



# New Home Christie

22 Lammermoor Street  
Northlake  
Wanaka

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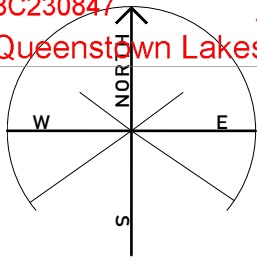
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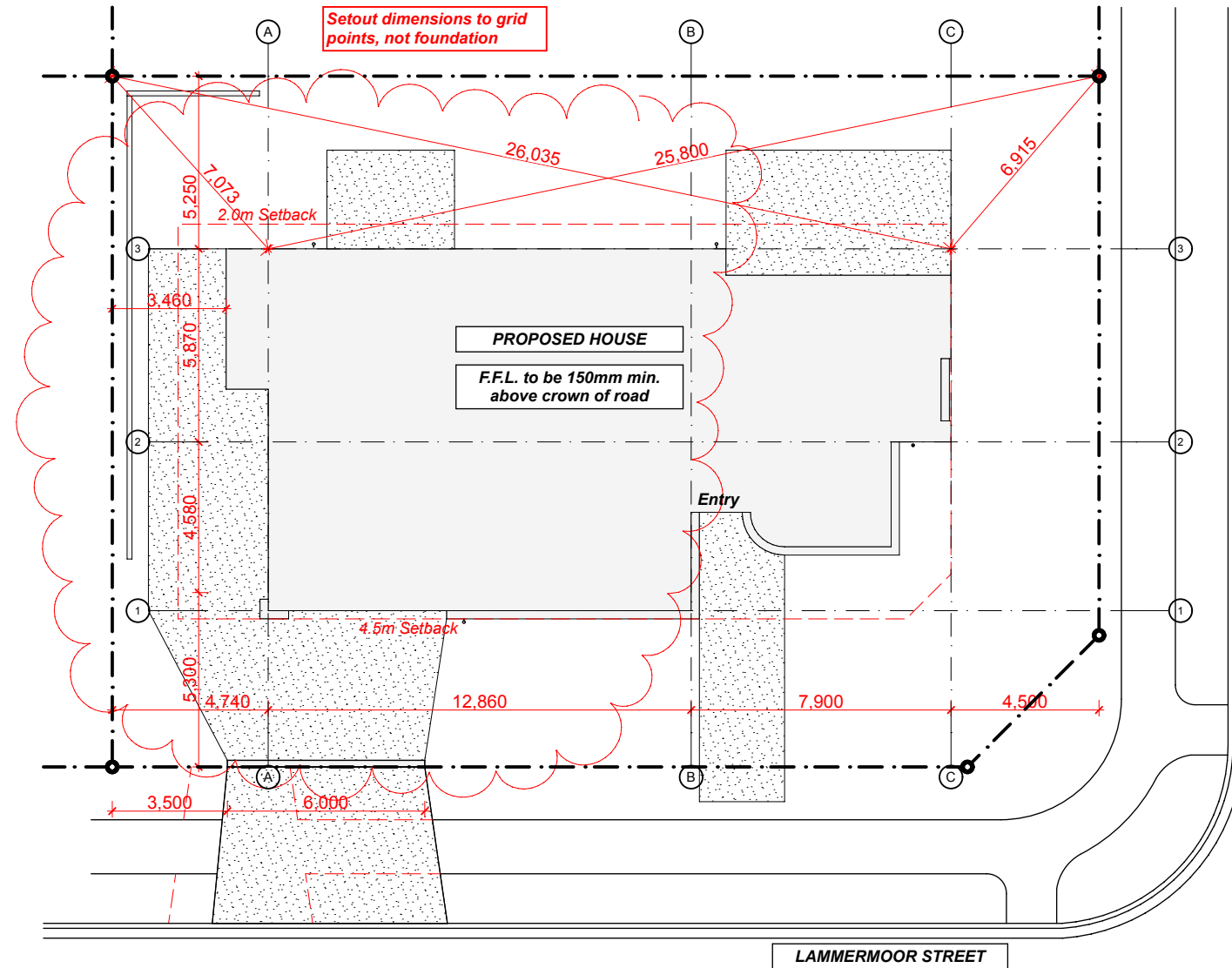
Allow to fence site as required to comply with all health & safety requirements (F5/AS1)

Allow to comply with all QLDC requirements for sediment and erosion control

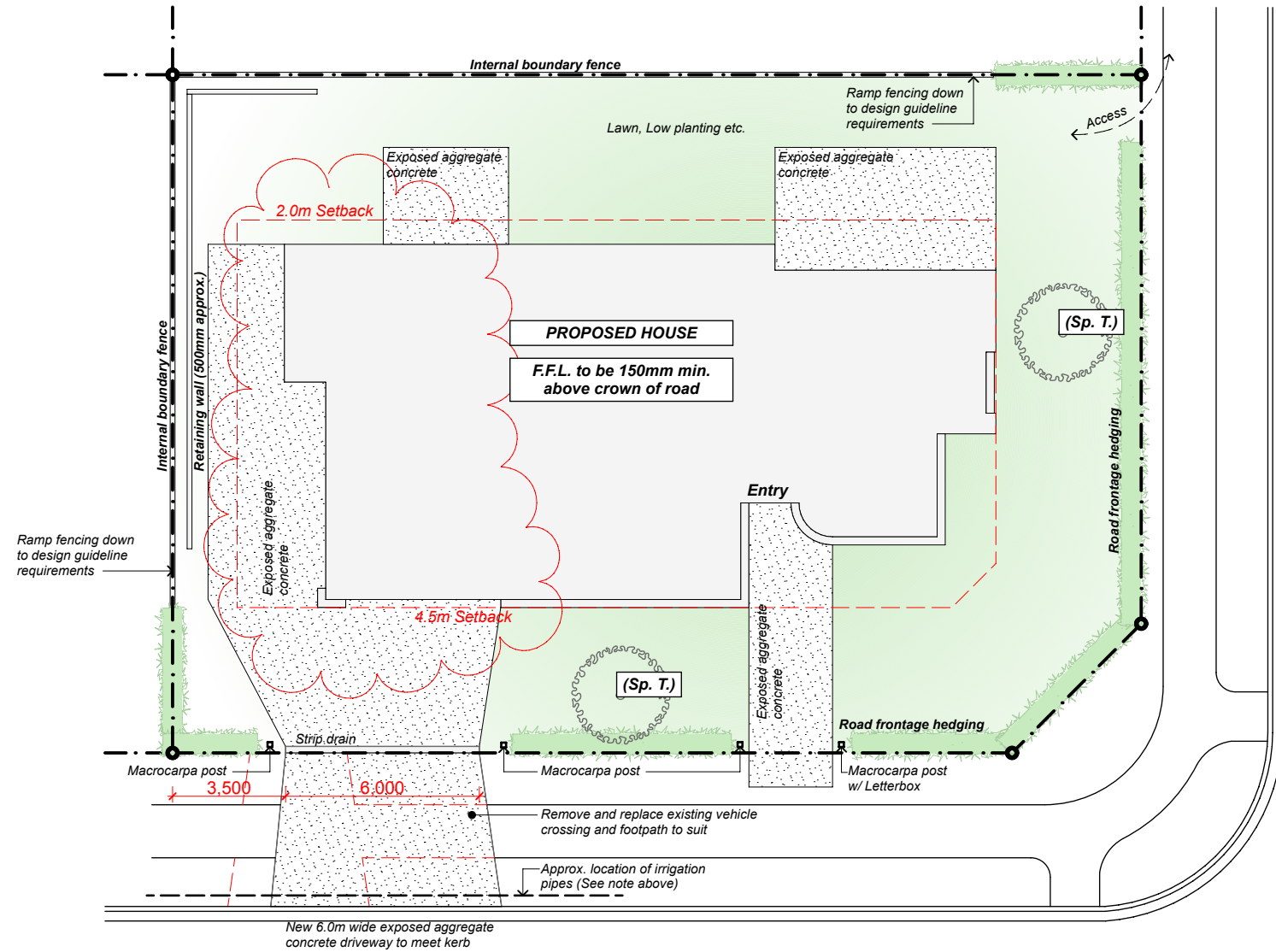
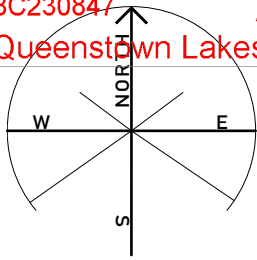
Surrounding unpaved ground to be 225mm below F.F.L.

Surrounding paved ground to be 150mm below F.F.L. unless strip drain detailed

Site Information (Parent Lot)	
Legal Description	Lot 461, DP 588650
Physical Address	22 Lammermoor Street, Northlake, Wanaka
QLDC Zoning	Northlake Special Zone (Activity Area B1)
Site Area	622m <sup>2</sup> more or less
Site coverage	33% (204m <sup>2</sup> )
Elevation	350m a.s.l. approx.
Wind Zone	High Wind Zone
Earthquake Zone	Zone 3
Exposure Zone	Zone B
Snow Load	2.0kPa (Zone N5)
Earthworks	
Approx. Cut height	0.5m
Approx. Fill height	N/A
Approx. Cut volume	40m <sup>3</sup>
Approx. Fill volume	N/A
Approx. Earthworks Volume	40m <sup>3</sup> (Cut and Fill)
Approx. area of exposed soil	80m <sup>2</sup>



SITE LOCATION PLAN (not to scale)



All Building & Landscaping works to comply with Northlake Developments Design Your Own Home Design Guidelines

<https://winton.nz/media/2226/design-your-own-design-control-guidlines-2019-april-10th.pdf>

Road frontage/Boundary hedging to be *Griselinia Littoralis* or *Prunus Lusitanica* planted @ 600mm cr's, 250mm min from boundary, clip to 1.2-1.8m in height (Plants to be 1.0m min. high at time of planting)

Specimen Tree (Sp. T.), allow to plant one specimen tree where noted (From Northlake approved tree list)

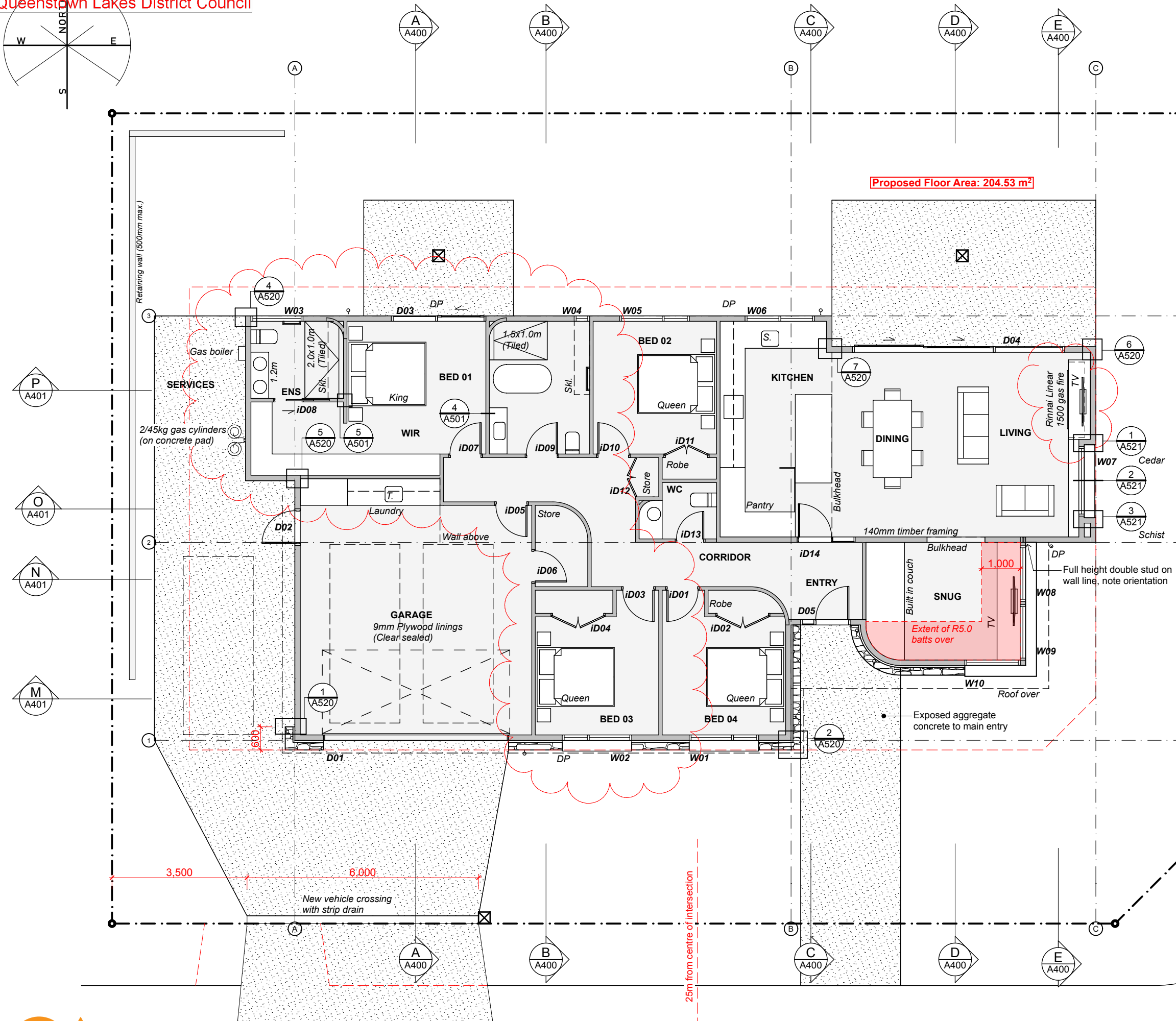
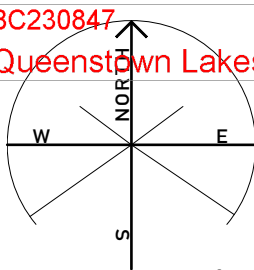
**Driveway**

Refer below notes from Northlake Investments Limited design approval:

'Please advise your contractors responsible for installing the driveway crossing to your Lot that Irrigation Lines to street trees are located 300mm deep, directly behind the kerb edge.

If damaged, a continuous length of identical pipe is to be laid beneath the concrete and joined at each end. No joins are to be located beneath concrete. Pegs for boxing shall be skewed away from kerb edge.

Any cost to Northlake investments Ltd for repair of damaged infrastructure will result in a deduction from your construction bond and any costs over and above will be passed on accordingly.'



**Wall linings:**  
Wall linings to house to be 10mm Gib Standard (Level 4 finish, painted) except -  
- Wet areas (bathroom, WC, laundry, ensuite) to be 10mm Gib Aqualine (Level 4 Finish, painted).  
- Garage to be lined with 9mm plywood (Clear sealed)

Fix all bathrooms Gib Aqualine to tiling fixing method (pg. 14 Gib Wet Area Systems Spec/Install Manual, February 2021)

Refer bracing plan for specific brace element linings.

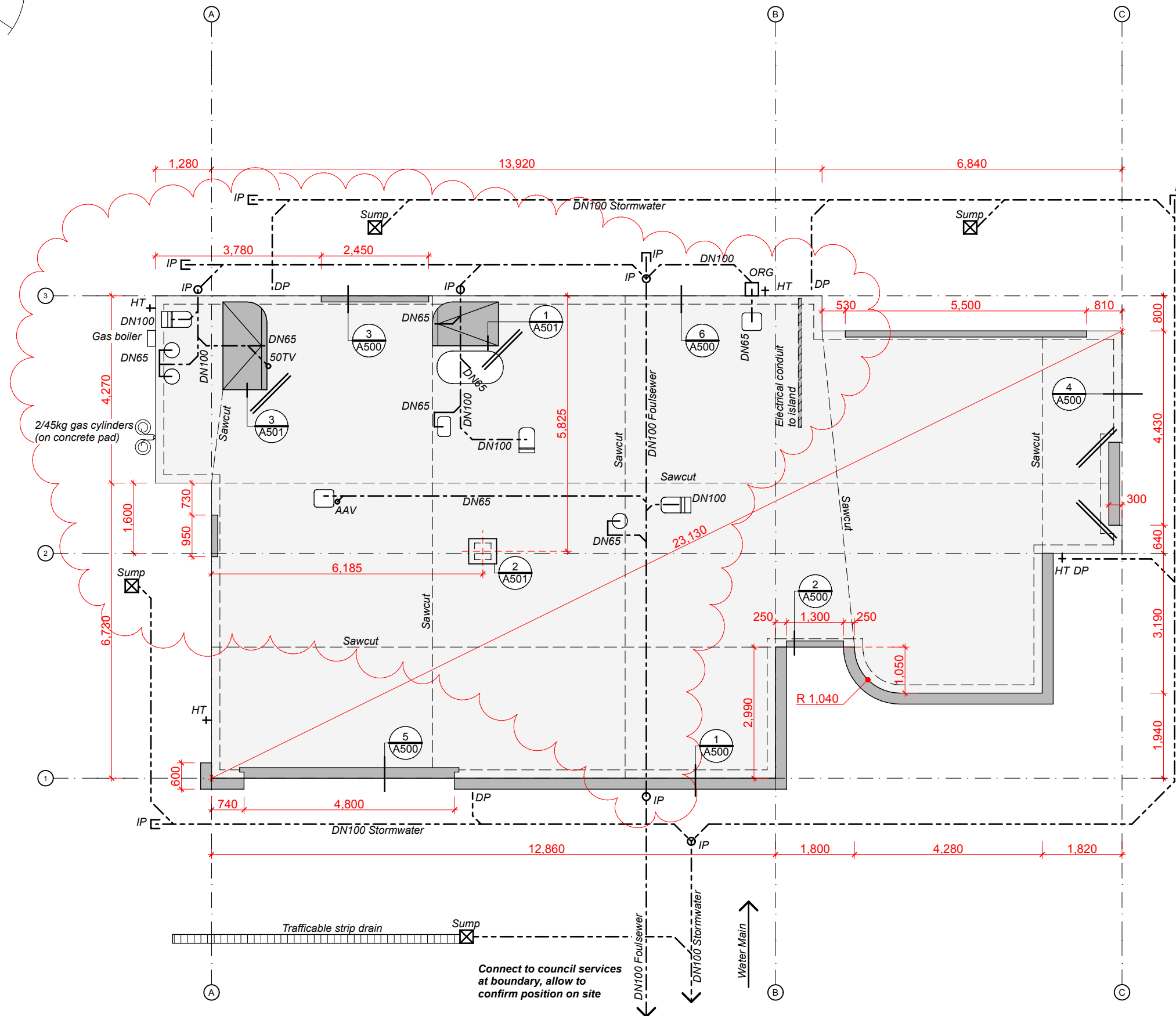
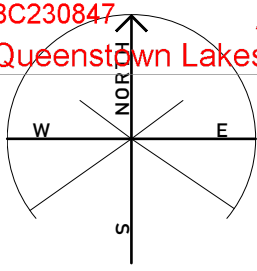
Gib linings to be installed in accordance with the Gib Site Guide (September 2018).

**Insulation:**  
R4.0 Batt insulation to external walls of house and garage  
R7.0 Batt insulation to ceilings of house and garage  
R5.0 Batt insulation to 1.0m ceiling perimeter of snug

Confirm extent of internal insulation with client

**Finishes:**  
Floor finishes to comply with E3/AS1 3.1.1.

If alternative flooring provided in wet areas (including kitchen and WC), ensure manufacturer recommends this and provides all required documentation for alternative solution application.



**Plumbing/Drainage:**

Drainage installation to comply with AS/NZS 3500.2 (G13/AS3)

Hot water supply pipework to be copper, fully lagged with insulation.

Cold water supply pipework to be polyethylene (MDPE/HDPE).

**ALL WHB/VANITY WASTES TO BE THROUGH WALL FRAMING TO ALLOW FOR WALL HUNG UNITS**

**CONFIRM ALL WASTE LOCATIONS WITH PRODUCTS SELECTED (BY CLIENT)**

**Minimum Gradients**

**Plumbing/Drainage (AS/NZS 3500.2)**

DN100 - 1:60  
DN65 - 1:40

**Stormwater (NZBC E1/AS1)**

DN100 - 1:120  
DN150 - 1:200

**Footings to good ground to NZS 3604:2011**

Joinery/Shower rebates - refer details for dimensions

Sawcut 25x5mm saw cut within 24 hours of slab pour

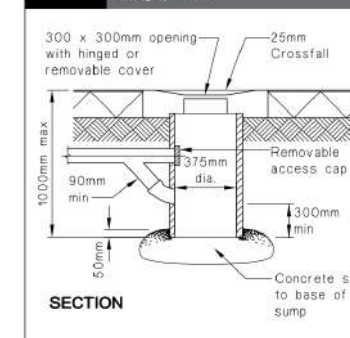
2/ 1.2m HD12 bars in slab, 50mm side cover, 100mm spacing

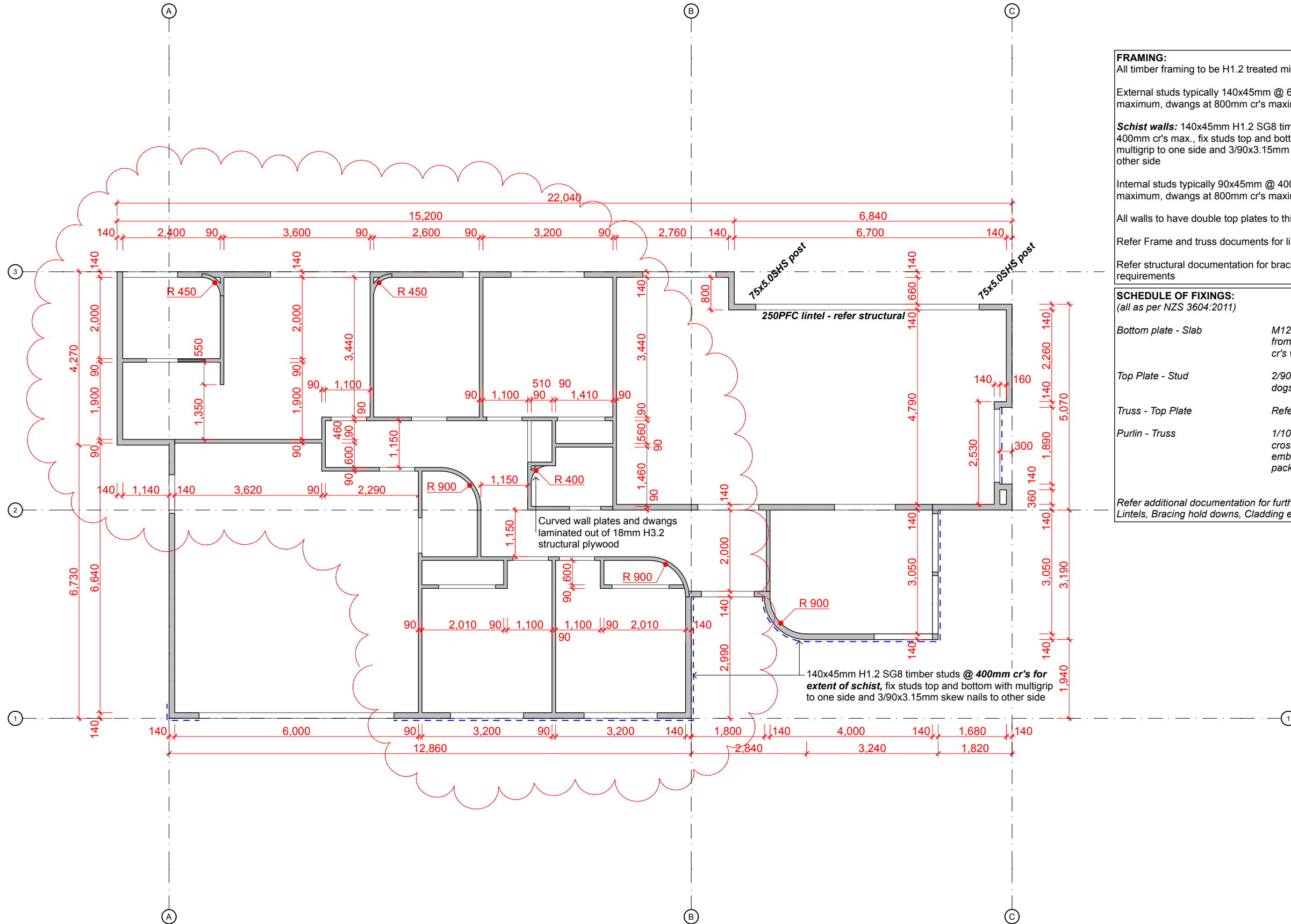
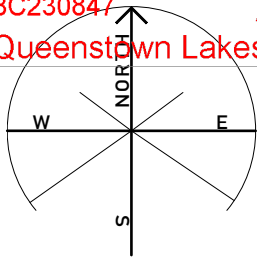
Surrounding unpaved ground to be 225mm below F.F.L.

