CONTENTS

L01 SITE PLAN
L02 FLOOR PLAN
L03 ELEVATIONS E1 & E2
L04 ELEVATIONS E3 & E4
L05 SLAB PLAN
L06 ROOF FRAMING PLAN
L07 ROOF PLAN
L08 CROSS SECTION AA
L09 CROSS SECTION BB
L10 CROSS SECTION CC
L11 CROSS SECTION DD

A01 DETAILS
A02 DETAILS
A03 5 RIB DETAILS
A04 OBLIQUE DETAILS
A05 CEDAR DETAILS
A06 FIXTURE DETAILS

C01 WINDOW & DOOR SCHEDULES

S01 BRACING PLAN

F01 FLOOR COVERINGS

SPECIFICATION

PRODUCER STATEMENTS, BRACING CALCS, INSULATION CALCULATION

PROPOSED DWELLING FOR J. SCOTT & L. MILLIKEN LOT 1141 HANLEYS FARM QUEENSTOWN



THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION & RESOURCE CONSENT.

NOTE

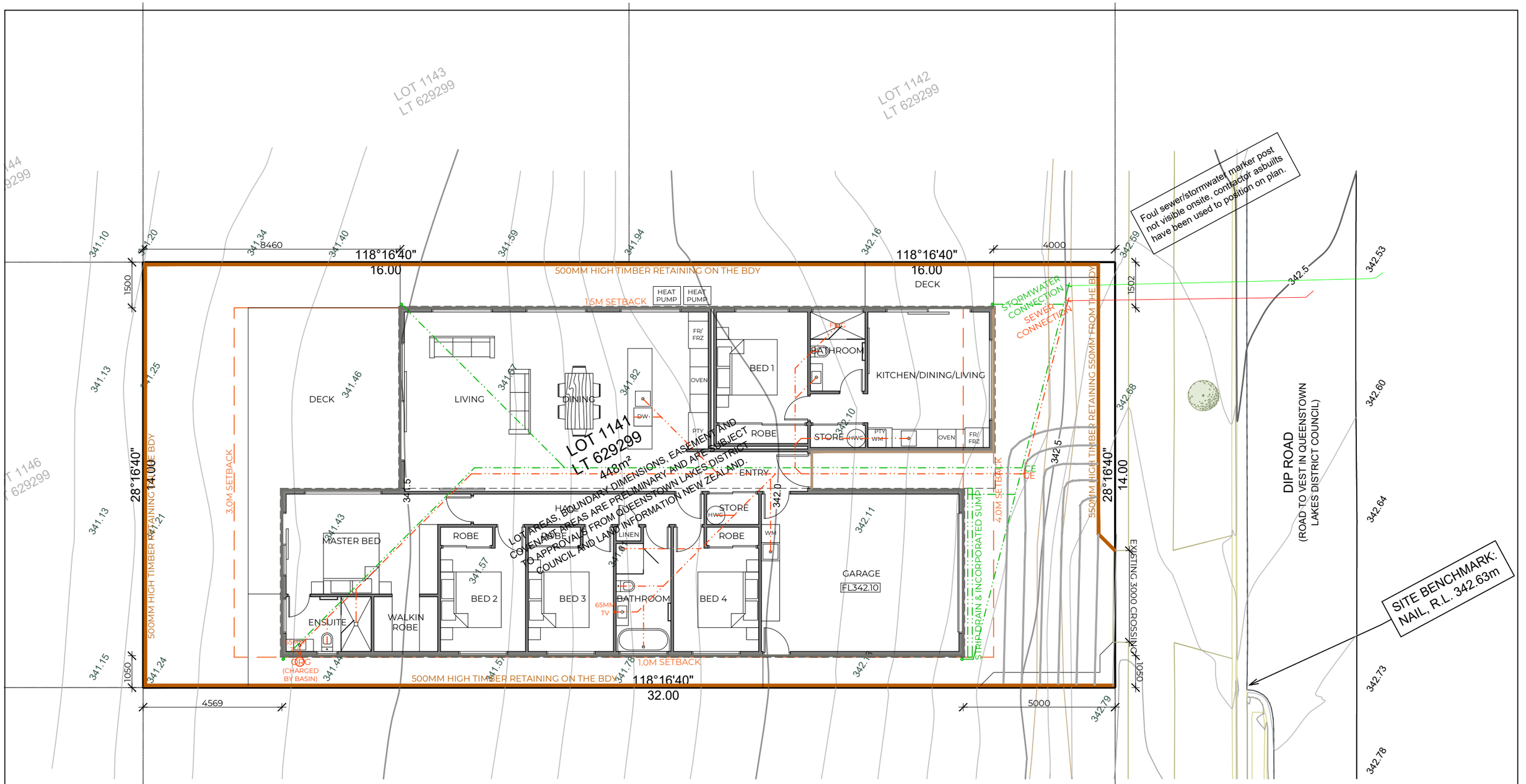
All construction shall comply with the New Zealand Building Code & NZS 3604 and all subsequent amendments.
The contractor shall confirm all dimensions and levels BEFORE construction begins.
Do not scale off drawings, use only figured dimensions.
All work shall be carried out in accordance with good trade practice.
If the contractor is unsure about any aspects of the construction please phone!

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING FOR J. SCOTT & L. MILLIKEN LOT 1141 HANLEYS FARM QUEENSTOWN

WIND | HIGH	PAGE CONTENT | TITLE PAGE
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 03/11/26
EXPOSURE | ZONE B	SCALE | NA

PAGE NO. \| L00



SITE PLAN

LOT 1141
SITE AREA: 448M²

FLOOR AREA: 231.92M²

SITE COVERAGE: 52%

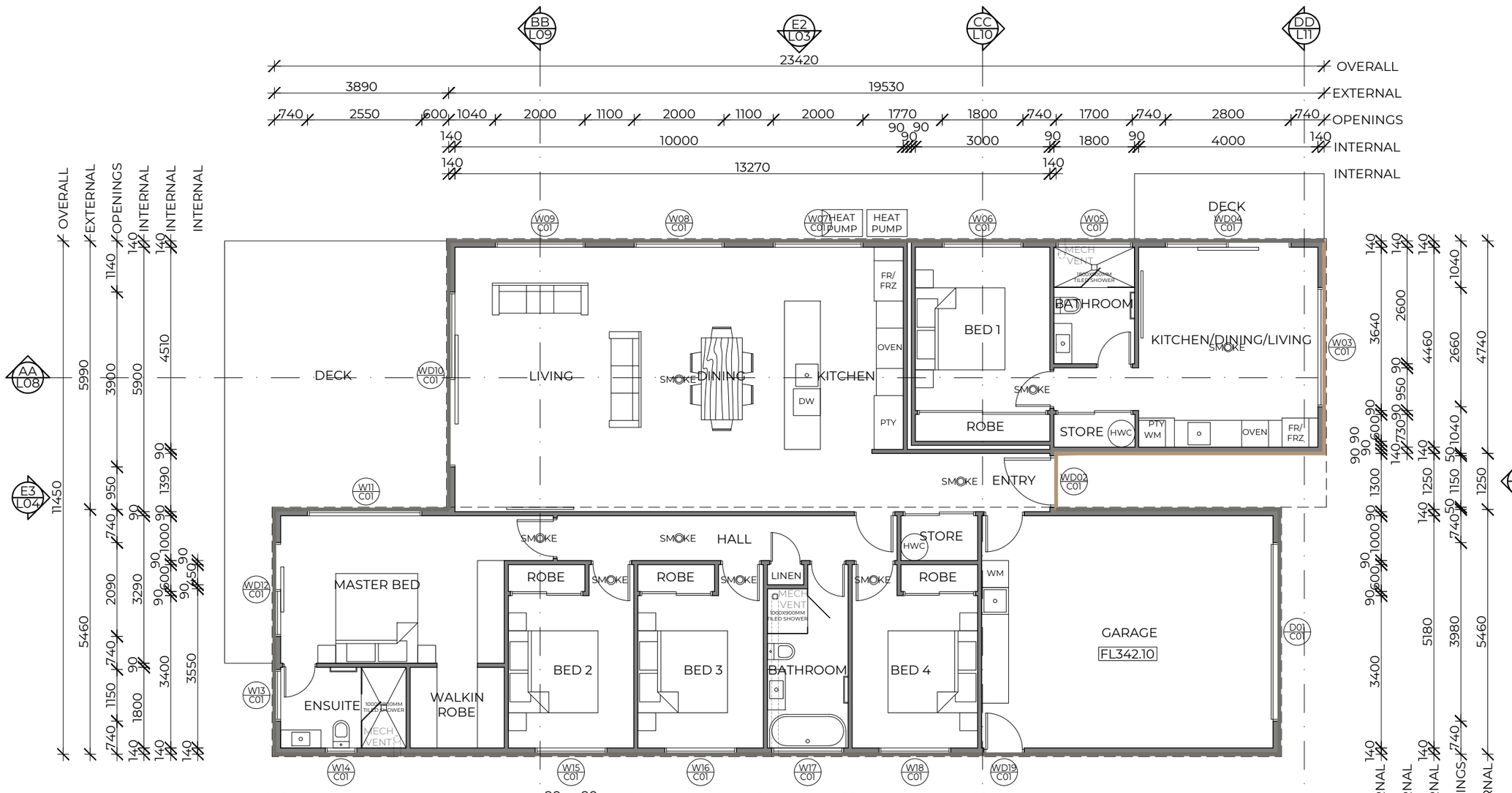
EARTHWORKS:
80M³ CUT
80M³ FILL

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | SITE PLAN
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 03/11/26
EXPOSURE | ZONE B	SCALE | 1:125

PAGE NO. \| L01



NOTES:
STEP ENTRANCE AS PER NZBC D1/AS1 TABLE 2.0 & FIGURE 11
ALL FLASHING DIMENSIONS AS PER NZBC E2/AS1 TABLE 7
WALL & FLOOR LININGS AS PER NZBC E3/AS1 PARAGRAGH 3.1.1 & 3.2.1
FIXTURE JUNCTIONS AS PER NZBC E3/AS1 PARAGRAPH 3.0
BATHROOM, ENSUITE & LAUNDRY VENTILATION AS PER NZBC G4/AS1 PARAGRAPH 1.5
MINIMUM 20 LUX ILLUMINANCE WILL BE PROVIDED TO ACCESS ROUTES AS PER NZBC G8
ANGLE OF INFLUENCE FOR SERVICES WILL NOT EFFECT THE ADJOINING BOUNDARIES
GLAZING AS PER F2/AS1 PARA 1.0 & NZS4223.3
HOT WATER PIPING INSULATED AS PER H1/AS1 NZS4305A.5
SLIP RESISTANT ENTRY AS PER D1/AS1 (TABLE 2)
HOT WATER SYSTEM INSULATED AS PER H1/AS1 NZS4305 S.5
ENERGY WORKS CERTIFICATE WILL BE PROVIDED ON COMPLETION
HOT WATER TEMP 50°
WORK SITE BARRIERS AS PER NZBC F5/AS1
INTERCONNECTED SMOKE ALARMS AS PER NZS4514:2021

E4 L04

FLOOR PLAN

TOTAL FLOOR AREA: 231.92M²
FLAT AREA: 43.66M²

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH
EARTHQUAKE | ZONE 3
SNOW | N5 (2.0kPa)
EXPOSURE | ZONE B

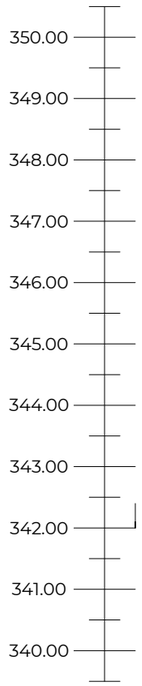
PAGE CONTENT | FLOOR PLAN
DATE | 03/11/26
SCALE | 1:100
PAGE NO. | L02

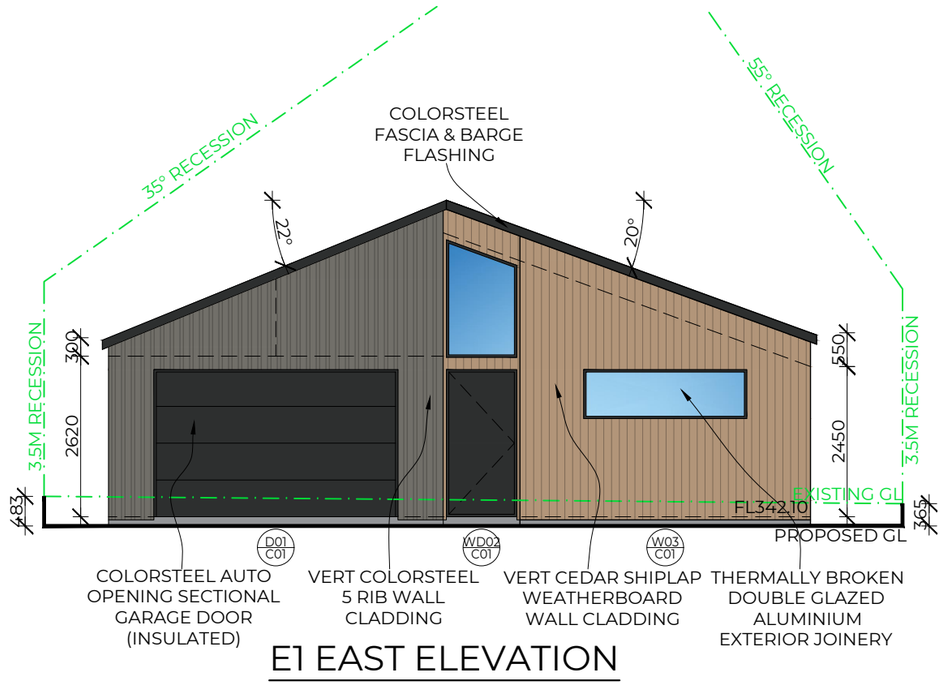
MATERIAL	COLOUR	LRV	M² / % (219.68)
COLORSTEEL 5 RIB ROOF CLADDING	FLAXPOD	7%	
VERT COLORSTEEL 5 RIB WALL CLADDING	SANDSTONE GREY	27%	122.31M² / 56%
LINEA OBLIQUE WALL CLADDING	SANDSTONE GREY	27%	52.72M² / 24%
VERT CEDAR SHIPLAP WALL CLADDING	WOOD X GLACIER PEAK	NA	44.65M² / 20%
DOUBLE GLAZED ALUMINIUM EXTERIOR JOINERY	FLAXPOD	7%	
COLORSTEEL FASCIA & SPOUTING	FLAXPOD	7%	
COLORSTEEL AUTO OPENING GARAGE DOOR	FLAXPOD	7%	



