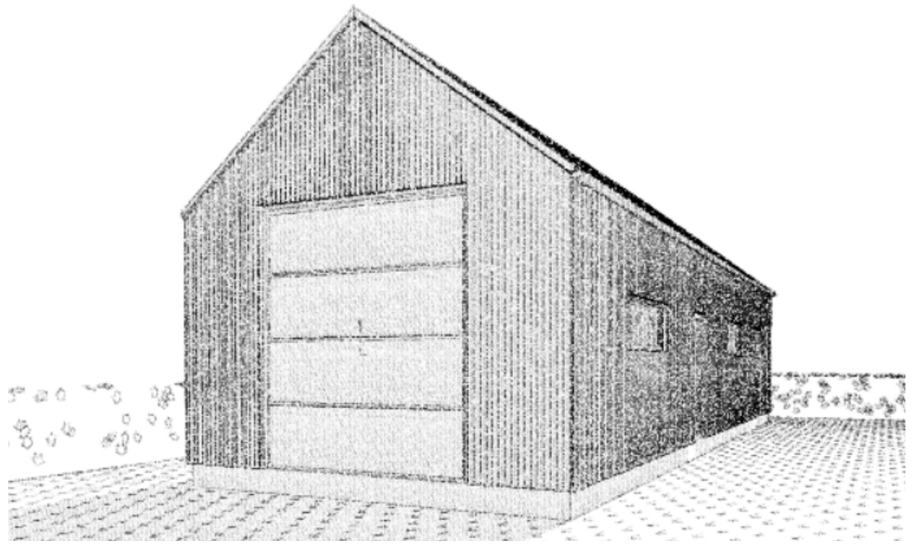


102 Hunter Cresent - New Garage

for

Anna Turner and Benjamin Turner

Layout	Rev	Sheet Name
Working Drawings		
		Cover Page
A1 Plans		
A101		Site Plan
A102		Ground Floor Plan
A103		Ground Floor Foundation Plan
A104		Ground Floor Drainage Plan
A105		Roof Plan
A106		Roof Framing Plan
A2 Sections		
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A3 Elevations		
A301		Elevations
A302		Elevations
A4 Details		
A401		Details
A402		Details
A403		Details
A404		Details
A405		Details
A406		Details

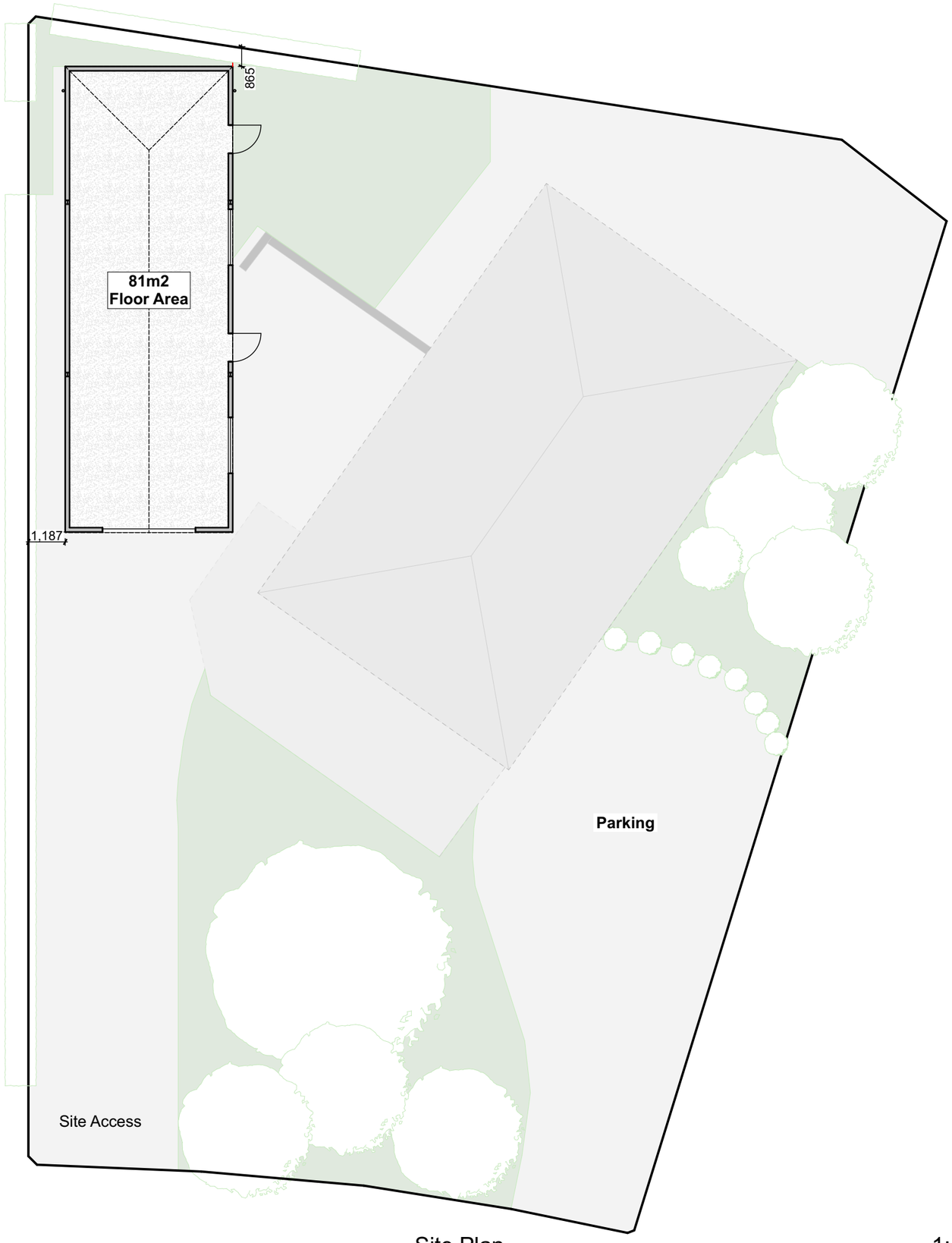
TMS Architectural Design
027 443 2133
tessa@tmsequestrian.com

Notes:

FFL +225mm above NGL (confirm NGL onsite)
FFL and GL to be confirmed onsite with the owners.

-New Building Footprint 81 m2
-Existing Building Footprint 120m2
-Section Area 890 m2

New Building 10% of site
Existing Building 13% of site
Permeable surface 290m2 = 32%



1 Site Plan 1:150

RevID	ChID	Change Name	Date

TMS Architectural Design

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Project Partners

Client:
Phil Stirling

Drawn Date:
Plot Date: 31/08/2026
Project #: #Project ID
Project Status: #Project Status

Site: 102 Hunter Crescent,
Wanaka, 9305

Drawing Title:
Site Plan

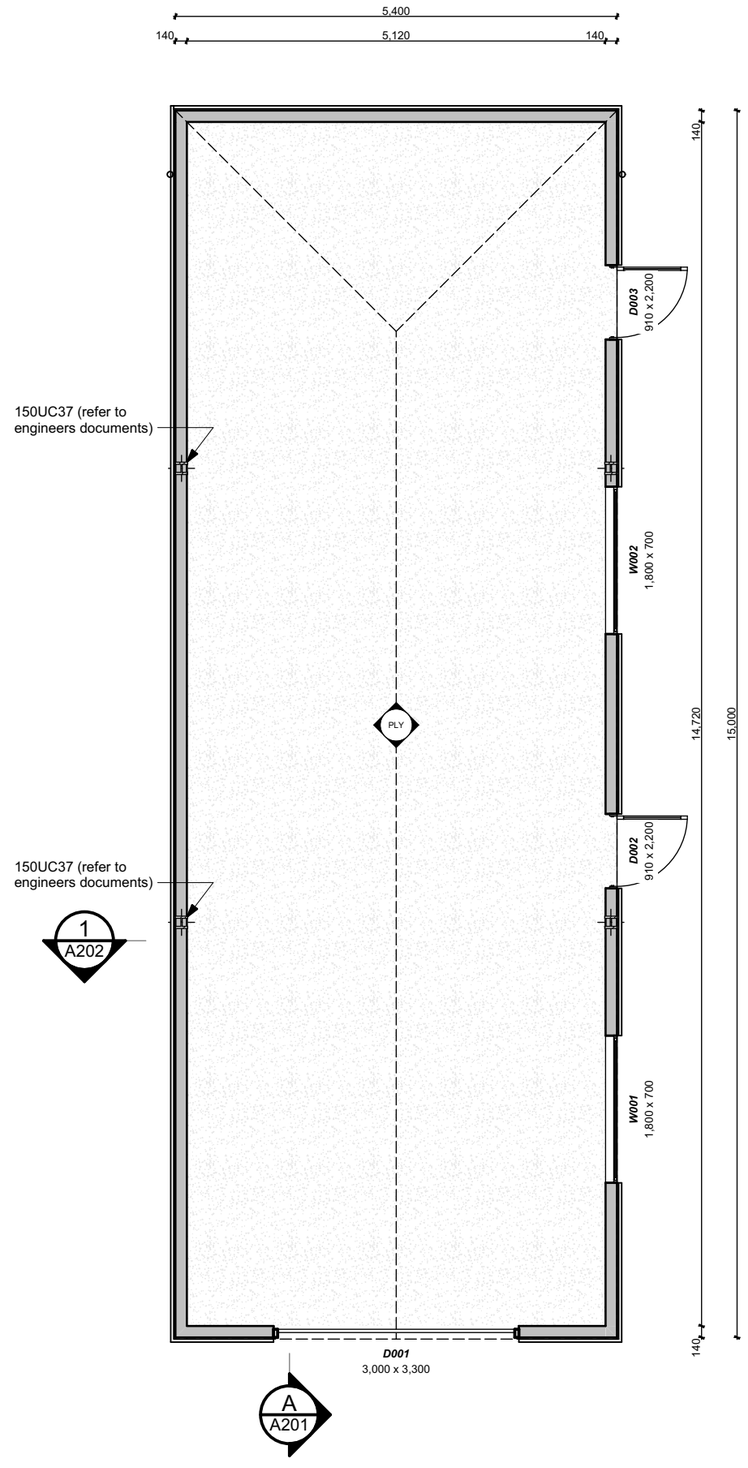
Project Name:
102 Hunter Crescent - New Garage

Revision #:

Drawing #:
A101

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RevID	ChID	Change Name	Date



Exposed Concrete Floor

Dimensions:
All dimensions are to the framing unless otherwise shown.

Check all frame and roof, shop drawings for lintel and window positioning before undertaking work.

Timber framing:
All external wall framing should be 140 x 45 H1.2 SG8 @600 CRS, dwangs @800 CRS. All other framing timber (including floor, roof) Shall have a minimum grade of SG8 unless otherwise stated. 140 x 45 H1.2 SG8 @300crs to external stud walls up to 4.2m (Gable ends).

