PROPOSED NEW RESIDENCE

FOR - 5 AH GONG CLOSE, JACKS

POINT

DRAWING LIST	
SHEET	**TITLE**
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WD02	SITE SURVEY
WD03	SEDIMENT CONTROL PLAN
WD04	SITE PLAN
WD05	PLUMBING AND DRAINAGE PLAN
WD06	FOUNDATION DIMENSION PLAN
WD07	H1 CALCS
WD08	GROUND FLOOR PLAN
WD09	FIRST FLOOR
WD10	GROUND FLOOR FRAMING PLAN
WD11	FIRST FLOOR FRAMING
WD12	BRACING PLAN
WD13	BRACING FIRST FLOOR
WD14	ROOF PLAN
WD15	N & S EXTERIOR ELEVATIONS
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WD19	COLOUR SCHEDULE
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WD24	TRUWOOD DETAILS
WD25	TRUWOOD DETAILS
WD26	TRUWOOD DETAILS
WD27	CLADDING JUNCTION DETAILS
WD28	ROOF DETAILS
WD29	ROOF DETAILS
WD30	CHANGE OF PITCH TO BARGE
WD31	BARGE TO WALL
WD32	INTERNAL BALCONY DETAILS
WD33	PARAPET
WD34	CANTILEVERED BALCONY
WD35	DECK TO DOOR SILL JUNCTION
WD36	WET AREA DETAILS
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WD38	HWC DETAILS
WD39	FIREWALL DETAILS
WD40	FIREWALL DETAILS
WD41	STAIRS
WD42	RC PLAN





COVER PAGE ALL PLANS PRESENTED MUST BE CHECKED BY CLIENT/BUILDER TO ENSURE ALL CHANGES REQUESTED HAVE BEEN MADE - IF NOT COMPLETE
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REFER TO BUILDING CONTRACT & FIXTURES AND FITTINGS FOR ALL SPECIFICATION INCLUSIONS
INOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS,

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COVER INDEX

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LEGEND

- STREETLIGHT
- WATER TOBY
- WATER LATERAL CONNECTION
- TELCO CONNECTION
- POWER BOX
- WASTEWATER LATERAL CONNECTION
- WASTEWATER MANHOLE
- STORMWATER LATERAL CONNECTION
- STORMWATER MUDTANK
- STORMWATER MANHOLE
- 368.0 — CONTOUR MAJOR 0.5m
- CONTOUR MINOR 0.1m
- ROAD CENTRE
- ROAD EDGE OF SEAL
- ROAD INVERT OF KERB
- ROAD TOP OF KERB
- ROAD BACK OF KERB
- EDGE OF CONCRETE
- BOUNDARY
- ADJACENT BOUNDARY
- EASEMENT
- TOP OF BANK
- BOTTOM OF BANK
- FENCE

NOTES:

PLAN INFORMATION

- THIS PLAN INCLUDES INFORMATION FROM SITE SURVEY ON 10 JUNE 2025 OF VISIBLE SERVICES AND SURFACE FEATURES EXISTING AT THE TIME OF SURVEY.
- DIGITAL FORMAT FILES ARE AVAILABLE ON REQUEST TO PATERSONS.
- SUBJECT BOUNDARY DIMENSIONS ARE CALCULATED FROM THE DRAFT TITLE PLAN, LT 614140.
- BOUNDARIES FOR ADJACENT PARCELS ARE SOURCED FROM LANDONLINE XML. NO WARRANTIES ARE GIVEN BY PATERSONS AS TO ADJACENT PARCEL BOUNDARY AND EASEMENT DATA.

GENERAL DISCLAIMER

- THIS PLAN AND ITS CONTENTS SHOULD NOT BE USED FOR ANY REASON OTHER THAN ITS INTENDED PURPOSE. THIS PLAN AND SURVEYED INFORMATION DOES NOT INCLUDE ASSESSMENT OR REPRESENTATIONS CONCERNING:
  - HAZARD REGISTERS, GROUND CONDITIONS, OR SUITABILITY FOR DEVELOPMENT.
  - 'GROUND LEVEL' AS DEFINED BY THE QLDC DISTRICT PLAN, OR OTHER DISTRICT PLAN REPRESENTATIONS.
  - THE IDENTITY, CORRECTNESS, OR USABILITY OF UTILITY SERVICES PORTRAYED, OR SERVICE CONNECTIONS TO UTILITY NETWORKS.
- THE USER OF THIS SURVEY INFORMATION SHOULD CONFIRM THE CORRECTNESS OF ANY UTILITY SERVICES INDICATED ON THE PLAN WITH THE UTILITY PROVIDERS. UTILITY PROVIDERS SHOULD BE CONSULTED TO MARK OUT UNDERGROUND SERVICES ON THE GROUND PRIOR TO ANY CONSTRUCTION ON OR NEAR THE SITE. LEVELS OF UTILITIES FROM OTHER SOURCES MAY NOT BE EXPRESSED IN THE SAME TERMS AS THIS PLAN AND SURVEY INFORMATION.
- REFER TO THE RECORD OF TITLE (RT) AND TITLE PLAN(S) FOR ANY REGISTERED EASEMENT(S), COVENANT(S), AND/OR INTEREST(S).
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SITE SURVEY

DESIGNER: SS	SCALE @ A3: 1:1.2500, 1:1	WD02
	DATE: 15/09/2026	
	VERSION: V4b-WD3 RCRF	

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N

Sediment Control Notes:

- CONNECT ALL DOWNPIPES AS SOON AS THEY CAN BE CONNECTED TO THE STORMWATER SYSTEM

- ALL CONTAMINATED WATER FROM 'WET TRADES' IE CONCRETE TO BE CONTROLLED ON SITE.

- CONFIRM STOCKPILE LOCATION ON SITE LOCATION ON SITE WITH OWNER

- RUNOFF DIVERSION BUND INCORPORATED IN TO PAD WHEN ENTRY/EXIT PAD IS LOCATED. RUNOFF FROM PAD DIRECTED TO SEDIMENT TRAP. 10M MIN LENGTH 2M MIN WIDE 200MM MIN HIGH

- EXTERIOR PATIOS: EXPOSED AGG CONCRETE TO THE OUTDOOR LIVING PATIO AS PER TABLE 2 FROM D1 AS1. USE STRAW BALES TO CATCH CEMENT WASH BEFORE IT RUNS OFF SITE. DISPOSE OF AT THE LOCAL DUMPSITE

SEDIMENT CONTROL OFFICER WILL BE IN CHARGE OF DECOMMISSIONING THE SEDIMENT CONTROL AND ALL LANDSCAPING WILL BE REESTABLISHED AND SITE TIDIED TO ITS ORIGINAL STATE.

Drawing Key:

PAD BUND TO DIRECT FLOW TO SEDIMENT CONTROL

SEDIMENT CONTROL FENCES AS PER DETAIL 002 BELOW

LOCATION OF SOIL STOCKPILE WHERE POSSIBLE

SEDIMENT CONTROL OFFICER: ON SITE BUILDER



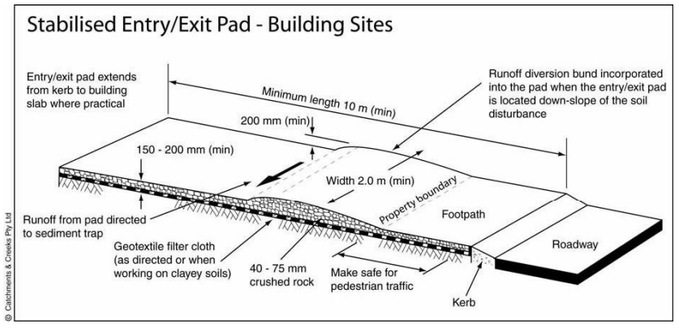
Silt sock used to provide control during final landscaping works *(Source: Erosion Control Ltd)*

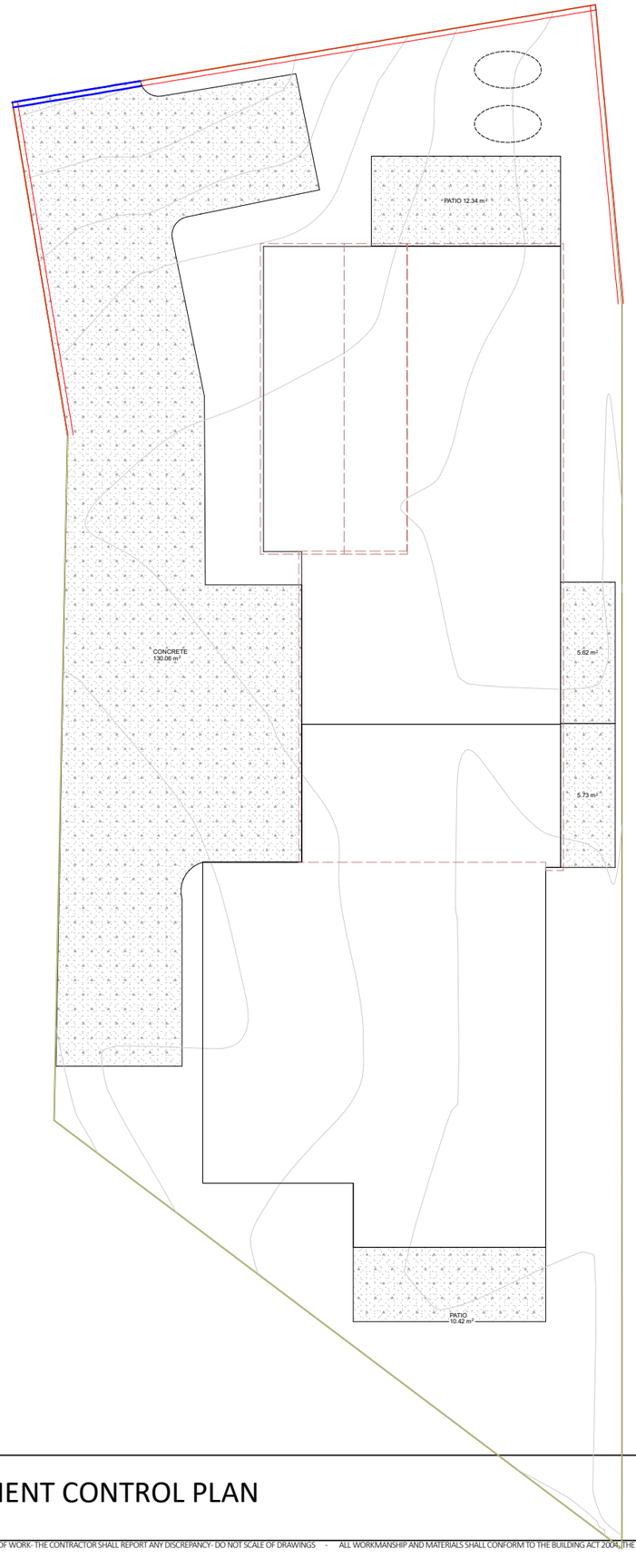


Silt sock joined using a sleeve and pegged and secured using bailing twine with 1 m overlapping joint *(Source: Erosion Control Ltd)*

SILT SOCKS:

- Silt socks are installed on the contour. If not possible, or if there are long sections of sock, short silt sock returns are installed, projecting upslope to minimise concentration of flows. Returns are at least 2 m long
- Silt socks are overlapped by >1 m and joined by a sleeve Silt sock 'wings' are installed at either end of the sock, projecting a sufficient length upslope to stop outflanking
- The silt sock is pegged and secured, depending on the application
- Vehicles are prevented from driving over silt socks, or they
are moved out of the way of vehicles when needed Inspection and maintenance checks are done, recorded and dated, along with any comments





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SEDIMENT CONTROL PLAN

DESIGNER: SS
SCALE @ A3: 1:1, 1:150
DATE: 15/09/2026
VERSION: V4b-WD3 RCRF
WD03

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SITE PLAN NOTES:

LEGAL DESCRIPTION

ADDRESS:
5 AH GONG CLOSE JACKS POINT 9371 QUEENSTOWN
LOT 4152 DP: 613113

COUNCIL - **QUEENSTOWN LAKES DISTRICT COUNCIL**
SUBDIVISION- **HANLEYS FARM QUEENSTOWN**
STAGE- **DP4C**

PLANNING ZONE - **JACKS POINT RESORT**

SITE AREA - **529m2**
SITE COVERAGE: **224.09sqm 42.36% (MAX 60% 317.4SQM)**
SITE IMPERVIOUS SURFACE AREA: **EXP AGG 164.17m² (Paths, Patios & Driveways)**

GROUND FLOOR BUILDING FOOTPRINT OVER FRAMING:
213.53m²

MAXIMUM BUILDING HEIGHT - **8m AS PER ELEVATIONS**

GENERAL

- ALL WORK SHALL COMPLY WITH ALL RELEVANT CLAUSES OF NZBC 2001 AMMENDMENTS AND NZS 3604 : 2011
UTILITIES AND SERVICES BASED ON EXISTING DRAWING
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, BEFORE COMMENCING ANY WORK.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED & CONFIRMED ON SITE
- BOUNDARY DIMENSIONS & BEARINGS SUBJECT TO CONFIRMATION

■ 2.0M HIGH TEMPORARY FENCE TO ALL BOUNDARIES FOR DURATION OF THE BUILD. TO BE GALVANISED CHAIN LINK NETTING WITH MAX 50X50MM GRID. POSTS TO BE @ 2.5M¢ MAX. MAX 100MM GAP AT BASE OF FENCE TO GROUND LEVEL

■ SLIP RESISTANT CONCRETE TO ENTRY PATIO AS PER TABLE 2 FROM NZBC D1 AS1. USE STRAW BALES TO CATCH CEMENT WASH BEFORE IT RUNS OFF SITE. DISPOSE OF AT THE LOCAL DUMP SITE.

■ DASHED LINES INDICATE AREA OF PAVED AREA. CONFIRM MATERIALS AND LOCATIONS ON SITE WITH OWNERS AND THE LANDSCAPE PLAN. NON SLIP FINISH TO BE EXPOSED AGGREGATE CONCRETE COMPLYING WITH NZBC D1 AS1 TABLE 2.

FOUNDATIONS

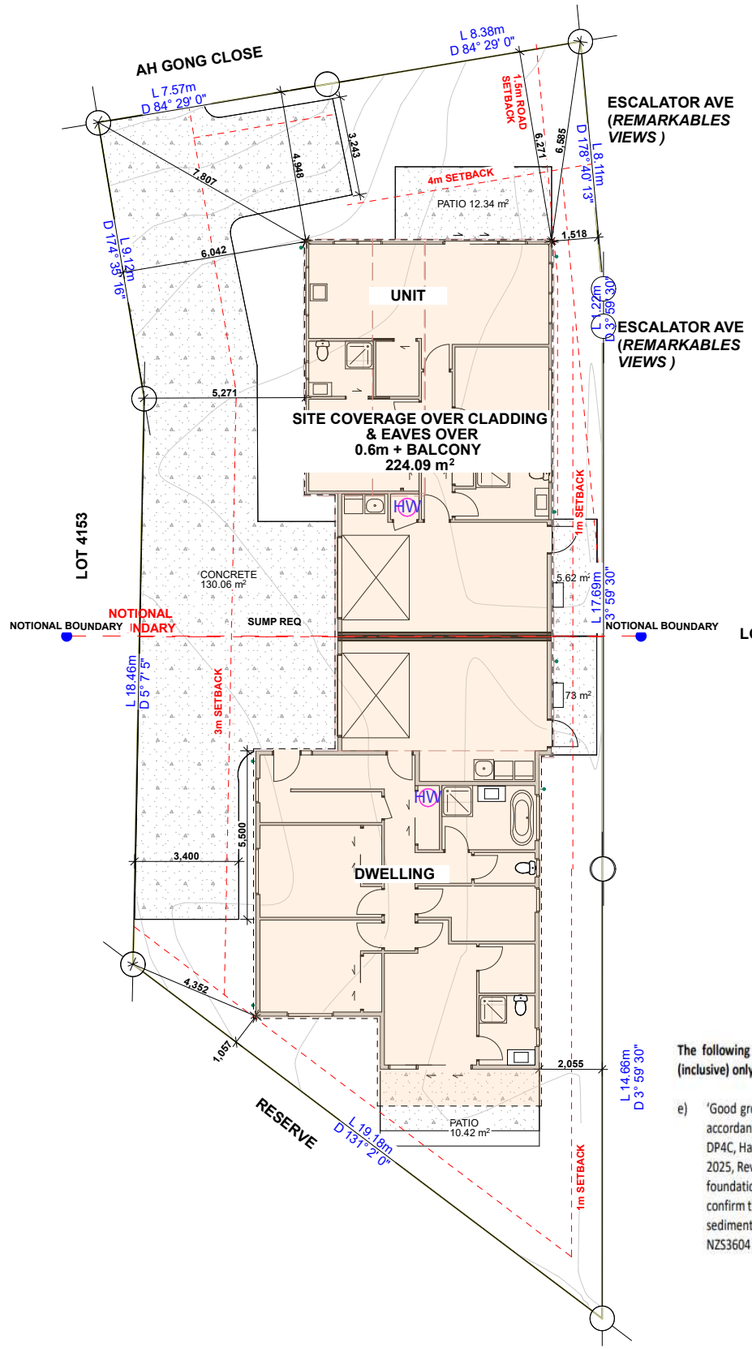
-ENGINEERED INSULATED MAXRAFT FOUNDATION
SITE LEVELS:
- PROVIDED BY HANLEYS FARM SUBDIVISION

FINISHED FLOOR LEVEL
369.325m MIN 0.225m ABOVE MIN GL 369.10m (MIN 0.150m FOR PATHS & PATIOS

The following condition shall apply to Lots 4152 – 4155 (inclusive) only:

f) The minimum ground level, and underside of floor slab or underside of joist level (whichever is applicable) within Lots 4152, 4153, 4154 and 4155 shall be at or above the following levels:

Lot number	Minimum ground level / underside of floor slab or joists level (metres above sea level in terms of Dunedin Vertical Datum 1958)
Lot 4152	369.1m
Lot 4153	368.85m
Lot 4154	368.0m
Lot 4155	367.0m



ONLY GRAVEL FILL REQUIRED FOR FOUNDATION/DRIVEWAY
ALL CALCULATIONS APPROX (SUBJECT TO SURVEY)

JACKS POINT - MAX EARTHWORKS 500m3

EARTHWORKS AREA:
-DRIVEWAY & PATIOS:EXP AGG 164.17m2
- FOUNDATION: 213.53m2
TOTAL AREA: 383.41m2

TOTAL CUT EARTHWORKS DISTURBED:
-DRIVEWAY & PATIOS: 169.88m2 x0.2m = 33.976m3

- FOUNDATION: 213.53m2
X0.6m DEEP (INCL GRAVEL RAFT)= 128.118m3

- FOUNDATION RAFT: PERIMETER 74.57Lm X0.6wX0.6dm3
= 26.85m3
TOTAL FILL/CUT= 154.96m3

ONLY GRAVEL FILL REQUIRED FOR FOUNDATION/DRIVEWAY
ALL CALCULATIONS APPROX (SUBJECT TO SURVEY)

JACKS POINT - MAX EARTHWORKS 500m3

BRANZ SITE INFORMATION

Wind Zone: High
Wind Region: A
Lee Zone: No Snow Loading: N5 upto 0.9Kpa Corrosion Zone: Zone B
Earthquake Zone: Zone 3
Terrain: Inland
Exposure: Exposed
Topography: Gentle Sea Spray Zone: N

Snow Zone: 2kPa - N5

Note: All plants to be selected as per Hanleys Farm Design Guidelines list. Hedging to be maintained to a height of 1.2m. Fencing (incl retainign walls) cannot exceed 1.8m high from the natural ground level

Building coverage
Lots < 550m² → max 60%
Lots ≥ 550m² → max 50%

LOTS 380SQM OR GREATER
B. Setbacks
Buildings shall be subject to the following minimum setback rules:
• a road setback of at least 4.0m;
• one internal setback of 3.0m;
• for sites fronting a single road and with a frontage exceeding 12.5m, one internal setback of 1.5m from an internal boundary that intersects with a road boundary; and
• all remaining internal setbacks on front sites of 1.0m; and all remaining internal setbacks on rear sites of 1.5m

Except that:
• A verandah, porch, pergola, unroofed balcony or the like may encroach the 4.0m road setback by up to 1.0m, provided the height does not exceed 4.0m
• Accessory buildings for residential activities, including garages, may encroach into any 1.0m internal setback where the buildings are no more than 3.Sm in height and where no windows or openings are orientated toward an internal boundary;
• The eaves of any residential unit may encroach into the setback by no more than 400mm;
• No setbacks are required when buildings share a common wall at the boundary
Must visually address both streets
No blank secondary façade over 8m
Façades >16m must step or articulate

RC REQUIRED - RECESSION PLANES

The following condition shall apply to Lots 4150 – 4152 (inclusive) and 4154 – 4155 (inclusive) only:

e) 'Good ground' in accordance with NZS3604 has not been confirmed on these Lots. In accordance with the recommendations of the Geotechnical Completion Report, Stage DP4C, Hanley's Farm Subdivision, Queenstown prepared by Geosolve Ltd dated 30 May 2025, Revision 0 (Geosolve Ref: 230799) specific engineered design (SED) of the building foundations shall be undertaken unless site specific investigations can otherwise confirm the presence of 'good ground' including consideration of underlying alluvial and sedimentary deposits. In the event that 'good ground' can be established then standard NZS3604 building foundation solutions may be utilised instead of SED.

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SITE PLAN

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General Notes

- ALL PLUMBING AND DRAINAGE TO COMPLY WITH ACCEPTABLE SOLUTIONS AS/NZS 3500 BY QUALIFIED TRADESPERSON. ALLOW TO CHECK ALL DIMENSIONS AND FALLS OF DRAINS ONSITE PRIOR TO INSTALLATION.

- USE 80mm DIA. DOWNPIPES. CONTRACTOR TO LOCATE ALL SERVICE CONNECTIONS ON SITE PRIOR TO EARTHWORKS, CONFIRM ALL BOUNDARY SETBACKS & RESTRICTIONS COMPLY WITH CURRENT REGULATIONS PRIOR TO COMMENCEMENT OF FOUNDATIONS.NSTALLATION.

- ALL WASTE PIPES PVC. SIZES, FALL, VENTING & DISCHARGE TO BE CONFIRMED BY NZ QUALIFIED PLUMBER. CONFIRM POSITIONS OF AVAILABLE SERVICES CABLING ETC.. ON SITE PRIOR TO ANY EXCAVATION.

- INTERNAL WATER PIPES TO BE POLYBUTYLENE. ALL PIPEWORK & PIPES EXPOSED TO FREEZING TO BE LAGGED WITH CLOSED CELL FOAM.

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPERS & KITCHEN DESIGNERS DRAWINGS & SPECIFICATIONS. CONSULT OWNERS FOR MATERIALS & LOCATIONS.

- CONCRETE AT ENTRYWAYS TO BE BROOM FINISHED FOR SLIP RESISTANCE DURING BUILDING WORKS AS PER D1/AS1.

- TERMINATION OF ALL VENTS & DOWNPIPES TO BE LOCATED OUT OF SIGHT.

- CONFIRM ALL EXTERNAL STEPS FROM FLOOR TO GROUND LEVEL ON SITE.

- DRIVEWAY & PAVED AREAS DRAWN ARE A GUIDE ONLY. CONFIRM ALL SIZES AND LOCATIONS WITH OWNERS.

- CONFIRM ANY PROPOSED WATER TAP LOCATIONS WITH OWNERS.

- ALL DRAINS TO BE VERMIN PROOF.

Legend (AS3500.2)

WC	WATER CLOSET	100MM	1:60
B	BATH	65MM	1:40
SH	SHOWER	65MM	1:40
S	KITCHEN SINK + DW	65MM	1:40
VU	VANITY UNIT	65MM	1:40
TUB	LAUNDRY TUB + WM	65MM	1:40
WM	WASHING MACHINE	DISCHARGE TO TUB	
RGT	RELIEF GULLY TRAP		
TV	TERMINAL VENT	50MM	
DP	DOWNPIPE	80MM DIA.	
IP	INSPECTION POINT		
HT	HOSE TAP		
HP	HEATPUMP		

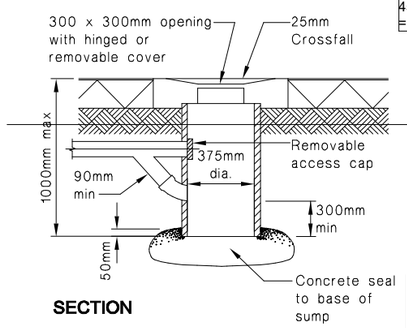
100MM UPVC SURFACE WATER DRAIN AT 1:100 GRADIENT TO EXISTING LATERALS AT BOUNDARY. (SW)

100MM UPVC FOUL WATER DRAIN AT 1:60 GRADIENT TO EXISTING LATERALS AT BOUNDARY. (FW)

NOTE:
- RELIEF GULLY TRAP IS TO BE POSITIONED SO THAT THE TOP OF THE GULLY DISH IS NO LESS THAN 150MM BELOW THE OVERFLOW LEVEL OF THE LOWEST SANITARY FIXTURE SERVED BY THE DRAINAGE SYSTEM.
- POSITION OF DRAIN CONNECTIONS AT STREET LATERALS TO BE CONFIRMED ON SITE.
- ALLOW TO THERMALLY INSULATE ALL EXTERIOR PIPEWORK & VALVES EXPOSED TO EXTERNAL WEATHER CONDITIONS.

Type One Surface Water Sump

AS PER E1, FIG 8



SECTION

SUMP CALCS:

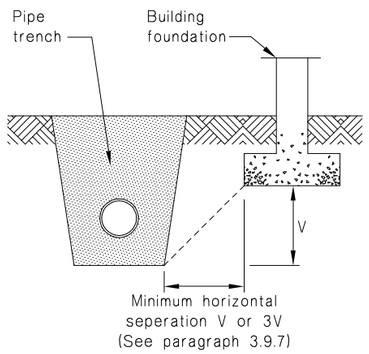
4500/34mm/hr% AEP AS PER E2/AS1
= 132.35SQM

OVERLAND FLOW
- RETAIN EXISTING 'FLOW PATHS'
TO ROAD BOUNDARY AS CREATED
BY SUBDIVISION DEVELOPMENT
ALL PATHS/PATIOS TO FALL AWAY
FROM BUILDING MIN 1:100

Note: - Penetration through floor joists to be stiffened with Lumberlock floor joists stiffeners

Relationship of Pipe Trench to Building Foundation

AS PER E1, PARAGRAPH 3.9.7, FIG 14



NOTE: BEDDING AND BACKFILLING DETAIL AS PER E1 FIG 13 IN SUPPORTING DOCUMENTS

VENTING & AIR ADMITTANCE VALVES:
-TERMINAL VENTS ALLOW FOR DN50 VENT AT UPSTREAM END OF DRAIN, VENT PIPES TO ASCEND AT A MIN. GRADIENT OF 1:80
- MIN. SIZE OF ANY DRAIN THAT SERVES AS A VENT TO BE 65mm
- VENT TO BE LOCATED DOWNSTREAM OF FIXTURE OR GULLY TRAP BUT NO MORE THAN 10m FROM HEAD OF DRAIN
TOP PLATE STIFFENERS WHERE REQUIRED

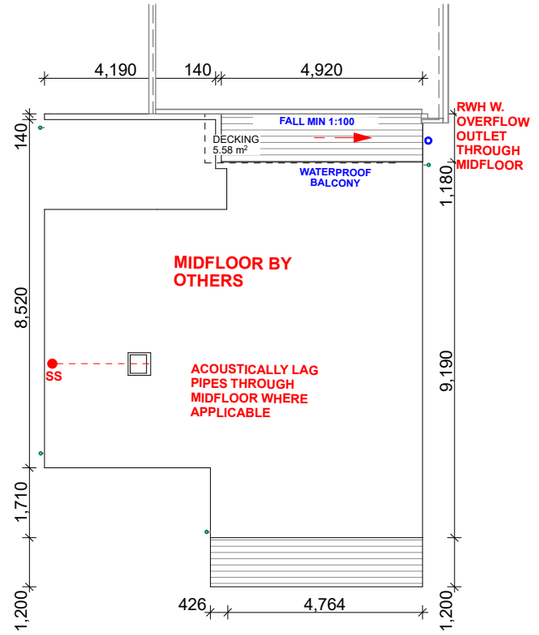
NEW POTABLE WATER
CONNECTION (WATER SUPPLY PIPE TO BE 25mm DIA) AND TO HAVE SEPERATE ISOLATION VALVE FOR EACH DWELLING & LOCATED TO CLOSE TO BOUNDARY SUPPLY ILOCATION TBC BY DRAINLAYER

IC- INSPECTION CHAMBER:
TO BE PERMANENTLY ACCESSIBLE AT GL.
NSTALLED AT THE COMMON POINT CONNECTION OF THE DRAINS TO UNITS BETWEEN BOUNDARY& WASTEWTER LATERAL (LOCATION TBC BY DRAINLAYER)

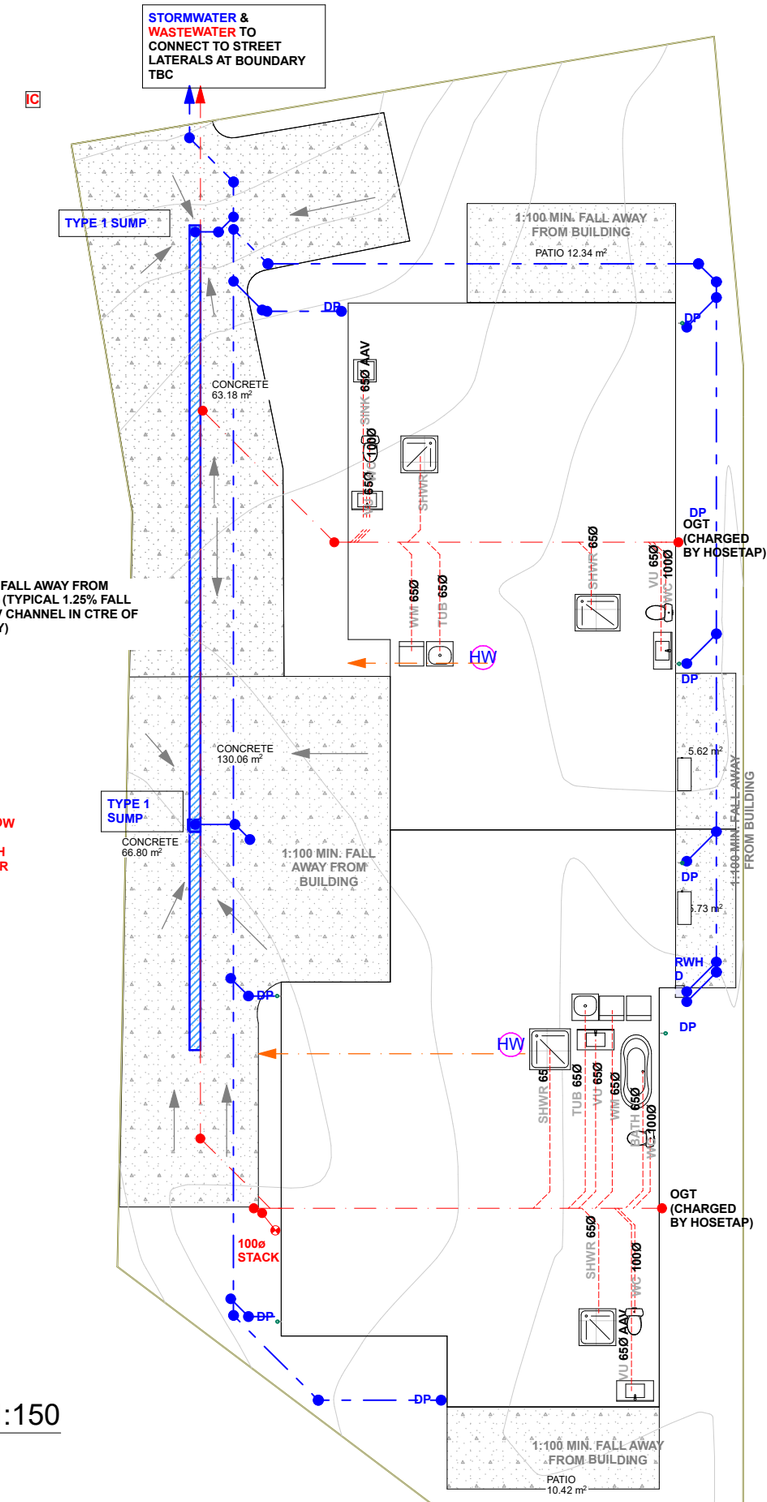
INSTALLED AS PER G13AS1 FIG I IN SUP DOCS

WALL MOUNTED HEATPUMPS:
- ENSURE INSLAB DRAINAGE DIRECTED AWAY FROM ENTRY

PATHS/PATIOS/DRIVEWAYS
WHERE SITE CONDITIONS DO NOT READILY ALLOW SUCH A 1M WIDE STRIP TO BE FORMED, THEN PERMANENT PAVING SHALL BE LAID TO THE FALLS AND DIMENSIONS SHOWN IN NZS3604:2011 FIGURE 7.12. PAVED ACCESS & ACCESSIBLE ROUTES SUBJECT TO WETTING TO HAVE A CROSSFALL BETWEEN 1:50 & 1:100. MINIMUM SLIP RESISTANCE CO-EFFICIENT FOR LEVEL SURFACE BETWEEN 0.25 AND 0.50 ACCEPTABLE IN ACCORDANCE WITH NZBC: D1/AS1 ACCESS.
FALL PATHS / PATIOS TOWARDS GRASSED AREAS AS MUCH AS POSSIBLE FOR WATER RUN OFF MIN 1:100 FALL DRIVE TOWARDS STRIP DRAINS / SUMP.



