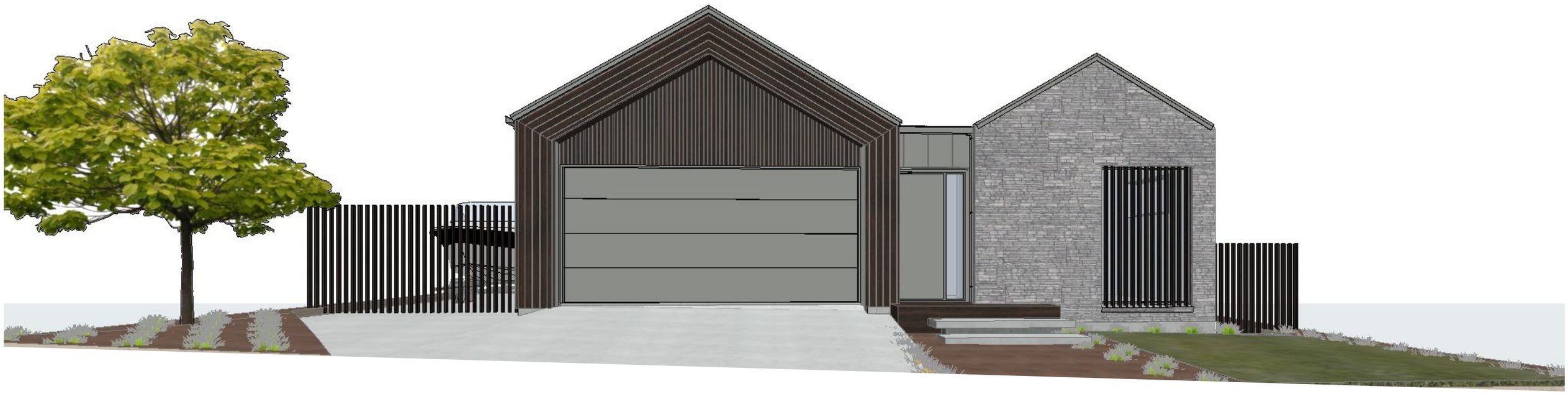
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LOT 12 ALLENBY FARM

PROPERTY ADDRESS

Project Team - VS & SE + AD

ISSUED FOR **CONSENT** 15/05/2025

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GENERAL NOTES

ALL WORK COMPRISES THE PROJECT AS OUTLINED ON THESE DRAWINGS.

SITING OF BUILDING WORK
ALL BOUNDARY PEGS AND SERVICES ARE TO BE LOCATED BEFORE CONSTRUCTION WORK COMMENCES. THE OWNER MUST CONFIRM PROPOSED BUILDING LOCATION AND SERVICES SUPPLY LOCATIONS FROM THEIR LEGAL BOUNDARY LINE PRIOR TO ANY CONSTRUCTION COMMENCING.

VARIATIONS AND AMENDMENTS
ALL STRUCTURAL DESIGN VARIATIONS AND OR AMENDMENTS DURING CONSTRUCTION ARE TO BE VERIFIED AND AGREED TO BY LBP DESIGNER ISSUING CERTIFICATE OF WORKS.

SPECIFIC ENGINEERING DETAIL
REFER TO THE CHARTERED ENGINEERS CALCULATIONS AND/OR THEIR DRAWINGS ATTACHED.

DISCREPANCIES
ALL THE INFORMATION CONTAINED IN THIS DOCUMENT AND WHAT'S REQUIRED FOR THE BUILDING CONSENT APPLICATION TO THE LOCAL 'BCA' ARE BELIEVED TO BE ACCURATE AT THE TIME OF ISSUE. IT IS THE RESPONSIBILITY OF THE BUILDER AND ALL SUBCONTRACTORS TO READ THESE PLANS AND INFORM THE DESIGNER PROCEEDING WITH ANY FURTHER WORK ON SITE.

SUBSTITUTIONS
THERE IS TO BE NO SUBTITUTIONS TO TIMBER TREATMENTS, TIMBER GRADES, SPECIFIED MATERIALS AND OR PRODUCTS WITHIN THIS DRAWING AND ATTACHED DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE LICENSED BUILDING PRACTIONER ISSUING THE CERTIFICATE OF DESIGN WORK.

NO DEVIATIONS ON INSTALLATION
BUILDER/INSTALLER OF ALL SPECIFIED PRODUCTS FOR THIS PROJECT ARE TO STRICTLY FOLLOW THE INSTALLATION PROCEDURES AS ISSUED AND SPECIFIED BY THE MANUFACTURER WITH NO DEVIATIONS.

ABBREVIATIONS THOUGHOUT DRAWING SET

B#	= BEAM (SED)
BCA	= BUILDING CONSENT AUTHORITY
CF	= CAVITY FIXED
CGL	= CLEARED GROUND LEVEL
CONC	= CONCRETE
COS	= CONFIRM ON SITE / CHECK ON SITE
DBL	= DOUBLE
DF	= DIRECT FIXED
DiT	= DesignIT STRUCTURAL MEMBER
F#	= FRAME CODE FOR STUD CENTERS
FB#	= FLITCH BEAM (SED)
FCL	= FINISHED CEILING LEVELS
FDL	= FINISHED DECK LEVEL
FFL	= FINISHED FLOOR LEVEL
FGL	= FINISHED GROUND LEVEL
JST	= JOIST
R#	= RAFTER
RB#	= RIDGE BEAM
SD	= SMOKE DETECTOR
SED	= SPECIFIC ENGINEERING DESIGN/DETAIL

DURABILITY

DURABILITY OF ALL NEW FIXINGS TO COMPLY WITH NZBC B2/AS1 & NZS3604:2011 TABLE 4.1 & 4.2

BUILDING IS LOCATED WITHIN - ***B***

ENVIRONMENT - ALL ZONES:
CLOSED AND ROOF SPACE FIXINGS
NAIL PLATES - CONTINUOUSLY COATED Z275 PRE-GAL WIRE
DOGS - 150g/m² HOT DIPPED GAL COATING BOLTS - 600g/m² HOT DIPPED GAL COATING BRACKETS - 390g/m² HOT DIPPED GALV. COATING

ALL OTHER STRUCTURAL FIXINGS IN 'CLOSED' - MILD STEEL

EXCAVATION/SITE ESTABLISHMENT

REFER TO SHEET 101 FOR SEDIMENT CONTROL AND SITE SECURITY.

SITEWORKS

REFER TO SHEET 101 FOR SITEWORKS.

FOUNDATIONS & SUBFLOOR

WHERE FOUNDATIONS ARE SPECIFICALLY DESIGNED BY OTHERS, REFER TO SEPARATE DETAILS AND CALCULATIONS AS INDICATED/REFERENCED WITHIN DRAWINGS.

FLOOR SLAB AND FOUNDATION:
3604 / ENGINEERED
MEGAFORM INSULATED FOUNDATION. 100mm 20MPa REINFORCED CONCRETE SLAB ON 50mm EPS ON GROUND OVER 0.25mm DPM OVER 25mm SAND BLINDING.
FOOTINGS AND BLOCK FILL TO BE 25MPa STRENGTH
- ENGINEERED DESIGN FOR STONE AREA.

ADDITIONAL NOTES: THIS PROJECT HAS FULL UNDERSLAB INSULATION THIS PROJECT HAS SLAB EDGE THERMAL PROTECTION - PLASTER FINISH REQUIRED WHERE INSULATION IS XPS OR EPS.

DPM:
250 MICRON THICK POLYEHTYLENE FILM
TAPE ALL SEAMS AND TAPE ANY DAMAGE OR PENETRATIONS THROUGH DPM.

DPC:
ALL TIMBER AND STEEL WORK TO BE FIXED OVER DPC WHEN FIXED TO CONCRETE.

PLUMBING & DRAINAGE

ALL PLUMBING TO AS/NZS 3500 SANITARY PLUMBING.

PLUMBING/DRAIN LAYER TO SUPPLY AN AS BUILT PLUMBING & DRAINAGE PLAN AFTER COMPLETION.

ADDITIONAL NOTES:
SOAK PIT AS PER CALCULATIONS. SEE PLUMBING PLAN

WALL STRUCTURE

REF: NZS3604:2011 TABLE 8.2 AND TABLE 8.4

STUDS IN TOP/SINGLE STOREY
EXTERNAL LOAD-BEARING WALLS:
<2.4m STUD LENGTH
90x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX.
<3.0m STUD LENGTH
140x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX.
*REFER TO CLADDING SELECTIONS FOR SPECIFIC NOG/DWANG SET OUT *GARAGE*
90x45 H1.2 SG8 STUDS @ 300CRS MAX. NOGS @ 800CRS MAX. OR 2/90x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX.
<3.6m STUD LENGTH
140x45 H1.2 SG8 STUDS @ 400CRS MAX. NOGS @ 800CRS MAX.
OR 2/90x45 @ 400CRS MAX
*REFER TO CLADDING SELECTIONS FOR SPECIFIC NOG/DWANG SET OUT

INTERNAL LOAD-BEARING WALLS:
<2.4m STUD LENGTH
90x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX.

NON-LOAD-BEARING STUDS IN INTERNAL WALLS
<2.4m STUD LENGTH
90x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX.

TOP PLATES, SILL PLATES AND TRIMMERS
ALL FRAMES TO HAVE ADDITIONAL TOP PLATE CONSISTING OF 2/140x45 SG8 / *OR 1/90x45 SG8 AND 1/140x35 CEILING CAPPING - INTERNAL WALLS/GARAGE*

SILL or HEAD TRIMMERS <2.4m CLEAR WIDTH TO BE 90x45
SILL or HEAD TRIMMERS <3.0m CLEAR WIDTH TO BE 2/90x45
SILL or HEAD TRIMMERS <3.6m CLEAR WIDTH TO BE 3/90x45

BOTTOM PLATES
FOR LOAD BEARING WALLS SUPPORTING ROOF ONLY USE 140x45 BOTTOM PLATE.

BOTTOM PLATE TO CONCRETE SLAB FLOOR FIXING
WALL PLATE FIXED WITH M10x140 BOWMAC BLUE HEAD SCREW BOLTS WITH 50x50x3mm GALV WASHER @ 900crs MAX & 150mm OF DOUBLE STUD AND150mm FROM CORNERS OVER DPC.

TRIMMING STUD TO BOTTOM PLATE
EACH LINTEL WHERE REQUIRED BY NZS3604 TO BE SECURED AGAINST UPLIFT SHALL BE FIXED TO A TRIMMING STUD WHICH IN TURN IS FIXED TO THE FLOOR FRAMING:-
CONCRETE SLAB - WITH A 25mm x 1mm STRAP TAKEN UNDER PLATE AND 150mm UP EACH SIDE OF STUD WITH 6 / 30 x 2.5mm NAILS INTO EACH SIDE OF STUD
WHERE PROPRIETARY FIXINGS ARE SPECIFIED, FIXINGS ARE TO BE TO THE SUPPLIERS INSTRUCTIONS

EXTERNAL OPENING TRIM DIMENSIONS
ALL DIMENSIONS ARE TO ROUGH OPENINGS AND ALL DIMENSIONS MUST BE SITE VERIFIED PRIOR TO MANUFACTURE.

ALUMINIUM JOINERY IS TO BE SITE MEASURED TO CONFIRM CLEARANCES. BUILDING/PRENAILER TO LIASE AND CONFIRM.

FIXING REQUIREMENTS
STUD TO BOTTOM PLATE & STUD TO TOP PLATE FIXING:
2/100 x 3.75 @ 600CRS HAND-DRIVEN NAILS OR
3/90x3.15 @ 600CRS POWER-DRIVEN NAILS

IN ADDITION TO THE ABOVE NAIL FIXINGS ALL LOAD BEARING WALLS ARE TO HAVE THEIR VERY TOP PLATE FIXED TO ALL STUDS WITH 1/ LUMBERLOK STUD STRAP. REFER TO THE LUMBERLOK STUD TO PLATE FIXING SCHEDULE SHEET TYPE 'B'.

ALL WALL FRAMES TO CONCRETE SLABS, TO BE SEATED ON DPC.

REFER TO CLADDING REQUIREMENTS FOR ADDITIONAL NOGGING IN THE EXTERNAL FRAMES SUPPORTING CLADDING.

INTERNAL DOOR TRIM DIMENSIONS
GENERALLY ALL INTERNAL DOOR HEIGHTS TO BE 2,200mm.
TRIM WIDTH & HEIGHT OF ALL INTERNAL OPENINGS TO SUIT.
TYPICALLY THE TRIM WIDTH IS LEAF WIDTH + 70mm & THE HEIGHT IS LEAF HEIGHT + 45mm. BOTH CALCULATED USING 20mm JAMB LINERS. BUILDER/ PRENAILER TO CONFIRM.

LVL TIMBER

KEEP THE TOP EDGE OF THE LVL COVERED AND DRY AT ALL TIMES DURING CONSTRUCTION.

ADD PROP TO CENTER OF ALL LVL BEAMS >2.4m SUPPORTING FLOORS, TRUSSES OR POINT LOADS DURING CONSTRUCTION.

PLEASE REFER TO THE CURRENT FUTUREBUILD LVL LITERATURE FOR INFORMATION, LIMITATIONS, AND CAUTIONS REGARDING THE STORAGE, HANDLING, INSTALLATION, USAGE, AND MAINTENANCE OF FUTUREBUILD LVL.

ROOF STRUCTURE & ROOFING

ROOF CLADDING
ROOFING INDUSTRIES TRIMRIB 'S' 0.40BMT ROOFING OVER PROCLIMA SOLITEX MENTO 3000 SELF-SUPPORTING ROOFING UNDERLAY.

TYPICALLY 70x45 H1.2 SG8 PURLINS @ 900CRS MAX ON THEIR FLAT, END PURLIN @ 600 AND FIXED TO TRUSSES or RAFTERS.
NOTE: 90x45 TO CANTILEVER 450mm MAX. AS PER NZS3604 CLAUSE 10.2.1.15.2.

PURLIN FIXING
REFER TO ROOF PLANS

FASCIA & SOFFIT

ROOFING INDUSTRIES 125 BOX GUTTER (WITH SNOWSTRAPS @ 600CRS). NO FASCIA. ENSURE GUTTER CLIPS HOLD GUTTER OFF THE CLADDING WITH 10mm GAP IN CASE OF OVERFLOW.

JAMES HARDIE 4.5mm HARDIESOFFIT SOFFIT LINING BUTT JOINTED, PAINT FINISH ON 70x45 H1.2 SG6 TIMBER FRAMING

100x50 RECTANGULAR DOWNPIPES WITH PIPE CLIPS @ 1200CRS. MAX.
ALLOWABLE CATCHMENT = (85m² for 0-25° roof /70m² for 25-35° roof).
LOCATION OF DOWNPIPES AS PER DRAWINGS.

WINDOWS & GLAZING

ALL GLAZING IS IGU DOUBLE GLAZING.

REFER TO H1 COMPLIANCE INFORMATION FOR R-VALUE REQUIRED FOR JOINERY.

ALL GLAZING TO COMPLY WITH NZS4223:3:2016. JOINERY MANUFACTURER TO CONFIRM POSITION OF SAFETY GLAZING LOCATIONS.
RESTRICTOR STAYS TO OPENING SASHES WHERE THERE IS A RISK OF FALLING 1.0M AND OVER IN ACCORDANCE WITH NZBC CLAUSE F4/AS1
REFER TO WINDOW AND DOOR SCHEDULE.
SELECTED POWDERCOATED ALUMINIUM DOUBLE GLAZED JOINERY UNLESS STATED OTHERWISE

EXTERIOR WALLS & CLADDINGS

EXTERIOR CLADDING:
SELECTED AREAS WITH WIDER BOARDS -
HERMAN PACIFIC HP55 PROFILE WESTERN RED CEDAR SHIPLAP WEATHERBOARD FIXED VERTICALLY OVER 20mm H3.1 TREATED CASTELLATED TIMBER CAVITY BATTENS.
NOTE: DWANG / NOG AT 400mm CRS MAX.
SELECTED AREAS WITH THINNER BOARDS -
HERMAN PACIFIC CP862 PROFILE WESTERN RED CEDAR SHIPLAP WEATHERBOARD FIXED VERTICALLY OVER 20mm H3.1 TREATED CASTELLATED TIMBER CAVITY BATTENS.
NOTE: DWANG / NOG AT 400mm CRS MAX.

JAMES HARDIE STRIA PANEL FIXED VERTICALLY ON CASTELLATED H3.1 TIMBER CAVITY BATTENS WITH ALUMINIUM EXTERNAL BOX CORNER FIXED TO MANUFACTURERS TECHNICAL SPECIFICATIONS. PAINT FINISH.
NOTE: DWANG / NOG AT 600mm CRS MAX.

STONE
150mm LONGSPUR SCHIST STONE CLADDING ON 6mm HARDIES BACKING BOARD 'EM' SCREW FIX WALL TIES @ 400 CRS HORIZ & 300 CRS VERTICALLY. EXTERIOR FRAMES (MAX 3.8M HIGH) WITH STONE CLADDING TO HAVE 140x45 SG8 STUDS AT 400 CRS MAX, DWANGS 600 CRS MAX. REFER TO STRUCTURAL ENGINEERS SPECIFICATIONS & FIXING REQUIREMENTS.

BUILDING WRAP / RIGID AIR BARRIER
IBS RIGIDRAP SELECTED 8mm RIGID WALL UNDERLAY FIXED DIRECTLY TO FRAMING WITH PROCLIMA SOLITEX EXTASANA WALL UNDERLAY PRIOR TO INSTALLATION OF CAVITY BATTENS AND CLADDING.

WINDOW SEALING SYSTEM
INSTALL SELECTED WINDOW FLASHING SYSTEM AROUND WINDOW AND DOOR OPENING AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS.

EXTERIOR WALL PENETRATIONS
ALL EXTERIOR WALL PENETRATIONS THROUGH THE CLADDING AND CAVITY TO HAVE **IBS** PIPE AND PENETRATION SEALS INSTALLED.

INSULATION / H1 COMPLIANCE

CLIMATE ZONE: ZONE 6

MINIMUM R-VALUES OF INSULATION TO BE INSTALLED TO ACHIEVE REQUIRED CONSTRUCTION R-VALUES

TRUSSED ROOF - **R4.0**, 195mm ROOF INSULATION (MINIMUM - INCREASE IF DESIRED, ENSURE 25mm GAP TO UNDERSIDE ROOFING)

EXTERIOR WALLS - **R4.1**, 140mm WALL INSULATION

CONCRETE SLAB - 50mm **R1.43** VH-GRADE EPS FULL UNDERSLAB INSULATION

GLAZING - **R0.50**, THERMALLY BROKEN, DOUBLE GLAZED, CLEAR/LOW-E_4, ARGON GAS CAVITY AND THERMALLY IMPROVED WARM EDGE SPACER.

FRONT DOOR - SELECTED THERMALLY BROKEN ALUMINIUM DOOR **R0.50**

GARAGE INTERNAL ACCESS DOOR - SELECTED EPS FOAM CORE INTERNAL DOOR. **R0.75**

THE ABOVE INSULATION LEVELS WILL ACHIEVE COMPLIANCE WITH NZBC H1. HIGHER R-VALUE PRODUCTS ARE AVAILABLE AND RECOMMENDED.

BRACING DESIGN

NZS3604:2011 SECTION 5-BRACING
5.2.2 WIND REGION - ***A***
5.2.3 GROUND ROUGHNESS - ***URBAN***
5.2.4 SITE EXPOSURE - ***EXPOSED***
TABLE 5.3 TOPOGRAPHIC CLASS - ***T1***
TABLE 5.4 WIND ZONE - ***H***

WIND ZONE CALCULATED TO BE *HIGH*.

5.3 EARTHQUAKE BRACING
5.3.2 EARTHQUAKE ZONE - ***3***

INTERIOR WALL LINING

DWELLING IN GENERAL
DRY AREAS
GENERALLY 10mm STANDARD PLASTERBOARD TO ALL WALLS
GENERALLY 13mm STANDARD PLASTERBOARD FOR CEILINGS

METAL RONDO CEILING BATTENS @ 600CRS MAX.

WET AREAS (AS DEFINED E3/AS1)
BATHROOM -INSTALL 10mm WATER RESISTANT PLASTERBOARD TO WALLS AND 13mm WATER RESISTANT PLASTERBOARD TO CEILING.
KITCHEN & LAUNDRY - INSTALL 10mm WATER RESISTANT PLASTERBOARD TO WALLS.

SERVICE AND WET AREAS TO BE PAINTED WITH:
1x OIL BASED ENAMEL TINTED UNDERCOAT/SEALER
2x OIL BASED ENAMEL TOP COATS (MOULD RESISTANT).
OR
1x WATERBORNE TINTED UNDERCOAT/SEALER
2x WATERBORNE ENAMEL TOP COATS (MOULD RESISTANT).

FLOOR COVERINGS

WET AREAS (AS DEFINED E3/AS1)
FLOORS WILL BE SANDED AND PREPARED WITH LEVELING COMPOUND AS REQUIRED. TANKING *(ARDEX WPM002)* WHERE REQUIRED IS THEN APPLIED TO WET AREAS TO COMPLY WITH NZBC E3/AS1.
WET AREAS WITH LEVEL ENTRY SHOWERS OR WHERE THE SHOWER HAS NO DOOR, SHALL HAVE THE TANKING APPLIED TO THE ENTIRE FLOOR AND 150mm UP (MINIMUM) WALLS. ALL UPPER FLOOR WET AREAS SHALL HAVE THE TANKING APPLIED TO THE ENTIRE FLOOR AND 150mm UP (MINIMUM) WALLS.

REMAINING DWELLING TO BE CARPET OR PLANK FLOOR

THESE PLANS ARE TO BE READ IN CONJUCTION WITH THE PROJECT SPECIFIC SPECIFICATIONS AND SUPPORTING DOCUMENTS

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

bespoke ARCHITECTURE

LOT 12 ALLENBY FARM

15/05/2025

PROPERTY ADDRESS

PROJECT NOTES

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS , NZS 3604 , N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION
REV A - CONCRETE STRENGTH

design VS & SE
drawn AD
job no J24015
scale 1:1@ A3

SHEET NO 001

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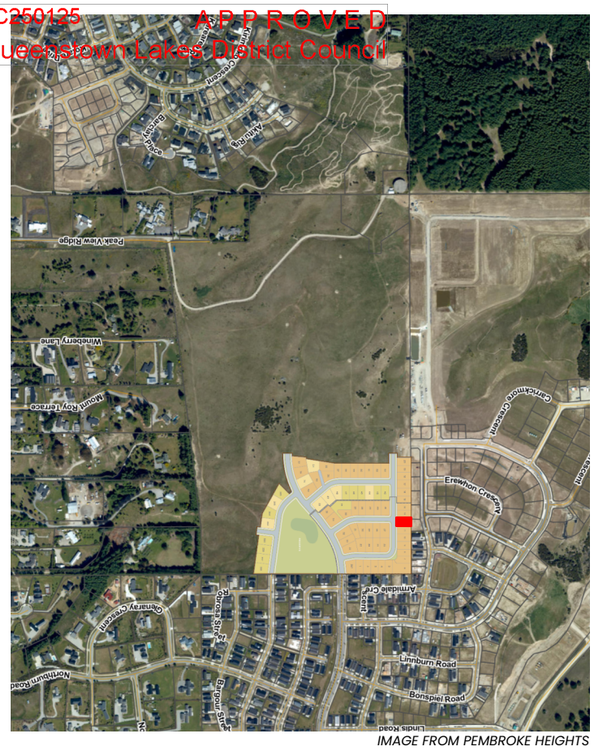


IMAGE FROM PEMBROKE HEIGHTS STAGE MAP AND QLDC GIS MAPS

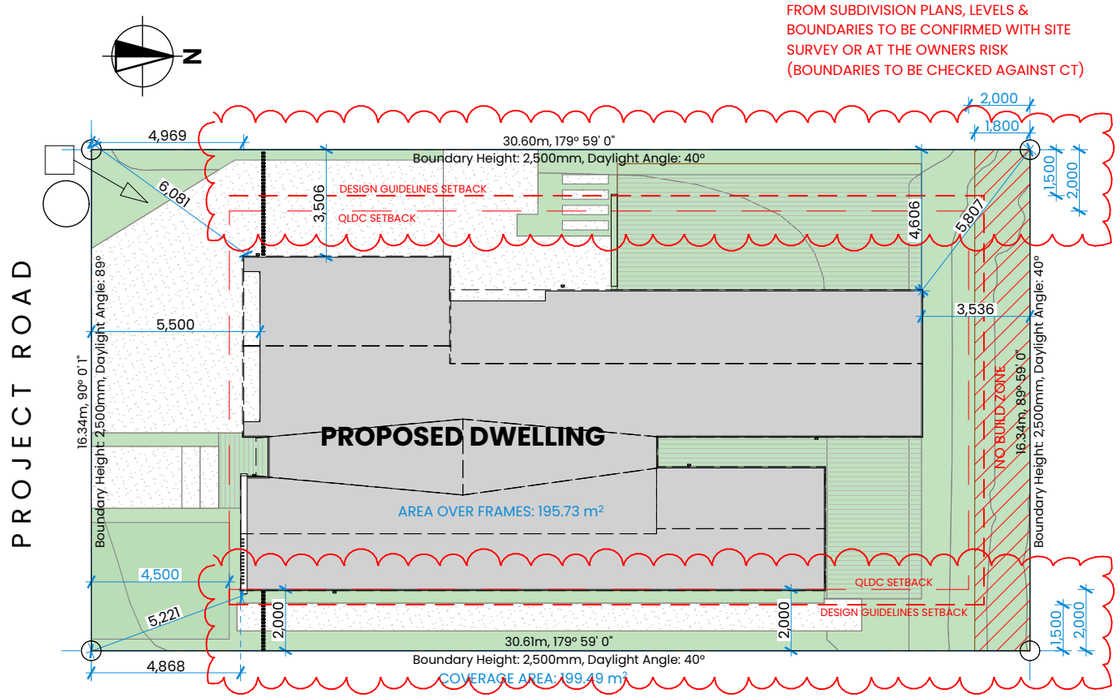
EROSION & SEDIMENT MANAGEMENT
- CONNECT TEMPORARY DOWN PIPES TO SW DRAINS, RENDERING COMPLETE & FUNCTIONAL AS EARLY AS POSSIBLE TO MITIGATE STORMWATER SPILL ONTO SITE
- ANY EXCAVATED FILL CAUSED BY BUILDING WORKS NEEDS TO BE REMOVED FROM SITE IMMEDIATELY TO MITIGATE AGAINST SITE RUN-OFF
- SPRAY DOWN ANY SOIL STOCK PILE OR EXCAVATION REGULARLY TO PREVENT DUST
- INSTALL SEDIMENT FENCE COMPLETE WITH SEDIMENT FABRIC AND GOOD WARATAH SPACING. SEDIMENT FABRIC TO BE TRENCHED 200MM MIN INTO THE GROUND, OR SILT SOCKS CAN BE USED AS AN ALTERNATIVE TO SEDIMENT FENCE. CLEAR AWAY ANY COLLECTED SEDIMENT REGULARLY

SITE HAZARDS
- MAIN CONTRACTOR TO PROVIDE 2M HIGH CHAIN LINK FENCE (min 50 x 50)TO PREVENT UNAUTHORISED ENTRY TO SITE TO COMPLY WITH NZBC/F5 AND MUST BE COMPLETE WITH A LOCKABLE GATE.

