SITE DETAILS

ADDRESS:	12 BIRCH LANE, QUEENSTOWN
DURABILITY ZONE:	ZONE B
EARTHQUAKE ZONE:	ZONE 3
SNOW ZONE:	N5
WINDZONE:	HIGH
LEGAL DESCRIPTION:	LOT 8 DP 300507
SITE AREA:	1004 m²
ZONING:	LOWER DENSITY SUBURBAN RESIDENTIAL

RESOURCE CONSENT
APPROVED RESOURCE CONSENT ACCOCIATED WITH THIS PROPERTY & CONSENT.
REFERENCE: RM250619

BUILDING COVERAGE
MAX. 40% OF 1004.00 m²
= 401.60 m²

PROPOSED DWELLING 1	72.48 m²
PROPOSED DWELLING 2	69.73 m²
PROPOSED DWELLING 3	70.27 m²
TOTAL	212.48 m²
THUS COMPLIES	**21.16 %**

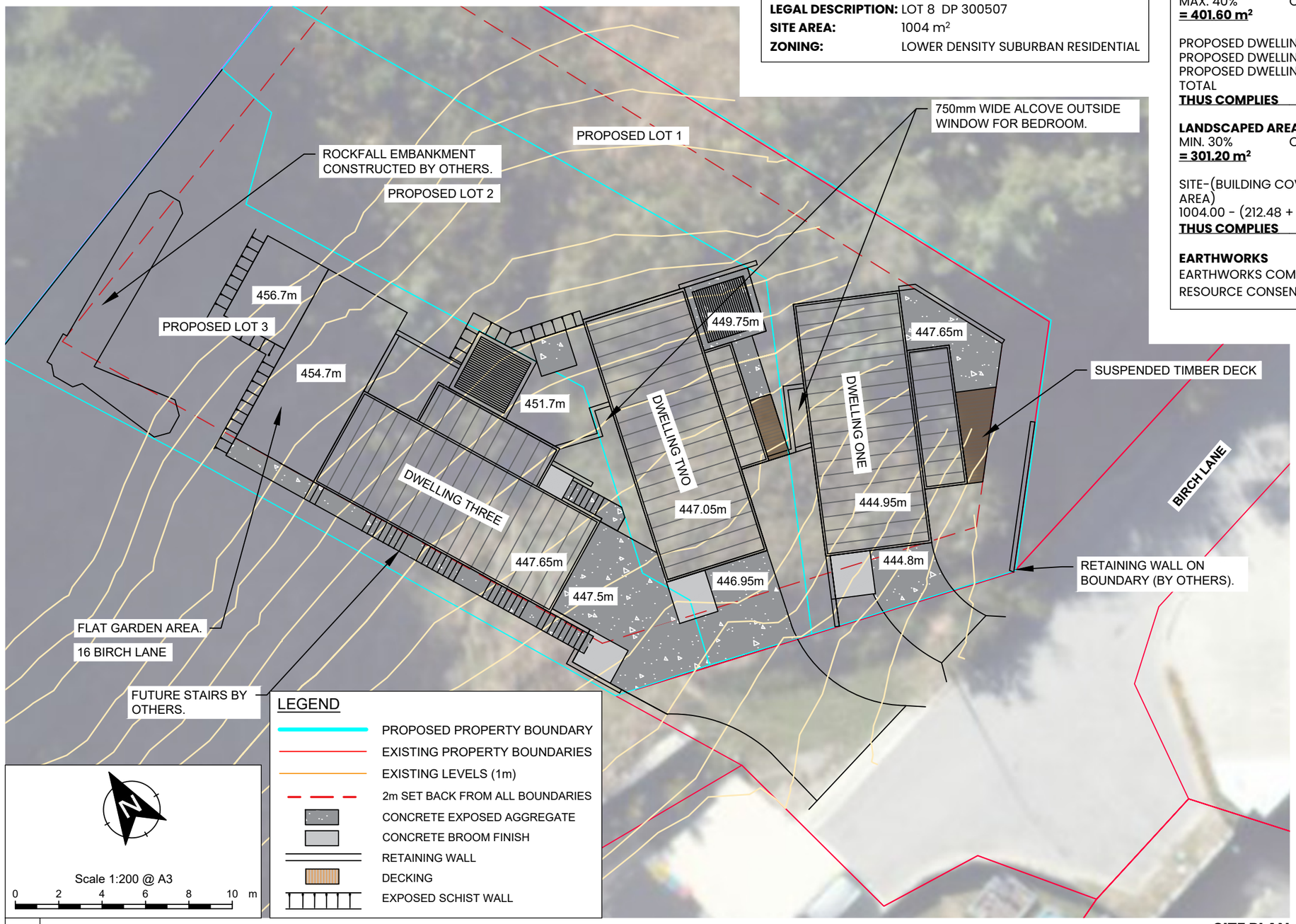
LANDSCAPED AREA
MIN. 30% OF 1004.00 m²
= 301.20 m²

SITE-(BUILDING COVERAGE+IMPERVIOUS AREA)
1004.00 - (212.48 + 86.62) 704.90 m²
THUS COMPLIES **70.21 %**

EARTHWORKS
EARTHWORKS COMPLETED AS PER APPROVED RESOURCE CONSENT. ***REFERENCE: RM250619***

DRAWING INDEX

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14	MIDFLOOR FRAMING PLANS
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18	ROOF DETAILS
19	CLADDING DETAILS
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21	DOOR & WINDOW SCHEDULE
22	DWELLING 3 ELECTRICAL PLAN



SITE PLAN
1:200

NOTES

- SHOULD THERE BE ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATION FOUND, OR THE MEANING(S) IS(ARE) UNCLEAR OR IF THERE IS APPARENT CONFLICTING INFORMATION SHOWN DESIGNER SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS.

- NO SUBSTITUTION TO ANY PRODUCTS OR DETAILS WITHOUT THE DESIGNERS APPROVAL IN WRITING.

- ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS BEFORE ANY MANUFACTURE OR CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.

- ALL WORK TO COMPLY WITH NZBC & RELEVANT CODES & NZS3604:2011 UNLESS SPECIFICALLY DESIGNED.

PROJECT NAME **PROPOSED 3 DWELLING DEVELOPMENT**
PROJECT ADDRESS **12 BIRCH LANE, QUEENSTOWN**
CLIENT NAME **LATERAL HOLDINGS LIMITED**

No.	DATE	ISSUE	BY
1	09.03.2026	BUILDING CONSENT SET	WW

HAVEN ARCHITECTURAL

PLAN STAGE **BUILDING CONSENT SET - DWELLING 3**
SHEET CONTENTS **SITE PLAN**
SCALE **AS SHOWN (ON A3 SHEET)**

PLOT DATE **15.04.2026**
PROJECT REF **26-025**
DRAWN BY **WW**
DRAWING No. **1 OF 22**
REV. **-**

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GENERAL

WIND ZONE = HIGH
EXPOSURE ZONE = B

DIMENSIONS TO BE READ IN CONJUNCTION AND COORDINATION WITH DETAILS. IF DISCREPANCIES ARE FOUND, ASK THE ARCHITECT

RESOURCE CONSENT

PLANS TO BE READ IN CONJUNCTION WITH APPROVED RESOURCE CONSENT: RM250619

RESOURCE CONSENT

TIMBER FRAMING SPEC:

A COPY OF NSZ3604:2011 MUST BE KEPT ON SITE AT ALL TIMES. REFER TO IT FOR ANY NZS3604 REFERENCES IN THESE DRAWINGS

TREATMENT: (SG8 RADIATA PINE)
EXTERIOR WALL FRAMING: H1.2
BOTTOM PLATE ON SLAB H3.2 ON DPC
EXTERIOR CAVITY BATTENS: H3.2
INTERIOR WALL FRAMING: H1.2
ROOF FRAMING (ENCLOSED): H1.2
ANY DECKING FRAMING: H3.2

WALL FRAMING:
UNLESS NOTED OTHERWISE NAILING SCHEDULE AS PER NZS3604:2011

ALL UPPER STORY EXTERIOR FRAMING:
BEHIND TIMBER CLADDING: 90X45 STUDS (SG8) @ MAX 600C UP TO 2.4M, 90X45 STUDS (SG8) @ 400C UP TO 2.7M. NOGS @ MAX 800CRS.

ALL LOWER STORY EXTERIOR FRAMING:
BEHIND TIMBER CLADDING: 90X70 STUDS (SG8) @ MAX 600C UP TO 2.4M, NOGS @ MAX 800CRS.

ALL INTERIOR LOAD BEARING WALLS:
70X45MM SG8 STUDS @ 400MM CRS
70X45MM SG8 TOP PLATE
70X45MM SG8 BOTTOM PLATE

REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS FOR BOTTOM PLATE CONNECTION SCHEDULE

LINTELS:
AS INDICATED ON PLANS
REFER TO SITE COPY OF NZS3604:2011 P8-29 FOR UPLIFT FIXINGS
REFER TO SITE COPY OF NZS3604:2011 P8-18 FIGURE 8.5 AND P8-17 PARAGRAPH 8.5.2 FOR TRIMMING STUD SIZES.
BOTH OF THESE FIGURES ARE APPENDED IN THESE DRAWINGS.
FIX ALL PERIMETER LINTELS FOR UPLIFT.

ROOF FRAMING:
REFER TO RAFTER DRAWINGS AND NZS3604 FOR FIXING DETAILS IF NOT SPECIFIED.

CEILING BATTENS:
PLASTERBOARD METAL CEILING BATTENS AT 450CRS INSTALLED TO MANUFACTURER'S DETAIL & SPECIFICATION.

TIMBER FIXINGS NOT SHOWN ON THE DRAWINGS ARE TO COMPLY WITH TABLE 2.2 OF NZS3604.

ALL EXPOSED FIXINGS TO BE TYPE 304 STAINLESS STEEL UNLESS SPECIFICALY NOTED ON DRAWINGS AS GALVANISED.
ALL FIXINGS IN GRADE H3.2 TIMBER OR HIGHER TO BE TYPE 304 S/S UNO.

ROOF TYPE KEY:

ROOF 4° - 0.55BMT METALCRAFT T-RIB LONG RUN ROOFING (SLATE) OVER MASONS 125GSM ROOF UNDERLAY, PURLINS SG8 H1.2 ON FLAT 70 x 45mm WITH T FIXING AT 1200mm SPACINGS, OVER RAFTERS AS INDICATED ON FRAMING PLAN(S). INSULATION AS SPECIFIED IN H1 NOTES ON THIS PAGE.

GUTTER: METALCRAFT 125MM BOX GUTTER (SLATE)

NOTE:
METALCRAFT METAL ROOF FLASHINGS AND 80mm DOWNPIPES. ALL FLASHING, GUTTERS AND DOWNPIPES TO MATCH ROOFING COLOUR.

CLADDING TYPE KEY:

1. LOCATION AS SPECIFIED ON THE DRAWINGS
   - 1.1. 140mm WIDE VERTICAL 28mm THICK SHIPLAP SIBERIAN LARCH GRADE A
   - 1.2. 140mm WIDE VERTICAL 28mm THICK SHIPLAP CHARTEK CHARRED FINISH (SHOU SUGI BAN) SIBERIAN LARCH GRADE B/C
   - 1.3. RESENE ROCKCOTE CERANO PLASTER SYSTEM (LIGHT GREY).

LINING TYPE KEY:

UNLESS OTHERWISE SPECIFIED FOR FIRE OR BRACING, INTERNAL LININGS TO BE AS FOLLOWS:

1. WALL LINING: 10MM STANDARD PLASTERBOARD WALL LINING, PAINT FINISH (UNLESS SPECIFIED). USE 10MM MOISTURE RESISTANT PLASTERBOARD IN WET AREAS: (KITCHEN, LAUNDRY, WC, BATHROOM & ENSUITE)
2. ROOF: 13MM STANDARD PLASTERBOARD WALL LINING, PAINT FINISH (UNLESS SPECIFIED). USE 13MM MOISTURE RESISTANT PLASTERBOARD IN WET AREAS: (KITCHEN, LAUNDRY, WC, BATHROOM & ENSUITE)
3. TILED WALLS AND FLOORS: SELECTED TILES ON SELECTED WET AREA MEMBRANE TO KITCHEN BACKSPLASH WALL. SELECTED TILES IN BATHROOM ON WET AREA MEMBRANE. EXTENT CONFIRMED WITH CLIENT.
4. PLYWOOD LINING (T&G) ROOF AND WALLS : SPECIFIC LOCATIONS AS PER PLANS
5. SOFFIT LINING:
   9MM JAMES HARDIE VILLABOARD LINING ON SOFFIT BATTENS TO SUIT. INSTALLED TO MANUFACTURER'S DETAILS & SPECIFICATIONS.

TIMBER DECK:

1. DECKING 19MM KWILA OR SIMILAR HARDWOOD FIXED WITH COUNTERSUNK 304SS SCREWS, (VITEX IS AVAILABLE)
2. JOISTS FROM TABLE 7.1 IN NZS3604:2011. JOISTS SHALL BE 140 X 35MM RADIATA PINE SG8 AT 450MM CENTERS. JOISTS TO BE FIXED TO BEARER WITH 304SS JOIST HANGERS.
3. BEARERS FROM TABLE 6.4 IN NZS3604:2011. BEARER SPAN TO BE 4.3M THEREFORE ADOPT 240 X 70 WHICH IS IN EXCESS OF MINIMUM REQUIREMENTS. CONNETION TO PILE TO HAVE A MINIMUM CONNECTION STRENGTH OF 12KN.
4. 185 × 185 MM RADIATA PINE SG8 PILE EMBEDED INTO THE GROUND A MINIMUM OF 800MM. ENGINEER TO INSPECT THE HOLE DEPENDING IF ROCK OR SOIL IS ENCOUNTERED. DESIGN TO BE ADJUSTED ON THE BASIS.

FLOOR FINISHES:

1. HARD OAK FLOORING ON SELECTED UNDERLAY ON 15MM PLYBOARD OVER TIMBER JOISTS.
2. HARD OAK FLOORING ON SELECTED UNDERLAY OVER CONCRETE SLAB.
3. SELECTED CARPET ON CARPET UNDERLAY ON 15MM PLYBOARD OVER TIMBER JOISTS.
3. SELECTED CARPET ON CARPET UNDERLAY OVER CONCRETE SLAB.
4. TILES ON WATER PROOF MEMBRANE ON TILE UNDERLAY BOARD ON 15mm PLY BOARD OVER TIMBER JOISTS.
5. TILES ON WATER PROOF MEMBRANE ON TILE UNDERLAY BOARD OVER CONCRETE SLAB.

BALASTRADE KEY:

1. EXTERNAL BALUSTRADE - RICHIE RAIL 17 LIGHT UP HANDRAIL
2. INTERNAL BALUSTRADE - SYLVAN BLACK WALL MOUNT BANISTER BRACKET WITH ROUND WALNUT RAIL

ELECTRICAL FITTING TYPE KEY:

NOTES: REFER ELECTRICAL & LIGHTING LAYOUTS FOR ITEMISED SPECIFICATIONS FOR ALL ELECTRICAL FITTINGS.

ALL DOWNLIGHTS MUST BE CA RATED.
INTERNAL LIGHT FITTINGS MUST BE PROVIDED OVER INTERNAL STAIR TO COMPLY WITH NZBC G8.2(B).

SMOKE ALARMS:
ALL UNITS TO HAVE AN INTERCONNECTED SMOKE ALARM SYSTEM, IN ACCORDANCE WITH NZS 4514. THE SMOKE DETECTORS ARE INTERCONNECTED TO ACTIVATE ALL SMOKE ALARMS IN THE HOUSEHOLD UNIT WHEN A FIRE IS DETECTED BY A SINGLE SMOKE DETECTOR.

HOB & RANGEHOOD
ALL KITCHEN HOBS TO BE ELECTRIC.
RANGEHOOD: MINIMUM INSTALLATION HEIGHT ABOVE ELECTRIC COOKTOPS IS 650MM.

HOT WATER CYLINDER
AS SPECIFIED.

EXTERIOR LIGHTING
EXTERIOR LIGHTING IN SOFFIT ABOVE ALL ENTRY DOORWAYS FOR ALL UNITS TO COMPLY WITH G8/AS1 8.2(A) AND HAVE AN ILLUMINANCE AT FLOOR LEVEL NO LESS THAN 20 LUX

EXTRACTION AND BATHROOMS :

EXTRACTION - MINIMUM FLOWRATE OF 50 L/S FOR BATHROOMS & 50 L/S FOR COOKTOPS.

SHOWERS
TILE OVER SHOWER TRAYS AS SPECIFIED IN OTHER DOCUMENTS. REFER SUPPLIER INSTALLATION & SPECIFICATIONS.

PERGOLA:

CONTAINER DOOR PROPRIETARY ALUMINIUM PERGOLA. FIXING DETAILS AS PER MANUFACTURER'S DETAIL & SPECIFICATION.
COLOUR: BLACK

DOOR AND WINDOWS :

WINDOW MARKERS:
DIMENSIONS DENOTE ROUGH OPENING SIZE

DOOR MARKERS:
DIMENSIONS DENOTE LEAF SIZE, AND NO UNDERCUT HAS BEEN STATED. UNDERCUT MUST BE CONFIRMED WITH OWNER.
WHEN VIEWED HORIZONTALLY, THE TOP NUMBER = WIDTH, THE BOTTOM
NUMBER = HEIGHT
FOR WINDOWS, SILL NUMBER IS FROM BOTTOM OF WALL OR AS NOTED.
FOR DOORS, SILL NUMBER IS FROM BOTTOM OF WALL.
REFER DOOR AND WINDOW SCHEDULE FOR FURTHER INFORMATION

TRIMS:
90X10 SKIRTING (RADIATA PINE)
110X20 ARCHITRAVES (RADIATA PINE)
NO CEILING TRIMS

H1 NOTES & CALCULATIONS :

MIN R VALUES REQUIRED: R2.0 FLOORS (TIMBER), R2.0 WALLS, R6.6 ROOFS AND R0.50 FOR GLAZING. REFER CALCULATION METHOD IN SPECIFICATIONS FOR H1 R-VALUE CALCULATIONS.

TIMBER FLOOR
240X45 JOISTS @ 450CRS WITH DOUBLE LAYER OF MIN R1.5 INSULATION = R3.0

EXTERIOR WALLS:
TIMBER CLADDING ON 20MM CAVITY ON 90MM FRAMING WITH MINIMUM R2.0 INSULATION

ROOF
MAIN ROOF, 190X70 RAFTERS @ 480C AND MIN R6.6 INSULATION WITH MIN R3.2 INSULATION ALONG ROOF EDGE INSULATION MUST BE NOTCHED OVER BOTTOM TRUSS CHORD R6.6

GLAZING
DOUBLE GLAZING W/ LOWE/CLEAR THERMALLY BROKEN ALUMINIUM FRAME

PROJECT NAME
PROPOSED 3 DWELLING DEVELOPMENT
PROJECT ADDRESS
12 BIRCH LANE, QUEENSTOWN
CLIENT NAME
LATERAL HOLDINGS LIMITED

No.	DATE	ISSUE	BY
1	09.03.2026	BUILDING CONSENT SET	WW

HAVEN ARCHITECTURAL

PLAN STAGE **BUILDING CONSENT SET - DWELLING 3**
SHEET CONTENTS **NOTES**
SCALE **AS SHOWN (ON A3 SHEET)**

PLOT DATE **15.04.2026**
PROJECT REF **26-025**
DRAWN BY **WW**
DRAWING No. **2 OF 22**
REV. **-**

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NOTES

STRAPPING OF BUILDING WRAP AS PER E2/AS1 REQUIREMENT TO BE DONE WITH POLYPROPYLENE TAPE FIXED HORIZONTALLY AND DRAWN TAUT.

IMPERVIOUS FINISHES

FLOOR FINISHES:
-IN ACCORDANCE WITH E3/AS1 SECTION 3.0 WATERSPLASH FOR BOTH CERAMIC TILES AND LAMINATE FINISHES TO FLOORS.
-NON-SLIP TILES TO BATHROOM & ENSUITE AREAS.

WALL FINSHES:
-ENAMEL SATIN FINISH TO BATHROOM WALLS.
-RESENE LOW SHEEN TO KITCHEN WALLS.

SMOKE ALARMS

SMOKE ALARM

SMOKE ALARMS TO BE INTERCONNECTED UNITS WITH A HUSH BUTTON & TEST BUTTON.
THEY MUST COMPLY WITH AT LEAST ONE OF THE FOLLOWING STANDARDS: AS 3786, ISO12239, BS EN 14604, CAN/ULC S531, OR UL 217
ALARMS TO BE LOCATED IN ALL BEDROOMS AND ESCAPE ROUTES ON ALL LEVELS. MUST BE INSTALLED WITHIN THE SLEEPING SPACE. MUST BE INSTALLED WITHIN 10m OF ONE ANOTHER.
INSTALL ON OR NEAR CEILING IN ACCORDANCE WITH NZS4514:2021 AND THE MANUFACTURERS INSTRUCTIONS.

