NEW HOME FOR

ANNABELLE & HUNNTER WAGENER

1 GOLDFINCH DRIVE PARK RIDGE

ARCHITECTURE UNLIMITED LTD

LEGEND

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ISSUE - October 2026

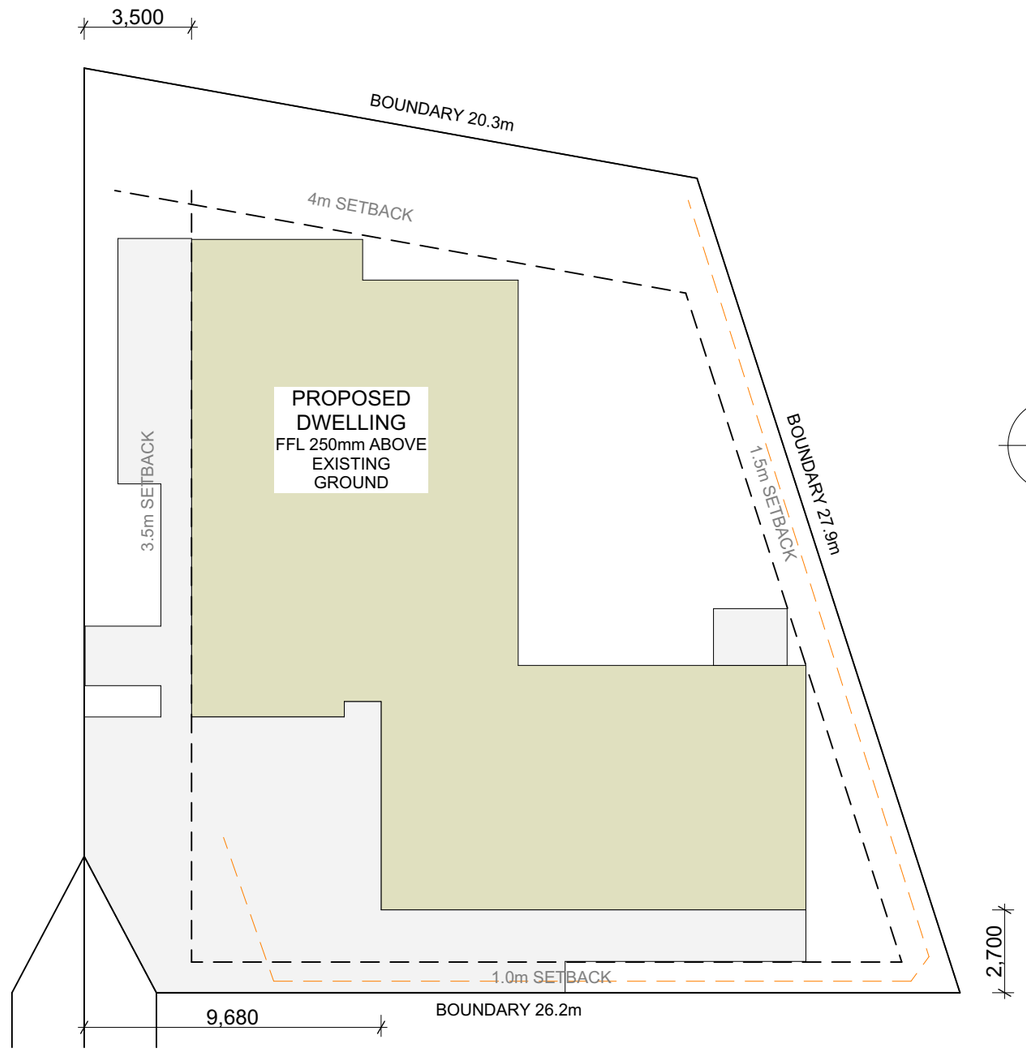
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LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

SEDIMENT CONTROL
• PRIOR TO COMMENCEMENT OF EARTHWORKS THE SITE MUST BE ASSESSED AND ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED
• ANY EROSION AND SEDIMENT CONTROL STRUCTURES IN PLACE ARE TO BE INSPECTED AND MAINTAINED DAILY
• PREVENT ANY BACKFILL OR DEBRIS FROM WASHING ONTO COUNCIL OR NEIGHBOURING PROPERTIES
• ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA IS TO BE PRESERVED DURING THE BUILDING PHASE
• REMOVE EXCAVATED MATERIAL FROM THE SITE OR PREVENT EROSION OF STOCKPILED MATERIAL BY APPROPRIATE SITING OR CONTAINMENT
• ROOF WATER DOWNPIPES TO BE CONNECTED TO THE MAIN STORMWATER SYSTEM AS SOON AS ROOF SHEATHING AND SPOUTING IS INSTALLED

PROVIDE 1.8m HIGH TEMPORARY FENCING TO ROAD SIDE BOUNDARY AND ALONG THE SIDE BOUNDARIES 4m

EXPOSED AGGREGATE CONCRETE DRIVE AND PATHS



N

LOT 105
DP 568066
1 GOLDFINCH DRIVE
PARK RIDGE
SECTION AREA = 741 m²
NET AREA 674m²
HOUSE AREA = 261 m²
SITE COVERAGE = 35.2%
WIND ZONE - HIGH
EARTHQUAKE ZONE - 3
EXPOSURE ZONE - B
SNOW ZONE - N5
CLIMATE ZONE - 6

PARK RIDGE SUBSOIL DRAIN TO DISCHAGE TO SUMP.

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PROJECT
ANNABELLE & HUNNTER WAGENER
1 GOLDFINCH DRIVE
PARK RIDGE

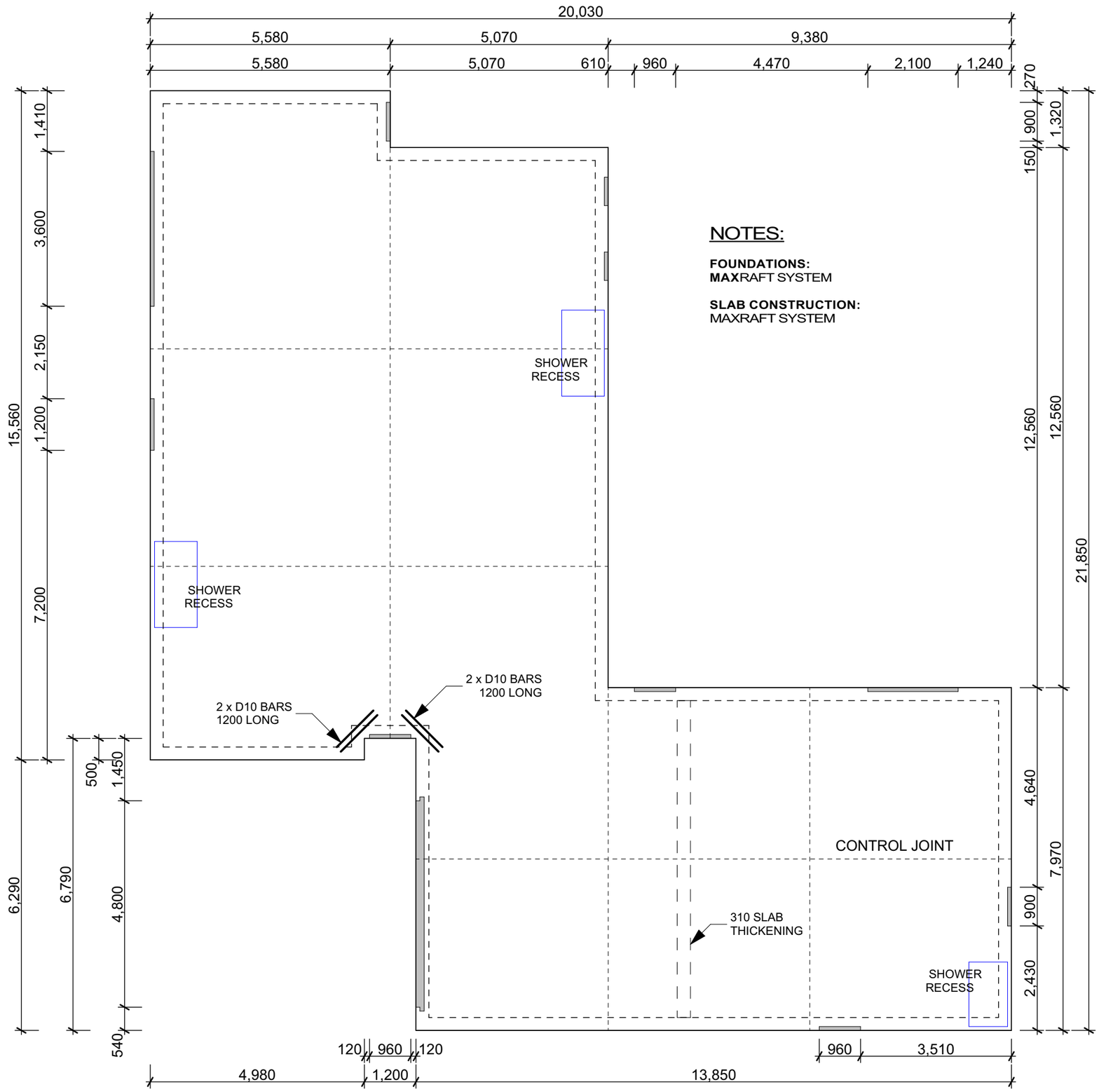
DRAWING TITLE
SITE PLAN

DRAWING USAGE
CONSENT - CONSTRUCTION

DESIGN	WP
DRAWN	WP
CHECK	WP
CODE	26-034

DATE 28/10/2026
SCALE: 1:200
DWG NO 2
SET OF 34

All dimensions, levels and site conditions to be checked and verified by Contractor prior to commencing any works. Drawings to be read in conjunction with specifications and Engineers calculations. All aspects of construction to comply with NZBC and Approved Documents, NZS 3604:2011, Building regulations and all other applicable standards.



NOTES:

FOUNDATIONS:
MAXRAFT SYSTEM

SLAB CONSTRUCTION:
MAXRAFT SYSTEM

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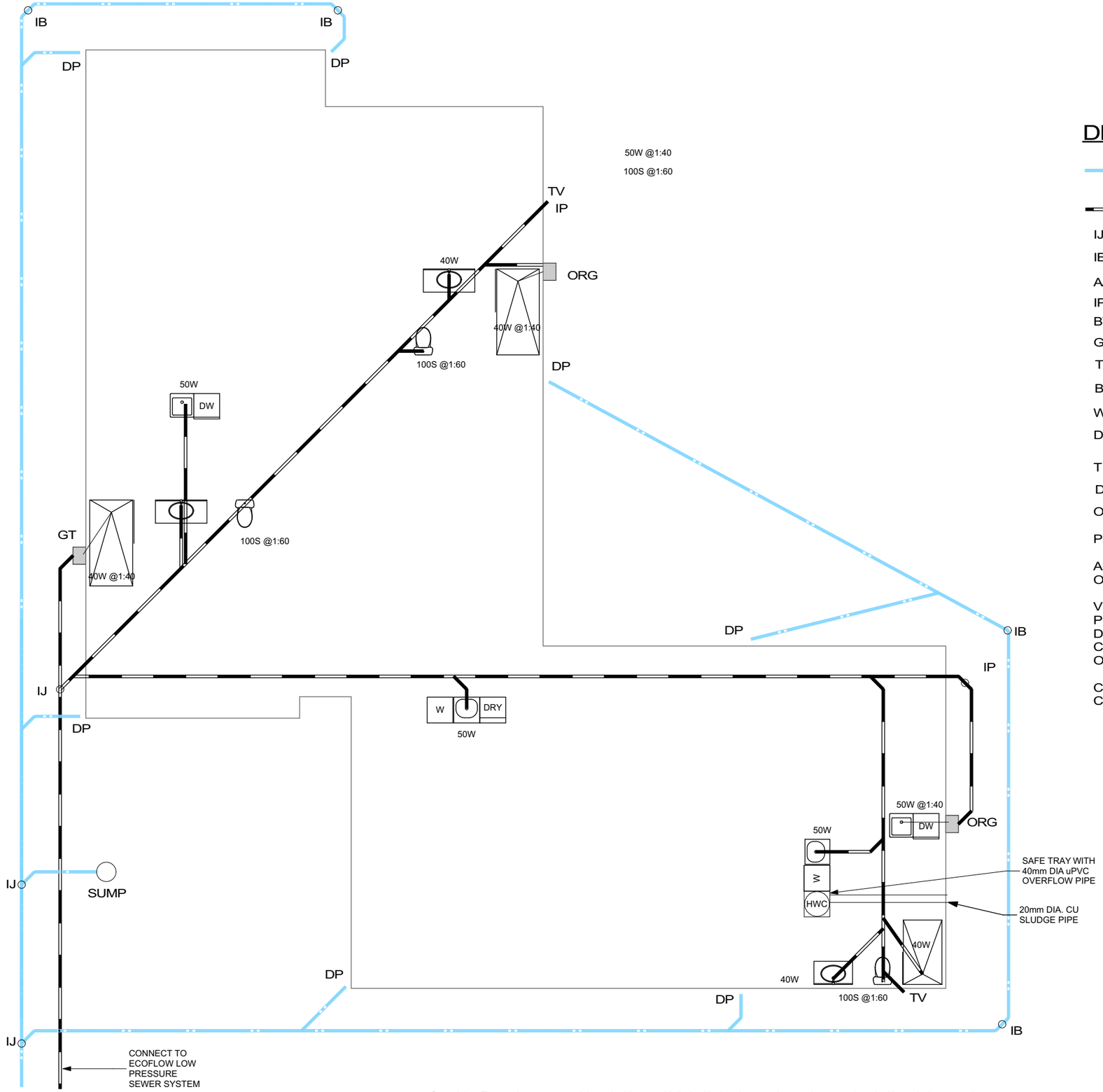
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FOUNDATION PLAN

DRAWING USAGE
CONSENT - CONSTRUCTION

DESIGN	WP
DRAWN	WP
CHECK	WP
CODE	26-034

DATE 28/10/2026
SCALE: 1:100
DWG NO 3
SET OF 34

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DRAINAGE LEGEND

	DENOTES 100 dia. STORM WATER PIPE @ 1:120 min. GRADE
	DENOTES 100 dia. SOIL SEWER PIPE @ 1:100 min. GRADE
IJ	INSPECTION JUNCTION
IB	INSPECTION BEND
AAV	AIR ADMITTANCE VALVE
IP	INSPECTION POINT
BT	BOUNDARY TRAP
GT	GULLY TRAP
TV	TERMINAL VENT (80mm Dia.)
BV	BACK VENT (40mm Dia.)
WM	WASHING MACHINE
DP	DOWN PIPE (80mm Dia. uPVC) SEALED INTO STORM WATER PIPE
T	TUB
DW	DISH WASHER
ORG	OVERFLOW RELIEF GULLY TRAP

PLEASE NOTE: THIS LAYOUT IS SCHEMATIC ONLY.

ALL DRAINAGE SHALL COMPLY WITH NZBC G13/AS2 OR G13/AS3

VERIFY ALL DIMENSIONS AND LEVELS ON SITE.
PROVIDE 400 COVER TO INVERT AT HEADS OF ALL DRAINS.
CONFIRM WITH OWNER FOR LOCATION OF OUTSIDE TAPS.

CONTRACTOR TO SUPPLY AS BUILT PLANS ON COMPLETION OF WORKS.

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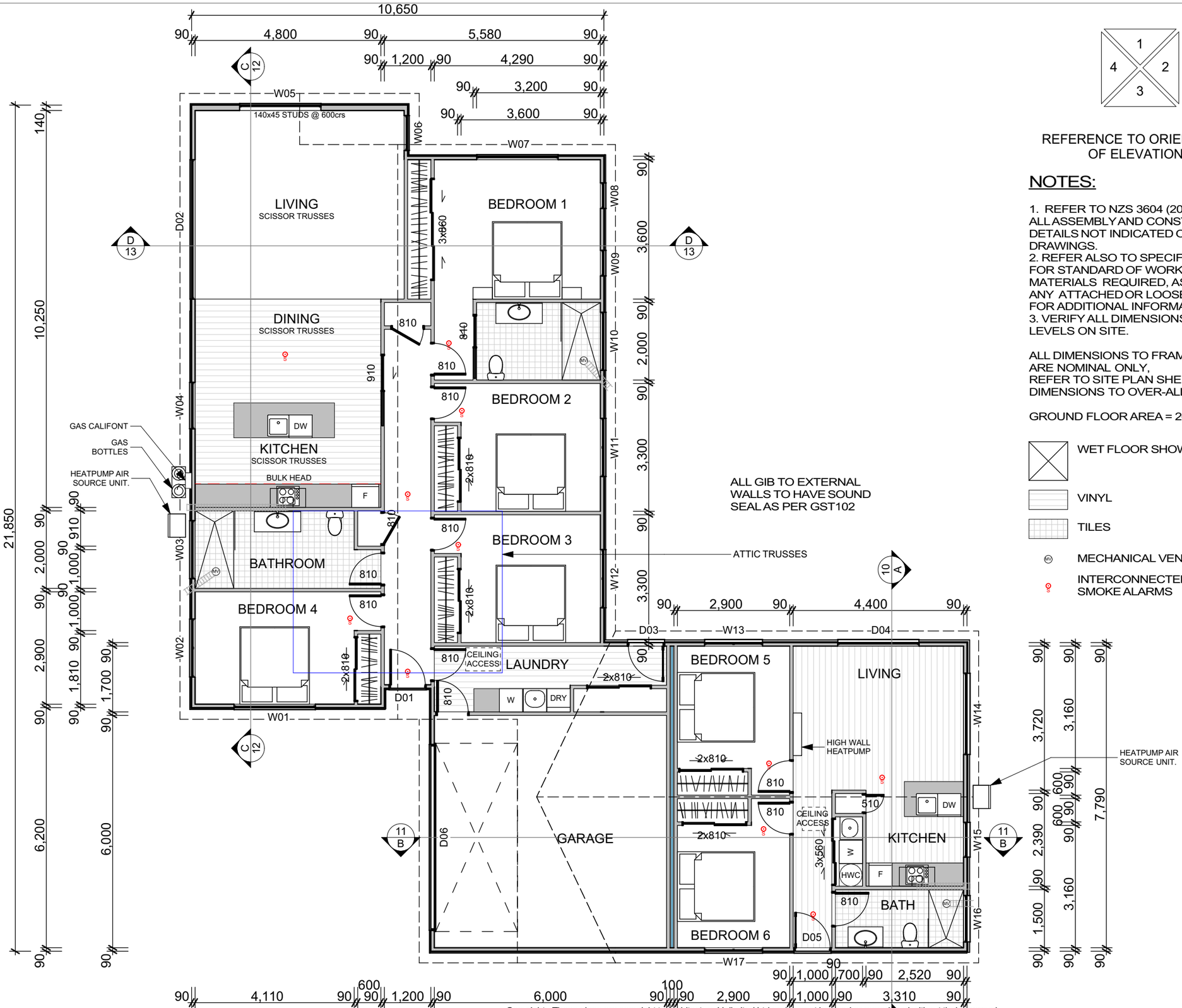
PROJECT
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1 GOLDFINCH DRIVE
PARK RIDGE

DRAWING TITLE
DRAINAGE PLAN

DRAWING USAGE
CONSENT - CONSTRUCTION

DESIGN	WP	DATE	28/10/2026
DRAWN	WP		
CHECK	WP	SCALE:	1:100
CODE	26-034	SET OF	34
		DWG NO	4

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REFERENCE TO ORIENTATION OF ELEVATIONS

NOTES:

1. REFER TO NZS 3604 (2011) FOR ALL ASSEMBLY AND CONSTRUCTION DETAILS NOT INDICATED ON THESE DRAWINGS.
2. REFER ALSO TO SPECIFICATION FOR STANDARD OF WORKMANSHIP & MATERIALS REQUIRED, AS WELL AS ANY ATTACHED OR LOOSE SHEETS FOR ADDITIONAL INFORMATION.
3. VERIFY ALL DIMENSIONS AND LEVELS ON SITE.

ALL DIMENSIONS TO FRAMING LINES ARE NOMINAL ONLY,
REFER TO SITE PLAN SHEET 01 FOR DIMENSIONS TO OVER-ALL SET OUT.

GROUND FLOOR AREA = 261m²

WET FLOOR SHOWER

VINYL

TILES

MECHANICAL VENT

INTERCONNECTED SMOKE ALARMS

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1 GOLDFINCH DRIVE
PARK RIDGE

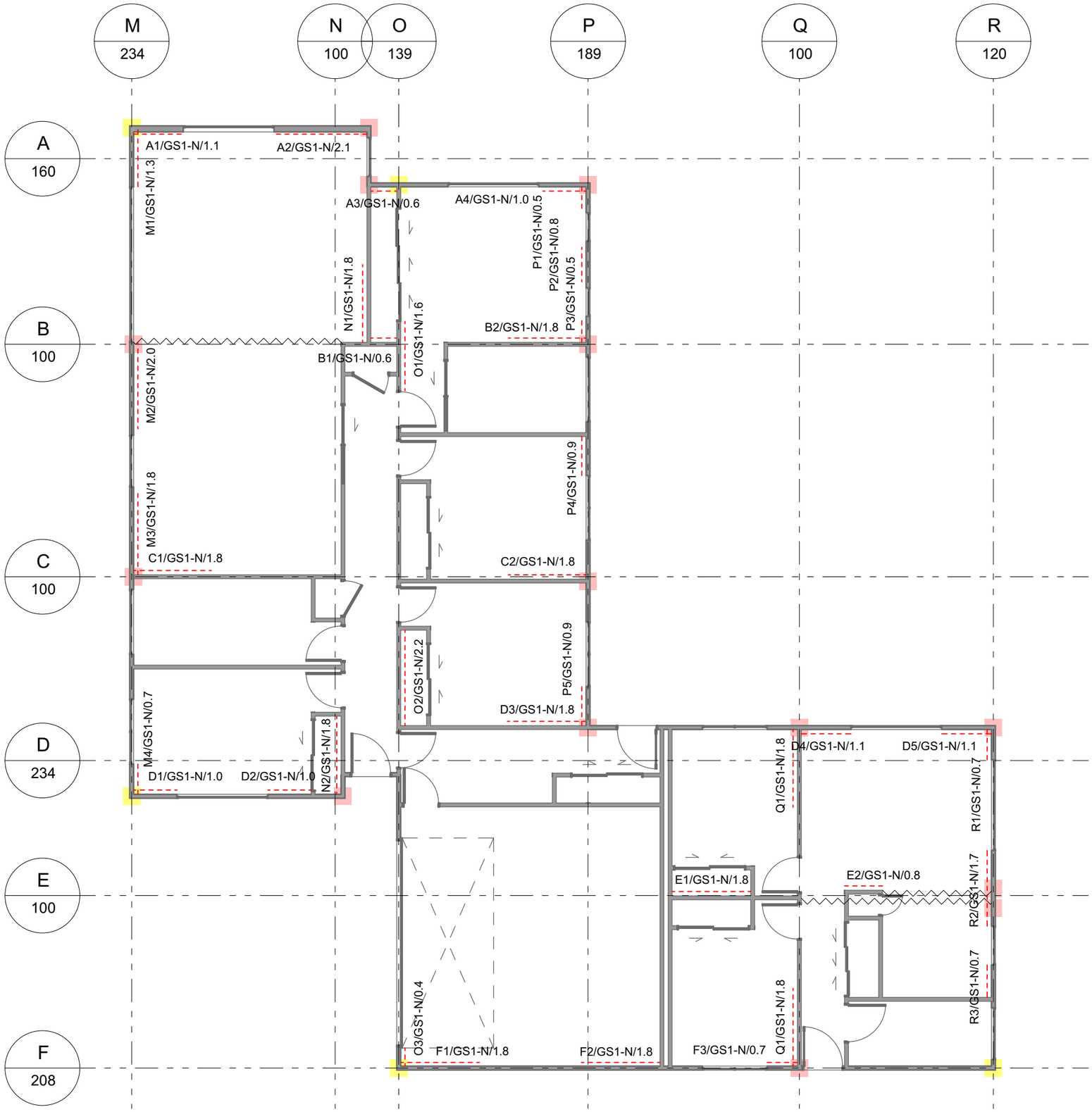
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FLOOR PLAN

DRAWING USAGE
CONSENT - CONSTRUCTION

DESIGN	WP
DRAWN	WP
CHECK	WP
CODE	26-034

DATE 28/10/2026
SCALE: 1:100
DWG NO 5
SET OF 34

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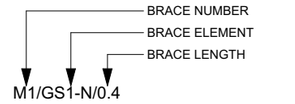


WALL BRACING NOTES:

FOR COMBINED BRACING ELEMENTS UP TO 125BU USE A 6kN FIXING TO ONE EXTERNAL WALL.