- HAZARD IDENTIFICATION BOARD SHALL BE ADJACENT TO SITE ENTRY AND IDENTIFY ALL RELEVANT ONSITE HAZARDS

- MAIN CONTRACTOR TO PROVIDE ONSITE A SITE SPECIFIC HEALTH & SAFETY POLICY WHICH IS TO BE VIEWED AND SIGNED BY ALL PERSONS ENTERING THE SITE

NOTE: SITE LEVELS & CONTOURS TAKEN FROM SUBDIVISION PLANS, LEVELS & BOUNDARIES TO BE CONFIRMED WITH SITE SURVEY OR AT THE OWNERS RISK (BOUNDARIES TO BE CHECKED AGAINST CT)



LOCATION PLAN
SCALE NTS

SITE DESCRIPTION

LEGAL DESCRIPTION:	LOT 12, DP TBC
TERRITORIAL AUTHORITY:	QUEENSTOWN LAKES DISTRICT COUNCIL
PLANNING ZONE:	NORTHLAKE SPECIAL ZONE (ACTIVITY AREA B1)
PLANNING SUB ZONES:	PEMBROKE SUBDIVISION
WIND ZONE:	HIGH
EQ ZONE:	3
EXPOSURE ZONE:	B
SNOW ZONE:	N5
SNOW LOAD:	2.0kPa
CLIMATE ZONE:	ZONE 6
SITE AREA:	500m² APPROX.

PROPOSED AREAS

FLOOR AREA:	195.73m²
AREA OVER FRAMES:	195.73m²
AREA OVER FOUNDATIONS:	194.75m²
PROPOSED PAVED AREA:	100.01m²
PROPOSED DECK AREA:	58.13m²
PROPOSED IMPERMEABLE AREA:	295.82m²
SITE COVERAGE:	39.54% (199.98m²)

COVERAGE AREA IS 200m² MAX. FOR THIS SITE - 40%

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LOT 12 ALLENBY FARM

15/05/2025

PROPERTY ADDRESS

SITE PLAN

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REVISION
A 15-05-2025 RFIs

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drawn AD
job no J24015
scale 1:200@ A3

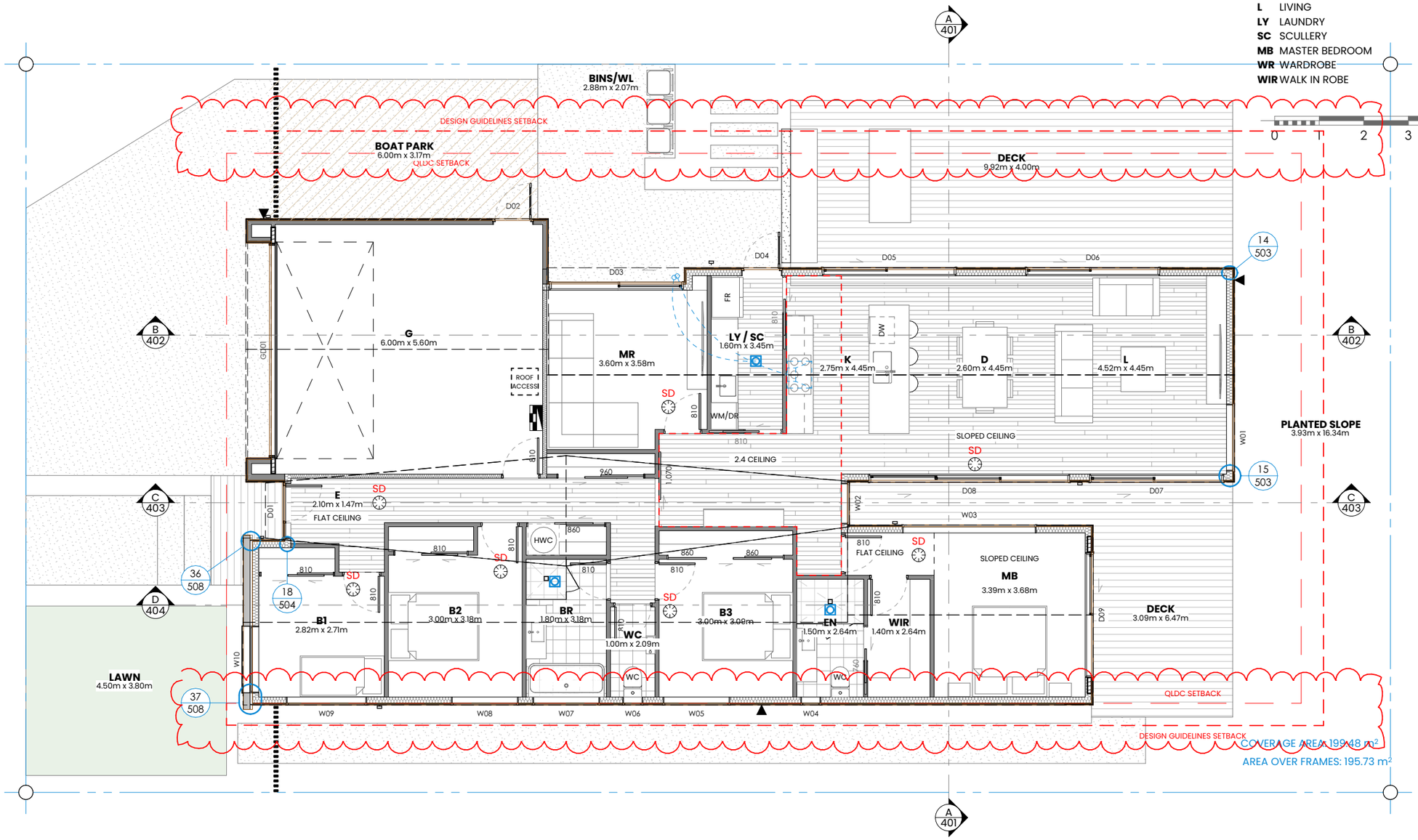
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LEGEND OF ABBREVIATIONS

BR BATHROOM
B BEDROOM
DK DECK
D DINING
EN ENSUITE
E ENTRY
MR MEDIA ROOM
G GARAGE
K KITCHEN
L LIVING
LY LAUNDRY
SC SCULLERY
MB MASTER BEDROOM
WR WARDROBE
WIR WALK IN ROBE

IMPORTANT:
-TIMBER FRAME CONSTRUCTION IN ACCORDANCE WITH NZS 3604:2011
-ALLOW TO INSTALL 10MM GIB AQUALINE TO BATHROOM & ENSUITE & KITCHEN WALL WET AREAS.

90x45 H1.2 SG8 FRAMING
140x45 H1.2 SG8 FRAMING
SELECTED HARDWOOD TIMBER FLOORING
SELECTED FLOOR TILES
INSULATED INTERIOR WALL R2.6 BATT TYPE INSULATION

IMPORTANT
SLIP RESISTANCE TO WET & DRY AREAS ON INTERIOR & EXTERIOR WALKING SURFACES TO COMPLY WITH NZBC CLAUSE D1, AS1 TABLE 2

NOTE:
-INTERIOR WET AREAS & EXTERIOR WALKING SURFACE BETWEEN STREET & ENTRY TO COMPLY WITH TABLE 2, CLAUSE D1, NZBC.
-SELECTED CARPET TO ALL AREAS UNLESS INDICATED
-KITCHEN DESIGN TO COMPLY WITH NZBC G3/AS1
CHECK FRIDGE POSITION WITH DESIGNER, DOOR NEEDS TO OPEN WITHOUT WALL & DOOR JAMB HINDERING PATH

ROOF ACCESS — ROOF SPACE ACCESS HATCH min 600x600
SD — INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH NZBC CLAUSE C1/AS1 AND NZS 4514. INSTALL ON OR NEAR THE CEILING AS PER MANUFACTURERS INSTRUCTIONS
SMART METER BOX
SWITCH BOARD
HOSE TAP
HWC — 250L MAINS PRESSURE ELECTRIC HWC TO BE FITTED WITH SIESMIC RESTRAINTS AS PER NZBC G12/AS1 fig14. SAFE TRAY TO COMPY WITH NZBC G12/AS1 CLAUSE 5.2.3 TO DRAIN VIA 40mm uPVC PIPE & TERMINATE OUTSIDE THE DWELLING TO GROUND
TPR VALVE TO DISCHARGE VIA 25mm COPPER PIPE TO ALLPROOF HWC TUNDISH TO SAFE TRAY WASTE.
WATER TEMPERATURE AT *SANITARY FIXTURE* TO BE RESTRICTED TO 50°C MAX.

E3/AS1 COMPLIANCE:
-HARDWOOD TIMBER FLOORING / VINYL PLANK FLOORING / LUXURY VINYL TILE (LVT) IN WET AREAS AND WATER SPLASH ZONES IS AN ALTERNATIVE SOLUTION. FLOORING SUPPLIER TO PROVIDE SUPPORTING INFORMATION TO SHOW COMPLIANCE.
REFER TO SUPPORTING DOCUMENTS

G4/AS1 COMPLIANCE:
BATHROOM/KITCHEN VENTILATION
EXTRACT FANS TO BATHROOMS AND ENSUITE TO BE A MIN OF 25l/sec WITH TIMER SET TO LIGHT SWITCH, DUCTED EITHER TO SOFFIT OR ROOF. INTERNAL DOORS TO SPACES WITH EXTRACT FANS, ARE TO BE UNDERCUT 10mm TO PROVIDE MAKE UP AIR.

SELECTED RESIDENTIAL RANGE HOOD WITH INLINE EXHAUST FAN TO KITCHEN TO BE A MIN OF 50 l/sec DUCTED EITHER TO SOFFIT OR ROOF.

G8/AS1 COMPLIANCE:
ARTIFICIAL LIGHTING TO BE PROVIDED TO ACHIEVE MIN. 20 LUX IN ALL ACCESS ROUTES. REFER TO NZBC G8/AS1 TABLE 1 FOR THE MIN. WATTAGE REQUIRED PER m² OF FLOOR AREA TO ACHEIVE 20 LUX.

ALL RECESSED DOWNLIGHTS TO BE LED IC-4 (IC-F) WITH HCB & SCB = 0 (WHERE HCB IS HEIGHT CLEARANCE TO BUILDING ELEMENT AND SCB IS SIDE CLEARANCE TO BUILDING ELEMENT)

CONSULTANTS:
DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DOCUMENTATION

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LOT 12 ALLENBY FARM

15/05/2025

PROPERTY ADDRESS

FLOOR PLAN

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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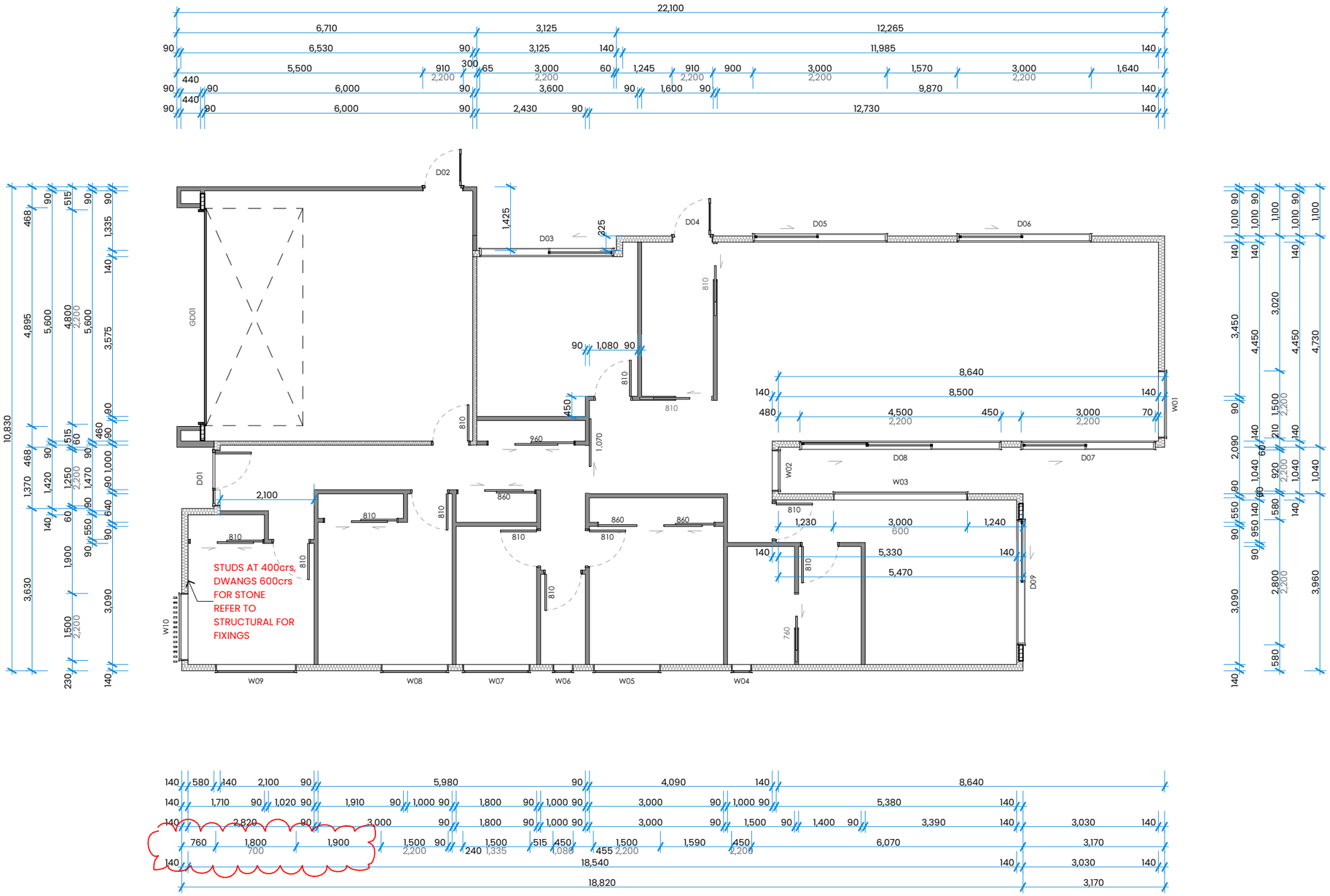
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WALL FRAMING PLAN

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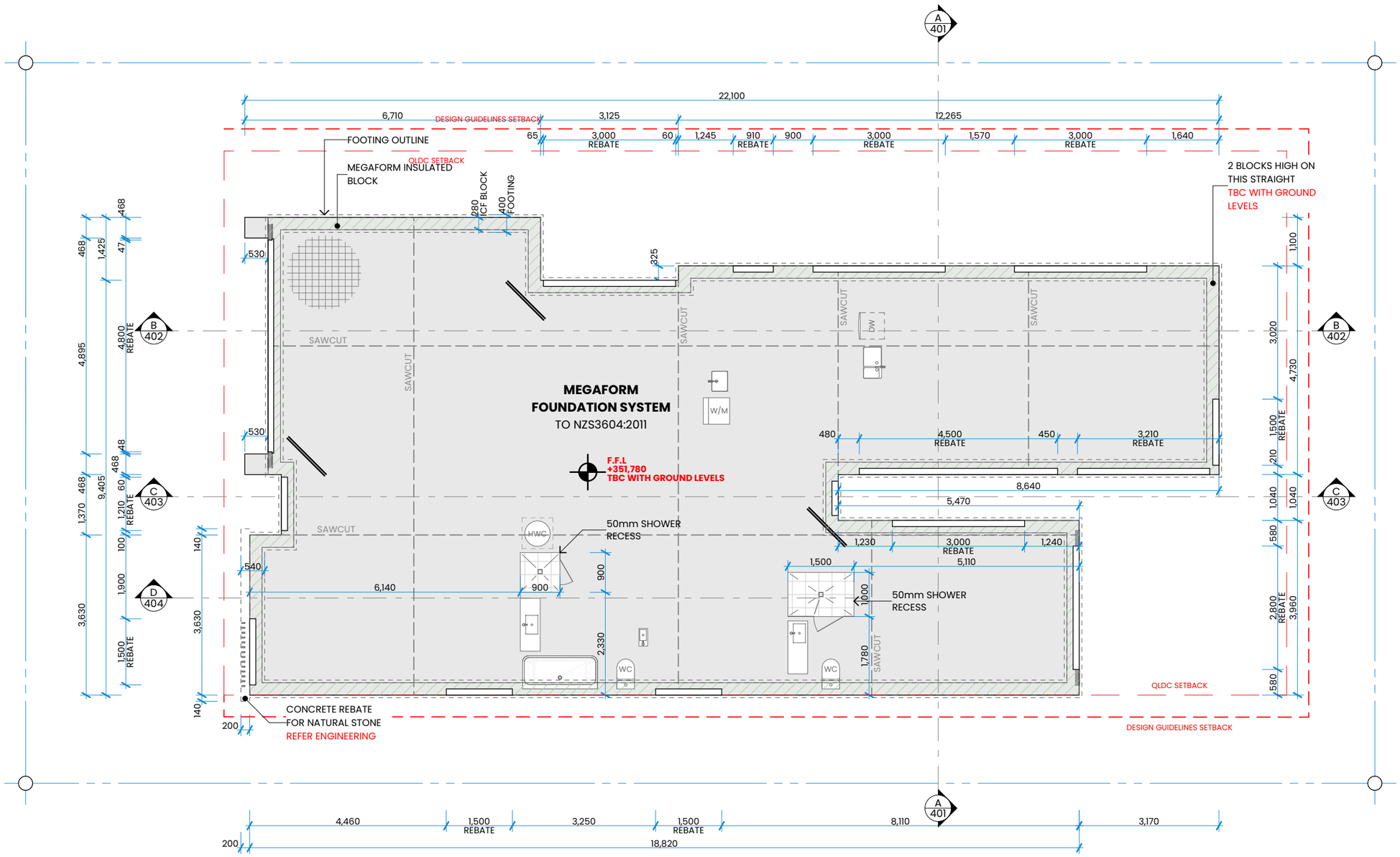
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FLOOR SLAB / FOUNDATION NOTES:

FOOTING DEPTHS AS PER GEOTECH REPORT.
TO BE TAKEN TO SOLID BEARING

SAWCUT **SAW CUTS** SHALL EXTEND QUARTER OF THE DEPTH OF THE SLAB

2/D12, 1.2m LONG SUPPLEMENTARY REINFORCING BARS

SE62 MESH AT 30mm TOP COVER

CONCRETE SLAB REV A
100mm THICK **25MPa (DUE TO FREEZE THAW)** CONCRETE SLAB REINFORCED WITH SE62 MESH AT 30mm TOP COVER ON SELECTED UNDERSLAB INSULATION, ON POLYTHENE DPM ON 25mm SANDBLINDING, ON LAYERS OF 150mm AP40 COMPACTED HARDFILL TO SOLID BEARING.

THIS DESIGN REQUIRES REBATES TO PARTS OF SLAB, CONFIRM SIZING WITH JOINERY MANUFACTURER.

ALL DIMENSIONS AND REBATES ARE TO READ IN CONJUNCTION WITH ENTIRE SET OF PLANS, MANUALS, AND SPECIFICATIONS BEFORE CONSTRUCTION COMMENCES. REFER TO DESIGNER IF DIMENSIONS DO NOT ADD UP.

BESPOKE ARCHITECTURE LIMITED WILL NOT ACCEPT ANY LIABILITY OR RESPONSIBILITY FOR EXECUTIVE DESCISIONS MADE ON SITE BY ANY CONTRACTOR.

WHERE THE CONTRACTOR IS UNCERTAIN OF THE DETAIL OR INFORMATION PROVIDED IN THESE DOCUMENTS, THE CONTRACTOR IS TO IMMEDIATELY INFORM THE DESIGNER AND REQUEST FURTHER INFORMATION.

NOTE: THE CLIENT SHALL VERIFY ANY DUCTED (OR OTHERWISE) HEAT PUMP SYSTEMS IN THE PROJECT PRIOR TO ALLOW FOR THE APPROPRIATE SLAB CONDUITS FOR CONDENSATE DRAINS

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

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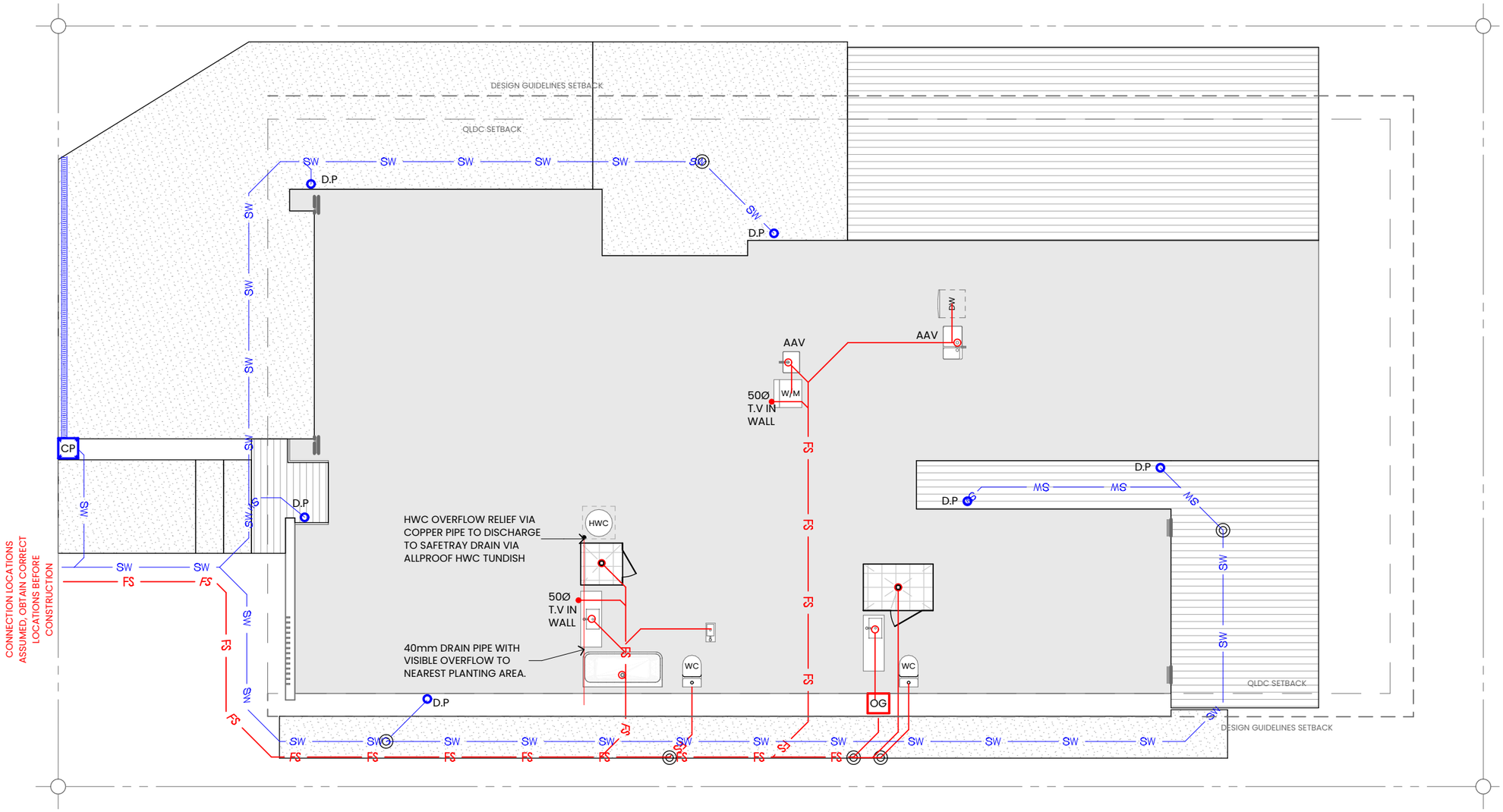
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NOTE: THE CLIENT SHALL VERIFY ANY DUCTED (OR OTHERWISE) HEAT PUMP SYSTEMS IN THE PROJECT PRIOR TO ALLOW FOR THE APPROPRIATE SLAB CONDUITS FOR CONDENSATE DRAINS



LEGEND

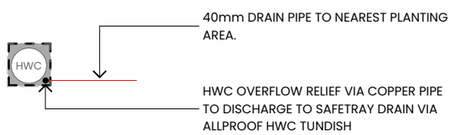
PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500

FS	FOUL SEWER LINE ALL NEW FOUL WATER DRAINS 100Ø uPVC @ 1:60
SW	STORMWATER ALL NEW STORM WATER DRAINS 100Ø uPVC @ 1:120
	GRATE DRAIN SELECTED CONCRETE STRIP DRAIN
I.P.	INSPECTION & RODDING POINTS
T.V	TERMINAL VENT - 50Ø
D.P	DOWNPIPE
OG	OVERFLOW RELIEF GULLY
GT	GULLY TRAP
CP	CESS PIT / SILT TRAP - TYPE 1 SUMP
AAV	AIR ADMITTANCE VALVE

	SANITARY FIXTURE	Min DIA	Min GRADE
WHB	BASIN / VANITY	65mm	1:40
S	KITCHEN SINK (INCL. DISHWASHER)	65mm	1:40
SH	SHOWER	65mm	1:40
B	BATH	65mm	1:40
TUB	LAUNDRY TUB (INCL. WASHING MACHINE)	65mm	1:40
WC	TOILET	100mm	1:60

	SANITARY FIXTURE	Min DIA	Min GRADE
WHB	BASIN / VANITY	40mm	1:40

AIR ADMITTANCE VALVES, WHERE POSSIBLE INSTALL UP THROUGH WALL CAVI & VENT IN CEILING, (MATCH DRAIN SIZE).
ALL VENTS, TO BE TAKEN THROUGH CEILING AND TERMINATE TO OPEN AIR OUTSIDE THE ROOF LINE.
ALL SOIL FIXTURES CONNECTED TO A VENTED DRAIN ARE AT A GRADIENT OF LESS THAN 1:60, REQUIRE VENTING BY EITHER AN OPEN VENT, OR AN AIR ADMITTANCE VALVE. SELECTED WC WITH AN ASSUMED RISER OFFSET OF 160MM FROM WALL FRAME. (manufacturers technical specs to be consulted to confirm)
- GULLY TRAPS SHALL BE POSITIONED SO THAT THE TOP OF THE GULLY TRAP DISH IS NO LESS THAN 150mm BELOW THE OVERFLOW LEVEL OF THE LOWEST SANITARY FIXTURE SERVED BY THE DRAINAGE SYSTEM.



