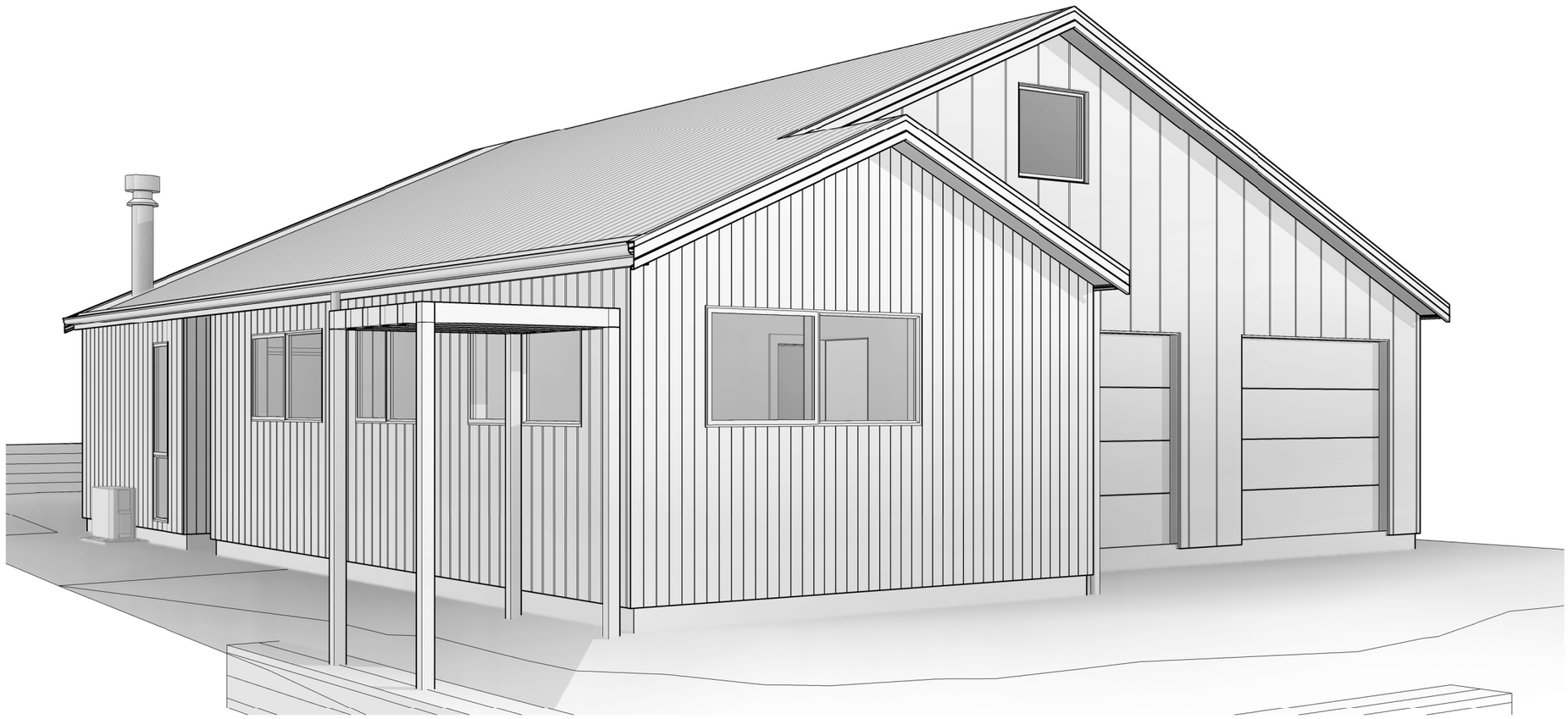
PROPOSED NEW DWELLING

Lot 1165 Shed Avenue



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DRAWING LEGEND.