2. MIDFLOOR 1:150



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PLUMBING AND DRAINAGE PLAN

DESIGNER: SS	SCALE @ A3: 1:150	WD05
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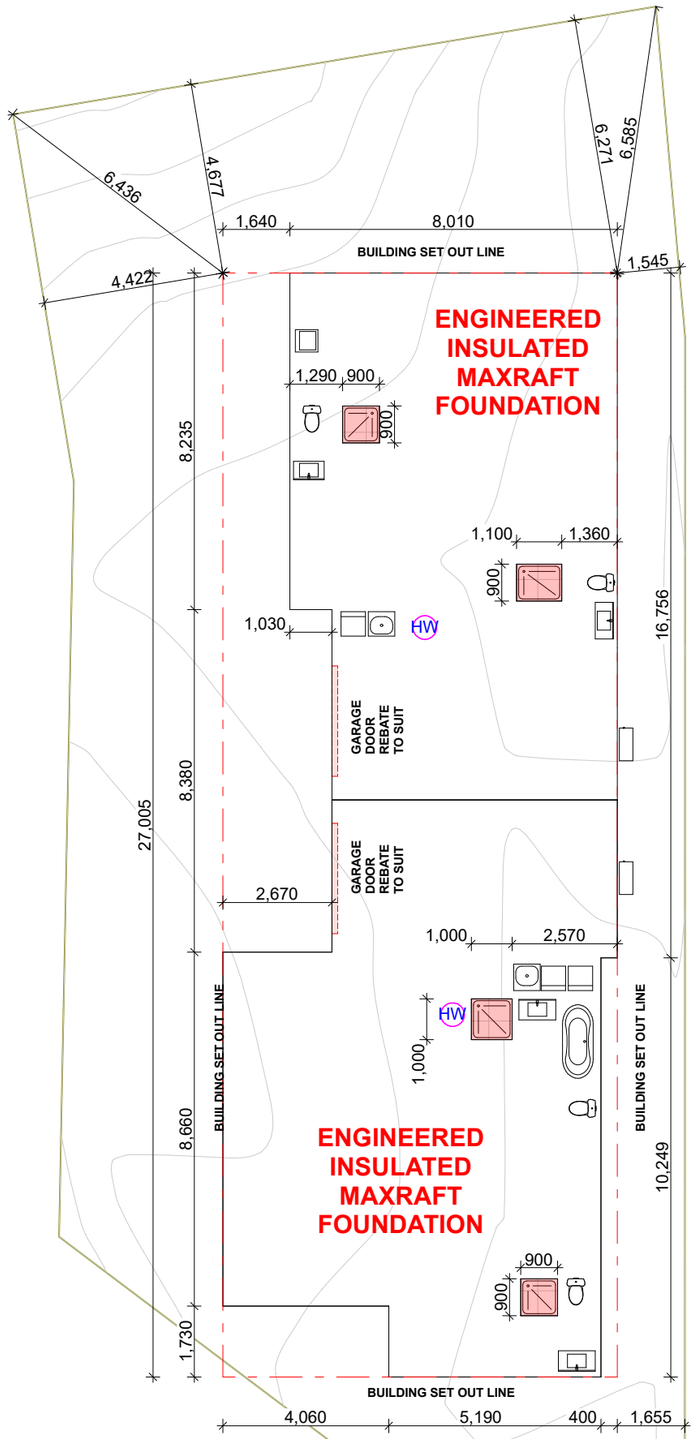
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REFER TO ENGINEERING DOCS FOR FOUNDATION

- TO BE READ IN CONJUNCTION WITH FRAMING PLAN AND TRUSS DESIGN IF THERE ARE ANY DISCREPENCIES BETWEEN PLANS - CONTACT CAD CONSULTANTS LTD BEFORE CONSTRUCTION BEGINS

NOTE:

-CONFIRM ALL EXTERNAL STEPS FROM FLOOR TO GROUND LEVEL & THEIR SIZES & LOCATIONS WITH OWNERS
- MAXIMUM 190mm STEP AT EXTERNAL DOORS TO HARDSTANDING TO COMPLY WITH D1 TABLE 6
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH NZBC. NZS3604, OTHER RELEVANT NZ STANDARDS, LOCAL AUTHORITY BYLAWS AND MANUFACTURERS DETAILS AND INSTRUCTIONS.



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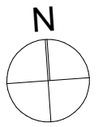
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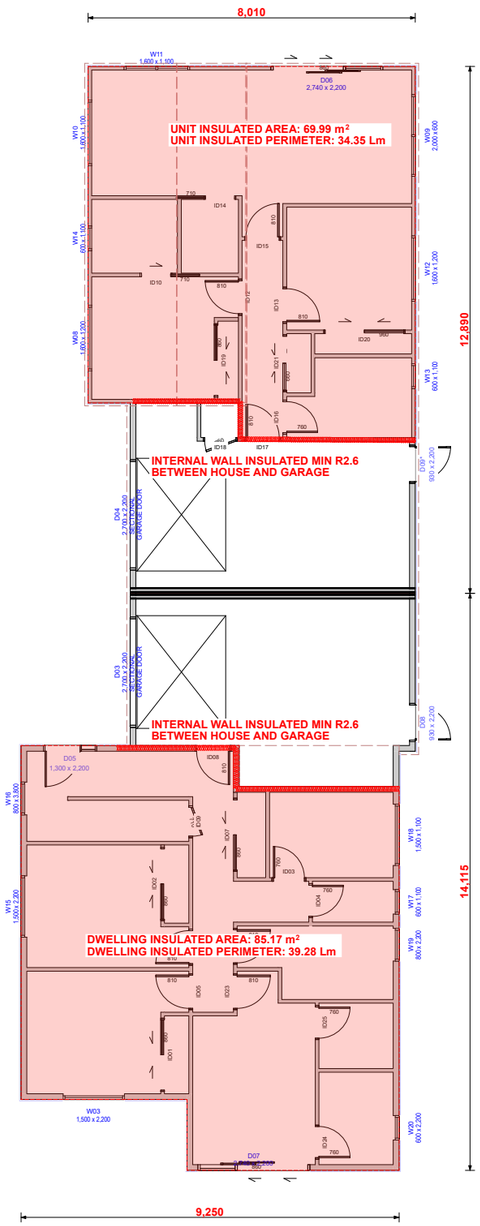
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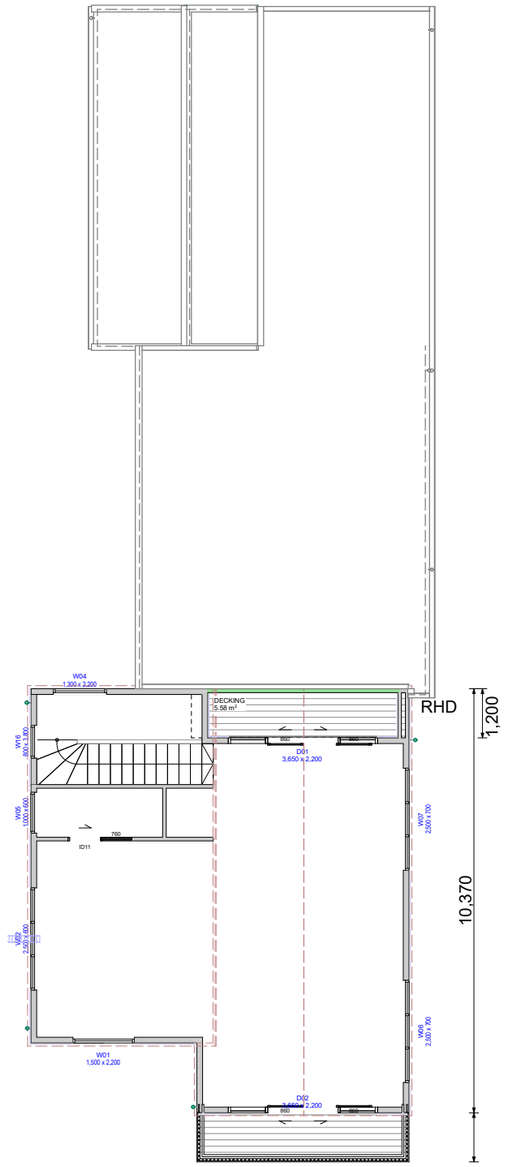
FOUNDATION DIMENSION PLAN

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0. H1 CALCS GF 1:150

2. H1 CALCS FF 1:150

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H1 CALCS

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NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

GENERAL NOTES:
ENTIRE FOUNDATION PERIMETER - 75.37lm

MAX. BUILDING HEIGHT:	AS PER ELEVATIONS
WALL CLADDING 1:	**VERTICAL TRUWOOD** SANDSTONE OVER H3.1 20mm HORIZONTAL CASTELLATED CAVITY BATTENS @400¢ MAX MASONS FR BUILDING WRAP TO H1.2 140x45MM STUDS @600¢, DWANGS @ 800CRS (400CRS WHERE CEDAR LOCATED) (AS PER MANUFACTURERS SPECIFICATIONS) R2.8 BATT
WALL CLADDING 2:	**VERTICAL STRIA CLADDING ON 20MM CAVITY** IRONSAND H3.1 20mm HORIZONTAL BEVELLED CASTELLATED CAVITY BATTENS @ 600¢ MAX OVER MASONS FR BUILDING WRAP TO WALL FRAMING [H1.2 140x45mm STUDS @800¢ MAX, DWANGS @800¢ MAX] R2.8 BATT INSULATION
ROOF CLADDING:	5-RIB 'IRONSAND. COLORSTEEL ROOFING **ON SELF SUPPORTING THERMAKRAFT COVERTEK 407 ROOF UNDERLAY AND 70x45 H1.2 SG8 ROOF PURLINS @ 900¢ (EDGE PURLINS 600mm FROM END). REFER TRUSS PLAN FOR SETOUT AND TRUSS TO TOP PLATE FIXINGS AS PER ROOFING SPECIFICATIONS
ROOF FASCIA:	METAL FASCIA 183mm & BOX COLORSTEEL GUTTER SYSTEM WITH SNOW STRAPS AT 600crs
ROOF PITCH	AS PER ROOF PLAN
HEIGHT TO UNDERSIDE OF TRUSS;	2455mm
WINDOW AND DOOR HEIGHT:	AS PER WINDOW AND DOOR SCHEDULE
INTERNAL DOOR WIDTH:	AS PER WINDOW AND DOOR SCHEDULE
UNDERTILE HEATING AREAS:	UNDERTILE HEATING TO BATHROOMS, ENSUITES AND WCs
WATER HEATING:	HOT WATER CYLINDER
COOKING:	ELECTRIC OVENS
HEATING:	DUCTED HEATPUMP TO UNIT. DUCTED HEATING TO LOUNGE AND KITCHEN OF MAIN DWELLING. BULKHEAD HEATING UNITS TO MAIN DWELLING BEDROOMS. (DESIGN & LOCATIONS TO BE CONFIRMED BY HEATING INSTALLER)
**KITCHEN NOTE: **	KITCHEN LAYOUT INDICATIVE ONLY, REFER TO KITCHEN DESIGN FOR DETAILS. ALLOW WATER SUPPLY TO FRIDGE
SURFACE FINISH TO WET AREAS:	ALL WET AREA WALLS AND CEILINGS TO BE GIB AQUALINE REFER TO GIB AQUALINE MANUAL FOR WATERPROOFING AS PER E3/AS1 COAT OF SEALER (RESENE SURESEAL PIGMENTED SEALER OR SILIMILAR) AND 2 COATS OF WATER BASED ENAMEL PAINT (RESENE SPACECOTE LOW SHEEN KITCHEN AND BATHROOM WATERBORNE ENAMEL OR SIMILAR) TILING SEALED WITH PAINTABLE SILICON SEALANT

ENGINEERING OR BY OTHERS:
FOUNDATION BY ENGINEER -ENGINEERED INSULATED MAXRAFT FOUNDATION
LINTELS BY F&T
BEAMS
BALCONY
FIREWALL - HEBEL 1924 AS PER MANUFACTURERES DOCS

NOTE: - ALL DIMENSIONS TO BE CONFIRMED ON SITE

INTERIOR SURFACES:
-WHERE HEAD HEIGHT IS LESS THAN ROOM WIDTH INTERIOR SURFACES TO MEET G7/AS1 2.1.2.2 TO ACHIEVE MIN 30ILx. REFER TO TABLE 2.1.2.5 G7/AS1 IN SUPPORTING DOCUMENTS FOR REFLECTANCE VALUES OF TYPICAL BUILDING FINISHES
-WHERE HEAD HEIGHT IS LESS THAN ROOM WIDTH INTERIOR SURFACES TO MEET G7/AS1 IN SUPPORTING DOCUMENTS FOR REFLECTANCE VALUES OF TYPICAL BUILDING FINISHES

HYGIENE/KITCHEN:
-KITCHEN PANTRY & LAUNDRY BENCHTOPS TO BE FORMICA BENCH TOP WITH MELAMINE CUPBOARDS-SPLASHBACK TO BE GLASS OR TILE
- ALL WALLS TO BE PAINTED WITH 2 COATS OF WATERPROOF ACRYLIC SEMI GLOOS PAINT AS PER G3
- KITCHEN LAYOUT INDICATIVE ONLY, REFER TO KITCHEN DESIGN FOR DETAILS
-ALLOW WATER SUPPLY TO FRIDGE

FLOORING TO WET AREAS:
-LAUNDRY, KITCHEN, BATHROOMS VINYL PLANKING FLOORING TO FLOORS OF WET AREAS AS PER NZBC E3 AS1
-ALL VINYL TO BE "VINYL PLANK FLOORING' TO COMPLY WITH SUPPORTING DOCUMENTATION AS PER E3/AS1 ALTERNATIVE SOLUTION LINING MATERIALS
-3.0 WATER SPLASH

UNIT AREA OVER FRAMING: NOT INCL GARAGE
69.99 m²

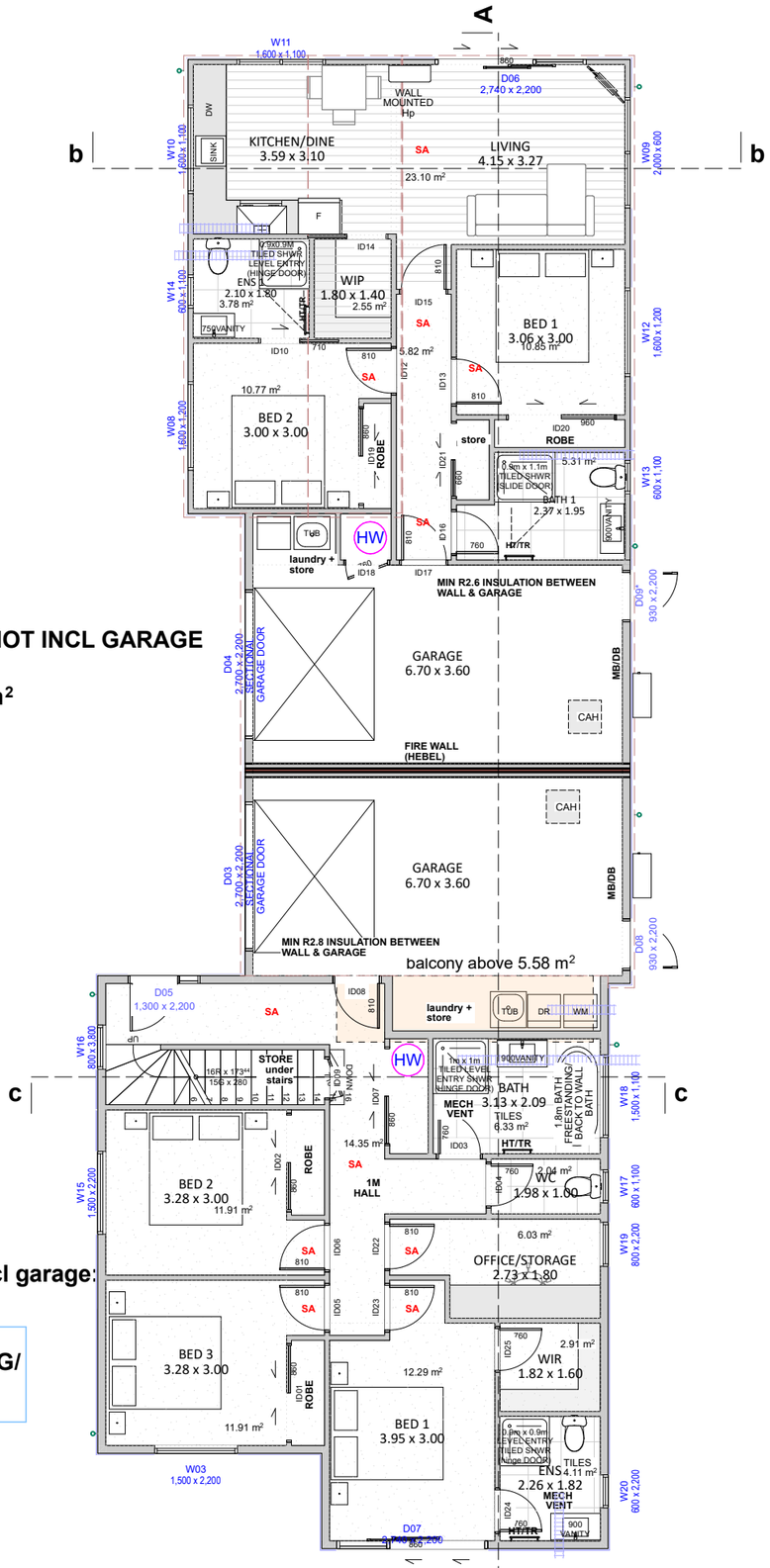
TOTAL INCL GARAGE - 98.45m²

TOTAL UNIT + HOUSE AREA - GF & FF = 287.44m²

DWELLING
GF AREA OVER FRAMING incl garage:
115.14 m²

TOTAL INCL UNIT GF AREA OVER FRAMING/ FOUNDATION: 213.59m²

TOTAL AREA - GF & FF = 189.05m²



INTERNAL BATHROOMS & WC
- EXTRACT FANS TO COME ON WHEN LIGHT SWITCH IS TURNED ON AUTOMATICALLY TO ENSURE ADEQUATE NUMBER OF AIR CHANGES TO COMPLY WITH G4
- ENSURE 20mm UNDERCUT TO INTERNAL DOOR FOR AIR EXCHANGE

SURFACE FINISHES TO WET AREAS:
ALL WET AREA WALLS AND CEILINGS TO BE GIB AQUALINE 1 COAT OF SEALER (RESENE SURESEAL PIGMENTED SEALER OR SILIMILAR) AND 2 COATS OF WATER BASED ENAMEL PAINT (RESENE SPACECOTE LOW SHEEN KITCHEN AND BATHROOM WATERBORNE ENAMEL OR SIMILAR) SELECTED TILING SEALED WITH PAINTABLE SILICON SEALANT

SMOKE ALARMS
- ALL SMOKE ALARMS TO BE INSTALLED AS PER C/AS1 & NZS4514.2021 TO BE INTERCONNECTED WITH WIRELESS CONNECTION AND WITH 10YR BATTERY LIFE PERIOD.
- SMOKE ALARMS TO BE SPACED 5m AS PER NZS 4514:2021 2.2.2 (a).
- SMOKE ALARMS MUST BE INSTALLED IN ALL BEDROOMS, LIVING SPACES, HALLWAYS AND LANDINGS TO ENSURE COMPREHENSIVE COVERAGE THROUGHOUT THE HOME. IT ALSO INCLUDES KITCHENS THAT CAN BE SEPARATED FROM THE LIVING SPACES & HALLWAYS BY DOORS THAT CAN BE CLOSED.
- HEAT DETECTORS CAN BE USED IN THE KITCHEN TO AVOID NUISANCE ACTIVATIONS.
- SMOKE ALARM TO NZS4514 WITH HUSH TEST FACILITIES.

NOTE: ALL LIGHTING TO COMPLY WITH NZBC G8 AS1
TABLE 1. SEE ATTACHED SPECIFICATIONS.
MIN. 20 LUX AT FLOOR LEVEL.
ALL DOWNLIGHTS TO BE CA 80 OR 135 RATED

MECHANICAL VENTILATION:
INSTALL MECHANICAL VENTILATION (EXTRACTOR FANS) AS SPECIFIED ON PLAN WITH MIN FLOW RATES AS PER 1668.2. TERMINATE TO AN EXTERNAL AIR SPACE, IE THROUGH ROOF, EXTERNAL WALL OR UNDER SOFFIT TO SUIT.

BATHROOM & TOILETS = 25L/s PER ROOM.
LAUNDRY = 20l/s PER ROOM
KITCHENS = 50l/s PER ROOM

ALL ELECTRICAL TO BE CONFIRMED BY CLIENT AND ELECTRICIAN ON WALK THROUGH - SPECIFICATIONS APPLY

**** ALL SANITARY FITTINGS** TO HAVE INTEGRATED OVERFLOW WITH A FLOW RATE GREATER THAN THE INLET/TAP (AND MIN FLOW RATE OF 0.25 l/s) AS PER TO COMPLY WITH NZBC E3 2.0.1**

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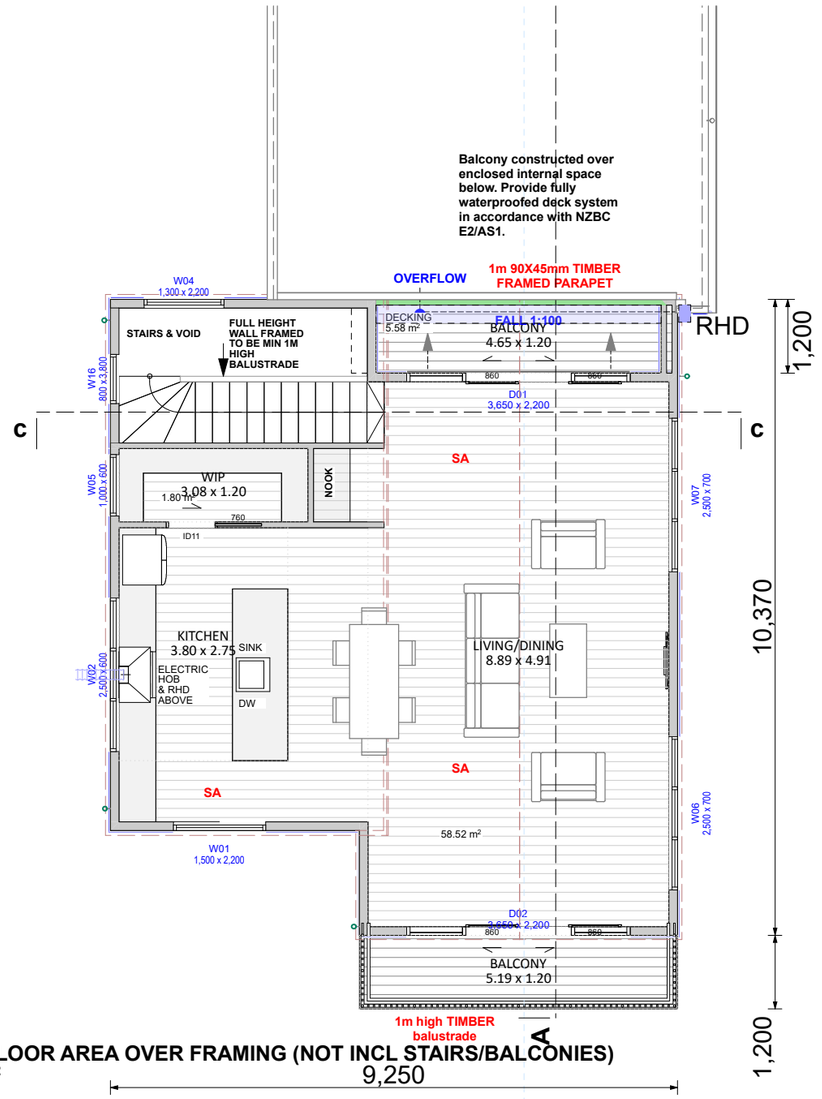
GROUND FLOOR PLAN

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FIRST FLOOR AREA OVER FRAMING (NOT INCL STAIRS/BALCONIES)
73.91 m²

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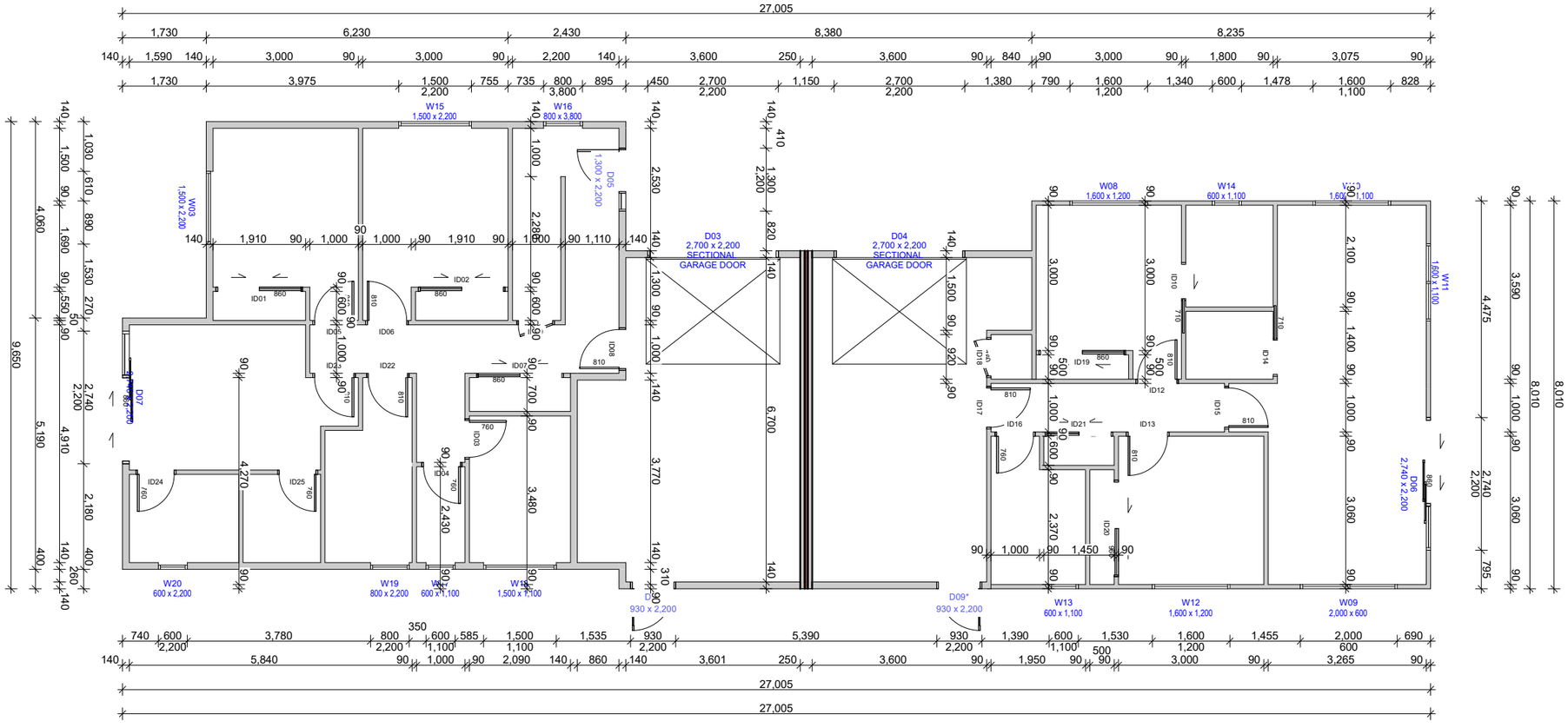
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FIRST FLOOR

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REFER TO TRUSS PLAN FOR LINTEL FIXINGS AND LINTEL SIZES AND ROOF BRACING
ALL TO BE CONFIRMED ON SITE

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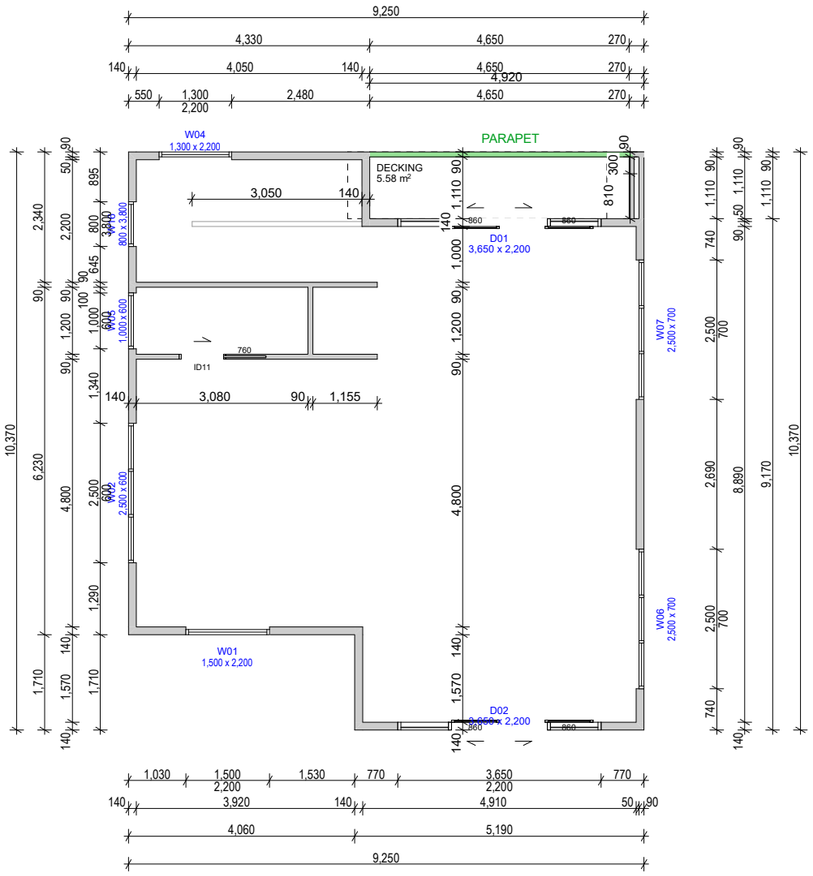
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GROUND FLOOR FRAMING PLAN

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FIRST FLOOR FRAMING

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WD1
1

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KEY:

= WET AREAS

EXL = EXTERIOR LENGTH

Bracing notes

WALL BRACING DESIGNED IN ACCORDANCE WITH NZS 3604: 2011 & GIB EZYBRACE SYSTEM.

INTERNAL BRACED WALLS SHALL HAVE CONTINUOUS TOP PLATES CONNECTED TO EXTERNAL WALLS.

BRACING PLAN TO BE READ IN CONJUNCTION WITH SUPPLEMENTARY BRACING CALCULATIONS & GIB EZYBRACE SPEC.

REFER TO SPECIFICATION FOR PURLIN / BATTEN FIXING, TRUSS FIXING, STUD TO TOP PLATE FIXING & LINTEL FIXING SCHEDULES.

BRACE LENGTHS SHOWN ARE MINIMUMS FIXING TO REST OF THE WALL LENGTH (UNBRACED SECTION) TO BE AS PER BRACE FIXINGS FOR AESTHETICS. CONFIRM WITH BUILDER.