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DRAINAGE PLAN

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REFER TO ROOF TRUSS DESIGN FOR:
- LINTEL SIZES
- LINTEL HOLD DOWN TYPES
- TOP PLATE FIXING
- ROOF PLANE BRACING
- TRUSS FIXING

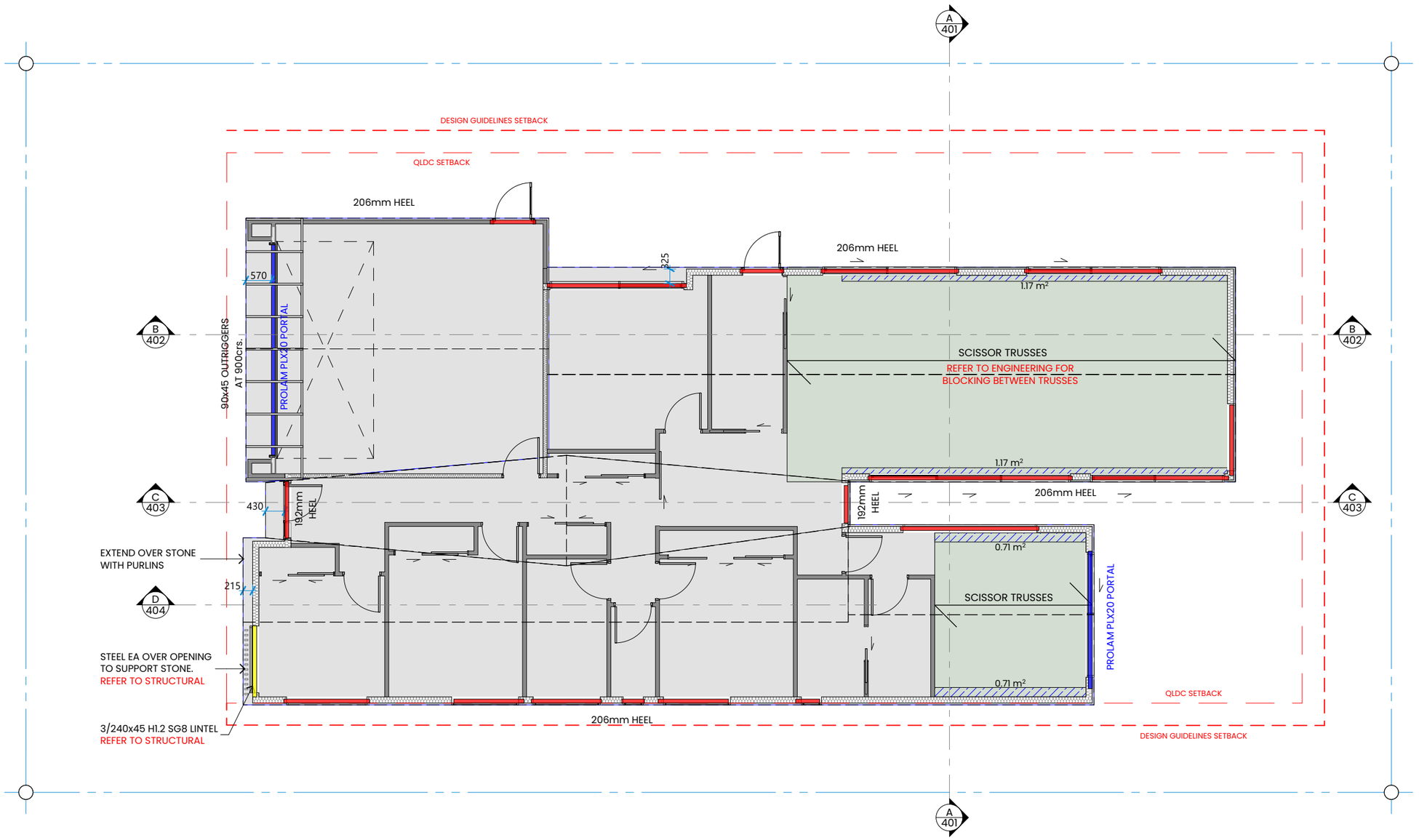
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BEAM/LINTELS BY ROOF TRUSS DESIGNER

PORTALS DESIGNED BY PROLAM CALCULATOR

AREA OF PREFABRICATED TRUSSES, BY TRUSS MANUFACTURER.

NOTE: REFER TO ROOF PLAN FOR ROOF STRAP BRACING
ALL TRUSS PROFILES TO BE PROVIDED BY THE MANUFACTURER WHEN PROVIDING THE TRUSS CERTIFICATE. ATTIC AND STORAGE TRUSS PROFILES MUST BE DIMENSIONED



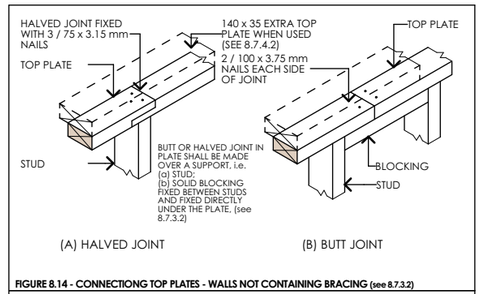
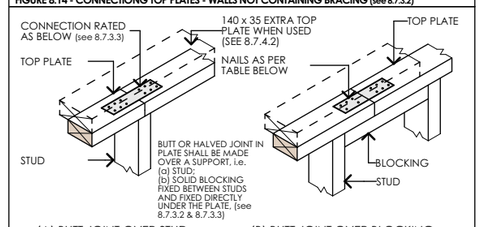


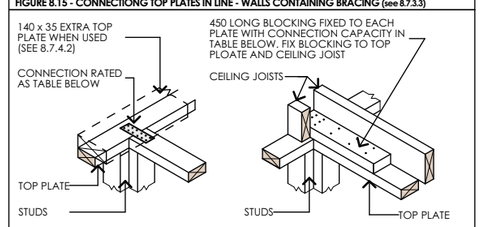
FIGURE 8.14 - CONNECTIONG TOP PLATES - WALLS NOT CONTAINING BRACING (see 8.7.3.2)



CAPACITIES OF METAL PLATE JOINTS (2)		CAPACITIES OF NAILED JOINTS (2)	
UP TO 3 kN	3/30 x 3.15 mm NAILS PER SIDE	UP TO 3 kN	3/100 x 3.75 mm NAILS PER SIDE
UP TO 6 kN	6/30 x 3.15 mm NAILS PER SIDE	UP TO 6 kN	6/100 x 3.75 mm NAILS PER SIDE

NOTE -
(1) See SECTION 4 FOR DURABILITY REQUIREMENTS
(2) NOT REQUIRED WHEN EXTRA TOP PLATE IS USED.

FIGURE 8.15 - CONNECTIONG TOP PLATES IN LINE - WALLS CONTAINING BRACING (see 8.7.3.3)



CAPACITIES OF METAL PLATE JOINTS		CAPACITIES OF NAILED JOINTS	
UP TO 3 kN	3/30 x 3.15 mm NAILS PER SIDE	UP TO 3 kN	3/100 x 3.75 mm NAILS PER SIDE
UP TO 6 kN	6/30 x 3.15 mm NAILS PER SIDE	UP TO 6 kN	6/100 x 3.75 mm NAILS PER SIDE

NOTE -
(1) See SECTION 4 FOR DURABILITY REQUIREMENTS

FIGURE 8.16 - CONNECTIONG TOP PLATES TO EXTERNAL WALLS AT RIGHT ANGLE - WALLS CONTAINING BRACING (see 8.7.3.3)

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ROOF FRAMING PLAN

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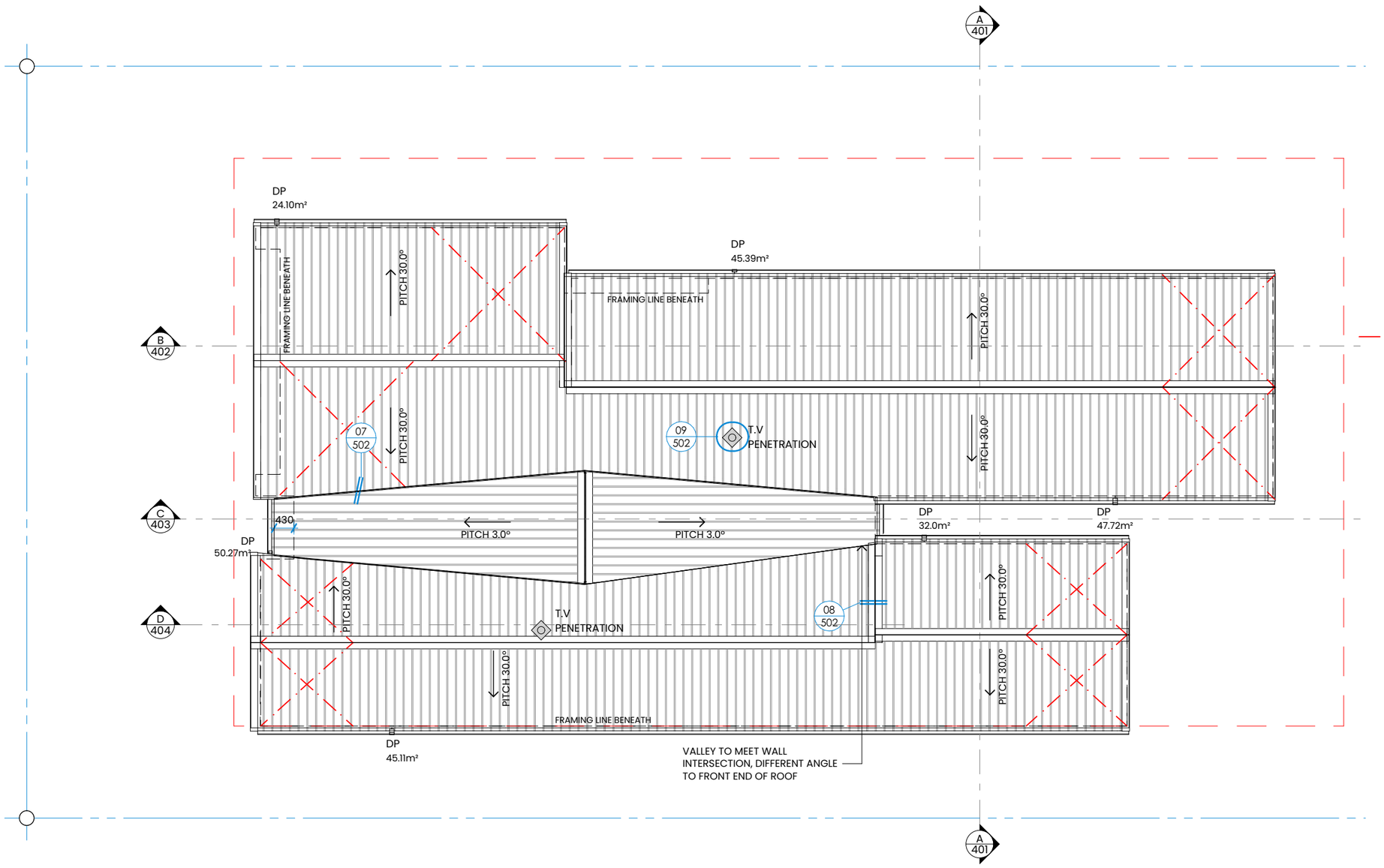
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IMPORTANT:
- 0.40BMT ROOFING INDUSTRIES TRIMRIB 'S' PROFILE ROOFING INSTALLED TO MANUFACTURERS INSTRUCTIONS.

- PROCLIMA SOLITEX MENTO 3000 SELF SUPPORTED ROOF UNDERLAY THROUGHOUT.

- ROOFING INDUSTRIES 125mm BOX GUTTER (WITH SNOWSTRAPS @ 600CRS) & 100x50 RECTANGULAR DOWNPIPES WITH PIPE CLIPS @ 1200CRS. MAX ALLOWABLE CATCHMENT = 75/85m²

- JAMES HARDIE HARDIEFLEX SOFFIT LINING, PAINT FINISH (TO ANGLED SOFFITS)

- ALL FLASHINGS TO BE 0.55BMT COLORSTEEL. CHECK ALL SIZES ONSITE BEFORE COMMENCING.

- 90X45 H1.2 SG8 PRE FAB TIMBER TRUSSES AT 900 CRS MAX. TO MANUFACTURERS DESIGN

- 70X45 H1.2 SG8 PURLINS @ 900 CRS MAX SPACED TO SUIT ROOF CLADDING (FIRST PURLIN 600mm)

- ROOF STRUCTURE TO COMPLY WITH NZBC B1/VM1&NZS 3604:2011.

TRUSSES
ALL TRUSS PROFILES TO BE PROVIDED BY THE MANUFACTURER WHEN PROVIDING THE TRUSS CERTIFICATE. ATTIC AND STORAGE TRUSS PROFILES MUST BE DIMENSIONED IF ANY.

ROOF BRACING AS PER NZS 3604:2011

LUMBERLOK STRIP BRACE
A DIAGONALLY OPPOSING PAIR OF CONTINUOUS 25 x 0.91mm GALV. STRAPS WITH MIN 4kN TENSION FIXED TO EACH TOPCHORD THAT IS INTERSECTED AND RETURN TO TOP PLATE AND STUD MIN 150mm . FULLY NAIL EACH HOLE OVER TIMBER WITH 30 x 3.15mm CLOUTS

FIXING SCHEDULE		ALTERNATIVE
PURLIN TO RAFTER / TRUSS	10g SELF-DRILLING SCREW x 80mm LONG	min 2.4kN
RAFTER / TRUSS TO SUPPORT	2/90x3.15 SKEW NAILS + 2 WIRE DOGS	min 4.7kN

NZMRM COP : 0.40mm 5 RIB TRAPEZOIDAL G550 STEEL ROOFING

Purlin spacings (metres)		**Wind zones**				
End span	**Intermediate span**	**Low**	**Medium**	**High**	**Very High**	**Extra High**
~~0.4~~	~~0.6~~	5T2	5T2	5T2	5T2	5T2
0.6	0.9	~~5T2~~	~~5T2~~	5T2	~~5T3~~	~~5T3~~
~~0.8~~	~~1.2~~	5T2	5T2	5T3	5T4	5T4

NOTE: 5T2 fixing pattern is - Hit 1, miss 1...
5T3 fixing pattern is - Hit 2, miss 2, hit 1...
5T4 fixing pattern is - Hit all

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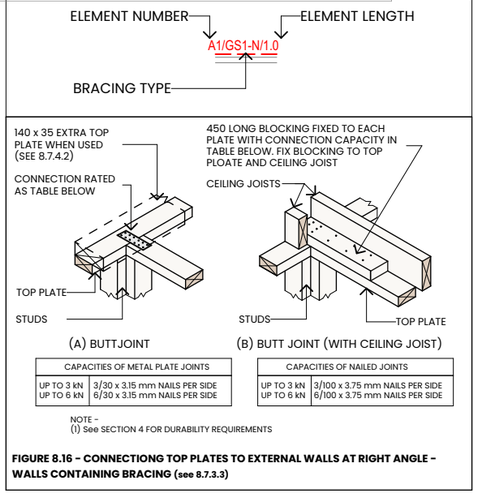
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BRACING NOTES



CAPACITIES OF METAL PLATE JOINTS	
UP TO 3 kN	3/30 x 3.15 mm NAILS PER SIDE
UP TO 6 kN	6/30 x 3.15 mm NAILS PER SIDE

CAPACITIES OF NAILED JOINTS	
UP TO 3 kN	3/100 x 3.75 mm NAILS PER SIDE
UP TO 6 kN	6/100 x 3.75 mm NAILS PER SIDE

NOTE -
(1) See SECTION 4 FOR DURABILITY REQUIREMENTS

FIGURE 8.16 - CONNECTIONG TOP PLATES TO EXTERNAL WALLS AT RIGHT ANGLE - WALLS CONTAINING BRACING (see 8.7.3.3)

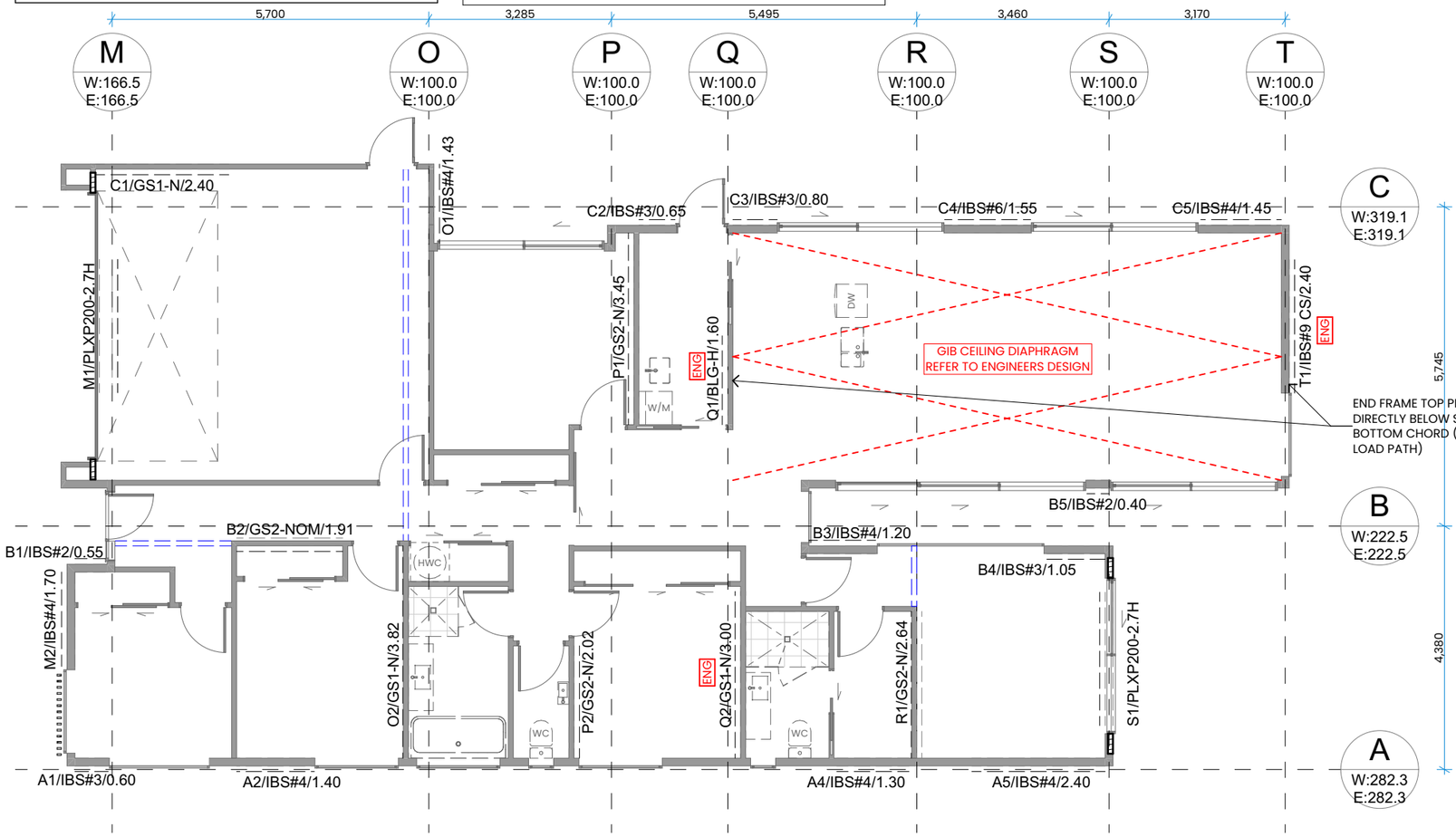
READING THE BRACING PLAN:
GIB BRACING ELEMENTS:
GS1-N - 0.4M MIN. LENGTH. ANY 10MM OR 13MM GIB STANDARD PLASTERBOARD FIXED TO ONE SIDE ONLY.
GS2-N - 0.4m MIN. LENGTH. ANY 10mm OR 13mm GIB PLASTERBOARD FIXED TO BOTH SIDES
GS2-NOM - 0.4m MIN. LENGTH. ANY 10mm OR 13mm GIB PLASTERBOARD FIXED TO BOTH SIDES
GSP-H - 0.4m MIN. LENGTH. ANY 10mm OR 13mm GIB PLASTERBOARD FIXED TO ONE SIDE 7mm STRUCTURAL PLYWOOD FIXED TO OTHER WITH GIB HANDIBRAC HOLD DOWNS
BL1-H - 0.4m MIN. LENGTH. 10mm OR 13mm GIB BRACELINE FIXED TO ONE SIDE WITH GIB HANDIBRAC HOLD DOWNS
BLG-H - 0.4m MIN. LENGTH. 10mm OR 13mm GIB BRACELINE FIXED TO ONE SIDE, ANY 10mm OR 13mm GIB PLASTERBOARD FIXED TO OTHER SIDE WITH GIB HANDIBRAC HOLD DOWNS
BLP-H - 0.4m MIN. LENGTH. 10mm OR 13mm GIB BRACELINE FIXED TO ONE SIDE 7mm STRUCTURAL PLYWOOD FIXED TO OTHER WITH GIB HANDIBRAC HOLD DOWNS

TOP PLATE CONNECTIONS

WALLS CONTAINING ONE OR MORE BRACING ELEMENTS TO BE CONNECTED AT THE TOP PLATE LEVEL, EITHER DIRECTLY OR THROUGH A FRAMING MEMBER IN THE LINE OF THE WALL, TO EXTERNAL WALLS AT RIGHT ANGLES. REFER TO NZS 3604 8.7.3.4

140x35 PLATE IN ROOF SPACE, CONNECTING BRACED INTERNAL WALLS TO EXTERNAL WALL

IBS RIGIDRAP BRACING ELEMENTS:
IBS-1 - 0.3M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS
IBS-2 - 0.4M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS
IBS-3 - 0.6M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS
IBS-4 - 1.2M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS
IBS-5 - 2.4M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS
IBS-6 - 1.2M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. NO HOLD-DOWNS.
IBS-7 - 0.4M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS. 10mm GIB STANDARD ON INSIDE.
IBS-8 - 0.6M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS. 10mm GIB STANDARD ON INSIDE.
IBS-9 - 1.2M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS. 10mm GIB STANDARD ON INSIDE.



BRACING CALCULATIONS

TABLE: Default

Location of Storey	*Single*	Wind Zone	*High*
Room in Roof Space	*No*	Earthquake Zone	*3*
Roof Width (RW)	*11.10m*	Soil Class	*D - Deep or Soft*
Roof Length (RL)	*21.27m*		
Gross Floor Area (GFA)	*199.90m²*	W along	*55.0BU/m*
Floor Height to Apex	*5m*	W along x RW	*610.5BU*
Roof Height Above Eaves	*2m*	W across	*50.0BU/m*
Roof Pitch	*26 - 45°*	W across x RL	*1,063.5BU*
Roof Style	*Gable*		
Double Top Plate	*No*	EQ	*6.0BU/m²*
Floor Load	*2kPa*	EQ x GFA	*1,199.4BU*
Cladding Weights:			
- Subfloor	*Concrete Floor*		
- Wall	*Light*		
- Roof	*Light*		

Calculations based on *NZS3604:2011*

BRACING ALONG

Required Line	W BU	EQ BU	Provided Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	Achieved W BU	Achieved EQ BU
A	282.3	282.3	*A-1*	*IBS#3*	*76.0*	*81.0*	*0.60*	*2.60*	-	*42.1*	*44.9*
			A-2	*IBS#4*	*131.0*	*107.0*	*1.40*	*2.60*	-	*169.3*	*138.3*
			A-4	*IBS#4*	*131.0*	*107.0*	*1.30*	*2.60*	-	*157.2*	*128.4*
			A-5	*IBS#4*	*131.0*	*107.0*	*2.40*	*2.70*	-	*279.4*	*228.2*
										647.9	*539.7*
B	222.5	222.5	*B-1*	*IBS#2*	*70.0*	*79.0*	*0.55*	*2.60*	-	*35.5*	*40.1*
			B-2	*GS2-NOM*	*50.0*	*50.0*	*1.91*	*2.60*	-	*88.2*	*88.2*
			B-3	*IBS#4*	*131.0*	*107.0*	*1.20*	*2.60*	-	*145.1*	*118.5*
			B-4	*IBS#3*	*76.0*	*81.0*	*1.05*	*2.70*	-	*70.9*	*75.6*
			B-5	*IBS#2*	*70.0*	*79.0*	*0.40*	*2.60*	-	*25.8*	*29.2*
										365.6	*351.6*
C	319.1	319.1	*C-1*	*GS1-N*	*70.0*	*60.0*	*2.40*	*2.60*	-	*155.1*	*132.9*
			C-2	*IBS#3*	*76.0*	*81.0*	*0.65*	*2.60*	-	*45.6*	*48.6*
			C-3	*IBS#3*	*76.0*	*81.0*	*0.80*	*2.60*	-	*56.1*	*59.8*
			C-4	*IBS#6*	*93.0*	*78.0*	*1.55*	*2.70*	-	*128.1*	*107.5*
			C-5	*IBS#4*	*131.0*	*107.0*	*1.45*	*2.70*	-	*168.8*	*137.9*
										553.8	486.7
			Total						**Achieved**	**1,567.3**	**1,378.0**
									Required	**610.5**	**1,199.4**

BRACING ACROSS

Required Line	W BU	EQ BU	Provided Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	Achieved W BU	Achieved EQ BU
M	166.5	166.5	*M-1*	*PLXP200-2.7H*	-	-	*4.80*	*2.70*	-	*150.0*	*185.0*
			M-2	*IBS#4*	*131.0*	*107.0*	*1.70*	*2.60*	-	*205.6*	*167.9*
										355.6	352.9
O	100.0	100.0	*O-1*	*IBS#4*	*131.0*	*107.0*	*1.43*	*2.60*	-	*172.3*	*140.7*
			O-2	*GS1-N*	*70.0*	*60.0*	*3.82*	*2.60*	-	*246.8*	*211.6*
										419.1	352.3
P	100.0	100.0	*P-1*	*GS2-N*	*95.0*	*85.0*	*3.45*	*2.60*	-	*302.5*	*270.7*
			P-2	*GS2-N*	*95.0*	*85.0*	*2.02*	*2.60*	-	*177.3*	*158.6*
										479.8	429.3
ENG Q	100.0	100.0	*Q-1*	*BLG-H*	*150.0*	*145.0*	*1.60*	*2.60*	-	*221.5*	*214.2*
			Q-2	*GS1-N*	*70.0*	*60.0*	*3.00*	*2.60*	-	*193.8*	*166.2*
										415.4	380.3
R	100.0	100.0	*R-1*	*GS2-N*	*95.0*	*85.0*	*2.64*	*2.60*	-	*231.5*	*207.1*
										231.5	207.1
S	100.0	100.0	*S-1*	*PLXP200-2.7H*	-	-	*3.00*	*2.70*	-	*150.0*	*185.0*
										150.0	185.0
T	100.0	100.0	*T-1*	*IBS#9 CS*	*150.0*	*150.0*	*2.40*	*2.98*	-	*289.8*	*289.8*
										289.8	289.8
			Total						**Achieved**	**2,341.2**	**2,196.8**
									Required	**1,063.5**	**1,199.4**

