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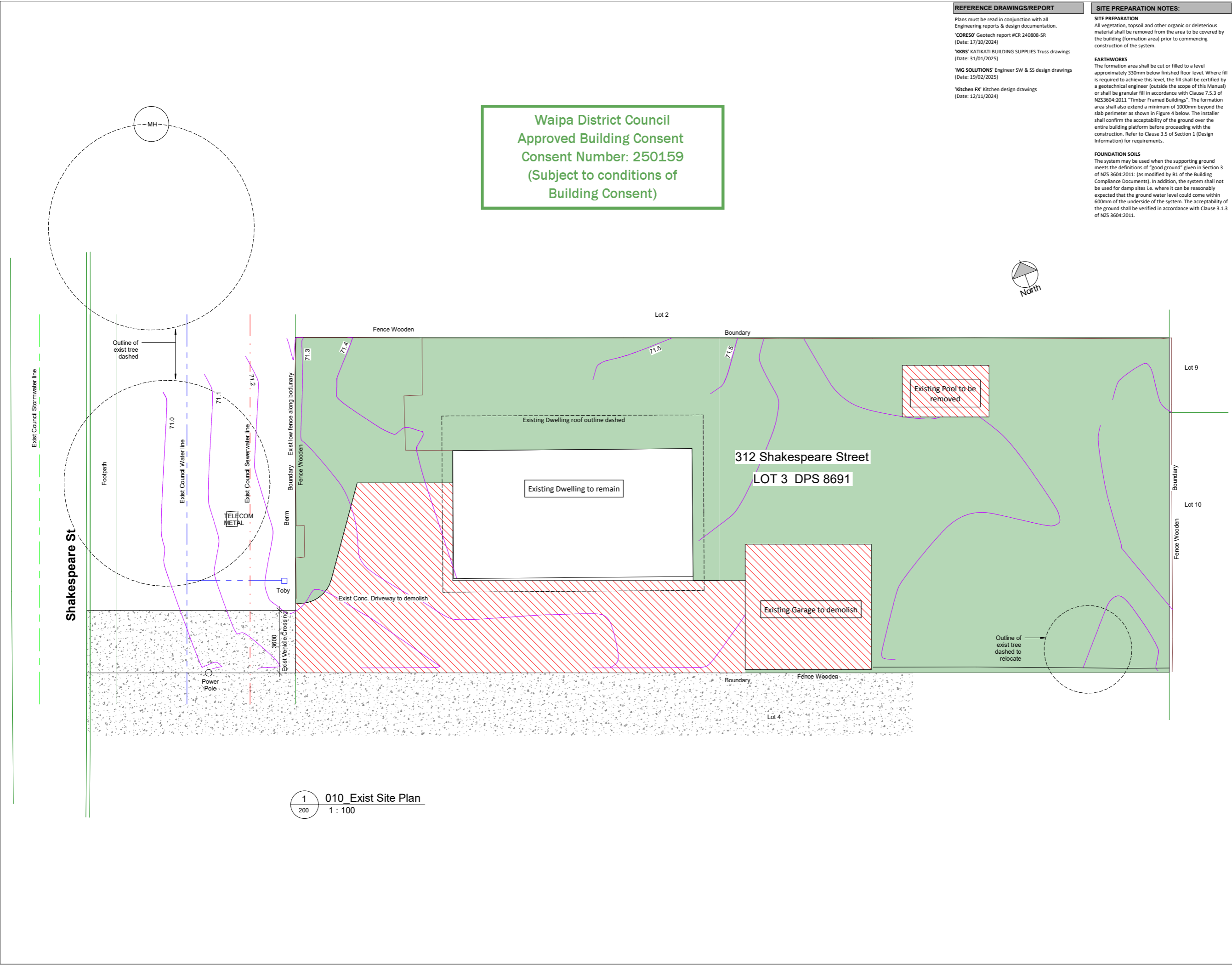


Location Plan NTS

QUEENWOOD PROPERTIES

312 Shakespeare Street  
Project No: 24049  
Set for Engineer / 10/2024





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Thin tanks Figure



Selected above ground 'thin tank' or equal approved rainwater tanks tbc with client:

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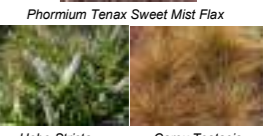
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NOTES

LANDSCAPING & FENCING

- Blue dashed line denotes 1.8m high timber slatted impermeable fencing
- Red dashed line denotes 1.2m high timber slatted impermeable fencing
- Green dashed line denotes 1.5m high timber slatted permeable fencing
- Hedge for screening
- Feature Low planting / shrubs: Feature Low planting / shrubs: NOTE: Shrubs & ground cover selected from plant palette or similar for screening and visual interest. Planting to be Pb5 min. grade at planting and spaced at 500mm. Indicative locations shown.
- 1.2m high timber slatted permeable fence/gate to screen service area. Final location to be agreed with client
- 1.8m high timber slatted permeable fence/gate to screen service area. Final location to be agreed with client
- New proposed feature tree

INDICATIVE PLANTING PALETTE



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PROPOSED SITE PLAN

SCALE @ A1 1 : 100

North	DESIGN	PC
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1 010 Proposed Site Plan  
200 1 : 100

Site Coverage								
Lot	Unit	Site Area	Site Coverage	%	Impermeability (Driveway&Patio only)	Total Impermeable Area/Site Area%	Permeability	%
1	01	383.0 m <sup>2</sup>	101.4 m <sup>2</sup>	26.5%	48.2 m <sup>2</sup>	39.0%	233.5 m <sup>2</sup>	61.0%
2	02	202.0 m <sup>2</sup>	100.9 m <sup>2</sup>	50.0%	38.9 m <sup>2</sup>	69.2%	62.5 m <sup>2</sup>	31.0%
3	03	218.0 m <sup>2</sup>	100.9 m <sup>2</sup>	46.3%	52.0 m <sup>2</sup>	70.1%	65.2 m <sup>2</sup>	29.9%
ROW		167.5 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0%	140.0 m <sup>2</sup>	83.6%	27.6 m <sup>2</sup>	16.5%
Total Net Site Area (excluding ROW)		803.0 m <sup>2</sup>	303.2 m <sup>2</sup>	37.8%	139.1 m <sup>2</sup>	55.1%	361.2 m <sup>2</sup>	45.0%
Gross Site Area (including ROW)		971.0 m <sup>2</sup>	303.2 m <sup>2</sup>	31.2%	279.1 m <sup>2</sup>	60.0%	388.8 m <sup>2</sup>	40.0%
Compliance Schedule								
Current Medium Density Residential Rule								Plan Compliance
Activity	Building Coverage	Maximum 50%						Yes
Impermeability	Maximum 60%							No
Landscaping	Minimum 20%							Yes
Building Height	Maximum 11m							Yes
Height in Relation to Boundary	4m @ 60deg all boundaries							Yes
Building Setbacks Front	1.5m							Yes
Building Setbacks Side	1m							Yes
Building Setbacks Rear	1m							Yes
Earthworks	Maximum volume of 25m <sup>3</sup> or total area of 250m <sup>2</sup>							TBC
Outdoor Service Area	-							
Outdoor Living Area	Minimum 20m <sup>2</sup> with no dimension less than 3m							Yes
Fence Requirement	-							

SITE PREPERATION NOTES:

SITE PREPARATION

All vegetation, topsoil and other organic or deleterious material shall be removed from the area to be covered by the building (formation area) prior to commencing construction of the system.

EARTHWORKS

Refer CORE50 Consulting Engineers Geotech Report #CR 240808-SR for Ground preparation and conditions.

Refer to report section 8, design or site works solution will required to mitigate the firm and loose surficial granular soils. Recommended site works solution is to complete surficial soils improvement/replacement i.e. 900mm of loose surficial soils to be excavated and replaced with granular soils and construction confirmed onsite by a suitably experienced inspecting engineer.

The formation area shall be cut or filled to a level approximately 330mm below finished floor level. Where fill is required to achieve this level, the fill shall be certified by a geotechnical engineer (outside the scope of this Manual)

The formation area shall also extend a minimum of 1000mm beyond the slab perimeter. The installer shall confirm the acceptability of the ground over the entire building platform before proceeding with the construction. Refer to Clause 3.5 of Section 1 (Design Information) for requirements.

FOUNDATION SOILS

The system may be used when the supporting ground meets the definitions of "good ground" given in Section 3 of NZS 3604:2011: (as modified by B1 of the Building Compliance Documents). In addition, the system shall not be used for damp sites i.e. where it can be reasonably expected that the ground water level could come within 600mm of the underside of the system.

The acceptability of the ground shall be verified in accordance with Clause 3.1.3 of NZS 3604:2011.

SITE DRAINAGE NOTES:

All work to comply with NZBC and relevant Trade Codes of practice.

—SW — SW— Ø100 uPVC Stormwater drain.  
• Min 1 in 60 fall.

—SS — SS— Ø100 uPVC Sanitary sewer drain.  
• Min 1 in 60 fall

HT Standard 20mm Hosetap

Refer 'MG SOLUTIONS' approved SED DE plan design for SW tank specification.

SEDIMENT POLLUTION MANAGEMENT:

Earth bunds and silt fence to be installed to manage stormwater run off and connect to kerb.

Temporary downpipes and surface drains

Temporary downpipes should be fitted as soon as the roof is installed and directed to the clean water system to further reduce nuisance.

Stabilised construction entranceway

A stabilised construction entranceway should be built using crushed rock aggregate before construction vehicles enter the site to prevent tracking of dirt onto the road and into the stormwater network. Min. 3m wide and 100mm deep.

Install private stormwater reticulation

Install private stormwater reticulation to enable clean stormwater to be discharged to the council stormwater network.

GENERAL CONSTRUCTION NOTES:

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• Check and verify all dimensions, setbacks, & levels on site, prior to commencing contract.  
Notify the Engineer to the Contract immediately of any discrepancies or errors.

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• All work shall comply with the NZBC and all relevant local authority bylaws and all relevant consultant standards.

• All work undertaken shall be best trade practice for each respective trade. Any substandard work or building material defects shall be the Contractors responsibility and cost to remove, repair or replace.  
• The contractor shall ensure that all rubbish is removed from site during and at the end of the contract works.  
• The contractor shall provide the appropriate temporary fencing, hoarding, guardrails and signage as necessary to protect the public and others during the contract works and to meet the requirements of the Local and Territorial Authorities.

REFERENCE DRAWINGS/REPORT

Plans must be read in conjunction with all Engineering reports & design documentation.

'CORE50' Geotech report #CR 240808-SR (Date: 17/10/2024)

'KKB'S' KATIKATI BUILDING SUPPLIES Truss drawings (Date: 31/01/2025)

'MG SOLUTIONS' Engineer SW & SS design drawings (Date: 19/02/2025)

'Kitchen FX' Kitchen design drawings (Date: 12/11/2024)

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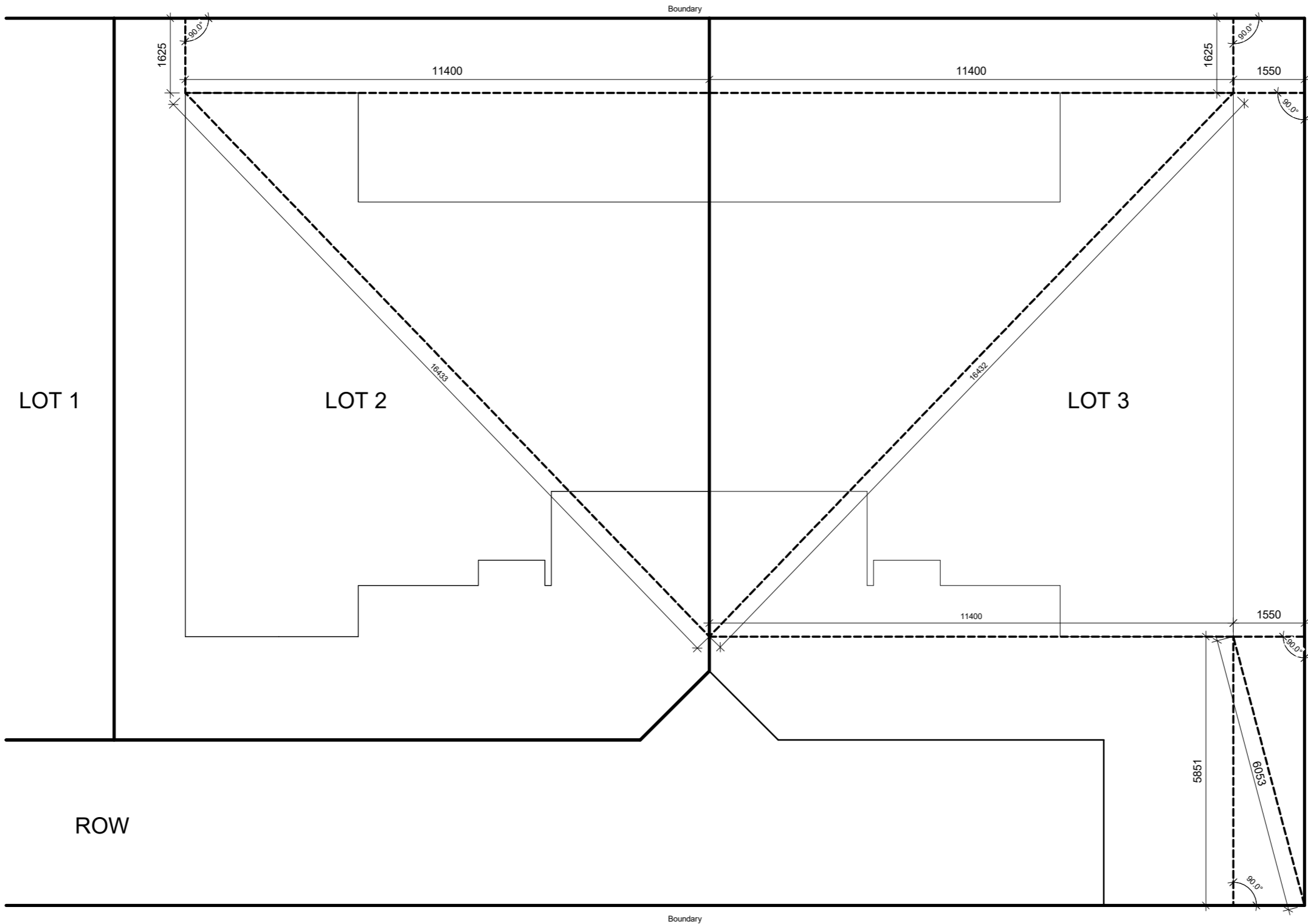
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QUEENWOOD PROPERTIES

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PROPOSED SITE  
SETOUT PLAN

SCALE @ A1 As indicated

North

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DRAWN	NY
VERIFIED	PC
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RIBRAFT GENERAL NOTES

FOUNDATION EARTHWORKS

The earthworks shall be as per the recommendations of the Engineering Assessment and Design Report prepared by 'CORE50' Solutions Engineered (project CR 240808-SR).

GENERAL

Check and verify all dimensions, setbacks, & levels on site, prior to commencing contract. Notify the Engineer to the Contract immediately of any discrepancies or errors.

Opening dimensions shown from edge of slab on framing line.

FOUNDATIONS

Slab shall be a standard Firth Ribraft Floor System, in accordance with the Ribraft Technical Manual (August 2023 Interim Version).

