



Client

Ken Roulston

6 Rinsary Lane
Lake Hāwea

Project Information

Wind Zone - High
Earthquake Zone - 3
Corrosion Zone - B
Snow Zone - Truss Designer

Job # - J25571
Date - 08.08.25
Drawn - BT
Scale - As Stated

Notes

Project

New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

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Drawing Name

Images

Sheet #

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GENERAL NOTES:
Wind Zone: High
Earthquake Zone: 3
Snow zone: Truss Designer
Exposure Zone: B

LEGAL INFORMATION:

LOT: 3
DP: 608803

Floor Area

281.93m^2 Over Foundation
17.06m^2 Covered Area
Total 298.99m^2

Site Area - 1,753m^2

Site Coverage - 17.05%
Max Coverage - 15.0%

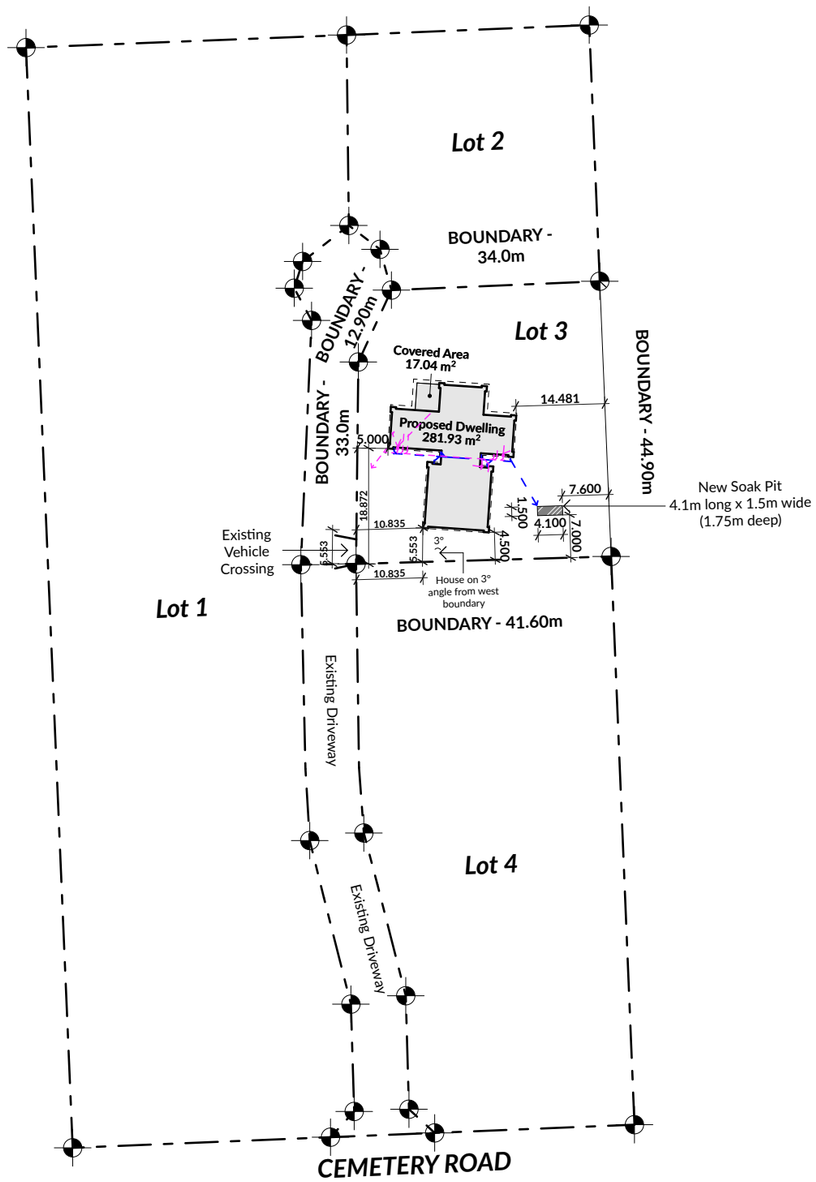
Additional Site Coverage has been approved under Resource Consent RM260457

Drawing List

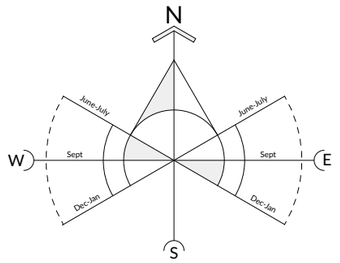
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Note:
Ensure the house has a minimum floor level of 347.5m in terms of the NZ Vertical Datum 2016.

The site datum is the overflow wier contained in covenant area G DP 608803 with a reduced level of 347.0m in terms of the NZ Vertical Datum 2016



PROPOSED SITE PLAN
Scale 1:1000 @ A3



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Drawing Name
Site Plan

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Contractor must check all dimensions and levels on site prior to construction.

The provisions of the New Zealand Building Code override anything that is inconsistent in these specifications and plans and must be complied with.

GENERAL NOTES:

Wind Zone: High
Earthquake Zone: 3
Snow zone: Truss Designer
Exposure Zone: B

Floor Area
278.31m² Over Framing
281.93m² Over Foundation

	Smart Meter
⊗ SD	Smoke Detector
DP	Down Pipe
HT	Hose Tap

General Notes:

Total Floor Area over Foundation:
281.93m²

Building Height:
4.325m from FFL

Cladding Materials:
Thermo Brushed Nordic Pine 135x20mm Vertical Profile on 20mm cavity
Stacked Natural Stone 200mm thick on 50mm Cavity

Roof Cladding:
0.40 Dimond Hi-Five with selected Colorcote ZR8 Zinacore finish (ISO Category 1-2) Areas far inland

Roof Pitch:
3° + 4° pitch

Typical Ceiling Height:
Sloping - Varies

Internal Door Leaf Height:
Refer to Door Schedule

Internal Door Leaf Width:
Refer to Door Schedule

Heating:
Fireplace - Maxen Cargill 350 ULEB
Hot Water Heat Pump

Ceiling Vents:

Bathroom and Laundry
Into ceiling space to exit through eave as shown

Range Hood
Into ceiling space to exit through eave as shown

Foundation Type:
Maxslab 300 Floor and Foundation System with T40 Maxedge - refer to Foundation Plan for details

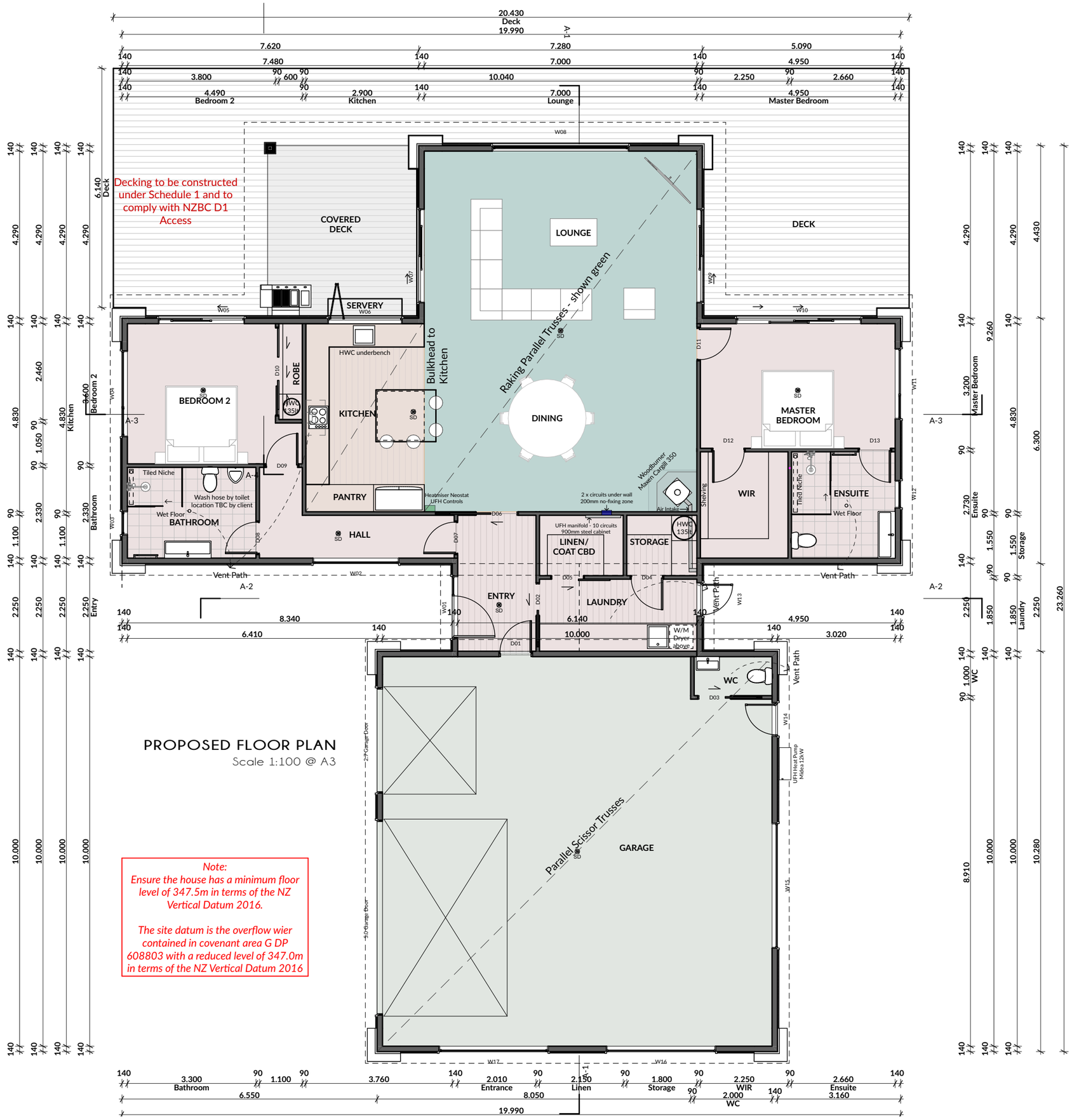
Insulation:
Refer to H1 Thermal Plan

Wall Underlay
7mm Ecoply Barrier

Roof Underlay
Thermakraft 215 (refer to specification)
7mm Ecoply Barrier

Vent Path / Mechanical Ventilation
Mechanical extraction fans (including associated ducting) must have a flow rate not less than;
a) 25 L/s for showers and baths, and
b) 50 L/s for cook tops

Wet Area Floor Coverings
Floor coverings too wet areas are to be impervious coverings complying with NZBC E3/AS1 and applies to spaces such as kitchens, bathrooms, laundries and toilet facilities.



PROPOSED FLOOR PLAN
Scale 1:100 @ A3

Note:
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NZS 4514:2021 - Interconnected Smoke Alarms for Houses

Smoke alarms are to be interconnected with a minimum 10 year battery life, and shall be positioned to comply with the above standard.

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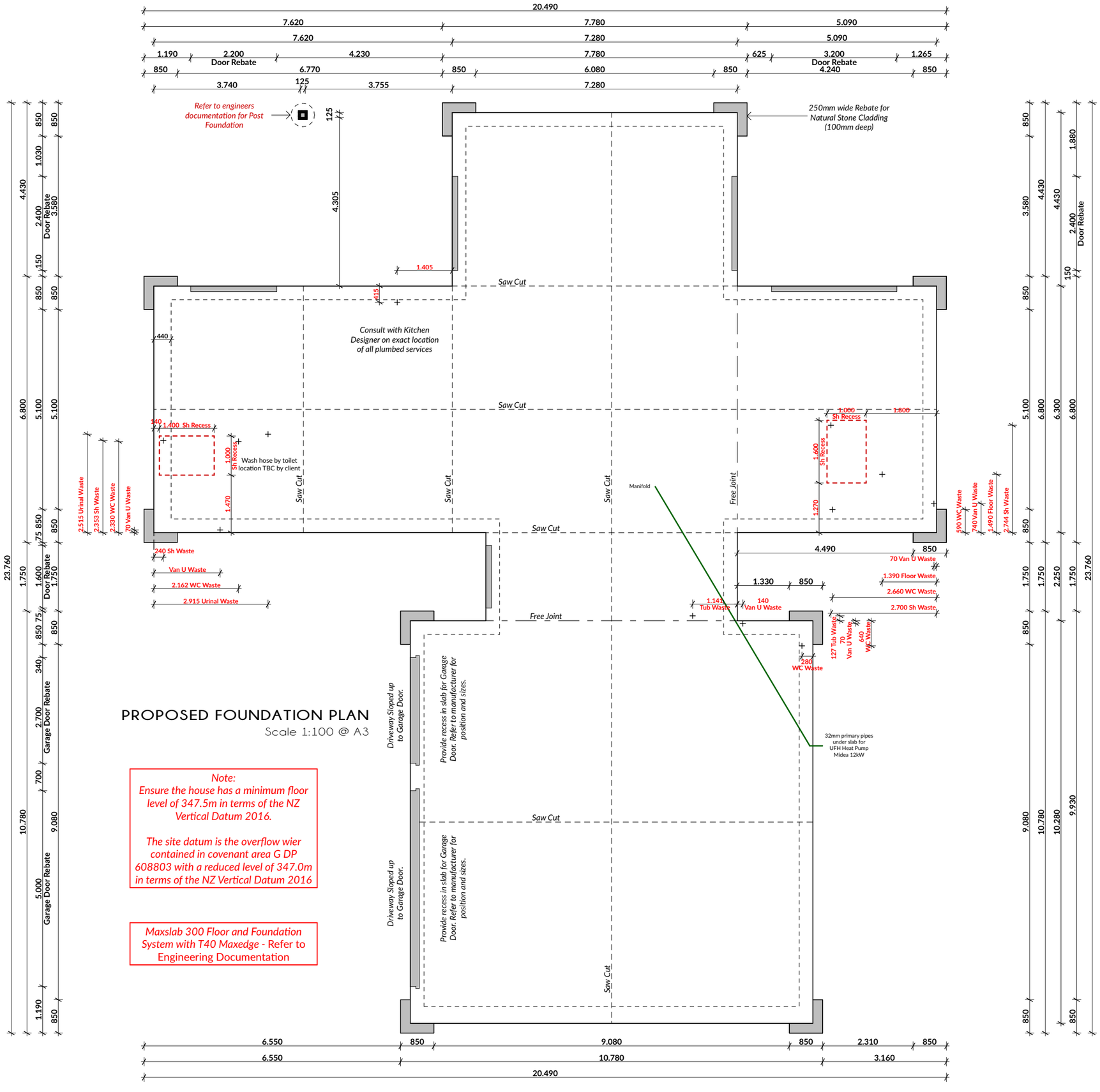
Notes

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Drawing Name
Floor Plan

Sheet #
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PROPOSED FOUNDATION PLAN

Scale 1:100 @ A3

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Maxslab 300 Floor and Foundation System with T40 Maxedge - Refer to Engineering Documentation

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Earthquake Zone - 3	Date - 08.08.25
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Snow Zone - Truss Designer	Scale - As Stated

Notes

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DESIGN + DRAFT

Drawing Name

Foundation Plan

Sheet #

Rev # - 0 **A03**

ROOFING NOTES:

Pitch:
4° + 3°pitch.

Cladding:
0.40 Dimond Hi Five steel roofing with selected Colorcote ZR8 Zinacore finish (ISO Category 1-2) Areas far inland

Flashings:
0.55 BMT colorcote provided by roofing manufacturer.

Roofing Underlay:
Thermakraft 215 or similar approved.

Spouting:
Selected Continuous Spouting system with concealed brackets at 800mm crs max. Snow straps recommended at 600crs.

Downpipe:
80mm ø uPVC downpipes painted.

Fascia:
Selected colorsteel fascia from Continuous Group.

Purlins:
70x45mm H1.2 treated SG8 purlins at 900mm crs max for intermediate span and 600crs for end span of 0.40mm BMT roofing fixed to trusses with 1/14g x 100mm self-drilling type 17 screw.

Trusses:
Selected nail plate trusses at 900mm crs fixed to manufacturers specifications.

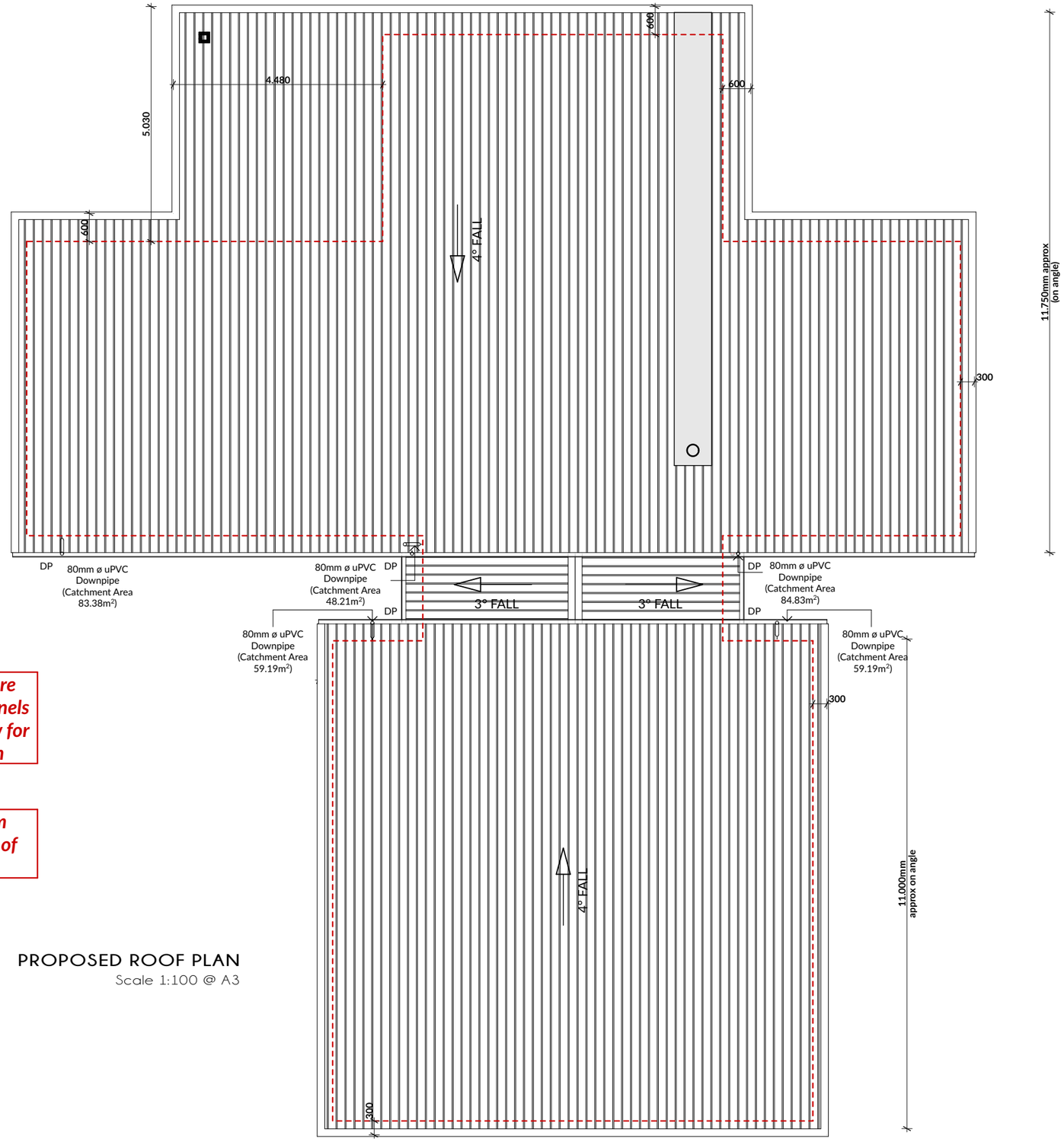
Bracing:
0.91mm x 53mm G300 Z275 Galvanised Steel Lumberlok Multi-Brace. fixed to top chord and top plate.

Refer to the MiTek documents in the specification for purlin/batten fixing, truss fixing, stud to top plate fixing & lintel fixing schedules.

Referenced Documents:
MRM
NZ Metal roofing manufacturers inc

Note: Client wants to future proof with possible solar panels to Garage only, please allow for this with the truss design

Note: Roof to have 12mm Structural Plywood to top of trusses



PROPOSED ROOF PLAN
Scale 1:100 @ A3

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Snow Zone - Truss Designer	Scale - As Stated

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Drawing Name
Roof Plan

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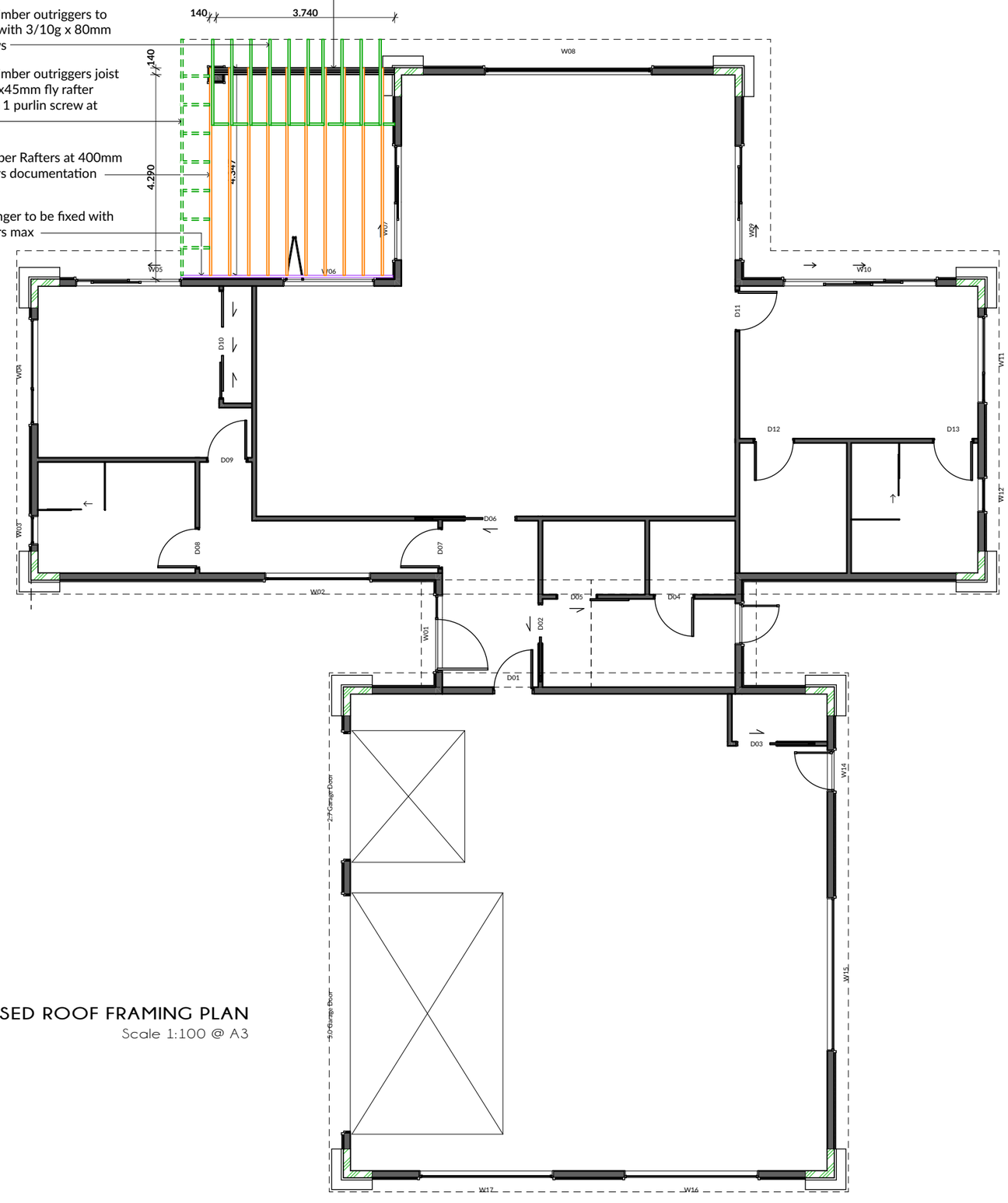
290x90 GL8 or (3/290x45mm) Roof Beam as per Engineers Documentation

90x 45mm SG8 H1.2 Timber outriggers to be side fixed to rafters with 3/10g x 80mm self drilling purlin screws

90x 45mm SG8 H1.2 Timber outriggers joist hung to rafters with 90x45mm fly rafter fixed to outriggers with 1 purlin screw at each end

240x 45 SG8 H1.2 Timber Rafters at 400mm crs max as per engineers documentation

190x 45 SG8 H1.2 Stringer to be fixed with M12 bolts at 800mm crs max



PROPOSED ROOF FRAMING PLAN

Scale 1:100 @ A3

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Drawing Name

Roof Framing Plan

Sheet #

Rev # - 0 A05

TIMBER SCHEDULE

Exterior Wall Framing - 3.350m

Studs	Size	**140x45mm**
	Treatment	**H1.2**
	Grade	**SG8**
	Spacing	**600mm crs**
Dwangs	Size	**140x45mm**
	Treatment	**H1.2**
	Grade	**SG8**
	Spacing	**800mm max (Thermo Brushed Nordic Pine)**
	Spacing	**400mm max (Natural Stone)**

Exterior Wall Framing - 3.810m

Studs	Size	**140x45mm**
	Treatment	**H1.2**
	Grade	**SG8**
	Spacing	**300mm crs**
Dwangs	Size	**140x45mm**
	Treatment	**H1.2**
	Grade	**SG8**
	Spacing	**800mm max (Thermo Brushed Nordic Pine)**
	Spacing	**400mm max (Natural Stone)**

Exterior Corner Wall Framing - Hyspan - Natural Stone

Refer to Engineers Documentation for details S2.1

Interior Wall Framing -

Studs	Size	**90x45mm**
	Treatment	**H1.2**
	Grade	**SG8**
	Spacing	**600mm crs**
Dwangs	Size	**90x45mm**
	Treatment	**H1.2**
	Grade	**SG8**
	Spacing	**800mm max**

