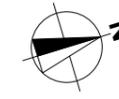
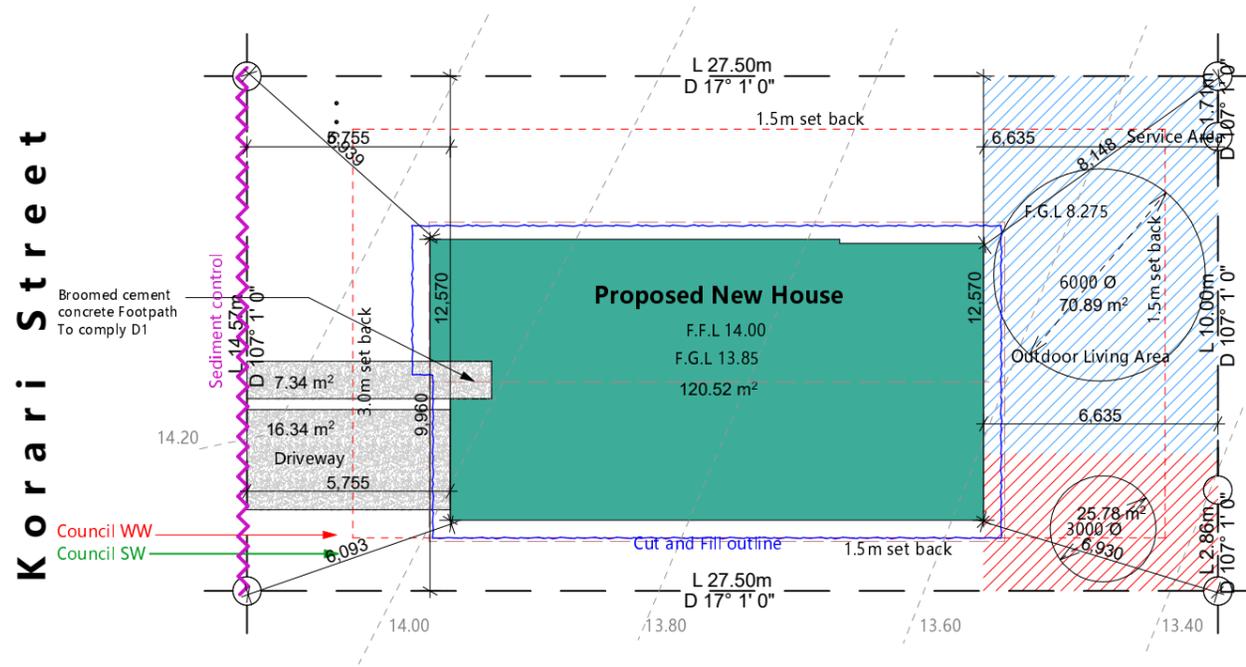


LOT 667
15 Korari Street

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Layout ID	Current Revision ID	Layout Name
		Cover Page
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A102		Site Landscaping Plan
A103		Ground Floor Plan
A104		Ground Floor Plumbing Plan
A105		Ground Floor Foundation Plan
A106		Roof Plan
A107		Ground Floor Bracing Plan
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A201		Elevations
A202		Elevations
A301		Sections
A401		Details
A402		Details
A403		Foundation Details
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A406		Cladding Details
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A408		Cladding Details
A409		Cladding Details
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A411		Cladding Details
A412		Fixing Details
A413		Fixing Details
A414		Fixing Details
A415		Fixing Details



Site Plan Notes:

Legal Description	
Street:	15 Korari St
Lot:	667
DPS:	571030
Site Area:	401.00 m2
Floor Area:	120.52 m2
Site Coverage:	30%
Driveway:	23.68m2
Impermeable Surface:	35%
Wind Zone:	VH
Wind Region:	A
Earthquake Zone:	Zone 1
Exposure Zone:	Zone B
Climate Zone:	Zone 2
Zone:	Residential Zone

Site Note:

- 1 Contractor to double check datum and all levels.
- 2 Refer to survey plan for accurate contours.
- 3 Drain layer to locate connection on site before coming works.
- 4 Sand pad refer to attached Geotech report by engineer.
- 6 All site dimensions are to outside edge of slab.
- 7 All works to comply with current NZS:3604 2011 & NZBC.
- 8 Overall frame or slab dimension to allow for 6mm bottom plate overhang.
- 9 Site fence required during the construction to comply with NZBC F5.

KEY :

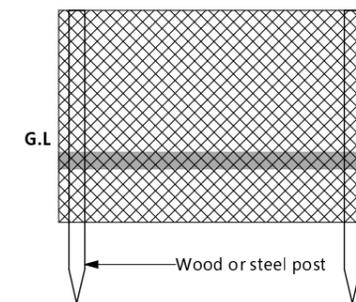
Outdoor Living area

Service area

Concrete driveway

Earthwork:	
Area:	121m ²
Cut deep:	0.2m(soil report)
Fill:	0.1m
Volume:	36m ³

Filter fabric material securely fastened to the posts or of



S e d i m e n t c o n t r o l

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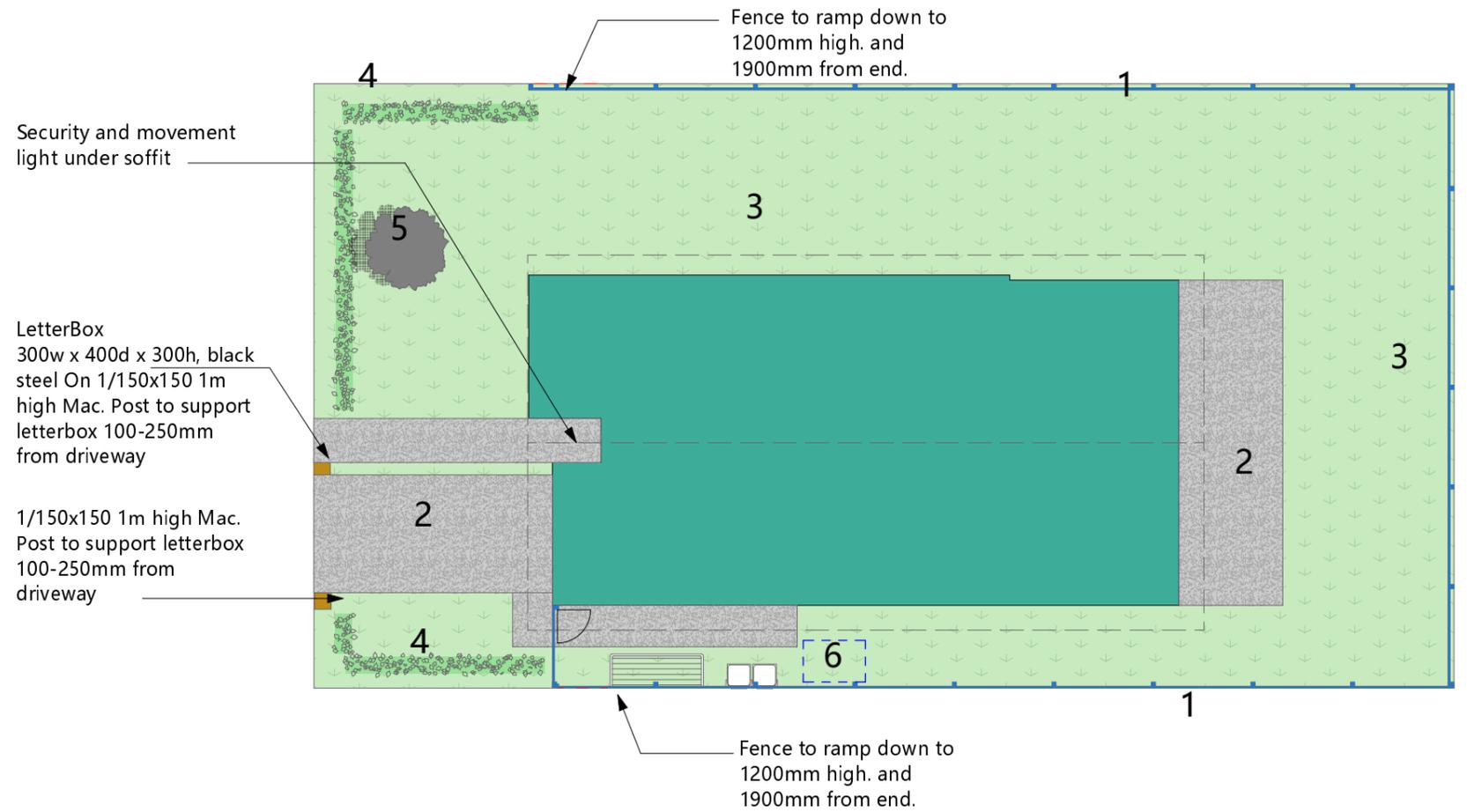
Project

Site Plan

LOT 667,
15 Korari Street
Te Kauwhata

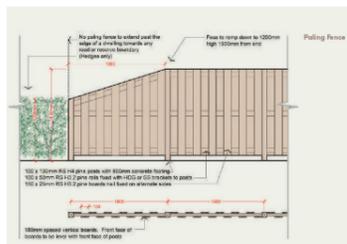
REVISION

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1 1.8m privacy timber fence at backyard

Vertical timber paling fencing to a finished height of 1.8m above existing ground level is to be erected on each common boundary to a residential lot. Fencing is to be as per the detail below. Existing ground level means ground level at the time of title issue.



2 Concrete



3 Lawn area



4 Hedge plants(Griselinia littoralis)

- All common boundaries with a road, access lot, reserve or residential lot where paling fencing is not permitted must be planted with a hedge offset 400mm inside the boundary.
- Hedge plants are to be a minimum of 1000mm high at the time of planting and a maximum of 600mm apart.
- Hedging is to be clipped and maintained to a height of 1200-1800mm.



5 Magnolia Tree(Min PB150 or 2m+)

- Trees are to be at least 2.5m in height at time of planting.
- No trees over 4m are allowed within 2m of a neighbouring residential lot.



6 Garden sheds or other structures over 1.8m in height are only permitted with prior written approval from Lakeside Developments (Only Potential Location)

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Project

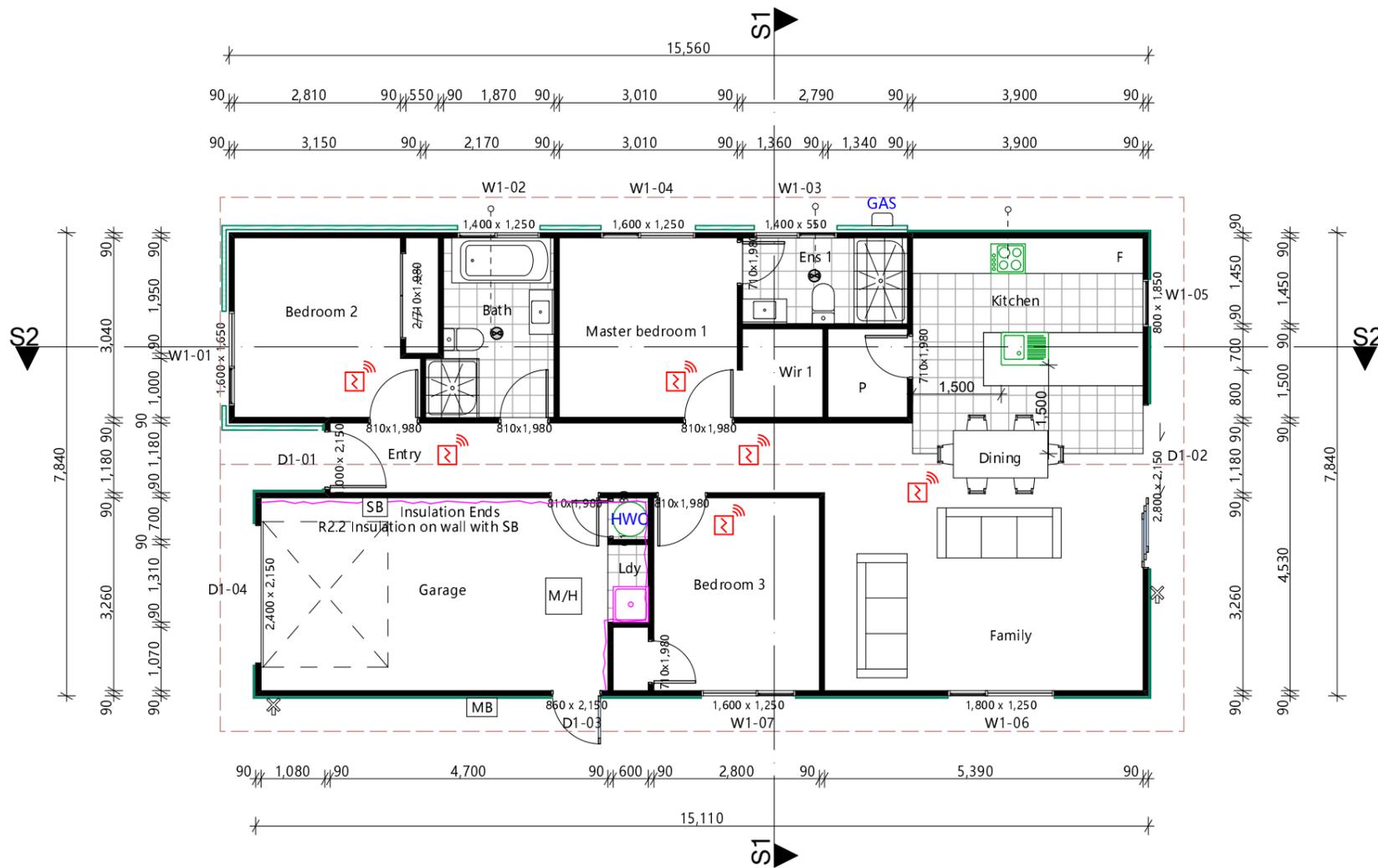
NUMBER: 0210312191
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Site Landscaping Plan

Project
LOT 667,
15 Korari Street
Te Kauwhata

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<p>Insulation</p> <p>90 Frame External Walls: R2.2 Wall Insulation Trusses Roof Area: R7.0 Roof insulation R3.4 Roof insulation on edge</p> <p>Meter Box: Kingspan KS1000RW</p> <p>Foundation: R1.3 Firth Ribraft Concrete Floor</p> <p>Timber Treatment</p> <table border="1"> <tr> <th>Timber</th> <th>Treatment</th> </tr> <tr> <td>Wall Frame</td> <td>H1.2</td> </tr> <tr> <td>Wet Area Wall Frame</td> <td>H3.2</td> </tr> <tr> <td>Trusses</td> <td>H1.2</td> </tr> </table> <p>Finishes</p> <p>Skirting: 60x10 PINE SINGLE BEVEL</p> <p>Architrave: 60x10 PINE SINGLE BEVEL</p> <p>Scotia: 75 Gib Cove</p> <p>Wet Area</p> <p>Bostik-Applicator-Chunyang Xi-0608 Wet area to be waterproofing with "Bostik dampfx Gold" membrane under tile area. Install waterproof membranes to: 1800mm above shower, 300mm minimum up the wall behind the cavity, and 1500mm above the F.F.L.</p>	Timber	Treatment	Wall Frame	H1.2	Wet Area Wall Frame	H3.2	Trusses	H1.2	<p>Floor Plan Notes:</p> <ol style="list-style-type: none"> All works to comply with NZS 3604:2011 and NZBC. Do Not scale off drawing. Contractor shall verify and be responsible for all dimensions on site. Architects to be notified of any variation between site dimensions and those on plans. These drawings remain the property of J & J Architecture Ltd. And Should not be copied in any form or passed on to a third party without prior written consent. Kitchen facilities to comply with NZBC G3/AS1. Laundry facilities to comply with NZBC G2/AS1. All wet area must to comply with NZBC E3/AS1 and concrete tile over all. External Moisture to comply with NZBC E2/AS1 Internal Moisture to comply with NZBC E3/AS1 All smoke Alarm to be interconnected smoke alarms to comply with NZBC C1/AS1 and NZS4514:2001. STUDS & STUD HEIGHTS: - All walls to be 90x45 SG8 studs @ 600 crs (2455mm stud height). Nogs @ 800mm crs (max). - All bottom plates to be H1.2 90x45, fixed with LUMBERLOK BOTTOM PLATE FIXINGS anchor in galv mild steel. All showers to be safety glass panel with ceramic tiles to comply with F2/AS1. All internal wall linings to be 10mm GIB standard, and ceiling to be 13mm GIB standard over 70x35mm ceiling batten. All wet area to be 10mm GIB AQUALINE. All External windows and doors to be aluminium joinery, and it have to be comply with NZS 4223:part3:2016 for safety glazing and comply with NZBC E2/AS1. All External windows and doors to be aluminium joinery, and all Glass to be Doubled / Low E3 / Clear with Gas Argon, and all aluminium frame to be thermally broken, it have to be comply with NZBC H1. All Frist Floor windows opening to be have restrictor fitted. All ventilation to be comply with G4/AS1 & AS1668. All internal door to be 1980mm height. All Ceiling batten need to be 70x35 H1.2 @ 600 crs with 13mm Gib, or @400 crs with 10mm Gib. All Fixing to be Hot - Dipped Galvanized, to comply with NZBC and NZS 3604:2011 section 4.
Timber	Treatment								
Wall Frame	H1.2								
Wet Area Wall Frame	H3.2								
Trusses	H1.2								

KEY :

Smoke Detector	
Out door Tap	
Switch Board	
Meter Board	
Ceiling Access	
Rinnai Gas HW System	
Air Conditioner Outlet	
Exhaust Fan	

Window & Door Schedule					
W&D #	Size HxW	Glazing	G/Type	Lintel Size	Lintel Fixing
D1-01	2150x1000	Double	Clear/Safety	2/90x45	F
W1-01	1650x1600	Double	Clear	2/190x45	F
W1-02	1250x1400	Double	Opaque/Safety	2/90x45	F
W1-03	550x1400	Double	Opaque/Safety	2/140x45	F
W1-04	1250x1600	Double	Clear/Safety	2/140x45	F
W1-05	1850x800	Double	Clear	2/90x45	F
D1-02	2150x2800	Double	Clear/Safety	2/240x45	G
W1-06	1250x1800	Double	Clear	2/140x45	F
W1-07	1250x1600	Double	Clear	2/140x45	F
D1-03	2150x860	Double	Clear/Safety	2/90x45	E
D1-04	2150x2400		Sectional	2/240x45	G

ALL THE WINDOW AND DOOR HEIGHT TO BE UP TO SOFFIT. ALL SIZES TO BE MEASURED ON SITE BEFORE FABRICATION. CONSULT WITH OWNER AT FINAL MEASURE.
 #D1-01 D1-02 and D1-03 Locks with a key on outside, inside features a knob or turning mechanism for Door lock, to be comply with C1/As1 3.2.4.2

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J&J Architecture

Project

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Ground Floor Plan

LOT 667,
 15 Korari Street
 Te Kauwhata

REVISION

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Drainage Plan Notes:

- 1 All drainage is to comply with NZS/AS3500 & NZBC.
- 2 Confirm location & position of all drains on site.
- 3 Pipe junctions 450 or swept bends.
- 4 All downpipes 80mm Dia sized to table NZBC E1 surface water, and stormwater drainage laid as per E1/AS1.
- 5 Ensure each spreader service max 25m² roof area.
- 6 Hot and cold water supplies are to be run in dux segura gold piping (compliant to AS/NZS 4020) and installed to comply to G12/AS1.
- 7 Vacuum breaker install at hose tap to comply with section 3.4 of G12 /AS1.

