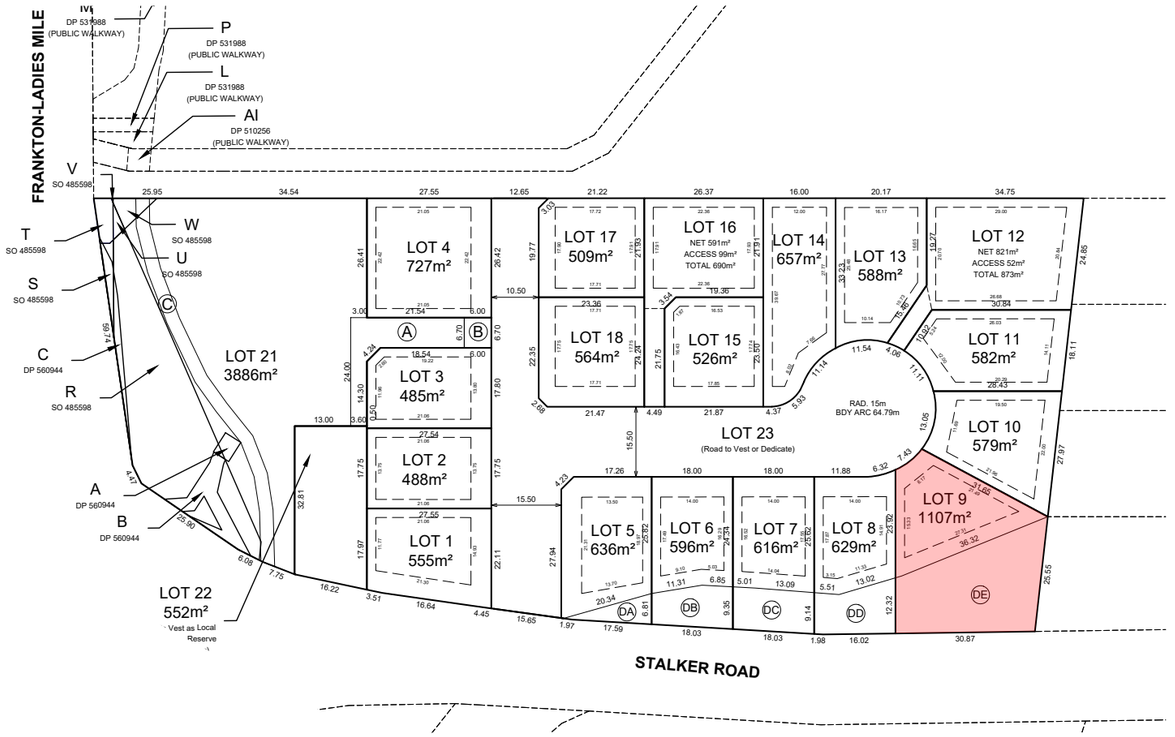
Sheet Index

Layout...	Layout Name	Issued
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102	FOUNDATION PLAN	☐
103	PLUMBING & DRAINAGE PLAN	☐
104	GROUND FLOOR PLAN	☐
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114	NORTH & SOUTH WALL AREAS	☐
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117	SECTION NOTES & PLUMBING SCHEMATIC	☐
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Proposed New Dwelling
Lot 9, Shotover Rise, Queenstown

KingsburyArchitecture

Date:	*Wednesday, 30 April 2025*
Scale:	*1:1, 1:271.6273, 1:1.4699*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

ck@kingsburyarchitecture.com
027 405 8085

Site area:	1107m^2
Dwelling ground floor area:	187.87m^2
Total ground cover:	202.21m^2
Site coverage:	18.26%

Wind zone:	Very High
Earthquake zone:	3
Snow Zone:	N5
Corrosion Zone:	B
Sea spray zone	No

Notes:
All sediment control to comply with NZBC E1.

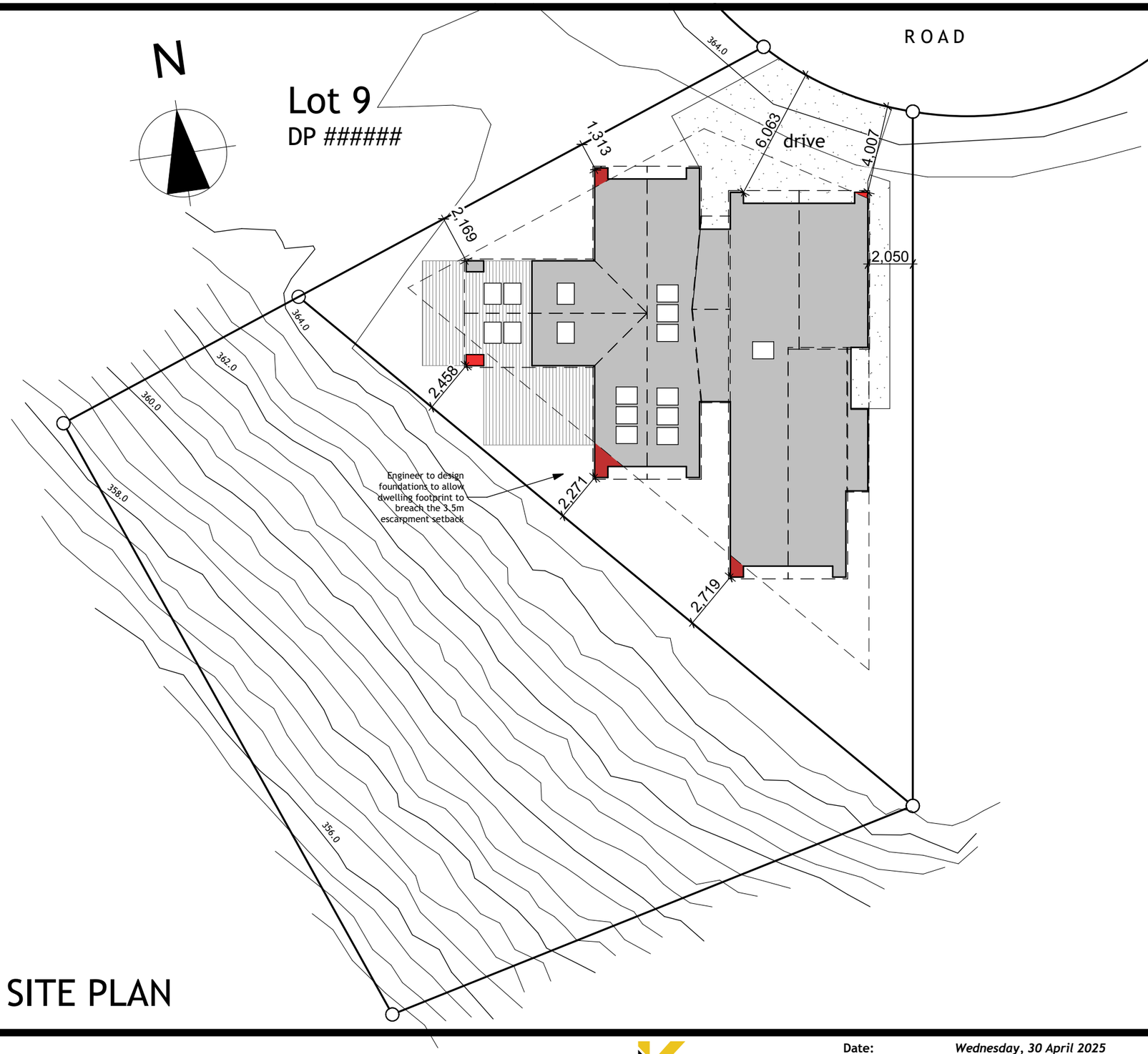
Surplus gravel and soil to be contained behind sediment fences.

Downpipes to be connected as soon as roof is finished and drains are laid or as soon as pratical.

Contactor to oversee all sediment control.

Site to be fully fenced before commencing construction, fence to comply with NZBC clause F5/AS1 part 1

All site levels to be confirmed on site prior to construction. Minimum FFL determined as per NZBC E2 (150mm above permanent paving and 225mm above finished ground level) and NZBC E1 (150mm above crown of road)
All dimensions to be confirmed on site, including SW & FW lateral locations.



Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

SITE PLAN

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Date:	*Wednesday, 30 April 2025*
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Drawn By:	*Corey Kingsbury*

101

FOUNDATION LEGEND

rebate in slab

Any rebates to external doors are to be confirmed

FOUNDATION NOTE:

######## KIRK ROBERTS MAXSLAB FLOOR SYSTEM

100mm CONCRETE SLAB WITH SE62 MESH
CONCRETE MIX: 20MPa ON 200 THICK POLYSTYRENE

NOTE:
Ground preparation to be undertaken in accordance with
the site specific Geotechnical Report Recommendations

Notes:

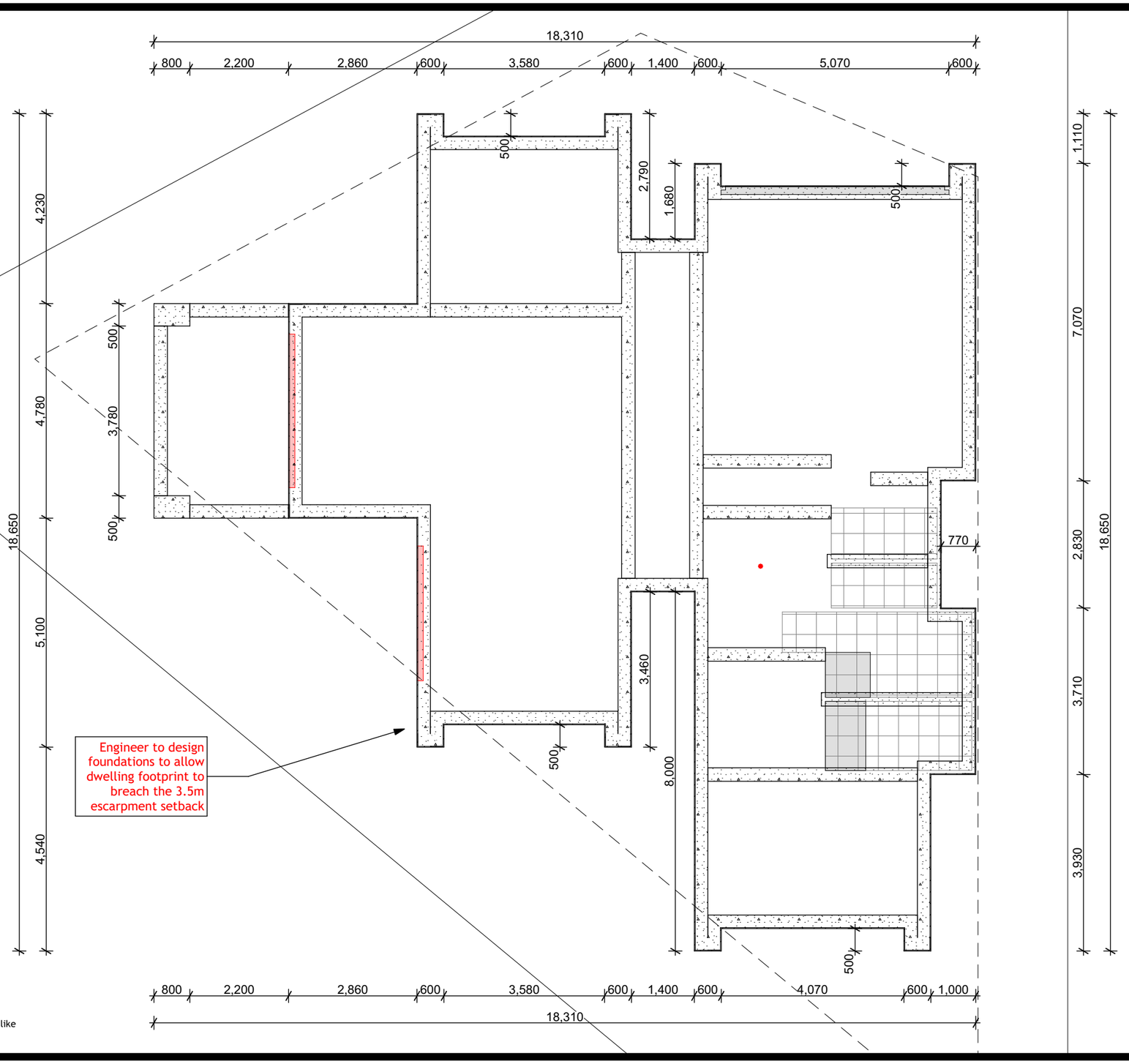
Confirm all dimensions and levels on site.

Refer to Sheet 101 for finished floor level and site ground levels.

Boundary setbacks are to foundation slab, not to frame or cladding face.

Refer to engineer design for all slab thickenings and reinforcing.

Confirm layout of fittings of kitchen & bathrooms etc before foundation constrction commences.



FOUNDATION PLAN

Note:
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Scale:	*1:100*
Designed By:	Corey Kingsbury
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PLUMBING LEGEND

S	Sink
DW	Dishwasher
SH	Shower
tub	Laundry Tub
WM	Washing Machine
WC	Water Closet
WHB	Wash Hand Basin
B	Bath
dp	80mm downpipe
ip	inspection point
tv	50mm terminal vent
ss	100mm soil stack
aav	air admittance valve
gt	gully trap
	stormwater, dia noted
	foulwater drain, dia noted

Note;
Drains shall be installed at the maximum practicable gradient.

Note:

All plumbing and drainage to comply with AS/NZS 3500, NZBC G13/AS1 & AS2.

Confirm with owner for exact number and position of exterior taps.

All pipe penetrations through concrete shall be wrapped in 'Denso Tape' or similar product to allow for pipe expansion & movement.

Pipes shall incorporate expansion joints in accordance with chapter 8 of NZS7643.

Drains installed under buildings shall be:
A) Straight and of even gradient;
B) Separated from the building foundation by at least 25mm, and;
C When passing through concrete, sleeved or wrapped in a durable and flexible material to allow for expansion and contraction.

All service trenches are to be backed filled with a low permeability material noinated as lime or cement.

Protection from freezing;
Where there is the likelihood of freezing, hot and cold water supply systems
shall be protected in the following manner:
a) Piping outside of the building thermal envelope shall be insulated,
b) Piping buried in the ground shall be insulated or installed below a level affected
by freezing, and
c) Storage water heater vent pipes shall be insulated (see Figure 17 G12/AS1).

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 G12/AS1).

Pipe Material; water pipe work shall be as required by G12/AS1 2.1.2.

Pipe Installation; water pipe installation shall be as required by G12/AS1 7.1 and 7.2.

