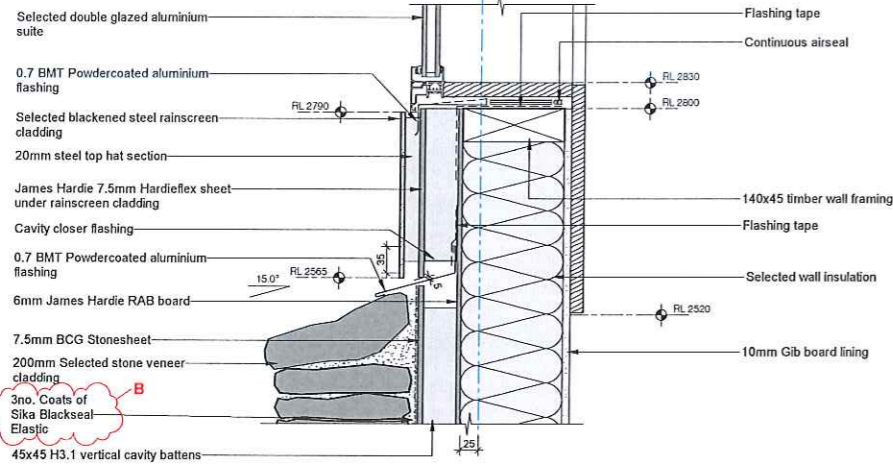
CONSTRUCTION DETAILS

ALL DIMENSIONS  
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ON SITE BEFORE  
COMMENCING WORK

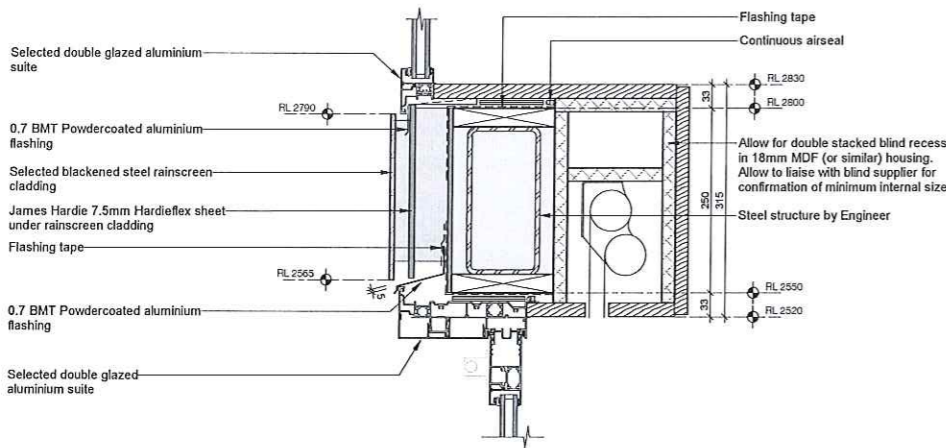
PROJECT No. 5966  
SCALE 1:5 @ A1, 1:10 @ A3  
DESIGN MASON & WALES ARCHITECTS  
DRAWN MASON & WALES ARCHITECTS  
ISSUE DATE 03.11.2021  
PRINTED 3/11/2021 6:41:19 pm

**A5.05**  
REV.B

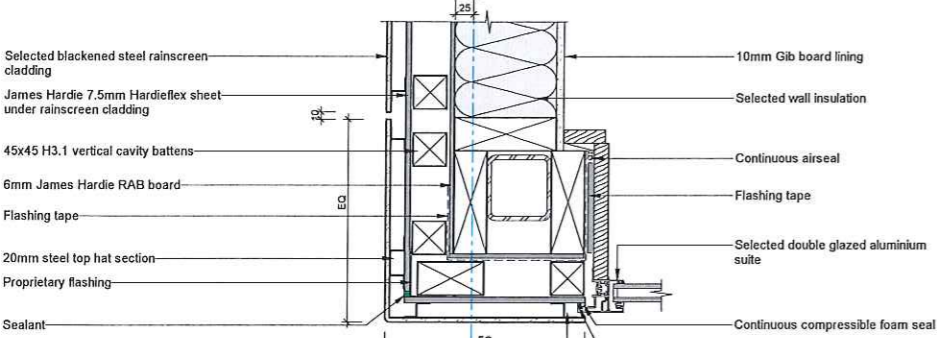




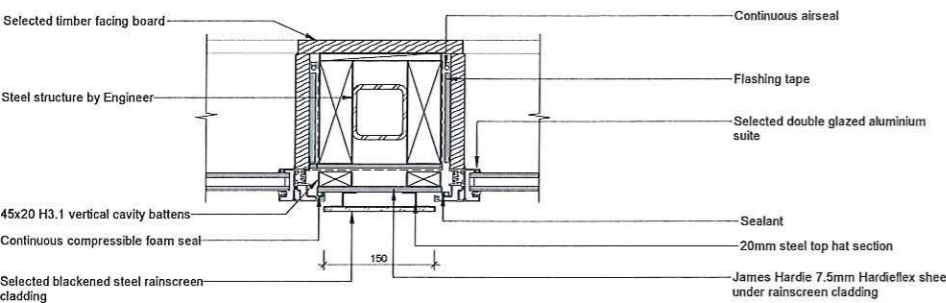
1 High Level Sill Detail at Stone Wall  
1:5 @A1 1:10 @A3



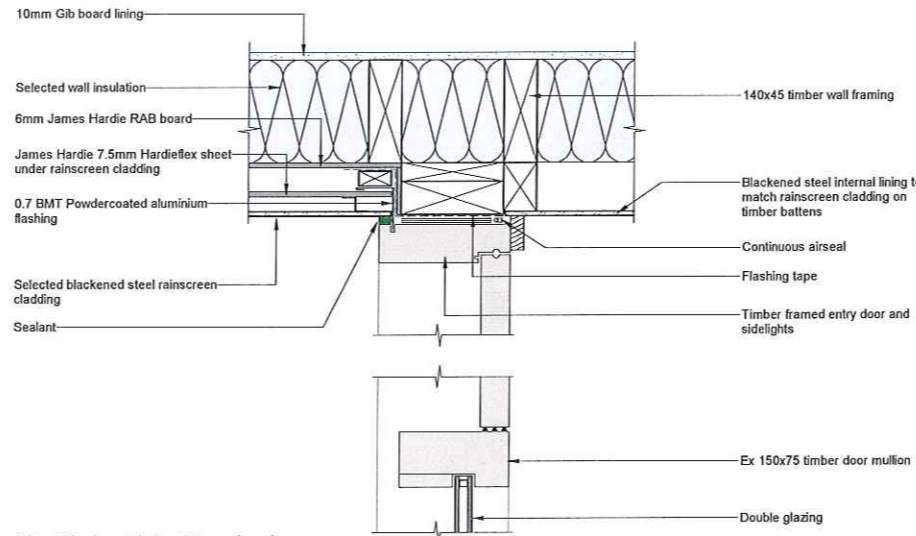
2 Glazing Transom Detail  
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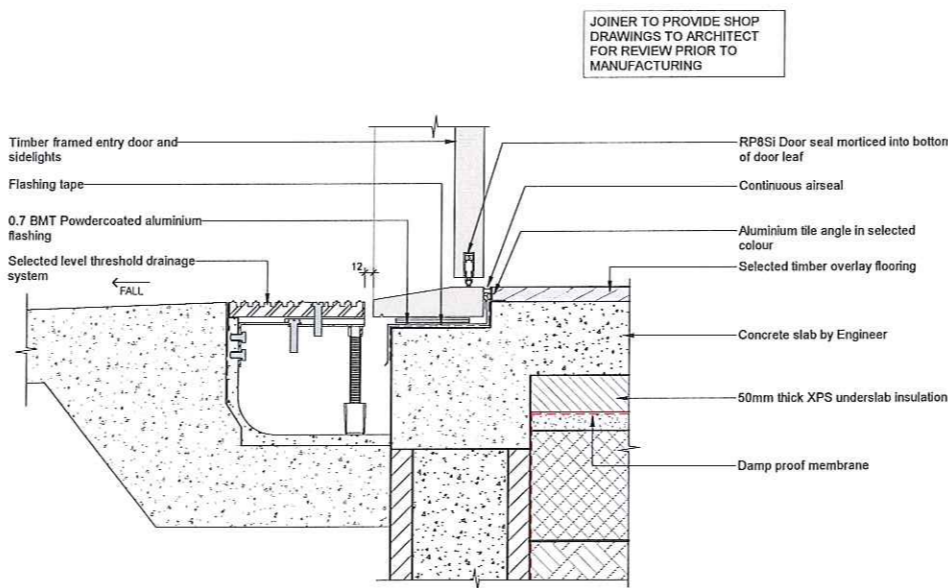
3 External Corner Jamb at Rainscreen  
1:5 @A1 1:10 @A3



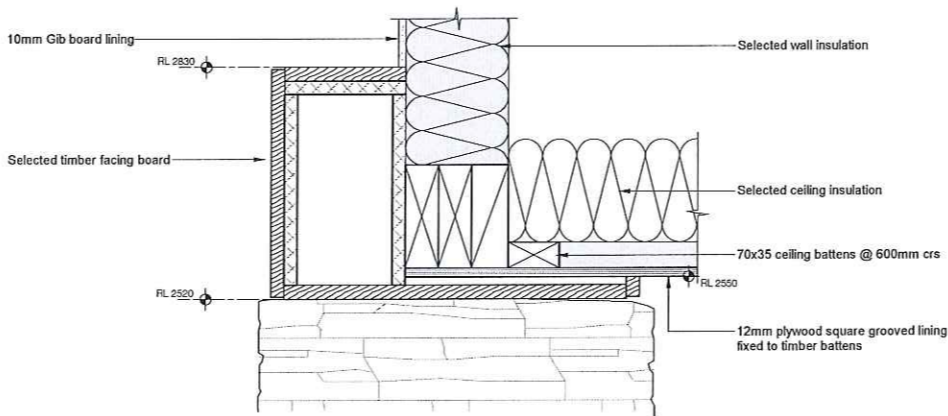
4 Glazing Mullion Detail  
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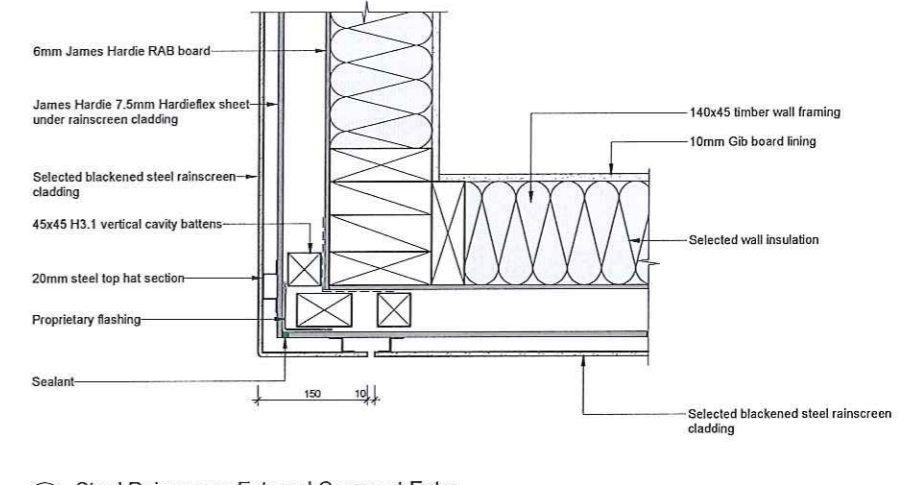
5 Timber Entry Door Jamb  
1:5 @A1 1:10 @A3



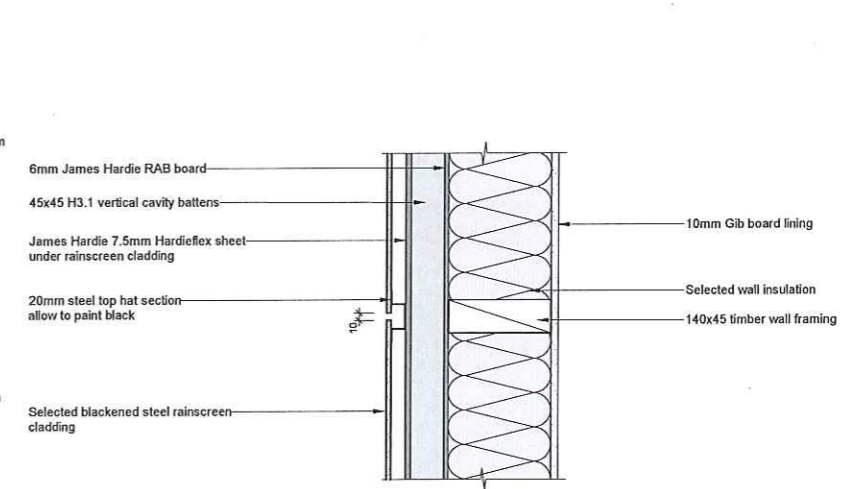
6 Timber Entry Door Sill Detail  
1:5 @A1 1:10 @A3



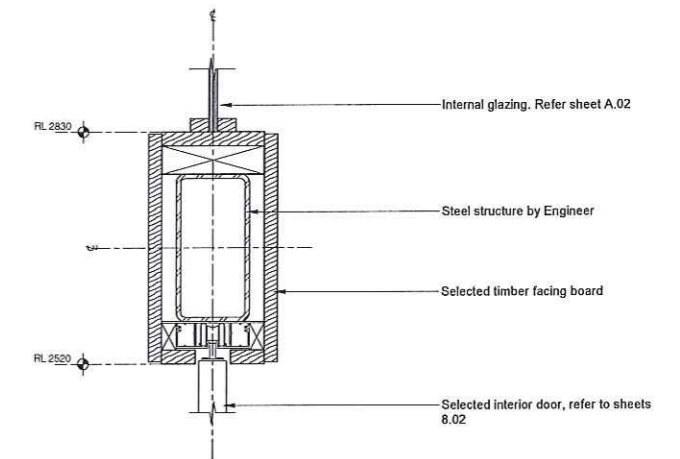
7 Bulkhead Detail at Kitchen  
1:5 @A1 1:10 @A3



8 Steel Rainscreen External Corner at Entry  
1:5 @A1 1:10 @A3



9 Steel Rainscreen Horizontal Joint  
1:5 @A1 1:10 @A3



10 Bulkhead Detail at Den Sliding Door  
1:5 @A1 1:10 @A3

JOINER TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO MANUFACTURING

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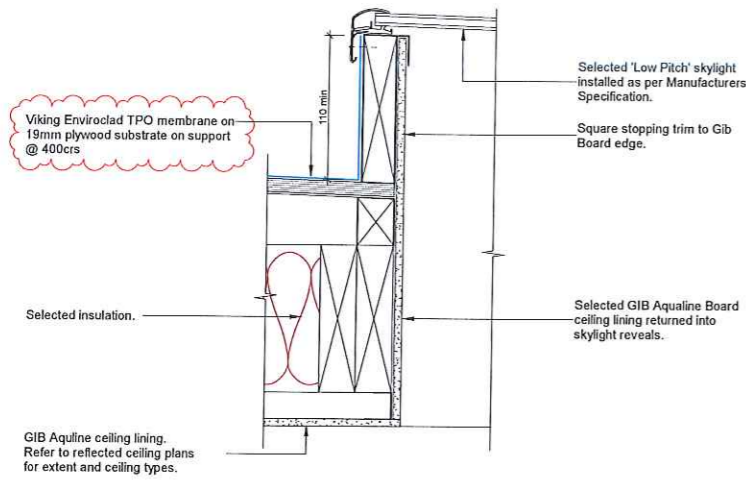
ORIGINAL SIZE A1  
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Ref.	Description	Date
B	CAD/JAD	03.11.2021
A	FOR BUILDING CONSENT	Dec. 09.2019

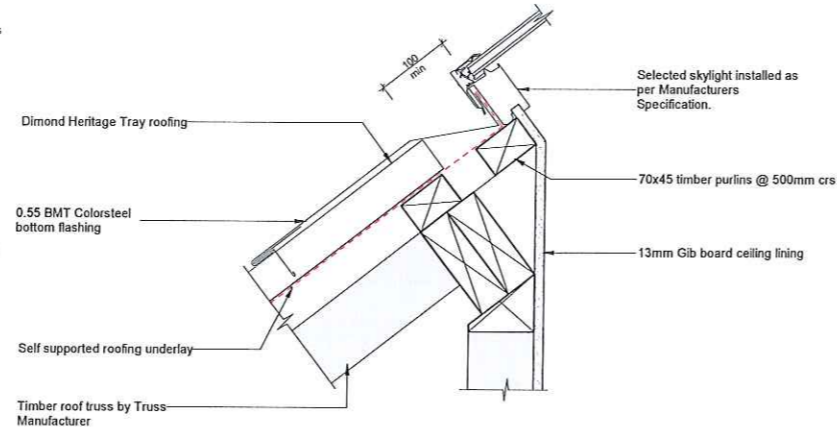
  

REVISION SCHEDULE	
PROJECT No.	5986
SCALE	1:5 @A1, 1:10 @A3
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	03.11.2021
PRINTED	3/11/2021 6:41:20 pm

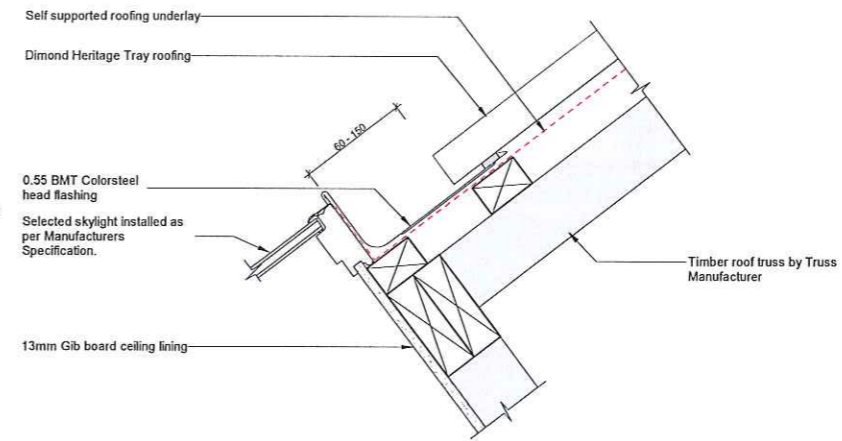




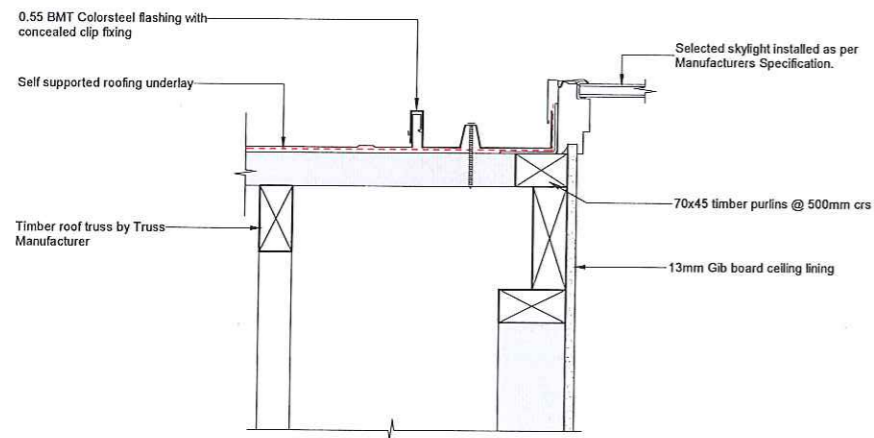
1 Membrane Roof Skylight Detail  
A1.01 1:5 @A1 1:10 @A3



2 Metal Tray Roof Skylight Sill  
A1.01 1:5 @A1 1:10 @A3



3 Metal Tray Roof Skylight Head  
A1.01 1:5 @A1 1:10 @A3



4 Metal Tray Roof Skylight Jamb  
A1.01 1:5 @A1 1:10 @A3

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Ref	Description	Date
A	CAN A01	03.11.2021