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bespoke ARCHITECTURE

LOT 12 ALLENBY FARM

15/05/2025

PROPERTY ADDRESS

BRACING PLAN

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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REVISION

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drawn AD
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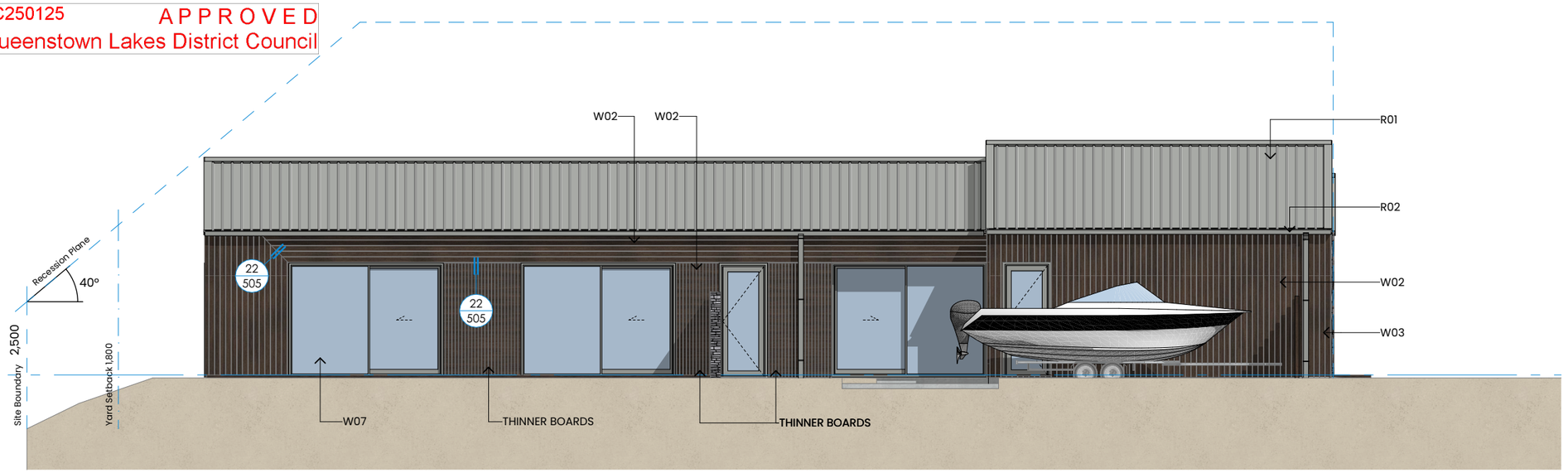
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KEY NOTES

SLAB

S01 - MEGAFORM INSULATED FOUNDATION SYSTEM ON DPM ON SAND BLINDING. 50mm EPS FULL UNDERSLAB INSULATION

WALLS

W01 - JAMES HARDIE STRIA PANEL FIXED VERTICALLY (SANDSTONE GREY)
W02 - HERMAN PACIFIC VERTICAL CEDAR SHIPLAP
W03 - 150mm LONGSPUR SCHIST STONE CLADDING, 6MM HARDIES BACKING BOARD SED TIES AND STUDS
W04 - 140x45 H1.2 SG8 STUDS
W05 - 90x45 H1.2 SG8 STUDS
W06 - WALL BATT TYPE INSULATION.
W07 - THERMALLY BROKEN POWDERCOATED ALUMINIUM DOUBLE GLAZED JOINERY
W08 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

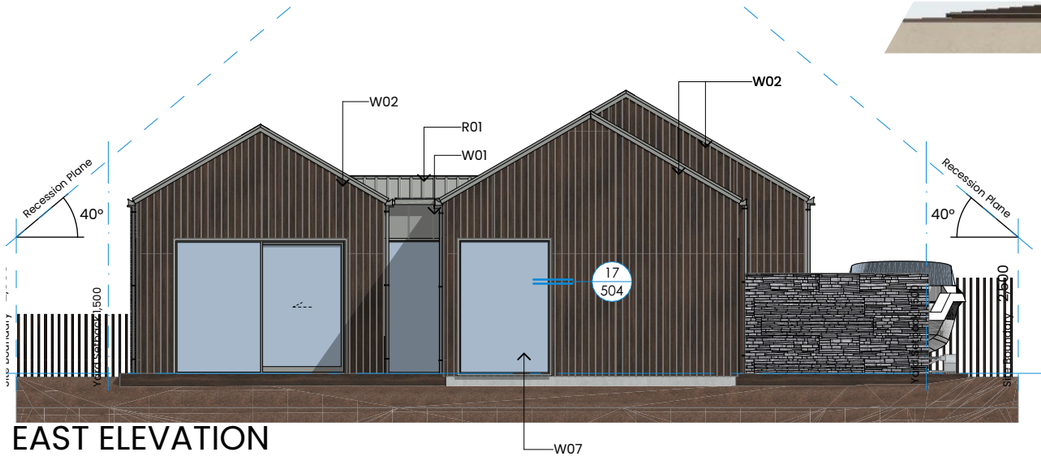
R01 - 0.40BMT ROOFING INDUSTRIES TRIMRIB 'S' PROFILE ROOFING (SANDSTONE GREY)
R02 - ROOFING INDUSTRIES 125mm COLORSTEEL GUTTER. 100x50 RECTANGULAR DOWNPIPES
R03 - JAMES HARDIE HARDIEFLEX SOFFIT LINING, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH

NORTH ELEVATION

SCALE 1:100 (A3)

BUILDING ENVELOPE RISK MATRIX		
NORTH ELEVATION		
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	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**10**







EAST ELEVATION

SCALE 1:100 (A3)

BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION		
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	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**10**

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LOT 12 ALLENBY FARM

15/05/2025

PROPERTY ADDRESS

ELEVATIONS

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REVISION

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drawn AD
job no J24015
scale 1:100, 1:50@ A3

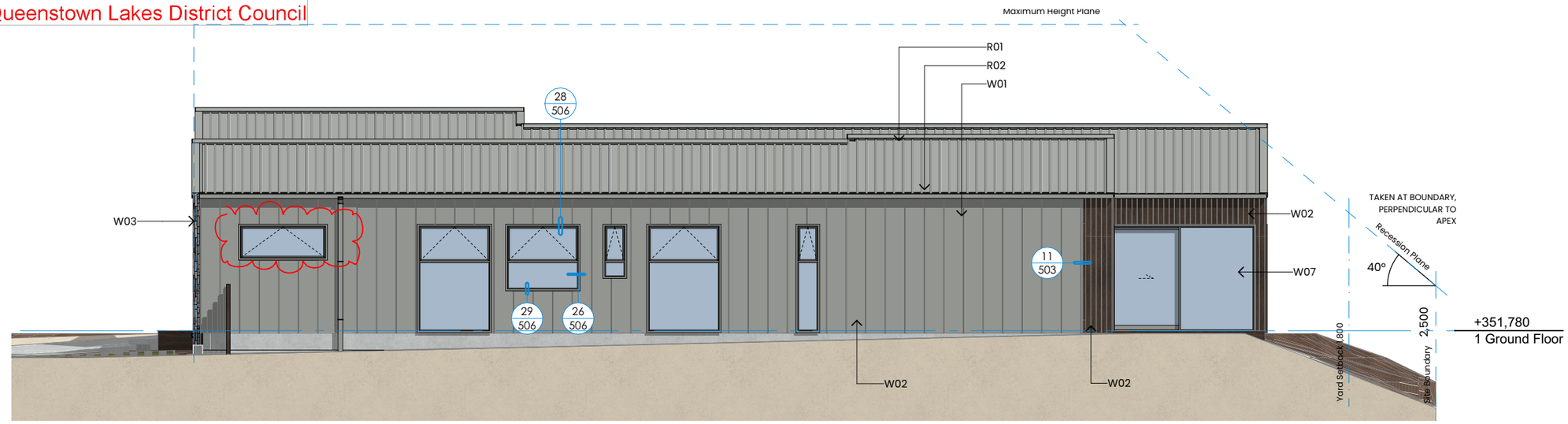
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SOUTH ELEVATION

SCALE 1:100 (A3)

BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION		
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	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**10**

KEY NOTES

SLAB

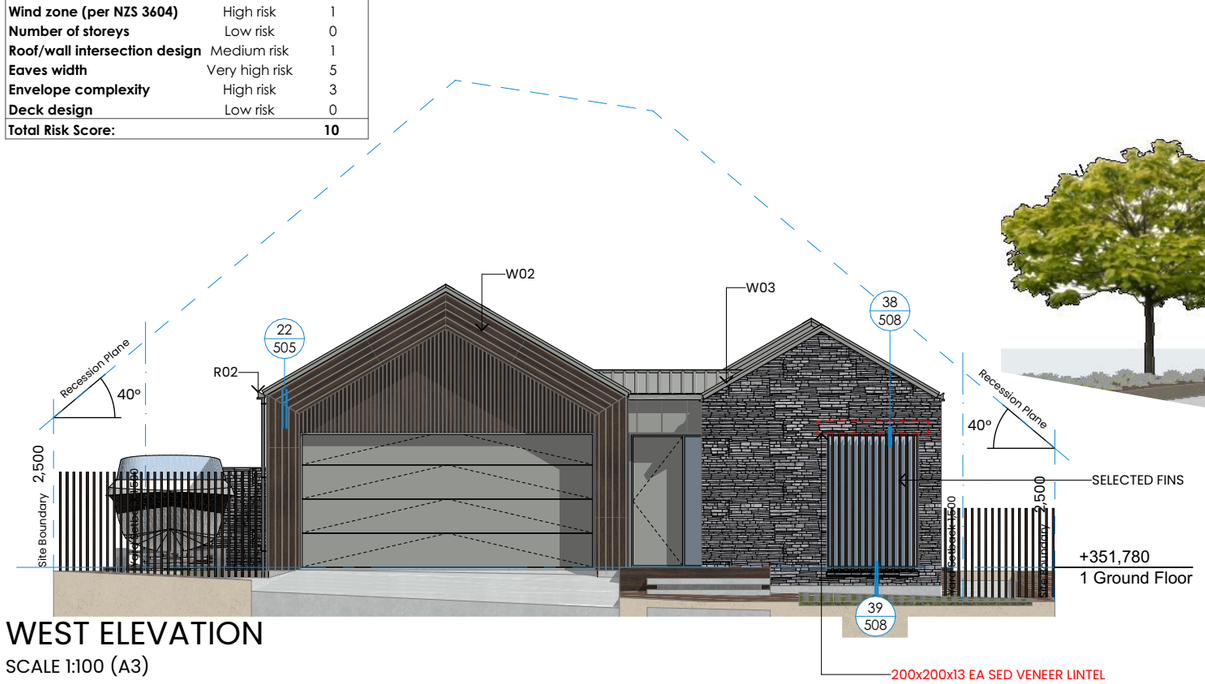
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W07 - THERMALLY BROKEN POWDERCOATED ALUMINIUM DOUBLE GLAZED JOINERY
W08 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

R01 - 0.40BMT ROOFING INDUSTRIES TRIMRIB 'S' PROFILE ROOFING (SANDSTONE GREY)
R02 - ROOFING INDUSTRIES 125mm COLORSTEEL GUTTER. 100x50 RECTANGULAR DOWNPIPES
R03 - JAMES HARDIE HARDIEFLEX SOFFIT LINING, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH



WEST ELEVATION

SCALE 1:100 (A3)

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION		
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	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**10**



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bespoke ARCHITECTURE

LOT 12 ALLENBY FARM

15/05/2025

PROPERTY ADDRESS

ELEVATIONS

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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REVISION

A 16/04/2025 WINDOW AMENDED

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job no J24015
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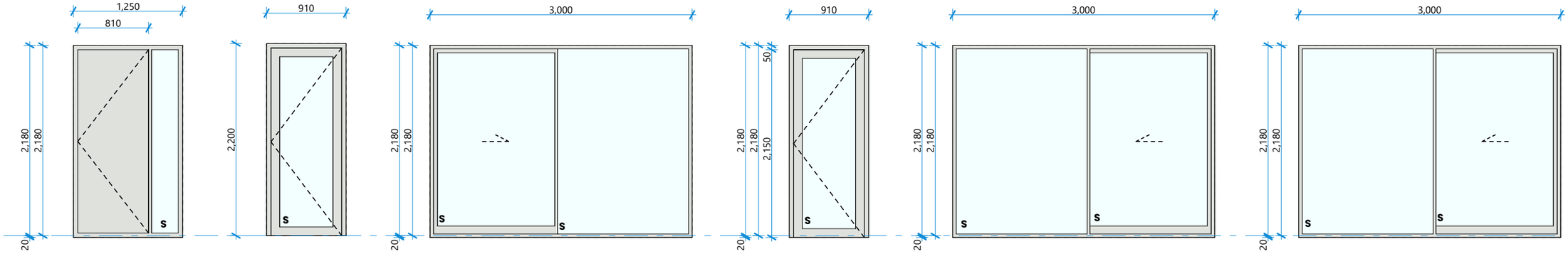
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D01
REBATED

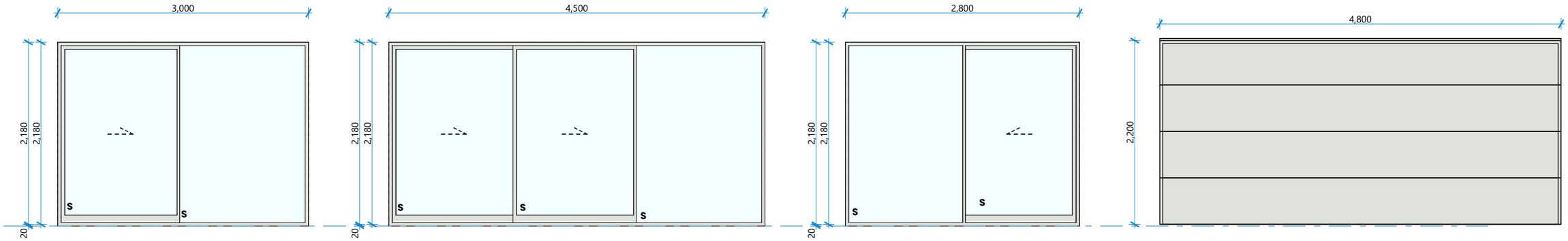
D02

D03
REBATED

D04
REBATED

D05
REBATED

D06
REBATED



D07
REBATED

D08
REBATED

D09
REBATED

GD01
SELECTED COLORSTEEL SECTIONAL DOOR

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LOT 12 ALLENBY FARM

15/05/2025

PROPERTY ADDRESS

WINDOW & DOOR SCHEDULE

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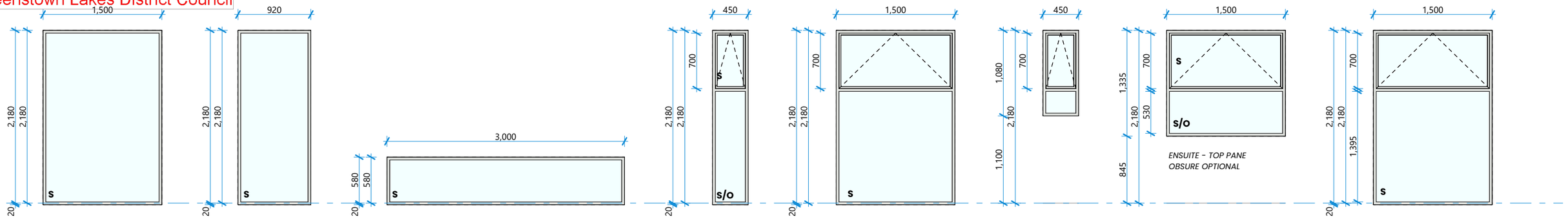
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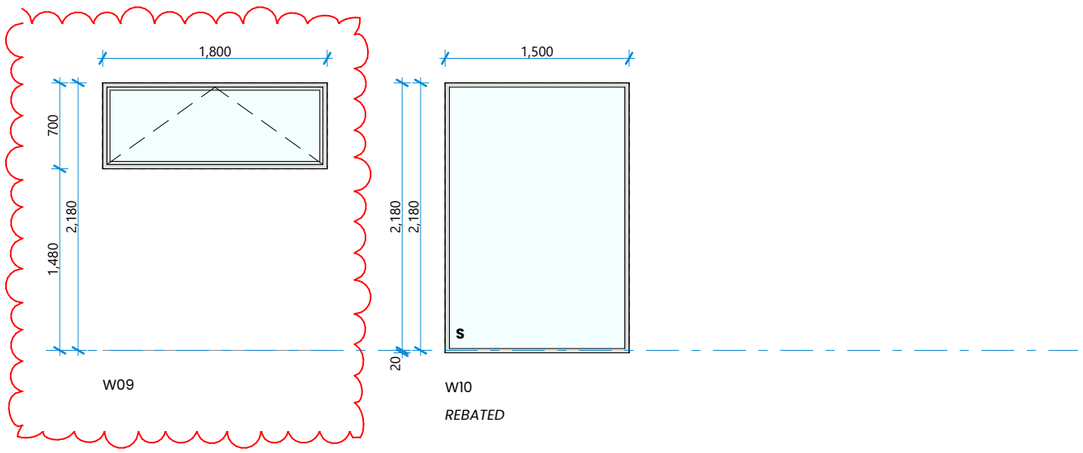
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GENERAL NOTES:

ALL UNITS VIEWED FROM EXTERIOR

ALL DIMENSIONS ARE TO ROUGH OPENINGS AND ALL DIMENSIONS MUST BE SITE VERIFIED PRIOR TO MANUFACTURE

INSTALL RESTRICTORS TO OPENING WINDOWS WHERE THERE IS A RISK OF FALLING 1.0M AND OVER IN ACCORDANCE WITH NZBC CLAUSE F4/AS1

ALL EXTERNAL DOORS TO BE OPENABLE WITHOUT KEYS FROM INSIDE

ALL GLAZING TO COMPLY WITH NZS 4223.3:2016

WINDOW SPECIFICATION:

MANUFACTURER:	TBC
SUITE:	TBC (THERMALLY BROKEN)
JOINERY FRAME:	ALUMINIUM
FINISH:	POWDERCOAT
COLOUR:	(TBC/ MATCH ROOF)
GLAZING IGU:	DOUBLE: LOW-E4/CLEAR
GAS:	ARGON 90%
SPACER:	THERMALLY IMPROVED WARM EDGE
WINDOW R-VALUE:	**R 0.50** (m^2K/W)
GLAZING U-VALUE:	U_G 1.10

SITE SPECIFIC NOTES:

CLIMATE ZONE:	ZONE 6
WIND ZONE:	HIGH
EXPOSURE ZONE:	B

LEGEND:

O = OBSCURED
S = SAFETY GLAZING TO NZS 4223.3
S# = SAFETY GLASS TO NZS 4223. TABLE 1 *OR* FLOAT GLASS TO TABLE 2 WITH 5mm MIN.
R = RESTRICTOR STAYS

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LOT 12 ALLENBY FARM

15/05/2025

PROPERTY ADDRESS

WINDOW & DOOR SCHEDULE

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REVISION

A 16/04/2025 WINDOW AMENDED

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KEY NOTES

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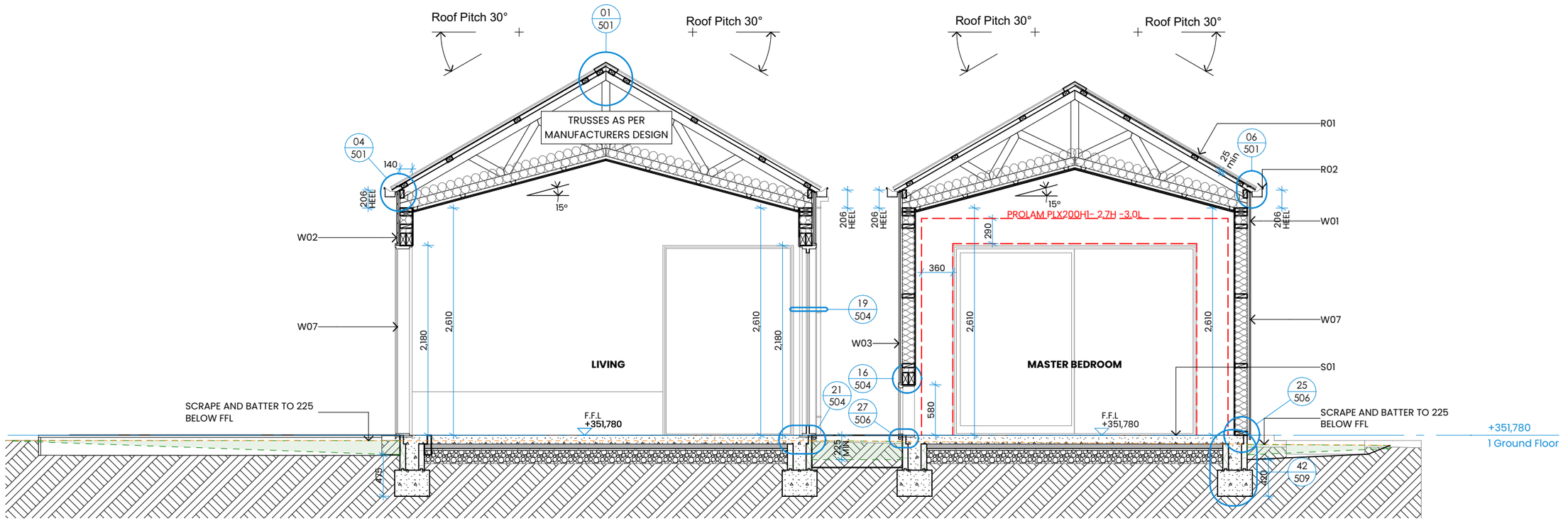
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ROOF

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SECTION AA

SCALE 1:50 (A3)

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LOT 12 ALLENBY FARM

15/05/2025

PROPERTY ADDRESS

SECTION AA

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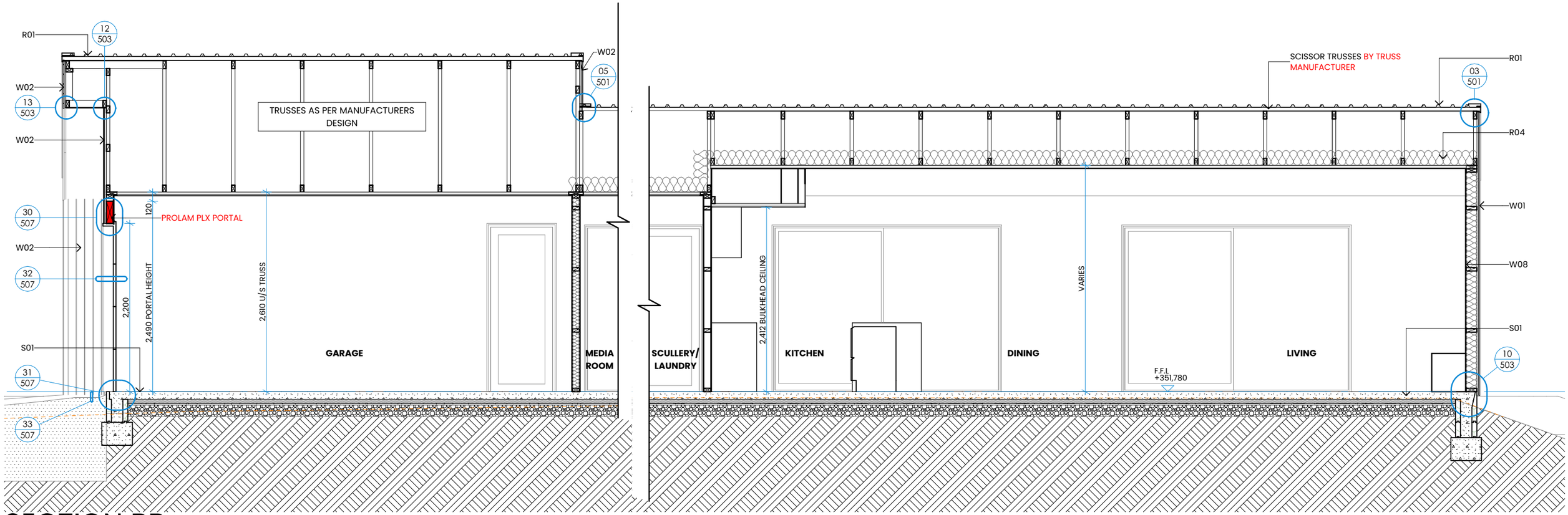
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SECTION BB

SCALE 1:50 (A3)

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LOT 12 ALLENBY FARM

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PROPERTY ADDRESS

SECTION BB

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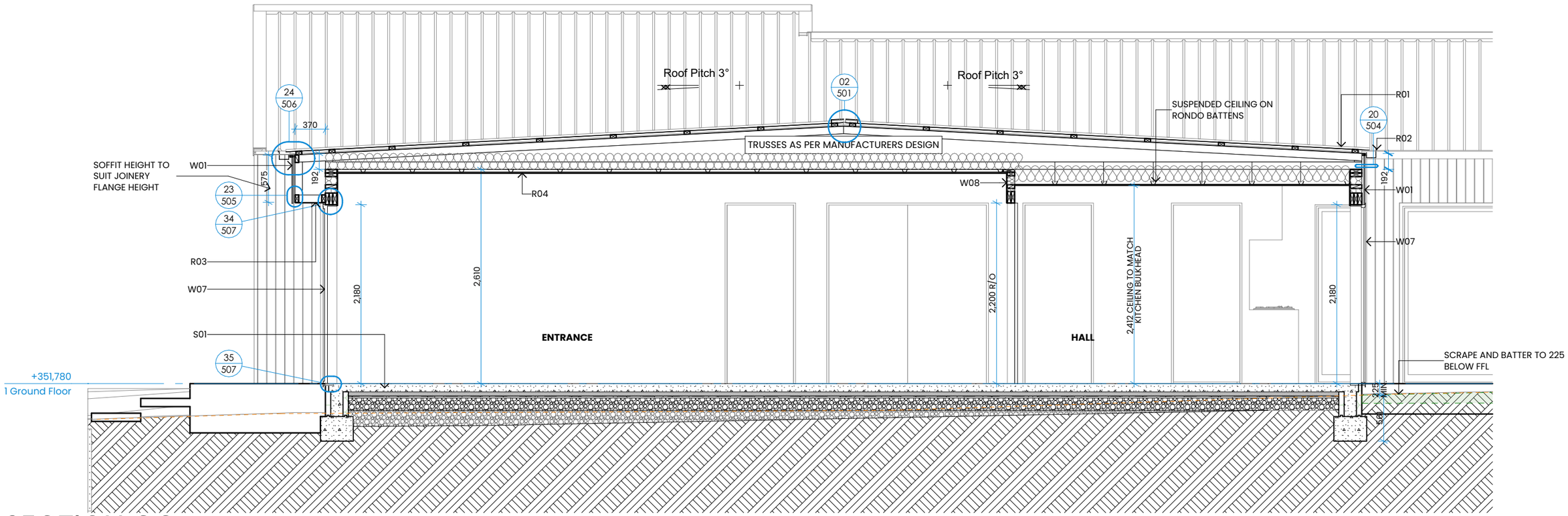
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ROOF

