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<i>Please Note: All Renders Indicative Only</i>	
Council Correspondence	
<div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;"> Vetting RFI 4/04/2020 </div>	
<div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;"> Amendment to Media Room Doors and Site Entry </div>	



LOT 146: VERDECO PARK

Please Note: All Renders Indicative

ISSUE :
 Lot 146: Verdeco Park

Construction Documents

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 REVISION :
 SCALE : NTS @A2
 PAGE TITLE : Intro

PAGE :
 DATE PRINTED : Sunday, 17 May 2020
 A-01

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PROJECT OVERVIEW

Scope: Design for New Residential Dwelling
Address: Lot 146 Verdeco Park, 1472 Springs Road, Lincoln 7674
Site Conditions
Wind Zone Zone A
Earthquake Zone Zone 2
Exposure Zone Zone C
Snow Loading Zone N4

Legal Description: Lot 1 DP 54824
Address: 1472 Springs Road Lincoln
Earthquake Zone: Zone 2
Corrosion Zone: Zone C
Climate Zone: 3
Wind Region: A
Lee Zone:
Rainfall Intensity (range): 40 - 50
Wind Zone (Experimental): High

Refer to Site Information and Council Correspondence Contained in Supporting Documents.

All measurement to framing unless stated.
All measurements in millimeters.

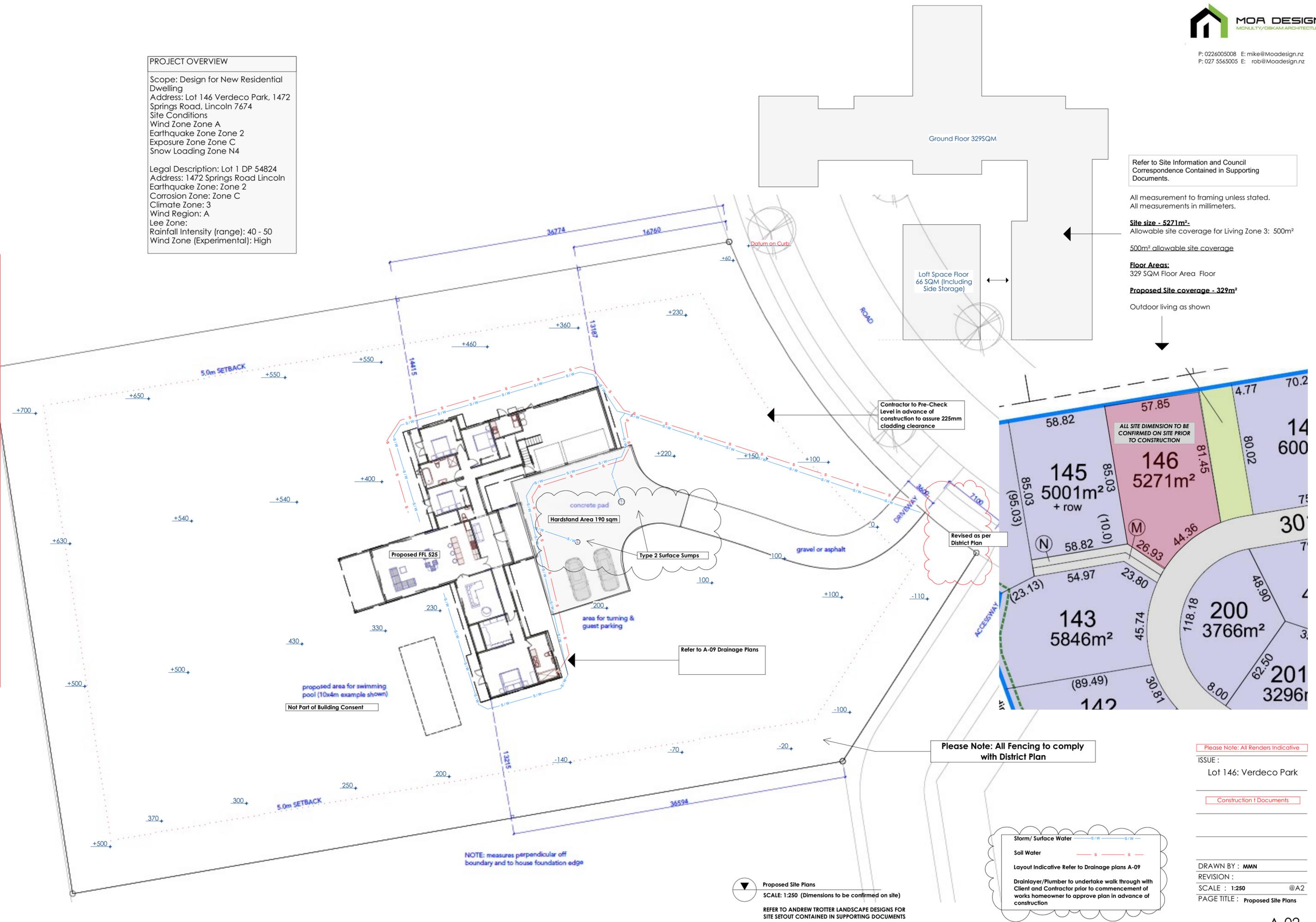
Site size - 5271m²
Allowable site coverage for Living Zone 3: 500m²