Roof Framing -

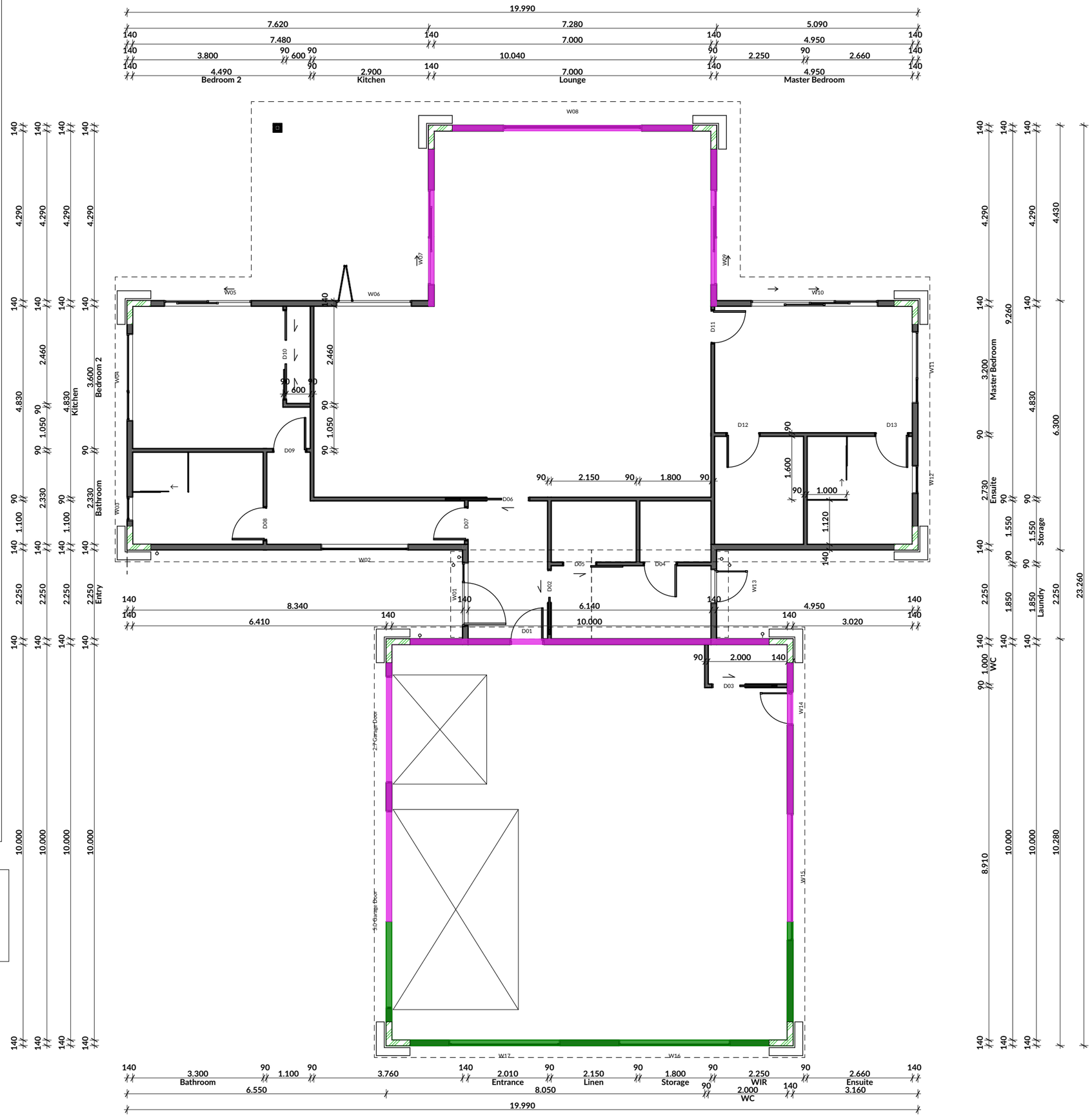
Trusses	Size	**As per Truss Design**
	Treatment	**H1.2**
	Grade	**As per Truss Design**
	Spacing	**As per Truss Design**
Purlins	Size	**70x45mm**
	Treatment	**H1.2**
	Grade	**SG8**
	Spacing	**900mm max (Intermediate Spacing) 600mm max (Periphery Spacing)**

This Framing Plan is to be read in conjunction with the Truss and Frame Design.

LINTEL INFORMATION

W08- Refer to Engineers Lintel Plan for details

5.0m Garage Door - Refer to Engineers Lintel Plan for details



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Drawing Name

Framing Plan

Sheet #

Rev # - 0 A06

Plumbing and Drainage:

100mm uPVC surface water drain at 1:100 gradient to Soak Pit. (SW)

100mm uPVC foul water drain at 1:100 gradient to Existing street Connection. (FW)

NOTE:

The water supply system shall be tested to ensure watertightness. An acceptable testing method is to:

a) Subject the hot and cold system to a pressure of 1500 kPa for a period of not less than 15 minutes, and
b) Inspect the system to ensure that there are no leaks.
AS PER G12/AS1

Protection from freezing

Where there is the likelihood of freezing, hot and cold water supply systems shall be protected in the following manner:
a) Piping outside of the building thermal envelope shall be insulated,
b) Piping buried in the ground shall be insulated or installed below a level affected by freezing, and
Storage water heater vent pipes shall be insulated

legionella bacteria

Irrespective of whether a mixing

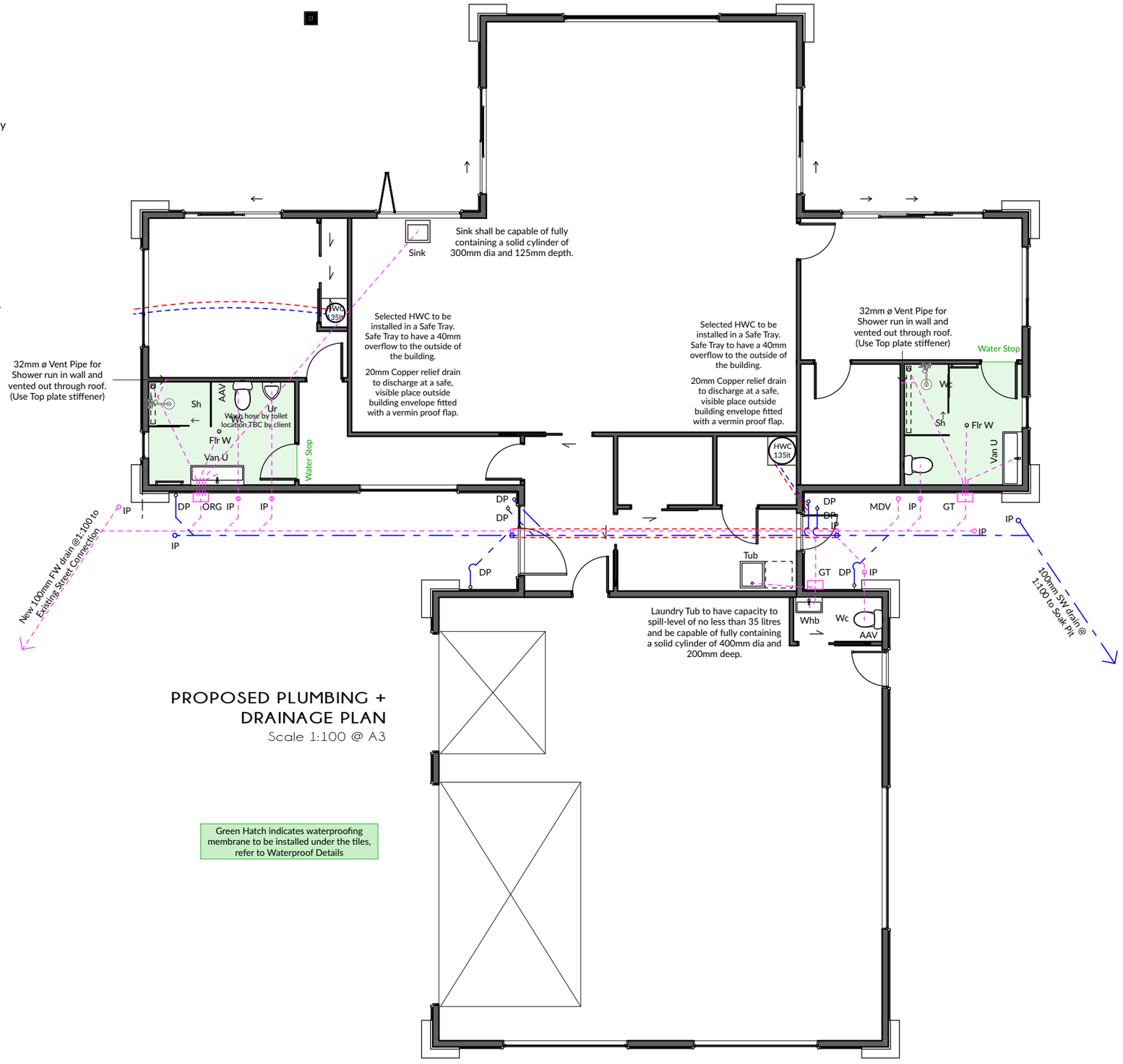
device is installed, the storage water heater control thermostat shall be set at a temperature
of not less than 60°C to prevent the growth of Legionella bacteria.

Pipe Testing
All below ground uPVC drainage pipework is to be tested for watertightness in compliance with AS/NZS 2032 - this has to be undertaken before any backfilling of trenches s done

Thermal Lagging of pipes

Isopipe Closed-Cell Elastomeric Insulation by Allproof Industries

Reference to Sheet 5 - Plumbing and Drainage
(Effluent Field design attached)



PROPOSED PLUMBING + DRAINAGE PLAN

Scale 1:100 @ A3

Green Hatch indicates waterproofing membrane to be installed under the tiles, refer to Waterproof Details

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DESIGN + DRAFT

Drawing Name
Plumbing + Drainage Plan

Sheet #
Rev # - 0
A07

Plumbing and Drainage:

100mm uPVC surface water drain at 1:100 gradient to Soak Pit. (SW)

100mm uPVC foul water drain at 1:100 gradient to Existing street Connection. (FW)

NOTE:

The water supply system shall be tested to ensure watertightness. An acceptable testing method is to:

a) Subject the hot and cold system to a pressure of 1500 kPa for a period of not less than 15 minutes, and
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AS PER G12/AS1

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Storage water heater vent pipes shall be insulated

legionella bacteria

Irrespective of whether a mixing

device is installed, the storage water heater control thermostat shall be set at a temperature
of not less than 60°C to prevent the growth of Legionella bacteria.

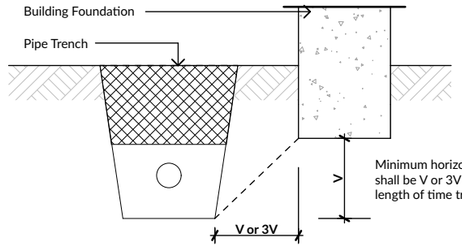
Pipe Testing
All below ground uPVC drainage pipework is to be tested for watertightness in compliance with AS/NZS 2032 - this has to be undertaken before any backfilling of trenches s done

Thermal Lagging of pipes

Proprietary Isopipe Closed-Cell Elastomeric Insulation with a minimum wall thickness of 13mm

LEGEND

Ref	Fixture	Waste Size	Gradient	DUs
WC	Water Closet	80mm	1:60	4
B	Bath	40mm	1:20	4
SH	Shower	40mm	1:20	2
S	Kitchen Sink	50mm	1:40	3
Van.U	Vanity Unit	40mm	1:20	1
TUB	Laundry Tub	50mm	1:40	5
HWC	Hot Water Cylinder	20mm	1:40	N/A
WM	Washing Machine	N/A	N/A	5
DW	Dish Washer	20mm	N/A	3
GT	Gully Trap	100mm	1:80	N/A
TV	Terminal Vent	80mm	N/A	N/A
BT	Boundary Trap	100mm	N/A	N/A
DP	Down Pipe	80mm	N/A	N/A
IP	Inspection Point	100mm	N/A	N/A
AAV	Air Admittance Valve	N/A	N/A	N/A
HT	Hose Tap	N/A	N/A	N/A
BDV	Main Drain Vent	80mm	N/A	N/A



RELATIONSHIP OF PIPE TRENCH TO FOUNDATION
Scale 1:20 @ A3

NZBC G13/AS2 5.6.1 For light timber framed and concrete masonry buildings constructed to NZS 3604 or NZS 4229 in accordance with B1/AS1 pipe trenches which are open for no longer than 48 hours shall be located no closer than V to the underside of any building foundation, as shown in Figure 8. Where the trench is to remain open for periods longer than 48 hours the minimum horizontal separation shall increase to 3V in all ground except rock.

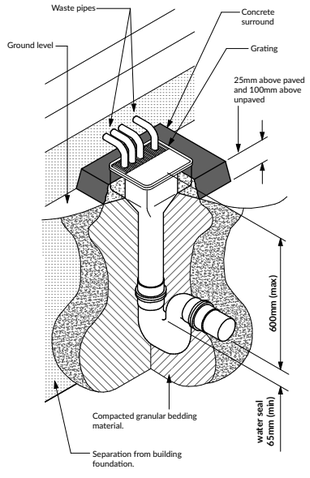
Please read in conjunction with site plan on sheet 1

The overflow level of the gully dish no less than:

25 mm above paved surfaces
100 mm above unpaved surfaces

NOTE: The water supply system shall be tested to ensure watertightness. An acceptable testing method is to:
a) Subject the hot and cold system to a pressure of 1500 kPa for a period of not less than 15 minutes, and b) Inspect the system to ensure that there are no leaks. AS PER G12/AS1

Potable water supply (Water Storage Tanks) are to be tested to ensure they meet the requirements of Ministry of Health document "Drinking Water Standards for New Zealand" prior to Council issuing Code of Compliance Certificate.



GULLY TRAP DETAIL
Scale 1:20 @ A3

Overflow relief Gully Trap is to be positioned so that the top of the gully dish is no less than 150 mm below the overflow level of the lowest sanitary fixture served by the drainage system,
b) Have a grating that will allow surcharge,
c) Be located in a visible position, and
d) Be installed so that surcharge cannot enter into or under buildings.

Plumbing and Drainage:

Existing 100mm uPVC Foul Water drain at 1:100 gradient to Existing Street Connection. (FW)

New 100mm uPVC waste pipe at 1:100 gradient to connect into Existing FW Drain. (FW)

NOTE:

The water supply system shall be tested to ensure watertightness. An acceptable testing method is to:

a) Subject the hot and cold system to a pressure of 1500 kPa for a period of not less than 15 minutes, and
b) Inspect the system to ensure that there are no leaks.
AS PER G12/AS1

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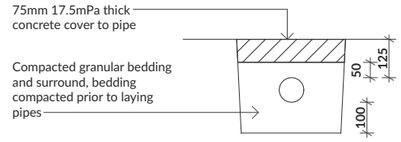
legionella bacteria

Irrespective of whether a mixing device is installed, the storage water heater control thermostat shall be set at a temperature of not less than 60°C to prevent the growth of Legionella bacteria.

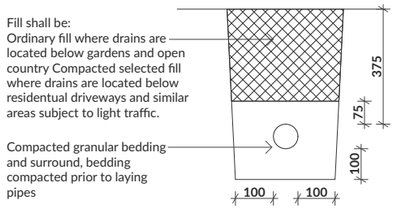
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Thermal Lagging of pipes

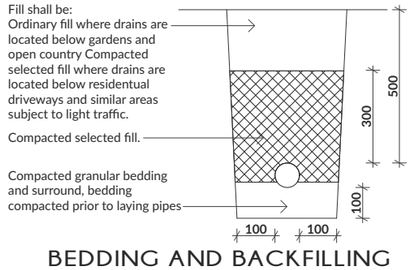
Isopipe Closed-Cell Elastomeric Insulation with a minimum wall thickness of 13mm by Allproof Industries



BEDDING AND BACKFILLING
Scale 1:20 @ A3
125mm - 375mm Cover



BEDDING AND BACKFILLING
Scale 1:20 @ A3
375mm - 500mm Cover



BEDDING AND BACKFILLING
Scale 1:20 @ A3
500mm or more Cover

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Drawing Name
Plumbing + Drainage Notes

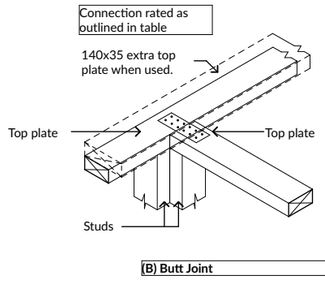
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Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

(A) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by fixing as shown in figure 8.16 of 6kN capacity;

(B) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least two external walls by fixings as shown in figure 8.16 each of 6kN capacity;

(C) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least two external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4kN per 100 bracing units.



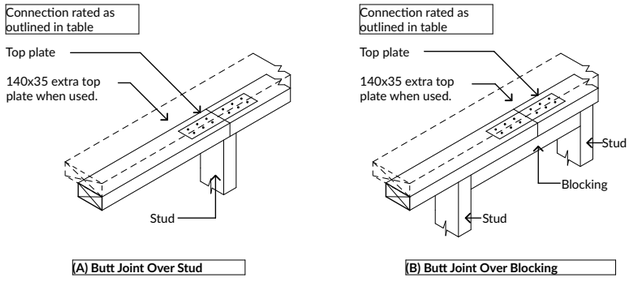
(B) Butt Joint

Connecting top plates to external walls at right angles - Walls containing bracing

SCALE: NTS (Figure 8.15 as per NZS 3604:2011)

Capacities of metal plate joints	
Up to 3 kN	**3/30x3.15mm nails per side**
Up to 6 kN	6/30x3.15mm nails per side

NOTE-
(1) See section 4 for durability requirements



(A) Butt Joint Over Stud

(B) Butt Joint Over Blocking

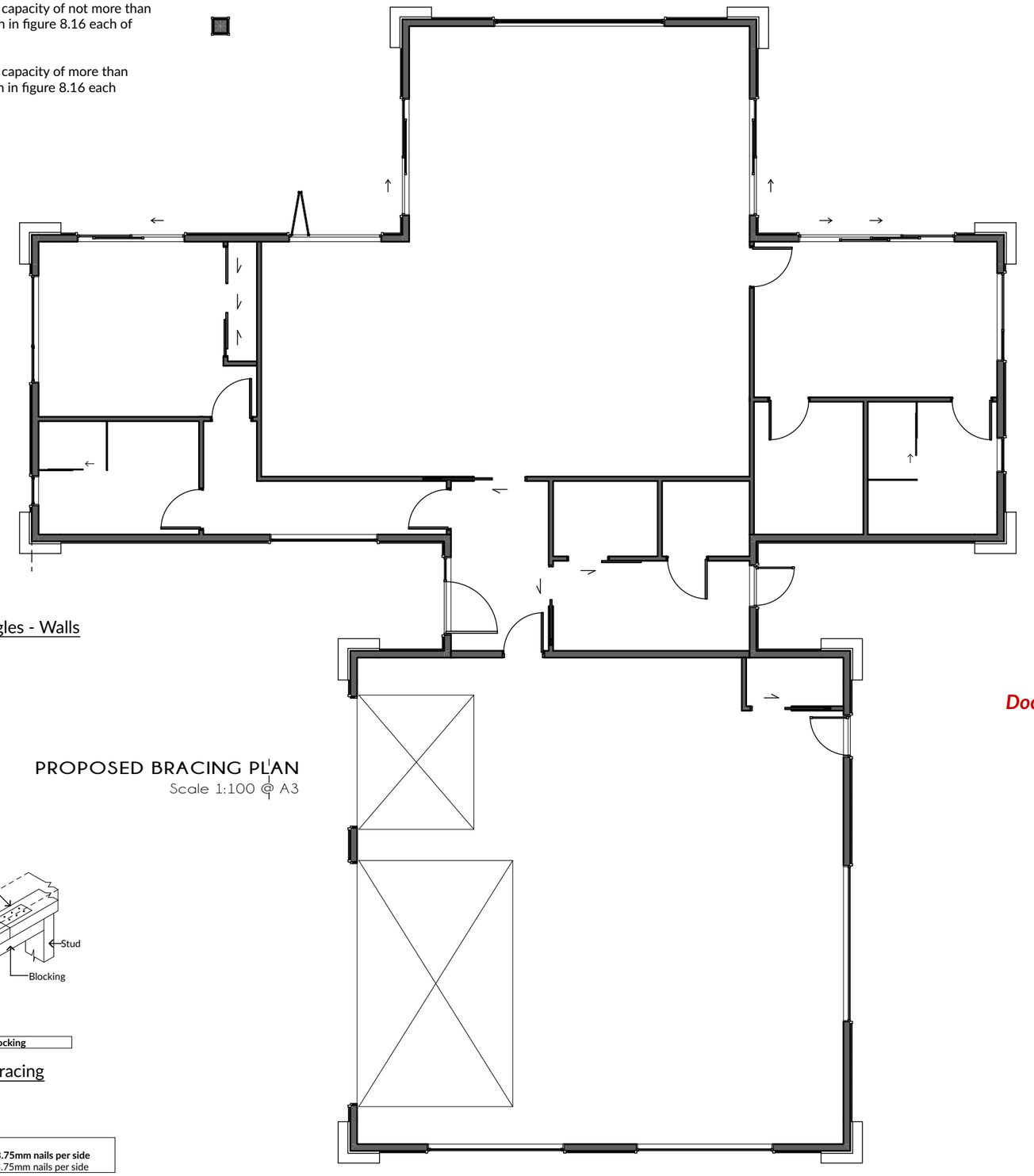
Connecting top plates in line - Walls containing bracing

SCALE: NTS (Figure 8.15 as per NZS 3604:2011)

Capacities of metal plate joints(2)	
Up to 3 kN	**3/30x3.15mm nails per side**
Up to 6 kN	6/30x3.15mm nails per side

Capacities of nailed joints(2)	
Up to 3 kN	**3/100x3.75mm nails per side**
Up to 6 kN	6/100x3.75mm nails per side

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



PROPOSED BRACING PLAN
Scale 1:100 @ A3

Refer to Engineers Documentation for Bracing Calculations

Client
Ken Roulston
6 Rinsary Lane
Lake Hāwea

Project Information

Wind Zone - High	Job # - J25571
Earthquake Zone - 3	Date - 08.08.25
Corrosion Zone - B	Drawn - BT
Snow Zone - Truss Designer	Scale - As Stated

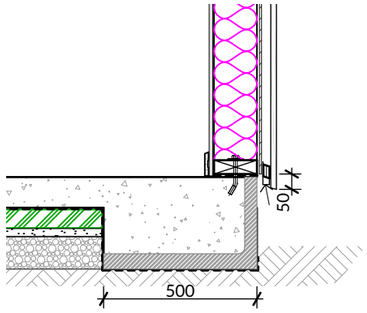
Notes

Project
New Residence
09-Sep-2026 Rev 0 Issued for Building Consent

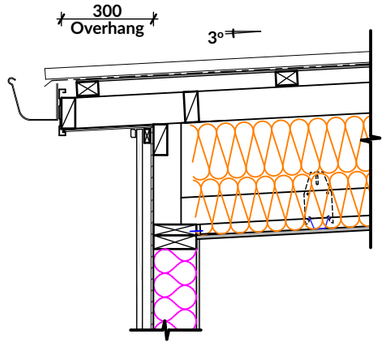
HUSK
DESIGN + DRAFT

Drawing Name
Bracing Plan

Sheet #
Rev # - 0 A09



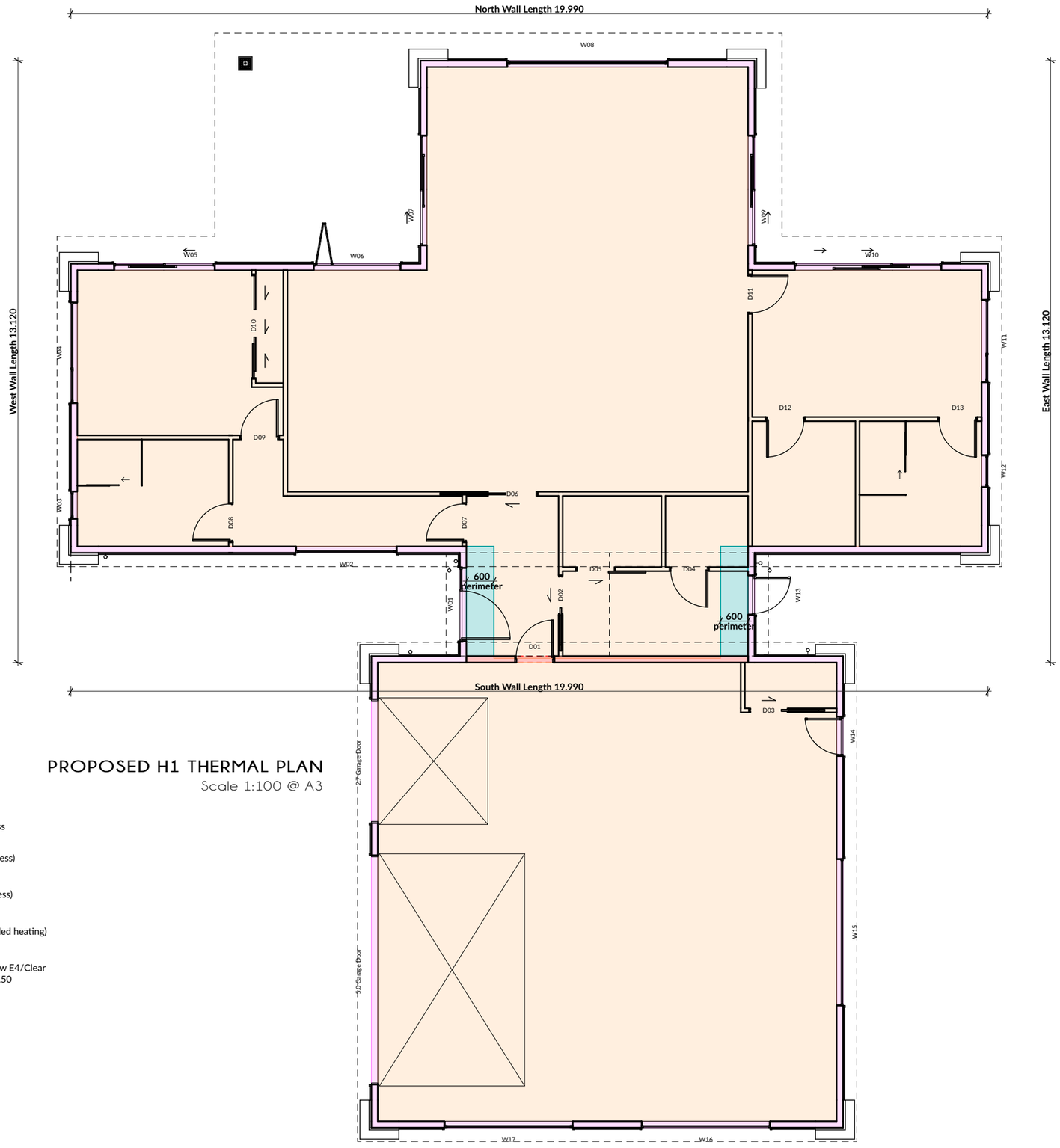
FOUNDATION DETAIL
Scale 1:20 @ A3



EAVES DETAIL
Scale 1:20 @ A3
RAKED CEILING

Downlights:

Downlights if installed are required to be ICF rated.