-Double top plate to the whole perimeter of building

Lintels:
All lintels and beams to be SG8 and shall be preservative treated "H1.2" unless otherwise shown for prevention of uplift refer to "MITEK" lintel fixing schedule for lintel fixing "type" definitions all lintels and beams to be designed in accordance with roof truss design manufacturer lintel design certificate and truss design certificated to be provided prior to manufacture.

DPC required between cladding and cavity batten
DPC required between concrete slab and timber framing
Refer to product specification for technical data

Glazing:
All glazing shall comply with NZS 4223.

D1 Compliance:
The surface of any access route shall not have a cross fall steeper than 1:50
Slip resistance as per D1 2.1 - refer to table 2.

PLY Plywood Lining

Eaves:
No Eaves All Round

Concrete Strength: 20MPa

1 Ground Floor Plan 1:75

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Client:
Phil Stirling

Drawn Date:
Plot Date: 31/08/2026
Project #: #Project ID
Project Status: #Project Status

Site: 102 Hunter Crescent, Wanaka, 9305

Drawing Title:
Ground Floor Plan

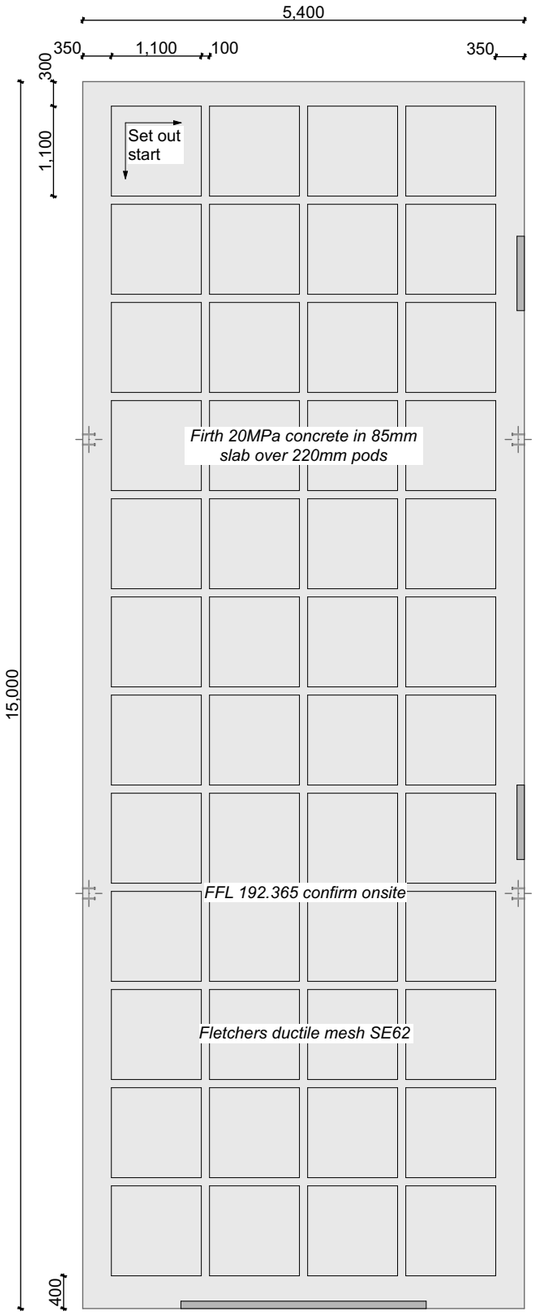
Project Name:
102 Hunter Crescent - New Garage

Revision #:

Drawing #:
A102

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RevID	ChID	Change Name	Date



Location shown of internal floor beam thickenings are indicative only. It shall be the responsibility of the constractor to ensure that they are lcoated centrally under the load bearing walls to which they pertain.

Site preparation to be in accordance with advice/instruction given by the GeoTechnical Engineer that carried out the initial site testing and reporting.

This drawing is to be read in conjunction with the contract drawings for details of all floor slab set-downs, steps, rebates, holding-down bolts, cast-in componentry, and similar items.

Shrinkage control joints, when selected, shall be 20mm deep and cut after hardening but no later than 24 hours in summer and 48 hours in winter. Such joints, when used, shall be positioned to coincide with major changes in the floor plan. Where concrete is to be exposed or has a thin, brittle overlay and control joints are selected, the maximum bay size shall be 6m, with a length-to-width ratio of 2:1.

When used, control joints shall be positioned over 100mm internal ribs wherever possible. Where they coincide with a load-bearing floor beam thickening, they should be positioned directly above one edge of the beam.

Under no circumstances should pipework for services be run longitudinally in 100mm ribs. Similarly, they should not be run along perimeter foundations or internal floor beam thickenings.

Vertical or horizontal penetrations through the foundation edge beam or floor beam thickenings must be made through the middle third of the member. Refer to the Firth Ribraft Technical Solutions Manual for specific information. Vertical penetrations should not be made through 100mm ribs.

Recess to concrete slab

This floor to be constructed on a site that has been excavated to a depth instructed by a consultant engaged by the client that removes all traces of topsoil and provides a 200kPa ultimate bearing pressure at the excavated surface.
Guidance as to the extent of the excavation shall be taken from the GeoTechnical report by Cephas rock ltd.
The excavated site shall then be re-instated to the underside of the slab using engineered compacted fill plus 25mm nom. sand binding. Upon completionthe consultant is to provide written sign off as to the suitability of the completed platform for the subsequent construction of the Ribraft as designed.

1 Ground Floor Foundation Plan 1:75

TMS Architectural Design

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Project Partners

Client:
Phil Stirling

Drawn Date:
Plot Date: 31/08/2026
Project #: #Project ID
Project Status: #Project Status

Site: 102 Hunter Crescent, Wanaka, 9305

Drawing Title:
Ground Floor Foundation Plan

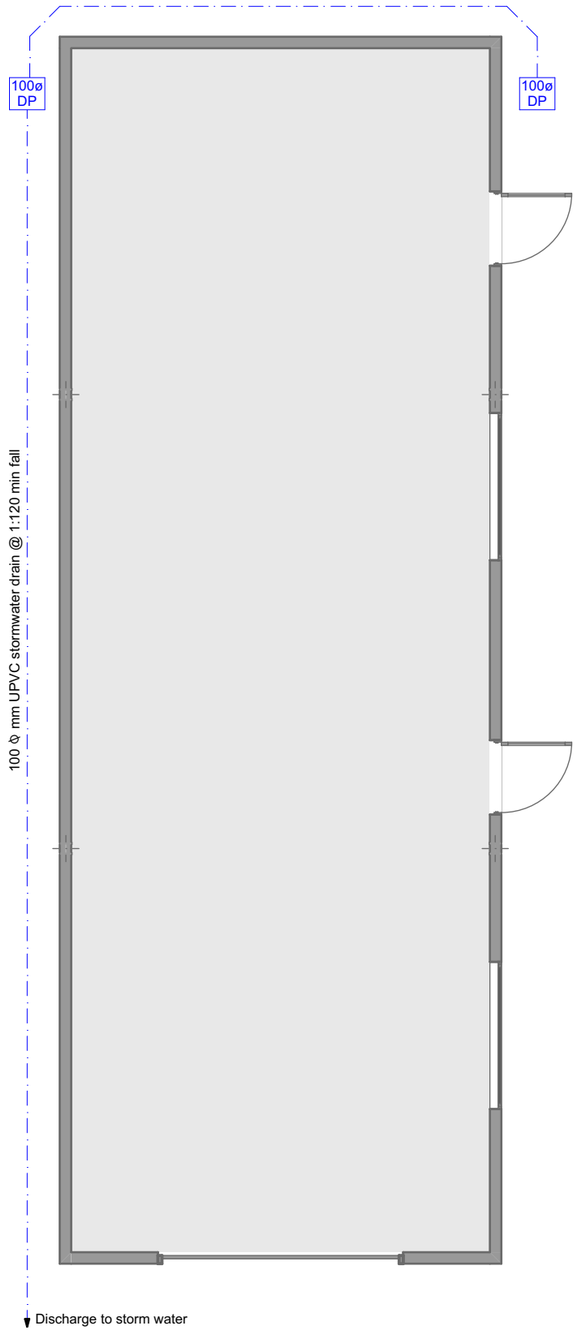
Project Name:
102 Hunter Crescent - New Garage

Revision #:

Drawing #:
A103

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AS/NZ 3500.3.2021 Stormwater
AS/NZ 3500.2.2021 Sewer

Storm water

1 Ground Floor Plumbing Plan 1:75

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Client:
Phil Stirling

Drawn Date:
Plot Date: 31/08/2026
Project #: #Project ID
Project Status: #Project Status

Site: 102 Hunter Crescent,
Wanaka, 9305

Drawing Title:
Ground Floor Drainage Plan

Project Name:
102 Hunter Crescent - New Garage

Revision #:

Drawing #:
A104

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RevID	ChID	Change Name	Date

Note:

125mm half round gutters

Downpipes - Colorsteel downpipes to match roof and walls

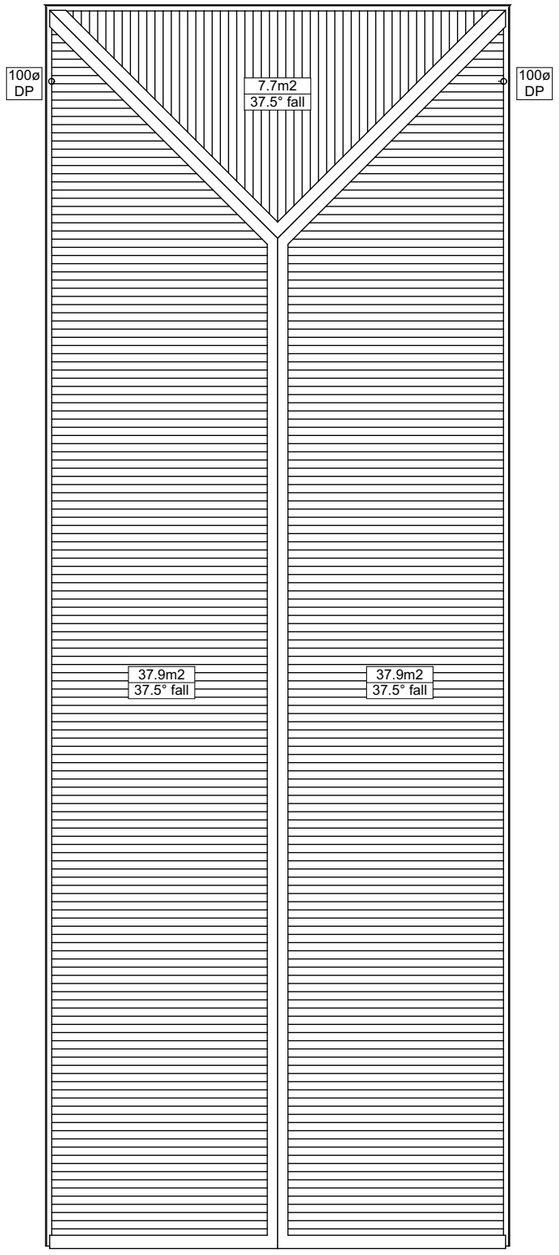
Colorsteel, gutter and 200mm fascia

83.5m2 roof area

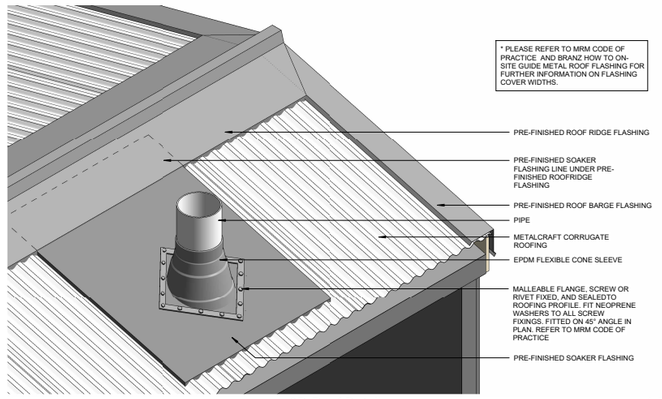
Eaves:

No eave to roof

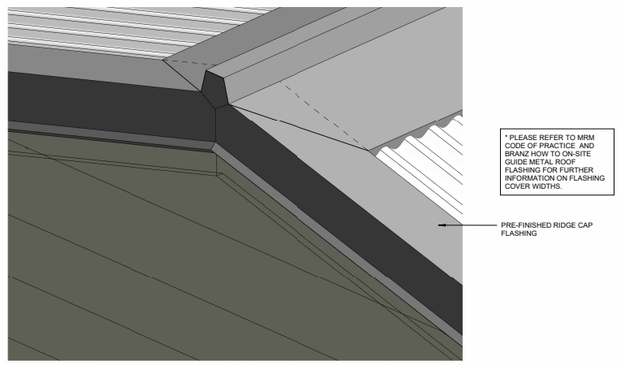
Purlins:
70 x 45 H1.2 Purlins @ 800 crs fixed with 1 / 10g self-drilling screw, 80 mm long



1 Roof Plan 1:75



1 3D Roof Detail 1:5



2 3D Ridge Barge Junction Detail 1:5

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Client:
Phil Stirling

Drawn Date:
Plot Date: 31/08/2026
Project #: #Project ID
Project Status: #Project Status

Site: 102 Hunter Crescent, Wanaka, 9305

Drawing Title:
Roof Plan

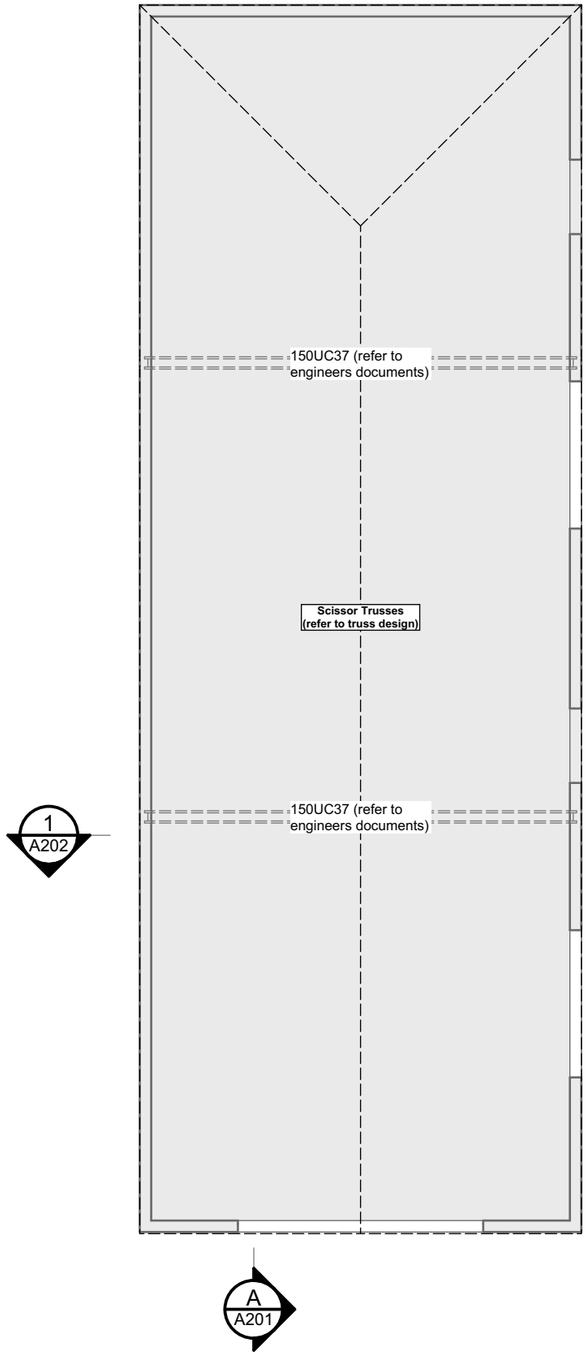
Project Name:
102 Hunter Crescent - New Garage

Revision #:

Drawing #:
A105

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RevID	ChID	Change Name	Date



1 Ground Floor Roof Framing 1:75

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Drawn Date:
Plot Date: 31/08/2026
Project #: #Project ID
Project Status: #Project Status

Site: 102 Hunter Crescent, Wanaka, 9305

Drawing Title:
Roof Framing Plan

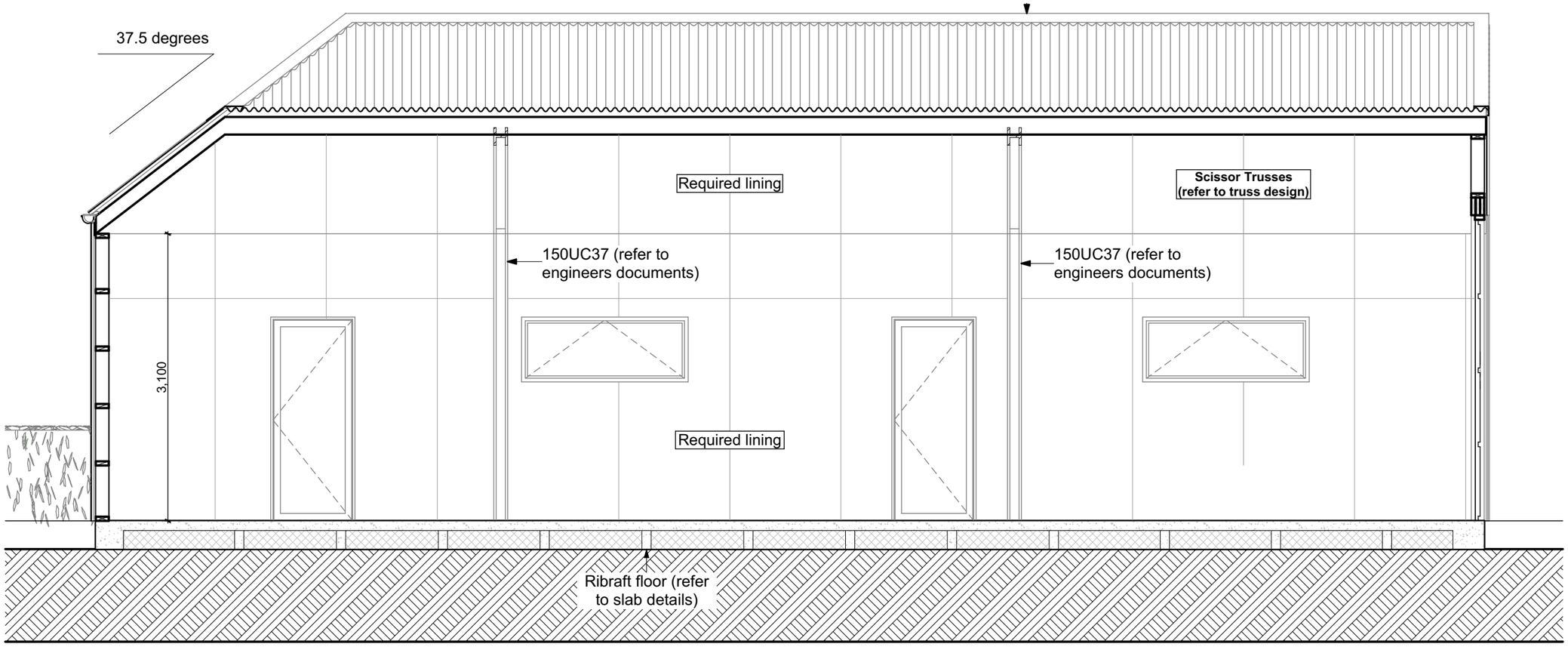
Project Name:
102 Hunter Crescent - New Garage

Revision #:

Drawing #:
A106

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RevID	ChID	Change Name	Date



A Section A 1:50

Parcel ID: OT12A/1082
Appellation: Lot 36
Deposited Plan 20556

Location: 102 Hunter Crescent, wanaka

Climate Zone: 6
Earthquake Zone: Zone 3
Exposure Zone: Zone B
Rainfall Range: 20-30
Wind Region: A
Wind Zone: High

Risk Matrix for **102 Hunter Crescent, Wanaka**
Edition: Fourth
Wall Type: **Standard**

Risk Factor	*Low*	*Med.*	*High*	*Very High*	*Score*
Wind (NZS3604)	0	0	**1**	2	**1**
Storeys	**0**	1	2	4	**0**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	**0**	1	3	6	**0**
Deck Design	**0**	2	4	6	**0**
			Total Risk Score: **medium**		**7**

Risk Matrix created by Design Navigator

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Client:
Phil Stirling

Drawn Date:
Plot Date: 31/08/2026
Project #: #Project ID
Project Status: #Project Status

