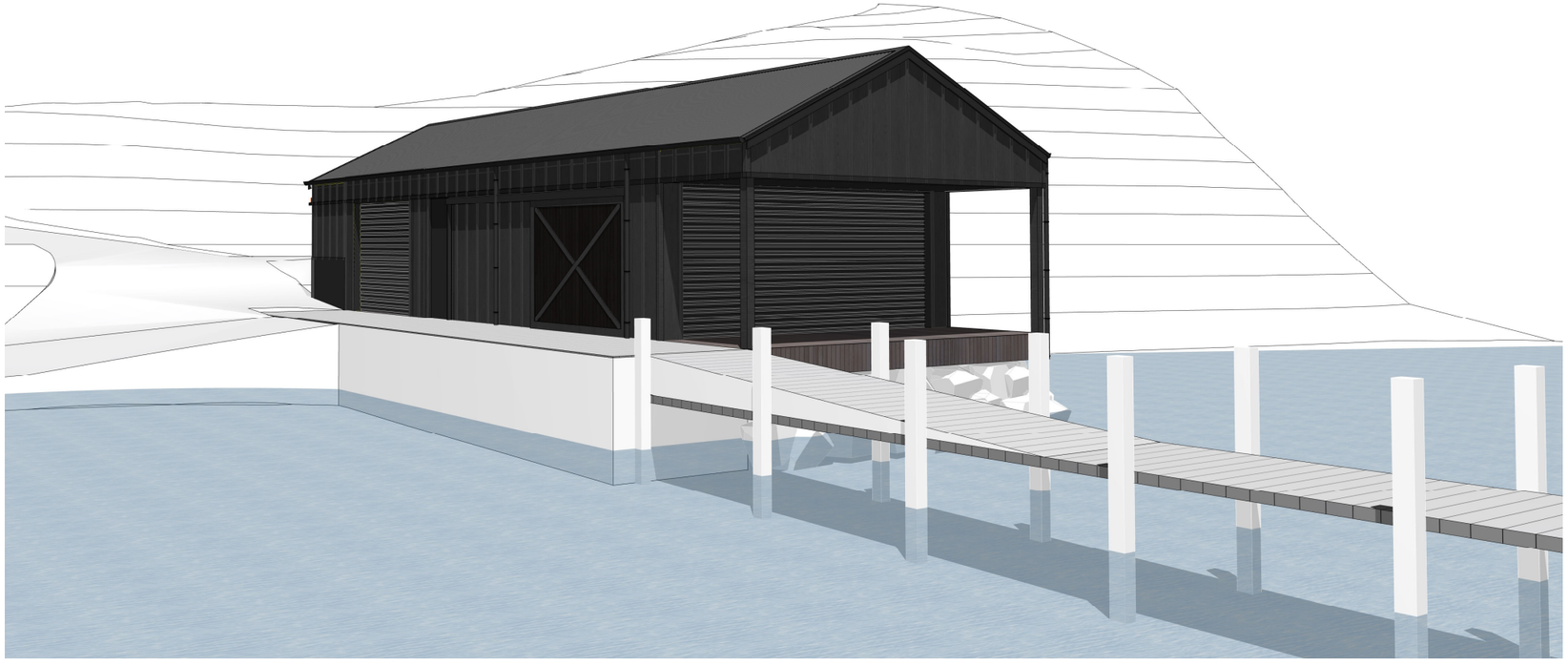
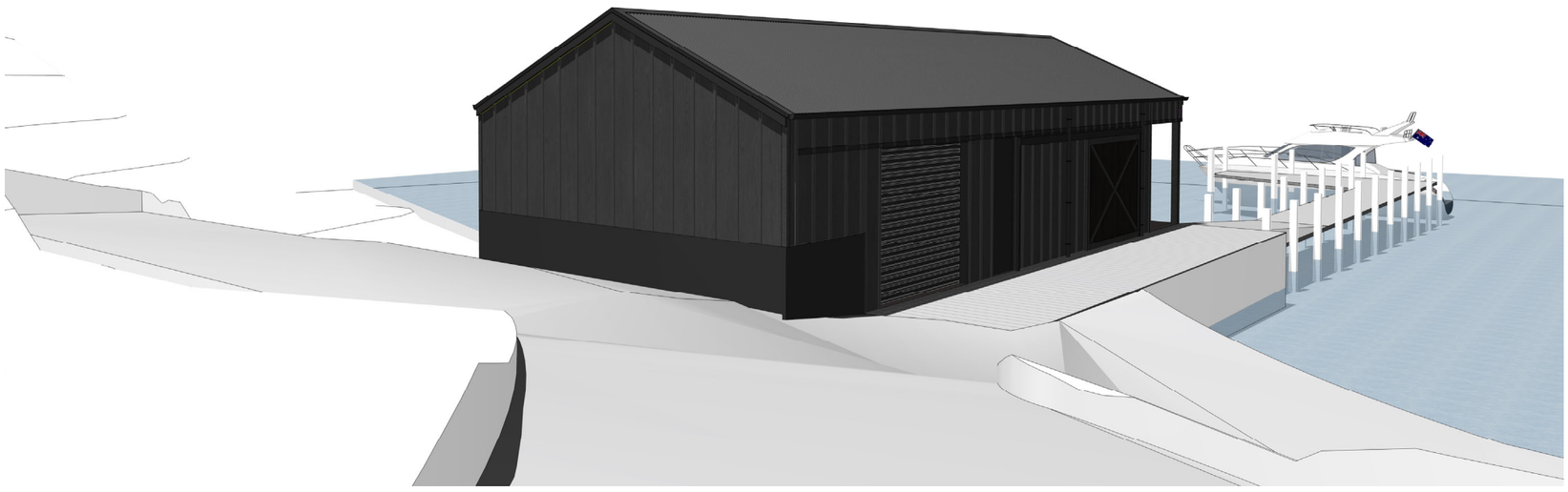
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LOCHMARA
MARLBOROUGH SOUNDS

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Date Approved: 22/10/2025
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MARLBOROUGH DISTRICT COUNCIL
BUILDING CONSENT AUTHORITY
APPROVED DOCUMENTS

Signed:

Date: 22 Oct 2025

ALL WORK IS TO COMPLY WITH THE CONSENTED DOCUMENTS & THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

PRODUCER STATEMENTS AND INSPECTION REPORTS ARE REQUIRED FOR THIS PROJECT
These must be provided by people or organisations approved to do so by the Building Consent Authority. These are listed on the inspection sheet attached to the site copy of the documents and are to be received before the code compliance certificate can be issued.

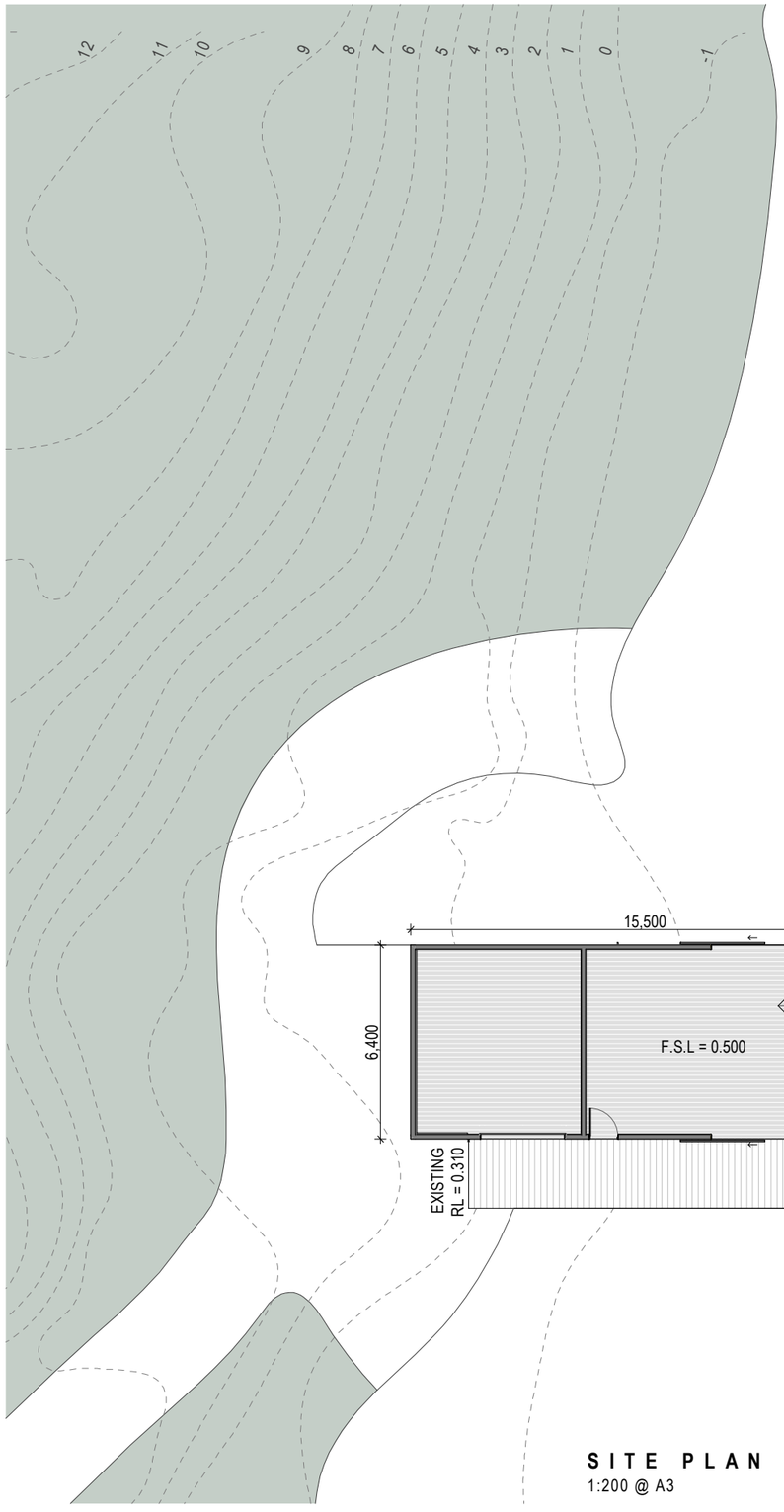
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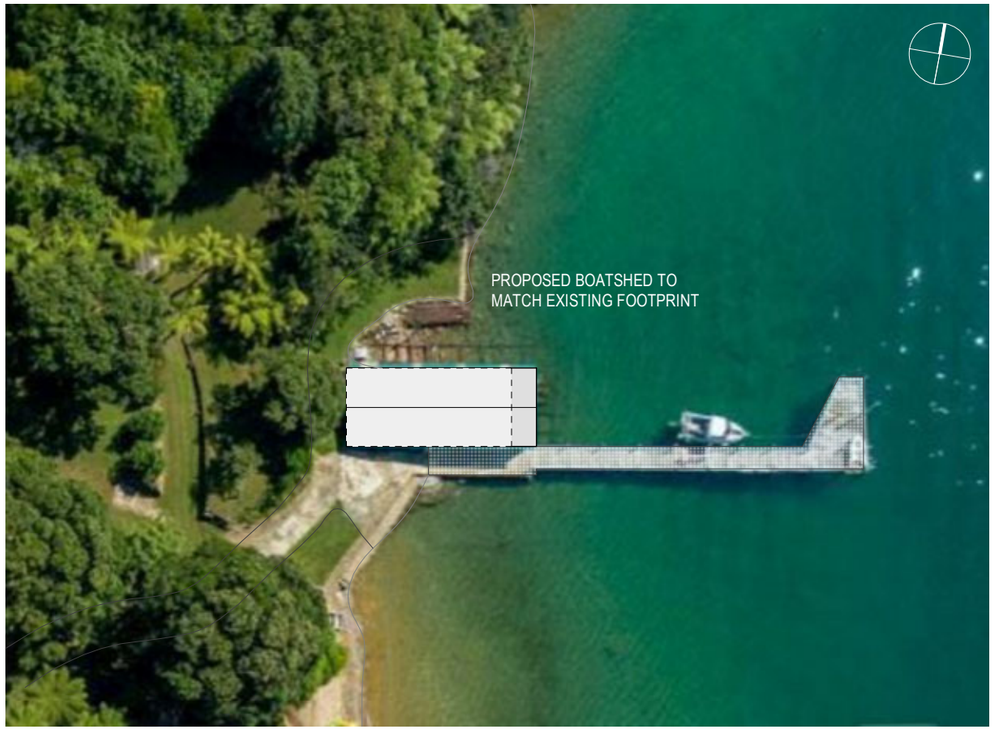
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MARLBOROUGH SOUNDS



SITE PLAN
1:200 @ A3



AERIAL PLAN
1:500 @ A3

BUILDING LEVELS ARE IN REFERENCE TO EXISTING JETTY HEIGHT. JETTY HEIGHT IS 0.000.

CONTOURS ARE FROM GIS MAPS AND **DO NOT** CORRELATE WITH BUILDING LEVELS

SITE INFORMATION

ADDRESS:	LOCHMARA BAY. MARLBOROUGH SOUNDS.
PROPERTY NUMBER:	107502
LEGAL DESCRIPTION:	LOT 11 DEEDS PLAN 95 BLK VIII LINKWATER SD
WIND ZONE (NZS3604):	EXTRA HIGH
EARTHQUAKE ZONE	3
CLIMATE ZONE	3
EXPOSURE ZONE	D
RAINFALL INTENSITY 10% AEP 10min DURATION (HIRDS CALCULATOR):	66

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SITE PLAN

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DWG No.	REV	SCALE
1.0	B	1:200 @ A3

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GENERAL NOTES

FSL = FINISHED STRUCTURAL LEVEL (TOP OF SLAB/FLOOR FRAMING)

DP 80⌀ COLORSTEEL ALTIMATE DOWNPIPE. COLOUR TO MATCH ROOFING.

