


## Sheet Legend

| # | Drawing Register | Rev # | Issue Date |
|---|---|---|---|

13 Pendeen Crescent
Cover
DRB 28/20/2026

IMMERSION

## Cladding Specifications

| Cladding | Finish | Studs | Dwangs | Cavity | Reference Image |
|---|---|---|---|---|---|
| Selected plaster system over masonry | Colour: 'Natural Concrete' | | | | Refer Sheets 3.0 and 3.1 |
| Vertical Shiplap weatherboard on cavity Siberian Larch | 'Natural Silvered Off' | 140x45 LVL8 H1.2 @600crs | 140x45 LVL8 H1.2 @480crs | 45mm Castellated | Refer Sheets 3.0 and 3.1 |
| | | | | | |

## Cladding Profiles

| | | | | | |
|---|---|---|---|---|---|
| Vertical Shiplap Square Edge Siberian Larch | | | | | |

All penetrations to be colour matched to cladding

## Roofing Specifications

| Material | Finish | Flashings | Spouting | Fascia | Reference Image |
|---|---|---|---|---|---|
| Alpine Tray Roofing | Colorsteel Maxam<br>Colour: Colorcote Weathered Copper | 0.55mm Colorsteel | 150 Half Round | N/A | Refer Sheets 3.0 and 3.1 |
| Viking Enviroclad TPO Roofing | Mansard Brown, TBD | | 150 Half Round | N/A | |

All downpipes, penetrations and flues to be colour matched to roofing

## Soffit Specifications

| Material | Finish | Framing | | | Reference Image |
|---|---|---|---|---|---|
| Vertical Shiplap Square Edge Siberian Larch | 'Natural Silvered Off' | 70x35 H1.2 SG8 @ 600crs | | | |

## Foundation Specifications

| Slab Foundation | | | Retaining Walls | | |
|---|---|---|---|---|---|
| System | Edge Finish | Slab Finish | Structure | Exposed finish | Waterproofing |
| MAXSlab 300<br>120mm Concrete - refer SED | Acrylic Plaster Sponge Finish<br>Colour: 'Natural concrete' | U3 Trowelled Finish | Megaform ICF Block | Acrylic Plaster Sponge Finish<br>Colour: 'Natural concrete' | N/A |

Provide Polyethylene 250micron DPM beneath slab unless otherwise detailed.
Refer to slab plan and details for rebate sizes, penetrations and set downs.
Refer to engineer's documentation for all reinforcing, thickenings and concrete strengths.

## Exterior Joinery Specifications

| System | Type | Glass | Finish | Hardware | Liners |
|---|---|---|---|---|---|
| Residential Series where possible | Thermally Broken | Low E Argon Filled IGU | Powdercoat Durralloy<br>Colour: Colorcote Weathered Copper | | 19mm FJ Radiata Liners For Gib Groove |
| Velux Electric Skylight | Refer Drawings | N/A | Powdercoat Durralloy<br>Colour: Colorcote Weathered Copper | N/A | N/A |
| Insulated Garage Door | Dominator Insulated Smooth Sectional | N/A | Powdercoat Durralloy<br>To match adjacent Plaster system | N/A | |
| | | | | | |

Gib Adaptor to tiled bathrooms
Obscured Glass to bathrooms where noted on Window and Door Schedule
Restrictor Stays as requred, refer Window and Door Schedule

## Interior Door Specifications

| Type | Panel Type | Finish | Liners | Height | Hardware |
|---|---|---|---|---|---|
| Solidcore Leaf | Smooth | TBD | 19mm FJ Radiata Liners For Gib Groove | 2200mm Height<br>Width - Refer Plans | TBD |
| Cavity Slider | Smooth | TBD | 19mm FJ Radiata Liners For Gib Groove | 2200mm Height<br>Width - Refer Plans | TBD |
| Attic Hatch with Ladder Sellwood - P30 | N/A | TBD | N/A | N/A | N/A |

## Interior Specifications

| Wall Lining | Ceiling Lining | Skirtings | Architraves | Balustrade | Location |
|---|---|---|---|---|---|
| 10mm Standard GIB<br>Colour: TBD | 13mm Standard GIB<br>Colour: TBD | 85x18, Bevelled, Primed | Rebated Jambs | N/A | Interior: Typical, unless noted below |
| 9mm Interior Grade Plywood Linings | 9mm Interior Grade Plywood Linings | | N/A<br>For Gib Groove | | Garage |

Refer also to Bracing design.
Gib Aqualine to wet areas and behind all tiling.
All plasterboard finished to level 4
Refer to interior elevations/bathroom plans and FF&E Schedule for specialist wall finishes in certain locations (Tiles, Timber etc)

## Exterior Specifications

| Driveway | Fences | Retaining walls | Paths | Decks | Balustrade |
|---|---|---|---|---|---|
| REFER LANDSCAPE PLAN BY OTHERS | N/A | N/A | N/A | | N/A |
| | | | | | |

Refer also to site plan, details, engineers design and landscaping plan if applicable.
Provide sumps, channels and 110mm novaflow as per drainage plan.

## Framing Specification

| Element | Member Size | Spacing |
|---|---|---|
| Bottom Plate | 140x45 H1.2 SG8 | N/A |
| Top Plate | 2/140x45 H1.2 SG8 | N/A |
| Studs (Exterior) | 140x45 SG8 H1.2 | 600 |
| Studs (interior) | 90x45 SG8 H1.2 | 600 |
| Dwangs | To match studs | 480 |
| Purlins | 70x45 SG8 H1.2 | 600 |
| Strapping to concrete block (over Malthoid DPC) | 70x45 SG8 H1.2 | 600 |
| Floor Joists | 240x45 SG8 H1.2 | Refer SED |
| Ceiling Battens | Rondo 310 | 600 |
| | | |

Refer also to engineer's details, frame & truss layout and bracing plans

## Fixings Specification

| Element | Fixing (incl spacing if applicable) |
|---|---|
| Bottom Plate to Slab | Bowmac BPSB M10x140 anchor w/ 50x50x3 washer 600 crs maximum (55mm edge distance) |
| Bottom Plate to Stud | 3/90x3.15mm nails |
| Top Plate to Stud | Bowmac Studlok SL170 at load bearing walls 3/90x3.15mm nails |
| Truss to Top Plate | Fix trusses in strict accordance with truss manufacturers documentation |
| Purlin to Roof element | 2/80x3.15mm Paslode Purlin Drive Ring Shank nails or; 1/10g 80mm Lumberlok Blue Screw |

Refer also to engineer's details, frame & truss layout and bracing plans

## Stair Specification

NZBC D1/AS1 - Common/Main Private Stairway requirements

| Tread - minimum | Riser - maximum | Pitch - maximum |
|---|---|---|
| 280mm | 190mm | 37° |

Main Staircase

| Tread | Riser | Pitch |
|---|---|---|
| 310mm<br>(310+25 nosing = 355 going) | 190mm<br>(2660 floor height / 14 risers) | 37° |

Construct new stair unit using 290x45mm SG8 H1.2 stringers with 18mm MDF treads and risers, glued and blocked between

## Wraps, Tapes, Waterproofing and Sealants

| Function | Product Spec |
|---|---|
| Underslab DPM | Thermathene Black 250 Micron polyethylene |
| Retaining Wall Tanking | N/A |
| Bottom Plate DPC | Malthoid |
| Wall Underlay | Ecoply Rab |
| Roof Underlay | Mason VHP Strong |
| Window flashing tape | Masons 40 Below window flashing tape |
| Window air sealing | Sika PEF rod appropriately sized for gap.<br>Sika Boom expanding foam |
| Under Tile WPM | ARDEX WPM 155 |

Refer also to product system literature for all claddings and lining sundries. Install all products and systems in strict accordance with the manufacturers literature.

## Insulation Specification

| Element | Product |
|---|---|
| External Walls (140mm timber frame) | Pink Batts Ultra Wall R4.0 140mm |
| External Walls (PolyBlock) | Megaform 330 Series |
| Internal Walls (90mm timber frame) | Pink Batts Silencer 90mm |
| Suspended Conc Mid Floor | 60mm XPS |
| Ceiling Insulation (truss) | Pink Batts Superbatts Ceiling R6.0 260mm |
| Ceiling Insulation (skillion) | Pink(c)Batts(c) Skillion Superbatts Roof R5.0 - 180mm |
| Slab Insulation | MAXslab - 300 180mm insulation with T40 edge<br>Garage - Polystyrene EPS 100mm (S Grade) |

Refer also to Design Navigator H1 report and Pink Batts product specifications
**Ensure 25mm min. gap between ceiling insulation and roofing underlay**
**Where 25mm can not be ensured at building eaves provide Masons Insul-Baffle 650mm prior to installing building underlay**

## Plumbing and Drainage Specification

| Element | Product | Capacity/Size |
|---|---|---|
| HWC | Rheem Hot Water Cylinder<br>Owner to Confirm | 300L |
| Pipework | | to mid floor plumbing |
| Downpipe | Downpipe | 80Ø |

## Heating, Cooling and Ventilation Specifications

| System | Product | Code | Finish | | |
|---|---|---|---|---|---|
| Heat Pump | TBD By Others | TBD | N/A | | |
| Fire Place | Escea TFS850 Woodburner | | | | |
| | | | | | |

IMMERSION

Job Title

13 Pendeen Crescent

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Project Location
13 Pendeen Crescent
Jacks Point

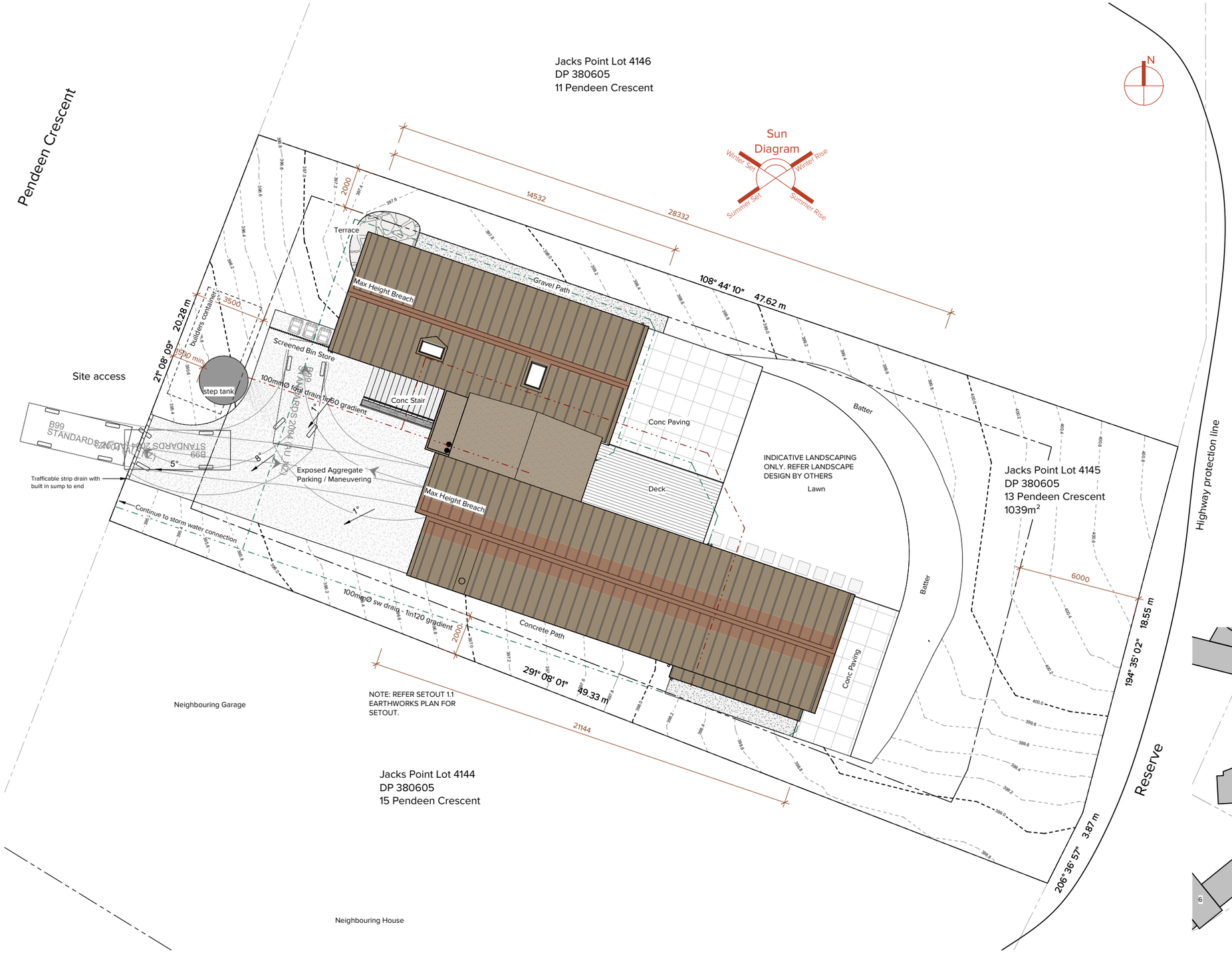
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|---|---|---|
| 5 | BC | 28/20/2026 |
| 3 | Information | 29/09/2026 |
| 2 | Information | 14/08/2026 |

Revision Schedule

Project No. : J0368
Issued : 28/20/2026
Scale :
Design : XXX

0.1 Rev.5
Sheet No. / Revision

Outline Specification
Sheet Title




Site Plan
1 : 100 @ A1




Context Plan
1 : 500 @ A1

## SITE INFORMATION

### PLANNING

REFER GRANTED RESOURCE CONSENT FOR MINOR BREACH TO MAXIMUM HEIGHT PLANE -RM260906

| | |
|---|---|
| SITE ADDRESS: | 13 Pendeen Crescent<br>Jacks Point |
| LOT: | Lot 4145 |
| D.P: | DP 380605 |
| LOCAL T.A: | QLDC |
| ZONE: | JACKS POINT |

### SITE AREA

SITE AREA: 1039m²

### SITE COVERAGE

| | |
|---|---|
| PROPOSED FOOTPRINT: | 249m² |
| SITE COVERAGE: | 23% |

### WIND ZONE / REGION TO NZS3604:2011

ZONE: VERY HIGH REGION: A

### EXPOSURE ZONE TO NZS3604:2011

ZONE: ZONE B

### EARTHQUAKE ZONE TO NZS3604:2011

ZONE: ZONE 3

### SNOW LOADING TO NZS3604:2011

ZONE: N5 400m above sea level

### SITE NOTES

BEFORE COMMENCING CONSTRUCTION PROVIDE THE OWNER WITH A CERTIFICATE PREPARED BY A LICENSED CADASTRAL SURVEYOR THAT THE SET-OUT IS COMPLETE AND THAT THE BUILDING IS ACCURATELY PLACED ON THE SITE WITH ALL HEIGHT IN RELATION TO THE BOUNDARY POINT CHECKED FOR COMPLIANCE

NECESSARY ADJUSTMENTS ARE TO BE DETERMINED AND AGREED TO BY THE CONTRACTOR AND OWNER BEFORE PROCEEDING FURTHER

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- COORDINATE ALL WORKS WITH RELEVANT CONSULTANT DRAWINGS
- NO CHANGE TO DESIGN/DETAIL WILL BE APPROVED WITHOUT PRIOR AGREEMENT
- SEEK CLARITY FROM THE DESIGNER ON ANY CONFLICTS OR DISCREPANCIES

IF IN DOUBT, CONFIRM WITH DESIGNER

ALL WORKS TO COMPLY WITH THE RELEVANT CLAUSES OF THE NZBC

2.0m HIGH CYCLONE/HURRIANCE OR SIMILAR TYPE FENCING, WITH 'TYPICAL' SITE SAFETY SIGN TO BE PROVIDED AROUND CONSTRUCTION AREA TO PROTECT SITE FROM ALL PERSONAL

IMMERSION

Job Title

13 Pendeen Crescent

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Project Location
13 Pendeen Crescent
Jacks Point

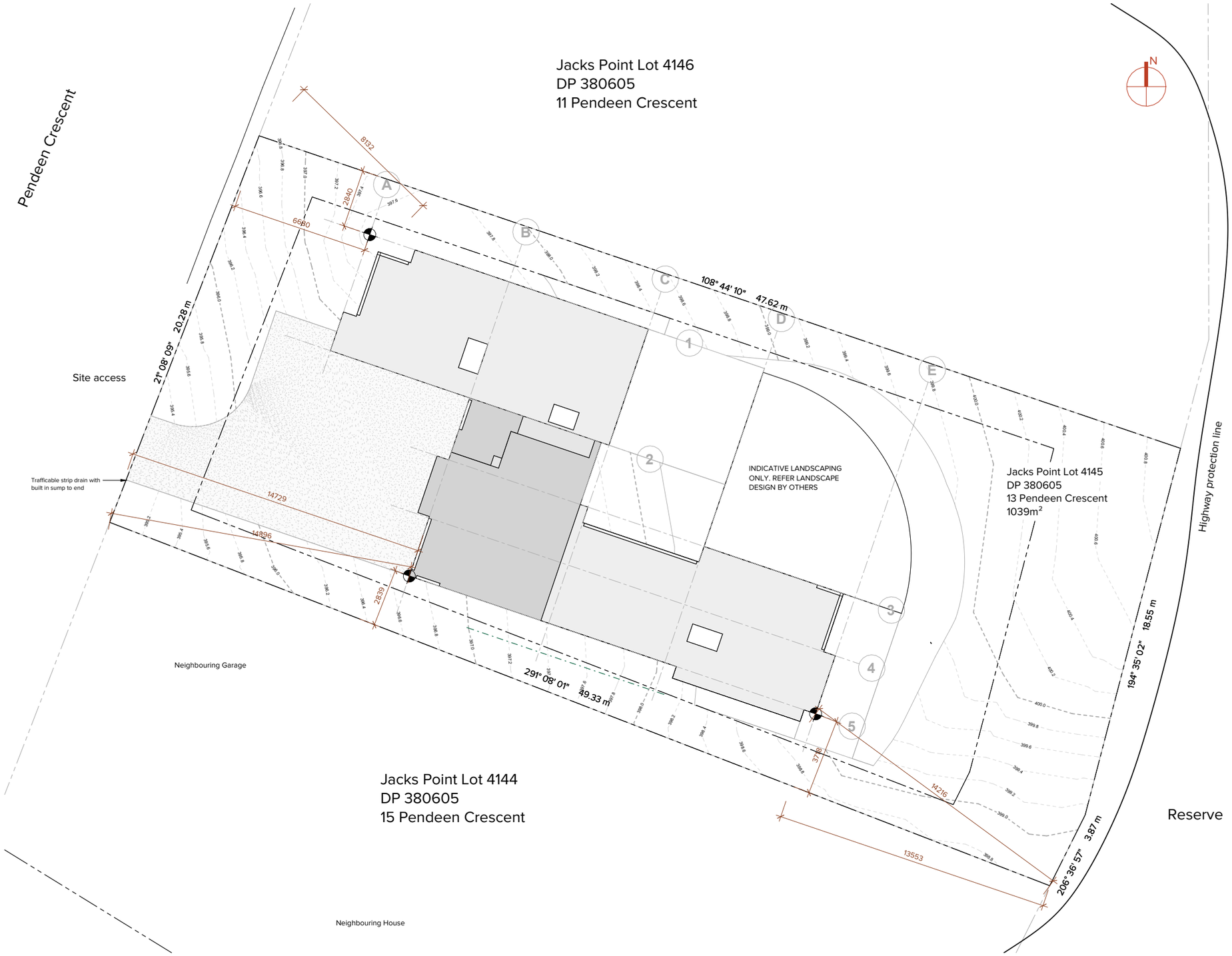
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| 4 | DRB | 27.10.2026 |
| 3 | Information | 29/09/2026 |
| 2 | Information | 14/08/2026 |

Revision Schedule

Project No. : J0368
Issued : 28/20/2026
Scale : 1:50 @ A1, 1:100 @ A3
Design : RGP

1.0 Rev.5
Sheet No. / Revision

Site and Context Plan
Sheet Title




Setout Plan
1 : 100 @ A1

## SITE INFORMATION

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Jacks Point

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| 5 | BC | 28/20/2026 |
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| 2 | Information | 14/08/2026 |
| 1 | RESOURCE CONSENT | 12/08/2026 |

