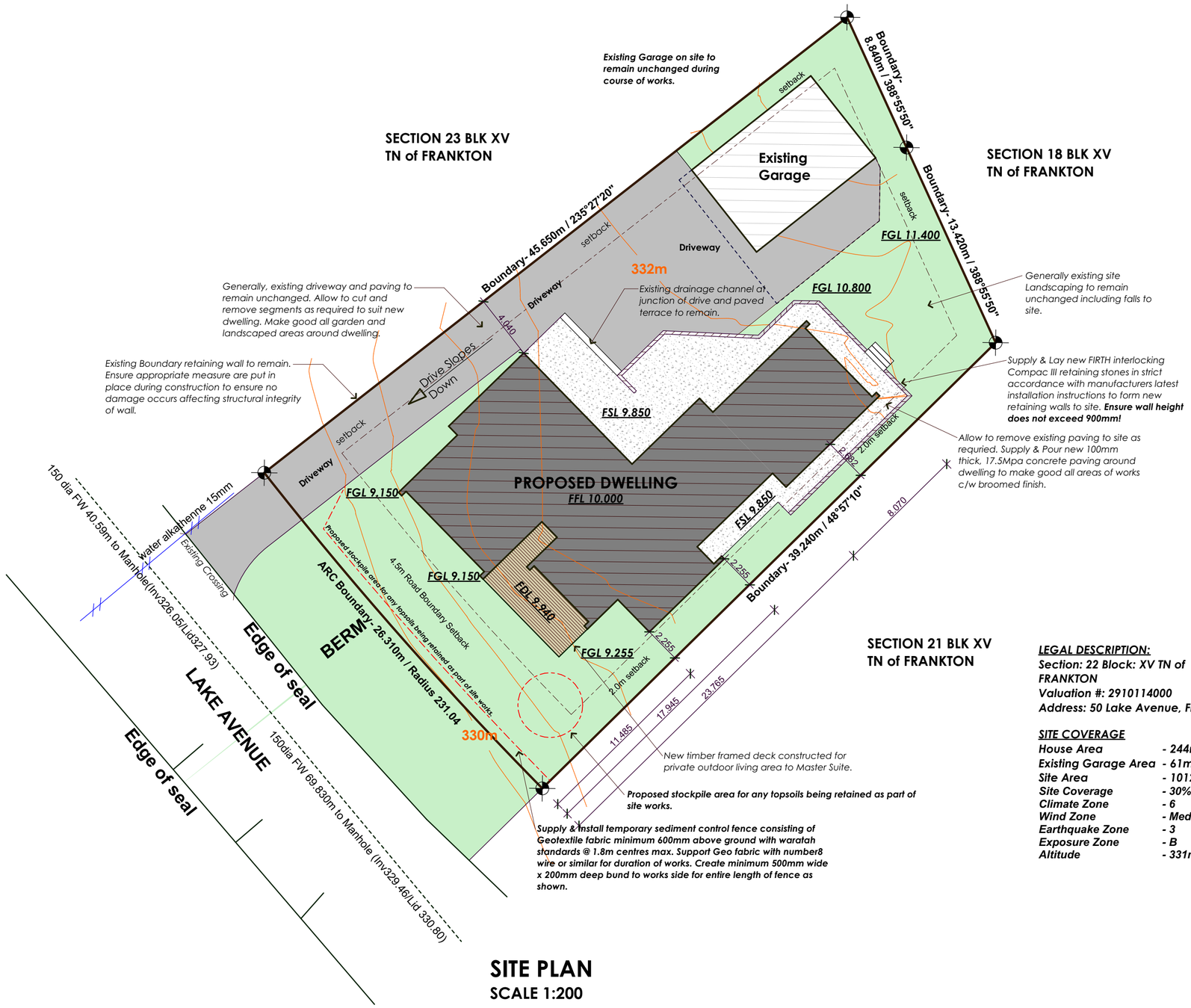
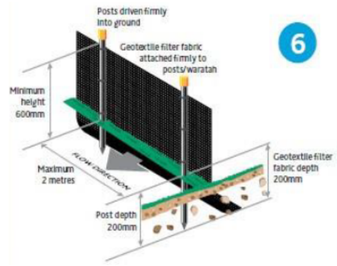


SITE PLAN
SCALE 1:200



LANDSCAPING:

- Soft Landscaping shown is indicative only. Confirm all final landscaping with owner prior to works beginning.

- All unpaved areas to be a minimum of 250mm below finished floor level.

- All paved areas to be a minimum of 150mm below finished floor level unless otherwise noted.

- Confirm all levels on site prior to works beginning.

SEDIMENT/ENVIRONMENT CONTROL:

- Main bulk of earthworks have already been undertaken as part of the original house development.

- Install temporary sediment control fence and bunding/drainage ditch as described adjacent. allow to cover any stockpiles of topsoil that is being retained as part of site works.

- Contractor to supply to site suitably size waste recepticle for collection of trade waste products ready to be disposed of accordingly.

- Allow to undertake landscaping/redressing of site coverage as soon as practicalbe to aid and assist in the mitigation/control of sediment run-off from site.

- Access to site to be as shown and formed with compacted chip fill/stone to prevent dirt and silt run-off.

- Contractor to undertake measures to protect all footpaths and kerb crossings already installed outside area of works. Where damage occurs, contractor will undertake works to make good all damages with materials and finishes matching existing.

LEGAL DESCRIPTION:
Section: 22 Block: XV TN of FRANKTON
Valuation #: 2910114000
Address: 50 Lake Avenue, Frankton

SITE COVERAGE

House Area	***- 244m²***
Existing Garage Area	***- 61m²***
Site Area	***- 1012m²***
Site Coverage	***- 30%***
Climate Zone	***- 6***
Wind Zone	***- Medium***
Earthquake Zone	***- 3***
Exposure Zone	***- B***
Altitude	***- 331m amsl***

QUEENSTOWN LAKES DISTRICT PLAN
Desciption: *Queenstown Airport Outer Control Boundary (Ldn55)*
Label: *Outer Control Boundary*
Overlay Type:*Urban Growth Boundary*
Overlay Type:*Queenstown airport Ldn55*
Zone: *Lower Density Suburban Residential*
Liquefaction: *Low risk but needs survey*
7.5.2 Height: *Lake Avenue Height Restriction Area on the District Plan web mapping application:*
No building or any part of a building shall protrude through 343.50 MASL
7.5.4 Airport Noise:*shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn*
7.5.5 Site Coverage *40% max*
7.5.6 Landscaped permeable surface coverage
At least 30% of the site area shall comprise landscaped (permeable) surface
7.5.7 Recession plane:*a. on Flat sites applicable to all buildings.*
7.5.7.1 Northern boundary: 2.5m and 55 degrees.
7.5.7.2 Western and eastern boundaries: 2.5m and 45degrees.
7.5.7.3 Southern boundary: 2.5m and 35 degrees
Exemptions: a. gable end roofs may penetrate the building recessionplane by no more than one third of the gable height
7.5.8 Minimum Boundary Setbacks
7.5.8.1 Road boundary: 4.5m
7.5.8.2 All other boundaries: 2m
Exceptions to boundary setbacks:
a. accessory buildings for residential activities may be located within the boundary setback distances (other than from road boundaries), where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane
7.5.9 Building Separation within Sites:*For detached residential units on the same site, a minimum separation distance of 4m between the residential units within the development site applies.*
7.5.10 Building Length:The length of any building facade above the ground floor level shall not exceed 16m.

NORTH

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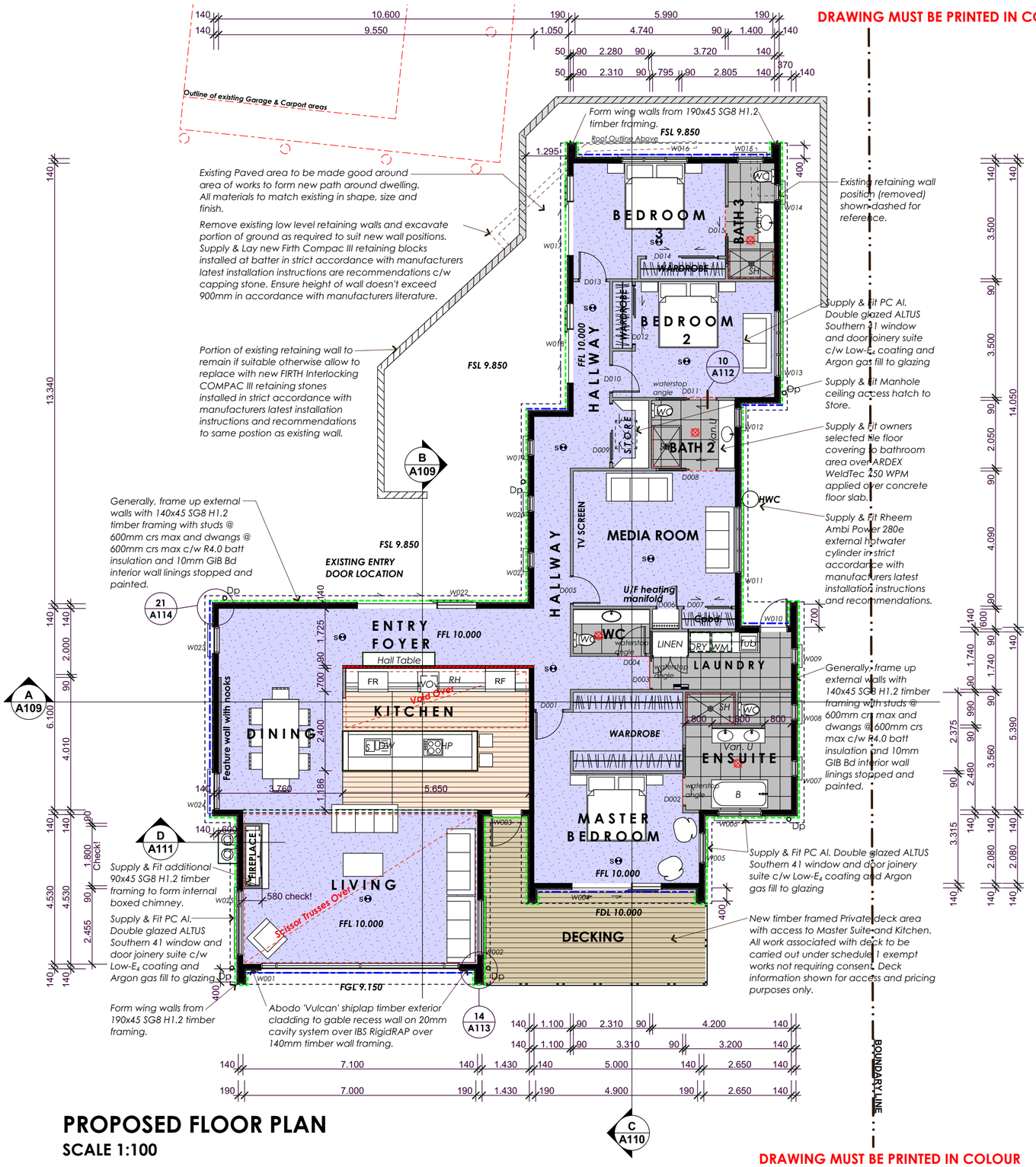
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SITE PLAN

REV 0: 29/10/2026 Consent Issue

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NOTE 1: ***Refer to Truss manufacturer's design statement for all truss and lintel fixing requriements and additional information.***

NOTE 2: ***Kitchen joinery indicative only, design and fabrication by others. Benchtops to kitchen, pantry& Laundry to be impervious surfaces like wise vanity units.***

NOTE 3: ***Smoke detectors to be CAVIUS interconnected recessed smoke detectors located within Bedrooms, Hallways/Exitways, Living Areas. Separate Cooking areas c/w hush button to NZS 4514:2021, NZBC C/AS1 & F7/AS1. refer to speci for further information.***

NOTE 4: ***Wall linings to showers to be 9mm JH Villaboard installed in strict accordance with manufacturers latest installation instructions and recommendations. Supply & Install ARDEX WeldTec 750 WPM over 9mm JH Villaboard to areas as indicated ready for owners chosen tile finish.***

NOTE 5: ***All Wardrobes and cupboards to be lined in 12mm MDF except Master Bedroom.***

NOTE 6: ***In Slab heating to be provided to all areas along with both tiled bathroom floors. Refer to specific design and setout for all requirements of all in slab hydronic heating system.***

SPECIFIC FLOOR FINISHES

- Selected Carpet floor coverings
- Selected Tile floor coverings
- Selected Timber Plank floor covering.
- Selected Timber decking

EXTERIOR CLADDING NOTES:

- *Supply & Fit 'ALPOLIC' aluminium composite panel cladding system over metal rondo top hat battens all installed in strict accordance with manufacturers latest installation instructions and recommendations. Refer to Speci.*
- *Supply & Fit Abodo 'Vulcan' shiplap timber weatherboard cladding on 20mm cavity system all in strict accordance with manufacturers latest installation instructions and recommendations.* ***NOTE: All dwangs to Abodo clad walls to be spaced @ 480mm crs max.***
- *= Indicates walls to receive tiles. Apply ARDEX WELDTEC 750 WPM over 9mm JH Villaboard wall linings alll installed in strict accordance with manufacturers latest installation instructions and recommendations. All walls to receive tiles to have studs @ 400mm crs max in accordance with JH Villaboard lining installation instructions dated October 2021.*

NOTES

LEGEND

DP	Down Pipe	S	Sink
s	Smoke Detector to comply with NZBC	DW	Dishwasher
	Main Switch Board with smart meter	B	Bath
RF	Refrigerator	SH	Shower
DR	Dryer	tub	Laundry Tub
RH	Rangehood	WM	Washing Machine
HP	Hotplate	WC	Water Closet
WO	Wall Oven	Van.U	Vanity Unit

FIREPLACE: Supply & Install ESCEA DS1400 fireplace to boxed chimney. Install in strict accordance with manufacturers latest installation instructions and recommendations. Ensure all minimum clearances are adhered to.