SHT	SHEET NAME
01	SITE & DRAINAGE
02	FLOOR PLAN
03	FIRE SYSTEMS PLAN
04	ELEVATIONS
05	FOUNDATION PLAN
06	FOUNDATION DETAILS
07	ROOF PLAN
08	ROOF FLASHING DETAILS
09	ROOF FLASHING DETAILS
10	ROOF FLASHING DETAILS
11	BRACING PLAN
12	PLUMBING PLAN
13	PLUMBING NOTES
14	HWC & DRAINS IN GROUND
15	SECTION
16	STRUCTURE DETAILS
17	DURABILITY NOTES
18	VTPS CLADDING DETAILS
19	VTPS CLADDING DETAILS
20	WET AREA DETAILS
21	FLOOR COVERINGS PLAN
22	JOINERY SCHEDULE

Wind Zone -	High Wind Zone
Exposure Zone -	B
Earthquake Zone -	3
Snow Zone -	N5
Snow Loading -	2 kPa
Altitude -	341m - ASL

Legal Description:	Lot 1165
Site Address:	Lot 1165 Shed Avenue
Valuation Number:	#
Site Area:	448 m²
Zone:	#
Region:	QLDC

LICENSED BUILDING PRACTITIONER • BUILDING CONFIDENCE •

'Always check the LBP Register to ensure you building practitioner is licensed'.

GENERAL NOTES:

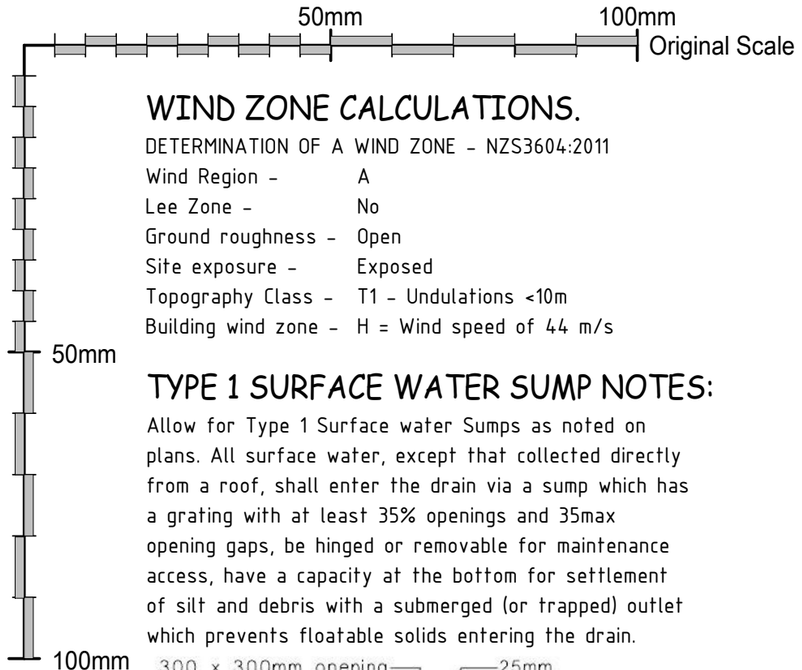
No construction work is to commence until the related building Consent has been obtained. All dimensions & service locations to be checked onsite before commencement of all work. Confirm all Site levels, Floor heights and Site Boundaries before commencement of earthworks. Ground bearing to be confirmed onsite after excavation and before building starts.
PLANS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATION.

F5 - WORK SITE BARRIERS.

If the work site is not completely enclosed, and unauthorized entry by children is likely, allow for site fencing when workers are absent from the immediate vicinity. Allow for 2m min high site fence to proposed building perimeter over duration of construction in accordance with Compliance Document Clause F5 of the NZBC. Allow for toeboards to access and storage platforms, toeboards to be 100min above the platform height (10mm max gap between the platform & toeboard), and no lower than the materials stacked on them unless the materials are restrained from falling.