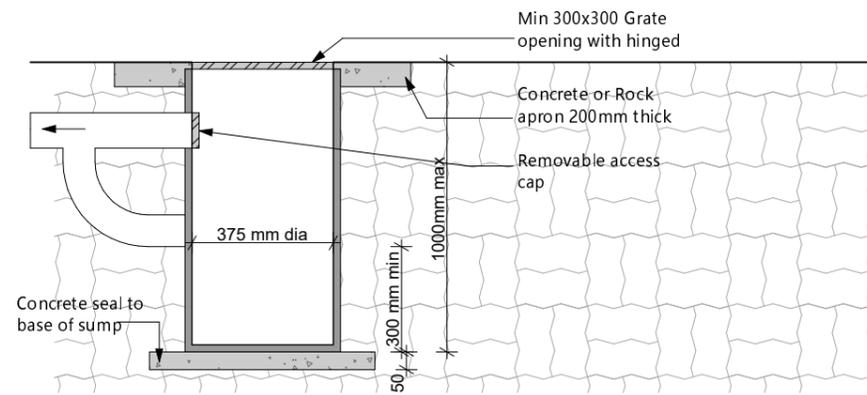
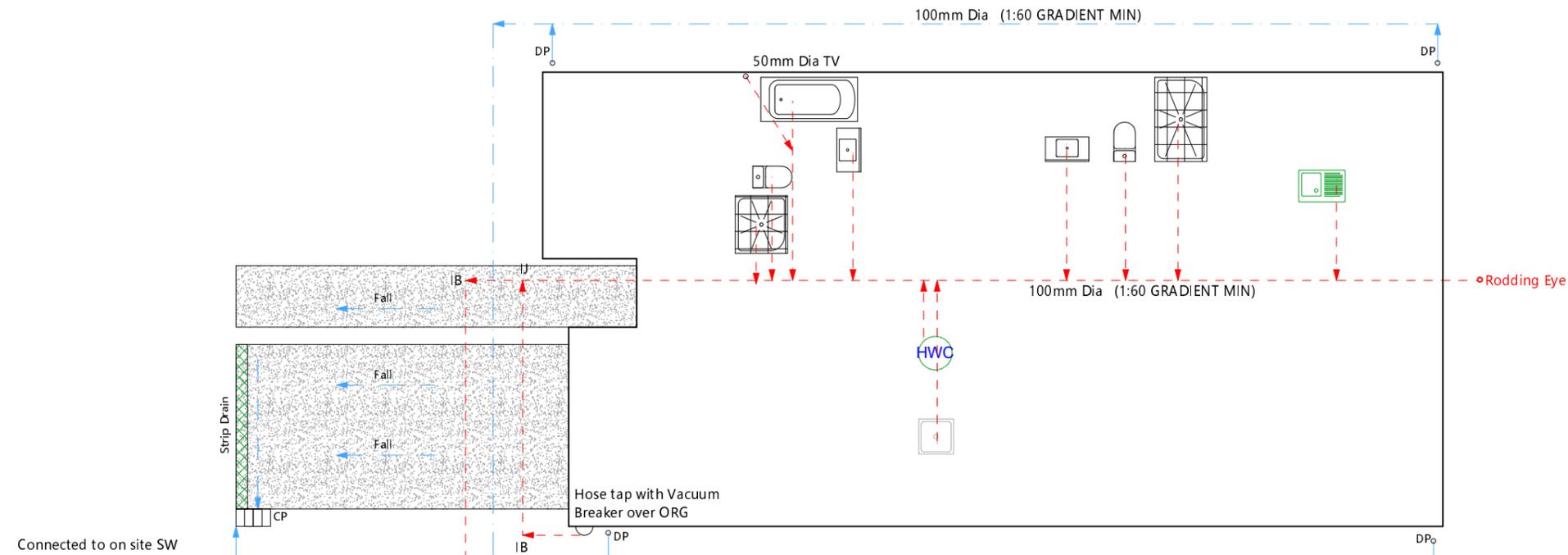
Hot water Pipe:

NZS4305:1996 Table 5

Length(m)	Normal pipe size(mm)
25	10
12	15
7	20

Low Flow Fixtures:

- Showers rated 3 or 4 Stars in accordance with AS/NZS 6400:2016 Water efficient products - Rating and labelling.
- Tap equipment (excluding outdoor tap equipment) rated 5 Stars in accordance with AS/NZS 6400:2016 Water efficient products - Rating and labelling.
- Toilets (Lavatory equipment) rated 4 Stars in accordance with AS/NZS 6400:2016 Water efficient products - Rating and labelling.



Type - one Surface water sump

Plumbing Legend & Schematic		
Fitting type	Pipe	Min. Gradient
WC	100mm Dia	1:60
Bath	65 mm Dia	1:40
Basin	65 mm Dia	1:40
Shower	65 mm Dia	1:40
Sinks	65 mm Dia	1:40
Tub	65 mm Dia	1:40
Washing LDY	65 mm Dia	1:40
Branch Drains	65 mm Dia	1:40
S.T.	100mm Dia	1:60
Main Drain	100mm Dia	1:60

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Ground Floor Plumbing Plan

Project **LOT 667, 15 Korari Street Te Kauwhata**

REVISION

Detailed design

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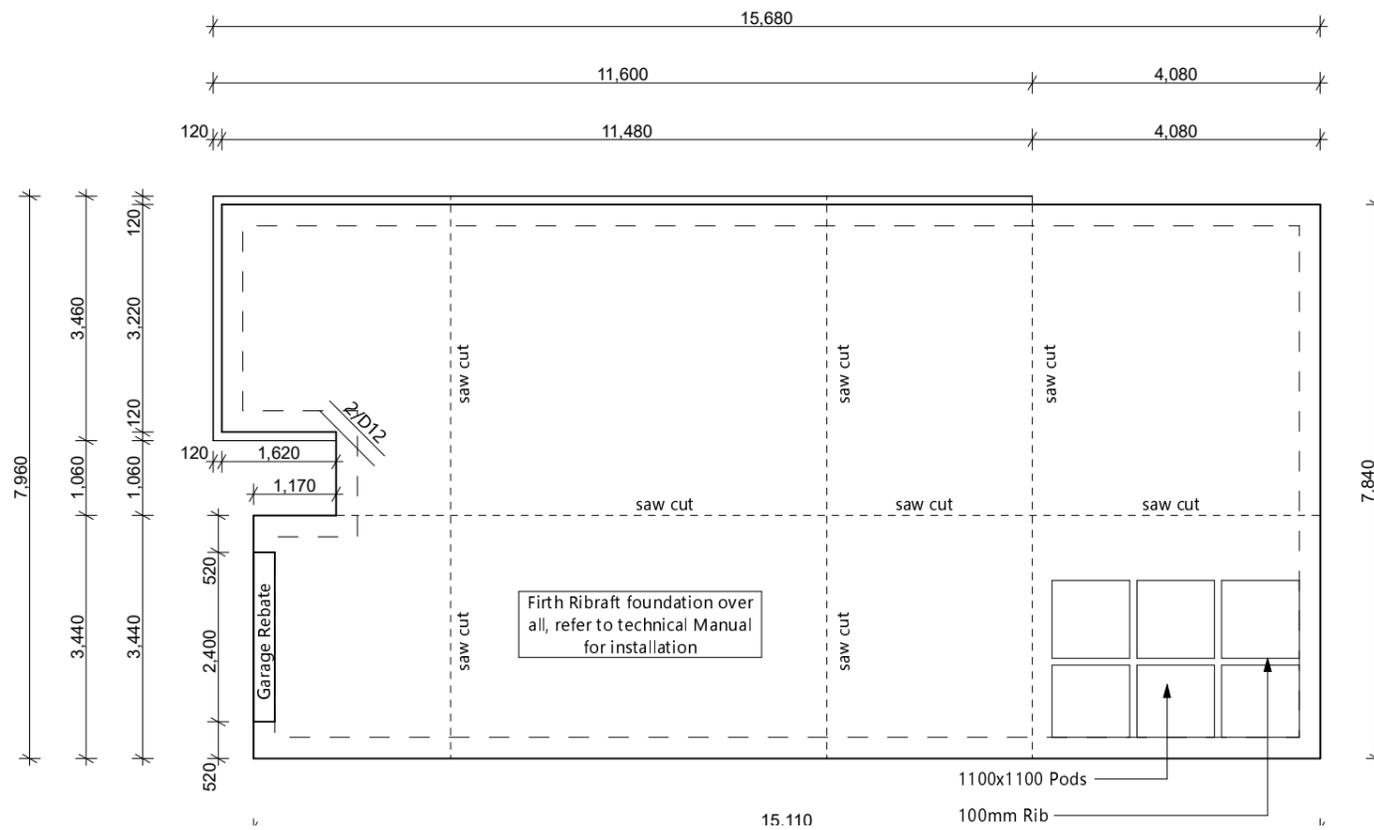
SCALE @ A3

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Foundation Plan Notes:

- 1 Building Setout and floor levels to be established by a registered surveyor.
- 2 All works to be comply with NZS: 3604 2011. Sand pad refer to engineer Geotech report.
- 3 All internal load bearing wall location refer to Precut and truss manufacturer design layout for point load. And slab thickenings to comply with NZS:3604.2011
- 4 **Foundation have to use FIRTH Ribraft foundation system, and Firth Concrete. Details refer to technical manual, and System to be comply with Codemark.**



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Ground Floor Foundation Plan
 Project **LOT 667,**
15 Korari Street
Te Kauwhata

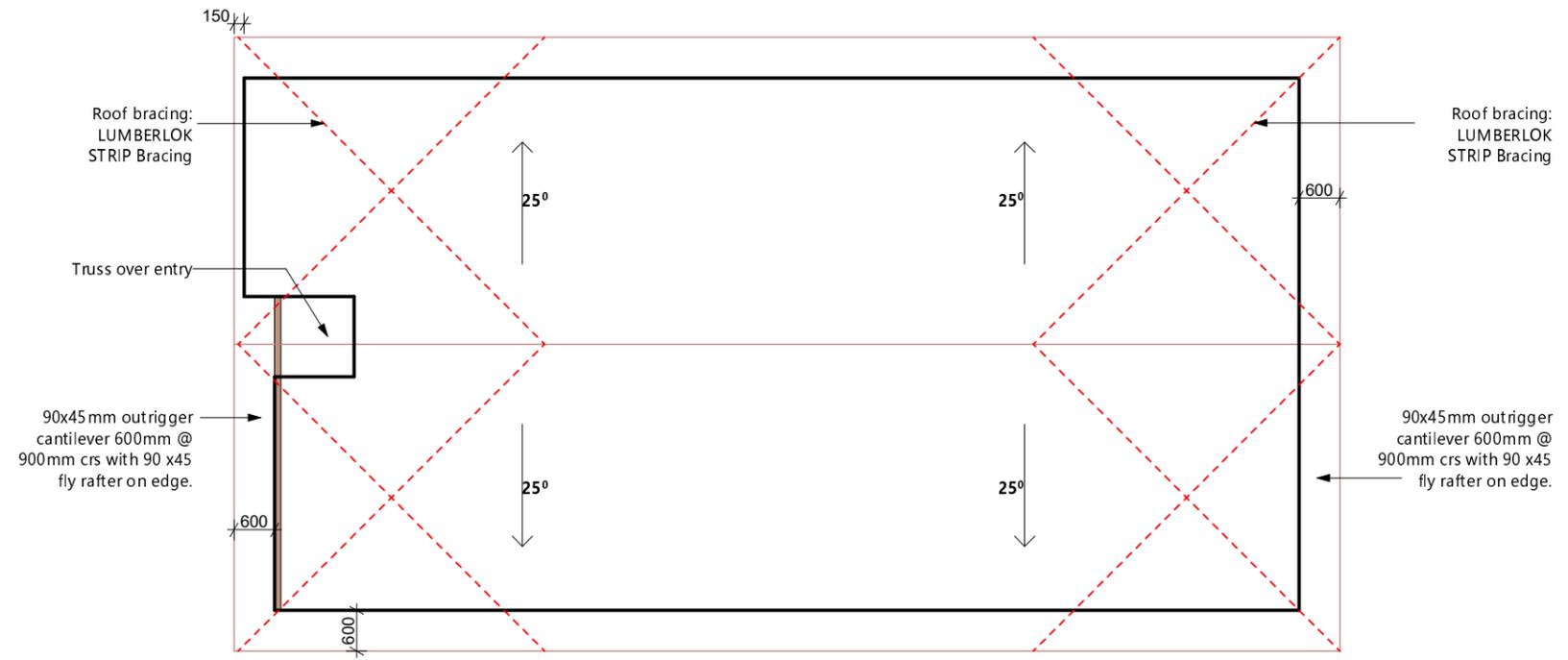
REVISION

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- Roof Notes:**
- 1 Each spreader to drain 25m2 of roof area only.
 - 2 Refer to precut trusses layout and specification.
 - 3 All Ceiling batten need to be 70x35 H1.2 @ 600 crs with 13mm Gib, or @ 400 crs with 10mm Gib.

**25° Roof Trusses With 600mm Overhangs,
70X45mm @900 crs max with 0.6m end span. Timber Purlins Over Tusses, Tusses
Layout Refer to Manufacturer Tusses
Layout Plan**



Roof:	
Gutter:(Caurter round)	
Area:	194m2 &25 degree
Caurter round Gutter:	5958mm2
E1 table 15:	25m2
Down pipe:	(80mmDia)
80mmDP:	100m2
One Roof:	2x downpipe

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Roof Plan

Project

**LOT 667,
15 Korari Street
Te Kauwhata**

REVISION	

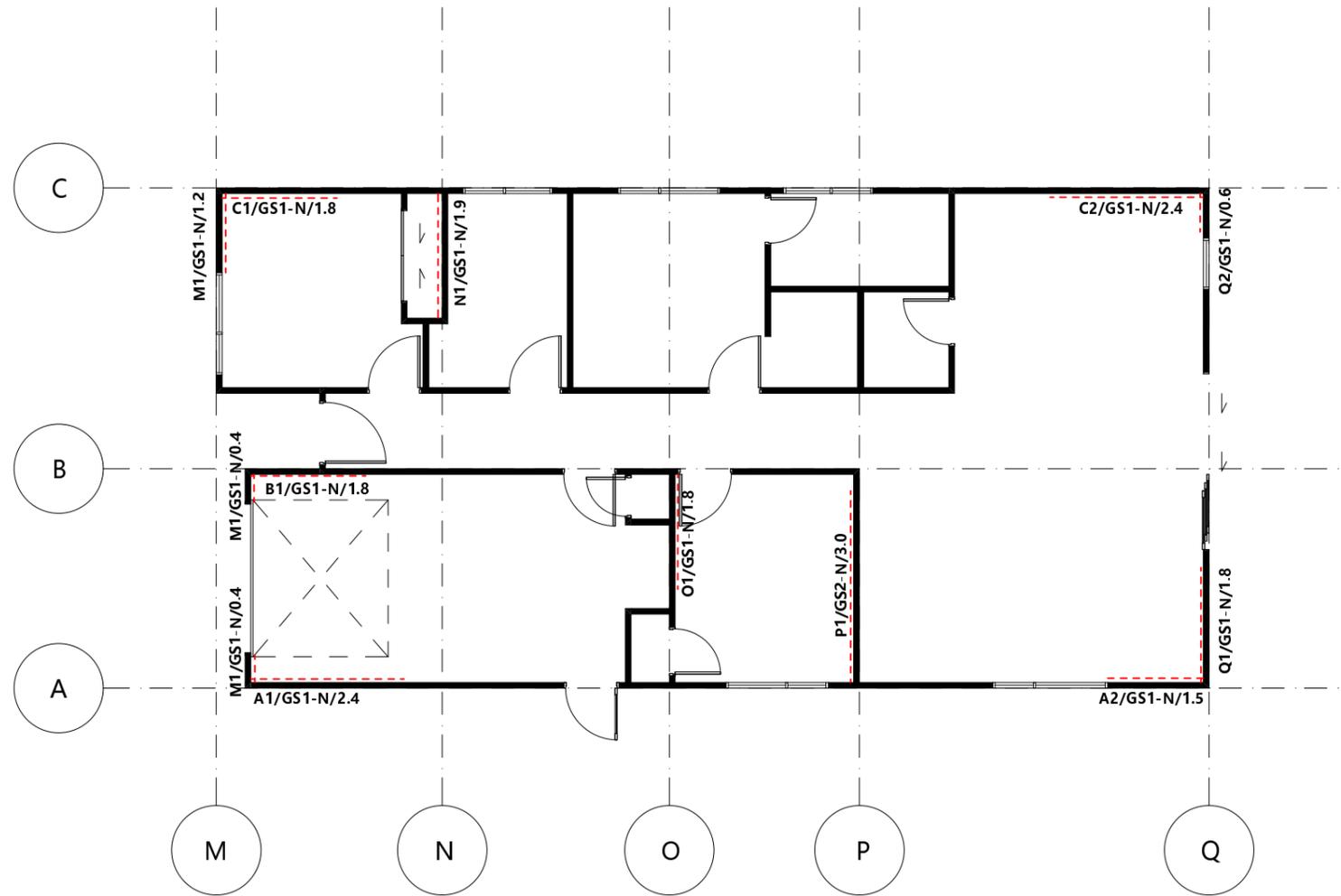
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Bracing Plan Notes:
 All bracing elements to comply with NZBC B2, Durability requirement not less than 50 years.
 All plywood bracing elements to be H3.2 TREATED