REVISION SCHEDULE

**MASON & WALES ARCHITECTS**  
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MASONANDWALES.COM

**NEW RESIDENCE FOR THE OVERTON FAMILY**  
19 WINDERS STREET • LAKE WANAKA

SKYLIGHT DETAILS

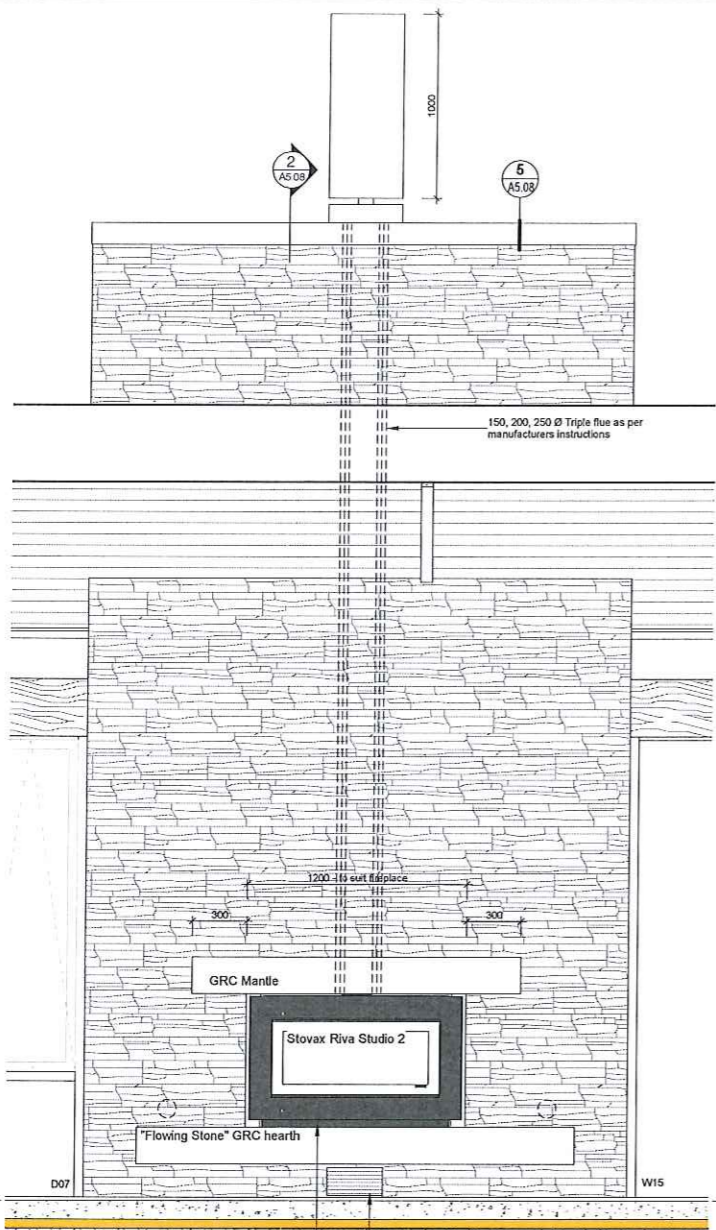
ALL DIMENSIONS  
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COMMENCING WORK

PROJECT No.	5988
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DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	03.11.2021
PRINTED	3/11/2021 6:41:21 pm

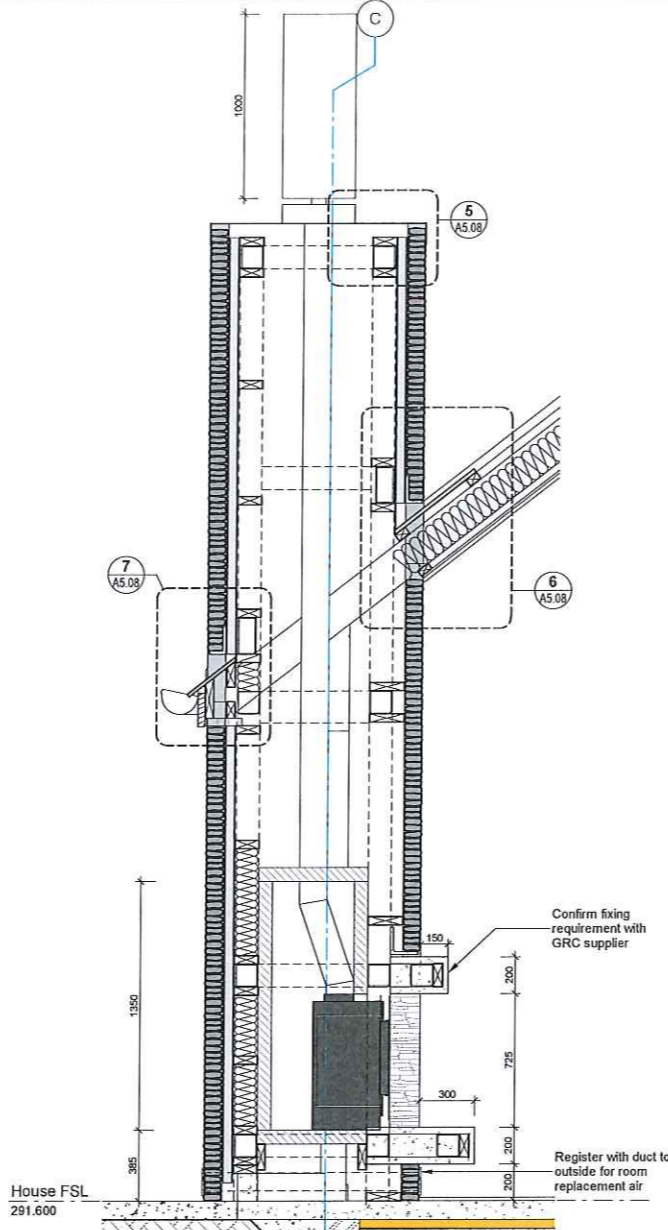
**A5.07**  
REV.A



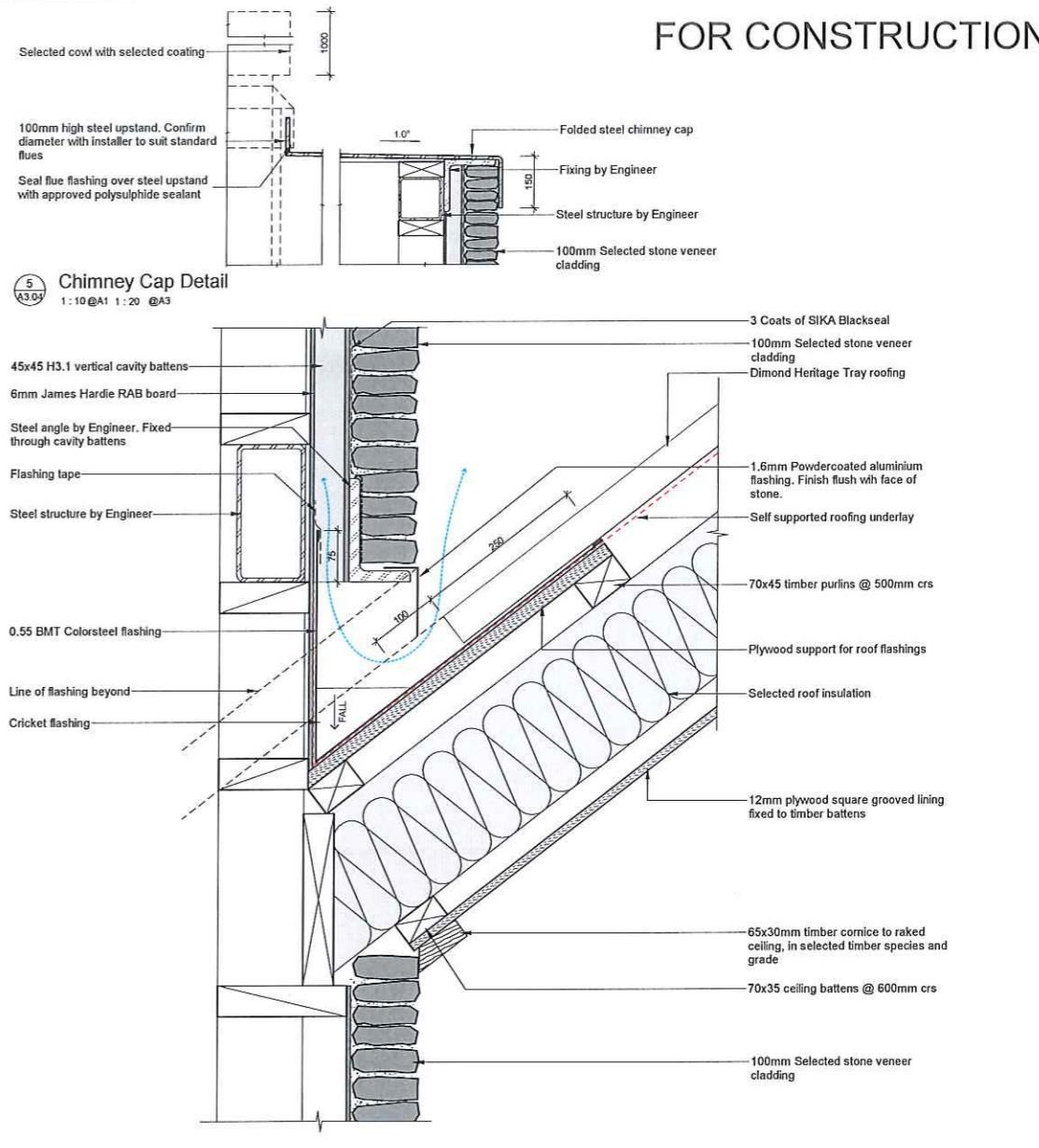
DO NOT SCALE - IF IN DOUBT, ASK



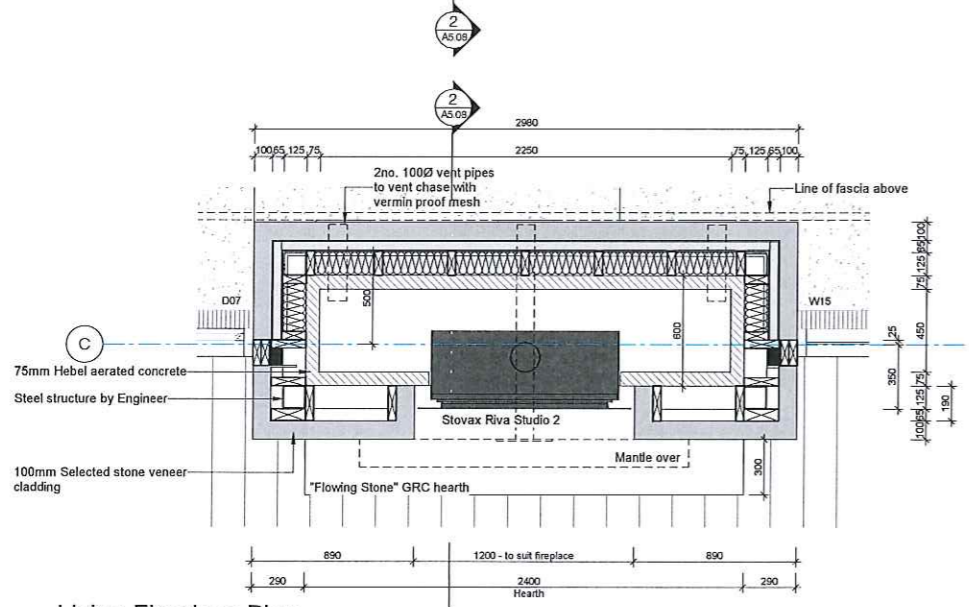
**Living Fireplace Elevation**  
Scale 1:20 @ A1, 1:40 @ A3



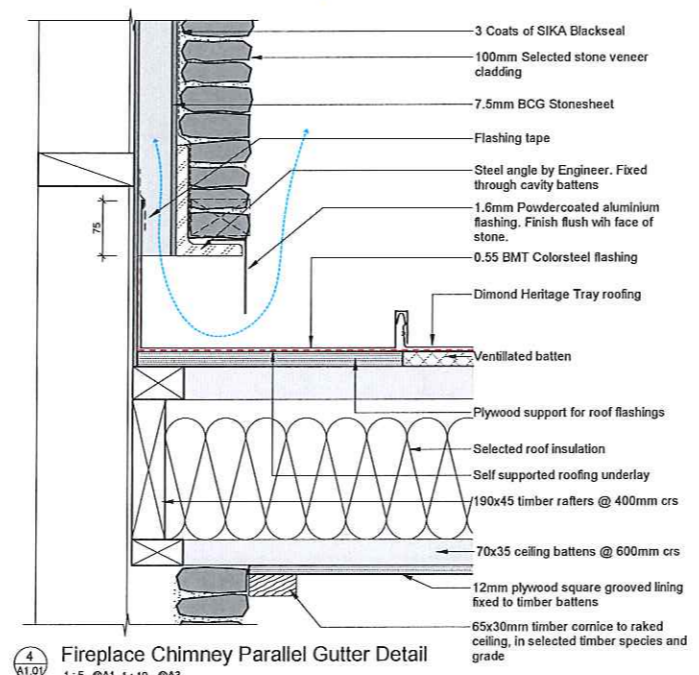
**Living Fireplace Section**  
Scale 1:20 @ A1, 1:40 @ A3



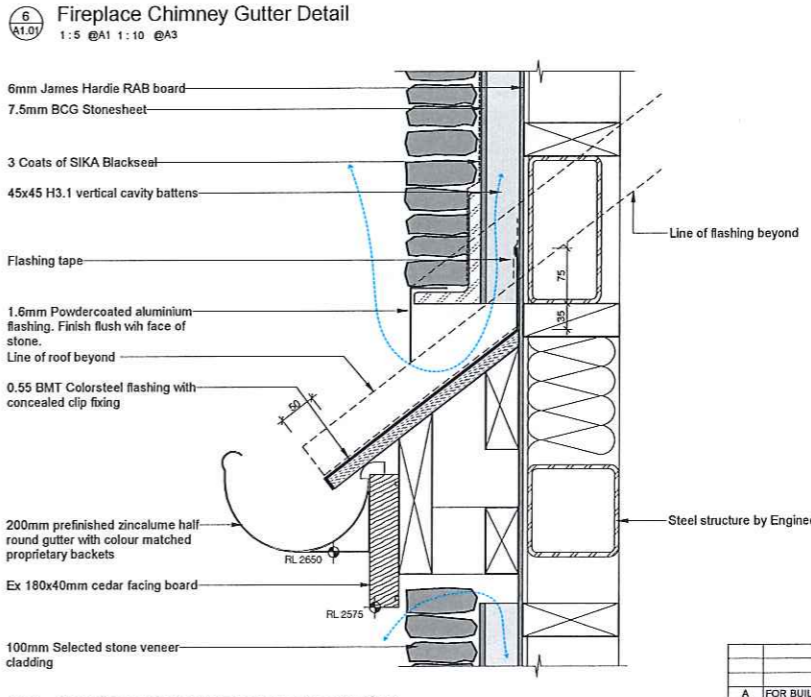
**Chimney Cap Detail**  
1:10 @ A1 1:20 @ A3



**Living Fireplace Plan**  
Scale 1:20 @ A1, 1:40 @ A3



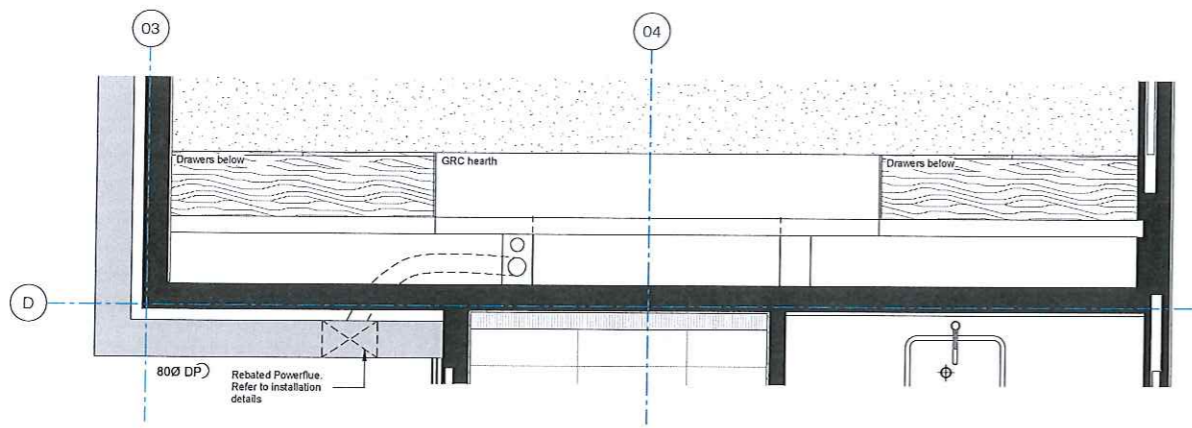
**Fireplace Chimney Parallel Gutter Detail**  
1:5 @ A1 1:10 @ A3



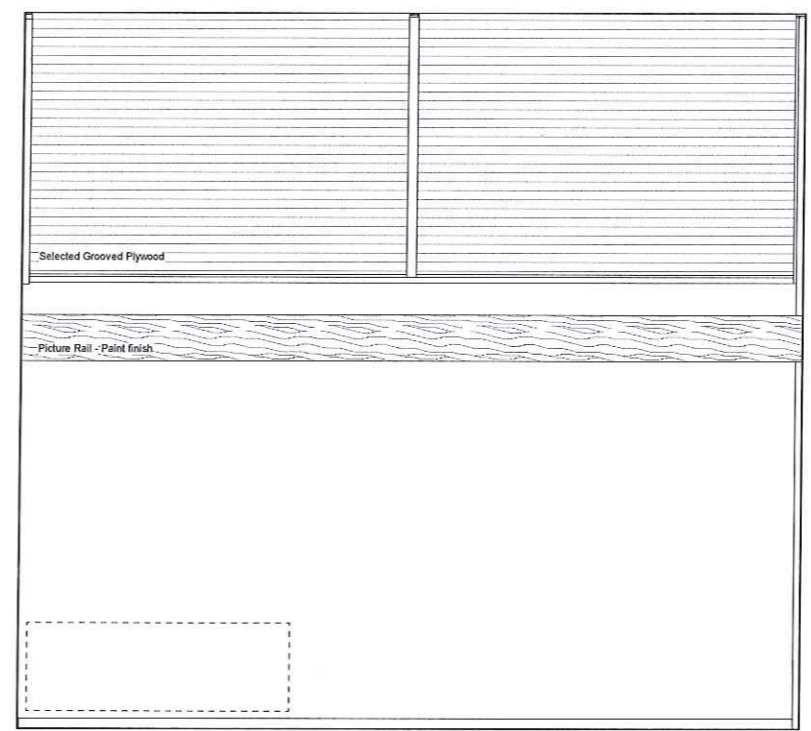
**Fireplace Chimney Lower Penetration**  
1:5 @ A1 1:10 @ A3