Proposed NEW DWELLING for
Darelle Jenkins & Carl Amos,
Address: Lot 1165 Shed Avenue

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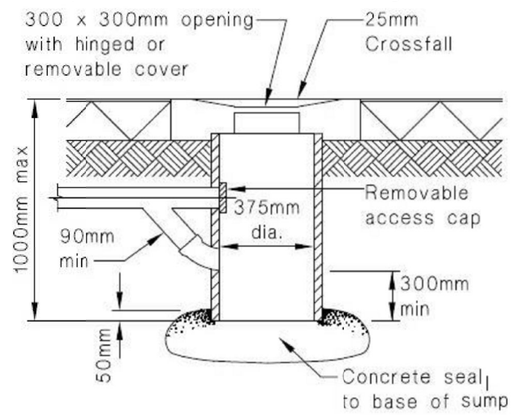
WIND ZONE CALCULATIONS.

DETERMINATION OF A WIND ZONE - NZS3604:2011

Wind Region -	A
Lee Zone -	No
Ground roughness -	Open
Site exposure -	Exposed
Topography Class -	T1 - Undulations <10m
Building wind zone -	H = Wind speed of 44 m/s

TYPE 1 SURFACE WATER SUMP NOTES:

Allow for Type 1 Surface water Sumps as noted on plans. All surface water, except that collected directly from a roof, shall enter the drain via a sump which has a grating with at least 35% openings and 35max opening gaps, be hinged or removable for maintenance access, have a capacity at the bottom for settlement of silt and debris with a submerged (or trapped) outlet which prevents floatable solids entering the drain.



STORMWATER DRAINAGE NOTES:

Stormwater Drains - DN 100 uPVC, min 1:120 gradient, to NZBC E1/AS1. Drainage work must met durability requirements of NZBC B2/AS1. All pipework shall be from approved uPVC Pipes bends, junctions, fittings and joints to AS/NZS 1260, AS/NZS 1254 & joined to AS 1646, AS/NZS 2032 & AS/NZS 1254. Discharge Stormwater to Existing Stormwater lateral connection.

Drains must be laid on a uniform line and gradient between points of access, where practical change in direction to be kept less than 45 degrees, but shall not exceed 90 degrees. Where two drains intersect the direction of flow shall be at 60 degrees or less, and where practical at less than 45 degrees. Rodding points shall be installed at 50.0m max intervals, change of direction or where gradient exceeds 45 degrees, and for junctions in drains other than a drain that serves a single downpipe that is less than 2.0m long.