= 140x45 SG8 H1.2 timber wall framing with studs @ 600mm crs max and dwangs @ 600mm crs max unless otherwise noted.
= 90x45 SG8 H1.2 timber wall framing with studs @ 600mm crs max and dwangs @ 800mm crs max unless otherwise noted.
= 90x45 & 140x45 SG8 H1.2 loadbearing timber wall framing with studs @ 600mm crs max and dwangs @ 800mm crs max unless otherwise noted.

All Showers to be tiled, wet area showers recessed into floor slab complete with safety glass screen and door.

All Doors to be minimum 810mm clear opening width unless otherwise shown.

Wind Zone	Medium
Exposure Zone	Zone B
Earthquake Zone	3
Climate Zone	6
Altitude	**331m(amsl)**
Snow Loading	**2.0kPa**
Proposed Floor area	**244m²**
Existing Garage area	**61m²**
Total Area:	**305m²**

Range extractor to have 550m3/hr(153l/s). Extract fan to showers/Toilets/ laundries to be manrose FAN0101 kits - 364m³/hr 101l/s

New House to be fitted with double power outlets and electrcial light fittings to comply with G8/AS1 NZBC

Generally, Interior Stud framing generally 90x45 SG8 H1.2 (refer to plan). All framing sized to suit **2.745m** wall frame height.

NOTE: Tile floor coverings to wet areas to be installed over ARDEX WeldTec 750 WPM waterproofing membrane installed in strict accordance with latest installation instructions and by manufacturers approved applicator.

= Indicates MANROSE FAN0101 inline extract fan ducted through roof c/w manufacturers through roof kit all installed in strict accordance with manufacturers latest installation instructions and recommendations.

PROPOSED FLOOR PLAN

SCALE 1:100

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PROPOSED FLOOR PLAN

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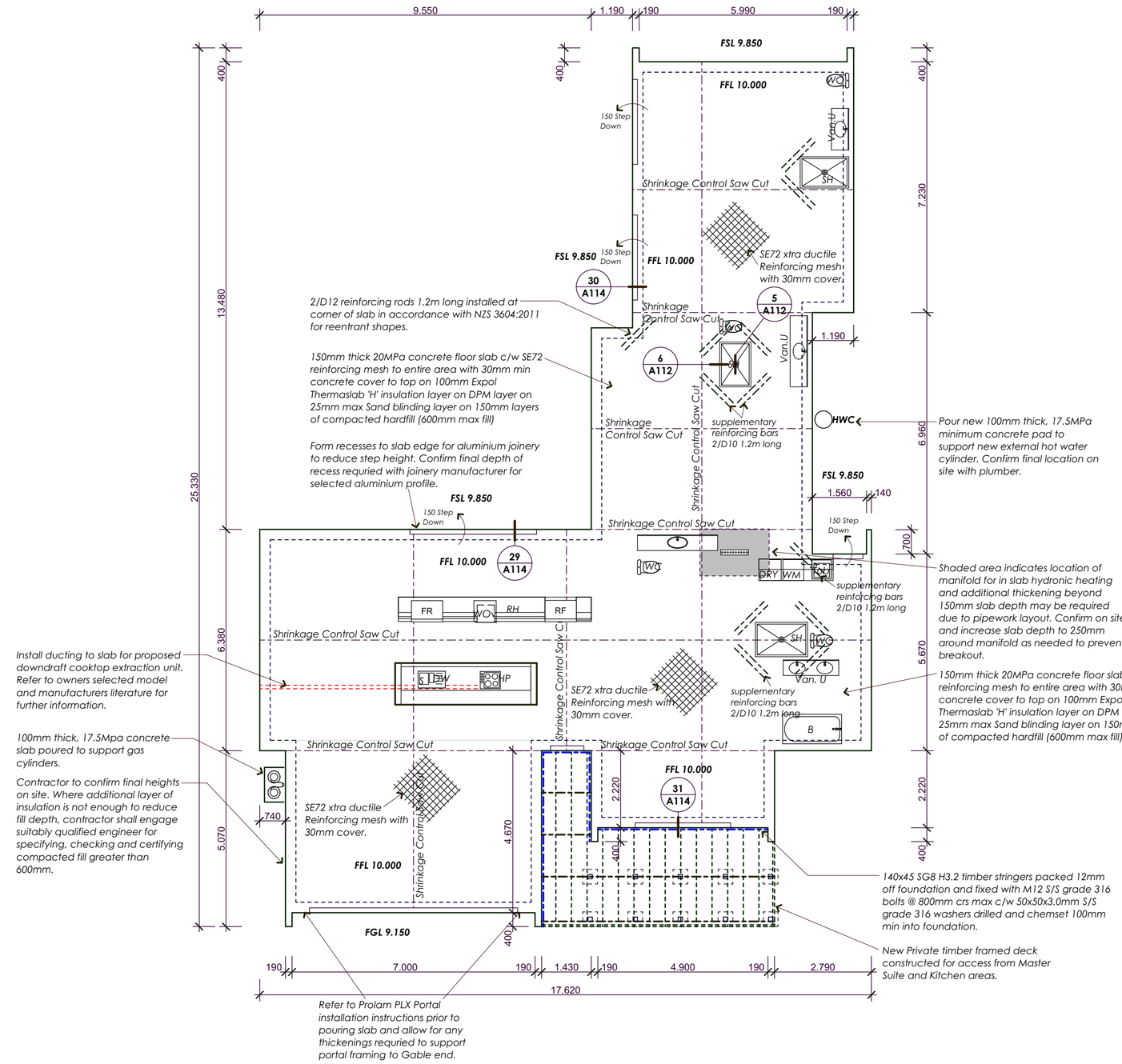
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NOTES

NOTE 1: 150mm thick 20Mpa concrete floor slab with SE72 Reinforcing mesh to entire slab area with 30mm min concrete cover to top on 200mm Expol Thermaslab 'H' insulation layer (R5.5) on DPM Layer on 25mm Sand Blinding layer max on 150mm layers of compacted hardfill (75mm min - 600mm max fill)

NOTE 2: Sleeve all Drains through foundations with 150dia UPVC pipe. Provide inspection openings/rodding points each side of foundations. Refer to Plumbing & drainage plan for all sleeves through foundations and drain locations under slabs.

NOTE 3: Refer to Floor plan for all floor covering finishes.

NOTE 4: Saw cuts must be undertaken within 24 hours of concrete being poured with cuts 1/4 to 1/3 of overall slab thickness.

NOTE 5: Apply suitable approved waterproofing membrane to Slab Edge recess for RockCote Integra cladding being Sika Blackseal plus or similar.

NOTE 6: Contractor to confirm all heights on site prior to works beginning to confirm falls to drains and minimum clearance to paved/unpaved ground can be achieved.

NOTE 7: Entire slab depth to be 150mm to allow for installation of in slab hydronic heating. Pipework for in slab heating to be laid directly over polystyrene insulation layer.

SLAB THICKENING - refer to Engineer's documentation

20Mpa Concrete to foundations
20Mpa Concrete to slab
10Mpa Blinding Concrete

DECK-
140x20 Purple heart decking on 190x45 SG8 H3.2 joists (wet in service) @ 450crs spanning 1.2m max. Fixed to 2/90x45 Bearers spanning 1.3m. LD 1.2m max.
125x125 H5 Timber piles@ 1.3m crs c/w 350x350x200mm min deep 17.5Mpa concrete footings.
AP = Anchor pile.

NOTE: All work associated with Deck is to be carried out under schedule 1 exempt work and is shown for access and contractual purposes only.

All fixings to deck and associated framing to be minimum Stainless Steel Grade 304.

FOUNDATION SLAB PLAN

SCALE 1:100

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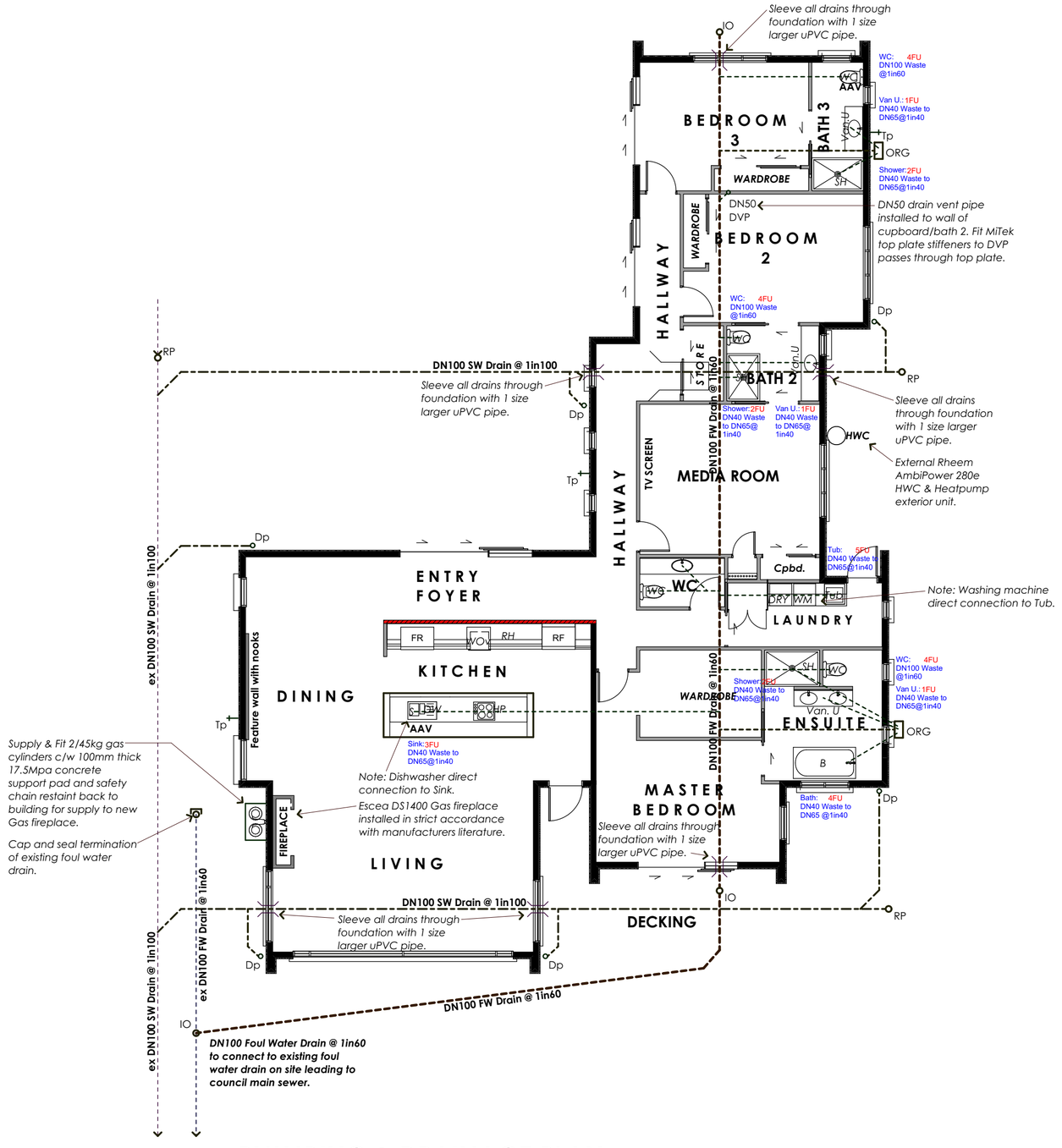
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PLUMBING & DRAINAGE PLAN

SCALE 1:100

NOTES

LEGEND

ORG-	Overflow relief gully
DVP-	DN50 Drain vent
FU-	Fixture units
AP -	Access point
IO -	Inspection openings
FW-	Foul water
DN-	Diameter of pipe
Van.U -	Vanity unit
HWC -	Hotwater Cylinder
Dp -	Downpipe
Tp -	Exterior Hose tap
FW-	Foul Water
S -	Sink
WC -	Toilet
Tub -	Laund tub
SHR -	Shower
WM -	Washing machine
DW -	Dishwasher
Dr -	Dryer
SW -	Surface water
RP -	Rodding point
AAA-	Air admittance valve
Whb-	Wash Hand Basin
	Foundation Sleeve
SW	New DN100 Surface Water Drain @ 1in100 to existing drain on site.
FW	New DN100 Foul Water Drain @ 1in60 to existing drain on site.

NOTE 1: All Plumbing and drainage work shall be in accordance with NZBC G12/AS1, G13/AS3 and AS/NZS3500.2. All surface water drains to be in accordance with NZBC E1/AS1

NOTE 2: Confirm all levels on site for falls to drains and gutters.

NOTE 3: Slope ground away from overflow relief gullies.

NOTE 4: Supply & fit Mitek Top Plate Stiffener where 50dia Drainvent pipes extend through top plates. **This is an Alternative solution** refer to speci.

NOTE 5: All exterior taps to have 50mm clearance from cladding and to be fitted with vacuum breaks.

NOTE 6: Supply & Fit Rheem AmbiPower 280e exterior hwc water cylinder c/w inbuilt heatpump unit for domestic hot water supply to dwelling. Install in strict accordance with manufacturers latest installation instructions and recommendations.

