



IMPRESSION ONLY

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KINGSLEY/SHAW STREET DEVELOPMENT

PROPOSED LOTS 3 AND 4



SPECIFIC PAGE NOTES:

REVISIONS:

SHEET TITLE:

INDEX

SCALE:

DATE: 9/04/2026

PROJECT DESCRIPTION:

KINGSLEY/SHAW STREET
DEVELOPMENT

SITE ADDRESS:
97 KINGSLEY STREET
LEAMINGTON

LOT / DP:
PROPOSED LOTS 3 AND 4 OF LOT
11 DP 26097

WIND ZONE:	EQ ZONE:	EXPOSURE ZONE:
HIGH	1	B



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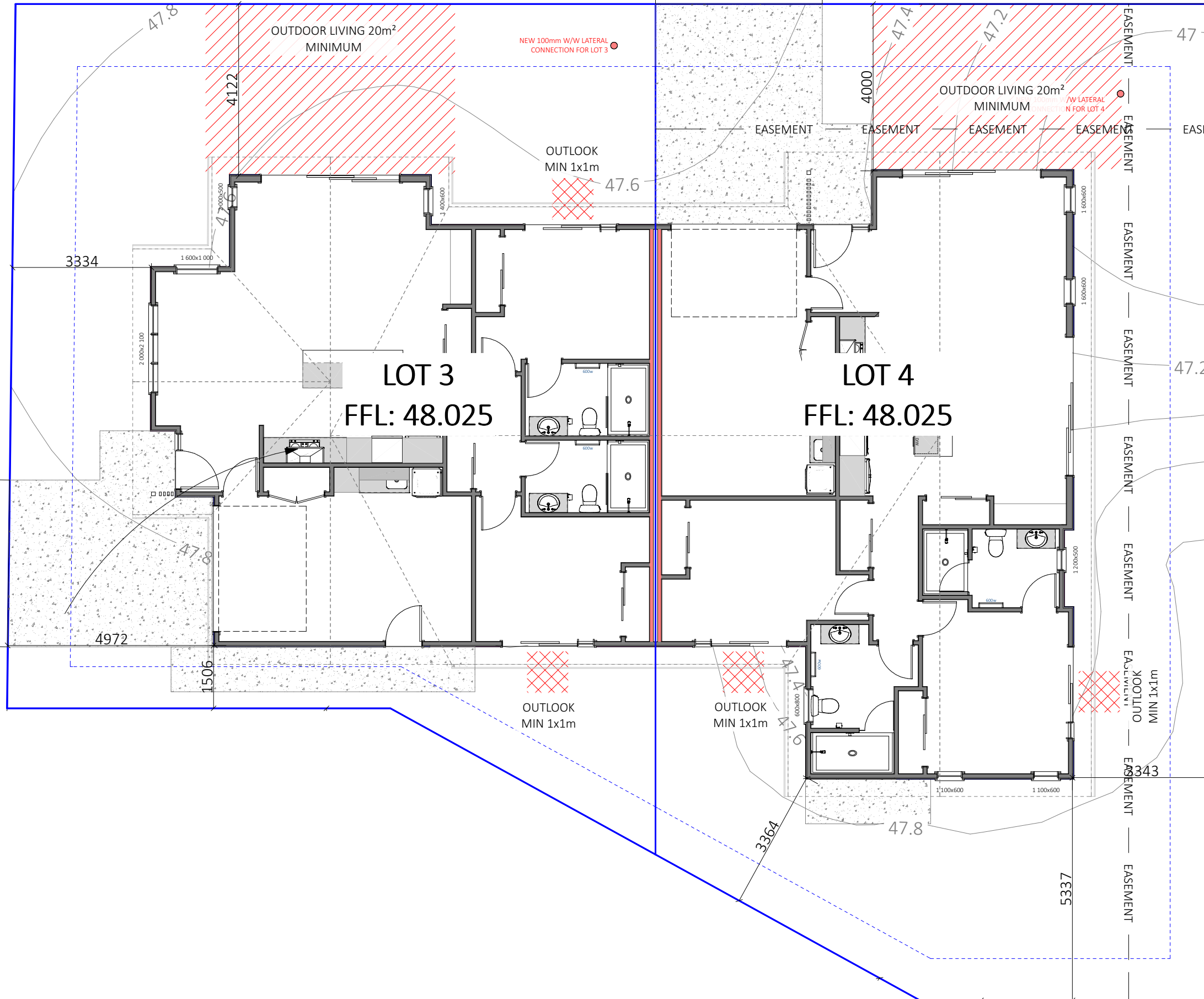
SHEET: 1

KINGSLEY STREET

SHAW STREET

LOT 3
SITE AREA: 272m²

LOT 4
SITE AREA: 308m²



- SPECIFIC PAGE NOTES:**
- LOCATE & CONFIRM ALL BOUNDARY PEG POSITIONS PRIOR TO SET OUT.
 - ALL SET OUT DIMENSIONS ARE FROM BOUNDARY TO FOUNDATION PERIMETER
 - ALL **EROSION AND SEDIMENT** CONTROLS MAY CONSIST OF BUT ARE NOT LIMITED TO THE FOLLOWING:
 - EARLY STORMWATER DRAINAGE CONNECTION
 - INSTALL PERIMETER CONTROLS
 - REDUCE SEDIMENT RUN-OFF
 - CONCRETE WASH-OFF CONTAINED ON SITE
 - DIVERT OVERLAND FLOW AWAY FROM DISTURBED SOILS
 - UTILISE ONE MAIN CONSTRUCTION AREA WITH WEATHER SHELTER TO MINIMISE RUN-OFF

CONSTRUCTION AND DEMOLITION HAZARDS (NZBC FS.3.2 & FS.3.3):
CONSTRUCTION ACTIVITIES WILL BE UNDERTAKEN IN A MANNER THAT PREVENTS INJURY TO PERSONS AND DAMAGE TO PROPERTY. THE SITE WILL BE SECURED WITH SUITABLE FENCING AND SIGNAGE FOR THE DURATION OF CONSTRUCTION. PUBLIC ACCESS WILL BE RESTRICTED, AND PROTECTIVE BARRIERS WILL BE PROVIDED WHERE REQUIRED TO PREVENT HAZARDS FROM FALLING MATERIALS.
ALL WORK WILL COMPLY WITH NZBC CLAUSE F5 AND HEALTH AND SAFETY AT WORK REGULATIONS 2016.

Lot	Site Area	Site Coverage	Impermeable Surfaces	Landscaped Area
SITE AREA COMBINED: 580m²				
		CURRENT SITE COVERAGE: 214m ² / 36.8%		PROPOSED SITE COVERAGE: 463m ² / 79.8%
LOT 1	585m ²	214m ² / 36.5%	266m ² / 45.4%	292m ² / 49.9%
LOT 2	855m ²			
LOT 3	272m ²	120m ² / 44.1%	148m ² / 54.4%	87m ² / 31.9%
LOT 4	308m ²	129m ² / 41.8%	154m ² / 50%	113m ² / 36.6%

REVISIONS:

SHEET TITLE:
SITE PLAN

SCALE: 1:100 @ A3

DATE: 9/04/2026

PROJECT DESCRIPTION:
KINGSLEY/SHAW STREET DEVELOPMENT

SITE ADDRESS:
97 KINGSLEY STREET
LEAMINGTON

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WIND ZONE:	EQ ZONE:	EXPOSURE ZONE:
HIGH	1	B

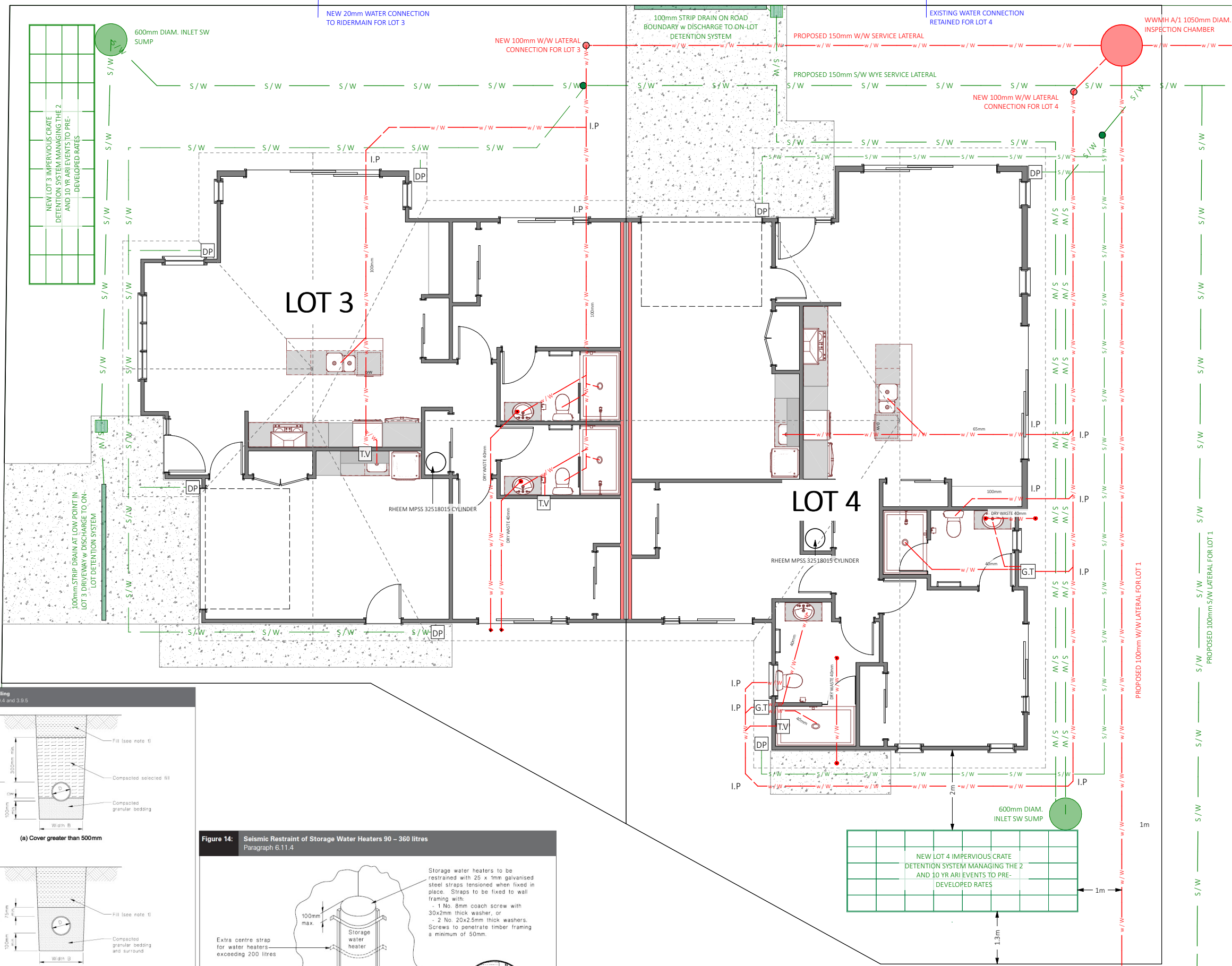


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H



100mm DAL STORM WATER DRAIN, 1:100 FALL
 100mm SANITARY DRAIN, 1:60 FALL

FIXTURE	ABB	SIZE
TERMINAL VENT	TV	80
INSPECTION POINT	IP	
GULLY TRAP	GT	80
DOWN PIPE	DP	80

FIXTURE	SIZE/GRADIENT
VANITY/HAND BASIN	40 AT 1:40
SHOWER	40 AT 1:40
KITCHEN SINK	40 AT 1:40
TOILET	100 AT 1:60
LAUNDRY TUB	65 AT 1:40

SPECIFIC PAGE NOTES:

DRAINAGE NOTES

- SW/W/W TO BE READ IN CONJUNCTION W/ 'SUSTAIN R' REPORTS SUPPLIED. ANY PROPOSED CHANGES MUST BE CONFIRMED W/ THE ENGINEER.
- DRAINS ARE DIAGRAMMATIC ONLY AND SHALL BE CONFIRMED ON SITE AND RECORDED IN AN AS-LAID
- JUNCTIONS BETWEEN DISCHARGE PIPES MUST BE AT 45 DEG. OR SWIPT.
- ALL PIPE WORK IS TO BE HIDDEN IN WALL, CEILING OR FLOOR FRAMING. NO PIPE WORK IS TO BE EXPOSED.
- THE DRAINLAYER SHALL PROVIDE A PRODUCER STATEMENT UPON COMPLETION.
- ENSURE ALL PIPES BELOW GROUND LEVEL HAVE 600mm COVER TO VEHICLE ACCESS AREAS AND 300mm COVER ELSEWHERE PIPES PENETRATING CONCRETE ELEMENTS SHALL BE WRAPPED WITH A FLEXIBLE MATERIAL OR SLEEVED
- ALL SANITARY PLUMBING IN ACCORDANCE W/ AS/ NZS 3500

HOT WATER SUPPLY TYPE:
 RHEEM 250L MAINS PRESSURE HOT WATER CYLINDER W/ SEISMIC RESTRAINTS

HOT WATER SUPPLY PIPEWORK: POLYBUTYLENE 20mm, AND COMPLIANT W/ NZS 4350:1996

PIPE MATERIAL:
HOT AND COLD WATER PIPES: PVC PIPE
 INSULATE PIPEWORK OUTSIDE OF THE BUILDING ENVELOPE, OR BURY BELOW LEVEL AFFECTED BY FREEZING