KEY:

ELEMENT NUMBER
 ELEMENT LENGTH
 ELEMENT TYPE

A 0 1 / S P 1 / 1 . 2



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Ground Floor Bracing Plan

Project **LOT 667, 15 Korari Street Te Kauwhata**

REVISION

Detailed design

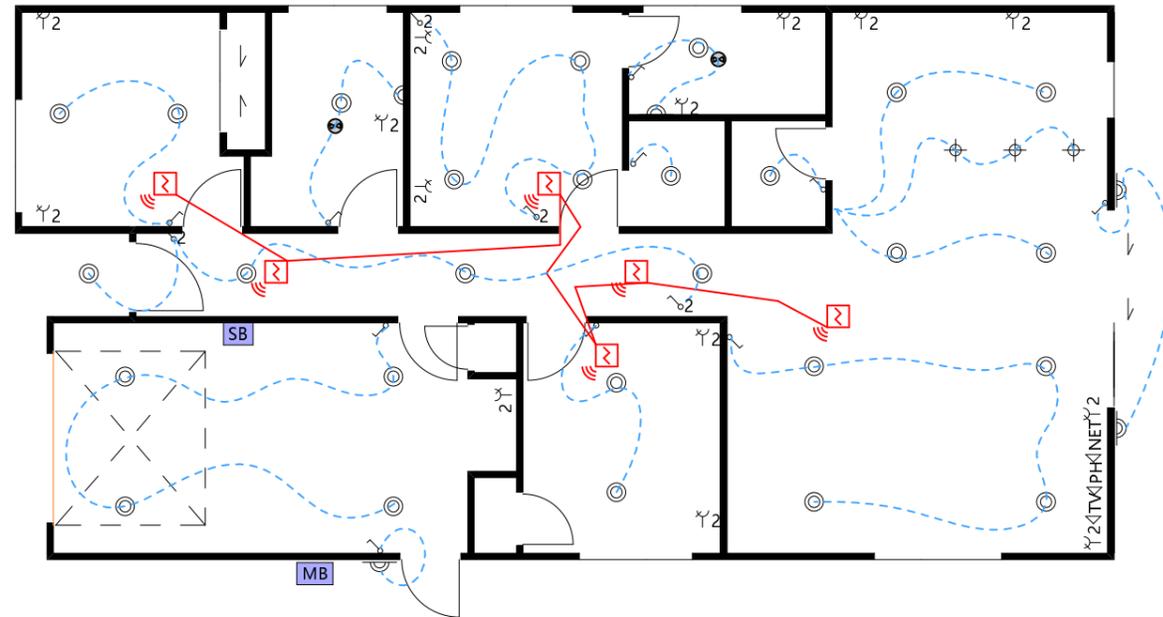
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- Electrical Notes:**
1. Layout to be confirmed with client prior to first fix
 2. Extract fans to bathrooms and rangehood to kitchen are to be vented to the exterior, through the soffit.
 3. Provide wiring to infinity gas system
 4. CA 80 and CA 135 rated downlight to be used.
 5. All downlight have to be IC rated to be cover by insulation.



- KEY :**
- ⊕ Pendant Light
 - ⊙ LED Recessed Downlight
 - ◡ LED Recessed Wall Light
 - ⌚ Light Switch
 - ⌚ 2-Way Light Switch
 - ⌚ Double Power Point
 - ◁TV Television
 - ◁PH Phone Jack
 - ◁NET Internet Jack
 - MB Meter Board
 - SB Switch Board
 - ⊖ Extractor Fan
 - ⊖ Fire Alarm

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Ground Floor Electrical Plan

Project **LOT 667 ,
15 Korari Street
Te Kauwhata**

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East Elevation

1:100

- Cladding Notes:**
- Selected 70mm Midland Brick with 50mm cavity over THERMAKRAFT WATERGATE Plus* building paper. Which show on the elevation.
 - Selected BGC Stratum™ with 20mm cavity over THERMAKRAFT WATERGATE Plus* building paper. Which show on the elevation.
 - Selected Colorsteel Longrun Roofing over Thermakraft Covertex 401* roof underlay with 25° roof pitch. Which show on the elevation.
 - Selected COLORSTEEL 1/4 ROUND GUTTER over COLORSTEEL FASCIA. With 80mm Dia downpipes. Which show on the elevation.
 - Refer to window and door schedule for joinery tapes and size.

Tie Spacings

Veneers up to 140 kg/m² [70 mm thick veneers]

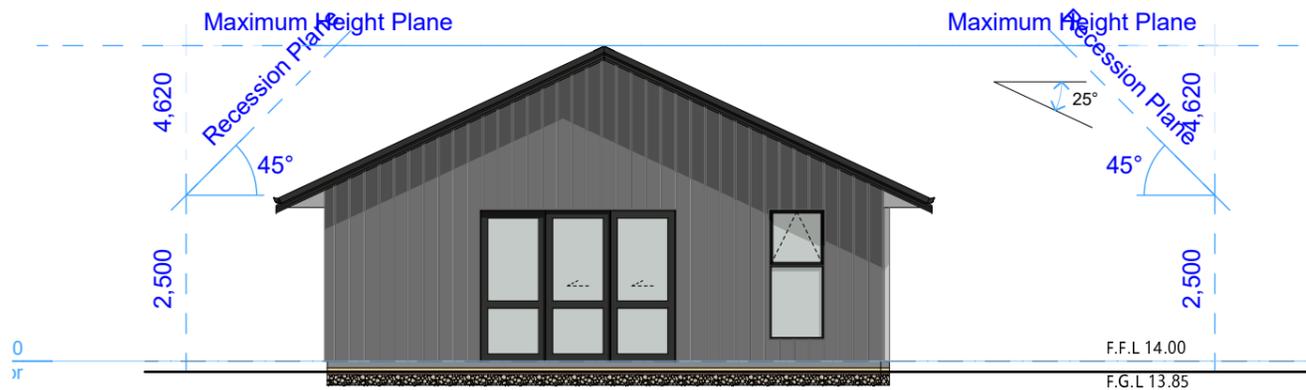
- Horizontally** 400 mm crs into studs
Vertically 400 mm crs max.
Openings Within 200 mm of the edge of all openings
Shelf Angles 1st Row within 200 mm of the Shelf Angle
Foundation 1st Row within 400 mm of the rebate

Risk Factor	Description	Risk	Score
Wind Zone	High	M	1
Number of Storeys	Single Storey	L	0
Roof/Wall Intersection Design	Fully exposed (e.g. parapets, exposed boundaries or eaves at greater than 90 degrees to soffit lining)	H	3
Eaves Width	450mm - 600mm wide	M	1
Envelope Complexity	Moderately complex shape with no more than 2 cladding types.	M	1
Deck Design	None	L	0
		Total Score: 6	

Selected Claddings:

- Masonry veneer over minimum 40mm drained cavity
- Fibre cement sheet jointed finish over nominal 20mm drained cavity

Cladding LEGEND:			
Selected Colorsteel Longrun Roofing			Dulux Ebony LRV Values <u>5</u>
Selected 70mm Brick with 50mm cavity			Midland Brick Euro- Blanco
Selected Stratum™ Weatherboard with 20mm cavity			Dulux Shag Rock Colour Values R 96 G 92 B 88 LRV Values <u>15</u>
All External window and door frame. garage door			Dulux Ebony LRV Values <u>5</u>



North Elevation

1:100

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Elevations
 LOT 667,
 15 Korari Street
 Te Kauwhata

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West Elevation

1:100

- Cladding Notes:**
- Selected 70mm Midland Brick with 50mm cavity over THERMAKRAFT WATERGATE Plus* building paper. Which show on the elevation.
 - Selected BGC Stratum™ with 20mm cavity over THERMAKRAFT WATERGATE Plus* building paper. Which show on the elevation.
 - Selected Colorsteel Longrun Roofing over Thermakraft Covertex 401* roof underlay with 25° roof pitch. Which show on the elevation.
 - Selected COLORSTEEL 1/4 ROUND GUTTER over COLORSTEEL FASCIA. With 80mm Dia downpipes. Which show on the elevation.
 - Refer to window and door schedule for joinery tapes and size.

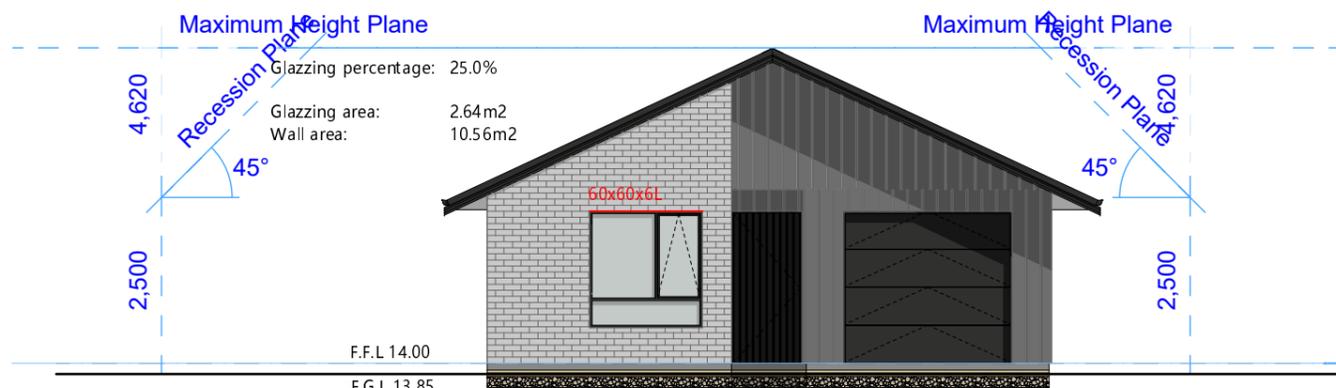
- Tie Spacings**
- Veneers up to 140 kg/m² [70 mm thick veneers]
- Horizontally** 400 mm crs into studs
Vertically 400 mm crs max.
Openings Within 200 mm of the edge of all openings
Shelf Angles 1st Row within 200 mm of the Shelf Angle
Foundation 1st Row within 400 mm of the rebate

Table 18E: Masonry veneer lintel sizes (minimum)
Paragraph 9.2.9

Span of lintel (m) up to:	Maximum thickness of masonry veneer (mm)					
	70			90		
	Maximum height of veneer supported (mm)					
	350	700	2000	350	700	2000
0.800	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 80 x 6 L	60 x 80 x 6 L	80 x 80 x 6 L
2.000	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 80 x 6 L	60 x 80 x 6 L	80 x 80 x 6 L
2.500	60 x 60 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L
3.000	80 x 80 x 6 L	80 x 80 x 6 L	125 x 75 x 6 L	80 x 80 x 6 L	80 x 80 x 8 L	90 x 90 x 10 L
3.500	80 x 80 x 6 L	80 x 80 x 6 L	125 x 75 x 6 L	80 x 80 x 8 L	90 x 90 x 10 L	125 x 75 x 10 L
4.000	80 x 80 x 8 L	125 x 75 x 6 L	125 x 75 x 10 L	80 x 80 x 10 L	125 x 75 x 6 L	150 x 90 x 10 L
4.500	125 x 75 x 6 L	125 x 75 x 10 L	-	125 x 75 x 6 L	125 x 75 x 10 L	-
4.800	125 x 75 x 6 L	125 x 75 x 10 L	-	125 x 75 x 6 L	125 x 75 x 10 L	-

Risk Factor	Description	Risk	Score
Wind Zone	High	M	1
Number of Storeys	Single Storey	L	0
Roof/Wall Intersection Design	Fully exposed (e.g. parapets, exposed boundaries or eaves at greater than 90 degrees to soffit lining)	H	3
Eaves Width	450mm - 600mm wide	M	1
Envelope Complexity	Moderately complex shape with no more than 2 cladding types.	M	1
Deck Design	None	L	0
		Total Score: 6	

- Selected Claddings:**
- Masonry veneer over minimum 40mm drained cavity
 - Fibre cement sheet jointed finish over nominal 20mm drained cavity



South Elevation

1:100

Cladding LEGEND:			
Selected Colorsteel Longrun Roofing			Dulux Ebony LRV Values <u>5</u>
Selected 70mm Brick with 50mm cavity			Midland Brick Euro- Blanco
Selected Stratum™ Weatherboard with 20mm cavity			Dulux Shag Rock Colour Values R 96 G 92 B 88 LRV Values <u>15</u>
All External window and door frame. garage door			Dulux Ebony LRV Values <u>5</u>

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J&J Architecture

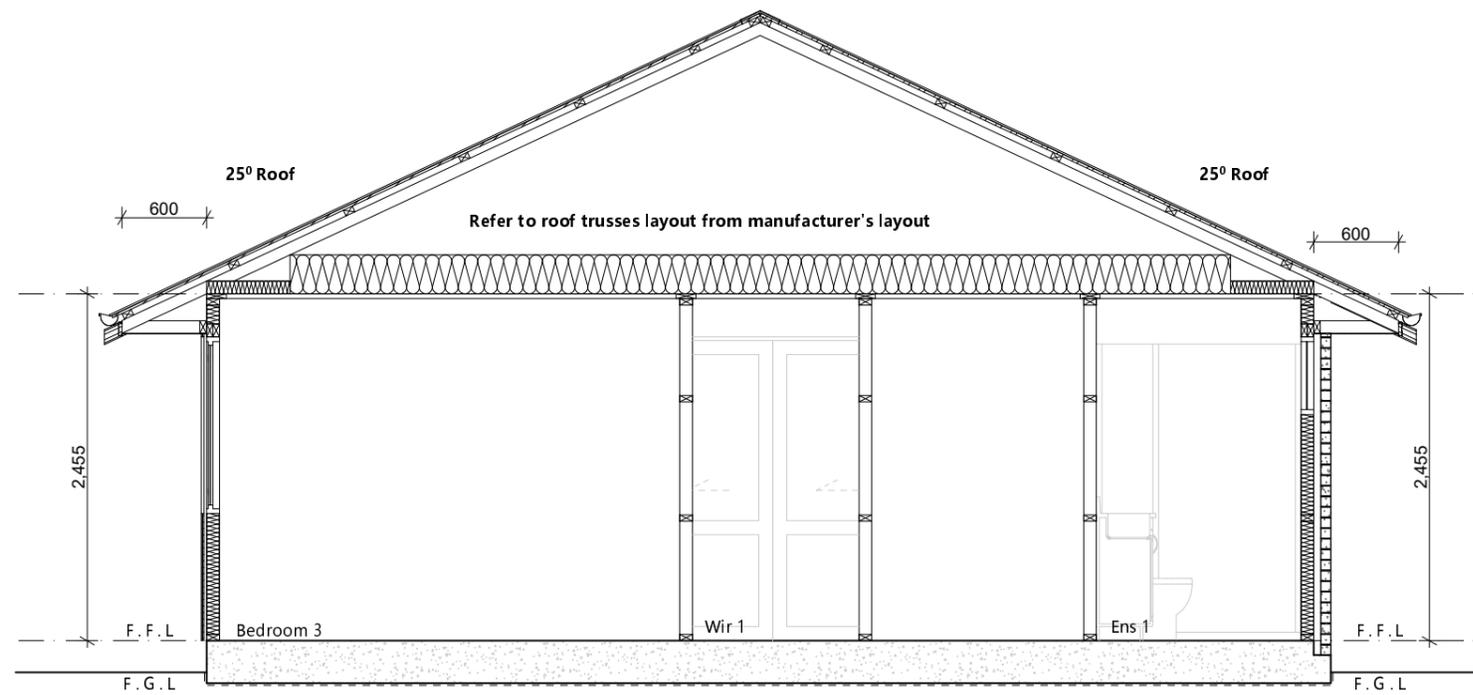
Project

NUMBER: 0210312191
 ADDRESS: Level 2, 452 Borman Road. Hamilton
 EMAIL: jeff@JJArdi.co.NZ

Elevations

LOT 667,
15 Korari Street
Te Kauwhata

REVISION		Detailed design		SCALE @ A3
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		DATE	REVISION	PAGE
		27/01/2026		A202



Section S1

1:50

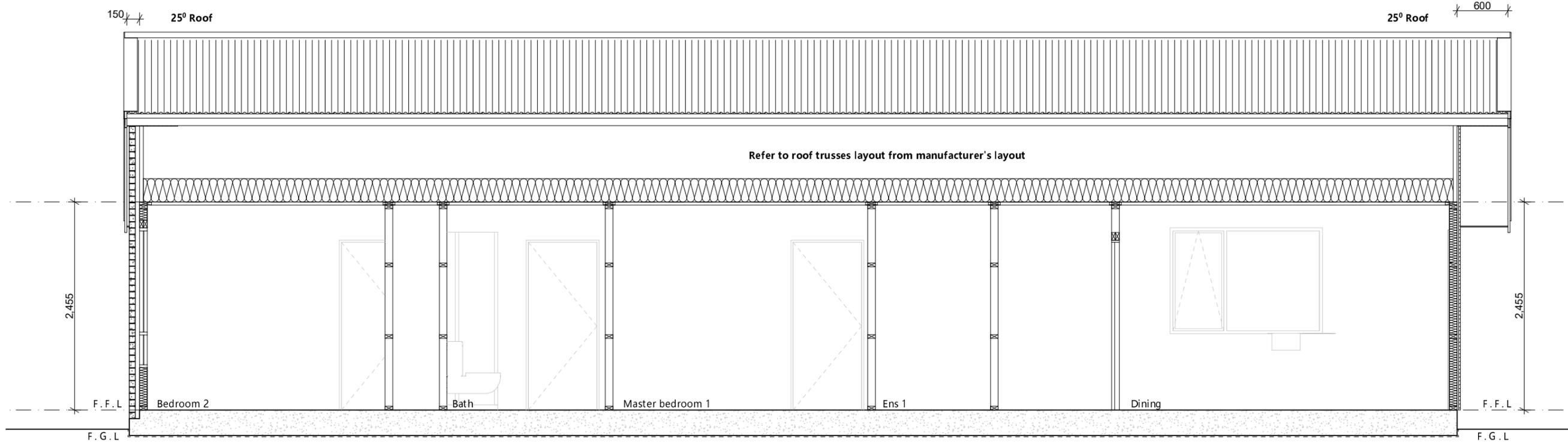
Cladding Notes:

- 1 Selected 70mm Midland Brick with 50mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
- 2 Selected BGC Stratum™ with 20mm cavity over "THERMAKRAFT WATERGATE Plus" building paper. Which show on the elevation.
- 3 Selected Colorsteel Longrun Roofing over "Thermakraft Covertex 401" roof underlay with 25° roof pitch. Which show on the elevation.
- 4 Selected COLORSTEEL 1/4 ROUND GUTTER over COLORSTEEL FASCIA. With 80mm Dia downpipes. Which show on the elevation.
- 5 Refer to window and door schedule for joinery tapes and size.