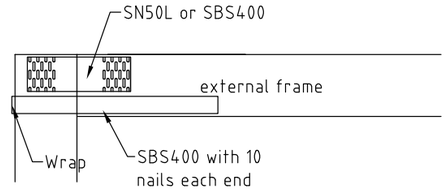
FOR COMBINED BRACING ELEMENTS OVER 125BU AND UP TO 250BU, USE A 6kN FIXING TO TWO EXTERNAL WALLS.

TIMBER MEMBER IN CEILING SPACE



6kN FIXING

12kN FIXING



Corner connection (12kN)

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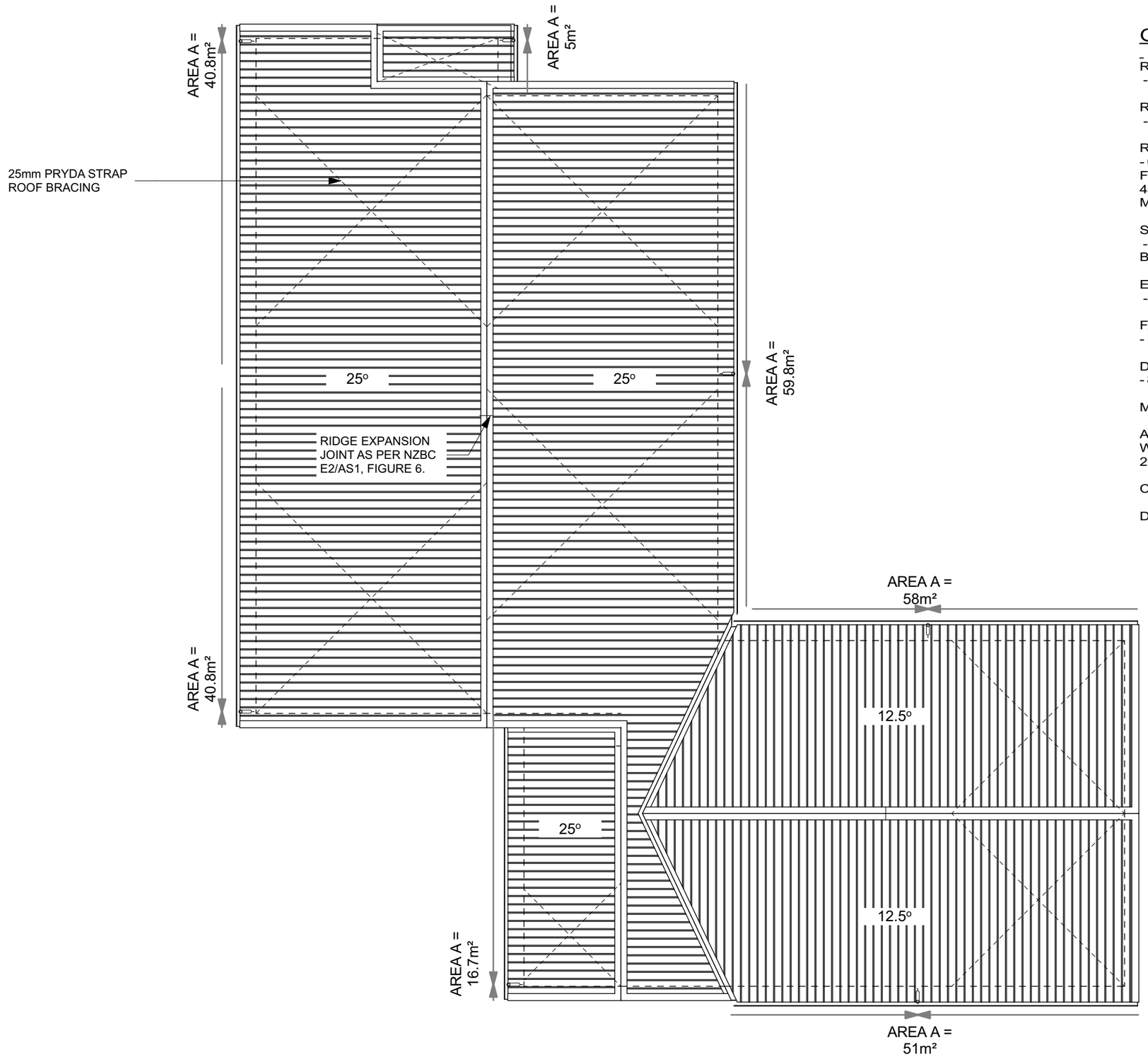
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BRACING PLAN

DRAWING USAGE
CONSENT - CONSTRUCTION

DESIGN	WP
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CHECK	WP
CODE	26-034

DATE 28/10/2026
SCALE: 1:100
DWG NO 6
SET OF 34

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GENERAL NOTES

ROOF PITCH:
- 25 & 12.5 DEGREES

ROOF AREA:
- 287.4 m²

ROOF CLADDING:
- 0.40mm GAUGE PREFINISHED COLOUR COATED STEEL HI FIVE, OVER SELF SUPPORTING ROOFING UNDERLAY, 70 x 45 PURLINS AT 900crs TO TRUSS SYSTEM SUPPLIED BY MANUFACTURER.

SPOUTING:
- CONTINUOUS SPOUTING 125Ø QUAD WITH INTERNAL BRACKETS @ 700crs.

EAVE WIDTH:
- 300mm

FASCIA:
- PALTEC COLOURCOTE OR SIMILAR

DOWN PIPES:
- 80Ø uPVC CONNECTED TO STORM WATER SYSTEM

MINIMUM FALL TO SPOUTING TO BE 1:500

ALL ROOFING, ROOF ACCESSORIES, MATERIALS AND WORKMANSHIP TO COMPLY WITH NZBC E2 AND AS/NZS 2179

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE

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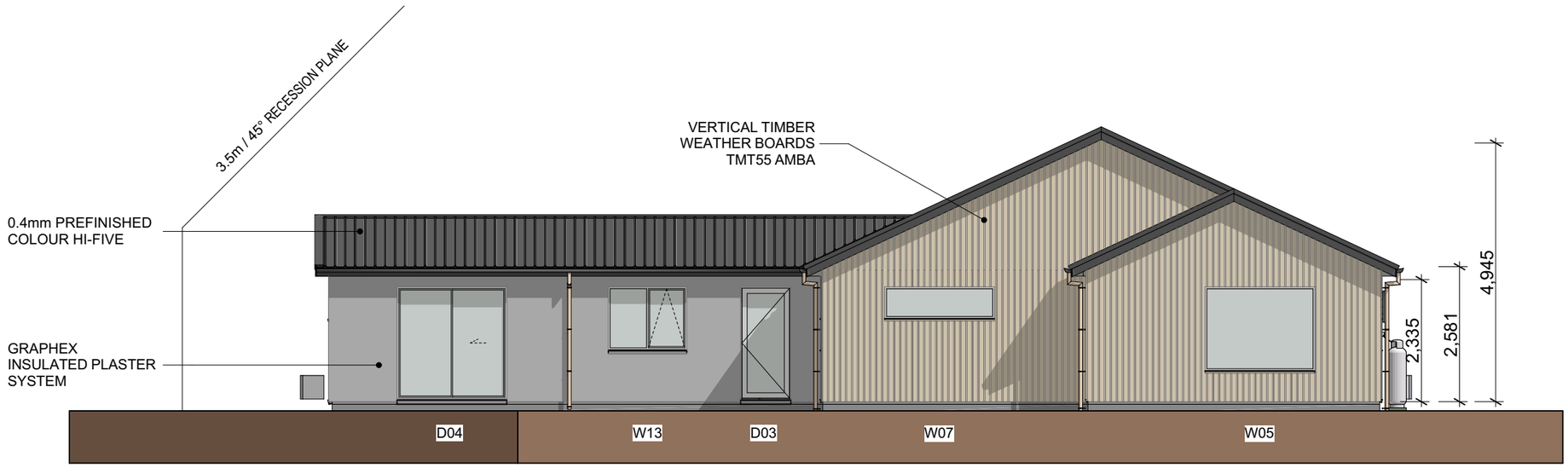
PROJECT
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1 GOLDFINCH DRIVE
PARK RIDGE

DRAWING TITLE
ROOF PLAN

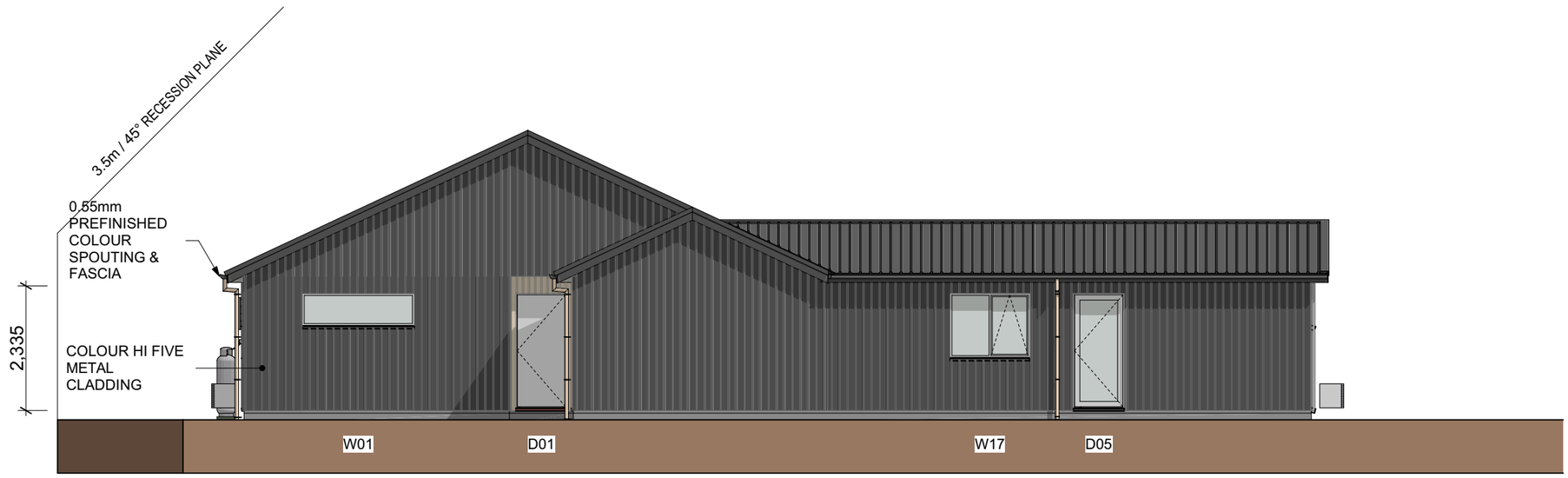
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CONSENT - CONSTRUCTION

DESIGN	WP	DATE	28/10/2026	DWG NO	7
DRAWN	WP				
CHECK	WP	SCALE:	1:100	SET OF	34
CODE	26-034				

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E-01 NORTH ELEVATION 1:100



E-03 SOUTH ELEVATION 1:100

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1 GOLDFINCH DRIVE
PARK RIDGE

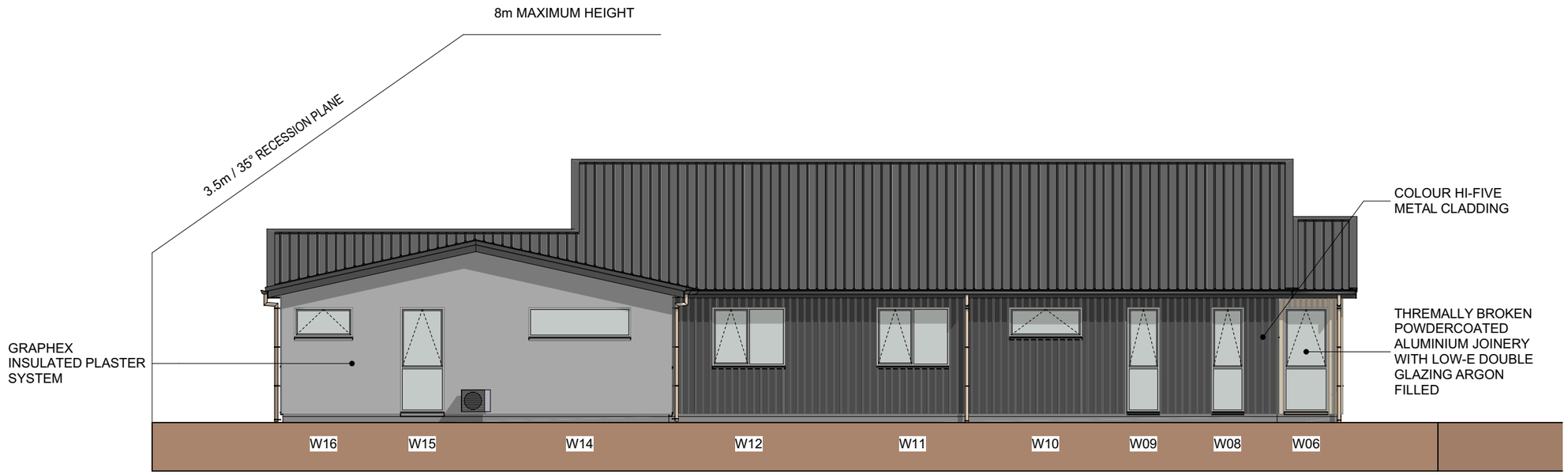
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NORTH & SOUTH ELEVATIONS

DRAWING USAGE CONSENT - CONSTRUCTION

DESIGN	WP
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CHECK	WP
CODE	26-034

DATE 28/10/2026
SCALE: 1:100
DWG NO 8
SET OF 34

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E-02 EAST ELEVATION 1:100



E-04 WEST ELEVATION 1:100

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1 GOLDFINCH DRIVE
PARK RIDGE

DRAWING TITLE
EAST & WEST ELEVATIONS

DRAWING USAGE
CONSENT - CONSTRUCTION

DESIGN	WP	DATE	28/10/2026	DWG NO	9
DRAWN	WP	SCALE:	1:100	SET OF	34
CHECK	WP				
CODE	26-034				

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WIND ZONE - HIGH
EARTHQUAKE ZONE - 3
EXPOSURE ZONE - B
SNOW ZONE - N5
CLIMATE ZONE - 6
REFER TO TABLE 4.1
NZS3604:2011

REFER ALSO TO ASSEMBLY DETAILS

NOTE: TIMBER CLADDING & LINING
REFER TO BRANZ BULLETINS:
- No. 373 SPECIFYING TIMBER
- No. 380 TIMBER INTERNAL LININGS
- No. 361 WEATHER GROOVES
- No. 343 MOISTURE IN TIMBER

AND BRANZ PUBLICATION "GOOD TIMBER CLADDING PRACTICE"

ENSURE ALL TIMBER USED COMPLIES WITH NZS: 3602 SPECIFYING TIMBER & WOOD BASED PRODUCTS FOR USE IN BUILDINGS, AND NZS: 3631 NZ TIMBER GRADING RULES.

PAY PARTICULAR ATTENTION TO THE TYPE (I.e. SAPWOOD VERSUS HARDWOOD) GRADING & SAWING METHOD (I.e. QUARTER - SAWN VERSUS FLAT - SAWN), USE QUARTER SAWN BOARDS ON WALLS EXPOSED TO THE WORST SUN EXPOSURE AND FLAT - SAWN BOARDS ON WALLS WITH LEAST SUN EXPOSURE. ALL CLADDING BOARDS SHOULD BE SAWN FROM STRAIGHT GRAINED LOGS.

PURLIN FIXINGS:
ALL PURLINS TO BE FIXED FOR UPLIFT LOADS TO RAFTERS OR RAKING PLATES IN ACCORDANCE WITH NZS 3604 (2011) CLAUSES: 10.2.1.16.2 and Table 10.10 DEPENDING UPON SITUATION AND WIND LOAD.

2.4kN CONNECTION: FIXING 1 / 10g SELF-DRILLING SCREW, 80mm LONG.

TRUSS FIXINGS:
TRUSSES TO BE FIXED FOR UPLIFT LOADS TO TOP PLATES IN ACCORDANCE WITH NZS 3604 (2011) CLAUSE: 10.2.2.6 ANCHORAGE & TABLE 10.14 & 10.15

FIXING TYPE E: 2 / 90 x 315 SKEW NAILS PLUS 2 WIRE DOGS. (OR 4.7kN CONNECTION)
FIXING TYPE F: 2 / 90 x 3.75 SKEW NAILS STRAP FIXING (OR 7.0kN CONNECTION)
SEE FIGURE 10.6 NZS3604 2011.

TOP PLATE FIXINGS:
ALL TOP PLATES TO BE FIXED FOR UPLIFT LOADS TO STUDS IN ACCORDANCE WITH NZS 3604 (2011) CLAUSES: 8.7.6 & TABLE 8.18 DEPENDING UPON WIND LOAD.

THIS PROJECT: FIXING TYPE B: 2 / 90 x 3.15 END NAILS PLUS 2 WIRE DOGS.
(OR 4.7kN CONNECTION)

LINTEL / TRIMMING STUD UPLIFT LOAD FIXINGS:
WHERE LINTELS SIZES ARE SHOWN WITH A 'U' SUFFIX FOR UPLIFT, FIX THE LINTELS AND TRIMMING STUDS WITH A 7.5kN TENSION CONNECTION
IN ACCORDANCE WITH NZS 3604 (2011)
CLAUSES: 8.6.1.7 & 8.6.1.8 & FIGURE 8.12

GENERAL NOTES

FOUNDATIONS:
MAXRAFT SLAB SYSTEM

SLAB CONSTRUCTION:
MAXRAFT SLAB SYSTEM

EXTERIOR CLADDING:
GRAPHEX INSULATED PLASTER SYSTEM, VERTICAL HI FIVE, VERTICAL TIMBER WEATHERBOARDS

WALL FRAMING & INTERIOR LINING
10mm GIB. LININGS ON 140x45 AND 90x45 SG8 (16-18% MC) @ 600 c/c, DWANGS @ 600 & 480 c/c. BOTTOM PLATE, ON MALTHOID DPC, WITH M12 TRUBOLT FIXINGS @ 900crs 150 FROM WALL ENDS, (NOTE BRACING PANELS REQUIRE ADDITIONAL FIXINGS).

CEILINGS
13mm GIB BOARD LINING TO 70x35mm TIMBER OR RONDO CEILING BATTENS AT 600crs TO TRUSS

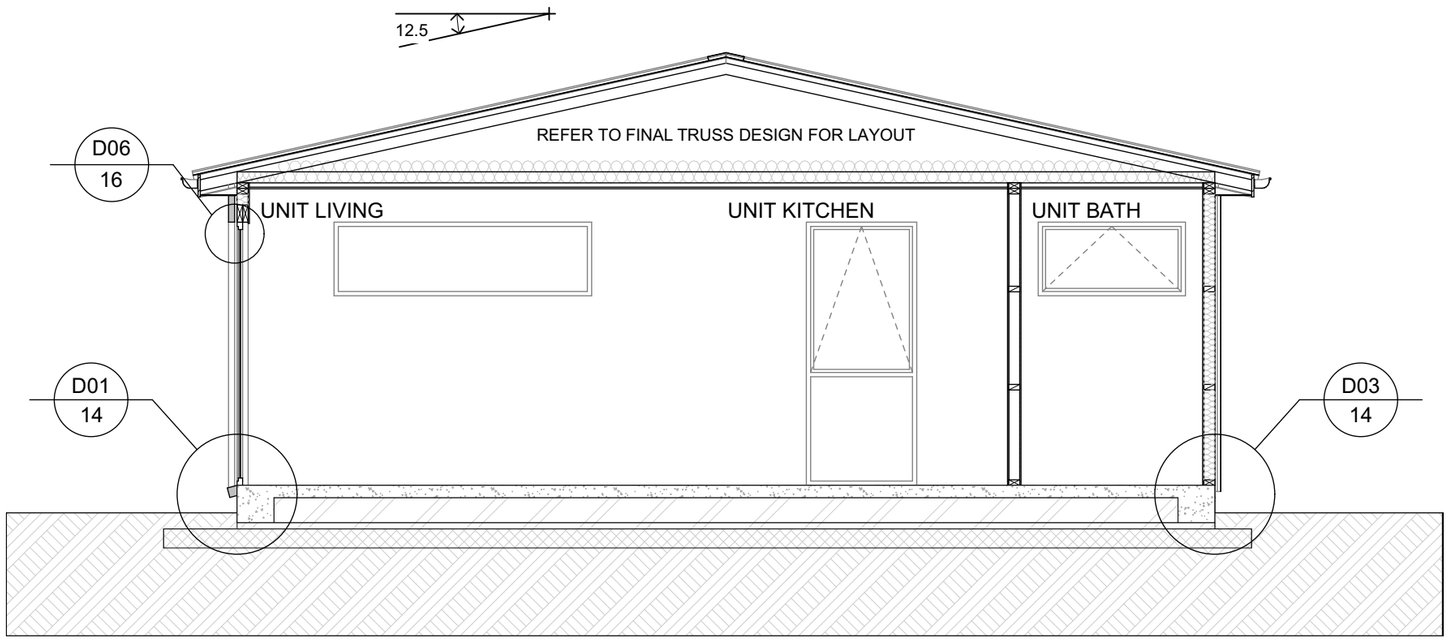
WALL / CEILING INSULATION
HOUSE - R4.0 FIBREGLASS BATTS TO CEILINGS, R2.8 FIBREGLASS BATTS TO ALL EXTERIOR WALLS

FASCIA AND GUTTERS
125 QUAD SPOUTING WITH INTERNAL BRACKETS AND SNOW STRAPS ON PALTEC FASCIA.

ROOF CLADDING:
SELECTED 0.40 GAUGE COLOUR COATED PREFINISHED HI FIVE ROOFING ON 70 x 45 PURLINS @ 900crs MAX ON APPROVED NAILPLATE TRUSSES @ 900c/c MAX..