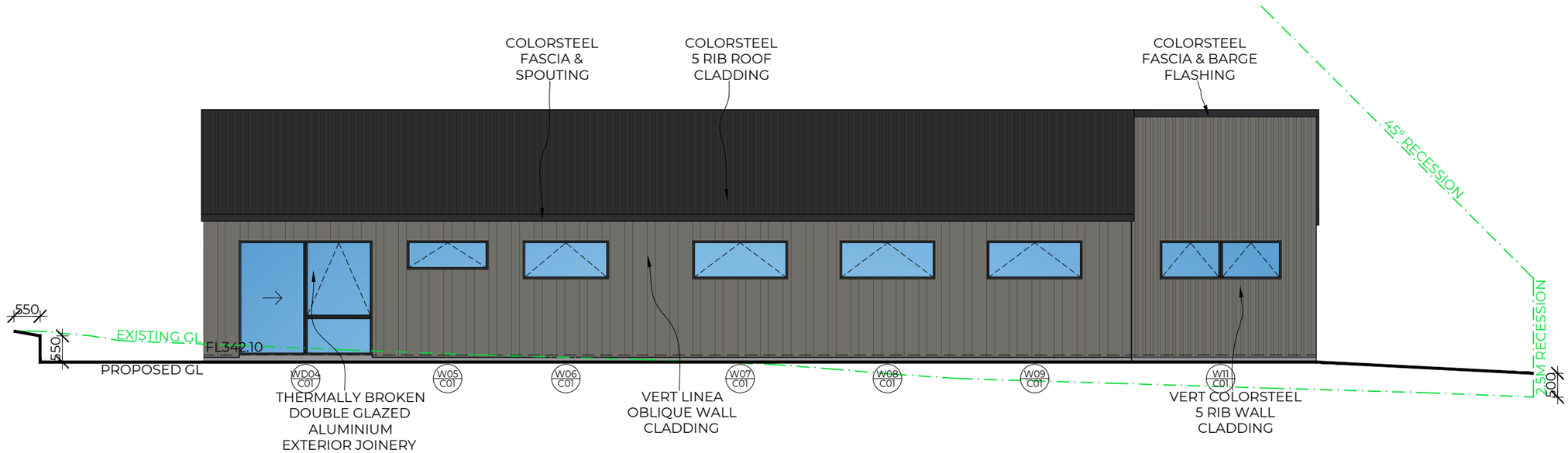
RISK MATRIX

	RISK SEVERITY			
RISK FACTOR	LOW	MED	HIGH	V.HIGH
WIND ZONE (PER NZS 3604)	0	0	①	2
NUMBER OF STOREYS	⓪	1	2	4
ROOF/WALL INTERSECTION DESIGN	0	①	3	5
EAVE WIDTH	0	1	2	⑤
ENVELOPE COMPLEXITY	0	①	3	6
DECK DESIGN	⓪	2	4	6
TOTAL SCORE				8





E1 EAST ELEVATION



E2 NORTH ELEVATION

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

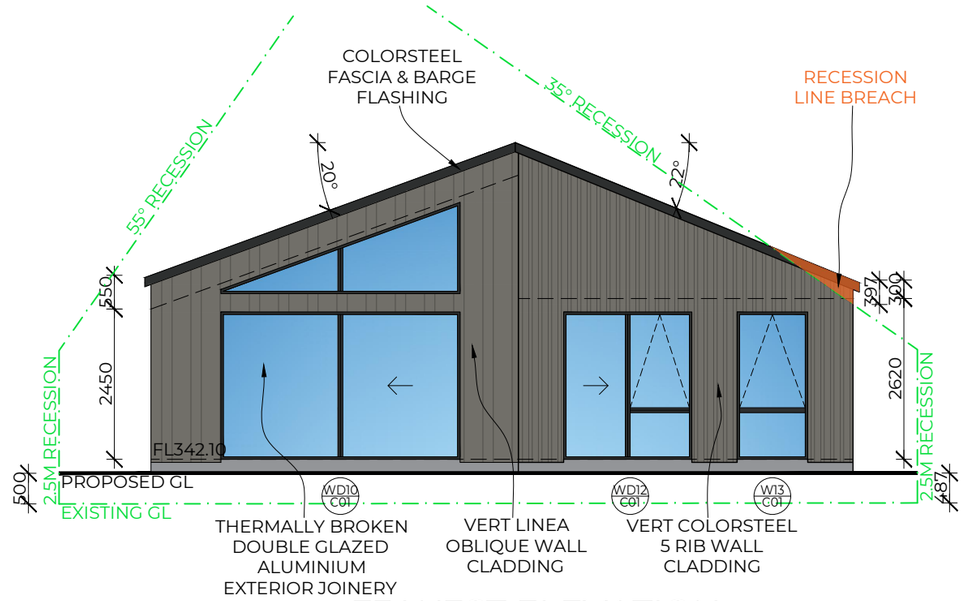
WIND | HIGH	PAGE CONTENT | ELEVATIONS	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 03/11/26	PAGE NO. | L03
EXPOSURE | ZONE B	SCALE | 1:100	

MATERIAL	COLOUR	LRV	M² / % (219.68)
COLORSTEEL 5 RIB ROOF CLADDING	FLAXPOD	7%	
VERT COLORSTEEL 5 RIB WALL CLADDING	SANDSTONE GREY	27%	122.31M² / 56%
LINEA OBLIQUE WALL CLADDING	SANDSTONE GREY	27%	52.72M² / 24%
VERT CEDAR SHIPLAP WALL CLADDING	WOOD X GLACIER PEAK	NA	44.65M² / 20%
DOUBLE GLAZED ALUMINIUM EXTERIOR JOINERY	FLAXPOD	7%	
COLORSTEEL FASCIA & SPOUTING	FLAXPOD	7%	
COLORSTEEL AUTO OPENING GARAGE DOOR	FLAXPOD	7%	

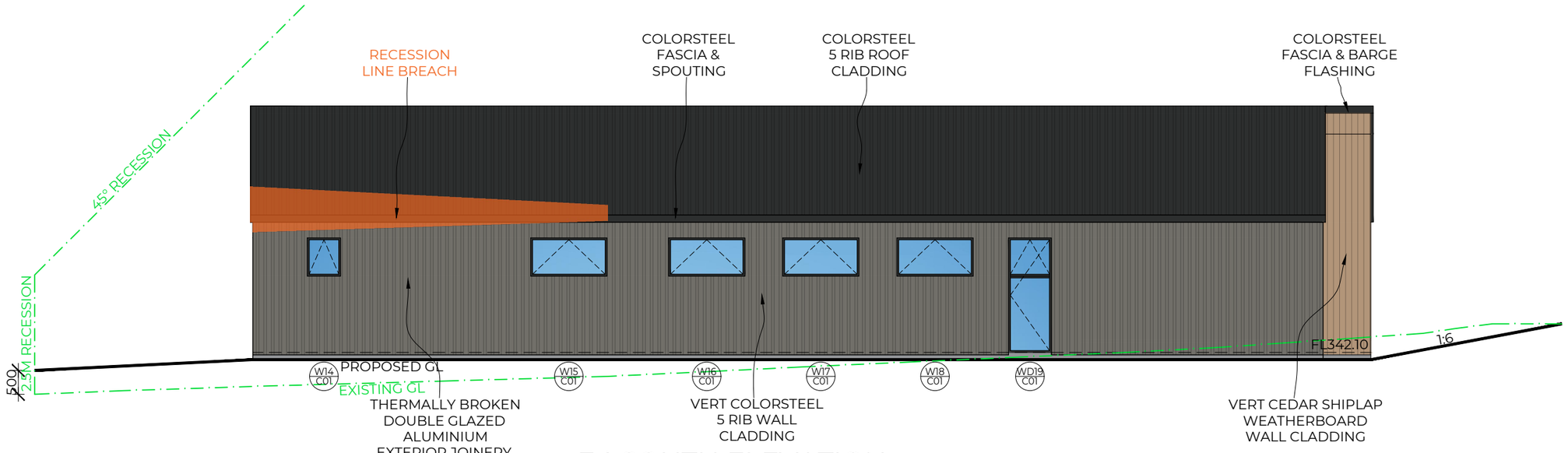


RISK MATRIX

	RISK SEVERITY			
RISK FACTOR	LOW	MED	HIGH	V.HIGH
WIND ZONE (PER NZS 3604)	0	0	①	2
NUMBER OF STOREYS	⓪	1	2	4
ROOF/WALL INTERSECTION DESIGN	0	①	3	5
EAVE WIDTH	0	1	2	⑤
ENVELOPE COMPLEXITY	0	①	3	6
DECK DESIGN	⓪	2	4	6
TOTAL SCORE				8



E3 WEST ELEVATION



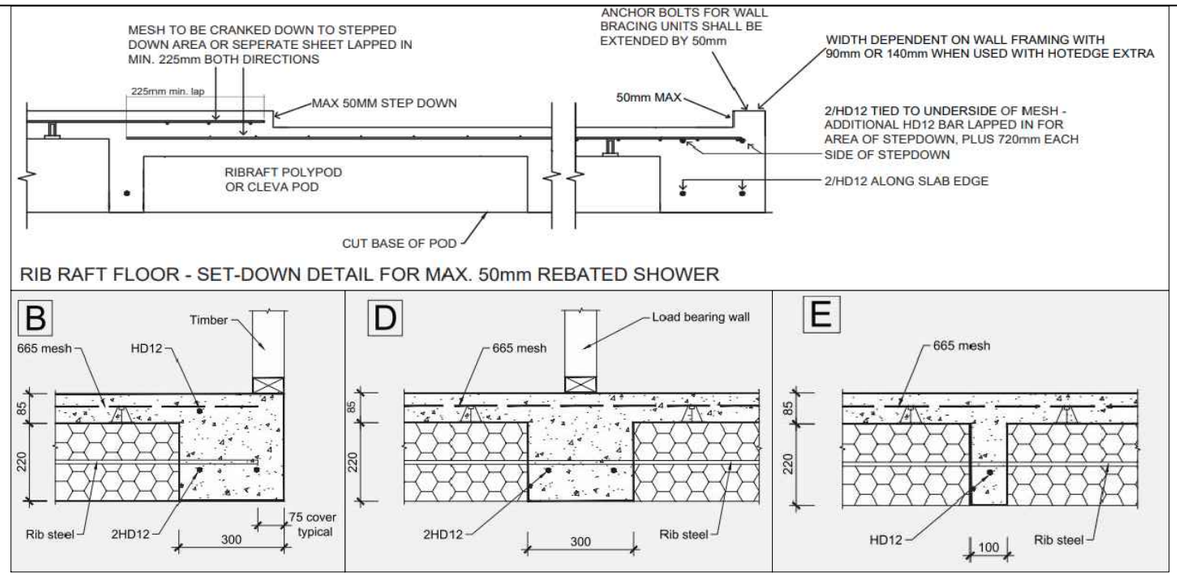
E4 SOUTH ELEVATION

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

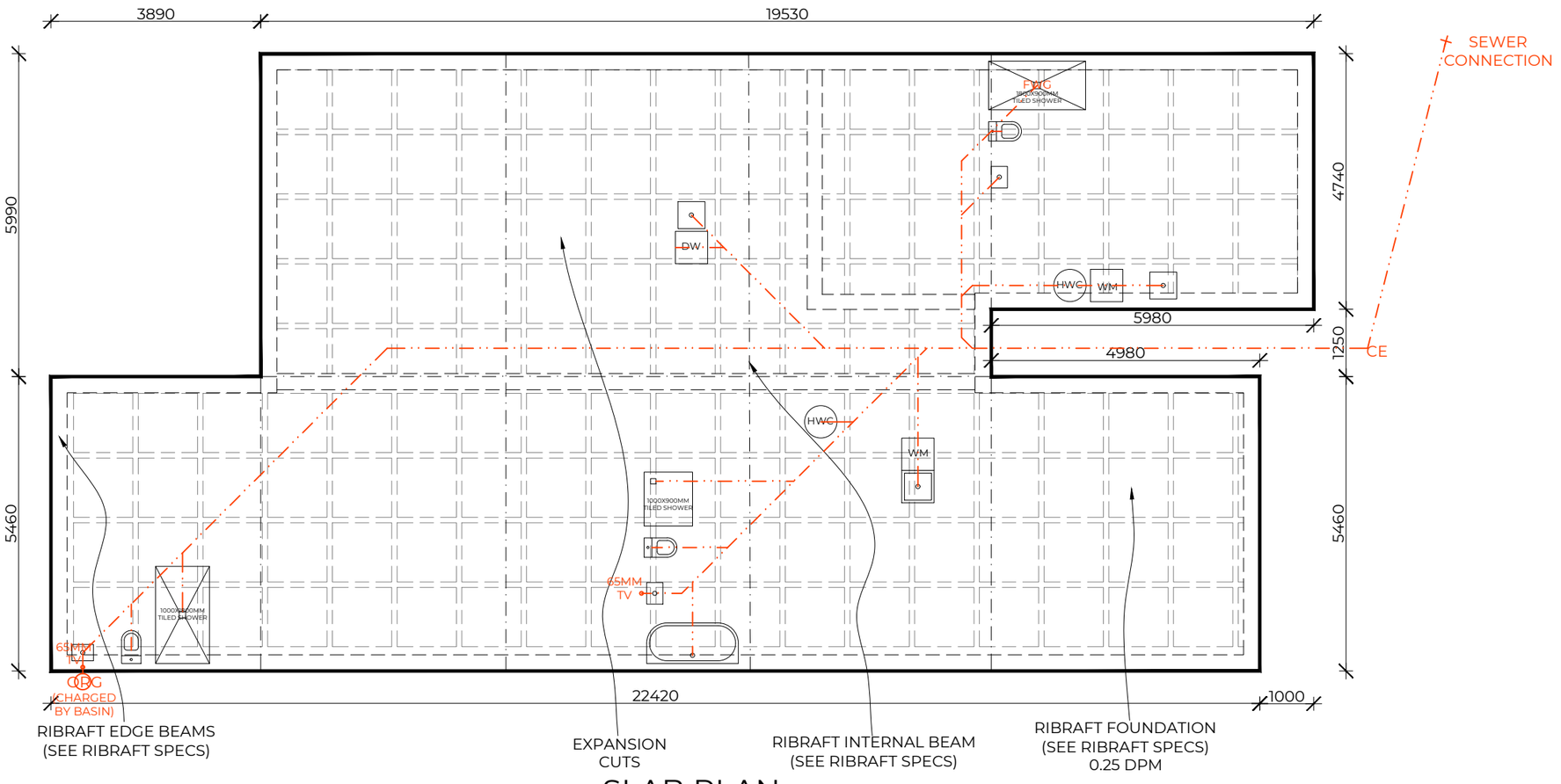
WIND | HIGH
EARTHQUAKE | ZONE 3
SNOW | N5 (2.0kPa)
EXPOSURE | ZONE B