Surrounding paved ground to be 150mm below F.F.L.

ORG - Overflow relief gully  
IP - Inspection Point  
HT - Hose Tap (Confirm locations with client)  
TV - Terminal Vent  
BC - Branch Vent  
AAV - Air admittance Valve

**Figure 8: Type-one Surface Water Sump**  
Paragraph 3.6.2

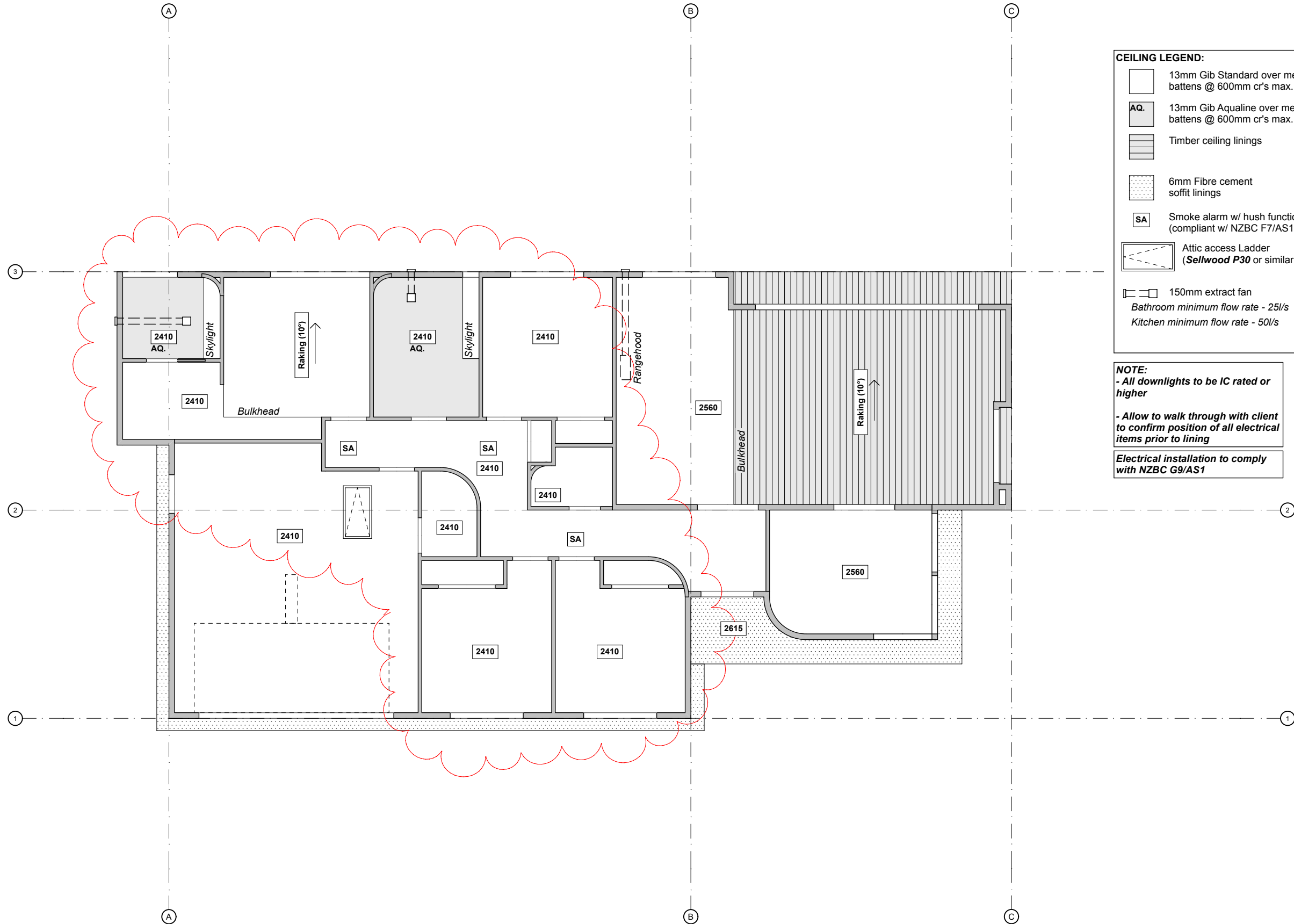
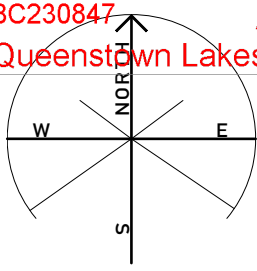











**FRAMING:**  
All timber framing to be H1.2 treated minimum.  
External studs typically 140x45mm @ 600mm cr's maximum, dwangs at 800mm cr's maximum.  
**Schist walls:** 140x45mm H1.2 SG8 timber studs @ 400mm cr's max., fix studs top and bottom with multigrip to one side and 3/90x3.15mm skew nails to other side  
Internal studs typically 90x45mm @ 400mm cr's maximum, dwangs at 800mm cr's maximum.  
All walls to have double top plates to thickness of wall.  
Refer Frame and truss documents for lintel sizes.  
Refer structural documentation for bracing requirements

**SCHEDULE OF FIXINGS:**  
(all as per NZS 3604:2011)  
**Bottom plate - Slab** M12 screw bolt anchors 150mm from each end of plate and 600mm cr's within  
**Top Plate - Stud** 2/90x3.15mm end nails + 2/wire dogs  
**Truss - Top Plate** Refer Truss Manufacturer  
**Purlin - Truss** 1/10g screw per truss crossing, 35mm min. embedment in structure (through packing if present)  
Refer additional documentation for further fixings (Structural, Trusses, Lintels, Bracing hold downs, Cladding etc.)

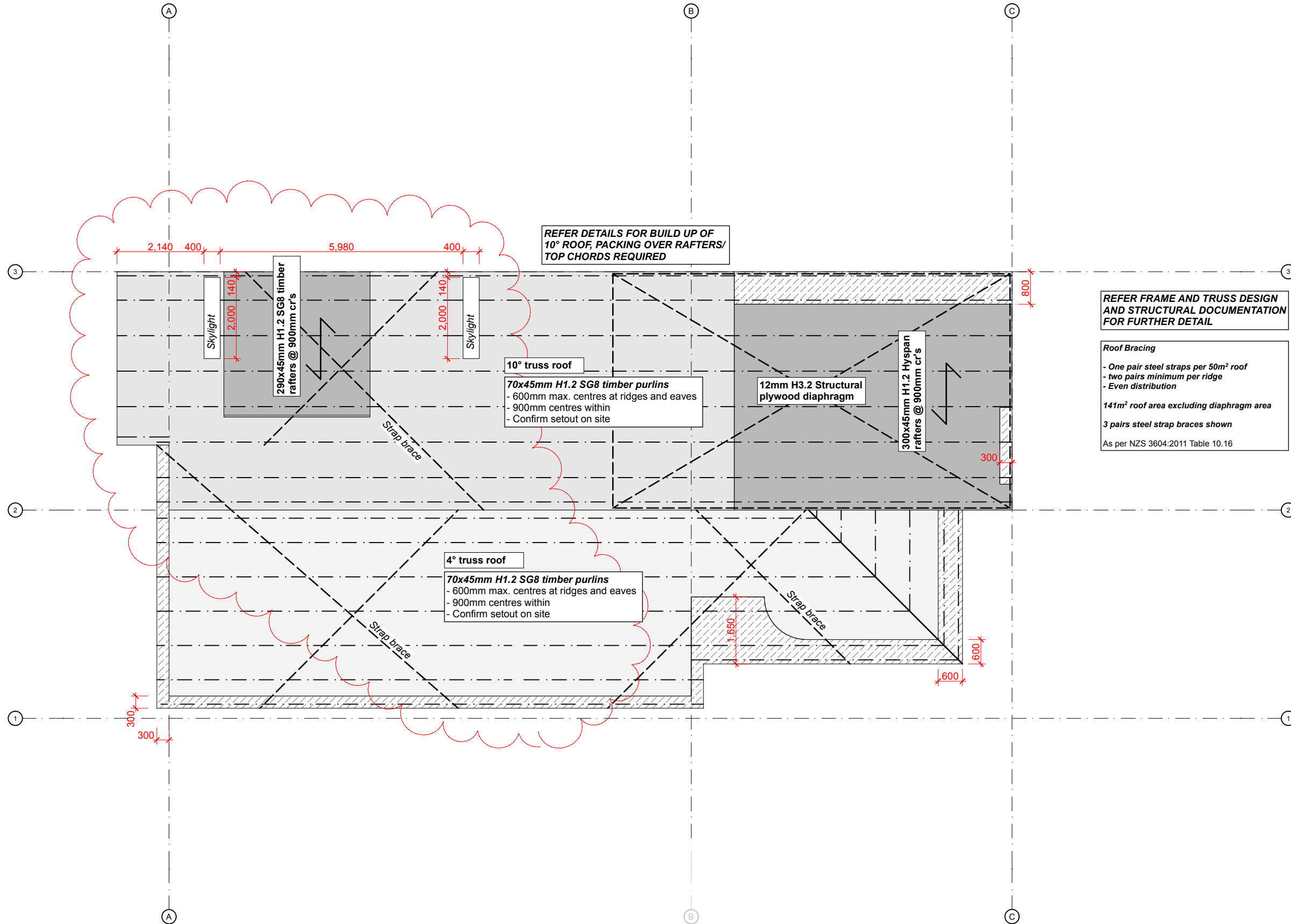
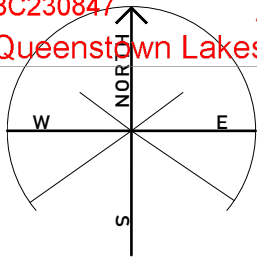


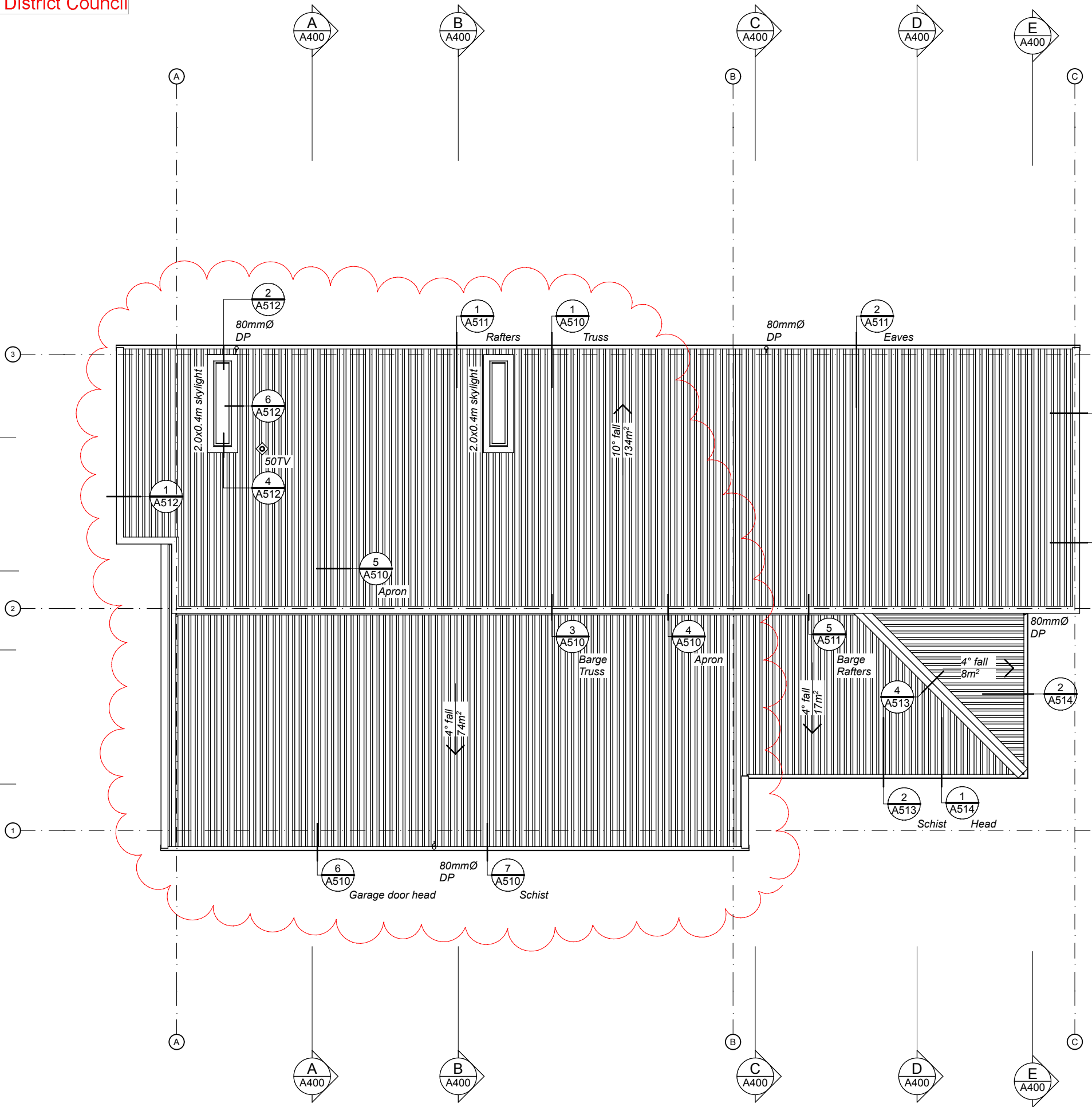
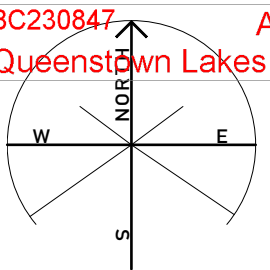


**CEILING LEGEND:**

-  13mm Gib Standard over metal battens @ 600mm cr's max.
-  13mm Gib Aqualine over metal battens @ 600mm cr's max.
-  Timber ceiling linings
-  6mm Fibre cement soffit linings
-  Smoke alarm w/ hush function (compliant w/ NZBC F7/AS1)
-  Attic access Ladder (*Sellwood P30* or similar)
-  150mm extract fan  
Bathroom minimum flow rate - 25l/s  
Kitchen minimum flow rate - 50l/s

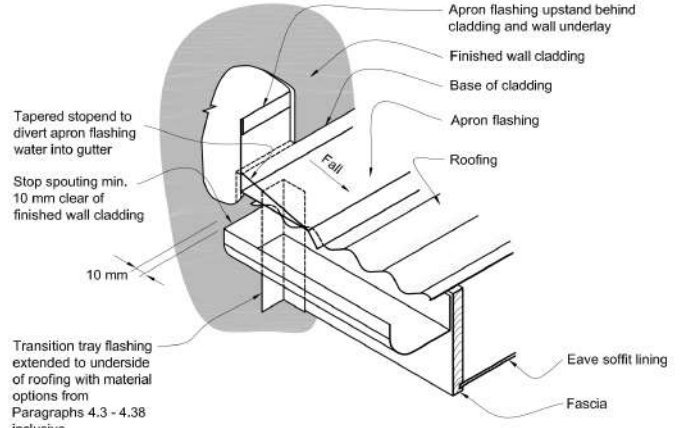
**NOTE:**  
- All downlights to be IC rated or higher  
- Allow to walk through with client to confirm position of all electrical items prior to lining  
Electrical installation to comply with NZBC G9/AS1





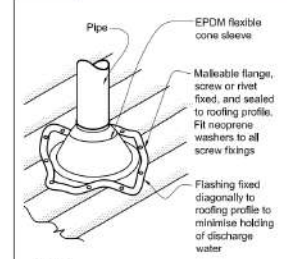
**Figure 8B: Gutter/wall junction**  
Paragraphs 5.1 and 5.2

NOTE: (1) The upstand at the lower edge of the apron flashing may be performed to a larger size and then trimmed on site to suit.  
(2) The transition flashing bridges gap at the end of the fascia to protect the soffit framing.  
(3) Wall underlay omitted for clarity.



Excerpt from NZBC E2/AS1

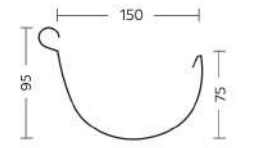
**Figure 8C: Flashing for small pipes**  
Paragraphs 8.3.10, 8.4.17, 8.6.8.5 and 8.6.8.6



NOTE:  
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.  
(2) For pipes up to 85 mm diameter.

Excerpt from NZBC E2/AS1  
NOTE: Vent penetrations to be through ribs of roofing

**150 HALF ROUND**



All dimensions given are nominal.

Effective cross sectional area (with 10mm free board)	6600mm <sup>2</sup>
Flow capacity	95 litres/min
Minimum recommended fall	1:500 = 2mm in 1m
Minimum downpipe	Circular 80mm

Catchment area per downpipe based on the above flow capacity is given in Table 3.1M. Use Table 3.1B (Section 3.1.4) to determine the Rainfall Intensity to be used.

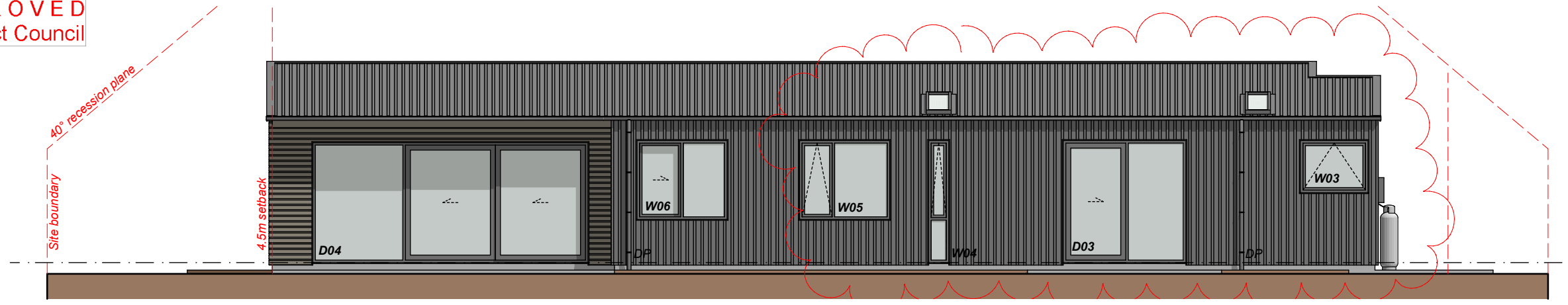
**Table 3.1M**

Rainfall Intensity, I (mm/hr)	40	50	60	70	80	90	100	120	140	160	180	200
Catchment Area per downpipe A, (m <sup>2</sup> )	142	114	95	81	71	63	57	47	40	36	32	28

Material options including thickness and grade: Steel 0.55mm G300

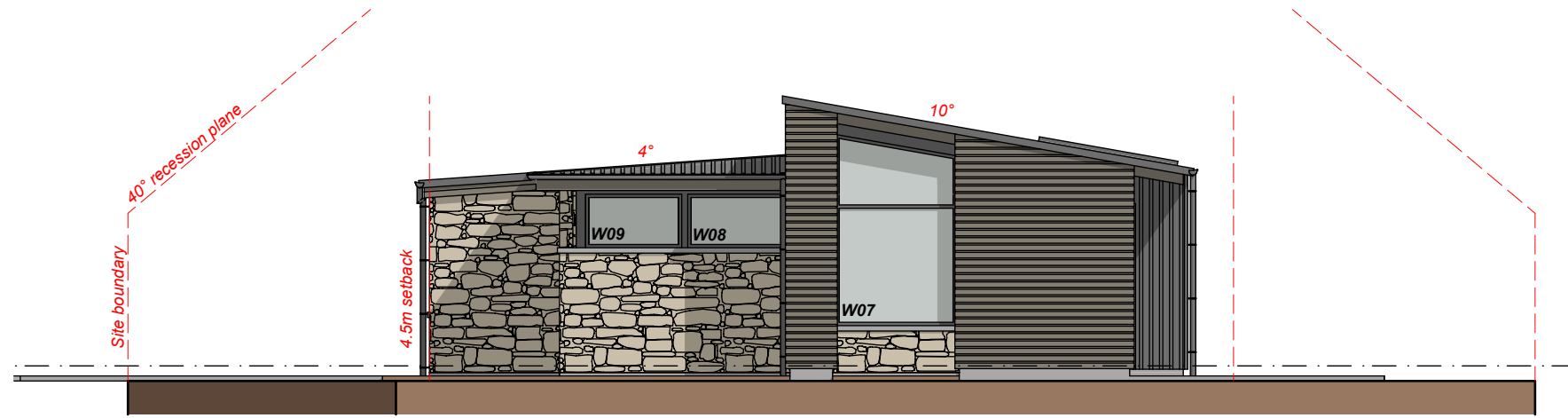
Excerpt from Dimond Roofing Catalogue (pg. 3.1.4.6)

3.1.4.6



North Elevation




1:100



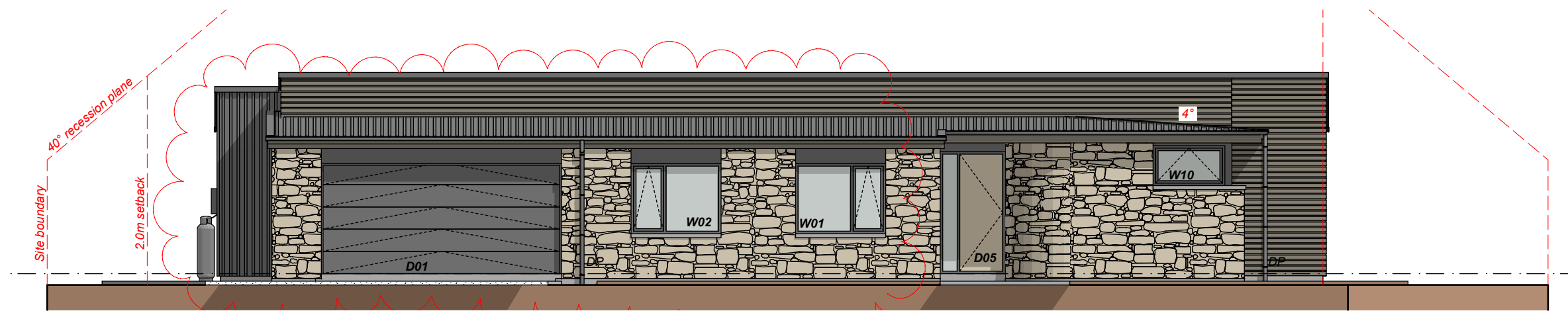
East Elevation

1:100

**CLADDING LEGEND**

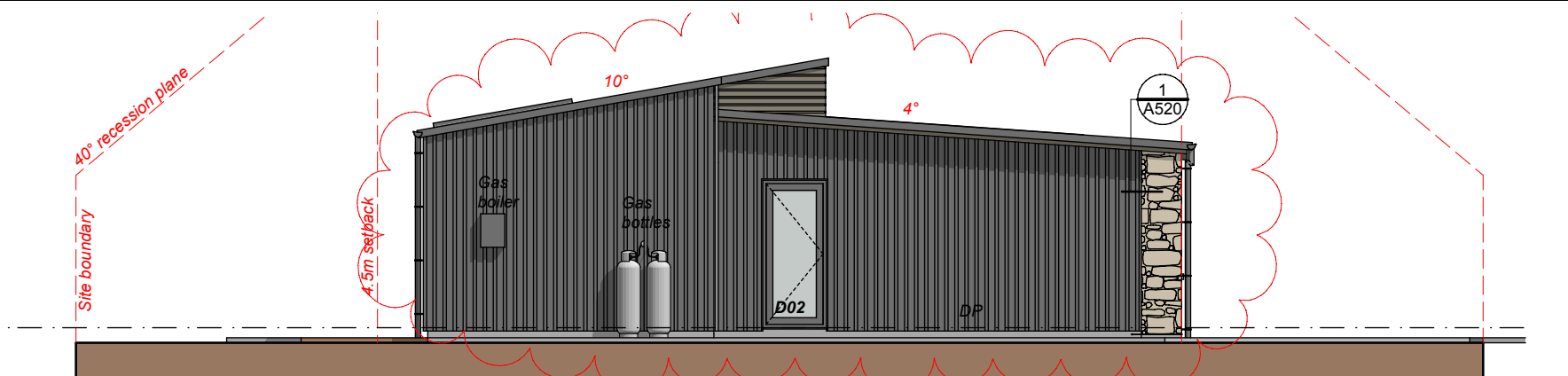
-  0.4mm 5-Rib Coloursteel cladding over Cavibat battens @ 800mm cr's (over dwangs) over building wrap on 7mm H3.2 plywood  
**Colour: FLAXPOD**
-  18.5mm Horizontal timber weatherboard cladding over 20mm H3.2 timber cavity battens over building wrap on 7mm H3.2 plywood  
**Colour: Drydens Wood Oil MIDNIGHT**
-  200mm stacked schist cladding over 4.5mm fibre cement backing over 45mm H3.2 SG8 timber battens over building wrap on 7mm H3.2 plywood