PROPOSED H1 THERMAL PLAN
Scale 1:100 @ A3

NOTE: Although the Garage is shown as insulated, it is not included in the H1 Thermal Calculations

LEGEND

161.72 m²		Central Ceiling Insulation - Two layers of R3.6 Pink Batts 360mm Total thickness, (180mm Thickness each layer)
2.86m²		Perimeter Ceiling Insulation - Single layer of R3.2 Skillion Pink Batts (115mm thick), on Single layer of R1.0 Skillion Pink Superbatts (40mm Thickness). 155mm Total thickness
		External Wall Insulation - R4.0 Pink Batts (140mm Thickness)
		Internal Wall Insulation - R4.0 Pink Batts (140mm Thickness)
		Maxraft MAXSlab 300 - R3.54 - (R3 required for embedded heating)
External Joinery		Thermally Broken Aluminium Frame with Double Pane Low E4/Clear - Argon - Thermally Improved Spacer (Ug 1.10). R Value 0.50

H1 Calculation Information (Thermal Area Only - Excluding Garage)

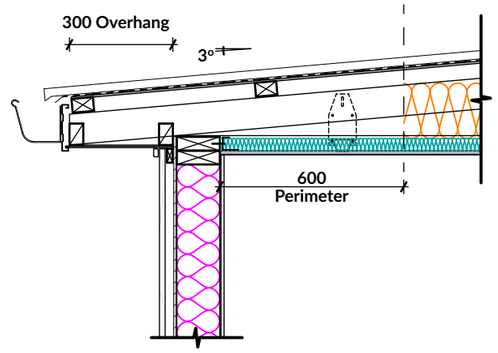
Slab Area - 175.70m²

Slab Perimeter - 59.02m - Slab Edge - (no rebate)

Slab Perimeter - 13.2m - Slab Edge - (rebate)

Total Roof/Ceiling Area - 164.65m

NOTE: Underfloor Heating is to be installed



EAVES DETAIL
Scale 1:20 @ A3
STANDARD FLAT CEILING

Client
Ken Roulston
6 Rinsary Lane
Lake Hāwea

Project Information

Wind Zone - High	Job # - J25571
Earthquake Zone - 3	Date - 08.08.25
Corrosion Zone - B	Drawn - BT
Snow Zone - Truss Designer	Scale - As Stated

Notes

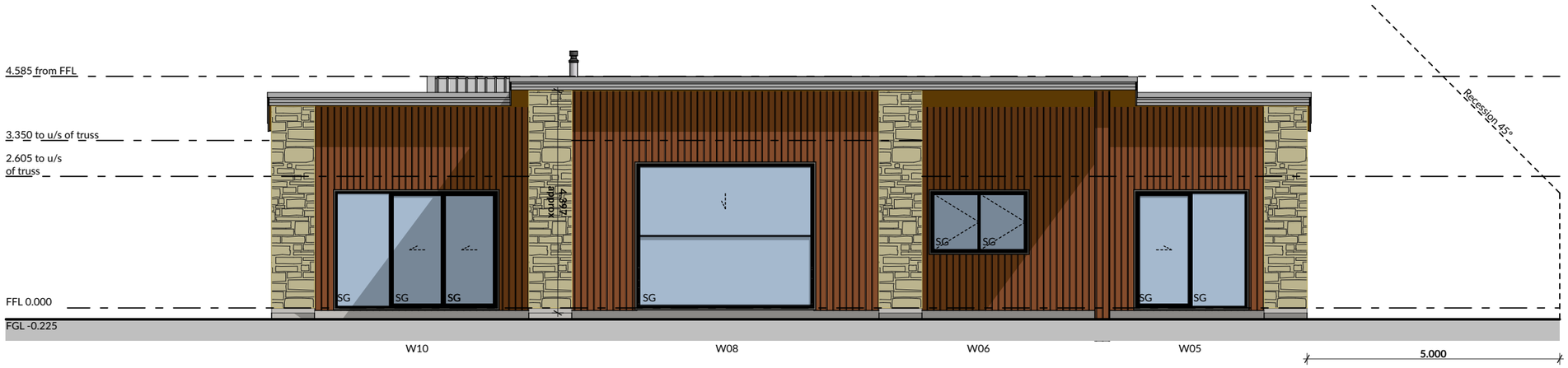
Project
New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

HUSK
DESIGN + DRAFT

Drawing Name
H1 Thermal Plan

Sheet #
Rev # - 0 **A10**



SG = Safety Glazing

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**3**

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**4**



EAST ELEVATION

Scale 1:100 @ A3

SG = Safety Glazing

Client

Ken Roulston

6 Rinsary Lane

Lake Hāwea

Project Information

Wind Zone - High

Earthquake Zone - 3

Corrosion Zone - B

Snow Zone - Truss Designer

Job # - J25571

Date - 08.08.25

Drawn - BT

Scale - As Stated

Notes

Project

New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

HUSK DESIGN + DRAFT

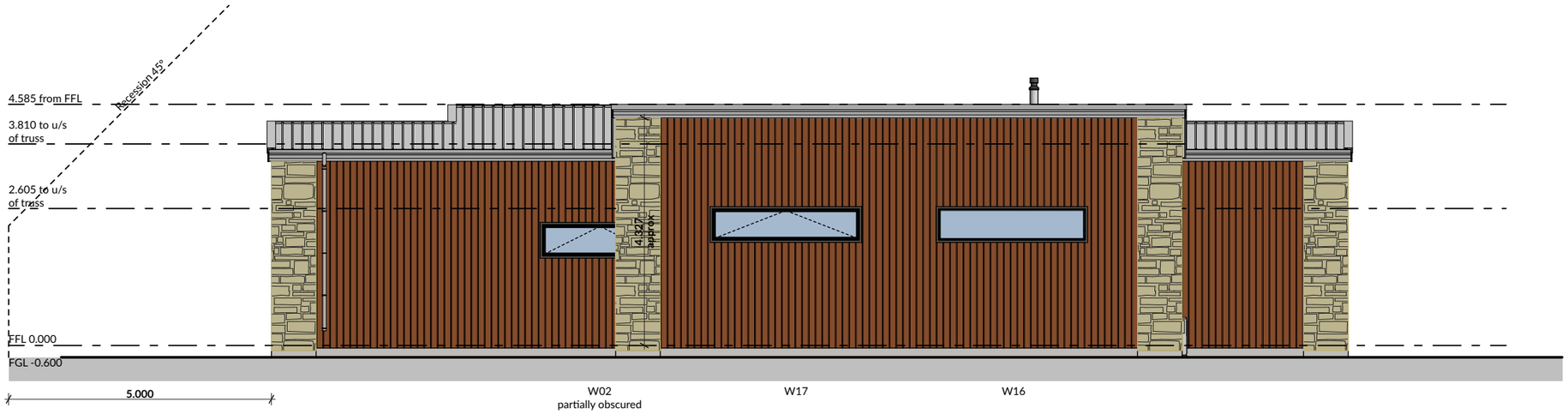
Drawing Name

Elevations

Rev # - 0

Sheet #

A11



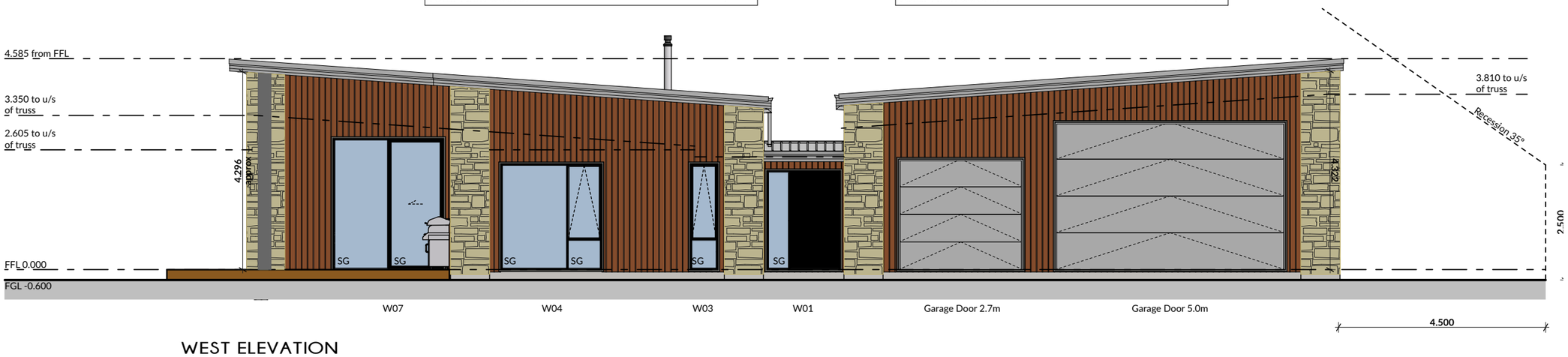
SOUTH ELEVATION

Scale 1:100 @ A3

SG = Safety Glazing

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**4**

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**4**



WEST ELEVATION

Scale 1:100 @ A3

SG = Safety Glazing

Client

Ken Roulston

6 Rinsary Lane

Lake Hāwea

Project Information

Wind Zone - High

Earthquake Zone - 3

Corrosion Zone - B

Snow Zone - Truss Designer

Job # - J25571

Date - 08.08.25

Drawn - BT

Scale - As Stated

Notes

Project

New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

HÜSK

DESIGN + DRAFT

Drawing Name

Elevations

Sheet #

Rev # - 0

A12

0.40 Dimond Hi-Five with selected Colorcote ZR8 Zinacore finish (ISO Category 1-2) Areas far inland.

Designed timber trusses at 900mm crs max fixed to manufacturers specifications.

Refer to H1 Thermal Plan for ceiling insulation

10mm Gib wall linings to Garage

4.5mm Hardies soffit linings installed as per manufactures instruction, painted finish

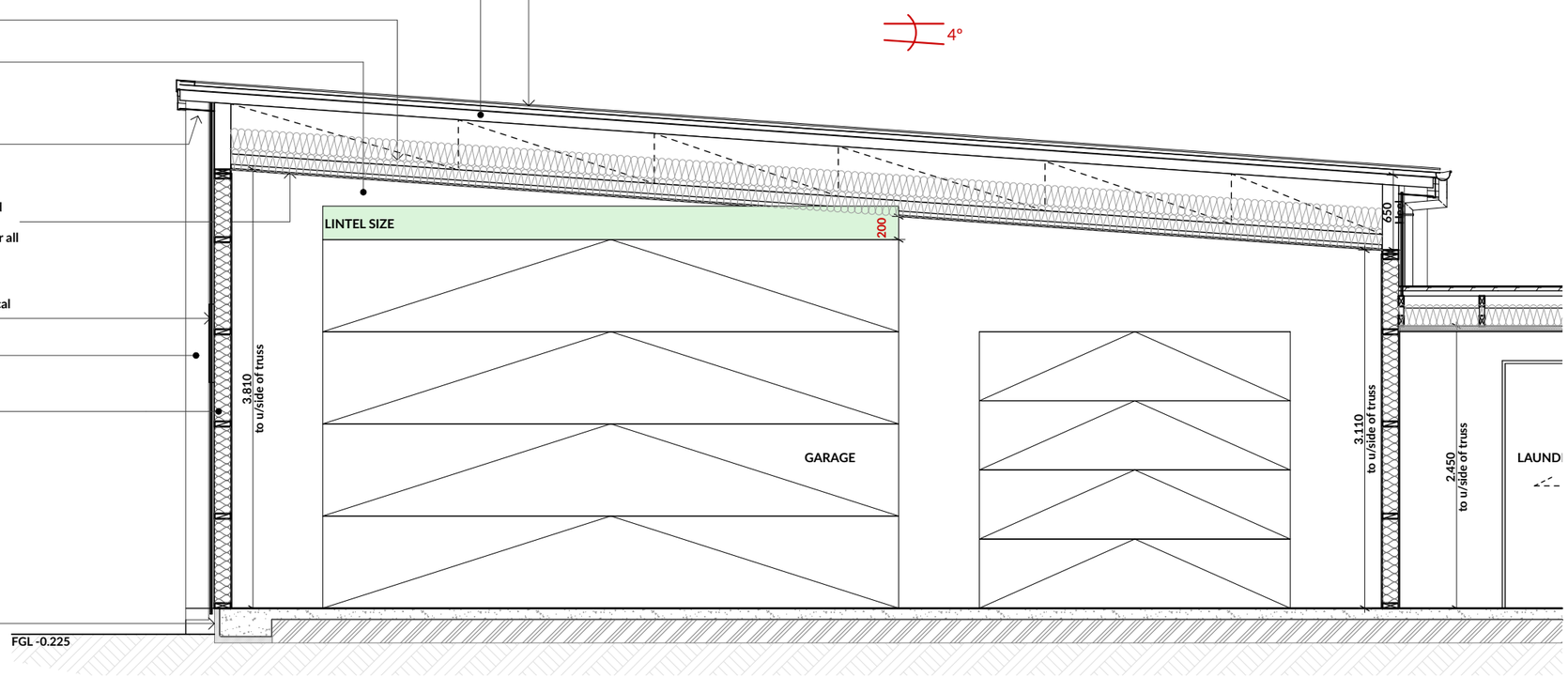
13mm thick Gib ceiling linings to form diaphragm ceiling, stopped and painted on GIB Rondo ceiling battens fixed to underside of trusses as per manufacturers specs - Follow GIB specifications for all requirements.

Thermo Brushed Nordic Pine 135x20mm Timber Cladding (Vertical Profile) on 20mm cavity

Stacked Natural Stone 200mm thick on 50mm Cavity

R4.0w insulation batts to all exterior walls.

Maxslab 300 Floor and Foundation System with T40 Maxedge - refer to Foundation Plan for details



Selected Continuous Spouting system with concealed brackets at 800mm crs max. Snow straps recommended at 600crs. Selected colorsteel fascia system from Continuous Group

0.40 Dimond Hi-Five with selected Colorcote ZR8 Zinacore finish (ISO Category 1-2) Areas far inland.

Designed timber trusses at 900mm crs max fixed to manufacturers specifications.

4.5mm Hardies soffit linings installed as per manufactures instruction, painted finish

Thermo Brushed Nordic Pine 135x20mm Timber Cladding (Vertical Profile) on 20mm cavity

R4.0w insulation batts to all exterior walls.

13mm thick Gib ceiling lining, stopped and painted on GIB Rondo ceiling battens fixed to underside of trusses as per manufacturers specs - Follow GIB specifications for all requirements.

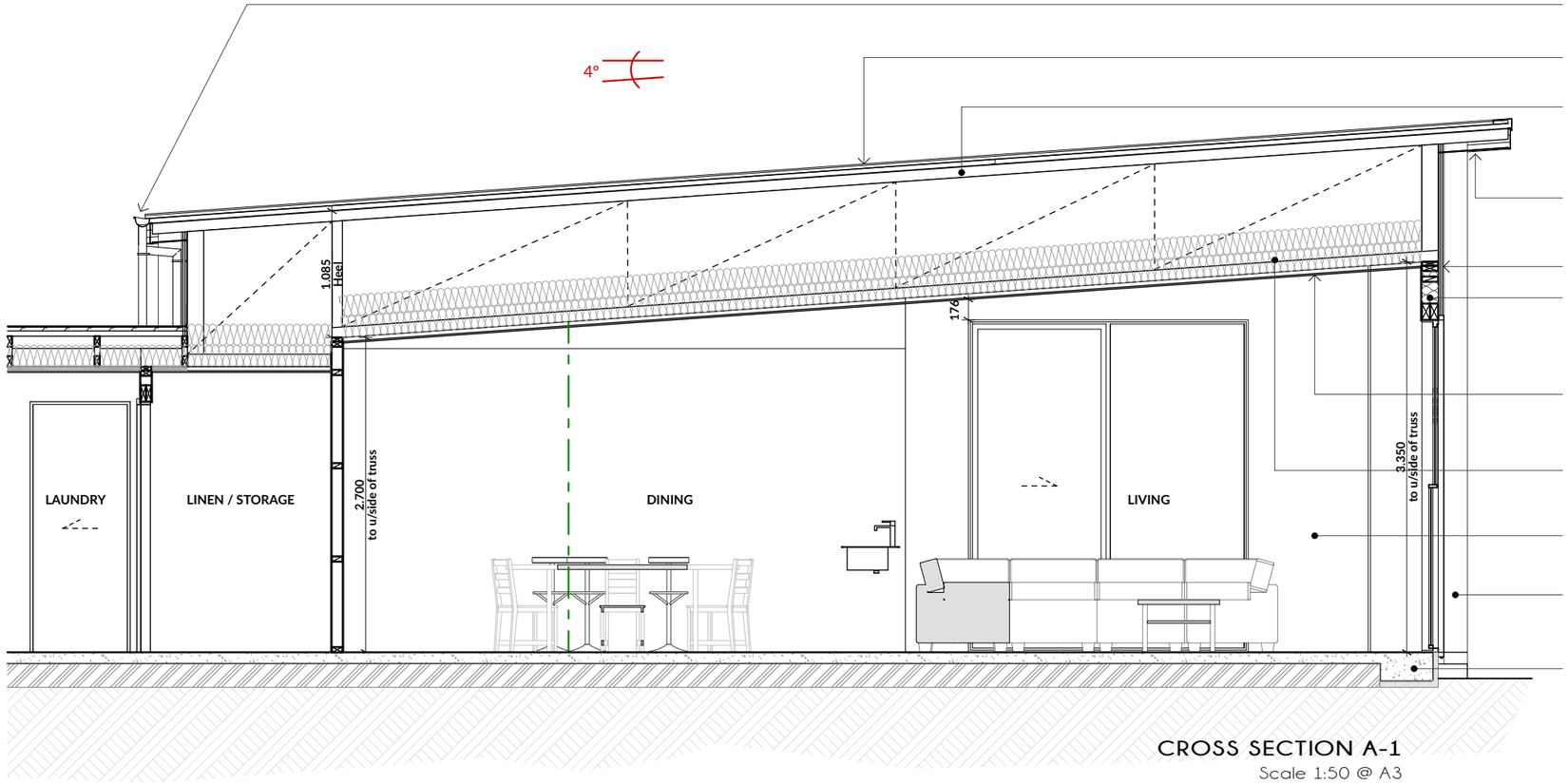
Refer to H1 Thermal Plan for ceiling insulation

10mm thick Gib Standard wall lining generally, stopped to level 4 finish and painted.

Stacked Natural Stone 200mm thick on 50mm Cavity

Maxslab 300 Floor and Foundation System with T40 Maxedge - refer to Foundation Plan for details

NOTE: Underfloor Heating is to be installed in House area



CROSS SECTION A-1
Scale 1:50 @ A3

Client
Ken Roulston
6 Rinsary Lane
Lake Hāwea

Project Information

Wind Zone - High	Job # - J25571
Earthquake Zone - 3	Date - 08.08.25
Corrosion Zone - B	Drawn - BT
Snow Zone - Truss Designer	Scale - As Stated

Notes

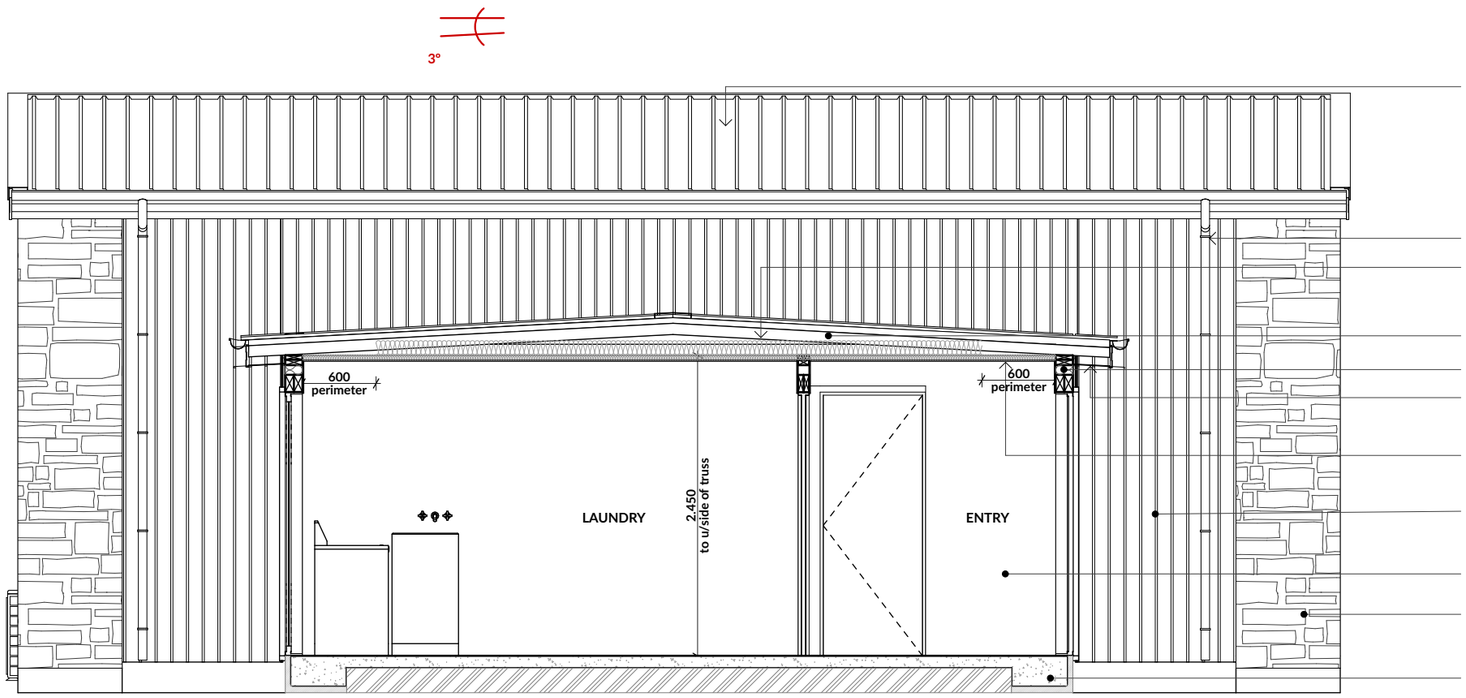
Project
New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

HÜSK
DESIGN + DRAFT

Drawing Name
Cross Section A-1

Sheet #
Rev # - 0 A13



CROSS SECTION A-2

Scale 1:50 @ A3

0.40 Dimond Hi-Five with selected Colorcote ZR8 Zinacore finish (ISO Category 1-2) Areas far inland.

Selected Continuous Spouting system with concealed brackets at 800mm crs max. Snow straps recommended at 600crs. Selected colorsteel fascia system from Continuous Group

Refer to H1 Thermal Plan for ceiling insulation

Designed timber trusses at 900mm crs max fixed to manufacturers specifications.

R4.0w insulation batts to all exterior walls.

4.5mm Hardies soffit linings installed as per manufactures instruction, painted finish

13mm thick Gib ceiling lining, stopped and painted on GIB Rondo ceiling battens fixed to underside of trusses as per manufacturers specs - Follow GIB specifications for all requirements.

Thermo Brushed Nordic Pine 135x20mm Timber Cladding (Vertical Profile) on 20mm cavity

10mm thick Gib Standard wall lining generally, stopped to level 4 finish and painted.

Stacked Natural Stone 200mm thick on 50mm Cavity

Maxslab 300 Floor and Foundation System with T40 Maxedge - refer to Foundation Plan for details

NOTE: Underfloor Heating is to be installed

Client

Ken Roulston

6 Rinsary Lane

Lake Hāwea

Project Information

Wind Zone - High	Job # - J25571
Earthquake Zone - 3	Date - 08.08.25
Corrosion Zone - B	Drawn - BT
Snow Zone - Truss Designer	Scale - As Stated

Notes

Project

New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

HÜSK

DESIGN + DRAFT

Drawing Name

Cross Section A-2

Sheet #

Rev # - 0 A14

0.40 Dimond Hi-Five with selected Colorcote ZR8 Zinacore finish (ISO Category 1-2) Areas far inland.

Designed timber trusses at 900mm crs max fixed to manufacturers specifications.

