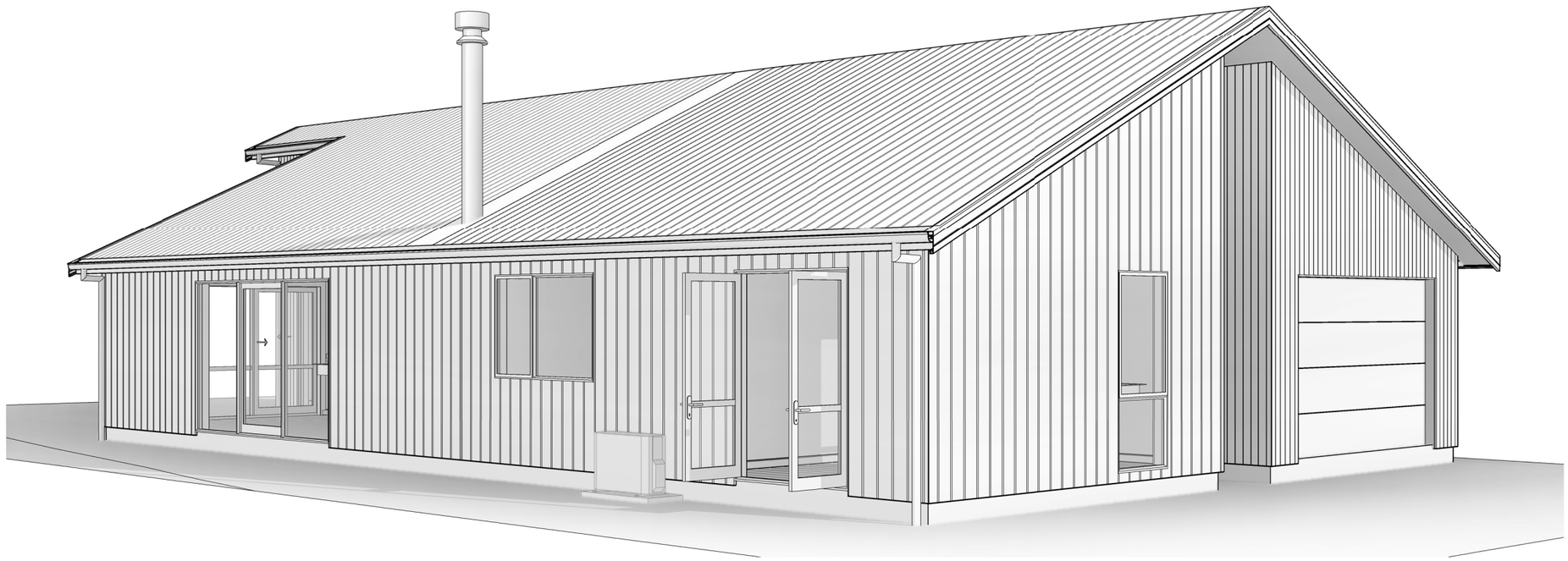
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PROPOSED NEW DWELLING

12 Leven Stream Lane

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DRAWING LEGEND

SHT	SHEET NAME
01	SITE & DRAINAGE
02	FLOOR PLAN
03	FIRE SYSTEMS PLAN
04	ELEVATIONS
05	FOUNDATION PLAN
06	FOUNDATION DETAILS
07	ROOF PLAN
08	ROOF FLASHING DETAILS
09	BRACING PLAN
10	PLUMBING PLAN
11	PLUMBING NOTES
12	HWC & DRAINS IN GROUND
13	SECTION
14	STRUCTURE DETAILS
15	DURABILITY NOTES
16	CLADDING DETAILS
17	CLADDING DETAILS
18	WET AREA DETAILS
19	TILED SHOWER DETAILS
20	FLOOR COVERINGS PLAN
21	JOINERY SCHEDULE

Wind Zone -	High Wind Zone
Exposure Zone -	B
Earthquake Zone -	3
Snow Zone -	N5
Snow Loading -	2 kPa
Altitude -	355m - ASL

Legal Description:	Lot 45 DP 611245
Site Address:	12 Leven Stream Lane
Valuation Number:	2905234856
Site Area:	500 m²
Zone:	Northlake
Region:	QLDC

LICENSED BUILDING PRACTITIONER • BUILDING CONFIDENCE •

'Always check the LBP Register to ensure you building practitioner is licensed'.

GENERAL NOTES:

No construction work is to commence until the related building Consent has been obtained. All dimensions & service locations to be checked onsite before commencement of all work. Confirm all Site levels, Floor heights and Site Boundaries before commencement of earthworks. Ground bearing to be confirmed onsite after excavation and before building starts.
PLANS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATION.

F5 - WORK SITE BARRIERS.

If the work site is not completely enclosed, and unauthorized entry by children is likely, allow for site fencing when workers are absent from the immediate vicinity. Allow for 2m min high site fence to proposed building perimeter over duration of construction in accordance with Compliance Document Clause F5 of the NZBC. Allow for toeboards to access and storage platforms, toeboards to be 100min above the platform height (10mm max gap between the platform & toeboard), and no lower than the materials stacked on them unless the materials are restrained from falling.

Proposed NEW DWELLING for
Niall & Nicole Huxtable-Jones,
Address: 12 Leven Stream Lane

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Queenstown Lakes District Council

50mm 100mm Original Scale

WIND ZONE CALCULATIONS.

DETERMINATION OF A WIND ZONE - NZS3604:2011

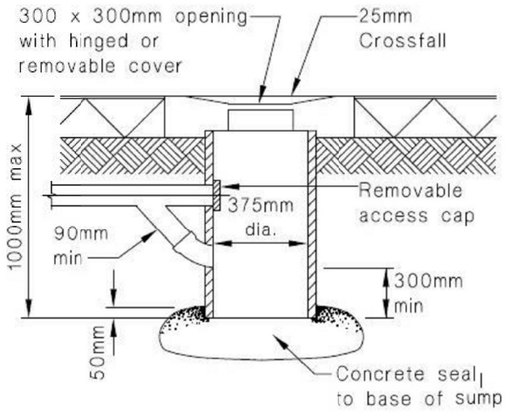
Wind Region -	A
Lee Zone -	No
Ground roughness -	Open
Site exposure -	Exposed
Topography Class -	T1 - Undulations <10m
Building wind zone -	H = Wind speed of 44 m/s

50mm

TYPE 1 SURFACE WATER SUMP NOTES:

Allow for Type 1 Surface water Sumps as noted on plans. All surface water, except that collected directly from a roof, shall enter the drain via a sump which has a grating with at least 35% openings and 35max opening gaps, be hinged or removable for maintenance access, have a capacity at the bottom for settlement of silt and debris with a submerged (or trapped) outlet which prevents floatable solids entering the drain.

100mm



STORMWATER DRAINAGE NOTES:

Stormwater Drains - DN 100 uPVC, min 1:120 gradient, to NZBC E1/AS1. Drainage work must met durability requirements of NZBC B2/AS1. All pipework shall be from approved uPVC Pipes bends, junctions, fittings and joints to AS/NZS 1260, AS/NZS 1254 & joined to AS 1646, AS/NZS 2032 & AS/NZS 1254. Discharge Stormwater to Existing Stormwater lateral connection.

Drains must be laid on a uniform line and gradient between points of access, where practical change in direction to be kept less than 45 degrees, but shall not exceed 90 degrees. Where two drains intersect the direction of flow shall be at 60 degrees or less, and where practical at less than 45 degrees. Rodding points shall be installed at 50.0m max intervals, change of direction or where gradient exceeds 45 degrees, and for junctions in drains other than a drain that serves a single downpipe that is less than 2.0m long.

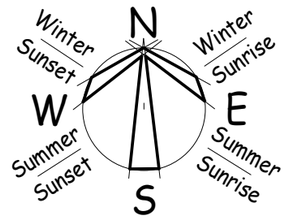
DRAINAGE LEGEND

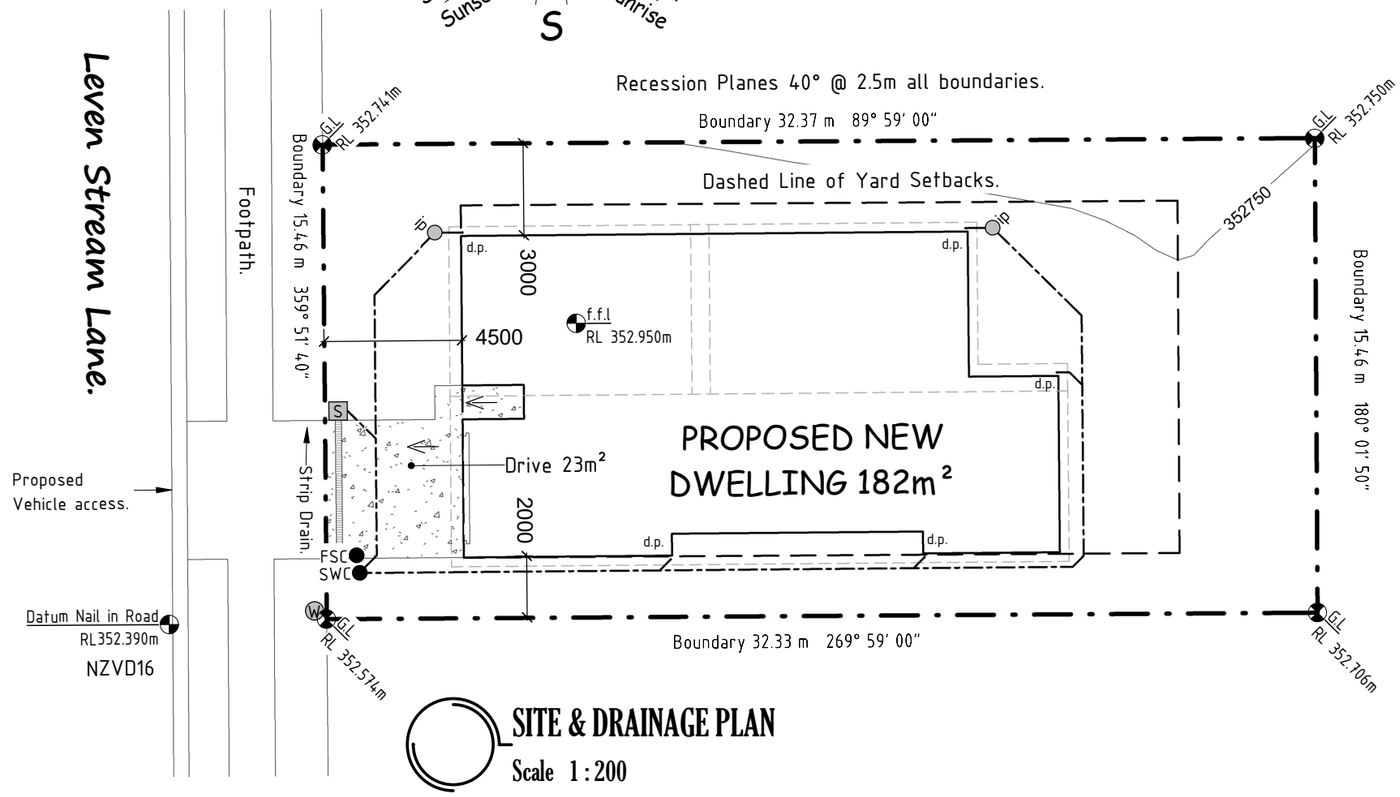
d.p.	Downpipe.
ip	Inspection Point.
S	Sump to E1/AS1 3.6. - Drive to have falls towards sump.
←	Paving falls.
-·-·-·-	Stormwater drain DN 100 @ 1:120 min fall.
SWC	Existing Stormwater Connection Point, allow for inspection point.
FSC	Existing Foul Sewer Connection Point, allow for inspection point.
W	Water Toby.

SITE COVERAGE		
ACTUAL COVERAGE	SITE AREA	SITE COVERAGE
185 m²	500 m²	37.0%

Proposed NEW DWELLING for Niall & Nicole Huxtable-Jones, Address: 12 Leven Stream Lane

SEDIMENT AND EROSION CONTROL NOTES:
Allow for Sediment / silt fencing, Hay bales or Earth Bunds to suit to contain all sediment and erosion on site, refer to spec for general measures and details.





SITE & DRAINAGE PLAN

Scale 1 : 200

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Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : SITE & DRAINAGE			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 01

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50mm 100mm Original Scale

50mm

100mm

PLUMBING LEGEND

Code	Description	Model
BATH	Bath	LeVivi Lucca 1600
HWC	Hot Water Cylinder	Mains Pressure
S	Kitchen Sink	Proprietary
SHR1	Tiled Wet Area	1000x1000mm
SHR2	Tiled Wet Area	900x900mm
Tub	Laundry Tub	Proprietary
V1	Vanity	900x400mm
V2	Vanity	760mm
WC	Toilet	
WM	Washing Machine	Proprietary

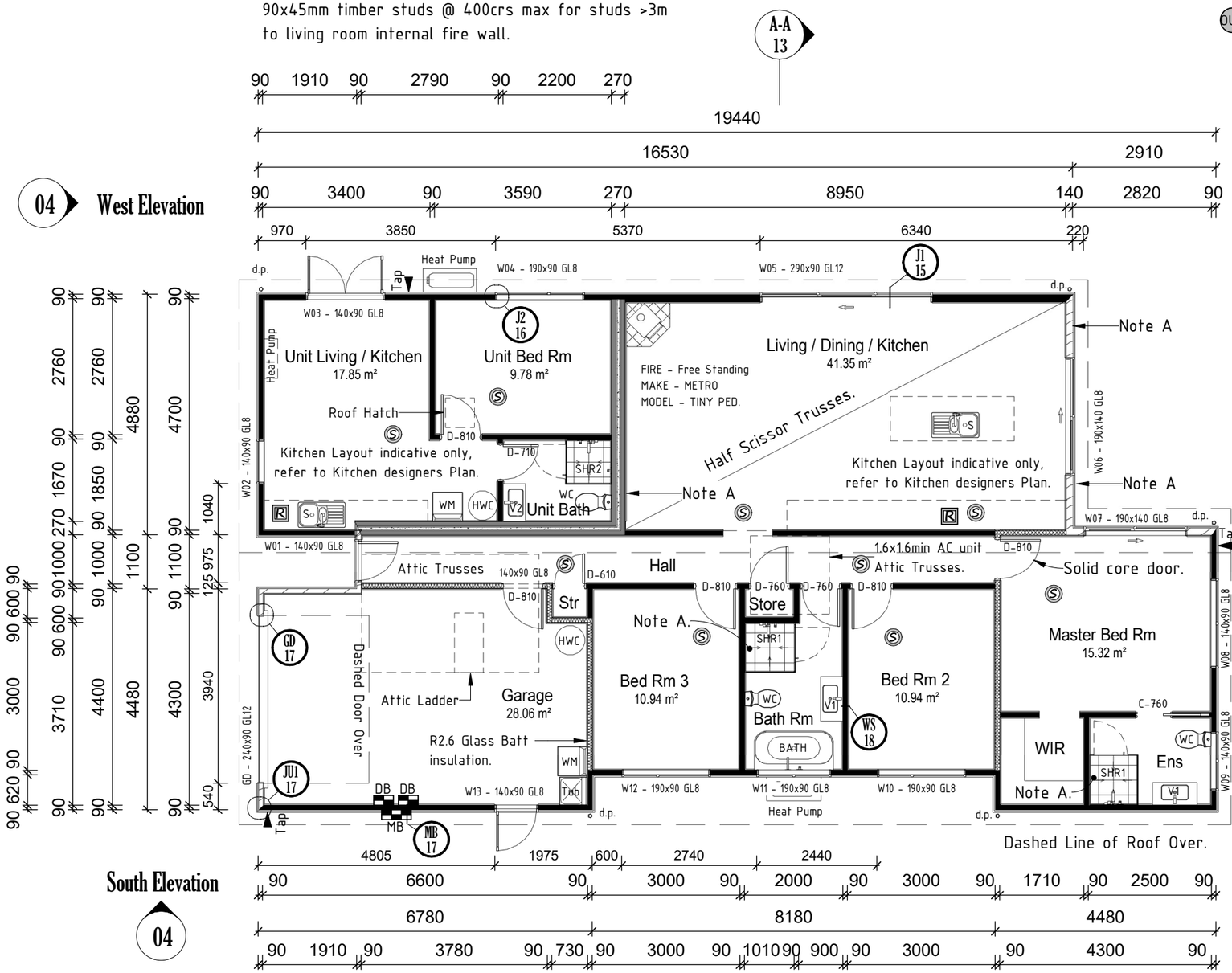
JOINERY SCHEDULE

Mark	Width	Height	Lintels
GD	3400 mm	2150 mm	240x90 GL12
W01	885 mm	2150 mm	140x90 GL8
W02	900 mm	2100 mm	140x90 GL8
W03	1600 mm	2150 mm	140x90 GL8
W04	1800 mm	1200 mm	190x90 GL8
W05	3500 mm	2150 mm	290x90 GL12
W06	2400 mm	2150 mm	190x140 GL8
W07	2100 mm	2150 mm	190x140 GL8
W08	1800 mm	900 mm	140x90 GL8
W09	1200 mm	900 mm	140x90 GL8
W10	1800 mm	1200 mm	190x90 GL8
W11	1500 mm	900 mm	190x90 GL8
W12	1800 mm	1200 mm	190x90 GL8
W13	885 mm	2150 mm	140x90 GL8

WALL FRAMING NOTES.
Note A - Allow for 90x45mm Timber studs @ 400crs max (300crs for studs 2.7m - 3m high and 90x90mm studs @ 300crs to studs >3m high) to East end Kitchen / dining room external wall, allow for 90x45mm timber studs @ 400crs max for studs >3m to living room internal fire wall.

ELECTRICAL LEGEND

- (S) - Type 1 interconnected Smoke Alarm.
- MB - Meterbox.
- DB - Distribution Board.
- (OUT) - Central Heating Heat Pump outlet.



04 West Elevation

04 North Elevation

South Elevation 04

East Elevation 04

CONSTRUCTION LEGEND.

- Internal wall.
- Internal Wall - RCS INTA120a Intertenancy Fire wall.
- External Wall - Vert 5 Rib Steel over 20nom Cavity.
- External Wall - Vertical Timberline TMT Pine Weatherboard Cladding system.

FLOOR PLAN LEGEND.
SB - Sound Batts

Notes.
Note A - Allow for 540 x 300mm Shower niche's to tiled showers.

PROPOSED FLOOR PLAN
Scale 1 : 100

FLOOR AREA SCHEDULE - CLAD

DESCRIPTION	AREA (O/FRAME) /	PERIMETER (O/FRAME) /	CLAD THICKNESS /	AREA OVER CLAD /
Insitu Slab	181.54 m²	65.22 m	45 mm	184.48 m²

N

G.F f.f.l	0.000 m
G.F T.P.	2.470 m

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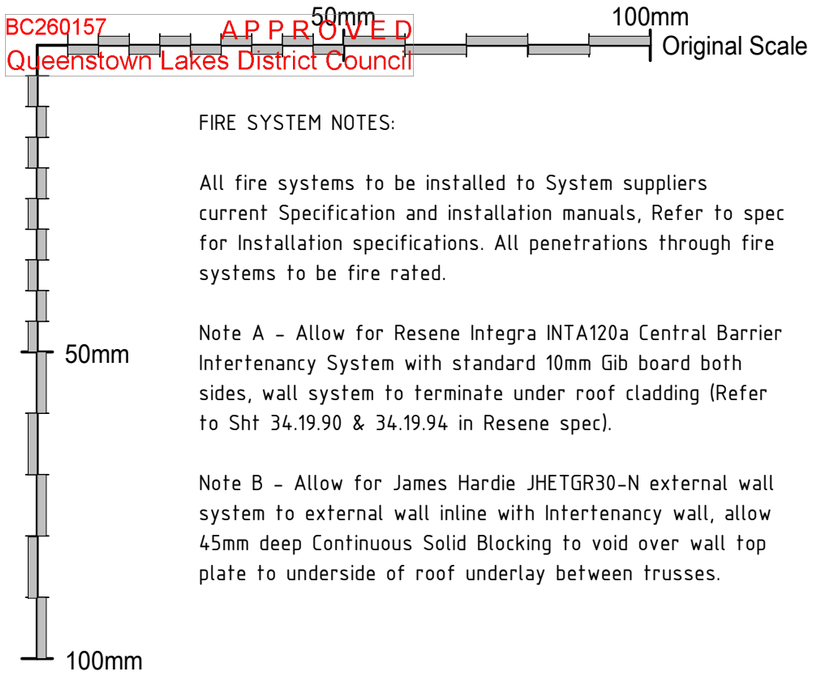
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27/03/2026 12:30:47 pm

Project : PROPOSED NEW DWELLING for
Client : Niall & Nicole Huxtable-Jones
Address : 12 Leven Stream Lane

JOB # : Lot45_Pembroke
Drawn By : LBP 113870
Drw Name : FLOOR PLAN
DATE : Feb 2026
NOTE : do not scale from this drawing.
SCALE @ A3 Sht. As indicated
Builder.
Client.
REV # I
DRW # 02

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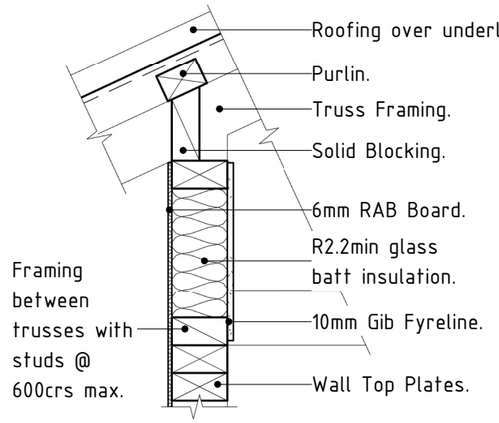
FIRE SYSTEM NOTES:

All fire systems to be installed to System suppliers current Specification and installation manuals, Refer to spec for Installation specifications. All penetrations through fire systems to be fire rated.