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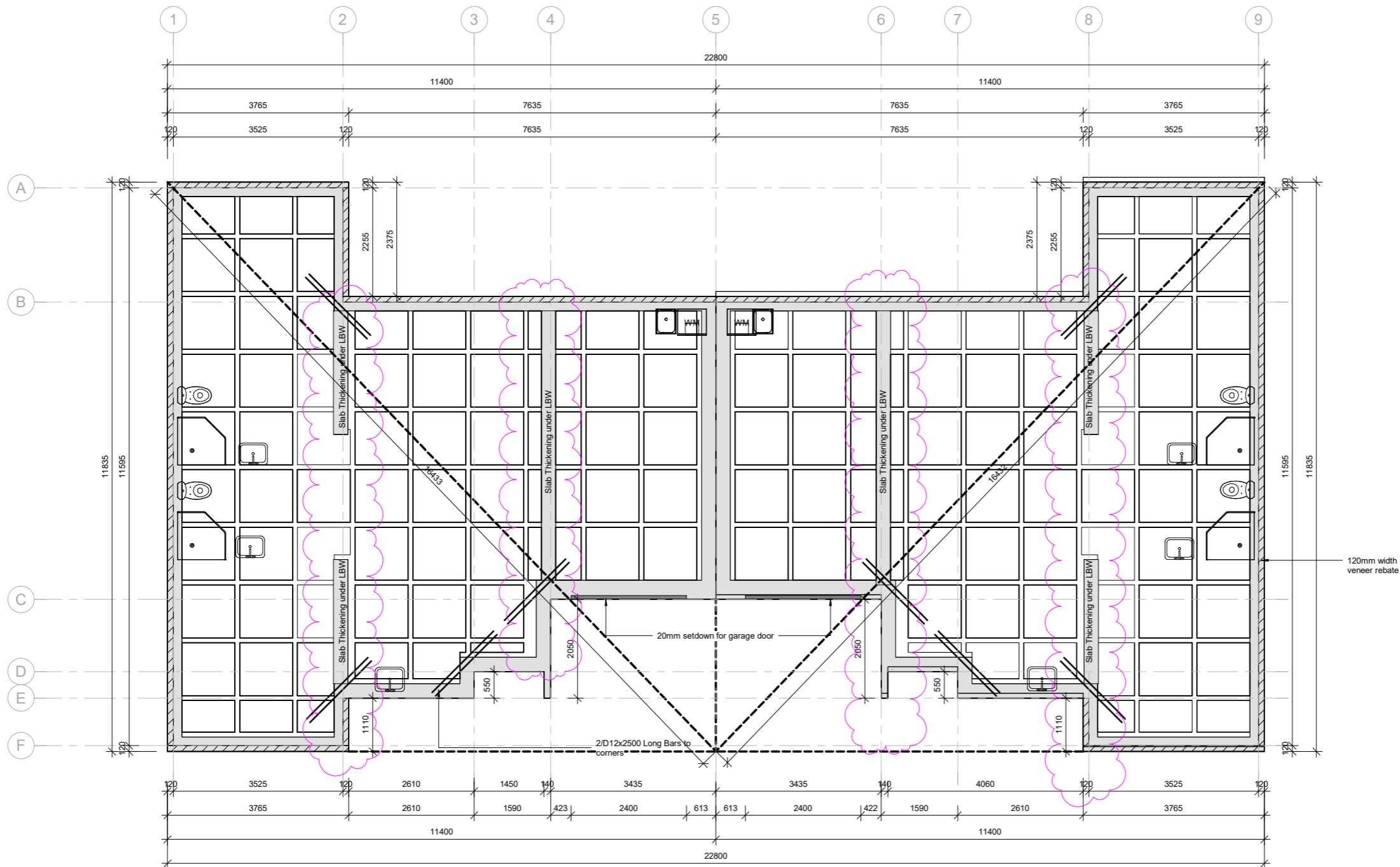
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1 050\_Foundation Plan  
200 1 : 50

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FOUNDATION PLAN

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A horizontal scale bar with markings at 0, 10mm, 50, and 100.



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Room Schedule u2			
Number	Name	Area	Comments
U2-G04	BATHROOM	4.1 m²	U2
U2-G03	BEDROOM	10.8 m²	U2
U2-G05	ENSUITE	4.2 m²	U2
U2-G08	GARAGE	20.6 m²	U2
U2-G07	HALLWAY	2.8 m²	U2
U2-G01	KITCHEN&DINING	16.4 m²	U2
U2-G02	LIVING	15.5 m²	U2
U2-G06	MASTERBEDROOM	12.1 m²	U2
Net Area		86.5 m²	

Room Schedule u3			
Number	Name	Area	Comments
U3-G04	BATHROOM	4.1 m²	U3
U3-G03	BEDROOM	10.8 m²	U3
U3-G05	ENSUITE	4.2 m²	U3
U3-G08	GARAGE	20.6 m²	U3
U3-G07	HALLWAY	2.8 m²	U3
U3-G01	KITCHEN&DINING	16.4 m²	U3
U3-G02	LIVING	15.5 m²	U3
U3-G06	MASTERBEDROOM	12.1 m²	U3
Net Area		86.5 m²	

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### DOORS & WINDOWS

- Head Heights**
- Exterior Joinery (Structural Framing Height) = 2215mm
  - Interior Door Panel Heights = 1980mm

- Head Widths**
- Exterior Joinery (Structural Framing Width) = 2215mm
  - Interior Door Panel width as plan

### REFERENCE DRAWINGS/REPORT

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'Kitchen FX' Kitchen design drawings (Date: 12/11/2024)

### REFERENCE NUMBERING KEY:

Prefix denoting item.

Prefix:  
D = Door  
W = Window  
G = Glazing

Sequential number within room.

Room number of location.

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GROUND FLOOR -  
DIMENSION PLAN

SCALE @ A1 As indicated

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## NOTES

Allow for DPC under all bottom plates between timber and all concrete.

Isolate all contact between H3.2 treated timber and any steelwork.

Bottom plates for external timber walls to have fixings to be min. M12 Ø gal, embedded bolts (min. 90mm embedment) with 50x50x3mm gal. square washers all @ 900mm CRS and located within 150mm of each end of plate, bottom plates fixing shall be read in conjunction with wall bracing calculation in structural engineer drawings.

Timber framing, fastenings and fixings including proprietary brackets & bolts where not otherwise specified are to comply with tables, schedules or description in NZS 3604:2011.

**External Wall**  
Selected 70mm brick veneer with 50mm drained,  
ventilated cavity

- Selected Horizontal Weatherboard cladding system  
on 20mm drained**

- ### Internal Wall

- H1.2 SG 8 90x45 timber framing,
- Studs @ 600crs, nogs @ 800crs.
- 13 Gib Aqualine Plasterboard to internal faces wet area, 10 Gib Standard Plasterboard to internal faces anyway else.

Internal Intertency Wall:

- GIB GIBTLAB 60d intertenancy firewall system, Double timber frame with GIB Barrierline® central barrier, with 1 x 13mm GIB® Standard each side, with Eco Choice Aotearoa licenses Resene & Dulux paint.
- (FRR 60/60/60, STC 61), refer to GIB Barrier-System-Manual

Note: Wall linings to be read in conjunction with bracing and fire requirements.

**Wall insulation notes:** Provide selected 'Premier/Temper' insulation to all external walls framings & intertenancy walls; Refer to H1 calculation for details.

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Project  
312 Shakespeare Street  
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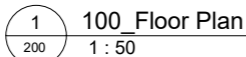
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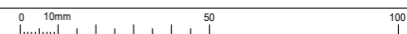
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REFERENCE DRAWINGS/REPORT
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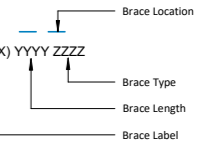
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## NOTES

### PLACING NOTES:

- Refer Gib EazyBrace System (August 2016)  
 All brace elements to be installed to Gib System details  
 and specification.  
 Refer Gib Eazybrace sheets for Project Bracing Types.



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WALL BRACING PLAN

SCALE @ A1 As indicated

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## Top plate connections

For top plate connections refer to NZS3604:2011 section 8.7.3.

## Parapets and gable end walls

Bracing elements must be fixed from top plate to bottom plate. Fixing to a row of nogs is not acceptable unless either:

A continuous member such as an ex 90 x 45mm ribbon plate is fixed across the studs just above a row of nogs at the ceiling line, as shown in figure 16.

or

GIBFix® Angle as shown in figure 17. The angle is fixed to a row of nogs with 30 x 2.5mm galv flat head nails or 32mm x 7g GIB® Grabber® Dual Thread Screws at 300mm centres.

## Bottom plate fixing

### TIMBER FLOOR

For elements with an 'N' specification use 2/100 x 3.75mm hand or 3/90 x 3.15mm power-driven nails at 600mm centres.

In addition, for elements with an 'H' specification, use GIB HandiBrac® panel hold-down fixings at each end of the bracing element, see p.16.

### CONCRETE FLOOR – EXTERNAL WALL BRACING ELEMENTS

For bracing elements with an 'N' specification fix external wall plates in accordance with NZS 3604:2011.

Use GIB HandiBrac® panel hold-down fixings at each end of bracing elements with an 'H' specification and minimum intermediate fixings as required by NZS 3604:2011.

### CONCRETE FLOOR – INTERNAL WALL BRACING ELEMENTS

For bracing elements with an 'N' specification fix plates in accordance with NZS 3604:2011 or use 75 x 3.8mm shot-fired fasteners with 16mm discs spaced at 150 and 300mm from end-studs and 600mm centres thereafter.

For bracing elements with an 'H' specification use GIB HandiBrac® panel hold-down fixings at each end of the element and minimum intermediate fixings as required by NZS 3604:2011.

FIGURE 16: PARAPETS AND GABLE ENDS WITH RIBBON PLATE

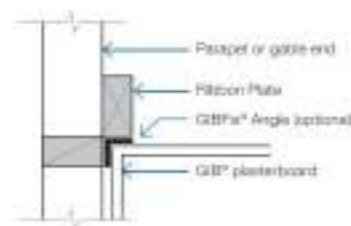
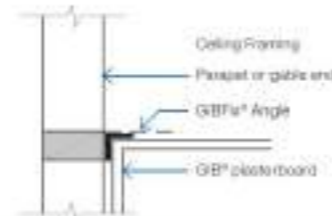


FIGURE 17: PARAPETS AND GABLE ENDS WITH GIBFix® ANGLE

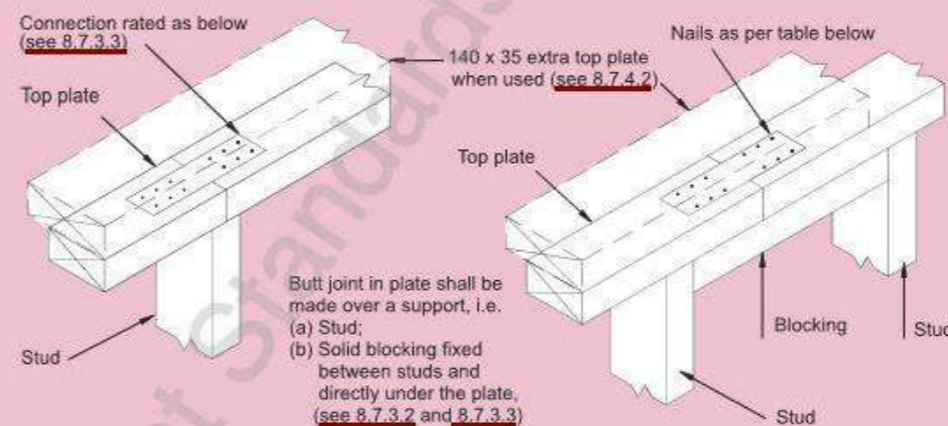


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### BOTTOM PLATE FIXINGS FOR GIB® BRACING ELEMENTS

Brace type	Concrete slabs		Timber floors
	External wall	Internal wall	External and Internal walls
GS1-N	As per NZS 3604:2011. No specific additional fastening required.	As per NZS 3604:2011. Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm discs, 150mm and 300mm from each end of the bracing element and at 600mm thereafter.	Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011.
GS2-N	Not applicable.		
GS2-NOM			
GSP-H BL1-H BLP-H	Intermediate fastenings to comply with NZS 3604:2011 In addition: GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.15 and 16.		Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011. In addition: GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.15 and 16.
BLG-H	Not applicable	As for GSP-H, BL1-H, BLP-H on concrete slab as illustrated on p.15 and 16.	

NZS3604:2011 F8.15



(A) BUTT JOINT OVER STUD

(B) BUTT JOINT OVER BLOCKING

Capacities of metal plate joints<sup>(2)</sup>

Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints<sup>(2)</sup>

Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

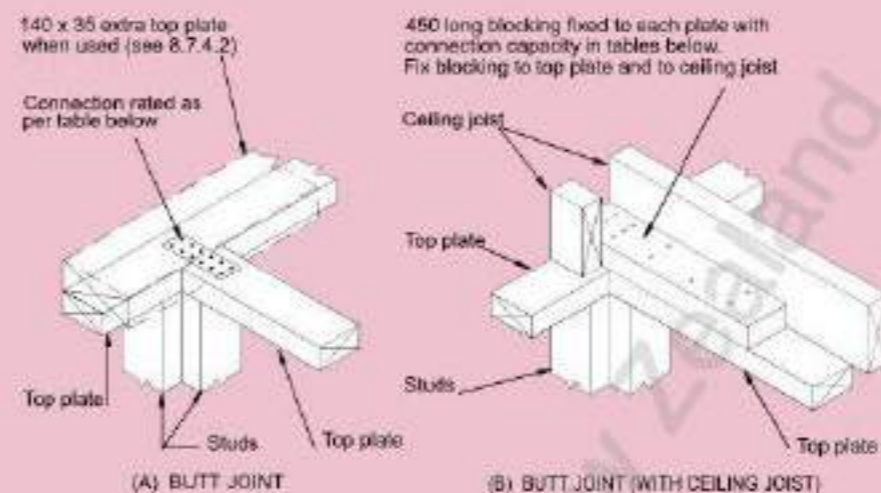
NOTE –

- (1) See section 4 for durability requirements.  
(2) Not required when extra top plate is used.

Unless otherwise stated, all dimensions are in mm.

Figure 8.15 – Connecting top plates in line – Walls containing bracing (see 8.7.3.3)

NZS3604:2011 F8.16



Capacities of metal plate joints

Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints

Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE – See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

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WALL BRACING  
FIXINGS

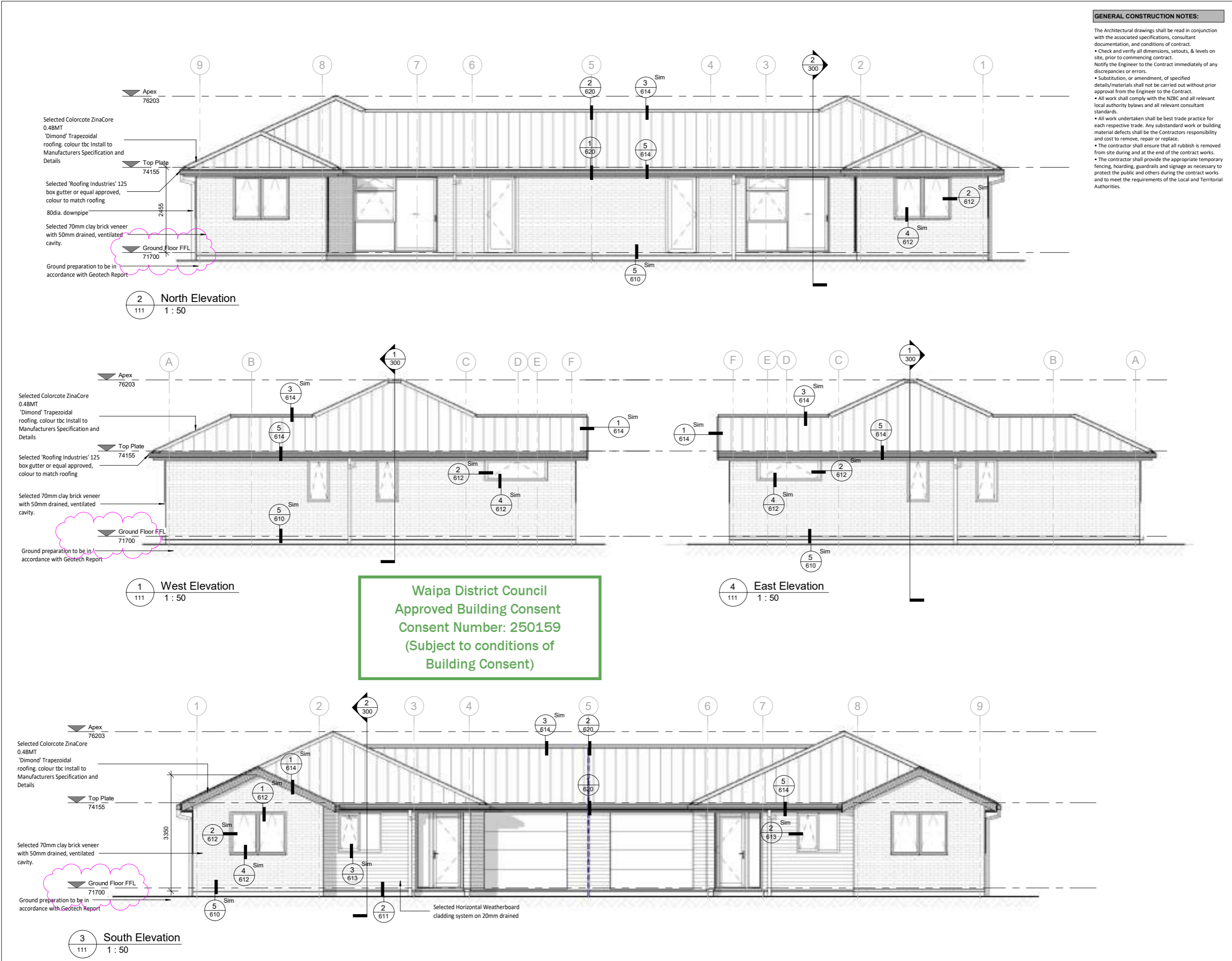
SCALE @ A1

North  
DESIGN PC  
DRAWN NY  
VERIFIED PC  
APPROVED PC

Project No. 24049  
Issue Date 1/04/2025  
Revision 1  
Sheet No.