Refer to H1 Thermal Plan for ceiling insulation

Selected colorsteel fascia system from Continuous Group

4.5mm Hardies soffit linings installed as per manufactures instruction, painted finish

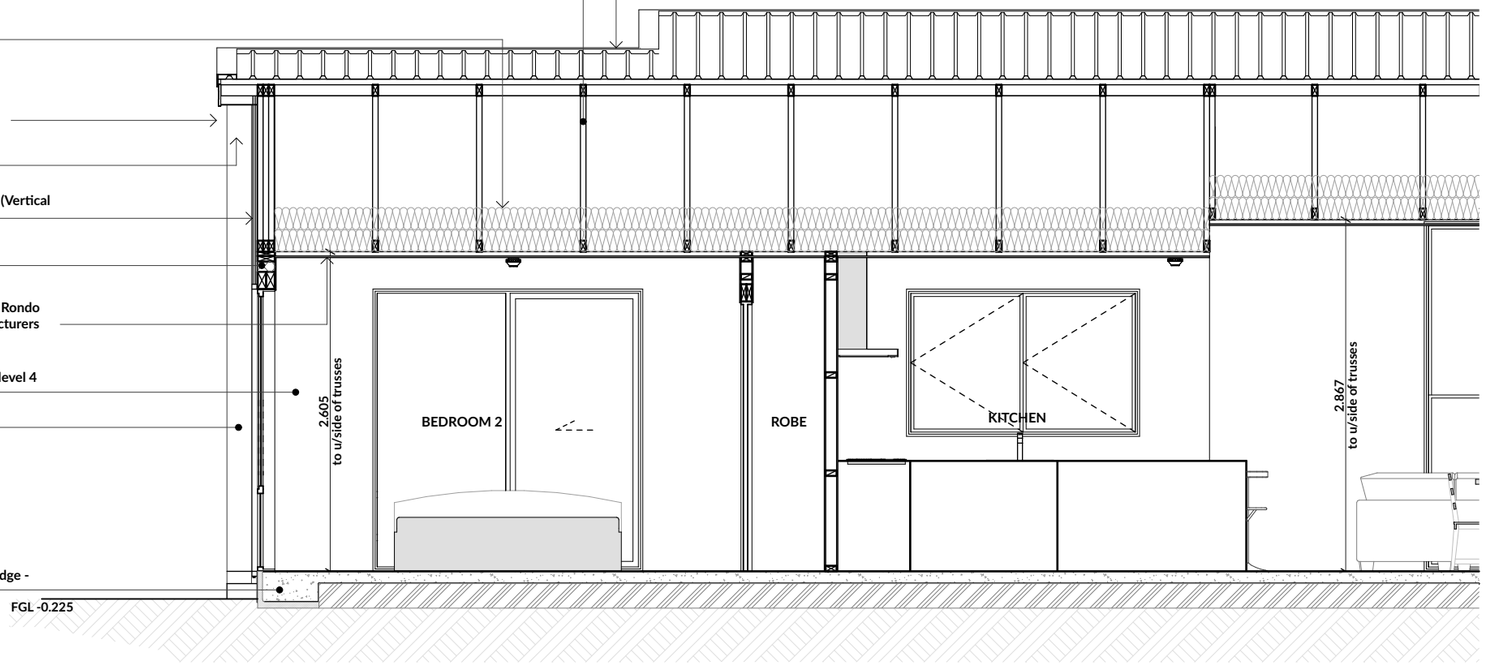
Thermo Brushed Nordic Pine 135x20mm Timber Cladding (Vertical Profile) on 20mm cavity

R4.0w insulation batts to all exterior walls.

13mm thick Gib ceiling lining, stopped and painted on GIB Rondo ceiling battens fixed to underside of trusses as per manufacturers specs - Follow GIB specifications for all requirements.

10mm thick Gib Standard wall lining generally, stopped to level 4 finish and painted.

Stacked Natural Stone 200mm thick on 50mm Cavity



Maxslab 300 Floor and Foundation System with T40 Maxedge - refer to Foundation Plan for details

FGL -0.225

NOTE: Underfloor Heating is to be installed

0.40 Dimond Hi-Five with selected Colorcote ZR8 Zinacore finish (ISO Category 1-2) Areas far inland.

Designed timber trusses at 900mm crs max fixed to manufacturers specifications.

Refer to H1 Thermal Plan for ceiling insulation

Selected colorsteel fascia system from Continuous Group

4.5mm Hardies soffit linings installed as per manufactures instruction, painted finish

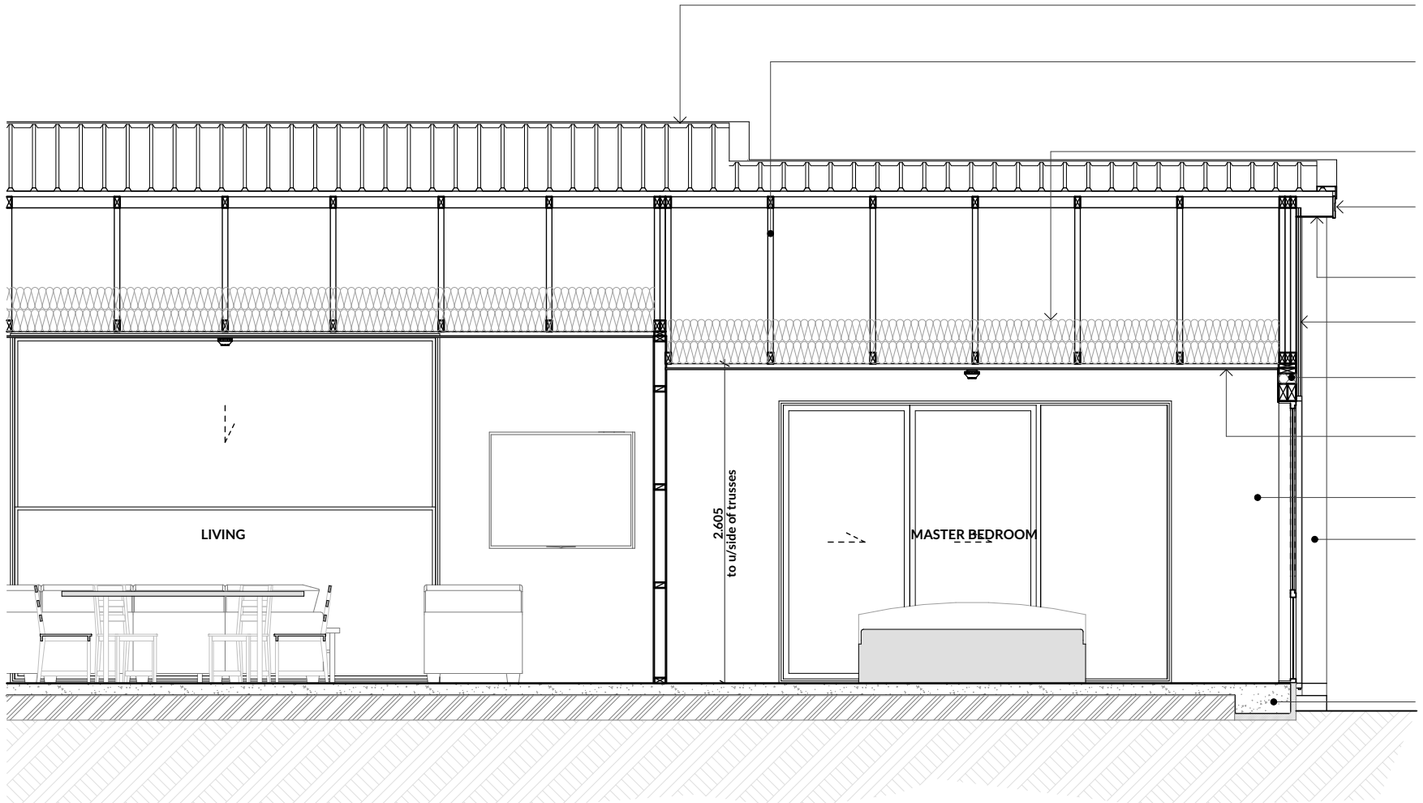
Thermo Brushed Nordic Pine 135x20mm Timber Cladding (Vertical Profile) on 20mm cavity

R4.0w insulation batts to all exterior walls.

13mm thick Gib ceiling lining, stopped and painted on GIB Rondo ceiling battens fixed to underside of trusses as per manufacturers specs - Follow GIB specifications for all requirements.

10mm thick Gib Standard wall lining generally, stopped to level 4 finish and painted.

Stacked Natural Stone 200mm thick on 50mm Cavity



Maxslab 300 Floor and Foundation System with T40 Maxedge - refer to Foundation Plan for details

NOTE: Underfloor Heating is to be installed

CROSS SECTION A-3

Scale 1:50 @ A3

Client

Ken Roulston

6 Rinsary Lane
Lake Hāwea

Project Information

Wind Zone - High	Job # - J25571
Earthquake Zone - 3	Date - 08.08.25
Corrosion Zone - B	Drawn - BT
Snow Zone - Truss Designer	Scale - As Stated

Notes

Project

New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

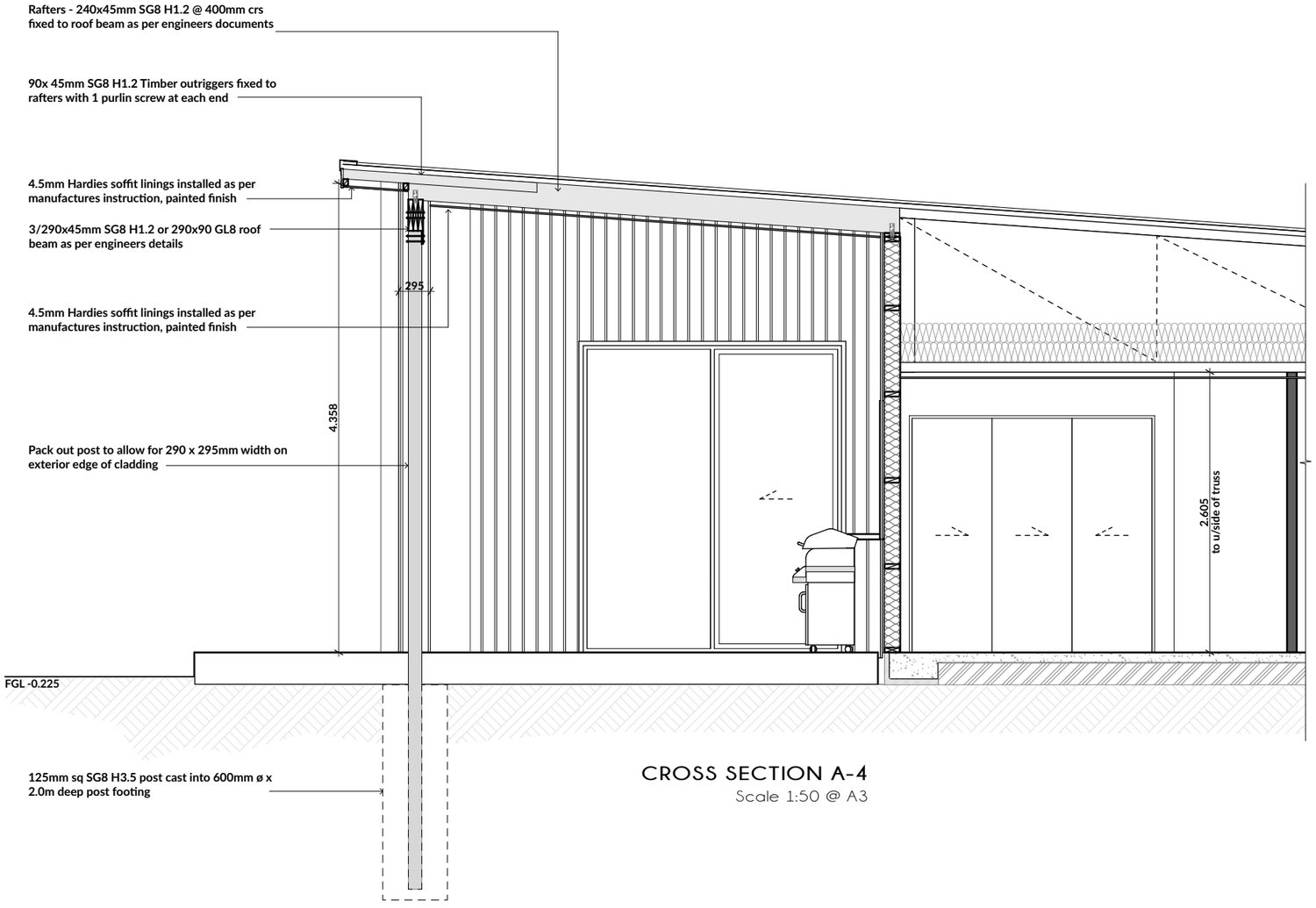
HÜSK
DESIGN + DRAFT

Drawing Name

Cross Section A-3

Sheet #

Rev # - 0 A15



CROSS SECTION A-4

Scale 1:50 @ A3

Client

Ken Roulston

6 Rinsary Lane
Lake Hāwea

Project Information

Wind Zone - High
Earthquake Zone - 3
Corrosion Zone - B
Snow Zone - Truss Designer

Job # - J25571
Date - 08.08.25
Drawn - BT
Scale - As Stated

Notes

Project

New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

HUSK
DESIGN + DRAFT

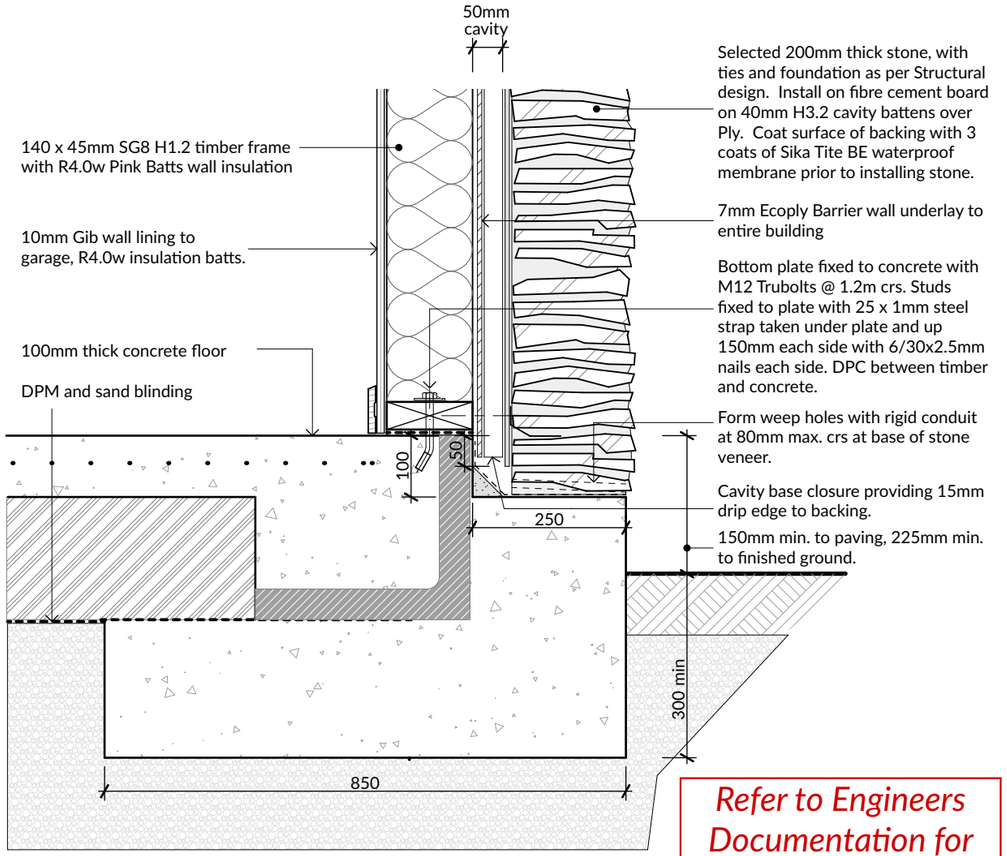
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Cross Section A-4

Rev # - 0

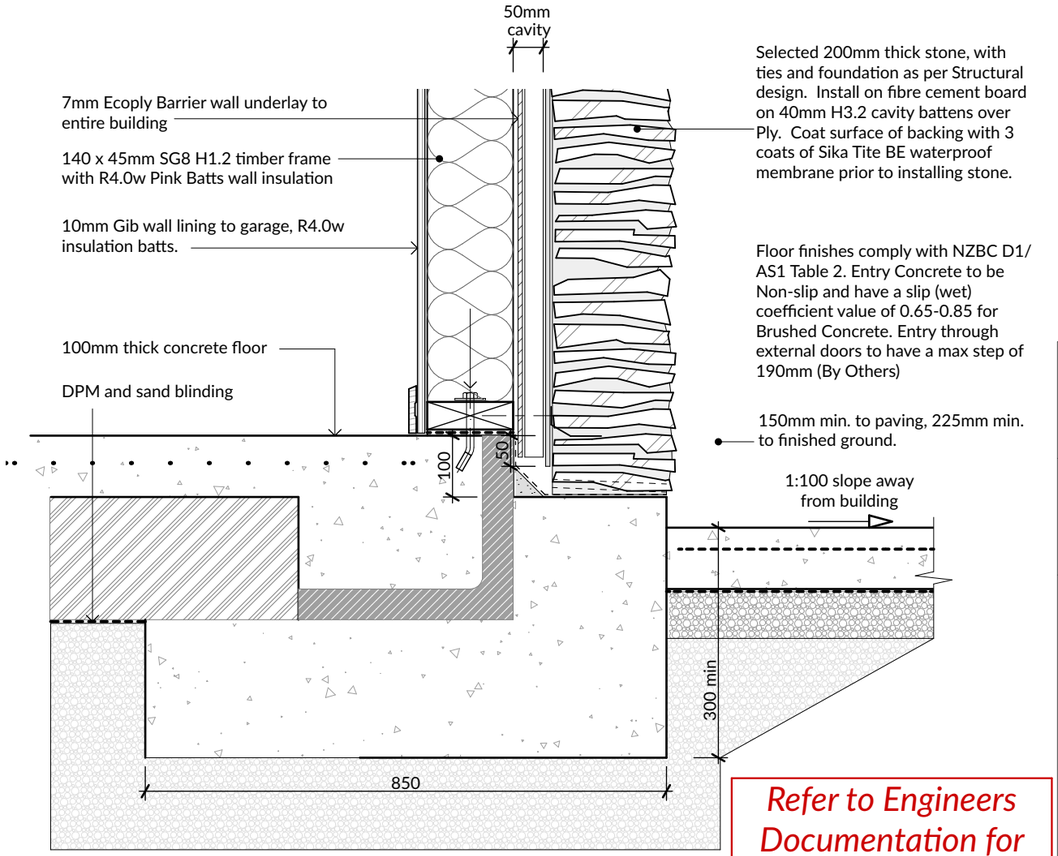
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A16



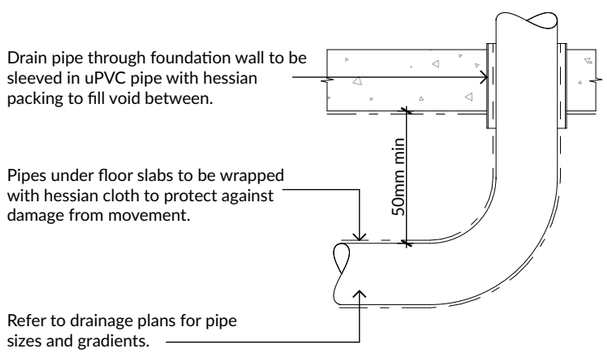
Refer to Engineers Documentation for Foundation details

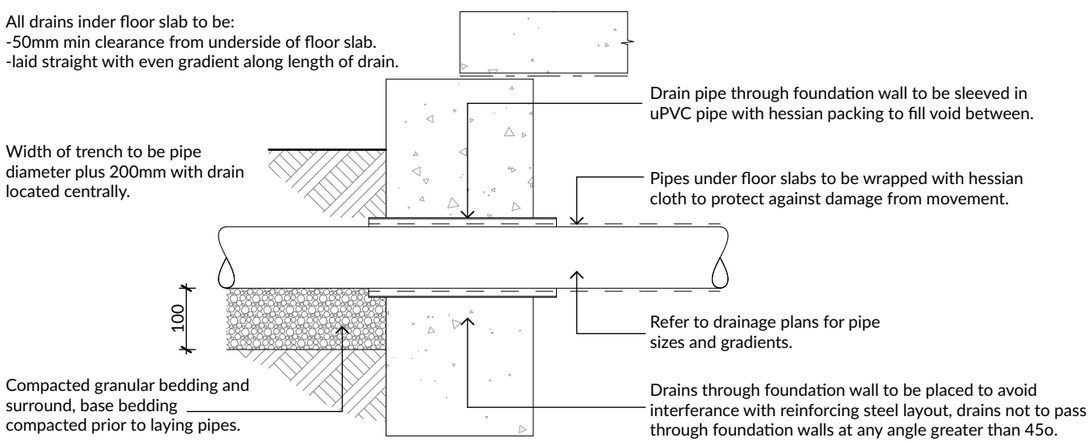
FOUNDATION DETAIL
Scale 1:10 @ A3
STONE CLADDING



Refer to Engineers Documentation for Foundation details

ENTRY DETAIL
Scale 1:10 @ A3
STONE CLADDING





PIPE PENETRATION THROUGH SLAB DETAIL
Scale 1:10 @ A3

Client
Ken Roulston
6 Rinsary Lane
Lake Hāwea

Project Information
Wind Zone - High
Earthquake Zone - 3
Corrosion Zone - B
Snow Zone - Truss Designer
Job # - J25571
Date - 08.08.25
Drawn - BT
Scale - As Stated