8.7.3.4

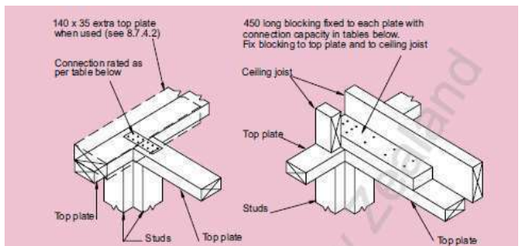
Each *wall* that contains one or more *wall bracing elements* shall be connected at the *top plate* level, either directly, or through a *framing* member in the line of the *wall*, to *external walls* at right angles to it. *Top plate* fixing(s) of the *capacity* in tension or compression along the line of the *wall bracing element* are given as follows:

(a) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 125 *bracing units*: to at least one such *external wall* by a fixing as shown in figure 8.16 of 6 kN *capacity*;

(b) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each of 6 kN *capacity*;

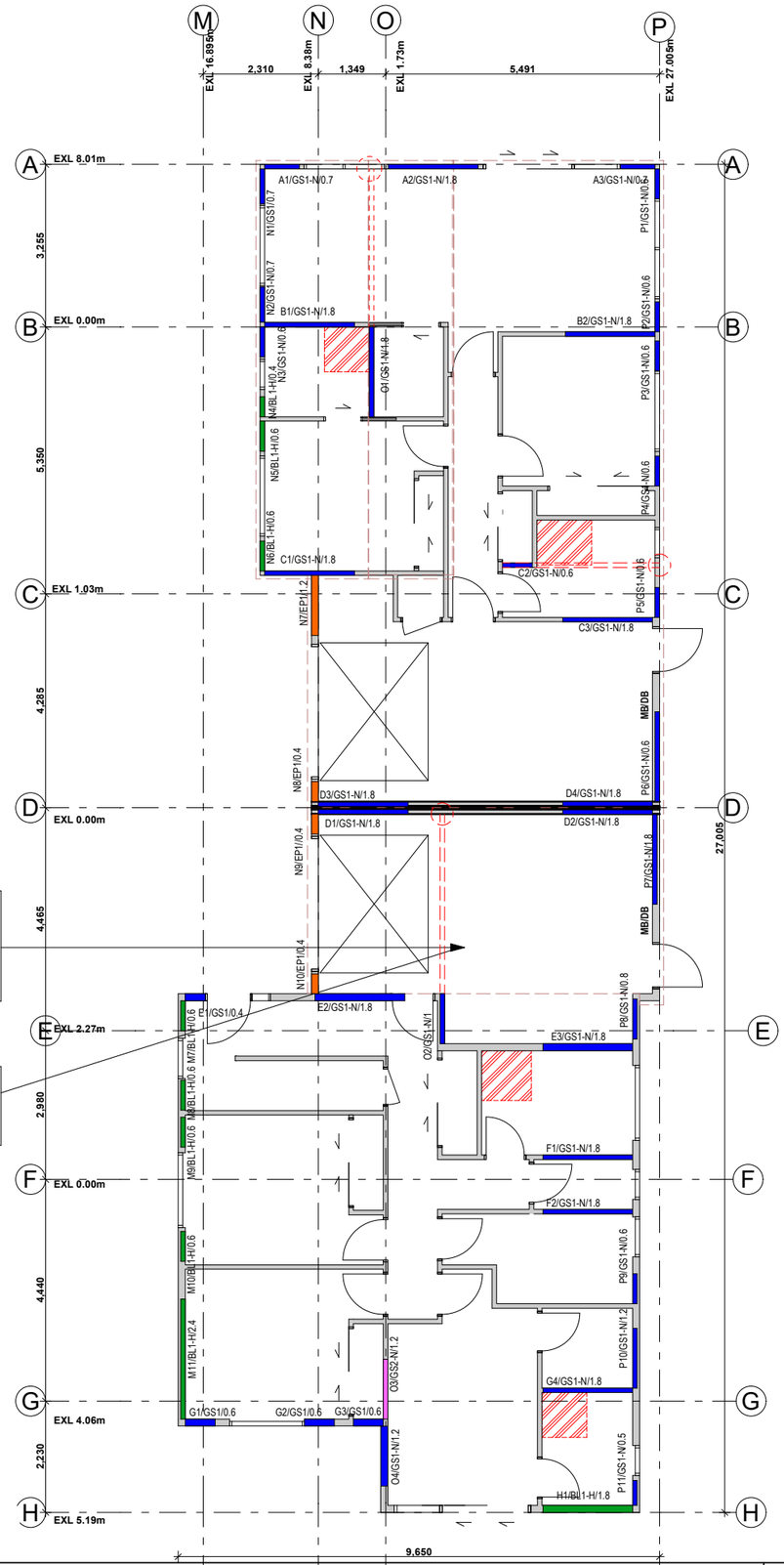
(c) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 *bracing units*.

Figure 8.16
Connecting top plates to external walls at right angles



Capacities of metal plate joints		Capacities of nailed joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side	Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side	Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE – See section 4 for durability requirements.



DASHED LINE INDICATES LINE OF CONTINUATION OF TOP PLATE CONNECTING BRACED WALLS TO AN EXTERNAL WALL AT RIGHT ANGLES FIXED WITH METAL PLATE JOINT WITH 6/30X3.15mm NAILS PER SIDE (TO COMPLY WITH NZS3604 8.7.3.4 AND FIG 8.16)

DASHED CIRCLE INDICATES FIXING OF TOP PLATE TO EXTERNAL WALL WITH METAL PLATE JOINT WITH 6/30x3.15mm NAILS PER SIDE (TO COMPLY WITH NZS3604 8.7.3.4 AND FIG. 8.16)

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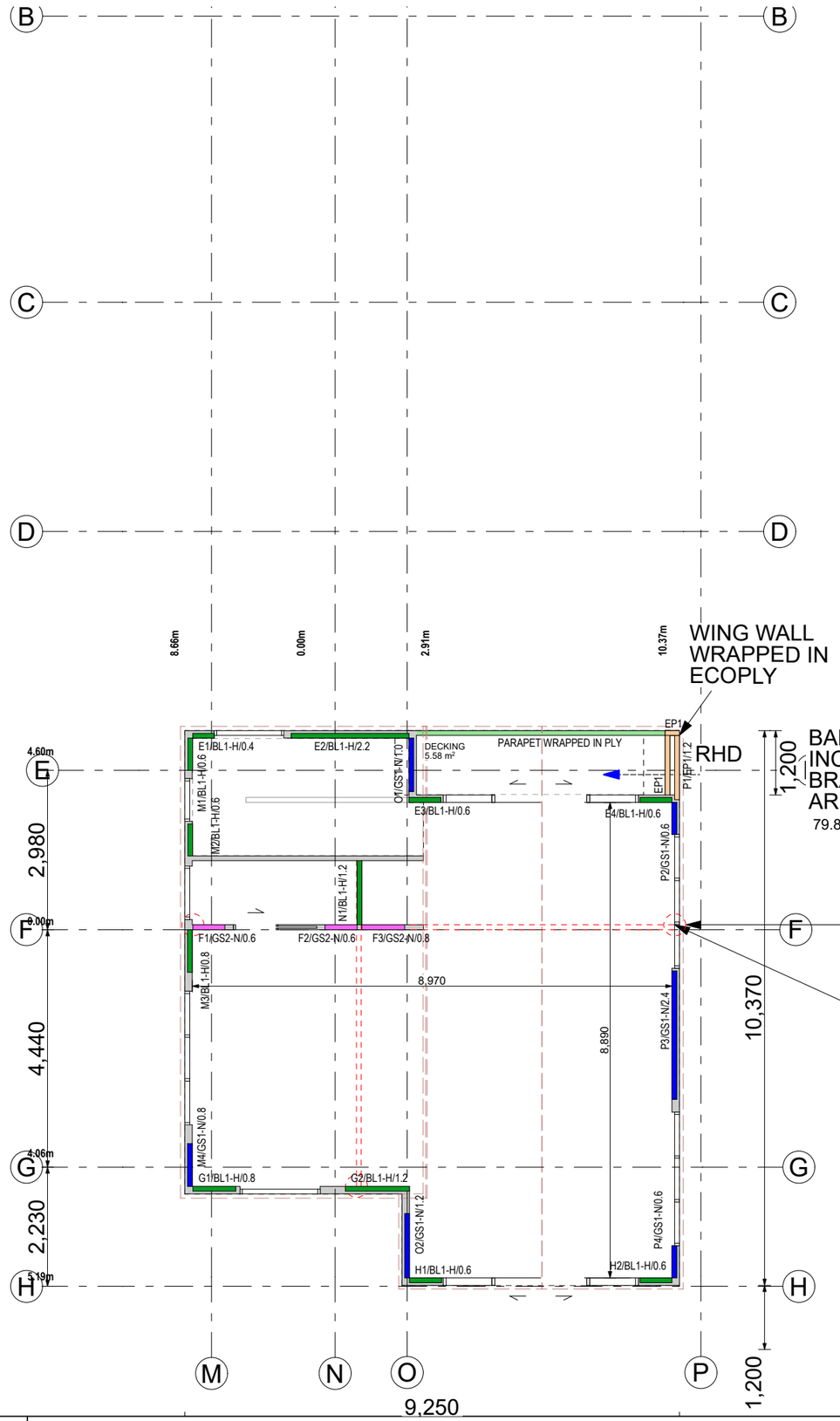
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BRACING PLAN

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WD1 2

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TYPE	LTH	LINING	FIX	W	EQ
GS1-N	0.4	GIB® STANDARD ONE SIDE	none	50	55
	1.2		none	70	60
GS2-N	0.4	GIB® STANDARD BOTH SIDES	none	100	110
	1.2		none	140	120
BL1-H	0.4	GIB® BRACELINE ONE SIDE	Hold downs	90	100
	1.2		Hold downs	125	105
EP1	0.4	7mm ECOPLY ONE SIDE	Hold downs	80	95
	0.6		Hold downs	95	105
	1.2		Hold downs	120	135

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BRACING FIRST FLOOR

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General Notes

Roof Cladding

5-RIB 'IRONSAND. COLORSTEEL ROOFING **ON SELF SUPPORTING THERMAKRAFT COVERTEK 407 ROOF UNDERLAY AND 70x45 H1.2 SG8 ROOF PURLINS @ 900¢ (EDGE PURLINS 600mm FROM END). REFER TRUSS PLAN FOR SETOUT AND TRUSS TO TOP PLATE FIXINGS AS PER ROOFING SPECIFICATIONS

(MUST HAVE SUPPORT ON SAFETY MESH IF USED ON ROOF PITCH LESS THAN 8º)

THE TOP ENDS OF SUPERDEK METAL ROOF CLADDING SHALL HAVE STOP ENDS WHERE ROOF PITCH <25° AND IN HIGH WIND ZONE OR HIGHER AS PER FIG 49 E2 8.4.13
LOWER ENDS OF SUPERDEK ROOFING SHALL HAVE A 30° TURN DOWN AT GUTTERS WHERE ROOF PITCH IS 10° OR LESS AS PER E2 8.4.14

Downpipes and Gutter/Fascia

BOX 125 GUTTER TO HAVE WALL BRACKETS. LEAF GUARD FILTERS TO ALL DPs, **SNOW STRAPS INSTALLED TO GUTTERS**

METAL FASCIA 185mm TO INCLUDE EXPANSION JOINS EVERY 9.0m FOR 'DARK' COLOURS OR 12.0M FOR 'LIGHT' COLOURS

DOWNPIPE

FROM E1/AS1 TABLE 5 75x50mm DP SERVES AN AREA OF: 70m² (MAX ROOF PITCH 25-35 worst case°)
8x74Ø DPs =560m² MAX (WITHIN REQUIRED)

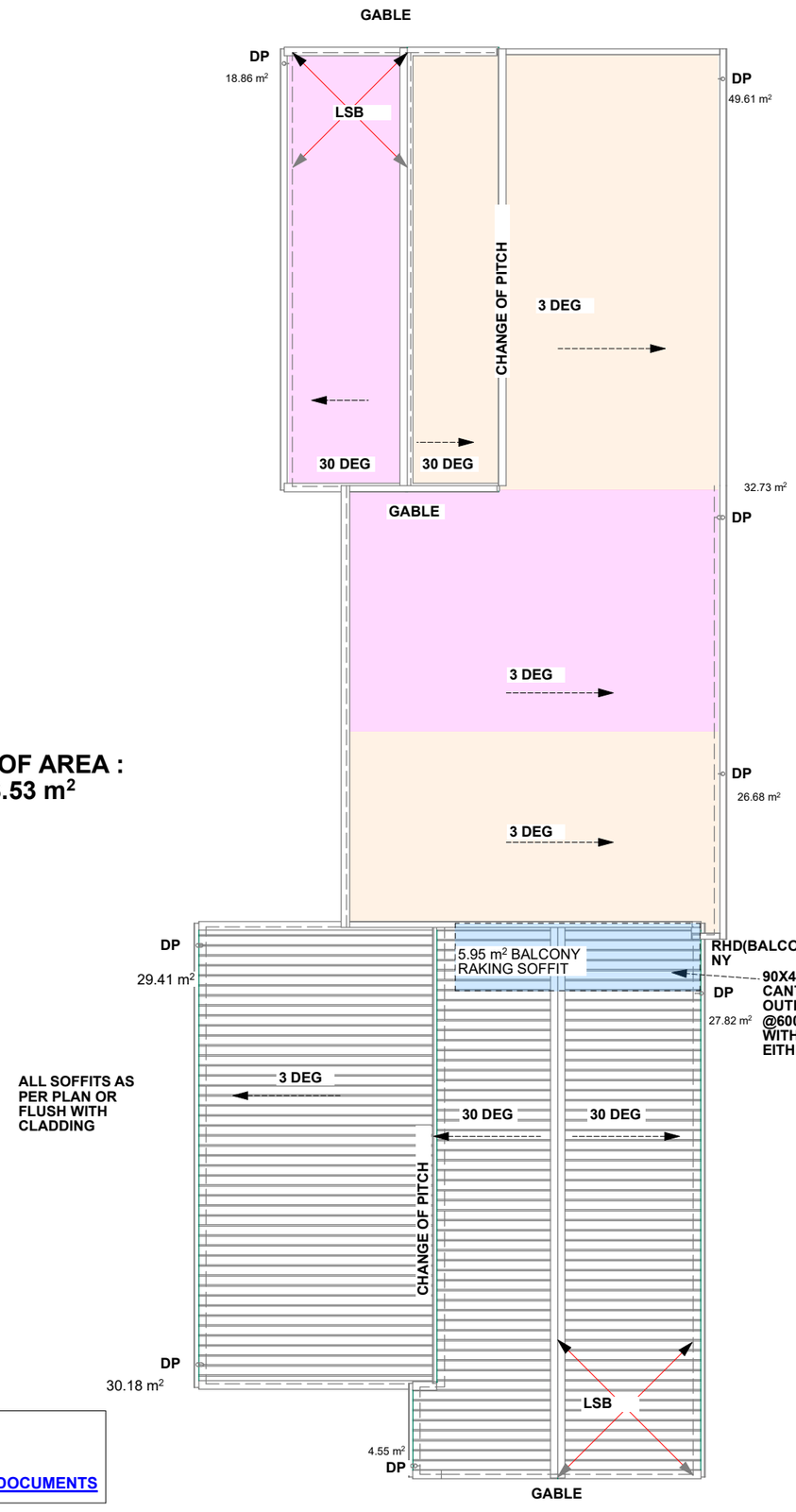
GUTTER

MAX ROOF AREA DISCHARGING INTO GUTTER:**59.59**m²
E1/AS1 FIG (15 25-35 worst case)° ROOF), **59.59**m² REQUIRES A GUTTER WITH A CROSS SECTIONAL AREA OF: 7000mm²
STRATCO SMOOTHLINE GUTTER CROSS SECTION IS 9750mm² (WITHIN REQUIRED)

Roof Penetrations

SEAL ALL PIPE PENETRATIONS WITH DEKTITE
FLASHING KIT AS PER SPECIFICATION

PITCHING HEIGHT 2.455mm UNLESS NOTED



ROOF AREA :
218.53 m²

REFER TO TRUSS PLAN FOR LINTEL FIXINGS AND LINTEL SIZES AND ROOF BRACING ALL TO BE CONFIRMED ON SITE

ROOF BRACING - REFER TO FRAME & TRUSS PLAN AND LUMBERLOK BRACING SUPPORTING DOCUMENTS

FLASHINGS

SHALL BE SCREW FIXED TO STRUCTURE AS SPECIFIED BY MANUFACTURERS OR WHERE FIXED TO FLASHINGS OR OTHER ROOFING WITH 4MM DIA RIVETS TO SUIT ROOF CLADDING TYPE. REFER TO NZBC E2 8.4.11.1 WHERE TERMINAL VENTS/SOIL STACKS EXIT THROUGH ROOFING, FLASHING TO BE INSTALLED AS PER FIGURE 53 FROM NZBC E2/AS1

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ROOF PLAN

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BUILDING ENVELOPE RISK MATRIX		
N & S Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		**13**

3. RECESSION PLANES (Critical for two storey)
Special stepped recession plane applies (see diagram page 14).
Lots ≥ 380m² (flat sites)

Planes:

North: 55°

East/West: 45°

South: 35°
Starting at 2.5–3.5m above boundary.

Plus:
Any part within 2m of boundary max 4m high.
Gables can penetrate up to 1/3 of gable height.

4. ARCHITECTURAL CHARACTER (Mandatory)
Style
Must be contemporary.
No historical imitation styles.

Entry
- Must have a veranda/porch/portico feature.
- Entry must be visible from street.

Roof
- Preferred: simple gable.
- Pitch: 20°–40°

- Flat roof allowed only:
Accessory buildings

Max 30% of roof area
Roof colour LRV ≤ 20%
Recessive tones (greys, browns, black)

B. Window Sill Heights:
Window sill heights above the first storey shall not be set lower than 1.5m above the floor level where the external face of the window is within 4.0m of an internal site boundary, except where buildings face reserves or where opaque glass is used for windows.

A flat site is defined as 'a site where the ground slope is equal to or less than 6 degrees (i.e. equal to or less than 1 in 9.5). Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Where all elevations indicate a ground slope of less than 6 degrees (i.e. equal to or less than 1 in 9.5), rules applicable to flat sites will apply.'

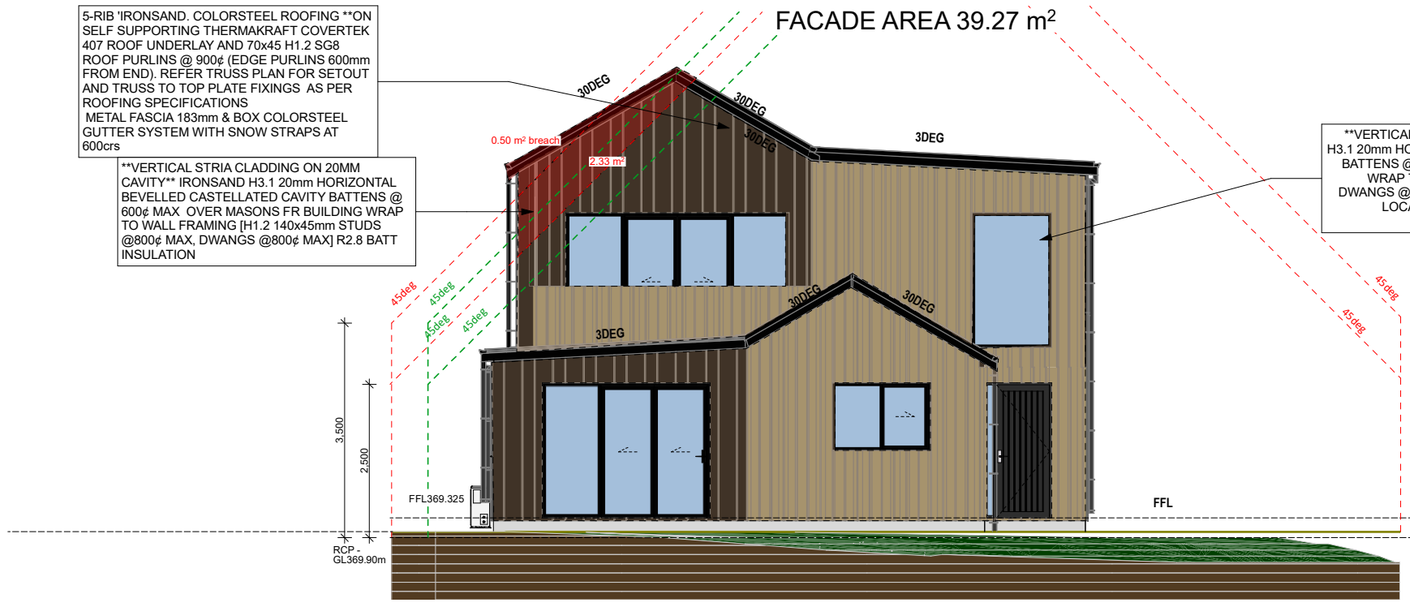
BUILDING HEIGHT: 7.571m (max 8m)

FACADE AREA 39.27 m²

5-RIB 'IRONSAND. COLORSTEEL ROOFING **ON SELF SUPPORTING THERMAKRAFT COVERTEK 407 ROOF UNDERLAY AND 70x45 H1.2 SG8 ROOF PURLINS @ 900¢ (EDGE PURLINS 600mm FROM END). REFER TRUSS PLAN FOR SETOUT AND TRUSS TO TOP PLATE FIXINGS AS PER ROOFING SPECIFICATIONS
METAL FASCIA 183mm & BOX COLORSTEEL GUTTER SYSTEM WITH SNOW STRAPS AT 600crs

VERTICAL STRIA CLADDING ON 20MM CAVITY IRONSAND H3.1 20mm HORIZONTAL BEVELLED CASTELLATED CAVITY BATTENS @ 600¢ MAX OVER MASONS FR BUILDING WRAP TO WALL FRAMING [H1.2 140x45mm STUDS @800¢ MAX, DWANGS @800¢ MAX] R2.8 BATT INSULATION

VERTICAL TRUWOOD SANDSTONE OVER H3.1 20mm HORIZONTAL CASTELLATED CAVITY BATTENS @400¢ MAX MASONS FR BUILDING WRAP TO H1.2 140x45MM STUDS @600¢, DWANGS @ 800CRS (400CRS WHERE CEDAR LOCATED) (AS PER MANUFACTURERS SPECIFICATIONS) R2.8 BATT



UNIT EXTERNAL WALLS - H1.2 90X45mm STUDS WITH R2.6 BATTS

07 N 1:100

BUILDING HEIGHT: 7.571m (max 8m)

FACADE/STRIA NOT INCL GLAZING INCL BALC
39.39 m²

5-RIB 'IRONSAND. COLORSTEEL ROOFING **ON SELF SUPPORTING THERMAKRAFT COVERTEK 407 ROOF UNDERLAY AND 70x45 H1.2 SG8 ROOF PURLINS @ 900¢ (EDGE PURLINS 600mm FROM END). REFER TRUSS PLAN FOR SETOUT AND TRUSS TO TOP PLATE FIXINGS AS PER ROOFING SPECIFICATIONS
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VERTICAL STRIA CLADDING ON 20MM CAVITY IRONSAND H3.1 20mm HORIZONTAL BEVELLED CASTELLATED CAVITY BATTENS @ 600¢ MAX OVER MASONS FR BUILDING WRAP TO WALL FRAMING [H1.2 140x45mm STUDS @800¢ MAX, DWANGS @800¢ MAX] R2.8 BATT INSULATION



07 S 1:100

SUBJECT TO DEVELOPERS APPROVAL

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

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N & S EXTERIOR ELEVATIONS

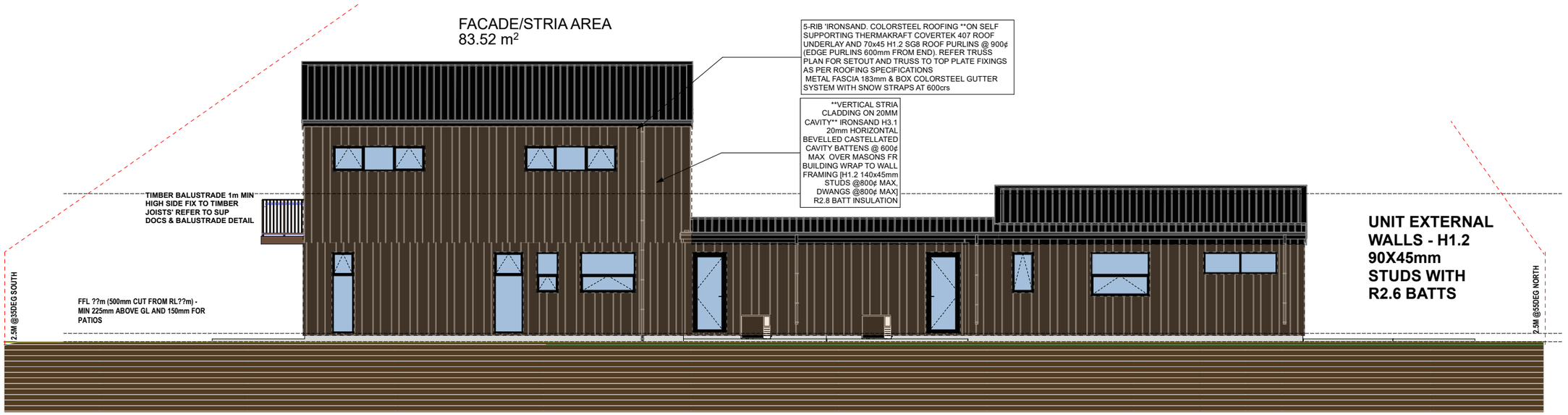
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FACADE/STRIA AREA
83.52 m²

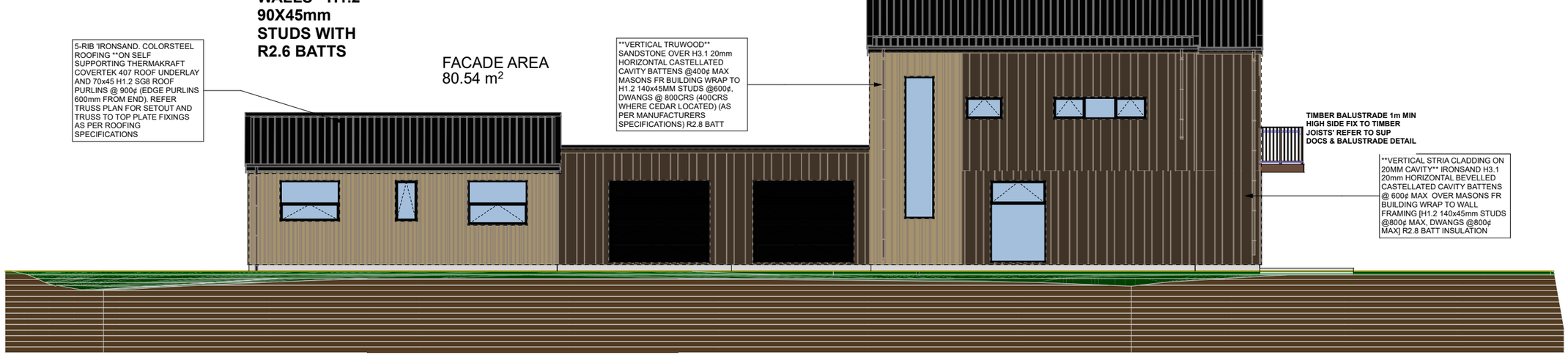


E — E — 1:120

UNIT EXTERNAL WALLS - H1.2 90X45mm STUDS WITH R2.6 BATTS

FACADE AREA
80.54 m²

BUILDING HEIGHT: 7.571m (max 8m)



W — 1:120

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E & W EXTERIOR ELEVATIONS

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SUBJECT TO H1 CALCS

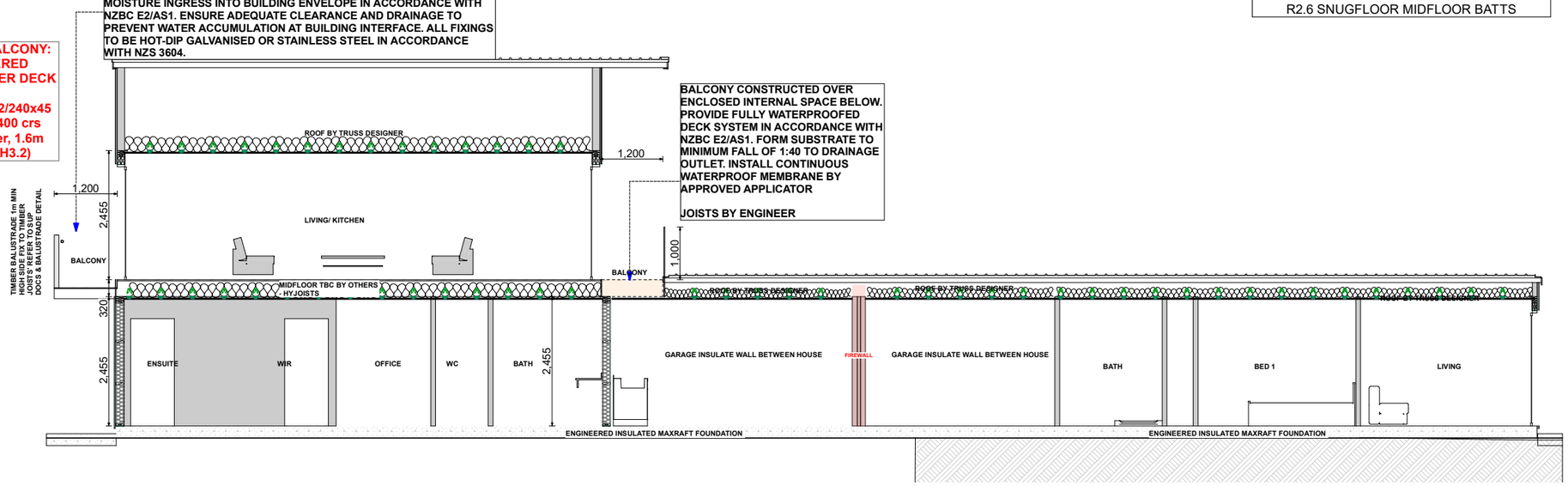
CANTILEVERED TIMBER BALCONY CONSTRUCTED WITH OPEN DECKING OVER JOISTS, NOT ENCLOSING INTERNAL SPACE BELOW. PROVIDE MINIMUM 12MM GAPS BETWEEN DECK BOARDS TO ALLOW FREE DRAINAGE. BALCONY TO BE FALLING AWAY FROM BUILDING. ALL STRUCTURAL TIMBER TO BE H3.2 TREATED (MINIMUM) OR H3.1 WHERE PROTECTED, IN ACCORDANCE WITH NZBC B2 DURABILITY REQUIREMENTS. PROVIDE FLASHING AT WALL JUNCTION TO PREVENT MOISTURE INGRESS INTO BUILDING ENVELOPE IN ACCORDANCE WITH NZBC E2/AS1. ENSURE ADEQUATE CLEARANCE AND DRAINAGE TO PREVENT WATER ACCUMULATION AT BUILDING INTERFACE. ALL FIXINGS TO BE HOT-DIP GALVANISED OR STAINLESS STEEL IN ACCORDANCE WITH NZS 3604.

ENGINEER - BALCONY: CANTILEVERED EXPOSED TIMBER DECK BY ENGINEER ON 2/240x45 SG8 joists @ 400 crs (1.2m cantilever, 1.6m back span) (H3.2)

BALCONY CONSTRUCTED OVER ENCLOSED INTERNAL SPACE BELOW. PROVIDE FULLY WATERPROOFED DECK SYSTEM IN ACCORDANCE WITH NZBC E2/AS1. FORM SUBSTRATE TO MINIMUM FALL OF 1:40 TO DRAINAGE OUTLET. INSTALL CONTINUOUS WATERPROOF MEMBRANE BY APPROVED APPLICATOR

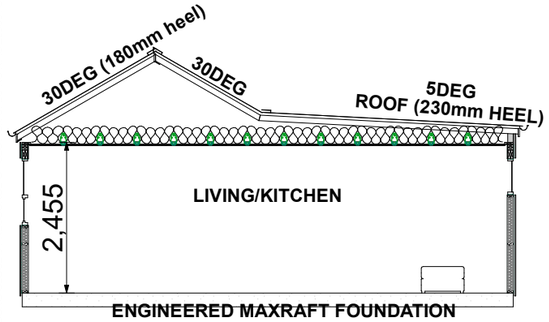
JOISTS BY ENGINEER

MIDFLOOR FLOORING NOTES:
TYPICALLY 20mm PLYWOOD FLOORING SCREWED & GLUED TO FLOOR STRUCTURE
(REFER TO MIDFLOOR DESIGN BY OTHERS)
H3.2 TREATED 20mm PLYWOOD TO ALL BATHROOM WET AREAS
R2.6 SNUGFLOOR MIDFLOOR BATTS

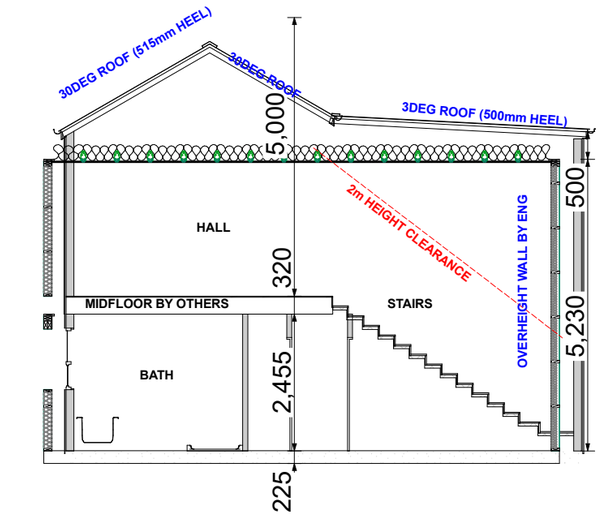


A A 1:100

INSULATION GUARD TO PERIMETER OF ROOF EDGES TO ENSURE 25mm MIN CLEARANCE BETWEEN BATTS& ROOF UNDERLAY



B- UNIT LIVING B 1:100



C C 1:110

General Notes

ALL FRAMING TO BE H1.2 RADIATA UNLESS OTHERWISE SPECIFIED

TOP PLATE TO STUD FIXING: 2/90X3.15 END NAILS AND 2 WIRE DOGS. ALTERNATIVE FIXINGS REQUIRE 4.7KN FIXINGS.

