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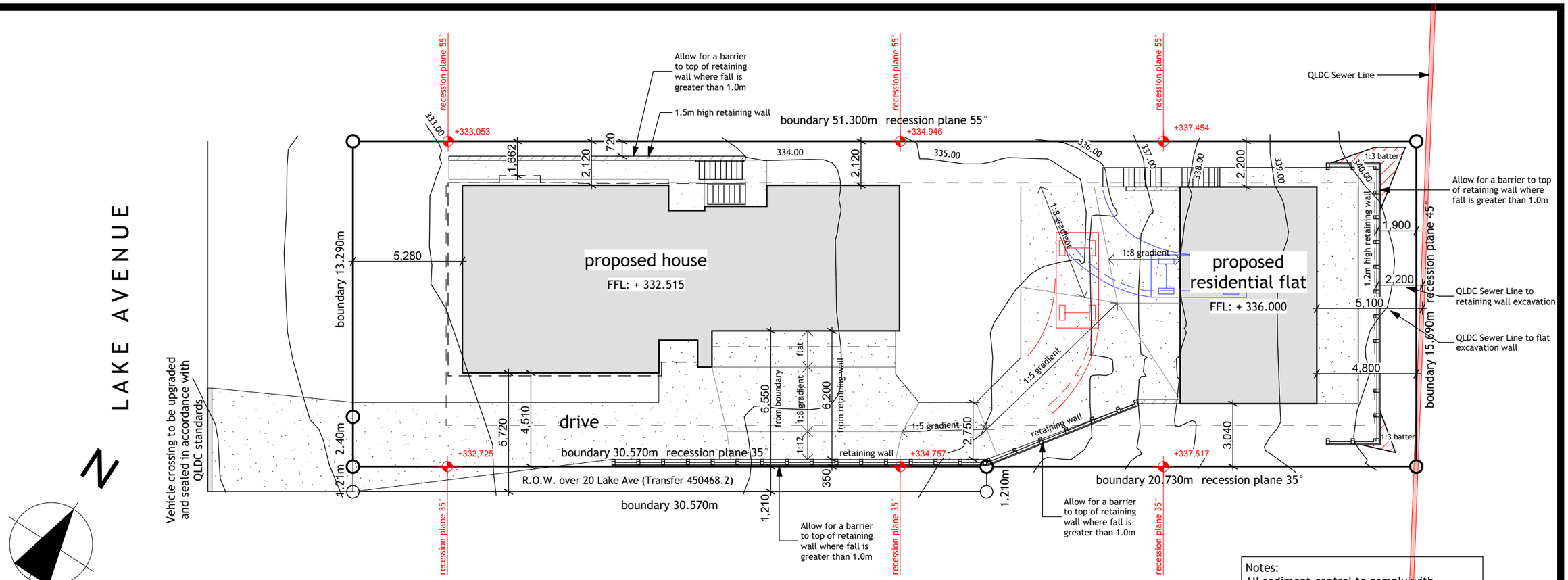
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Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*



Section 23
Block XVI TN Frankton

Note:
Refer to Resource Consent; RM240886

Airport Noise acoustic design standard;
rule 7.5.4.
Compliance achieved by mechanical ventilation systems installed in the dwelling and residential flat.

Wind zone:	High
Earthquake zone:	3
Snow Zone:	N5
Corrosion Zone:	B
Acoustic zone:	Queenstown Airport Outer Control Boundary (Ldn55)

Site area:	804m^2
Dwelling ground cover: (over cladding line)	174.07m^2
Residential flat ground cover: (over cladding line)	70.00m^2
Decks over 0.8m above ground:	23.30m^2
Total ground cover:	267.37m^2
Site coverage:	33.3%

Notes:
All sediment control to comply with NZBC E1.

Surplus gravel and soil to be contained behind sediment fences.

Downpipes to be connected as soon as roof is finished and drains are laid or as soon as pratical.

Contactor to oversee all sediment control.

Site to be fully fenced before commencing construction, fence to comply with NZBC clause F5/AS1 part 1

All site levels to be confirmed on site prior to construction. Minimum FFL determined as per NZBC E2 (150mm above permanent paving and 225mm above finished ground level) and NZBC E1 (150mm above crown of road, or 150mm at intersection with boundary where the site is below the road) All dimensions to be confirmed on site, including SW & FW lateral locations.

Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

SITE PLAN

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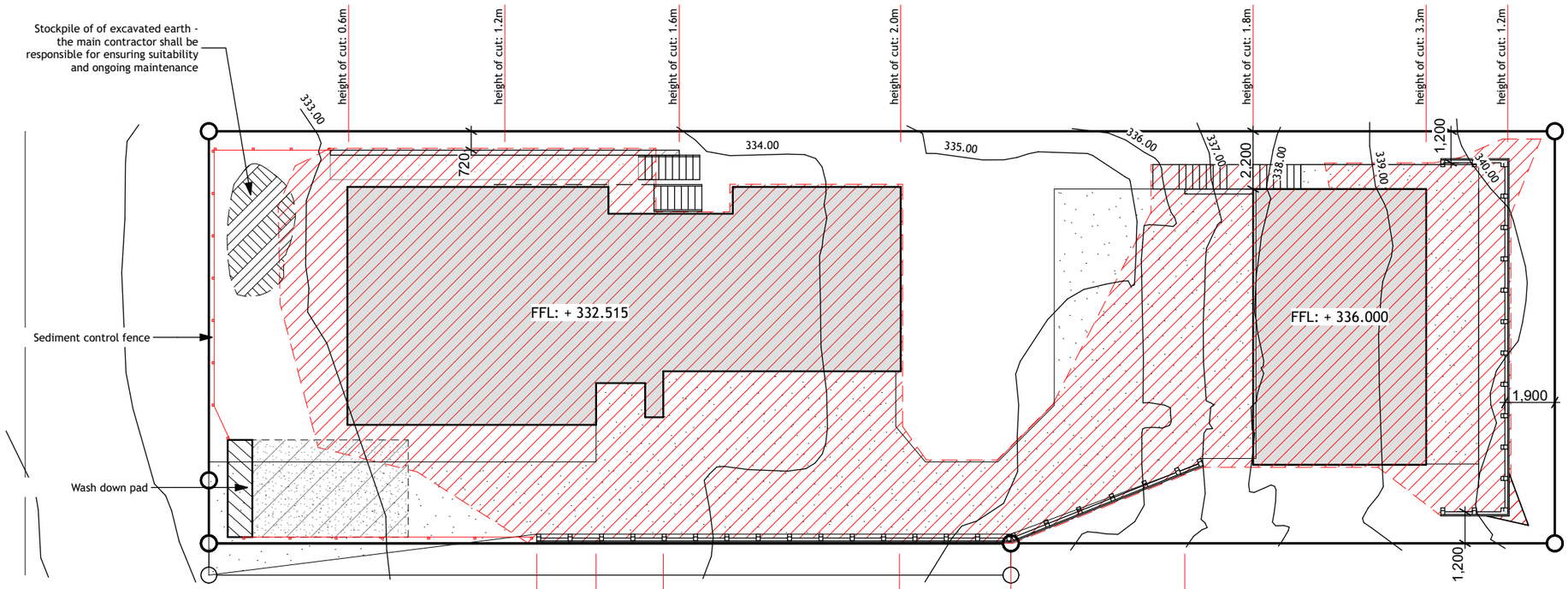
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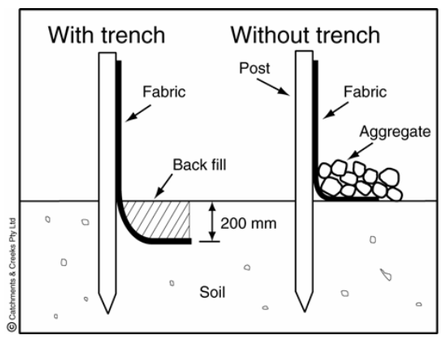
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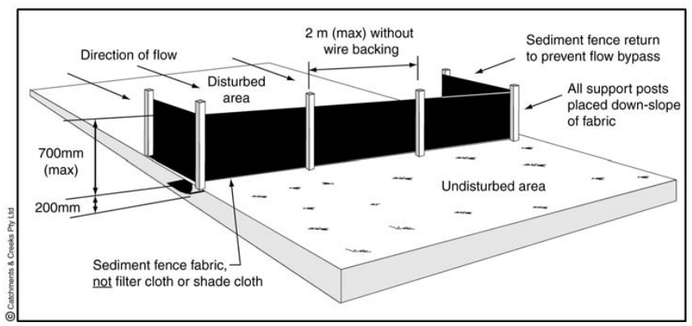
101

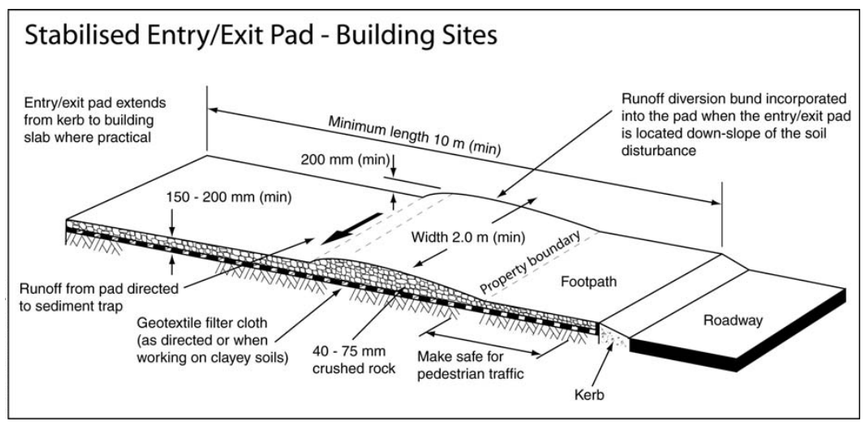
LAKE AVENUE



calculated excavation = 326.3m³







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EARTHWORKS PLAN

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FOUNDATION LEGEND

rebate in slab

Any rebates to external doors are to be confirmed on site by Main Contractor

FOUNDATION NOTE:

REFER TO KIRK ROBERTS ENGINEERED FLOOR SYSTEM

Allow for inslab heating pipes

NOTE:
Ground preparation to be undertaken in accordance with
the site specific Geotechnical Report Recommendations

Notes:

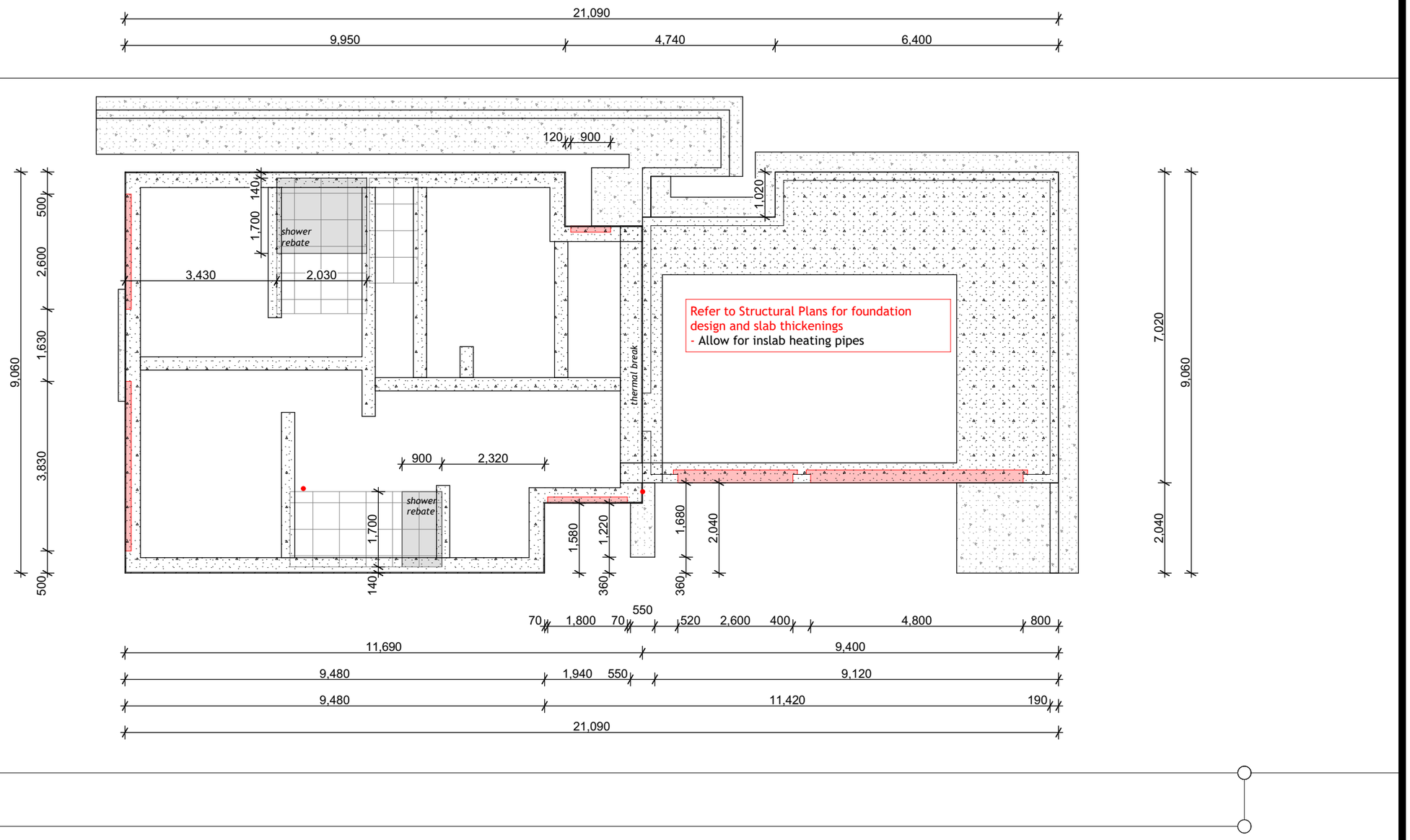
Confirm all dimensions and levels on site.

Refer to Sheet 101 for finished floor level and site ground levels.

Boundary setbacks are to foundation slab, not to frame or cladding face.

Refer to engineer design for all slab thickenings and reinforcing.

Confirm layout of fittings of kitchen & bathrooms etc before foundation constrction commences.



Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

FOUNDATION PLAN

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103

FOUNDATION LEGEND

rebate in slab

Any rebates to external doors are to be confirmed on site by Main Contractor

FOUNDATION NOTE:

REFER TO KIRK ROBERTS ENGINEERED FLOOR SYSTEM

Allow for inslab heating pipes

NOTE:
Ground preparation to be undertaken in accordance with
the site specific Geotechnical Report Recommendations

Notes:

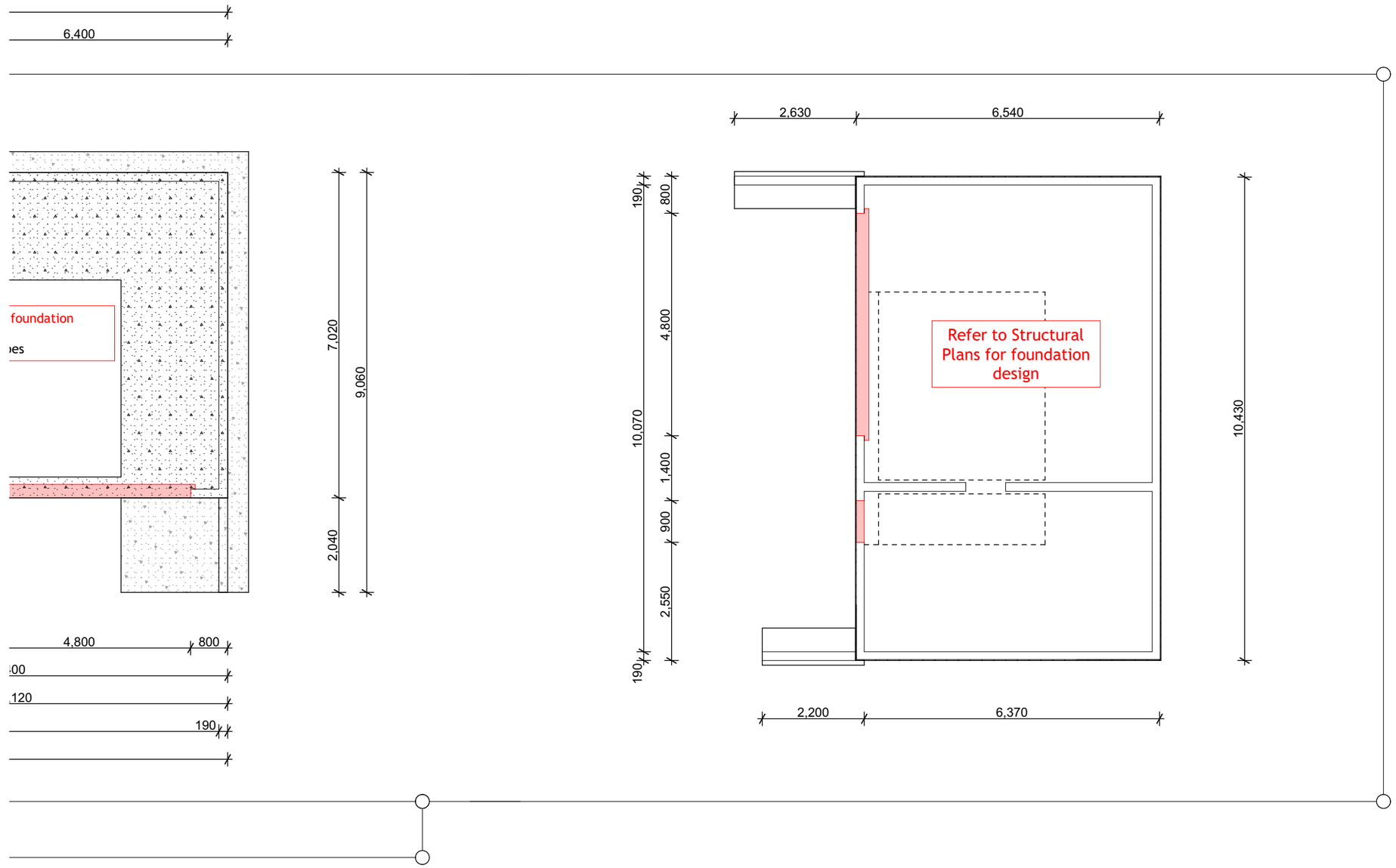
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FOUNDATION PLAN - RESIDENTIAL FLAT

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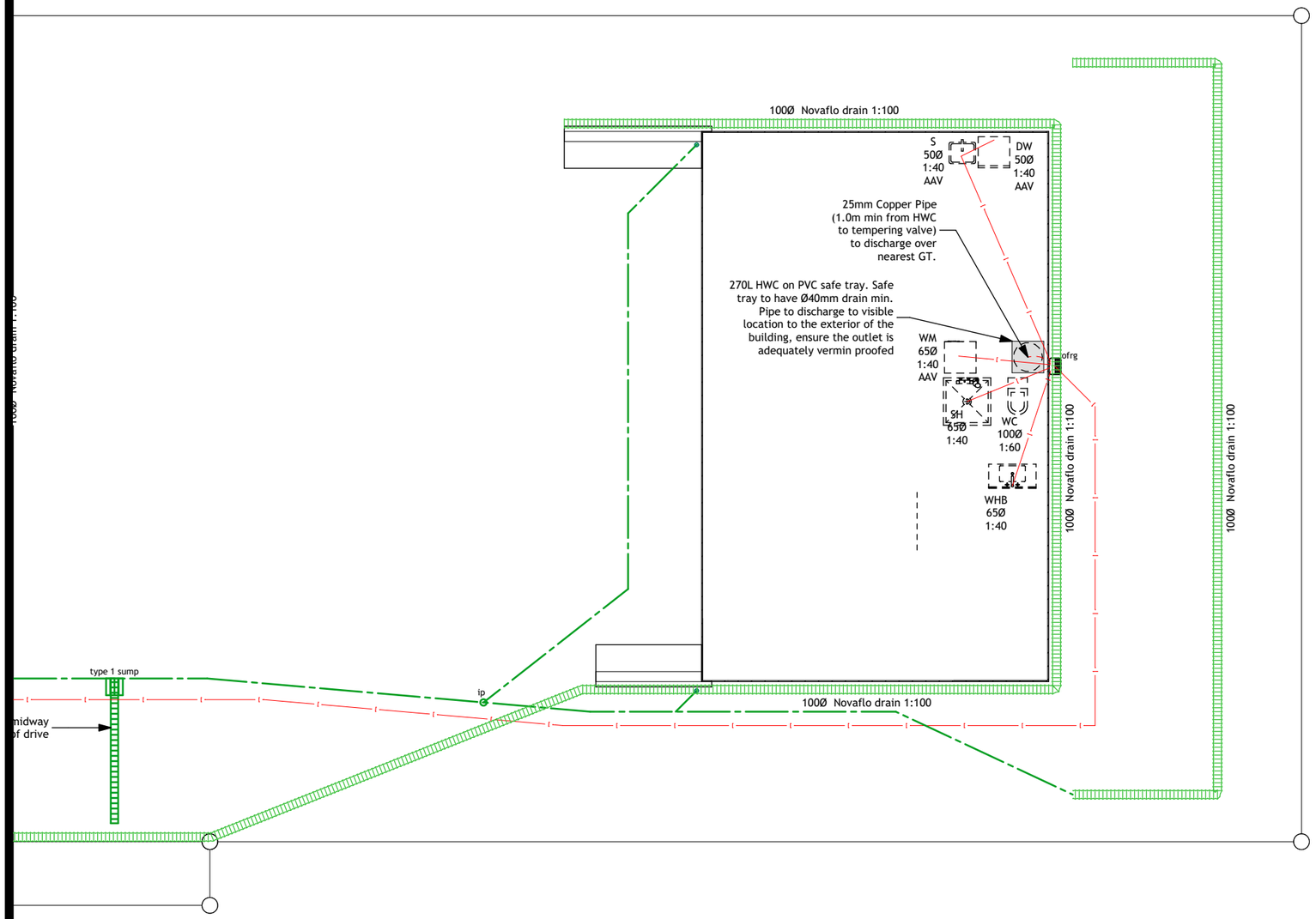
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PLUMBING LEGEND

S	Sink
DW	Dishwasher
SH	Shower
tub	Laundry Tub
WM	Washing Machine
WC	Water Closet
WHB	Wash Hand Basin
B	Bath
dp	80mm downpipe
ip	inspection point
tv	50mm terminal vent
ss	100mm soil stack
aav	air admittance valve
gt	gully trap
	stormwater, dia noted
	foulwater drain, dia noted

Note;
Drains shall be installed at the maximum practicable gradient.

Note:

All plumbing and drainage to comply with NZBC G13/AS3 & AS/NZS 3500.

Confirm with owner for exact number and position of exterior taps.

All pipe penetrations through concrete shall be wrapped in 'Denso Tape' or similar product to allow for pipe expansion & movement.

Pipes shall incorporate expansion joints in accordance with chapter 8 of NZS7643.

Drains installed under buildings shall be:
A) Straight and of even gradient;
B) Separated from the building foundation by at least 25mm, and;
C When passing through concrete, sleeved or wrapped in a durable and flexible material to allow for expansion and contraction.

All service trenches are to be backed filled with a low permeability material noinated as lime or cement.

Protection from freezing;
Where there is the likelihood of freezing, hot and cold water supply systems
shall be protected in the following manner:
a) Piping outside of the building thermal envelope shall be insulated,
b) Piping buried in the ground shall be insulated or installed below a level affected
by freezing, and
c) Storage water heater vent pipes shall be insulated (see Figure 17 G12/AS1).

In climates where freezing temperatures are likely for a period of greater than 24 hours an expansion control valve is required in addition to vent pipe insulation (see Figure 17 G12/AS1).

Pipe Material; water pipe work shall be as required by G12/AS1 2.1.2.

Pipe Installation; water pipe installation shall be as required by G12/AS1 7.1 and 7.2.

Note:

Pipe supports
Pipes and their supports shall be electrochemically compatible.
Except where anchor points are necessary, the pipes shall be installed and supported in a manner which permits thermal movement.

Support spacing
Above ground water supply pipework shall be securely supported at centres of no greater than those given in Table 7 G12/AS1.

Anchor points
Anchor points shall be provided where:
a) Seal ring joints are used, and
b) The joint is not able to resist the thrust imposed by the water pressure.

Note:

Water supply materials and components shall comply with:
a) BS 6920 if non-metallic, or
b) AS/NZS 4020 if metallic or non-metallic.

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All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

PLUMBING & DRAINAGE PLAN

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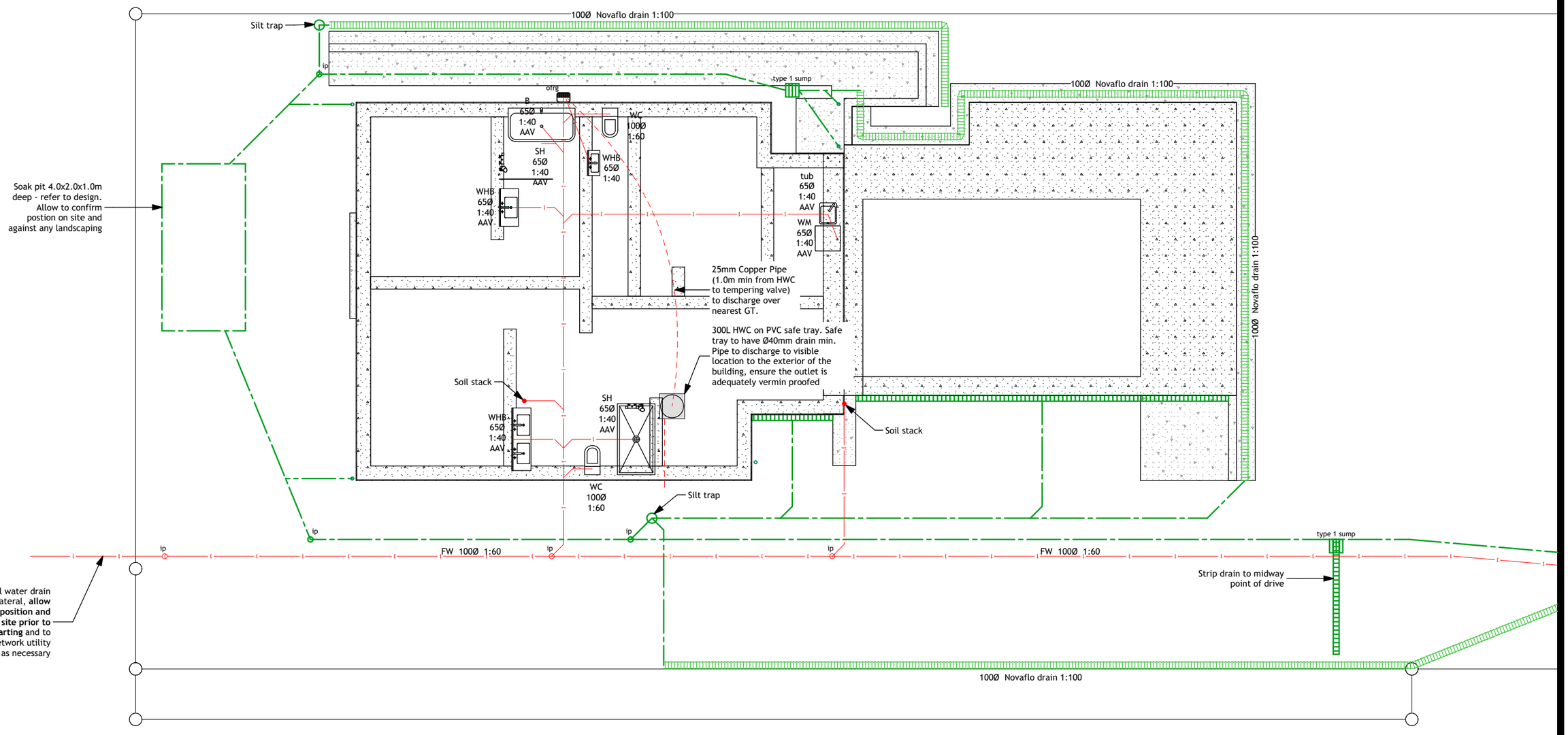
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PLUMBING & DRAINAGE PLAN

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Notes:
Antislip floor coverings on all access routes (both external and internal), to comply with NZBC D1/AS1 Table 2
(accept surface areas inside entries as dry areas).

All down lights inside insulation
envelope to be CA rated.

All bathroom areas are to have an 150mm inline auto extraction fan.

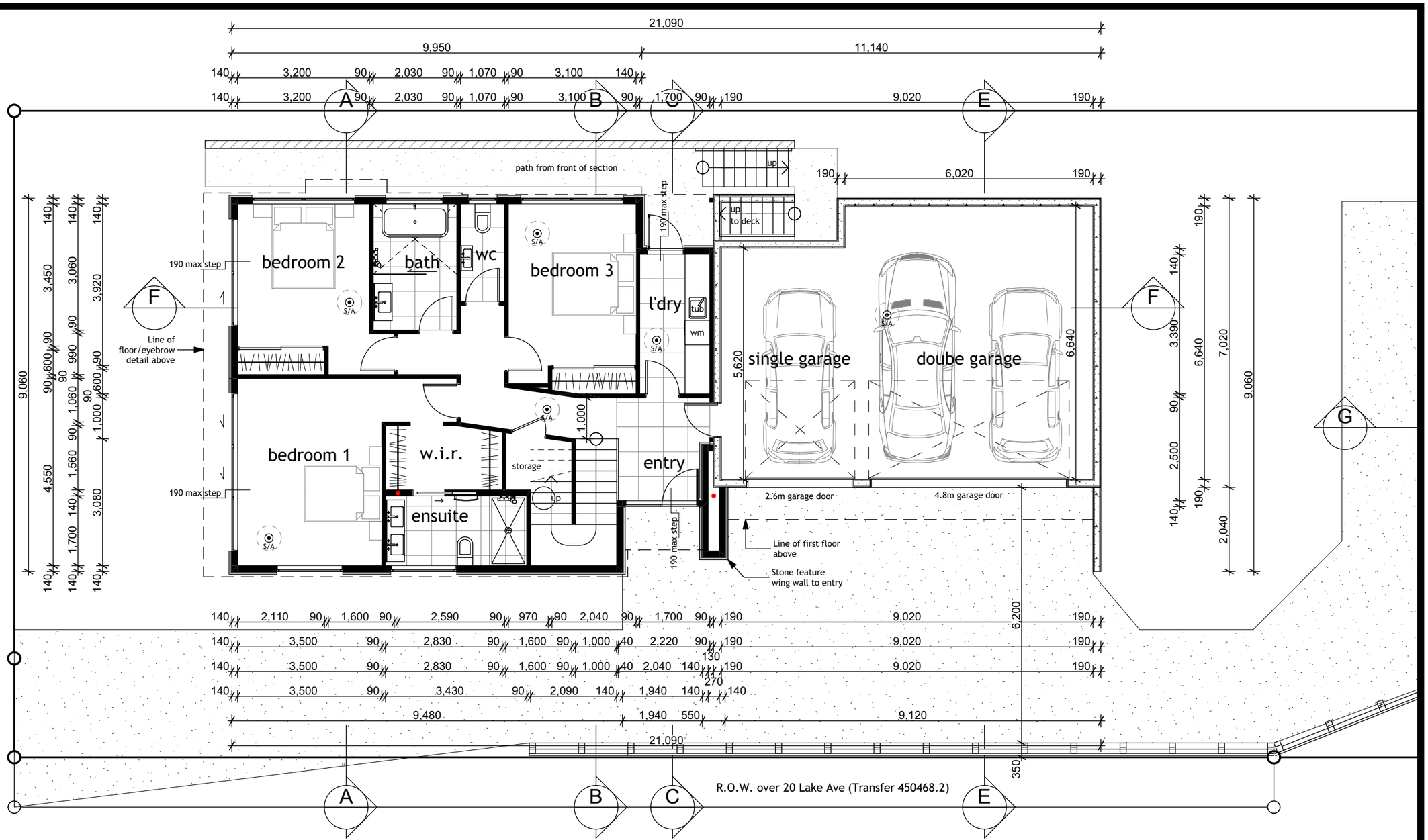
Wet areas are to have an appropriate finish to the floors and walls that comply with E3/AS1 to ensure the surfaces are impervious and easily cleanable.
Floors:
Vinyl floor covering,
Ceramic floor tiles;
with sealed joints and sealed or coved at edges where watersplash may occur.
Walls:
Gib Aqualine with ceramic wall tiles,
Gib Aqualine with acrylic semi-gloss or gloss coating

Note:

Stud height 2.775m

All dimensions to framing only, refer to drainage plan for found dimensions

Smoke alarms to meet NZS 4514:2021 interconnected smoke alarms for houses document.



Note: Contractors shall verify all dimensions on site before commencing any work
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All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
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GROUND FLOOR PLAN

floor area: 164.61m²

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Notes:
Antislip floor coverings on all access routes (both external and internal), to comply with NZBC D1/AS1 Table 2
(accept surface areas inside entries as dry areas).

All down lights inside insulation
envelope to be CA rated.

All bathroom areas are to have an 150mm inline auto extraction fan.

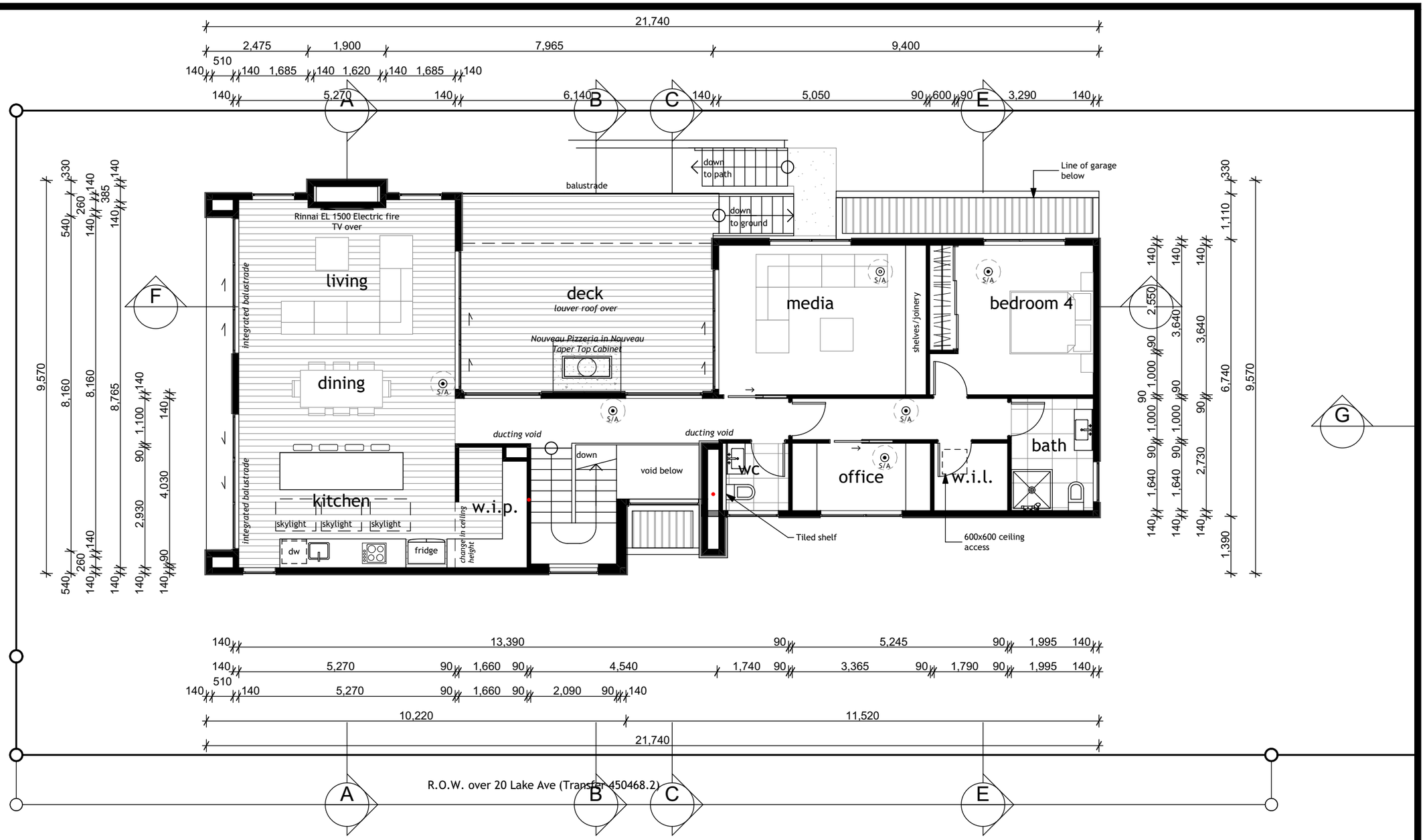
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All timber to be SG8 grade unless specified otherwise

FIRST FLOOR PLAN

floor area: 139.15m²
deck area: 29.78m²

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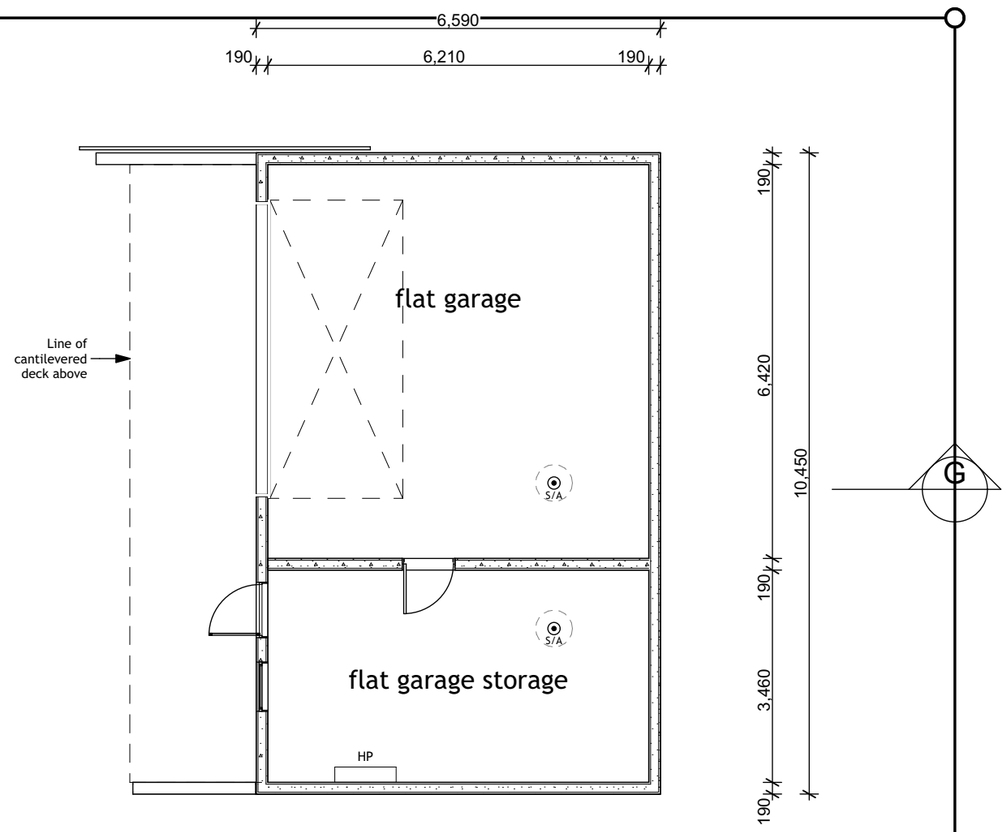
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Notes:
Antislip floor coverings on all access routes (both external and internal), to comply with NZBC D1/AS1 Table 2
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All down lights inside insulation
envelope to be CA rated.

