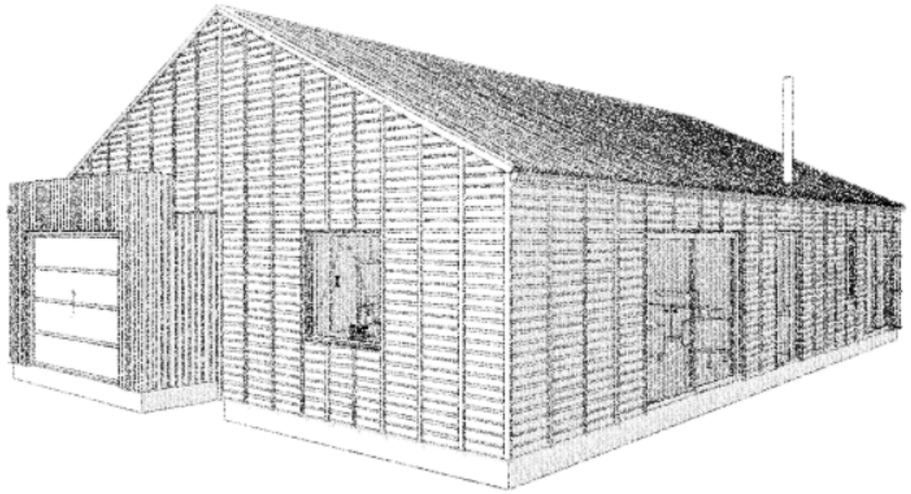


# New Build - Lot 11 Stage 3 Lake McKay

*for*

Kalah and Sean

| 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 Bracing Plan |
| A105 | | Bracing Calculations |
| A106 | | Ground Floor Plumbing Plan |
| A107 | | Roof Plan |
| A108 | | Roof Framing Plan |
| **A2 Sections** | | |
| A201 | | Sections |
| A202 | | Sections |
| **A3 Elevations** | | |
| A301 | | Elevations |
| A302 | | Elevations |
| **A4 Details** | | |
| A401 | | Details |
| A402 | | Details |
| A403 | | Details |
| A404 | | Details |
| A405 | | Details |
| A406 | | Details |
| A407 | | Details |
| A408 | | Details |
| A409 | | Details |
| A410 | | Slab Details |
| A411 | | Slab Details |
| A412 | | Slab Details |

TMS Architectural Design
027 443 2133
tessa@tmsequestrian.com

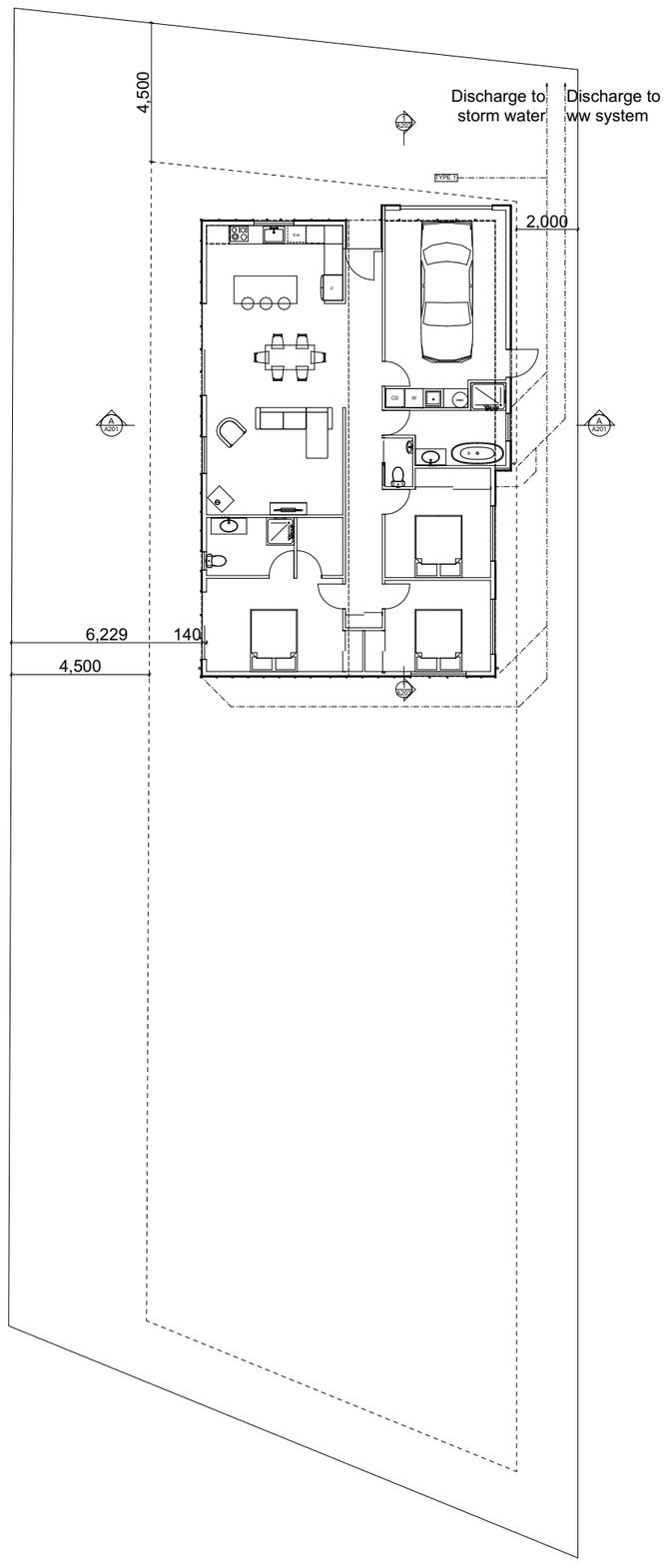
| RevID | ChID | Change Name | Date |
|---|---|---|---|
| | | Building Consent | 02.10.2026 |
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N