NOTE 7: Supply & Install ESCEA DS1400 Gas fireplace to Living Area as shown all installed in strict accordance with manufacturers latest installation instructions and recommendations including all stop valves, flue kits and cowls. Ensure manufacturers minimum clearances to boxed chimney are maintained at all times.

NOTE 8: Supply & Install MANROSE FAN0101 inline fans ducted through roof in strict accordance with manufacturers latest installation instructions and recommendations to Ensuite, Bath 2, Bath 3 & WC areas.

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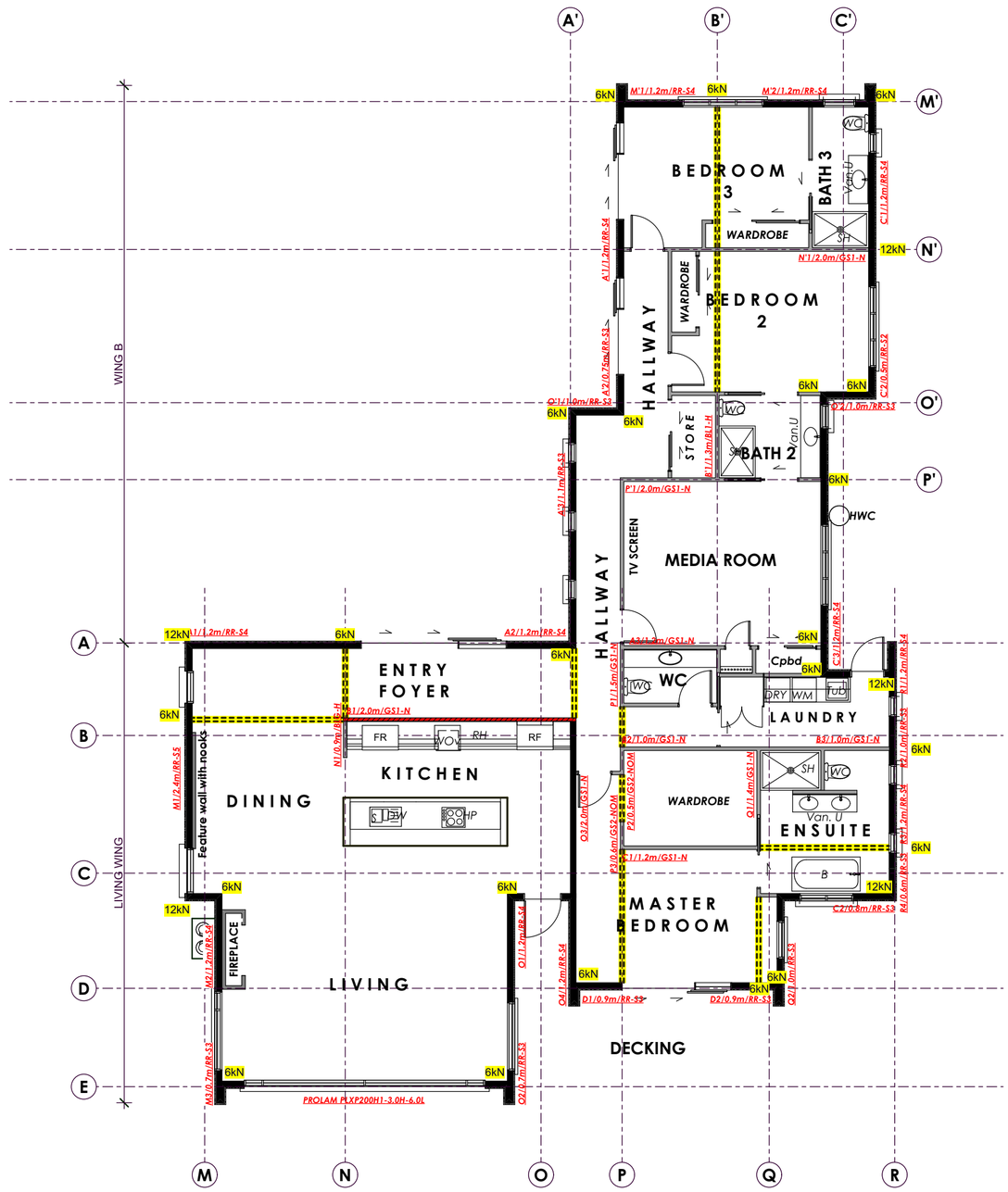
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BRACING PLAN SCALE 1:100

NOTES

LEGEND

Wind Zone	Medium
Exposure Zone	Zone B
Earthquake Zone	3
Altitude	325m(amsl)
Snow Loading	2.0kPa
Living Wing	158m^2
Wing B	86m^2
TOTAL:	**244m^2**

Stud height	2.700m avg
GFL Above FGL	820mm avg
Height to Apex	5.810m
Height above eave	2.340m
Roof Pitch	28 degrees
Roof Weight -	Light
Wall Cladding -	Light

------ Top plate of interior wall to continue over opening to exterior wall and fixed to exterior topplate with 6.0kN fixing

Top Plate joints

12kN 12kN Top plate fixing shall be MITEK Lumberlok top plate jointing system 2x sheet Brace straps fixed with 6x lumberlok product nails 30mmx3.15 dia per end per strap(24nails total)

6kN 6kN Mitek lumberlok "plate-lok" top plate connector at junctions of top plates with external wall and any joint in top plate in line of wall element.

3kN Mitek "Tylok 6T5" or Strap nail to top plate in line joints where less than 100BUs.

Refer to latest manufacturers installation instructions and recommendations for further information.

Bracing calculated shows compliance with NZBC. Further bracing is provided to internal walls lined both sides with 10mm GIB Bd screwed in a standard pattern in accordance with the GS2-NOM element system and the GIB Bracing Supplement 2016. These elements are not shown for clarity of bracing systems.

RR-S# = Indicates bracing element to be IBS RigidRap along with the corrosponding system number, refer to manufacturers literature for further information and fixing/holddown requirements.

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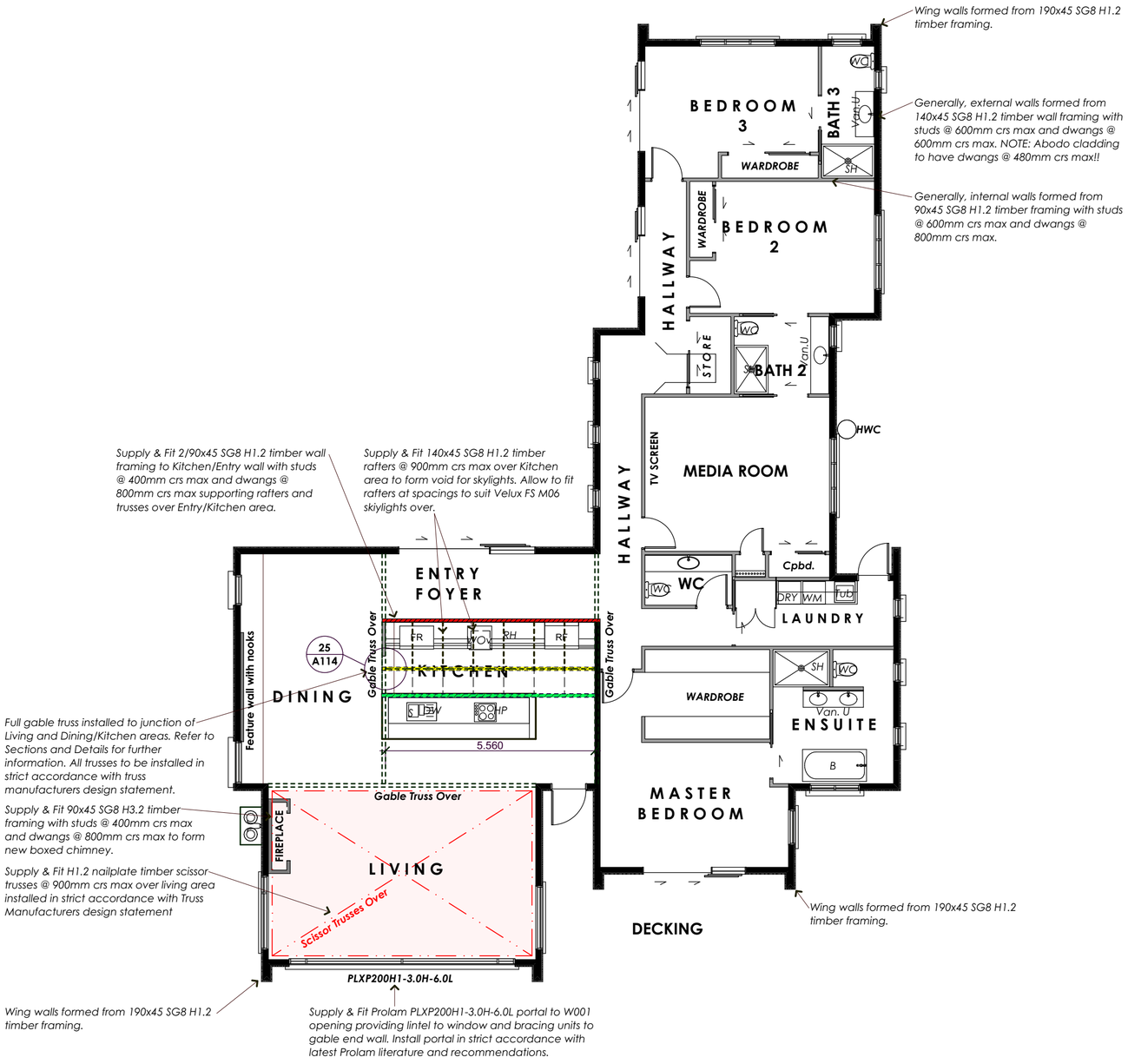
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FRAMING PLAN
SCALE 1:100

FIXING SCHEDULE:

BOTTOM PLATE to FLOOR: bottom plates to be fixed to slab with 7.0kN SESTO M8 screw anchors @ 900mm crs max and 150mm from plate ends to external walls. Internal walls fixed with SESTO M8 2.0kN screw anchors @ 900mm crs max and 150mm from plate ends.

BOTTOM PLATE to STUD: all bottom plates to be fixed to studs with 3/90x3.15 power driven nails.

DWANGS: all dwangs to be installed @ 600mm crs max and end nailed to studs with 2/90x3.15 power driven nails each side.

STUD to TOP PLATE: All Top Plates to be fixed to stud in accordance with MiTek Bowmac SL170 screws and 2/90x3.15mm nails, refer to MiTek spec sheet for further info. An alternative fixing capacity of not less than 4.7kN may also be used. Refer also to Truss manufacturers design statement for their specified minimum fixing requirements.

RIDGE BEAM to TRUSSES: Ridge beam to be fixed between truss manufacturers. Fix ridge beam with JH95165 joist hangers both ends fixed with Type-17 14gx35mm heax head screws. Truss manufacturer to ensure sufficient fixing for ridge beam to trusses.

RAFTERS to WALL FRAMING: Fix new 140x45 SG8 H1.2 timber rafters to wall framing with pairs of CPC40 cleats fixed with Type-17 14gx35mm hex head screws and 30x3.15mm dia nails. Fix rafters to ridge beam with pairs of MiTek Multigrips fixed with 30x3.15mm dia nails.

LEGEND

- = Indicates 2/290x45 SG8 H1.2 ridge beam installed to support new timber rafters and truss top chords.
- = Indicates Double Parallel chorded truss (or similar) supporting valley/trusses and additional 90x45 SG8 H1.2 framing forming lightwell of Skylights. Confirm final setout and design with Truss Manufacturer.
- = Indicates 140x45 SG8 H1.2 timber rafters @ 900mm crs max to form void and openings for Velux Skylights over Kitchen area. Fit to wall framing with pairs of CPC40 cleats & to ridge beam with pairs of Multigrip brackets.
- = 140x45 SG8 H1.2 timber wall framing with studs @ 600mm crs max and dwangs @ 600mm crs max unless otherwise noted.
- = 90x45 SG8 H1.2 timber wall framing with studs @ 600mm crs max and dwangs @ 800mm crs max unless otherwise noted.
- = 2/90x45 SG8 H1.2 Internal loadbearing timber wall framing with studs @ 400mm crs max and dwangs @ 800mm crs max unless otherwise noted.