500m² allowable site coverage

Floor Areas:
329 SQM Floor Area Floor

Proposed Site coverage - 329m²
Outdoor living as shown

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PAGE TITLE : Proposed Site Plans

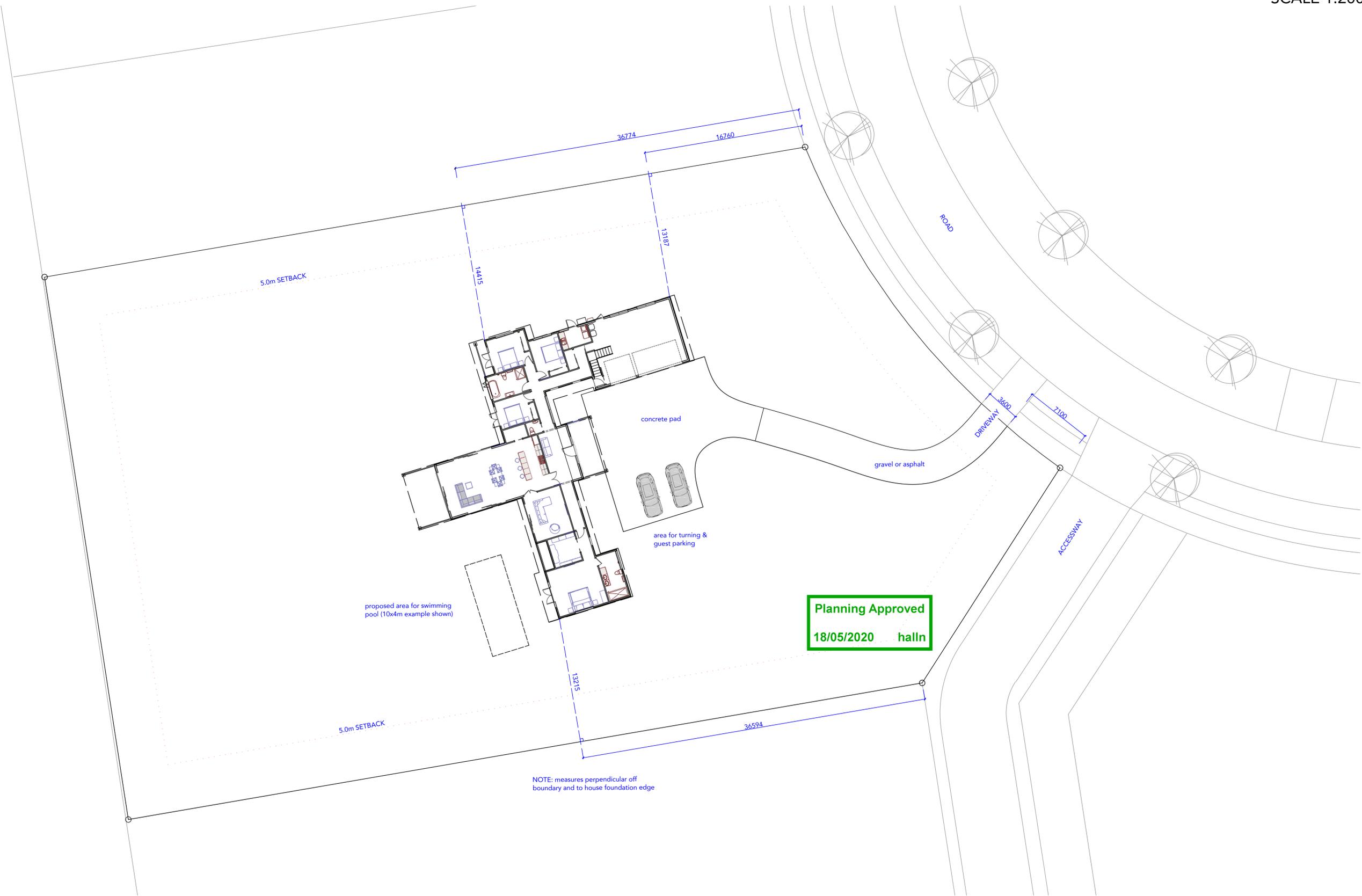
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DELAMORE RESIDENCE / LOT 146 VERDECO PARK
HOUSE LOCATION & DRIVEWAY PLAN
 SCALE 1:200 (A1), 1:400 (A3)