Note:

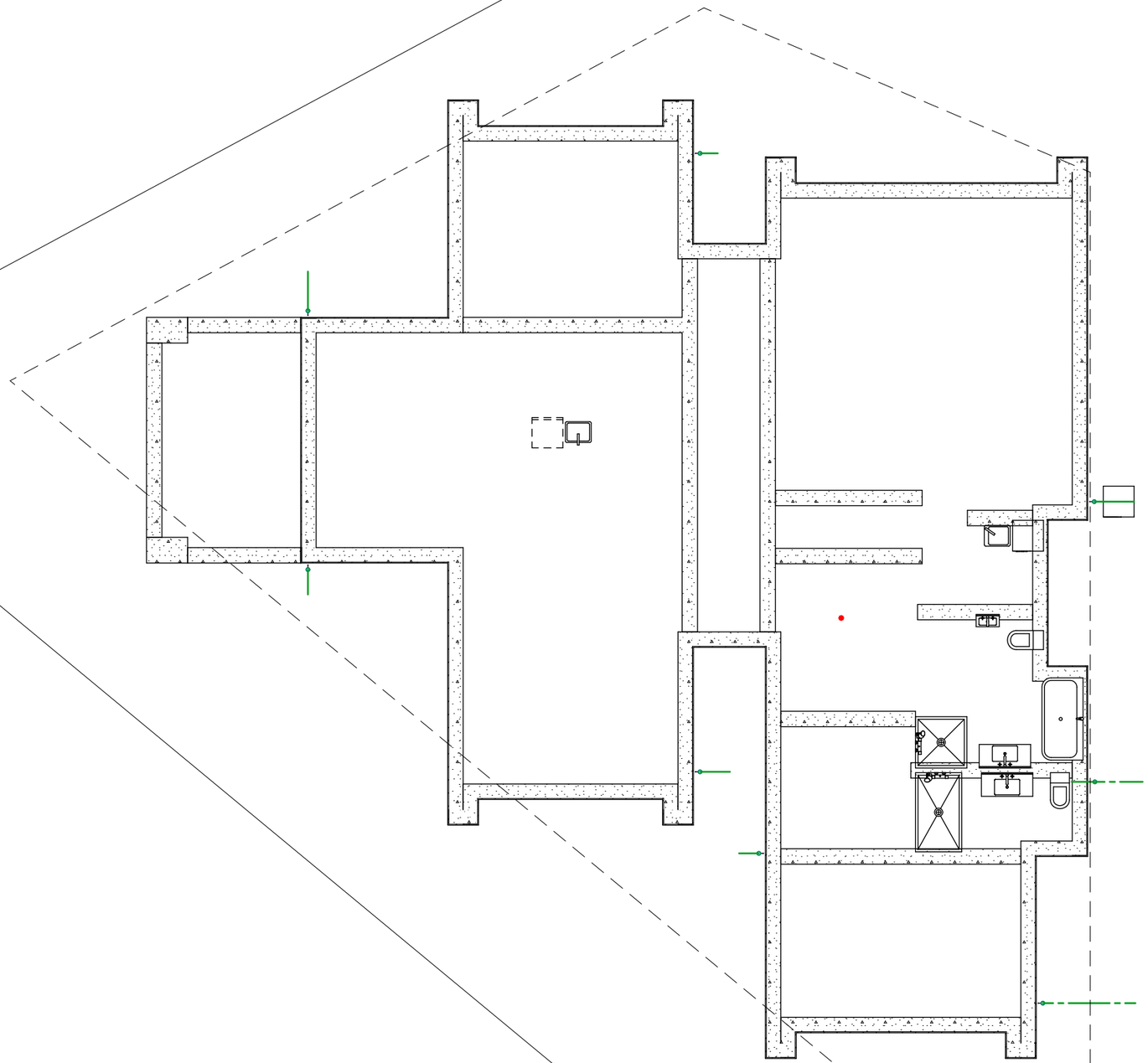
Pipe supports
Pipes and their supports shall be electrochemically compatible.
Except where anchor points are necessary, the pipes shall be installed and supported in a manner which permits thermal movement.

Support spacing
Above ground water supply pipework shall be securely supported at centres of no greater than those given in Table 7 G12/AS1.

Anchor points
Anchor points shall be provided where:
a) Seal ring joints are used, and
b) The joint is not able to resist the thrust imposed by the water pressure.

Note:

Water supply materials and components shall comply with:
a) BS 6920 if non-metallic, or
b) AS/NZS 4020 if metallic or non-metallic.



Note: Contractors shall verify all dimensions on site before commencing any work
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All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

PLUMBING & DRAINAGE PLAN

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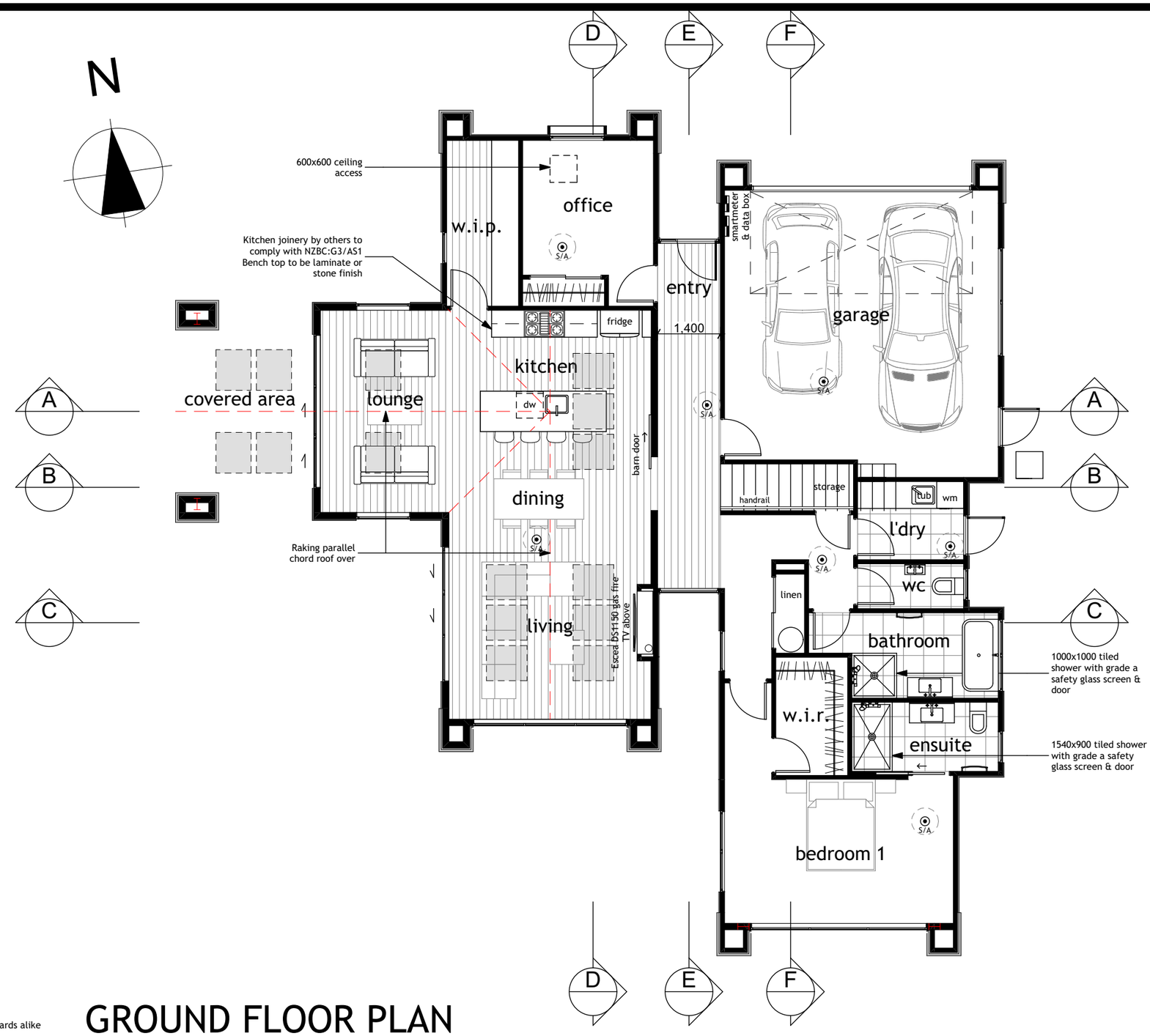
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Scale:	*1:100*
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Floor Plan Notes:

Floor Area over foundation:	Total: 277.80m2 • Ground Floor : 187.87m2 • First Floor : 89.93m2
Maximum Building Height:	Refer to site plan for detail
Foundation Type:	Maxraft. Refer to Structural documentation.
Insulation:	R2.8 bulk insulation to exterior walls (includes Garage Door-TBC) R2.4 bulk insulation to internal wall R7.0 bulk ceiling insulation R3.6 bulk ceiling insulation to Skillion & perimeter All downlights inside insulation envelope to be IC/CA rated
Cladding Materials:	Selected Timber weatherboard (vertically fixed, shiplap profile); 50mm Natural Schist stone veneer.
Roof Cladding:	Precoated metal roof cladding (trapezoidal profile)
Roof Pitch:	35° & 4°
Typical Stud Height:	2625mm (ceiling height: 2575mm)
External wall framing & Internal wall framing	Refer to section notes
Window / Door Lintel Height:	2300mm
Internal Door Leaf Height: Interanl Door Leaf Width: Architraves & Skirtings:	2180mm Refer to Window & Door Layout Plan 60mm x 10mm square profile to internal doors & windows.
General:	All dimensions are to framing only, refer to foundation plan for foundation dimensions. All exterior window and door lintels by truss manufacturer.
Heating:	
Ceiling Vents:	All extract systems to be a 150mm inline auto extraction fan. Bathroom & Ensuite extraction systems to be automated and placed to adequately deal with steam.
Smoke Detector / Alarms:	Smoke alarms to meet NZS 4514:2021 interconnected smoke alarms for houses document. Smoke alarms shall be located in all bedrooms, living spaces, hallways & landing within the building. All smoke alarms must meet compliance standars such as BS EN 14604, AS3786, UL 217, CAN/ULC S531 OR ISO 12239. Ensure any ducted heating vents are not located within 400mm of any smoke alarm.
Floor finishes / compliance:	Anti-slip floor coverings on all access routes (both external and internal) to comply with NZBC D1 / AS1 table 2 (accept as dry areas) Wet areas are to have an appropriate finish to floors and walls that comply with NZBC E3 / AS1 to ensure that surfaces are impervious and easily cleanable.
Floors:	• Ceramic Tiles (Ensuite, Bathroom, laundry & WC) • Timber Laminate flooring (Entry, Kitchen, Dining & Living) • Carpet (Masterbed & bedrooms)
Walls:	• GIB Aqualine with acrylic semi-gloss or gloss coating. • Ceramic Tiles (Ensuite & Shower / bath walls. • Ceramic Tiles (skirting in laundry, Bathroom, ensite &wc)
	TBC as per a Project Addendum



Note:
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Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

GROUND FLOOR PLAN

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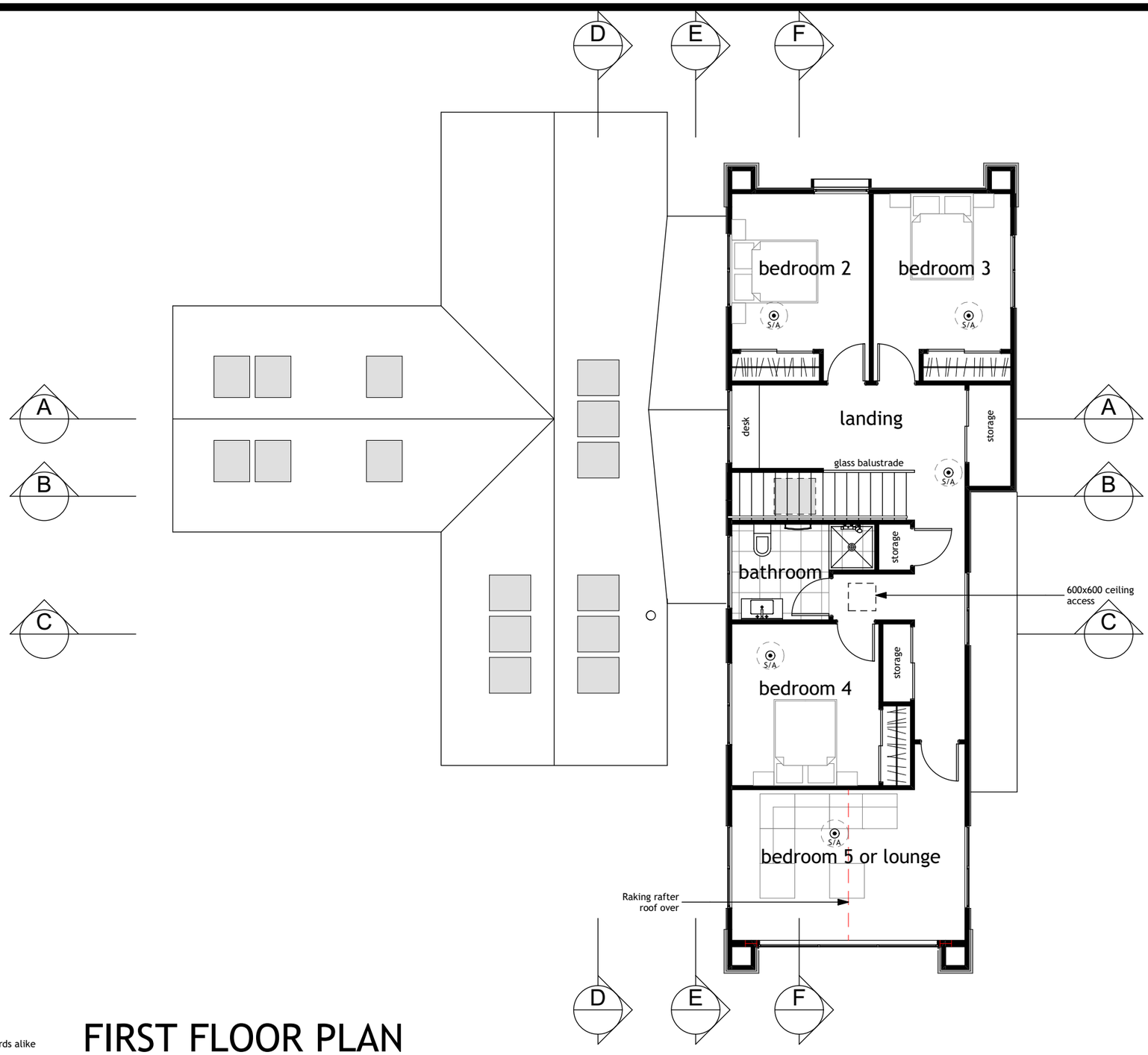
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Note:
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FIRST FLOOR PLAN