HOSE TAPS: SHALL BE FITTED W/ A PERMANENTLY ATTACHED HOSE CONNECTION VACUUM BREAKER

ENSURE ALL PIPES BELOW GROUND LEVEL HAVE 600mm COVER TO VEHICLE ACCESS AREAS AND 300mm COVER ELSEWHERE
 PIPES PENETRATING CONCRETE ELEMENTS SHALL BE WRAPPED WITH A FLEXIBLE MATERIAL OR SLEEVED

REVISIONS:

SHEET TITLE:

SERVICES PLAN

SCALE: 1:100 @ A3

DATE: 9/04/2026

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SITE ADDRESS:
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WIND ZONE:	EQ ZONE:	EXPOSURE ZONE:
HIGH	1	B



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SHEET: 3

Figure 13: Bedding and backfilling Paragraphs 3.3.2, 3.3.4 and 3.3.5

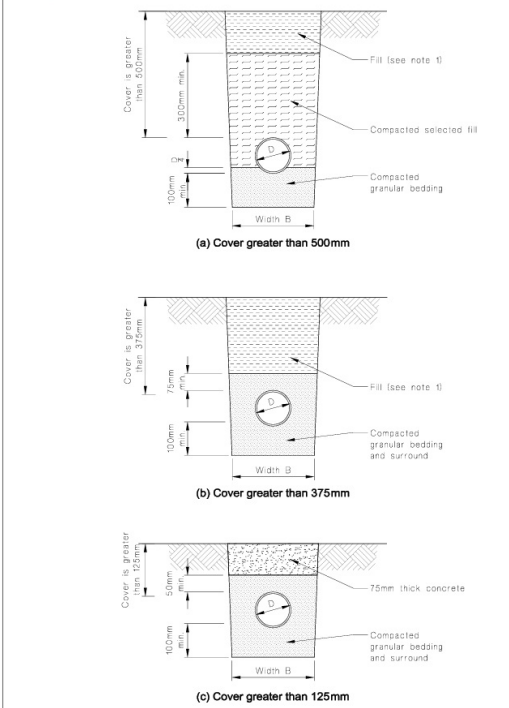
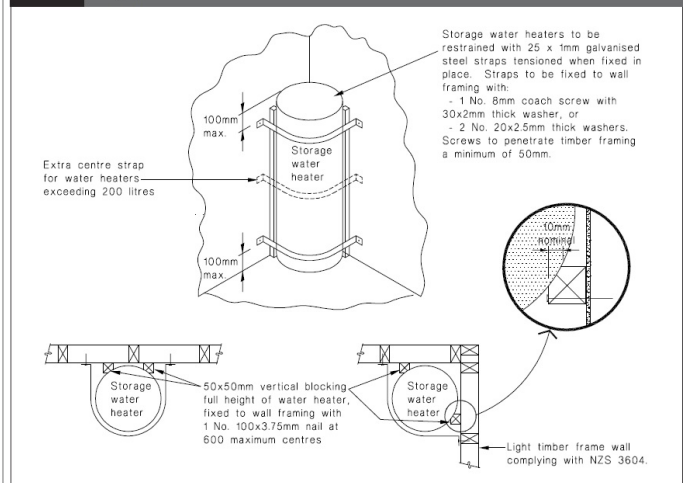


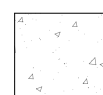
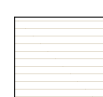
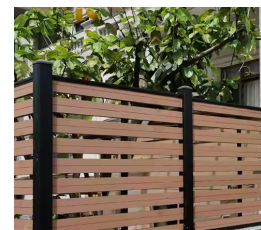


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres Paragraph 6.11.4



NOTE:
 1. Fill shall be:
 - Ordinary fill where drains are located below gardens and open country.
 - Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.

-  GRASS
-  BARK/MULCH/PEBBLE
-  WHITE OR COLOURED CONCRETE
-  TIMBER DECKING



50% VISIBILITY FENCING



NEIGHBOUR FRIENDLY FENCING



SPECIFIC PAGE NOTES:

REVISIONS:

SHEET TITLE:

LANDSCAPE PLAN BASIC

SCALE: 1:100 @ A3

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SHEET: 4

SPECIFIC PAGE NOTES:

- NZBC E3 WET AREA WALL NOTES:
- ALL WALLS LINED w 10mm GIB AQUALINE
 - TILED SHOWERS- FULLY WATERPROOFED IN ENCLOSURES UP TO 1.8m HIGH
 - VANITIES- 150mm TILED SPLASHBACK
 - LAUNDRY TUB- 150mm TILED SPLASHBACK
 - ALL JUNCTIONS SEALED w COMPLIANT WET AREA SEALANT INCLUDING TILED FLOORS TO WALL JUNCTION

(S.D) = INTER-CONNECTED WIRELESS SMOKE DETECTORS SUCH AS 'ORCA' IN ACCORDANCE WITH NZS 4514:2001

REVISIONS:

SHEET TITLE:

FLOOR PLAN

SCALE: 1:100 @ A3

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PROPOSED LOTS 3 AND 4 OF LOT 11 DP 26097

WIND ZONE: EQ ZONE: EXPOSURE ZONE:

HIGH 1 B



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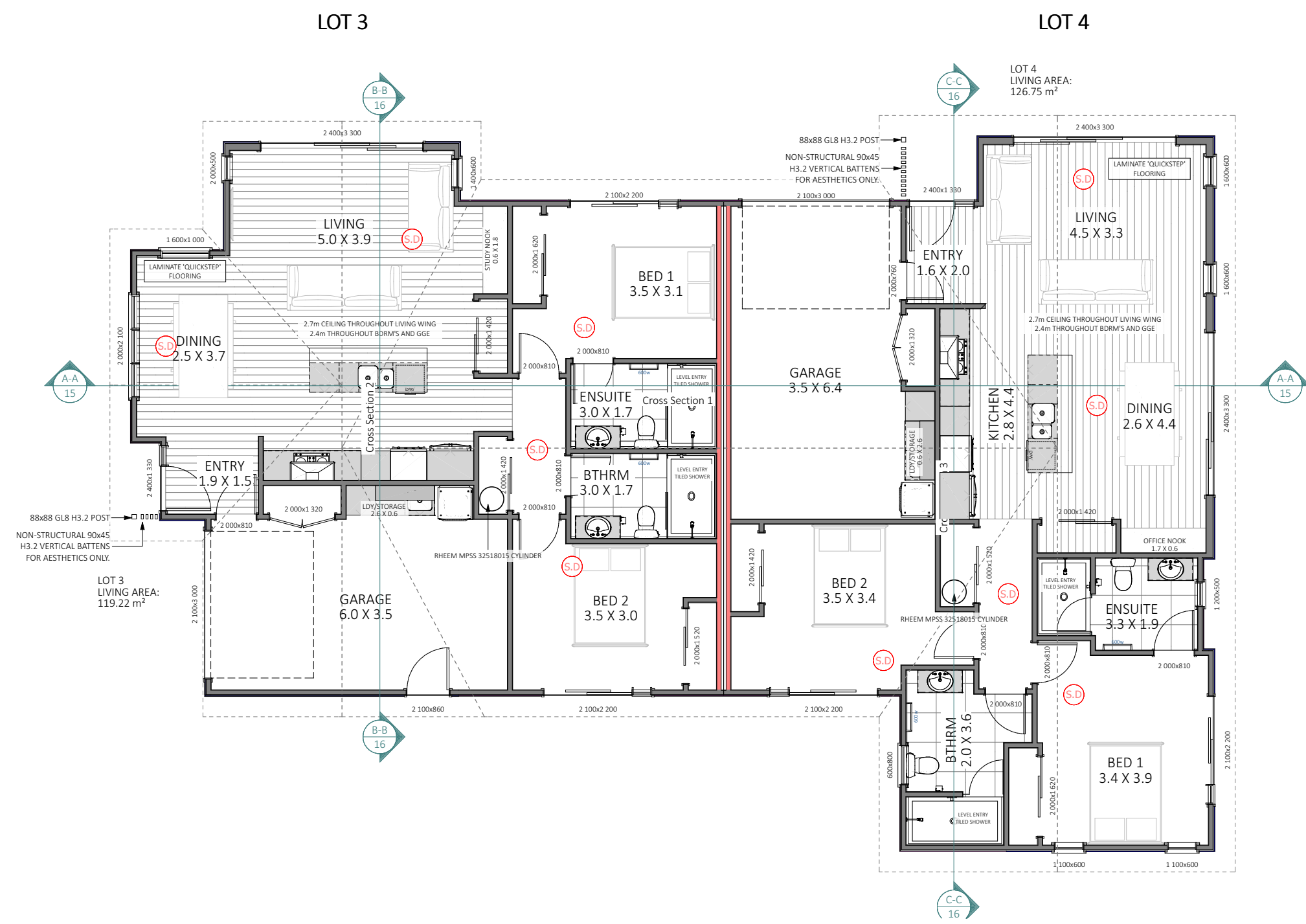
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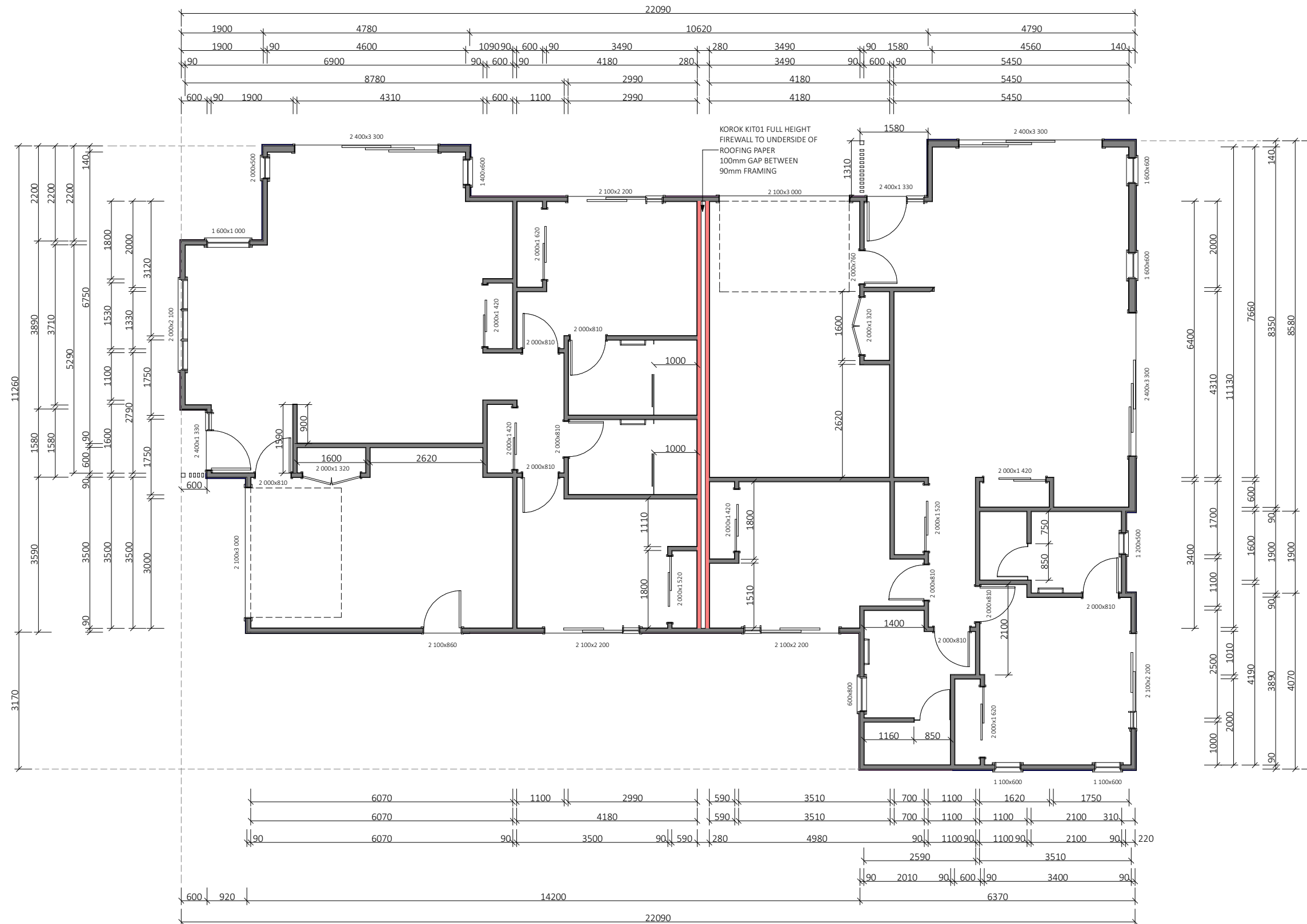
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SHEET: 5





SPECIFIC PAGE NOTES:

FRAMING NOTES:
 2.4 FRAMING - 90x45 SG8 H1.2
 STUDS @ 600c/c
 2.7 FRAMING - 90x45 @ 400c/c
 NOGS @ 800c/c
 REFER TO DIMENSION PLAN FOR LOCATION OF OTHER 140mm WALL

REVISIONS:

SHEET TITLE:
DIMENSION PLAN

SCALE: 1:100 @ A3

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WIND ZONE:	EQ ZONE:	EXPOSURE ZONE:
HIGH	1	B