All bathroom areas are to have an 150mm inline auto extraction fan.

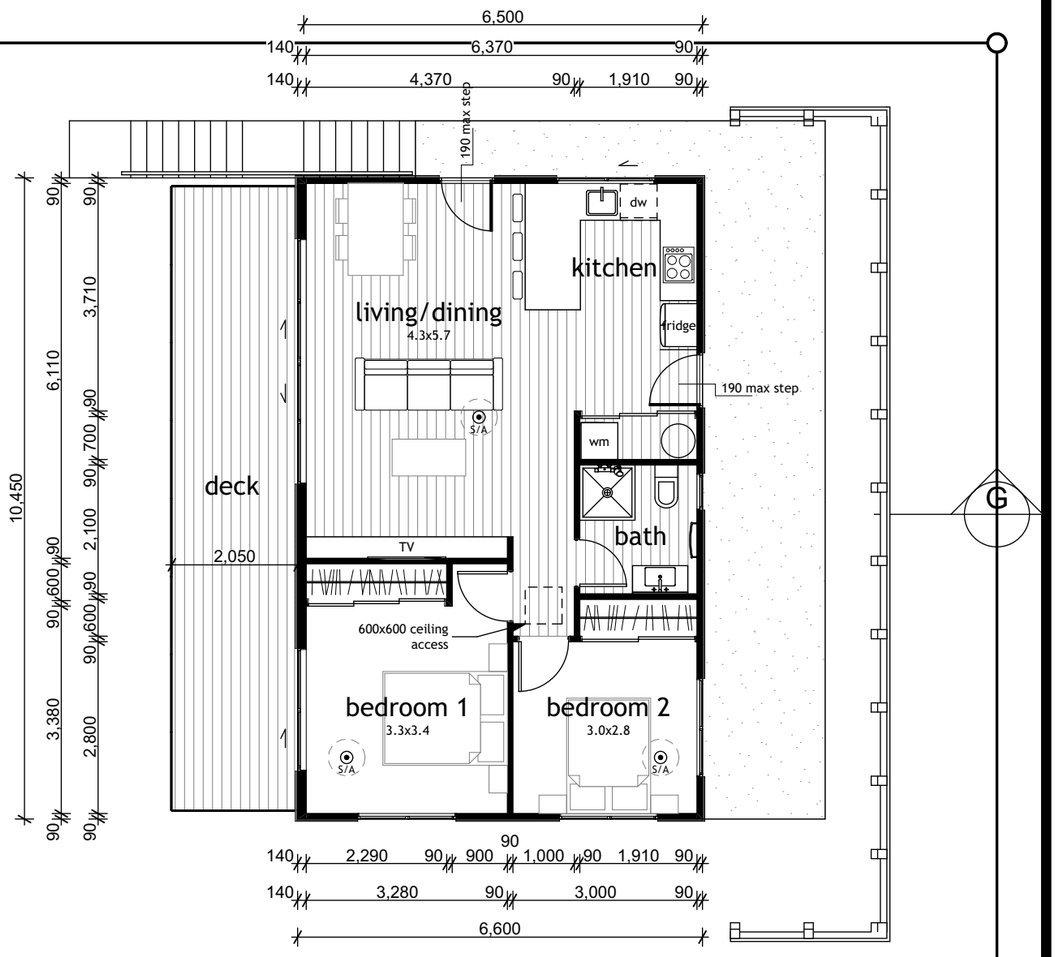
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Walls:
Gib Aqualine with ceramic wall tiles,
Gib Aqualine with acrylic semi-gloss or gloss coating

Note:

Stud height 2.775m

All dimensions to framing only, refer to drainage plan for found dimensions

Smoke alarms to meet NZS 4514:2021 interconnected smoke alarms for houses document.



GARAGE LEVEL

floor area: 68.97m²

FLOOR PLAN

floor area: 68.97m²
deck area: 20.42m²

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FLOOR PLAN - RESIDENTIAL FLAT

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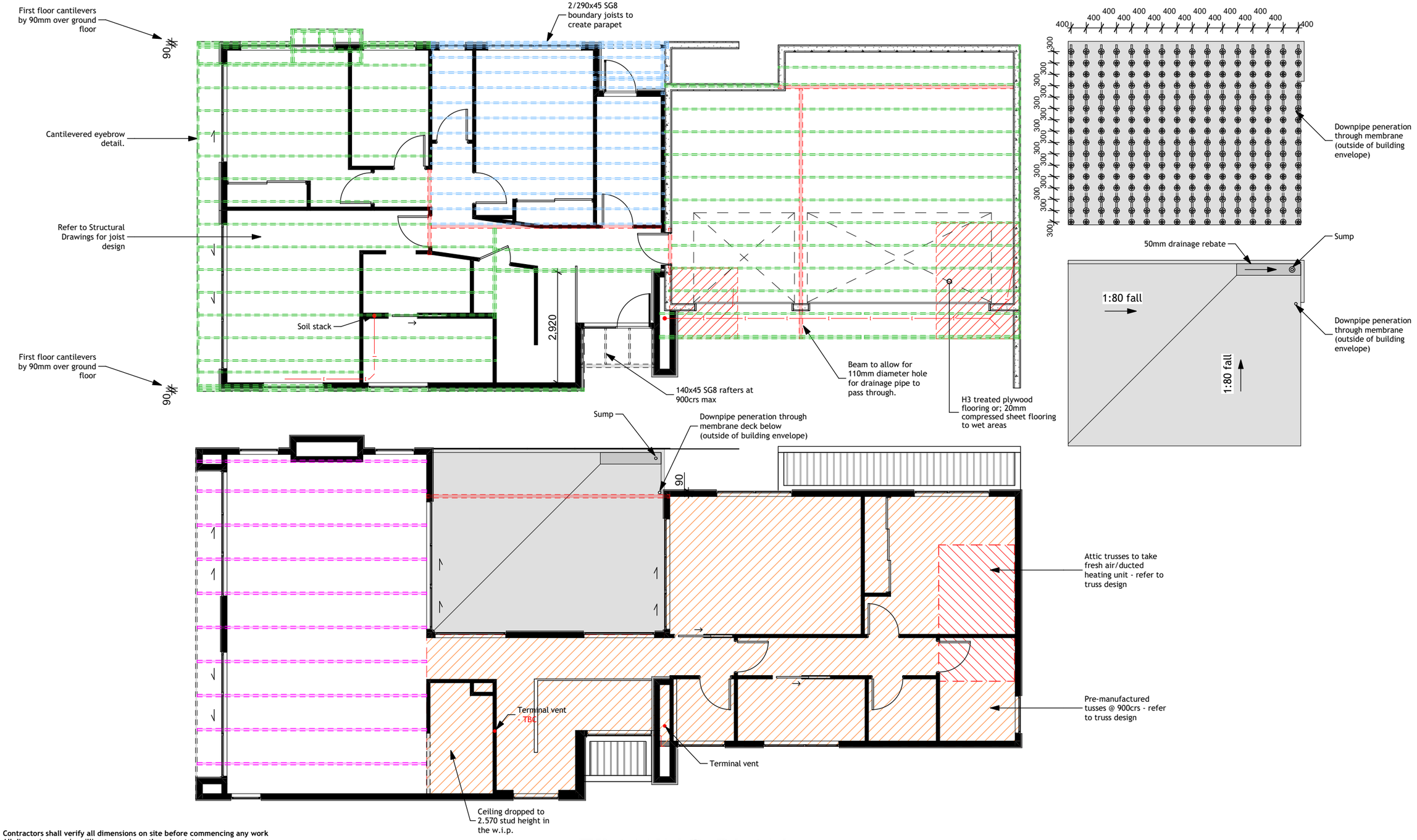
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FRAMING PLAN

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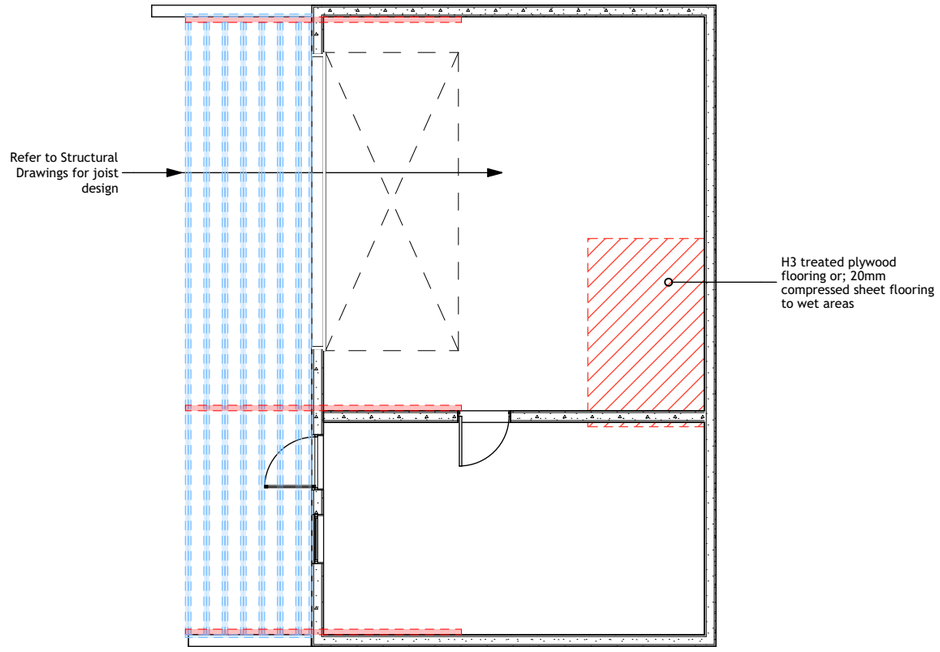
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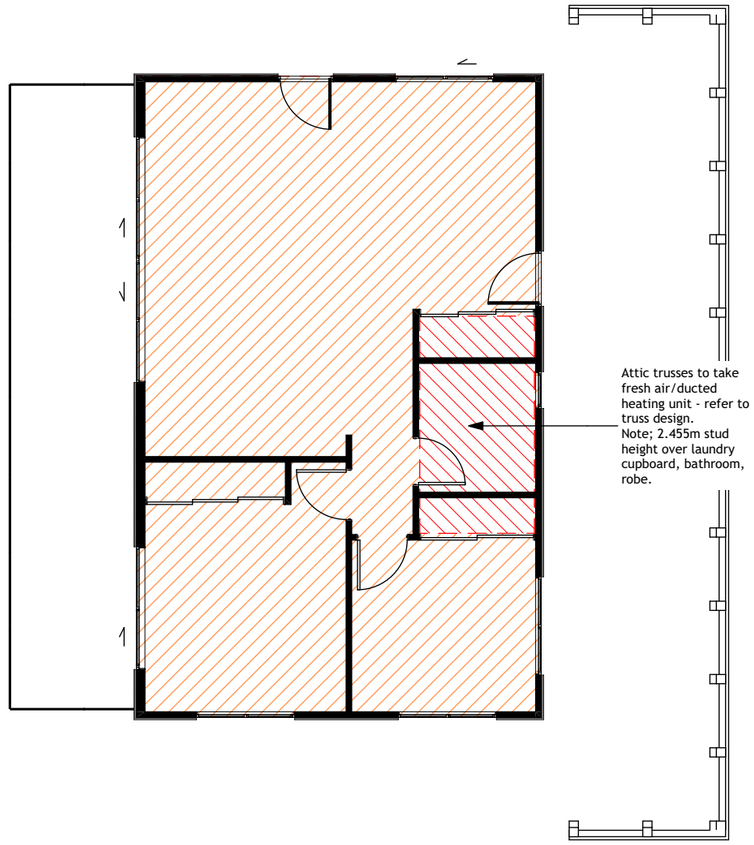
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FRAMING PLAN - RESIDENTIAL FLAT

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ROOFING FIXING SCHEDULE

Table 14: **Steel trapezoidal profiled roofing – 0.4 mm BMT and profile height 27 mm minimum(1), and minimum 5-rib profiles**
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

Purlin spacings (metres)		Wind zones		
End span	**Intermediate span**	**Low and Medium**	**High and Very High**	**Extra High**
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1

NOTE: T1 fixing pattern is – Fix every crest...
T2 fixing pattern is – Hit 1, miss 1...
SED Specific Engineering Design
(1) For profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans

ROOF NOTES:
45mm soffit from framing
45mm barge from framing

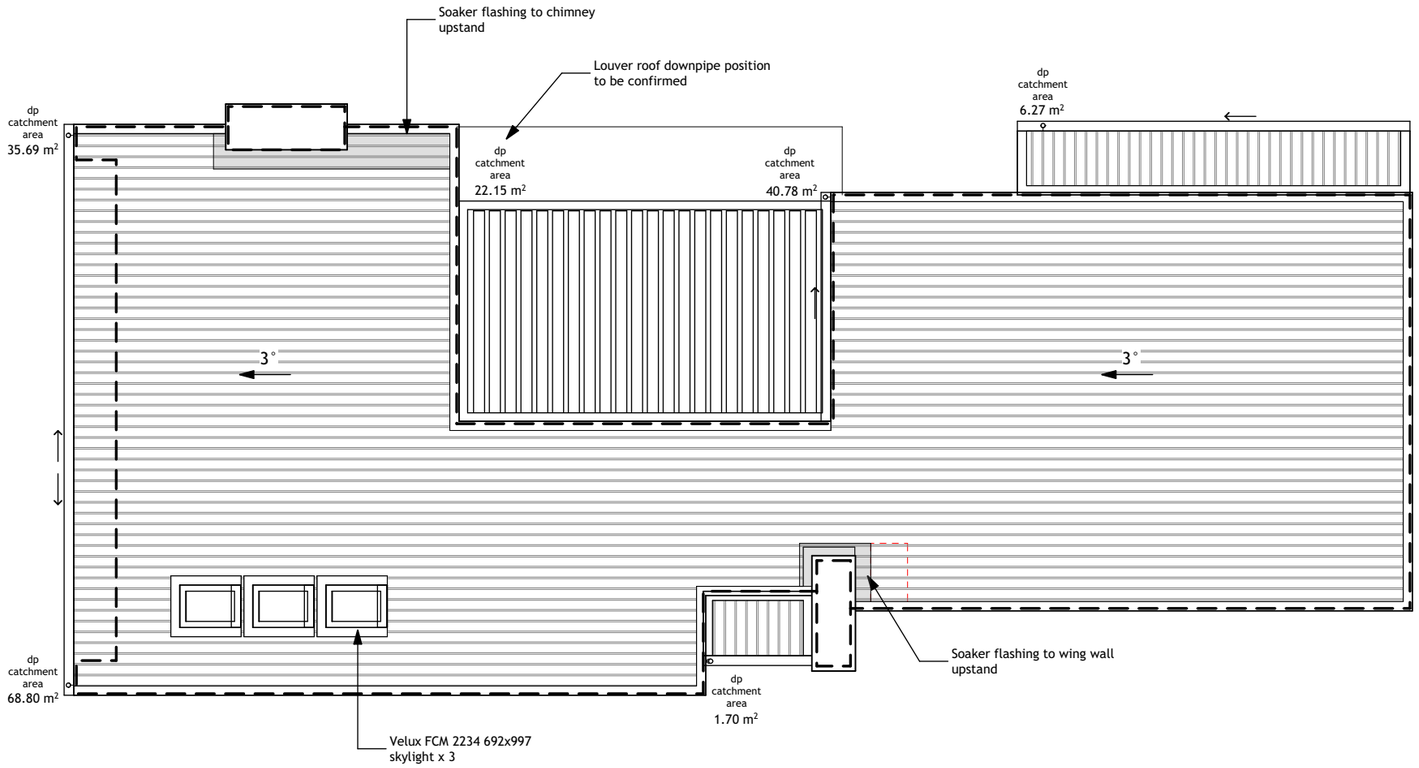
Roof pitch; 3 degrees

Roof Plane Bracing:
Provide single tensioned crossed LUMBERLOK Strip Brace over top chords; fix with 5/30x3.15 nails each end and 1/30x3.15 nail at crossing (INSTALLED AS PER LUMBERLOK ROOF BRACING SPECIFICATION 10/2011)



Allow to install snow straps fixed to spouting(as per NZMRCOP and E2/AS1 .)

Proprietary colorsteel spouting (Quadrant profiled) with concealed brackets at 600mm crs max set to fall at 1:500 max, fixed to colorsteel fascia. (6760mm2 cross sectional area to spouting). 70m2 max allowable catchment area.



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ROOF PLAN

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Scale: *1:100*
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Drawn By: *Corey Kingsbury*

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ROOFING FIXING SCHEDULE

Table 14: **Steel trapezoidal profiled roofing – 0.4 mm BMT and profile height 27 mm minimum(1), and minimum 5-rib profiles**
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

Purlin spacings (metres)		Wind zones		
End span	**Intermediate span**	**Low and Medium**	**High and Very High**	**Extra High**
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1

NOTE: T1 fixing pattern is – Fix every crest...
T2 fixing pattern is – Hit 1, miss 1...
SED Specific Engineering Design
(1) For profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans

ROOF NOTES:
45mm soffit from framing
450mm barge from framing

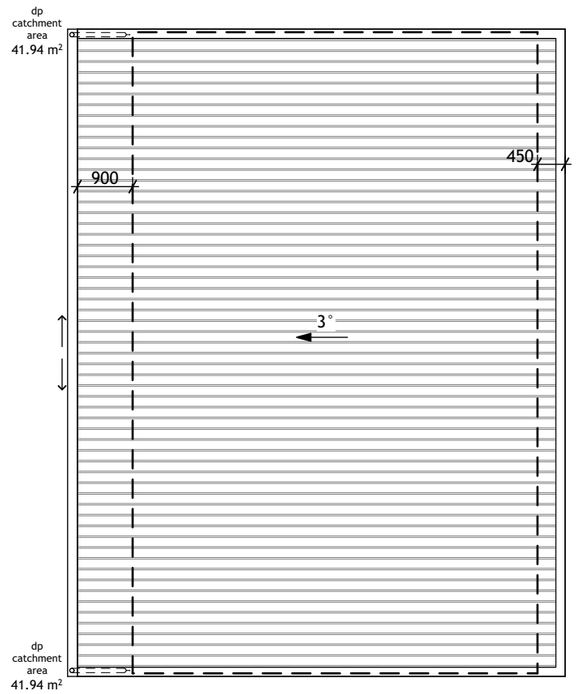
Roof pitch; 3 degrees

Roof Plane Bracing:
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RESIDENTIAL FLAT ROOF PLAN

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BUILDING ENVELOPE RISK MATRIX		
Southwest 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	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		**18**

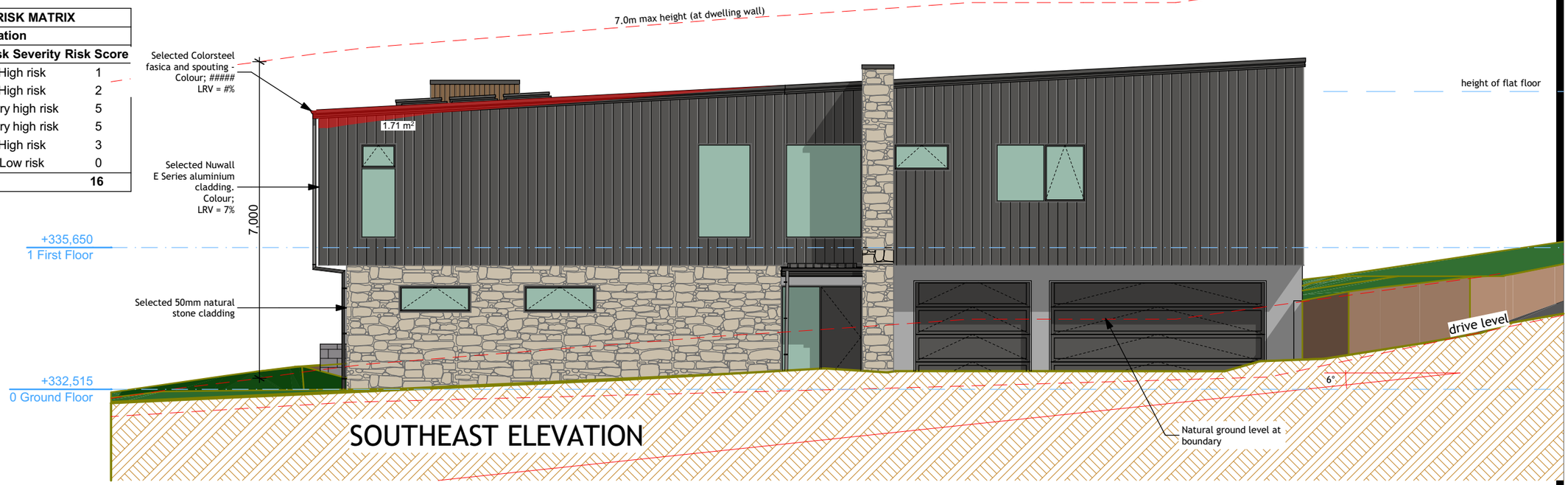


SOUTHWEST ELEVATION



SOUTHWEST ELEVATION (hidden)

BUILDING ENVELOPE RISK MATRIX		
Southeast 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	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**16**



SOUTHEAST ELEVATION

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SOUTHWEST & SOUTHEAST ELEVATIONS

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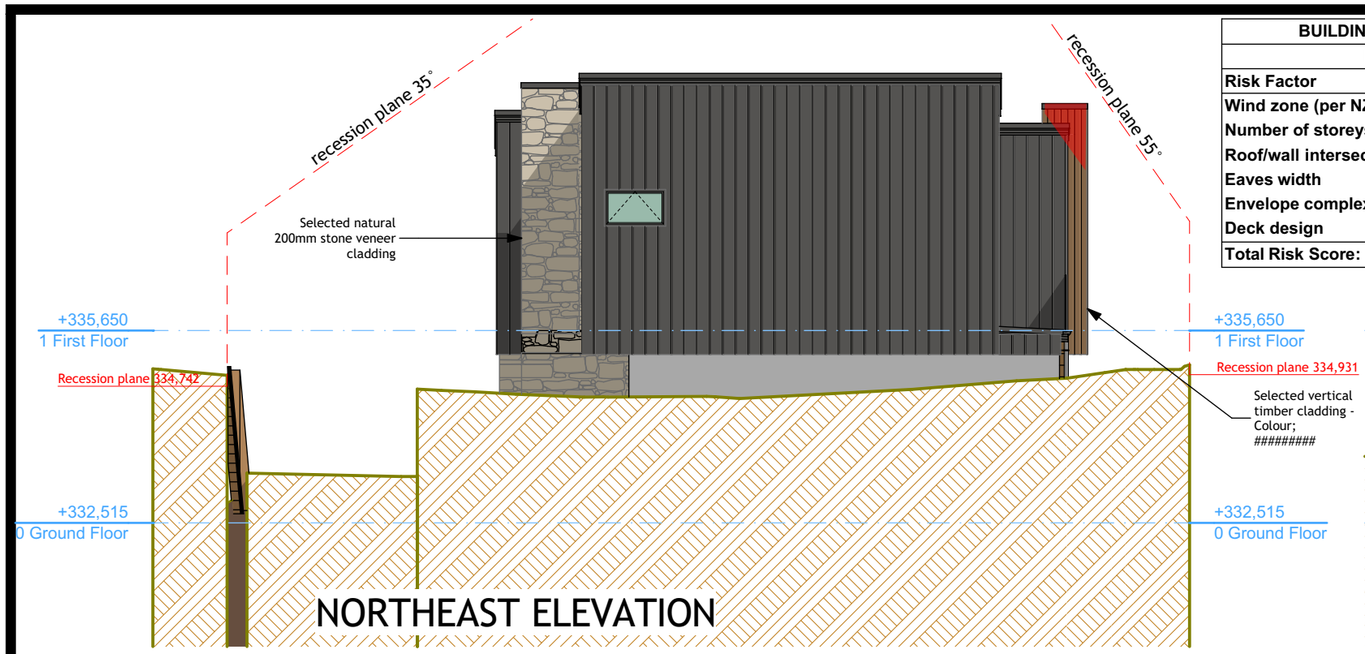
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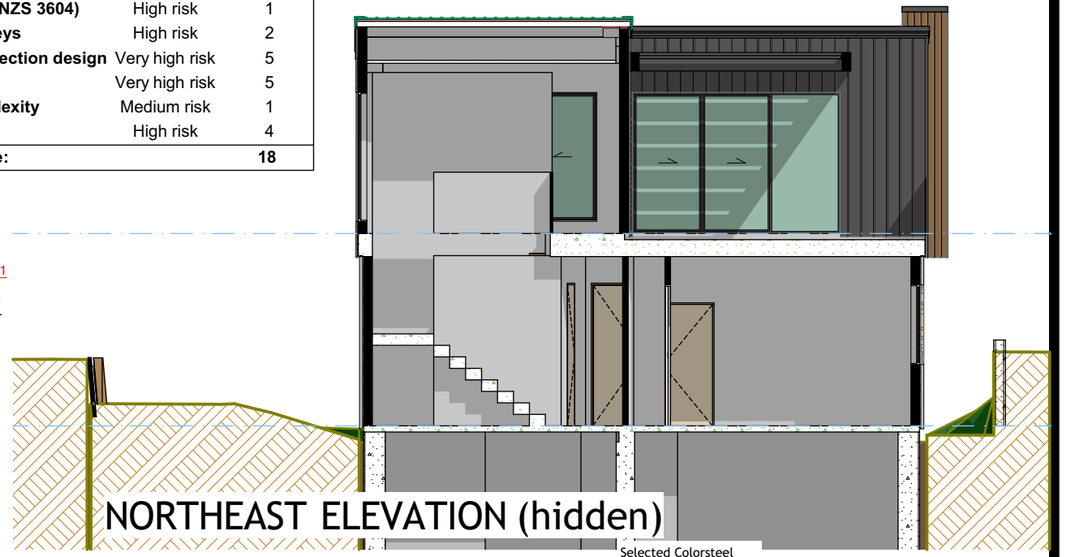
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BUILDING ENVELOPE RISK MATRIX		
Northeast Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		**18**



NORTHEAST ELEVATION



NORTHEAST ELEVATION (hidden)

BUILDING ENVELOPE RISK MATRIX		
Northwest 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	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	High risk	4
Total Risk Score:		**20**



NORTHWEST ELEVATION

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NORTHEAST & NORTHWEST ELEVATIONS

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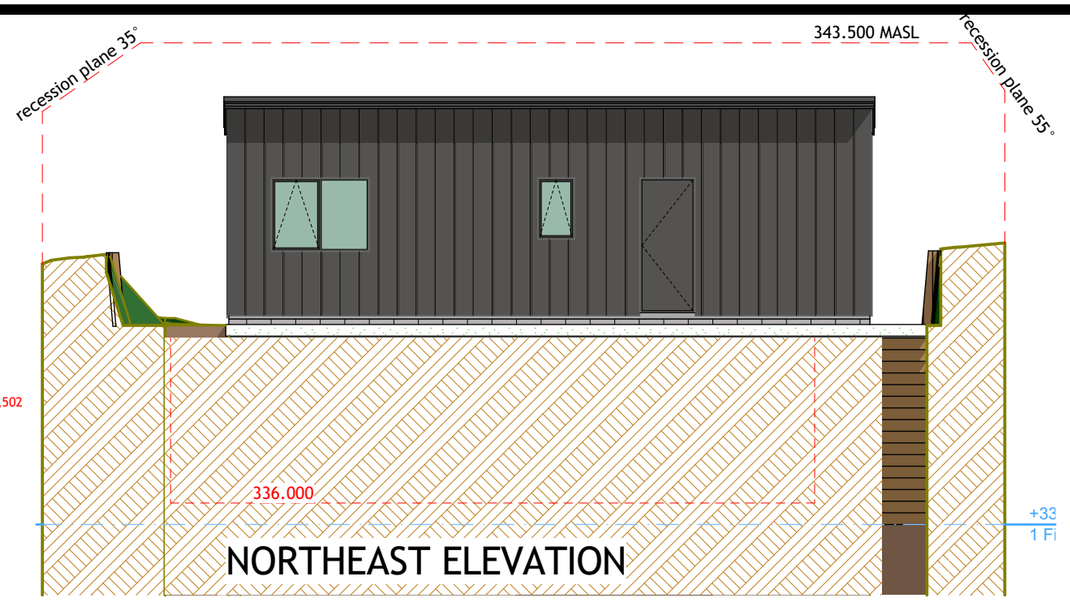
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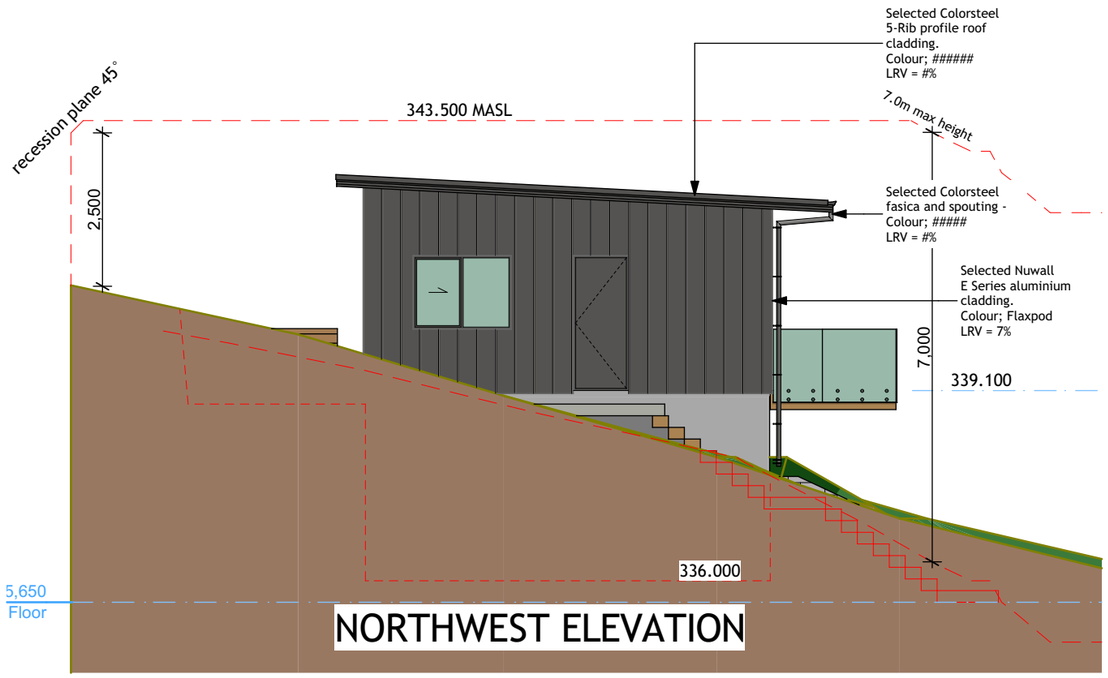
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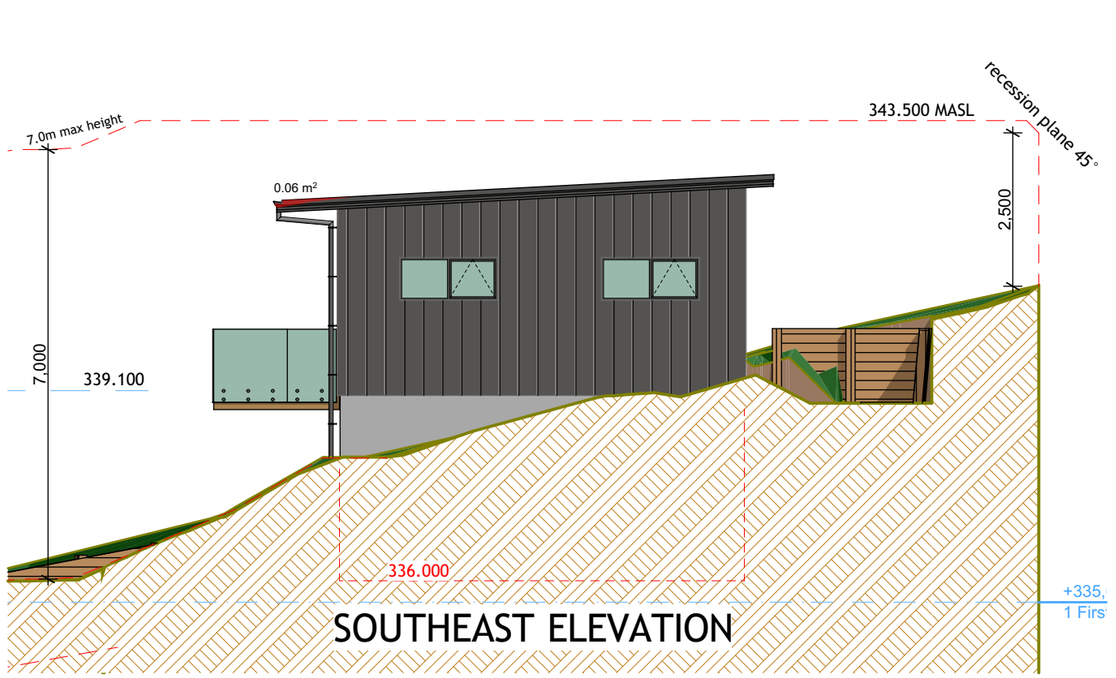
SOUTHWEST ELEVATION



NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION

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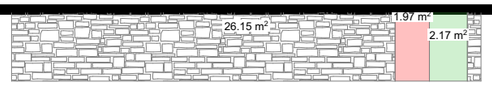
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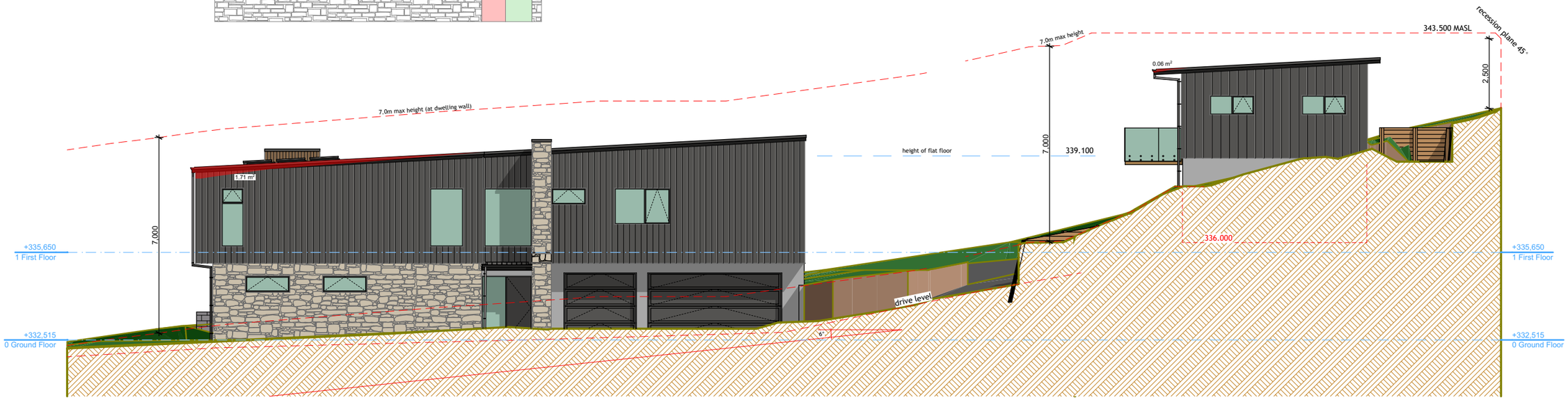
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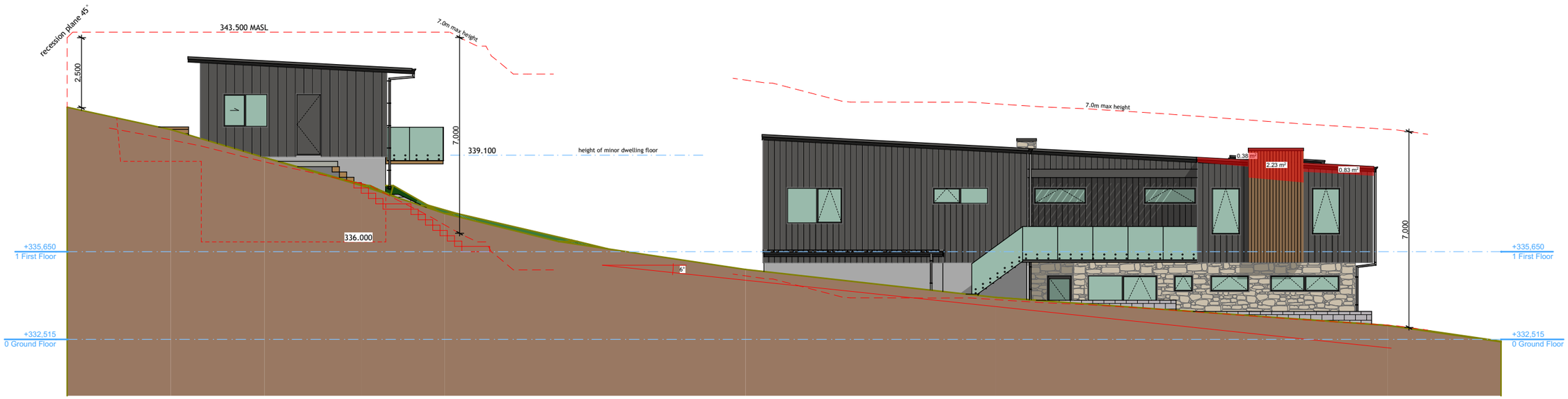
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Roof cladding
Selected colour Colorsteel roofing, Trapezoidal profile. Thermakraft 401 Self supporting roofing underlay (installed horizontally to 3 degree roof pitch).

Roof framing
Prefabricated roof trusses @ 900mm crs to manufactures specification, manufacturer to supply producer statement.
H1.2 treated rafters, as per Structural Documents.
70x45mm purlins @ 900crs max, first & last row @ 600crs.

Wall framing
Generally construct exterior walls with KD H1.2 framing;
Dwelling Ground floor; 140x45 studs @ 600mm crs
Dwelling First floor; 140x45 studs @ 600crs nogs
Flat First floor; 140x45 studs@ 600crs & 90x45 studs @ 400crs nogs @;
400mm crs for Vert. Timber Cladding;
800mm crs for Stone Cladding;
600mm crs for Nuwall Cladding;
all to NZS 3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims.
Generally construct interior non-loadbearing walls with 90x45 dry H1.2 framing with studs @ 600mm crs and nogs @ 800mm crs to NZS 3604:2011.
DPC (malthoid) between bottom plate and conc. slab and fixed with 12mm trubolts at 600mm crs and 150 min from corners or other appropriate proprietary fixing, refer to bracing details for additional fixing. Framing fixing in accordance with Pryda fixings schedule in specification.

Concrete slab
Refer to Structural Documents.

Foundation
Refer to Structural Documents.

