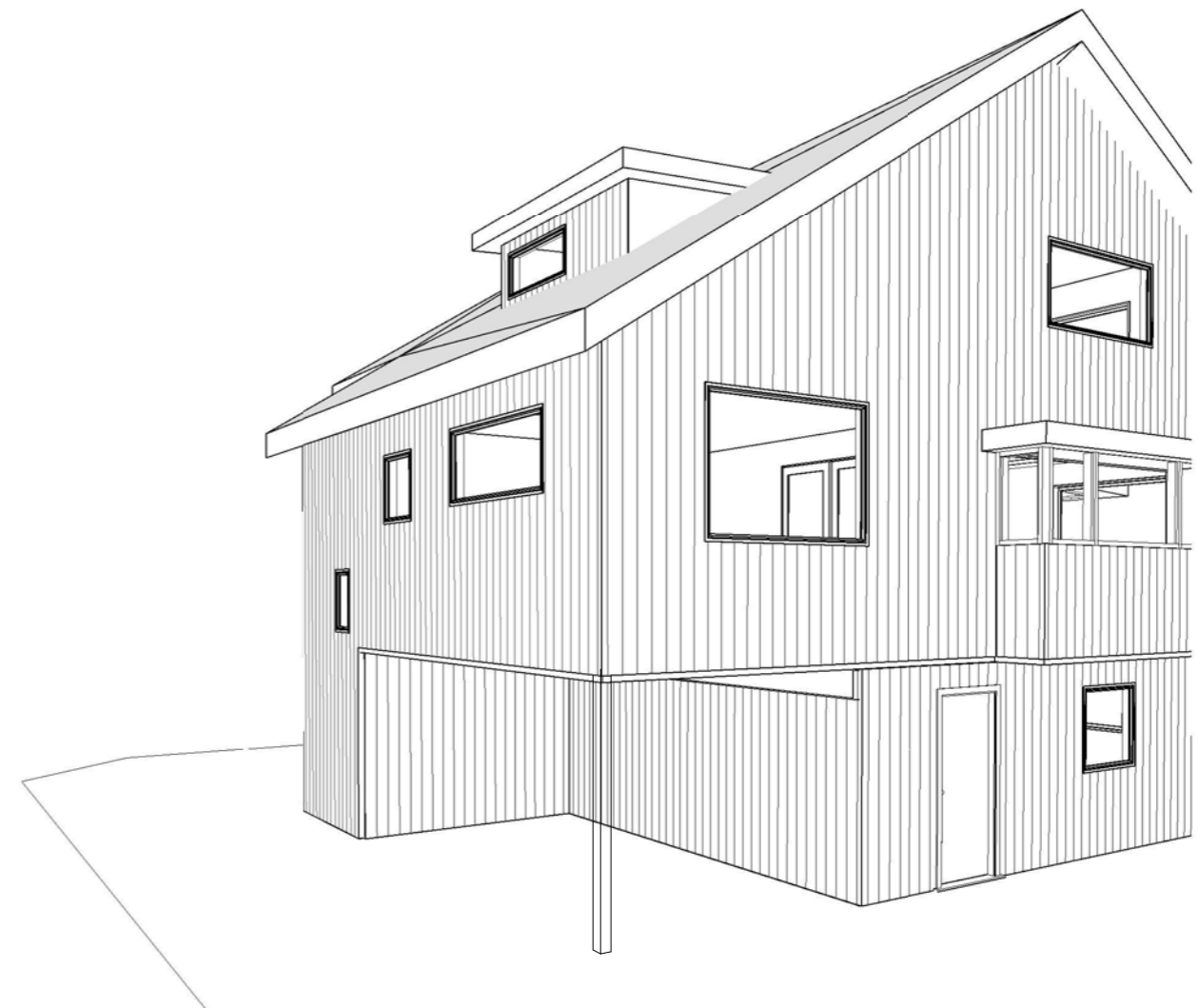


PLANS FOR 11 NOLAN STREET
MORNINGTON DUNEDIN

PRIMARY & SECONDARY DWELLINGS

Andrew Sutherland

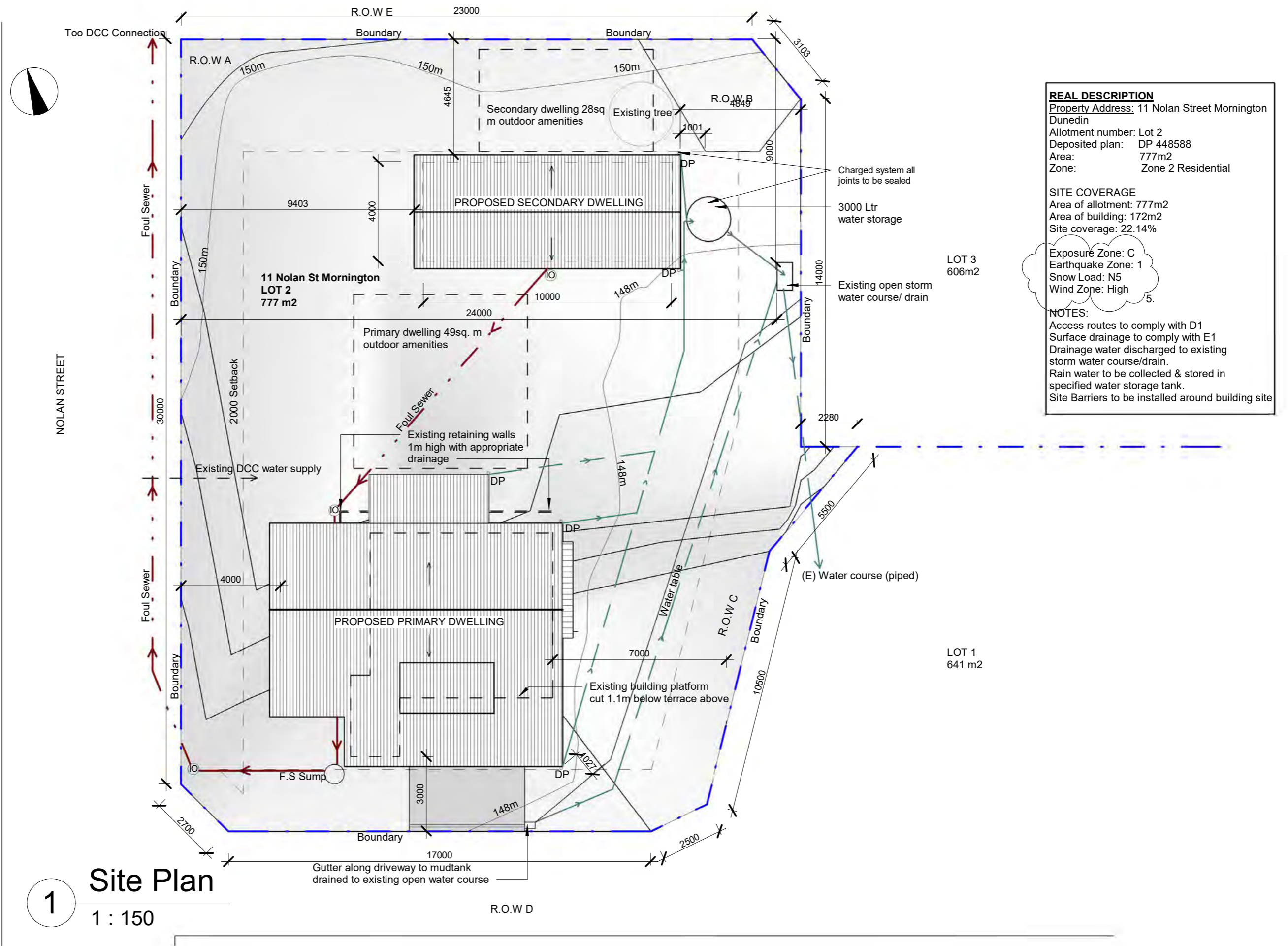


PRIMARY DWELLING

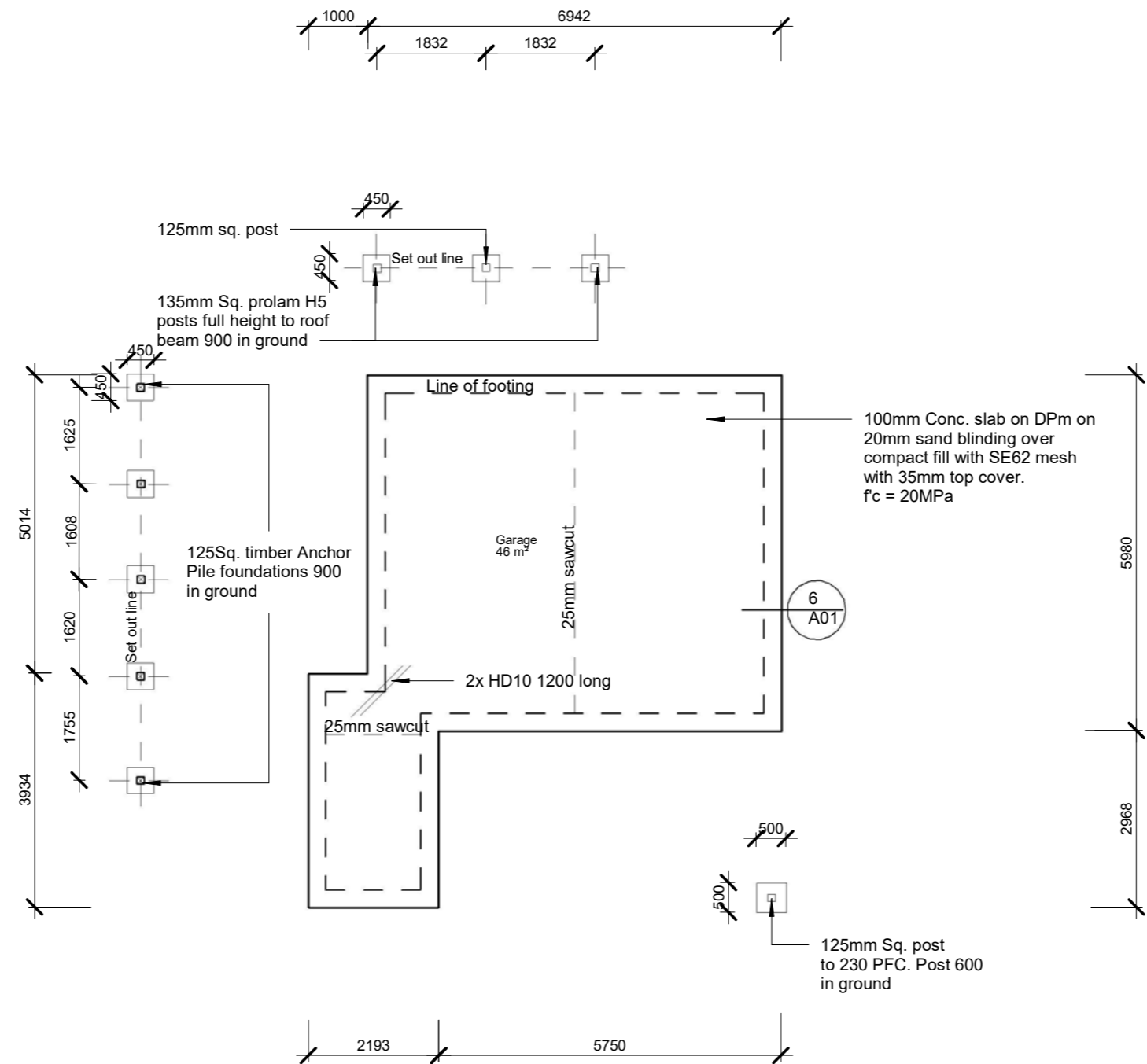
L01	Site Plan	L12	Drainage Plan
L02	Foundation Plan	L14	Site Elevations
L03	Ground & First Floor Plans	L15	Site Elevations
L04	Second Floor Plan	A01	Foundations & PFC Details
L05	Floor Framing Plans	A02	UB and Garage Portal Details
L06	Roof & Roof Framing Plans	A03	Lounge Bay Details
L07	North & South Elevations	A04	Framing Details
L08	East & West Elevations	A05	Load Path Details
L09	Section A-A	A06	Ridge Beam Details
L10	Section B-B	A07	Cladding Details
L11	Stair Plan & Section	A08	Window Details
		A09	Meter Box Details
		S01	Bracing
		S02	Bracing
		S03	Window & Door Schedule

SECONDARY DWELLING

L02	Foundation Plan
L03	Floor Plans
L04	Floor Framing Plans
L05	Roof Plan
L06	Elevations
L07	Elevations
L08	Section A
L09	Section B
A01	Details
A02	Details
S01	Bracing



Drawn	Venus Wyatt	Date	PROJECT	Drawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
checked		15/07/21	11 Nolan St Mornington Dunedin	Site Plan	L01	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	1 : 150							

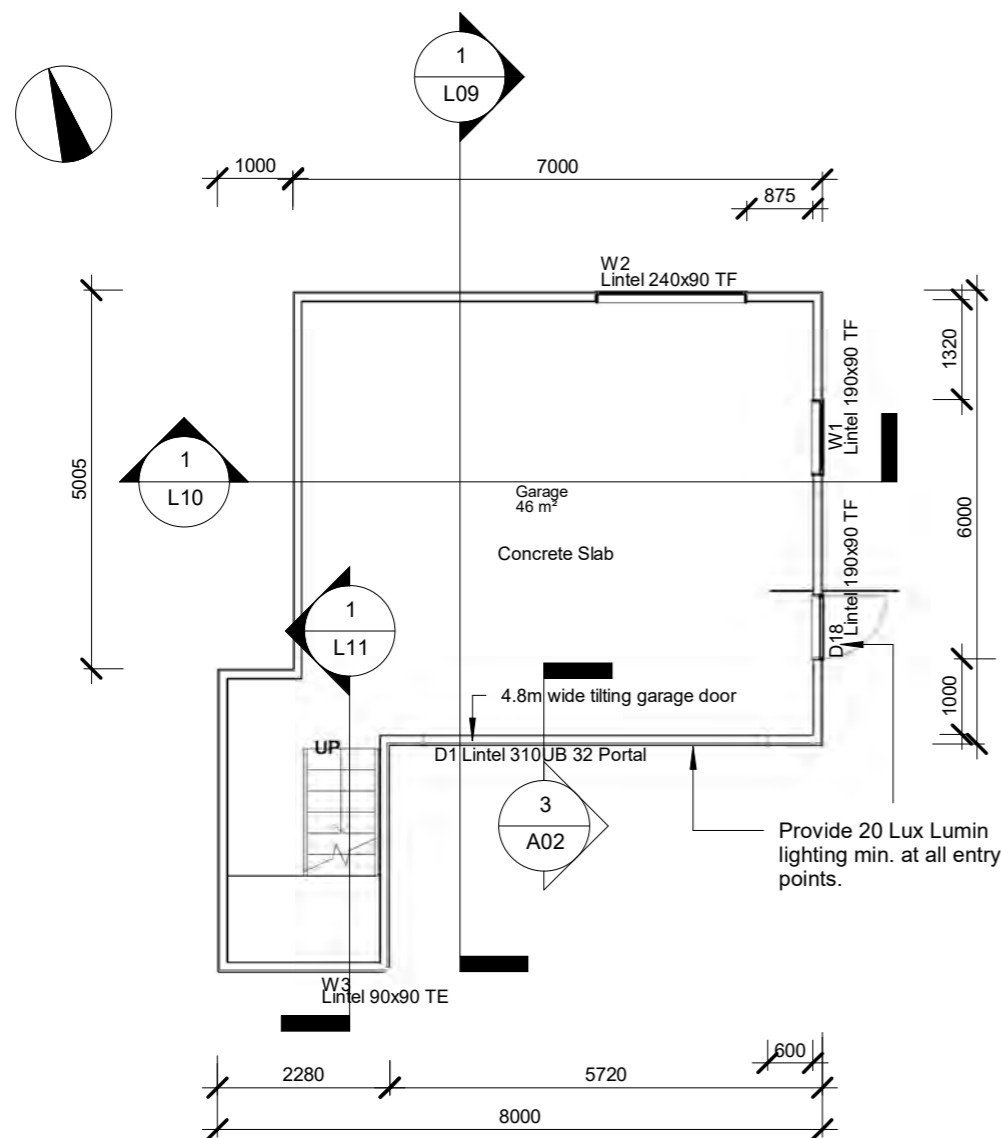


Timber foundations to comply with
NZS 3604 section 6.
Concrete slab to comply with NZS
3604 7.5

1 Slab & Foundation Plan

1 : 100

Drawn	Venus Wyatt	Date	PROJECT	Drawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
checked		15/07/21	11 Nolan St Mornington Dunedin	Foundation Plan	L02	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	1 : 100							



1 Ground Fl.
1 : 100

General:

Smoke alarms:

S =Smoke Alarm- to comply with NZBC clause F7/AS1.3.1. Positioned in every sleeping area or within 3m of the door.

Cladding:

-0.4mm vertical Zincalume corrugate directly fixed over building paper to timber framing
-12mm Ecoply directly fixed over building paper to timber framing with stain less steel 50x2.8mm nails @ 150 crs both perimeter @ intermediate

Walls:

Timber wall framing to comply with NZS 3604 section 8.
-90x45mm H1.2 SG8 Timber studs, 400crs lower level, 600 crs upper levels.
max. stud height for ground & first floor 2.3m
Bottom & top plate fixings to comply with NZS 3605 7.5.12

Glazing:

All Glazing to have minimum sill height of 800mm. All above 1 story high to have stay restrictors. All bathroom & stairwell glazing to be safety glass.

Linnings:

-10mm Gib plaster board internal lining to walls & ceilings
-10mm Gib Aqualine in all wet zones walls & ceilings
- Gib Braceline where specified

Concrete Slab

100mm cast in situ concrete slab on DPC on 20mm sand blinding over compact fill with SE62 mesh with 35mm top cover f'c= 20MPa

Cylinder Tray

Aqualine hot water cylinder tray or similar approved Hot water cylinder safe tray with 40mm waste outlet

Kitchen

Kitchen to have mechanical extraction vented to the exterior as per G4, clause 1.2.5. 50L/s for cooktops.