PAGE CONTENT | ELEVATIONS
DATE | 03/11/26
SCALE | 1:100
PAGE NO. | L04



SEWER NOTES:

ALL PIPE WORK EXTERNAL TO THE SLAB WILL BE RAN IN 100MM ⌀ UPVC PIPES @ 1:60 GRADIENT
SLEEVE ALL PIPE WORK PENETRATING CONCRETE
DISHWASER TO BE CONNECTED IN BELOW KITCHEN SINK
KITCHEN SINK/DISHWASHER 65MM ⌀ @ 1:40
WASHING MACHINE 40MM ⌀ @ 1:40
BASINS 40MM ⌀ @ 1:40
SHOWERS 65MM ⌀ @ 1:40
TOILETS 100MM ⌀ @ 1:60
TERMINAL VENT 65MM ⌀
IO INSPECTION OPENING TO BE INSTALLED
ALL DESIGNED AS PER AS3500



SLAB PLAN

THERMATHENE BLACK 0.25 DPM

NOTE: COMPACTED HARDFILL AS PER THE GEOTECH REPORT AND TESTED TO DETERMINE 300kPa BY A SUITABLY QUALIFIED ENGINEER

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH
EARTHQUAKE | ZONE 3
SNOW | N5 (2.0kPa)
EXPOSURE | ZONE B

PAGE CONTENT | SLAB PLAN
DATE | 03/11/26
SCALE | 1:100
PAGE NO. | L05

INTA120a - Timber Frame – 120 minute - INTEGRA Lightweight Concrete with 1 layer of 10mm Standard Plasterboard to both framing lines



STC Rating - 64
Rw Rating - 62
FRR – 120/120/120
Cavity width – 20-40mm cavity
Wall Width – 290-330mm

Framing to comply with

- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603)
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS 3602)
- Studs at 600mm centres maximum
- Nogs/Dwangs at 800mm centres
- Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

Barrier to comply with

- NZBC Clause B1 Structure
- NZBC Clause B2 Durability
- NZBC Clause C1-C6 – Protection from Fire
- NZBC Clause F2 Hazardous Building Materials
- NZBC Clause G6 Airborne and Impact Sound

Linings

- 1 layer of 10mm Standard Plasterboard on the outside of each framing line.
- Vertical fixing permitted. Sheets shall be touch fitted.
- When fixing vertically, full height sheets shall be used where possible.
- All sheet joints must be formed over solid timber framing.
- If the wall lining forms part of the structural bracing system, the lining type and fixings must comply with the published bracing system. Check requirements for specific bracing element hold down connections.

Lining Fixings

- 32mm x 6g Drywall Screws
- Lining Fastener Centres 300mm centres to each stud and plate.
- Place fasteners 12mm from bound sheet edges and 18mm from sheet ends.
- If fixing sheets horizontally, fasteners to be placed at 300mm centres to top and bottom plates and perimeter studs. Install pairs of single fasteners to each stud where horizontal joint crosses.

Acoustic Sealant

- A bead of acoustic sealant is required around the perimeter of the wall lining.

Jointing

- Jointing and finishing of plasterboard is to be as per the manufacturer's instructions to meet requirements of AS/NZS 2589:2017.

Two-way FRR – timber frame external wall

Specification	Performance	Specifications	
GWTLE 30	FRR 30/30/30	Lining	1 x 10mm GIB Weatherline® exterior side 1 x 10mm GIB Fyreline® internal side
		LB/NLB	LB

FRAMING

Stud size: 90mm minimum. Framing to comply with:

- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603).
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS 3602).
- Studs at 600mm centres maximum.
- Nogs at 1350mm centres maximum.

INSULATION

Inclusion of insulation is optional and depends on the building's thermal performance requirements. Mineral wool, glass wool or polyester fibrous insulation materials are acceptable.

WALL LINING / SHEATHING

Exterior side – 1 layer of 10mm GIB Weatherline® sheet fixed vertically. Use full height sheets where possible. All sheet joints and edges must be formed over solid timber framing. Sheet joints are touch fitted. A 10mm gap between sheet edges must be left at floor levels, formed over framing or solid construction materials.

Internal side – 1 layer of 10mm GIB Fyreline® fixed vertically or horizontally. When fixing vertically, full height sheets must be used where possible. All sheet joints must be formed over solid timber framing. Sheet joints are touch fitted.

FASTENING THE LINING / SHEATHING

Exterior side fasteners
41mm x 6g GIB® Grabber® Ceramic Coated High Thread Screws.

Internal side fasteners
41mm x 6g GIB® Grabber® High Thread Drywall Screws.

Maximum fastener centres
Place fasteners at 300mm centres around the sheet perimeter and intermediate studs.

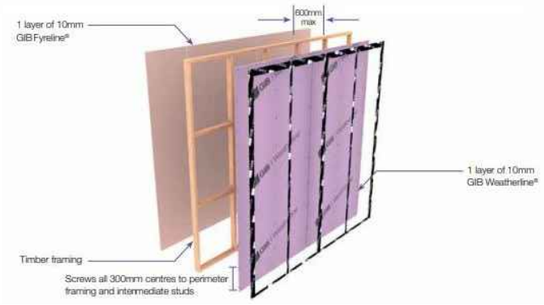
Note that GIB Weatherline® perimeter and intermediate fasteners are commonly at closer centres depending on Wind Loading requirements.

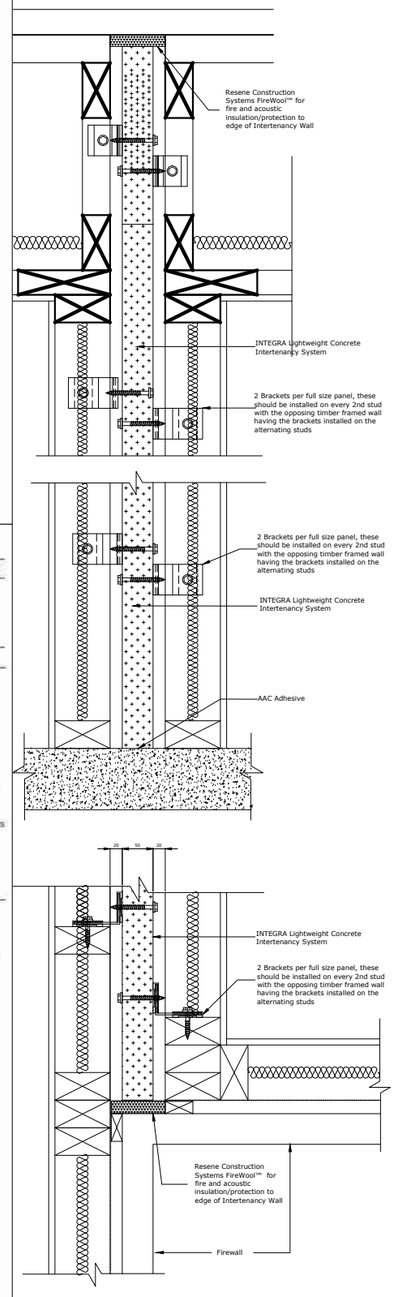
Place fasteners at 12mm from bound sheet edges and 18mm from sheet ends and cut edges.

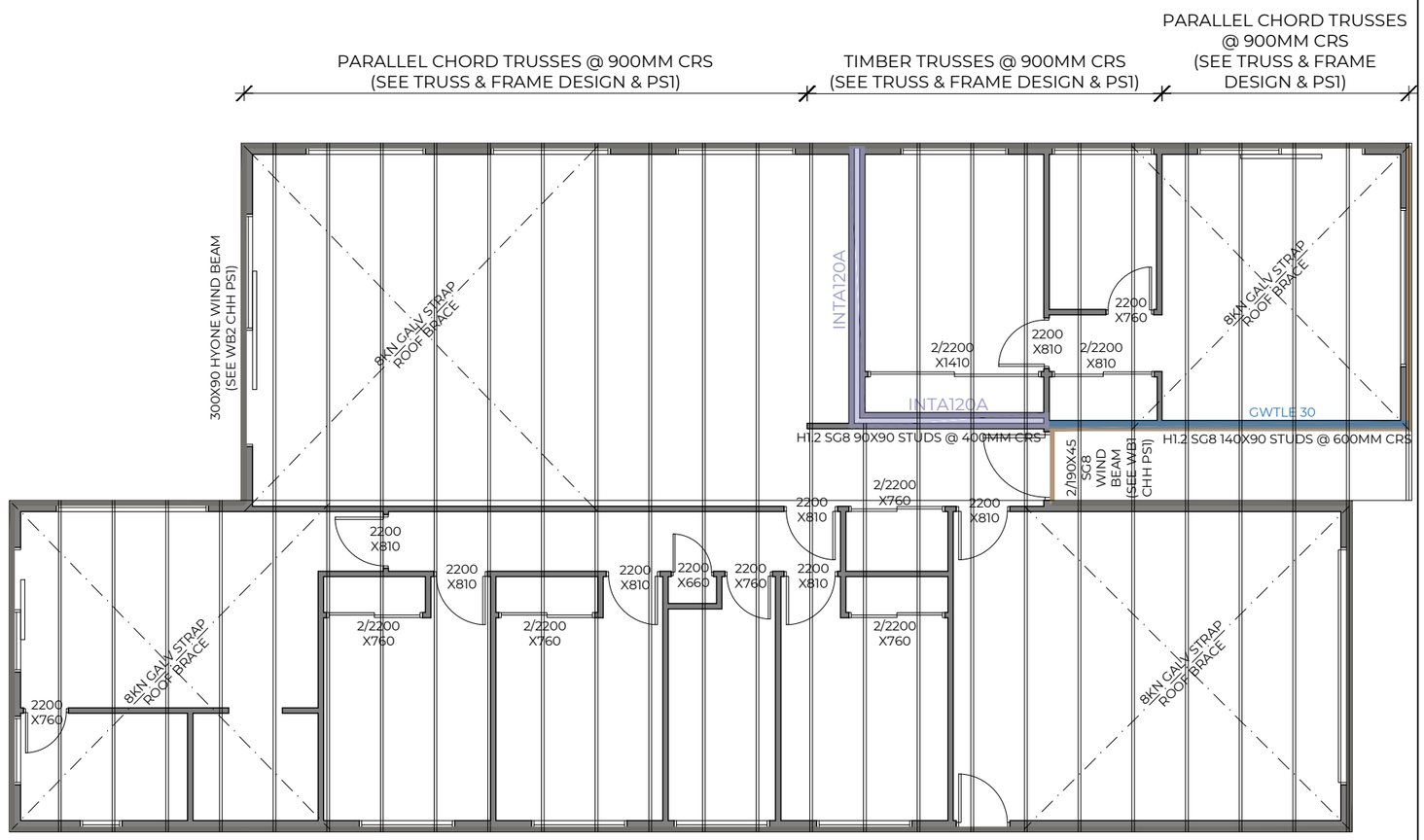
JOINTING

Exterior side
No plaster stopping required. Unless the entire surface is protected with a self-adhesive WRB, all joints and screw fixings must be taped with GIB Weatherline® Flashing Tape. No tape is required over mid-sheet fasteners under a structural cavity batten.

Internal side
All fastener heads must be stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled GIB® Site Guide.