INSULATION REQUIREMENTS

- R3.6 PINK BATTS INSULATION TO CEILING
- R3.2 PINK BATTS INSULATION TO EXTERNAL WALLS
- R2.83 TO INSULFORM CONCRETE WALLS
- R2.6 PINK BATTS INSULATION TO TIMBER MIDFLOOR
- R1.88 EXPOL POLYSTYRENE TO CONCRETE SLAB
- R0.50 LOW E, ARGON FILLED, THERMALLY BROKEN, DOUBLE GLAZED ALUMINIUM JOINERY
REFER TO H1 COMPLIANCE REPORT IN SPECIFICATION

DOWNLIGHTS TO BE 'CA', OR 'IC' TYPE FITTINGS AS PER NZS 605982.2:2016

FLOOR COVERING LEGEND

- Garage Carpet (type tbc)
- Carpet woolen (type tbc)
- Oak hard floor (type tbc)
- Tiles (type tbc)

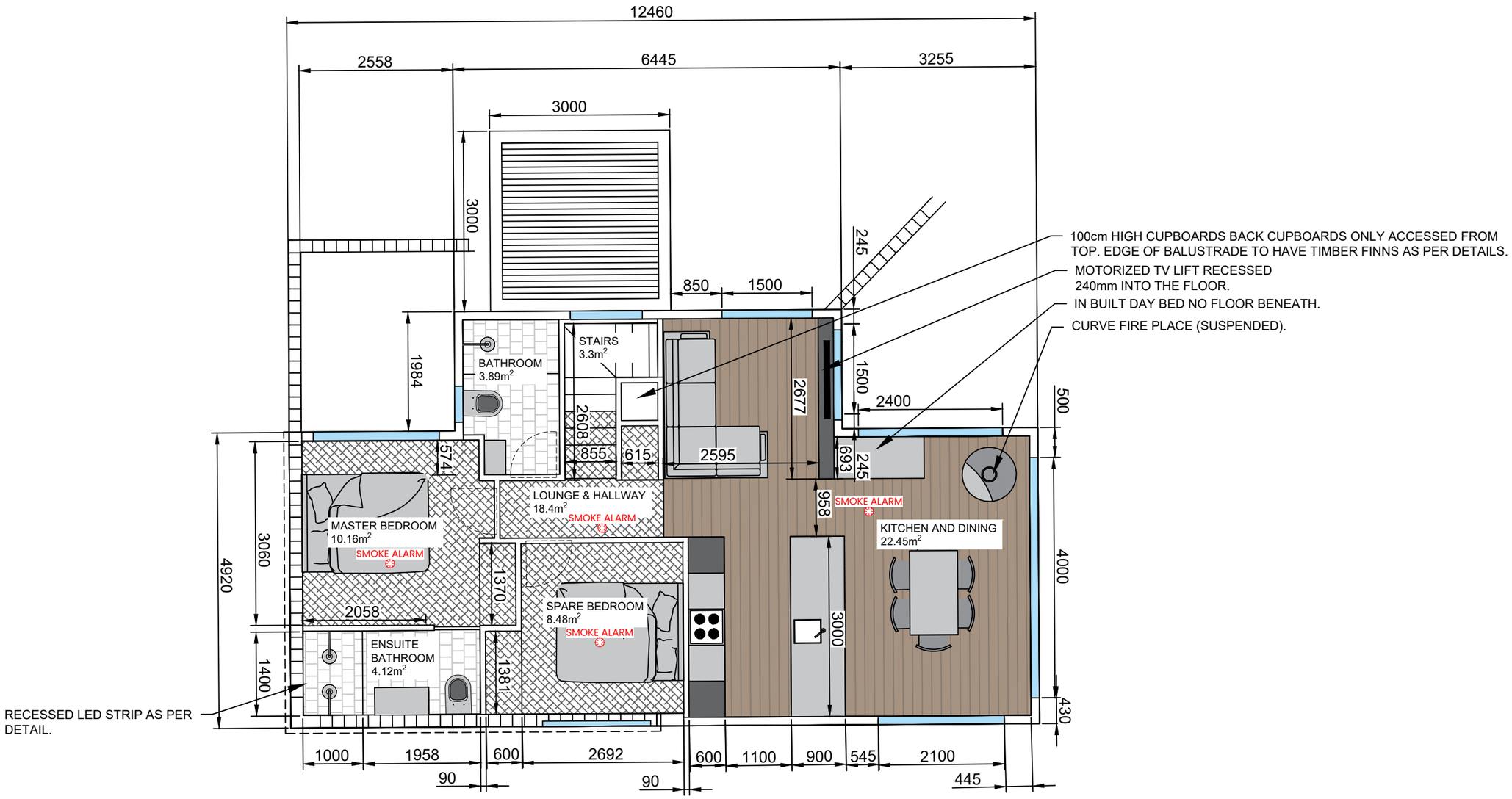
FLOOR AREAS

First floor - 70.8m^2
Mid & ground floor - 31.4m^2

Total - 102.2m^2

ELEVATION KEY

N E S W



- DWELLING THREE FIRST FLOOR
1:75

PROJECT NAME	**PROPOSED 3 DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**BUILDING CONSENT SET - DWELLING 3**
PROJECT ADDRESS	**12 BIRCH LANE, QUEENSTOWN**	1	09.03.2026	BUILDING CONSENT SET	WW	SHEET CONTENTS	**DWELLING 3 FLOOR PLANS**
CLIENT NAME	**LATERAL HOLDINGS LIMITED**					SCALE	**AS SHOWN** (ON A3 SHEET)

HAVEN ARCHITECTURAL

PLOT DATE **15.04.2026** | PROJECT REF **26-025**
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NOTES

STRAPPING OF BUILDING WRAP AS PER E2/AS1 REQUIREMENT TO BE DONE WITH POLYPROPYLENE TAPE FIXED HORIZONTALLY AND DRAWN TAUT.

IMPERVIOUS FINISHES

FLOOR FINISHES:
-IN ACCORDANCE WITH E3/AS1 SECTION 3.0 WATERSPLASH FOR BOTH CERAMIC TILES AND LAMINATE FINISHES TO FLOORS.
-NON-SLIP TILES TO BATHROOM & ENSUITE AREAS.

WALL FINSHES:
-ENAMEL SATIN FINISH TO BATHROOM WALLS.
-RESENE LOW SHEEN TO KITCHEN WALLS.

SMOKE ALARMS

SMOKE ALARMS TO BE INTERCONNECTED UNITS WITH A HUSH BUTTON & TEST BUTTON.
THEY MUST COMPLY WITH AT LEAST ONE OF THE FOLLOWING STANDARDS: AS 3786, ISO12239, BS EN 14604, CAN/ULC S531, OR UL 217
ALARMS TO BE LOCATED IN ALL BEDROOMS AND ESCAPE ROUTES ON ALL LEVELS. MUST BE INSTALLED WITHIN THE SLEEPING SPACE. MUST BE INSTALLED WITHIN 10m OF ONE ANOTHER.
INSTALL ON OR NEAR CEILING IN ACCORDANCE WITH NZS4514:2021 AND THE MANUFACTURERS INSTRUCTIONS.

SMOKE ALARM

INSULATION REQUIREMENTS

- R3.6 PINK BATTS INSULATION TO CEILING
- R3.2 PINK BATTS INSULATION TO EXTERNAL WALLS
- R2.83 TO INSULFORM CONCRETE WALLS
- R2.6 PINK BATTS INSULATION TO TIMBER MIDFLOOR
- R1.88 EXPOL POLYSTYRENE TO CONCRETE SLAB
- R0.50 LOW E, ARGON FILLED, THERMALLY BROKEN, DOUBLE GLAZED ALUMINIUM JOINERY
REFER TO H1 COMPLIANCE REPORT IN SPECIFICATION

DOWNLIGHTS TO BE 'CA', OR 'IC' TYPE FITTINGS AS PER NZS 605982.2:2016

FLOOR COVERING LEGEND

- Garage Carpet (type tbc)
- Carpet woolen (type tbc)
- Oak hard floor (type tbc)
- Tiles (type tbc)

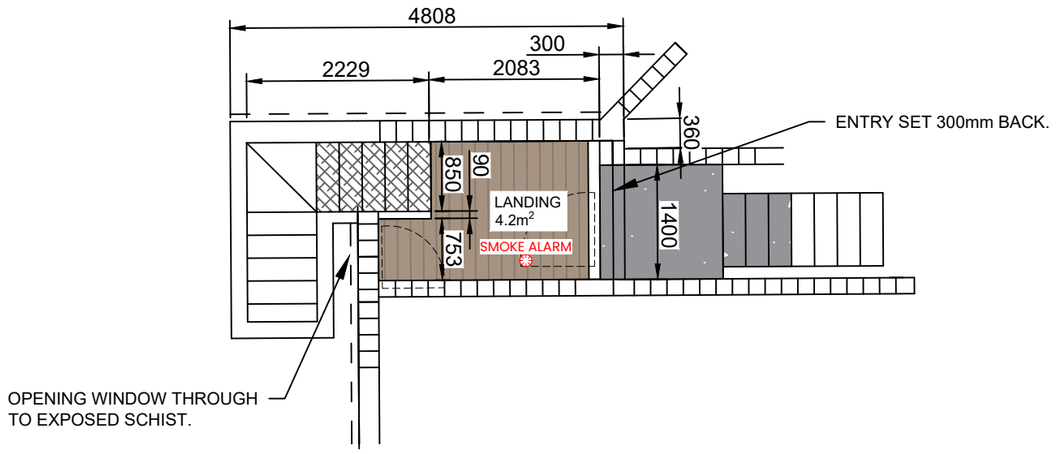
FLOOR AREAS

First floor - 70.8m^2
Mid & ground floor - 31.4m^2

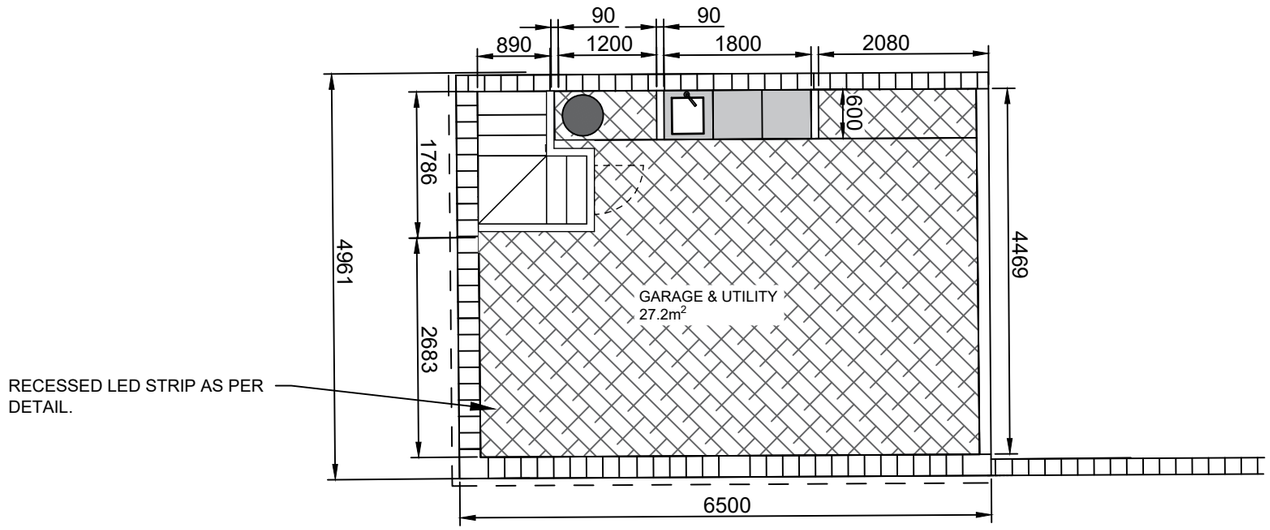
Total - 102.2m^2

ELEVATION KEY

N E S W



- / - DWELLING MID FLOOR
1:75



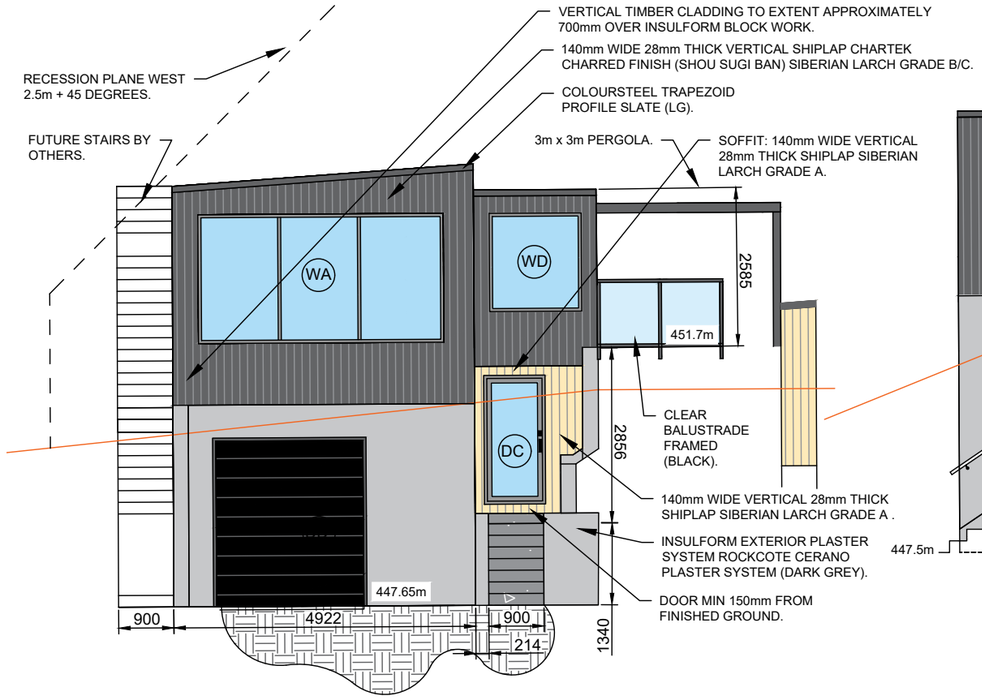
- / - DWELLING THREE GROUND FLOOR
1:75

PROJECT NAME	**PROPOSED 3 DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	HAVEN ARCHITECTURAL
PROJECT ADDRESS	**12 BIRCH LANE, QUEENSTOWN**	1	09.03.2026	BUILDING CONSENT SET	WW	
CLIENT NAME	**LATERAL HOLDINGS LIMITED**					

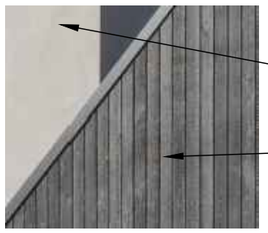
PLAN STAGE	**BUILDING CONSENT SET - DWELLING 3**	PLOT DATE	PROJECT REF
SHEET CONTENTS	**DWELLING 3 FLOOR PLANS**	**15.04.2026**	**26-025**
SCALE	**AS SHOWN (ON A3 SHEET)**	DRAWN BY	DRAWING No. / REV.
		WW	**4 OF 22** / **-**

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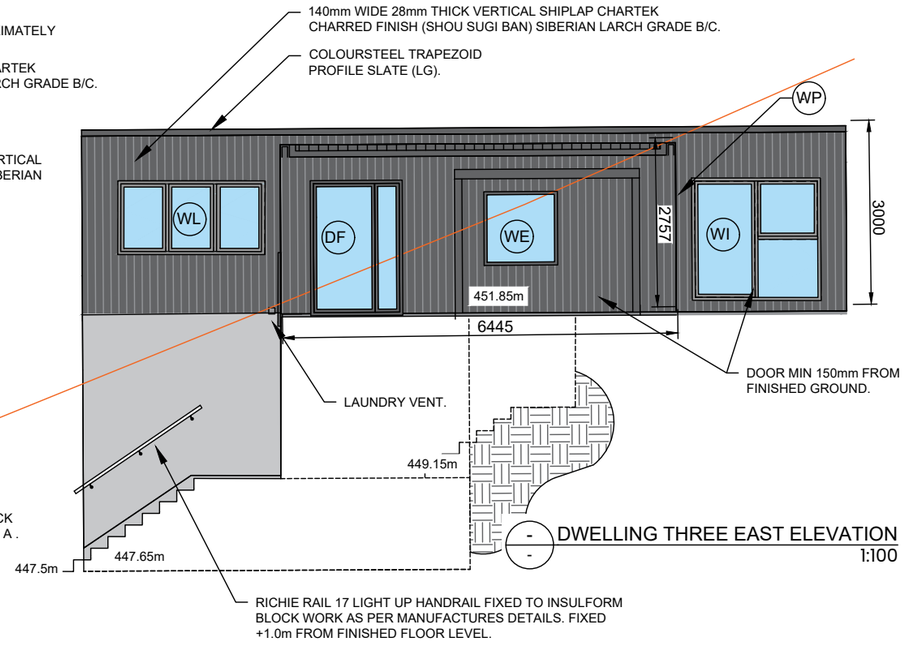
- - DWELLING THREE SOUTH ELEVATION
1:100



CLADDING EXAMPLE

INSULFORM EXTERIOR
PLASTER SYSTEM ROCKCOTE
CERANO PLASTER SYSTEM
LIGHT GREY).

140mm WIDE 28mm THICK
VERTICAL SHIPLAP
CHARTEK CHARRED FINISH
(SHOU SUGI BAN) SIBERIAN
LARCH GRADE B/C.

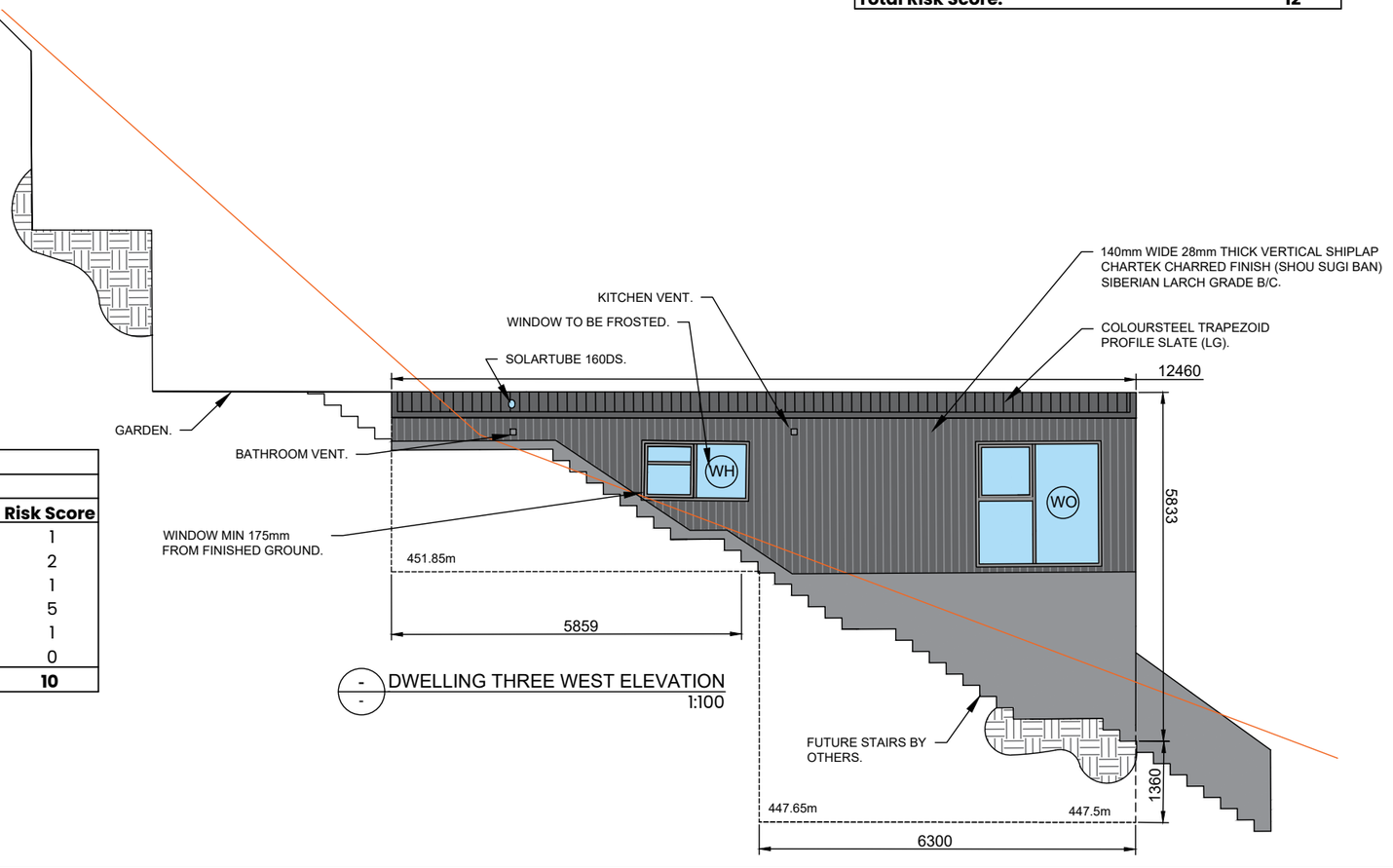


- - DWELLING THREE EAST ELEVATION
1:100

BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**10**

BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**12**

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**10**



- - DWELLING THREE WEST ELEVATION
1:100

PROJECT NAME	**PROPOSED 3 DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE **BUILDING CONSENT SET - DWELLING 3**
PROJECT ADDRESS	**12 BIRCH LANE, QUEENSTOWN**	1	09.03.2026	BUILDING CONSENT SET	WW	SHEET CONTENTS **DWELLING 3 ELEVATIONS**
CLIENT NAME	**LATERAL HOLDINGS LIMITED**					SCALE **AS SHOWN (ON A3 SHEET)**

HAVEN ARCHITECTURAL

PLOT DATE **15.04.2026** | PROJECT REF **26-025**
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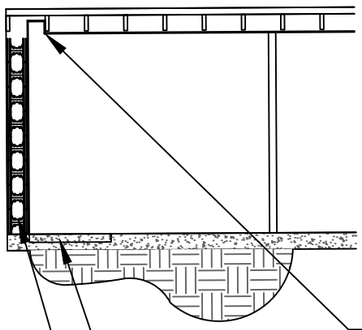
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NOTES

fixing type e = $\frac{2}{90}$ x 3.15 skew nails + 2 wire dogs
fixing type t = 1/14g self-drilling type 17 screw, 100mm long