DOOR LEGEND

D01 INDICATES DOOR TYPE. REFER TO DOOR SCHEDULE ON DRAWING 6.0

EXTERNAL FINISHES LEGEND

1.0 12mm H3.1 PLYWOOD BOARD AND BATTEN. 40 x 19 BATTENS @ 400 CRS OVER SELECTED BUILDING PAPER
FINISH: PAINTED TO MATCH IRONSAND

1.1 12mm H3.1 PLYWOOD TO SOFFIT. EXPRESSED JOINTS. SHEET EDGES FIXED AT 150CRS, CENTRE OF SHEET AT 300CRS

1.2 SELECTED COLORSTEEL ALTIMATE CORRUGATE ROOFING OVER SELECTED ROOFING UNDERLAY. COLOUR: IRONSAND

1.3 COLORSTEEL ALTIMATE 150 HALF ROUND GUTTER. COLOUR TO MATCH ROOFING

1.4 COLORSTEEL ALTIMATE BARGE FLASHING. COLOUR TO MATCH ROOFING

1.5 SELECTED 140 x 19mm VERTICAL HARDWOOD DECKING ALONG DECK EDGE

1.6 20 SERIES MASONRY BLOCK WITH RESENE X-200 SEALER. PAINT FINISH TO MATCH PLYWOOD CLADDING

CLADDING FIXING LEGEND

EXTERNAL CLADDING BRACED
EP1 BRACING AS PER ELEVATIONS

EXTERNAL CLADDING NON-BRACED
50 x 2.8 FH NAIL. 30mm MIN EMBEDMENT. 150mm CENTRES AT SHEET EDGES, 300mm CENTRES IN MIDDLE
BATTENS: 65 x 3.2 RH ANNULAR GROOVED NAIL. 30mm MIN EMBEDMENT INTO FRAMING.
AT 300mm CENTRES

INTERNAL FINISHES LEGEND

12mm PLYWOOD TO ALL INTERNAL WALLS. EXPRESSED JOINTS

12mm PLYWOOD TO ALL INTERNAL CEILINGS. EXPRESSED JOINTS

2.0 SELECTED HARDWOOD DECKING 140 x 19mm

WALL FRAMING NOTES

WALL FRAMING AS PER NZS 3604:2011.

EXTERNAL WALLS
140 x 45 H1.2 SG8 WALL FRAMING @ 600 CRS NOGS @ 600CRS.

INTERNAL WALLS:
140 x 45 H1.2 SG8 WALL FRAMING @ 400 CRS WITH CONTINUOUS HORIZONTAL WALL PLATE AS DIMENSIONED IN SECTION A.

INDICATES DOUBLE STUD

140 DRESSED SQUARE POST PAINTED TO MATCH CLADDING

BOTTOM PLATE:
BOTTOM PLATE TO MATCH THICKNESS OF STUDS AND BE AT LEAST 35mm THICK AS PER NZ3604:2011 8.2.2.1 & 8.7.2.2

BOTTOM PLATE FIXING TO TIMBER FLOOR FRAMING TO BE 3 / 90 x 3.15 POWER-DRIVEN NAILS @600CRS FOR EXTERNAL WALLS AND INTERNAL WALL BRACING ELEMENTS, AS PER NZS 3604:2011 TABLE 8.19.

BOTTOM PLATE FIXING TO SLAB EDGE FORMED WITH IN-SITU CONCRETE TO BE CAST-IN M12 ANCHOR BOLTS @1200CRS MAX FOR INTERNAL AND EXTERNAL WALLS, 150mm WITHIN EACH END OF THE PLATE, SET NOT LESS THAN 90mm INTO CONCRETE AND 50mm MIN DISTANCE FROM SLAB EDGE, AS PER NZS 3604:2011 7.5.12.1(a).

BOTTOM PLATE FIXING TO SLAB EDGE FORMED WTH MASONRY HEADER BLOCKS TO BE CAST-IN M12 ANCHOR BOLTS @1200CRS MAX FOR INTERNAL AND EXTERNAL WALLS, 150mm WITHIN EACH END OF THE PLATE, SET NOT LESS THAN 150mm INTO CONCRETE AND 50mm MIN DISTANCE FROM OUTSIDE FACE OF BLOCKS, AS PER NZS 3604:2011 7.5.12.1(b).

TOP PLATE:
TOP PLATE SIZE TO MATCH WALL THICKNESS AND BE AT LEAST 45mm THICK AS PER NZS 3604:2011 TABLE 8.16

TOP PLATE FIXING TO BE FIXING TYPE B - 2 / 90 x 3.15 END NAILS + 2 WIRE DOGS, AS PER NZS 3604:2011 TABLE 8.18.

FLOOR/FOUNDATION LEGEND

3.0 190 x 45mm H4 TREATED MSG8 TIMBER JOISTS AT 450mm CRS.

3.1 2/190 H4 TREATED MSG8 TIMBER BEARERS. REFER TO FRAMING PLAN FOR CENTRES.

3.2 DRIVEN 150 UC GALVANISED PILES DRIVEN TO REFUSAL

3.3 20 SERIES (190 WIDE) MASONRY BLOCK WALL. H12/400 EACH WAY

3.4 1000W X 300D CONCRETE FOUNDATION. 4/ H12 HORIZONTAL. H12 @ 400 CRS VERTICAL.

3.5 900W X 300D CONCRETE FOUNDATION. 4/ H12 HORIZONTAL. H12 @ 400 CRS VERTICAL.

3.6 150 UC DRIVEN BRACING PILES

DJ DOUBLE JOIST

TJ TRIPLE JOIST

QJ QUADRUPLE JOIST

PORTAL 200 UB25 GALVANISED UB PORTAL

ROOF/CEILING FRAMING LEGEND

4.0 190 x 45mm H1.2 HYCHORD RAFTERS @ 900 CRS

4.1 90 x 45mm H1.2 CEILING JOISTS @ 900 CRS

NOTE: ALL CEILING BATTENS TO BE 70 x 35mm H1.2 TREATED TIMBER **AT 600 CRS.**

BEAM/LINTEL LEGEND

L1 2/90 x 45mm MSG8 HEAD TRIMMER

L2 90 x 35mm MSG8 HEAD TRIMMER

L3 2/90 x 45mm MSG8 HEAD TRIMMER

L4 200 UB25

L5 90 x 45mm MSG8 HEAD TRIMMER

EB 125 x 5 SHS EAVES BEAM

LIGHTING & ELECTRICAL LEGEND

REFER TO SEPERATE LIGHTING SCHEDULE FOR LIGHT SELECTIONS. ALL LIGHT SWITCHES TO BE LOCATED 1M ABOVE FLOOR LEVEL UNLESS NOTED OTHERWISE

LIGHTING CIRCUIT.

A RECESSED LED DOWNLIGHT - INTERNAL & EXTERNAL - CA RATING 135

F LED BATTEN

SB SWITCHBOARD

MB METERBOARD

LIGHT SWITCH

G GARAGE DOOR CONTROL SYSTEM. AS PER CLIENT SPEC

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LEGENDS

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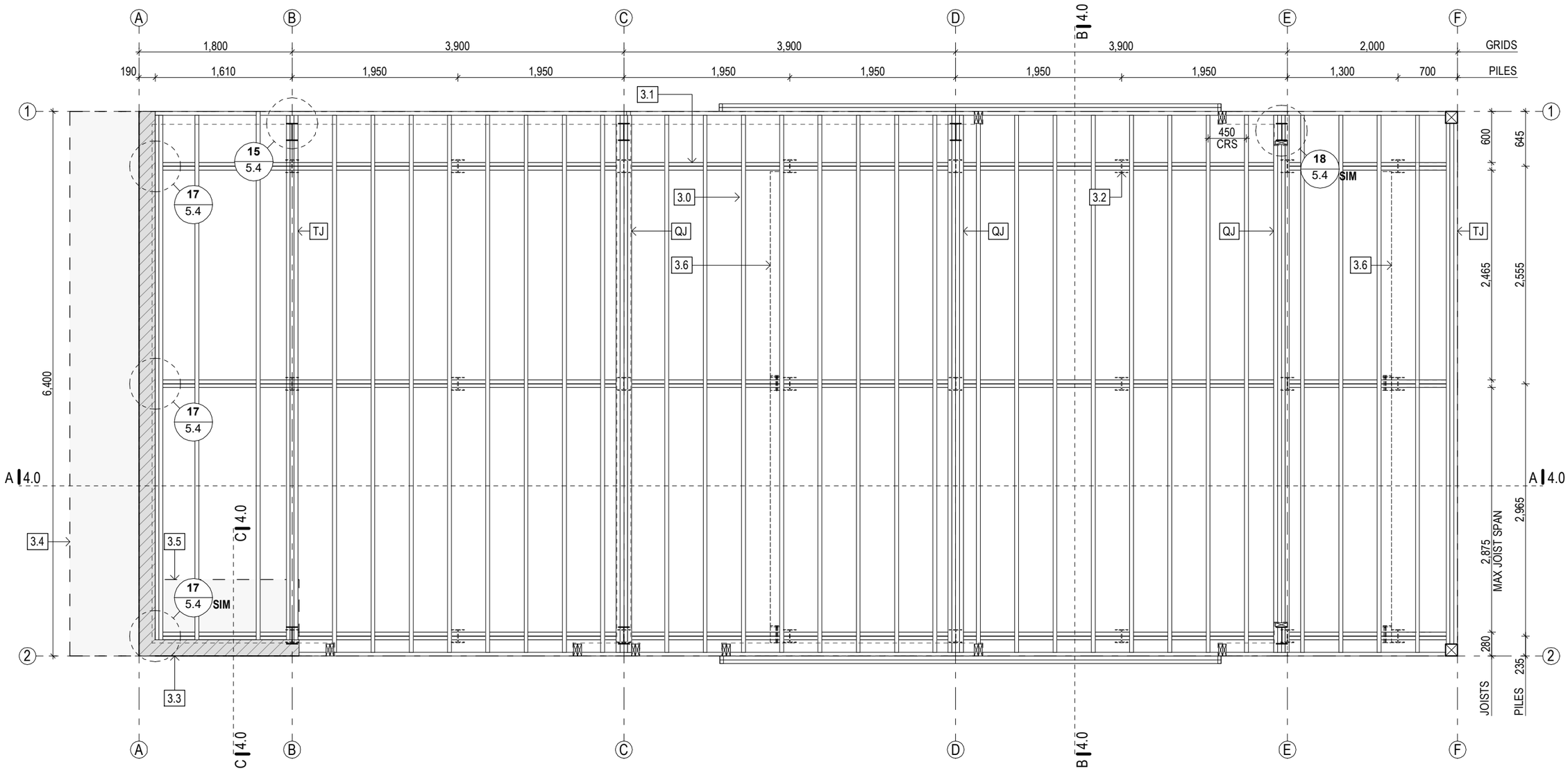
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FLOOR/FOUNDATION LEGEND

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3.3	20 SERIES (190 WIDE) MASONRY BLOCK WALL. H12/400 EACH WAY
3.4	1000W X 300D CONCRETE FOUNDATION. 4/ H12 HORIZONTAL. H12 @ 400 CRS VERTICAL.
3.5	900W X 300D CONCRETE FOUNDATION. 4/ H12 HORIZONTAL. H12 @ 400 CRS VERTICAL.
3.6	150 UC DRIVEN BRACING PILES

DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
QJ	QUADRUPLE JOIST

PORTAL 200 UB25 GALVANISED UB PORTAL

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SUB FLOOR FRAMING

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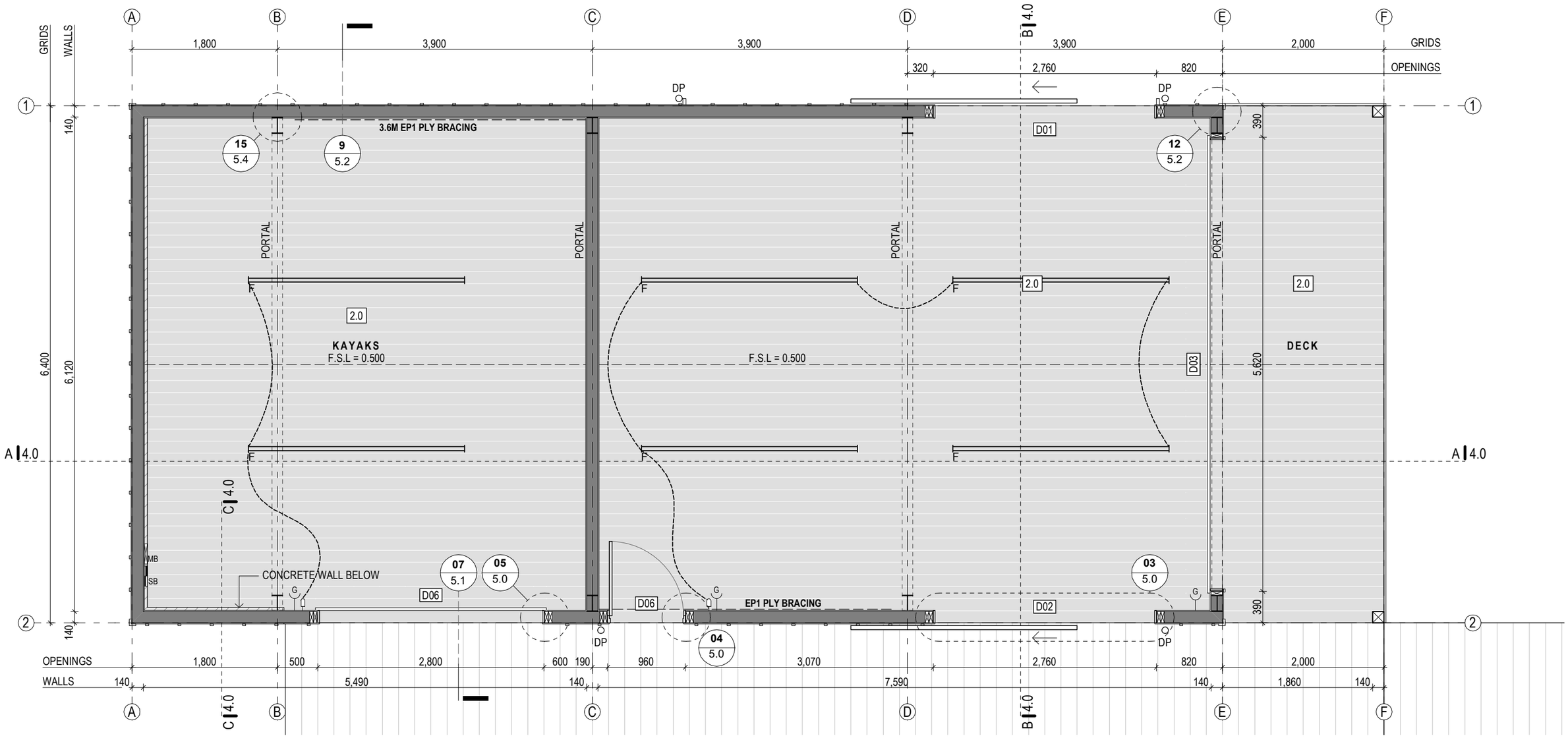
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BOTTOM PLATE FIXING TO SLAB EDGE FORMED WTH MASONRY HEADER BLOCKS TO BE CAST-IN M12 ANCHOR BOLTS @1200CRS MAX FOR INTERNAL AND EXTERNAL WALLS, 150mm WITHIN EACH END OF THE PLATE, SET NOT LESS THAN 150mm INTO CONCRETE AND 50mm MIN DISTANCE FROM OUTSIDE FACE OF BLOCKS, AS PER NZS 3604:2011 7.5.12.1(b).

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REFER TO SEPERATE LIGHTING SCHEDULE FOR LIGHT SELECTIONS. ALL LIGHT SWITCHES TO BE LOCATED 1M ABOVE FLOOR LEVEL UNLESS NOTED OTHERWISE

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LIGHT SWITCH

G GARAGE DOOR CONTROL SYSTEM. AS PER CLIENT SPEC

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LOWER FLOOR PLAN

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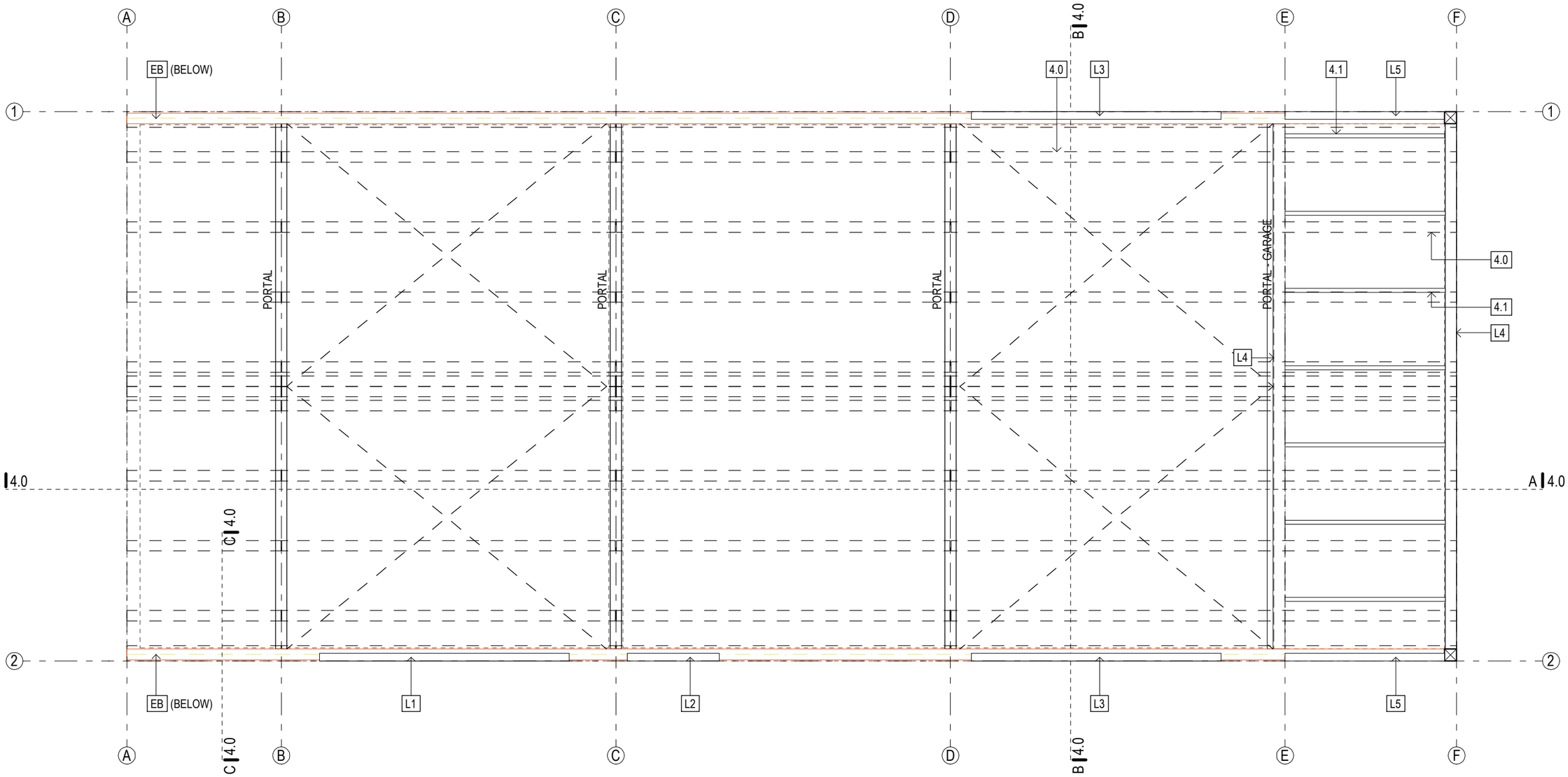
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ROOF/CEILING FRAMING LEGEND

4.0	190 x 45mm H1.2 HYCHORD RAFTERS @ 900 CRS
4.1	90 x 45mm H1.2 CEILING JOISTS @ 900 CRS

NOTE: ALL CEILING BATTENS TO BE 70 x 35mm H1.2 TREATED TIMBER **AT 600 CRS.**

NAIL ON STRAP ROOF BRACING

BEAM/LINTEL LEGEND

L1	2/90 x 45mm MSG8 HEAD TRIMMER
L2	90 x 35mm MSG8 HEAD TRIMMER
L3	2/90 x 45mm MSG8 HEAD TRIMMER
L4	200 UB25
L5	90 x 45mm MSG8 HEAD TRIMMER
EB	125 x 5 SHS EAVES BEAM

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ROOF FRAMING PLAN

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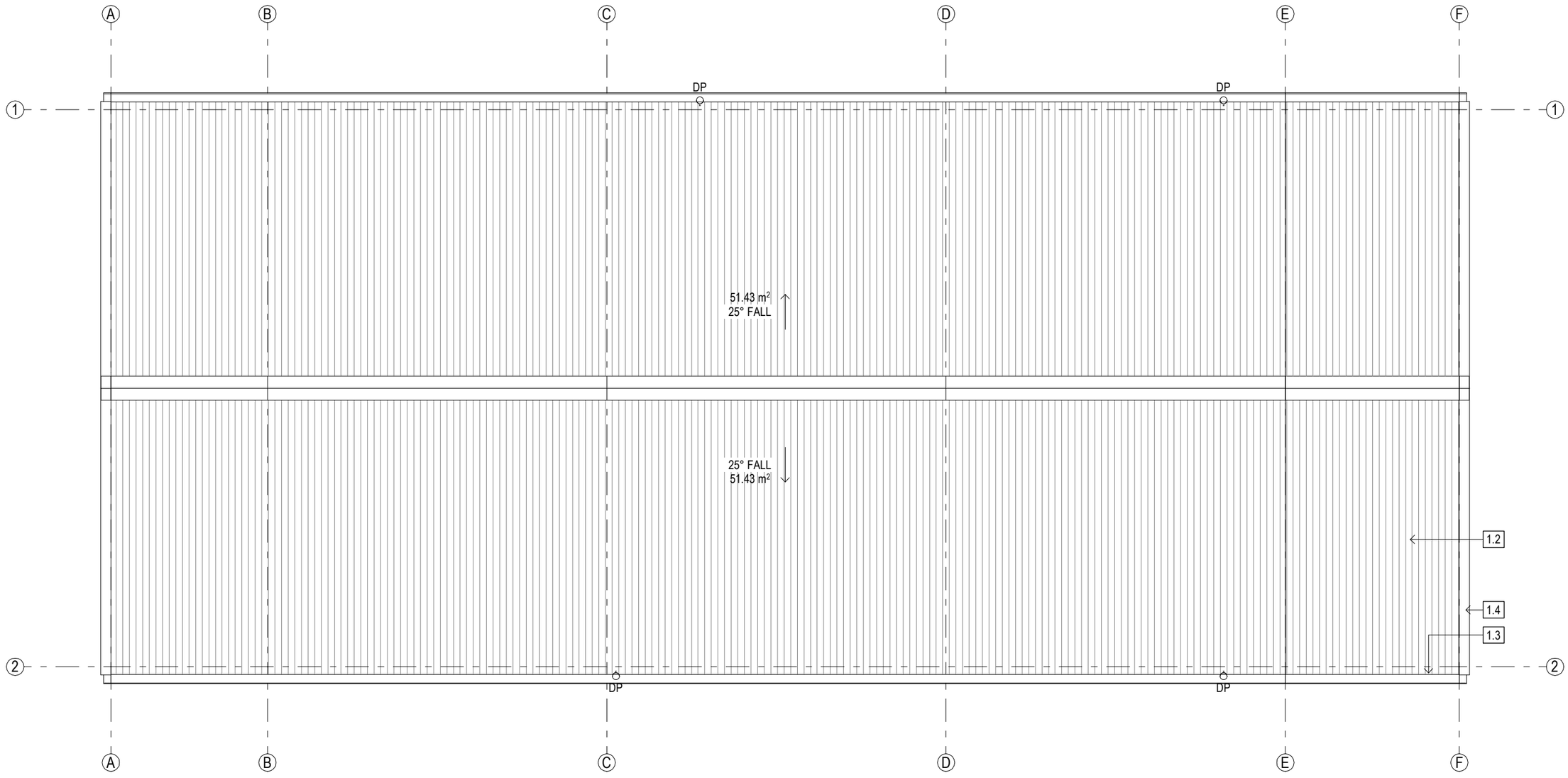
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GENERAL NOTES

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EXTERNAL FINISHES LEGEND

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FINISH: PAINTED TO MATCH IRONSAND