Electrical

All electrical work to comply with NZBC F7/AS1, AS/NZ3000, AS/NZS3008, AS 3786 & NZS6401

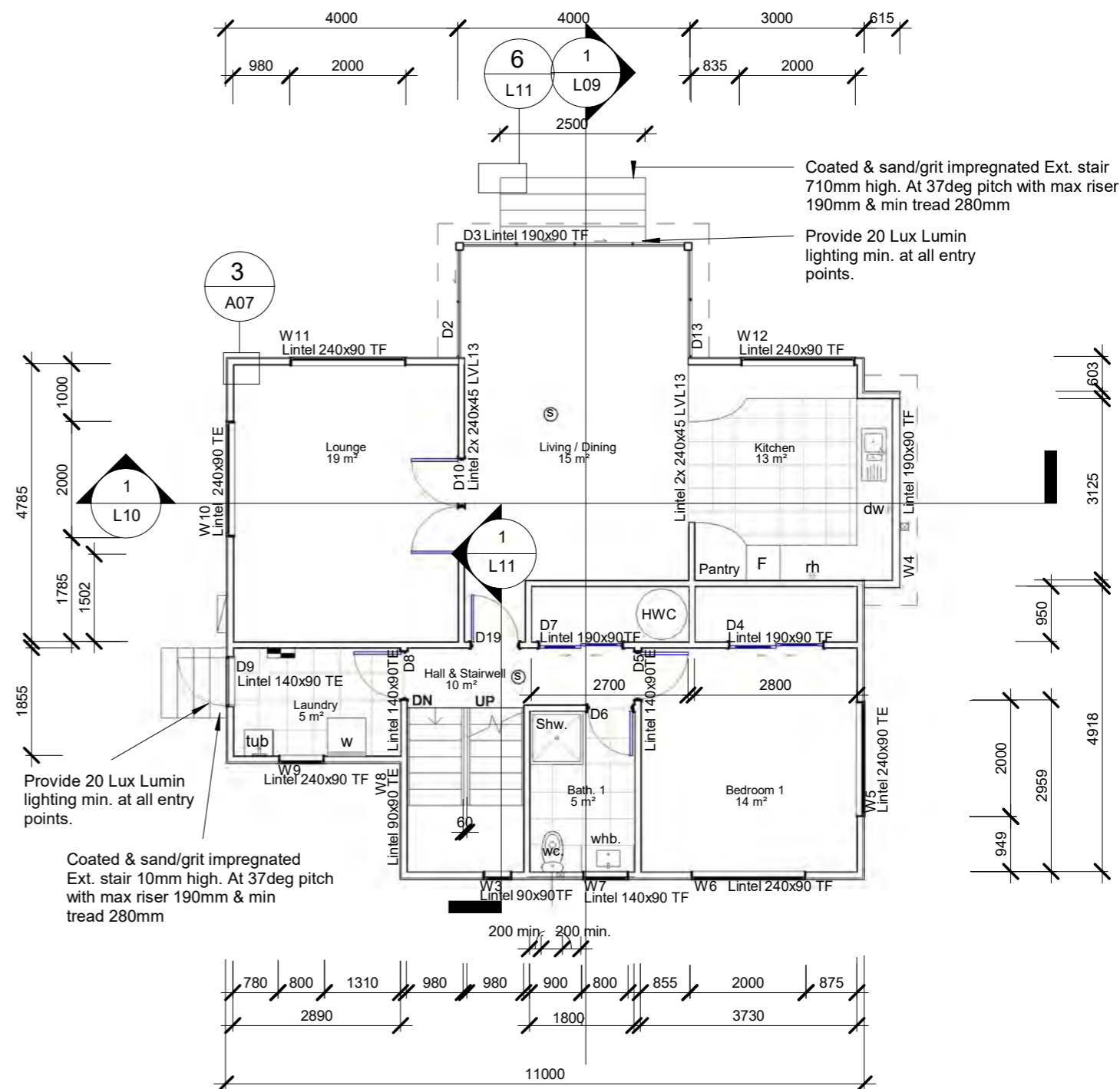
All entry points to have Min. 20 Lux lumin lighting

Wet Areas

Bathrooms to be lined with Gib Aqualine & finished with Water resistant paint. WHB to be sealed to wall with approved wet area silicone.

Acrylic shower & liners to be used.

Bathrooms & laundry to have mechanical ventilation ducted to the exterior as per G4 clause 1.2.5 -25L/s for shower/bath.

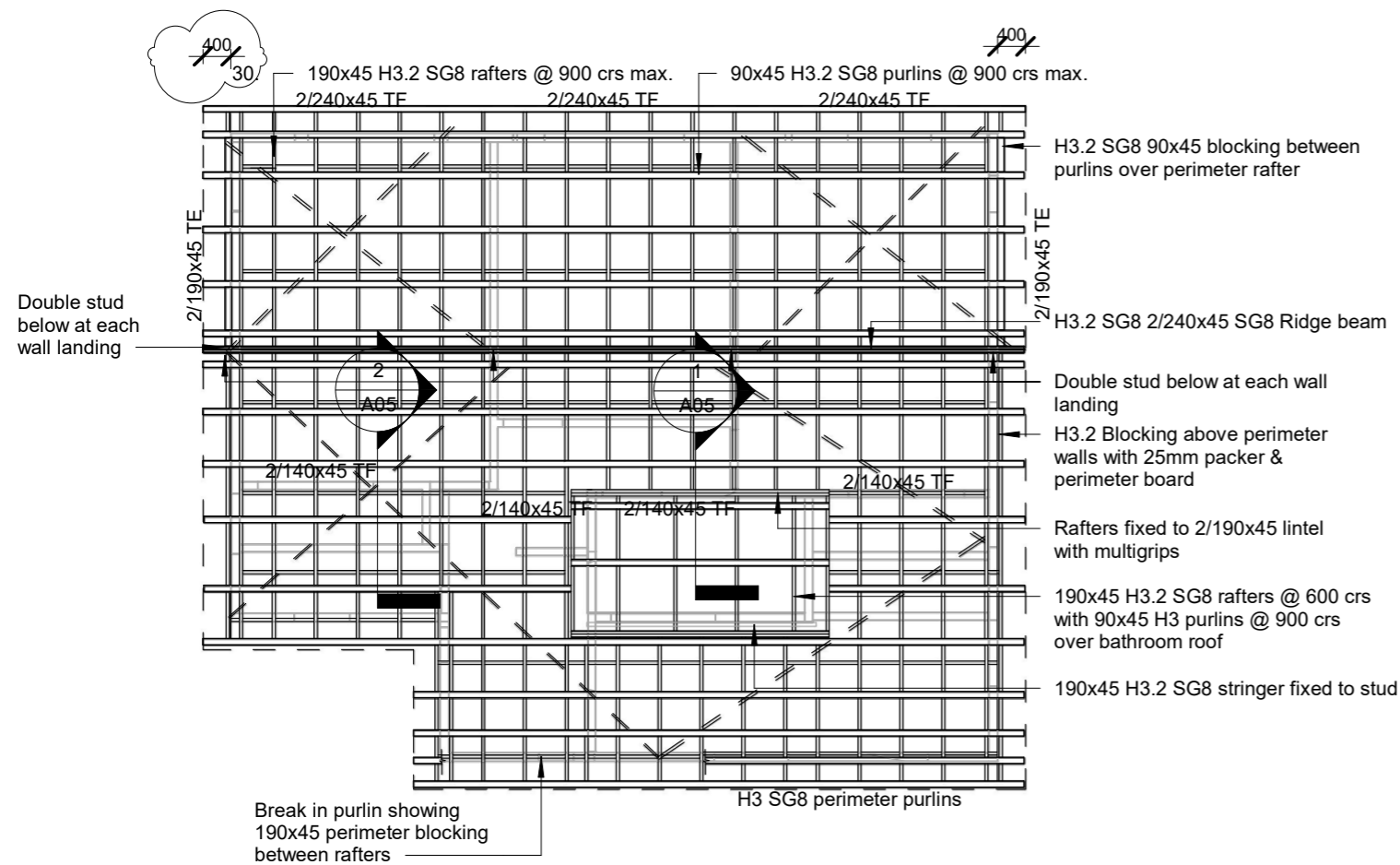


2 First Floor
1 : 100

FLOOR PLAN LEGEND

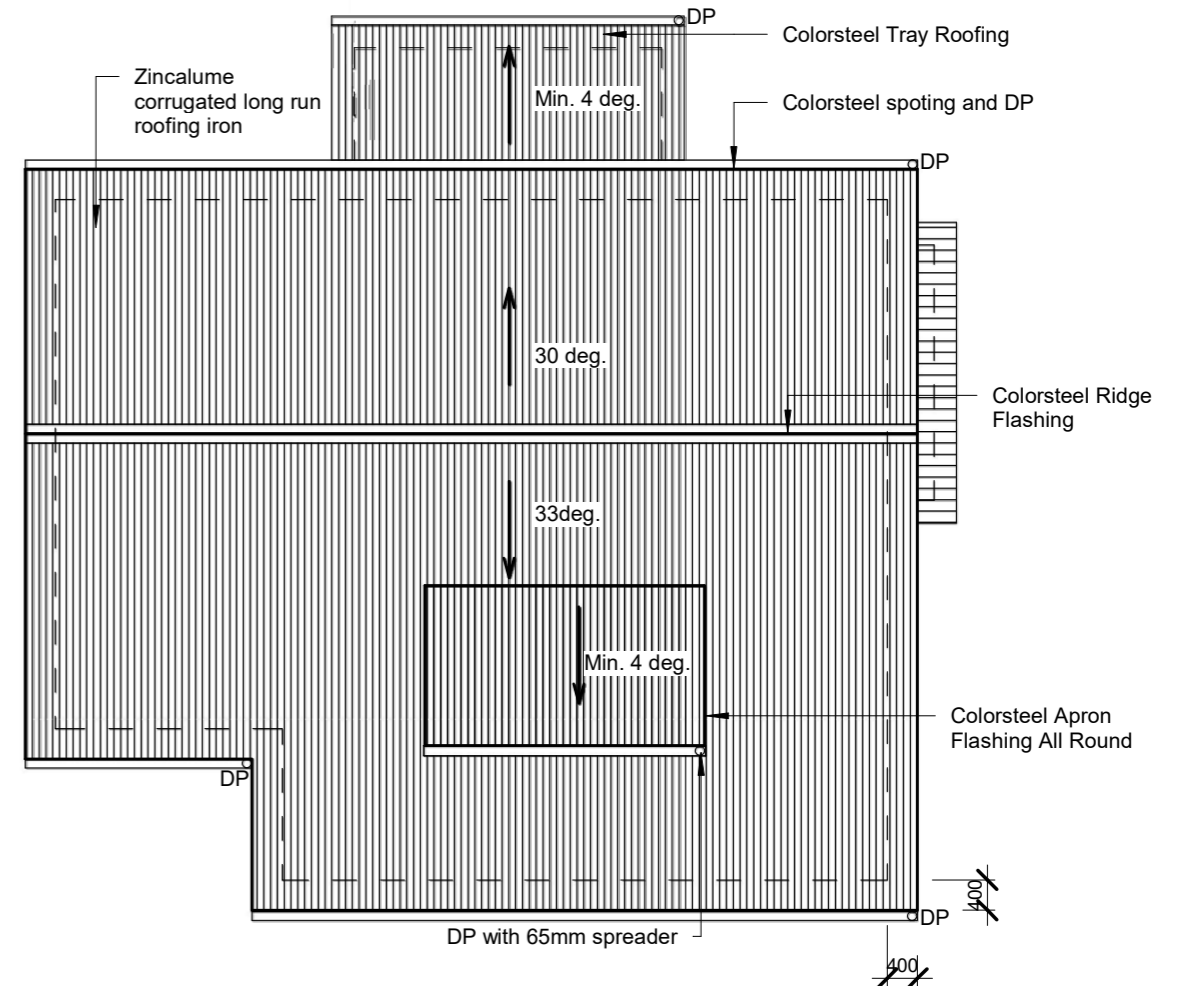
wc	Water closet	—	Denotes Impervious flooring required (apply 2 acrylic paint to walls)
whb	Wash hand basin	rh	Range Hood
shw	Shower	dw	Dish washer
W01	Window No.	F	Pantry
D01	Door No.	tub	Laundry Tub
s	Smoke Alarm	w	Washing Machine
hwc	Hot water closet		
	Mechanical extraction vent		
	Meter Box		
	Switch Board		

Draw n	Venus Wyatt	Date	PROJECT	Dwawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
check ed		15/07/21	11 Nolan St Mornington Dunedin	Ground & First Floor Plans	L03	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	1 : 100							



NOTE:
 EXTERNAL WALLS: Studs 90x45 SG8 @400 crs up to 2.7 high
 90x90 SG8 @ 400 crs up to 3.6m high
 INTERNAL WALLS: 90x45 SG8 studs @ 400crs up to 3m high
 90x45 SG8 studs @ 300 crs up to 3.6m high
 TF and TE mitec lintel fixings as per specified

2 Roof Framing Plan
 1 : 100



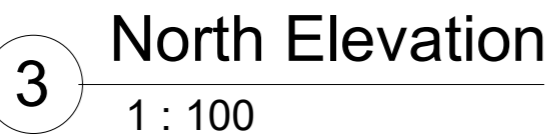
1 Roof
 1 : 100

Roof Area: 129m²
 Allow for Flashings & sealing of roof penetrations
 to achieve weatherproof roofing cladding

Downpipe capacity- Refer to E1/AS1 clause
 4.0 63mm int. diam. downpipe = 60m² catchment

Roof- Refer to E1/AS1 Clause 4.0
 129m² roof area= 2.15 4 provided

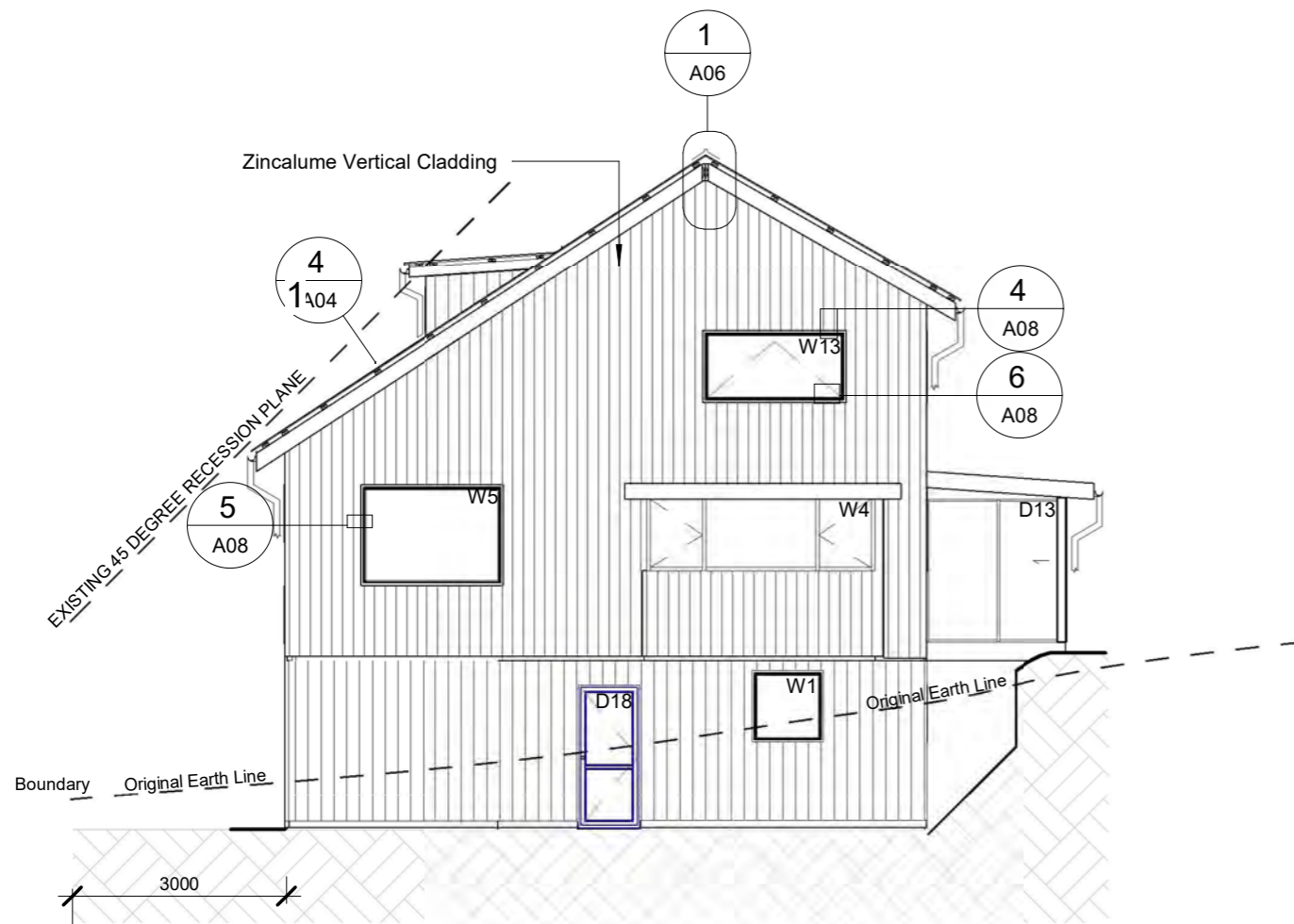
Drawn	Venus Wyatt	Date	PROJECT	Drawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
checked		15/07/21	11 Nolan St Mornington Dunedin	Roof Plan & Roof Framing	L06	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	1 : 100							



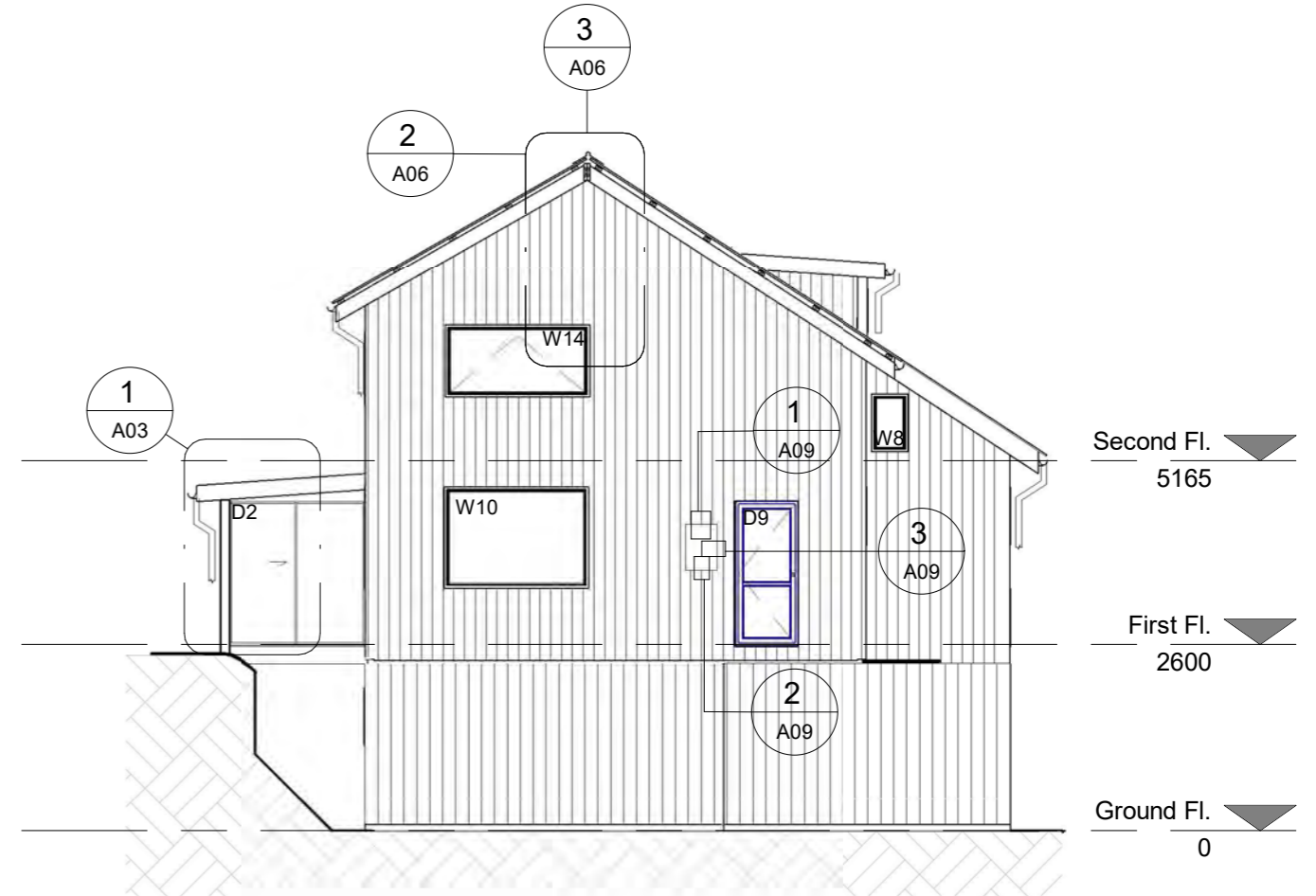
Insulation R- Value Requirements	
Roof	Min. Required 3.3
Wall	Min. Required 2.0
Floor	Min. Required 1.3

Corrugated Zinalume long run roof sheet over building paper over 90x45 purlins.