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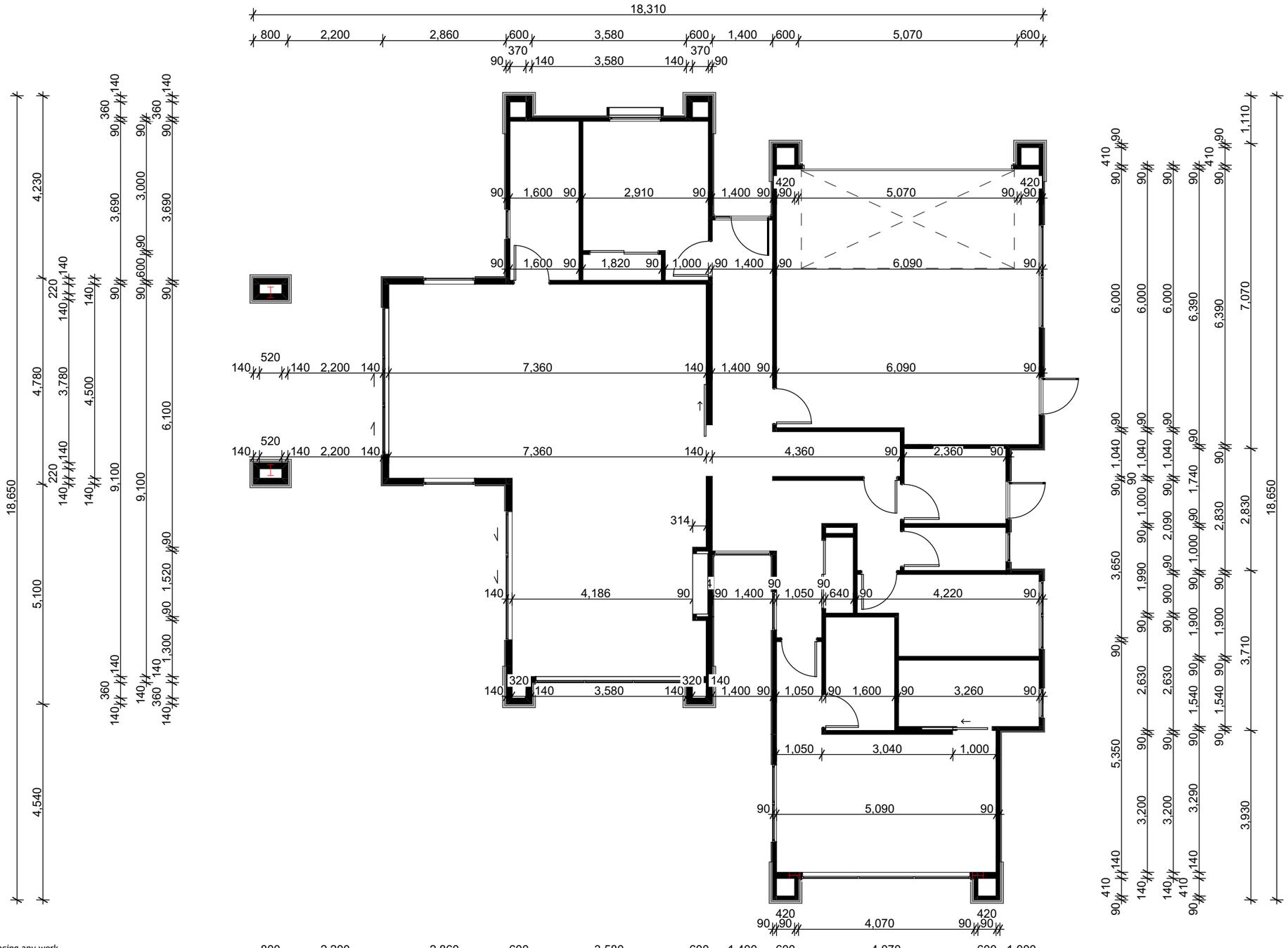
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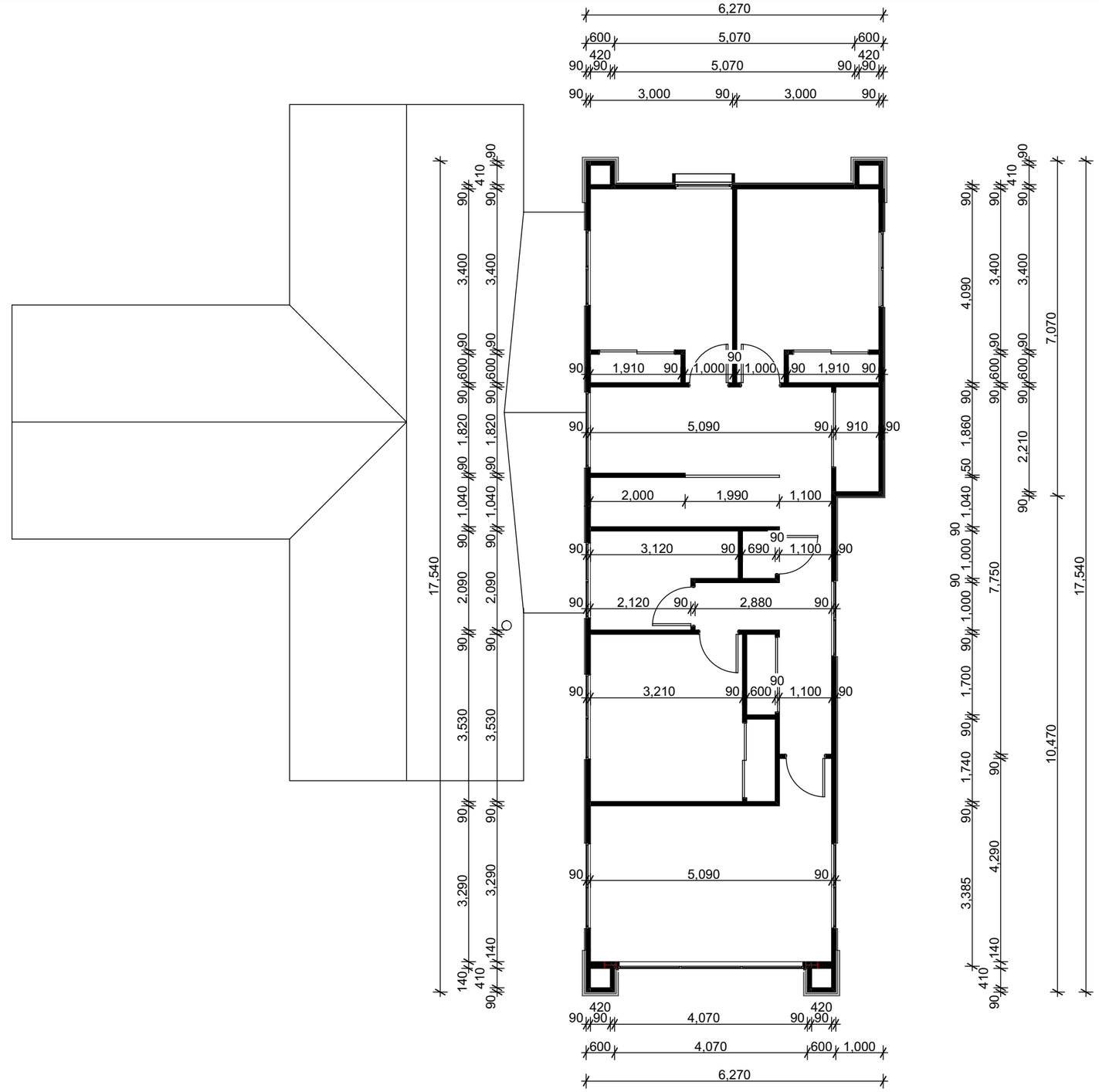
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18,310
800 2,200 2,860 600 3,580 600 1,400 600 5,070 600
370 370
90 140 3,580 140 90
90 1,600 90 2,910 90 1,400 90 90 5,070 90 90
420 420
90 1,600 90 1,820 90 1,000 90 1,400 90 6,090 90
520
140 140 2,200 140 7,360 140 1,400 90 6,090 90
520
140 140 2,200 140 7,360 140 4,360 90 2,360 90
314
140 4,186 90 90 1,400 90 90 1,050 90 640 90 4,220 90
320 320
140 140 3,580 140 140 1,400 90 1,050 90 1,600 90 3,260 90
1,050 3,040 1,000
90 5,090 90
420 420
90 90 4,070 90 90
800 2,200 2,860 600 3,580 600 1,400 600 4,070 600 1,000
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18,650
4,230
4,780
3,780
4,500
5,100
4,540
220 140 140 140 140
360 90 140 90 3,690 90 3,000 90 90 3,690 90 140
90 600 90 90 90



Note:
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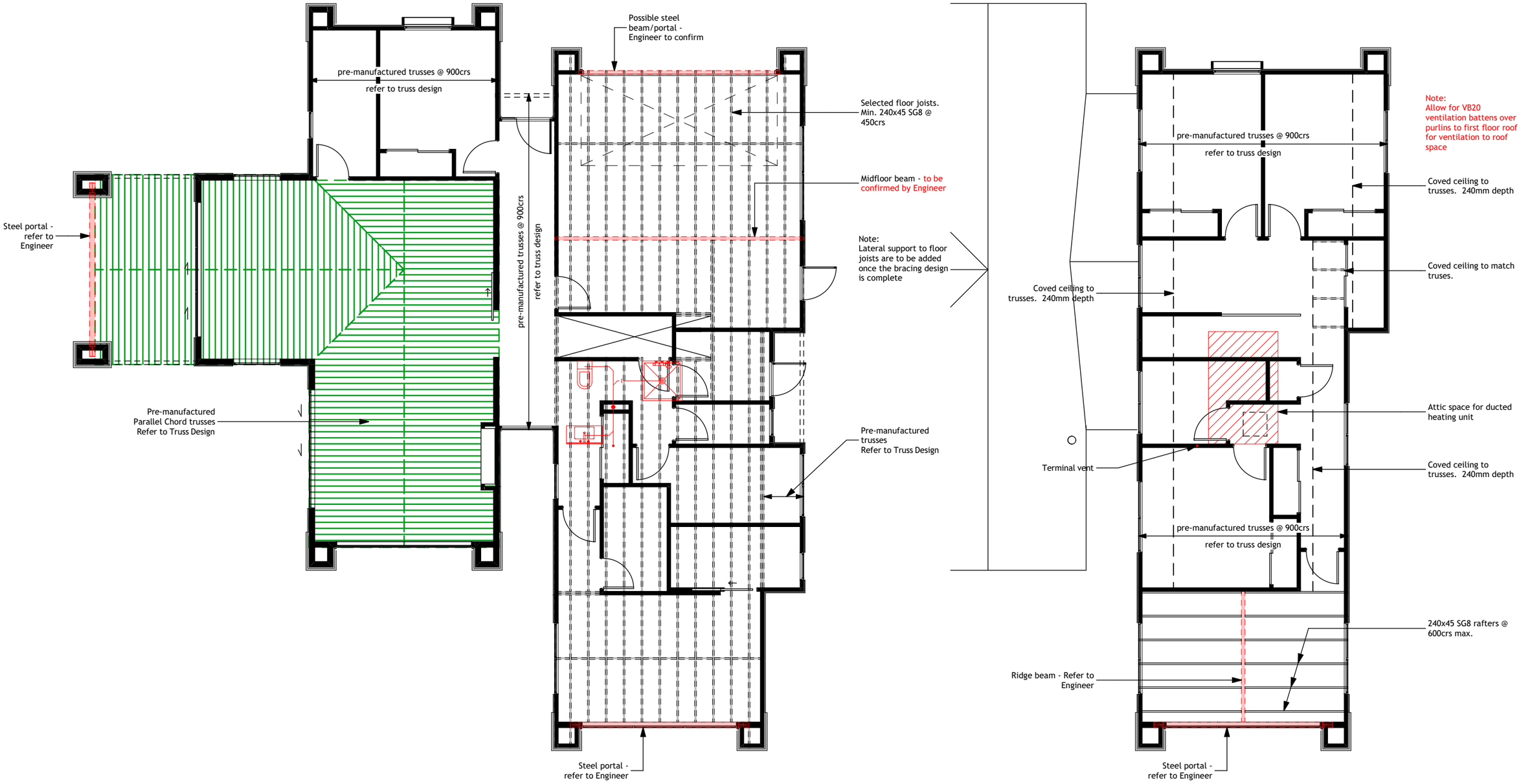
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Drawn By:	*Corey Kingsbury*

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FRAMING PLAN

Note:
- Contractors shall verify all dimensions on site before commencing any work
- All dimensions are in millimetres unless otherwise stated
- All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
- Refer to timber treatment and species schedule on Section A-A
- All timber to be SG8 grade unless specified otherwise