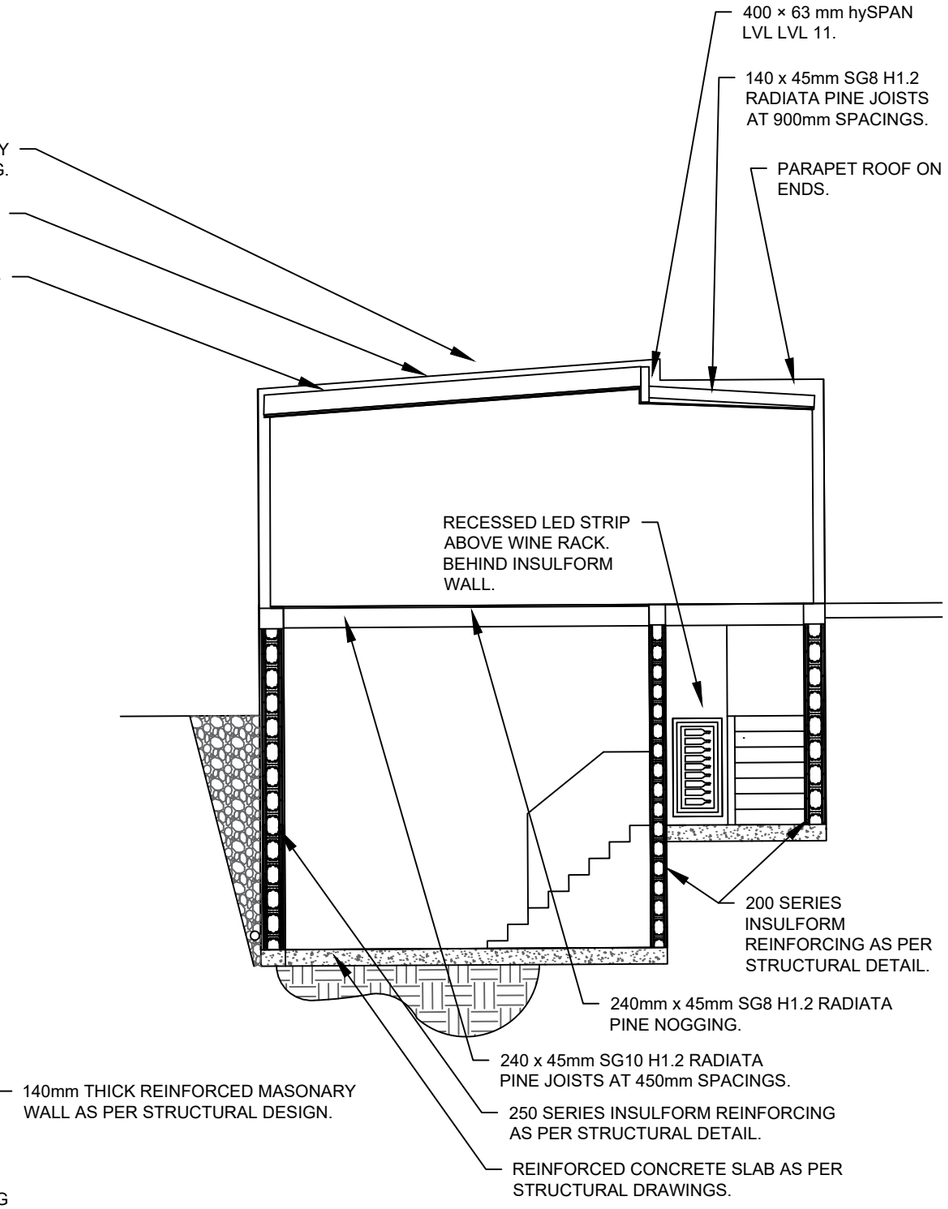
non load bearing walls (max 2.7m high) = 90 x 35mm studs sg8 at 400mm centers
non load bearing walls (max 3.9m high) = 90 x 90mm studs sg8 at 300mm centers
load bearing walls = (max 2.7m high) = 90 x 45mm studs sg8 at 600mm centers

load bearing walls are exterior walls



A / A DWELLING THREE LONGSECTION
1:75

B / B DWELLING THREE LONGSECTION
1:75



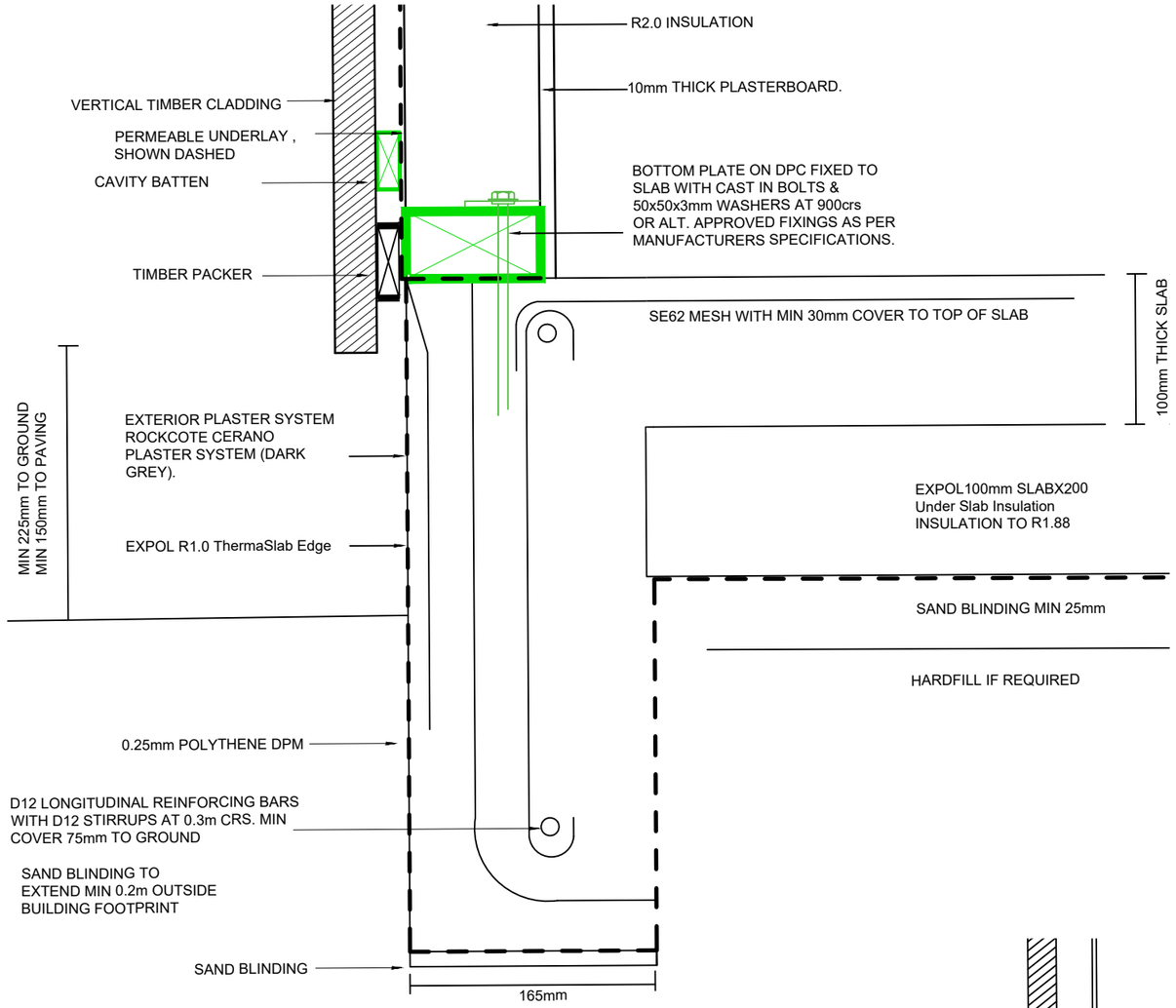
C / C DWELLING THREE CROSSECTION
1:75

PROJECT NAME	**PROPOSED 3 DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**BUILDING CONSENT SET - DWELLING 3**
PROJECT ADDRESS	**12 BIRCH LANE, QUEENSTOWN**	1	09.03.2026	BUILDING CONSENT SET	WW	SHEET CONTENTS	**DWELLING 3 CROSS SECTIONS**
CLIENT NAME	**LATERAL HOLDINGS LIMITED**					SCALE	**AS SHOWN (ON A3 SHEET)**

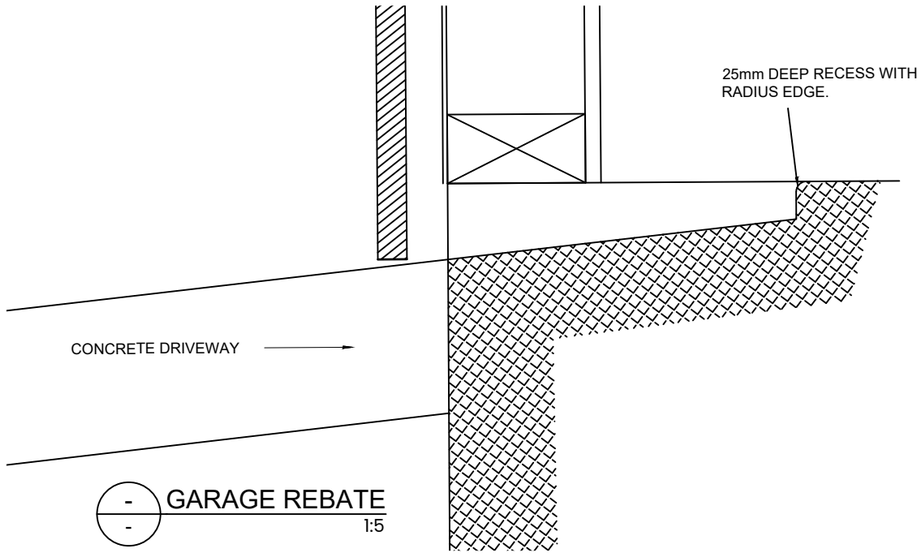
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- - EXTERIOR WALL TO CONCRETE SLAB
1:5

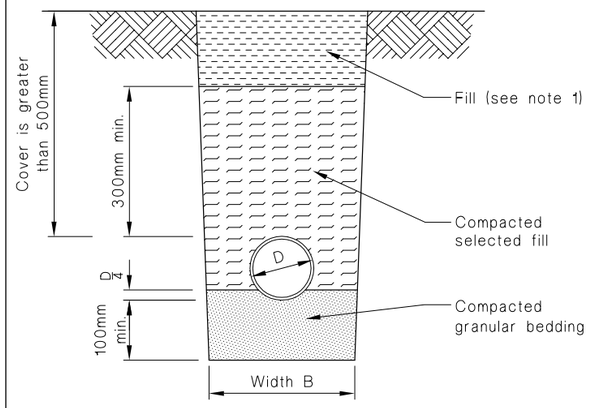


- - GARAGE REBATE
1:5

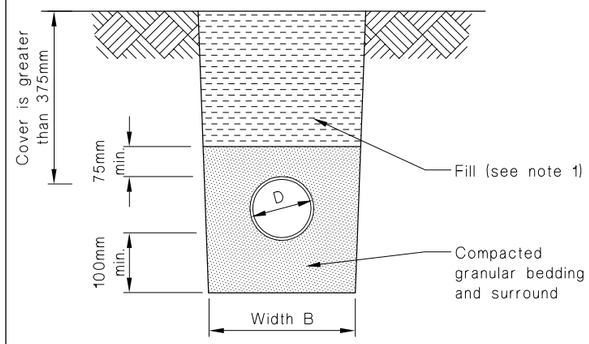
FOUNDATION NOTES

- CONCRETE SLAB & FOUNDATIONS AS PER ENGINEERS DESIGN. REFER ENGINEERING DRAWINGS FOR DETAILS
- ALL FOUNDATIONS TO BE EXCAVATED TO FIRM NATURAL GROUND CLEARED GROUND LEVEL IS THE INTERFACE BETWEEN TOPSOIL & CLAY LAYER.
- INSPECTION REQUIREMENT, FOLLOWING STRIPPING OF TOPSOIL & IMMEDIATELY PRIOR TO LAYING OF HARDFILL & POLYTHENE THE SUBGRADE SHALL BE INSPECTED BY A CHARTERED PROFESSIONAL ENGINEER. THE SUBGRADE SHALL BE KEPT MOIST FOLLOWING EXCAVATION AND PRIOR TO LAYING OF METAL & DPM. SHOULD CRACKS BE VISIBLE THE SUBGRADE SHALL BE WETTED BACK TO THE SATISFACTION OF THE ENGINEER. KEEP HARDFILL WETTED DOWN PRIOR TO PLACING OF THE DPM.
- PLACE HARDFILL IN LAYERS OF LOOSE DEPTH NOT EXCEEDING 150mm AND THOROUGHLY CONSOLIDATE BY MECHANICAL MEANS.
- FILL UP TO & BEYOND 600mm TO BE CERTIFIED & PS4 PROVIDED BY ENGINEER
- DRAINLAYER TO CONFIRM PLUMBING/ DRAINAGE ROUTES BEFORE POURING OF CONCRETE SLAB. PLUMBING/ DRAINAGE AS PER AS/NZS 3500.2:2021.
- CONTRACTOR TO ENSURE ALL CONCRETE ENCASED SERVICES ARE IN PLACE BEFORE POURING OF CONCRETE SLAB. WHERE SERVICE PIPES PASS THROUGH SLAB WRAP IN PROTECTIVE TAPE TO ALLOW FOR MOVEMENT. TAPE PIPES TO SEAL PENETRATIONS WHERE THEY PASS THROUGH THE DPM
- PLANTING OF TREES SHOULD BE AVOIDED NEAR THE FOUNDATION OF THE DWELLING AND KEPT A DISTANCE OF 1.5 x THE MATURE HEIGHT OF THE TREE FROM THE FOOTING.
- ENSURE ALL SAW CUTS DO NOT INTERFERE WITH TILED AREAS
- CONTRACTOR TO PROVIDE APPLICABLE PRODUCER STATEMENTS AND GUARANTEES FOR ALL WORKS.

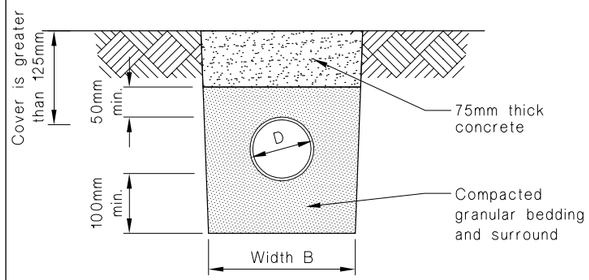
Figure 13: **Bedding and Backfilling**
Paragraphs 3.9.2, 3.9.4 and 3.9.5



(a) Cover greater than 500 mm
Bedding type 'B' of NZS 4452



(b) Cover greater than 375 mm
Bedding type 'D' of NZS 4452



(c) Cover greater than 125 mm

NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.

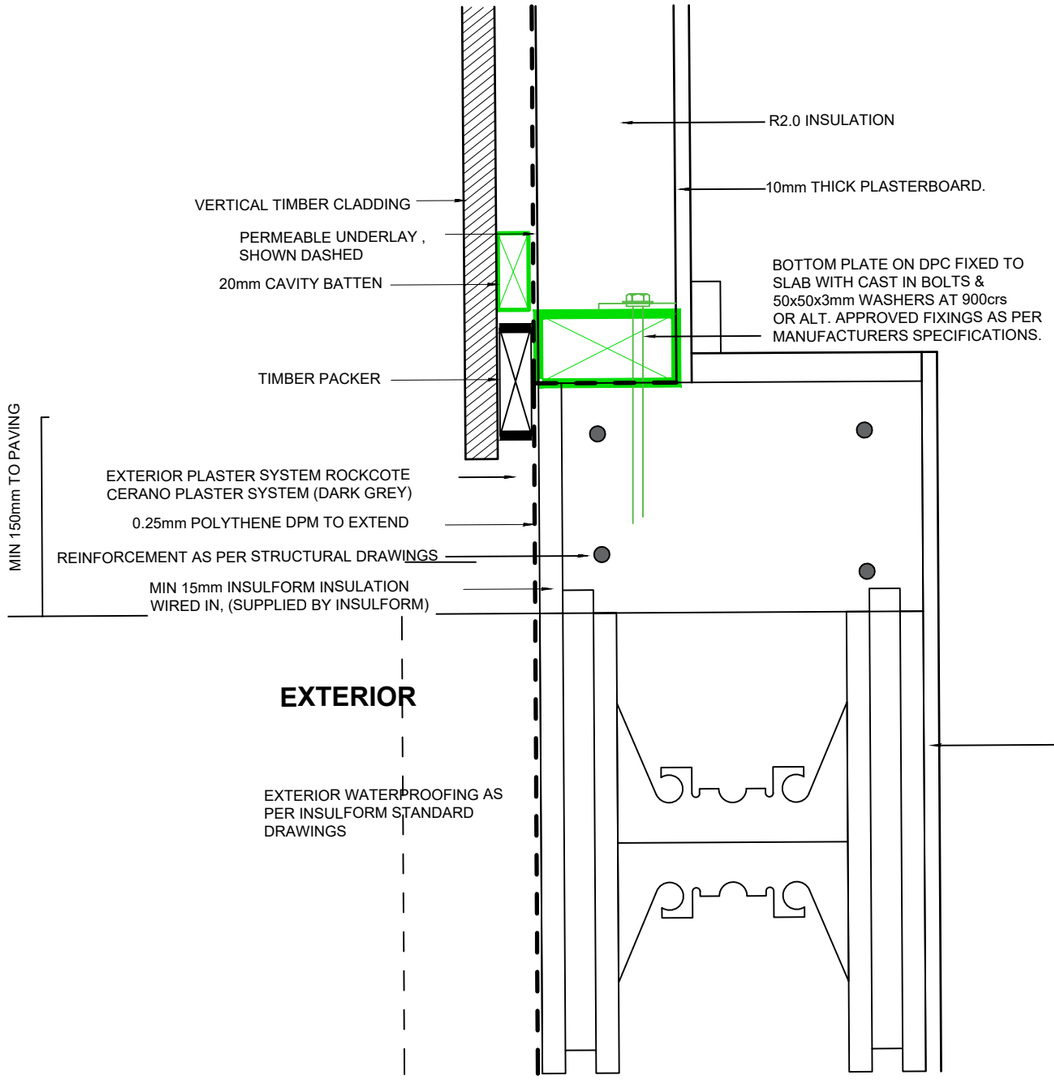
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PROJECT ADDRESS	**12 BIRCH LANE, QUEENSTOWN**	1	09.03.2026	BUILDING CONSENT SET	WW	SHEET CONTENTS	**FOUNDATION DETAILS**
CLIENT NAME	**LATERAL HOLDINGS LIMITED**					SCALE	**AS SHOWN (ON A3 SHEET)**

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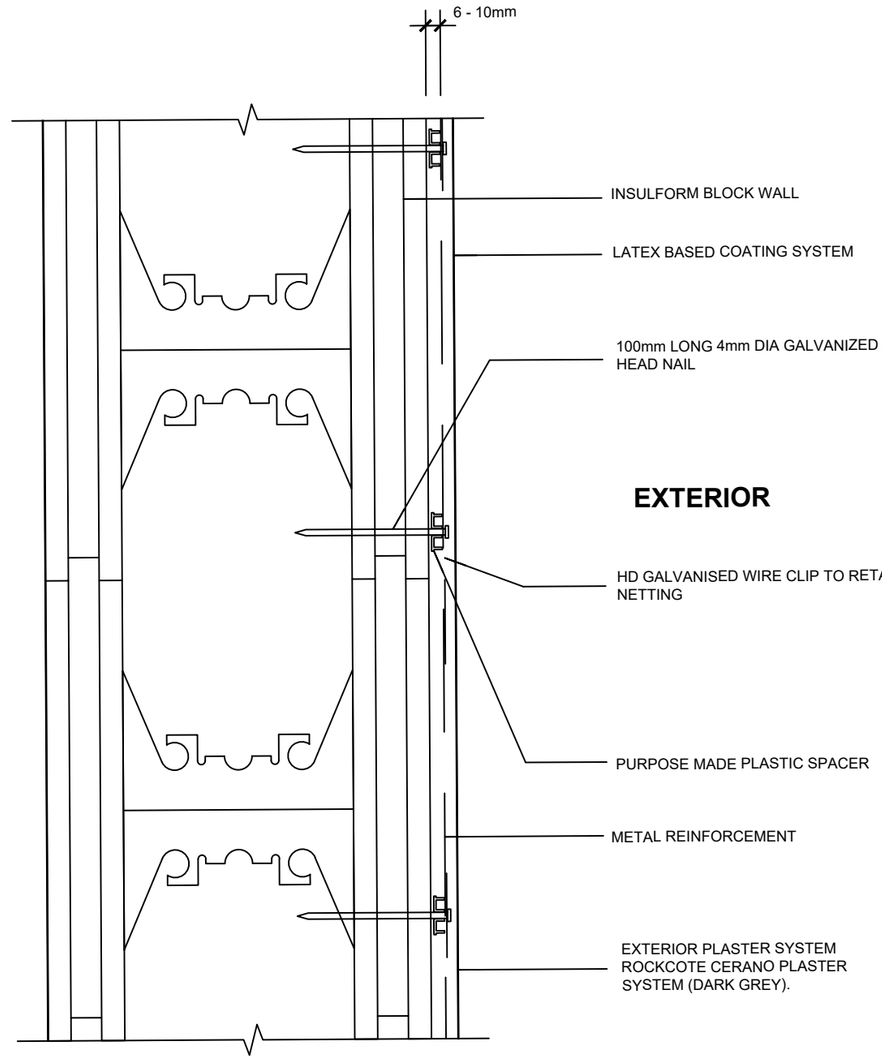
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INSULFORM WALLS OVER 3m MUST BE COMPLETED IN TWO POURS, FIRST POUR TO BE APPROVED BY THE ENGINEER BEFORE SECOND POUR COMMENCES.



- / - VERTICAL CLAD TIMBER WALL TO INSULFORM WALL
1:5



NOTE
THE NAIL SPACING REQUIRED TO FULLY SUPPORT THE WEIGHT OF 22mm SOLID PLASTER IS 250mm EACH WAY. SPACING MUST BE 150mm AROUND ANY OPENING OR WALL PERIMETER AND PLACED AT LEAST 75mm FROM ANY OPENING OR WALL EDGE.