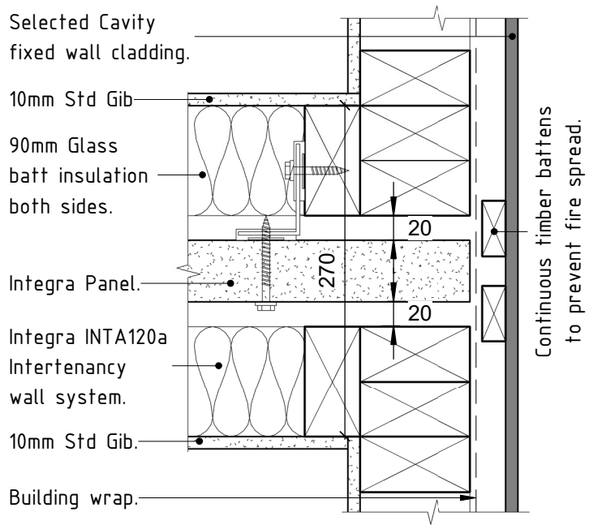
Note A - Allow for Resene Integra INTA120a Central Barrier Intertenancy System with standard 10mm Gib board both sides, wall system to terminate under roof cladding (Refer to Sht 34.19.90 & 34.19.94 in Resene spec).

Note B - Allow for James Hardie JHETGR30-N external wall system to external wall inline with Intertenancy wall, allow 45mm deep Continuous Solid Blocking to void over wall top plate to underside of roof underlay between trusses.

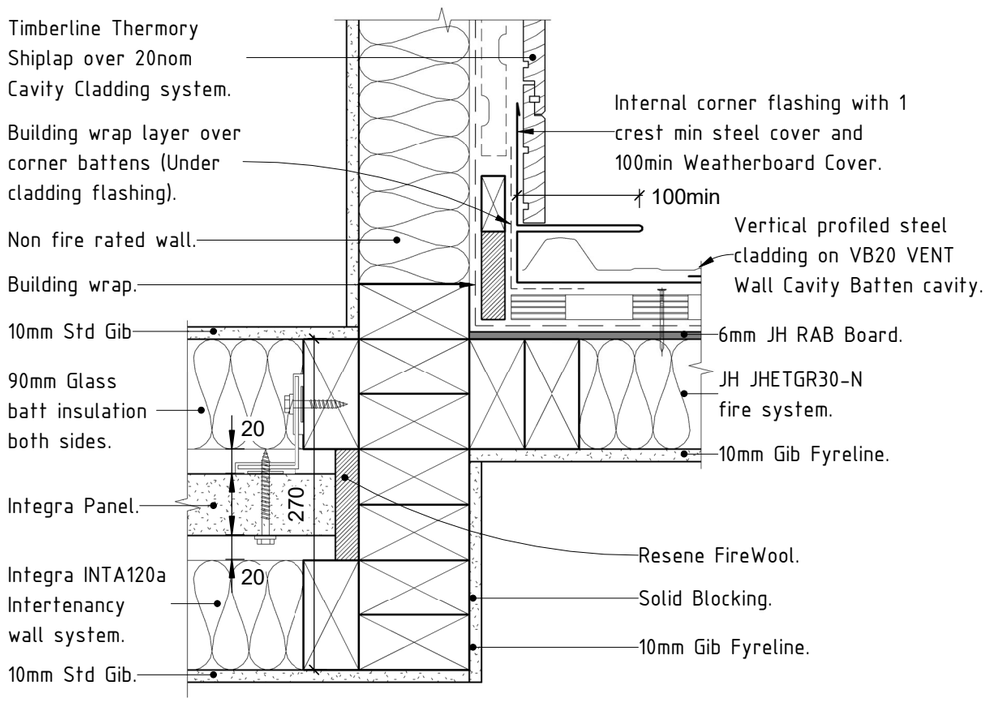
Note - Allow for solid blocking between truss framing / over top plates as detailed to all fire rated walls.



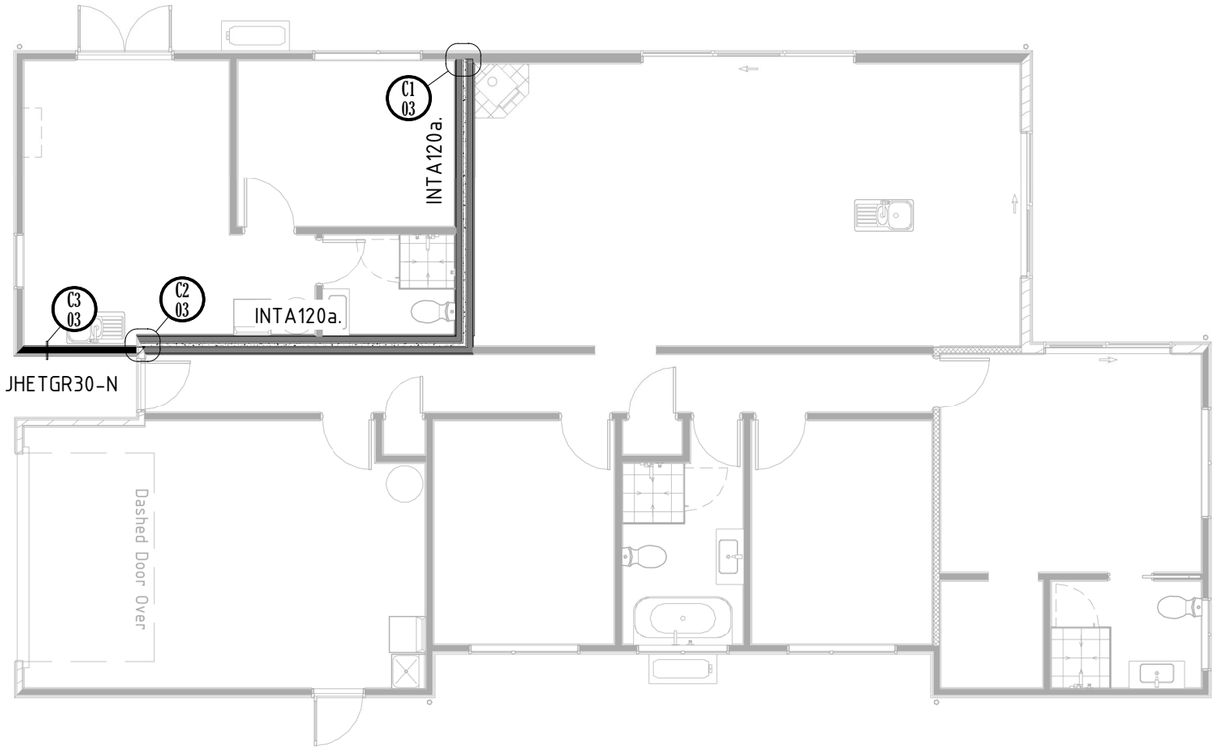
C3 EAVE BLOCKING DETAIL
Scale 1:10



C1 INT TO EXT AJACENT FIRE WALL DETAIL
Scale 1:5



C2 INT TO EXT INLINE FIRE WALL DETAIL
Scale 1:5



FIRE SYSTEMS PLAN
Scale 1:100

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Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : FIRE SYSTEMS PLAN			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 03

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50mm 100mm Original Scale

50mm

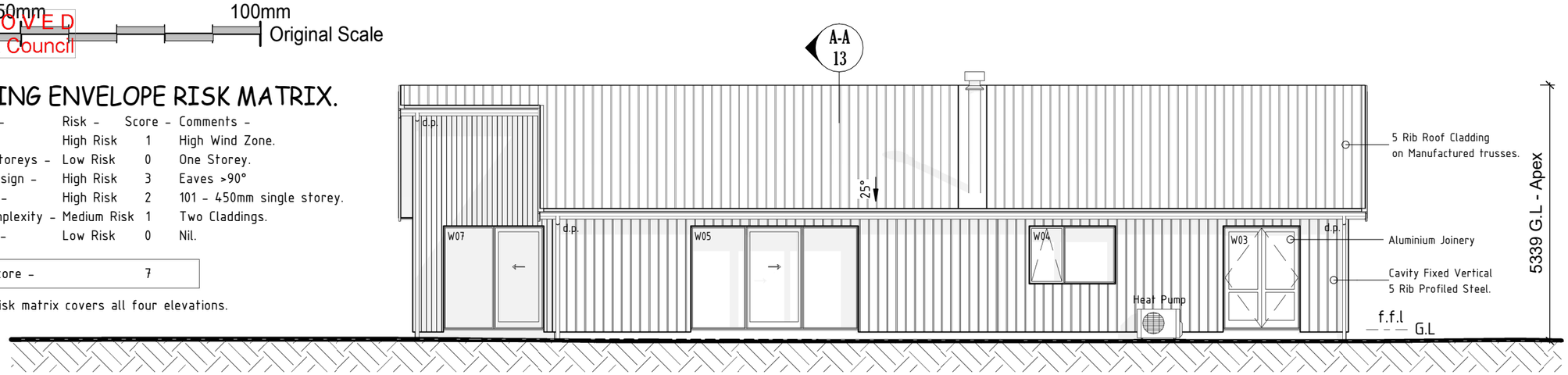
100mm

BUILDING ENVELOPE RISK MATRIX.

Risk Factor -	Risk -	Score -	Comments -
Wind Zone -	High Risk	1	High Wind Zone.
Number of storeys -	Low Risk	0	One Storey.
Roof/wall design -	High Risk	3	Eaves >90°
Eaves width -	High Risk	2	101 - 450mm single storey.
Envelope complexity -	Medium Risk	1	Two Claddings.
Deck design -	Low Risk	0	Nil.

Total risk score -	7

NOTE: This risk matrix covers all four elevations.



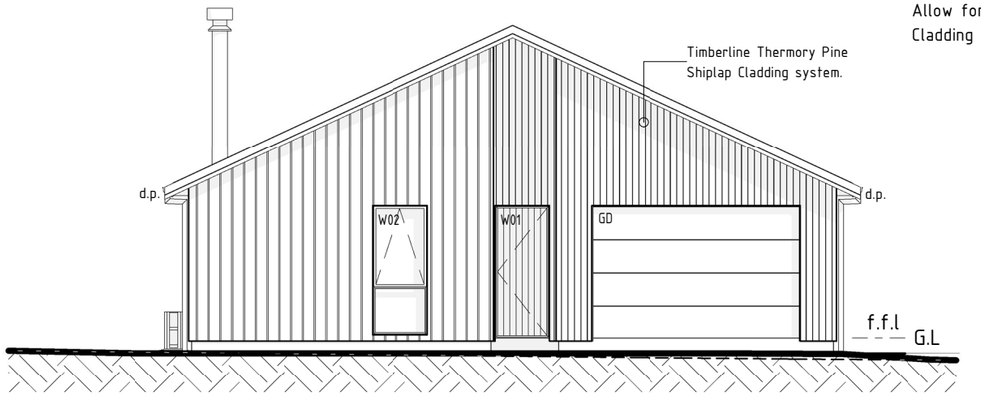
North Elevation
Scale 1 : 100

CLAD TO GROUND CLEARANCE NOTES.

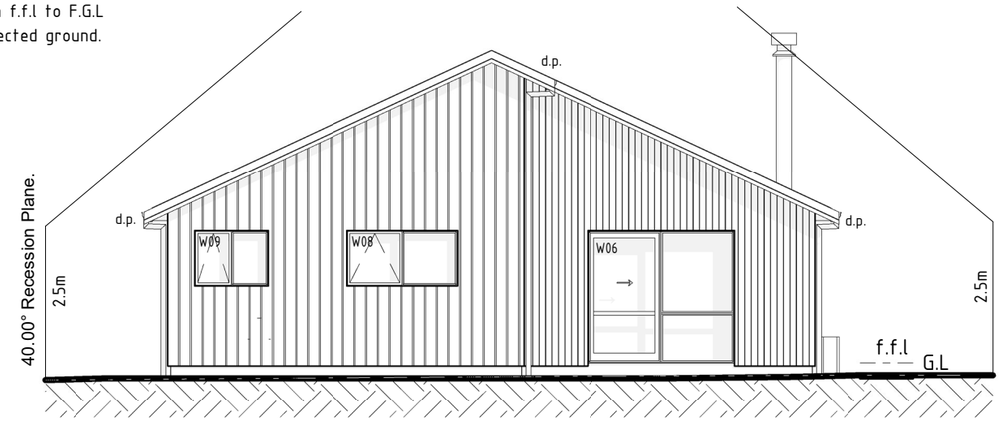
f.f.l shall be 150min above crown of road on at least one cross section through the building and road way, or for sites below the road 150min above the lowest point on the Site Boundary.
Excavate locally around perimeter of building, ground to fall away from building not less than 1 in 25 for a minimum distance of 1000mm.

Cladding adjacent to permanent paving - 150min from f.f.l to F.G.L
Allow for 100min between base of cladding and permanent paving.
Cladding adjacent to unprotected ground - 225min from f.f.l to F.G.L
Allow for 175min between base of cladding and Unprotected ground.
Cladding to overlap the concrete slab by 50min.

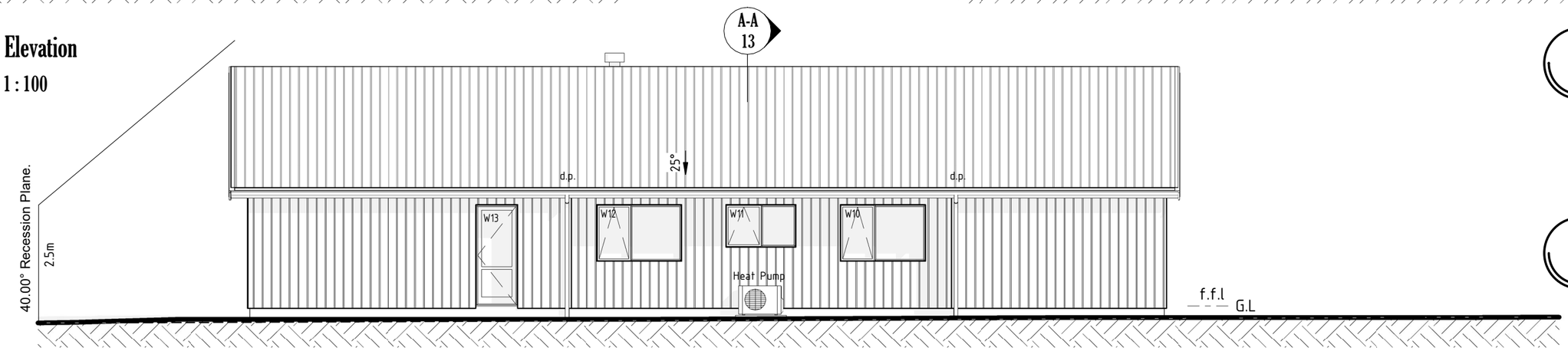
Allow for stays to fire flue.



West Elevation
Scale 1 : 100



East Elevation
Scale 1 : 100



South Elevation
Scale 1 : 100

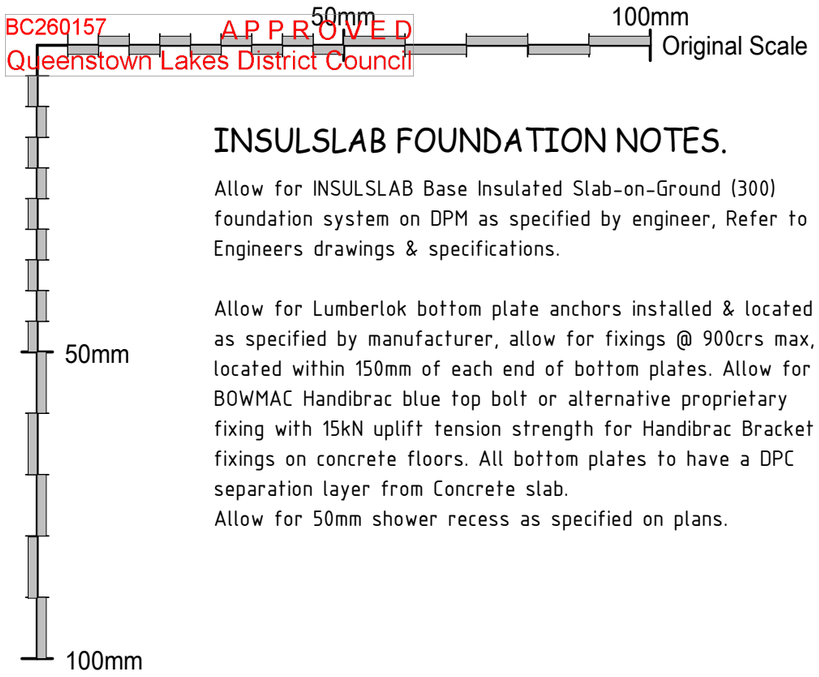
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Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : ELEVATIONS			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 04

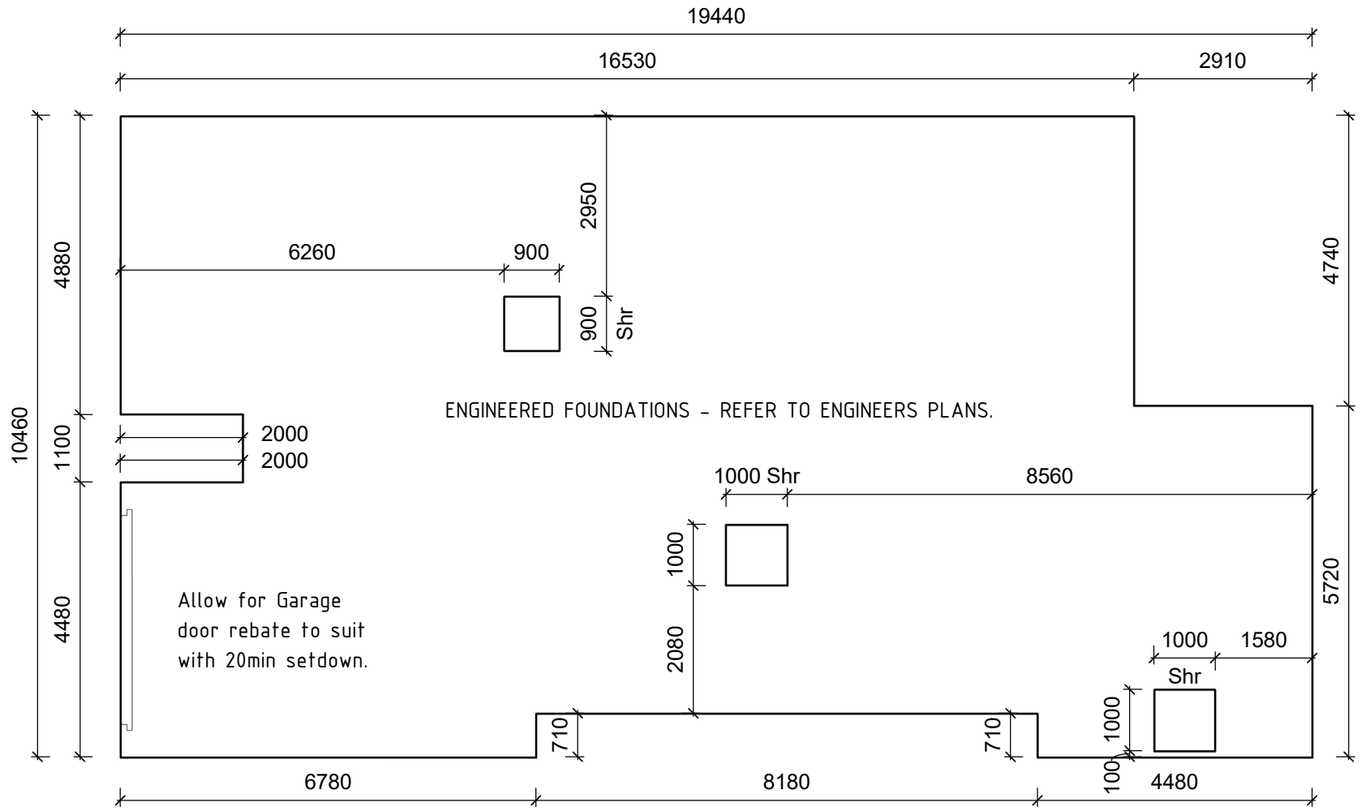
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INSULSLAB FOUNDATION NOTES.