Tie Spacings

Veneers up to 140 kg/m² [70 mm thick veneers]

- Horizontally** 400 mm crs into studs
- Vertically** 400 mm crs max.
- Openings** Within 200 mm of the edge of all openings
- Shelf Angles** 1st Row within 200 mm of the Shelf Angle
- Foundation** 1st Row within 400 mm of the rebate



Section S2

1:50

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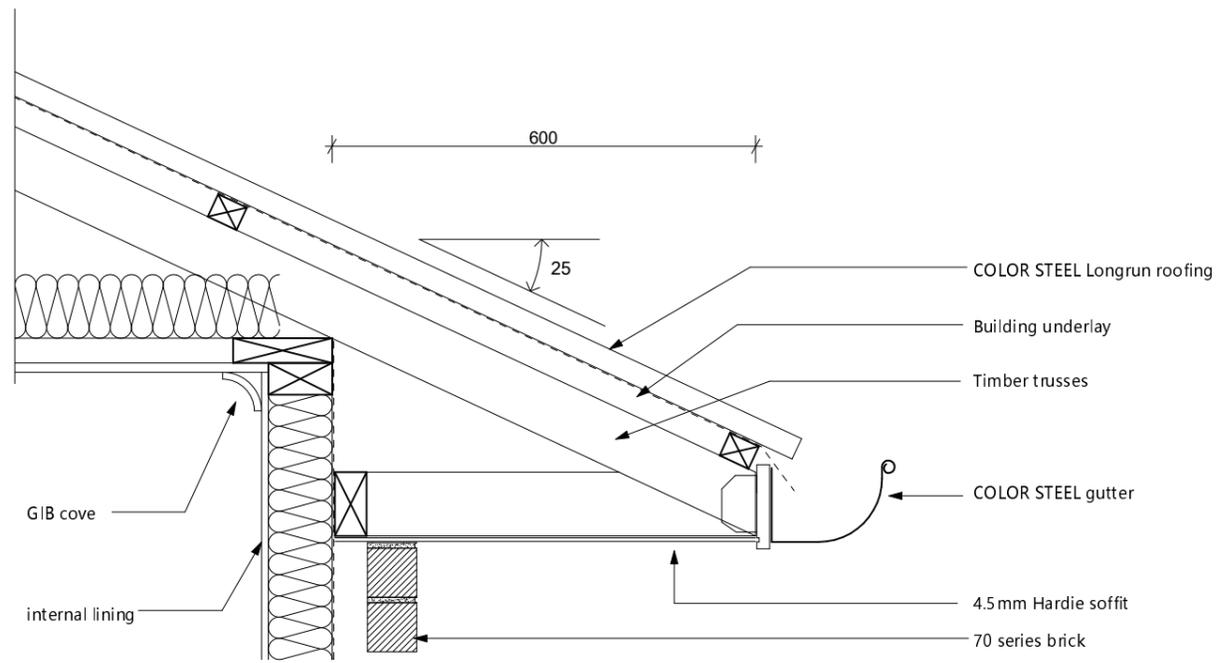
Sections

LOT 667,
15 Korari Street
Te Kauwhata

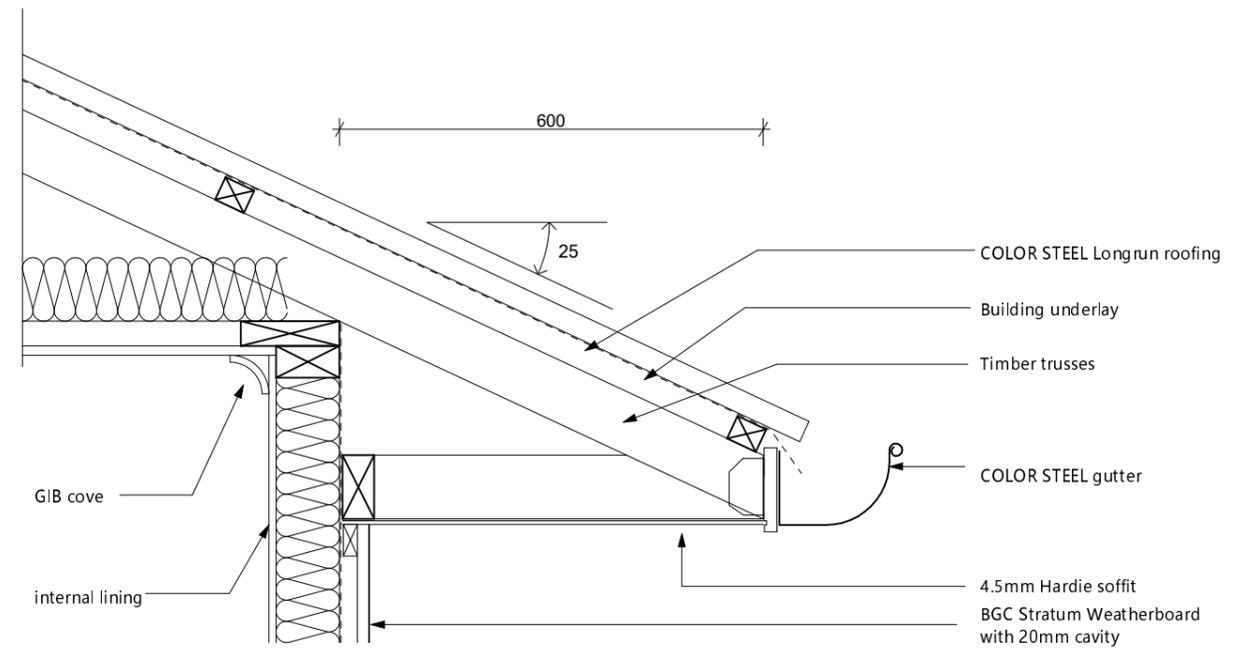
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DATE	REVISION
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PAGE	A301



A 0 1 BRICK EAVE DETAIL



A 0 2 WEATHERBOARD EAVE DETAIL

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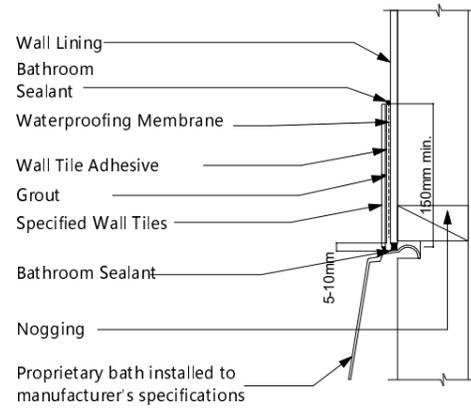
Details

LOT 667,
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Te Kauwhata

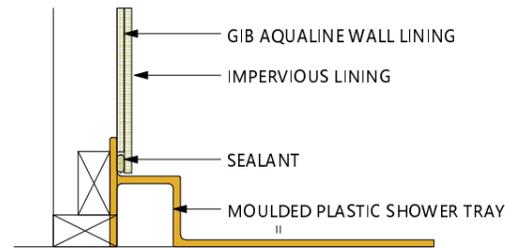
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DATE	REVISION
27/01/2026	

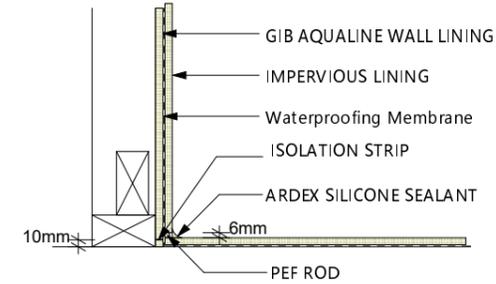
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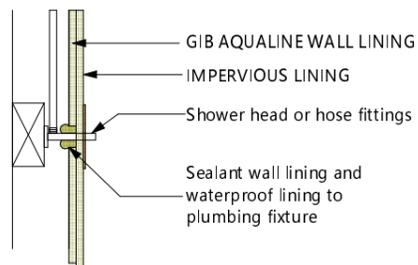
BATH TO WALL DETAILS



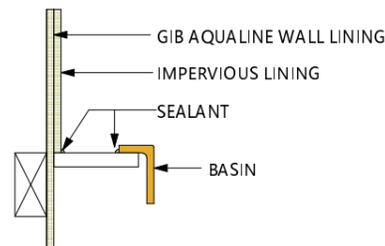
SHOWER BASE DETAILS
SCALE 1:10



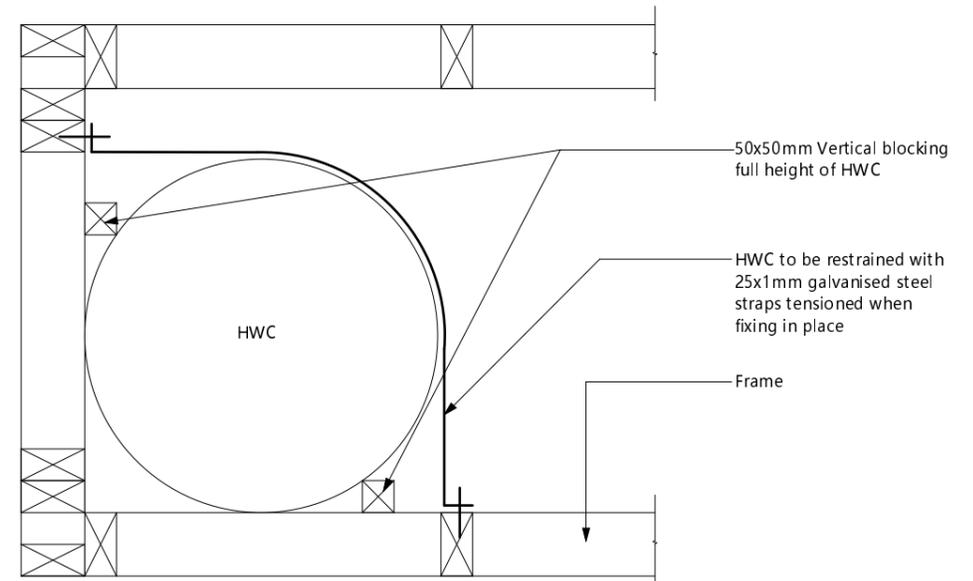
FLOOR TO WALL DETAILS
SCALE 1:10



SHOWER PIPE PENETRATION
SCALE 1:10



BASIN DETAILS
SCALE 1:10



HWC SEISMIC RESTRAINT

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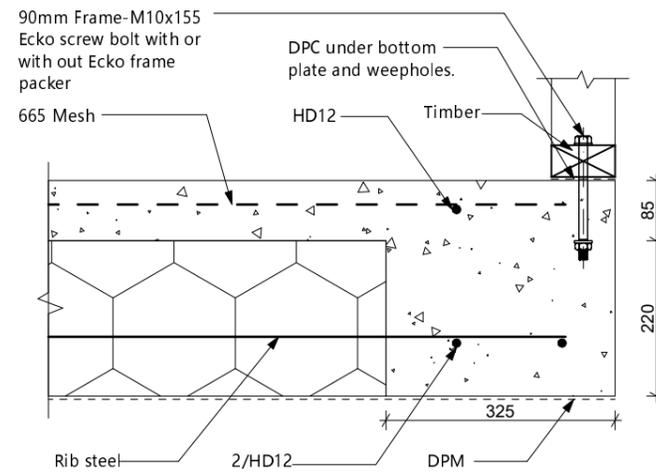
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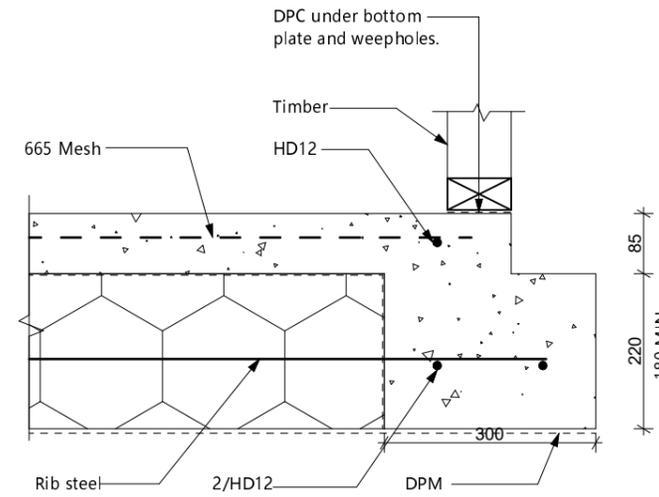
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27/01/2026	

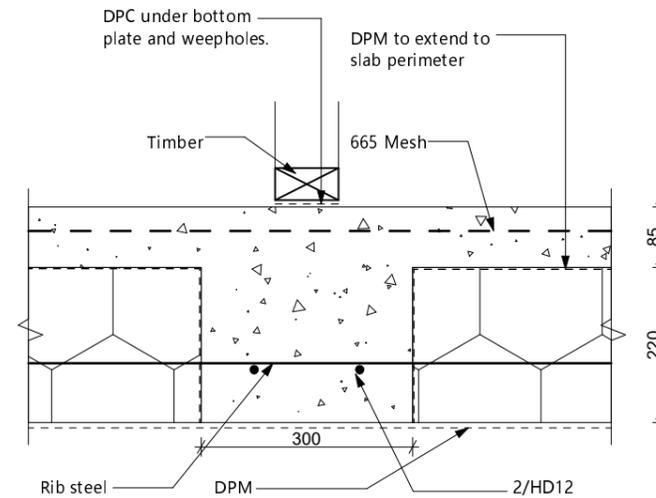
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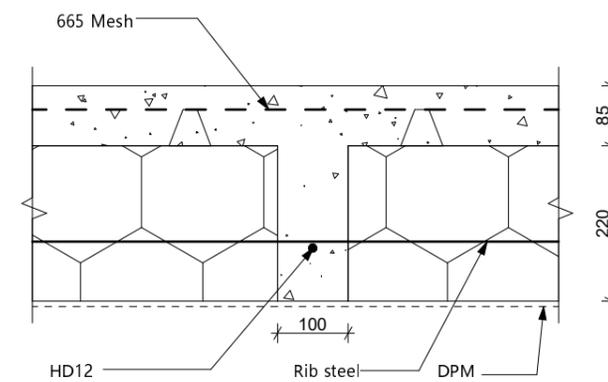
R I B R A F T F O O T I N G D E T A I L



R I B R A F T F O O T I N G D E T A I L



I N T E R N A L R I B - b e a m D E T A I L



I N T E R N A L R I B D E T A I L

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Foundation Details

Project

**LOT 667,
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Te Kauwhata**

REVISION

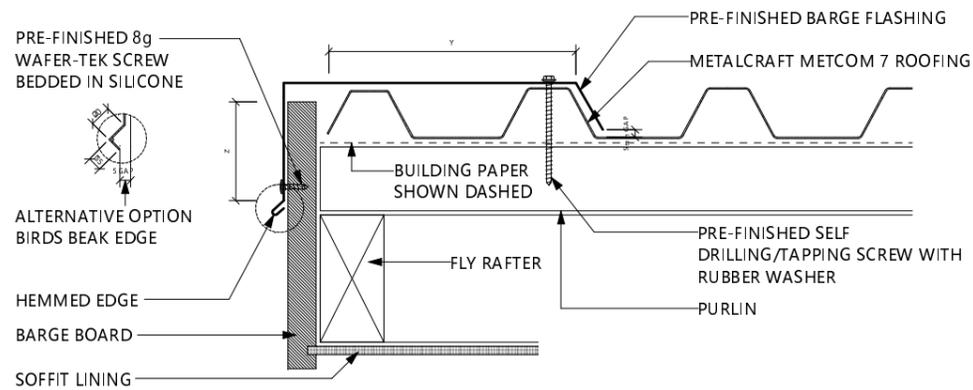
Detailed design		SCALE @ A3
DATE	REVISION	PAGE
27/01/2026		A403

ACCEPTABLE SOLUTION AS PER E2/AS1		
SITUATION 1	SITUATION 2	SITUATION 3
1. LOW, MEDIUM, HIGH WIND ZONES 2. ROOF PITCH $\geq 10^\circ$	1. VERY HIGH WIND ZONES 2. ALL ROOF PITCHES	1. EXTRA HIGH WIND ZONES 2. ALL ROOF PITCHES
Y AT LEAST TWO CRESTS MIN. 50mm	AT LEAST TWO CRESTS MIN. 70mm	AT LEAST TWO CRESTS MIN. 90mm

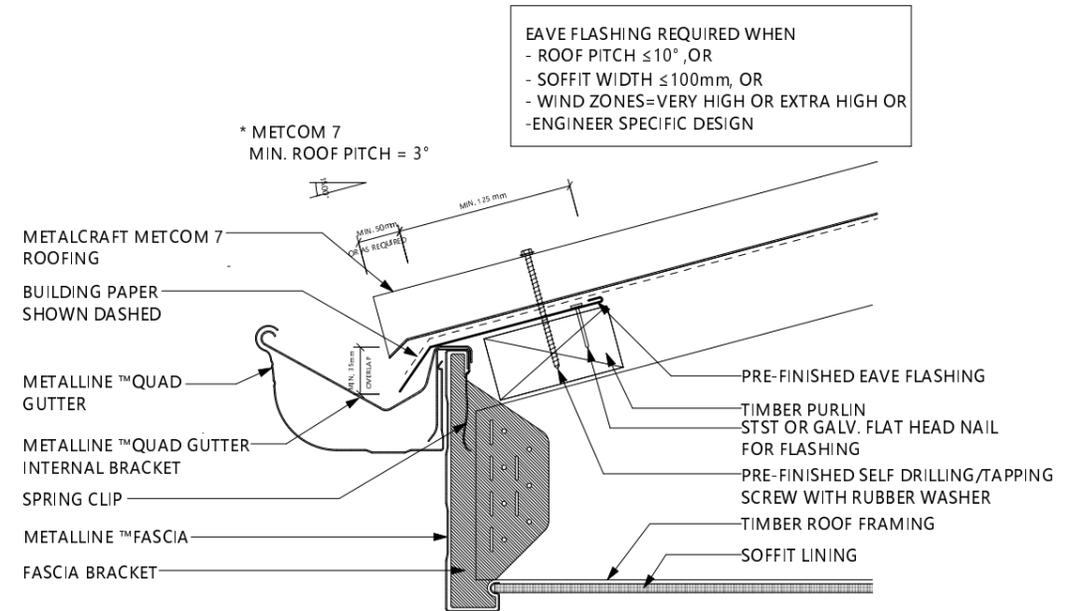
PLEASE REFER TO E2 FOR FURTHER INFORMATION ON FLASHING COVER WIDTHS.