Wall cladding
Selected Nuwall Aluminium cladding on H3.1 treated castellated cavity battens @ 600mm over Ecoply Barrier.
For the straightest cladding installation use 18mm single castellated battens around:
- Wall edges: 1st stud, last stud, bottom plate, top plate and jamb studs. Corners. Joinery jambs.

Selected horizontal timber cladding on H3.1 treated cavity battens @ 400mm (600crs max) over Ecoply Barrier.

50mm Natural Schist stone veneer adhered over 9mm Sumner board over Sumner cavity battens to studs, over Masons Uni Flexible Air Barrier building wrap.

Refer to exterior elevations and sections for type and extent of exterior claddings.

Aluminium joinery
Selected colour powder-coated thermally broken aluminium joinery, argon-filled double-glazed with high performance Low-E glazing units. Glazing weight to comply with NZS 4223.3. Double glazing to all windows within the thermal envelope.

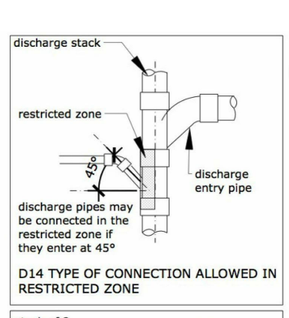
Spouting, fascia and downpipes
Selected profile colorsteel spouting and fascia system. 80mm diameter colorsteel downpipes.

Soffit lining
4.5mm thick Hardie Flex soffit lining on 90x45 soffit bearers @ 900crs.

Interior linings
Generally line interiors with 10mm standard Gib board (Aqualine to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specialist wall linings & requirements.
Generally line ceilings with 13mm standard Gib board ceiling lining on 35mm steel rondo ceiling battens at 600mm crs direct fixed to truss bottom chord.

Insulation
External walls; R2.8 Eco Batts wall insulation
Main roof; R7.0 Eco Batts ceiling insulation
Skillion roof; R6.0 Eco Batts ceiling insulation
Internal walls; R2.4 Eco Batts to internal walls (where selected, not these walls are not part of the thermal envelope)
Dwelling Slab; Maxslab Construction R-Value of 3.18
Dwelling timber midlfoor; Construction R-Value of 4.32
Flat timber midlfoor; Construction R-Value of 4.35
Glazing; Construction R-Value of 0.5 (R0.5 required)

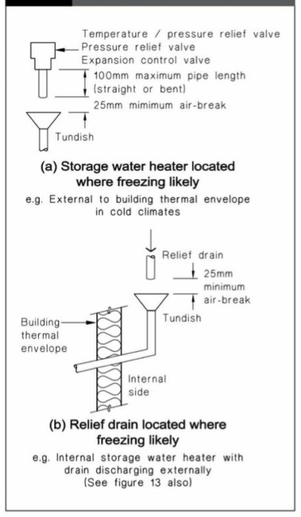
SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT		
Sub-floor framing		
	Bearers/joists	SG8, H1.2, Pinus radiata
Wall framing		
	Exterior walls & lintels	SG8, H1.2, Pinus radiata
	Interior walls (loadbearing)	SG8, H1.2, Pinus radiata
	Interior walls (non-loadbearing)	SG8, H1.2, Pinus radiata
	Cavity battens	SG8, H3.1, Pinus radiata
Roof framing		
	Roof trusses - typical	SG8, H1.2, Pinus radiata
	Gable end truss	SG8, H1.2, Pinus radiata
	Coved or attic trusses	SG8, H1.2, Pinus radiata
	purlins	SG8, H1.2, Pinus radiata
	Valley boards, barge boards	SG8, H1.2, Pinus radiata
Decks		
	Beams and posts	SG8, H3.2, Pinus radiata
	Joists	SG8, H3.2, Pinus radiata
Windows		
	Framing and reveals	Dressed, H3.1, Pinus radiata



D14 TYPE OF CONNECTION ALLOWED IN RESTRICTED ZONE

D17
RESTRICTIONS ON CONNECTIONS IN PRESSURE AREAS AT THE BASE OF A STACK OF 2 LEVELS OR LESS

Figure 12: Relief Valve Drains – Freezing Protection
Paragraphs 6.7.1, 6.7.4 and 6.7.5



(a) Storage water heater located where freezing likely
e.g. External to building thermal envelope in cold climates

(b) Relief drain located where freezing likely
e.g. Internal storage water heater with drain discharging externally (See figure 13 also)

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SECTION NOTES

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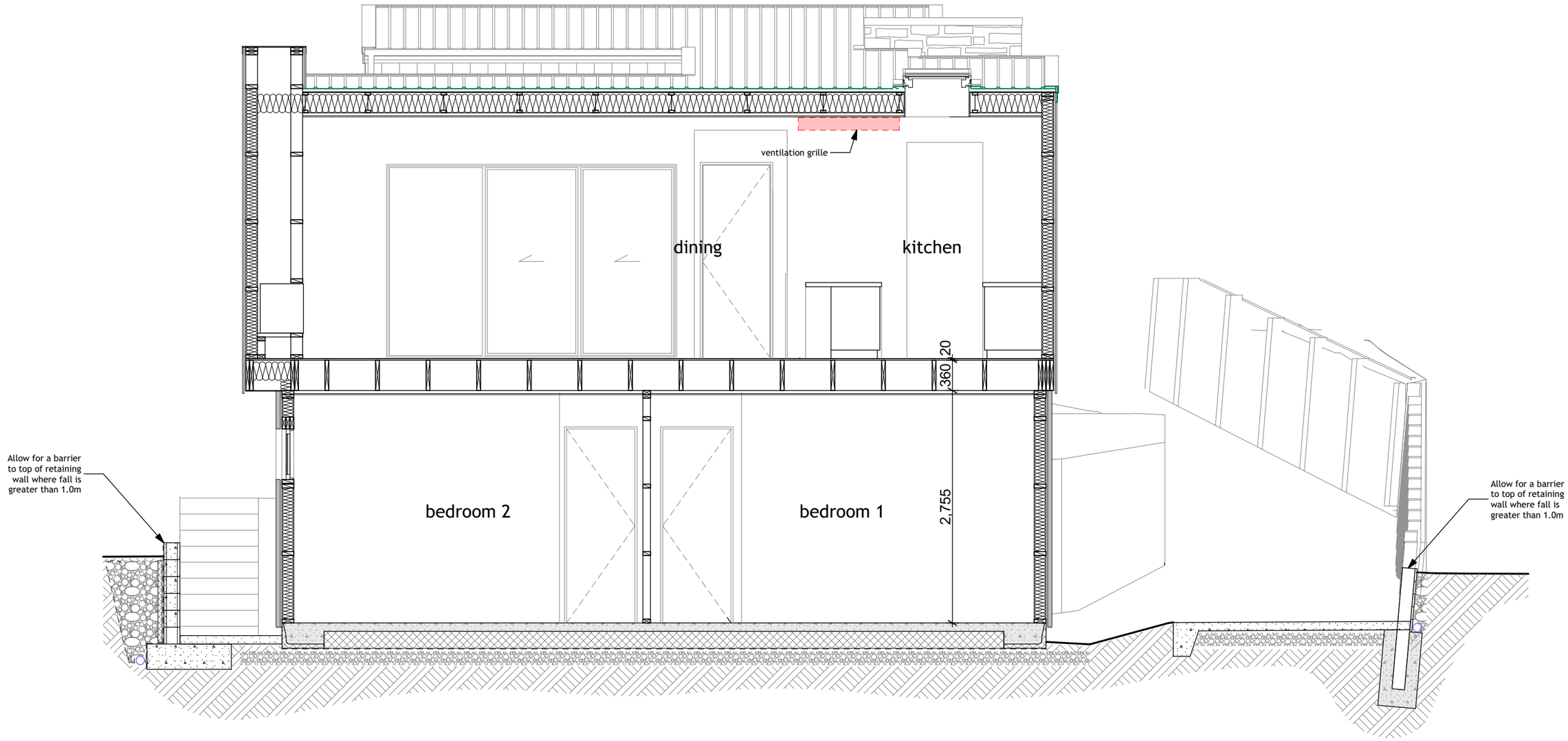
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SECTION A - A

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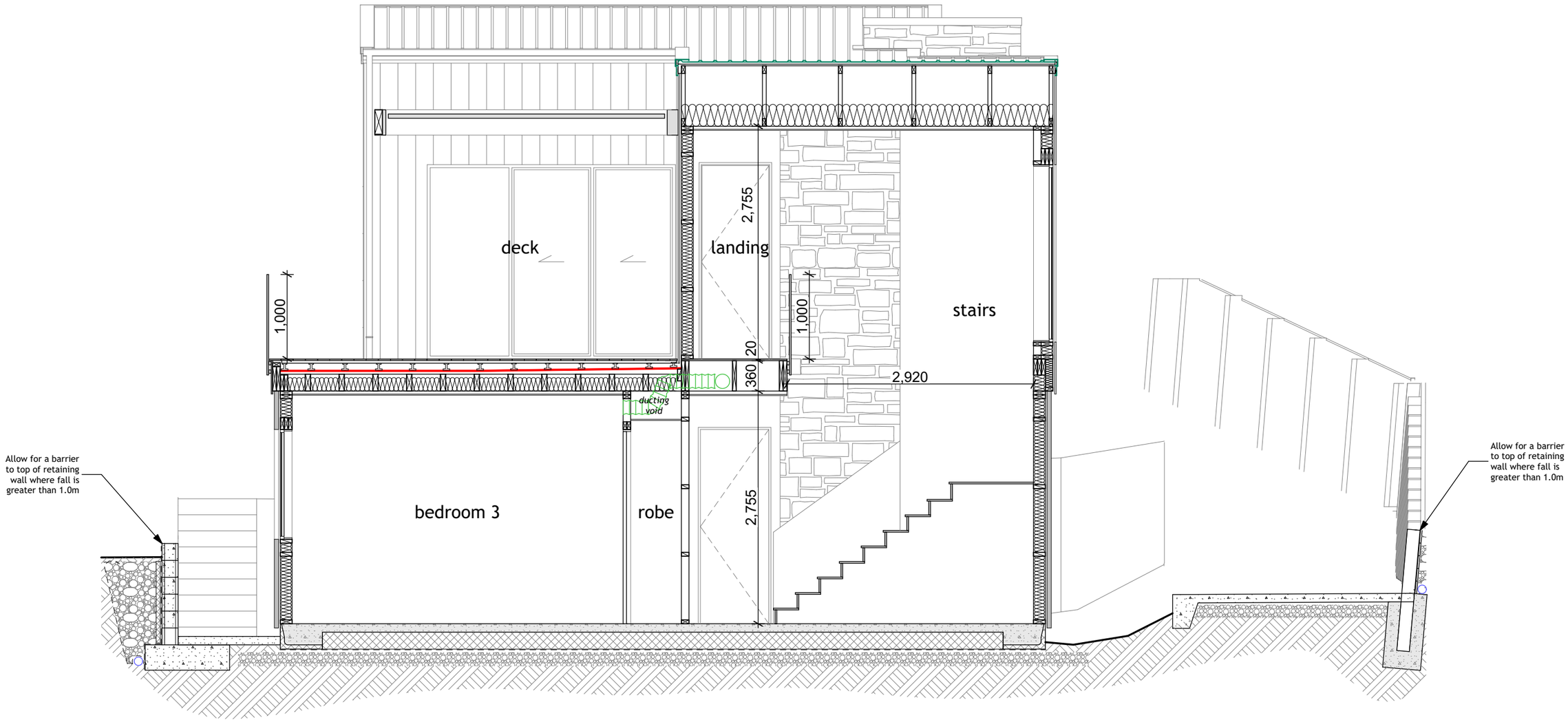
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SECTION B - B

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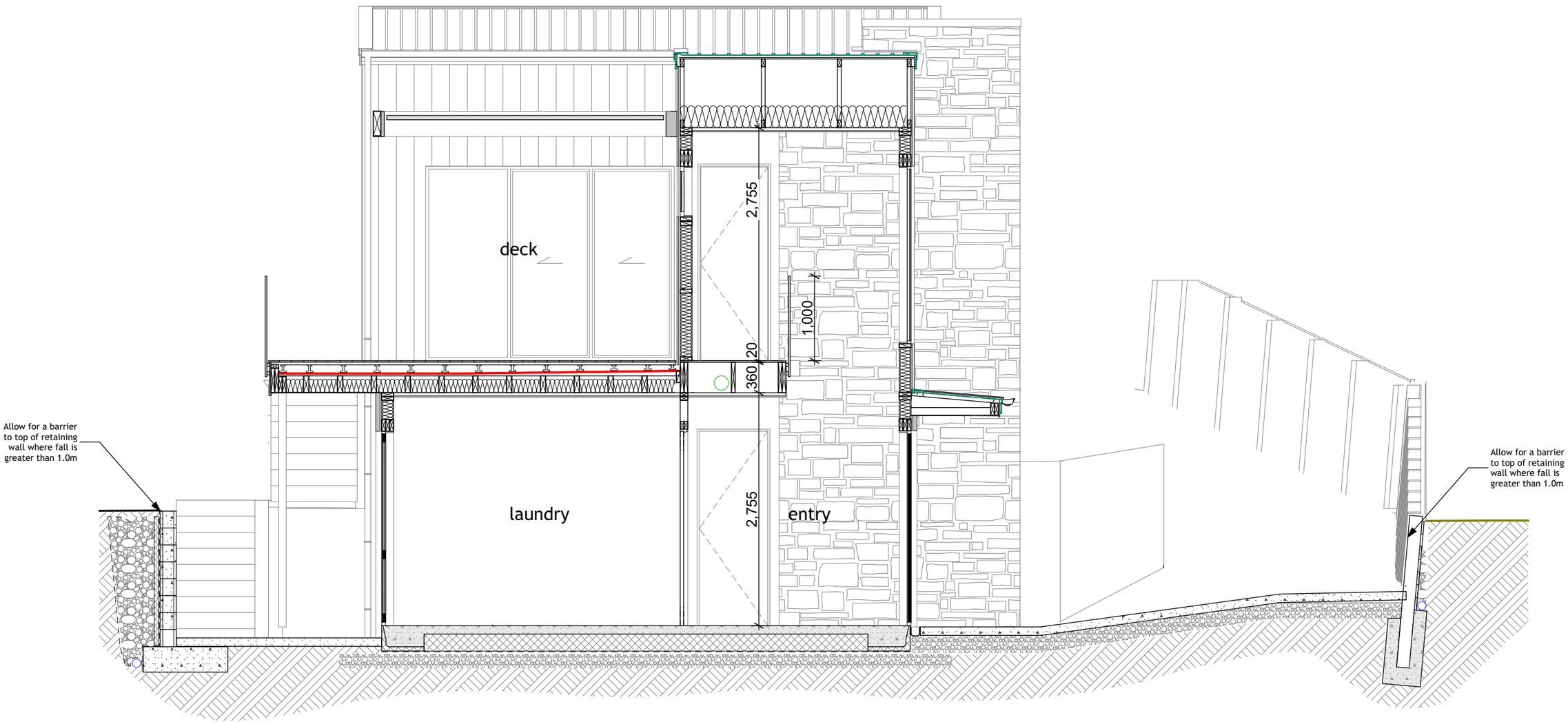
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SECTION C - C

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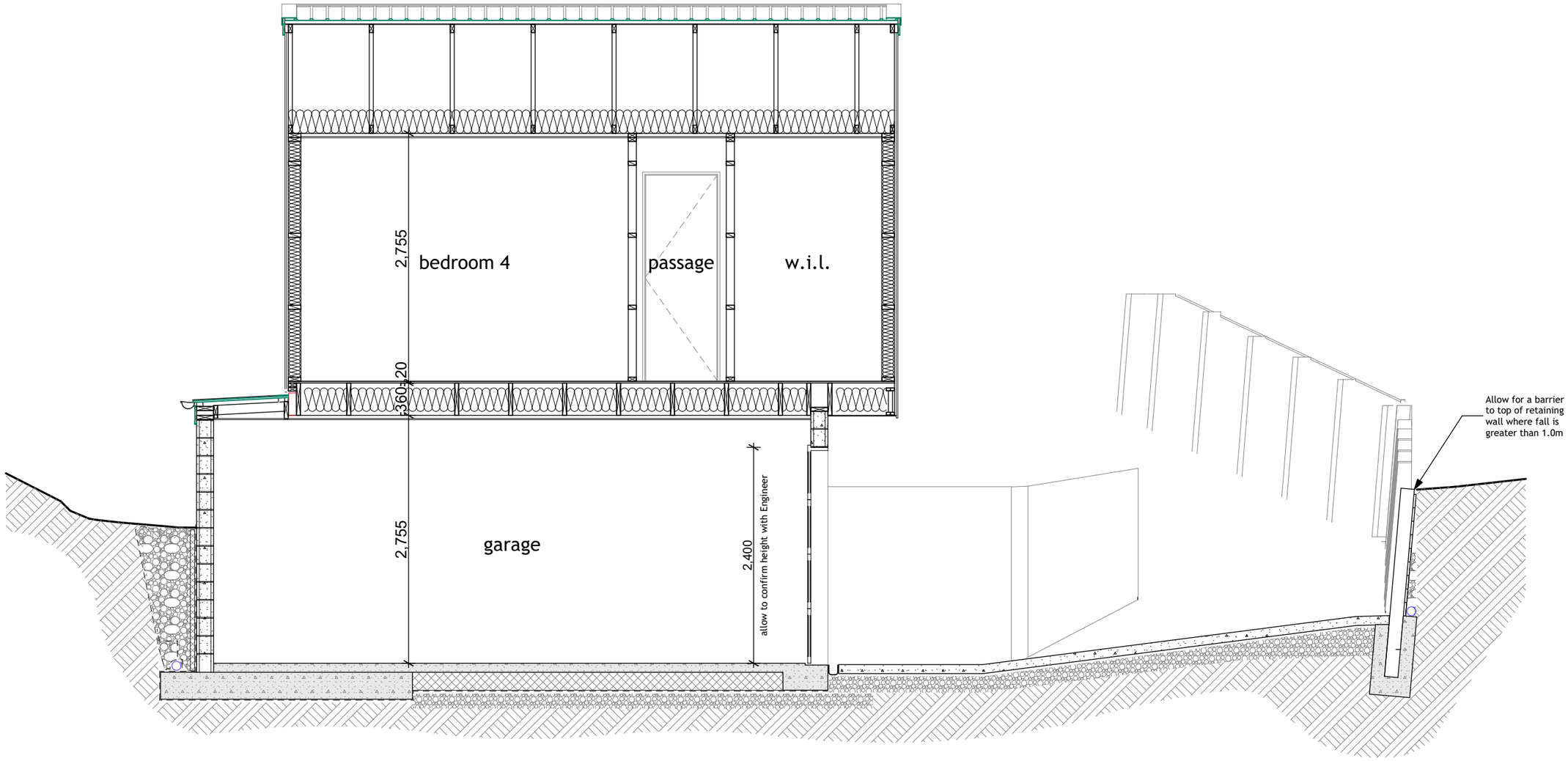
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SECTION E - E

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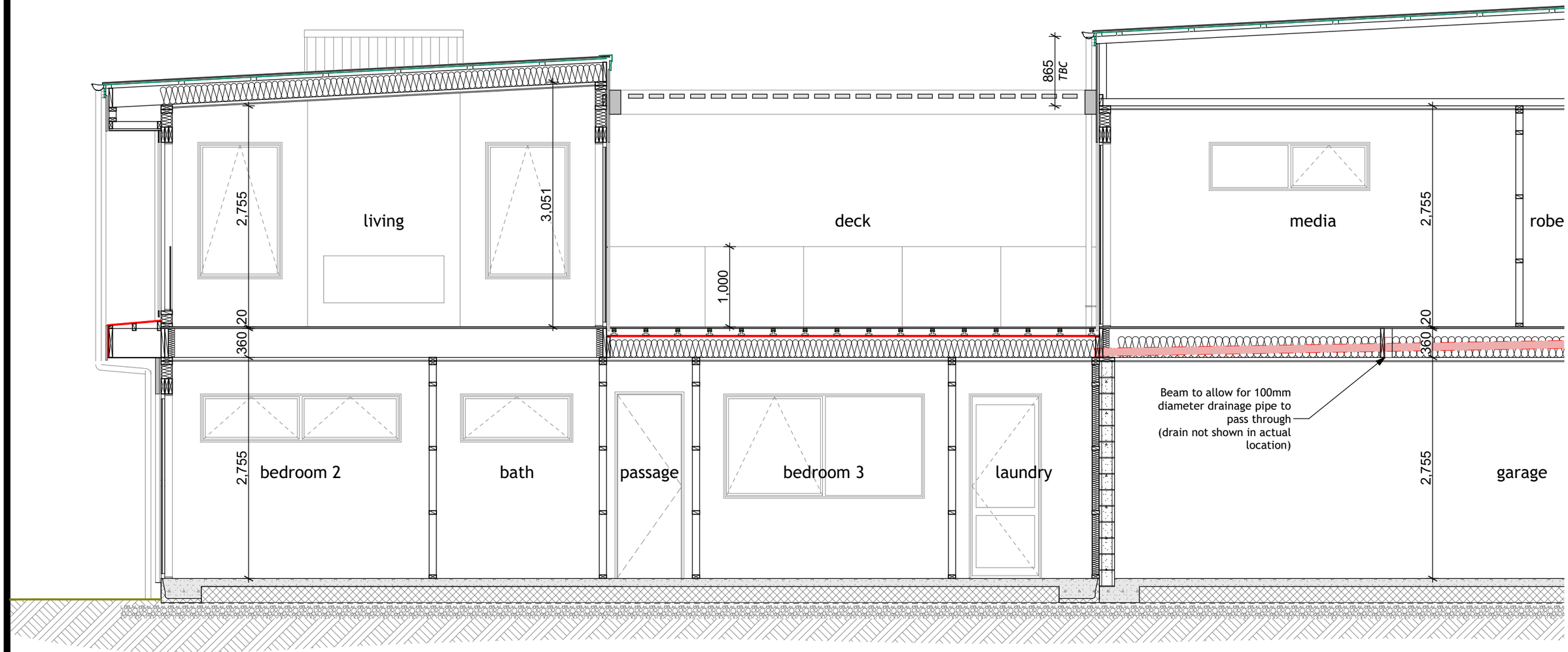
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SECTION F - F

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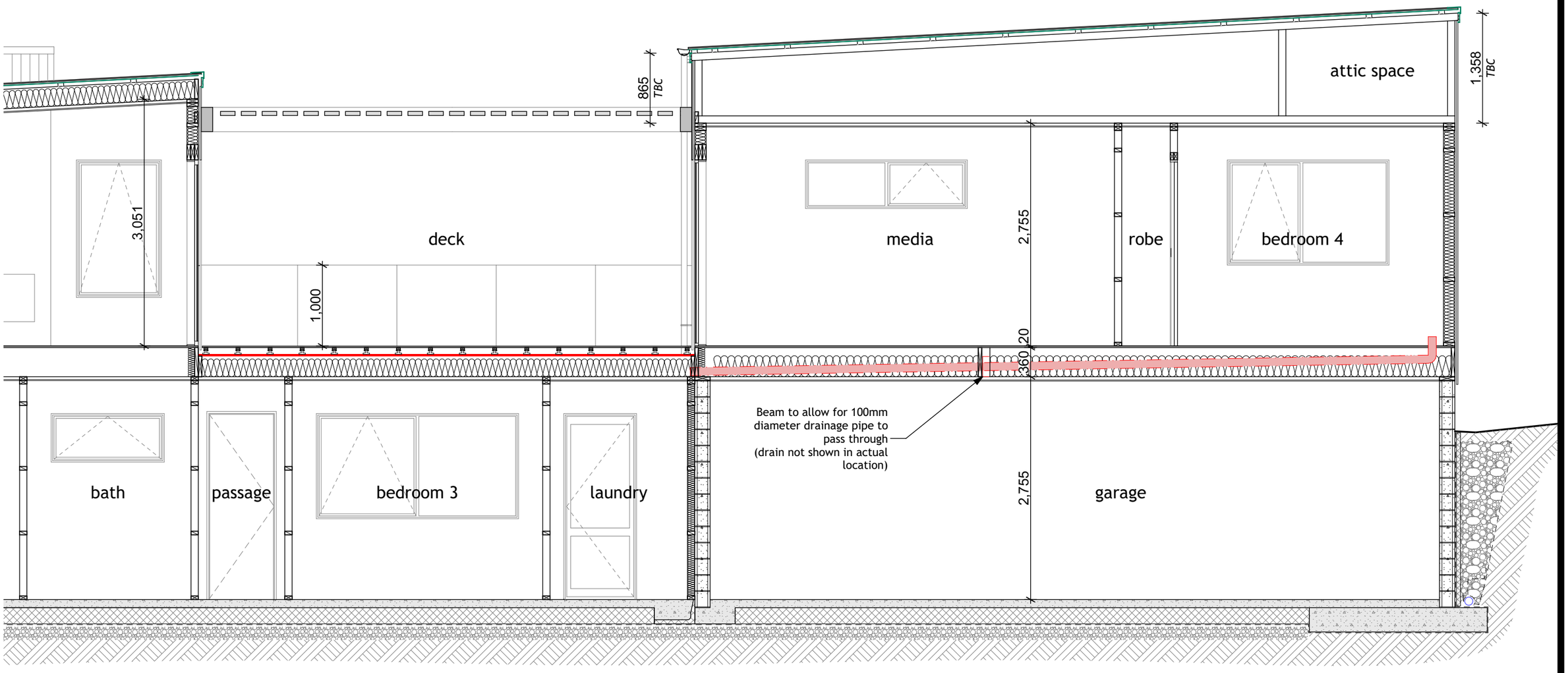
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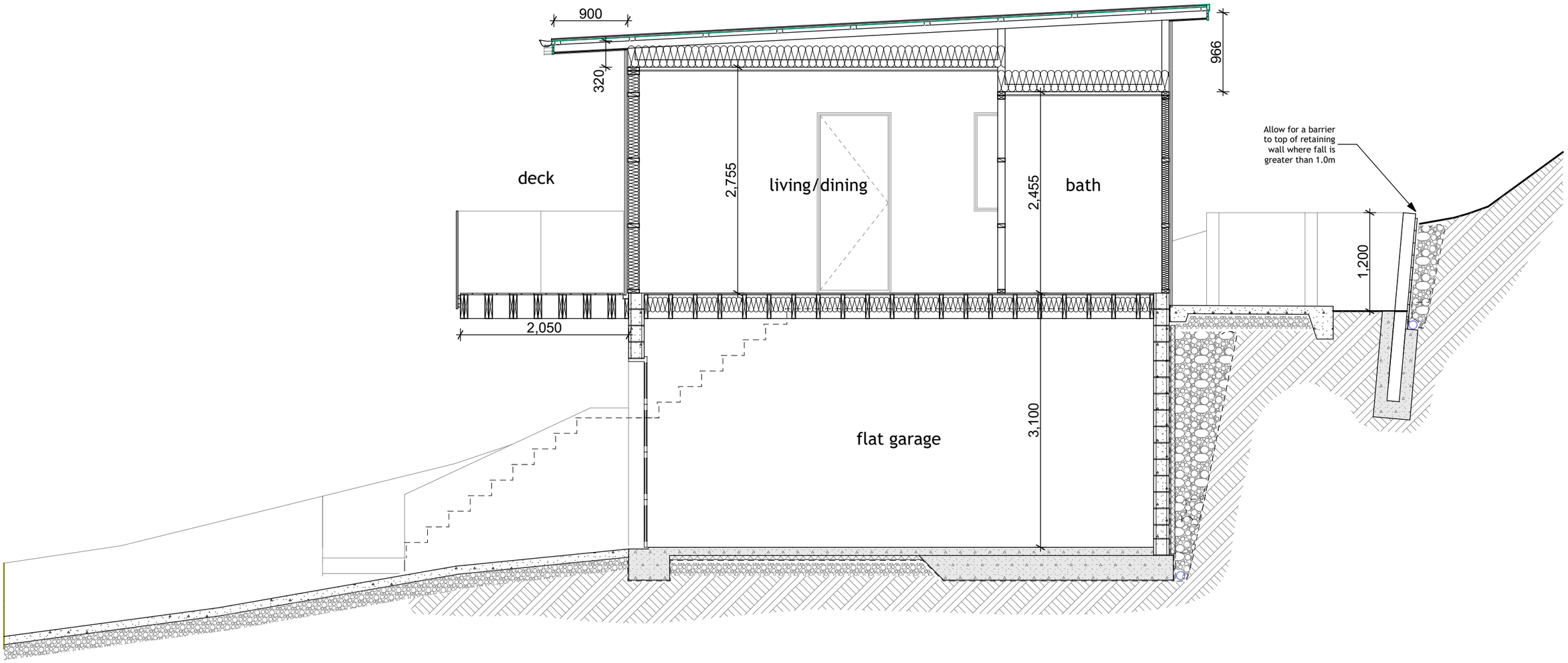
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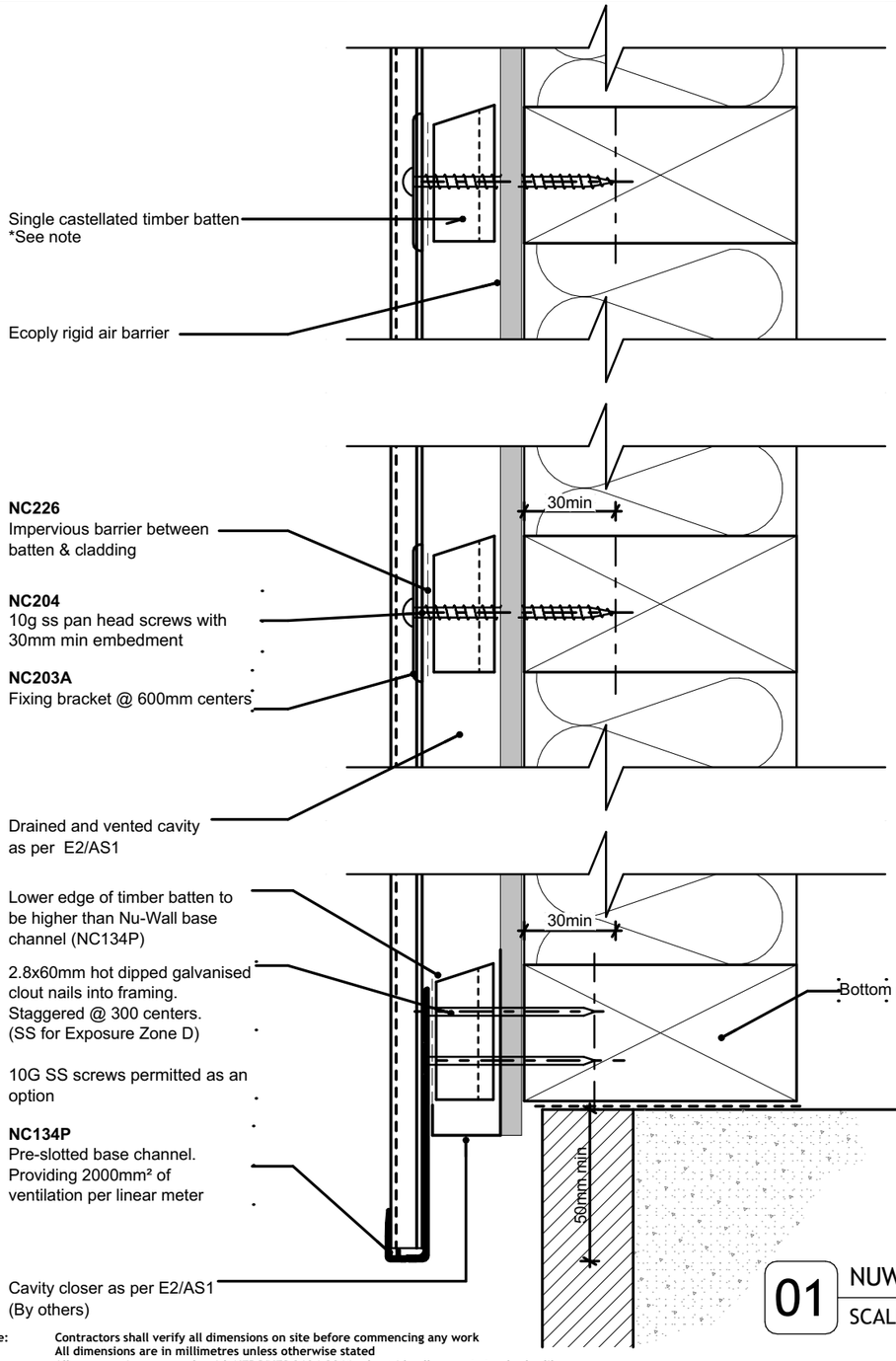
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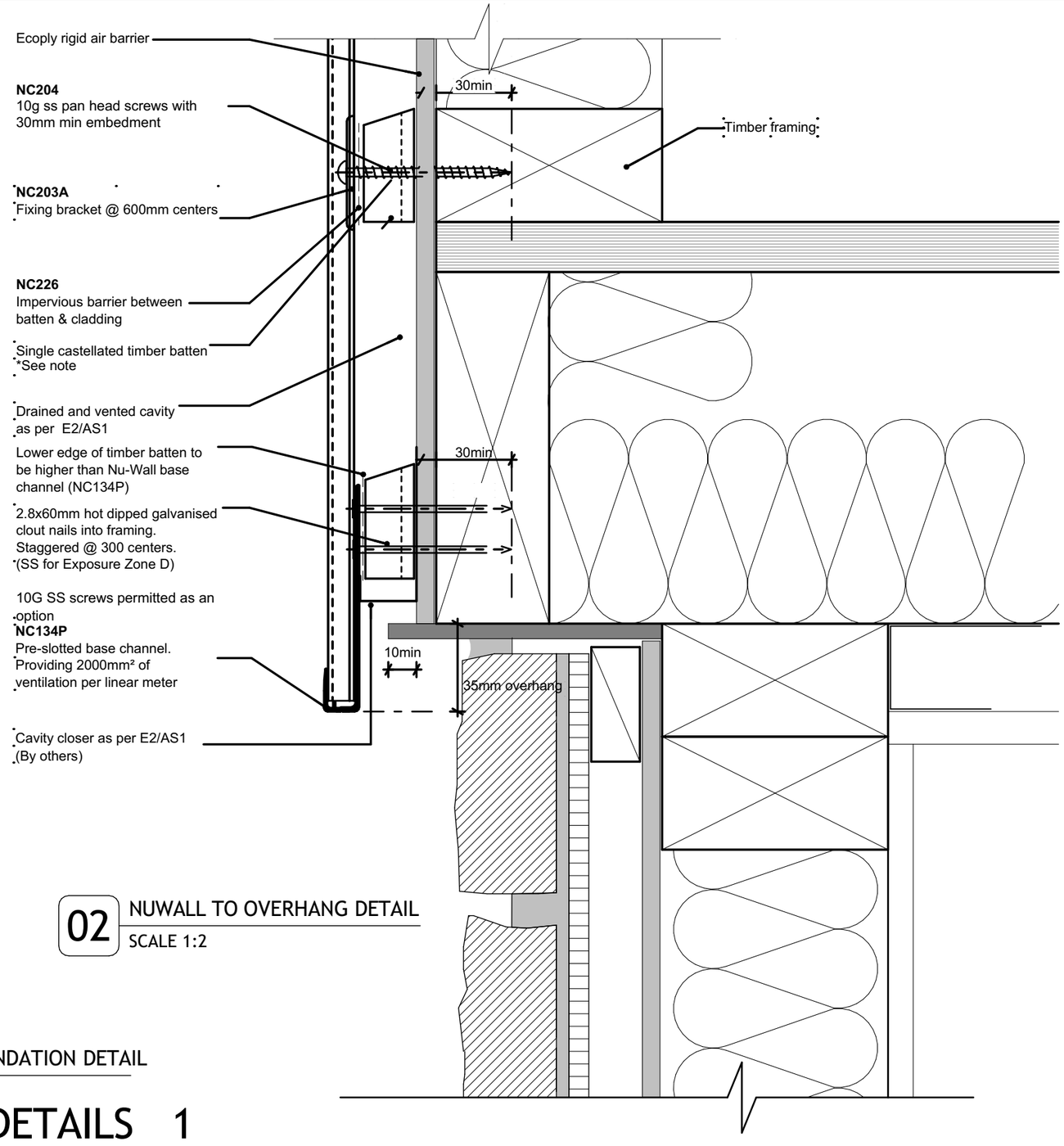
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125



01 NUWALL TO FOUNDATION DETAIL

SCALE 1:2



02 NUWALL TO OVERHANG DETAIL

SCALE 1:2

Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
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Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