Draw n	Venus Wyatt		PROJECT 11 Nolan St Mornington Dunedin	Dwawing Title		Notes 1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence		ARCHITECT SEAL
		Date			Dwg. No.		ARCHITECT	
	check ed			15/07/21	North & South Elevations		L07	
Scale	1 : 100							



1 East Elevation
1 : 100



2 West Elevation
1 : 100

Insulation R- Value Requirements	
Roof	Min. Required 3.3
Wall	Min. Required 2.0
Floor	Min. Required 1.3

General Notes:

WINDOWS

All windows & doors to be double glazed units as per NZBC H1/AS1 2007.
Support bars to be installed to all exterior window & door sills.

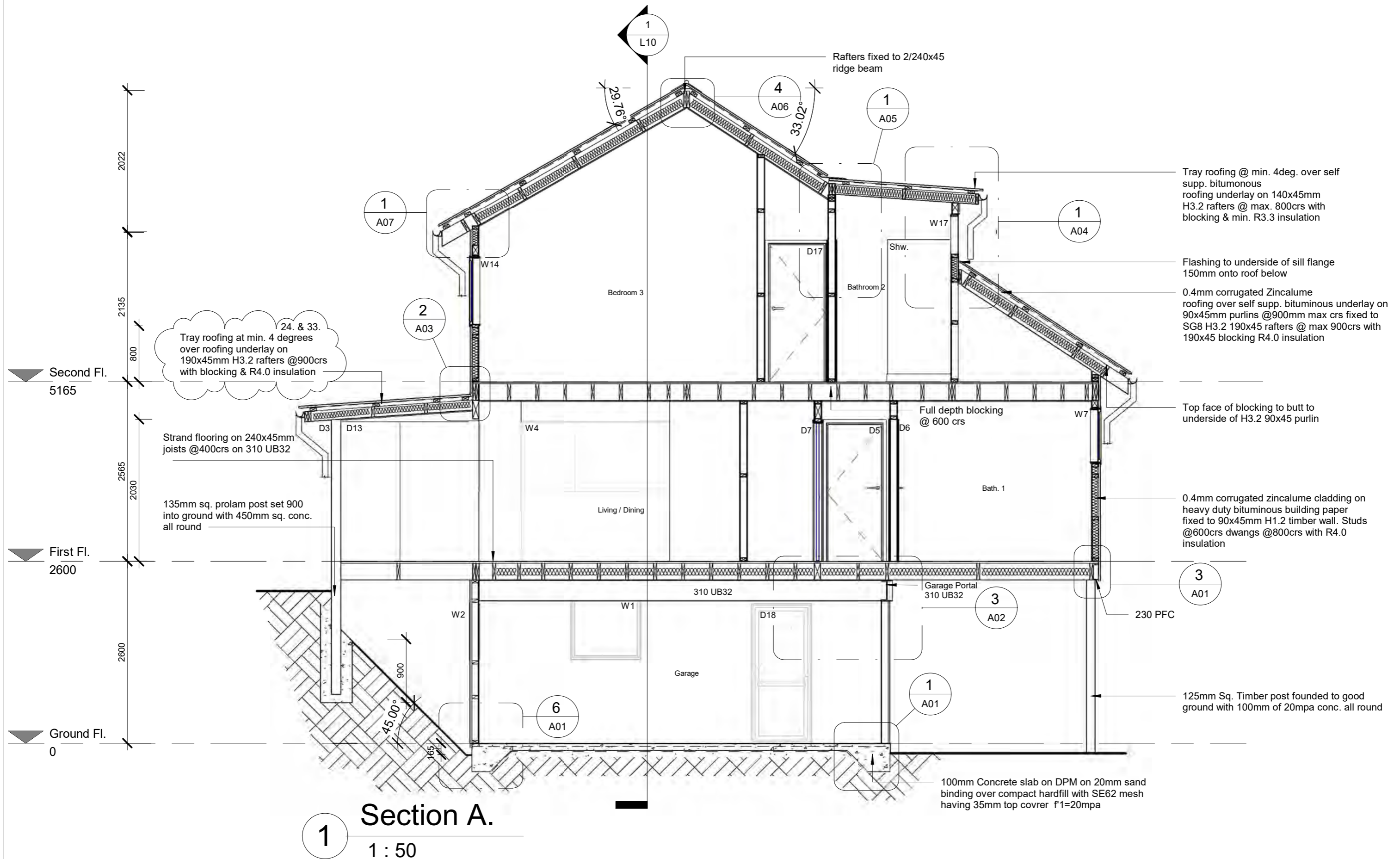
EXTERIOR CLADDING

Vertical run corrugated Zincalume cladding over building paper, direct fixed to timber frame.
Vertical run corrugated Zincalume cladding over 7mm EcoPly over building paper, direct fixed to timber frame.

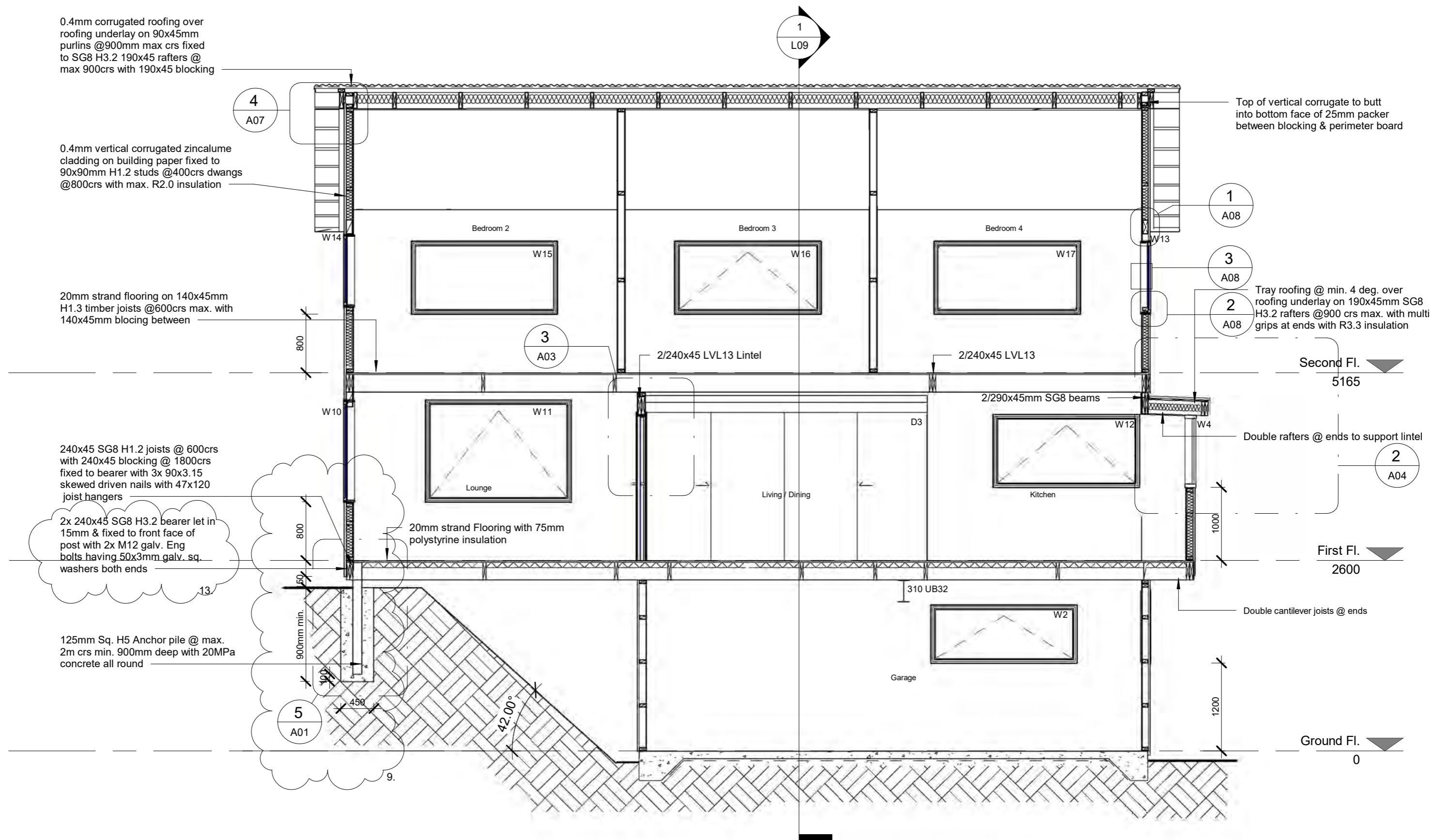
ROOF

Corrugated Zincalume long run roof sheet over building paper over 90x45 purlins.

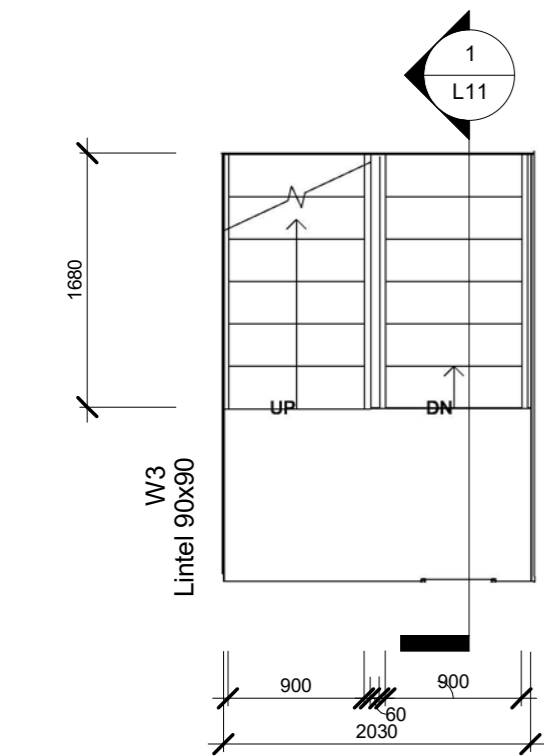
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checked		15/07/21	11 Nolan St Mornington Dunedin	East & West Elevations	L08	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	1 : 100							



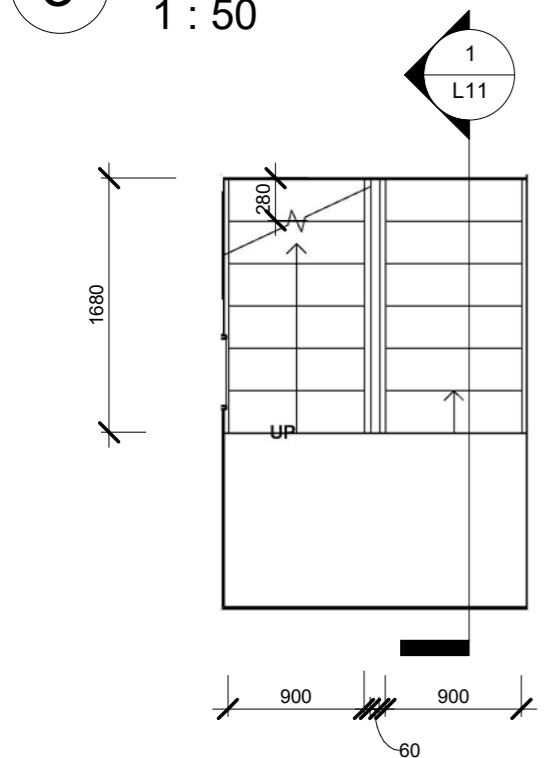
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checked		15/07/21	11 Nolan St Mornington Dunedin	Section A-A	L09	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	1 : 50							



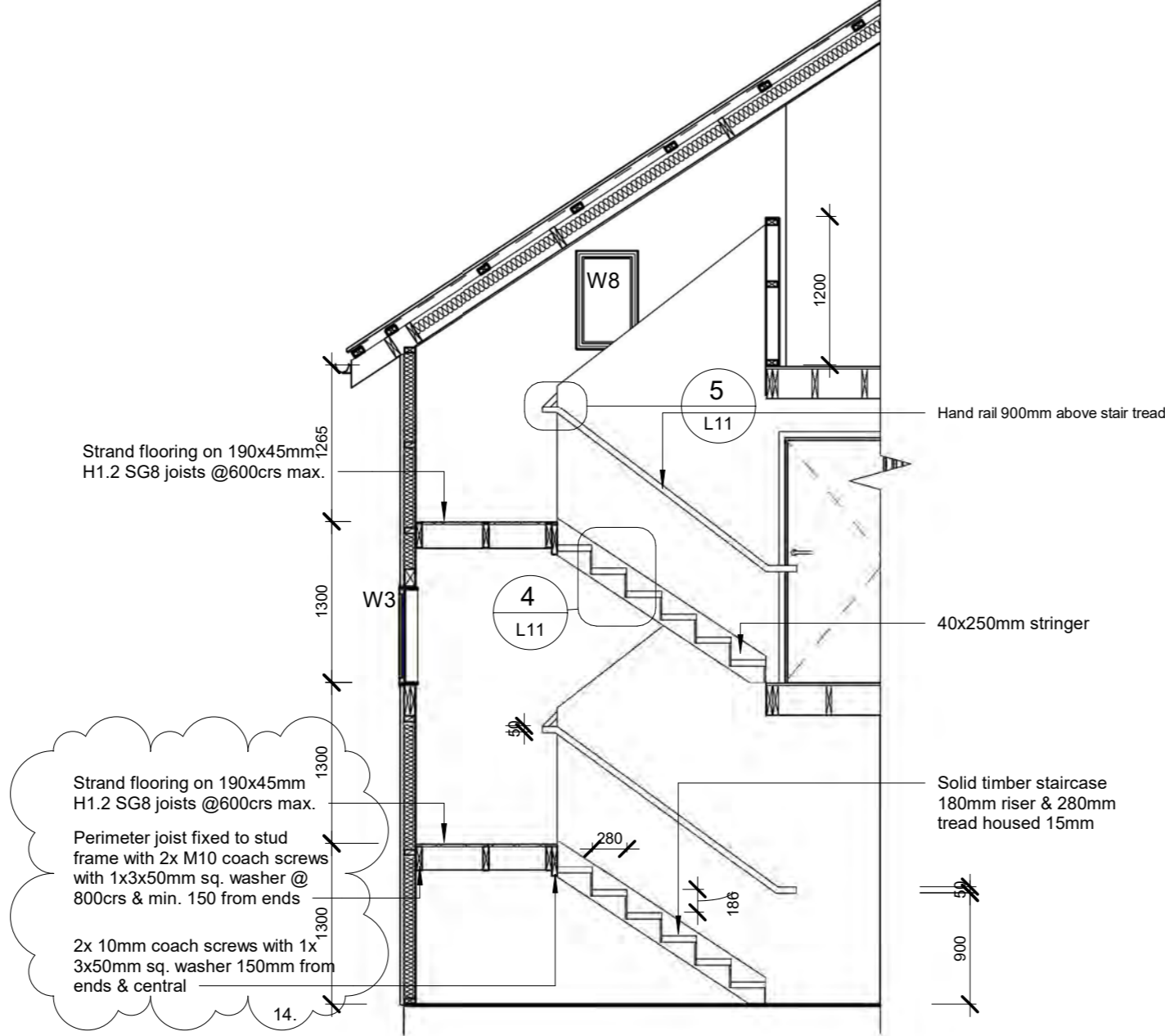
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		Date			Dwg. No.		ARCHITECT	
	check ed			15/07/21			L10	
Scale	1 : 50							