**Parcel ID:** TBC
**Appellation:** TBC

**Location:** TBC

**Climate Zone:** 6
**Earthquake Zone:** Zone 2
**Exposure Zone:** Zone B
**Rainfall Range**: 20-30
**Wind Region:** A
**Wind Zone:** High




1 Site Plan 1:200

**Figure 8: Type-one Surface Water Sump**
Paragraph 3.6.2

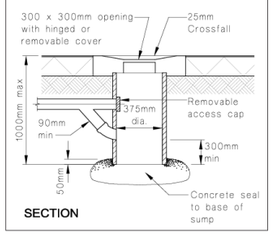
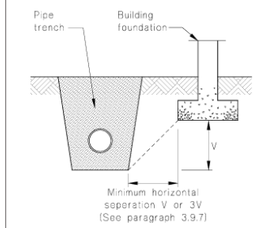



**Figure 14: Relationship of Pipe Trench to Building Foundation**
Paragraph 3.9.7




# *TMS Architectural Design*


## TMS Architectural Design

**Address:** 173 Plantation Road,
Wanaka, 9305

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05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

**Project Partners**

Client:
## Kalah and Sean

**Drawn Date:**
Plot Date: 02/10/2026
**Project #:** #Project ID
**Project Status:** #Project Status

**Site:** Lot 11 Stage 3
Lake McKay Subdivision
Luggate, Otago

Drawing Title:
## Site Plan

Project Name:
## Lake Mckay New Build

Revision #:

Drawing #:
**A101**

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| RevID | ChID | Change Name | Date |
|---|---|---|---|
| | | Building Consent | 02.10.2026 |
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| | | | |
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| | | | |

Conduction cook top with extractor hood. Range hood extraction vents x2 to vent through exterior wall 50L/s min extraction rate.

GIB - A GIB Aqualine Plasterboard wall lining

GIB - S Standard Plasterboard wall lining

Bathrooms and Toilets:

Walls - 10mm GIB Aqualine finished with gloss coating and to have impervious joints. Finish to have mould inhibitors.

Selected tiles over ARDEX WPM001 or similar waterproofing membrane over 13mm GIB Aqualine.