ROOF FRAMING PLAN

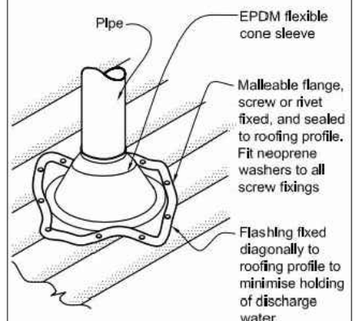
NOTE: THERMAKRAFT 401 ROOFING PAPER
H1.2 SG8 70X45 PURLINS @ 900MM CRS MAX
(FIXING TYPE U - 1 / 14G SELF DRILLING TYPE 17 SCREW 100MM LONG)
EXTERNAL-H1.2 SG8 140X45 STUDS @ 600MM CRS &
H1.2 SG8 90X45 STUDS @ 600MM CRS
INTERNAL-H1.2 SG8 90X45 STUDS @ 600MM CRS
H1.2 140X45 SG8 TOP PLATE & H1.2 SG8 140X45 BOTTOM PLATE &
H1.2 90X45 SG8 TOP PLATE & H1.2 SG8 90X45 BOTTOM PLATE
BOTTOM PLATE FIXING: 12MM BOWMAC SCREW BOLT
& 50X50 WASHERS @ 900MM CRS MAX
RONDO CEILING BATTENS @ 600MM CRS
ALL INTERNAL DOORS OVERSIZED 2200MM HIGH

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

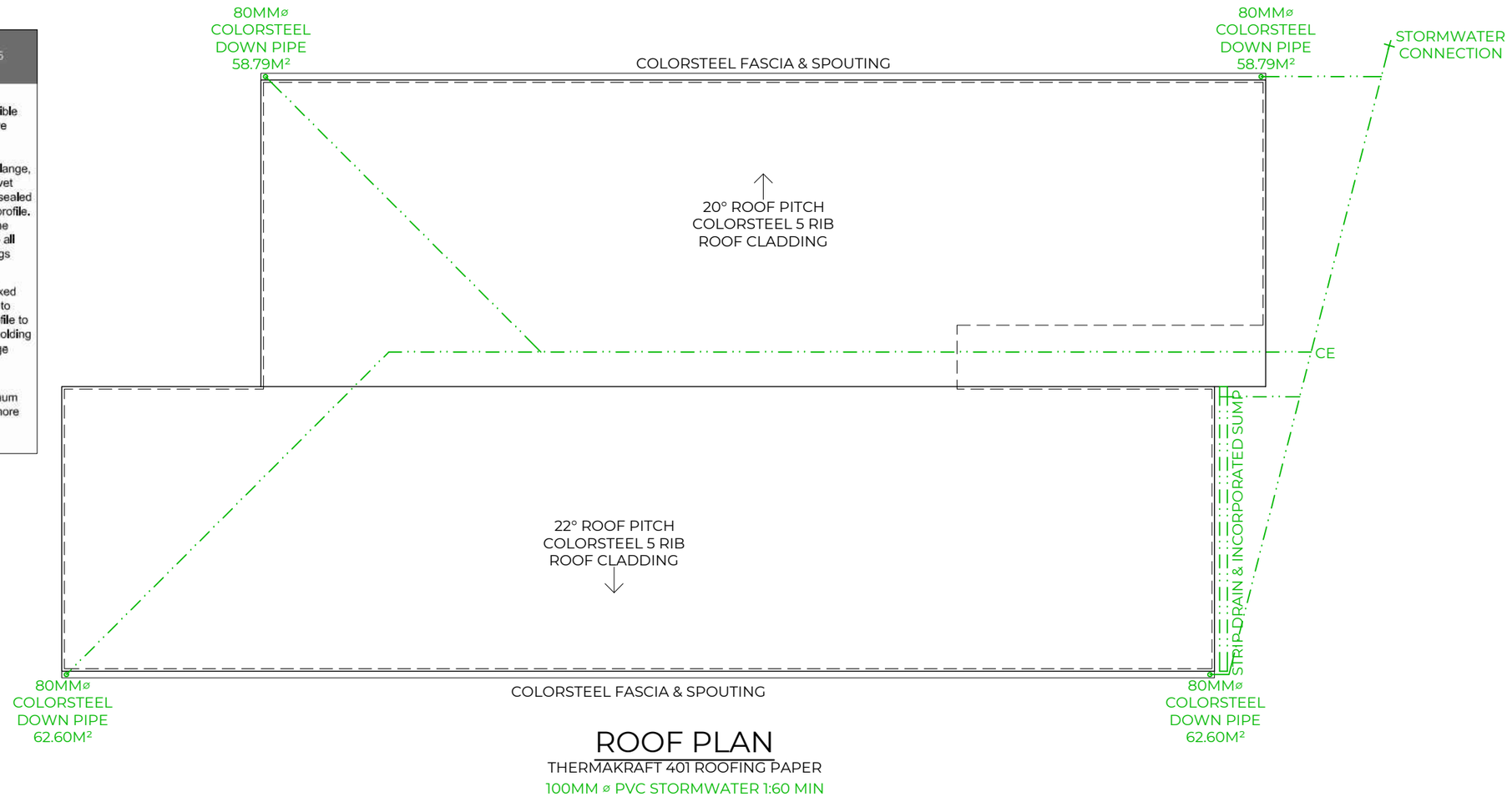
PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | ROOF FRAMING PLAN	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 03/11/26	PAGE NO. | L06
EXPOSURE | ZONE B	SCALE | 1:100	

Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



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 85 mm diameter.



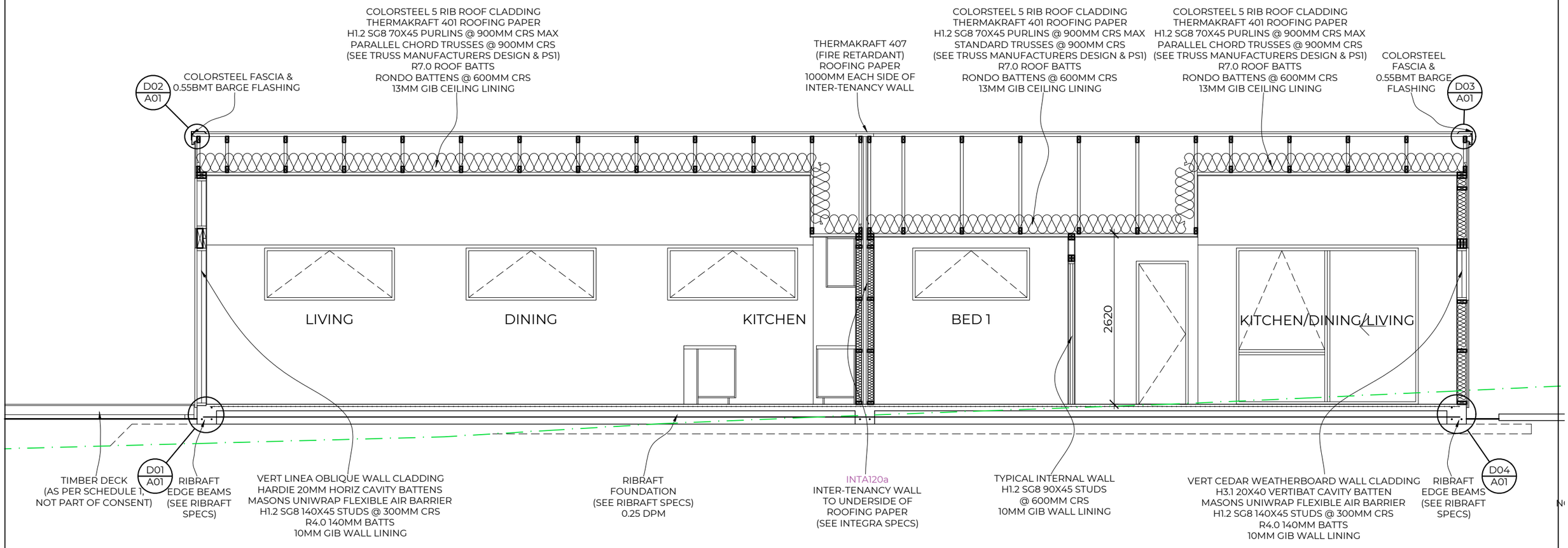
ROOF PLAN

THERMAKRAFT 401 ROOFING PAPER
100MM ⌀ PVC STORMWATER 1:60 MIN

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | ROOF PLAN	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 03/11/26	PAGE NO. | L07
EXPOSURE | ZONE B	SCALE | 1:100	



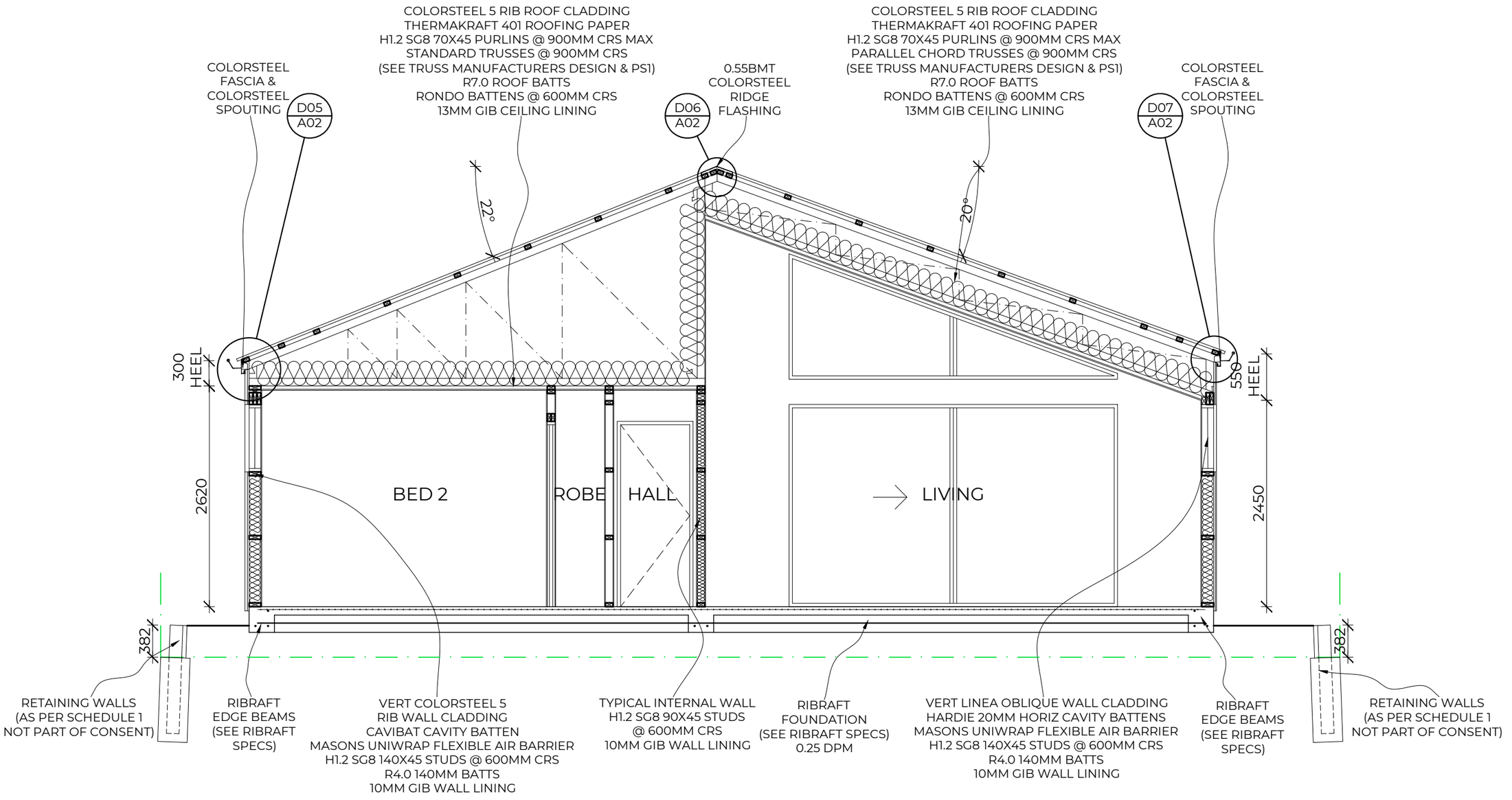
CROSS SECTION AA

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | CROSS SECTION
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 03/11/26
EXPOSURE | ZONE B	SCALE | 1:60

PAGE NO. \| L08

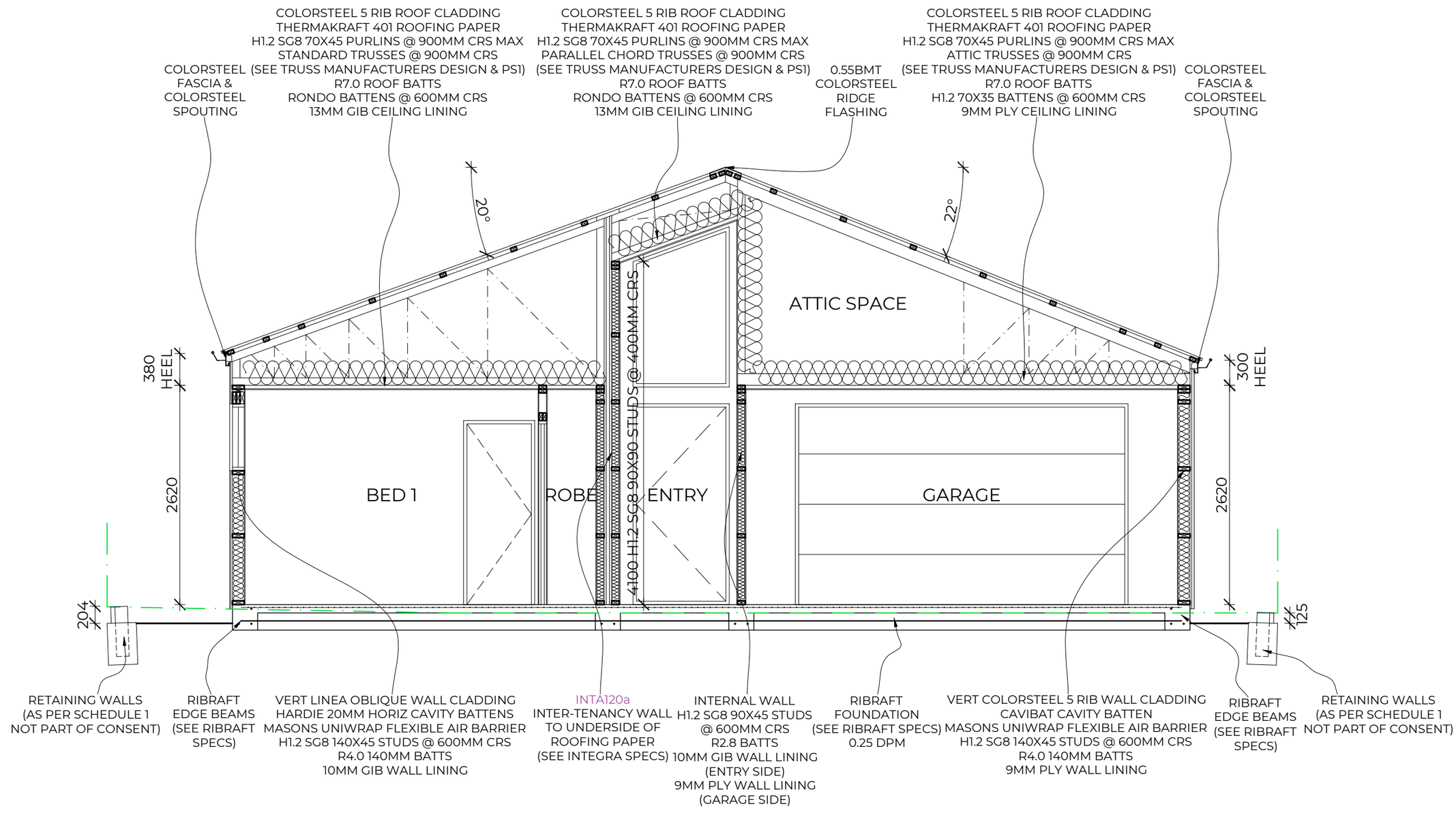


CROSS SECTION BB

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | CROSS SECTION	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 03/11/26	PAGE NO. | L09
EXPOSURE | ZONE B	SCALE | 1:50	