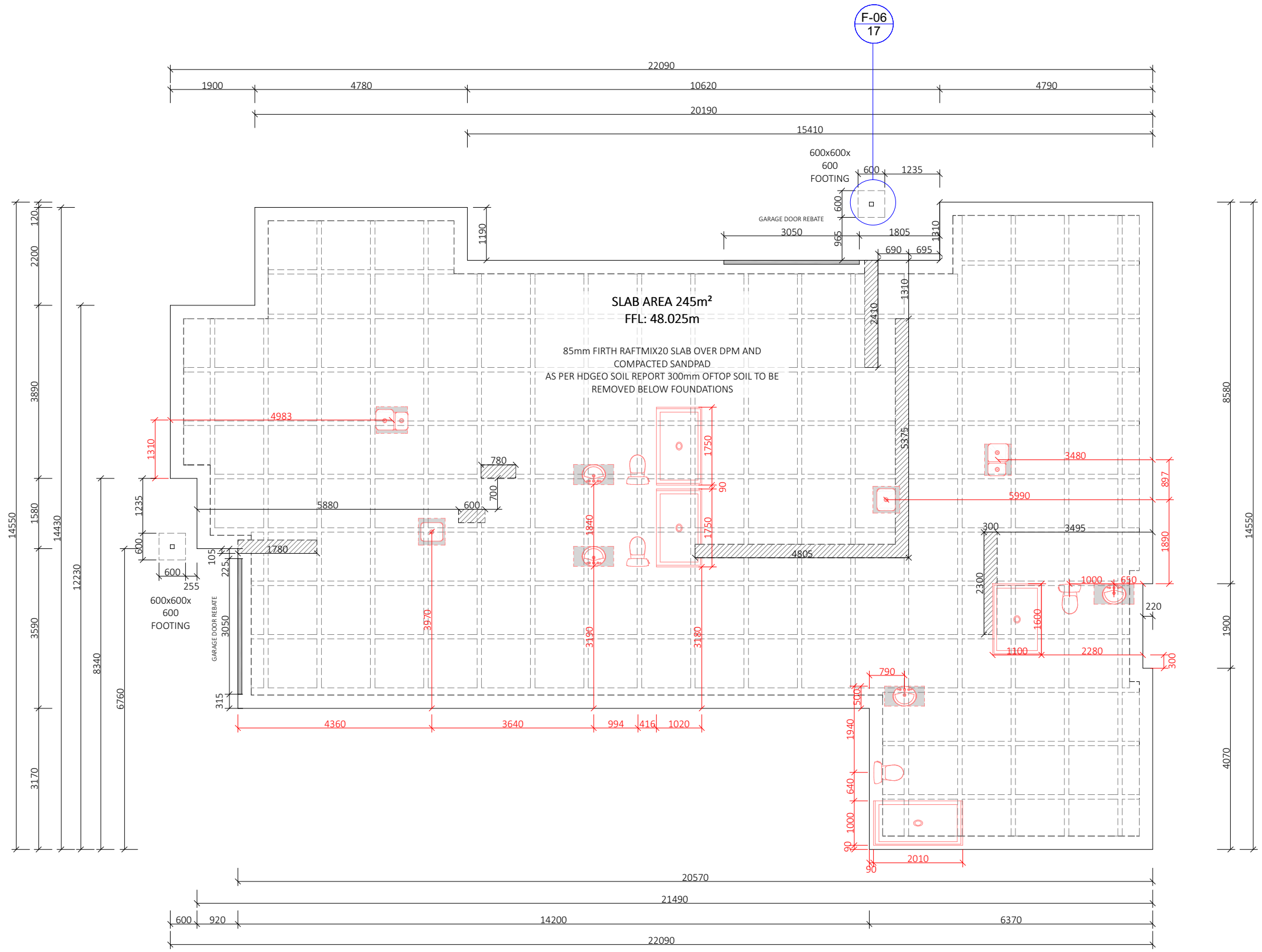


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SHEET: 6



SPECIFIC PAGE NOTES:

REVISIONS:

SHEET TITLE:

FOUNDATION PLAN

SCALE: 1:100 @ A3

DATE: 9/04/2026

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KINGSLEY/SHAW STREET DEVELOPMENT

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WIND ZONE: HIGH EQ ZONE: 1 EXPOSURE ZONE: B



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SHEET: 7

TYPE B
4.7 kN

CHOOSE ANY OF THE 3 OPTIONS BELOW

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

2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

OR

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

1 x LUMBERLOK 6 kN Stud Anchor (CPC80)

Recommended for internal wall options to avoid lining issues

OR

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

1 x LUMBERLOK Stud Strap

Stud Strap Installation



Plate to Top Plate Fixing Schedule



Refer to:
LUMBERLOK Stud to Top Plate Fixing Selection Chart 08/2017
MiTek Structural Fixings On-Site Guide for Building Code Compliance
(Alternative to NZS 3604:2011 Table 8.18)

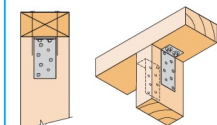
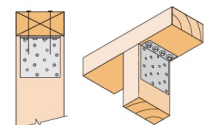
STUD TO TOP PLATE FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

FIXING TYPE B
4.7kN

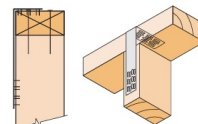
CHOOSE ANY OF THE 3 OPTIONS BELOW

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

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



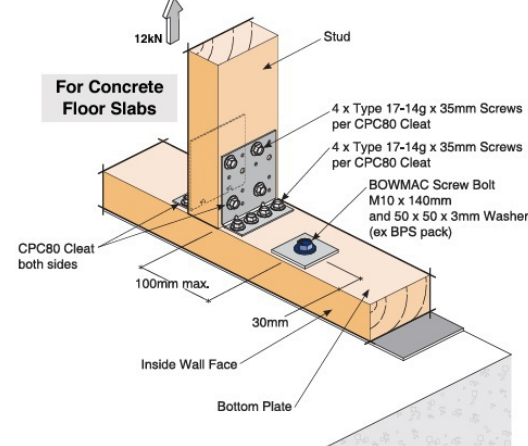
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus LUMBERLOK Stud Strap (one face only)

12kN STUD TO BOTTOM PLATE FIXING

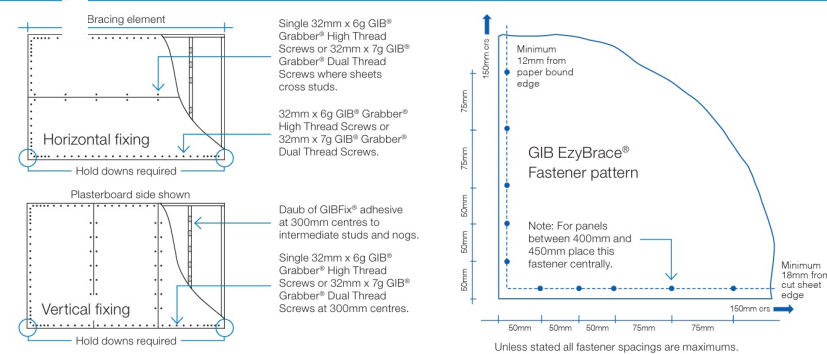
→ Ideal as retro fit fixing after lining/cladding is installed
→ Two fixings per stud as shown



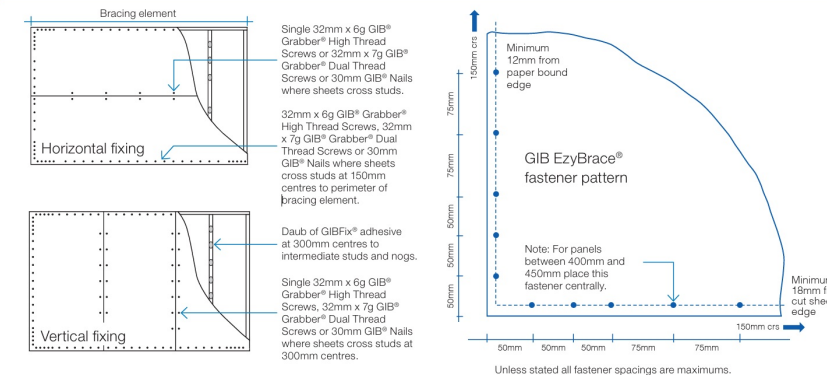
Code: SBP
Material: CPC80 1.55mm G300 Z275 Galvanised Steel
Packed: 2 x CPC80 Cleats
16 x Type 17-14g x 35mm Hex Head Galvanised Screws



GIB BL1 FIXING PATTERN



GIB GS1 FIXING PATTERN



SPECIFIC PAGE NOTES:

BRACING ELEMENTS NOTES:
• BL1 ELEMENTS HAVE BEEN SIZED TO ENSURE THE HOLD DOWN BRACKETS ARE WITHIN 90mm OF THE END OF THESE ELEMENTS
• ELEMENT LENGTHS ARE NOT INDICATIVE OF THE WALL LENGTH AVAILABLE
• ELEMENTS CAN BE MOVED ALONG THE SAME LINE HOWEVER MUST BE CHECKED WITH THE ARCHITECT PRIOR

REVISIONS:

SHEET TITLE:

BRACING AND FIXINGS

SCALE: 1:100 @ A3

DATE: 9/04/2026

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KINGSLEY/SHAW STREET DEVELOPMENT

SITE ADDRESS:
97 KINGSLEY STREET LEAMINGTON

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PROPOSED LOTS 3 AND 4 OF LOT 11 DP 26097

WIND ZONE: HIGH EQ ZONE: 1 EXPOSURE ZONE: B



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SHEET: 8



SPECIFIC PAGE NOTES:

S.D. = INTER-CONNECTED WIRELESS SMOKE DETECTORS SUCH AS 'ORCA' IN ACCORDANCE WITH NZS 4514:2001

ALL RECESSED LIGHTS ARE CA RATED

REVISIONS:

SHEET TITLE:

BASIC LIGHTING PLAN

SCALE: 1:100 @ A3

DATE: 9/04/2026

PROJECT DESCRIPTION:

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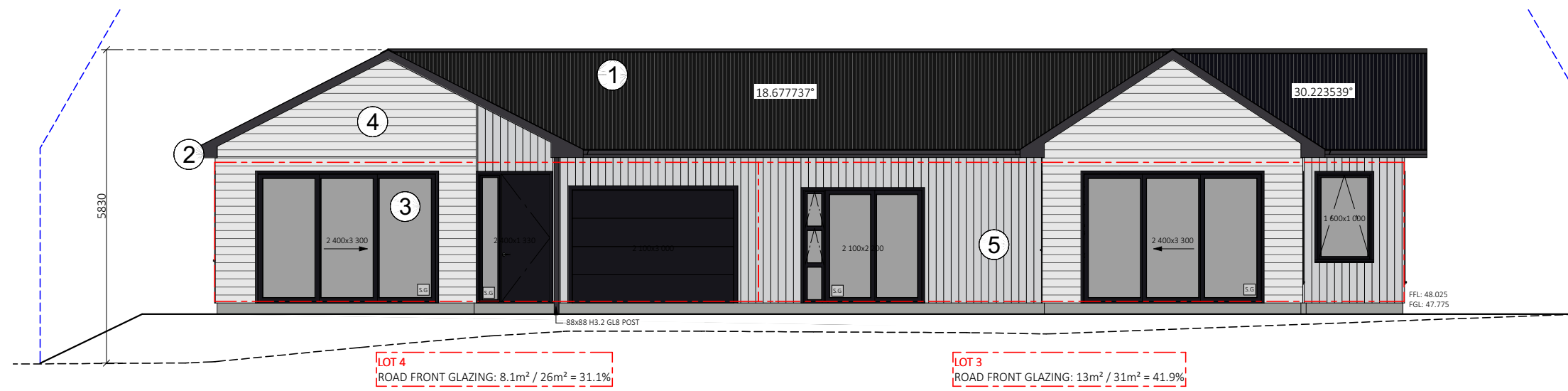
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- ① TRIMFORM COLORSTEEL MAXAM
O.4BMT ROOFING IRON
- ② 150mm MULILINE FASCIA, 1/4
ROUND COLORSTEEL GUTTER
- ③ POWDERCOATED ALUMINIUM
JOINERY, R0.46 GLAZING
THROUGHOUT (SINGLE GLAZE
GARAGE).
SAFETY GLAZING TO NZS4223
- ④ BGC NULINE WEATHERBOARD OVER
20mm CAVITY BATTENS @ STUD c/c
- ⑤ BGC 9mm DURAGROOVE OVER
20mm CAVITY BATTENS @ 400c/c



ELEVATION ONE / SHAW STREET



ELEVATION TWO

SPECIFIC PAGE NOTES:

RISK MATRIX ASSESSMENT

WIND ZONE	NO. OF STOREYS	ROOF/WALL INTERSECTION	EAVES WIDTH	ENVELOPE COMPLEXITY	DECK DESIGN
1	0	0	2	1	0
TOTAL: 4					

REVISIONS:

SHEET TITLE:

ELEVATIONS

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SHEET: 11

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- ② 150mm MULILINE FASCIA, 1/4
ROUND COLORSTEEL GUTTER
- ③ POWDERCOATED ALUMINIUM
JOINERY, R0.46 GLAZING
THROUGHOUT (SINGLE GLAZE
GARAGE).
SAFETY GLAZING TO NZS4223
- ④ BGC NULINE WEATHERBOARD OVER
20mm CAVITY BATTENS @ STUD c/c
- ⑤ BGC 9mm DURAGROOVE OVER
20mm CAVITY BATTENS @ 400c/c



ELEVATION THREE



LOT 3
ROAD FRONT GLAZING: 6.1m² / 30m² = 20.3%

ELEVATION FOUR / KINGSLEY STREET

SPECIFIC PAGE NOTES:

RISK MATRIX ASSESSMENT

WIND ZONE	NO. OF STOREYS	ROOF/WALL INTERSECTION	EAVES WIDTH	ENVELOPE COMPLEXITY	DECK DESIGN
1	0	0	2	1	0
TOTAL: 4					

REVISIONS:

SHEET TITLE:

ELEVATIONS

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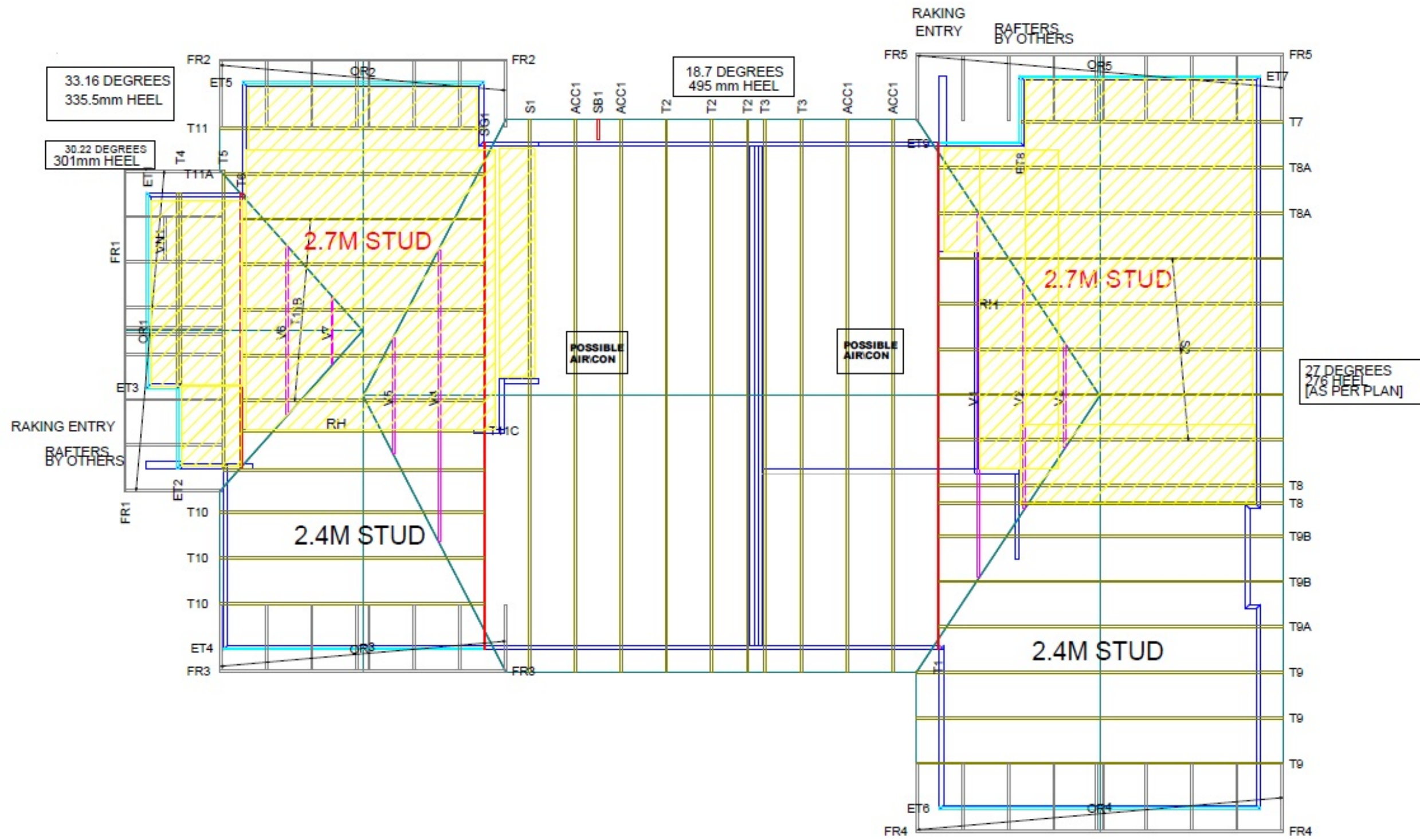
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SHEET: 12



RIBBON BOARD 48M
VALLEY BOARD 72M



PrimeCad v4.7.348

THOMSONS
Factory Manager
021 936 500
Colin Johanson
021 063 7060

Site Address :
KINGSTON HOMES
KINGSLEY ST DUPLEX
97 KINGSLEY ST
LEAMINGTON

Sheet Title :
For Building Consent
Buildable Truss Layout
Date : 25 Mar.2026
Scale : 1:125

Job Details:
Roof Pitch : 30.220 Deg
Roof Material : Longrun
Ceiling Material : Standard Plaster Board 13mm
Wind Zone : High
Roof Snow Load : 0.000 kPa

Truss Centres : 900 mm
Roof Live Load : 0.250kPa
Floor Live Load : kPa
Wind Speed : 44.0 m/s



Job Title :
98742
Sheet :
1
Revision Number :

EXCERPT FROM TRUSS MANUFACTURERS SET ONLY
NOT TO SCALE

REVISIONS:

SHEET TITLE:
TRUSS LAYOUT

SCALE: N/T/S - @ A3

DATE: 9/04/2026

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- 1 TRIMFORM COLORSTEEL MAXAM O.4BMT ROOFING IRON
150mm MULTILINE FASCIA, 1/4 ROUND COLORSTEEL GUTTER
- 2 COVERTEK 407 ROOFING PAPER OVER 70x45 SG8 H1.2 PURLINS @ 900c/c,
OR 600c/c ON END SPAN
- 3 GANGNAIL TRUSSES INSTALLED TO MITEK SPECIFICATIONS @ 900c/c MAX.
- 4 USE R7.0 CEILING BATTS EXCLUDING GARAGES
- 5 13mm GIB PLASTERBOARD TO ALL CEILINGS. USE GIB AQUALINE IN WET AREAS.
FIXED TO 70x35 SG8 H1.2 CEILING BATTENS @ 600c/c
- 6 4.5mm HARDIES ECLIPSA EAVES LINING TO EXTERNAL SOFFITS
- 7 POWDERCOATED ALUMINIUM JOINERY, R0.46 GLAZING THROUGHOUT (SINGLE GLAZE GARAGE).
- 8 BGC NULINE WEATHERBOARD OVER 20mm CAVITY BATTENS @ STUD c/c
BGC 9mm DURAGROOVE OVER 20mm CAVITY BATTENS @ 400c/c
TEKTON BREATHABLE BUILDING PAPER
- 9 UP TO 2.4 STUDS- 90x45 SG8 H1.2 STUDS @ 600c/c, NOGS @ 800c/c
UP TO 2.7 STUDS- 90x45 SG8 H1.2 STUDS @ 400c/c , NOGS @ 800c/c
- 10 KOROK KIT01 INTER-TENANCY FIRE WALL EXTENDED TO UNDERSIDE OF ROOFING
90mm FRAMING EACH SIDE WITH 100mm GAP BETWEEN (86mm MINIMUM GAP).
LINED w 10mm GIB PLASTERBOARD
INCLUDE ACOUSTIC INSULATION EACH SIDE WITHIN FRAMING
- 11 10mm GIB PLASTERBOARD TO ALL WALLS. USE GIB AQUALINE IN WET AREAS
- 12 USE R4.4 ECO INSULATION TO 140mm EXTERNAL WALLS
R2.8 ECO INSULATION TO 90mm EXTERNAL WALLS
INCLUDE R2.8 ECO INTER-TENANCY INSULATION TO INTER-TENANCY FIRE WALL TO THE
UNDERSIDE OF THE ROOFING
EXCLUDE EXTERNAL GARAGE WALLS
- 13 85mm FIRTH RIBRAFT RAFTMIX20 SLAB OVER DPM AND COMPACTED SANDPAD

Fixing Duragroove™ and Durascape™ to Cavity Battens

FIXINGS	FIXING CENTRES	FROM SHEET EDGE
C25 304 Stainless Steel Brad	150mm	18mm
30 x 2.8mm Fibre Cement Nail	200mm	18mm
25mm x 10g Countersunk Wood Screw	200mm	18mm

All fixing types must be used in conjunction with Bostik Seal 'n' Flex FC.

Duragroove™ and Durascape™ must be fixed to the cavity batten with a continuous 6mm bead of Bostik Seal 'n' Flex FC to all contact surfaces. The intermediate batten must have 2x6mm beads of Seal 'n' Flex FC. A 4mm bead must be applied to the ship lap joint prior to the installation of the next sheet.

Note: Bostik Seal 'n' Flex FC must only be applied just prior to the installation of the Duragroove™ and Durascape™ sheets as it is a fast cure adhesive.

Duragroove™ and Durascape™ sheets and cavity battens must be dry and free from dust prior to the application of Bostik Seal 'n' Flex FC. The adhesive must not be applied in temperatures below 5°.

TABLE 1: FIXING OPTIONS – NULINE™ PLUS CAVITY CLADDING SYSTEM*

BATTEN TYPE	BATTEN FIXINGS	CONCEALED BOARD FIXING (TOP)	FACE NAIL FIXING (BOTTOM)
NON - STRUCTURAL CAVITY BATTENS	**40 x 2.8 mm hot-dip galvanised flat-head nails	65 x 2.87 mm Paslode hot-dip galvanised ring-shank D-head gun nails or 60 x 2.8 mm hot-dip galvanised or stainless steel ring-shank, flat-head nails	75 x 3.15 mm hot-dip galvanised or stainless steel ring-shank, jolt-head nails

KIT01 - 60/60/60

SPEC. CODE	STC	FRR	WALL THICKNESS*	FRAME	CAVITY	SYSTEM SUMMARY
KIT01	64	60/60/60	288mm	90mm steel or timber frame each side	Minimum 86mm overall between the framing Framing not to touch KOROK® panel or fire flashing	KOROK® 51mm panels (600 Kg/m ³ density) + 1 layer 10mm GIB® Standard plasterboard or equivalent each side Acoustic insulation must be a minimum 90mm thick and have a minimum density of 12 Kg/m ³ . KOROK® metal fire flashing is installed to the top C-track. KOROK® metal KIT flashing is installed to horizontal joints.
KIT01 modified	63	60/60/60	282mm	90mm steel or timber frame each side	Minimum 80mm overall between the framing Framing not to touch KOROK® panel or fire flashing	KOROK® 51mm panels (600 Kg/m ³ density) + 1 layer 10mm GIB® Standard plasterboard or equivalent each side Acoustic insulation must be a minimum 90mm thick and have a minimum density of 12 Kg/m ³ . KOROK® metal fire flashing is installed to the top C-track. KOROK® metal KIT flashing is installed to horizontal joints.

*Nominal thickness

KOROK® PANEL KOROK® 51mm panels are located in KOROK® C-track 60mm high x 51mm wide x 1.15B.M.T. KOROK® panels must not exceed 12 metres in height.

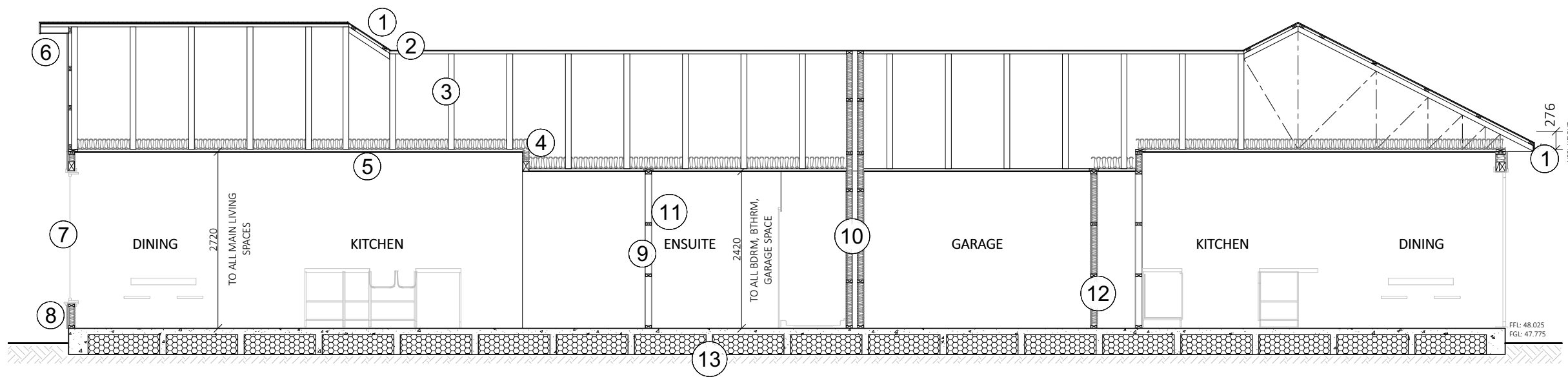
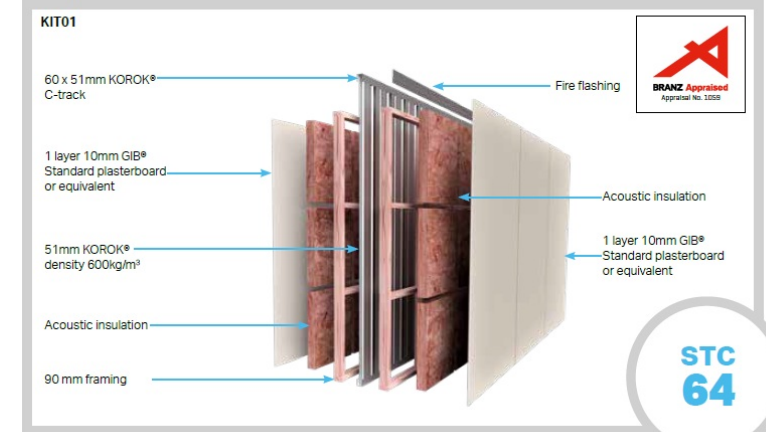
FRAMING Frames must be designed to meet the requirements of NZBC Part B and consider the loading imposed on them by the KOROK® wall. Cavity must be 86mm overall. Framing not to touch KOROK® panel or fire flashing.