ALTERNATIVE SOLUTION AS PER MRM CODE OF PRACTICE	
CATEGORY A	CATEGORY B
1. NORMAL EXPOSURE 2. ROOF PITCH $> 10^\circ$	1. EXPOSED (HIGHER RISK) & WIND LOAD EXCEEDS 1.5 kPa. 2. ROOF PITCH $< 10^\circ$
Y ONE RIB (TRAPEZOIDAL & TRAY) 2 CORRUGATIONS (METCOM 7)	ONE RIB, TWO RIBS ($< 20\text{mm}$) (TRAPEZOIDAL & TRAY) 3 CORRUGATIONS (METCOM 7)
Z MIN. 50mm (VERTICALLY DOWN FACE - SMOOTH) MIN. 75mm (VERTICALLY DOWN FACE - PROFILED)	MIN. 75mm (VERTICALLY DOWN FACE - SMOOTH) MIN. 100mm (VERTICALLY DOWN FACE - PROFILED)

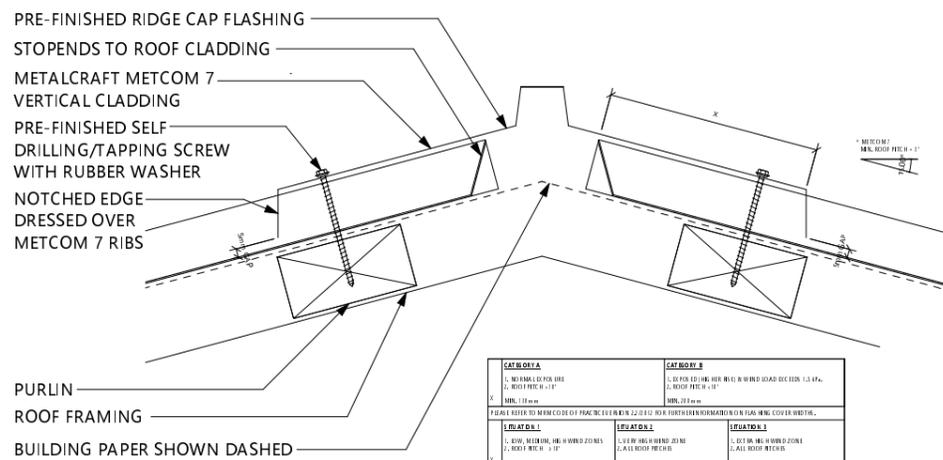
PLEASE REFER TO MRM CODE OF PRACTICE VERSION 2.2/2012 FOR FURTHER INFORMATION ON FLASHING COVER WIDTHS.



BARGE OVERHANG



EAVE WITH METALLINE FASCIA



ROOF RIDGE

CATEGORY A	CATEGORY B	
1. NORMAL EXPOSURE 2. ROOF PITCH $> 10^\circ$	1. EXPOSED (HIGHER RISK) & WIND LOAD EXCEEDS 1.5 kPa. 2. ROOF PITCH $< 10^\circ$	
Y MIN. 50mm	MIN. 75mm	
PLEASE REFER TO MRM CODE OF PRACTICE VERSION 2.2/2012 FOR FURTHER INFORMATION ON FLASHING COVER WIDTHS.		
SITUATION 1	SITUATION 2	SITUATION 3
1. LOW, MEDIUM, HIGH WIND ZONES 2. ROOF PITCH $> 10^\circ$	1. VERY HIGH WIND ZONES 2. ALL ROOF PITCHES	1. EXTRA HIGH WIND ZONES 2. ALL ROOF PITCHES
Y AT LEAST TWO CRESTS MIN. 50mm	AT LEAST TWO CRESTS MIN. 70mm	AT LEAST TWO CRESTS MIN. 90mm
PLEASE REFER TO E2 FOR FURTHER INFORMATION ON FLASHING COVER WIDTHS.		

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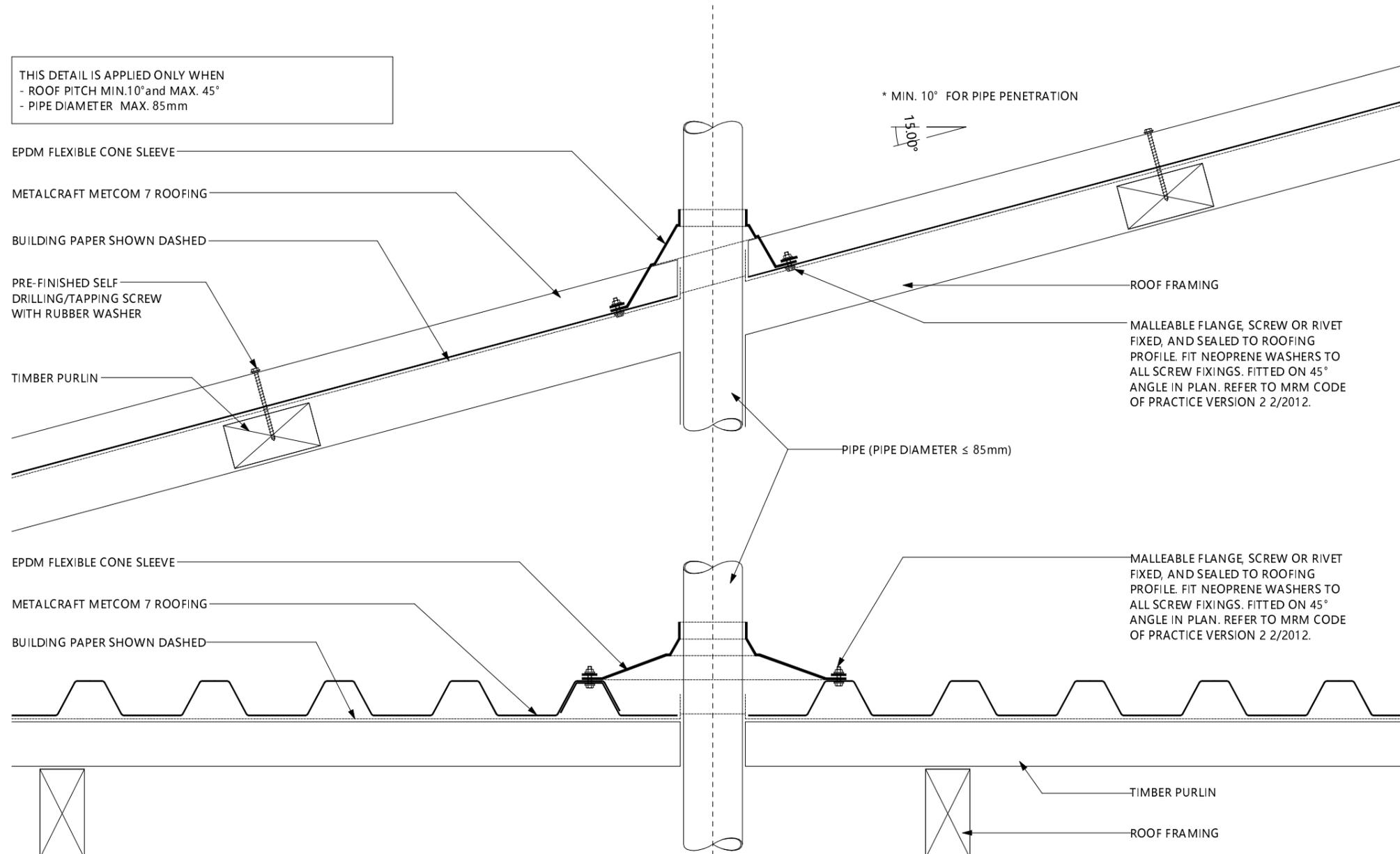
Roof Details

LOT 667,
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Te Kauwhata

REVISION

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1 : 5
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MAX. 85 mm DIAMETER PIPE PENETRATION

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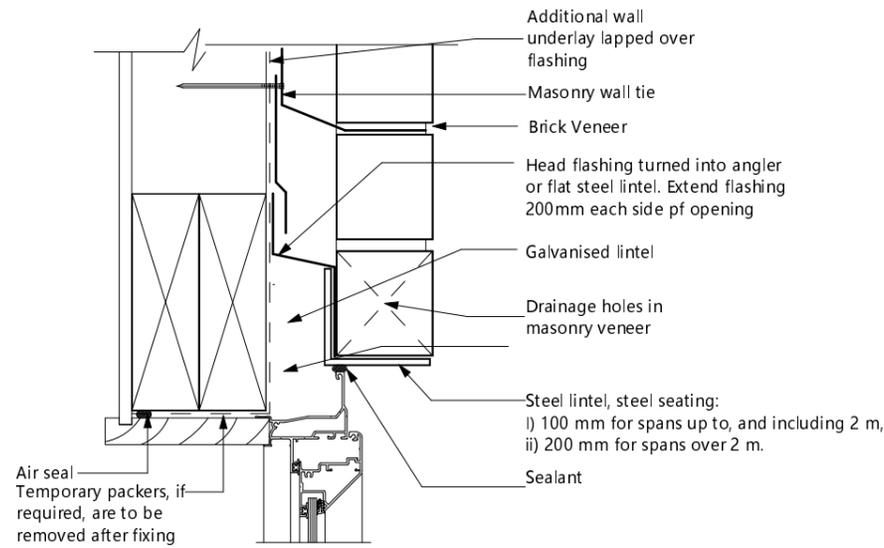
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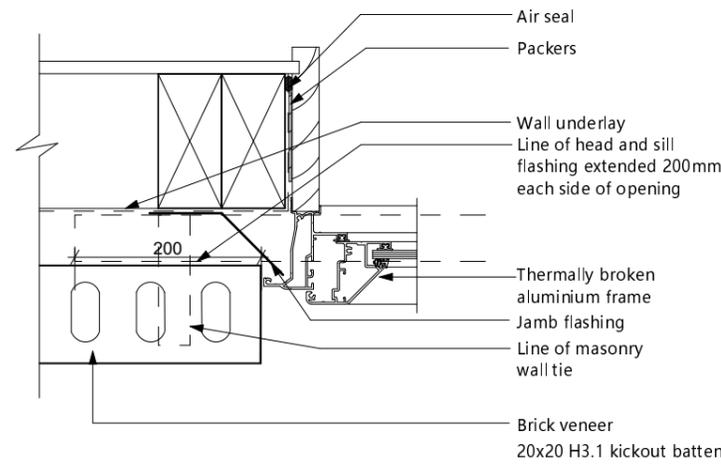
LOT 667,
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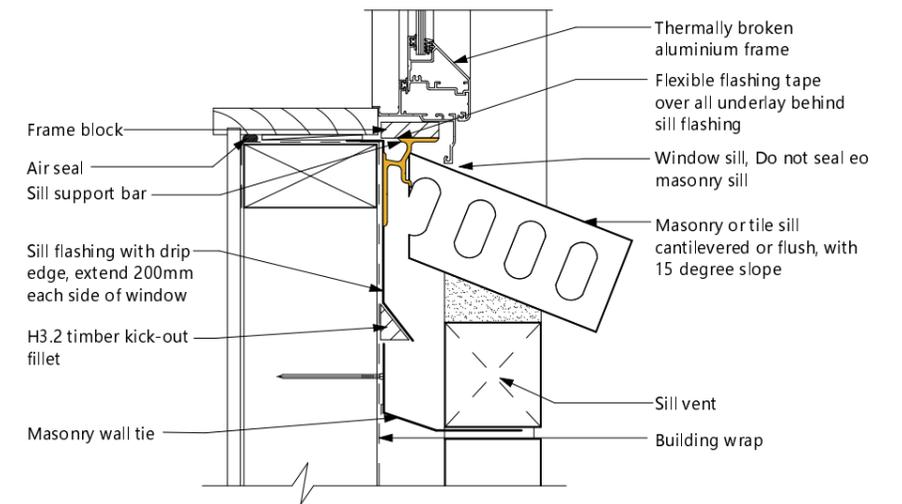
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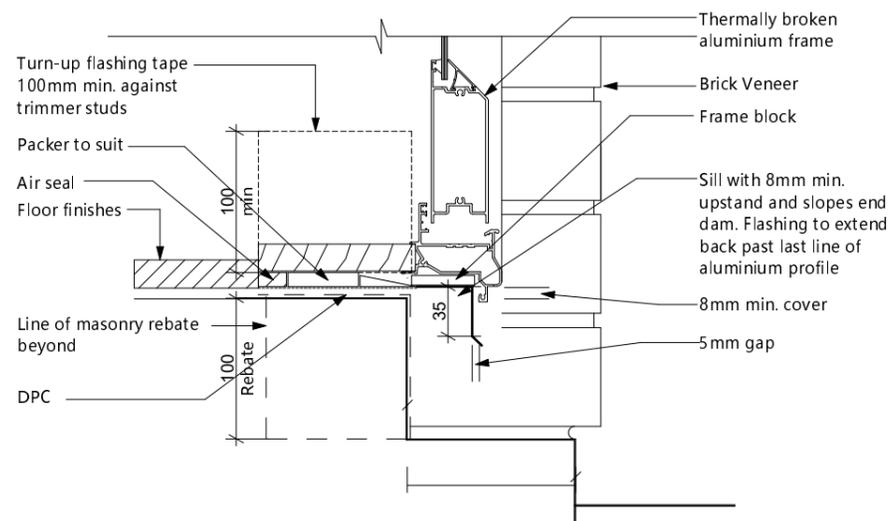
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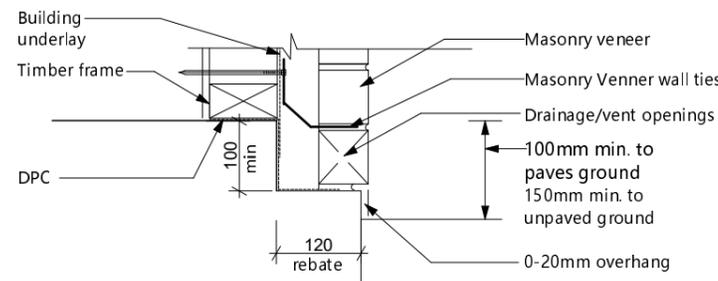
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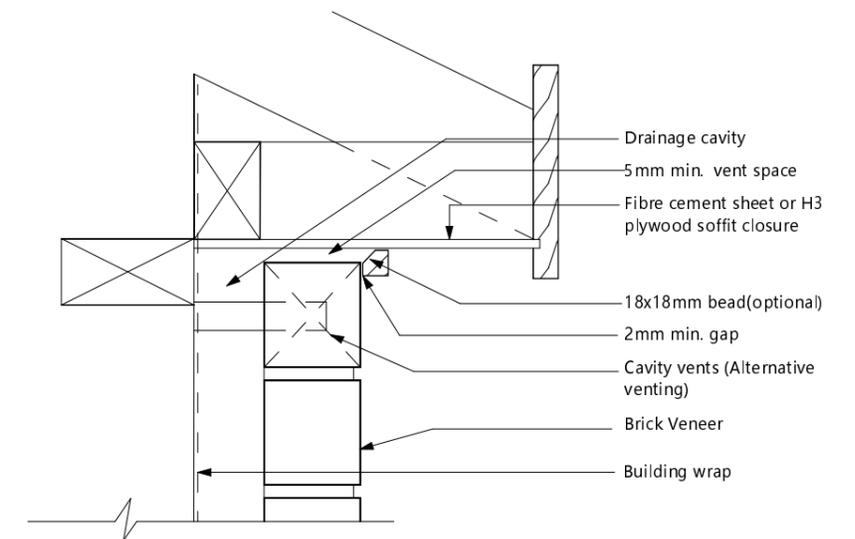
W I N D O W S I L L