1 121

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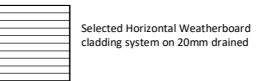
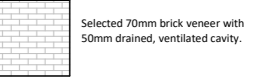
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**WALL CLADDING LEGEND:**



**REFERENCE DRAWINGS/REPORT**

Plans must be read in conjunction with all Engineering reports & design documentation.

**'CORE50'** Geotech report #CR 240808-SR (Date: 17/10/2024)

**'KIBBS'** KATIKATI BUILDING SUPPLIES Truss drawings (Date: 31/01/2025)

**'MG SOLUTIONS'** Engineer SW & SS design drawings (Date: 19/02/2025)

**'Kitchen FX'** Kitchen design drawings (Date: 12/11/2024)

BUILDING ENVELOPE RISK SCORE		
Risk Item	Description	Score
Wind Zone	Medium	0
Storeys	1 Storey	0
Roof/Wall Intersection	Low	0
Eaves Width	High	2
Envelope Complexity	Medium	1
Deck Design	None	0
TOTAL		3

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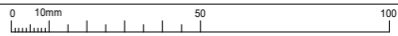
Project  
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Leamington, Cambridge**

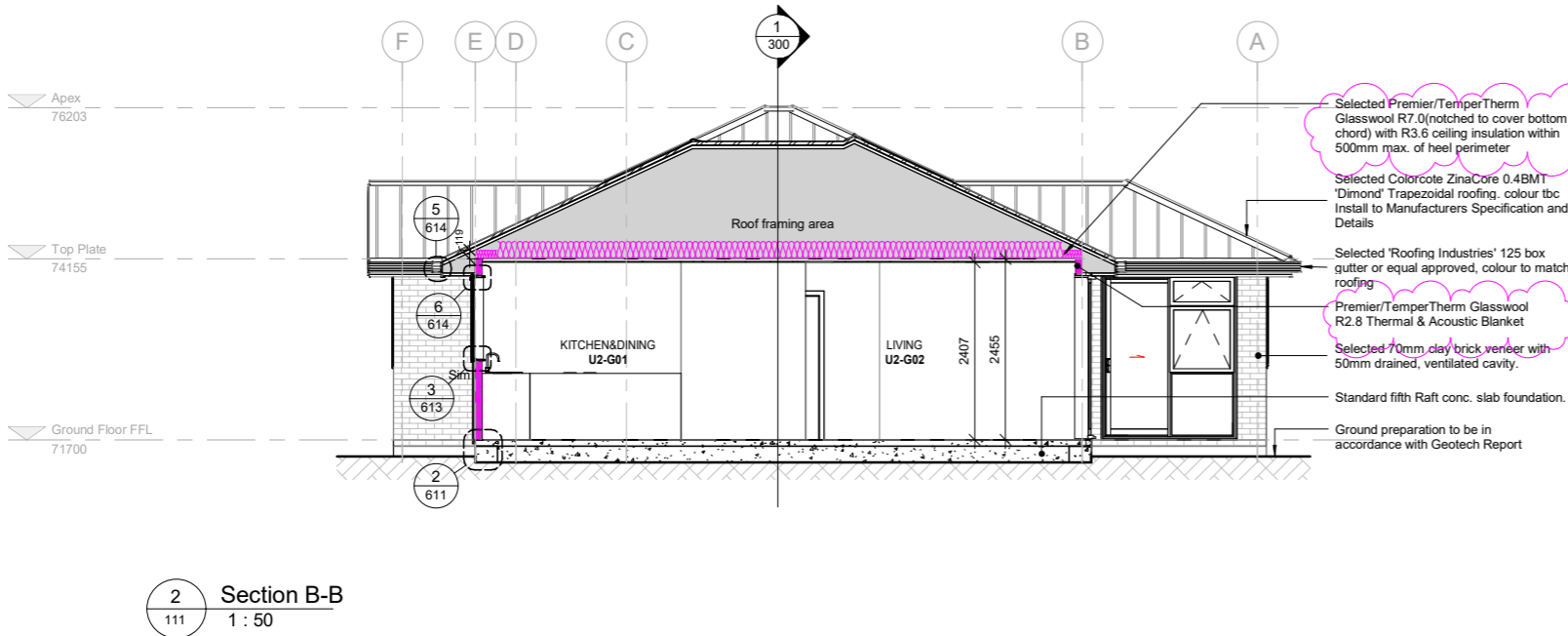
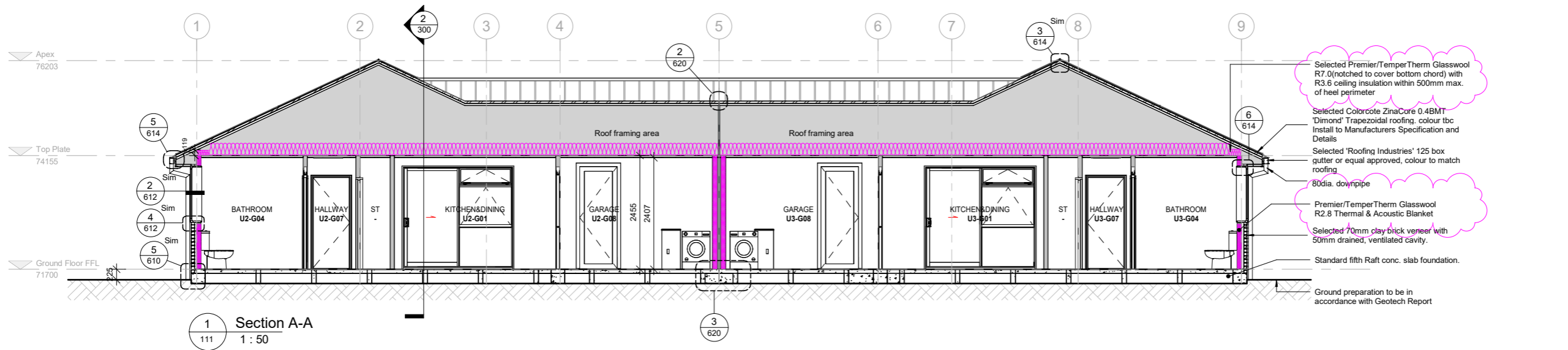
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	VERIFIED	PC
	APPROVED	PC

Project No.	Issue Date
24049	2/04/2025
Revision	Sheet No.
1	200

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### NOTES

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### REFERENCE DRAWINGS/REPORT

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  - 'KKB'S' KATIKATI BUILDING SUPPLIES Truss drawings (Date: 31/01/2025)
  - 'MG SOLUTIONS' Engineer SW & SS design drawings (Date: 19/02/2025)
  - 'Kitchen FX' Kitchen design drawings (Date: 12/11/2024)

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**BUILDING CROSS SECTIONS**

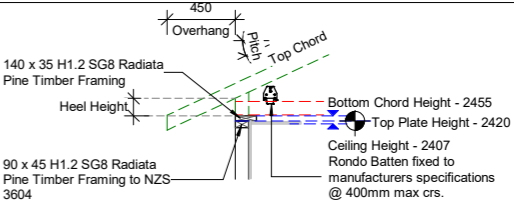
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	VERIFIED	PC
	APPROVED	PC

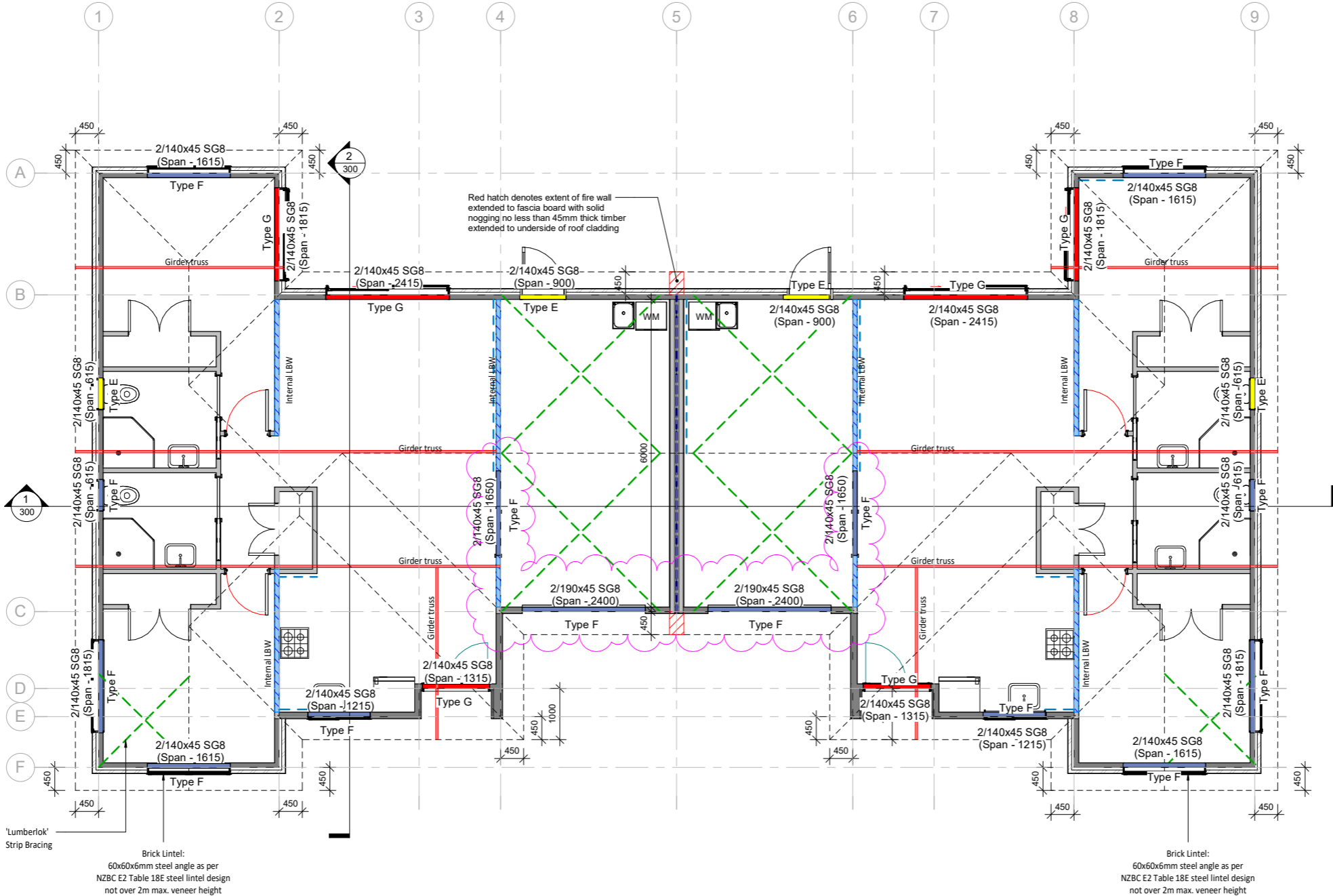
Project No.	Issue Date
24049	2/04/2025
Revision	Sheet No.
1	300

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Top Plate Setout  
1 : 25



2 Roof Framing Plan  
200 1 : 50

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## NOTES

**ROOF FRAMING GENERAL NOTES:**

- The Architectural drawings shall be read in conjunction with the Structural Engineers drawings, and Truss Designers Report.
- Asbuilt Truss layout plan to be provided to council at time of construction.
- Top plate connections to wall studs to comply with table 8.18 of NZS 3604:2011.
- 90mm thick members maybe substituted with built-up members sized and nailed in accordance with NZS 3604; 2.4.4.7

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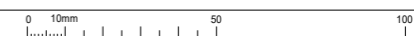
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ROOF FRAMING PLAN

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24049	03/2025
Revision	Sheet No.

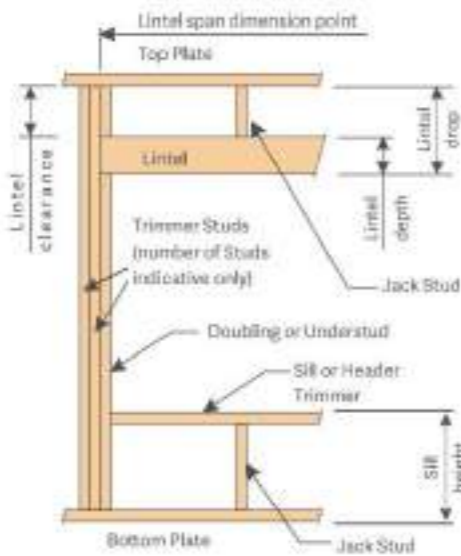
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STUD-LOK LINTEL FIXING OPTIONS  
FOR ON-SITE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12  
NZS 3604:2011

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum
- Wall framing arrangements under girder trusses are not covered in this schedule
- All timber selections are as per NZS 3604:2011.



LINTEL SUPPORTING GIRDER TRUSSES

Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	Low, Medium, High	Very High	Extra High	Low, Medium, High	Very High	Extra High
8.6m²	G	G	H	G	G	H
11.8m²	G	H	H	G	G	H
12.1m²	G	H	H	G	H	H
15.3m²	H	H	-	G	H	H
19.1m²	H	-	-	G	H	-
20.9m²	H	-	-	H	H	-
21.8m²	H	-	-	H	-	-
34.3m²	-	-	-	H	-	-

- NOTES:
1. Roof Tributary Area = approx. 1/2 x (total ro area on girder and rafter trusses supported b lintel)
  2. Assumed girder truss is at mid-span or mid third span of lintel
  3. Use similar fixings for both ends of lintel
  4. All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

Lintel Span (m)	Loaded Dimension (m)	Light Roof					Heavy Roof				
		Wind Zone					Wind Zone				
		Low	Medium	High	Very High	Extra High	Low	Medium	High	Very High	Extra High
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	-
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
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	3.4	F	G	H	H	-	E	F	G	H	H
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	5.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
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	5.0	G	H	-	-	-	E	F	H	-	-
5.1	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.5	F	G	H	-	-	E	F	G	H	-
	4.0	G	G	H	-	-	E	F	H	-	-
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5.4	2.0	F	F	G	H	H	E	E	F	G	H
	2.8	F	G	H	H	-	E	F	G	H	H
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	4.0	G	H	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-

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ROOF FRAMING PLAN  
LINTEL FIXING  
SCHEDULE

SCALE @ A1 1 : 100

DESIGN	PC
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VERIFIED	PC
APPROVED	PC

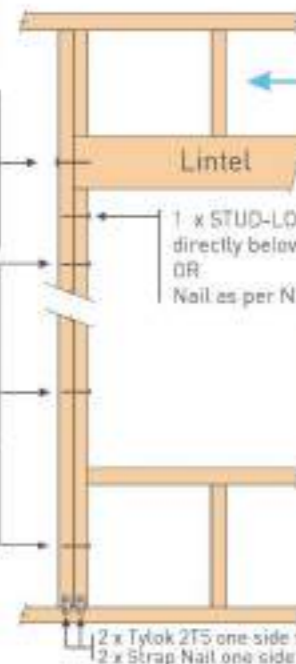
Project No.	Issue Date
24049	
Revision	Sheet No.