DETAILS 1

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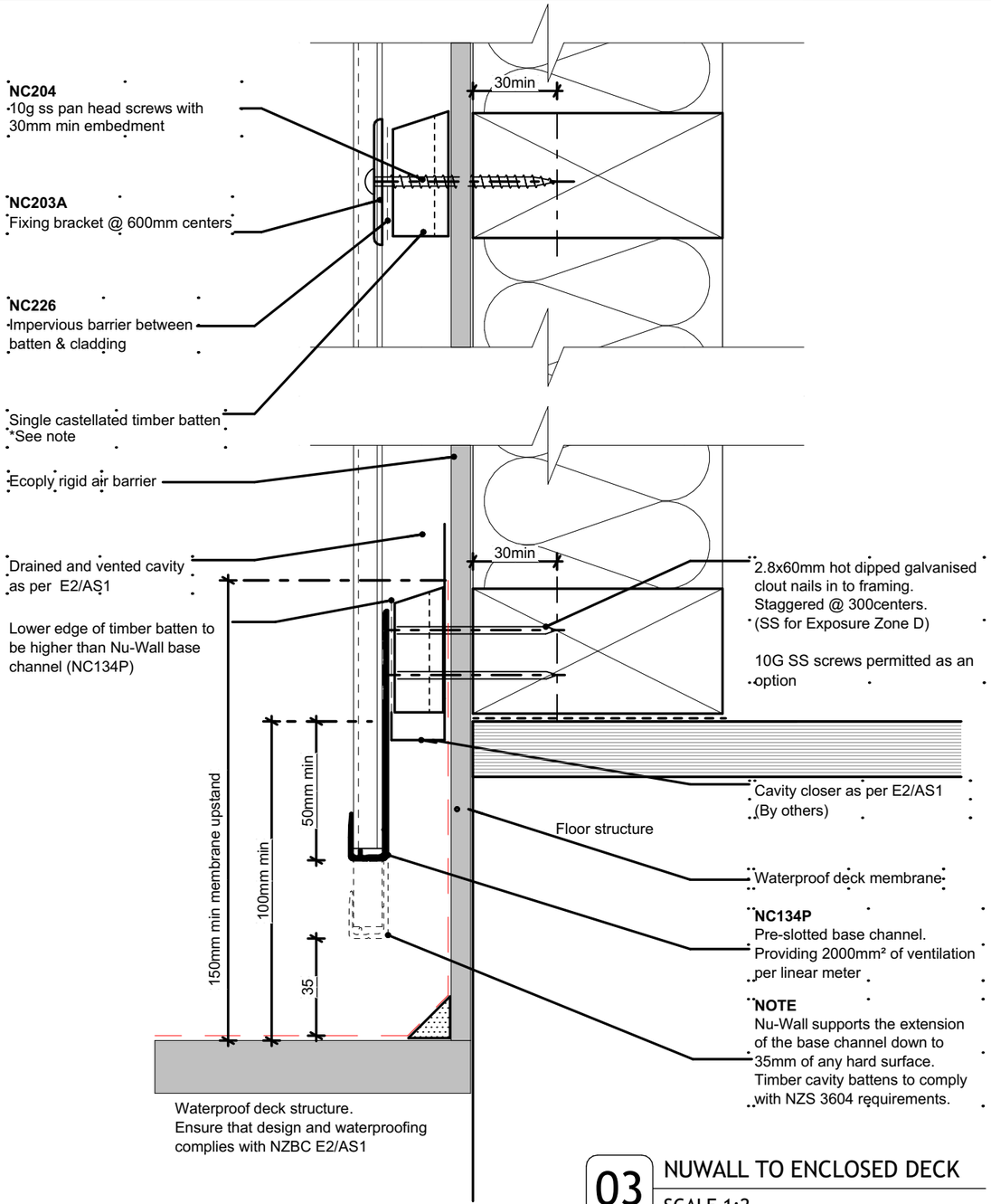
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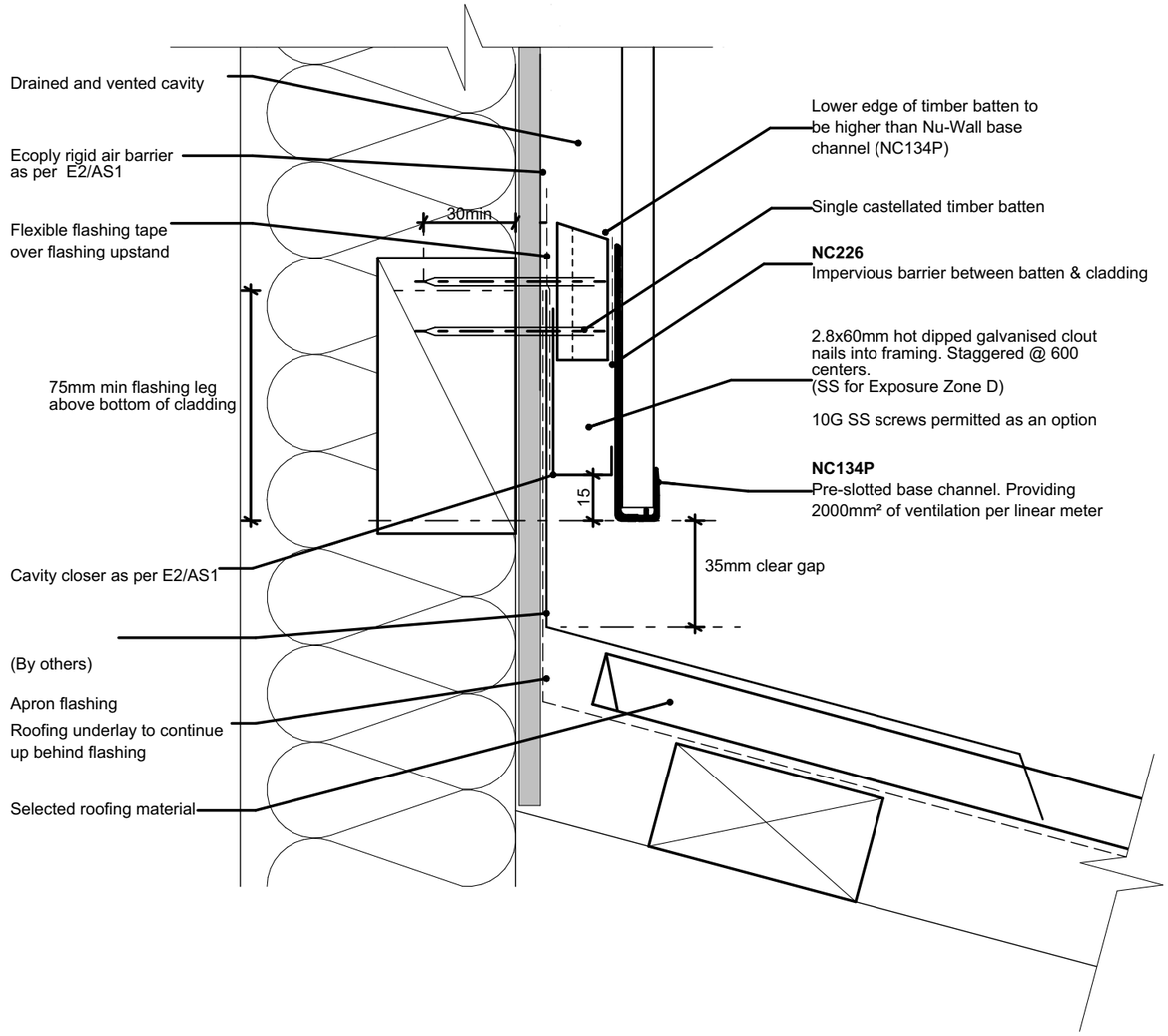
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03 NUWALL TO ENCLOSED DECK
SCALE 1:2



04 NUWALL TO ROOF APRON
SCALE 1:2

Note:
Contractors shall verify all dimensions on site before commencing any work
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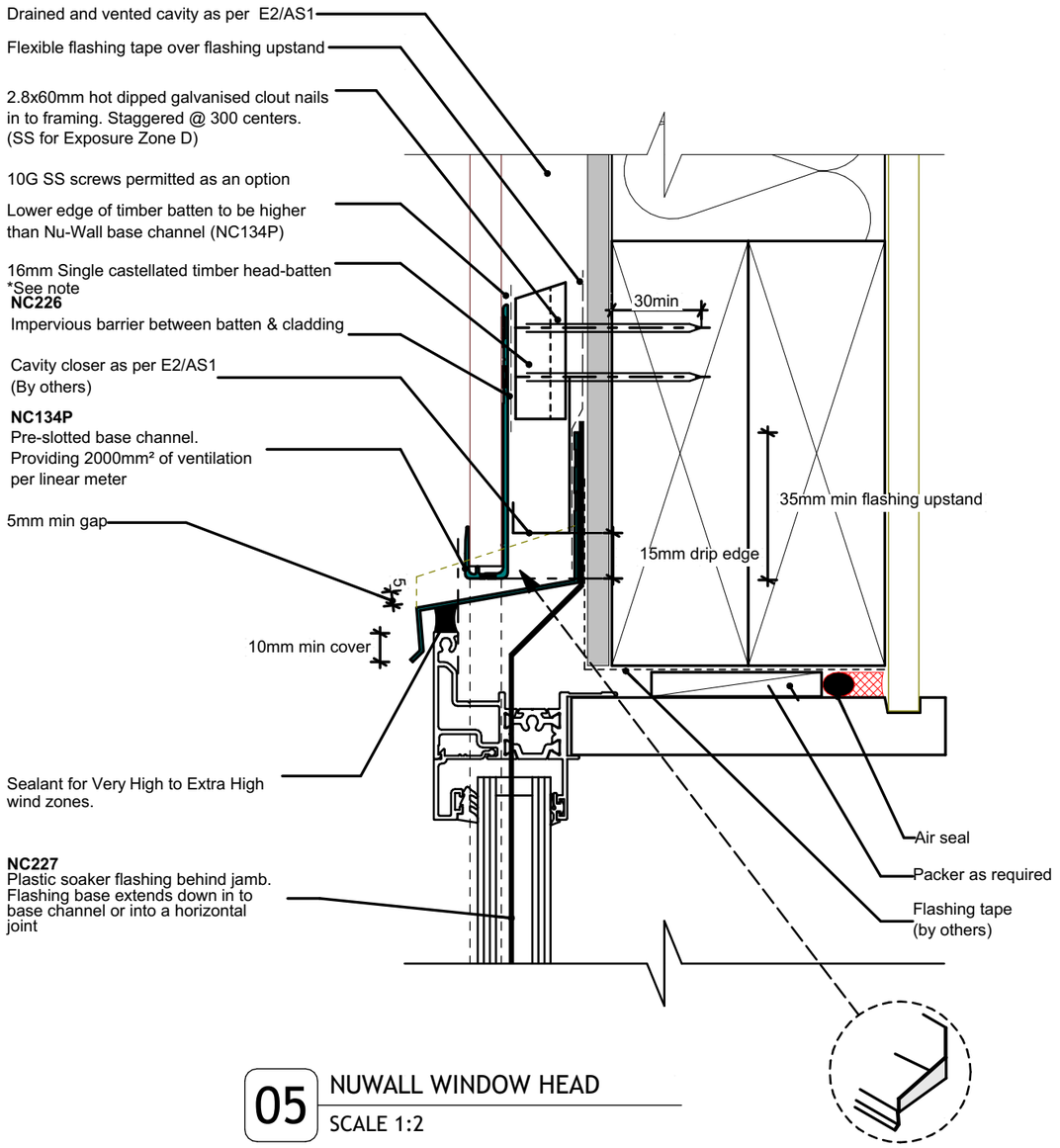
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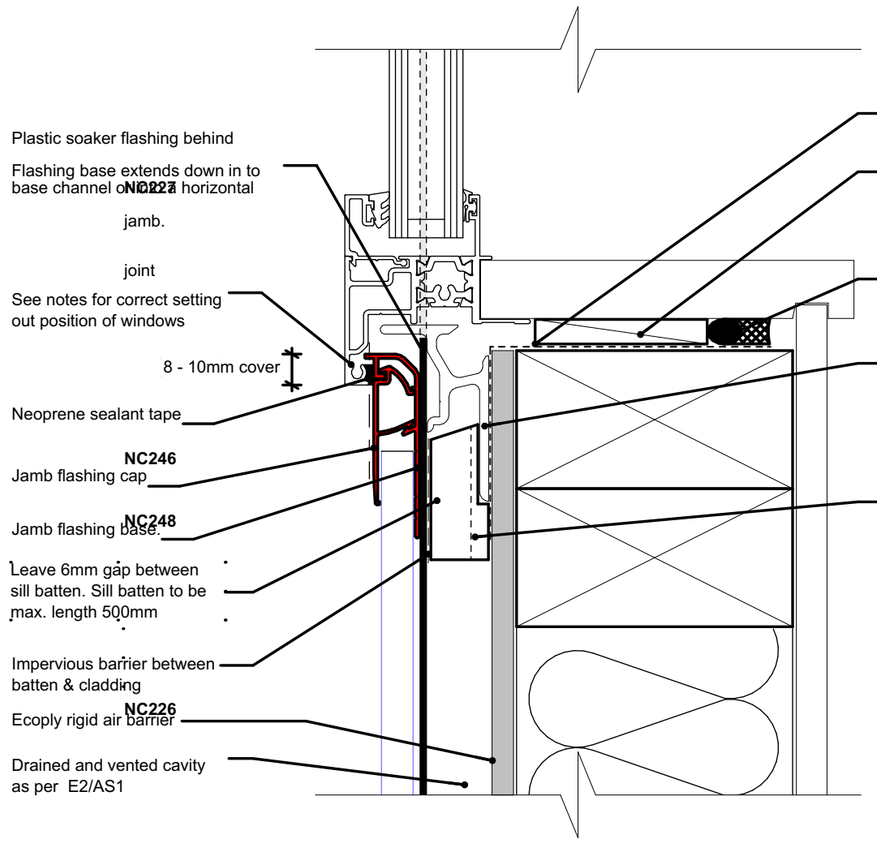
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127



05 NUWALL WINDOW HEAD

SCALE 1:2



06 NUWALL WINDOW SILL

SCALE 1:2

Note:
- Contractors shall verify all dimensions on site before commencing any work
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- All timber to be SG8 grade unless specified otherwise

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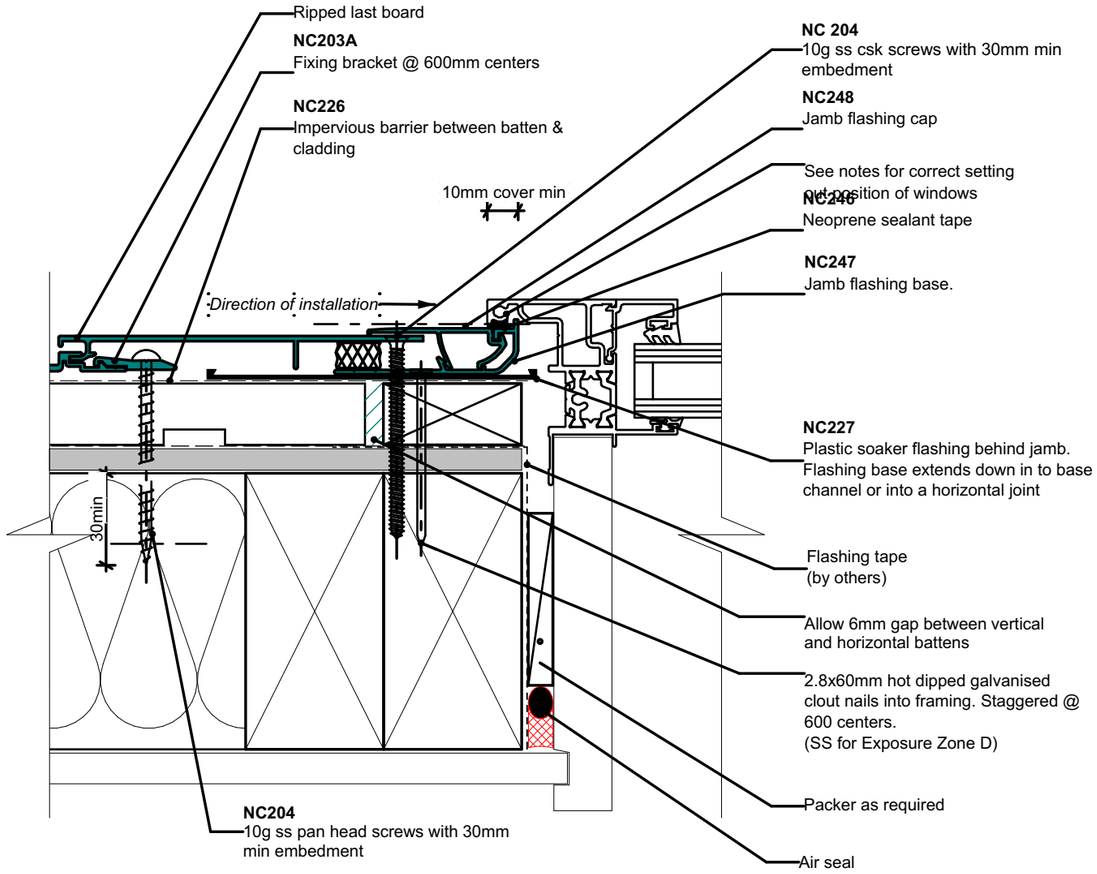
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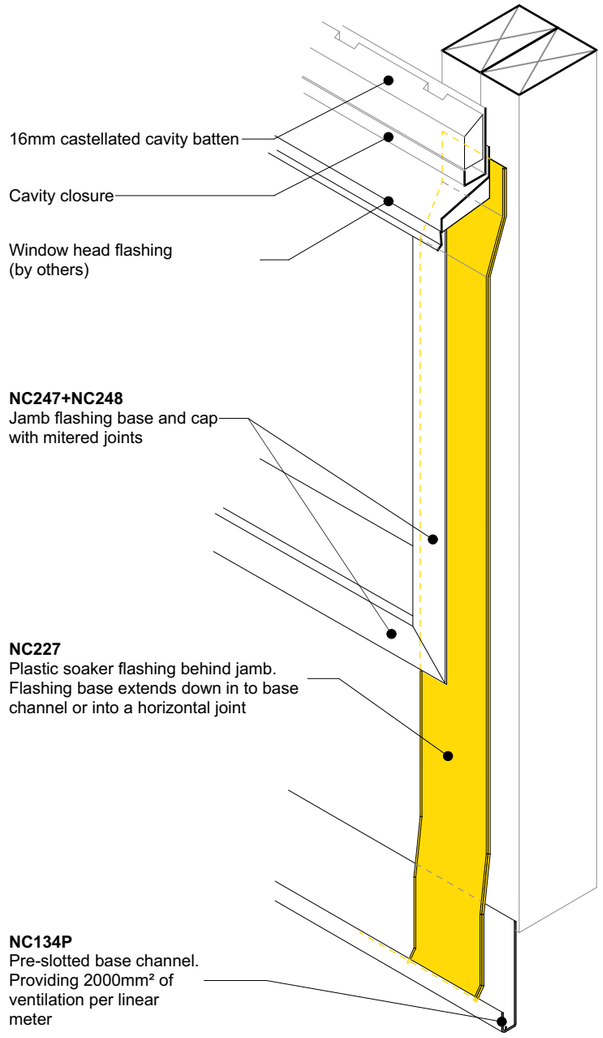
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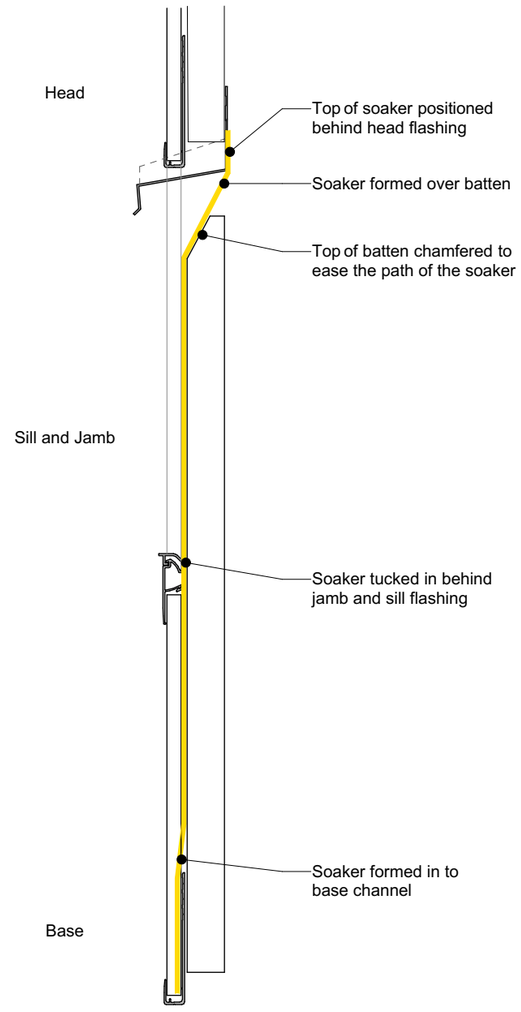
128



07 NUWALL WINDOW JAMB

SCALE 1:2





Note:
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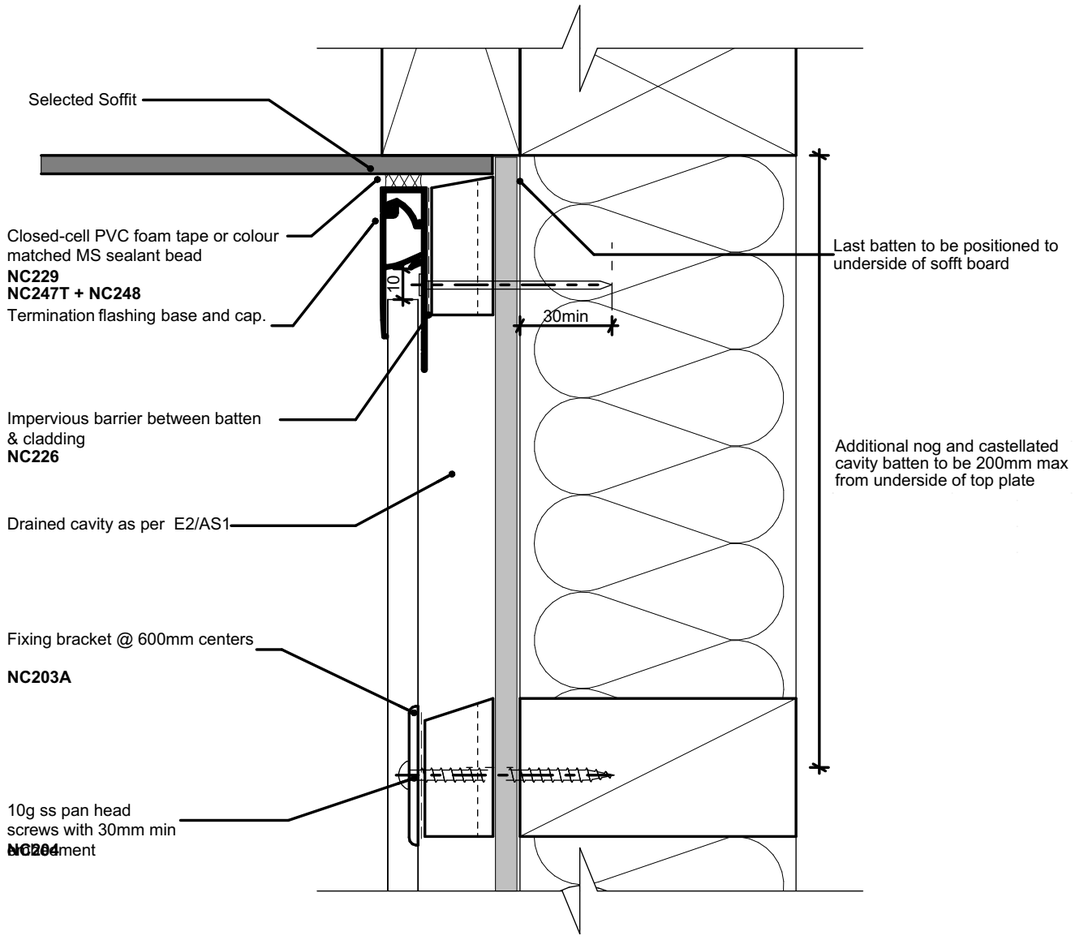
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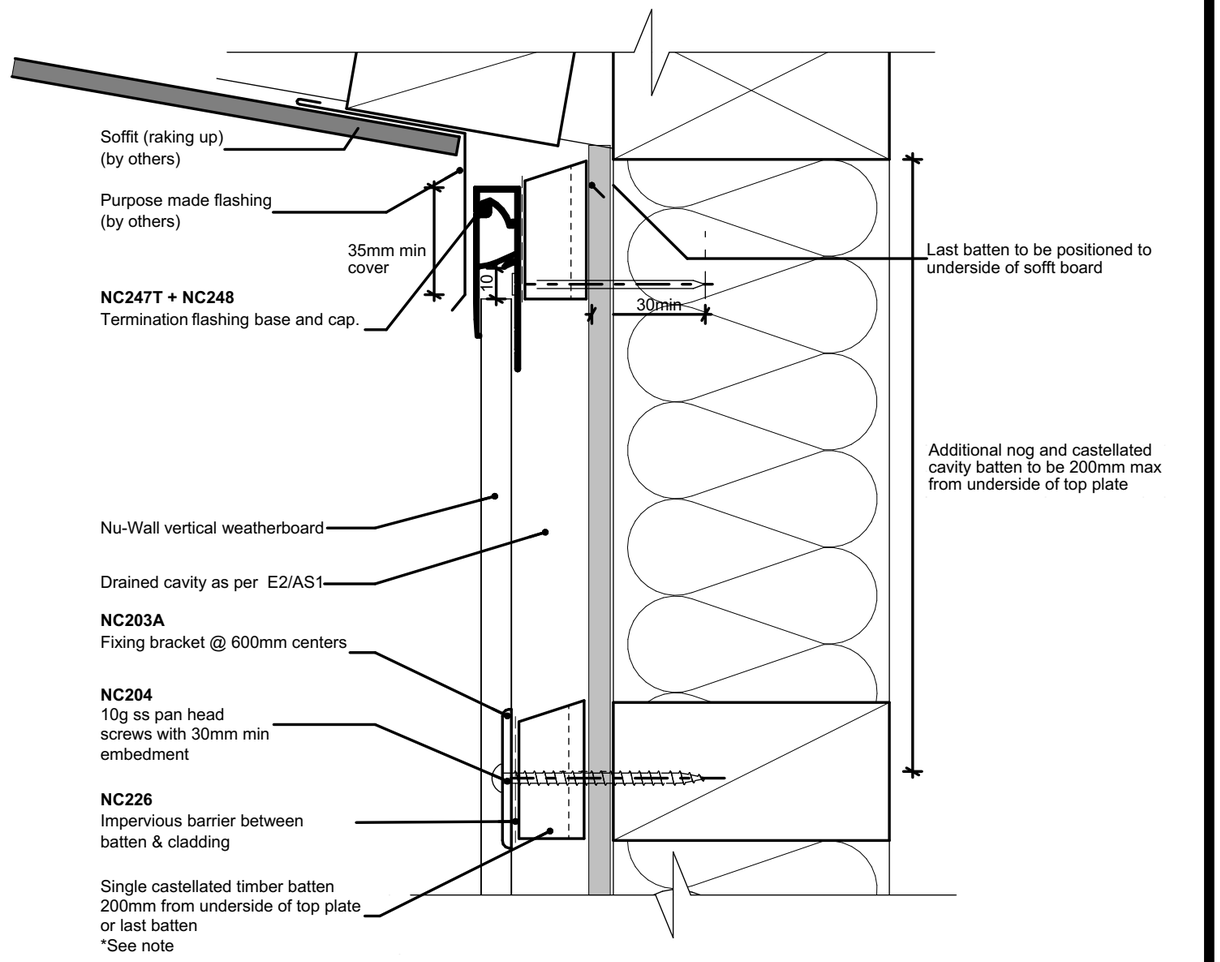
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129



08 NUWALL TO SOFFIT DETAIL

SCALE 1:2



09 NUWALL TO RAKING SOFFIT DETAIL

SCALE 1:2

Note:
Contractors shall verify all dimensions on site before commencing any work
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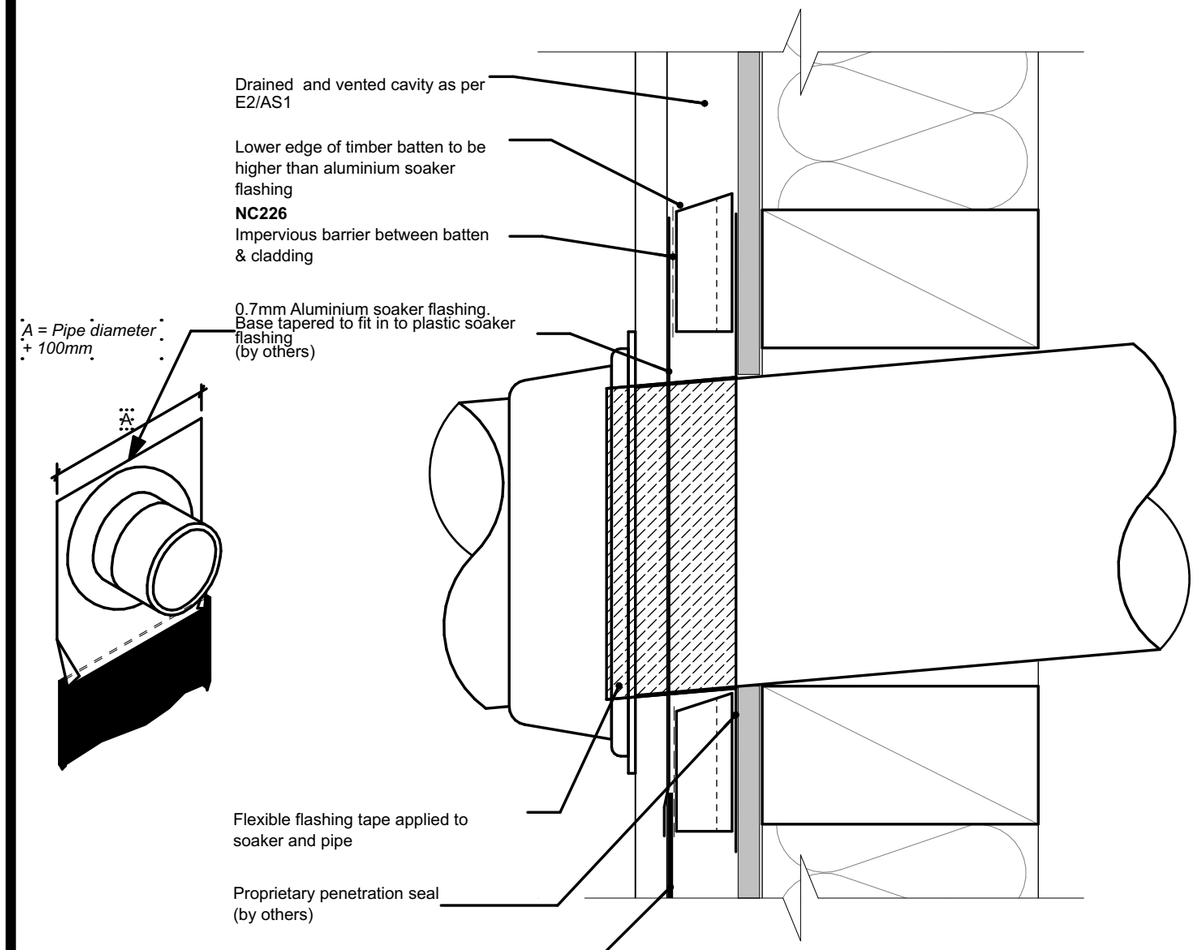
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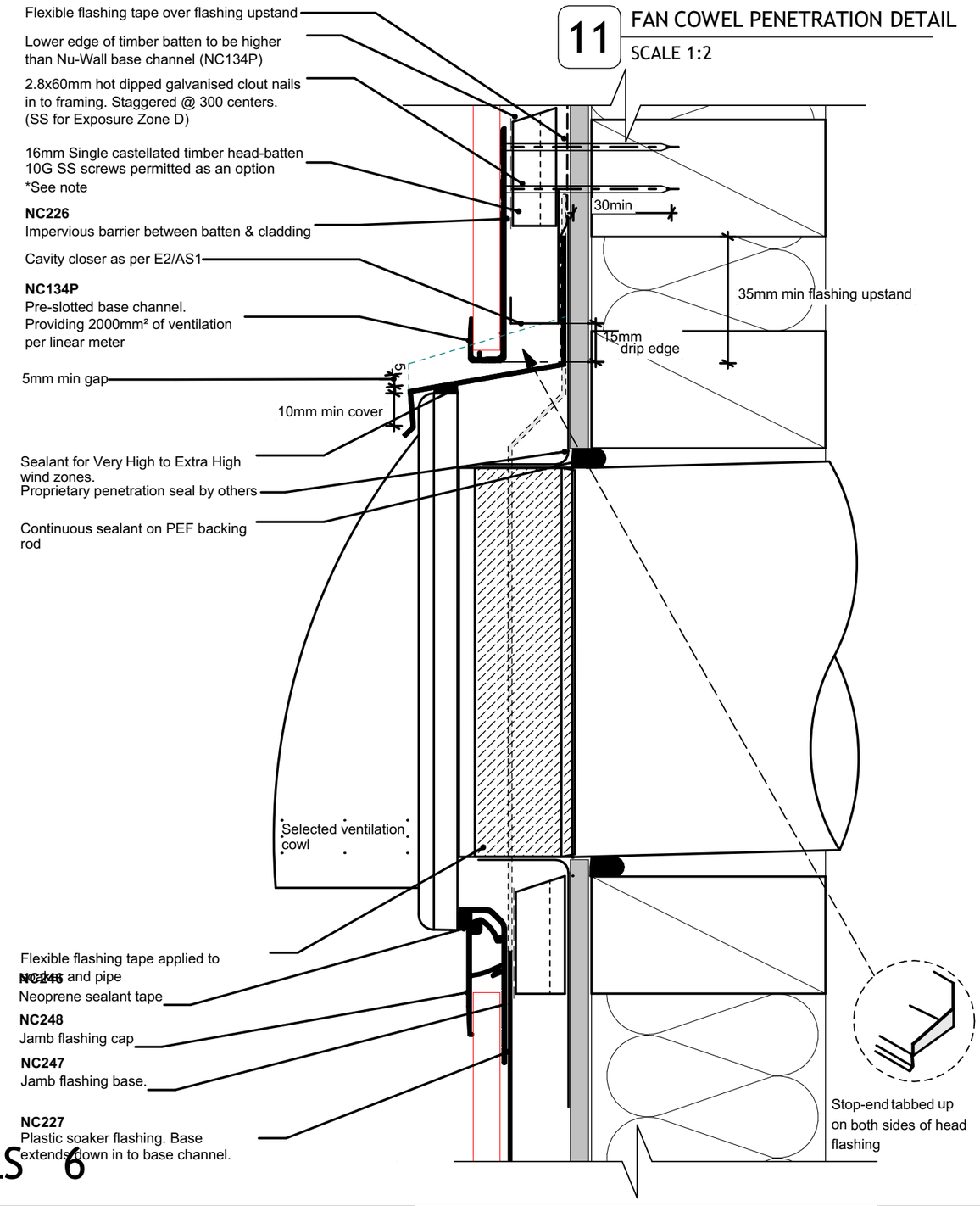
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10 PIPE PENETRATION DETAIL

SCALE 1:2



11 FAN COWEL PENETRATION DETAIL

SCALE 1:2

Note: Contractors shall verify all dimensions on site before commencing any work
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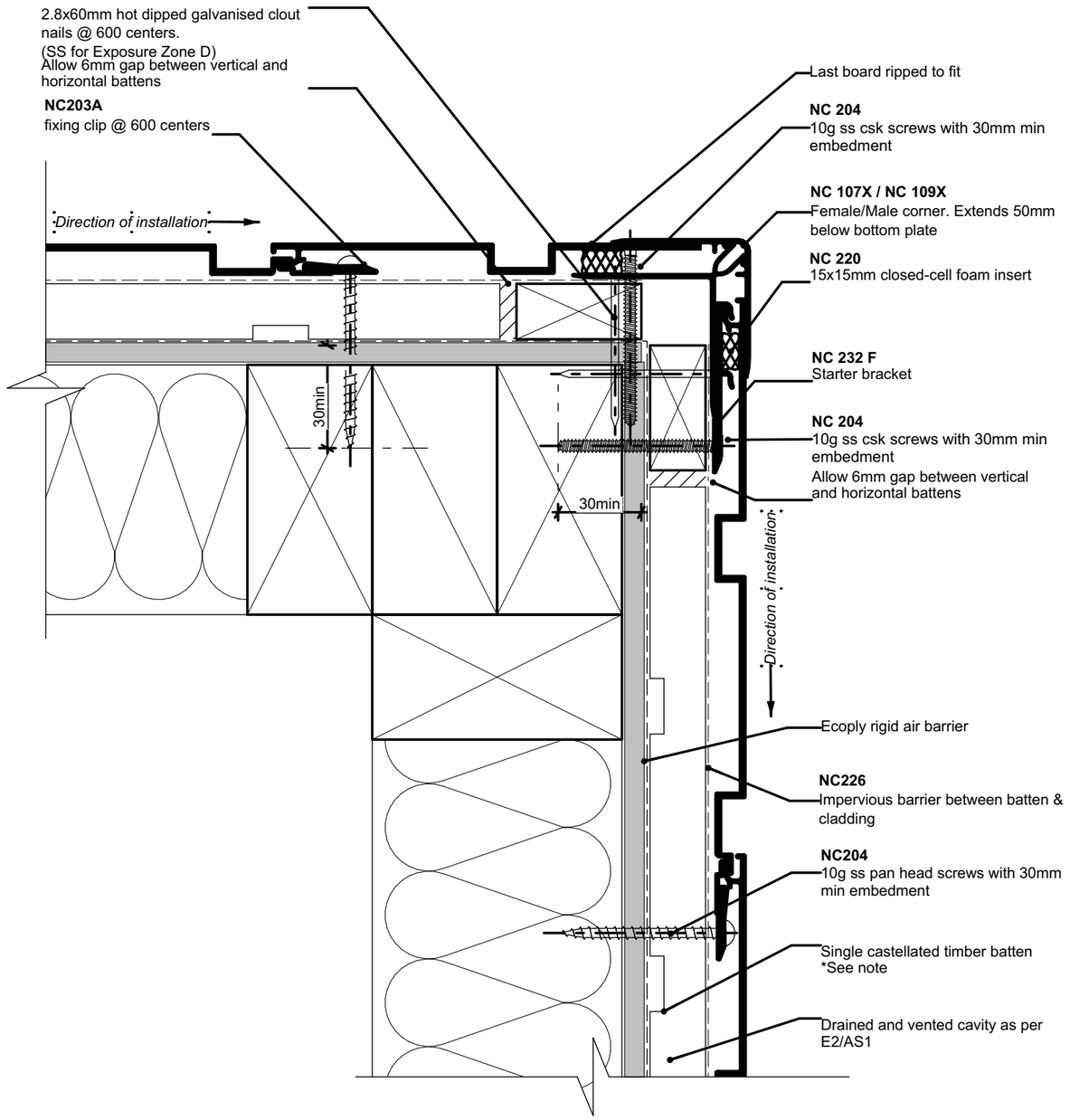
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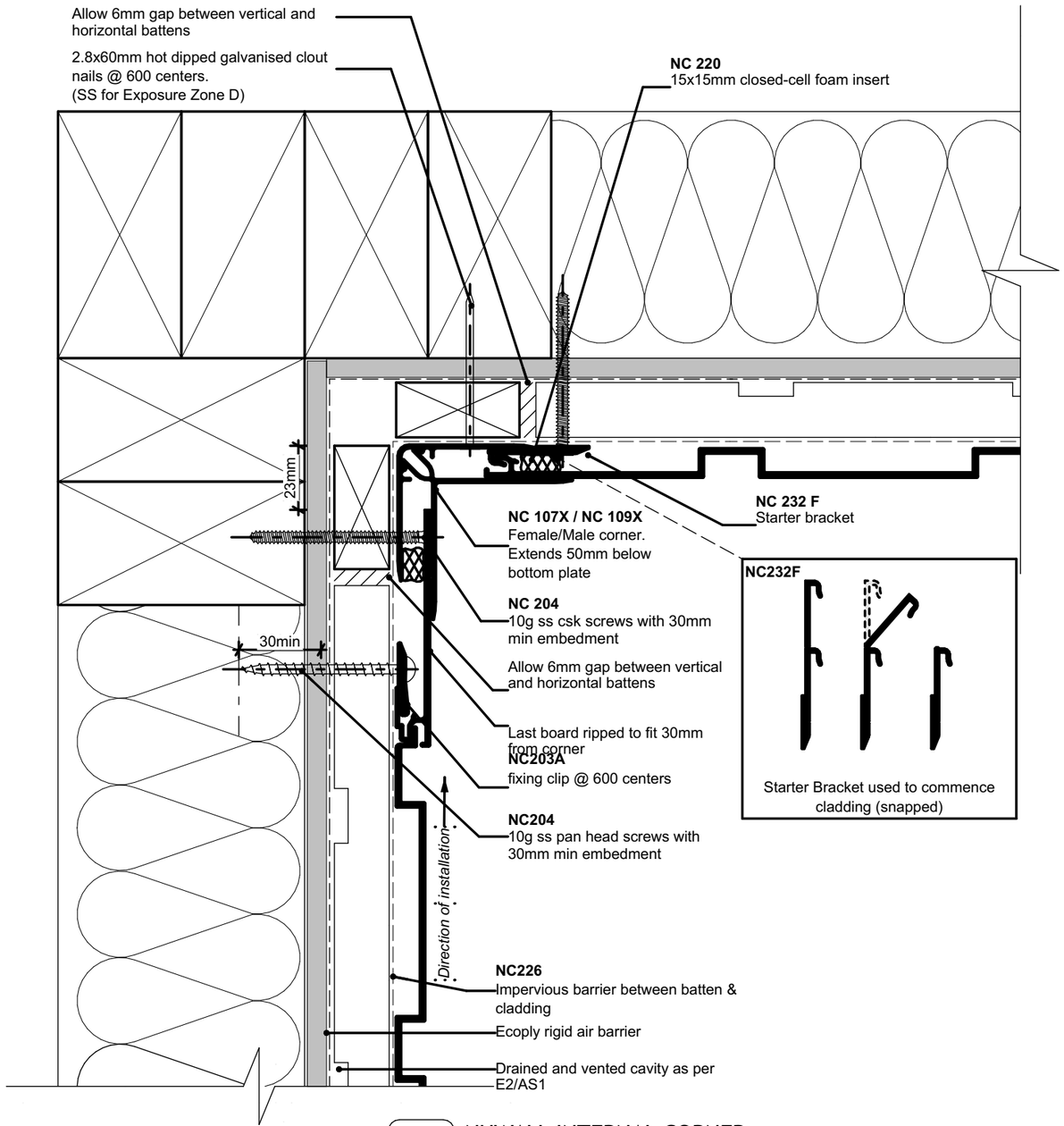
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131