ROOF TRUSSES
ALL TRUSSES SHALL BE APPROVED FACTORY BUILT AND SHALL SATISFY THE REQUIREMENTS OF THE DESIGN. THE TRUSS MANUFACTURER SHALL ISSUE A PRODUCER STATEMENT PRIOR TO BUILDING CONSENT APPROVAL, WHICH SHALL GUARANTEE SATISFACTORY PERFORMANCE WITHIN THE PARAMETERS OF THIS DESIGN. THE TRUSS SYSTEM DESIGN SHALL INCLUDE ROOF SPACE BRACING IN ACCORDANCE WITH 3604 (2011).

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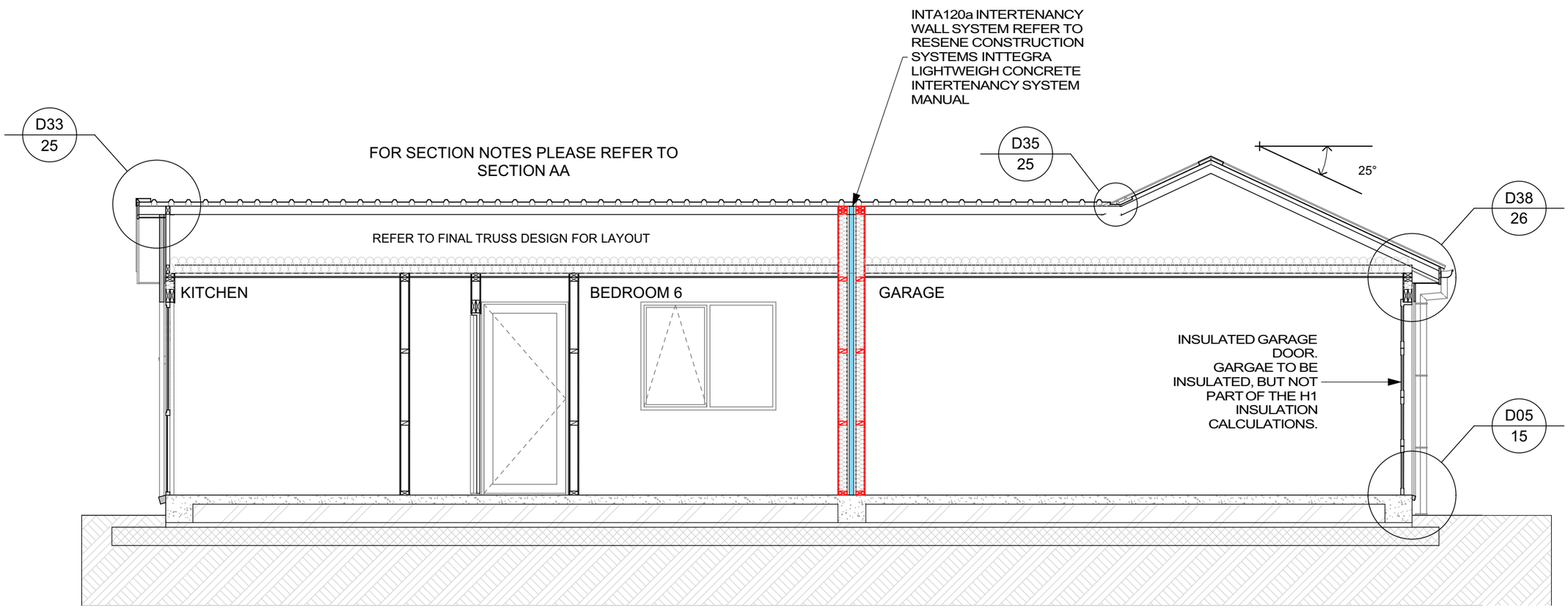
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SECTION AA

DRAWING USAGE
CONSENT - CONSTRUCTION

DESIGN	WP
DRAWN	WP
CHECK	WP
CODE	26-034

DATE: 28/10/2026
SCALE: 1:50
DWG NO: 10
SET OF: 34

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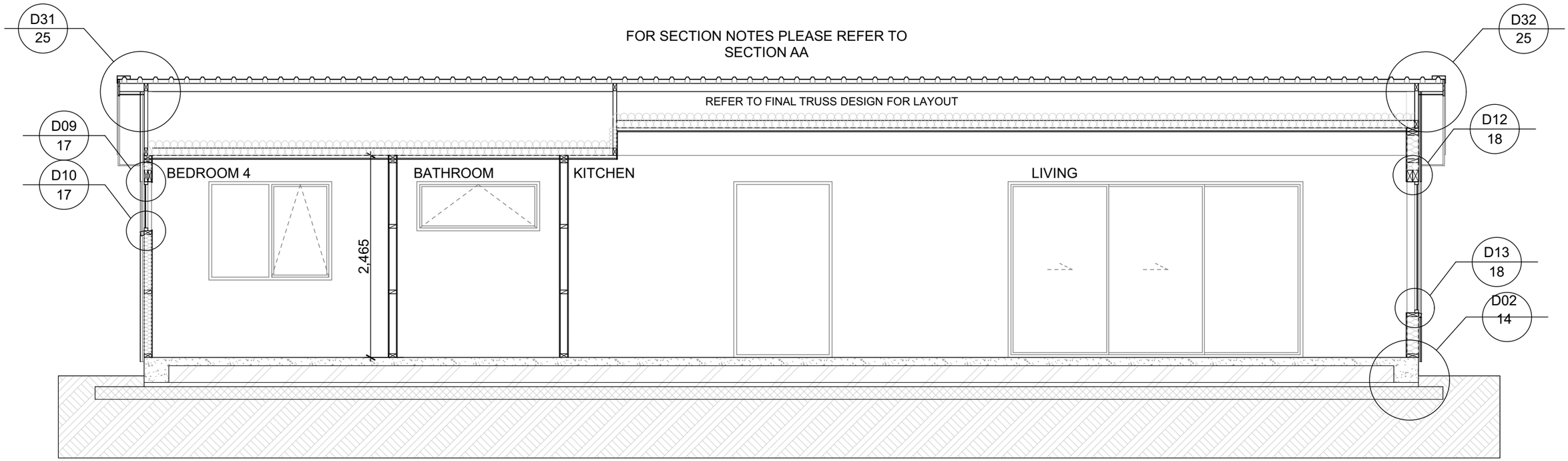
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SECTION BB

DRAWING USAGE
CONSENT - CONSTRUCTION

DESIGN	WP
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CHECK	WP
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DATE 28/10/2026
SCALE: 1:50
DWG NO 11
SET OF 34

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SECTION CC

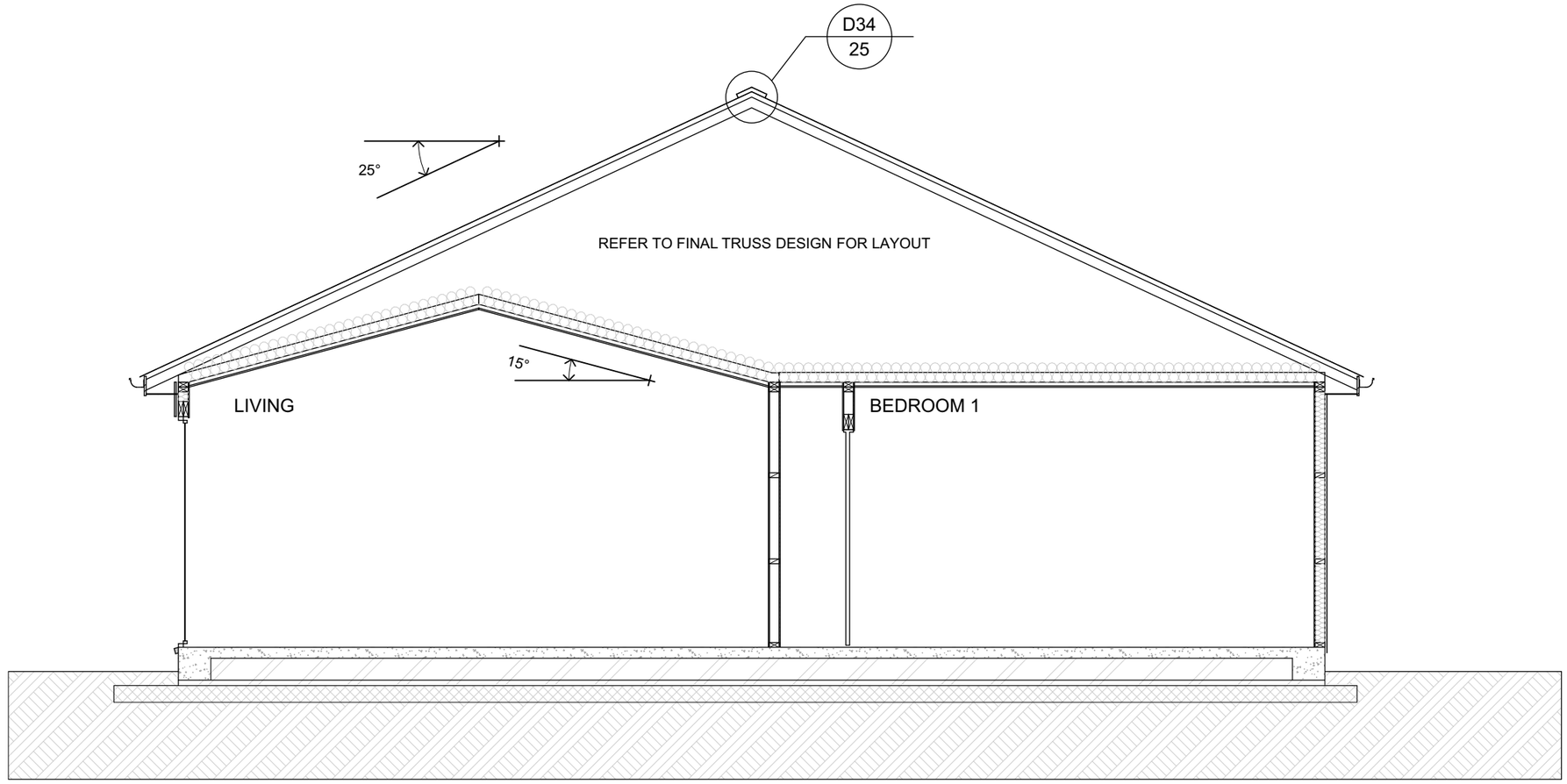
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CONSENT - CONSTRUCTION

DESIGN	WP
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CHECK	WP
CODE	26-034

DATE 28/10/2026
SCALE: 1:50
DWG NO 12
SET OF 34

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FOR SECTION NOTES PLEASE REFER TO
SECTION AA



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OTATARA, INVERCARGILL

PROJECT
ANNABELLE & HUNNTER WAGENER
1 GOLDFINCH DRIVE
PARK RIDGE

DRAWING TITLE
SECTION DD

DRAWING USAGE
CONSENT - CONSTRUCTION

DESIGN	WP
DRAWN	WP
CHECK	WP
CODE	26-034

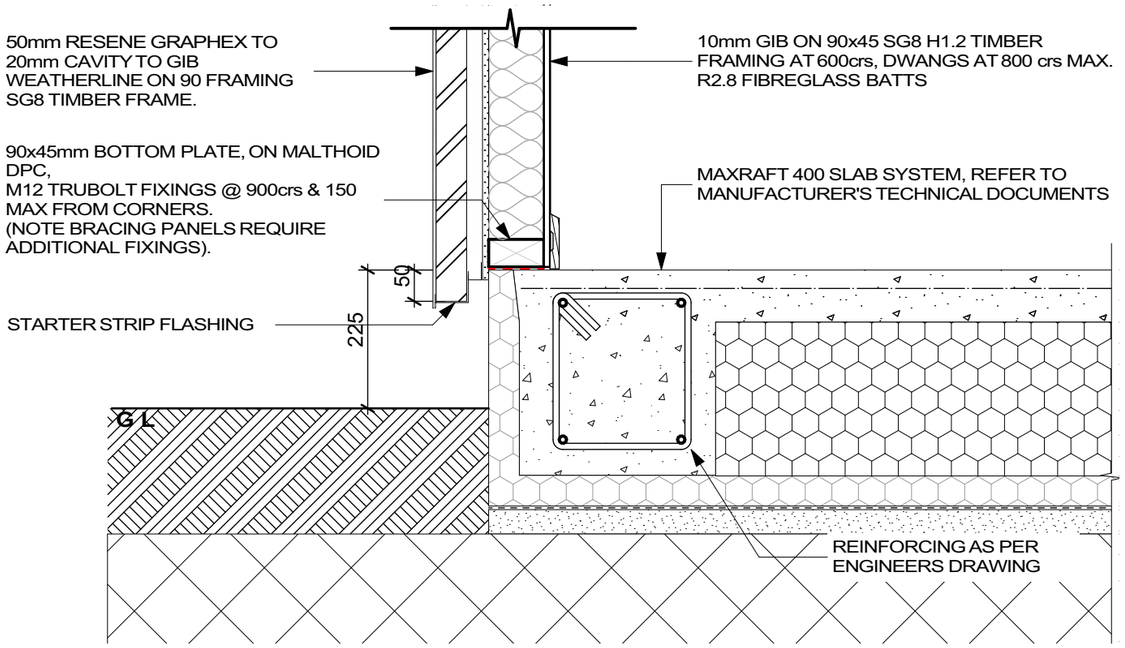
DATE
28/10/2026

SCALE:
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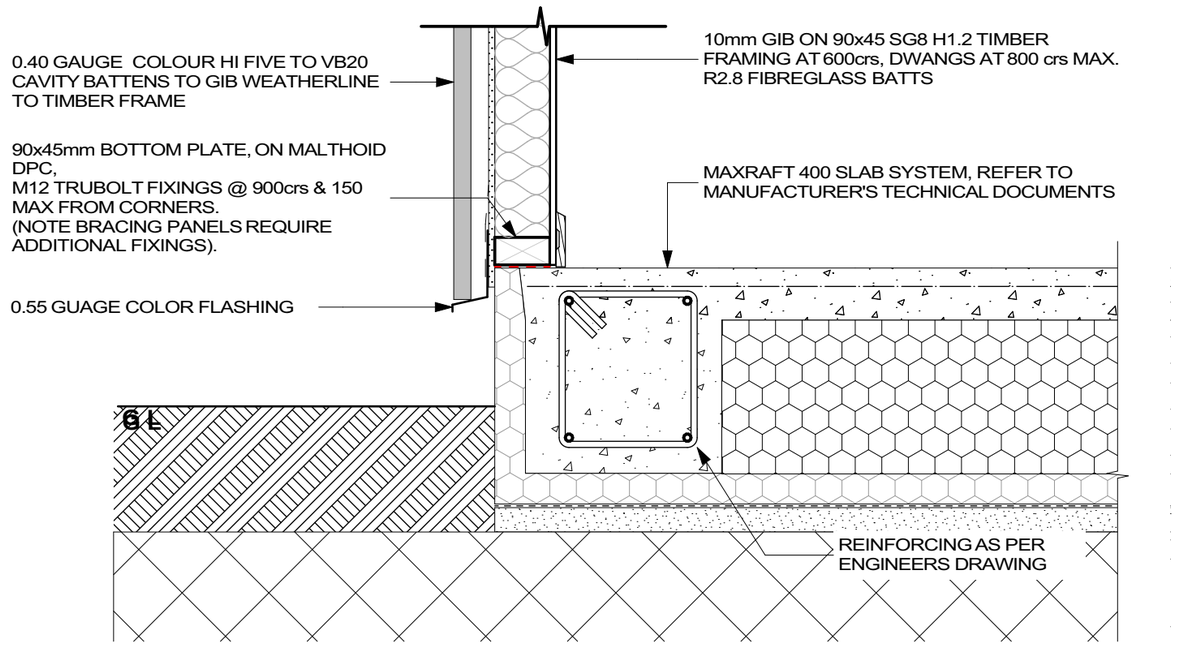
DWG NO
13

SET OF
34

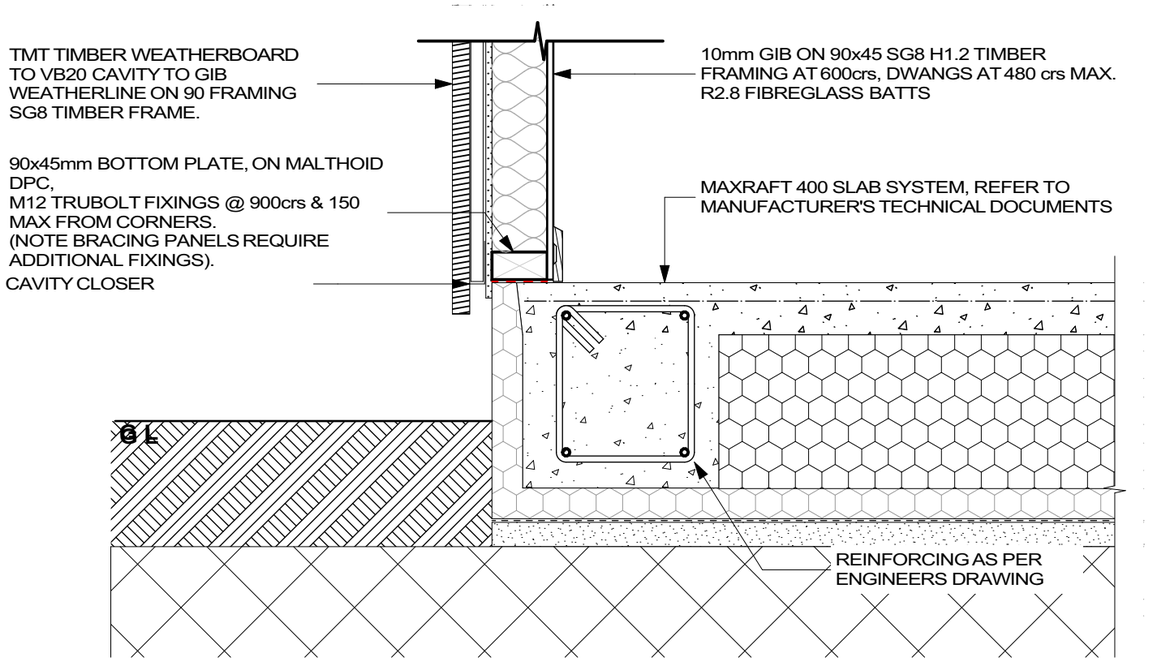
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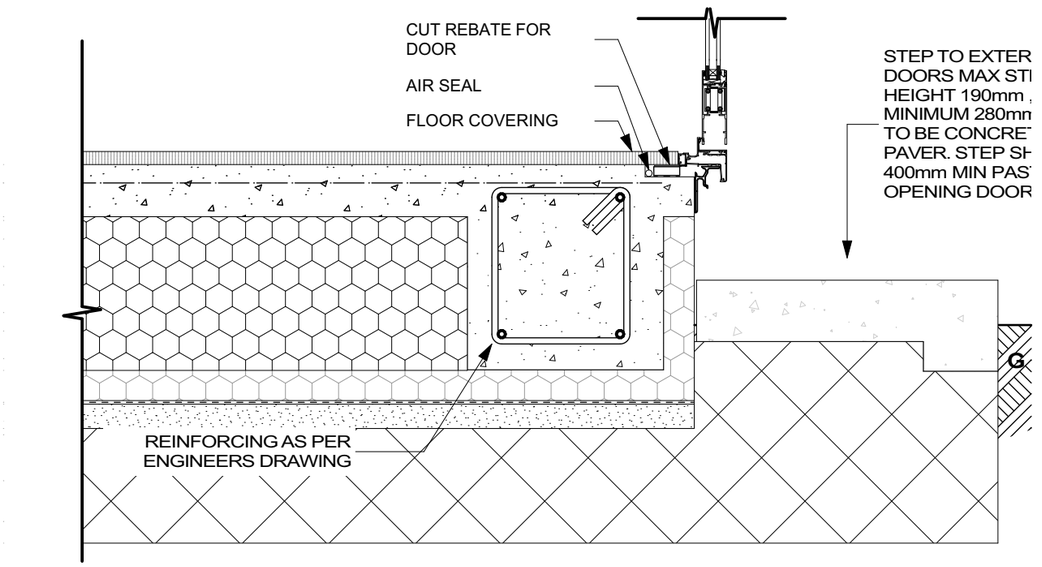
1 FOUNDATION DETAIL 1:10



3 FOUNDATION DETAIL 1:10



2 FOUNDATION DETAIL 1:10



4 FOUNDATION DETAIL 1:10

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1 GOLDFINCH DRIVE
PARK RIDGE

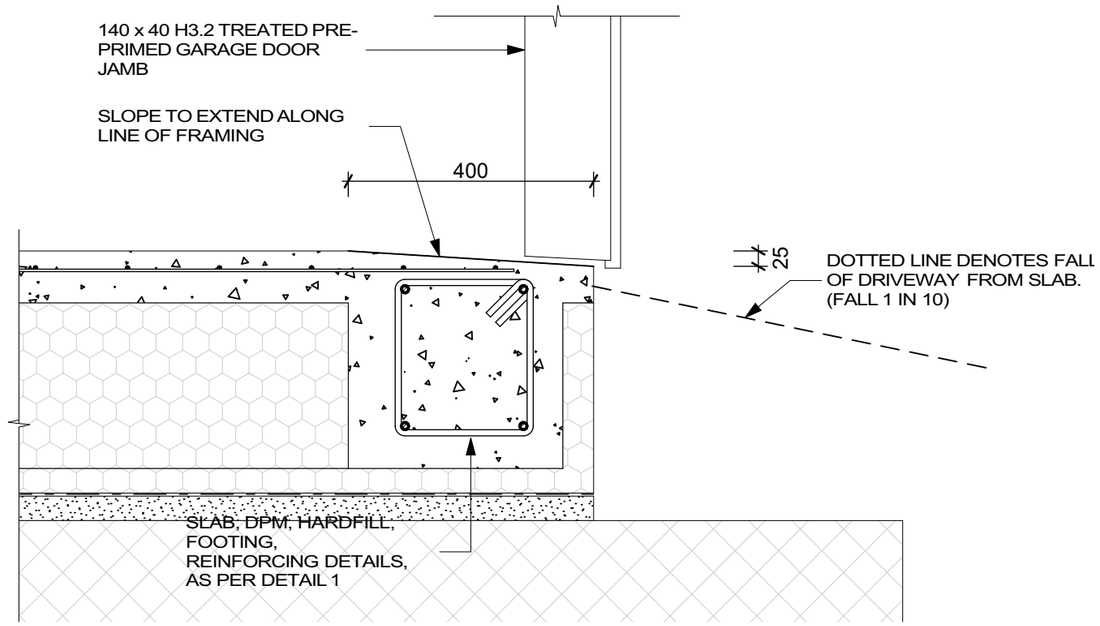
DRAWING TITLE
FOUNDATION DETAILS

DRAWING USAGE
CONSENT - CONSTRUCTION

DESIGN	WP	DATE	28/10/2026
DRAWN	WP		
CHECK	WP	SCALE:	1:10
CODE	26-034	SET OF	34

DWG NO 14

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5 GARAGE FOUNDATION 1:10

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PARK RIDGE

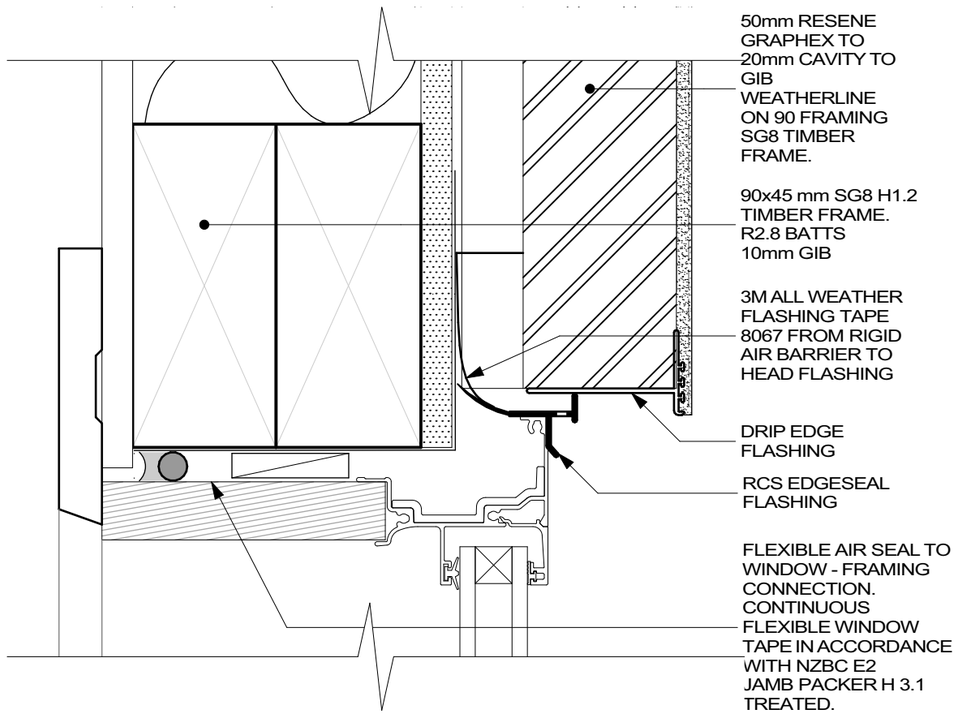
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FOUNDATION DETAILS