BOTTOM PLATE TO STUD FIXING: FOR HAND DRIVEN NAILS USE 2 END NAILED 100X3.75MM NAILS OR 4 SKEWED 75X3.15MM NAILS. FOR POWER DRIVEN NAILS USE 4 SKEW NAILED 75x3.06MM NAILS OR 3 END NAILED 90X3.15MM NAILS.

BOTTOM PLATES TO CONCRETE FIXING: M12 BOLTS SET WITHIN 150MM OF EACH END OF THE PLATE AND SPACED AT 900¢ MAX. BENT TO PREVENT TURNING AND PROJECTING SUFFICIENTLY TO ALLOW A WASHER AND FULLY THREADED NUT ABOVE THE TIMBER.

POST FIXED ANCHORS: PROPRIETARY ANCHORS SHALL BE WITHIN 150MM OF EACH END OF THE PLATE AND BE SPACED AT A MAX OF 900MM¢. FOR INTERNAL AND EXTERNAL WALLS WHERE SLAB EDGE IS FORMED WITH INSITU CONCRETE ANCHORS SHALL BE SET NOT LESS THAN 90MM INTO THE CONCRETE, MAINTAINING A MINIMUM EDGE DISTANCE OF 50MM.

BRACING PANELS FIXED DOWN WITH 15KN 150MM 12Ø ANCHOR SCREWS WITH 50SQ WASHER FIXED 60MM FROM EDGE OF FLOOR SLAB

A 5-RIB 'IRONSAND. COLORSTEEL ROOFING **ON SELF SUPPORTING THERMAKRAFT COVERTEK 407 ROOF UNDERLAY AND 70x45 H1.2 SG8 ROOF PURLINS @ 900¢ (EDGE PURLINS 600mm FROM END). REFER TRUSS PLA FOR SETOUT AND TRUSS TO TOP PLATE FIXINGS AS PER ROOFING SPECIFICATIONS

B METAL FASCIA 183mm & BOX COLORSTEEL GUTTER SYSTEM WITH SNOW STRAPS AT 600crs

C 4.5mm 'HARDIEFLEX' SOFFIT LINING WITH PVC JOINTERS ON 70x45mm BLOCKING

D 13mm GIB CEILING LINING FIXED TO 16mm RONDO BATTENS BATTENS ON CLIP AT 600mm CRS. 450mm CRS TO WET AREAS
MAJORITY: R7.0 BATTS INSULATION TO CEILING (275mm THICK)
R3.6 BATTS (180mm THICK) TO 300mmPERIMETER

E **VERTICAL TRUWOOD** SANDSTONE OVER H3.1 20mm HORIZONTAL CASTELLATED CAVITY BATTENS @400¢ MAX MASONS FR BUILDING WRAP TO H1.2 140x45MM STUDS @600¢, DWANGS @ 800CRS (400CRS WHERE CEDAR LOCATED) (AS PER MANUFACTURERS SPECIFICATIONS) R2.8 BATT .

F **UNIT EXTERNAL WALLS - H1.2 90X45mm STUDS WITH R2.6 BATTS**
VERTICAL STRIA CLADDING ON 20MM CAVITY IRONSAND H3.1 20mm HORIZONTAL BEVELLED CASTELLATED CAVITY BATTENS @ 600¢ MAX OVER MASONS FR BUILDING WRAP TO WALL FRAMING [H1.2 140x45mm STUDS @800¢ MAX, DWANGS @800¢ MAX] R2.8 BATT INSULATION

UNIT EXTERNAL WALLS - H1.2 90X45mm STUDS WITH R2.6 BATTS

FIREWALL: 60MIN, FRR RATING TO HIGHLIGHTED TIMBER FRAMING WALL. HEBEL 1924 POWER PANEL HEBEL1924 1 x LAYER 10mm GIB STANDARD EACH SIDE STC 58

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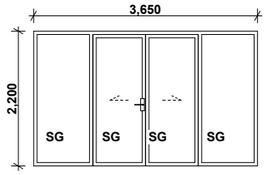
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SECTIONS

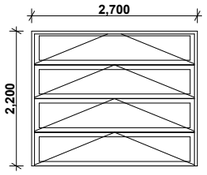
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WD1 7

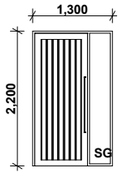
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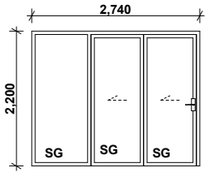
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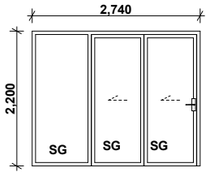
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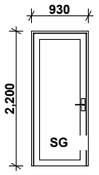
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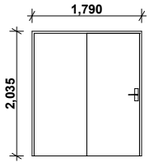
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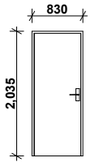
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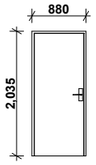
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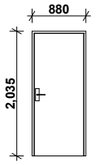
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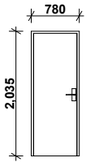
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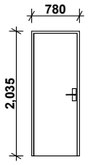
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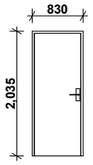
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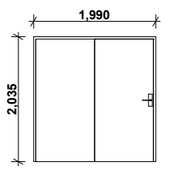
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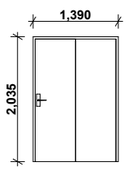
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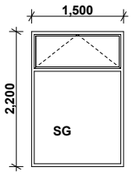
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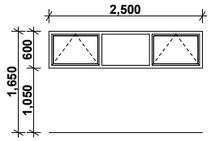
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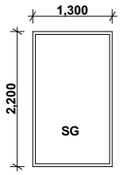
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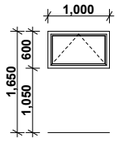
3 (W01, W03, W15)



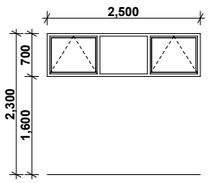
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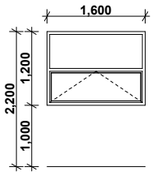
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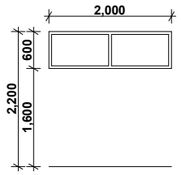
W05



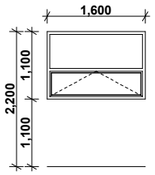
2 (W06, W07)



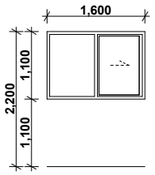
2 (W08, W12)



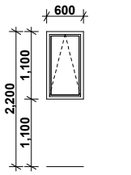
W09



W10

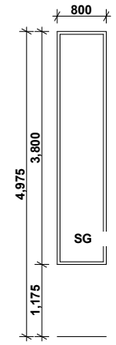


W11

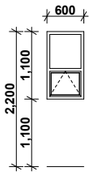


2 (W13, W14)

SG/
OB

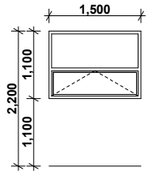


W16



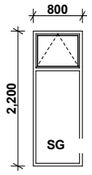
W17

SG/
OB

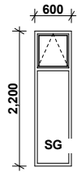


W18

SG/
OB



W19



W20

External windows and doors other than those utilized in an entrance, W.C. or bathrooms are not to contain reflective, frosted, coloured or patterned film on glass unless approved by the HFDR.

NOTES

- ALL WINDOWS AND DOORS TO BE MIN R0.5 THERMALLY BROKEN ALUMINIUM JOINERYWITH THERMALLY IMPROVED SPACER TYPE, LOW E ARGON GAS DOUBLE GLAZING
- ALL WINDOW/DOOR MEASUREMENTS TO BE CONFIRMED ON SITE OR PRIOR TOORDERING
- ALL DIMENSIONS ARE ROUGH OPENING-ALL TIMBER REVEALS MIN H3.2
- ALL GLAZING AS PER NZS4223.3.2016

- RESTRICTOR STAYS REQUIRED -
WHERE A TOILET PAN OR ANY FIXED FEATURE IS WITHIN 500mm HORIZONTALLY OF A A WINDOW, THE LOWER EDGE OF THE OPENING SHALL BE MEASURED VERTICALLY FROM THE PAN OR FEATURE

Safety Glass Notes:
GENERAL RULES FOR SAFETY GLAZING:

- ALL WET AREAS WITHIN 2M OF FFL
- ALL GLAZED DOORS AND SIDE PANELS OVER0.75M²
- WINDOWS WITHIN 800MM OF FFL OVER 0.75M²

Key:
D: DOOR
W: WINDOW
ID: INTERNAL DOOR
SG: SAFETY GLAZING
OB: OBSCURED GLAZING

GENERAL:
- SITE MEASURE ALL JOINERY & CHECK PRIOR TO CONSTRUCTION
- WINDOW SUITE DESIGN TO ALLOW FOR HIGH WIND ZONE.

JOINERY:
- FINISH TO BE POWDER COATED ALUMINIUM (SCRATCHED JOINERY WILL BE REJECTED)
- FLUSH JAMBS WITH PLANTED ARCHITRAVES, REFER DETAILS/SPEC

HARDWARE:
TO LATER SCHEDULE TO OWNERS APPROVAL

INSTALLATION:
- BUILDING PAPER SHALL BE FOLDED INTO PERIMETER OF ALL OPENINGS TO INSIDE FACE OF FRAMING.
- ALL CORNERS SHALL BE TAPED /FLEXIBLE FLASHING TAPE APPLIED TO HEAD/SILL WITH SELECTED TAPE SYSTEM.
- HEAD/ SILL & JAMB FLASHINGS THROUGHOUT ALL TO E2/AS1 APPROVED INSTALLATION
- SILL BARS : ALL DOORS/ WINDOWS WITH TRIM OPENING WIDER THAN 600mm

WINDOW MANUFACTURER SHALL CONFIRM
- DOOR REBATES WITH OWNER BEFORE COMMENCING FABRICATION
- OPENINGS & JOINERY SIZES ON SITE BEFORE COMMENCING FABRICATION
- FINAL GLAZING SPECIFCATION

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WINDOW & DOOR SCHEDULE

DESIGNER: SS
SCALE @ A3: 1:100
DATE: 15/09/2026
VERSION: V4b-WD3 RCRF
WD1 8

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3.3 Building Materials & Colour Palette

External windows and doors other than those utilized in an entrance, W.C. or bathrooms are not to contain reflective, frosted, coloured or patterned film on glass unless approved by the HFDR.

Buildings are encouraged to use a variety of external materials. The following maximum proportions apply for the external wall materials (excludes joinery, glazing, garage door and roof):

- Un-rendered concrete blockwork limited to 30% (and no more than 30% of any elevation);
- Un-rendered brick limited to 15% (and no more than 15% of any elevation);
- Painted plaster style materials limited to 70%
- Steel (including Colorsteel®) limited to 60%
- Weatherboards and similar cladding materials (such as timber and board and batten) limited to 70% per material;
- At least 2 different materials are required to the front façade

Variations to the above may be considered at the discretion of the HFDR.

To achieve design cohesion and minimise effects on the landscape, buildings are expected to be of predominantly recessive colours and relate to the surrounding environment (although some limited use of brighter colours may be acceptable). At a minimum the following standards are to be achieved:

- Roof colours shall have an LRV of 20% or less and are to be in the range of browns, greys and black
- At least 70% of the total painted or galvanised external surface of buildings (excluding joinery, glazing, the garage door and roof,) will have a reflectance value of 35% or less

TOTAL (INCL ALL VIEWS NOT INTERNAL) ELEVATION CLADDING PERCENTAGES :

TOTAL ELEVATION AREA (OVER CLADDING NOT INCL ROOF AND GLAZING): **224.62sqm**

VERTICAL TRUWOOD SANDSTONE OVER H3.1 20mm HORIZONTAL CASTELLATED CAVITY BATTENS @400¢ MAX MASONS FR BUILDING WRAP TO H1.2 140x45MM STUDS @600¢, DWANGS @ 800CRS (400CRS WHERE CEDAR LOCATED) (AS PER MANUFACTURERS SPECIFICATIONS) R2.8 BATT
TOTAL:48.75m ^{2} = **21.70% - MAX 70%**

VERTICAL STRIA CLADDING ON 20MM CAVITY IRONSAND H3.1 20mm HORIZONTAL BEVELLED CASTELLATED CAVITY BATTENS @ 600¢ MAX OVER MASONS FR BUILDING WRAP TO WALL FRAMING [H1.2 140x45mm STUDS @800¢ MAX, DWANGS @800¢ MAX] R2.8 BATT INSULATION
TOTAL: 175.87㎡ **= 78.30% - MAX 70%**

HANLEYS FARM- External Colour Selection

Address: **5 AH GONG CLOSE JACKS POINT 9371 QUEENSTOWN**	Builder: **TBC**	

Item #:	Material/Finish:	Brand/Supplier:	Colour Name:	LRV:	Total % Used:
1.	**VERTICAL TRUWOOD** SANDSTONE OVER H3.1 20mm HORIZONTAL CASTELLATED CAVITY BATTENS @400¢ MAX MASONS FR BUILDING WRAP TO H1.2 140x45MM STUDS @600¢, DWANGS @ 800CRS (400CRS WHERE CEDAR LOCATED) (AS PER MANUFACTURERS SPECIFICATIONS) R2.8 BATT				= 64%
2.	**VERTICAL STRIA CLADDING ON 20MM CAVITY** IRONSAND H3.1 20mm HORIZONTAL BEVELLED CASTELLATED CAVITY BATTENS @ 600¢ MAX OVER MASONS FR BUILDING WRAP TO WALL FRAMING [H1.2 140x45mm STUDS @800¢ MAX, DWANGS @800¢ MAX] R2.8 BATT INSULATION				= 36%

Roof:

Item #:	Material/Finish:	Brand/Supplier:	Colour Name:	LRV: 8%
5.	5-RIB 'IRONSAND. COLORSTEEL ROOFING **ON SELF SUPPORTING THERMAKRAFT COVERTEK 407 ROOF UNDERLAY AND 70x45 H1.2 SG8 ROOF PURLINS @ 900¢ (EDGE PURLINS 600mm FROM END). REFER TRUSS PLAN FOR SETOUT AND TRUSS TO TOP PLATE FIXINGS AS PER ROOFING SPECIFICATIONS			

6.	Garage Door: COLORSTEEL SECTIONAL (IRONSAND - LRV 8%)	8.	Joinery: POWDERCOATED ALUMINIUM JOINERY (IRONSAND- LRV 8%)
7.	Driveway: COLOURED CONCRETE -WASHED GREY	9.	Other:

Colour Samples:

Item 1:	Item 2:	Item 3:	Item 5:	Item 6:	Item 8:
					

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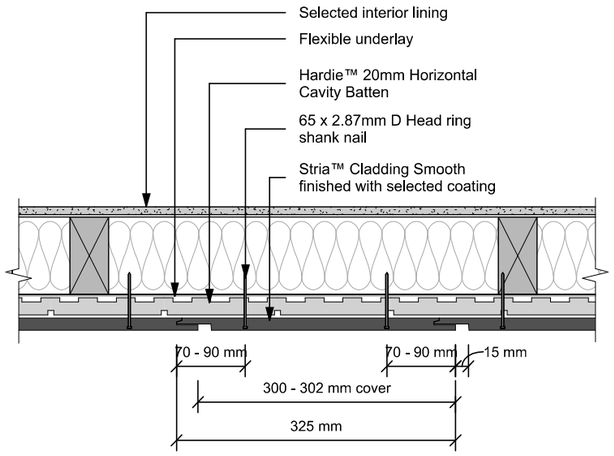
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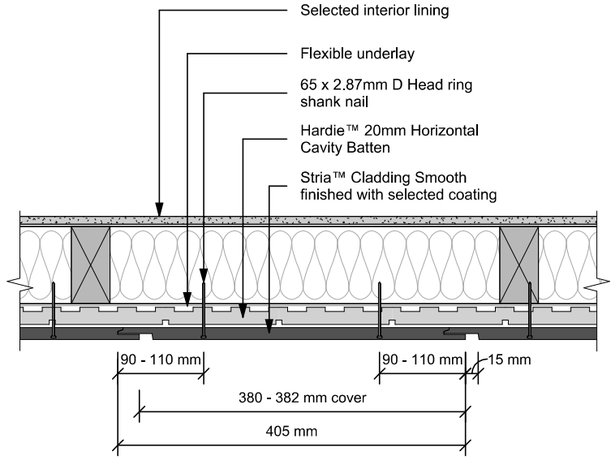
COLOUR SCHEDULE

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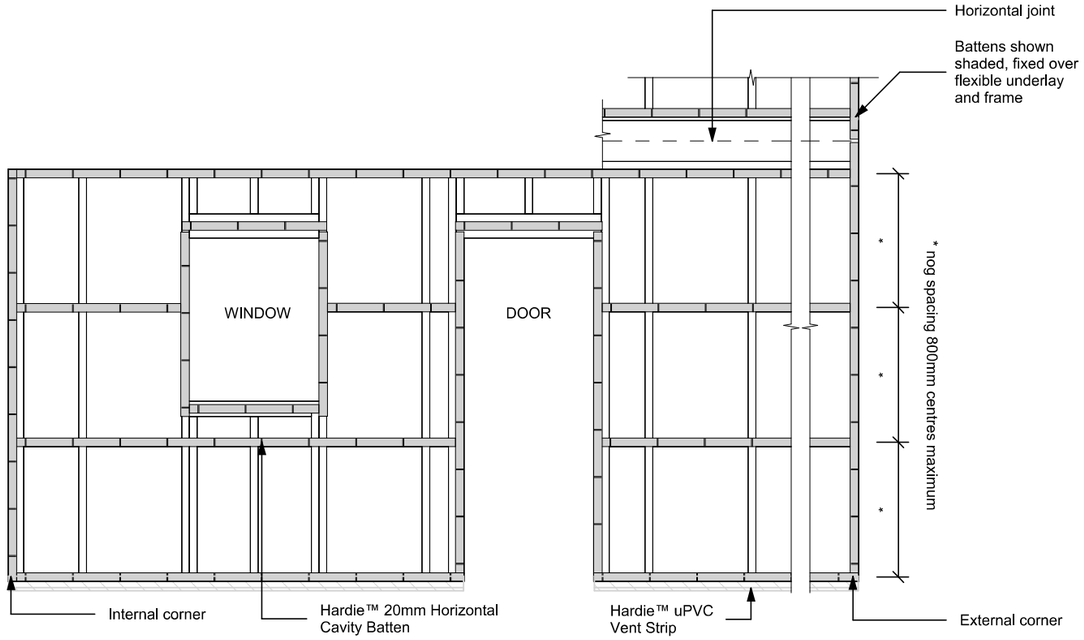
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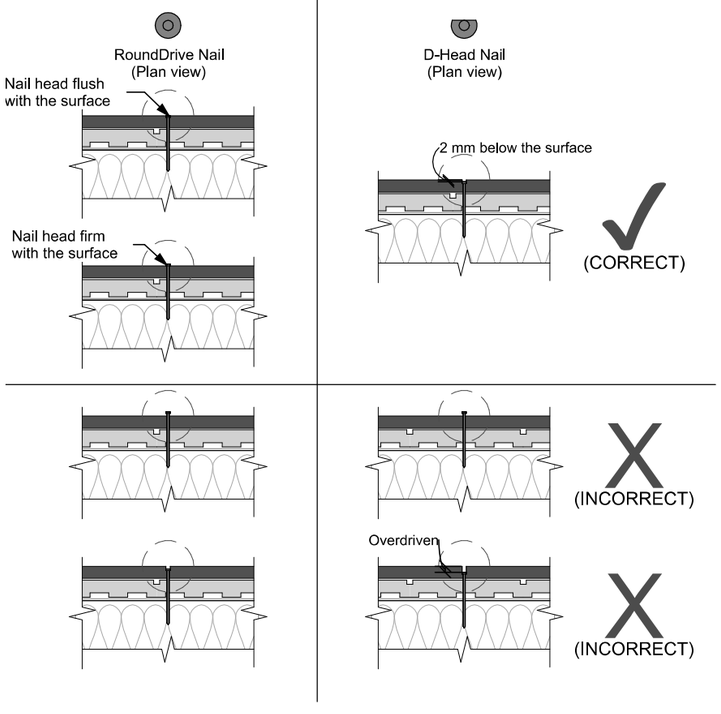
01A STRIA BATTEN FIXING



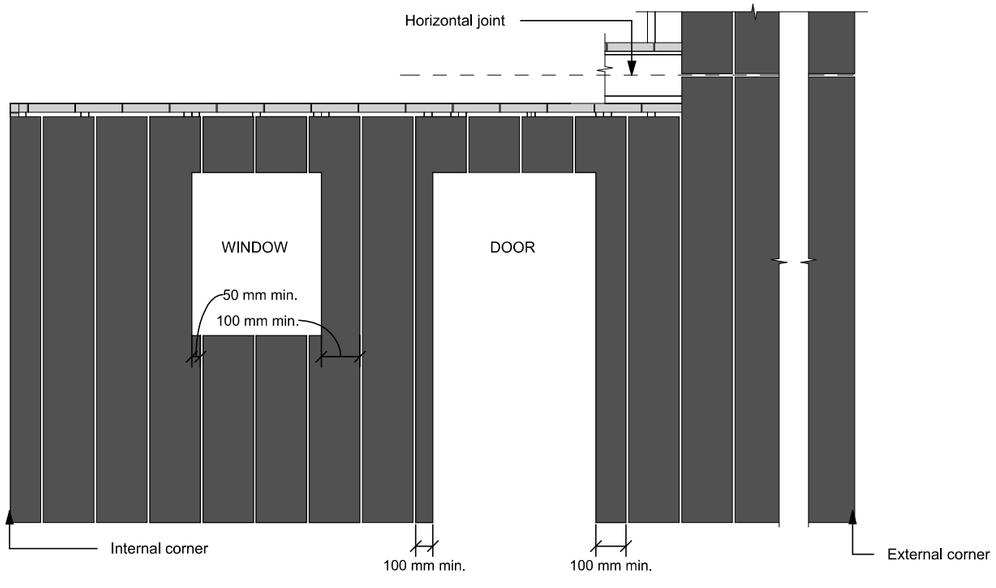
01B STRIA BATTEN FIXING



Note:
- Maximum stud spacing at 600mm centres
- Cavity must not vent into roof space
- The intermediate support for insulation between the studs could be a timber cavity batten, polypropylene tape or 75 mm galvanised wire mesh. Refer to E2/AS1 Paragraph 9.1.7.10 Polypropylene tape must be fixed horizontally and drawn taut at 300 mm centres.



02 STRIA FIXING



- Maximum stud spacing 600mm centres
- Maximum nog spacing 800mm centres

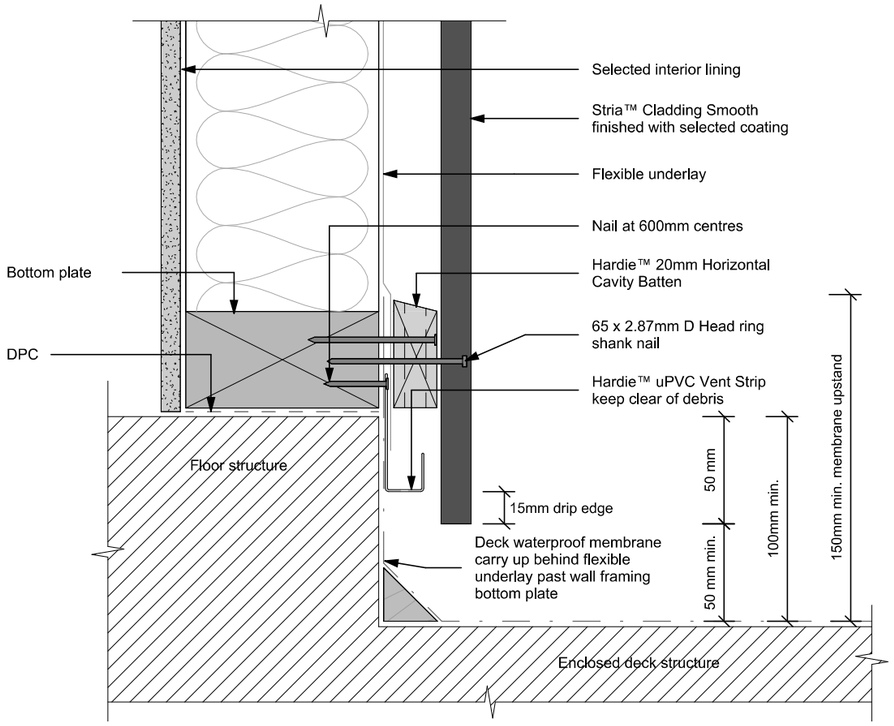
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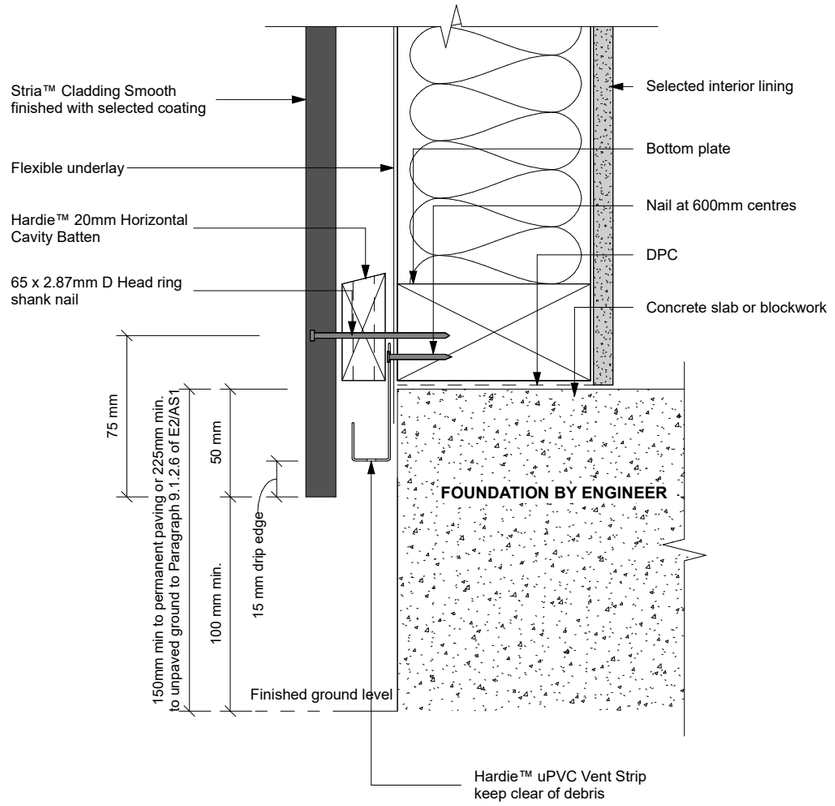
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	VERSION: V4b-WD3 RCRF

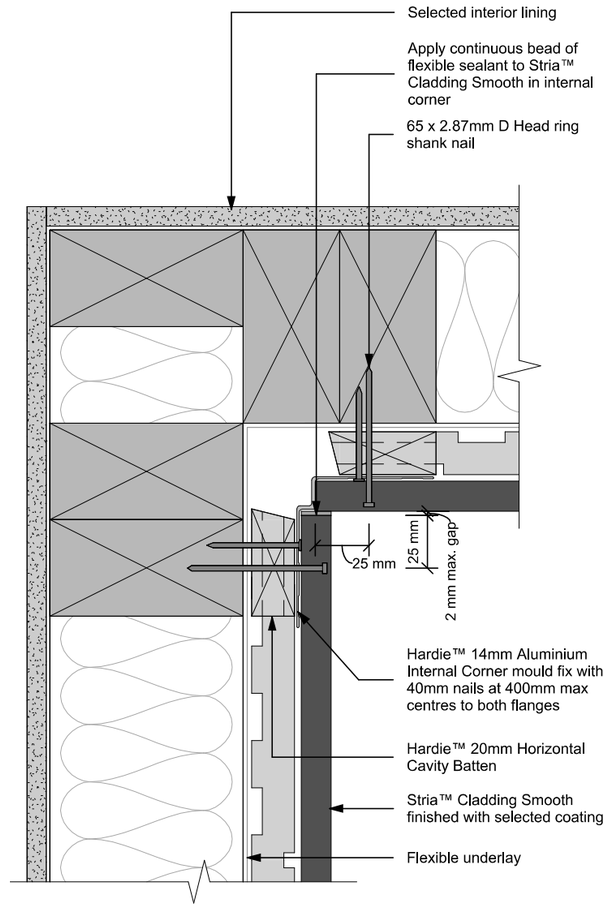
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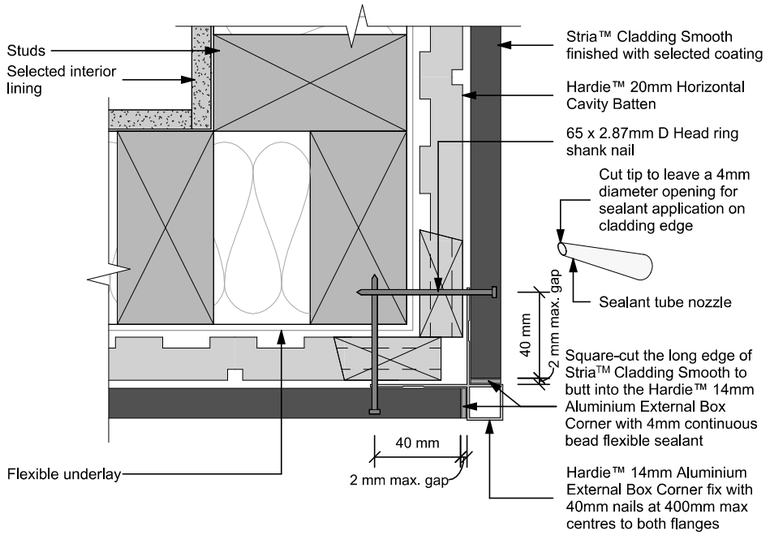
03 STRIA TO ENCLOSED DECK



