MCNABB & WHITELAW

36 RILEY STREET, LAKE HAWEA

LATITUDE HOMES



ARTISTIC IMPRESSION SUBJECT TO FINAL DESIGN AND COLOUR SELECTION



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REVISIONS

CN-A 08 JULY 2026
- Concept plan

CN-B 07 SEPT 2026
- Concept plan

WD-A 18 OCT 2026
- Working drawing plan set

NEW HOME CONSULTANT:
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JOB NUMBER:
CTL156

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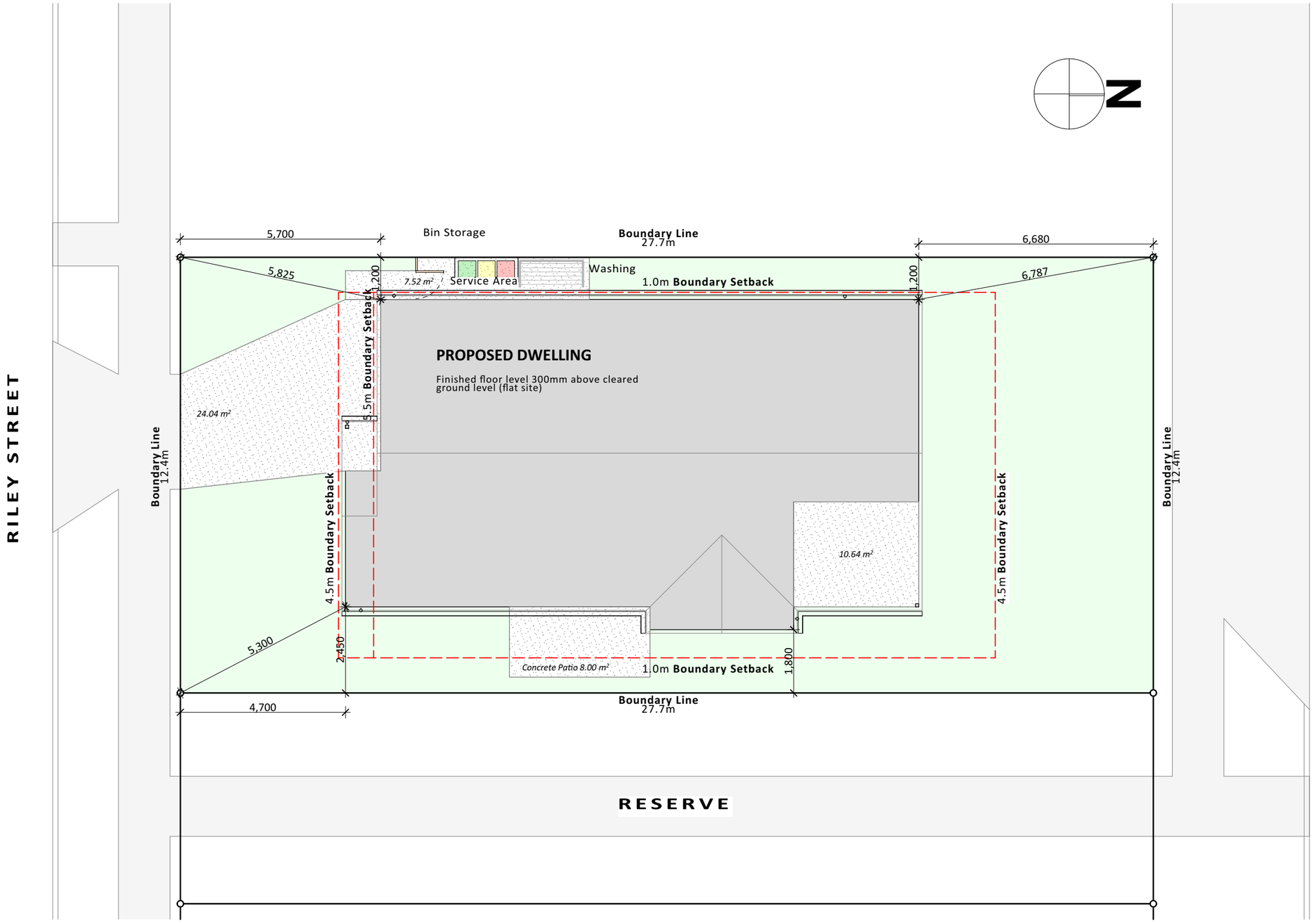
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GENERAL
SCALE 1:1 @ A3

STATUS: **WD-A** WORKING DRAWING

SHEET:

CLIENT:
MCNABB & WHITELAW
ADDRESS:
36 RILEY STREET, LAKE HAWEA



Legend:

- Site boundary line
- Easement line
- Boundary setback line
- Contour line
- Sediment control fence
- Selected driveway with 1:100 min fall to sumps

General Notes:

1 All setout dimensions are to the face of the foundations

2 Location and orientation of proposed building to be confirmed on site with owner before commencing construction

3 Patio and paving to front door to comply with NZBC D1 2.1 slip resistance table 2.

4 Location of services to be located by building contractor before commencing construction

Sediment Control Notes:

1 All erosion and sediment control measures to be installed prior to any major earth works on site
2 All earthworks shall be kept to a minimum as required to complete building and landscaping work and shall only commence immediately prior to building
3 All excavated material not required for sill shall be removed from the site
4 All erosion and sediment control structures shall be inspected each day and maintained
5 Downpipes shall be temporarily connected to the srormwater drainage system as soon as the roof is installed and ahall be left in place until the permanent downpipes are fitted

Hazard Management Temporary Fencing:

If a work site is not completely enclosed and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity where a potential hazard as a work site makes a safety barrier necessary, a barrier complying with table 1, NZBC F5/ AS1 is an acceptable solution

Surrounding Ground Fall:

Fall finished ground away from building at 1:25 min. For at least 1.0m. Finished ground levels to the site are to allow for un-obstructed overland flow paths to street channel or other council designated stormwater paths

Legal Description

Lot: 44 DP: 578363
Site area: 345m²

Site Details:

Wind zone:	HIGH
Earthquake zone:	3
Exposure zone:	B
Snow loading:	N5

Site Coverage:

Building footprint:	129.93m²
Additional areas:	12.85m²
Total area:	142.79m²
Site coverage:	41.38% (50max)

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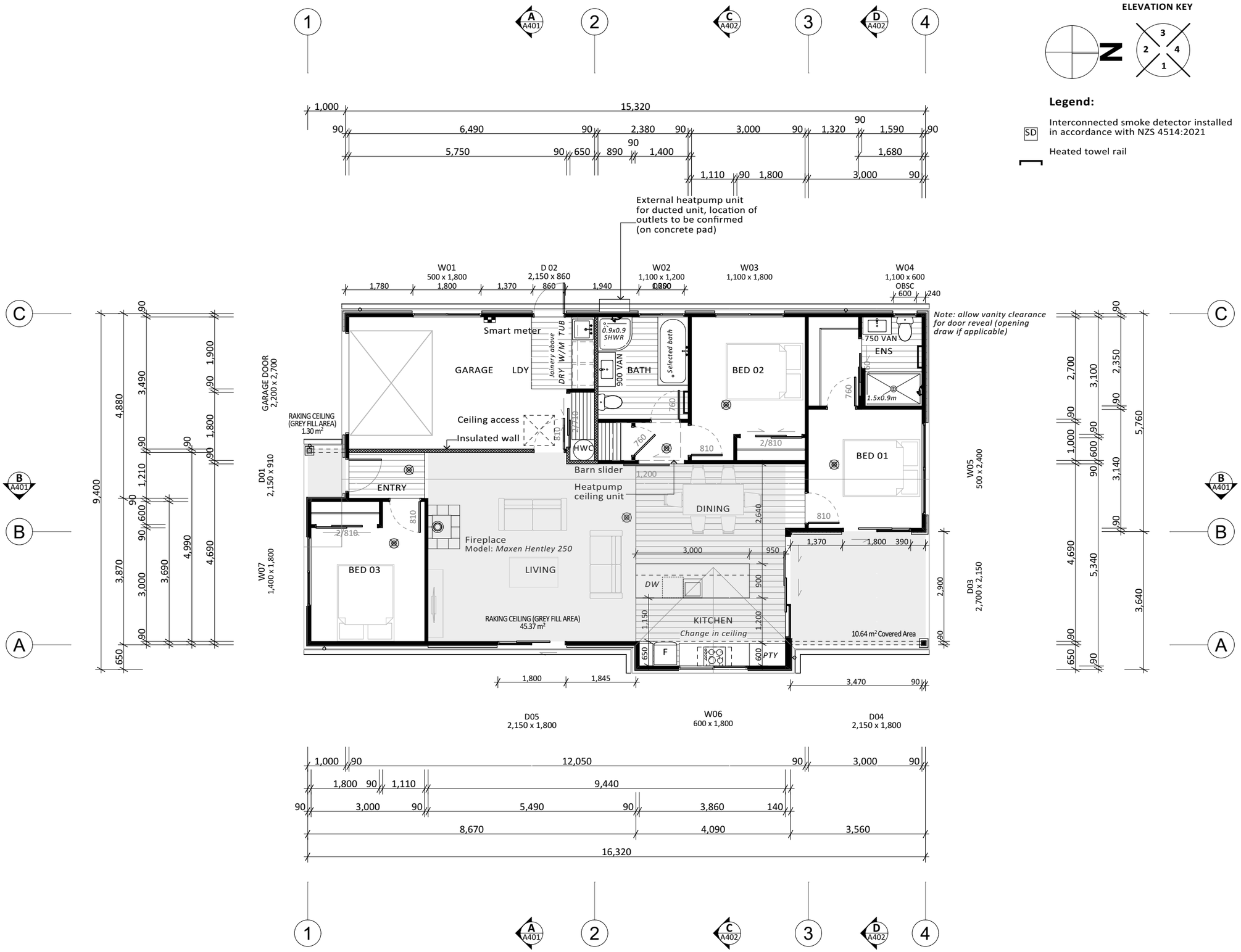
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SITE PLAN

SCALE 1:100, 1:120 @ A3
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SHEET: **A101**
CLIENT: MCNABB & WHITELAW
ADDRESS: 36 RILEY STREET, LAKE HAWEA



ELEVATION KEY

Legend:

SD — Interconnected smoke detector installed in accordance with NZS 4514:2021

Heated towel rail

General Notes:

1 Building contractor to check all dimensions before commencing construction

2 Offset joinery is dimensioned otherwise considered centred in wall space

3 **All** joinery double glazed
All glazing shall comply with NZS 4223 part.3:2016 'human impact safety requirements' note that irrespective of glazing dimensions safety glazing must be installed to any door or window in a room containing a bath or a shower or a spa and to all shower doors and screens.

4 **All** downlights to be IC-F rated
To comply with NZBC G8/AS1. Minimum illuminance of 20 lux per m^3 of floor area required. External lighting to be provided at access routes.

External Wall Framing:

90x45 studs up to 2.4m - at 600mm crs
90x90 studs up to 3.6m - at 600mm crs

Interior Wall Framing:

90x45 studs up to 3.0m - at 600mm crs
90x90 studs up to 4.2m - at 600mm crs

Allow min 2 rows of dwangs installed as per 3604:2011 (max 1350mm spacing) or as per the cladding manufacturers requirments

Internal Wet Areas:

Walls to be GIB aqualine with washable 3 coat system using a satin enamel top coat

Kitchen bench surface to comply with NZBC G3 clause 1.1.3

Shower screens / doors to have glazing to be saftey glass in accordance with NZS 4223 part 3: 2016

Total Area Over Frame:

Living area:	105.06m²
Garage area:	24.88m²
Total area (O/F):	**129.93m²**
Roof plan area:	147.06m²
Covered area(s):	12.85m²

Flooring Legend / Notes:

Indicates vinyl plank flooring:
Installed to manufactures specification

Indicates ceramic tile flooring:
- where exposed to water splash must have a min. 6% water absorption, waterproof grouted joints and bed with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate and environment of use - where in a wet area, tiles must be as above and laid over an impervious lining or membrane to floors and walls. Floors shall fall at 1:50 to waste

Patio and paving to front door to comply with NZBC D1 2.1 slip resistance table 2. Maximum step height to common / main private stairways to be 190mm.

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FLOOR PLAN

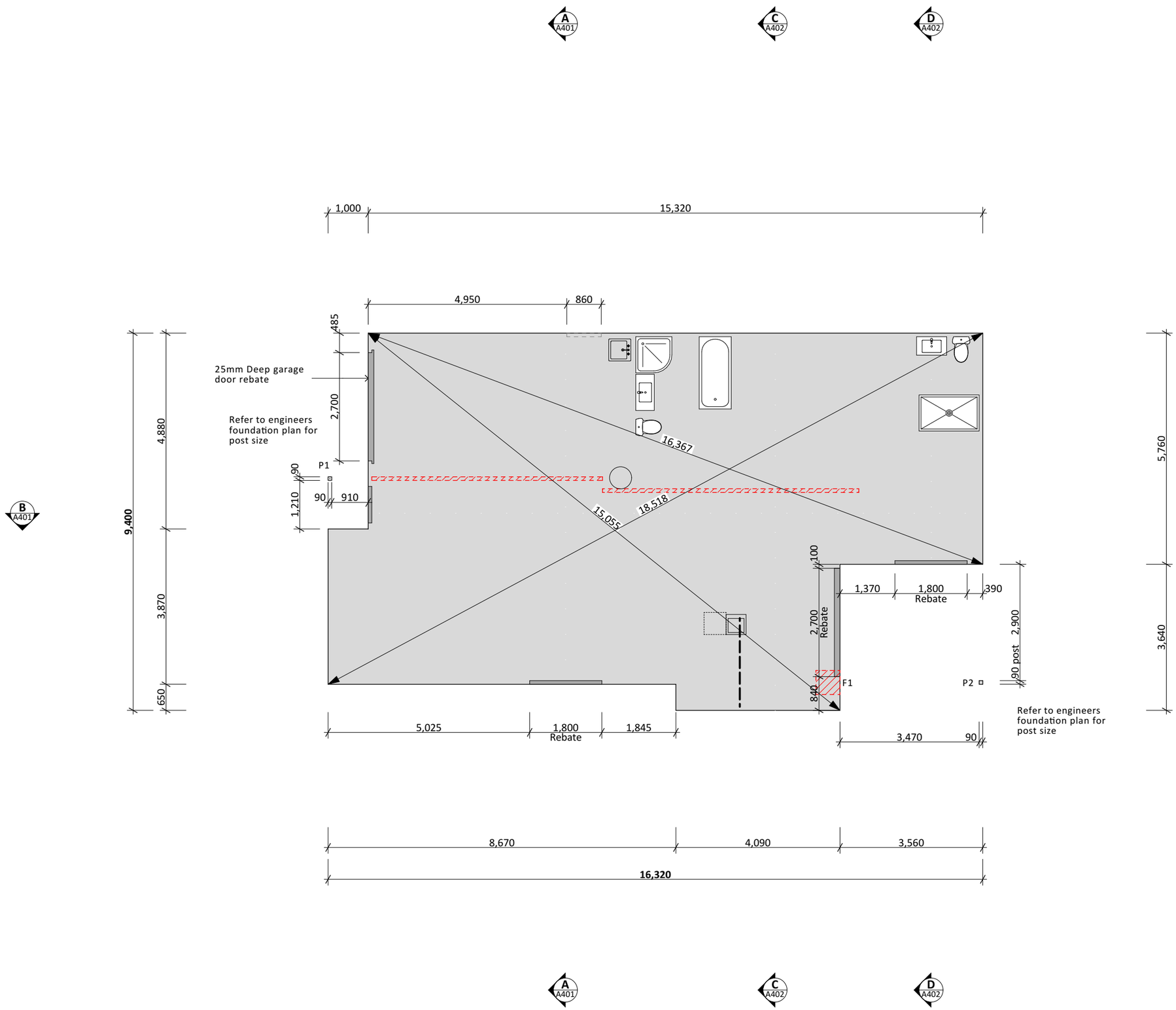
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SHEET: **A201**



General Notes:

1 Diagonal dimensions are for setout and checking purposes only

Foundation Type:

Maxslab Base foundation to engineers design

Legend:

- Joinery / garage door rebate
- Wanz bar location at slab
- Load bearing walls, refer to floor plan for position
- Conduit to island kitchen bench

HWC
20mm copper pipe to discharge outside the foundation envelope in a visable location
Safe tray installed to HWC with overflow pipe to discharge outside the foundation envelope

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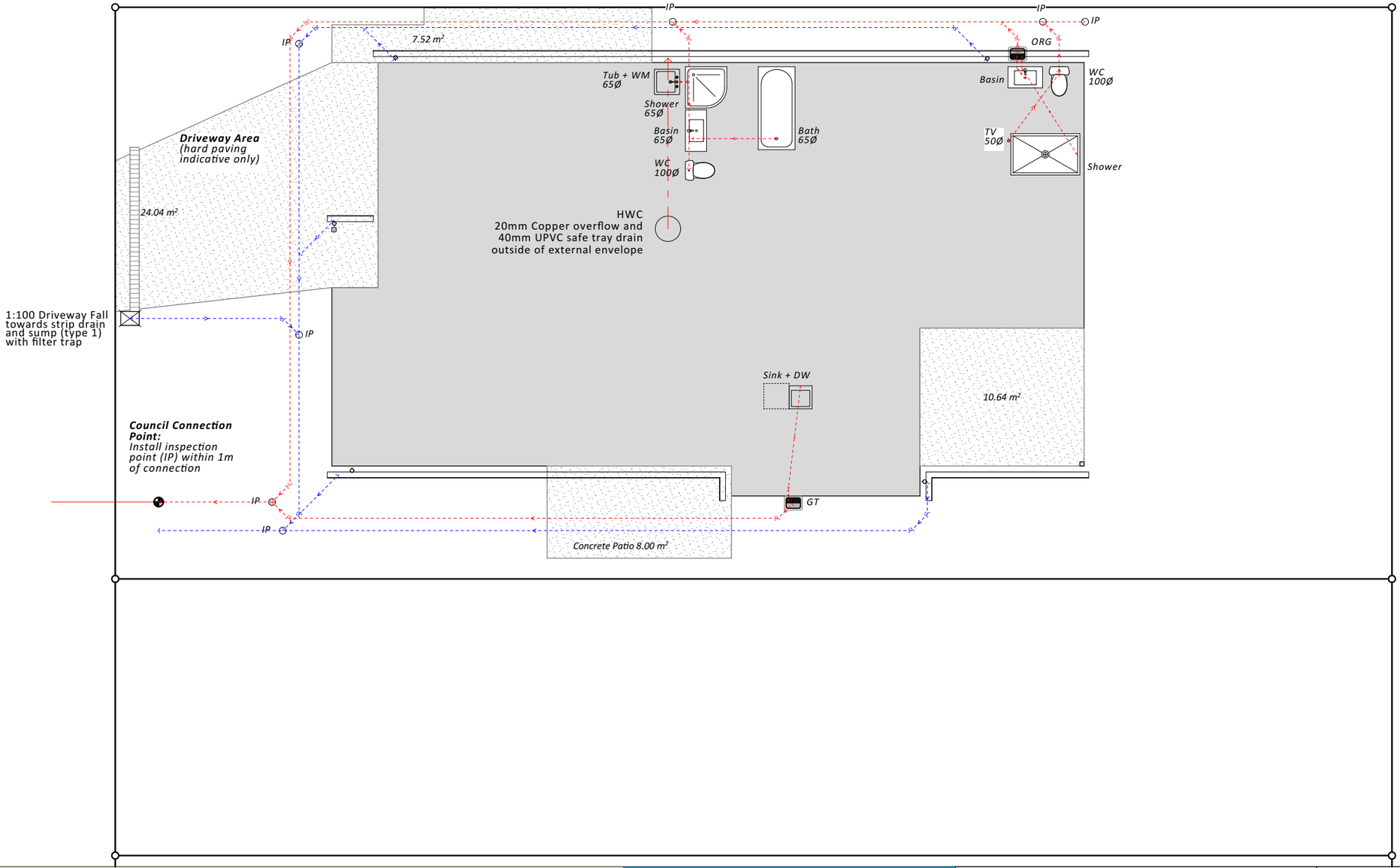
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FOUNDATION PLAN

SCALE 1:100 @ A3
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SHEET: **A202**



Plumbing and Drainage AS3500:

* = discharge pipe discharges to un-vented 65Ø branch drain at floor level

Sanitary sewer plumbing and drainage to AS/NZS 3500.2. Stormwater drainage to nzbc E1/AS1.

Sanitary sewer and stormwater drains to be tested by way of air test in accordance with either clause 12.3.2 of AS/NZS 3500.2.2 or paragraph 8.3 of E1/VM1

Pipe sizes, grades, and layout, to be confirmed by a registered plumber/drainlayer.

Fixtures discharging to gullies:	**Pipe size + Gradient**	
Basin	40Ø	1:40
Shower	40Ø	1:40

Fixtures discharging to un-vented branch drain:	**Pipe size + Gradient**	
Bath	40Ø*	1:40
Basin	40Ø*	1:40
Shower	40Ø*	1:40
Laundry Tub + WM	50Ø*	1:40
Kitchen Sink	50Ø*	1:40
Water Closet	100Ø	1:60

Vent Sizes:	**Pipe size**
Drain Vent	50Ø

Sanitary Drainage:	**Pipe size + Gradient**	
Main Drain	100Ø	1:60
Branch Drain	100Ø	1:60

Stormwater Drainage:	**Pipe size + Gradient**	
Stormwater lines	100Ø	1:120
Downpipes	80Ø	

HWC
20mm Copper overflow and 40mm UPVC safe tray drain outside of external envelope

Ledend:

- Stormwater
- Sewer main
- Sewer drain Under slab
- 65Ø branch drain
- Overflow refief gully
- Inspection Point

ORG

IP

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DRAINAGE PLAN

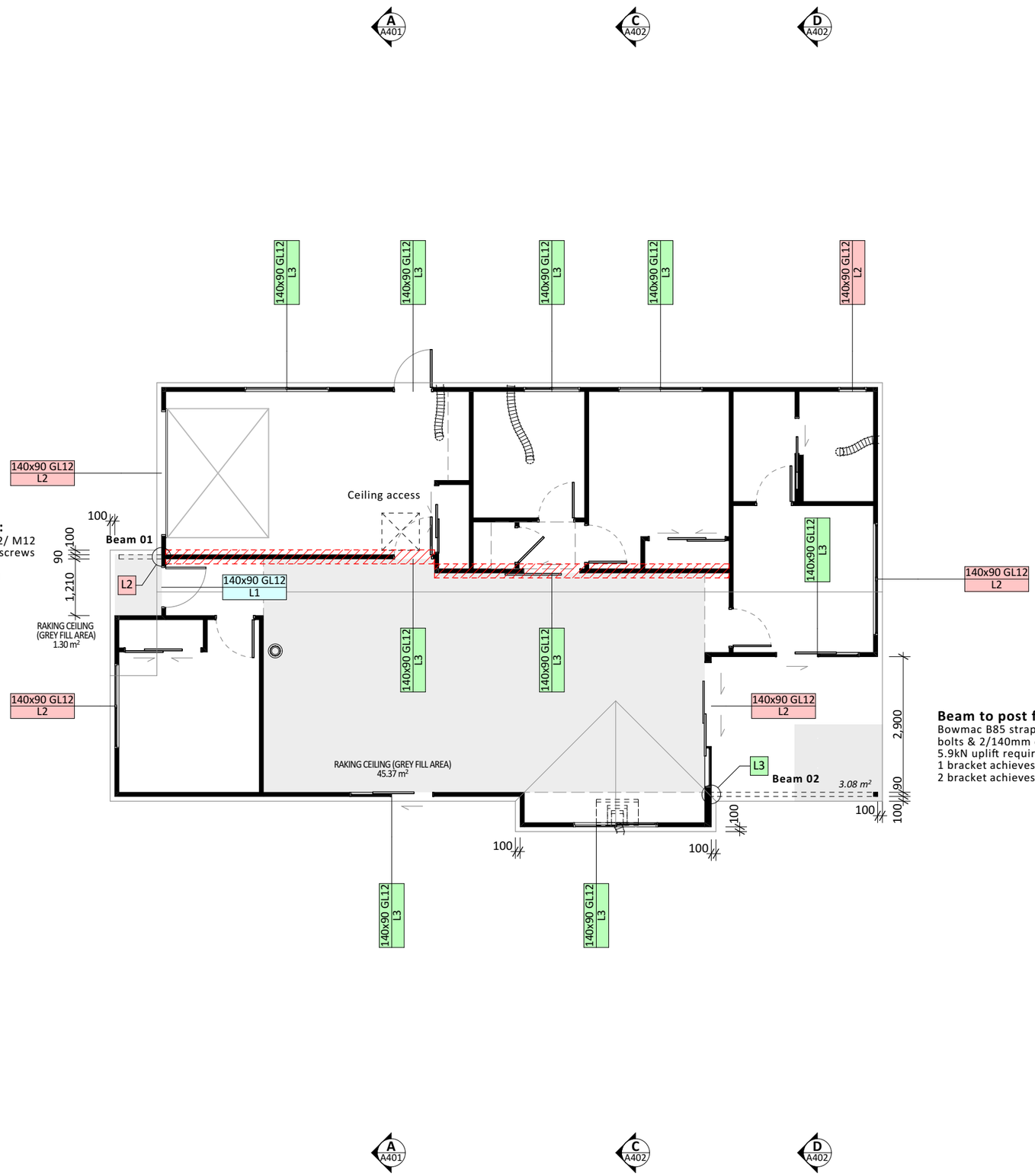
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SHEET:
A203



Beam to post fixing:
Bowmac B85 strap with 2/ M12 bolts & 2/140mm coach screws
1.5kN uplift requirment
1 bracket achieves 6.8kN

Beam to post fixing:
Bowmac B85 strap with 2/ M12 bolts & 2/140mm coach screws
5.9kN uplift requirment
1 bracket achieves 6.8kN
2 bracket achieves 16.3kN

General Notes:

1 Gangnail H1.2 roof trusses at 900crs to roof manufacturer's design

2 All wall framing / studs calculated to NZS3604:2011 unless otherwise stated

3 Refer to roof manufacturer's truss framing plan. The truss design provided with these drawings takes precedence over all members indicated on the architectural plans. Any discrepancy pl contact the architectural practice.

4 Beams and lintels including fixings designed by truss designer unless otherwise stated.

5 All beams, lintels or rafters by designer are calculated from either NZS3604:2011 or DesignIT.
All lintel and stud fixings by designer are to mitek lumberlok 01/2017 & 08/2017. Refer to detail pages.