6 MAY 2020
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Planning Approved
 18/05/2020 halln

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INSULATION REFER TO H1. CALCULATION CONTAINED IN SUPPORTING DOCUMENTS

ROOF - Thermal Insulation							
PRODUCT CODE	SIZE (mm)	NOMINAL STABILISED THICKNESS (mm)	NOMINAL TOTAL AREA PER BAILE (m ²)	APPROX TOTAL AREA PER BAILE (m ²)	ENVIRONMENTAL CHOICE		
R3.2	Pink® Batts® Skillion Roof R3.2	7110232	1220 x 432	115 max	3.7	3.9	✓
R3.6	Pink® Batts® Skillion Roof R3.6	7110236	1220 x 432	165 max	6.3	6.6	✓
140mm Wall Range							
R3.6	Pink® Batts® Ultra® R3.6 140mm Wall	7127136	1140 x 560	140	7.0	8.3	✓
R4.0	Pink® Batts® Ultra® R4.0 140mm Wall	7127140	1140 x 560	140	5.1	6.0	✓
R4.0	Pink® Batts® Ultra® R4.0 140mm Narrow Wall	7160246	1140 x 360	140	4.1	5.0	✓
90mm Wall Range							
R2.8	Pink® Batts® Ultra® R2.8 Narrow Wall	7160247	1140 x 360	90	4.5	5.6	✓

Contractor may wish to change insulation type Contractor/Builder to assure H1 Requirements are exceeded specified insulation. Approval Required By Moa Design Limited

Roof (Materials Colors to be confirmed with client prior to construction)

Alpine Tray - Long Run Roofing

Roofing underlay: Self support roof underlay Thermacraft Covelech 403

12MM Ecoply as per Engineers Plans to Living /Kitchen /Entry Roof

Purlins :H1.2 SG8 70 X 45 Timber Purlins @ 900 c/s max with bottom and top Purlins spaces @ 700 c/s.