Allow for INSULSLAB Base Insulated Slab-on-Ground (300) foundation system on DPM as specified by engineer, Refer to Engineers drawings & specifications.

Allow for Lumberlok bottom plate anchors installed & located as specified by manufacturer, allow for fixings @ 900crs max, located within 150mm of each end of bottom plates. Allow for BOWMAC Handibrac blue top bolt or alternative proprietary fixing with 15kN uplift tension strength for Handibrac Bracket fixings on concrete floors. All bottom plates to have a DPC separation layer from Concrete slab.
Allow for 50mm shower recess as specified on plans.



FOUNDATION PLAN
Scale 1 : 100

FLOOR AREA SCHEDULE - SLAB

DESCRIPTION /	PLAN AREA /	PERIMETER /	SLAB VOLUME
Insitu Slab	181.54 m^2	65220 mm	55.37 m^3

N

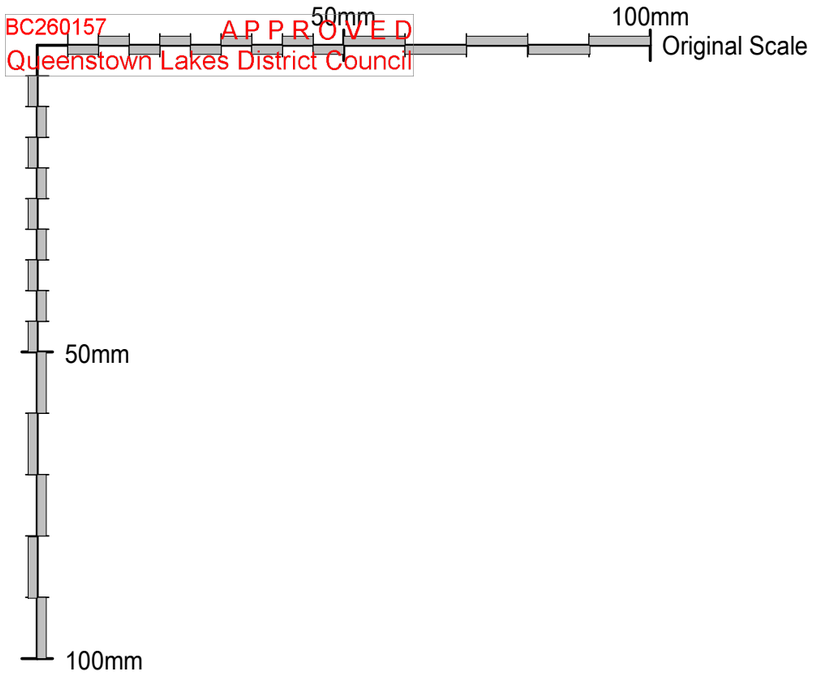
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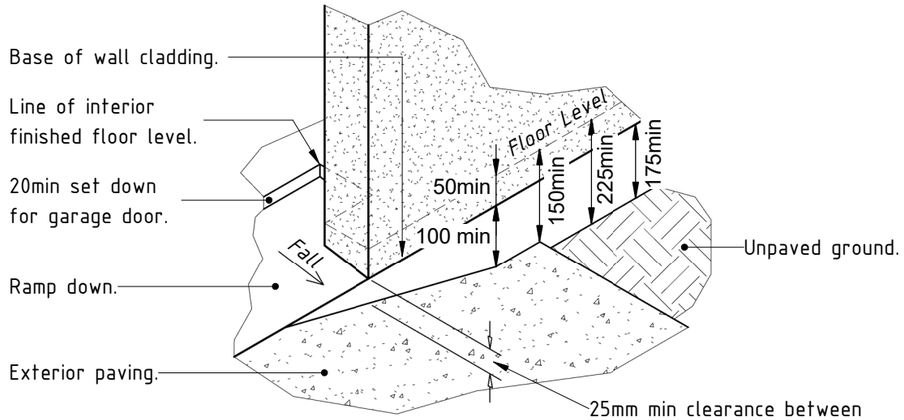
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Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : FOUNDATION PLAN			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 05

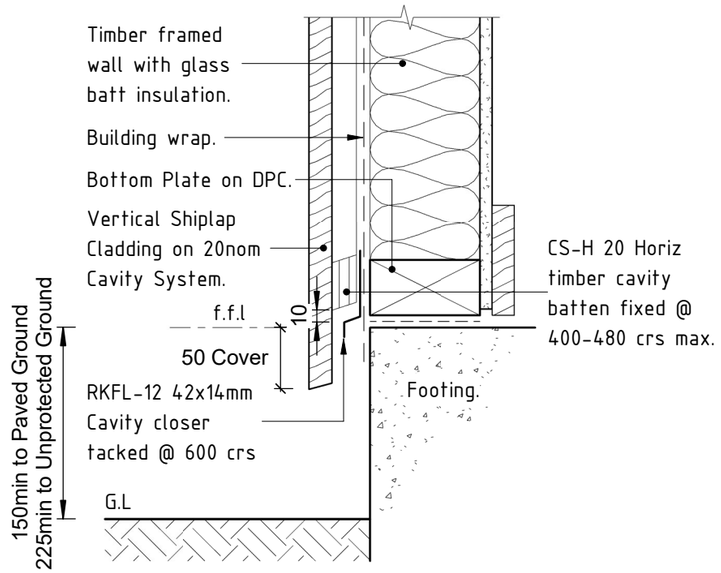
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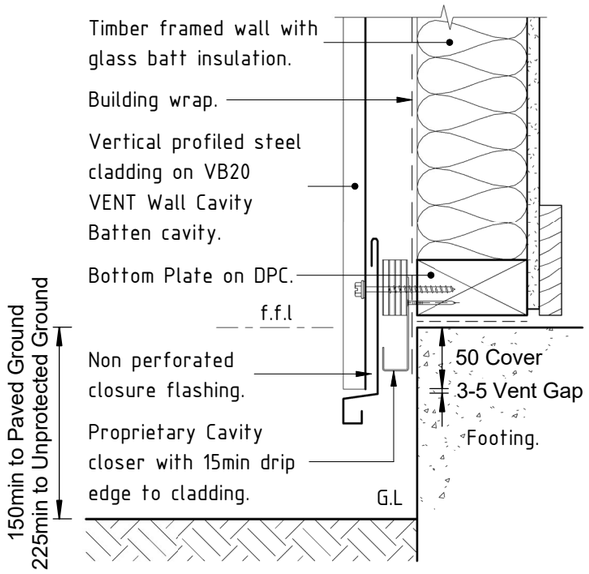


GARAGE DOOR BASE DETAIL
Scale : N.T.S

NOTES:
1) Refer to Cladding technical document for cladding fixings.



B2 SHIPLAP BASE DETAIL
Scale 1:5



B1 VPS BASE DETAIL
Scale 1:5

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Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : FOUNDATION DETAILS			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 06

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50mm 100mm Original Scale

TRAPEZOIDAL ROOF CLADDING FIXING NOTES.

Allow for a 0.40mm Trapezoidal profiled steel roof cladding with a minimum profile height of 19mm and for asymmetrical profiles 210mm max between crests Screw fixings to be 12 Gauge min and have sealing washers made from neoprene or profiled washer and EPDM washer where required to allow for roof expansion.

Roof underlays shall be to Table 23 NZBC E2/AS1 & NZS 2295, and be either R1 Heavy weight kraft supported by corrosion resistant material, or R2 Self supporting kraft (1.2max span between supports). Underlays shall be laid with minimum numbers of laps, with all side and end laps at 150min.

Flashings shall be screw fixed to the structure as specified above for roof fixing, or where fixed to flashings or other roofing with 4mm dia rivets to suit roof cladding type. Refer to NZBC E2 8.4.11.1.

Trapezoidal Profiled Steel fixings in High to Extra High Wind Zones to be fixed at every crest to Purlins at 900crs with End spans of no more than 600mm.

50mm

100mm

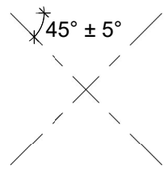
DOWN PIPE SCHEDULE

PITCH	Prefix	Size	Max Area Served
Selected gutter profile to have a 6,000mm² min cross section Area.			
25.00°	d.p.	80ø	85 m²
25.00°	d.p.	80ø	85 m²
25.00°	d.p.	80ø	85 m²
25.00°	d.p.	80ø	85 m²
25.00°	d.p.	80ø	85 m²
Total Roof Area Served			425 m²

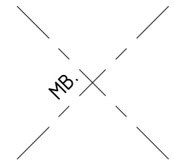
ROOF AREA & BRACING SCHEDULE.

PITCH	SURFACE AREA	PLAN AREA	Light Roof	Braces Required
25°	230.9 m²	209.2 m²	Yes	5

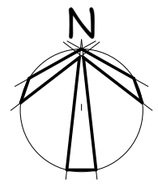
ROOF BRACING LEGEND.

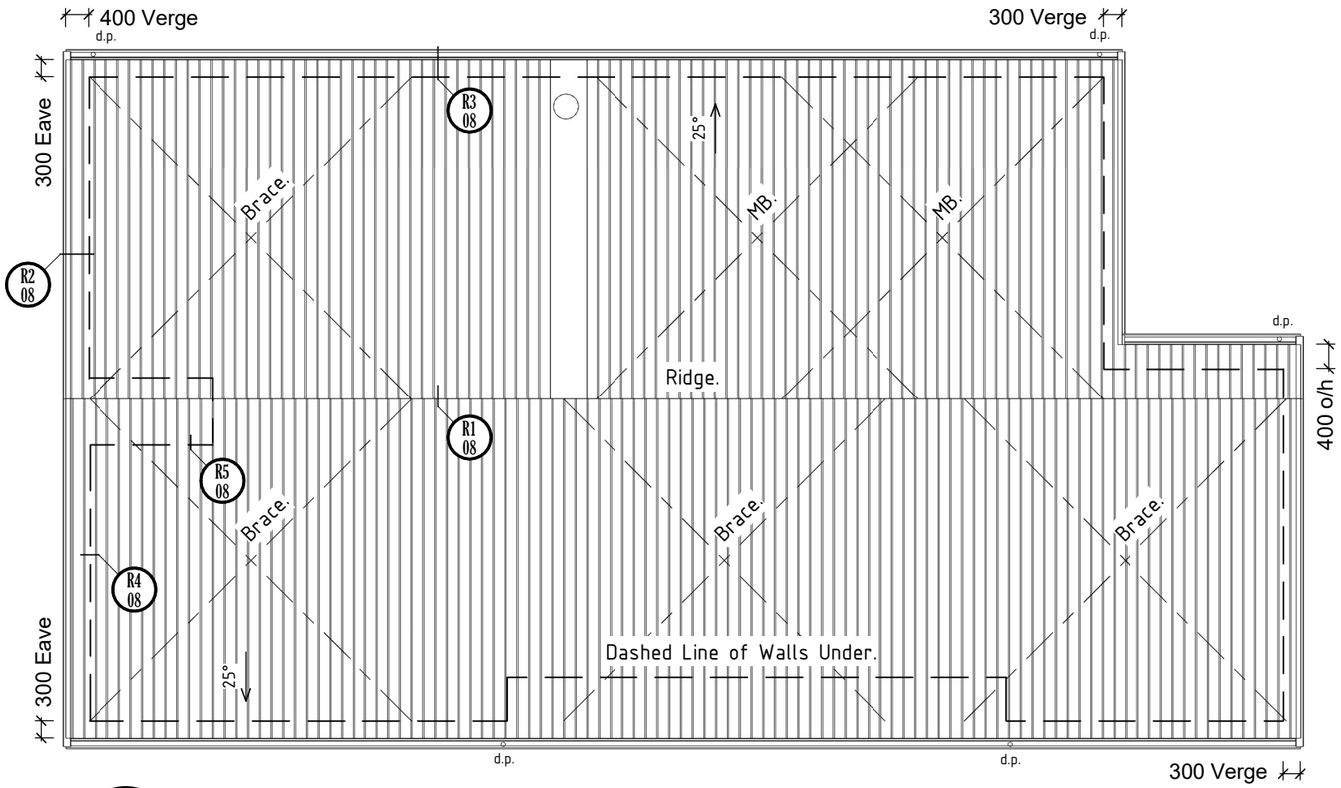


Diagonally opposing pair of continuous steel strips each having a capacity of 4.0kN in tension, to be fixed to manufacturers specifications, refer to Project specification.



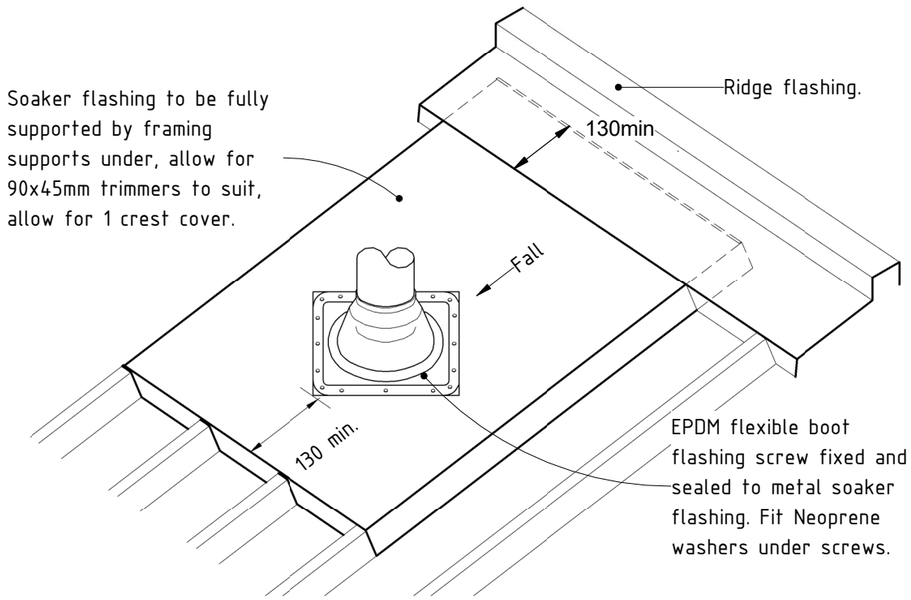
Lumberlok Multi-brace system installed to manufactures specifications, refer to spec.





ROOF PLAN

Scale 1 : 100



SOAKER FLASHING DETAIL (60-500 DN)

Scale : N.T.S

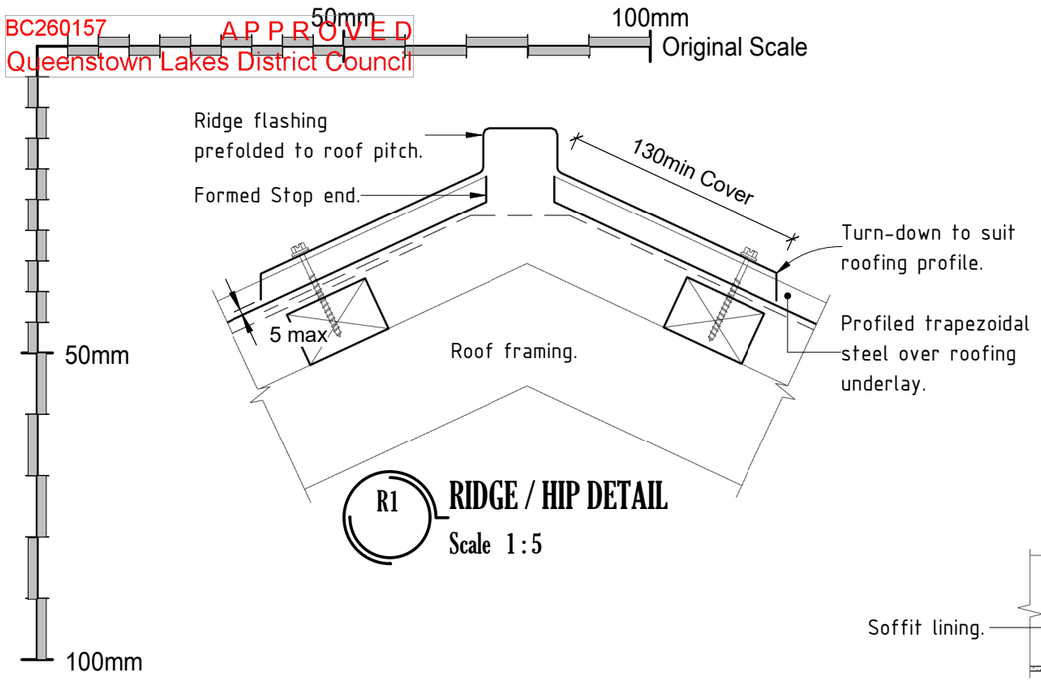
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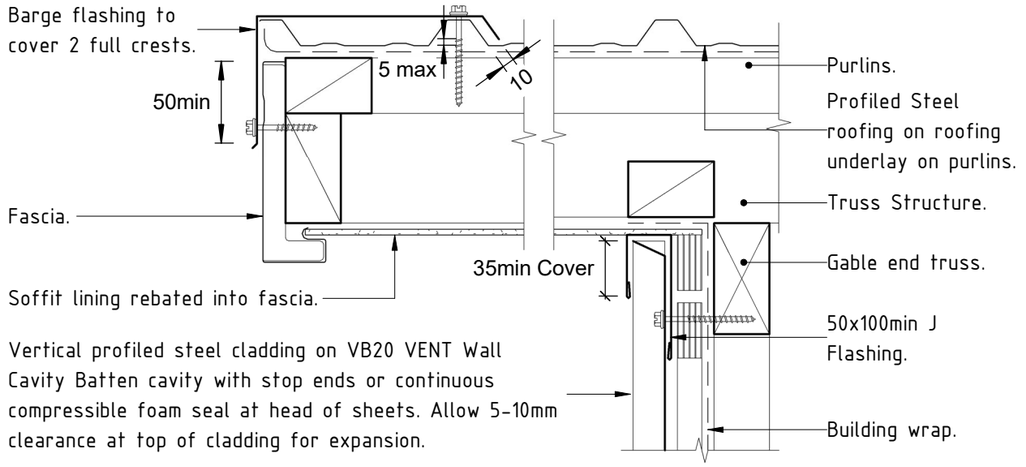
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Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : ROOF PLAN			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 07

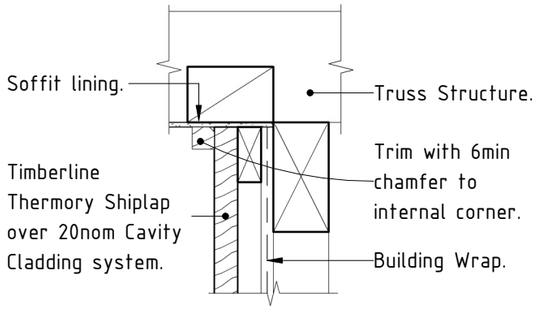
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R1 RIDGE / HIP DETAIL
Scale 1:5

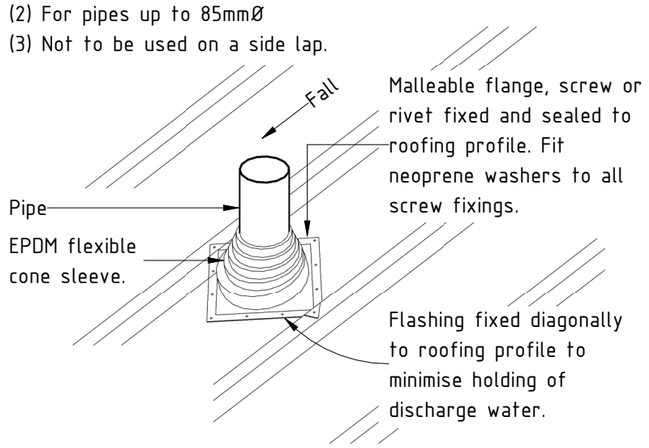


R2 VERT PROFILED STEEL VERGE DETAIL
Scale 1:5

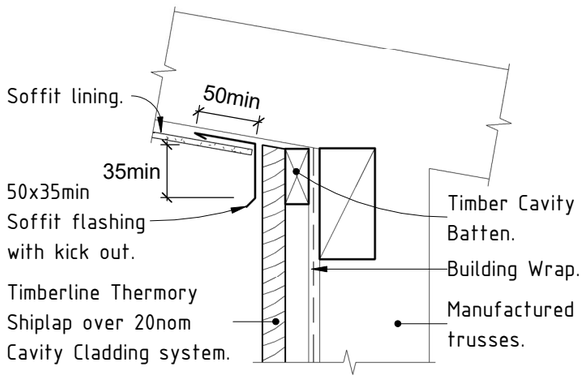


R4 SHIPLAP VERGE SOFFIT DETAIL
Scale 1:5

NOTE :
(1) Max roof pitch 45°, 10°min if base flange covers one or more complete troughs.
(2) For pipes up to 85mmØ
(3) Not to be used on a side lap.