REVISION SCHEDULE		
Ref.	Description	Date
A	FOR BUILDING CONSENT	Dec. 09 2019

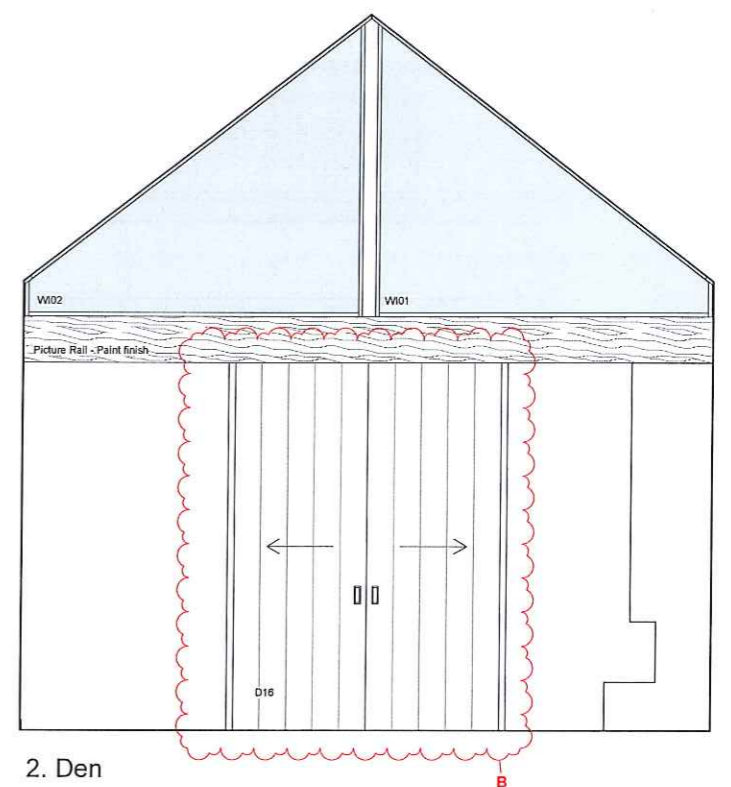




Den Fireplace Plan



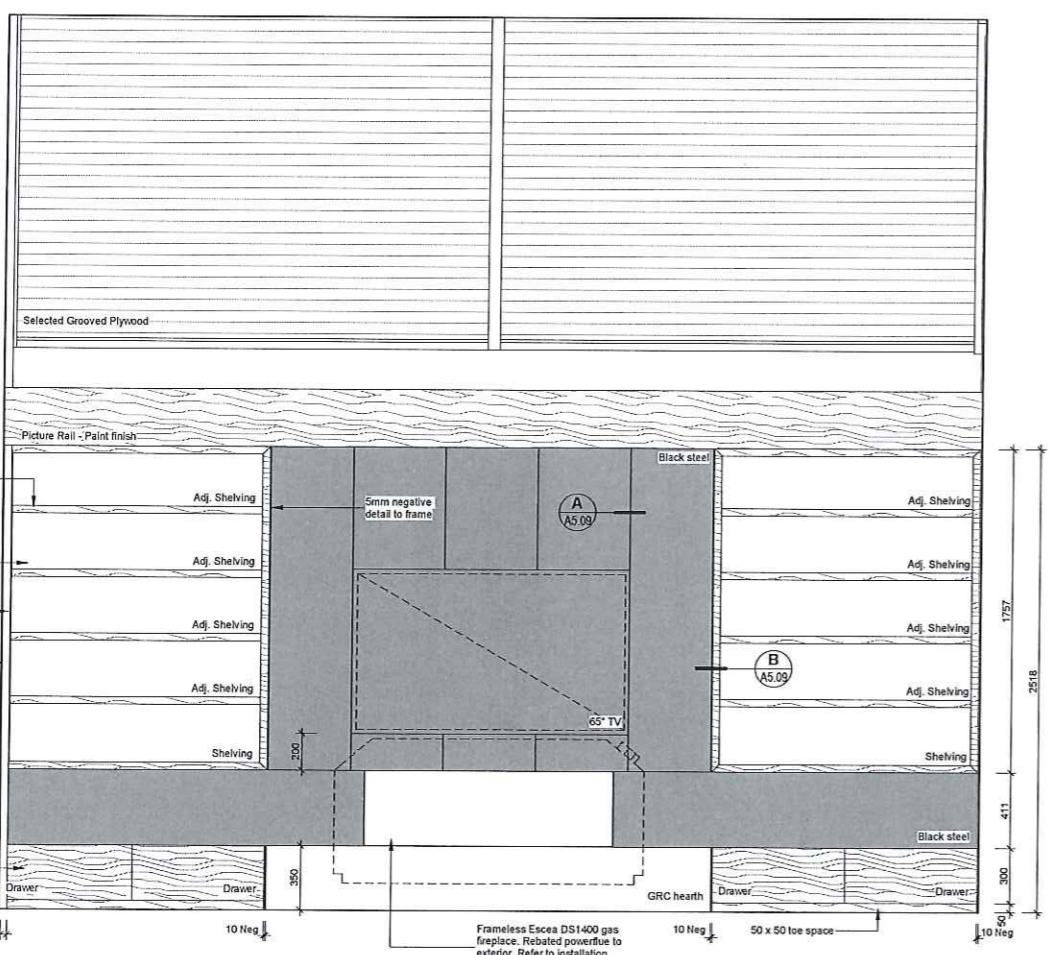
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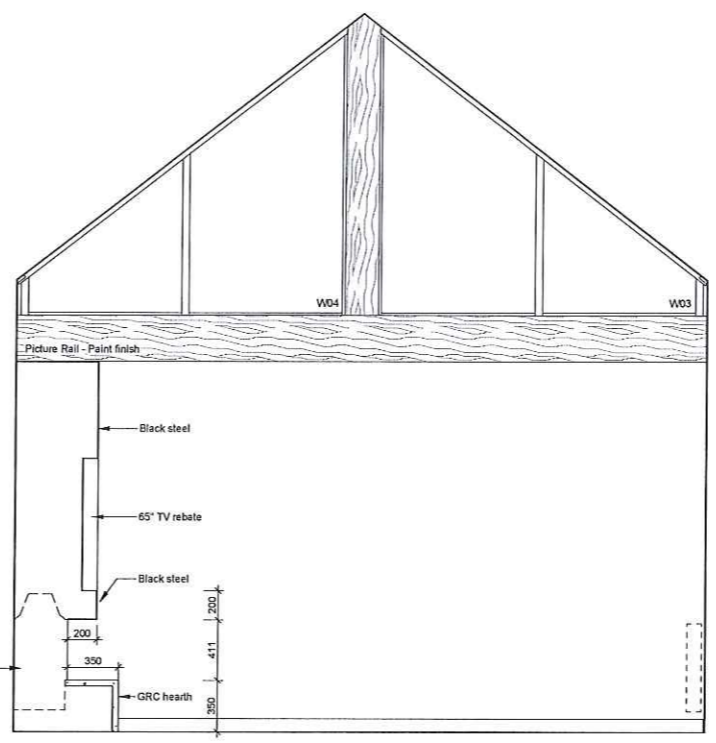
2. Den

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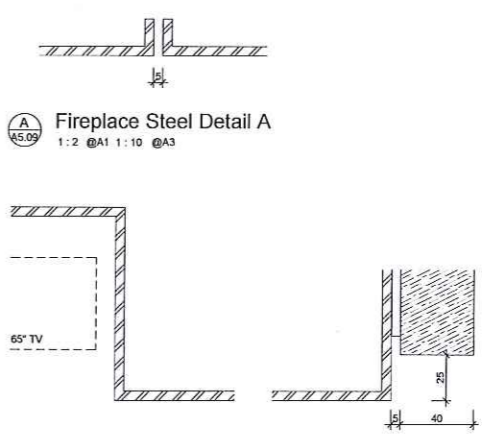
ORIGINAL SIZE A1  
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3. Den



4. Den



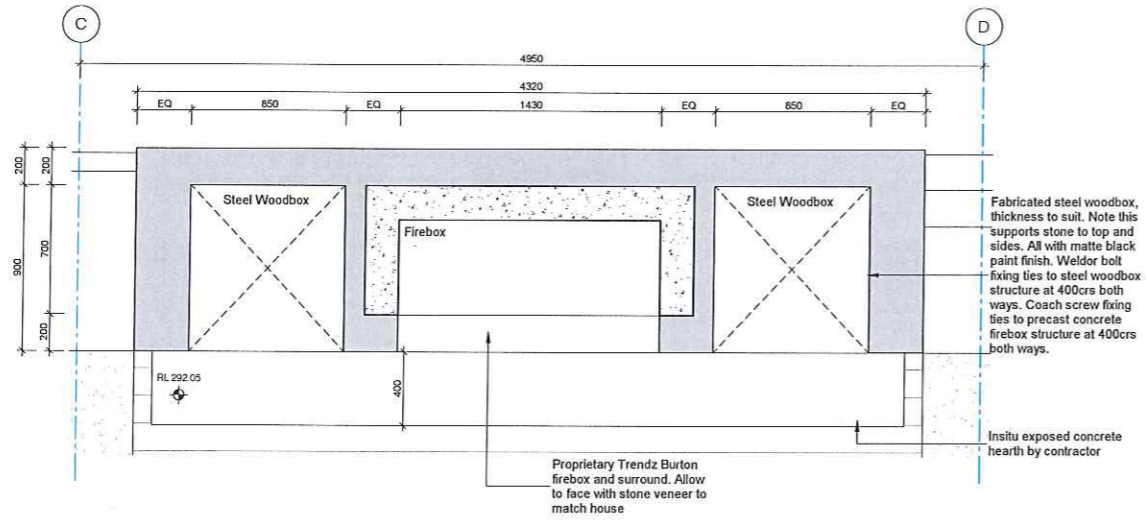
A  
A5.09  
1:2 @A1 1:10 @A3  
Fireplace Steel Detail A

B  
A5.09  
1:2 @A1 1:10 @A3  
Fireplace Steel Detail B

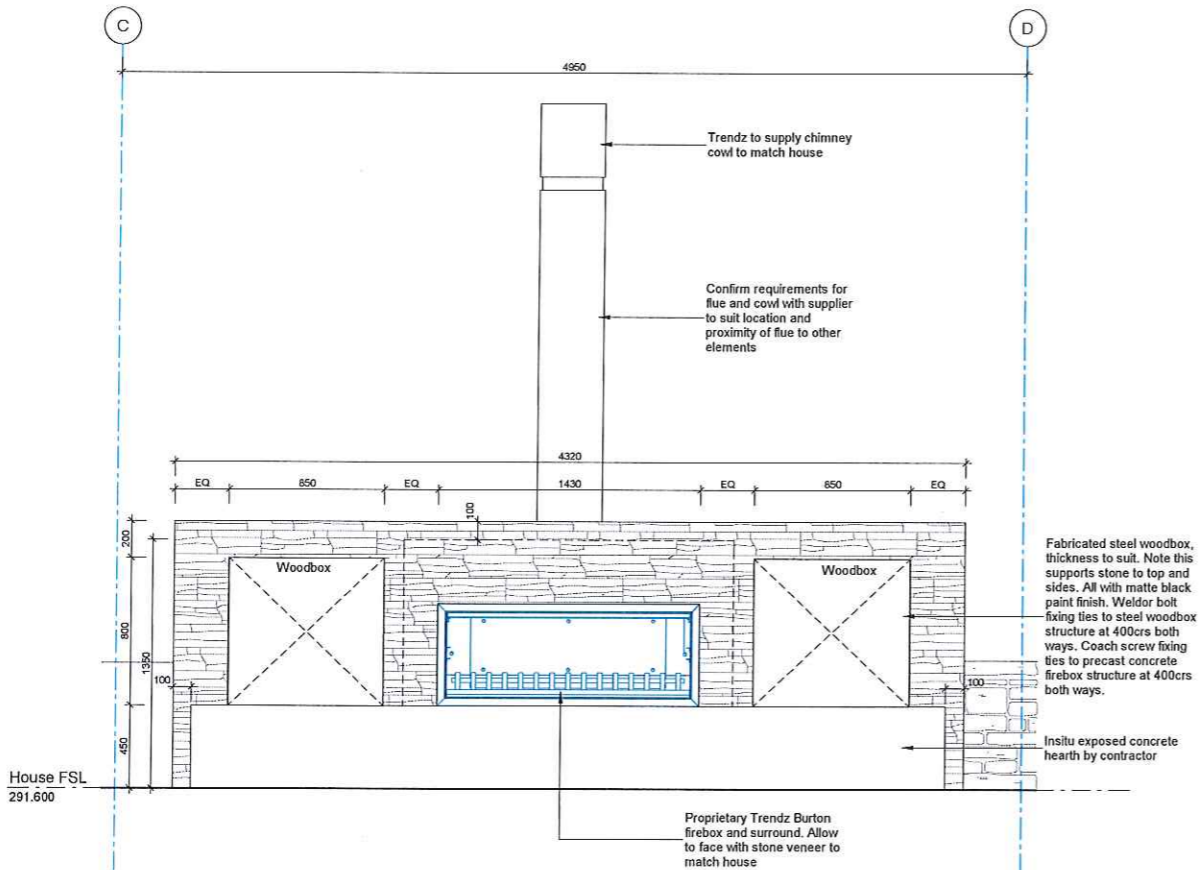
Ref.	Description	Date
B	CAN A01	03.11.2021
A	FOR BUILDING CONSENT	Dec. 09 2019

REVISION SCHEDULE





Outdoor Cooker Plan  
 Scale 1:20 @ A1, 1:40 @ A3



Outdoor Cooker Elevation  
 Scale 1:20 @ A1, 1:40 @ A3

DO NOT SCALE - IF IN DOUBT, ASK

200  
150  
100  
90  
80  
70  
60  
50  
40  
30  
20  
10  
0

ORIGINAL SIZE A1  
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Ref.	Description	Date
B	BUILDING CONSENT RFI	Feb. 18 2020
A	FOR BUILDING CONSENT	Dec. 02 2019

REVISION SCHEDULE		
Ref.	Description	Date

**MASON & WALES ARCHITECTS**  
 46 YORK PLACE  
 P.O. BOX 5456  
 DUNEDIN  
 NEW ZEALAND  
 +64 (0) 477 1596  
 MASON@MOWALES.COM

**NEW RESIDENCE FOR THE OVERTON FAMILY**  
 19 WINDERS STREET • LAKE WANAKA

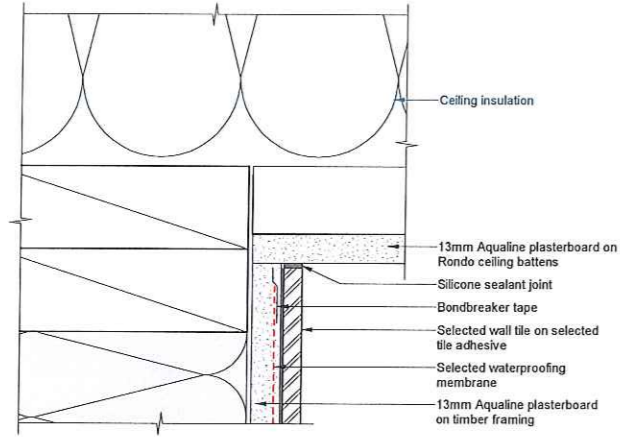
OUTDOOR COOKER

ALL DIMENSIONS  
 SHALL BE CHECKED  
 ON SITE BEFORE  
 COMMENCING WORK

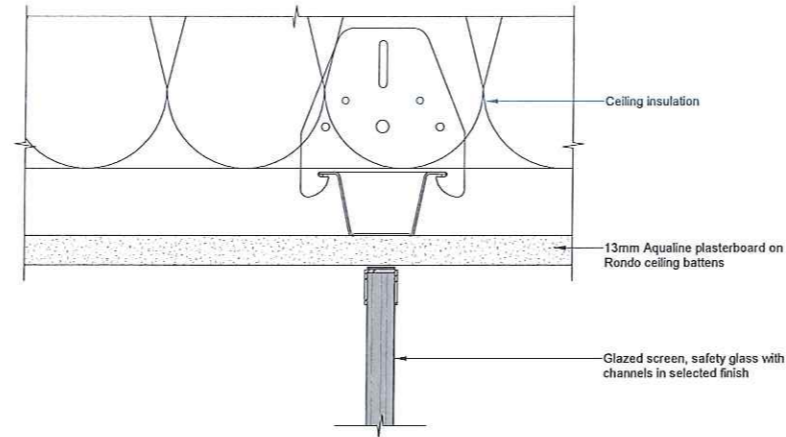
**A5.10**  
 REV.B

PROJECT No. 5988  
 SCALE 1:20 @ A1, 1:40 @ A3  
 DESIGN MASON & WALES ARCHITECTS  
 DRAWN MASON & WALES ARCHITECTS  
 ISSUE DATE Feb. 18 2020  
 PRINTED 3/11/2021 6:41:24 pm