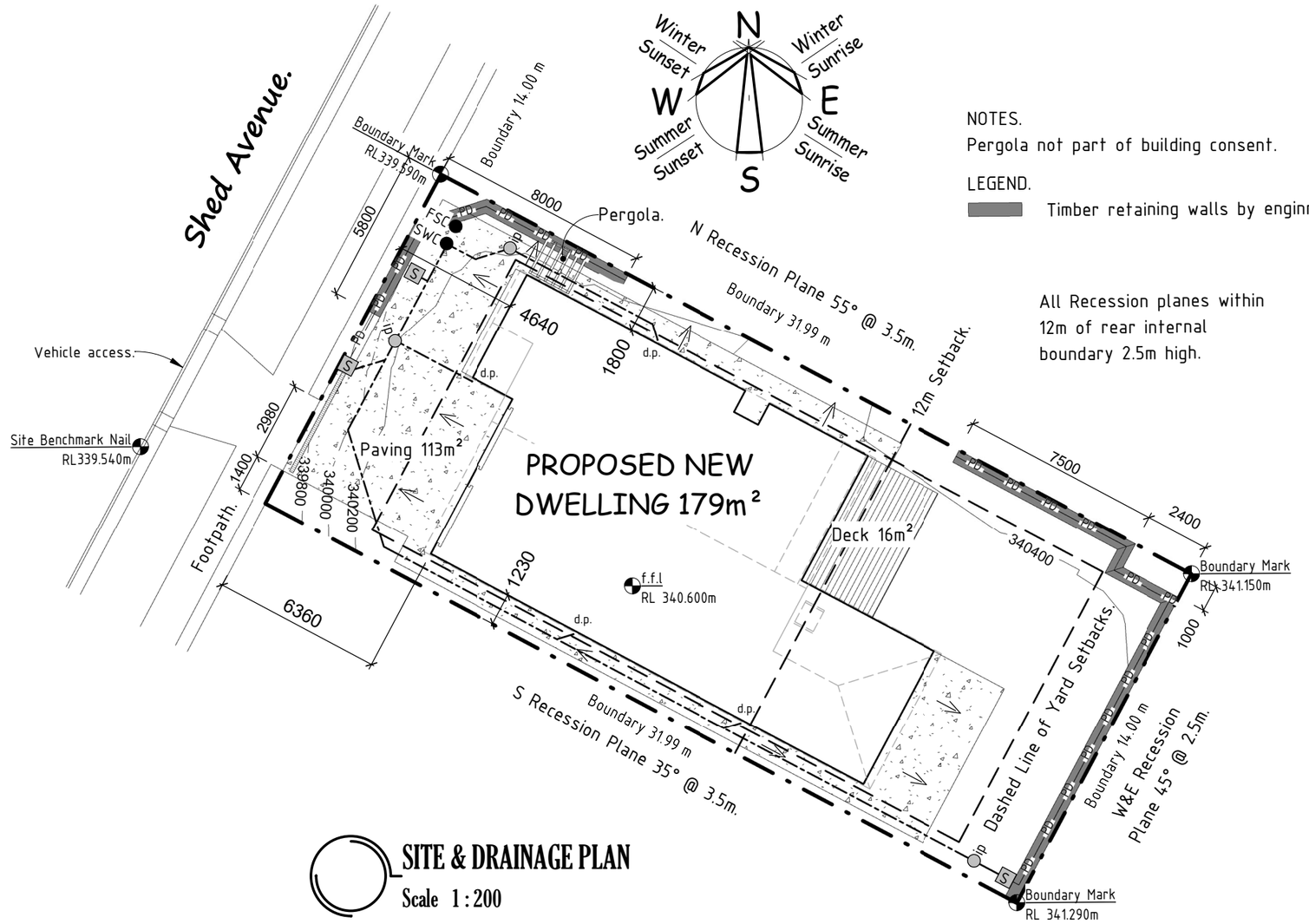
DRAINAGE LEGEND

d.p.	Downpipe.
ip	Inspection Point.
S	Sump to E1/AS1 3.6.
←	Paving falls.
——·——·——	Stormwater drain DN 100 @ 1:120 min fall.
SWC	Existing Stormwater Connection Point, allow for inspection point.
FSC	Existing Foul Sewer Connection Point, allow for inspection point.
—PD—PD—	100dia Perforated Drain coil in Filter Fabric with fall to sump, turn up drain at high end to create a flush point.

SITE COVERAGE		
ACTUAL COVERAGE	SITE AREA	SITE COVERAGE
183 m²	448 m²	40.8%

Proposed NEW DWELLING for Darelle Jenkins & Carl Amos, Address: Lot 1165 Shed Avenue

SEDIMENT AND EROSION CONTROL NOTES:
Allow for Sediment / silt fencing, Hay bales or Earth Bunds to suit to contain all sediment and erosion on site, refer to spec for general measures and details.



SITE & DRAINAGE PLAN

Scale 1 : 200

NOTES.
Pergola not part of building consent.

LEGEND.
Timber retaining walls by enginner.

All Recession planes within 12m of rear internal boundary 2.5m high.