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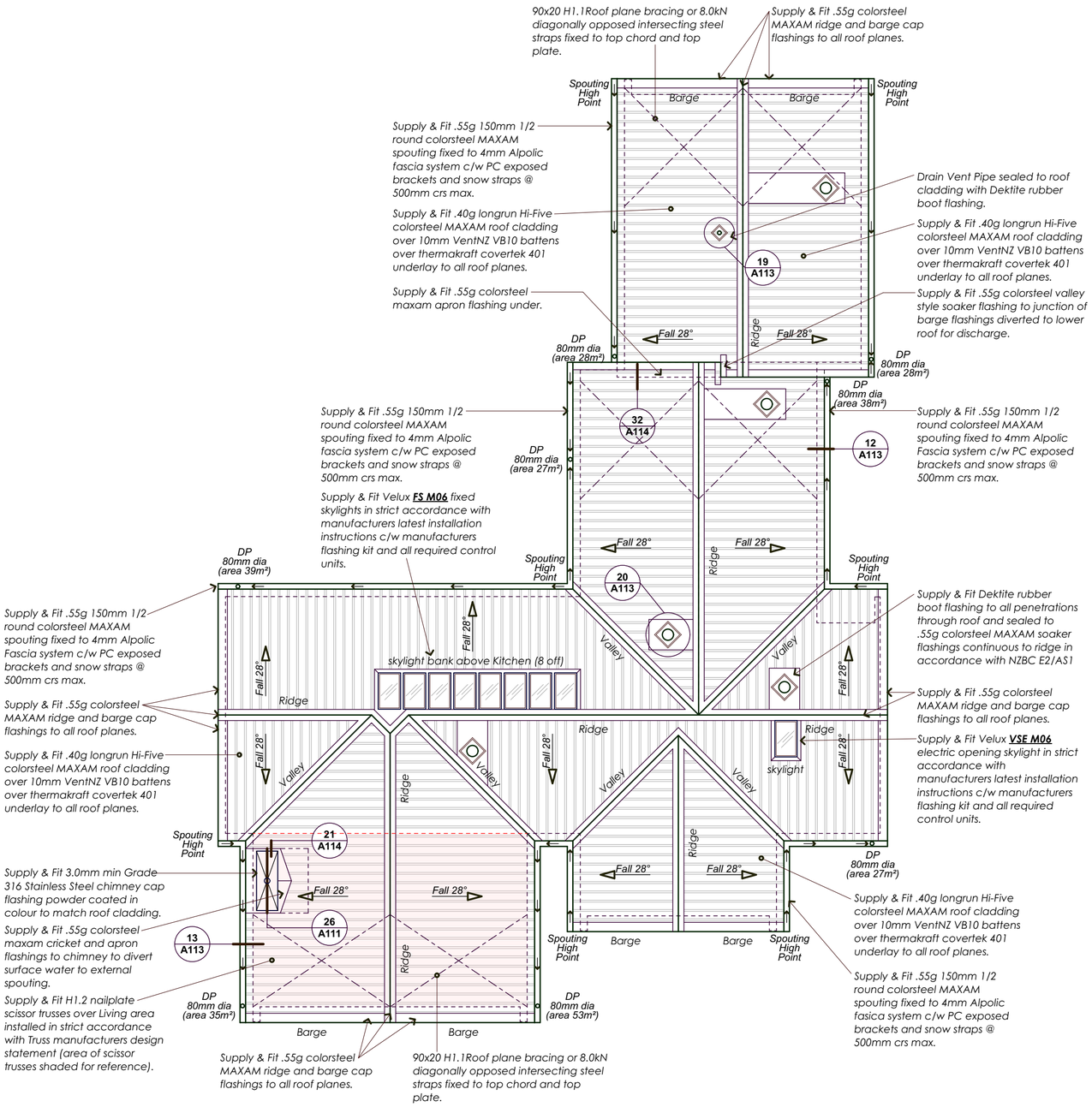
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ROOF PLAN
SCALE 1:100

NOTES

NOTE 1: End Purlins to be at 600mm crs
Intermediate purlins to be at 900mm crs.
Safety From Falling purlins to be fitted between crs of main Int purlins to all roof planes.

NOTE 2: Supply & Fit additional purlin mid-span for fall through protection fixed to roof faming with 2/90x3.15mm power driven nails. **Do Not Fix Roof Cladding to Fall Through Purlins.**

NOTE 3: Fixings to Hi Five roofing to be Type 17 self drilling T17-12 -10x75 or Roofzip M6 x 75 HG-Z4 screws & neoprene washers with min penetration into timber purlin of 35mm.(thru roof,cavity batten & into purlin).

NOTE 4: Refer to Truss Manufacturers information for full setout and fixing of trusses to wall framing.

NOTE 5: uPVC Downpipes to be in colour to match that of roof cladding and spouting.

NOTE 6: Supply & Fit 4mm custom folded Alpolic pre-finished fascia to all roof planes all installed in strict accordance with manufacturers latest installation instructions and recommendations.

NOTE 8: Supply and Fit Vent NZ VB10 ventilating battens to all roof planes as separation between roof cladding and underlay for compliance with NZBC E2.3.5.

NOTE 9: Refer to Truss Manufacturers design statement for roof bracing requirements to trussed areas.

NOTE 10: Supply & Fit .55g colorsteel MAXAM soaker type flashings to all penetrations through roof cladding which exceed 86mm dia in accordance with NZBC E2/AS1 Fig: 54. Soaker to be continuous to ridge.

NOTE 11: Supply & Fit VELUX skylights to areas as shown installed in strict accordance with manufacturers latest installation instructions and recommendations c/w flashing kits and all required controllers for electric skylights. confirm all final locations and sizes with owner prior to ordering.

NOTE 12: Supply & Fit 3.0mm min powder coated Grade 316 Stainless Steel chimney cap flashing to boxed chimney as shown c/w welded spigot to flash and seal gas fire flue penetration and cowling to.

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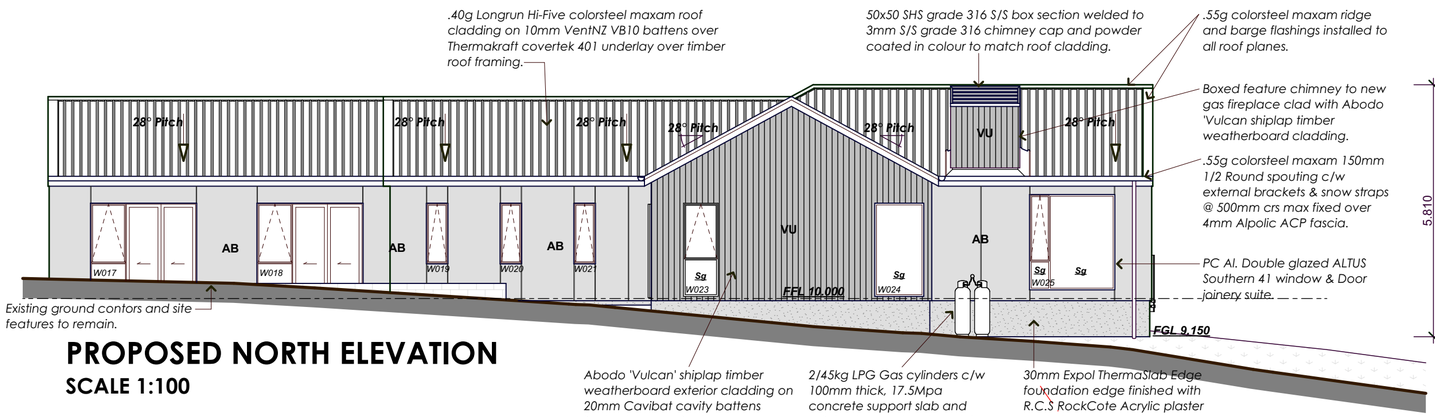
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Drawing Title:
ROOF PLAN

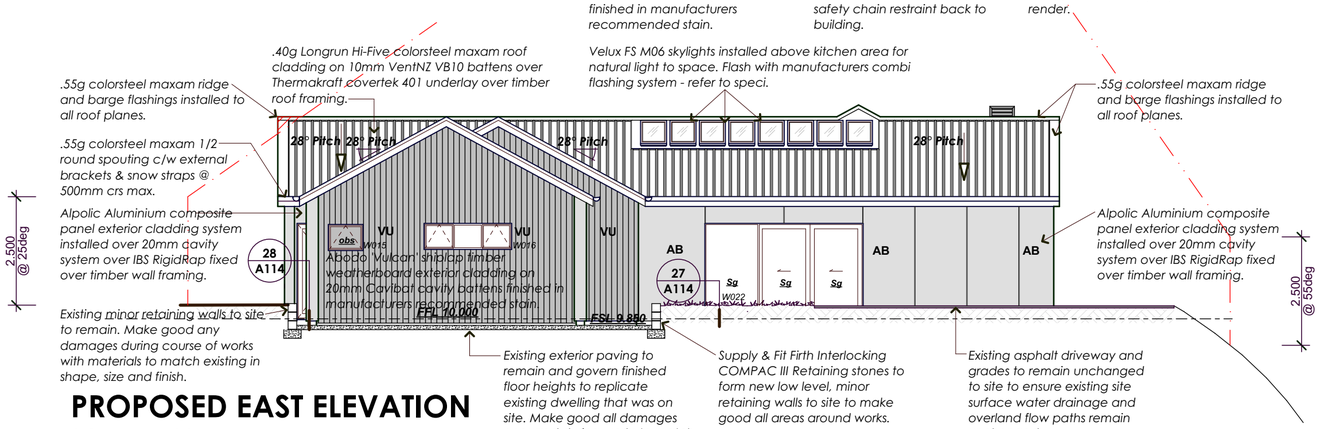
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Job Number: 24002	Revision: 0	Original Drawing size: A2 Sheet
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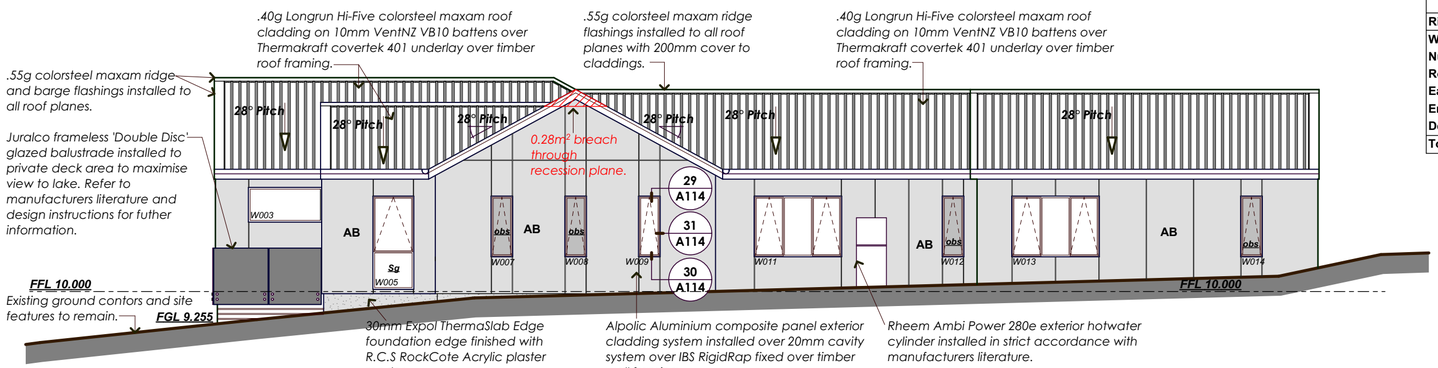
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PROPOSED NORTH ELEVATION
SCALE 1:100



PROPOSED EAST ELEVATION
SCALE 1:100



PROPOSED SOUTH ELEVATION
SCALE 1:100

LEGEND / NOTES

VU	Abodo 'Vulcan' shiplap timber weatherboard cladding
AB	4mm ALPOLIC aluminium composite panel exterior cladding system
FL	.40g Hi-Five Colorsteel Maxam Roofing
DP	80mm dia uPVC Color Downpipe
Sg	Safety Glazing to Windows
obs	Obscured Safety Glazing to Windows

-All windows and doors to be double glazed PC Al ALTUS Southern 41 residential suite with thermally improved spacer, Low-E4 coating and argon gas fill to glazing,

- All exterior claddings to be installed in strict accordance with manufacturers latest installation instructions and recommendations - refer to speci,

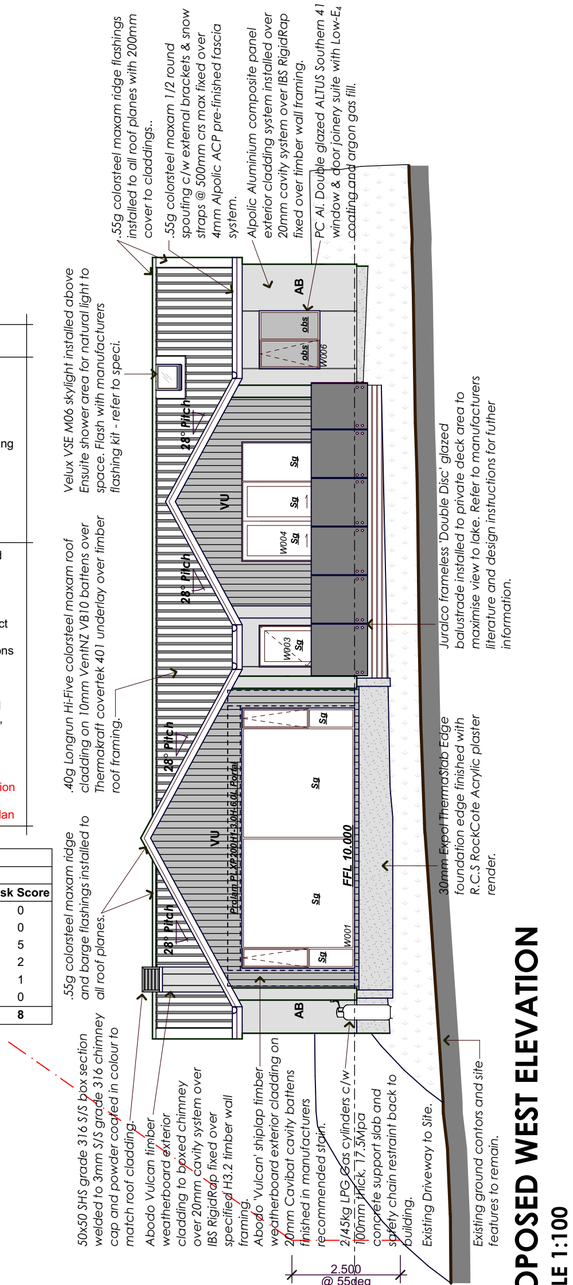
- Spouting to be continuous type colorsteel maxam 150mm 1/2 round with PC exposed brackets & snow straps @ 500mm crs max,

- Fascia to all roof planes to be continuous type profiled colorsteel maxam.