R01 - 0.40BMT ROOFING INDUSTRIES TRIMRIB 'S' PROFILE ROOFING (SANDSTONE GREY)
R02 - ROOFING INDUSTRIES 125mm COLORSTEEL GUTTER. 100x50 RECTANGULAR DOWNPIPES
R03 - JAMES HARDIE HARDIEFLEX SOFFIT LINING, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH



SECTION CC

SCALE 1:50 (A3)

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LOT 12 ALLENBY FARM

15/05/2025

PROPERTY ADDRESS

SECTION CC

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job no J24015
scale 1:50@ A3

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KEY NOTES

SLAB

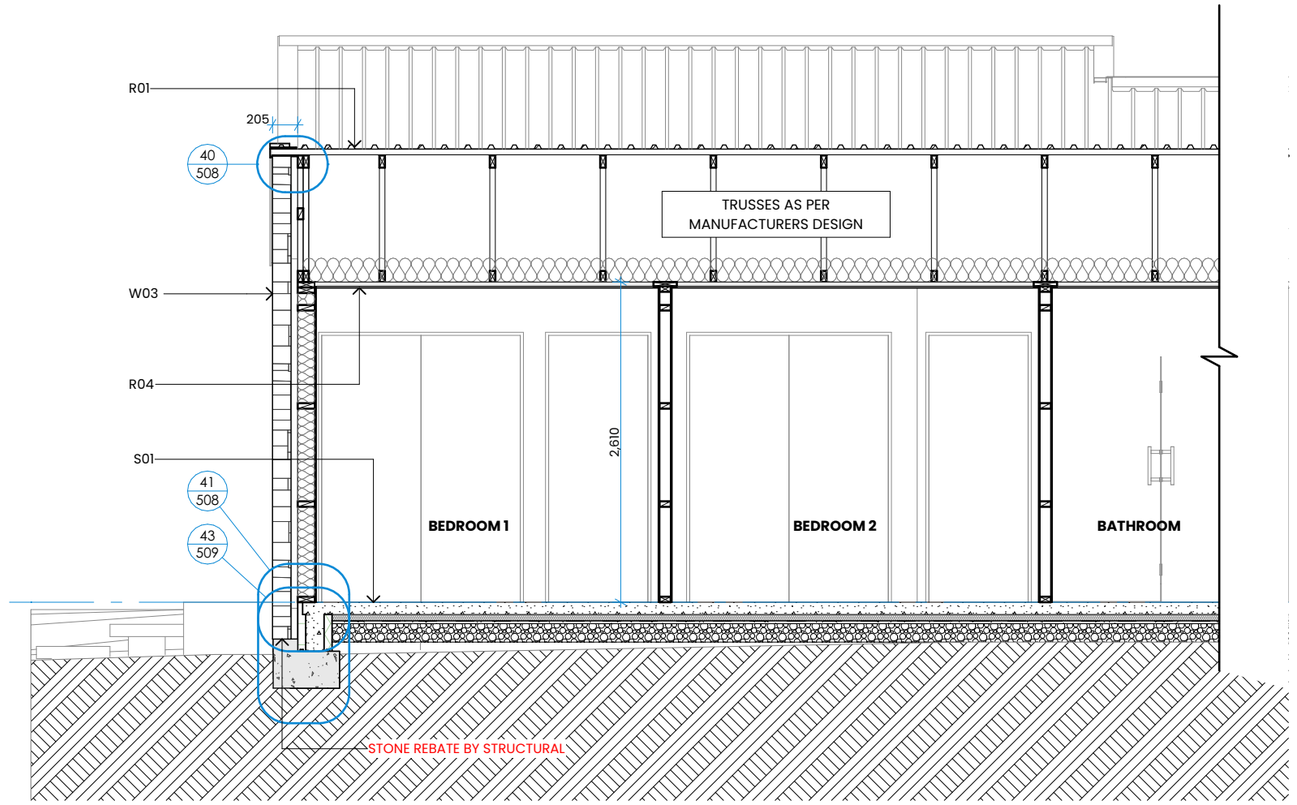
S01 - MEGAFORM INSULATED FOUNDATION SYSTEM ON DPM ON SAND BLINDING. 50mm EPS FULL UNDERSLAB INSULATION

WALLS

W01 - JAMES HARDIE STRIA PANEL FIXED VERTICALLY (SANDSTONE GREY)
W02 - HERMAN PACIFIC VERTICAL CEDAR SHIPLAP
W03 - 150mm LONGSPUR SCHIST STONE CLADDING, 6MM HARDIES BACKING BOARD SED TIES AND STUDS
W04 - 140x45 H1.2 SG8 STUDS
W05 - 90x45 H1.2 SG8 STUDS
W06 - WALL BATT TYPE INSULATION.
W07 - THERMALLY BROKEN POWDERCOATED ALUMINIUM DOUBLE GLAZED JOINERY
W08 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

R01 - 0.40BMT ROOFING INDUSTRIES TRIMRIB 'S' PROFILE ROOFING (SANDSTONE GREY)
R02 - ROOFING INDUSTRIES 125mm COLORSTEEL GUTTER. 100x50 RECTANGULAR DOWNPIPES
R03 - JAMES HARDIE HARDIEFLEX SOFFIT LINING, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH



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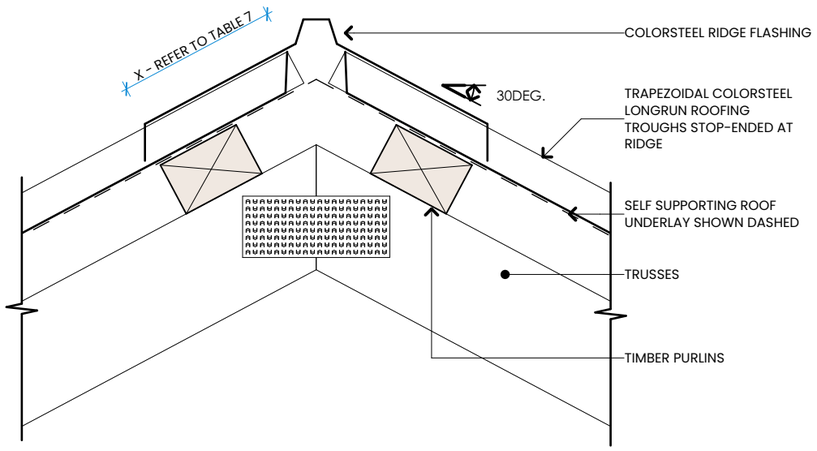
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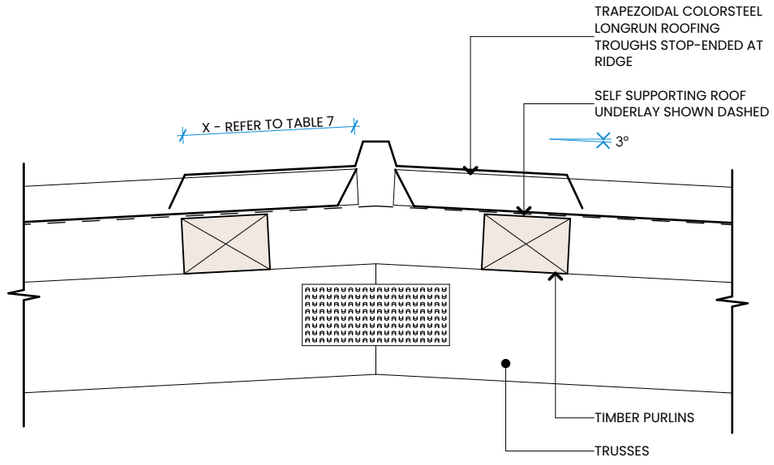
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Part extract from E2/AS1 Table 7

TYPE	DESCRIPTION	SITUATION1(2) minimum mm	SITUATION2(3) minimum mm	SITUATION3(3 a) minimum mm	FIGURE REFERENCE
RIDGES/HIPS	Transverse flashing over roofing	130(4)	200(4)	200mm	Figures 43, 45b, 46

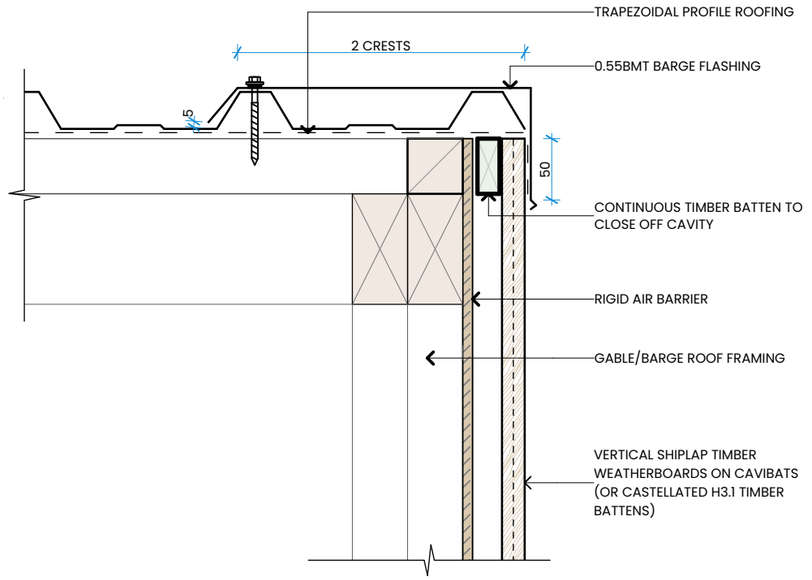
01 401 RIDGE DETAIL
Scale 1:5



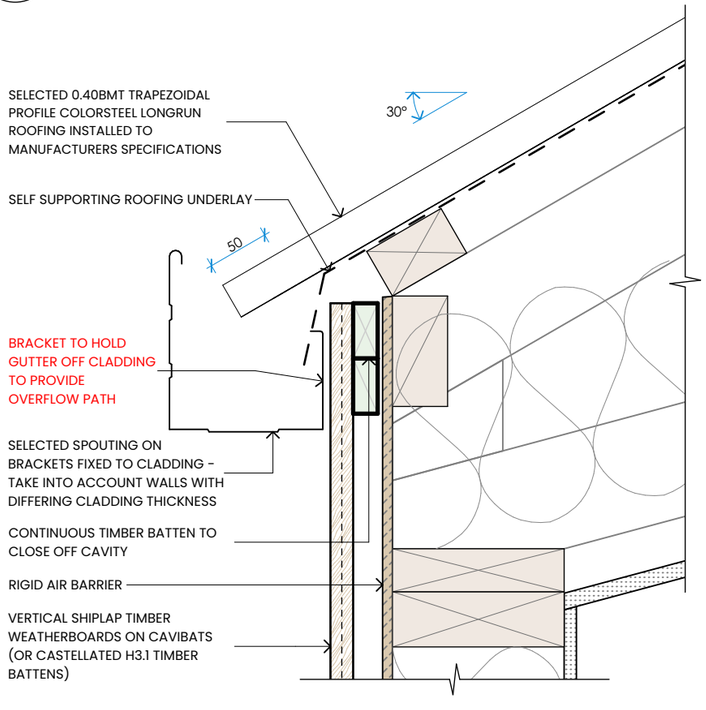
Part extract from E2/AS1 Table 7

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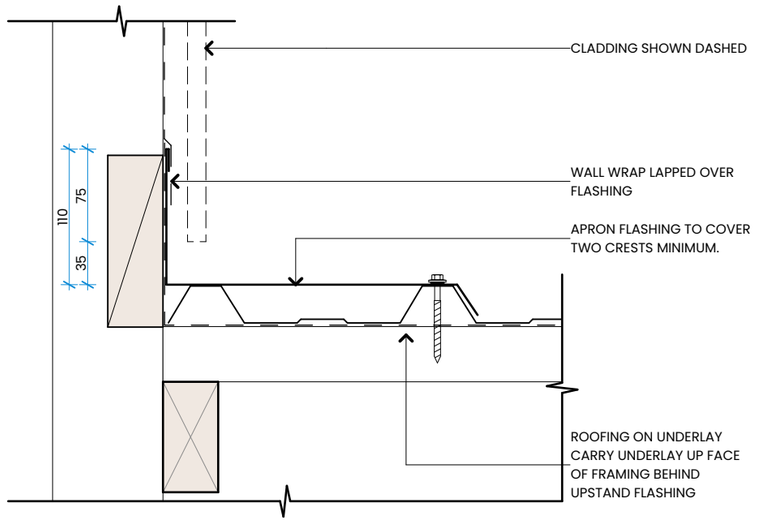
02 403 LOW PITCH RIDGE
Scale 1:5



03 402 BARGE TO CEDAR
Scale 1:5



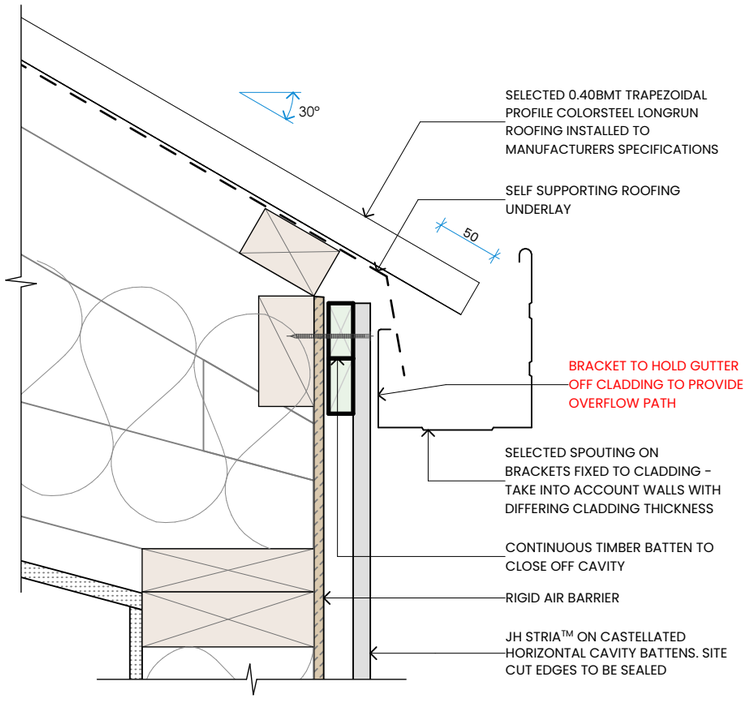
04 401 EAVE TO CEDAR
Scale 1:5



Part extract from E2/AS1 Table 7

TYPE	DESCRIPTION	SITUATION1(2) minimum mm	SITUATION2(3) minimum mm	SITUATION3(3 a) minimum mm	FIGURE REFERENCE
APRONS	Parallel flashing over roofing	Two crests, finish in next trough	Two crests, finish in next trough	Two crests, finish in next trough	Figure 47, 48 (Y values)

05 402 APRON PARALLEL - CEDAR
Scale 1:5



06 401 EAVE TO STRIA
Scale 1:5

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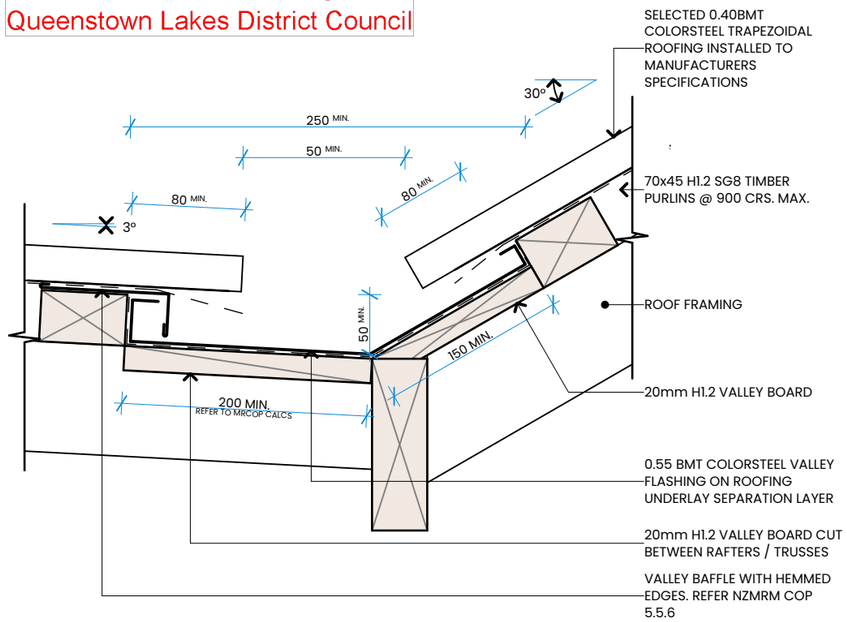
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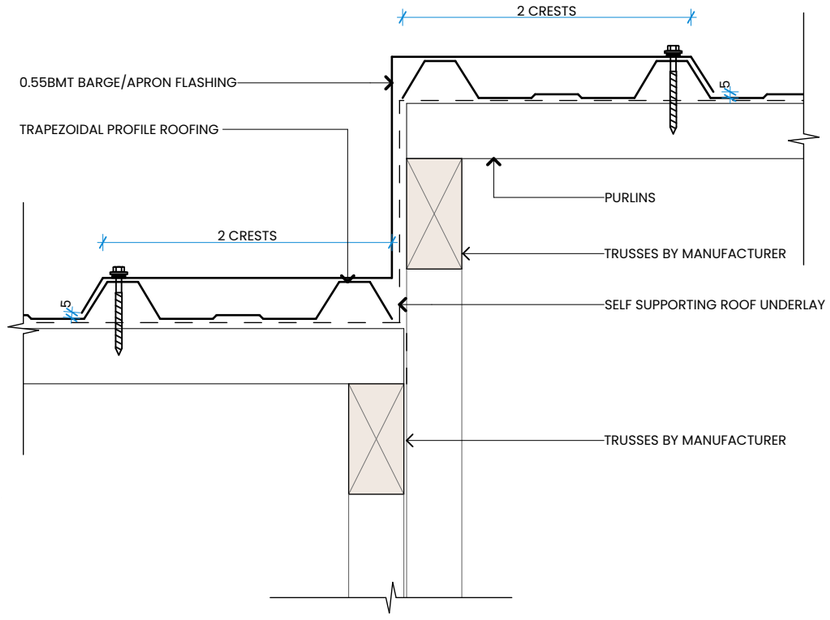


VALLEY DETAIL - unequal roof pitches

07
206

VALLEY - ASYMMETRIC

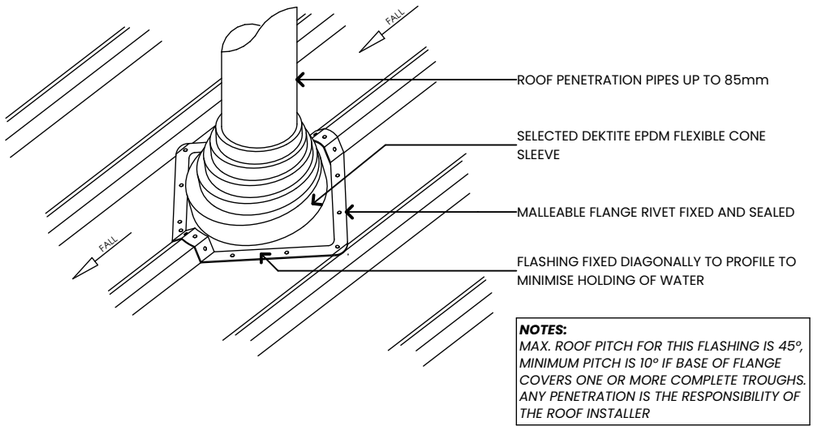
Scale 1:5



08
206

FLASHING OVER ROOF STEP

Scale 1:5



NOTES:
MAX. ROOF PITCH FOR THIS FLASHING IS 45°, MINIMUM PITCH IS 10° IF BASE OF FLANGE COVERS ONE OR MORE COMPLETE TROUGHS. ANY PENETRATION IS THE RESPONSIBILITY OF THE ROOF INSTALLER

09
206

ROOF PENETRATION <85Ø

Scale 1:5

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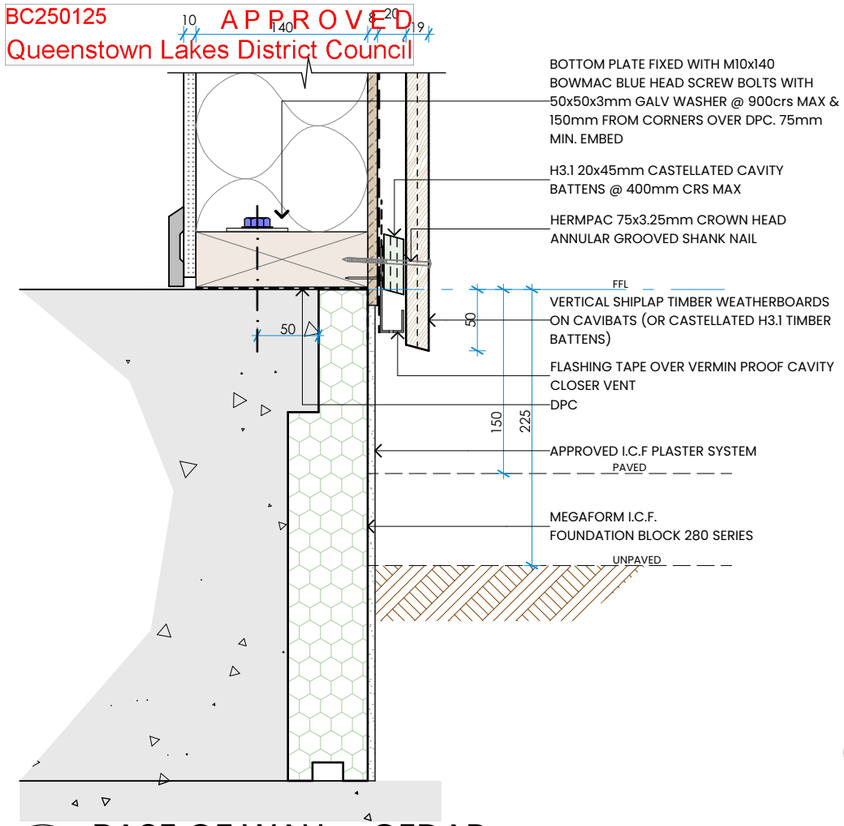
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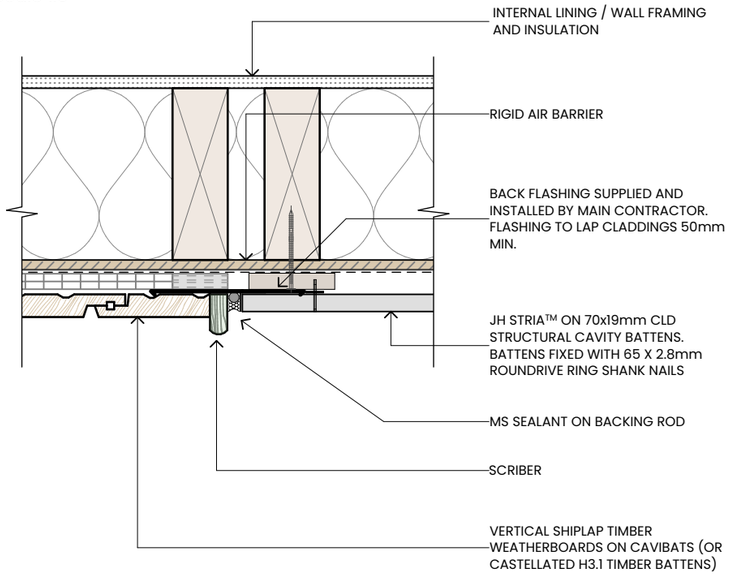
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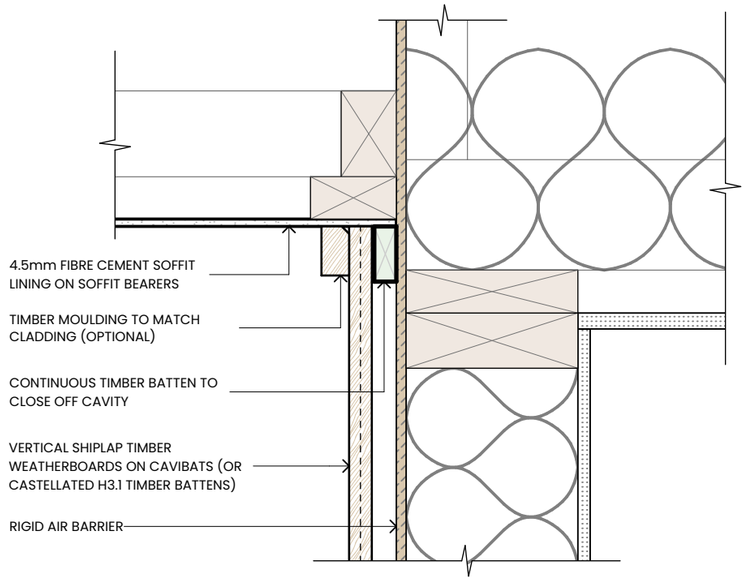
10 402 BASE OF WALL - CEDAR

Scale 1:5



11 302 STRIA TO CEDAR - VERT. JUNCTION

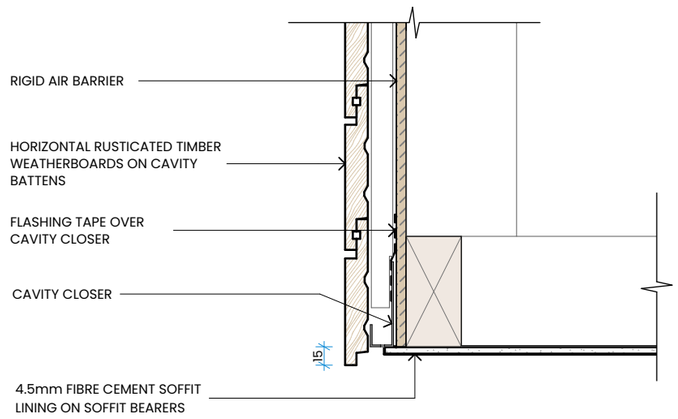
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12 402 SOFFIT DETAIL - CEDAR