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Project : PROPOSED NEW DWELLING for Client : Darelle Jenkins & Carl Amos Address : Lot 1165 Shed Avenue	JOB # : Lot1165_Hanley	Drw Name : SITE & DRAINAGE			Builder.	Client.
	Drawn By : LBP 113870	DATE : SEP 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 01

28/09/2026 9:05:58 am

50mm 100mm Original Scale

50mm

100mm

PLUMBING LEGEND

Code	Description	Model
BATH	Bath	LeVivi Lucca 1600
HWC	Hot Water Cylinder	Mains Pressure
S	Kitchen Sink	Proprietary
SHR1	Acrylic shower	1000x1000mm
SHR2	Acrylic shower	900x900mm
Tub	Laundry Tub	Proprietary
V	Vanity	900x400mm
WC	Toilet	
WM	Washing Machine	Proprietary

JOINERY SCHEDULE

Mark	Width	Height	Lintels
GD1	2400 mm	2150 mm	190x90 GL8
GD2	2400 mm	2150 mm	240x90 GL8
W01	2000 mm	900 mm	140x90 GL8
W02	2000 mm	900 mm	190x90 GL12
W03	1500 mm	900 mm	140x90 GL8
W04	2000 mm	900 mm	190x90 GL8
W05	885 mm	2150 mm	140x90 GL8
W06	600 mm	2100 mm	140x90 GL8
W07	2400 mm	2150 mm	240x90 GL8
W08	1700 mm	1150 mm	140x140 GL8
W09	2400 mm	2150 mm	140x140 GL8
W10	600 mm	2100 mm	140x90 GL8
W11	1800 mm	900 mm	140x90 GL8
W12	1800 mm	900 mm	140x90 GL8
W13	885 mm	2150 mm	140x90 GL8
W13	900 mm	900 mm	140x90 GL8

CONSTRUCTION LEGEND.

- Internal wall.
- Internal Wall - HEBEL 1925 Intertenancy Fire wall.
- External Wall - Vert 5 Rib steel over 20nom cavity.
- External Wall - Vert Stria Cladding System.
- External Wall - Cedar Shiplap Cladding System.

G.F f.f.l	0.000 m
G.F T.P.	2.470 m

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FLOOR PLAN LEGEND.

SB - Sound Batts

PC - Polycore Door.

SC - Solid core Door.