A / A201

Notes:

No Eaves All Round Except at gable ends
Concrete Strength: 20MPa

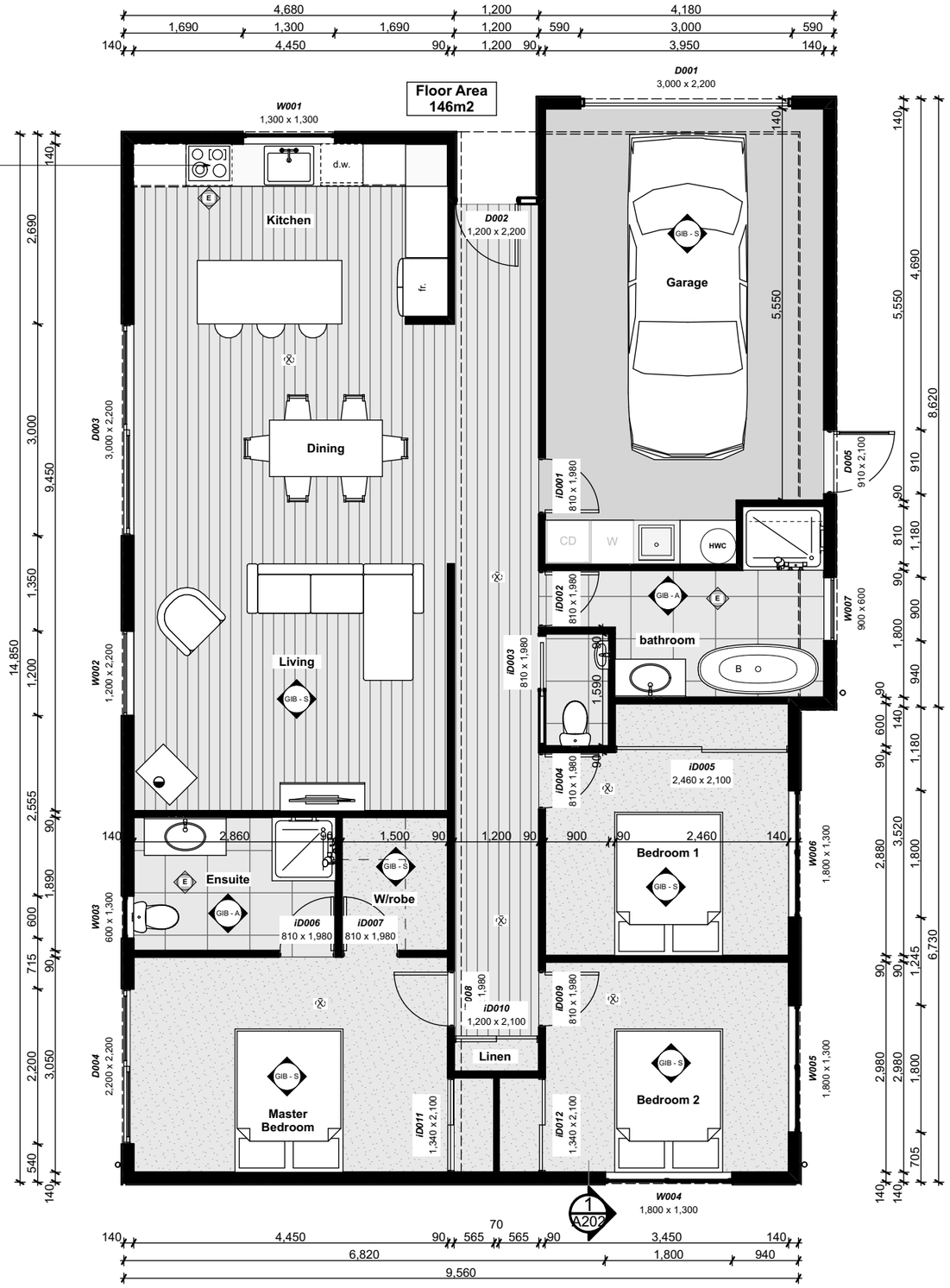
**146m2 Floor Area**

E Extract Fan Mechanical extract to vent to soffit 25L/s min extraction rate

Carpet

Tiles

Vinyl flooring




Smoke Alarms:
Interconnected smoke alarms and compliance with NZS4541:2021 required in bedrooms and living spaces on each level. The alarms must be in all bedrooms, living spaces, hallways and landings, and on each level of a multi-level home. Where a kitchen is separated from living spaces and hallways by closable doors, an alarm suitable for kitchens (which may be a heat alarm) must be installed in the kitchen. Where they are required, alarms must be mounted within 10 m of each other in any direction.

Electric Lighting:
All new downlights to be LED IC or IC-F rated electric lighting to achieve 20 lux min per m2 of floor area at floor level to comply with table 1, G8/ AS1. Lighting as per D1 1.8.1

Glazing:
All glazing shall comply with NZS 4223.