04 STRIA TO FOUNDATION



05 STRIA INTERNAL CORNER



06 STRIA EXTERNAL CORNER

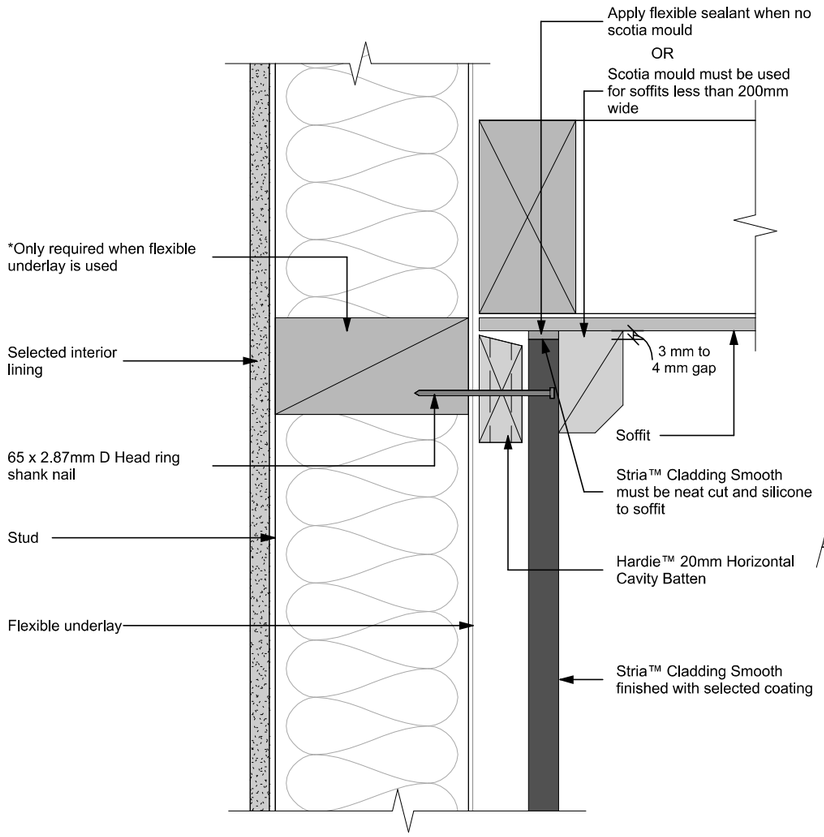
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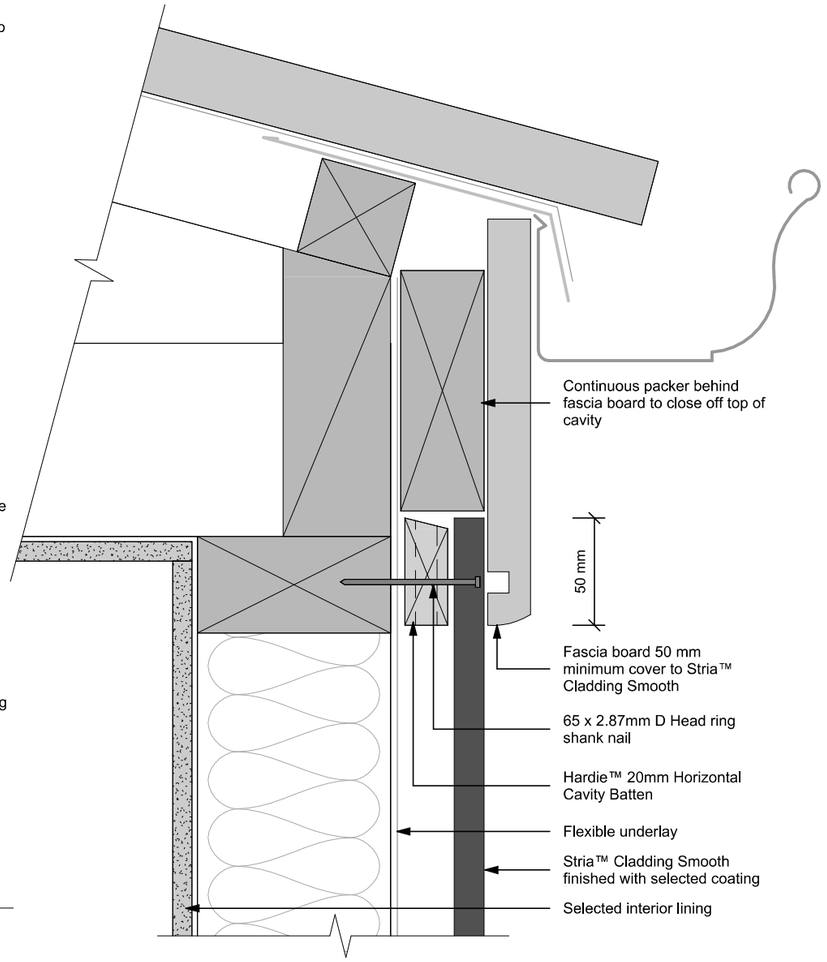
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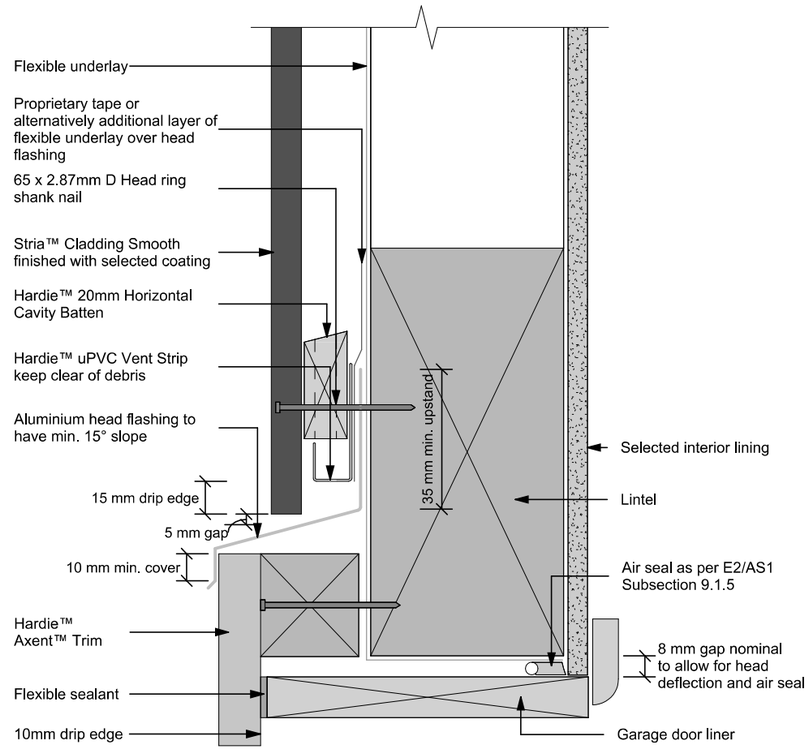
WD21



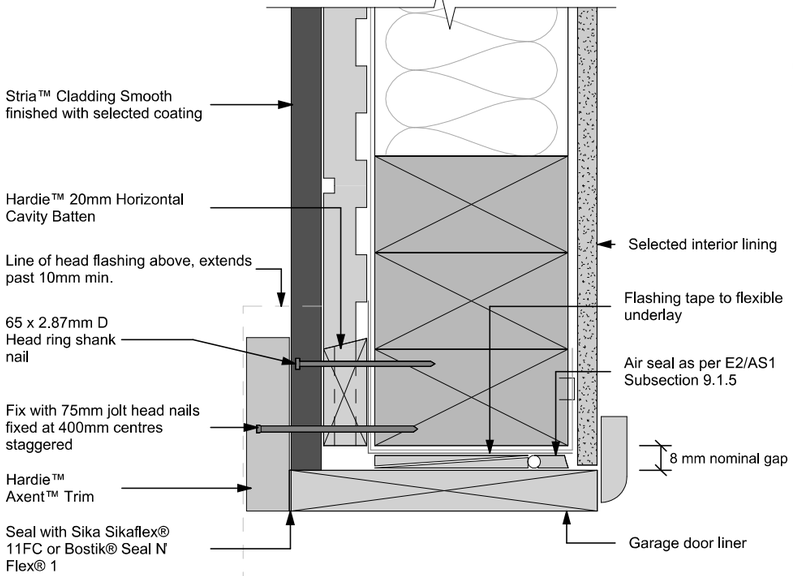
07 STRIA TO SOFFIT



09 STRIA TO NO SOFFIT



10 STRIA TO GARAGE HEAD



08 STRIA TO GARAGE JAMB

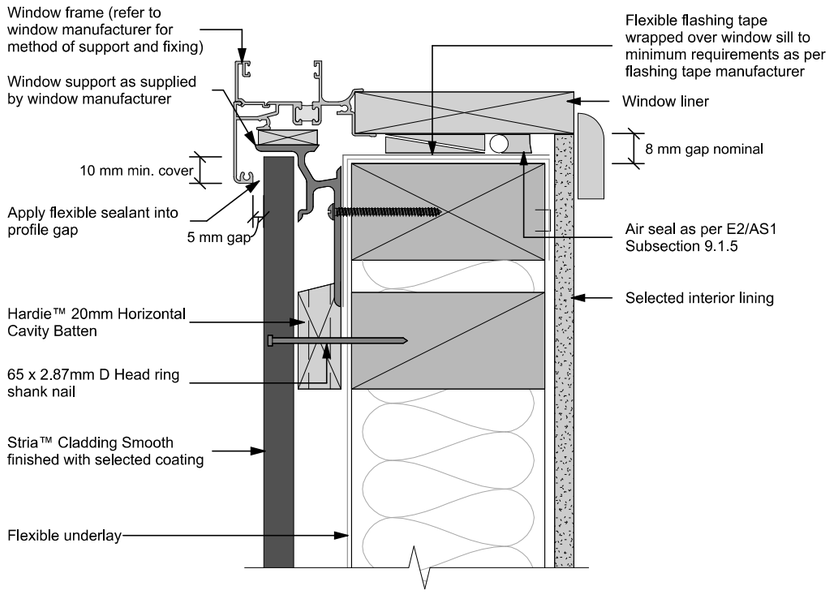
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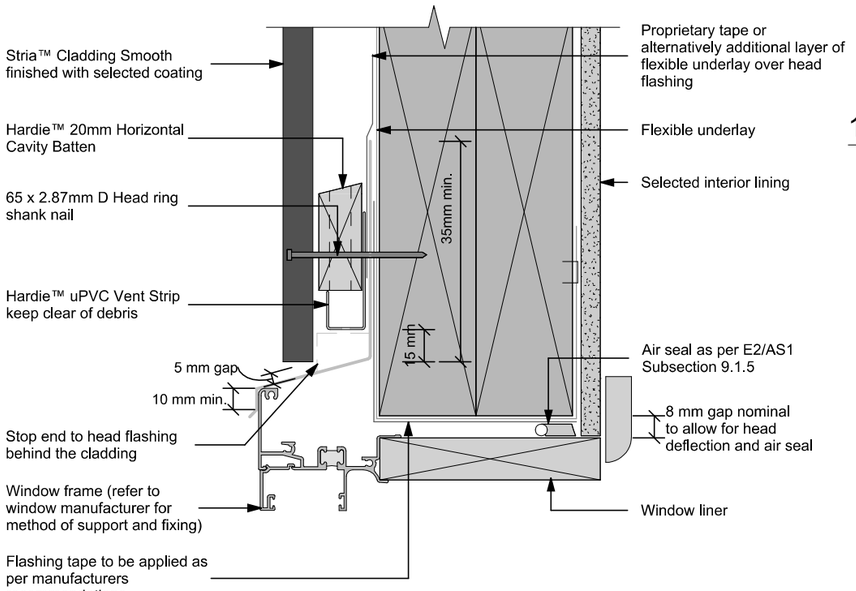
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WD22



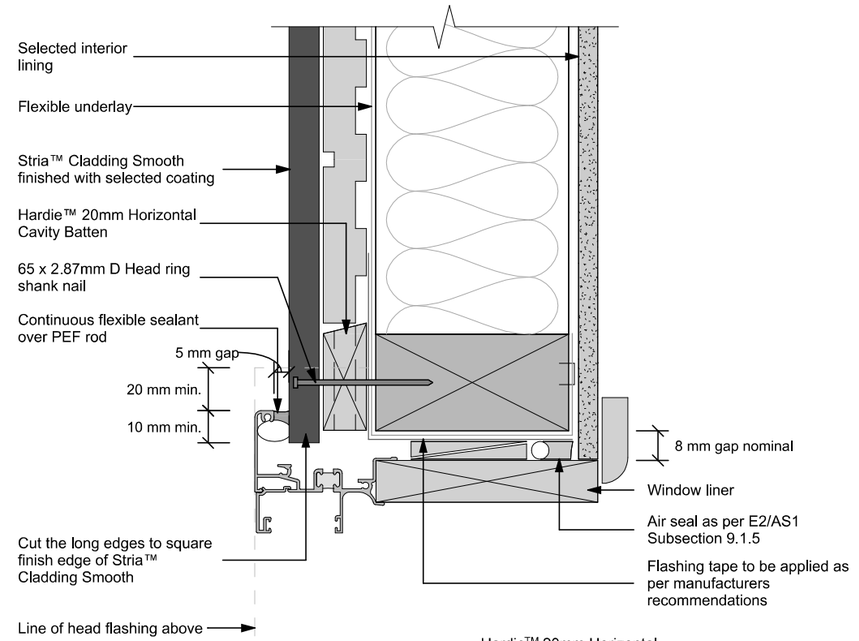
General notes
1. Flashing materials must be selected based on environmental exposure, refer to the NZS 3604 and Table C.1.1.1A of the NZBC E2/AS1
2. Flexible underlay must comply with acceptable solution E2/AS1
3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact
4. When HomeRAB™ Pre-Cladding/RAB™ Board is used flashing tape to be applied to the entire window opening
5. Site cut edges to be primed
6. When using scribers by the jamb, the gap between joinery and cladding at the jamb and sill can be nil

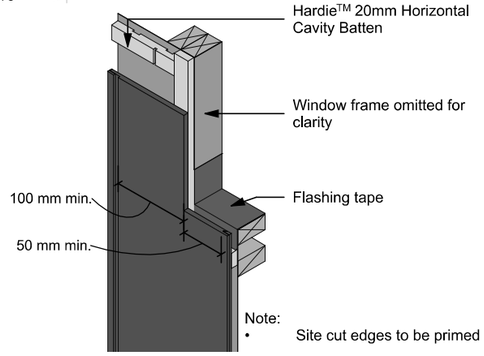
11 STRIA TO WINDOW SILL



Note:
1. Site cut edges to be primed
2. Sealant must be installed between head flashing and window flange in VH and above wind zones. Refer to Figure 9.1.10.1 of E2/AS1

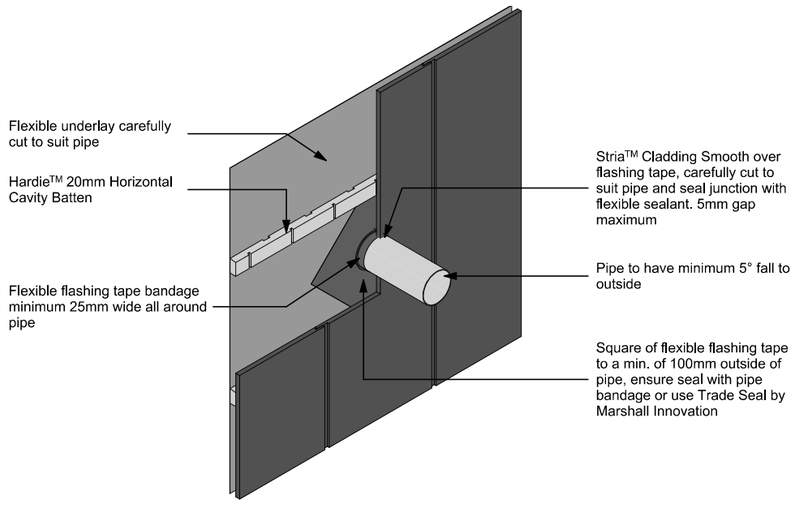
12 STRIA TO WINDOW HEAD



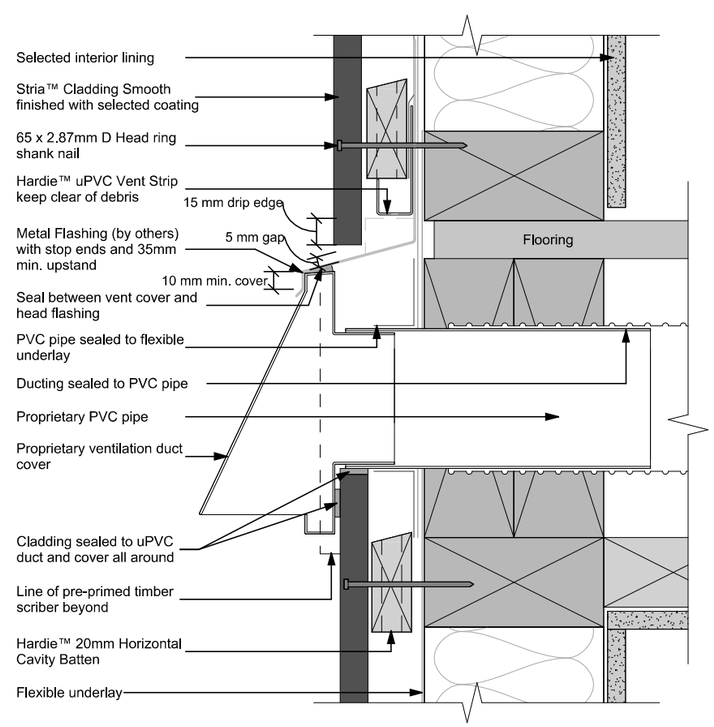


Note:
- Site cut edges to be primed

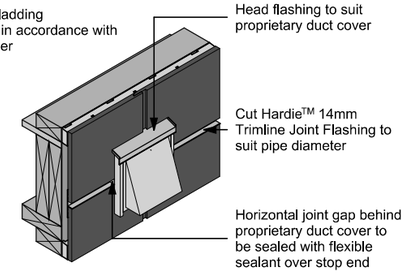
13 STRIA TO WINDOW JAMB



14 STRIA PIPE PENETRATION



Notes:
- Scribers at jamb to be sealed to cladding
- Maximum hole size through joists in accordance with the NZS 3604 or structural engineer
- All site cut edges to be primed



15 STRIA VENT PENETRATION

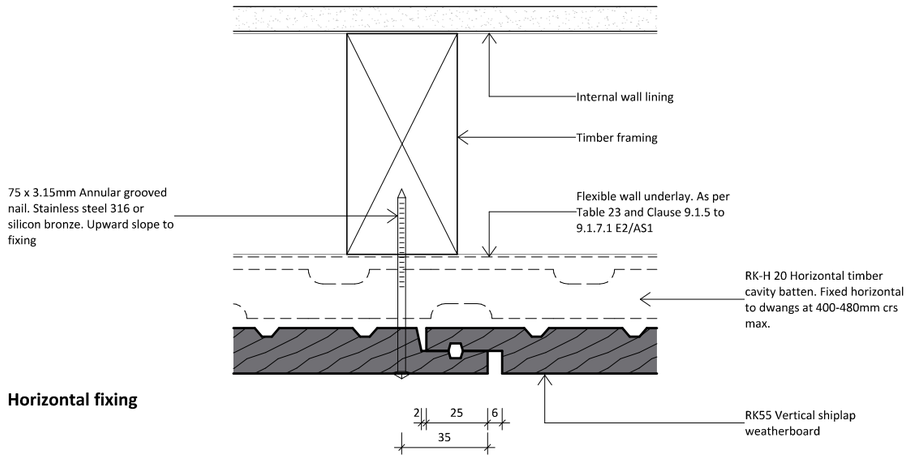
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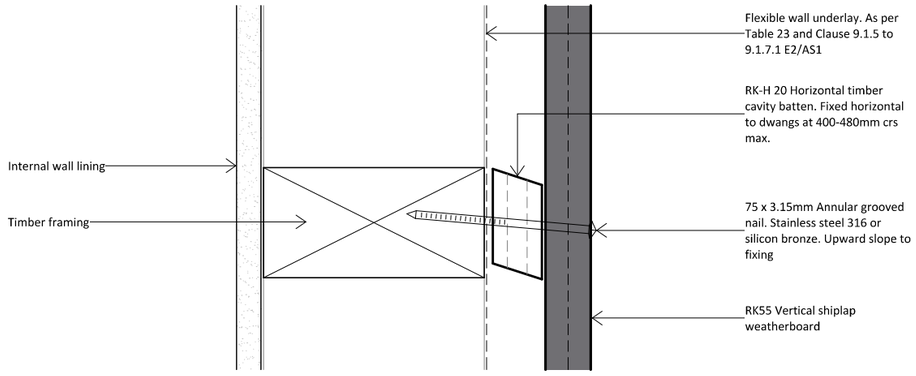
STRIA DETAILS

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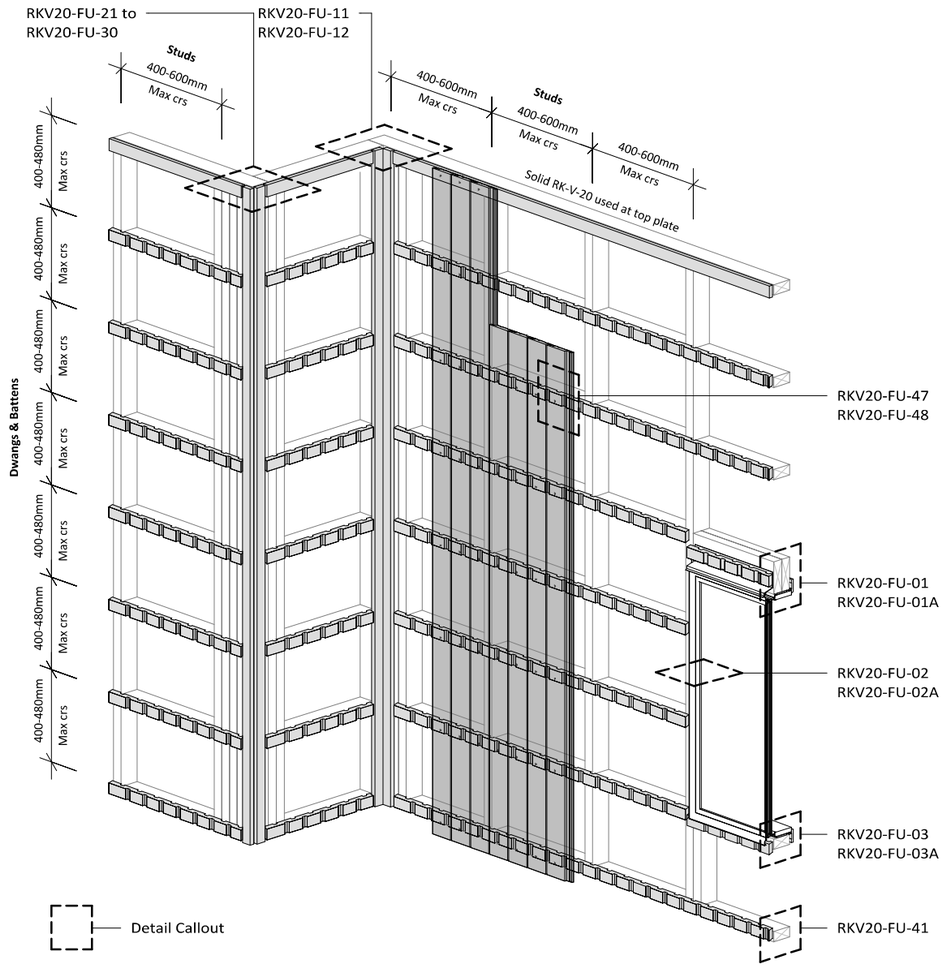
WD23



Horizontal fixing



Vertical fixing



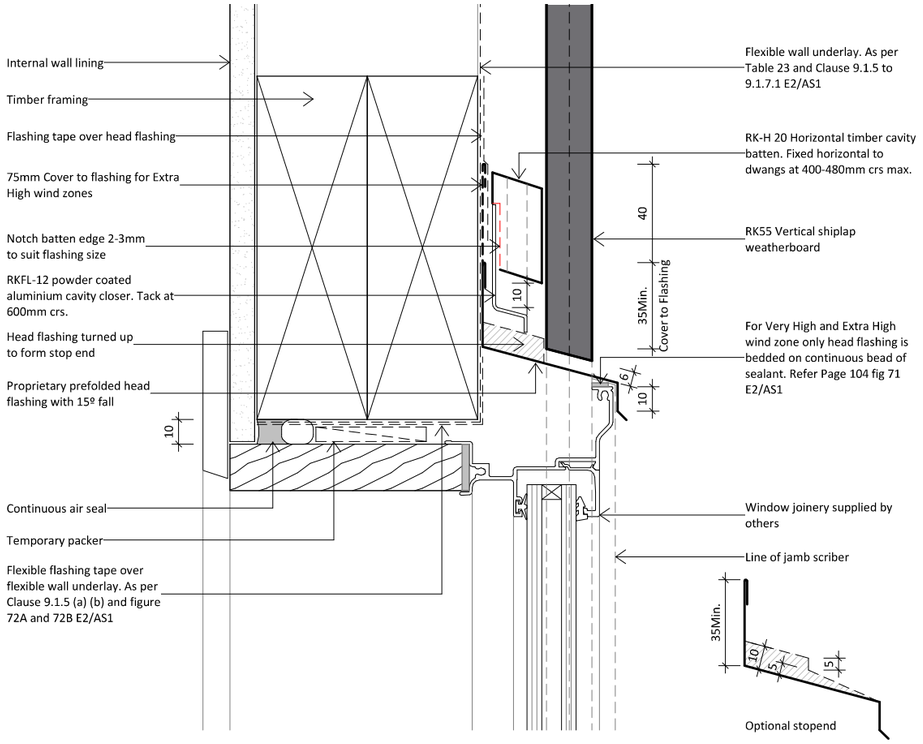
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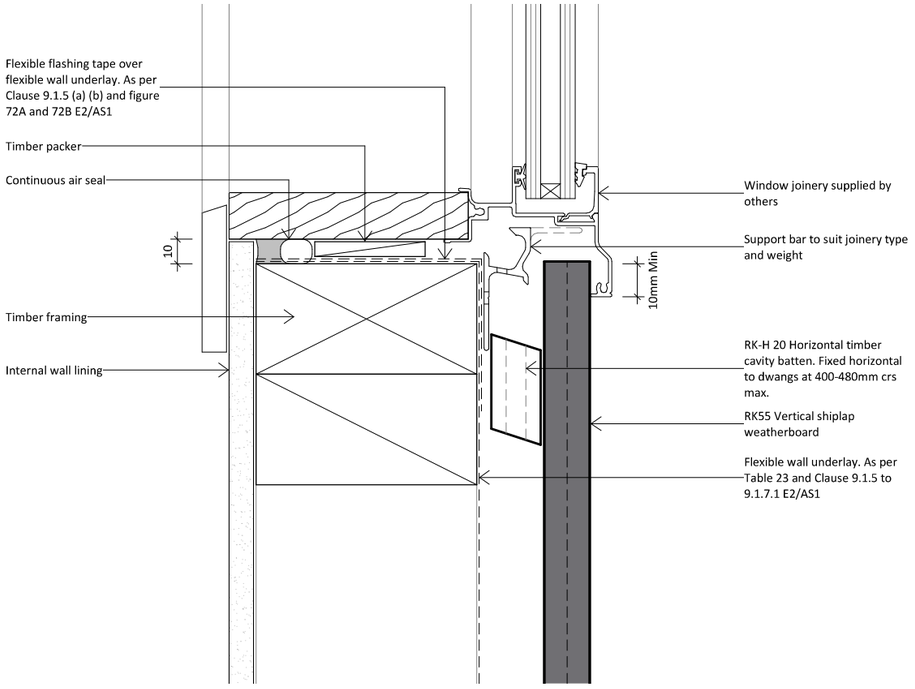
TRUWOOD DETAILS

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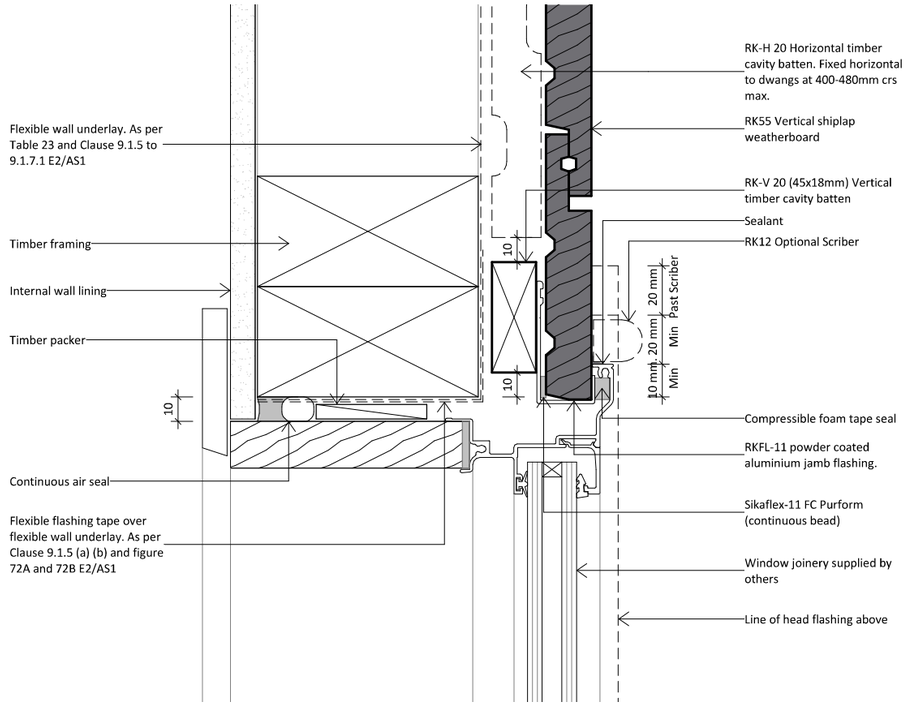
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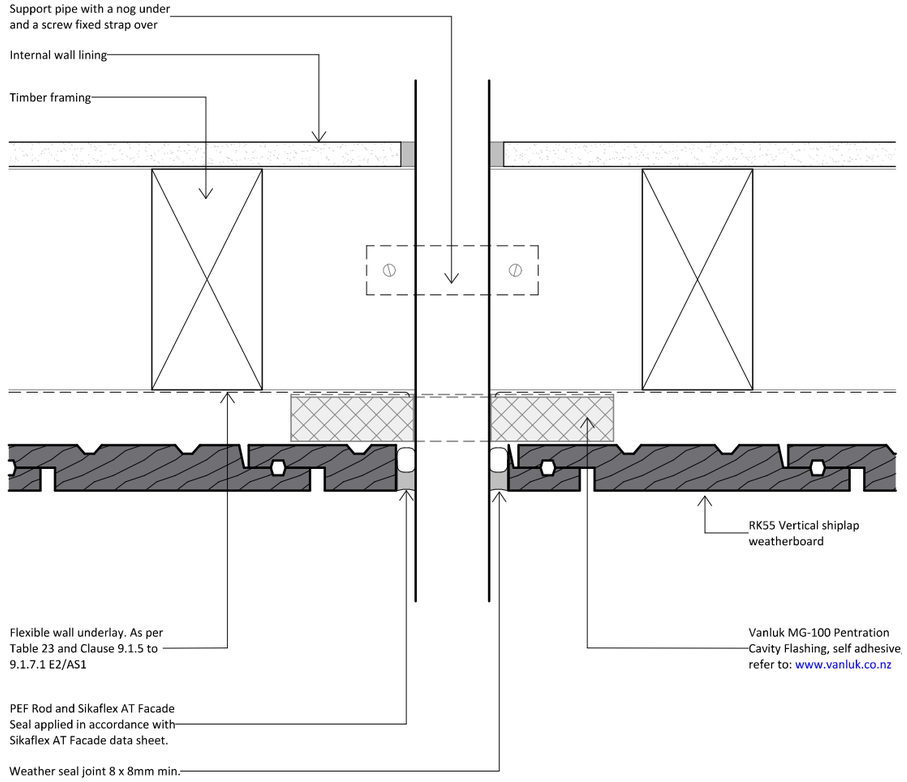
18 TRUWOOD TO WINDOW HEAD



19 TRUWOOD TO WINDOW SILL



20 TRUWOOD WINDOW JAMB



21 TRUWOOD PIPE PENETRATION

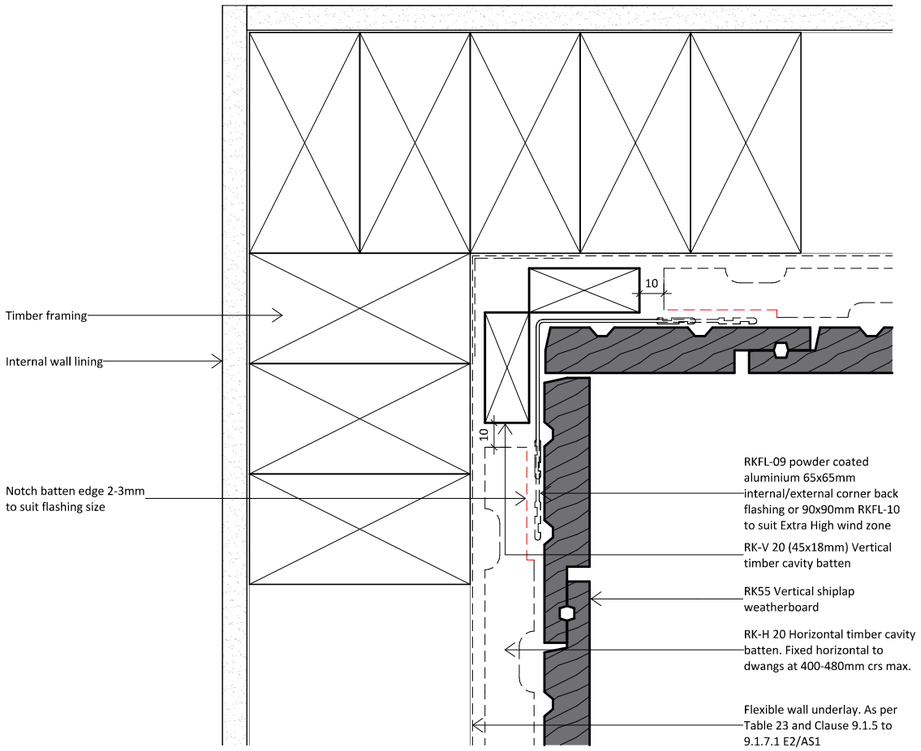
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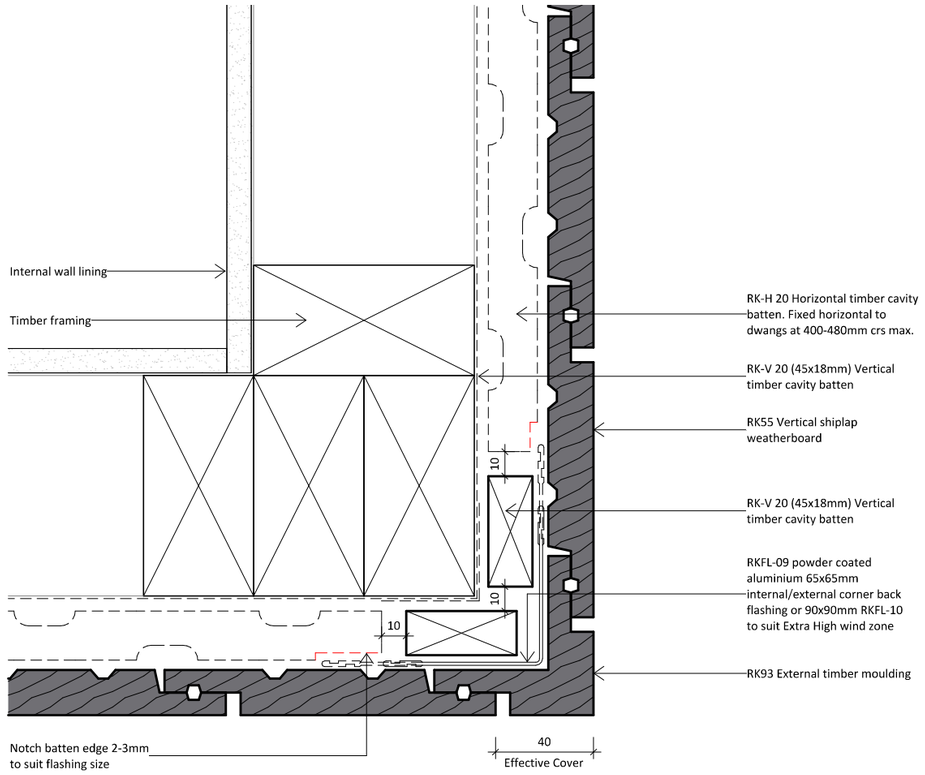
TRUWOOD DETAILS