Revision Schedule

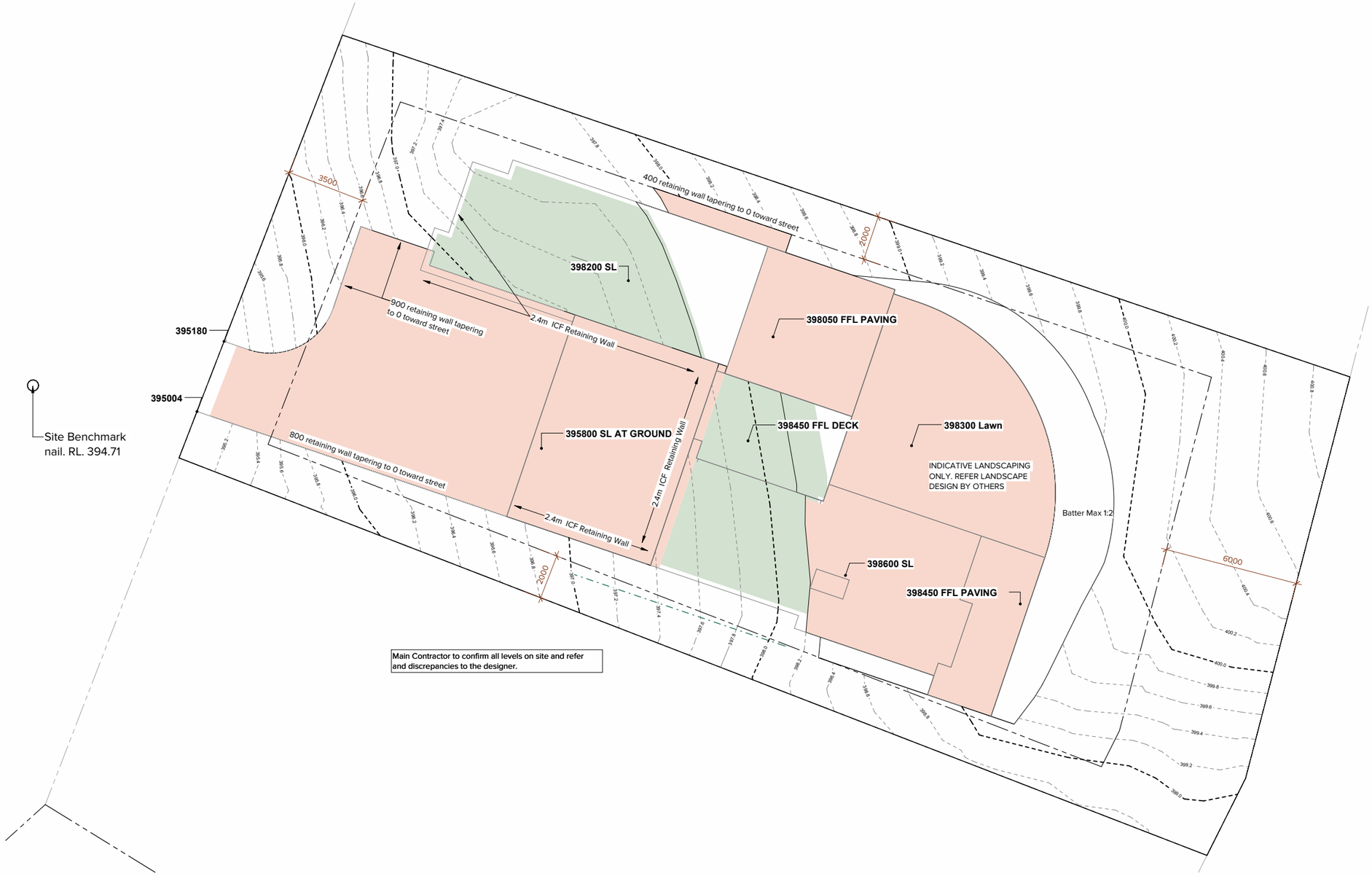
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1.1 Rev.5
Sheet No. / Revision

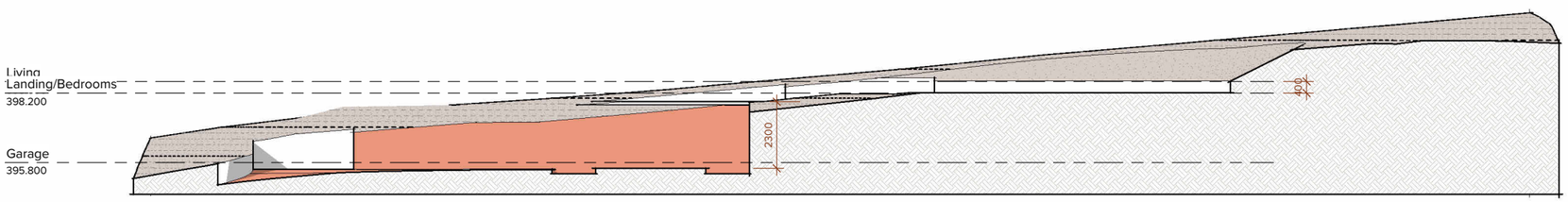
Setout Plan
Sheet Title

## LANDWORK INFORMATION

| | |
|---|---|
| CUT: | 359 m² / 372m³ |
| FILL: | 96 m² / 30m³ |
| TOTAL CUT/FILL: | 455 m² / 392m³ |
| MAX HEIGHT FILL: | 900mm |
| MAX DEPTH CUT: | 2400mm |




Site Plan Siteworks
1 : 100 @ A1




Site Section EARTHWORKS
1 : 100 @ A1

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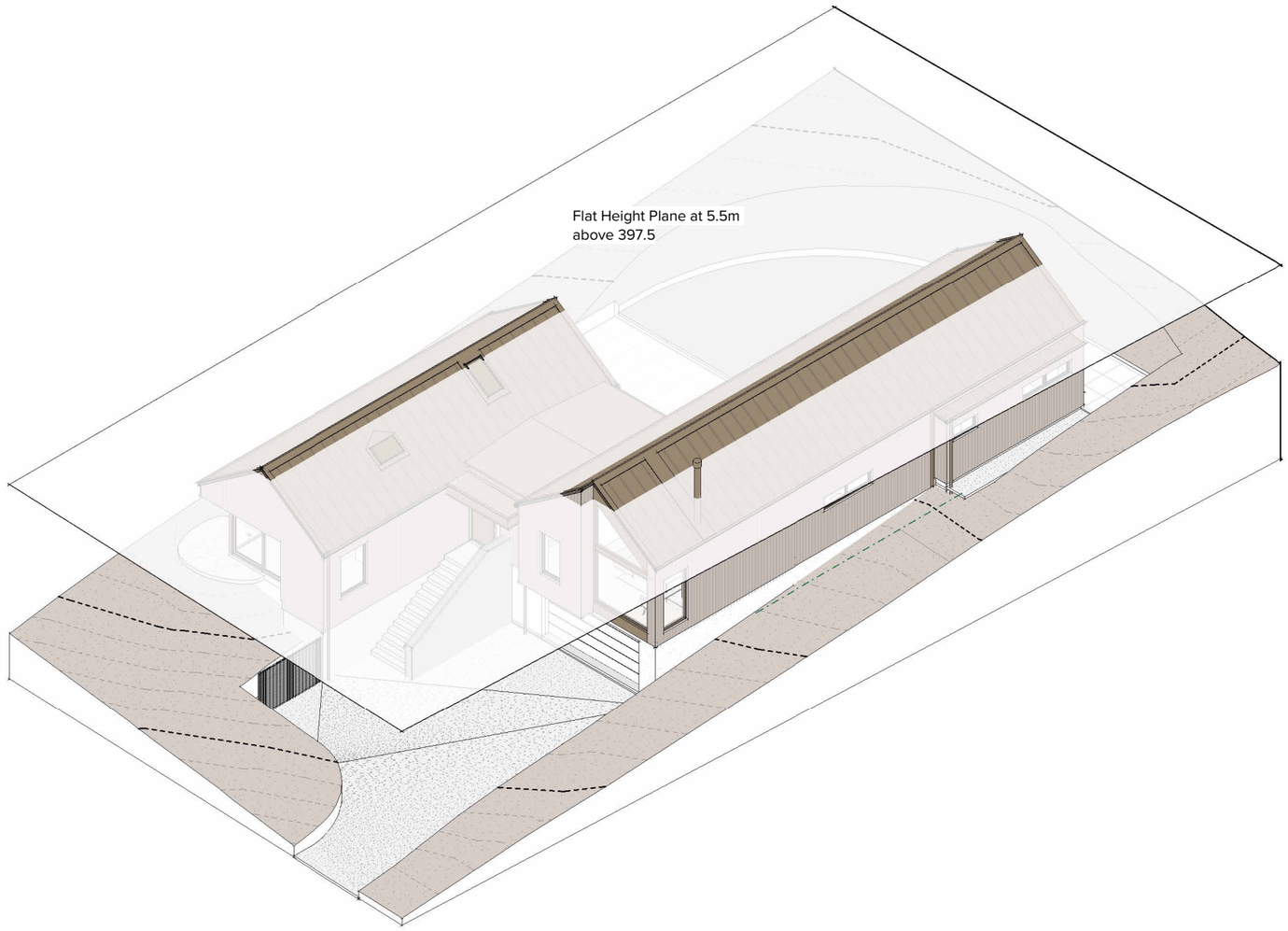
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Design : XXX

1.2 Rev.5
Sheet No. / Revision

Earthworks
Sheet Title




Height Planes
@ A1

## SITE INFORMATION

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| | |
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ZONE: ZONE 3

### SNOW LOADING TO NZS3604:2011

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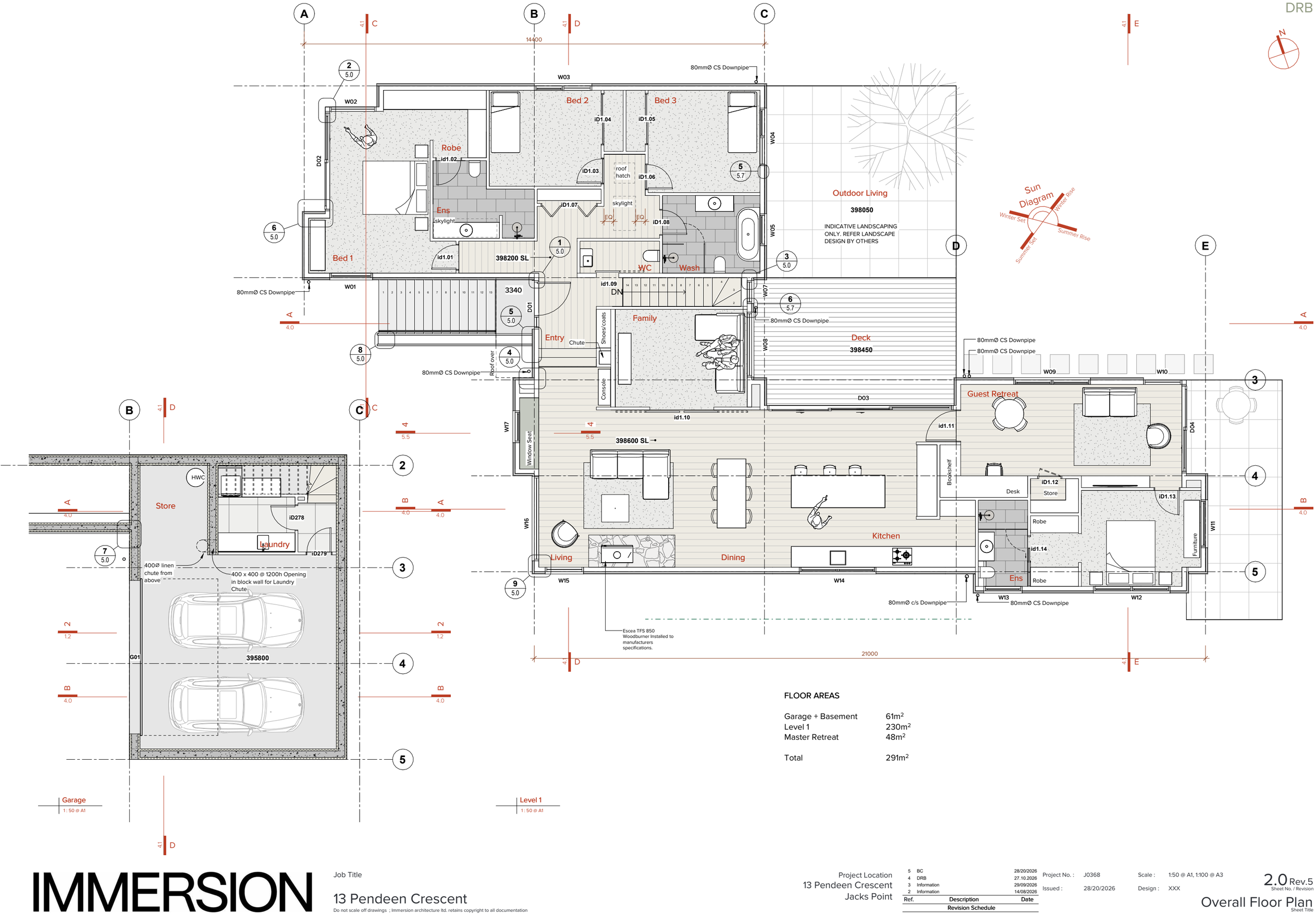
Revision Schedule

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Issued : 28/20/2026
Scale : 1:50 @ A1, 1:100 @ A3
Design : XXX

1.4 Rev.5
Sheet No. / Revision

Height Breach
Sheet Title

DRB




Garage
1 : 50 @ A1

Level 1
1 : 50 @ A1

## FLOOR AREAS

| | |
|---|---|
| Garage + Basement | 61m² |
| Level 1 | 230m² |
| Master Retreat | 48m² |
| Total | 291m² |

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Job Title

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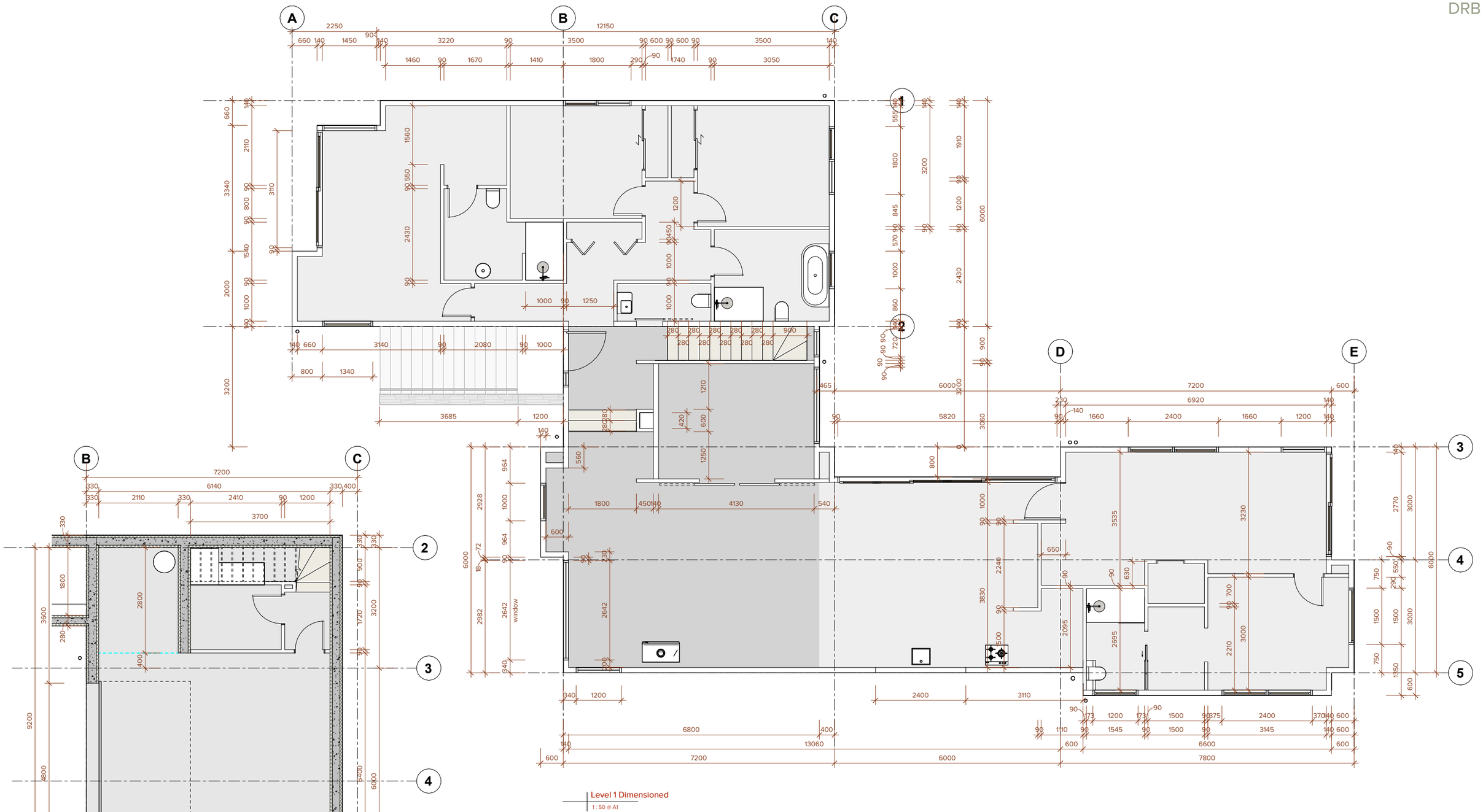
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Revision Schedule

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Design : XXX

2.0 Rev.5
Sheet No. / Revision

Overall Floor Plan
Sheet Title




Level 1 Dimensioned

1 : 50 @ A1




Ground Dimensioned

1 : 50 @ A1

IMMERSION

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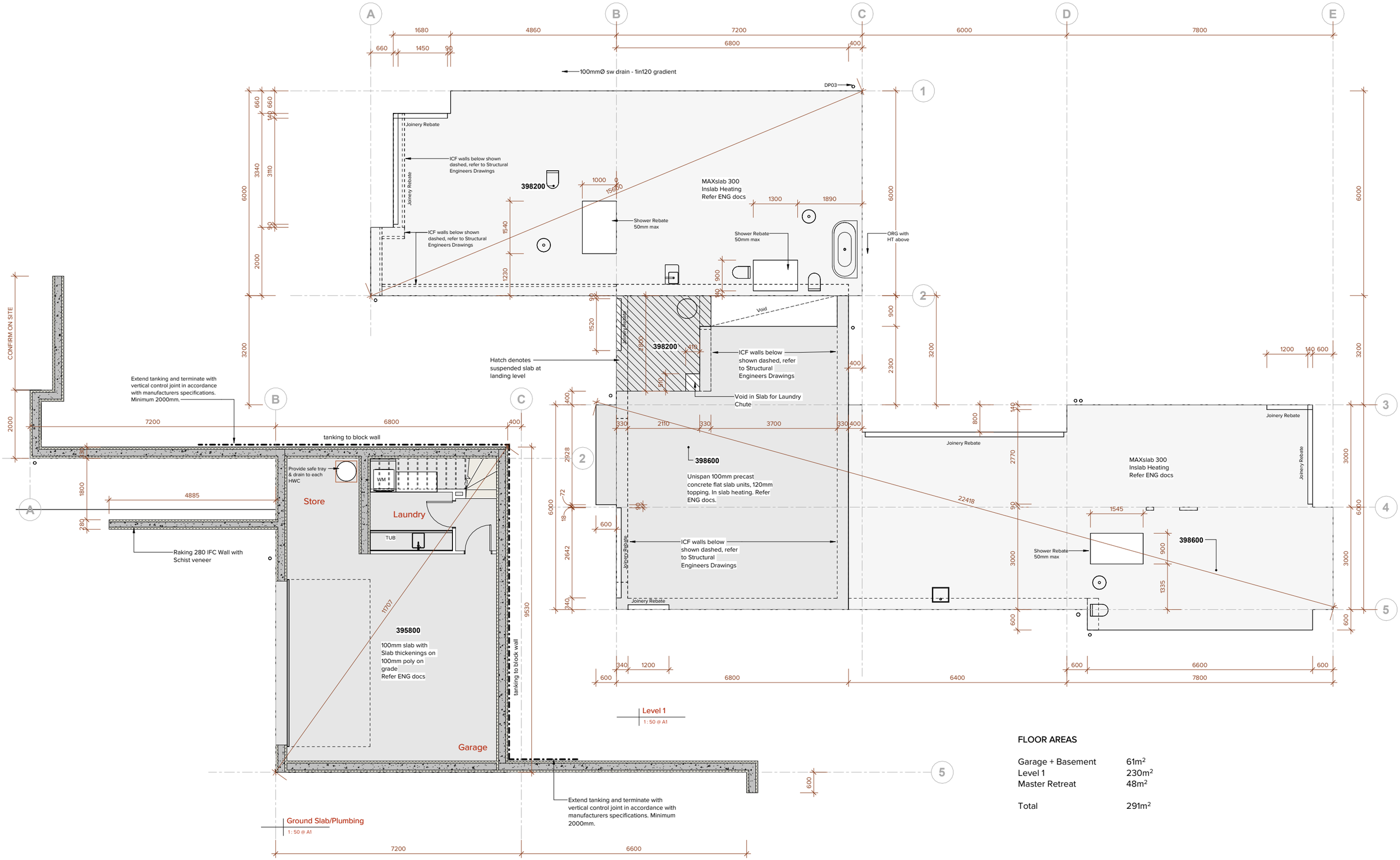
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Scale : 1:50 @ A1, 1:100 @ A3
Design : XXX

2.1 Rev.5
Sheet No. / Revision

Dimensioned Plan
Sheet Title




## FLOOR AREAS

| | |
|---|---|
| Garage + Basement | 61m² |
| Level 1 | 230m² |
| Master Retreat | 48m² |
| Total | 291m² |

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Revision Schedule

Project No. : J0368
Issued : 28/20/2026
Scale : 1:50 @ A1, 1:100 @ A3
Design : XXX

2.2 Rev.5
Sheet No. / Revision

Slab Plan
Sheet Title

## DRAINAGE NOTES

The Drainage Layout is indicative only as site conditions may necessitate another layout. In all cases the altered layout shall be code compliant. The drainlayer shall in these situations provide an accurate as-built plan to the Building Control Inspector at the drainage inspection

Drain-layer to confirm position and depth of existing Sewer & Stormwater Laterals on site before any work commences, to ensure correct falls can be achieved. Lateral sewer inspection opening to be raised to ground level. Opening shall be provided with airtight removable caps and protected by a suitable cover and surround in such a manner that no traffic or structural loads can be transmitted to the drain connected to the drain as per AS3500.2.