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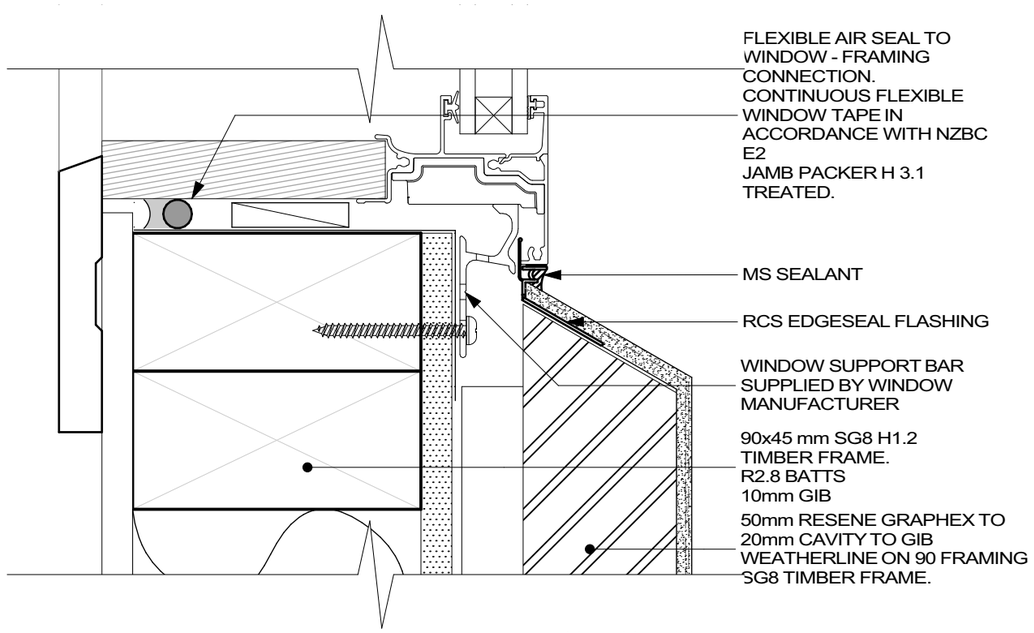
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CODE	26-034

DATE 28/10/2026
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DWG NO 15
SET OF 34

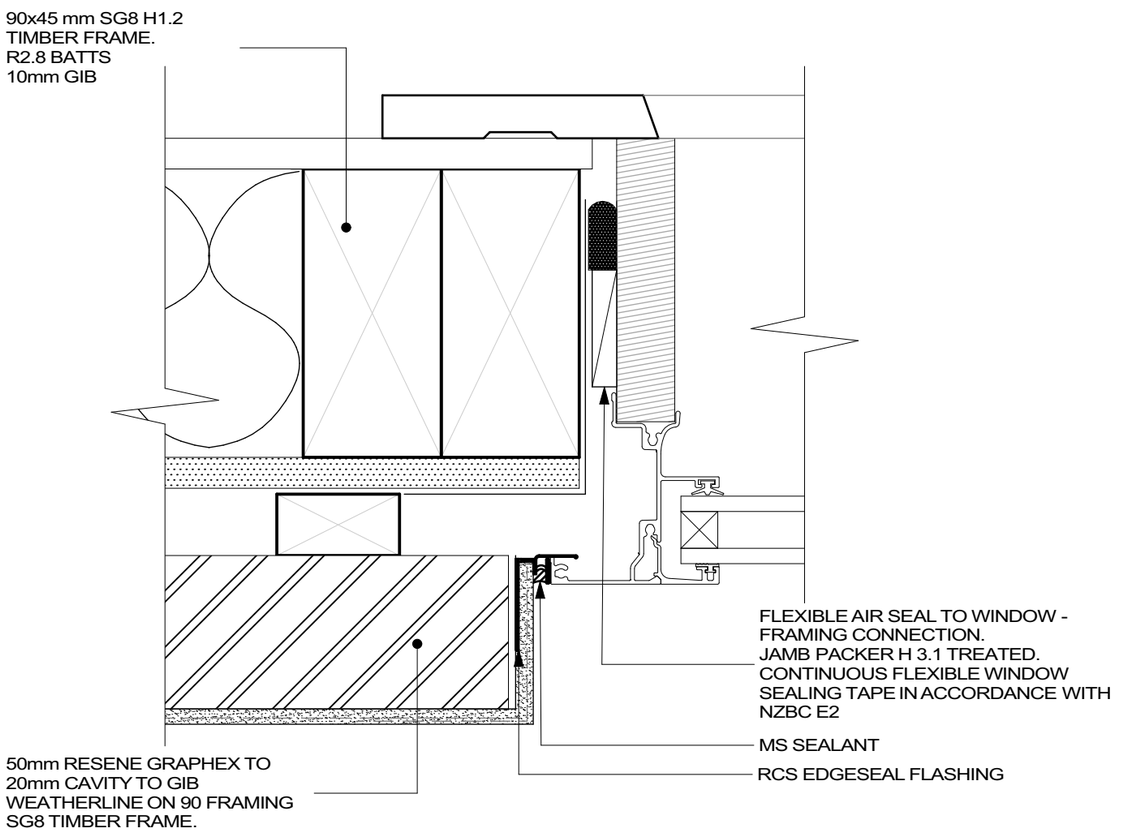
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6 GRAPHEX HEAD 1:2



7 GRAPHEX SILL 1:2



8 GRAPHEX JAMB DETAIL 1:2

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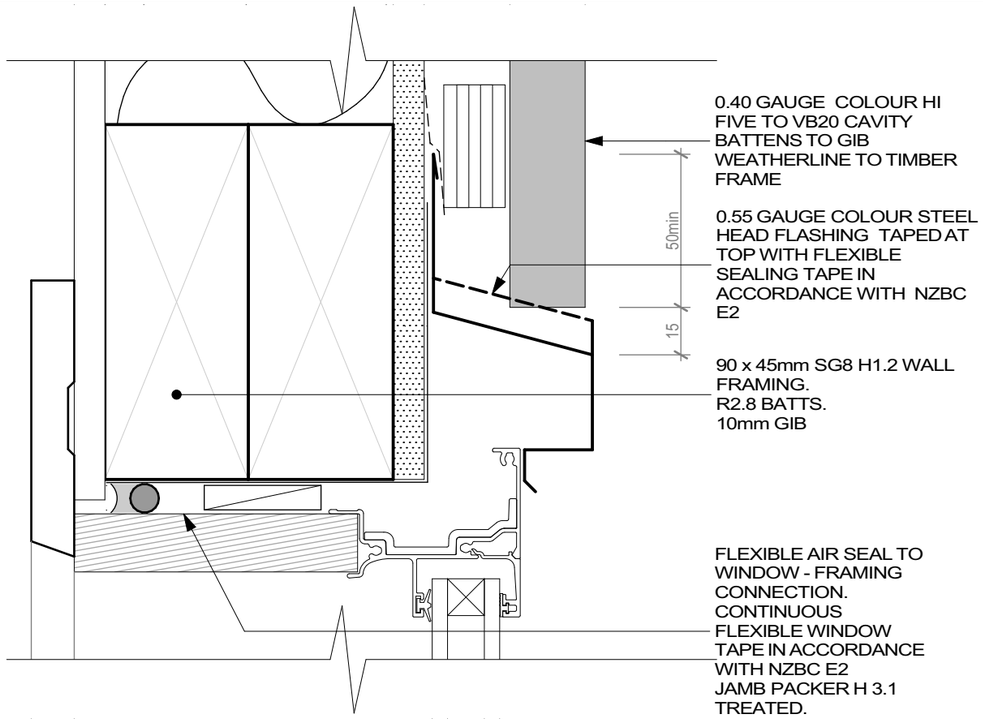
PROJECT
ANNABELLE & HUNNTER WAGENER
1 GOLDFINCH DRIVE
PARK RIDGE

DRAWING TITLE
GRAPHEX WINDOW DETAILS

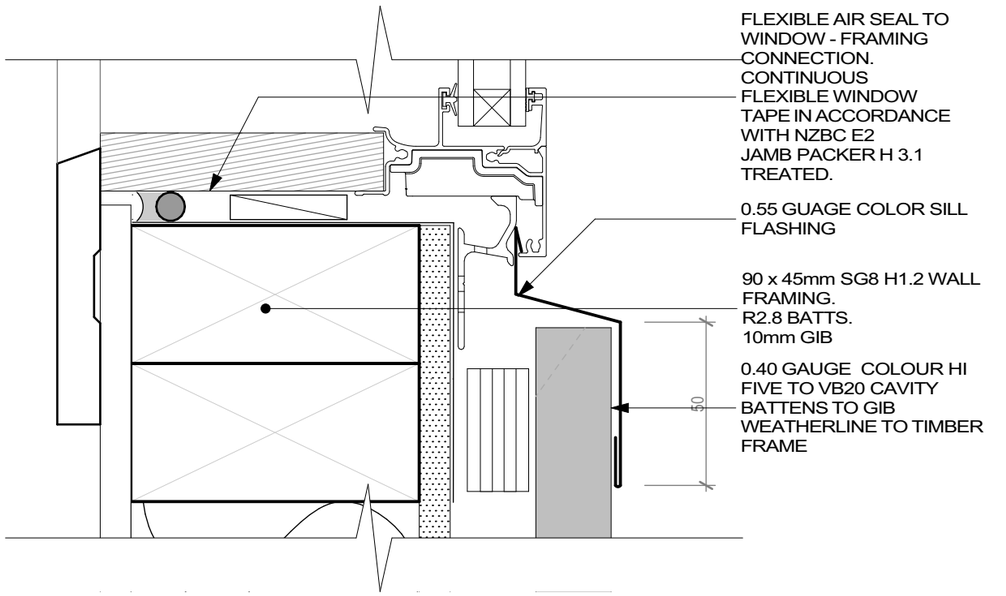
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CHECK	WP				
CODE	26-034				

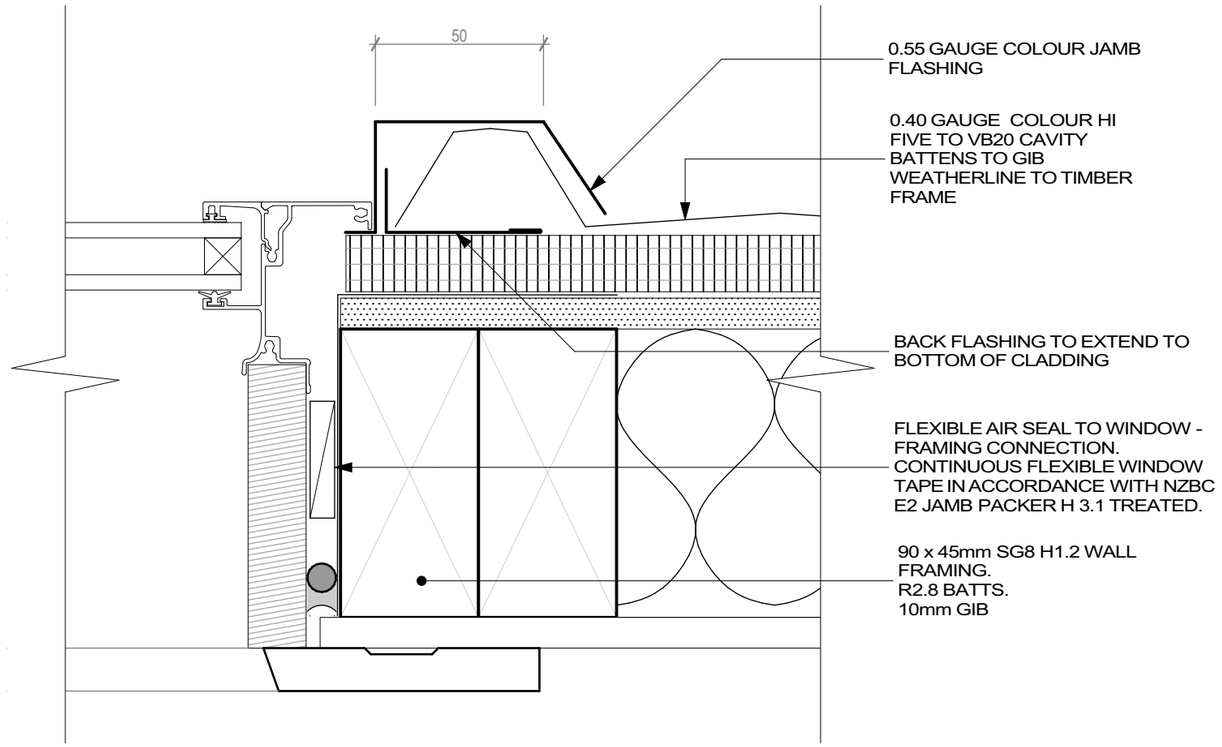
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9 HI FIVE WINDOW HEAD 1:2



10 HI FIVE WINDOW SILL 1:2



11 HI FIVE JAMB DETAIL 1:2

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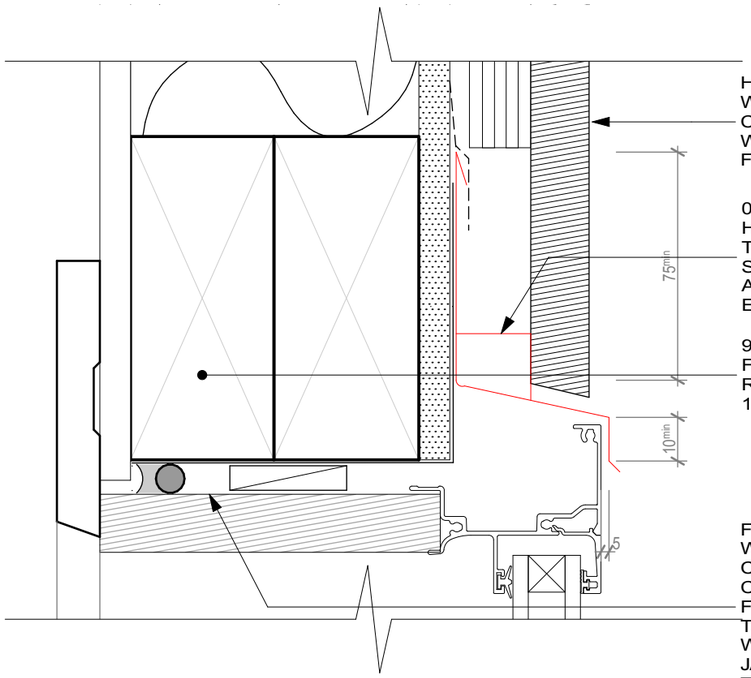
PROJECT
ANNABELLE & HUNNTER WAGENER
1 GOLDFINCH DRIVE
PARK RIDGE

DRAWING TITLE
HI FIVE WINDOW DETAILS

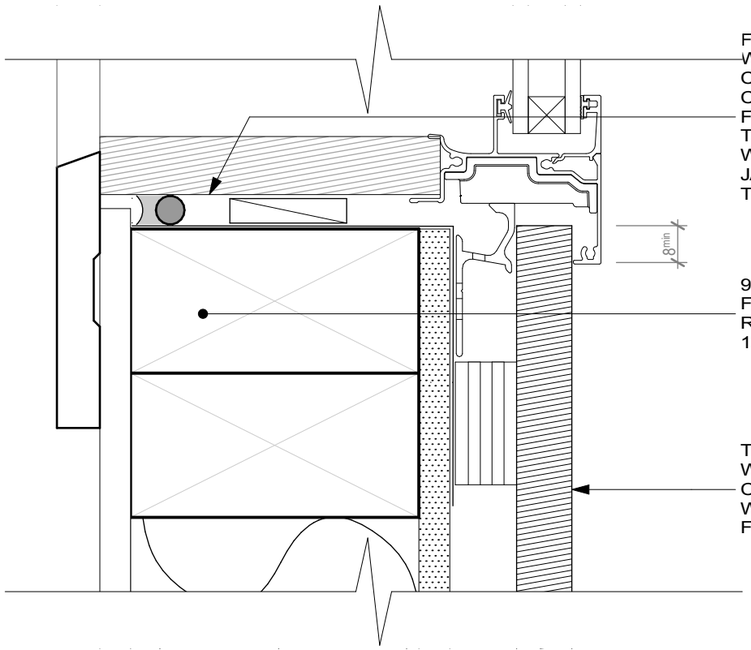
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CONSENT - CONSTRUCTION

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CHECK	WP				
CODE	26-034				

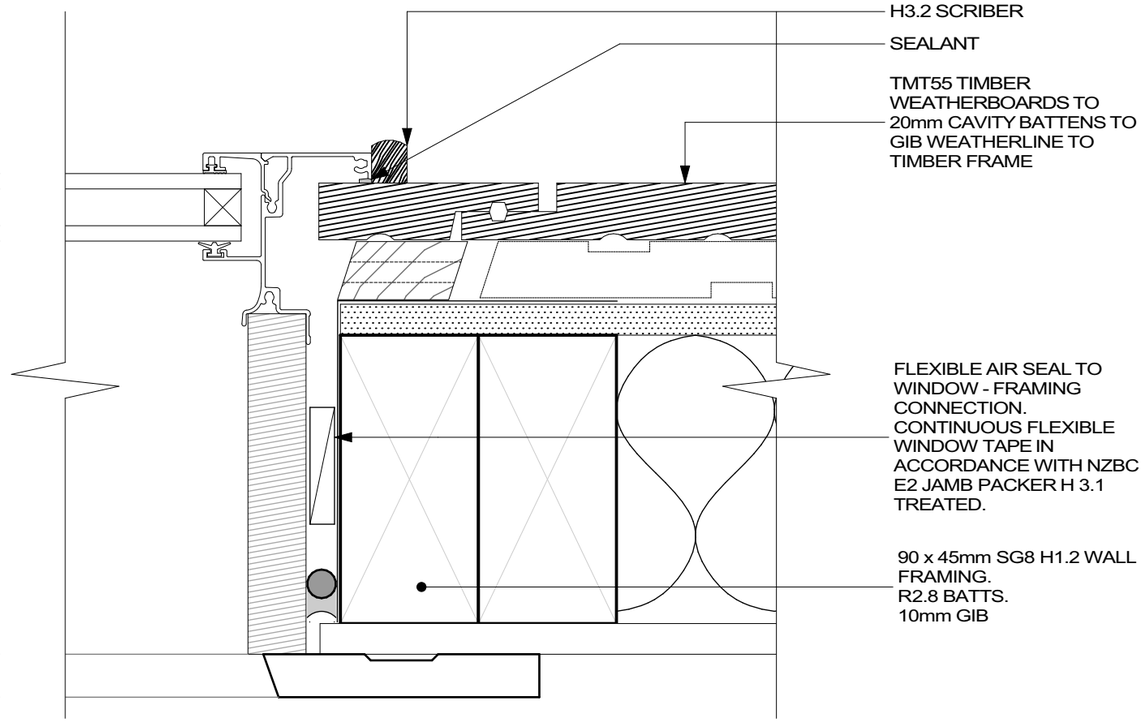
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12 WEATHERBOARD HEAD 1:2



13 WEATHERBOARD SILL 1:2



14 WEATHERBOARD JAMB 1:2

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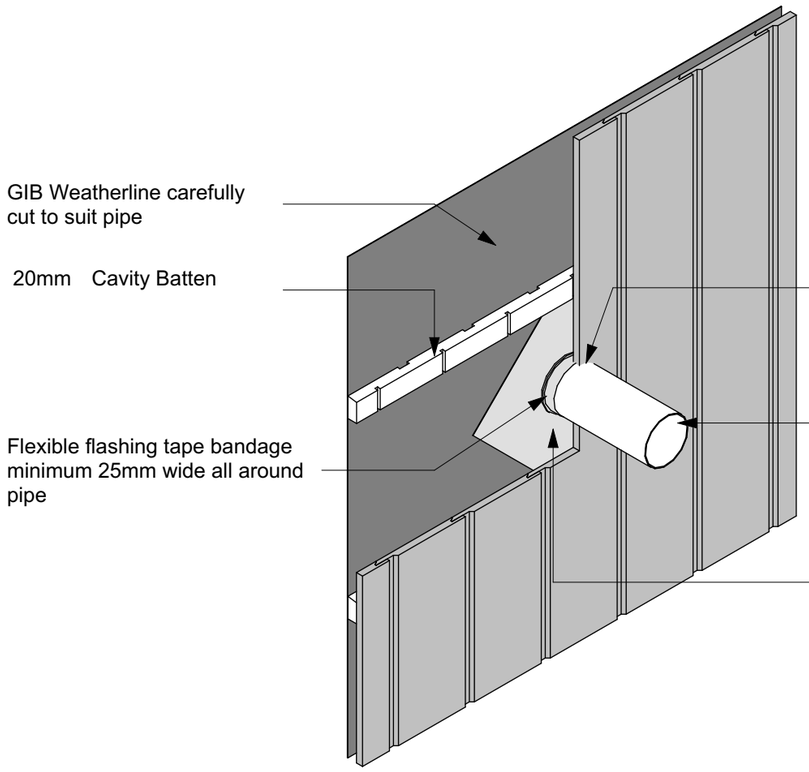
PROJECT
ANNABELLE & HUNNTER WAGENER
1 GOLDFINCH DRIVE
PARK RIDGE