- Combined Total breach through all recession planes = 0.28m² - acceptable under 7.5.7 exemption a, Flat Sites within the District Plan

BUILDING ENVELOPE RISK MATRIX
Worst Elevation

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8



PROPOSED WEST ELEVATION
SCALE 1:100

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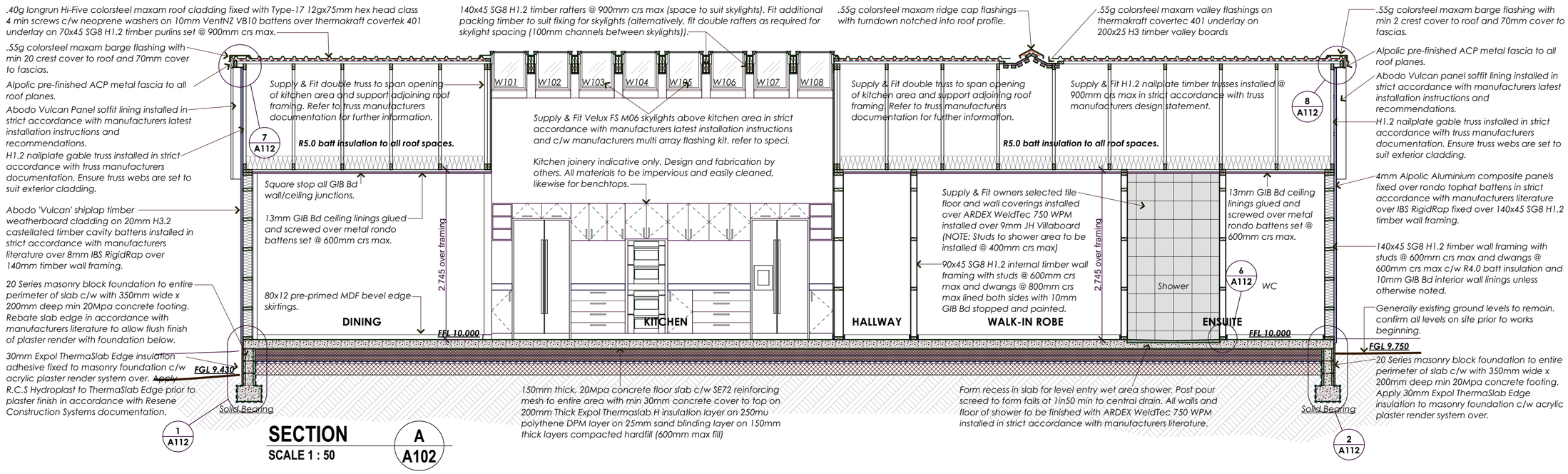
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Drawing Title:
PROPOSED ELEVATIONS

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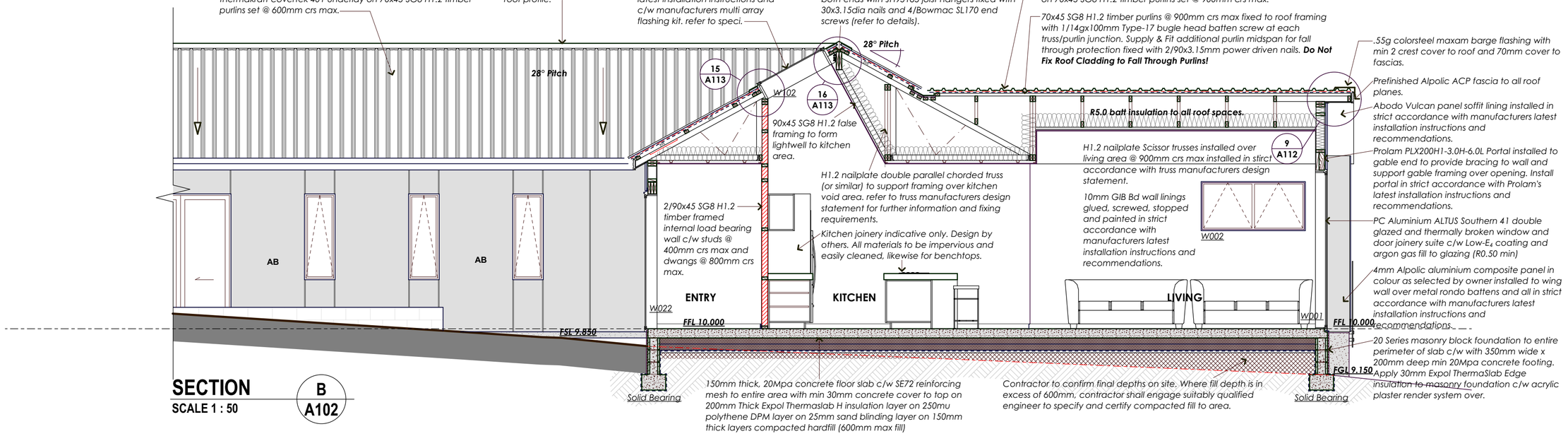
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TDM	TDM	23 Jan. 2026
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SECTION A
SCALE 1 : 50

A102



SECTION B
SCALE 1 : 50

A102

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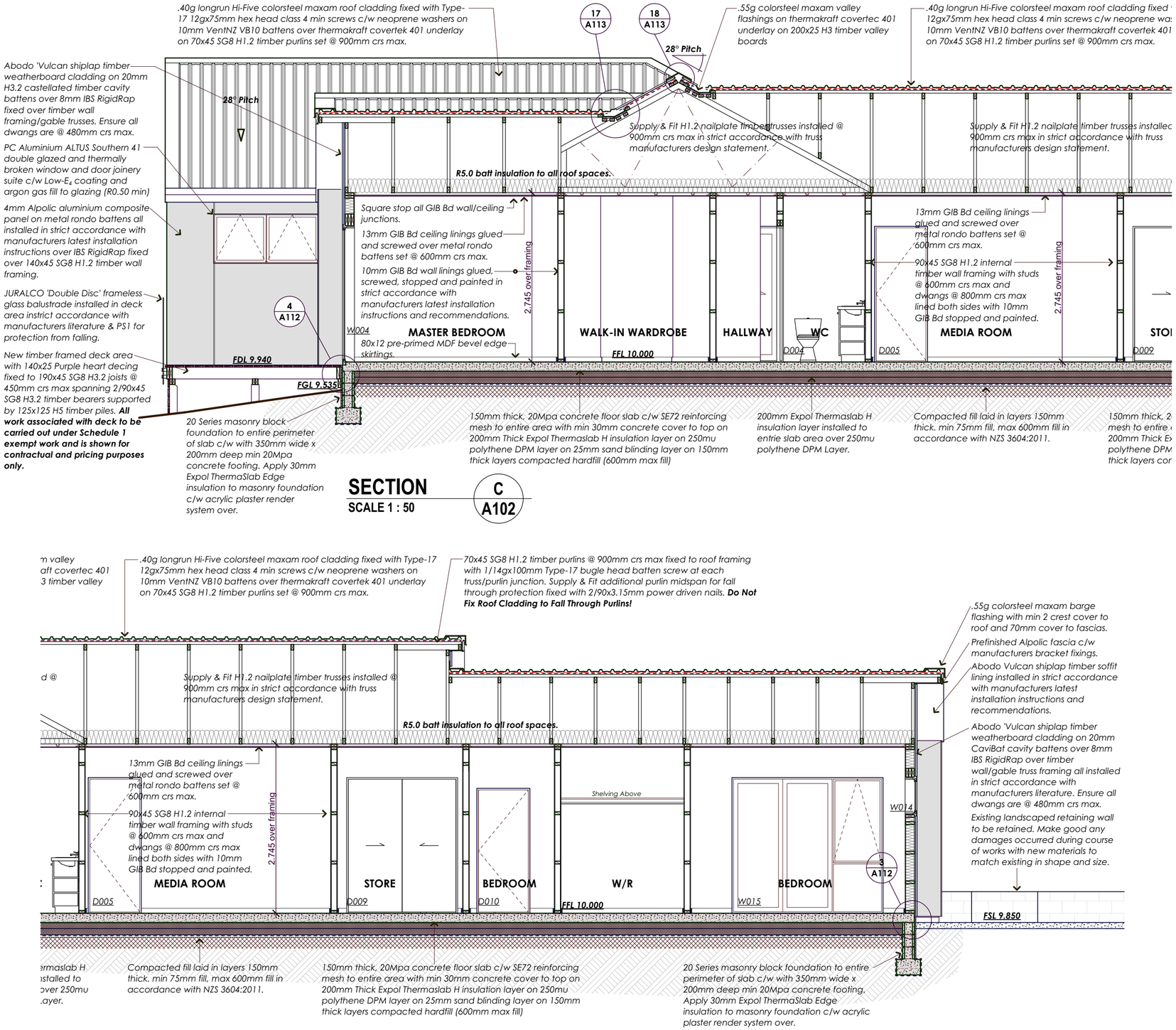
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SECTIONS

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SECTION
SCALE 1 : 50

C
A102

SECTION C CONTINUED

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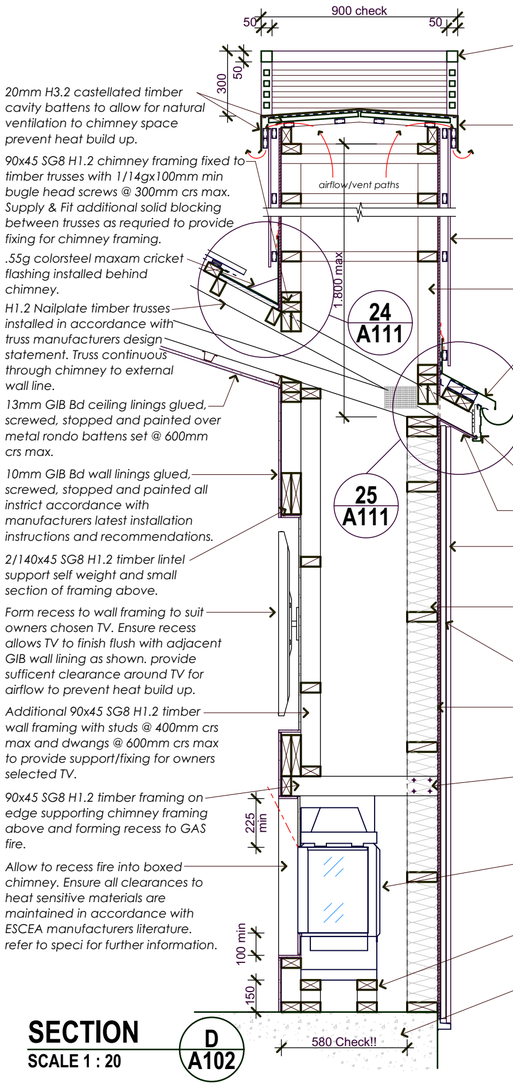
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SECTIONS

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20mm H3.2 castellated timber cavity battens to allow for natural ventilation to chimney space prevent heat build up.

90x45 SG8 H1.2 chimney framing fixed to timber trusses with 1/14gx100mm min bugle head screws @ 300mm crs max. Supply & Fit additional solid blocking between trusses as requried to provide fixing for chimney framing.

.55g colorsteel maxam cricket flashing installed behind chimney.

H1.2 Nailplate timber trusses installed in accordance with truss manufacturers design statement. Truss continuous through chimney to external wall line.

13mm GIB Bd ceiling linings glued, screwed, stopped and painted over metal rondo battens set @ 600mm crs max.

10mm GIB Bd wall linings glued, screwed, stopped and painted all instrict accordance with manufacturers latest installation instructions and recommendations.

2/140x45 SG8 H1.2 timber lintel support self weight and small section of framing above.

Form recess to wall framing to suit owners chosen TV. Ensure recess allows TV to finish flush with adjacent GIB wall lining as shown. provide sufficent clearance around TV for airflow to prevent heat build up.

Additional 90x45 SG8 H1.2 timber wall framing with studs @ 400mm crs max and dwangs @ 600mm crs max to provide support/fixing for owners selected TV.

90x45 SG8 H1.2 timber framing on edge supporting chimney framing above and forming recess to GAS fire.

Allow to recess fire into boxed chimney. Ensure all clearances to heat sensitive materials are maintained in accordance with ESCEA manufacturers literature. refer to speci for further information.

50x50 Grade 316 S/S box section custom fabricate chimney surround, powder coated to match roof cladding. Infill with 25x25 S/S box section spaced evenly and welded to main support posts. Fully weld to 3.0mm custom folded Grade 316 S/S chimney cap flashing.

3.0mm Custom folded Grade 316 S/S Chimney cap flashing powder coated in colour to match roof cladding on Thermakraft covertek 401 underlay on 20mm H3.2 timber plywood substrate on shaped ex140x45 SG8 H3.2 packers to form 5deg fall to cap flashing. Fix to boxed framing with 14gx100mm Hex Head screws c/w neoprene washers all round @ 250mm crs max.

Abodo 'Vulcan shiplap timber weatherboard cladding on 20mm castellated timber cavity battens over 8mm IBS RigidRap fixed to timber framing.

90x45 SG8 H3.2 timber framing to form false boxed chimney above roof c/w studs @ 400mm crs max and dwangs @ 480mm crs max.

.55g colorsteel maxam apron flashing along chimney front turned down into gutter on ex70x45 SG8 H1.2 timber packers fixed to 70x45 SG8 H1.2 timber purlins with 2/90x3.15mm nails. Fit Thermakraft covertek 401 underlay as separation layer between dissimilar materials.

.55g colorsteel maxam 150mm 1/2round spouting c/w exposed brackets & snow straps @ 500mm crs max all powder coated to match.