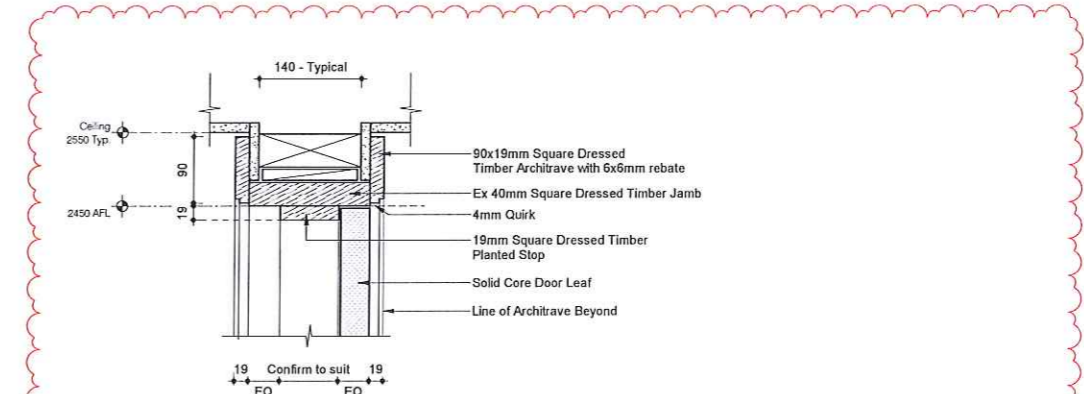




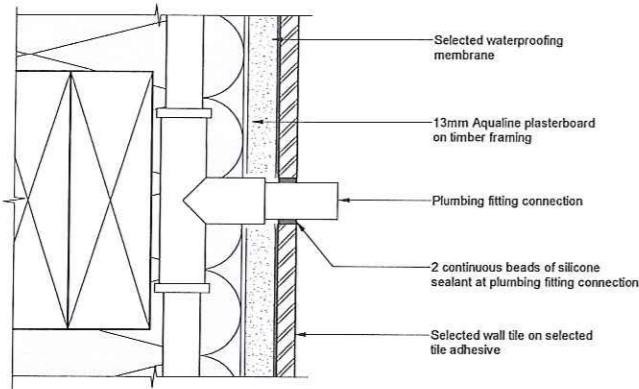
Tiled Wall Ceiling Junction Detail



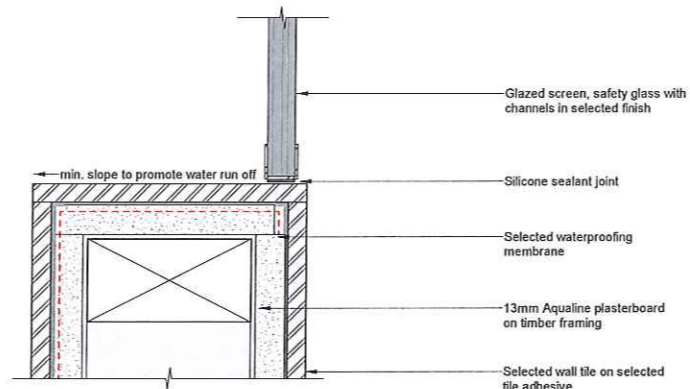
Glazing to Ceiling Junction Detail



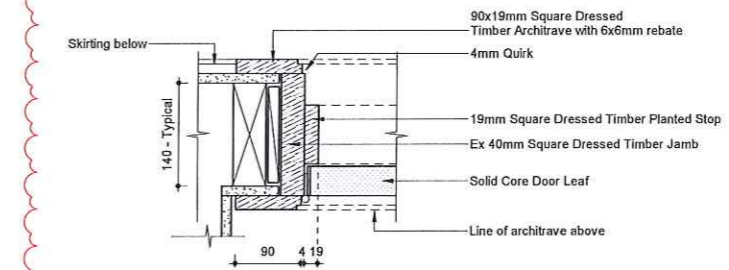
Interior Door Head Detail



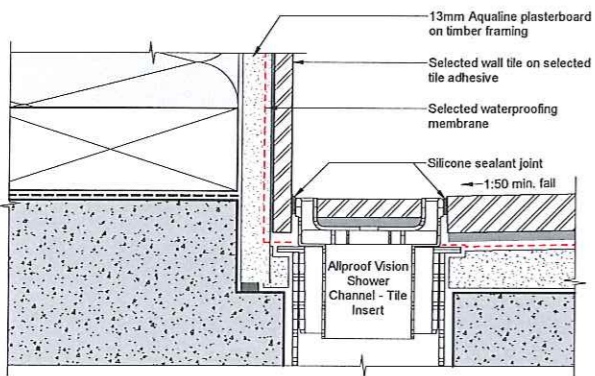
Pipe Penetration Detail



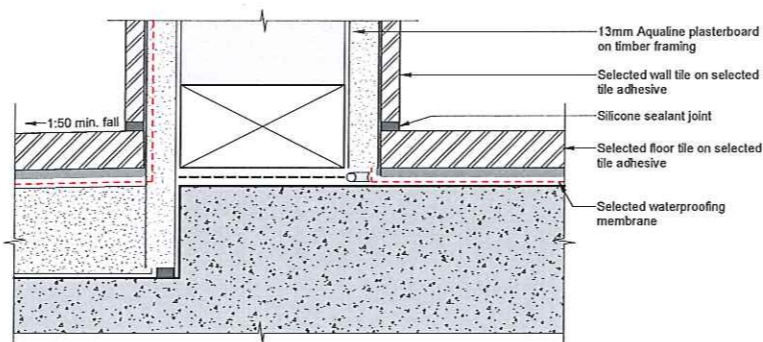
Shower Wall to Glazing Junction Detail



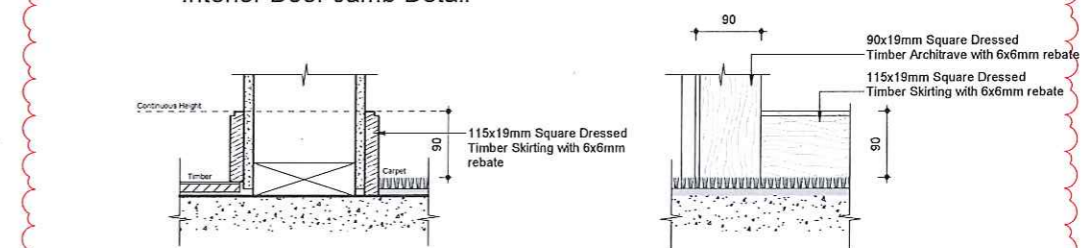
Interior Door Jamb Detail



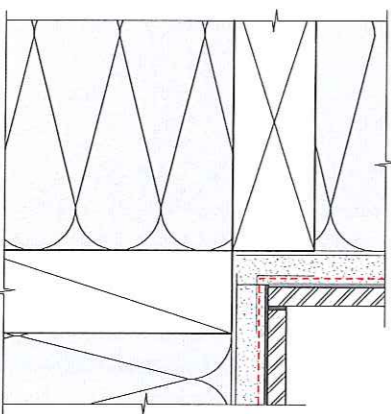
Shower Waste Detail



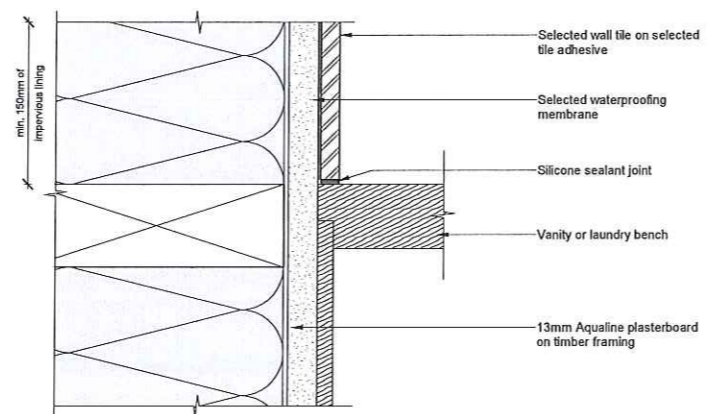
Shower Base / Wall to Floor Junction Detail



Skirting Detail



Tiled Wall Internal Corner Detail



Vanity / Laundry Bench to Wall Junction Detail

Ref.	Description	Date
B	CAN A01	03.11.2021
A	FOR BUILDING CONSENT	Dec. 09 2019

REVISION SCHEDULE

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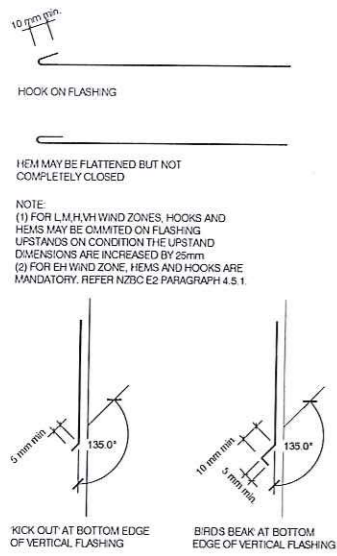
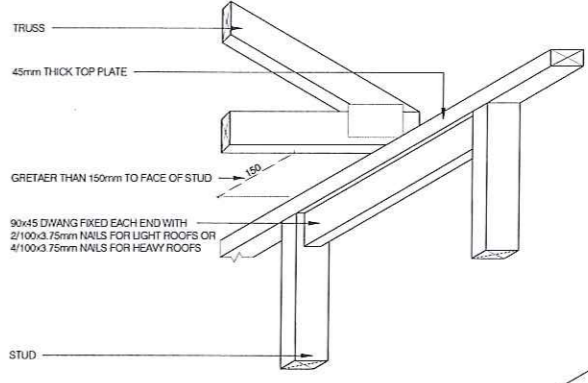
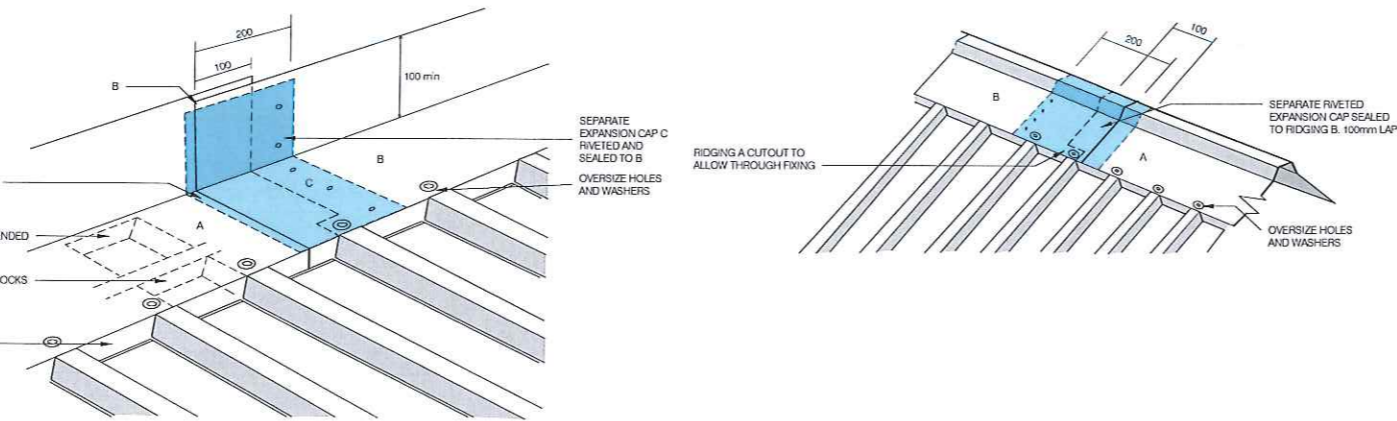
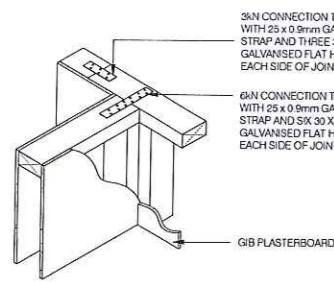


FIGURE 5 - TYPICAL METAL FLASHING EDGE TREATMENTS



TOP PLATE STRENGTHENING DETAIL  
REFER TO FIGURE 8.13 NZS 3604:2011



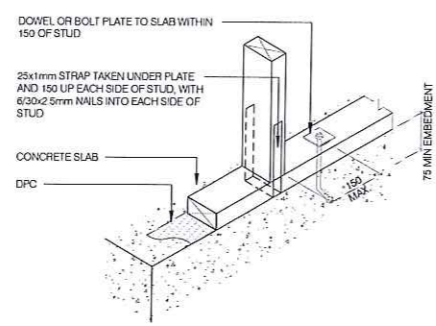
TOP PLATE CONNECTIONS

TOP PLATE CONNECTIONS:

EACH WALL THAT CONTAINS ONE OR MORE WALL BRACING ELEMENTS SHALL BE CONNECTED AT THE TOP PLATE LEVEL EITHER DIRECTLY OR THROUGH A FRAMING MEMBER IN THE LINE OF THE WALL TO EXTERNAL WALLS AT RIGHT ANGLES TO IT.

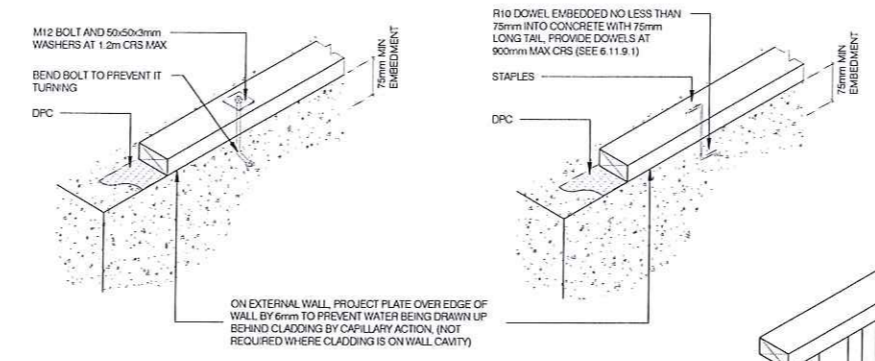
TOP PLATE FIXING(S) OF THE CAPACITY IN TENSION OR COMPRESSION ALONG THE LINE OF THE WALL BRACING ELEMENT ARE GIVEN AS FOLLOWS:

- A. FOR EACH WALL CONTAINING WALL BRACING ELEMENTS WITH A TOTAL BRACING CAPACITY OF NOT MORE THAN 125 BRACING UNITS: TO AT LEAST ONE SUCH EXTERNAL WALL BY A FIXING OF 6kN CAPACITY.
- B. FOR EACH WALL CONTAINING WALL BRACING ELEMENTS WITH A TOTAL BRACING CAPACITY OF NOT MORE THAN 250 BRACING UNITS: TO AT LEAST ONE SUCH EXTERNAL WALL BY A FIXING OF 6kN CAPACITY.
- C. FOR EACH WALL CONTAINING WALL BRACING ELEMENTS WITH A TOTAL BRACING CAPACITY OF MORE THAN 250 BRACING UNITS: TO AT LEAST TWO EXTERNAL WALLS BY FIXINGS EACH HAVING A RATING OF NOT LESS THAN 2.4kN PER 100 BRACING UNITS. 6kN CAPACITY.



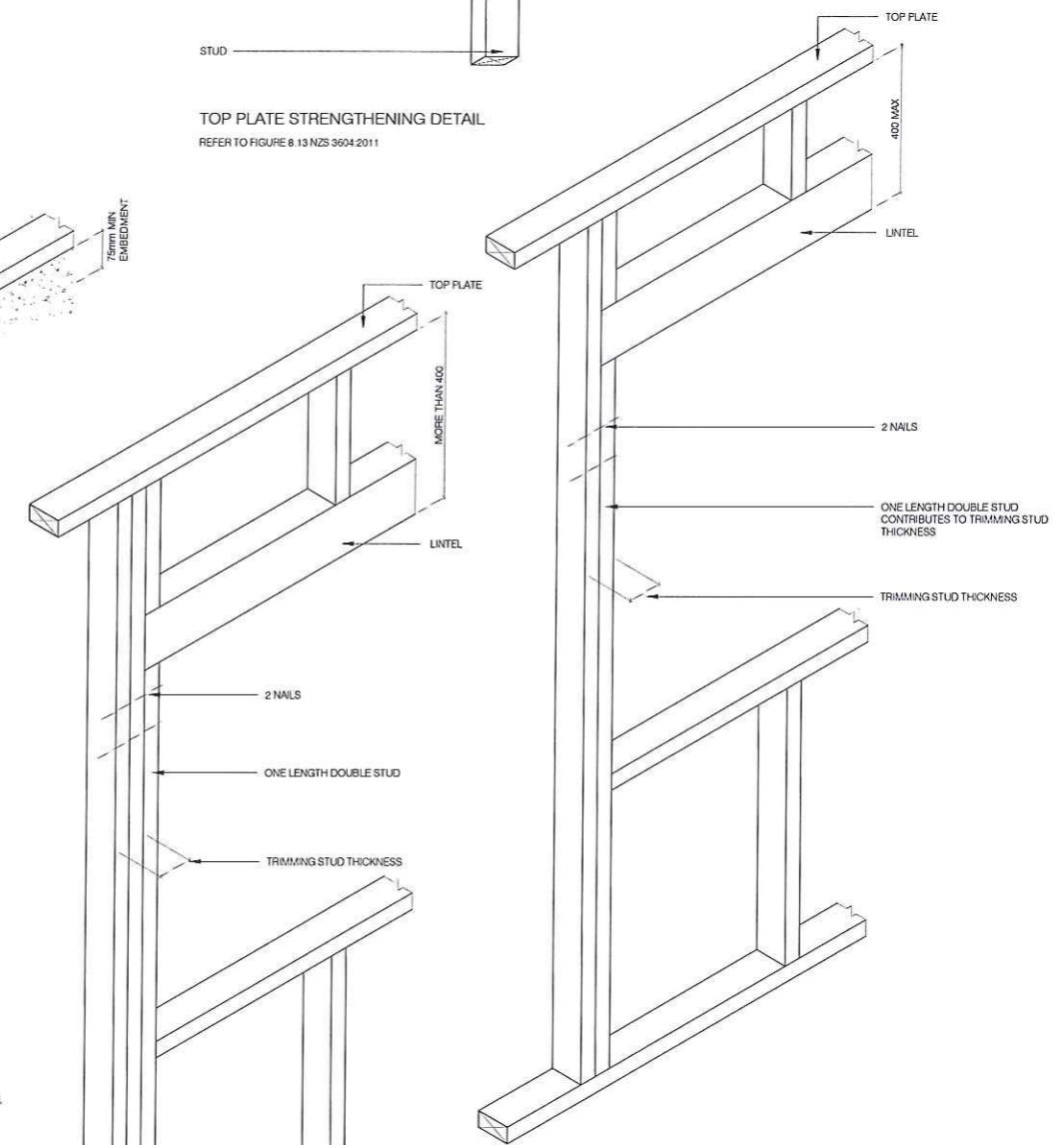
BOTTOM PLATE FIXING TO PREVENT UPLIFT

REFER TO FIGURE 8.12 NZS 3604:2011

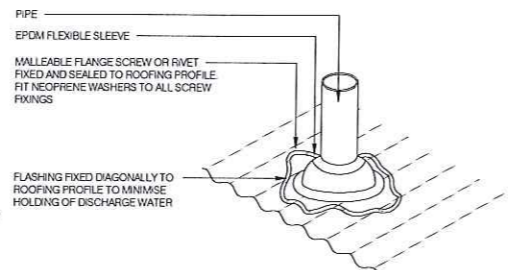


NOTE:  
(1) FIXINGS SHALL BE PROVIDED WITHIN 300mm OF ANY CORNER OR CHANGE IN DIRECTION (SEE 6.11.9.1)  
(2) POWDER POWERED FASTENERS FOR FIXING DOWN PLATES IN WALL CONTAINING BRACING ARE NOT PERMITTED  
(3) BOLT MINIMUM COVER 40mm  
(4) SEE SECTION 4 FOR DURABILITY REQUIREMENTS

NZS 3604:2011 FIGURE 6.16 - BOTTOM PLATE/FOUNDATION WALL FIXING DETAIL

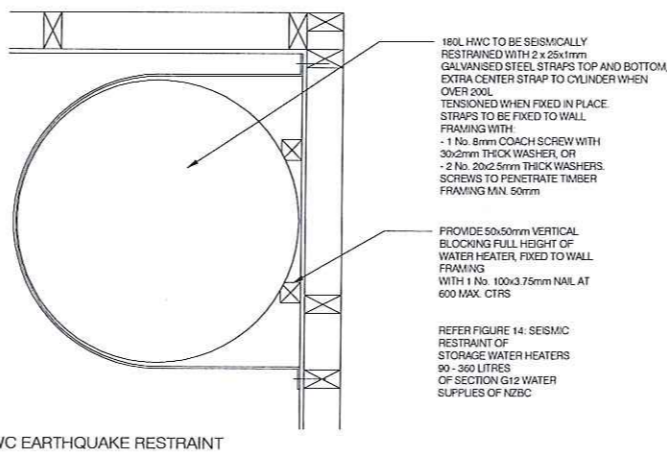
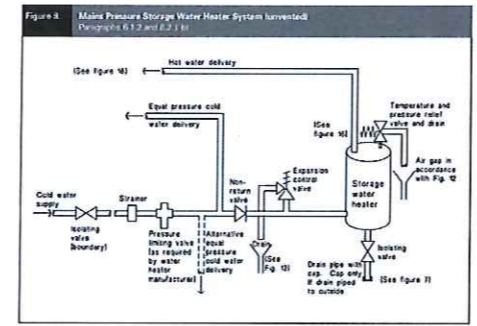