**NOTE** Aluminium Joinery, flashings, spoutings and downpipes to match roof colour (Flaxpod)



South Elevation

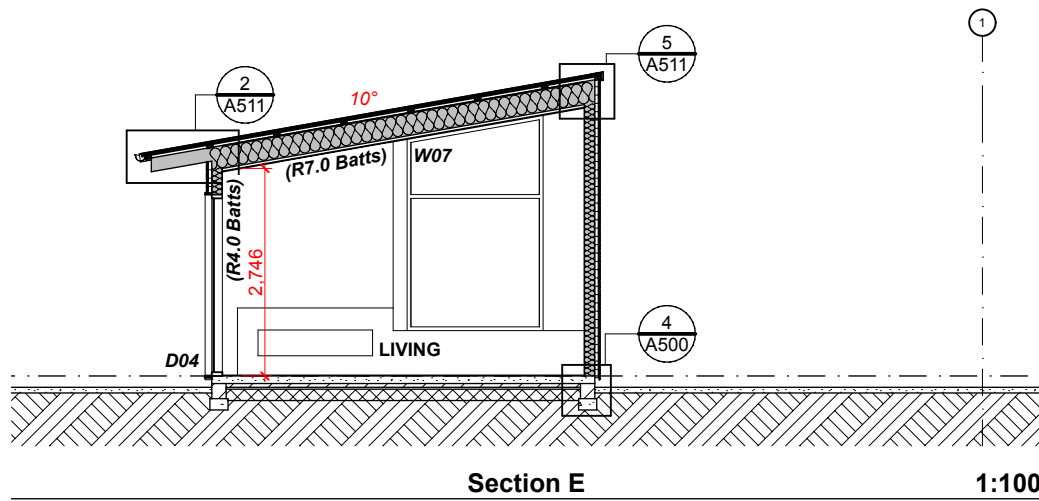
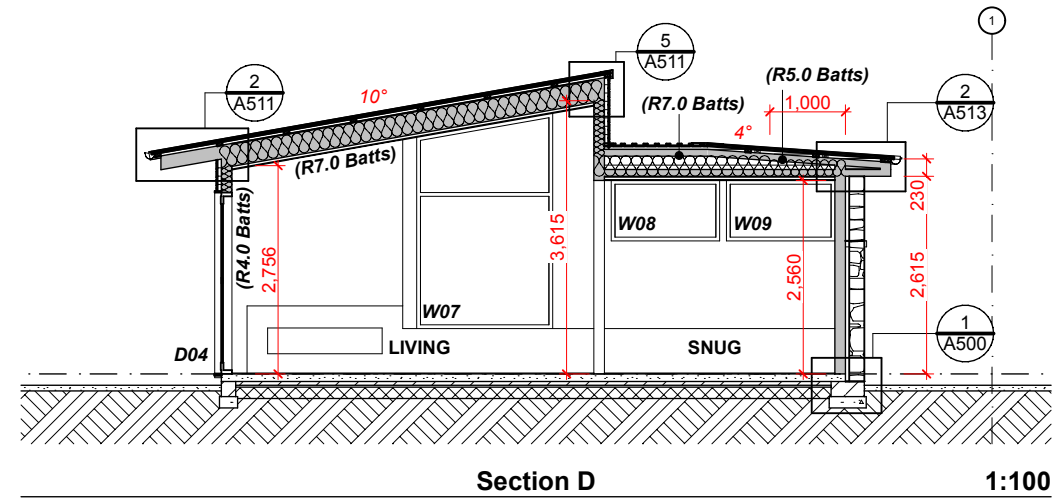
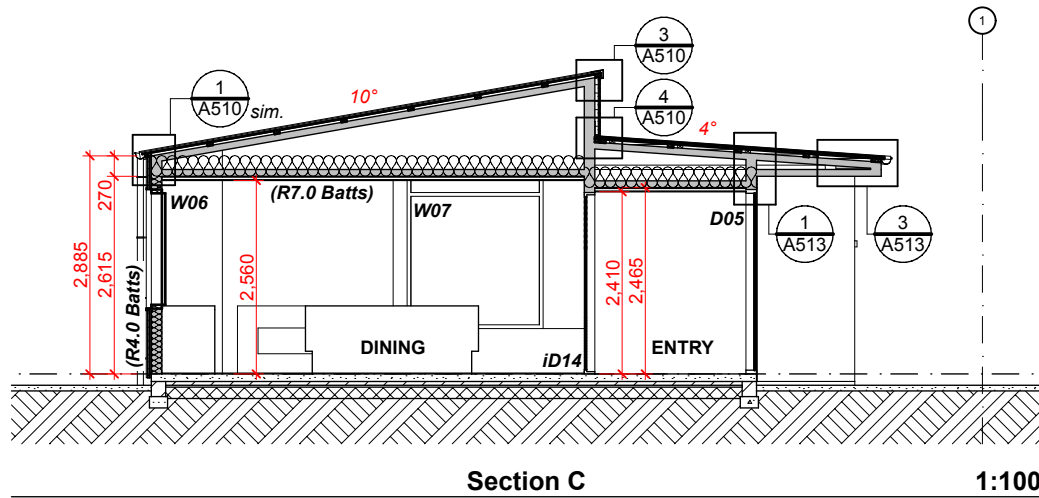
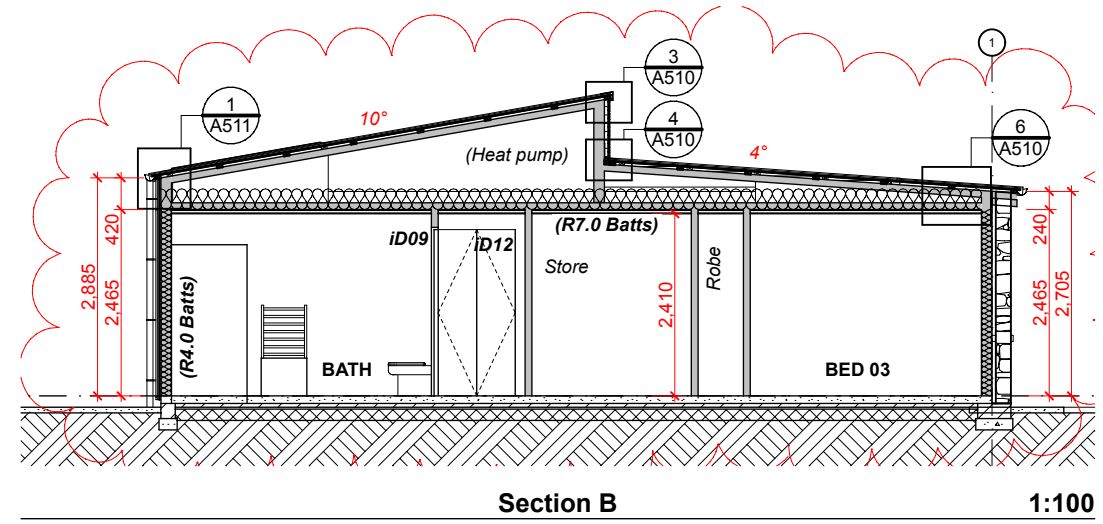
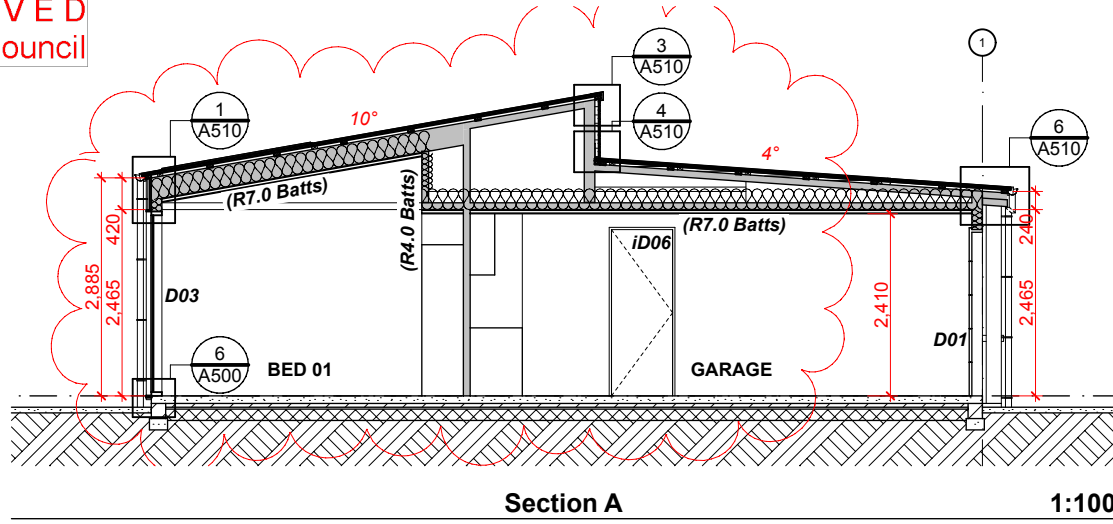
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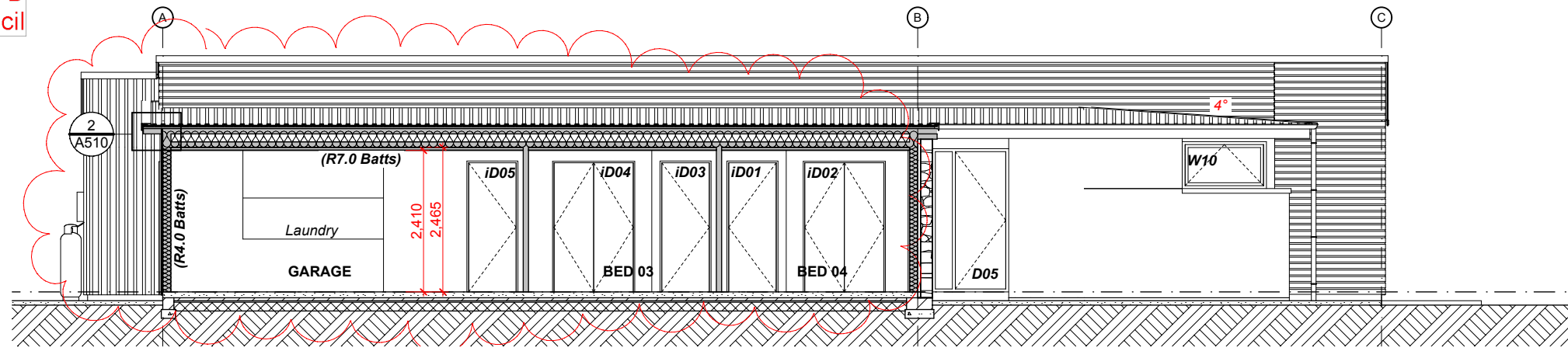


West Elevation

1:100

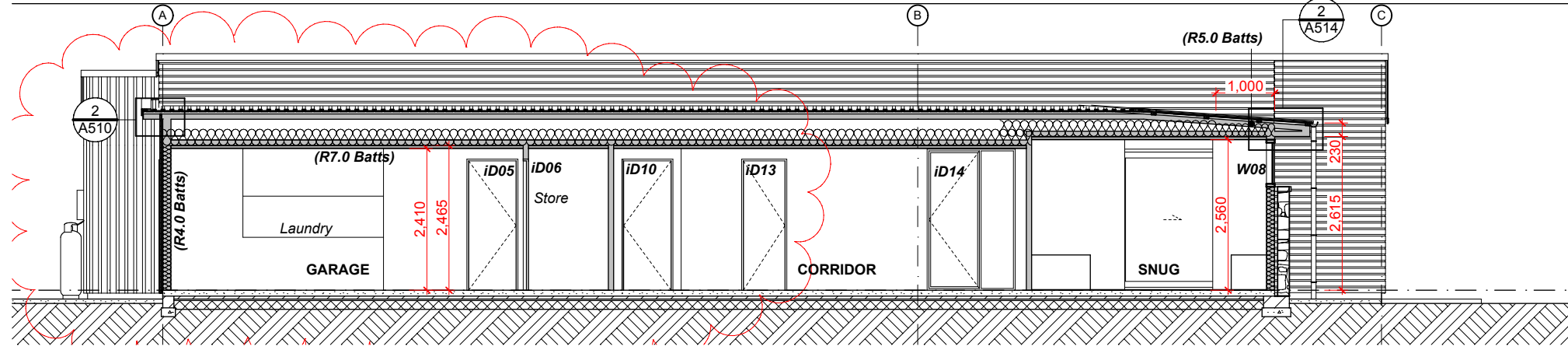
BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>





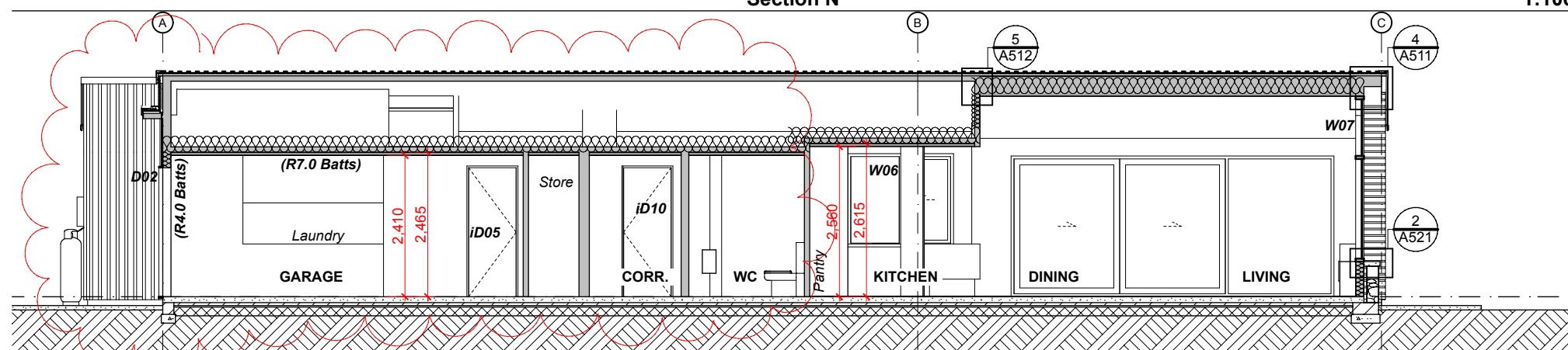
Section M

1:100



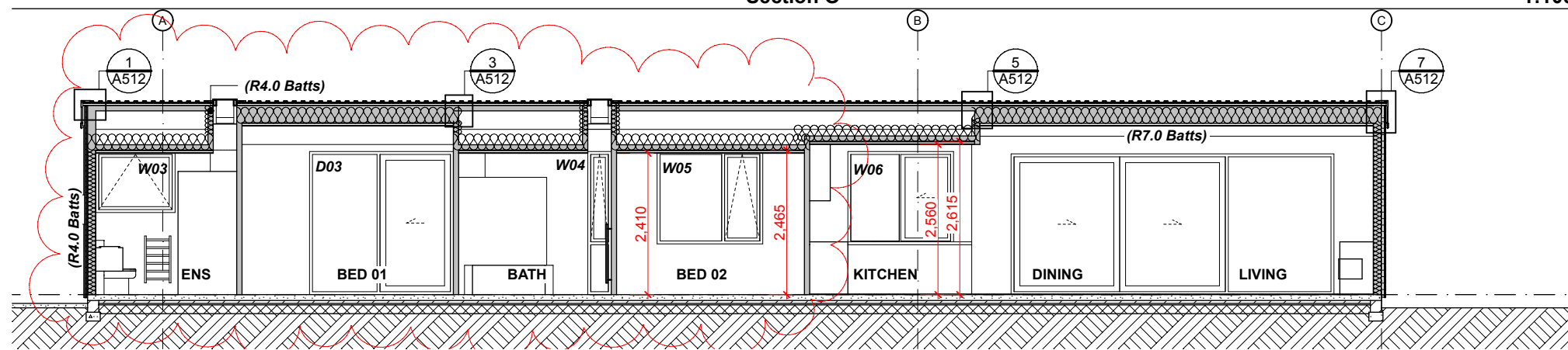
Section N

1:100



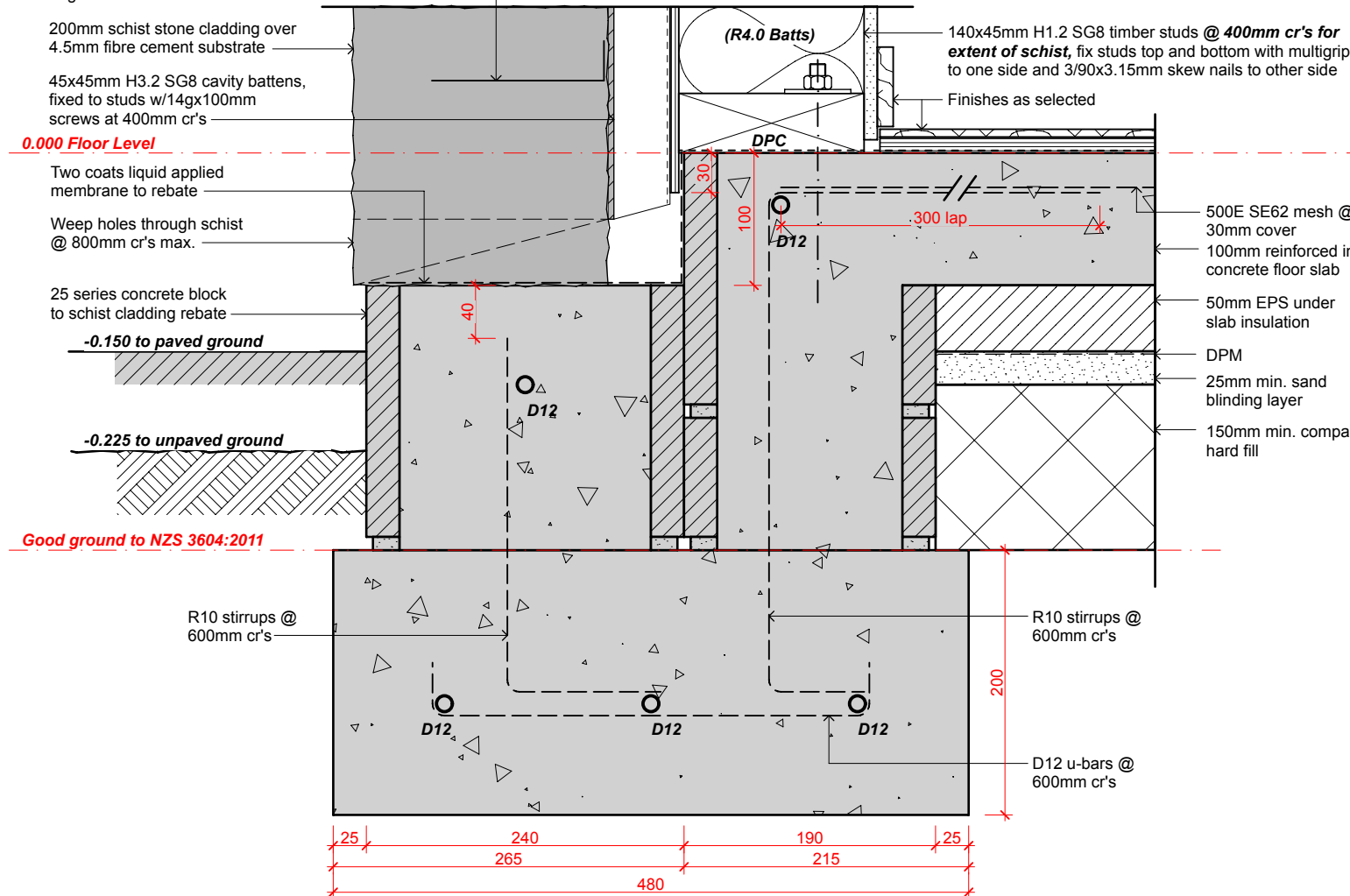
Section O

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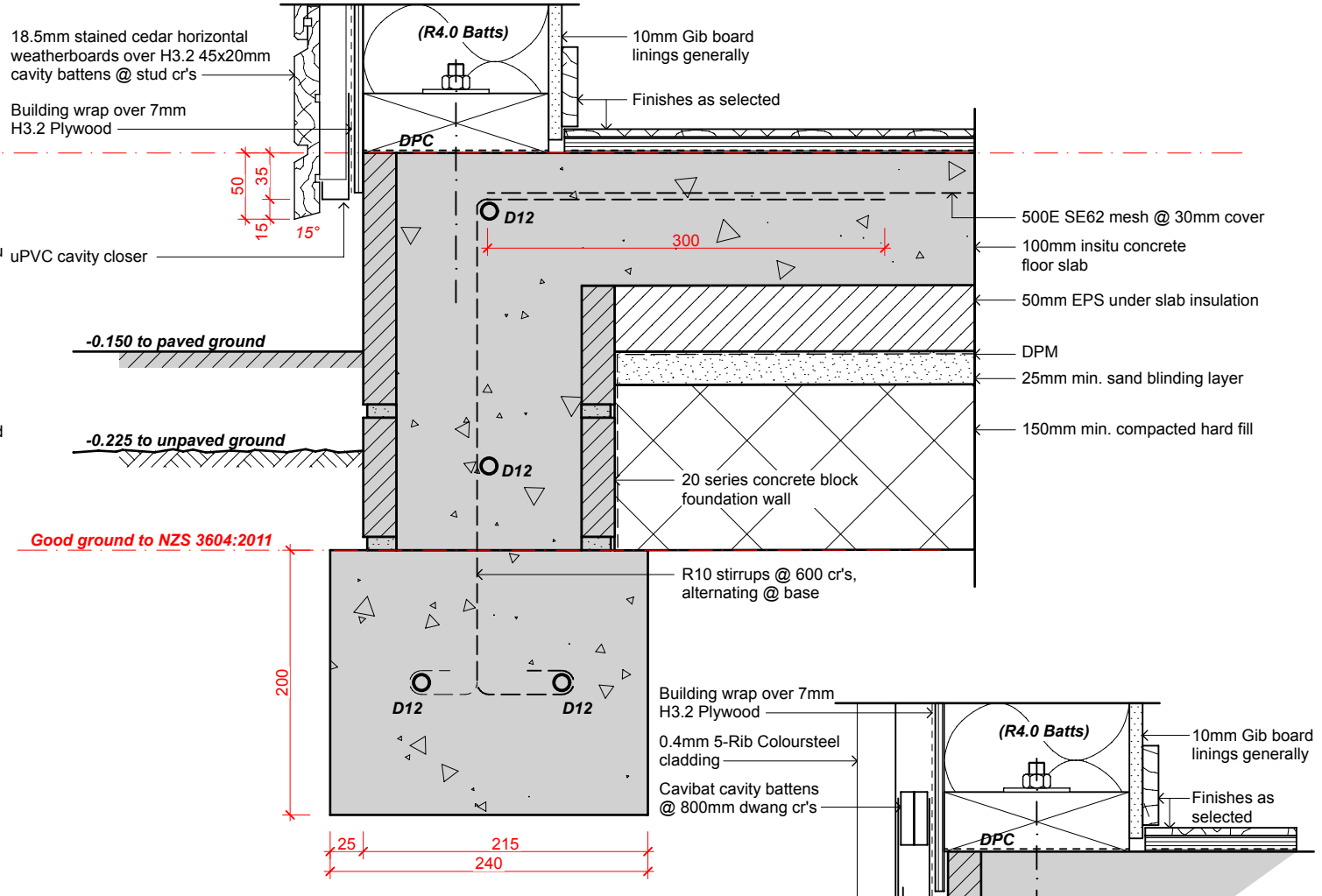