# STUD-LOK LINTEL FIXING OPTIONS FOR ON-SITE

MiTek  
BOWMAC

## TYPE F 4.0kN

For Lintel 140mm min,  
2 x STUD-LOK SL125  
(green)  
Refer Detail 1 for  
90mm Stud  
Refer Detail 2 for  
140mm Stud  
STUD-LOK SL80  
(white)  
Trimmer to  
Understud at  
400mm c/s.  
OR  
Nail as per  
NZS 3604:2011



For fixing of Jack Studs  
refer to Jack Stud to  
Top Plate & Lintel  
Fixing brochure

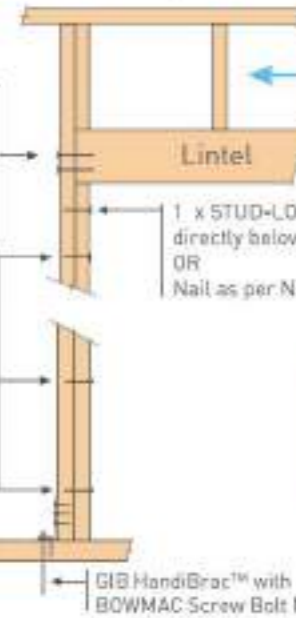
1 x STUD-LOK SL80 (white)  
directly below Lintel  
OR  
Nail as per NZS 3604:2011

Stud numbers  
indicative only.  
Refer Table 8.5  
NZS 3604:2011

2 x Tylok 2T5 one side for Radiata Pine OR  
2 x Strap Nail one side for Douglas Fir

## TYPE G 7.5kN

For Lintel 140mm min,  
4 x STUD-LOK SL125  
(green)  
Refer Detail 3 for  
90mm Stud  
Refer Detail 4 for  
140mm Stud  
STUD-LOK SL80  
(white)  
Trimmer to  
Understud at  
400mm c/s.  
OR  
Nail as per  
NZS 3604:2011



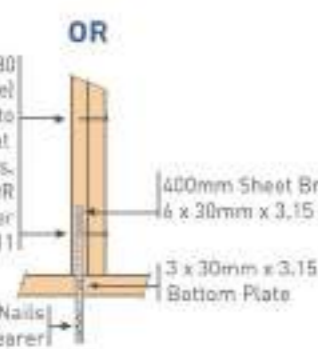
For fixing of Jack Studs  
refer to Jack Stud to  
Top Plate & Lintel  
Fixing brochure

1 x STUD-LOK SL80 (white)  
directly below Lintel  
OR  
Nail as per NZS 3604:2011

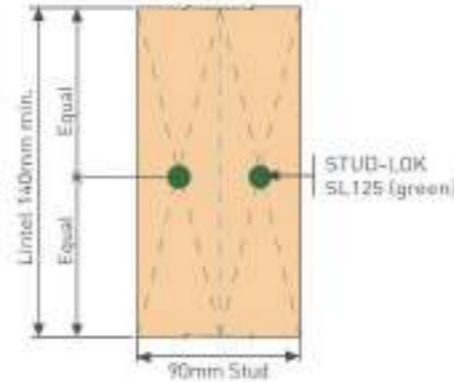
Stud numbers  
indicative only.  
Refer Table 8.5  
NZS 3604:2011

OR

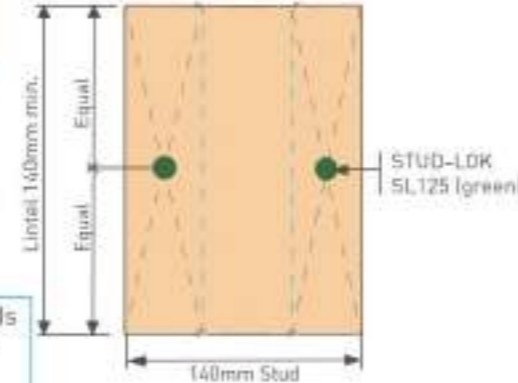
STUD-LOK SL80  
(white)  
Trimmer to  
Understud at  
400mm c/s.  
OR  
Nail as per  
NZS 3604:2011  
400mm Sheet Brace Strap to one side  
6 x 30mm x 3.15 dia. Nails to Stud  
3 x 30mm x 3.15 dia. Nails to  
Bottom Plate  
6 x 30mm x 3.15 dia. Nails  
to Timber Joist/Bearer



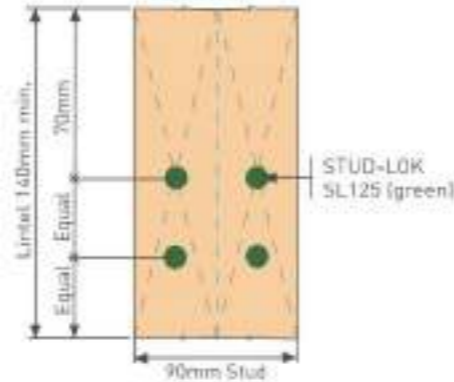
Detail 1



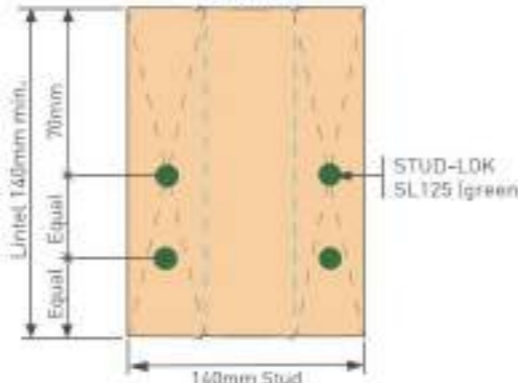
Detail 2



Detail 3



Detail 4



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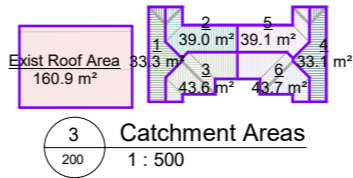
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Sheet Name  
ROOF FRAMING PLAN  
LINTEL FIXING  
SCHEDULE

SCALE @ A1 1:100		
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	VERIFIED	PC
	APPROVED	PC

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NOTES

**ROOF PLAN GENERAL NOTES:**

- The Architectural drawings shall be read in conjunction with the associated specifications and conditions of contract. The drawings shall also be read in conjunction with other Mechanical Services drawings for all roof penetrations, extract fans, drainage stacks, vent pipes and air handling unit connections.
- Substitution for or amendment of specified details/materials shall not be carried out without prior approval from the Contract Engineer.
- All work to be undertaken to be best trade practice for each respective trade. Any substandard work or building material defects shall be the Contractors responsibility and cost to remove, repair or replace.

**ROOF INSULATION:**

- R3.6 (180mm) Pink batt roof insulation installed over supporting mesh. When installed up underneath roofing, ensure min. 20mm air gap between batts and underside of roofing.

**CONSTRUCTION LEGEND:**

Selected Colorcote ZinCore 'Diamond' 0.48MT Trapezoidal roofing, colour tbc install to Manufacturers Specification and Details

Proposed U2 Roof Area: 115.8m<sup>2</sup>  
Proposed U3 Roof Area: 115.8m<sup>2</sup>  
Total Proposed U2&3 Roof Area: 231.6m<sup>2</sup>

**ROOF DRAINAGE:**

- All flashings and sealing of roof penetrations to comply with NZ Building Code E2 & NZ Metal Roofing and cladding code of practice.

Refer to the Architectural Specification for full requirements.

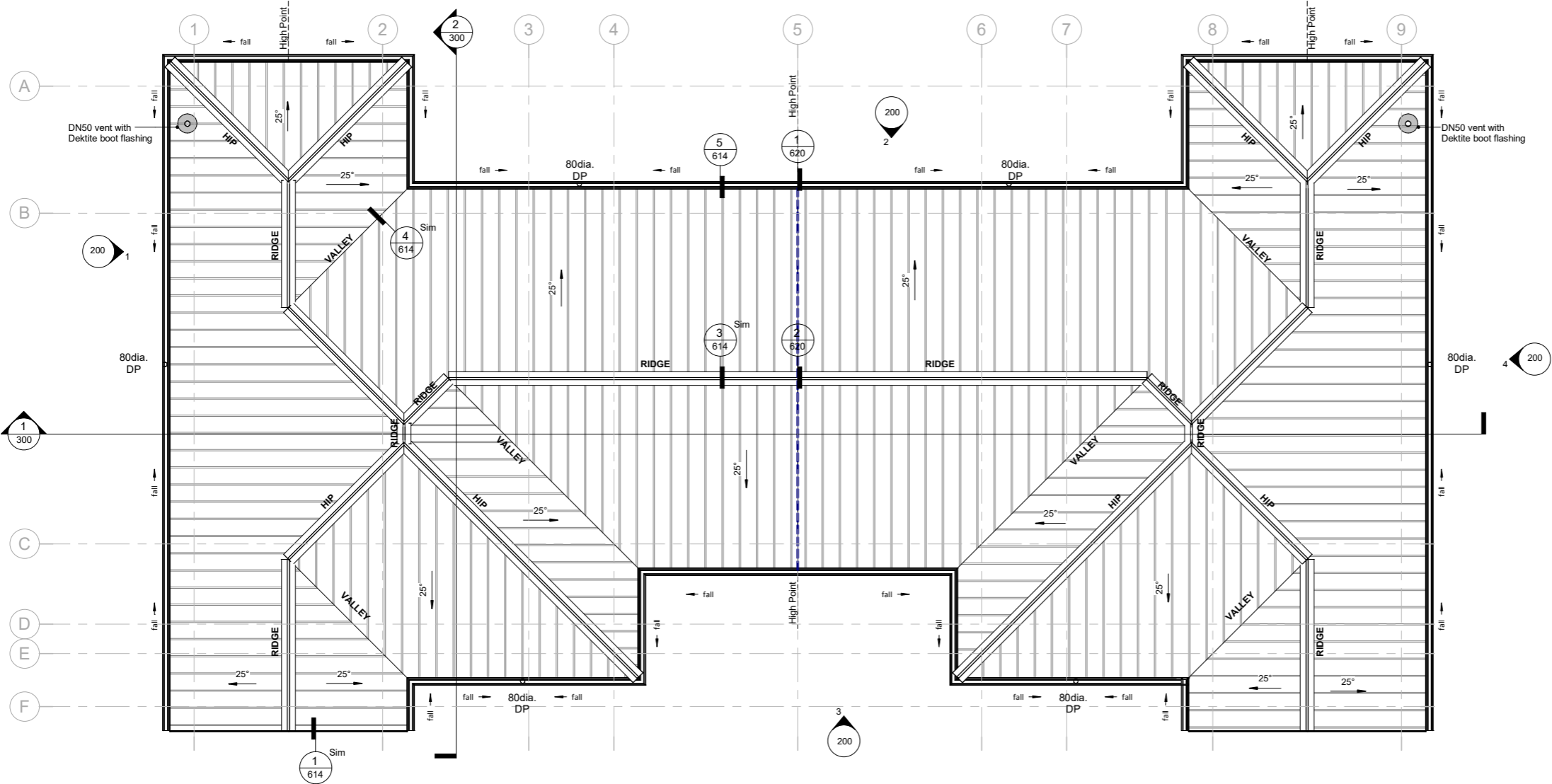
Calculated for a rainfall intensity of 100mm/hr for the area of Waikato

**DOWN PIPE SIZE FOR GIVEN ROOF PITCH & AREA**

Plan area of roof served by the downpipe (m<sup>2</sup>)

Dia	0-25°	25-35°	35-45°	45-55°
63ø	60	50	40	35
74ø	85	70	60	50
100ø	155	130	110	90
150ø	350	290	250	200

- Metal flashings - general dimensions are as per NZBC E2 / AS1 2011 Table 7 situation 2.
- All roofing is to be installed in accordance with the manufacturers specification.



1 Roof Plan  
200 1 : 50

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Sheet Name

OVERALL ROOF PLAN

SCALE @ A1 As indicated

North	DESIGN	PC
	DRAWN	NY
	VERIFIED	PC
	APPROVED	PC

Project No. 24049 Issue Date 1/04/2025

Revision 1 Sheet No. 403

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GENERAL PLUE CLEARANCES:		External models	Internal models
Dim.	A Series, EP25	R500Ww, HD0350	
A	Min. 300 mm	Min. 300 mm	
B	Min. 300 mm	Min. 300 mm	
C	Min. 1.5 m	Min. 1.5 m	
D	Min. 500 mm	Min. 500 mm	
E	Min. 500 mm	Min. 500 mm	
F	Min. 300 mm	Min. 300 mm	
G	Min. 300 mm	Min. 300 mm	

Clearance from, between, and above projections, min. 300 mm  
From a gas meter: 1000 mm. From an electrically meter or gas flow meter: 500 mm

Where HD0350 is dimensioned to a 250 L unit (ML rating decreases) from the clearance start to the A Series / EP25 cabinet  
Plume is represented 1.5 m to give enough clearance for the pipe work, and to safely reject the gases

Rinnai INFINITY clearances to w&d  
1 : 10

ELECTRICAL NOTES:

- Recessed LED ceiling light
- Surface mounted LED ceiling light
- Selected external ceiling light
- Selected external wall light
- Pendant light
- Wall switch [white]
- Single socket [white]
- Double socket [white]
- Double socket above bench [white]
- Double socket below bench [white]
- TV aerial outlet
- Phone jack point
- Smart Meterbox
- Ceiling Extractor Fan
- Heated Towel Rail
- Security Alarm Sensor
- Security Alarm Keypad
- Internal heat pump unit
- External heat pump unit

GENERAL NOTES:  
• Electrical layout and fittings to be reviewed and approved by Client prior to commencing work.  
• Ceiling battens, electrical layout to suit structural beams & columns, braced wall fixing location.  
• Recessed downlights shall be IC or IC-F rated

SERVICES GENERAL NOTES:

OVERFLOW NOTE:  
Kitchen sink & laundry tub& bathroom sink must have integrated overflows with minimum flow rate of 0.25l/s, tested in accordance with BS EN 274.  
Maximum flow rates of taps to sink or tub shall be less than 0.25l/s.  
• Mechanical Ventilation:  
To bathroom/Shower area as required - Manrose Thru soffit 100mm extract fan units, Owner to confirm.  
• Allow to install through roof extract unit above Hobs in Kitchen.  
• Mechanical Ventilation:  
To bathroom/Shower area as required - Manrose Thru wall or roof 100mm extract fan units, Owner to confirm.  
• Allow to install through wall extract unit behind Hobs in Kitchen.  
• Minimum mechanical ventilation extraction flow rate for kitchen rangehood & bathroom as per G4/AS1 Clause 1.2.5:  
Bathroom& shower extract fan flow rate to be not less than 25l/s  
Kitchen cooktop extract fan flow rate to be not less than 50l/s

REFERENCE DRAWINGS/REPORT

Plans must be read in conjunction with all Engineering reports & design documentation.  
• 'CORE50' Geotech report #CR 240808-SR (Date: 17/10/2024)  
• 'KIBS' KATIKATI BUILDING SUPPLIES Truss drawings (Date: 31/01/2025)  
• 'MG SOLUTIONS' Engineer SW & SS design drawings (Date: 19/02/2025)  
• 'Kitchen FX' Kitchen design drawings (Date: 12/11/2024)

Ceiling Schedule		
Type Mark	Description	Area
GIB-AQ	13mm Gib Aqualine	16.6 m²
GIB-S	13mm Gib Standard	163.0 m²
HS-1	6mm Hardies Soffit Lining	30.2 m²

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FOR CONSTRUCTION

NOTES

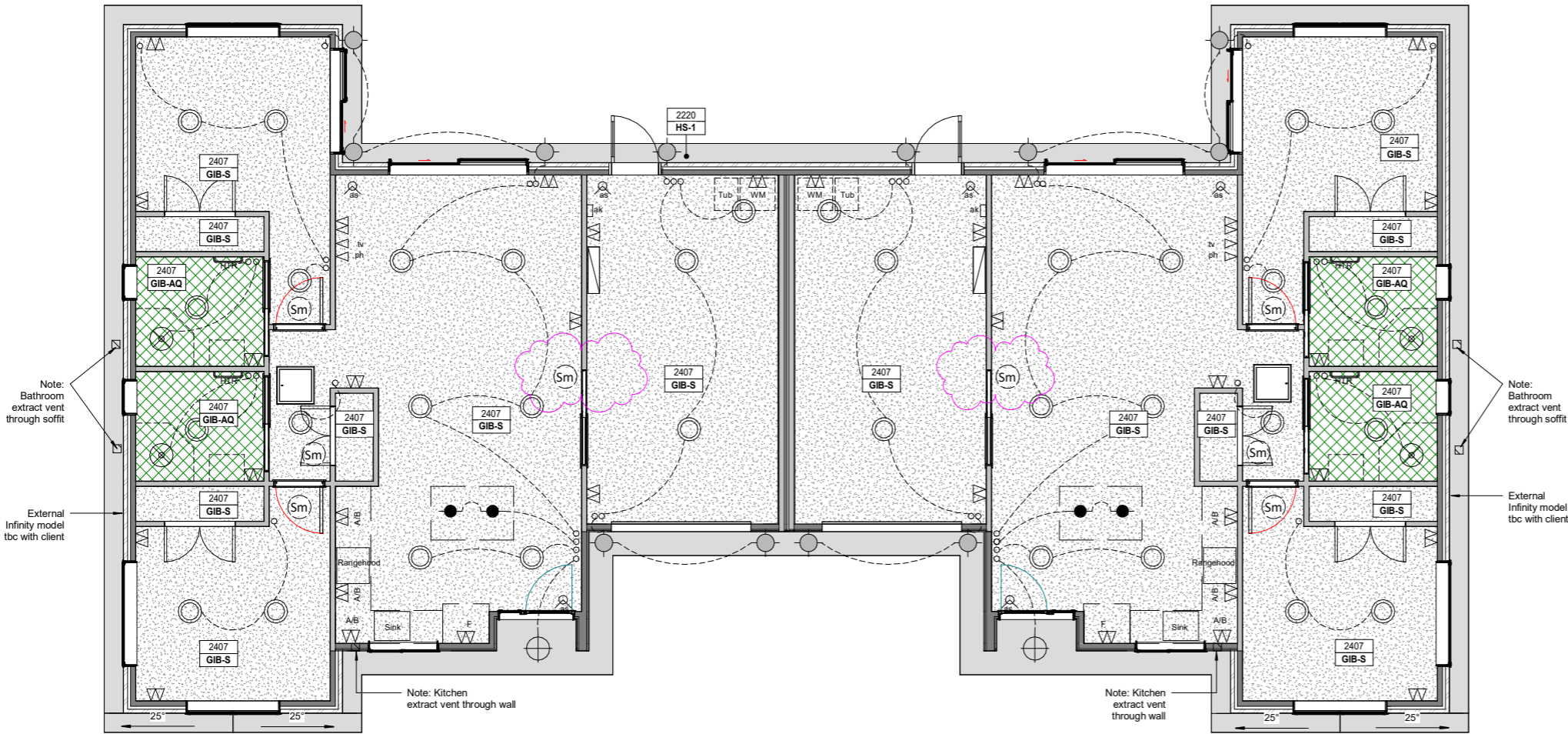
CEILING GENERAL NOTES:

- This drawing is to be read in conjunction with services drawings and Fire Report. Fire sprinkler locations to be co-ordinated with services.
- All ceiling systems are to be installed as per manufacturers specifications.
- Contractor to allow for suspended ceiling compression bracing where applicable. Ceiling is to be rigid and held firmly from structure.
- Any discrepancies to be notified to the Contract Engineer as soon as possible.
- Refer Client for Electrical, Lighting and Data Layouts. All work to be carried out by Registered Electrician.
- Owner selected Heat Pump(s) (Inverter Type) sized to location to provide Heat/cool, c/w Remotes. Confirm location and sizes with Owner.