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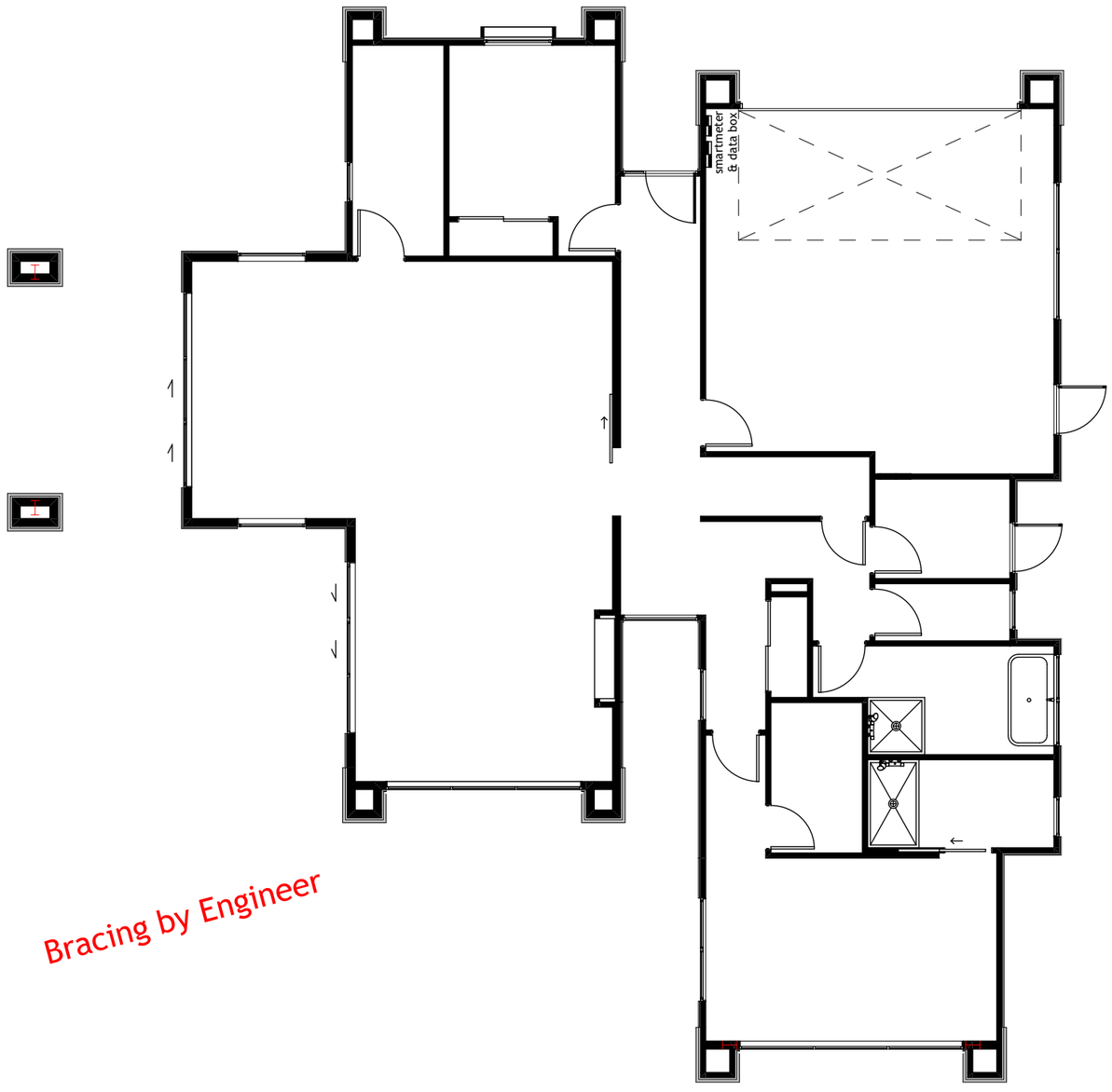
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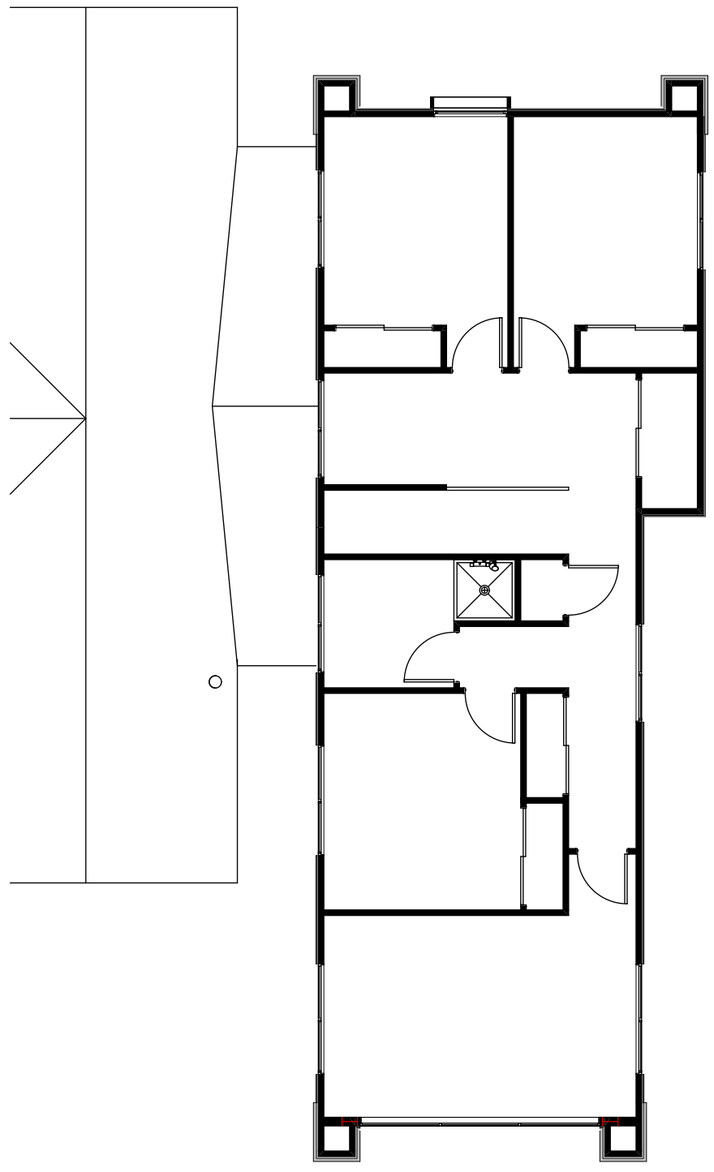
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Bracing by Engineer

Note:
Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
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BRACING PLAN

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ROOFING FIXING SCHEDULE

Table 11: **Steel corrugate profiled roofing – 0.4 mm BMT and minimum profile height 16.5 mm**
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	C2	C2	C2
0.6	0.9	C2	C2	C1
0.8	1.2	C2	C1	C1

NOTE: C1 fixing pattern is – Hit 1, miss 1...
C2 fixing pattern is – Hit 1, miss 1, hit 1, miss 2...

ROOF NOTES:
80mm soffit from framing
580mm barge from framing

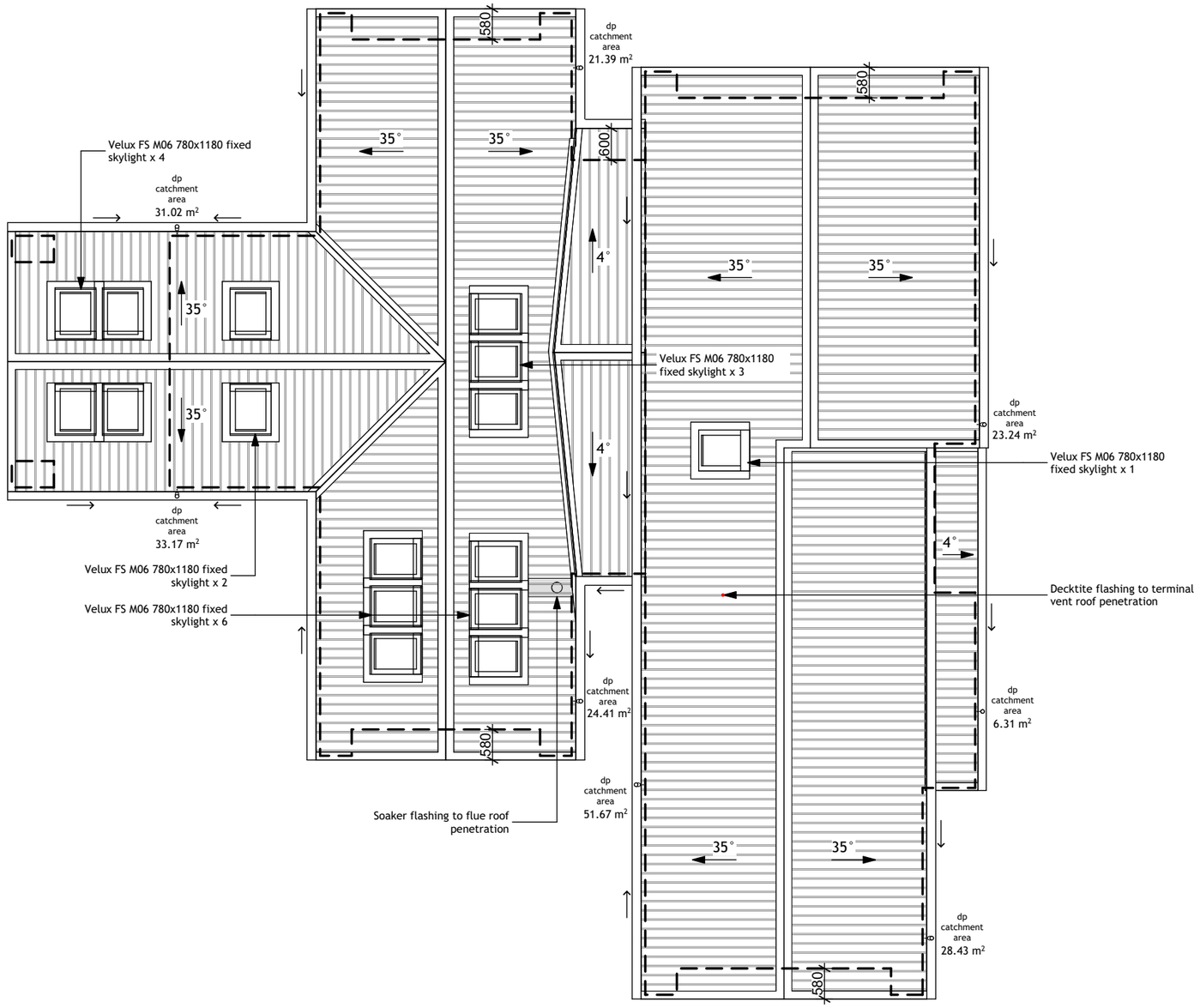
Roof pitch; 35 & 4 degrees

Roof Plane Bracing:
Provide single tensioned crossed LUMBERLOK Strip Brace over top chords; fix with 5/30x3.15 nails each end and 1/30x3.15 nail at crossing (INSTALLED AS PER LUMBERLOK ROOF BRACING SPECIFICATION 10/2011)



Allow to install snow straps fixed to spouting(as per NZMRCOP and E2/AS1 .)

Proprietary colorsteel spouting (Quadrant profiled) with concealed brackets at 600mm crs max set to fall at 1:500 max, fixed to colorsteel fascia. (6760mm2 cross sectional area to spouting). 70m2 max allowable catchment area.



Note:
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ROOF PLAN

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Scale: *1:100*
Designed By: Corey Kingsbury
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NORTH ELEVATION

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**11**



SOUTH ELEVATION

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**11**

Note:
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NORTH & SOUTH ELEVATIONS

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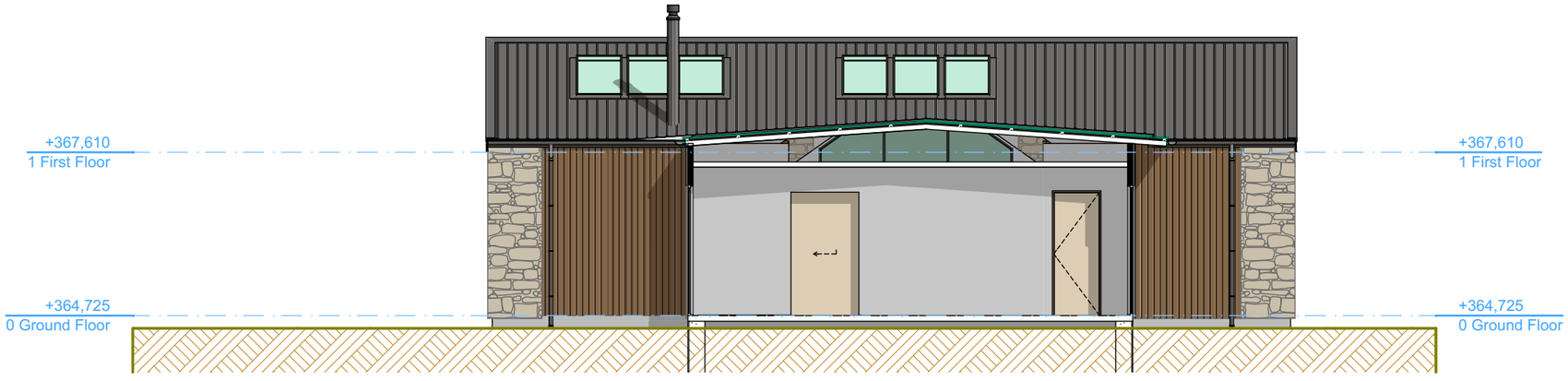
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111



EAST ELEVATION

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**11**



EAST ELEVATION
(hidden)

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**9**

Note:
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Scale:	*1:100*
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WEST ELEVATION

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**9**



WEST ELEVATION
(hidden)

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**11**

Note:
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All timber to be SG8 grade unless specified otherwise

WEST ELEVATIONS

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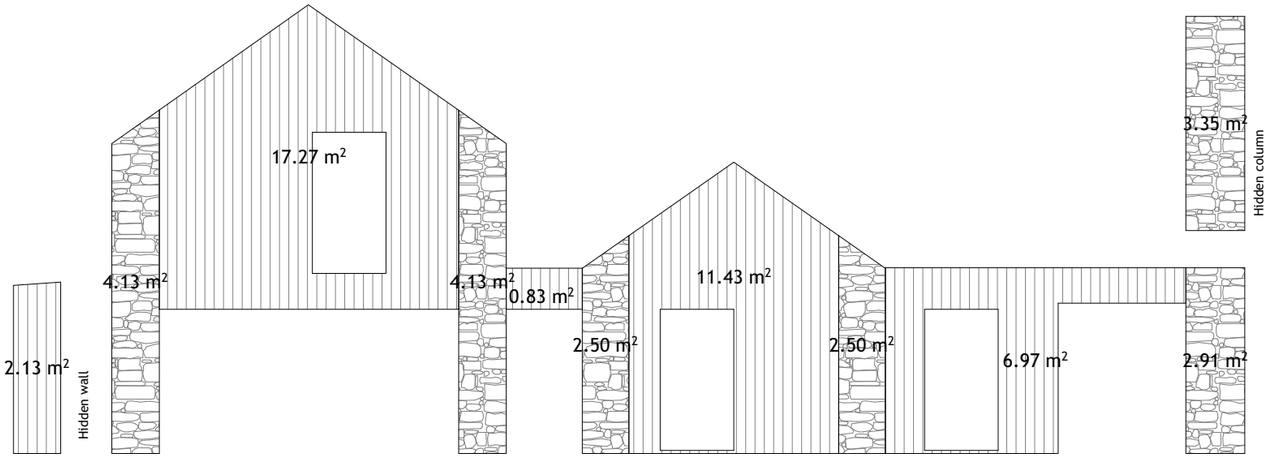
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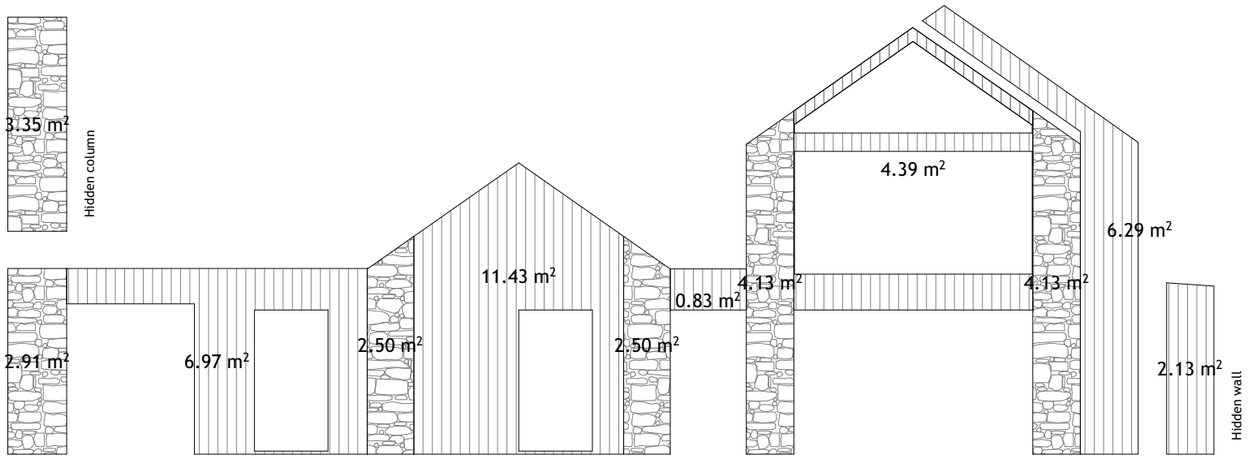
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Scale:	*1:100*
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Drawn By:	*Corey Kingsbury*