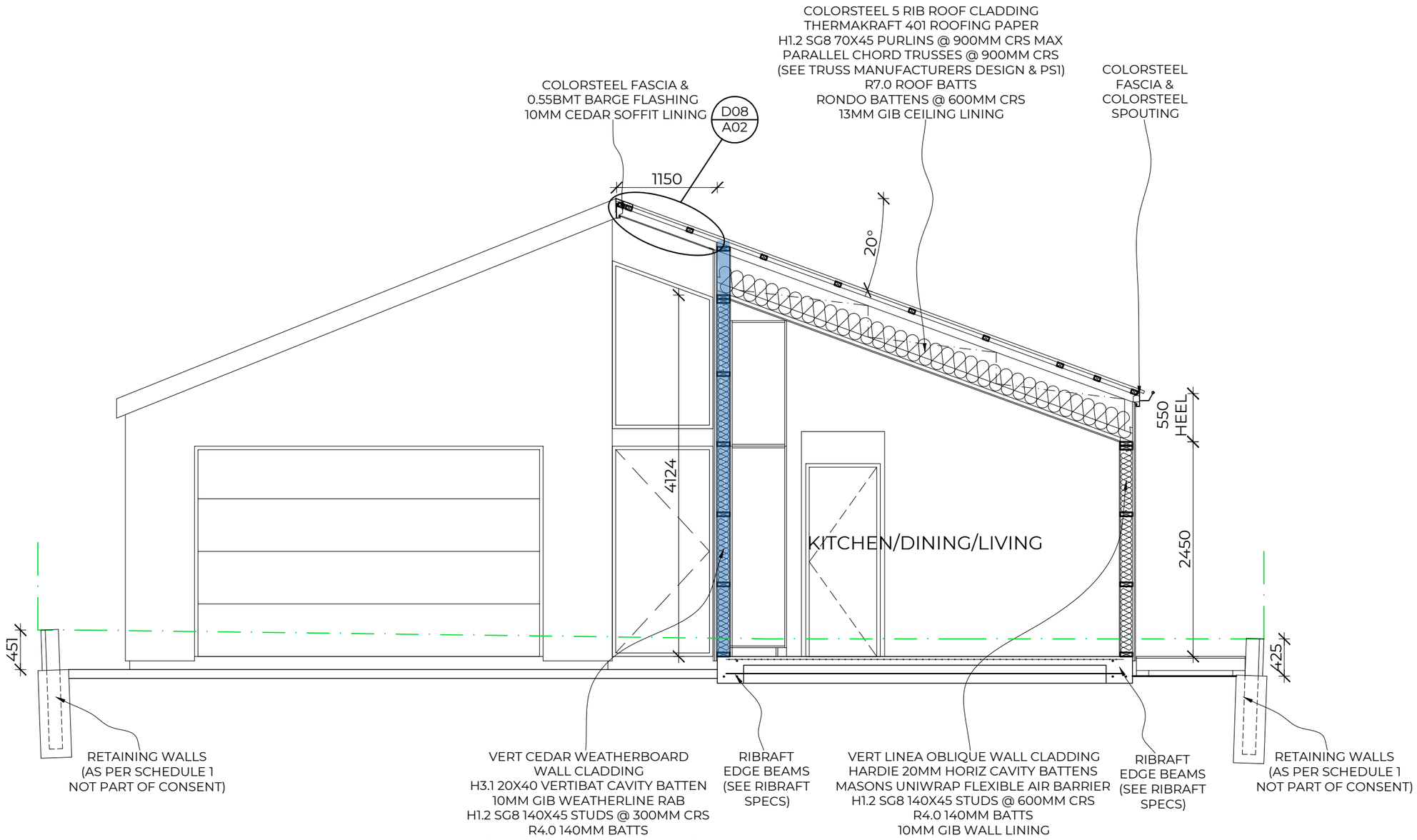


CROSS SECTION CC

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | CROSS SECTION	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 03/11/26	PAGE NO. | L10
EXPOSURE | ZONE B	SCALE | 1:50	



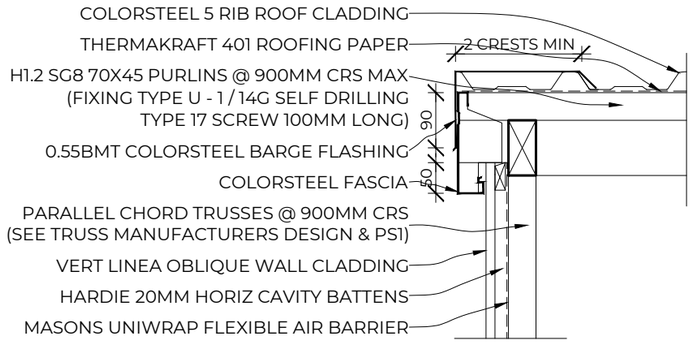
CROSS SECTION DD

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

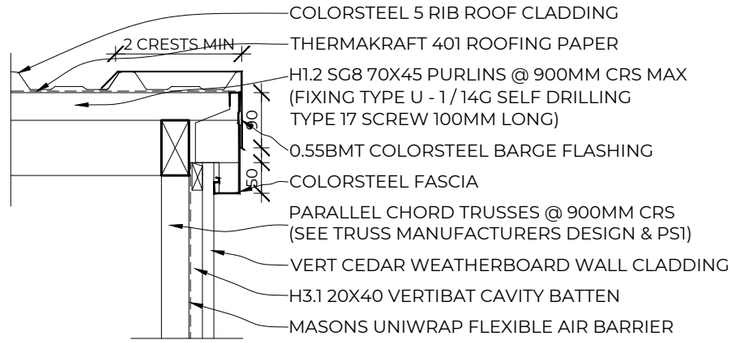
PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | CROSS SECTION
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 03/11/26
EXPOSURE | ZONE B	SCALE | 1:50

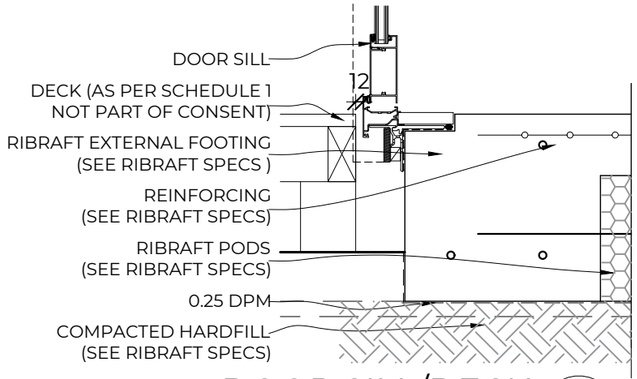
PAGE NO. \| L11



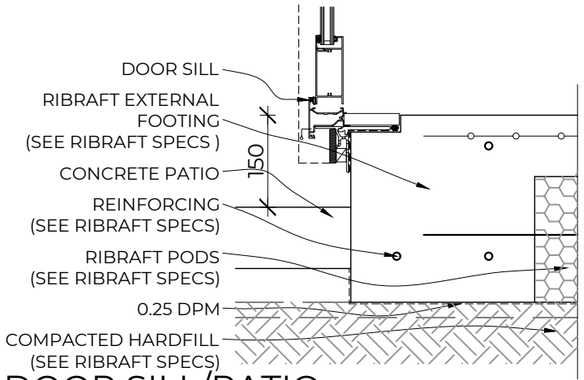
D02 / L08 BARGE DETAIL



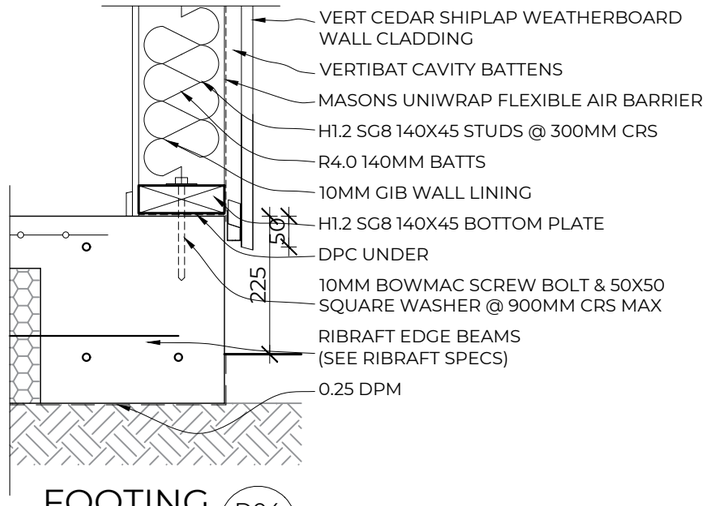
D03 / L08 BARGE DETAIL



DOOR SILL/DECK FOOTING DETAIL D01 / L08



DOOR SILL/PATIO FOOTING DETAIL

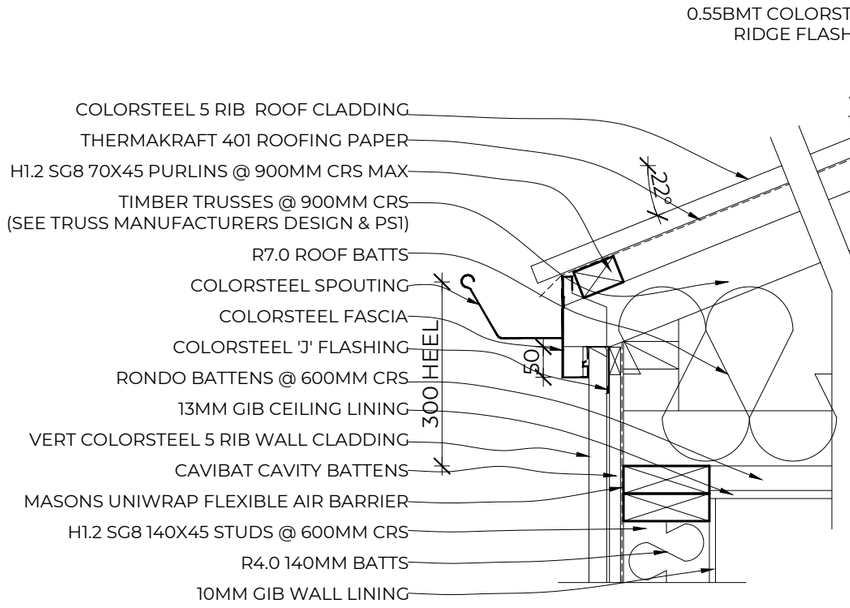


FOOTING DETAIL D04 / L08

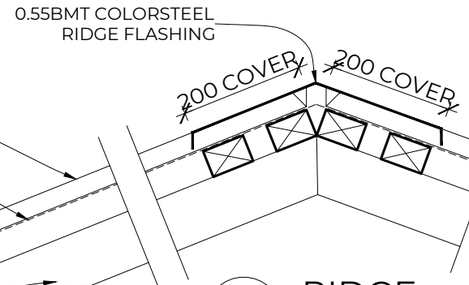
DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

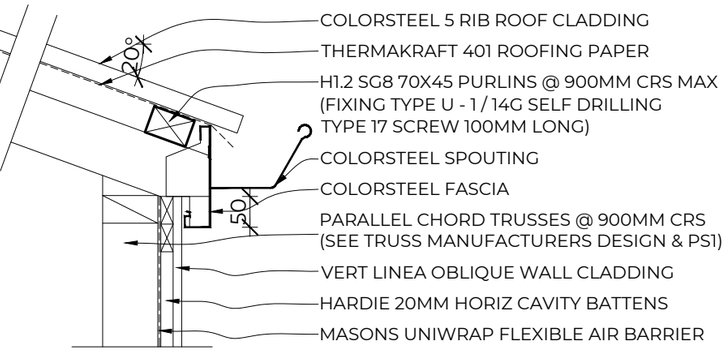
WIND | HIGH	PAGE CONTENT | DETAILS	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 03/11/26	PAGE NO. | A01
EXPOSURE | ZONE B	SCALE | 1:10	



D05 L09 EAVE DETAIL

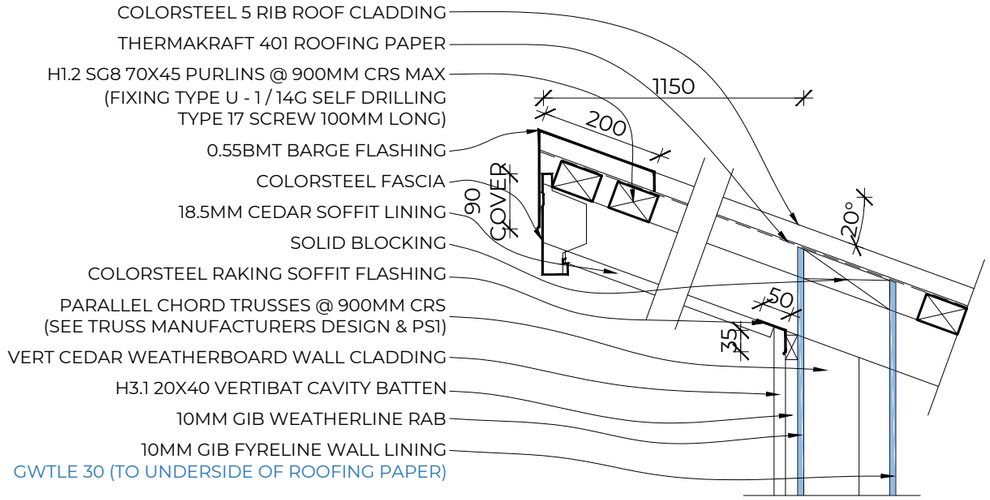


D06 L09 RIDGE DETAIL



D07 L09 EAVE DETAIL

Figure 3 Head flashing shaped to deflect water.