6 Mechnical ventilation to achieve exhaust rates in accordance with AS 1668.2
Bathroom / WC shall achieve 25L/s
Laundry shall achieve 20L/s
Kitchen rangehood shall achieve 50L/s

Top Plate Fixings:

All load bearing walls, stud to top plate fixing with type B (2/90x3.15mm end nails and 2 wire dogs)

Gable Ends:

90x45 SG8 fly rafter as per NZS3604:2011 and mitek gable end raking verge overhang options 2017

90x45 SG8 outriggers @ 1200 crs max. As per NZS3604:2011 and mitek gable end raking verge overhang options 2017 fix to gable end truss with 1xwiredog & 2/90x3.15ø skew driven nails and fix to next truss back with 3/90mm nails

Beam Schedule:

Beam	Beam size
Beam 01	140 x 90 GL12
Beam 02	190 x 90 GL12

Legend:

2/ 90x45 LVL8 / L2 — Lintel size / type, Lintel fixing type

L3 — Beam fixing

Stud to top plate internal load bearing wall fixing type B (to hatched area)

Ranghood ducting venting out soffit

Extractor fan ducting venting out soffit

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ROOF FRAMING PLAN

SCALE 1:100 @ A3

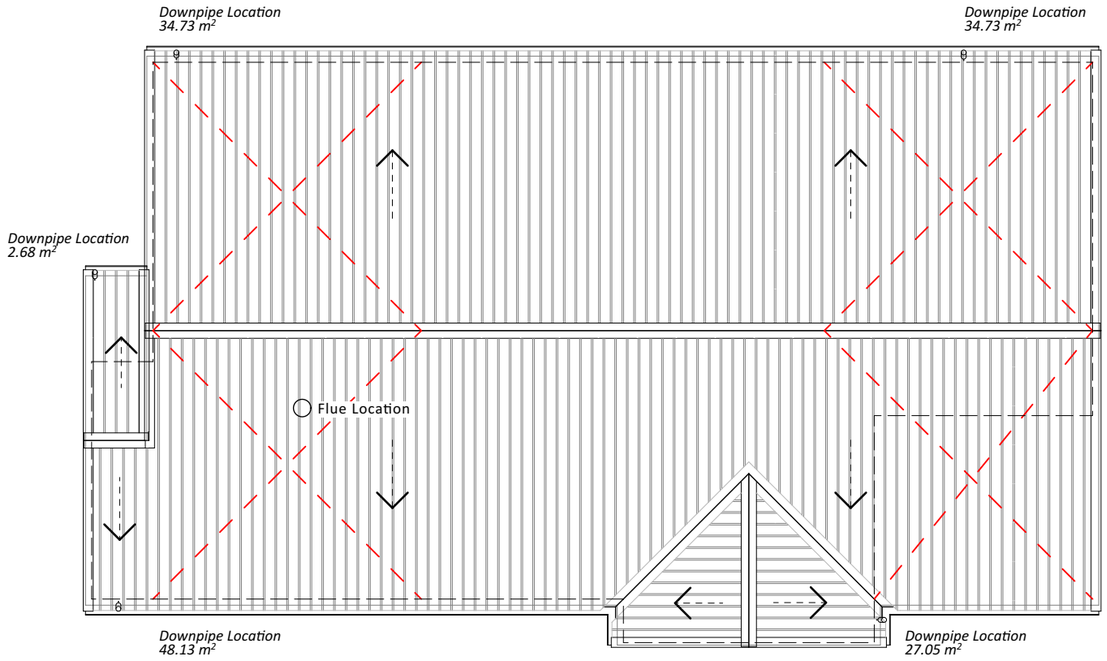
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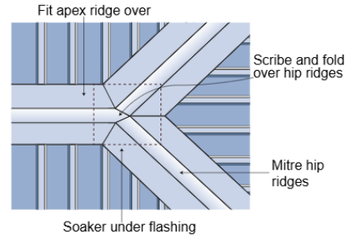
SHEET: **A204**

A A401
C A402
D A402

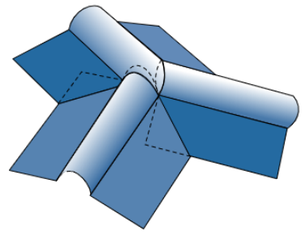


B A401

8.5.1B Ridge-hip Intersection



8.5.1A Ridge-Hip Junction



B A401

General Notes:

1 The maximum plan area discharding into the downpipes shall be 50m²

2 The truss design provided with these drawings takes precedence over all members indicated on the architectural plans. Any discrepancy please contact the architectural practice.

3 Valley boards shall be min 19mm H3.1

4 Snow straps as per manufacturer's requirements

Roof Pitch:
25°

Roof Bracing:
Designed to NZS3604:2011 section 10.3 and 10.4

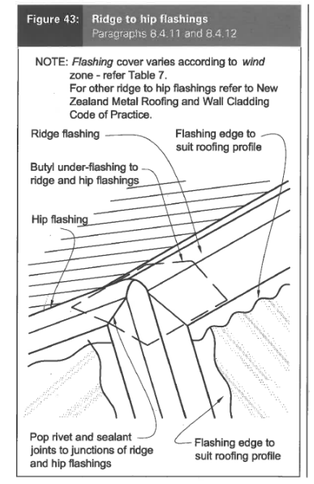
Material Selections:

Roof Cladding 1:
T-Rib 0.4 BMT Endura metal profiled roofing on self supporting roofing underlay on SG8 timber purlins on structural roof framing

Fascia & Gutter(s):
Selected Fascia and Gutter profile
Cross sectional area of gutter 5550m² can collect up to 50m² of roof area

Downpipe(s):
80Ø downpipe

Figure 43: Ridge to hip flashings
Paragraphs 8.4.11 and 8.4.12



Legend:

27mm x 0.6 strip brace installed diagonally opposing pair of roof plane bracing with tensioners

Dwelling line below

Fall direction

A A401
C A402
D A402

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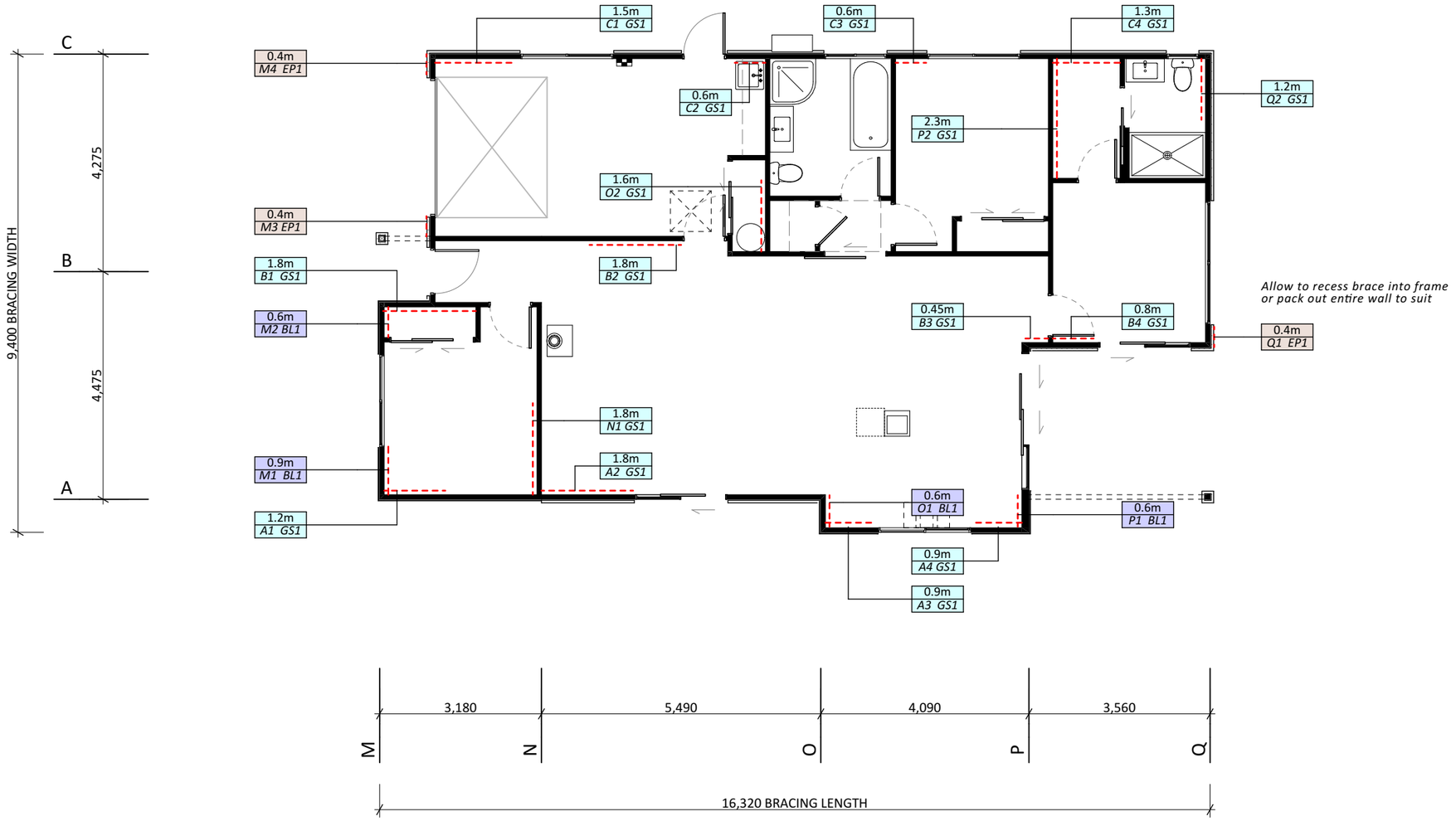
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ROOF PLAN
SCALE 1:100 @ A3

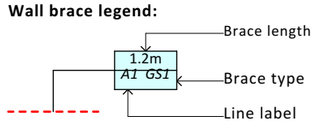
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Wall brace legend:



Wall bracing to be read in conjunction with wall bracing calculations

Bracing done in accordance with GIB Ezybrace system table 1: 10mm GIB plasterboard ratings

Bracing Legend:

GS1/GS2
GIB Standard bracing element

BL1
GIB Braceline bracing element

EP1/EPBS
Plywood bracing element

A — Bracing line in accordace with GIB Ezybrace system

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BRACING PLAN

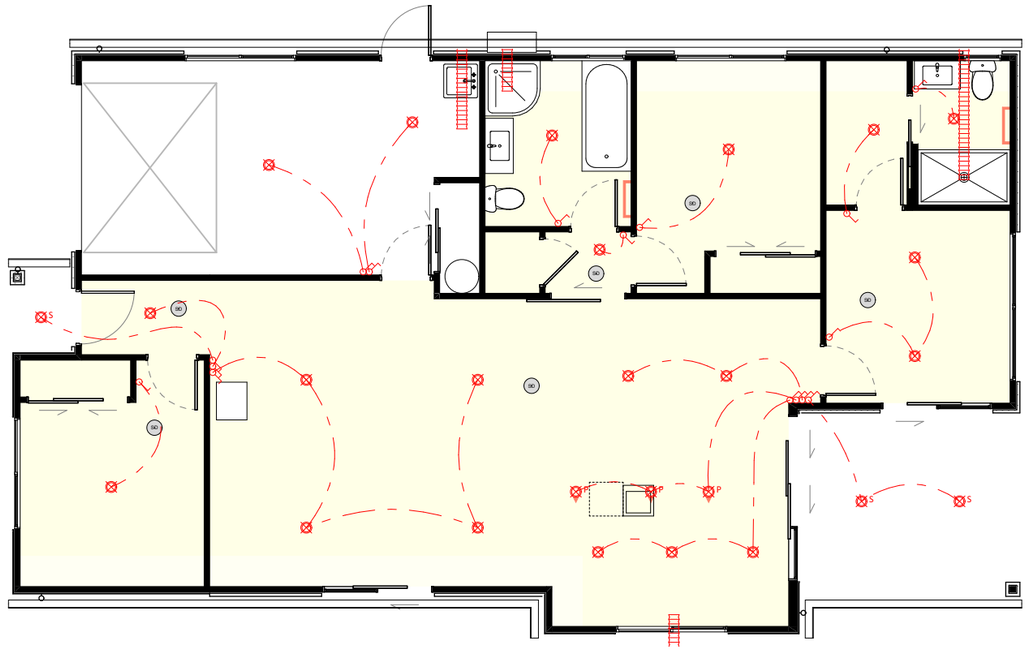
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ADDRESS: 36 RILEY STREET, LAKE HAWEA

SHEET: **A206**



Main ceiling area
92.16 m²

Compressed ceiling area
4.28 m²
Compressed ceiling area
4.91 m²

Legend:

- Recessed ca rated led downlight
- Pendant led downlight
- Recessed exterior soffit downlight
- Mechanical vent ducting
- Switch
- Smoke detector
- Heated towel rail

All recessed lights to be LED or CA rated

Minimum 20 lux of natural or artificial light required at floor level at all times when the room is inhabited as per NZBC G8, *artificial light*.

Note:
All electrical work to be confirmed with a walk through with a qualified electrician

H1 Calculations:

(yellow fill indicative of thermal envelope)

R-values calculated
(design navigator, see H1 calculations for complience with calculation method)
- Ceiling 1 R7.2
- Ceiling 2 R4.38
- Wall Axon R1.66
- Wall Graphex R2.34
- Foundation R2.0
- Glazing R0.50

Note:
For simplisity calculations have taken the lower wall value

Thermal Performance

Product	1.6	1.8	2	2.2	2.4	2.6	2.8	3	< A/P Ratio
MAXSlab Base 300	1.5	1.6	1.8	1.9	2	2.15	2.3	2.4	< R-value
MAXSlab Base 300 Brick	1.9	2.1	2.3	2.4	2.6	2.7	2.9	3	< R-value

Foundation A/P ratio 2.52

Smoke Detector
Interconnected smoke detector in accordance with NZS4514:2021
(Hardwired unless otherwise specified)

(*Where wirless detectors are used*
Smoke alarms must be either 10-year long-life battery-operated (non-removable/sealed), DC low voltage or 240v mains-powered and interconnected.)

To be installed to ALL bedrooms, living areas, hallways and landings.

Where installed within kitchens seperated by doors shall be a heat detector

Detectors shall be installed to the ceiling lining unless specified otherwise and shall:
- Flat ceilings or slops less than 1 in 10 shall be installed 200mm min from the wall
- Ceilings where slopes are greater than 1 in 10 (5° pitch) on the high side of the ceiling between 200 - 500mm from apex

- Not be installed within 300mm from a light fixture
- greater than 1m from a cooktop (where possible greater than 3m)
- Not be installed within 400mm from an opening of air conditioning or ventilation.

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ELECTRICAL PLAN

SCALE 1:100 @ A3

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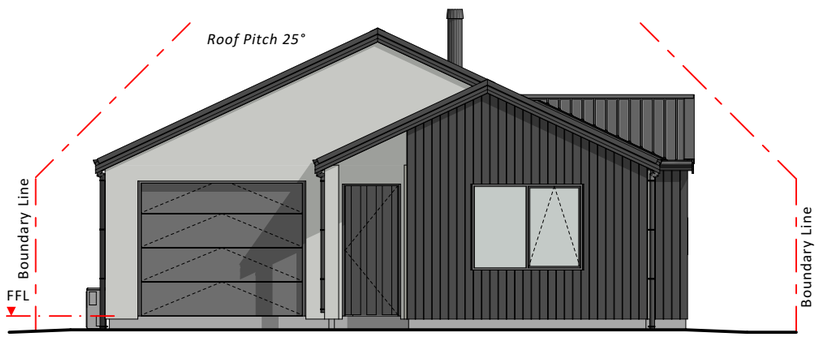
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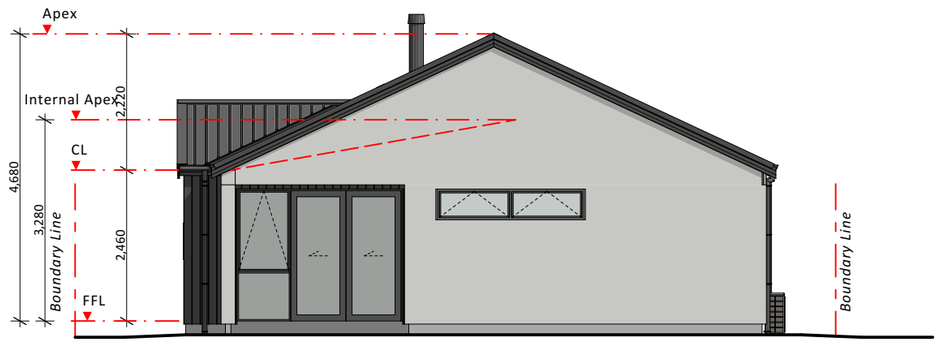
ELEVATION 1 (EAST)

SCALE 1:100



ELEVATION 2 (SOUTH)

SCALE 1:100



ELEVATION 1 (NORTH)

SCALE 1:100



ELEVATION 3 (WEST)

SCALE 1:100

Material Selections:

Roof Cladding:
T-Rib 0.4 BMT Endura metal profiled roofing on self supporting roofing underlay on SG8 timber purlins on structural roof framing

Wall Cladding 1:
James Hardie Axon 133mm cladding system over 20mm cavity battens with Danban over flexible wall underlay

Wall Cladding 2:
Rockcote Graphex plaster cladding system on 20mm cavity battens with Danband over flexible wall underlay

Joinery:
Powder coated thermally broken double glazed aluminium joinery Argon with low E glass

Safety Glazing:
'SG' safety glazing in accordance with NZS 4223 part 3:2016

'RS' Restrictor stay

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**10**

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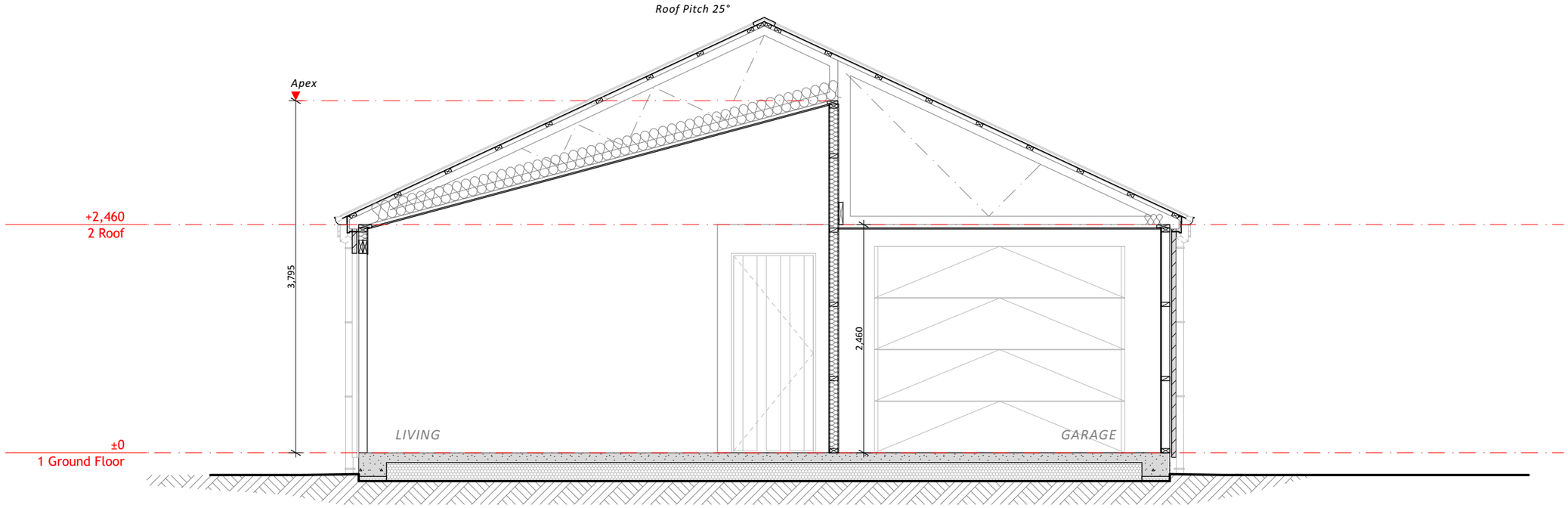
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ELEVATIONS
SCALE 1:100 @ A3

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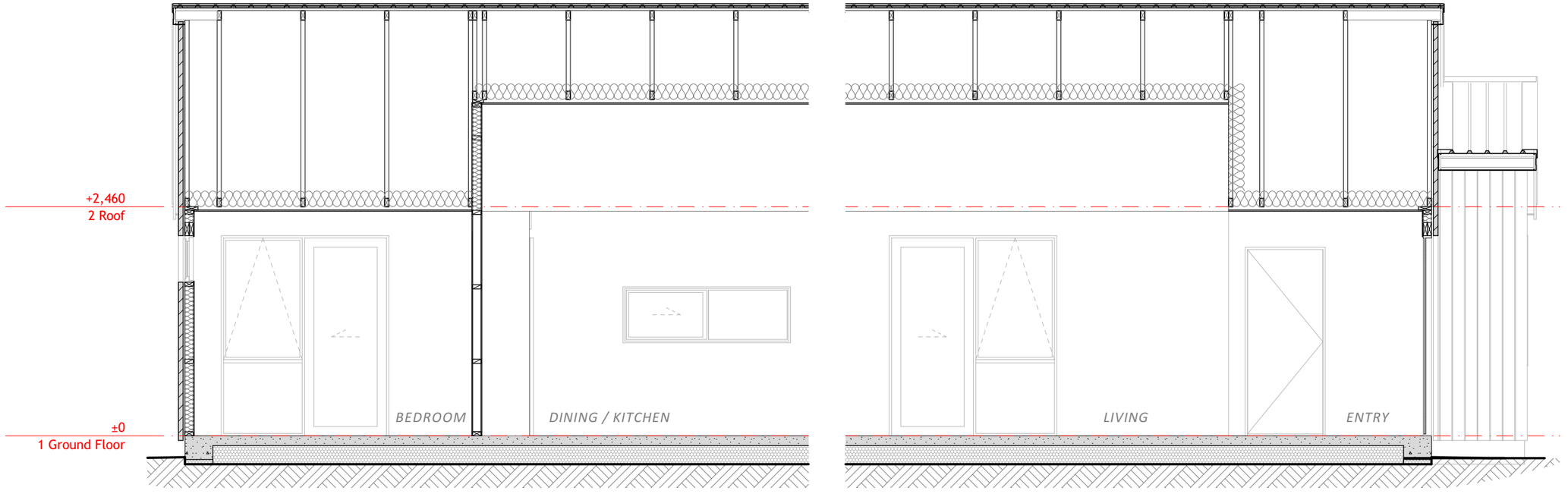
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SHEET: **A301**



CROSS SECTION A-A

SCALE 1:50



CROSS SECTION B-B

SCALE 1:50

General Notes:

1 All framing to be SG8 unless specified otherwise. Refer to floor plan for spacings

Material Selections:

Roof cladding:
T-Rib 0.4 BMT Endura metal profiled roofing on self supporting roofing underlay on SG8 timber purlins on structural roof framing

Fascia + Gutter:
Selected Fascia and Gutter profile

Purlins:
70x45 SG8 H1.2 timber purlins @ 900mm crs with top and bottom spans at 600mm spacing. Fixing with 1/10g self-drilling screw 80mm long

Soffit lining:
4.5mm James Hardie hardiesoffit lining with PVC jointers

Wall cladding 1:
James Hardie Axon 133mm cladding system over 20mm cavity battens with Danban over flexible wall underlay

Wall cladding 2:
Rockcote Graphex plaster cladding system on 20mm cavity battens with Danband over flexible wall underlay

Underlay(s):
- Thermakraft 215 self supporting roofing underlay
- Mason Uniplus flexible underlay

Joinery:
Powder coated thermally broken double glazed aluminium joinery Argon with low E glass

Insulation:
R2.8 wall batts
R7.0 ceiling batts

Wall linings:
10mm gib standard plaster board
10mm gib aqualine to bathroom / ensuite

Ceiling linings:
13mm gib standard plaster board
13mm gib aqualine to bathroom / ensuite

Ceiling battens:
35mm metal battens at 600crs generally

Safety glazing:

'SG' safety glazing in accordance with NZS 4223 part 3:2016

'RS' Restrictor stay

Framing size and treatment:

90x45 H1.2 single top plate
140x35 H1.2 fixing plate

Note:
Engineers drawings take precedence over all engineered members indicated on the architectural plans. Any discrepency please contact the architect.