D O O R S I L L



F O U N D A T I O N



S O F F I T D E T A I L

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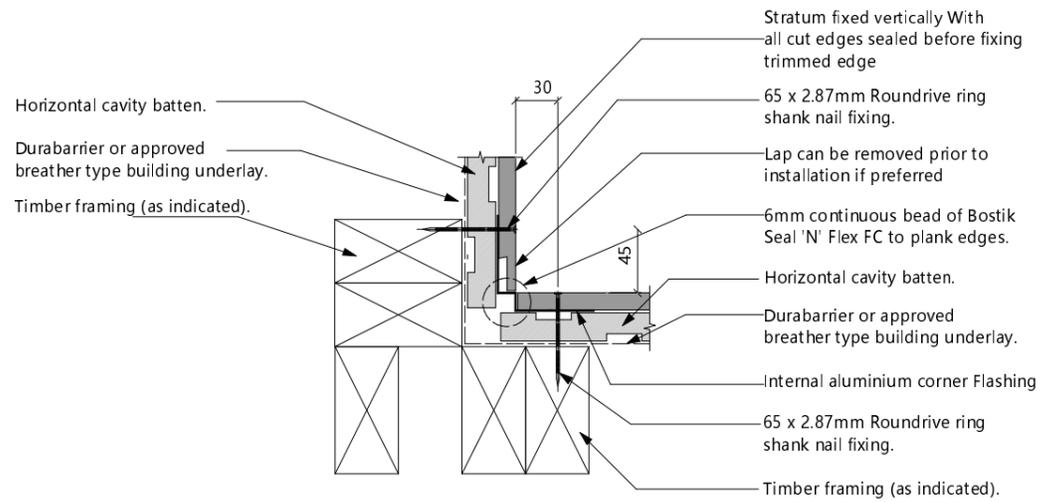
J&J Architecture
 Project
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 EMAIL: jeff@JJArchi.co.NZ

Cladding Details
 LOT 667,
 15 Korari Street
 Te Kauwhata

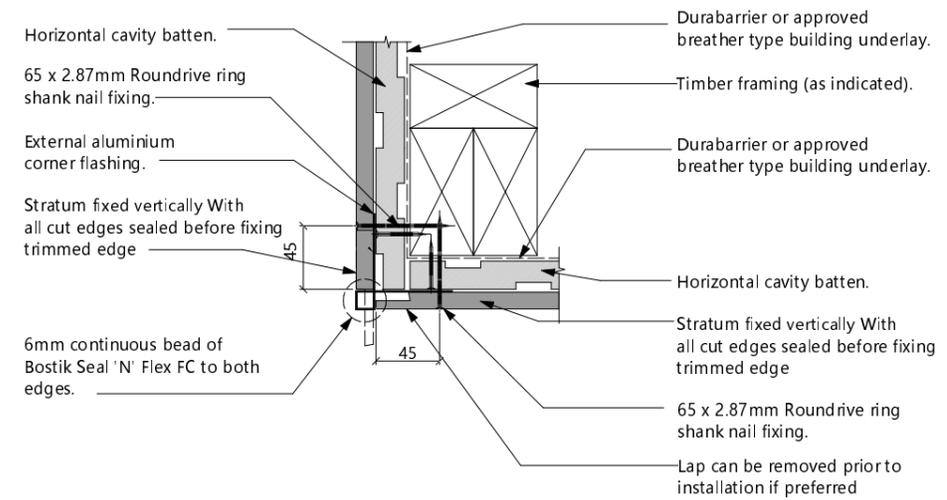
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27/01/2026	

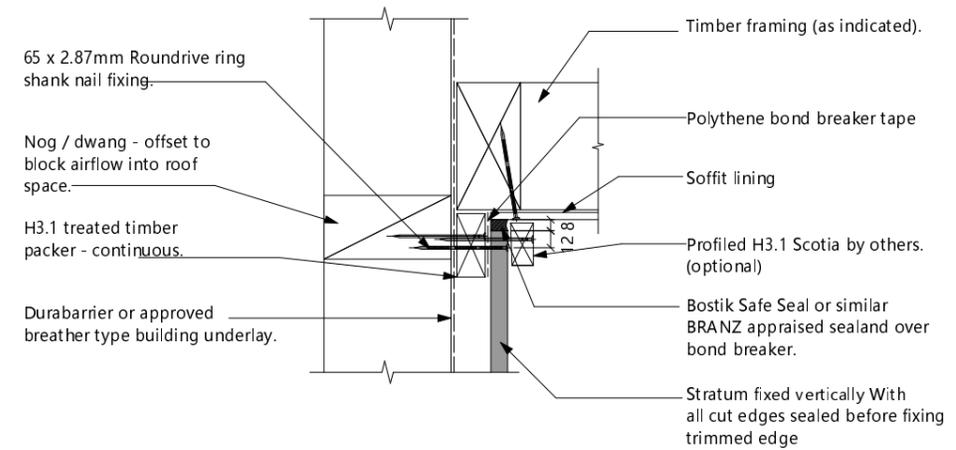
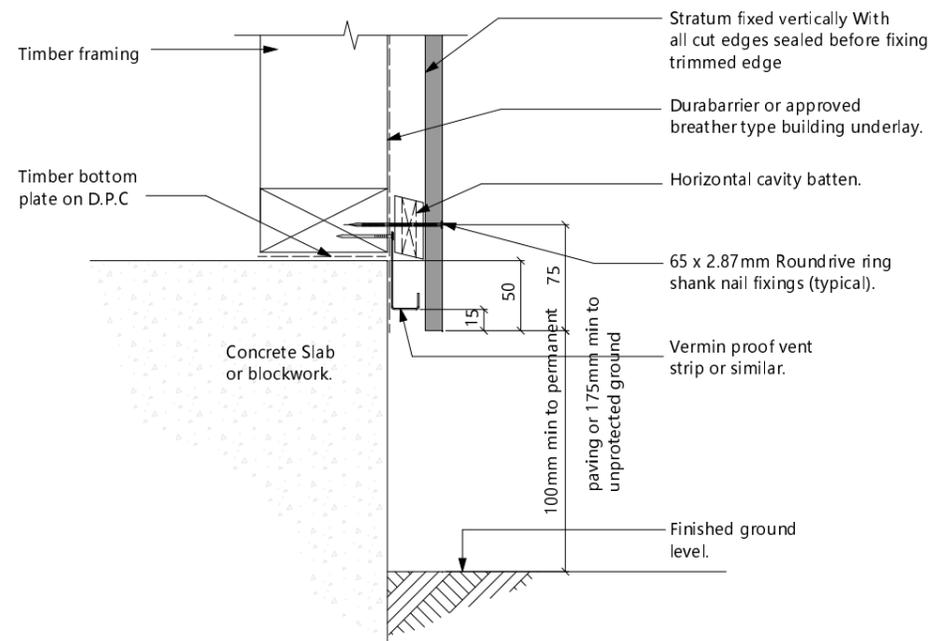
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PAGE	A406



Internal Corner Detail



External Corner Detail



Soffit Detail

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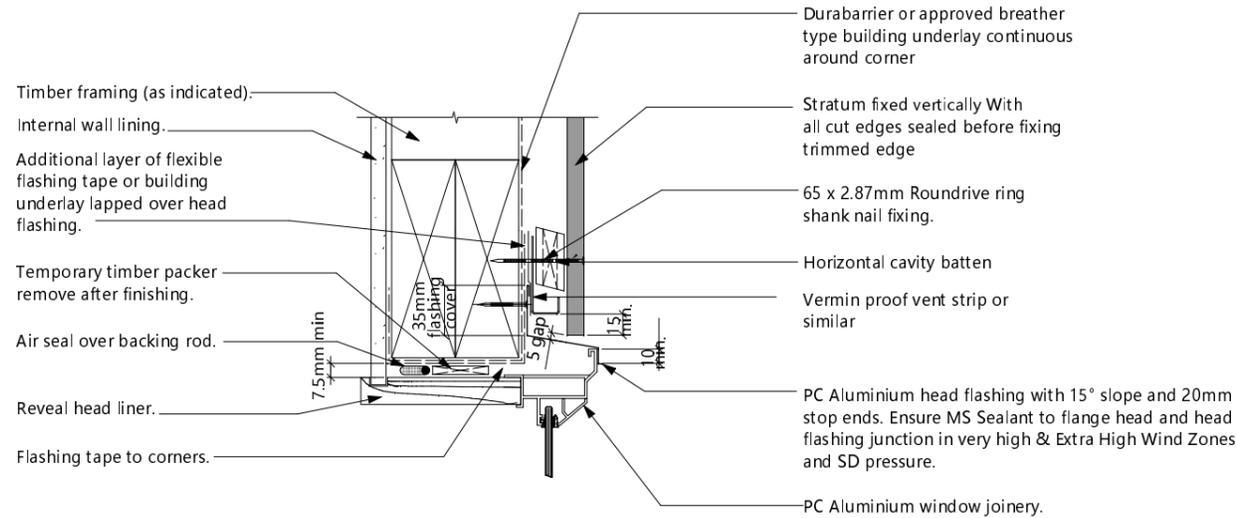
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**LOT 667,
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Te Kauwhata**

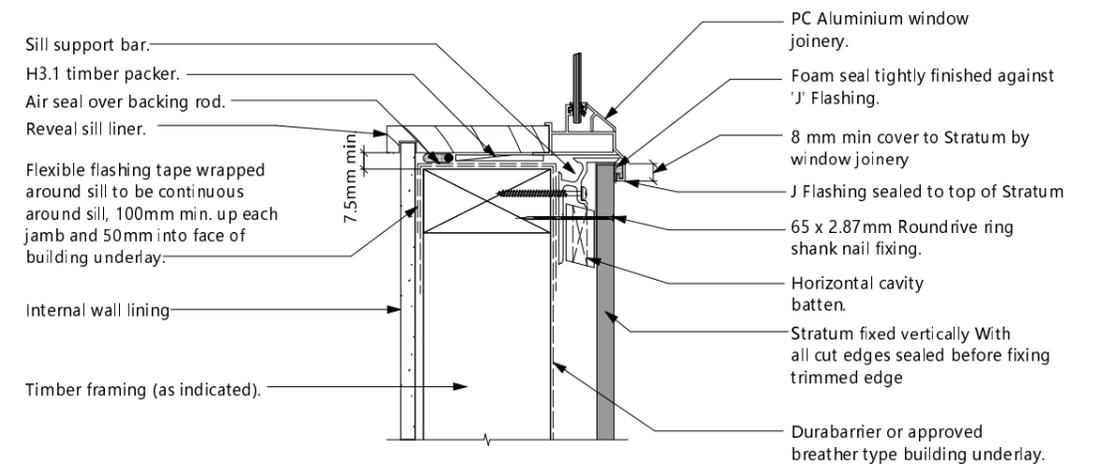
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DATE	REVISION
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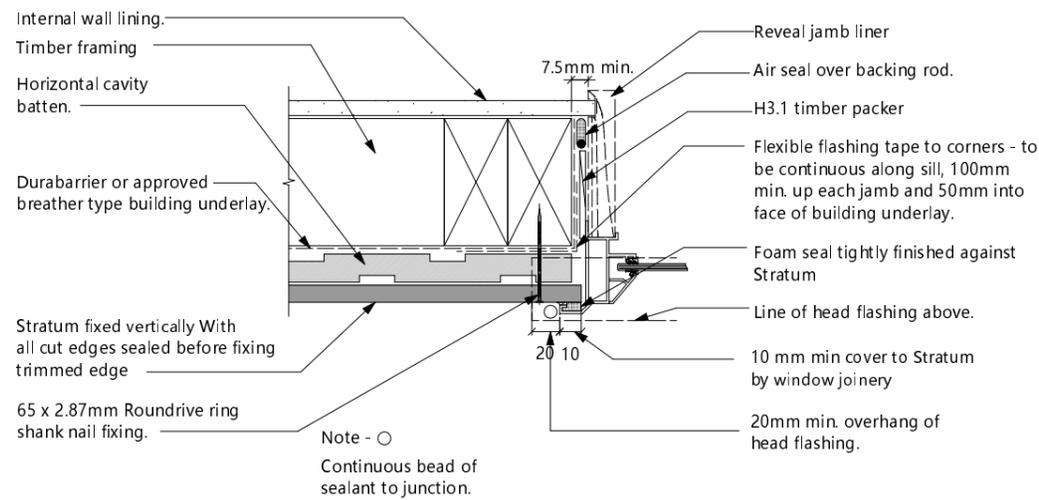
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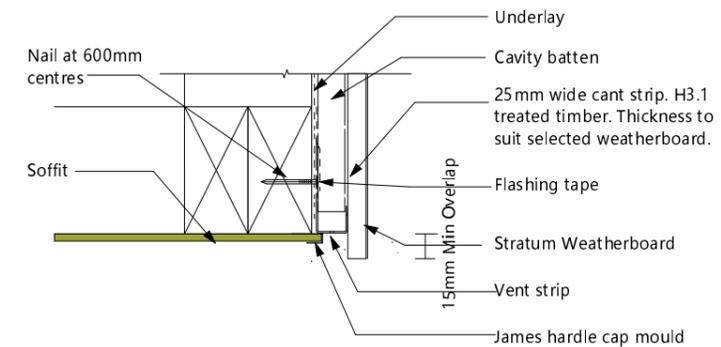
Window Head Detail



Window Sill Detail



Window Jamb Detail



ENTRY CLADDING OVERHANG DETAIL

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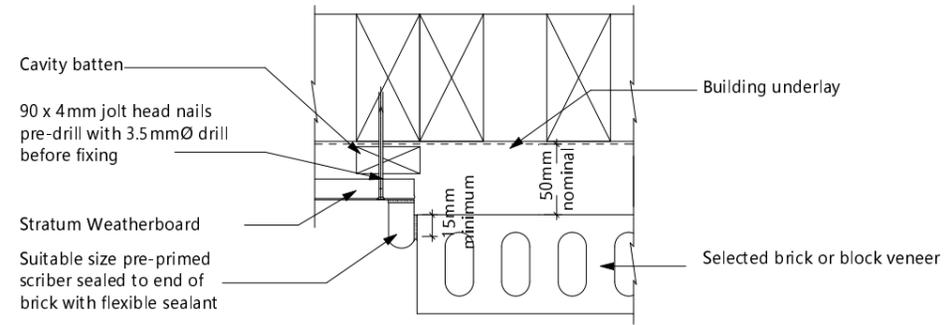
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Project

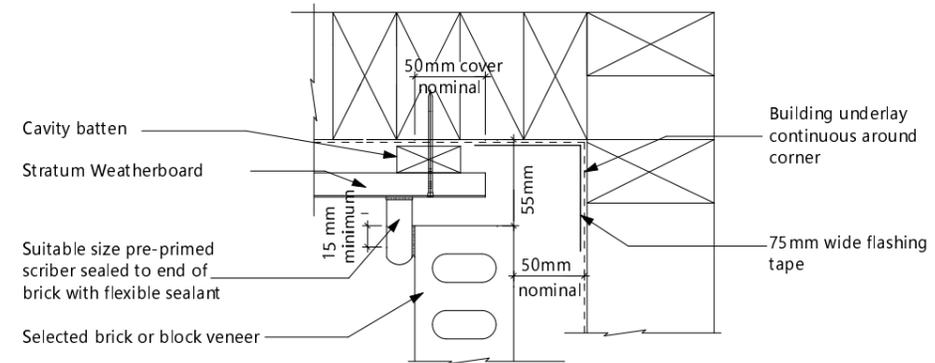
**LOT 667,
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REVISION	DATE	REVISION	PAGE
	27/01/2026		

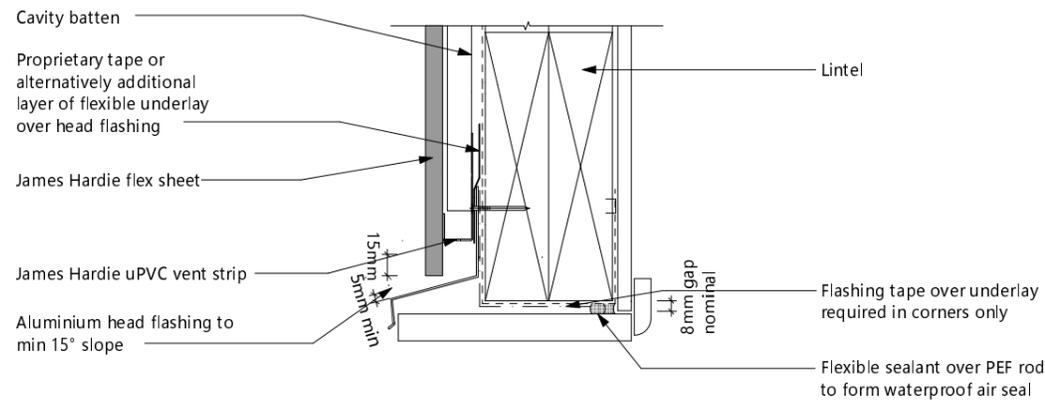
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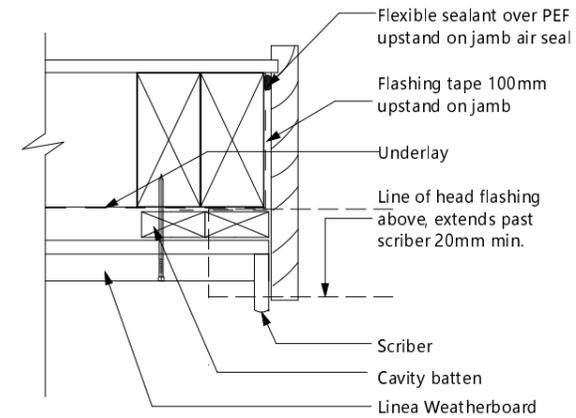
JUNCTION BETWEEN BOARD AND BRICK VENEER