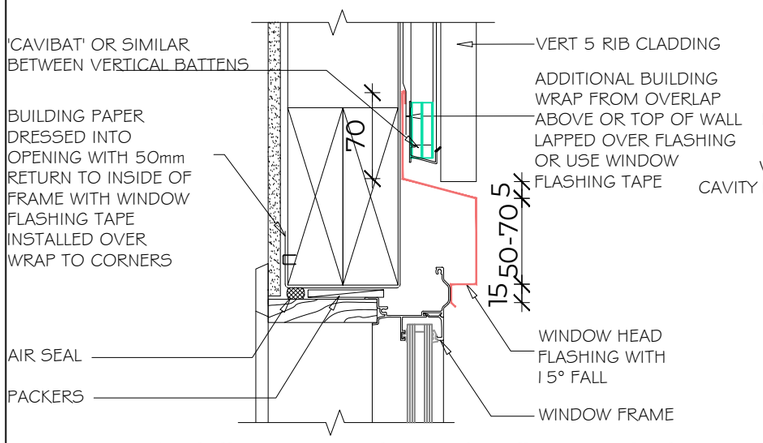
D08 L11 BARGE/RAKING SOFFIT DETAIL

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

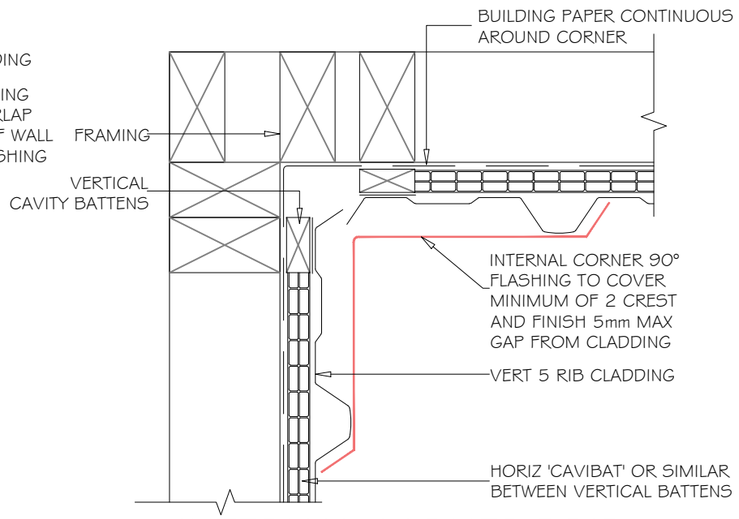
WIND | HIGH	PAGE CONTENT | DETAILS
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 03/11/26
EXPOSURE | ZONE B	SCALE | 1:10

PAGE NO. | A02



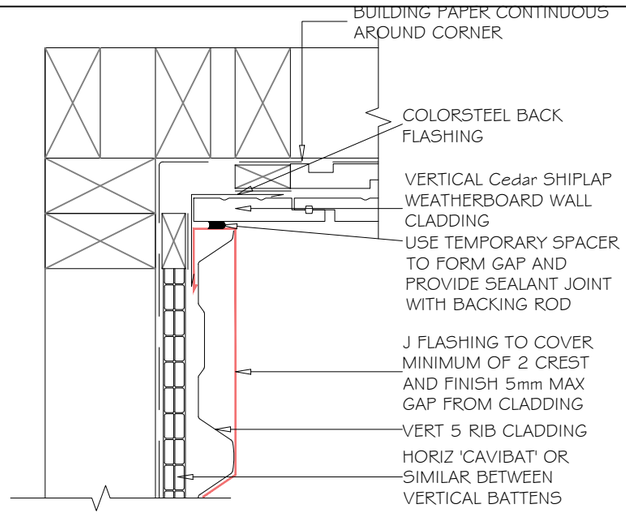
WINDOW HEAD VERTICAL 5 RIB

SCALE 1:5

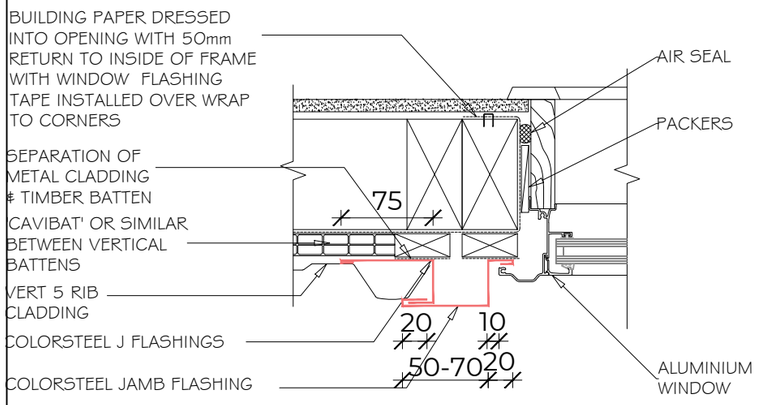


INTERNAL CORNER 5 RIB

SCALE 1:5

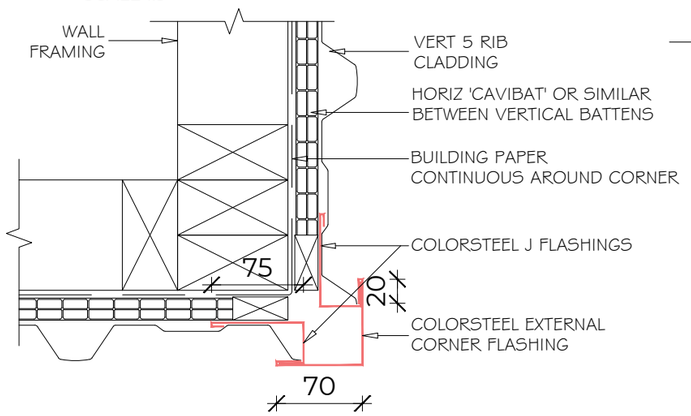


INTERNAL CORNER CEDAR/5 RIB



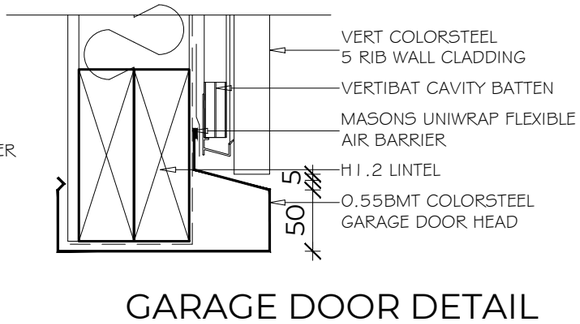
WINDOW JAMB VERTICAL 5 RIB

SCALE 1:5

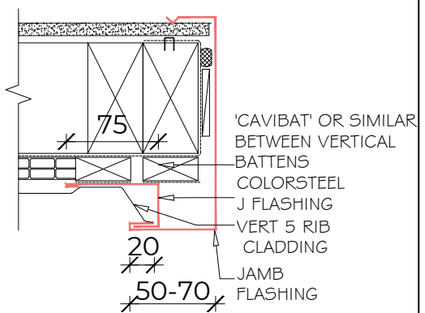


EXTERNAL CORNER 5 RIB

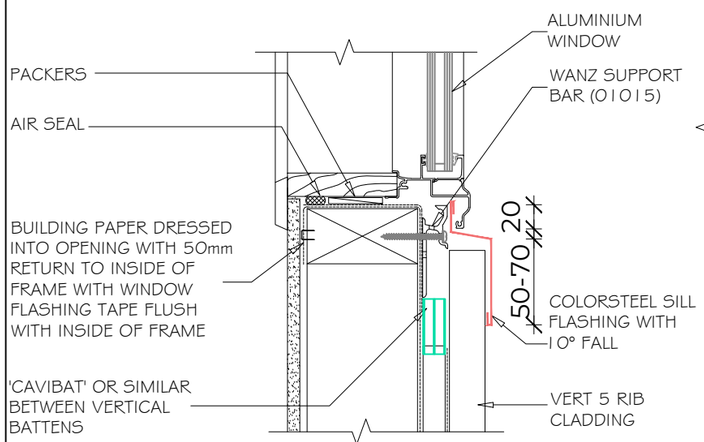
SCALE 1:5



GARAGE DOOR DETAIL

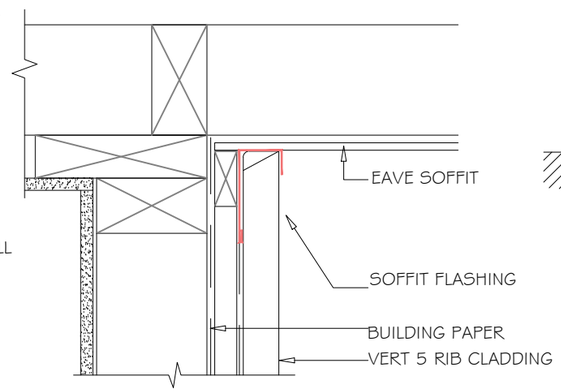


GARAGE JAMB 5 RIB



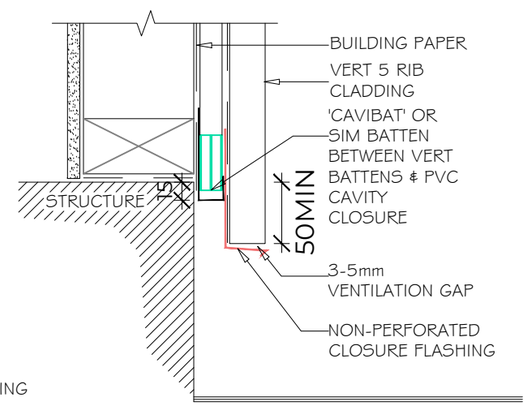
WINDOW SILL VERTICAL 5 RIB

SCALE 1:5



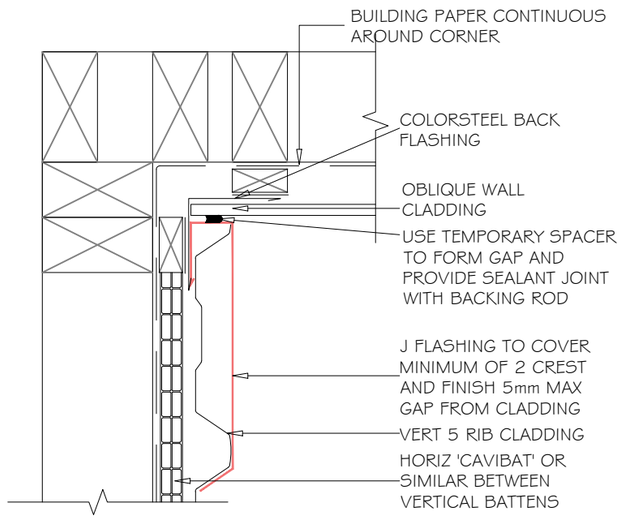
SOFFIT 5 RIB

SCALE 1:5



CLADDING BASE 5 RIB

SCALE 1:5

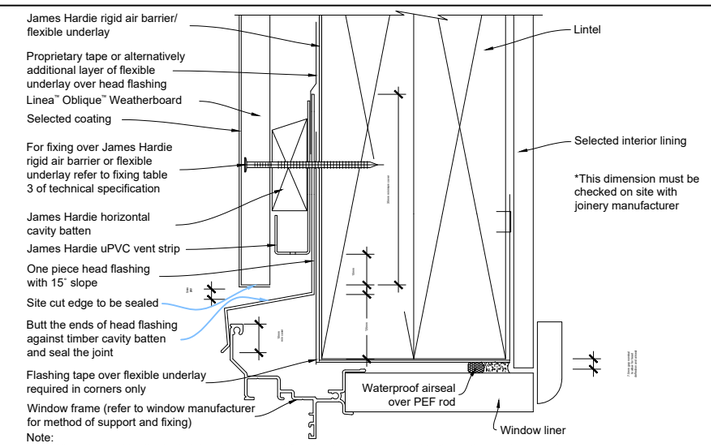


INTERNAL CORNER OBLIQUE/5 RIB

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | 5 RIB DETAILS	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 03/11/26	PAGE NO. | A02
EXPOSURE | ZONE B	SCALE | 1:5	



Note:

- When James Hardie rigid air barriers are used flashing tape to be applied to the entire window opening
- Sealant must be installed between head flashing and window flange in VH and EH wind zones and SED projects
- Alternatively, the head flashings can be formed with stop ends as per E2/AS1

Figure 10Window Head

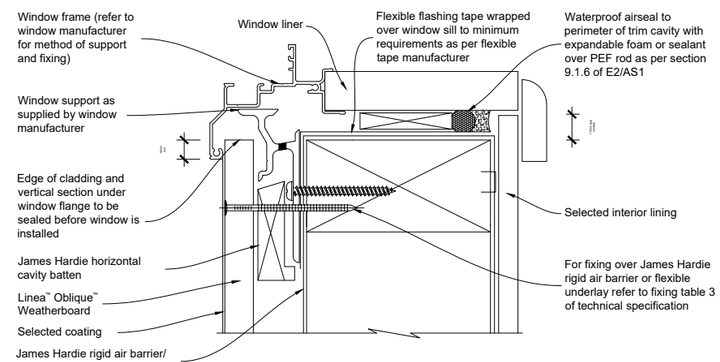
(Sized 180mm x 115mm text 2mm)

Note: When James Hardie rigid air barriers are used flashing tape to be applied to the entire window opening

Note: All site cut edges to be sealed

Figure 11Window Jamb

(Sized 180mm x 115mm text 2mm)



General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1
2. Flexible underlay must comply with acceptable solution E2/AS1
3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact
4. When James Hardie rigid air barriers are used flashing tape to be applied to the entire opening

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

Figure 10Window Sill

(Sized 180mm x 115mm text 2mm)

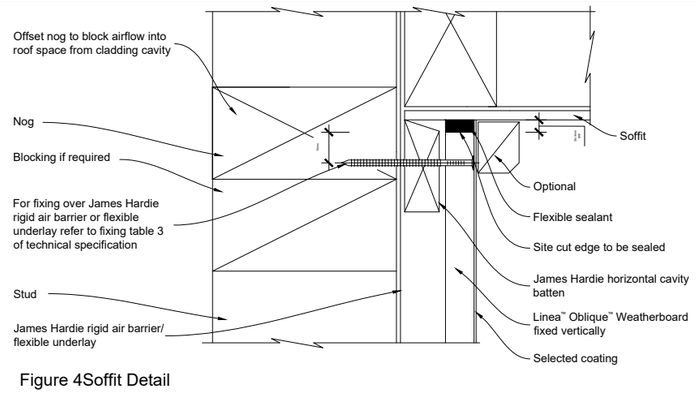


Figure 4Soffit Detail

(Sized 180mm x 150mm, text 2mm)