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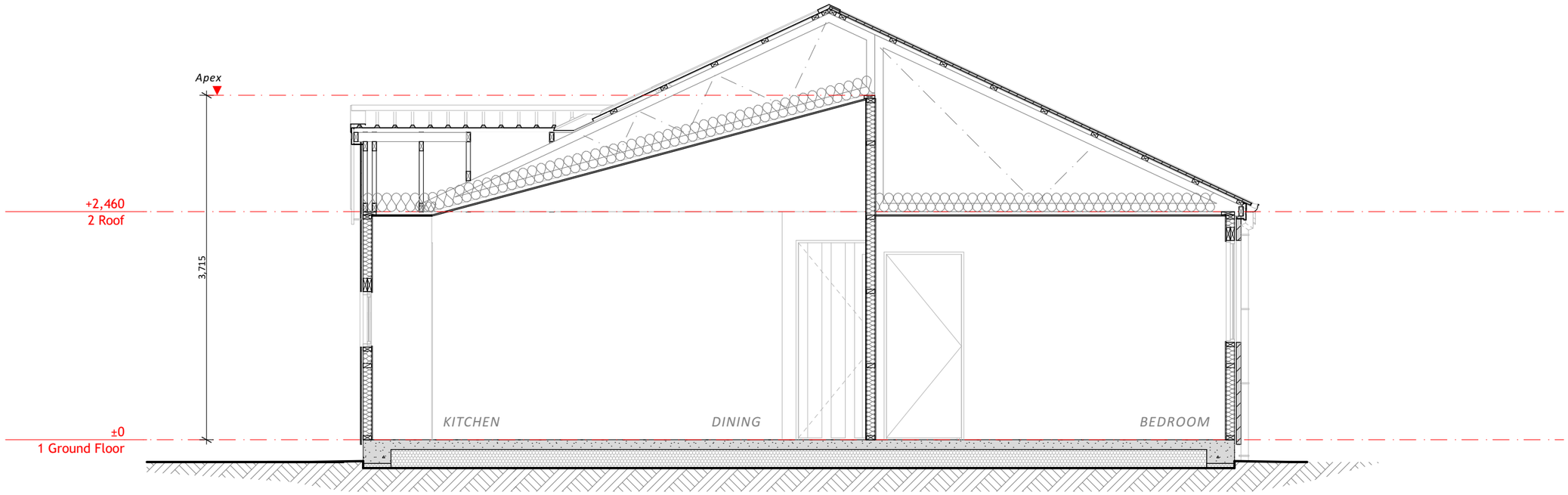
CROSS SECTION
SCALE 1:50 @ A3

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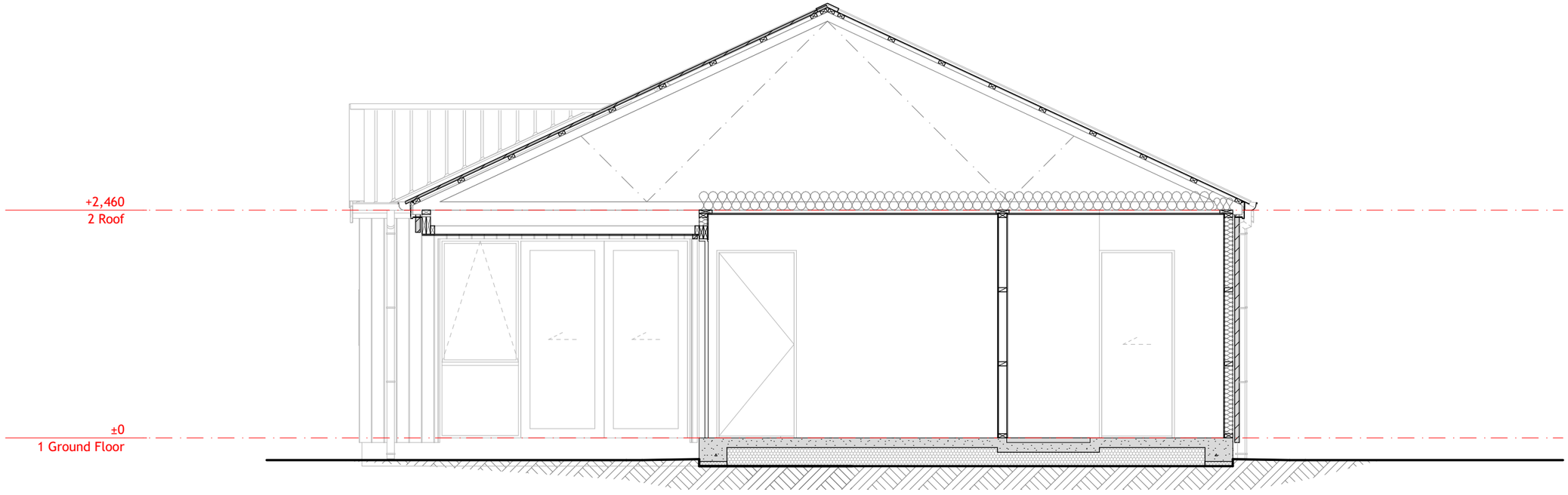
ADDRESS:
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SHEET: **A401**



CROSS SECTION C-C

SCALE 1:50



CROSS SECTION D-D

SCALE 1:50

General Notes:

1 All framing to be SG8 unless specified otherwise. Refer to floor plan for spacings

Material Selections:

Roof cladding:
T-Rib 0.4 BMT Endura metal profiled roofing on self supporting roofing underlay on SG8 timber purlins on structural roof framing

Fascia + Gutter:
Selected Fascia and Gutter profile

Purlins:
70x45 SG8 H1.2 timber purlins @ 900mm crs with top and bottom spans at 600mm spacing. Fixing with 1/10g self-drilling screw 80mm long

Soffit lining:
4.5mm James Hardie hardiesoffit lining with PVC jointers

Wall cladding 1:
James Hardie Axon 133mm cladding system over 20mm cavity battens with Danban over flexible wall underlay

Wall cladding 2:
Rockcote Graphex plaster cladding system on 20mm cavity battens with Danband over flexible wall underlay

Underlay(s):
- Thermakraft 215 self supporting roofing underlay
- Mason Uniplus flexible underlay

Joinery:
Powder coated thermally broken double glazed aluminium joinery Argon with low E glass

Insulation:
R2.8 wall batts
R7.0 ceiling batts

Wall linings:
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10mm gib aqualine to bathroom / ensuite

Ceiling linings:
13mm gib standard plaster board
13mm gib aqualine to bathroom / ensuite

Ceiling battens:
35mm metal battens at 600crs generally

Safety glazing:

'SG' safety glazing in accordance with NZS 4223 part 3:2016

'RS' Restrictor stay

Framing size and treatment:
90x45 H1.2 single top plate
140x35 H1.2 fixing plate

Note:
Engineers drawings take precedence over all engineered members indicated on the architectural plans. Any discrepency please contact the architect.

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CROSS SECTION

SCALE 1:50 @ A3

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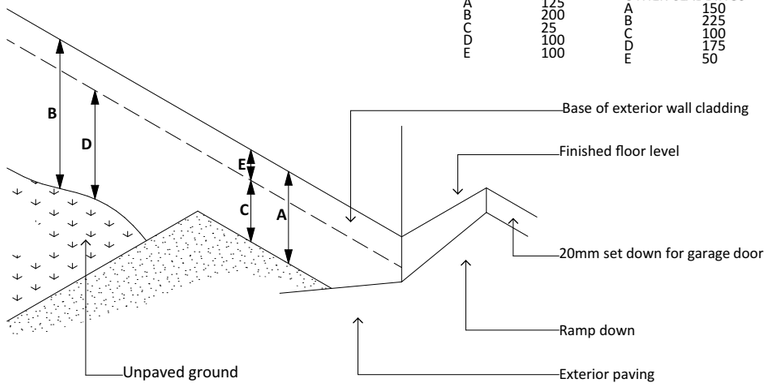
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SHEET: **A402**

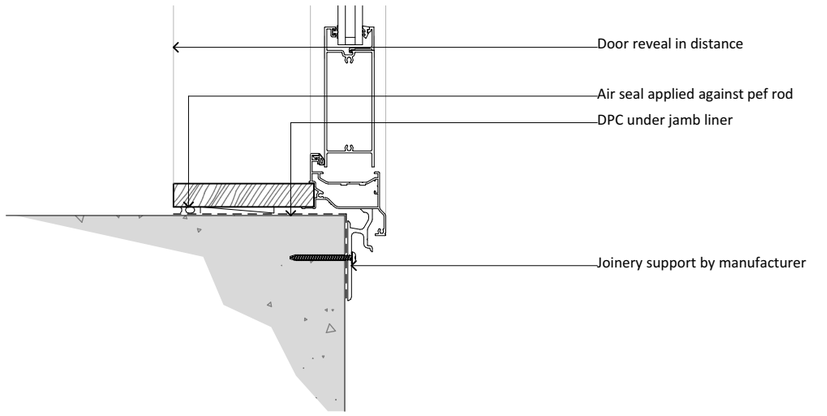
CLEARANCES (mm)

MASONRY VENEER		OTHER CLADDINGS	
A	125	A	150
B	200	B	225
C	25	C	100
D	100	D	175
E	100	E	50



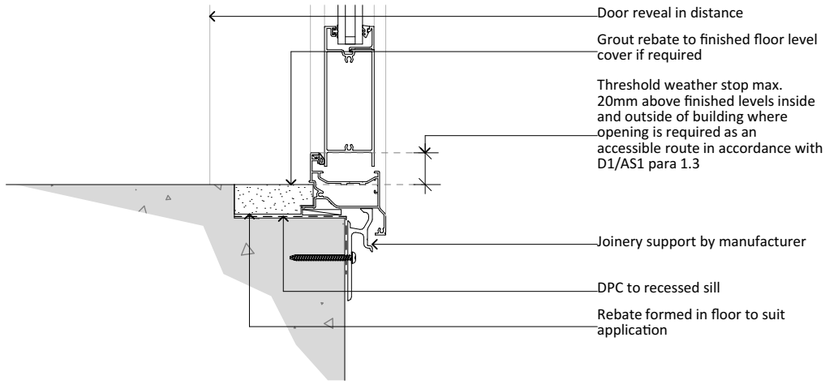
D01 CLADDING CLEARANCES

Scale NTS



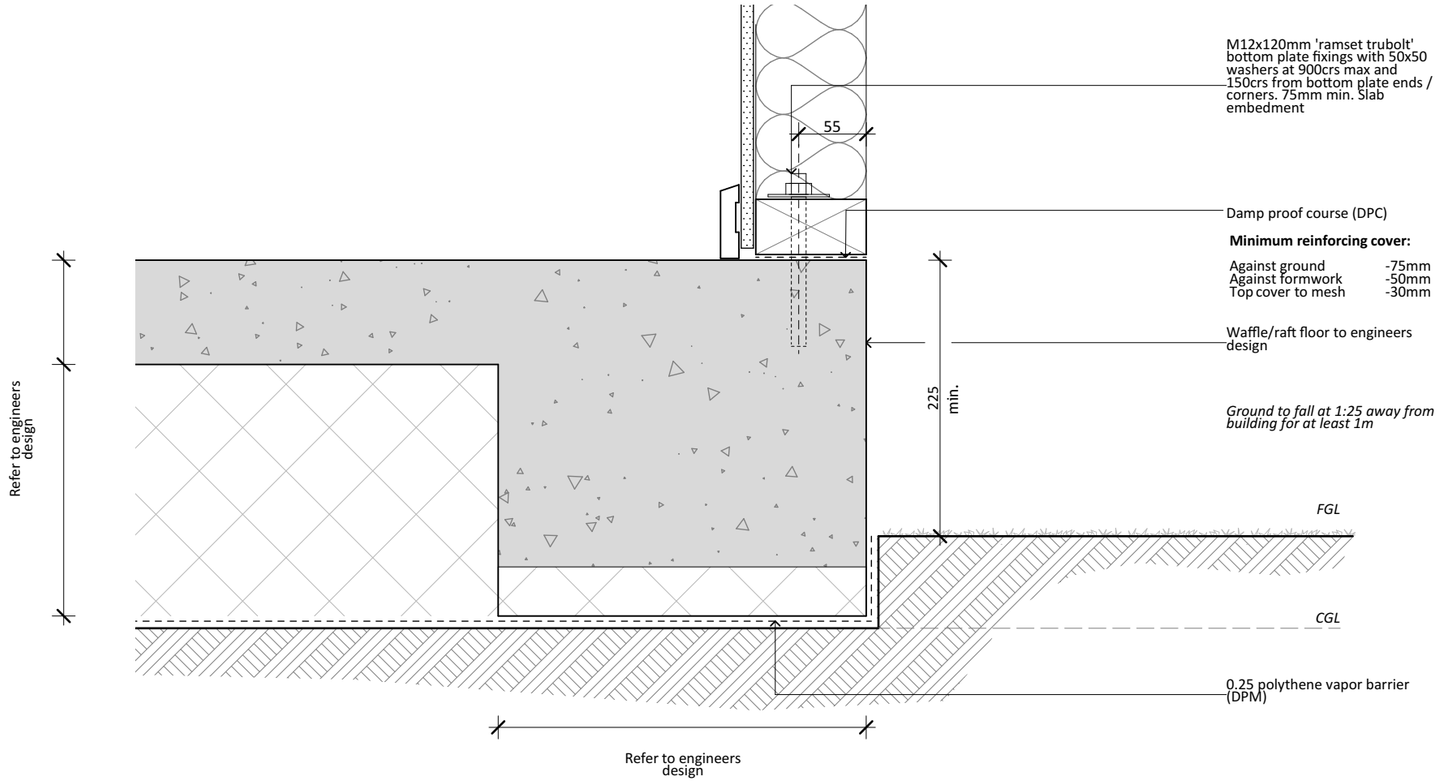
D02 JOINERY SILL DETAIL

Scale 1:5



D03 REBATED JOINERY SILL DETAIL

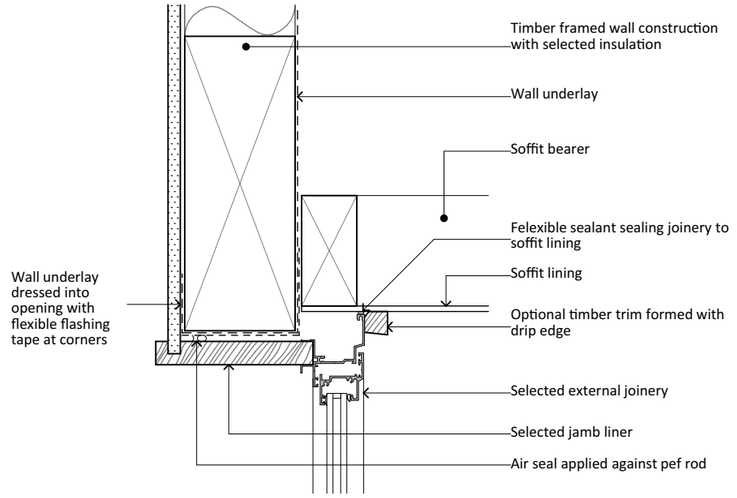
Scale 1:5



Note:
Refer to engineers documentation for ground works requirments

D04 ENGINEERED FOOTING DETAIL (NO REBATE)

Scale 1:5 *Note: refer to engineers design and documentation*



D05 JOINERY HEAD TO SOFFIT DETAIL

Scale 1:5

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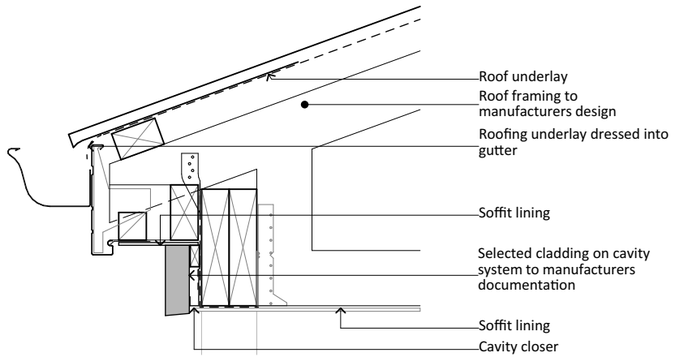
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DETAILS
SCALE 1:5 @ A3

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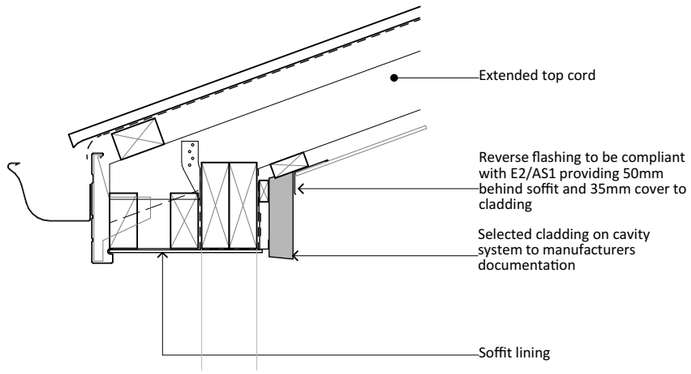
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SHEET: **A501**



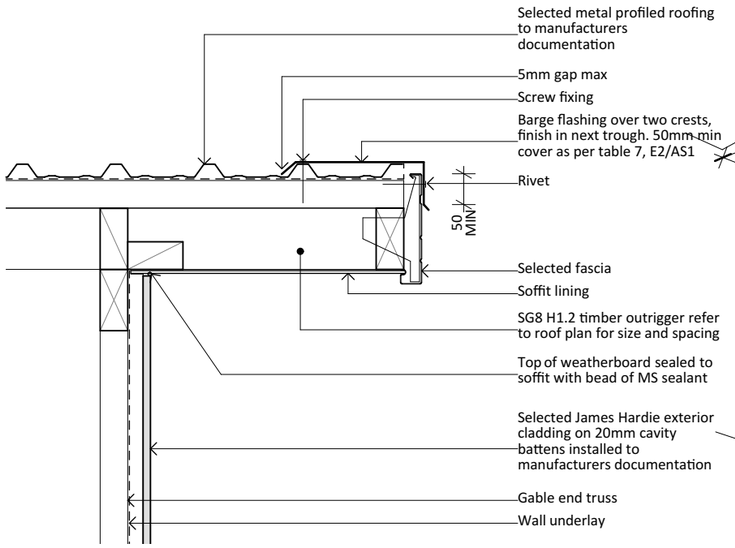
D01 COVERED EAVE DETAIL

Scale 1:10



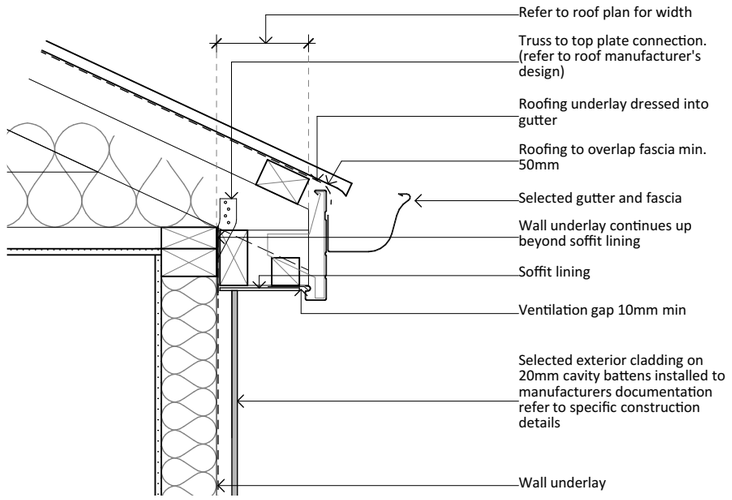
D02 RAKING EAVE DETAIL

Scale 1:10



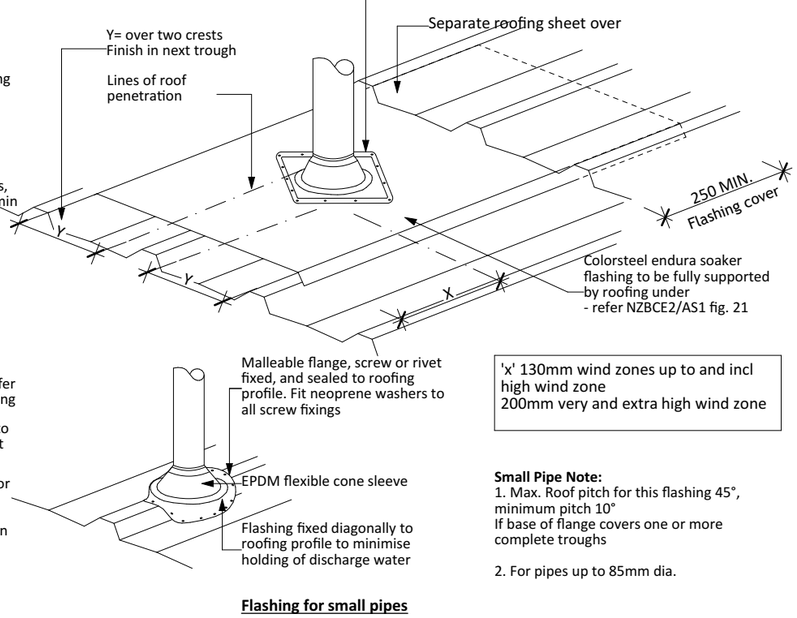
D03 BARGE DETAIL

Scale 1:10



D04 EAVES DETAIL

Scale 1:10



Soaker flashing for Pipe penetrations

**suitable for pipes from 86mm to 500mm dia.*
Suitable only for roof pitches of 10° or more

Flashing for small pipes

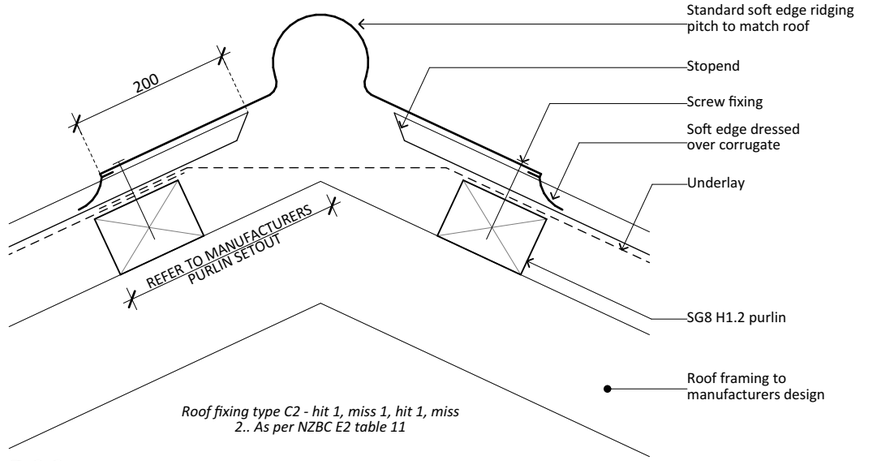
'x' 130mm wind zones up to and incl high wind zone
200mm very and extra high wind zone

Small Pipe Note:
1. Max. Roof pitch for this flashing 45°, minimum pitch 10°
If base of flange covers one or more complete troughs

2. For pipes up to 85mm dia.

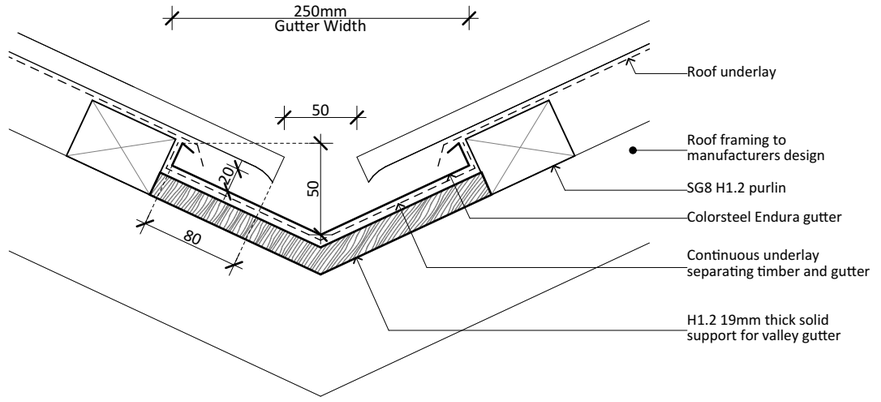
D05 PIPE PENETRATIONS DETAIL

Scale 1:10



D06 RIDGE PROFILE DETAIL

Scale 1:5



Note: all dimensions stated are minimum sizes

D07 VALLEY PROFILE DETAIL

Scale 1:5

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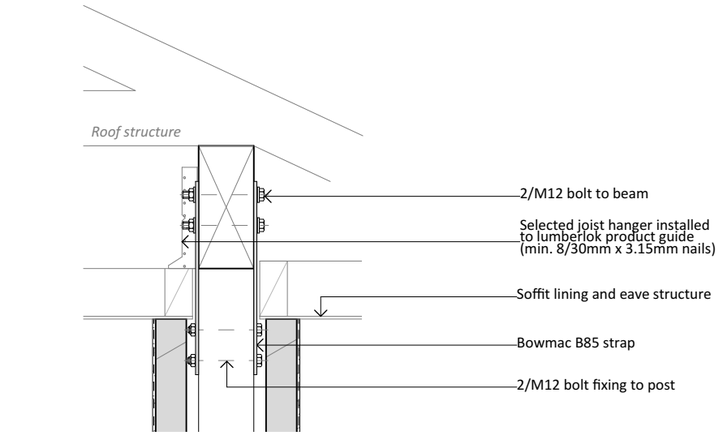
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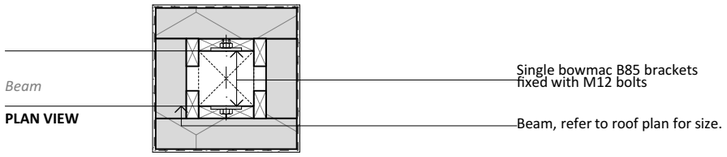
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SHEET: **A502**



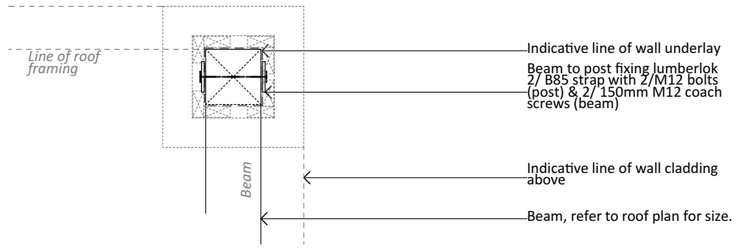
D01 POST / BEAM DETAIL

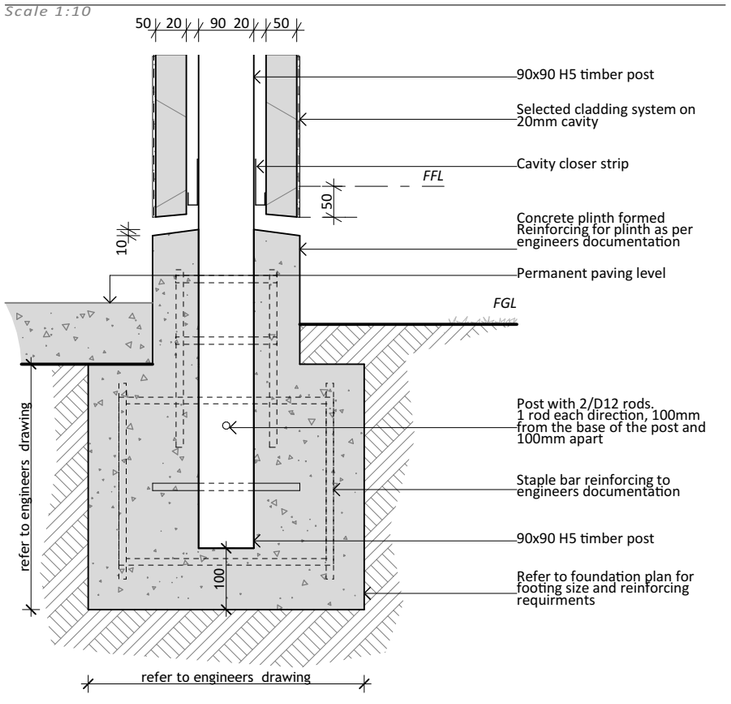
Scale 1:10



D02 POST / BEAM CONNECTION DETAIL

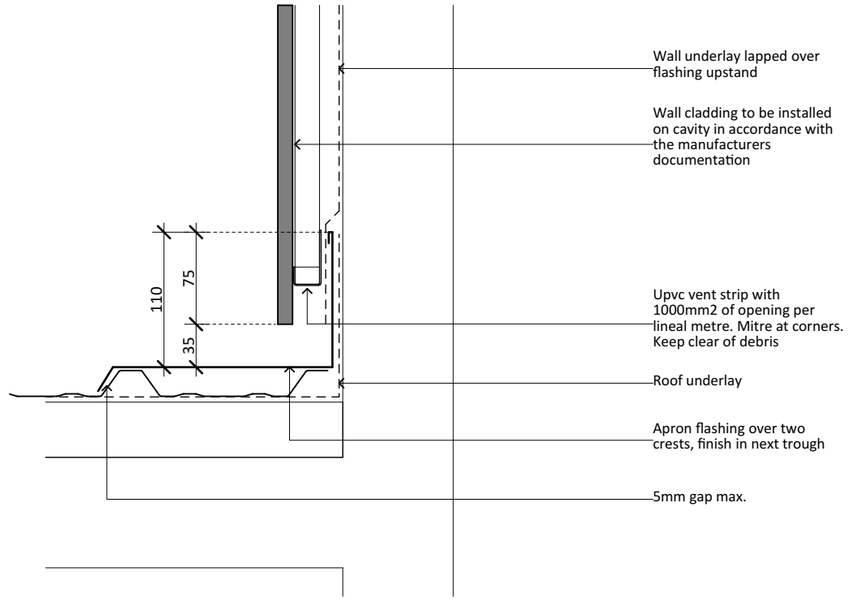
Scale 1:10





D03 POST FOOTING DETAIL

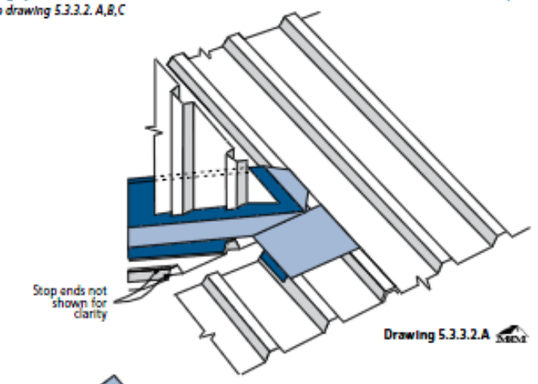
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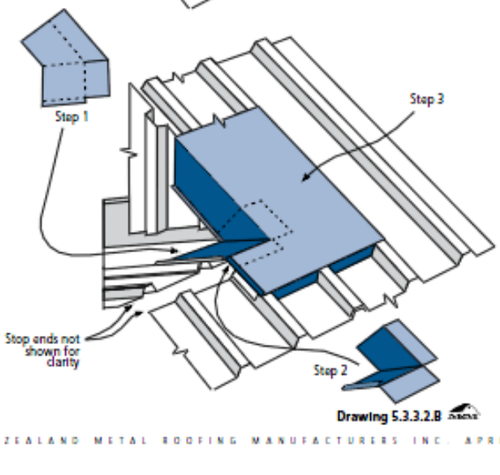
D04 PARALLEL APRON FLASHING DETAIL