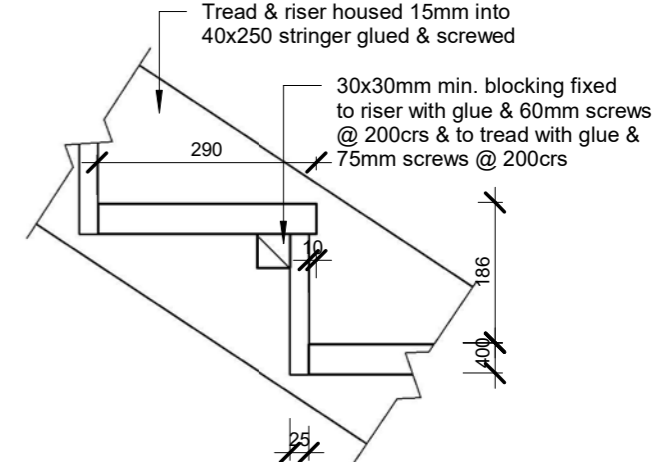
3 Landing 1
1 : 50



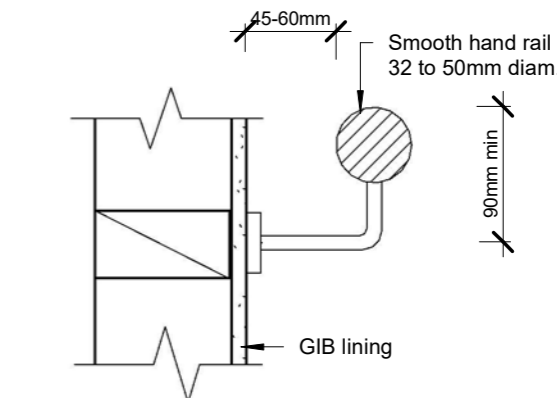
2 Landing 2
1 : 50



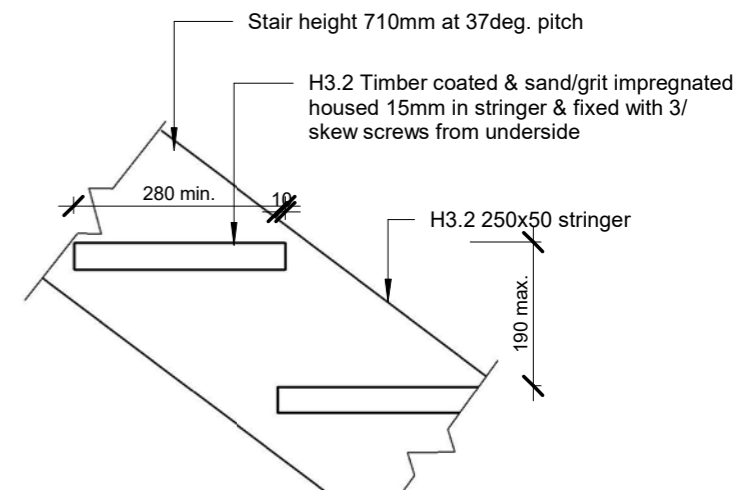
1 Stairs Section A
1 : 50



4 Stair Detail
1 : 10

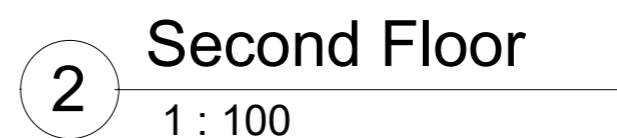


5 Hand Rail Detail
1 : 5

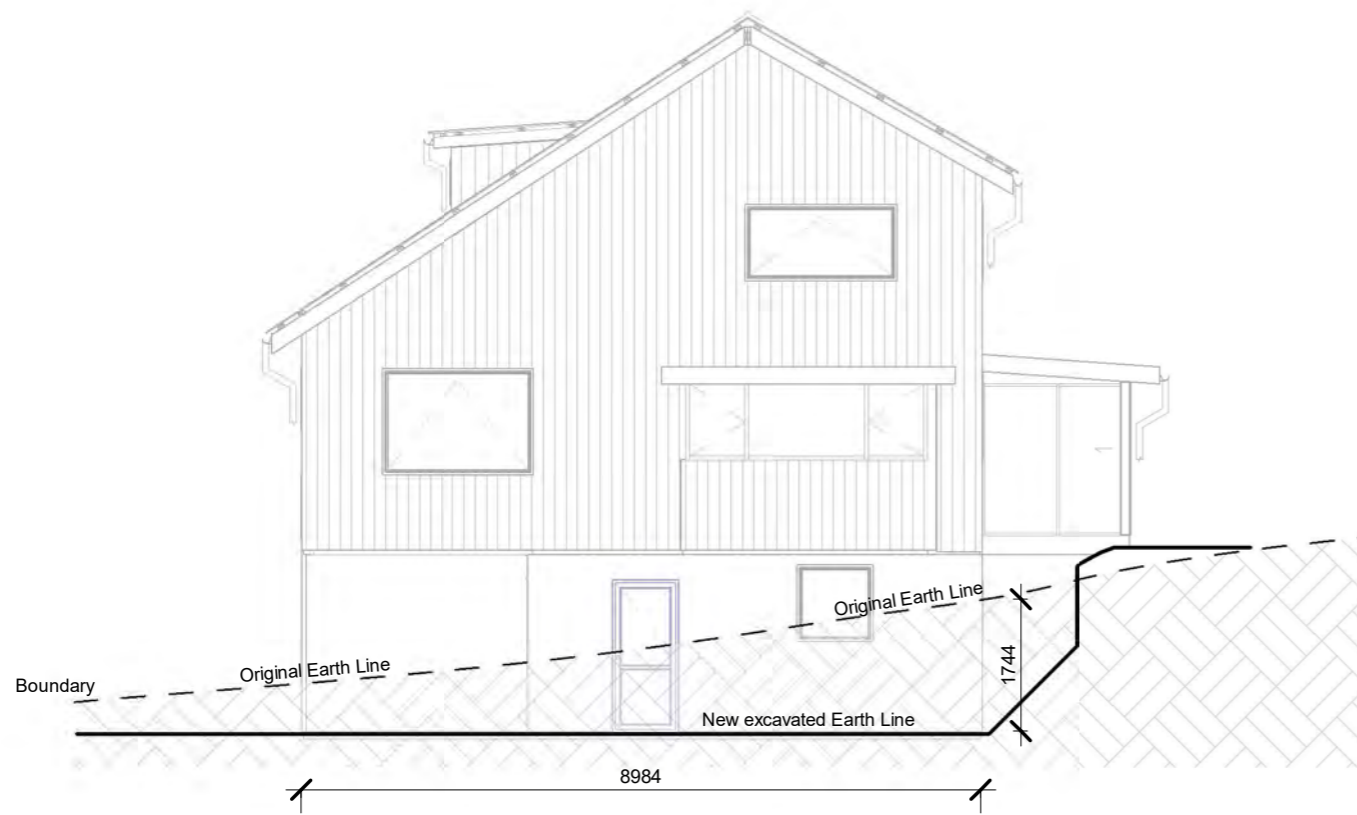


6 External Stair Detail
1 : 10

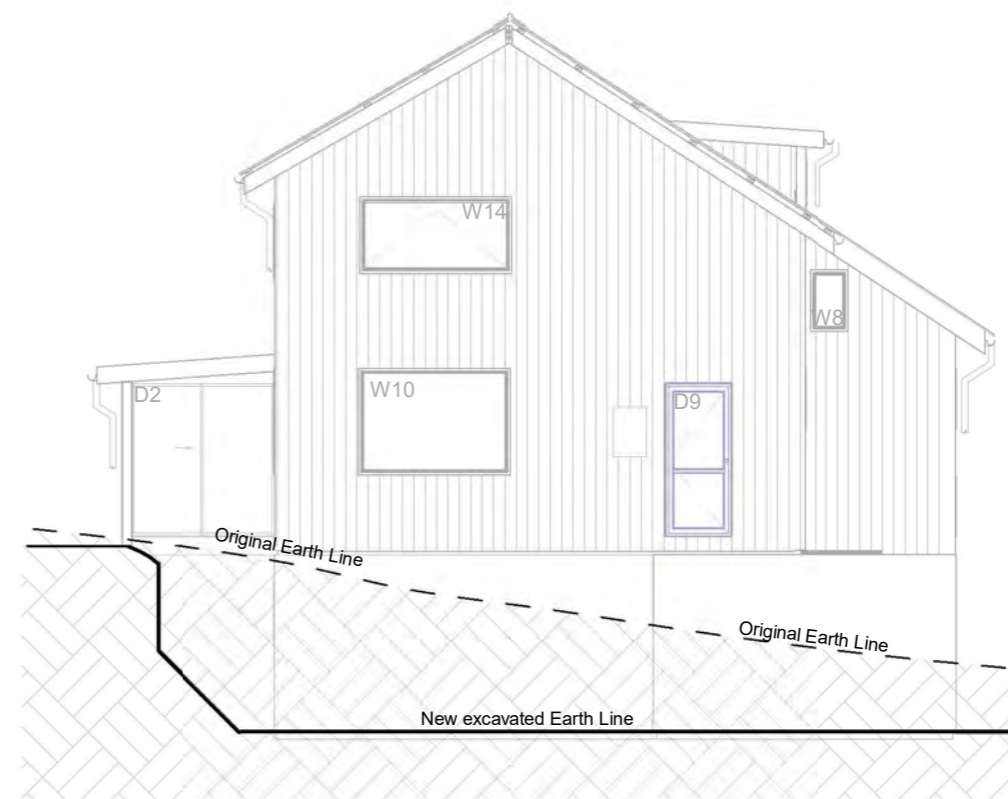
Drawn	Venus Wyatt	Date	PROJECT	Drawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
checked		15/07/21	11 Nolan St Mornington Dunedin	Stair Plans & Section	L11	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	As indicated							



Draw n	Venus Wyatt		PROJECT	Dwawing Title		Notes		ARCHITECT SEAL
		Date			Dwg. No.		ARCHITECT	
	check ed						1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	
Scale	1 : 100	15/07/21	11 Nolan St Mornington Dunedin	Plumbing & Drainage	L12			

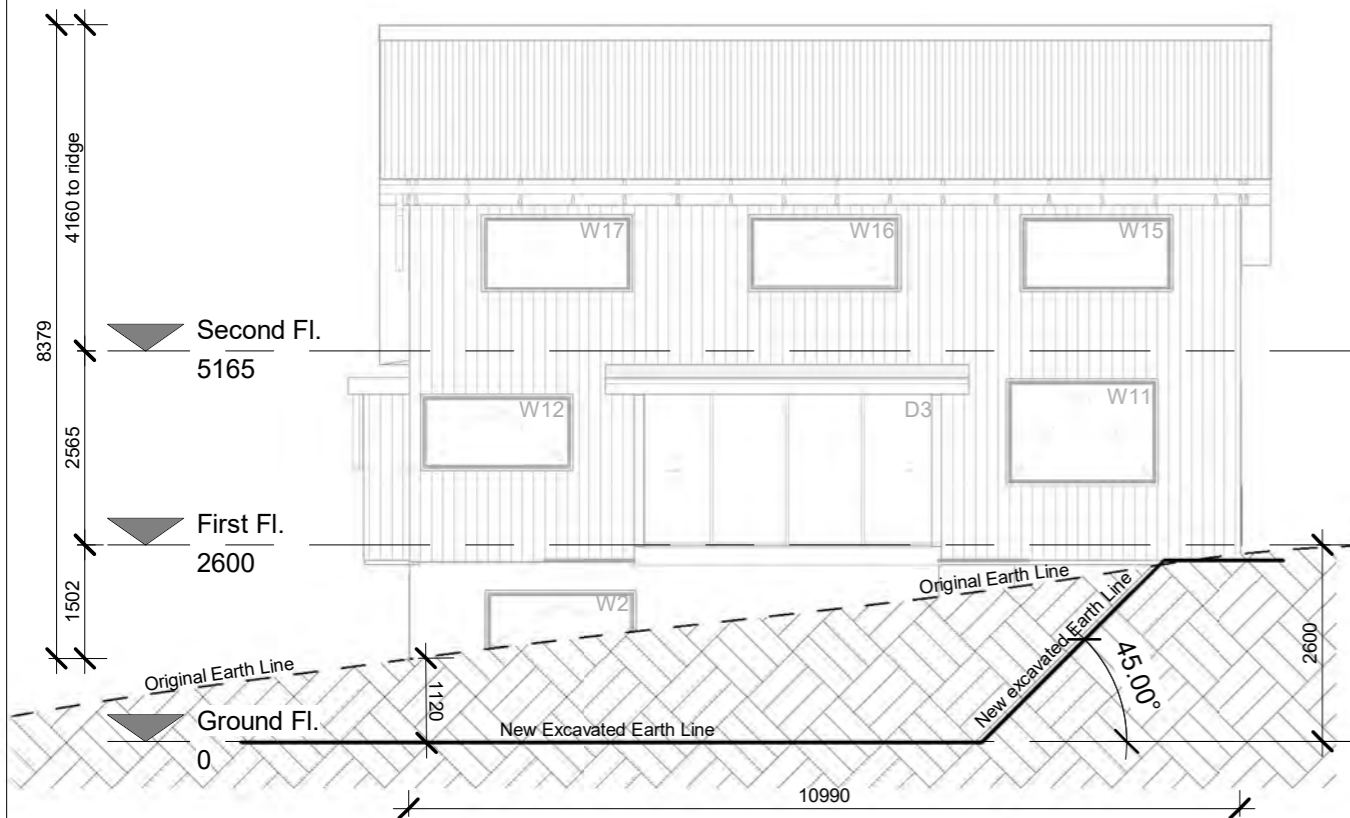


1 Site Excavation East
1 : 100

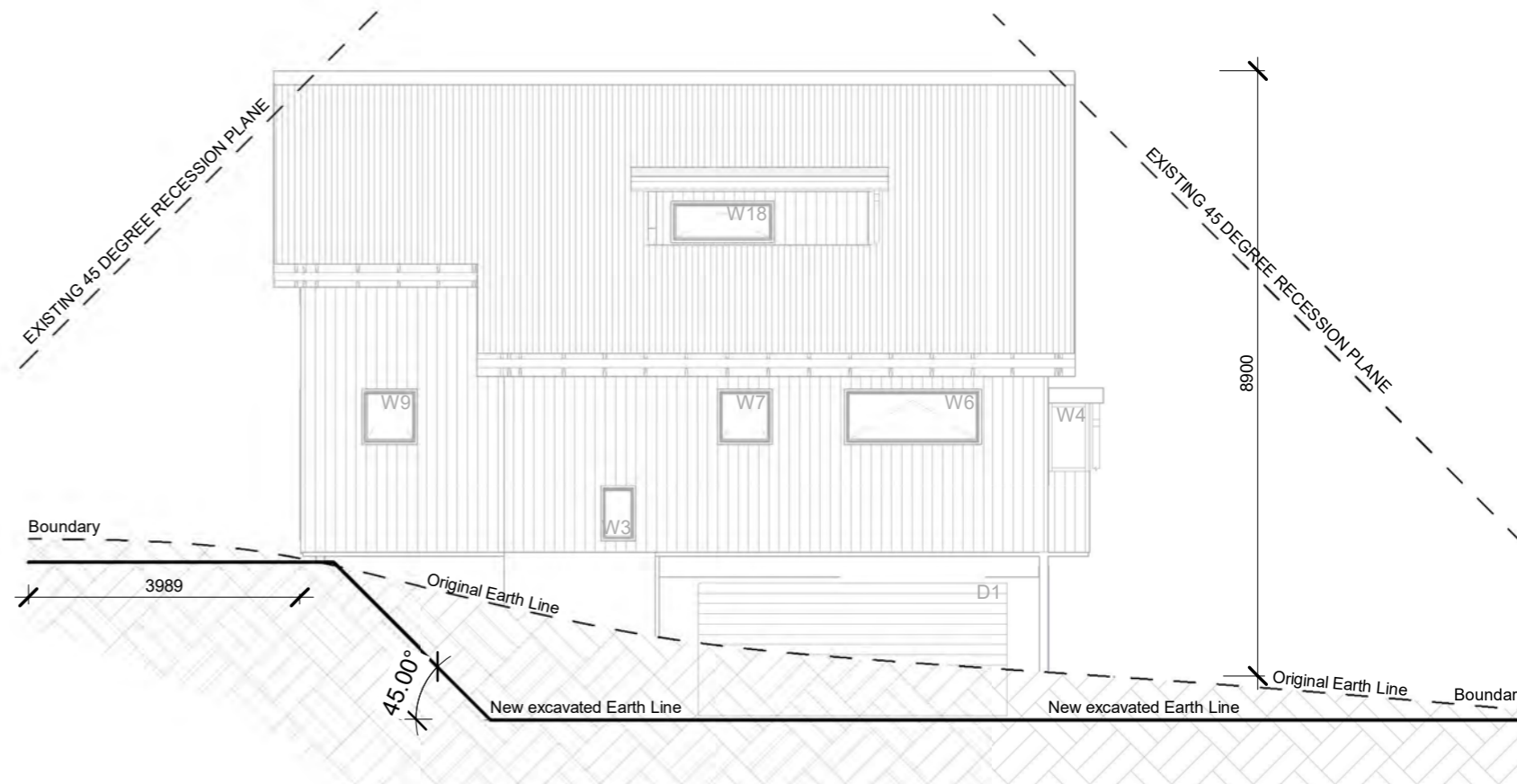


2 Site Excavation West
1 : 100

Drawn	Venus Wyatt	Date	PROJECT	Drawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
checked		15/07/21	11 Nolan St Mornington Dunedin	Site Elevations East & West	L14	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	1 : 100							



1 Site Excavation North
1 : 100



2 Site Excavation South
1 : 100

Drawn	Venus Wyatt	Date	PROJECT	Drawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
checked		15/07/21	11 Nolan St Mornington Dunedin	Site Elevations North & South	L15	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	1 : 100							

0.4mm vertical run corrugated zincalume on Bituminous Heavy Duty building paper fixed to H1.2 SG8 90x45mm timber frame with min R2.0 insulation.