DRAWING TITLE
WINDOW DETAILS

DRAWING USAGE
CONSENT - CONSTRUCTION

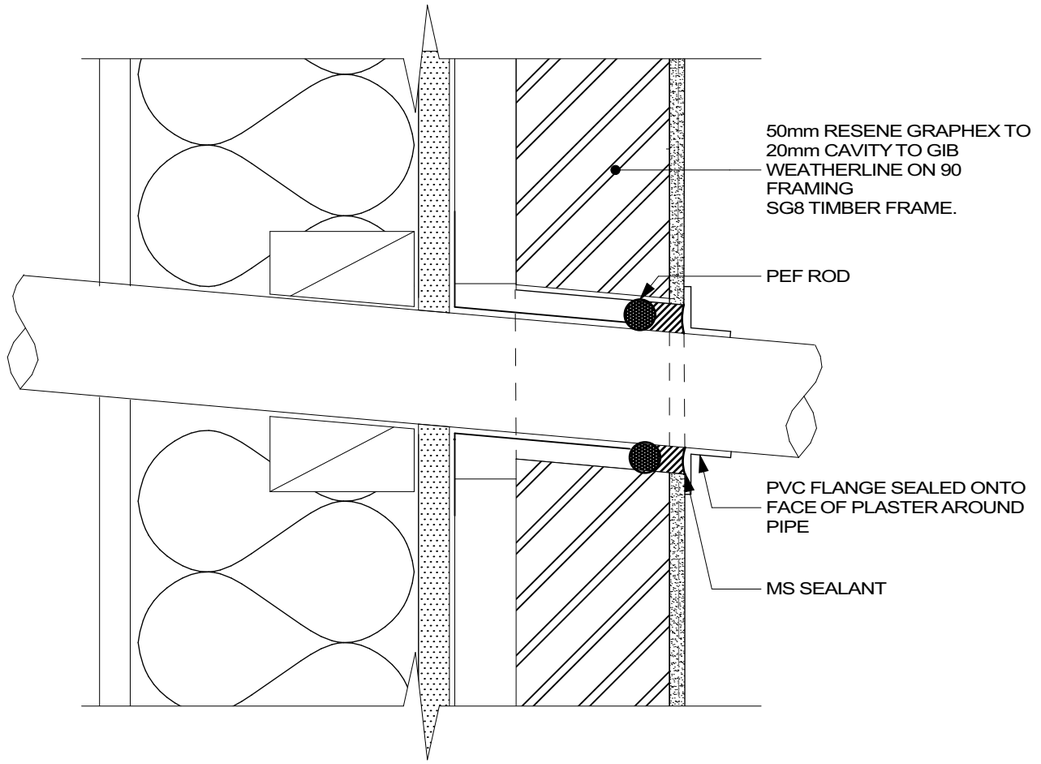
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CODE	26-034	DWG NO	18

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Note:
All site cut edges to be primed

15 WEATHERBOARD PENETRATION 1:10



16 GRAPHEX PENETRATION 1:2

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PARK RIDGE

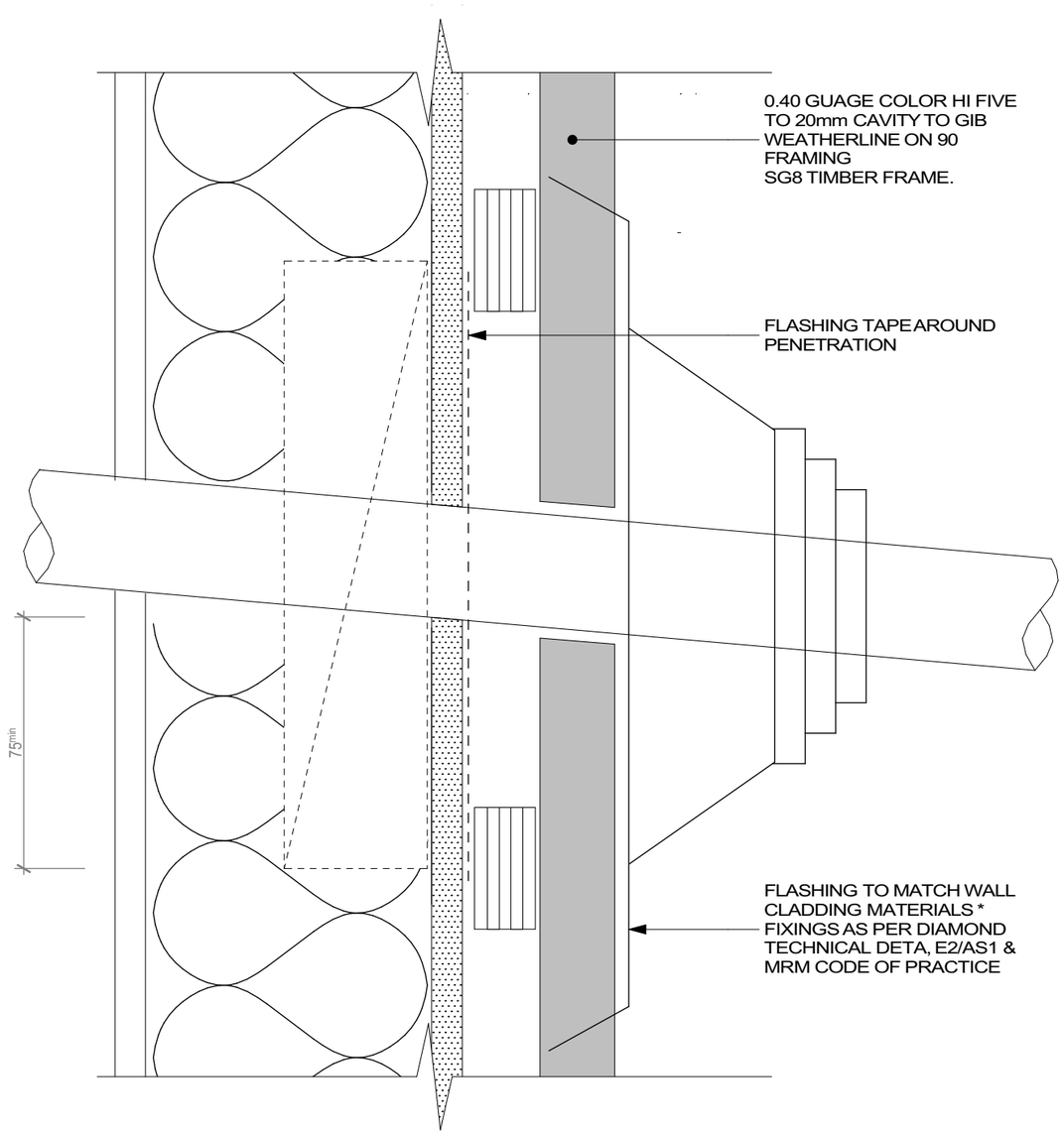
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PIPE PENETRATIONS

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DRAWN	WP
CHECK	WP
CODE	26-034

DATE 28/10/2026
SCALE 1:10, 1:2
DWG NO 19
SET OF 34

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17 HI FIVE PENETRATION 1:2

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1 GOLDFINCH DRIVE
PARK RIDGE

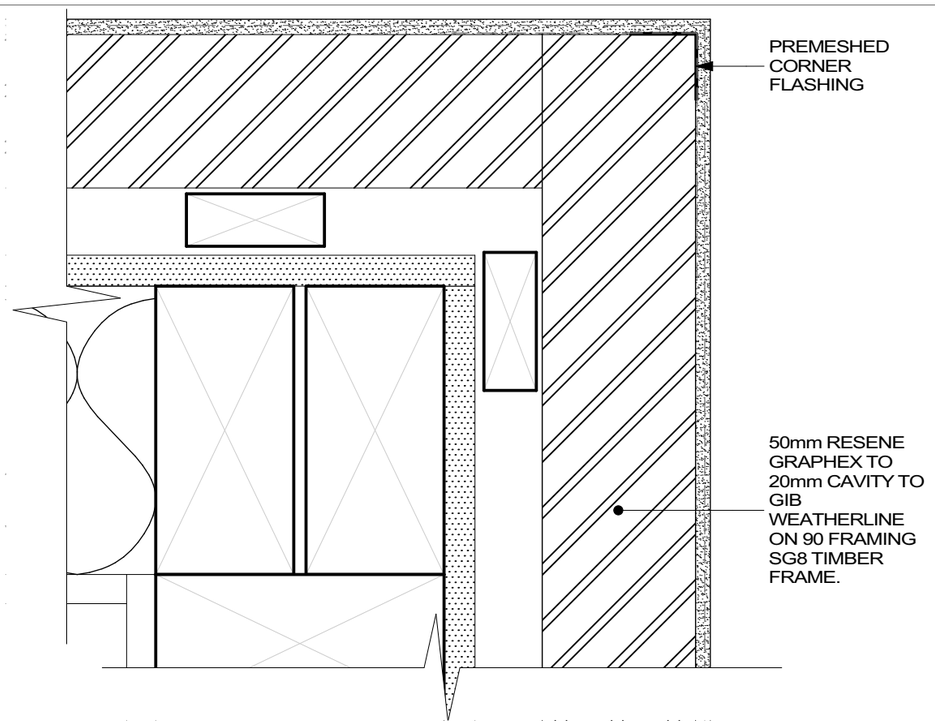
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PIPE PENETRATIONS

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CONSENT - CONSTRUCTION

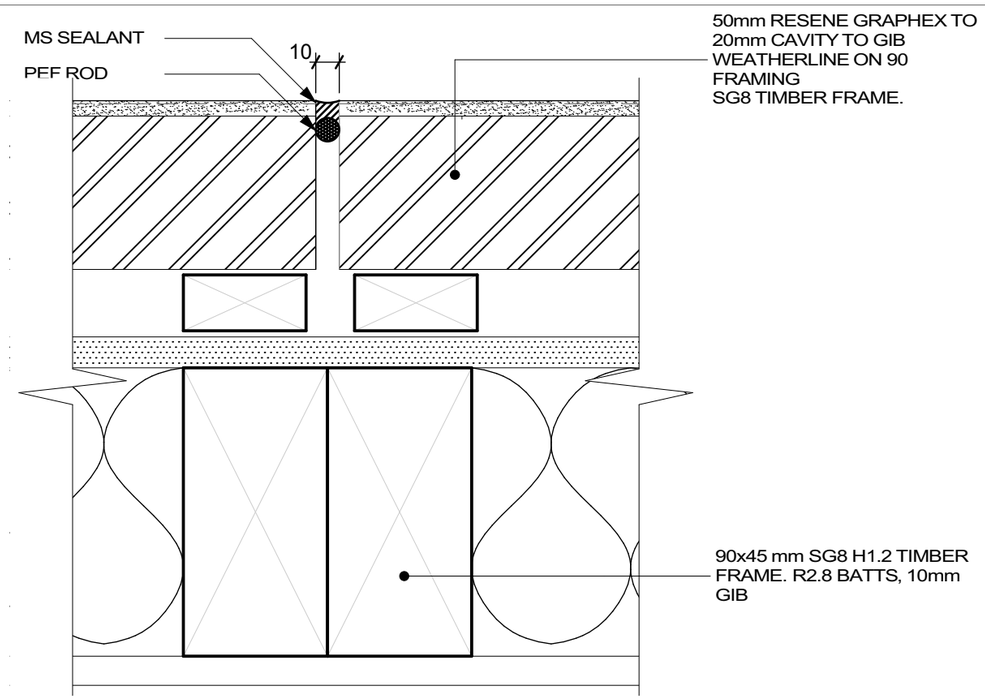
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DATE 28/10/2026
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SET OF 34

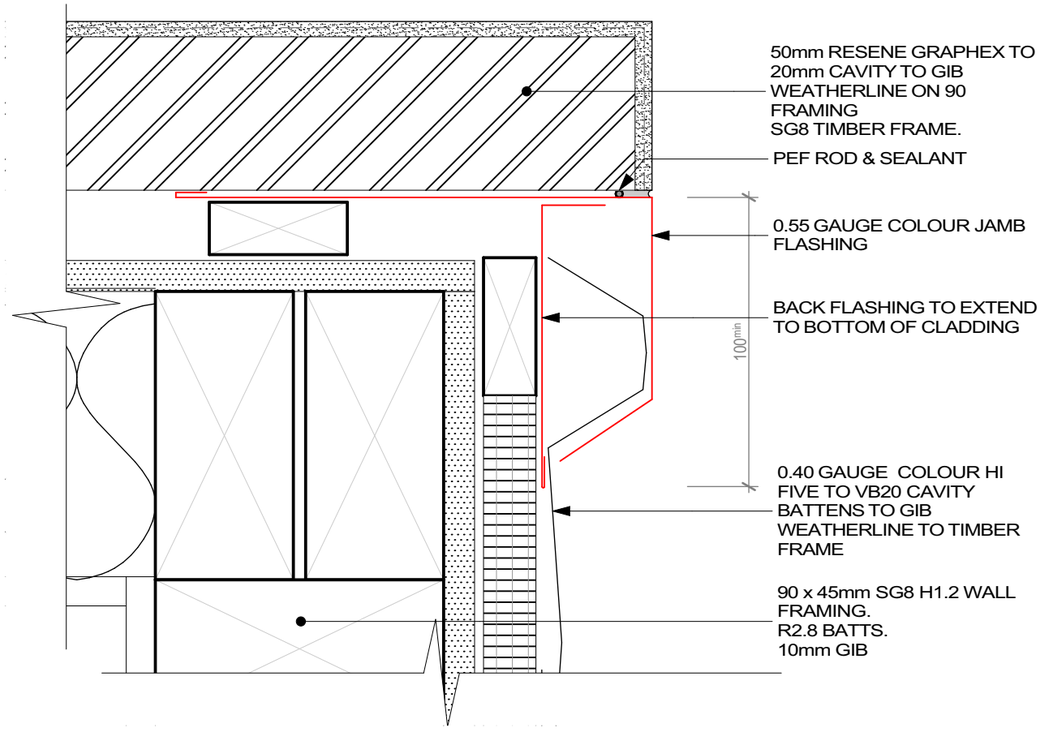
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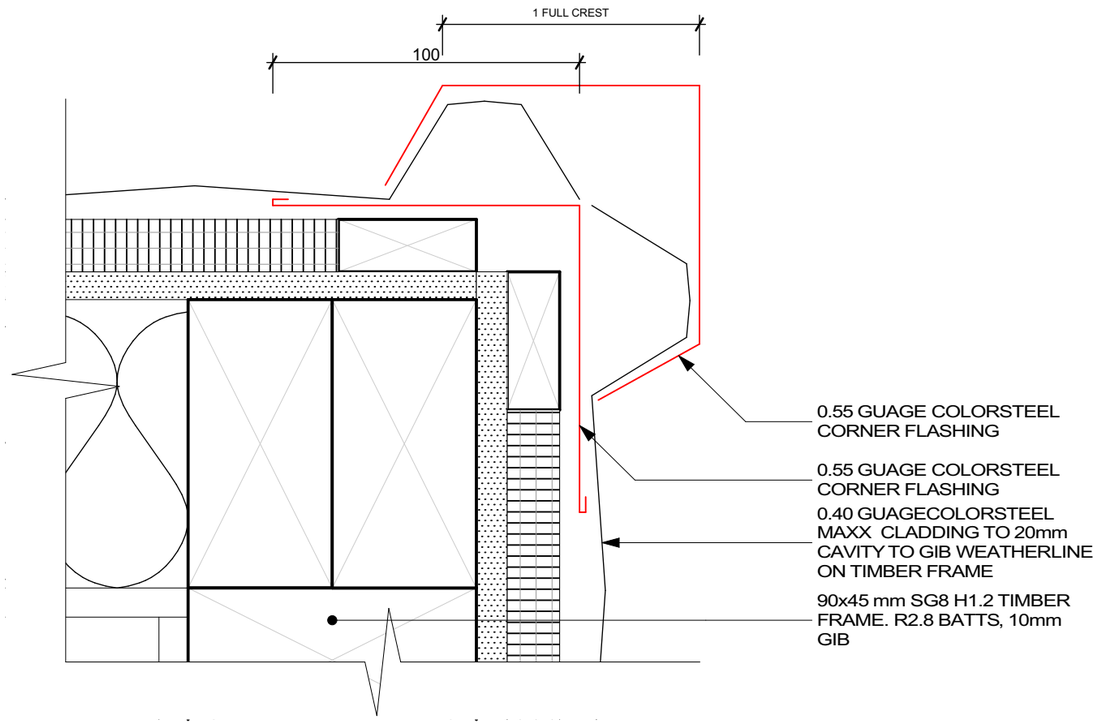
18 GRAPHEX - GRAPHEX EXTERNAL CORNER 1:2



20 GRAPHEX EXPANSION JOINT 1:2



19 GRAPHEX - HI FIVE EXTERNAL CORNER 1:2



21 HI FIVE - HI FIVE EXTERNAL CORNER 1:2

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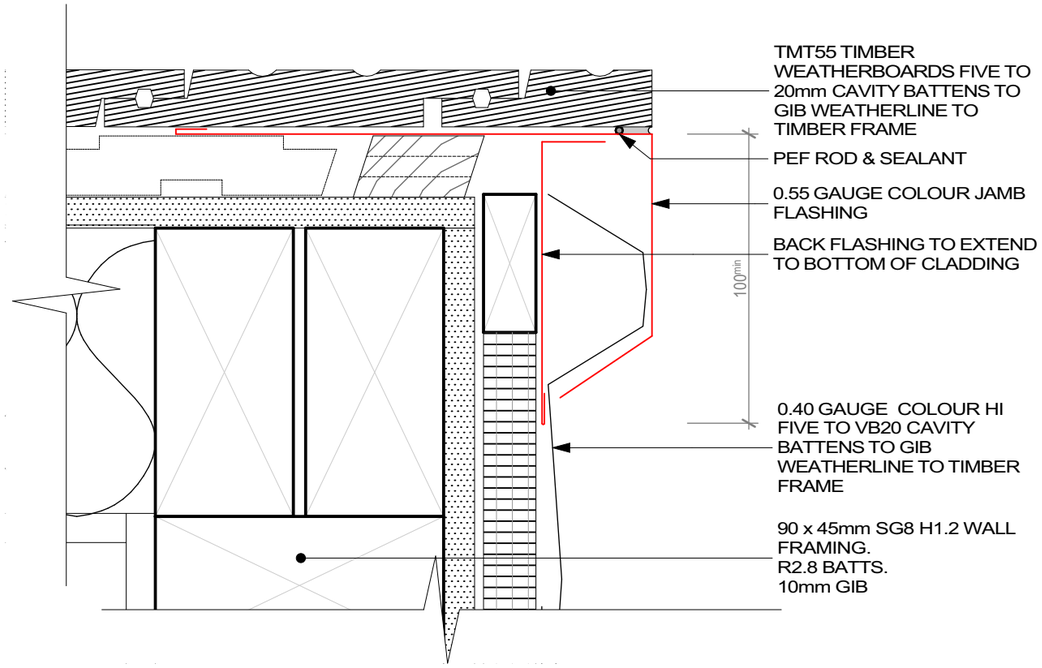
PROJECT
ANNABELLE & HUNNTER WAGENER
1 GOLDFINCH DRIVE
PARK RIDGE

DRAWING TITLE
CLADDING DETAILS

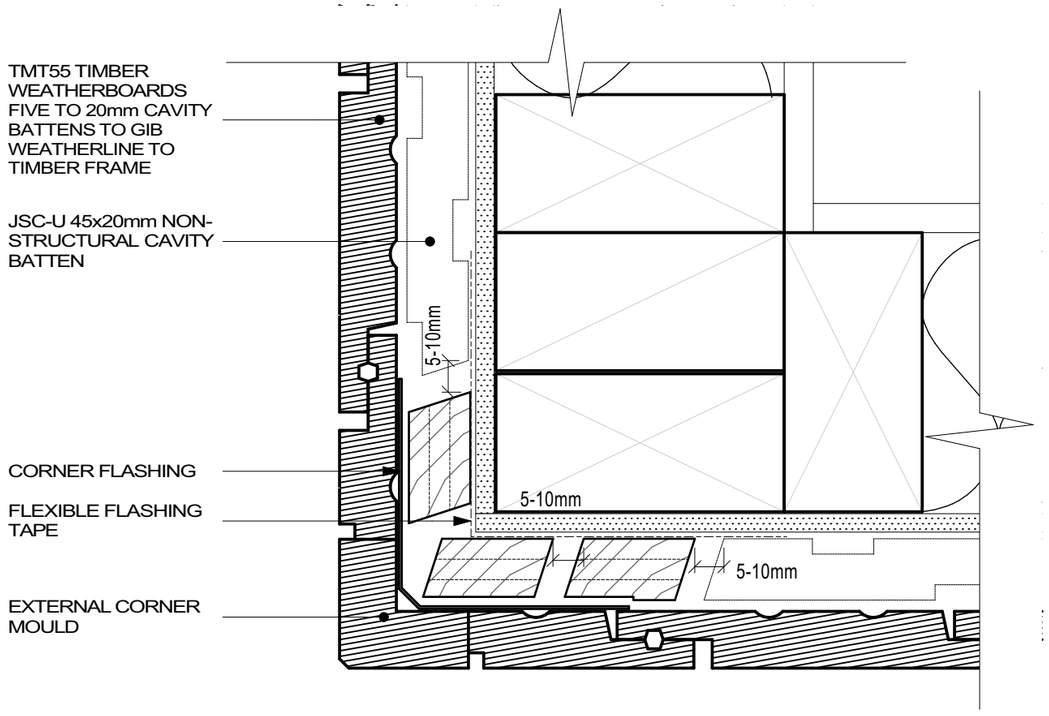
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CONSENT - CONSTRUCTION

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CHECK	WP	DWG NO	21
CODE	26-034	SET OF	34

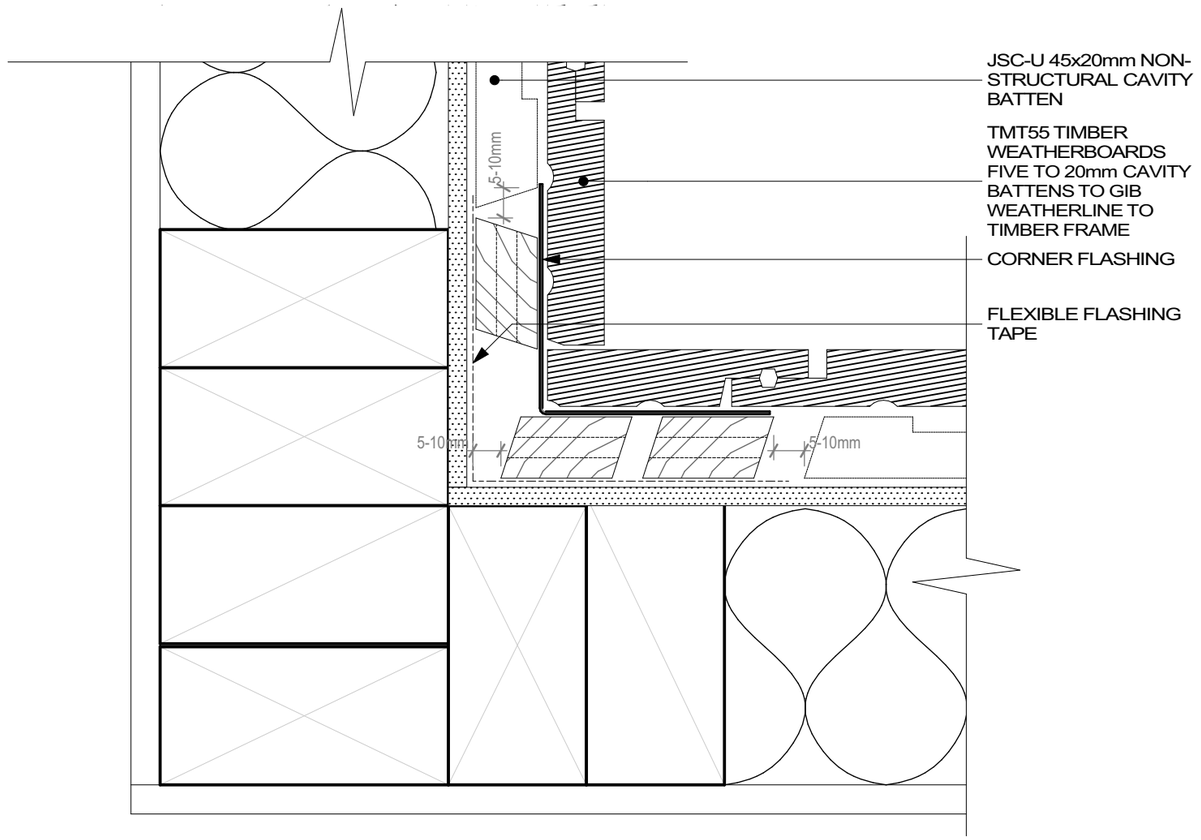
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22 WEATHERBOARD - HI FIVE EXTERNAL CORNER 1:2