Scale 1:5

Where a shorter gable meets another with an overhanging eave, the difficulty of access can prevent fixing by normal methods. One solution is to block off this area and treat the internal corner as a penetration.
See drawing 5.3.3.2. A,B,C



Drawing 5.3.3.2.A

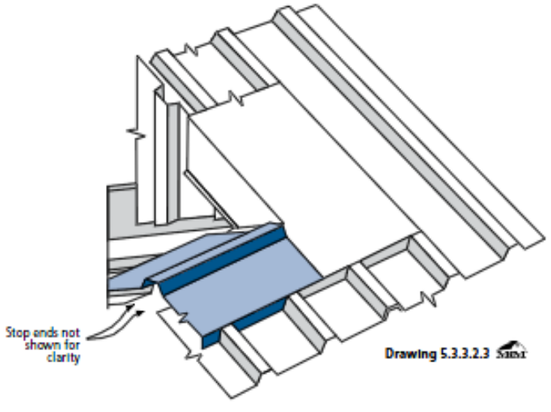


Drawing 5.3.3.2.B

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NZ METAL ROOF AND WALL CLADDING CODE OF PRACTICE

FLASHINGS



Drawing 5.3.3.2.3

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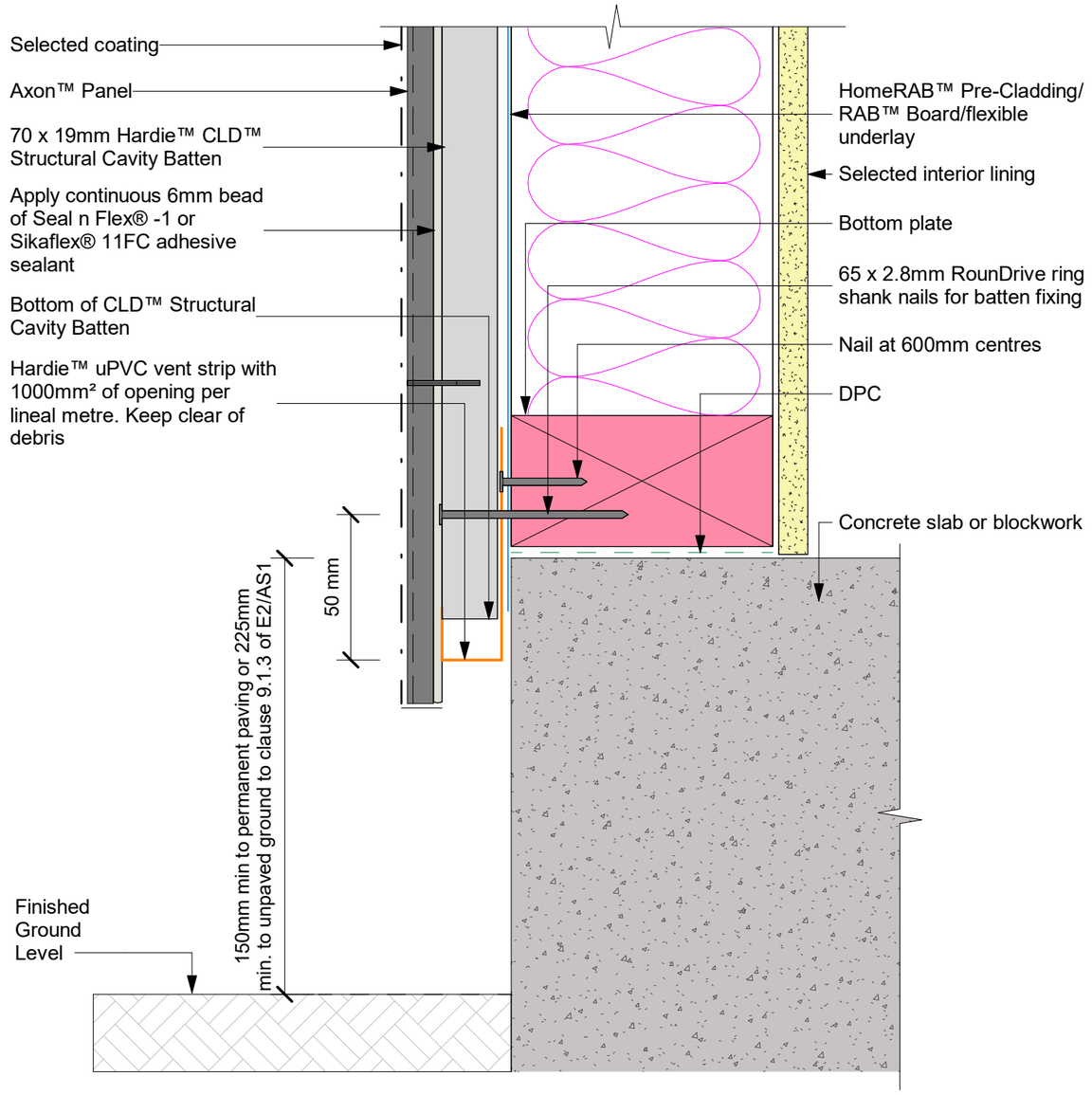
SCALE 1:10, 1:5 @ A3

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SHEET: **A503**



Note:
- Site cut edges to be primed

jhl_axon24_c_059 jhl_axon24_c_ktaltd.rvt

JamesHardie™ www.jameshardie.co.nz

Axon™ Panel
Hardie™ CLD™ Batten With Flexible Underlay

FOUNDATION DETAIL

March 2024
Scale: 1 : 2

Online 4

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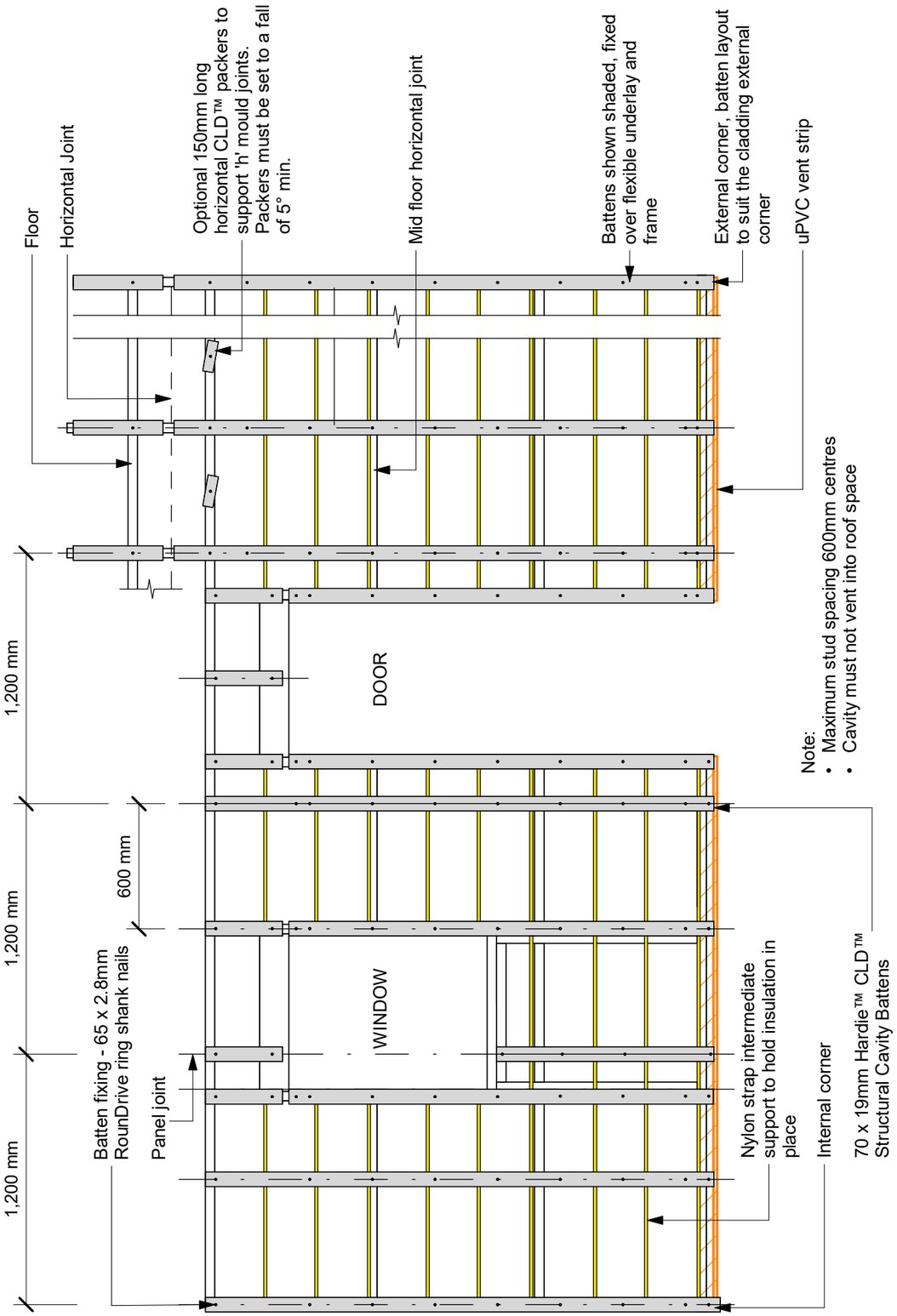
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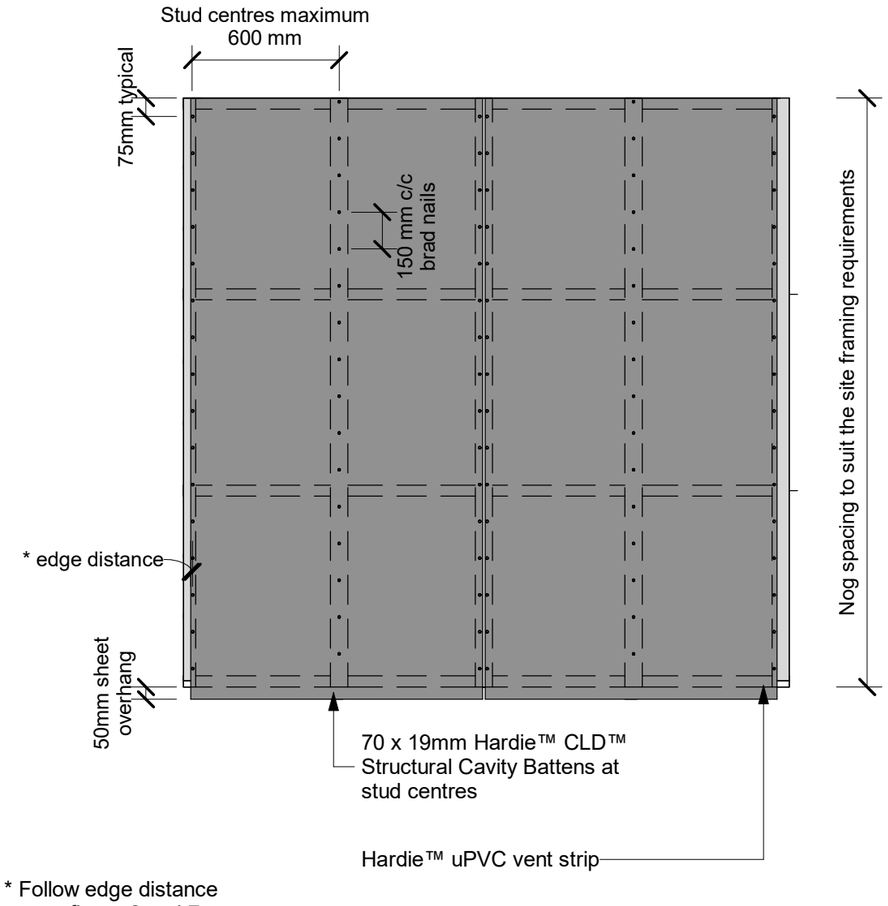
DETAILS
SCALE 1:1 @ A3

STATUS: **WD-A** WORKING DRAWING

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SHEET: **A504**





* Follow edge distance as per figure 6 and 7

Note:
- When studs spaced at 400mm centres using Axon™ Panel Grooved 400, the nail fixings to intermediate studs to be offset 5mm from the groove in Panel.
- For fire rated wall systems by James Hardie RAB Board must be used and nog spacing must be 800mm centres maximum

jhl_axon24_c_ktaltd.rvt
March 2024
Scale: 1 : 25

Figure 1

Axon™ Panel
Hardie™ CLD™ Batten With Flexible Underlay

FRAMING SETOUT

JamesHardie™
www.jameshardie.co.nz

jhl_axon24_c_001

jhl_axon24_c_003

jhl_axon24_c_ktaltd.rvt

JamesHardie™
www.jameshardie.co.nz

Axon™ Panel
Hardie™ CLD™ Batten With Flexible Underlay

SHEET FIXING SETOUT

March 2024
Scale: 1 : 25

Figure 3

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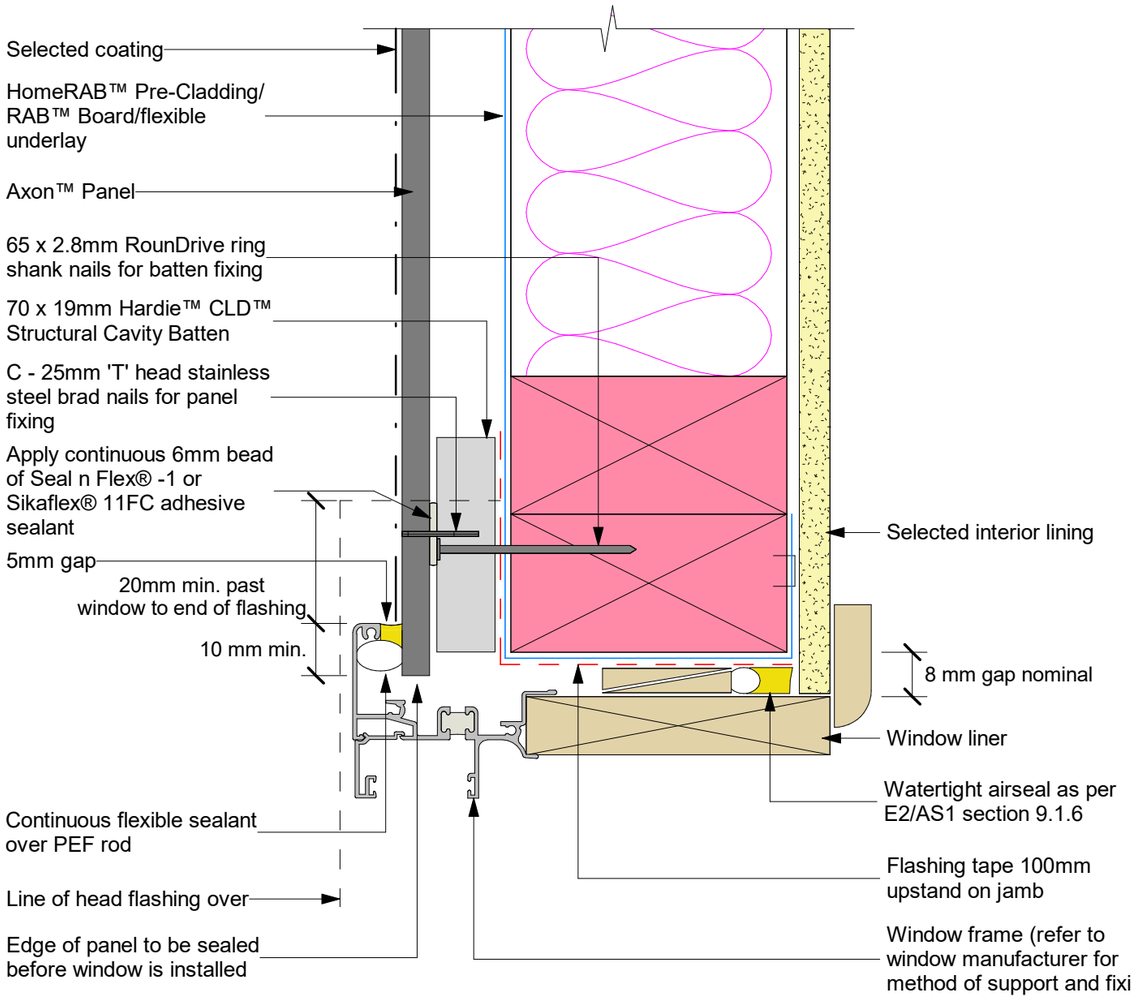
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DETAILS
SCALE 1:1 @ A3

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SHEET: **A505**



Note: When HomeRAB™ Pre-Cladding/RAB™ Board is used flashing tape to be applied to the entire window opening.

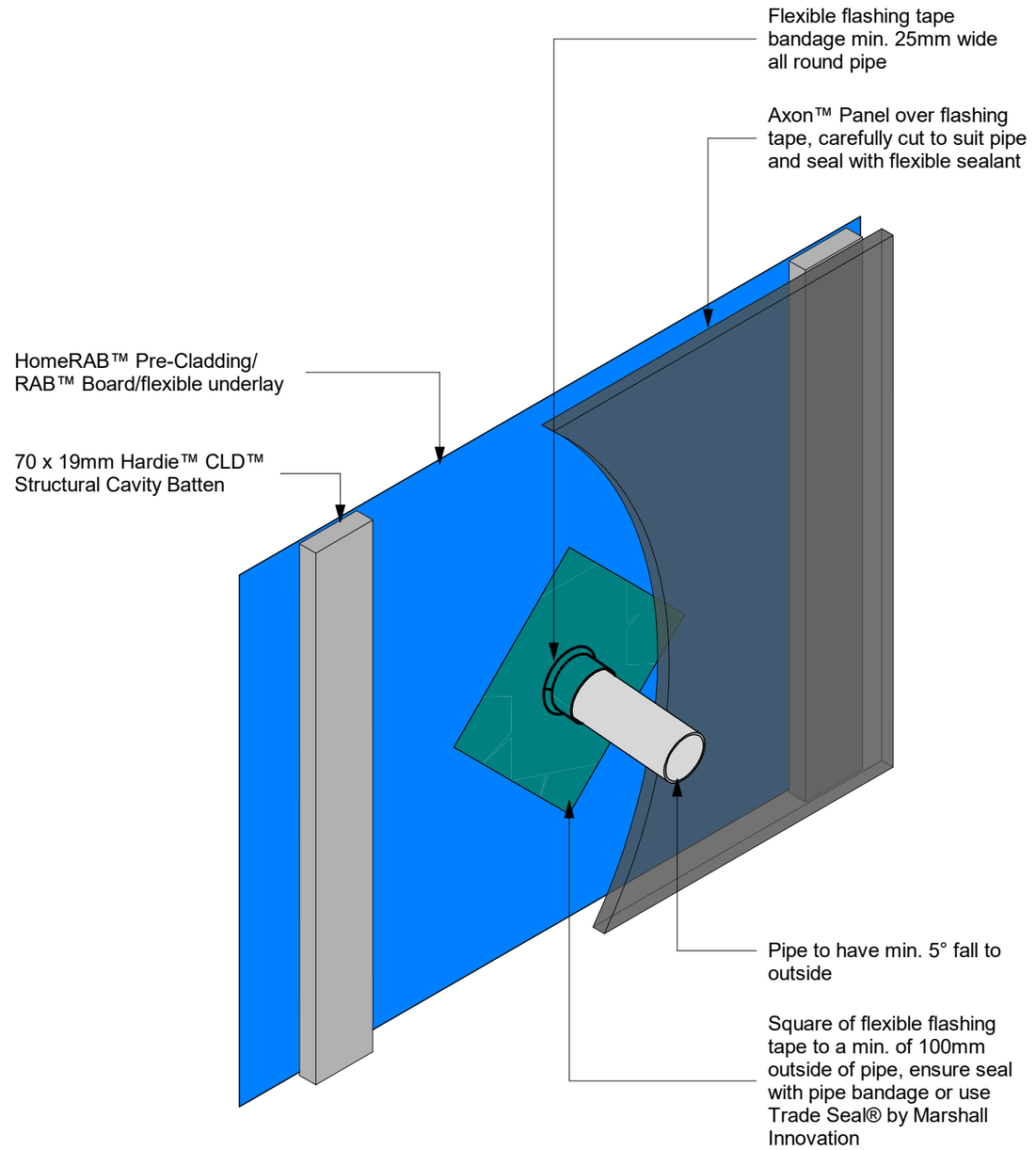
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JamesHardie™ www.jameshardie.co.nz

Axon™ Panel
Hardie™ CLD™ Batten With Flexible Underlay
March 2024
Scale: 1 : 2

WINDOW JAMB

Figure 24



Note: Site cut edges to be primed

jhl_axon24_c_040 jhl_axon24_c_ktaltd.rvt

JamesHardie™ www.jameshardie.co.nz

Axon™ Panel
Hardie™ CLD™ Batten With Flexible Underlay
March 2024
Scale:

CAVITY PIPE PENETRATION

Figure 40

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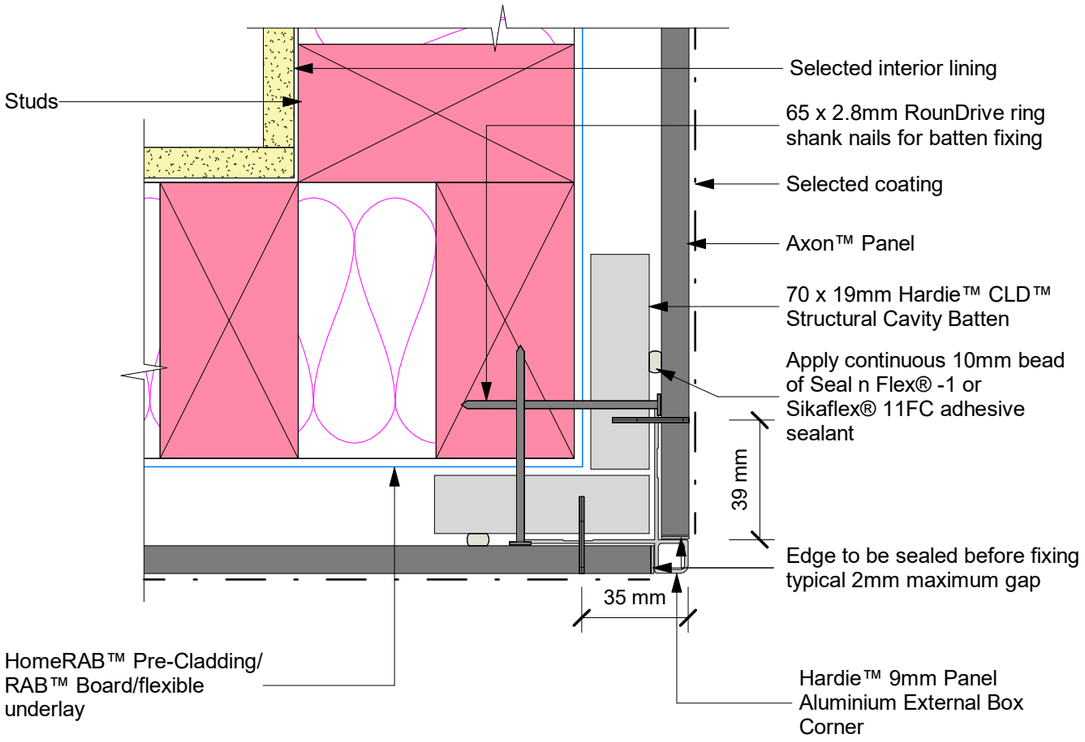
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DETAILS
SCALE 1:1 @ A3

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SHEET: **A506**



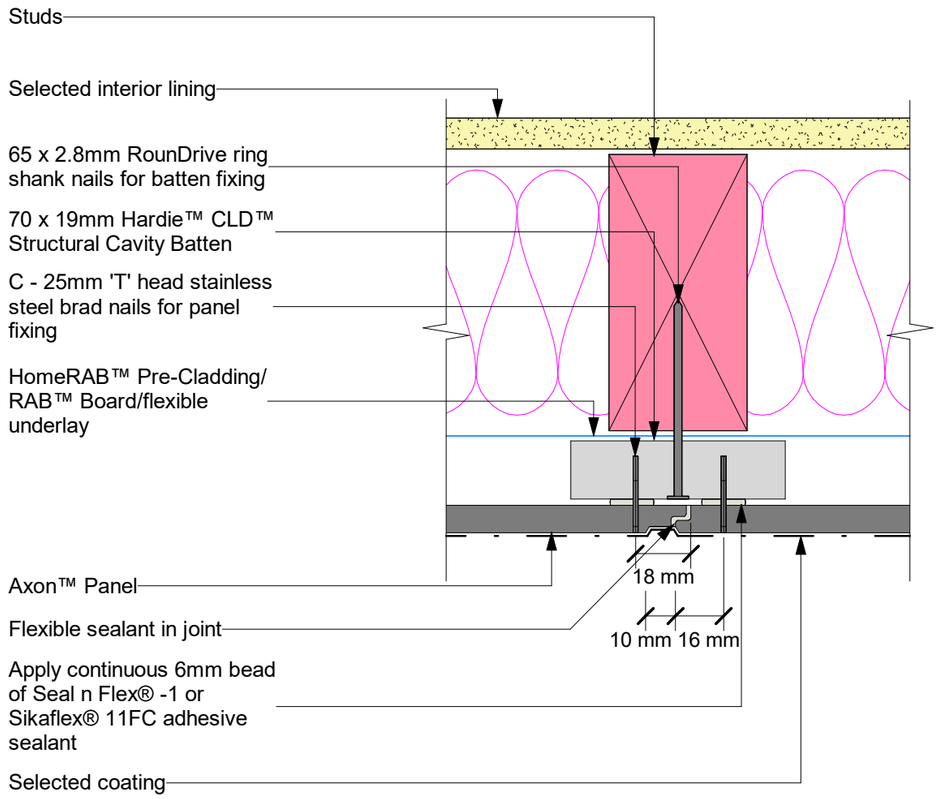
jhl_axon24_c_010 jhl_axon24_c_ktaltd.rvt