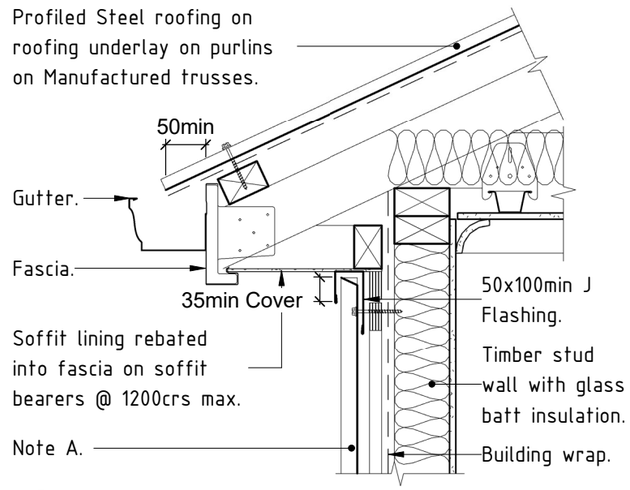


PIPE FLASHING DETAIL (Up to 85 DN)
Scale : N.T.S



R5 SHIPLAP REVERSE RAKING SOFFIT DETAIL
Scale 1:5

Note A - Vertical profiled steel cladding on VB20 VENT Wall Cavity Batten cavity with stop ends or continuous compressible foam seal at head of sheets. Allow 5-10mm clearance at top of cladding for expansion.



R3 VERT PROFILED STEEL EAVES DETAIL
Scale 1:10

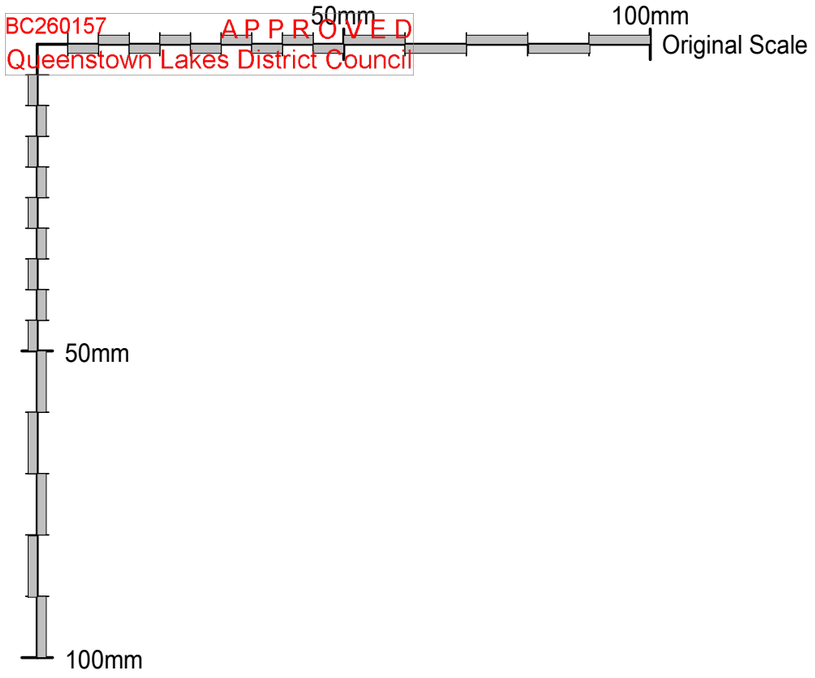
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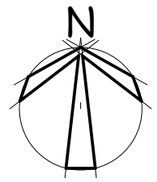
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Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : ROOF FLASHING DETAILS			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 08

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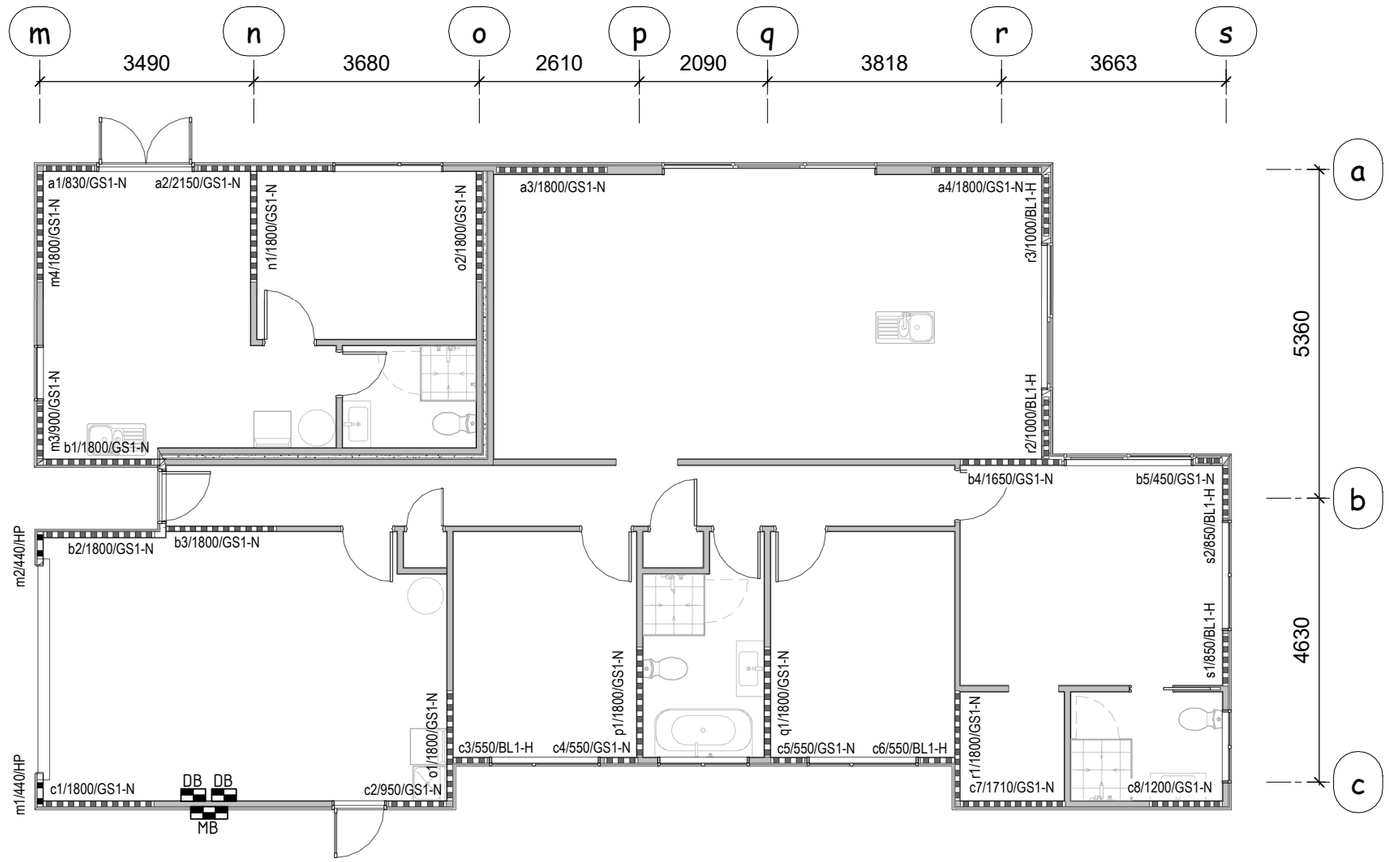




WALL BRACING LEGEND.

A ——-—— Bracing Line
A1/1.200/GS1-N
Bracing #/ Length/ Element type
Note - Do not install brace elements behind showers or baths.

Code	Description	Bracket
BL1-H	Gib Braceline One Side	Yes
GS1-N	Gib Std One Side Only	No
HP	Home RAB one Side	Yes



BRACING PLAN
Scale 1 : 100

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Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : BRACING PLAN			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 09

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50mm 100mm Original Scale

50mm

100mm

ELECTRICAL LEGEND

R - Rangehood Extractor.

V - Vent - Ceiling extracted.

MECHANICAL VENTILATION NOTES:

Install mechanical ventilation (Extractor fans) as specified on plan with min flow rate as specified below.
Terminate to an external air space, ie through Roof, External Wall or under Soffit to suit.

AS 1668.2 Exhaust Rates.
Bathroom & Toilets - 25l/s per Room.
Laundry - 20l/s per Room.
Kitchens - 50l/s per Room.

DRAINAGE LEGEND AS/NZS 3500.

TV Terminal vent - DN 50.

BV Branch Drain vent - DN 50.

BD — BD Foul sewer Branch Drain - DN 100 @ 1:60 min fall.

FS — FS Foul sewer Main Drain - DN 100 @ 1:60 min fall.

65 — 65 Foul sewer Branch Drain - DN 65 @ 1:40 min fall.

ip Inspection Point.

O.G.T Overflow relief Gully trap.

Fixture discharge pipe - Refer to fixture legend for sizing.

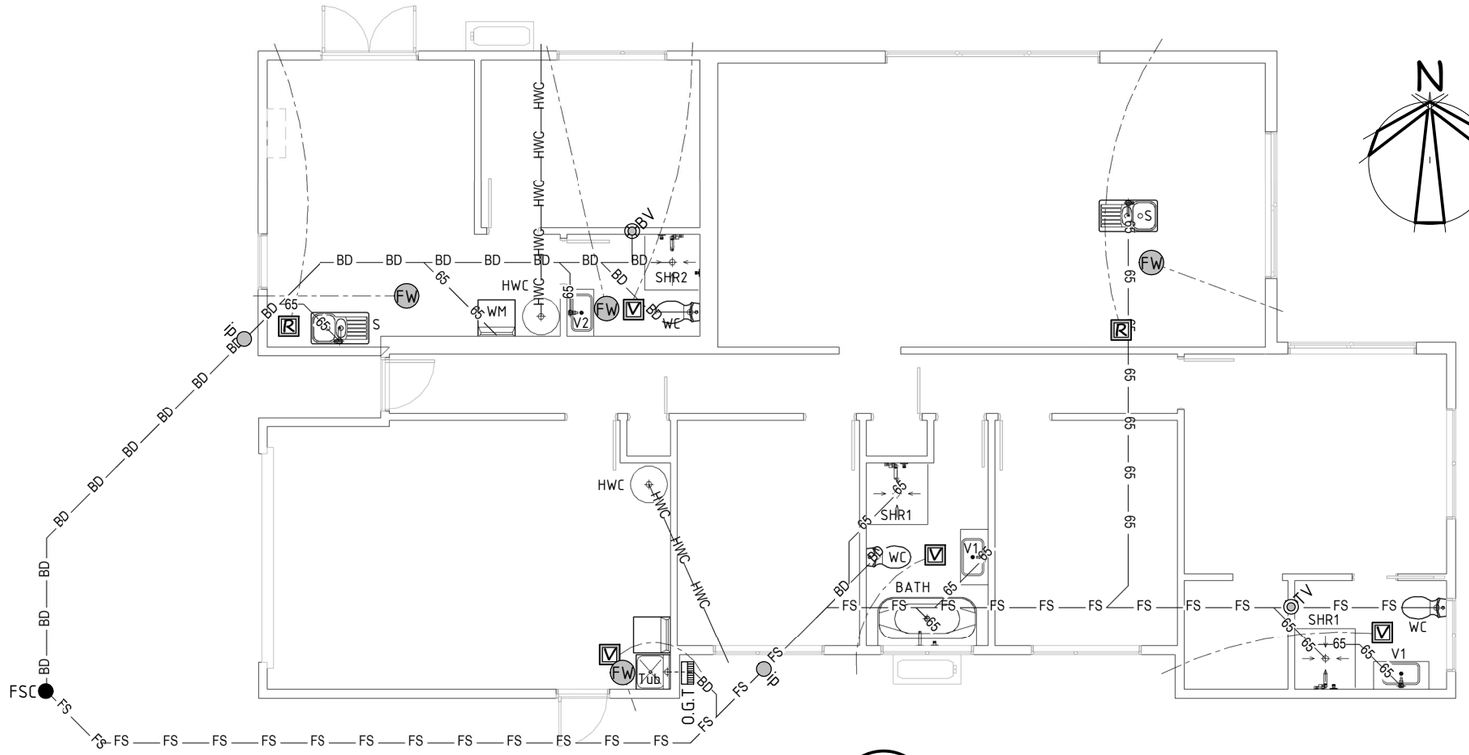
HWC — HWC 25dia Copper HWC Relief Drain + Separate 40mm PVC drain from safe tray, discharge both drains to a visible position which does not present a hazard or damage to other building elements.

FSC Existing Foul Sewer Connection Point.

FW 40Ø min @ 1:40 min fall dry floor waste (no water trap) with removable grating installed flush with the floor, discharge to open air in a safe location with vermin proofing at discharge outlet. Floor waste to be compatible with floor coverings.

PLUMBING - FIXTURE SCHEDULE AS/NZS 3500 - MAINS PRESSURE.

Code	#	Description	Model	Fixture Construction Standards	Fixture DU's	Subtotal DU's	Pipe Size	Gradient	Max Unvented Developed Length	Vent Pipe Size	HW Pipe ø	General Notes
BATH	1	Bath	LeVivi Lucca 1600		4 DU's	4	DN 40	1:40	2.5m	DN 40	15mm*	*Based on 20max pipe run
HWC	2	Hot Water Cylinder	Mains Pressure	NZS 4606: Parts 1-3		0	N/A					Unvented - Relief valve drain to NZBC G12 6.7
S	2	Kitchen Sink	Proprietary	NZS 1730	3 DU's	6	DN 40	1:40	2.5m	DN 32	15mm*	*10mm for pipe run >12m
SHR1	2	Tiled Wet Area	1000x1000mm	NZBC E3/AS1	2 DU's	4	DN 40min	1:40	2.5m	DN 32	20mm*	*15mm if seperate pipe from HWC to single outlet.
SHR2	1	Tiled Wet Area	900x900mm	NZBC E3/AS1	2 DU's	2	DN 40min	1:40	2.5m	DN 32	20mm*	*15mm if seperate pipe from HWC to single outlet.
Tub	1	Laundry Tub	Proprietary	NZBC G2/AS1	5 DU's	5	DN 40	1:40	2.5m	DN 32	15mm*	*Based on 20max pipe run.
V1	2	Vanity	900x400mm	NZS 1730	1 DU	2	DN 40	1:40	2.5m	DN 32	10mm*	*Based on 20max pipe run.
V2	1	Vanity	760mm	NZS 1730	1 DU	1	DN 40	1:40	2.5m	DN 32	10mm*	*Based on 20max pipe run.
WC	3	Toilet		G1/AS1	4 DU's	12	DN 100	1:60	6m	DN 40	N/A	Cisten Flush
WM	2	Washing Machine	Proprietary			5						
Total Fixtures: 17						41						



PLUMBING PLAN
Scale 1 : 100

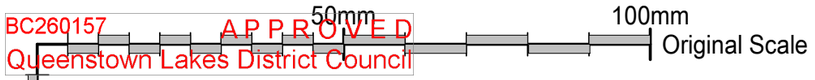
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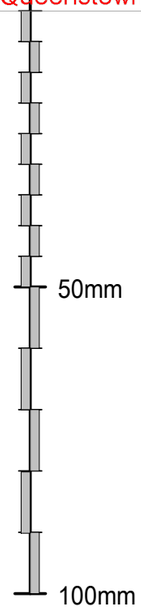
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Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : PLUMBING PLAN		Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 10

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AS/NZS 3500 (G13/AS3) PLUMBING & DRAINAGE NOTES.

All sanitary plumbing and drainage work to be carried out in accordance with AS/NZS 3500.2:2021 (As modified by NZBC G13/AS3), Materials and products shall comply with NZBC Clause B2 Durability, G13/AS1 Paragraph 2.0 Materials for sanitary plumbing systems and G13/AS2 Paragraph 2.0 Materials for foul water drainage systems. Pipework shall be from uPVC Pipes bends, junctions, fittings and joints to AS/NZS 1260. Air admittance valves to ASSE 1050 or ASSE 1051, EN 12380, AS/NZS 4936, Plastic traps and fittings to AS 2887, Copper pipe to NZS 3501 & copper fittings to AS 1589.
Contractor to locate and check all service invert levels, falls, fixture positions and pipe routes before commencement of any work. All sanitary plumbing pipework shall be tested to Section 15 AS/NZS 3500.2.

DRAINS;

Main Drain - Allow for DN 100 uPVC with 1:80min gradient.
Branch Drain with soil fixture - Allow for DN 100 uPVC with 1:80min gradient.
Branch Drain no soil fixture - Allow for DN 65 uPVC with 1:40min gradient, allow for 1:30min gradient if drain has >25 DU's (36max DU's).
Were 1:40min grade is not achievable allow for DN80 uPVC drain with 1:80min gradient.
Sanitary Wastes - Refer to Fixture Schedule.
Allow for Anchor blocks to 3.4.4 to any drain installed on a grade between 20% and vertical at the top and bottom bend or junction of the inclined drain and 3m max intervals.
Separation of at least 25mm shall be maintained between any above-ground sanitary plumbing and any other services.
Separation between any underground drain and the following shall be
(a) - electrical supply cable 100min provided the electrical supply cable is indicated along its length with orange marker tape and is mechanically protected or 600min.
(b) - electrical supply earthing electrode not exceeding 1 000 V 500min.
(c) - communication cable 100min.
(d) - other service other than electrical supply cables, consumer gas piping, communication service or water service shall be at least 100mm or 300mm from a Stormwater drain exceeding DN 100.
Any underground drain crossing a service or any underground service crossing a drain shall cross at an angle of not less than 45°, have a vertical separation of not less than 100 mm and be marked along its length for 1 m either side of the centre-line of the service with marker tape laid 150 mm above the installed service.

HOT WATER CYLINDER WASTE;
Pressure relief Valve drain - Allow for Sleeved 25mm dia Copper waste pipe with a continuous fall from the relief valve, terminate 25min above the highest point of a Gully trap OR discharge to a visible position which does not present a hazard or damage to other building elements. Ensure pipe has continuous fall to outlet, length in meters plus number of changes in direction shall not exceed 12.

OVERFLOW GULLY TRAP;
Allow for Overflow gully trap, charge via hose tap above gully or fixture discharge drain. The vertical distance between the overflow of the gully and the lowest fixture connected to the system to be >150mm.

FOUL DRAINS ABOVE GROUND;
Drains above ground under buildings shall be protected from mechanical damage and supported to manufacturers recommendations, or for uPVC DN 40-50 vertically at 2m crs & 1m crs for graded drains & uPVC DN 65-150 vertically at 2.5m crs & 1.2m crs for graded drains. Provisions for expansion shall be made.

FOUL DRAINS INSTALLED UNDER BUILDINGS;
Drains near or passing under a footing strip, must do so within 45 to 90° of the footing in plan view, allow 25min clearance beneath footing.

Drains passing through a foundation wall or footing, to be separated from the building foundations by 25mm min, wrap in 'Denso' tape or sleeve in uPVC pipe with Hessian packing in void to provide for adequate thermal movement.

DRAINS PASSING BENEATH BUILDINGS WITH A CONCRETE SLAB;
Provide 50min clearance from the top of the pipe to the under side of the slab with no junctions at an angle of more than 45°, all pipework cast into concrete slab to be wrapped in 'Denso' tape or sleeve in uPVC pipe with Hessian packing in void to provide for adequate thermal movement.