Bottom plate fixed with 3/90x3.14 nails @ 600crs

Vermin proof barrier fixed between tail flashing & back face of cladding

2x 240x45mm SG8 H3.2 bearer let in 15mm & fixed to front face of post with 2x greased dipped M12 galv. Eng bolts having 50x3mm galv. sq. washers both ends

0.55mm tail flashing

125mm sq. H5 Anchor pile @ max 2m crs 900mm min with 20 MPa concrete all round

240x45 SG8 H1.2 joists @400 crs with 240x45 blocking @ 1800crs fixed to bearer with 3x 90x3.15 galv. skewed nails with joist hangers

20mm strand floor R1.0 75mm polystyrene underfloor insulation

Strand flooring on 240x 45mm joists @ max. 400 crs

47x120 Galv. Joist Hanger and 3/ 90x3.15 galv. skewed nails

10 cleat to 2/240x45mm wind beams with 2x M12 bolts

2/90x45 H1.2 SG8

0.4mm vertical corrugated zincalume cladding over Bituminous Heavy Duty building paper fixed to H1.2 90x45mm timber frame. Min. R2.0 insulation

90x45mm bottom plate fixed to PFC with M12 bolt @ 900 crs

230 PFC fixed to 240x45mm stringer with alternating top & bottom M12 galv. Eng. bolts with 50x3mm sq. washers @ 600crs

0.55mm Zincalume tail flashing min. clearance to bottom of cladding 5mm

9mm H3 EcoPly directly fixed to underside of joists with 40x2.5mm Galv. clouts @ 150crs perimeter & 400crs internal

230 PFC

10mm End Plate

10mm cleat with 2x M12 bolts

125mm Sq. H5 Post founded 500mm with 20mpa conc. all round

Joist/PFC Section

1 : 10

PFC Connection

1 : 10

GRID 4 & F ENGINEER DRAWINGS

Found Pile Detail

1 : 10

Slab Edge

1 : 10

Lower Level Footing

1 : 10

7mm ecoply bracing barrier fixed with 50x2.8mm nails @ 150crs perim. & intermediate

Zincalume closure flashing with 3-5mm vented gap

D10 stirrups @ 600crs lap to mesh

HD12 rods 75mm min. cover to perimeter

100mm conc. slab on DPM on 20mm sand blinding on compact fill

SE 62 Mesh with 35mm top cover

2x HD12 rods min. cover to found. perimeter 75mm

100mm conc. slab on DPM on 20mm sand blinding on compacted hardfill

SE 62 Mesh with 35mm top cover

Vertical corrugated zincalume on 7mm EcoPly on Bituminous Heavy Duty building paper on 90x45 timber wall, studs @ 400crs max, dwangs @ 800 crs. max. with min. R2.0 insulation

90x45 bottom plate on DPM fixed with M12 bolt with 50x50x3mm washers @ 900 crs max

Vermin proof barrier fixed between tail flashing & back face of cladding

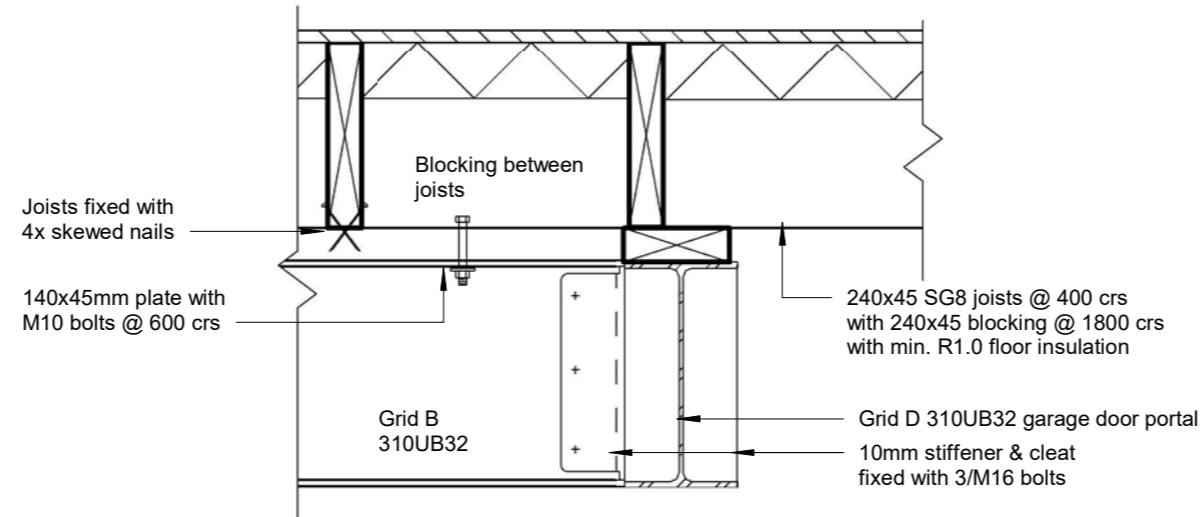
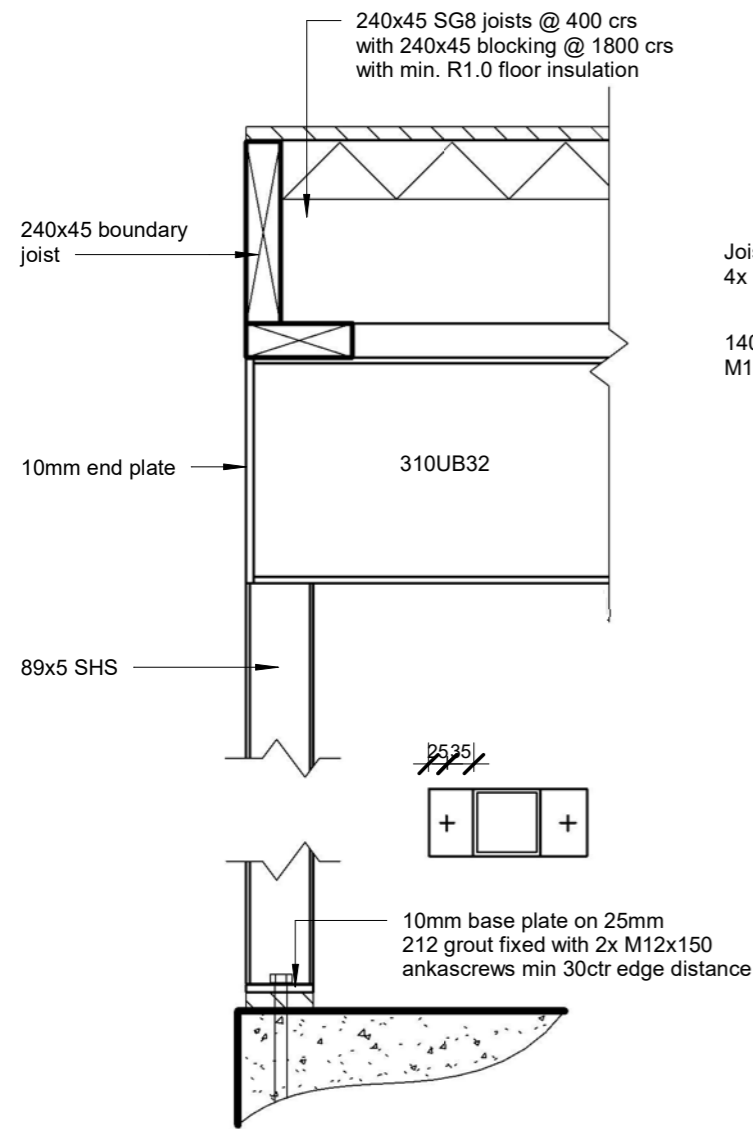
0.55mm Zincolum closure flashing with 3-5mm vented gap

D10 stirrups @ 600crs lapped 600mm to mesh

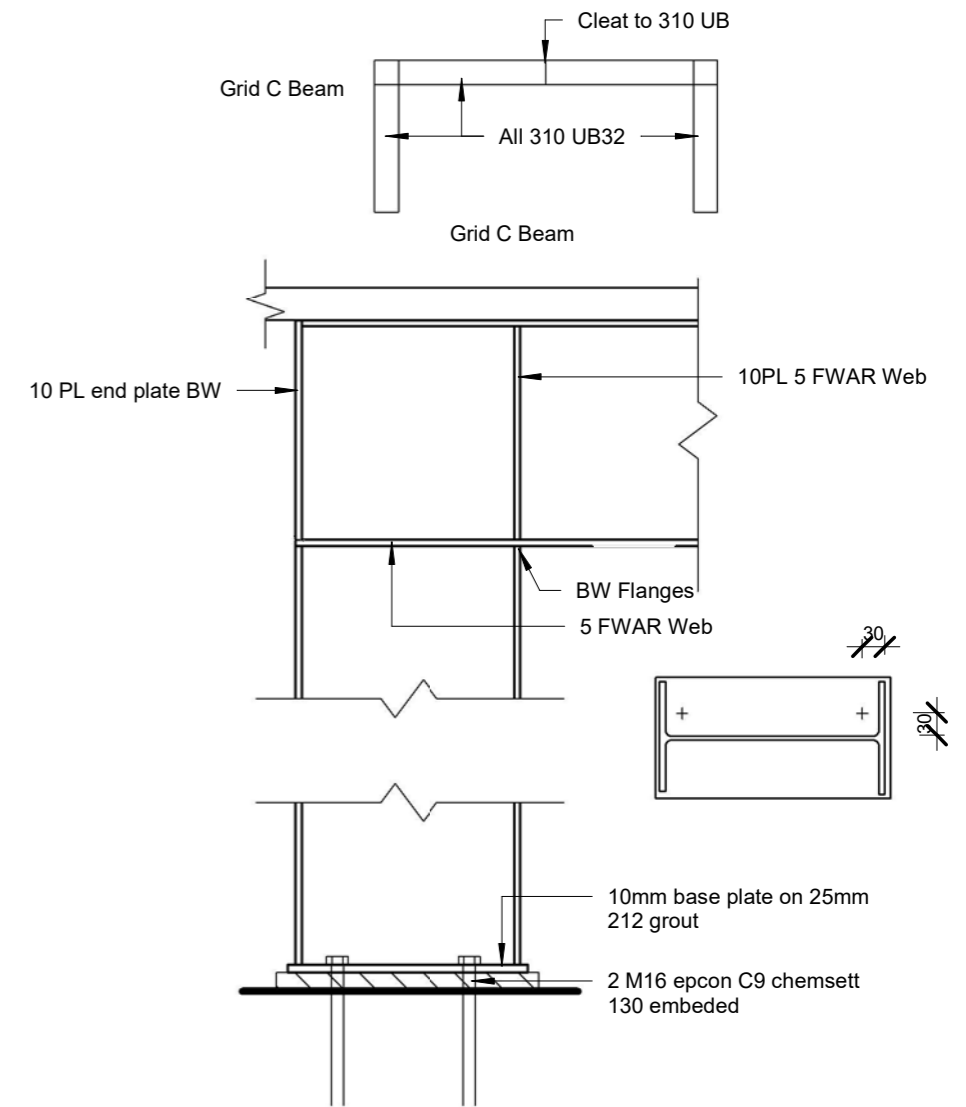
2 HD12 Rods

Min 300kPa bearing

Drawn	Venus Wyatt	Date	PROJECT	Drawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
checked		15/07/21	11 Nolan St Mornington Dunedin	Foundation & PFC Details	A01	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	1 : 10							

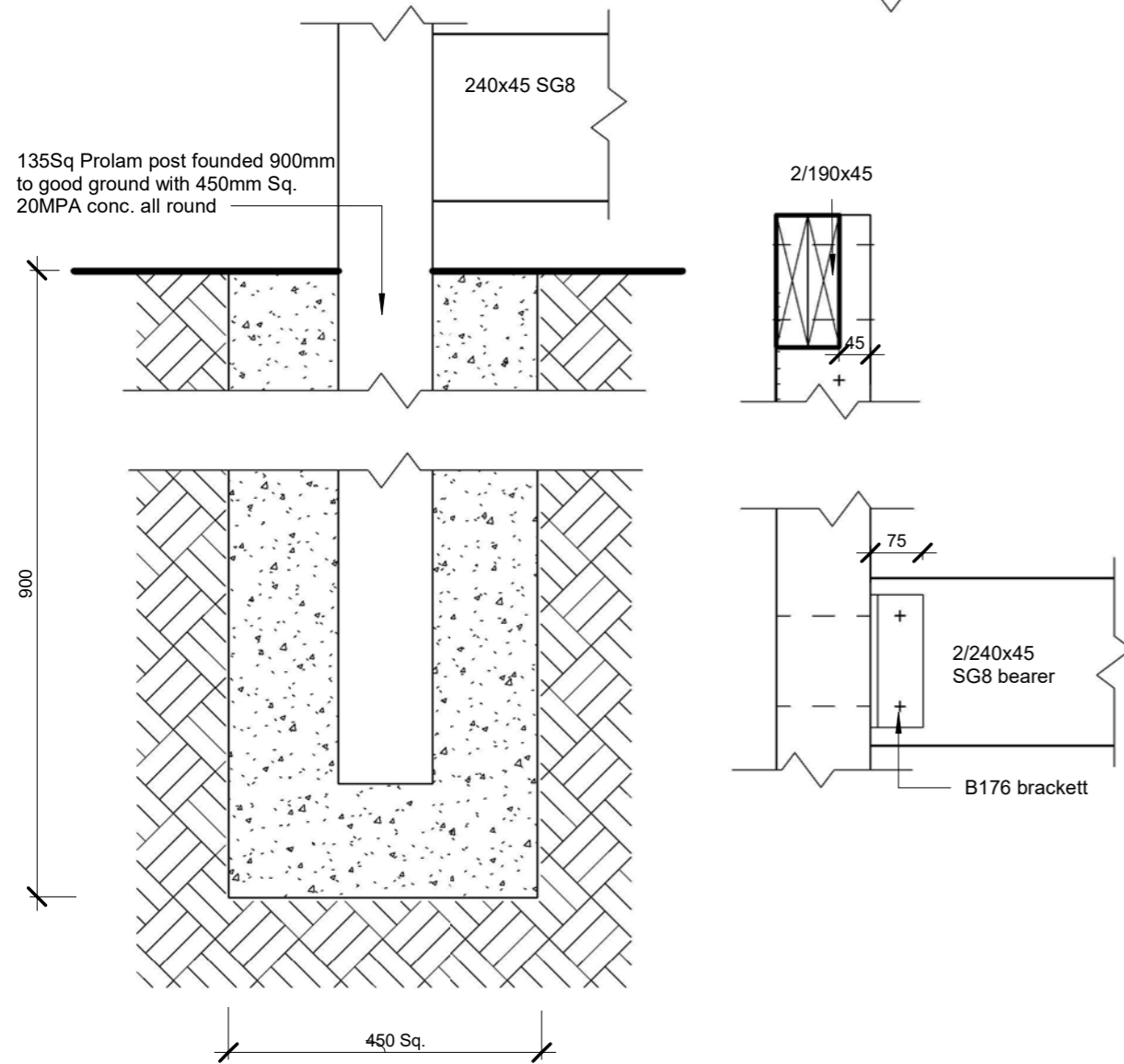
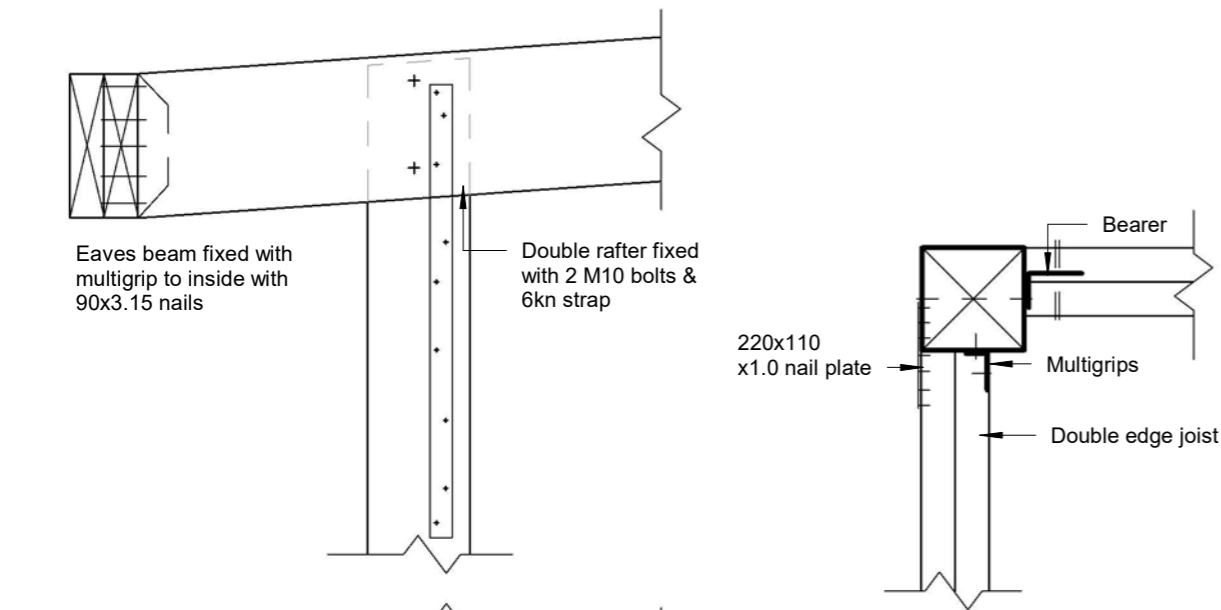


3 UB Connection Detail
1 : 10

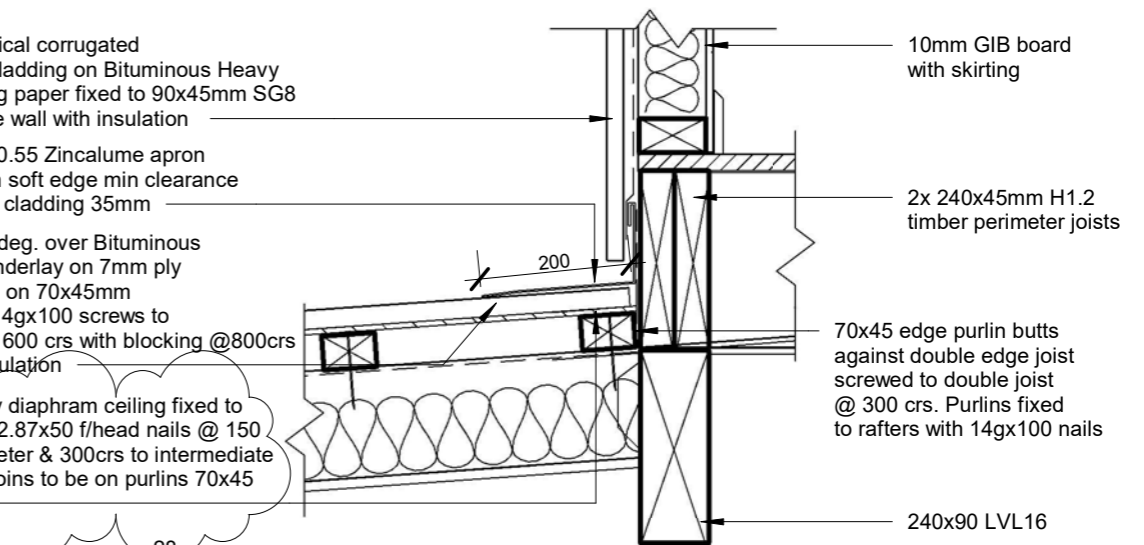


2 Garage door portal
1 : 10

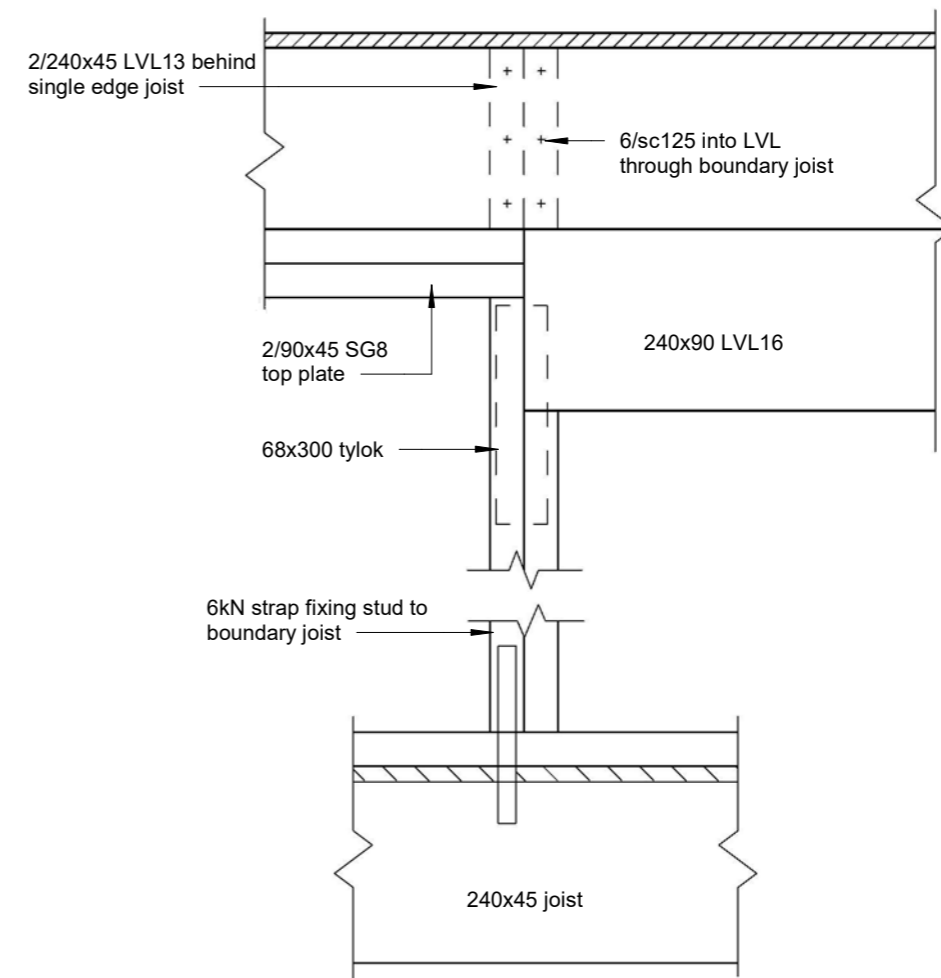
Drawn	Venus Wyatt	Date	PROJECT	Drawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
checked		15/07/21	11 Nolan St Mornington Dunedin	UB & Garage Portal Details	A02	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	1 : 10							