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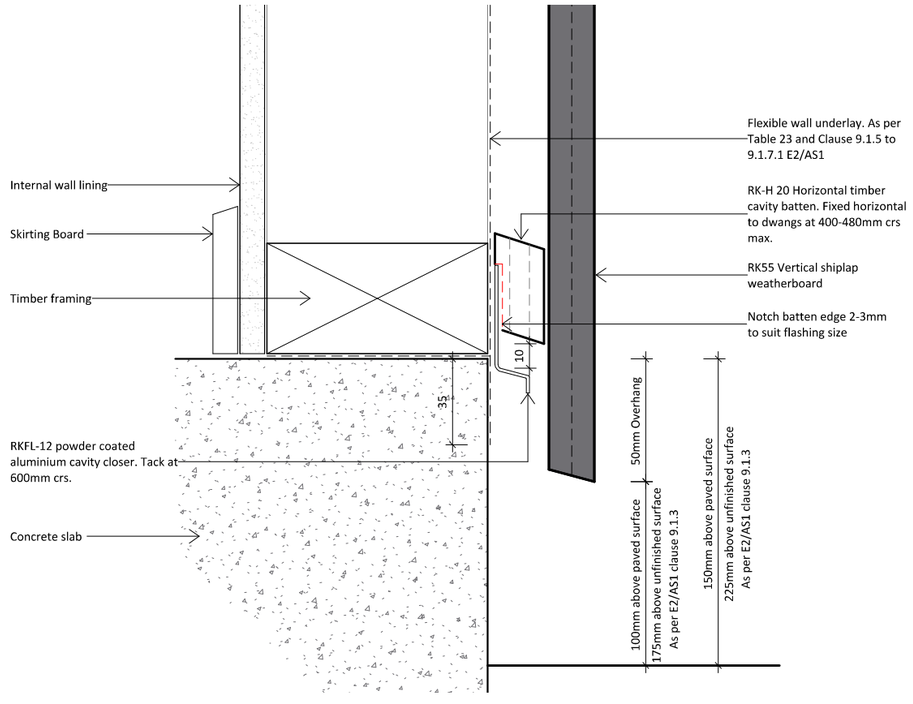
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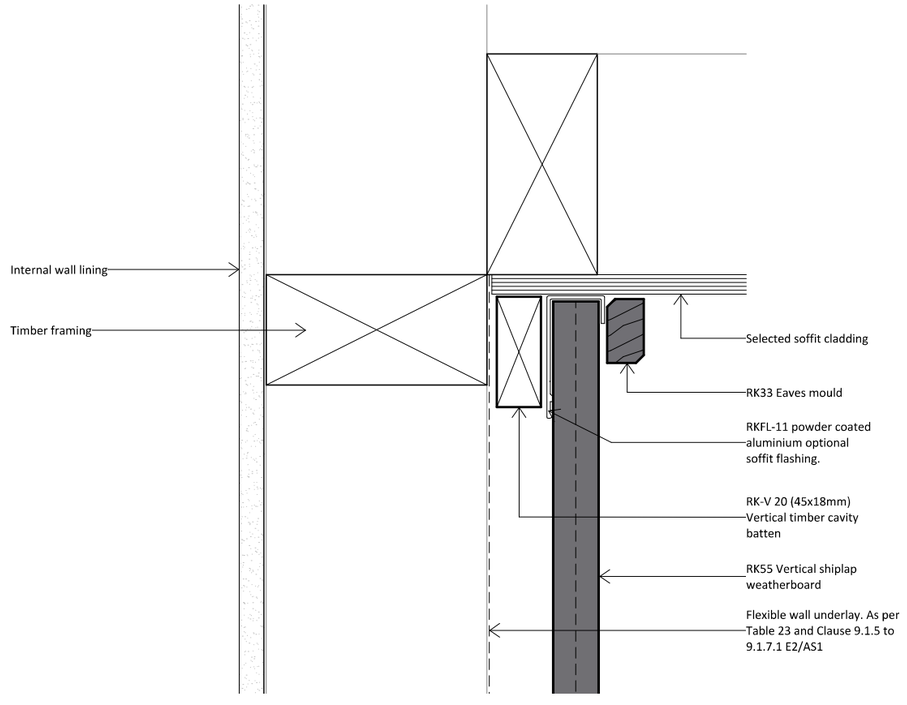
22 TRUWOOD INTERNAL CORNER



23 TRUWOOD EXTERNAL CORNER



24 TRUWOOD TO FOUNDATION



25 TRUWOOD TO SOFFIT

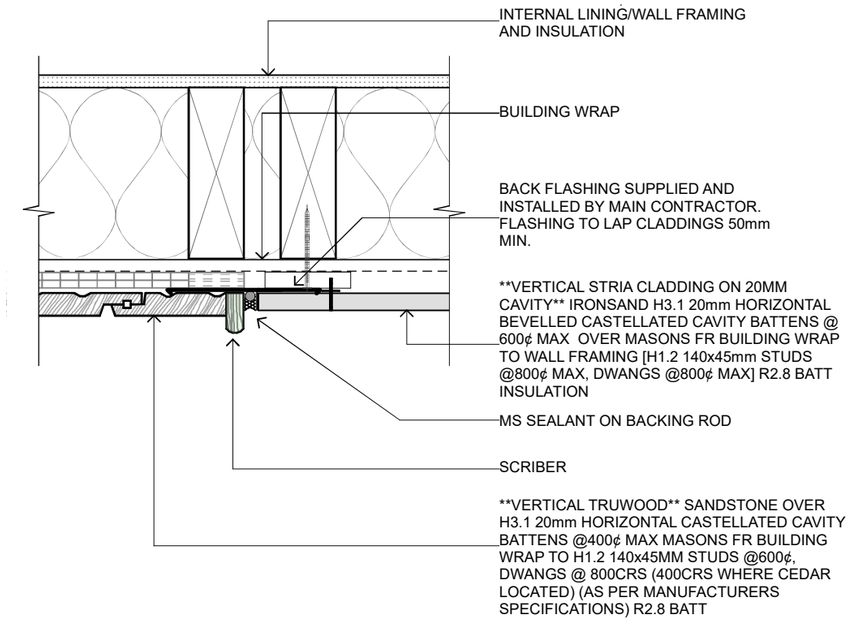
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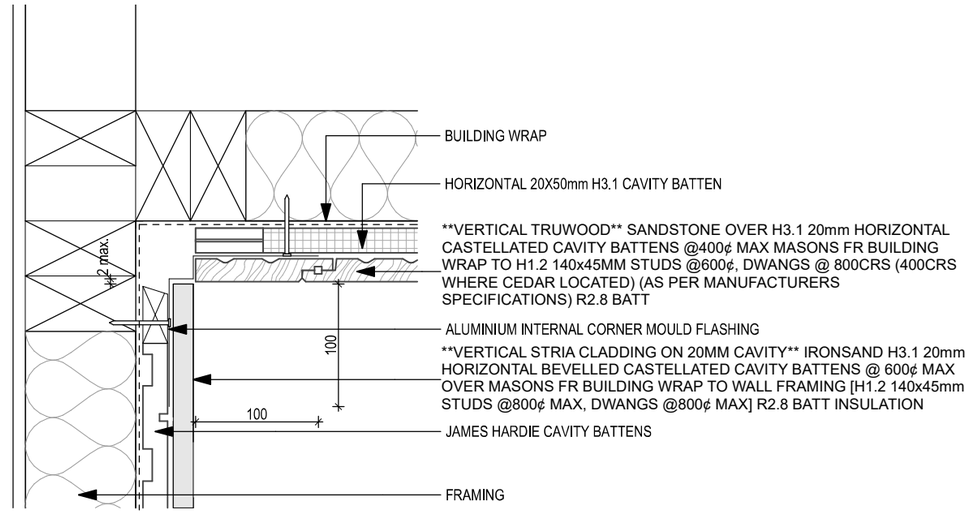
TRUWOOD DETAILS

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WD26



26 STRIA TO TRUWOOD VERT. JUNCTION



27 STRIA TO TRUWOOD INTERNAL CORNER

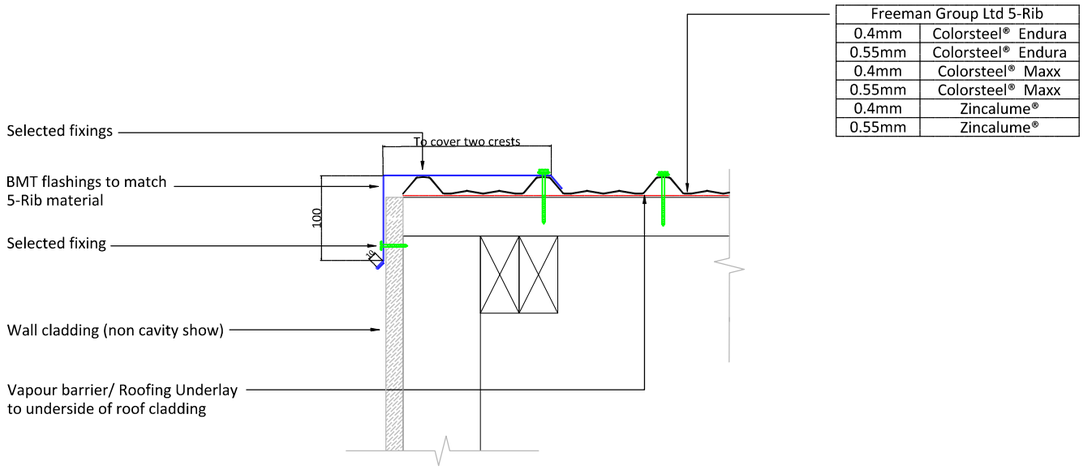
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CLADDING JUNCTION DETAILS

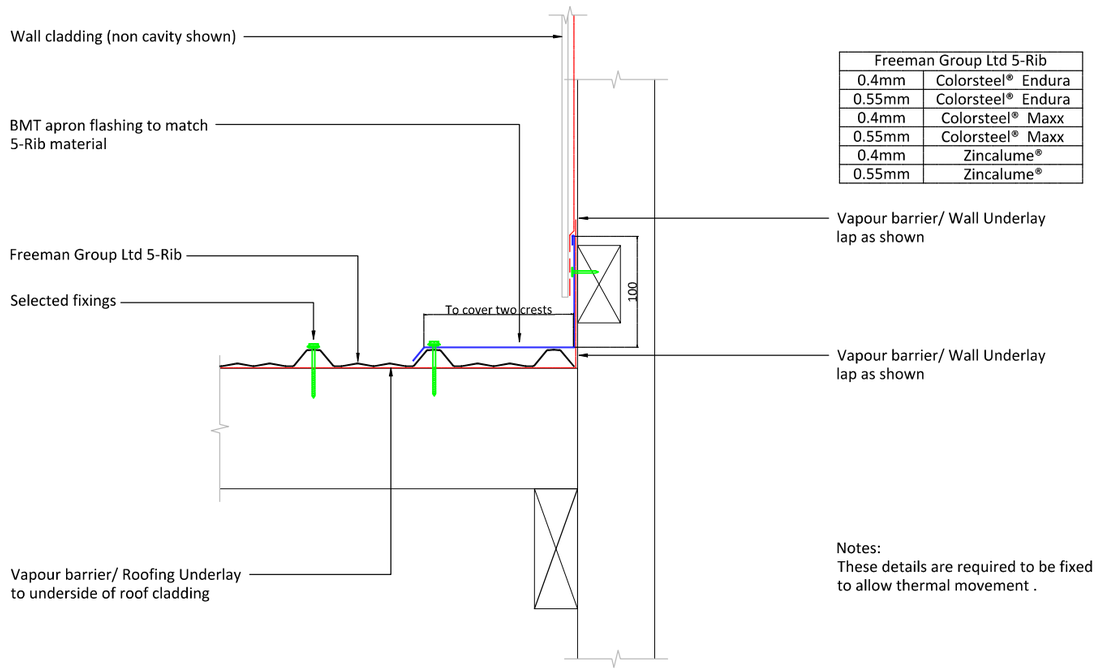
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	DATE: 15/09/2026
	VERSION: V4b-WD3 RCRF

WD27



Freeman Group Ltd 5-Rib	
0.4mm	Colorsteel® Endura
0.55mm	Colorsteel® Endura
0.4mm	Colorsteel® Maxx
0.55mm	Colorsteel® Maxx
0.4mm	Zincalume®
0.55mm	Zincalume®

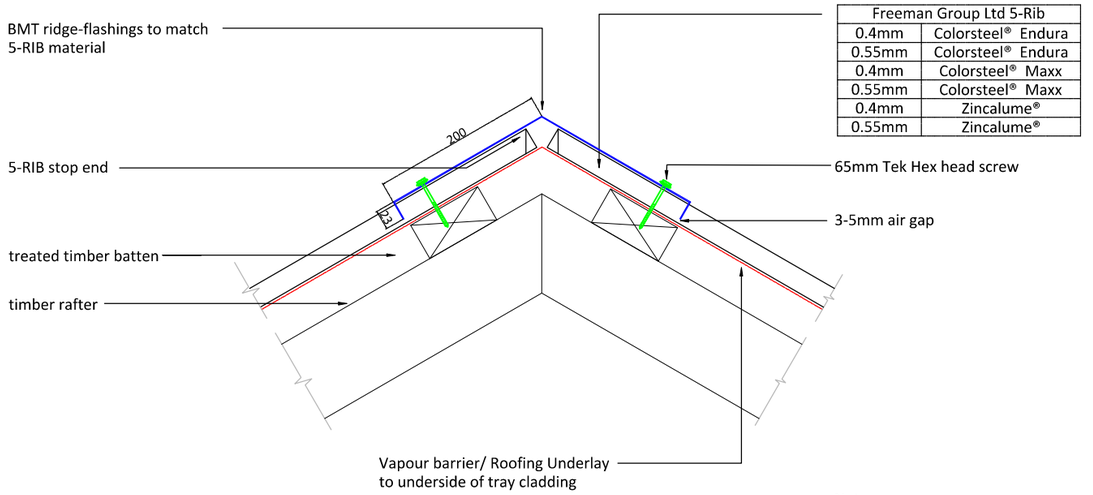
28 5-RIB BARGE



Freeman Group Ltd 5-Rib	
0.4mm	Colorsteel® Endura
0.55mm	Colorsteel® Endura
0.4mm	Colorsteel® Maxx
0.55mm	Colorsteel® Maxx
0.4mm	Zincalume®
0.55mm	Zincalume®

Notes:
These details are required to be fixed
to allow thermal movement .

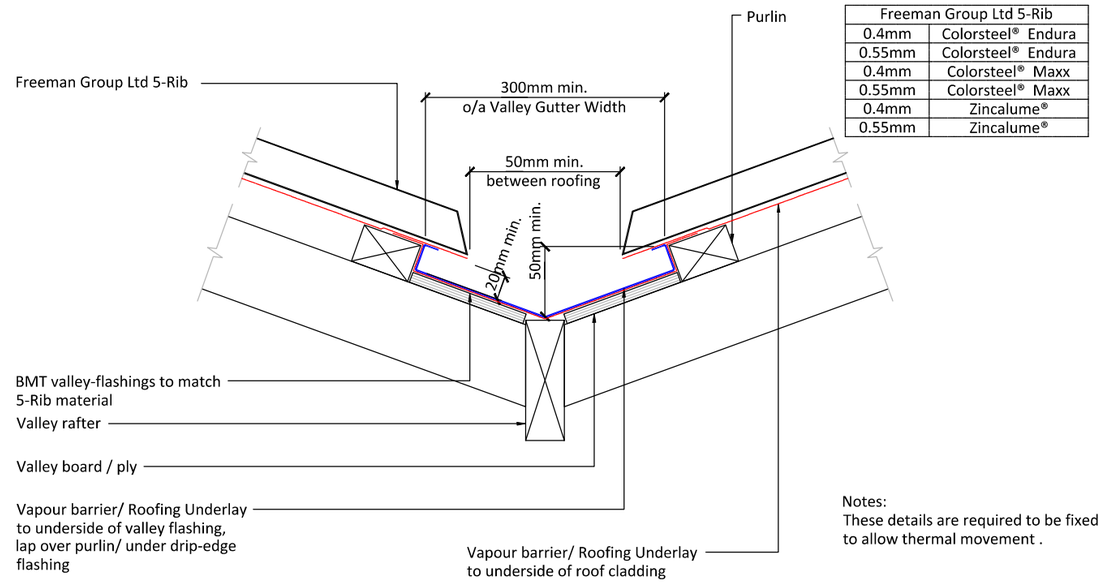
29 5-RIB SIDE APRON



Freeman Group Ltd 5-Rib	
0.4mm	Colorsteel® Endura
0.55mm	Colorsteel® Endura
0.4mm	Colorsteel® Maxx
0.55mm	Colorsteel® Maxx
0.4mm	Zincalume®
0.55mm	Zincalume®

Notes:
These details are required to be fixed
to allow thermal movement .

30 5-RIB RIDGE



Freeman Group Ltd 5-Rib	
0.4mm	Colorsteel® Endura
0.55mm	Colorsteel® Endura
0.4mm	Colorsteel® Maxx
0.55mm	Colorsteel® Maxx
0.4mm	Zincalume®
0.55mm	Zincalume®

Notes:
These details are required to be fixed
to allow thermal movement .

31 5-RIB VALLEY

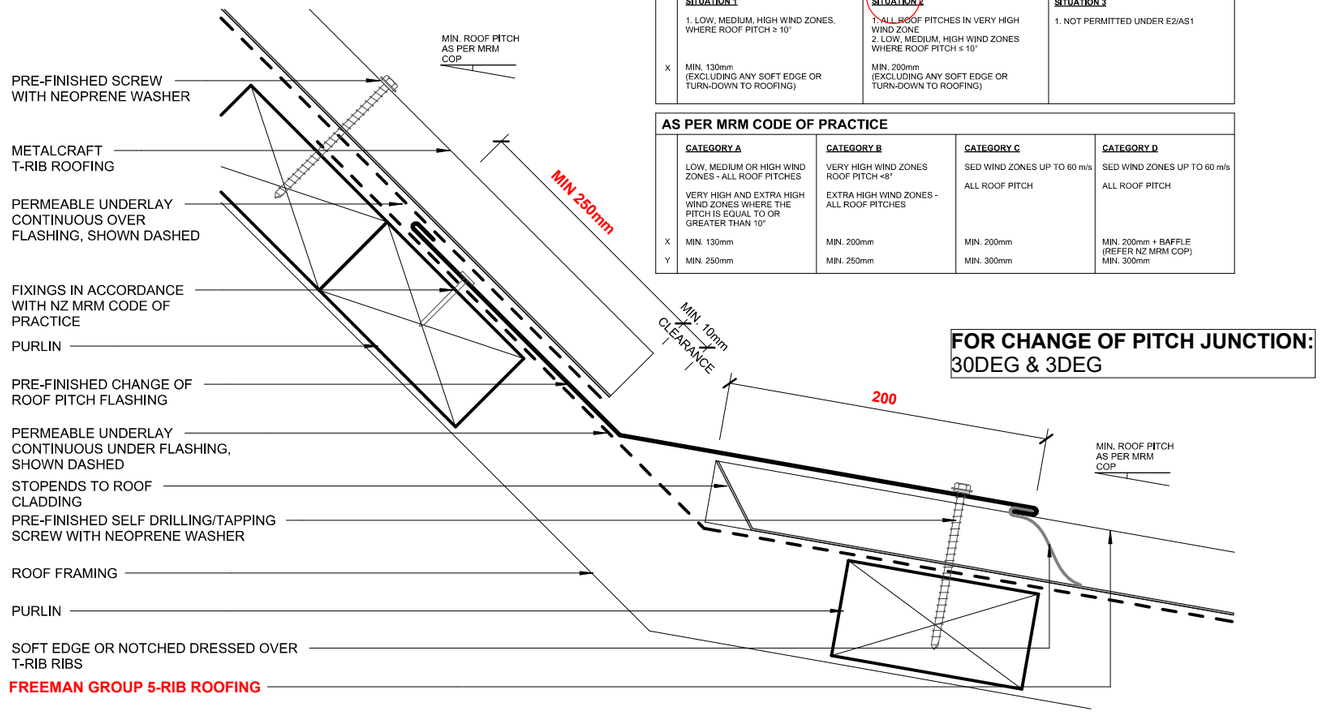
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ROOF DETAILS

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WD28

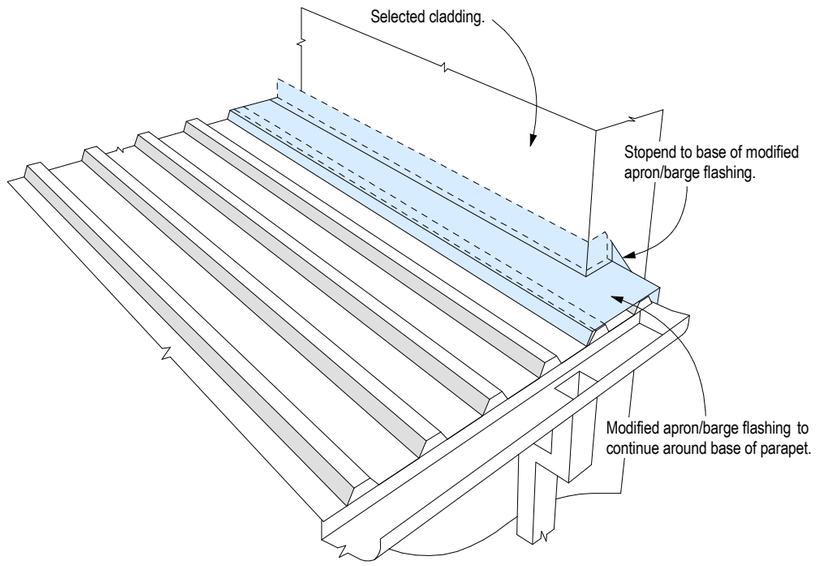


AS PER E2/AS1			
	SITUATION 1	SITUATION 2	SITUATION 3
	1. LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH ≥ 10°	1. ALL ROOF PITCHES IN VERY HIGH WIND ZONE 2. LOW, MEDIUM, HIGH WIND ZONES WHERE ROOF PITCH ≤ 10°	1. NOT PERMITTED UNDER E2/AS1
X	MIN. 130mm (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)	MIN. 200mm (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)	

AS PER MRM CODE OF PRACTICE				
	CATEGORY A	CATEGORY B	CATEGORY C	CATEGORY D
	LOW, MEDIUM OR HIGH WIND ZONES - ALL ROOF PITCHES VERY HIGH AND EXTRA HIGH WIND ZONES WHERE THE PITCH IS EQUAL TO OR GREATER THAN 10°	VERY HIGH WIND ZONES ROOF PITCH <8° EXTRA HIGH WIND ZONES - ALL ROOF PITCHES	SED WIND ZONES UP TO 60 m/s ALL ROOF PITCH	SED WIND ZONES UP TO 60 m/s ALL ROOF PITCH
X	MIN. 130mm	MIN. 200mm	MIN. 200mm	MIN. 200mm + BAFFLE (REFER NZ MRM COP)
Y	MIN. 250mm	MIN. 250mm	MIN. 300mm	MIN. 300mm

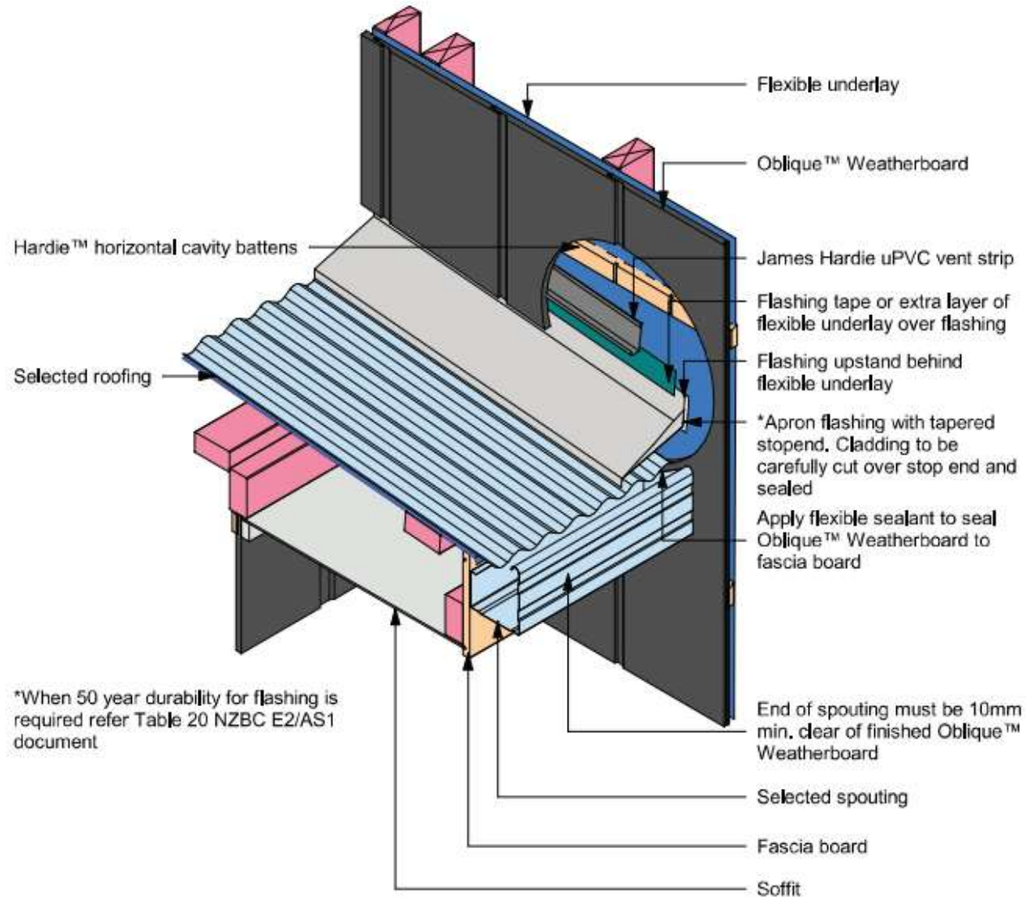
FOR CHANGE OF PITCH JUNCTION:
30DEG & 3DEG

32 DETAIL - CHANGE OF PITCH

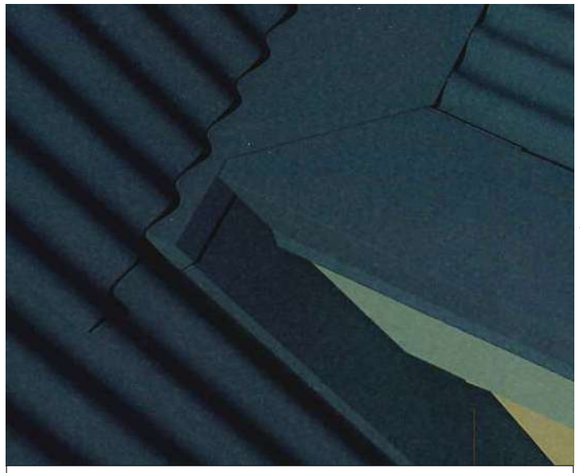


33 APRON FLASHING AROUND WALL N.T.S.

Interactive assembly instructions available
http://wkap.nz/jh4io-vrfw
Get WORKINGSPEC from Apple App Store/Google Play



34 STRIA GUTTER TO WALL N.T.S.



CHANGE OF PITCH TO BARGE DETAIL

NOTES:
FOLLOW STEPS AS PER ROOFING ASSOCIATION NZ ONSITE MANUAL 2013

- WALL CLADDING & BARGES LEFT OFF FOR CLARITY
- ROOF CLADDING INDICATIVE ONLY

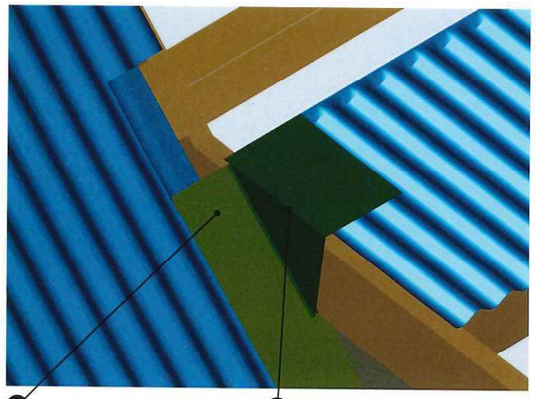
STEP 1



A — CUT & FLATTEN ROOF CLADDING TO LINE WHERE TOP OF CHANGE OF PITCH FLASHING WILL FIT

B — STOP END LOWER SHEET AT CUT LINE

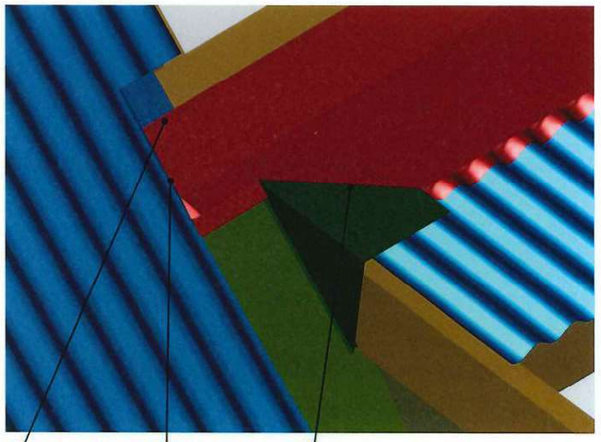
STEP 2



A — FIT & TRIM SIDE APRON

B — FIT SOAKER FLASHING AND SEAL TO SIDE APRON

STEP 3

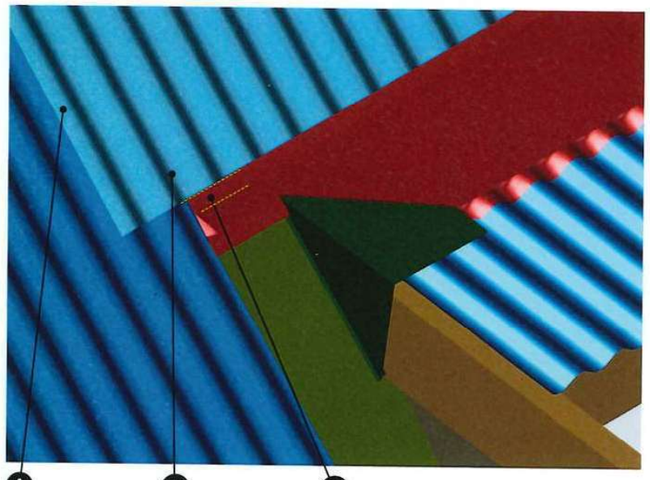


A — TRIM & FIX CHANGE OF PITCH FLASHING REFER TO WD35 FOR CHANGE OF PITCH FLASHING

B — SEAL & RIVET ROOF SHEET & SIDE APRON

C — DO NOT FIX TO SOAKER FLASHING

STEP 4



A — FIT COVER SHEET OVER FLASHING

B — SHEET TO COVER RIVERS

C — ALLOW APPROX 50mm MARGIN FROM FOLD LINE

STEP 5 - FINAL

A — FIT BARGE FLASHING UNDER HEAD FLASHING OVER SOAKER, REFER TO WD31 FOR BARGE DETAIL MIN REQUIREMENTS

B — SEAL AND RIVET

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CHANGE OF PITCH TO BARGE

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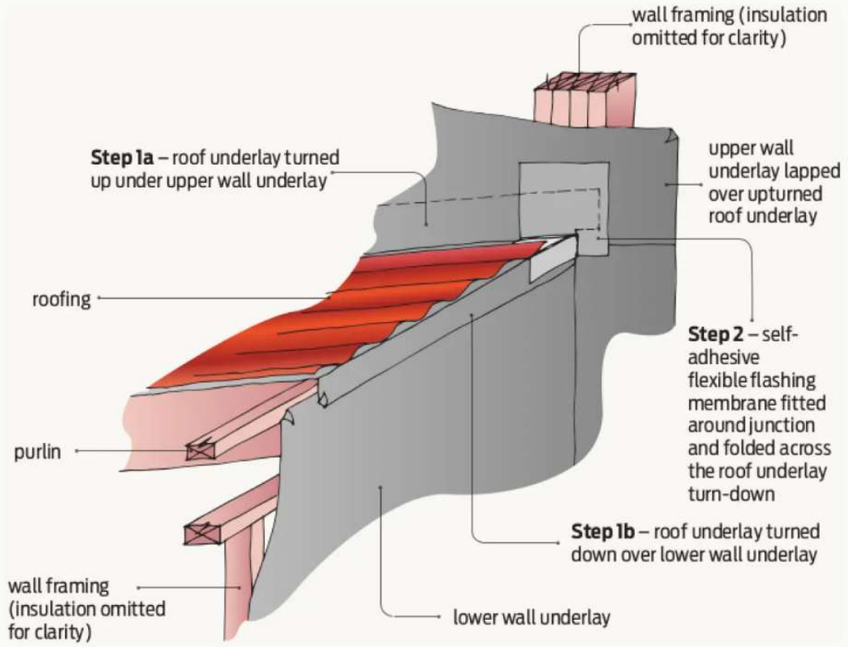


Figure 2 Steps 1–2 – Roof/wall junction construction sequence.