INSPECTION OPENINGS;

Provide inspection openings on drains carrying soil waste outside of a building but not further than 2.5m, at intervals less than 30m, at the downstream end of drains under buildings, at a 'Jump up', at connections to sewer or existing drain, and at changes in direction or gradient greater than 45°.

VENTING & AIR ADMITTANCE VALVES;

Terminal vent - Allow for DN 50 Vent at upstream end of drain, Vent pipes to ascend at a min gradient of 1:80, minimum size of any drain that serves as a vent to be 65mm. Vent to be located downstream of a fixture connection OR gully trap, but not more than 10m from head of drain.

WATER HEATING NOTES:

Allow for the Installation of a Mains pressure HWC's (to G12/AS1 - NZS 4606:Parts 1, 2 & 3), plumbed in accordance with NZBC:G12/AS1 Mains pressure storage water heater system (Unvented). Water heaters to be installed in accordance with the manufacturers instructions, supplied with cold water at a pressure not exceeding their working pressure. Maximum water temperature to any sanitary fixture used for personnel hygiene to be 50°C, with thermostat set at no less than 60°C. Fix water heater with manufacturers code compliant seismic restraint wrap with all fittings compliant to the cylinder manufacturer's specifications. Allow for Safe tray complying with G12 5.2.3 with a 40min drain pipe, discharge to a visible place that does not create a nuisance or damage to building elements, allow for vermin proofing to end of discharge pipe. HWC to have a conveniently located isolating valve that terminates with a cap or plug suitably located to easily empty the vessel for maintenance, or terminate outside the building with a cap only.

Flow rates to sanitary fixtures - Table 3 NZBC G12.
NOTE: Flow rates shall be capable of being delivered simultaneously to Kitchen sink and one other fixture.

Sanitary Fixture.	Flow rate & Temp L/s &°C.	How measured.
Bath	0.3 @ 45°C	Mix hot and cold.
Basin	0.1 @ 45°C	Mix hot and cold.
Shower	0.1 @ 42°C	Mix hot and cold.
Sink & Laundry Tub	0.2 @ 60°C (Hot) & 0.2 (Cold)	Flow rates required at both taps but not simultaneously.

ADDITIONAL NOTES:

Water Supply materials and components shall comply with BS 6920 if non-metallic or AS/NZS 4020 if metallic or non-metallic.
Vitreous china used in sanitary appliances to NZBC G1, AS 1976:1992.

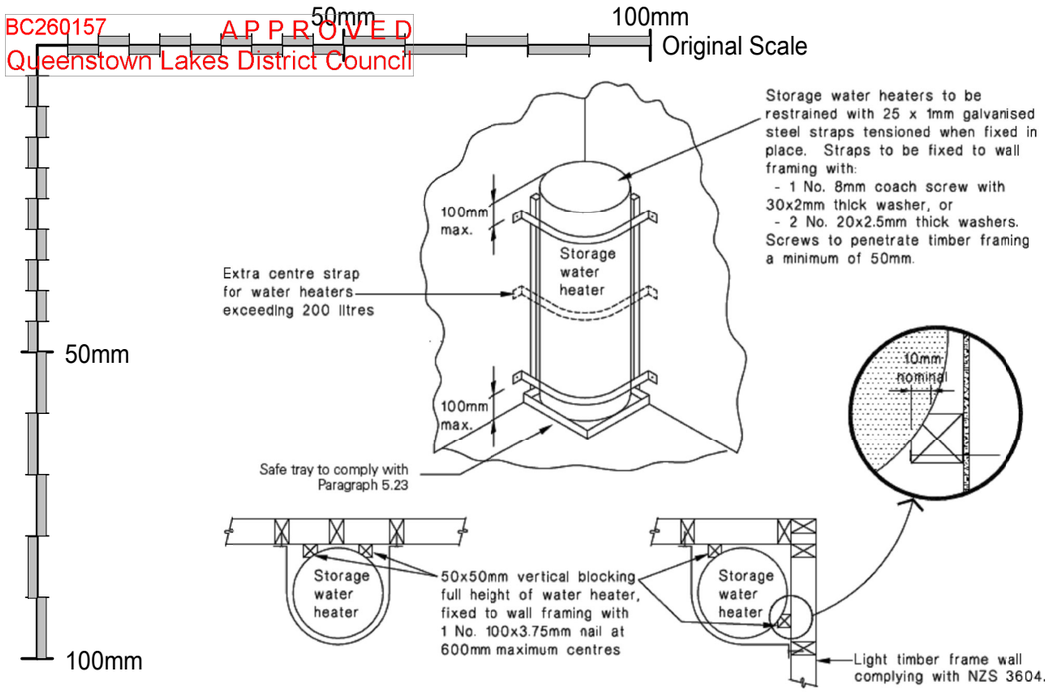
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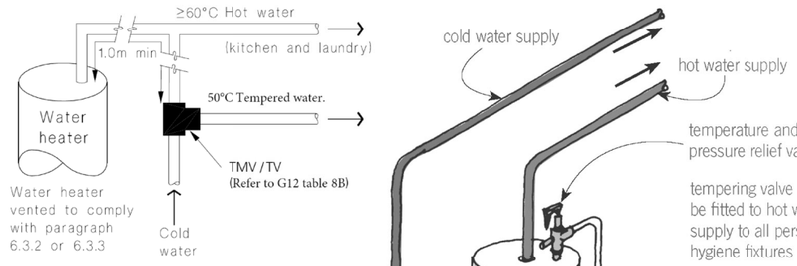
10/02/2026 6:52:20 pm

Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : PLUMBING NOTES			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. 1 : 50	REV # I	DRW # 11

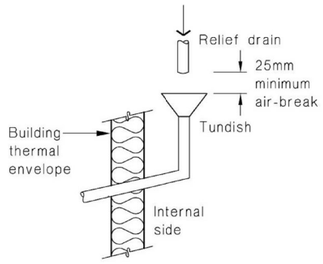
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NOTES. Additional centre strap required where a storage water heater is located more than 12 m above finished ground level, Straps shall not be installed where they clash with water heater inlets, outlets or controls. Where the 100 mm maximum strap distance from the top or bottom of the storage water heater cannot be achieved, straps may be placed within the top and bottom 25% with one additional strap placed centrally for water heaters < 200 litres, and two additional evenly spaced straps for water heaters 200 – 360 litres with a maximum total of four straps.



Maximum water temperature to any sanitary fixture used for personal hygiene to be 50°C, with thermostat set at no less than 60°C.



(b) Relief drain located where freezing likely

e.g. Internal storage water heater with drain discharging externally

NOTE: HWC to have a conveniently located isolating valve that terminates with a cap or plug suitably located to easily empty the vessel for maintenance, or terminate outside the building with a cap only. Allow for Safe tray complying with G12 5.2.3 with a 40min drain pipe, discharge to a visible place that does not create a nuisance or damage to building elements, allow for vermin proofing to end of discharge pipe.

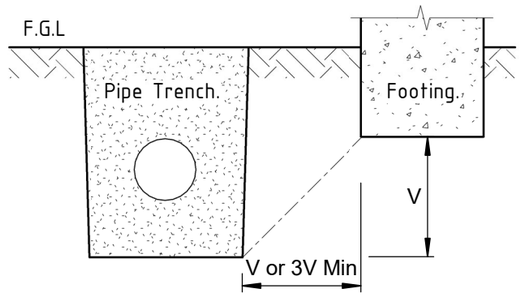
MAINS PRESSURE HWC UNVENTED SCHEMATIC

Scale : N.T.S

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PIPE TRENCH TO BUILDING FOUNDATION RELATIONSHIP.



Pipe trenches which are open for no longer than 48 hours shall be located no closer than V 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 rock.

WATER SUPPLY NOTES:

Allow for water supply to G12/AS1, Water supply pipework & fittings shall be approved proprietary Polybutylene tubing to AS/NZS 2642 Parts 1, 2 & 3 complete with fittings and accessories brand-matched, allow for 20 or 25mm medium or high density polyethylene (MDPE/HDPE) for main water supply from street connection to dwelling. All copper pipe work to NZS 3501 complete with copper-alloy compression fittings, or crox type joints and seal ring compression joints complete with fittings and accessories brand matched to the pipe manufacturer's specifications. Water supply systems to be installed to comply with the durability requirements of NZBC B2. Insulate all hot water systems to "NZS 4305 Energy Efficiency" and to the manufacturer's specifications. Insulate piping outside the thermal envelope where there is a likelihood of freezing. Water supply system to be tested to ensure weathertightness by subjecting the hot & cold system to a pressure of 1500 KPa for >15mins, inspect the system for leaks.

PROTECTION OF WATER SUPPLY PIPES BELOW GROUND –

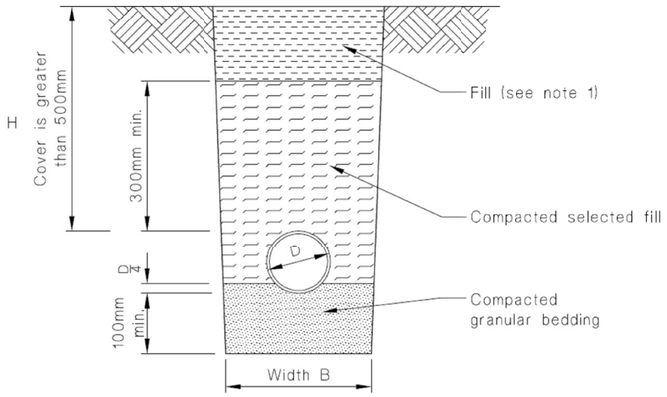
Provide protection to water supply pipes below ground as follows, Residential driveways and similar areas – 600min ground cover, Gardens & Lawns or other areas not subject to traffic 450min ground cover. Pipes penetrating concrete or masonry elements shall be wrapped in a flexible material or pass through a sleeve or Duct. NOTE: Min cover may need to be increased where the likelihood of freezing is present, increase cover to ensure piping is below a level affected by freezing.

ABOVE GROUND PIPEWORK –

Above ground supply pipework to be securely supported at centers listed in Table 7 NZBC G12/AS1. Provide anchor points where seal ring joints are used and the joint is not able to resist the trust imposed by the water pressure.

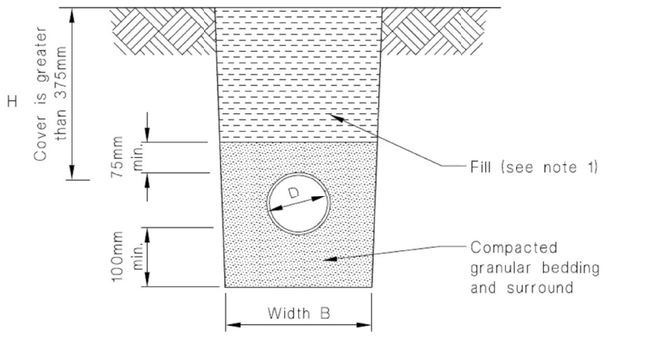
BEDDING & BACKFILLING DETAILS.

Acceptable method for the bedding and backfilling of drainage pipes except where the trench is located within or above peat, Scouring of the trench is likely due to unstable soils, or the cover H to the pipe is more than 2.5m.

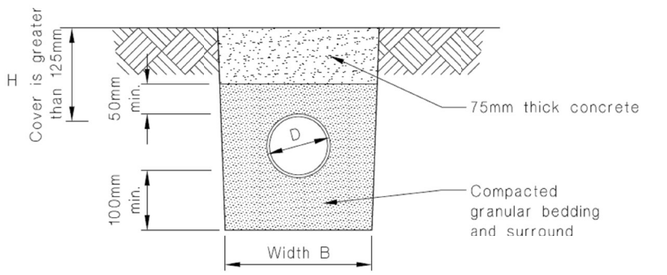


(a) Cover greater than 500 mm

Width B = No less than pipe dia plus 200mm



(b) Cover greater than 375 mm



(c) Cover greater than 125 mm

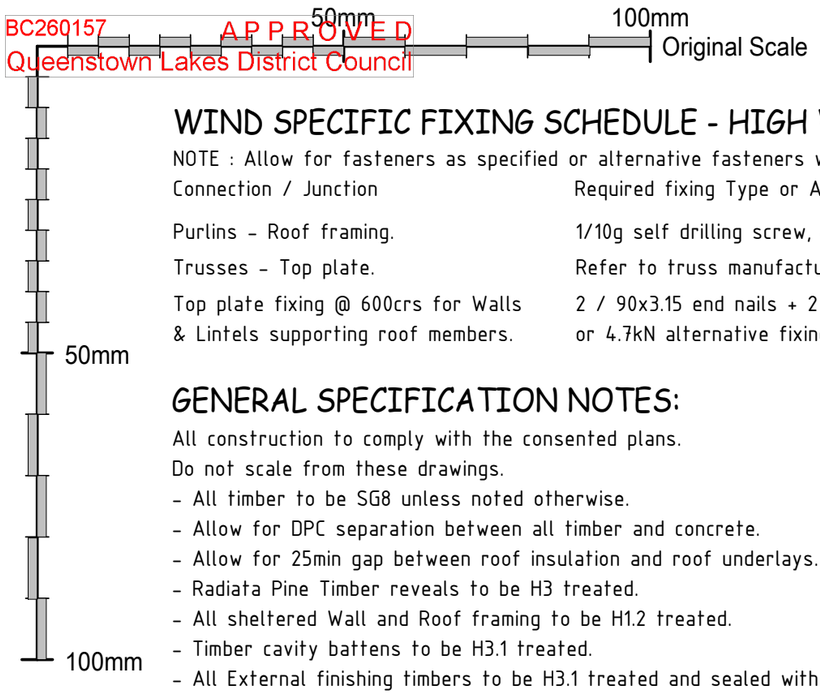
Note 1: Fill to be ordinary fill where drain located below gardens and open country, allow for compacted selected fill below residential driveways and similar areas subject to light traffic.

Additional Notes: The trench width at the top of the pipe to be no more than 600mm unless covered with 75min concrete topping.

10/02/2026 6:52:24 pm

Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : HWC & DRAINS IN GROUND		Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 12

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WIND SPECIFIC FIXING SCHEDULE - HIGH WIND ZONE.

NOTE : Allow for fasteners as specified or alternative fasteners with an equivalent capacity.

Connection / Junction	Required fixing Type or Alternative fixing requirements.
Purlins - Roof framing.	1/10g self drilling screw, 80mm long or 2.4kN alternative fixings.
Trusses - Top plate.	Refer to truss manufacturers specification.
Top plate fixing @ 600crs for Walls & Lintels supporting roof members.	2 / 90x3.15 end nails + 2 wire dogs or 4.7kN alternative fixings.

GENERAL SPECIFICATION NOTES:

All construction to comply with the consented plans.
Do not scale from these drawings.
- All timber to be SG8 unless noted otherwise.
- Allow for DPC separation between all timber and concrete.
- Allow for 25min gap between roof insulation and roof underlays.
- Radiata Pine Timber reveals to be H3 treated.
- All sheltered Wall and Roof framing to be H1.2 treated.
- Timber cavity battens to be H3.1 treated.
- All External finishing timbers to be H3.1 treated and sealed with a protective paint finish or Thermory pine.
- Fibre cement external linings to have a protective paint finish.

Where timber members are built up to achieve required thickness eg (2/140x45 to achieve 140x90mm member), they shall be nailed in accordance with NZS3604:2011 2.4.4.7.
All Steel flashings to be 0.55mm Factory Painted Steel. Proprietary Cladding systems with specialized flashings as specified by manufacturer to suit the project corrosion zone as noted on drawings.
NOTE : Impervious paint finish to be semi-gloss or gloss coating or a hard-wearing low-sheen latex paint containing mould inhibitors suitable for the material & environment of use, manufacturers specifications must be followed. Where a protective paint finish is required all surfaces including laps and end grains to be sealed by priming, followed by 2 coats of exterior grade paint to all exposed surfaces.

ROOF STRUCTURE :
Allow for 0.40mm Trapezoidal Factory Painted Steel roofing on roofing underlay on 70x45mm SG6 Purlins @ 900crs max (with end crs of no more than 600mm) on Manufactured Trusses. All roof flashings turndown notched to suit roof profile (Allow for 5mm max gap between pan of roofing to turned down flashing edge), allow for formed stopends where specified. All roof flashings to be 0.55mm Factory Painted Steel, Colour matched to roof cladding. Allow for snow straps to roof gutters.

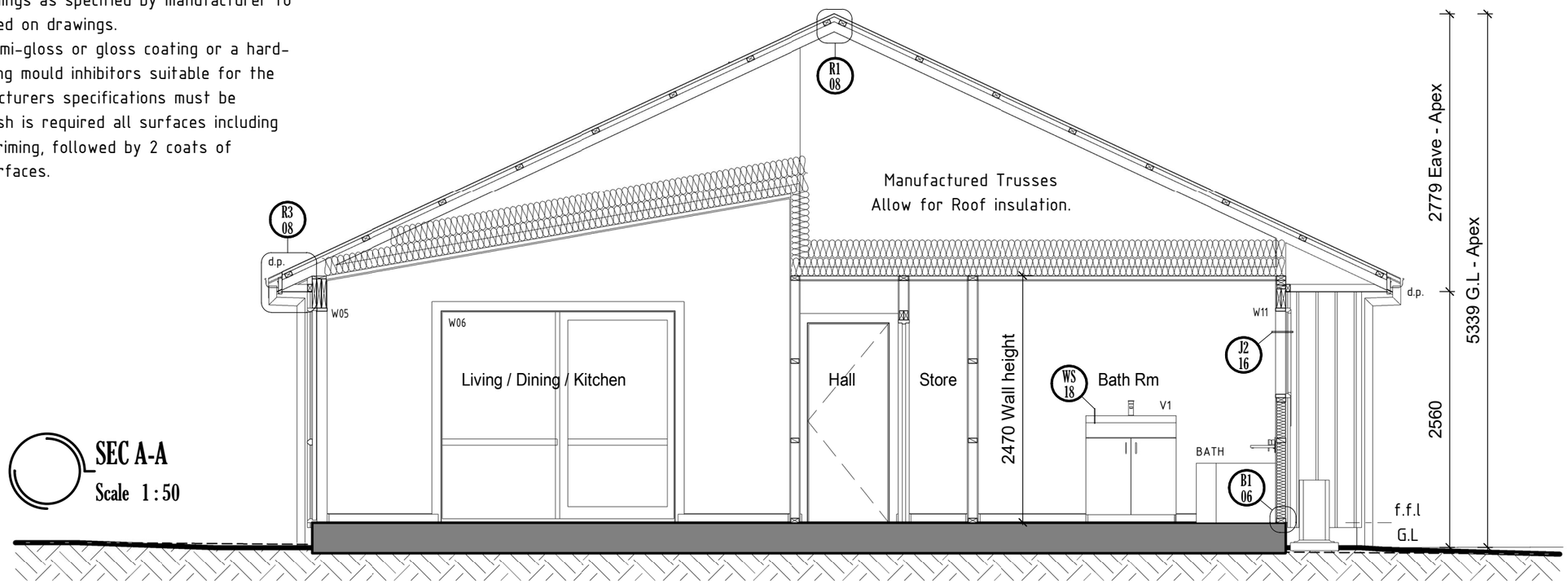
CEILING STRUCTURE :
Allow for 13mm std GIB board linings with R7 330mm Earthwool insulation ballooned over truss bottom chords including garage and R5 165mm Earthwool skillion roof insulation between truss framing where roof height is limited and for attic trusses above thermal envelope (Allow to pack attic truss bottom chord to 180mm min high as required) on GIB Rondo System @ 600crs. All linings to be fixed in accordance with latest Gib technical literature. Bathrooms & Ensuite to have Aqua GIB linings. Allow for 70x45min Bottom chord restraints to truss at crs as specified by truss designer.

GUTTER, FASCIA & SOFFIT :
Allow for Factory Painted Steel downpipes, gutters & fascias. External gutters to be installed to ensure any overflow spills to the outside of the building. Soffit linings to be 4.5min fibre cement board with Jointers on soffit bearers @ 1200crs max.

WALL STRUCTURE / CLADDINGS :
Allow for Vertical 5 Rib profiled steel over VB20 VENT Wall Cavity Batten cavity (Nogs @ 800crs) and Timberline Thermory pine shiplap weatherboard cladding system (Nogs @ 450crs max) claddings over UNI Plus Building wrap on 90x45mm (140mm wide studs where dimensioned on floor plan with R4.1 insulation) timber studs @ 600crs with R2.6 Glass batt insulation including garage. Refer to "Note A" on floor plan for additional stud requirements. Allow for double 45mm top plates. Allow for 90x45mm timber studs @ 600crs for internal walls, allow for R2.6 Glass batt insulation to garage internal walls as specified on floor plan. Notes: Pipes and services are not permitted to be run within cladding cavities other than passing directly through the cavity to the exterior. Allow for air barrier to Gable ends.