1 Prolam post to rafter detail
1 : 10

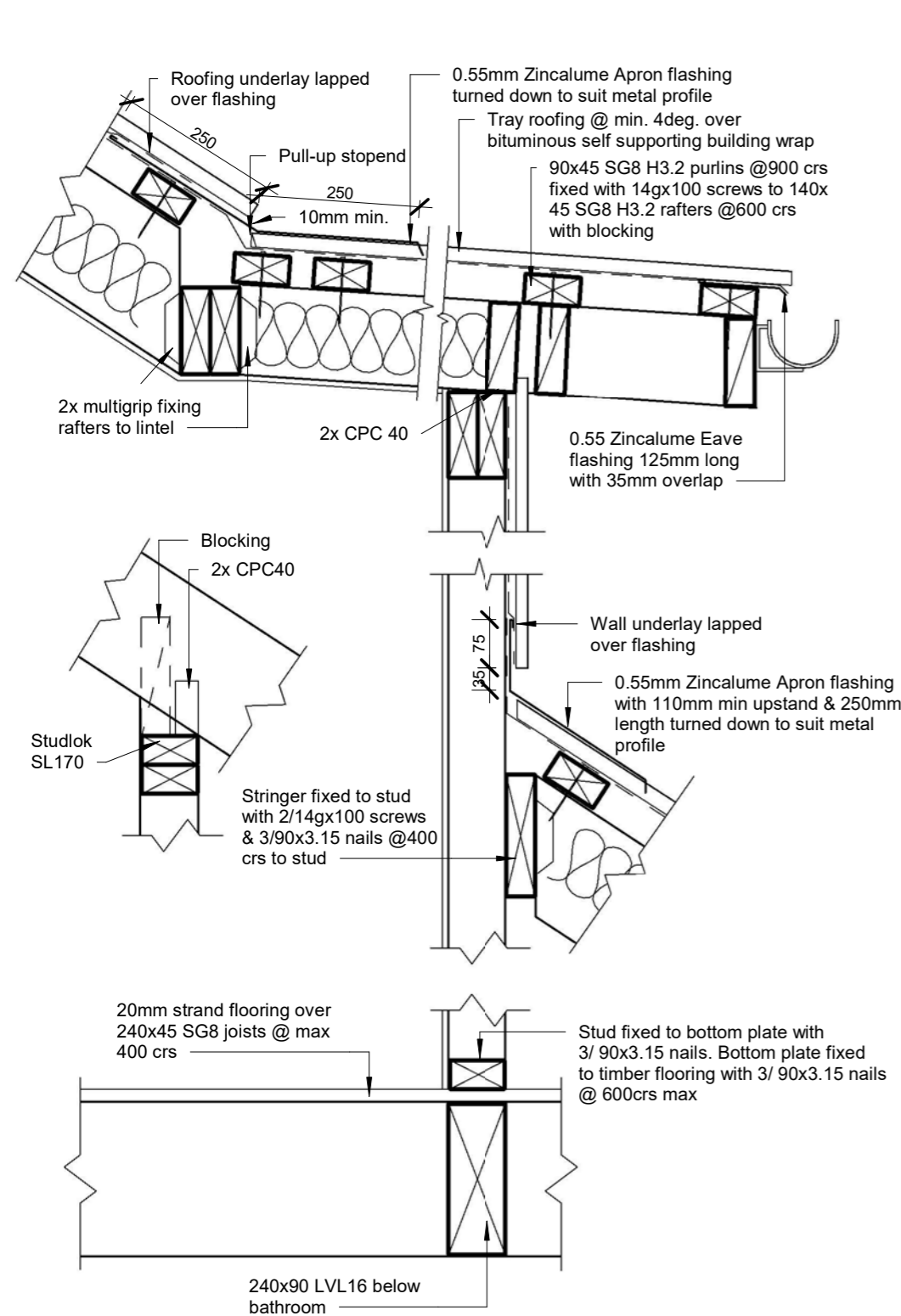


2 Joist to Lintel Detail
1 : 10



3 LVL Lintel Details
1 : 10

Drawn	Venus Wyatt	Date	PROJECT	Drawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
checked		15/07/21	11 Nolan St Mornington Dunedin	Lounge Bay Details	A03	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	1 : 10							

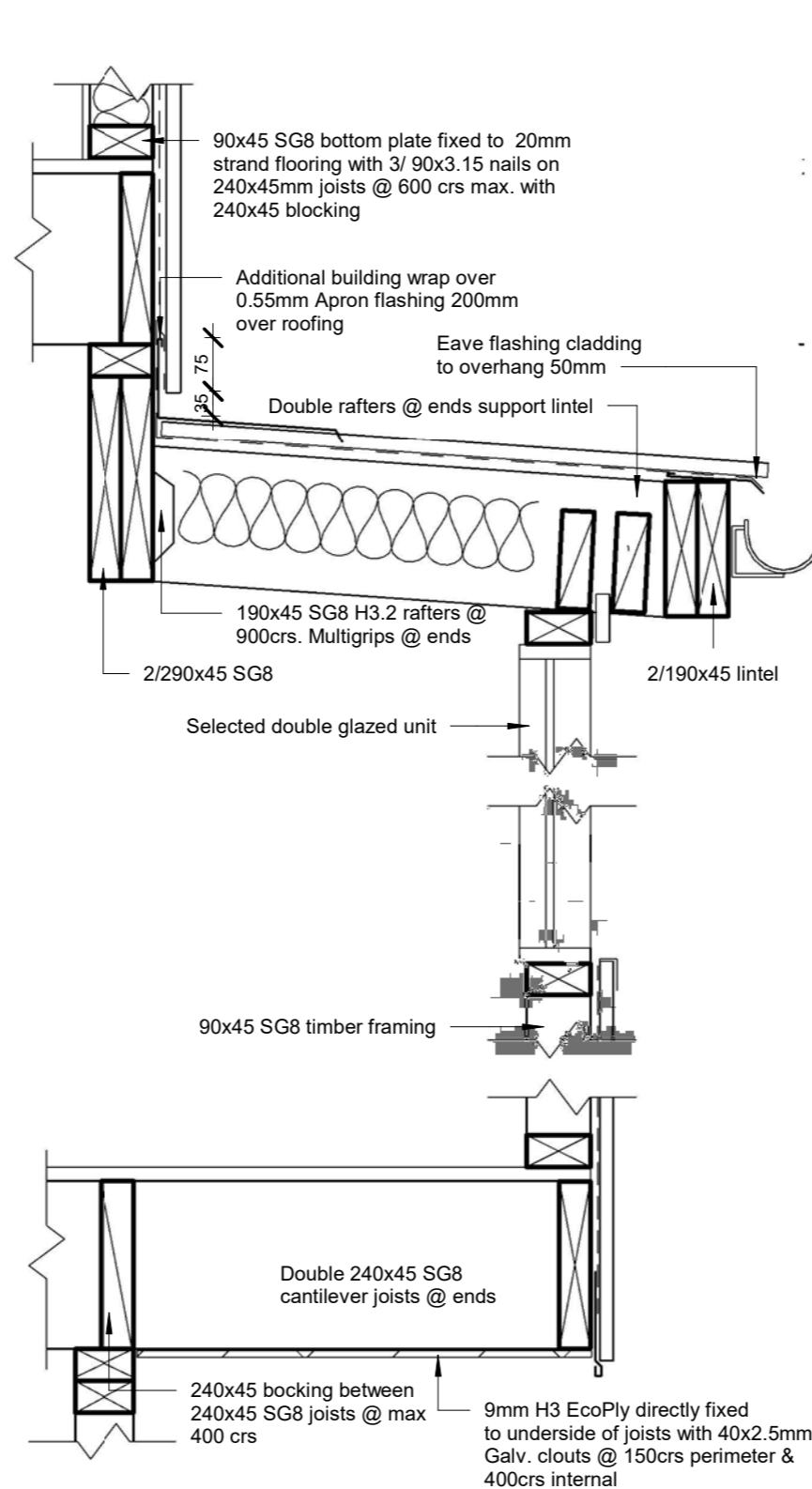


1

Bathroom Framing

1 : 10

ENGINEER PLANS: LINE E

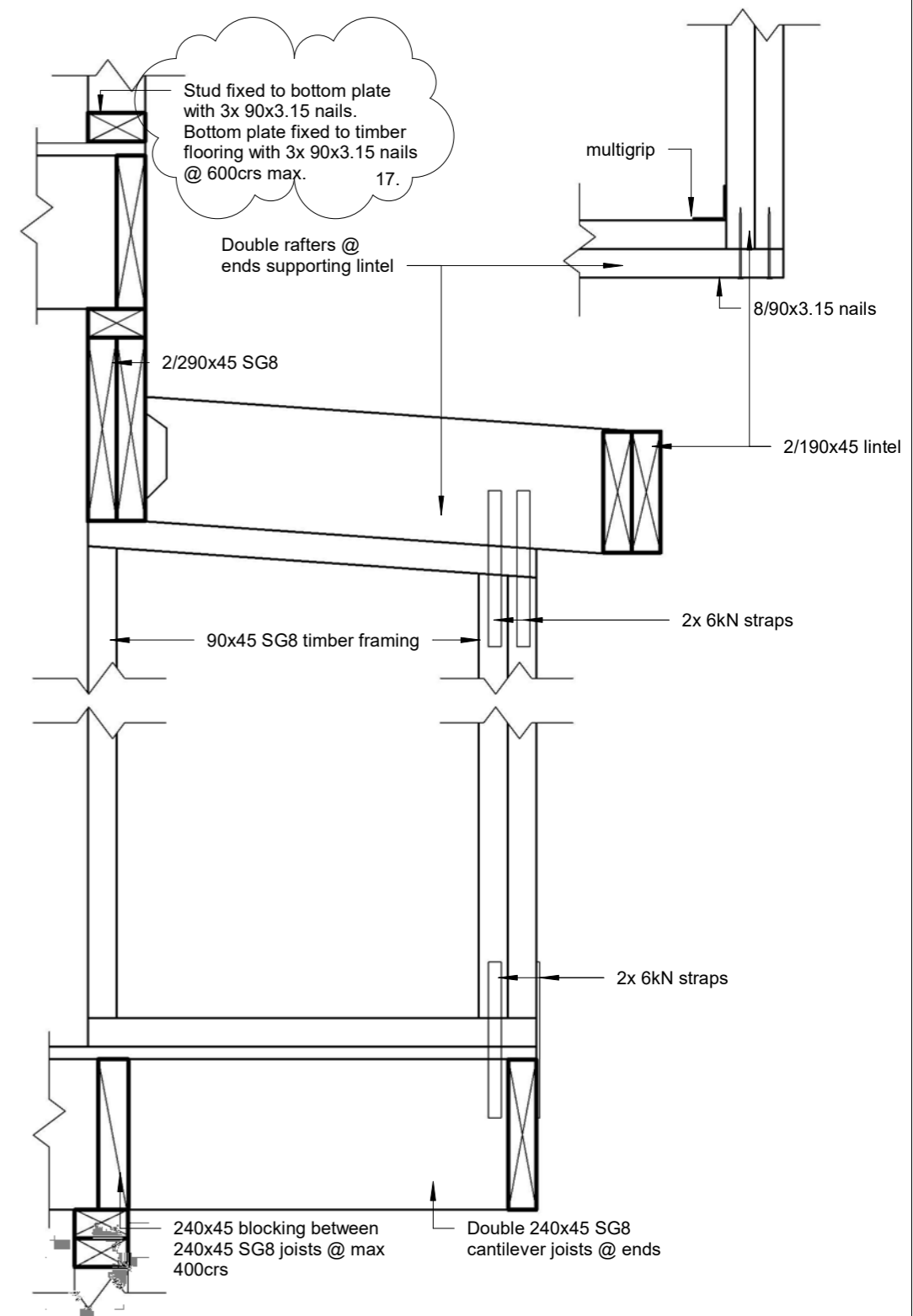


2

Kitchen Bay Window

1 : 10

ENGINEER PLANS: GRID 4



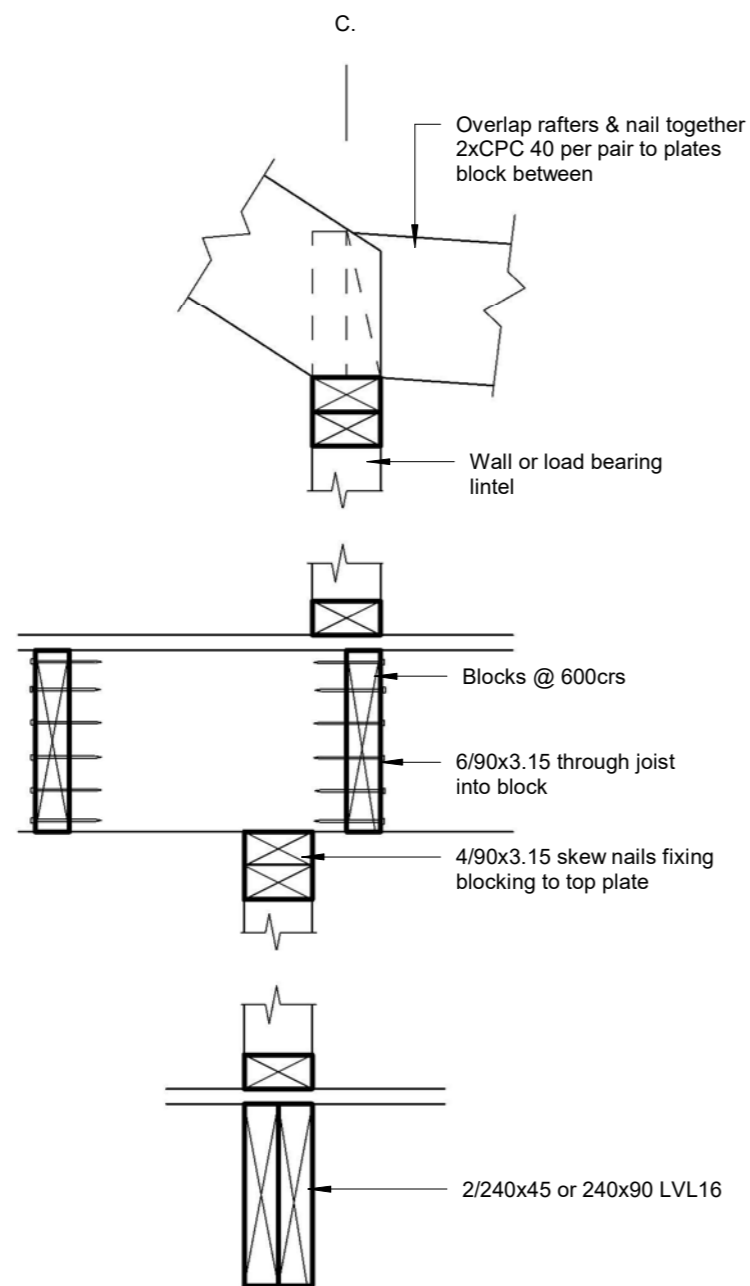
3

Kitchen Bay Framing

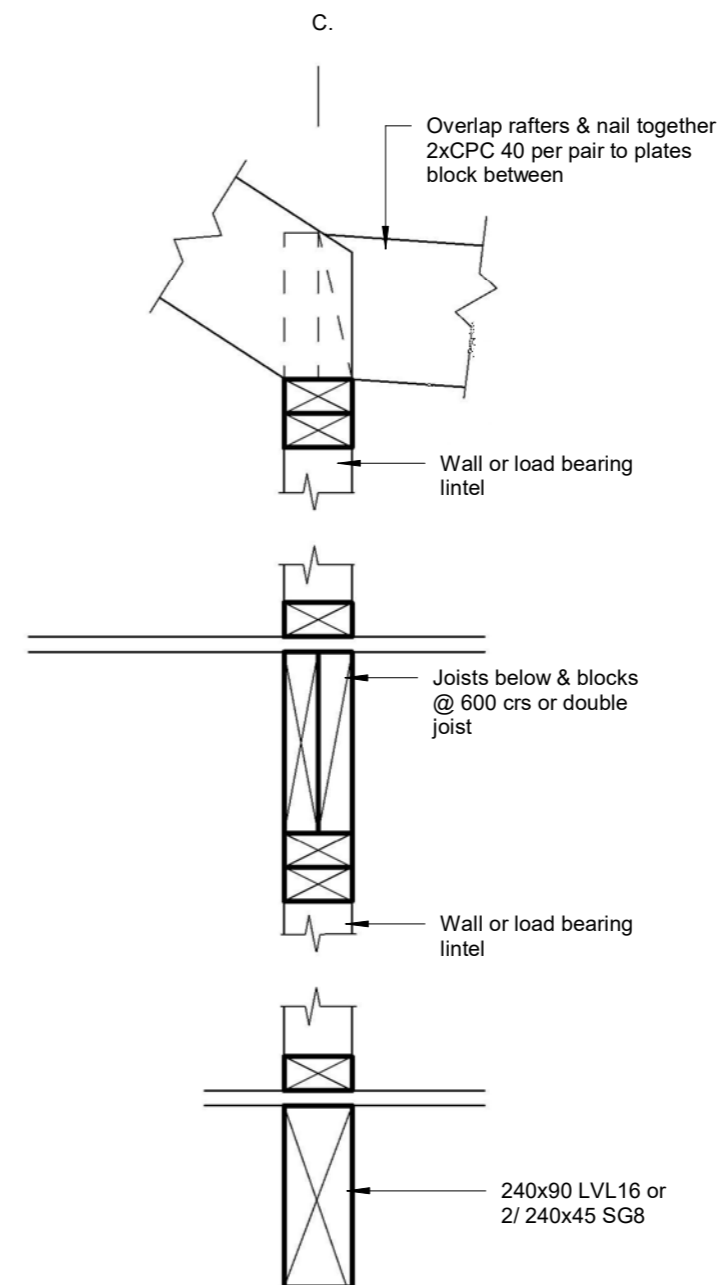
1 : 10

ENGINEER PLANS: GRID 4
BAY WINDOW

Drawn	Venus Wyatt	Date	PROJECT	Drawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
checked		15/07/21	11 Nolan St Mornington Dunedin	Framing Details	A04	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	1 : 10							