JUNCTION BETWEEN BOARD AND BRICK VENEER



TIMBER CAVITY GARAGE DOOR HEAD



TIMBER CAVITY GARAGE DOOR JAMB

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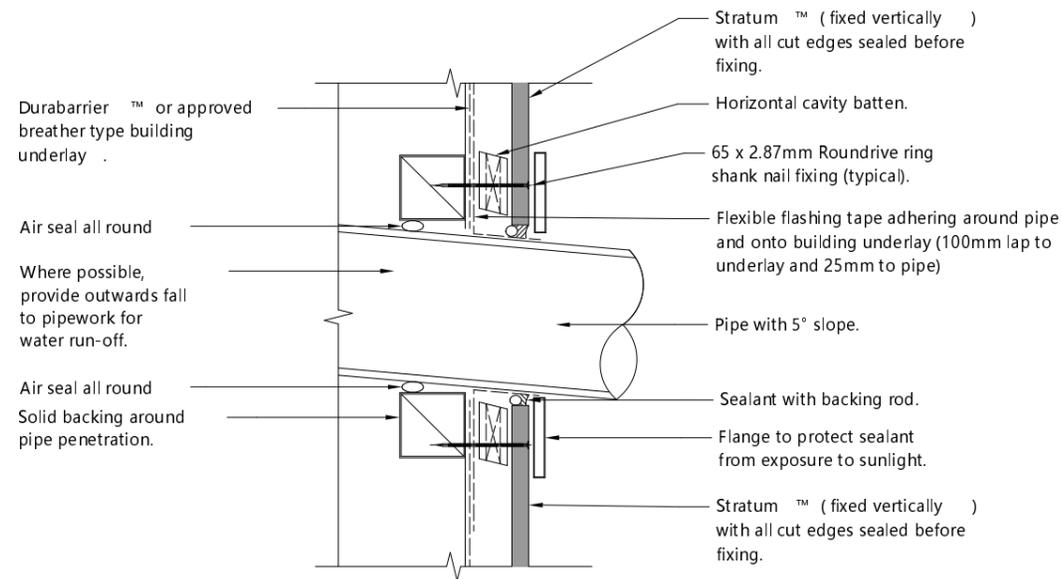
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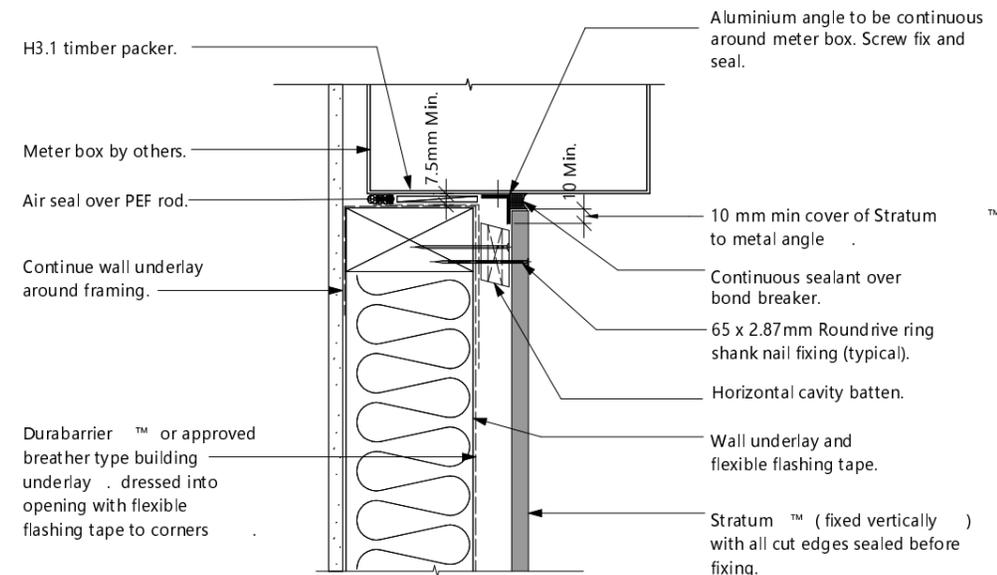
Detailed design		SCALE @ A3	
DATE	REVISION	PAGE	
27/01/2026		1 : 5	
		A409	

Cavity Batten Note: Refer to cavity batten layout for batten sizes, types, spacing's & fixings	Cladding fixing note: Refer to cladding fixing layout for all fixing types & spacing's
--	--

Cavity Batten Note: Refer to cavity batten layout for batten sizes, types, spacing's & fixings	Cladding fixing note: Refer to cladding fixing layout for all fixing types & spacing's
--	--



Pipe Penetration Detail



Note . Where DurabARRIER™ is used flashing tape must be applied to the entire opening

Meter Box Sill Detail

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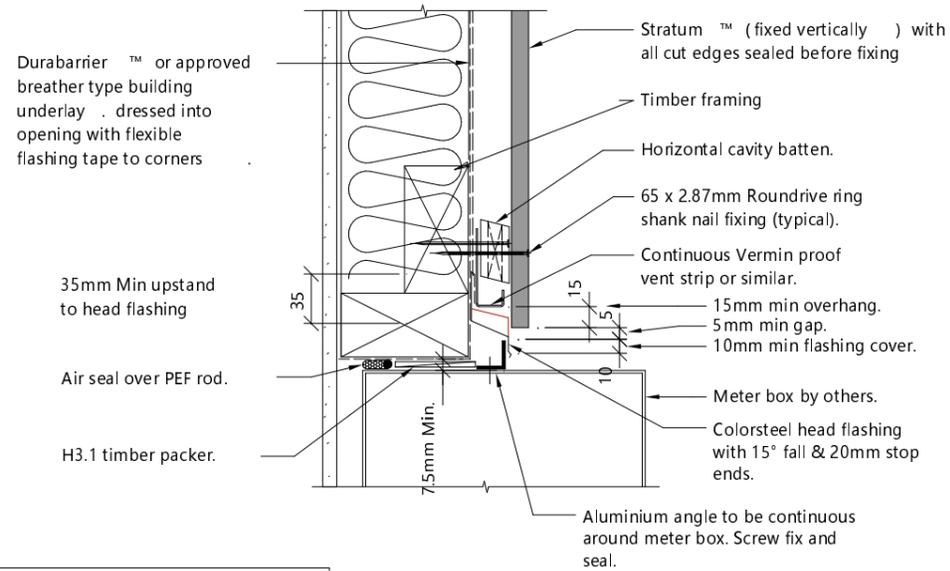
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27/01/2026	

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PAGE	A410

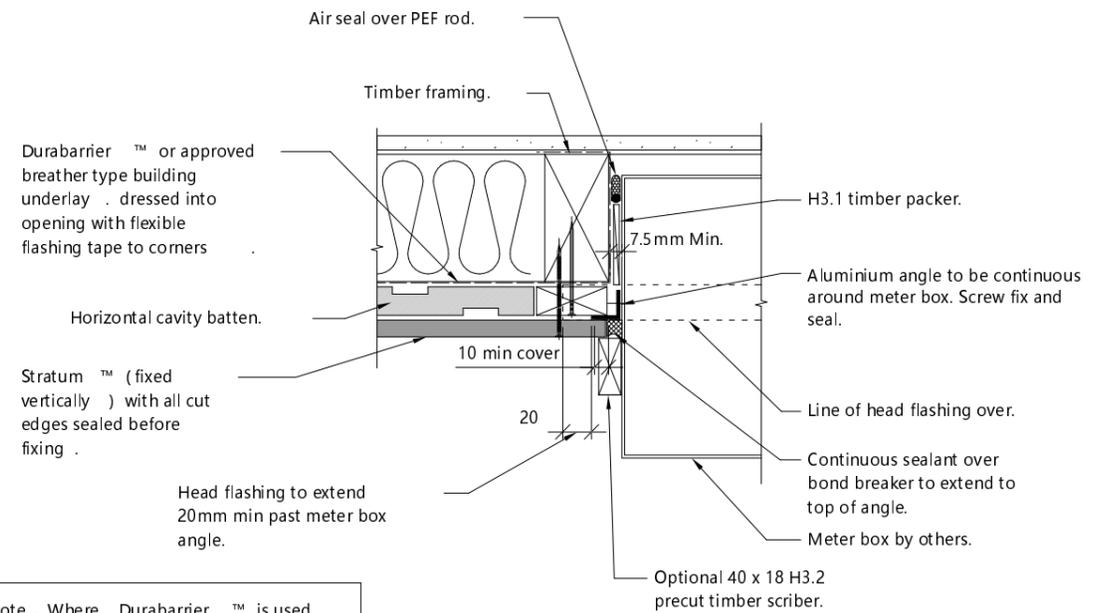
Cavity Batten Note: Refer to cavity batten layout for batten sizes, types, spacing's & fixings	Cladding fixing note: Refer to cladding fixing layout for all fixing types & spacing's
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Note . Where DurabARRIER™ is used flashing tape must be applied to the entire opening

M e t e r B o x H e a d D e t a i l

Cavity Batten Note: Refer to cavity batten layout for batten sizes, types, spacing's & fixings	Cladding fixing note: Refer to cladding fixing layout for all fixing types & spacing's
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Note . Where DurabARRIER™ is used flashing tape must be applied to the entire opening

M e t e r B o x J a m b D e t a i l

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SCALE @ A3

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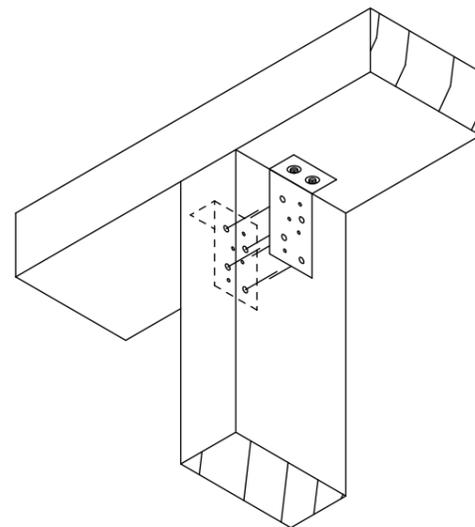
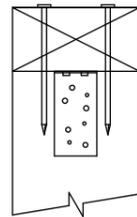
REVISION PAGE

A411

TYPE B

DESCRIPTION
LUMBERLOK STUD TO TOP PLATE FIXING
TYPE B - 4.7kN

2 x 90mm x 3.15 Dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBRLOK CPC40

TOP PLATE FIXING

FIXING SELECTION CHART
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B
8.0	6.0	4.0	A	B	B	B	B	A	A	B	B	B
9.0	6.8	4.5	B	B	B	B	B	A	A	B	B	B
10.0	7.5	5.0	B	B	B	B	B	A	A	B	B	B
11.0	8.3	5.5	B	B	B	B	B	A	A	B	B	B
12.0	9.0	6.0	B	B	B	B	B	A	A	B	B	B

ALTERNATIVE SOLUTION TO NZS 3604:2011

1. MIN OVERALL ROOF TRUSS SPAN 12m.
2. ALL PURLIN AND BATTEN SIZES AS PER NZS 3604: 2011
3. THESE FIXINGS ASSUME PURLINS OR BATTENS ARE FIXED TO TOP OF TRUSS OR RAFTER
4. "LUMBERLOK BLUE SCREW" REQUIRES A MIN OF 30mm PENETRATION INTO THE TRUSS TOP CHORD OR RAFTER TO PROVIDE THE LOADS SPECIFIED.

STUDS FIXING SCHEDULE

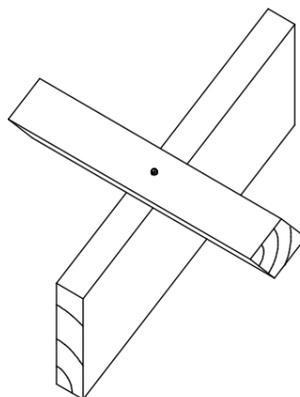
ALTERNATIVE SOLUTION TO NZS 3604:2011

1. ALL FIXING ARE DESIGNED TO RESIST VERTICAL LOADS ONLY. DEAD LOADS INCLUDE THE ROOF WEIGHT AND STANDARD CEILING WEIGHT OF 0.20kPA
2. REFER TO TABLE 8.19 NZS 3604:2011 FOR NAILING SCHEDULE TO RESIST LATERAL LOADS.
3. GABLE AND WALL TOP PLATE/STUD CONNECTIONS WHERE THE ADJACENT RAFTER/TRUSS IS LOCATED WITHIN 1200mm OF GABLE AND WALL WITH A MAXIMUM VERGE OVERHANG OF 750mm, REQUIRES FIXING TAPE A AS SHOWN BELOW
4. ALL FIXINGS ASSUME TOP PLATE THICKNESS OF 45mm MAX.
5. WALL FRAMING ARRANGMENTS UNDER GIRDER TRUSSES ARE NOT COVERED IN THIS SCHEDULE.

TYPE C

FIXING TYPE C 2.40kN

PURLIN
1 SCREW



STANDARD FIXING OPTIONS ARE:
SCREW: 80MM x 10 GAUGE LUMBERLOK BLUE SCREW

SELECTION CHART FIXING OPTIONS
(minimum fixing requirements)

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE				
			L	M	H	VH	EH
HEAVY ROOF Tile Battens	900	370	A	A	A	A	A
LIGHT ROOF Tile Battens	900	370	A	A	B	C	C
	1200	370	A	B	C	C	C
LIGHT ROOF Purlins	900	900	C	C	C	C	D
	1200	900	C	C	C	D	D
	1200	1200	C	C	D	E	E

PURLIN FIXING

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Project

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Fixing Details

LOT 667,
15 Korari Street
Te Kauwhata

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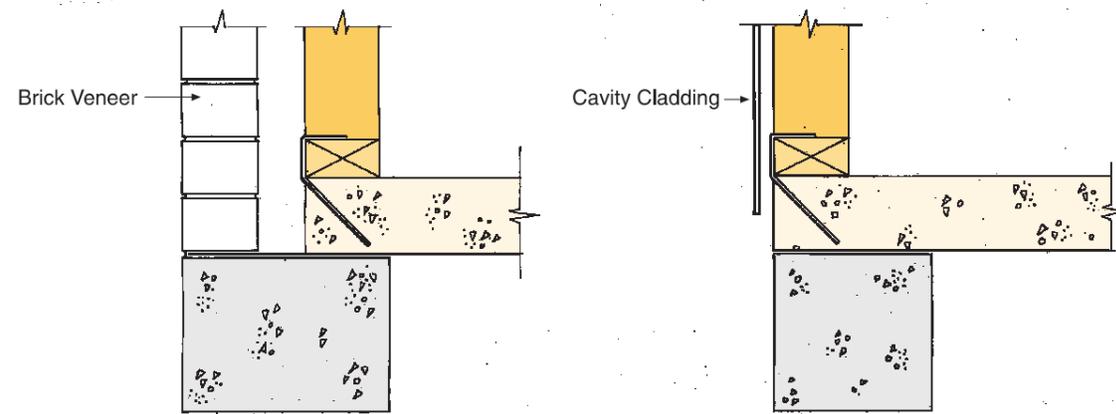
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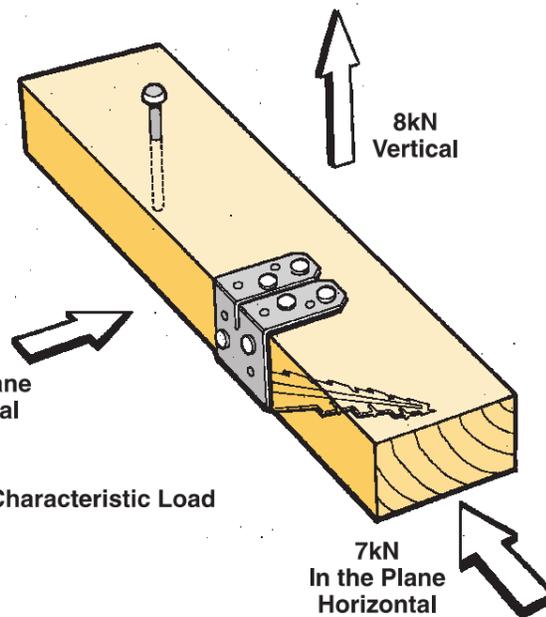


BRICK VENEER

CAVITY CLADDING

Code: BPA
Material: 0.95mm G300 Z450 Galvanised Steel
Code: SSBPA
Material: 0.9mm Stainless Steel 304-2B
Packaged: 50 per carton

Design Loads
 Concrete compressive strength 20 MPa min.