Section P

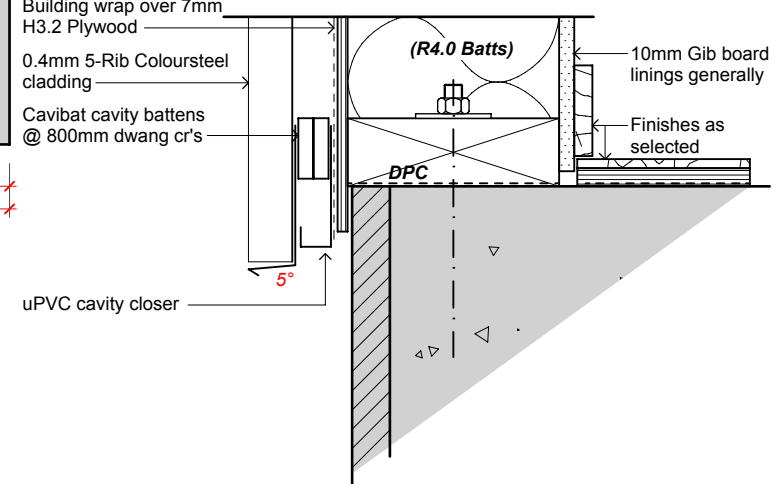
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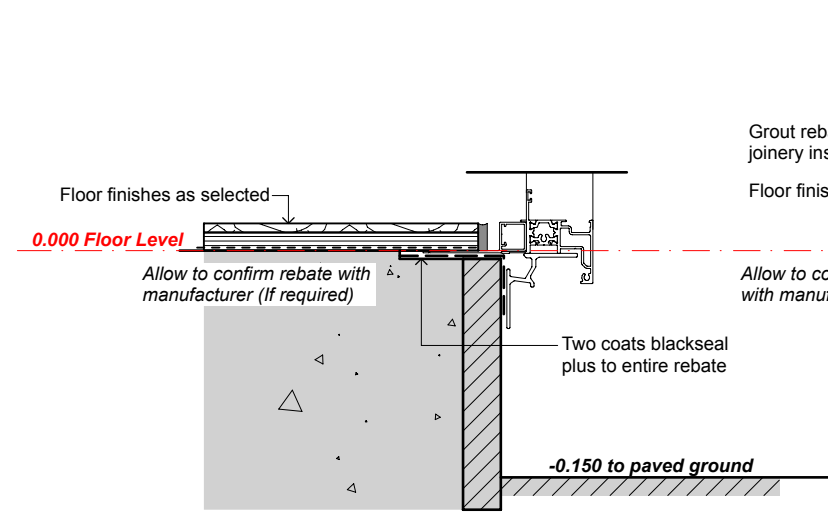
**1 FOUNDATION DETAIL**  
 A201 Scale 1:5 @ A3



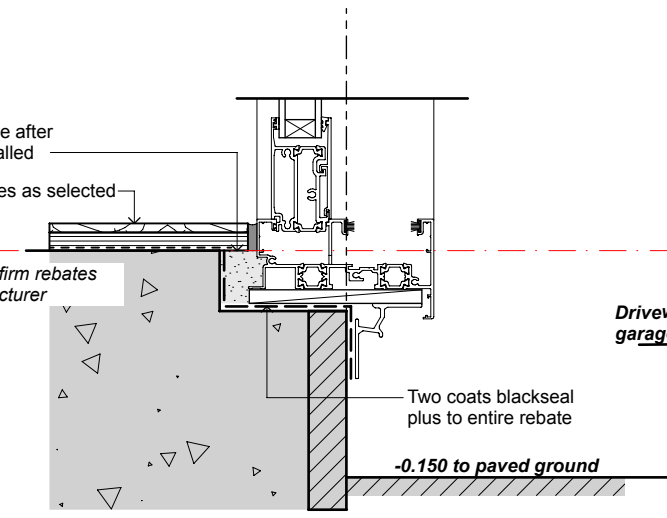
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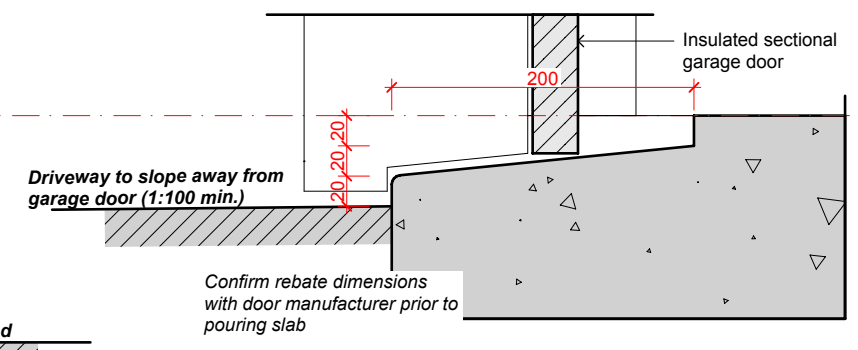
**6 CLADDING DETAIL**  
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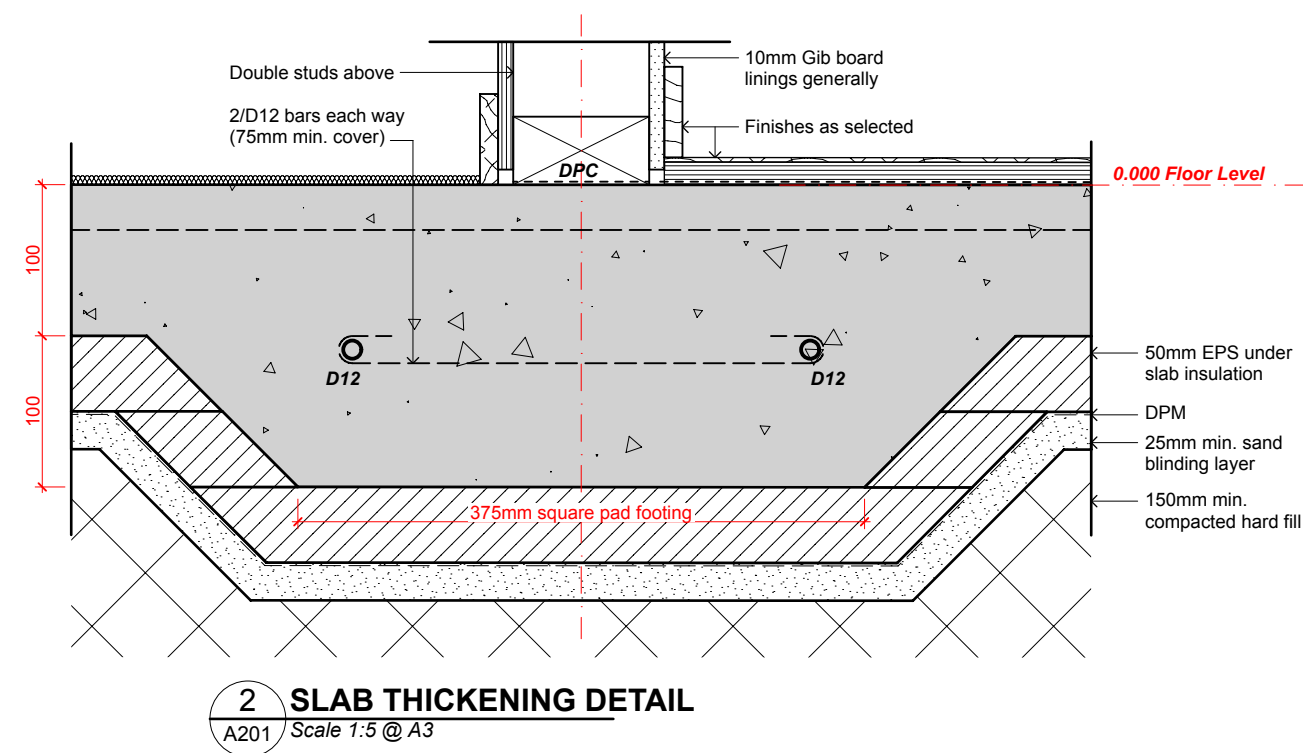
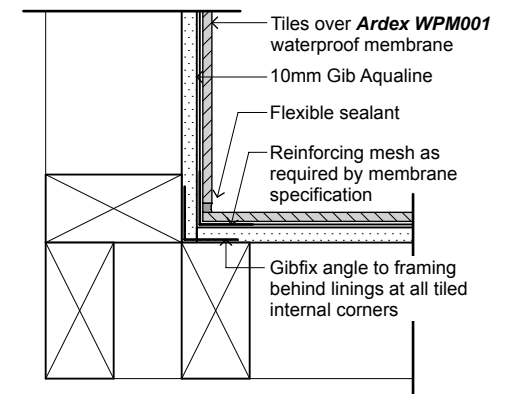
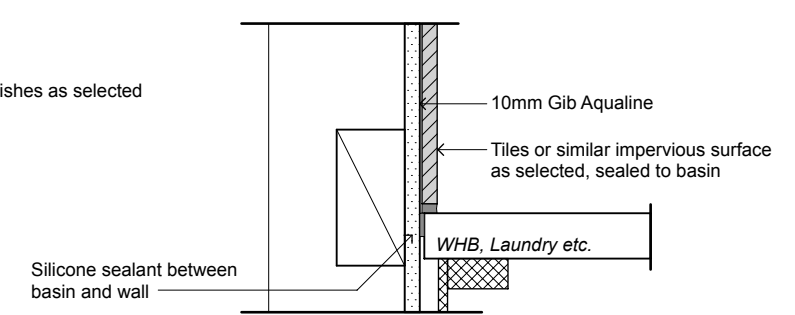
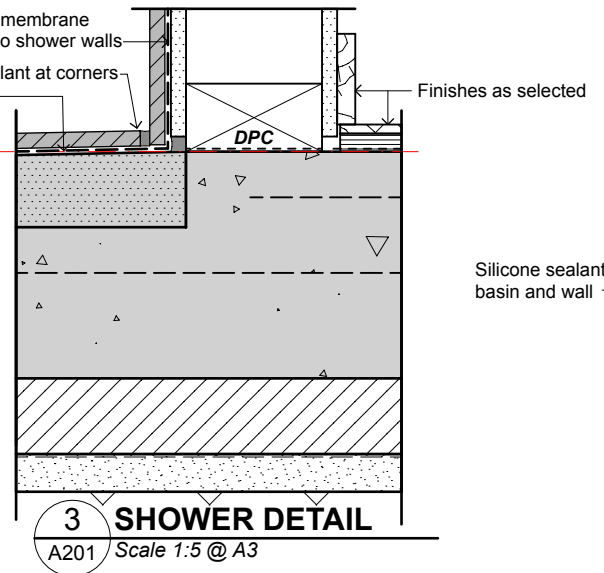
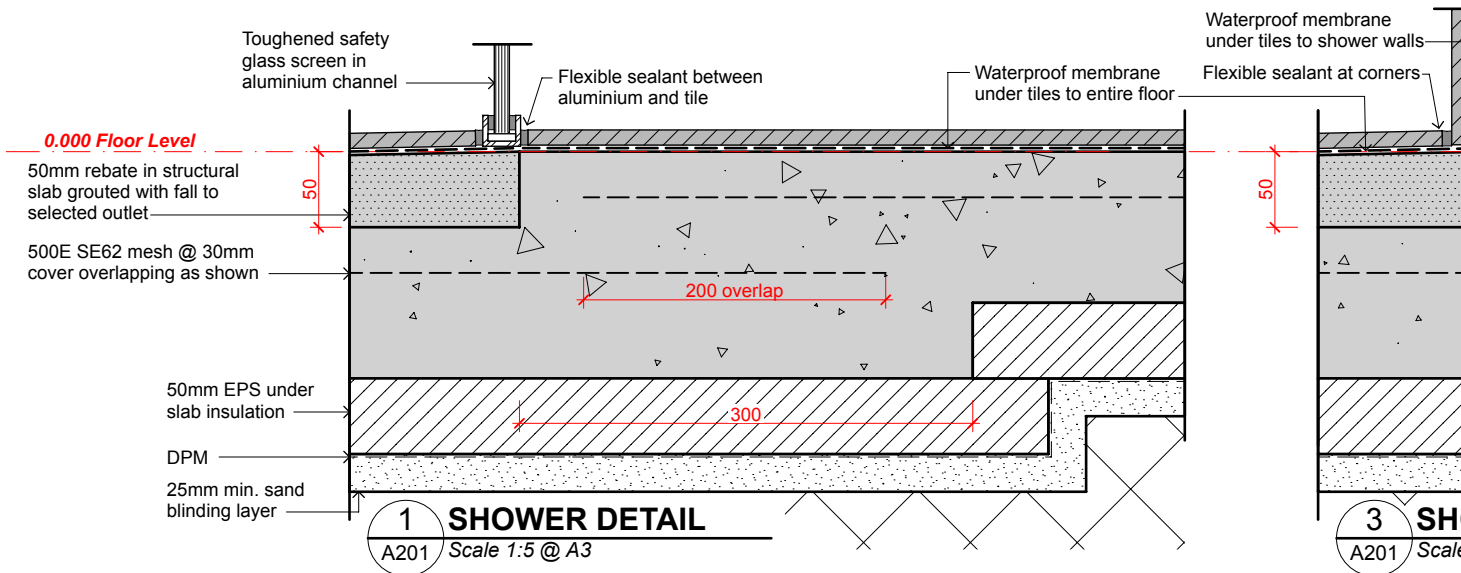
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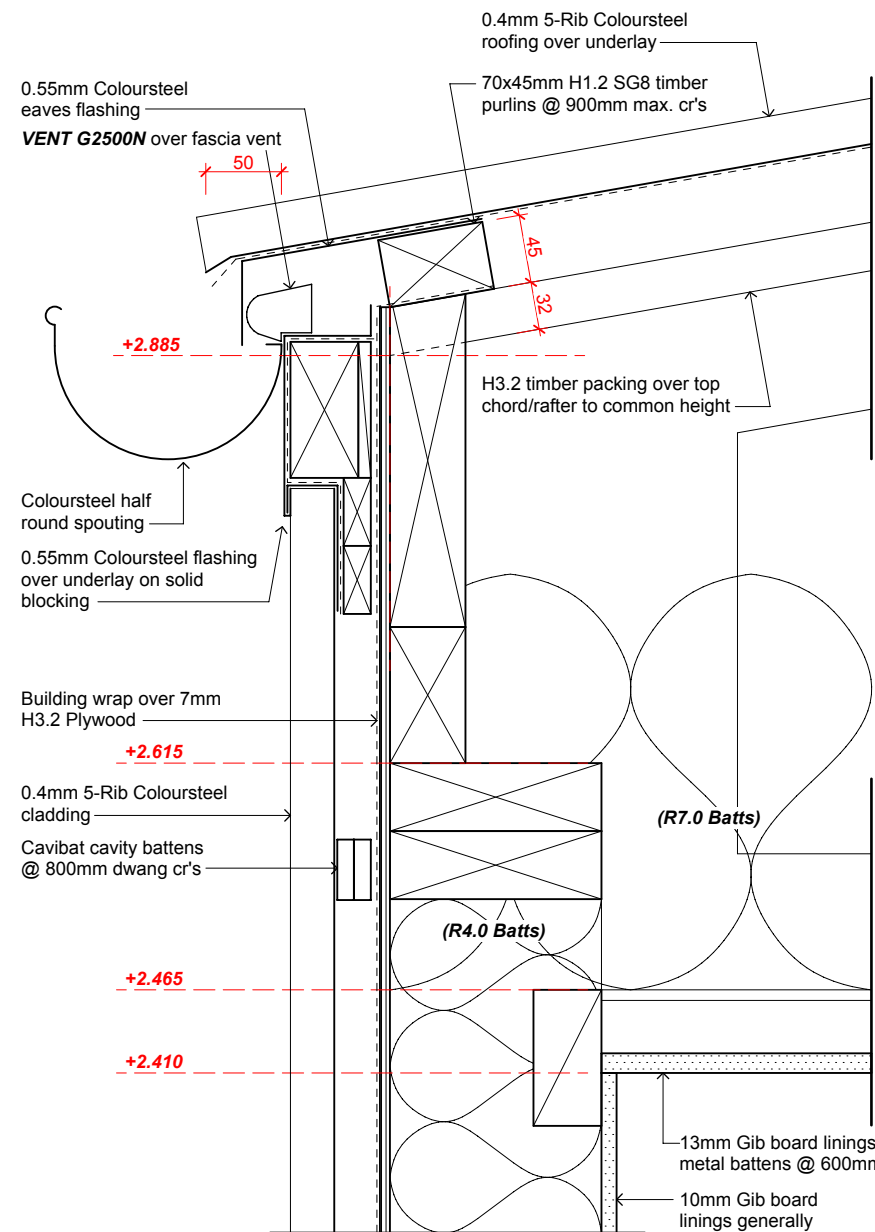
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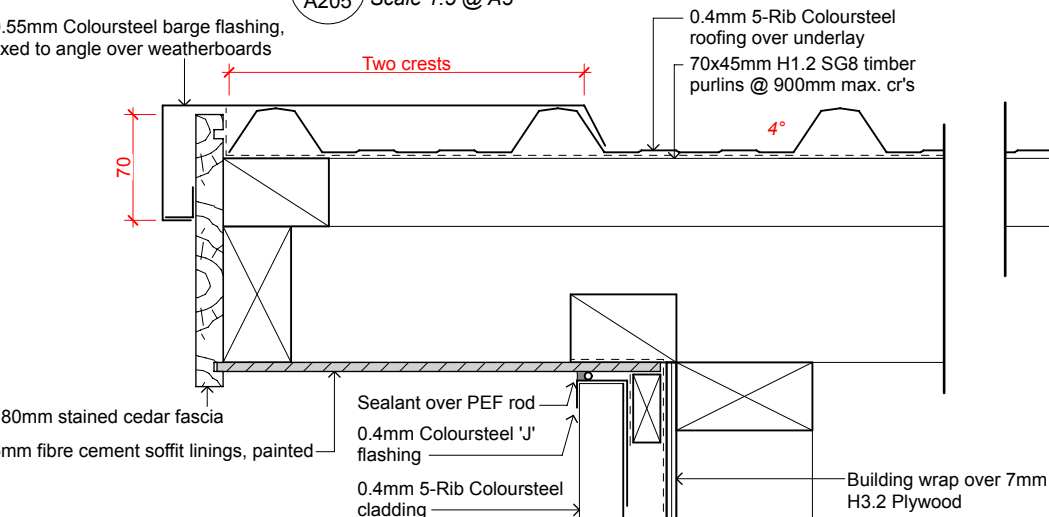
**5 GARAGE DOOR SILL DETAIL**  
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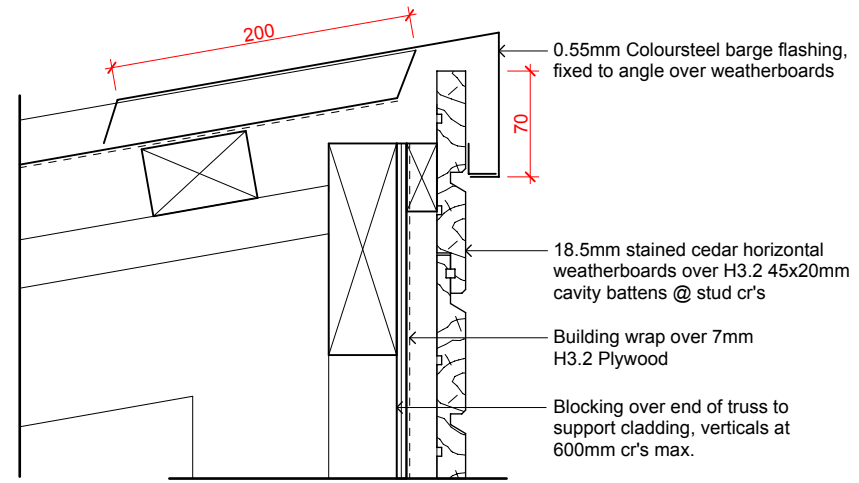