A-A 15

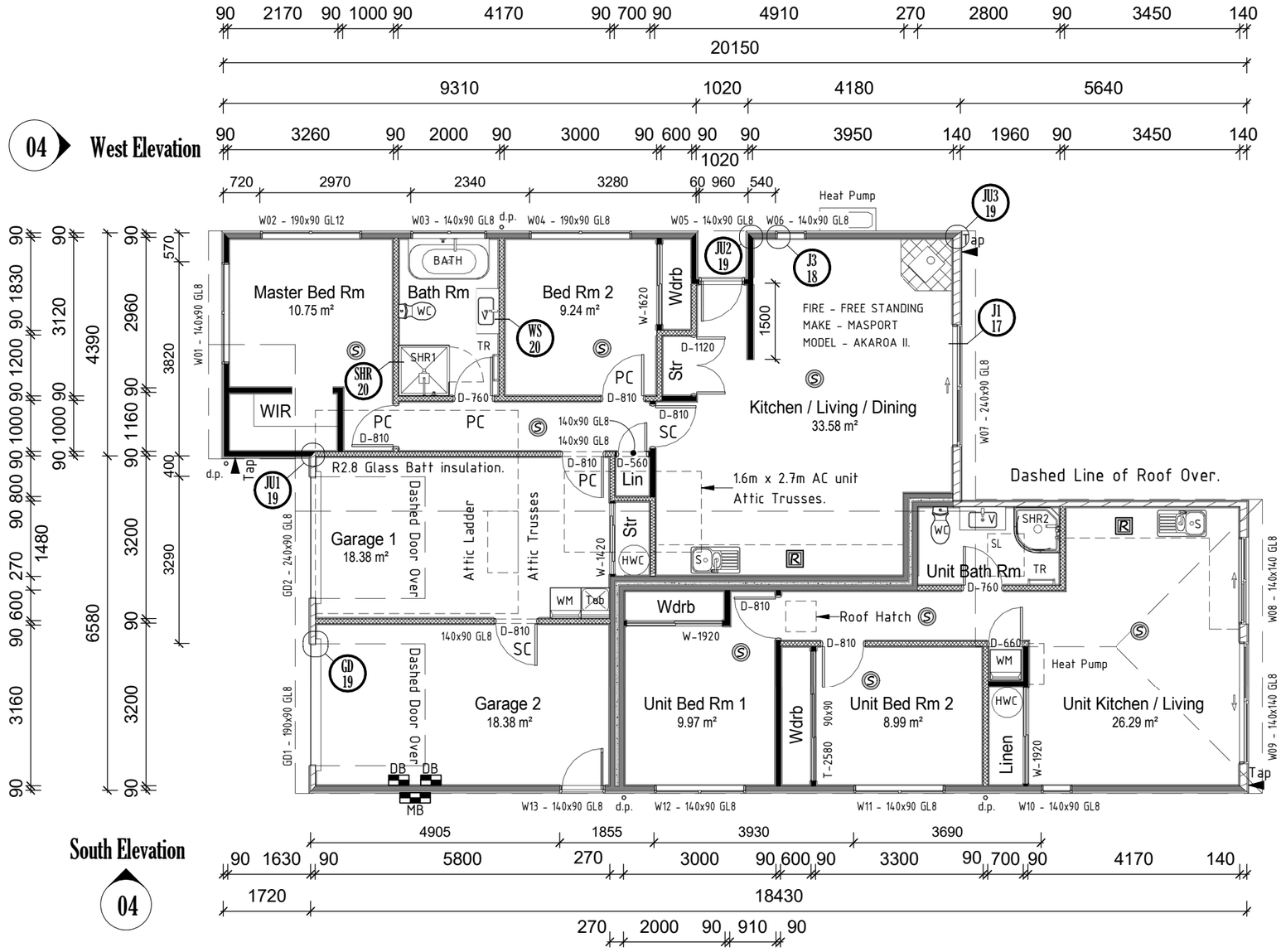
Notes:

1 - Kitchen Layout indicative only, refer to Kitchen designers Plan.

2 - Allow for wall and floor linings and insulation to attic space (Excluded from thermal envelope)

ELECTRICAL LEGEND

- (S) - Type 1 interconnected Smoke Alarm.
- MB - Meterbox.
- DB - Distribution Board.



04 West Elevation

04 North Elevation

South Elevation 04

East Elevation 04

PROPOSED FLOOR PLAN

Scale 1 : 100

FLOOR AREA SCHEDULE - CLAD

DESCRIPTION	AREA (O/FRAME) /	PERIMETER (O/FRAME) /	CLAD THICKNESS /	AREA OVER CLAD /
Insitu Slab	178.92 m²	64.04 m	60 mm	182.76 m²

Project : PROPOSED NEW DWELLING for Client : Darelle Jenkins & Carl Amos Address : Lot 1165 Shed Avenue	JOB # : Lot1165_Hanley	Drw Name : FLOOR PLAN			Builder.	Client.
	Drawn By : LBP 113870	DATE : SEP 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 02