JamesHardie™ www.jameshardie.co.nz

Axon™ Panel
Hardie™ CLD™ Batten With Flexible Underlay
March 2024
Scale: 1 : 2

EXTERNAL CORNER - BOX

Figure 10



Note:
* Ensure that a continuous 6mm bead of adhesive sealant is applied between Hardie™ CLD™ Structural Cavity Batten and Axon™ Panel.
* Ensure that the required edge distance is maintained when fixing.
* Seal cut edges with a primer compatible with final coatings.

jhl_axon24_c_006 jhl_axon24_c_ktaltd.rvt

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Axon™ Panel
Hardie™ CLD™ Batten With Flexible Underlay
March 2024
Scale: 1 : 2

AXON™ PANEL GROOVED SHIPLAP JOINT

Figure 6

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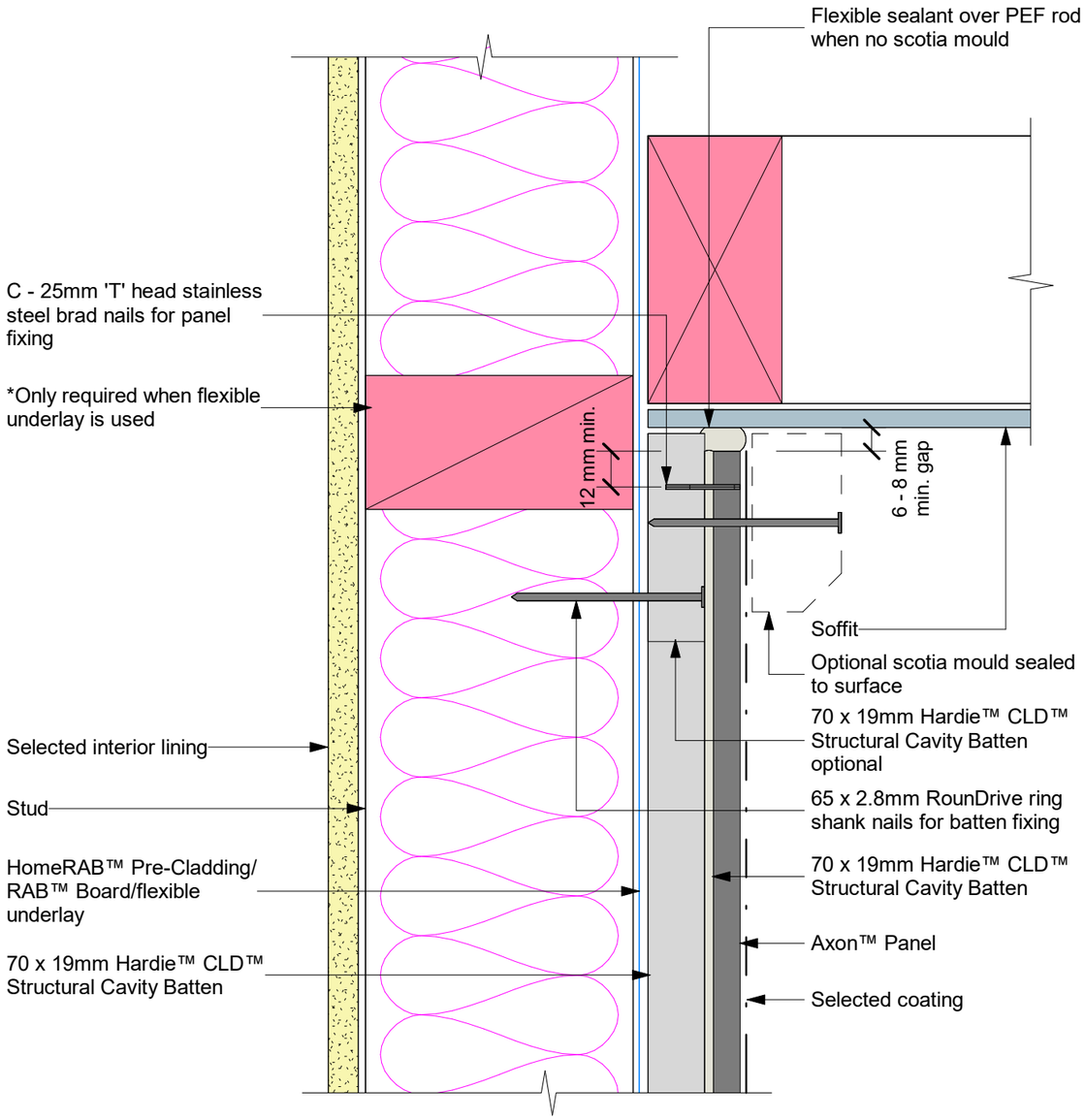
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SHEET: **A507**



Note: Site cut edges to be primed.
Ensure cavity does not vent into roof space. Refer to E2/AS1 clause 9.1.8.2.

jhl_axon24_c_020 jhl_axon24_c_ktaltd.rvt

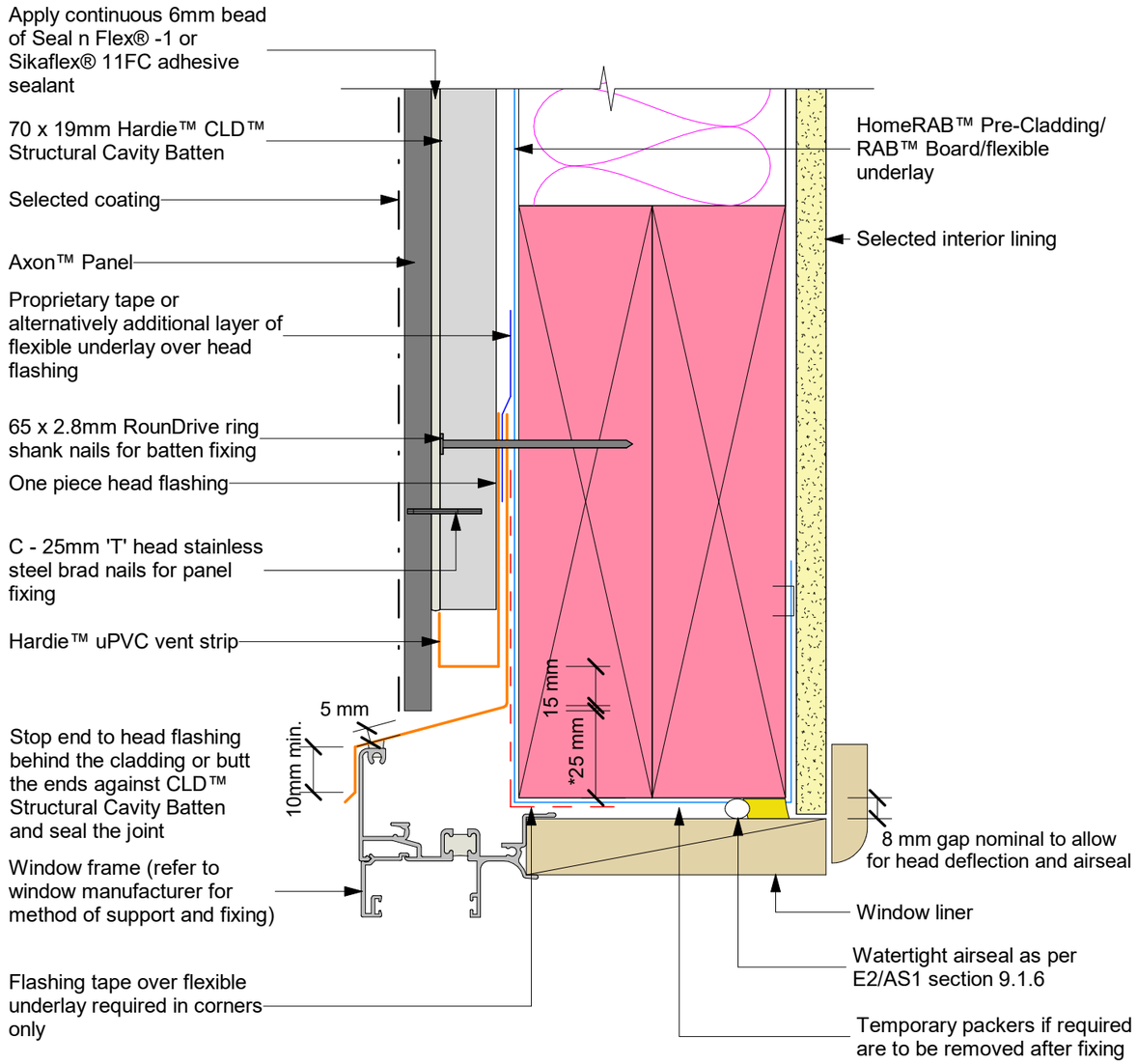
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Axon™ Panel
Hardie™ CLD™ Batten With Flexible Underlay

SOFFIT DETAIL

March 2024
Scale: 1 : 2

Figure 20



Note:

* When HomeRAB™ Pre-Cladding/RAB™ Board is used flashing tape to be applied to the entire window opening.
* Also refer to Figure 116 NZBC clause E2/AS1 for head and jamb details
* Sealant must be applied between head flashing and window flange VH and EH wind zones and SED wind pressures

jhl_axon24_c_022 jhl_axon24_c_ktaltd.rvt

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Axon™ Panel
Hardie™ CLD™ Batten With Flexible Underlay

WINDOW HEAD

March 2024
Scale: 1 : 2

Figure 22

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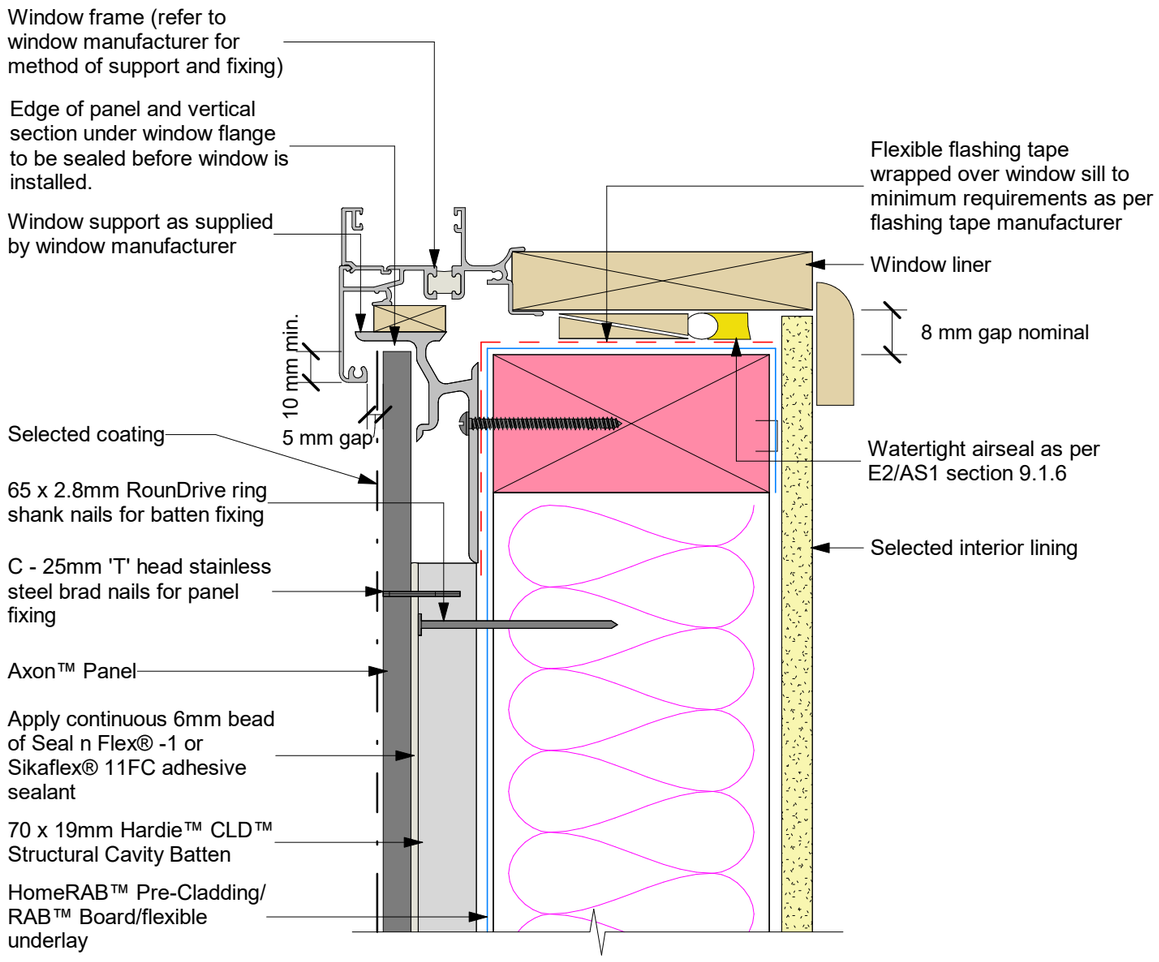
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SHEET: **A508**



General notes for materials selection

* Flexible underlay must comply with acceptable solution E2/AS1.
* Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact.

Refer to the manufacturer or supplier for technical information for these materials.

jhl_axon24_c_023 jhl_axon24_c_ktaltd.rvt

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Axon™ Panel
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WINDOW SILL

March 2024
Scale: 1 : 2

Figure 23

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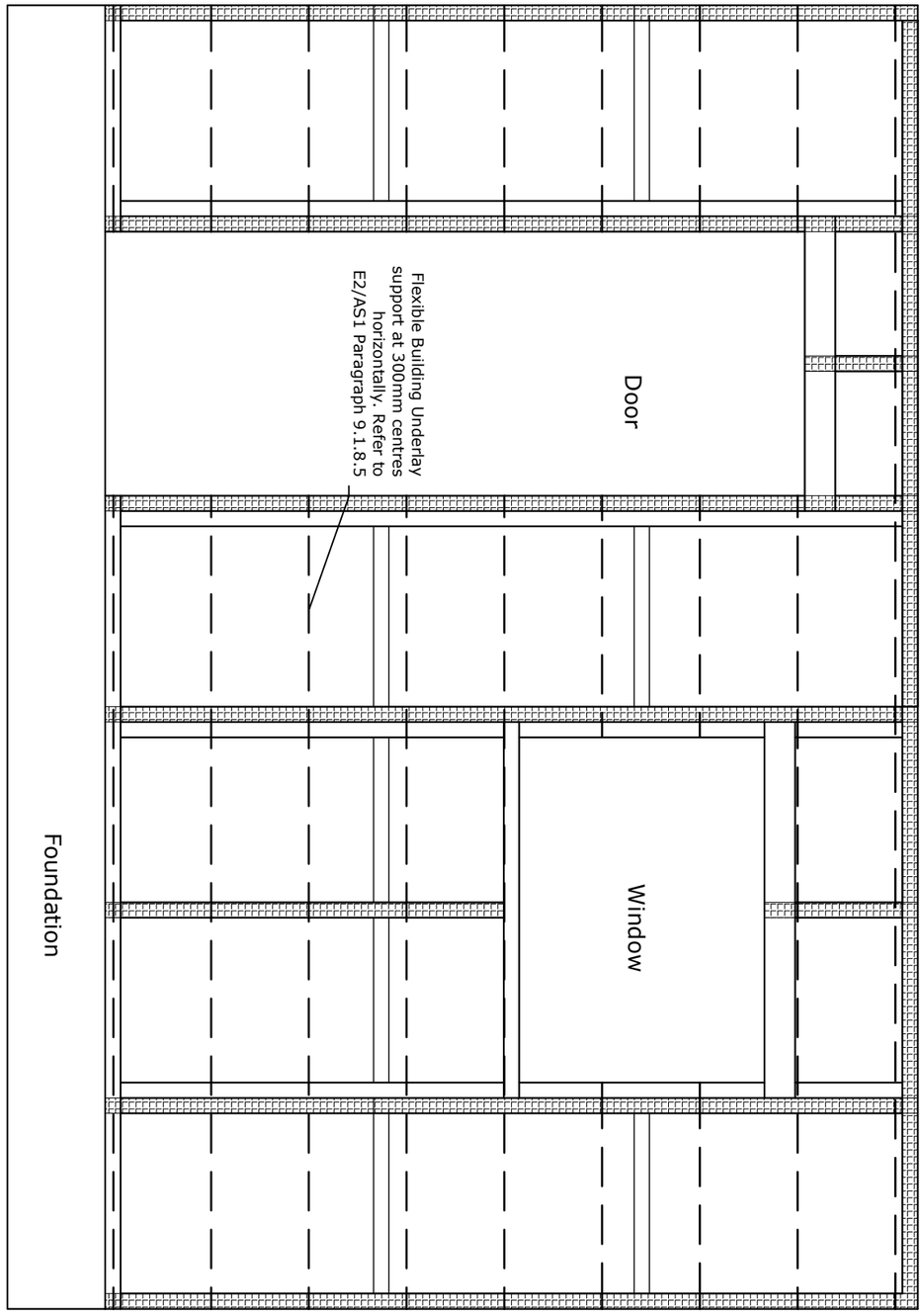
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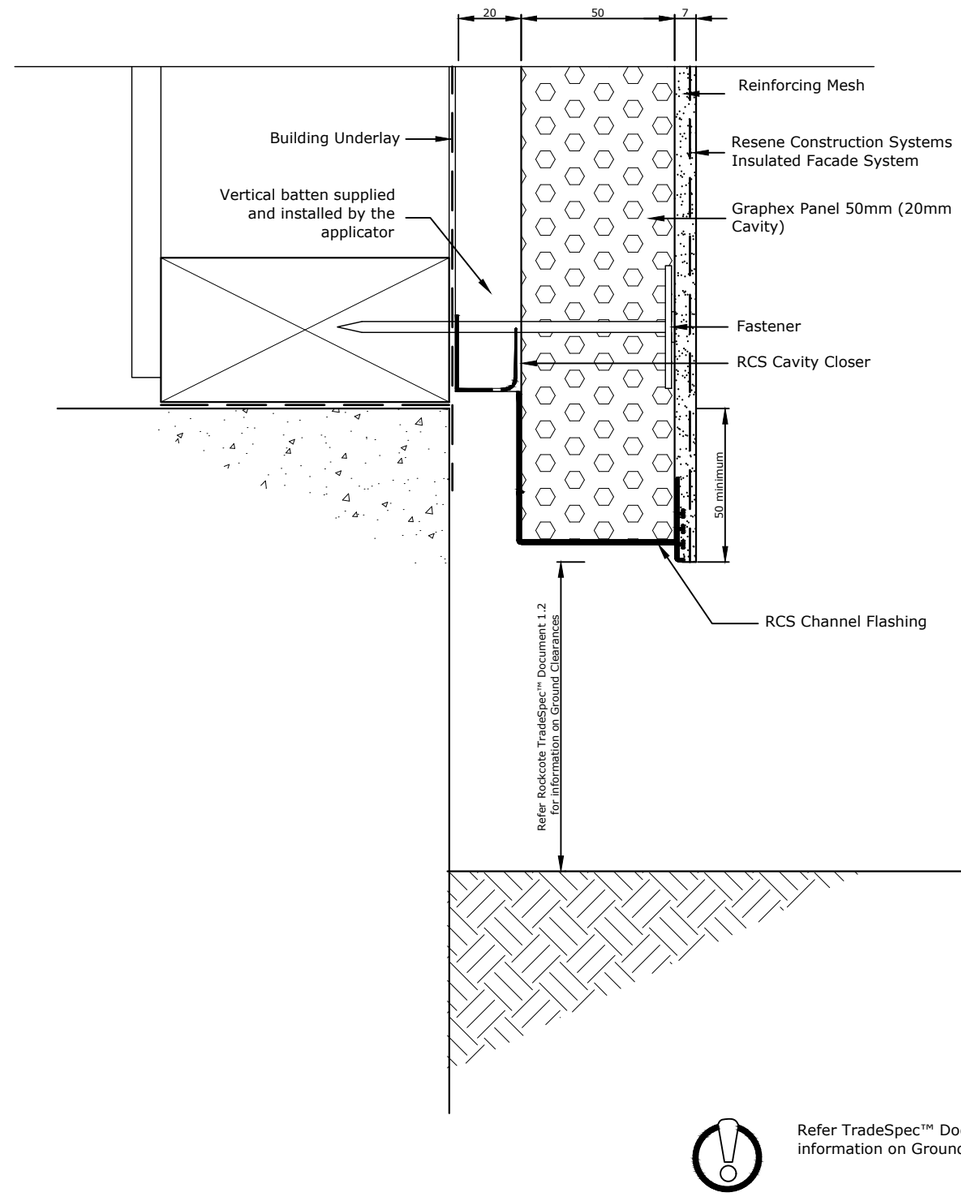
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Refer TradeSpec™ Document 1.2 for information on Ground Clearances

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System: Insulated Facade System
Scale: 1 : 2 @ A4
Substrate: Graphex Panel 50mm (20mm Cavity)
Date:
Drawing Name: Batten Layout (600mm Centres)
Sheet: 71.01.00

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Substrate: Graphex Panel 50mm (20mm Cavity)
Date: 1 November 2017
Drawing Name: Foundation
Sheet: 71.02.00

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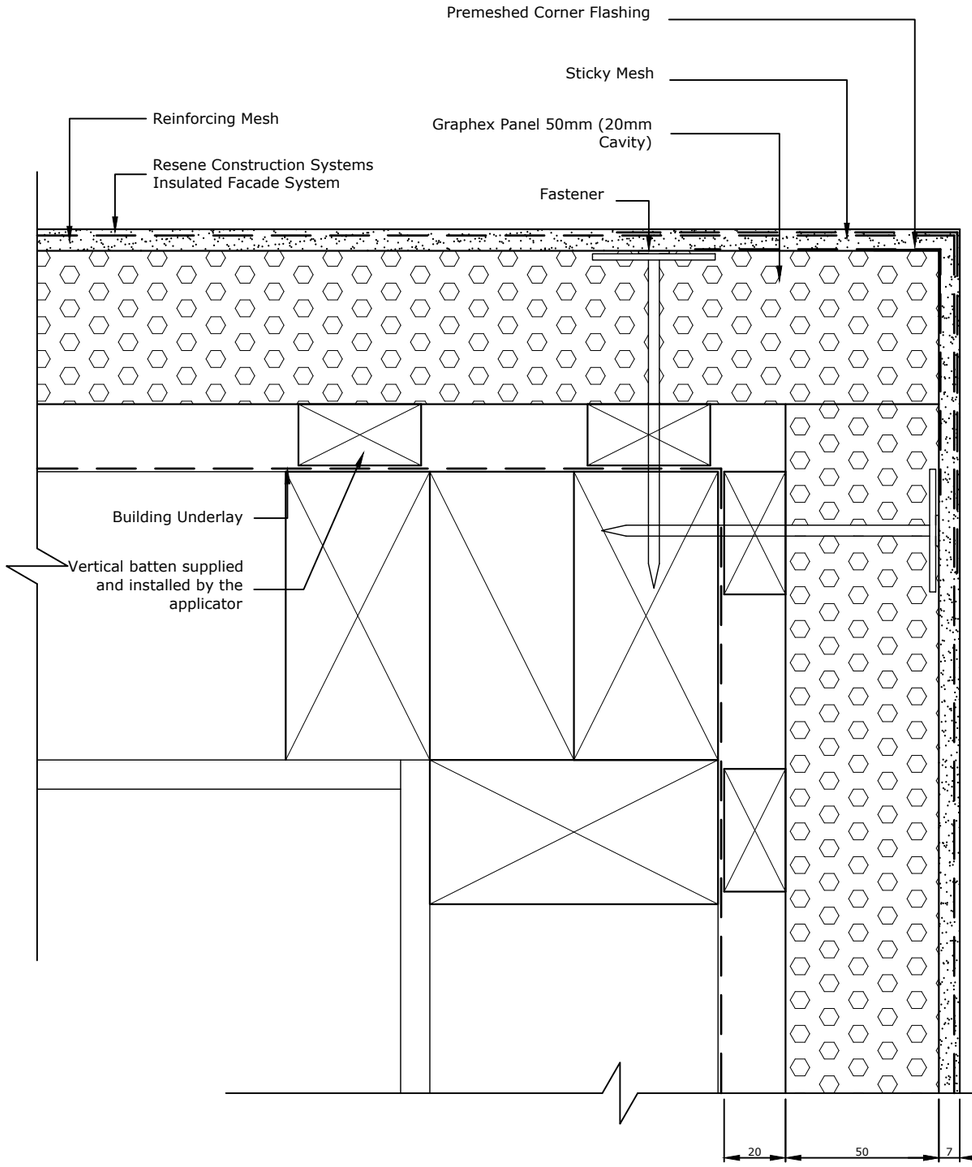
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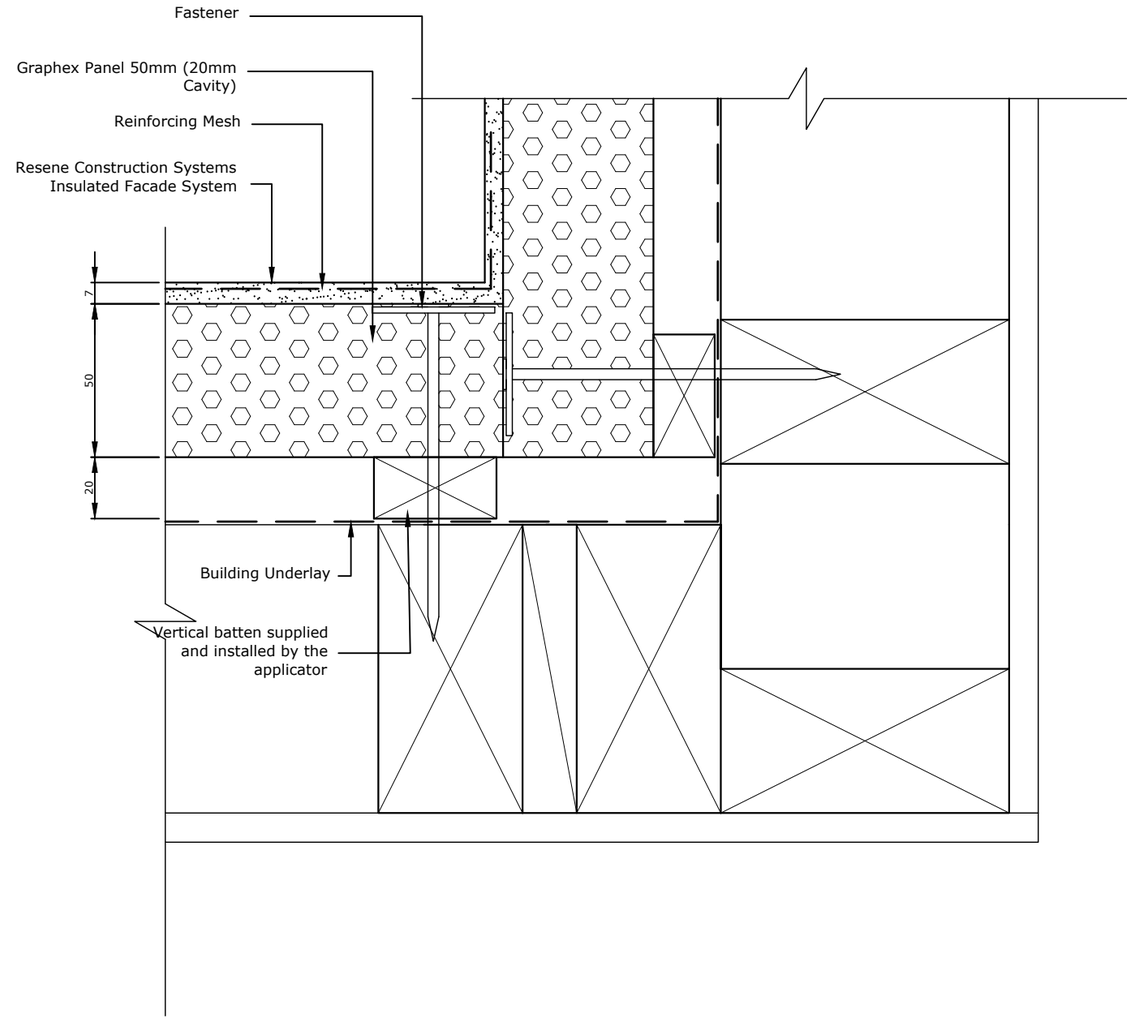
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System
Insulated Facade System