TRIMMING STUD DETAIL  
LINTELS MORE THAN 400mm BELOW TOP PLATE  
REFER TO FIGURE 8.5 NZS 3604:2011



NOTE:  
(1) MAX. ROOF PITCH FOR THIS FLASHING 45°, MIN PITCH 10°  
(2) FOR PIPES UP TO 60mm DIAMETER

PIPE PENETRATION DETAIL  
REFER TO FIGURE 53 E2



HWC EARTHQUAKE RESTRAINT

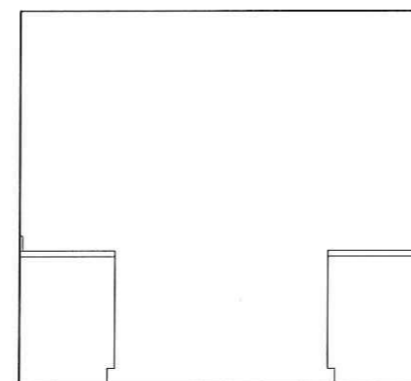
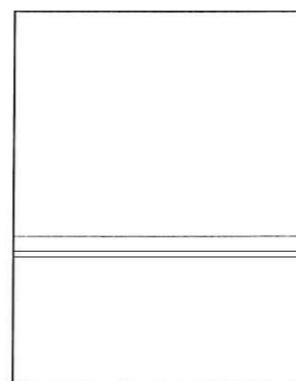
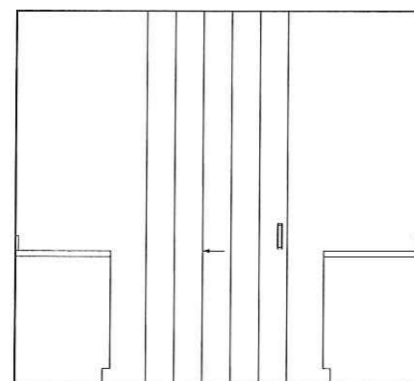
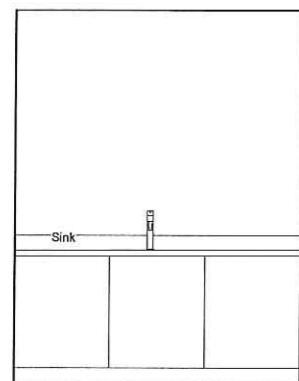
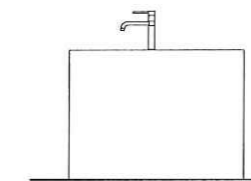
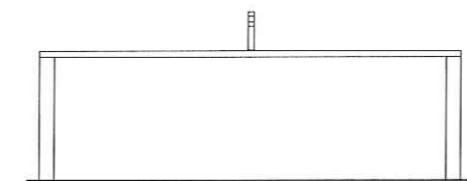
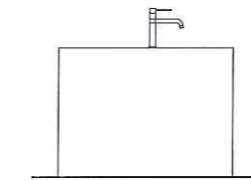
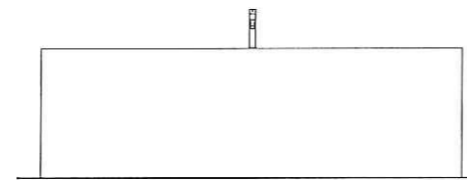
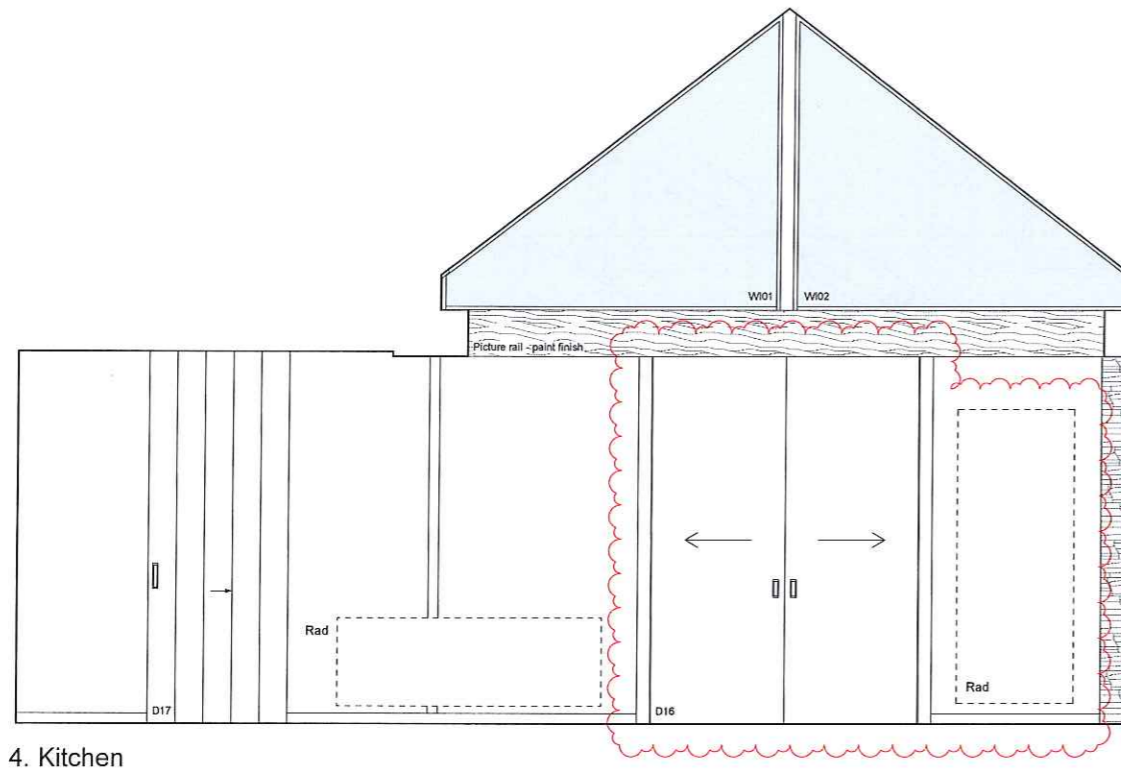
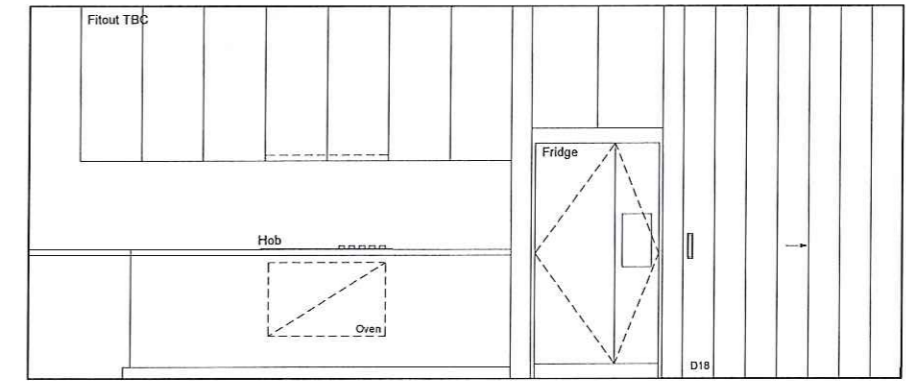
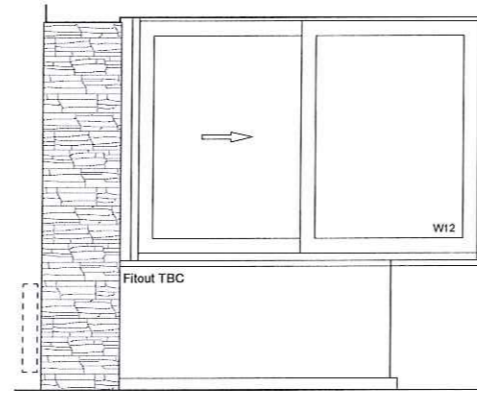
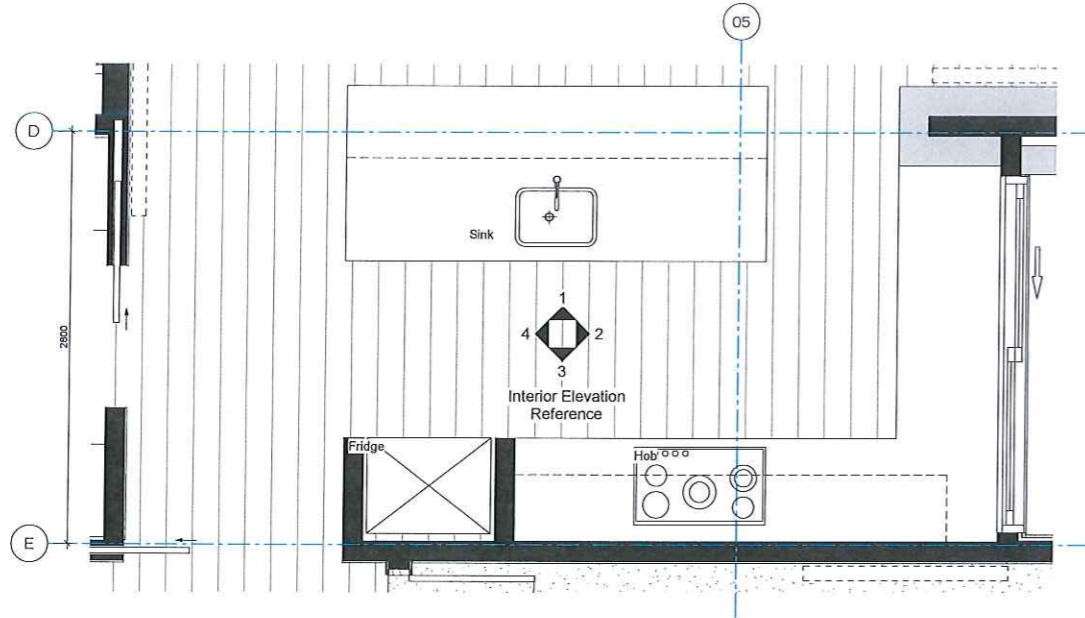
NOTE:  
(1) X= VARIABLE ACCORDING TO WIND ZONE - REFER TABLE 7  
(2) Y= TO COVER MINIMUM OF 2 CRESTS - REFER TABLE 7  
(3) SUITABLE FOR PIPES FROM 60mm TO 500mmØ  
(4) SUITABLE ONLY FOR ROOF PITCHES OF 10° OR HIGHER  
SOAKER FLASHING FOR PIPE PENETRATION  
REFER TO FIGURE 54 E2

Ref.	Description	Date
B	BUILDING CONSENT RFI	Feb. 18 2020
A	FOR BUILDING CONSENT	Dec. 09 2019

REVISION SCHEDULE	
PROJECT No.	5996
SCALE	
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	Feb. 18 2020
PRINTED	3/11/2021 6:41:26 pm

DO NOT SCALE - IF IN DOUBT, ASK  
200  
150  
100  
90  
80  
70  
60  
50  
40  
30  
20  
10  
0  
ORIGINAL SIZE A1  
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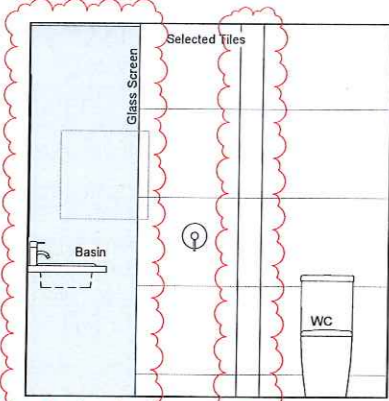


PRELIMINARY  
NOT FOR CONSTRUCTION

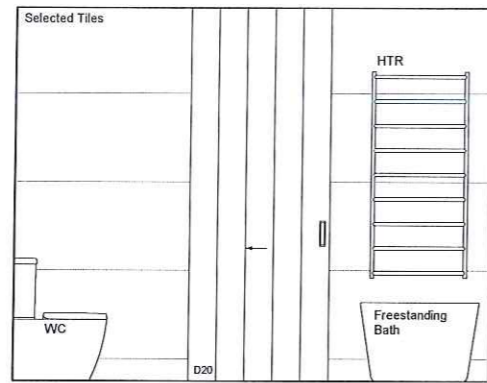
Ref.	Description	Date
B	CAN A01	03.11.2021
A	FOR BUILDING CONSENT	Dec. 08 2019

REVISION SCHEDULE

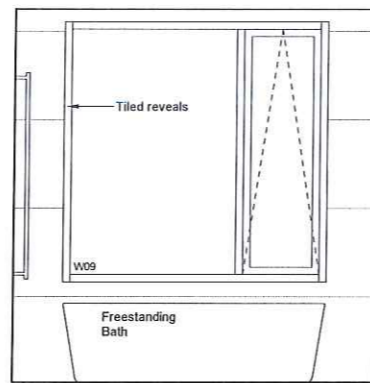




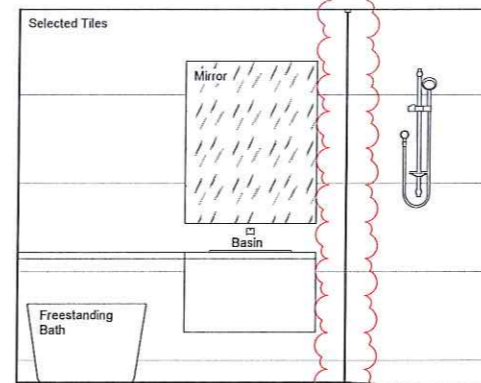
1. Ensuite



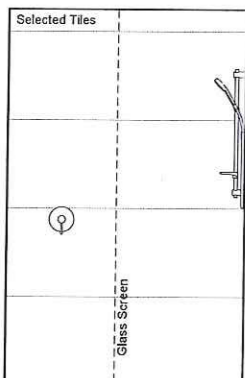
2. Ensuite



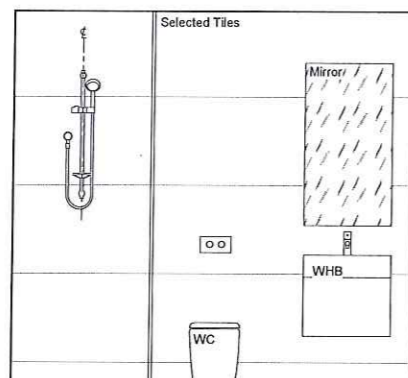
3. Ensuite



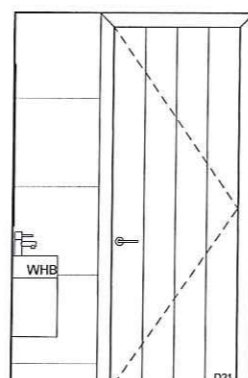
4. Ensuite



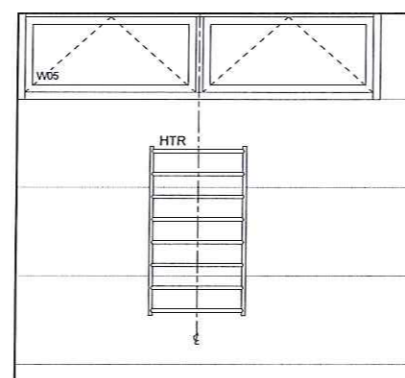
1. Shower 1



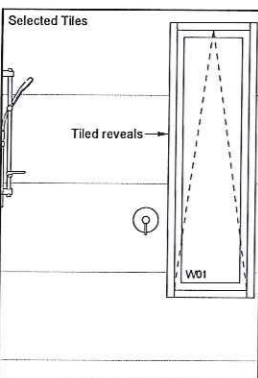
2. Shower 1



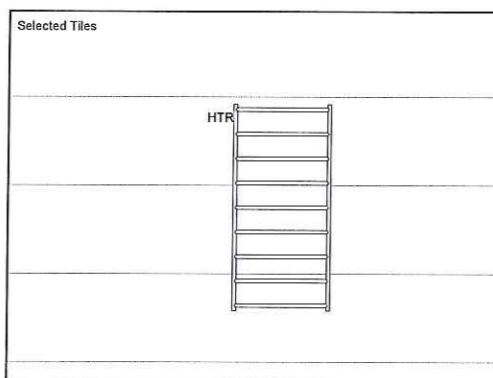
3. Shower 1



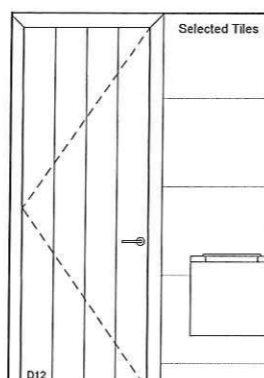
4. Shower 1



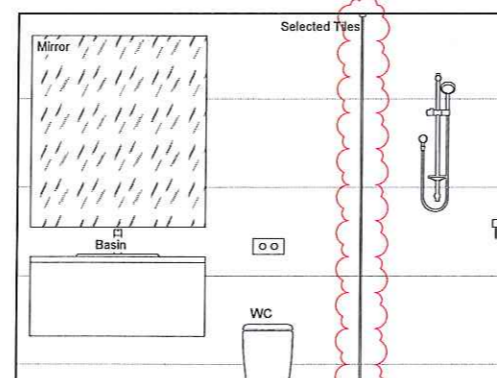
1. Shower 2



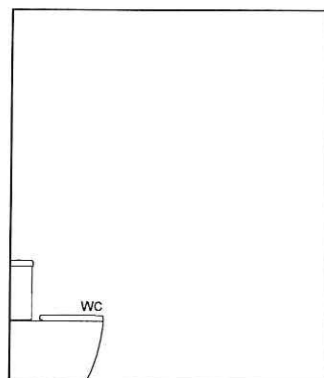
2. Shower 2



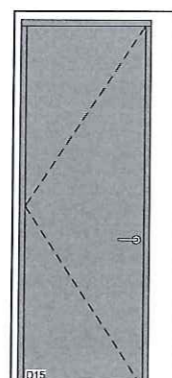
3. Shower 2



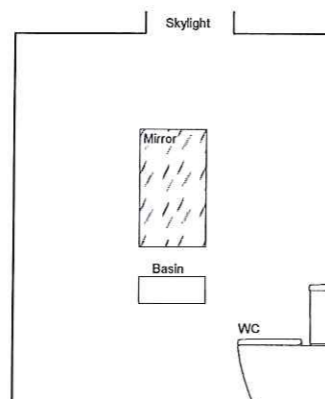
4. Shower 2



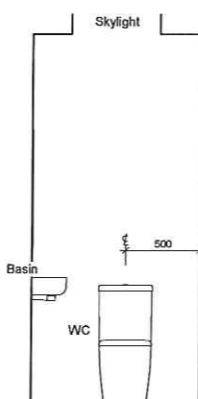
1. WC



2. WC



3. WC



4. WC

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ORIGINAL SIZE A1

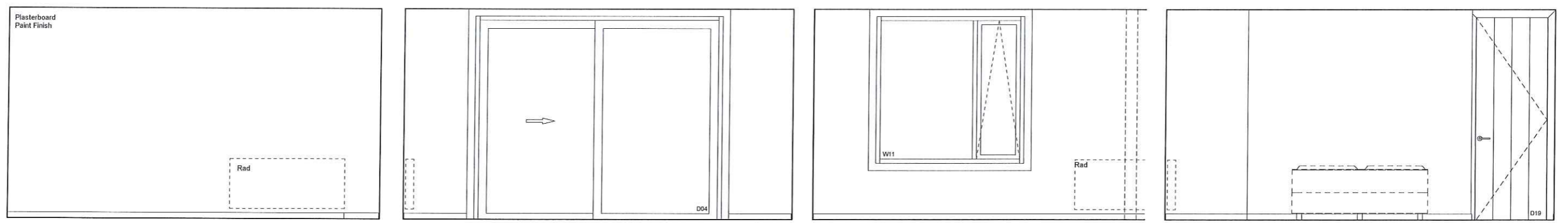
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Ref.	Description	Date
B	CAN A01	03.11.2021
A	FOR BUILDING CONSENT	Dec. 09 2019

REVISION SCHEDULE	
PROJECT No.	5986
SCALE	1:25 @ A1, 1:50 @ A3
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	03.11.2021
PRINTED	3/11/2021 6:41:29 pm



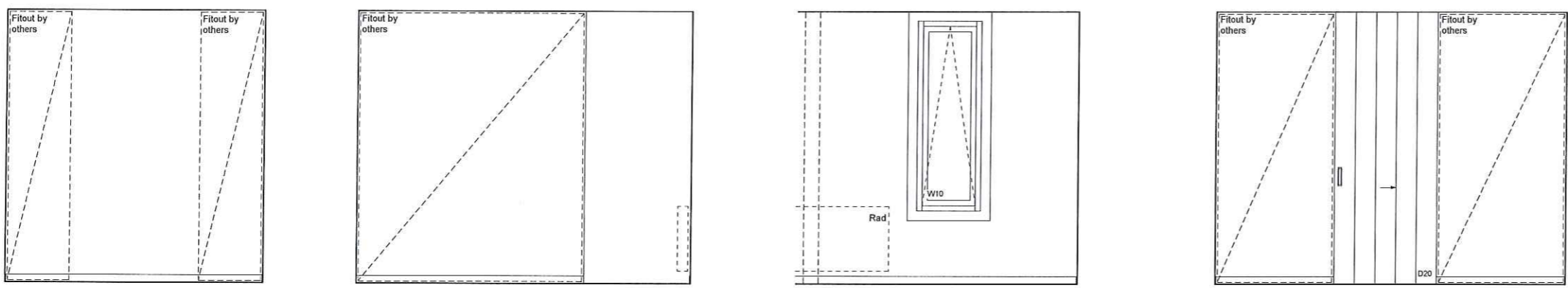


1. Bedroom 1

2. Bedroom 1

3. Bedroom 1

4. Bedroom 1

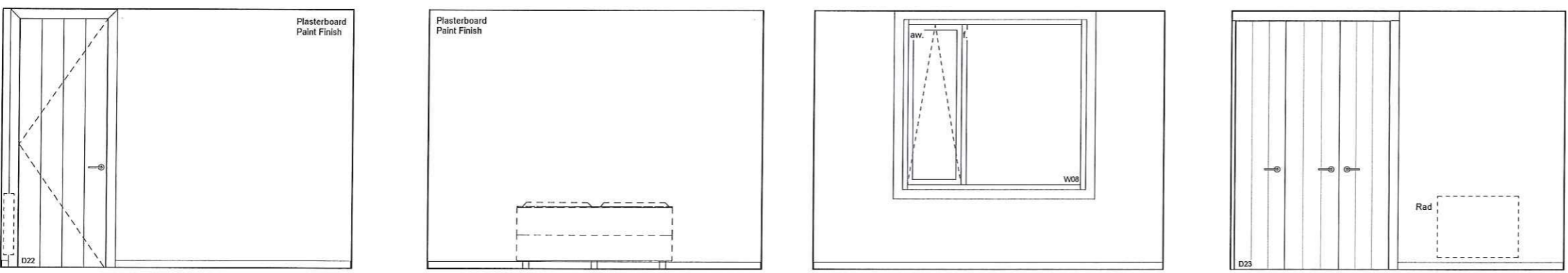


1. Wardrobe

2. Wardrobe

3. Wardrobe

4. Wardrobe

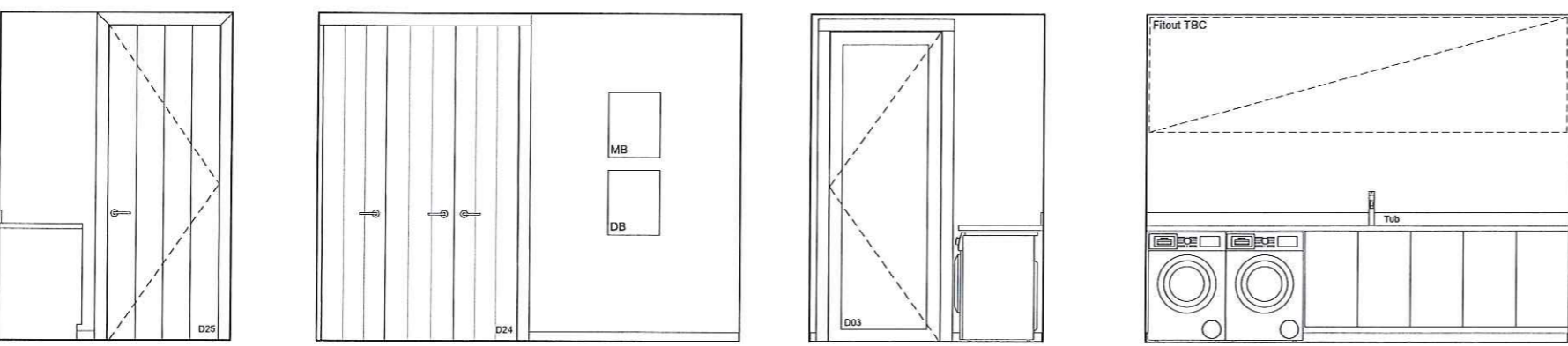


1. Bedroom 2

2. Bedroom 2

3. Bedroom 2

4. Bedroom 2



1. Laundry

2. Laundry

3. Laundry

4. Laundry

PRELIMINARY  
NOT FOR CONSTRUCTION

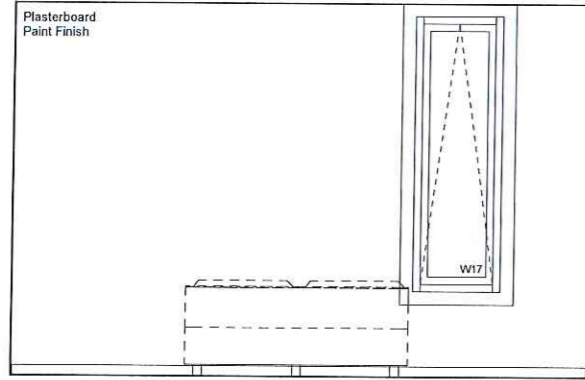
Ref.	Description	Date
A	FOR BUILDING CONSENT	Dec. 09 2019