## HOT WATER CYLINDER NOTES

Hot water cylinder installation (complete with seismic restraints shall comply with the manufacturer's instructions and NZBC G12 Water Supplies. Refer to documentation for installation details.

All hot water tempered to 50°. Provide outlet for HWC relief valves.

Flow rates shall be capable of being delivered simultaneously to the Kitchen and one other fixture.

All hot and cold water supply system including HWC to be Buteline generally. Provide copper pipes for first 1.5m exiting HWC

## NOTES

All work shall be carried out in accordance with all areas of all current NZ Building Code & NZ Standard documents, as well as the requirements of the New Zealand Building Act.

All dimensions & levels to be checked on site prior to commencing construction.

## PLUMBING NOTES

All plumbing & drainage to be in accordance with AS/NZS 3500.2.

All water supply to be in accordance with NZBC G12/AS1.

Fixtures as per drawings will be proprietary design and manufacture, sourced from reputable plumbing suppliers

All sanitary Plumbing Materials to be in accordance with NZ Building Code material and manufacturing standards (or sub set of):

| | |
|---|---|
| Air Admittance Valves | ASSE 1050 or 1051, EN 12380, AS/NZS 4936 |
| Copper pipes | NZS3501 |
| Copper fittings | AS1589 |
| PVC pipe and fittings | AS/NZS1260 |
| Plastic fittings | AS2887 |
| Elastometric rings | AS/NZS4130 OR AS1646 |
| Plastic traps | AS2887 |
| Copper traps | AS1589 |

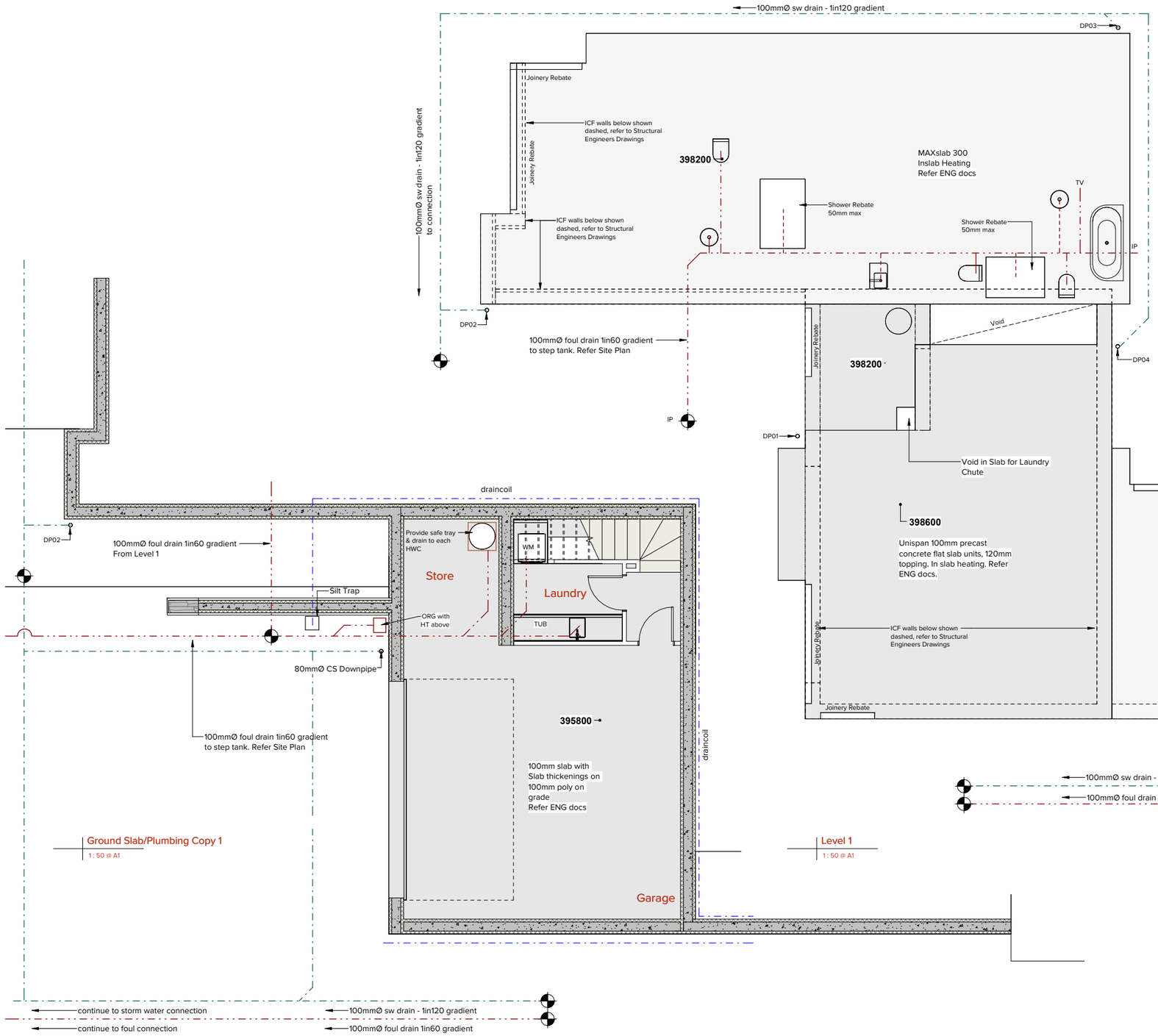
**Waste Pipe Sizes & Falls:** (discharge pipes to be the same size as the traps)

| Fixture | Size | Fall |
|---|---|---|
| Basin waste | 40mmØ | 1 in 40 |
| Shower waste | 40mmØ | 1 in 40 |
| Bath waste | 40mmØ | 1 in 40 |
| Laundry waste | 40mmØ | 1 in 40 |
| WC drain | 100mmØ | 1 in 60 |
| Kitchen waste | 40mmØ | 1 in 40 |

Heat Pump drains shall be min. 20mmØ polybutylene, falling at 1 in 80, to discharge over a gully trap, or employ an alternative means complying with AS/NZS 3666.

**Nominal Pipe Diameters and Flow Rates:**
(for a domestic mains pressure water supply system)

| Sanitary Fixture | Flow rate metres/second | Pipe mm Ø |
|---|---|---|
| Bath (hot & cold) | 0.3 | 15 |
| Sink (hot & cold) | 0.2 | 15 |
| Tub hot | 0.2 | 15 |
| Tub cold | 0.3 | 15 |
| Basin (hot & cold) | 0.1 | 10 |
| Shower (hot & cold) | 0.3 | 15 |




## DOWNPIPES

Downpipes exceed minimum m² requirements of E1/AS1 Table 5 for all of the catchment areas shown below:

| Downpipe | Diameter (mm) | Catchment Area (m ²) |
|---|---|---|
| DP.01 | 80 | |
| DP.02 | 80 | |
| DP.03 | 80 | |
| DP.04 | 80 | |
| DP.05 | 80 | |
| DP.06 | 80 | |
| DP.07 | Deleted | |
| DP.08 | 80 | |
| DP.09 | 80 | |

## LEGEND - PLUMBING & DRAINAGE

| | | | |
|---|---|---|---|
| FW Drain: | 65mm: | min. fall 1in40 | - - - - - |
| FW Drain: | 100mm: | min. fall 1in60 | - · - · - · |
| SW Drain: | 100mm: | min. fall 1in120 | - · - · - · |
| Ground Drain: | 110mm: | min. fall 1in120 | - - - - - |

| | |
|---|---|
| BA: | Basin |
| WC: | Toilet Pan |
| SH: | Shower |
| SNK: | Sink |
| DW: | Dishwasher |
| WM: | Washing Machine |
| HT: | Hose Tap |
| DP: | Downpipe |
| ORG: | Overflow Relief Gully |
| GT: | Gully Trap |
| TV: | Terminal Vent |
| V: | Branch Vent 40mm□ |
| IP: | Inspection Point |
| AAV: | Air Admittance Valve |
| FWG: | Floor Waste Gully - (100x65mm unless stated otherwise) |

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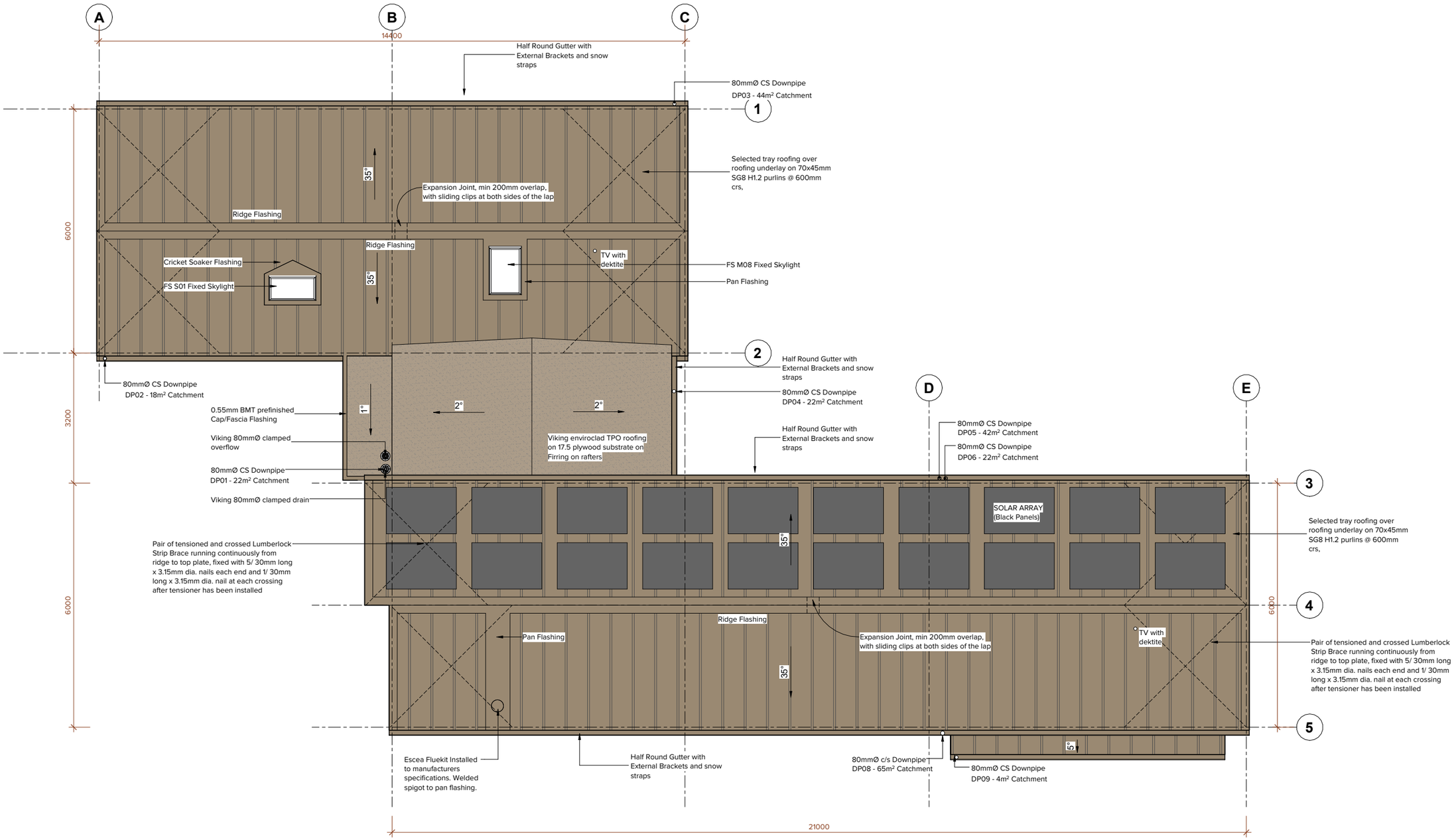
| Ref. | Description | Date |
|---|---|---|
| 5 | BC | 28/20/2026 |
| 3 | Information | 29/09/2026 |
| 2 | Information | 14/08/2026 |

Revision Schedule

Project No. : J0368
Issued : 28/20/2026
Scale : 1:50 @ A1, 1:100 @ A3
Design : XXX

2.3 Rev.5
Sheet No. / Revision

Plumbing Schematic
Sheet Title




Roof
1 : 50 @ A1

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Revision Schedule

Project No. : J0368
Issued : 28/20/2026
Scale : 1:50 @ A1, 1:100 @ A3
Design : XXX

2.4 Rev.5
Sheet No. / Revision

Roof Plan
Sheet Title

## CEILING LEGEND

- GIB Plasterboard - Standard
- GIB Plasterboard - Aqua
- Selected Vertical Shiplap weatherboard
- Selected Grooved Ceiling Lining - Paint Finish




Garage
1 : 50 @ A1

Living
1 : 50 @ A1

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Project No. : J0368
Issued : 28/20/2026
Scale : 1:50 @ A1, 1:100 @ A3
Design : XXX

2.8 Rev.5
Sheet No. / Revision

Reflected Ceiling Plan
Sheet Title

## SMOKE ALARMS

SA

**Type 1 – Domestic Smoke Alarm System**
Type in accordance with C/AS1 second edition 2 Nov 2023, in compliance with F7/AS1 fifth edition 2 Nov 2023 and NZS 4514:2021. Smoke alarms shall be manufactured to at least one of: UL 217, CAN/ULC S531, BS EN 14604, ISO 12239, AS 3786. The smoke alarms shall be either hard wired or battery powered. In addition, they shall provide a hush facility, being a button that silences the alarm for a minimum duration of 60 seconds, either on the alarm or at a readily accessible location. Each alarm system shall have a test button.
Alarms shall be tested at minimum of monthly intervals.

**Location of smoke alarms**
Smoke alarms shall be located as follows:

Alarms shall be located in all bedrooms, living spaces, hallways and landings within a building. Where a kitchen is separated from the living space an alarm specified by its manufacturer as suitable shall be located in the kitchen.
In a multilevel home there shall be at least one alarm on each level.
Where more than one alarm is needed they shall be interconnected. In all cases, so that the sound pressure level complies with that specified in NZS 4514.
Smoke alarms shall be installed on or near the ceiling. The placement shall
be in accordance with NZS 4514:2021 and the manufactures instructions.
**Spacing:**
In locations where they are required, smoke alarms shall be spaced as follows:
(a) the distance from any wall to a smoke alarm shall not exceed 5m; and
(b) smoke alarms shall be within 10m of each other in any direction.

Wired smoke alarms shall be installed in accordance with the electrical safety regulations and be tested and certified by a licensed electrical worker.
**End of life:** long life sealed battery units shall be replaced by the manufacturers specified date or when a low battery condition exists (which ever comes first).
Other alarms shall be replaced after 10 years from manufacture date, unless the manufacturers instructions specify otherwise. Smoke alarms are to be neatly fitted without damage to the surrounding finish.