4mm Alpolic pre-finished aluminium composite panel fascia c/w manufacturers clip bracket system.

6mm JH Villaboard soffit lining stopped flush and painted to all eaves.

4mm Alpolic aluminium composite panels in colour as selected by owner over rondo top hat battens over 8mm IBS RigidRap all installed in strict accordance with manufacturers literature.

140x45 SG8 H1.2 timber wall framing with studs @ 600mm crs max and dwangs @ 800mm crs max to external walls c/w R4.0 batt insulation. Fix dwangs to studs with 2/90x3.15mm end nails both ends.

20mm min Rondo Top Hat battens installed in accordance with Alpolic installation instructions.

8mm IBS RigidRap installed to external wall frames in strict accordance with manufacturers latest installation instructions and recommendations. Refer to bracing plan and schedule for locations of any bracing contained within RigidRap.

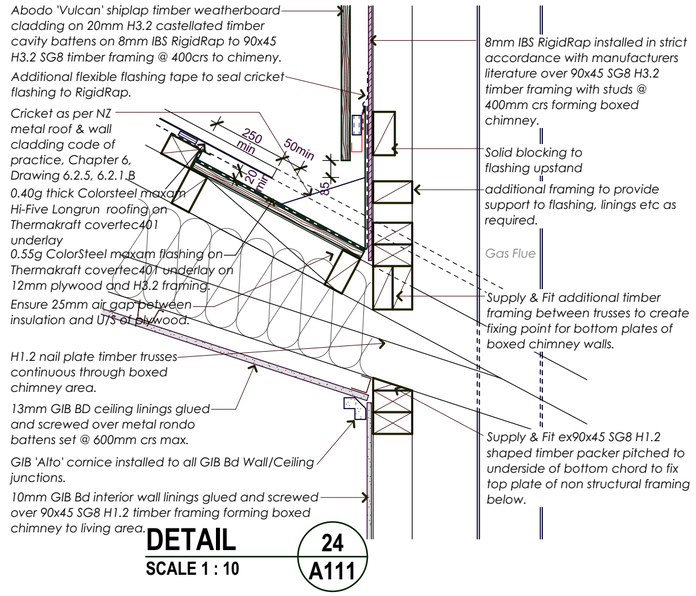
90x45 SG8 H1.2 timber framing on edge @ 600mm crs max fixed to external wall studs with 2/14gx100mm Type-17 self drilling bugle head screws and supported by ESCEA metal Kitset Wall Unit surround to GAS fire place. refer to speci for kitset dimensions and specifications.

ESCEA DS1400 GAS fireplace installed in strict accordance with manufacturers latest installation instructions and recommendations including all fluing requirements and clearances to heat sensitive materials.

90x45 SG8 H1.2 timber framing to support ESCEA 'KWU' and raise base from floor level. Refer to manufacturers literature for full setout and installation instructions.

Concrete floor slab and foundation system. Refer to foundation/slab plan and details for further information and setout requirements.

SECTION
SCALE 1 : 20
D A102



Abodo 'Vulcan' shiplap timber weatherboard cladding on 20mm H3.2 castellated timber cavity battens on 8mm IBS RigidRap to 90x45 H3.2 SG8 timber framing @ 400crs to chimeny.

Additional flexible flashing tape to seal cricket flashing to RigidRap.

Cricket as per NZ metal roof & wall cladding code of practice, Chapter 6, Drawing 6.2.5, 6.2.1.B

0.40g thick Colorsteel maxam Hi-Five Longrun roofing on Thermakraft covertec401 underlay

0.55g ColorSteel maxam flashing on Thermakraft covertec401 underlay on 12mm plywood and H3.2 framing.

Ensure 25mm air gap between insulation and U/S of plywood.

H1.2 nail plate timber trusses continuous through boxed chimney area.

13mm GIB BD ceiling linings glued and screwed over metal rondo battens set @ 600mm crs max.

GIB 'Alto' cornice installed to all GIB Bd Wall/Ceiling junctions.

10mm GIB Bd interior wall linings glued and screwed over 90x45 SG8 H1.2 timber framing forming boxed chimney to living area.

8mm IBS RigidRap installed in strict accordance with manufacturers literature over 90x45 SG8 H3.2 timber framing with studs @ 400mm crs forming boxed chimney.

Solid blocking to flashing upstand

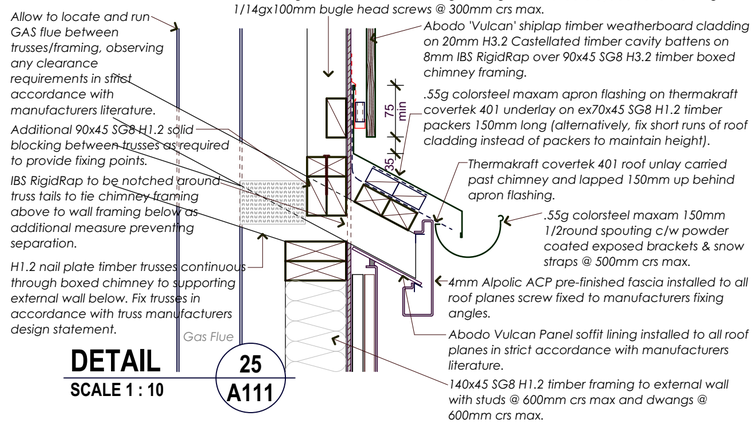
additional framing to provide support to flashing, linings etc as required.

Gas Flue

Supply & Fit additional timber framing between trusses to create fixing point for bottom plates of boxed chimney walls.

Supply & Fit ex90x45 SG8 H1.2 shaped timber packer pitched to underside of bottom chord to fix top plate of non structural framing below.

DETAIL
SCALE 1 : 10
24 A111



90x45 SG8 H3.2 timber framing forming boxed chimney c/w studs @ 400mm crs max and dwangs @ 480mm crs max. Fixing framing to roof structure/additional framing with 1/14gx100mm bugle head screws @ 300mm crs max.

Allow to locate and run GAS flue between trusses/framing, observing any clearance requirements in strict accordance with manufacturers literature.

Additional 90x45 SG8 H1.2 solid blocking between trusses as required to provide fixing points.

IBS RigidRap to be notched around truss tails to tie chimney framing above to wall framing below as additional measure preventing separation.

H1.2 nail plate timber trusses continuous through boxed chimney to supporting external wall below. Fix trusses in accordance with truss manufacturers design statement.

Abodo 'Vulcan' shiplap timber weatherboard cladding on 20mm H3.2 Castellated timber cavity battens on 8mm IBS RigidRap over 90x45 SG8 H3.2 timber boxed chimney framing.

.55g colorsteel maxam apron flashing on thermakraft covertek 401 underlay on ex70x45 SG8 H1.2 timber packers 150mm long (alternatively, fix short runs of roof cladding instead of packers to maintain height).

Thermakraft covertek 401 roof unlay carried past chimney and lapped 150mm up behind apron flashing.

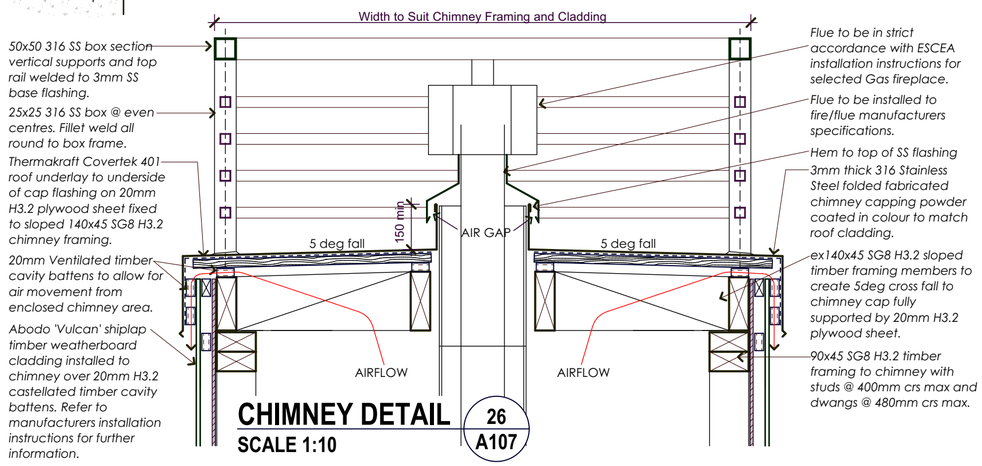
.55g colorsteel maxam 150mm 1/2round spouting c/w powder coated exposed brackets & snow straps @ 500mm crs max.

4mm Alpolic ACP pre-finished fascia installed to all roof planes screw fixed to manufacturers fixing angles.

Abodo Vulcan Panel soffit lining installed to all roof planes in strict accordance with manufacturers literature.

140x45 SG8 H1.2 timber framing to external wall with studs @ 600mm crs max and dwangs @ 600mm crs max.

DETAIL
SCALE 1 : 10
25 A111



50x50 316 SS box section vertical supports and top rail welded to 3mm SS base flashing.

25x25 316 SS box @ even centres. Fillet weld all round to box frame.

Thermakraft Covertek 401 roof underlay to underside of cap flashing on 20mm H3.2 plywood sheet fixed to sloped 140x45 SG8 H3.2 chimney framing.

20mm Ventilated timber cavity battens to allow for air movement from enclosed chimney area.

Abodo 'Vulcan' shiplap timber weatherboard cladding installed to chimney over 20mm H3.2 castellated timber cavity battens. Refer to manufacturers installation instructions for further information.

Flue to be in strict accordance with ESCEA installation instructions for selected Gas fireplace.

Flue to be installed to fire/flue manufacturers specifications.

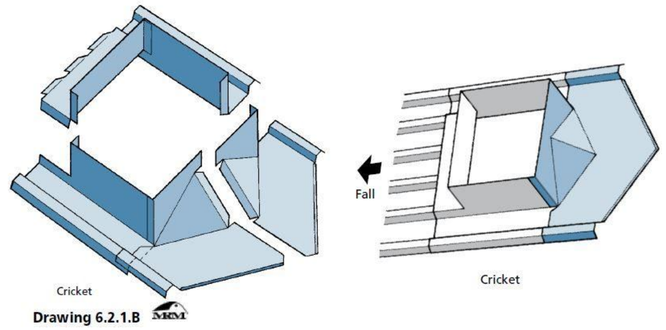
Hem to top of SS flashing

3mm thick 316 Stainless Steel folded fabricated chimney capping powder coated in colour to match roof cladding.

ex140x45 SG8 H3.2 sloped timber framing members to create 5deg cross fall to chimney cap fully supported by 20mm H3.2 plywood sheet.

90x45 SG8 H3.2 timber framing to chimney with studs @ 400mm crs max and dwangs @ 480mm crs max.

CHIMNEY DETAIL
SCALE 1:10
26 A107



Drawing 6.2.1.B

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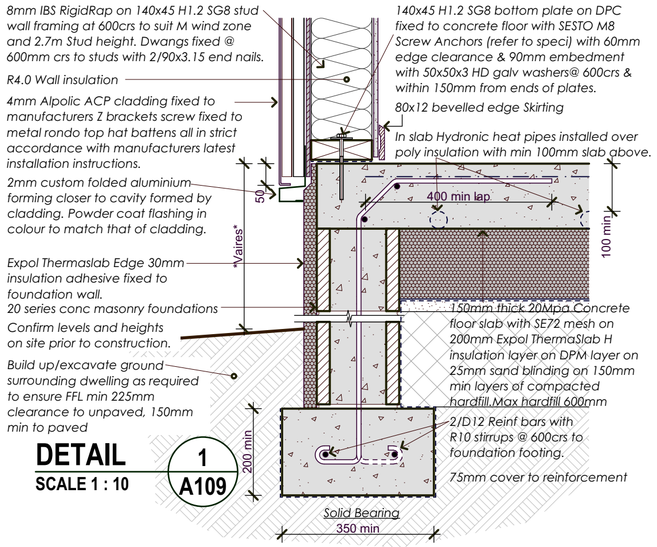
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CHIMNEY DETAILS