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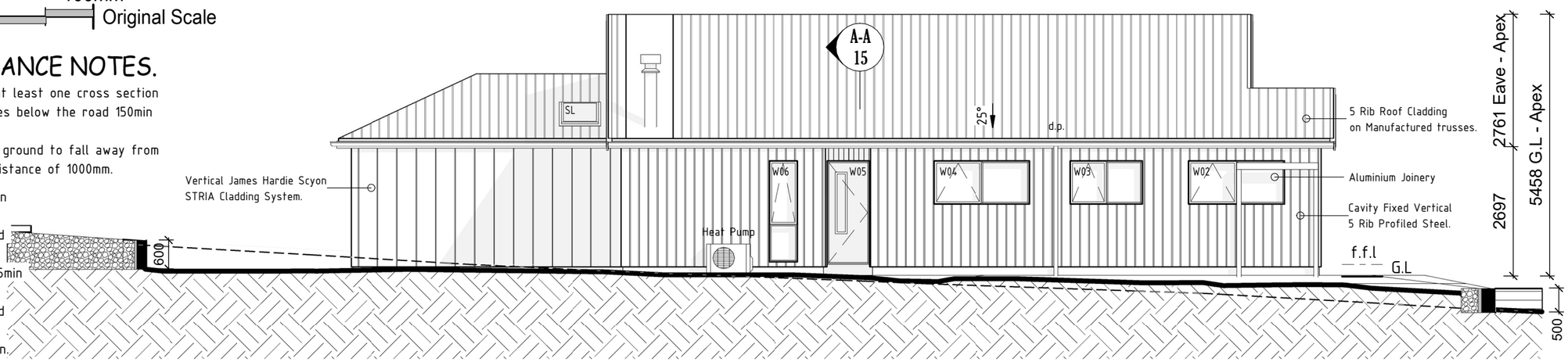
50mm

100mm

CLAD TO GROUND CLEARANCE NOTES.

f.f.l shall be 150min above crown of road on at least one cross section through the building and road way, or for sites below the road 150min above the lowest point on the Site Boundary.
Excavate locally around perimeter of building, ground to fall away from building not less than 1 in 25 for a minimum distance of 1000mm.

Cladding adjacent to permanent paving - 150min from f.f.l to F.G.L
Allow for 100min between base of cladding and permanent paving.
Cladding adjacent to unprotected ground - 225min from f.f.l to F.G.L
Allow for 175min between base of cladding and Unprotected ground.
Cladding to overlap the concrete slab by 50min.



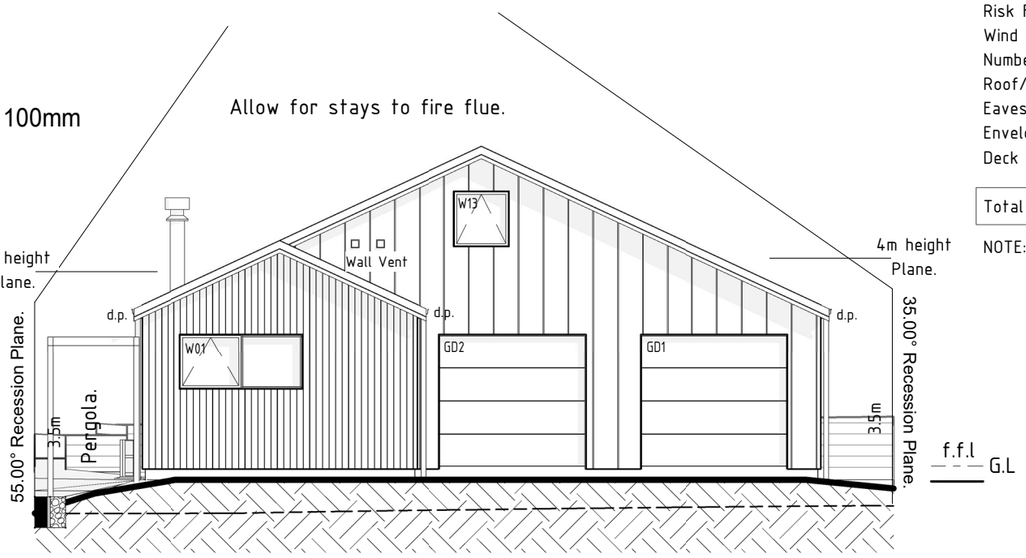
BUILDING ENVELOPE RISK MATRIX.

Risk Factor -	Risk -	Score -	Comments -
Wind Zone -	High Risk	1	High Wind Zone.
Number of storeys -	Low Risk	0	One Storey.
Roof/wall design -	Very High Risk	5	Apron flashing.
Eaves width -	Very High Risk	5	<100mm Single Storey.
Envelope complexity -	High Risk	3	Multiple Claddings.
Deck design -	Low Risk	0	Nil.