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NORTH ELEVATION



SOUTH ELEVATION

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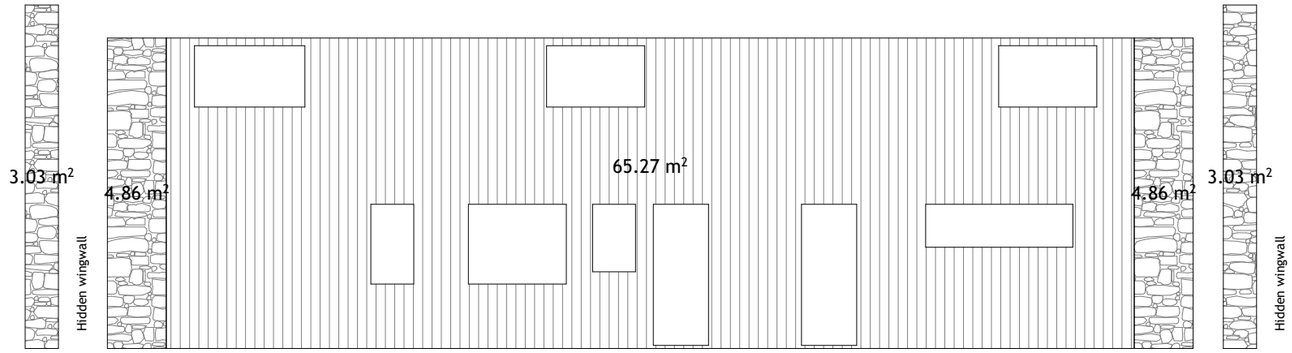
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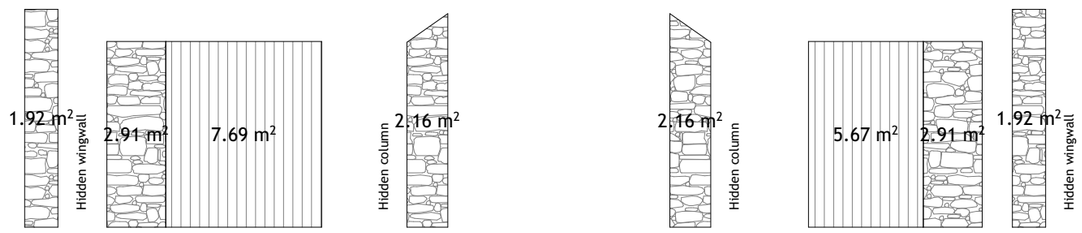
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EAST ELEVATION



EAST ELEVATION
(hidden)

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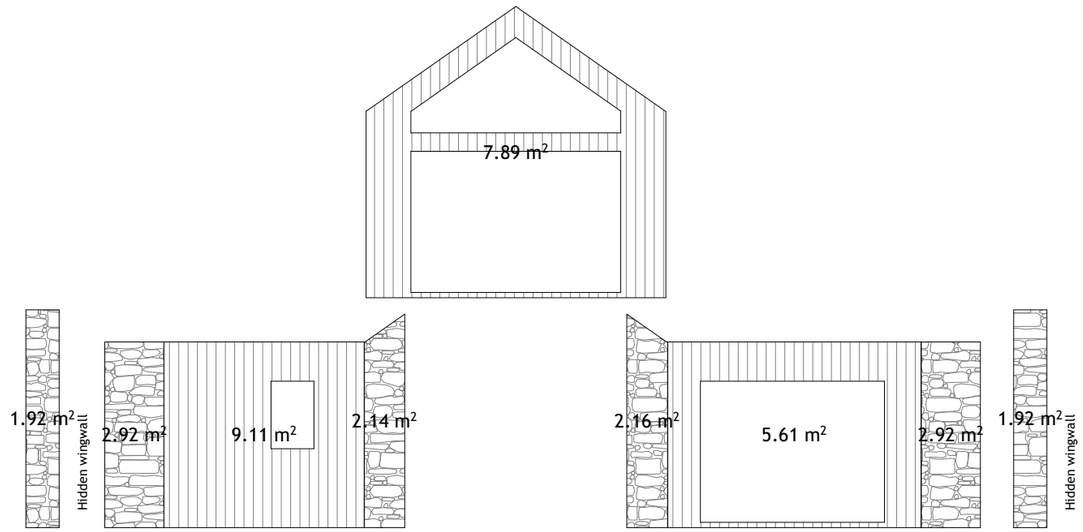
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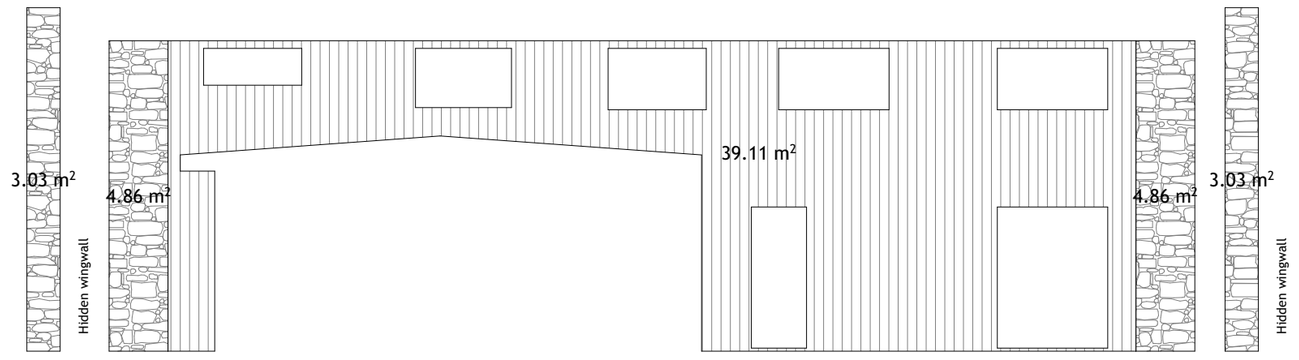
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WEST ELEVATION



WEST ELEVATION
(hidden)

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Roof cladding
Selected colour Colorsteel roofing, Trapezoidal profile. Thermakraft 401 Self supporting roofing underlay.

Roof framing
Prefabricated roof trusses @ 900mm crs to manufacturers specification, manufacturer to supply producer statement. 70x45mm purlins @ 900crs max, first & last row @ 600crs.
VB20 ventilated battens to first floor roof only.

Wall framing
Generally construct exterior walls with KD H1.2 treated studs;
Lower Storey = 90x45 @ 400crs for 2.605m studs
Upper Storey = 90x45 @ 400crs for 2.605m studs
Parallel truss gable = 140x45 @ 400crs for 3.600m
Nogs @ 400mm crs to take horiztonal cavity battens for vertical timber cladding, or 800mm crs for stone cladding. Nog for all fittings, fixtures, linings, bracing panels & trims.
Generally construct interior non-loadbearing walls with 90x45 dry H1.2 framing with studs @ 600mm crs and nogs @ 800mm crs to NZS 3604:2011.
DPC (malthoid) between bottom plate and conc. slab and fixed with 12mm Ramset Trubolts or simliar approved fixing at 600mm crs and 150 min from corners, refer to bracing details for additional fixing. Framing fixing in accordance with Pryda fixings schedule in specification.

Concrete slab
Maxslab 300 - refer to engineers details.

Foundation
Maxslab 300 - refer to engineers details.

Wall cladding
Selected vertical timber cladding on Cavitbat or H3.1 treated castellated cavity battens @ 400mm over over Masons Uni Flexible Air Barrier building wrap.

50mm Natural Schist stone veneer stuck over 9mm Eterpan lining over H3.1 treated 20x45 cavity battens to studs, over Masons Uni Flexible Air Barrier building wrap.

Refer to exterior elevations and sections for type and extent of exterior claddings.

Aluminium joinery
Selected colour powder-coated thermally broken aluminium joinery, argon-filled double-glazed with high performance Low-E glazing units. Glazing weight to comply with NZS 4223.3. Double glazing to all windows except garage which is outside thermal envelope.

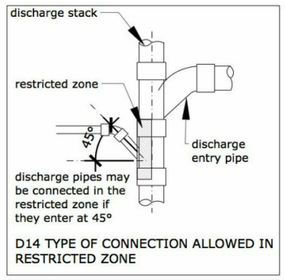
Spouting, fascia and downpipes
Selected profile colorsteel spouting and fascia system. 80mm diameter colorsteel downpipes.

Soffit lining
4.5mm thick hardieboard soffit lining on 90x45 soffit bearers @ 900crs.

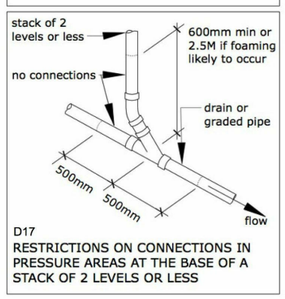
Interior linings
Generally line interiors with 10mm standard Gib board (Aqualine to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specialist wall linings & requirements.
Generally line ceilings with 13mm standard Gib board ceiling lining (10mm Aqualine to bathrooms & ensuite) on 35mm steel rondo ceiling battens at 600mm crs direct fixed to truss bottom chord.

Insulation
Exterior walls; R2.8 Eco batts wall linsulation
(install strapping where studs are at 600crs)
Main ceiling; R7.0 Eco batts ceiling insulation
Skillion ceilings; R6.0 Eco batts ceiling insulation
Internal Walls; R2.4 Eco batts (where selected)
MaxSlab 300; Construction R-Value of #.## (R1.7min required)
Glazing; Construction R-Value of 0.5 (R0.5 required)

SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT	
Sub-floor framing	
Bearers/joists	SG8, H1.2, Pinus radiata
Wall framing	
Exterior walls & lintels	SG8, H1.2, Pinus radiata
Interior walls (loadbearing)	SG8, H1.2, Pinus radiata
Interior walls (non-loadbearing)	SG8, H1.2, Pinus radiata
Cavity battens	SG8, H3.1, Pinus radiata
Roof framing	
Roof trusses - typical	SG8, H1.2, Pinus radiata
Gable end truss	SG8, H1.2, Pinus radiata
Coved or attic trusses	SG8, H1.2, Pinus radiata
purlins	SG8, H1.2, Pinus radiata
Valley boards, barge boards	SG8, H1.2, Pinus radiata
Decks	
Beams and posts	SG8, H3.2, Pinus radiata
Joists	SG8, H3.2, Pinus radiata
Windows	
Framing and reveals	Dressed, H3.1, Pinus radiata

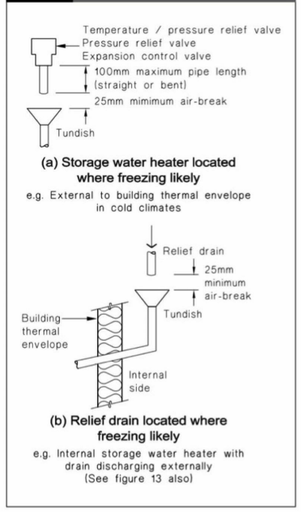


D14 TYPE OF CONNECTION ALLOWED IN RESTRICTED ZONE



D17
RESTRICTIONS ON CONNECTIONS IN PRESSURE AREAS AT THE BASE OF A STACK OF 2 LEVELS OR LESS

Figure 12: Relief Valve Drains – Freezing Protection
Paragraphs 6.7.1, 6.7.4 and 6.7.5



Note:
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All timber to be SG8 grade unless specified otherwise

SECTION NOTES & PLUMBING SCHEMATIC

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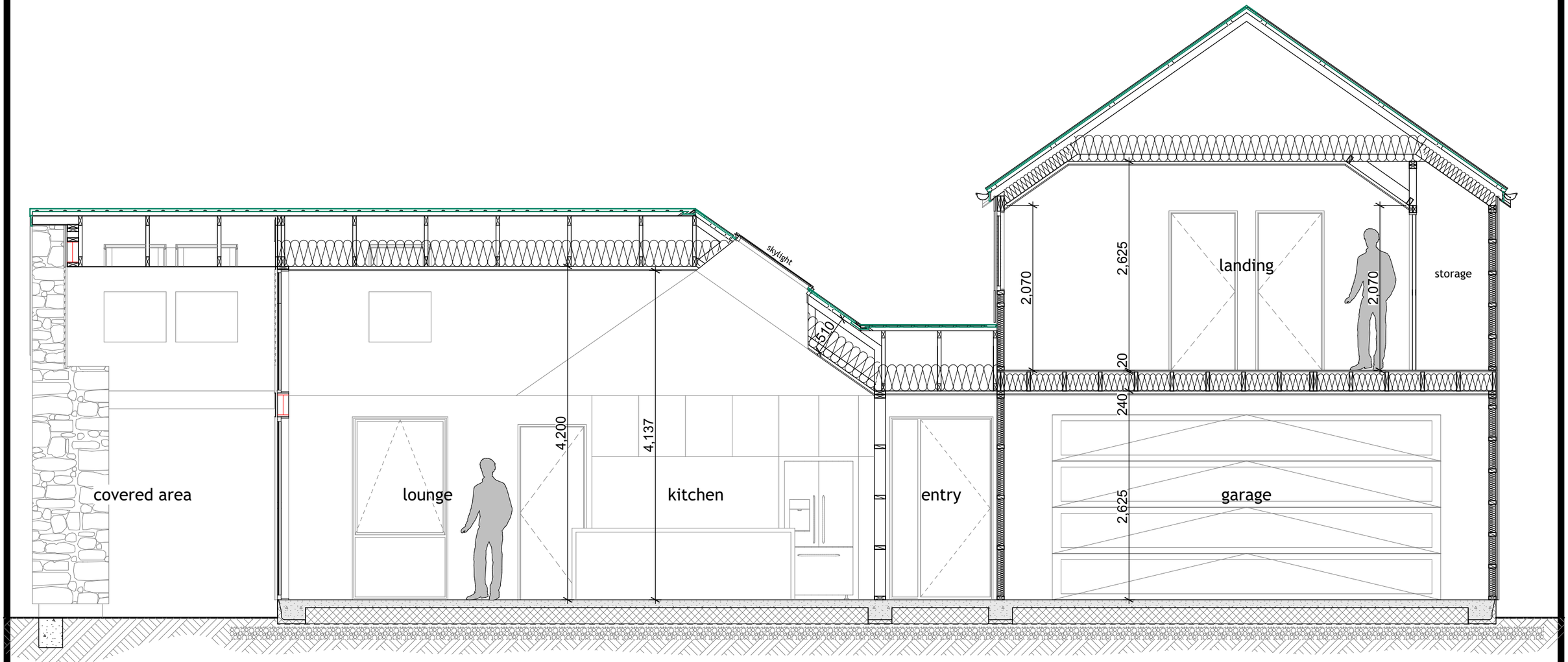
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SECTION A - A