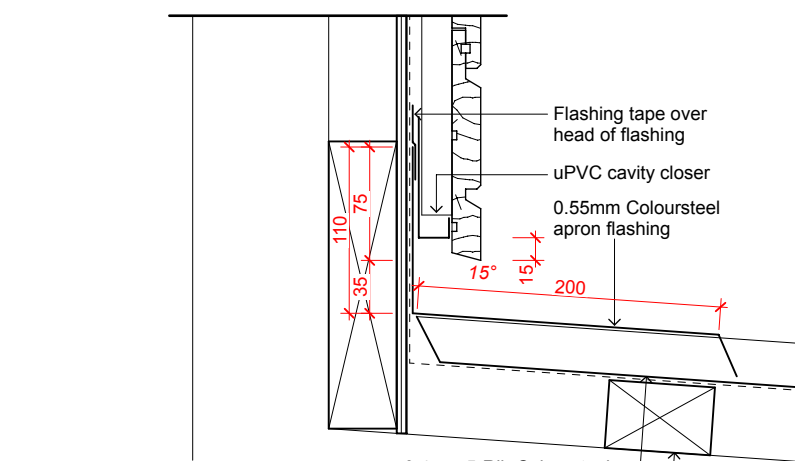
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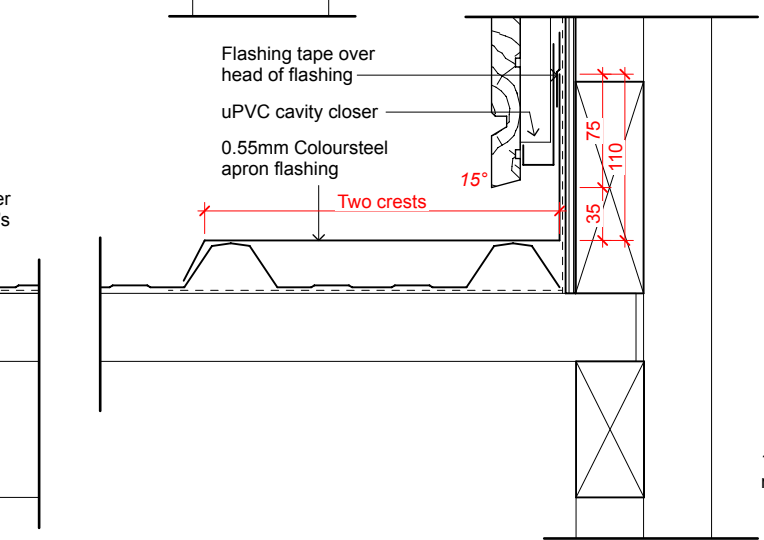
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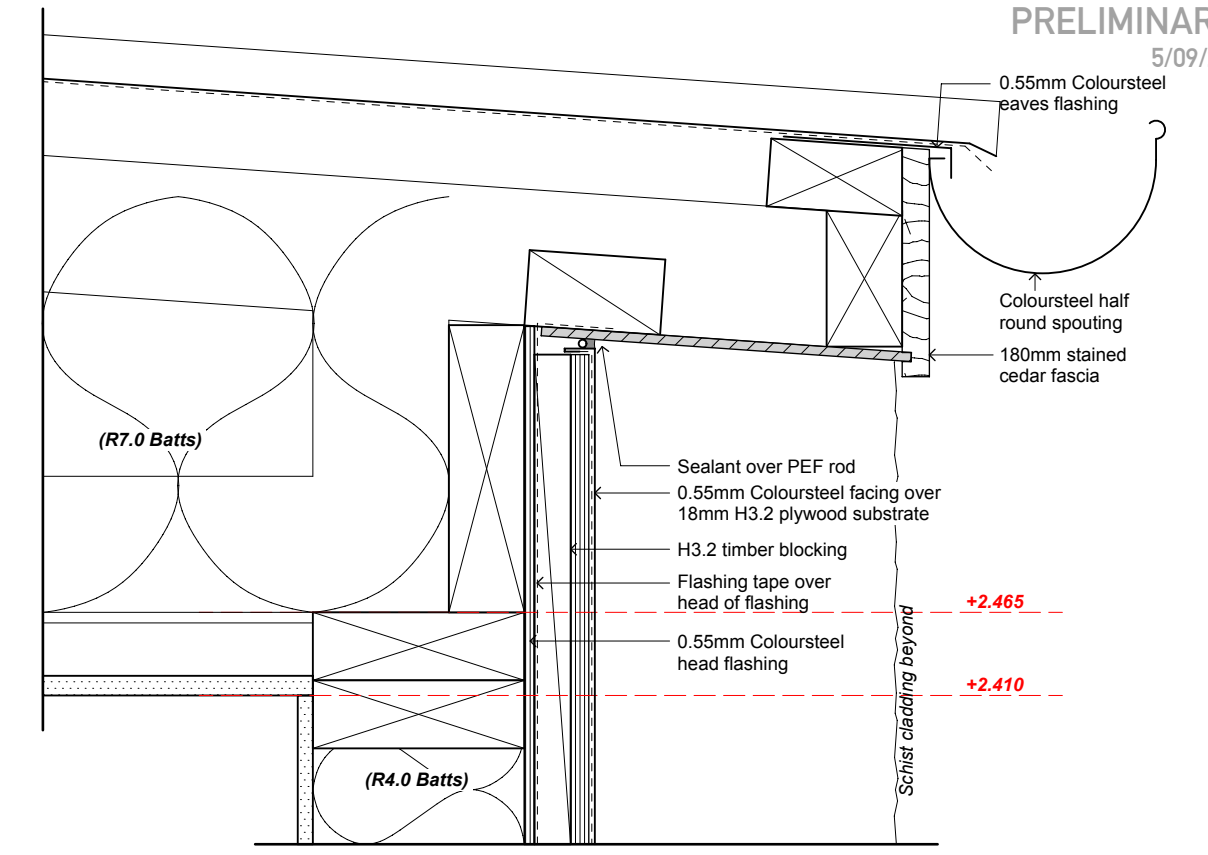
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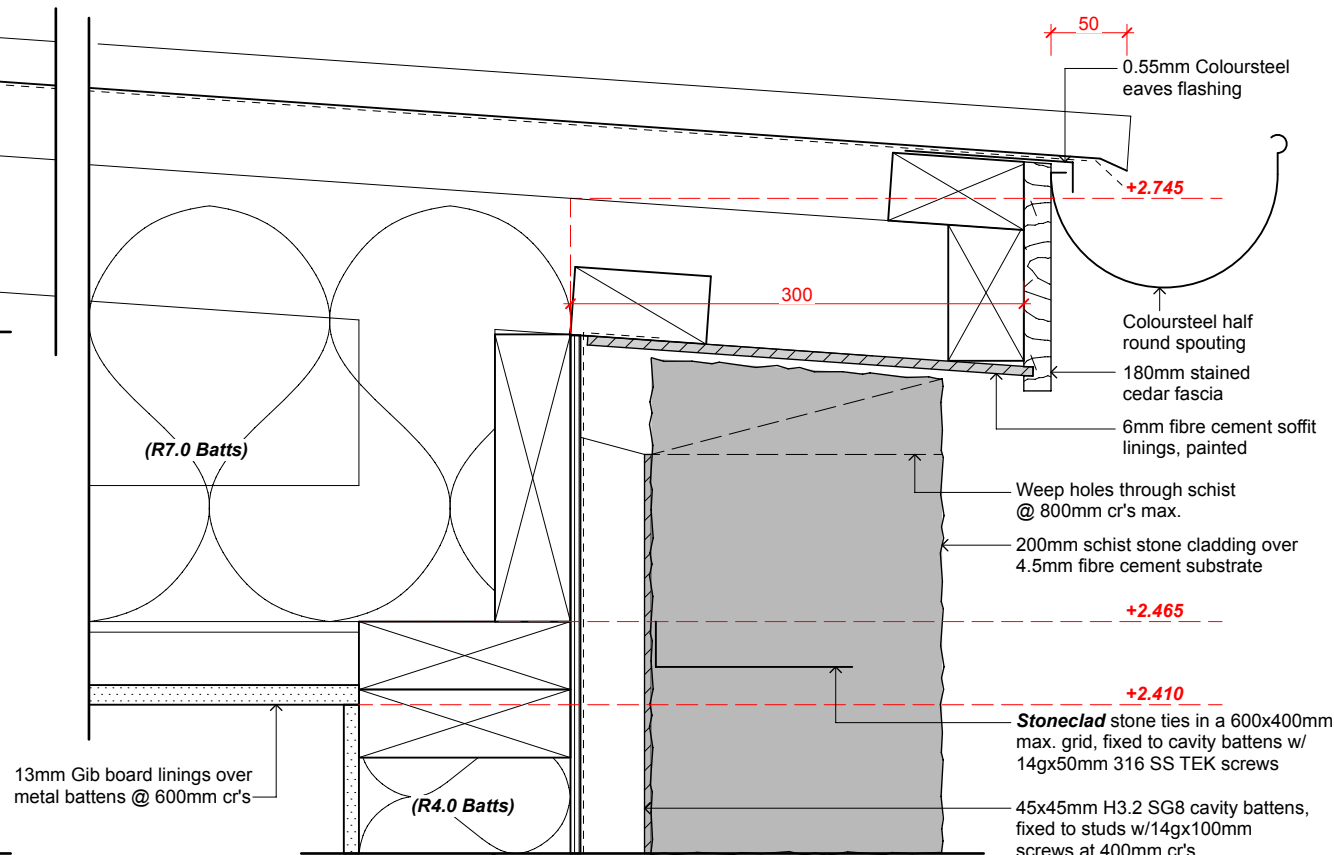
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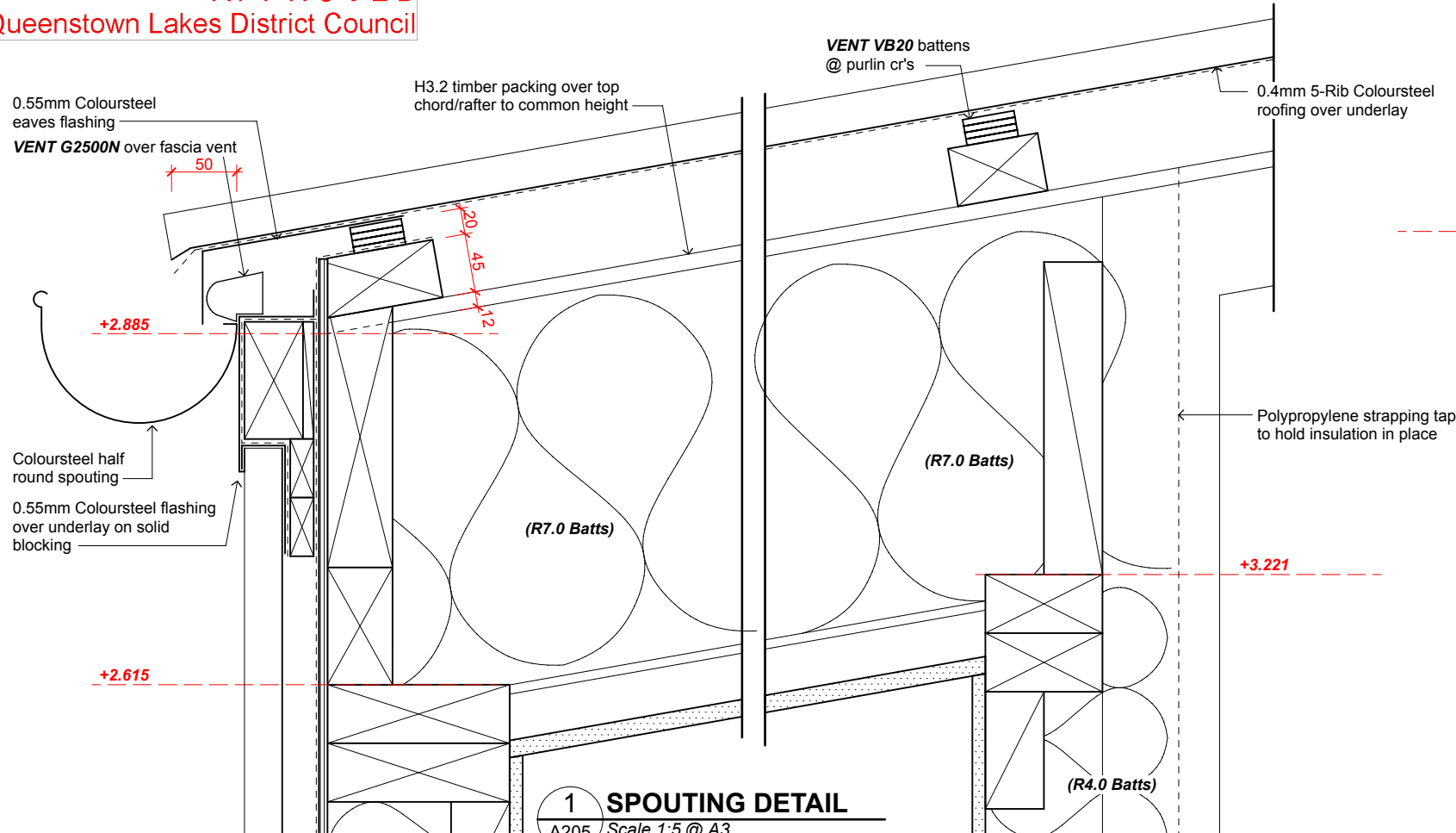
**5 APRON DETAIL**  
A205 Scale 1:5 @ A3



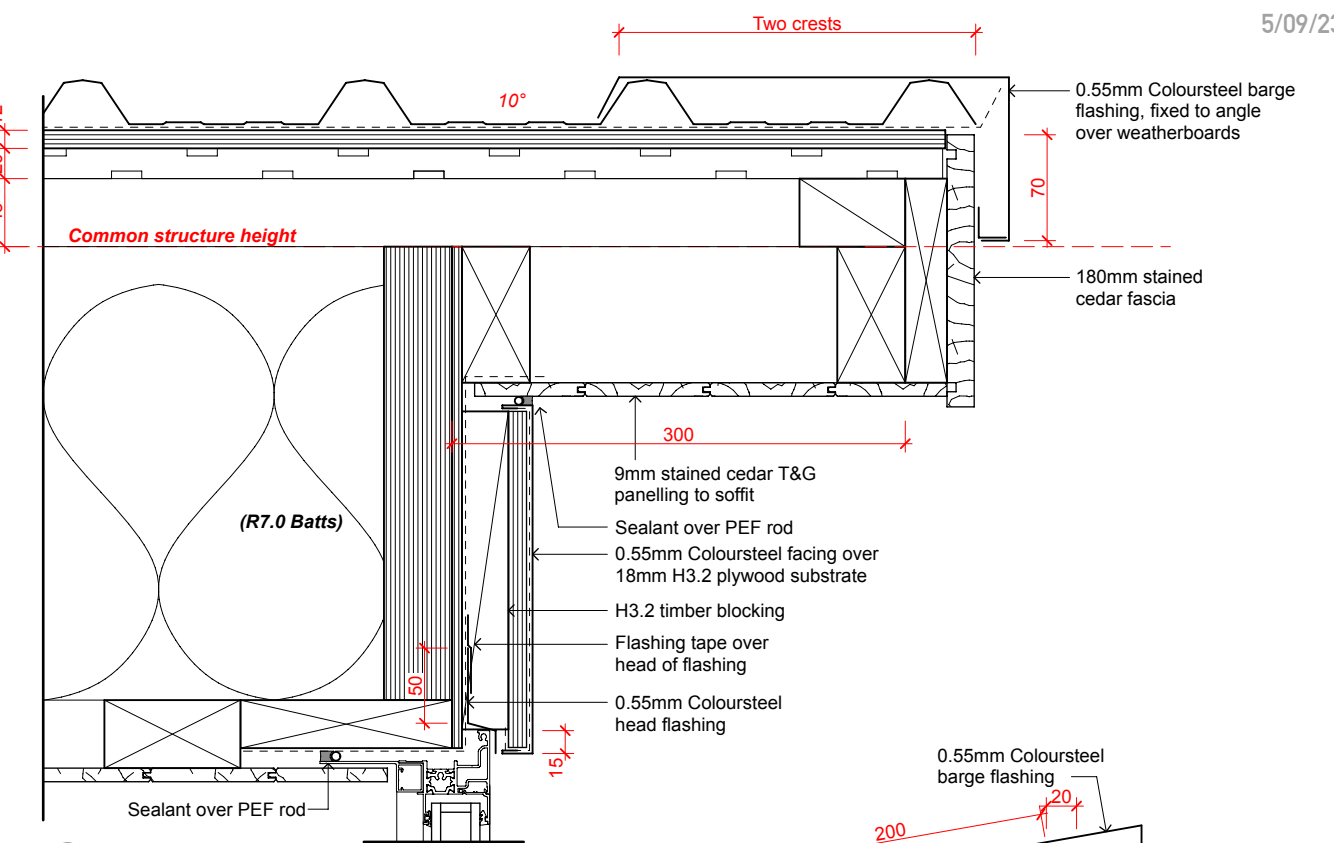
**6 EAVES DETAIL**  
A205 Scale 1:5 @ A3



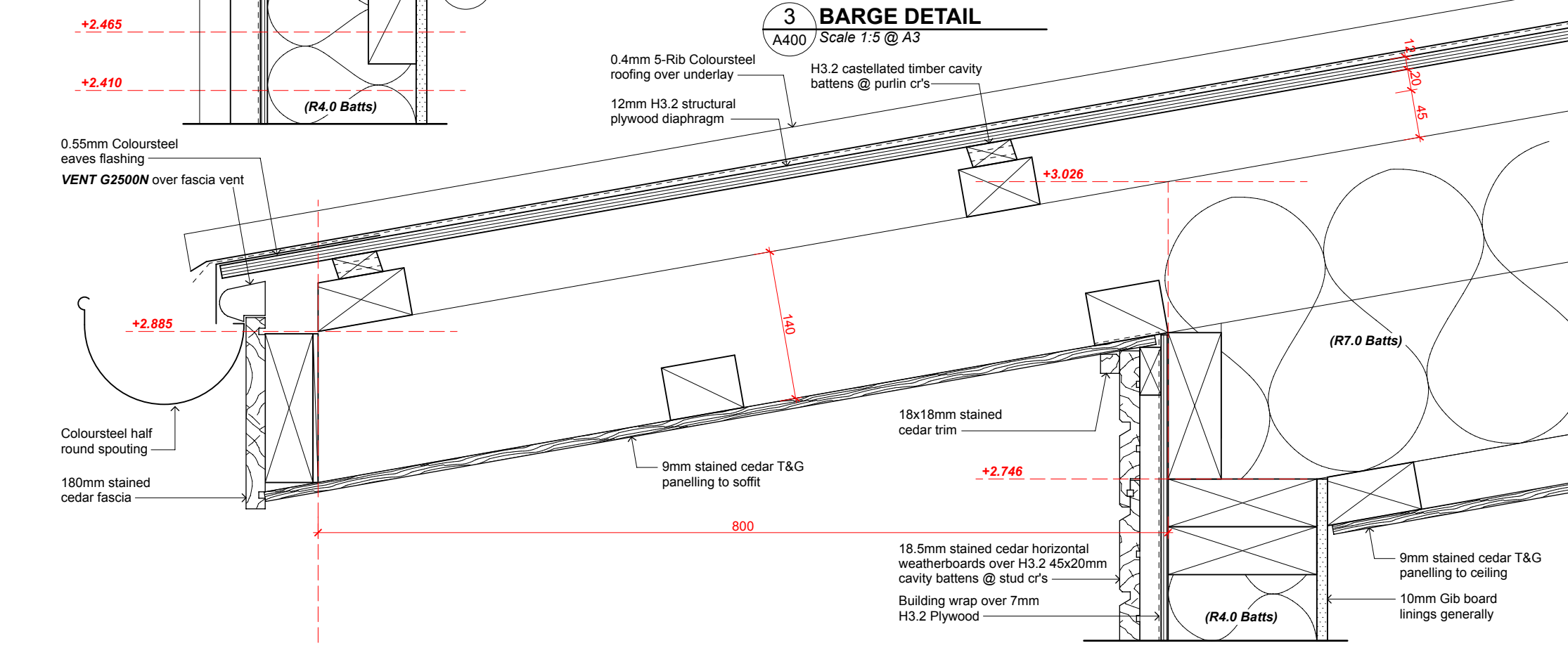
**7 EAVES DETAIL**  
A205 Scale 1:5 @ A3



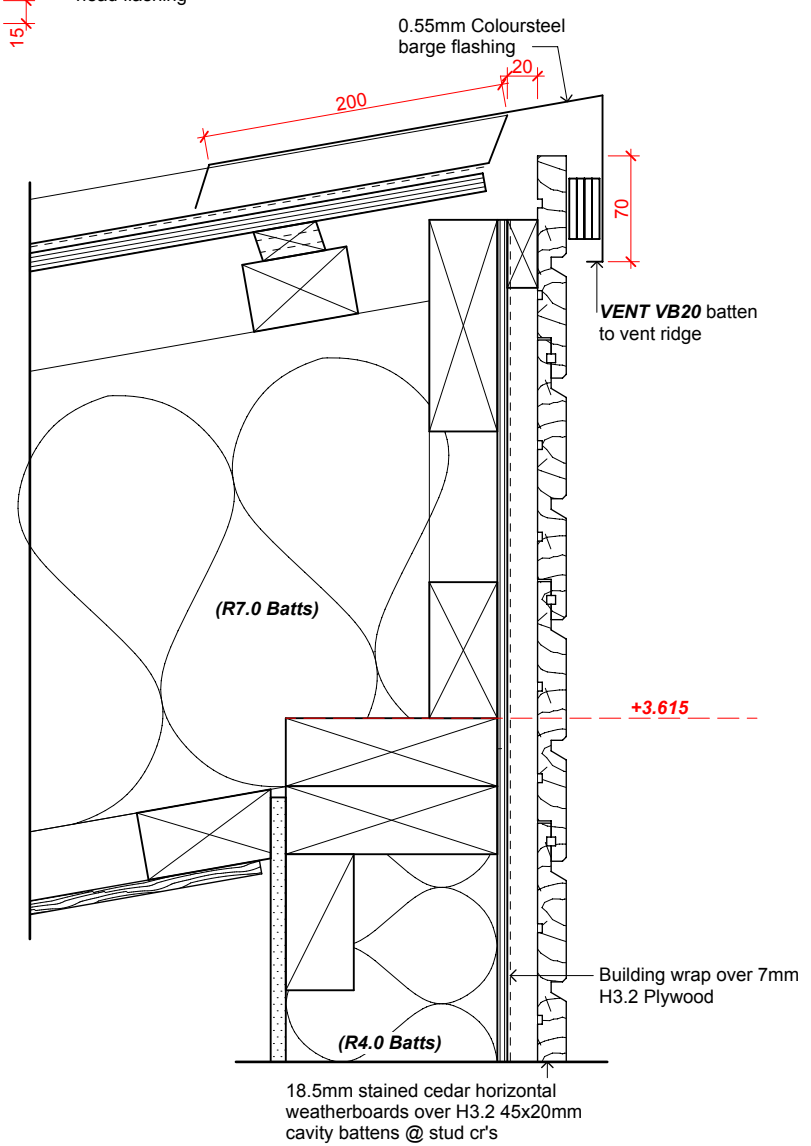
**1 SPOUTING DETAIL**  
A205 Scale 1:5 @ A3



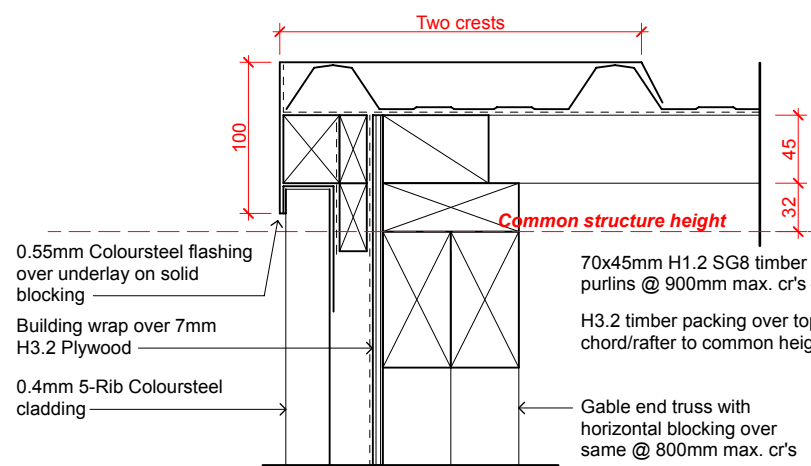
**4 EAVES/HEAD DETAIL**  
A205 Scale 1:5 @ A3



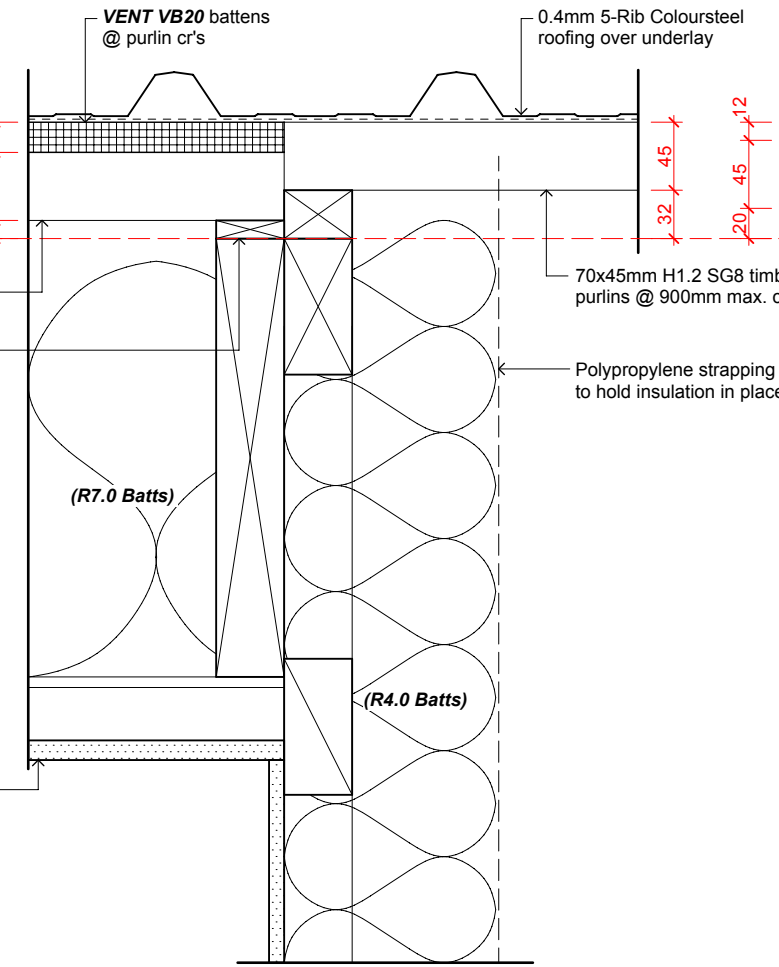
**2 EAVES DETAIL**  
A205 Scale 1:5 @ A3



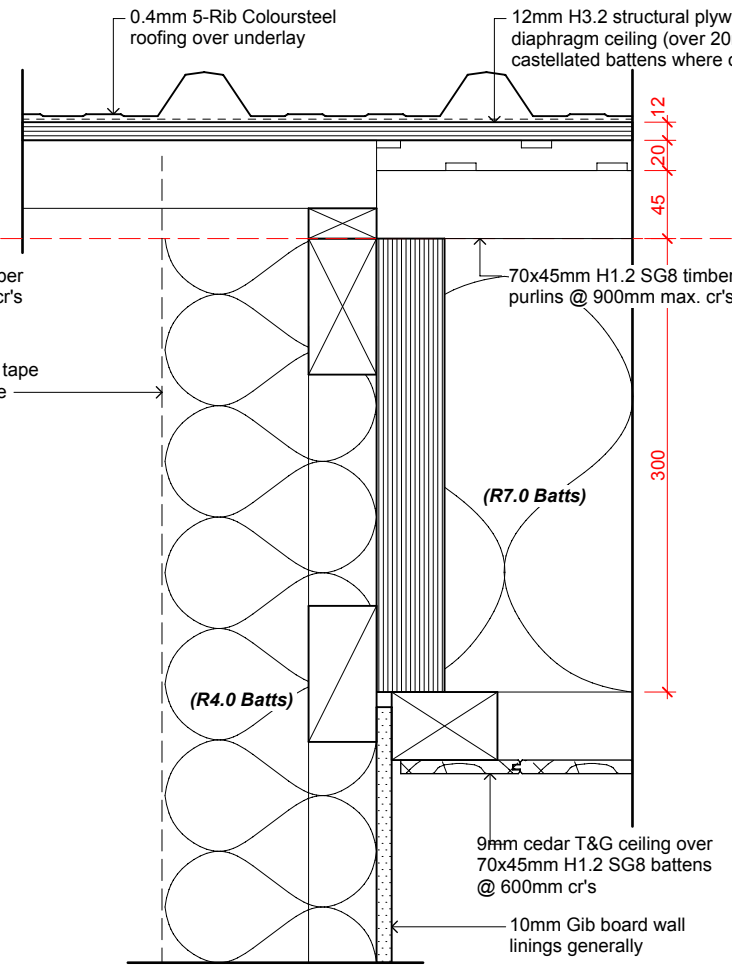
**5 BARGE DETAIL**  
A205 Scale 1:5 @ A3