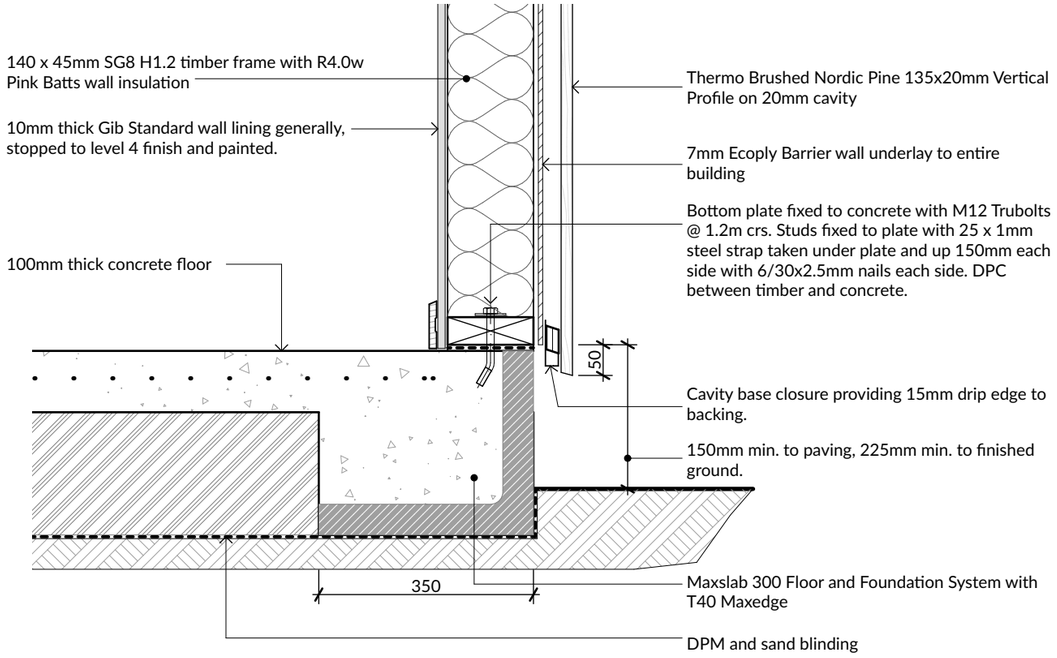
Notes

Project
New Residence
09-Sep-2026 Rev 0 Issued for Building Consent

HUSK
DESIGN + DRAFT

Drawing Name
Construction Details

Sheet #
Rev # - 0
A17



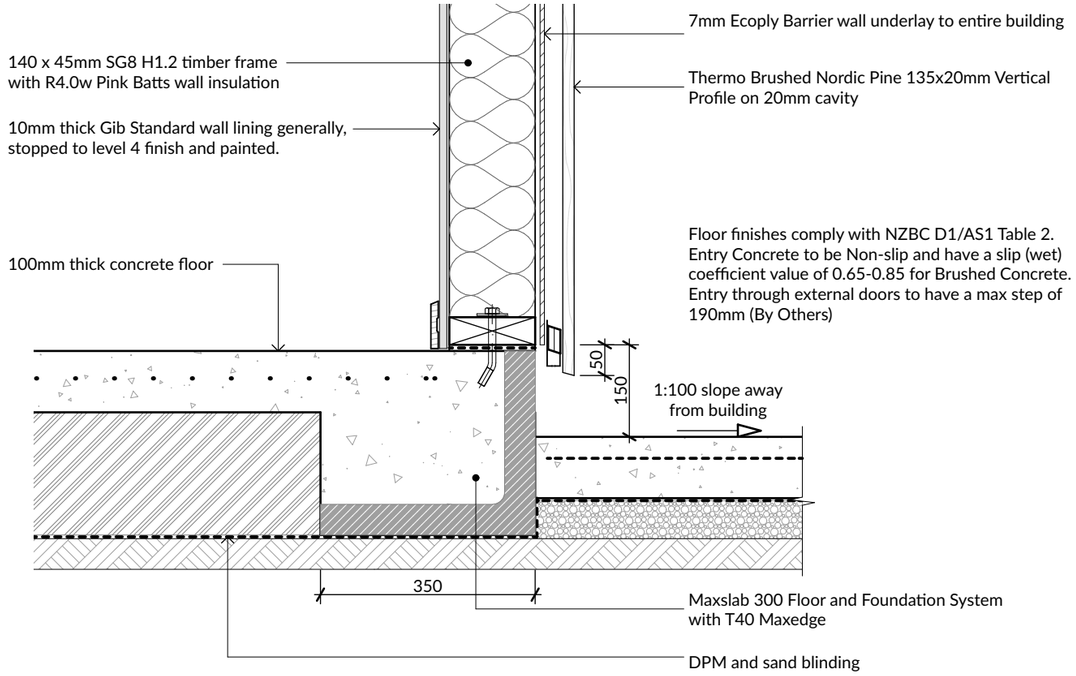
FOUNDATION DETAIL

Scale 1:10 @ A3

THERMO BRUSHED NORDIC PINE CLADDING

Refer to Engineers Documentation for Foundation details

Refer to Engineers Documentation for Foundation details



FOUNDATION DETAIL

Scale 1:10 @ A3

THERMO BRUSHED NORDIC PINE CLADDING

Client

Ken Roulston

6 Rinsary Lane

Lake Hāwea

Project Information

Wind Zone - High

Earthquake Zone - 3

Corrosion Zone - B

Snow Zone - Truss Designer

Job # - J25571

Date - 08.08.25

Drawn - BT

Scale - As Stated

Notes

Project

New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

HUSK DESIGN + DRAFT

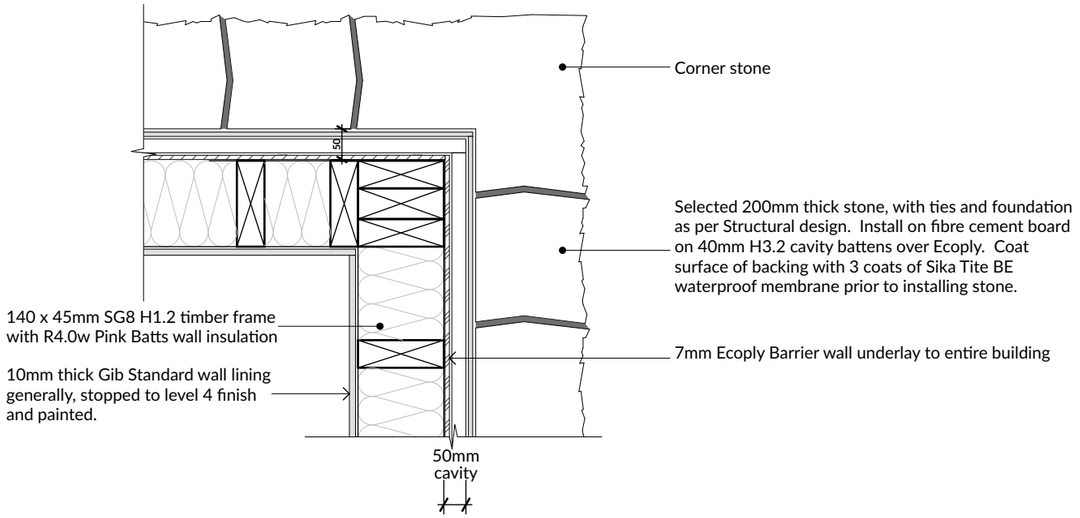
Drawing Name

Construction Details

Sheet #

Rev # - 0

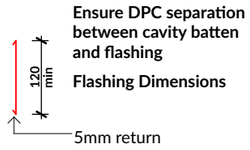
A18

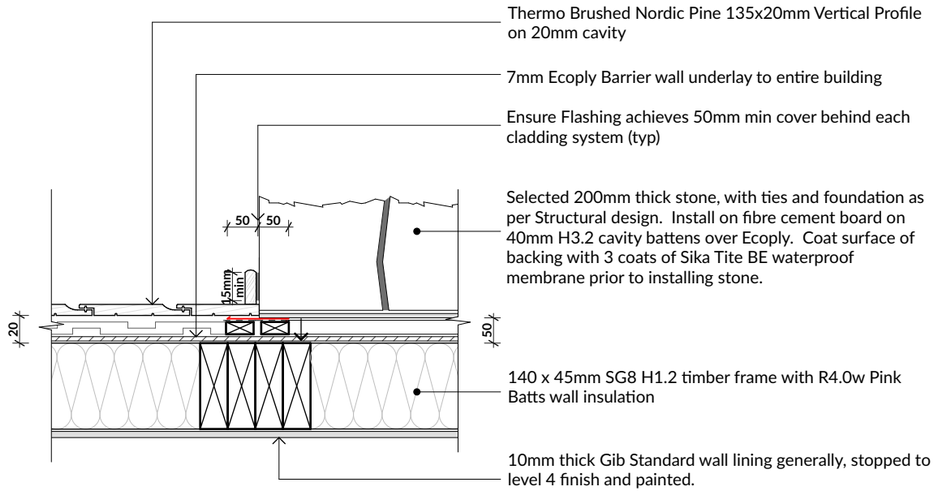


EXTERNAL CORNER DETAIL

Scale 1:10 @ A3

STONE CLADDING

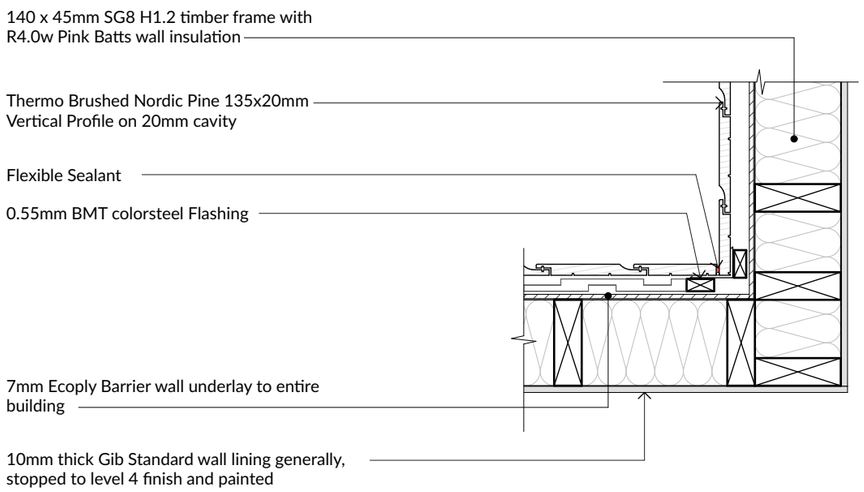




CLADDING JUNCTION

Scale 1:10 @ A3

STONE / THERMO BRUSHED NORDIC PINE JUNCTION



INTERNAL CORNER JUNCTION

Scale 1:10 @ A3

THERMO BRUSHED NORDIC PINE CLADDING

Client

Ken Roulston

6 Rinsary Lane

Lake Hāwea

Project Information

Wind Zone - High

Earthquake Zone - 3

Corrosion Zone - B

Snow Zone - Truss Designer

Job # - J25571

Date - 08.08.25

Drawn - BT

Scale - As Stated

Notes

Project

New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

HÜSK

DESIGN + DRAFT

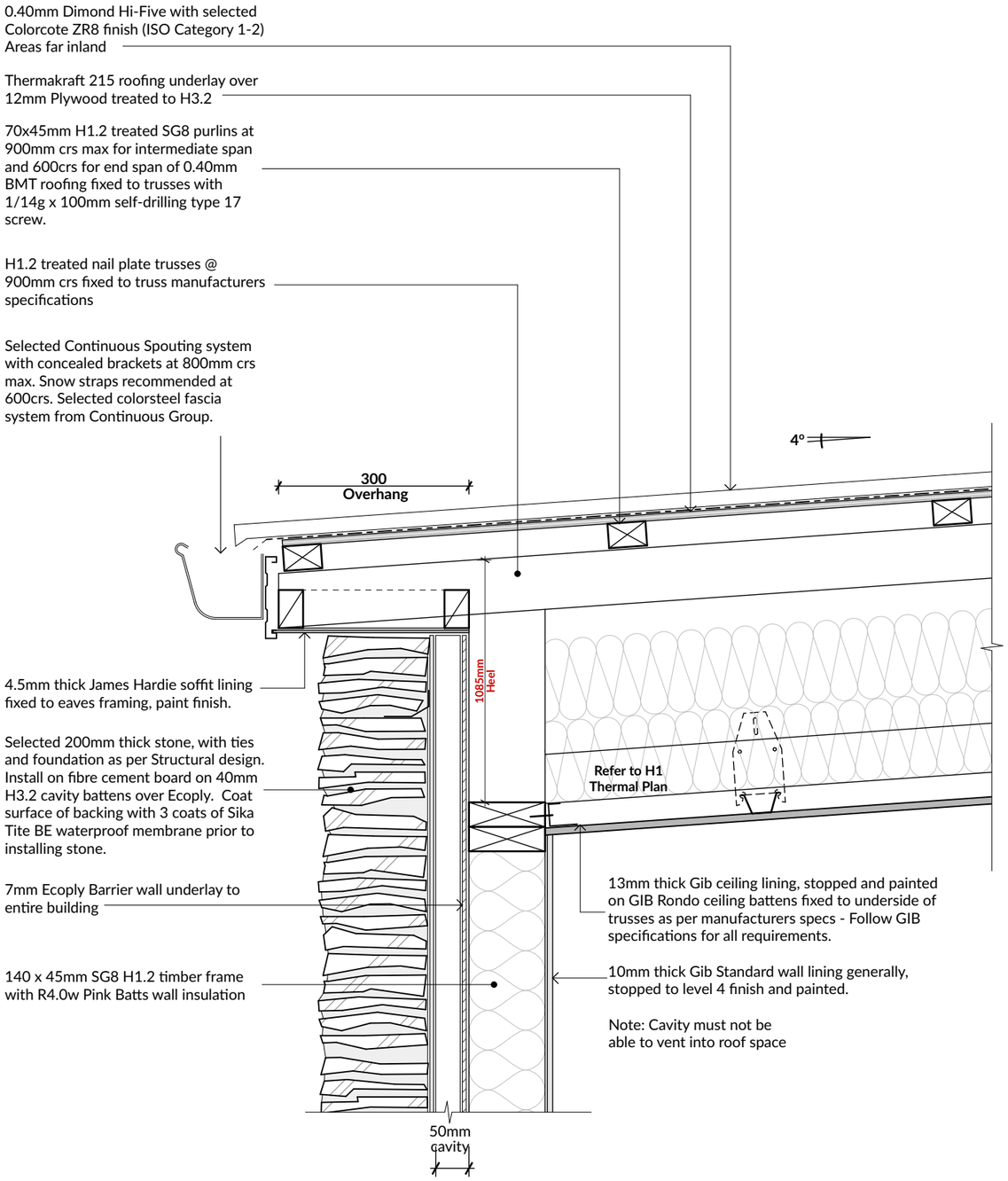
Drawing Name

Construction Details

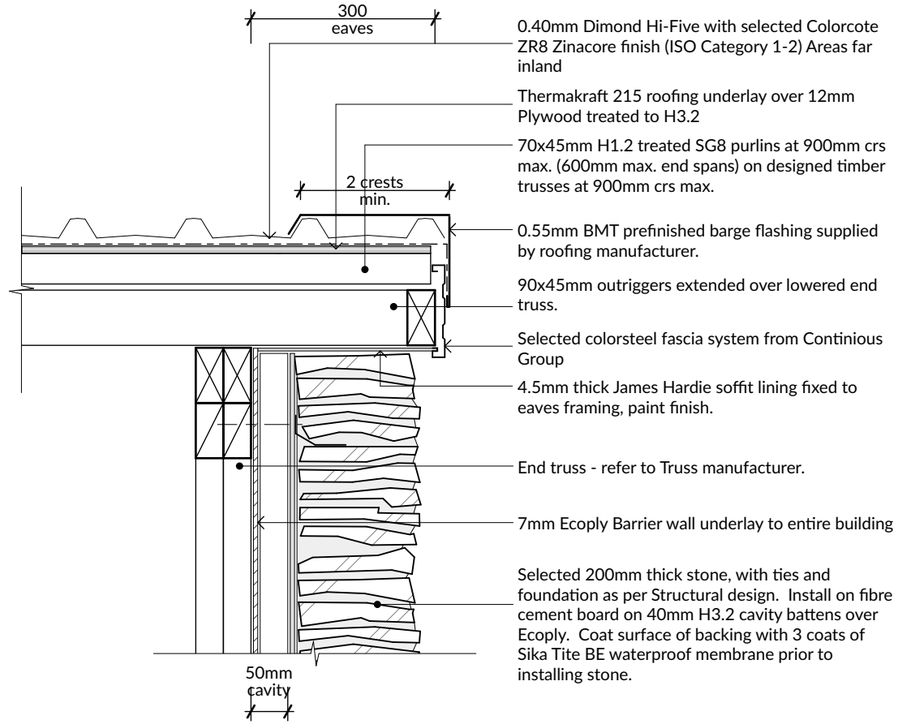
Sheet #

Rev # - 0

A19



EAVES DETAIL
Scale 1:10 @ A3
STONE CLADDING



BARGE DETAIL
Scale 1:10 @ A3
STONE CLADDING

Client
Ken Roulston
6 Rinsary Lane
Lake Hāwea

Project Information
Wind Zone - High
Earthquake Zone - 3
Corrosion Zone - B
Snow Zone - Truss Designer
Job # - J25571
Date - 08.08.25
Drawn - BT
Scale - As Stated

Notes

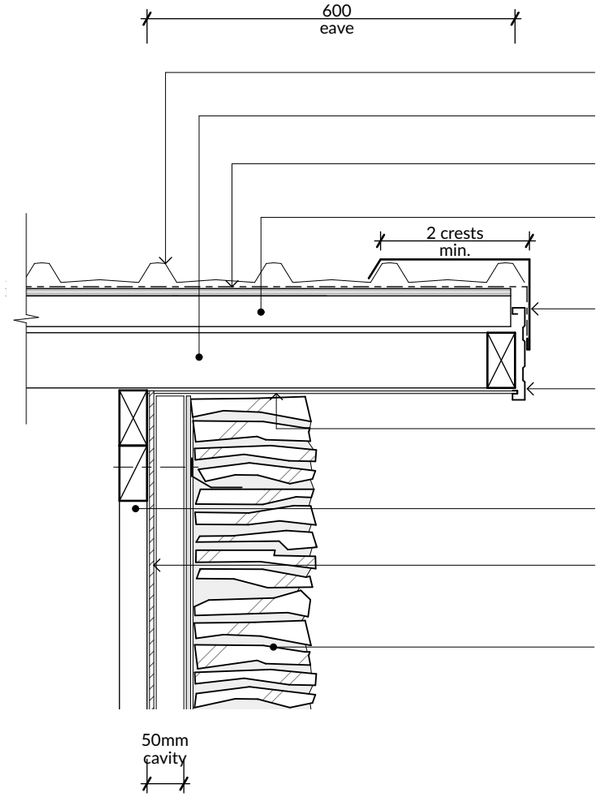
Project
New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

HUSK
DESIGN + DRAFT

Drawing Name
Construction Details

Sheet #
Rev # - 0
A20



0.40mm Dimond Hi-Five with selected Colorcote ZR8 Zinacore finish (ISO Category 1-2) Areas far inland

90x45mm outriggers extended over lowered end truss.

Thermakraft 215 roofing underlay over 12mm Plywood treated to H3.2

70x45mm H1.2 treated SG8 purlins at 900mm crs max. (600mm max. end spans) on designed timber trusses at 900mm crs max.

0.55mm BMT prefinished barge flashing supplied by roofing manufacturer.

Selected colorsteel fascia system from Continious Group

4.5mm thick James Hardie soffit lining fixed to eaves framing, paint finish.

End truss - refer to Truss manufacturer.

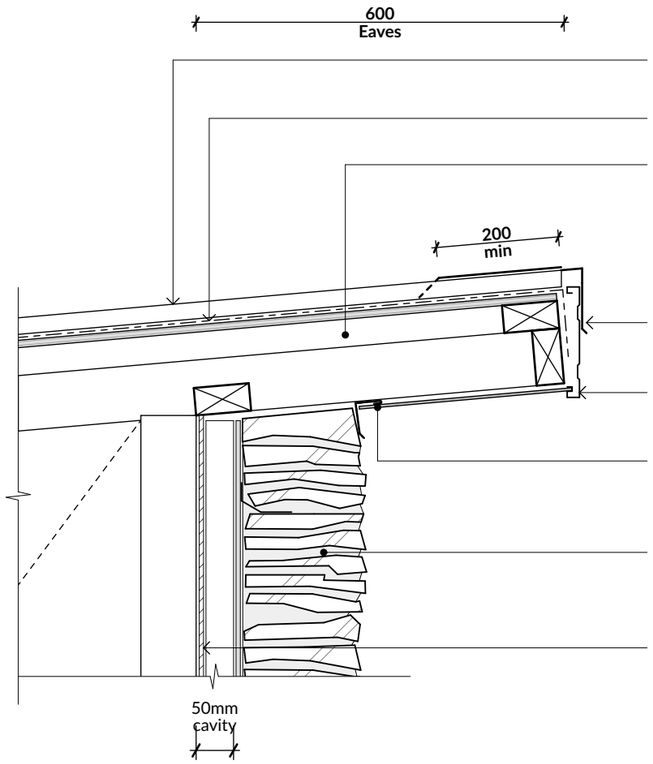
7mm Ecoply Barrier wall underlay to entire building

Selected 200mm thick stone, with ties and foundation as per Structural design. Install on fibre cement board on 40mm H3.2 cavity battens over Ecoply. Coat surface of backing with 3 coats of Sika Tite BE waterproof membrane prior to installing stone.

BARGE DETAIL

Scale 1:10 @ A3

STONE CLADDING



0.40mm Dimond Hi-Five with selected Colorcote ZR8 Zinacore finish (ISO Category 1-2) Areas far inland

Thermakraft 215 roofing underlay over 12mm Plywood treated to H3.2

70x45mm H1.2 treated SG8 purlins at 900mm crs max. (600mm max. end spans) on designed timber trusses at 900mm crs max.

0.55mm BMT prefinished barge flashing supplied by roofing manufacturer.

Selected colorsteel fascia system from Continious Group

4.5mm thick James Hardie soffit lining fixed to eaves framing, paint finish.

Selected 200mm thick stone, with ties and foundation as per Structural design. Install on fibre cement board on 40mm H3.2 cavity battens over Ecoply. Coat surface of backing with 3 coats of Sika Tite BE waterproof membrane prior to installing stone.

7mm Ecoply Barrier wall underlay to entire building

RACKED EAVE DETAIL

Scale 1:10 @ A3

STONE CLADDING

Client

Ken Roulston

6 Rinsary Lane

Lake Hāwea

Project Information

Wind Zone - High

Earthquake Zone - 3

Corrosion Zone - B

Snow Zone - Truss Designer

Job # - J25571

Date - 08.08.25

Drawn - BT

Scale - As Stated

Notes

Project

New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

HÜSK

DESIGN + DRAFT

Drawing Name

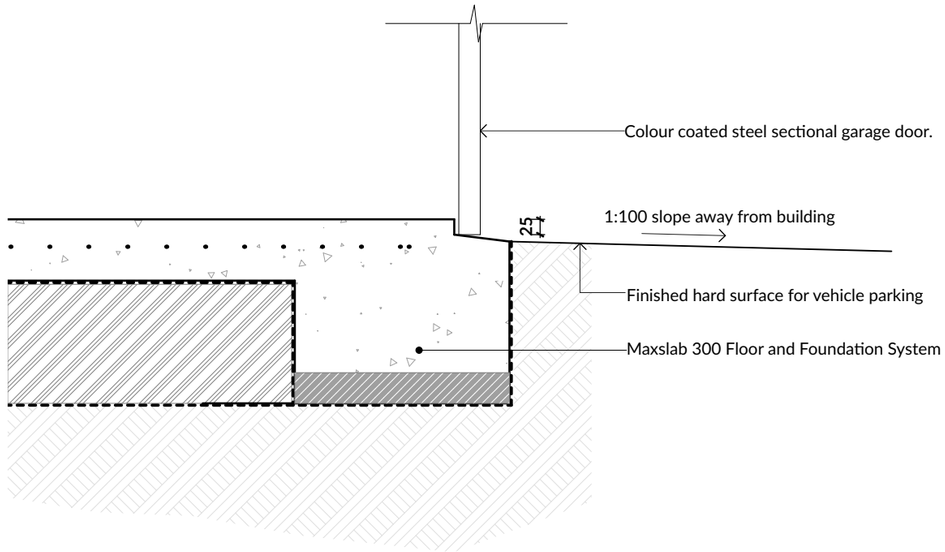
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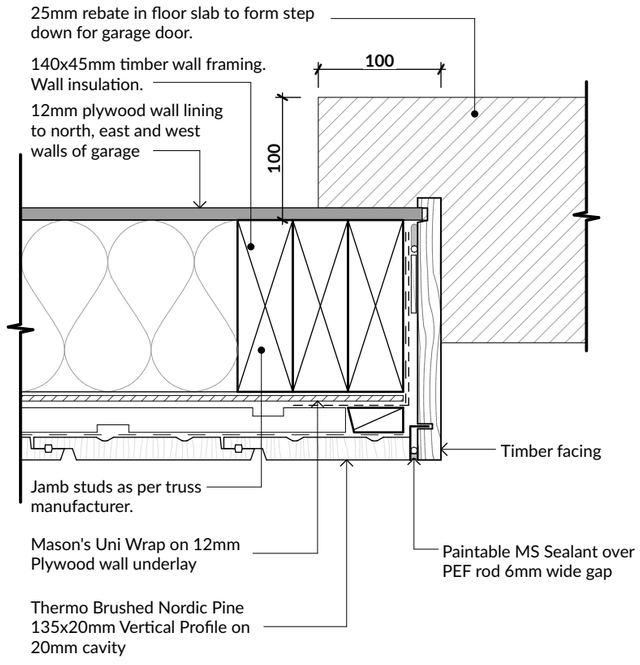
Rev # - 0

A21

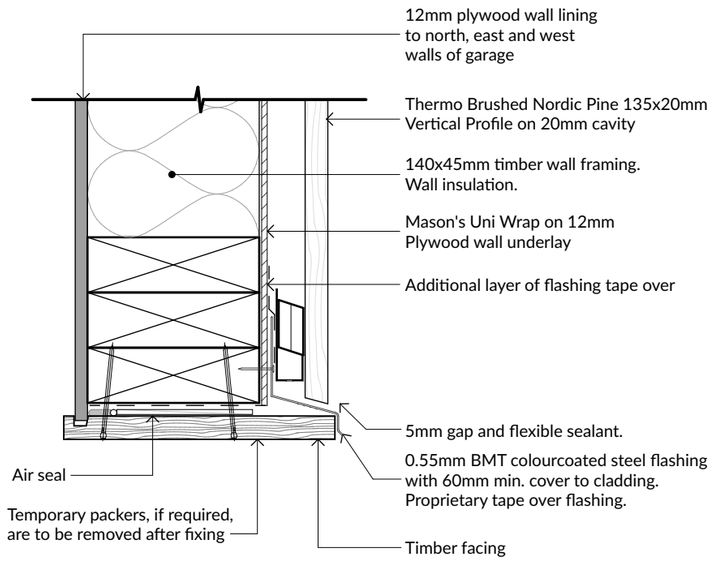
Refer to Engineers Documentation for Foundation details



GARAGE DETAIL
Scale 1:10 @ A3
DOOR SILL



GARAGE DOOR JAMB DETAIL
Scale 1:5 @ A3



GARAGE DOOR HEAD DETAIL
Scale 1:5 @ A3

Note:
Install building paper separation layer between steel cladding and CCA or ACQ treated timber

Client
Ken Roulston
6 Rinsary Lane
Lake Hāwea

Project Information
Wind Zone - High
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Date - 08.08.25
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Scale - As Stated

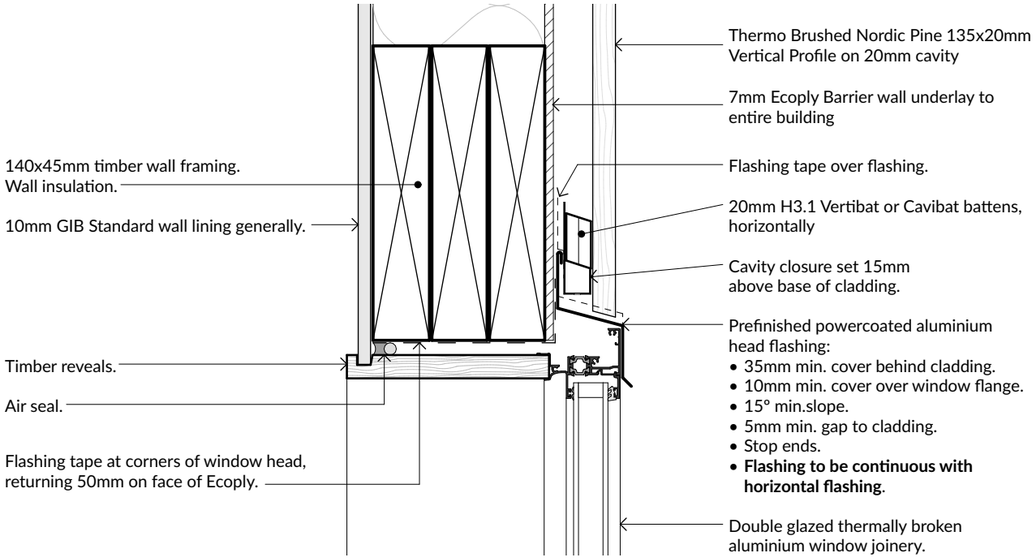
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Project
New Residence
09-Sep-2026 Rev 0 Issued for Building Consent