Site: 102 Hunter Crescent,
Wanaka, 9305

Drawing Title:
Sections

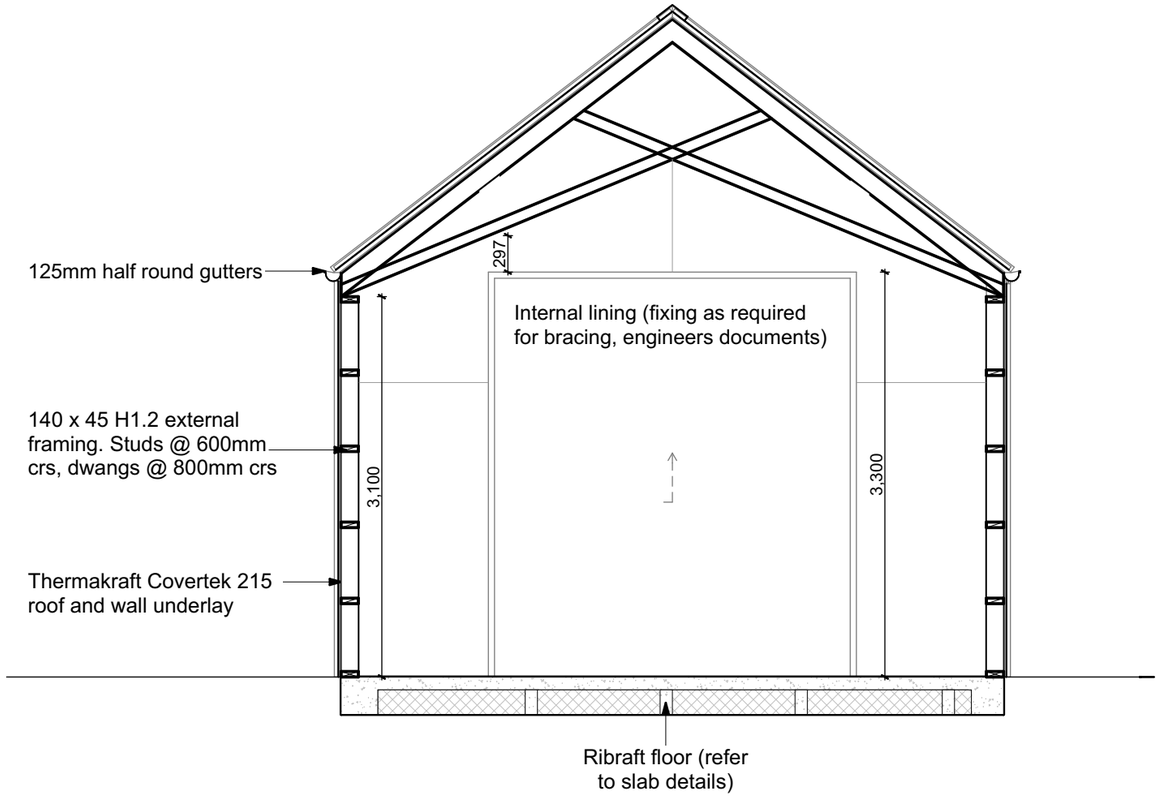
Project Name:
102 Hunter Crescent - New Garage

Revision #:

Drawing #:
A201

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RevID	ChID	Change Name	Date



1 Section A 1:50

Parcel ID: OT12A/1082
Appellation: Lot 36 Deposited Plan 20556

Location: 102 Hunter Crescent, wanaka

Climate Zone: 6
Earthquake Zone: Zone 3
Exposure Zone: Zone B
Rainfall Range: 20-30
Wind Region: A
Wind Zone: High

Risk Matrix for **102 Hunter Crescent, Wanaka**
Edition: Fourth
Wall Type: **Standard**

Risk Factor	*Low*	*Med.*	*High*	*Very High*	*Score*
Wind (NZS3604)	0	0	**1**	2	**1**
Storeys	**0**	1	2	4	**0**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	**0**	1	3	6	**0**
Deck Design	**0**	2	4	6	**0**
			Total Risk Score: **medium**		**7**

Risk Matrix created by Design Navigator

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Drawing Title:
Sections

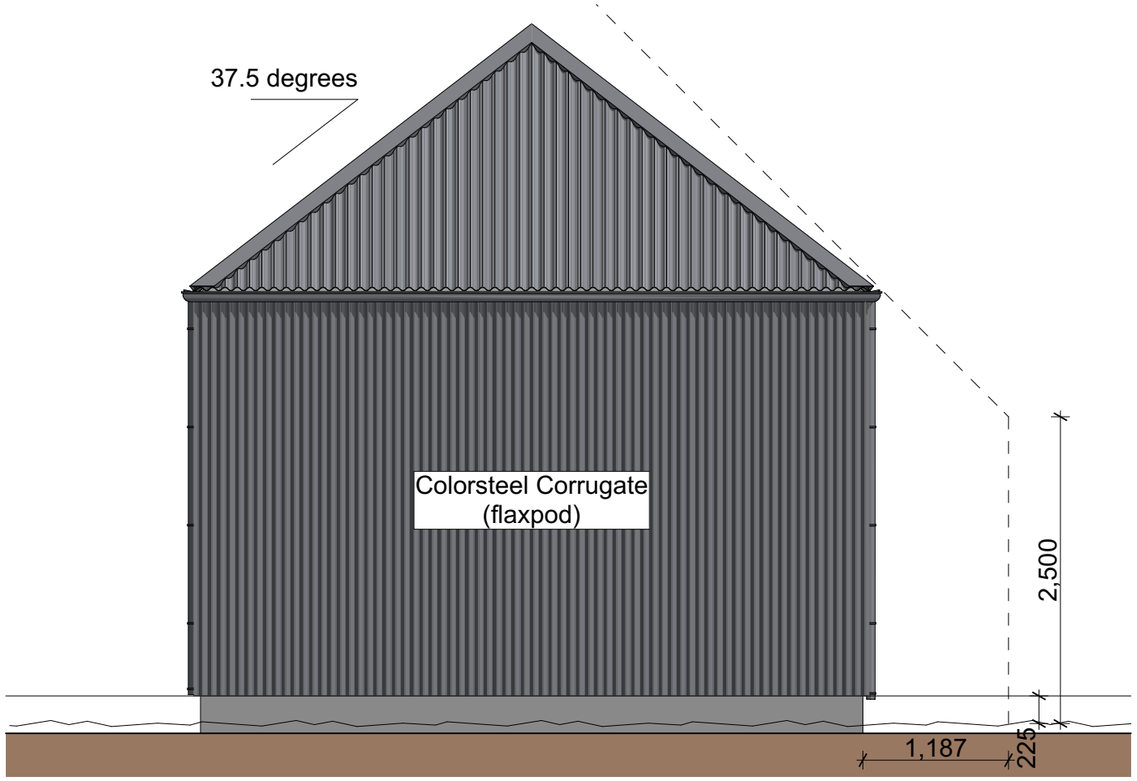
Project Name:
102 Hunter Crescent - New Garage

Revision #:

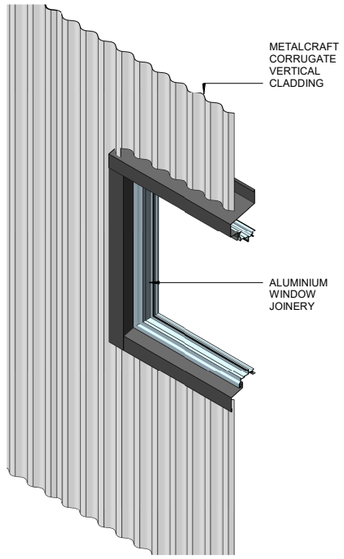
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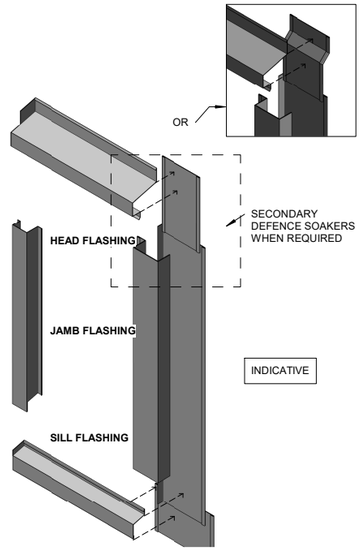
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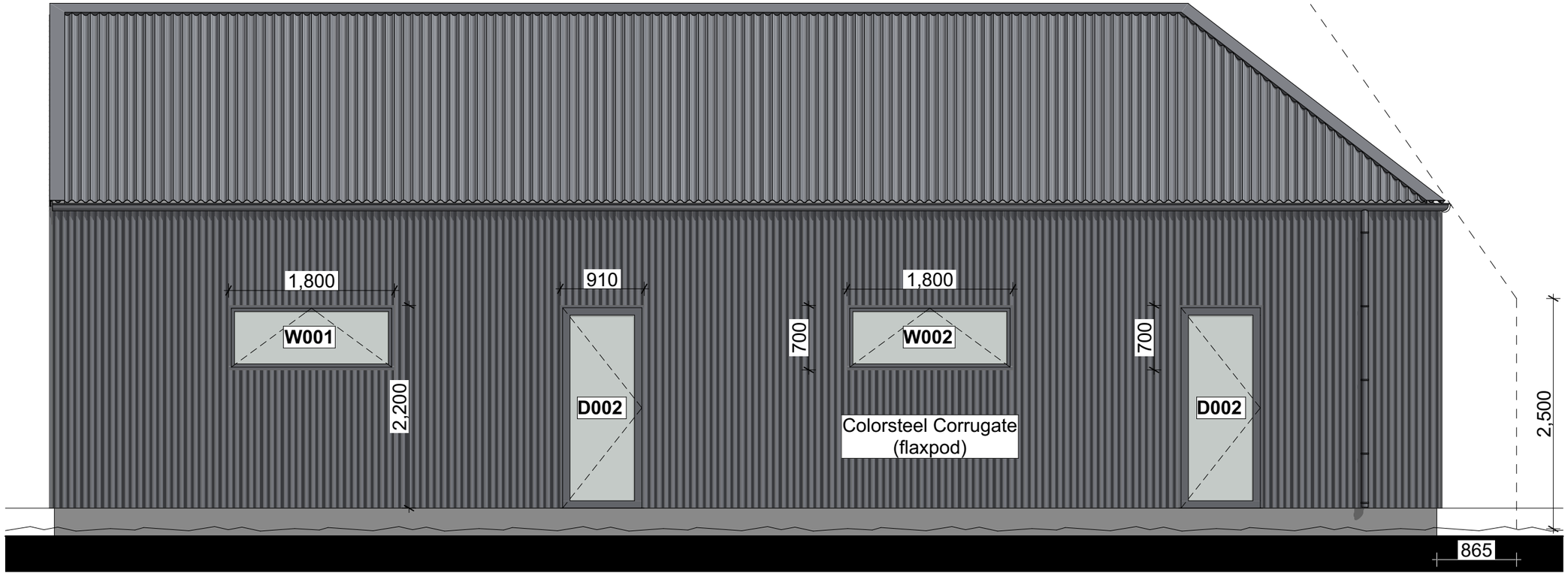
RevID	ChID	Change Name	Date



1 North Elevation 1:50







2 East Elevation 1:50

TMS Architectural Design

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Project Partners

Client:
Phil Stirling

Drawn Date:
Plot Date: 31/08/2026
Project #: #Project ID
Project Status: #Project Status

Site: 102 Hunter Crescent,
Wanaka, 9305

Drawing Title:
Elevations

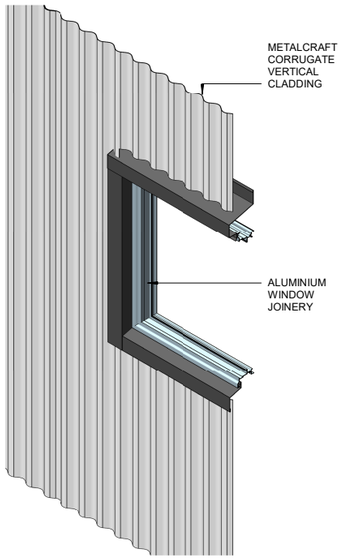
Project Name:
102 Hunter Crescent - New Garage