12 NUWALL EXTERNAL CORNER

SCALE 1:2



13 NUWALL INTERNAL CORNER

SCALE 1:2

Note:
Contractors shall verify all dimensions on site before commencing any work
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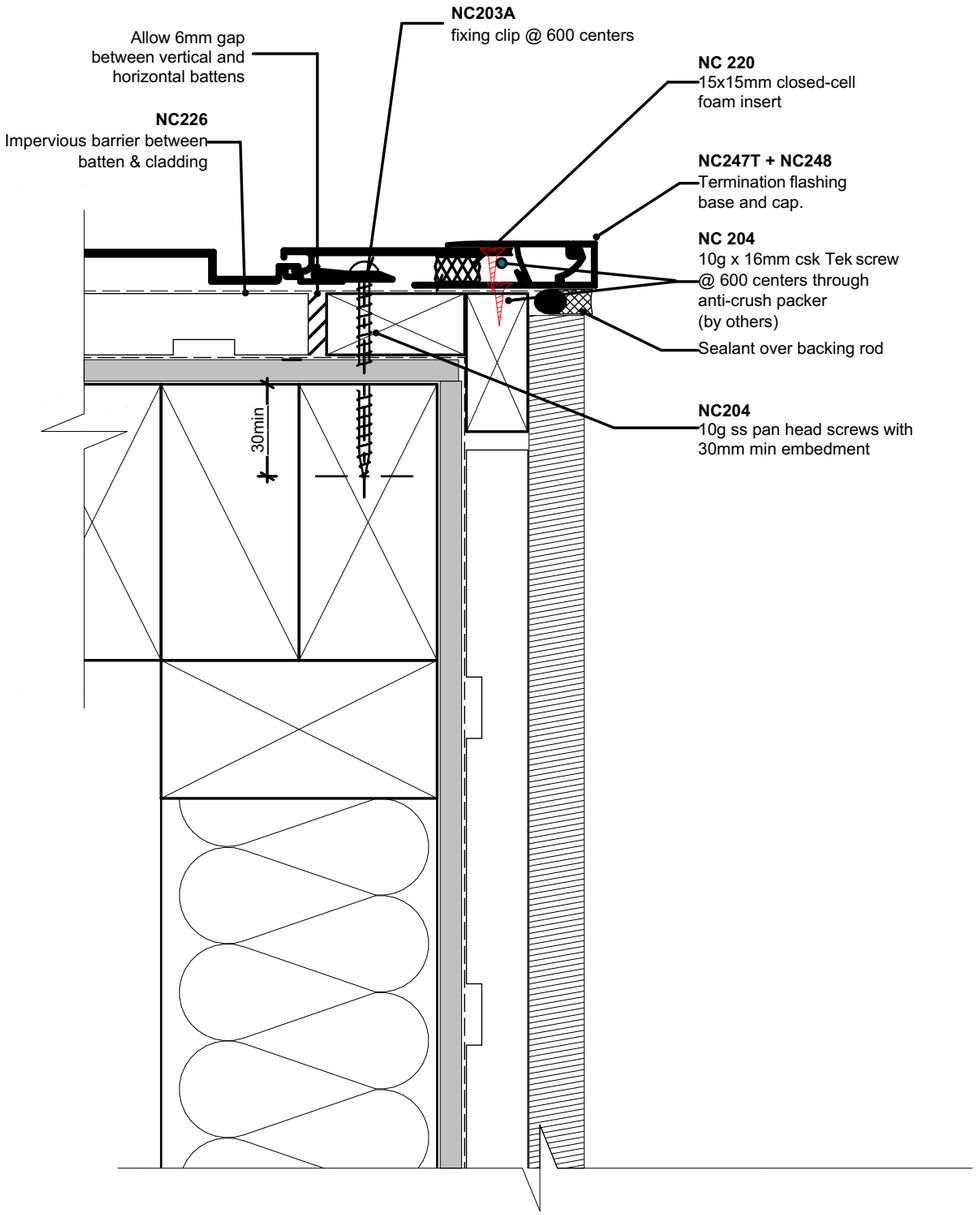
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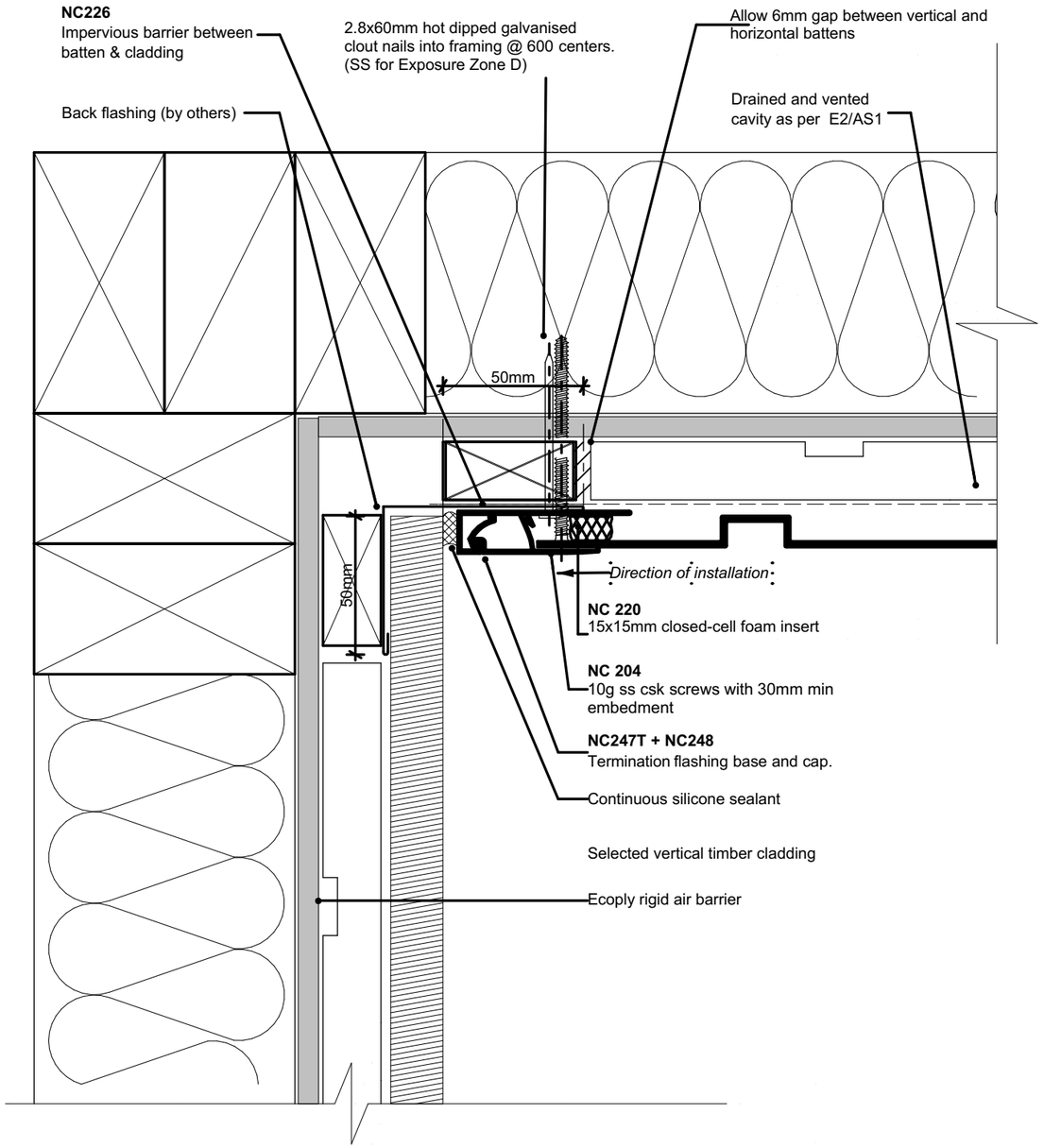
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14 NUWALL TO VERT TIMBER EXTERNAL CORNER
SCALE 1:2



15 NUWALL TO VERT TIMBER INTERNAL CORNER
SCALE 1:2

Note:
Contractors shall verify all dimensions on site before commencing any work
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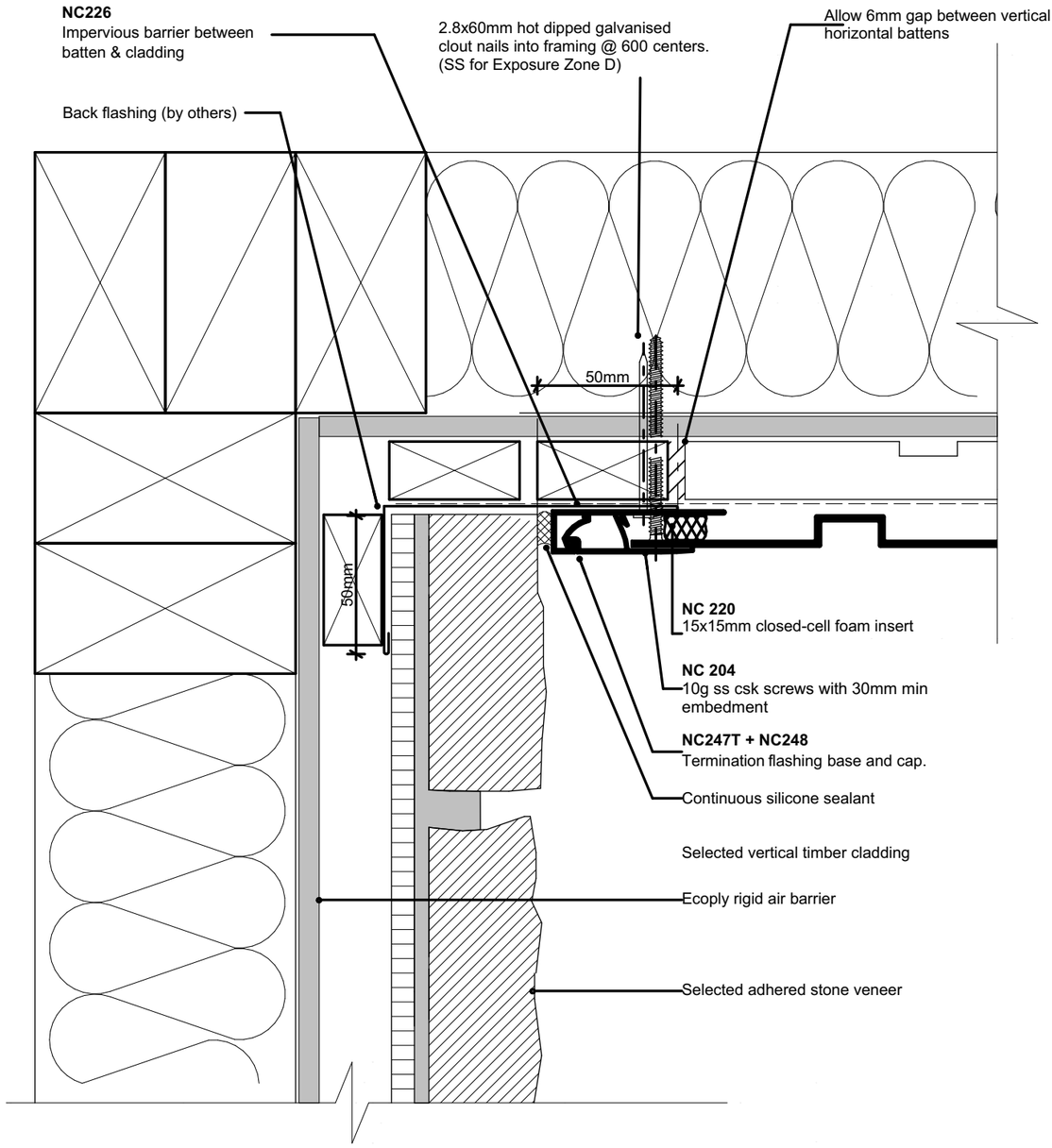
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16 NUWALL TO STONE INTERNAL CORNER

SCALE 1:2

Note:
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All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
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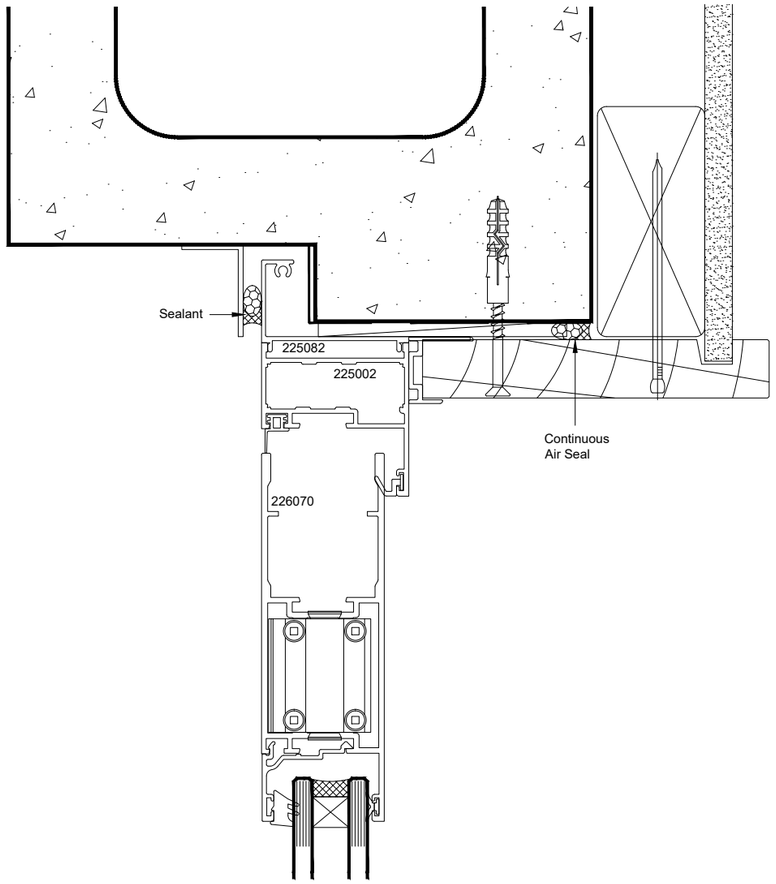
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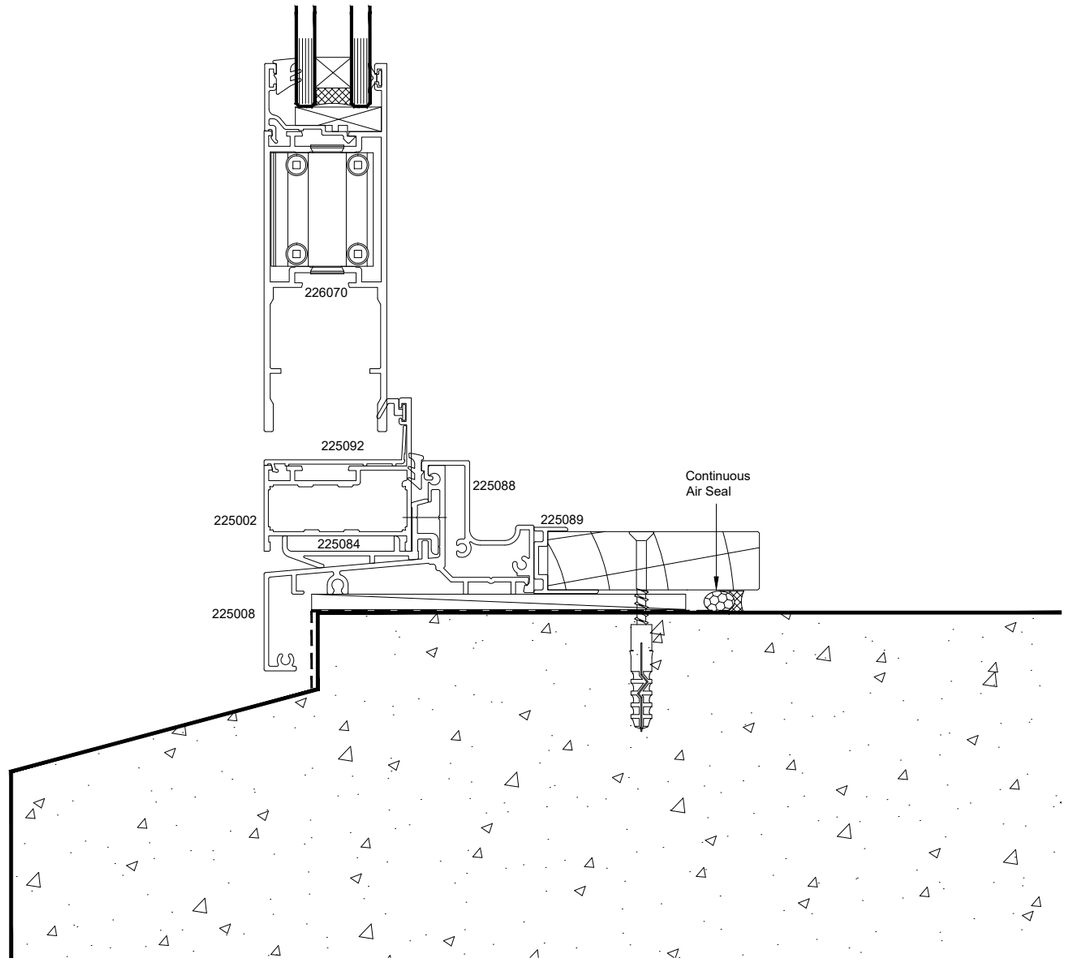
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17 BLOCK WALL DOOR HEAD
SCALE 1:2



18 BLOCK WALL DOOR SILL
SCALE 1:2

Note: Contractors shall verify all dimensions on site before commencing any work
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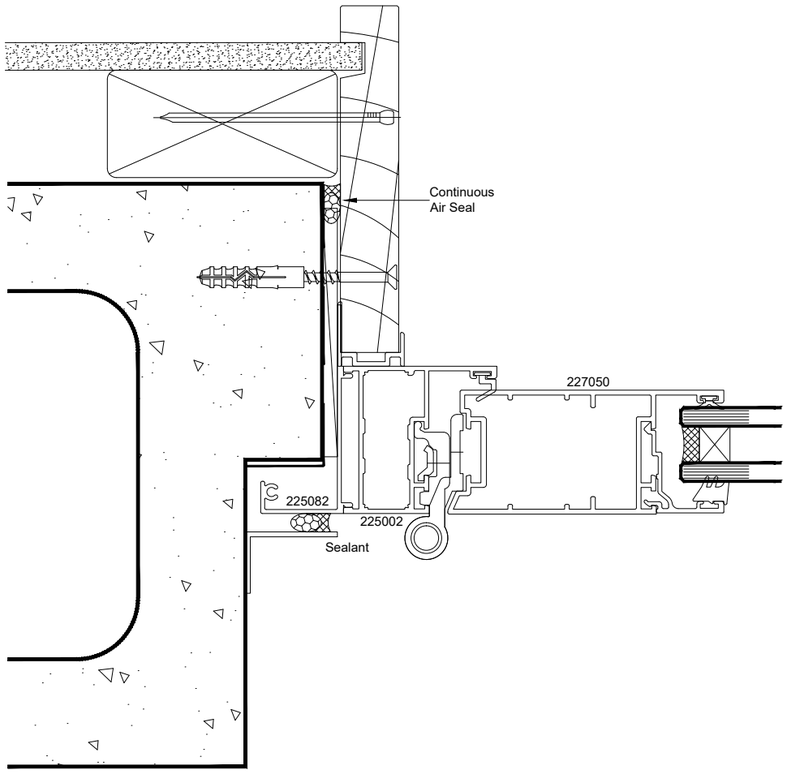
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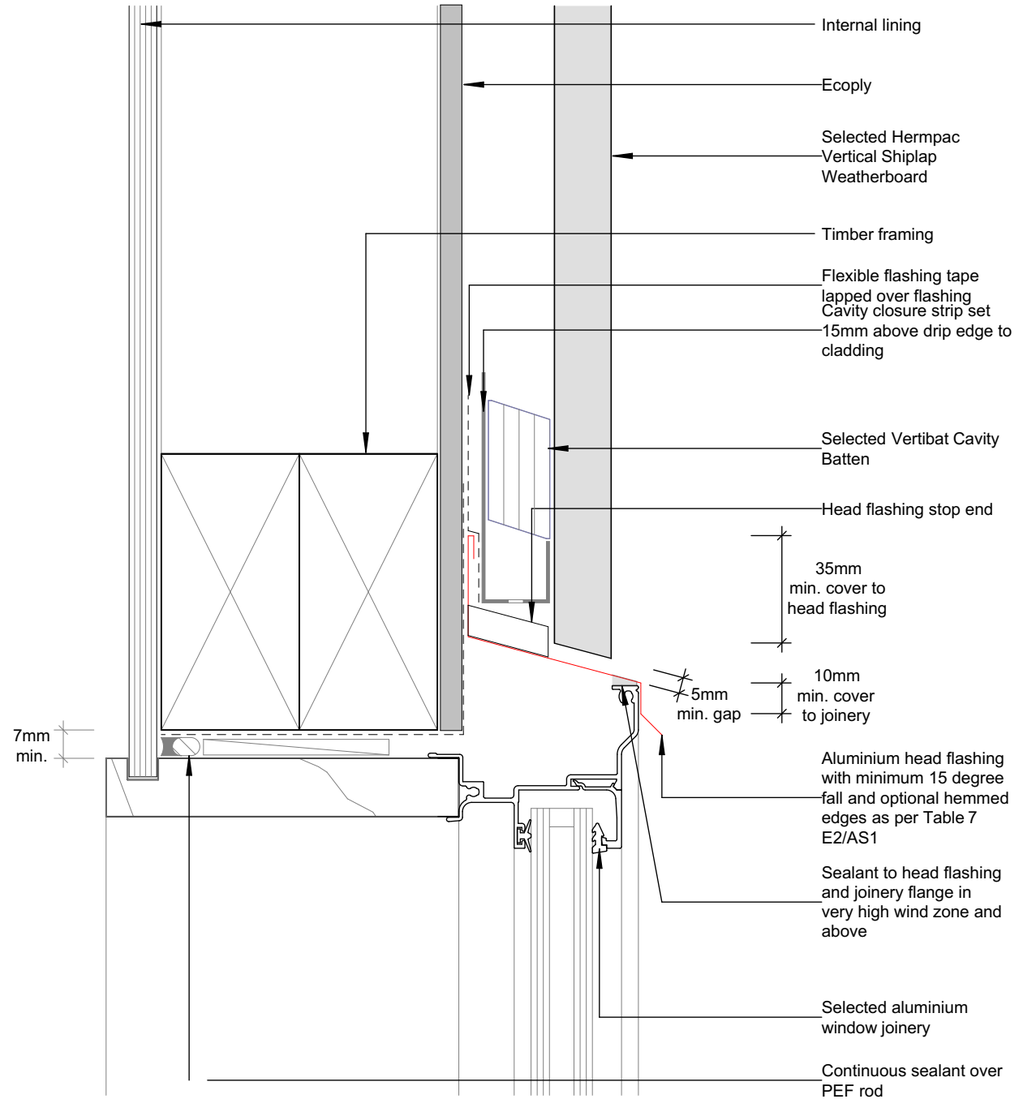
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19 BLOCK WALL DOOR JAMB

SCALE 1:2



20 VERT. TIMBER WINDOW HEAD DETAIL

SCALE 1:2

Note:
Contractors shall verify all dimensions on site before commencing any work
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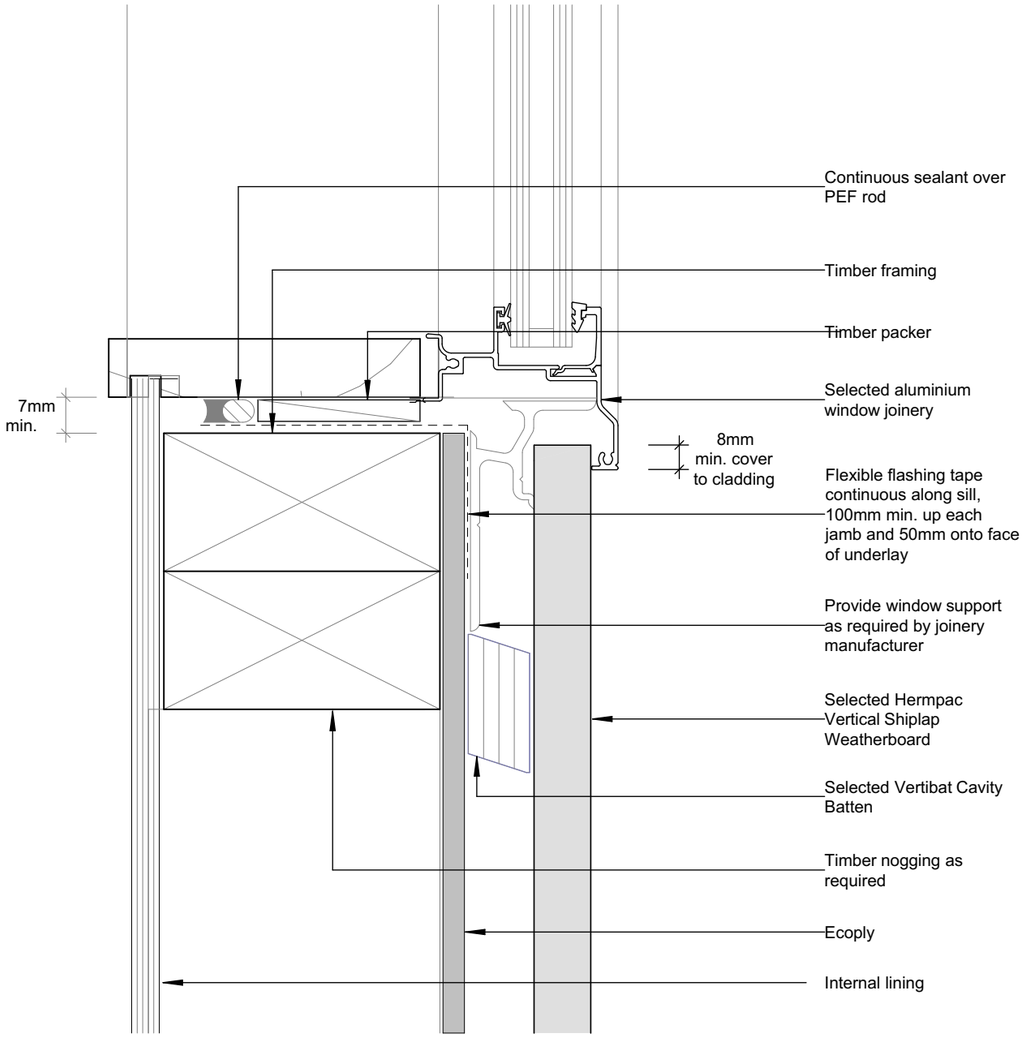
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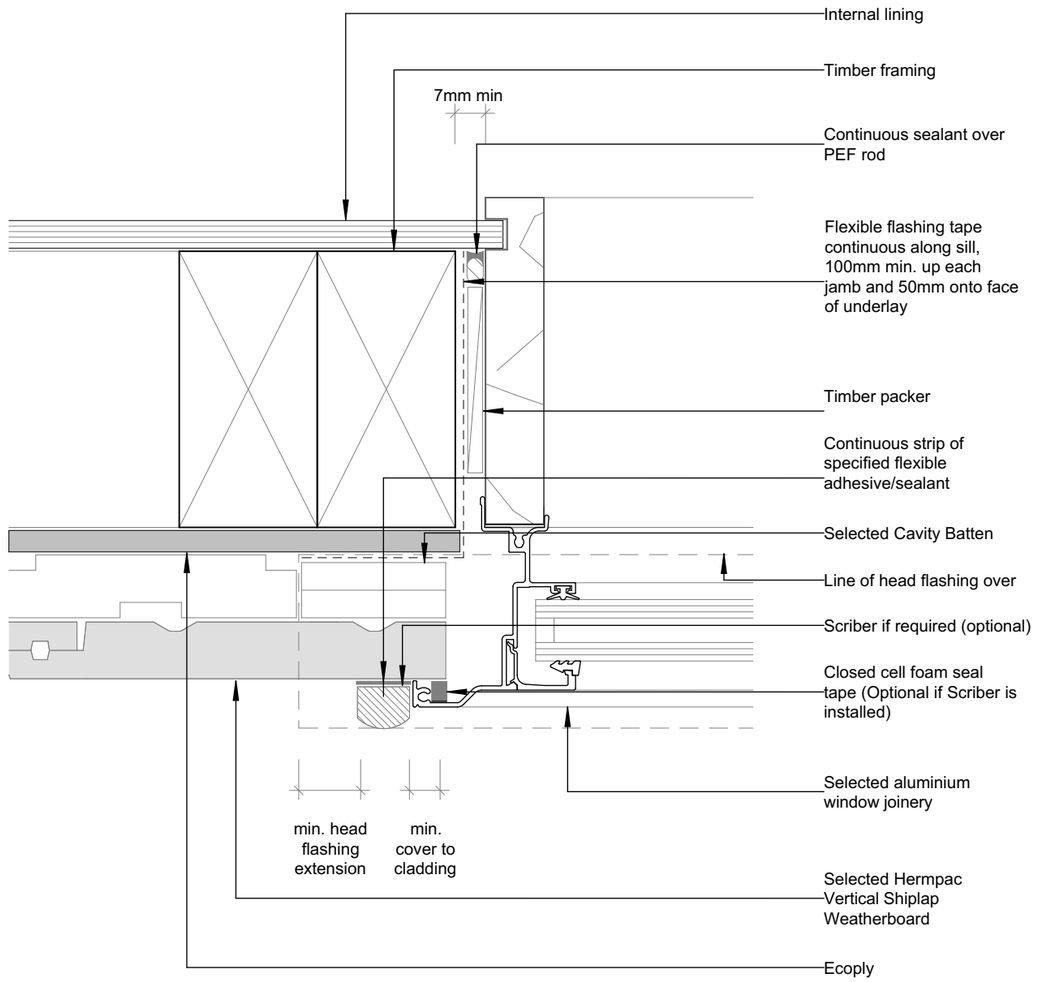
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21 VERT. TIMBER WINDOW SILL DETAIL
SCALE 1:2



22 VERT. TIMBER WINDOW JAMB DETAIL
SCALE 1:2

Note: Contractors shall verify all dimensions on site before commencing any work
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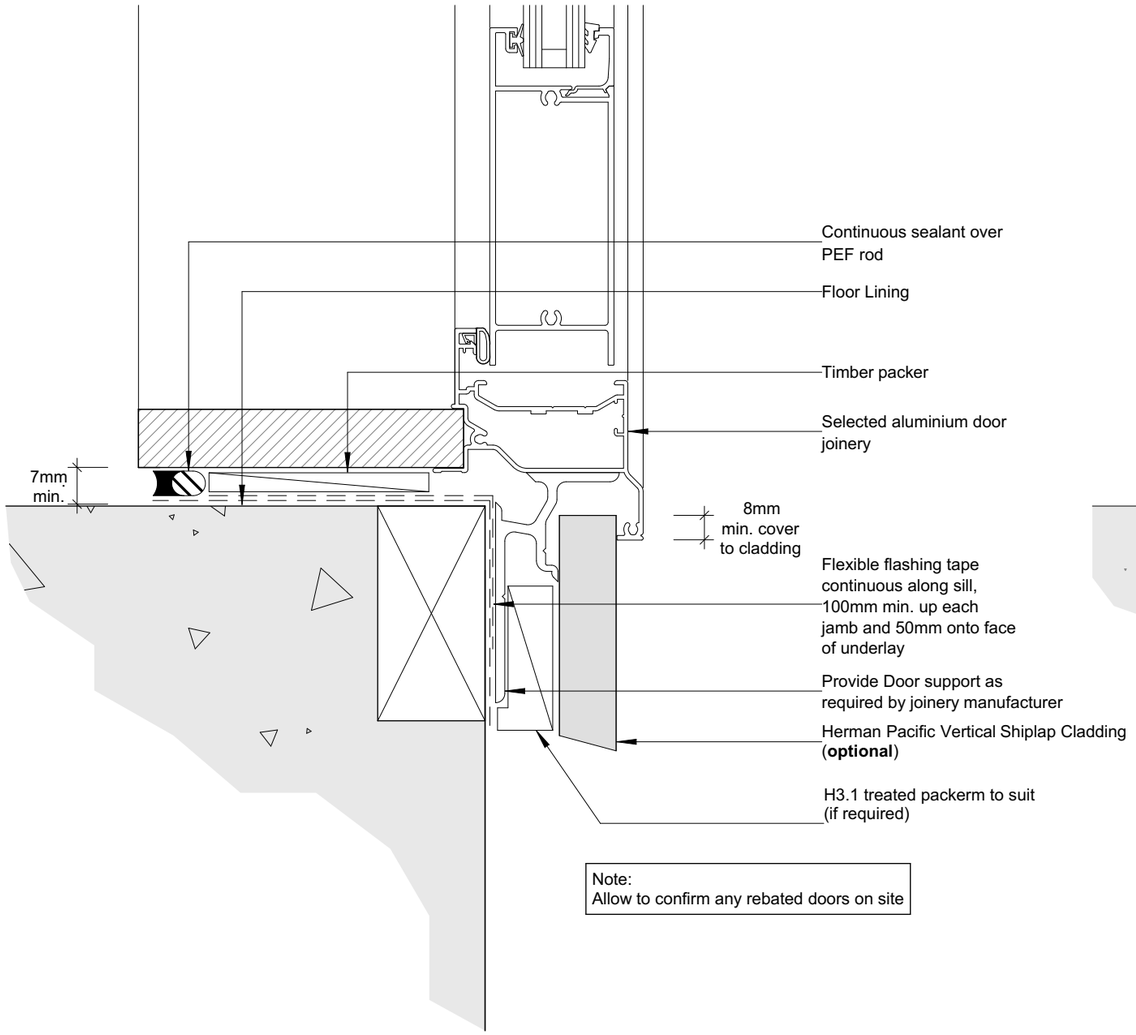
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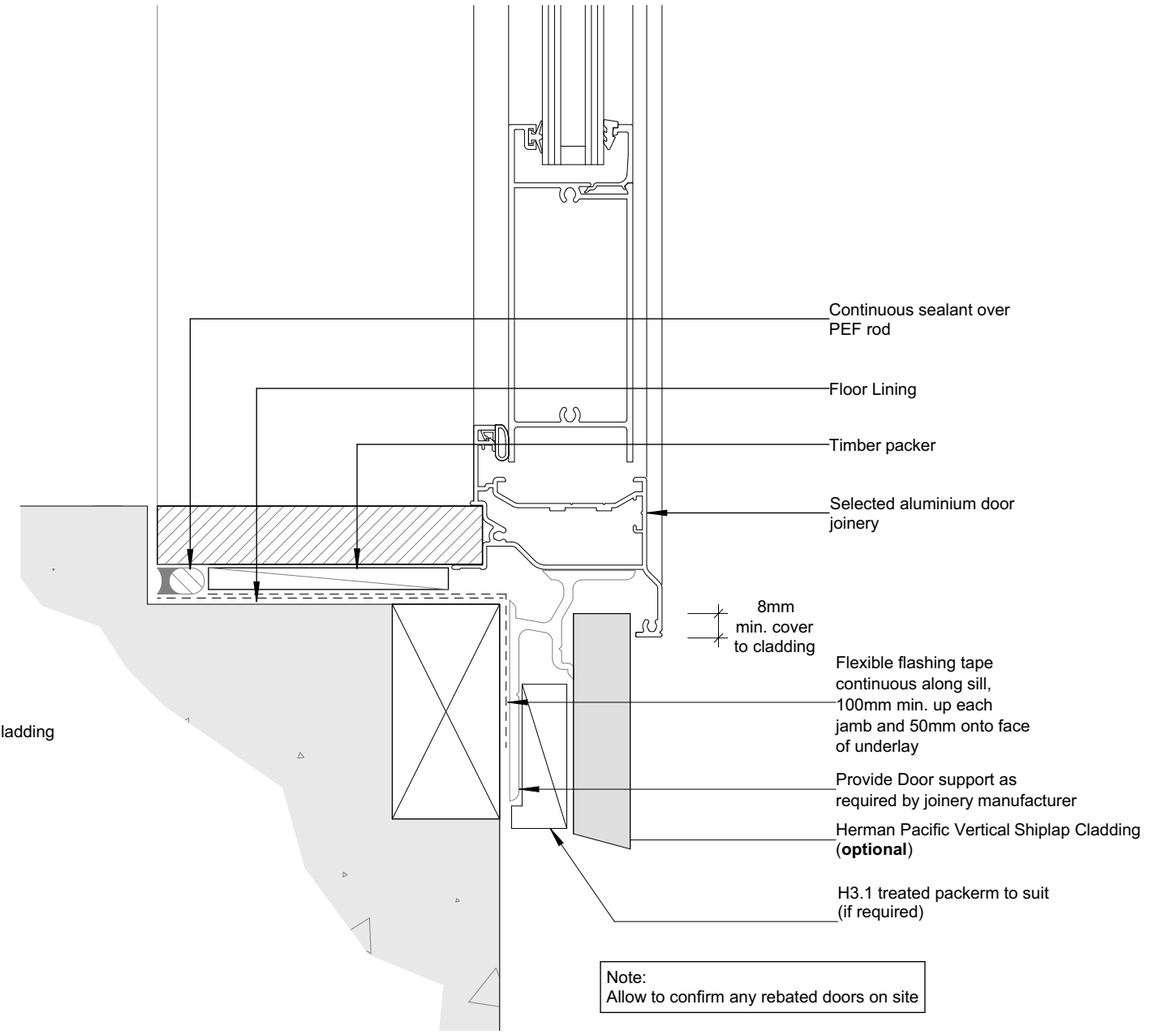
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23 NON-REBATED DOOR SILL DETAIL