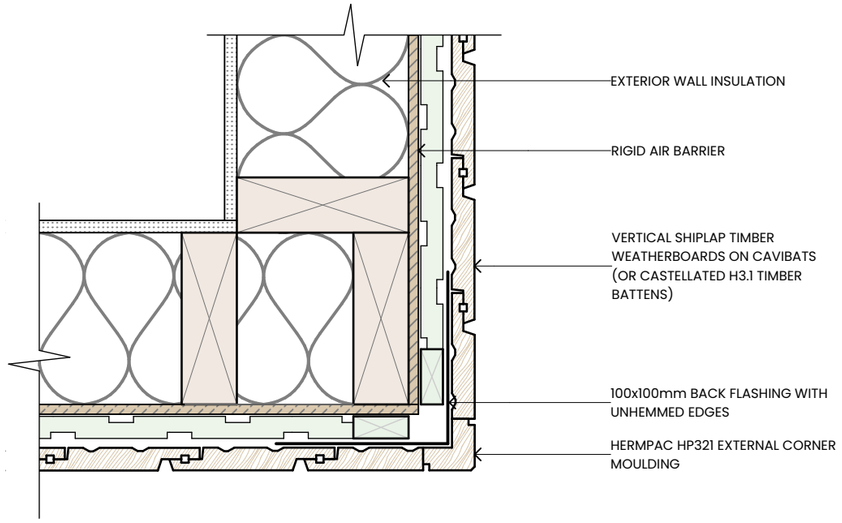
Scale 1:5

PROCLIMA UNDERLAY TO BE INSTALLED OVER RIGID AIR BARRIER



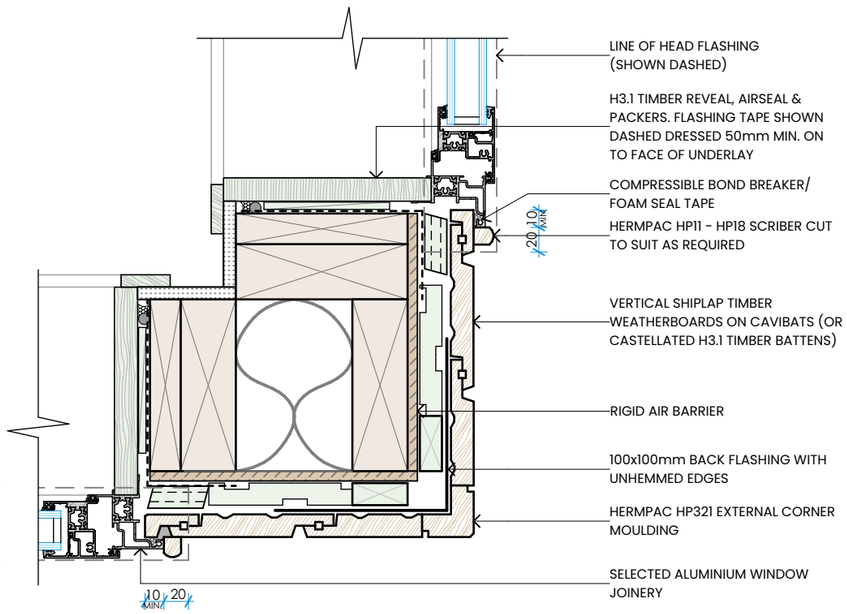
13 402 SOFFIT OVERHANG - CEDAR

Scale 1:5



14 201 EXTERNAL CORNER - CEDAR

Scale 1:5



15 201 CORNER JAMBS - CEDAR

Scale 1:5

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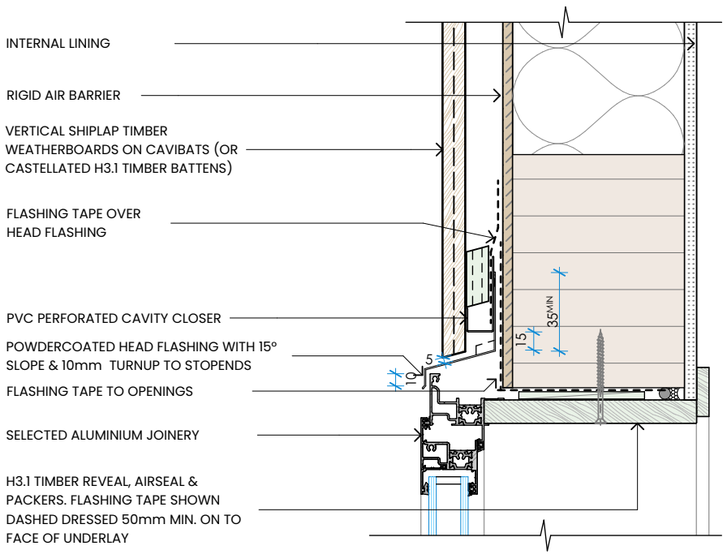
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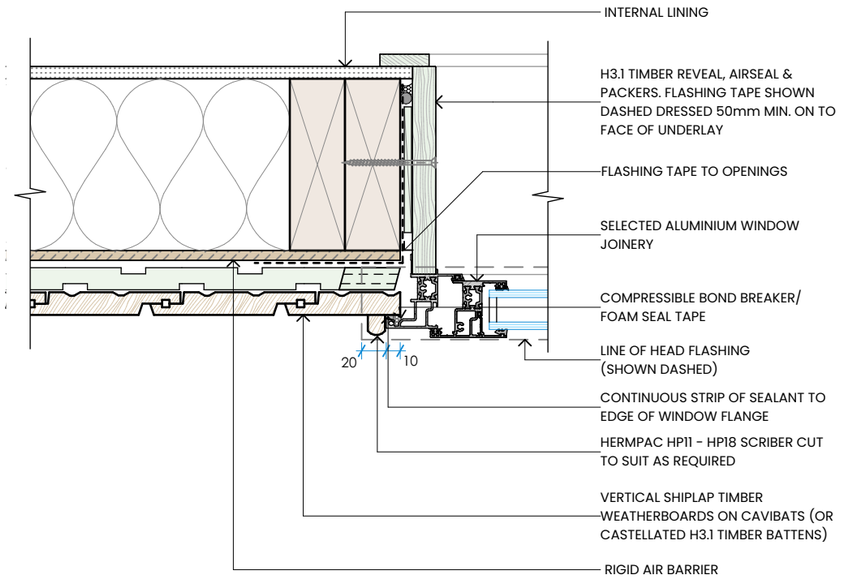
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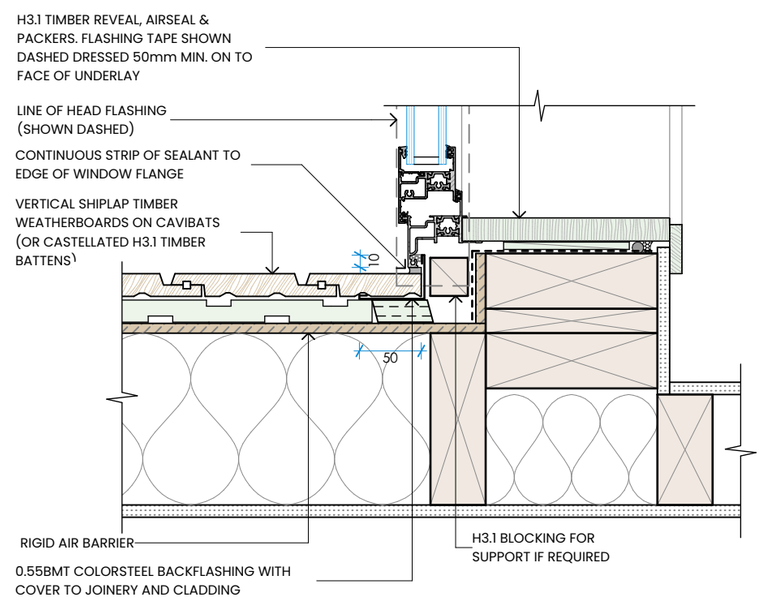
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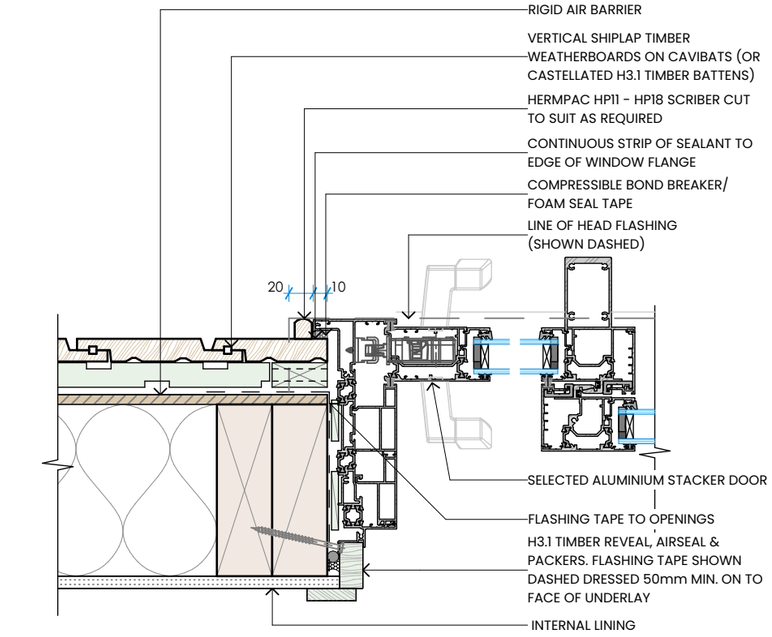
16 / 401 **WINDOW HEAD - CEDAR**
Scale 1:5



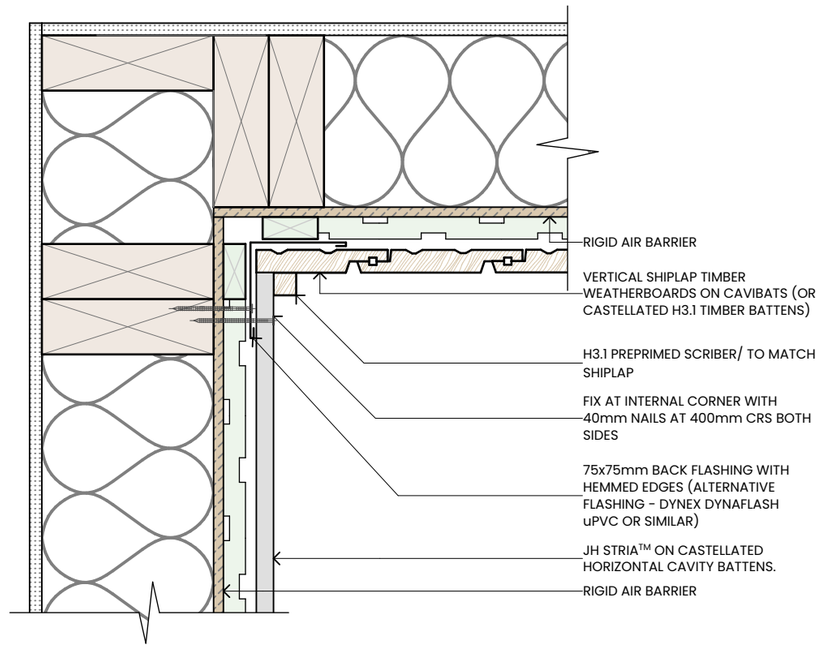
17 / 301 **WINDOW JAMB - CEDAR**
Scale 1:5



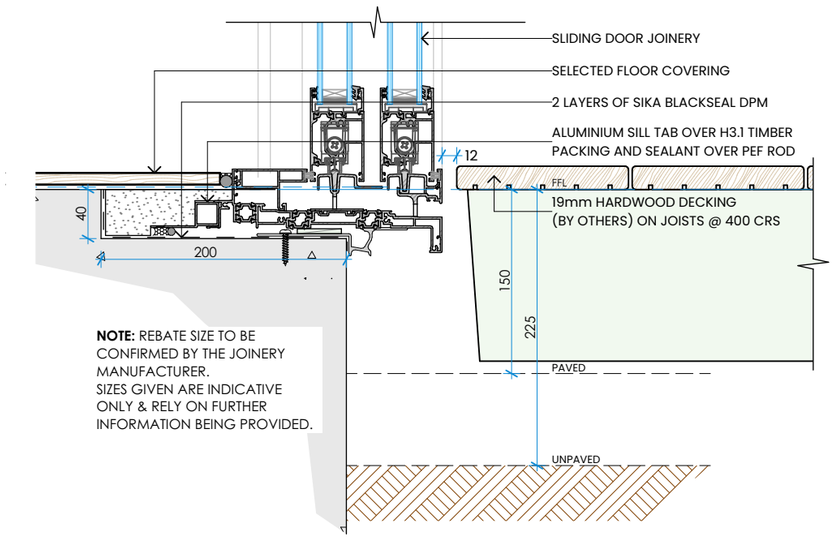
18 / 201 **ENTRY JAMB - CEDAR**
Scale 1:5



19 / 401 **STACKING SLIDER JAMB**
Scale 1:5



20 / 403 **INT. CNR - STRIA TO CEDAR**
Scale 1:5



21 / 401 **STACKING SLIDER SILL**
Scale 1:5

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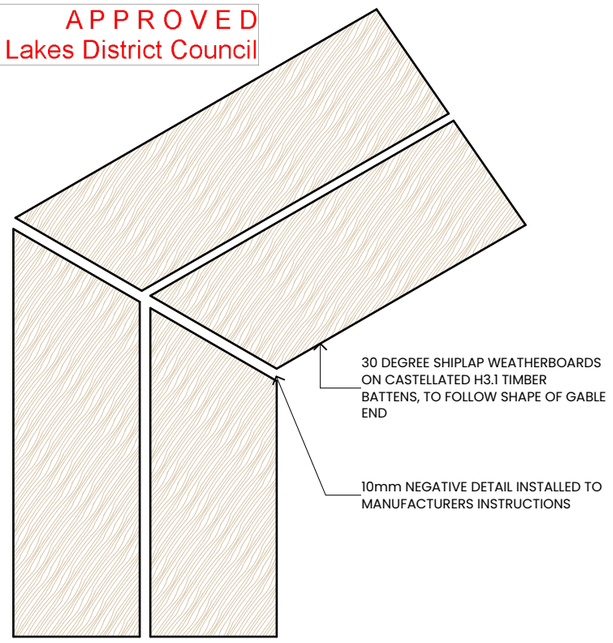
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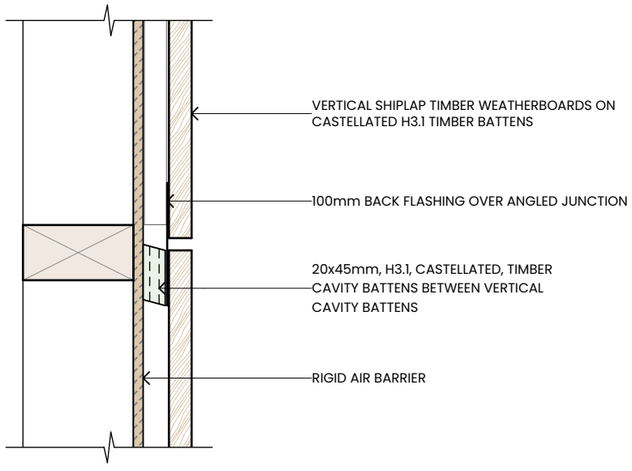
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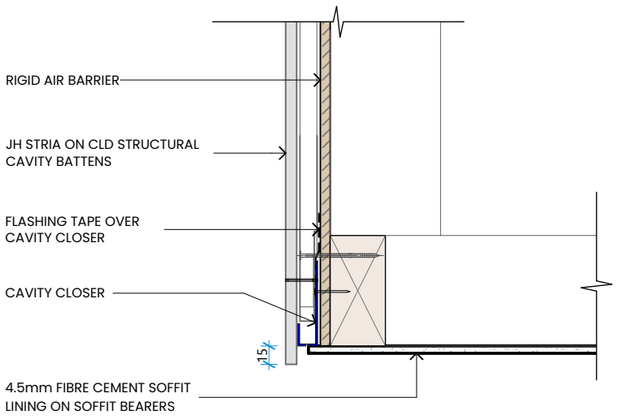


ANGLE JUNCTION

22 ANGLED JUNCTION - CEDAR

302

Scale 1:5



23 SOFFIT OVERHANG - STRIA

403

Scale 1:5

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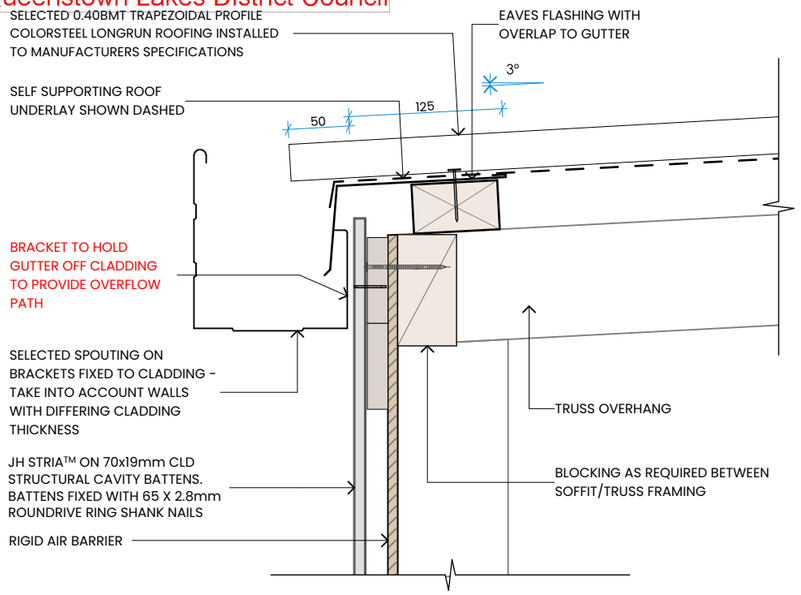
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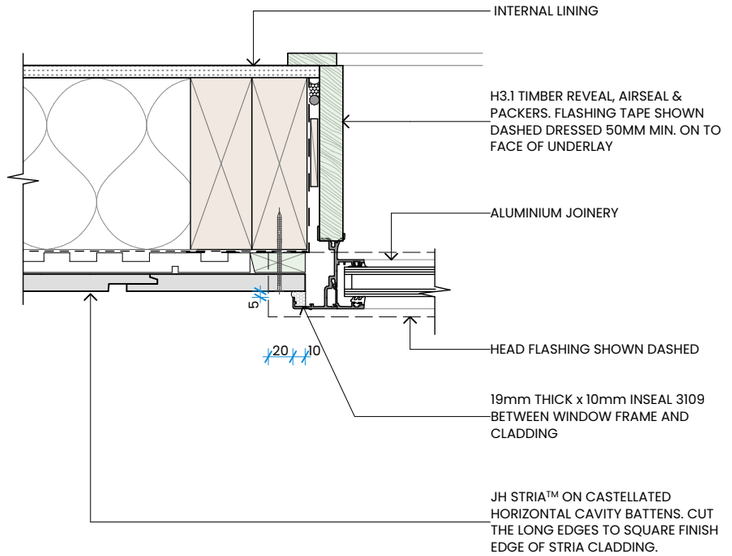
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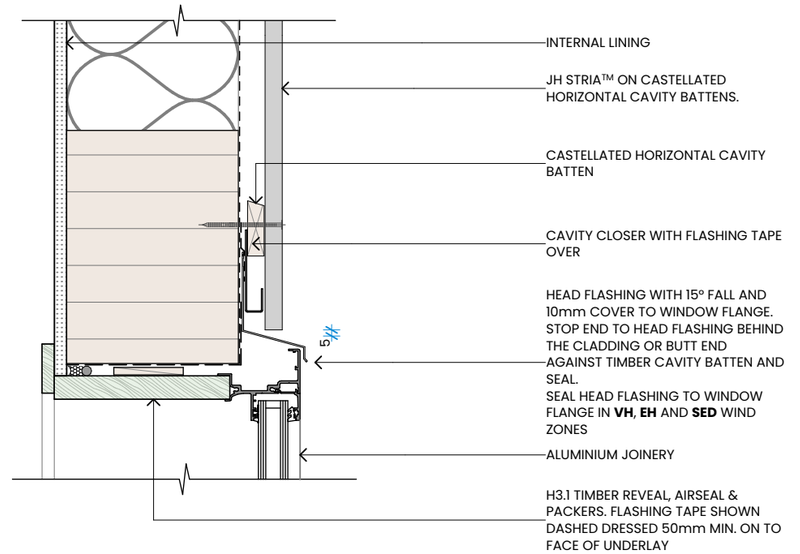
24 403 LOW PITCH GUTTER