- / - EXTERNAL RENDER ON INSULFORM BLOCKS (GENERIC)
1:5

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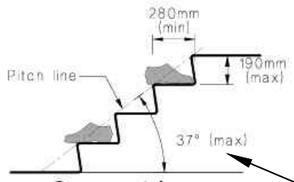
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Figure 11: Pitch, Risers and Treads for Stairs
Paragraphs 4.1.1, 4.1.4, 4.4.2, 4.5.1 a) and Figure 17



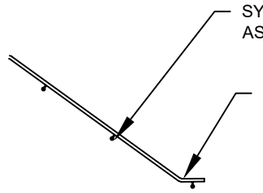
Secondary private stairways



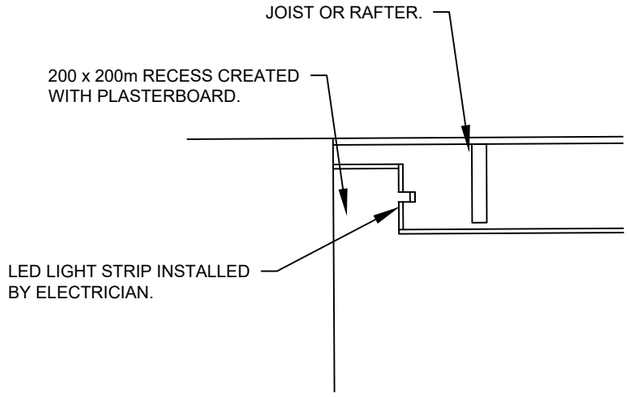
Common stairways and main private stairways

ALL STAIR WELLS TO BE COMMON STAIRWAYS EXCEPT DWELLING THREE GARAGE. GARAGE STAIRS TO HAVE 15mm OVERHANG.

ALL STAIRS UNLESS OTHERWISE SPECIFIED 280mm RUN, 190mm RISE (25mm OVERHANG).

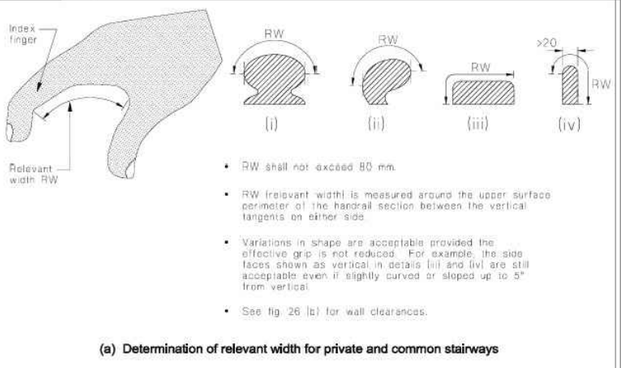


- / - STAIR DETAILS INDOOR



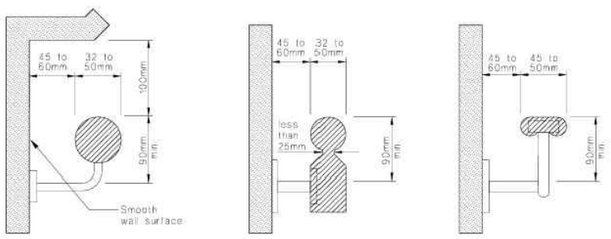
- / - RECESSED LIGHT DETAIL

Figure 26: Handrail Profiles and Clearances
Paragraphs 6.0.8 and 6.0.9



- RW shall not exceed 80 mm.
- RW (relevant width) is measured around the upper surface perimeter of the handrail section between the vertical tangents on either side.
- Variations in shape are acceptable provided the effective grip is not reduced. For example, the side faces shown as vertical in details (iii) and (iv) are still acceptable even if slightly curved or sloped up to 5° from vertical.
- See fig. 26 (b) for wall clearances.

(a) Determination of relevant width for private and common stairways

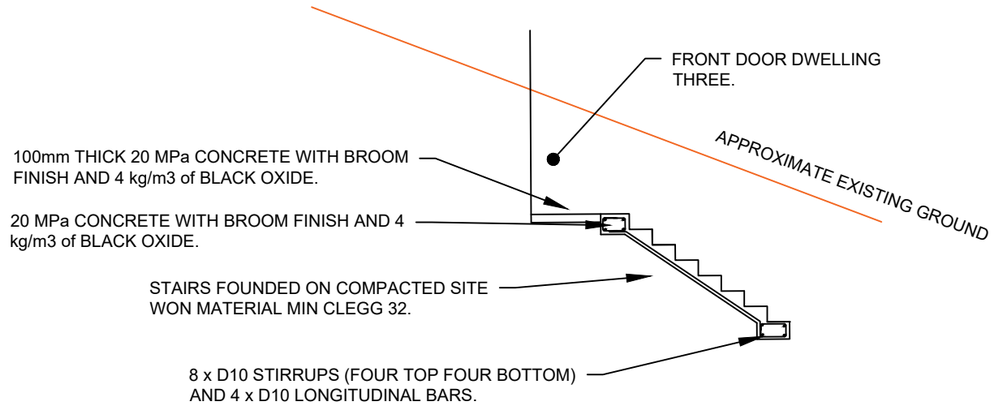


The profiles shown comply with the provisions for accessible handrails.

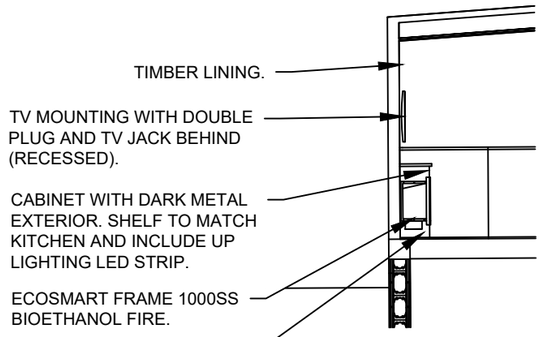
The clearances apply to all handrails and the maximum dimension must be used for rough textured wall surfaces.

(b) Acceptable profiles and clearances for accessible stairways

NOTE - RICHIE RAIL 17 LIGHT UP HANDRAIL FIXED TO INSULFORM BLOCK WORK AS PER MANUFACTURES DETAILS. FIXED +1.0m FROM FINISHED FLOOR LEVEL.



- / - STAIR DETAILS OUTDOOR



- / - DWELLING ONE FIRE DETAIL

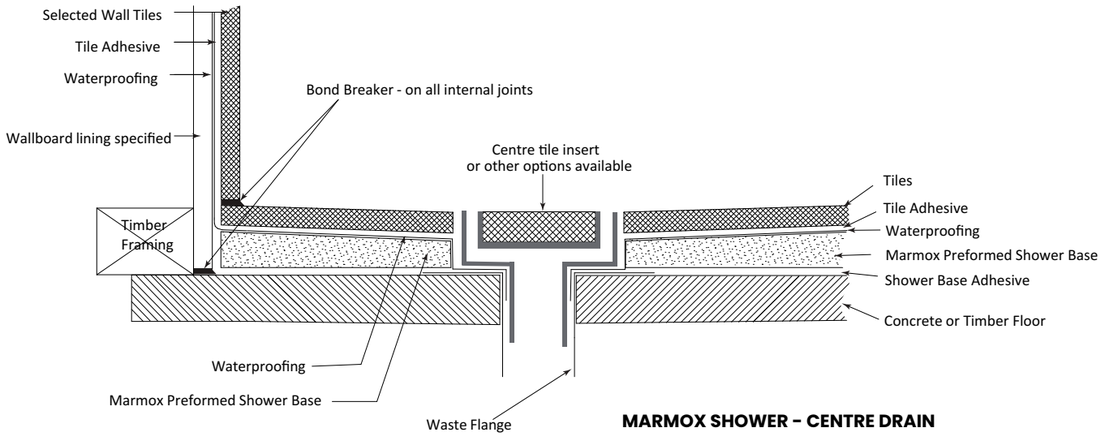
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CLIENT NAME	**LATERAL HOLDINGS LIMITED**					SCALE	**AS SHOWN (ON A3 SHEET)**

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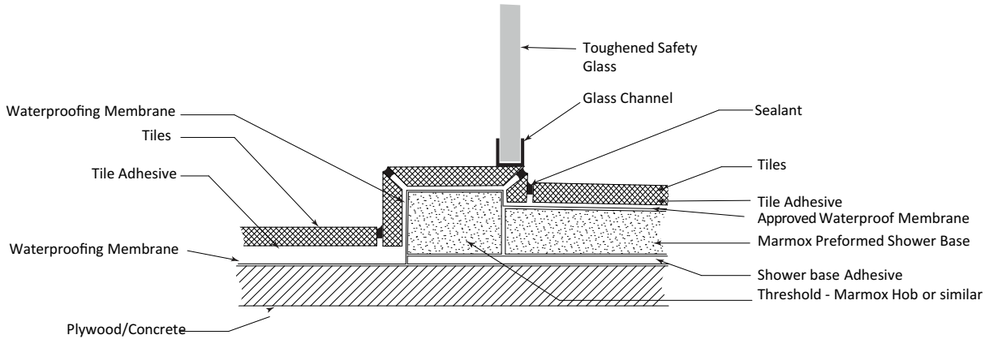
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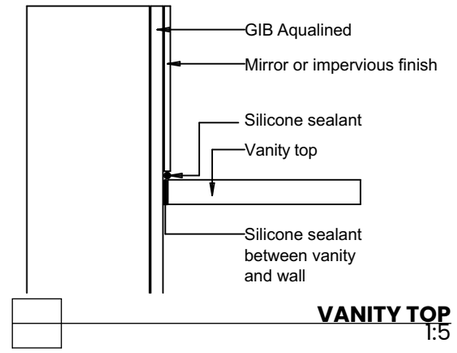


MARMOX SHOWER - CENTRE DRAIN



MARMOX SHOWER - UPSTAND

MARMOX TILED SHOWER BASE DETAIL
1:3



VANITY TOP
1:5

FIXINGS TREATMENT

Table 4.1 – Protection required for steel fixings and fastenings excluding nails and screws[1] (see 4.4.1)

ZONES	FIXING FASTENING	ENVIRONMENT		MATERIAL
ALL ZONES	Nail plates	CLOSED AND ROOF SPACES		Continuously coated galvanized steel[2]
	Wire dogs & bolts			Hot-dipped galvanized steel[2]
	All other structural fixings	CLOSED		Mild steel (uncoated, non-galvanized)[3]
ZONES B AND C	Treated timber pile connections more than 600 mm from the ground and all subfloor connections	Subfloors vented 7000 mm² or less	SHELTERED[4]	Hot-dipped galvanized steel[2]
		Subfloors vented more than 7000 mm²	EXPOSED	Type 304 stainless steel[5]
	Treated timber pile connections within 600 mm of the ground	SHELTERED[4] AND EXPOSED		Type 304 stainless steel[5]
	All other 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 (which are described in table 4.3).
(2) All galvanizing weights to steel shall be as given in table 4.2.
(3) Steel fixings in timber treated with copper-based timber preservatives shall be as per 4.4.4.
(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. See figure 4.3(a) and (b).
(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 5 mm (minimum thickness) mild steel and shall be hot-dipped galvanized.

WATERPROOFING

BATH/ VANITY UPSTAND AND SHOWER WATERPROOFED BEHIND TILES WITH ARDEX WPM 155 WET AREA WATERPROOFING MEMBRANE OR SIMILAR APPROVED PRODUCT REFER TO SPECIFICATION FOR DETAILS. INSTALL AS PER MANUFACTURERS SPECIFICATIONS

TIMBER TREATMENT

WHERE TIMBER TREATMENTS ARE USED

Level	Species	Building Element
Enclosed wall framing protected from the weather *continued*		
H1.2	Radiata pine Douglas fir	Framing and other members supporting enclosed decks or balconies (including for cantilevered decks)
H3.1	Radiata pine	Battens used behind cladding to form a cavity (H3.1 treatments can be either solvent-based or boron. H3.1 boron treatments supplied grey primer-painted)
H1.2	Radiata pine Douglas fir	All other exterior wall framing and other members including exterior and boundary joists
Internal wall framing		
H1.2	Radiata pine Douglas fir	Internal walls
Mid-floor framing		
H1.2	Radiata pine Douglas fir	All mid-floor framing, including boundary joists, ceiling framing and ceiling battens and double top plates
Interior flooring		
H1.2	Pinus species Douglas fir	Interior flooring
Other framing		
None	Radiata pine Douglas fir	Wall framing and roof framing (including trusses) protected from the weather, in unlined and unoccupied farm buildings and outbuildings, except buildings with high internal humidity, such as saunas, spas etc
H3.2	Radiata pine	Framing exposed to the weather and above ground
H4	Radiata pine	Framing, such as fence posts and landscape timbers, that is exposed to the weather and is in contact with the ground
H5	Radiata pine	Framing, such as house piles, poles and crib walling, that is exposed to the weather and is in contact with the ground

Note 1: For structural use of other species, refer to NZS 3602:2003 Tables 1 and 2.
Note 2: For non-structural use of radiata pine, Douglas fir and other species, refer to NZS 3602:2003 Table 3.
Note 3: A higher treatment level also satisfies the level specified in this table.

WHERE TIMBER TREATMENTS ARE USED

Level	Species	Building Element
Floor framing protected from weather but exposed to ground atmosphere		
H1.2	Radiata pine Douglas fir	Jackstuds, subfloor braces, wall plates, floor joists to the subfloor, blocking, walings and battens, nogs and diagonal boards
H1.2	Radiata pine Douglas fir	Interior solid wood flooring for ground floors
Enclosed roof framing and trusses		
H1.2	Radiata pine Douglas fir	Sarking and framing not protected from solar-driven moisture through absorbent cladding materials
H1.2	Radiata pine Douglas fir	Enclosed flat roof framing and associated roof members
H1.2	Radiata pine Douglas fir	Enclosed skillion roof framing and associated roof members
H1.2	Radiata pine Douglas fir	Valley boards and boards supporting flashings for box gutters, roof penetrations and upstands to roof decks
H1.2	Radiata pine Douglas fir	All roof trusses, including gable end trusses, roof framing, ceiling and eaves framing, purlins and battens
Enclosed wall framing protected from the weather		
H1.2	Radiata pine Douglas fir	Framing and other members within or beneath a parapet
H1.2	Radiata pine Douglas fir	Framing and other members within enclosed decks or balconies (see H3.2 for cantilevered decks)
H3.2	Radiata pine	Framing and other members within enclosed cantilevered decks (including joist trimmers, nogs and blocking)

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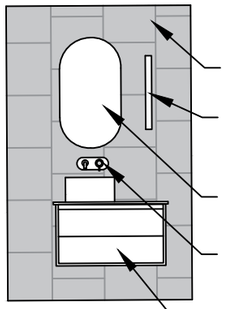
PLAN STAGE
BUILDING CONSENT SET - DWELLING 3
SHEET CONTENTS
WET AREA DETAILS
SCALE
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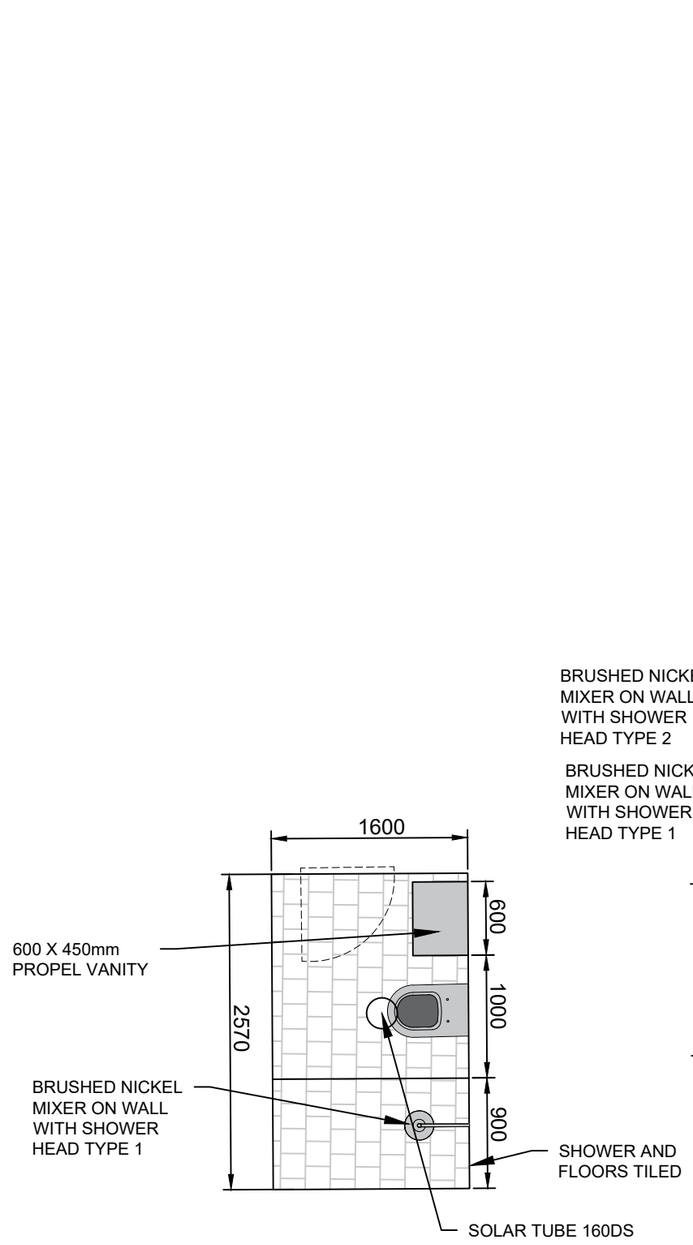
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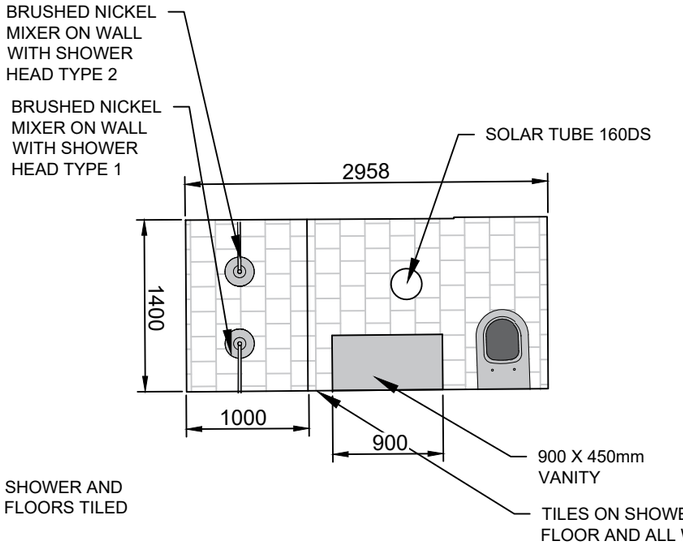
TILE EXAMPLE



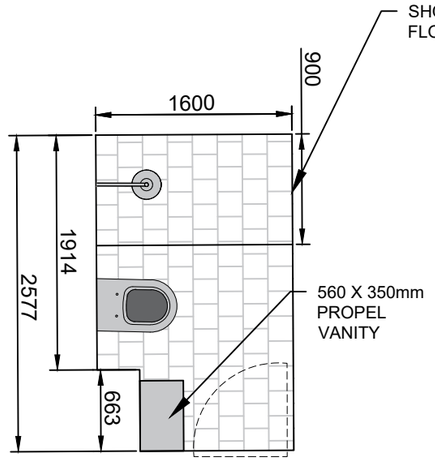
TYPICAL 900mm WIDE VANITY LAYOUT



- DWELLING TWO MAIN



- DWELLING THREE ENSUITE



- DWELLING MAIN BATHROOM

NOTES

1. Electrical items in bathrooms omitted from this drawing for clarity.
2. Shower trays to be recessed 60mm into foundation slab.
3. Mirror and Moss Up/down light to be placed evenly infront of vanity