REVISION SCHEDULE

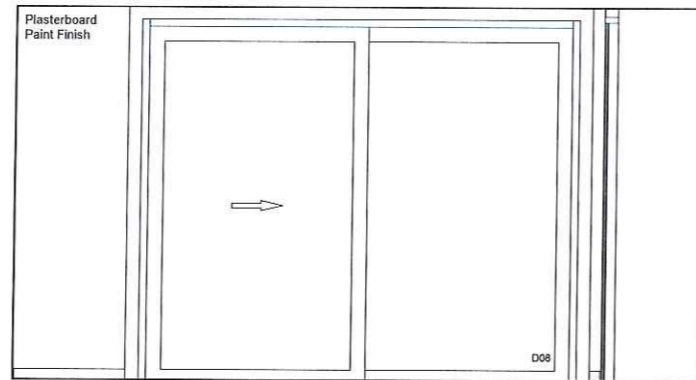
DO NOT SCALE - IF IN DOUBT, ASK

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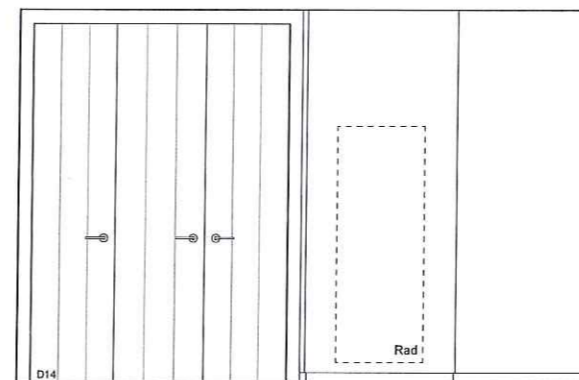




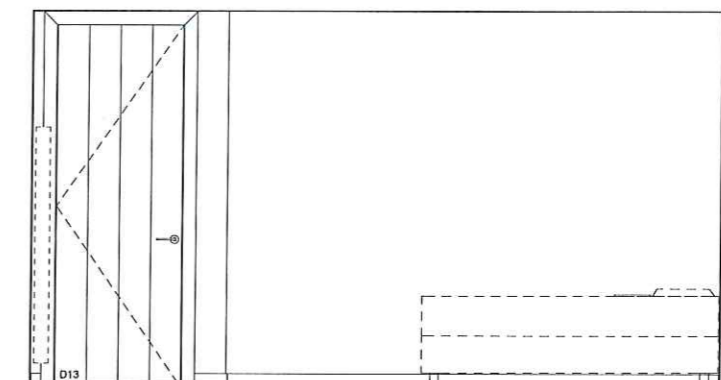
1. Bedroom 3



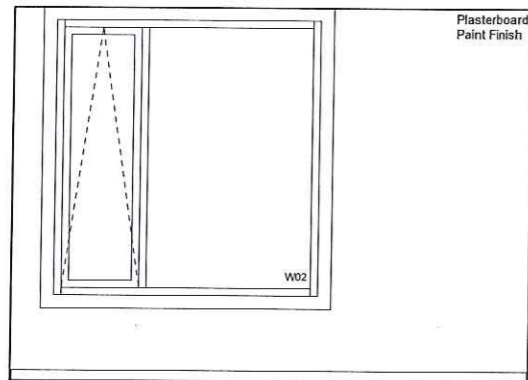
2. Bedroom 3



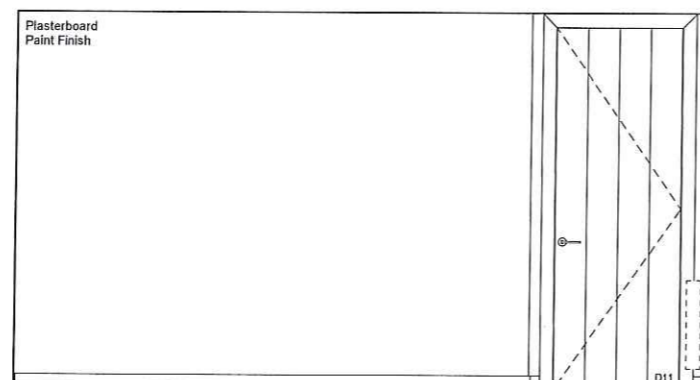
3. Bedroom 3



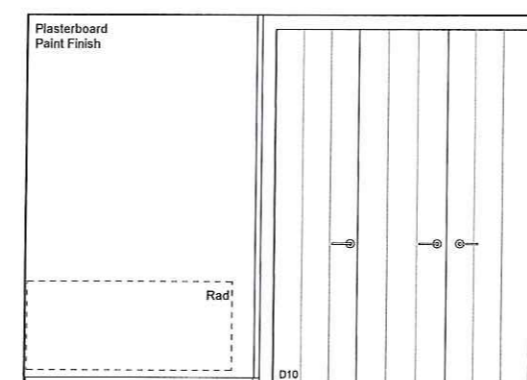
4. Bedroom 3



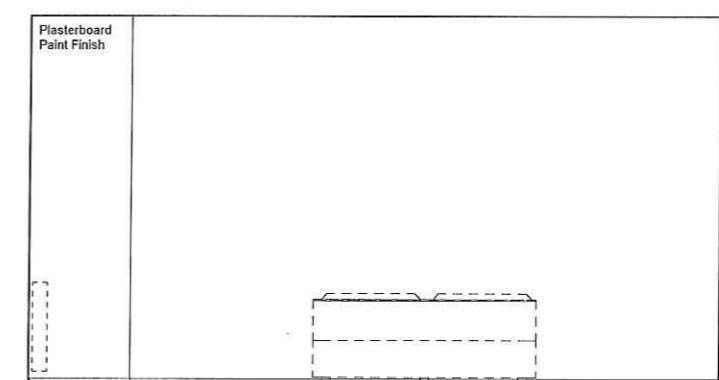
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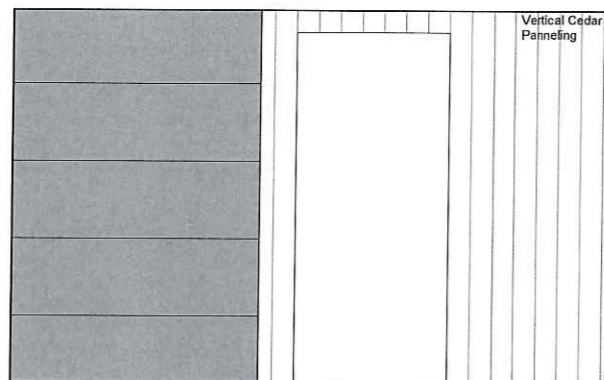
2. Bedroom 4



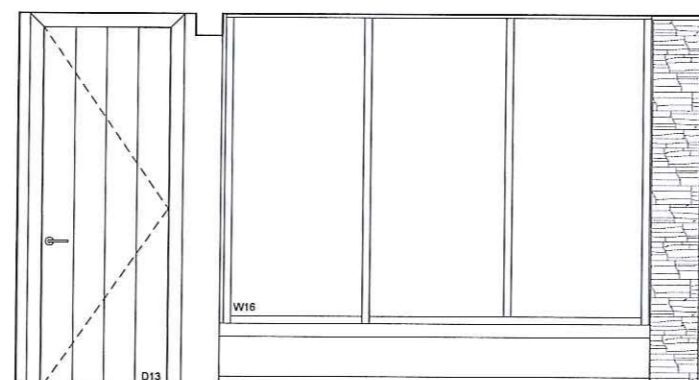
3. Bedroom 4



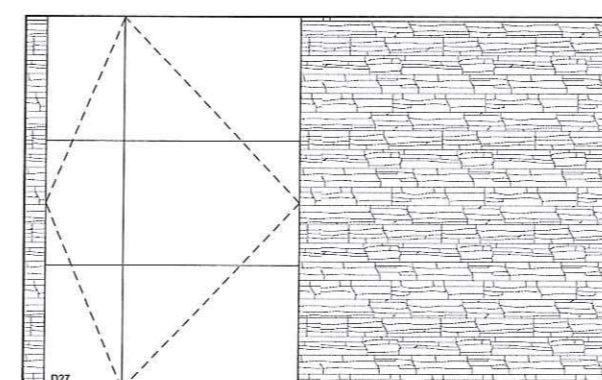
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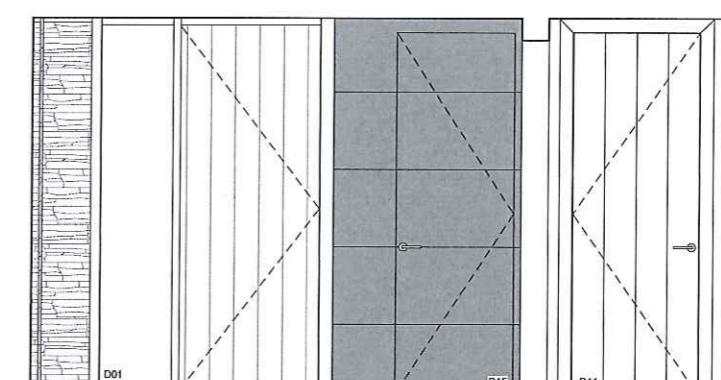
1. Entry



2. Entry



3. Entry

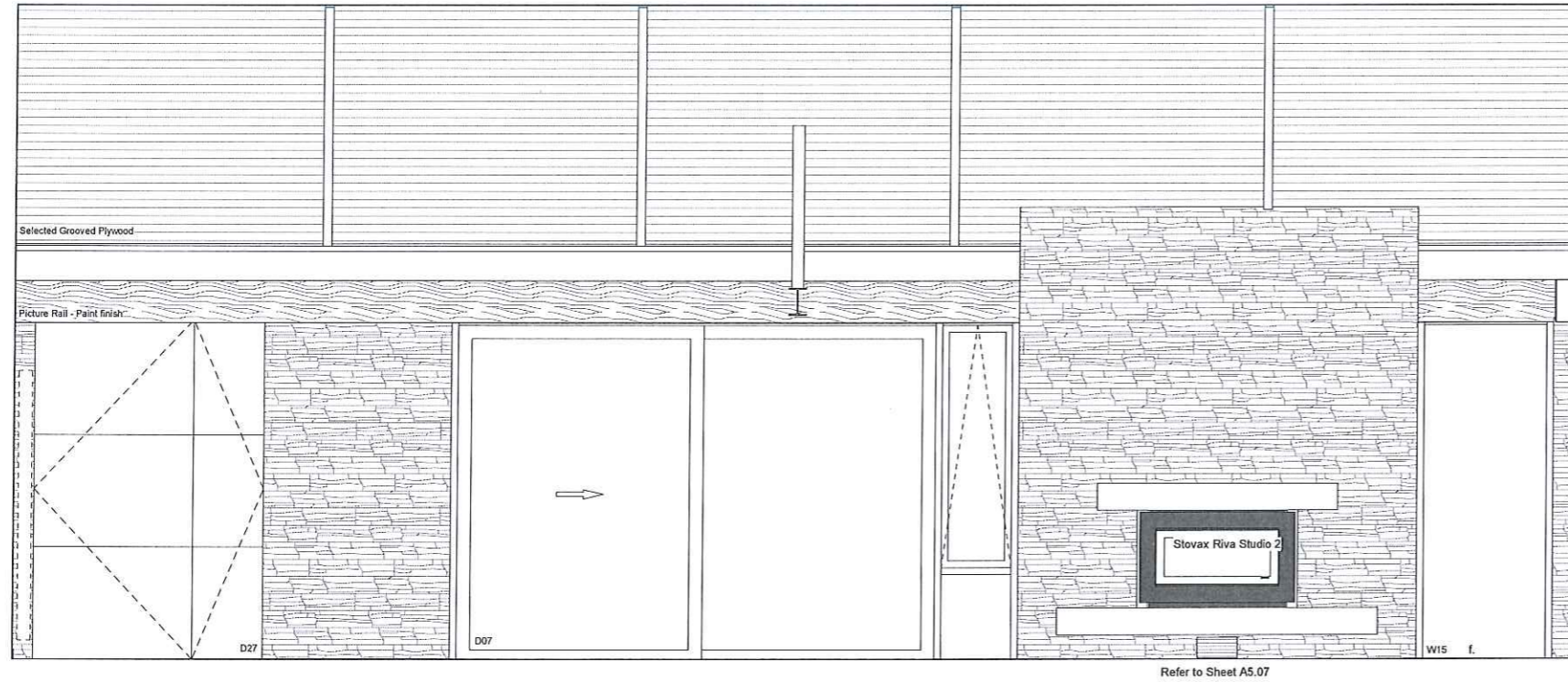


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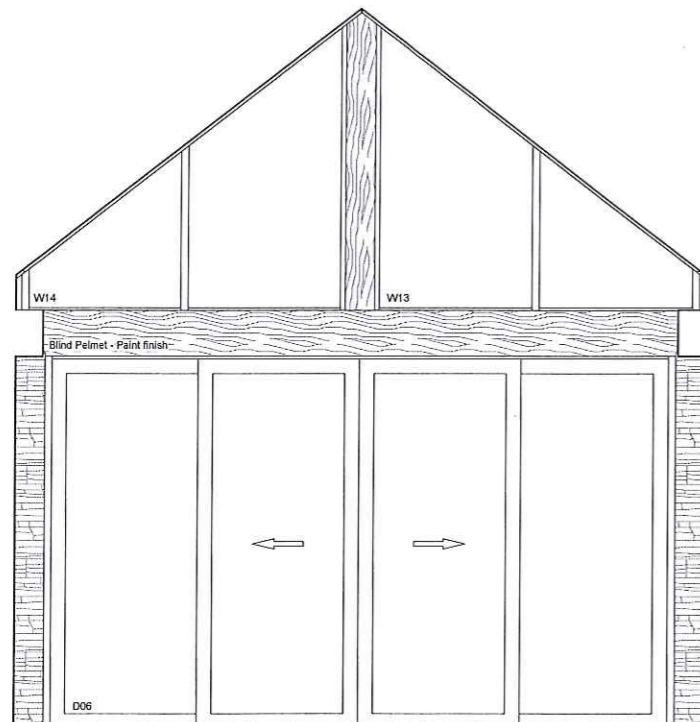
PRELIMINARY  
NOT FOR CONSTRUCTION

Ref.	Description	Date
A	FOR BUILDING CONSENT	Dec. 09 2019
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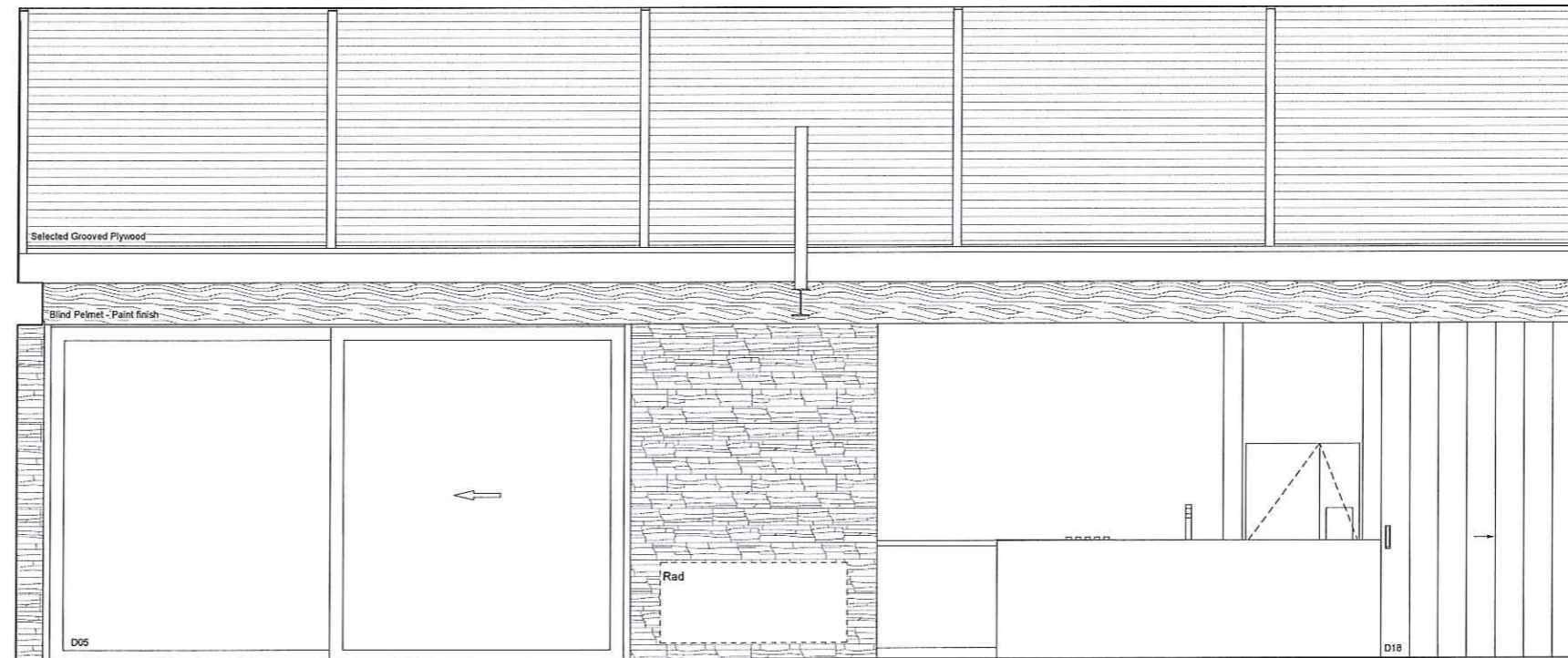