## BATHROOM & ENSUITE VENTILATION

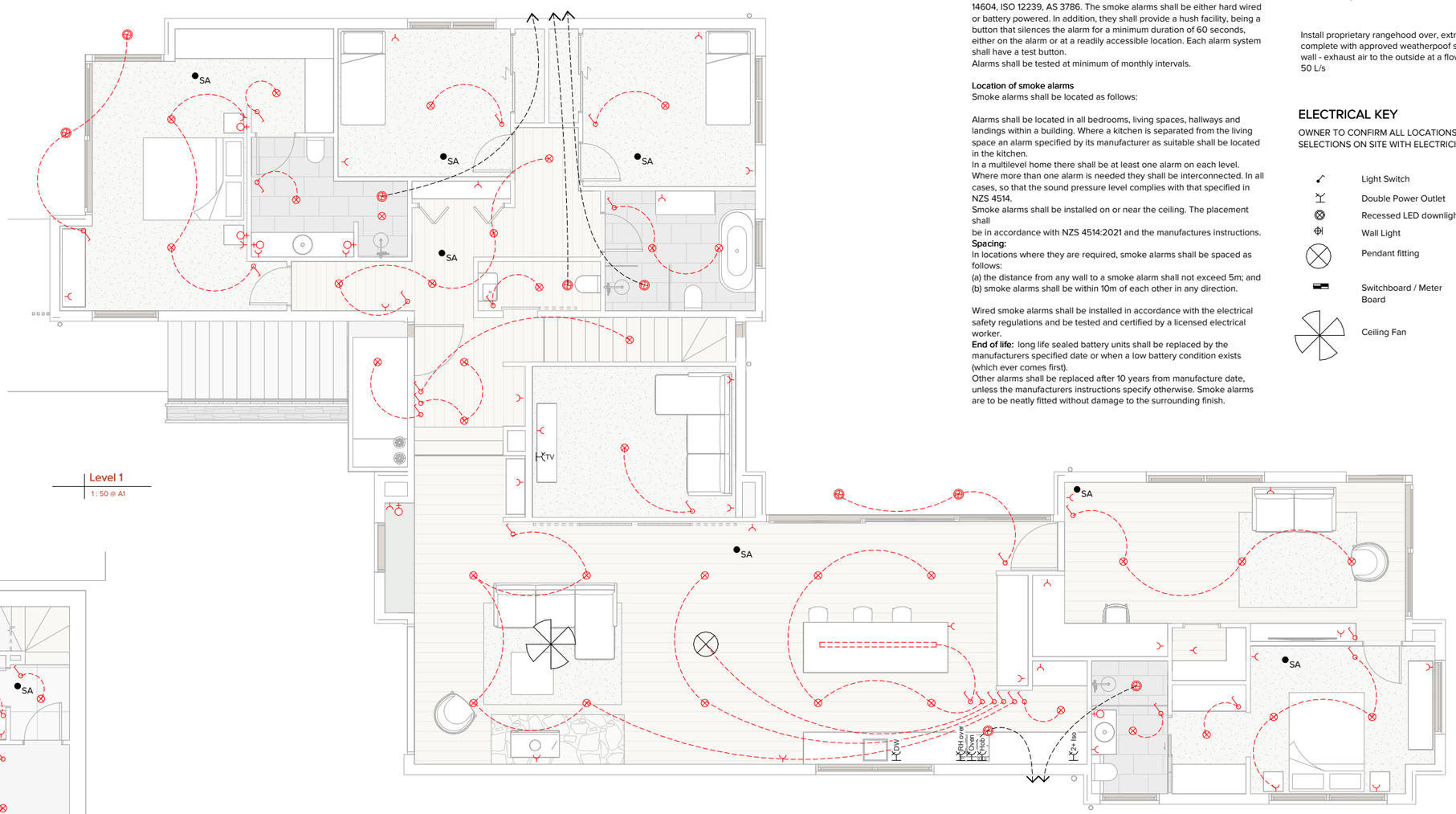
install 150mm Ø. 50L / Second ventilation fans, switched off light switches, fitted with timer switch and duct through soffit or external wall with weatherproof shutters

Install proprietary rangehood over, extract to exterior complete with approved weatherpoof shutter through wall - exhaust air to the outside at a flowrate not less than 50 L/s

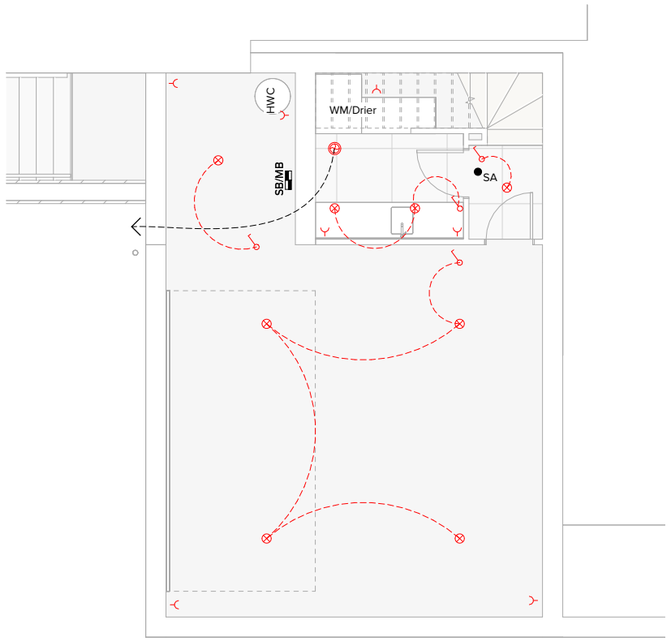
## ELECTRICAL KEY

OWNER TO CONFIRM ALL LOCATIONS AND SELECTIONS ON SITE WITH ELECTRICIAN

- Light Switch
- Double Power Outlet
- Recessed LED downlight
- Wall Light
- Pendant fitting
- Switchboard / Meter Board
- Ceiling Fan




Level 1
1 : 50 @ A1




Ground Electrical
1 : 50 @ A1

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Issued : 28/20/2026
Scale : 1:50 @ A1, 1:100 @ A3
Design : XXX

2.9 Rev.5
Sheet No. / Revision

Electrical Plans
Sheet Title

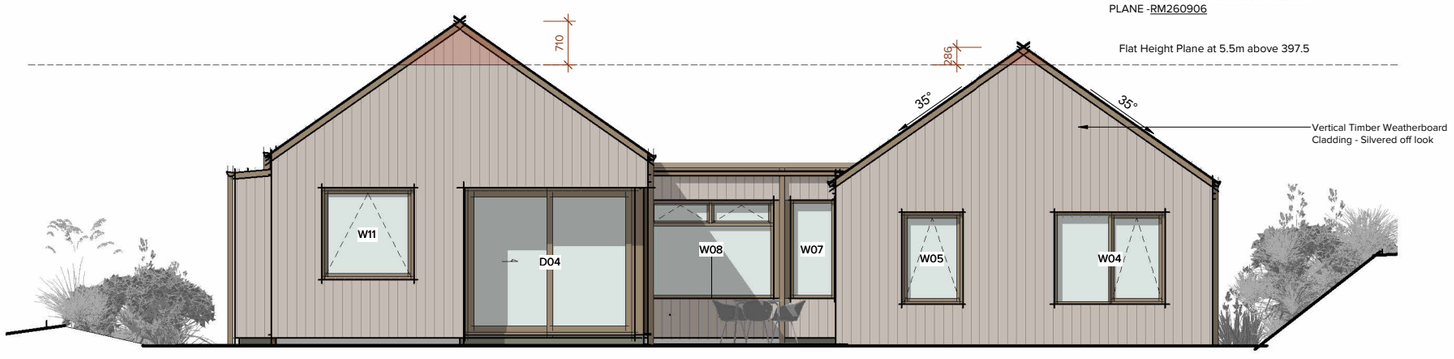
REFER GRANTED RESOURCE CONSENT FOR
MINOR BREACH TO MAXIMUM HEIGHT
PLANE -RM260906




North Elevation Glazing - 35%

North
1 : 50 @ A1

REFER GRANTED RESOURCE CONSENT FOR
MINOR BREACH TO MAXIMUM HEIGHT
PLANE -RM260906




East Elevation Glazing - 33%

East
1 : 50 @ A1

## BUILDING ENVELOPE RISK MATRIX - NORTH

| Risk Factor | Score |
|---|---|
| Wind Zone | 2 |
| No. of Storeys | 1 |
| Roof/wall Junctions | 1 |
| Eaves Width | 5 |
| Envelope Complexity | 1 |
| Deck Design | 0 |
| Total Risk Score | 10 |

## BUILDING ENVELOPE RISK MATRIX - EAST

| Risk Factor | Score |
|---|---|
| Wind Zone | 2 |
| No. of Storeys | 1 |
| Roof/wall Junctions | 1 |
| Eaves Width | 5 |
| Envelope Complexity | 1 |
| Deck Design | 0 |
| Total Risk Score | 10 |

## BUILDING ENVELOPE RISK MATRIX - SOUTH

| Risk Factor | Score |
|---|---|
| Wind Zone | 2 |
| No. of Storeys | 1 |
| Roof/wall Junctions | 1 |
| Eaves Width | 5 |
| Envelope Complexity | 1 |
| Deck Design | 0 |
| Total Risk Score | 10 |

## BUILDING ENVELOPE RISK MATRIX - WEST

| Risk Factor | Score |
|---|---|
| Wind Zone | 2 |
| No. of Storeys | 1 |
| Roof/wall Junctions | 1 |
| Eaves Width | 5 |
| Envelope Complexity | 1 |
| Deck Design | 0 |
| Total Risk Score | 10 |



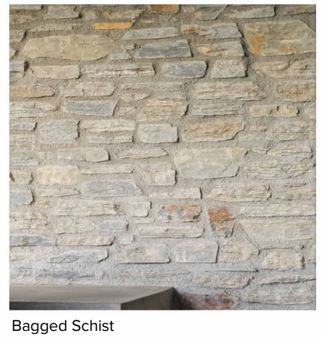
Tray Roofing
Weathered Copper 9% - Roofing, Flashings, Joinery



Vertical Timber Weatherboard Cladding
'Silvered Off Appearance'



Mineral Plaster system. Cement Light Grey



Bagged Schist

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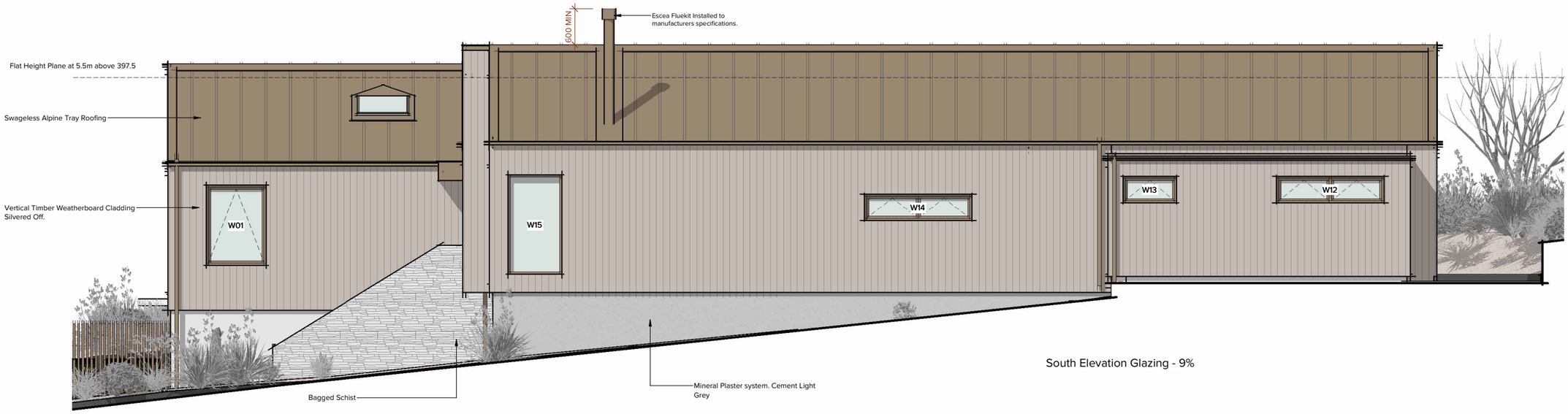
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|---|---|---|
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| 3 | Information | 29/09/2026 |
| 2 | Information | 14/08/2026 |

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Project No. : J0368
Issued : 28/20/2026
Scale : 1:50 @ A1, 1:100 @ A3
Design : XXX

3.0 Rev.5
Sheet No. / Revision

Elevations
Sheet Title




South
1 : 50 @ A1

South Elevation Glazing - 9%




West Elevation Glazing - 32%

West
1 : 50 @ A1

## BUILDING ENVELOPE RISK MATRIX - NORTH

| Risk Factor | Score |
|---|---|
| Wind Zone | 2 |
| No. of Storeys | 1 |
| Roof/wall Junctions | 1 |
| Eaves Width | 5 |
| Envelope Complexity | 1 |
| Deck Design | 0 |
| Total Risk Score | 10 |

## BUILDING ENVELOPE RISK MATRIX - EAST

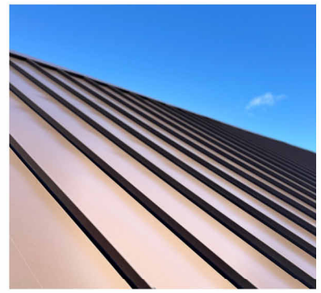
| Risk Factor | Score |
|---|---|
| Wind Zone | 2 |
| No. of Storeys | 1 |
| Roof/wall Junctions | 1 |
| Eaves Width | 5 |
| Envelope Complexity | 1 |
| Deck Design | 0 |
| Total Risk Score | 10 |

## BUILDING ENVELOPE RISK MATRIX - SOUTH

| Risk Factor | Score |
|---|---|
| Wind Zone | 2 |
| No. of Storeys | 1 |
| Roof/wall Junctions | 1 |
| Eaves Width | 5 |
| Envelope Complexity | 1 |
| Deck Design | 0 |
| Total Risk Score | 10 |

## BUILDING ENVELOPE RISK MATRIX - WEST

| Risk Factor | Score |
|---|---|
| Wind Zone | 2 |
| No. of Storeys | 1 |
| Roof/wall Junctions | 1 |
| Eaves Width | 5 |
| Envelope Complexity | 1 |
| Deck Design | 0 |
| Total Risk Score | 10 |



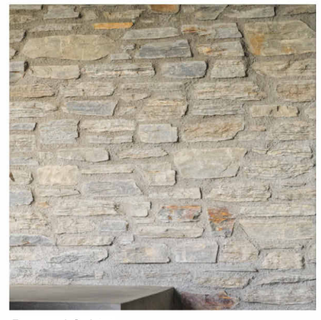
Tray Roofing
Weathered Copper 9% - Roofing, Flashings, Joinery



Vertical Timber Weatherboard Cladding
'Silvered Off Appearance'



Mineral Plaster system. Cement Light Grey



Bagged Schist

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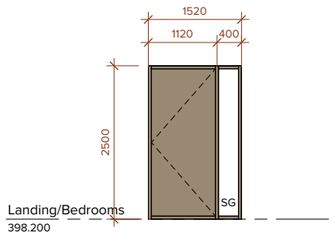
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|---|---|---|
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| 3 | Information | 29/09/2026 |
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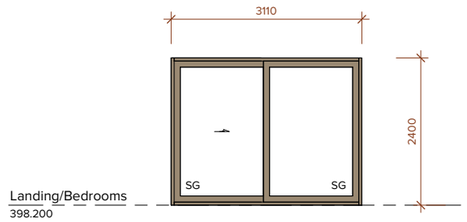
Revision Schedule

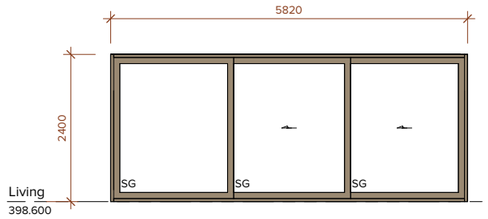
Project No. : J0368
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Scale : 1:50 @ A1, 1:100 @ A3
Design : XXX

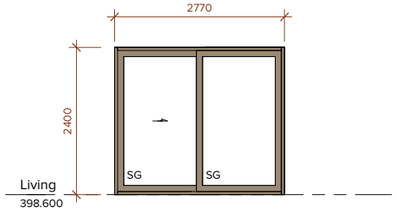
3.1 Rev.5
Sheet No. / Revision

Elevations
Sheet Title




## JOINERY NOTES

Joinery components (rebates, sill, head & jambs) detailed on architectural drawings are indicitave only. Joinery compnent sizes must be confirmed at pricing with joinery supplier.

All dimensions shown are rough opening sizes unless otherwise noted. All dimensions to be confirmed on site prior to manufacture

All joinery is viewed externally (unless otherwise noted) If in doubt confirm with designer.

All exterior glazing to be double glazed (Low-E & argon filled) and is to comply with NZS 4223 part 1:2008, part 2:2016, part 3:2016, and part 4:2008. (unless otherwise stated).

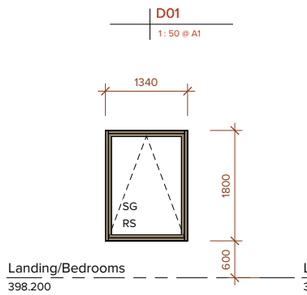
Allow to confirm powder coat colour with Owners prior to commencing fabrication.

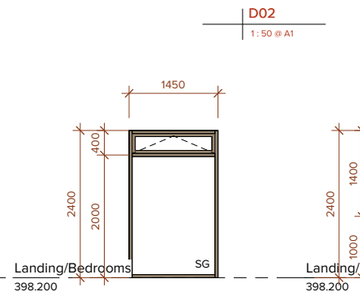
## INTERIOR DOORS

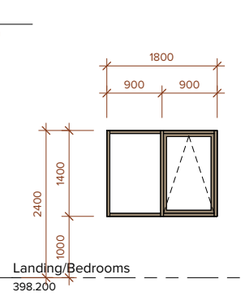
| | |
|---|---|
| Size: | **Width - Refer Plans**<br>**Height - 2200** |
| Leaf Type/Finish: | **Flat Panel Solidcore leaf** |
| Frame Type / Finish | **Radiata Pine, 19mm / Paint grade** |
| Hardware: | **TBC with Owner** |

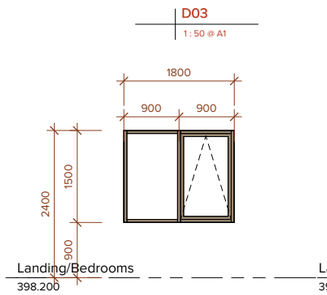
## LEGEND

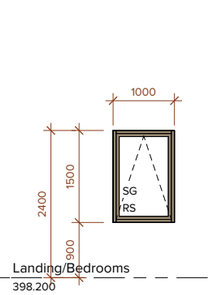
| | |
|---|---|
| OB | **obscure glass** |
| SG | "A" grade safety glazing |
| **RS** | **restrictor stay** |

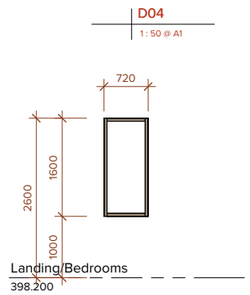










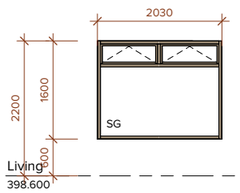


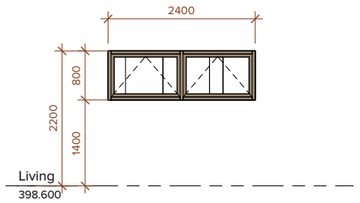


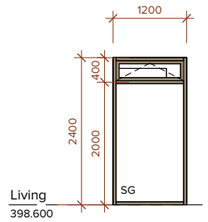


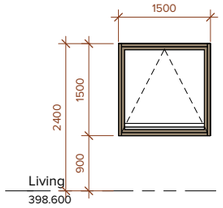


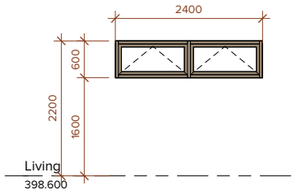


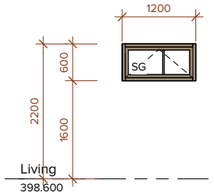



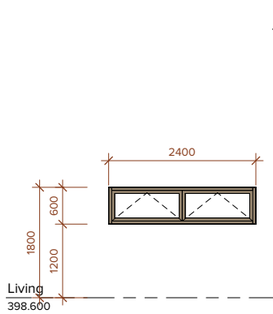



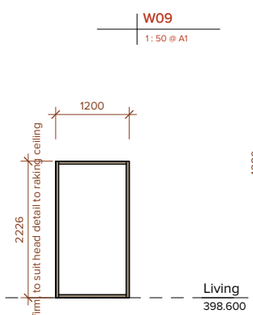



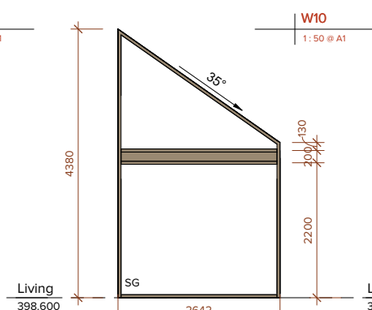



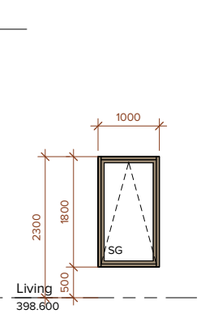



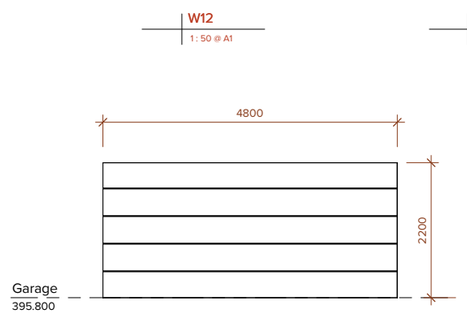




Insulated Sectional Garage Door .
Colour match to Adjacent Plaster



















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|---|---|---|
| 5 | BC | 28/20/2026 |