SCALE 1:2



24 REBATED DOOR SILL DETAIL

SCALE 1:2

Note: Contractors shall verify all dimensions on site before commencing any work
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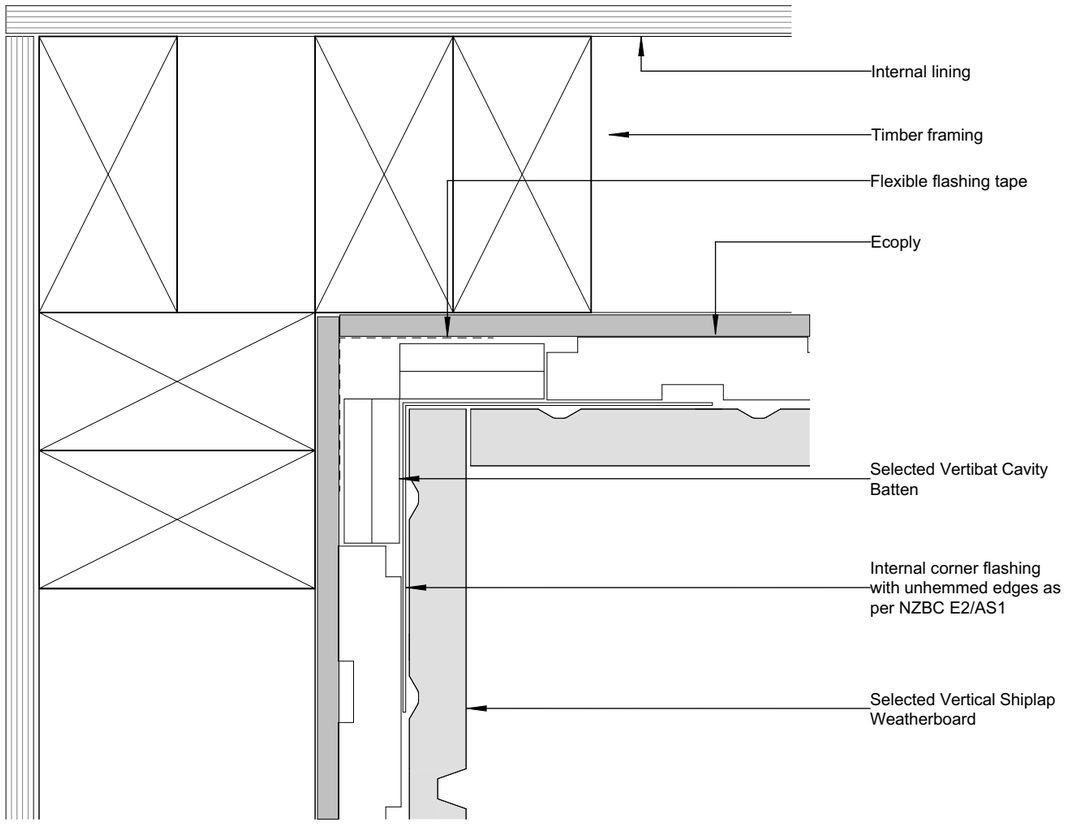
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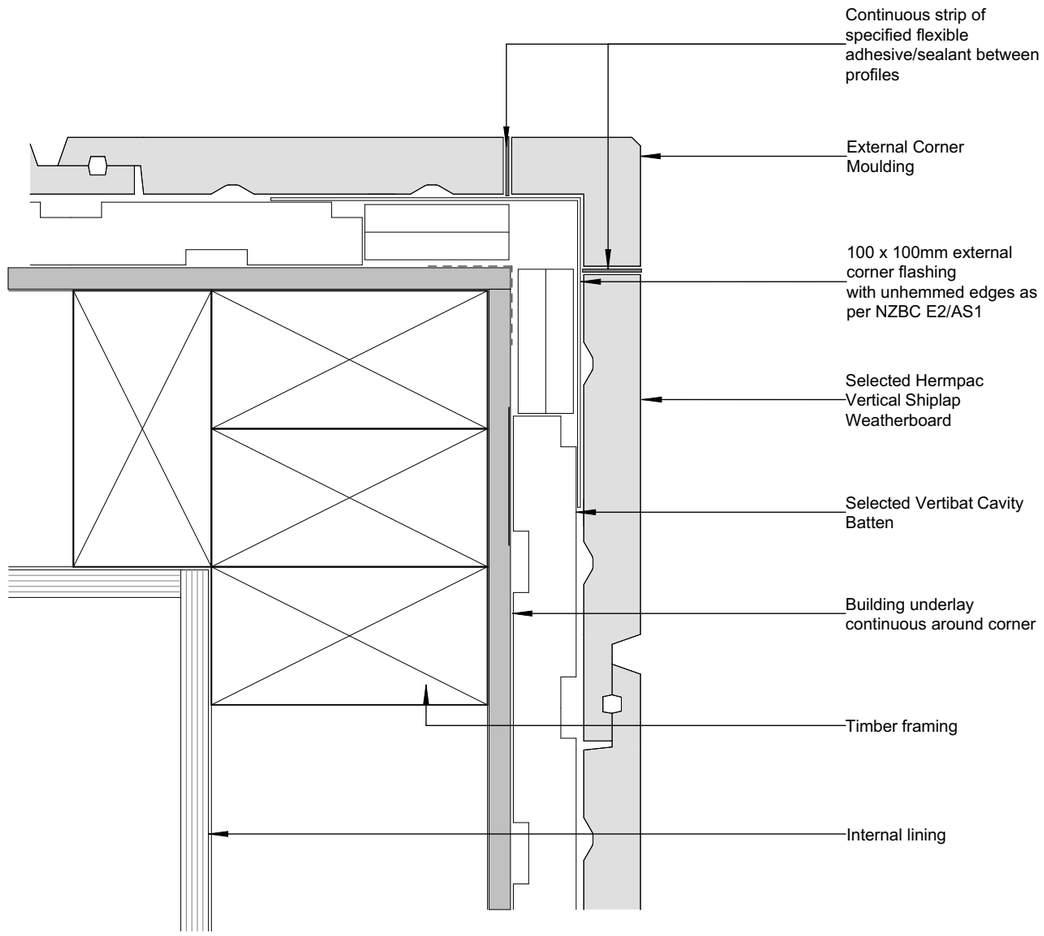
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25 VERT. TIMBER INTERNAL CORNER
SCALE 1:2



26 VERT. TIMBER EXTERNAL CORNER
SCALE 1:2

Note:
Contractors shall verify all dimensions on site before commencing any work
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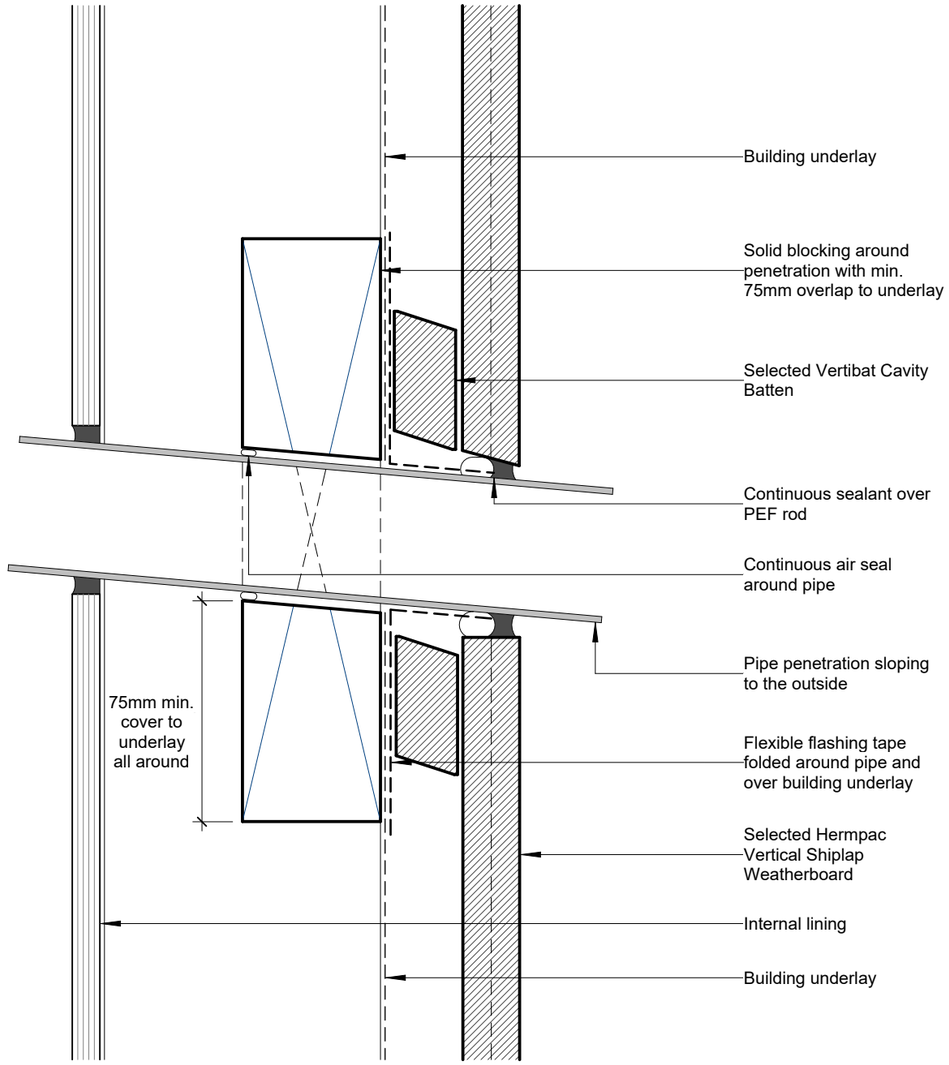
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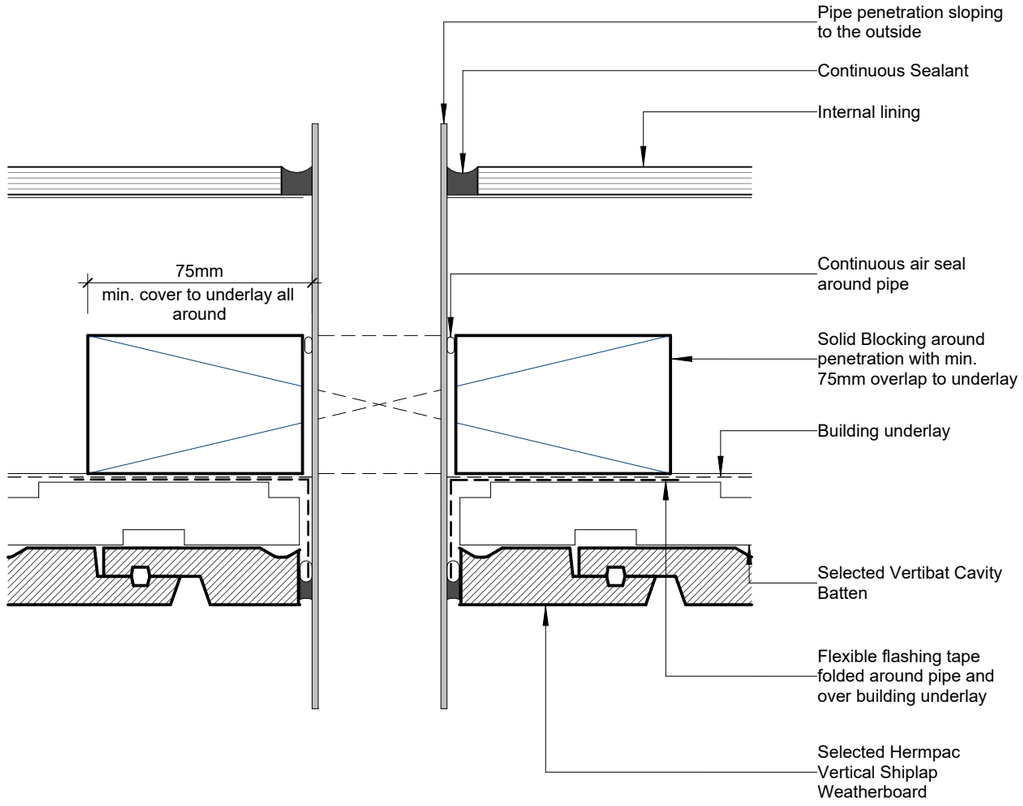
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27 VERT. TIMBER PIPE PENETRATION DETAIL
SCALE 1:2



28 VERT. TIMBER PIPE PENETRATION DETAIL
SCALE 1:2

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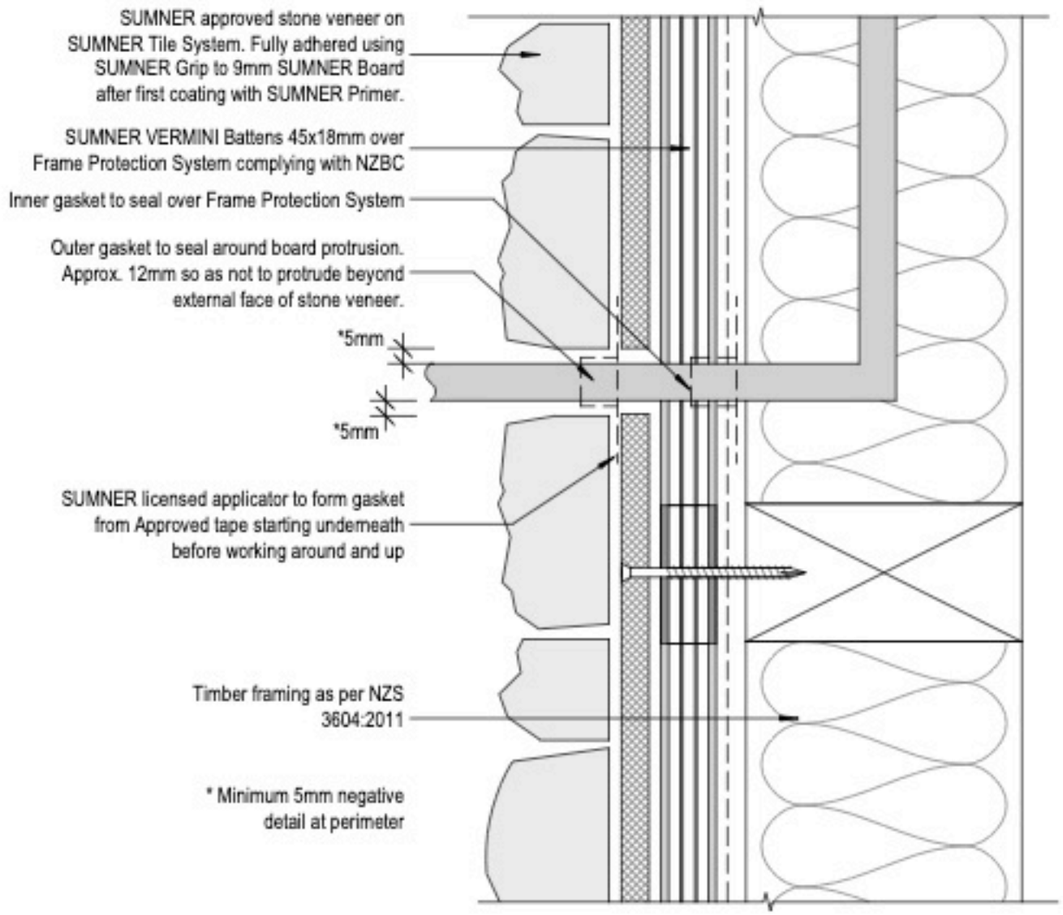
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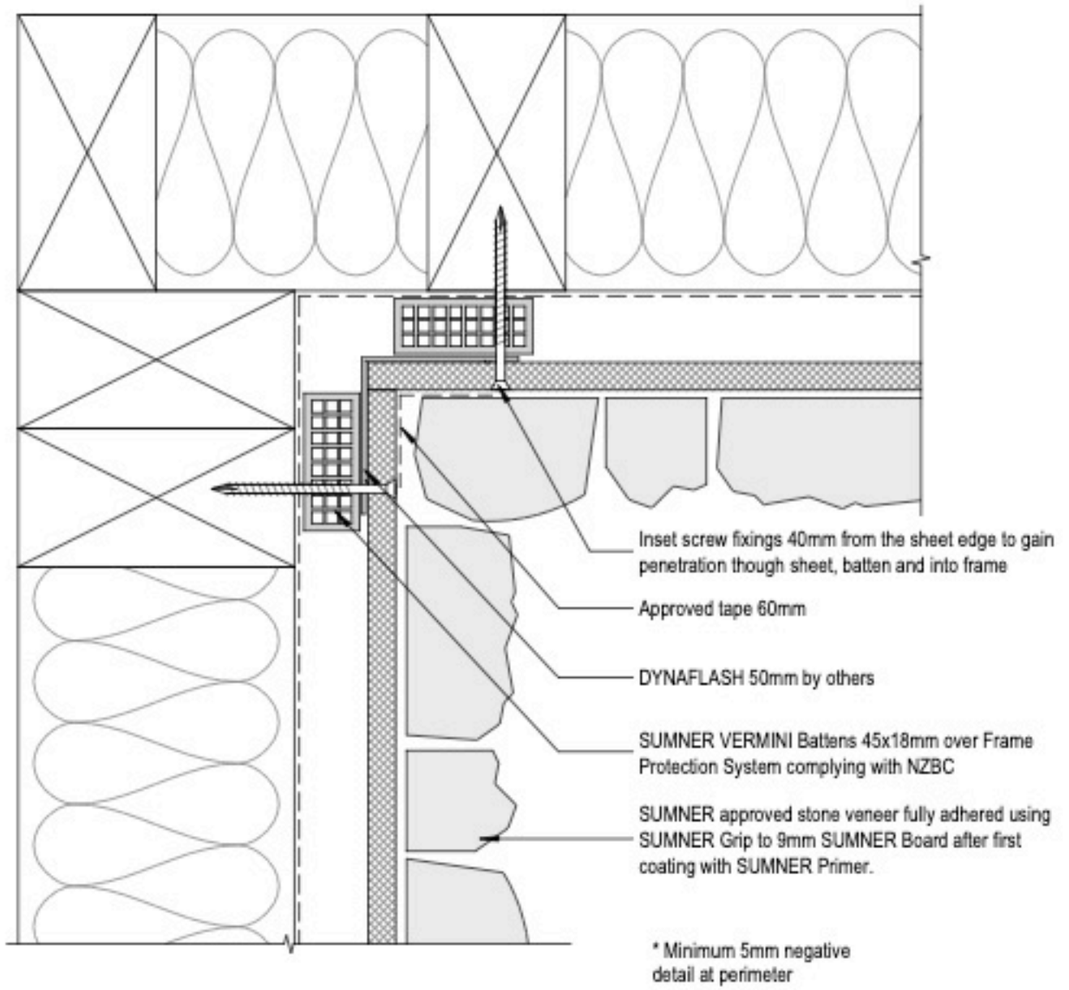
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29 STONE PIPE PENETRATION DETAIL
SCALE 1:2



30 STONE WINDOW JAMB DETAIL
SCALE 1:2

Note:
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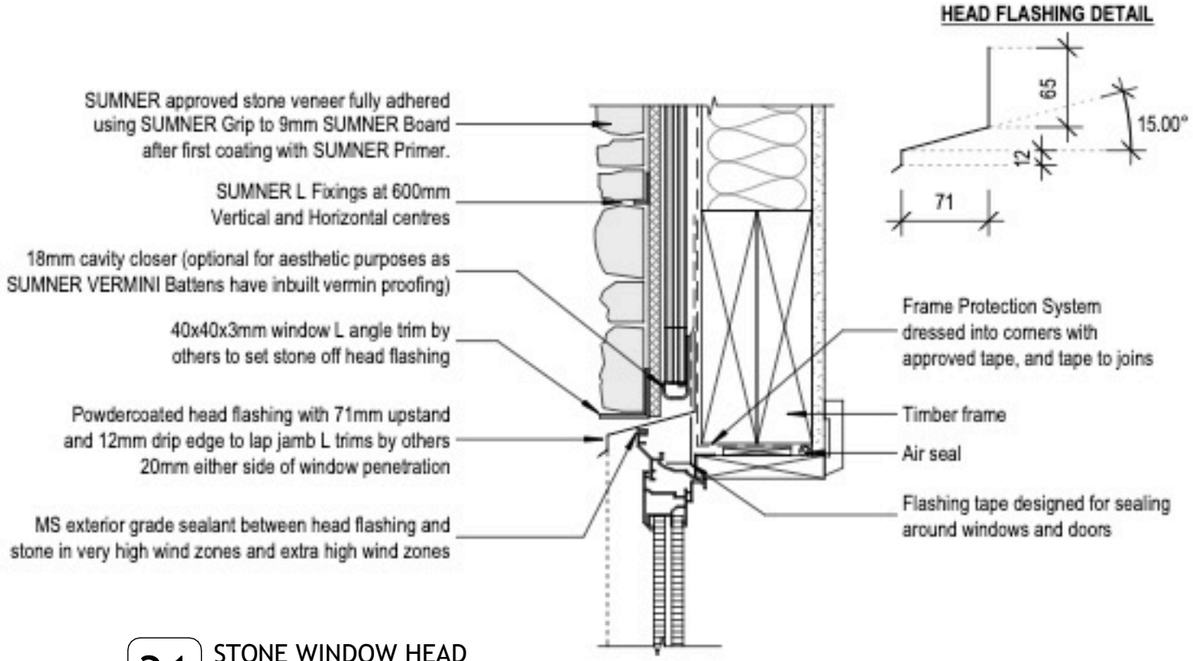
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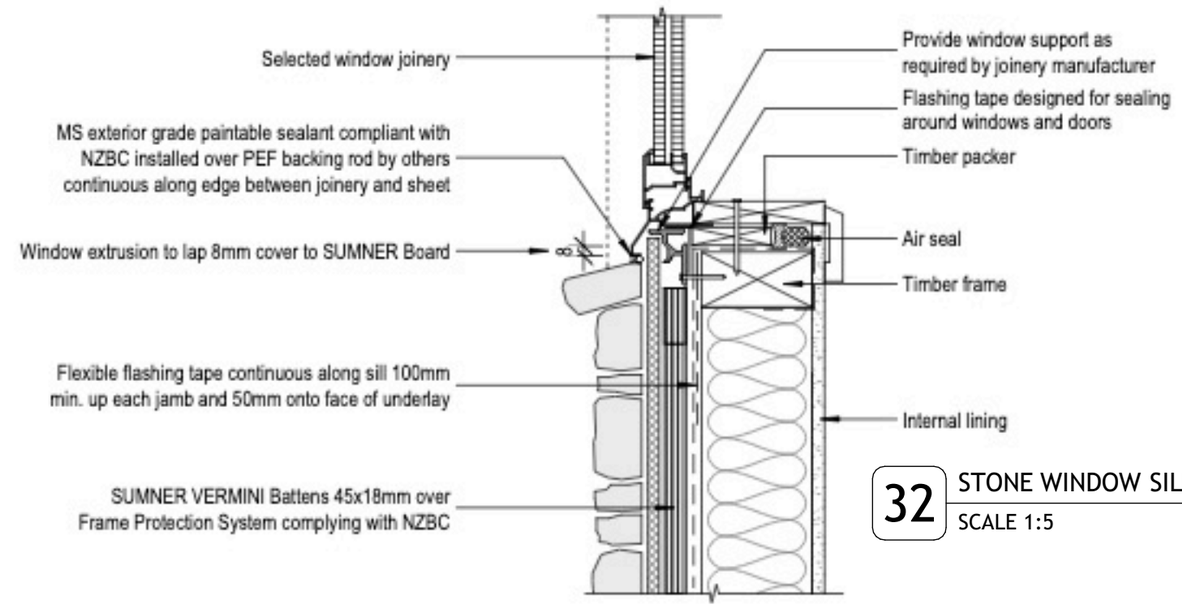
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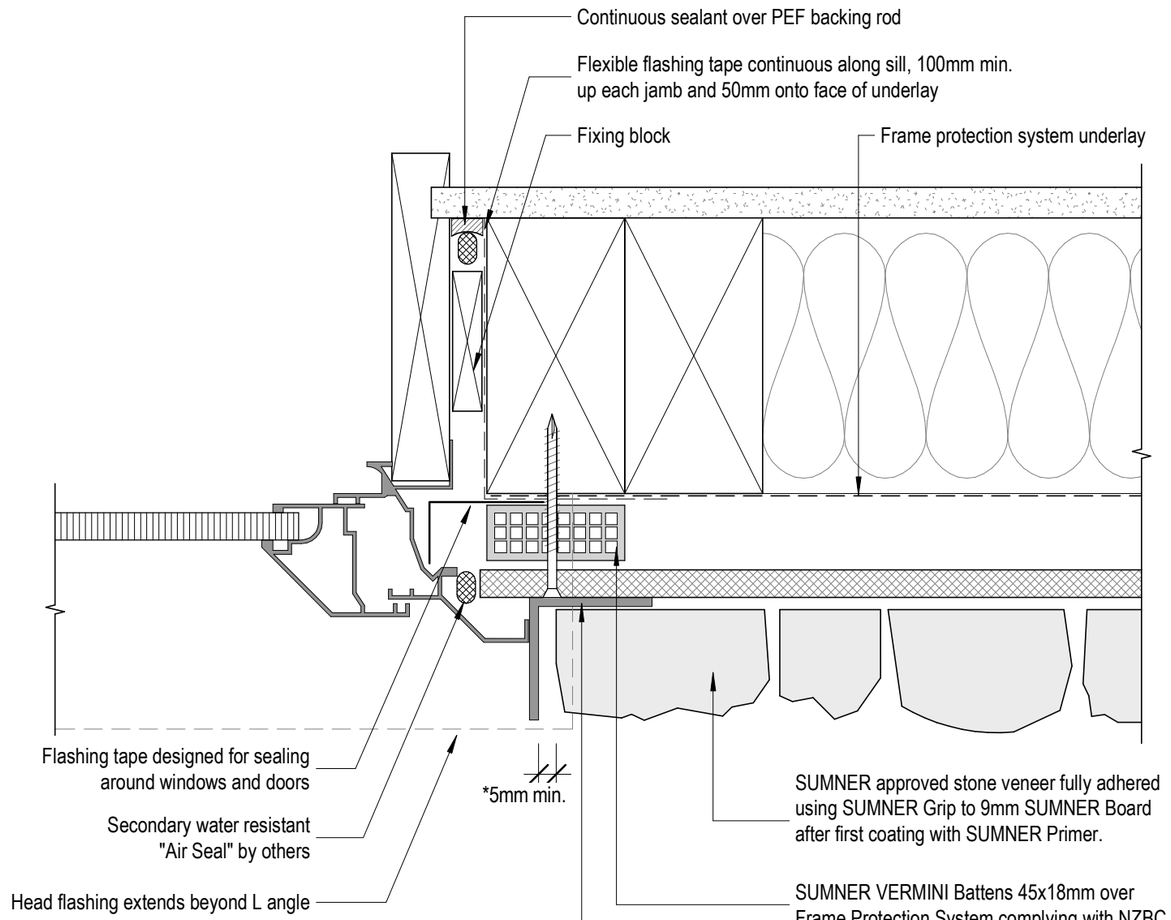
31 STONE WINDOW HEAD

SCALE 1:5



32 STONE WINDOW SILL

SCALE 1:5



33 STONE WINDOW JAMB

SCALE 1:2

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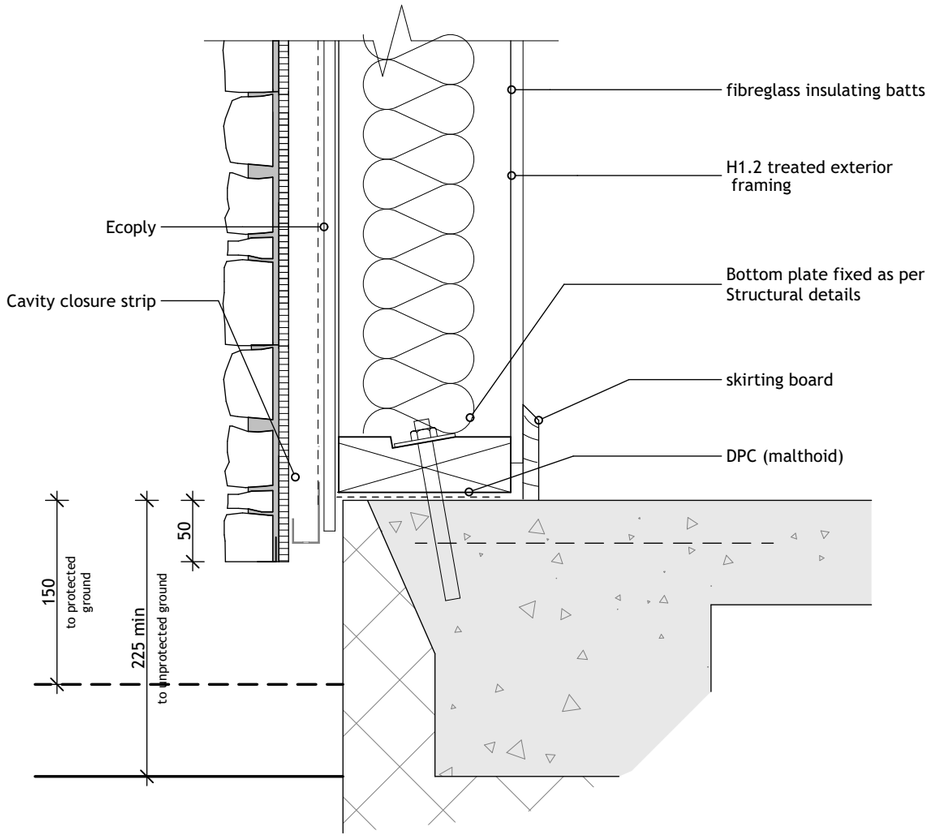
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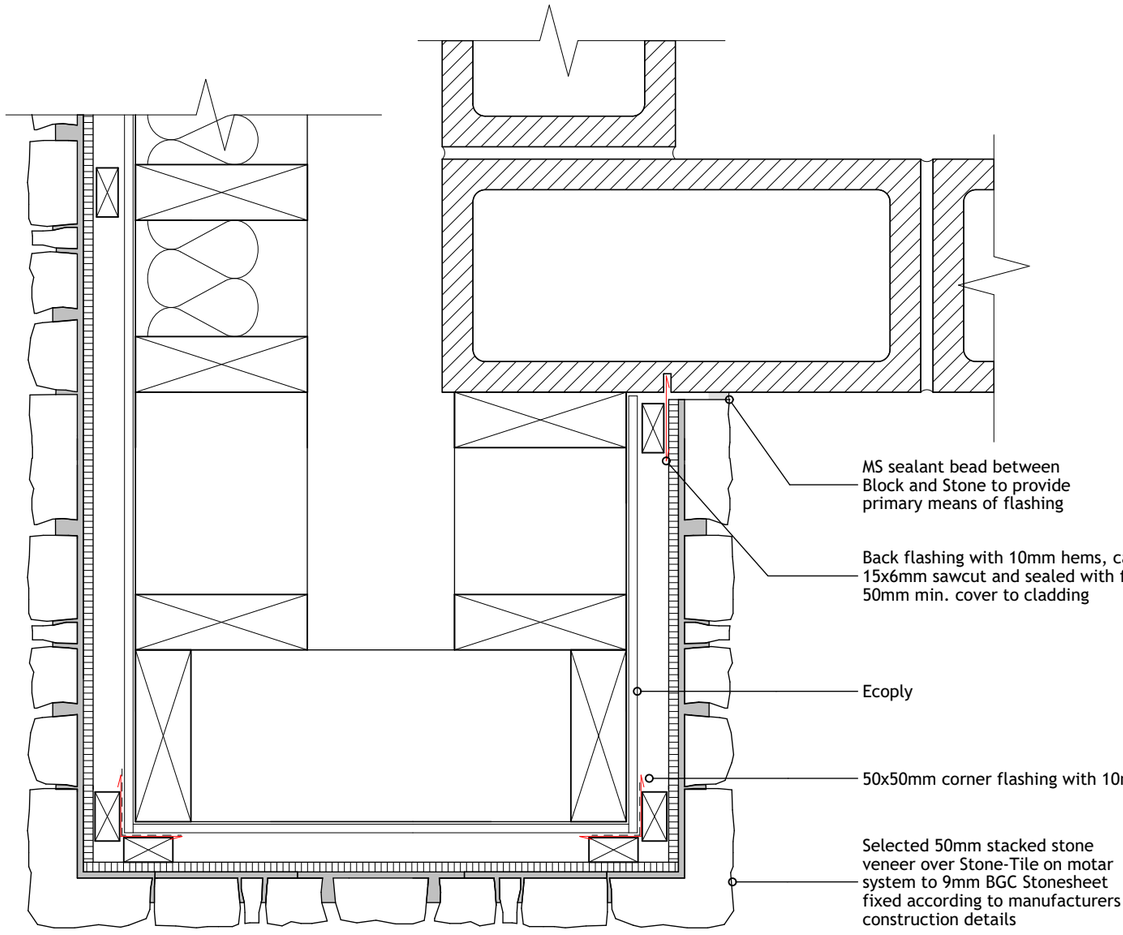
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142



34 STONE TO FOUNDATION DETAIL

SCALE 1:5



35 STONE TO BLOCK DETAIL

SCALE 1:5

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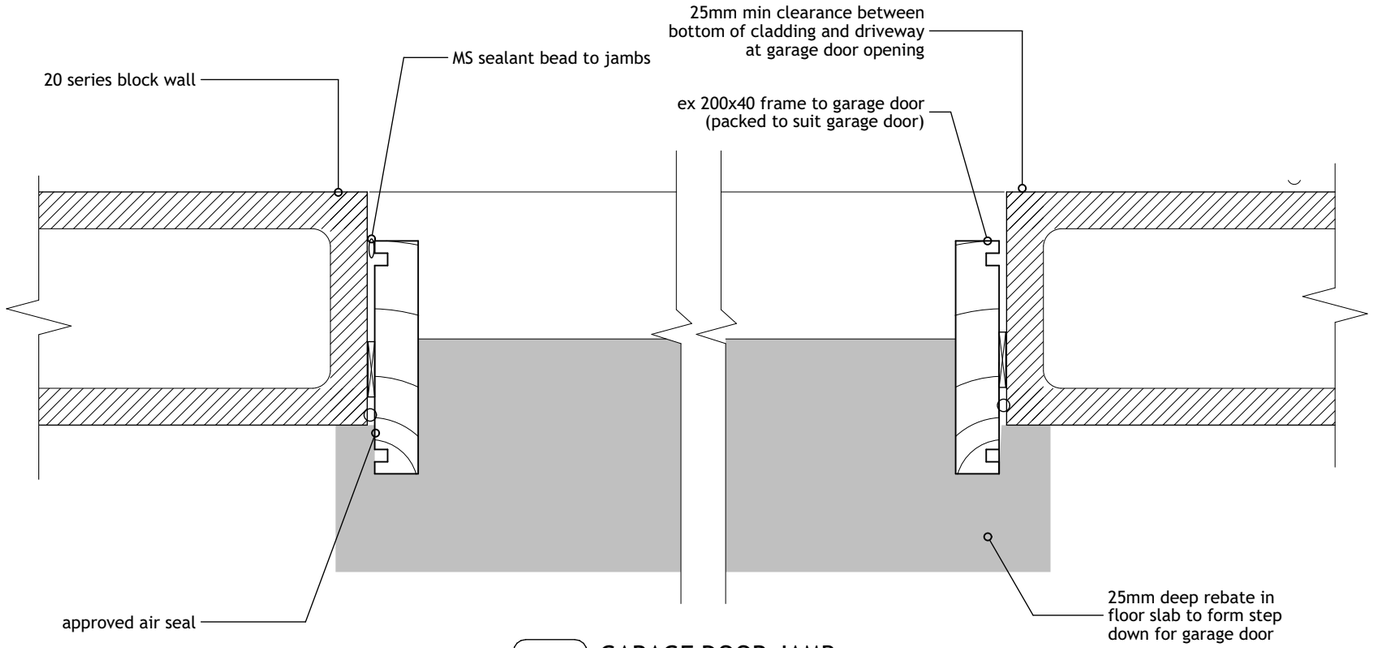
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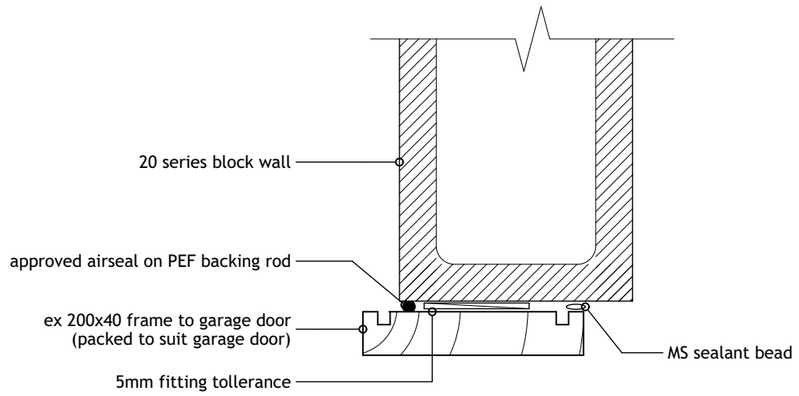
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36 GARAGE DOOR JAMB