ACOUSTIC INSULATION Acoustic insulation can be either glass wool or semi-rigid polyester designed to be friction fitted into the wall cavity. The insulation must be a minimum 90mm thick and have a minimum density of 12 Kg/m³ or equivalent.

SUPPORT BRACKETS KOROK® aluminium brackets are fixed to the panel and framing. Refer to the installation section of this manual for bracket spacing.

LINING Frames are lined with 1 layer of 10mm GIB® Standard plasterboard or equivalent each side of the wall. Joints must occur over framing. Plasterboard linings are installed to the manufacturer's specification.

SEALANT Beads of fire rated sealant are required around the perimeter of the KOROK® system. Refer to the installation section of this manual for more information on sealant application, and to the KOROK® Components Summary (page 45) for approved sealants.



LOT 3

LOT 4

SECTION A-A

SPECIFIC PAGE NOTES:

REVISIONS:

SHEET TITLE:

SECTION A-A

SCALE: 1:75 @ A3

DATE: 9/04/2026

PROJECT DESCRIPTION:

KINGSLEY/SHAW STREET DEVELOPMENT

SITE ADDRESS:

97 KINGSLEY STREET LEAMINGTON

LOT / DP:

PROPOSED LOTS 3 AND 4 OF LOT 11 DP 26097

WIND ZONE: EQ ZONE: EXPOSURE ZONE:

HIGH 1 B



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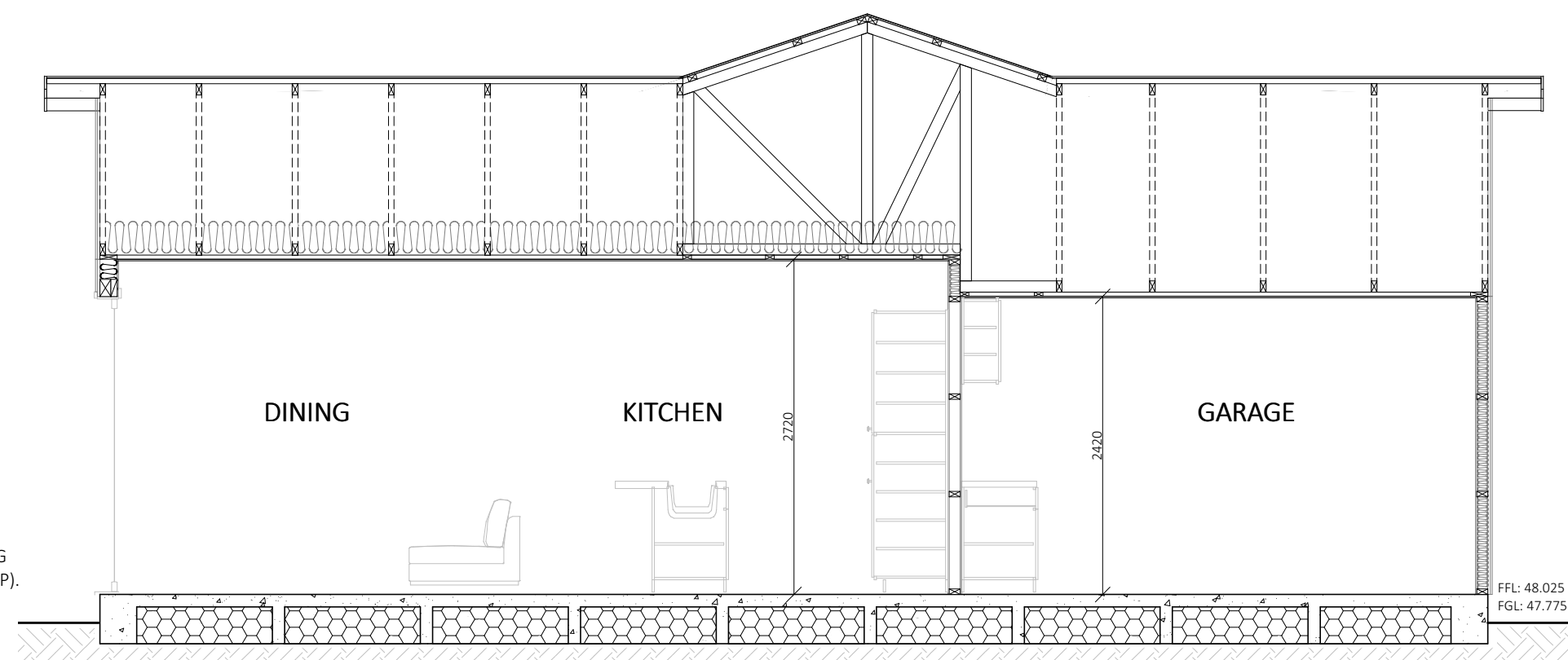
DRAWINGS PREPARED FOR:

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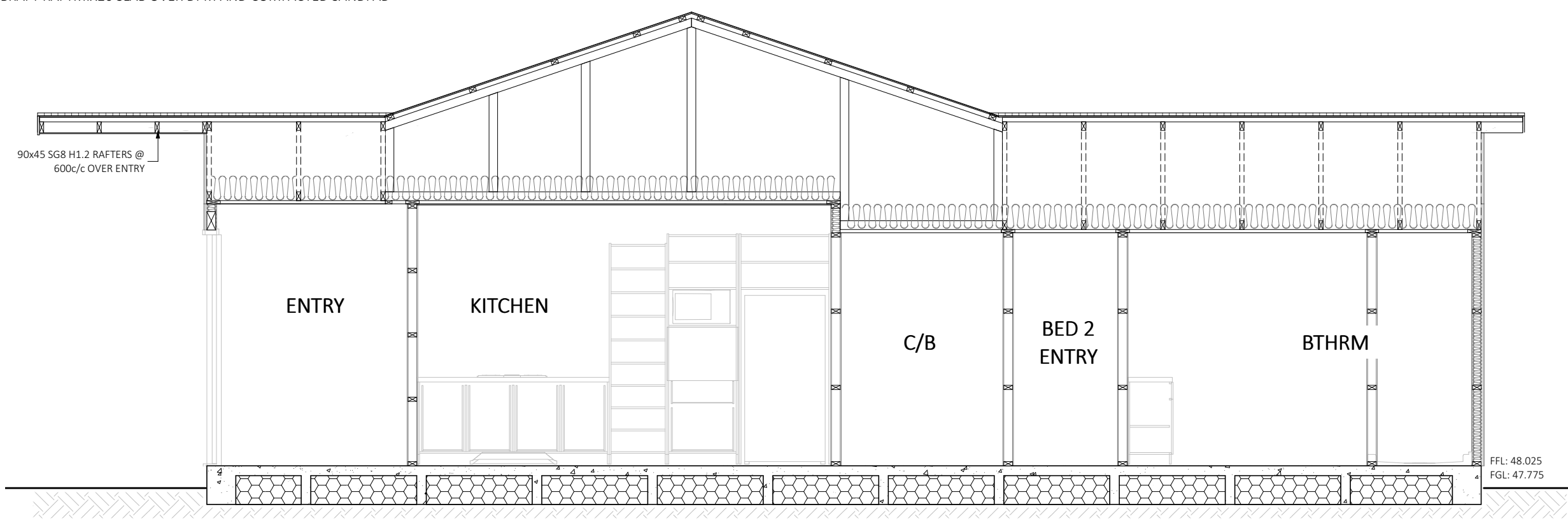


SHEET: 15

- ① TRIMFORM COLORSTEEL MAXAM 0.4BMT ROOFING IRON
150mm MULTILINE FASCIA, 1/4 ROUND COLORSTEEL GUTTER
- ② COVERTEK 407 ROOFING PAPER OVER 70x45 SG8 H1.2 PURLINS @ 900c/c,
OR 600c/c ON END SPAN
- ③ GANGNAIL TRUSSES INSTALLED TO MITEK SPECIFICATIONS @ 900c/c MAX.
- ④ USE R7.0 CEILING BATTS EXCLUDING GARAGES
- ⑤ 13mm GIB PLASTERBOARD TO ALL CEILINGS. USE GIB AQUALINE IN WET AREAS.
FIXED TO 70x35 SG8 H1.2 CEILING BATTENS @ 600c/c
- ⑥ 4.5mm HARDIES ECLIPSA EAVES LINING TO EXTERNAL SOFFITS
- ⑦ POWDERCOATED ALUMINIUM JOINERY, R0.46 GLAZING THROUGHOUT
(SINGLE GLAZE GARAGE).
- ⑧ BGC NULINE WEATHERBOARD OVER 20mm CAVITY BATTENS @ STUD c/c
BGC 9mm DURAGROOVE OVER 20mm CAVITY BATTENS @ 400c/c
TEKTON BREATHABLE BUILDING PAPER
- ⑨ UP TO 2.4 STUDS- 90x45 SG8 H1.2 STUDS @ 600c/c, NOGS @ 800c/c
UP TO 2.7 STUDS- 90x45 SG8 H1.2 STUDS @ 400c/c , NOGS @ 800c/c
- ⑩ KOROK KIT01 INTER-TENANCY FIRE WALL EXTENDED TO UNDERSIDE OF ROOFING
90mm FRAMING EACH SIDE WITH 100mm GAP BETWEEN (86mm MINIMUM GAP).
LINED w 10mm GIB PLASTERBOARD
INCLUDE ACOUSTIC INSULATION EACH SIDE WITHIN FRAMING
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- ⑫ USE R4.4 ECO INSULATION TO 140mm EXTERNAL WALLS
R2.8 ECO INSULATION TO 90mm EXTERNAL WALLS
INCLUDE R2.8 ECO INTER-TENANCY INSULATION TO INTER-TENANCY FIRE WALL TO THE
UNDERSIDE OF THE ROOFING
EXCLUDE EXTERNAL GARAGE WALLS
- ⑬ 85mm FIRTH RIBRAFT RAFTMIX20 SLAB OVER DPM AND COMPACTED SANDPAD



LOT 3
SECTION B-B



LOT 4
SECTION C-C

SPECIFIC PAGE NOTES:

REVISIONS:

FFL: 48.025
FGL: 47.775

SHEET TITLE:

SECTION B-B & C-C

SCALE: 1:50 @ A3

DATE: 9/04/2026

PROJECT DESCRIPTION:

KINGSLEY/SHAW STREET
DEVELOPMENT

SITE ADDRESS:

97 KINGSLEY STREET
LEAMINGTON

LOT / DP:

PROPOSED LOTS 3 AND 4 OF LOT
11 DP 26097

WIND ZONE: EQ ZONE: EXPOSURE ZONE:

HIGH 1 B



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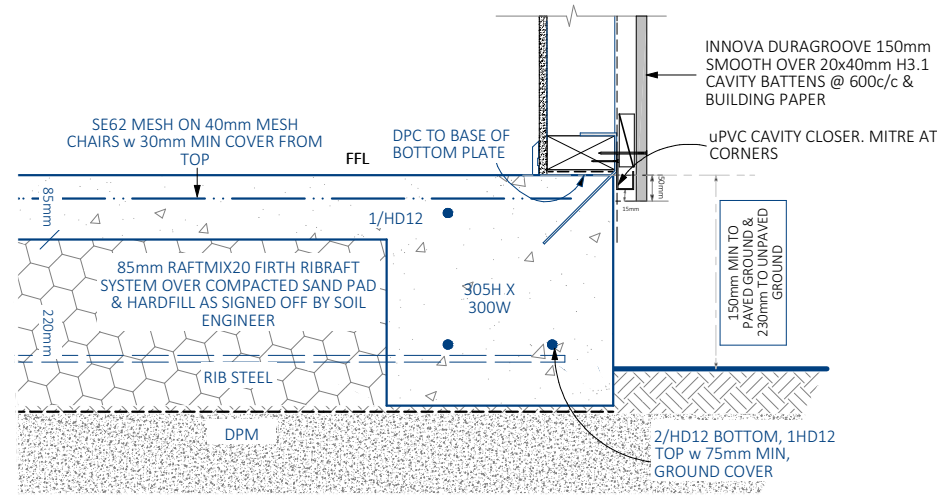
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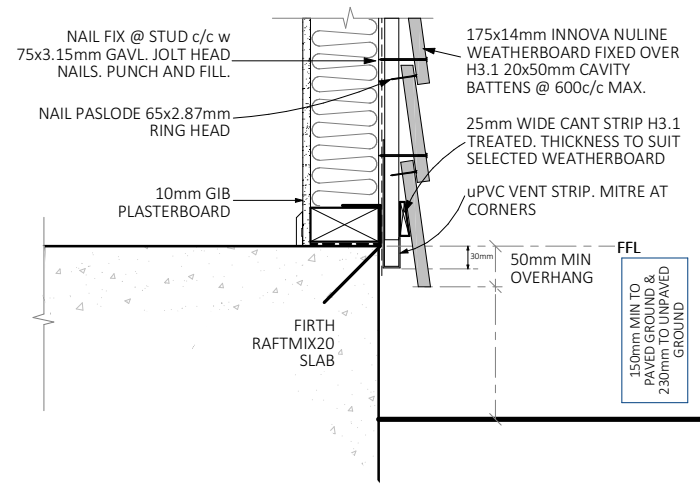
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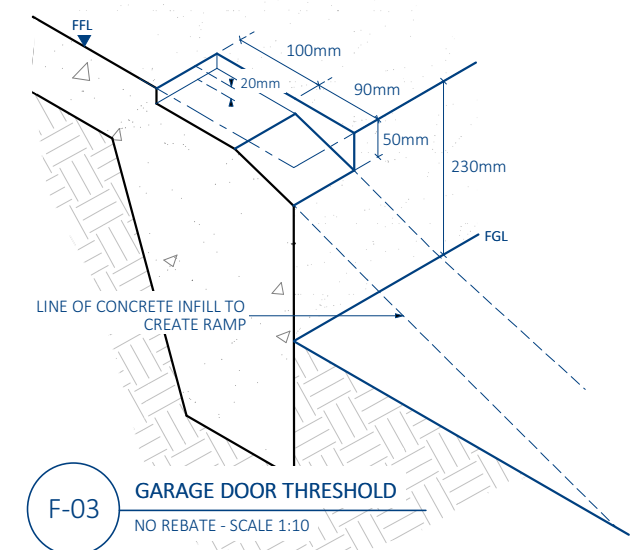
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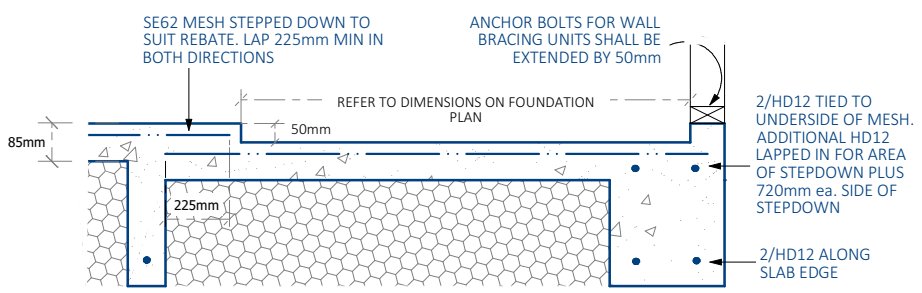
F-01 FOOTING CONNECTION DETAIL
DURAGROOVE - SCALE 1:10