Scale 1:5



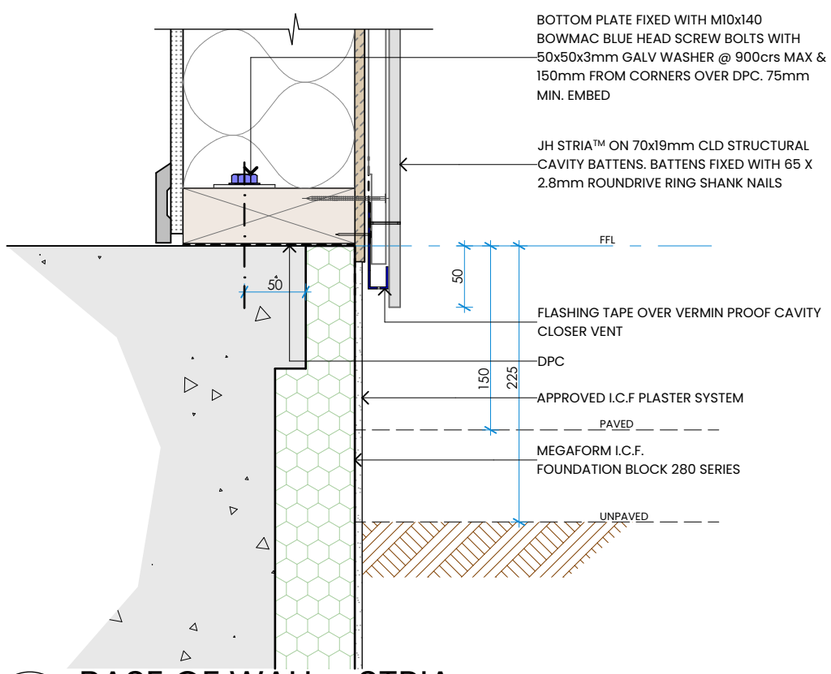
26 302 WINDOW JAMB - STRIA

Scale 1:5



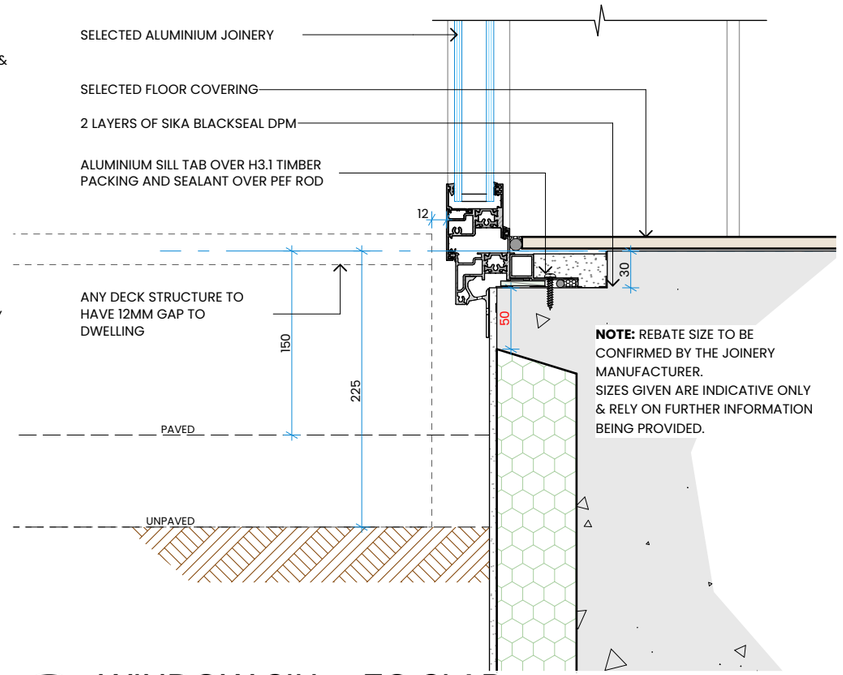
28 302 WINDOW HEAD - STRIA

Scale 1:5



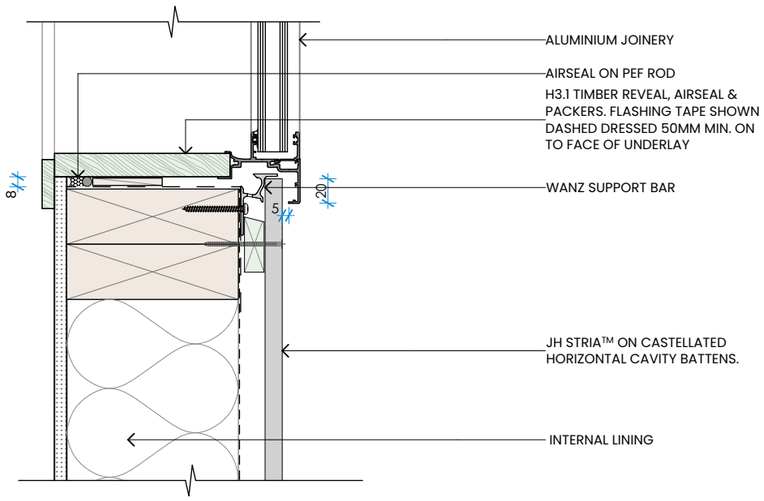
25 401 BASE OF WALL - STRIA

Scale 1:5



27 401 WINDOW SILL - TO SLAB

Scale 1:5



29 302 WINDOW SILL - STRIA

Scale 1:5

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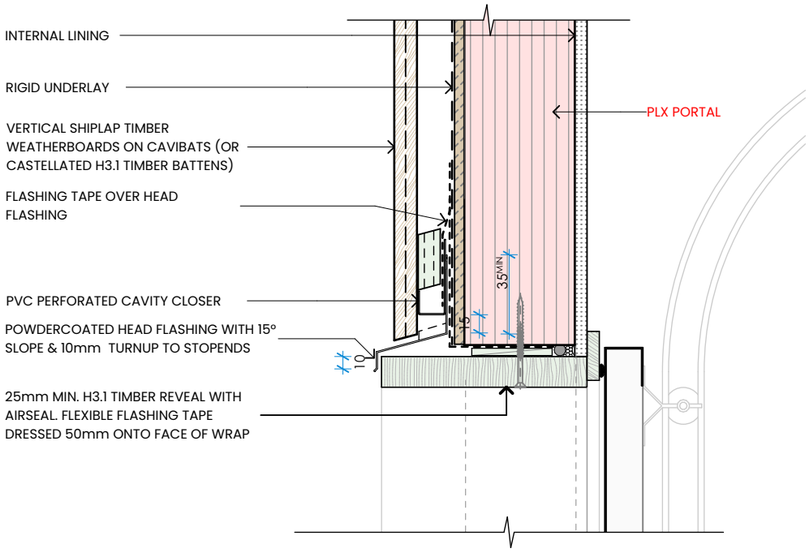
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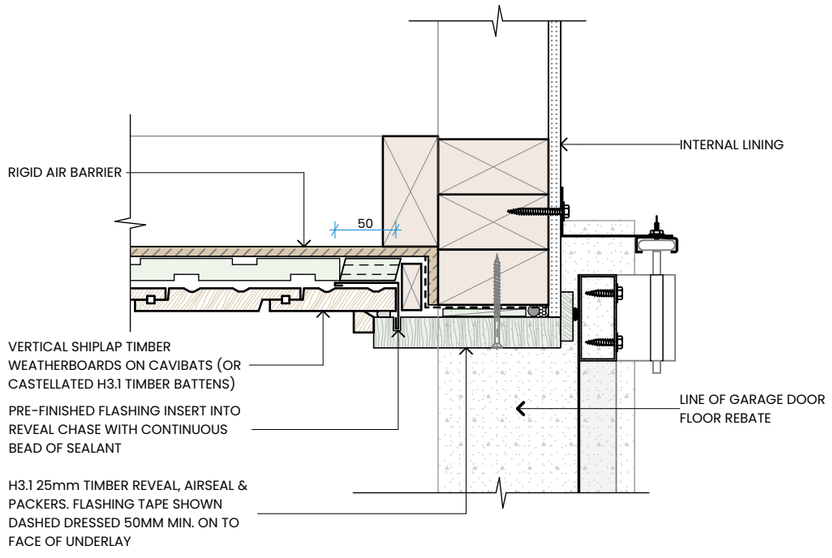
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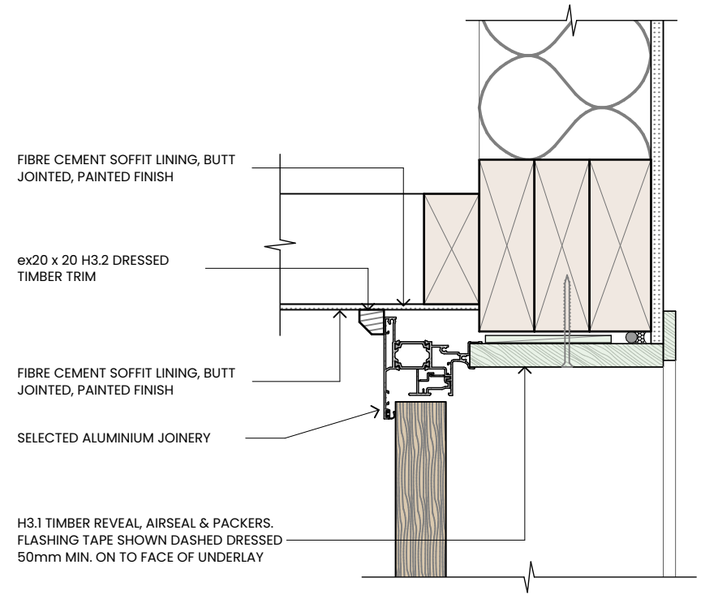
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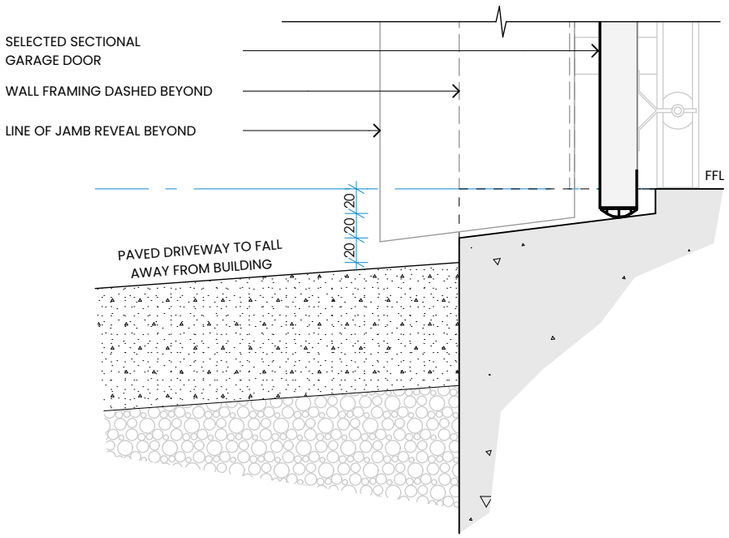
30 / 402 GARAGE DOOR HEAD - CEDAR
Scale 1:5



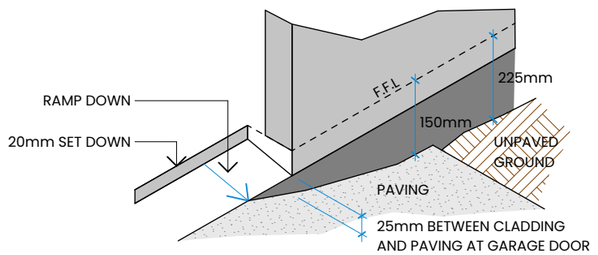
32 / 402 GARAGE DOOR JAMB - CEDAR
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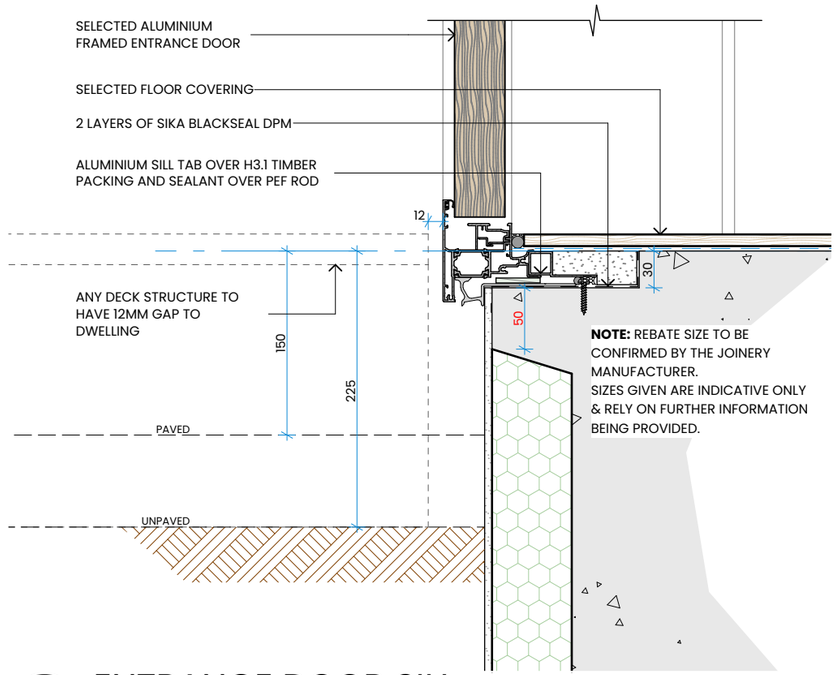
34 / 403 ENTRANCE DOOR TO SOFFIT
Scale 1:5



31 / 402 GARAGE DOOR SILL
Scale 1:5



33 / 402 GARAGE DOOR THRESHOLD
Scale 1:5



35 / 403 ENTRANCE DOOR SILL
Scale 1:5

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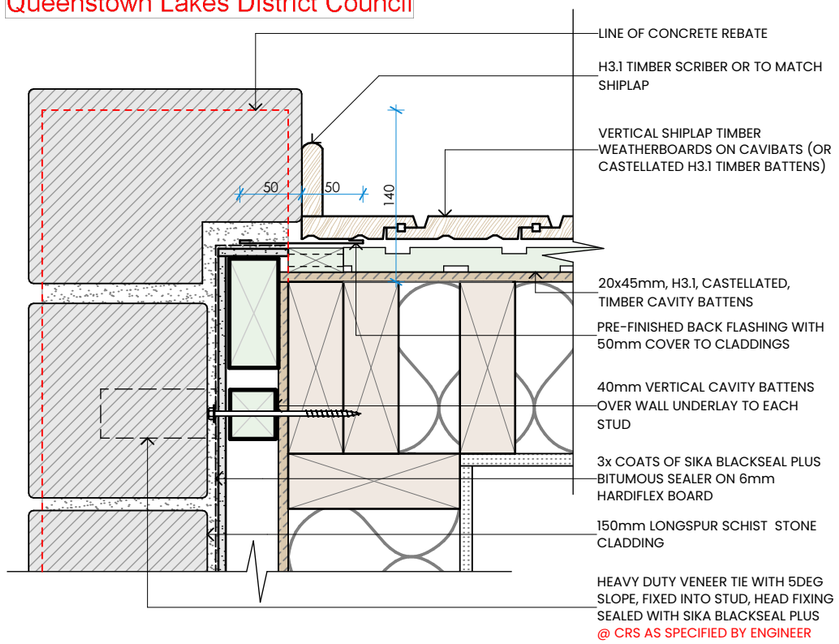
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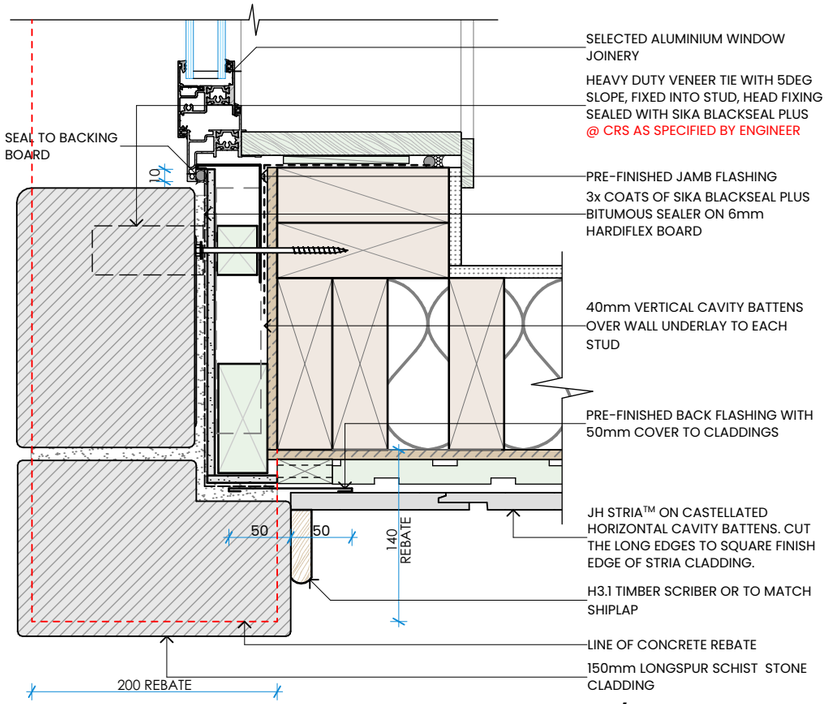
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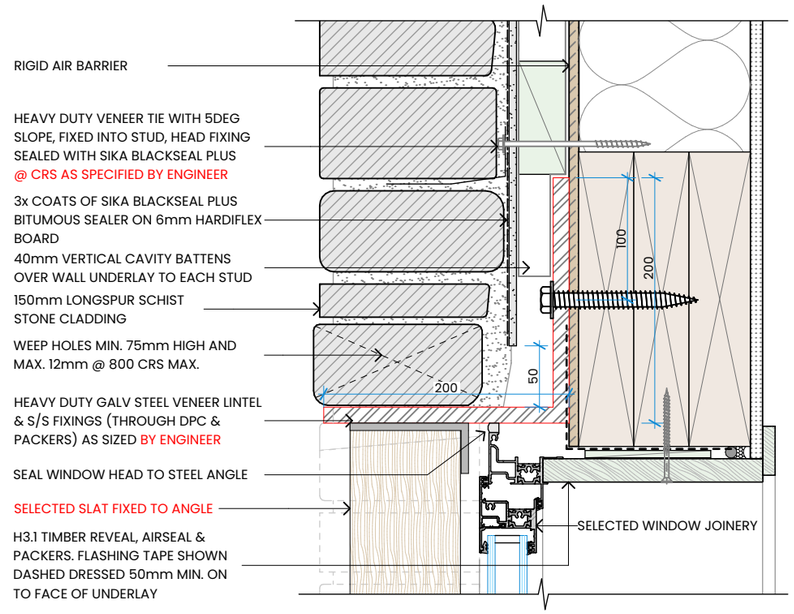
36 / 201 EXT. CORNER - STONE TO CEDAR

Scale 1:5



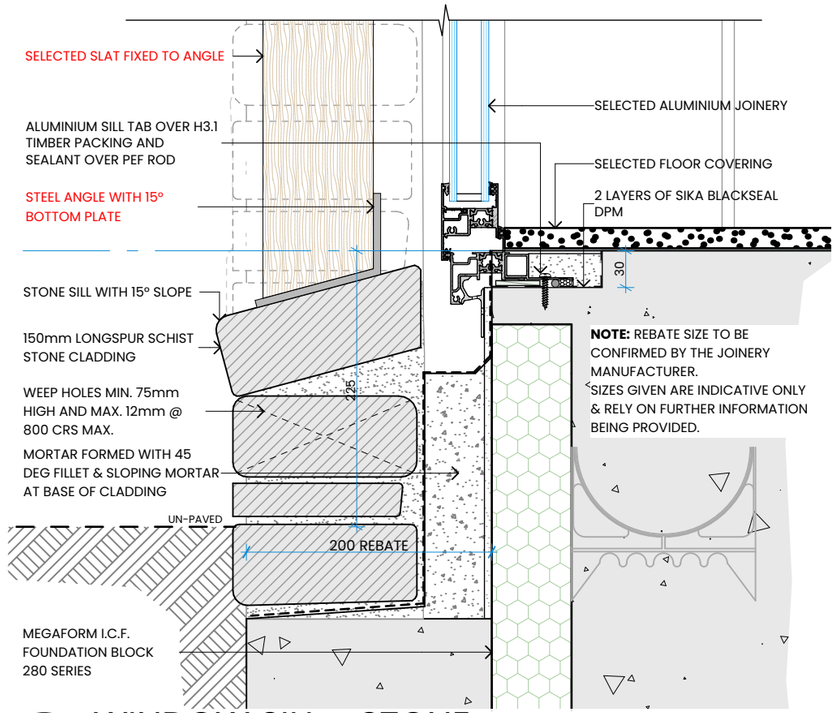
37 / 201 EXT. CORNER - STONE TO STRIA/JAMB

Scale 1:5



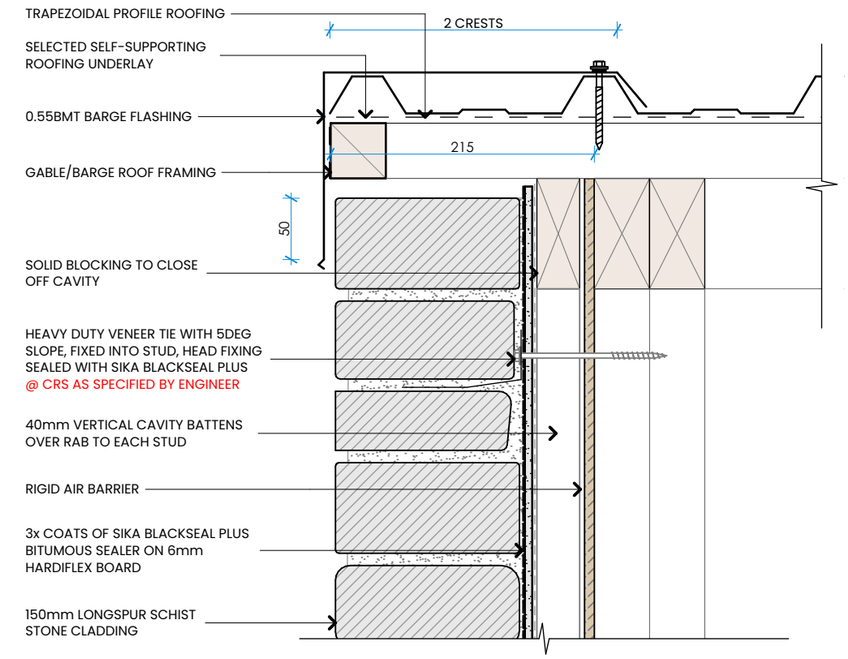
38 / 302 WINDOW HEAD - STONE

Scale 1:5



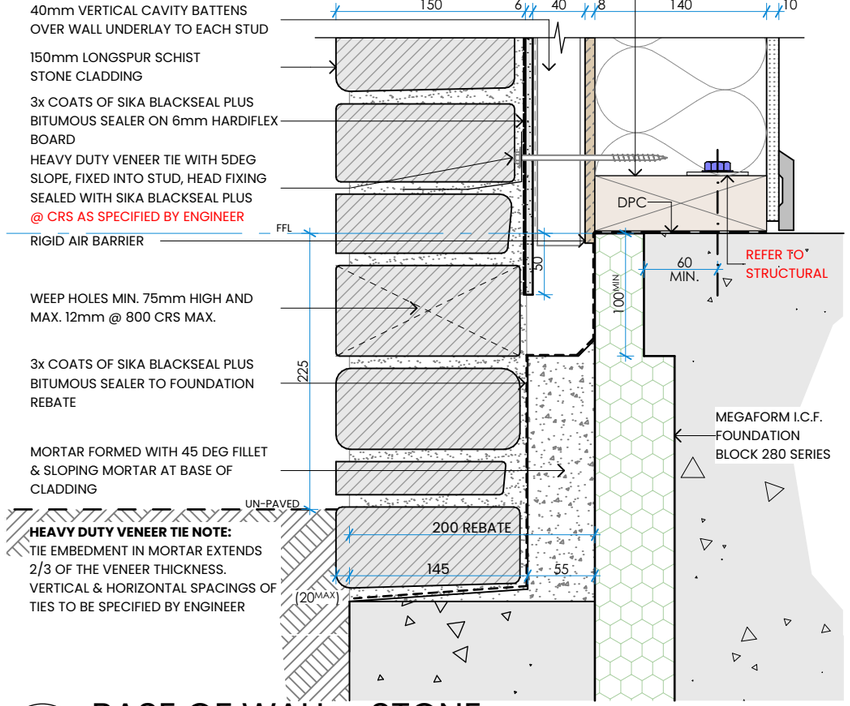
39 / 302 WINDOW SILL - STONE

Scale 1:5



40 / 404 BARGE TO STONE

Scale 1:5



41 / 404 BASE OF WALL - STONE

Scale 1:5

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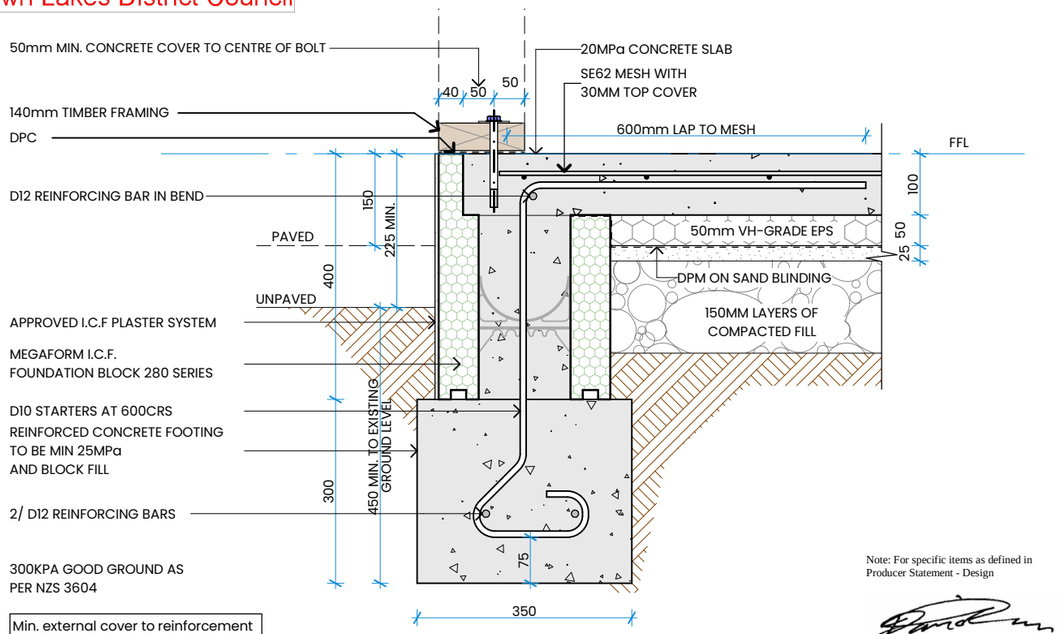
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Min. external cover to reinforcement
(a) Against ground 75mm;
(b) Against formwork 50mm;
(c) Top cover to mesh 30mm.

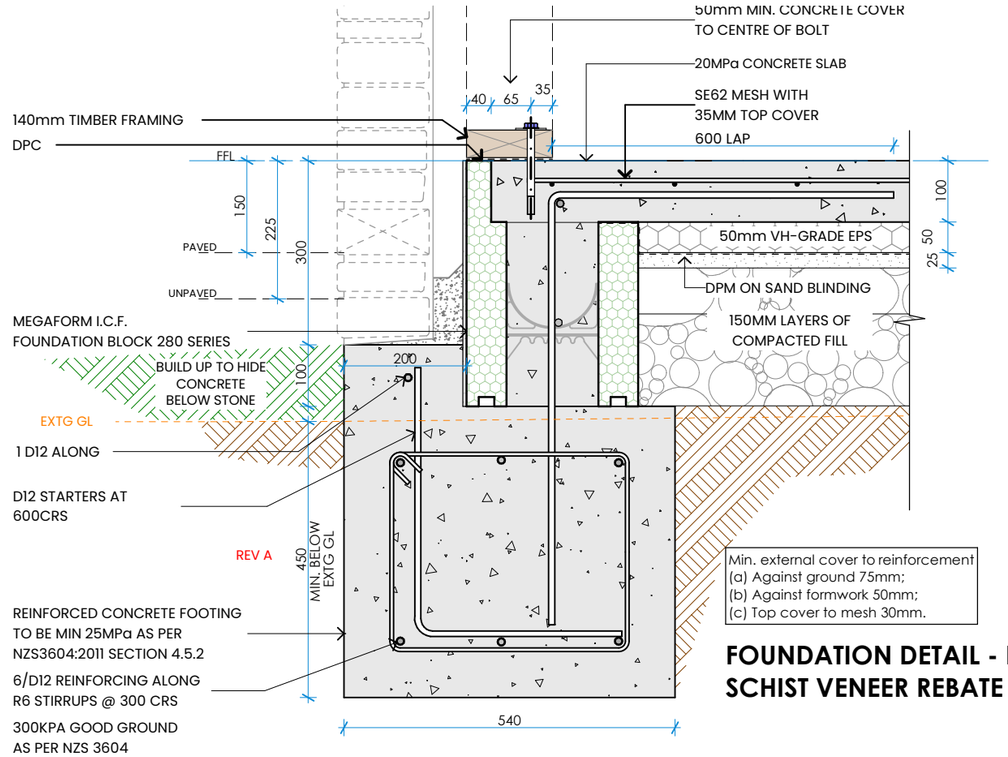
Note: For specific items as defined in Producer Statement - Design

signed by: David B.N. Lau
B.E. (Hons), Ph.D., MIPENZ, CPEng

WILTON JOUBERT
Consulting Engineers

42 / 401 MEGAFORM FOUNDATION TYPICAL

Scale 1:10

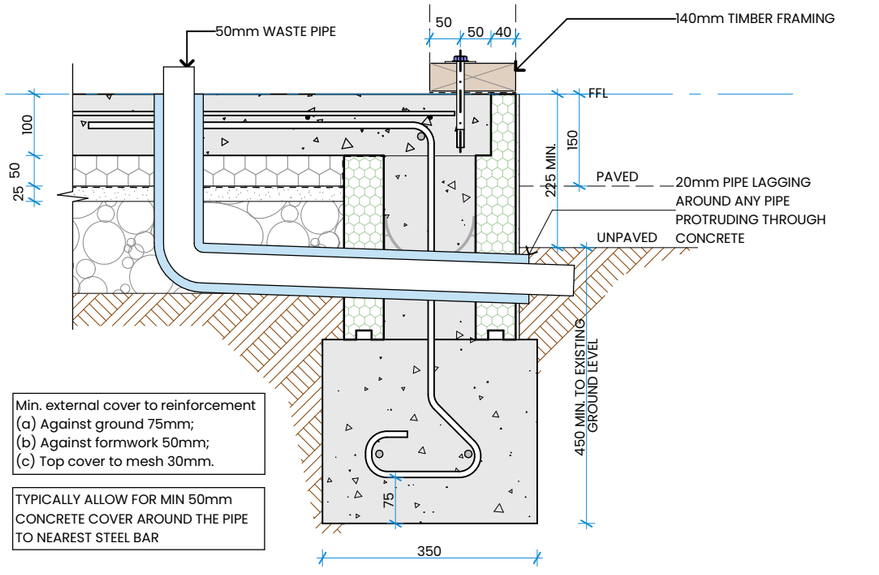


Min. external cover to reinforcement
(a) Against ground 75mm;
(b) Against formwork 50mm;
(c) Top cover to mesh 30mm.

FOUNDATION DETAIL - B
SCHIST VENEER REBATE

43 / 404 MEGAFORM STONE REBATE

Scale 1:10

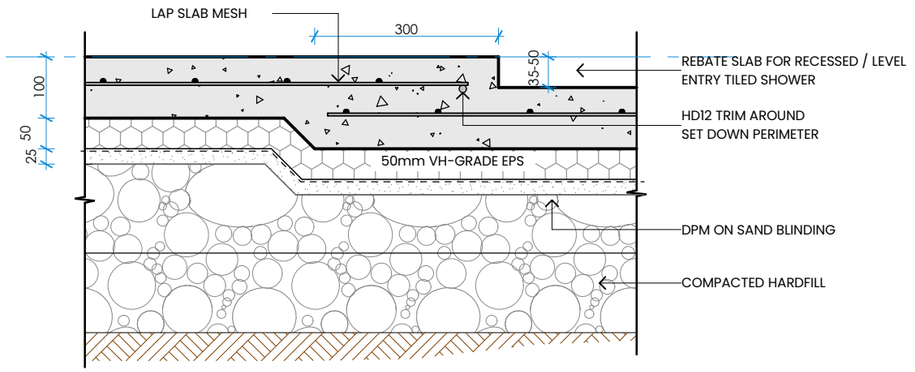


Min. external cover to reinforcement
(a) Against ground 75mm;
(b) Against formwork 50mm;
(c) Top cover to mesh 30mm.