Scale
1 : 2 @ A4

Substrate
Graphex Panel 50mm (20mm Cavity)

Date
1 November 2017

Drawing Name
External Corner

Sheet
71.03.00

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Substrate
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Date
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Drawing Name
Internal Corner

Sheet
71.04.00

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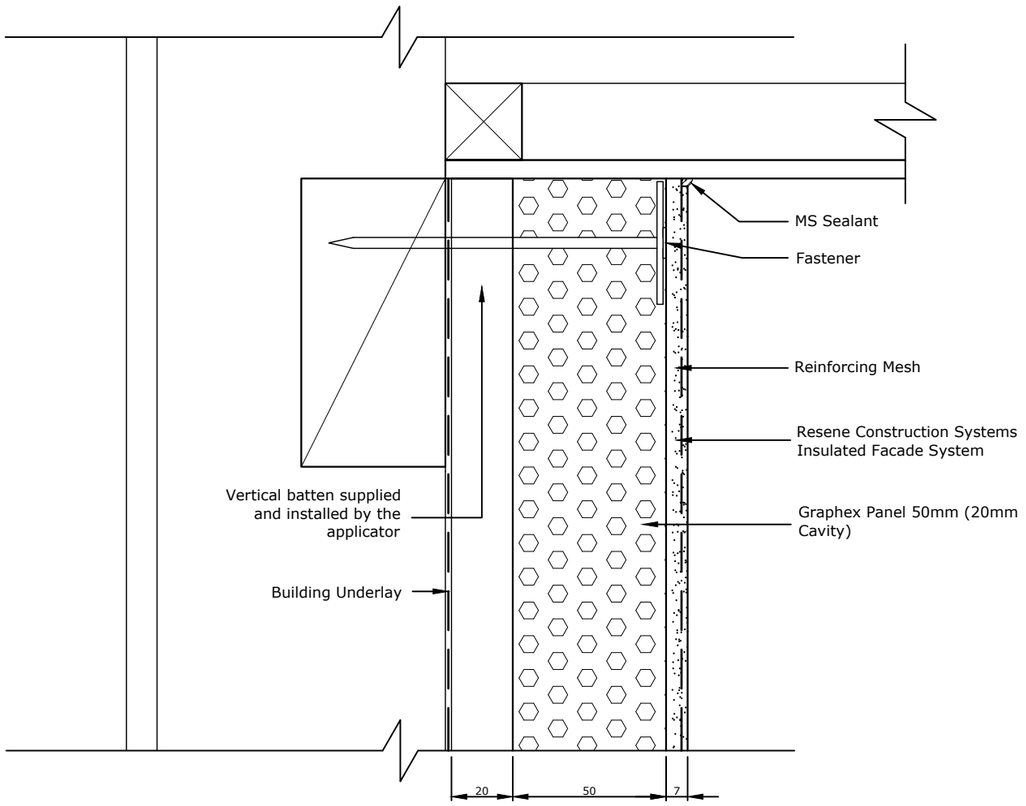
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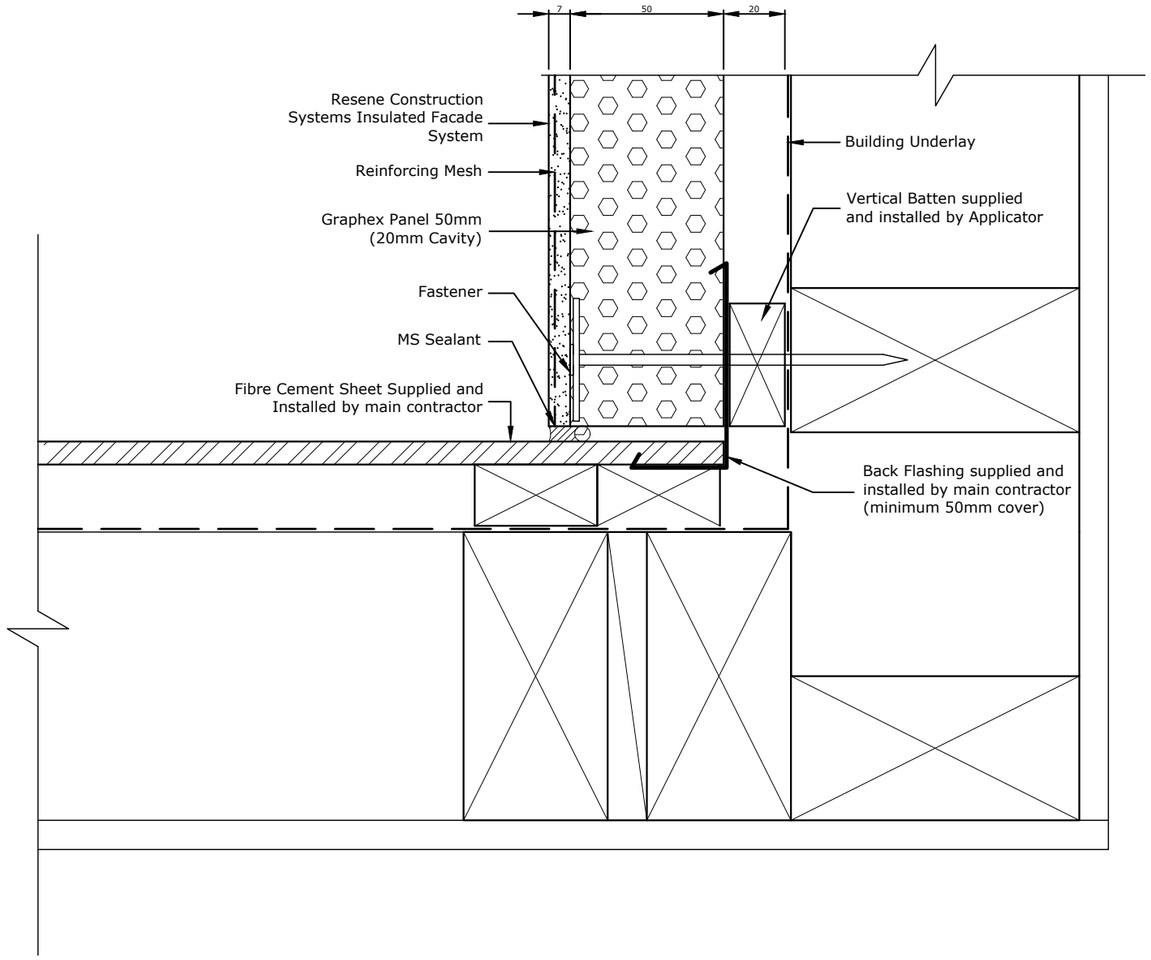
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SCALE 1:1 @ A3

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SHEET:
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System
Insulated Facade System

Scale
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Substrate
Graphex Panel 50mm (20mm Cavity)

Date
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Drawing Name
Soffit

Sheet
71.08.00

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Insulated Facade System

Scale
1 : 2 @ A4

Substrate
Graphex Panel 50mm (20mm Cavity)

Date
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Drawing Name
Internal Corner with Fibre Cement Sheet - Option 1

Sheet
71.04.30

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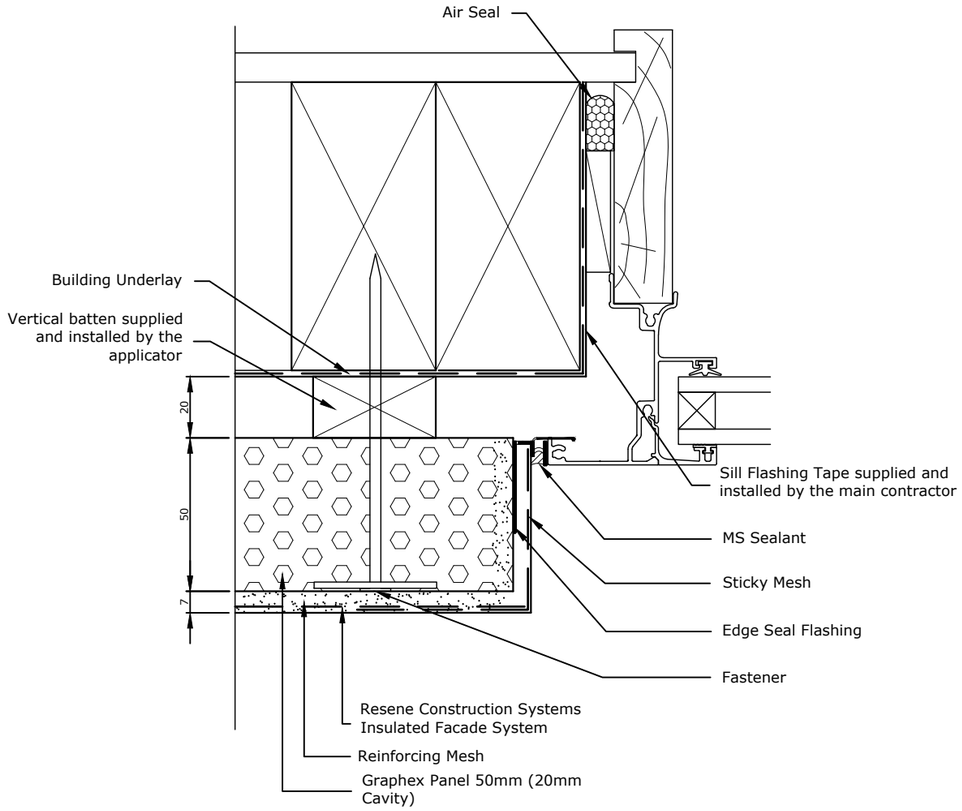
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SCALE 1:1 @ A3

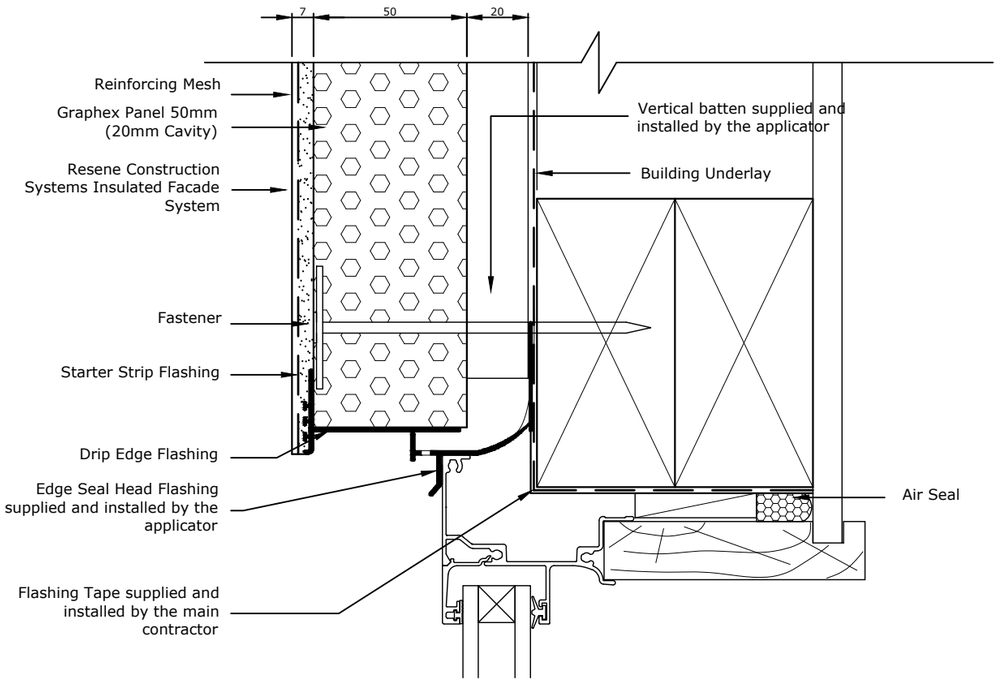
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SHEET:
A512





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System: Insulated Facade System
Scale: 1 : 2 @ A4
Substrate: Graphex Panel 50mm (20mm Cavity)
Date: 4 November 2020
Drawing Name: Window Jamb
Sheet: 71.06.00

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System: Insulated Facade System
Scale: 1 : 2 @ A4
Substrate: Graphex Panel 50mm (20mm Cavity)
Date: 4 November 2020
Drawing Name: Window Head - Option 1
Sheet: 71.07.00

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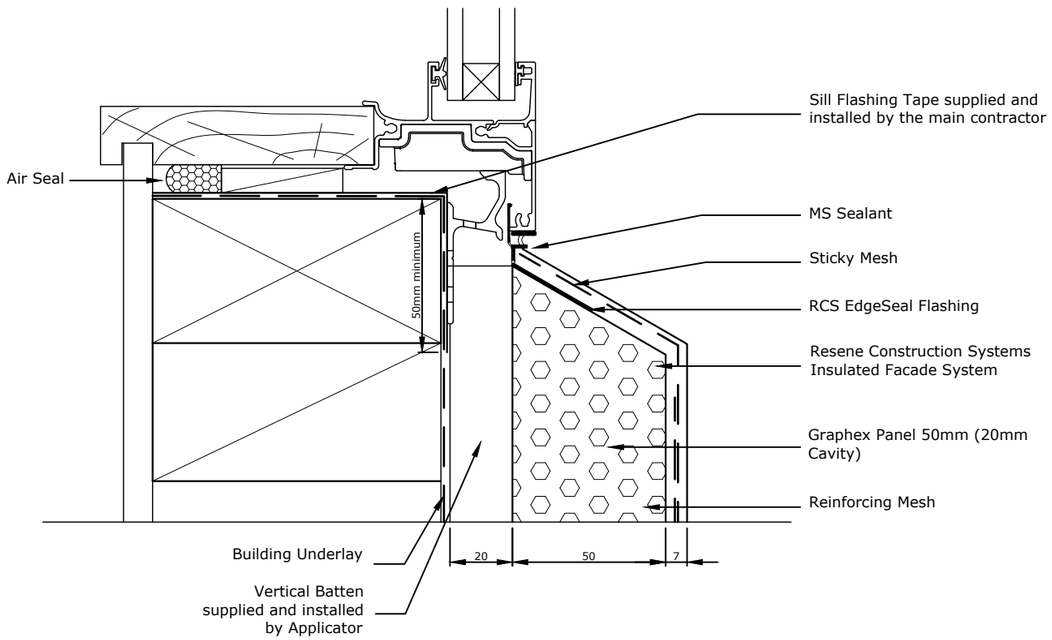
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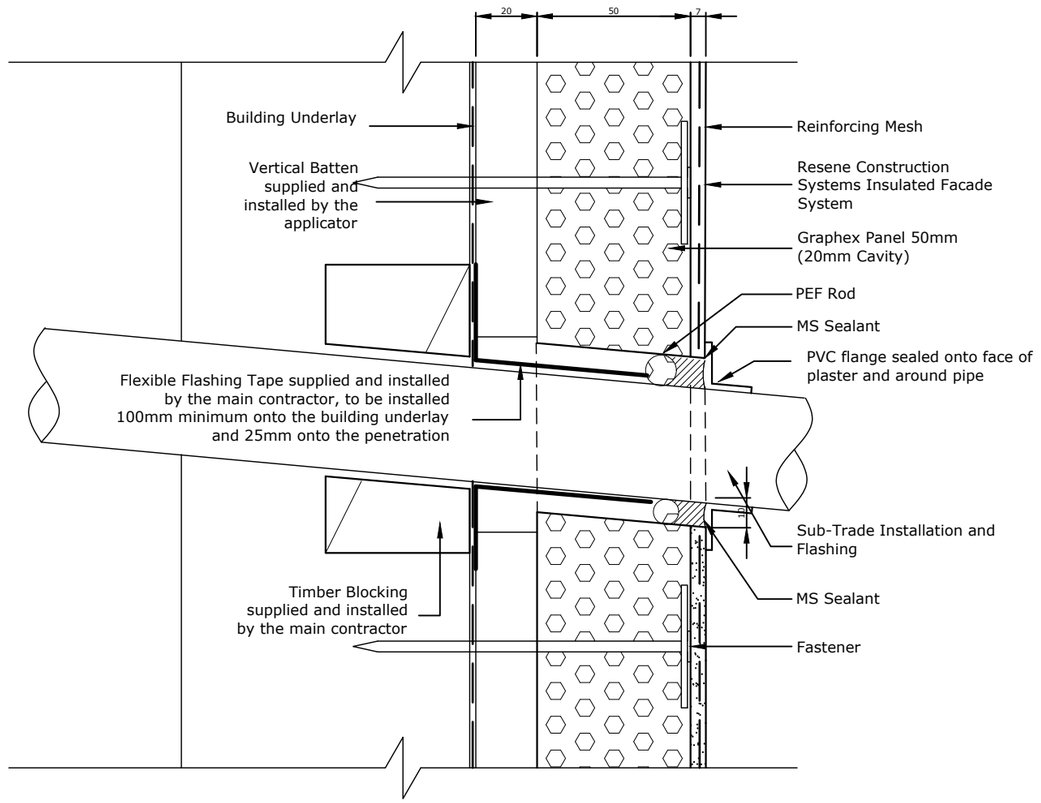
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SHEET: **A513**





Allow a 25mm Gap between the back of the joinery and external facing timber framing to allow the sill flashing to fit.

The responsibility for the penetration is the responsibility of the main contractor, where possible and practical use a flange.

It is important that there is adequate support for the penetration in the form of timber packing. The penetration should be angled slightly away from the cladding so any moisture is diverted away from the cladding.

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System: Insulated Facade System
Substrate: Graphex Panel 50mm (20mm Cavity)
Drawing Name: Window Sill
Scale: 1 : 2 @ A4
Date: 4 November 2020
Sheet: 71.05.00

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System: Insulated Facade System
Substrate: Graphex Panel 50mm (20mm Cavity)
Drawing Name: Pipe Penetration
Scale: 1 : 2 @ A4
Date: 1 November 2017
Sheet: 71.12.20

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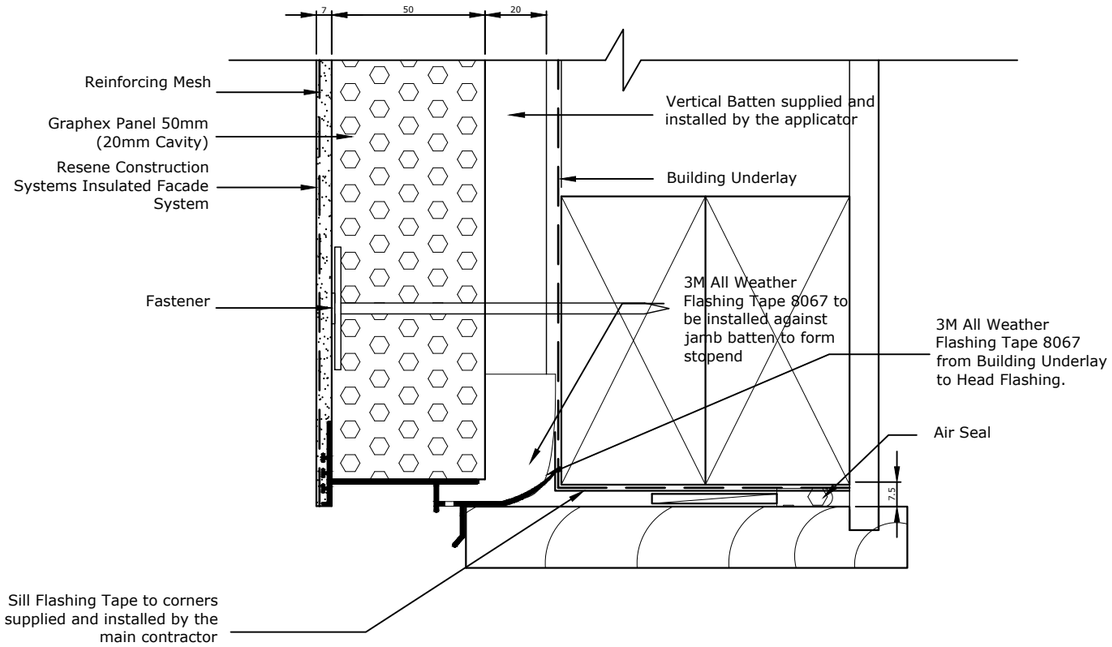
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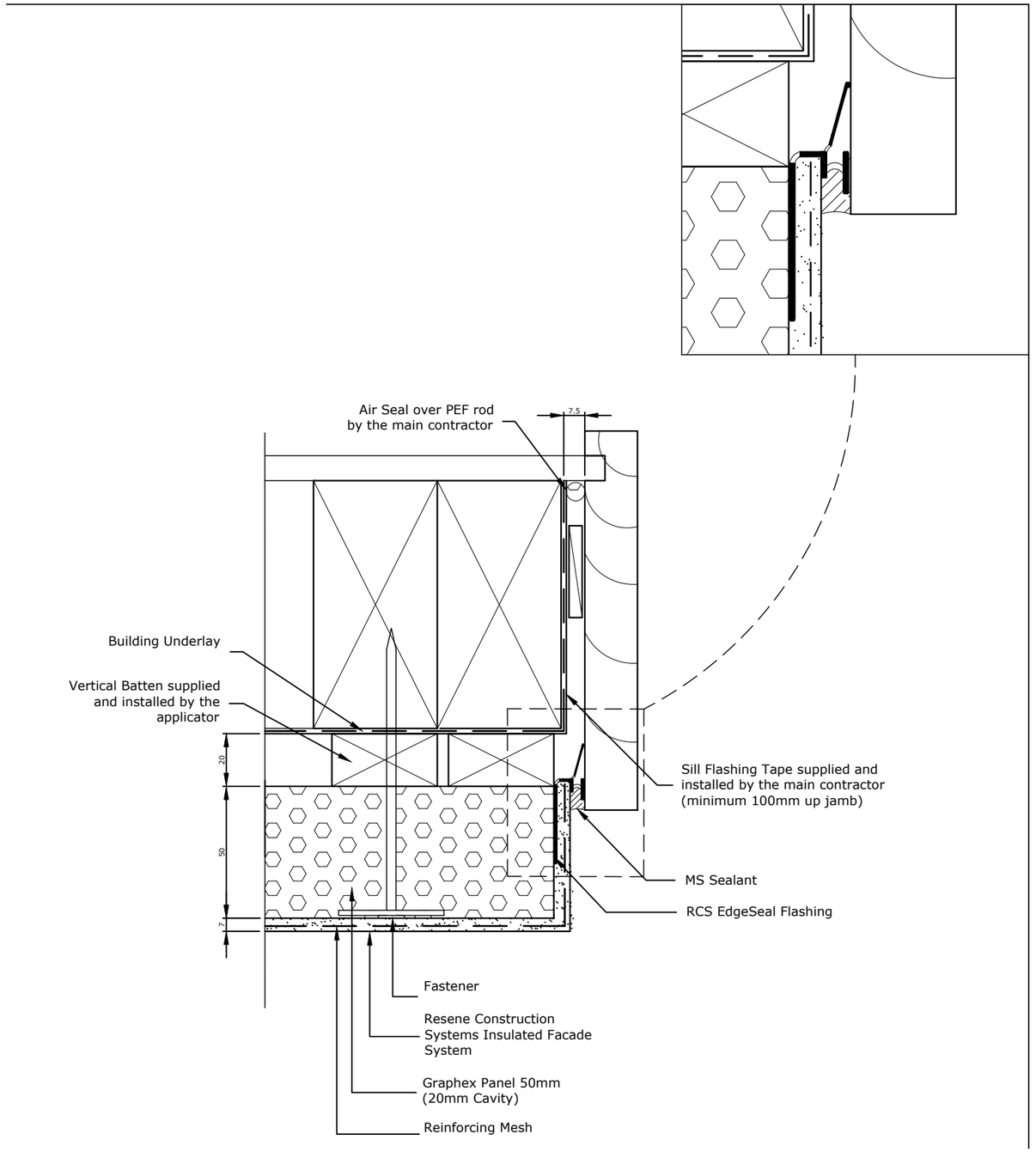
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System
Insulated Facade System

Scale
1 : 2 @ A4

Substrate
Graphex Panel 50mm (20mm Cavity)

Date
1 November 2017

Drawing Name
Garage Door Head - Option 1

Sheet
71.07.50

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System
Insulated Facade System

Scale
1 : 2 @ A4

Substrate
Graphex Panel 50mm (20mm Cavity)

Date
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Drawing Name
Garage Door Jamb - Option 1