For roof pitches under 10°: Reduce purlin centres to 450mm

Roof Framing: Truss Roof (Refer to Truss Designs) & Roof Structure Plans

Fascia: Metal Fascia to be pre measure after roof fabrication

Soffit Lining: Hardie Flex Soffits

Downpipes: 63mm diameter (Client to determine Downpipe Finish)

Wall Type 1

1)Cladding:NTEGRA Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity - Mineral RenderSpec

Watergate Plus Building Paper

Wall Insulation: Pink Batts Ultra R2.8

H1.2 90 x 45 MSG Framing @ 400 Centres

Wall Linings: 10mm Gib Plasterboard (Refer to engineer plans for bracing layout)

External Joinery Windows and Doors: Powder Coated Double Glaze Aluminum Profile installed concordance to manufacturer specification

Wall Type 2

1)Cladding:NTEGRA Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity - Mineral RenderSpec

Watergate Plus Building Paper

Wall Insulation: Pink Batts Ultra R3.6

H1.2 140 x 45 MSG Framing @ 600 Centres

Wall Linings: 10mm Gib Plasterboard (Refer to engineer plans for bracing layout)

External Joinery Windows and Doors: Powder Coated Double Glaze Aluminum Profile installed concordance to manufacturer specification

Wall Type 3

Abodo cladding, Fineline WB12F 180x20 -(160mm cover) Vertical, 20mm Cavity

7mm Ecoply Barrier

Wall Insulation: Pink Batts Ultra R3.6

H1.2 140 x 45 MSG Framing @ 600 Centres, Dwangs @ 480 max Centres

Wall Linings: 10mm Gib Plasterboard (Refer to engineer plans for bracing layout)

External Joinery Windows and Doors: Powder Coated Double Glaze Aluminum Profile installed concordance to manufacturer specification

Wall Type 4

Abodo cladding, Fineline WB12F 180x20 -(160mm cover) Vertical, 20mm Cavity

Watergate Plus Building Paper

Wall Insulation: Pink Batts Ultra R2.8

H1.2 90 x 45 MSG Framing @ 400 Centres, Dwangs @ 480 max Centres

Wall Linings: 10mm Gib Plasterboard (Refer to engineer plans for bracing layout)

External Joinery Windows and Doors: Powder Coated Double Glaze Aluminum Profile installed concordance to manufacturer specification

External Walls (Materials Colors to be confirmed with client prior to construction)

1)Cladding:NTEGRA Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity - Mineral RenderSpec

2) Abodo cladding, Fineline WB12F 180x20 -(160mm cover) Vertical, 20mm Cavity

Watergate Plus Building Paper /7mm Ecoply to Pavillion

Wall Insulation: As Per Insulation Notes

Refer to Wall Legend and Framing Plans for Timber Sizes.

Wall Linings: 10mm Gib Plasterboard (Refer to engineer plans for bracing layout)

External Joinery Windows and Doors: Powder Coated Double Glaze Aluminum Profile installed concordance to manufacturer specification

Refer to Engineer Bracing Plans SK-01

Ceiling:

Ceiling Battens: H1.2 70 x 35 @ 400 Centres

Ceiling 13mm Gib Standard Plasterboard

Ceiling Insulation: Pink Batts Ultra R5.0

Internal Doors (Materials Colors to be confirmed with client prior to construction)