## Indicates ceiling type, refer to legend.  
3000 Indicates ceiling height above FFL.

CEILING LEGEND:

- GIB-S 13mm Gib Standard fixed to structure. Provide a level 4 plaster finish. Paint.
- GIB-AQ 13mm Gib Aqualine fixed to structure. Provide a level 4 plaster finish. Paint.
- HS-1 6mm Hardie Soffit fixed to structure. Flush Finish. Paint.
- Sm Type 1 Domestic Smoke alarms, Hardwired and interconnected to alarm system. Standalone to UL217 B55446 Part 1 or Equivalent. As per NZBC F7, 3.2, Fitted with Hush Button and located within 3.00m of sleeping space doors. Refer NZBC F7/AS1 Rondo Panther 550x500 Budget Lock Feathered Edge Access Hatch.



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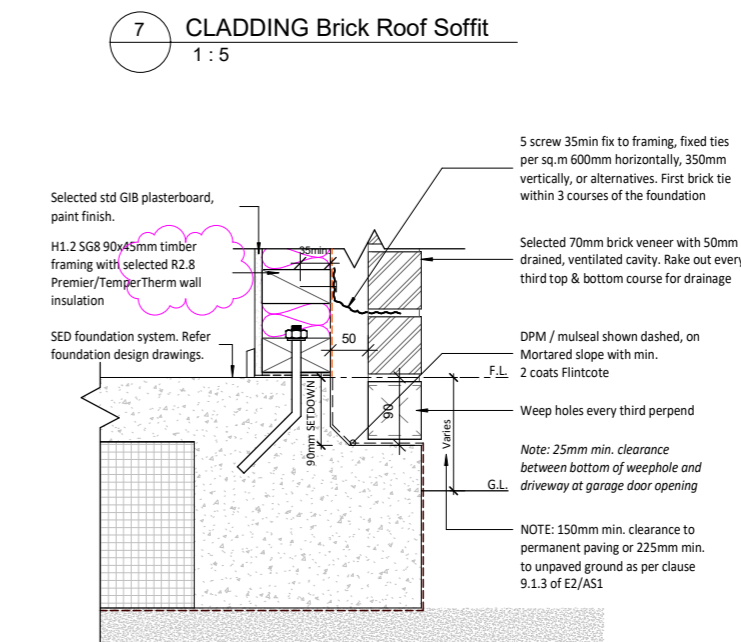
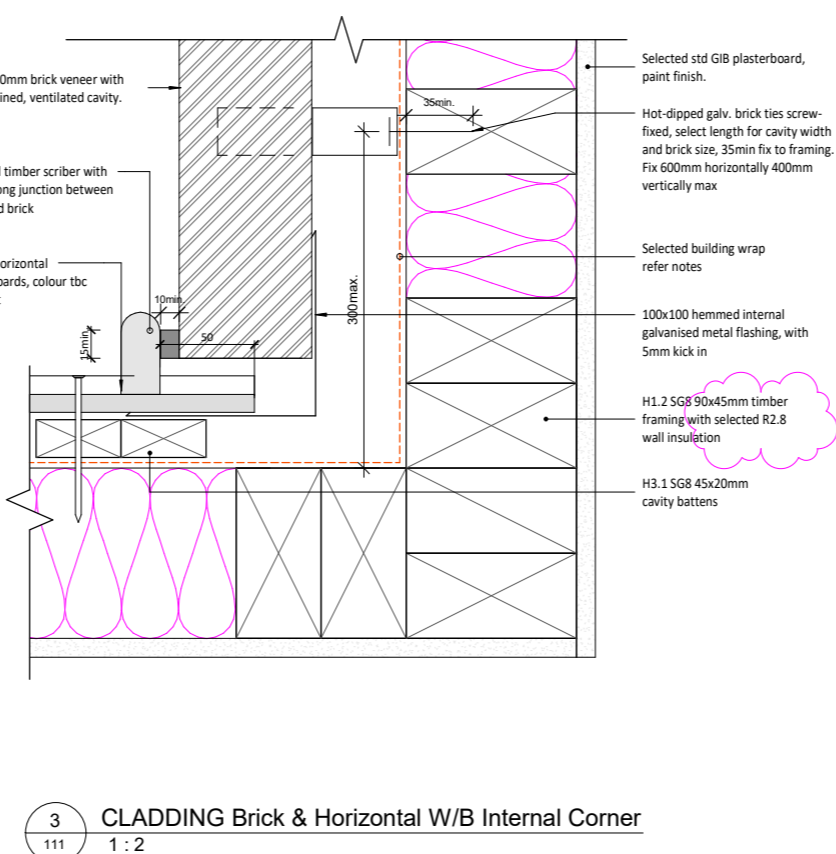
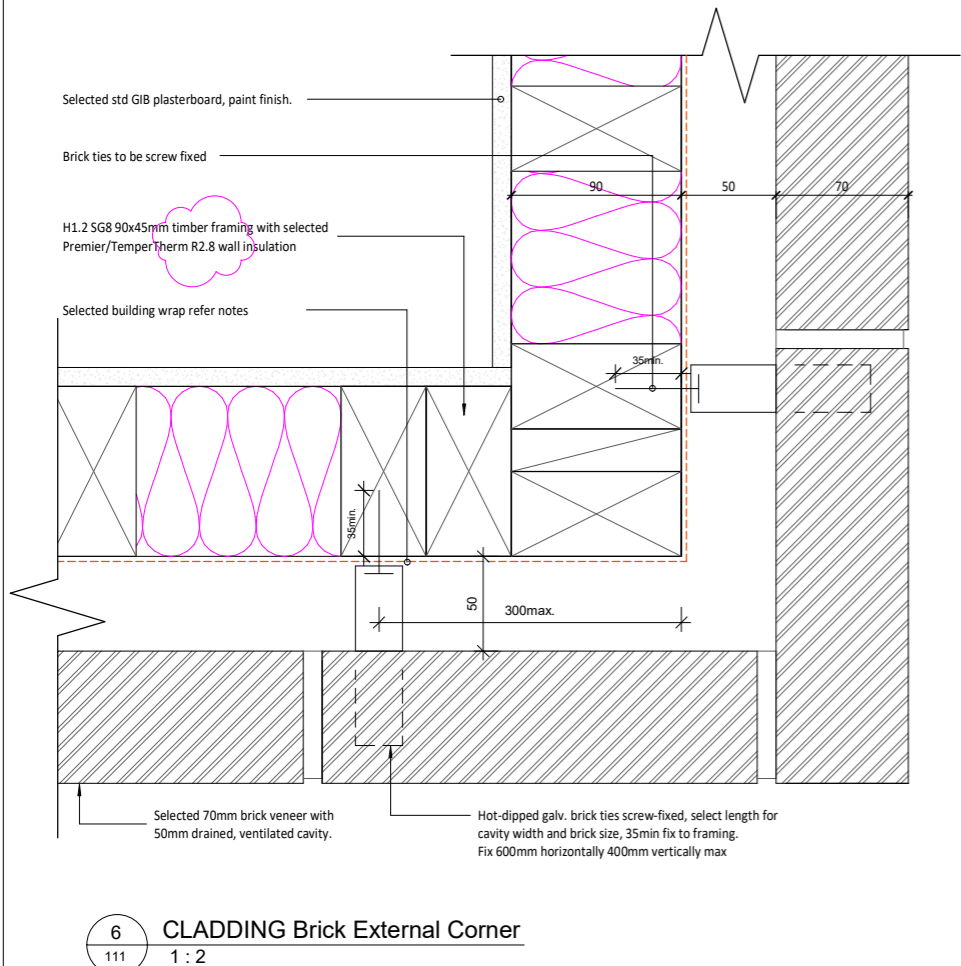
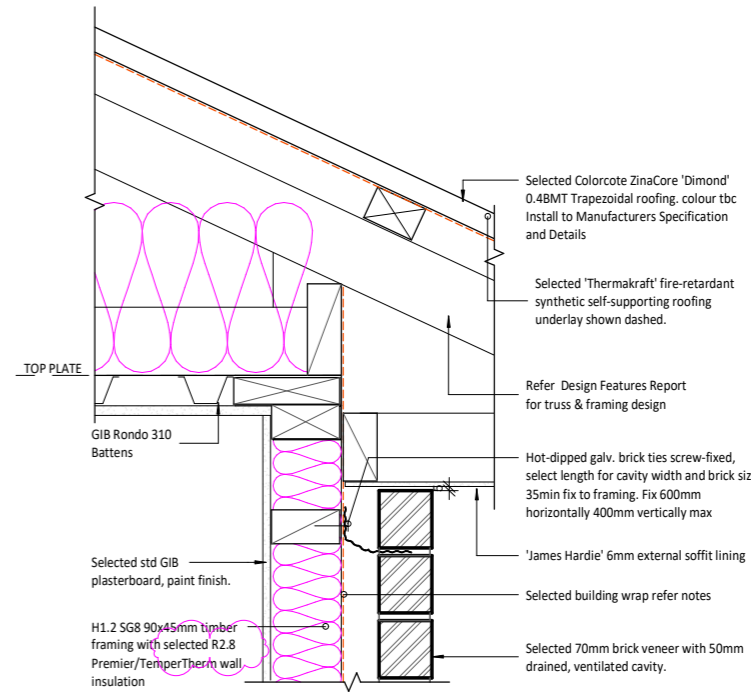
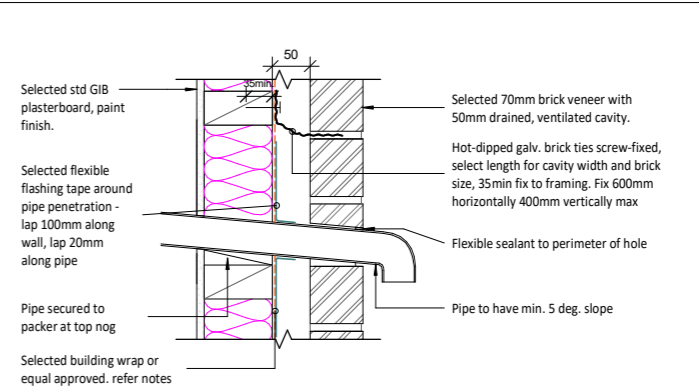
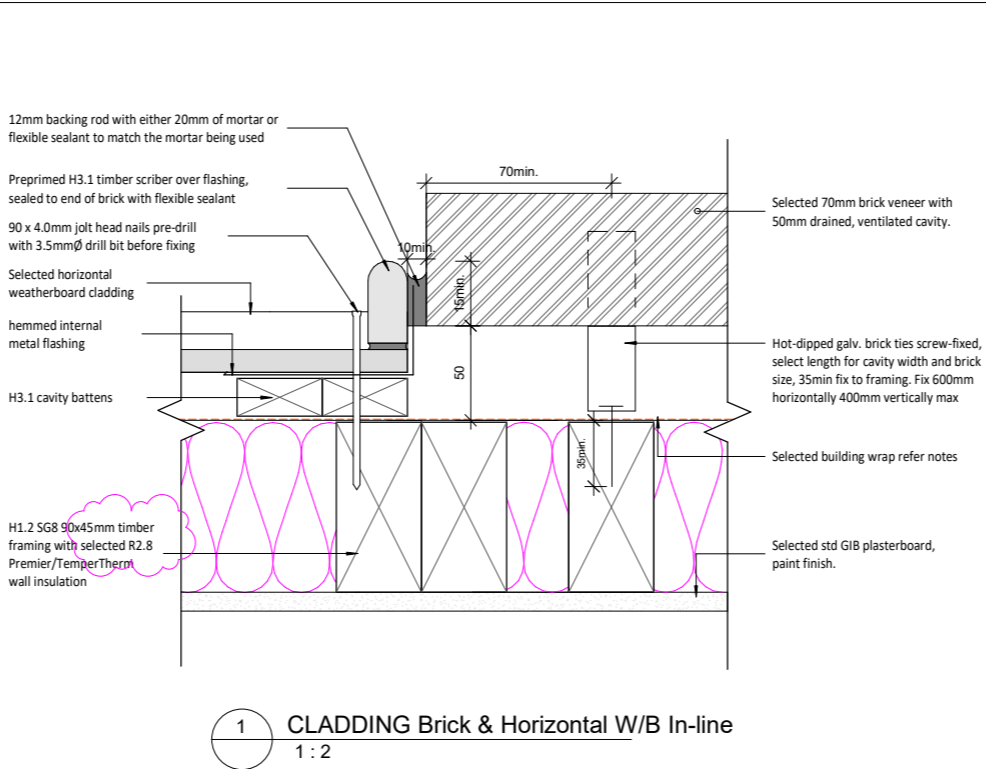
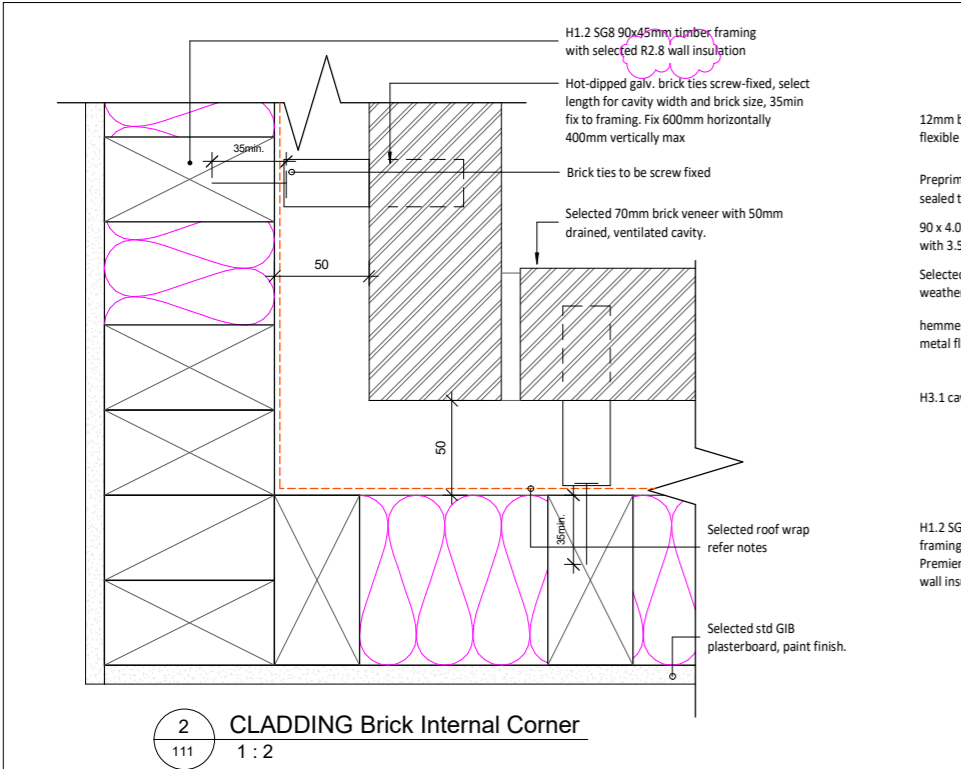
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GROUND FLOOR  
REFLECTED CEILING  
PLAN

SCALE @ A1 As indicated

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	DRAWN	NY
	VERIFIED	PC
	APPROVED	PC

Project No.	Issue Date
24049	1/04/2025
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**NOTES**  
**Wall building underlay Notes:**  
Selected 'Marshall' Tekton building wrap or equal approved. refer to manufacturers' specification.  
As per Table 23 and Clause 9.1.5 to 9.1.7.2 E2/AS1. Refer to manufacturer's installation guide for fixing type.  
**Roof underlay Notes:**  
'Thermakraft' Covertex 405 fire-retardant synthetic self-supporting roofing underlay or equal approved.