WALL LININGS :
Allow for 10mm std GIB board in general unless specified otherwise. Allow for 10mm Aqua Gib board to Wet Areas (Bathrooms & Ensuite). Allow for wall linings to Garage. Allow for wall linings as specified for fire rated walls.

EXTERNAL WINDOW & DOOR JOINERY :
All joinery to be R0.5min thermally broken aluminum framed with Argon gas filled Low E4/Clear double glazing with thermally improved spacers or similar unless noted otherwise. Garage Joinery may be Single Glazed.



SEC A-A
Scale 1 : 50

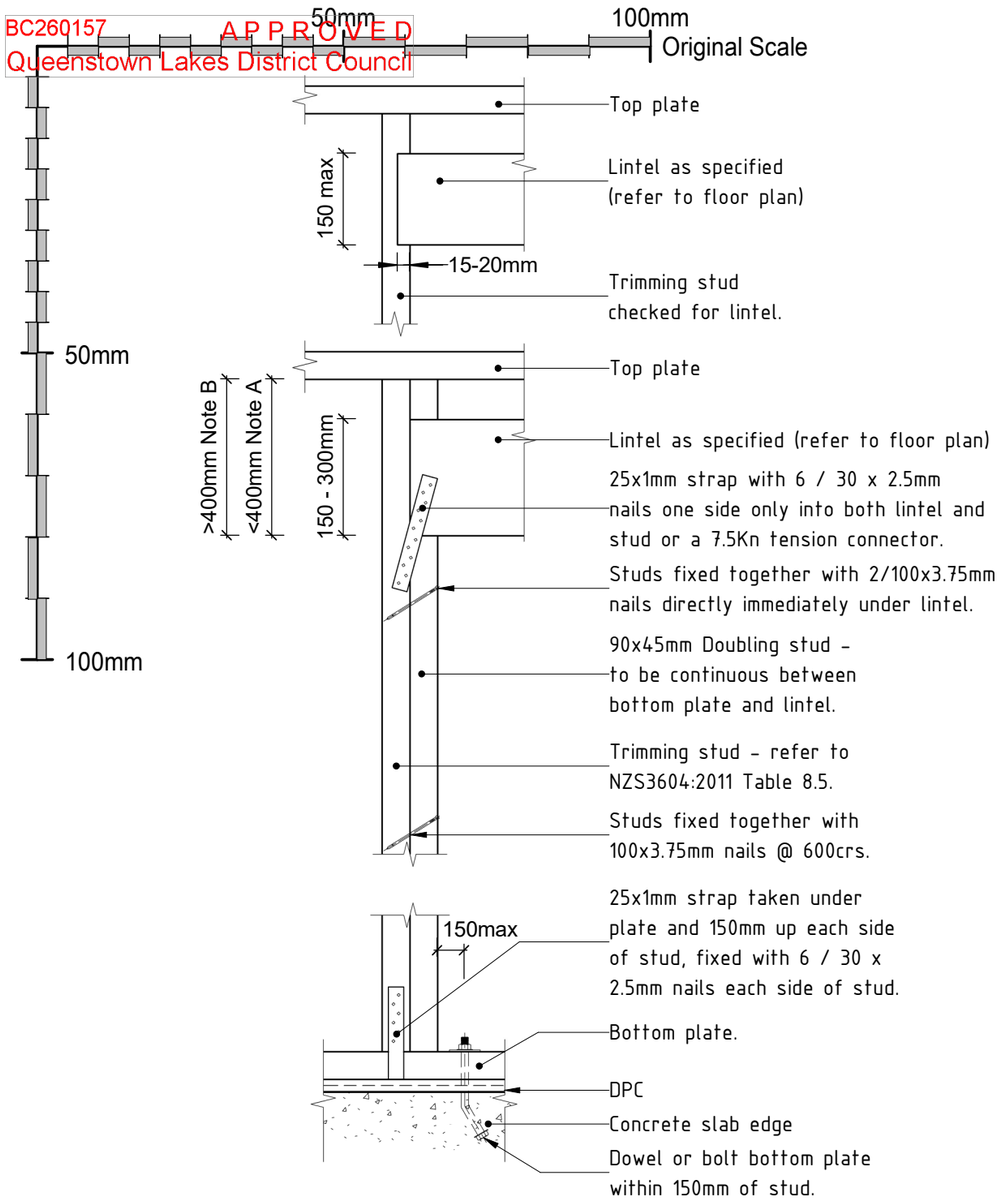
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Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : SECTION			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. 1 : 50	REV # I	DRW # 13

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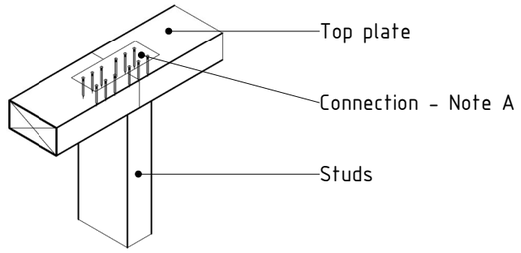
NOTE A - NZS 3604:2011 - Fig 8.5 Trimming stud thickness for lintels up to 400mm below the top plate includes the thickness of the doubling stud for trimming stud thickness.
NOTE B - NZS 3604:2011 - Fig 8.5 Trimming stud thickness for lintels more than 400mm below the top plate does not include the thickness of the doubling stud for trimming stud thickness.

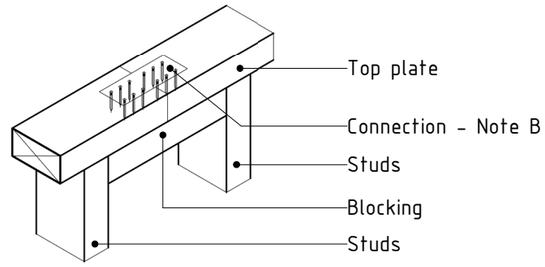
ADDITIONAL NOTES -
Lintels supporting rafters or trusses of roofs shall be secured against uplift where indicated in table 8.14. NZS3604:2011. Allow for fixings for uplift as detailed or an alternative fixing of 7.5kN in tension along line of trimming stud. Refer to Project spec for Lumberlok Lintel fixing spec for alternative uplift fixings. Where fixings to resist uplift are not required fix lintel to trimming studs with 3 / 90x3.15 power driven end nails or 2 / 100x3.75mm hand driven end nails.

FIXING OF LINTELS SUPPORTING TRUSSES OR RAFTERS

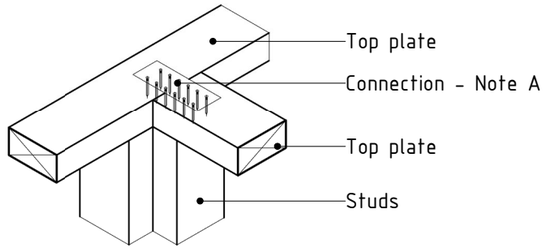
Scale 1 : 10

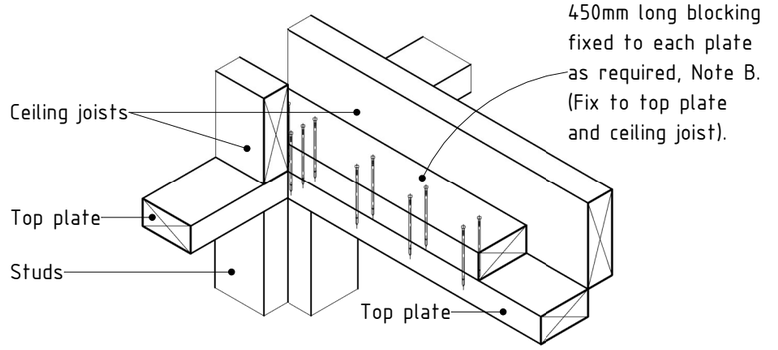
Inline joints in top plates where the wall contains bracing elements up to 100 bracing units (BU) per meter, the top plate joint requires a minimum of a 3kN fixing. Inline joints in top plates where the wall contains bracing elements that exceed 100 BU per meter, the top plate joint requires a minimum of a 6kN fixing. Where the wall contains one or more bracing elements, use the value that is required for the top plate jointing that applies to the highest rating bracing element.





CONNECTION TOP PLATES IN LINE - WALLS CONTAINING BRACING





CONNECTION TOP PLATES TO EXTERNAL WALLS AT RIGHT ANGLES - WALLS CONTAINING BRACING

Walls that are at right angles to the external walls require jointing at top plates as follows.
Walls that contain bracing elements of not more than 125 BU's require at least one fixing of 6kN capacity to an external wall. Walls that contain bracing elements that exceed 125 BU and up to 250's BU require a minimum of 6kN connections to two external walls. Walls that contain bracing elements over 250 BU's require a minimum of two connections to external walls, each connection to be a minimum of 2.4 kN per 100 BU's contained in the wall. Fixings can be direct attachment or through framing members in line with wall eg. a truss bottom cord or ceiling joist.

Note A - Up to 3kN - Metal plate with 3 / 30x3.15mm nails per side.
Up to 6kN - Metal plate with 6 / 30x3.15mm nails per side

Note B - Up to 3kN - 3 / 100x3.75mm nails per side.
Up to 6kN - 6 / 100x3.75mm nails per side.

TOP PLATE FIXING FOR WALLS WITH BRACING

Scale : N.T.S

HEAD / SILL TRIMMER NOTES.

Allow for Head trimmers for openings in non load bearing walls.
Allow for Sill trimmers for openings in all walls.
Sill and Head trimmer members to be same width as the studs at the opening and at a thickness of :
45mm for spans up to 2400mm,
90mm (2/45mm members) for spans up to 3000mm,
135mm (3/45mm members) for spans up to 3600mm.

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Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : STRUCTURE DETAILS			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 14

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50mm 100mm Original Scale

50mm

100mm

STEEL FIXING & FASTENER TREATMENT.

FIXING FASTENING.....	ENVIRONMENT....	MATERIAL.....
Nail plates	Closed & Roof spaces	Continuously coated galvanized steel (2)
Wire dogs & bolts	Closed & Roof spaces	Hot-dipped galvanized steel (2)
All other structural fixings	Closed	Mild Steel (3)

Structural fixings, except fabricated brackets (6).	Sheltered (4)	Hot-dipped galvanized steel (2)
	Exposed.	Type 304 stainless steel (5)

(1) Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws.
(2) All galvanizing weights to steel shall be as given in table 4.2 NZS3604:2011.
(3) Steel fixings in timber treated with copper-based preservatives - Refer to general spec notes.
(4) "Sheltered" shall be that above a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" shall be below that 45° line. Refer to diagram A "SHELTERED & EXPOSED DEFINITION" NZS 3604:2011 4.4.
(5) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.
(6) "Fabricated brackets" shall be made from 5min mild steel and shall be hot-dipped galvanized.

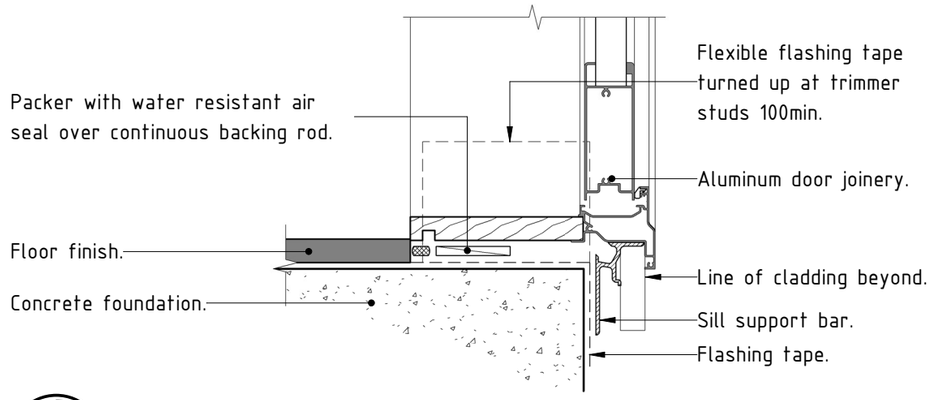
NAIL or SCREW TREATMENT.

Framing in "Closed" areas including roof spaces.	Mild Steel (5)
Framing in "Sheltered" areas.	Galvanized Steel (5)
Framing in "Exposed" areas.	Galvanized Steel (5)
Non - Structural cladding (15 - year durability)	Galvanized Steel

(1) Refer to NZS3604 for the definition of Closed, Sheltered & Exposed.
(2) Irrespective of the above, nails and screws shall be compatible with any fixing plate that is used with them.
(3) Where a alternative solution system is specified, durability treatment to be as specified by applicable appraisal.
(4) Galvanized nails shall be hot-dipped galvanized to a minimum of 320 g/m^2; galvanized screws shall be mechanically zinc plated in accordance with AS 3566: Part2,Class 4.
(5) Steel fixings in timber treated with copper based preservatives - Refer to NZS3604 4.4.4

G8 ARTIFICIAL LIGHT

Allow for lighting on access routes (The continuous route between the Entrance of the building to spaces within the building) with a minimum illuminance of 20 lux, refer to Table 1 G8/AS1 for the total wattage required per m^2 of floor area for Specific Luminaire Types. All electrical work to Electricity (Safety) Regulations 2010.
Notes:
1) Incandescent lights with a general diffusing enclosure spaced to achieve 15W/m^2 will achieve 20 lux for Corridors.
2) Downlights and other luminaires with concentrated or narrow beam distribution, require particular care with spacing, if minimum illuminance criteria are to be met.
3) Downlights to be IC-F, IC, CA-80 or CA-135 rated as specified in AS/NZS 60598.2.2. & Installed to AS/NZS 60598.2.2. Recessed Luminaires shall comply with the electricity Safety Regs 2010.
4) Allow for an external lighting fixture located to provide adequate lighting to access route at main entry / exit of dwellings.



J1 **CAVITY FIXED DOOR SILL DETAIL**
Scale 1:5

CLADDING DETAIL REFERENCES - Refer to Project Spec.

TIMBERLINE THERMORY PINE SHIPLAP CLADDING SYSTEM - REFER TO PROJECT SPEC FOR INSTALLATION SPECIFICATION & DETAILS AS NOTED BELOW.
Allow for nogs @ 450crs max.

Drw#	Description
TL-VST-02	INT CORNER FLASHING
TL-VST-10	EXT CORNER FLASHING
TL-VST-21	JOINERY HEAD FLASHING
TL-VST-23	JOINERY JAMB FLASHING
TL-VST-17	PIPE PENETRATION FLASHING
TL-VST-18	SOFFIT DETAIL

SMOKE ALARM NOTES:

(S) - Type 1 interconnected Smoke Alarm complying with NZS 4514.

Escape route Dead end open paths do not exceed 35m, Total open paths do not exceed 75m Smoke alarms shall be direct fixed to ceiling in accordance with the manufacturer's instructions using any brackets and mounts supplied located in all bedrooms, living spaces, hallways, landings and kitchen where separated from the living spaces and hallways by doors that can be closed.
Do not locate within 300mm of a light fitting, OR 400mm to any air supply opening (Including ceiling fan blades) OR Near a decorative object, door, light fitting, or window moulding that may prevent smoke from entering the sensing chamber OR near wall vents that can change the direction of airflow, OR In, next to, or directly above heaters or air-conditioning vents or opening windows OR within 3m of a cooktop OR Near fluorescent lights.

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Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : DURABILITY NOTES			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 15

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50mm 100mm Original Scale

VERTICAL ASYMMETRICAL PROFILED STEEL WALL CLADDING NOTES.

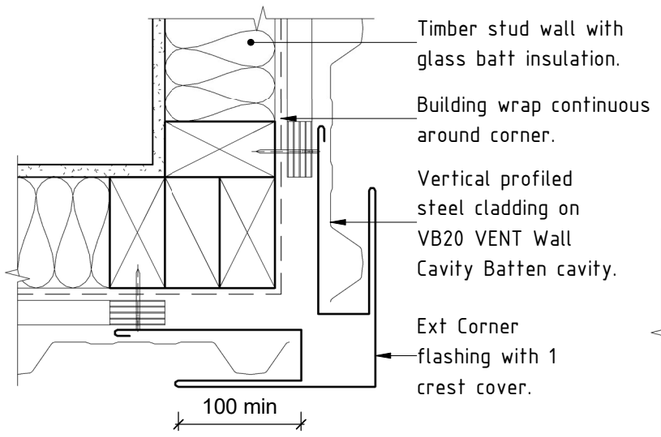
Allow for 0.4min BMT Vertical profiled steel wall cladding over VB20 VENT Wall Cavity Batten cavity over air barrier as specified. Allow for nogs at 800crs max.

Screw fix cladding through troughs and cavity battens into wall framing, fixings to be a min 12-guage hexagonal head self drilling wood screw & must penetrate framing by 30min. Screw fixings to be used at horizontal fixing rows of 1200crs max, sidelaps and every second trough (fix every trough where the trough centers exceed 150mm), and all internal and external corners. Screw fixings to be a min of class 4 to AS3566: Part 2, include neoprene washers (Having a black carbon content of 15% or less by weight) or EPDM sealing washers. Underflashings to be fixed at 600crs to framing, flashings to be fixed together at junctions at 50max centers with 4mm rivets.

Cavity to be installed over an air barrier as specified (Fixed by the cladding fixings through the cavity battens into the wall framing), and allow cavity to be drained to the exterior at the bottom of the cavity with the addition of vermin-proofing at the cavity base. Cavity closer (Vermin proofing) shall have 3 - 5mm holes/slots to provide ventilation of 1000mm^2 per meter of length. The drained cavity shall not be vented at the top. Pipes and services are not permitted to be run within the cavity other than passing directly through the cavity to the exterior.