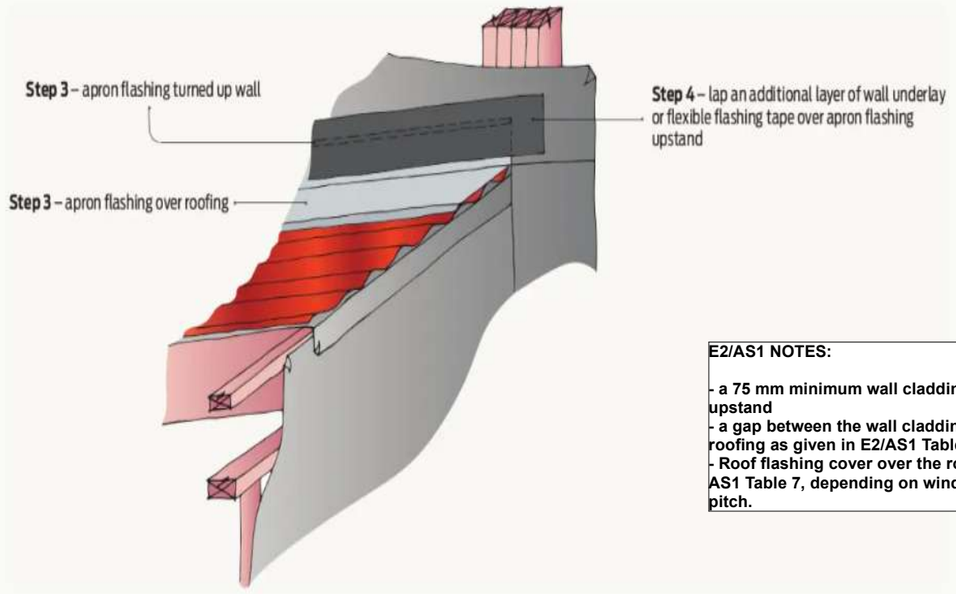
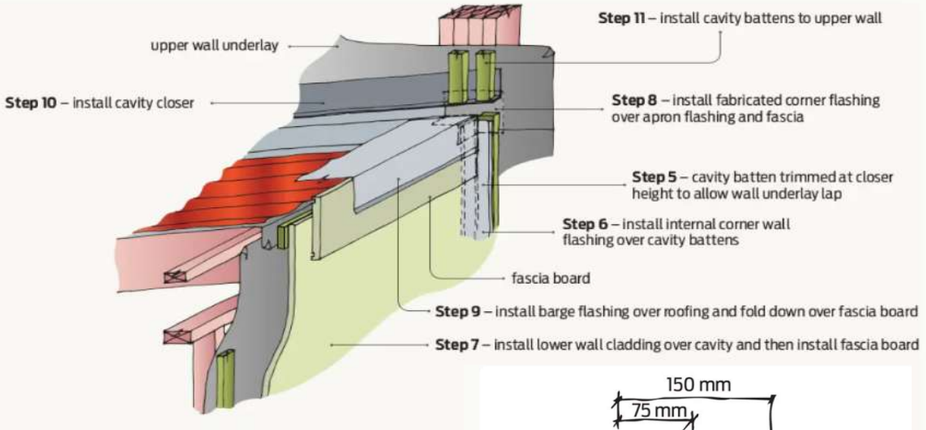


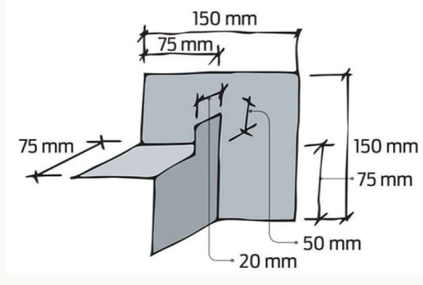
Figure 3 Steps 3–4 – Roof/wall junction construction sequence.

E2/AS1 NOTES:

- a 75 mm minimum wall cladding cover over the upstand
- a gap between the wall cladding and the roofing as given in E2/AS1 Table 7
- Roof flashing cover over the roofing as per E2/AS1 Table 7, depending on wind zone and roof pitch.



Note: All flashing dimensions (turn-ups and laps) to meet requirements of Acceptable Solution E2/AS1.



Revised fabricated flashing for Figure 4.

Figure 4 Steps 5–11 – Roof/wall junction construction sequence.

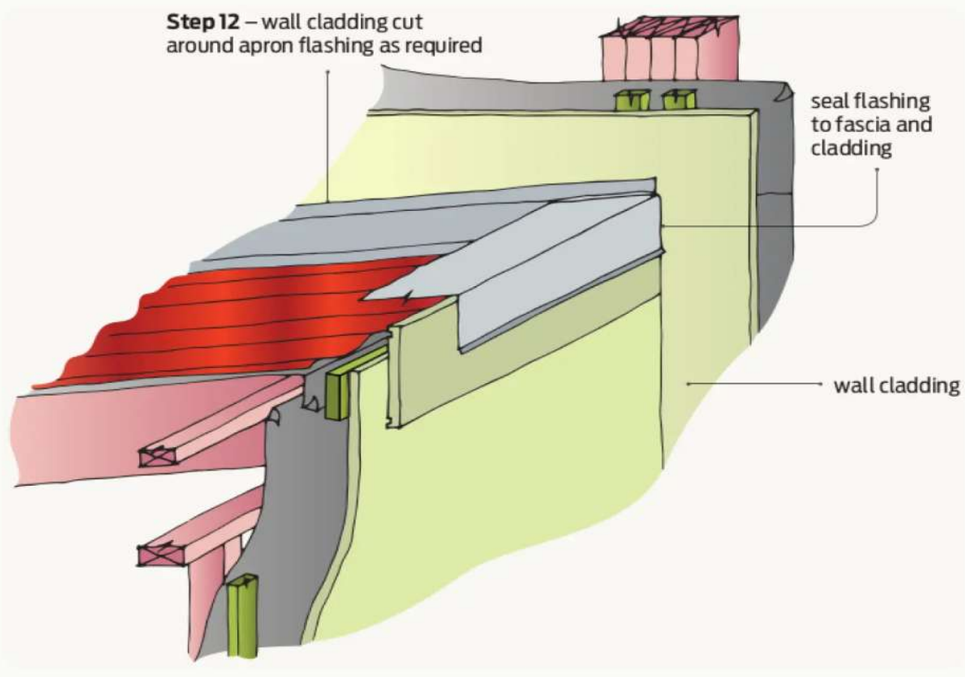


Figure 5 Step 12 – Roof/wall junction construction sequence.

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BARGE TO WALL

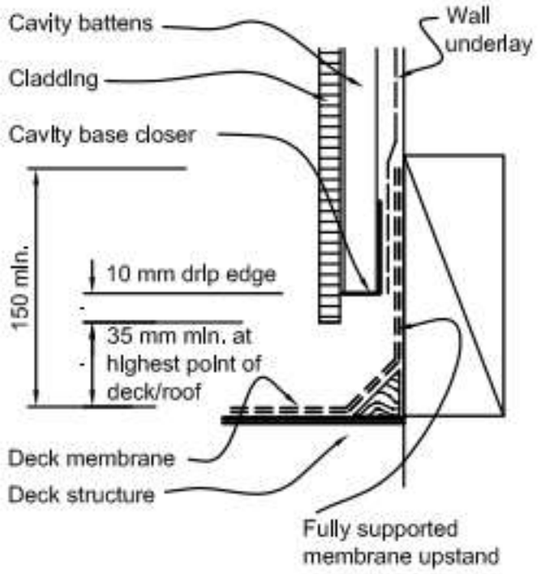
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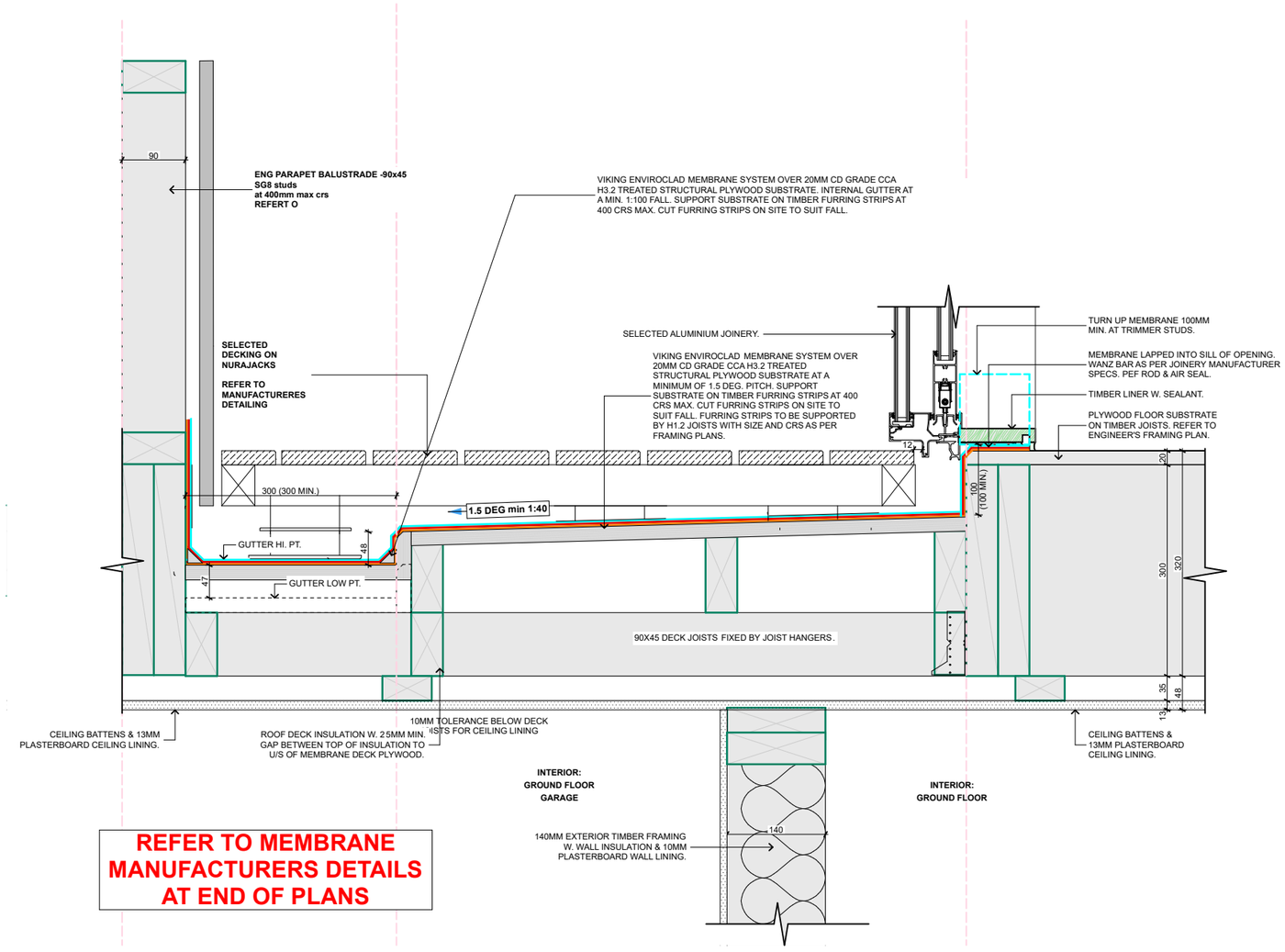
7.5.4 Balustrade-to-deck floor junctions

7.5.4.1 The junction of the *enclosed balustrade* with the floor of the *enclosed deck* shall be made *weathertight* as shown in Figure 7.5.4.1.

Figure 7.5.4.1: Enclosed balustrade – bottom of cladding

Paragraphs 7.5.4.1 and 9.1.2.2 and Table 4.5.1.1





37 INTERNAL BALCONY DETAIL 1:8

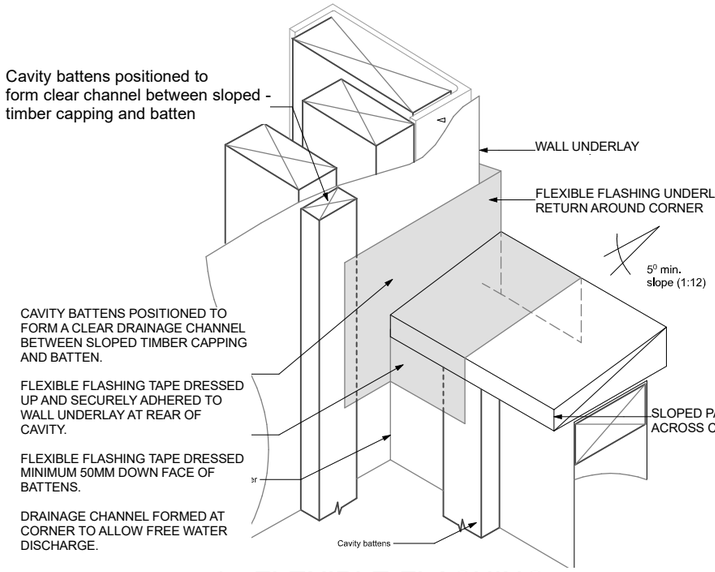
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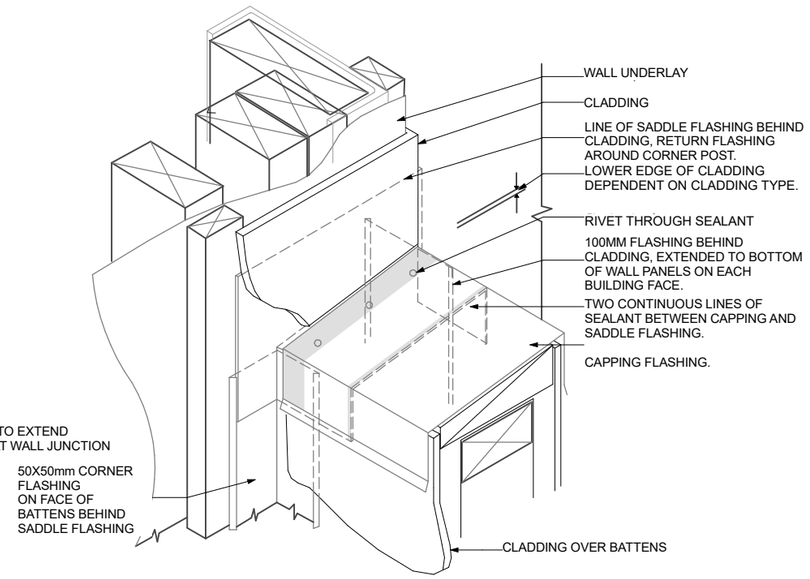
INTERNAL BALCONY DETAILS

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WD32

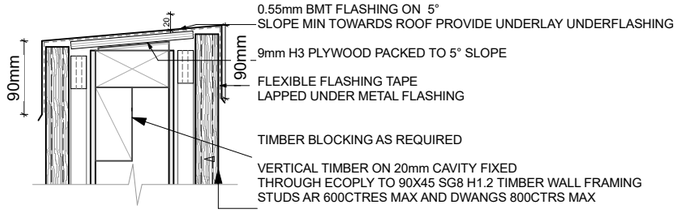


1 - FLEXIBLE FLASHING INSTALLATION



2. SADDLE FLASHING INSTALLATION

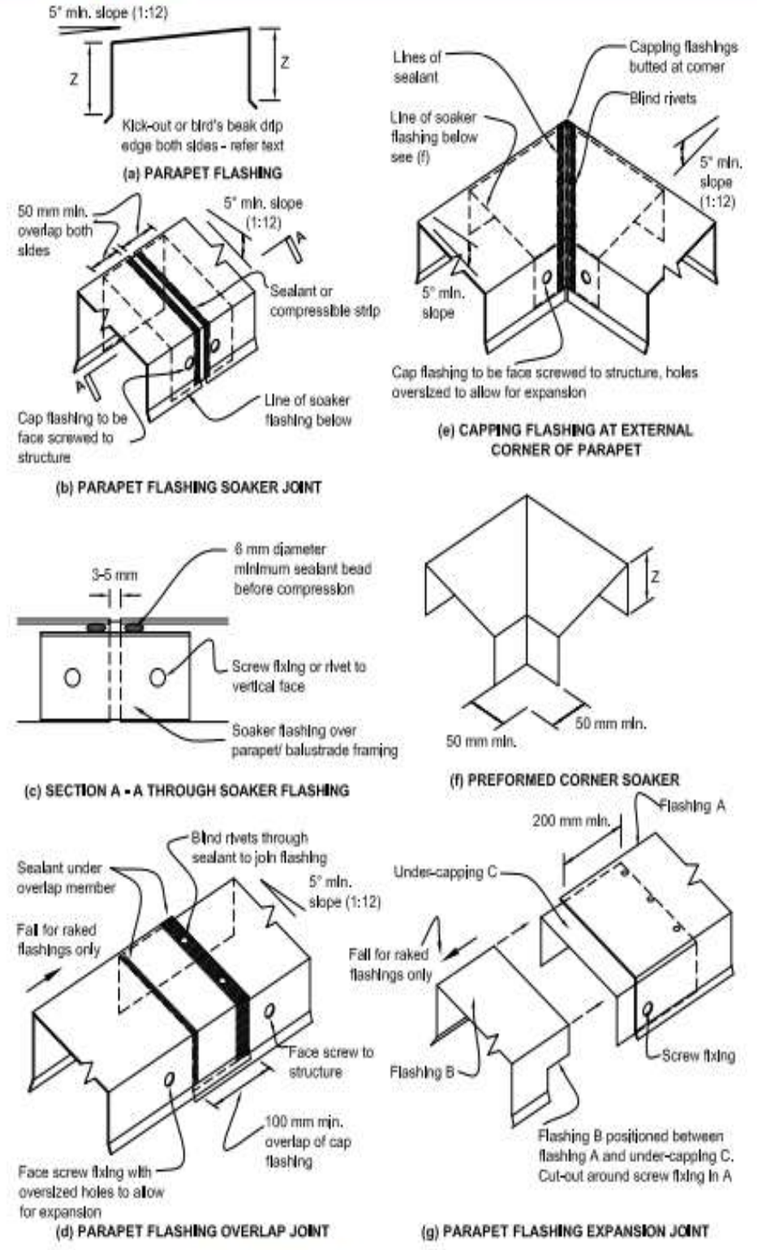
38 PARAPET TO EXTERNAL WALL CORNER



39 PARAPET CAPPING

Figure 6.1.1.4B: General capping joints for parapets and enclosed balustrades

Paragraph 6.1.1.4 and 6.2.2.1



Notes: (1) For dimension Z, refer to Table 4.5.1.1

(2) For *capping* joints and fixings, refer to Subsection 4.4.4 and Figure 6.1.1.4A.

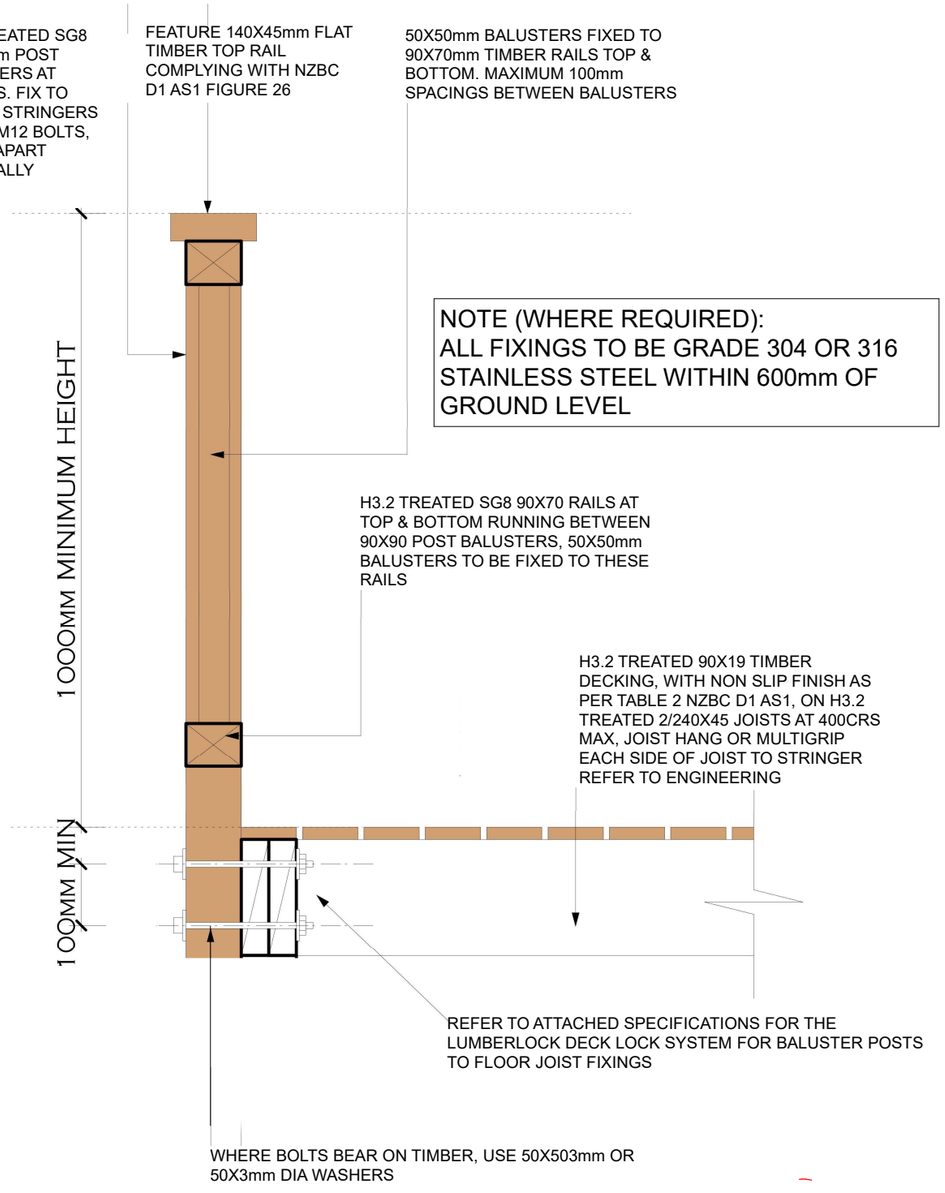
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PARAPET

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	VERSION: V4b-WD3 RCRT

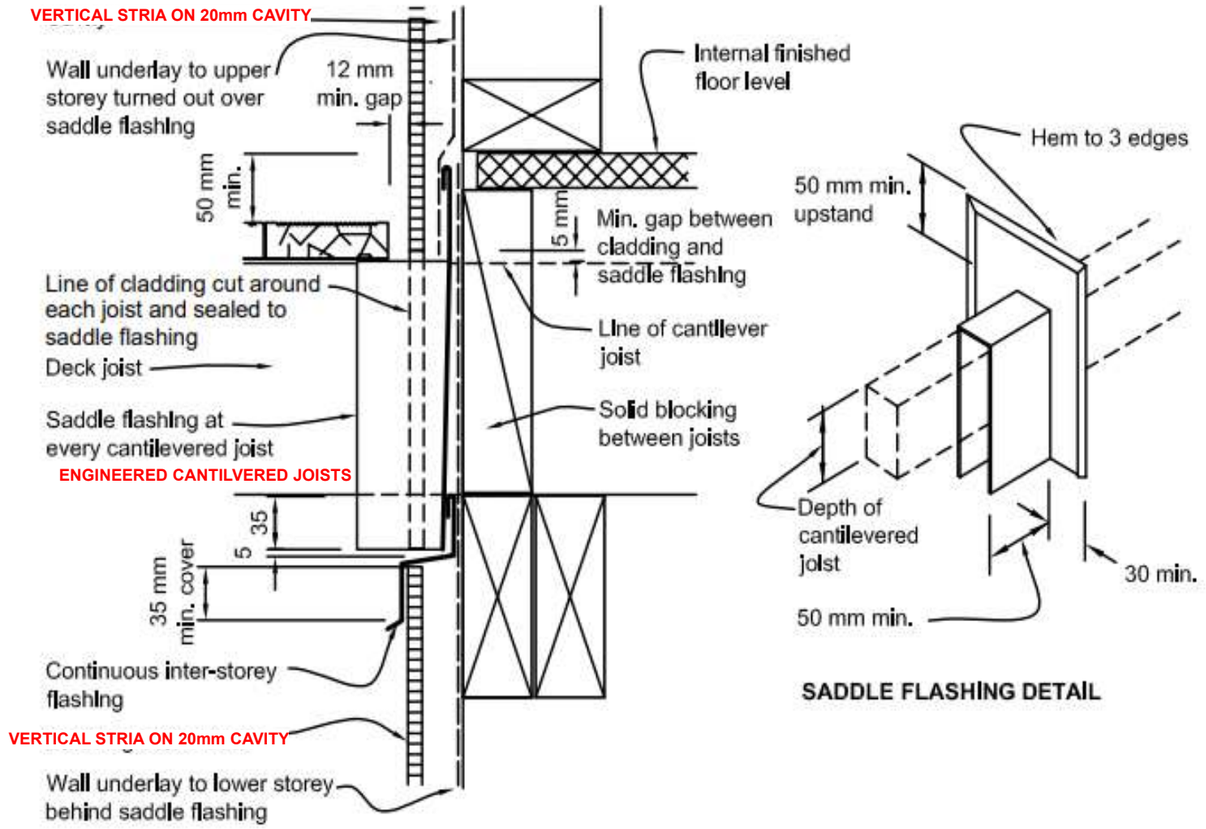
WD33



40 DETAIL - EXTERNAL TIMBER BALUSTRADE

Figure 7.3.2.1: Junction with wall for cantilevered timber deck

Paragraphs 7.2.2.1 and 7.3.2.1



Notes:

(1) *Wall underlay* at the back of the cavity shall be taped around joist penetrations.

(2) The back of the *saddle flashing* shall be positioned behind the *cladding* between the upper *storey* and lower *storey* layers of *wall underlay*.

(3) *Saddle flashing* terminates over inter-*storey flashing*.

41 DETAIL - CANTILEVERED JOISTS - SADDLE FLASHING

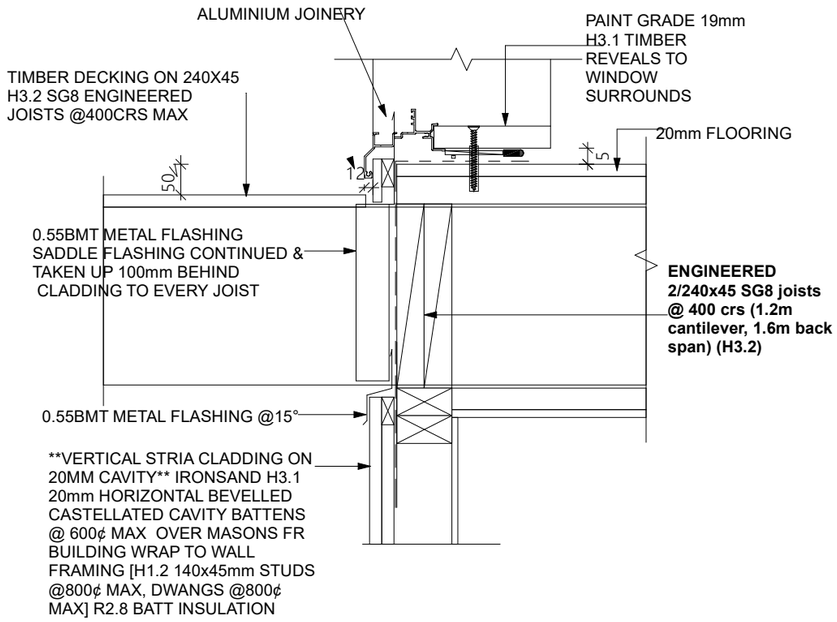
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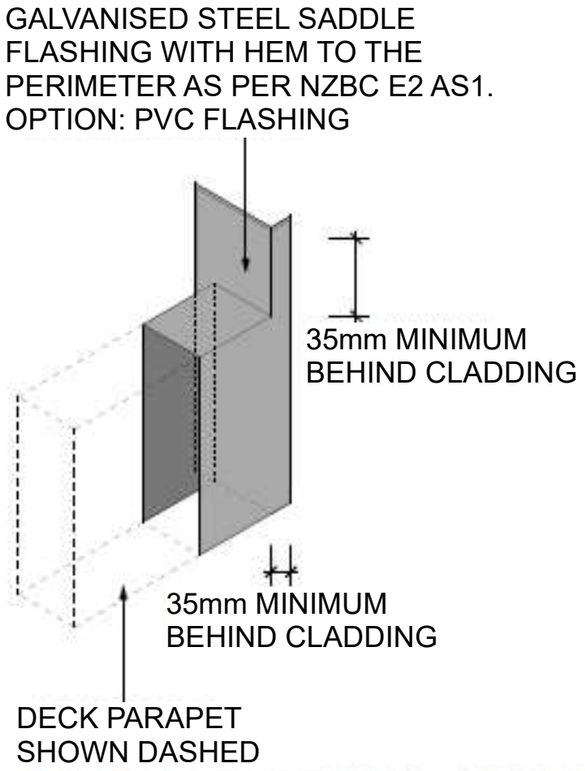
CANTILEVERED BALCONY

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42 CANTILEVERED BALCONY DOOR SILL TO DECK



43 SADDLE FLASHING TO WALL CORNER

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DECK TO DOOR SILL JUNCTION

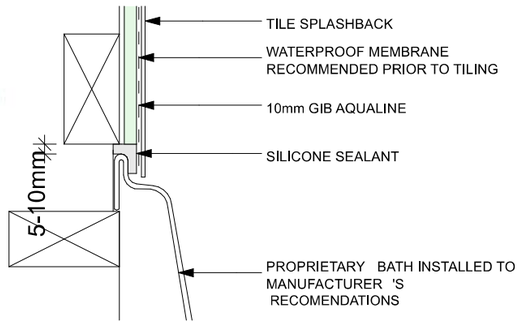
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FOR ALL DETAILS - REFER TO ATTACHED MANUFACTURERS' DETAILS FOR ALL SPECIFIED SYSTEMS



44 TAP PENETRATION 1:5



45 BATH TO WALL 1:5

46 VANITY TO WALL

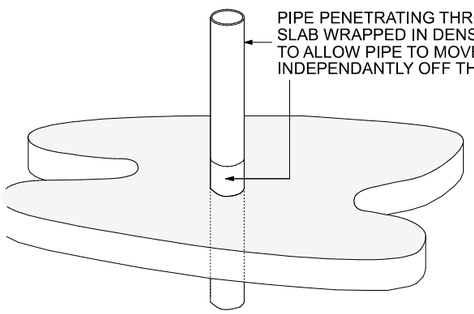
47 KITCHEN BENCH 1:5

WET AREA NOTES:

ALL DETAILS TO BE READ IN CONJUNCTION WITH GIB AQUALINE MANUAL

WALL SURFACES ADJACENT TO SANITARY FIXTURES APPLIANCES AND AREAS LIKELY TO BE SPLASHED OR BECOME CONTAMINATED MUST BE IMPERVIOUS AND EASILY CLEANED AS DETAILED.
WHERE SANITARY FIXTURES ABOVE IMPERVIOUS FLOOR FINISHES, THE BASE OF THE FIXTURE MUST BE SEALED TO THE IMPERVIOUS FLOOR FINISH, ALLOW FOR SEALANT JOINTS TO SUIT.