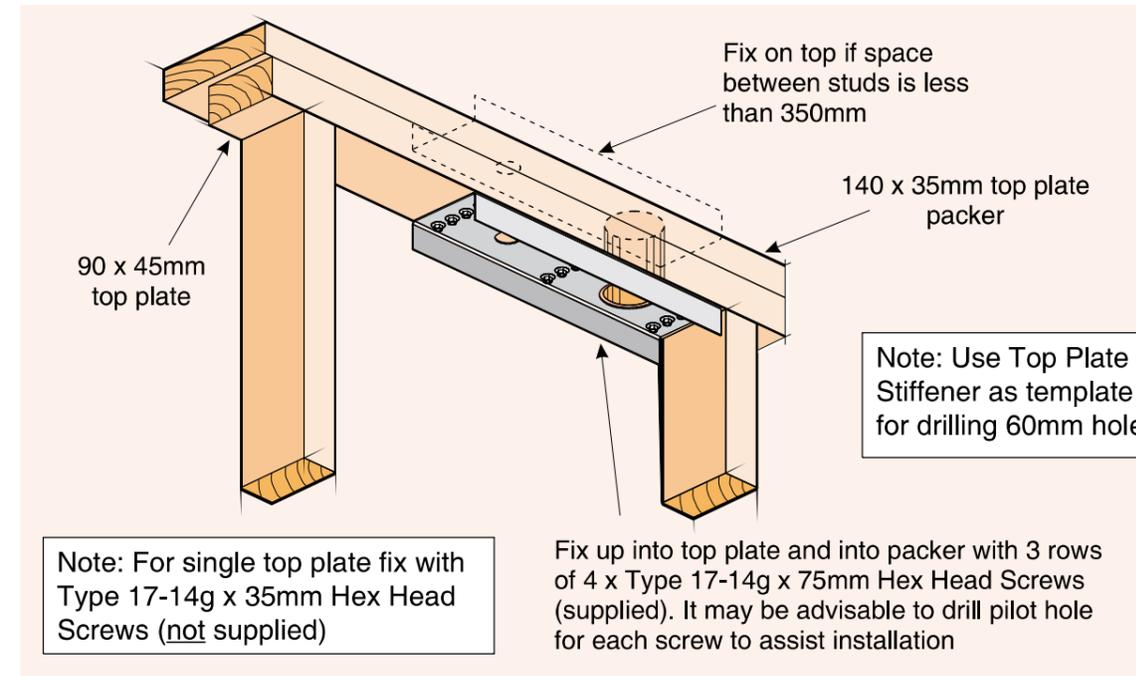
7kN
Out of Plane
Horizontal

8kN
Vertical

7kN
In the Plane
Horizontal

Characteristic Load

BOTTOM FIXING



Note: For single top plate fix with Type 17-14g x 35mm Hex Head Screws (not supplied)

Fix on top if space between studs is less than 350mm

140 x 35mm top plate packer

Note: Use Top Plate Stiffener as template for drilling 60mm hole

Fix up into top plate and into packer with 3 rows of 4 x Type 17-14g x 75mm Hex Head Screws (supplied). It may be advisable to drill pilot hole for each screw to assist installation

90 x 45mm
top plate

TOP PLATE STIFFENER

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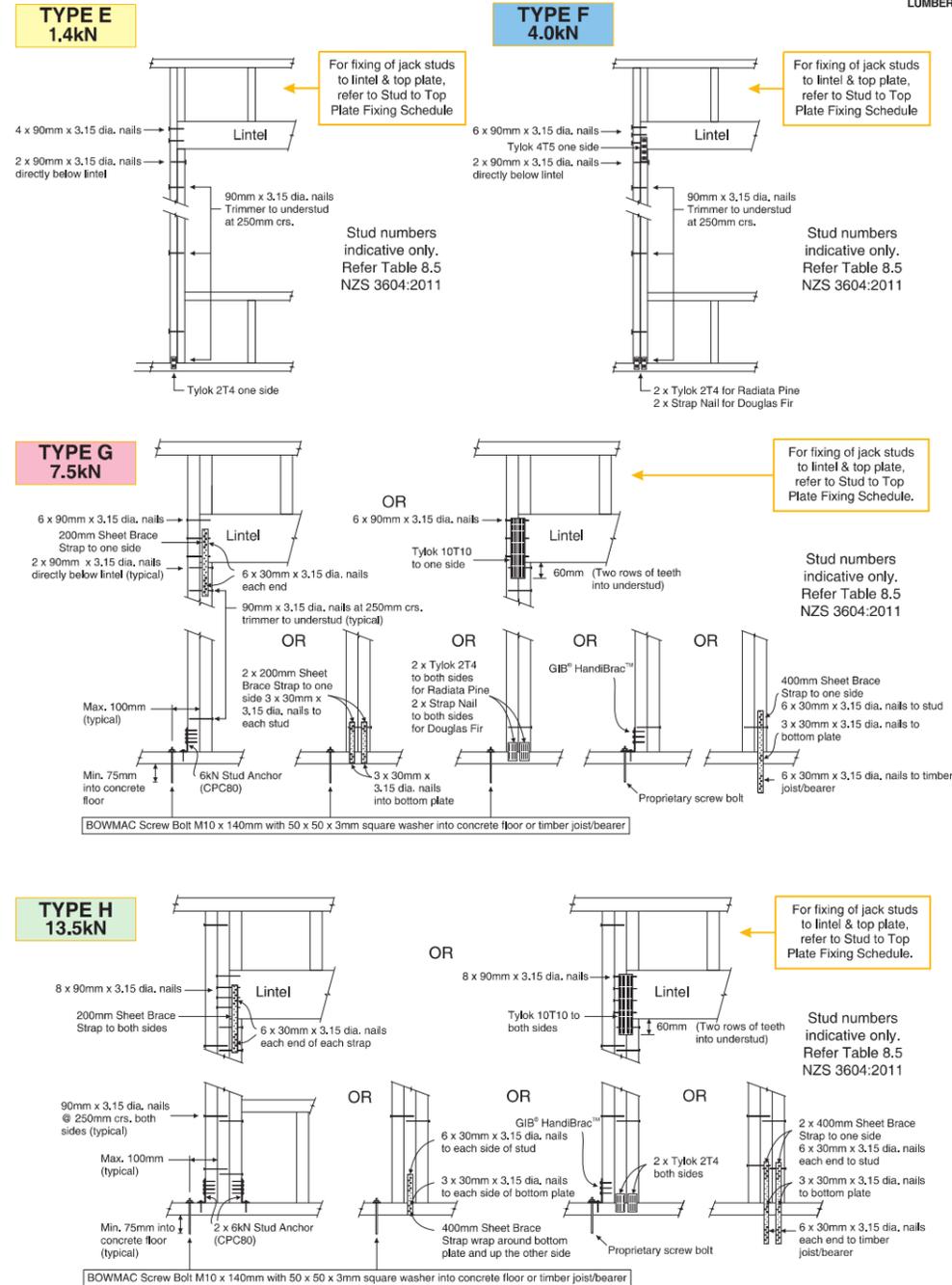
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LINTEL FIXING OPTIONS



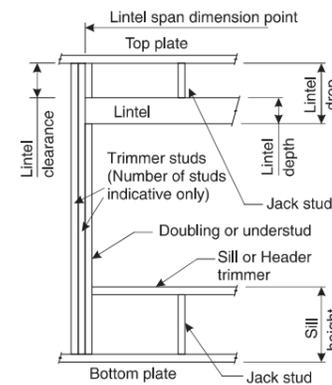
LINTEL FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011



NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ 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. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Roof Tributary Area	Lintel Supporting Girder Trusses					
	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m ²	G	G	H	G	G	H
11.6m ²	G	H	H	G	G	H
12.1m ²	G	H	H	G	H	H
15.3m ²	H	H	-	G	H	H
19.1m ²	H	-	-	H	H	-
20.9m ²	H	-	-	H	-	-
21.8m ²	H	-	-	H	-	-
34.3m ²	-	-	-	H	-	-

NOTES:

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

Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone				Heavy Roof Wind Zone			
		L	M	H	EH	L	M	H	EH
		1.0	2.0	E	E	F	F	E	E
1.2	3.0	E	E	F	F	E	E	F	F
	4.0	E	F	F	F	G	E	F	F
	5.0	E	F	F	G	G	E	F	F
	6.0	E	F	F	G	G	E	F	F
	6.0	F	F	G	G	H	E	F	G
1.5	2.0	E	E	F	F	E	E	F	F
	3.0	E	F	F	F	G	E	F	F
	4.0	E	F	F	G	G	E	F	F
	5.0	F	F	G	G	H	E	F	G
	6.0	F	F	G	G	H	E	F	G
2.0	2.0	E	F	F	F	G	E	F	F
	3.0	E	F	F	G	G	E	F	F
	4.0	F	F	G	G	H	E	F	G
	5.0	F	F	G	G	H	E	F	G
	6.0	F	G	G	H	H	E	F	G
2.4	2.0	E	F	F	F	G	E	F	F
	3.0	F	F	G	G	H	E	F	G
	4.0	F	F	G	G	H	E	F	G
	5.0	F	G	G	H	H	E	F	G
	6.0	F	G	G	H	H	E	F	G
3.0	2.0	F	F	G	G	H	E	F	G
	3.0	F	F	G	H	H	E	F	G
	4.0	F	G	G	H	H	E	F	G
	5.0	F	G	H	H	-	E	F	G
	6.0	F	G	H	-	-	E	F	G
3.6	2.0	F	F	G	G	H	E	F	G
	3.0	F	F	G	H	H	E	F	G
	4.0	F	G	H	H	-	E	F	G
	5.0	F	G	H	-	-	E	F	G
	6.0	G	H	H	-	-	E	F	H
4.2	2.0	F	F	G	G	H	E	F	G
	3.0	F	G	H	H	-	E	F	G
	4.0	F	G	H	-	-	E	F	G
	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	F	G
	3.0	F	G	H	H	-	E	F	G
	3.4	F	G	H	H	-	E	F	G
	4.0	F	G	H	-	-	E	F	G
	5.0	G	H	-	-	-	E	F	H
4.8	6.0	G	H	-	-	-	E	F	H
	2.0	F	F	G	H	H	E	F	G
	3.0	F	G	H	H	-	E	F	G
	3.2	F	G	H	H	-	E	F	G
	4.0	F	G	H	-	-	E	F	H
5.1	5.0	G	H	-	-	-	E	F	H
	6.0	G	H	-	-	-	E	F	H
	2.0	F	F	G	H	H	E	F	G
	3.0	F	G	H	H	-	E	F	G
	3.5	F	G	H	-	-	E	F	G
5.4	4.0	G	H	-	-	-	E	F	H
	5.0	G	H	-	-	-	E	F	H
	6.0	G	H	-	-	-	E	F	H
	2.0	F	F	G	H	H	E	F	G
	2.8	F	G	H	H	-	E	F	G
3.0	F	G	H	-	-	E	F	G	
4.0	G	H	H	-	-	E	F	H	
5.0	G	H	-	-	-	E	F	H	
6.0	G	H	-	-	-	E	F	H	

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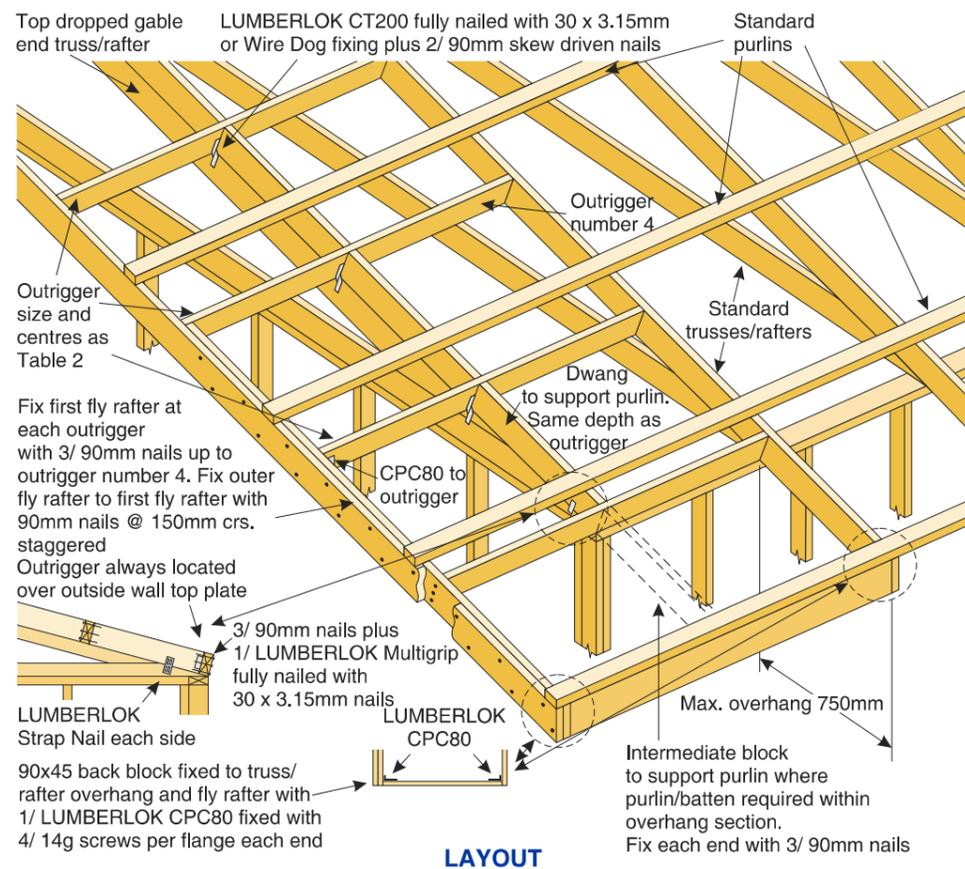
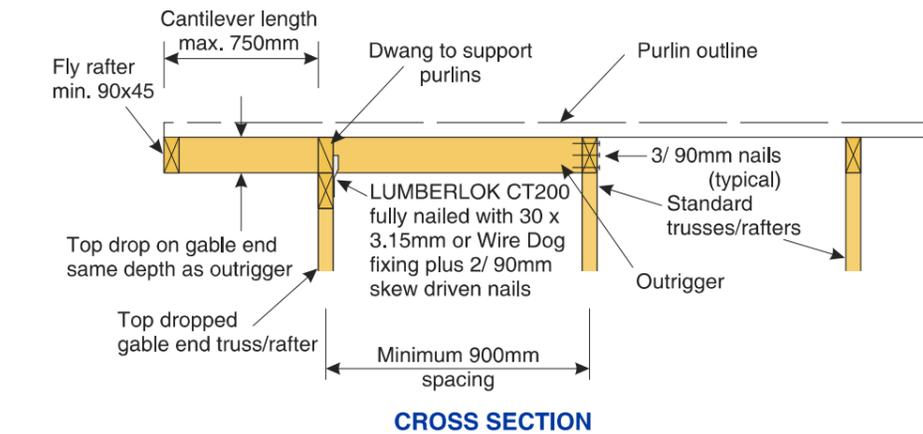
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CONSTRUCTION DETAILS FOR CANTILEVER OUTRIGGER OPTION

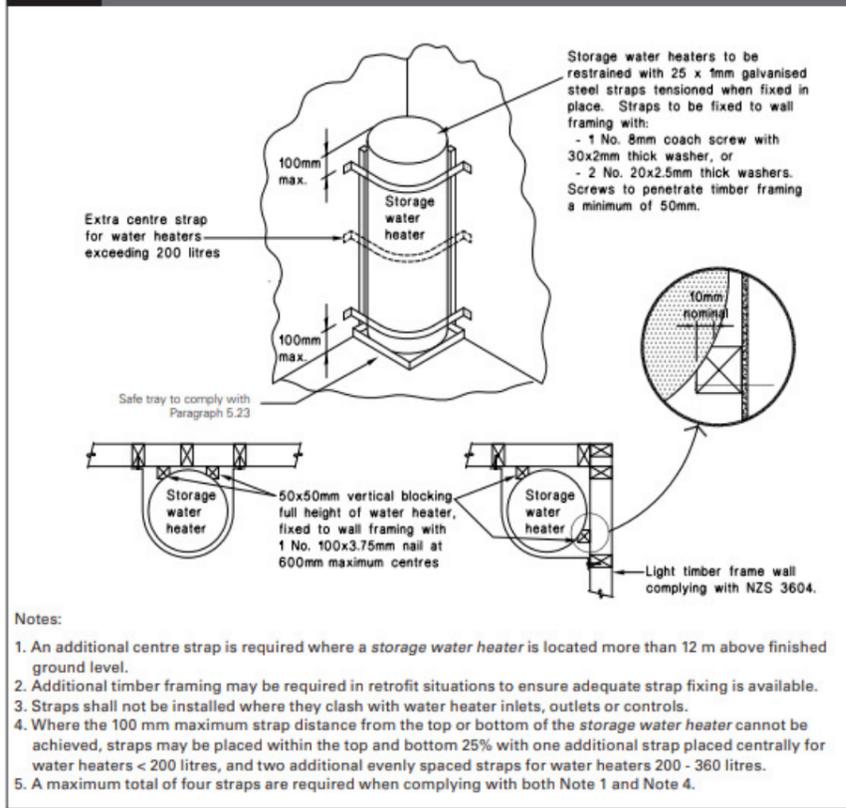


(SPANS & CENTRES AS PER TABLE 2)

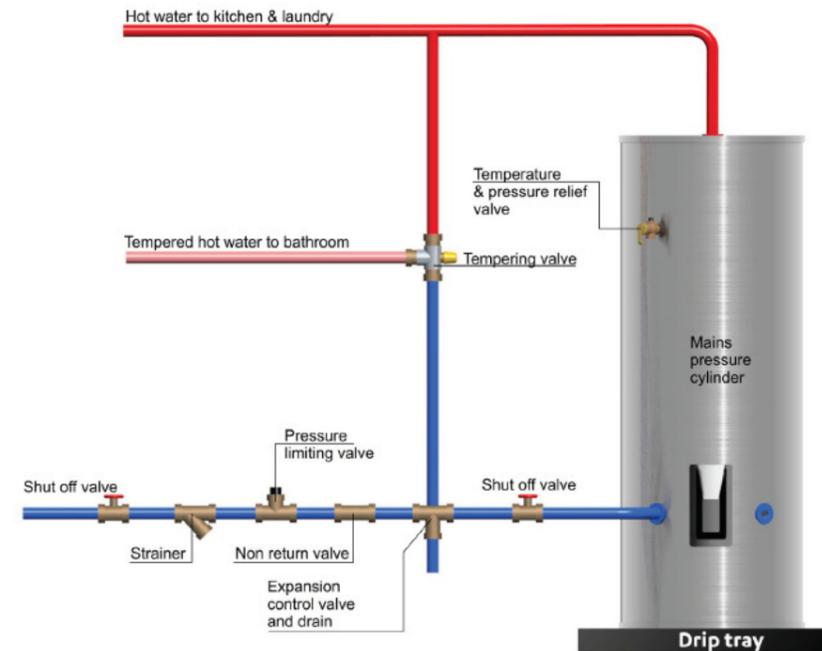


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Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres Paragraph 6.11.4



Plumbing setup for a mains pressure cylinder



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