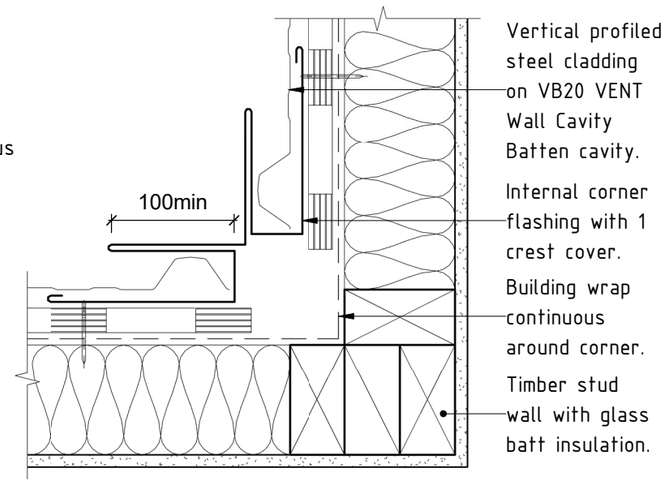
50mm

100mm



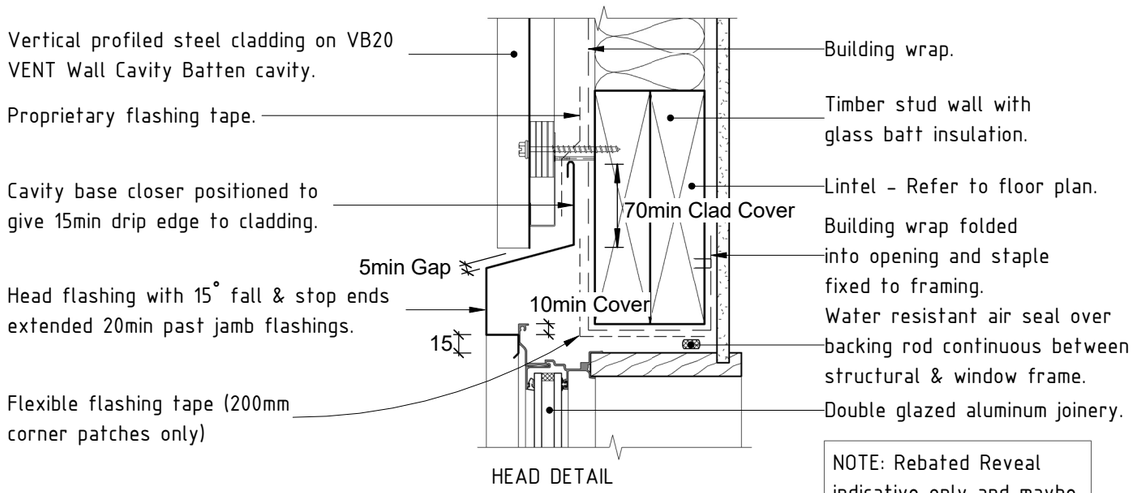
01 VERTICAL STEEL EXT CNR DETAIL

Scale 1:5



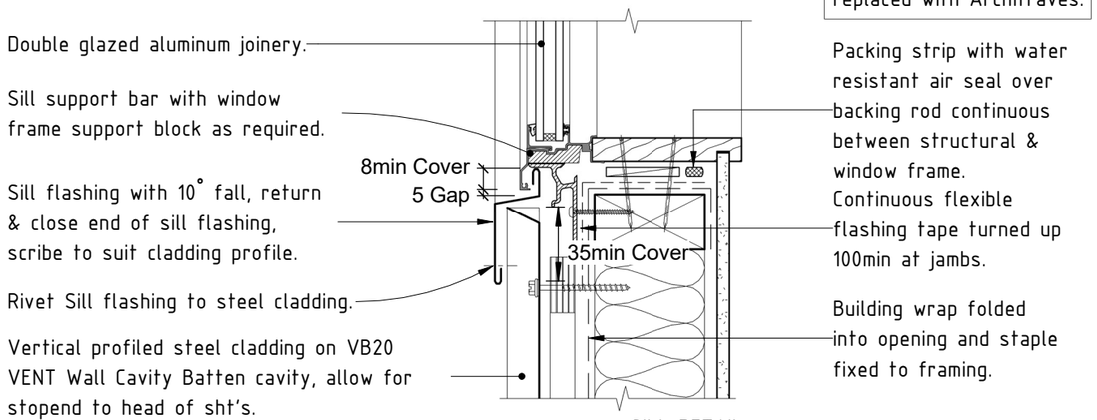
02 VERTICAL STEEL INT CNR DETAIL

Scale 1:5

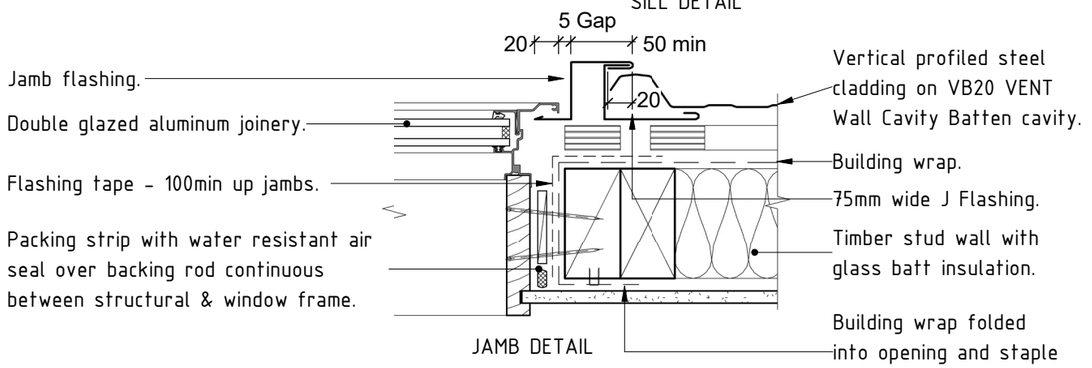


HEAD DETAIL

NOTE: Rebated Reveal indicative only and maybe replaced with Architraves.



SILL DETAIL



JAMB DETAIL

J2 VERTICAL STEEL JOINERY FLASHING DETAIL

Scale 1:5

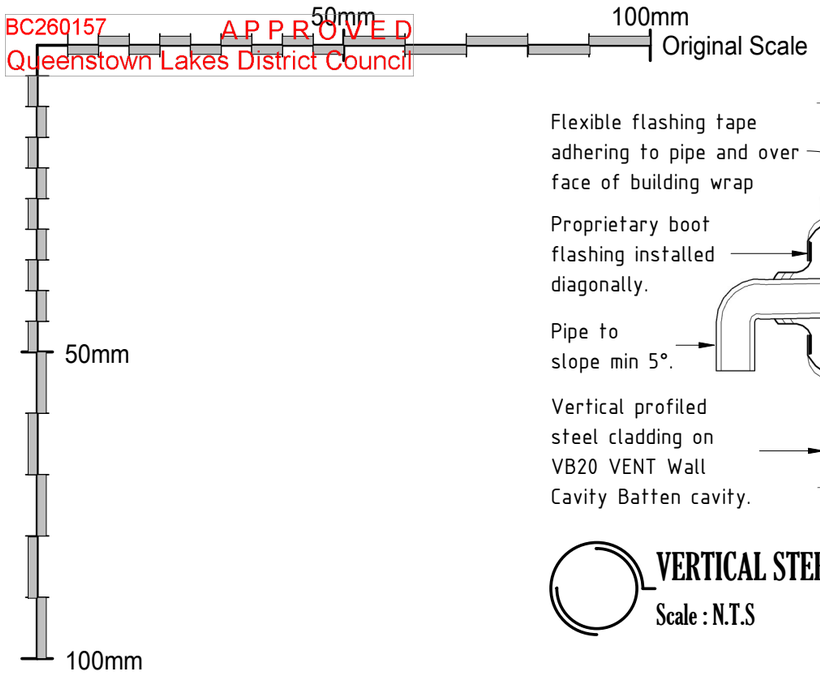
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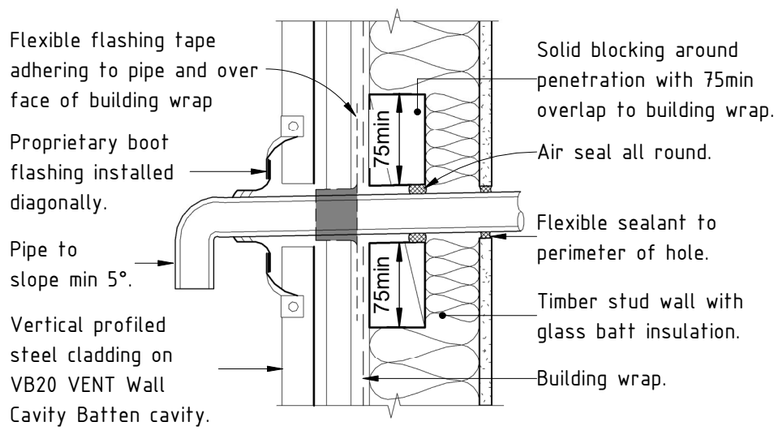
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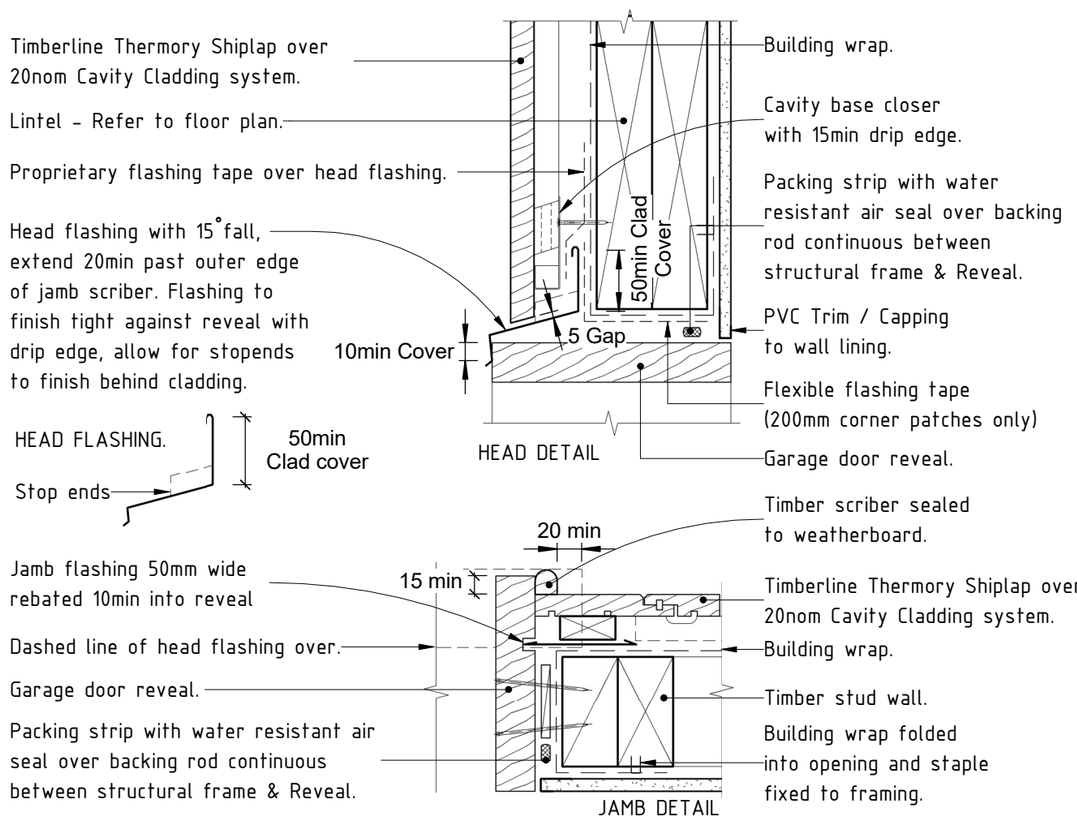
Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : CLADDING DETAILS			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 16

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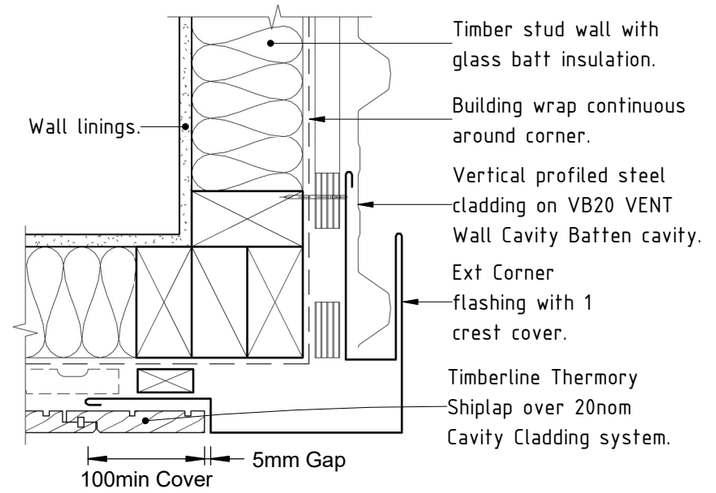




VERTICAL STEEL PIPE PENETRATION DETAIL
Scale : N.T.S

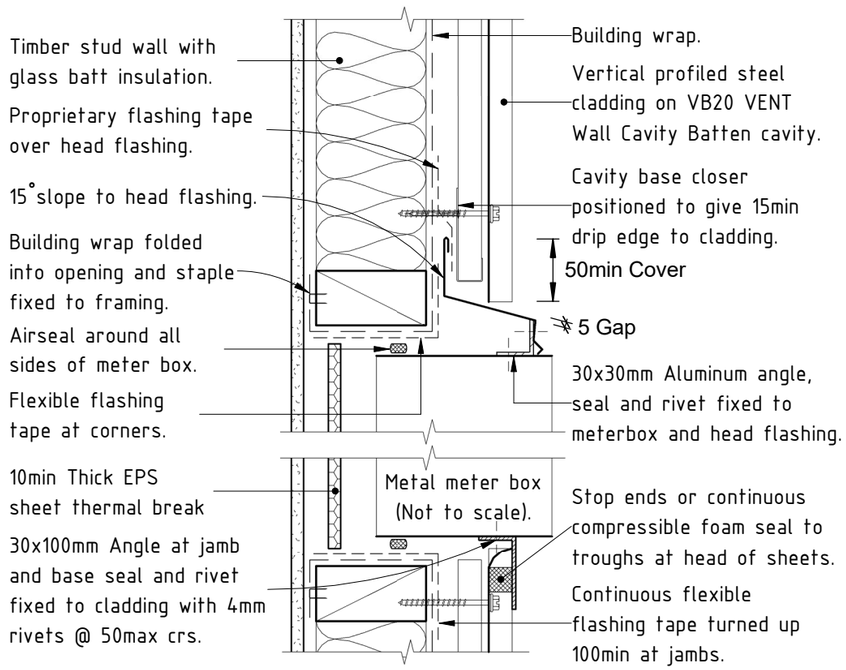


GARAGE DOOR HEAD/JAMB DETAIL
GD
Scale 1 : 5



VTPS TO SL EXT JUNC
JU1
Scale 1 : 5

NOTES: Fix Angle and seal to all sides of meterbox, cladding to overlap angle by 10mm at sides and base.



METERBOX PENETRATION DETAIL
MB
Scale 1 : 5

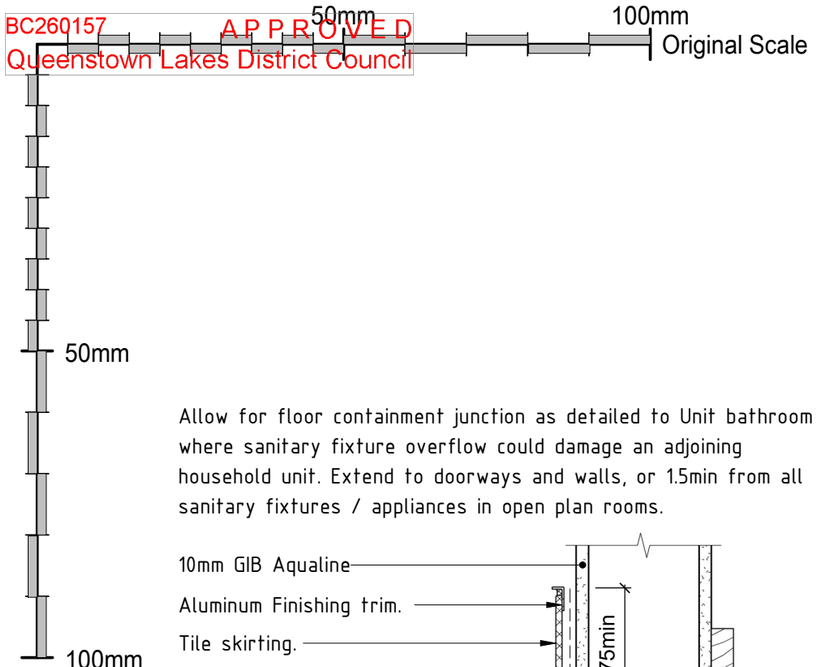
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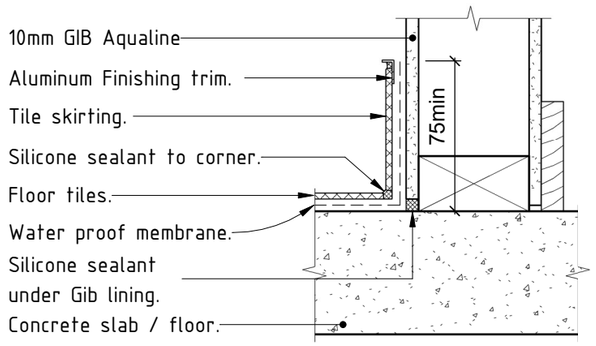
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Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : CLADDING DETAILS			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. 1 : 5	REV # I	DRW # 17

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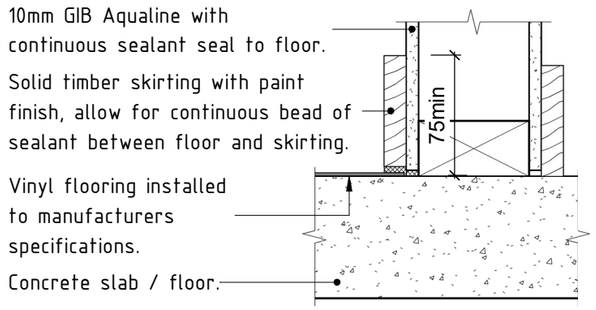


Allow for floor containment junction as detailed to Unit bathroom where sanitary fixture overflow could damage an adjoining household unit. Extend to doorways and walls, or 1.5min from all sanitary fixtures / appliances in open plan rooms.

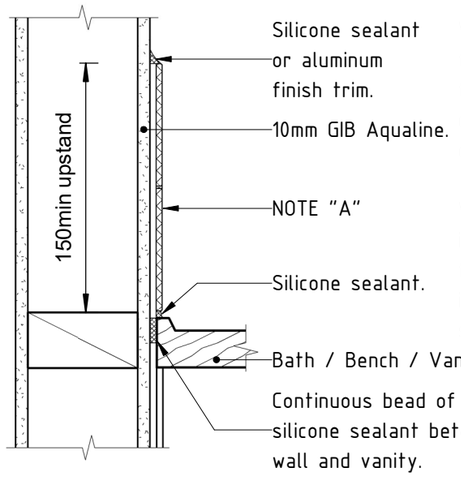


TILED FLOOR CONTAINMENT DETAIL
Scale 1:5

Allow for floor containment junction as detailed to Unit Living / Kitchen where sanitary fixture overflow could damage an adjoining household unit. Extend to doorways and walls, or 1.5min from all sanitary fixtures / appliances in open plan rooms.



VINYL FLOOR CONTAINMENT DETAIL
Scale 1:5

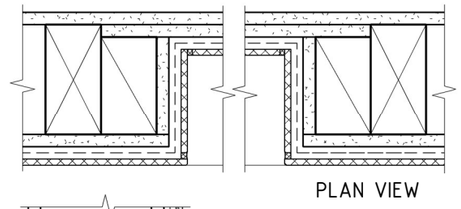


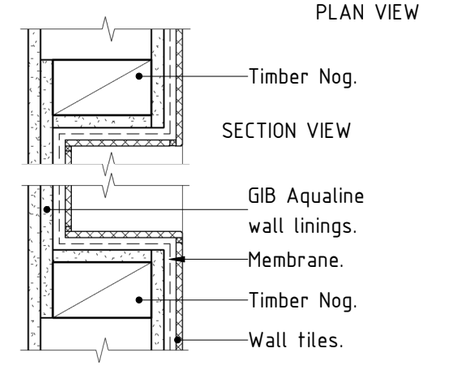
Wall surfaces adjacent to sanitary fixtures, appliances and areas likely to be splashed or become contaminated must be impervious and easily cleaned as detailed below.

Where sanitary fixtures abut impervious floor finishes, the base of the fixture must be sealed to the impervious floor finish, allow for sealant joints to suit.

NOTE "A", Allow for an Ceramic or stone tiled wall with grouted joints, and bedded with an adhesive specified as being suitable for the tiles, substrate and environment of use, or finish wall linings with a waterproof sheet material with sealed joints, or a semi-gloss or gloss coating or a hard-wearing low-sheen latex paint containing mould inhibitors or a Water resistant sheet lining finished with decorative high pressure laminate or factory applied polyurethane or resin installed with impervious joints.

WALL SPLASH IMPERVIOUS DETAIL
Scale 1:5

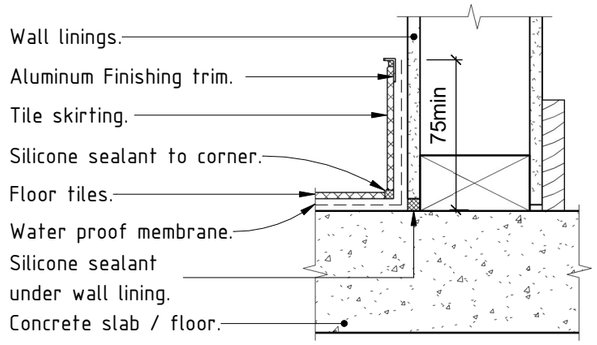




Notes:
- Tiled recess shall not exceed 500mm in at least one direction.
- Allow for bandages to external corners if / as required by membrane system.
- Allow for Aluminium trim and / or Silicone Sealant to suit corners.

TILED SHOWER RECESS DETAIL
Scale 1:5

Note - Membrane may be omitted where junction is located >1.5m from any sanitary fixture or appliance.