SPLASH BACK
ALLOW FOR A CERAMIC OR STONE TILED WALL WITH GROUTED JOINTS, AND BEDDED WITH AN ADHESIVE SPECIFIED AS BEING SUITABLE FOR THE TILES, SUBSTRATE AND ENVIRONMENT OF USE, OF FINISH WALL LININGS WITH A WATERPROOF SHEET MATERIAL WITH THE SEALED JOINTS, OR SEMI-GLOSS OR GLOSS COATING OR A HARD-WEARING LOW-SHEEN LATEX PAINT CONTAINING MOULD INHIBITORS OR A WATER RESISTANT SHEET LINING FINISHED WITH DECORATIVE HIGH PRESSURE LAMINATE OR FACTORY APPLIED POLYURETHANE OR RESIN INSTALLED WITH IMPERVIOUS JOINTS.



48 PIPE PENETRATION THROUGH FLOOR SLAB 1:20

Openings in ceiling diaphragms

SMALL OPENINGS
Small opening (e.g. down lights) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the ceiling diaphragm.

LARGE OPENINGS
Openings are allowed withing the middle third of the diaphragms length and width. Fixing of sheet material to opening trimmers shall be at 150mm centres. Neither opening dimension shall exceed a third of the diaphragm width. Larger openings or openings in other locations require specific engineering design.

Where fireplace flue or range hood openings are required in a ceiling diaphragm use a galvansed metal backing plate as shown in figure 25, with a maximum hole diameter of 350mm.

Figure 25 can also be used for range hood openings in walls.

For information on openings in ceiling diaphragms contact the GIB® Helpline on 0800 100 442.

FIGURE 24: LARGE OPENINGS IN CEILING DIAPHRAGMS

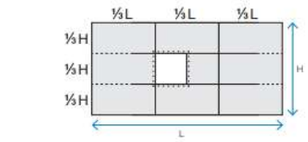


FIGURE 25: FIREPLACE FLUES AND RANGE HOOD OPENINGS

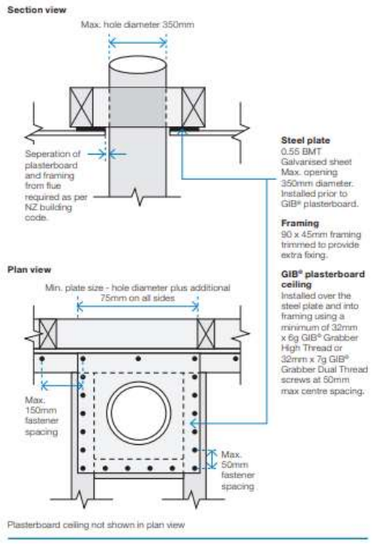


Figure 8.16
Connecting top plates to external walls at right angles

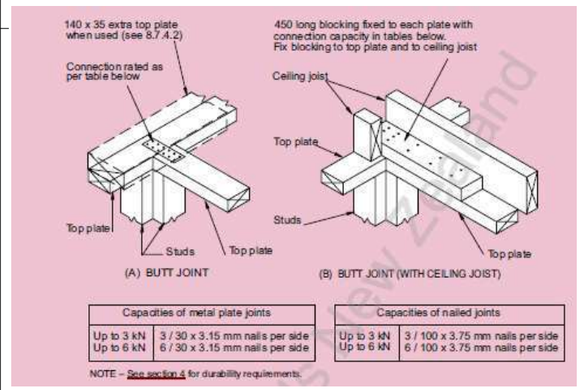


Figure 65: Levels and garage openings
Paragraphs 9.1.3 and 9.1.3.4

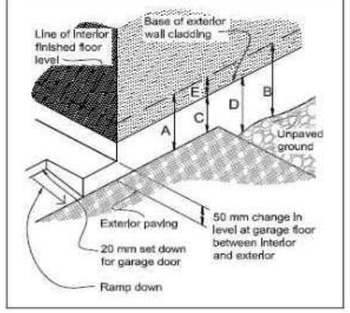


Table 18: Clearances
Paragraphs 9.1.3, 9.1.3.2, 9.1.3.3, 9.1.3.4 and 10.3.5

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor	Refer Note		Refer Note		100	175	50

NOTE: Refer to NZS 3604 for requirements.

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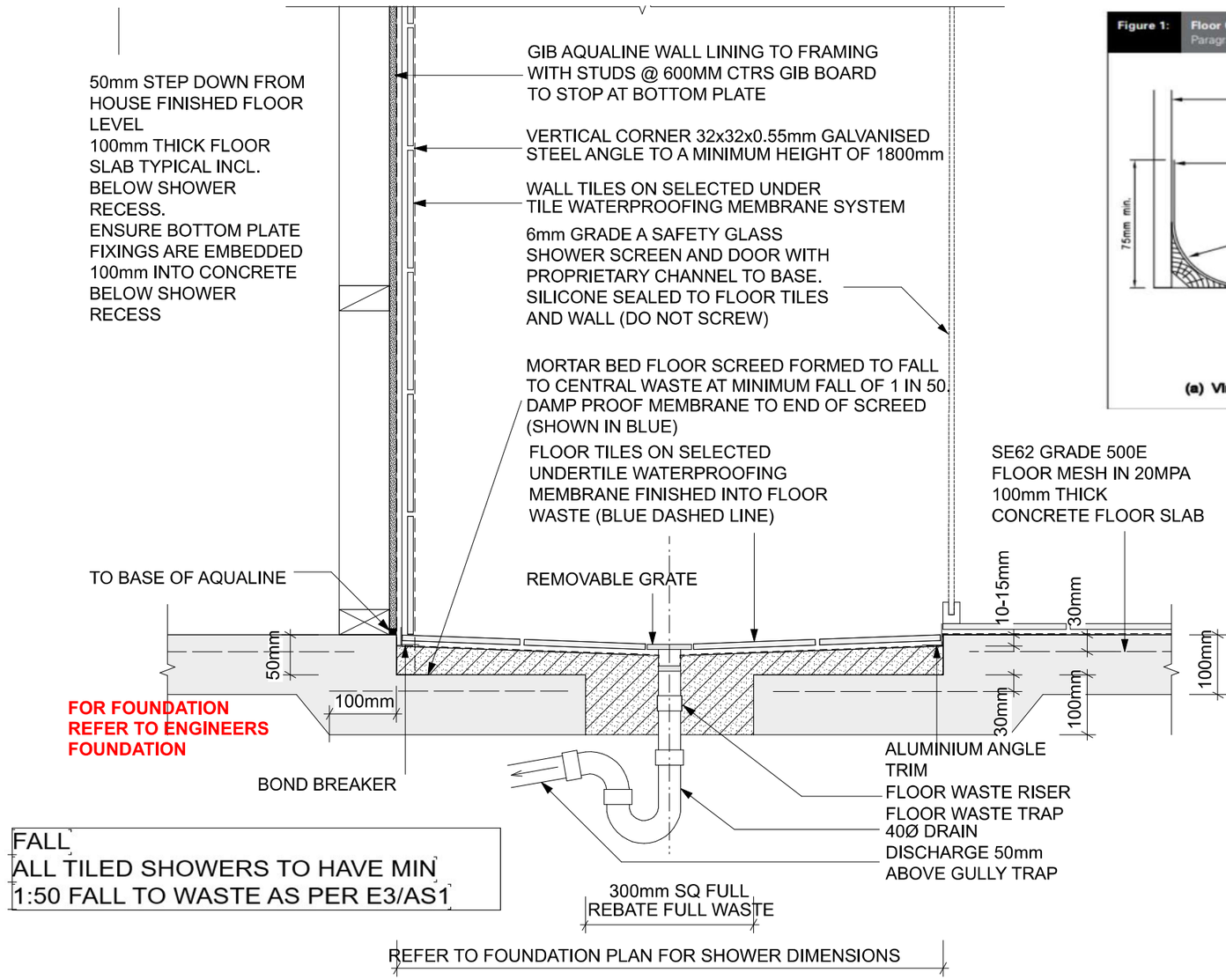
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WET AREA DETAILS

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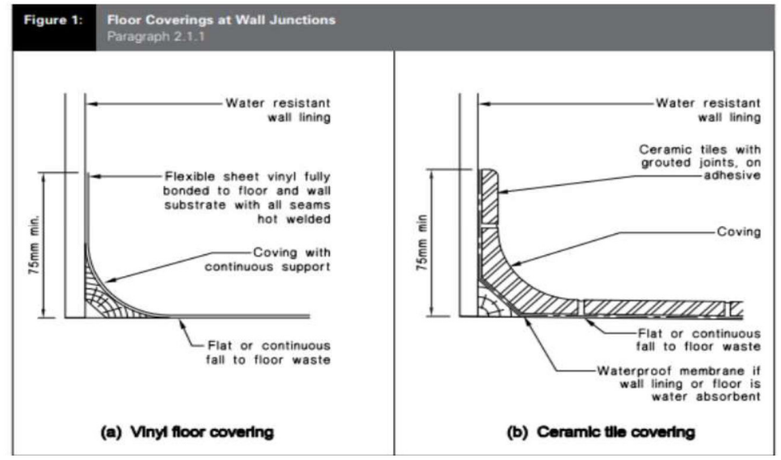
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FOR ALL DETAILS - REFER TO ATTACHED MANUFACTURERS' DETAILS FOR ALL SPECIFIED SYSTEMS



50 TILED SHOWER LEVEL ENTRY

1:10



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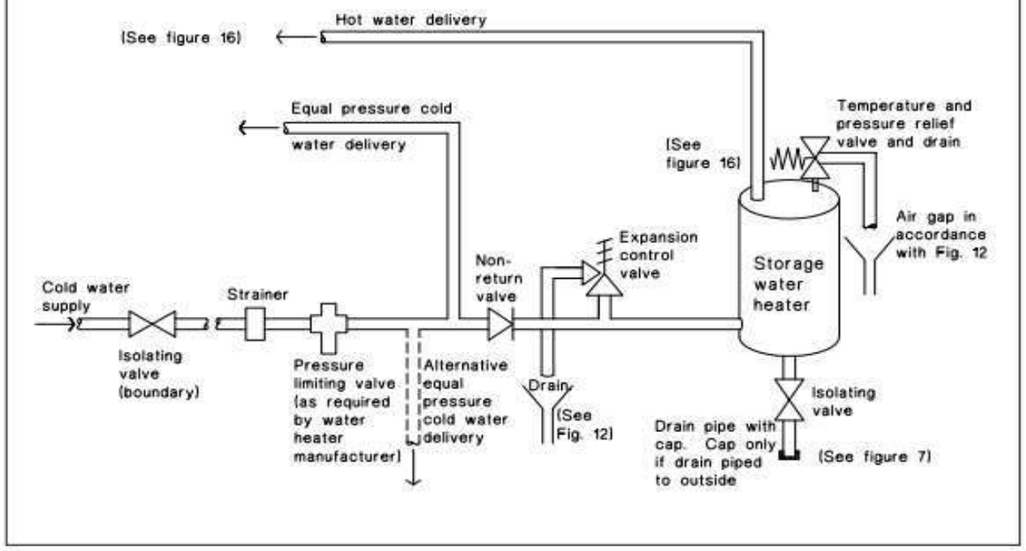
WET AREA DETAILS

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WD37

Amend 13 Nov 2023

Figure 8(b): **Mains Pressure Storage Water Heater System (unvented) - Expansion Control Valve**
Paragraphs 6.1.2 and 6.2.1 c)

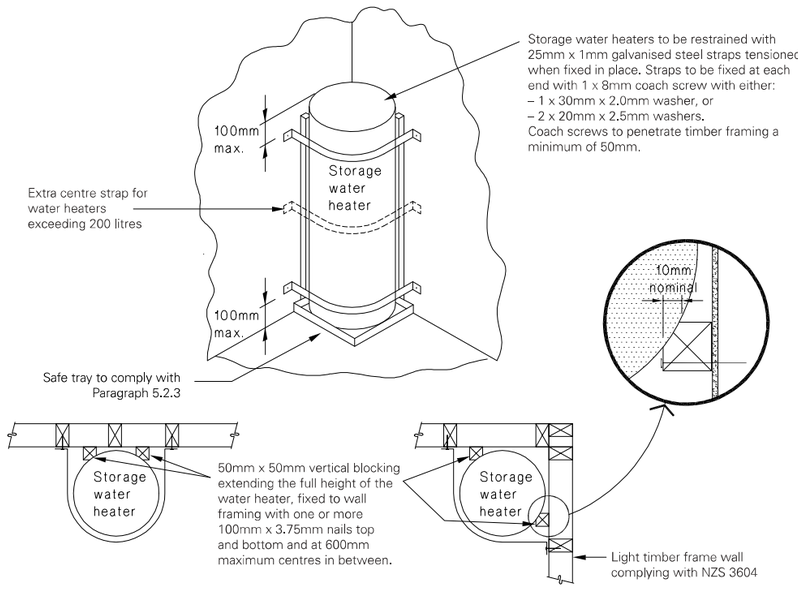


WATER HEATING NOTES:
- Allow for the Installation of a Mains pressure HWC (to G12/AS1 - NZS 4606:Parts 1, 2 & 3), plumbed in accordance with NZBC:G12/AS1 Mains pressure storage water heater system (Unvented).
- Water heaters to be installed in accordance with the manufacturers instructions, supplied with cold water at a pressure not exceeding their working pressure.
- Maximum water temperature to any sanitary fixture used for personnel hygiene to be 5 0°C, with thermostat set at no less than 60° C.
- Fix water heater with manufacturers code compliant seismic restraint wrap with all fittings compliant to the cylinder manufacturer's specifications.
- Allow for Safe tray complying with G12 5.2.3 with a 40min drain pipe, discharge to a visible place that does not create a nuisance or damage to building elements, allow for vermin proofing to end of discharge pipe.
- HWC to have a conveniently located isolating valve that terminates with a cap or plug suitably located to easily empty the vessel for maintenance, or terminate outside the building with a cap only.

Amend 5 Feb 2004

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

Amend 14 Nov 2024



Notes:

1. An additional centre strap is required where a *storage water heater* is located more than 12 m above finished ground level.
2. Additional timber framing may be required in retrofit situations to ensure adequate strap fixing is available.
3. Straps shall not be installed where they clash with water heater inlets, outlets or controls.
4. Where the 100 mm maximum strap distance from the top or bottom of the *storage water heater* cannot be achieved, straps may be placed within the top and bottom 25% with one additional strap placed centrally for water heaters < 200 litres, and two additional evenly spaced straps for water heaters 200 - 360 litres.
5. A maximum total of four straps are required when complying with both Note 1 and Note 4.

Amend 13 Nov 2023

Amend 5 Feb 2004

6.11.4 Structural Support

NZBC B1.3.2 requires *building elements* (including *storage water heaters*) to be adequately supported including support against earthquake forces. The method illustrated in Figure 14 is acceptable for *water heaters* up to 360 litre capacity. Where fittings and pipework are attached to the *water heater* through the supporting platform or floor a 50 mm minimum clearance shall be provided between the fitting and the support structure.

Amend 13 Nov 2023

6.12 Hot water pipe sizes

6.12.1 The *diameter* of hot water supply pipes from *storage water heaters* and to *sanitary fixtures* shall be no less than those required by Table 4.

6.13 Wet-back water heaters

Amend 5 Feb 2004

6.13.1 Wet-back water heating systems shall be:

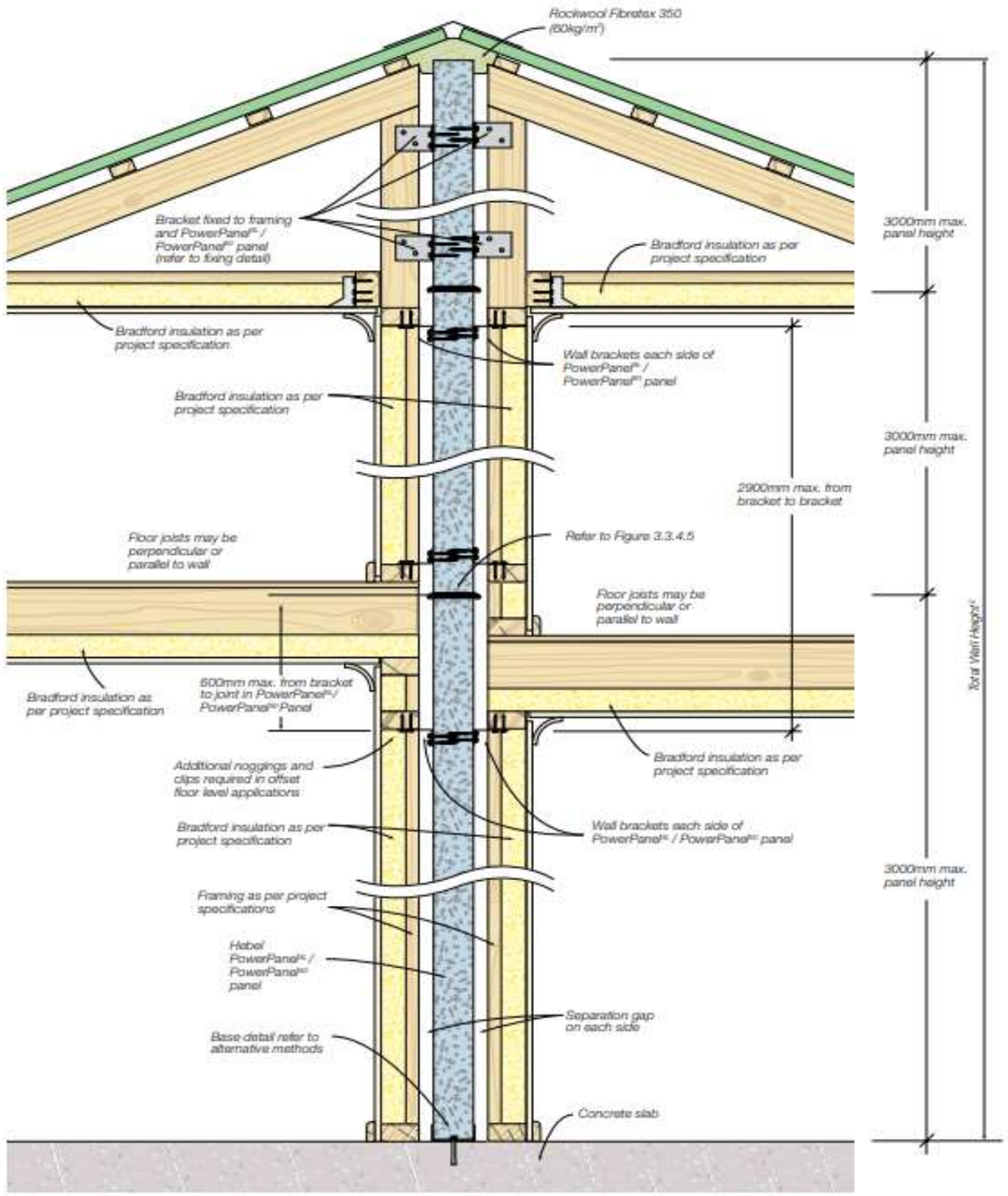
a) Designed and installed in accordance with NZS 4603 Part 4, and

b) Connected only to open vented *storage water heaters*, or open vented storage water vessels (see Figure 15), and

c) Installed using copper pipework between the wet-back and the *water tank*, and

d) The wet-back shall be made of copper.

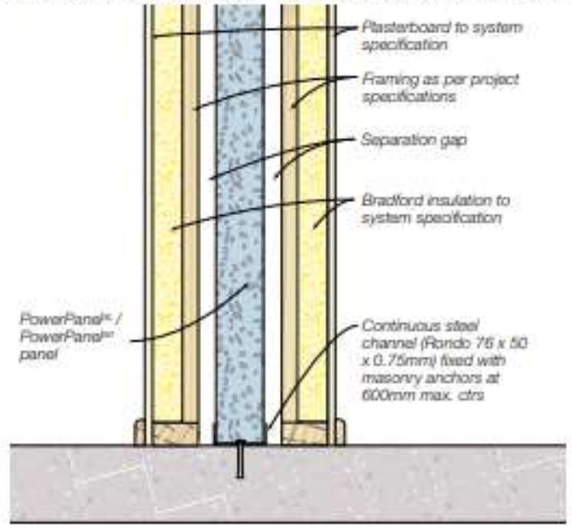
Amend 13 Nov 2023



NOTE:
1. Wall brackets can be fixed to studs or noggings within a distance of 150mm from ceiling or floor.
2. For the PowerPanel^50 Intertenancy wall system a Fire Resistance Level (FRL) of 90/90/90 mins is only achieved for a total height of 7.2m. The FRL of the wall system is reduced to 60/60/60 mins for a total wall height of up to 10m.
3. The maximum total wall height of Hebel PowerPanel^XL intertenancy wall system is 12m and achieves FRL 90/90/90 mins.

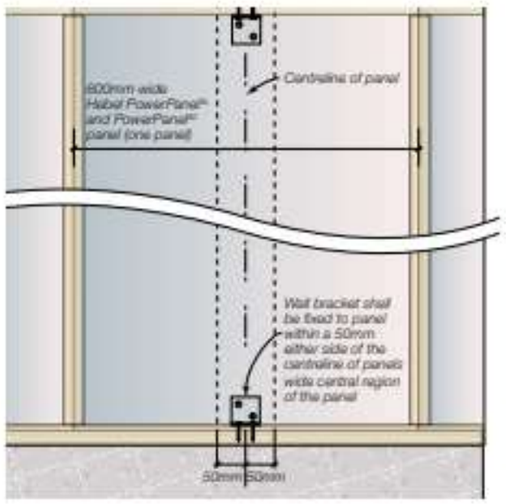
3.3.2 BASE CONNECTION

Figure 3.3.2.1 Base connection - Continuous deflection head track



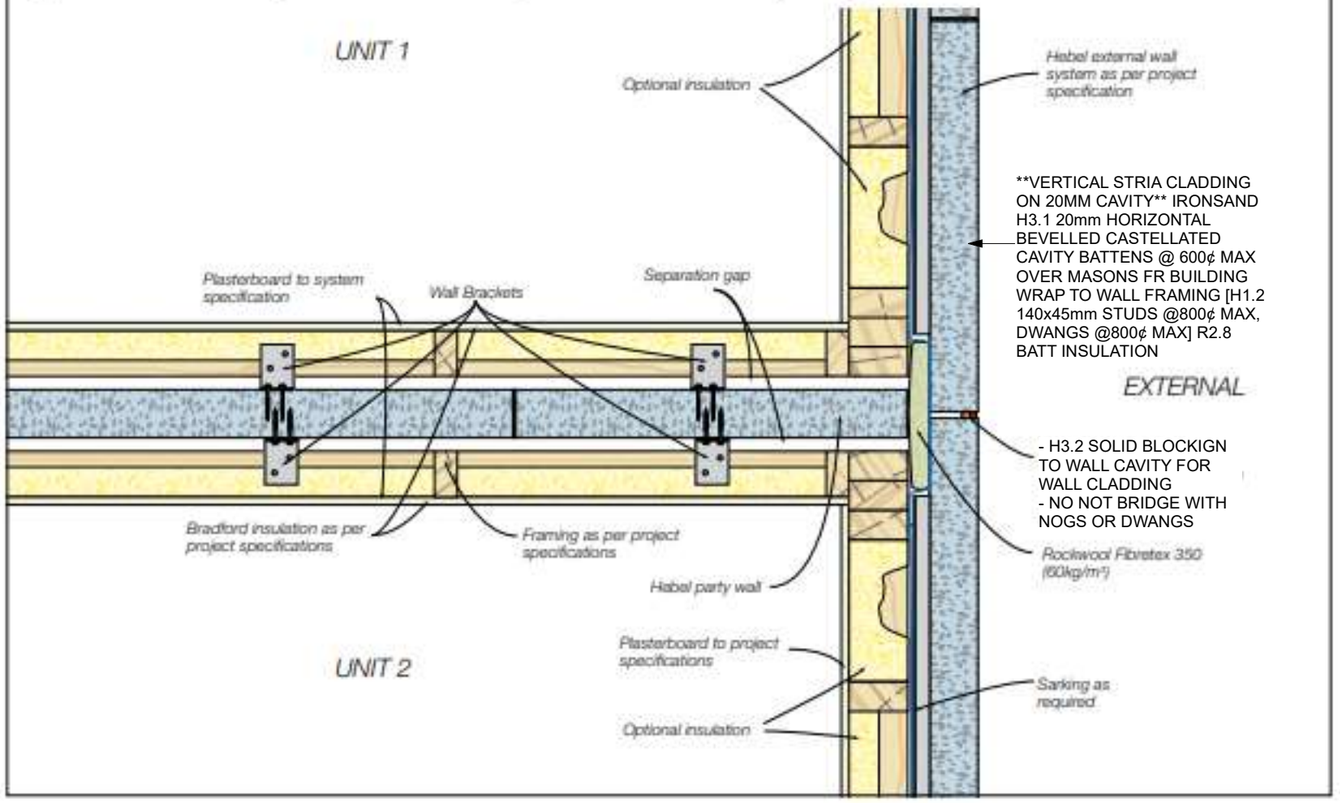
3.3.3 WALL BRACKET FIXING

Figure 3.3.3.1 Bracket fixing



3.3.6 JUNCTION DETAILS

Figure 3.3.6.1 External wall junction for PowerPanel^{XL} / PowerPanel^{50} Intertenancy Wall System

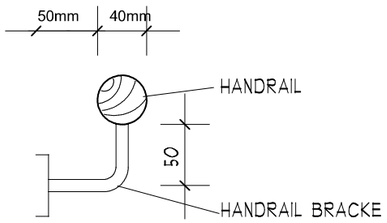


HANDRAIL

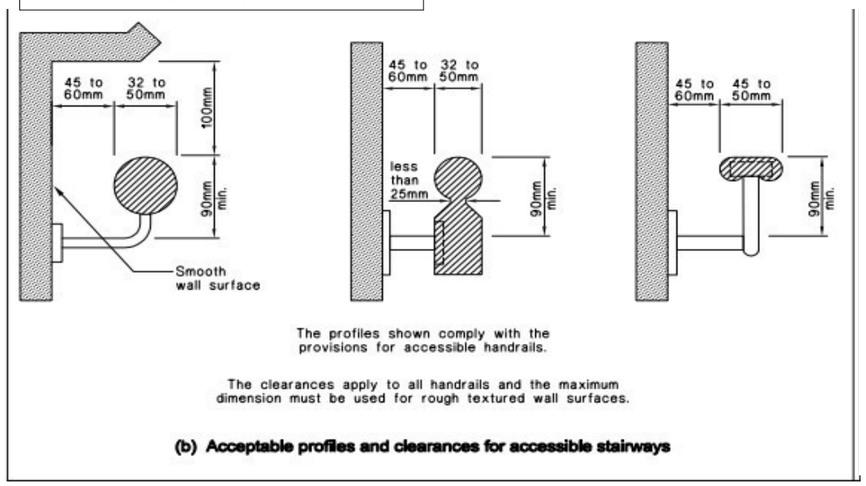
HANDRAIL AS PER NZBC D1 AS1 FIGURE 26 ATTACHED.

PROVIDE HANDRAIL TO ONE SIDE OF THE STAIR BEGINNING NO FURTHER THAN THE SECOND RISER FROM THE LOWER END OF THE STAIR. SLOPE AT SAME PITCH AS AS STAIR. HANDRAIL SHALL BE SMOOTH FINISHED AND IF TIMBER, NOT LIKELY TO SPLINTER IN USE. HANDRAIL TO BE POSITIONED BETWEEN 900-1000MM ABOVE THE PITCH LINE

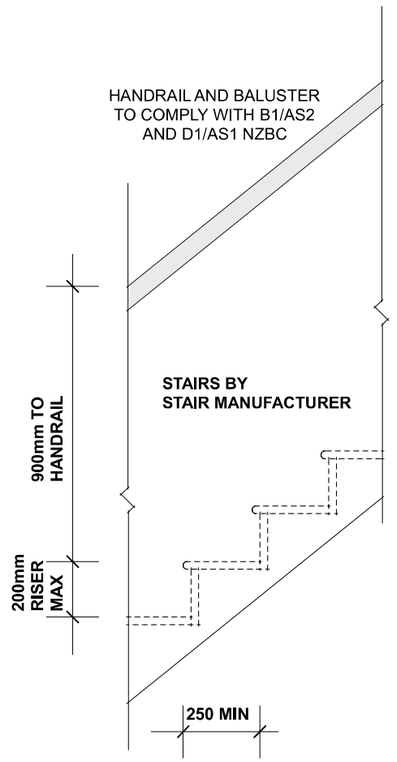
HANDRAIL TO BE 32-50MMØ WITH 45-60MM CLEARANCE BETWEEN THE WALL AND HANDRAIL. FIX TO MANUFACTURERS SPECIFICATIONS, ALLOWING FOR FIXING DWANGS OR SIMILAR SOLID FIXING



HANDRAIL MIN REQUIREMENTS
(BY STAIR MANUFACTURER)



(b) Acceptable profiles and clearances for accessible stairways



STAIR NOTES:

ALL DIMENSIONS & TYPE TO BE CONFIRMED ON SITE

HANDRAIL-
- AS PER NZBC D1 AS1 FIG 26

STAIR FINISH-
- MATERIAL TO BE SLIP RESISTANT CONFIRM WITH CLIENT ON SITE

STAIR TYPE -
MAIN PRIVATE STAIRWAY

MAX ANGLE-
MAX 37 DEG

RISERS- (MAX 190mm**)**
16RISER 173mm HIGH

TREADS - (MIN ; 280mm**)**
15GOING 280mm DEPTH

TOTAL RISE -
2775mm

RISER HEIGHT AND TREAD DEPTH SHALL BE UNIFORM WITH A TOLERANCE OF +/- 5MM. INTERNAL STAIRWAY TO BE FABRICATED FROM MDF. SCREWED/NAILED AND GLUED TO SUIT. REBATE TREADS INTO THE BASE OF THE RISERS TO RESIST SAGGING OF THE TREADS. ALLOW FOR LIGHTING TO THE STAIRWELLS WITH SWITCHES AT THE TOP AND BOTTOM OF STAIRWELL.

ALLOW FOR 240X45MM TIMBER STRINGERS FIX TOP AND BOTTOM WITH BOWMAC 140MM B17 ANGLE BRACKETS WITH M12 ENGINEERS BOLTS, TRUBOLTS OR COACH SCREWS SUIT 50X50X3MM WASHERS AGAINST TIMBER **TO READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS.**

02 STAIR COMPLIANCE 1:1

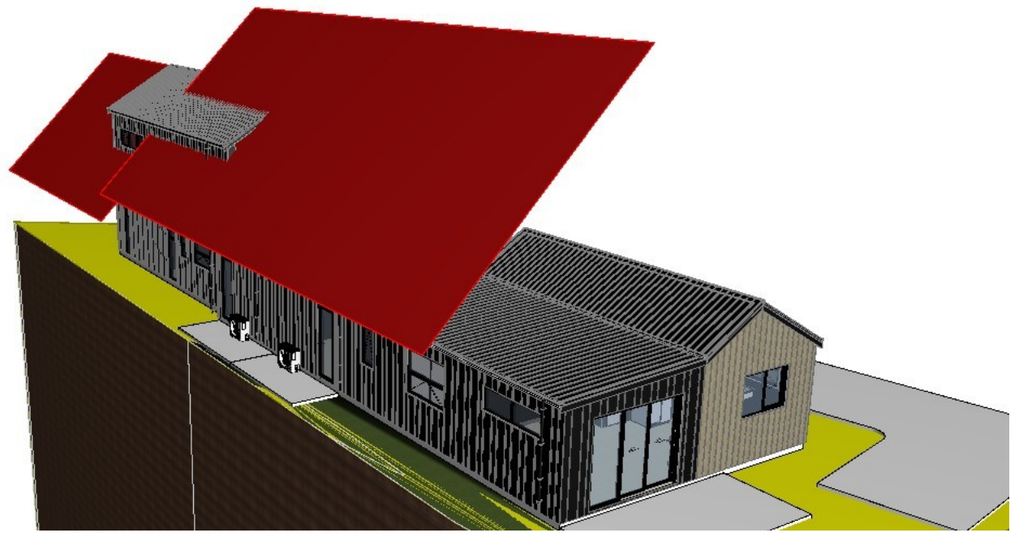
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STAIRS

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02 RCP BREACH 1:200

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RC PLAN

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