1.1 12mm H3.1 PLYWOOD TO SOFFIT. EXPRESSED JOINTS. SHEET EDGES FIXED AT 150CRS, CENTRE OF SHEET AT 300CRS

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ROOF PLAN

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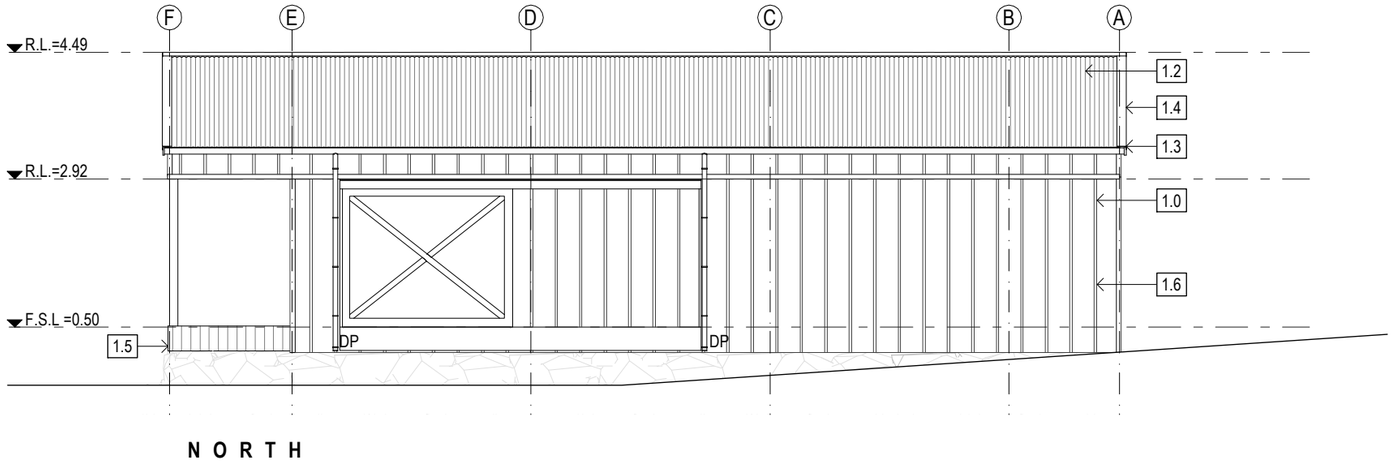
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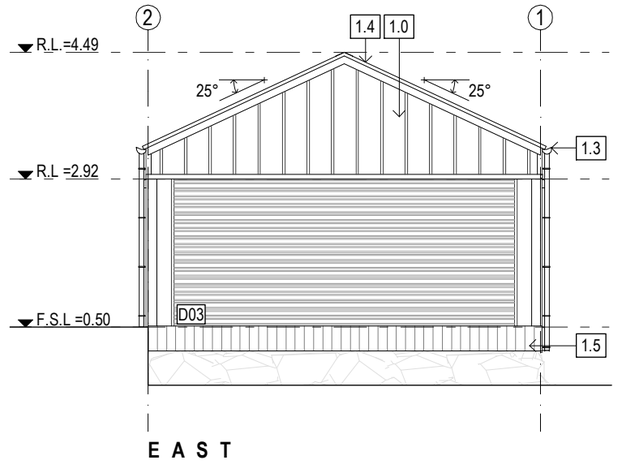
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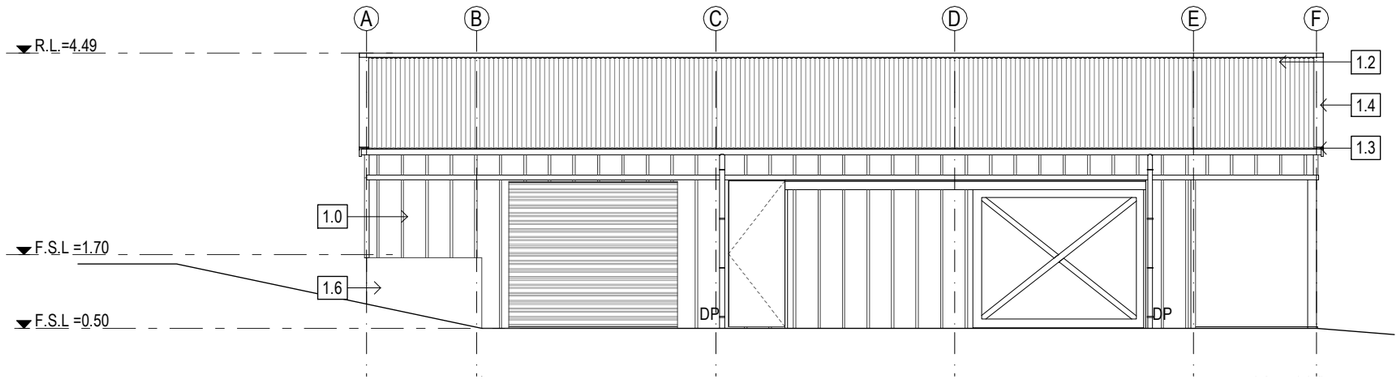
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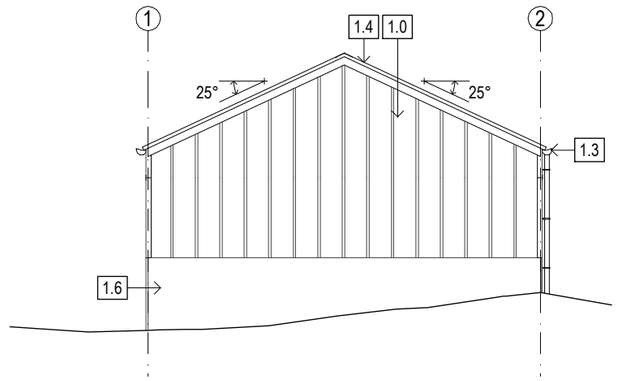
NORTH



EAST



SOUTH



WEST

GENERAL NOTES

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DOOR LEGEND

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1.0 12mm H3.1 PLYWOOD BOARD AND BATTEN. 40 x 19 BATTENS @ 400 CRS OVER SELECTED BUILDING PAPER
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CLADDING FIXING LEGEND

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EP1 BRACING AS PER ELEVATIONS

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BATTENS: 65 x 3.2 RH ANNULAR GROOVED NAIL. 30mm MIN EMBEDMENT INTO FRAMING.
AT 300mm CENTRES

BUILDING ENVELOPE RISK MATRIX

ALL ELEVATIONS	RISK SEVERITY								
Risk Factor	LOW	Score	MEDIUM	Score	HIGH	Score	EXTRA HIGH		Subtotals for each risk factor
Wind zone (as per NZS 3604)	0		0		1		2	•	2
Number of storeys	0	•	1		2		4		0
Roof / wall intersection design	0		1	•	3		5		1
Eaves width	0		1		2	•	5		2
Envelope complexity	0	•	1		3		6		0
Deck design	0	•	2		4		6		0
							Total risk score		**5**

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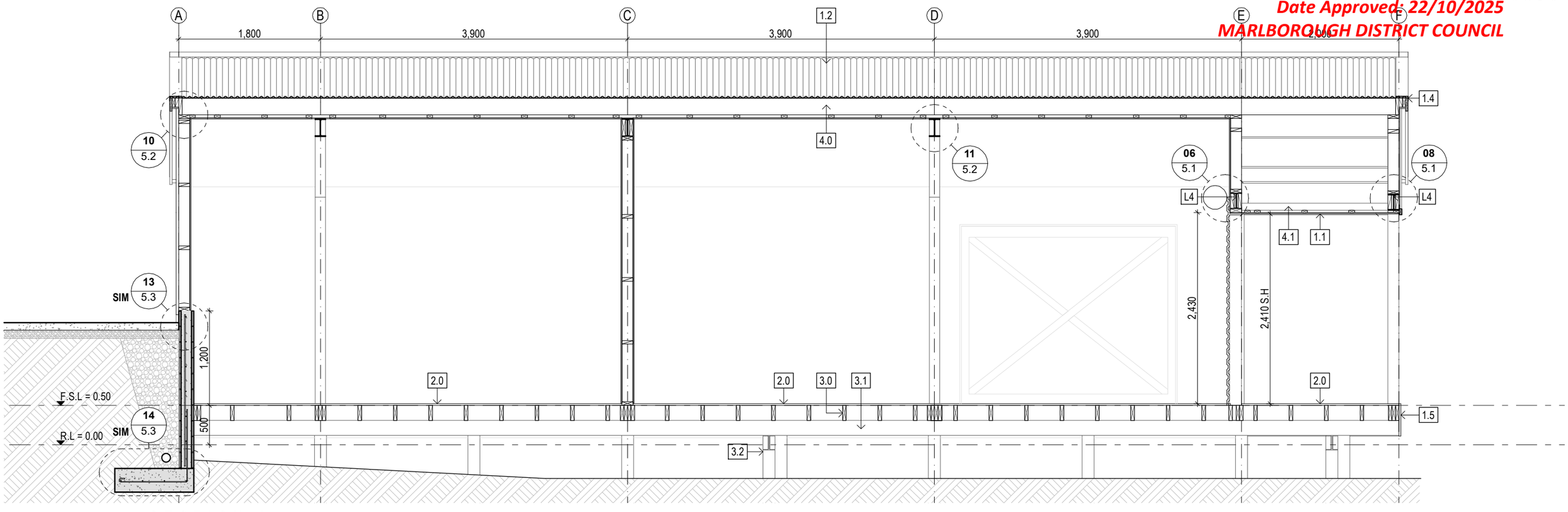
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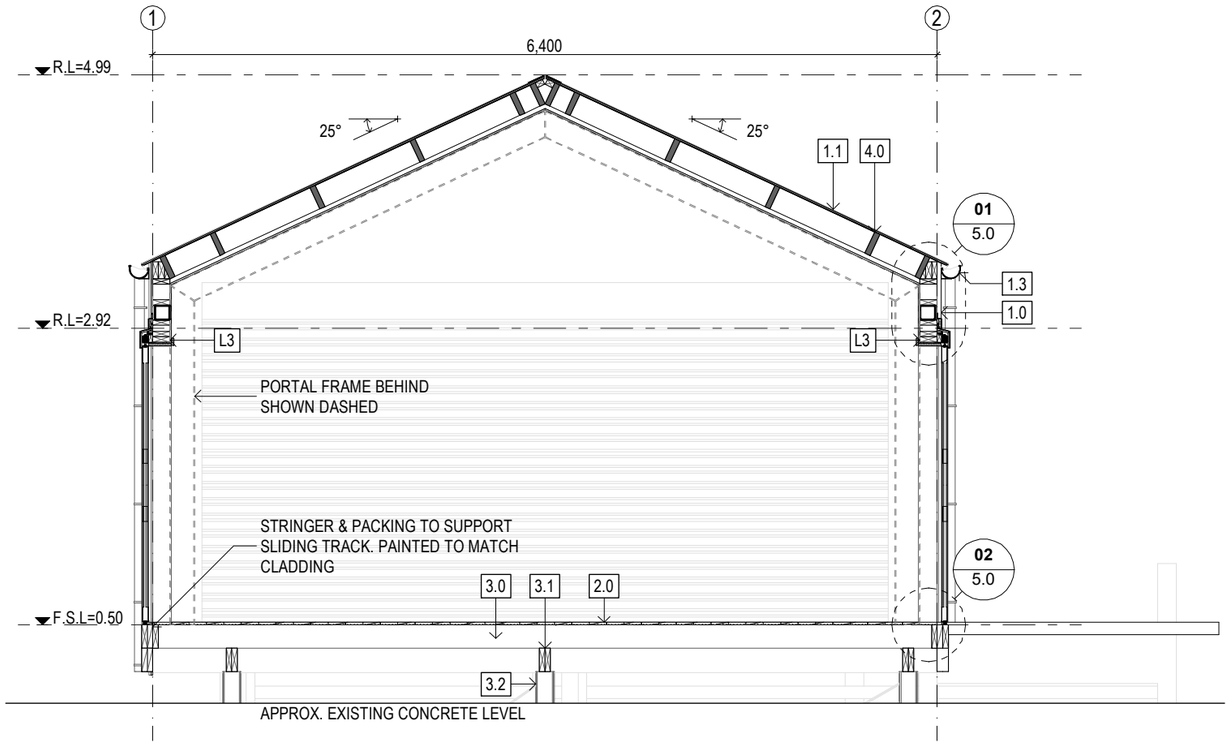
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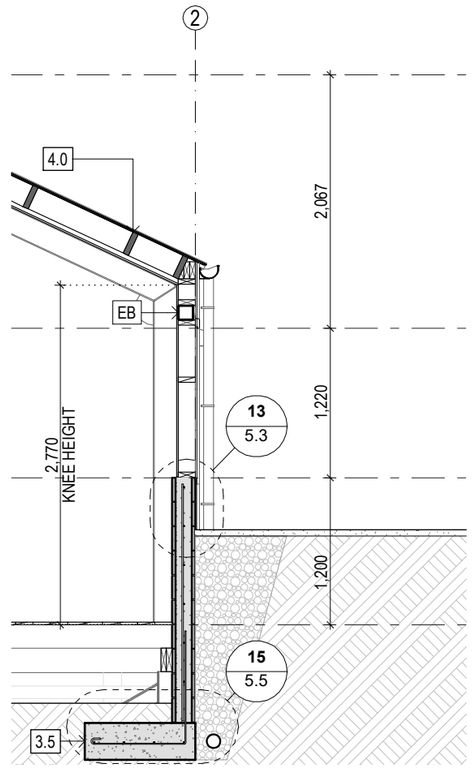
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SECTION A



SECTION B



SECTION C

BEAM/LINTEL LEGEND

L1	2/90 x 45mm MSG8 HEAD TRIMMER
L2	90 x 35mm MSG8 HEAD TRIMMER
L3	2/90 x 45mm MSG8 HEAD TRIMMER
L4	200 UB25
L5	90 x 45mm MSG8 HEAD TRIMMER
EB	125 x 5 SHS EAVES BEAM