NZBC G3-food preparation & prevention of contamination:
1.1.3 food preparation surfaces shall be easily maintained in a hygienic condition.
1.6 wall linings wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition.

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.

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:
External wall framing to North and South - 140 x 45 H1.2 SG8 @600 CRS, dwangs @ 800 CRS. All internal wall framing should be 90 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.
General Notes:

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


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Client:
**Kalah and Sean**

**Drawn Date:**
Plot Date: 02/10/2026
**Project #:** #Project ID
**Project Status:** #Project Status

**Site:** Lot 11 Stage 3
Lake McKay Subdivision
Luggate, Otago

Drawing Title:
**Ground Floor Plan**

Project Name:
**Lake Mckay New Build**

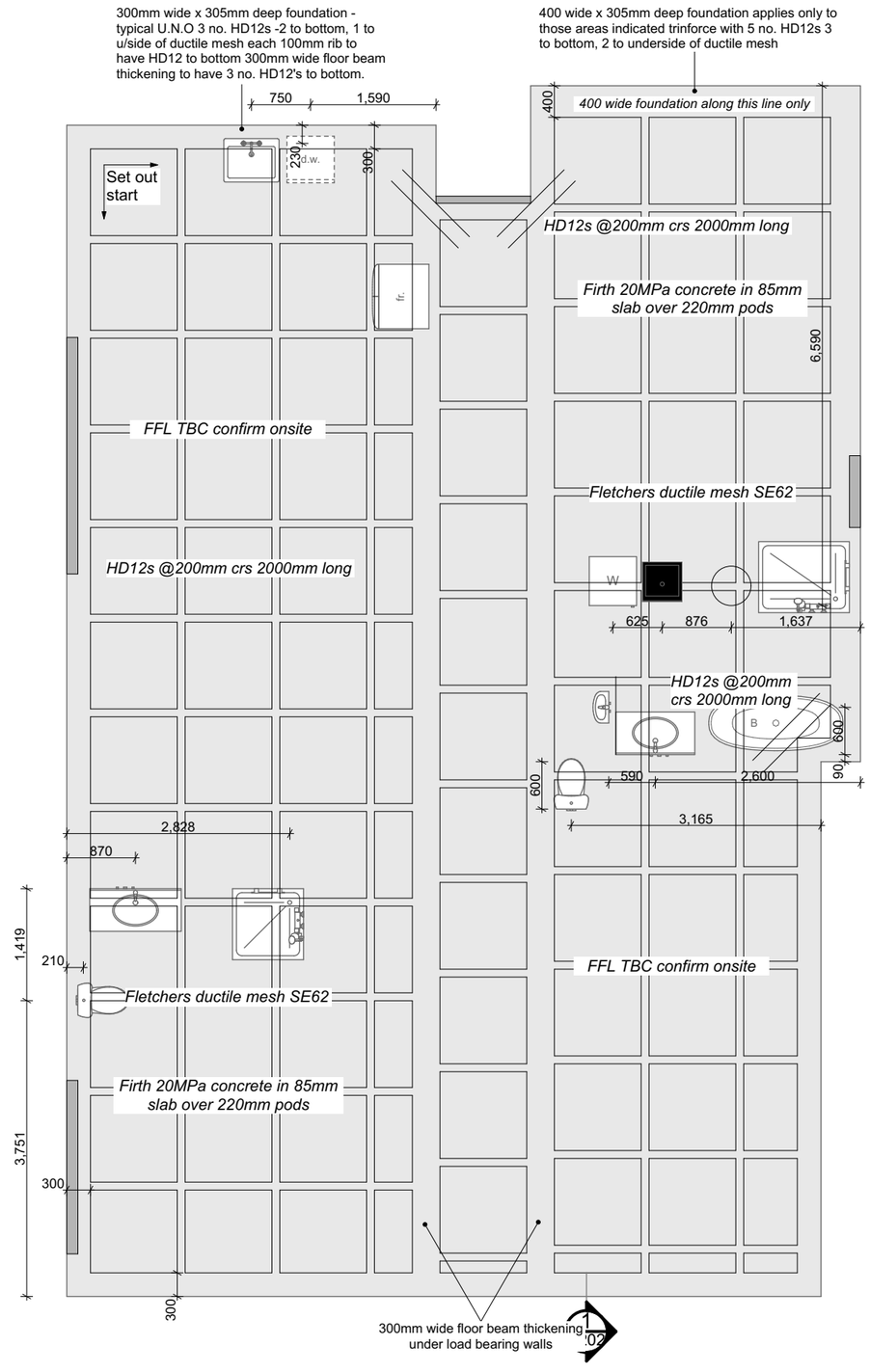
Revision #:

Drawing #:
**A102**

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1 Ground Floor Plan 1:75

| RevID | ChID | Change Name | Date |
|---|---|---|---|
| | | Building Consent | 02.10.2026 |
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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.