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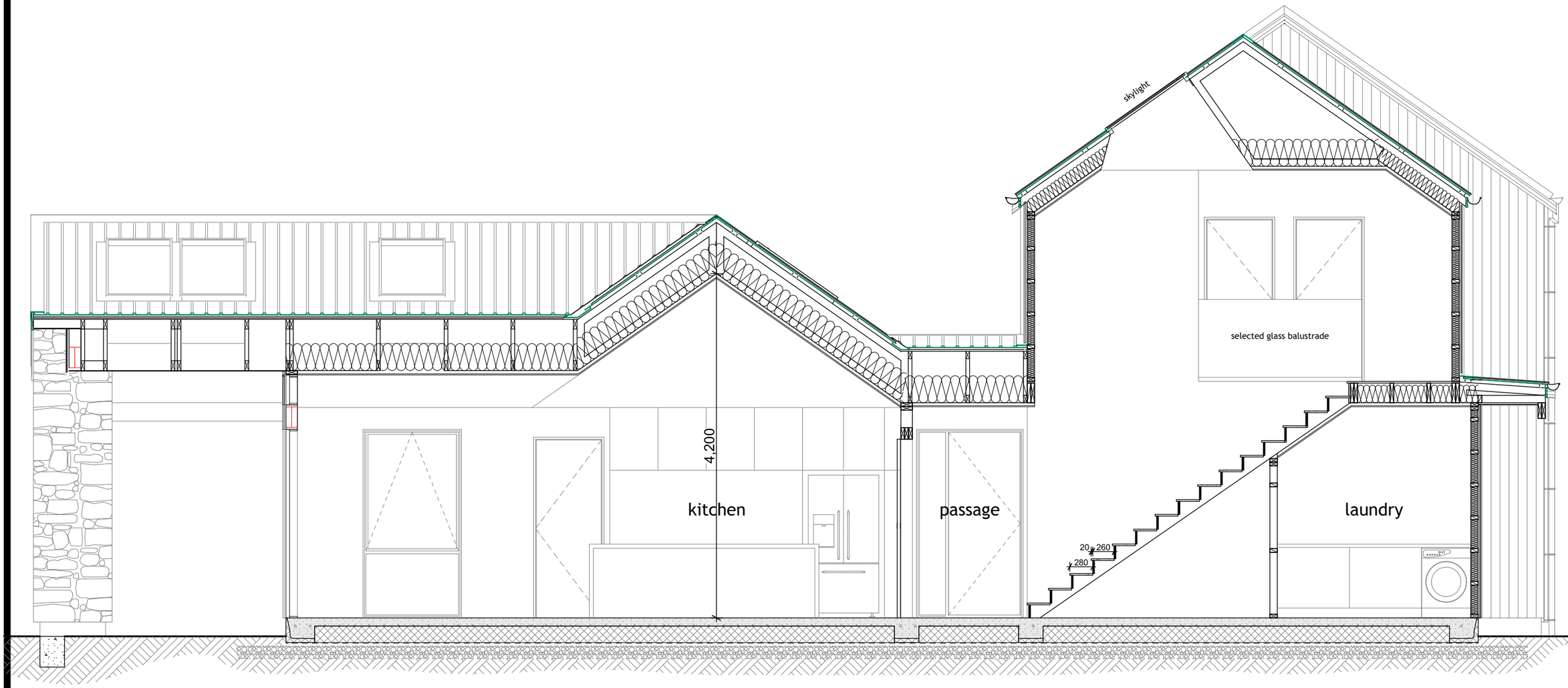
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SECTION B - B

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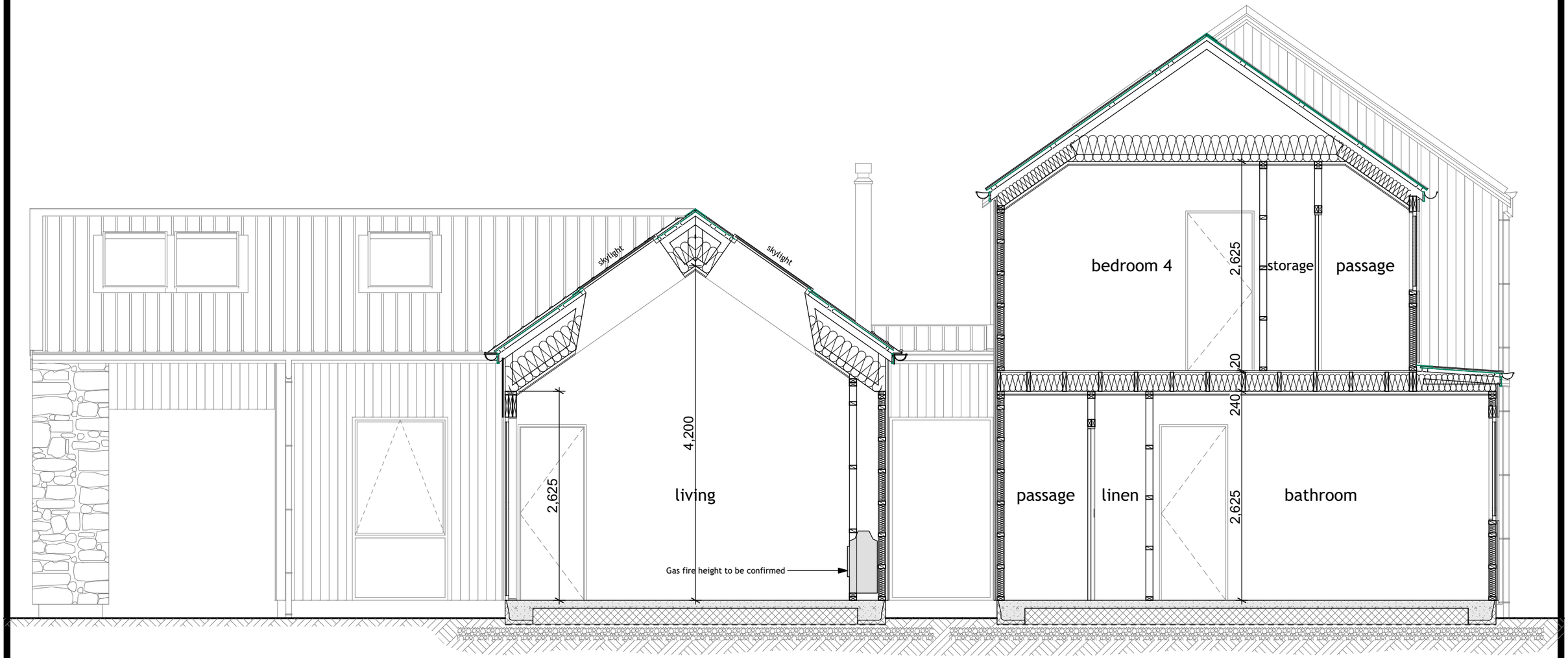
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SECTION C - C

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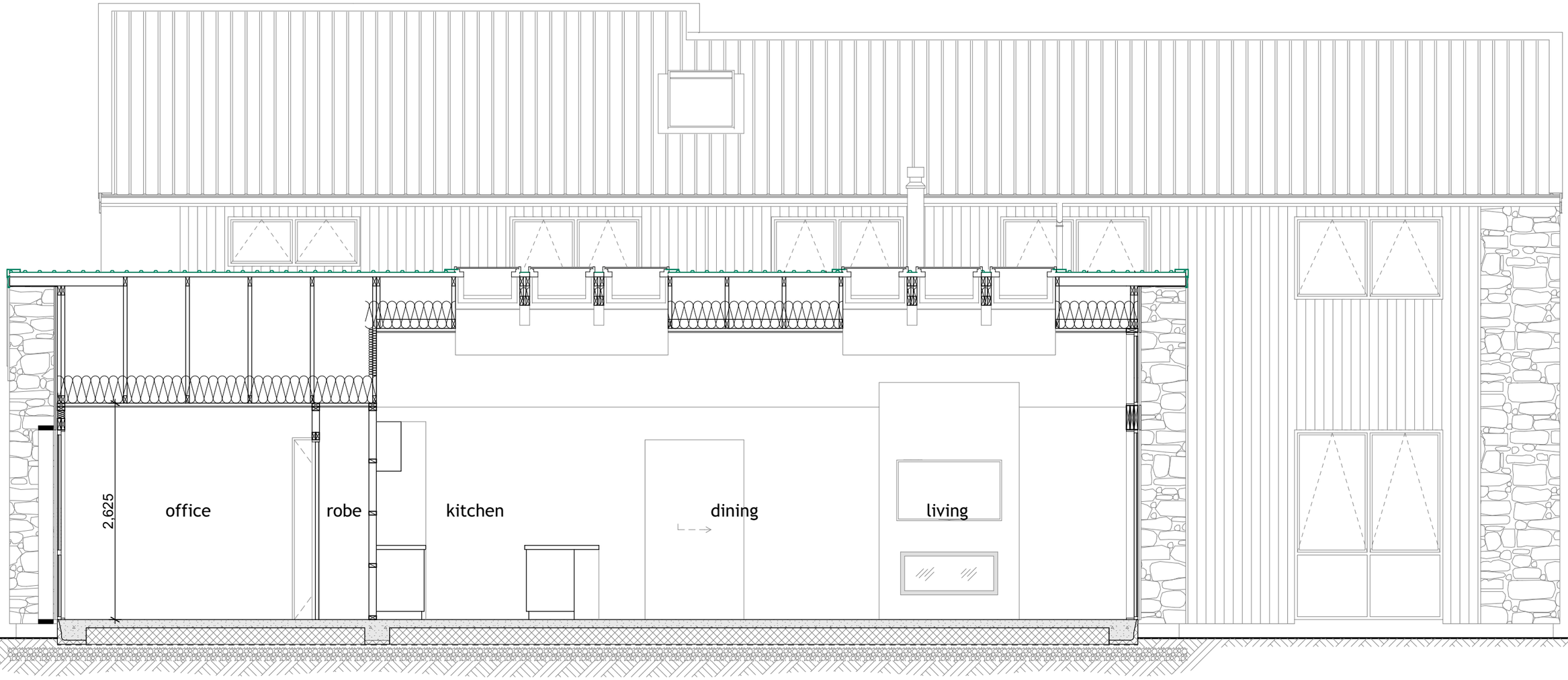
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SECTION D - D

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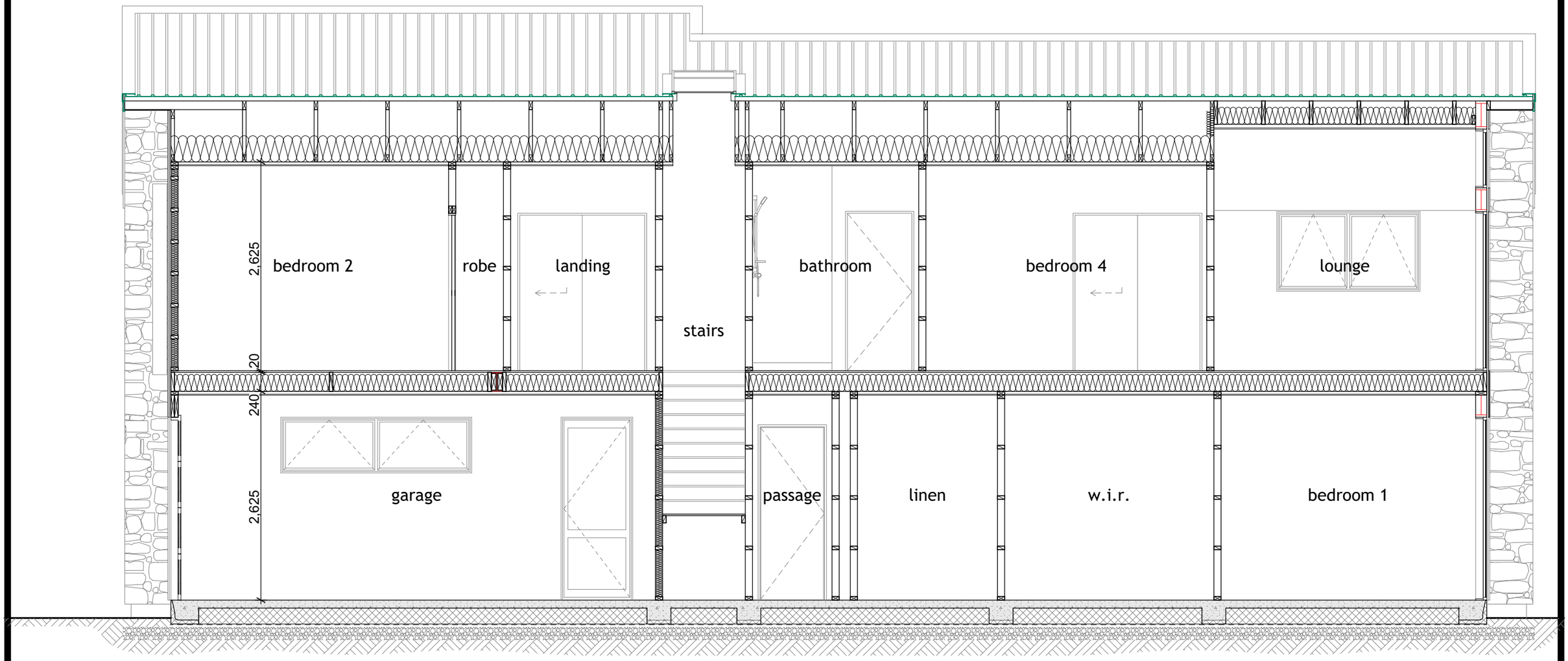
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SECTION F - F