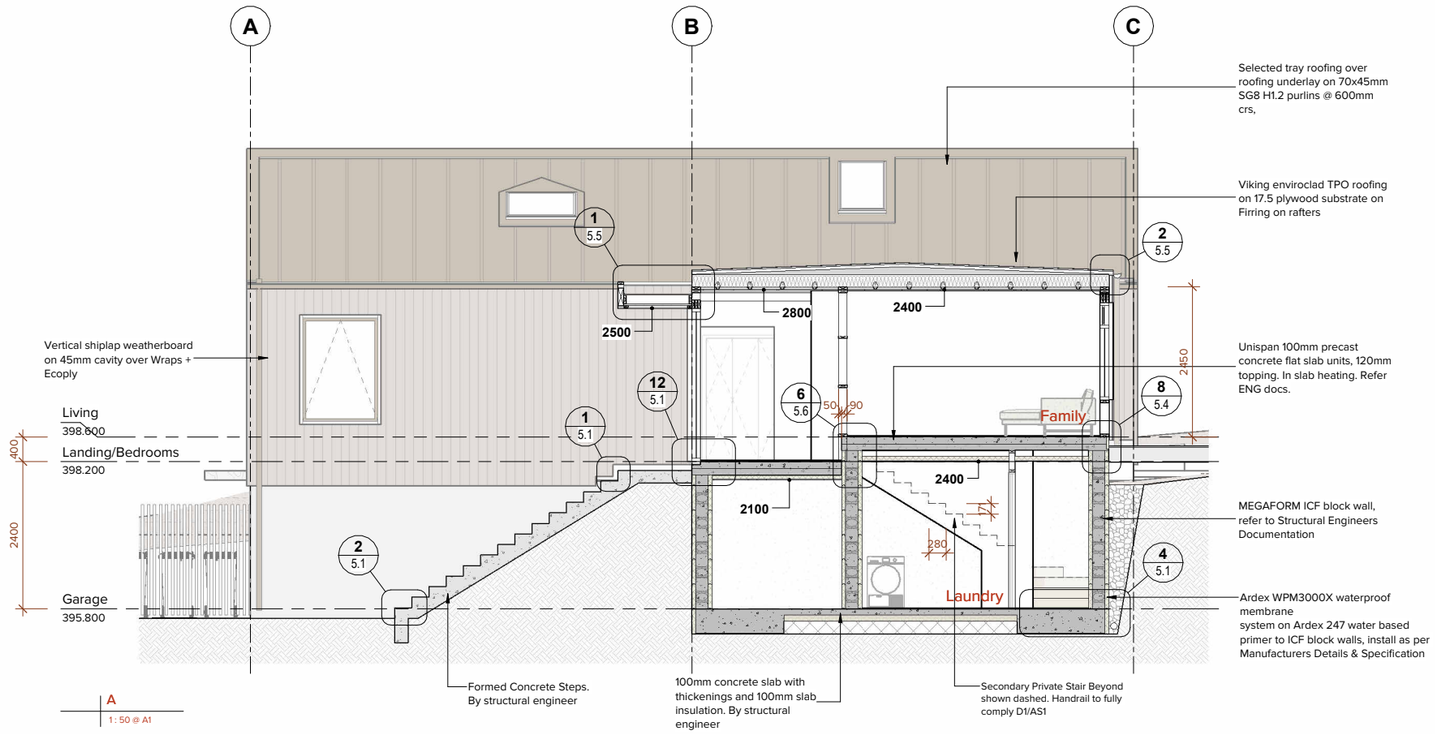
Revision Schedule

Project No. : J0368
Issued : 28/20/2026

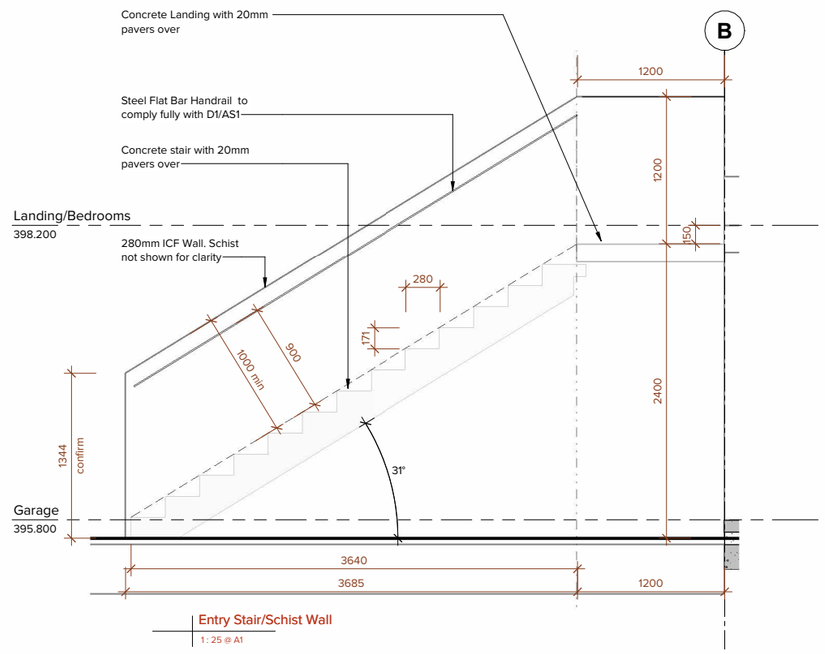
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Design : XXX

3.2 Rev.5
Sheet No. / Revision

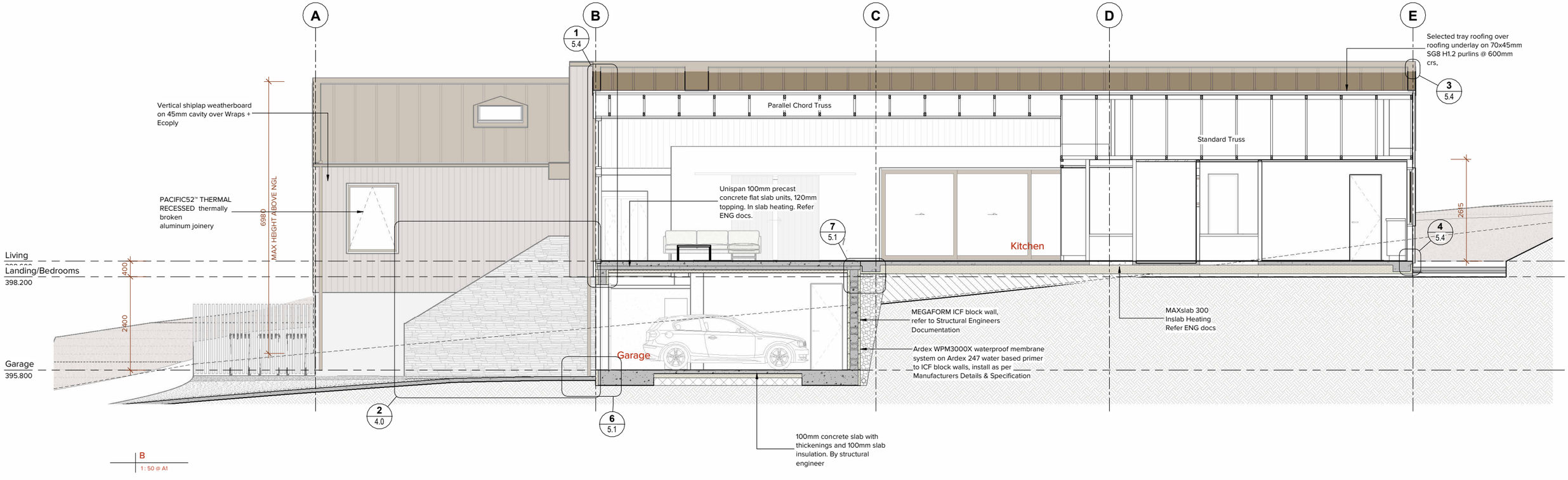
Window and Door Schedule
Sheet Title




A
1 : 50 @ A1




Entry Stair/Schist Wall
1 : 25 @ A1




B
1 : 50 @ A1

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Job Title

13 Pendeen Crescent

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Project Location
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Jacks Point

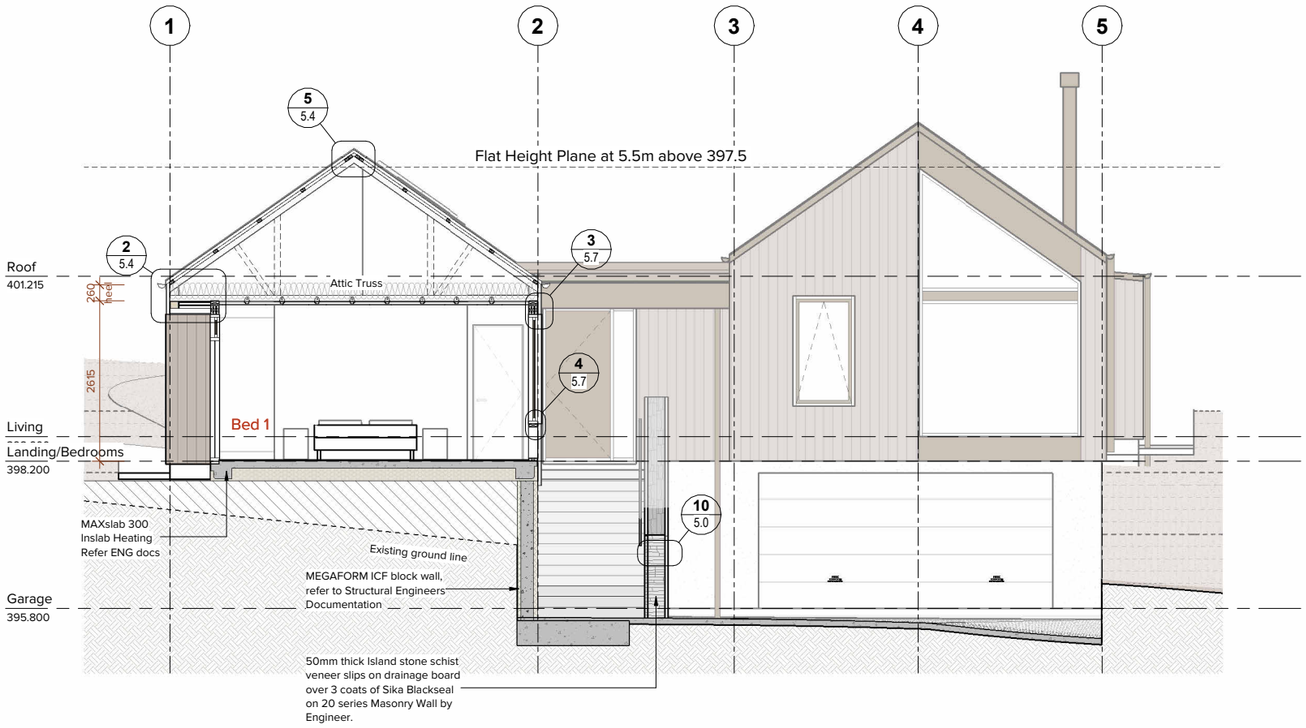
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| 4 | DRB | 27.10.2026 |
| 3 | Information | 29/09/2026 |
| 2 | Information | 14/08/2026 |

Revision Schedule

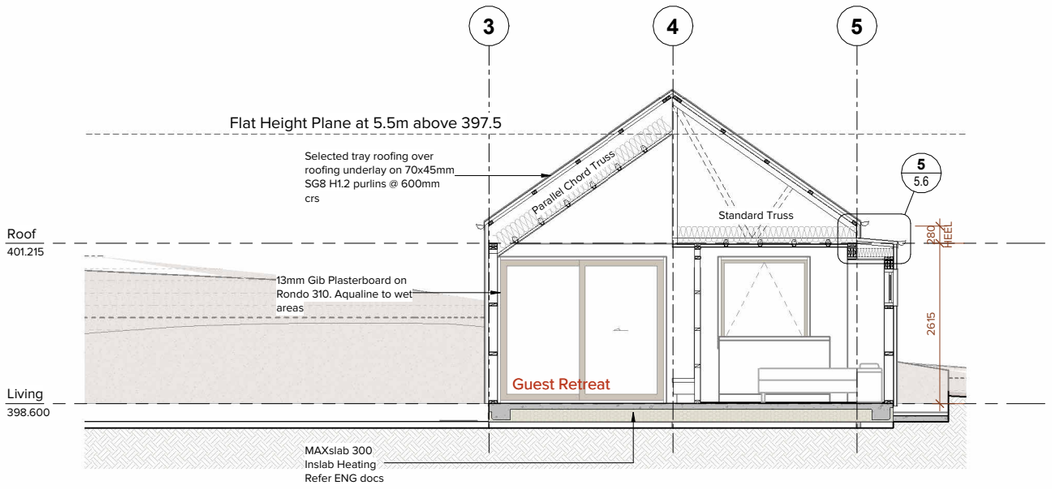
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Design : XXX

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Sheet No. / Revision

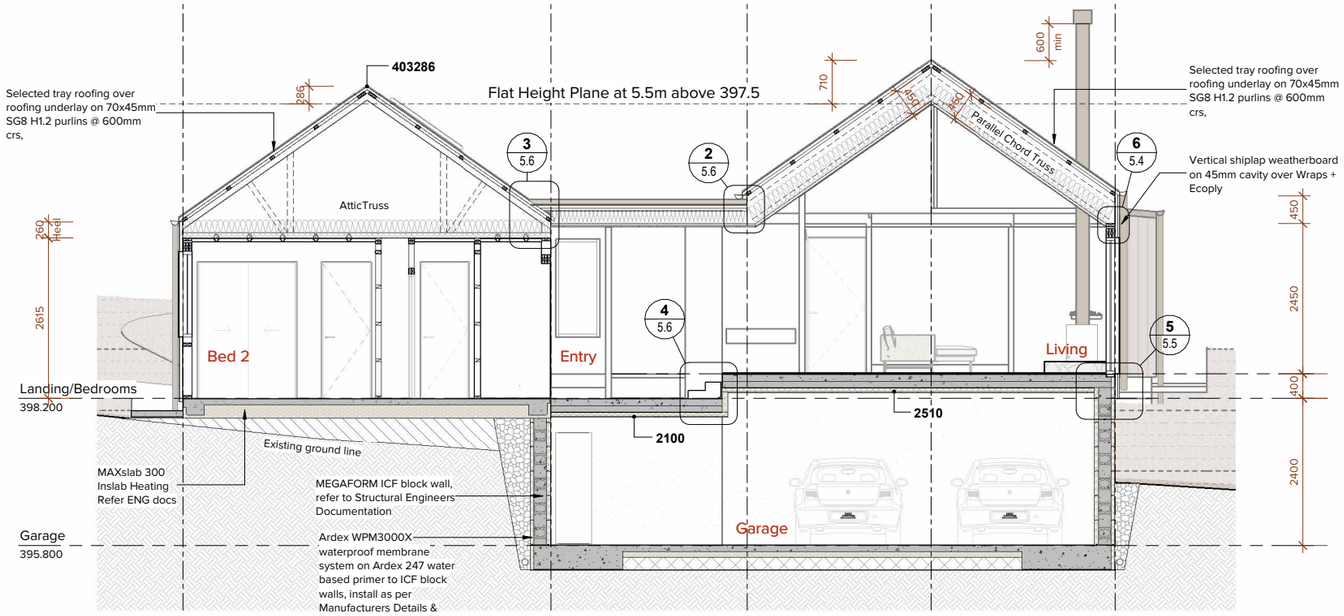
Cross Sections
Sheet Title




C
1 : 50 @ A1




E
1 : 50 @ A1




D
1 : 50 @ A1

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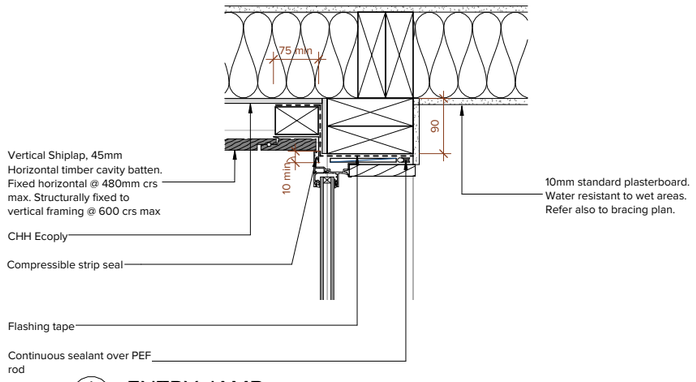
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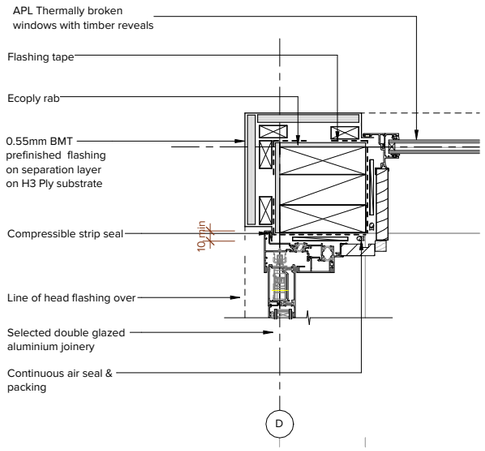
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Design : XXX

4.1 Rev.5
Sheet No. / Revision

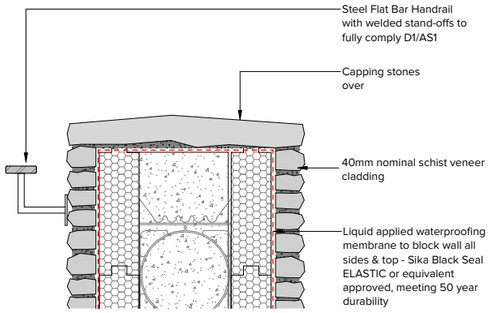
Cross Sections
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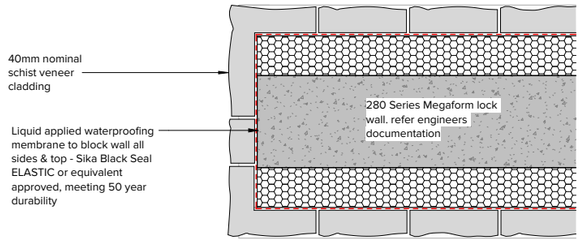

1 / 2.0 ENTRY JAMB
Scale 1:5 @ A1, 1:10 @ A3



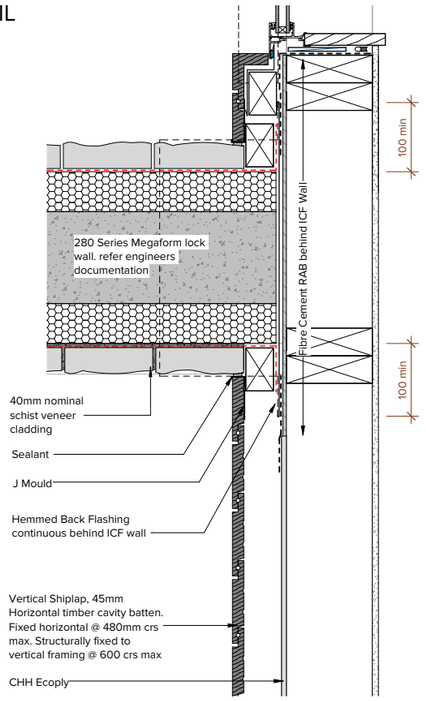

2 / 2.0 EXTERNAL CORNER IN JOINERY
Scale 1:5 @ A1, 1:10 @ A3




10 / 4.1 SCHIST ENTRY WALL CAPPING DETAIL
Scale 1:5 @ A1, 1:10 @ A3



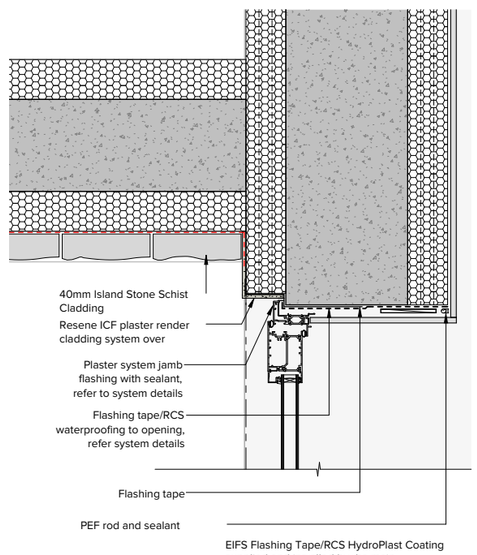

8 / 2.0 SCHIST ENTRY WALL PLAN DETAIL
Scale 1:5 @ A1, 1:10 @ A3



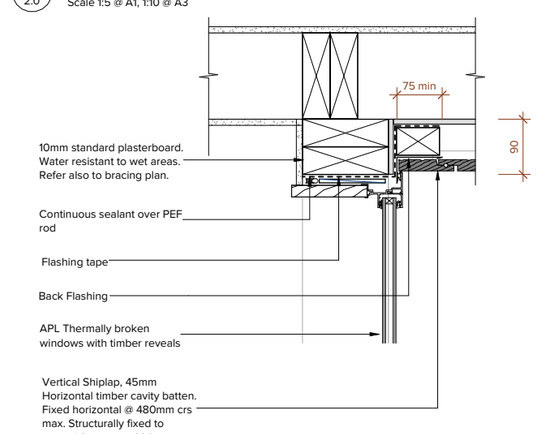




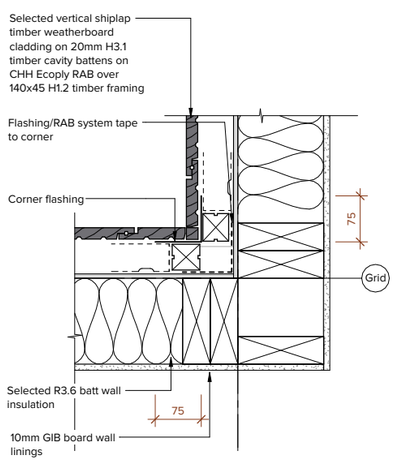
6 / 2.0 SHIPLAP RETURN TO DOOR JAMB
Scale 1:5 @ A1, 1:10 @ A3