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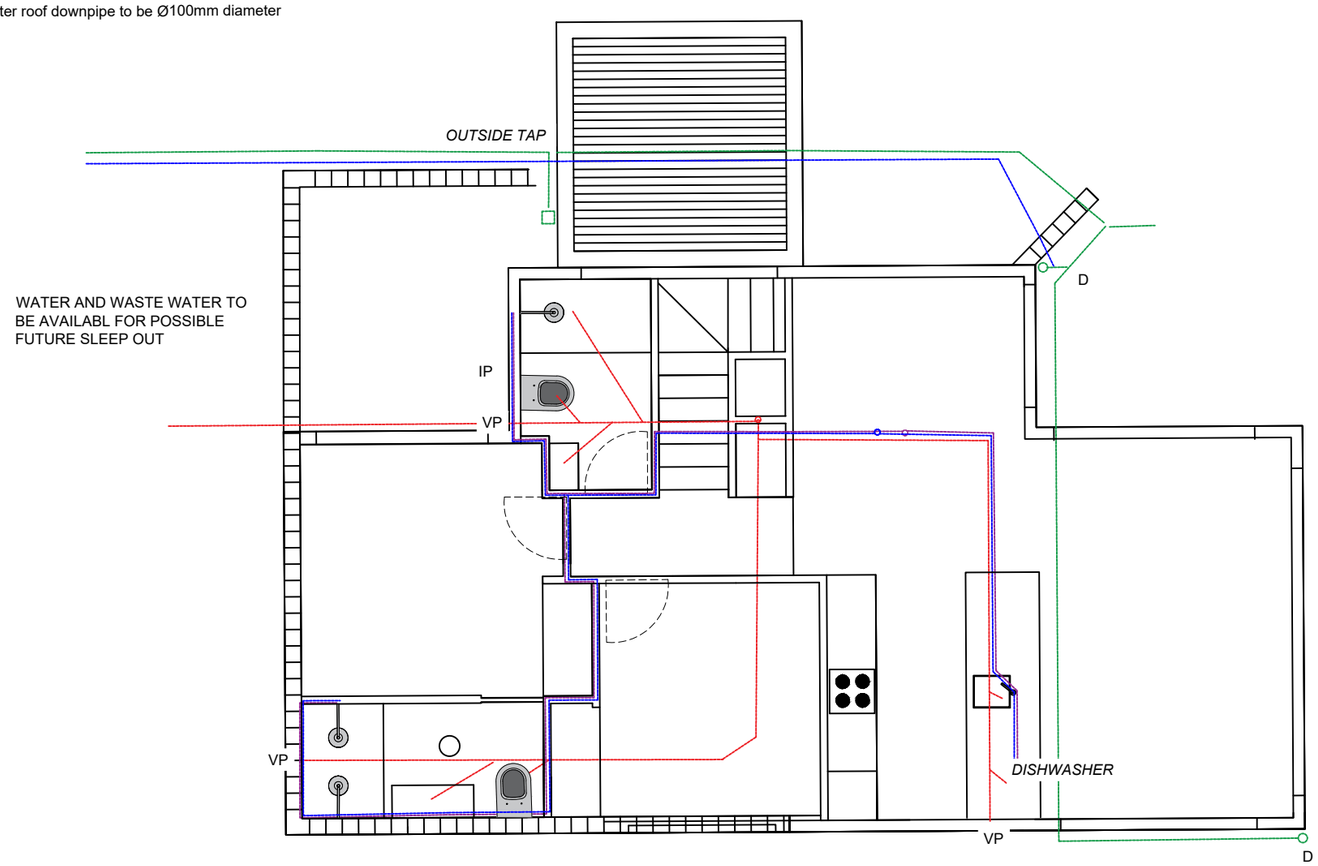
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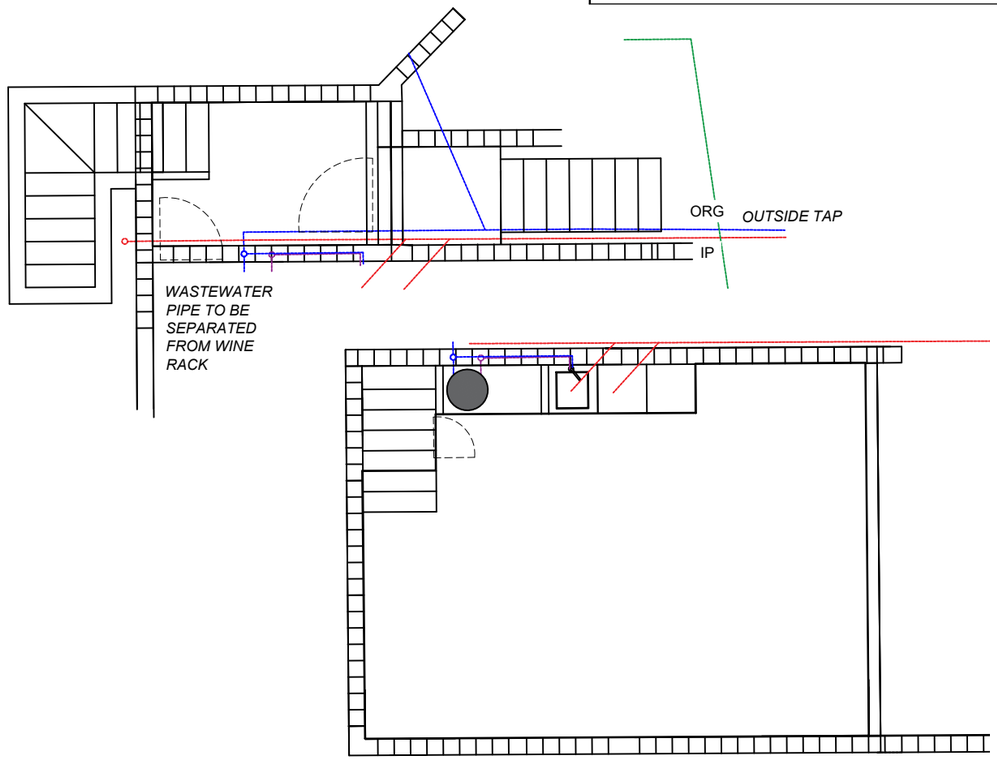
ORG - Overflow Relief Gully
FWG - Floor Waste Gully
IP - Inspection Point
IB - Inspection Bend
AAV - Air Admittance Valve
ST - Silt Trap
D - Downpipe
IPO - Inspection point outlet
VP - Vent Pipe

Fixture min DN Min grade:
50Ø 1:40 minimum gradient
65Ø 1:40 minimum gradient
80Ø 1:60 minimum gradient
100Ø 1:60 minimum gradient

Stormwater roof downpipe to be Ø100mm diameter



- / - DWELLING THREE FIRST FLOOR
1:75



- / - DWELLING THREE GROUND FLOOR
1:75

Figure 8: **Type-one Surface Water Sump**
Paragraph 3.6.2

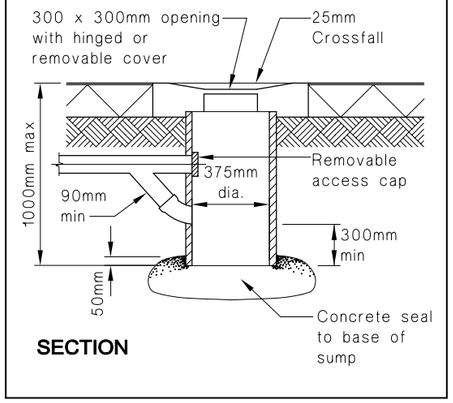
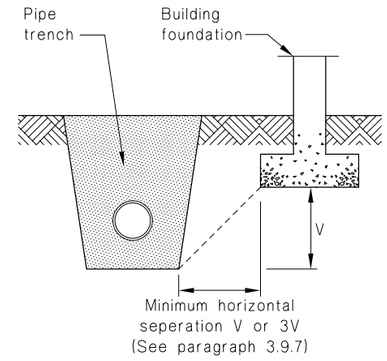


Figure 14: **Relationship of Pipe Trench to Building Foundation**
Paragraph 3.9.7



PROJECT NAME	**PROPOSED 3 DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**BUILDING CONSENT SET - DWELLING 3**
PROJECT ADDRESS	**12 BIRCH LANE, QUEENSTOWN**	1	09.03.2026	BUILDING CONSENT SET	WW	SHEET CONTENTS	**DWELLING 3 DRAINAGE PLANS**
CLIENT NAME	**LATERAL HOLDINGS LIMITED**					SCALE	**AS SHOWN** (ON A3 SHEET)

HAVEN ARCHITECTURAL

PLOT DATE **15.04.2026** | PROJECT REF **26-025**
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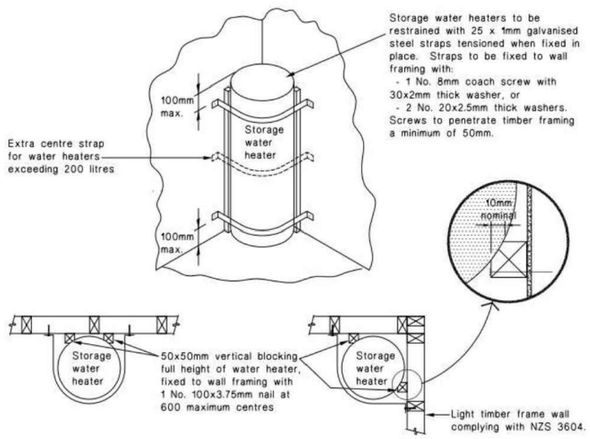
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PLUMBING NOTES.

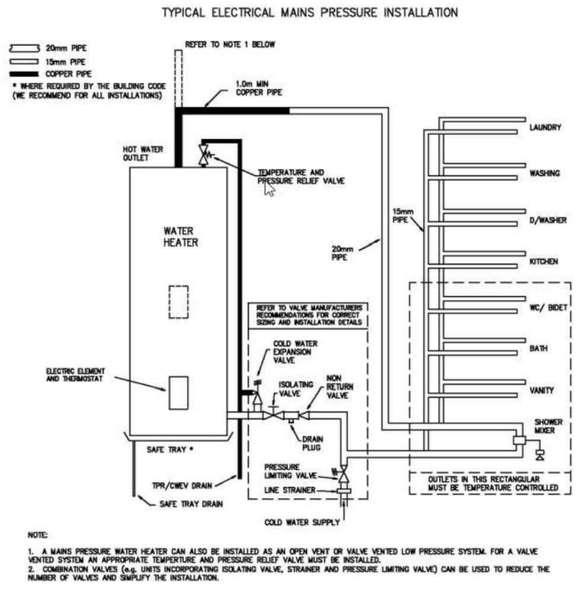
1. Foul water sanitary plumbing shall comply with AS/NZS 3500 Stormwater drainage shall comply with NZBC E1/AS1.
2. Water supply and reticulation shall comply with NZBC G12/AS1.
3. All drains shall be PVC.
4. Wrap all pipes running through foundations with Denso tape.
5. Lag all hotwater pipes with elastomeric closed cell insulation.
6. All fixtures with a developed length of over 2.5m shall have air admittance valves
7. Allow for Air Admittance Valves (AAV) to the last fixture on each waste line as required.
8. Drainage pipes to run under slabs to branch drains – min size 65mm Ø
9. Conceal all vents and pipework within walls
10. Exact plumbing and drainage layout to be confirmed onsite once locations of underground pipe work has been determined.
11. Plumber to provide contractor a complete set of as built drawings and documentation on completion of the plumbing and drainage works. (Allow for one copy to owner, one copy for Architect and one copy to be submitted to council)

ORG - Overflow Relief Gully
FWG - Floor Waste Gully
IP - Inspection Point
IB - Inspection Bend
AAV - Air Admittance Valve
ST - Silt Trap
D - Downpipe
IPO - Inspection point outlet

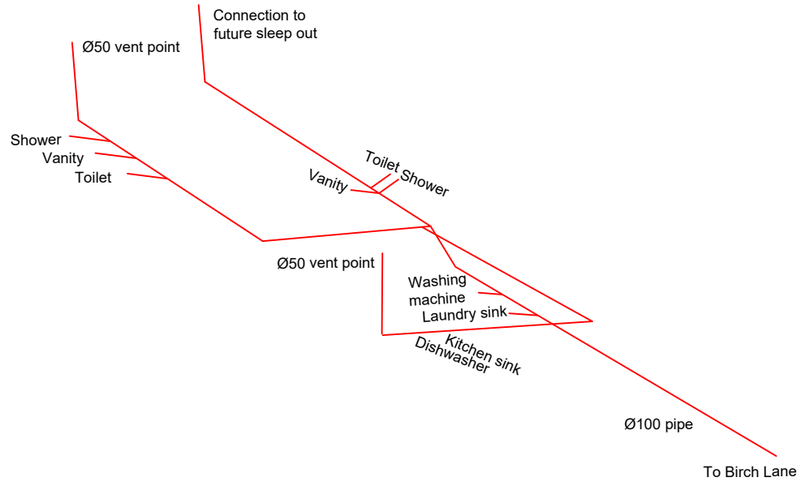
Fixture min DN Min grade:
50Ø 1:40 minimum gradient
65Ø 1:40 minimum gradient
80Ø 1:60 minimum gradient
100Ø 1:60 minimum gradient



HWC TYPICAL RESTRAINT



B1/B2 - TYP. HWC INSTALLATION



WASTEWATER SCHEMATIC DWELLING THREE

PROJECT NAME	**PROPOSED 3 DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**BUILDING CONSENT SET - DWELLING 3**
PROJECT ADDRESS	**12 BIRCH LANE, QUEENSTOWN**	1	09.03.2026	BUILDING CONSENT SET	WW	SHEET CONTENTS	**DRAINAGE SCHEMATICS**
CLIENT NAME	**LATERAL HOLDINGS LIMITED**					SCALE	**AS SHOWN (ON A3 SHEET)**

HAVEN ARCHITECTURAL

PLOT DATE **15.04.2026** | PROJECT REF **26-025**
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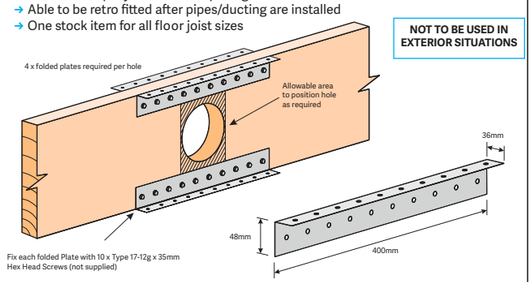
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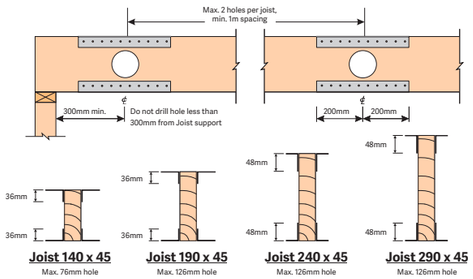
FLOOR JOIST STIFFENER

MiTek LUMBERLOK

- Suitable for running pipes/ducting through joists
- Maintains timber joist strength and stiffness
- Allows flexibility of hole location within specific areas
- Max. 2 holes per joist, min. 1m spacing
- Able to be retro fitted after pipes/ducting are installed
- One stock item for all floor joist sizes

NOT TO BE USED IN EXTERIOR SITUATIONS





Code: FJS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Folded Plates per Carton (2 sets)

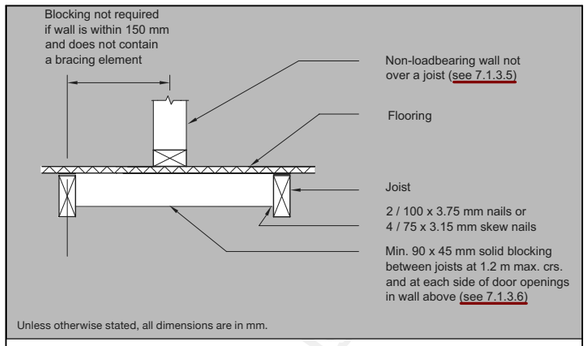


Figure 7.5 – Support to non-loadbearing walls (see 7.1.3.5)

CEILING NOTE

IF STEEL CEILING BATTENS USED THEN EITHER DIRECT FIX TO U/S OF FLOOR JOIST ie NOT CLIP SYSTEM, OR PROVIDE ALTERNATIVE BOTTOM CHORD RESTRAINTS AS PER NZS3604:2011

MIDFLOOR NOTES

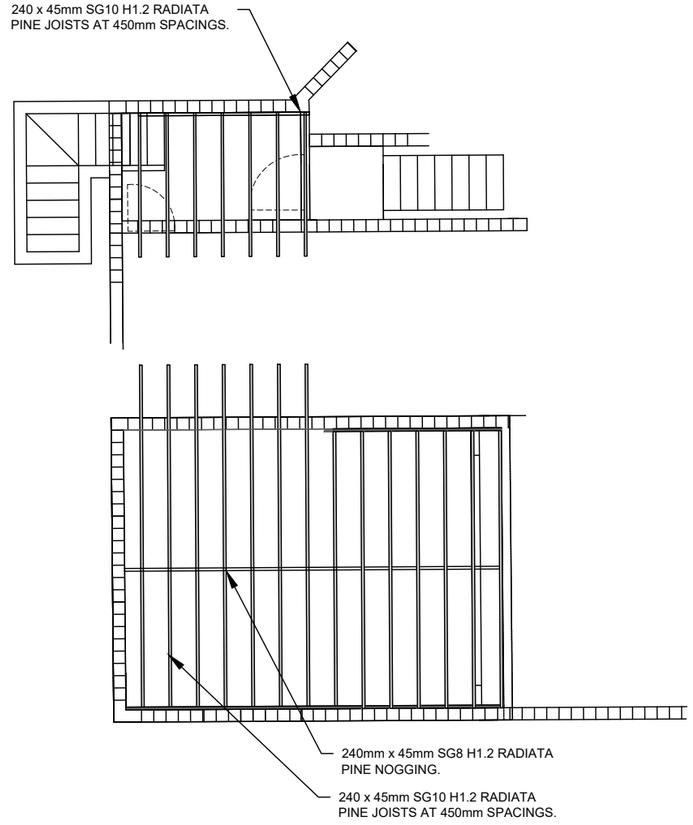
- MIDFLOOR JOISTS BUTT FIXED INTO BEAMS etc WITH JOIST HANGERS.
- LATERAL SUPPORT & MIDSPAN NOGGING OF FLOOR JOISTS IN ACCORDANCE WITH NZS3604:2011 7.1.2.
- 20mm H3.1 STRANDBOARD FLOORING TO WET AREAS (AS/NZS 2269) IN ACCORDANCE WITH NZS3604:2011 7.2.3.5 SCREWED & GLUE FIXED.
- JOINTS IN JOISTS TO BE IN ACCORANCE WITH FIG. 7.1 NZS3604:2011.
- HOLES & NOTCHES TO JOISTS IN ACCORDANCE WITH 7.1.7 & FIG. 7.8 NZS3604:2011

NOTES

fixing type e = $\frac{2}{90}$ x 3.15 skew nails + 2 wire dogs
fixing type t = 1/14g self-drilling type 17 screw, 100mm long

non load bearing walls (max 2.7m high) = 90 x 35mm studs sg8 at 400mm centers
non load bearing walls (max 3.9m high) = 90 x 90mm studs sg8 at 300mm centers
load bearing walls = (max 2.7m high) = 90 x 45mm studs sg8 at 600mm centers

load bearing walls are exterior walls



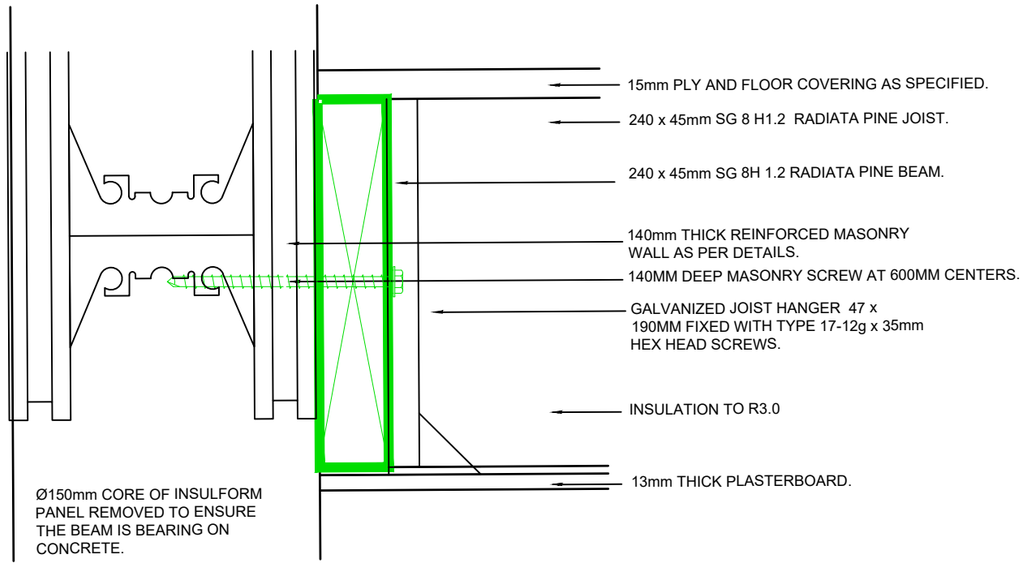
- / - DWELLING THREE JOIST PLAN (GARAGE AND MID FLOOR)
1:100

PROJECT NAME	**PROPOSED 3 DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**BUILDING CONSENT SET - DWELLING 3**
PROJECT ADDRESS	**12 BIRCH LANE, QUEENSTOWN**	1	09.03.2026	BUILDING CONSENT SET	WW	SHEET CONTENTS	**MIDFLOOR FRAMING PLANS**
CLIENT NAME	**LATERAL HOLDINGS LIMITED**					SCALE	**AS SHOWN (ON A3 SHEET)**

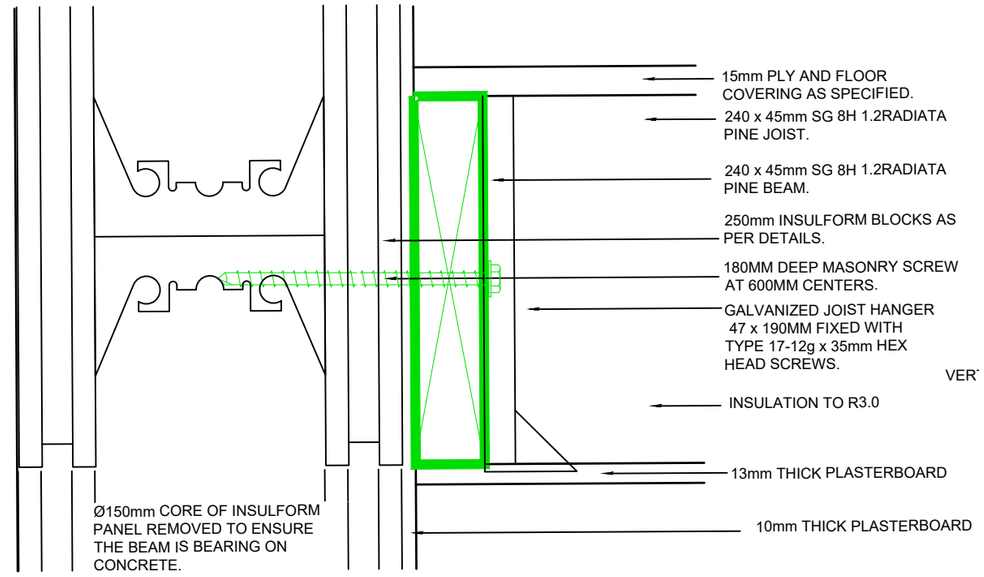
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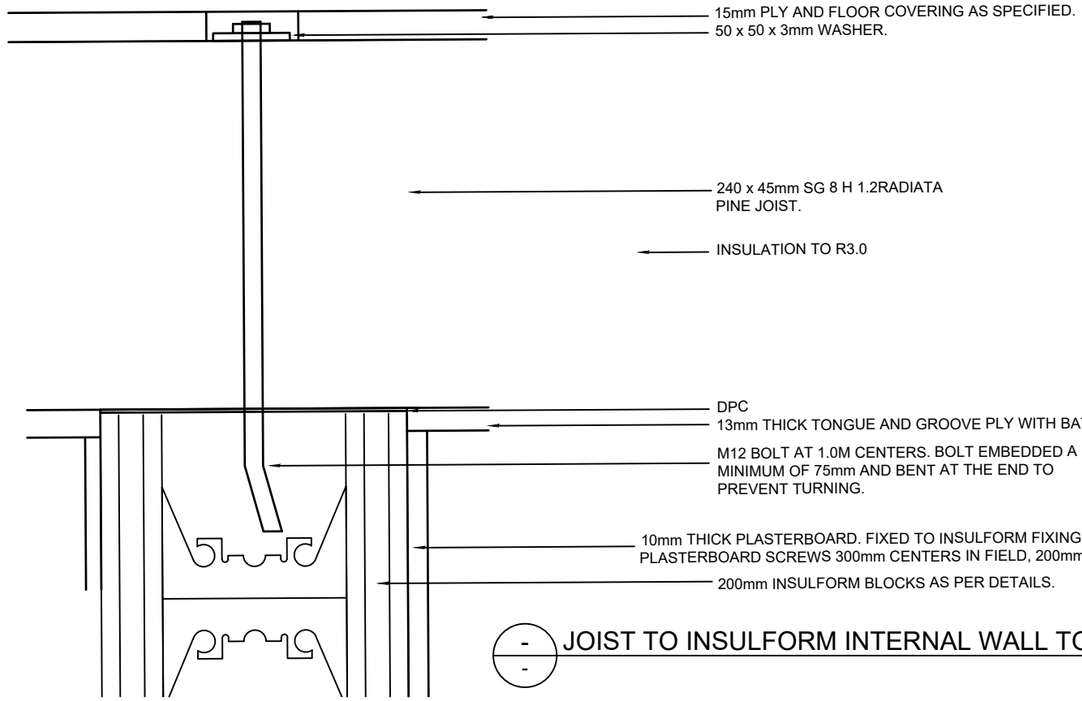
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- / - JOIST TO INSULFORM WALL
1:5



- / - JOIST TO INSULFORM RETAINING WALL
1:5



- / - JOIST TO INSULFORM INTERNAL WALL TOP CONNECTION DETAIL
1:5

INSULFORM WALLS OVER 3m MUST BE COMPLETED IN TWO POURS, FIRST POUR TO BE APPROVED BY THE ENGINEER BEFORE SECOND POUR COMMENCES.