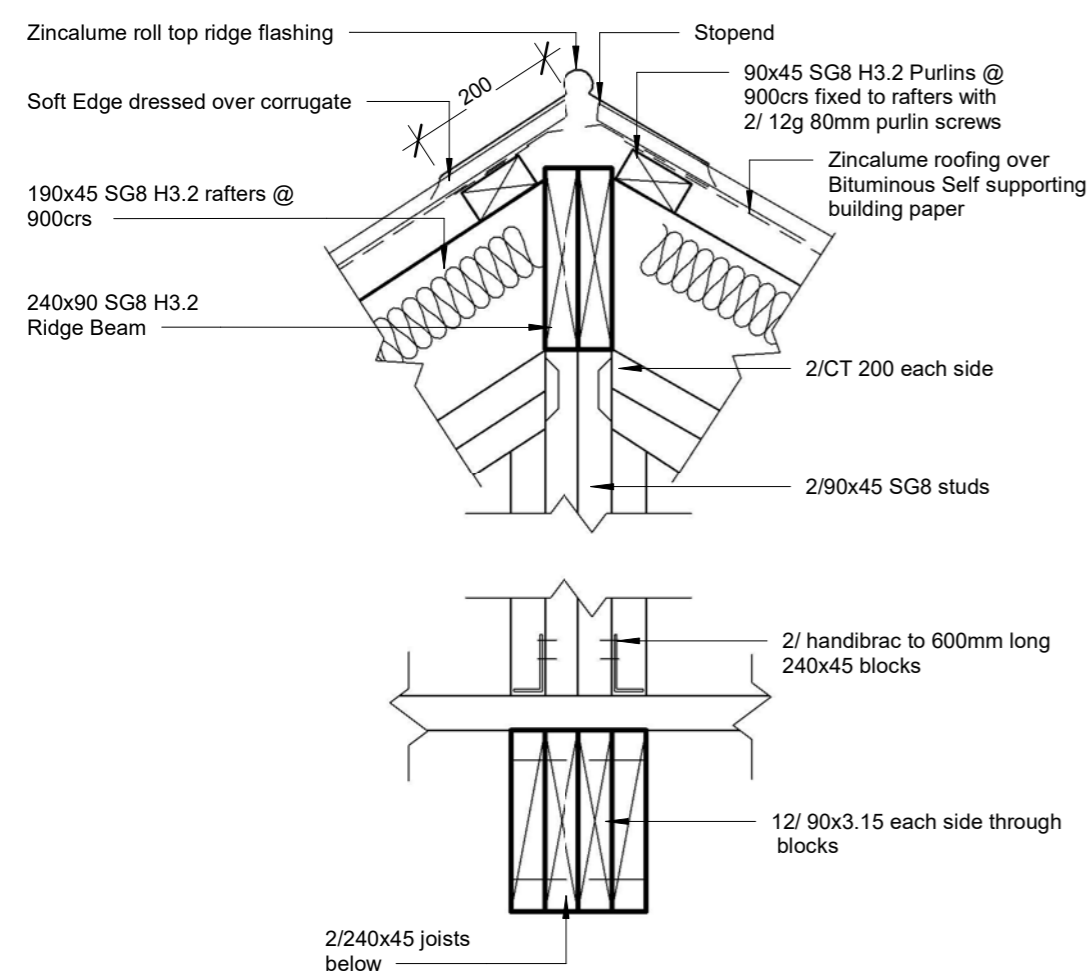


1 Load Path Framing Detail
1 : 10 GRID C

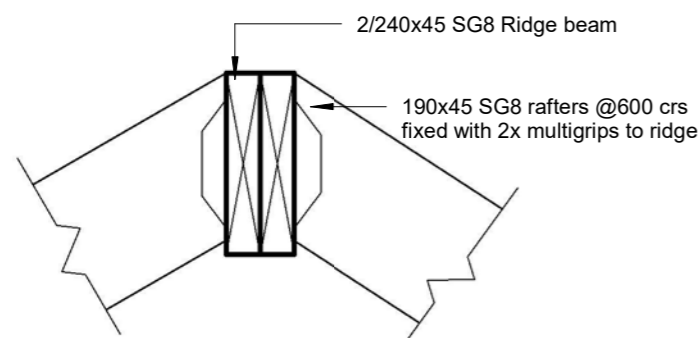


2 Load Path Framing
1 : 10 GRID C

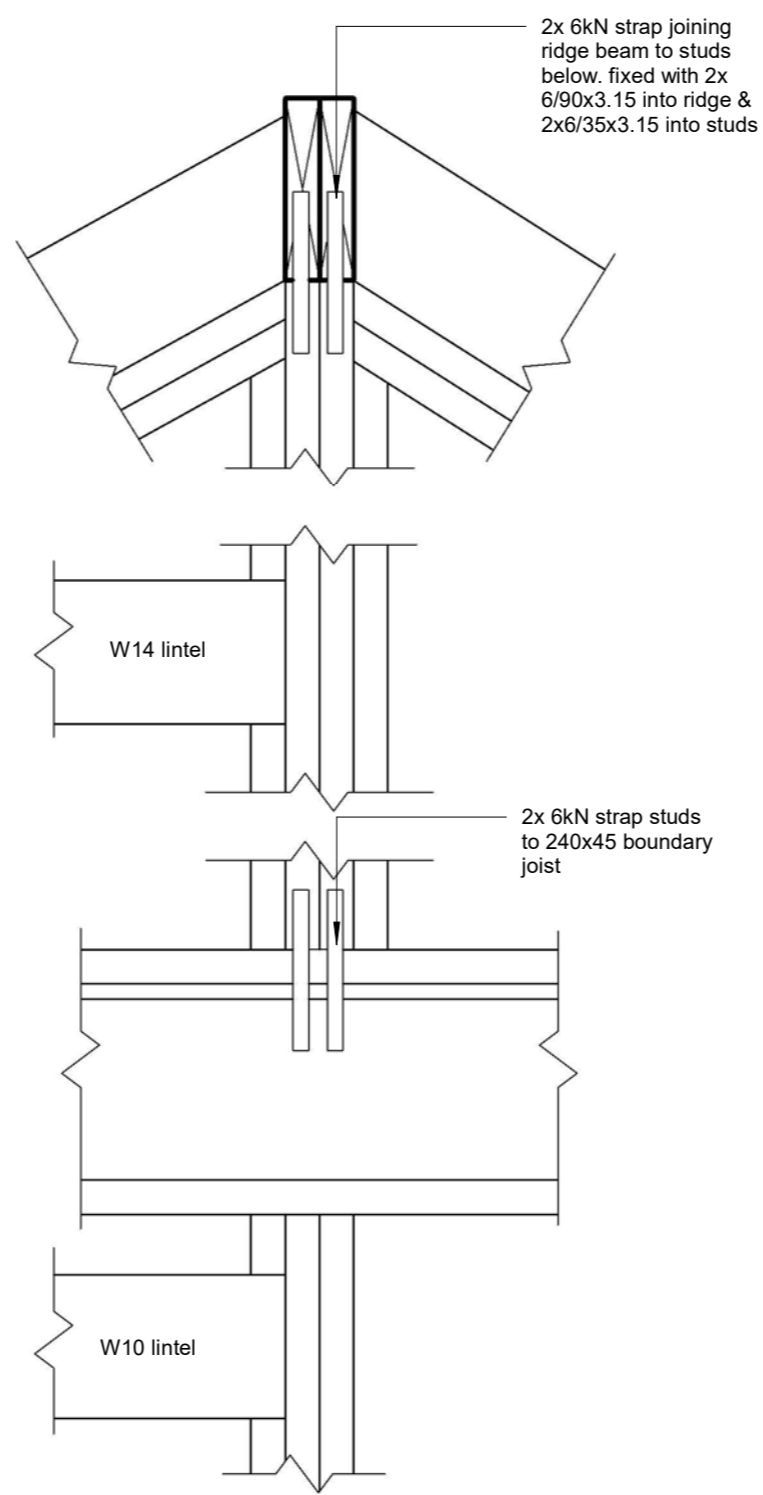
Drawn	Venus Wyatt	Date	PROJECT	Drawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
checked		15/07/21	11 Nolan St Mornington Dunedin	Load Path Details	A05	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	1 : 10							



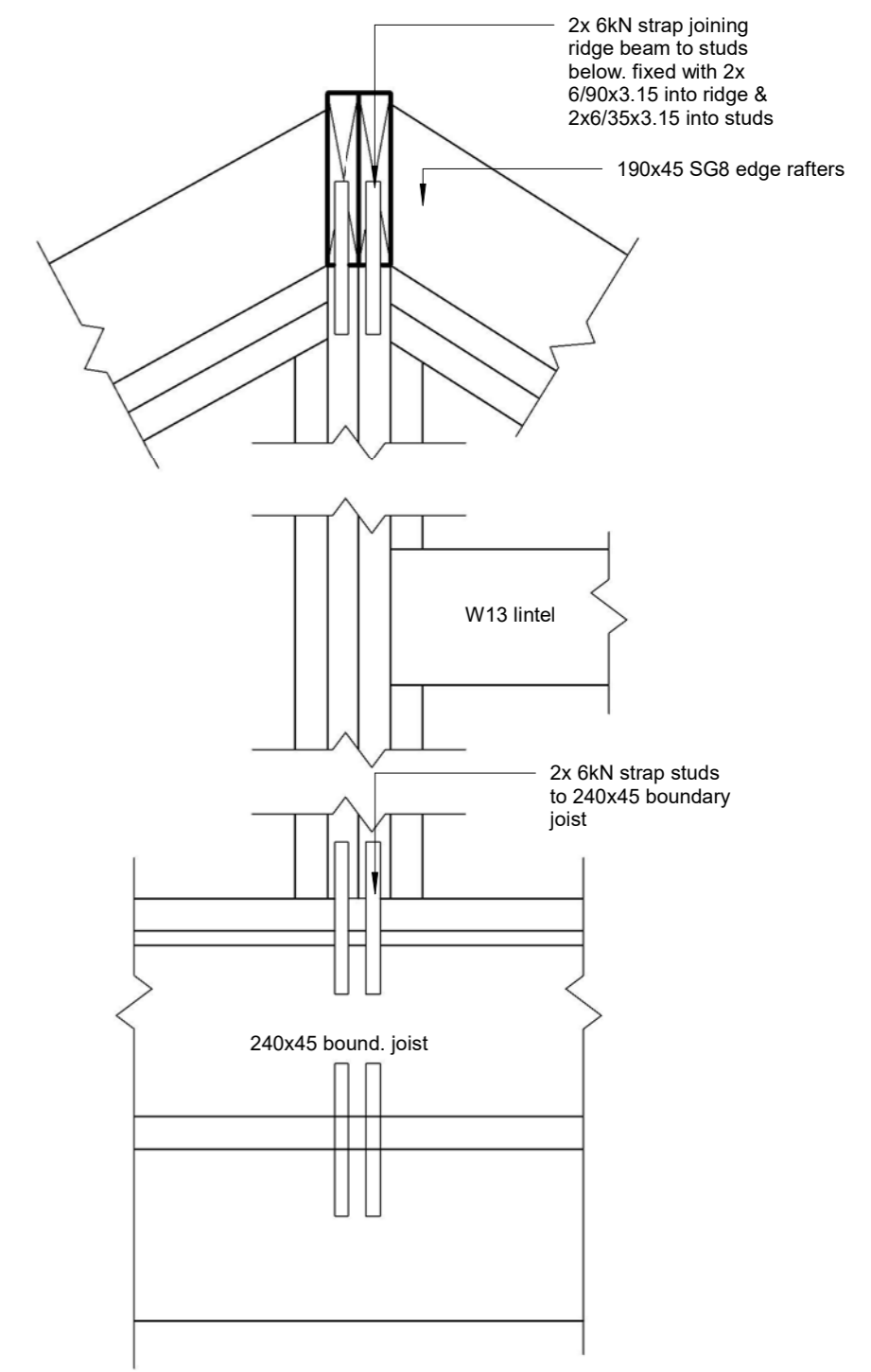
1 Ridge Beam to Stud Detail
1 : 10 Engineer Plans: Grid B 2&3



4 Rafter Ridge connection
1 : 10

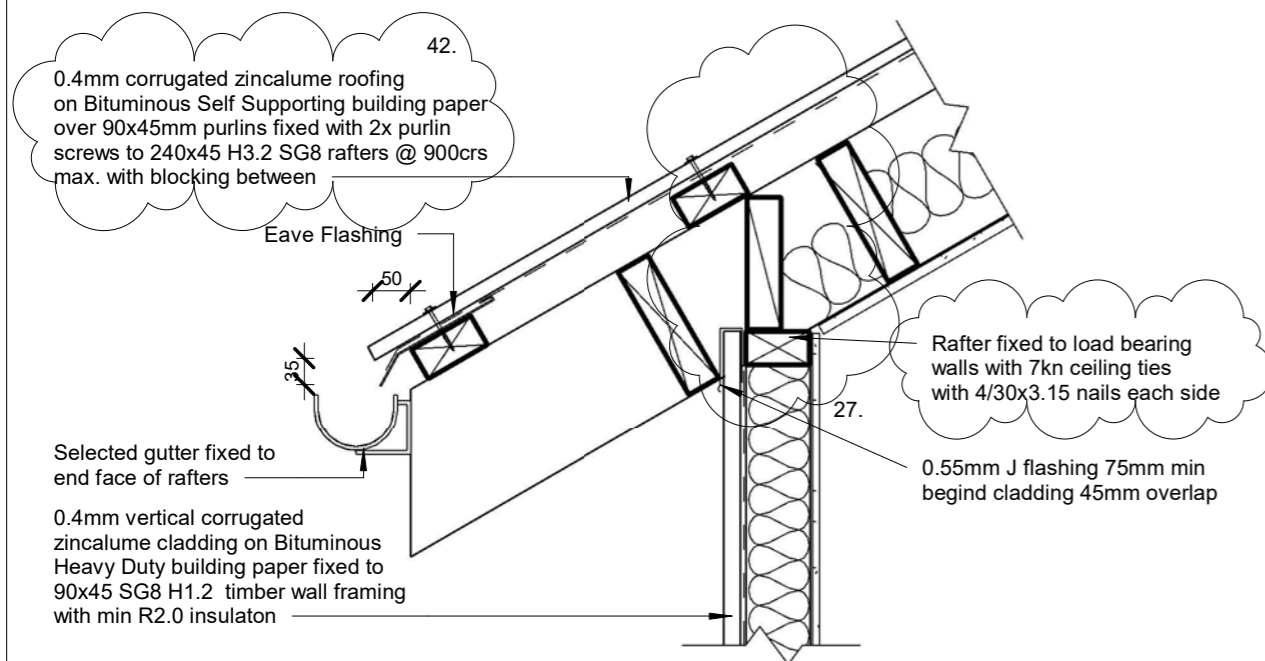


2 West Ridge Beam Detail
1 : 10 Engineer Plans: Grid I

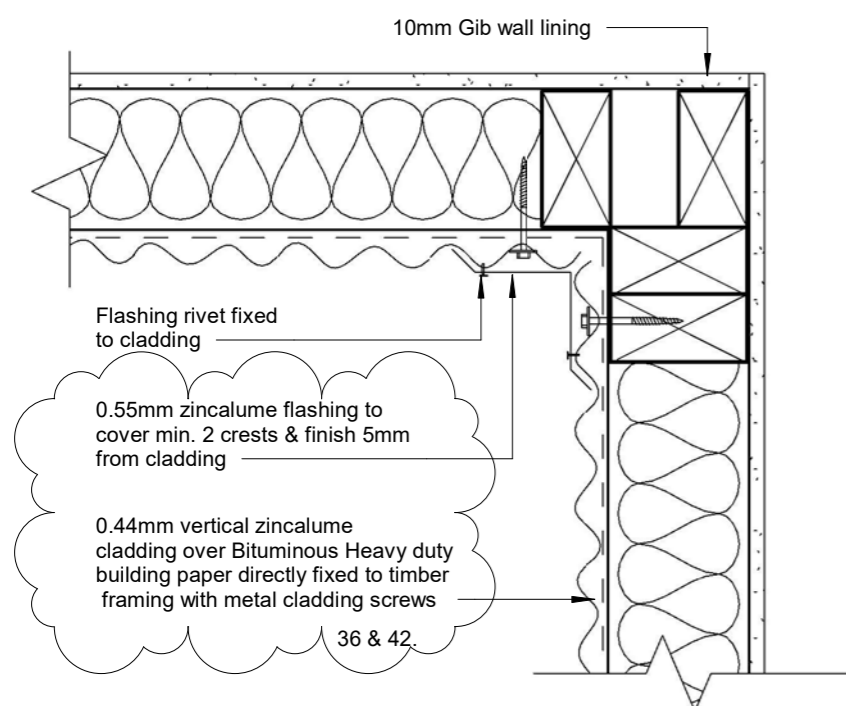


3 East Ridge Beam Detail
1 : 10 Engineer Plans: Grid 4

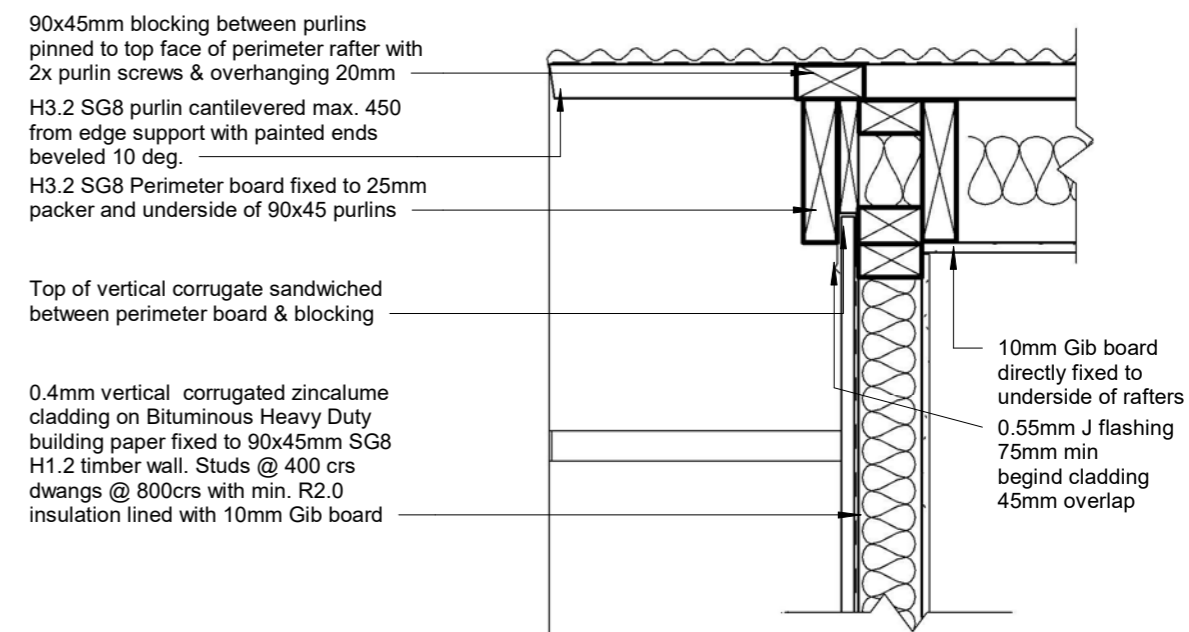
Draw n	Venus Wyatt		PROJECT 11 Nolan St Mornington Dunedin	Dwawing Title		Notes 1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence		ARCHITECT SEAL
		Date			Dwg. No.		ARCHITECT	
	check ed			15/07/21	Ridge Beam Details		A06	
Scale	1 : 10							