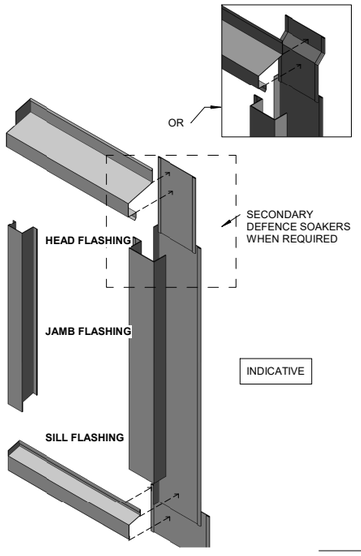
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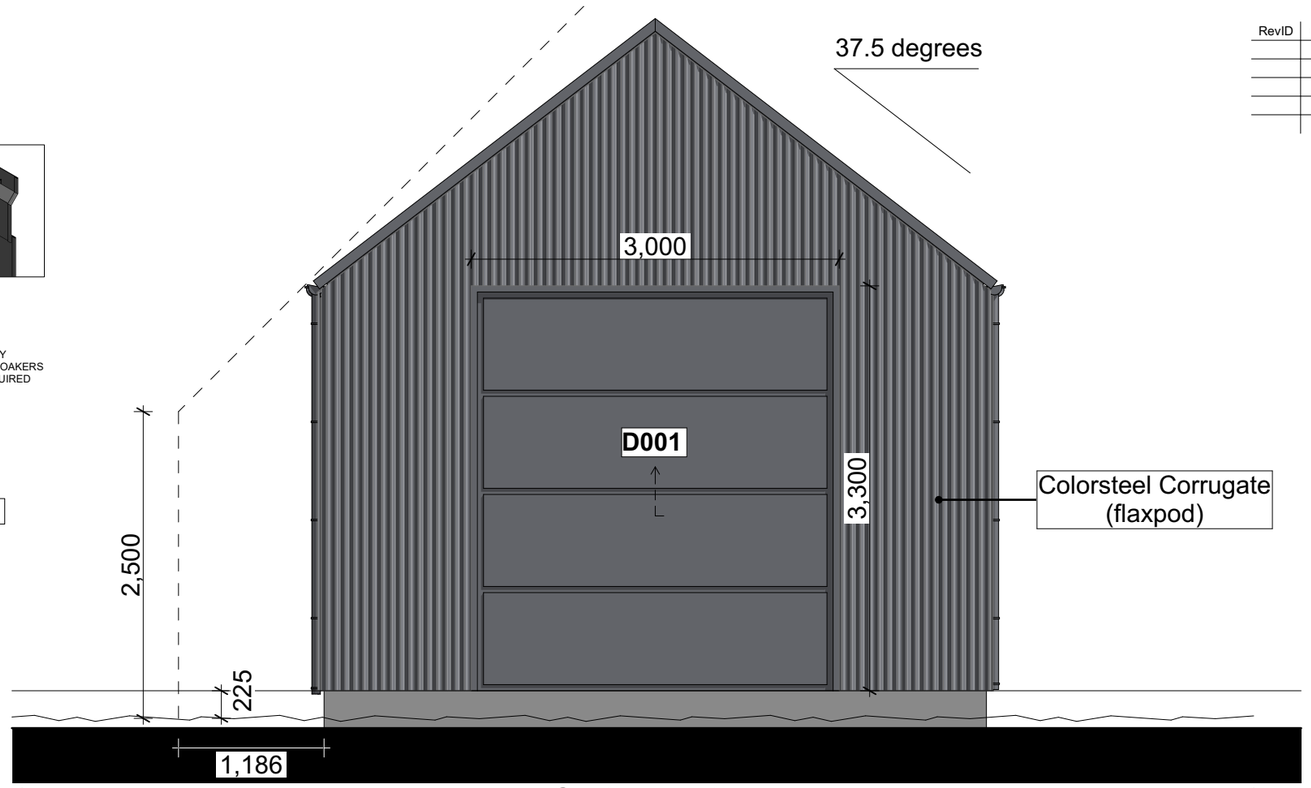
Drawing #:
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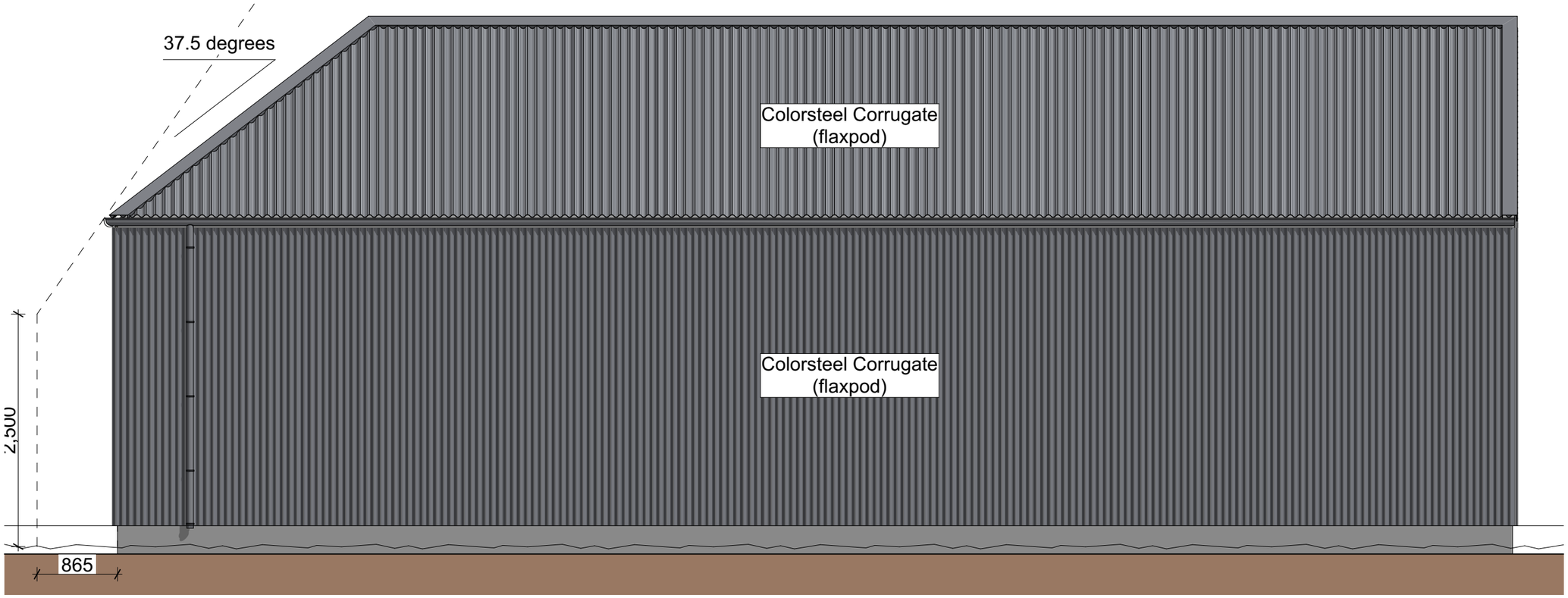
RevID	ChID	Change Name	Date







1 South Elevation 1:50



2 West Elevation 1:50

TMS Architectural Design

TMS Architectural Design

Address: 1 Guthrie Street,
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Project Partners

Client:
Phil Stirling

Drawn Date:
Plot Date: 31/08/2026
Project #: #Project ID
Project Status: #Project Status

Site: 102 Hunter Crescent,
Wanaka, 9305

Drawing Title:
Elevations

Project Name:
102 Hunter Crescent - New Garage

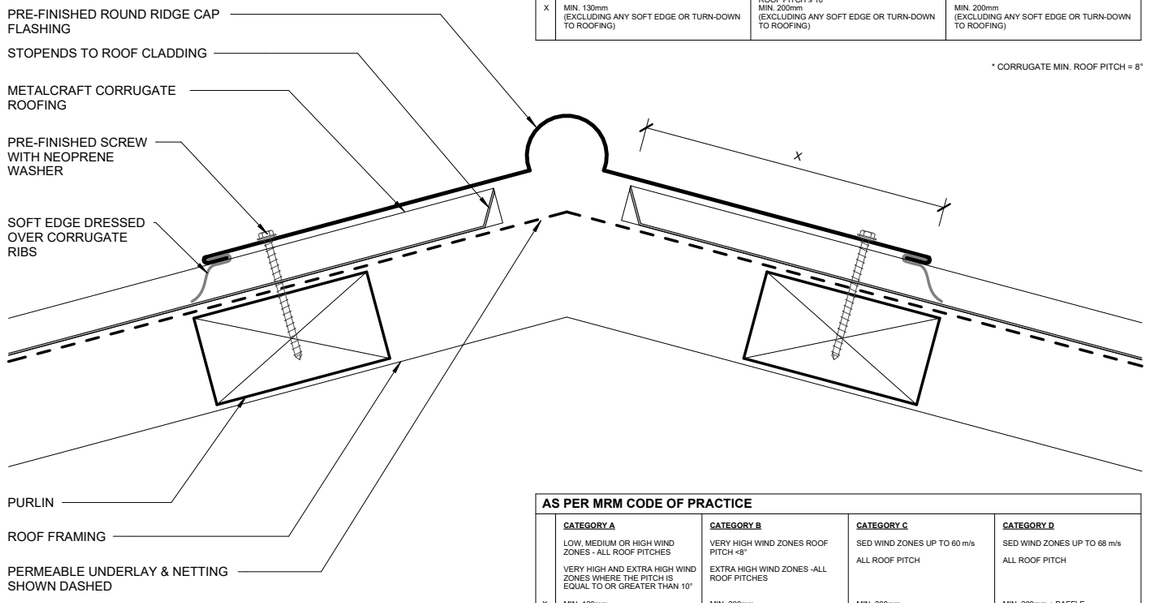
Revision #:

Drawing #:
A302

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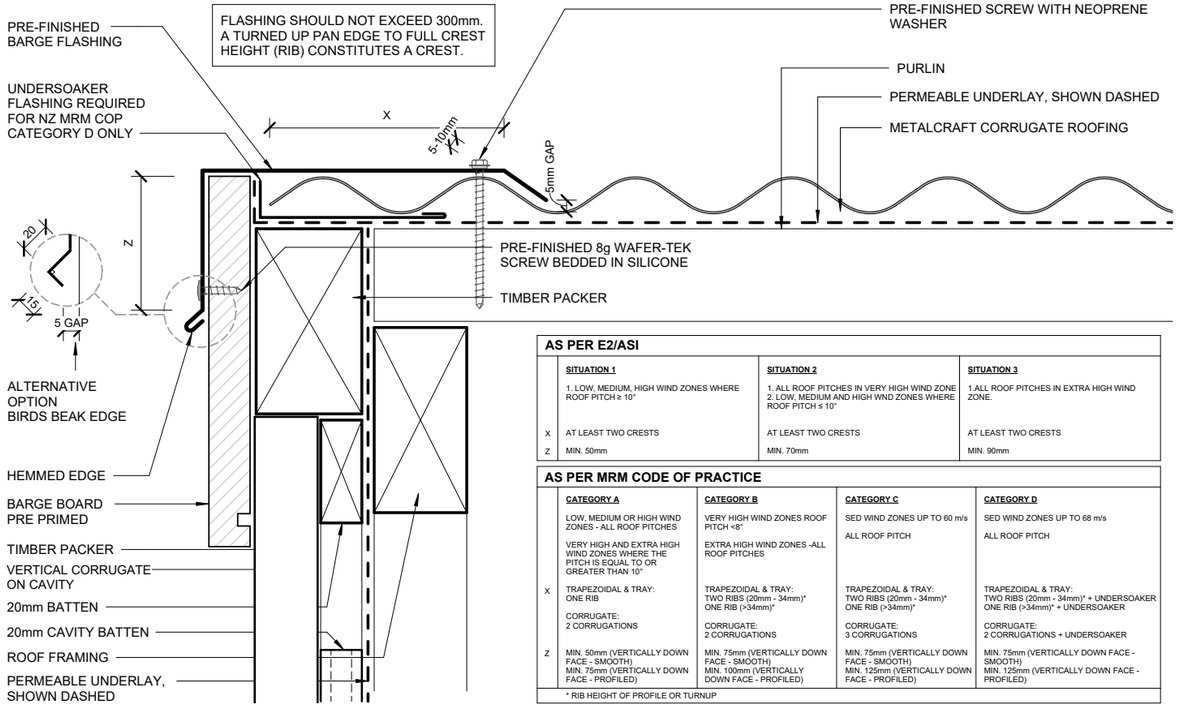
AS PER E2/ASI			
	SITUATION 1	SITUATION 2	SITUATION 3
	1. LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH ≥ 10°	1. VERY HIGH WIND ZONE 2.LOW, MEDIUM & HIGH WIND ZONES WHERE ROOF PITCH ≤ 10°	1.ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE.
X	MIN. 130mm (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)	MIN. 200mm (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)	MIN. 200mm (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)

* CORRUGATE MIN. ROOF PITCH = 8°



AS PER MRM CODE OF PRACTICE				
	CATEGORY A	CATEGORY B	CATEGORY C	CATEGORY D
	LOW, MEDIUM OR HIGH WIND ZONES - ALL ROOF PITCHES VERY HIGH AND EXTRA HIGH WIND ZONES WHERE THE PITCH IS EQUAL TO OR GREATER THAN 10°	VERY HIGH WIND ZONES ROOF PITCH <8° EXTRA HIGH WIND ZONES -ALL ROOF PITCHES	SED WIND ZONES UP TO 60 m/s ALL ROOF PITCH	SED WIND ZONES UP TO 68 m/s ALL ROOF PITCH
X	MIN. 130mm	MIN. 200mm	MIN. 200mm	MIN. 200mm + BAFFLE (REFER NZ MRM COP)

1 Roof Ridge Detail **1:5**



AS PER E2/ASI			
	SITUATION 1	SITUATION 2	SITUATION 3
	1. LOW, MEDIUM, HIGH WIND ZONES WHERE ROOF PITCH ≥ 10°	1. ALL ROOF PITCHES IN VERY HIGH WIND ZONE 2. LOW, MEDIUM AND HIGH WND ZONES WHERE ROOF PITCH ≤ 10°	1.ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE.
X	AT LEAST TWO CRESTS	AT LEAST TWO CRESTS	AT LEAST TWO CRESTS
Z	MIN. 50mm	MIN. 70mm	MIN. 90mm

AS PER MRM CODE OF PRACTICE				
	CATEGORY A	CATEGORY B	CATEGORY C	CATEGORY D
	LOW, MEDIUM OR HIGH WIND ZONES - ALL ROOF PITCHES VERY HIGH AND EXTRA HIGH WIND ZONES WHERE THE PITCH IS EQUAL TO OR GREATER THAN 10°	VERY HIGH WIND ZONES ROOF PITCH <8° EXTRA HIGH WIND ZONES -ALL ROOF PITCHES	SED WIND ZONES UP TO 60 m/s ALL ROOF PITCH	SED WIND ZONES UP TO 68 m/s ALL ROOF PITCH
X	TRAPEZOIDAL & TRAY: ONE RIB CORRUGATE: 2 CORRUGATIONS	TRAPEZOIDAL & TRAY: TWO RIBS (20mm - 34mm)* ONE RIB (>34mm)* CORRUGATE: 2 CORRUGATIONS	TRAPEZOIDAL & TRAY: TWO RIBS (20mm - 34mm)* ONE RIB (>34mm)* CORRUGATE: 3 CORRUGATIONS	TRAPEZOIDAL & TRAY: TWO RIBS (20mm - 34mm)* + UNDERSOAKER ONE RIB (>34mm)* + UNDERSOAKER CORRUGATE: 2 CORRUGATIONS + UNDERSOAKER
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)	MIN. 75mm (VERTICALLY DOWN FACE - SMOOTH) MIN. 125mm (VERTICALLY DOWN FACE - PROFILED)	MIN. 75mm (VERTICALLY DOWN FACE - SMOOTH) MIN. 125mm (VERTICALLY DOWN FACE - PROFILED)
	* RIB HEIGHT OF PROFILE OR TURNUP			

2 Barge Board Detail **1:5**

RevID	ChID	Change Name	Date

TMS Architectural Design

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Phil Stirling

Drawn Date:
Plot Date: 31/08/2026
Project #: #Project ID
Project Status: #Project Status

Site: 102 Hunter Crescent, Wanaka, 9305

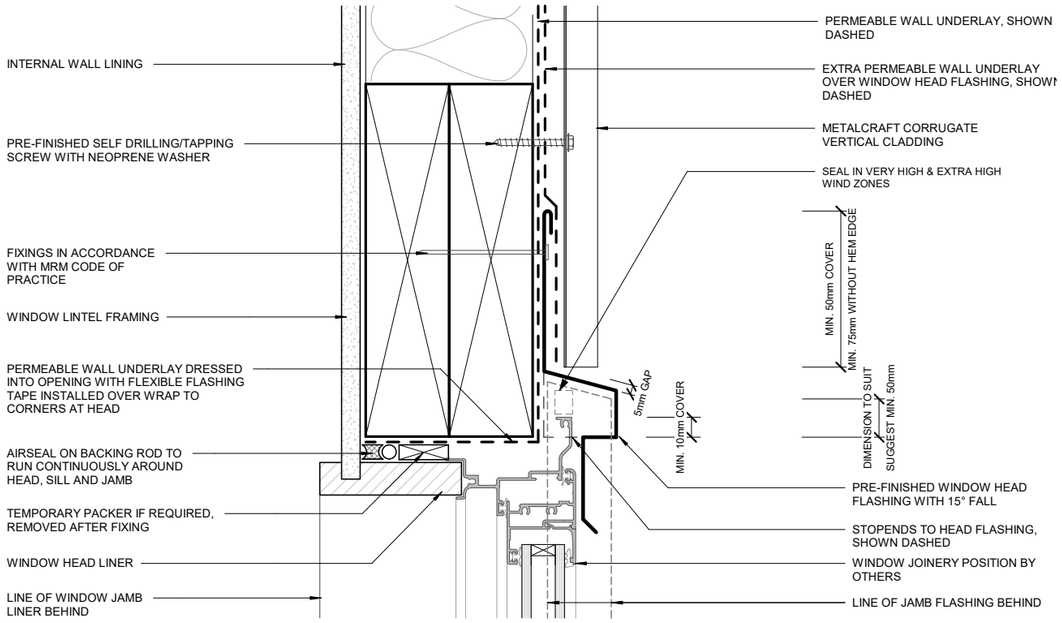
Drawing Title:
Details

Project Name:
102 Hunter Crescent - New Garage

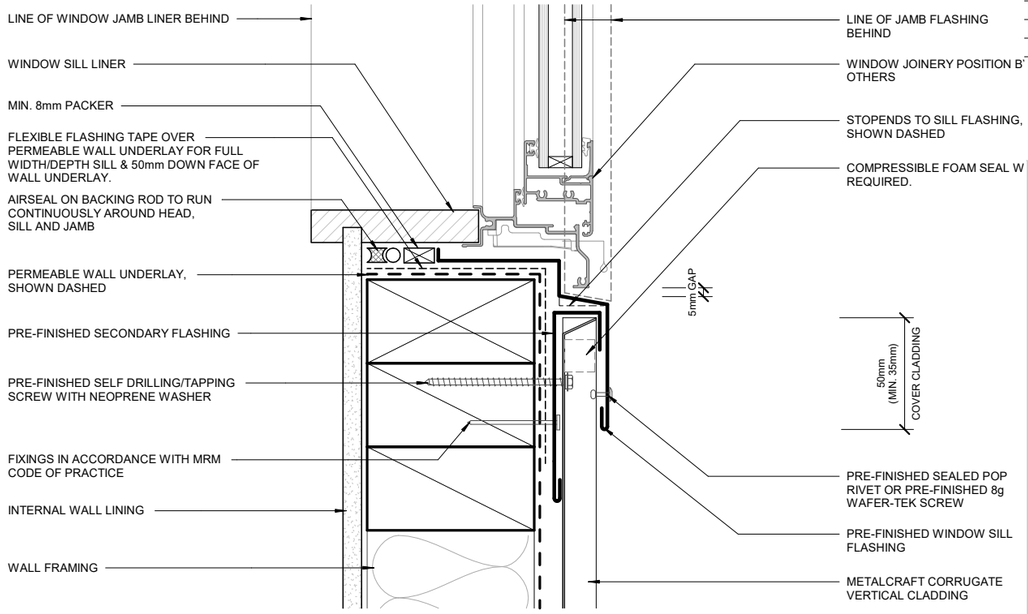
Revision #:

Drawing #:
A401

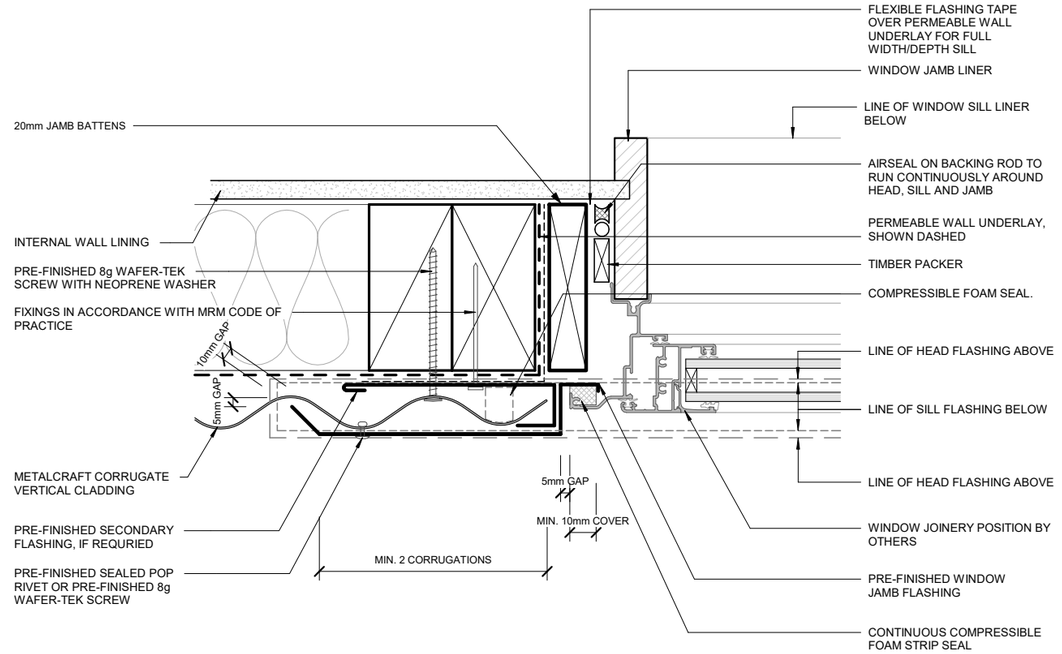
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1 Window Head Detail **1:5**