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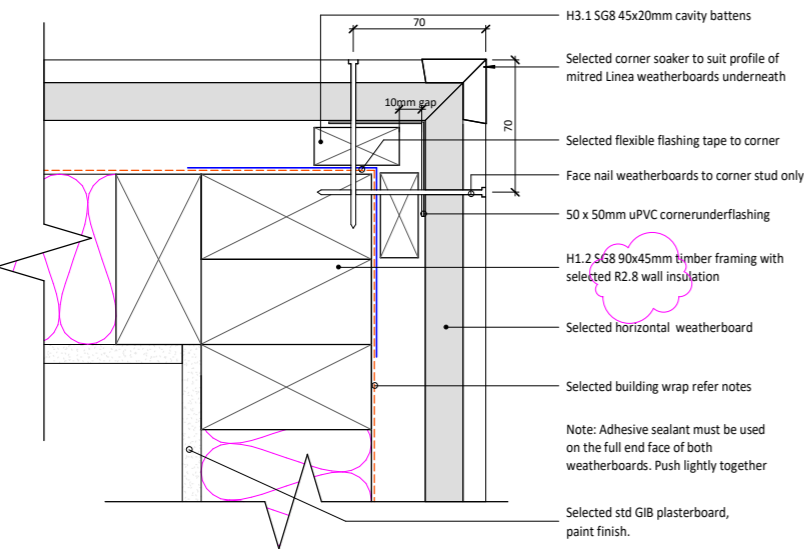
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**TYPICAL BRICK  
VENEER DETAILS**

SCALE @ A1 As indicated

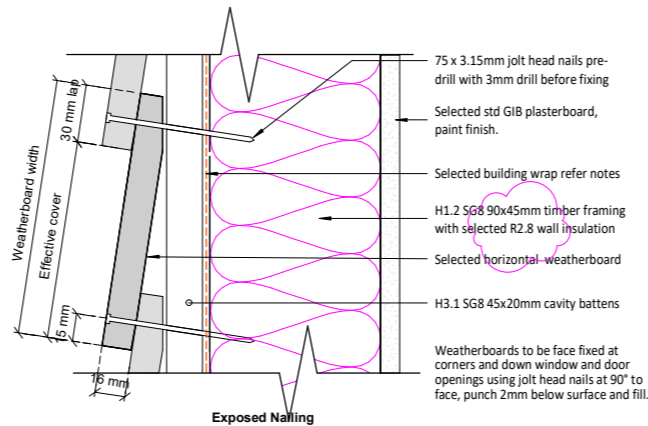
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	DRAWN	NY
	VERIFIED	PC
	APPROVED	PC

Project No. 24049 Issue Date 2/04/2025  
Revision Sheet No.

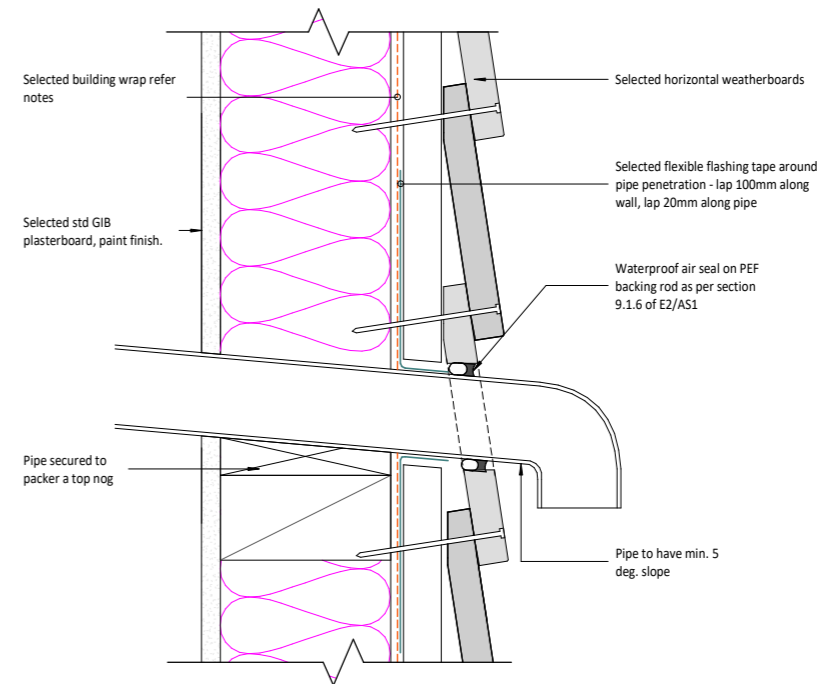
**1** **610**  
**ARCHITECTURAL**



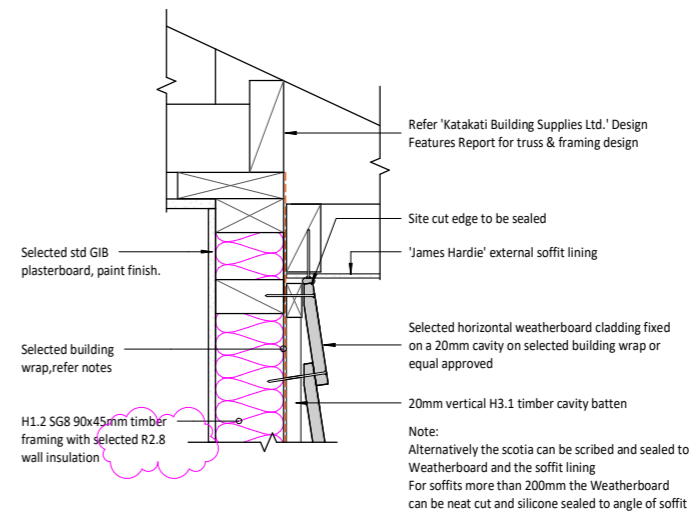
1 CLADDING Horizontal W/B External Corner  
1 : 2



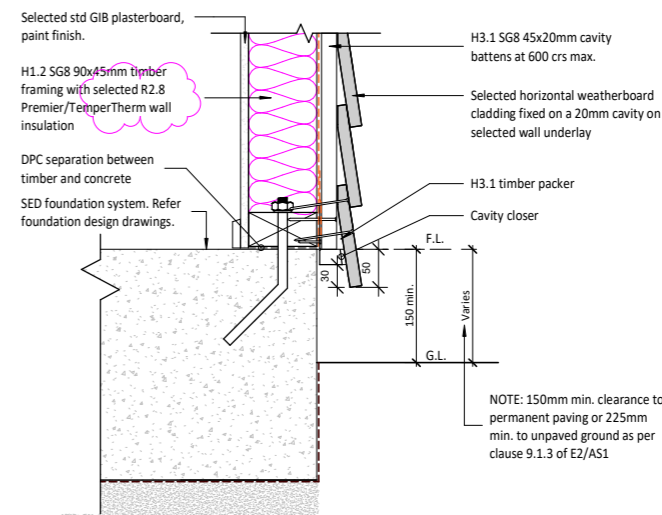
7 Horizontal W/B fixing details  
1 : 2



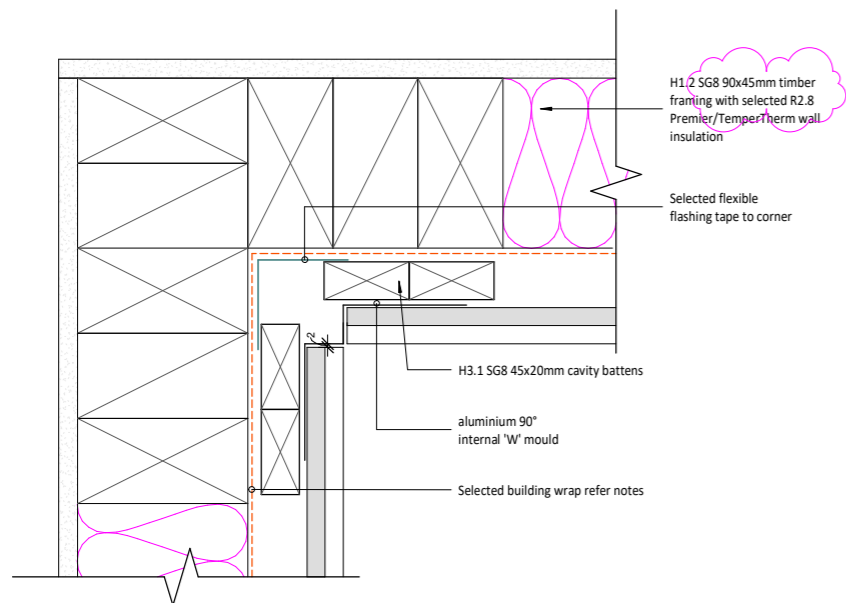
6 CLADDING Horizontal Weatherboard Wall Pipe Penetration  
1 : 2



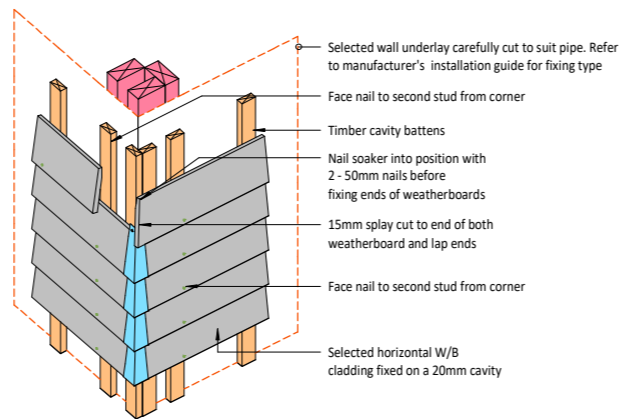
3 CLADDING Horizontal Weatherboard\_Roof Soffit  
1 : 5



2 CLADDING Horizontal Weatherboard Bottom Plate  
1 : 5



5 CLADDING Weatherboard Internal Corner  
1 : 2



4 CLADDING Weatherboard External Corner 3D NTS  
1 : 10

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NOTES  
**Wall building underlay Notes:**  
Selected 'Marshall' Tekton building wrap or equal approved. refer to manufacturers specification.  
As per Table 23 and Clause 9.1.5 to 9.1.7.2 E2/AS1. Refer to manufacturer's installation guide for fixing type.  
**Roof underlay Notes:**  
'Thermakraft' Covertex 405 fire-retardant synthetic self-supporting roofing underlay or equal approved.

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Sheet Name  
TYPICAL HORIZONTAL  
CLADDING

SCALE @ A1 As indicated  
North DESIGN PC  
DRAWN NY  
VERIFIED PC  
APPROVED PC

Project No. Issue Date  
24049 2/04/2025  
Revision Sheet No.

1 611  
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NOTES

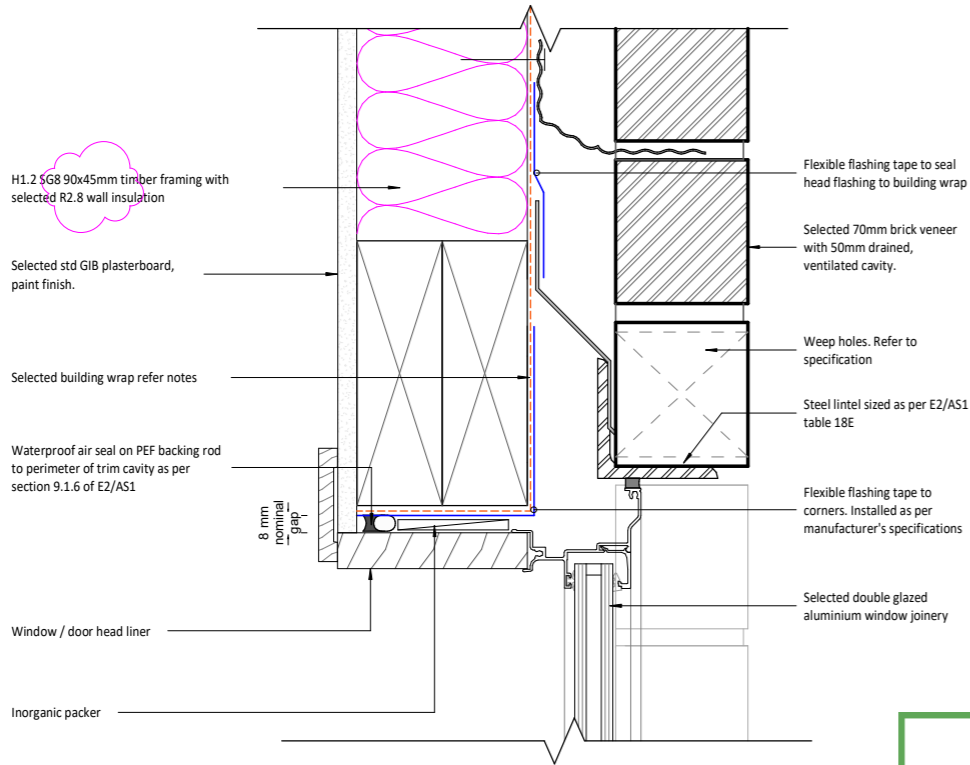
**Wall building underlay Notes:**

Selected 'Marshall' Tekton building wrap or equal approved, refer to manufacturers' specification.

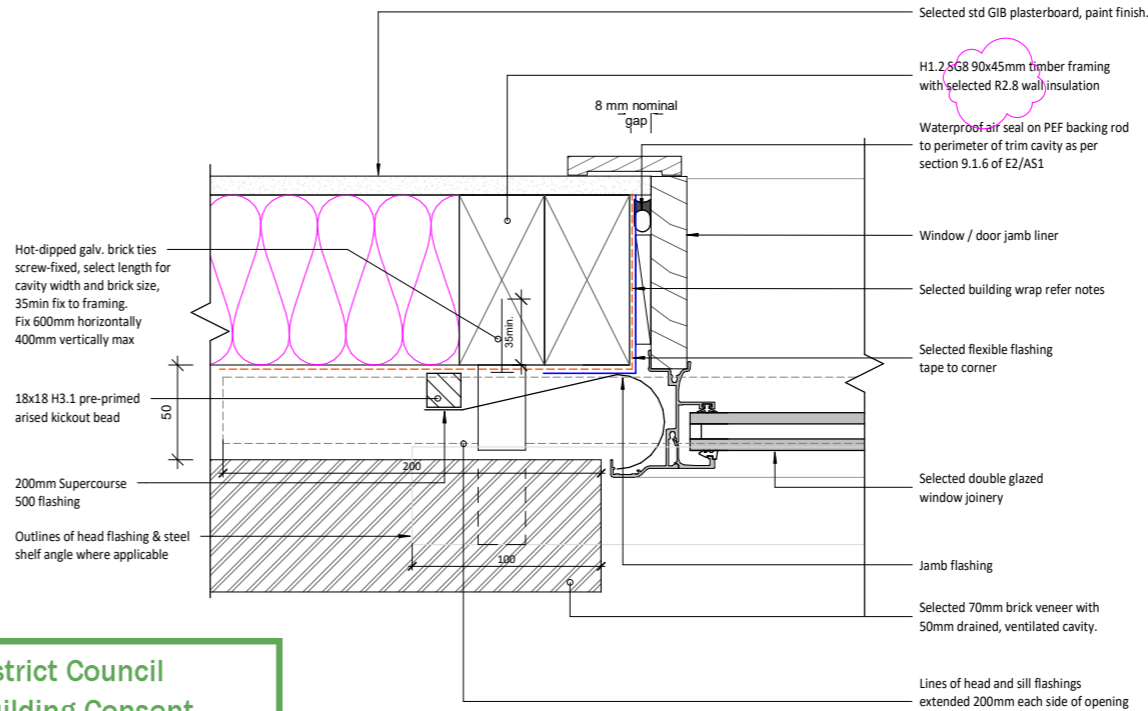
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**Roof underlay Notes:**

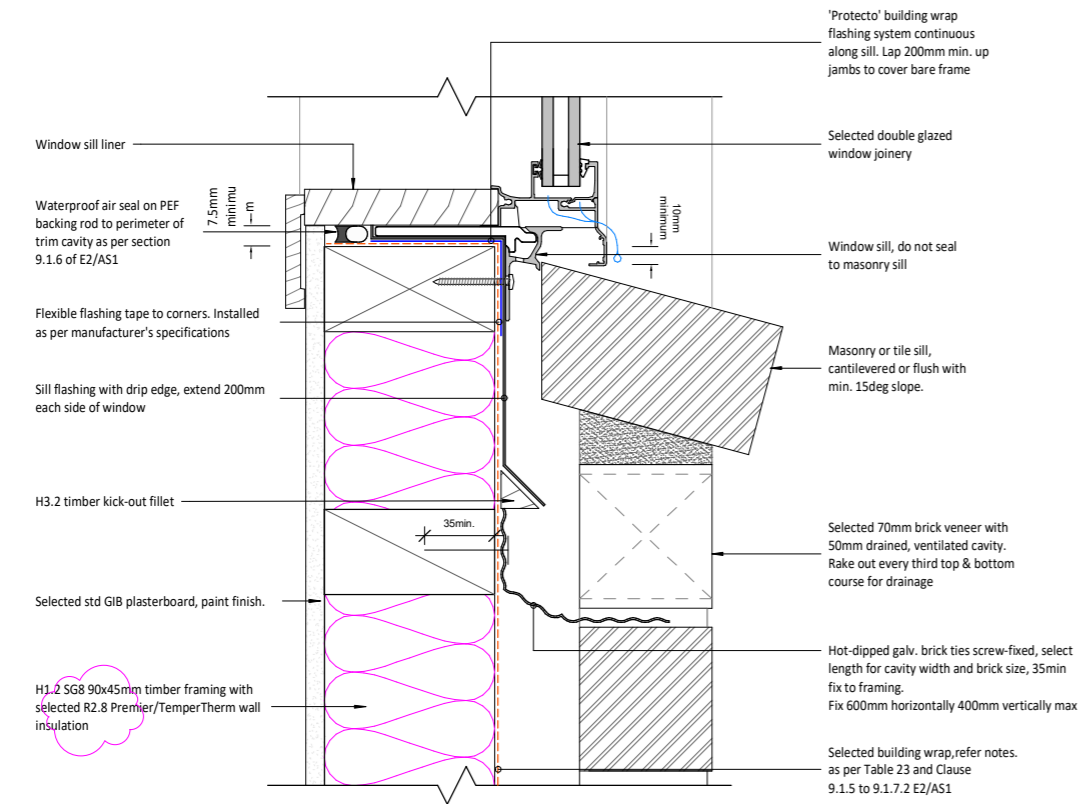
'Thermakraft' Covertex 405 fire-retardant synthetic self-supporting roofing underlay or equal approved.