23 WEATHERBOARD EXTERNAL CORNER 1:2



24 WEATHERBOARD INTERNAL CORNER 1:2

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1 GOLDFINCH DRIVE
PARK RIDGE

DRAWING TITLE
CLADDING DETAIL

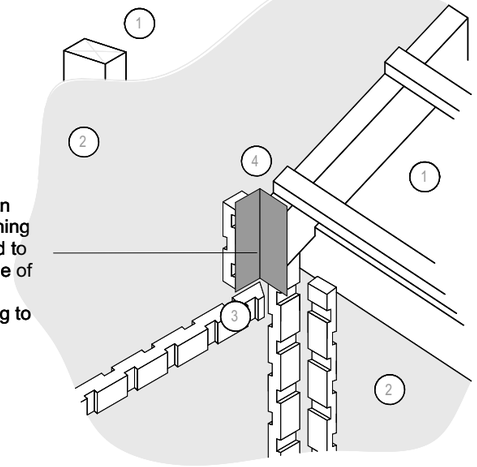
DRAWING USAGE
CONSENT - CONSTRUCTION

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DATE	28/10/2026
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DWG NO	22
SET OF	34

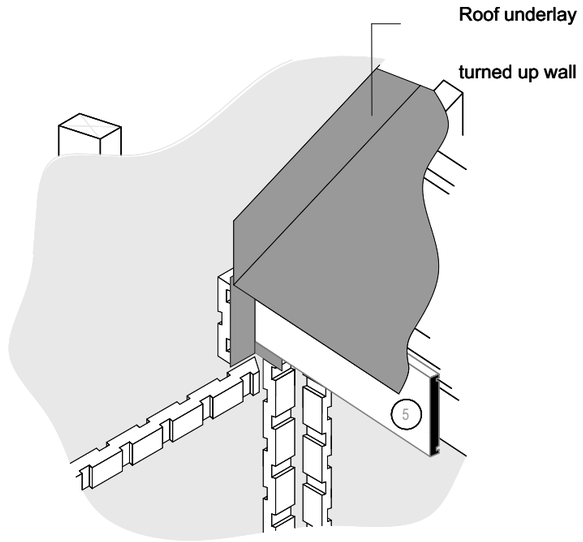
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SEQUENCE :

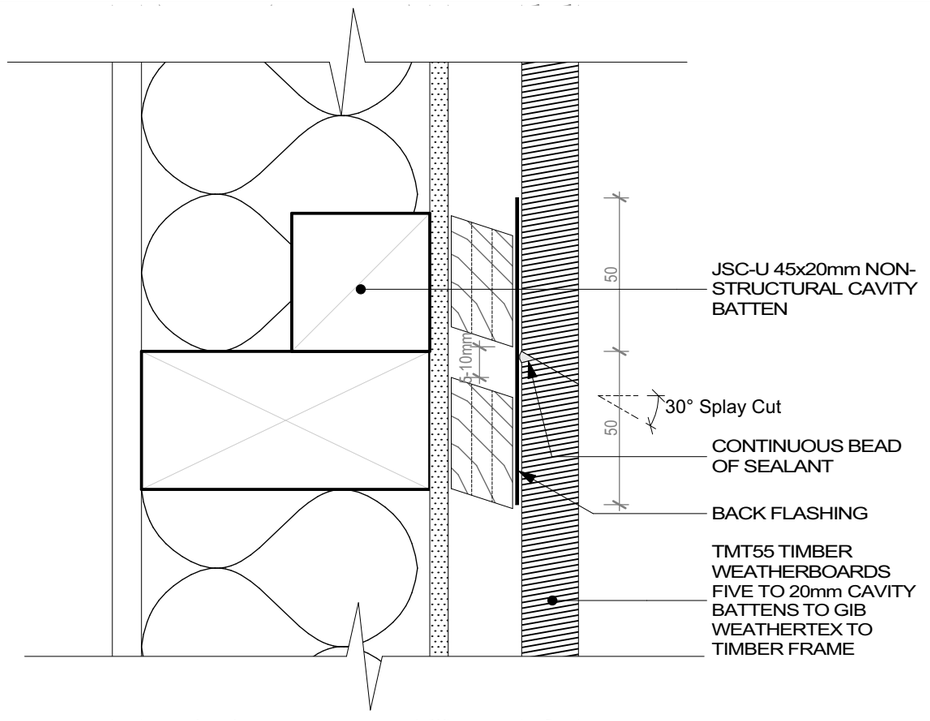
1. Roof and Wall Framing
2. Wall Underlay
3. Cavity Battens
4. Transition Flashing
5. Fascia Board
6. Roof Underlay
7. Roofing
8. Apron Flashing
9. Flexible Flashing Tape
10. Cavity Closure
11. Cavity Battens (above Apron Flashing)
12. Corner Flashing
13. Cladding
14. Gutter



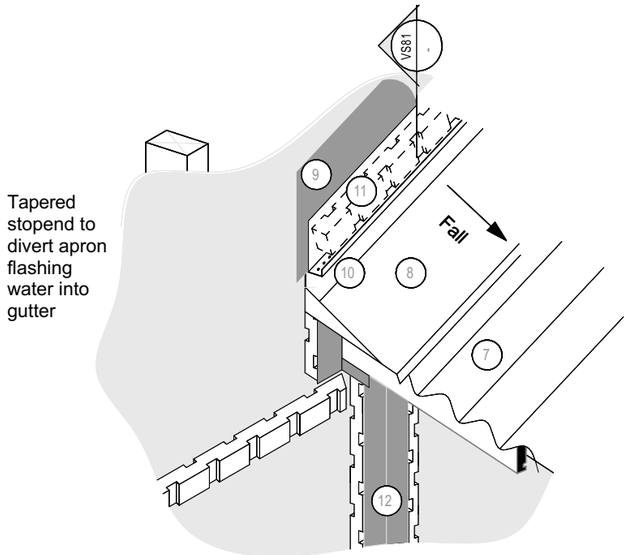
STAGE ONE



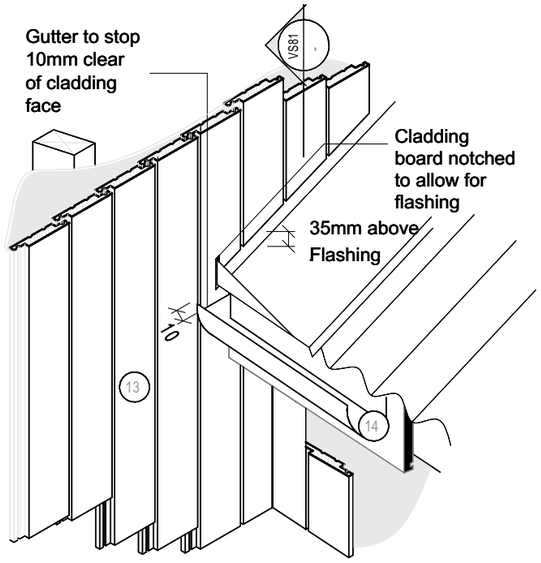
STAGE TWO



26 HORIZONTAL WEATHERBOARD JUNCTION 1:2



STAGE THREE



STAGE FOUR

25 WEATHERBOARD JUNCTION 1:2

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PROJECT
ANNABELLE & HUNNTER WAGENER
1 GOLDFINCH DRIVE
PARK RIDGE

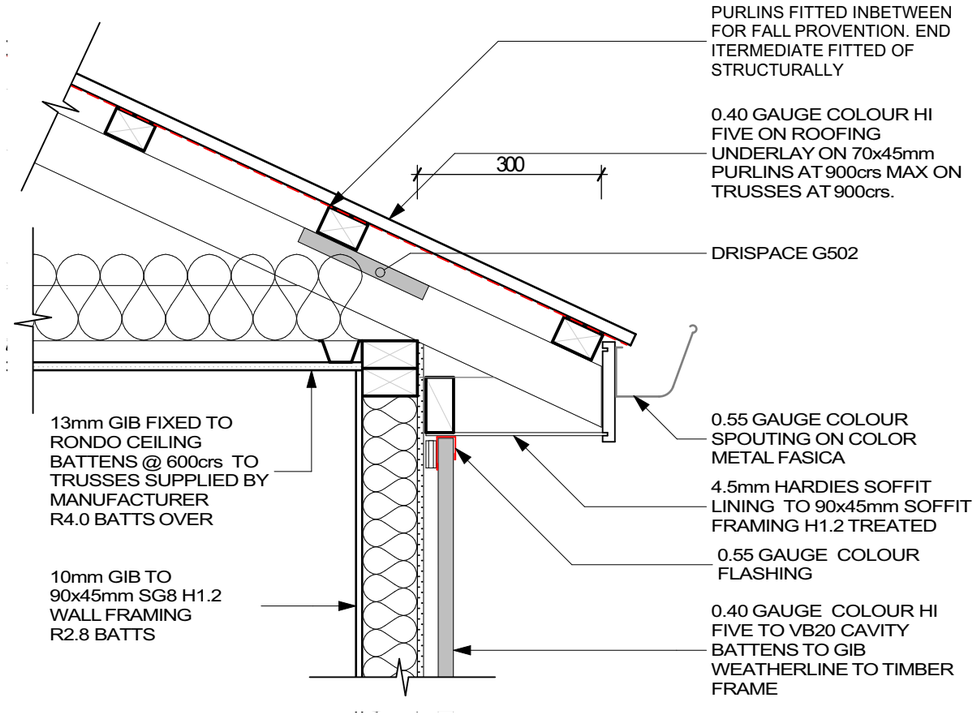
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CLADDING DETAILS

DRAWING USAGE
CONSENT - CONSTRUCTION

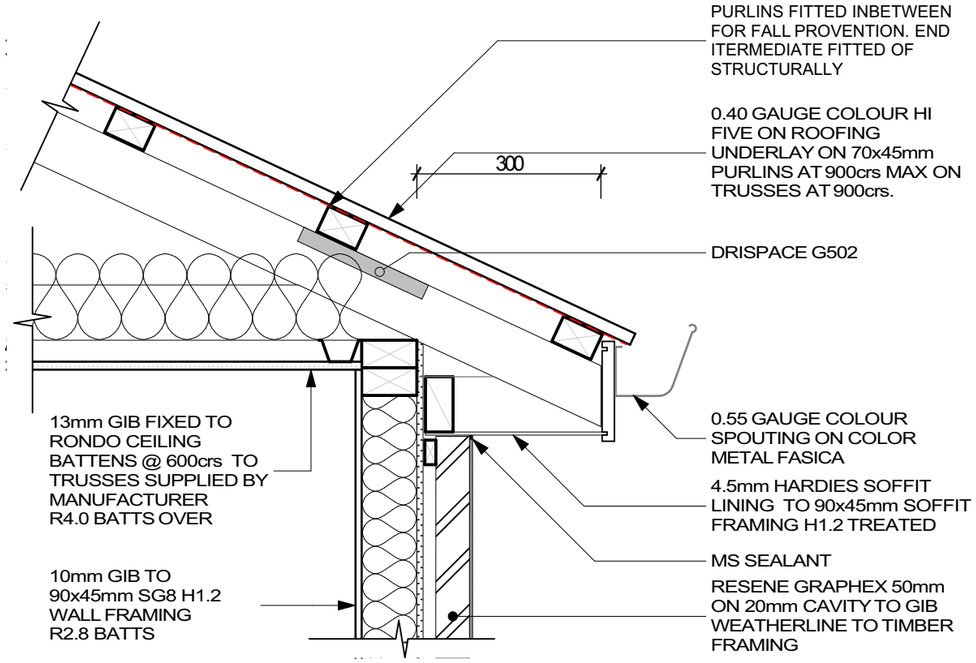
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CODE	26-034

DATE 28/10/2026
SCALE 1:10, 1:2
DWG NO 23
SET OF 34

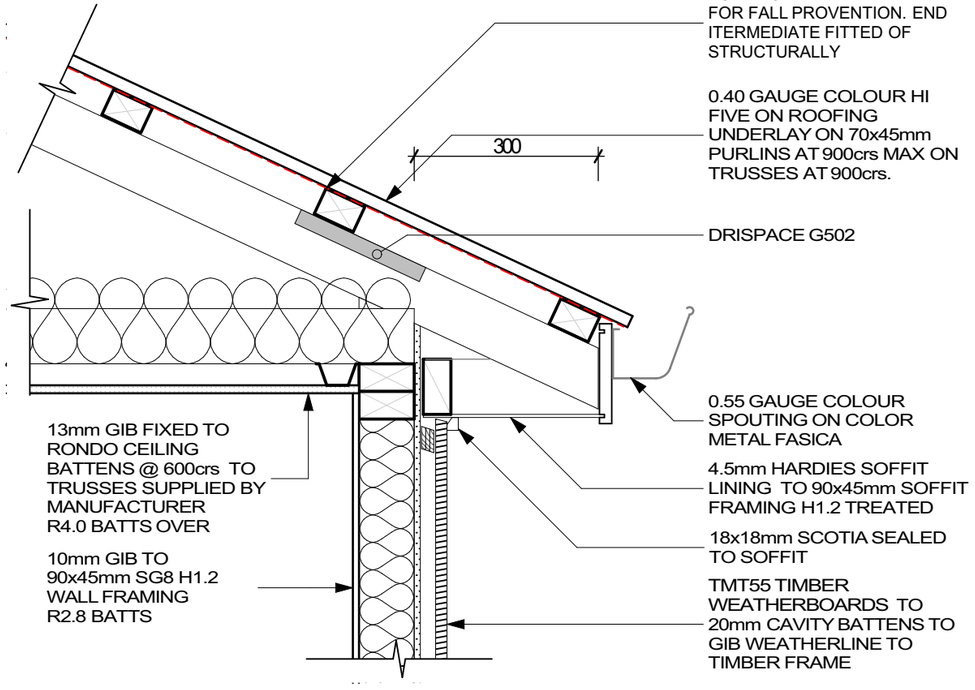
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27 HI FIVE EAVE DETAIL 1:10



28 GRAPHEX EAVE DETAIL 1:10



29 WEATHERBOARD EAVE DETAIL 1:10

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PROJECT
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1 GOLDFINCH DRIVE
PARK RIDGE

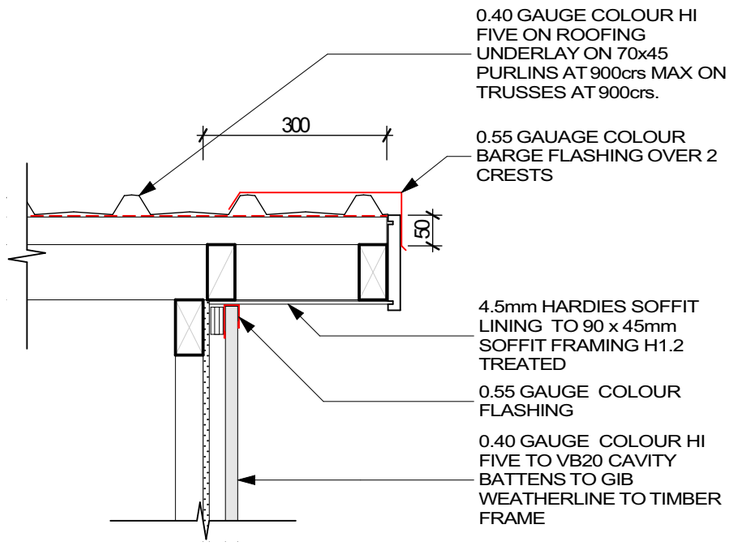
DRAWING TITLE
ROOF EAVE DETAILS

DRAWING USAGE CONSENT - CONSTRUCTION

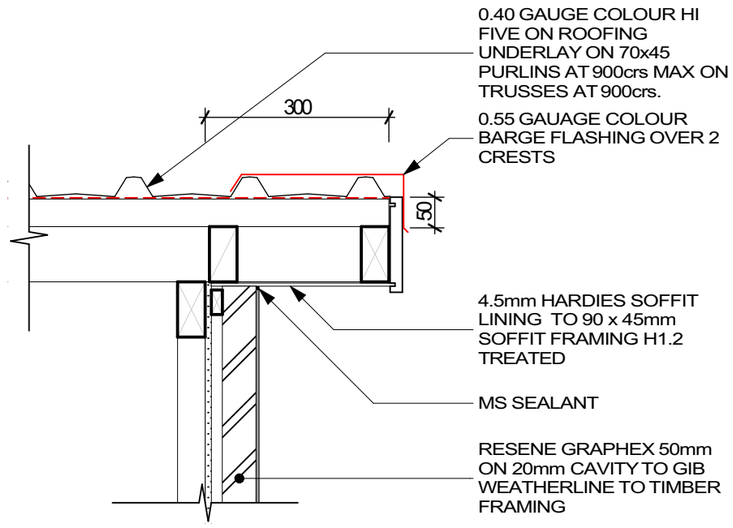
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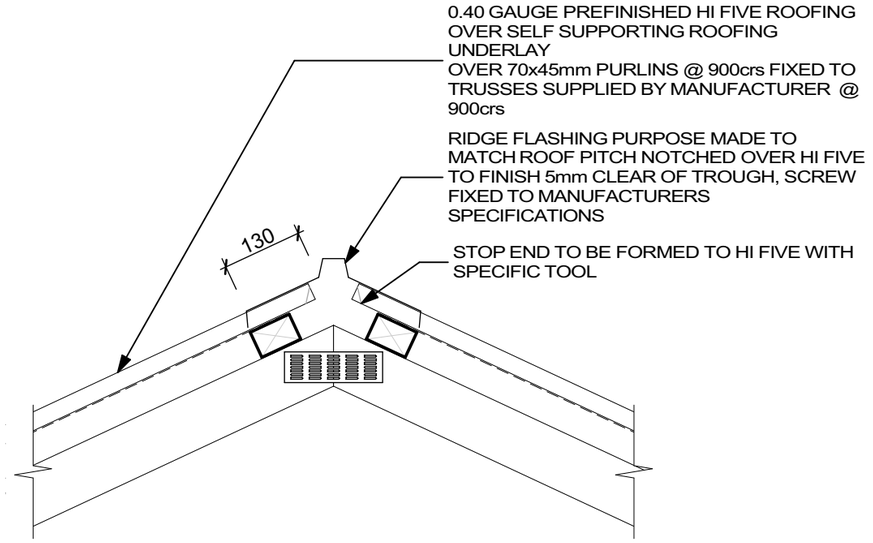
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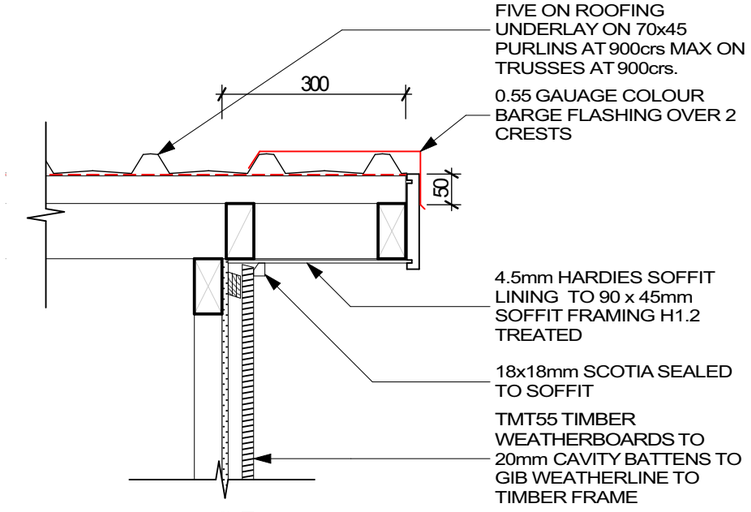
30 HI FIVE BARGE 1:10



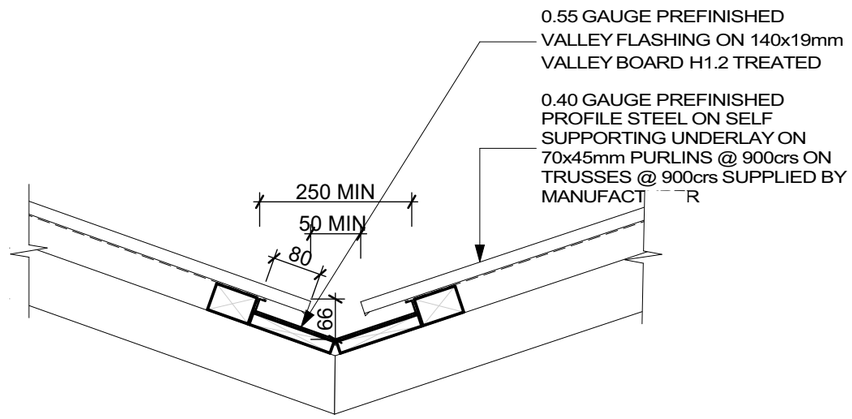
32 GRAPHEX BARGE 1:10



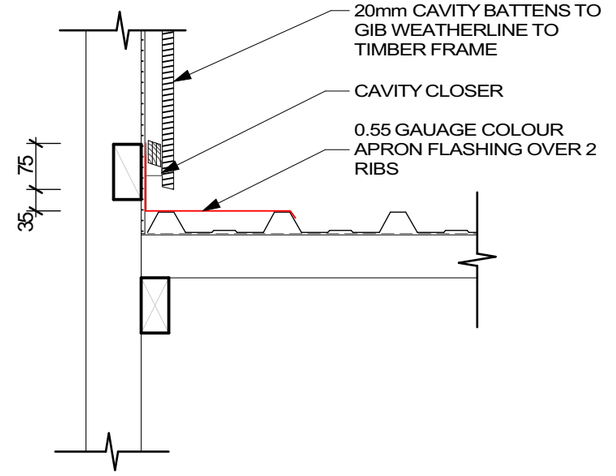
33 RIDGE 1:10



31 WEATHERBOARD BARGE 1:10



34 VALLEY 1:10



35 APRON 1:10

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PARK RIDGE

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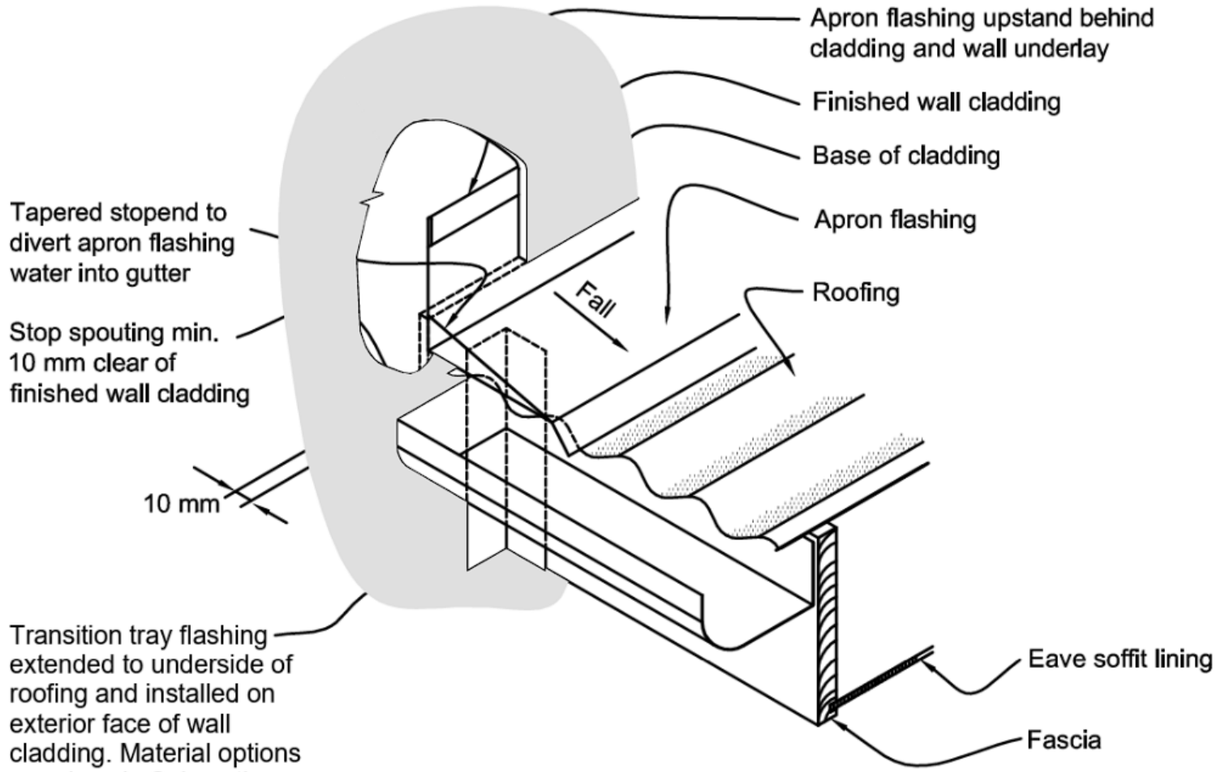
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Figure 5.1.2.4: Gutter/wall junction