Doors to be (W) 810 (H) 2.1m. Client to determine door finish and type

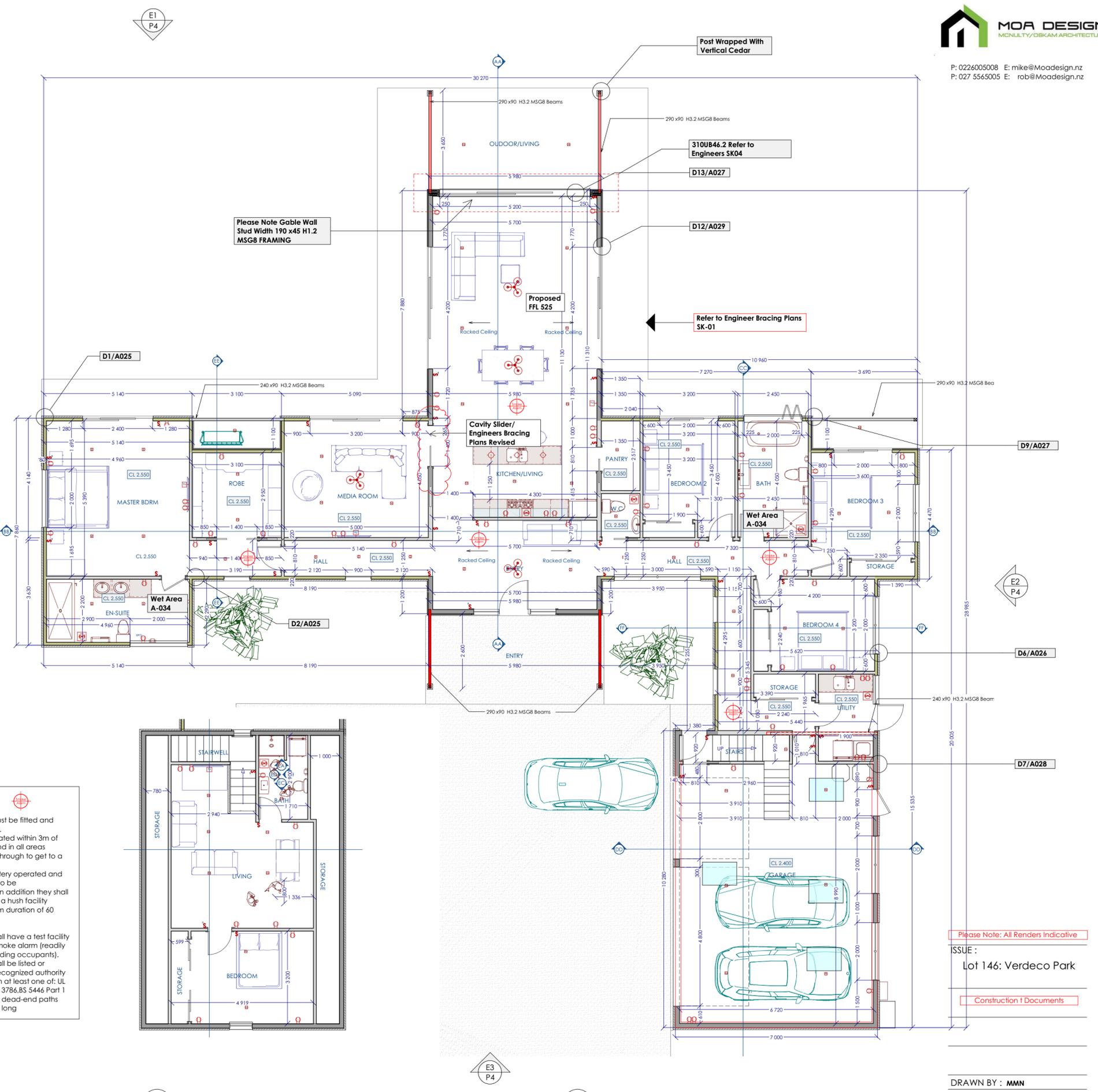
Floors (Contractor to confirm floor materials with client prior to construction)

Anti-Slip on all access routes (Both External and Internal) provide anti-slip surfaces complying with NZBC D1/AS1 Table 2.

SMOKE ALARM

Smoke Alarms must be fitted and working correctly. They must be located within 3m of sleeping areas and in all areas required to pass through to get to a safe place. They may be battery operated and are not required to be interconnected. In addition they shall be provided with a hush facility having a minimum duration of 60 seconds.