PROJECT NAME
PROPOSED 3 DWELLING DEVELOPMENT
PROJECT ADDRESS
12 BIRCH LANE, QUEENSTOWN
CLIENT NAME
LATERAL HOLDINGS LIMITED

No.	DATE	ISSUE	BY
1	09.03.2026	BUILDING CONSENT SET	WW

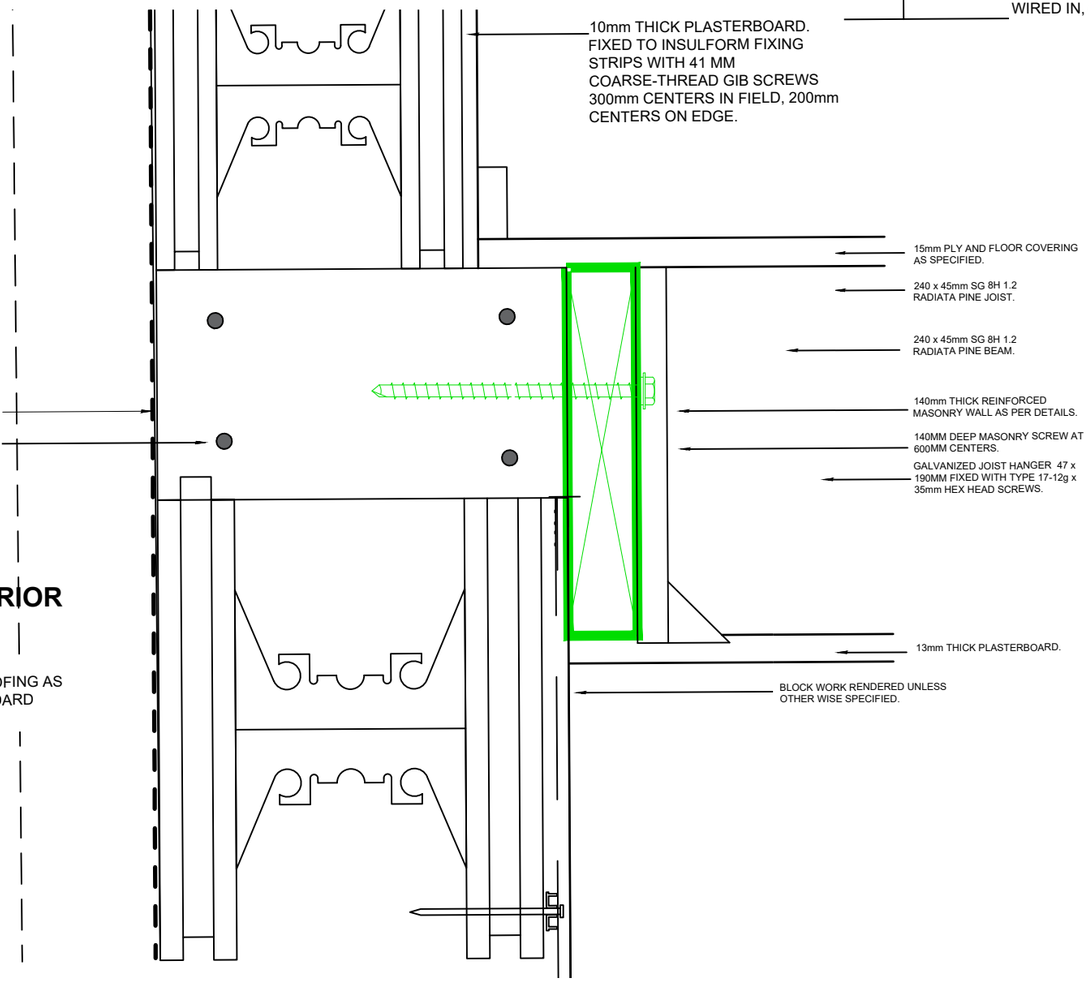
HAVEN ARCHITECTURAL

PLAN STAGE **BUILDING CONSENT SET - DWELLING 3**
SHEET CONTENTS **MIDFLOOR DETAILS**
SCALE **AS SHOWN (ON A3 SHEET)**

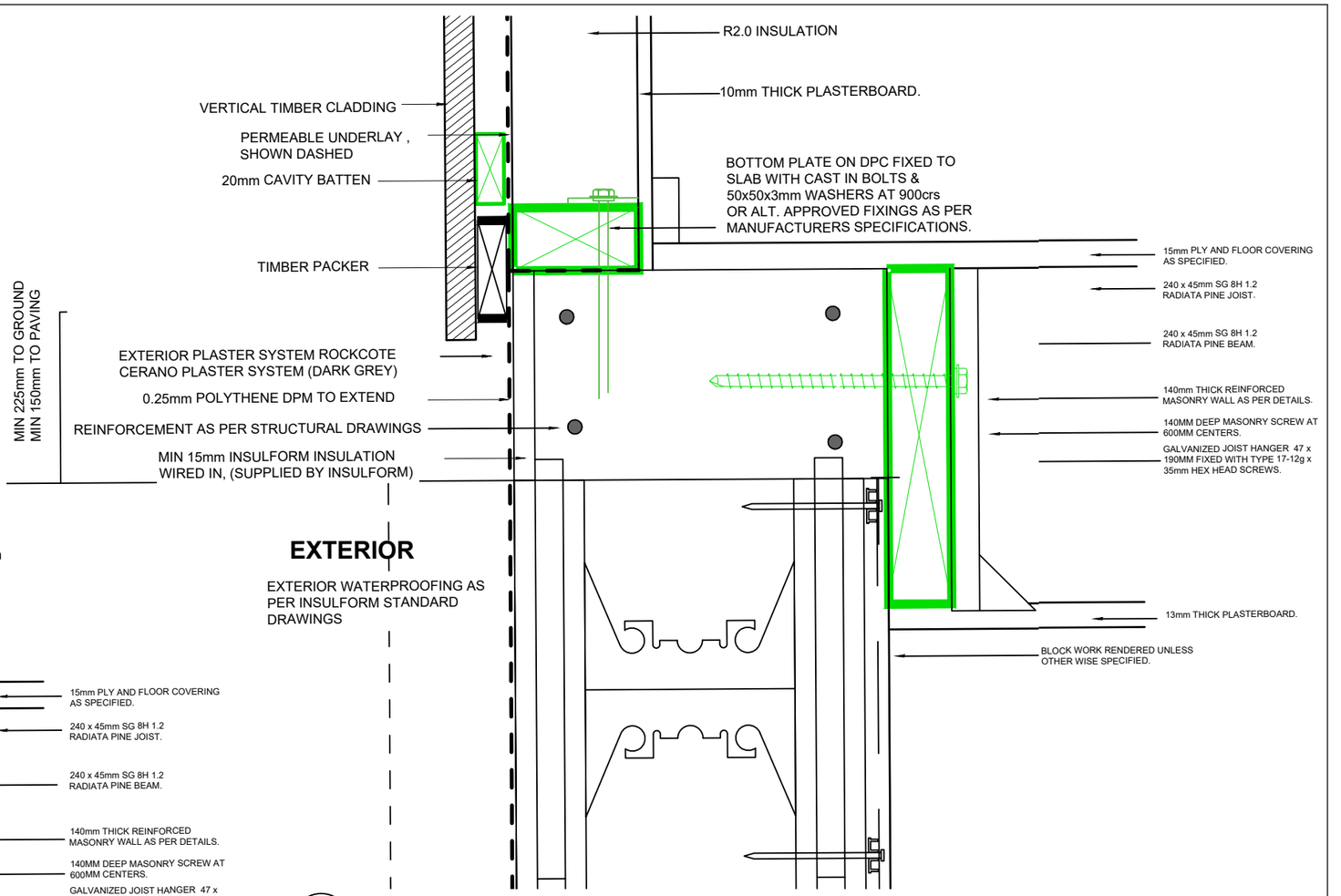
PLOT DATE **15.04.2026**
PROJECT REF **26-025**
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DRAWING No. **15 OF 22**
REV. **-**

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INSULFORM WALLS OVER 3m MUST BE COMPLETED IN TWO POURS, FIRST POUR TO BE APPROVED BY THE ENGINEER BEFORE SECOND POUR COMMENCES.



- / - INSULFORM 250 SERIES WALL TO 200 SERIES WALL AT FIRST FLOOR
1:5



- / - VERTICAL CLAD TIMBER WALL TO FLOOR AND INSULFORM WALL
1:5

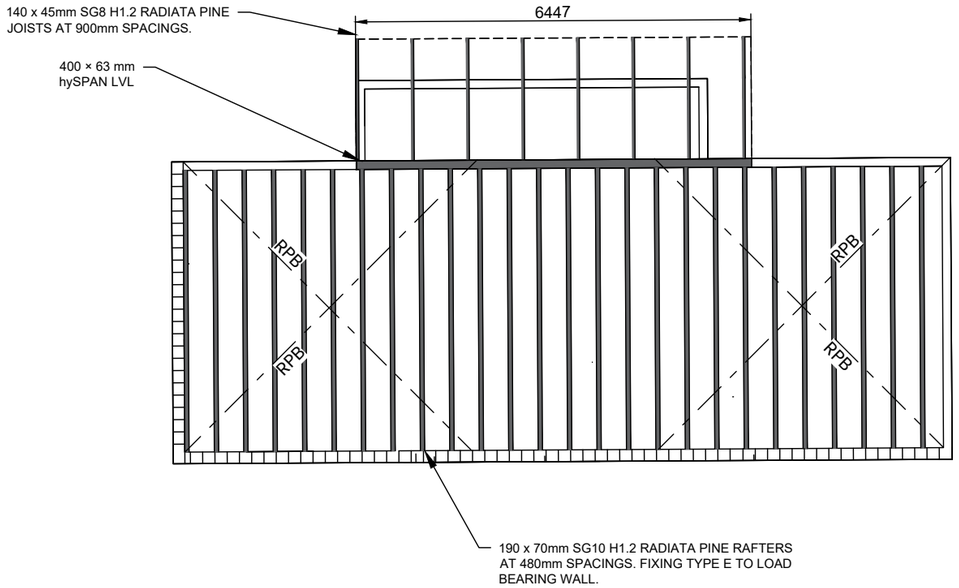
PROJECT NAME	**PROPOSED 3 DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**BUILDING CONSENT SET - DWELLING 3**
PROJECT ADDRESS	**12 BIRCH LANE, QUEENSTOWN**	1	09.03.2026	BUILDING CONSENT SET	WW	SHEET CONTENTS	**MIDFLOOR DETAILS**
CLIENT NAME	**LATERAL HOLDINGS LIMITED**					SCALE	**AS SHOWN** (ON A3 SHEET)

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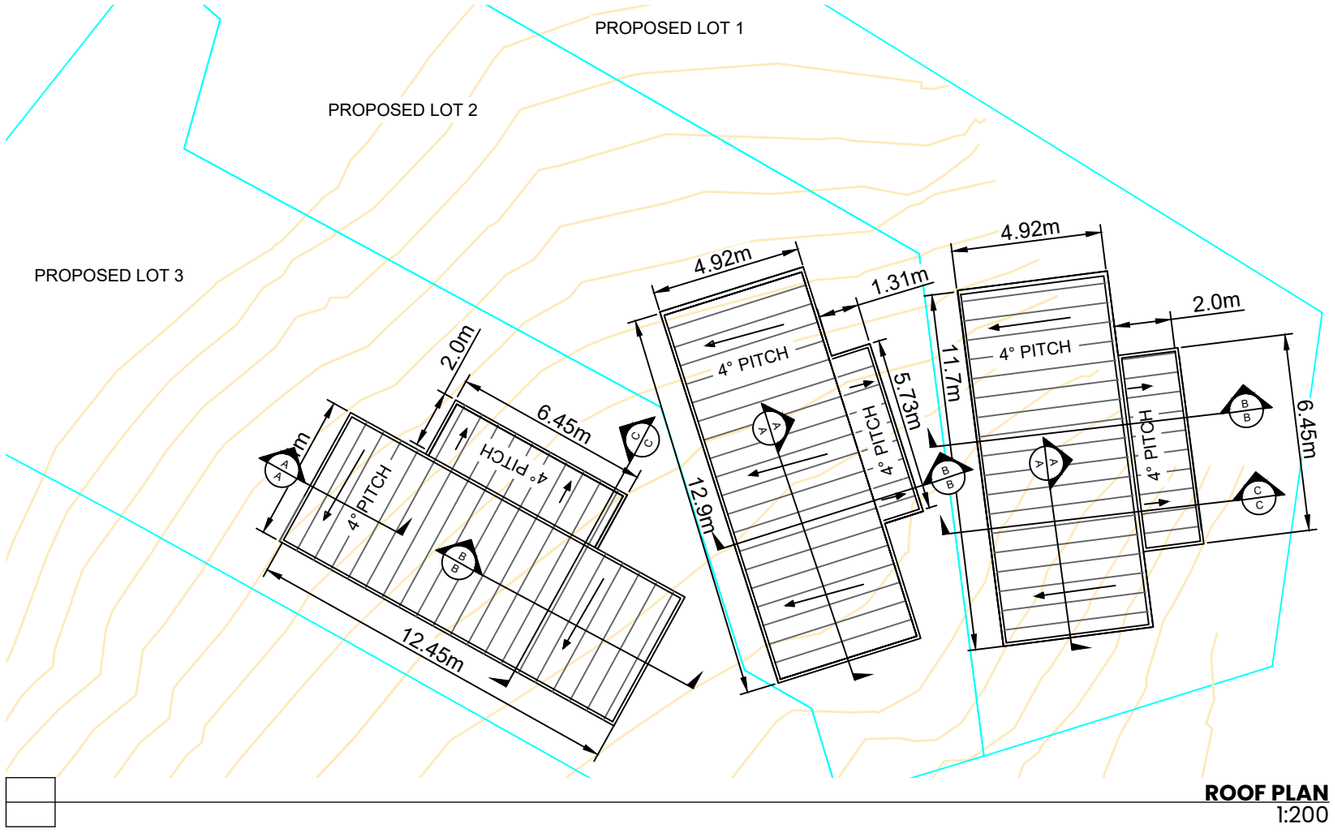
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GENERIC DWELLING ONE TWO AND THREE RAFTER LAYOUT
1:100



ROOF PLAN
1:200

CEILING NOTE

IF STEEL CEILING BATTENS USED THEN EITHER DIRECT FIX TO U/S OF TRUSS BOTTOM CHORD ie NOT CLIP SYSTEM, OR PROVIDE ALTERNATIVE BOTTOM CHORD RESTRAINTS AS PER TRUSS MANUFACTURERS REQUIREMENTS

UPLIFT FIXINGS - FOR HIGH WIND ZONE

ROOF MEMBER	FIXING DESCRIPTION	ALT. FIXING CAPACITY
TRUSSES & RAFTERS	2/90x3.15 SKEW NAILS & 2 WIRE DOGS	4.7 kN
PURLINS	1/10g, 80mm LONG SELF DRILLING SCREW	2.4 kN
STUD TO TOP PLATE	B=2/90x3.15 END NAILS & 2 WIRE DOGS	4.7 kN

NOTE: REFER ALSO TO TRUSS LAYOUT BY TRUSS MANUFACTURER FOR SPECIFIC TRUSS FIXINGS REQUIRED.

ROOF NOTES

- 35deg & 8deg ROOF PITCH AS PER PLAN
- COLORSTEEL 5-RIB TRAPEZOIDAL LONGRUN ROOFING
- 70x45mm PURLINS AT 900 CENTRES. END SPACINGS TO BE 600mm
- TIMBER TRUSSES BY TRUSS MANUFACTURER
- 185mm COLORSTEEL FASCIA
- COLORSTEEL 125mm QUARTER ROUND GUTTERING
- 80ø PVC DOWNPIPES
- HIGH WIND ZONE

- CONTRACTOR TO PROVIDE APPLICABLE PRODUCER STATEMENTS AND GUARANTEES FOR ALL WORKS.

-MANUFACTURER TO CONFIRM ROOF PITCH, SOFFIT BEARER HEIGHT, ALUMINIUM JOINERY SECTION AND OVERHANG SUIT CHOSEN FASCIA SYSTEM.

- ROOF BRACING AS PER NZS3604:2011 TABLE 10.16 ROOF PLANE DIAGONAL BRACE (RPB) AS PER NZS3604:2011 10.4.2.2 A DIAGONALLY OPPOSING PAIR OF CONTINUOUS STEEL STRIPS EACH HAVING A CAPACITY OF 4.0kN IN TENSION FIXED TO EACH TOP CHORD OR RAFTER THAT IS INTERSECTED AND TO THE TOP PLATE.

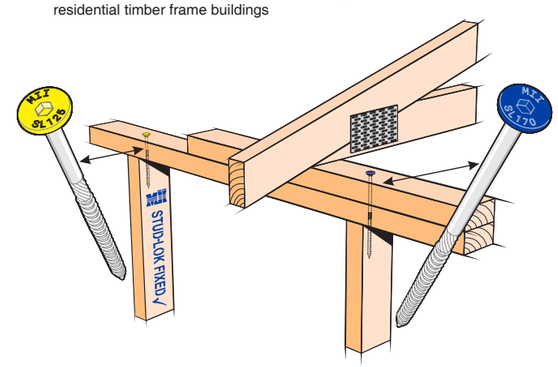
ALTERNATIVE STUD TO TOP PLATE FIXING

SINGLE STUD-LOK PLUS 2/90x3.15mm NAILS AS PER BOWMAC STUD-LOK SPECIFICATIONS. BY MITEK NZ LTD

BOWMAC®

STUD-LOK

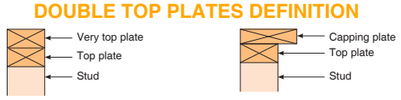
Provides a solution for top plate to stud fixings for residential timber frame buildings



- ★ Complies with fixing requirements in Section 8 NZS 3604:2011
- ★ The BOWMAC® STUD-LOK forms an integral part of the MiTek Truss & Frame design and layout
- ★ Available in 2 lengths allowing for connections from stud to single top plate (SL125) and stud to double top plates (SL170)
- ★ Applied in the factory
- ★ Is a completely internal connection avoiding any clashes with wall linings

NOTE:
- ★ The STUD-LOK fixing is designed to resist vertical loads only.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ The STUD-LOK connections assume that the correct choice of rafter/truss fixings have been made.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011 and include LVL8 timber grades.