Paragraphs 5.1.2.4 and 5.1.3.2

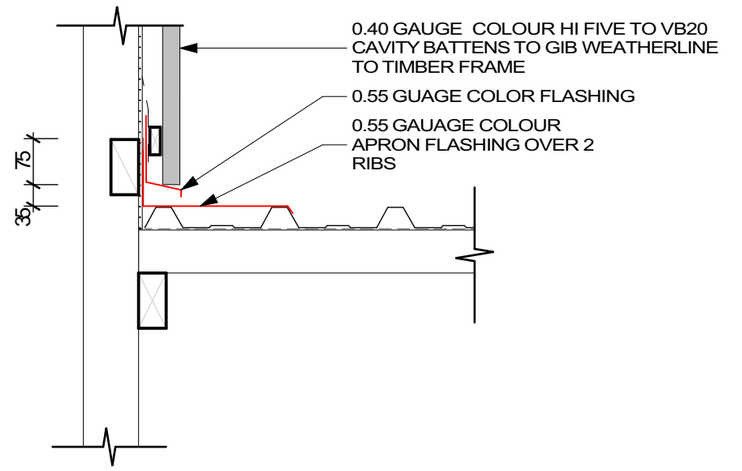


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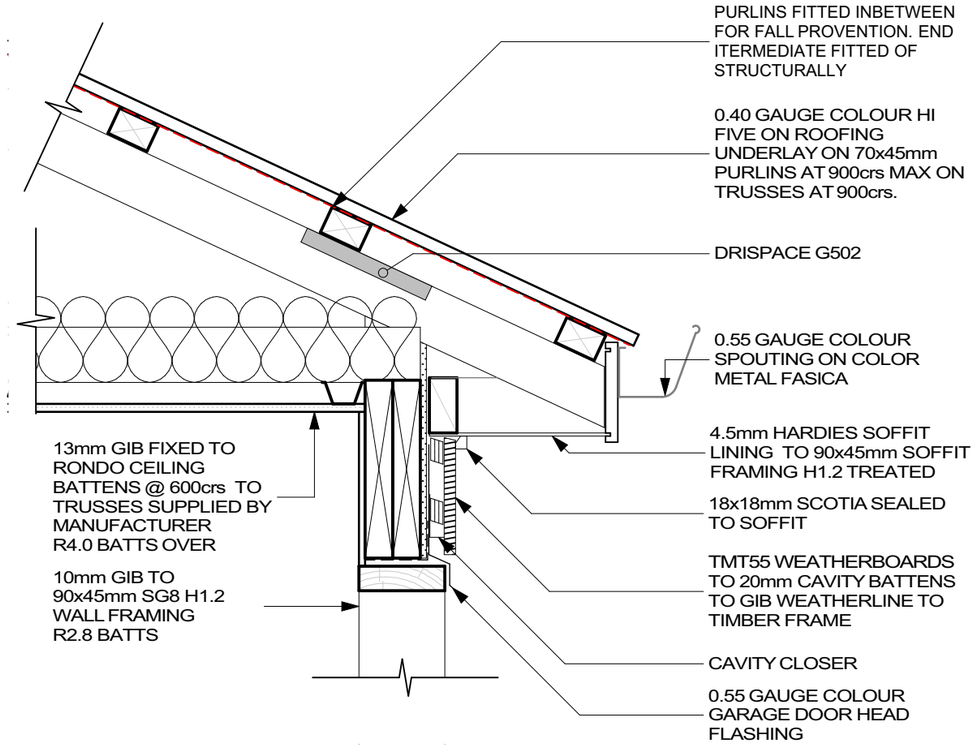
(1) The upstand at the lower edge of the a*pron flashing* may be preformed to a larger size and then trimmed on site to suit.

(2) The transition *flashing* bridges gap at the end of the fascia to protect the soffit *framing*.

(3) *Wall underlay* not shown for clarity.



36 HI FIVE APRON 1:10



37 GARAGE DOOR HEAD 1:10

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4.2 Roof junction detail

Getting flashings right between a tight area such as the main gable of a building and the ridge of a smaller gable can be difficult. With these installation pointers, you can make sure this junction is weathertight.

CORRECTLY INSTALLED flashings are essential to ensuring weathertightness, but in some locations, detailing and installation can be tricky. This is when it is necessary to achieve a detail that not only keeps out moisture and meets the requirements of Acceptable Solution E2/AS1 but that is also durable and aesthetically pleasing.

One such detail is the junction between the main gable of a building and the ridge from a smaller gable, often a garage (see Figure 78).

Sequence of assembly – no eave

The sequence of assembly of flashing such a junction is critical to achieving a weathertight detail.

Figures 79a–c show the sequence for flashing the junction between the gable and ridge where there is no eave.

Figure 80 shows the shapes of each of the flashings and how they should be folded.

Step 1 – Flashing 1 is a typical apron roof flashing. The flashing upstand is carried up under the cladding and wall underlay and the flashing apron is extended over the ridge of the smaller gable (see Figure 79a).

Step 2 – Flashing 2 covers both the apron flashing upstand and the wall underlay. It is folded over the large gable roof and the apron flashing and also extended over the ridge of the smaller gable (see Figure 79b).

Step 3 – Fit a butyl rubber patch over flashing 2 (see Figure 79b).

Step 4 – A ridge flashing is fitted over the smaller gable ridge butting up to the wall cladding, and the bargeboard is installed over the ridge. Flashing 3 is a standard barge flashing that, on the large gable roof, extends beyond the ridgeline of the smaller gable and aligns with the bottom edge of the ridge flashing (see Figure 79c).

Roof junction with an eave

Where there is an eave at the junction between the two gables, the apron and barge flashings are fitted in the same way. However, an undersoaker flashing is required over the soffit, apron flashing and roof (see Figure 80).

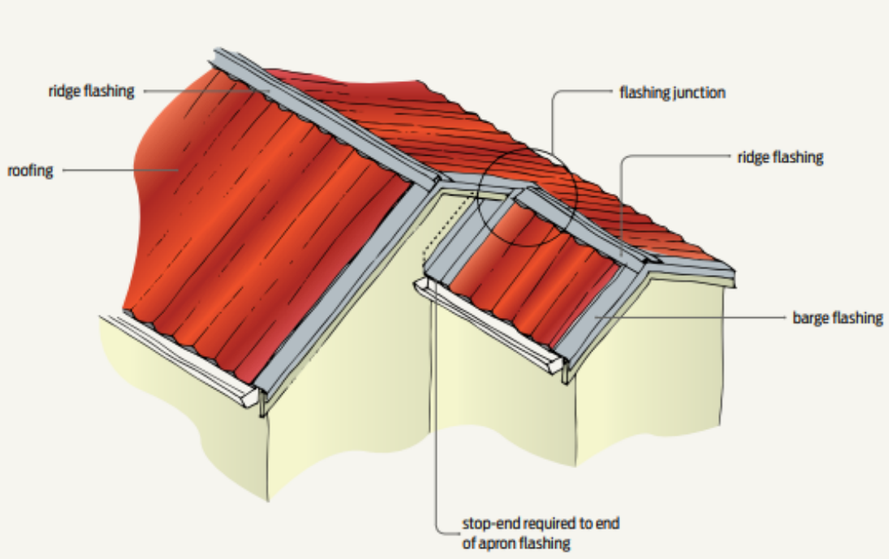


Figure 78 Flashing junction of main gable and smaller gable.

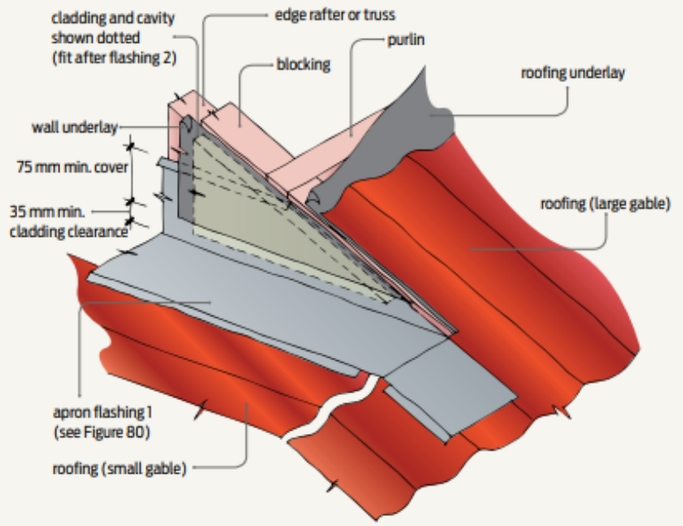


Figure 79a Flashing the junction – Step 1.

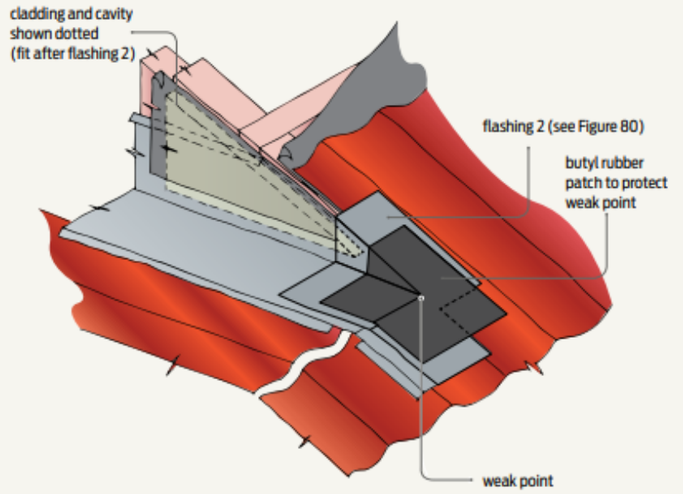


Figure 79b Step 2.

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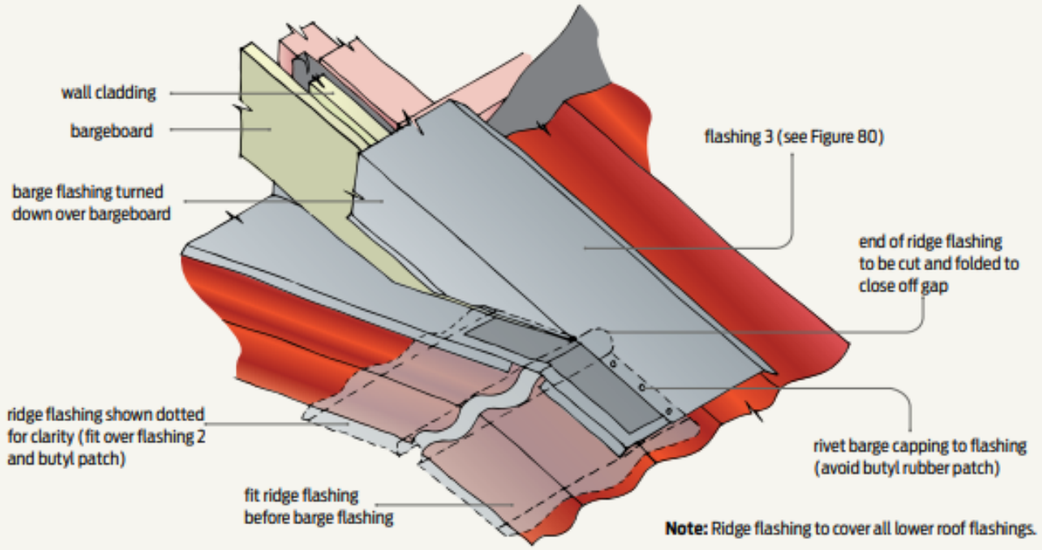
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PARK RIDGE

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Note: Ridge flashing to cover all lower roof flashings.

Figure 79c **Step 3.**

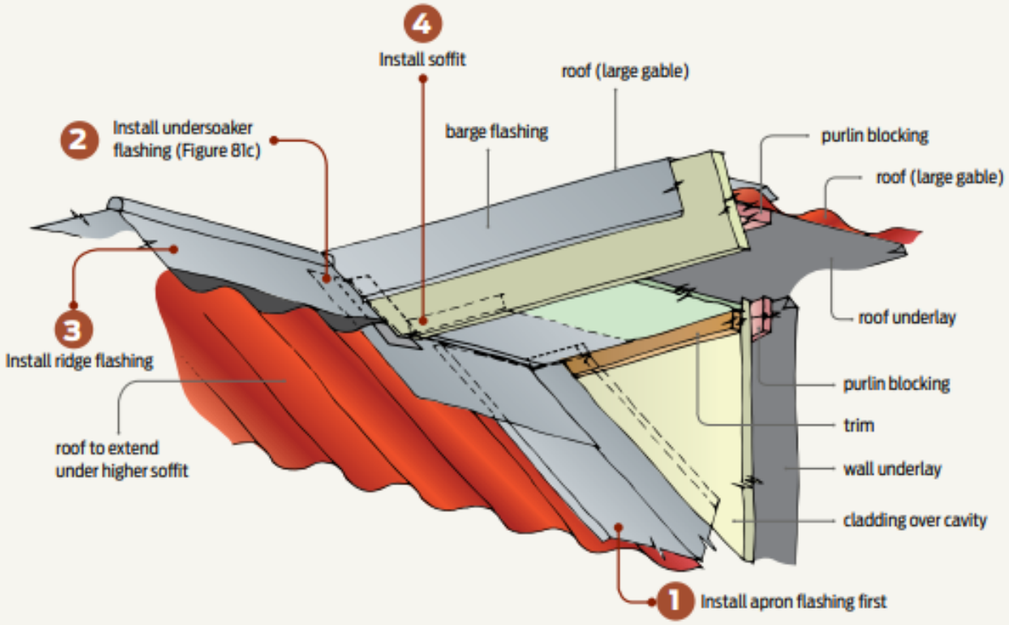
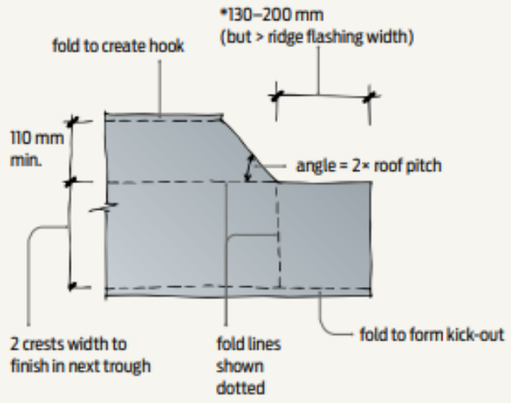
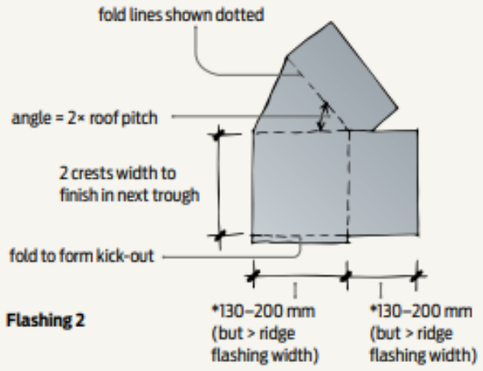


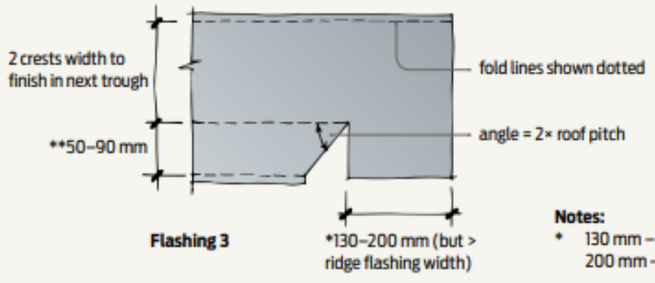
Figure 81a **Flashing detail sequence – gable with soffit.**



Apron flashing 1



Flashing 2



Flashing 3

Notes:

* 130 mm – L, M, H wind zones, roof pitches ≥ 10°
200 mm – VH, EH wind zones, all roof pitches

** 50 mm – L, M, H wind zones, roof pitches ≥ 10°
70 mm – VH wind zone, all roof pitches
90 mm – EH wind zone, all roof pitches

Figure 80 **Flashing shapes.**

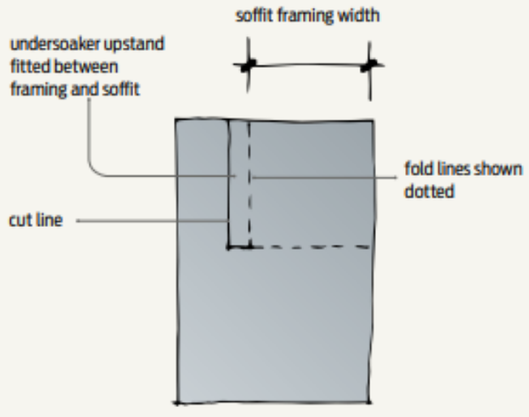


Figure 81b **Undersoaker flashing.**

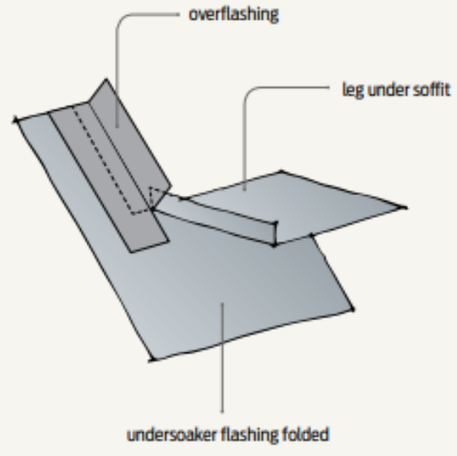


Figure 81c **Undersoaker flashing folded.**

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Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4

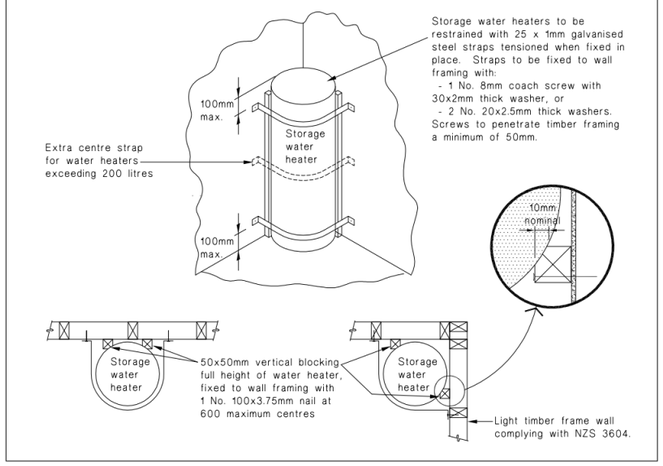


Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)

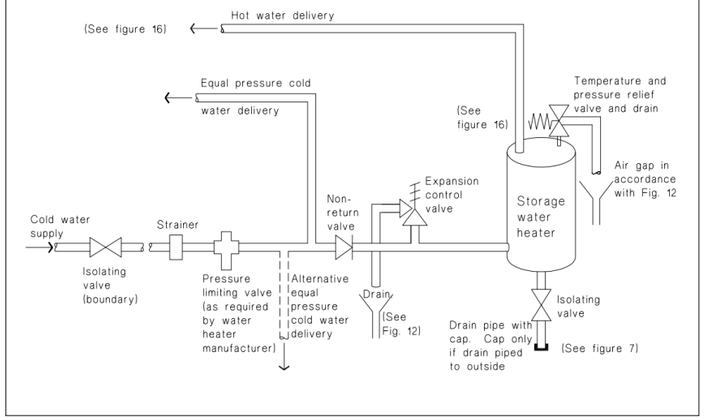
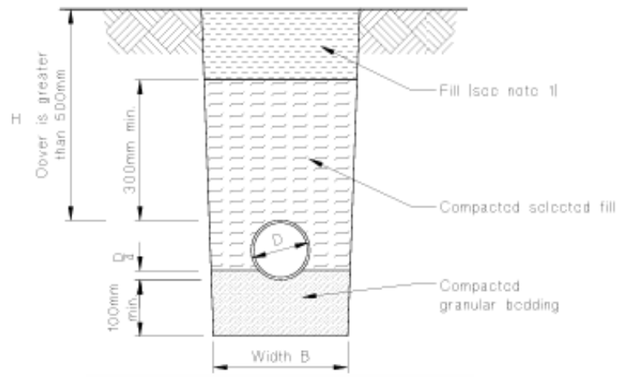
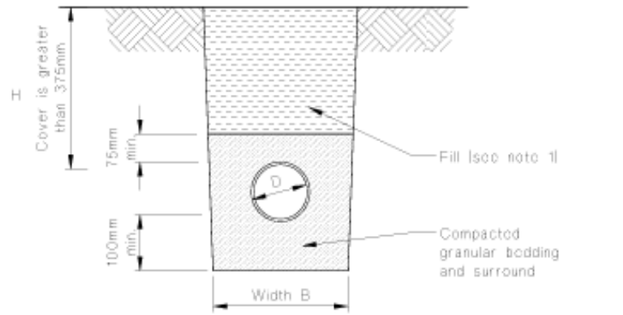


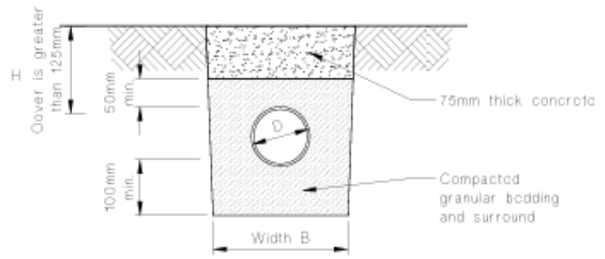
Figure 7: Bedding and backfilling
Paragraphs 2.1.1, 5.2.1, 5.3.1 and 5.4.1



(a) Cover greater than 500 mm



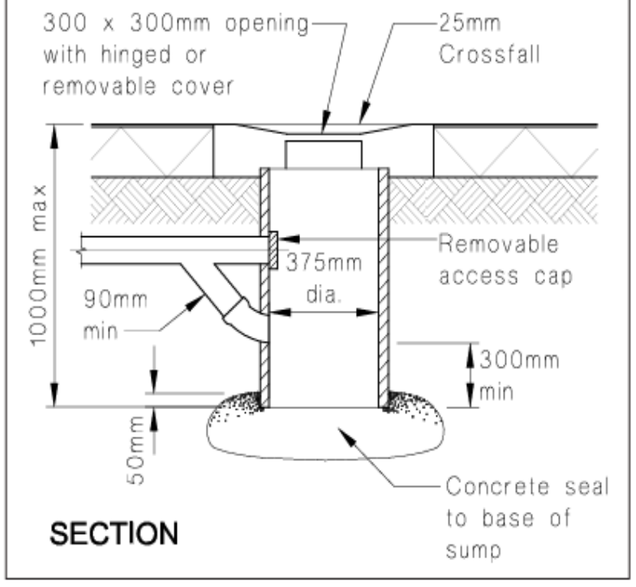
(b) Cover greater than 375 mm



(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 subject to light traffic.

Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



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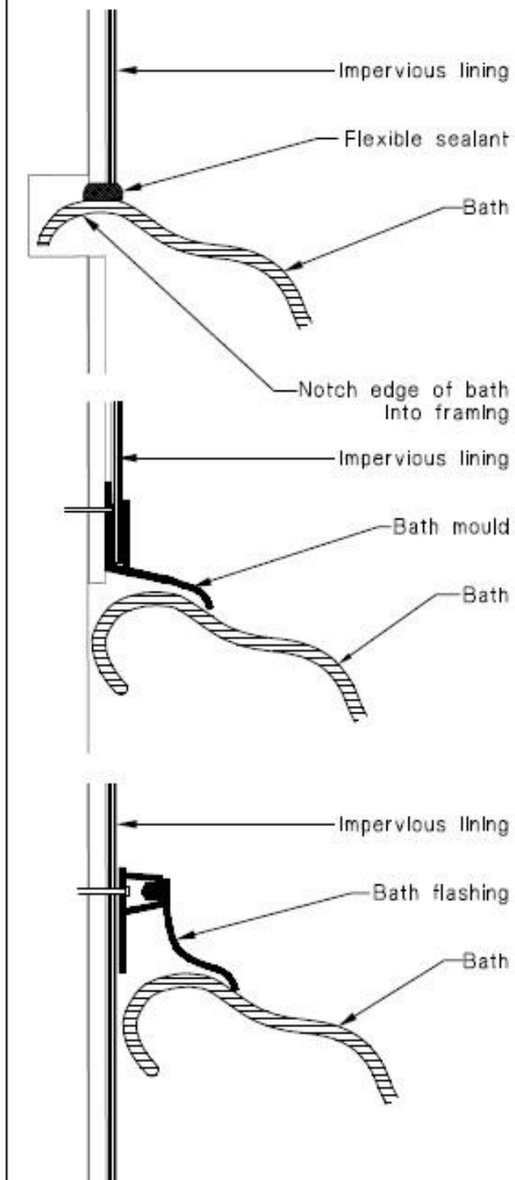
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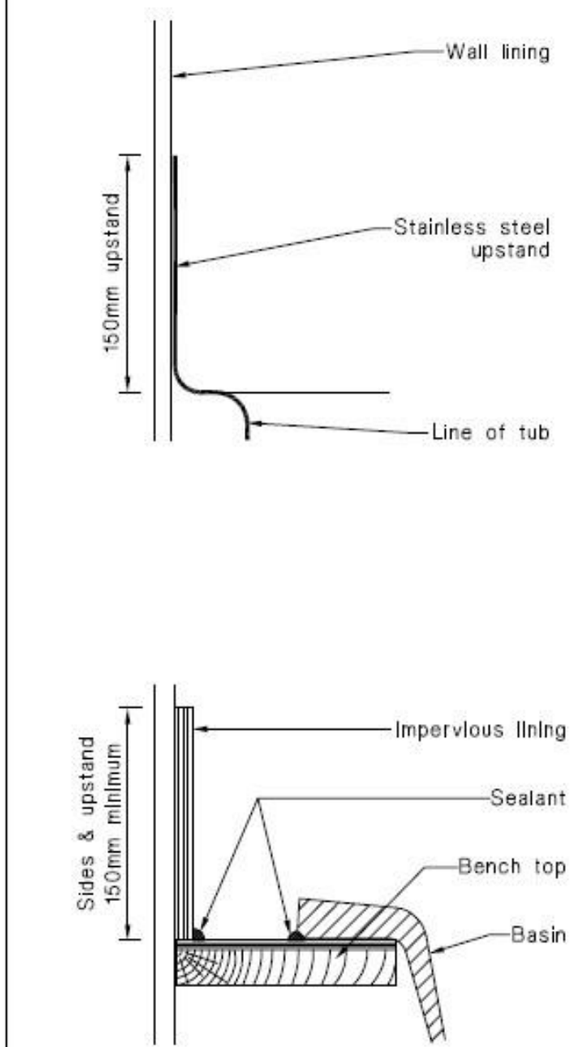
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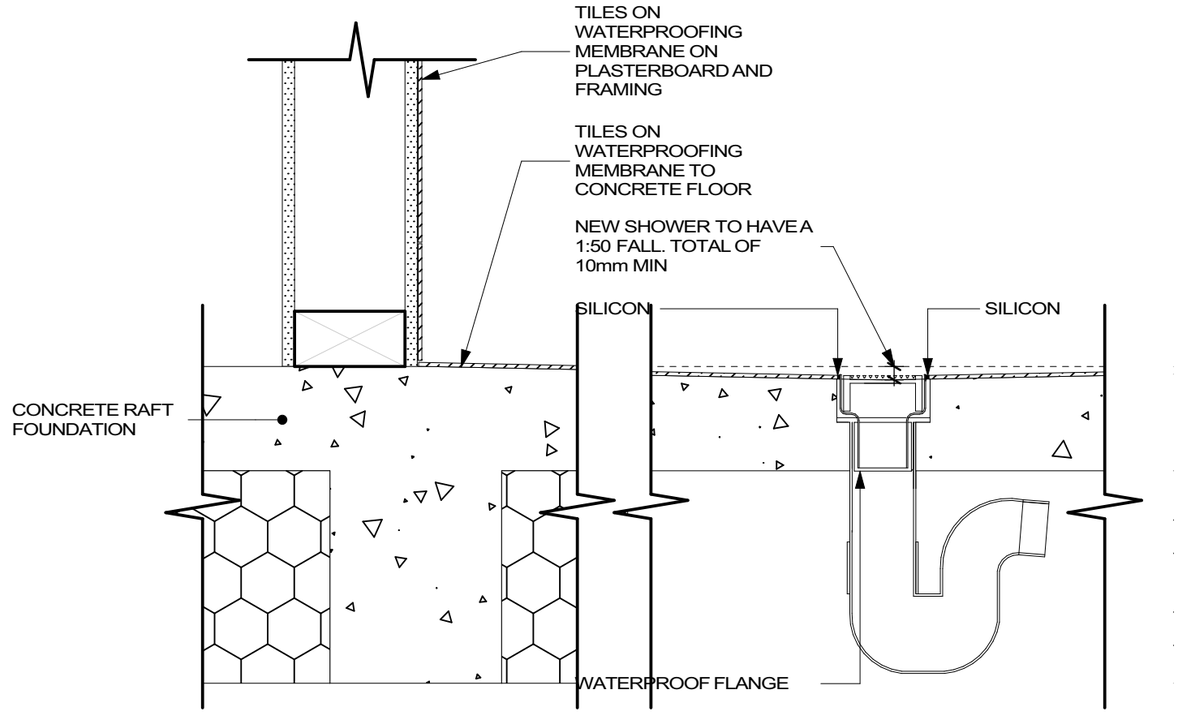
Figure 3: **Baths, Basins, Tubs and Sinks, Joints against Wall Linings**
Paragraph 3.2.2



(a) Junctions of bath and wall



(b) Tub, sink and basin



2 SHOWER DETAIL 1:5

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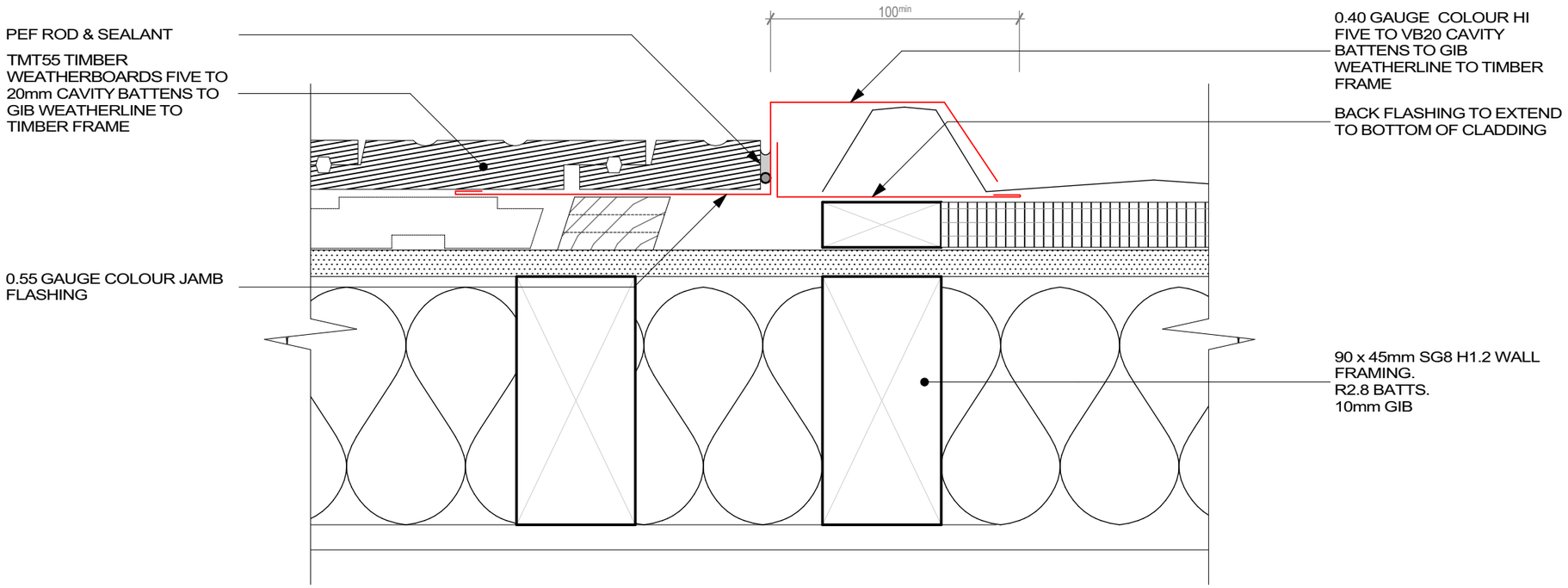
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3 CLADDING JUNCTION 1:2

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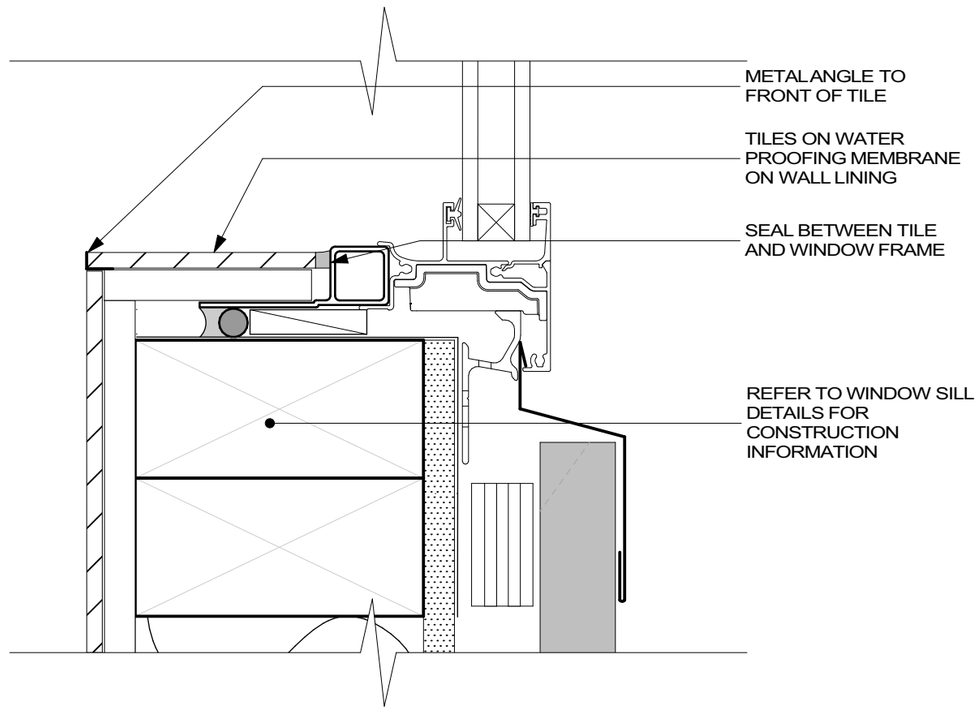
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4 SILL DETAILS 1:2

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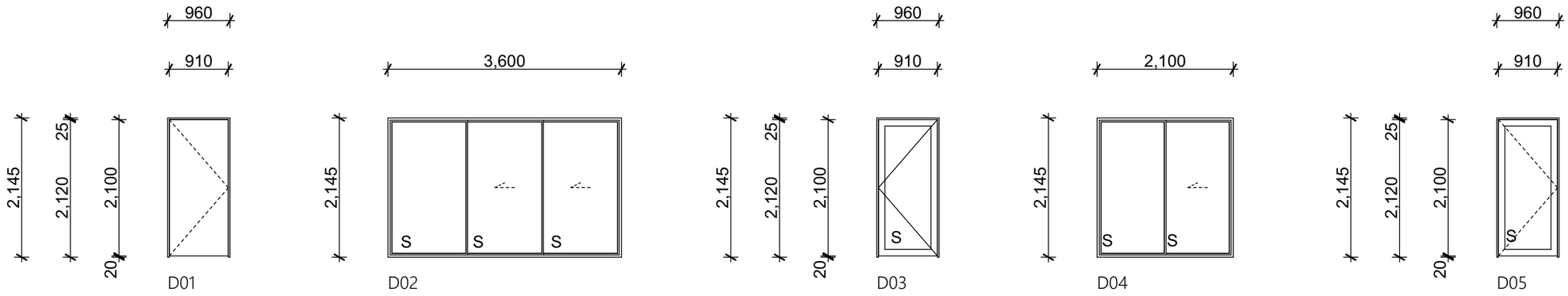
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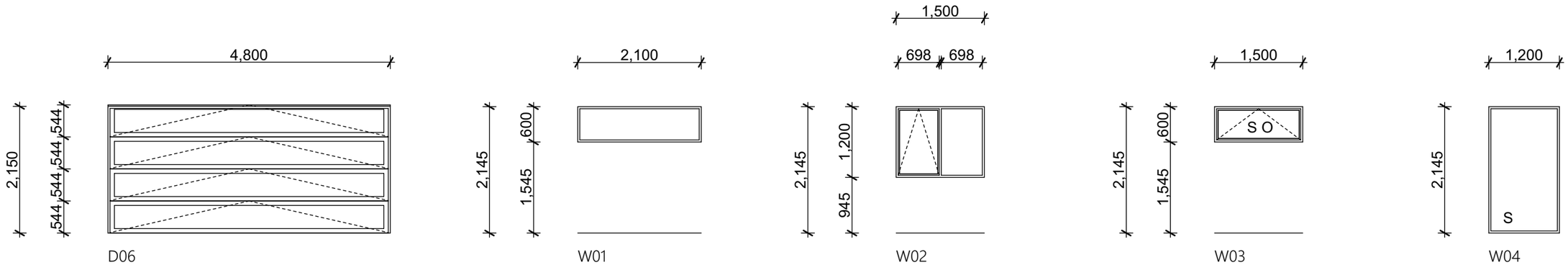
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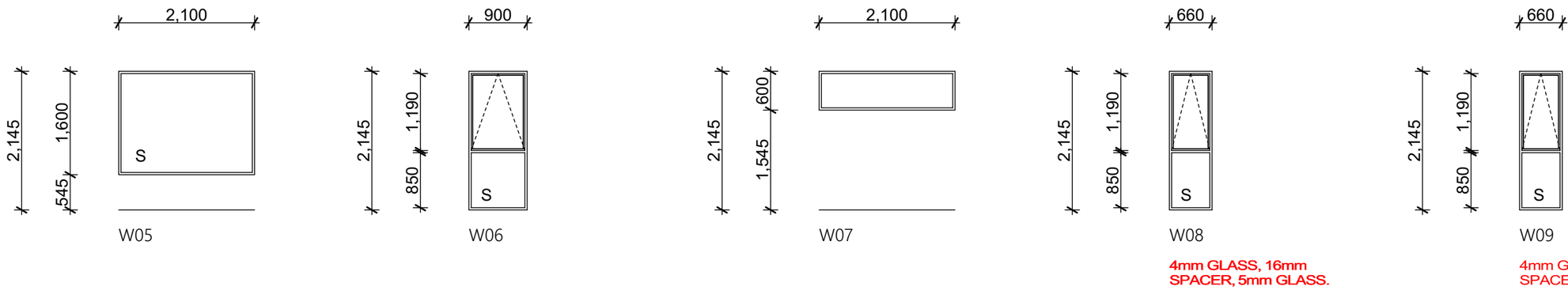
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4mm GLASS, 16mm SPACER, 5mm GLASS.

4mm GLASS, 16mm SPACER, 5mm GLASS.

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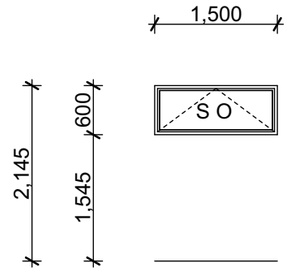
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DRAWING TITLE
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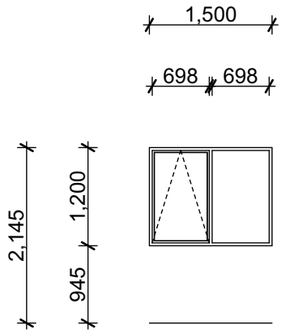
DESIGN	WP	DATE	28/10/2026
DRAWN	WP	SCALE:	1:75
CHECK	WP	DWG NO	33
CODE	26-034	SET OF	34

All dimensions, levels and site conditions to be checked and verified by Contractor prior to commencing any works. Drawings to be read in conjunction with specifications and Engineers calculations. All aspects of construction to comply with NZBC and Approved Documents, NZS 3604:2011, Building regulations and all other applicable standards.



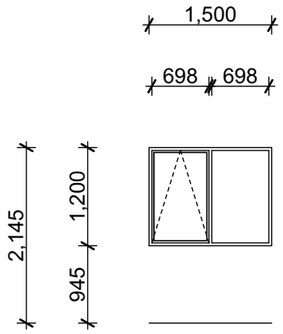
W10

4mm GLASS, 16mm SPACER, 5mm GLASS.



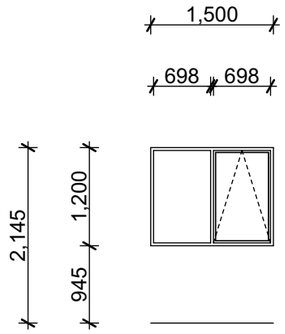
W11

4mm GLASS, 16mm SPACER, 5mm GLASS.



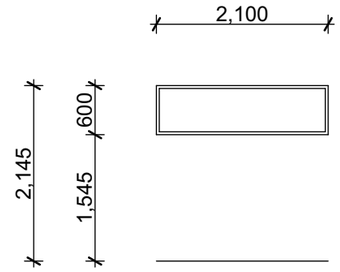
W12

4mm GLASS, 16mm SPACER, 5mm GLASS.



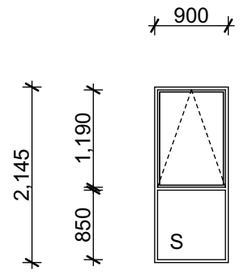
W13

4mm GLASS, 16mm SPACER, 5mm GLASS.



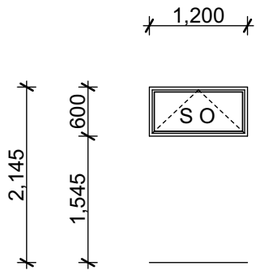
W14

4mm GLASS, 16mm SPACER, 5mm GLASS.



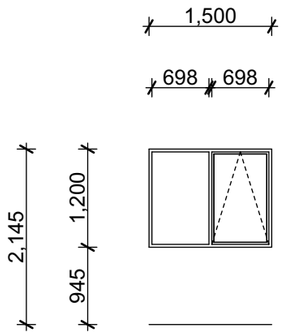
W15

4mm GLASS, 16mm SPACER, 5mm GLASS.



W16

4mm GLASS, 16mm SPACER, 5mm GLASS.



W17

Note:

GLAZING SHALL BE 4mm GLASS TO ONE SIDE 16mm SPACER AND 5mm GLASS TO THE OTHER SIDE.
FOR WINDOWS W08, W09,W10,W11,W12,W13,W14,W15 AND W16 AS WELL AS DOOR D04

ALL ALUMINIUM JOINERY TO BE POWDERCOATED DOUBLE GLAZED, THERMALLY BROKEN, LOW E, ARGON GAS.
WINDOW & DOOR REVEALS - 25mm H3.1 TREATED, TO TAKE ARCHITRAVES.
INTERNAL DOORS - HOLLOW CORE FLUSH PANEL, PAINT QUALITY, 1980mm HIGH.
HARDWARE TO BE CONFIRMED BY OWNER.

ALL WINDOWS AND DOORS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NZS 4211 TO SUIT LOCATION.
ALL GLAZING SHALL COMPLY WITH NZS 4223 pt.3 2016.

O - DENOTES OBSCURE GLAZING
S - DENOTES SAFETY GLASS

CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO COMMENCING WORK
DO NOT SCALE

DO NOT SCALE

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ANNABELLE & HUNNTER WAGENER
1 GOLDFINCH DRIVE
PARK RIDGE

DRAWING TITLE
DOOR & WINDOW SCHEDULE

DRAWING USAGE
CONSENT - CONSTRUCTION

DESIGN	WP	DATE	28/10/2026	DWG NO	34
DRAWN	WP	SCALE:	1:75	SET OF	34
CHECK	WP				
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