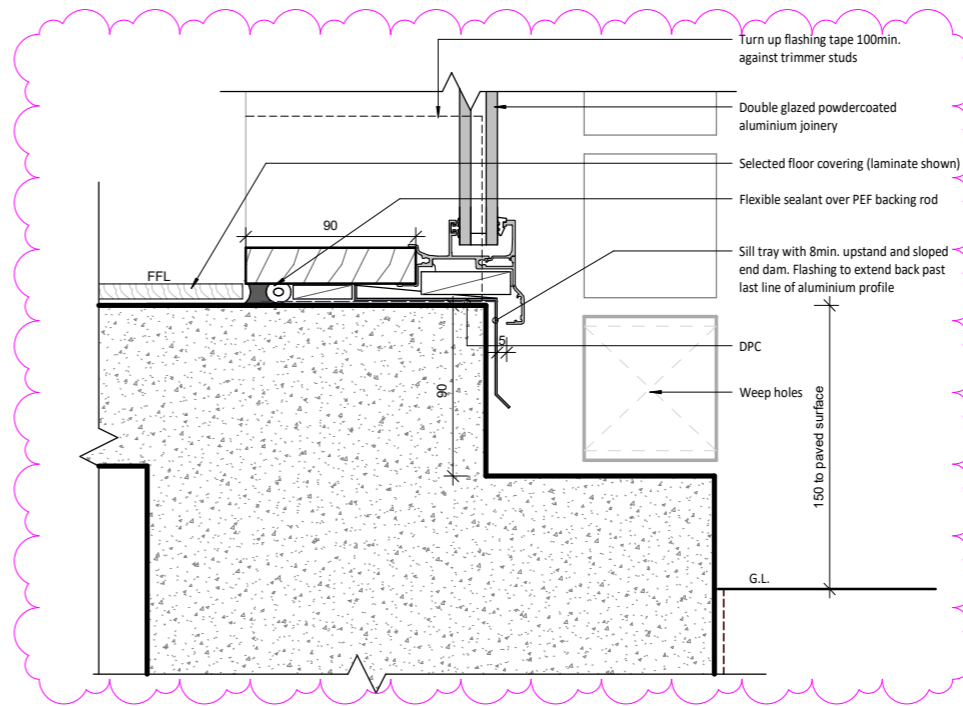
1 JOINERY Brick Veneer Head  
111 1 : 2



2 JOINERY Brick Veneer Jamb  
111 1 : 2



4 JOINERY Brick Veneer Window Sill  
111 1 : 2



3 JOINERY Sill  
111 1 : 2

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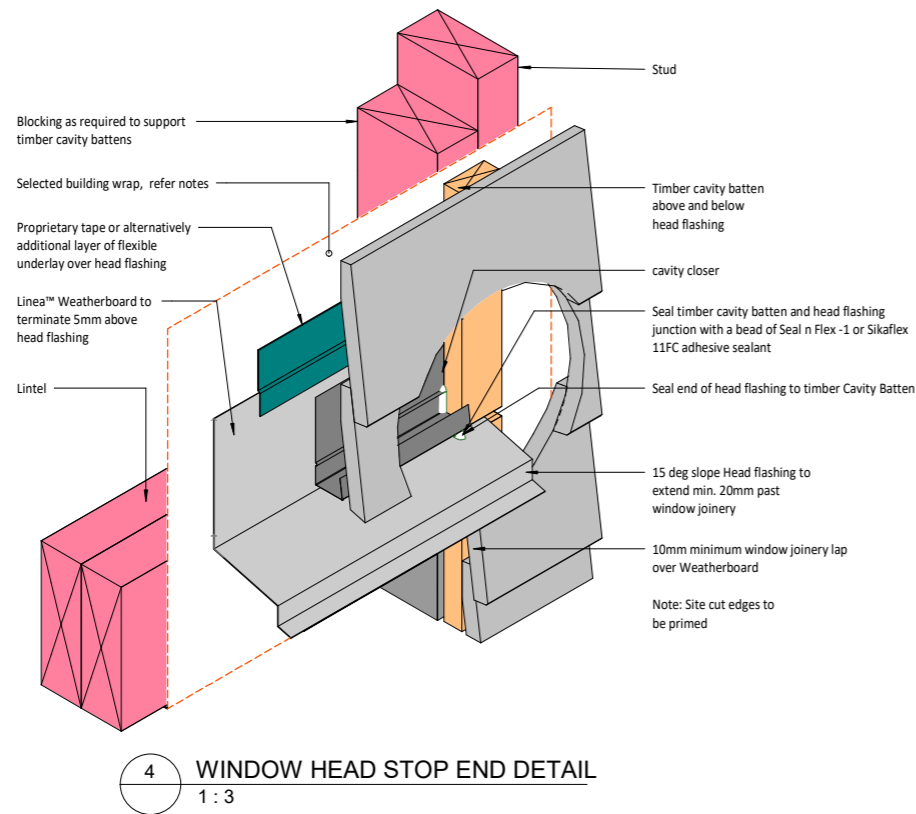
Sheet Name  
TYPICAL JOINERY  
DETAILS

SCALE @ A1 As indicated

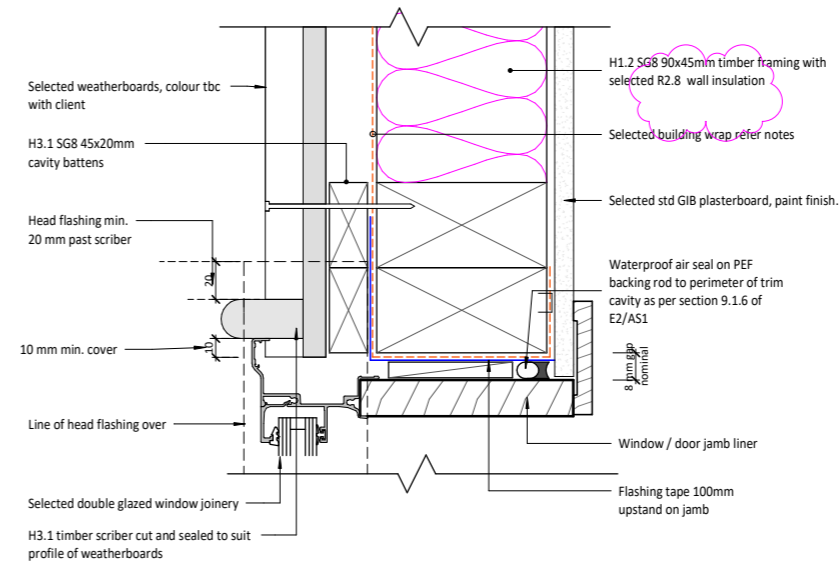
North	DESIGN	PC
	DRAWN	NY
	VERIFIED	PC
	APPROVED	PC

Project No.	Issue Date
24049	2/04/2025
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1	612

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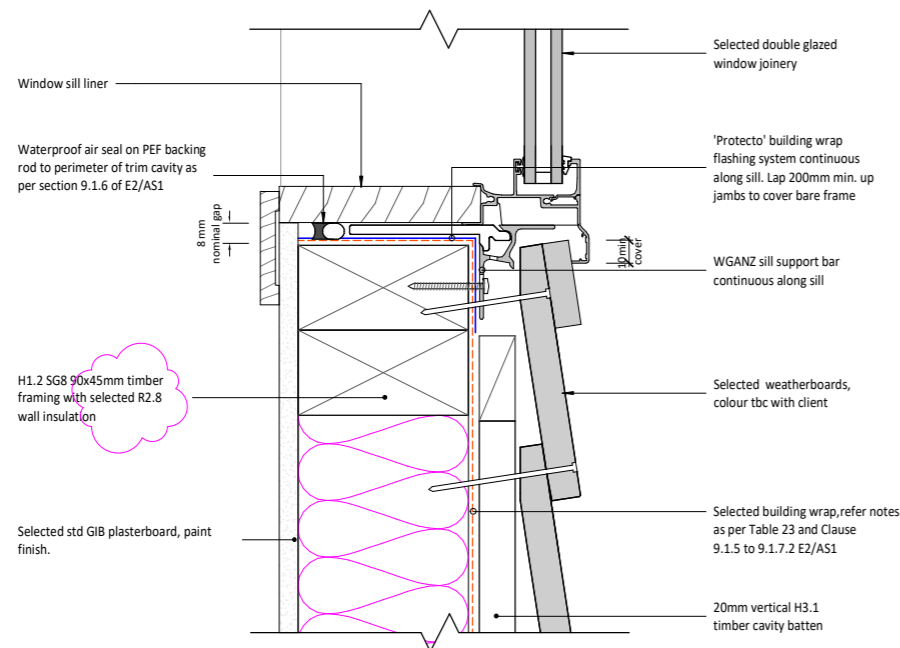


4 WINDOW HEAD STOP END DETAIL  
1 : 3



2 JOINERY Weatherboard Jamb  
1 : 2

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3 JOINERY Weatherboard Window Sill  
1 : 2

## FOR CONSTRUCTION

- NOTES
- Wall building underlay Notes:**  
Selected 'Marshall' Tekton building wrap or equal approved. refer to manufacturers' specification.  
As per Table 23 and Clause 9.1.5 to 9.1.7.2 E2/AS1. Refer to manufacturer's installation guide for fixing type.
- Roof underlay Notes:**  
'Thermakraft' Covertex 405 fire-retardant synthetic self-supporting roofing underlay or equal approved.

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Sheet Name  
TYPICAL JOINERY  
DETAILS

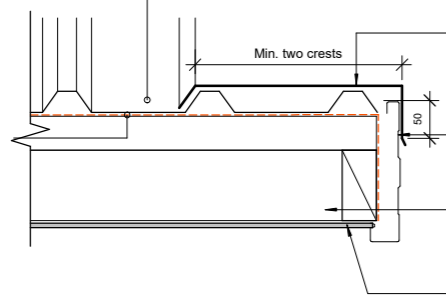
SCALE @ A1 As indicated		
North	DESIGN	PC
	DRAWN	NY
	VERIFIED	PC
	APPROVED	PC

Project No.	Issue Date
24049	2/04/2025
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Selected Colorcote ZinaCore 0.4BMT trapezoidal longrun roofing, installed as per manufacturers recommendations. Refer roof plan for slope/pitch.

Selected roof wrap refer notes



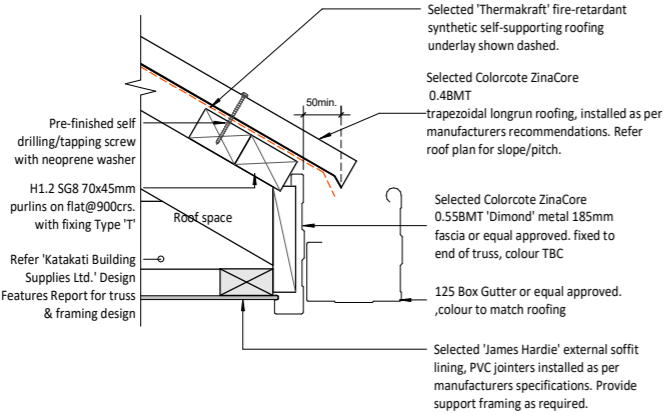
Colorcote ZinaCore 0.55BMT notched barge flashing. Overlap two crests cover and 50mm overlap to fascia as per Situation 1 E2/AS1 Table 7. Colour to match roofing.

Selected 'Colorcote ZinaCore 0.55BMT 'Dimond' metal 185mm fascia or equal approved. fixed to end of truss, colour TBC

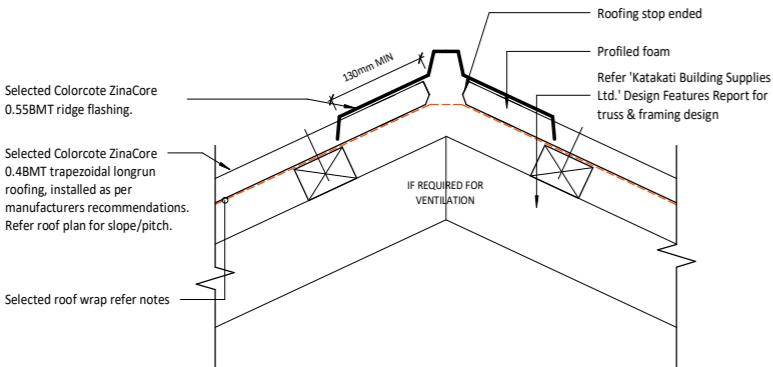
Refer to Frames and Trusses Report for truss and framing design

Selected 'James Hardie' 6mm external soffit lining, PVC jointers installed as per manufacturers specifications. Provide packing to outrigger as required.

1 ROOF Parallel Barge/Soffit Detail  
200 1 : 5



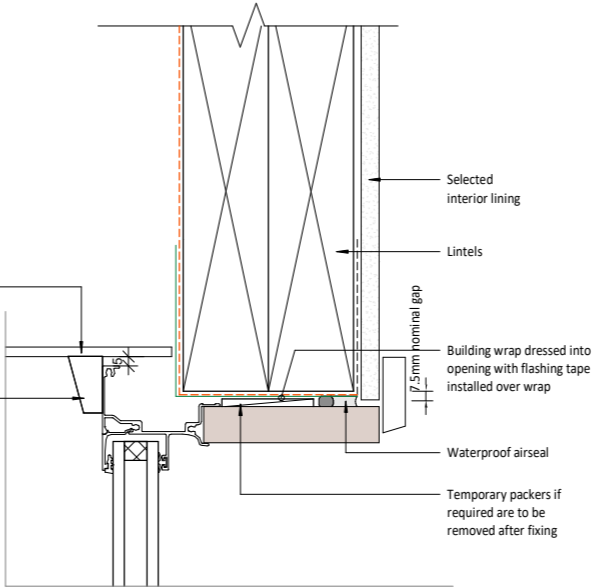
5 ROOF Overhang Detail  
200 1 : 5



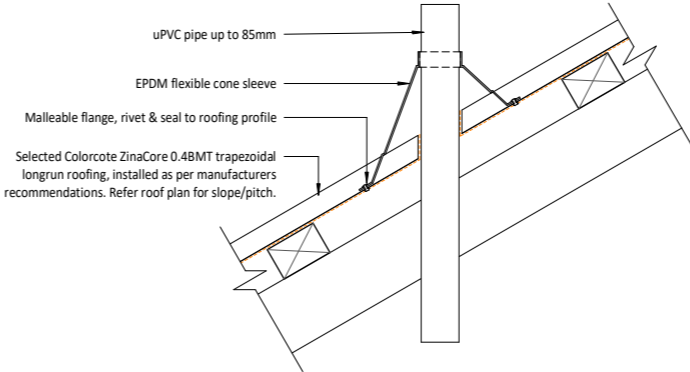
3 ROOF Ridge Detail  
200 1 : 5

Selected 'James Hardie' external soffit lining, PVC jointers installed as per manufacturers specifications. Provide support framing as required.