1. Living



2. Living



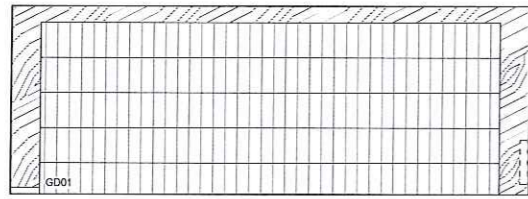
3. Living

PRELIMINARY  
NOT FOR CONSTRUCTION

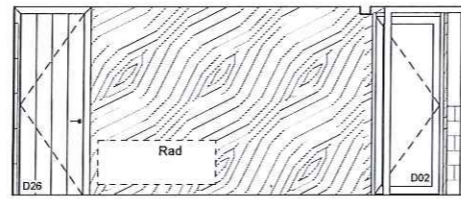
Ref.	Description	Date
A	FOR BUILDING CONSENT	Dec. 09 2019

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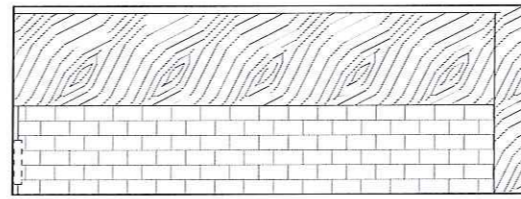




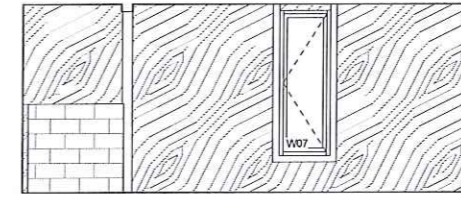
1. Garage



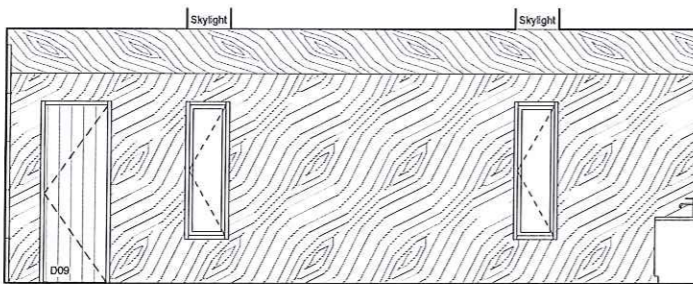
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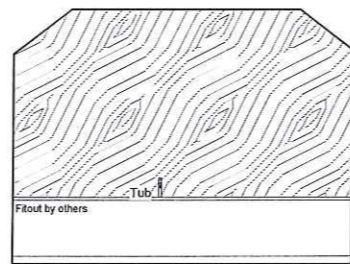
3. Garage



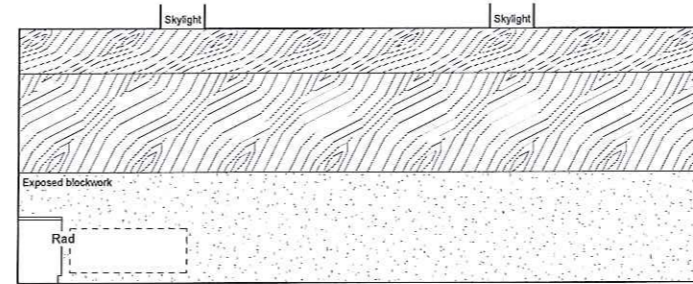
4. Garage



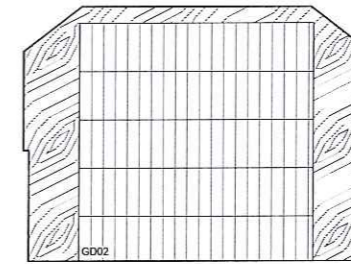
1. Boat Garage



2. Boat Garage



3. Boat Garage



4. Boat Garage

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# FOR CONSTRUCTION

**DRAWINGS AND SPECIFICATION**  
THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATION SECTIONS INCLUDING THE P&G SECTION

**GENERAL NOTES**  
ALL DIMENSIONS SHOWN ARE ROUGH OPENING SIZES UNLESS OTHERWISE NOTED. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURE AND ANY INCONSISTENCIES CONFIRMED WITH THE ARCHITECT. CALCULATION OF ANY SETDOWNS, REBATES AND SELECTION OF APPROPRIATE JAMB LINERS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SUPPLIER TO SUIT THE CONSTRUCTION DETAILS AS DRAWN.

ALL JOINERY IS VIEWED EXTERNALLY UNLESS OTHERWISE NOTED

WHERE 'MAX' IS NOTED, FRAMES SHALL BE CONSTRUCTED TO THE MAXIMUM POSSIBLE SIZE TO FILL THE AVAILABLE OPENING WITH MINIMAL PACKING

THE JOINERY SECTIONS SHOWN ON CONSTRUCTION DETAILS ARE INDICATIVE ONLY AND MUST BE CONFIRMED AT THE TIME OF PRICING BY THE SUPPLIER AND COORDINATED WITH SHOP DRAWINGS FOR REVIEW

**SHOP DRAWINGS**  
THE JOINERY MANUFACTURER SHALL ALLOW IN THE CONTRACT FOR THE PREPARATION AND SUBSEQUENT UPDATE OF A FULL SET OF SHOP DRAWINGS. THESE SHALL INCLUDE THE DIMENSIONS OF THE PROPOSED UNITS AND ALUMINIUM SECTIONS, THE LOCATION AND TYPE OF ALL HARDWARE, RESTRICTORS, HINGES ETC, READY FOR REVIEW AND CONFIRMATION OF THE JOINERY COLOUR AND FINISH BY THE ARCHITECT

**GLAZING**  
ALL GLAZING SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE

ALL UNITS SHALL BE DOUBLE GLAZED, REFER TO SPECIFICATION FOR PRICING OPTIONS.

ALL DOORS AND FULL HEIGHT WINDOWS SHALL BE GRADE A TOUGHENED SAFETY GLASS TO THE EXTERIOR AND CLEAR PVB GLASS TO THE INTERIOR.

**EXTERIOR ALUMINIUM DOORS / WINDOWS**  
ALL WINDOWS AND DOORS SHALL HAVE SQUARE BEADING

ALL HINGES SHALL BE STAINLESS STEEL

ALL OPENING WINDOWS AND DOORS TO HAVE DRAFT AND WEATHER SEALS FITTED

ALL TOP HUNG WINDOWS SHALL BE FITTED WITH FRICTION STAYS

ALUMINIUM FLASHINGS SHALL BE COLOUR MATCHED TO JOINERY UNLESS OTHERWISE NOTED

**HARDWARE**  
REFER TO SEPARATE DOOR HARDWARE SCHEDULE PREPARED BY OTHERS.

ALL SLIDING AND HINGED DOOR HANDLE HEIGHTS SHALL BE 1000MM (TO CENTERLINE) ABOVE FINISHED FLOOR LEVEL UNLESS OTHERWISE NOTED

**LEGEND**

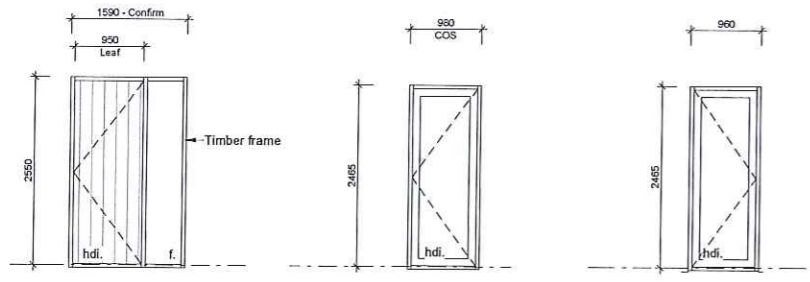
f	FIXED GLAZING
hdi	HINGED DOOR - INWARD OPENING
hdo	HINGED DOOR - OUTWARD OPENING
@	SAFETY GLASS - GRADE A TOUGHENED TO EXTERIOR AND PVB CLEAR TO INTERIOR

**LAND FEATURES**

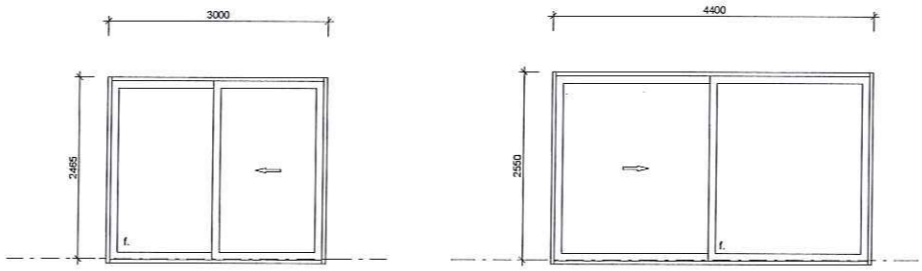
EARTHQUAKE ZONE:	3	WIND ZONE:	MEDIUM
EXPOSURE ZONE:	B	LEE ZONE:	NO
CLIMATE ZONE:	3	RAINFALL INTENSITY	45MM/HR

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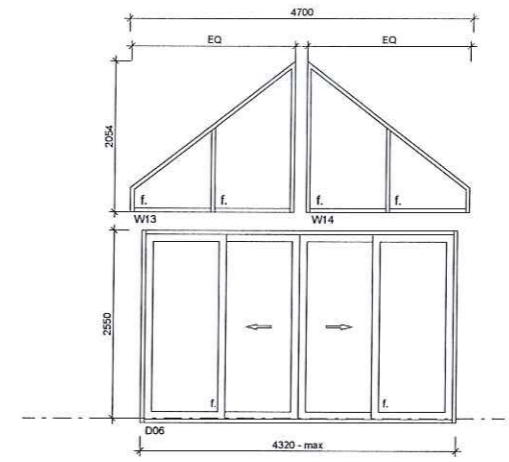
ORIGINAL SIZE A1  
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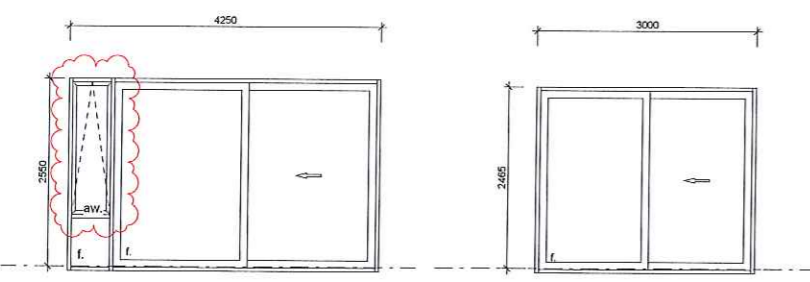
D01                      D02                      D03



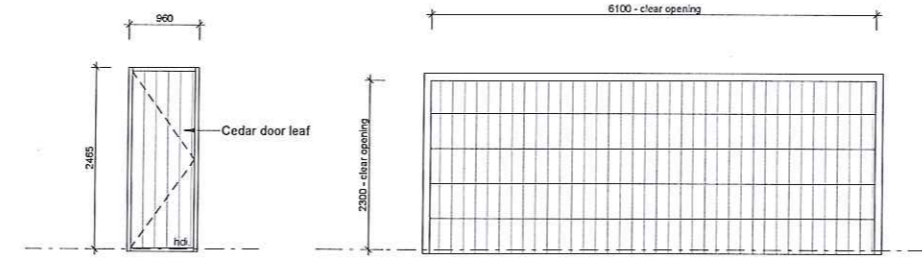
D04                      D05



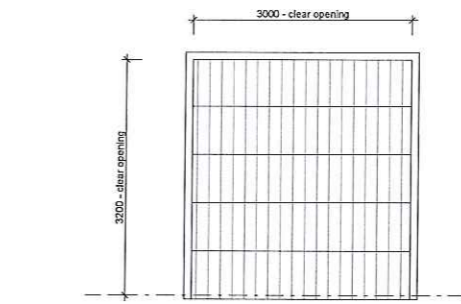
D06, W13, W14



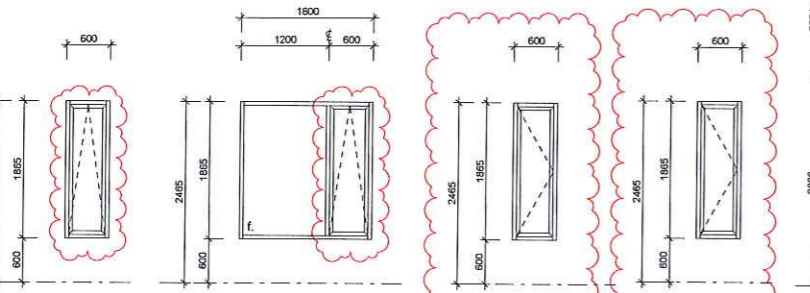
D07                      D08



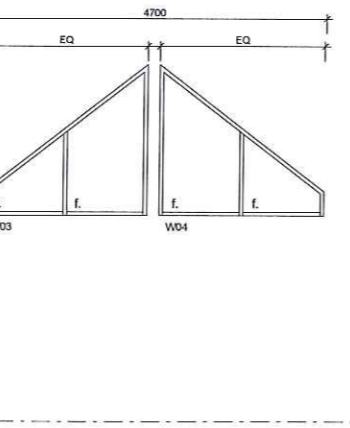
D09                      GD01



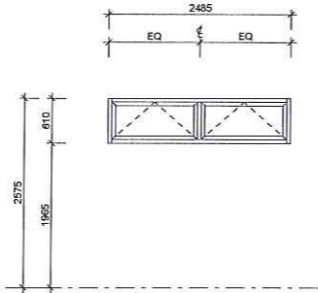
GD02



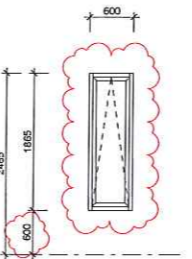
W01                      W02                      W02.1                      W02.2



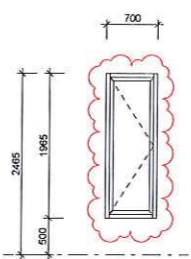
W03, W04



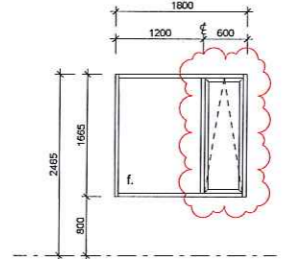
W05



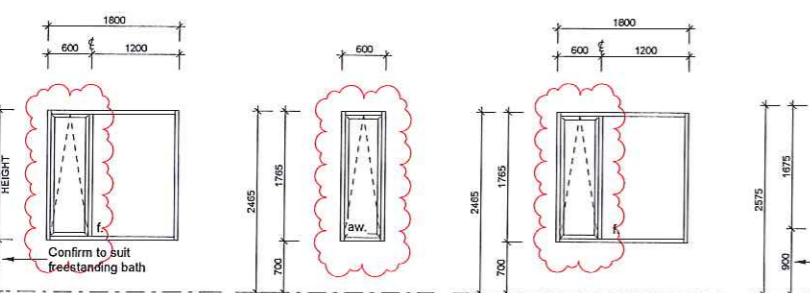
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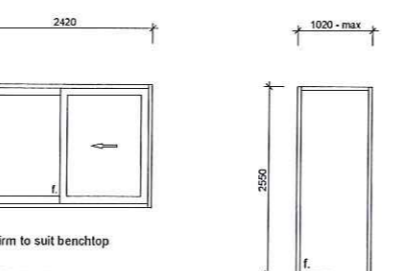
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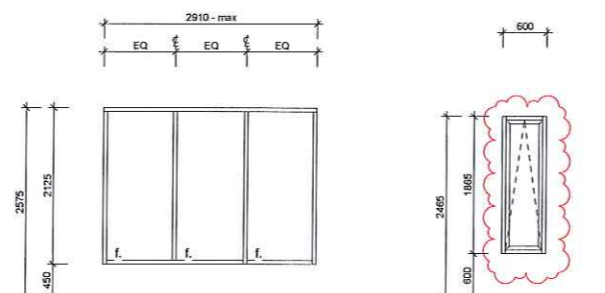
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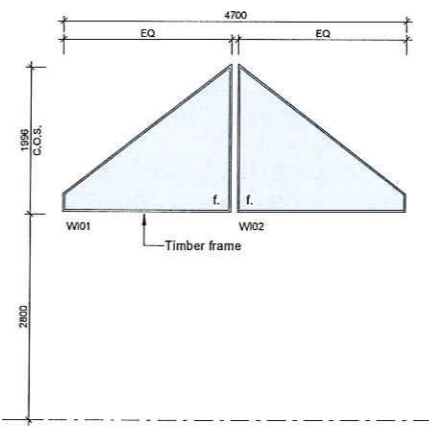
W09                      W10                      W11



W12                      W15



W16                      W17



W101, W102

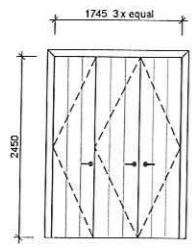
Ref.	Description	Date
B	CAN A01	03.11.2021
A	FOR BUILDING CONSENT	Dec. 09 2019

REVISION SCHEDULE

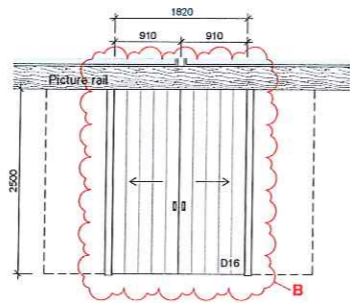
PROJECT No.	5986
SCALE	1:50 @ A1, 1:100 @ A3
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	03.11.2021
PRINTED	3/11/2021 6:41:35 pm



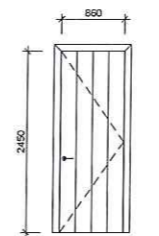
DOOR SPECIFICATION	
<b>TYPE A1 - TYPICAL</b>	
DOOR JAMBS: EX40MM THICK PAINT GRADE PINUS RADIATA, DEPTH TO SUIT LININGS	
DOOR FRAME: 40MM THICK TIMBER FRAME* WITH PARTICLE BOARD CORE (OR SIMILAR SOLID CORE)	
DOOR SKIN: SHEATHED BOTH SIDES WITH 9MM MOISTURE RESISTANT HDF WITH 5MM WIDE X 4MM DEEP VERTICAL GROOVES EQUALLY SPACED ACROSS THE FACE OF THE DOOR AND 10MM SOLID TIMBER CLASHING TO BOTH VERTICAL EDGES.	
FINISH: PAINT FINISH - REFER TO SPECIFICATION SECTION 30, PAINTING	
<b>TYPE A2 - DOORS REQUIRING ADDITIONAL RIGIDITY</b>	
DOOR JAMBS: EX40MM THICK PAINT GRADE PINUS RADIATA, DEPTH TO SUIT LININGS	
DOOR FRAME: 40MM THICK TIMBER FRAME* WITH PARTICLE BOARD CORE (OR SIMILAR SOLID CORE)	
DOOR SKIN: SHEATHED BOTH SIDES WITH 9MM MOISTURE RESISTANT HDF WITH 5MM WIDE X 4MM DEEP VERTICAL GROOVES EQUALLY SPACED ACROSS THE FACE OF THE DOOR AND 10MM SOLID TIMBER CLASHING TO BOTH VERTICAL EDGES.	
FINISH: PAINT FINISH - REFER TO SPECIFICATION SECTION 30, PAINTING	
<b>SPECIAL - D16 - GLAZED DOOR</b>	
DOOR JAMBS: 19MM THICK PAINT GRADE PINUS RADIATA, DEPTH TO SUIT LININGS	
DOOR FRAME: AMERICAN WHITE OAK 25X75 TOP AND SIDE RAILS AND EX 200X75 BOTTOM RAILS REBATED <del>AND</del> GLAZED WITH TOUGHENED GLASS.	
FINISH: PAINT FINISH - REFER TO SPECIFICATION SECTION 30, PAINTING	
<b>SPECIAL - D15 - SPECIAL CONCEALED DOOR</b>	
DOOR FRAME: CONCEALED	
DOOR LEAF: STEEL FRAME* WITH 40MM THICK PARTICLE BOARD CORE (OR SIMILAR SOLID CORE) SHEATHED TO EXTERIOR SIDE WITH 3MM BLACKENED STEEL WITH HORIZONTAL GROOVES LINING THROUGH WITH INTERNAL WALL LINING.	
FINISH: REFER TO SPECIFICATION SECTION 30, PAINTING	
NOTES: THE JOINER SHALL PROVIDE SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION	
<b>NOTES</b>	
*JOINER TO CONFIRM BASED ON STRENGTH OF TOTAL CONSTRUCTION	
ANY DEVIATION FROM THE ABOVE SPECIFICATION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO FABRICATION.	
THE CARPENTER AND JOINER SHALL ENSURE CAVITY SLIDING DOORS ARE CONSTRUCTED AND FITTED TO ENSURE THEY ARE LEFT IN PERFECT WORKING ORDER WITHOUT STICKING, CATCHING OR SCRAPING. SHOULD THE JOINER FEEL THAT ADDITIONAL STIFFENING OR SIMILAR IS REQUIRED TO SUIT THE SIZE AND STYLE OF THE DOOR TO ACHIEVE FAULTLESS OPERATION THEY SHALL ALLOW FOR SUCH UPGRADES.	
HANDLES SHALL BE LOCATED 1000MM FROM FINISHED FLOOR LEVEL TO CL OF LEVER OR CL OF FLUSH PULL	