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DESIGN + DRAFT

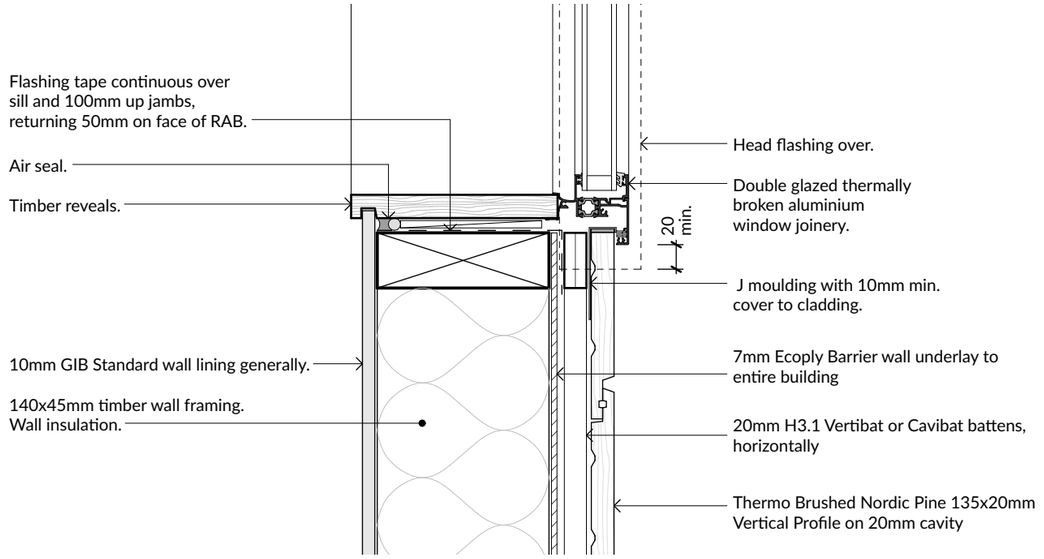
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Construction Details

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Rev # - 0
A22



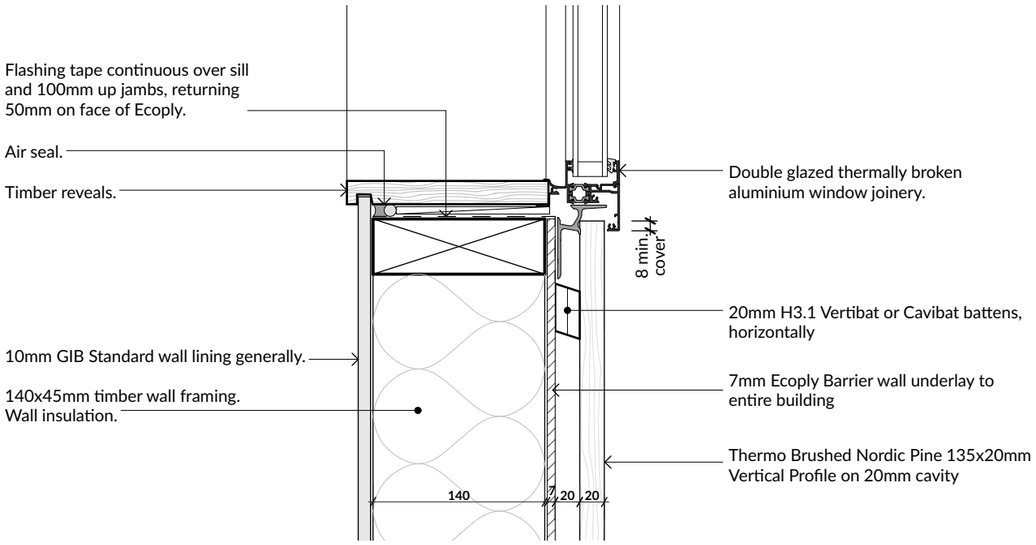
WINDOW HEAD DETAIL

Scale 1:5 @ A3



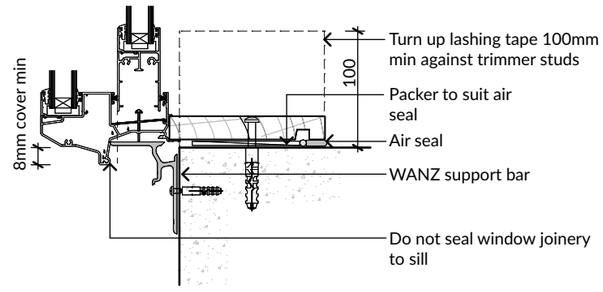
WINDOW JAMB DETAIL

Scale 1:5 @ A3



WINDOW SILL DETAIL

Scale 1:5 @ A3



ALTERNATIVE DOOR SILL DETAIL

Scale 1:5 @ A3

Client

Ken Roulston

6 Rinsary Lane
Lake Hāwea

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Corrosion Zone - B	Drawn - BT
Snow Zone - Truss Designer	Scale - As Stated

Notes

Project

New Residence

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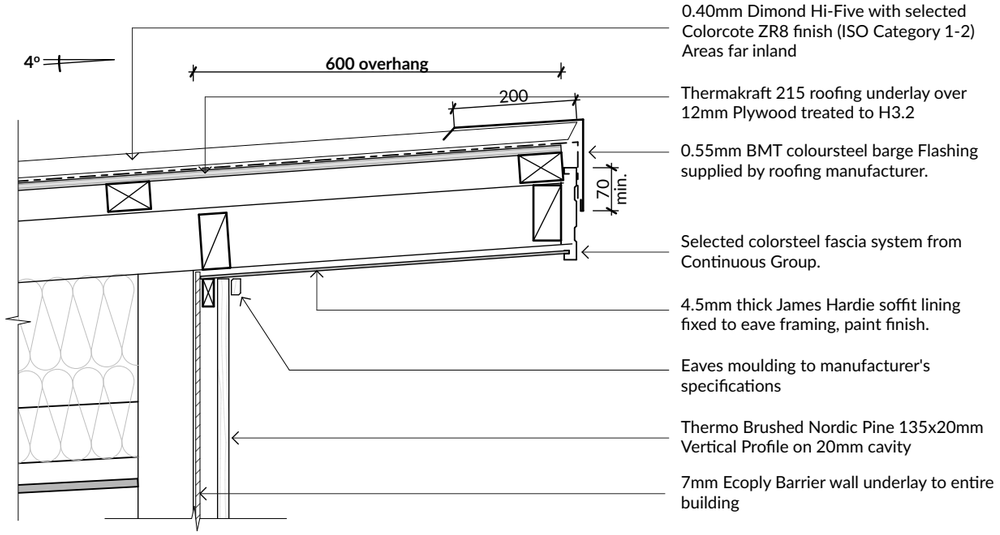
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DESIGN + DRAFT

Drawing Name

Construction Details

Sheet #

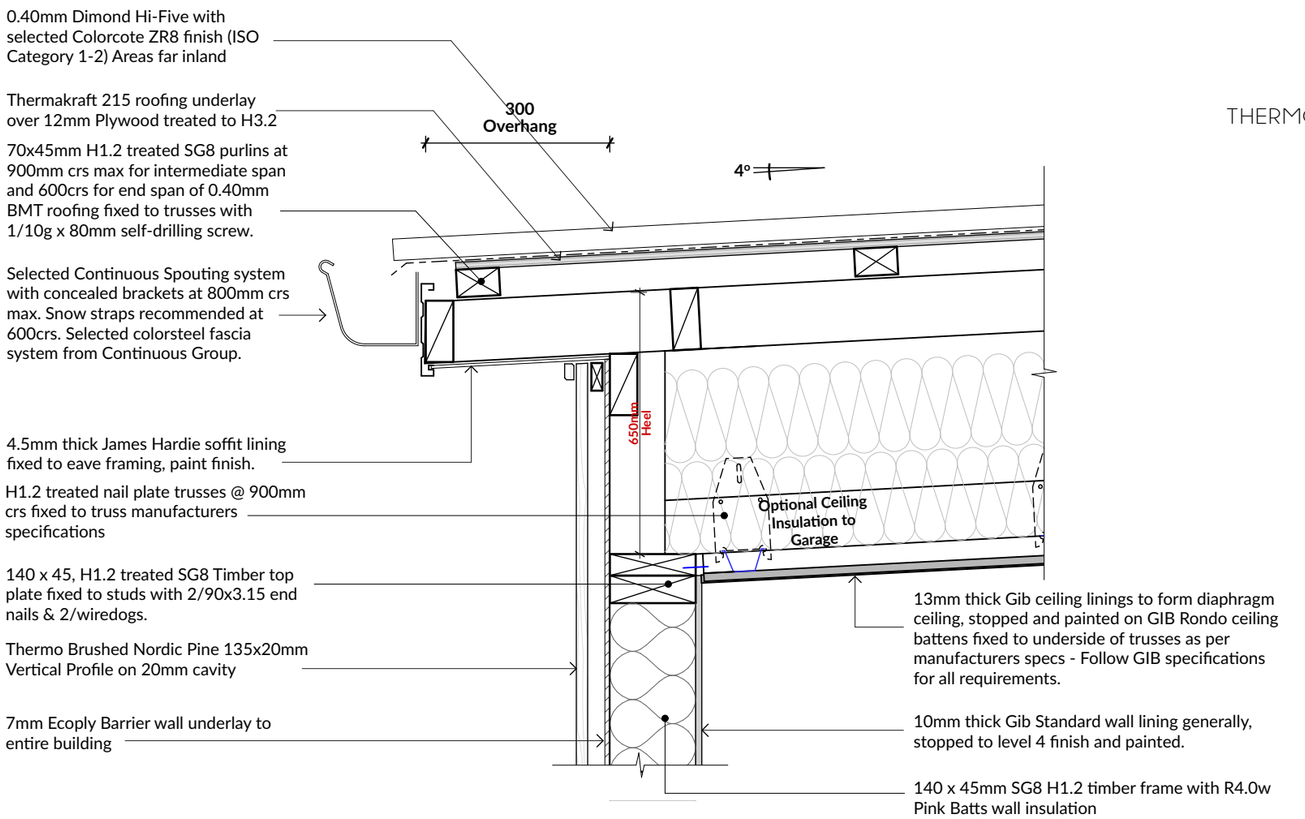
Rev # - 0 A23



RACKED EAVE DETAIL

Scale 1:10 @ A3

THERMO BRUSHED NORDIC PINE CLADDING



EAVE DETAIL GARAGE

Scale 1:10 @ A3

THERMO BRUSHED NORDIC PINE CLADDING

Client

Ken Roulston

6 Rinsary Lane

Lake Hāwea

Project Information

Wind Zone - High

Earthquake Zone - 3

Corrosion Zone - B

Snow Zone - Truss Designer

Job # - J25571

Date - 08.08.25

Drawn - BT

Scale - As Stated

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Project

New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

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DESIGN + DRAFT

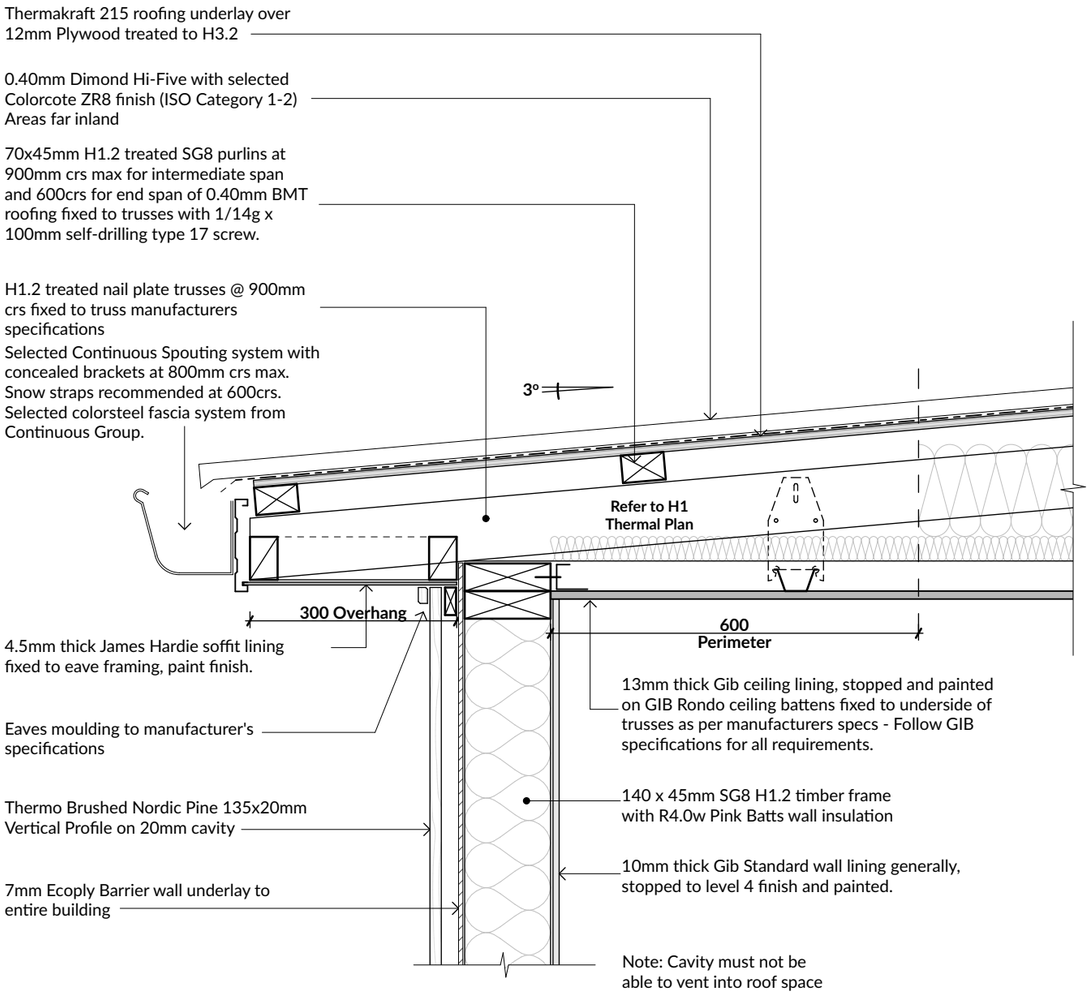
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Construction Details

Rev # - 0

Sheet #

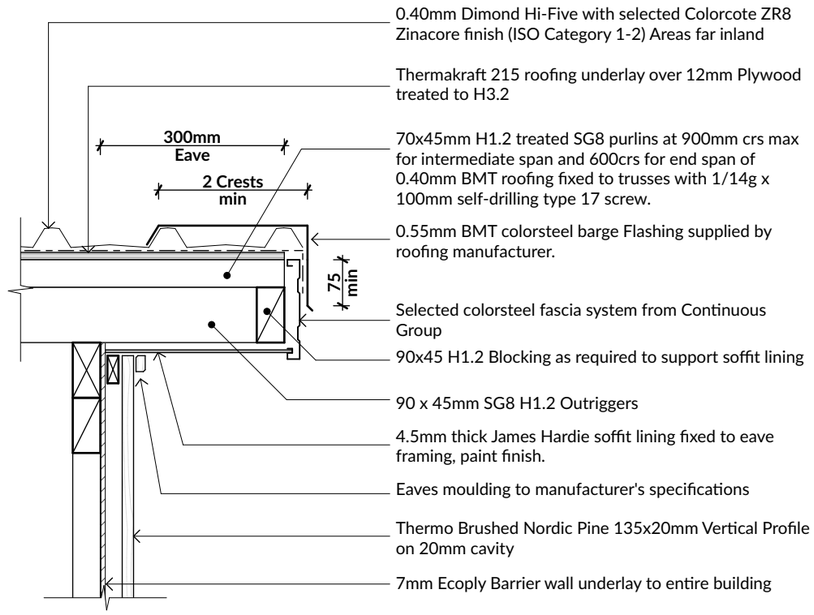
A24



EAVE DETAIL - STANDARD CEILING

Scale 1:10 @ A3

THERMO BRUSHED NORDIC PINE CLADDING



BARGE DETAIL

Scale 1:10 @ A3

THERMO BRUSHED NORDIC PINE CLADDING

Client

Ken Roulston

6 Rinsary Lane

Lake Hāwea

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Snow Zone - Truss Designer	Scale - As Stated

Notes

Project

New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

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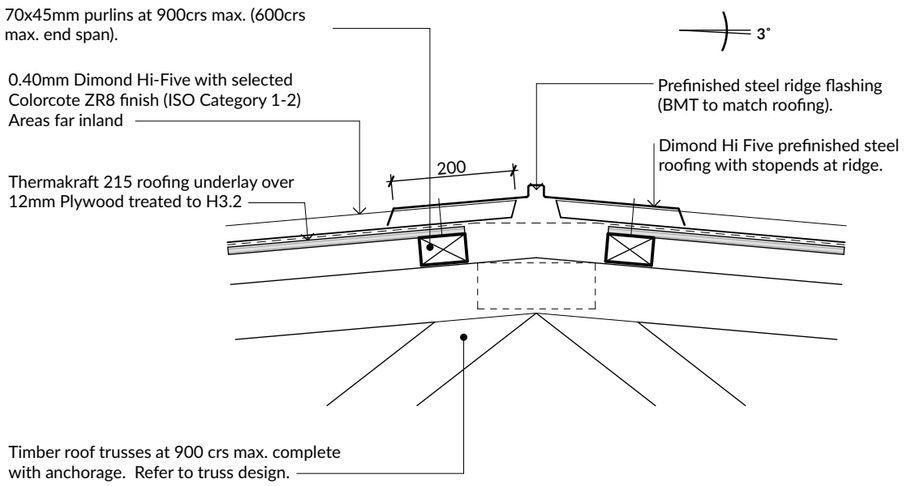
DESIGN + DRAFT

Drawing Name

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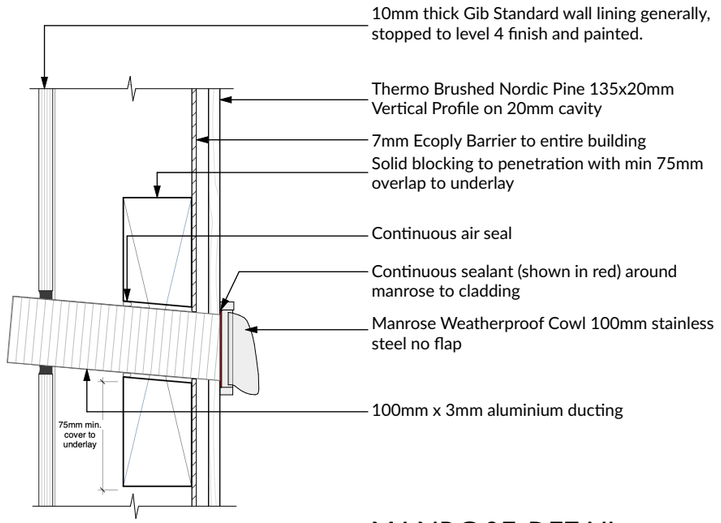
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Rev # - 0 A25



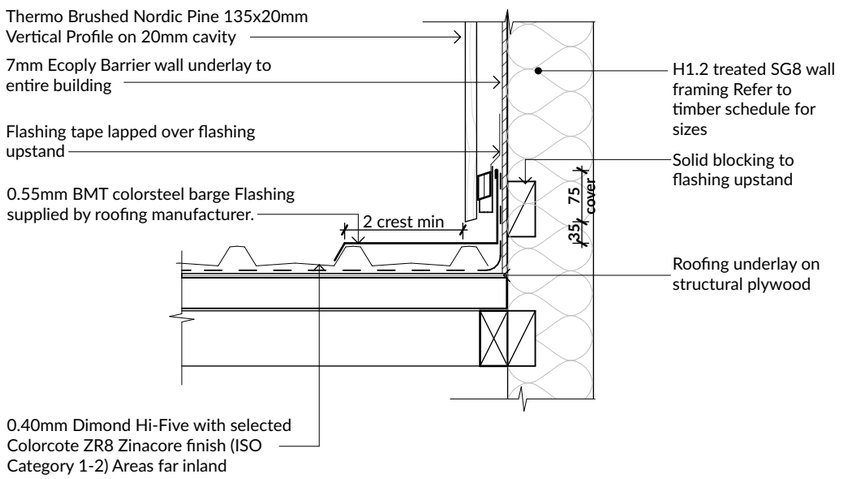
ROOF RIDGE DETAIL

Scale 1:10 @ A3



MANROSE DETAIL

Scale 1:10 @ A3



APRON DETAIL

Scale 1:10 @ A3

THERMO BRUSHED NORDIC PINE CLADDING

Client

Ken Roulston

6 Rinsary Lane
Lake Hāwea

Project Information

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Corrosion Zone - B	Drawn - BT
Snow Zone - Truss Designer	Scale - As Stated

Notes

Project

New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

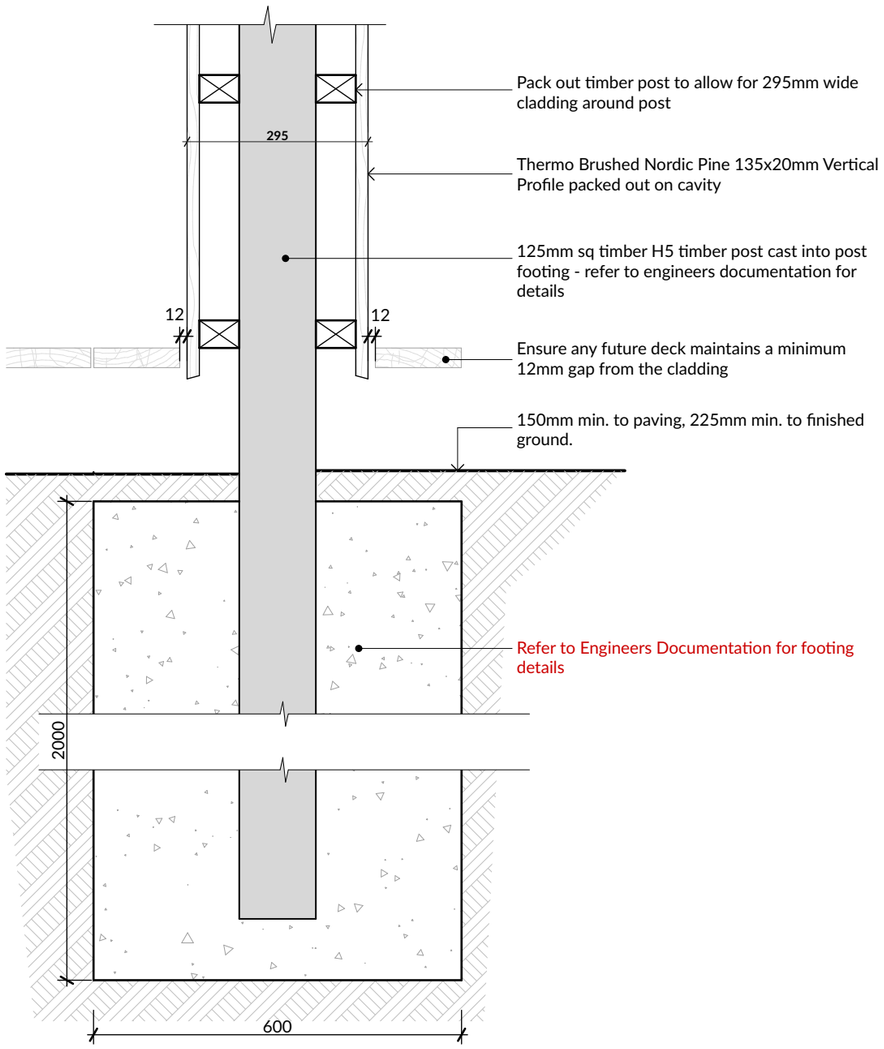
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DESIGN + DRAFT

Drawing Name

Construction Details

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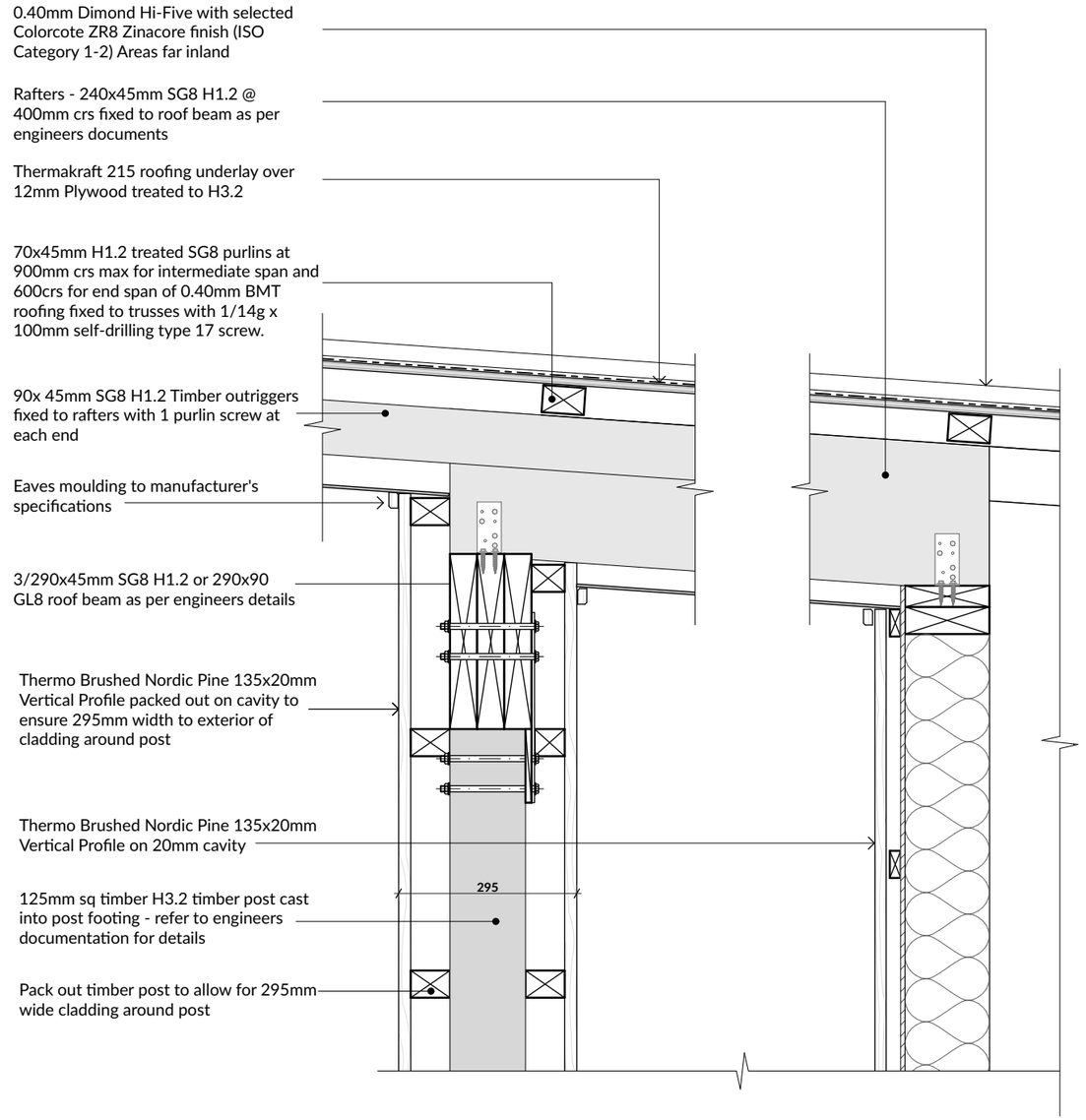
Rev # - 0 A26