DOUBLE TOP PLATES DEFINITION



PROJECT NAME: **PROPOSED 3 DWELLING DEVELOPMENT**
PROJECT ADDRESS: **12 BIRCH LANE, QUEENSTOWN**
CLIENT NAME: **LATERAL HOLDINGS LIMITED**

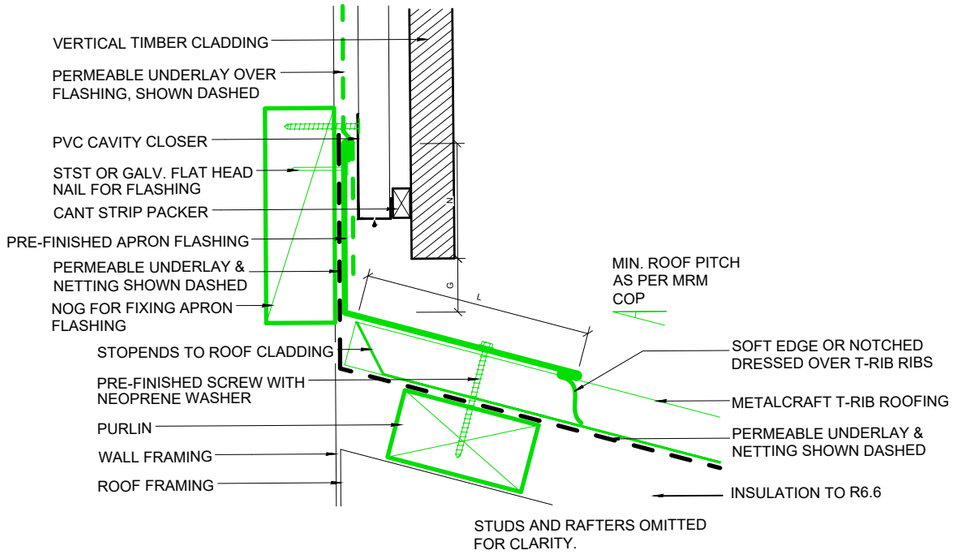
No.	DATE	ISSUE	BY
1	09.03.2026	BUILDING CONSENT SET	WW

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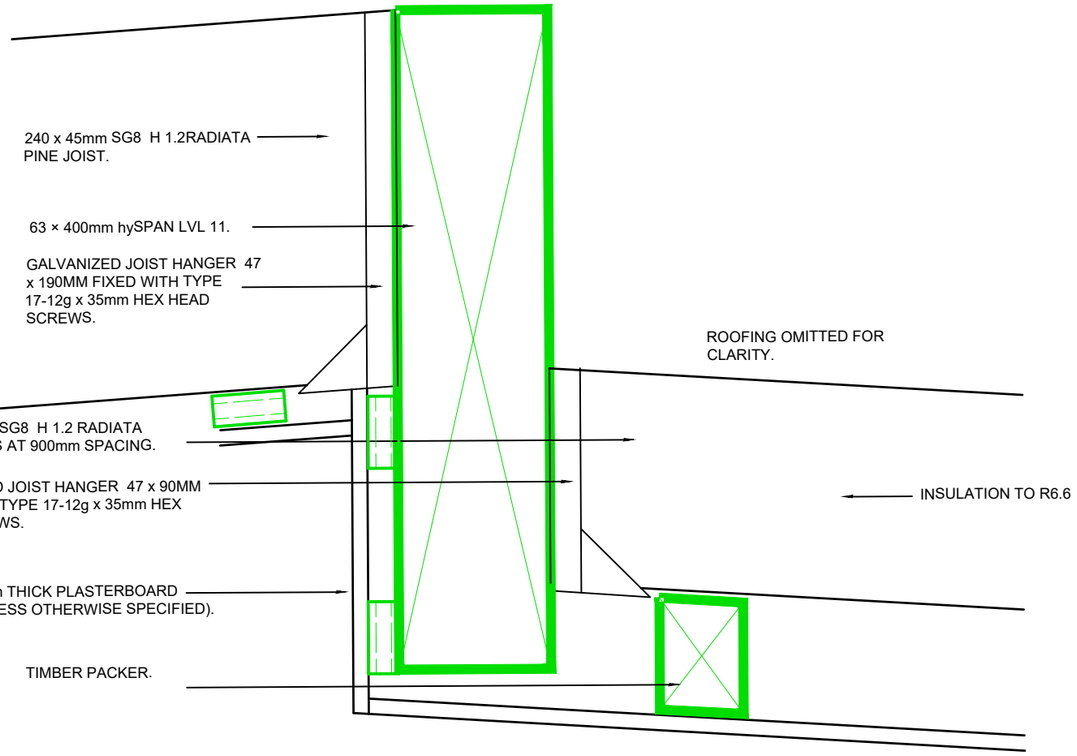
PLAN STAGE: **BUILDING CONSENT SET - DWELLING 3**
SHEET CONTENTS: **ROOF FRAMING PLAN**
SCALE: **AS SHOWN (ON A3 SHEET)**

PLOT DATE: **15.04.2026**
PROJECT REF: **26-025**
DRAWN BY: **WW**
DRAWING No.: **17 OF 22**
REV.: **-**

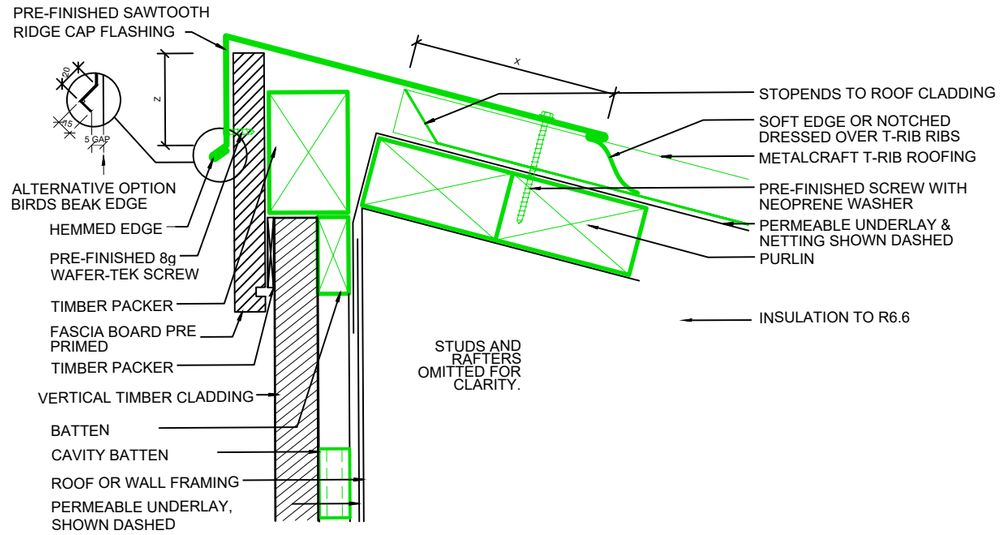
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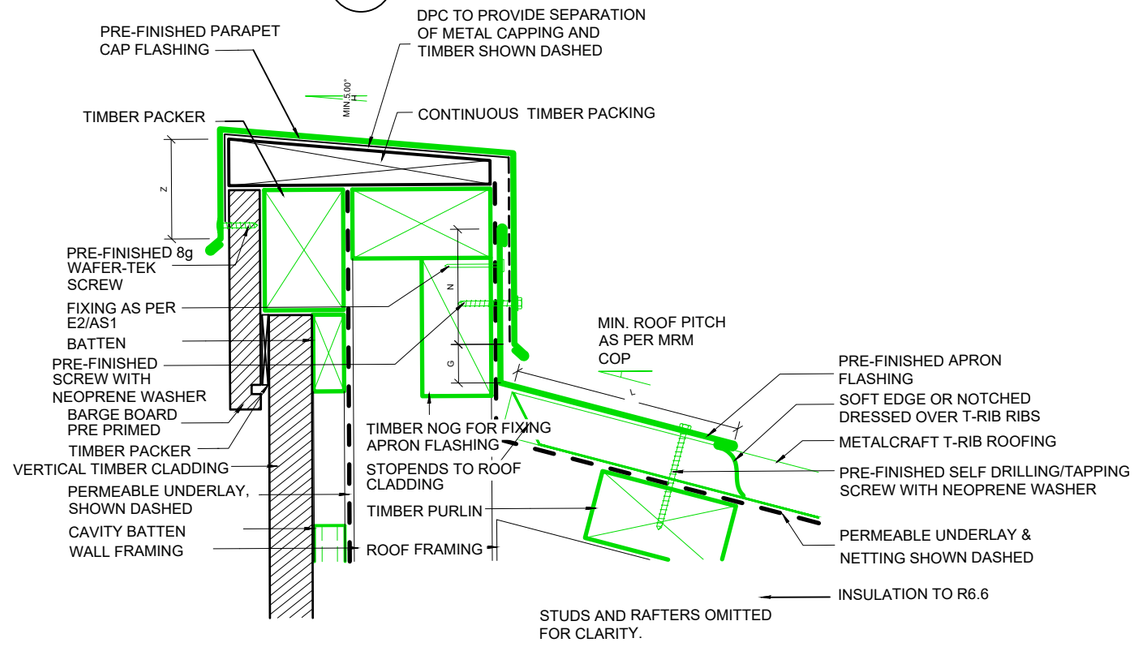
- ROOF TO ROOF CONNECTION
1:5



- RAFTERS TO LVL BEAM DETAIL
1:5



- ROOF SAWTOOTH
1:5



- ROOF PARAPET (KITCHEN PUNCH OUT ALL DWELLINGS)
1:5

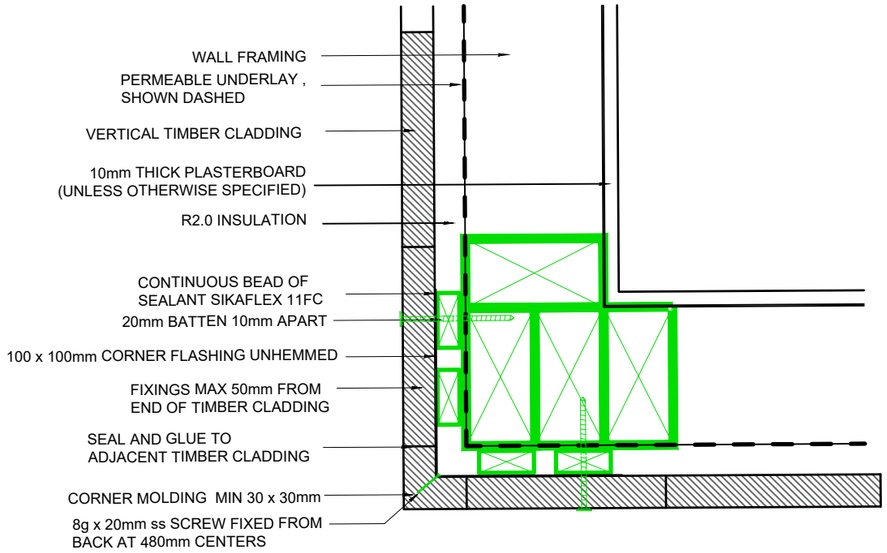
PROJECT NAME	**PROPOSED 3 DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**BUILDING CONSENT SET - DWELLING 3**
PROJECT ADDRESS	**12 BIRCH LANE, QUEENSTOWN**	1	09.03.2026	BUILDING CONSENT SET	WW	SHEET CONTENTS	**ROOF DETAILS**
CLIENT NAME	**LATERAL HOLDINGS LIMITED**					SCALE	**AS SHOWN (ON A3 SHEET)**

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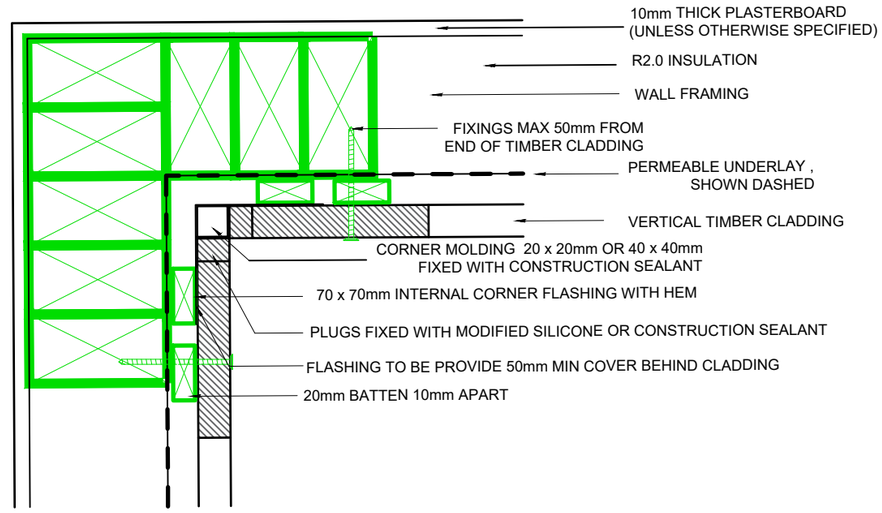
PLOT DATE **15.04.2026** | PROJECT REF **26-025** | DRAWN BY **WW** | DRAWING No. **18 OF 22** | REV. **-**

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- / - EXTERNAL CORNER DETAIL (VERTICAL TIMBER)
1:5



- / - INTERNAL CORNER DETAIL (VERTICAL TIMBER)
1:5

AS PER NZ MRM CODE OF PRACTICE

TURN DOWN AND EAVES FLASHING

ALL ROOF CLADDING WITH A PITCH OF LESS THAN 8° MUST BE PROVIDED WITH TURN-DOWNS AFTER THE ROOF IS FIXED, USING SPECIAL TOOLS TO ENSURE WATER FLOWS DIRECTLY INTO THE GUTTER.

PROFILES THAT PREVENT TURN DOWN IN THE PAN (SUCH AS DEEP CORRUGATED) AND ARE FIXED AT PITCHES OF LESS THAN 8°, AN EAVES FLASHING IS REQUIRED.

AS PER E2/AS1

TURN DOWN AND EAVES FLASHING

THE LOWER ENDS OF TRAPEZOIDAL AND TROUGH PROFILE ROOFING SHALL BE TURNED DOWN AT GUTTERS, WHERE THE ROOF PITCH IS LESS THAN 10°. FOR CORRUGATE OR PROFILES THAT A TURN DOWN CANNOT BE PERFORMED AN EAVES FLASHING MUST BE INSTALLED.

THE TURN-DOWN SHALL BE 30° FROM THE PLANE OF THE SHEET.

EAVE FLASHING ARE REQUIRED WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

- ROOF SLOPE LESS THAN OR EQUAL TO 10°
- SOFFIT WIDTH LESS THAN OR EQUAL TO 100mm
- WIND ZONES ARE VERY HIGH OR EXTRA HIGH

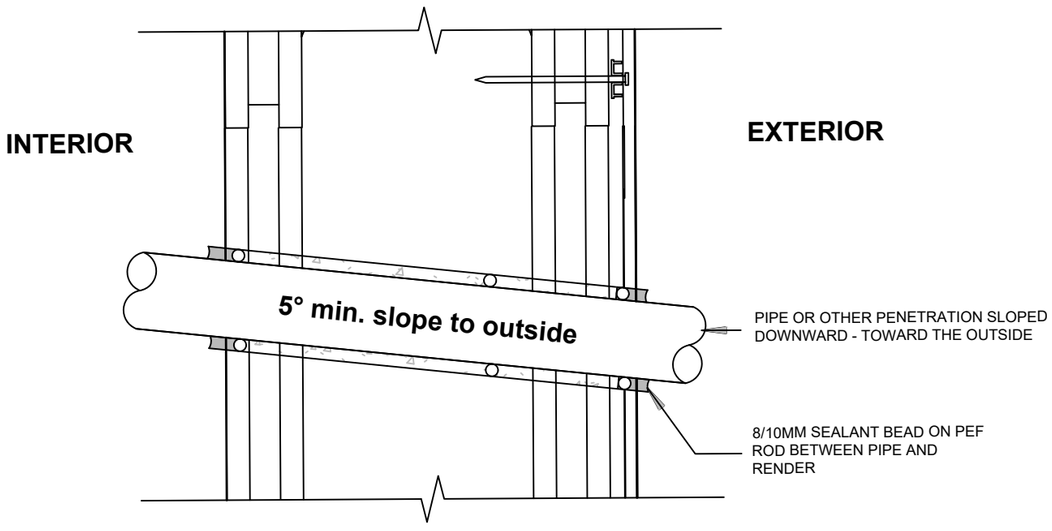
OVERFLOW WITH SOFFIT =

BACK OF EXTERNAL GUTTER NEEDS TO BE POSITIONED 10mm BELOW TOP OF FASCIA HEIGHT AND HAVE A GAP OF AT LEAST 3mm.

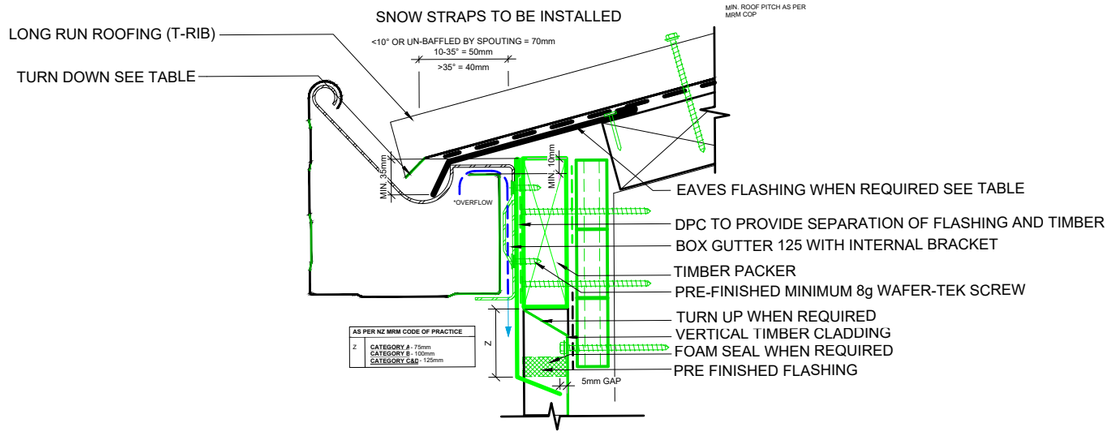
OVERFLOW WITH NO SOFFIT OVERHANG =

BACK OF EXTERNAL GUTTER NEEDS TO BE POSITIONED 10mm BELOW TOP OF FASCIA HEIGHT AND HAVE A GAP OF AT LEAST 10mm.

AS PER SECTION 5.3.2.3B OF THE NZ MRM COP.



- / - PIPE THROUGH INSULFORM
1:5



- / - GUTTER AND FASCIA DETAIL
1:5

NOTE

overflow with soffit = back of external gutter needs to be positioned 10mm below top of fascia height and have a gap of at least 3mm. overflow with no soffit overhang = back of external gutter needs to be positioned 10mm below top of fascia height and have a gap of at least 10mm. as per section 5.3.2.3b of the nz mrm cop.

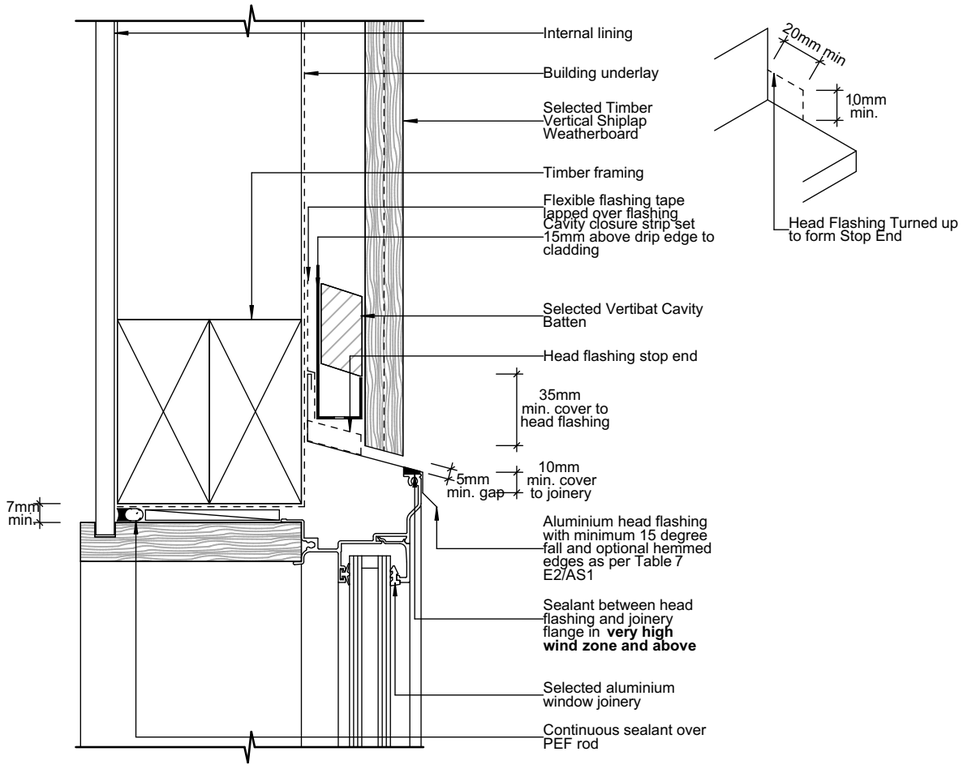
PROJECT NAME	**PROPOSED 3 DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**BUILDING CONSENT SET - DWELLING 3**
PROJECT ADDRESS	**12 BIRCH LANE, QUEENSTOWN**	1	09.03.2026	BUILDING CONSENT SET	WW	SHEET CONTENTS	**CLADDING DETAILS**
CLIENT NAME	**LATERAL HOLDINGS LIMITED**					SCALE	**AS SHOWN (ON A3 SHEET)**

HAVEN ARCHITECTURAL

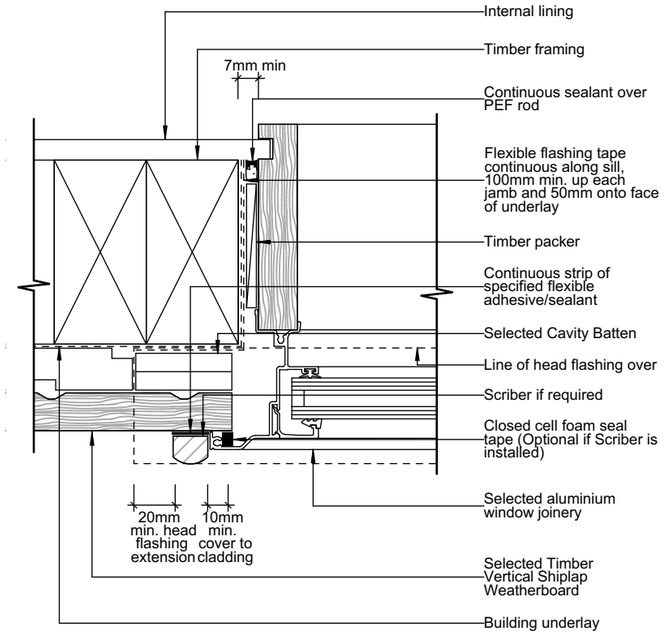
PLOT DATE	PROJECT REF
15.04.2026	**26-025**
DRAWN BY	DRAWING No. / REV.
WW	**19 OF 22** / **-**