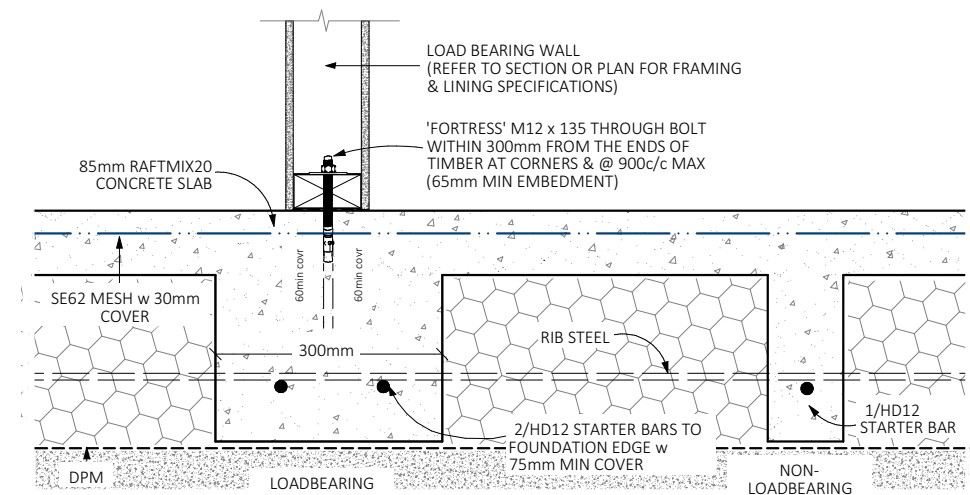
F-02 FOOTING CONNECTION DETAIL
NULINE - SCALE 1:10



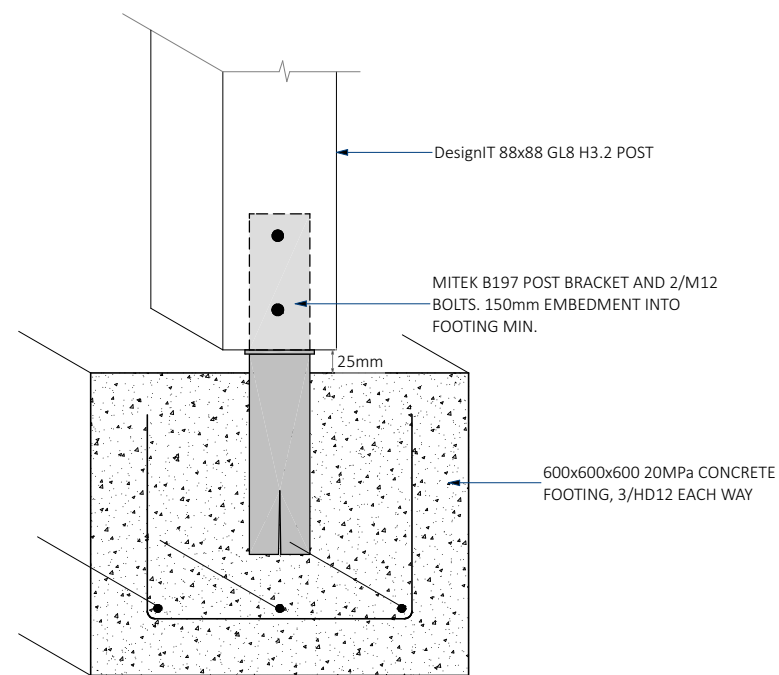
F-03 GARAGE DOOR THRESHOLD
NO REBATE - SCALE 1:10



F-04 REBATED SHOWER
RIBRAFT - SCALE 1:20



F-05 LOADBEARING & NON-LOADBEARING FOOTING DETAILS
RIBRAFT - SCALE 1:10
THIS DETAIL IS NOT INDICATIVE OF ACTUAL RIB SPACINGS



F-06 POST CONNECTION TO FOOTING
N.T.S

SPECIFIC PAGE NOTES:

REVISIONS:

SHEET TITLE:

FOUNDATION DETAILS

SCALE: VARIES / A3

DATE: 9/04/2026

PROJECT DESCRIPTION:

KINGSLEY/SHAW STREET DEVELOPMENT

SITE ADDRESS:

97 KINGSLEY STREET LEAMINGTON

LOT / DP:

PROPOSED LOTS 3 AND 4 OF LOT 11 DP 26097

WIND ZONE:	EQ ZONE:	EXPOSURE ZONE:
HIGH	1	B



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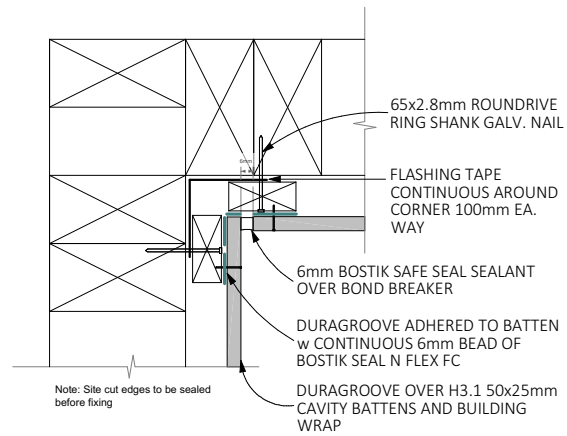
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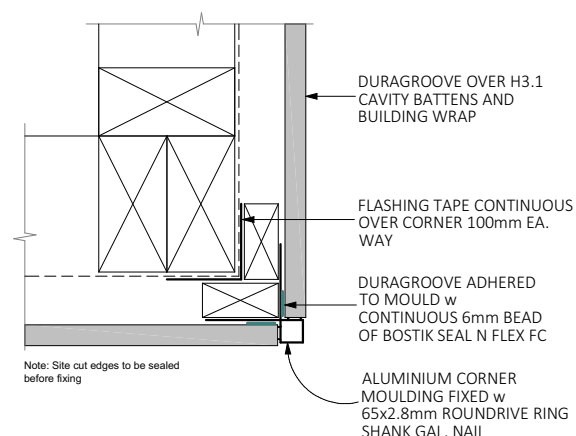
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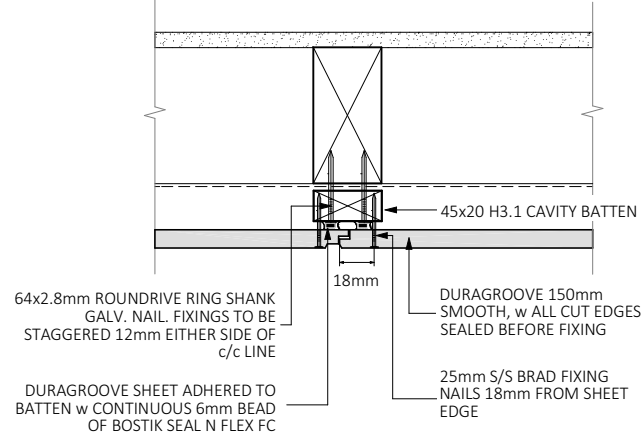
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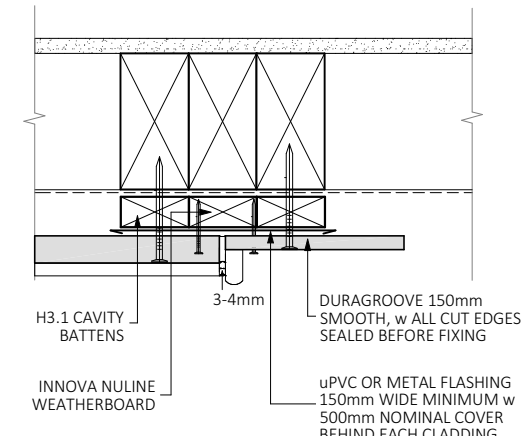
C-01 INTERNAL CORNER DETAIL
DURAGROOVE - SCALE 1:5



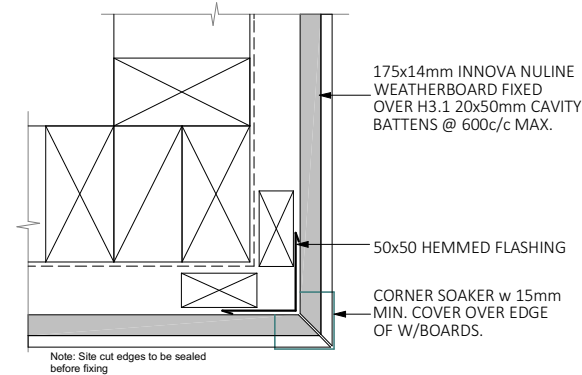
C-02 EXTERNAL CORNER DETAIL
DURAGROOVE - SCALE 1:5



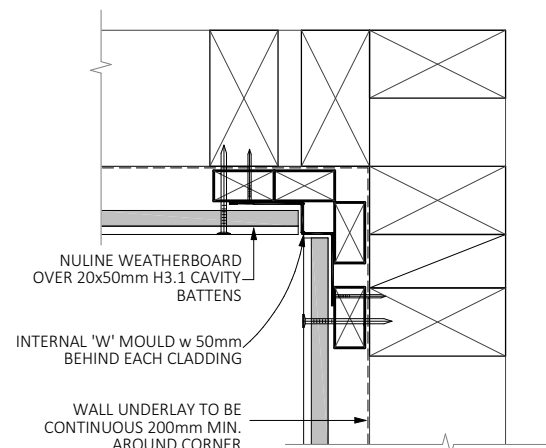
C-03 VERTICAL CLADDING JUNCTION
DURAGROOVE - SCALE 1:5



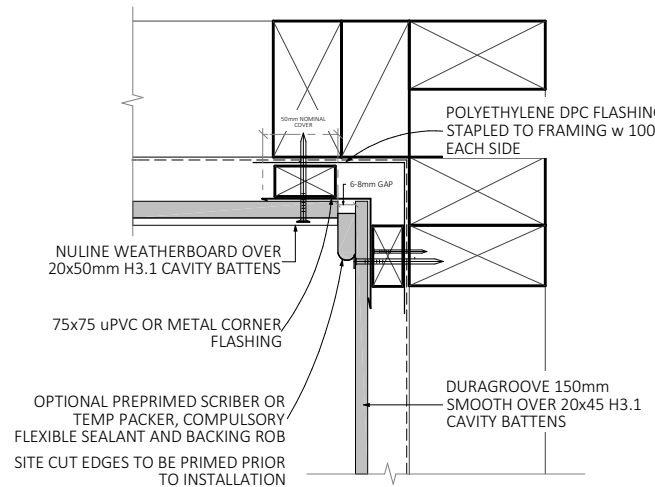
C-04 VERTICAL CLADDING JUNCTION
DURAGROOVE/NULINE - SCALE 1:5



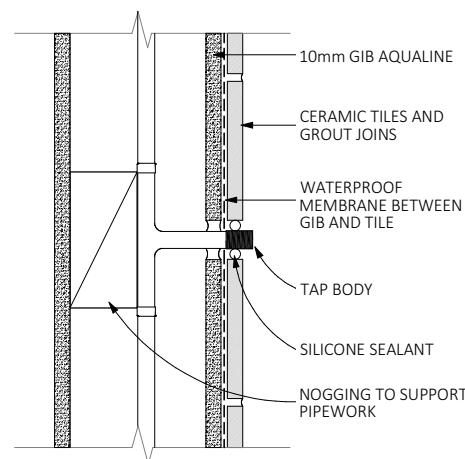
C-05 EXTERNAL CORNER DETAIL
NULINE - SCALE N.T.S.