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SECTIONS A - C

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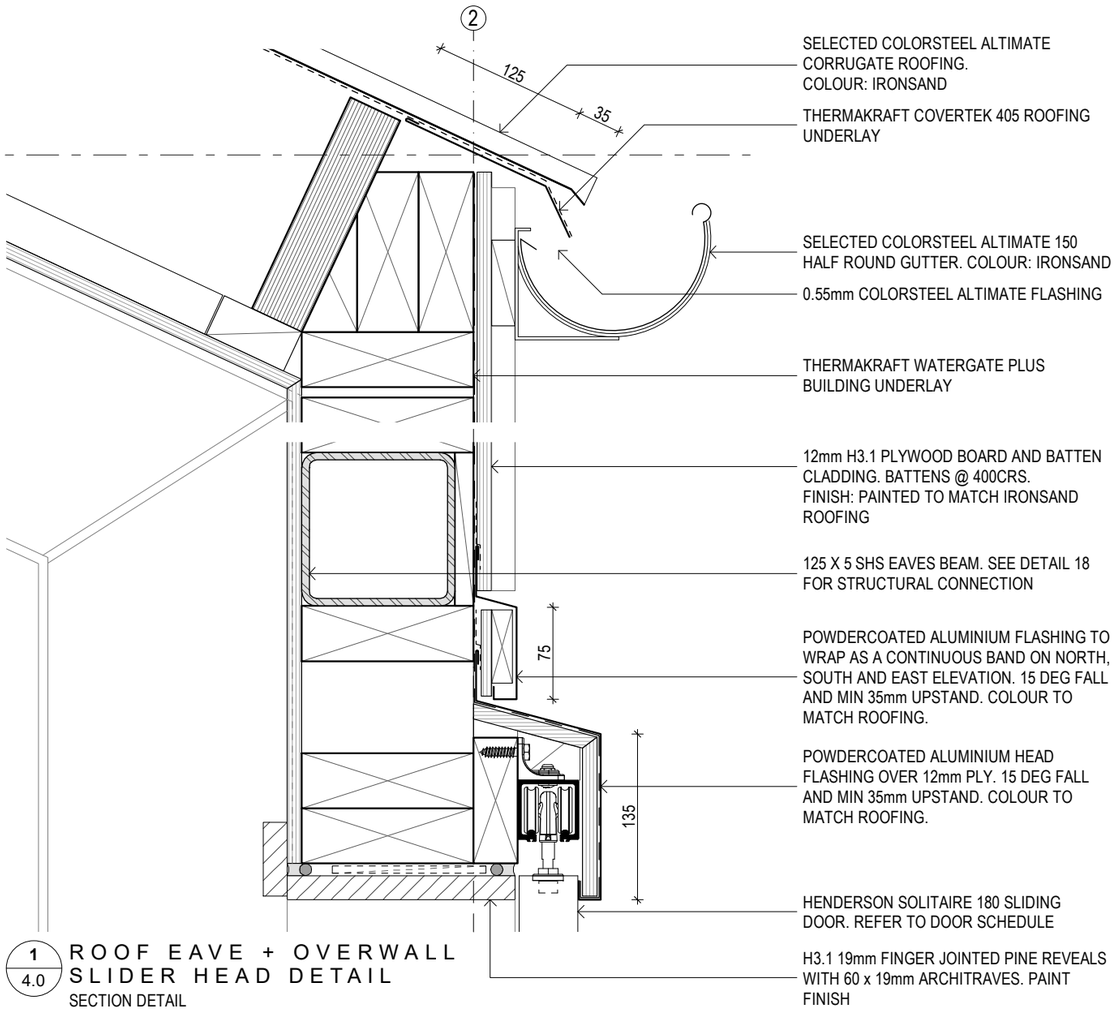
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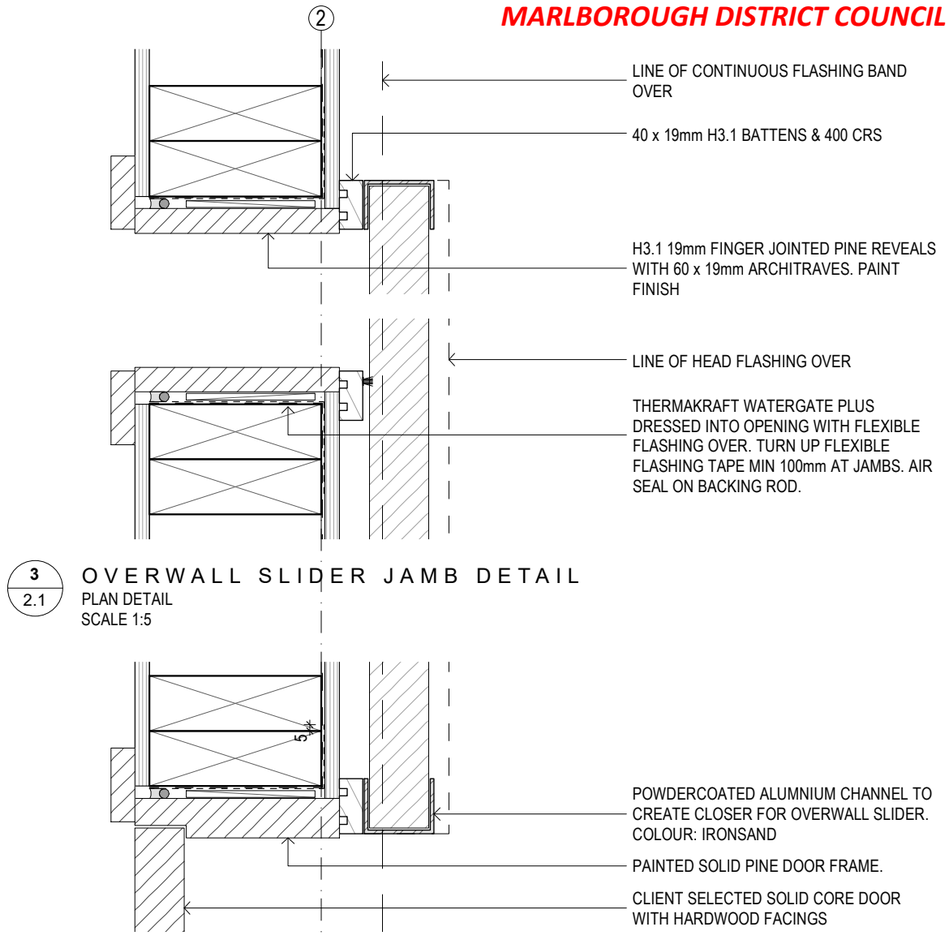
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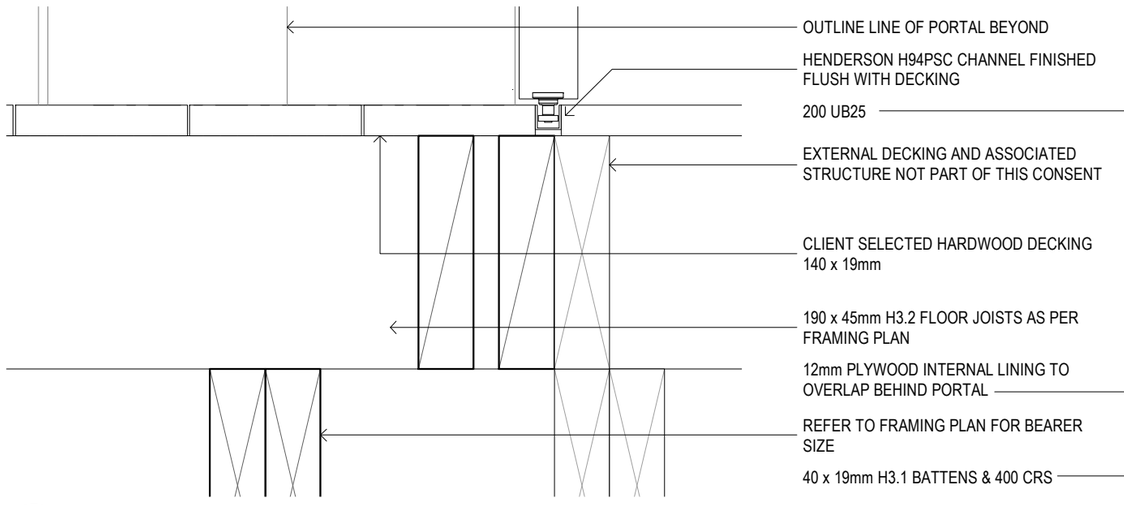
LOCHMARA
MARLBOROUGH SOUNDS



1 / 4.0 ROOF EAVE + OVERWALL SLIDER HEAD DETAIL
SECTION DETAIL
SCALE 1:5

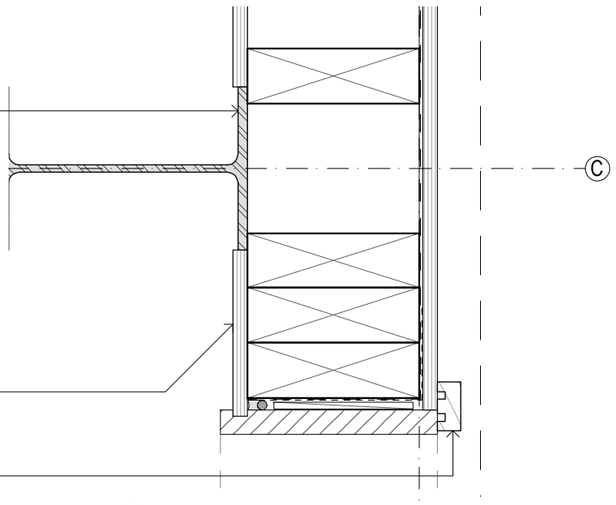


3 / 2.1 OVERWALL SLIDER JAMB DETAIL
PLAN DETAIL
SCALE 1:5



2 / 4.0 OVERWALL SLIDER TRACK DETAIL
SECTION DETAIL
SCALE 1:5

4 / 2.1 EXTERNAL DOOR + OVERWALL SLIDER CLOSER DETAIL
PLAN DETAIL
SCALE 1:5



5 / 2.1 GARAGE DOOR JAMB DETAIL
PLAN DETAIL
SCALE 1:5

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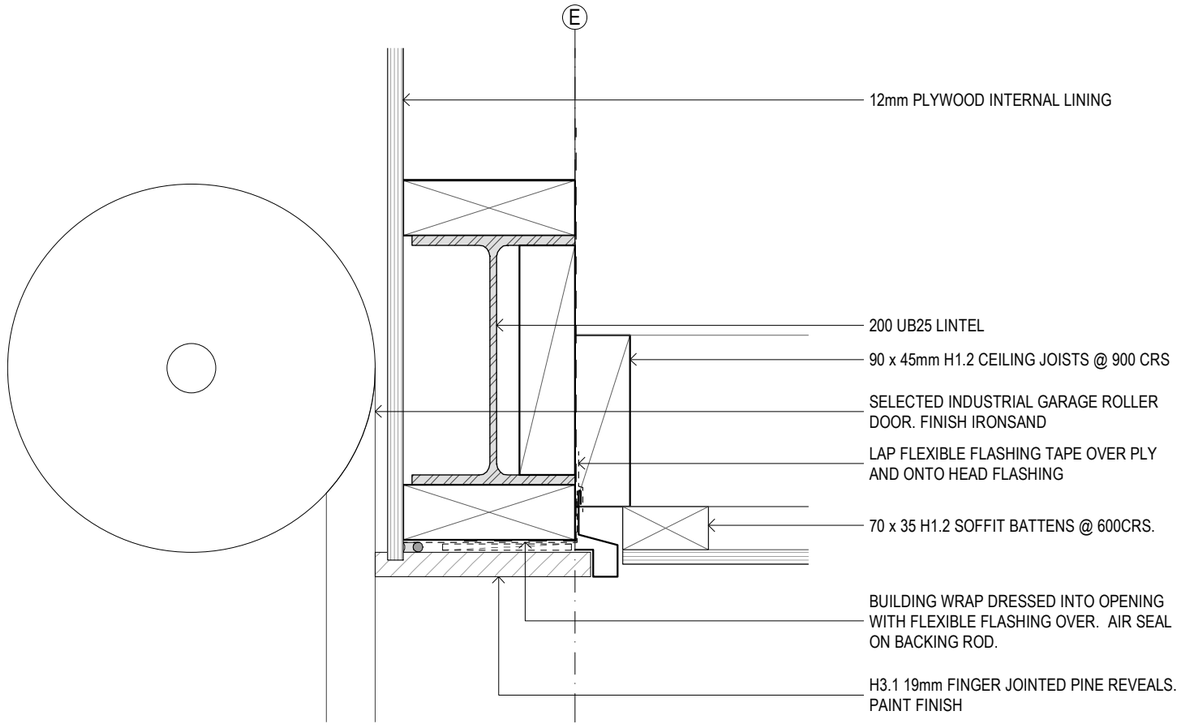
DWG No.	REV	SCALE
5.0	B	1:5 @ A3