Smoke alarms shall have a test facility located on the smoke alarm (readily accessible to building occupants). Smoke alarms shall be listed or approved by a recognized authority as complying with at least one of: UL 217, ULC S531, AS 3786,BS 5446 Part 1 Existing lengths of dead-end paths are less than 24m long



Loft Plans
SCALE: 1:100 (Dimensions to be confirmed on site)

Proposed Plans
SCALE: 1:100 (Dimensions to be confirmed on site)

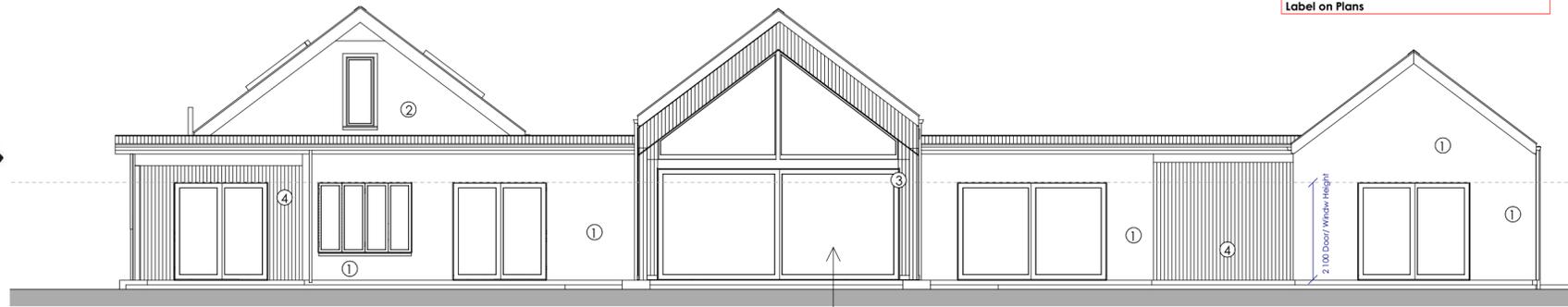
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PAGE TITLE: Proposed Plans

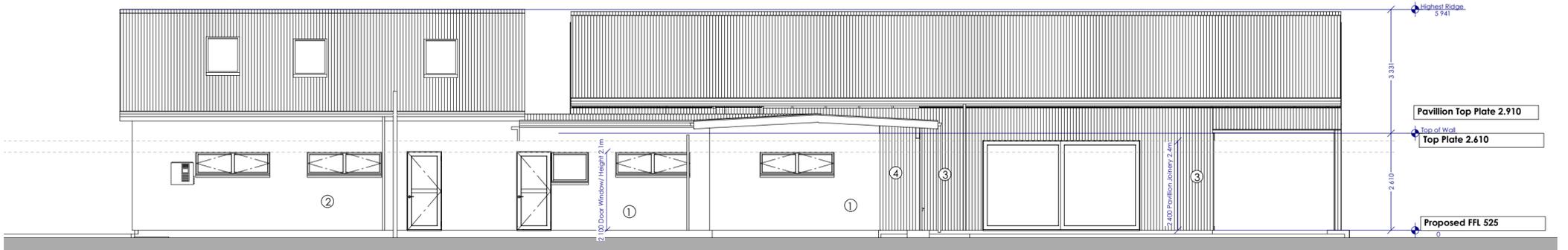
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Please note Recession Planes To Far Away to Label on Plans