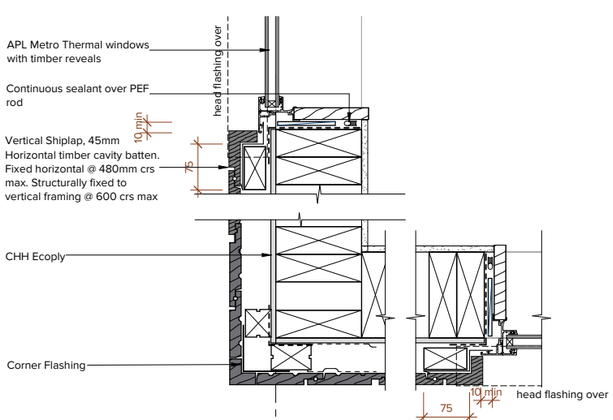

7 / 2.0 JAMB AT BLOCK
Scale 1:5 @ A1, 1:10 @ A3




5 / 2.0 SCHIST CLAD WALL TO CEDAR
Scale 1:5 @ A1, 1:10 @ A3




4 / 2.0 INTERNAL CORNER IN SHIPLAP
Scale 1:5 @ A1, 1:10 @ A3




9 / 2.0 CORNER DETAIL AT RAKING GLAZING
Scale 1:5 @ A1, 1:10 @ A3


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13 Pendeen Crescent
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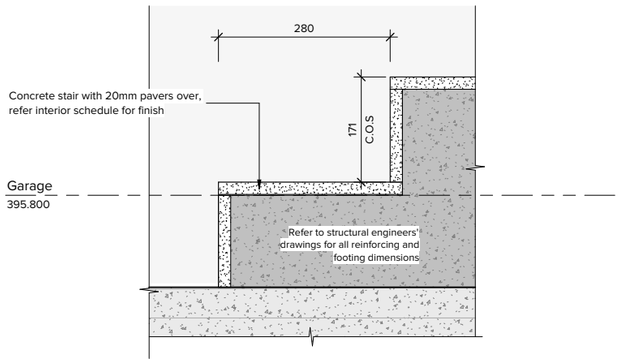
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Revision Schedule

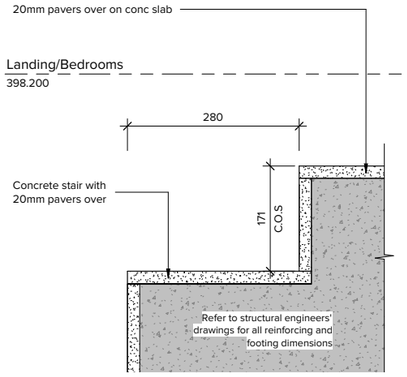
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Issued : 28/20/2026
Scale :
Design : XXX

5.0 Rev.5
Sheet No. / Revision

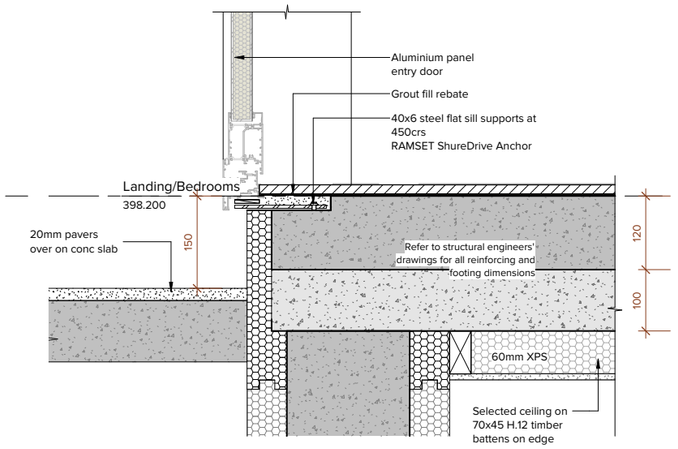
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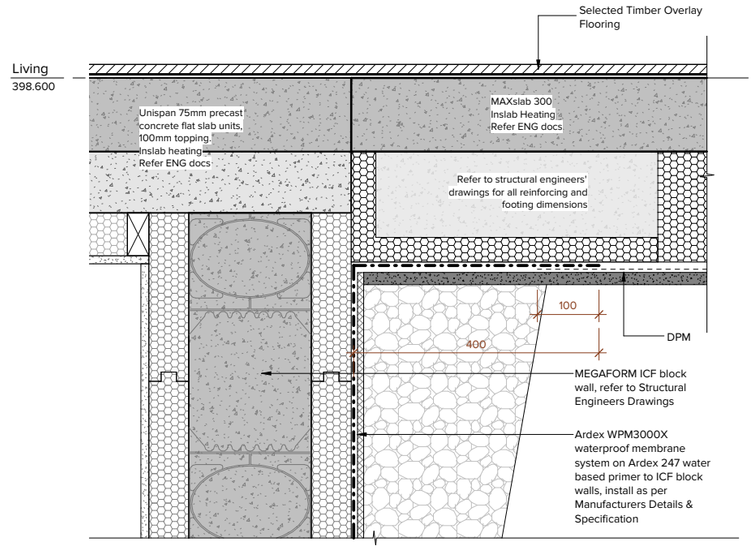

## 2 / 4.0 Conc Entry Stair Bottom
Scale 1:5 @ A1, 1:10 @ A3



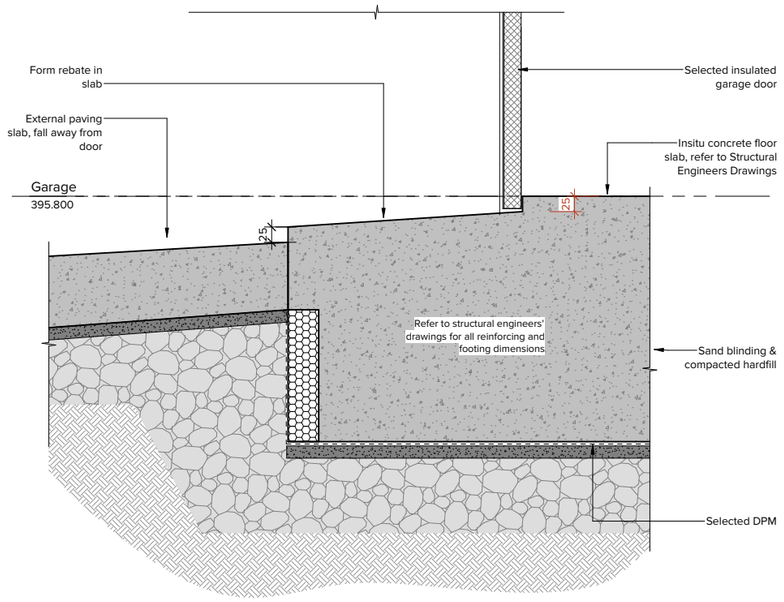

## 1 / 4.0 Conc Entry Stair Top
Scale 1:5 @ A1, 1:10 @ A3



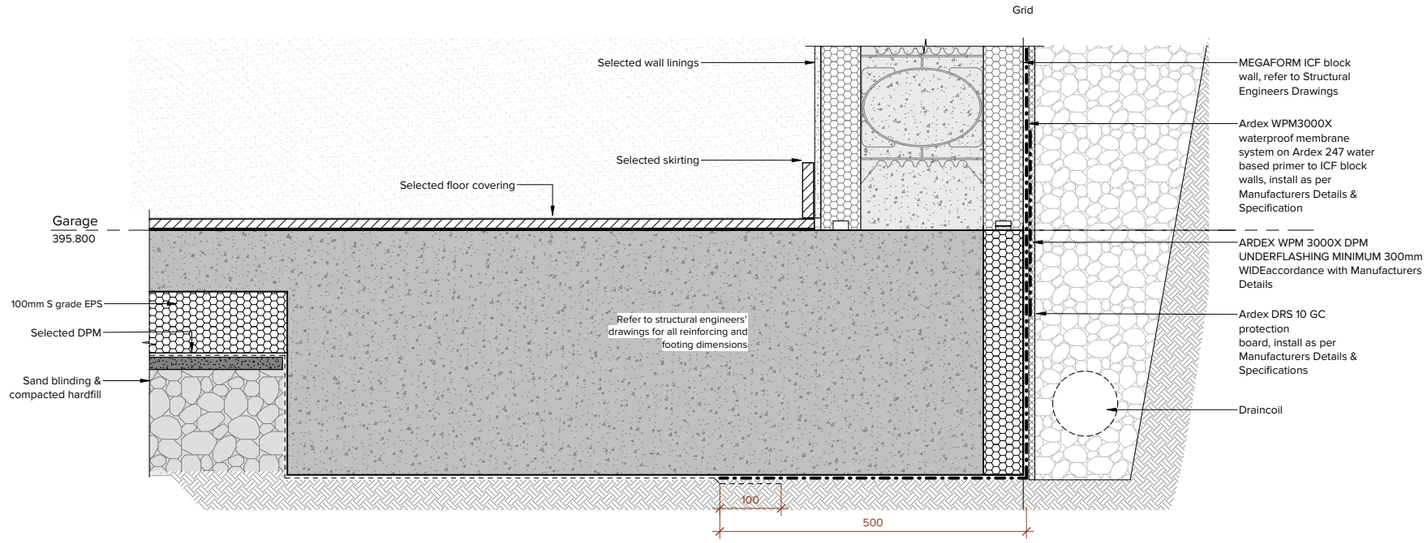

## 12 / 4.0 Sill at Entry Door
Scale 1:5 @ A1, 1:10 @ A3




## 7 / 4.0 ICF TO UPPER SLAB DETAIL
Scale 1:5 @ A1, 1:10 @ A3




## 6 / 4.0 GARAGE SILL
Scale 1:5 @ A1, 1:10 @ A3




## 4 / 4.0 BASE OF IFC TANKING TYPICAL
Scale 1:5 @ A1, 1:10 @ A3

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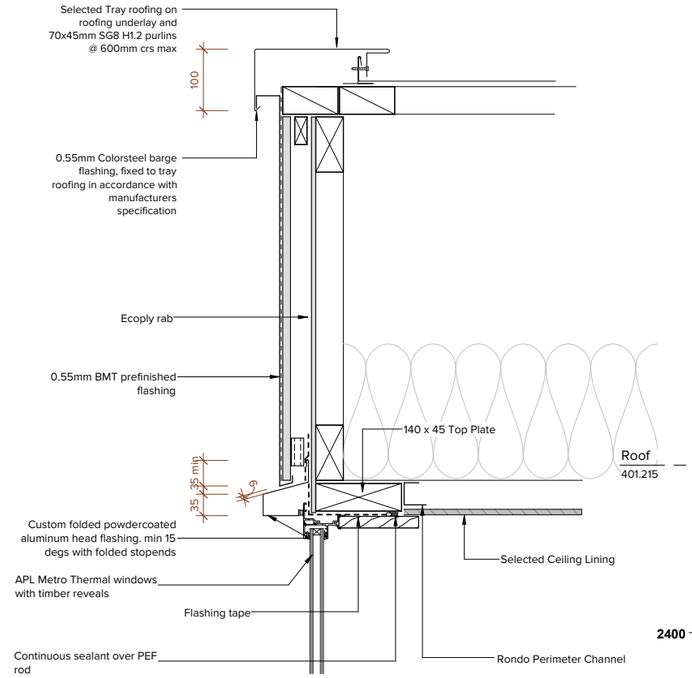
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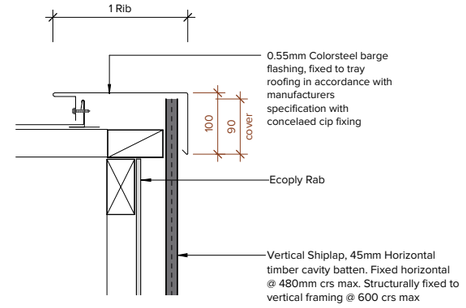
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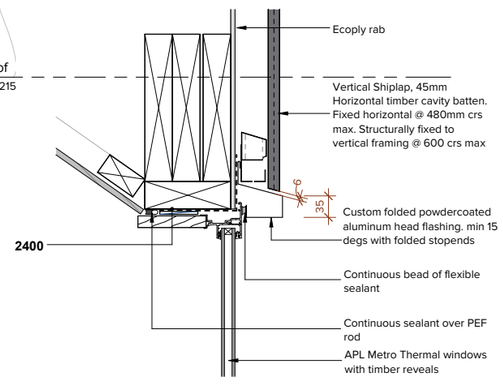
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Sheet No. / Revision

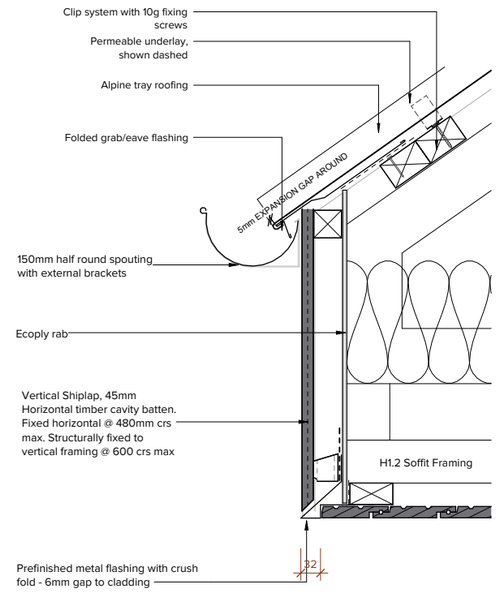
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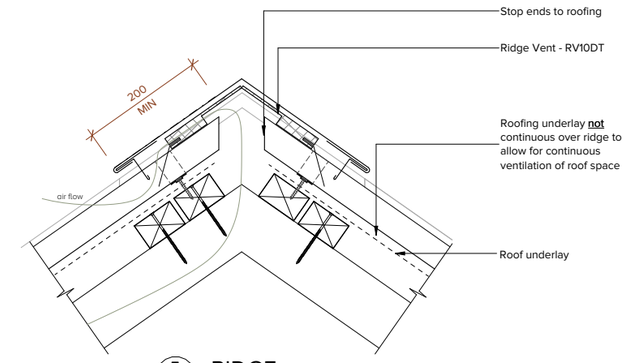