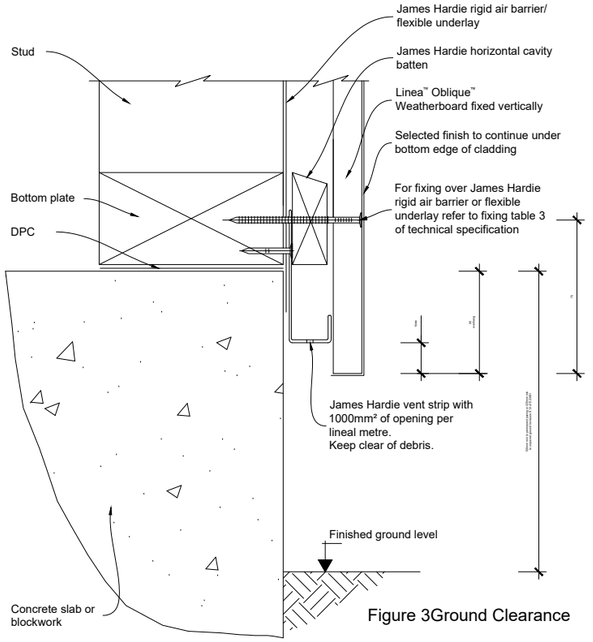
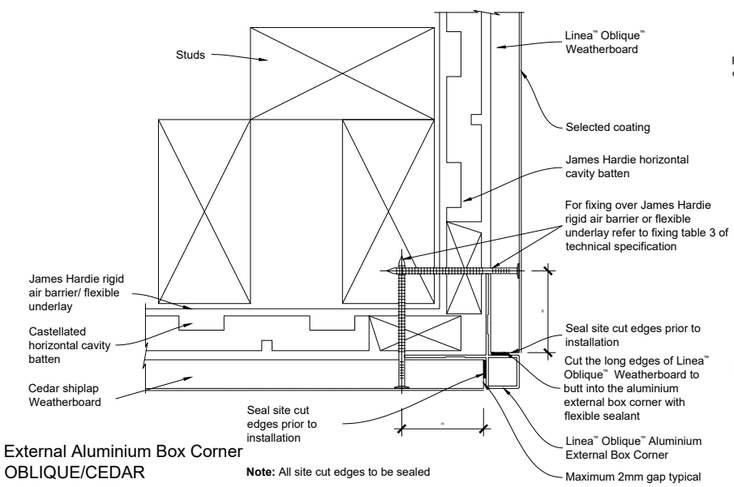


Figure 3Ground Clearance



External Aluminium Box Corner
OBLIQUE/CEDAR

Note: All site cut edges to be sealed

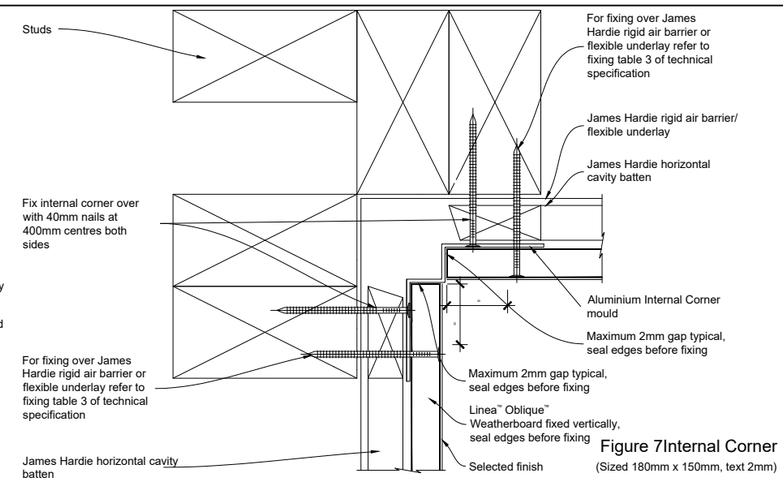
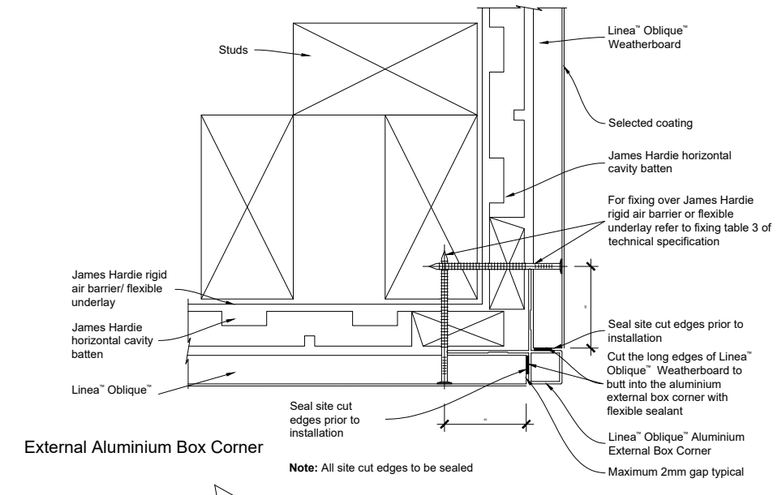


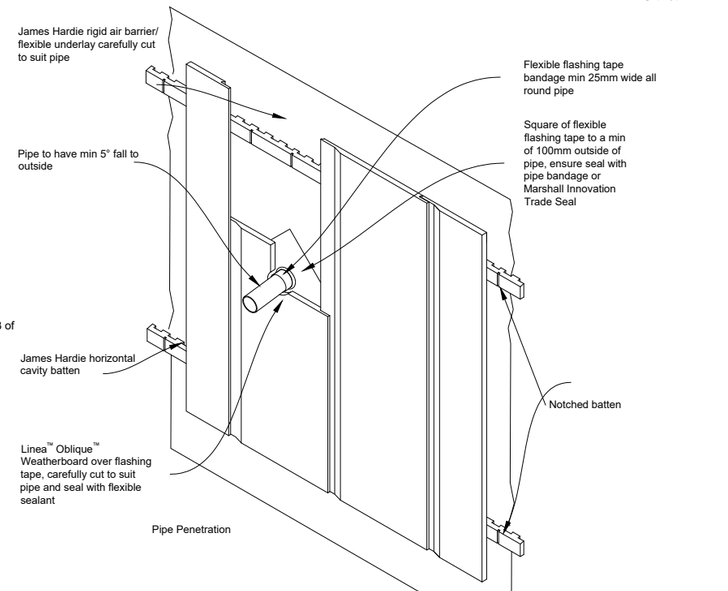
Figure 7Internal Corner

(Sized 180mm x 150mm, text 2mm)



External Aluminium Box Corner

Note: All site cut edges to be sealed

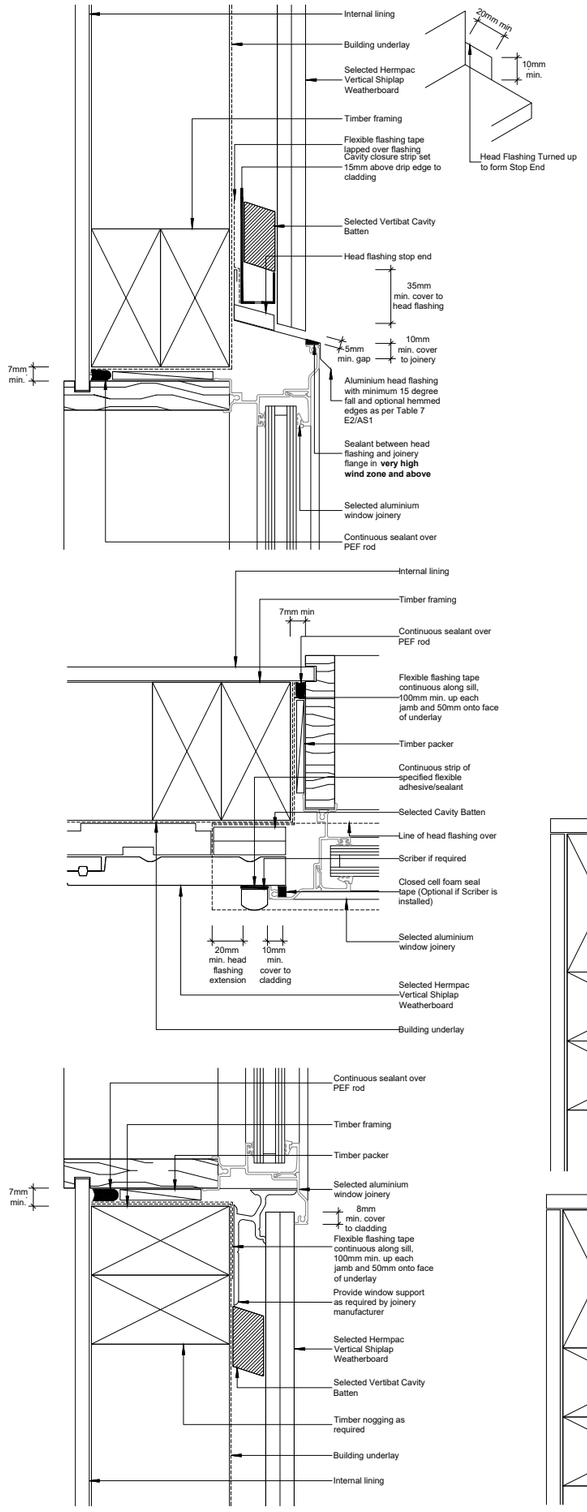


DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | OBLIQUE DETAILS
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 03/11/26
EXPOSURE | ZONE B	SCALE | 1:3

PAGE NO. \| A04



INTERNAL CORNER JUNCTION BETWEEN LINEA OBLQIUE & VERT SHIPLAP

DKDESIGNS

Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 03/11/26
EXPOSURE | ZONE B	SCALE | 1:4

PAGE CONTENT |
CEDAR DETAILS

PAGE NO. |
A05

Figure 20: Sealing around splash zones (showers)

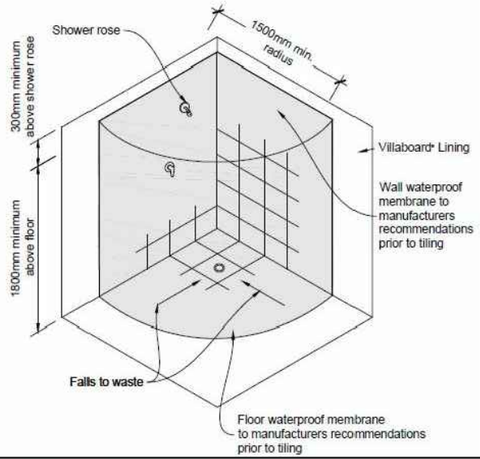
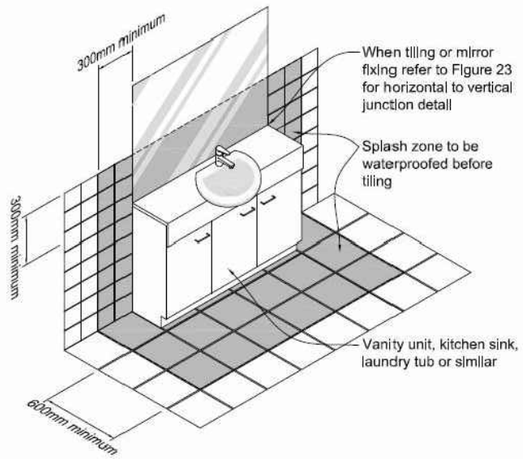


Figure 21: Sealing around splash zones (vanities)



Note: The extent of floor or wall waterproofing depends on the extent of water to be splashed over these areas. Recommended area to be waterproofed outside of bath, shower or vanity is a minimum of 300mm on walls and 600mm on floors.

Figure 22: Wall to wall wet area tiled wall internal corner

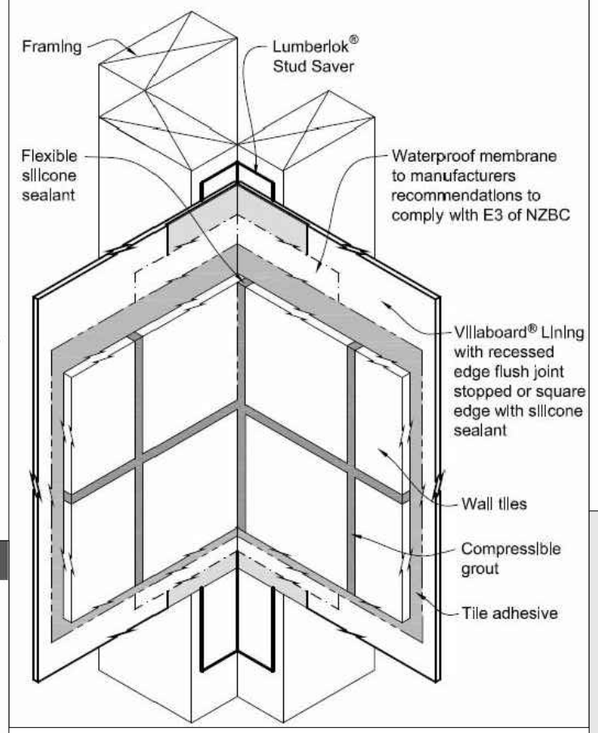
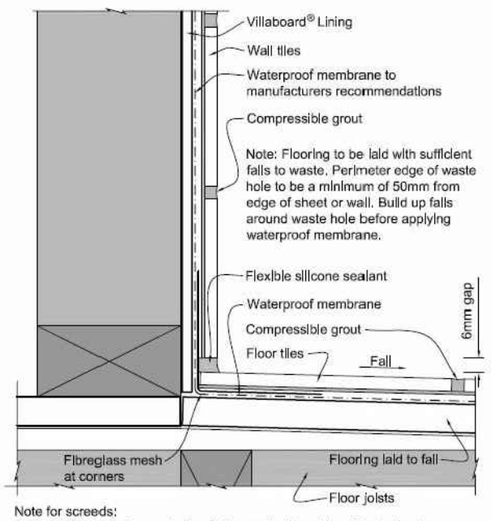
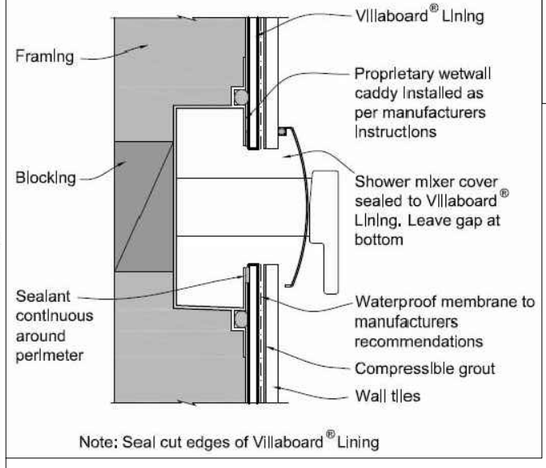


Figure 23: Wall to floor junction

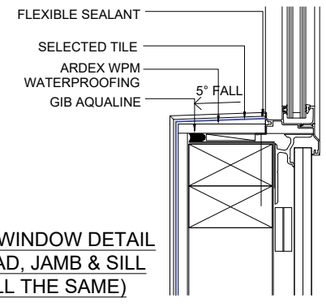


Note for screeds:
1. The thickness of screeds should be applied to achieve the desired slope in accordance with the manufacturers recommendations.
2. Clean down the surface of the sheet flooring thoroughly. Apply a coat of bonding chemical to improve the bonding of the mortar bed to the floor.
3. To prevent cracking of the floor tiles, the mortar bed must be reinforced over all joints in floor sheets with 150mm wide galvanised mesh placed centrally over joints and in the centre of bedding.
4. Control joints in the flooring must be continued through the tiles.
5. Epoxy mortar screeds may also be used.