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.

Recess to concrete slab

1 Ground Floor Foundation Plan 1:75

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**Drawn Date:**
Plot Date: 02/10/2026
**Project #:** #Project ID
**Project Status:** #Project Status

**Site:** Lot 11 Stage 3
Lake McKay Subdivision
Luggate, Otago

Drawing Title:
**Ground Floor Foundation Plan**

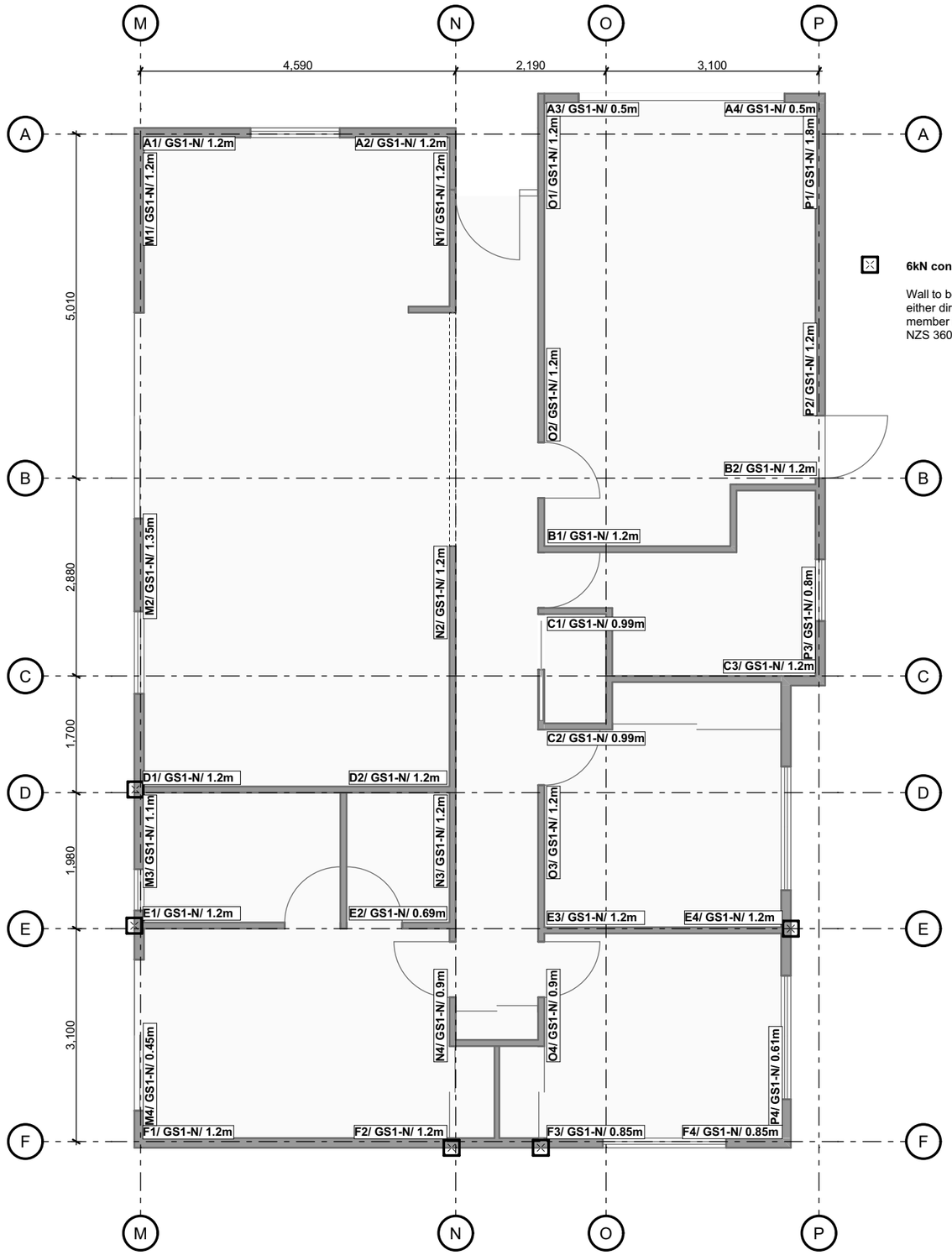
Project Name:
**Lake Mckay New Build**

Revision #:

Drawing #:
**A103**

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| RevID | ChID | Change Name | Date |
|---|---|---|---|
| | | Building Consent | 02.10.2026 |
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**6kN connection**

Wall to be connected at top plate level either directly or through a framing member in the line of the wall as per NZS 3604:2001 8.7.3.4

1 Ground Floor Bracing Plan 1:75

***TMS Architectural Design***


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Client:
## Kalah and Sean

**Drawn Date:**
Plot Date: 02/10/2026
**Project #:** #Project ID
**Project Status:** #Project Status

**Site:** Lot 11 Stage 3
Lake McKay Subdivision
Luggate, Otago

Drawing Title:
## Ground Floor Bracing Plan

Project Name:
## Lake Mckay New Build

Revision #:

Drawing #:
## A104

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# GIB EzyBrace® Bracing Software

## Demand Calculation Sheet

**Job Details**

| | |
|---|---|
| Name: | Kalah and Sean |
| Street and Number: | TBC |
| Lot and DP Number: | Lot 11 Stage 3 Lake McKay |
| City/Town/District: | Luggate/ Wanaka |
| Designer: | Tessa Silcock |
| Company: | TMS Architectrual Design |
| Date: | 27 September 2026 |

**Building Specification**

| | |
|---|---|
| Number of Storeys | 1 |
| Floor Loading | 2 kPa |
| Foundation Type | Slab |
| | **Single** |
| Cladding Weight | Light |
| Roof Weight | Light |
| Room in Roof Space | No |
| Roof Pitch (degrees) | 26 |
| Roof Height above Eaves (m) | 2.45 |
| Building Height to Apex (m) | 5.275 |
| Ground to Lower Floor (m) | 0.305 |
| Average Stud Height (m) | 2.45 |
| Building Length (m) | 15.26 |
| Building Width (m) | 10.06 |
| Building Plan Area (m²) | 146 |

**Building Location**

**Wind Zone = High**

**Earthquake Zone 2**
Soil Type D & E (Deep to Very Soft)
Annual Prob. of Exceedance: 1 in 500 ( Default)

**Bracing Units required for Wind**

| | Along | Across |
|---|---|---|
| Single Level | 625 | 904 |

**Bracing Units required for Earthquake**

| | Along & Across |
|---|---|
| Single Level | 573 |



# GIB EzyBrace® Bracing Software

## Single Level Along Resistance Sheet

***Job Name: Kalah and Sean***

| | | | | | | | Wind | EQ |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | Demand | |
| | | | | | | | 625 | 573 |
| | | | | | | | Achieved | |
| Line | Element | Length (m) | Angle (degrees) | Stud Ht. (m) | Type | Supplier | Wind (BUs) | EQ (BUs) | 1296 207% | 1157 202% |
| a | 1 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 2 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 3 | 0.50 | 0 | 2.45 | GS1-N | GIB® | 27 | 29 | | |
| | 4 | 0.50 | 0 | 2.45 | GS1-N | GIB® | 27 | 29 | | |
| | External Length = 10.06 | | | | | | | | 216 OK | 198 OK |
| b | 1 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 2 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | | | | | | | | | 162 OK | 141 OK |
| c | 1 | 0.99 | 0 | 2.45 | GS1-N | GIB® | 63 | 58 | | |
| | 2 | 0.99 | 0 | 2.45 | GS1-N | GIB® | 63 | 58 | | |
| | 3 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | External Length = 0.5 | | | | | | | | 207 OK | 186 OK |
| d | 1 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 2 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | | | | | | | | | 162 OK | 141 OK |
| e | 1 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 2 | 0.69 | 0 | 2.45 | GS1-N | GIB® | 40 | 40 | | |
| | 3 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 4 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | | | | | | | | | 283 OK | 251 OK |
| f | 1 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 2 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 3 | 0.85 | 0 | 2.45 | GS1-N | GIB® | 52 | 49 | | |
| | 4 | 0.85 | 0 | 2.45 | GS1-N | GIB® | 52 | 49 | | |
| | External Length = 10.06 | | | | | | | | 265 OK | 240 OK |