SCALE 1:5



37 GARAGE DOOR HEAD

SCALE 1:5

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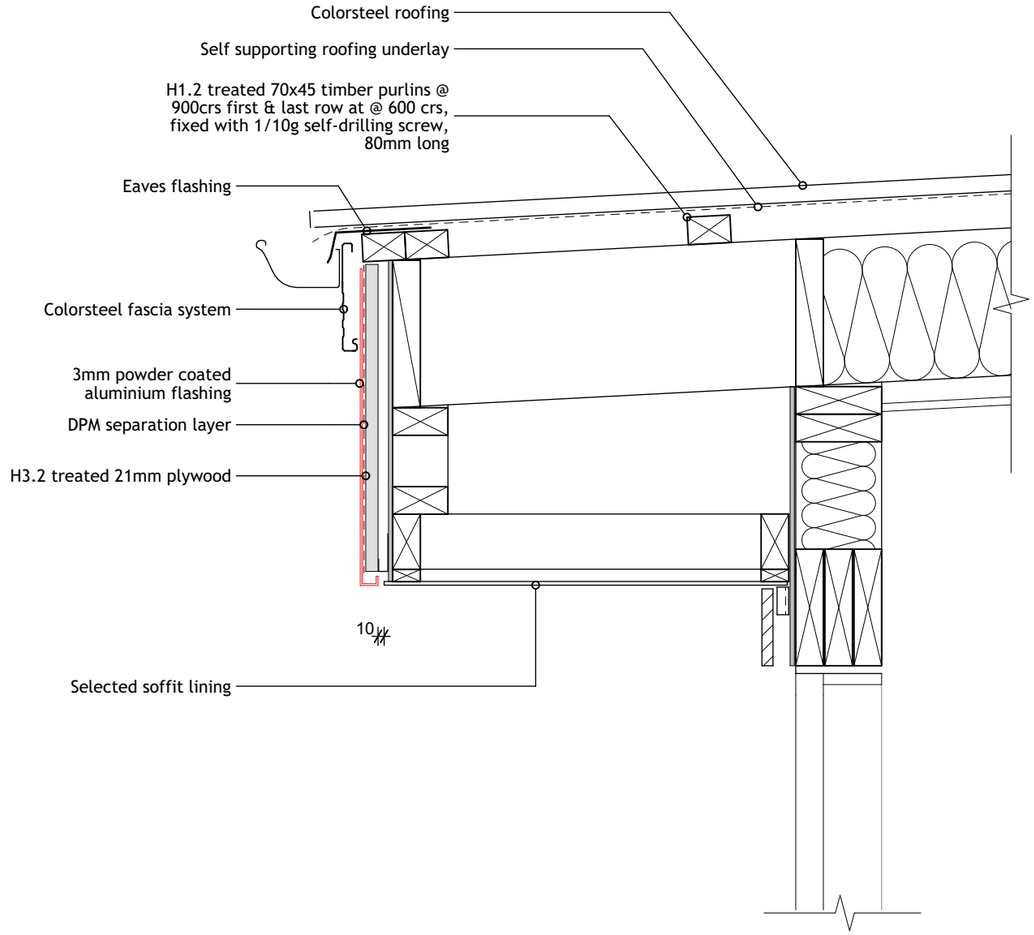
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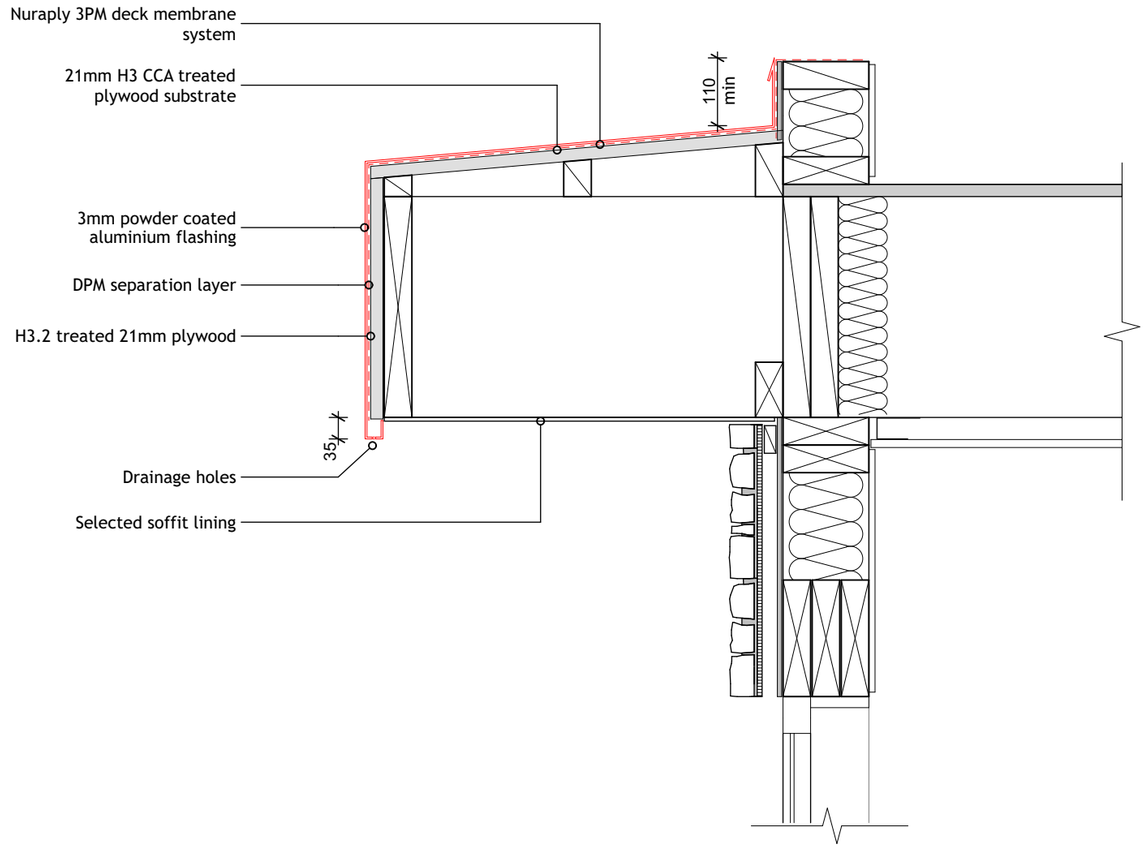
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38 UPPER EYEBROW DETAIL
SCALE 1:10



39 LOWER EYEBROW DETAIL
SCALE 1:10

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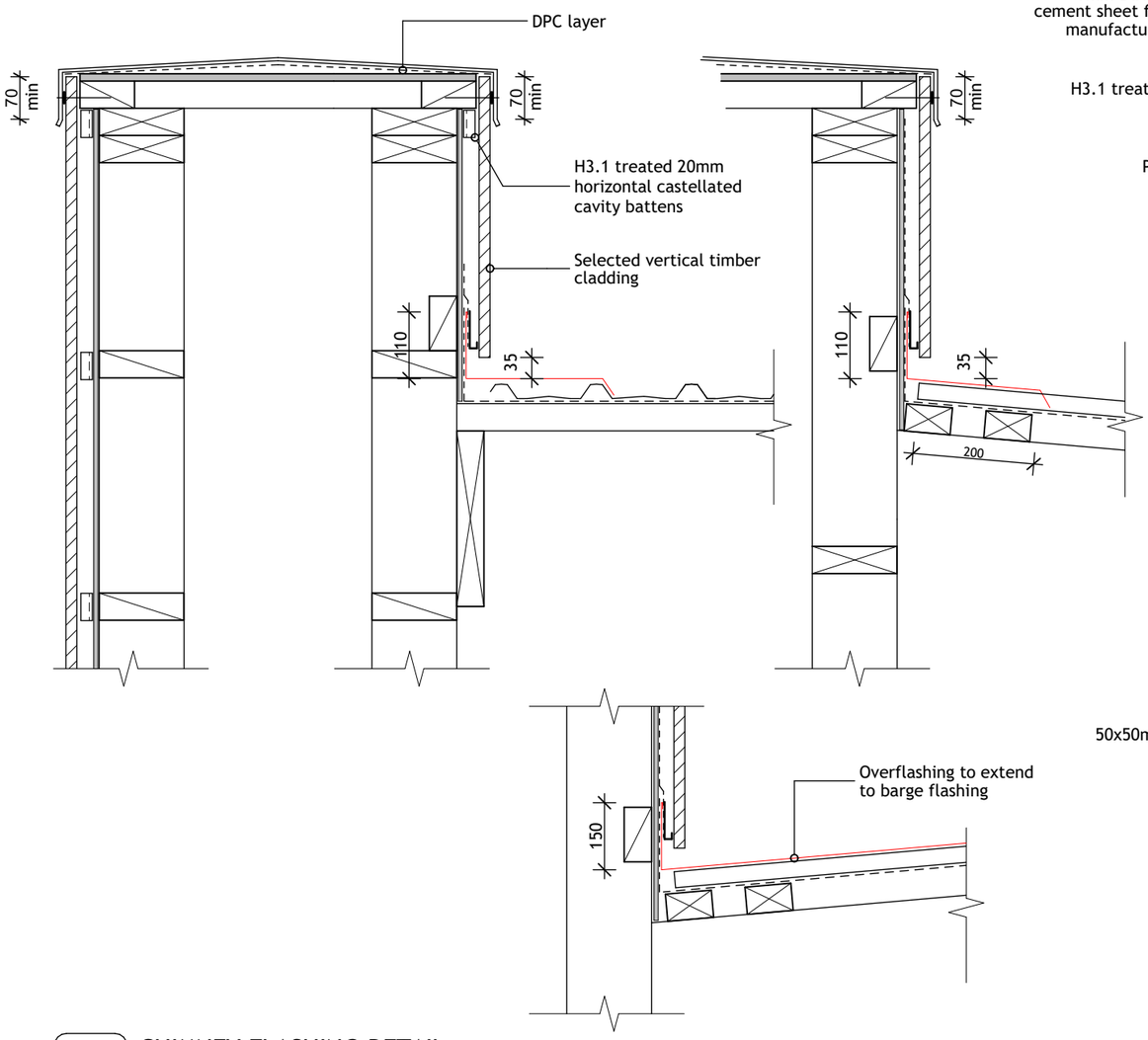
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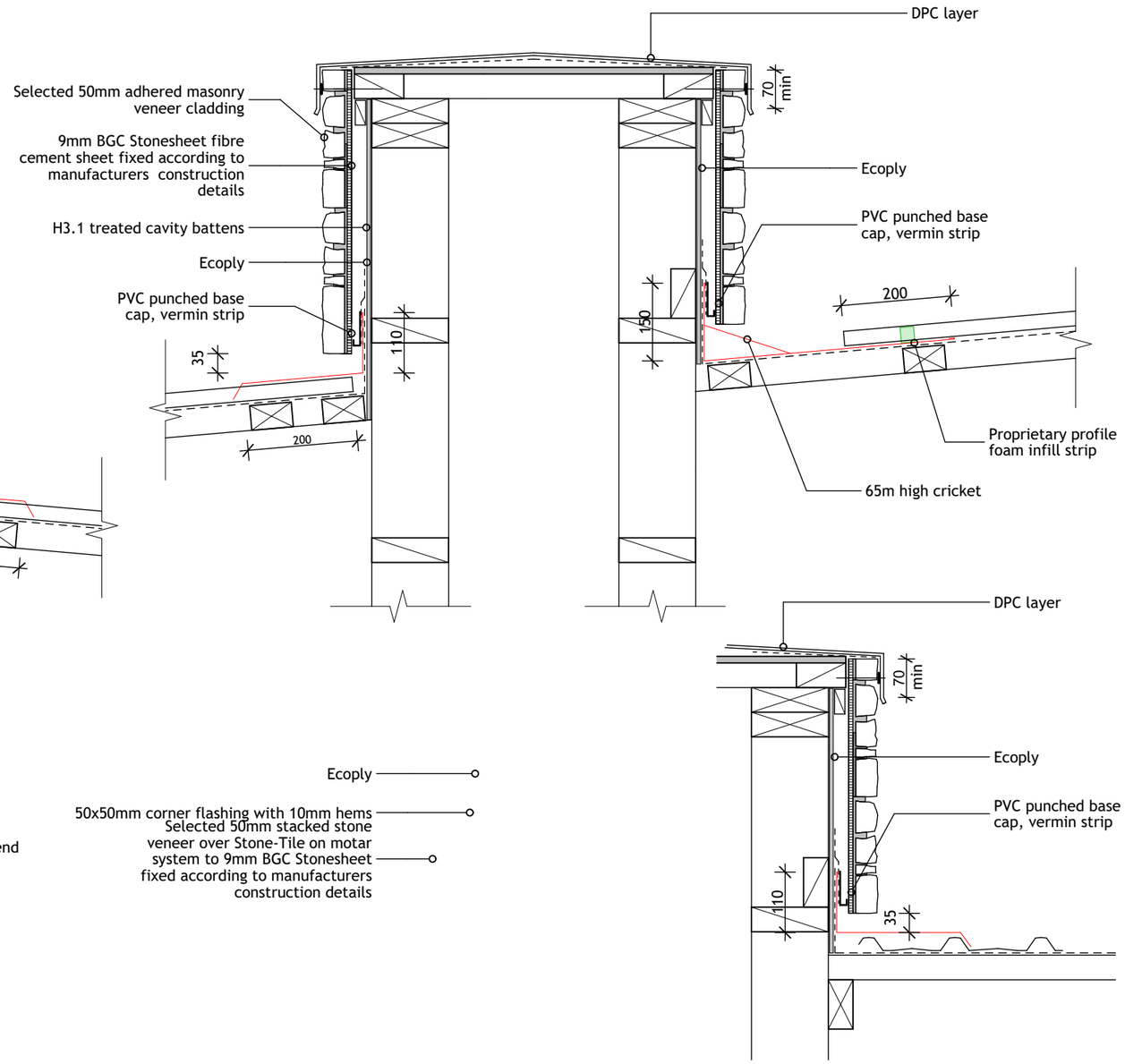
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40 CHIMNEY FLASHING DETAIL

SCALE 1:10



41 ENTRY WINGWALL FLASHING DETAIL

SCALE 1:10

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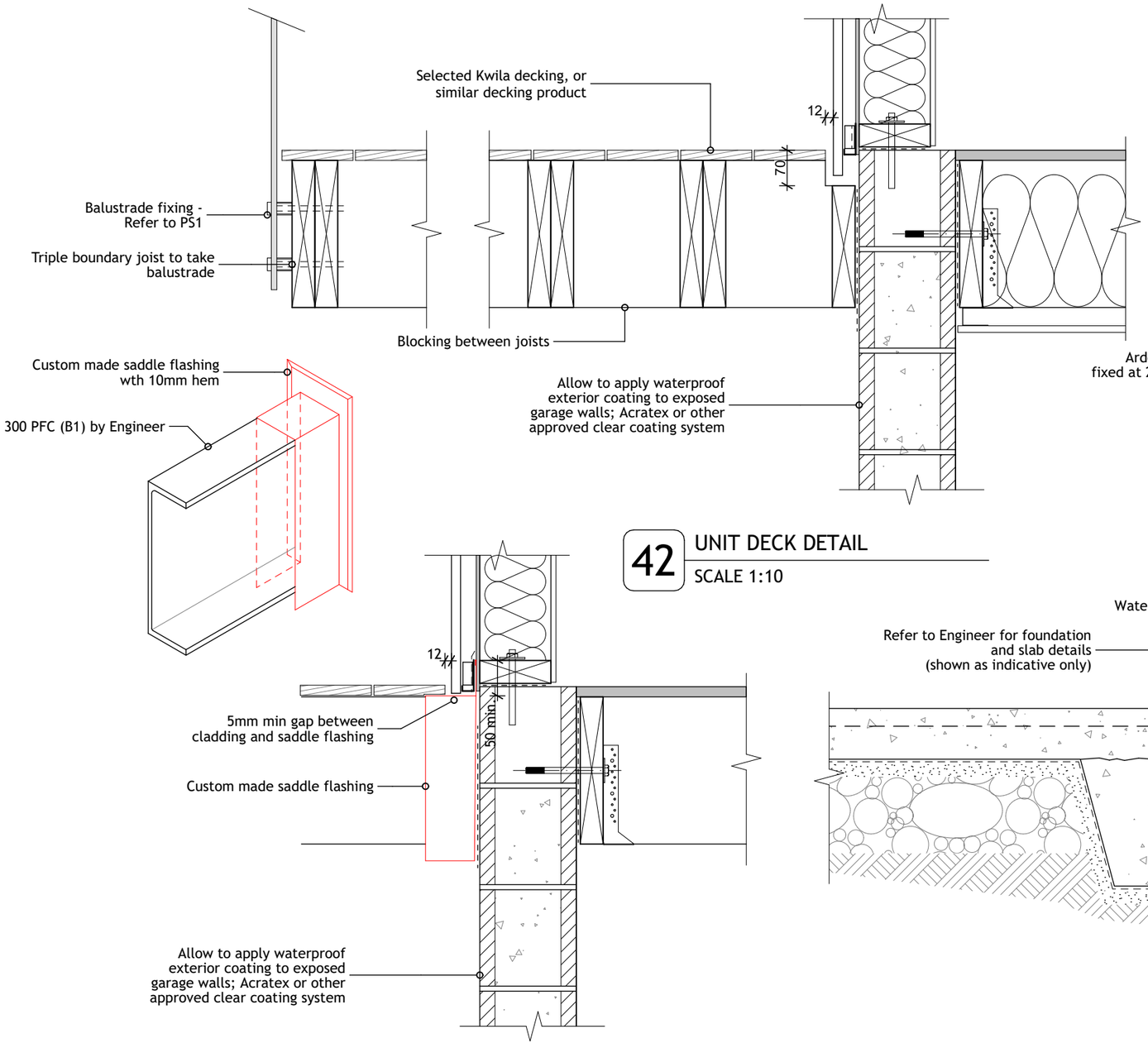
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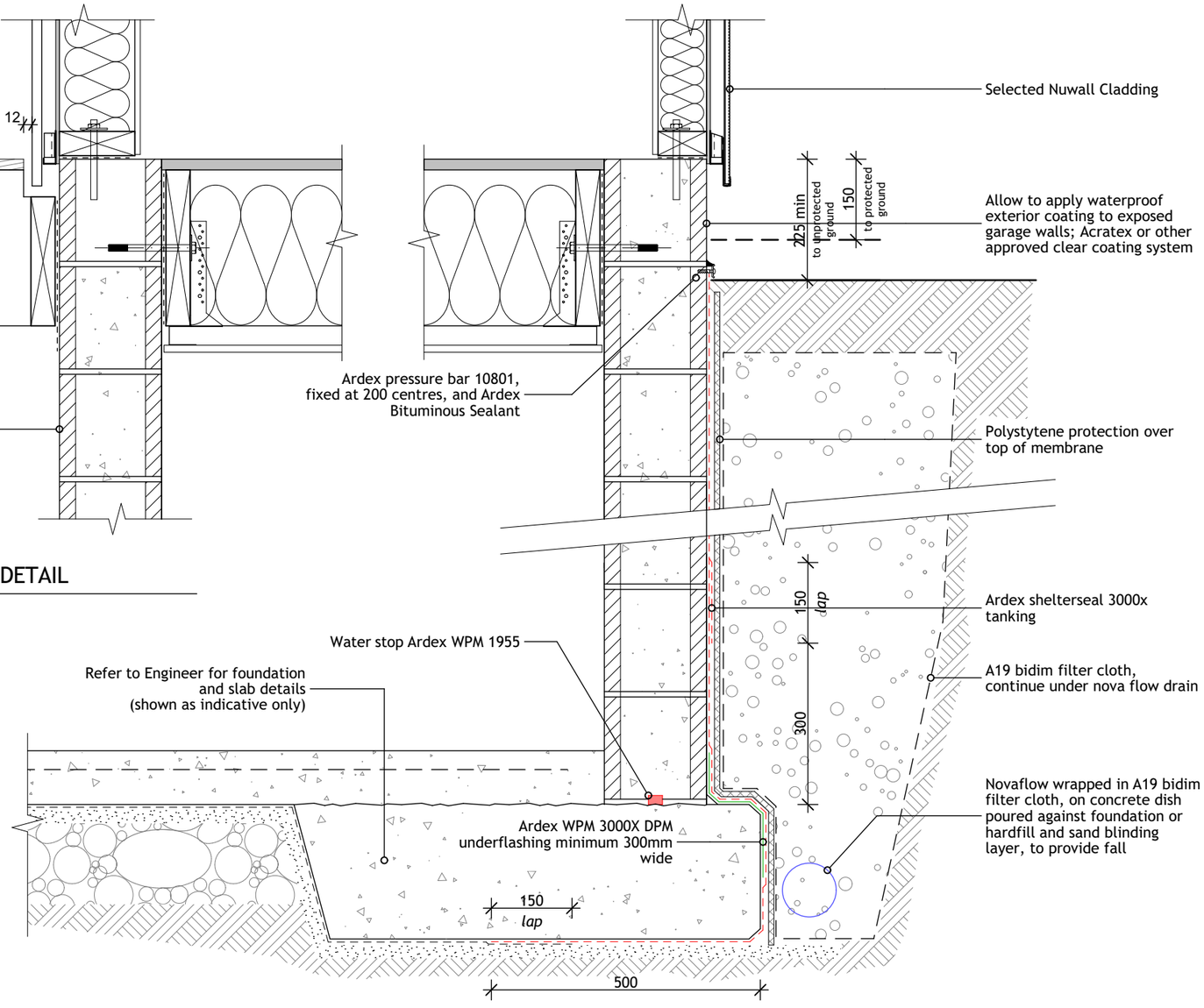
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42 UNIT DECK DETAIL

SCALE 1:10



43 CLADDING TO BLOCK WALL DETAIL

SCALE 1:10

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DETAILS 22

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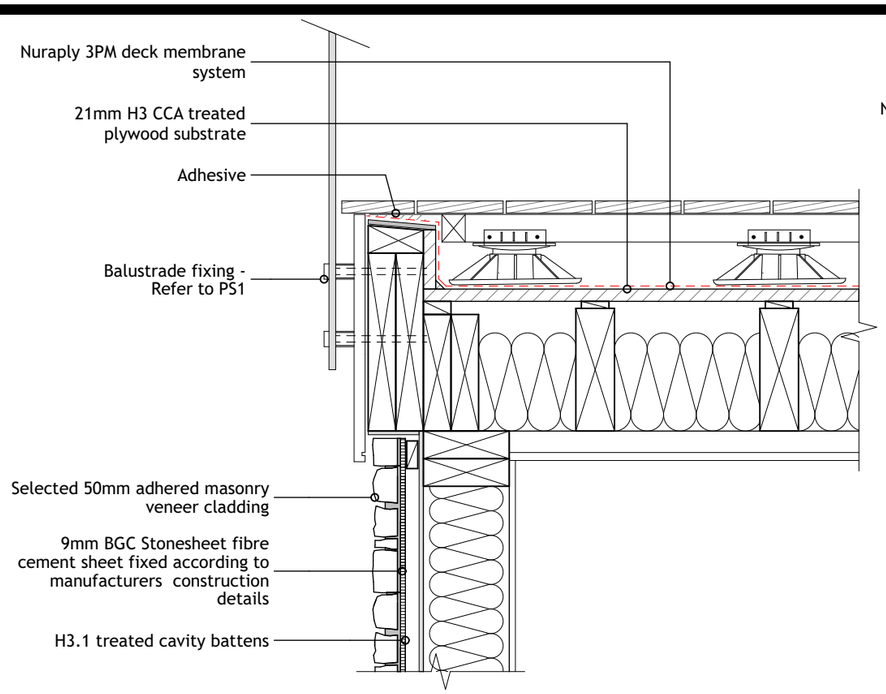
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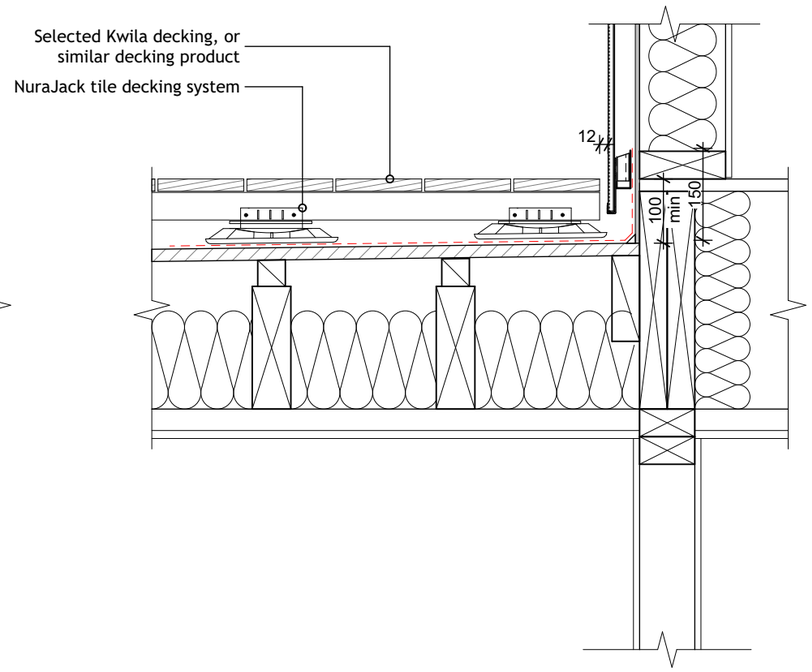
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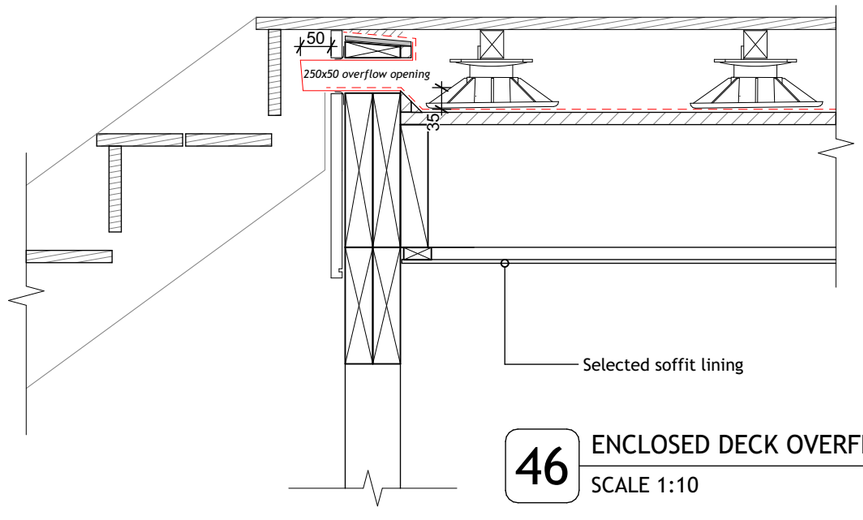
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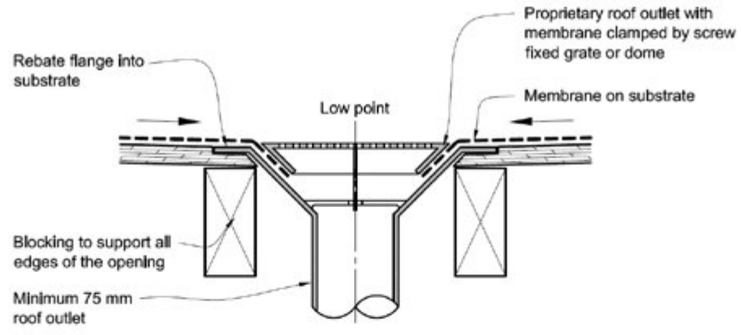
44 ENCLOSED DECK TO SPOUTING DETAIL
SCALE 1:10



45 ENCLOSED DECK TO WALL DETAIL
SCALE 1:10

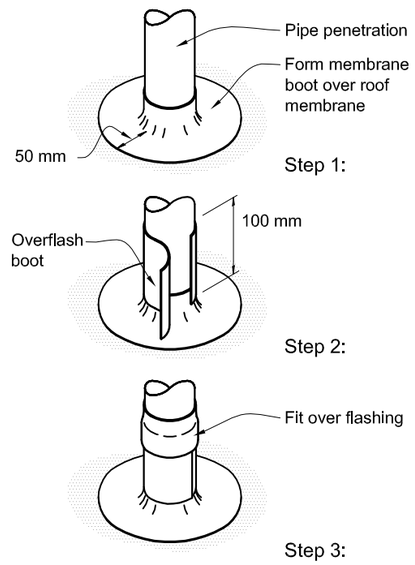


46 ENCLOSED DECK OVERFLOW DETAIL
SCALE 1:10



47 ENCLOSED DECK SUMP DRAINAGE DETAIL
SCALE 1:10

Figure 60: **Pipe penetration in membrane**
Paragraph 8.5.9



48 MEMBRANE PIPE PENETRATION
SCALE 1:10

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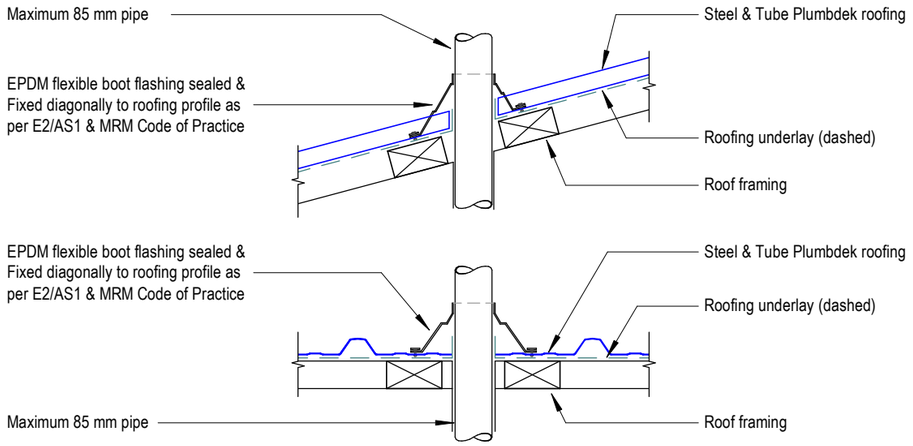
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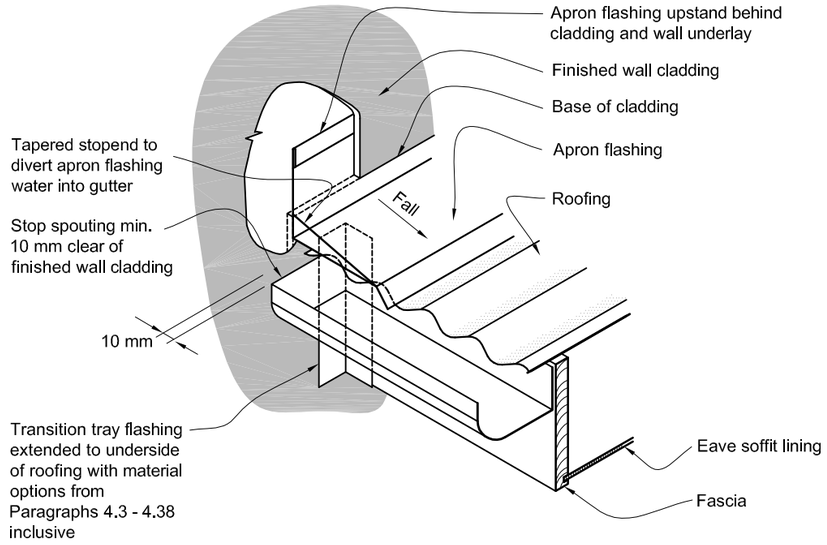
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49 SMALL PIPE ROOF PENETRATION DETAIL

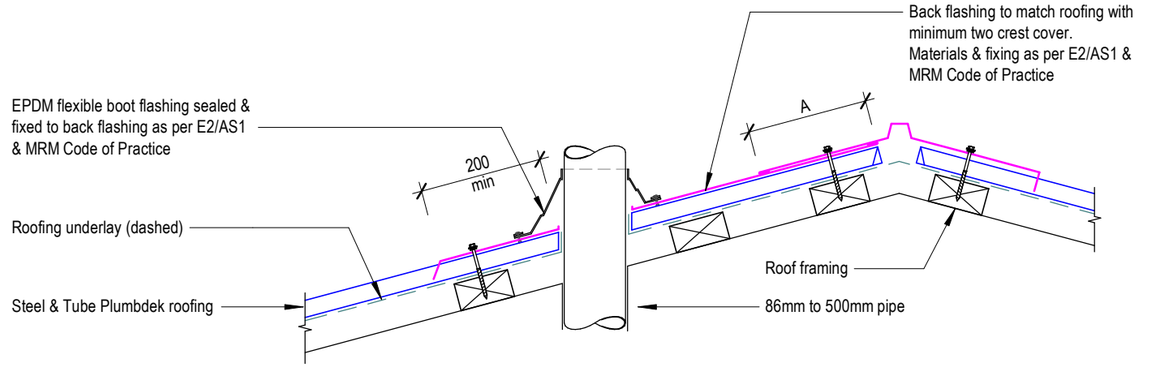
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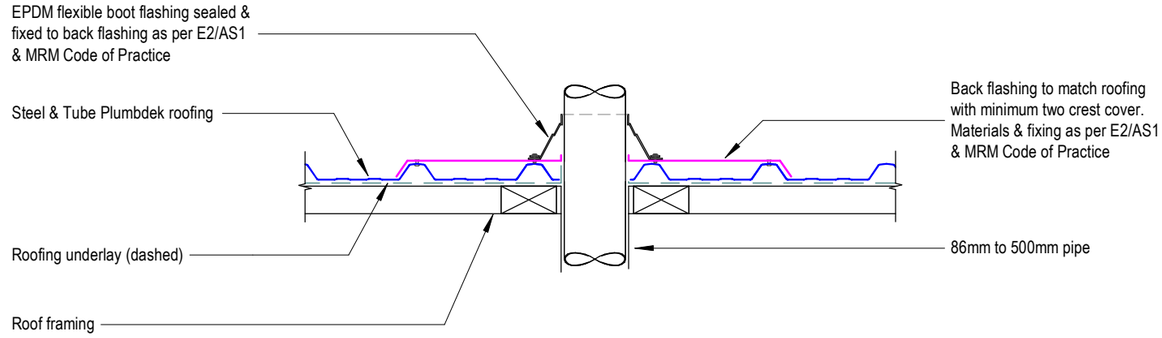
NOTE: (1) The upstand at the lower edge of the *apron flashing* may be preformed to a larger size and then trimmed on site to suit.
(2) The transition *flashing* bridges gap at the end of the fascia to protect the soffit *framing*.
(3) *Wall underlay* omitted for clarity.



50 GUTTER TO WALL DETAIL

SCALE 1:10





	FLASHING COVER AS PER E2/ASI		
	SITUATION 1 1. LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH ≥ 10°	**SITUATION 2** 1. VERY HIGH WIND ZONE 2. LOW, MEDIUM AND HIGH WIND ZONES WHERE ROOF PITCH ≤ 10°	**SITUATION 3** 1. ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE
A	**MIN. 130mm** (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)	**MIN. 200mm** (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)	**MIN. 200mm** (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)

51 LARGE PIPE ROOF PENETRATION DETAIL

SCALE 1:10

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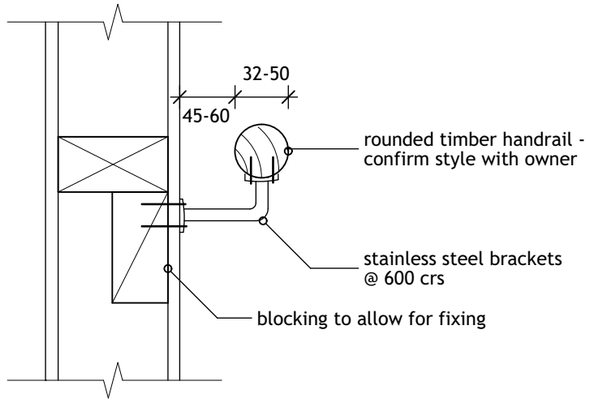
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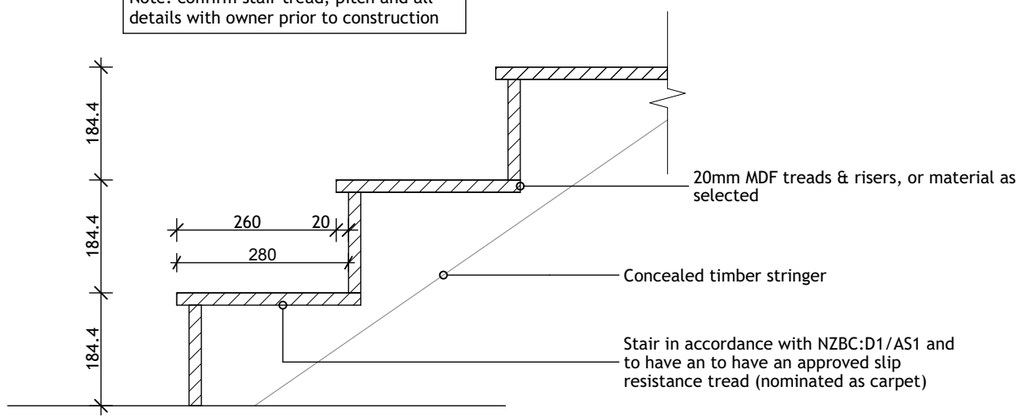


52 HANDRAIL DETAIL

SCALE 1:5

Stairs to have a 900mm handrail to comply with NZBC:B1/AS1

Note: confirm stair tread, pitch and all details with owner prior to construction

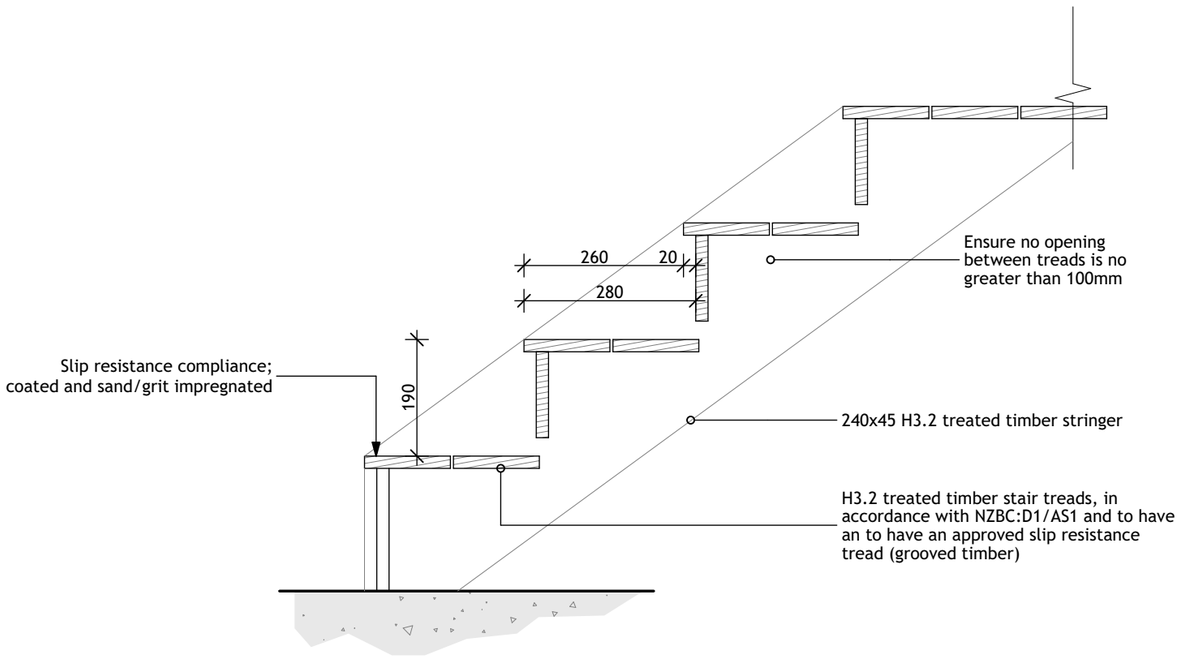


53 MAIN PRIVATE INTERNAL STAIRWAY

SCALE 1:10

Stairs to have a 900mm handrail to comply with NZBC:B1/AS1

Note: confirm stair tread, pitch and all details with owner prior to construction. Ensure all treads are even between finished ground/paving levels.