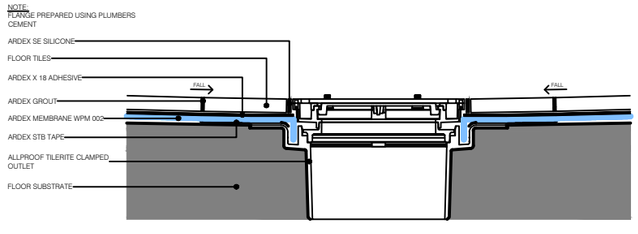
Figure 26: Wet wall caddy



Note: Seal cut edges of Villaboard® Lining



TILE WINDOW DETAIL
(HEAD, JAMB & SILL ALL THE SAME)



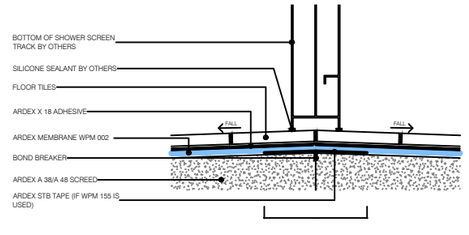
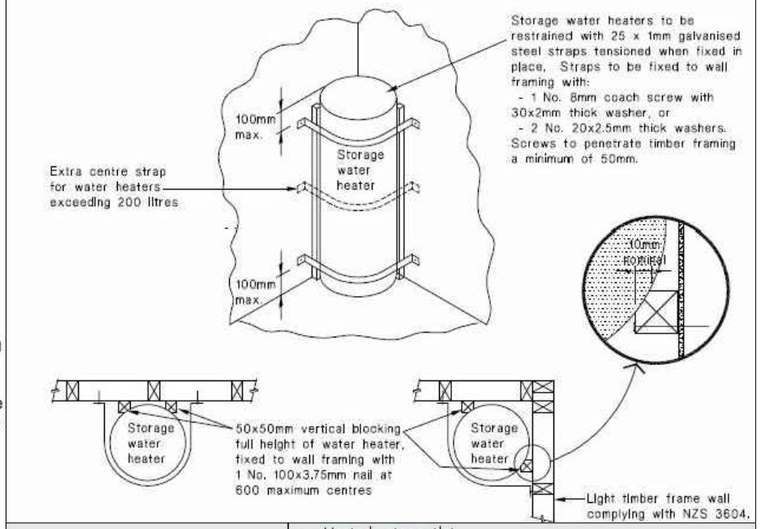


Figure 14: **Seismic Restraint of Storage Water Heaters 90 – 360 litres**
Paragraph 6.11.4



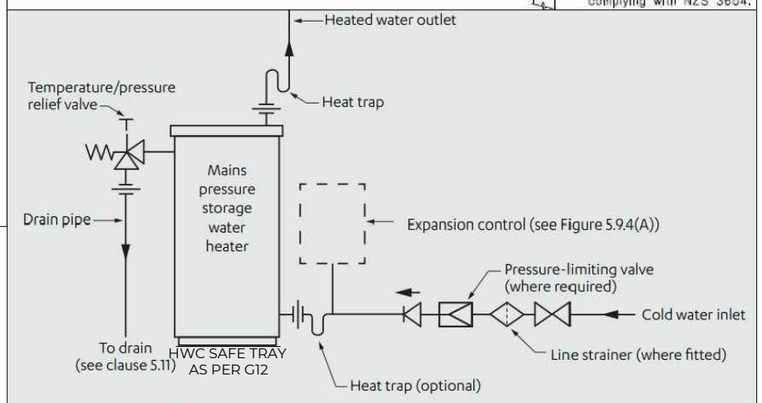


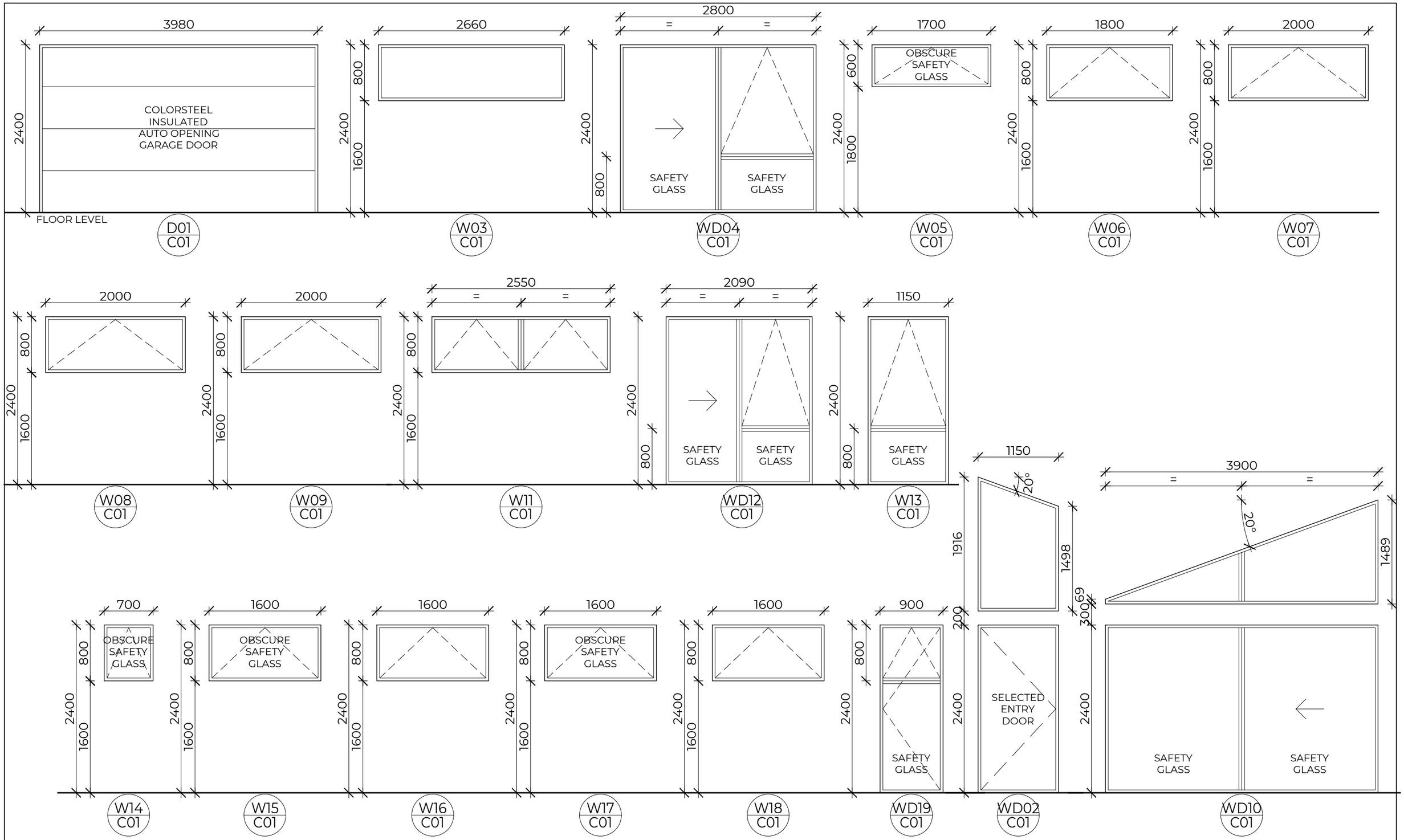
Figure 5.9.4(C) TYPICAL INSTALLATION OF A MAINS PRESSURE STORAGE WATER HEATER

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | FIXTURE DETAILS
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 03/11/26
EXPOSURE | ZONE B	SCALE | NA

PAGE NO. \| A06

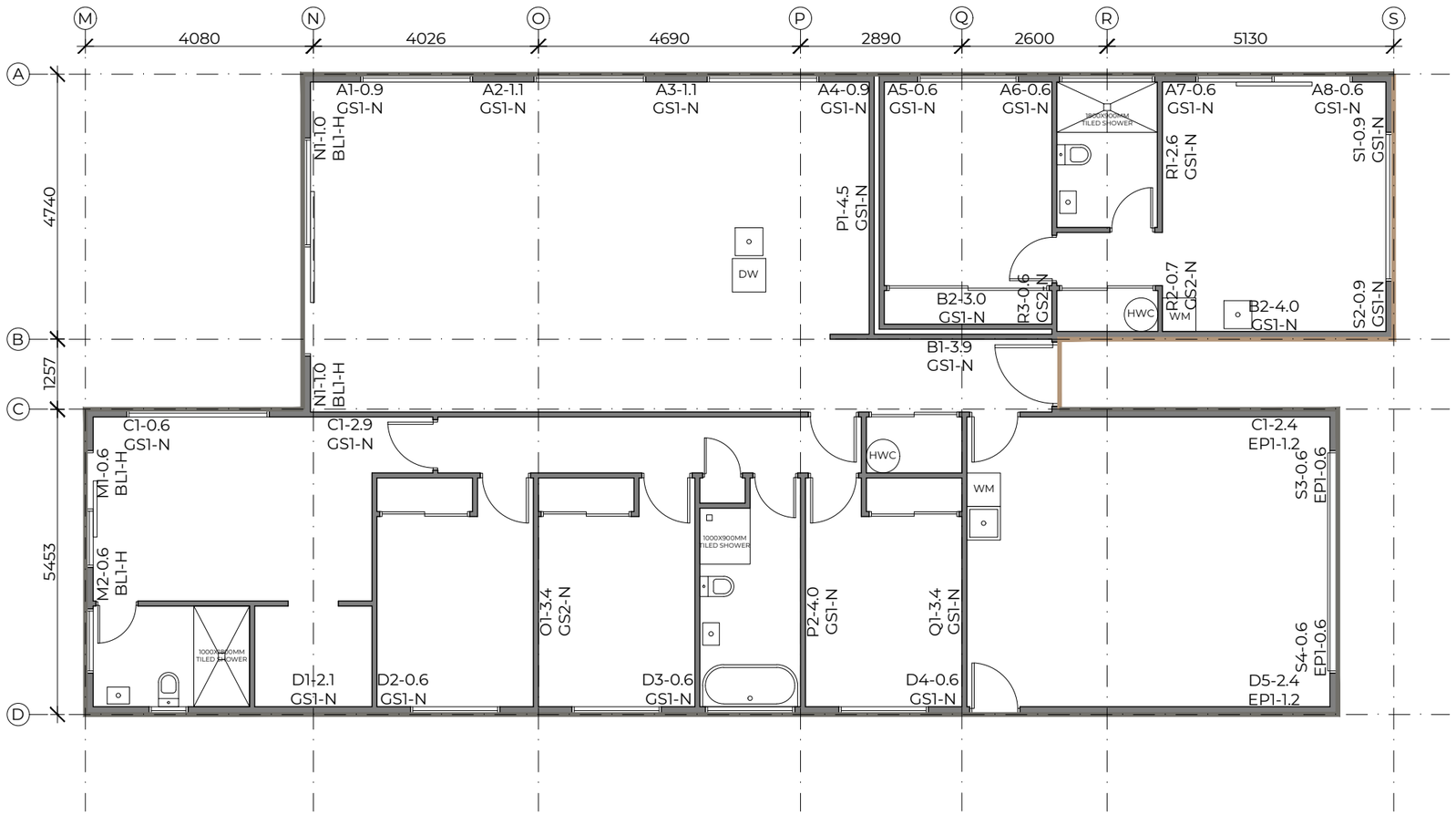


DK DESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | WINDOW & DOOR SCHEDULE
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 03/11/26
EXPOSURE | ZONE B	SCALE | 1:50

PAGE NO. \| C01



BRACING PLAN

NOTE: BRACING ELEMENT TOP PLATE CONNECTIONS
IN ACCORDANCE WITH NZS 3604:2011 8.7.3.3 & 8.7.3.4

DK DESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | BRACING PLAN
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 03/11/26
EXPOSURE | ZONE B	SCALE | 1:100

PAGE NO. \| S01



FLOOR COVERINGS

TILES

CARPET

VINYL FLOORING

DKDESIGNS

Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
J. SCOTT & L. MILLIKEN
LOT 1141
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | FLOOR COVERING PLAN
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 03/11/26
EXPOSURE | ZONE B	SCALE | 1:100

PAGE NO. \| F01