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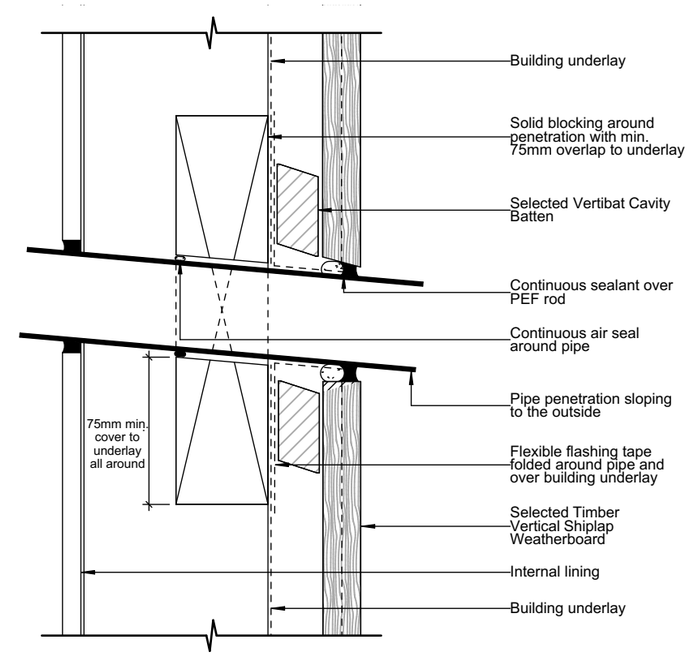
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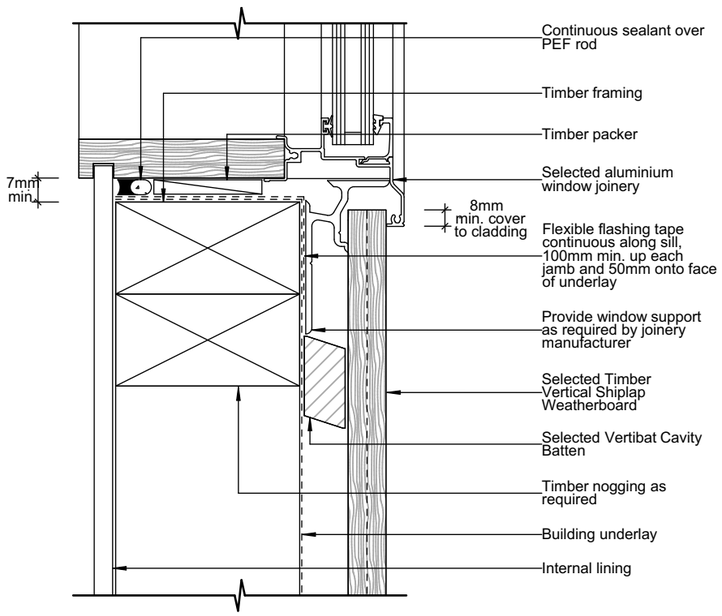
T1 **TIMBER WINDOW HEAD DETAIL** 1:3



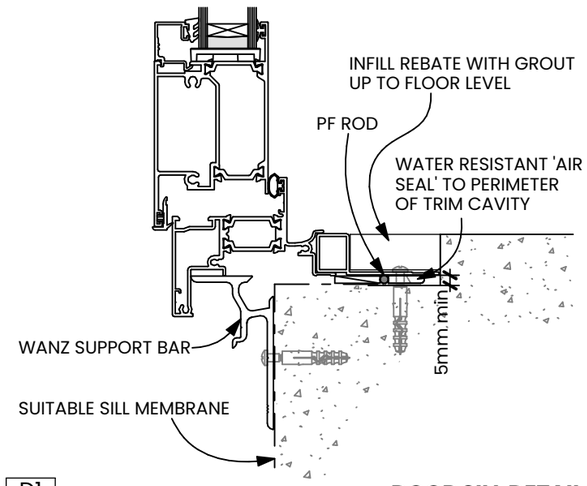
T2 **TIMBER WINDOW JAMB DETAIL** 1:3



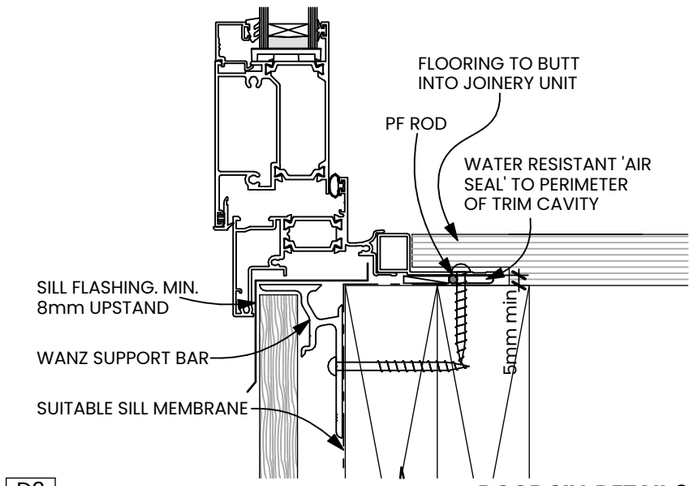
T **TIMBER PIPE PENETRATION DETAIL** 1:3



T3 **TIMBER WINDOW SILL DETAIL** 1:3



D1 **DOOR SILL DETAIL 1** 1:3



D2 **DOOR SILL DETAIL 2** 1:3

PROJECT NAME **PROPOSED 3 DWELLING DEVELOPMENT**
PROJECT ADDRESS **12 BIRCH LANE, QUEENSTOWN**
CLIENT NAME **LATERAL HOLDINGS LIMITED**

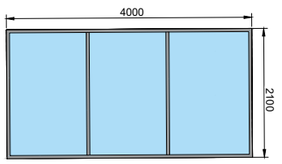
No.	DATE	ISSUE	BY
1	09.03.2026	BUILDING CONSENT SET	WW

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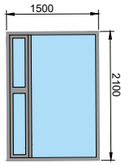
PLAN STAGE **BUILDING CONSENT SET - DWELLING 3**
SHEET CONTENTS **CLADDING DETAILS**
SCALE **AS SHOWN (ON A3 SHEET)**

PLOT DATE **15.04.2026**
PROJECT REF **26-025**
DRAWN BY **WW**
DRAWING No. **20 OF 22**
REV. **-**

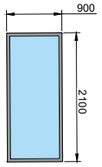
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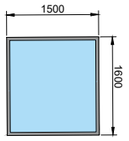
WA - LOUNGE WINDOW
DWELLING ONE - 1
DWELLING TWO - 1
DWELLING THREE - 1



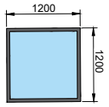
WB - DINING WINDOW (Opening with safety catch)
DWELLING ONE - 1



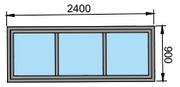
WC - DINING WINDOW
DWELLING TWO - 1



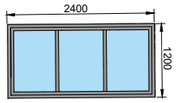
WD - LOUNGE WINDOW
DWELLING THREE - 1



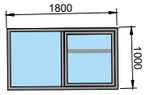
WE - STAIR WINDOW
(Safety glass)
DWELLING THREE - 1



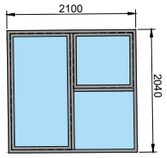
WF - KITCHEN WINDOW (Sliding)
DWELLING TWO - 1



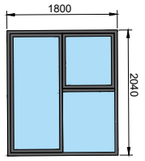
WG - KITCHEN WINDOW (Sliding)
DWELLING ONE - 1



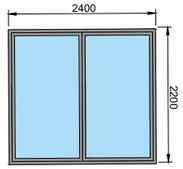
WH - BEDROOM WINDOW
(Opening)
DWELLING ONE - 1 (CLEAR)
DWELLING TWO - 1 (CLEAR)
DWELLING THREE - 1 (FROSTED)



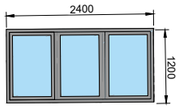
WI - BEDROOM DOOR (Sliding with opening window)
DWELLING ONE - 1
DWELLING THREE - 1



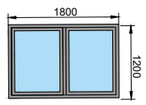
WJ - BEDROOM DOOR (sliding with opening window)
DWELLING TWO - 1



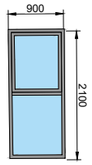
WK - DINING DOOR (French)
DWELLING ONE - 1
DWELLING TWO - 1



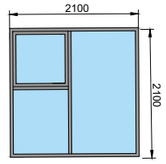
WL - LOUNGE WINDOW (Opening with safety catch)
DWELLING TWO - 1
DWELLING THREE - 1



WM - LOUNGE WINDOW (Opening with safety catch)
DWELLING ONE - 1



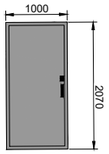
WN - STUDY WINDOW
DWELLING ONE - 1



WO - LOUNGE WINDOW (Opening with safety catch)
DWELLING THREE - 1

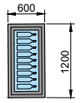


WP - MAIN BATHROOM WINDOW
(Frosted)
DWELLING THREE - 1



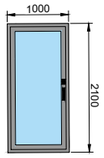
DA - ENTRY DOOR BLACK
DWELLING ONE - 1
DWELLING TWO - 1

THIS DOOR TO INCLUDE PIN CODE ENTRY AND FINDER PRINT DOOR COLOR TO MATCH GARAGE

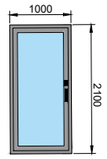


DF - LANDING WINE DOOR
DWELLING THREE - 1

OPENING WINDOW NO LOCK REQUIRED

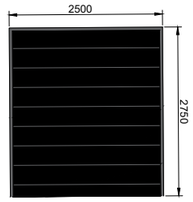


DB - BACK DOOR
CLEAR
DWELLING ONE - 1
DWELLING TWO - 1



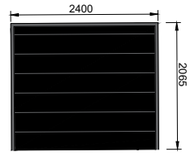
DC - ENTRY DOOR
DWELLING THREE - 1

THIS DOOR TO INCLUDE PIN CODE ENTRY AND FINGER PRINT



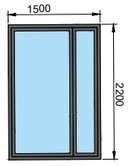
DD - GARAGE DOOR ONE
DWELLING THREE - 1

SECTIONAL GARAGE DOOR (TIMBER CLADDING TO OTHER DWELLING 1 & 2)



DE - GARAGE DOOR TWO
DWELLING ONE - 1
DWELLING TWO - 1

INSULATED SECTIONAL GARAGE DOOR (BLACK TO MATCH GLAZING)



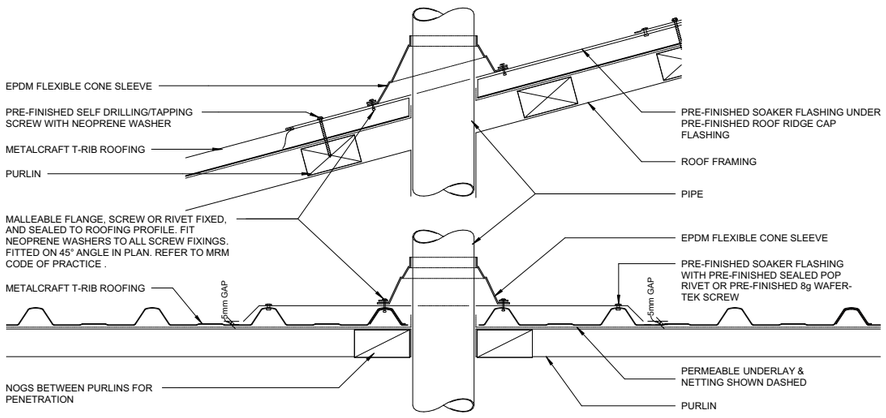
DF - LOUNGE DOOR
DWELLING THREE - 1

GLASS DOOR WITH STANDARD LOCK

DOOR & WINDOW SIZES

ALL SIZES GIVEN ARE DOOR & WINDOW TRIM OPENING SIZES.
HEAD TRIM HEIGHT (MEASURED FROM FLOOR LEVEL).
ALL UNITS R0.50 LOW E, ARGON FILLED, THERMALLY BROKEN, DOUBLE GLAZED ALUMINIUM JOINERY UNLESS SPECIFIED OTHERWISE.
GLAZING TO BATHROOMS TO BE OBSCURE
JOINERY MANUFACTURER TO CONFIRM DOOR & WINDOW SIZES PRIOR TO MANUFACTURING.
ALL GLAZING TO COMPLY WITH NZS 4223:PART 3:2016.

DOOR & WINDOW SCHEDULE
1:100



PIPE PENETRATION DETAIL (ROOF)
1:10

PROJECT NAME	**PROPOSED 3 DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**BUILDING CONSENT SET - DWELLING 3**
PROJECT ADDRESS	**12 BIRCH LANE, QUEENSTOWN**	1	09.03.2026	BUILDING CONSENT SET	WW	SHEET CONTENTS	**DOOR & WINDOW SCHEDULE**
CLIENT NAME	**LATERAL HOLDINGS LIMITED**					SCALE	**AS SHOWN (ON A3 SHEET)**

HAVEN ARCHITECTURAL

PLOT DATE **15.04.2026** | PROJECT REF **26-025**
DRAWN BY **WW** | DRAWING No. **21 OF 22** | REV. **-**

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ELECTRICAL LEGEND

Confirm height of all outlets before commencing work.All switches and outlets to be black.

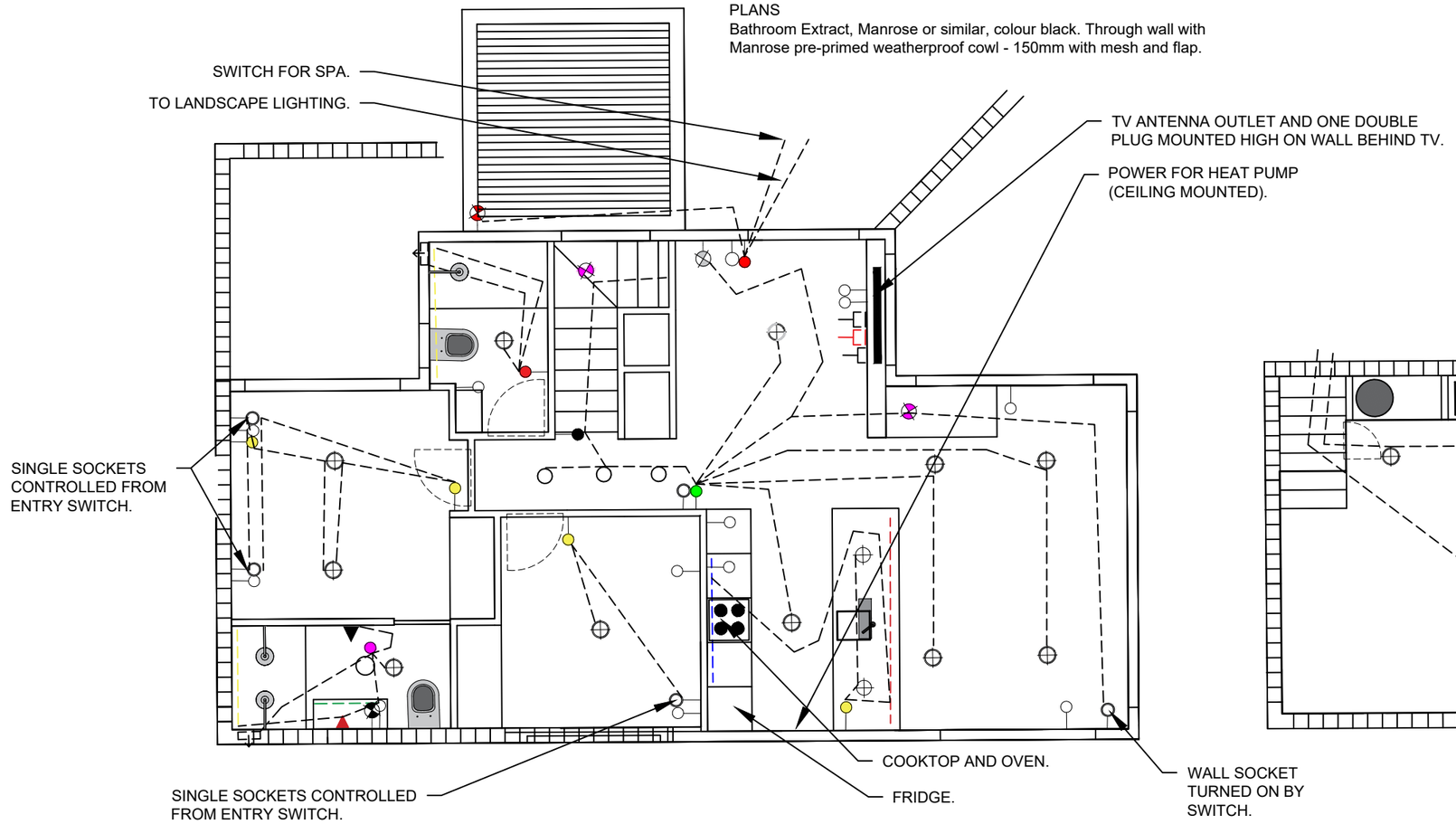
- Double switched socket outlet
- Exterior switched socket outlet
- Single switched socket outlet
- TV antenna outlet
- Chorus ONT
- Heated towel rail - concealed power
- LED Mirror
- High AMP vehicle plug
- Double data outlet
- 1 Gang switch
- 2 Gang switch
- 3 Gang switch
- 4 Gang switch
- 6 Gang switch
- Extractor (bathroom roof mounted)
- Extractor (kitchen / laundry)
- Recessed Switchboard with intergrated smart meter

LIGHTING LEGEND

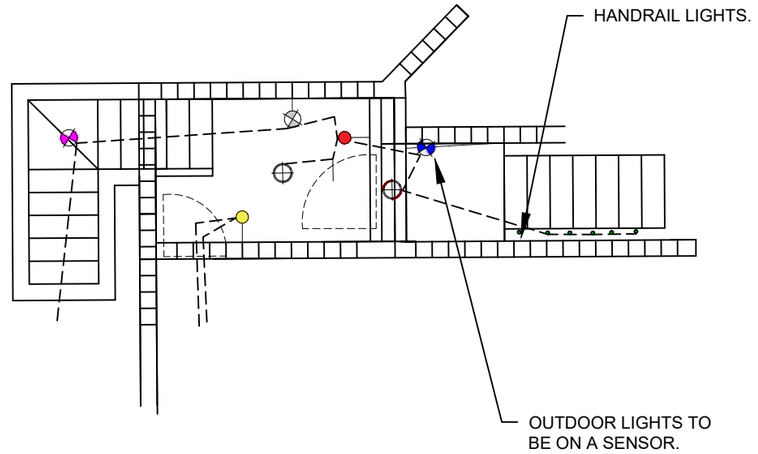
- Spotlight - black
- LED Downlight type 1 - black in living and dining, white in bedroom
- LED Downlight type 2 - black
- WALL Light type 1
- WALL Light type 2
- PENDANT light type 1
- LED Under vanity light
- LED Under counter downlighting
- LED Wall cabinet downlighting / uplighting
- Ceiling recessed LED Stripe light
- Exterior wall light, type 1
- Exterior wall light, type 2
- Exterior recessed LED Downlight - black
- LED Handrail

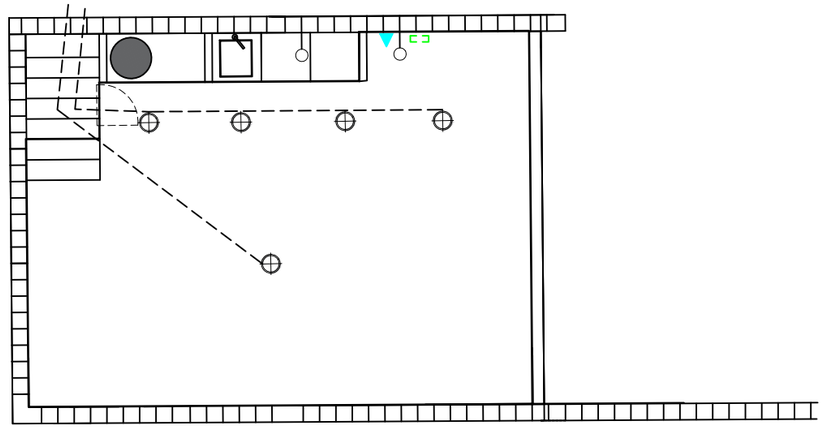
NOTE: CEILING LIGHTS POSITIONS ARE INDICATIVE ONLY. FOR ACCURATE POSITIONS OF REFER TO REFLECTED CEILING PLANS

Bathroom Extract, Manrose or similar, colour black. Through wall with Manrose pre-primed weatherproof cowl - 150mm with mesh and flap.



- DWELLING THREE FIRST FLOOR
1:75





- DWELLING THREE GROUND FLOOR
1:75

PROJECT NAME	**PROPOSED 3 DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**BUILDING CONSENT SET - DWELLING 3**
PROJECT ADDRESS	**12 BIRCH LANE, QUEENSTOWN**	1	09.03.2026	BUILDING CONSENT SET	WW	SHEET CONTENTS	**DWELLING 3 ELECTRICAL PLAN**
CLIENT NAME	**LATERAL HOLDINGS LIMITED**					SCALE	**AS SHOWN** (ON A3 SHEET)

HAVEN ARCHITECTURAL

PLOT DATE	PROJECT REF
15.04.2026	**26-025**
DRAWN BY	DRAWING No. / REV.
WW	**22 OF 22** / **-**

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