TYPICALLY ALLOW FOR MIN 50mm CONCRETE COVER AROUND THE PIPE TO NEAREST STEEL BAR

44 / - WASTE PIPE PENETRATION DETAIL

Scale 1:10



45 / - SHOWER REBATE DETAIL

Scale 1:10

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REVISION: REV A - CONCRETE STRENGTH

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scale 1:10@ A3

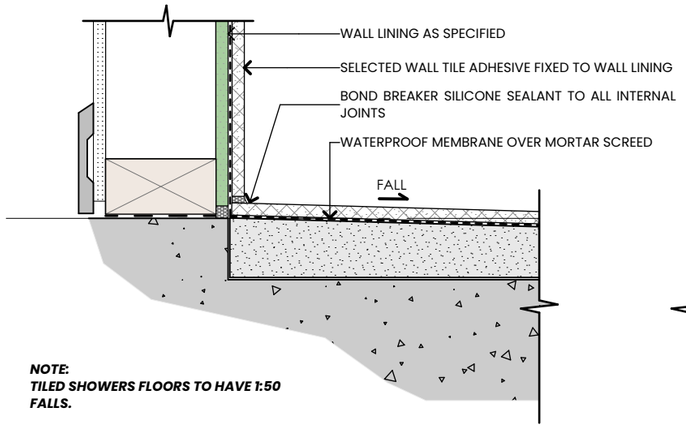
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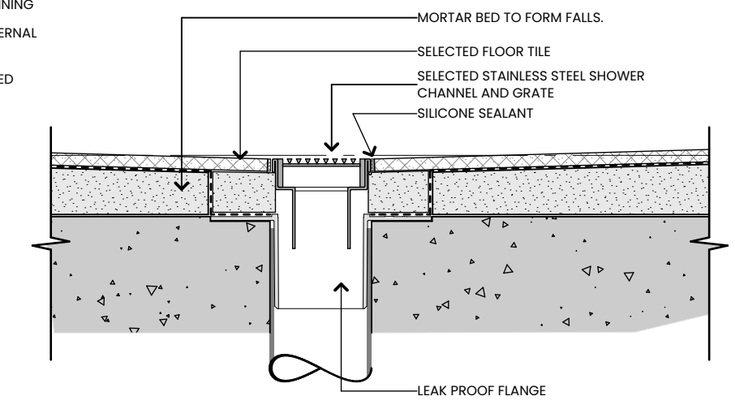
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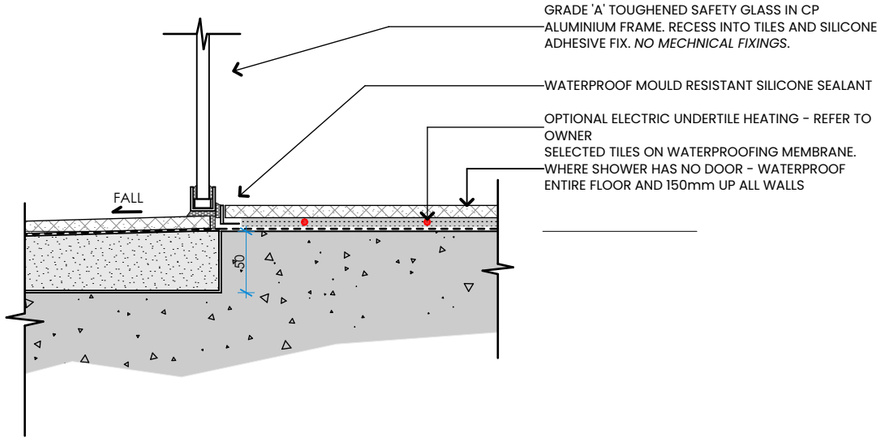
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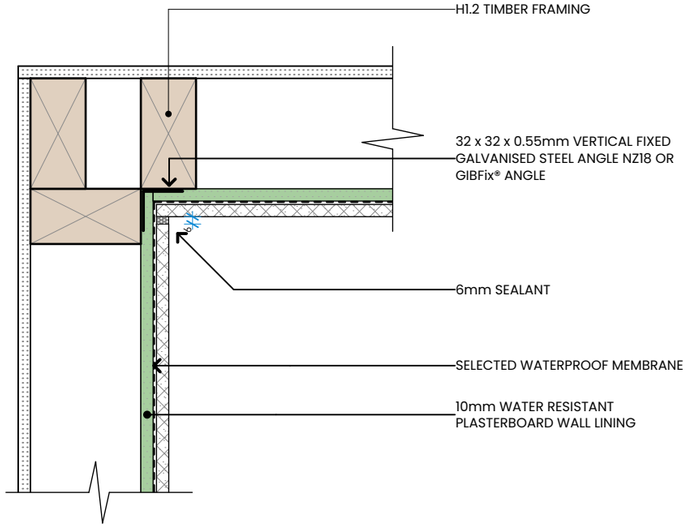


A - WET AREA DETAILS

Scale 1:5

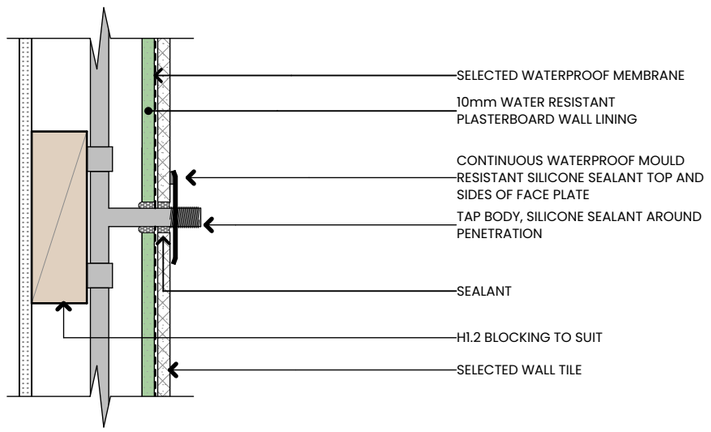






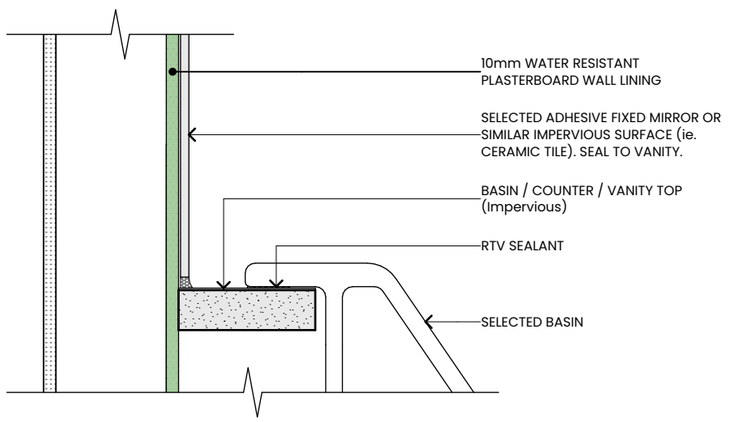
B - TILE INTERNAL CORNER

Scale 1:5



C - TILE PENETRATION

Scale 1:5



D - BENCH/ VANITY TO WALL

Scale 1:5

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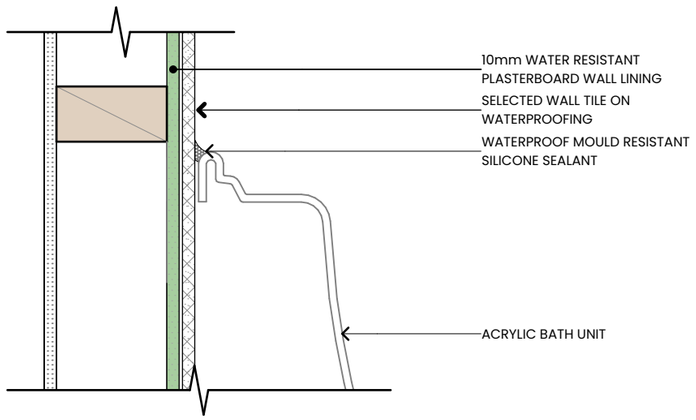
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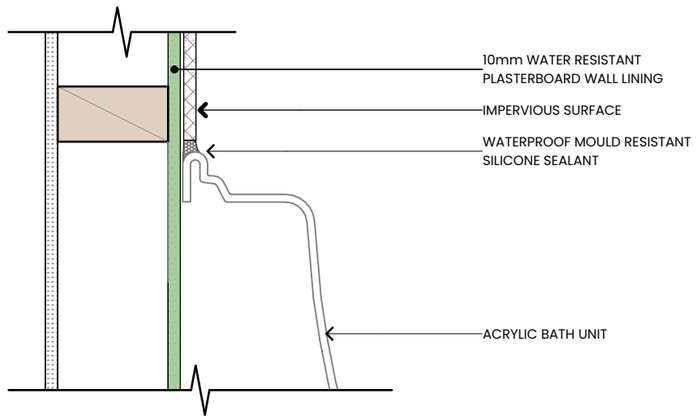
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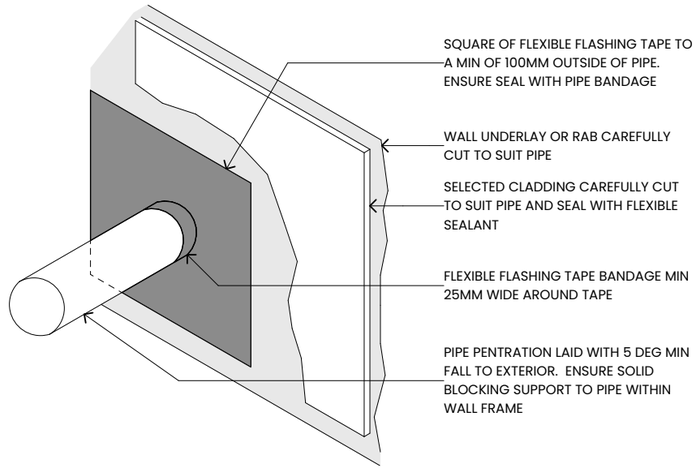




E
-

BATH DETAILS

Scale 1:5



F
-

PIPE PENETRATION

Scale 1:5

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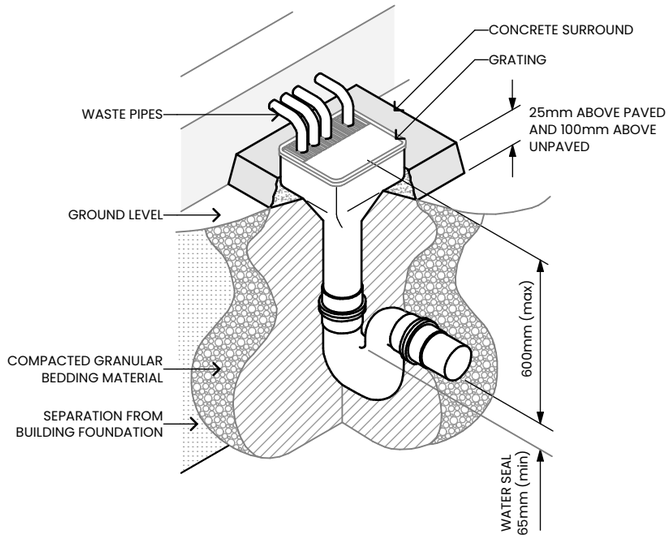
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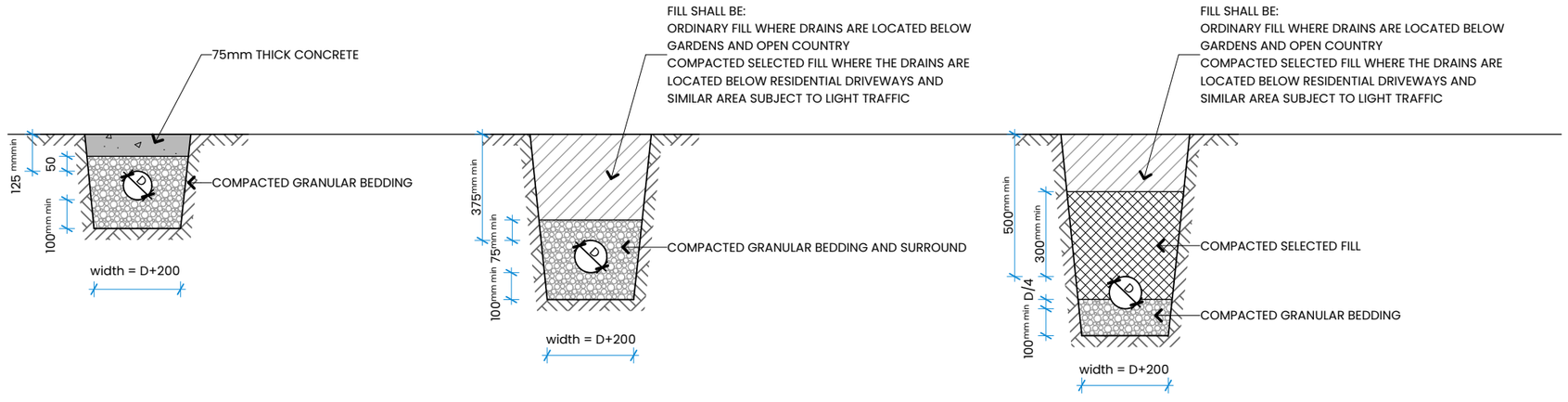
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GULLY TRAP DETAIL
NZBC G13/AS2 FIGURE 2

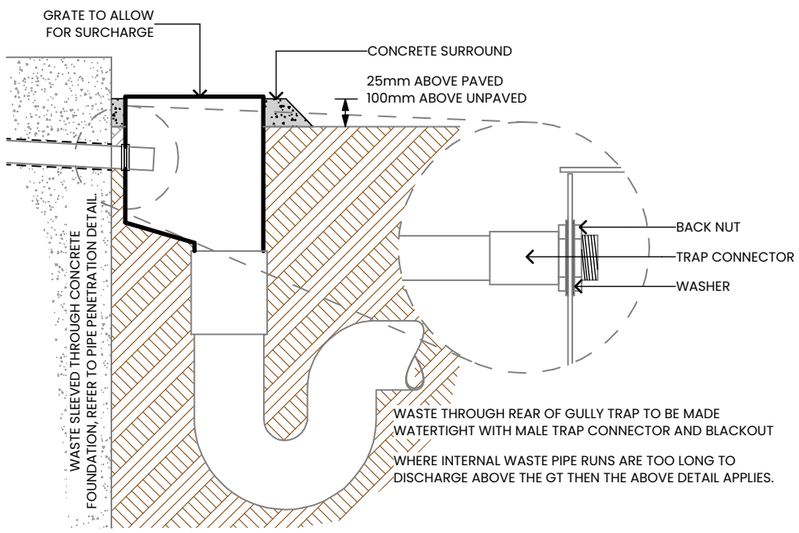


COVER GREATER THAN 125mm

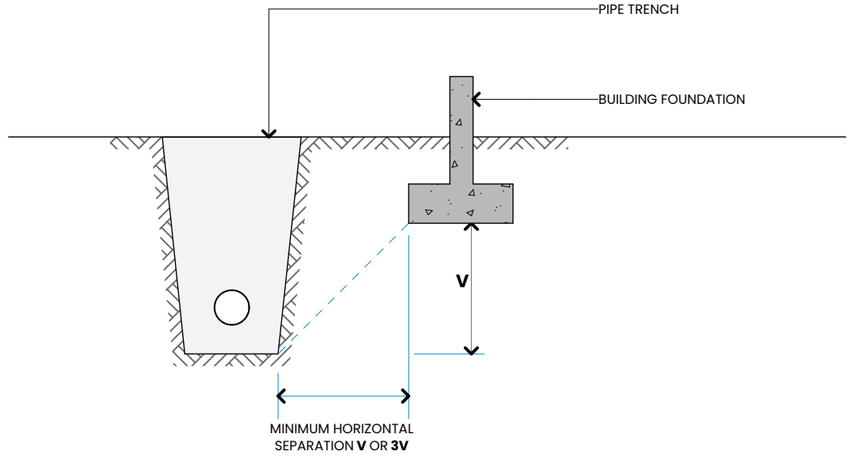
COVER GREATER THAN 375mm

COVER GREATER THAN 500mm

PIPE BEDDING AND BACKFILLING
NZBC E1/AS1 FIGURE 13 & G13/AS2 FIGURE 7



METHOD OF CONNECTING TO GULLY TRAP
NZBC G13/AS2 FIGURE 3a)



FOR LIGHT TIMBER FRAME AND CONCRETE MASONRY BUILDINGS CONSTRUCTED TO NZS 3604 OR NZS 4229 IN ACCORDANCE WITH B1/AS1, PIPE TRENCHES WHICH ARE OPEN FOR NO LONGER THAN 48 HOURS SHALL BE LOCATED NO CLOSER THAN DISTANCE 'V' (SEE FIGURE 14) TO THE UNDERSIDE OF ANY BUILDING FOUNDATION. WHERE THE TRENCH IS TO REMAIN OPEN FOR PERIODS LONGER THAN 48 HOURS, THE MINIMUM HORIZONTAL SEPARATION SHALL INCREASE TO 3V IN ALL GROUND EXCEPT R

RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION
NZBC E1/AS1 FIGURE 14 & G13/AS2 FIGURE 8

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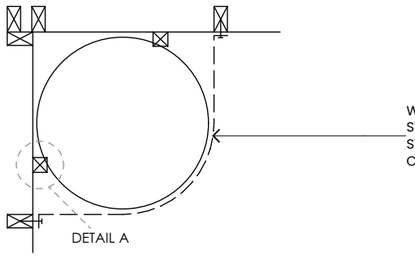
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WATER HEATER, F RESTRAINT, 25X1MM GALV STRAP, STRAP TO BE TENSIONED WHEN FIXED IN PLACE, STRAP FIXED TO WALL FRAMING WITH 10g x 80mm COACH SCREW WITH 30mm x 2mm WASHER

CORNER MOUNTED HWC PLAN
NTS

Table 1: Materials for Hot and Cold Water
Paragraphs 2.2.1 and 6.8.2

Material	Relevant Standard
Hot and Cold	
Copper	NZS 3501 AS 1432 for pipes (type A, B or C) AS 3688 for fittings
Polybutylene	AS/NZS 2642: Parts 1, 2 and 3
Cross-linked polyethylene (See Note)	AS/NZS 2492 for pipes AS/NZS 2537: Parts 1, 2, 3 and 4 for fittings
Stainless steel	AS 5200: Part 053 for pipes AS 3688 for fittings
Cold Only	
PVC-U	AS/NZS 1477 for pipes and fittings AS/NZS 3879 for PVC-U solvent cements and priming fluids
Polyethylene	AS/NZS 4130 for pipes AS/NZS 4129 for fittings

Note: Cross-linked polyethylene pipes used for hot water shall have a nominal pressure rating of PN16 or PN20.

Table 3: Acceptable Flow Rates to Sanitary Fixtures
Paragraph 5.4.1

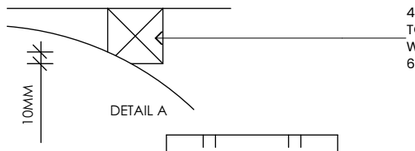
Sanitary fixture	Flow rate and temperature l/s and °C	How measured
Bath	0.3 at 45°C	Mix hot and cold water to achieve 45°C
Sink	0.2 (hot) and 0.2 (cold)	Flow rates required at both hot and cold taps but not simultaneously
Laundry tub	0.2 (hot) and 0.2 (cold)	Flow rates required at both hot and cold taps but not simultaneously
Basin	0.1 at 45°C	Mix hot and cold water to achieve 45°C
Shower	0.1 at 42°C	Mix hot and cold water to achieve 42°C

Notes:
1. The flow rates required by this table shall be capable of being delivered simultaneously to the kitchen sink and one other fixture.
2. The temperatures in this table are to assist with ensuring acceptable flow rates are achieved when hot and cold water is mixed. Maximum safe water temperatures are given in Paragraph 6.14.1.

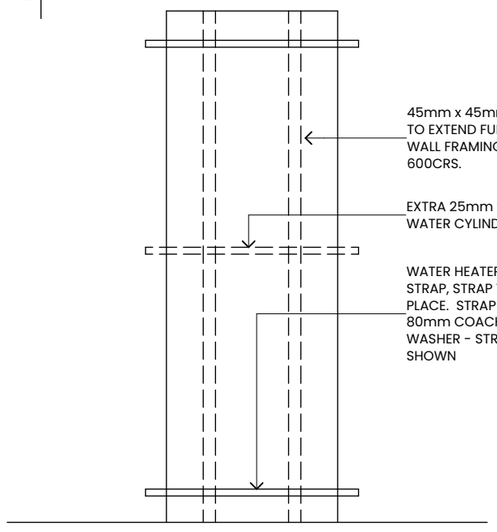
Table 4: Tempering Valve or Thermostatic Mixing Valve and Nominal Pipe Diameters
Paragraphs 5.4.1 and 6.12.1

	Low pressure (i.e. header tank supply or low pressure)	Low pressure unvented (valve vented) and open vented	Mains pressure
Pressure of water at Tempering Valve or Thermostatic Mixing Valve (kPa)	20 – 30	30 – 120	over 300
Metres head (m)	2 – 3	>3 – 12	over 30
Minimum Tempering Valve or Thermostatic Mixing Valve size	25 mm	20 mm	15 mm
Pipes to Tempering Valve or Thermostatic Mixing Valve	25 mm (see **Note 3**)	20 mm	20 mm (15 mm optional) (see **Note 1**)
Pipes to shower	20 mm	20 mm (see **Note 4**)	20 mm (see **Note 5**) (15 mm optional) (see **Note 1**)
Pipes to sink/laundry (see **Note 2**)	20 mm	20 mm	15 mm
Pipes to bath (see **Note 2**)	20 mm	20 mm	15 mm
Pipes to basins (see **Note 2**)	15 mm	15 mm	10 mm

Notes:
1. If supplied by separate pipe from *storage water heater* to a single outlet.
2. This table is based on maximum pipe lengths of 20 metres.
3. 2 m maximum length from *water heater* outlet to tempering valve or thermostatic mixing valve
4. 15 mm if dedicated line to shower.
5. 10 mm if dedicated line to shower.
6. Pipe sizes in this table have been calculated to deliver water simultaneously to the kitchen sink and one other *fixture*.



45mm x 45mm CONTINUOUS VERTICAL BLOCKING TO EXTEND FULL HEIGHT OF WATER HEATER, FIXED TO WALL FRAMING WITH 100 X 3.75 GALV. NAILS @ 600CRS.

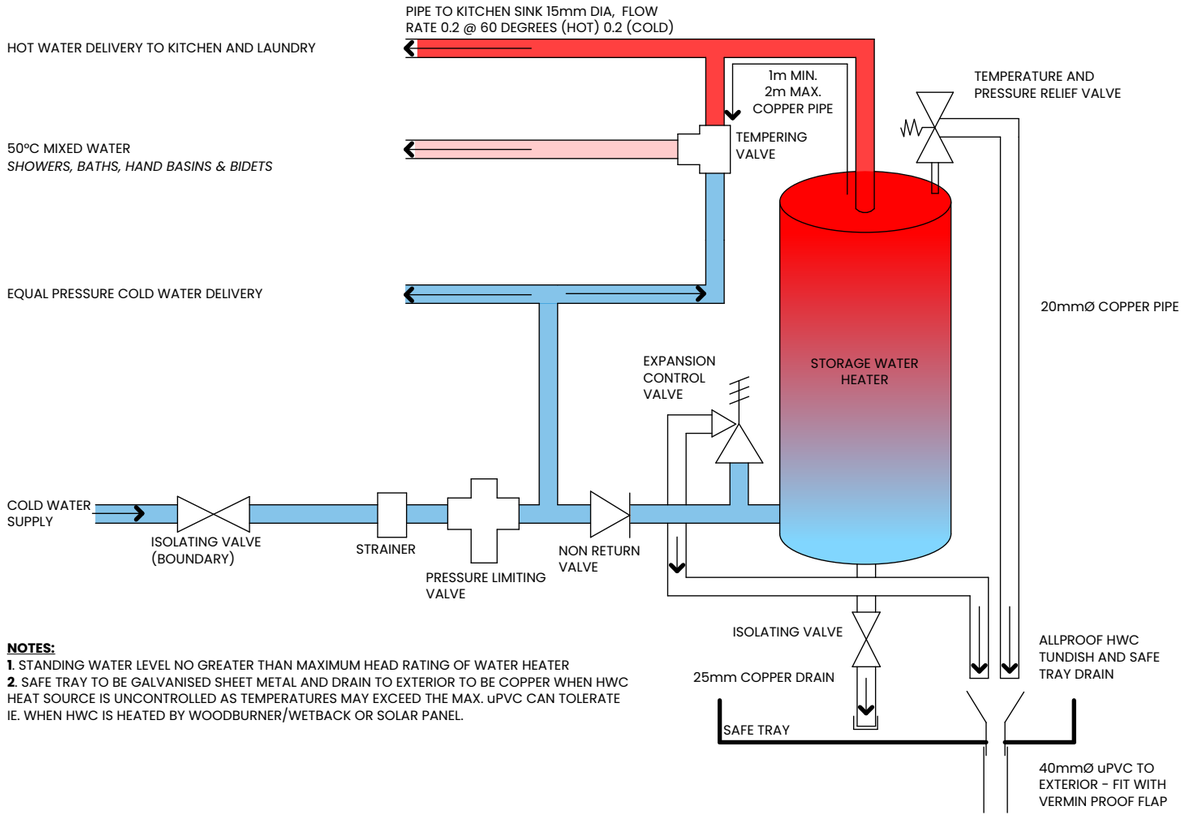


45mm x 45mm CONTINUOUS VERTICAL BLOCKING TO EXTEND FULL HEIGHT OF WATER HEATER, FIXED TO WALL FRAMING WITH 100 X 3.75 GALV. NAILS @ 600CRS.

EXTRA 25mm x 1mm GALV CENTRE STRAP WHERE WATER CYLINDER IS OVER 200 LITRES

WATER HEATER RESTRAINT 25mm x 1mm GALV STRAP, STRAP TO BE TENSIONED WHEN FIXED IN PLACE. STRAP FIXED TO WALL FRAMING WITH 10g x 80mm COACH SCREW WITH 30mm x 2mm WASHER - STRAP LOCATED TOP AND BOTTOM AS SHOWN

HOTWATER CYLINDER SEISMIC RESTRAINT
NTS



NOTES:
1. STANDING WATER LEVEL NO GREATER THAN MAXIMUM HEAD RATING OF WATER HEATER
2. SAFE TRAY TO BE GALVANISED SHEET METAL AND DRAIN TO EXTERIOR TO BE COPPER WHEN HWC HEAT SOURCE IS UNCONTROLLED AS TEMPERATURES MAY EXCEED THE MAX. uPVC CAN TOLERATE IE. WHEN HWC IS HEATED BY WOODBURNER/WETBACK OR SOLAR PANEL.



NZBC G12/AS1 6.14 SAFE WATER TEMPERATURES
6.14.1 Maximum temperatures
The delivered hot water temperature at the outlet of any *sanitary fixture* used for personal hygiene shall not exceed:
a) 45°C for *early childhood education and care centres*, schools, old people's homes, institutions for people with psychiatric or physical disabilities, hospitals, and
b) 50°C for all other buildings.

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

bespoke ARCHITECTURE

LOT 12 ALLENBY FARM

15/05/2025

PROPERTY ADDRESS

DETAILS - HWC

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS , NZS 3604 , N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION

design VS & SE
drawn AD
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scale 1:5@ A3

SHEET NO 513

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