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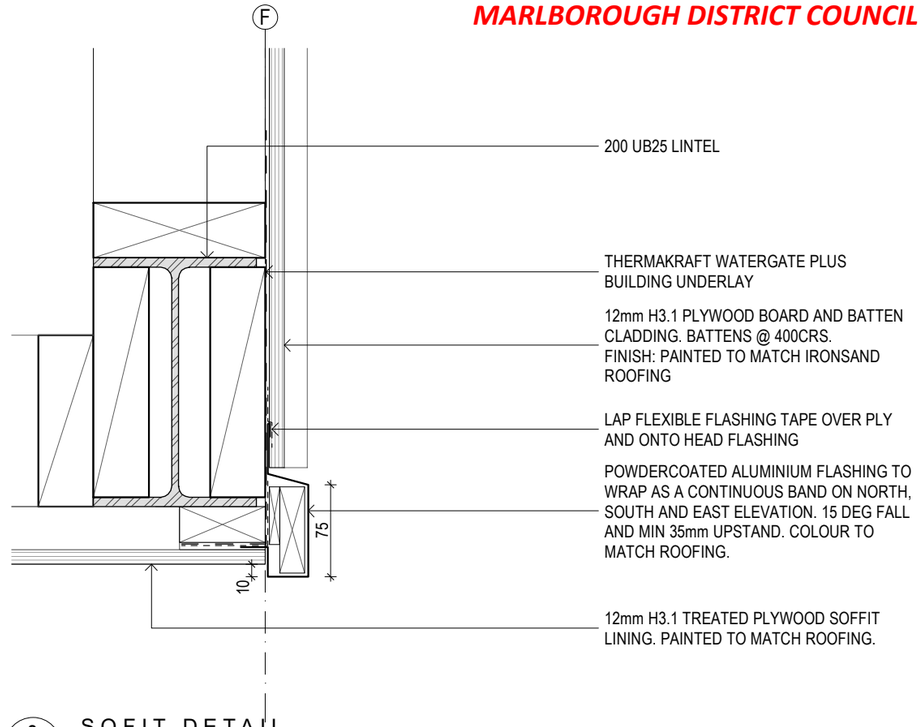
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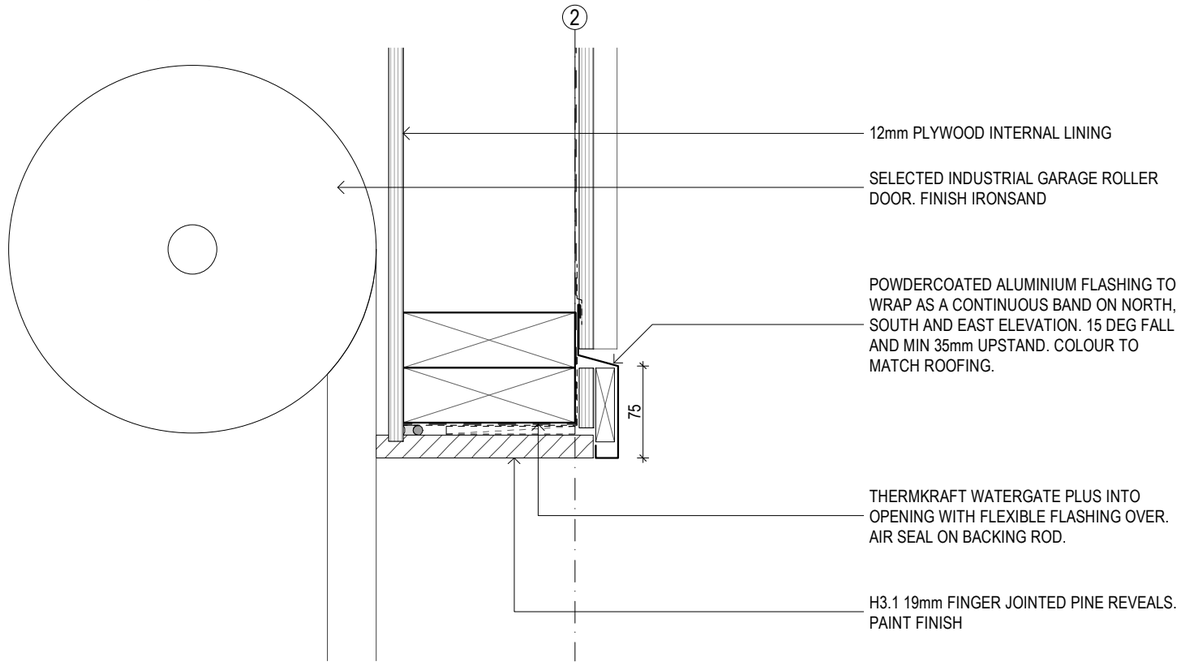
LOCHMARA
MARLBOROUGH SOUNDS



6 / 4.0 EAST GARAGE DOOR HEAD DETAIL
SECTION DETAIL
SCALE 1:5



8 / 4.0 SOFIT DETAIL
SECTION DETAIL
SCALE 1:5



7 / 2.1 SOUTH GARAGE DOOR HEAD DETAIL
SECTION DETAIL
SCALE 1:5

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DETAILS 06-09

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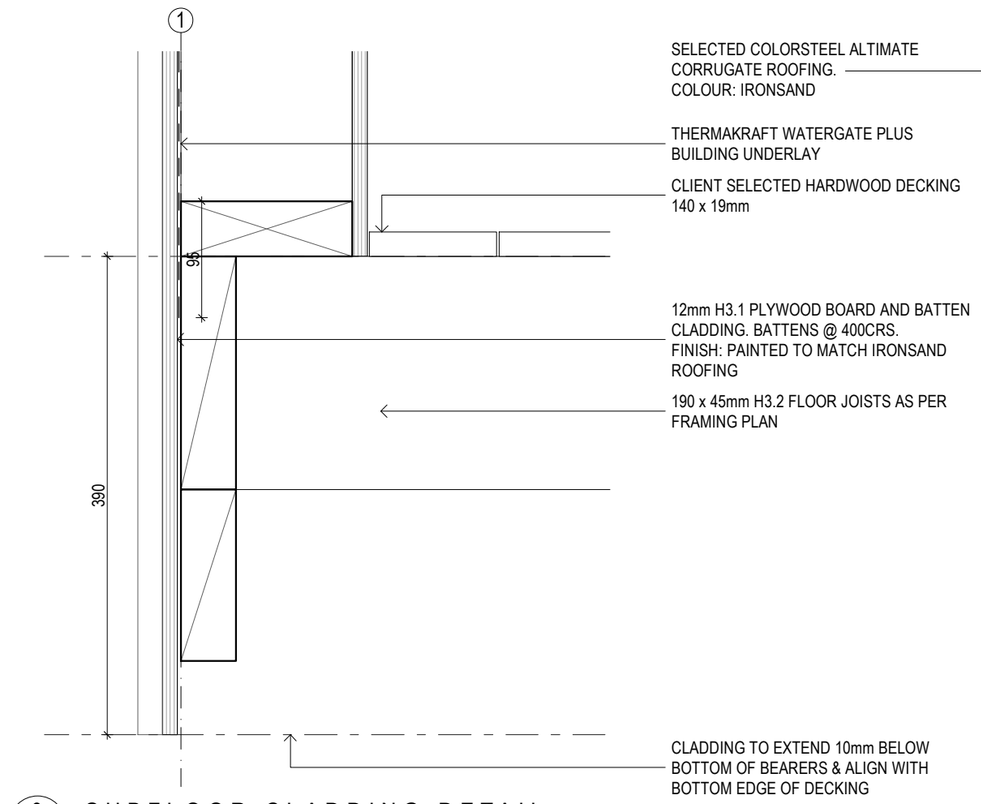
DWG No.	REV	SCALE
5.1	B	1:5 @ A3

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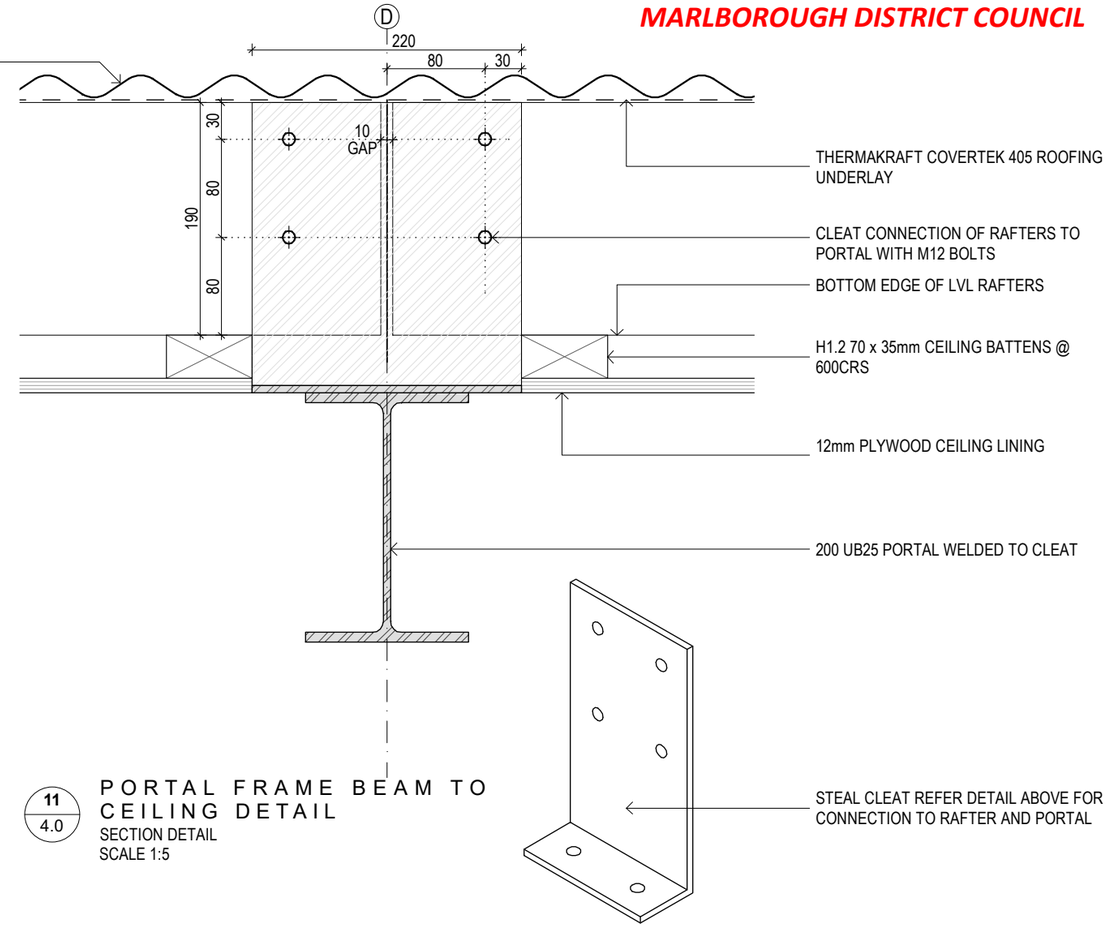
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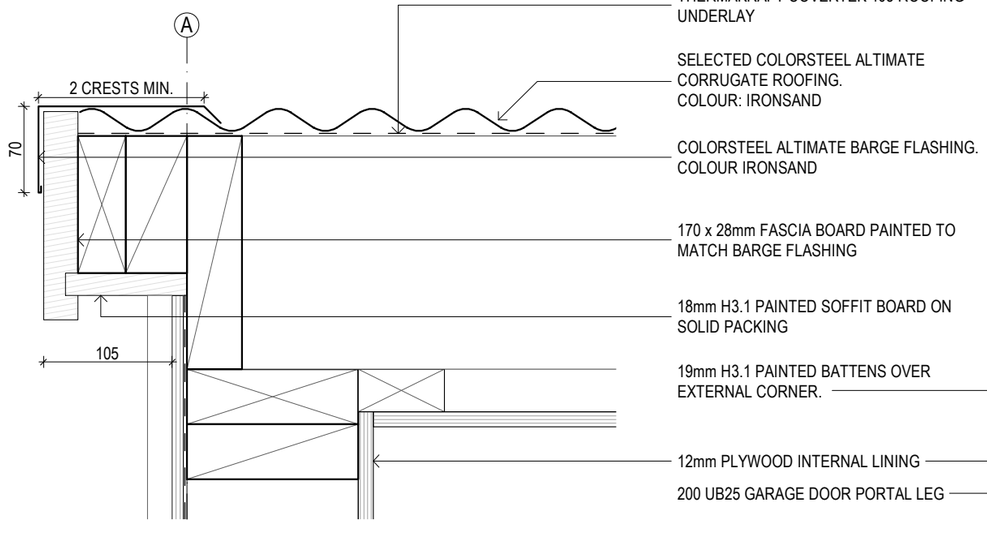
LOCHMARA
MARLBOROUGH SOUNDS



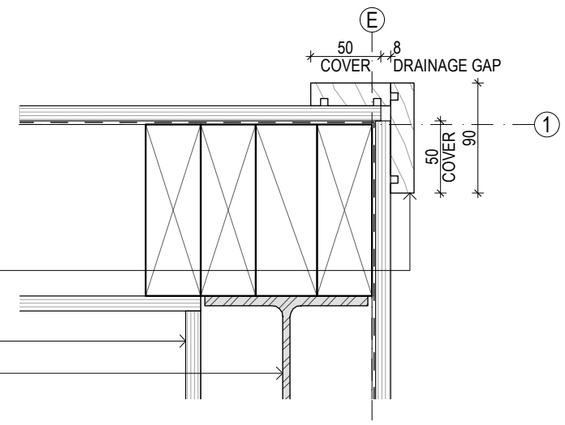
9 / 2.1 SUBFLOOR CLADDING DETAIL
SECTION DETAIL
SCALE 1:5



11 / 4.0 PORTAL FRAME BEAM TO CEILING DETAIL
SECTION DETAIL
SCALE 1:5



10 / 4.0 ROOF BARGE DETAIL
SECTION DETAIL
SCALE 1:5



12 / 2.1 EXTERNAL CORNER DETAIL
PLAN DETAIL
SCALE 1:5

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DETAILS 10-12

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DWG No.	REV	SCALE
5.2	B	1:5 @ A3