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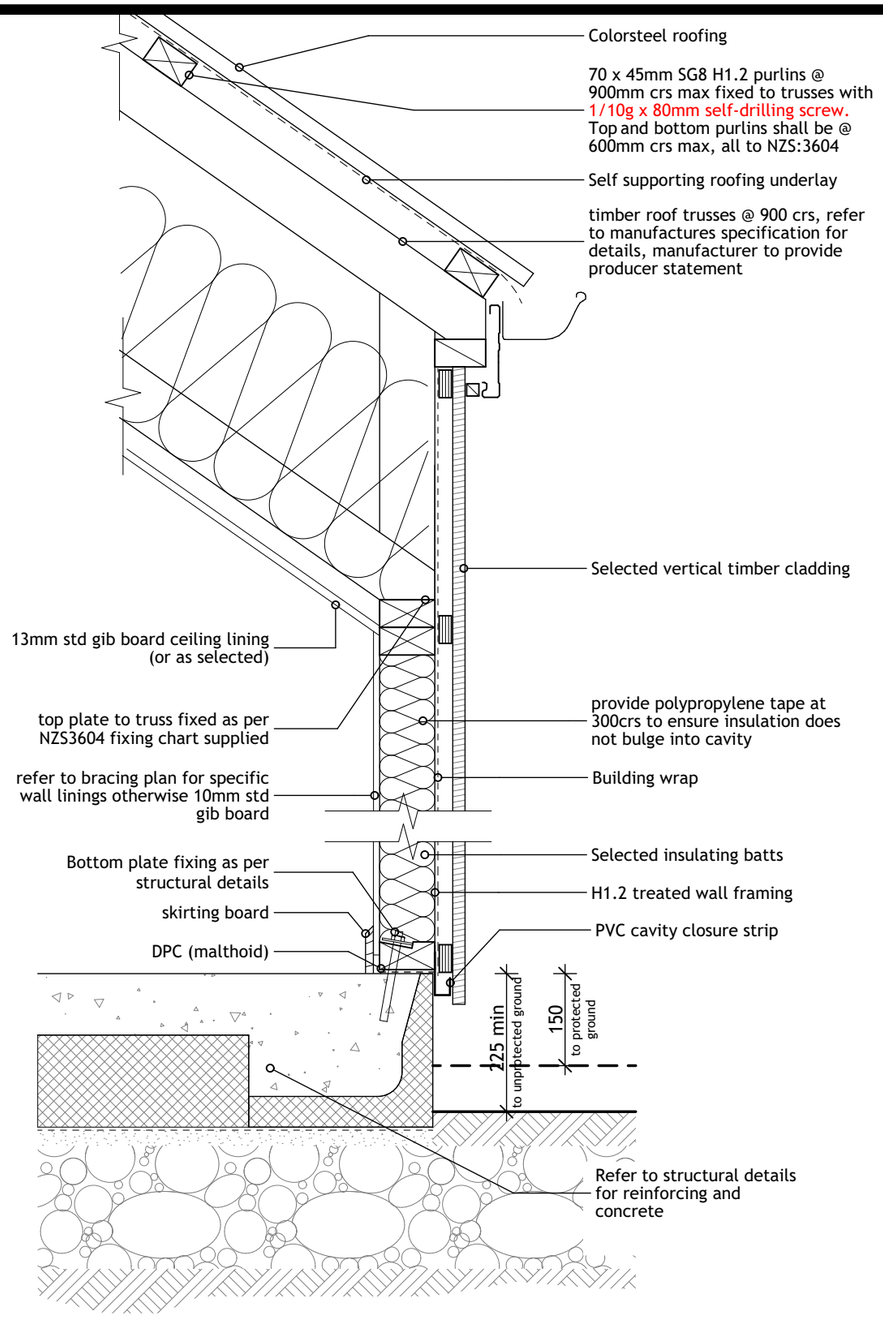
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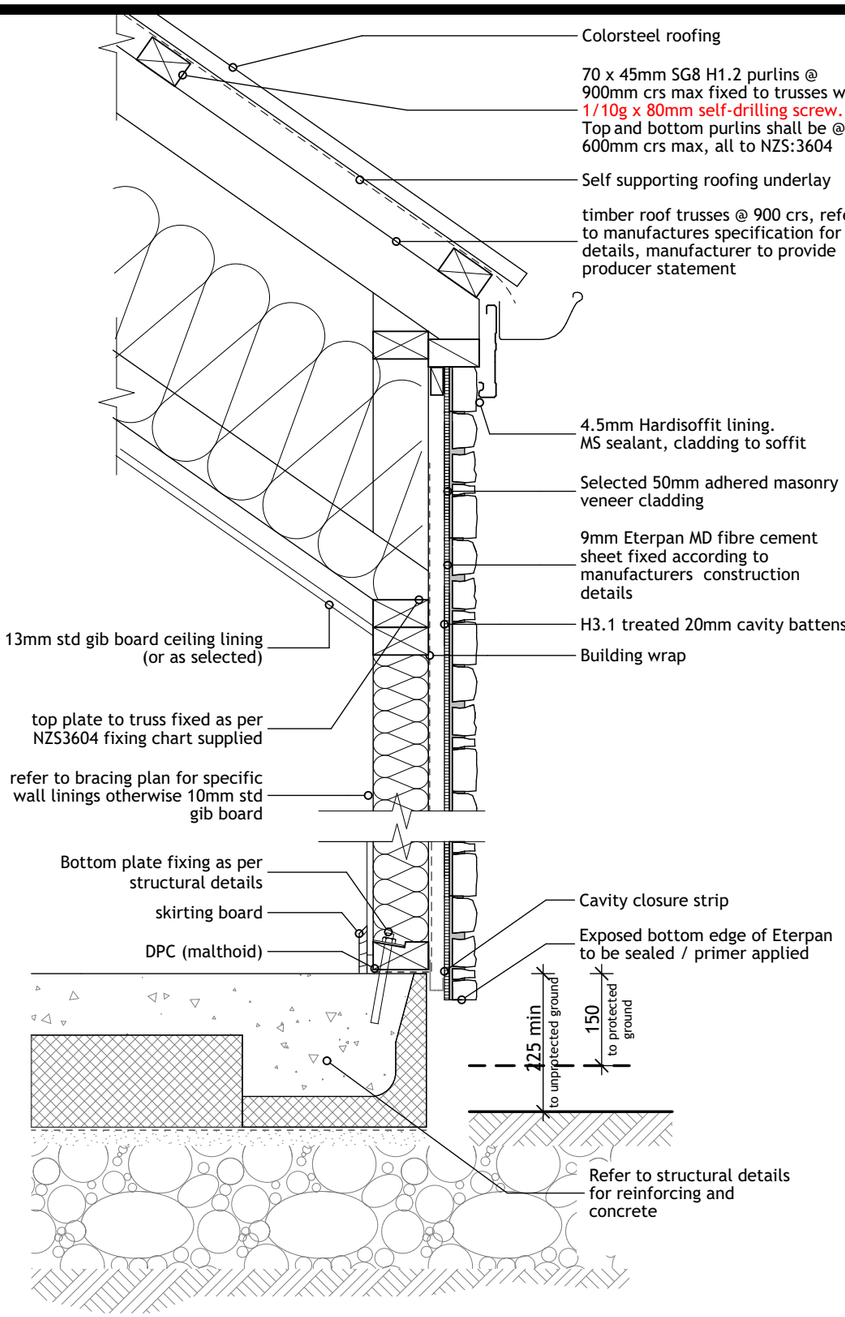
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01 VERTICAL TIMBER CLADDING DETAIL
SCALE 1:10



03 STONE CLADDING DETAIL
SCALE 1:10

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DETAILS 1

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DETAILS 2

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ELECTRICAL LEGEND

- PL — Pendant Light
- DL — IC/CA Down Light
- ext. — Exterior soffit mounted
- ext. — Exterior wall mounted
- sensor — Motion Sensor
- stair — Stairway Lighting
- Heated Towel Rail
- S/A — Smoke Alarm
- Extractor Fan
- HP Ext. — External Heatpump unit
- HP — Internal Heatpump unit
- Smart meter / switch board

Note:
Confirm locations of all electrical and light fittings with owner

IC/CA rated downlights are to comply with the Electrical safety Regulations 2010 and are to be either;
IC downlights
IC-F downlights
CA80 downlights
CA135 downlights

Electrical contractor to ensure spaces within the building have adequate artificial lighting (Illuminance of no less than 20 Lux at floor level, total wattage/m² of floor area as per table 1) to comply with NZBC G8/AS1.

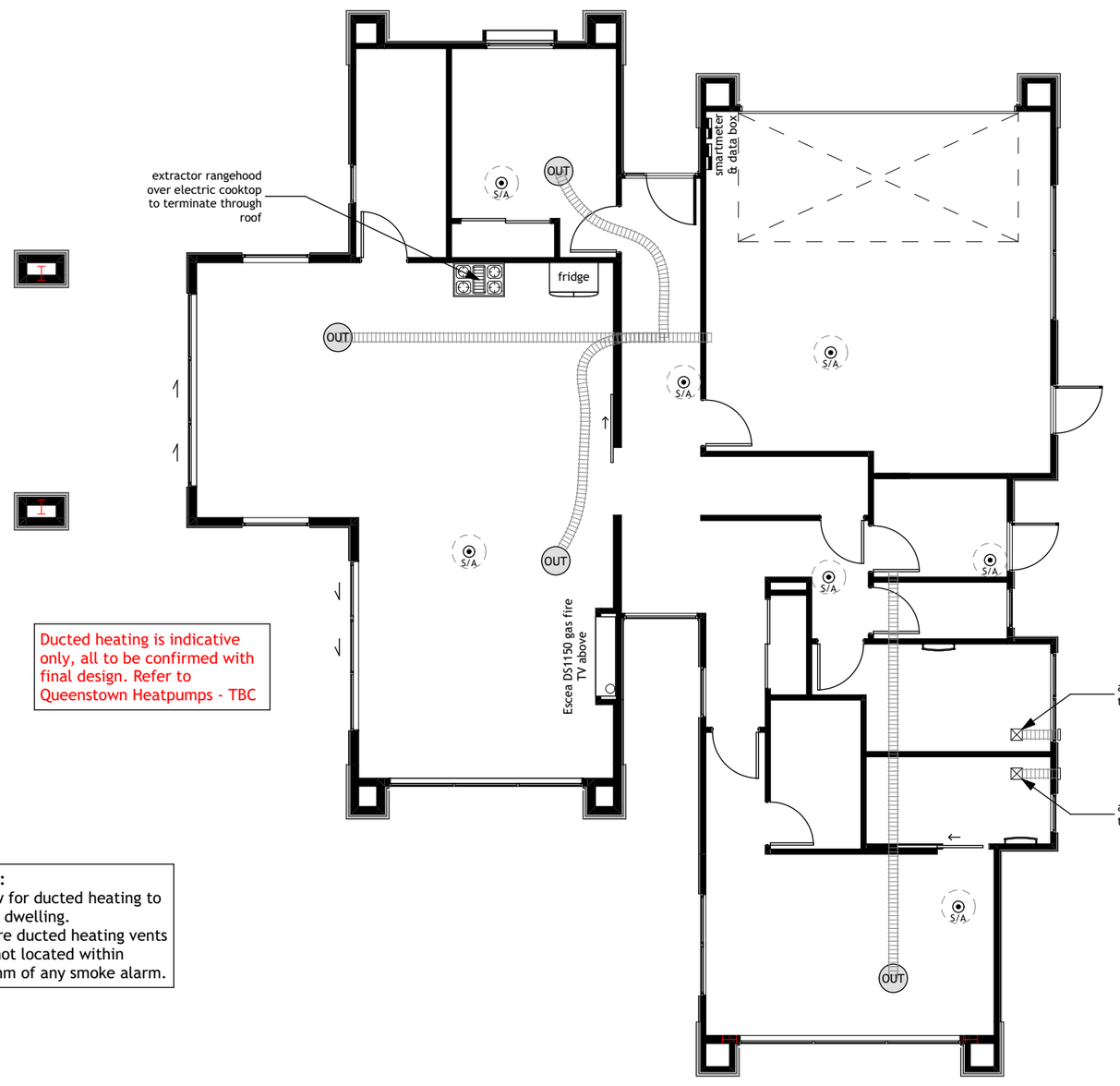
Smoke alarms to meet NZS 4514:2021 interconnected smoke alarms for houses document.

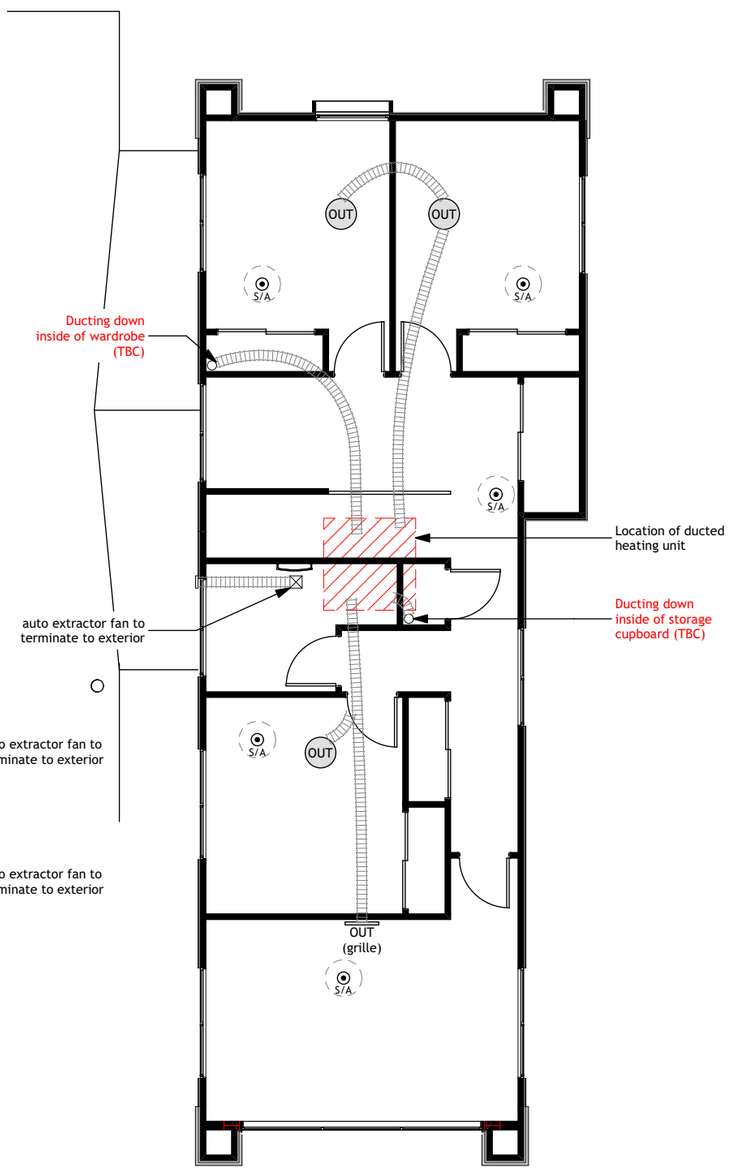
Smoke alarms shall be located in all bedrooms, living spaces, hallways & landings within the building.

All smoke alarms must meet compliance standards such as BS EN 14604, AS3786, UL 217, CAN/ULC S531 OR ISO 12239.

Ducted heating is indicative only, all to be confirmed with final design. Refer to Queenstown Heatpumps - TBC

Note:
Allow for ducted heating to main dwelling.
Ensure ducted heating vents are not located within 400mm of any smoke alarm.