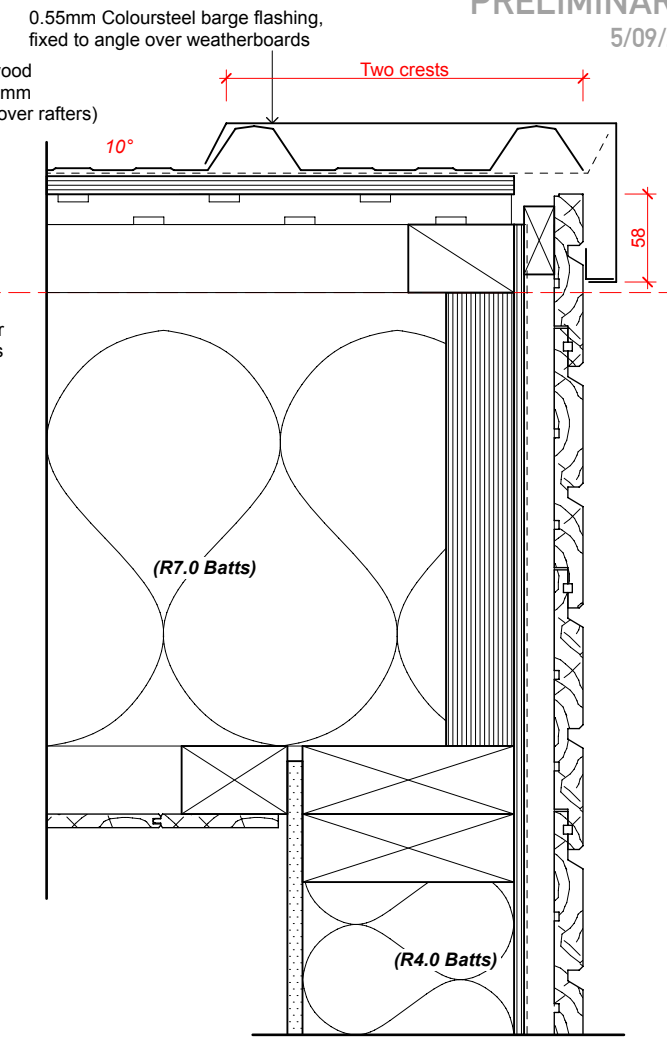
**1 BARGE DETAIL**  
A205 Scale 1:5 @ A3



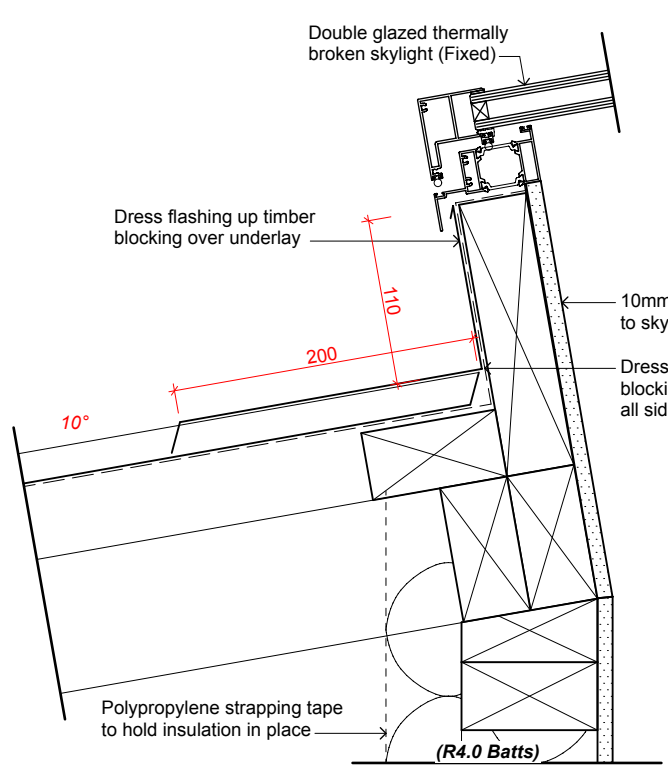
**3 ROOF DETAIL**  
A401 Scale 1:5 @ A3



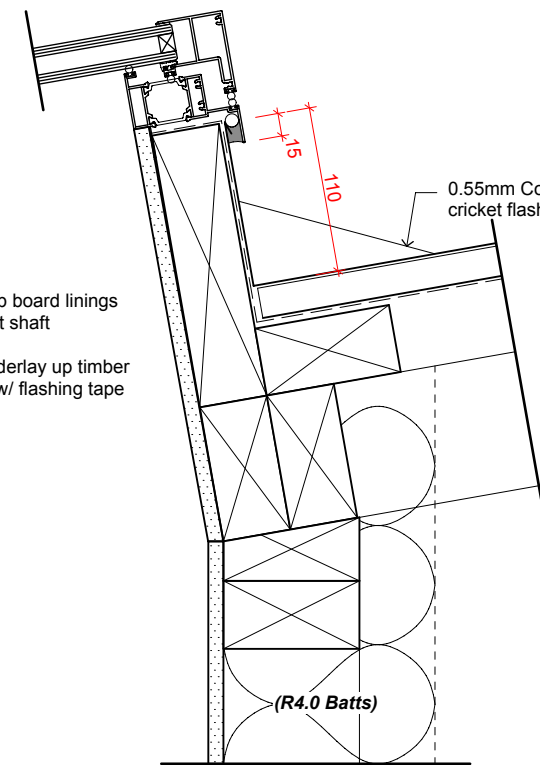
**5 ROOF DETAIL**  
A401 Scale 1:5 @ A3



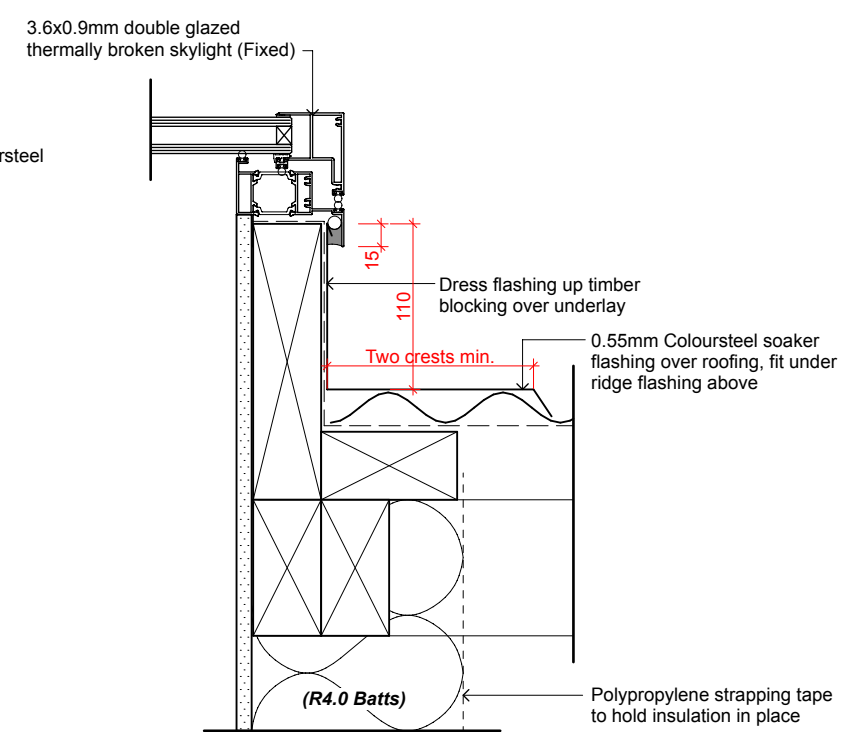
**7 BARGE DETAIL**  
A205 Scale 1:5 @ A3



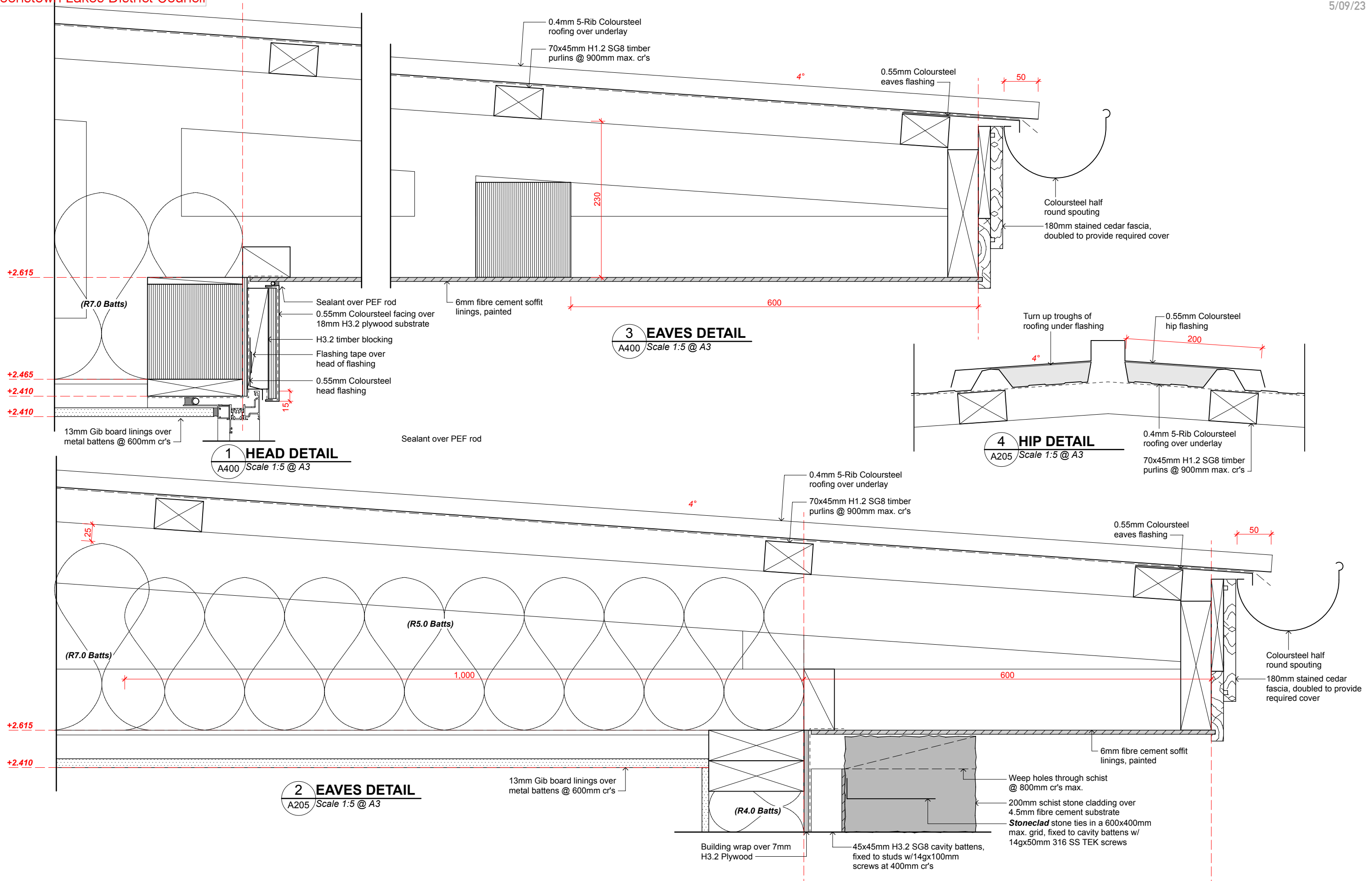
**2 SKYLIGHT DETAIL**  
A205 Scale 1:5 @ A3

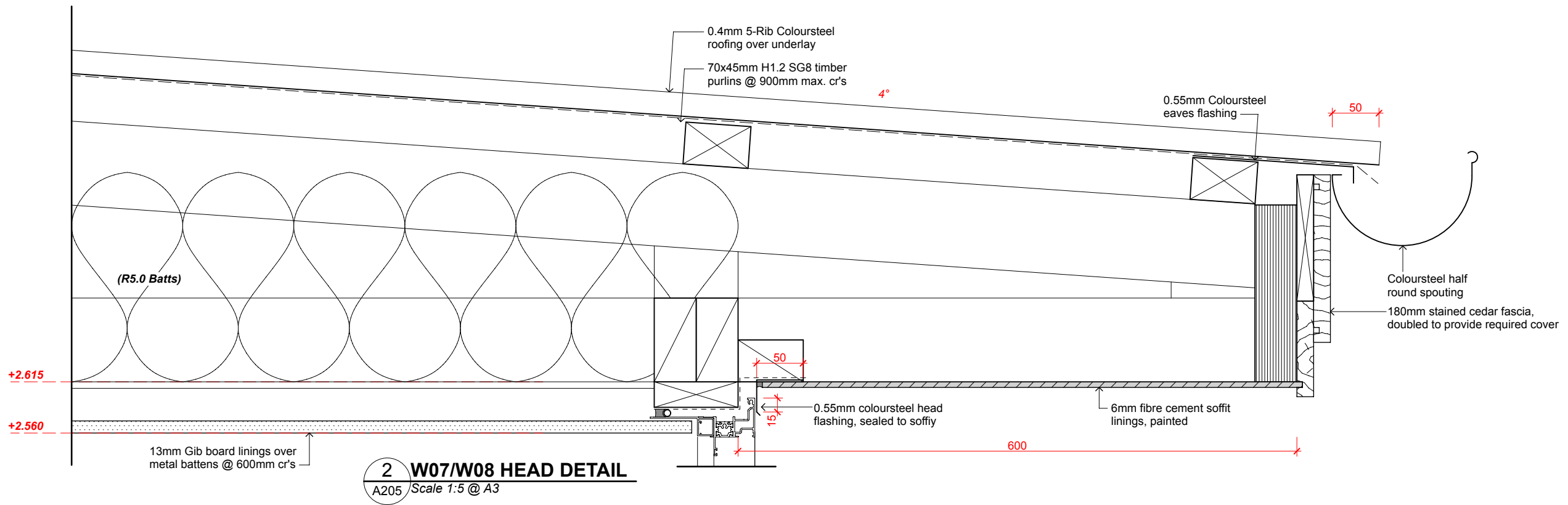
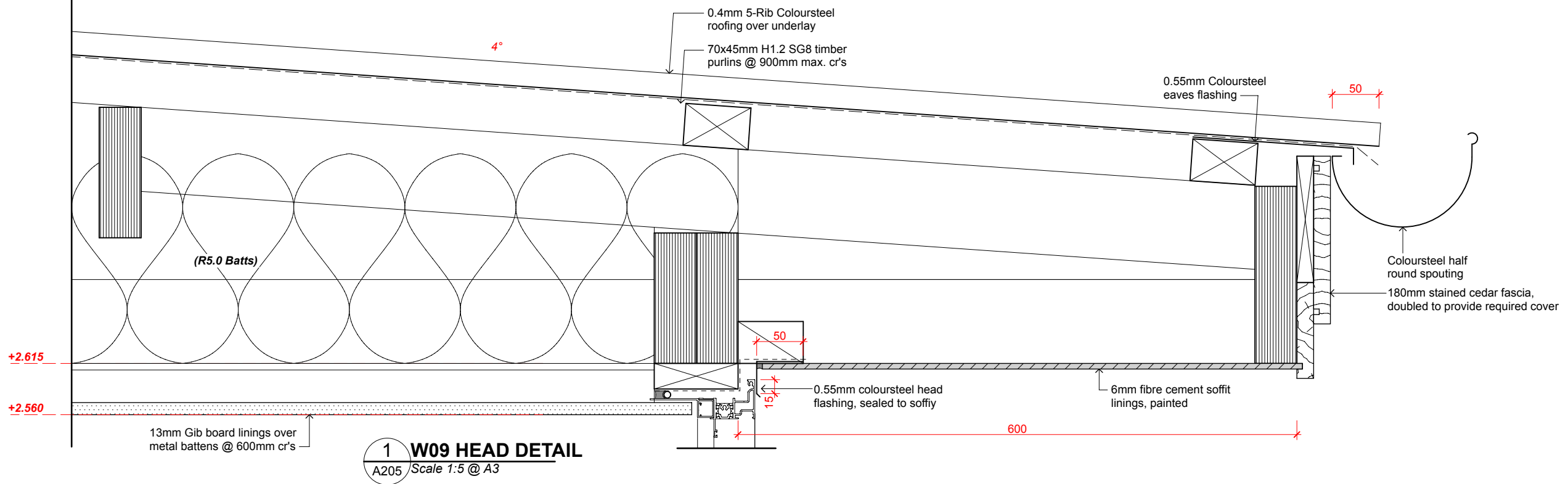


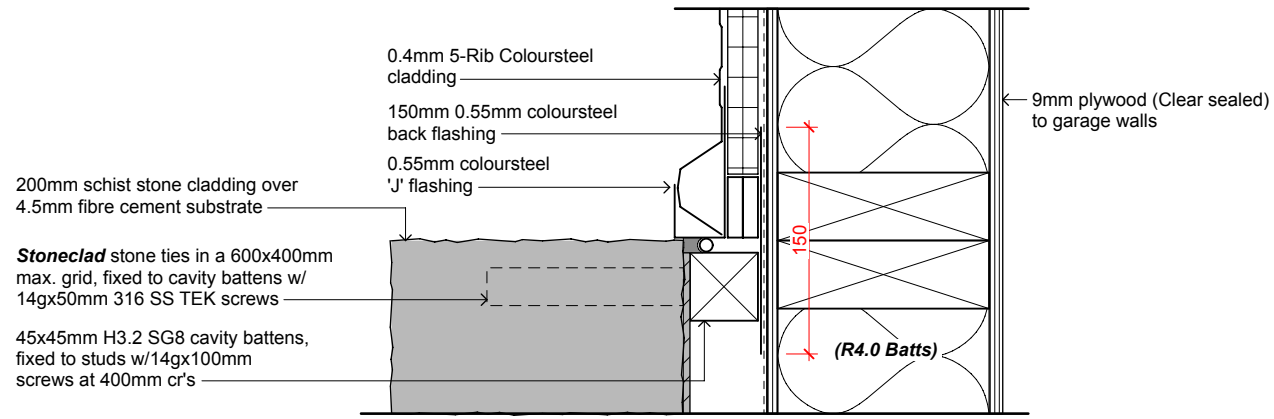
**4 SKYLIGHT DETAIL**  
A205 Scale 1:5 @ A3



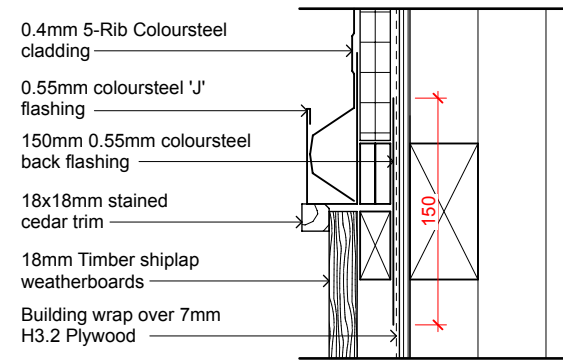
**6 SKYLIGHT DETAIL**  
A205 Scale 1:5 @ A3



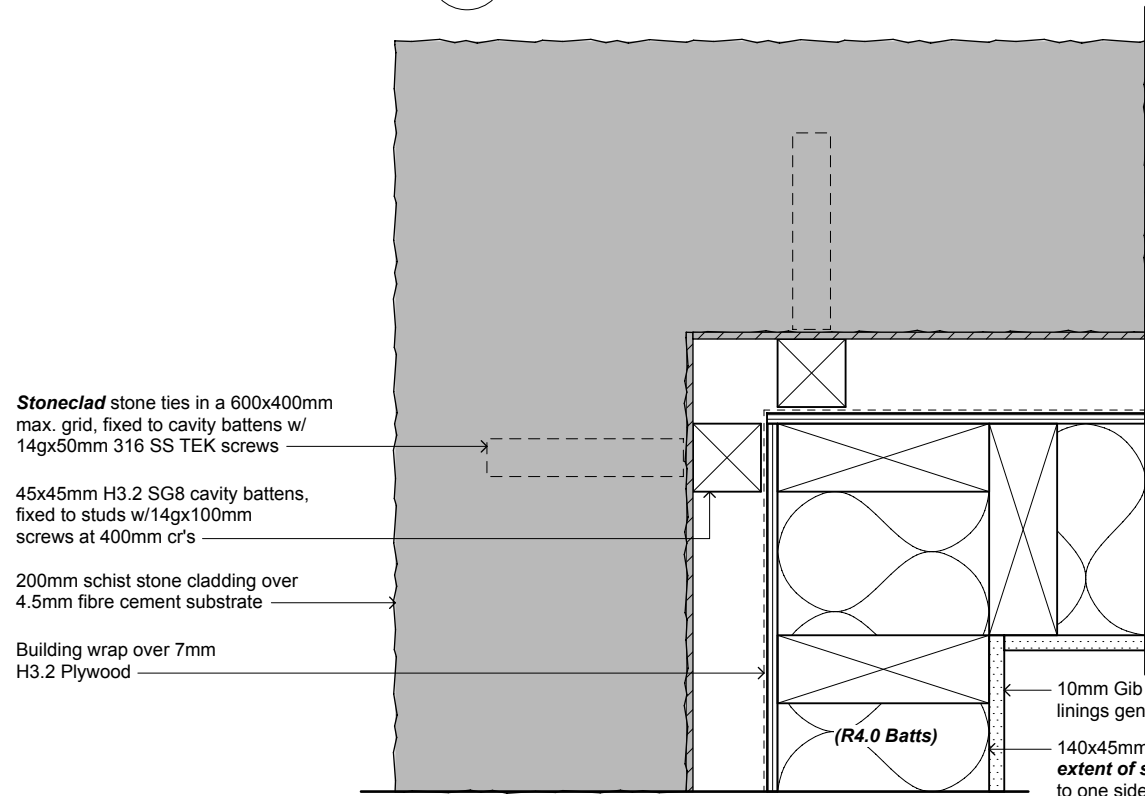




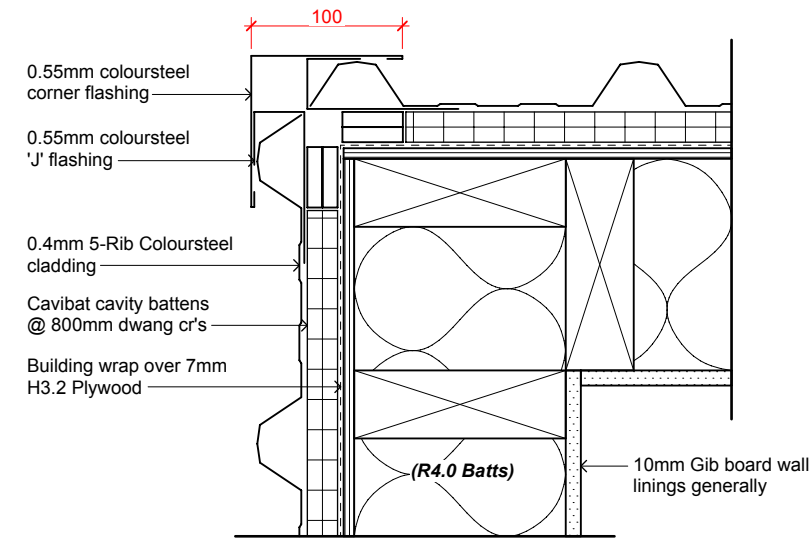
**1 CLADDING CHANGE DETAIL**  
A200 Scale 1:5 @ A3



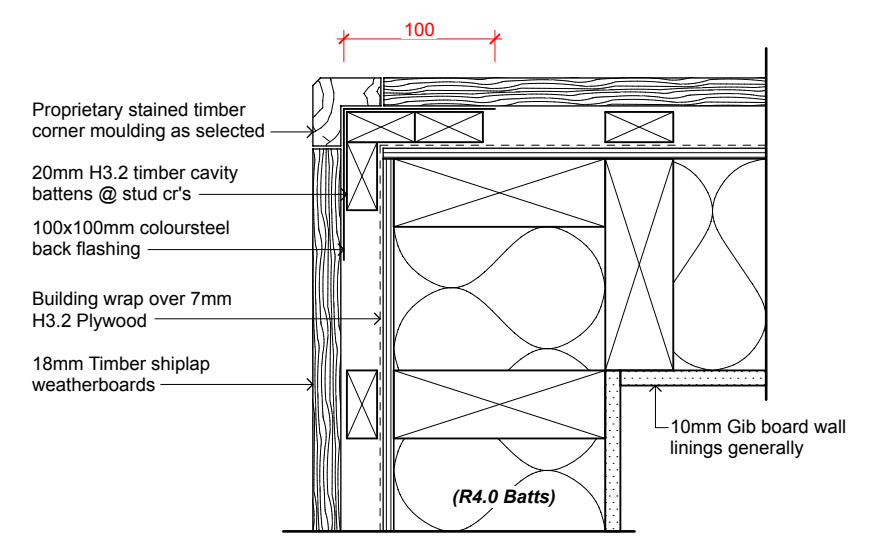
**3 CLADDING CHANGE DETAIL**  
A300 Scale 1:5 @ A3