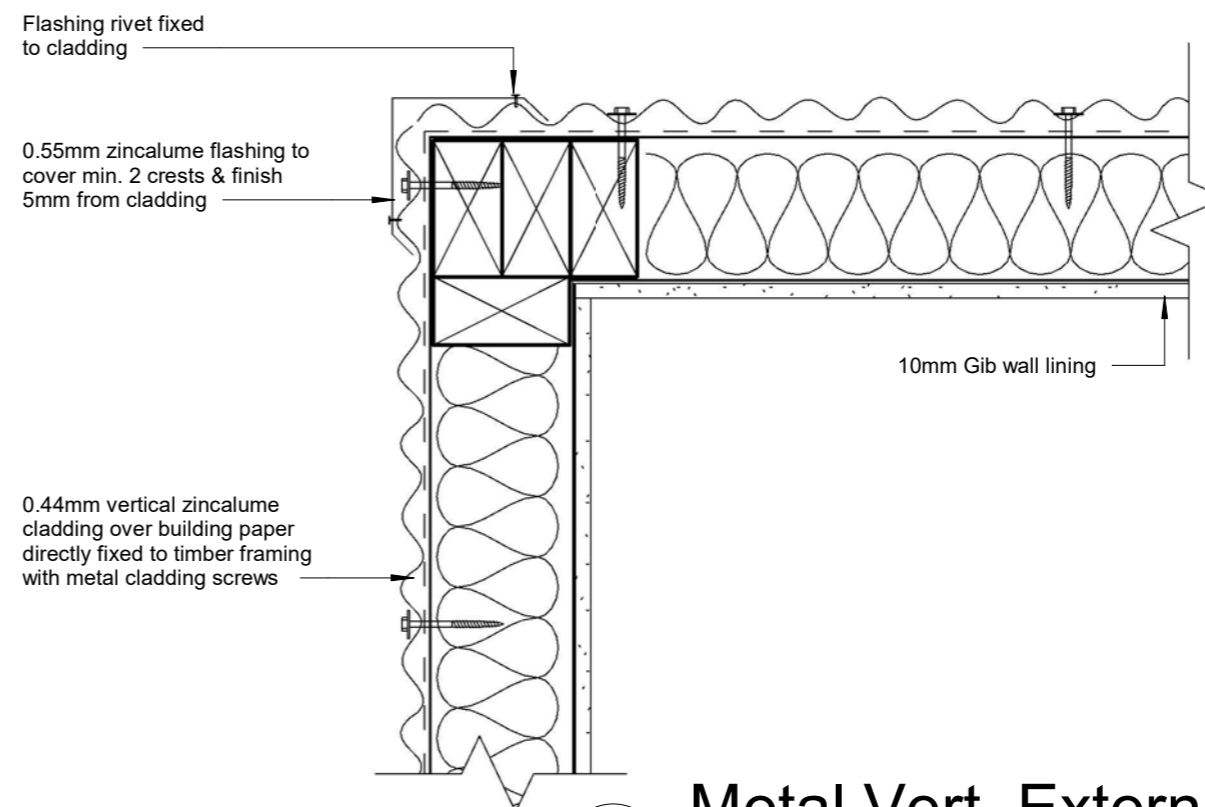
1 Eave Detail
1 : 10



2 Metal Vert. Internal Corner
1 : 5

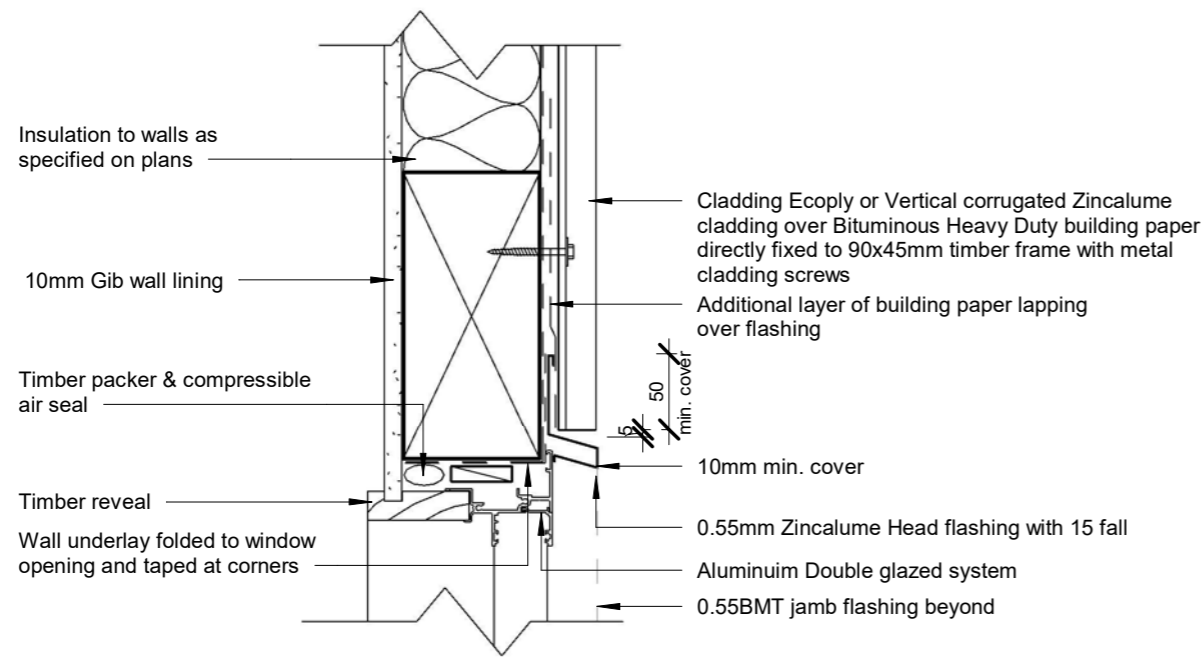


4 Barge Roof Detail
1 : 10

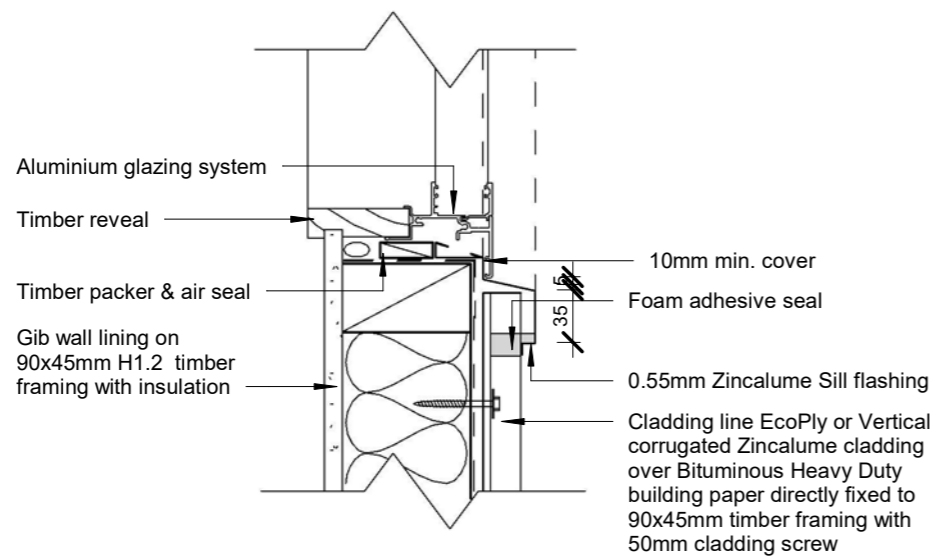


3 Metal Vert. External Corner
1 : 5

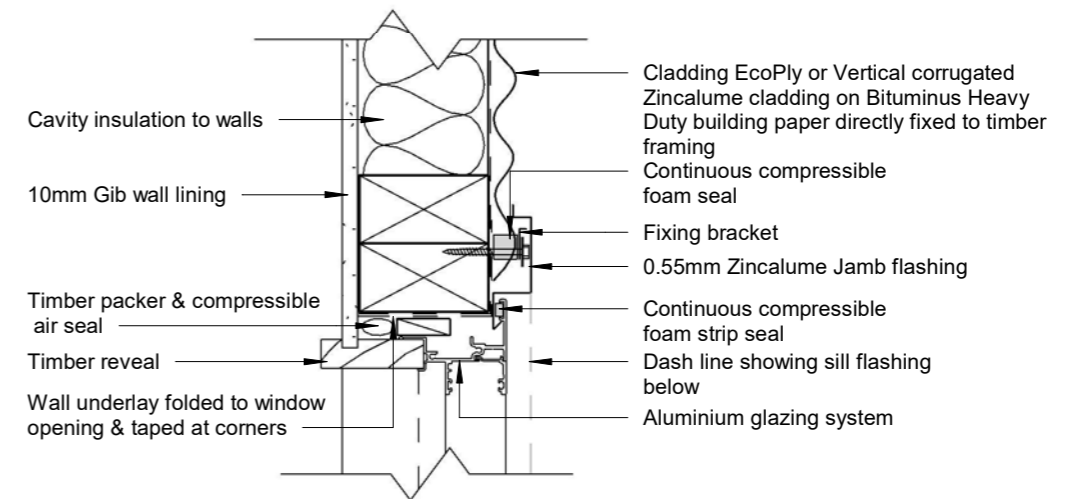
Drawn	Venus Wyatt	Date	PROJECT	Drawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
checked		15/07/21	11 Nolan St Mornington Dunedin	Roof Details	A07	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	As indicated							



1 Vert. Metal Window Head
1 : 5

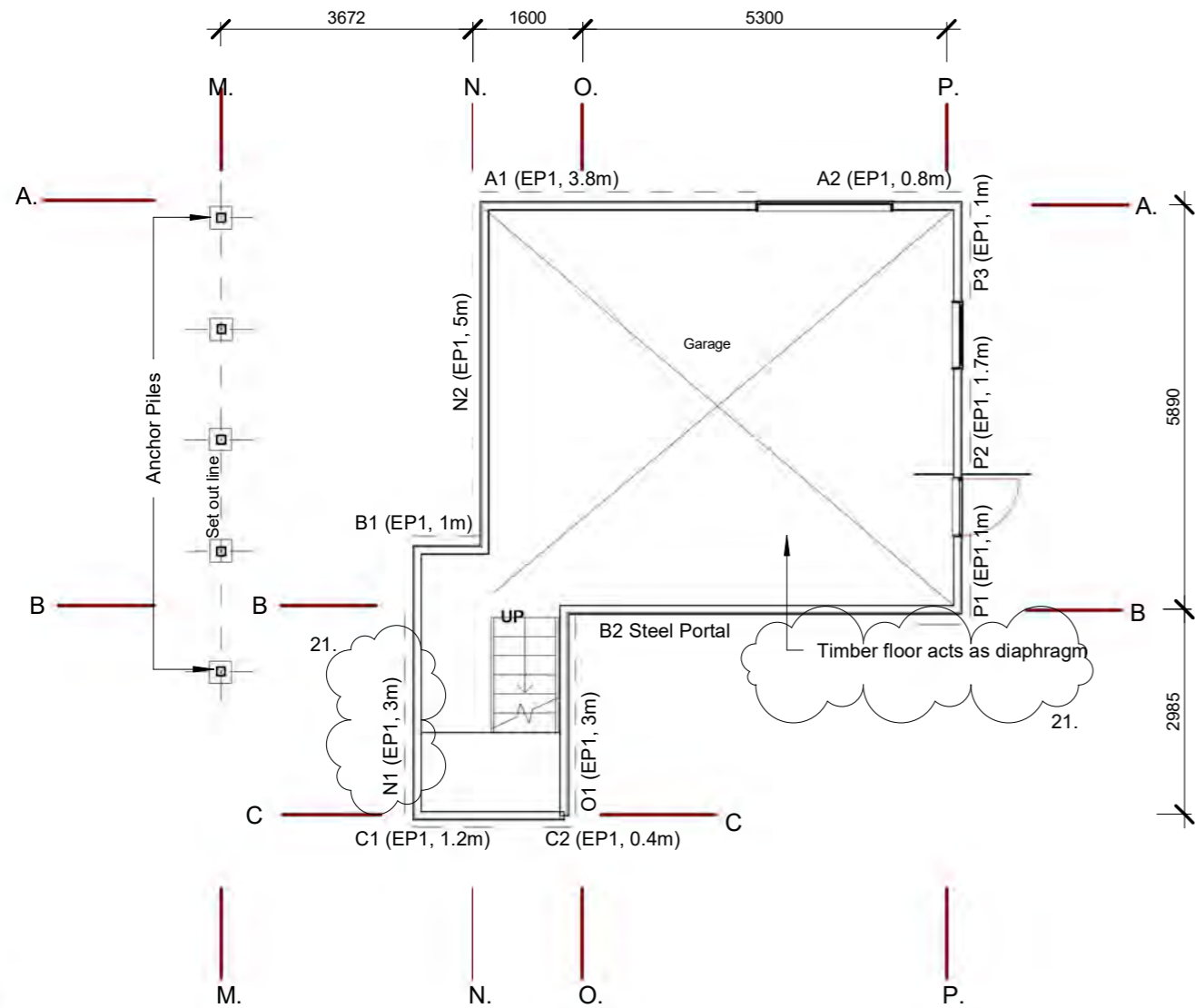


6 Vert. Metal Window Sill
1 : 5

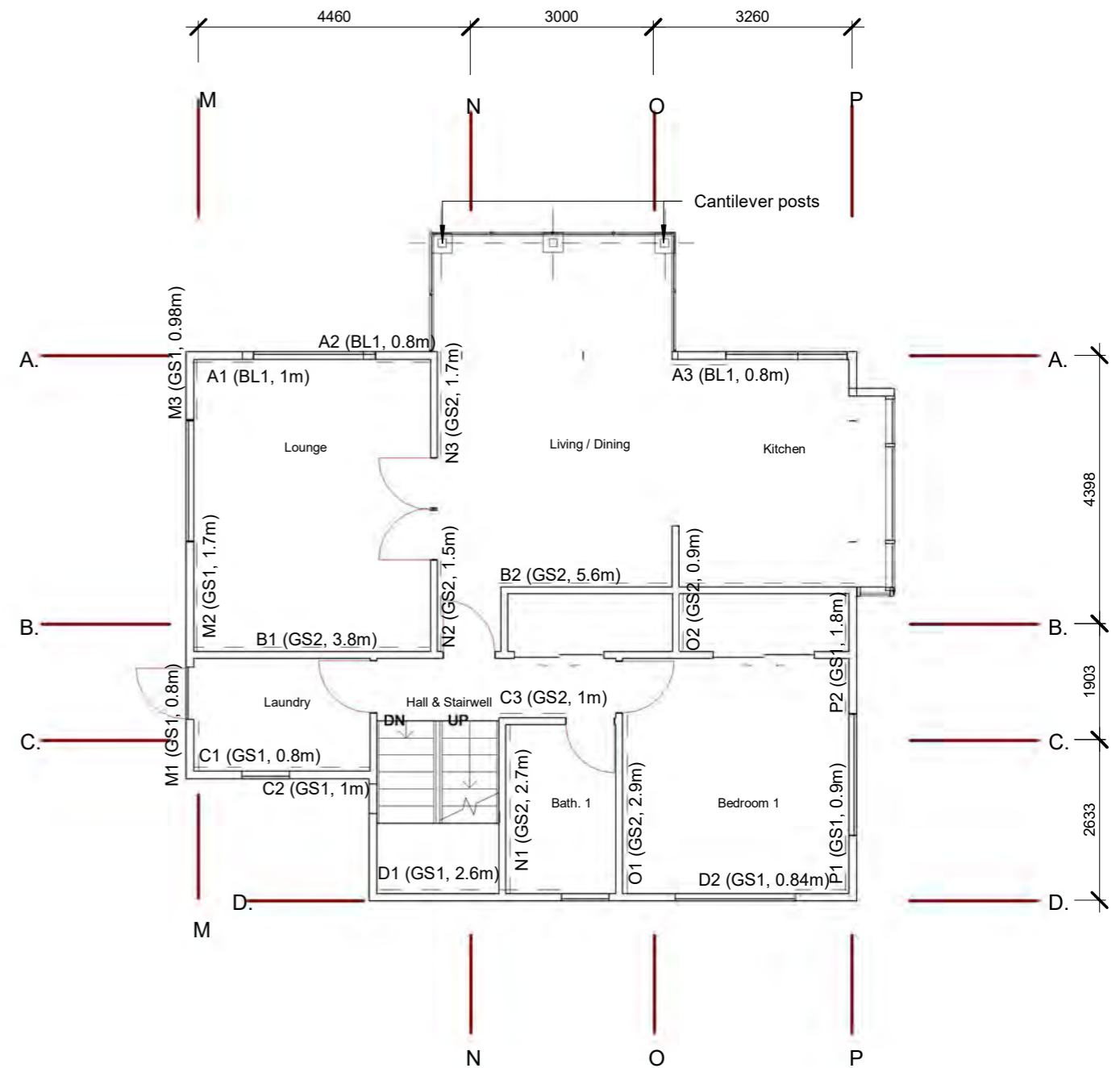


3 Vert. Metal Window Jamb
1 : 5

Drawn	Venus Wyatt	Date	PROJECT	Drawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
checked		15/07/21	11 Nolan St Mornington Dunedin	Window Details	A08	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	As indicated							



1 Ground Fl. Bracing
1 : 100



2 First Floor
1 : 100

Drawn	Venus Wyatt	Date	PROJECT	Drawing Title	Dwg. No.	Notes	ARCHITECT	ARCHITECT SEAL
checked		15/07/21	11 Nolan St Mornington Dunedin	Ground & First Floor Bracing Plans	S01	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Engineers Drawings take precedence	Designer: Andrew Sutherland	
Scale	1 : 100							