# GIB EzyBrace® Bracing Software

## Single Level Across Resistance Sheet

***Job Name: Kalah and Sean***

| | | | | | | | Wind | EQ |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | Demand | |
| | | | | | | | 904 | 573 |
| | | | | | | | Achieved | |
| Line | Element | Length (m) | Angle (degrees) | Stud Ht. (m) | Type | Supplier | Wind (BUs) | EQ (BUs) | 1151 127% | 1025 179% |
| m | 1 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 2 | 1.35 | 0 | 2.45 | GS1-N | GIB® | 91 | 79 | | |
| | 3 | 1.10 | 0 | 2.45 | GS1-N | GIB® | 72 | 64 | | |
| | 4 | 0.45 | 0 | 2.45 | GS1-N | GIB® | 24 | 26 | | |
| | External Length = 14.85 | | | | | | | | 268 OK | 240 OK |
| n | 1 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 2 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 3 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 4 | 0.90 | 0 | 2.45 | GS1-N | GIB® | 56 | 52 | | |
| | | | | | | | | | 299 OK | 264 OK |
| o | 1 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 2 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 3 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 4 | 0.90 | 0 | 2.45 | GS1-N | GIB® | 56 | 52 | | |
| | | | | | | | | | 299 OK | 264 OK |
| p | 1 | 1.80 | 0 | 2.45 | GS1-N | GIB® | 122 | 106 | | |
| | 2 | 1.20 | 0 | 2.45 | GS1-N | GIB® | 81 | 71 | | |
| | 3 | 0.80 | 0 | 2.45 | GS1-N | GIB® | 48 | 46 | | |
| | 4 | 0.61 | 0 | 2.45 | GS1-N | GIB® | 34 | 35 | | |
| | External Length = 15.26 | | | | | | | | 285 OK | 258 OK |

| RevID | ChID | Change Name | Date |
|---|---|---|---|
| | | Building Consent | 02.10.2026 |