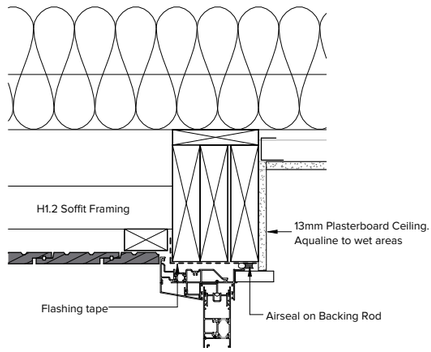

3 / 4.0 **BARGE TYPICAL**
Scale 1:5 @ A1, 1:10 @ A3

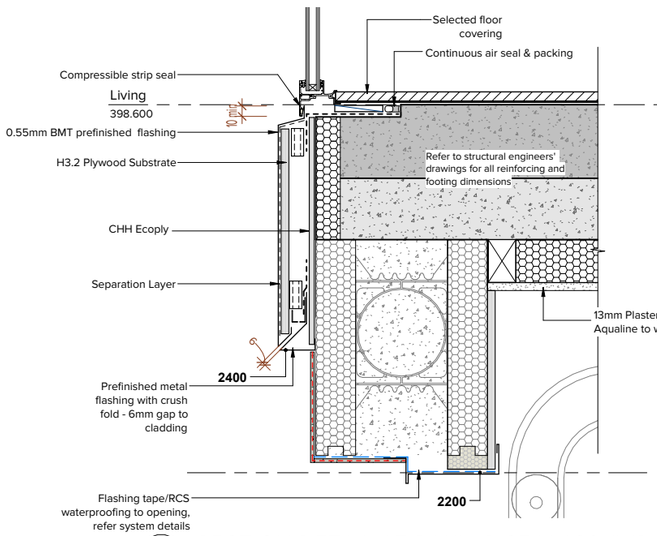



5 / 4.1 **RIDGE**
Scale 1:5 @ A1, 1:10 @ A3

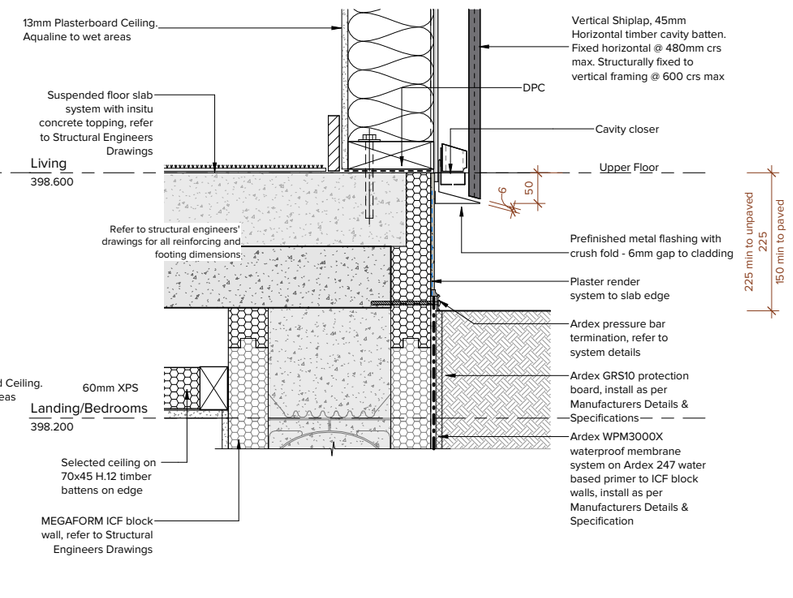


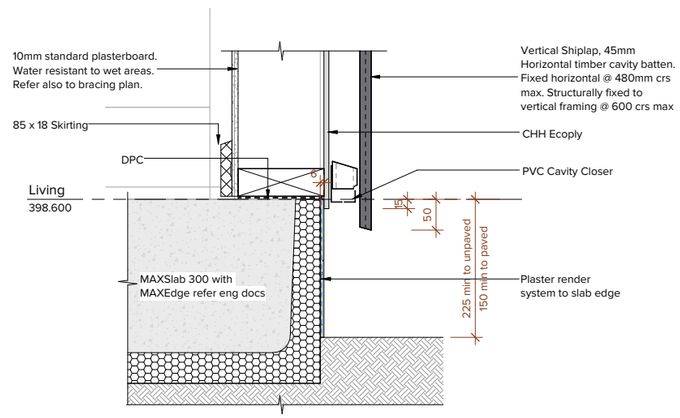

6 / 4.1 **FULL HEIGHT WINDOW IN RAKING CEILING**
Scale 1:5 @ A1, 1:10 @ A3




1 / 4.0 **SECTION DETAIL AT RAKING CEILING/WINDOW**
Scale 1:5 @ A1, 1:10 @ A3




8 / 4.0 **BASE OF CEDAR AT ICF**
Scale 1:5 @ A1, 1:10 @ A3




4 / 4.0 **BASE OF CEDAR AT MAXSLAB**
Scale 1:5 @ A1, 1:10 @ A3

2 / 4.1 **SHIPLAP SOFFIT**
Scale 1:5 @ A1, 1:10 @ A3

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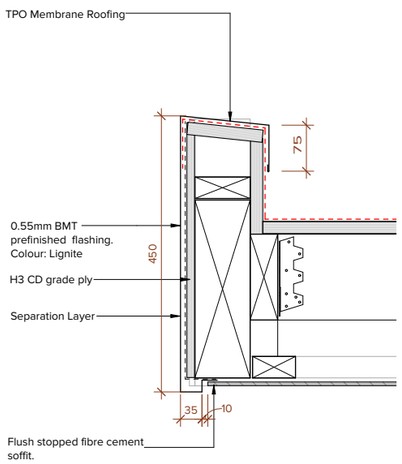
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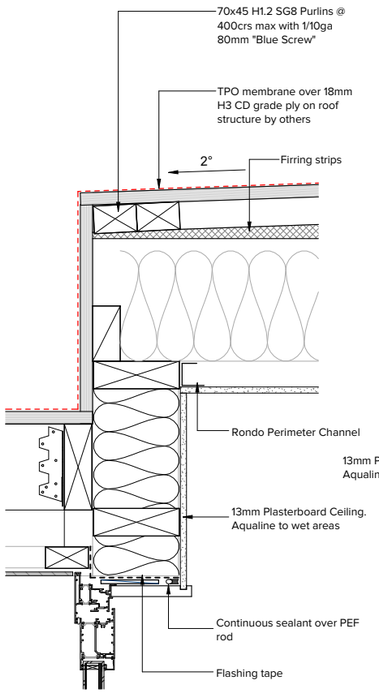
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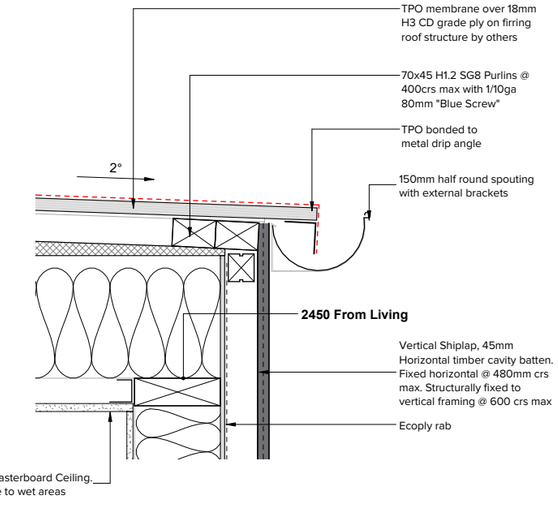
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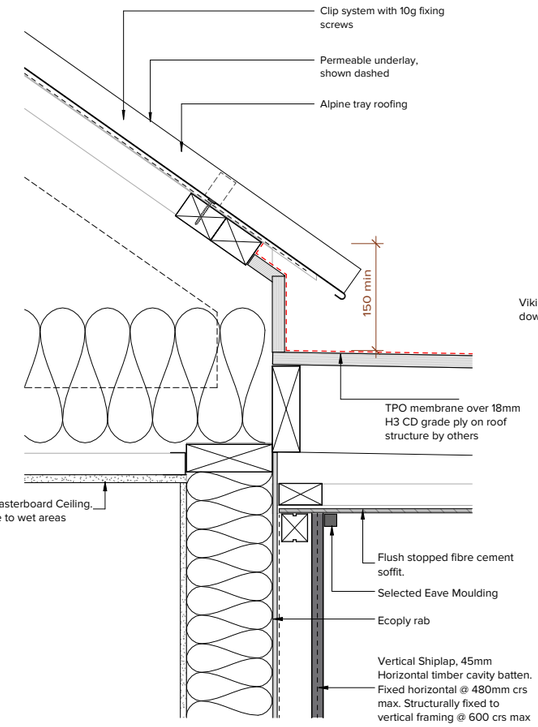
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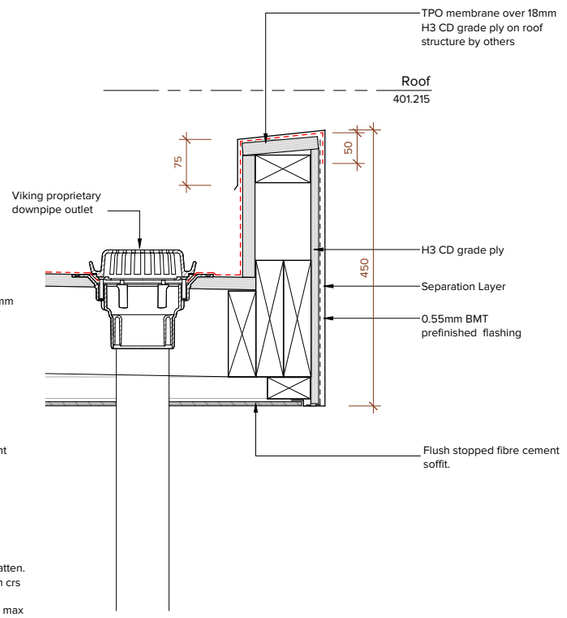
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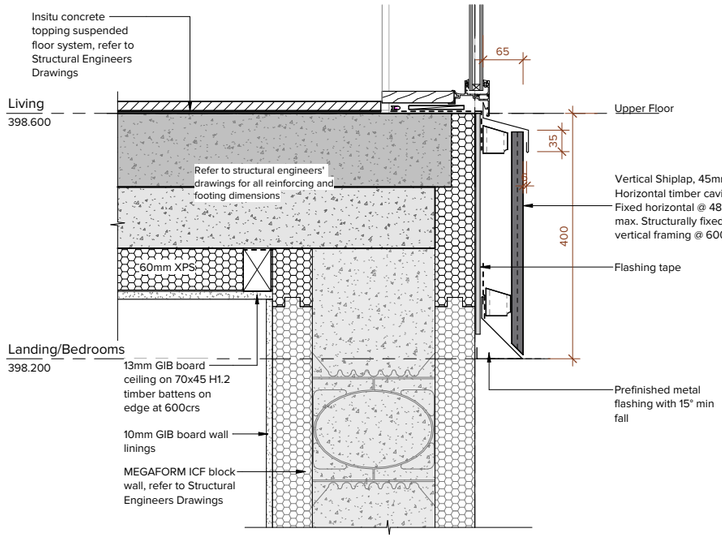



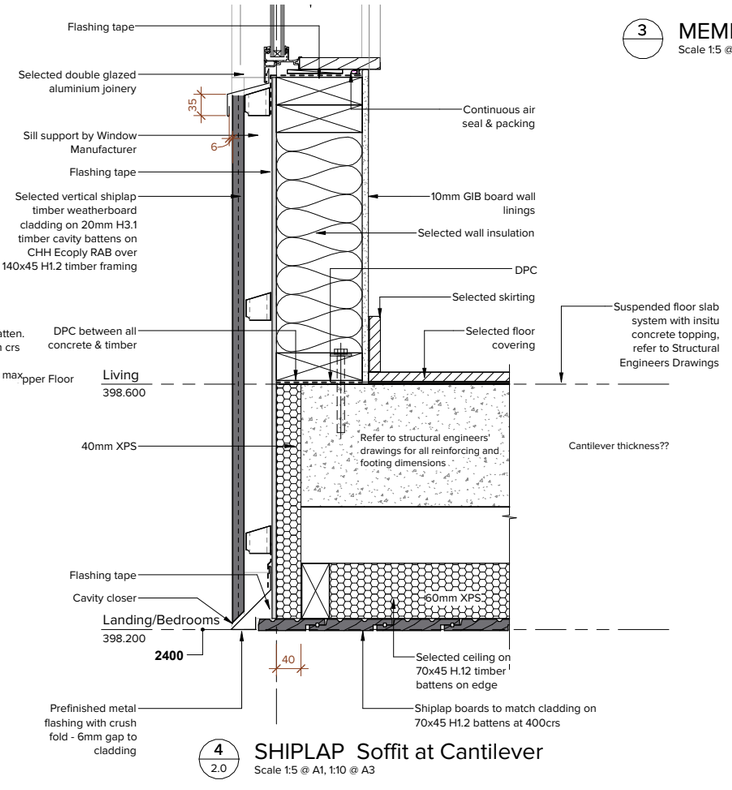




2 / 4.0 MEMBRANE ROOF EXTERNAL GUTTER
Scale 1:5 @ A1, 1:10 @ A3

1 / 4.0 ENTRY CANOPY
Scale 1:5 @ A1, 1:10 @ A3




5 / 4.1 Bottom of Cedar at ICF Wall
Scale 1:5 @ A1, 1:10 @ A3




4 / 2.0 SHIPLAP Soffit at Cantilever
Scale 1:5 @ A1, 1:10 @ A3

3 MEMBRANE ROOF AT INTERNAL GUTTER
Scale 1:5 @ A1, 1:10 @ A3

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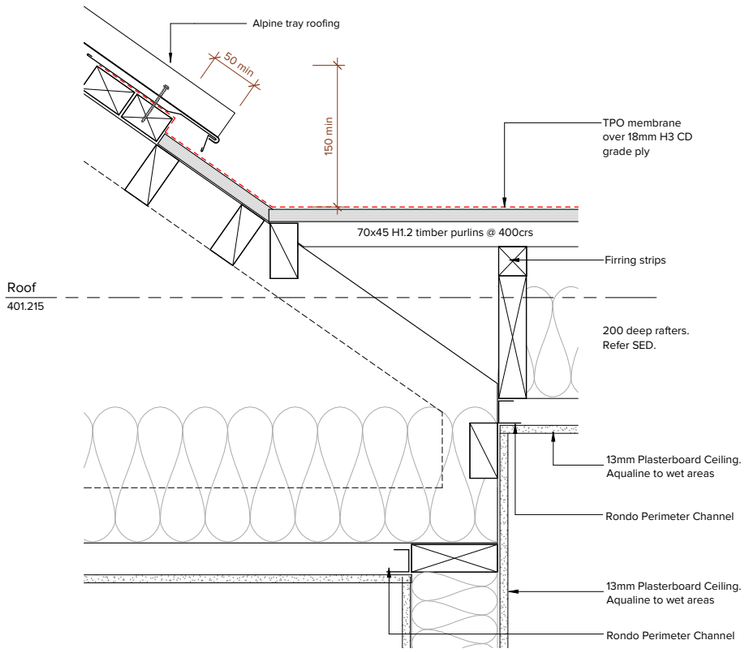
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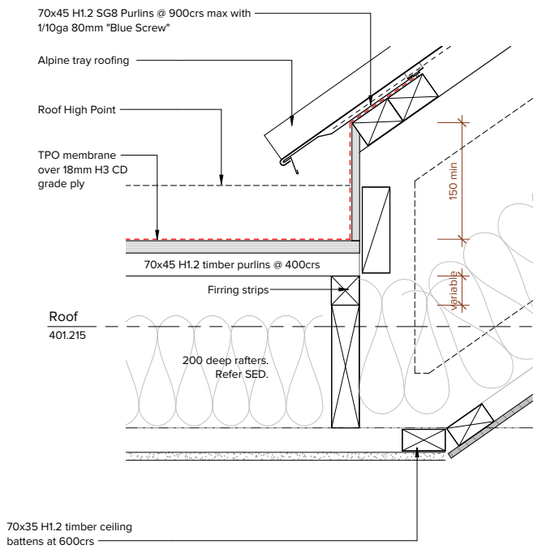
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5.5 Rev.5
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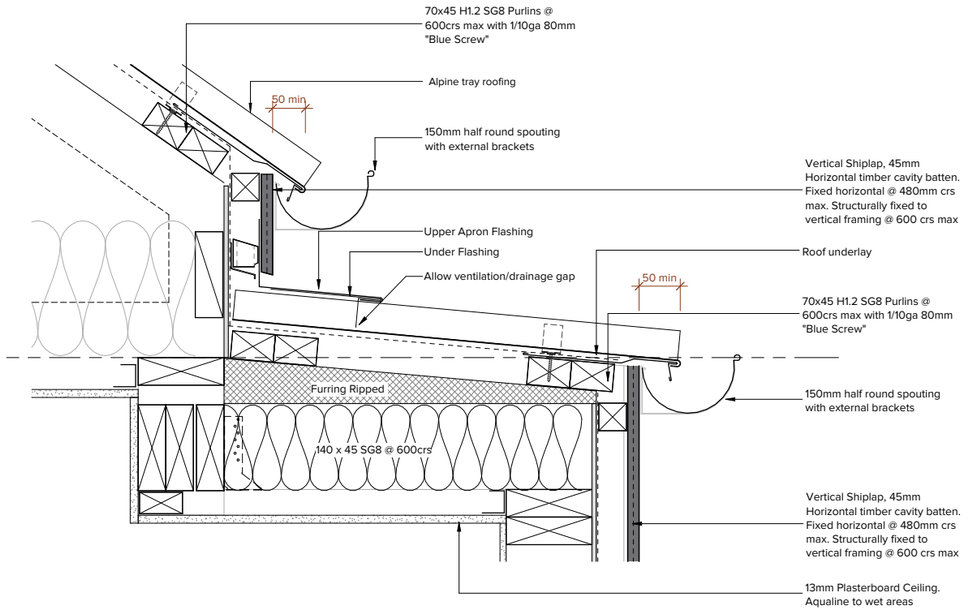
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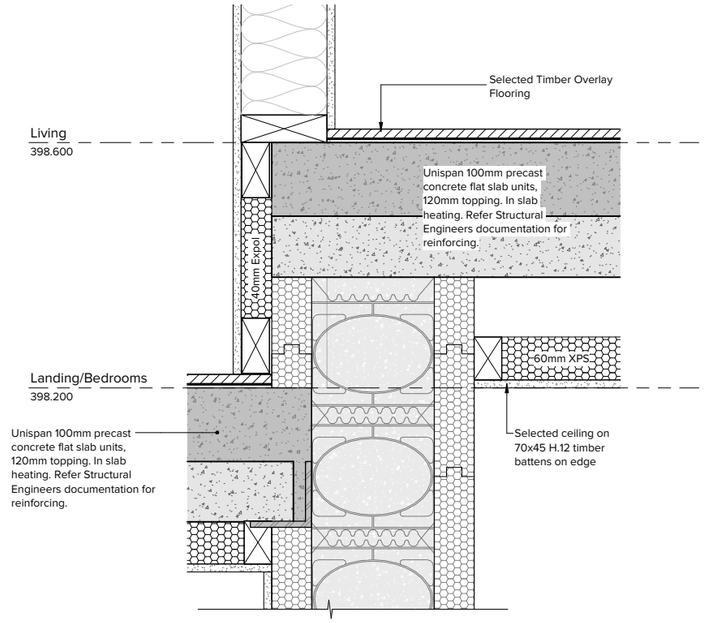

3 / 4.1 MEMBRANE TO TRAY AT BEDROOM WING
Scale 1:5 @ A1, 1:10 @ A3



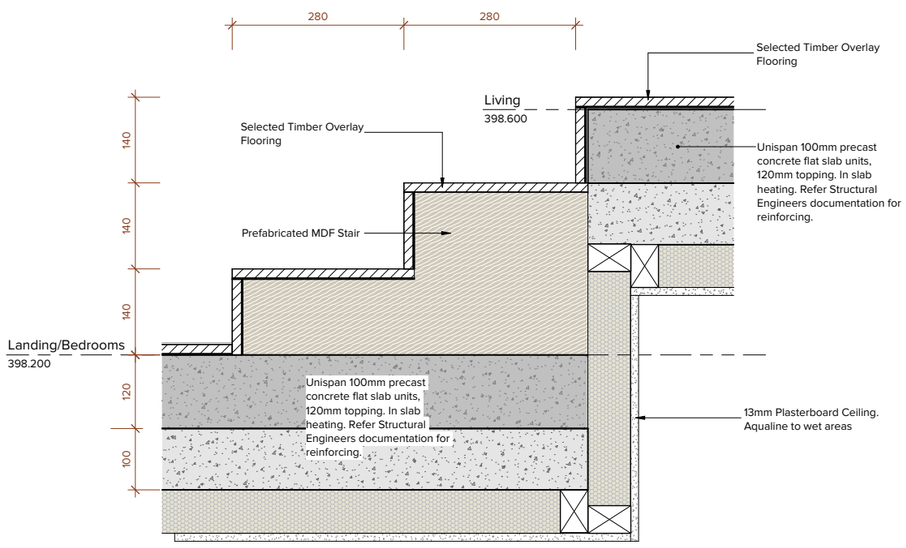

2 / 4.1 MEMBRANE TO TRAY AT LIVING WING
Scale 1:5 @ A1, 1:10 @ A3




5 / 4.1 APRON LEAN TO
Scale 1:5 @ A1, 1:10 @ A3




6 / 4.0 Step in Slab At Internal Wall
Scale 1:5 @ A1, 1:10 @ A3




4 / 4.1 LANDING STAIR
Scale 1:5 @ A1, 1:10 @ A3

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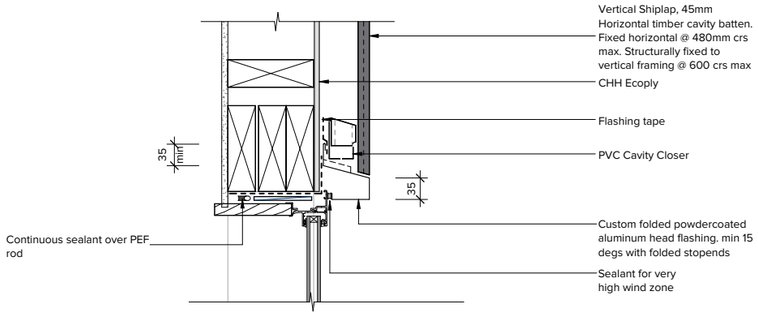
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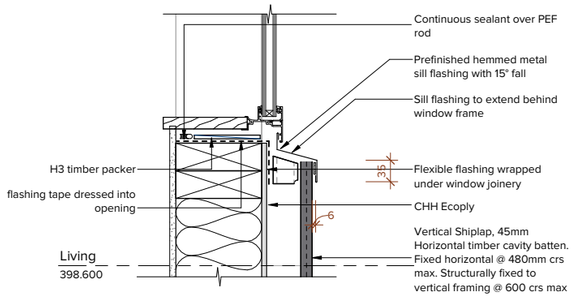
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Design : XXX

5.6 Rev.5
Sheet No. / Revision

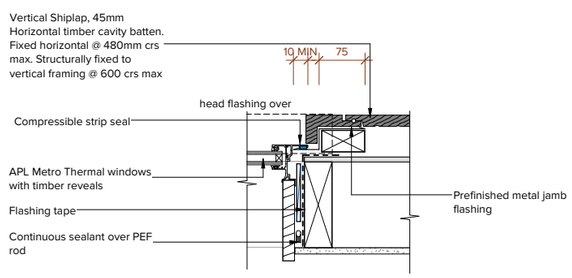
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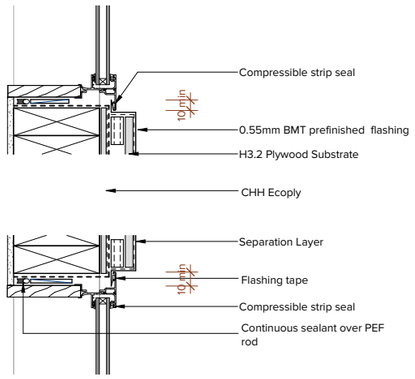