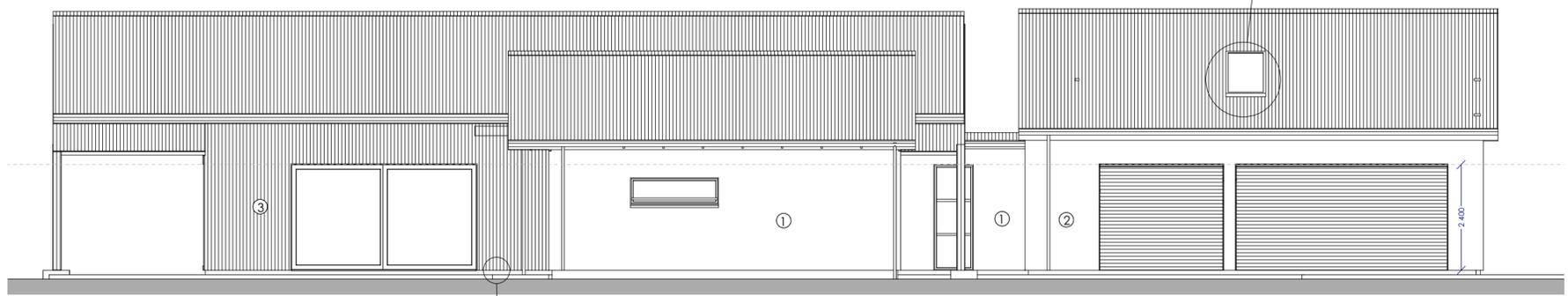
Elevation 1
SCALE: 1:100 (Dimensions to be confirmed on site)



Elevation 2
SCALE: 1:100 (Dimensions to be confirmed on site)



Elevation 3
SCALE: 1:100 (Dimensions to be confirmed on site)



Elevation 4
SCALE: 1:100 (Dimensions to be confirmed on site)

Wall Type 1 ①

- 1) Cladding: NTEGRA Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity - Mineral RenderSpec
- Watergate Plus Building Paper
- Wall Insulation: Pink Batts Ultra R2.8
- H1.2 90 x 45 MSG Framing @ 400 Centres
- Wall Linings: 10mm Gib Plasterboard (Refer to engineer plans for brackline layout)
- External Joinery Windows and Doors: Powder Coated Double Glaze Aluminum Profile installed concordance to manufacturer specification

Wall Type 2 ②

- 1) Cladding: NTEGRA Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity - Mineral RenderSpec
- Watergate Plus Building Paper
- Wall Insulation: Pink Batts Ultra R3.6
- H1.2 140 x 45 MSG Framing @ 600 Centres
- Wall Linings: 10mm Gib Plasterboard (Refer to engineer plans for brackline layout)
- External Joinery Windows and Doors: Powder Coated Double Glaze Aluminum Profile installed concordance to manufacturer specification

Wall Type 3 ③

- Abodo cladding, Finline WB12F 180x20 -(160mm cover) Vertical, 20mm Cavity
- 7mm Ecoply Barrier
- Wall Insulation: Pink Batts Ultra R3.6
- H1.2 140 x 45 MSG Framing @ 600 Centres, Dwangs @ 480 max Centres
- Wall Linings: 10mm Gib Plasterboard (Refer to engineer plans for brackline layout)
- External Joinery Windows and Doors: Powder Coated Double Glaze Aluminum Profile installed concordance to manufacturer specification

Wall Type 4 ④

- Abodo cladding, Finline WB12F 180x20 -(160mm cover) Vertical, 20mm Cavity
- Watergate Plus Building Paper
- Wall Insulation: Pink Batts Ultra R2.8
- H1.2 90 x 45 MSG Framing @ 400 Centres, Dwangs @ 480 max Centres
- Wall Linings: 10mm Gib Plasterboard (Refer to engineer plans for brackline layout)
- External Joinery Windows and Doors: Powder Coated Double Glaze Aluminum Profile installed concordance to manufacturer specification

Risk Matrix	Elevations				Directions			
	Low	Medium	High	Very High	North	East	South	West
Wind Zone	0	0	1	2	1	1	1	1
No of Stories	0	1	2	4	1	1	1	1
Roof / Wall Intersections	0	1	3	5	1	1	1	1
Eaves Width	0	1	2	5	5	5	5	5
Envelope Complexity	0	1	3	6	1	1	1	1
Deck Balconies	0	2	4	6	0	0	0	0
Total risk score and rating: Low ,Medium,High or Very High					9	9	9	9

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