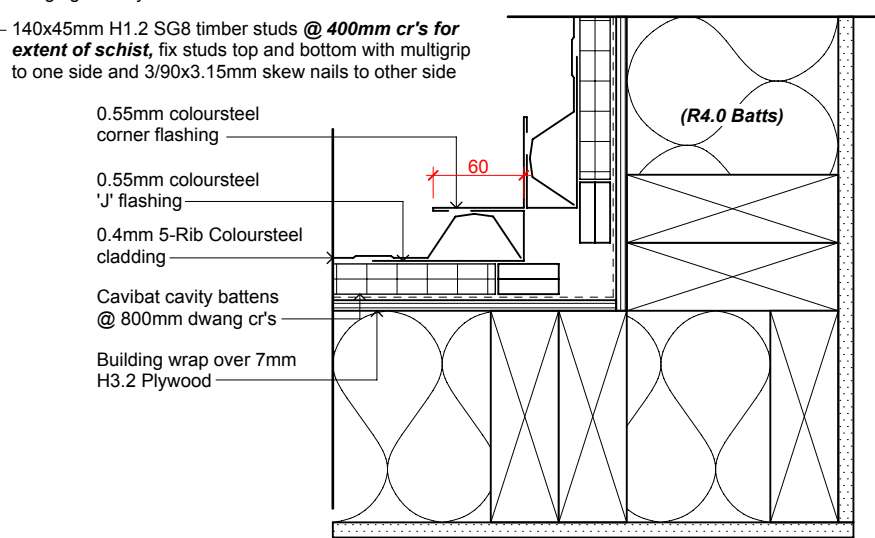
**2 EXT. CORNER DETAIL**  
A200 Scale 1:5 @ A3



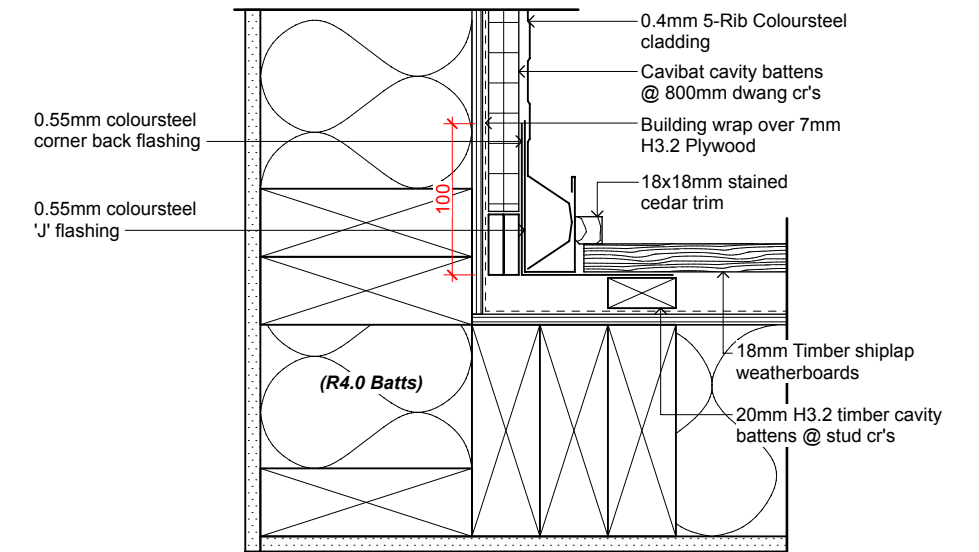
**4 EXT. CORNER DETAIL**  
A200 Scale 1:5 @ A3



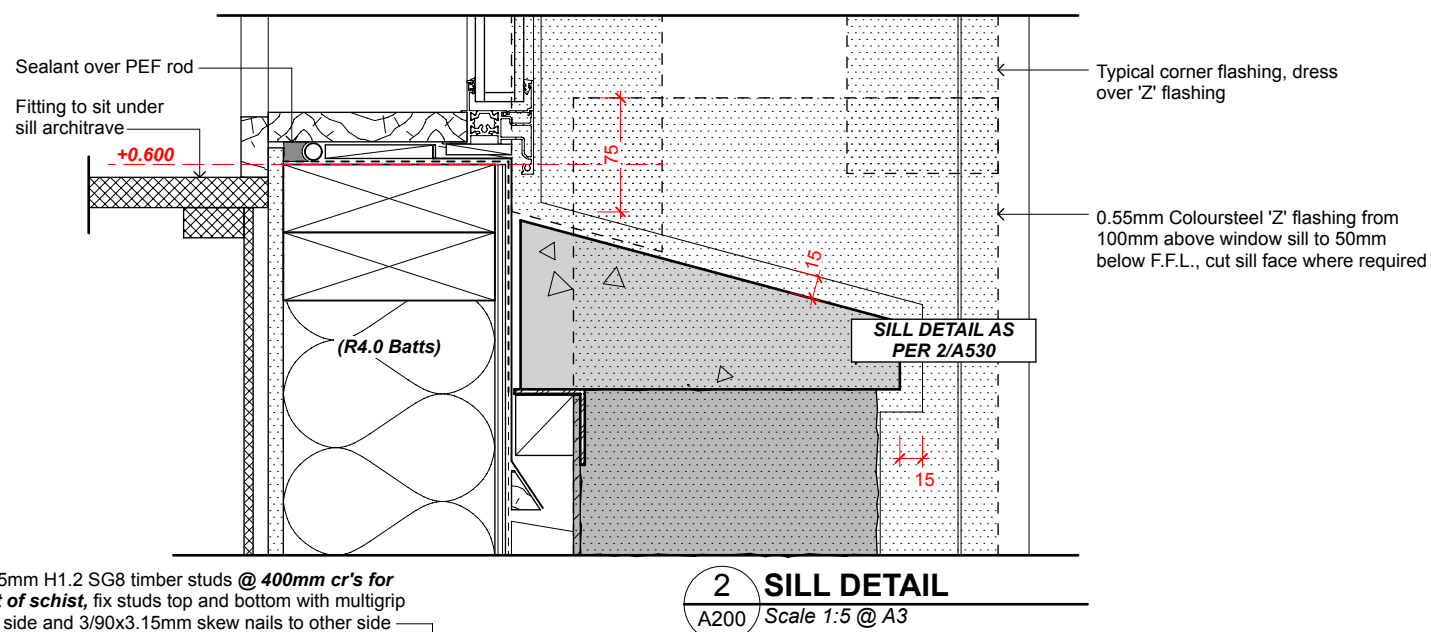
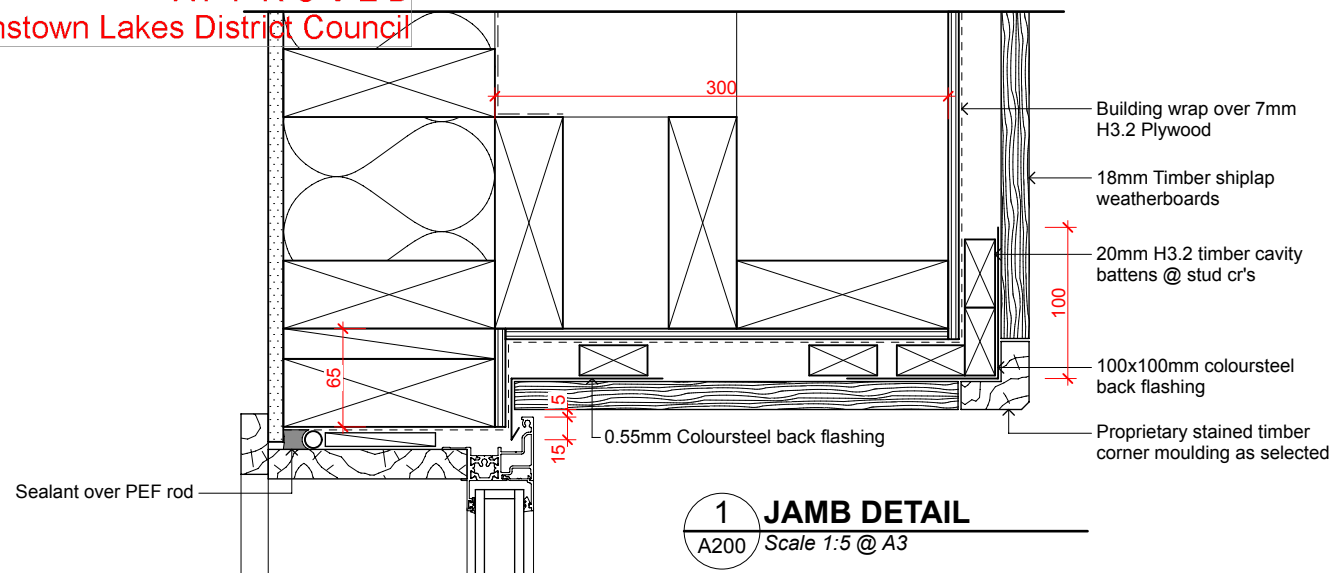
**6 EXT. CORNER DETAIL**  
A200 Scale 1:5 @ A3



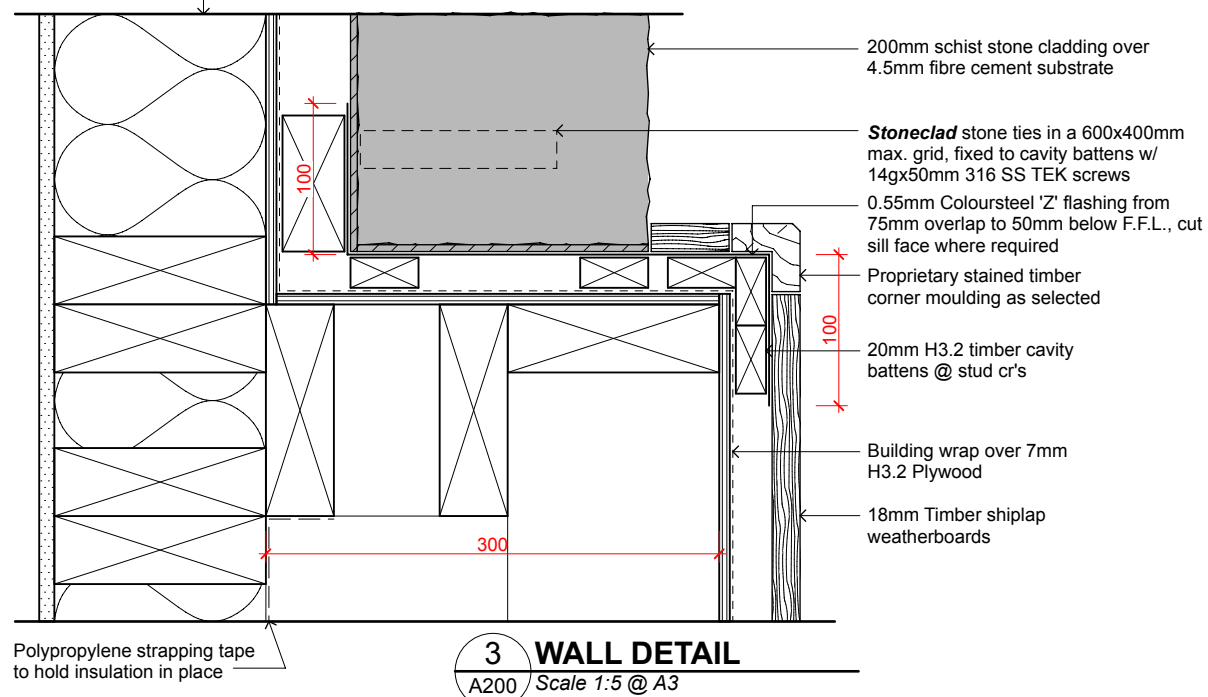
**5 INT. CORNER DETAIL**  
A200 Scale 1:5 @ A3

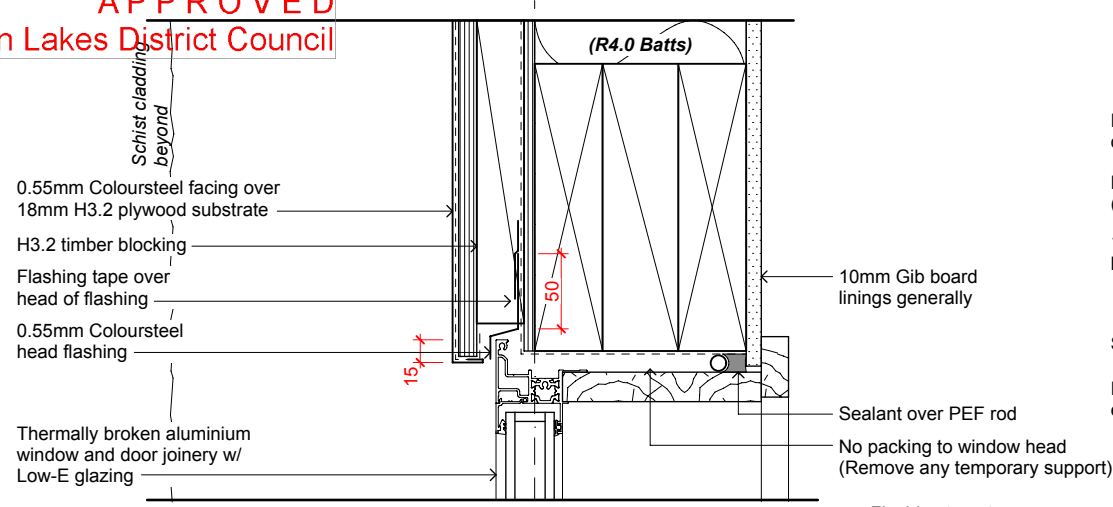


**7 INT. CORNER DETAIL**  
A200 Scale 1:5 @ A3



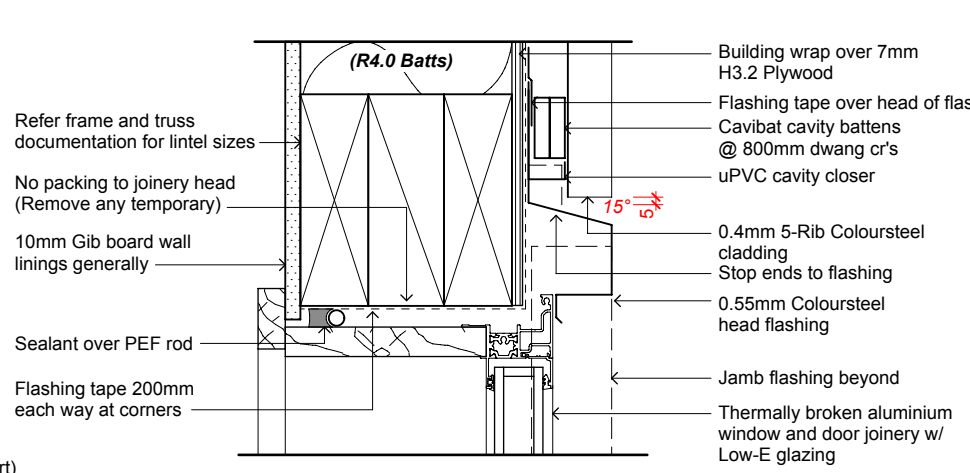
140x45mm H1.2 SG8 timber studs @ 400mm cr's for extent of schist, fix studs top and bottom with multigrip to one side and 3/90x3.15mm skew nails to other side