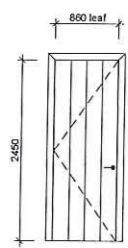
REF:	D10
TYPE:	A1
LOCATION:	BEDROOM 4 WRD
TRIM SIDE 1:	ARCHITRAVE - PAINT FINISH
TRIM SIDE 2:	ARCHITRAVE - PAINT FINISH
HARDWARE:	BY OTHERS COUNTERSUNK MAGNETS TO TOP OF DOOR LEAFS



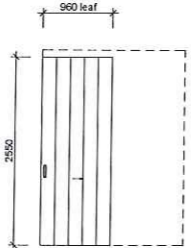
REF:	D16
TYPE:	A2
LOCATION:	DINING/DEN
TRIM SIDE 1:	NA
TRIM SIDE 2:	NA
HARDWARE:	CS FOR DOORS - BIPARTING CS FOR DOORS - ULTIMATE CS FOR DOORS - SOFT STOP FURNITURE BY OTHERS



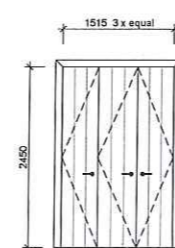
REF:	D22
TYPE:	A1
LOCATION:	HALL/BEDROOM 2
TRIM SIDE 1:	ARCHITRAVE - PAINT FINISH
TRIM SIDE 2:	ARCHITRAVE - PAINT FINISH
HARDWARE:	BY OTHERS



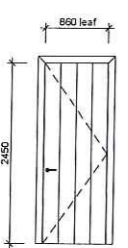
REF:	D11
TYPE:	A1
LOCATION:	HALL/BEDROOM 4
TRIM SIDE 1:	ARCHITRAVE - PAINT FINISH
TRIM SIDE 2:	ARCHITRAVE - PAINT FINISH
HARDWARE:	BY OTHERS



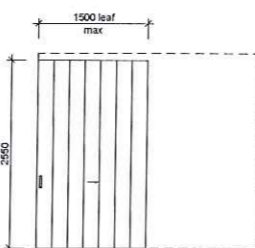
REF:	D17
TYPE:	A2
LOCATION:	Kitchen/Scullery
TRIM SIDE 1:	NA
TRIM SIDE 2:	NA
HARDWARE:	CS FOR DOORS - ULTIMATE CS FOR DOORS - SOFT STOP CS FOR DOORS - SQUARE FORMED



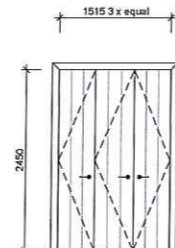
REF:	D23
TYPE:	A1
LOCATION:	BEDROOM 2 WRD
TRIM SIDE 1:	ARCHITRAVE - PAINT FINISH
TRIM SIDE 2:	ARCHITRAVE - PAINT FINISH
HARDWARE:	BY OTHERS COUNTERSUNK MAGNETS TO TOP OF DOOR LEAFS



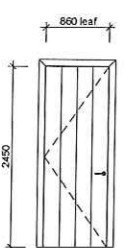
REF:	D12
TYPE:	A1
LOCATION:	HALL/SHOWER 2
TRIM SIDE 1:	ARCHITRAVE - PAINT FINISH
TRIM SIDE 2:	ARCHITRAVE - PAINT FINISH
HARDWARE:	BY OTHERS



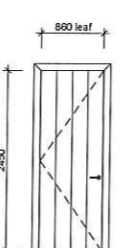
REF:	D18
TYPE:	A2
LOCATION:	KITCHEN/HALL
TRIM SIDE 1:	NA
TRIM SIDE 2:	NA
HARDWARE:	CS FOR DOORS - ULTIMATE CS FOR DOORS - SOFT STOP CS FOR DOORS - SQUARE FORMED



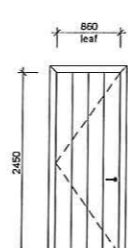
REF:	D24
TYPE:	A1
LOCATION:	LAUNDRY/CBD
TRIM SIDE 1:	ARCHITRAVE - PAINT FINISH
TRIM SIDE 2:	ARCHITRAVE - PAINT FINISH
HARDWARE:	BY OTHERS



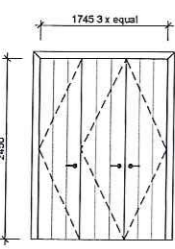
REF:	D13
TYPE:	A1
LOCATION:	HALL/BEDROOM 3
TRIM SIDE 1:	ARCHITRAVE - PAINT FINISH
TRIM SIDE 2:	ARCHITRAVE - PAINT FINISH
HARDWARE:	BY OTHERS



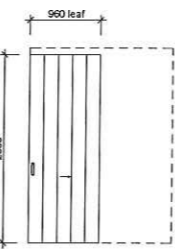
REF:	D19
TYPE:	A1
LOCATION:	HALL/BEDROOM 1
TRIM SIDE 1:	ARCHITRAVE - PAINT FINISH
TRIM SIDE 2:	ARCHITRAVE - PAINT FINISH
HARDWARE:	BY OTHERS



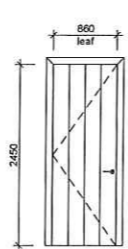
REF:	D25
TYPE:	A2
LOCATION:	HALL/LAUNDRY
TRIM SIDE 1:	ARCHITRAVE - PAINT FINISH
TRIM SIDE 2:	ARCHITRAVE - PAINT FINISH
HARDWARE:	BY OTHERS



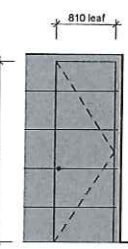
REF:	D14
TYPE:	A1
LOCATION:	BEDROOM 3 WRD
TRIM SIDE 1:	ARCHITRAVE - PAINT FINISH
TRIM SIDE 2:	ARCHITRAVE - PAINT FINISH
HARDWARE:	BY OTHERS COUNTERSUNK MAGNETS TO TOP OF DOOR LEAFS



REF:	D20
TYPE:	A2
LOCATION:	WARDROBE/ENSUITE
TRIM SIDE 1:	NA
TRIM SIDE 2:	ARCHITRAVE - PAINT FINISH
HARDWARE:	CS FOR DOORS - ULTIMATE CS FOR DOORS - SOFT STOP CS FOR DOORS - SQUARE FORMED



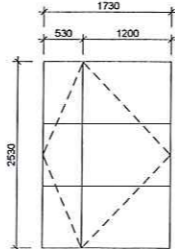
REF:	D26
TYPE:	A2
LOCATION:	GARAGE/HALL
TRIM SIDE 1:	ARCHITRAVE - PAINT FINISH
TRIM SIDE 2:	PLYWOOD ARCHITRAVE
HARDWARE:	BY OTHERS REFER SPECIFICATION FOR DOOR SEALS



REF:	D15
TYPE:	SPECIAL
LOCATION:	ENTRY/WC
TRIM SIDE 1:	NA
TRIM SIDE 2:	TBC
HARDWARE:	CONCEALED HINGES BY OTHERS



REF:	D21
TYPE:	A2
LOCATION:	HALL/SHOWER 1
TRIM SIDE 1:	ARCHITRAVE - PAINT FINISH
TRIM SIDE 2:	ARCHITRAVE - PAINT FINISH
HARDWARE:	BY OTHERS



REF:	D27
Type:	STEEL DOOR BY OTHERS
Location:	ENTRY/DINING
Trim Side 1:	NA
Trim Side 2:	NA
Hardware:	BY OTHERS

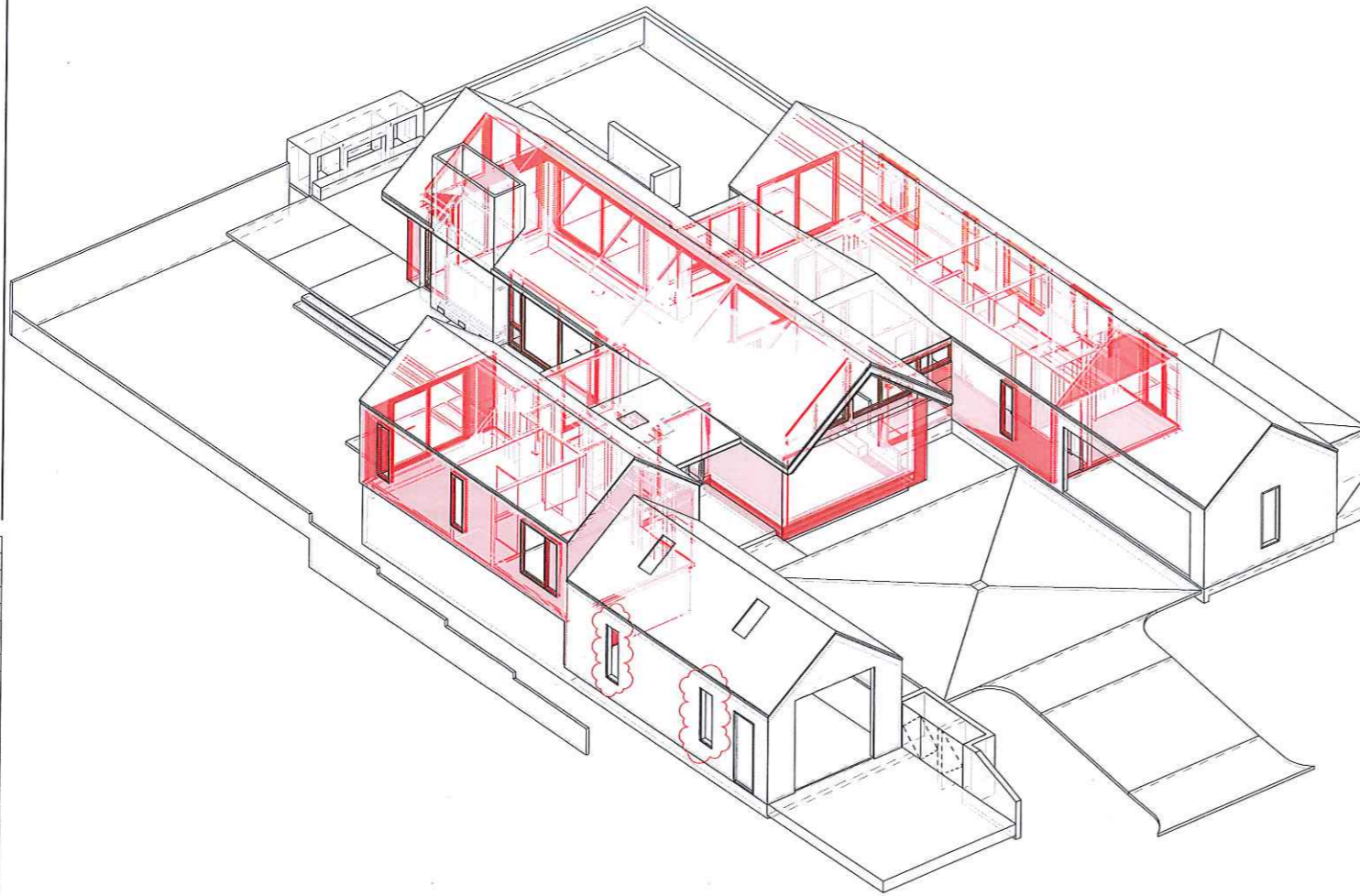
DO NOT SCALE - IF IN DOUBT, ASK  
200  
150  
100  
50  
0  
10  
20  
30  
40  
50  
60  
70  
80  
90  
100  
150  
200  
ORIGINAL SIZE A1  
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Ref.	Description	Date
B	CAN A01	03.11.2021
A	FOR BUILDING CONSENT	Dec. 09 2019

REVISION SCHEDULE	
PROJECT No.	5986
SCALE	1:50 @ A1, 1:100 @ A3
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	03.11.2021
PRINTED	3/11/2021 6:41:38 pm





DO NOT SCALE - IF IN DOUBT, ASK

H1 CALCS - CALCULATION FLOORS

LOCATION	AREA	PERIMETER	FLOOR PERIMETER RATIO	CONSTRUCTION R-VALUE	HEAT LOSS
LEVEL 1 FLOOR	254.24 m <sup>2</sup>	98.5 m	2.6	2.74	92.8
	254.24 m <sup>2</sup>	98.5 m			92.8

H1 CALCS - CALCULATION WALLS

DESCRIPTION	#	ORIENT	AREA	INSULATION	CONSTRUCTION R-VALUE	HEAT LOSS
<b>EAST</b>						
Stone	2	EAST	6.26 m <sup>2</sup>	R3.2	2.77	2.3
Timber	6	EAST	47.77 m <sup>2</sup>	R3.2	2.88	16.6
			54.03 m <sup>2</sup>			18.8
<b>NORTH</b>						
Stone	1	NORTH	3.06 m <sup>2</sup>	R3.2	2.77	1.1
Timber	5	NORTH	27.12 m <sup>2</sup>	R3.2	2.88	9.4
			30.18 m <sup>2</sup>			10.5
<b>SOUTH</b>						
Stone	1	SOUTH	14.13 m <sup>2</sup>	R3.2	2.77	5.1
Timber	5	SOUTH	48.29 m <sup>2</sup>	R3.2	2.88	16.8
			62.42 m <sup>2</sup>			21.9
<b>WEST</b>						
Stone	2	WEST	13.32 m <sup>2</sup>	R3.2	2.77	4.8
Timber	4	WEST	33.29 m <sup>2</sup>	R3.2	2.88	11.6
			46.61 m <sup>2</sup>			16.4
Grand total			193.24 m <sup>2</sup>			67.6

H1 CALCS - CALCULATION CEILINGS

LOCATION	AREA	INSULATION	CONSTRUCTION R-VALUE	HEAT LOSS
CENTRAL WING	100.99 m <sup>2</sup>	SELECTED R3.6 SKILLION ROOF INSULATION	3.68	27.4
EAST WING	94.54 m <sup>2</sup>	SELECTED R2.6 CEILING INSULATION	2.52	37.5
WEST WING	57.50 m <sup>2</sup>	SELECTED R2.6 CEILING INSULATION	2.52	22.8
Grand total: 15	252.98 m <sup>2</sup>			87.8

H1 CALCS - CALCULATION WINDOWS

ID	DESCRIPTION	ORIENT	AREA	CONSTRUCTION R-VALUE	HEAT LOSS
<b>EAST: 6</b>					
D03	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	EAST	2.40 m <sup>2</sup>	0.31	7.7
D05	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	EAST	11.45 m <sup>2</sup>	0.31	37.0
W08	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	EAST	3.00 m <sup>2</sup>	0.31	9.7
W09	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	EAST	3.18 m <sup>2</sup>	0.31	10.2
W10	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	EAST	1.06 m <sup>2</sup>	0.31	3.4
W11	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	EAST	3.18 m <sup>2</sup>	0.31	10.2
			24.29 m <sup>2</sup>		78.4
<b>NORTH: 7</b>					
D04	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	NORTH	7.58 m <sup>2</sup>	0.31	24.4
D06	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	NORTH	11.28 m <sup>2</sup>	0.31	36.4
D08	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	NORTH	7.58 m <sup>2</sup>	0.31	24.4
W12	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	NORTH	4.05 m <sup>2</sup>	0.31	13.1
W13	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	NORTH	2.67 m <sup>2</sup>	0.31	8.6
W14	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	NORTH	2.67 m <sup>2</sup>	0.31	8.6
W16	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	NORTH	6.18 m <sup>2</sup>	0.31	19.9
			42.01 m <sup>2</sup>		135.5
<b>SOUTH: 3</b>					
W03	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	SOUTH	2.68 m <sup>2</sup>	0.31	8.6
W04	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	SOUTH	2.68 m <sup>2</sup>	0.31	8.6
W05	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	SOUTH	1.52 m <sup>2</sup>	0.31	4.9
			6.87 m <sup>2</sup>		22.2
<b>WEST: 6</b>					
D07	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	WEST	11.09 m <sup>2</sup>	0.31	35.8
W01	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	WEST	1.12 m <sup>2</sup>	0.31	3.6
W02	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	WEST	3.36 m <sup>2</sup>	0.31	10.8
W06	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	WEST	1.12 m <sup>2</sup>	0.31	3.6
W15	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	WEST	2.64 m <sup>2</sup>	0.31	8.5
W17	DOUBLE GLAZING IN SELECTED ALUMINIUM SUITE	WEST	1.12 m <sup>2</sup>	0.31	3.6
			20.44 m <sup>2</sup>		65.9
Grand total: 22			93.62 m <sup>2</sup>		302.0

**CALCULATION METHOD**

**BUILDING AREAS**  
 FLOOR AREA: 255.9 m<sup>2</sup>  
 WALL AREA: 191.6 m<sup>2</sup>  
 GLAZING AREA: 92.2 m<sup>2</sup>  
 ROOF AREA: 253.5 m<sup>2</sup>

REF. BUILDING HEATLOSS (°C/W)

- FLOOR AREA / R-VALUE FLOOR: 196.8
- 70% OF WALL AREA / R-VALUE WALLS: 99.3
- 30% OF WALL AREA / R GLAZING: 327.4
- ROOF AREA / R-VALUE ROOF: 76.8
- TOTAL: 700.4**

ACTUAL BUILDING HEATLOSS (°C/W)

- FLOOR HEATLOSS: 93.4
- WALL HEATLOSS: 74.7
- GLAZING HEATLOSS: 297.3
- ROOF HEATLOSS: 88.0
- SKYLIGHT HEATLOSS: 8.9
- TOTAL: 562.3**

REFER TO TABLES FOR CALCULATIONS SCHEME COMPLIES WITH NZBC H1 ALLOWED HEATLOSS BY 19.7% USING CALCULATION METHOD

**MINIMUM R-VALUES (m<sup>2</sup> °C/W)**

CLIMATE ZONE: 3  
NON-SOLID CONSTRUCTION

FLOORS: R1.3  
 WALLS: R2.0  
 GLAZING (VERTICAL): R0.26  
 GLAZING (SKYLIGHTS): R0.31  
 ROOF: R3.3

**THERMAL DESIGN CRITERIA**

**PROPOSED INSULATION**

FLOORS: 50mm XPS POLYSTYRENE UNDER SLAB INSULATION  
 WALLS: SELECTED R3.2 WALL INSULATION  
 GLAZING: DOUBLE GLAZED 6/12/6 R0.31 INSULATION  
 ROOF: SKILLION - SELECTED R3.6 SKILLION ROOF INSULATION  
 FLAT - SELECTED R2.6 CEILING INSULATION

Ref.	Description	Date
B	CAN A01	03.11.2021
A	FOR BUILDING CONSENT	Dec. 09 2019

REVISION SCHEDULE	
PROJECT No.	5986
SCALE	
DESIGN	MASON & WALES ARCHITECTS
DRAWN	MASON & WALES ARCHITECTS
ISSUE DATE	03.11.2021
PRINTED	3/11/2021 6:41:53 pm