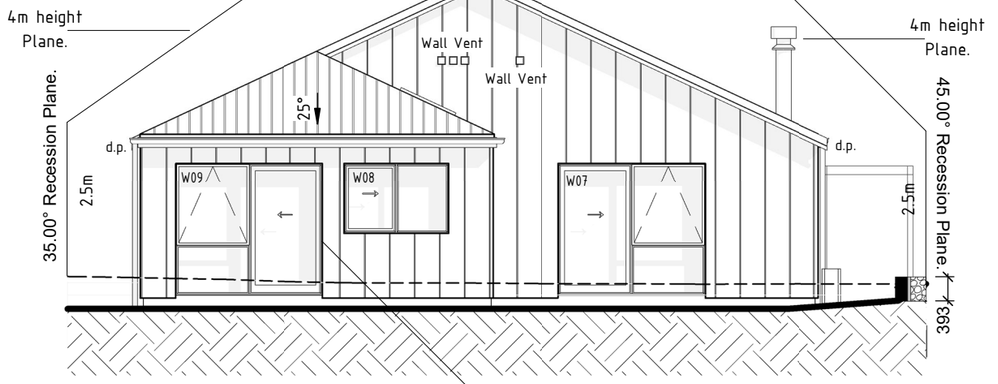
Total risk score -	14

NOTE: This risk matrix covers all four elevations.

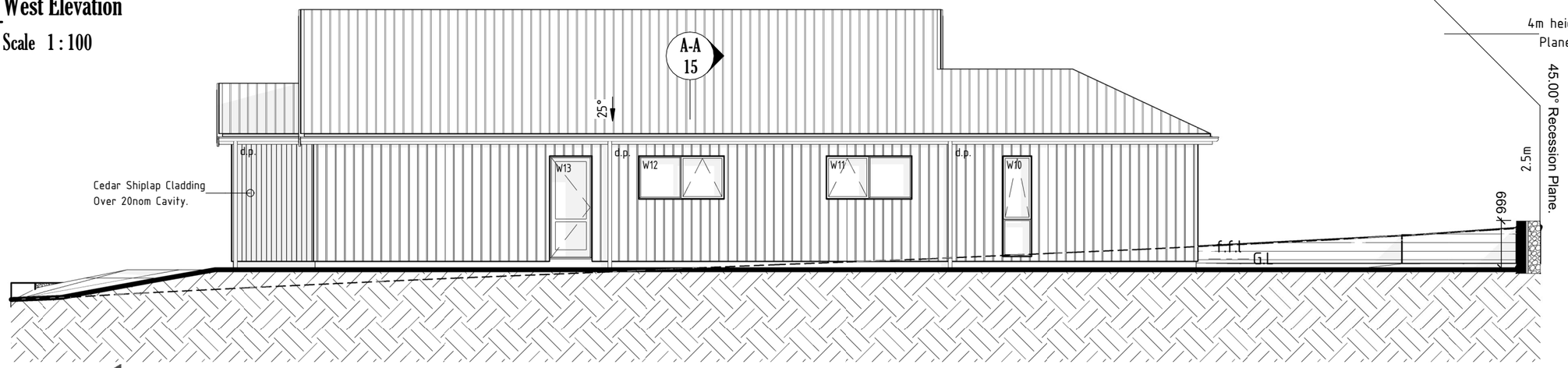
Allow for stays to fire flue.



North Elevation
Scale 1 : 100



West Elevation
Scale 1 : 100



East Elevation
Scale 1 : 100

South Elevation
Scale 1 : 100

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Project : PROPOSED NEW DWELLING for	JOB # : Lot1165_Hanley	Drw Name : ELEVATIONS			Builder.	Client.
Client : Darelle Jenkins & Carl Amos						
Address : Lot 1165 Shed Avenue	Drawn By : LBP 113870	DATE : SEP 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # I	DRW # 04

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