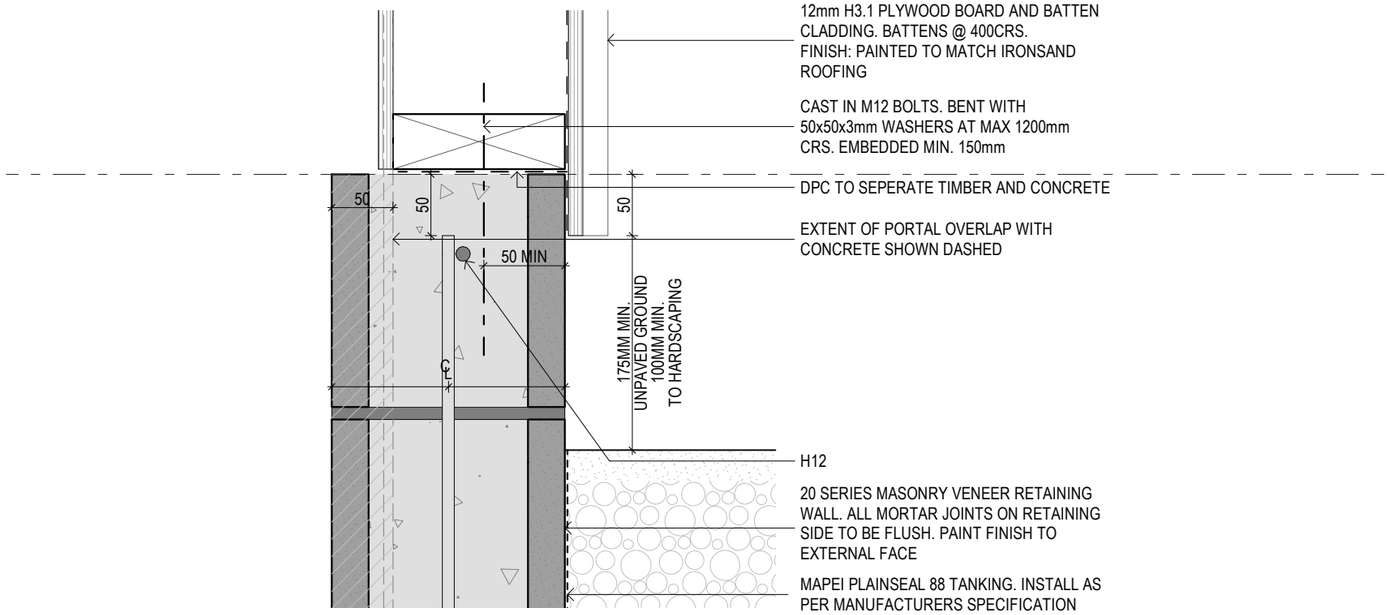
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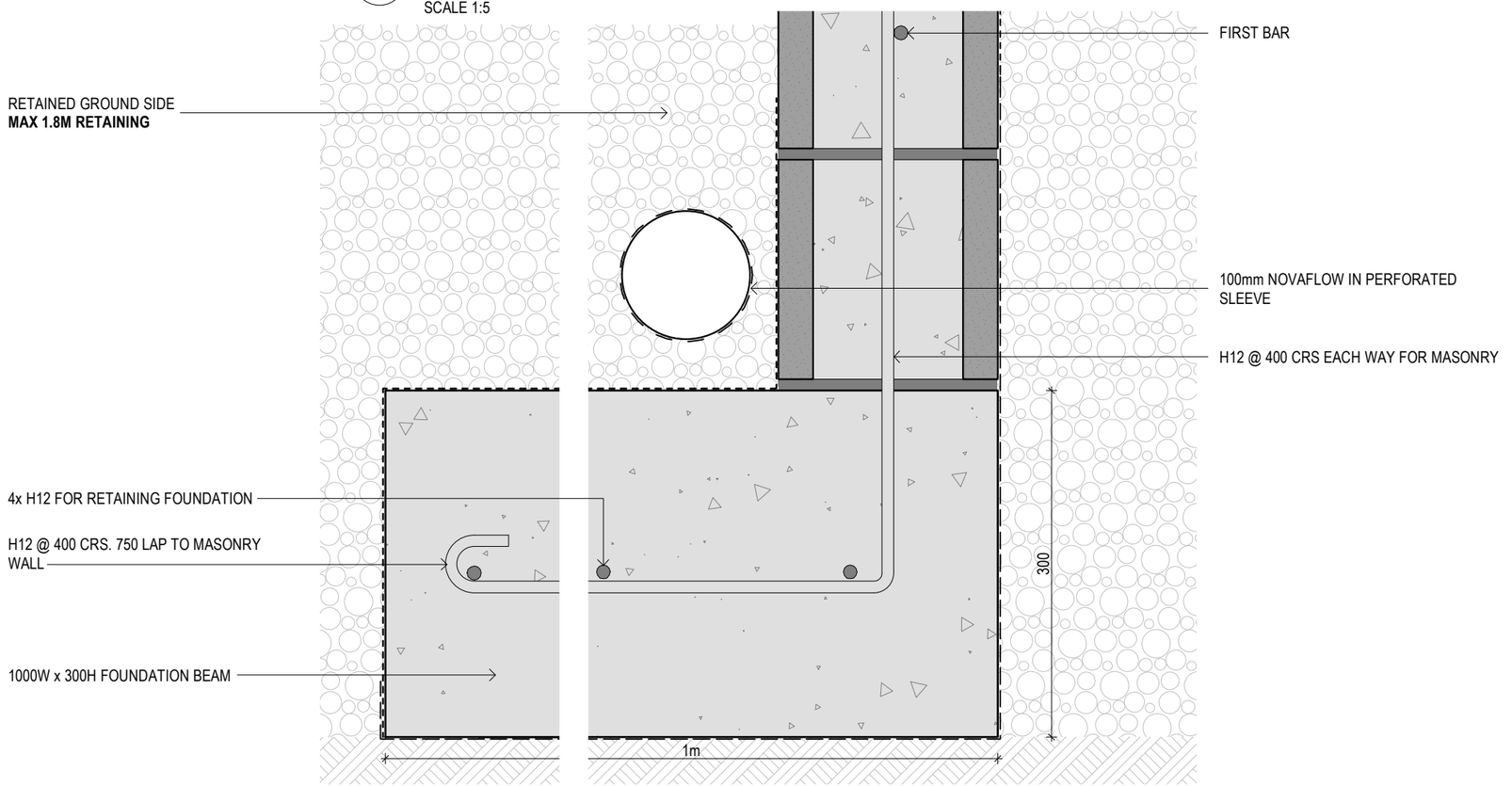
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LOCHMARA
MARLBOROUGH SOUNDS



13 / 4.0 CLADDING BASE DETAIL
SECTION DETAIL
SCALE 1:5



14A / 4.0 CONCRETE FOUNDATION DETAIL
SECTION DETAIL
SCALE 1:5

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DETAILS 13-14A

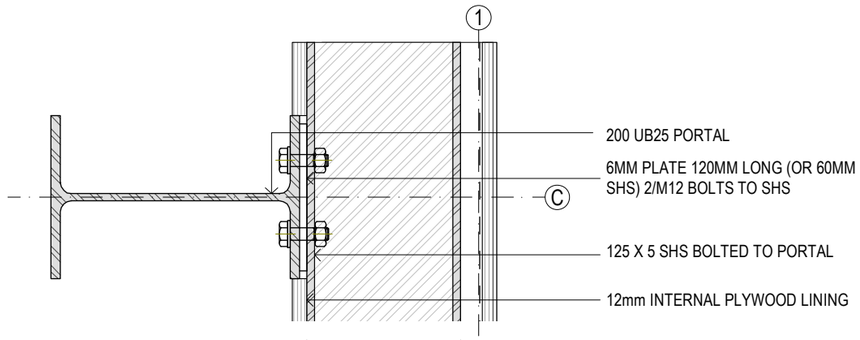
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DWG No.	REV	SCALE
5.3	B	1:5 @ A3

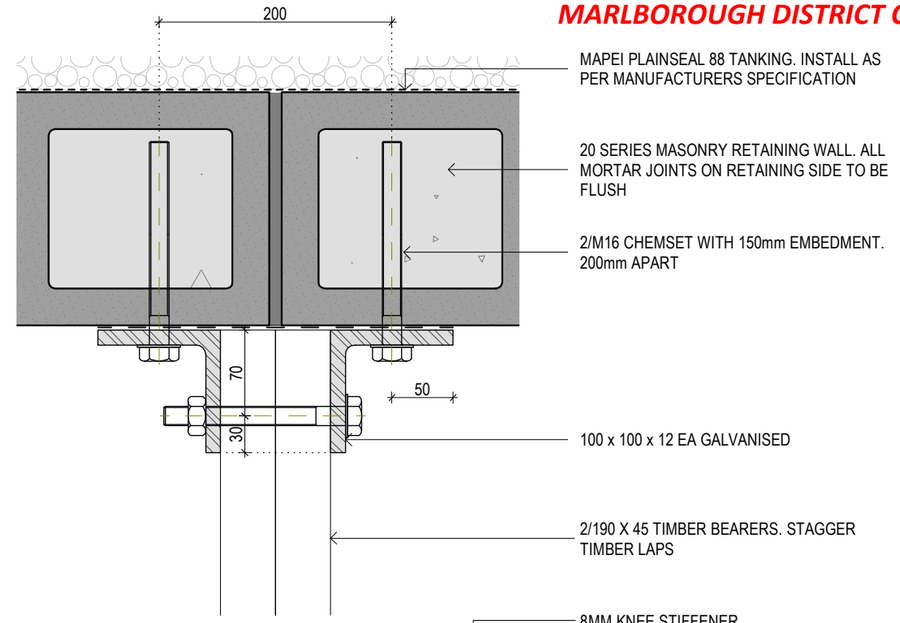
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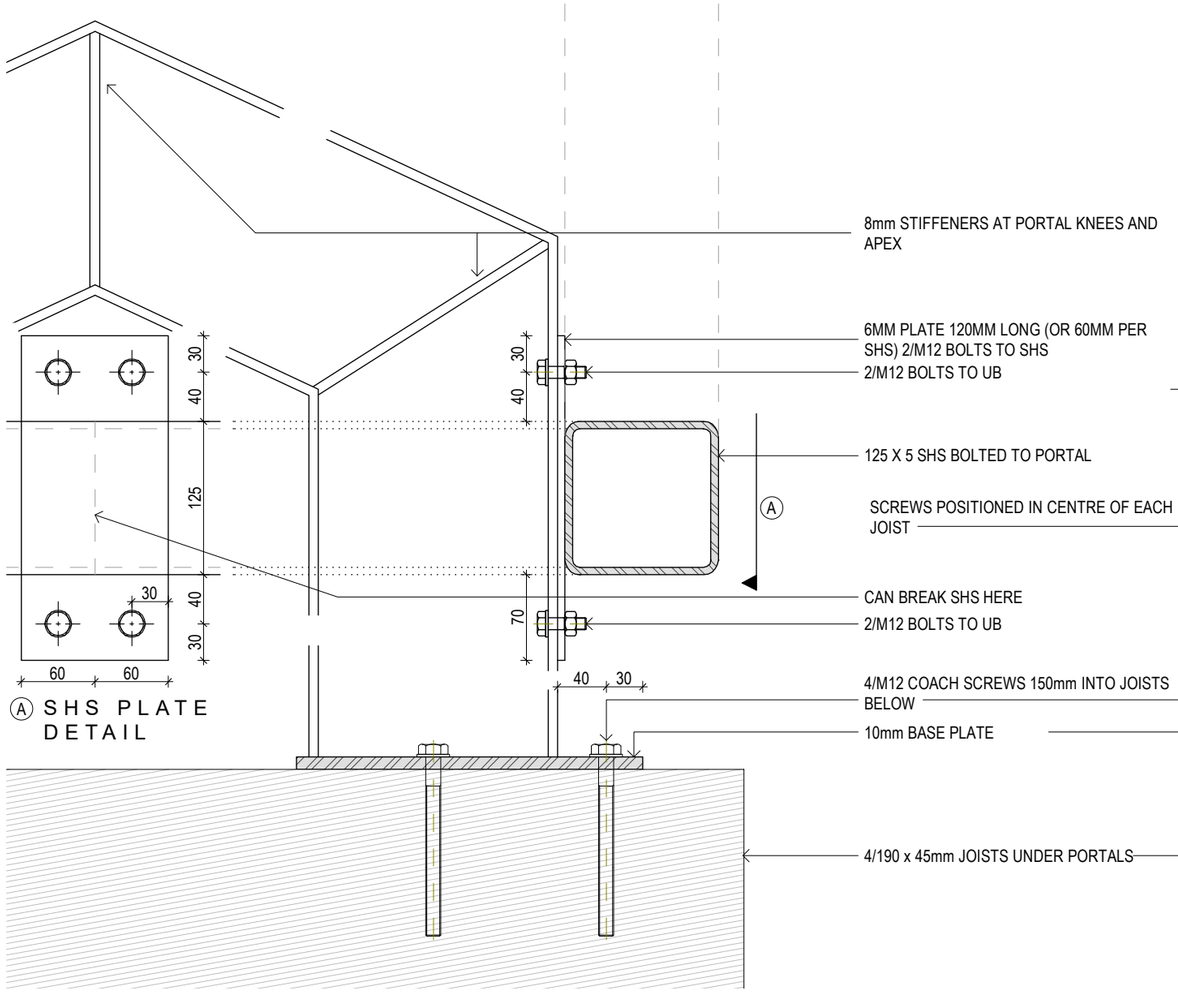
LOCHMARA
MARLBOROUGH SOUNDS



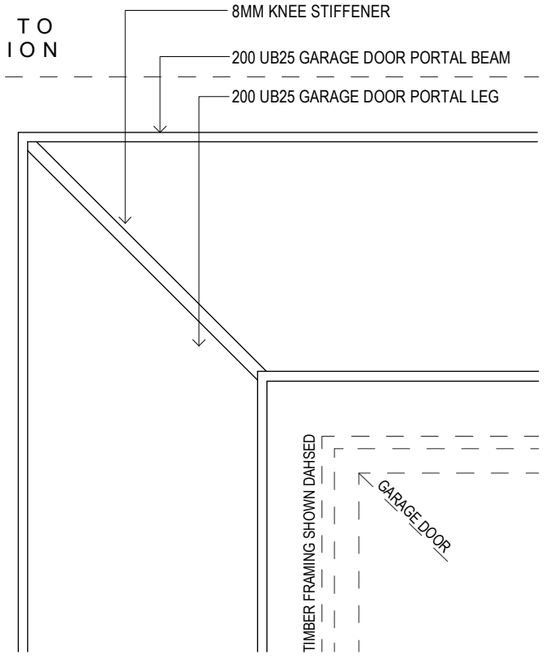
15 / 2.1 PORTAL FRAME CONNECTION DETAIL
PLAN DETAIL
SCALE 1:5