54 EXTERIOR PRIVATE STAIRWAY

SCALE 1:10

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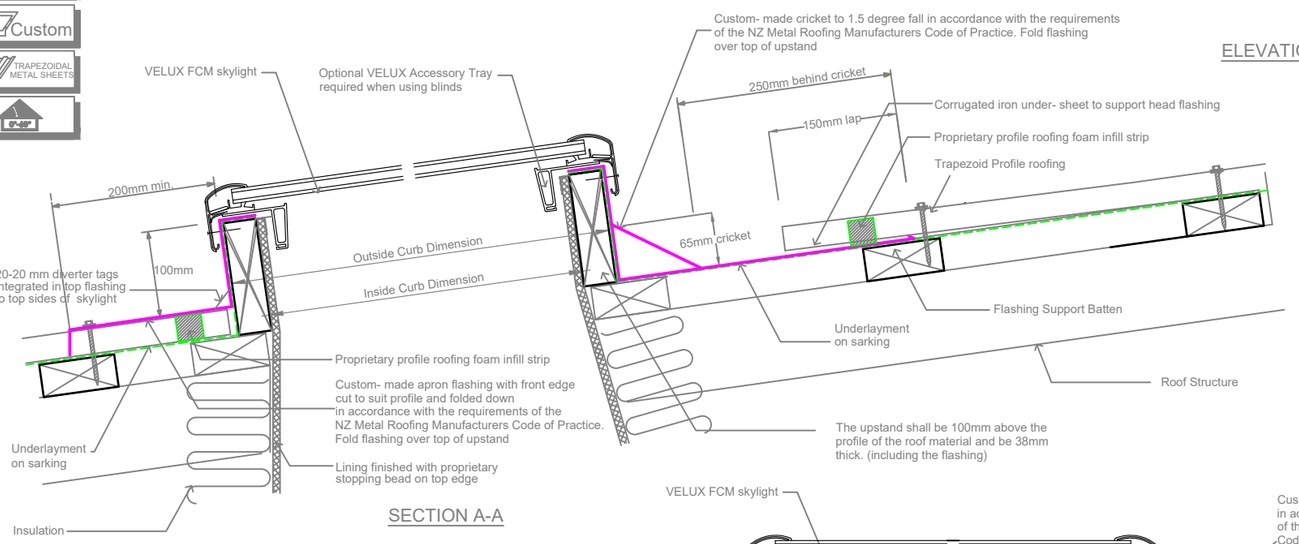
FCM

Custom

TRAPEZOIDAL METAL SHEETS

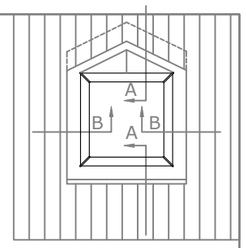
0°-60°

THIS DETAIL APPLIES TO METAL TRAPEZOID ROOF PROFILES WITH ROOFPITCHES BETWEEN 3 AND 60 DEGREES.



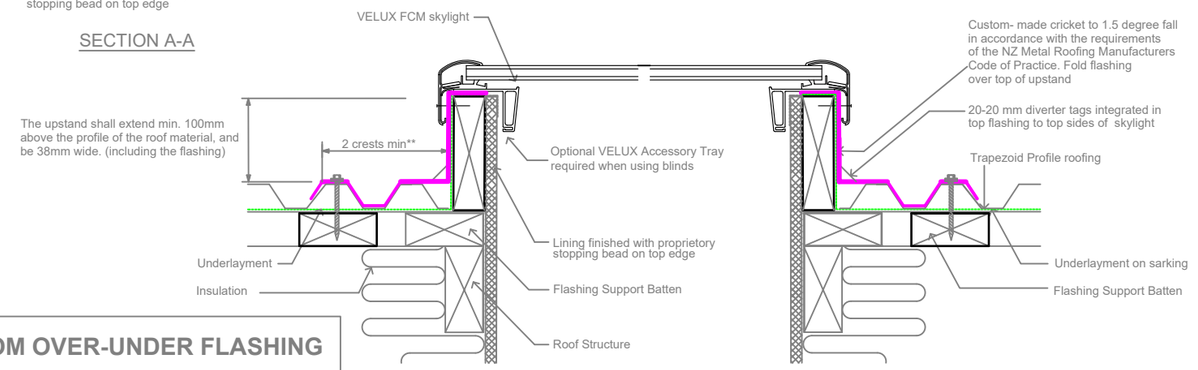
SECTION A-A

ELEVATION



Custom-made metal cricket flashing in accordance with New Zealand Metal Roofing Manufacturers Code of Practice. Ensure all flashings meet the requirements for your projects' location.

Please note:
Below 15 degrees:- Any condensation that forms on the glass due to high humidity may drip



SECTION B-B

BRANZ APPRAISED CUSTOM OVER-UNDER FLASHING

This detail applies to all metal profile roofs with roofpitches between 3 and 60 degrees.

No cricket or diverter required when skylight is less than 600mm wide, and catchment less than 40 sqm.

Custom flashings must be designed to meet the requirements set out in the latest version of the New Zealand Metal Roof and Wall Cladding Code of Practice, and shall be manufactured and installed by a specialist flashing contractor to the latest trade practices.

For roofs with roof pitches less than 15 degrees, the VELUX Skylight must be installed to a min.15 degrees.

The flashing and installation must be guaranteed against weathertightness by the specialist flashing contractor.

Insulation material meeting the requirements of NZBC/H1 is required in the cavities of the lightwell structure.

VELUX Sky-Product Management	NEW ZEALAND LTD. 0800 650 445		Name	Date
		Drawn by		Nov 18
		Checked by		Nov 18
		Drawing No.		

VELUX Low Pitch Fixed Skylight in Trapezoidal Steel Roof with metal over-under flashing (3-60 degrees)

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55 VELUX SKYLIGHT
SCALE 1:10

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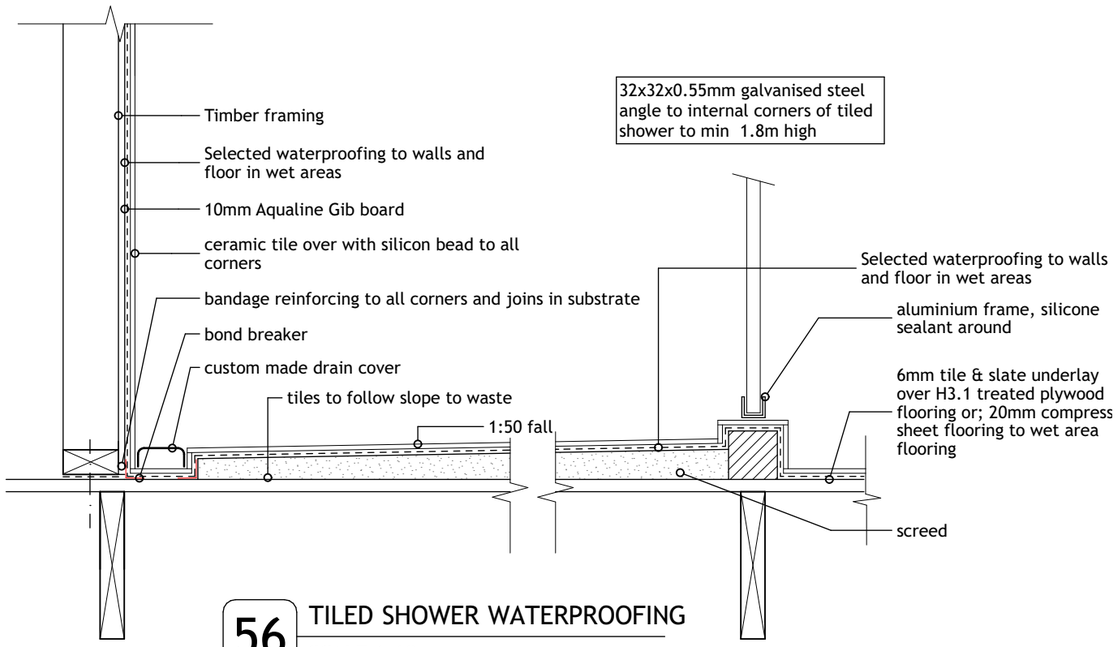
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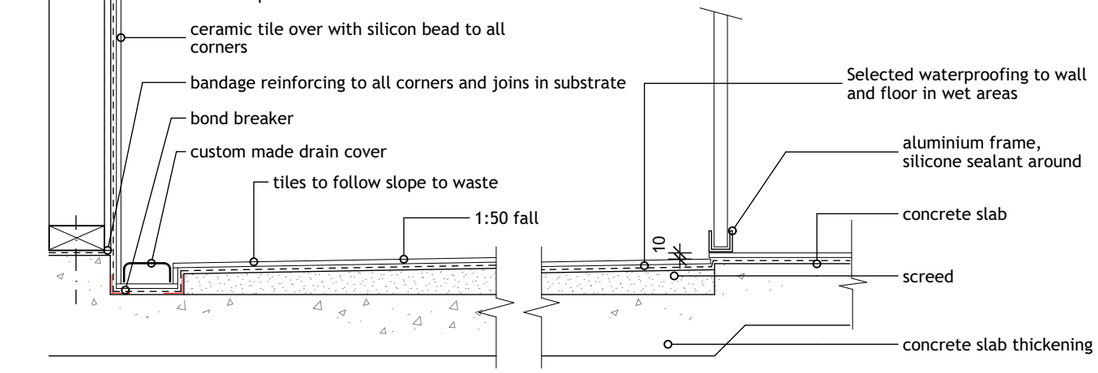
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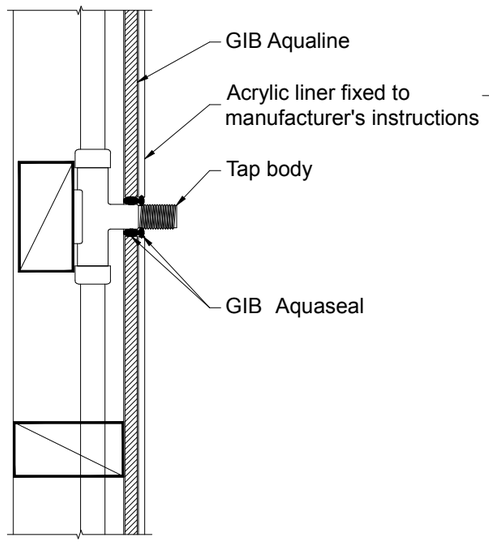
56 TILED SHOWER WATERPROOFING

SCALE 1:10



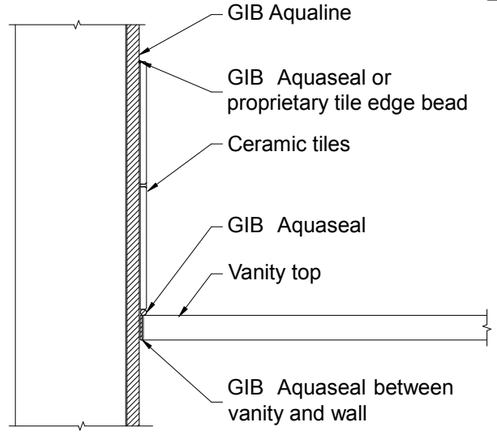
57 TILED SHOWER WATERPROOFING

SCALE 1:10



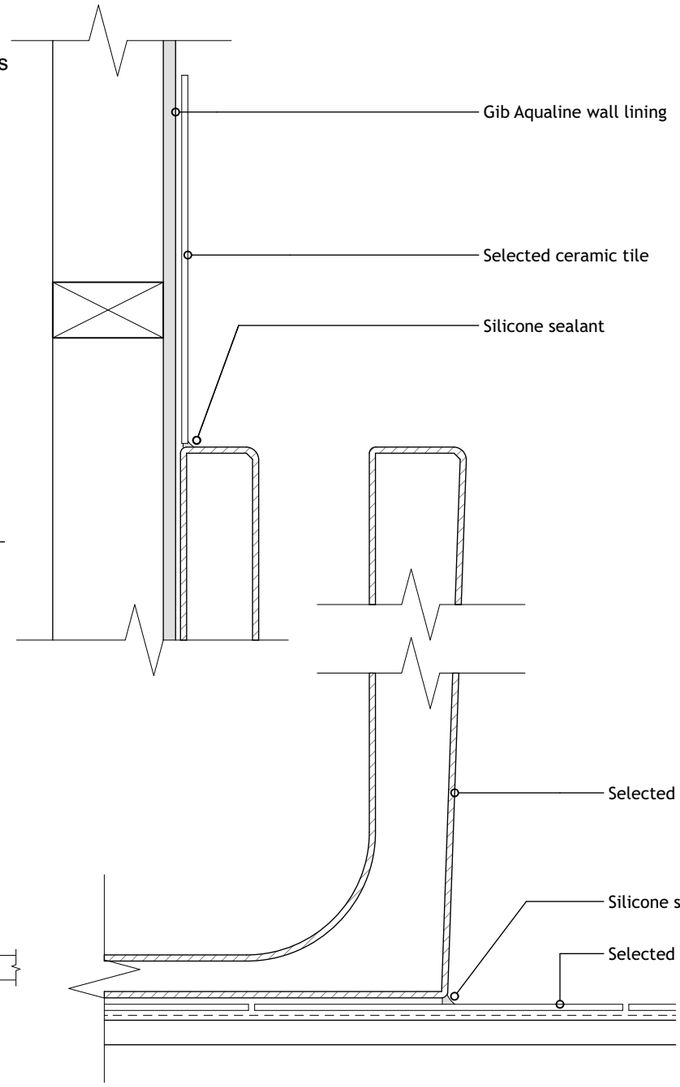
58 TAP PENETRATION

SCALE 1:5



59 VANITY

SCALE 1:5



60 BATHTUB

SCALE 1:5

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Refer to timber treatment and species schedule on Section A-A
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DETAILS 27

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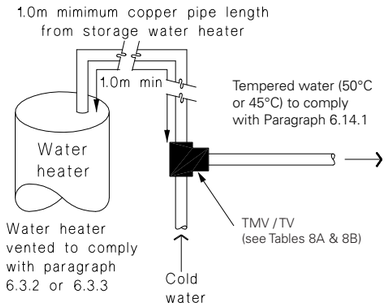
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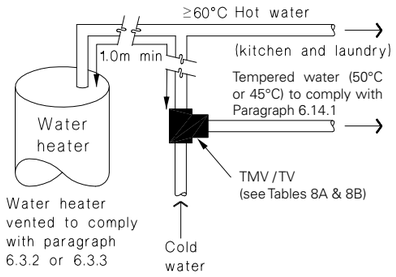
Date:	*Monday, 12 October 2026*
Scale:	*1:10, 1:5*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

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Figure 16: Tempering Valve or Thermostatic mixing Valve Installation
Tables 8A and 8B



(a) Where all hot water is tempered

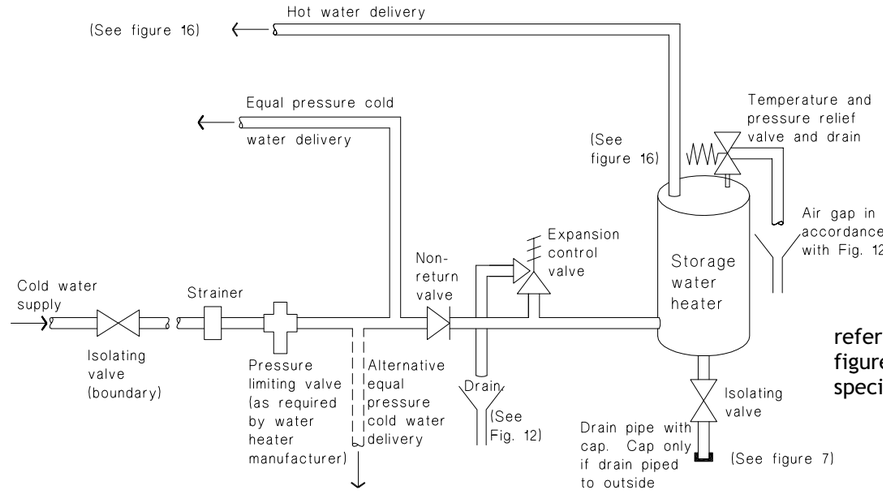


(b) With untempered hot water to laundry and kitchen fixtures and appliances

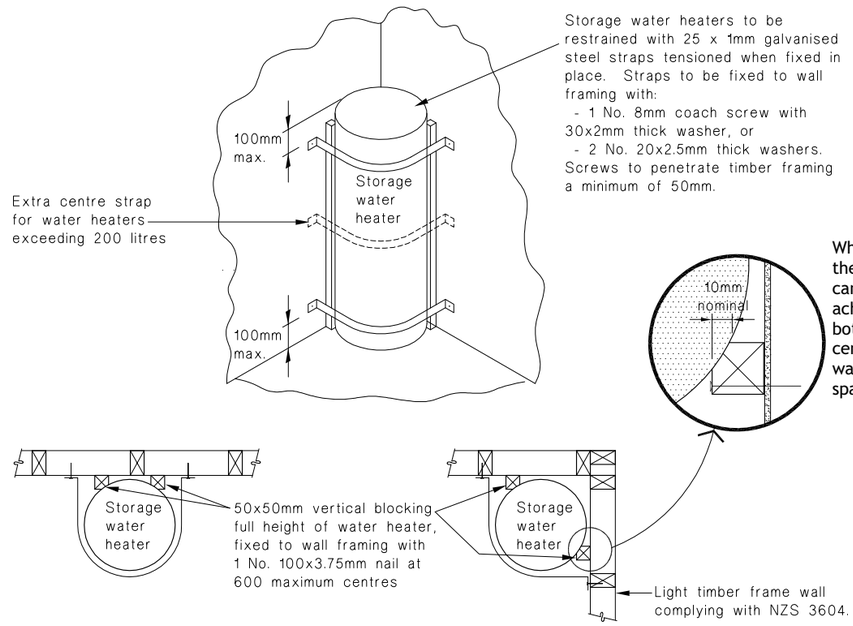
Notes:

1. For optimum system efficiency the temperature control device, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the temperature control device.
2. 1.0 m minimum copper pipe length from storage water heater to temperature control device.
3. Untempered hot water must not be provided to fixtures or appliances from a storage water heater that is connected to an uncontrolled heat source, such as a wet-back or solar water heater.

61 HWC TEMPERING VALVE DETAIL
SCALE #:#



refer NZBC G12/AS1 figure 8 and manufacturer's specifications



62 HWC DETAILS
SCALE 1:10

Note:
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DETAILS 28

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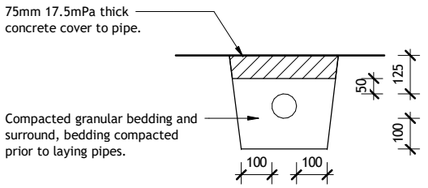
Member

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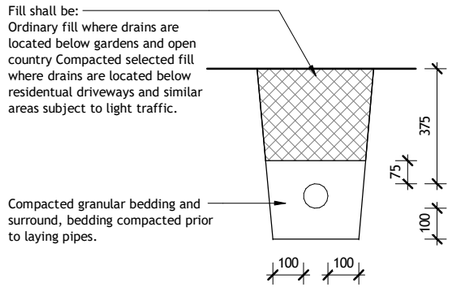
Date:	*Monday, 12 October 2026*
Scale:	*1:10*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

153



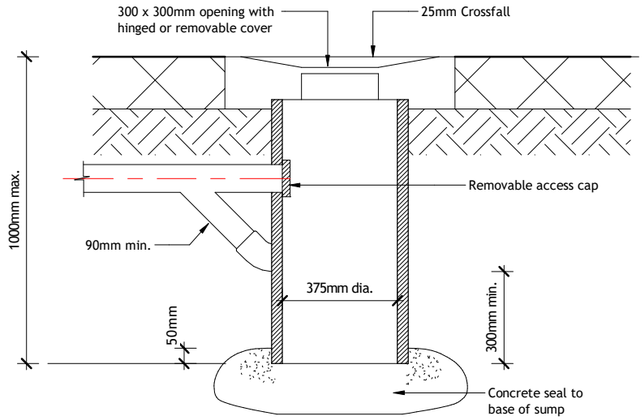
Bedding and Back Filling 125 - 375mm Cover

Scale 1: 20



Bedding and Back Filling 375 - 500mm Cover

Scale 1: 20

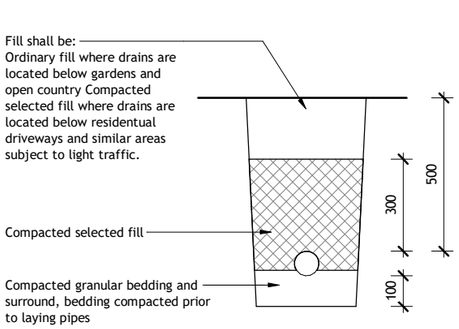


Type 1 Sump Detail

Scale 1: 20

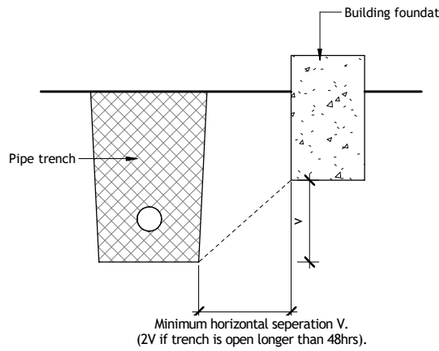
NOTES:
- Type 1 sump catchment area is suitable up to 4500l/m².

Refer to NZBC E1 clause 3.6.2 for additional detail.



Bedding and Back Filling 500mm or more cover

Scale 1: 20



Relationship of Pipe Trench to Building Foundation

Scale 1: 20

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Drawn By:	*Corey Kingsbury*

154

ELECTRICAL LEGEND

- PL — Pendant Light
- DL — IC/CA Down Light
- ext. — Exterior soffit mounted
- ext. — Exterior wall mounted
- sensor — Motion Sensor
- stair — Stairway Lighting
- Heated Towel Rail
- S/A — Smoke Alarm
- Extractor Fan
- HP Ext. — External Heatpump unit
- HP — Internal Heatpump unit
- Smart meter / switch board

Note:
Confirm locations of all electrical and light fittings with owner

IC/CA rated downlights are to comply with the Electrical safety Regulations 2010 and are to be either;
IC downlights
IC-F downlights
CA80 downlights
CA135 downlights

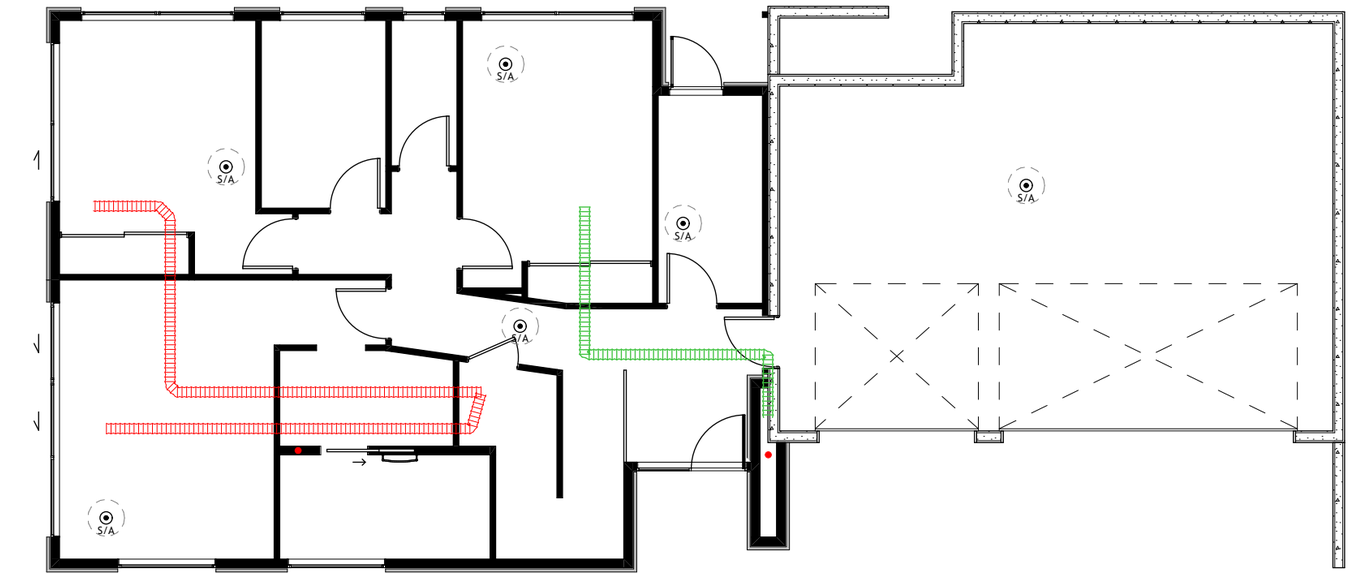
Electrical contractor to ensure spaces within the building have adequate artificial lighting (Illuminance of no less than 20 Lux at floor level, total wattage/m² of floor area as per table 1) to comply with NZBC G8/AS1.

Smoke alarms to meet NZS 4514:2021 interconnected smoke alarms for houses document.

Smoke alarms shall be located in all bedrooms, living spaces, hallways & landings within the building.

All smoke alarms must meet compliance standards such as BS EN 14604, AS3786, UL 217, CAN/ULC S531 OR ISO 12239.

Note:
Allow for ducted heating to dwelling.
Ensure ducted heating vents are not located within 400mm of any smoke alarm.



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ELECTRICAL PLAN

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Drawn By:	*Corey Kingsbury*

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ELECTRICAL LEGEND

- PL — Pendant Light
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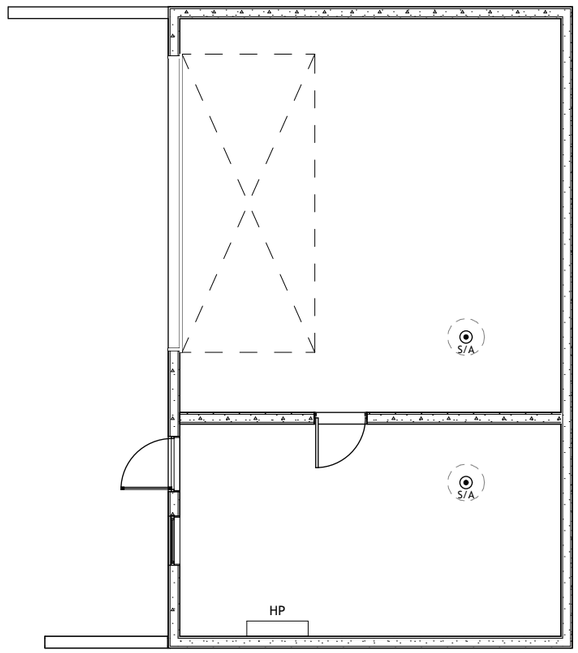
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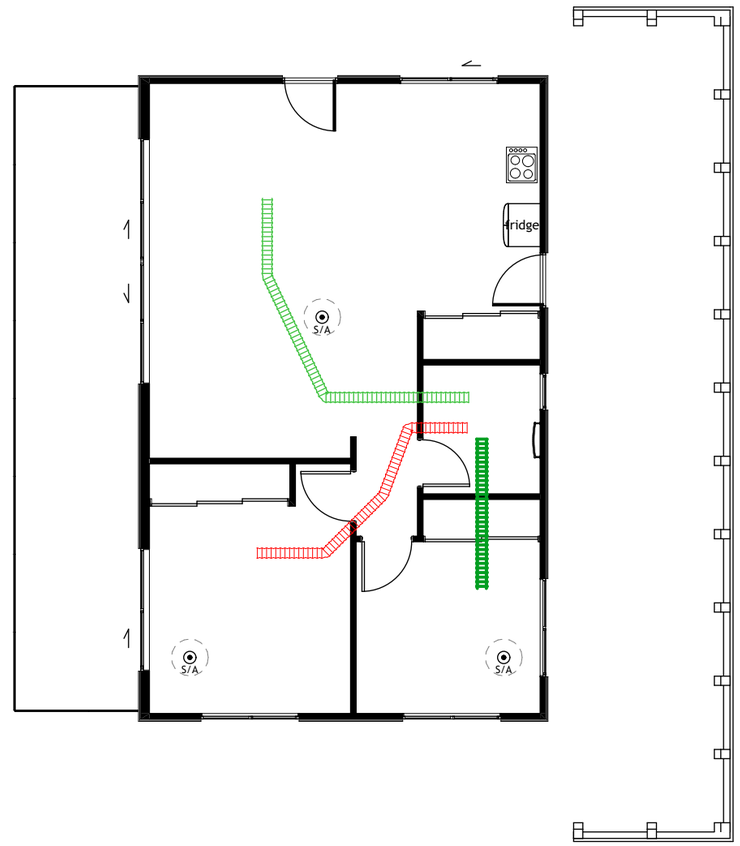
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RESIDENTIAL FLAT ELECTRICAL PLAN

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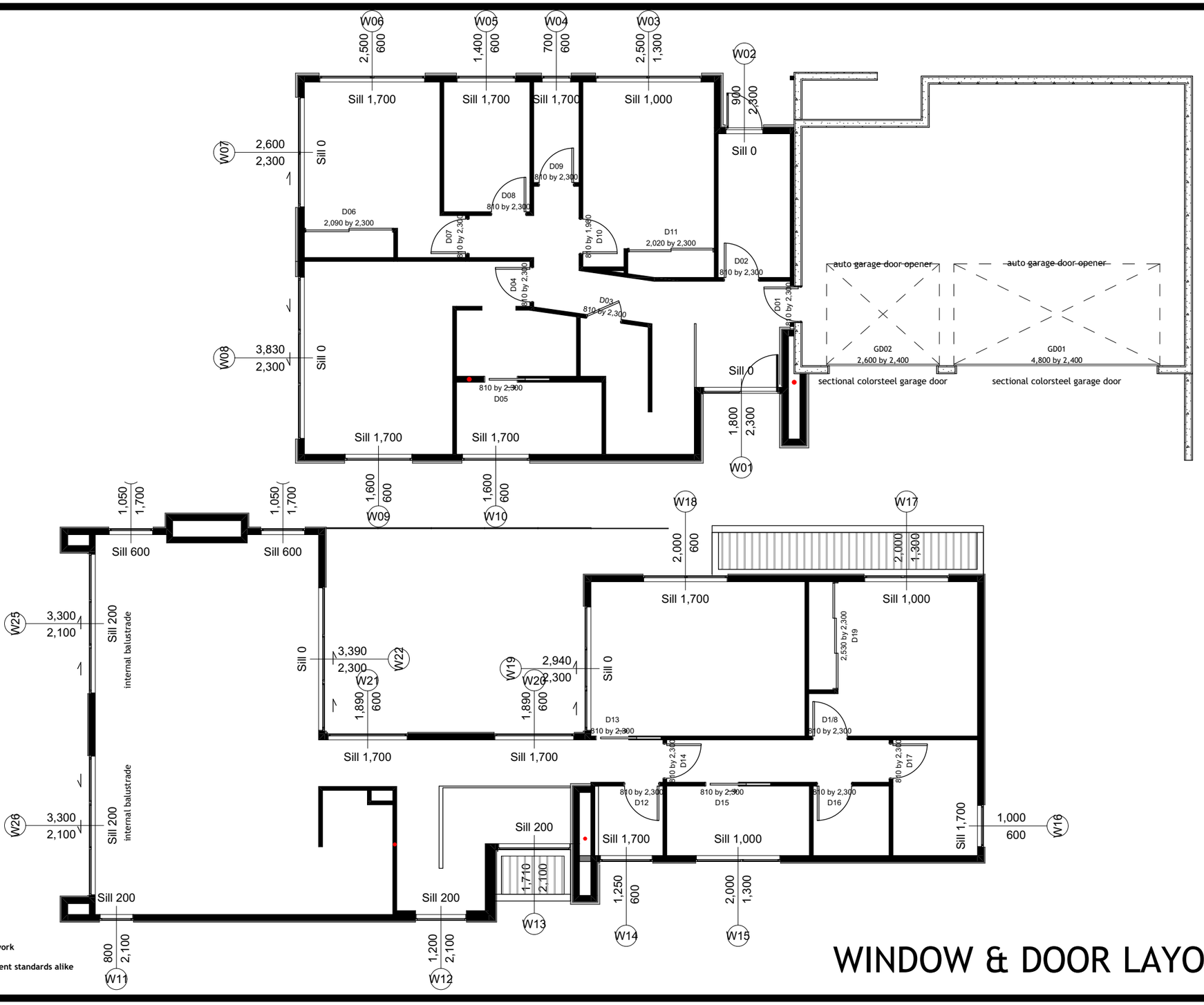
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Scale:	*1:100*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

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Note:
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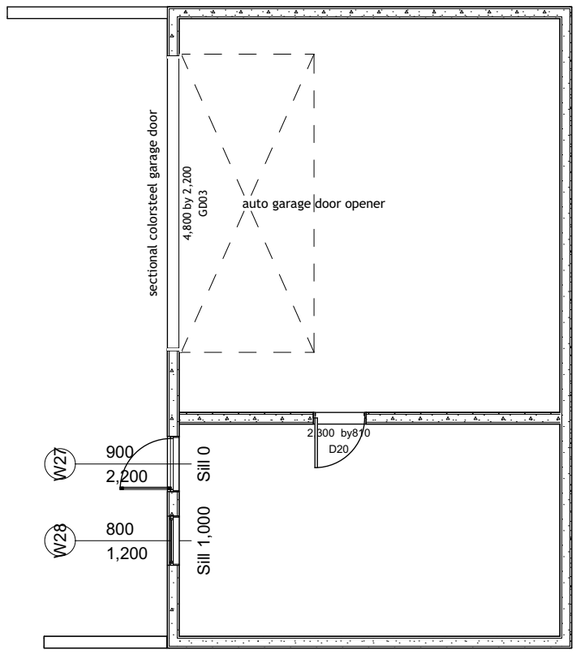
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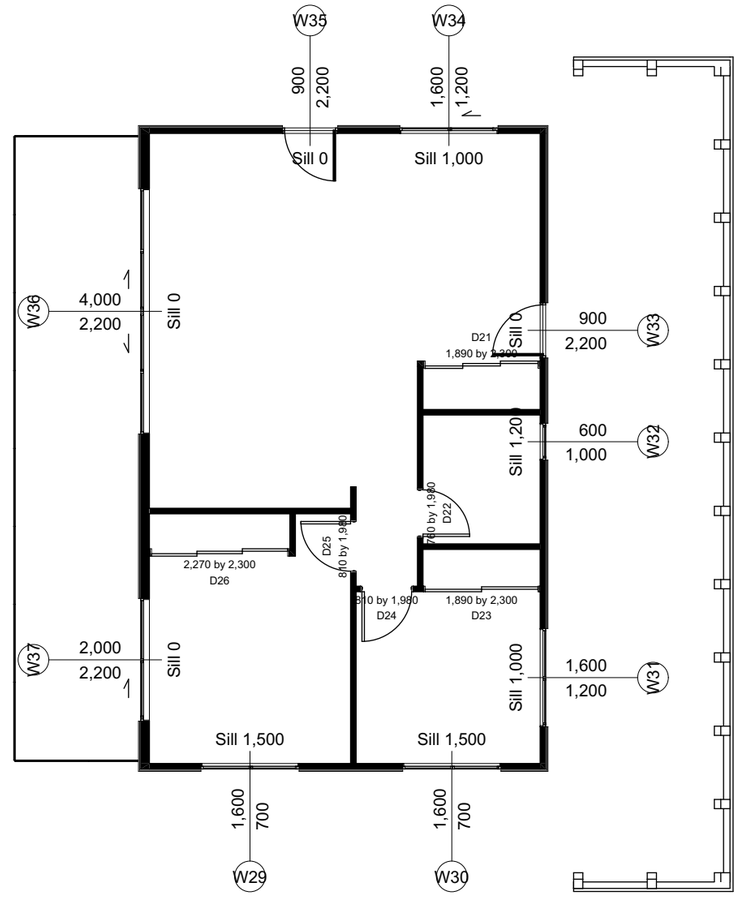
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Drawn By:	*Corey Kingsbury*

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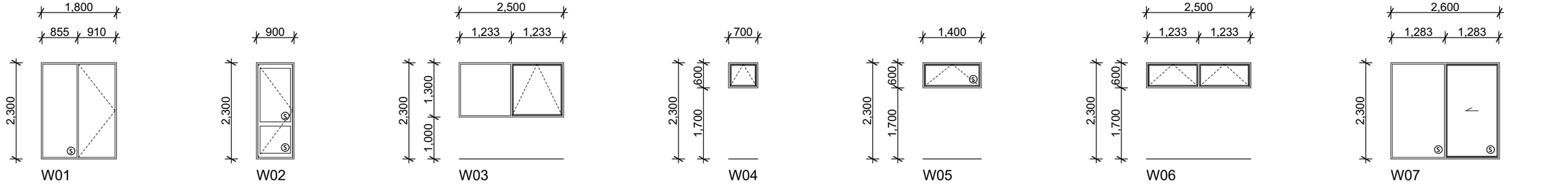
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Note:
Selected colour powder-coated thermally broken aluminium joinery, argon-filled double-glazed with high performance Low-E glazing units. Glazing weight to comply with NZS 4223.3. double glazed to all except garage outside insulation envelope
grade A safety glazing indicated with Ⓢ
- safety glass to all bathroom glazing

All window sizes and measurements are to be confirmed on site.

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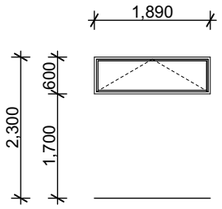
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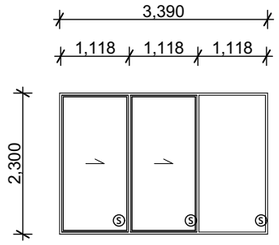
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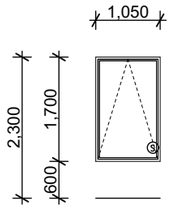
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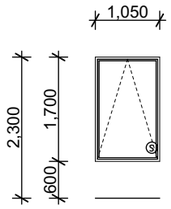
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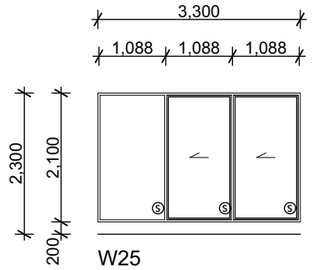
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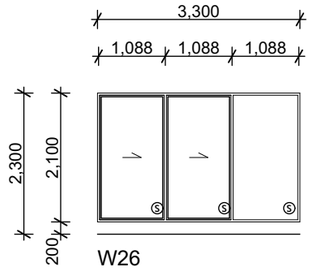
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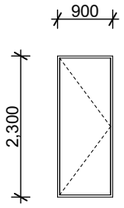
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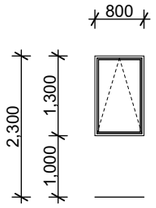
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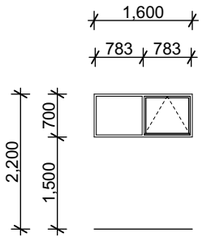
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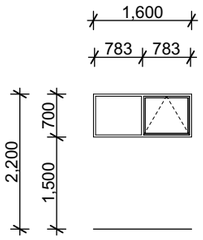
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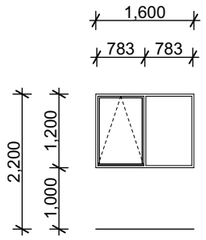
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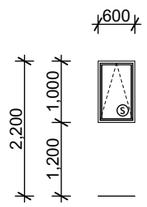
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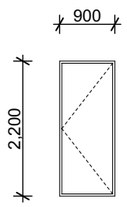


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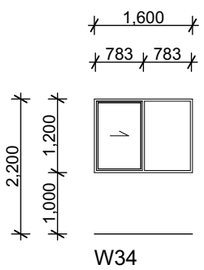


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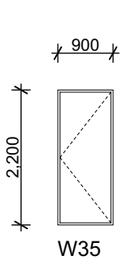
Fit restricor stay
to max 100mm



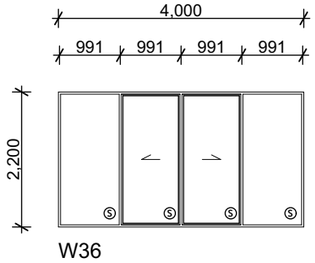
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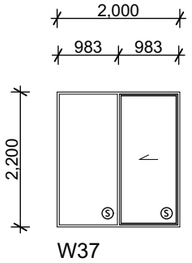
W34



W35



W36



W37

Note:
Selected colour powder-coated thermally broken aluminium joinery, argon-filled double-glazed with high performance Low-E glazing units. Glazing weight to comply with NZS 4223.3. double glazed to all except garage outside insulation envelope
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