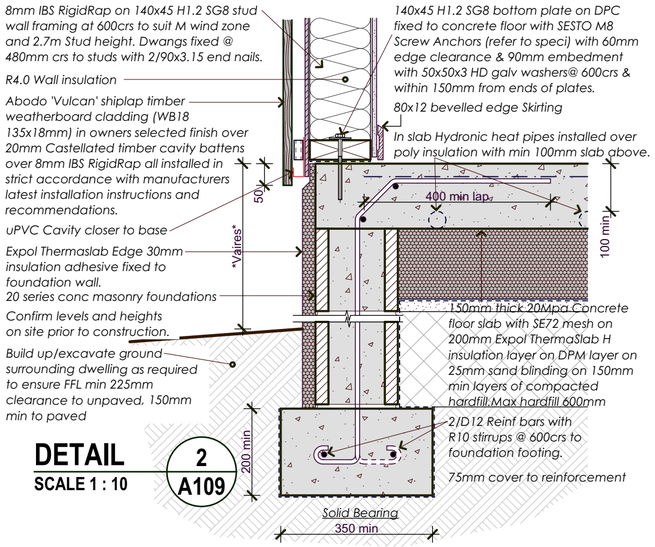
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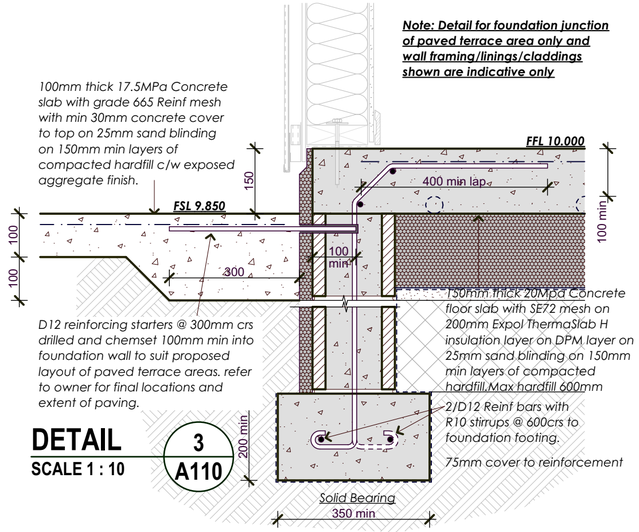
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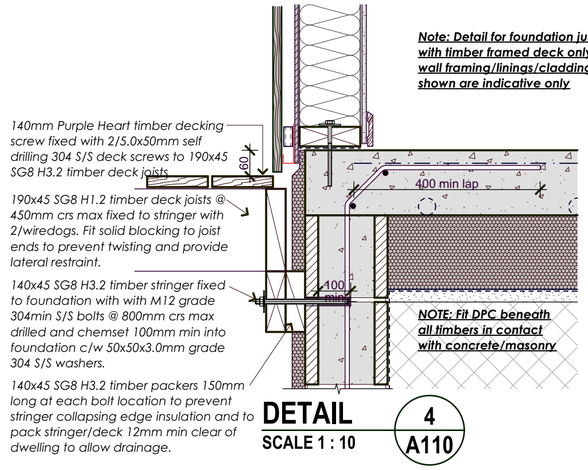
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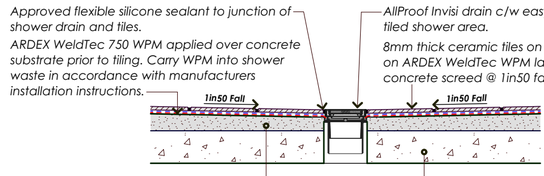
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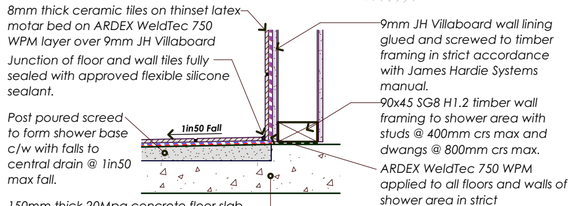
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DETAIL SCALE 1 : 10 — 4 / A110

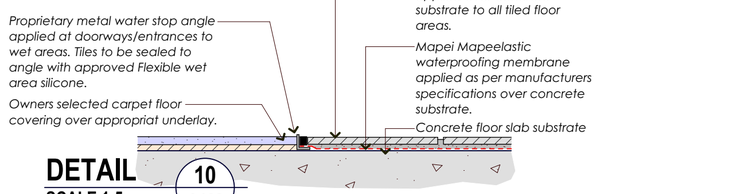


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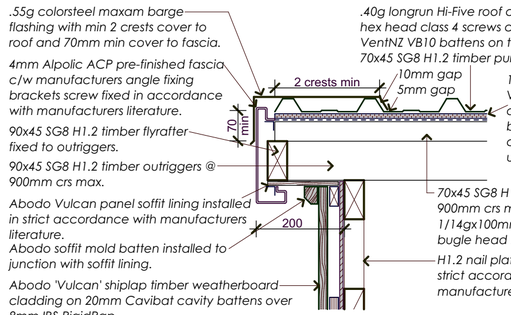


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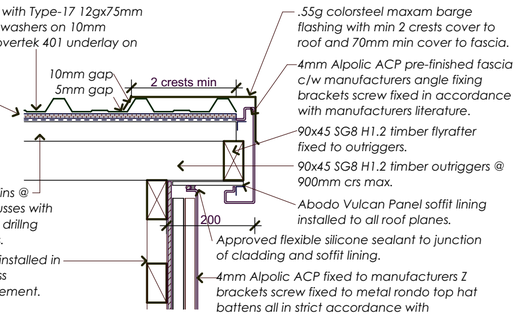
NOTE: All exterior claddings to be installed in strict accordance with manufacturers latest installation instructions and recommendations c/w with all fastenings and flashings required to ensure weathertight finish to dwelling. Refer to Specification for all manufacturers installation instructions.



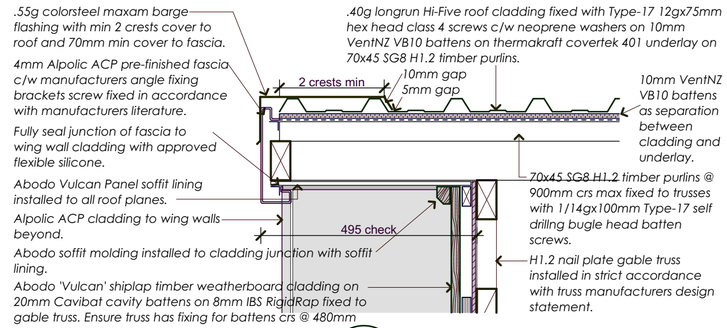
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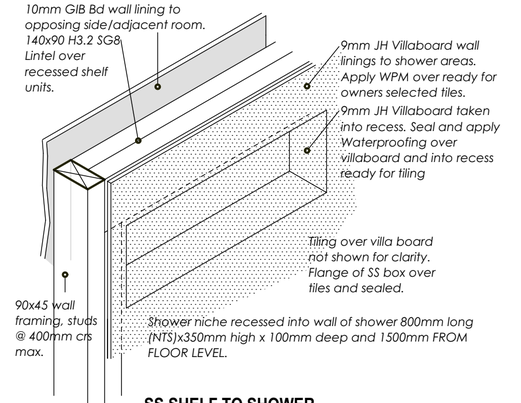
DETAIL SCALE 1 : 10 — 7 / A109



DETAIL SCALE 1 : 10 — 8 / A109



DETAIL SCALE 1 : 10 — 9 / A109



DETAIL SCALE 1 : 10 — SS SHELF TO SHOWER / 11 / -

NOTE: Confirm final locations and sizes of shower niches on site with owner.

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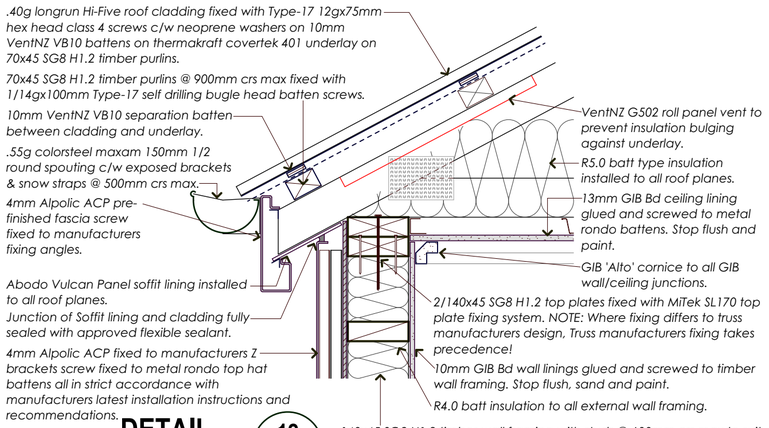
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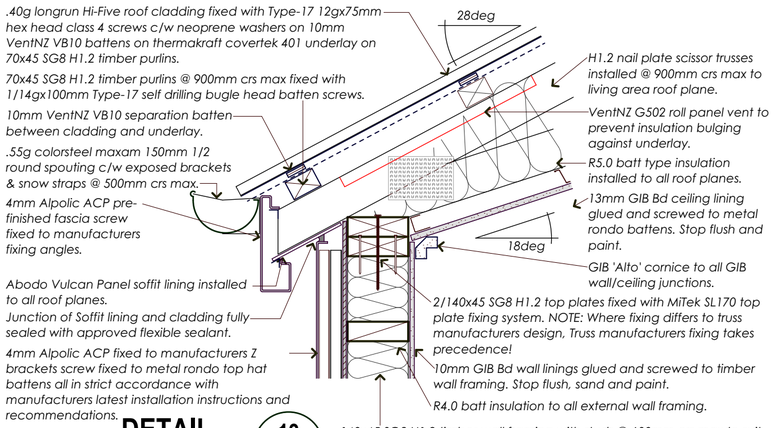
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Drawing Sheet:		**Scale:**
A112 of A115		AS SHOWN

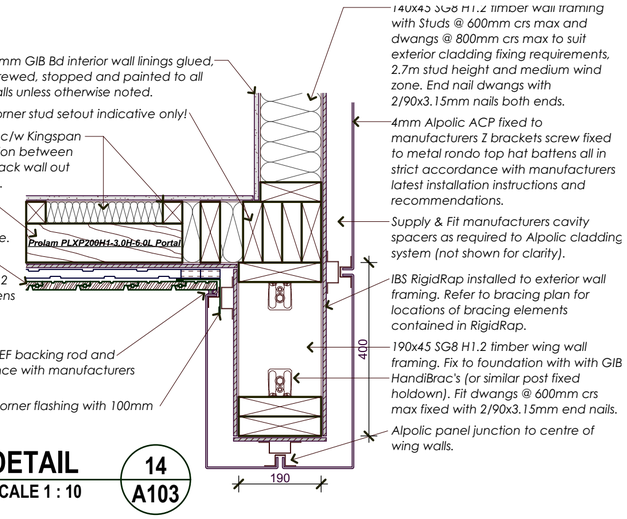
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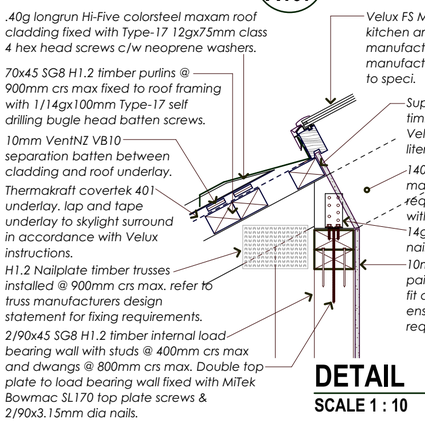
DETAIL 12 / A107
SCALE 1 : 10



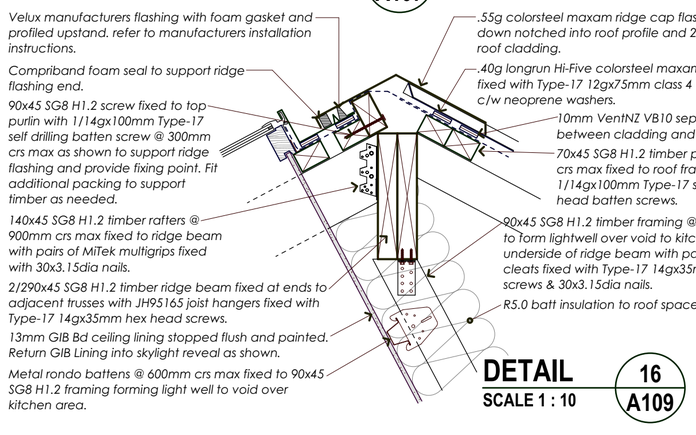
DETAIL 13 / A107
SCALE 1 : 10



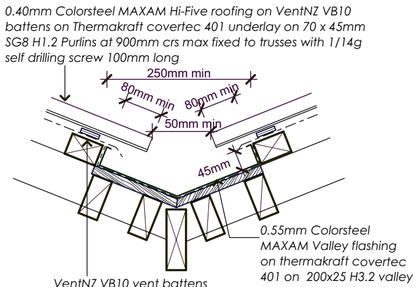
DETAIL 14 / A103
SCALE 1 : 10



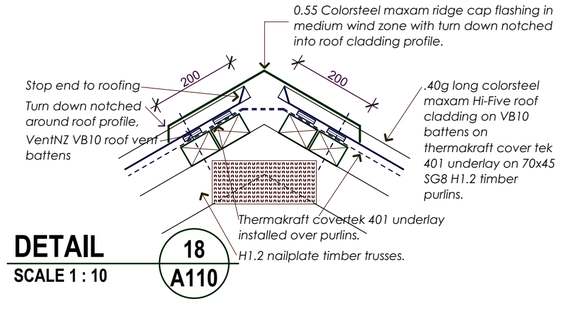
DETAIL 15 / A109
SCALE 1 : 10



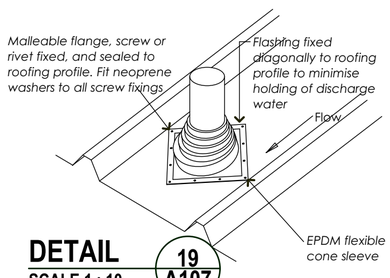
DETAIL 16 / A109
SCALE 1 : 10



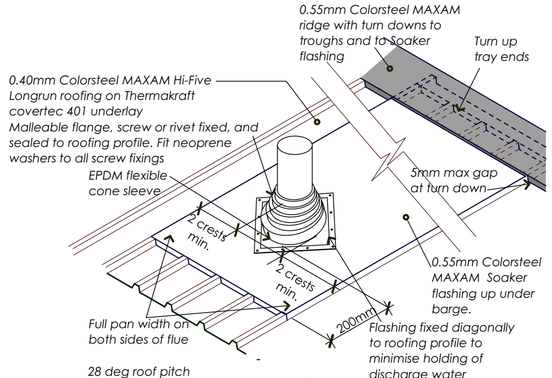
DETAIL 17 / A110
SCALE 1 : 10



DETAIL 18 / A110
SCALE 1 : 10



DETAIL 19 / A107
SCALE 1 : 10



DETAIL 20 / A107
NTS

NOTE: All exterior claddings to be installed in strict accordance with manufacturers latest installation instructions and recommendations c/w with all fastenings and flashings required to ensure weathertight finish to dwelling. Refer to Specification for all manufacturers installation instructions.