## 3 / 4.1 WINDOW HEAD IN SHIPLAP
Scale 1:5 @ A1, 1:10 @ A3



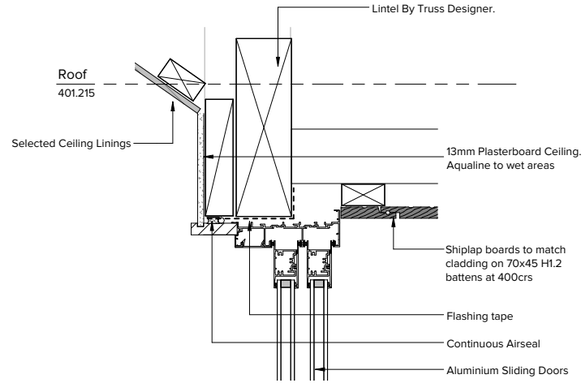

## 4 / 4.1 WINDOW SILL IN SHIPLAP
Scale 1:5 @ A1, 1:10 @ A3



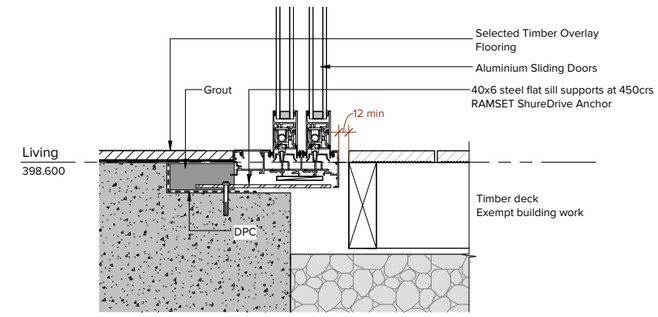

## 5 / 2.0 WINDOW JAMB IN SHIPLAP
Scale 1:5 @ A1, 1:10 @ A3




## 6 / 2.0 WINDOW JAMBS TO FLASHING AT MEDIA
Scale 1:5 @ A1, 1:10 @ A3




## 8 Sliding Door Head
Scale 1:5 @ A1, 1:10 @ A3




## 7 Sliding Door Sill
Scale 1:5 @ A1, 1:10 @ A3

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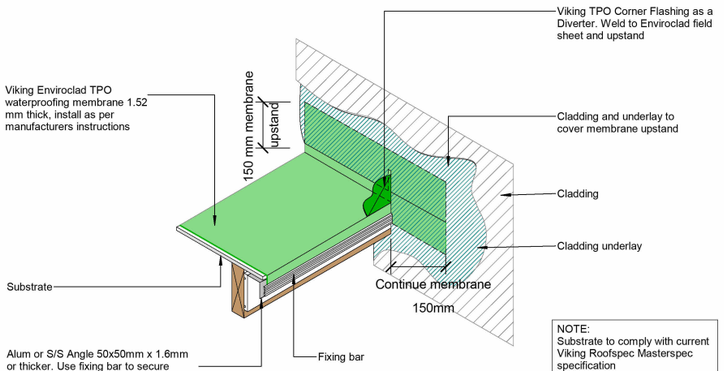
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|---|---|---|---|
| 5 | BC | | 28/20/2026 |
| 4 | DRB | | 27.10.2026 |

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NOTE:
Substrate to comply with current Viking Roofspec Masterspec specification
Substrate Checksheet available from www.vikingroofspec.co.nz

Roofspec Viking — Taking care of detail

DRAWING TITLE
Viking Enviroclad
Verge_edge with wall continuing, Diverter for cladding

NOTES:
* Angle fillets are not required at upstands for Enviroclad
* All fixings, cladding and structure are indicative only unless notated

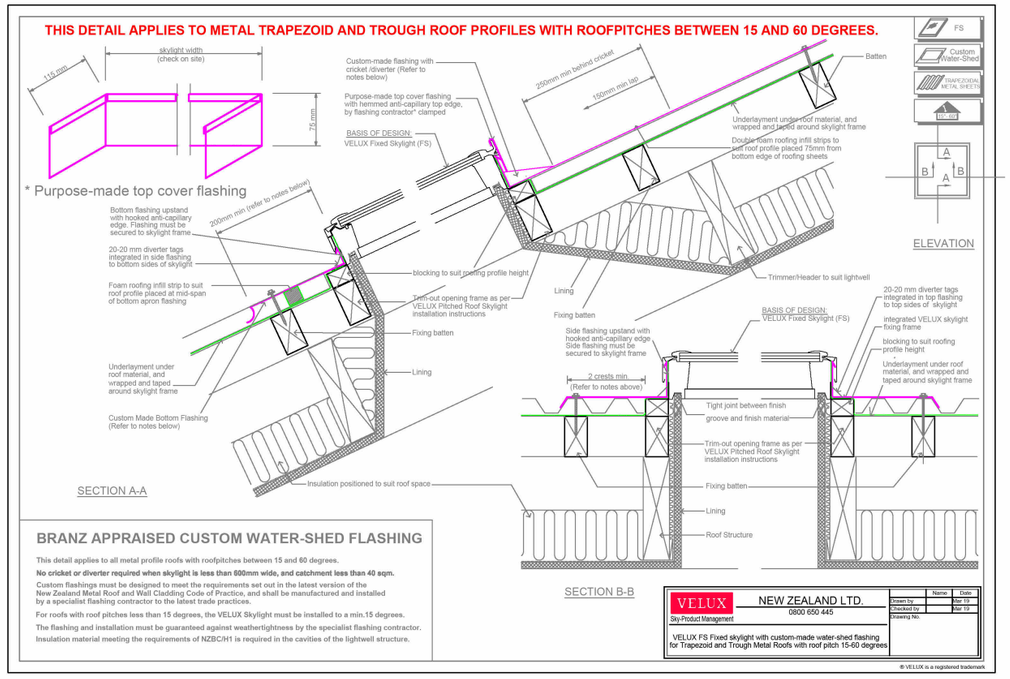
CodeMark Cert # GM-CM30058 — Enviroclad systems are CodeMarked

DRAWING: INFORMATION ONLY

| Scale: Not to Scale | Date: 23/11/2020 | Drawn: | Viking |
|---|---|---|---|

Detail: VIK_ENV_033_VERGEDG

Viking Roofspec, Otara, P.O.Box 14-541, Auckland 1741, New Zealand, **Telephone** 0800 729 799, **Facsimile** 0800 729 788, **Website** www.vikingroofspec.co.nz




## BRANZ APPRAISED CUSTOM WATER-SHED FLASHING

This detail applies to all metal profile roofs with roofpitches between 15 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 NEW ZEALAND LTD. 0800 650 445
Sky-Product Management

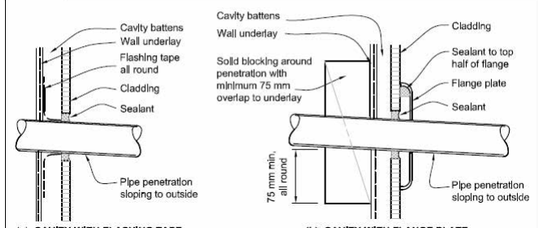
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| Checked by | | Mar 19 |

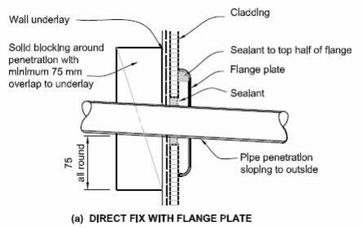
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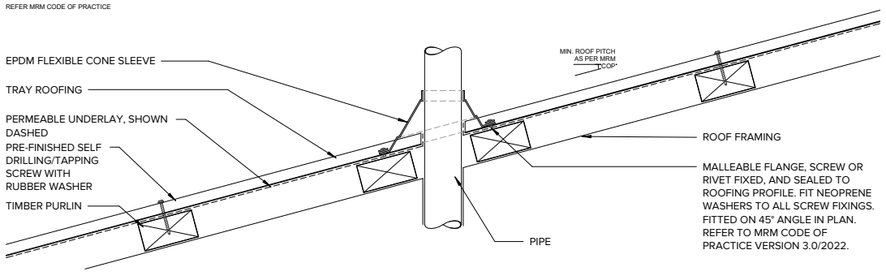
VELUX FS Fixed skylight with custom-made water-shed flashing for Trapezoid and Trough Metal Roofs with roof pitch 15-60 degrees

® VELUX is a registered trademark

**Figure 68: General pipe penetration**
Paragraph 9.1.9.3, Figure 126




* MINIMUM PITCH 8° FOR PIPE PENETRATION. BOOT FLASHINGS MUST BE FIXED DIAGONALLY TO THE FALL OF THE ROOF
REFER MRM CODE OF PRACTICE

1 MAX. 85mm DIAMETER PIPE PENETRATION
Scale 1:5 @ A1, 1:10 @ A3

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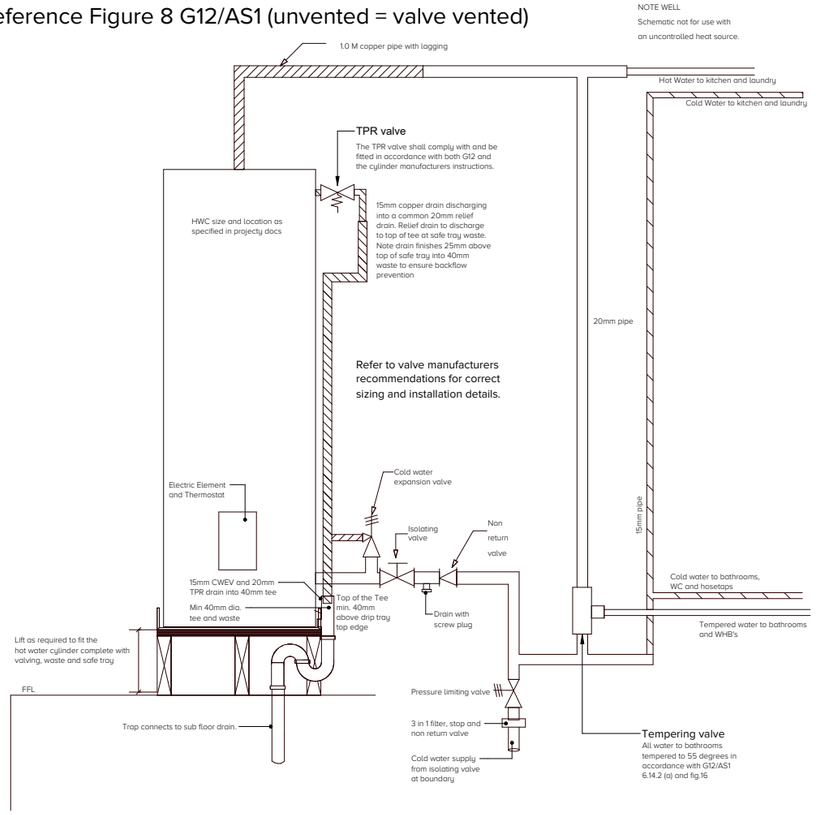
Revision Schedule

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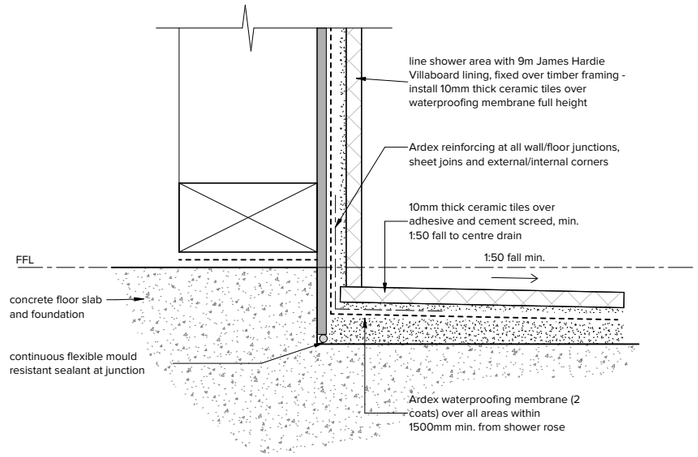
Construction Details - Misc
Sheet Title

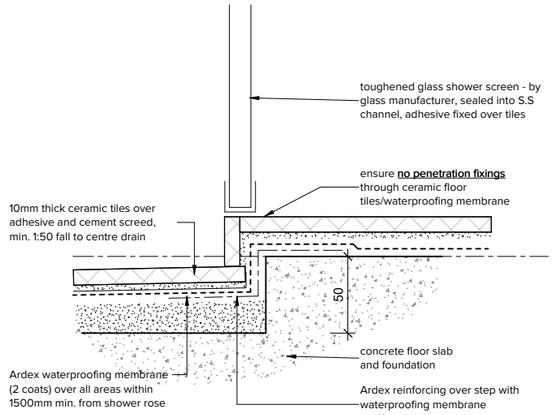
## Mains Pressure Storage Water Heater System (unvented) schematic.
## Reference Figure 8 G12/AS1 (unvented = valve vented)



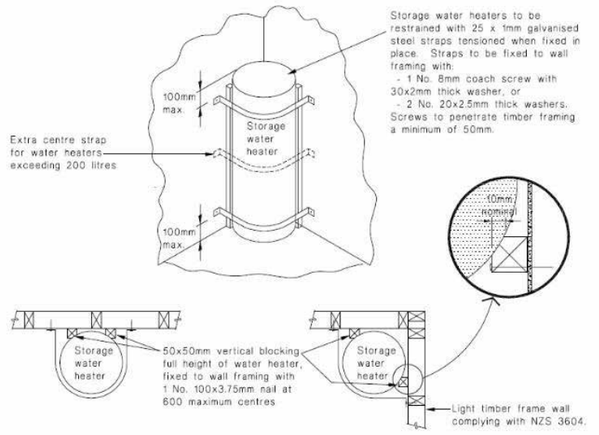

NOTES
Paragraphs 6.1.2 & 6.2.1 (b) also 6.11.3 (safe tray) Safe tray with 40mm min waste 50mm high sides.
Should the cylinder drain discharge to this tray, it is to be positioned 20mm above the overflow level of the tray.
Seismic restraint not shown for clarity's sake provide in compliance with G12/ AS1 fig 14

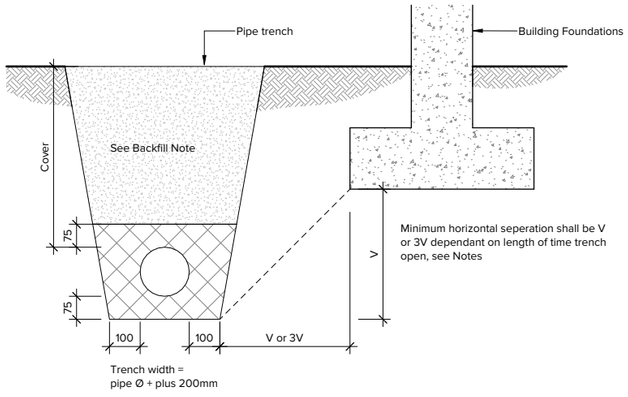
1 HWC1
Scale 1:5 @ A1, 1:10 @ A3




4 Shower Tiling
Scale 1:5 @ A1, 1:10 @ A3




2 Trench
Scale 1:5 @ A1, 1:10 @ A3

**Backfill Note:**
Back-fill shall be compacted excavated material free from builder's waste, bricks, concrete pieces, rocks or hard matter larger than 25 mm and no soil lumps larger than 75 mm. Or imported material conforming with the above requirements.

**Bedding Note:**
Bedding material crushed rock or similar material nominal size of 7-10mm

**Cover:**
Driveway 450mm or 100mm of concrete on 50mm of bedding min.

Non traffic-able areas 300mm of bedding of 50mm of concrete or brick on 50mm of bedding. Paving full width of trench.

Method assuming stable ground.
Cover less than 2.5 meters.
Compliant foundation to drain clearance.
In other instances specific design shall be called for.

**DRAIN INSTALLATION NEAR OR UNDER BUILDINGS**

3500.2 instructs (3.8.2) where a drain is installed parallel to a footing the trench shall be located as specified in NZBC G13/AS2.
For light timber framed and concrete masonry buildings to 3604 and 4229 in accordance with B1/AS1 trenches open for no longer than 48 hours shall be located no closer to V to the underside of any building foundation as illustrated. Where the trench is to remain open for longer than 48 hours the minimum horizontal separation shall increase to 3V in all ground except rock.

IN ALL OTHER CASES AN ENGINEERING DESIGN SHALL BE USED.

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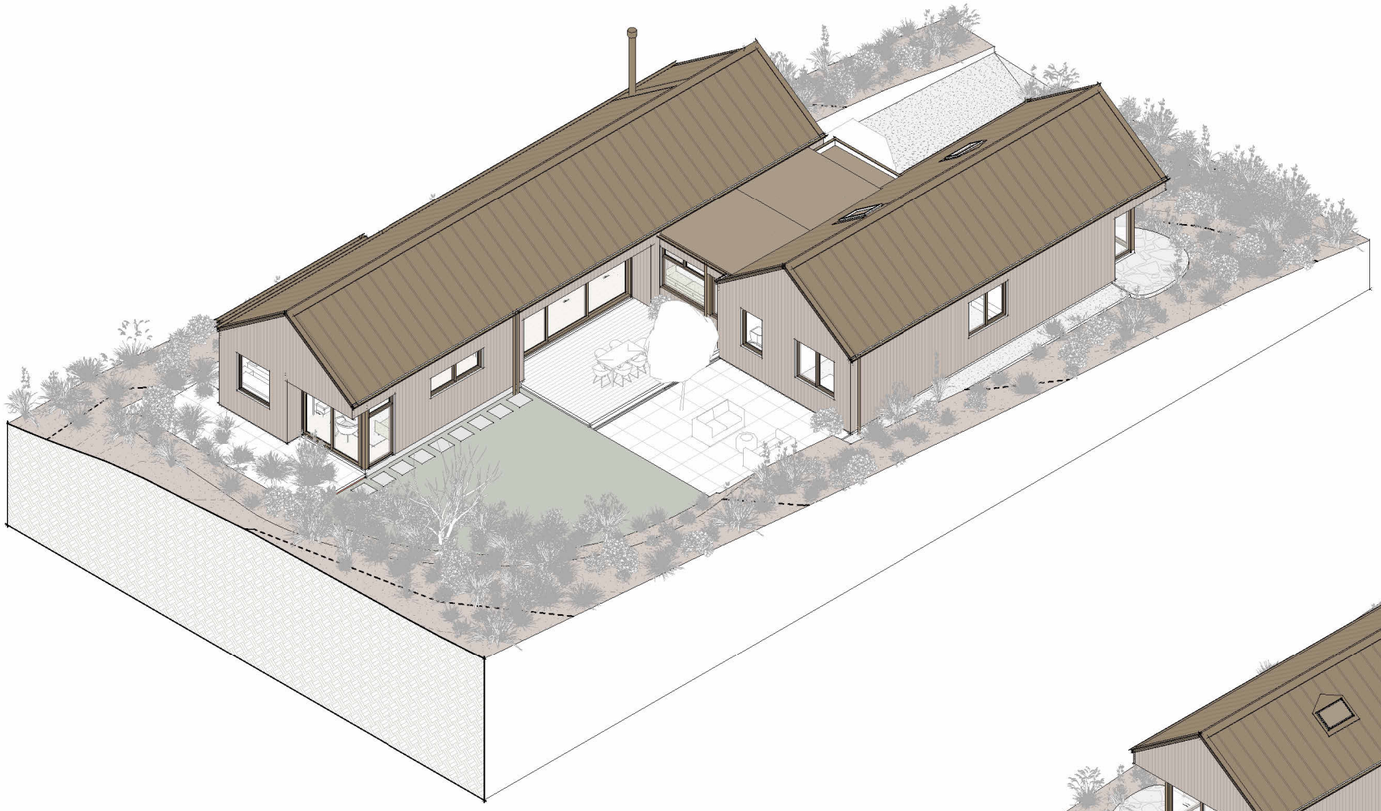
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Axo NE
@ A1



Axo SW
@ A1

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| 5 | BC | 28/20/2026 |
| 3 | Information | 29/09/2026 |
| 2 | Information | 14/08/2026 |
| 1 | RESOURCE CONSENT | 12/08/2026 |

Revision Schedule

Project No. : J0368
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Scale : NTS
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10.0 Rev.5
Sheet No. / Revision

Axonometric Views
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