Sheet
71.06.50

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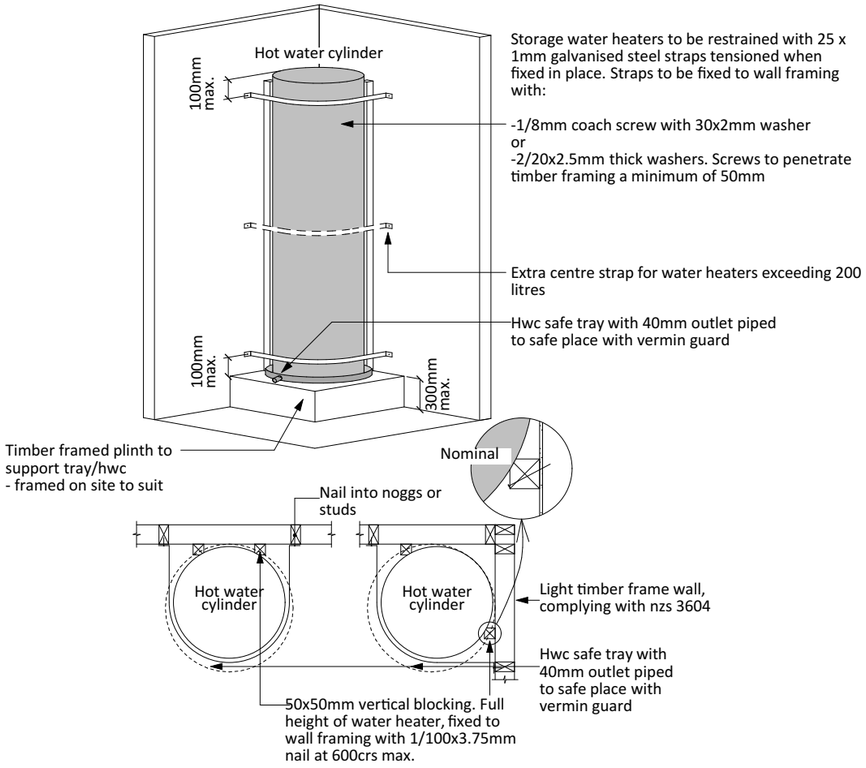
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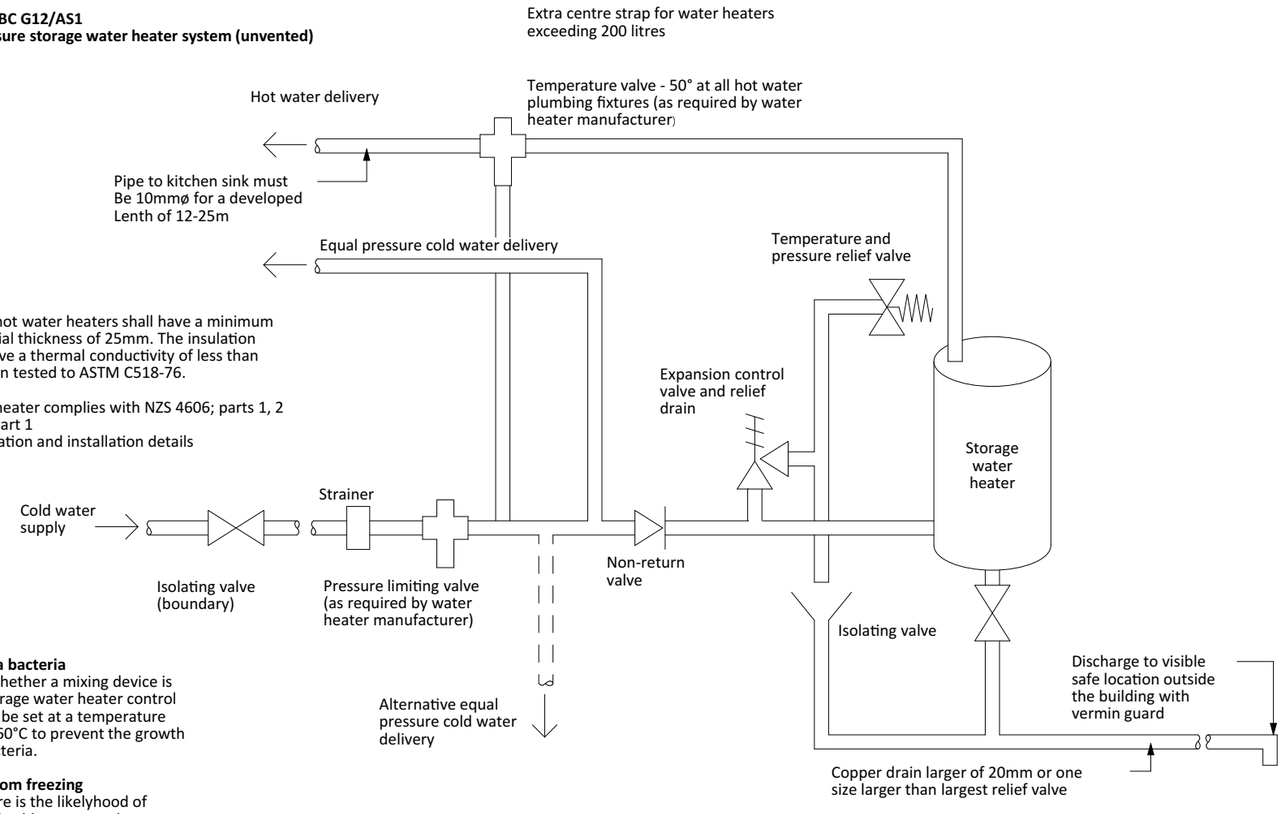
Placement option 1 **Placement option 2**

Table 4 NZBC G12/AS1
tempering valve and nominal pipe diameters

	low pressure (i.e header tank supply or low pressure)	low and medium pressure unvented (valve vented) and and open vented	mains pressure
pressure of water at tempering valve (kpa)	20-30	30-120	over 300
metres head (m)	2-3	>3-12	over 30
minimum tempering valve size	25mm	20mm	15mm
pipes to tempering valve	25mm (see note 3)	20mm	20mm (15mm optional) (see note 1)
pipes to shower	20mm	20mm (see note 4)	20mm (see note 5) (15mm optional) (see note 1)
pipes to sink/laundry (see note 2)	20mm	20mm	15mm
pipes to bath (see note 2)	20mm	20mm	15mm
pipes to basins (see note 2)	15mm	15mm	10mm

notes:
1. If supplied by seperate pipe from storage water heater to a single outlet.
2. This table is based on maximum pipe lengths of 20 metres.
3. 2m maximum length from water heater outlet to tempering valve.
4. 15mm if dedicated line to shower.
5. 10mm if dedicated line to shower.

Figure 8 NZBC G12/AS1
mains pressure storage water heater system (unvented)



HWC NOTES
Electric storage hot water heaters shall have a minimum insulation material thickness of 25mm. The insulation material shall have a thermal conductivity of less than 24mW/M°C when tested to ASTM C518-76.
COMPLIANCE
Electric storage heater complies with NZS 4606; parts 1, 2 and 3, AS 1056:Part 1
See plans for location and installation details

NZBC G12/AS1
6.14.3 Legionella bacteria
Irrespective of whether a mixing device is installed, the storage water heater control thermostat shall be set at a temperature of not less than 60°C to prevent the growth of Legionella bacteria.

7.2 Protection from freezing
7.2.1 Where there is the likelyhood of freezing, hot and cold water supply systems shall be protected in the following manner:

a) Piping outside the building thermal envelope shall be insulated,

b) Piping buried in the ground shall be insulated or insulated below a level affected by freezing, and

c) Storage water heater vent pipes shall be insulated (see Figure 17).

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

D01 MAINS PRESSURE HWC AND SEISMIC RESTRAINT
Scale 1:10 *NZBC G12 / AS1*

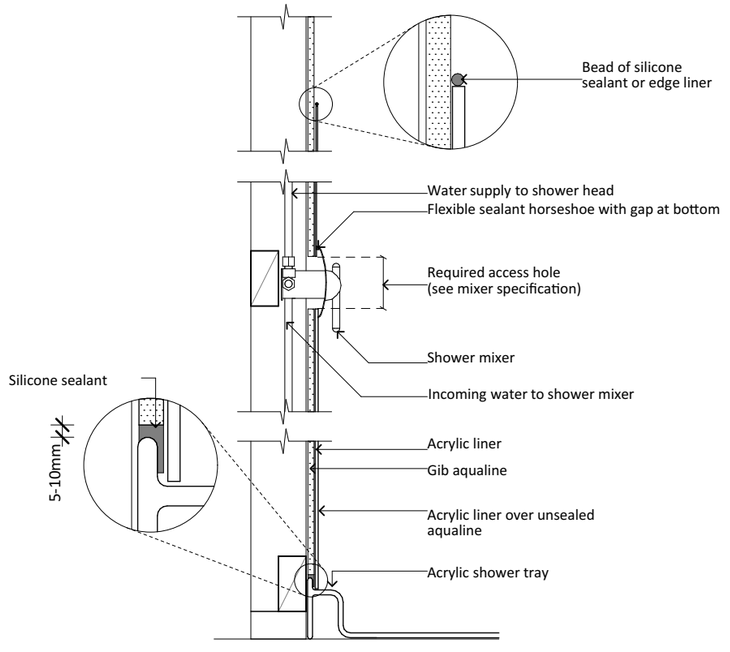
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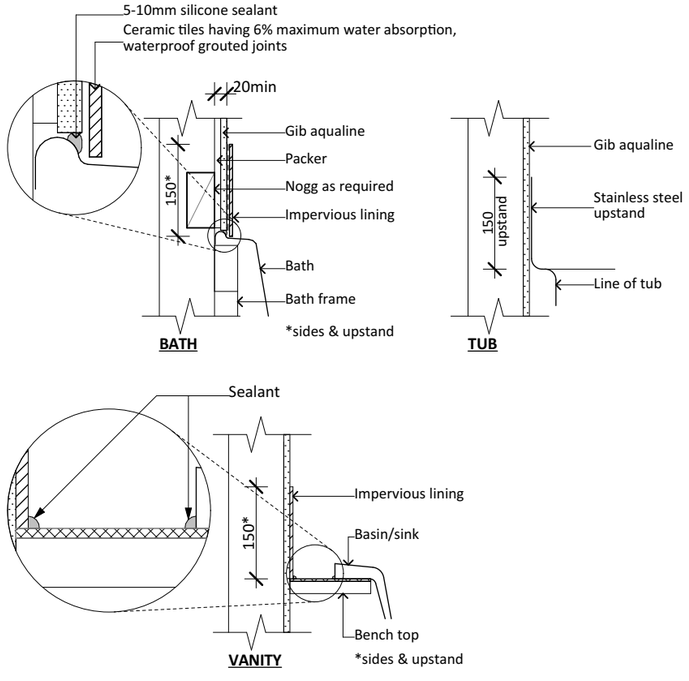
HWC DETAILS
SCALE 1:10 @ A3
STATUS: **WD-A** WORKING DRAWING
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ADDRESS: 36 RILEY STREET, LAKE HAWEA
SHEET: **A516**



Note:
Where impact noise from pipes is an issue, fix all pipes on resilient brackets

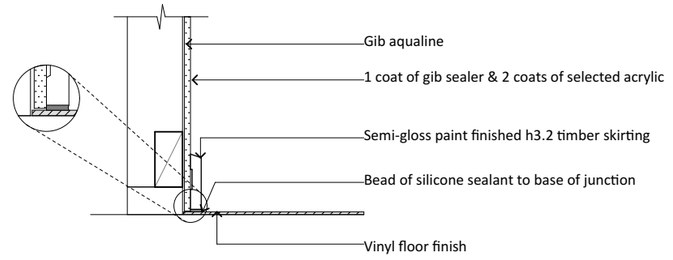
D01 ARCYLIC SHOWER

Scale 1:10



D02 TYPICAL WATER -SPLASH AREA JUNCTIONS

Scale 1:10



D03 VINYL FLOOR TO WALL JUNCTIONS

Scale 1:10

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WET AREA DETAILS
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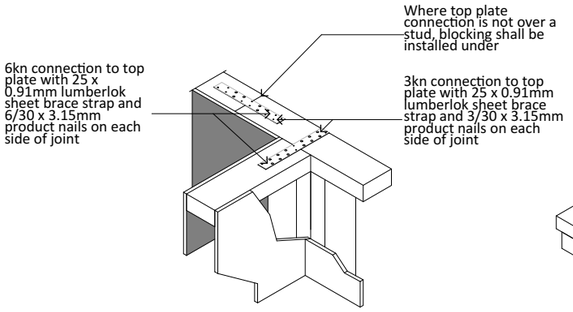
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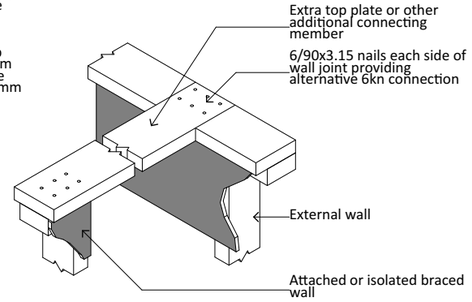
CLIENT: MCNABB & WHITELAW
ADDRESS: 36 RILEY STREET, LAKE HAWEA

SHEET: **A517**

TOP PLATE CONNECTIONS		
WALL TYPE	**BRACING IN WALL**	**TOP PLATE CONNECTION CAPACITY**
ALL WALLS	NO BRACING	3kN
IN-LINE WALLS	BRACING CAPACITY NOT EXCEEDING 100BU's	3kN
	BRACING CAPACITY EXCEEDING 100BU's	6kN
WALL CONNECTING TO EXTERNAL WALL AT RIGHT ANGLES	TOTAL BRACING CAPACITY NOT EXCEEDING 125BU's	6kN TO 1 EXTERNAL WALL
	BRACING CAPACITY NOT EXCEEDING 250BU's	6kN TO 2 EXTERNAL WALLS
	BRACING CAPACITY EXCEEDING 250BU's	2.4kN PER 100BU's TO 2 EXTERNAL WALLS

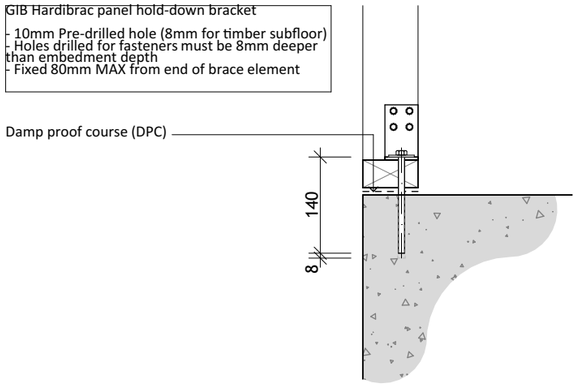
Note:
For up to 12kn connections use 2x6kN strap or 12/90x2.15 nails for nail fix option.
For up to 18kn connections use 3x6kn strap





GIB Hardibrac panel hold-down bracket

- 10mm Pre-drilled hole (8mm for timber subfloor)
- Holes drilled for fasteners must be 8mm deeper than embedment depth
- Fixed 80mm MAX from end of brace element



15kN BRACING HOLDDOWN DETAIL GIB HANDIBRAC

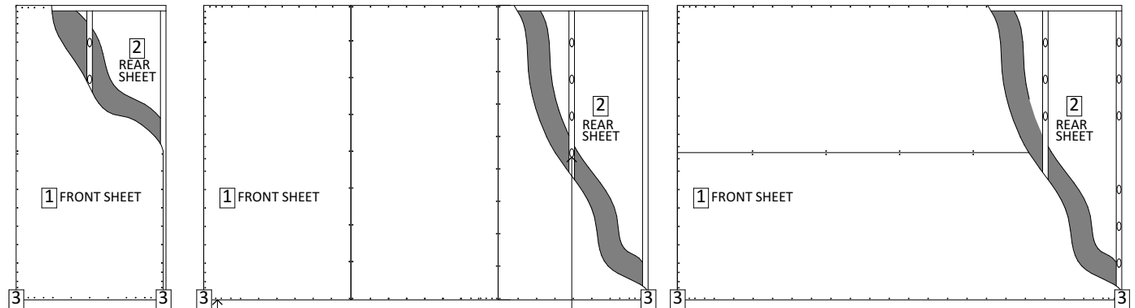
All fixings in accordance with GIB manufacturers documentation SCALE 1:10

Panel hold down for GIB Braceline panels concrete floor external / internal wall

Note:
GIB GS1-N and GS2-N and James Hardie HPn do not require specific connections at brace ends

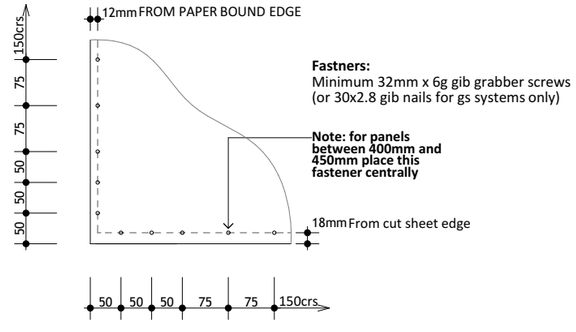
FASTENER LAYOUT

GS1-N/BL1-H (10 & 13mm) - SINGLE SIDE
GS2-N/BLG-H (10 & 13mm) - 2 SIDED. BOTH SIDES FIXED AS SHOWN



SYSTEM	LINING ONE SIDE (1)		LINING OPPOSITE SIDE (2)		PANEL HOLD DOWN (3)	FASTNER SPACING
	LINING	FASTNERS	LINING	FASTNERS		
GS1-N	Any 10mm Or 13mm GIB Plasterboard	30mm GIB nails, Or minimum 32mm x 6g GIB Grabber Drywall screws	Not required	Not required	Not required	Gib plasterboard: Corner fastening pattern as illustrated below Fastners at 150mm to bracing element perimeter and: - at 300mm centres to intermediate sheet joints for vertical fixing, or - at stud/sheet junction for horizontally fixed elements, and - gibfix adhesive daubs at 300mm centres to intermediate framing Plywood: Fastners at 150mm centres around the perimeter of every sheet and at 300mm centres To intermediate studs. Place fastners no closer than 7mm from sheet edges. Plasterboard corner fastner pattern does not apply to plywood
GS2-N			Any 10mm Or 13mm GIB Plasterboard	30mm GIB nails, Or minimum 32mm x 6g GIB Grabber Drywall screws		
GSP-H			Minimum 7mm Ecoply plywood Manufactured To as/nzs 2269	50mm fh Galvanised or Stainless steel Nails	YES	
BL1-H	10mm or 13mm Braceline	32mm x 6g GIB Grabber Drywall screws GIB braceline Nails may be Used for 10mm Braceline only	NOT REQUIRED	NOT REQUIRED		
BLG-H			Any 10mm Or 13mm GIB Plasterboard	30mm GIBnails, Or minimum 32mm x 6g GIB Grabber Drywall screws		
BLP-H			Minimum 7mm Ecoply plywood Manufactured To AS/NZS 2269	50mm fh Galvanised or Stainless steel Nails		

CORNER FASTENER PATTERN



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APPENDIX 01 (BRACING)
SCALE 1:10 @ A3

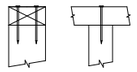
STATUS: **WD-A** WORKING DRAWING

CLIENT: MCNABB & WHITELAW
ADDRESS: 36 RILEY STREET, LAKE HAWEA

SHEET: **A518**

LUMBERLOK STUD TO TOP PLATE FIXING TYPES

TYPE A
0.7kN

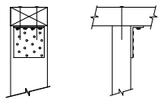


2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

TYPE B
4.7kN

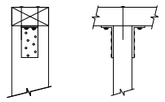
CHOOSE ANY OF THE 3 OPTIONS

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



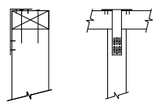
Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



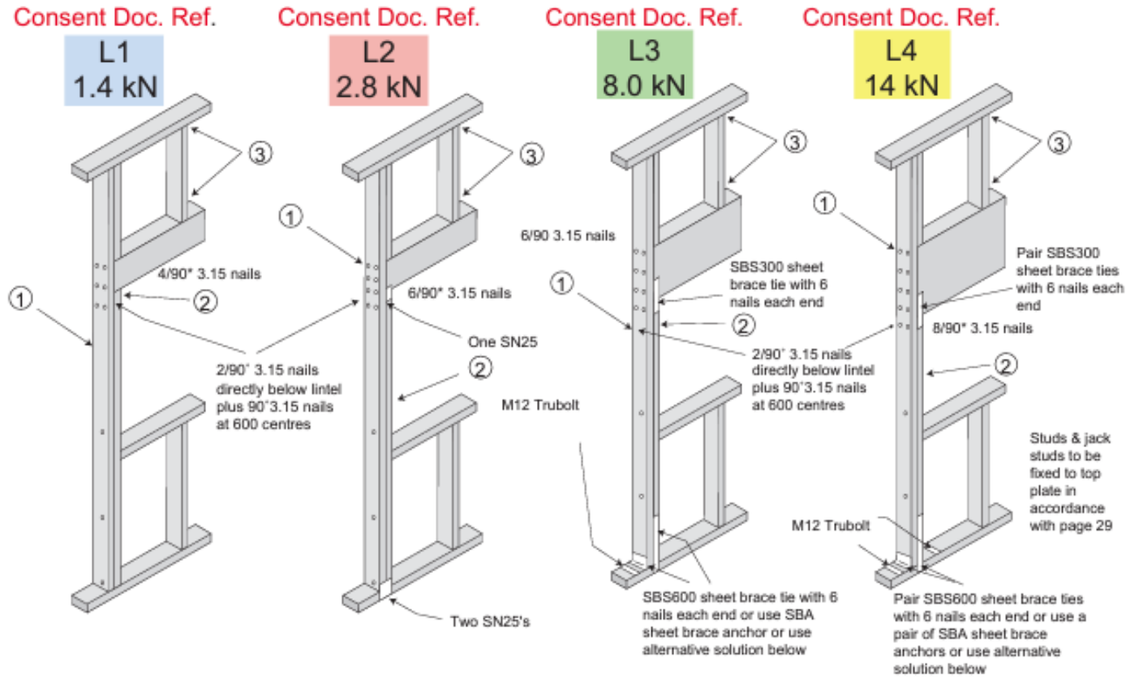
Plus
2 x LUMBERLOK
CPC40

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



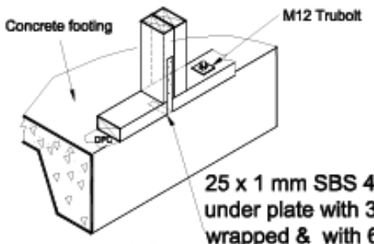
Plus
LUMBERLOK
Stud Strap
(ONE FACE ONLY)

ACCEPTABLE SOLUTIONS IN CONJUNCTION WITH TABLES 8:14 & FIG 8:12 OF NZS3604:2011



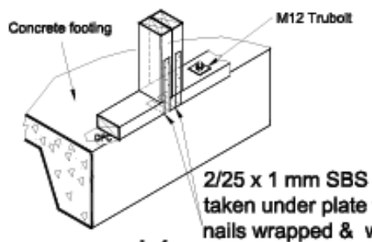
1. For trimming stud thickness refer to Table 8.5 NZS 3604:2011. Additional studs to that shown to have a minimum stud to stud fixing of 11/90*3.15 nails.
2. Where a double stud which provides support for a lintel is shorter by 400mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of trimming studs.
3. Studs & jacks to be fixed to top plate in accordance with the Top Plate to Stud Fixing Guide on pg. 39. Same fixing is required for jack stud to lintel.

Alternative solution for L3 & L4 SBS use



L3

25 x 1 mm SBS 400 strap taken under plate with 3/ 30 x 3.15 nails wrapped & with 6 / 30 x 2.5 mm nails into side of stud



L4

2/25 x 1 mm SBS 400 straps taken under plate with 3/ 30 x 3.15 nails wrapped & with 6 / 30 x 2.5 mm nails into side of each stud

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APPENDIX 02 (FIXINGS)
SCALE 1:10 @ A3

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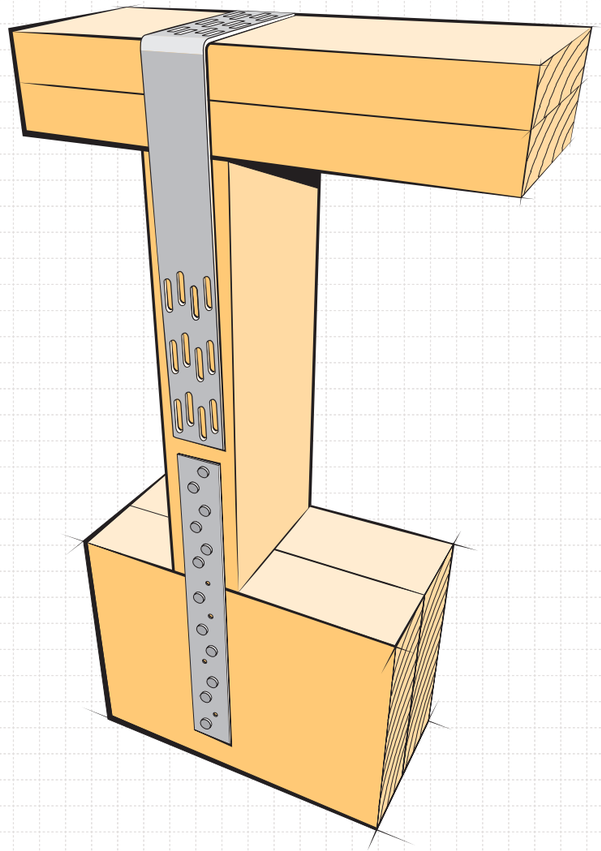
CLIENT:
MCNABB & WHITELAW
ADDRESS:
36 RILEY STREET, LAKE HAWEA

SHEET: **A519**

JACK STUD TO TOP PLATE & LINTEL FIXING

PROVIDES A SOLUTION FOR ALL JACK STUD LENGTH FIXING OPTIONS

- Covers the requirements for LUMBERLOK® Stud to Top Plate fixing "Type b -4.7kN" as require by LUMBERLOK® Lintel Fixing Schedule
- Wall framing and connection details under girder trusses are not covered by this fixing soultion and are subject to specific engineering design
- All timber selections are as per NZS 3604:2011



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MiTek®
LUMBERLOK®
Timber Connectors

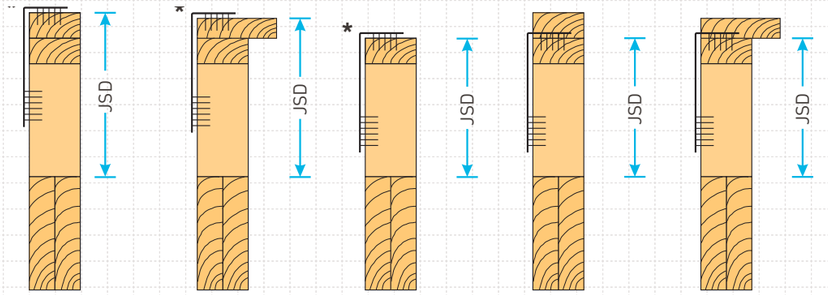
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JACK STUD TO TOP PLATE & LINTEL FIXING

FRAMING ARRANGEMENTS

Jack Stud Dimension Definition (JSD)

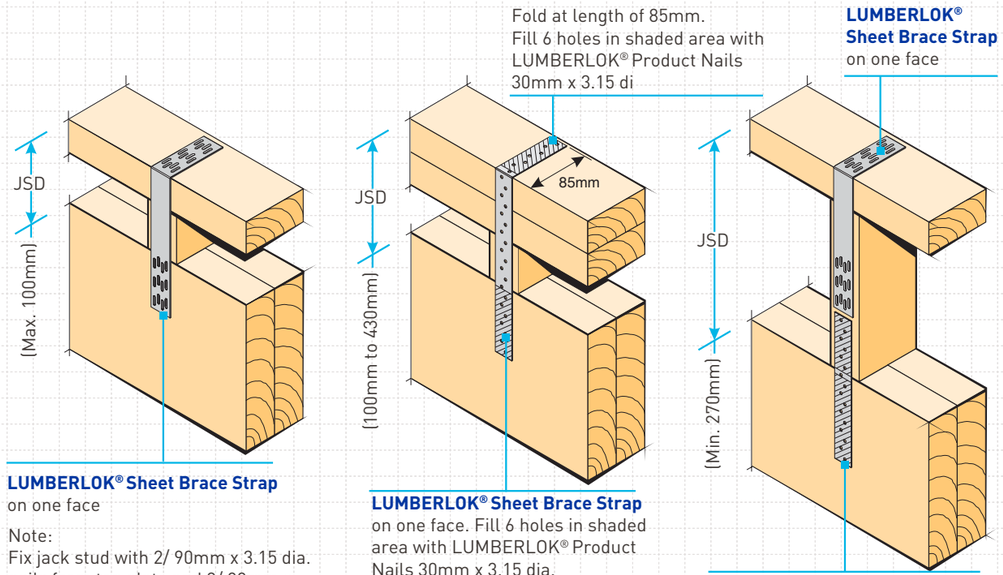


* Note: It is preferable for the top fixing to be located on the uppermost top plate packer to provide better options for the truss connections

FIXING 1
Jack Stud Dimension (JSD) up to a maximum of 100mm. Includes top plate fixed directly onto lintel i.e. no jack stud used.