TILED FLOOR SKIRTING DETAIL
Scale 1:5

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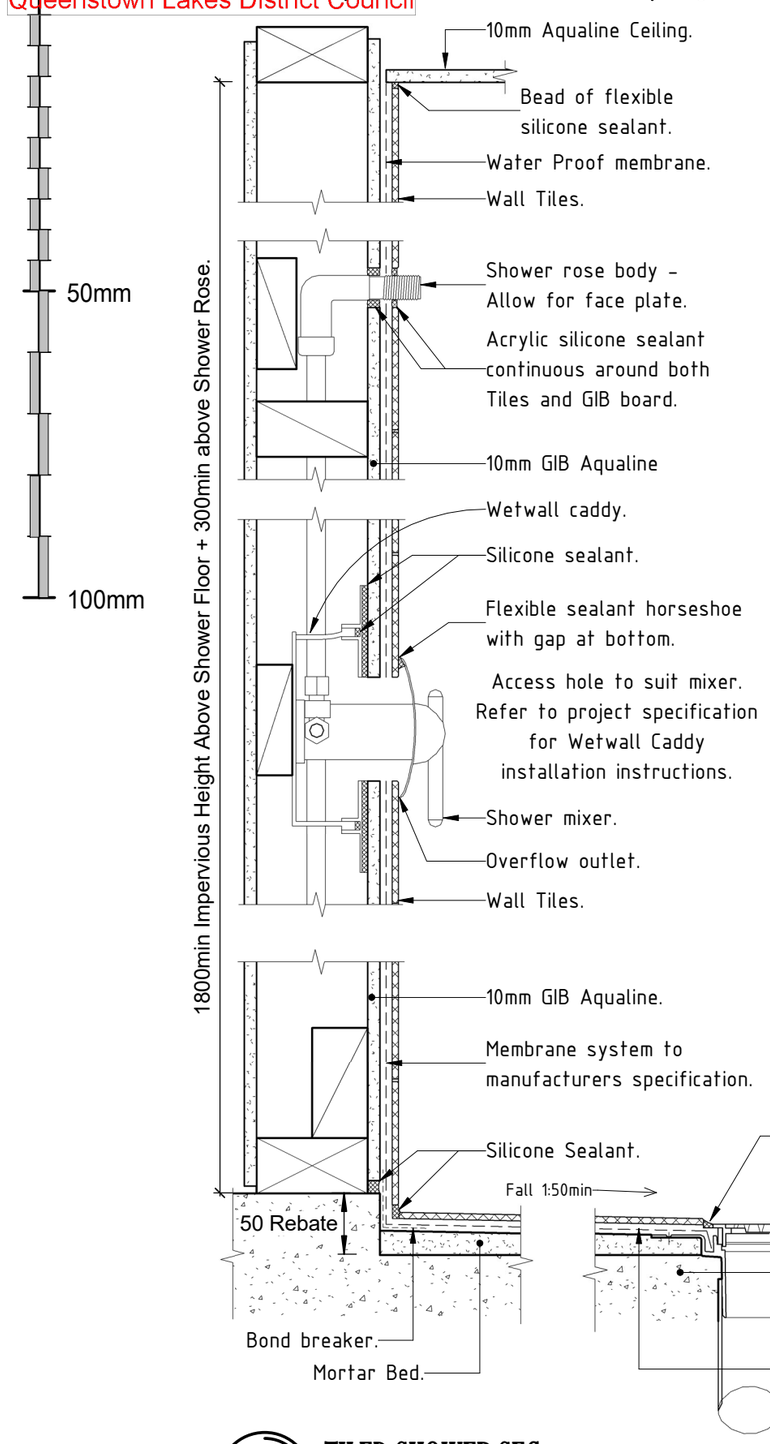
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10/02/2026 6:52:41 pm

Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : WET AREA DETAILS			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. 1 : 5	REV # I	DRW # 18

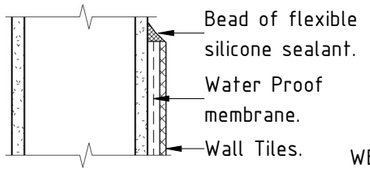
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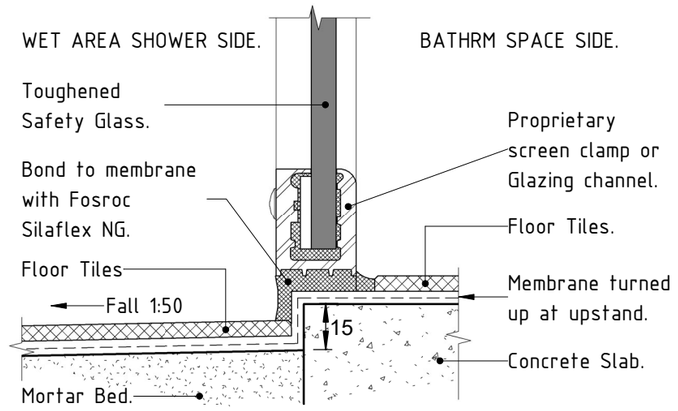
50mm 100mm Original Scale



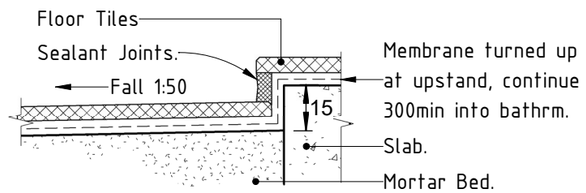
TSR **TILED SHOWER SEC**
Scale 1:5

PLUMBER TO ENSURE SHOWER WASTE LINES UP WITH THE WASTE PIPE.

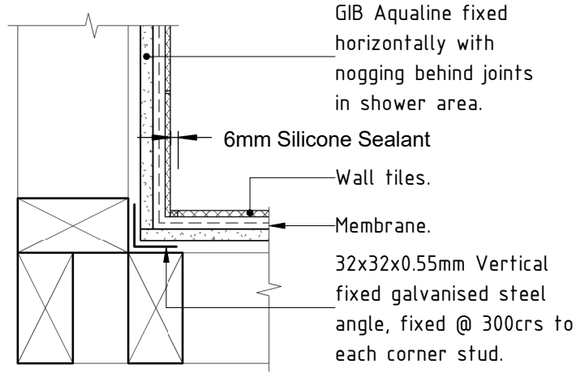




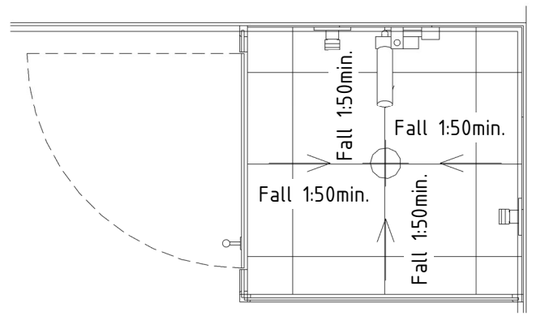
03 **GLASS SCREEN TO FLOOR JUNCTION**
Scale 1:2



02 **SHOWER ACCESS UPSTAND DETAIL**
Scale 1:2



01 **INTERNAL CORNER DETAIL**
Scale 1:5



6min Toughened safety glass.

TILED SHOWER PLAN
Scale 1:20

TILED SHOWER GENERAL NOTES

Tiles Substrates & Membranes to be laid in strict accordance with manufacturers instructions and recommendations including preparation, application and curing instructions, ensure floor surface is fully prepared with correct falls achieved and all imperfections made good prior to laying membrane. BRANZ "Good practice guide - Tiling" guidelines to be followed.
Tile shower Floor & Walls over water proof membrane as specified (Refer to project inclusion for membrane specification), allow for 300min clearance between top of Tiles and head of shower rose. All bedding/adhesive must be within the following limits, larger irregularities must be accommodated with either a bonded thick-bed cement/sand mortar or the application of a floor levelling compound compatible with specified wet area system.
Thin bed adhesive - 5mm variation in plane over 3m max
Thick bed adhesive - 10mm variation in plane over 3m max
Shower floor waterproofing to be flood tested and signed off as impervious before laying of tiles. Tiles to be bedded with an adhesive specified by the tile manufacture as being suitable for the tiles, substrate material and the environment of use. Only floor tiles to be used on floor surfaces, wall and floor tiles may be used on walls. When enclosures, such as walls, screens, doors or curtains are used they shall be continuous from floor level or top of upstand to 1.8m min above floor level and not less than 50mm above the shower rose. Allow for 6mm min toughened safety glazing to NZS 4223.3:2016 to Shower glazing.

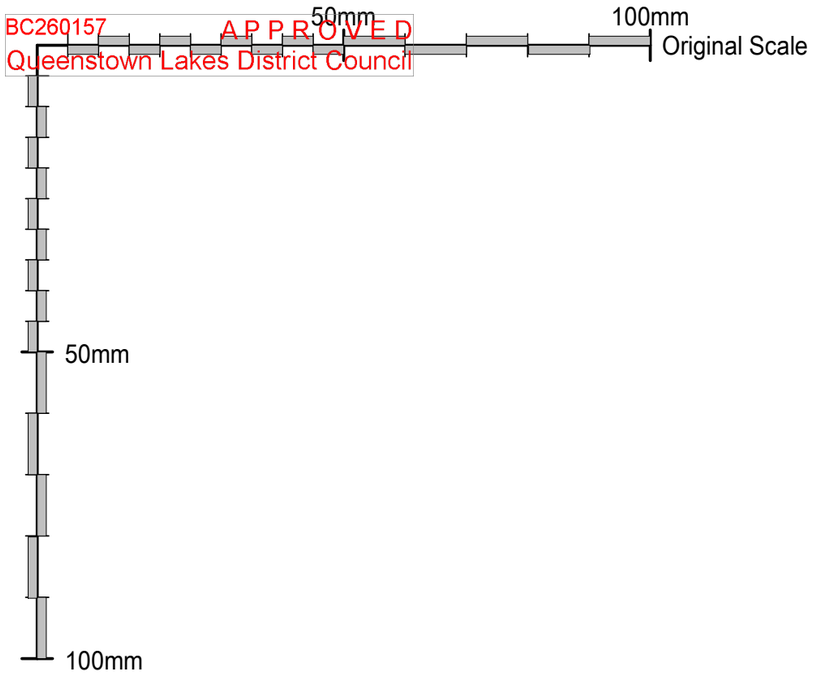
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10/02/2026 6:52:44 pm

Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : TILED SHOWER DETAILS		Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 19

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Allow for floor to wall containment junction to Unit Living / Kitchen & Bathroom, Containment flooring / junctions to extend to any doorway or wall 1.5m min from any sanitary fixtures or sanitary appliances in open-plan rooms.

FLOOR COVERINGS KEY

No Finish.

Carpet.

Timber Laminate.

Tiles.

Notes. Allow for trowel finish to garage concrete within 1.5m of a sanitary fixture or appliance, allow for sealed edges where water splash may occur.

ACCESS ROUTE SLIP RESISTANCE.

Allow for a finish to outdoor access routes ie Driveway, Decks & Paths leading to main entrance of dwelling as listed below.
NOTE: Where the surface of an access route is subject to wetting the surface shall have a cross fall of no less than 1 in 100 unless it is constructed to drain water such as timber decking. The surface of any access route shall not have a cross fall steeper than 1:50.
Allow for 190 max height from external ground level / walking surface to dwelling f.f.l. adjacent to dwelling access route.

1) Uncoated Profiled timber run adjacent to direction of travel (Allow for coated and sand/grit impregnated for stairs or sloping surfaces subject to wetting).
2) Portland Cement Concrete with a Broomed (Class 5 or 6 complying with NZS 3114), Wood float finish (Class U2), a Coated and sand/grit impregnated finish, Exposed crushed aggregate finish or Exposed rounded aggregate finish (To be tested for compliance) OR
3) Asphaltic Concrete, Marble & Granite with flamed surface, Sandstone or Concrete pavers (Test required for surfaces subject to wetting) OR
4) Other Code compliant finish to D1/AS1 2.0 Access Routes.
NOTE: Finishes above cover Sloping surfaces < 1:10 slope for wet or 1:8 for dry conditions, refer to AS 4586 Appendix F for slip classification for walking surfaces for other slopes.



FLOOR COVERINGS PLAN

Scale 1 : 100

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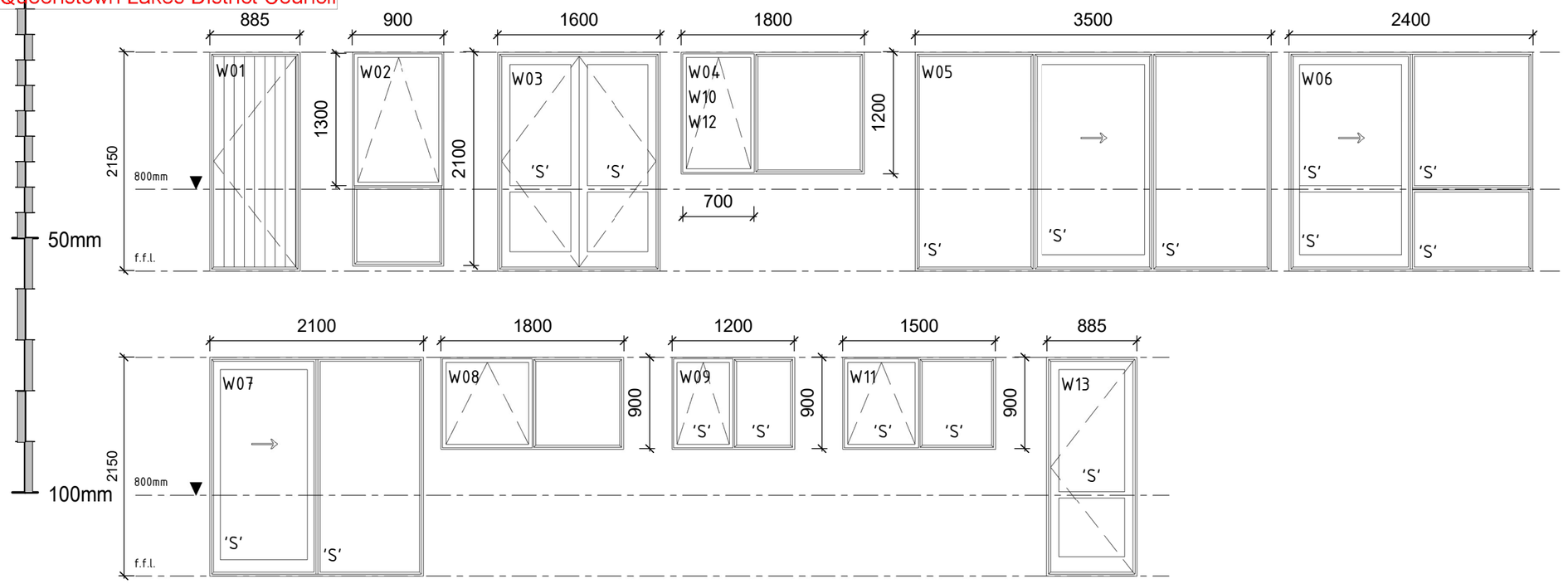
10/02/2026 6:52:47 pm

Project : PROPOSED NEW DWELLING for Client : Niall & Nicole Huxtable-Jones Address : 12 Leven Stream Lane	JOB # : Lot45_Pembroke	Drw Name : FLOOR COVERINGS PLAN			Builder.	Client.
	Drawn By : LBP 113870	DATE : Feb 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 20

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50mm 100mm Original Scale

EXTERNAL JOINERY ELEVATIONS Scale 1:50.



JOINERY SCHEDULE - INTERNAL

Type	Description	Overall Height	Overall Width	Panel Width	#
C-760	Cavity Slider	2000 mm	760 mm	760 mm	1
F-810	Framed Opening	2000 mm	810 mm		1
F-1000	Framed Opening	2000 mm	1000 mm		1
D-610	Hinged Single Door	2000 mm	610 mm	610 mm	1
D-710	Hinged Single Door	2000 mm	710 mm	710 mm	1
D-760	Hinged Single Door	2000 mm	760 mm	760 mm	2
D-810	Hinged Single Door	2000 mm	810 mm	810 mm	5

IMPORTANT NOTE: Refer to Floor Plan & Elevations for correct joinery configurations, joinery as shown on schedule may need mirrored to correct door direction and sash placement.

JOINERY SCHEDULE - EXTERNAL MASTER

Mark	Model	Width	Height	Lintels	Sill Height	Head Height	Space Name	Space Area	Orientation	Glazing Area	Openable Area	-
GD		3400 mm	2150 mm	240x90 GL12	0 mm	2150 mm	Garage	28.06 m^2	N/A			
W01	0500 0600	885 mm	2150 mm	140x90 GL8	0 mm	2150 mm	Hall	12.59 m^2	West	0 m^2	1.67 m^2	
W02	0062	900 mm	2100 mm	140x90 GL8	50 mm	2150 mm	Unit Living / Kitchen	17.85 m^2	West	1.89 m^2	1.03 m^2	
W03	0131	1600 mm	2150 mm	140x90 GL8	0 mm	2150 mm	Unit Living / Kitchen	17.85 m^2	North	3.44 m^2	3.15 m^2	
W04	0035	1800 mm	1200 mm	190x90 GL8	950 mm	2150 mm	Unit Bed Rm	9.78 m^2	North	2.16 m^2	0.73 m^2	
W05		3500 mm	2150 mm	290x90 GL12	0 mm	2150 mm	Living / Dining / Kitchen	41.35 m^2	North	7.53 m^2	2.25 m^2	
W06	0152	2400 mm	2150 mm	190x140 GL8	0 mm	2150 mm	Living / Dining / Kitchen	41.35 m^2	East	5.16 m^2	2.34 m^2	
W07		2100 mm	2150 mm	190x140 GL8	0 mm	2150 mm	Master Bed Rm	15.32 m^2	North	4.52 m^2	2.03 m^2	
W08	0025	1800 mm	900 mm	140x90 GL8	1250 mm	2150 mm	Master Bed Rm	15.32 m^2	East	1.62 m^2	0.68 m^2	
W09	0023	1200 mm	900 mm	140x90 GL8	1250 mm	2150 mm	Ens	4.41 m^2	East	1.08 m^2	0.43 m^2	
W10	0035	1800 mm	1200 mm	190x90 GL8	950 mm	2150 mm	Bed Rm 2	10.94 m^2	South	2.16 m^2	0.73 m^2	
W11	0024	1500 mm	900 mm	190x90 GL8	1250 mm	2150 mm	Bath Rm	6.51 m^2	South	1.35 m^2	0.56 m^2	
W12	0035	1800 mm	1200 mm	190x90 GL8	950 mm	2150 mm	Bed Rm 3	10.94 m^2	South	2.16 m^2	0.73 m^2	
W13	0701	885 mm	2150 mm	140x90 GL8	0 mm	2150 mm	Garage	28.06 m^2	N/A	1.9 m^2	1.67 m^2	
Grand total: 14										34.96 m^2		

JOINERY GLAZING NOTES.

All Glazing to be in accordance with NZS 4223.2&.3:2016 with a visual light transmittance of no less than 70%.
Note: Glass Shelves, Fittings & Mirrors (unless hung from a hook, stand on a cabinet, fitted into a cabinet or fully adhered to a wall surface) to be safety glass.

JOINERY LEGEND :
'S' - Safety Glazing.

G7 NATURAL LIGHT COMPLIANCE

SPACE NAME	SPACE AREA	TOTAL GLAZING AREA	GLAZING % OF FLOOR AREA
Bed Rm 2	10.94 m^2	2.16 m^2	20%
Bed Rm 3	10.94 m^2	2.16 m^2	20%
Living / Dining / Kitchen	41.35 m^2	12.69 m^2	31%
Master Bed Rm	15.32 m^2	6.14 m^2	40%
Unit Bed Rm	9.78 m^2	2.16 m^2	22%
Unit Living / Kitchen	17.85 m^2	5.33 m^2	30%

EXTERNAL JOINERY NOTES.

All Windows/Doors to be double glazed aluminum unless noted otherwise, joinery excluded from thermal envelope may be single glazed. External Windows and doors shall comply with the requirements of NZS 4211, all joinery dimensions to be confirmed on Site.

Air Seals shall be provided between the reveal or frame and the wrapped opening for wall openings where specified, Installed over a closed cell polyethylene foam (PEF) backing rod or similar, made of self-expanding polyurethane foam or sealant complying with:
a. Type F, Class 20LM or 25LM of ISO 11600, or
b. low modulus Type II Class A of Federal Specification TT-S-00230C.

Flexible flashing tape shall comply with NZBC, be compatible with the building wrap / roof underlay and be used only in fully concealed applications. Sill support bars to comply with BRANZ evaluation method EM6, E2/VM1 and B2/AS1.

Joinery shall be fixed using pairs of 75x3.15mm galvanized jolt head nails or 8 gauge x 65mm stainless steel screws through reveals into surrounding framing at 450max centers all round and within 150mm from reveal ends. Allow for packers between reveals and framing at all fixing points except between head reveals and lintels.

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Project : PROPOSED NEW DWELLING for
Client : Niall & Nicole Huxtable-Jones
Address : 12 Leven Stream Lane

JOB # : Lot45_Pembroke
Drawn By : LBP 113870

Drw Name : JOINERY SCHEDULE
DATE : Feb 2026
NOTE : do not scale from this drawing.
SCALE @ A3 Sht. 1 : 50
Builder.
Client.
REV # I
DRW # 21