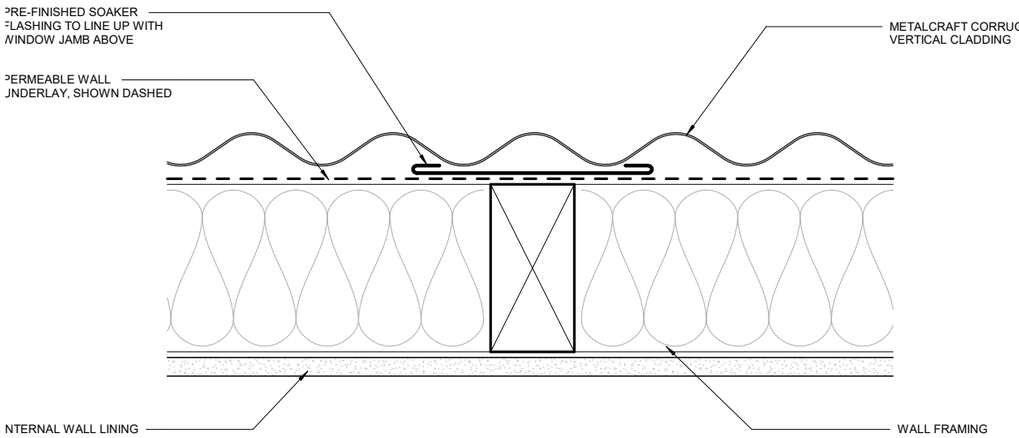


2 Window Sill Detail **1:5**



3 Window Jamb Detail **1:5**

SOAKER FLASHING ONLY REQUIRED TO LINE UP WITH WINDOW JAMB ABOVE. REFER TO MRM CODE OF PRACTICE VERSION 3.0 /2022 FOR REQUIREMENT.



4 Soaker Flashing Detail **1:5**

Change Name	Date

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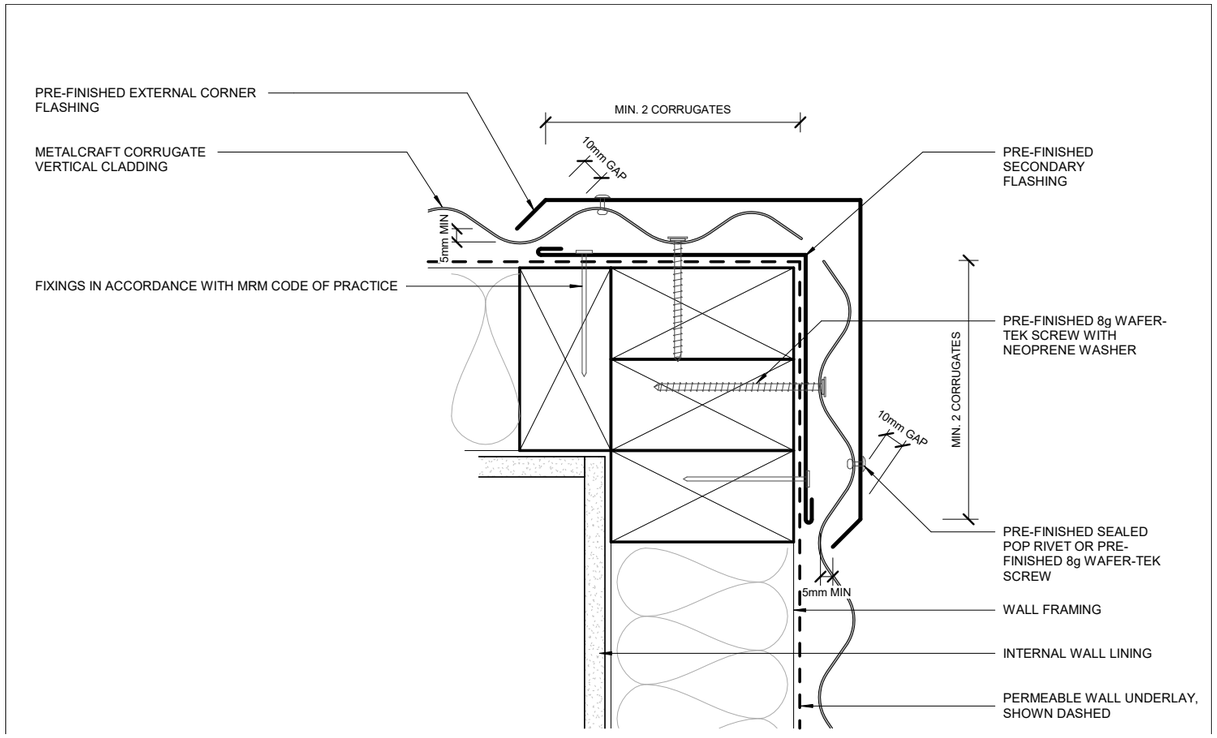
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Project Name:
102 Hunter Crescent - New Garage

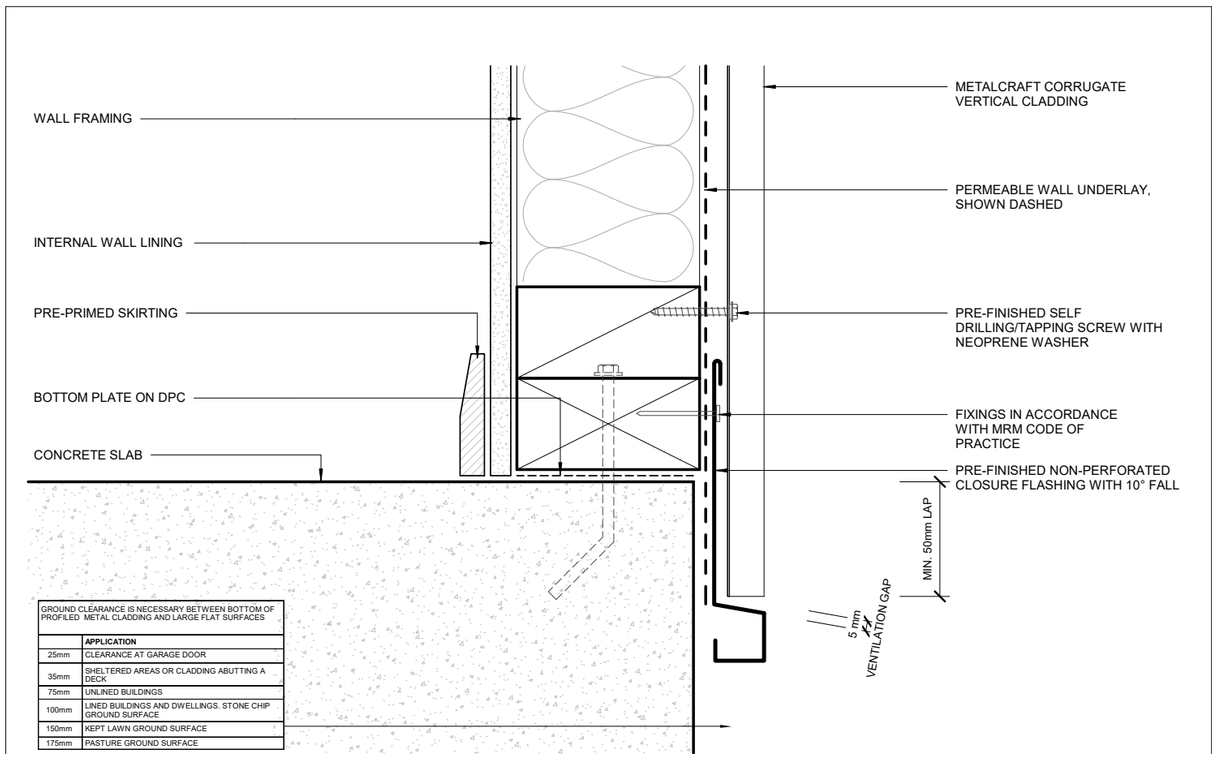
Revision #:

Drawing #:
A402

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1 External Corner Detail **1:5**



GROUND CLEARANCE IS NECESSARY BETWEEN BOTTOM OF PROFILED METAL CLADDING AND LARGE FLAT SURFACES

	APPLICATION
25mm	CLEARANCE AT GARAGE DOOR
35mm	SHELTERED AREAS OR CLADDING ABUTTING A DECK
75mm	UNLINED BUILDINGS
100mm	LINED BUILDINGS AND DWELLINGS. STONE CHIP GROUND SURFACE
150mm	KEPT LAWN GROUND SURFACE
175mm	PASTURE GROUND SURFACE

2 Bottom of Cladding Detail **1:5**

RevID	ChID	Change Name	Date

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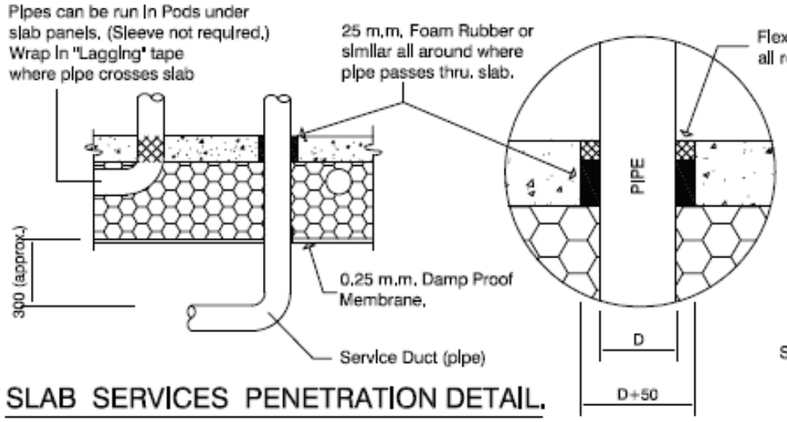
Project Name:
102 Hunter Crescent - New Garage

Revision #:

Drawing #:
A403

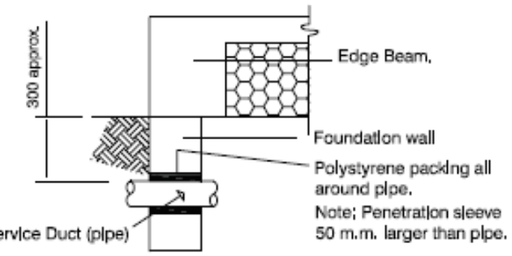
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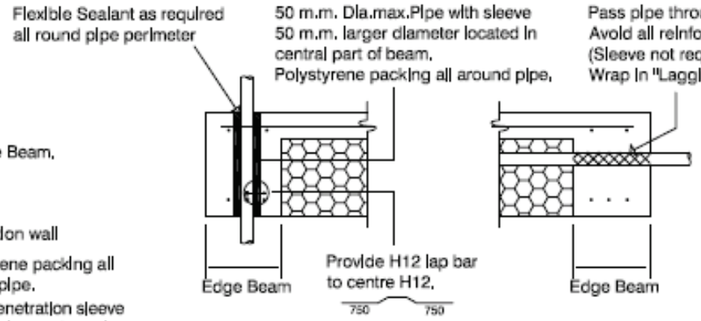
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SLAB SERVICES PENETRATION DETAIL.