FIXING 2
Jack Stud Dimension (JSD) from a minimum of 100mm to a maximumof 430mm.

FIXING 3
Jack Stud Dimension (JSD) from a minimum of 270mm. No maximum dimension.



LUMBERLOK® Sheet Brace Strap on one face

Note:
Fix jack stud with 2/ 90mm x 3.15 dia. nails from top plate and 2/ 90mm x 3.15 dia. skew nails to lintel (typical)

LUMBERLOK® Sheet Brace Strap on one face. Fill 6 holes in shaded area with LUMBERLOK® Product Nails 30mm x 3.15 dia.

Note:
- JSD up to 230mm use Sheet Brace Strap 400mm.
- JSD from 230mm to 430mm use Sheet Brace Strap 600mm.

LUMBERLOK® Sheet Brace Strap 200mm on one face. Fill 6 holes in both shaded areas of Jack Stud and Lintel with LUMBERLOK Product Nails 30mm x 3.15 dia

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APPENDIX 03 (JACK STUD FIXINGS)
SCALE @ A3

STATUS: **WD-A** WORKING DRAWING

CLIENT:
MCNABB & WHITELAW

ADDRESS:
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SHEET:
A520

Roof Bracing Options

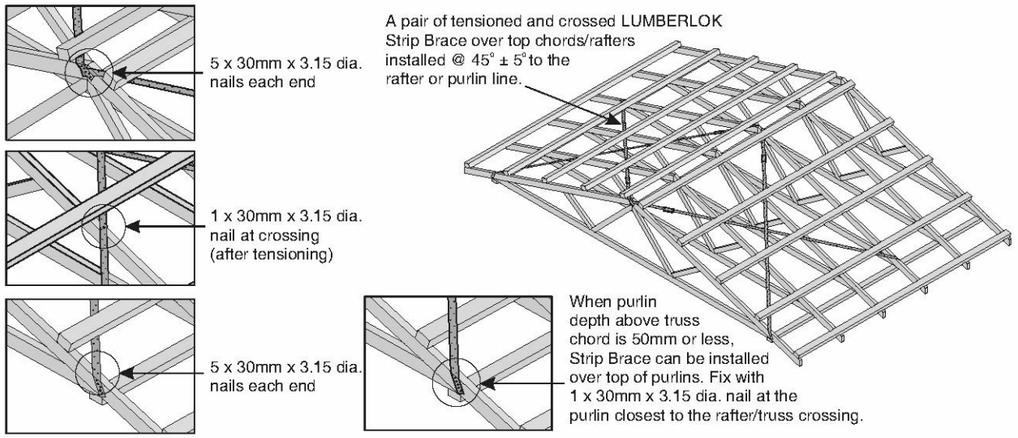
i) ROOF PLANE BRACE

Each roof plane brace can be:

- A hip or valley rafter running continuously from ridge to the top plate in accordance with NZS 3604:2011 Clauses 10.2.1.3.2 or 10.2.1.3.3

OR

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



OVERHANG OPTIONS

- **All gable end loading parameters are based on the design considerations used in NZS 3604:2011 and cover heavy roof weight, extra high wind load and snow load Sg of up to 1.0kPa.**
- **All live load considerations as per AS/NZS 1170.**
- **All timber to be minimum grade SG8 as defined in NZS 3604:2011.**

CANTILEVER PURLIN OPTION

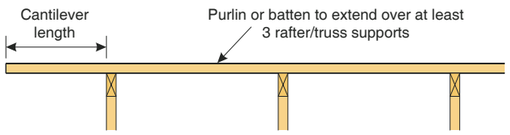
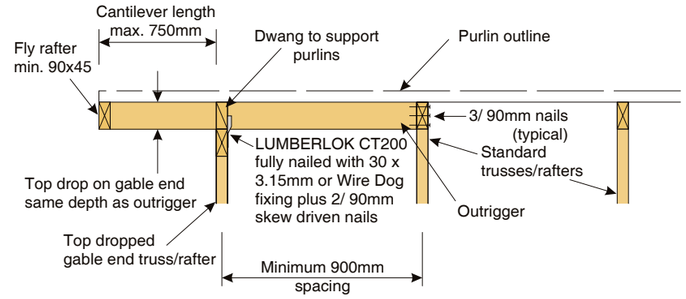


TABLE 1

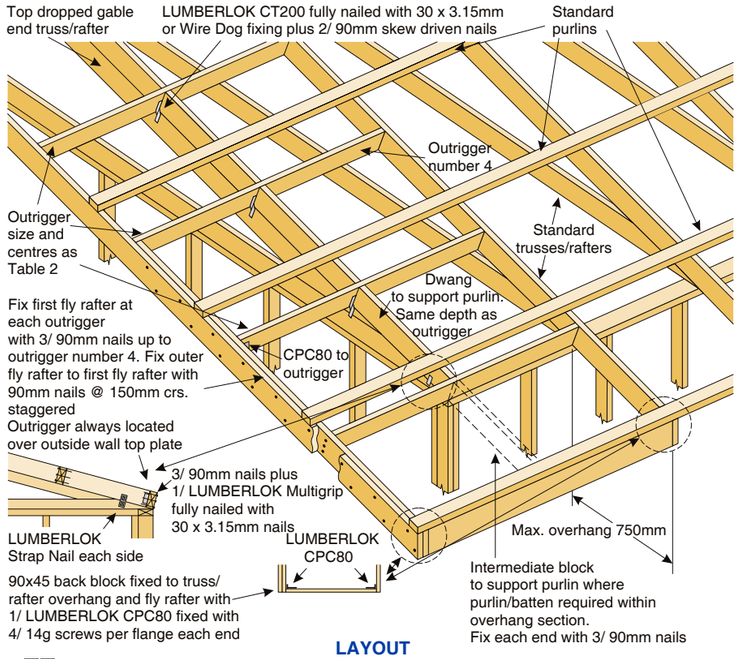
PURLIN SIZE & ORIENTATION	MAX. CANTILEVER LENGTH (mm)	PURLIN CENTRES (mm)
45x45 ⊠	200	400
70x45 ⊠	300	900
90x45 ⊠	450	900

CONSTRUCTION DETAILS FOR CANTILEVER OUTRIGGER OPTION

(SPANS & CENTRES AS PER TABLE 2)



CROSS SECTION



LAYOUT

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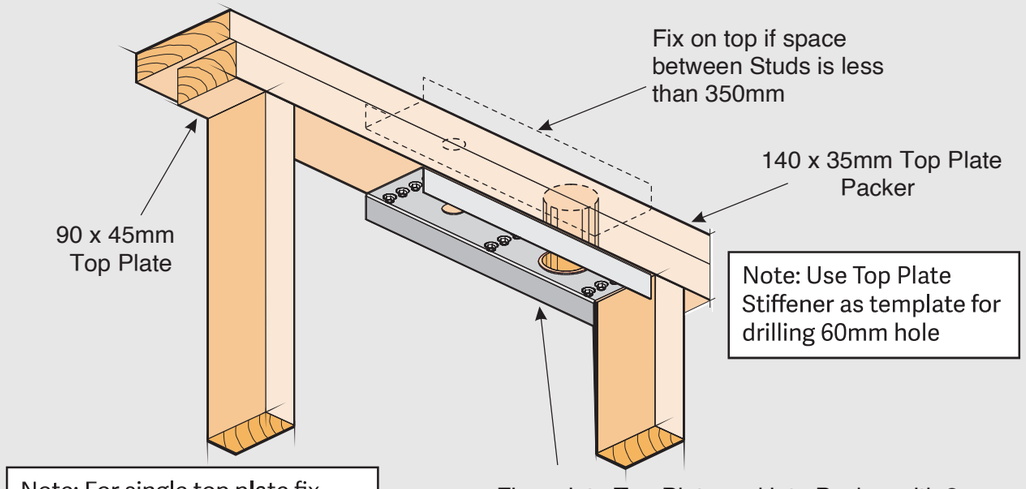
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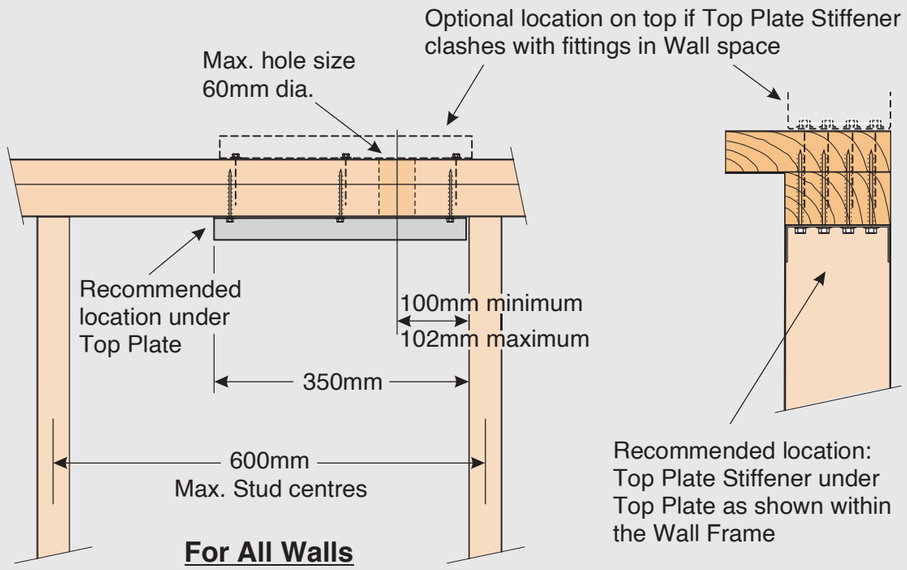
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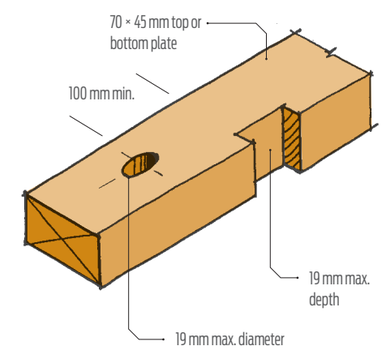
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APPENDIX 04 (ROOF BRACING)
SCALE 1:10 @ A3
STATUS: **WD-A** WORKING DRAWING
CLIENT: MCNABB & WHITELAW
ADDRESS: 36 RILEY STREET, LAKE HAWEA
SHEET: **A521**





Code: TPS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Top Plate Stiffeners per Carton
100 x Type 17-14g x 75mm Hex Head Galvanised Screws



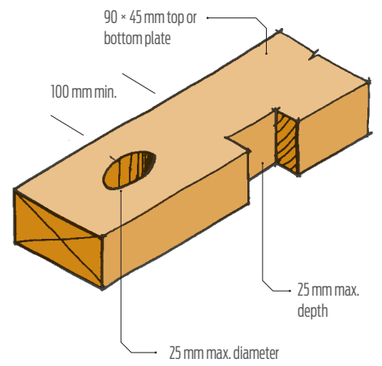


Figure 2: Notches and holes in top plates. See Figure 3 if notches or holes are larger than shown.

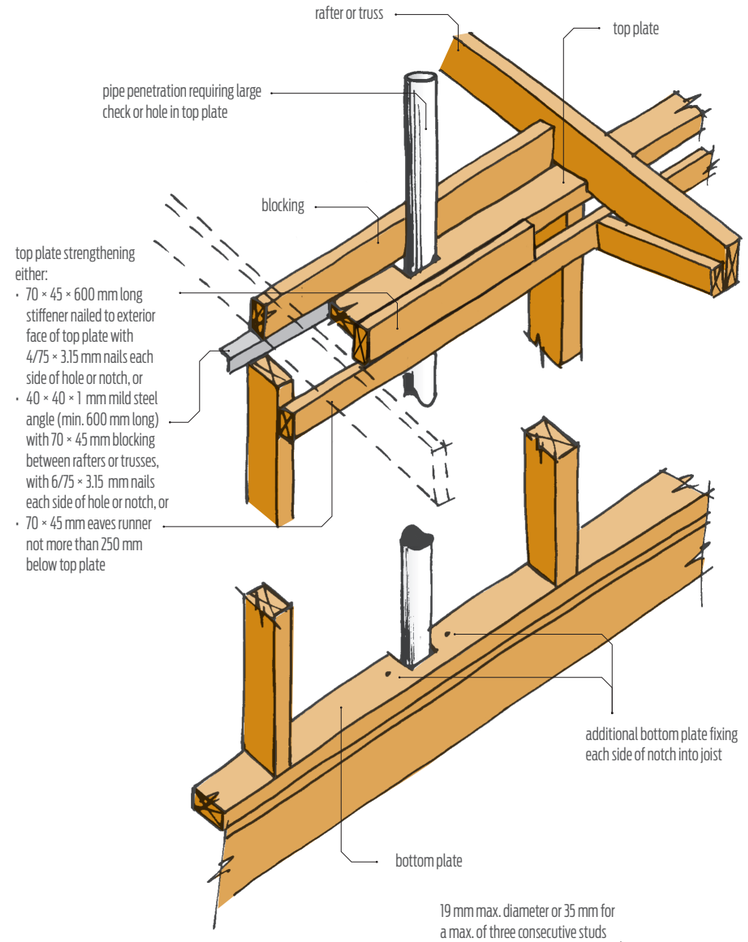


Figure 3: Strengthening for large checks and holes in wall plates.

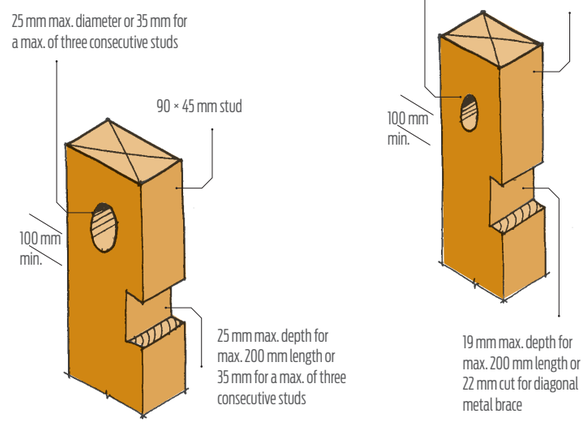


Figure 1: Notches and holes in studs. Space notches in studs at least 600 mm apart.

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APPENDIX 05 (PIPE PENETRATIONS)

SCALE 1:1 @ A3
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ADDRESS: 36 RILEY STREET, LAKE HAWEA
SHEET: **A522**

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

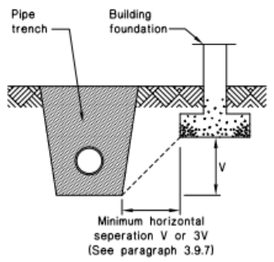
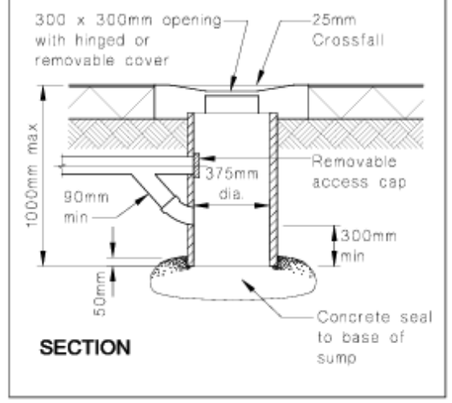


Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



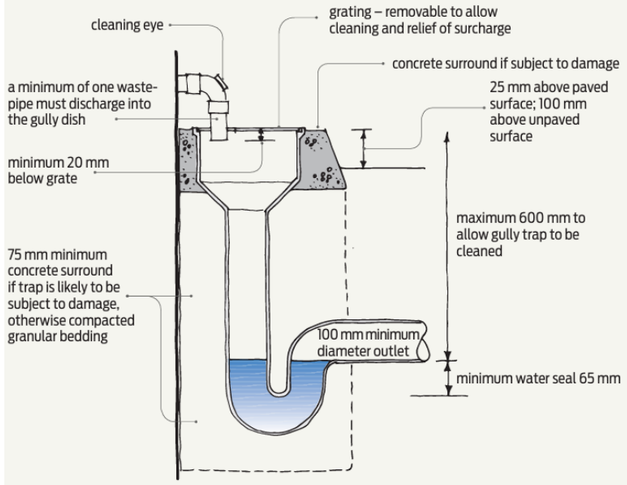
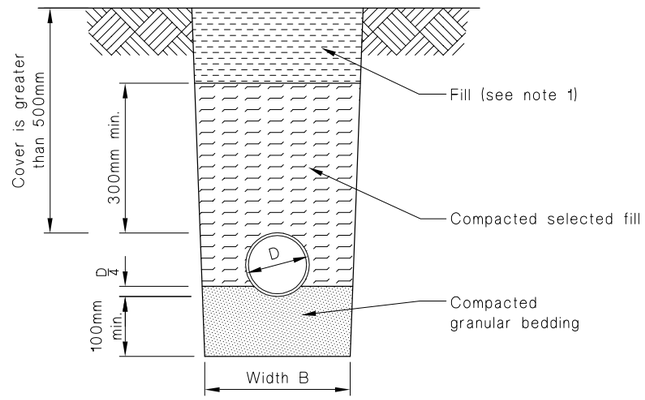
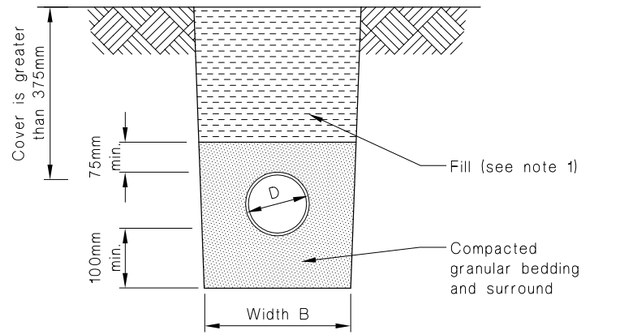


Figure 2 Gully trap dimensions and requirements.

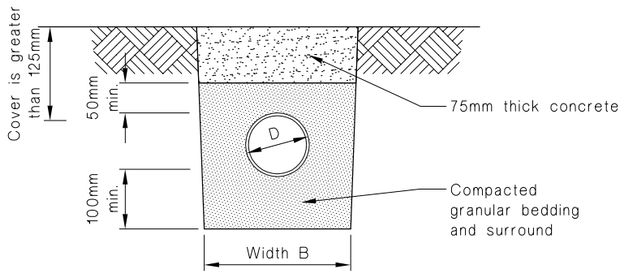
Figure 13: Bedding and backfilling
Paragraphs 3.9.2, 3.9.4 and 3.9.5



(a) Cover greater than 500mm



(b) Cover greater than 375mm



(c) Cover greater than 125mm

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

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PROJECT #: **CTL156**

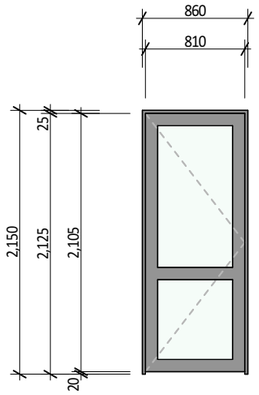
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APPENDIX 06 (DRAINAGE)
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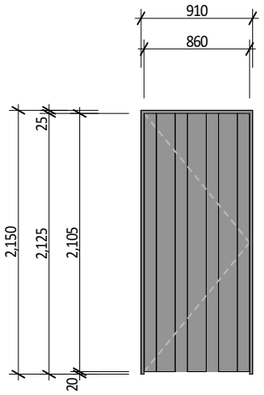
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CLIENT: MCNABB & WHITELAW
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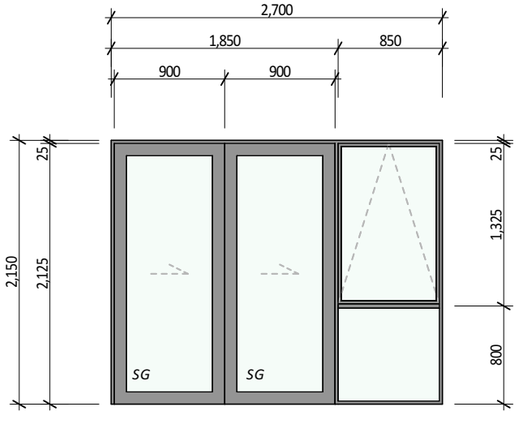
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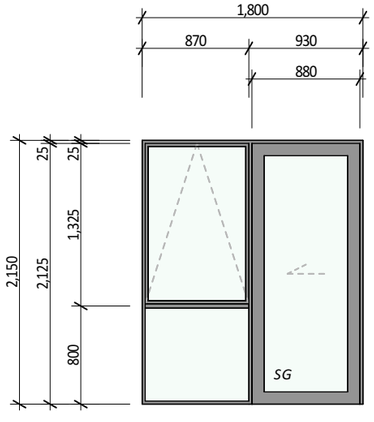
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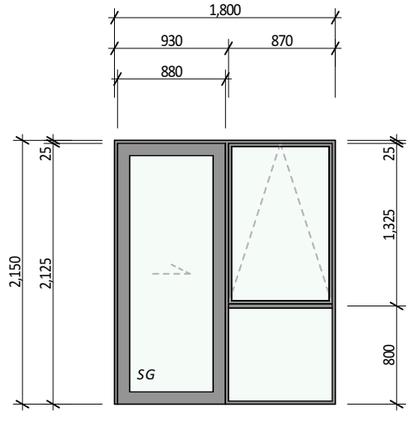
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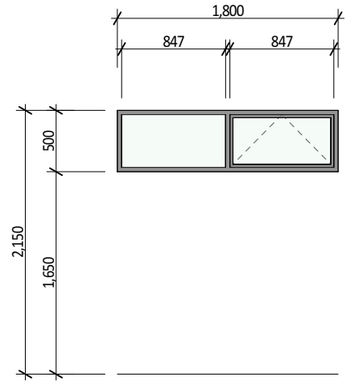
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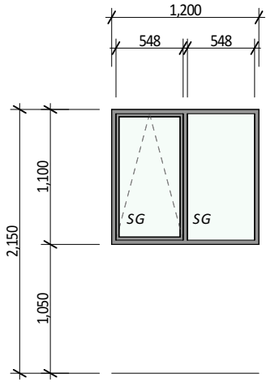
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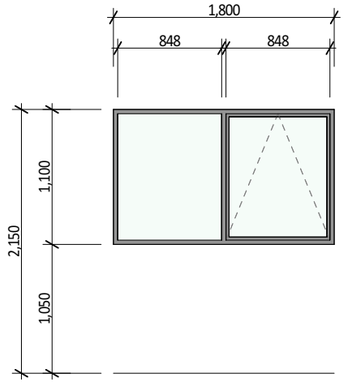
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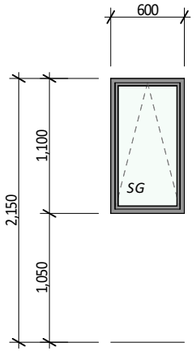
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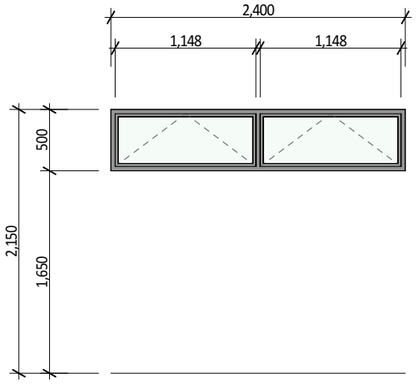
W02
OBSC



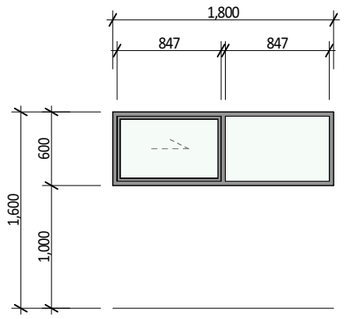
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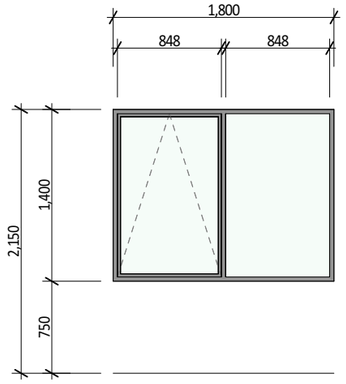
W04
OBSC



W05



W06



W07

General Notes:

1 All windows are viewed from the exterior

2 All joinery subject to site measure and confirmed onsite prior to fabrication

3 Safety glazing shall be in compliance with NZS 4223 Part 2016

4 All windows to have 19mm finished pine liners unless specified or requested otherwise

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*ISSUE L*18 - 10 - 26 | *DRAWN:* CG

PROJECT #: **CTL156** | *CHECKED:* --

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JOINERY SCHEDULE

SCALE 1:50 @ A3

STATUS: **WD-A** WORKING DRAWING

CLIENT:
MCNABB & WHITELAW

ADDRESS:
36 RILEY STREET, LAKE HAWEA

SHEET: **A601**