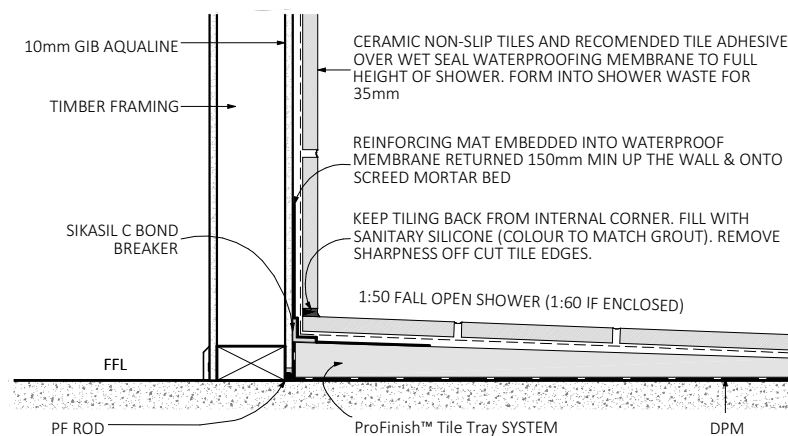
C-06 INTERNAL CORNER DETAIL
NULINE - SCALE 1:5



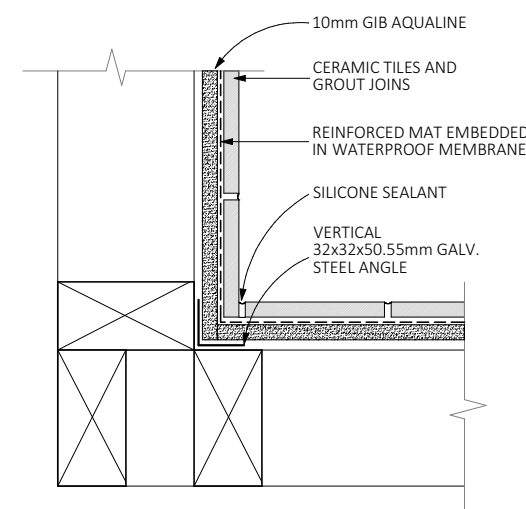
C-07 INTERNAL JUNCTION DETAIL
NULINE/DURAGROOVE - SCALE 1:5



B-01 PIPE PENETRATION IN TILED
SHOWER WALL SCALE 1:10



B-02 SHOWER WATERPROOFING CONSTRUCTION
SLAB - SCALE 1:10



B-03 TILED SHOWER INTERNAL CORNER
SCALE 1:10

SPECIFIC PAGE NOTES:

REVISIONS:

SHEET TITLE:

CLADDING AND
BATHROOM DETAILS

SCALE: VARIES / A3

DATE: 9/04/2026

PROJECT DESCRIPTION:

KINGSLEY/SHAW STREET
DEVELOPMENT

SITE ADDRESS:
97 KINGSLEY STREET
LEAMINGTON

LOT / DP:
PROPOSED LOTS 3 AND 4 OF LOT
11 DP 26097

WIND ZONE:	EQ ZONE:	EXPOSURE ZONE:
HIGH	1	B



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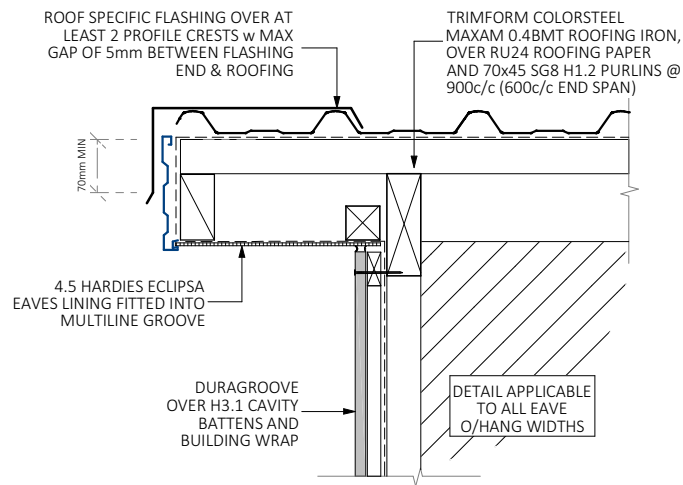
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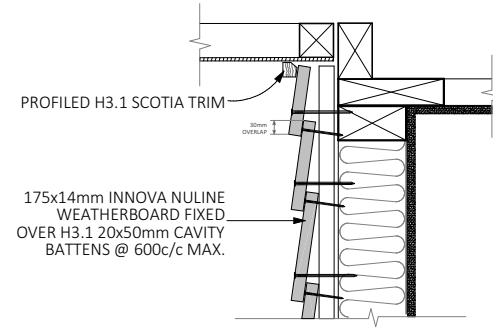
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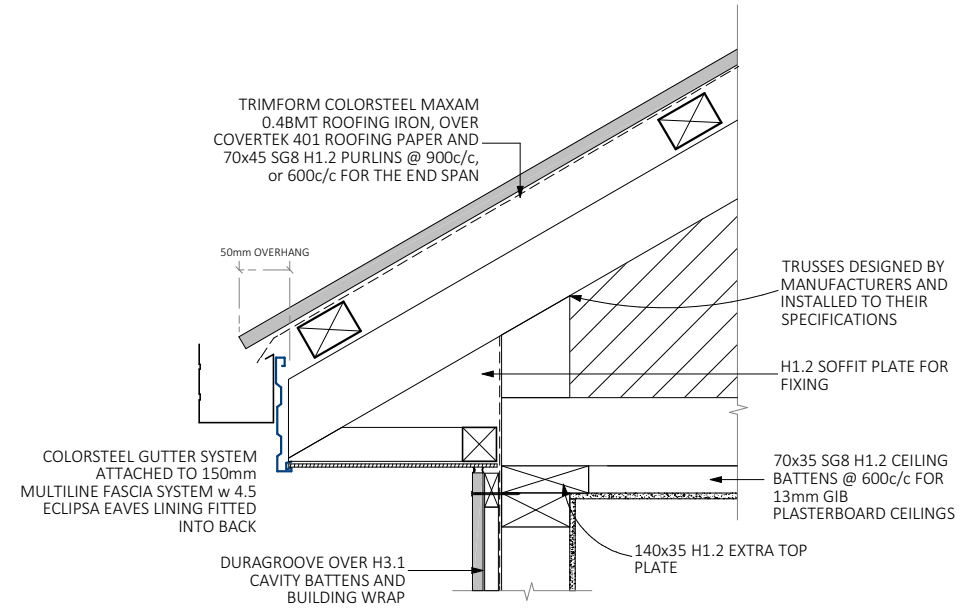
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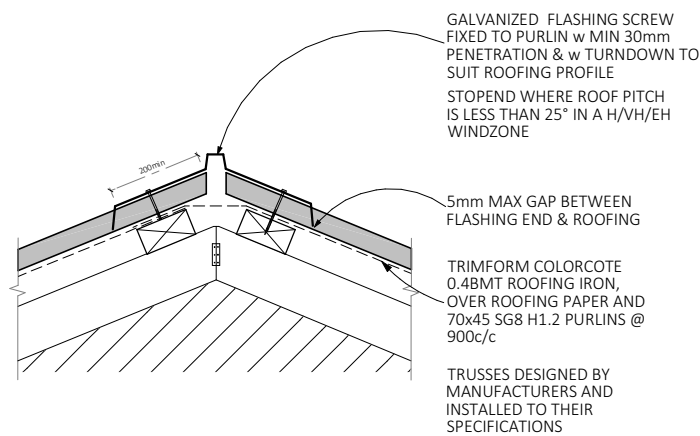
R-01 BARGE AND WALL TO SOFFIT DETAIL
DURAGROOVE - SCALE 1:10



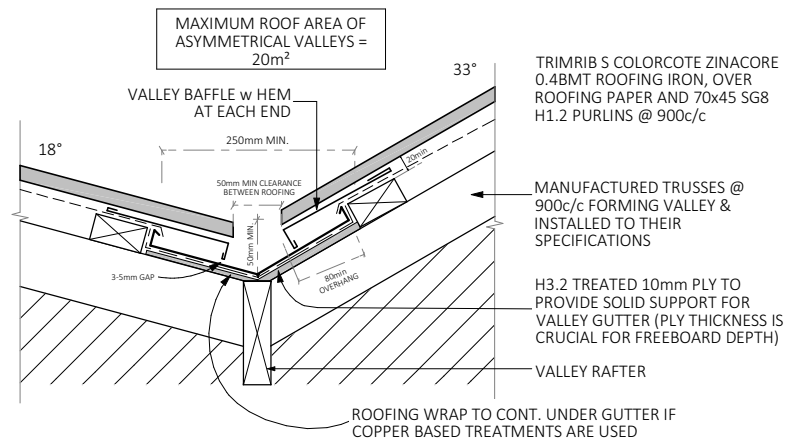
R-02 WALL TO SOFFIT DETAIL
NULINE - SCALE 1:10



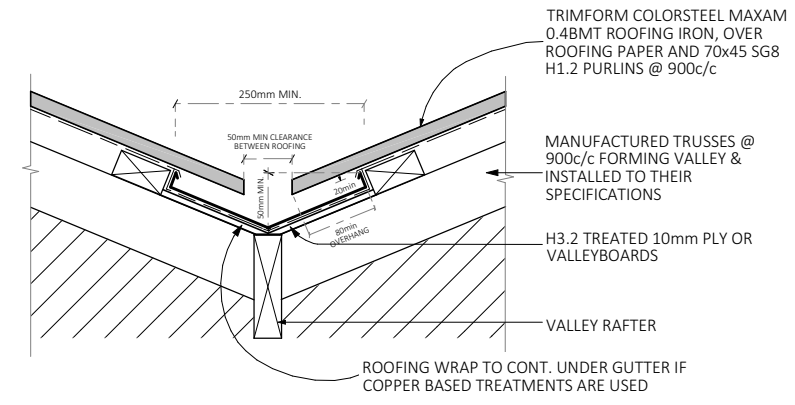
R-03 BOXED SOFFIT DETAIL
DURASCAPE - SCALE 1:10



R-04 RIDGE JUNCTION DETAIL
SCALE 1:10

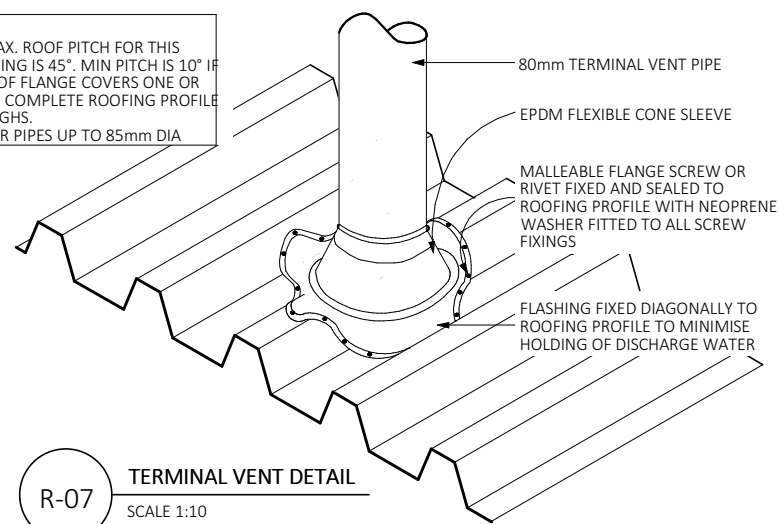


R-05 VALLEY BAFFLE DETAIL
ASYMMETRICAL VALLEY - SCALE 1:10

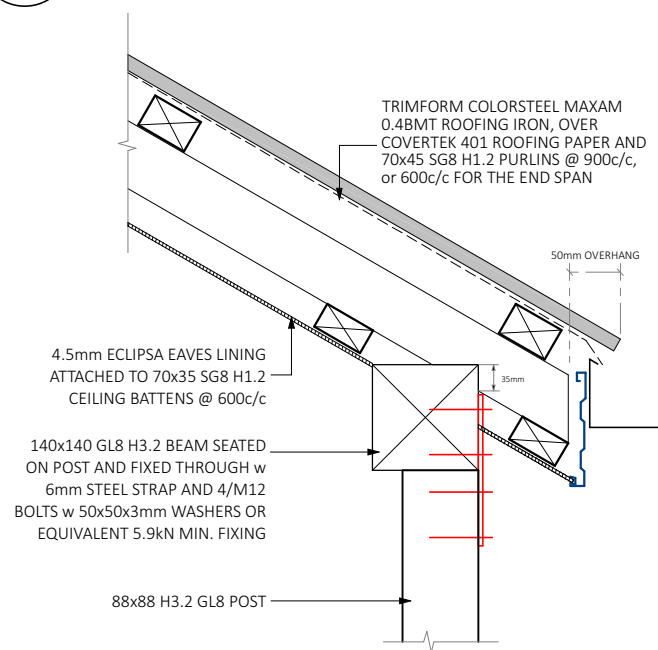


R-06 VALLEY JUNCTION DETAIL
SCALE 1:10

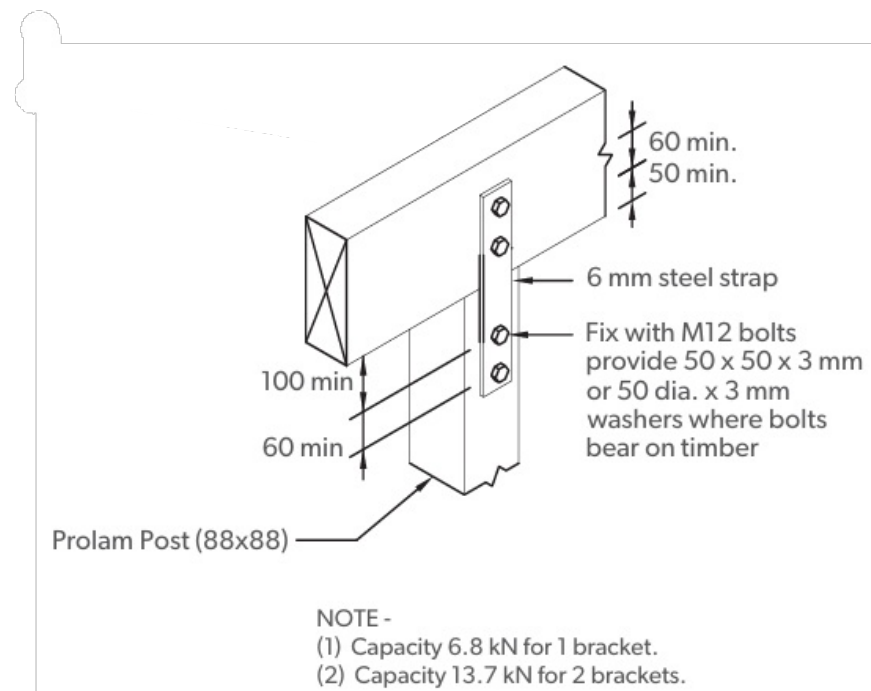
NOTE:
(1) MAX. ROOF PITCH FOR THIS FLASHING IS 45°. MIN PITCH IS 10° IF BASE OF FLANGE COVERS ONE OR MORE COMPLETE ROOFING PROFILE TROUGHS.
(2) FOR PIPES UP TO 85mm DIA