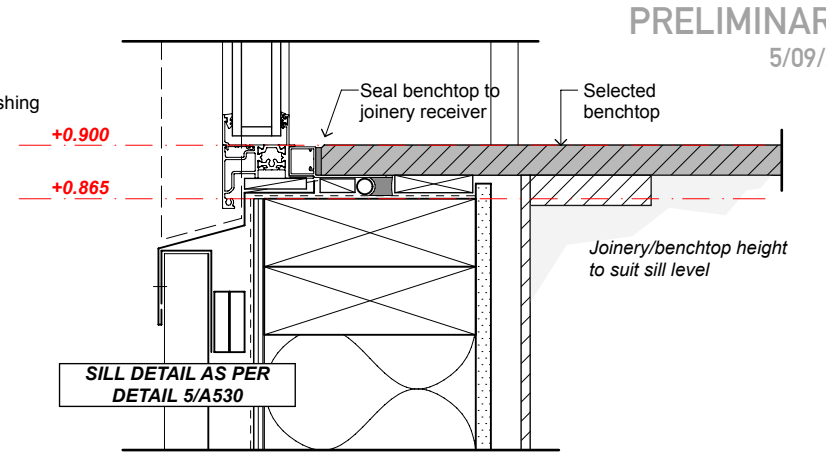


**1 HEAD DETAIL**  
A601 Scale 1:5 @ A3

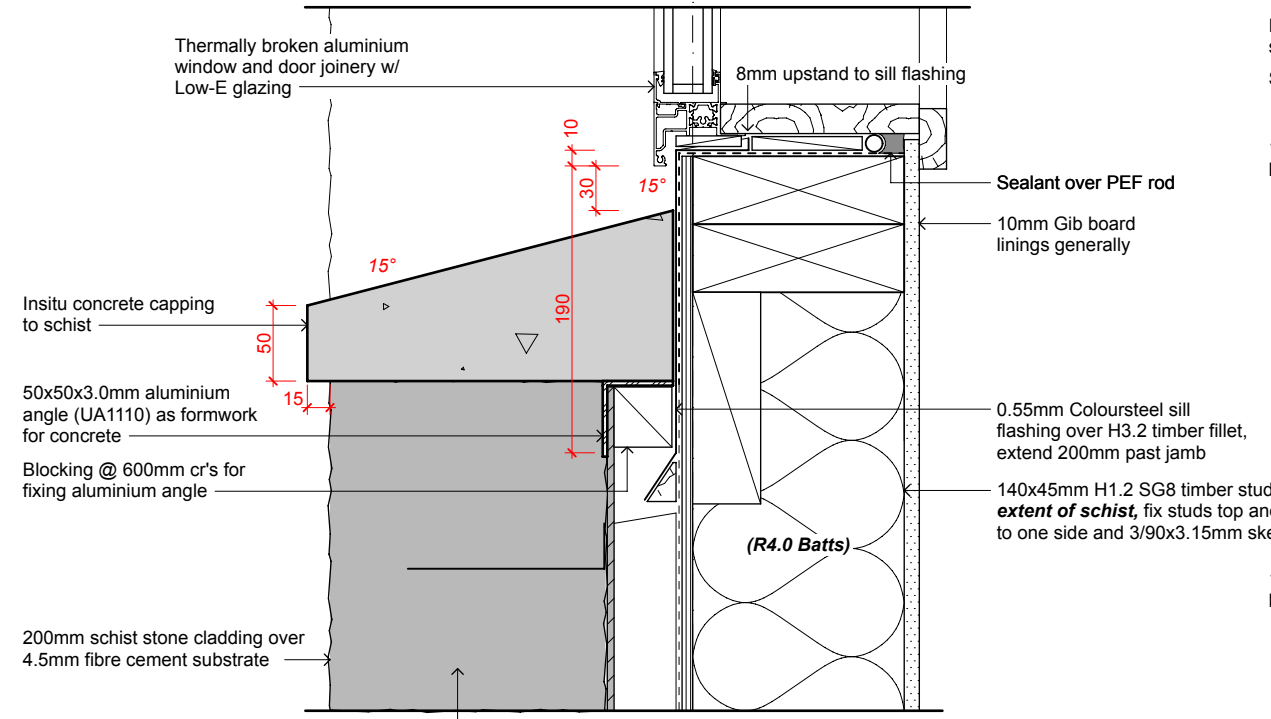
Flashing tape to perimeter of opening



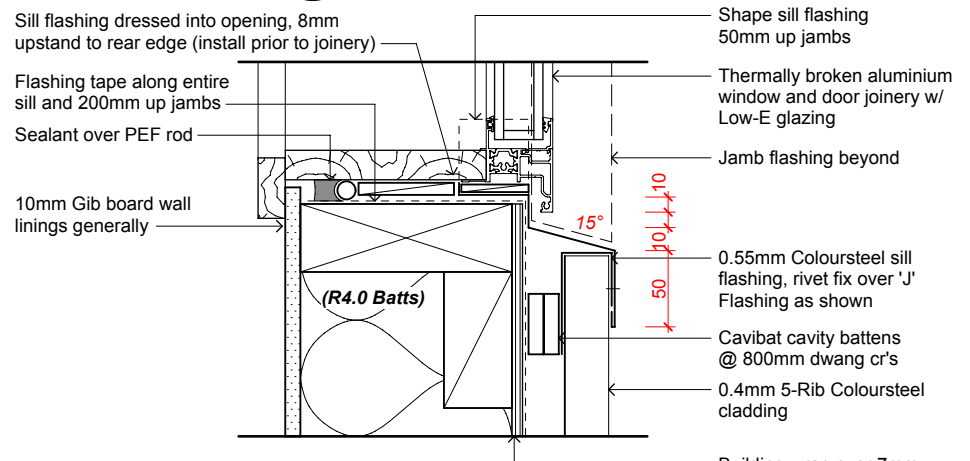
**4 HEAD DETAIL**  
A600 Scale 1:5 @ A3



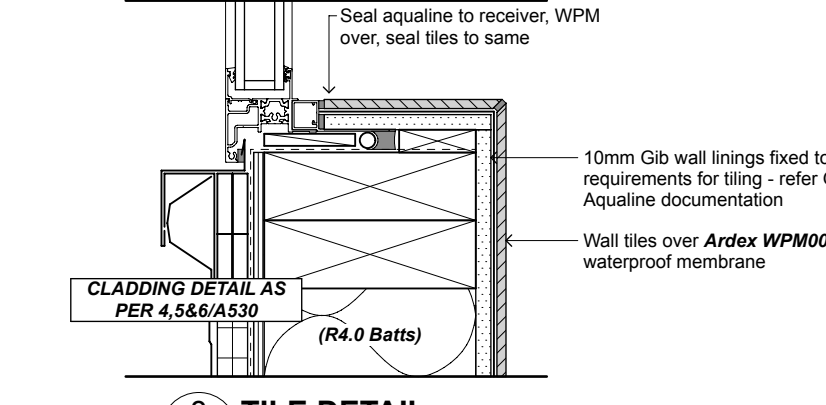
**7 SILL DETAIL**  
A600 Scale 1:5 @ A3



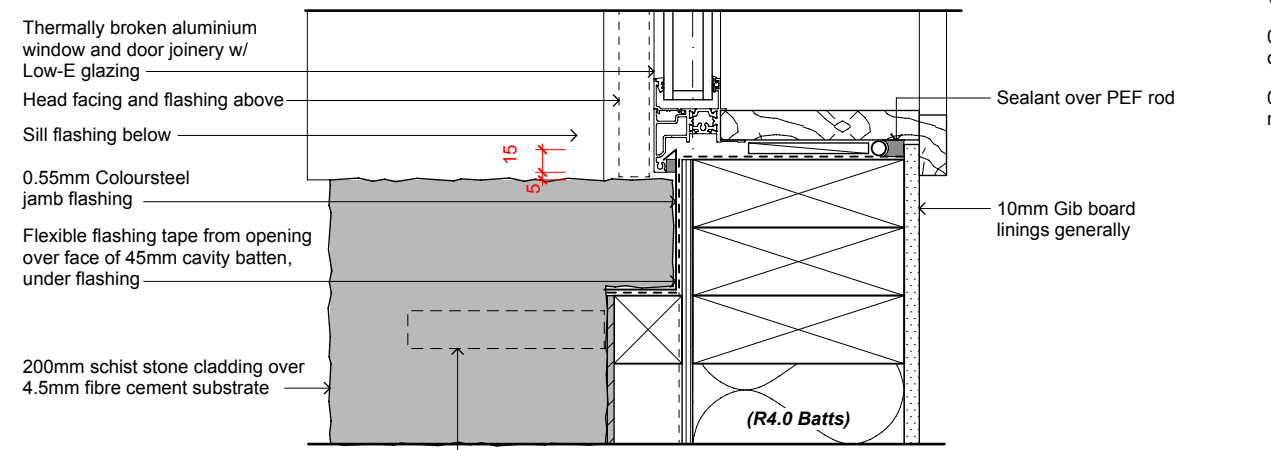
**2 SILL DETAIL**  
A601 Scale 1:5 @ A3



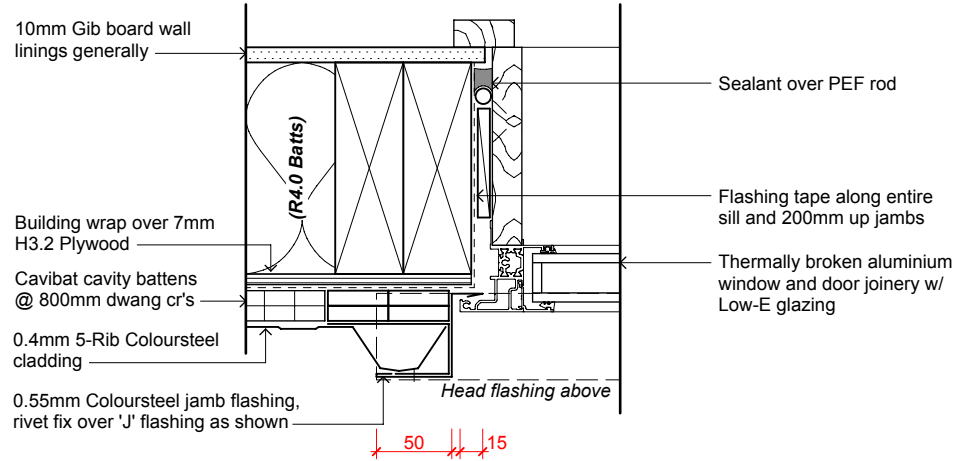
**5 SILL DETAIL**  
A600 Scale 1:5 @ A3



**8 TILE DETAIL**  
A600 Scale 1:5 @ A3

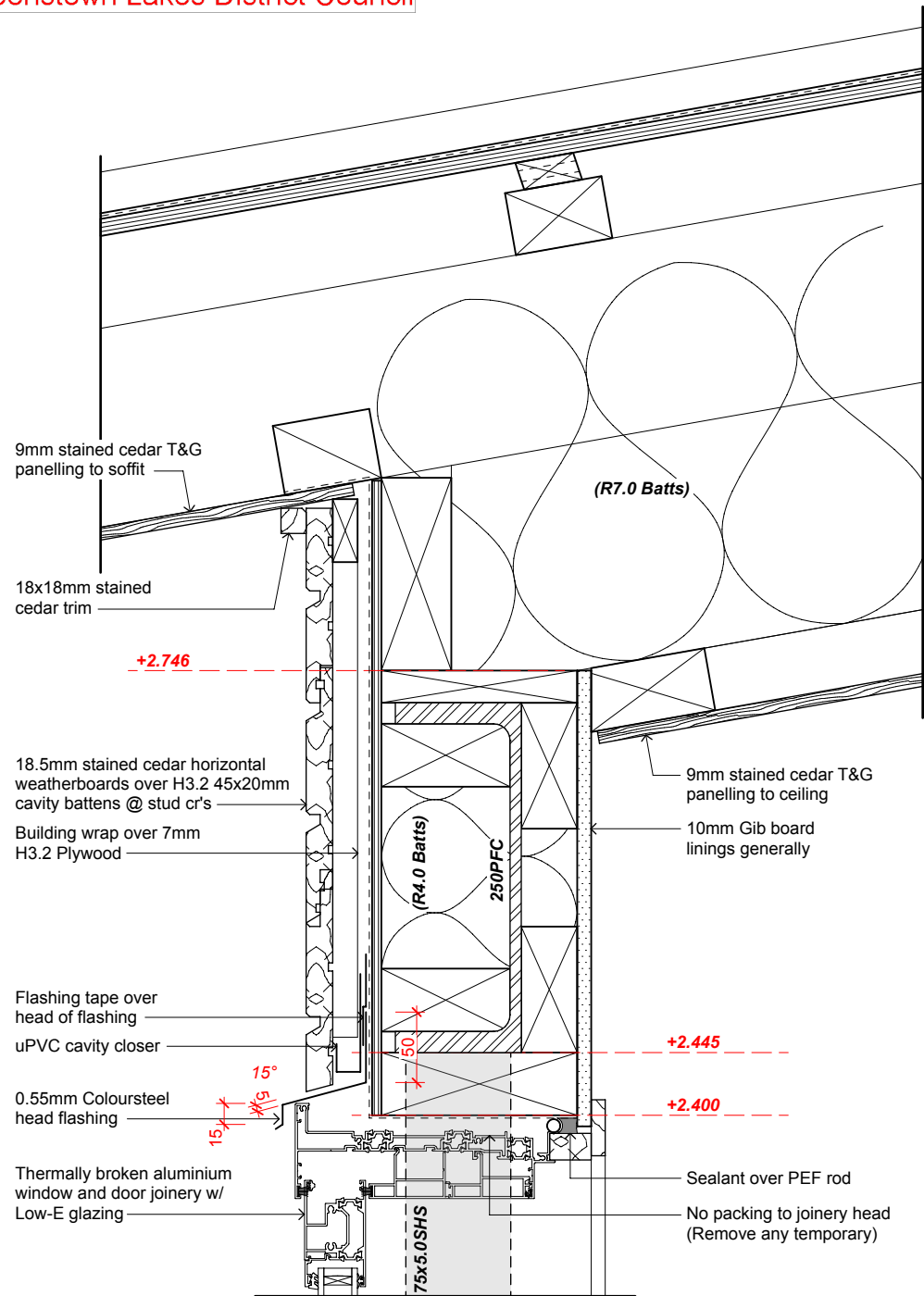


**3 JAMB DETAIL**  
A601 Scale 1:5 @ A3

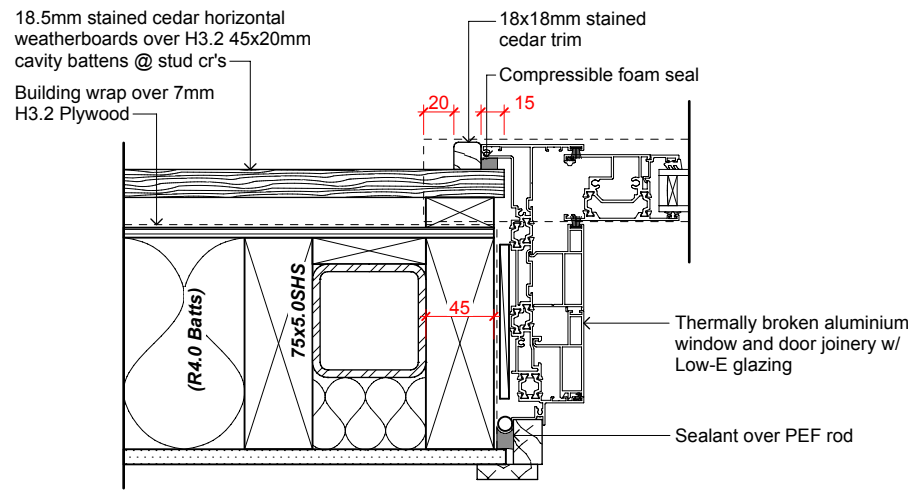


**6 JAMB DETAIL**  
A600 Scale 1:5 @ A3

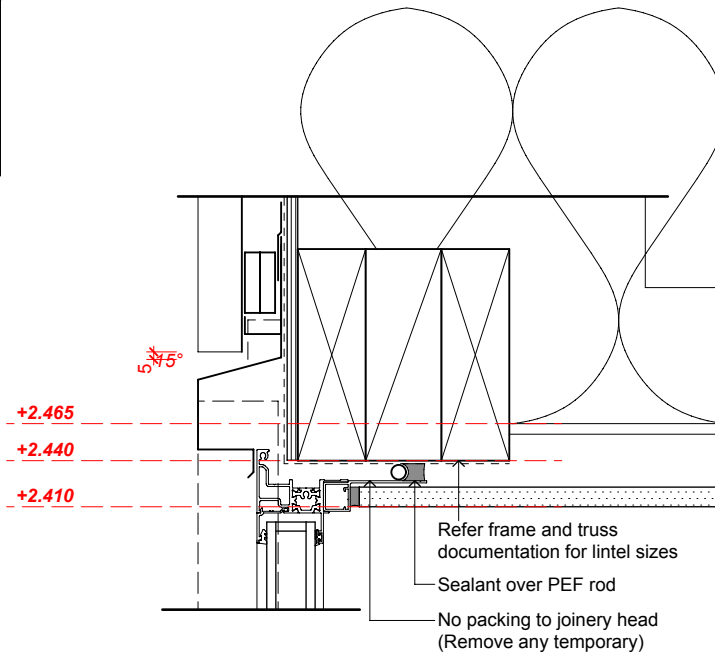




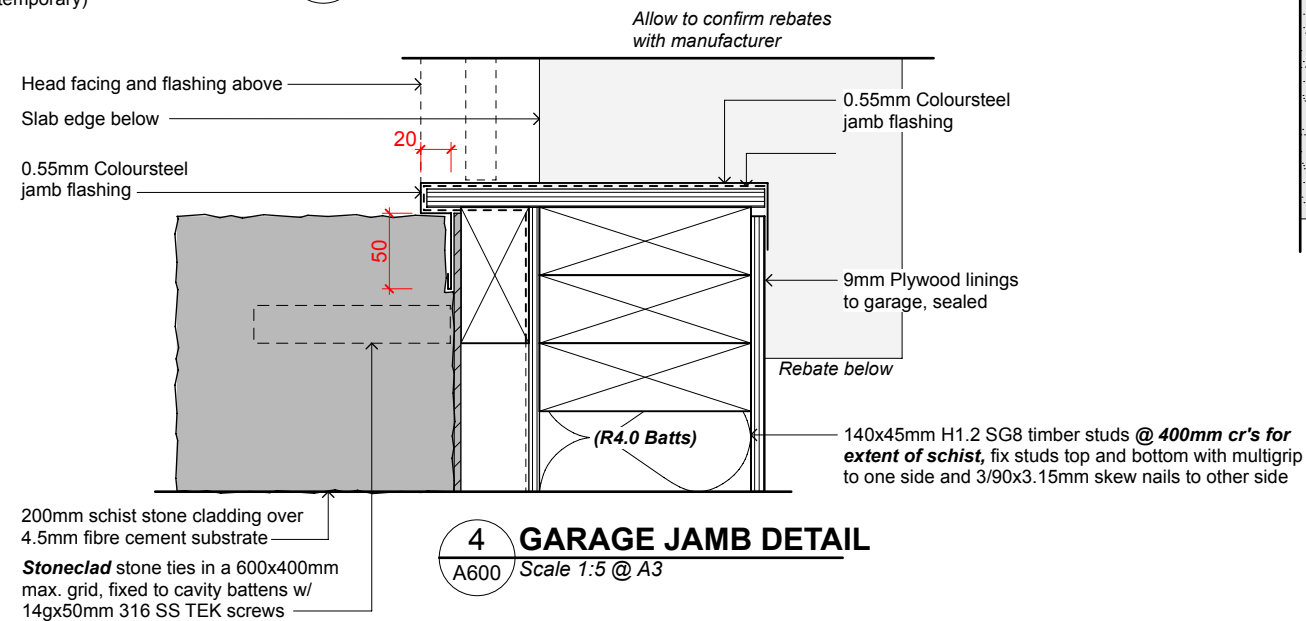
**1 HEAD DETAIL**  
A600 Scale 1:5 @ A3



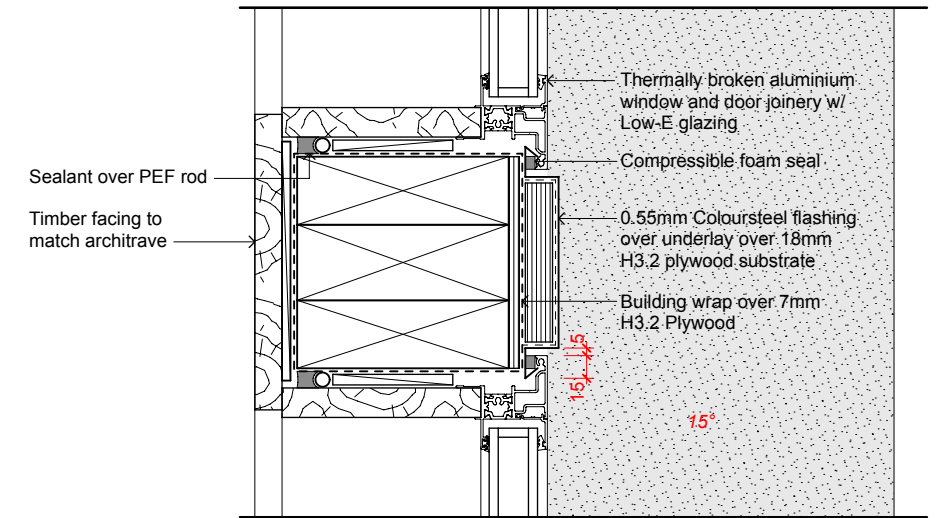
**2 JAMB DETAIL**  
A600 Scale 1:5 @ A3



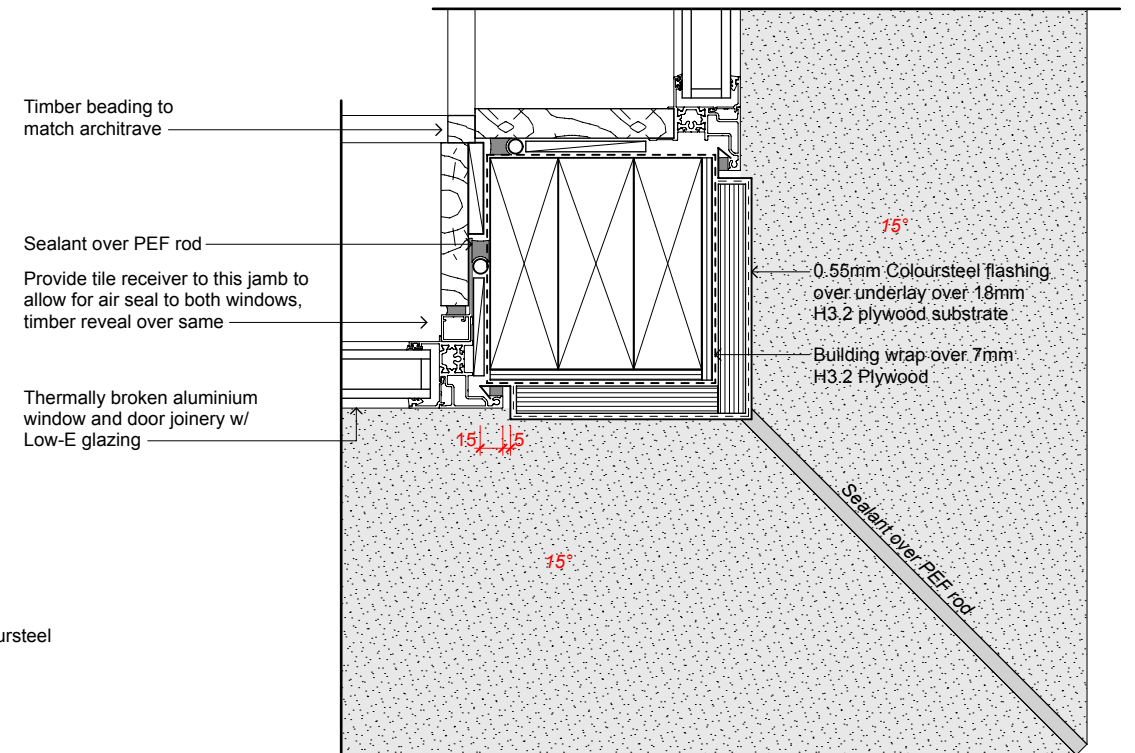
**3 HEAD DETAIL**  
A600 Scale 1:5 @ A3



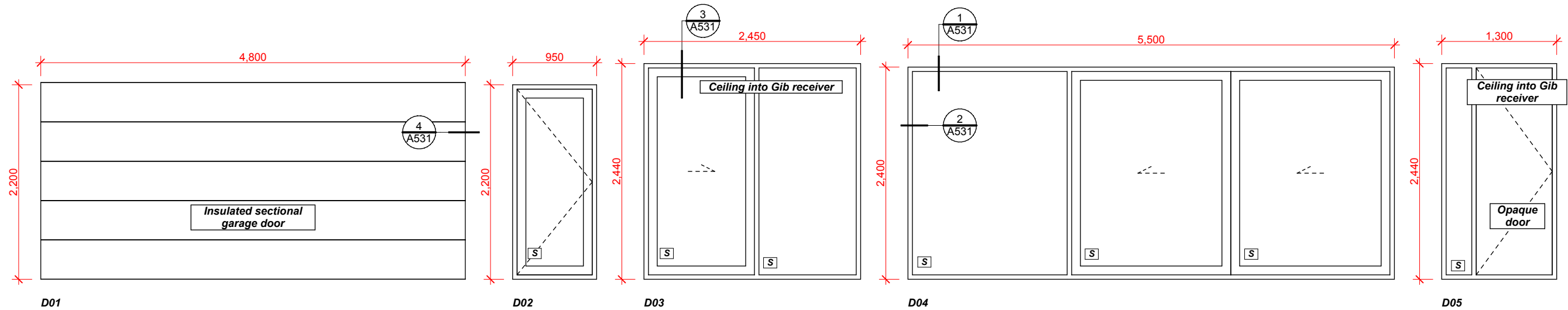
**4 GARAGE JAMB DETAIL**  
A600 Scale 1:5 @ A3



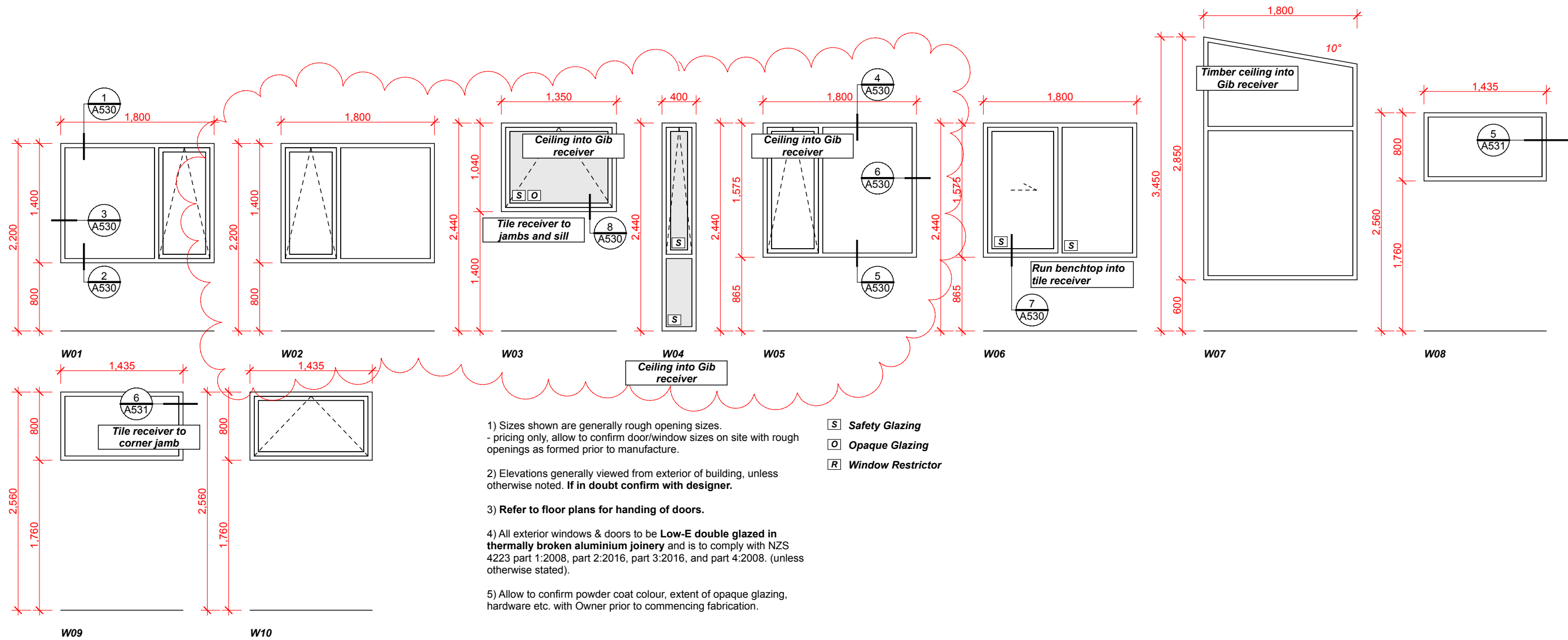
**5 JAMB DETAIL**  
A600 Scale 1:5 @ A3



**6 JAMB DETAIL**  
A600 Scale 1:5 @ A3



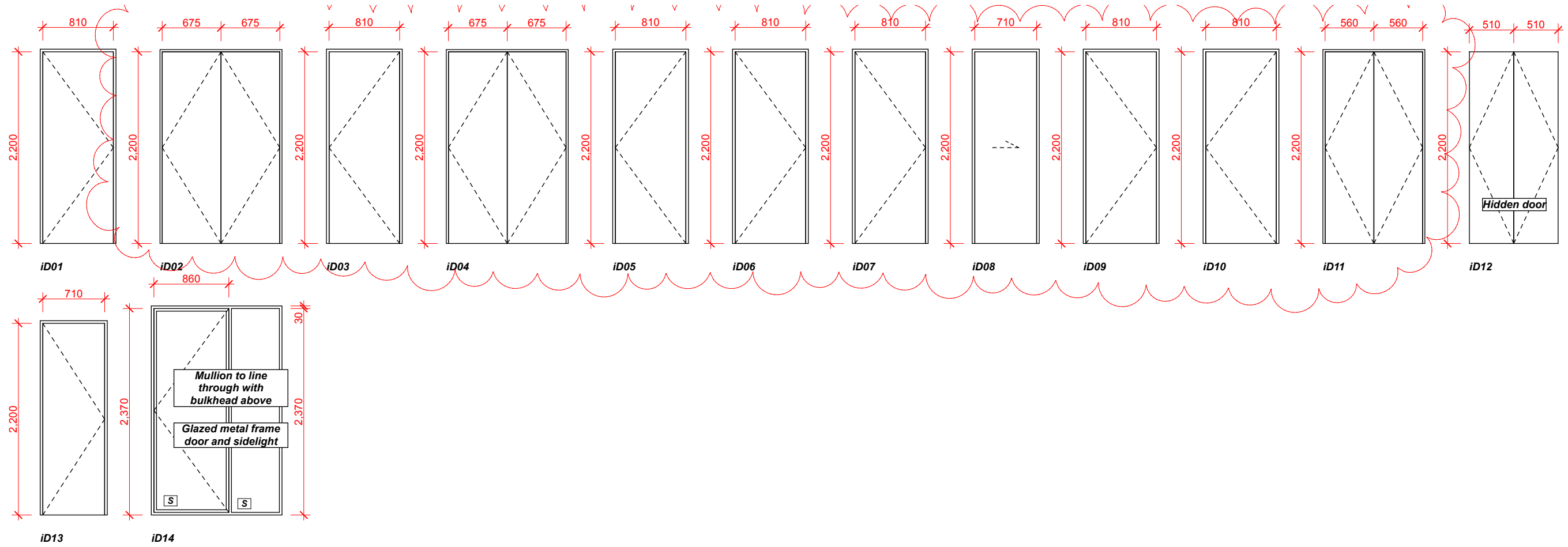
Door Schedule



Window Schedule

- 1) Sizes shown are generally rough opening sizes. - pricing only, allow to confirm door/window sizes on site with rough openings as formed prior to manufacture.
- 2) Elevations generally viewed from exterior of building, unless otherwise noted. **If in doubt confirm with designer.**
- 3) Refer to floor plans for handing of doors.
- 4) All exterior windows & doors to be **Low-E double glazed in thermally broken aluminium joinery** and is to comply with NZS 4223 part 1:2008, part 2:2016, part 3:2016, and part 4:2008. (unless otherwise stated).
- 5) Allow to confirm powder coat colour, extent of opaque glazing, hardware etc. with Owner prior to commencing fabrication.

- S** Safety Glazing
- O** Opaque Glazing
- R** Window Restrictor



Internal Door Schedule