COVERED AREA - POST FOUNDATION DETAIL

Scale 1:10 @ A3

POST FOUNDATION



COVERED AREA - RAFTER TO POST DETAIL

Scale 1:10 @ A3

POST CONNECTION

Client

Ken Roulston

6 Rinsary Lane

Lake Hāwea

Project Information

Wind Zone - High	Job # - J25571
Earthquake Zone - 3	Date - 08.08.25
Corrosion Zone - B	Drawn - BT
Snow Zone - Truss Designer	Scale - As Stated

Notes

Project

New Residence

09-Sep-2026 Rev 0 Issued for Building Consent

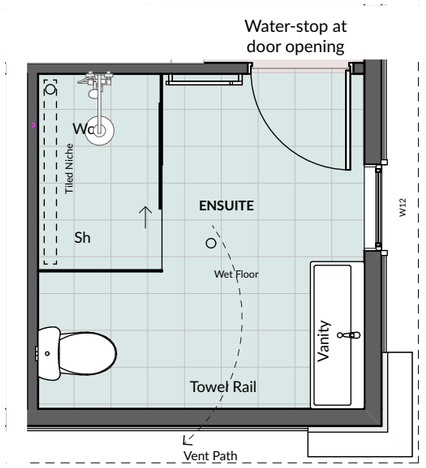
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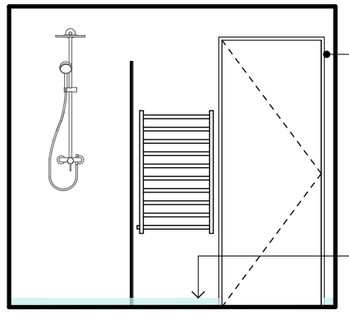
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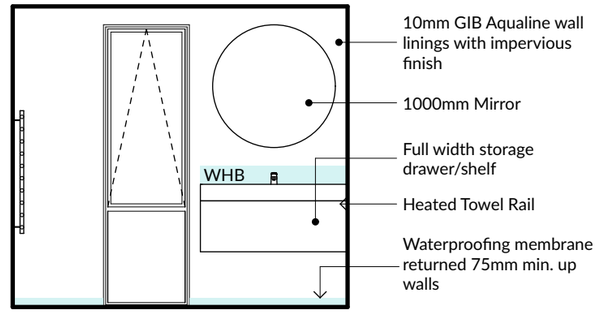
Rev # - 0 A27



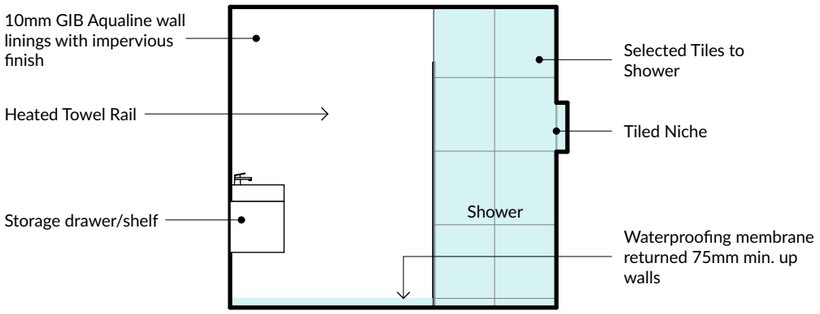
ENSUITE PLAN
Scale 1:50 @ A3



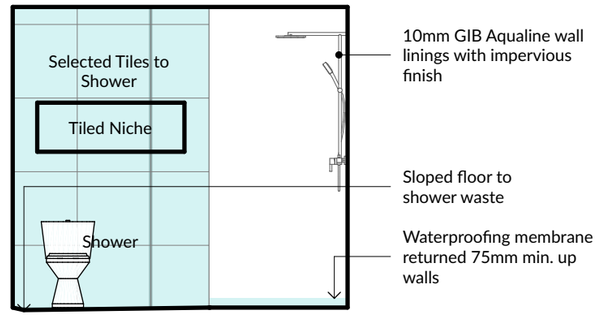
NORTH ELEVATION
Scale 1:50 @ A3
ENSUITE



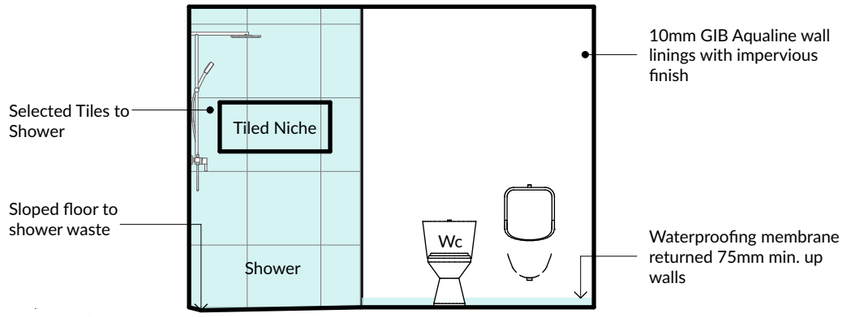
EAST ELEVATION
Scale 1:50 @ A3
ENSUITE



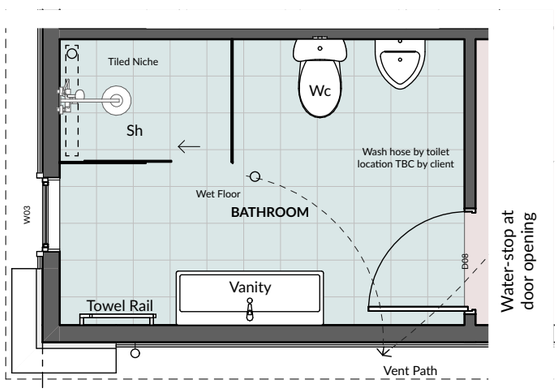
SOUTH ELEVATION
Scale 1:50 @ A3
ENSUITE



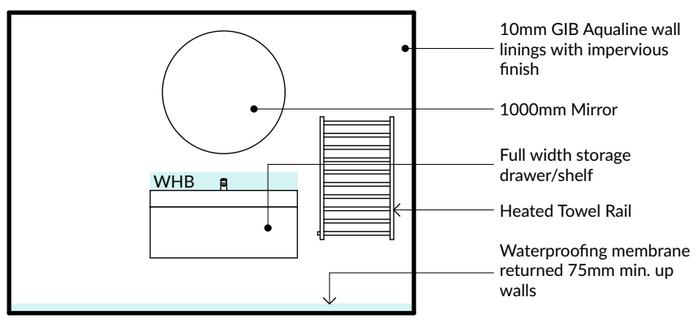
WEST ELEVATION
Scale 1:50 @ A3
ENSUITE



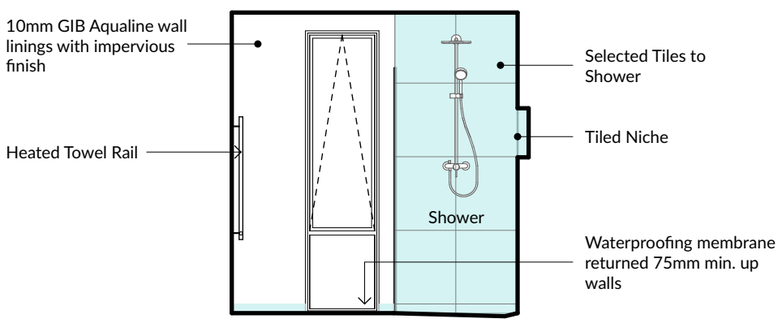
NORTH ELEVATION
Scale 1:50 @ A3
BATHROOM



BATHROOM PLAN
Scale 1:50 @ A3



SOUTH ELEVATION
Scale 1:50 @ A3
BATHROOM



WEST ELEVATION
Scale 1:50 @ A3
BATHROOM

Client
Ken Roulston
6 Rinsary Lane
Lake Hāwea

Project Information

Wind Zone - High	Job # - J25571
Earthquake Zone - 3	Date - 08.08.25
Corrosion Zone - B	Drawn - BT
Snow Zone - Truss Designer	Scale - As Stated

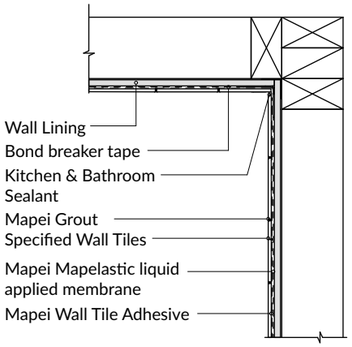
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Project
New Residence
09-Sep-2026 Rev 0 Issued for Building Consent

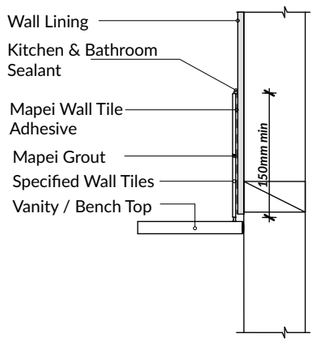
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DESIGN + DRAFT

Drawing Name
Internal Elevations Wet Area

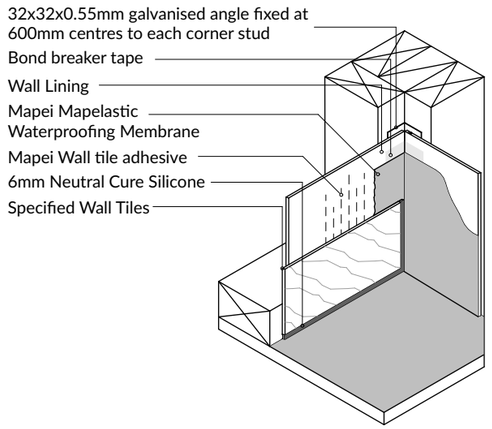
Rev # - 0
Sheet # A28



CORNER
Scale 1:10 @ A3



VANITY
Scale 1:10 @ A3



SHOWER CORNER
Scale 1:10 @ A3

Wet area wall lining for tiles is to be 10mm Gib Aqualine

Key construction notes for 10mm Gib Aqualine:

- Wall lining is the required distance from the floor

- gap between wall lining and floor has been sealed

- fixing at 150mm crs for all studs and dwangs

- Dwangs at no more than 800crs

- Metal angle is fixed to the studs forming internal corner

- Membrane has been installed as per installation manual

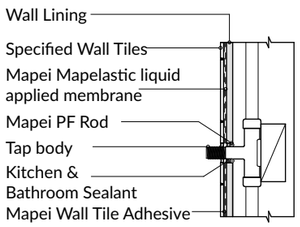
- Bond Breakers installed

- Membrane thickness meets the manufacturers specifications for application thickness

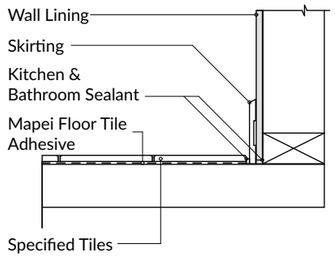
- All joints formed as per manufacturers install details

- Control joints installed if required

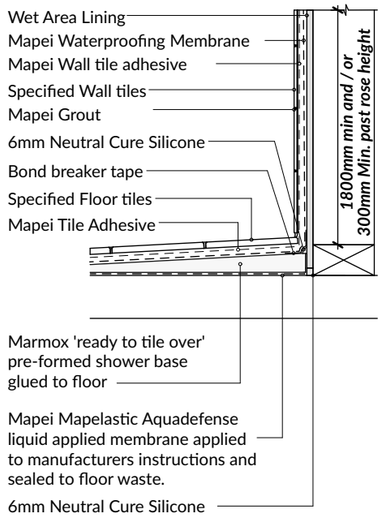
Waterproof Membrane will be installed by a approved applicator and a PS3 will be provided upon completion.

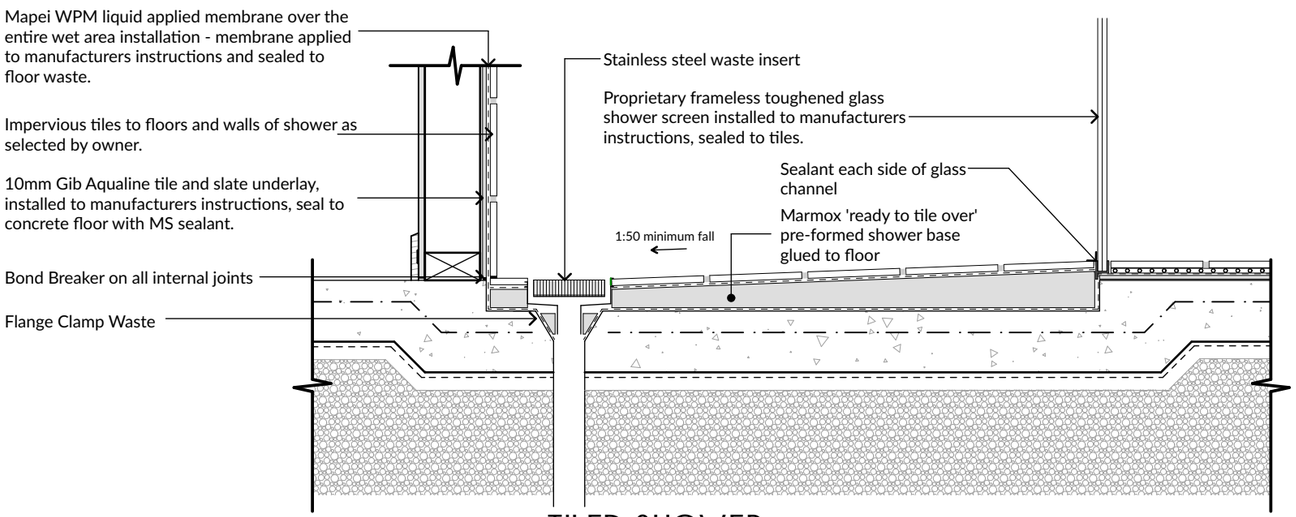


PENETRATION
Scale 1:10 @ A3

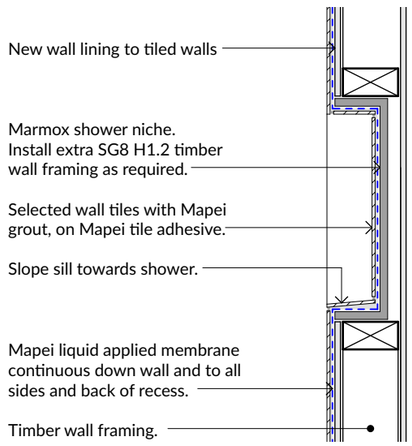


TILED FLOOR
Scale 1:10 @ A3





TILED SHOWER
Scale 1:10 @ A3



TILED SHOWER NICHE
Scale 1:10 @ A3

Client
Ken Roulston
6 Rinsary Lane
Lake Hāwea

Project Information
Wind Zone - High
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Snow Zone - Truss Designer
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Date - 08.08.25
Drawn - BT
Scale - As Stated

Notes

Project
New Residence
09-Sep-2026 Rev 0 Issued for Building Consent

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Drawing Name
Waterproofing Details

Sheet #
Rev # - 0
A29

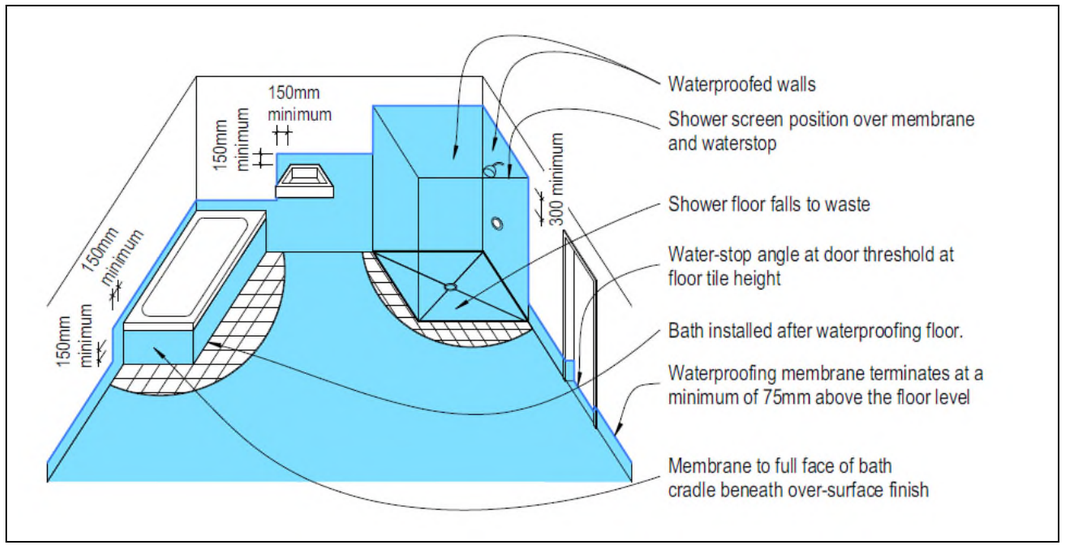


Figure 6: Typical extent of membrane in bathroom with hobless shower area

Notes:

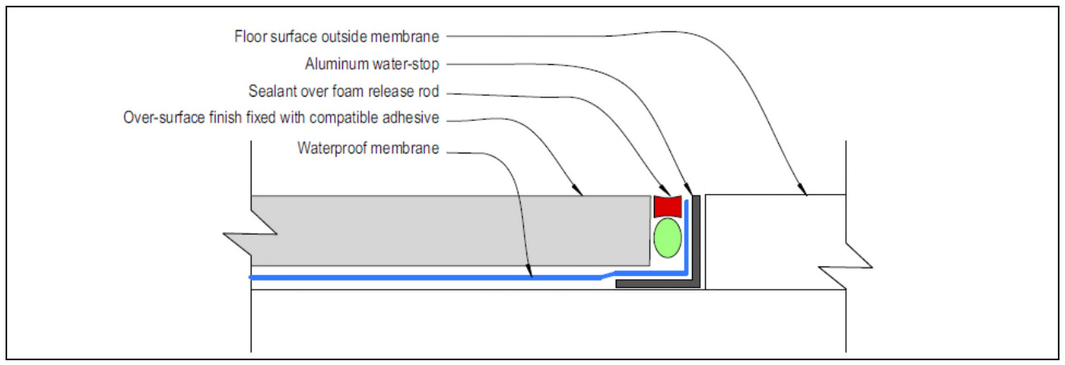
1. Shower area shown with waterproof membrane system to provide waterproofing to floor and walls, and with rigid screen and door. Refer to Fig 10 (p33) for other options which affect the extent of membrane to shower floor, and to walls around and adjacent to the shower area.
2. Built-in bath shown. For both built-in and freestanding baths, the waterproof membrane system must extend under bath and up the wall(s) behind.
3. Refer to Fig 13 (p36) for extent of membrane if the bath has a shower over.
4. Wall-mounted wash hand basin shown. The waterproof membrane system must extend across the floor underneath all fixtures with water supplies (such as wash hand basins and plumbed vanities, whether floor- or wall-mounted), and up the wall behind.
5. Full-height membrane must be applied to all exposed faces of bath cradle, beneath any over-surface finish.
6. There is no need to apply waterproof membrane under an impervious lining.

4.5.1 Water-stops

Water-stops must be constructed as shown in Fig 14 below.

At door thresholds, the membrane must be dressed to the base of the door jamb as shown in Figs 18-20 (p50).

Water-stops are required by Section 4.0 at edges of a wet-area waterproof membrane system where an upstand against a wall cannot be formed.



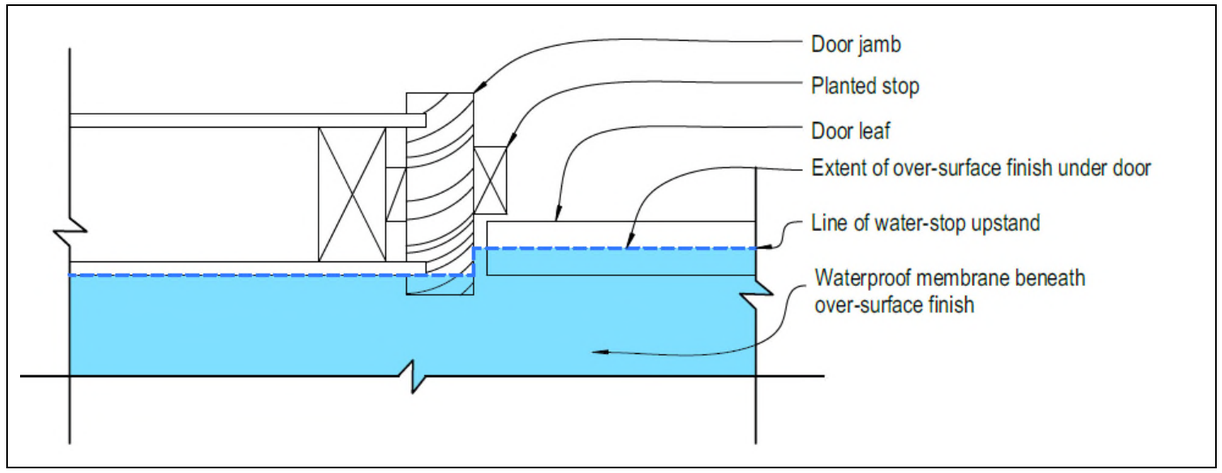


Figure 18: Plan view of water-stop under door jamb

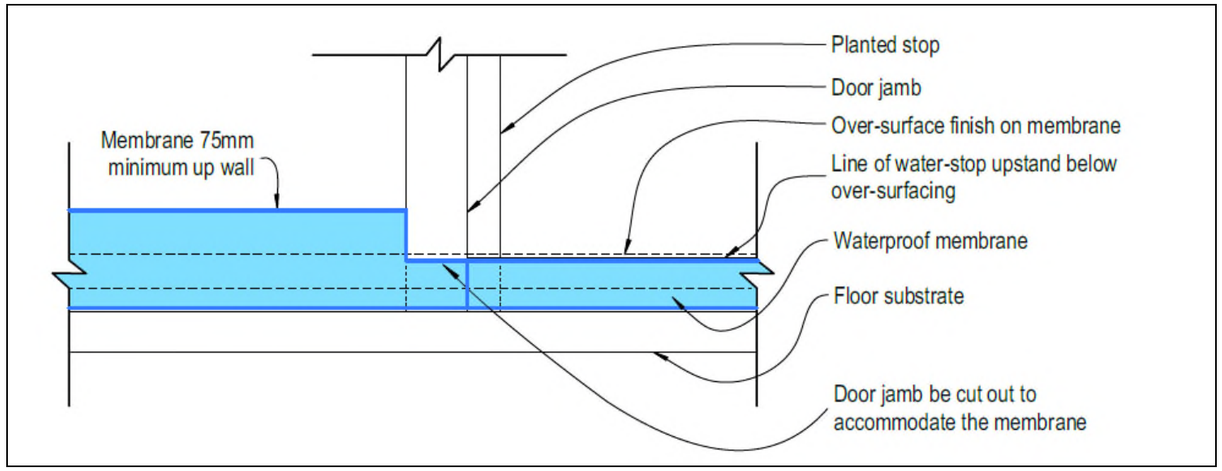


Figure 19: Elevation/edge of door jamb with water-stop under door

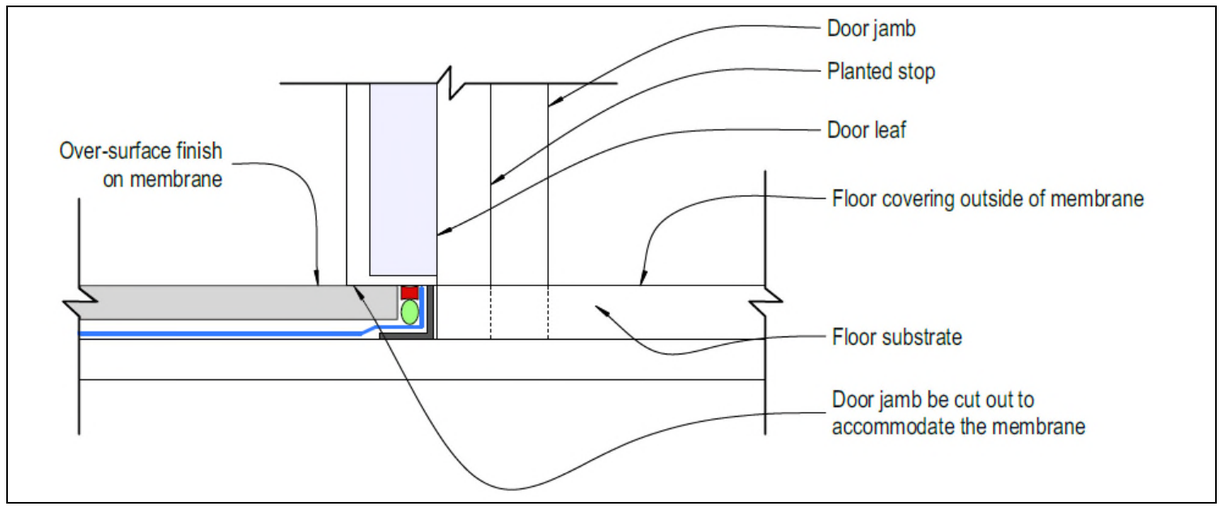


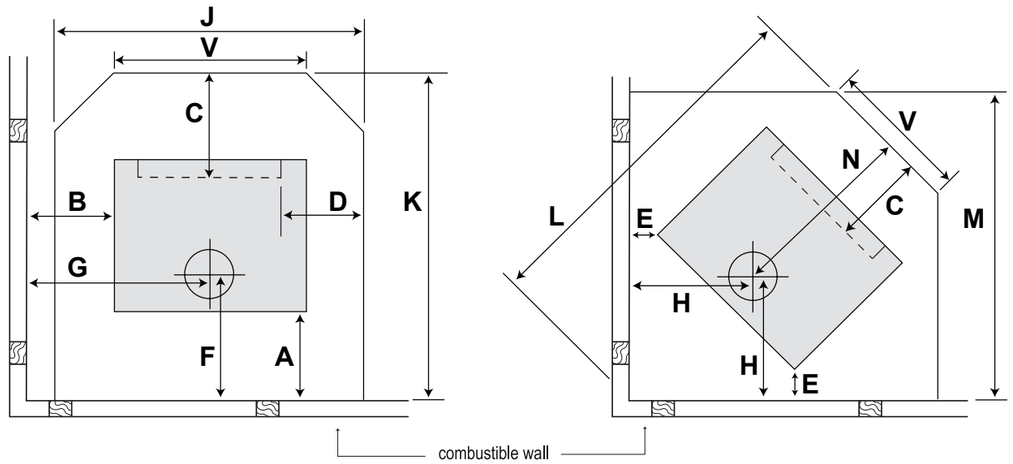
Figure 20: Face of door jamb with water-stop under door

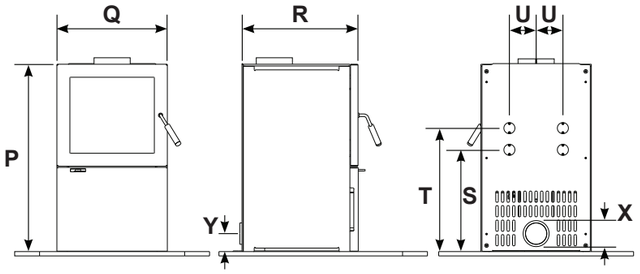
MAXEN FIREPLACES

CARGILL 350-D

630691_3

FREESTANDING SPECIFICATIONS
PAGE 1 OF 2





A = Rear wall to rear heat shield
B = Side wall to side edge of top plate
C = Door seal lip (firebox) to the front of the floor protector
D = Door seal lip (firebox) to the side of the floor protector
E = Wall to rear corner of top plate

All dimensions are in millimetres.