R-07 TERMINAL VENT DETAIL
SCALE 1:10



R-08 BEAM/RAFTER/EAVE JUNCTION
SCALE 1:10



SPECIFIC PAGE NOTES:

REVISIONS:

SHEET TITLE:

ROOF DETAILS

SCALE: VARIES / A3

DATE: 9/04/2026

PROJECT DESCRIPTION:

KINGSLEY/SHAW STREET DEVELOPMENT

SITE ADDRESS:

97 KINGSLEY STREET LEAMINGTON

LOT / DP:

PROPOSED LOTS 3 AND 4 OF LOT 11 DP 26097

WIND ZONE:	EQ ZONE:	EXPOSURE ZONE:
HIGH	1	B



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SHEET: 19

REVISIONS:

SHEET TITLE:
JOINERY DETAILS

SCALE: VARIES / A3

DATE: 9/04/2026

PROJECT DESCRIPTION:
KINGSLEY/SHAW STREET
DEVELOPMENT

SITE ADDRESS:
97 KINGSLEY STREET
LEAMINGTON

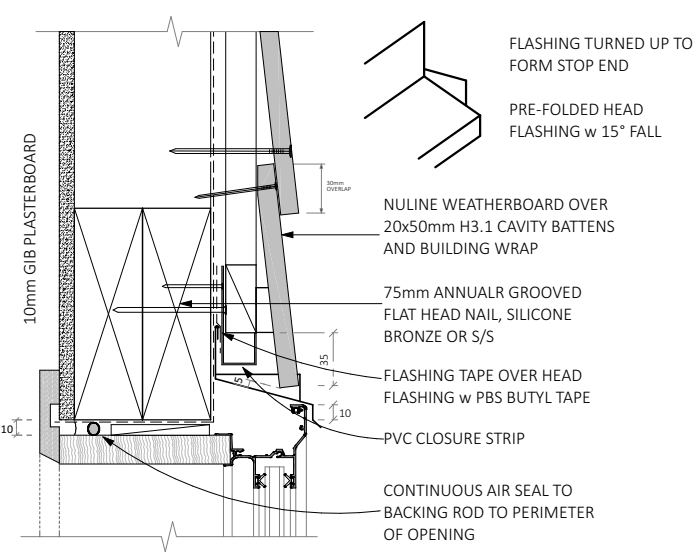
LOT / DP:
PROPOSED LOTS 3 AND 4 OF LOT
11 DP 26097

WIND ZONE: HIGH	EQ ZONE: 1	EXPOSURE ZONE: B
--------------------	---------------	---------------------

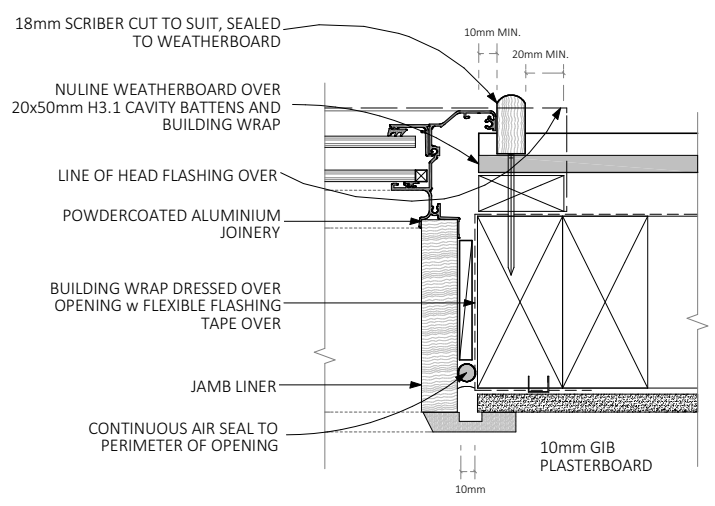


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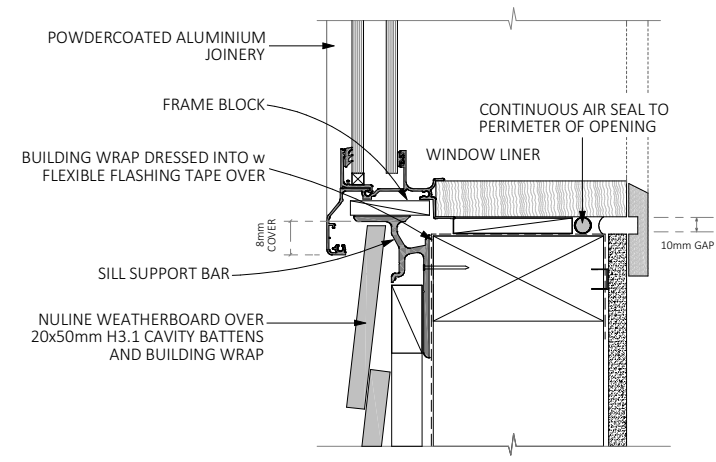
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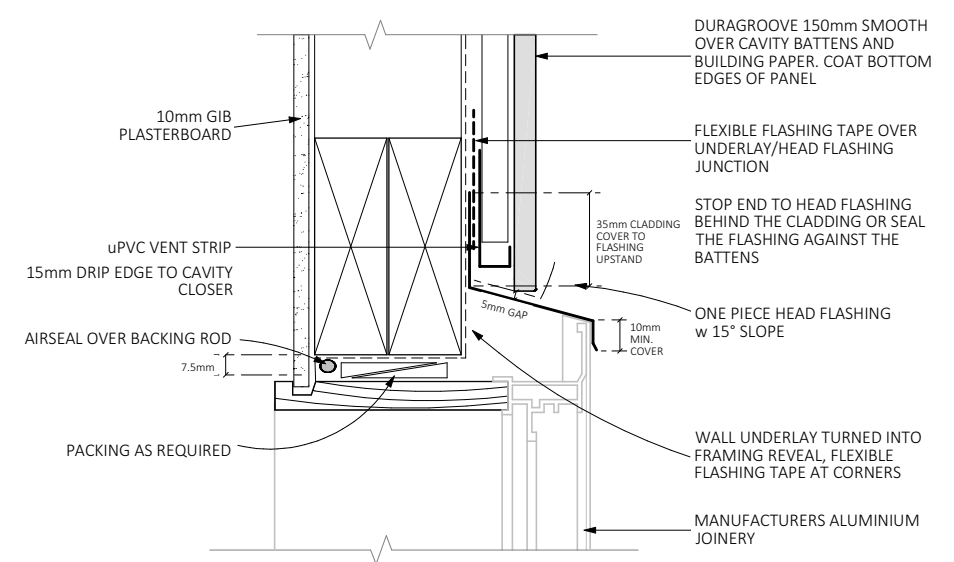
J-01 W/BOARD WINDOW HEAD DETAIL
NULINE - SCALE 1:5



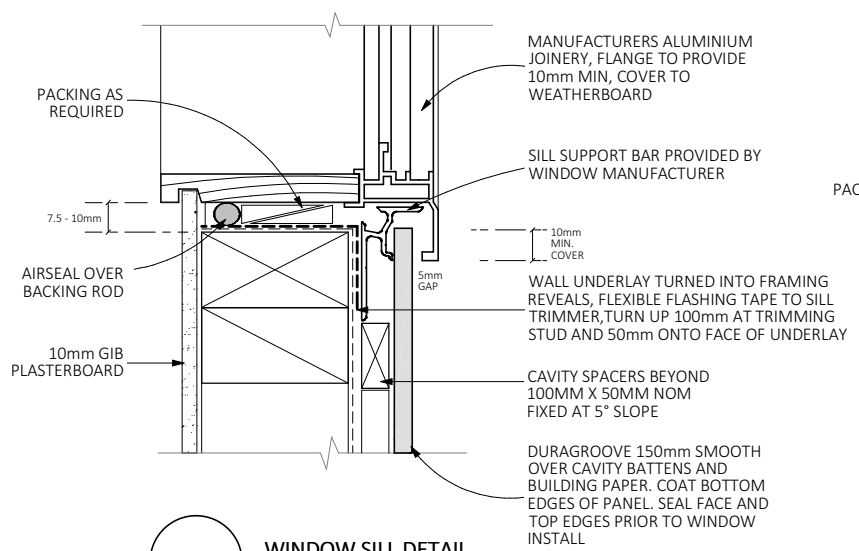
J-02 W/BOARD WINDOW JAMB DETAIL
NULINE - SCALE 1:5



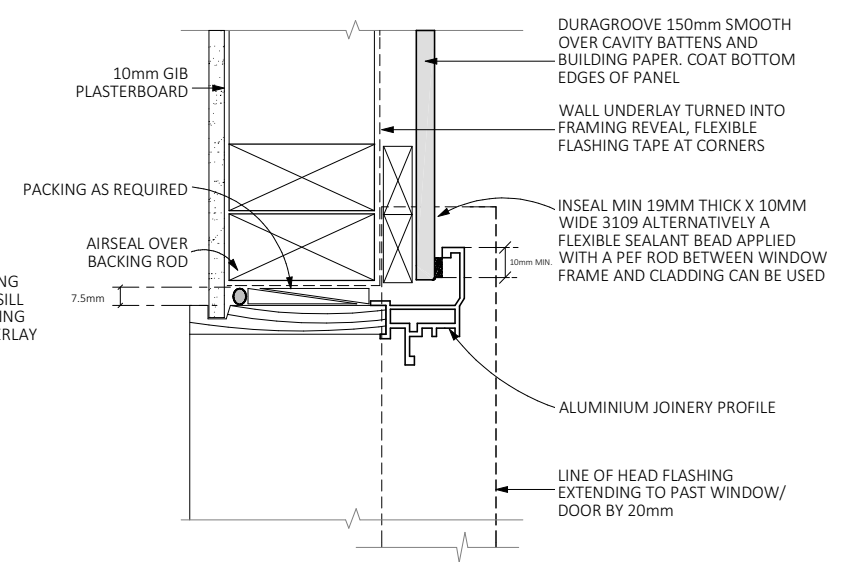
J-03 W/BOARD WINDOW SILL DETAIL
NULINE - SCALE 1:5



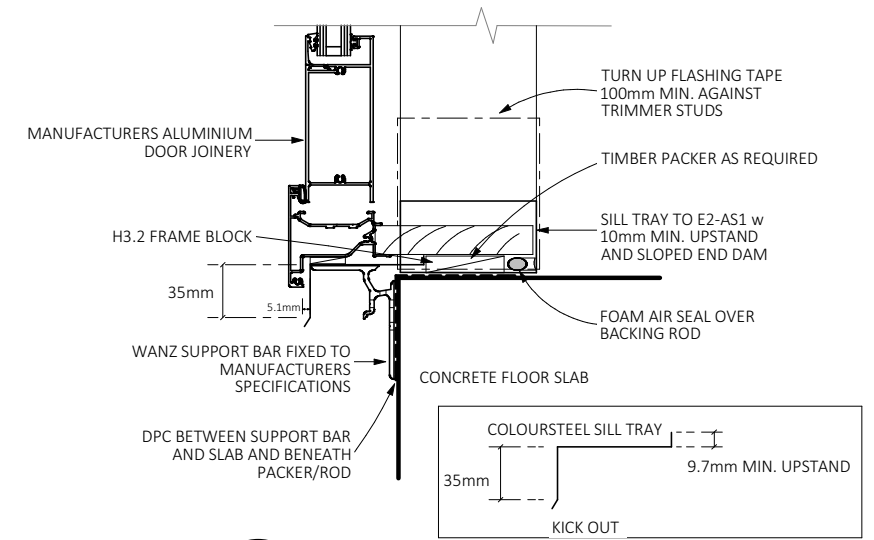
J-04 WIN/DOOR HEAD DETAIL
DURAGROOVE - SCALE 1:5



J-05 WINDOW SILL DETAIL
DURAGROOVE - SCALE 1:5



J-06 WIN/DOOR JAMB DETAIL
DURAGROOVE - SCALE 1:5



J-07 DOOR SILL DETAIL
SCALE 1:5