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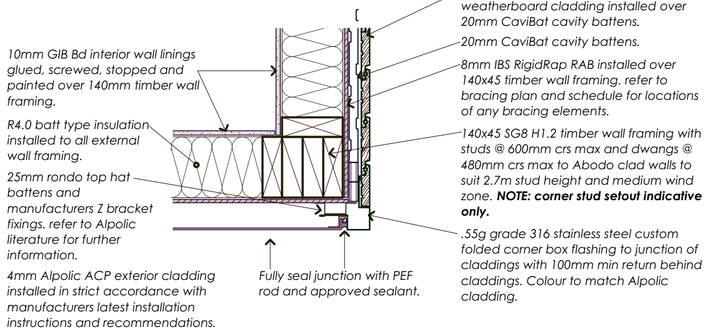
Project name and Client:
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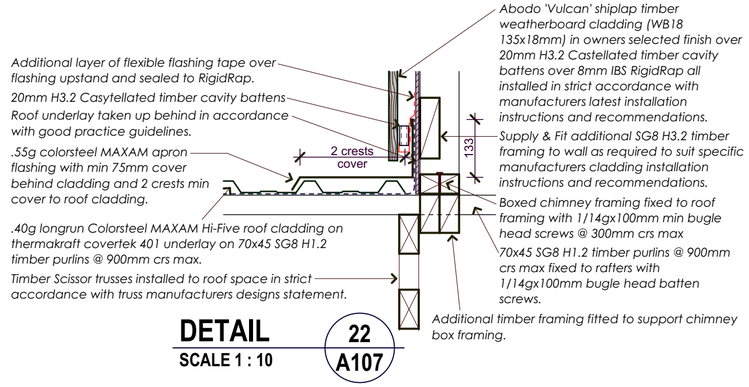
REV 0: 29/10/2026 Consent Issue

Design:	Checked:	Date:
TDM	TDM	23 Jan. 2026
Job Number:	Revision:	Original Drawing size:
24002	0	A2 Sheet
Drawing Sheet:		Scale:
A113 of A115		AS SHOWN

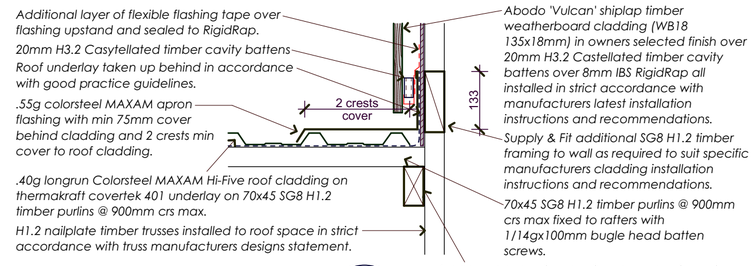
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DETAIL 21 / A103
SCALE 1 : 10

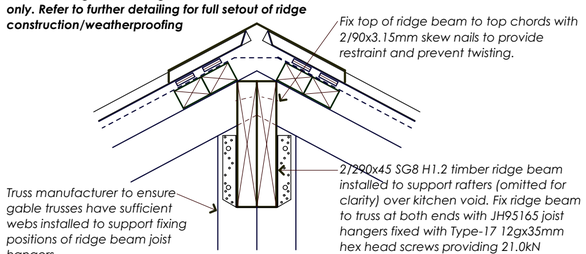


DETAIL 22 / A107
SCALE 1 : 10

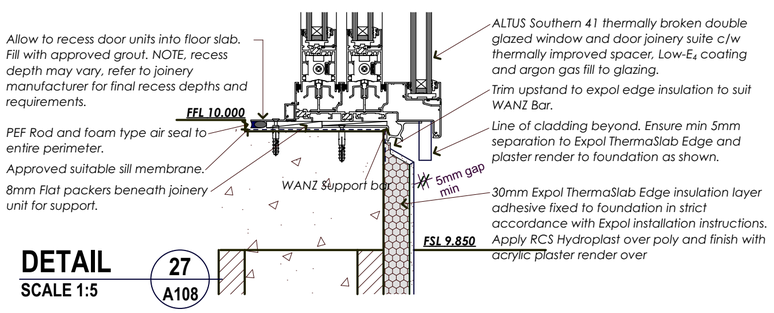


DETAIL 32 / A107
SCALE 1 : 10

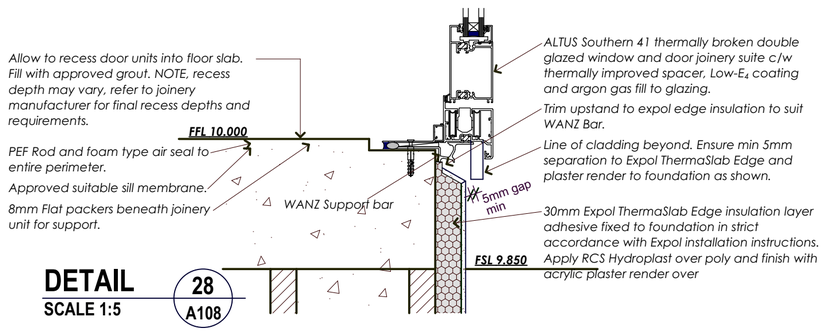
Roof cladding and flashings shown for reference only. Refer to further detailing for full setout of ridge construction/weatherproofing



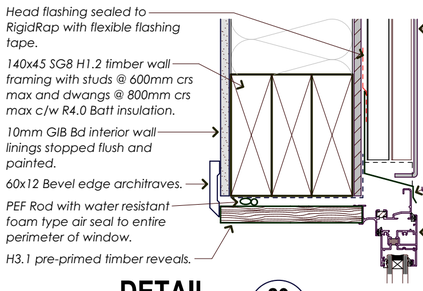
DETAIL 23 / A109
SCALE 1 : 10



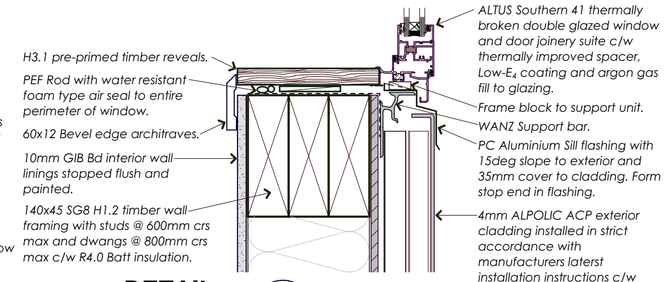
DETAIL 27 / A108
SCALE 1:5



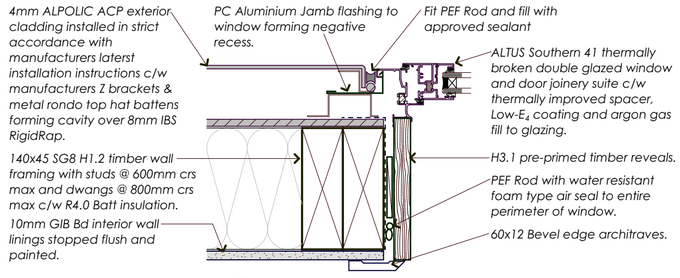
DETAIL 28 / A108
SCALE 1:5



DETAIL 29 / A108
SCALE 1:5



DETAIL 30 / A108
SCALE 1:5



DETAIL 31 / A108
SCALE 1:5

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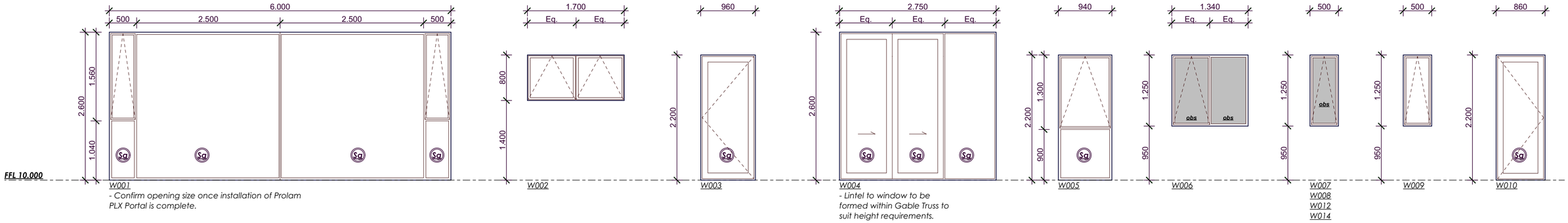
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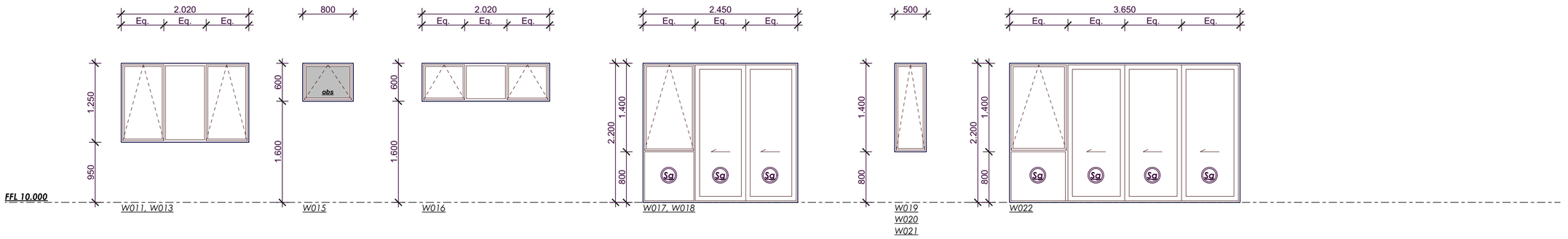
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DETAILS

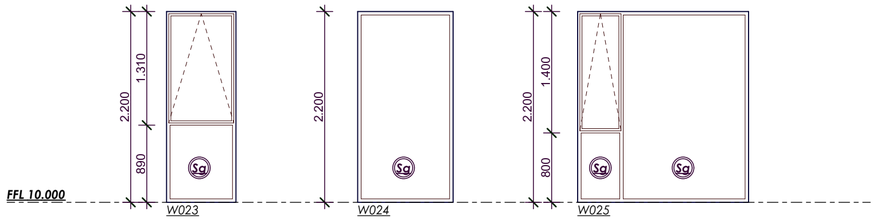
REV 0: 29/10/2026 Consent Issue

Design:	Checked:	Date:
TDM	TDM	23 Jan. 2026
Job Number:	**Revision:**	**Original Drawing size:**
24002	0	A2 Sheet
Drawing Sheet:		**Scale:**
A114 of A115		AS SHOWN

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WINDOW & DOOR SCHEDULE

SCALE 1:50

NOTES:

- The aluminium window fabricator shall confirm all dimensions and angles on site prior to fabrication. Allow to carry out thorough site measure of all windows listed and confirm Sill heights for safety glazing purposes.

- All safety glass and all handing of doors shall be confirmed by Aluminium Fabricator by comparing schedule against plan, elevations and actual site measurements.

- All Aluminium units shall be ALTUS Southern 41 powder coated in colour as chosen by owner.

- All windows shall be double glazed with thermally improved spacer, Low-E_4 coating and argon gas fill - R0.50.

SG = Safety Glass (where glass is down to floor, both sides may need to be safety glass).

obs = Obscured Safety Glazing, confirm with Owner for pattern and placement.

-All new interior hinged doors to be 1980 x 810 Hollow Core doors MDF faced with clashing strips (paint quality) on 1 1/2 pair SS loose pin ball bearing butt hinges. Lever door handles @ 1.0m height. Refer to owner for selection of furniture and any locking requirements. (i.e toilet and bathroom/Bedroom doors)

- Cavity Slider doors shall be 1980x 810mm CS for Doors type refer to specification.

- Confirm all window and door hardware and locking and keyed alike doors with owner prior to ordering.

- NOTE: Where window spans exceed maximums available, consult with owner and aluminium fabricator to chose matching profile from ALTUS suite capable of larger spans.

- Refer to Truss manufacturers design information for all Lintel sizes, trimming studs and fixing requirements.

NATURAL LIGHTING AND VENTILATION TO SPACES

Project	King Residence		Job No:	24002	Date:	23/01/2026
Habital space	Floor area(m2)	Nautral light	% of light	Natural Vents	%of venting	Mechanical
Open Plan Area (Living, Dining, Kitchen)	73.49	33.18	45%	5.73	8%	Rangehood
Office	3.79	1.76	46%	1.00	26%	n/a
Master Bedroom	18.09	9.22	51%	5.98	33%	n/a
Ensuite	11.39	4.20	37%	2.34	21%	Manrose FAN 0101
Laundry	7.30	2.59	35%	2.59	36%	n/a
WC	3.09	0.00	0%	0.00	0%	Manrose FAN 0101
Media Room	16.66	2.83	17%	1.88	11%	n/a
Bedroom 2	17.10	2.83	17%	1.88	11%	n/a
Bathroom 2	5.18	0.63	12%	0.63	12%	Manrose FAN 0101
Bedroom 3	16.10	6.60	41%	5.52	34%	
Bathroom 3	4.90	1.11	23%	1.11	23%	Manrose FAN 0102
10% Natural light required and 5% natural ventilation required.						

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WINDOW & DOOR SCHEDULE

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Drawing Sheet:		**Scale:**
A115 of A115		AS SHOWN

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