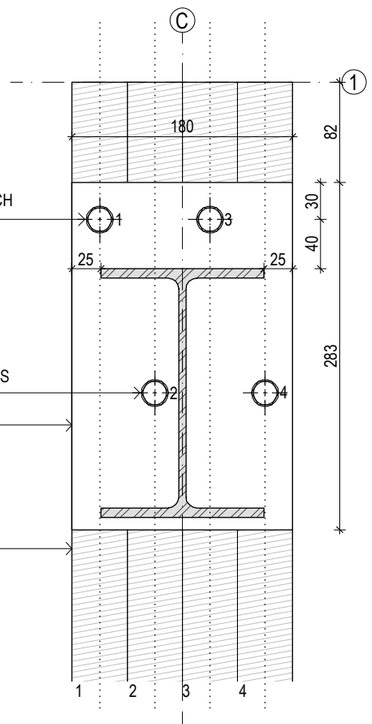
17 / 2.0 CONCRETE BLOCK TO BEARER CONNECTION DETAIL
PLAN DETAIL
SCALE 1:5



A SHS PLATE DETAIL



19 GARAGE PORTAL DETAIL
SECTION DETAIL
SCALE 1:5



16 PORTAL FRAME CONNECTION DETAIL
SECTION DETAIL
SCALE 1:5

18 / 2.0 PORTAL FRAME BASE PLATE DETAIL
PLAN DETAIL
SCALE 1:5

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DETAILS 15-19

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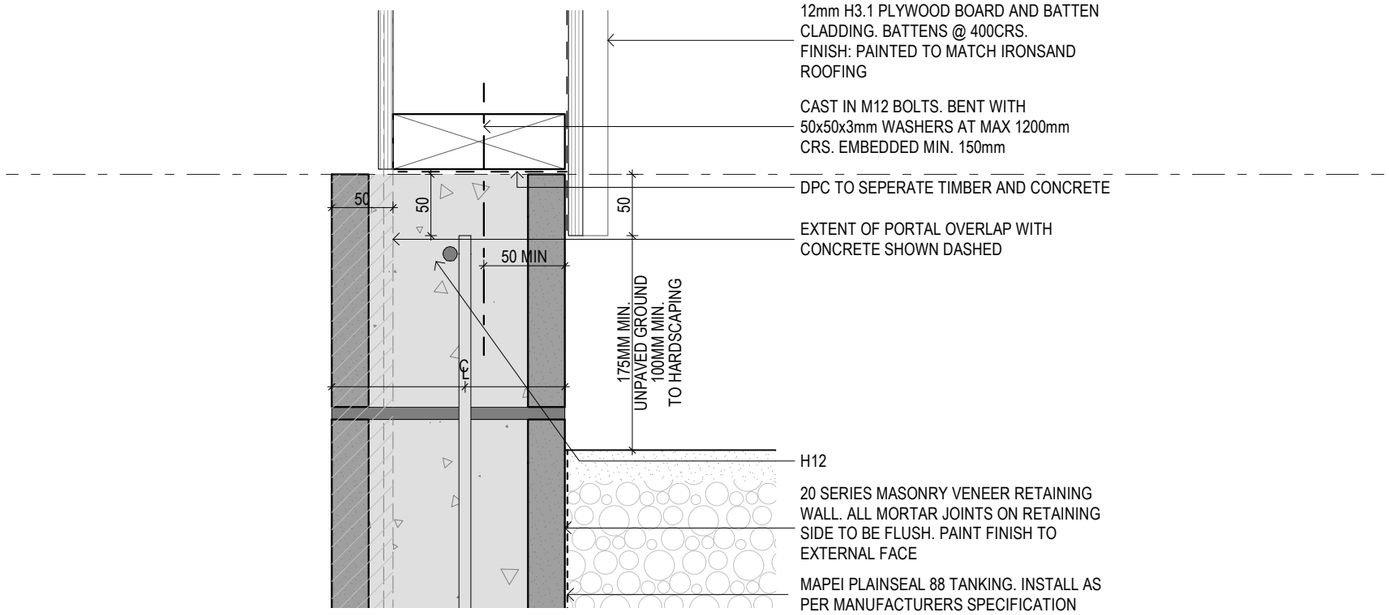
DWG No.	REV	SCALE
5.4	B	1:5 @ A3

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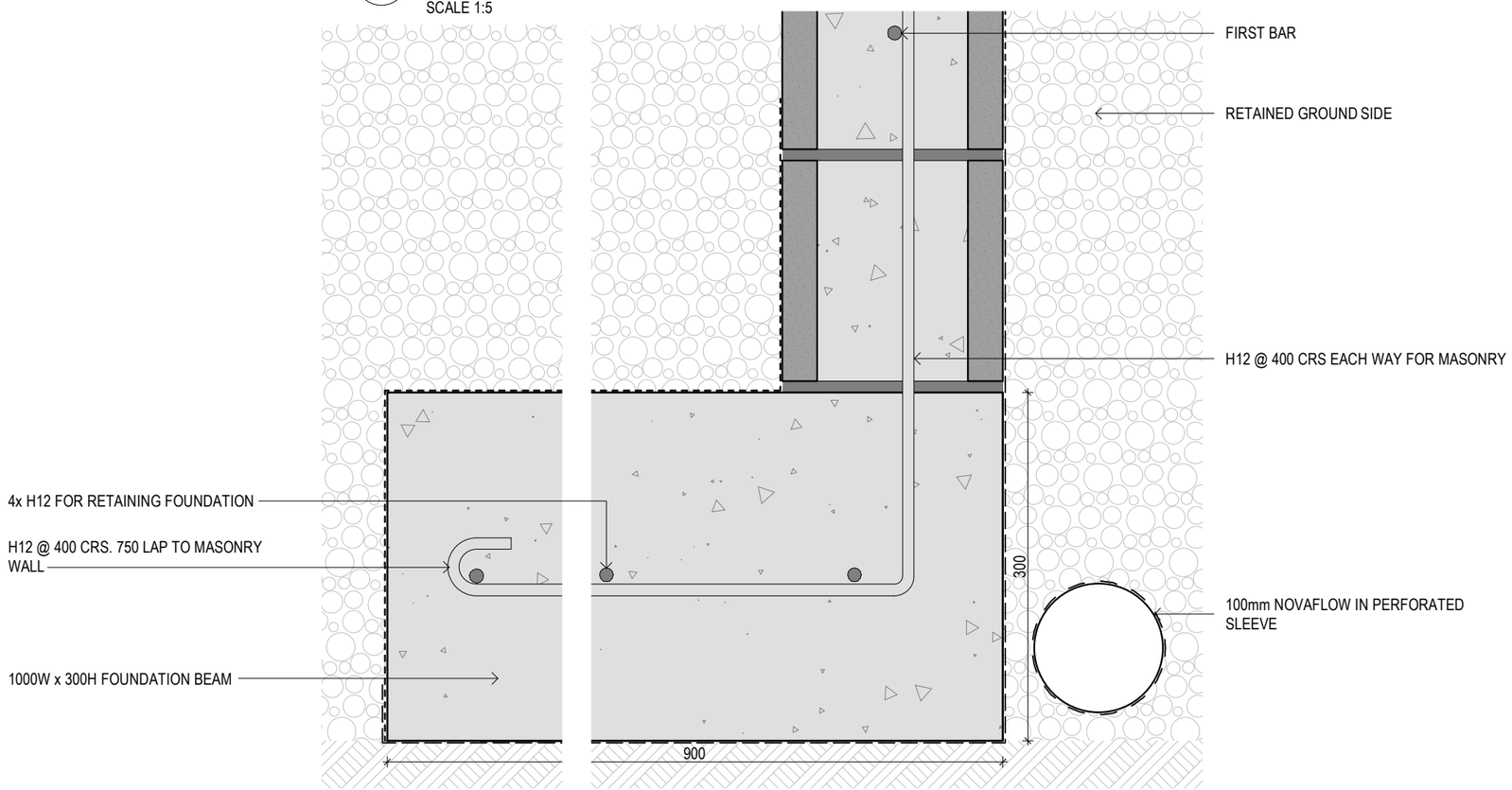
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LOCHMARA
MARLBOROUGH SOUNDS



13 / 4.0 CLADDING BASE DETAIL
SECTION DETAIL
SCALE 1:5



14B / 4.0 CONCRETE FOUNDATION DETAIL
SECTION DETAIL
SCALE 1:5

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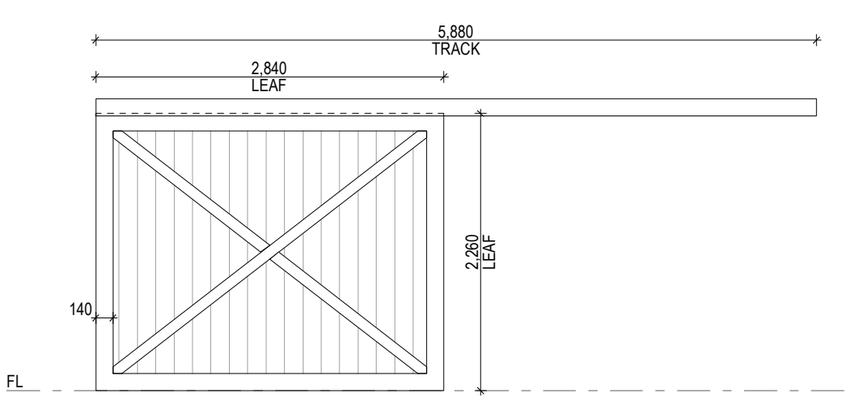
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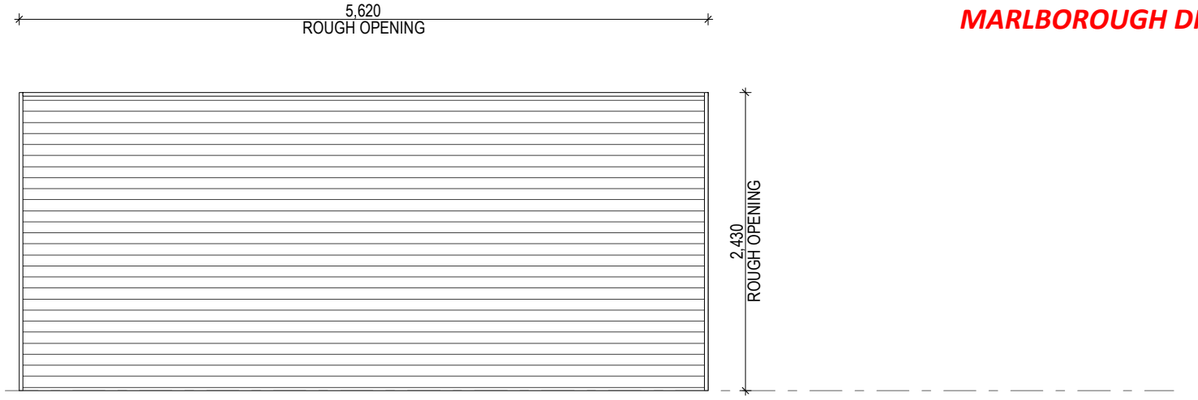
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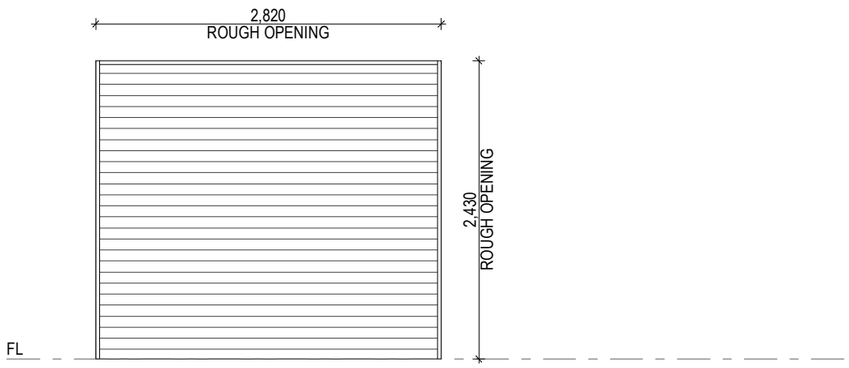
D01 & D02 (MIRRORED)

140 x 60mm or 140 x 48mm SOLID TIMBER FRAME
WITH 135 X 19mm VERTICAL T&G PINE INFILL
HENDERSON SOLITAIRE 180 SLIDING TRACK
SYSTEM FACE FIXED



D03

SELECTED INDUSTRIAL MOTORISED ROLLER GARAGE DOOR
POWDERCOATED FINISH. COLOUR TO BE CONFIRMED BY CLIENT



D04

SELECTED INDUSTRIAL MOTORISED ROLLER GARAGE DOOR
POWDERCOATED FINISH. COLOUR TO BE CONFIRMED BY CLIENT



D05

SELECTED SOLID TIMBER DOOR WITH HARDWOOD CLASHING
FRAME: SOLID PINE
FINISH: PAINTED - COLOUR TO BE CONFIRMED BY CLIENT

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DOOR SCHEDULE

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DWG No. 6.0 | REV B | SCALE 1:50 @ A3

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