Minimum clearance requirements to combustible surface with 790mm Maxen MKIII double skin flue shield

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	V	X	Y
100	380	300	200	130	250	635	411	800	917	1247	1024	667	865	510	536	460	560	123.5	400	99	83

Model	Water Heating Option	Floor Protector	ULEB Emissions	ULEB Efficiency	ULEB Emission Factor
Cargill 350-D (ULEB)	Not available	Non insulated	0.39g/kg	65%	30.6mg/MJ
Cargill 350-D (Rural)	Maxen 3.1kW	Non insulated	—	—	—

THIS APPLIANCE HAS BEEN TESTED TO AS/NZS 2918:2001 appendix B. The minimum clearance to combustible surface may be reduced if heat shielding is installed in line with AS/NZS 2918:2001.

Clean Air Authorisation Numbers:

Appliance	LEB	ULEB
Cargill 350-D	240619	240589
Cargill 350 (Rural)	NA	NA

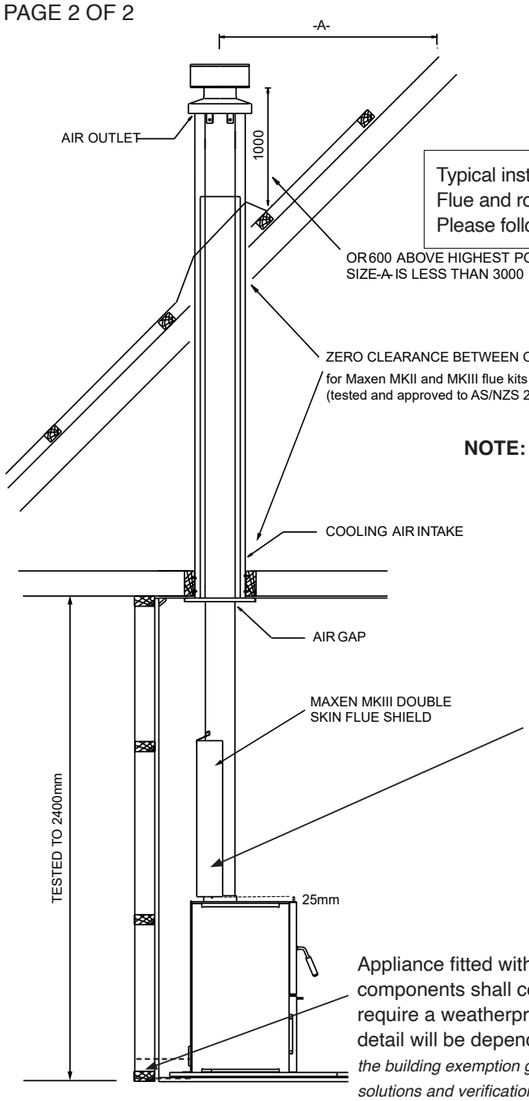
MAXEN FIREPLACES RESERVE THE RIGHT TO CHANGE SPECIFICATIONS OR DESIGNS WITHOUT PRIOR NOTICE.

MAXEN FIREPLACES

CARGILL 350-D

630691_3

FREESTANDING SPECIFICATIONS
PAGE 2 OF 2



Typical installation shown complies with AS/NZS 2918:2001.
Flue and roof specifications are recommendations only.
Please follow Maxen Flue Kit installation instructions.

NOTE:
- Flue pipes shall be Ø150mm (Ø6").
- Flue pipe shall extend no less than 4600mm above the top of the floor protector.
- For optimum performance the flue system should be vertical and have no bends.
- Any deviation from the above (eg: if the flue is excessively long or short) may alter the heaters performance and nullify the Maxen warranty. If in doubt contact your Maxen supplier.

Maxen MKIII double skin flue shield requires a 25mm gap between the top of the heater and the bottom of the shield

Floor protector specs – New Zealand minimum non insulated floor protector only.

A provision has been made at the rear of the pedestal for seismic restraint by bolting through the two holes provided.

Appliance fitted with external air supply: Penetrations through building components shall comply with all building regulations. *Wall penetrations require a weatherproof cowl to be fitted. Cowl type and penetration detail will be dependent on the building and its cladding. *(section 1.3 of the building exemption guide for schedule 1 of the building act and MBIE acceptable solutions and verification methods may give suitable guidance. Note, the building termination component purchased may post date the acceptable solutions guidance.)*
*Floor penetrations may require mesh for rodent prevention.

IF INSTALLED IN ACCORDANCE WITH THESE SPECIFICATIONS THE HEATER COMPLIES WITH AS/NZS 2918:2001.

MAXEN FIREPLACES RESERVE THE RIGHT TO CHANGE SPECIFICATIONS OR DESIGNS WITHOUT PRIOR NOTICE.

Client
Ken Roulston
6 Rinsary Lane
Lake Hāwea

Project Information
Wind Zone - High
Earthquake Zone - 3
Corrosion Zone - B
Snow Zone - Truss Designer
Job # - J25571
Date - 08.08.25
Drawn - BT
Scale - As Stated

Notes

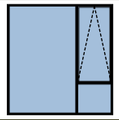
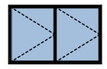
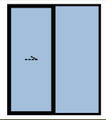
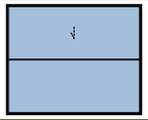
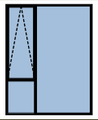
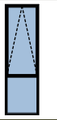
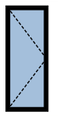
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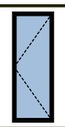
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Drawing Name
Fireplace Details

Sheet #
Rev # - 0
A31

Window List

ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13
W x H Size	1.600×2.150	2.200×0.600	0.600×2.300	2.200×2.300	2.200×2.300	1.900×1.200	2.400×2.850	3.500×2.850	2.400×2.850	3.200×2.300	1.800×2.300	0.700×2.300	0.860×2.150
W/D Opening Nominal Surface Area	3.440	1.320	1.380	5.060	5.060	2.280	6.840	9.975	6.840	7.360	4.140	1.610	1.849
3D Front View													

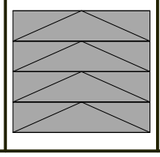
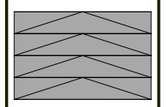
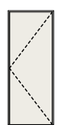
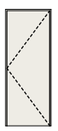
W14	W15	W16	W17
0.860×2.300	3.200×0.600	2.800×0.600	2.800×0.600
1.978	1.920	1.680	1.680
			

NOTE: All Windows to be read in conjunction with Elevations. This window schedule is not for fabrication of joinery - All openings and configurations to be confirmed by Client. Refer to Truss Design for all lintel sizes.

SAFETY GLAZING

Safety Glazing is to be Installed in strict accordance with NZS 4223.3:2016, refer to elevations for location of safety glazing

Door List

ID	2.7 Garage Door	5.0 Garage Door	D01	D02	D03	D04	D05	D06	D07	D08	D09	D10
W x H Size	2.700×2.400	5.000×3.200	0.860×2.150	0.860×2.150	0.860×2.200	0.860×2.150	0.860×2.150	1.100×2.200	0.860×2.150	0.860×2.200	0.860×2.200	2.280×2.200
Lintel Size												
3D Front View												

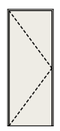
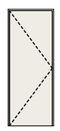
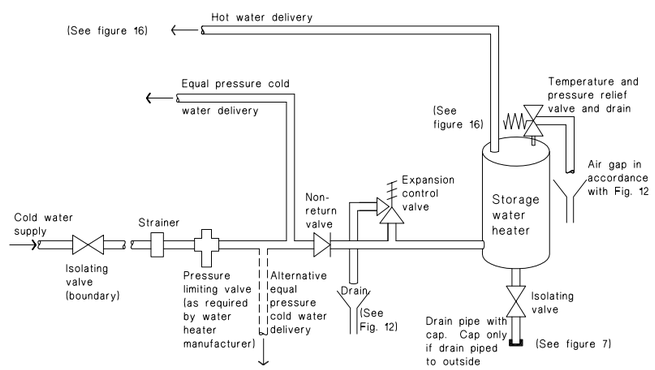
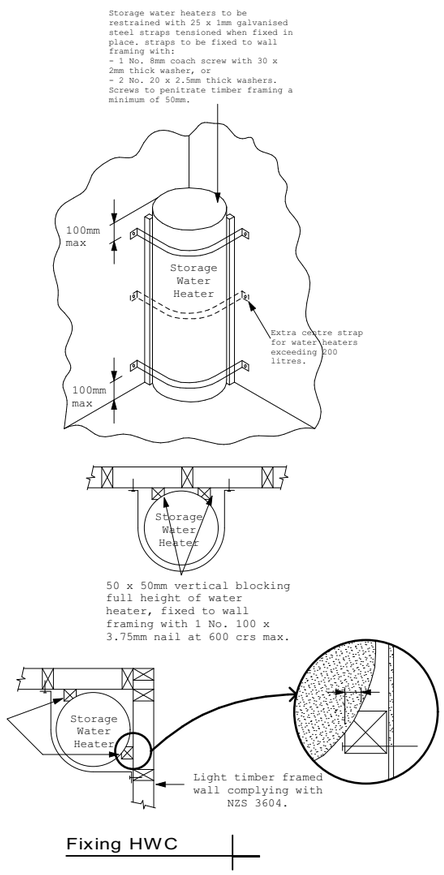
D11	D12	D13
0.860×2.200	0.860×2.200	0.860×2.200
		

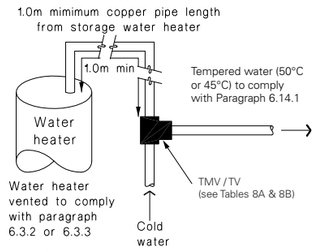
Figure 8(b): **Mains Pressure Storage Water Heater System (unvented) - Expansion Control Valve**
Paragraphs 6.1.2 and 6.2.1 c)



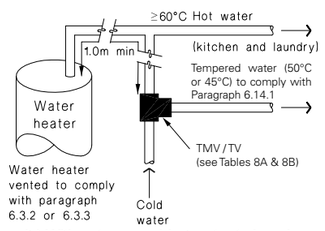


Fixing HWC

Figure 16: **Tempering Valve or Thermostatic mixing Valve Installation**
Tables 8A and 8B



(a) Where all hot water is tempered



(b) With untempered hot water to laundry and kitchen fixtures and appliances

Notes:
1. For optimum system efficiency the temperature control device, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the temperature control device.
2. 1.0 m minimum copper pipe length from storage water heater to temperature control device.
3. Untempered hot water must not be provided to fixtures or appliances from a storage water heater that is connected to an uncontrolled heat source, such as a wet-back or solar water heater.

Client
Ken Roulston
6 Rinsary Lane
Lake Hāwea

Project Information
Wind Zone - High
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Corrosion Zone - B
Snow Zone - Truss Designer
Job # - J25571
Date - 08.08.25
Drawn - BT
Scale - As Stated

Notes

Project
New Residence
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HÜSK DESIGN + DRAFT

Drawing Name
Door + Window Schedule

Sheet #
Rev # - 0 A32

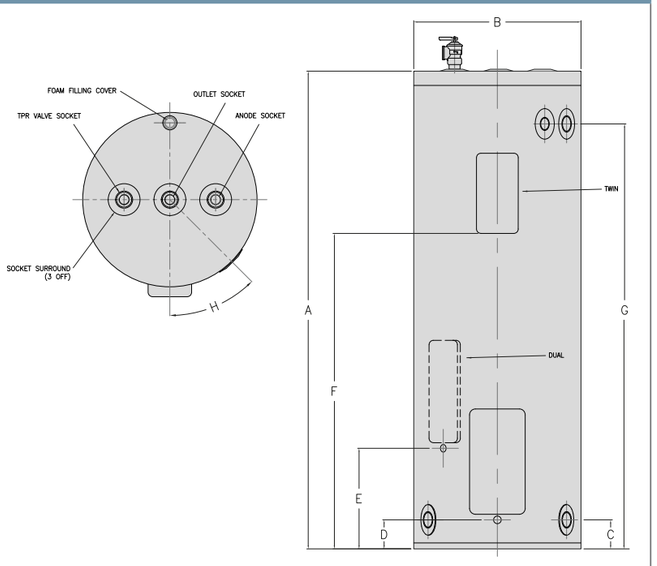
SPECIFICATIONS

MAINS PRESSURE – VITREOUS ENAMEL (VE)

Product		Models													
Single Element Indoor		31202519V	31204503 31204505	31209015 31209013	31213513 31213515	32213515 32213513	31218013 31218015		32218015 32218013	31225015	31230015				
Twin Element (non-simultaneous) Indoor							31218025			31225025					
Dual Element (simultaneous) Indoor												31230033	31230055		
Optima Outdoor/Indoor								91318015							
Optima Twin Element (non-simultaneous) Outdoor/Indoor														91330025	492400G8
Approx. Storage Capacity	Litres	25	45	90	135	135	180	180	180	250	300	300	300	300	400
Boost Capacity (Twin Element)	Litres	-	-	-	-	-	45*	-	-	50**	-	-	-	47	90
Height	A (mm)	398	525	925	1325	935	1710	1720	1165	1555	1815	1815	1815	1820	1840
Width	B (mm)	400	480	490	490	580	490	490	580	580	580	580	580	580	690
	C (mm)	116	120	120	120	120	120	120	120	120	120	120	120	120	120
	D (mm)	32	65	65	65	65	65	-	65	65	-	65	65	-	105
	E (mm)	-	-	-	-	-	-	-	-	-	-	162	162	-	-
	F (mm)	-	-	-	-	-	1182*	-	-	1126**	-	-	-	1298	1323
	G (mm)	246	-	-	-	-	-	1546	-	-	-	-	-	1636	1479
	H (˚)	45	45	45	45	45	45	36	45	45	45	45	45	36	97
Approx Weight Empty	Kg	15	25	38	49	54	60-62	64	64	80-82	91	91	91	97	113
TPR Valve Setting	kPa	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
Water Connections		RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20
Element Rating (@230V)	kW	2.0	2.0 or 3.0	2.0 or 3.0	2.0 or 3.0	2.0 or 3.0	2.0 or 3.0	3.0	2.0 or 3.0	3.0	3.0	2 x 3.0kW (or 6.0)	2 x 5.0kW (or 10.0)	3.0	4.8^

*31218025 only **31225025 only ^ @ 240V

Cylinder Dimensions



1. Inlet/Outlet and tpr valve are side mounted on left-hand side of 31202519V.
2. Inlet/outlet and TPR valve are side mounted on right-hand side of 91318015 and 91330025.
3. Diagram does not apply to 492400G8. The 400L Optima Cylinder has dual handed fittings.

Specifications Electric (@230V)

kW	Recovery on a 50°C rise	AMPS
2.0 kW	34 litres per hr	8.7 A
2.4 kW	40 litres per hr	10.4 A
3.0 kW	51 litres per hr	13.1 A
3.6 kw	62 litres per hr	15.7 A
4.8 kW	82 litres per hr	21.0 A
5.0 kw	85 litres per hr	21.8 A
6.0 kW	103 litres per hr	26.1 A
2 × 3.0 kW	103 litres per hr	26.2 A
2 × 5.0 kW	171 litres per hr	43.6 A

Quality System
Quality Endorsed Company
ISO 9001
Lic. QEC 14766
SAI Global

Mains Pressure Vitreous Enamel

MPVE 31213515

NEW ZEALAND MADE

Overview | Specifications | Technical Documents

- 3kW Element
- Abundant hot water suitable for all water pressures and a wide range of water conditions
- Vitreous Enamel lined cylinder^
- New Zealand Minimum Energy Performance Standards Compliant
- TPR valve setting: 1000 kPa

^All VE water heaters are fitted with a sacrificial magnesium anode to provide additional corrosion protection to the cylinder in adverse water conditions

Approx. Storage Capacity	Dimensions §	Installation Location	Element Rating
133 Litres	490 x 1325mm	Indoor	3.0 kW

§ Sizing is subject to be within +/- 5mm due to manufacturing.

Product Specifications

Type	Mains Pressure
Finish	Galvanised
Approx. Storage Capacity	133 Litres
Thermostat Setting Max	70 °C
Dimensions §	490 x 1325mm
# People (Moderate Climate) *	1-2
Thermostat Setting Min	60 °C
# People (Cold Climate) *	1
Installation Location	Indoor
Country of Manufacture	New Zealand
Water Connection Inlet & Outlet	RP ¾/20 mm
Element Type	Copper (T/P) Screw-In
Electrical Connection	240/50 V AC/ Hz
Element Rating	3.0 kW
T&PR Setting	1000 kPa
T&PR Connection	RP ½/15 mm
Weight Empty Approx	49 kg
Max Working Pressure	1000 kPa
Domestic Warranty: Parts (Parts/Labour)	1† Year
Domestic Warranty: Cylinder/Tank (Labour)	5† Year



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Notes

Project
New Residence
09-Sep-2026 Rev 0 Issued for Building Consent

HUSK
DESIGN + DRAFT

Drawing Name
HWC Specification

Sheet #
Rev # - 0
A33

Table 8.19 – Nailing schedule for hand-driven and power-driven nails (see 8.8.6)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) **x diameter** (mm) **and type**	**Number/ Location**	**Length** (mm) **x diameter** (mm) **and type**	**Number/ Location**
Bottom plate to floor framing at: (a) External walls and internal wall bracing elements (b) Internal walls (may be nailed to floor decking) (c) Trimmer not exceeding 4.2 m long	100 x 3.75 100 x 3.75 100 x 3.75	2 at 600 mm centres 1 at 600 mm centres 4 (end nailed)	90 x 3.15 90 x 3.15 90 x 3.15	3 at 600 mm centres 1 at 600 mm centres 6 (end nailed)
Dwang to stud	75 x 3.15 or 100 x 3.75	2 (skewed) 2 (end nailed)	75 x 3.06 90 x 3.15	2 (skewed) 2 (end nailed)
Fishplate to straightened stud	60 x 2.8	4 each side of cut	60 x 2.8	4 (each side of cut)
Half joint in top plate	75 x 3.15	3	75 x 3.06	4
Lintel to trimming stud	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	90 x 3.15	3 (end nailed)
Ribbon board to stud	100 x 3.75	2	90 x 3.15	3
Sill or header trimmer to trimming stud for: (a) Trimmer not exceeding 2.4 m long (b) Trimmer not exceeding 3.0 m long (c) Trimmers not exceeding 3.6 m long	100 x 3.75 100 x 3.75 100 x 3.75	2 (end nailed) 3 (end nailed) 4 (end nailed)	90 x 3.15 90 x 3.15 90 x 3.15	3 (end nailed) 5 (end nailed) 6 (end nailed)
Solid plaster batten to stud	60 x 2.8 (galv.)	500 mm centres	60 x 2.8 (galv.)	500 mm centres
Stud to plate	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	75 x 3.06 90 x 3.15	4 (skewed) 3 (end nailed)
Top plate 140 mm x 35 mm to 90 mm x 45 mm and top plate to lintel	100 x 3.75	2 at 500 mm centres	90 x 3.15	3 at 500 mm centres
Trimming studs at openings, blocking and studs at wall intersections	100 x 3.75	600 mm centres	90 x 3.15	600 mm centres
Trimming stud to doubled stud immediately under lintel	100 x 3.75	2	90 x 3.15	2
Waling to stud	60 x 2.8	2	60 x 2.8	2

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) Refer to 4.4 for required protective coatings for metal fasteners.
(3) For studs up to 2.7 in length, 2 / 90 x 3.15 power-driven nails (end nailed) are sufficient.

Copyright Standards New Zealand

FLOOR FINISHES

Entry	SPC - Stone Plastic Composite
Kitchen	SPC - Stone Plastic Composite
Dining	Carpet
Lounge	Carpet
Linen	SPC - Stone Plastic Composite
Storage	SPC - Stone Plastic Composite
Laundry	SPC - Stone Plastic Composite
Bedrooms	Carpet
Robe	Carpet
WIR	Carpet
Hallway	Carpet
Bathroom	Tiles
Master Bedroom	Carpet
Ensuite	Tiles
Wc	Concrete
Garage	Concrete

Where timber treatments are used:		
Floor framing protected from the weather but exposed to ground atmosphere		
H1.2	Radiata Pine - Douglas Fir	Jackstuds, subfloor braces, wall plates, floor joist to the sub-floor, blocking, walings and battens, nogs and diagonal boards,
H1.2	Radiata Pine - Douglas Fir	Interior solid wood flooring for ground floors
Enclosed roof framing and trusses		
H1.2	Radiata Pine - Douglas Fir	Framing and other members within or beneath a parapet
H1.2	Radiata Pine - Douglas Fir	Framing and other members within enclosed decks or balconies
H3.2	Radiata Pine	Framing and other members within enclosed cantilevered decks (including joist trimmers, nogs and blocking
H3.2	Radiata Pine - Douglas Fir	Framing and other members supporting enclosed cantilevered decks or balconies (including for cantilevered decks)
H3.1	Radiata Pine	Battens used behind cladding to form a cavity (H3.1 treatment can be either solvent-based or boren - H3.1 boren treatments supplied grey primer - painted)
H1.2	Radiata Pine - Douglas Fir	All other exterior wall framing and other members including exterior and boundary joists(H3.2 recommended around wet floor showers)
Interior wall framing		
H1.2	Radiata Pine - Douglas Fir	Interior walls(H3.2 recommended around wet floor showers)
H1.2	Radiata Pine - Douglas Fir	All mid-floor framing including boundary joists, ceiling framing, ceiling battens and double top plates
Interior Flooring		
H1.2	Pinus Species - Douglas Fir	Interior flooring
Other Framing		
None	Radiata Pine - Douglas Fir	All wall framing and roof framing (including trusses) protected from the weather, in unlined and unoccupied farm buildings and outbuildings, except buildings with high internal humidity such as saunas, spas etc.
H3.2	Radiata Pine	Framing exposed to the weather and above ground
H4	Radiata Pine	Framing exposed to the weather and above ground
H5	Radiata Pine	Framing, such as fence posts and and landscape timbers, that is exposed to the weather and in contact with the ground.

Note 1: For structural use of other species - refer to NZS 3602:2003 tables 1 & 2

Note 2: For non-structural use of Radiata Pine, Douglas Fir and other species - refer to NZS 3602:2003 table 3

Note 3: A higher treatment level also satisfies the level specified in this table

Client
Ken Roulston
6 Rinsary Lane
Lake Hāwea

Project Information
Wind Zone - High
Earthquake Zone - 3
Corrosion Zone - B
Snow Zone - Truss Designer
Job # - J25571
Date - 08.08.25
Drawn - BT
Scale - As Stated

Notes

Project
New Residence
09-Sep-2026 Rev 0 Issued for Building Consent

HUSK
DESIGN + DRAFT

Drawing Name
Schedule

Rev # - 0
Sheet #
A34