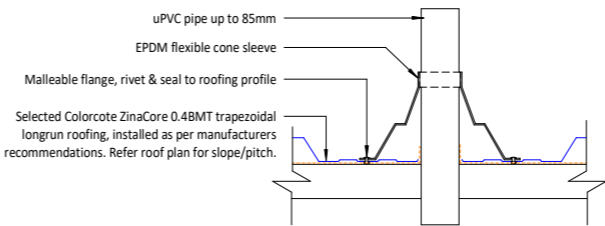
Selected Soffit moulding fitted tightly up against soffit lining



6 Window Head Soffit Detail  
111 1 : 2

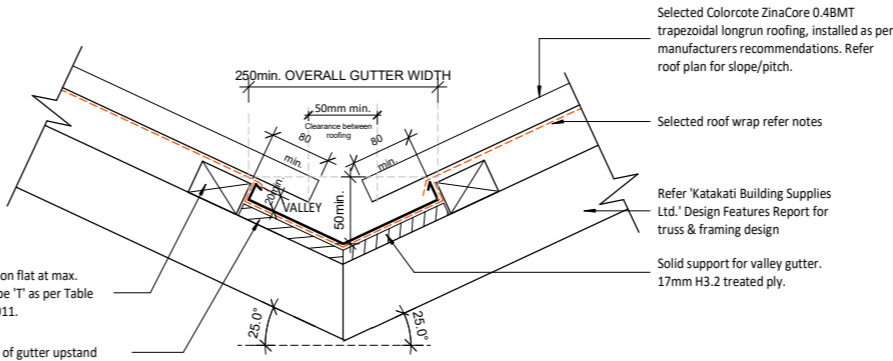


2 Roof Penetration  
1 : 5



70x45mm purlins on flat at max. 900ctrs. Fixing Type 'T' as per Table 10.10 NZS3604:2011.

20mm min. depth of gutter upstand



4 ROOF Valley Detail Asymmetrical  
403 1 : 5

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NOTES

### Wall building underlay Notes:

Selected 'Marshall' Tekton building wrap or equal approved. refer to manufacturers' specification.  
As per Table 23 and Clause 9.1.5 to 9.1.7.2 E2/AS1.Refer to manufacturer's installation guide for fixing type.

### Roof underlay Notes:

'Thermakraft' Covertex 405 fire-retardant synthetic self-supporting roofing underlay or equal approved.

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TYPICAL ROOF  
DETAILS

SCALE @ A1 As indicated

North	DESIGN	PC
	DRAWN	NY
	VERIFIED	PC
	APPROVED	PC

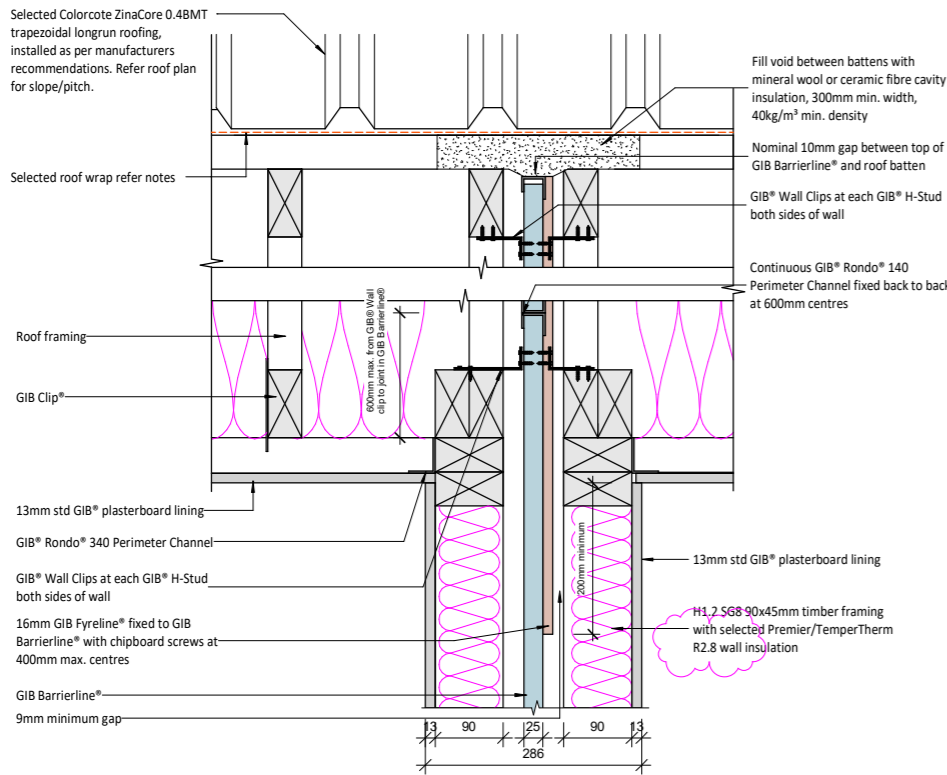
Project No. Issue Date

24049

Revision Sheet No.

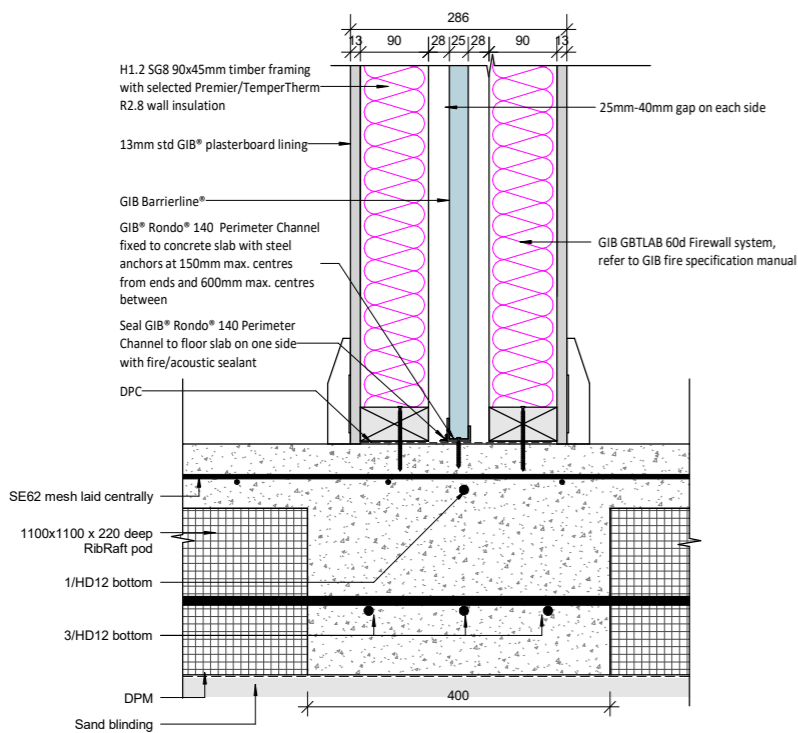
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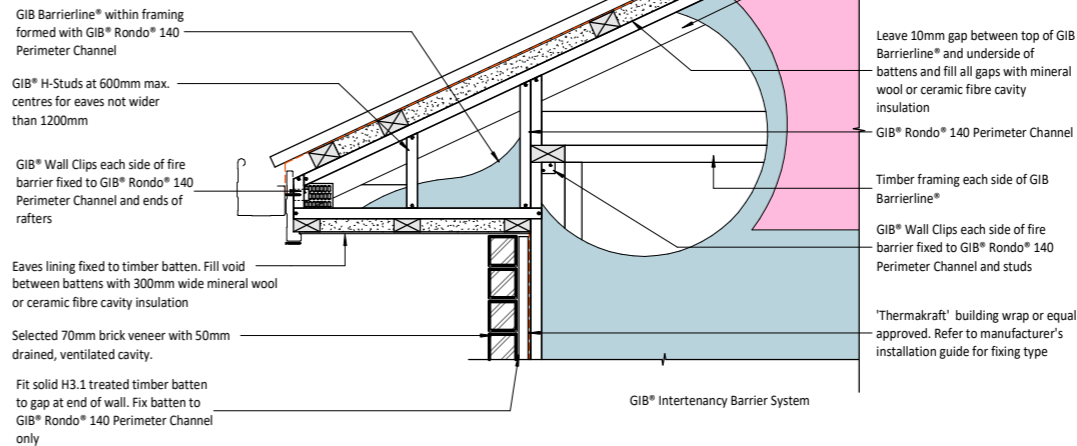


2 FIRE WALL-Roof  
200 1 : 5

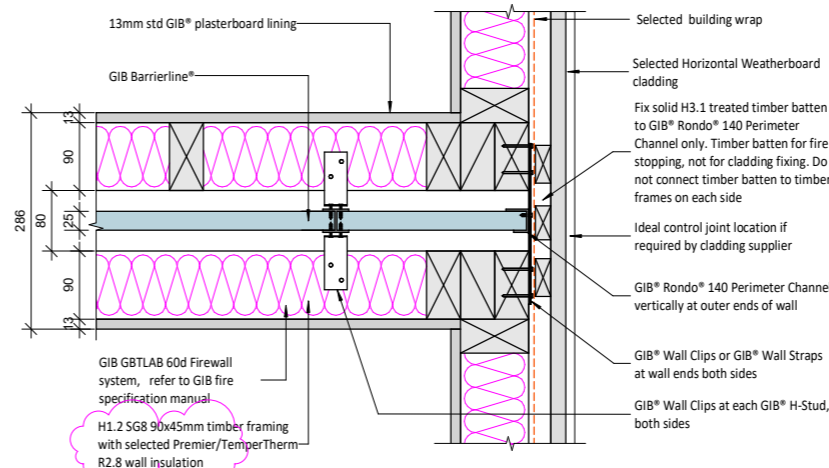
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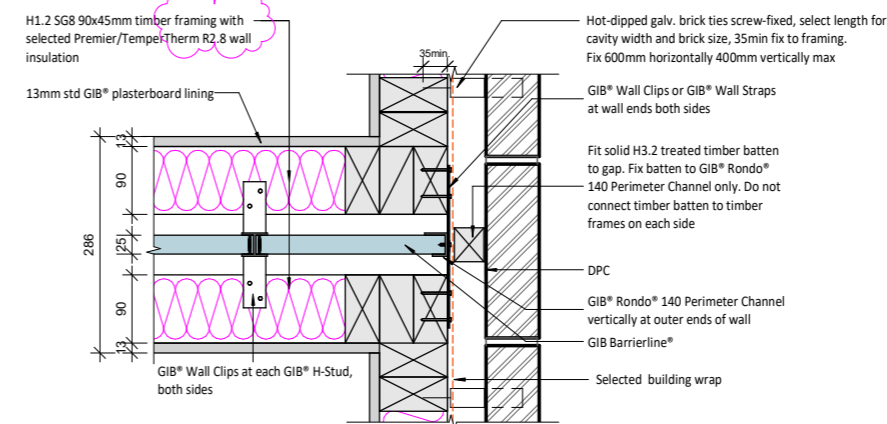
3 FIRE WALL Base  
300 1 : 5



1 FIRE WALL External Wing Wall End Junction  
200 1 : 10



5 FIRE WALL with W/B  
200 1 : 5



4 FIRE WALL with Brick veneer cladding  
200 1 : 5

## FOR CONSTRUCTION

### NOTES

#### Wall building underlay Notes:

Selected 'Marshall' Tekton building wrap or equal approved, refer to manufacturers' specification.  
As per Table 23 and Clause 9.1.5 to 9.1.7.2 E2/AS1. Refer to manufacturer's installation guide for fixing type.

#### Roof underlay Notes:

'Thermakraft' Covertex 405 fire-retardant synthetic self-supporting roofing underlay or equal approved.

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Sheet Name

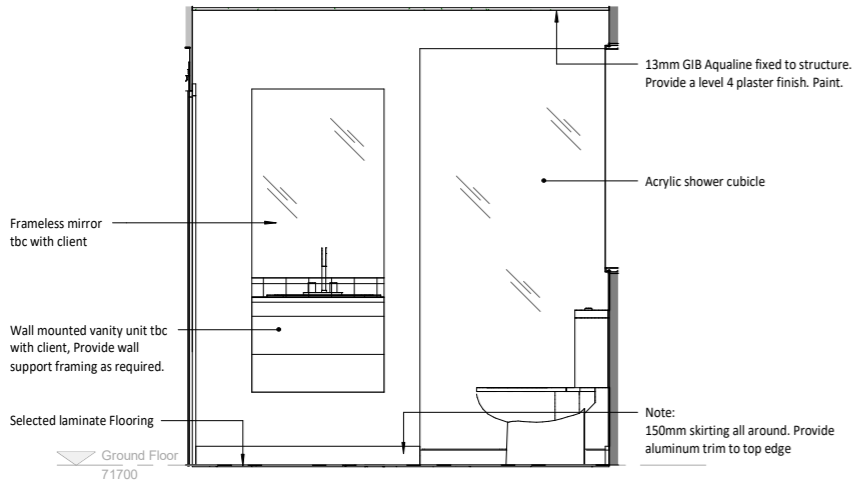
FIRE RATED WALL  
DETAILS

SCALE @ A1 As indicated

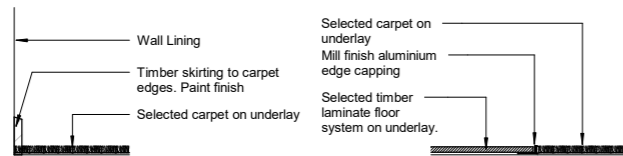
North	DESIGN	PC
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	APPROVED	PC

Project No.	Issue Date
24049	2/04/2025
Revision	Sheet No.
1	620

ARCHITECTURAL



4 Elevation 2 - a  
1 : 20



SK1 Carpet Timber Skirting  
1:5@A1

SK2 Carpet tile to Tile Transition  
1:5@A1

1 SKIRTING TYPES  
1 : 5

Waipa District Council  
Approved Building Consent  
Consent Number: 250159  
(Subject to conditions of  
Building Consent)

DO NOT SCALE  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON  
SITE PRIOR TO COMMENCING ANY WORK  
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REVISIONS

FOR CONSTRUCTION

NOTES

ARCHITECTO NZ LTD  
www.architecto.co.nz  
info@architecto.co.nz  
022 453 5920

Client  
QUEENWOOD PROPERTIES

Project  
312 Shakespeare Street  
Leamington, Cambridge

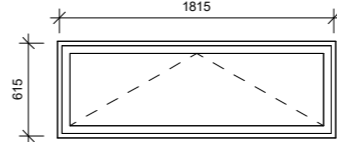
Sheet Name  
INTERNAL WET AREA  
DETAILS

SCALE @ A1 As indicated  
North  
DESIGN PC  
DRAWN NY  
VERIFIED PC  
APPROVED PC

Project No. Issue Date  
24049  
Revision Sheet No.

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ARCHITECTURAL



## REVISIONS

## NOTES

Room #

Room number of location.

SW-O	Swing door (Out)
SW-I	Swing Door (In)
Ob	Obscure glass



QUEENWOOD PROPERTIES

Project  
312 Shakespeare Street  
Leamington, Cambridge

## EXTERNAL JOINERY SCHEDULE

North	DESIGN	PC
	DRAWN	NY
	VERIFIED	PC
	APPROVED	PC

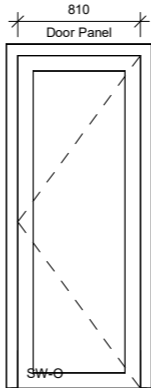
24049

710

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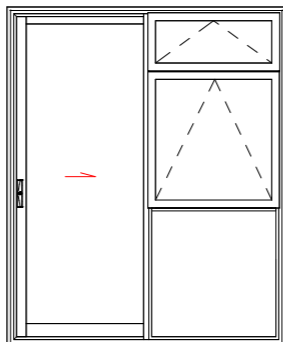
Window Number	<b>W.U2-G03.2</b>
Glazing Type	<b>Residential Double Glazing</b>
Description	<b>Residential Series Awning Window</b>
Frame Type	<b>APL Aluminium non-thermally broken, tbc</b>
Window Finish	<b>Powdercoated Aluminium</b>
Height (Rough Height)	<b>600 (615)</b>
Width (Rough Width)	<b>1800 (1815)</b>
Head Height	<b>2215</b>

Window Schedule- W4		
Mark	Level	Type Mark
W.U2-G03.1	Ground Floor	4
W.U3-G03.1	Ground Floor	4
Grand total: 2		



Door Number	<b>GD.U2-G08.1</b>
Glazing Type	N/A
Description	<b>Garage door(Insulated)</b>
Frame Type	TBC
Window Finish	TBC
Leaf Height (Rough Height)	2200
Leaf Width (Rough Width)	2400
Head Height	2200

DOOR TYPE 3		
Mark	Level	Type Mark
GD.U2-G08.1	Ground Floor	2
GD.U3-G08.1	Ground Floor	2
Grand total: 2		



Door Number	<b>D.U2-G06.1</b>
Glazing Type	Residential Double Glazing
Description	Residential Series Slider w/ Awning Window
Frame Type	APL Aluminium non-thermally broken,tbc
Window Finish	Powdercoated Aluminium
Leaf Height (Rough Height)	2203 (2215)
Leaf Width (Rough Width)	1800 (1815)
Head Height	2215

DOOR TYPE 1		
Mark	Level	Type Mark
D.U2-G06.1	Ground Floor	4
D.U3-G06.1	Ground Floor	4
Grand total: 2		

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