ELECTRICAL PLAN

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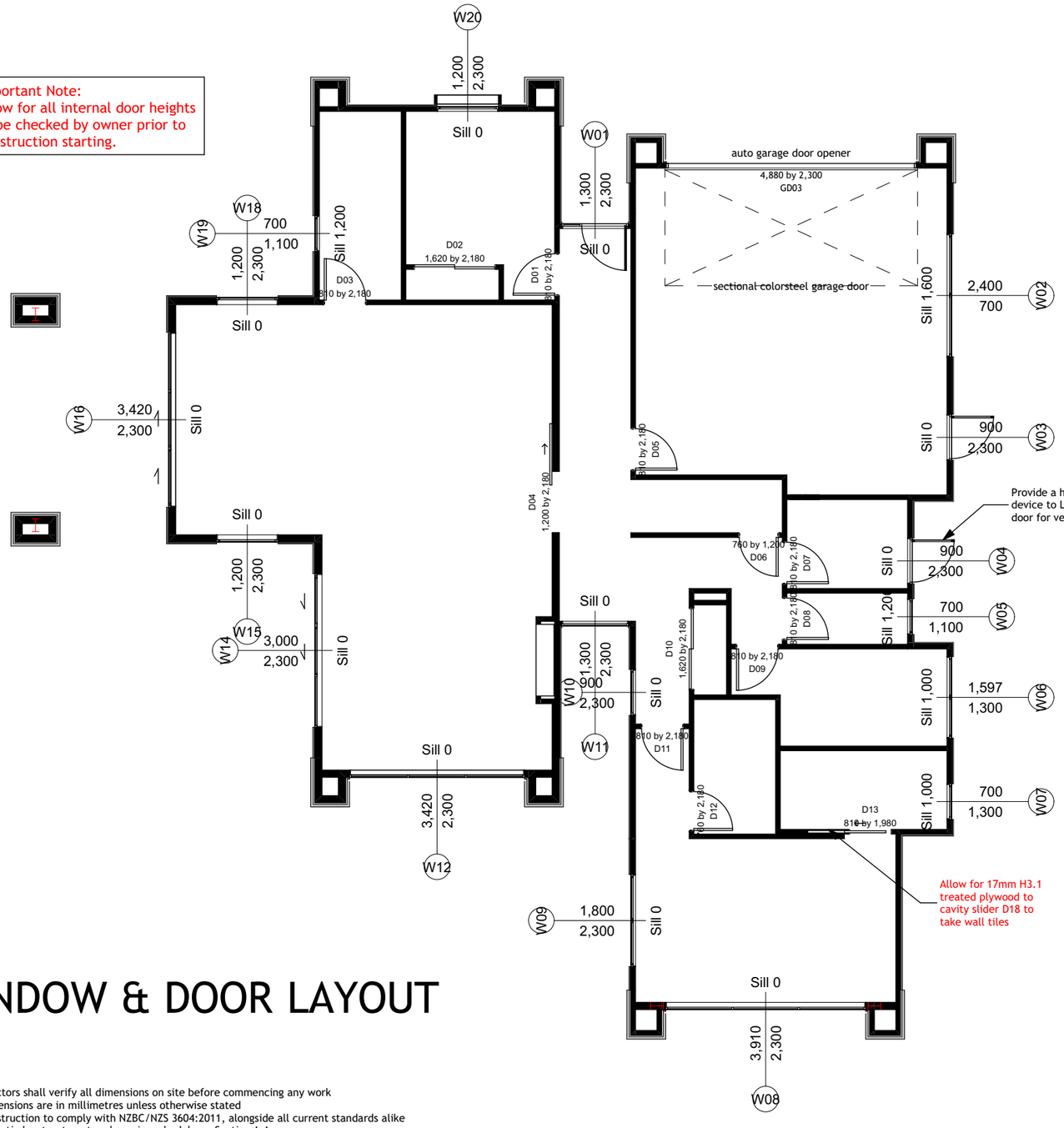
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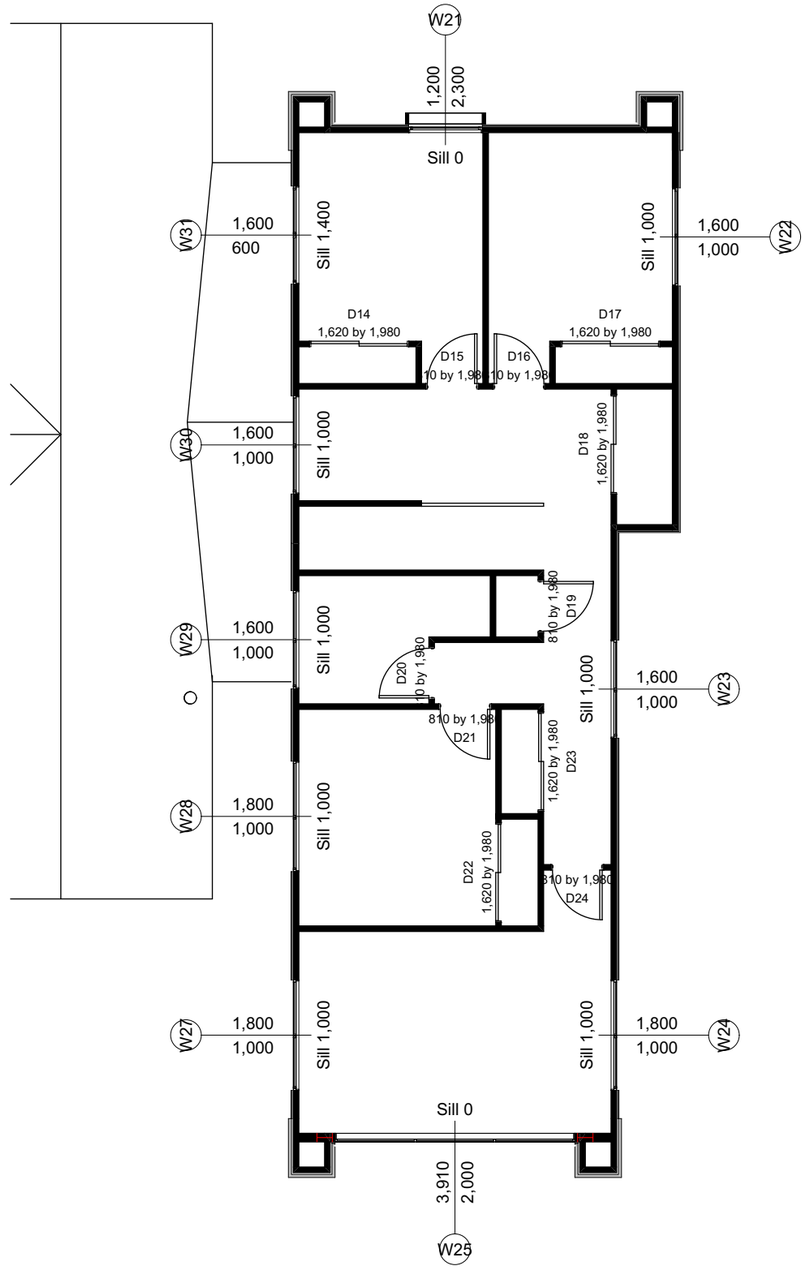
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Important Note:
Allow for all internal door heights to be checked by owner prior to construction starting.





WINDOW & DOOR LAYOUT

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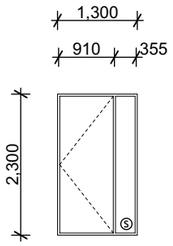
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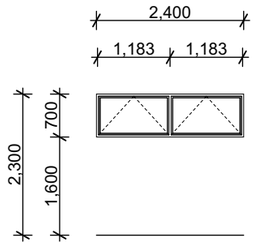
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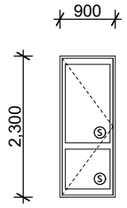
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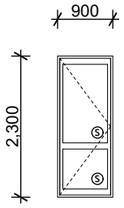
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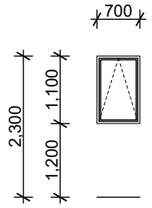
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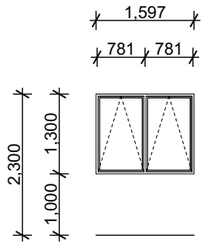


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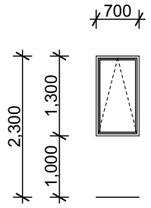


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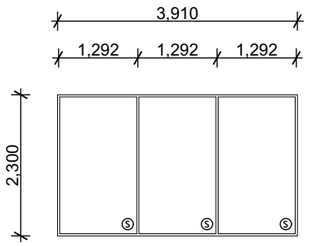
Fit restrictor stay
to max 100mm



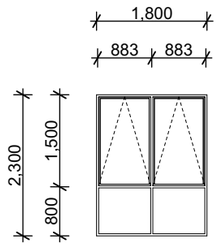
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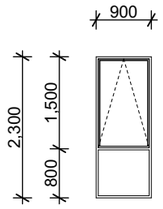
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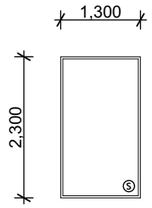
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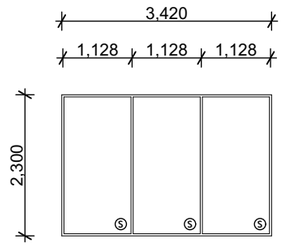
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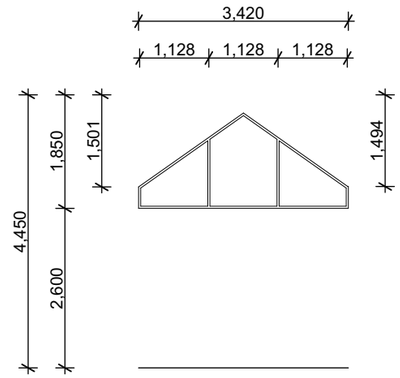
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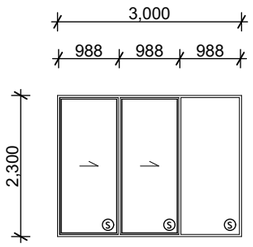
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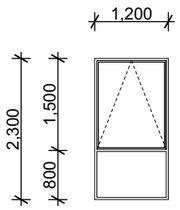
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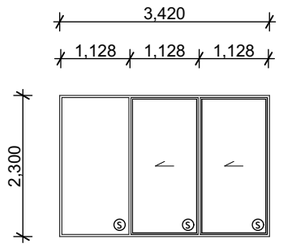
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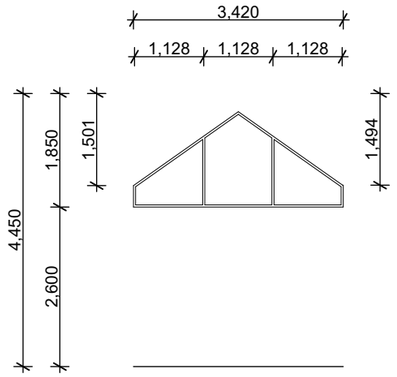
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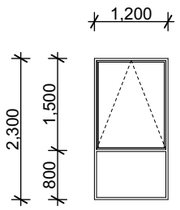
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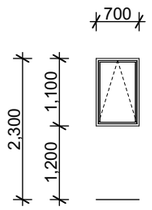
W16



W17



W18



W19

Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
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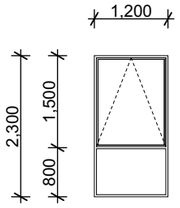
Member

Proposed New Dwelling
Lot 9, Shotover Rise, Queenstown

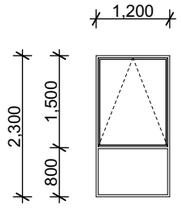
KingsburyArchitecture
ck@kingsburyarchitecture.com
027 405 8085

Date:	*Wednesday, 30 April 2025*
Scale:	*1:100*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

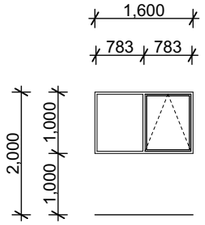
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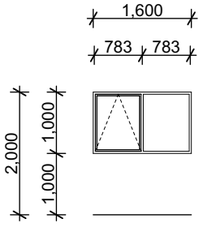
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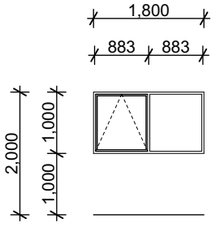
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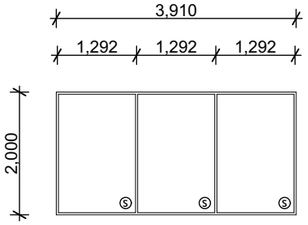
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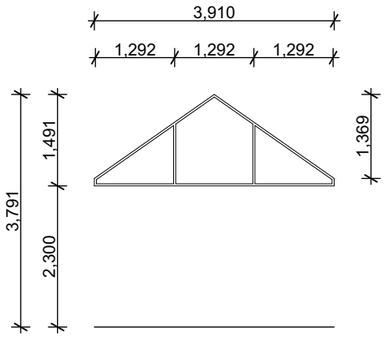
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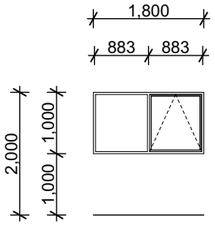
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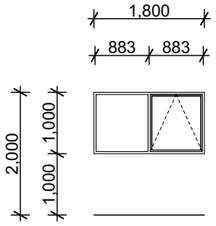
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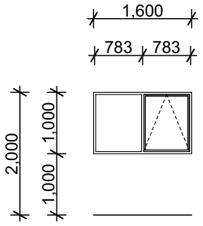
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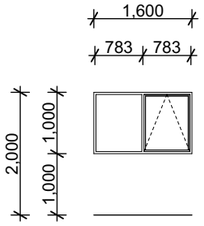
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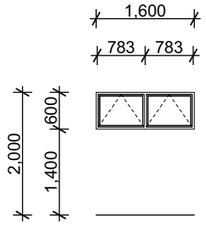
W28



W29
Fit restrictor stay
to max 100mm



W30
Fit restrictor stay
to max 100mm



W31

Note:
Selected colour powder-coated thermally broken aluminium joinery, argon-filled double-glazed with high performance Low-E glazing units. Glazing weight to comply with NZS 4223.3. double glazed to all except garage outside insulation envelope
grade A safety glazing indicated with Ⓢ
- safety glass to all bathroom glazing

All window sizes and measurements are to be confirmed on site.

Note:
Contractors shall verify all dimensions on site before commencing any work
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Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

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Lot 9, Shotover Rise, Queenstown

KingsburyArchitecture
ck@kingsburyarchitecture.com
027 405 8085

Date:	*Wednesday, 30 April 2025*
Scale:	*1:100*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

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Date:	*Wednesday, 30 April 2025*
Scale:	*1:1.4699*
Designed By:	Corey Kingsbury
Drawn By:	*Corey Kingsbury*

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