1:20





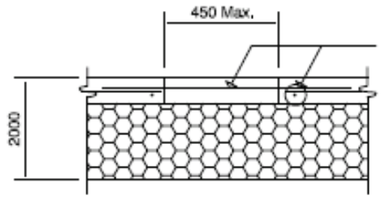
FOUNDATION SERVICES PENETRATION DETAILING.

1:20

Ideally, services ducts shall be conveyed underground to their plan location then brought up through the polystyrene pod and the concrete floor slab, but this may not always be possible. Services shall not be placed within any concrete except to cross that section of concrete i.e. services shall not run along ribs or edge beams.
The maximum diameter of the services shall be as outlined in table below.

MAXIMUM DIAMETER OF PIPE SERVICES		
ELEMENT	VERTICAL SERVICES	HORIZONTAL SERVICES
300mm wide edge beam	50mm in a duct 50mm larger diameter than pipe	50mm in a duct 50mm larger diameter than pipe, unless detailed as per note 1.
500mm localised wide edge beam	100mm in a duct 50mm larger diameter than pipe	50mm in a duct 50mm larger diameter than pipe, see note 1.
300mm wide internal load bearing rib	50mm in a duct 50mm larger diameter than pipe	50mm in a duct 50mm larger diameter than pipe, see note 1.
100mm wide internal rib	Nil	50mm in a duct 50mm larger diameter than pipe, see note 1.
Slab	110mm in a duct 50mm larger diameter than pipe or for large services 450mm square see also note 2.	Nil

(1) The need for a duct 50mm larger than the service diameter can be deleted when the pipe work does not cross the interface between the bottom of the RibRaft system and the ground at any point along its length. An example would be services laid within the plane of the pods and passing through the edge beam and discharging to a gully trap or similar. In these cases the diameter of the service can be increased to a maximum of 100mm and a service duct is not required. The pipe work shall be wrapped in Lagging tape where it crosses concrete elements to prevent adhesion between the concrete and pipe work.

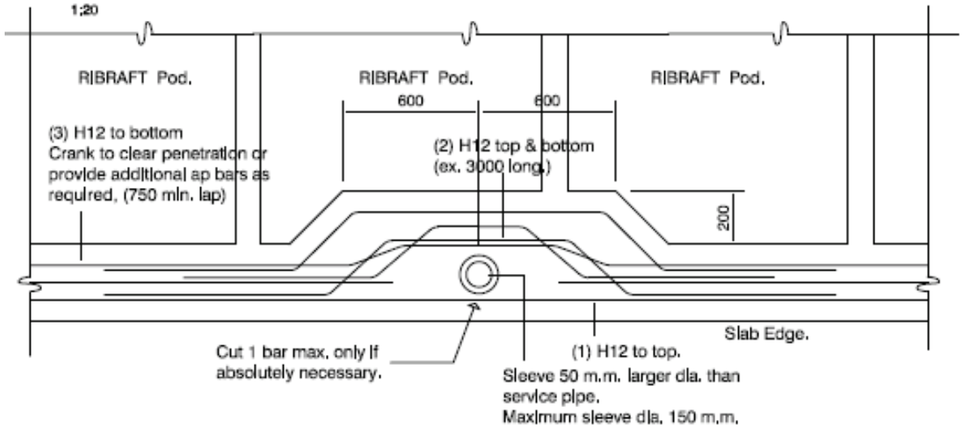


LARGE SLAB PENETRATION DETAIL.

1:20

PIPE NOTE:
No separation required where pipes are fully contained within slab. Sleeve all drains that pass through the base of the slab.

PENETRATIONS NOTE;
Where penetrations through Floor Slab exceed 500 m.m. Square, Crack Control Bars will be required.



TYPICAL DETAIL.

LOCALISED INCREASE IN WIDTH AT EDGE BEAM WHERE VERTICAL SERVICES OF UP TO 100 m.m. DIA. ARE REQUIRED

1:20

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Phil Stirling

Drawn Date:
Plot Date: 31/08/2026
Project #: #Project ID
Project Status: #Project Status

Site: 102 Hunter Crescent, Wanaka, 9305

Drawing Title:
Details

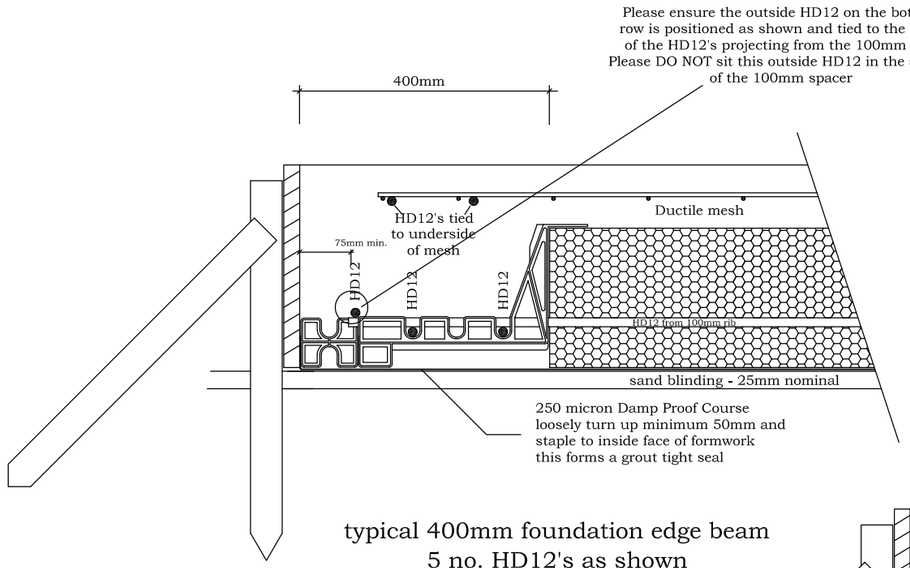
Project Name:
102 Hunter Crescent - New Garage

Revision #:

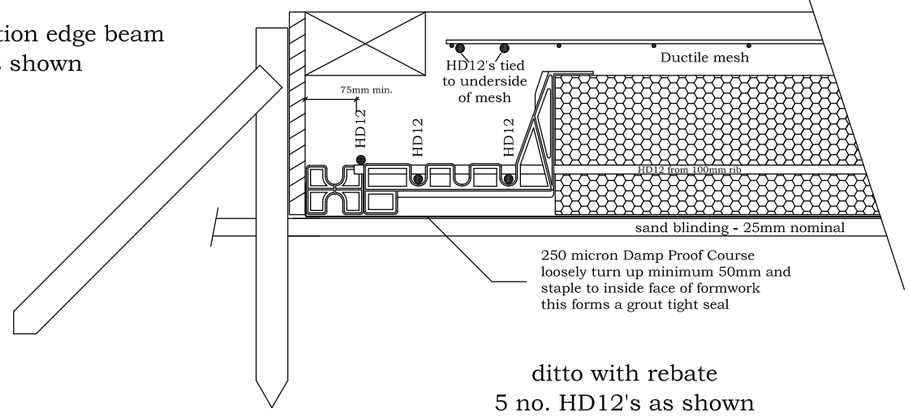
Drawing #:
A404

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evID	ChID	Change Name	Date



typical 400mm foundation edge beam
5 no. HD12's as shown



ditto with rebate
5 no. HD12's as shown

TMS Architectural Design

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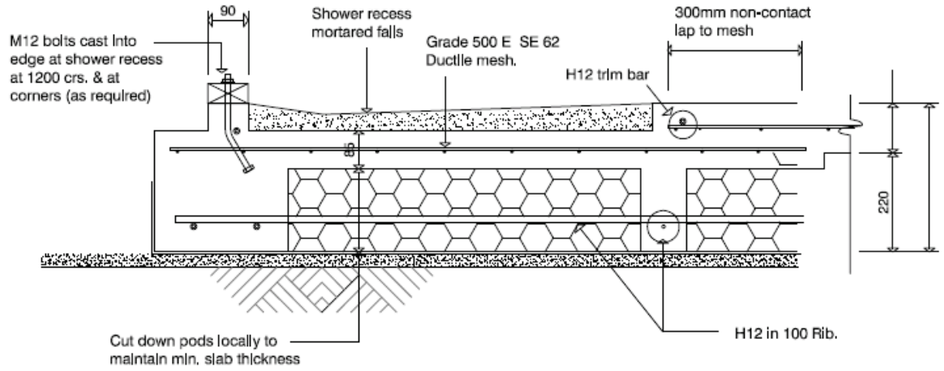
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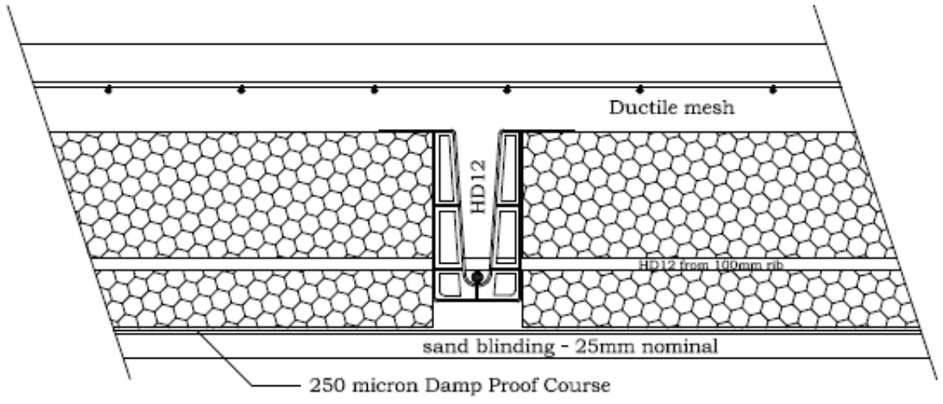
Revision #:

Drawing #:
A405

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RevID	ChID	Change Name	Date





typical 100mm rib detail
HD12 as shown

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Drawing #:
A406

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