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**Project Partners**

Client:
**Kalah and Sean**

**Drawn Date:**
Plot Date: 02/10/2026
**Project #:** #Project ID
**Project Status:** #Project Status

**Site:** Lot 11 Stage 3
Lake McKay Subdivision
Luggate, Otago

Drawing Title:
**Bracing Calculations**

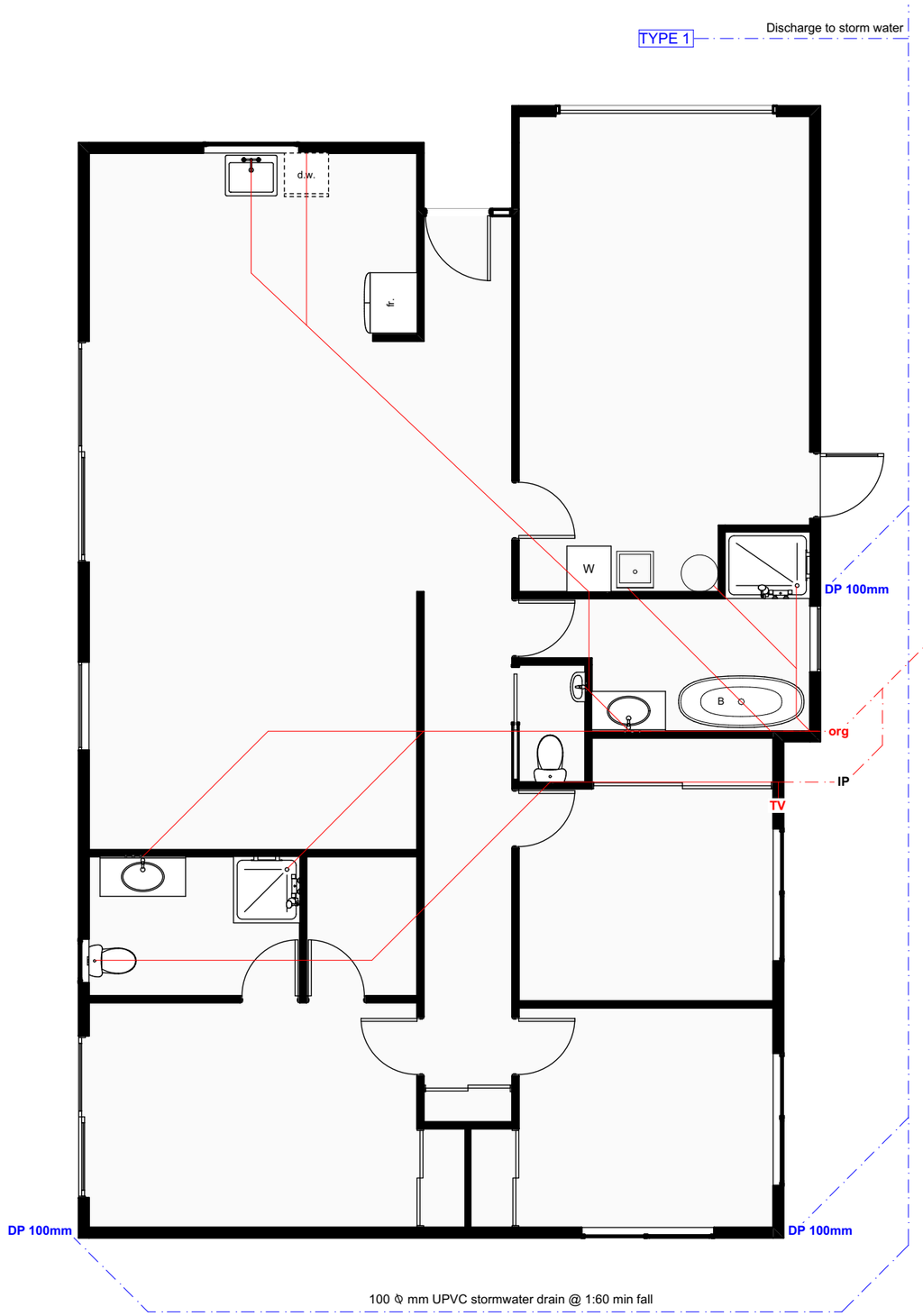
Project Name:
**Lake Mckay New Build**

Revision #:

Drawing #:
**A105**

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| RevID | ChID | Change Name | Date |
|---|---|---|---|
| | | Building Consent | 02.10.2026 |
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| | | | |
| | | | |
| | | | |




*Fixture Legend*

| Symbol | Description | Size/ Gradient |
|---|---|---|
| **WHB** | Wash hand basin | 50mm ø @ 1:40min |
| **WC** | Toilet | 100mm ø @ 1:60min |
| **Sh.** | Shower | 100mm ø @ 1:60min |
| **S.** | Sink | 65mm ø @ 1:40min |
| **WM** | Washing Machine | 65mm ø @ 1:40min |
| **DW** | Dishwasher | 50mm ø @ 1:40min |
| **Bath** | Bath | 100mm ø @ 1:60min |
| **org** | Overflow relief gully - charge with hose tap 400mm above | 100mm ø |
| **IP** | Inspection Point | NA |
| **HT** | Hose tap (confirm onsite) | NA |
| **TV** | Terminal vent | 50mm ø |
| **Tb.** | Laundry tub | 65mm ø @ 1:40min |
| **HWC** | Hot water cylinder | |
| **DP** | Down Pipe | 80mm ø |

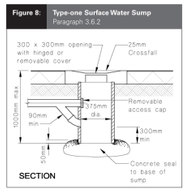
**Note:** FGL 100mm min below top of all ORG

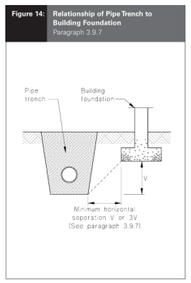
Foul water

Storm water

**AS/NZ 3500.3.2021 Stormwater**
**AS/NZ 3500.2.2021 Sewer**

TYPE 1




# *TMS Architectural Design*


## TMS Architectural Design

**Address:** 173 Plantation Road,
Wanaka, 9305

**Email:** tessa@tmsequestrian.com
**Ph:**
**Mob:** 027 443 2133
**P.O. Box:**


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## Project Partners

Client:
## Kalah and Sean

**Drawn Date:**
Plot Date: 02/10/2026
**Project #:** #Project ID
**Project Status:** #Project Status

**Site:** Lot 11 Stage 3
Lake McKay Subdivision
Luggate, Otago

Drawing Title:
## Ground Floor Plumbing Plan

Project Name:
## Lake Mckay New Build

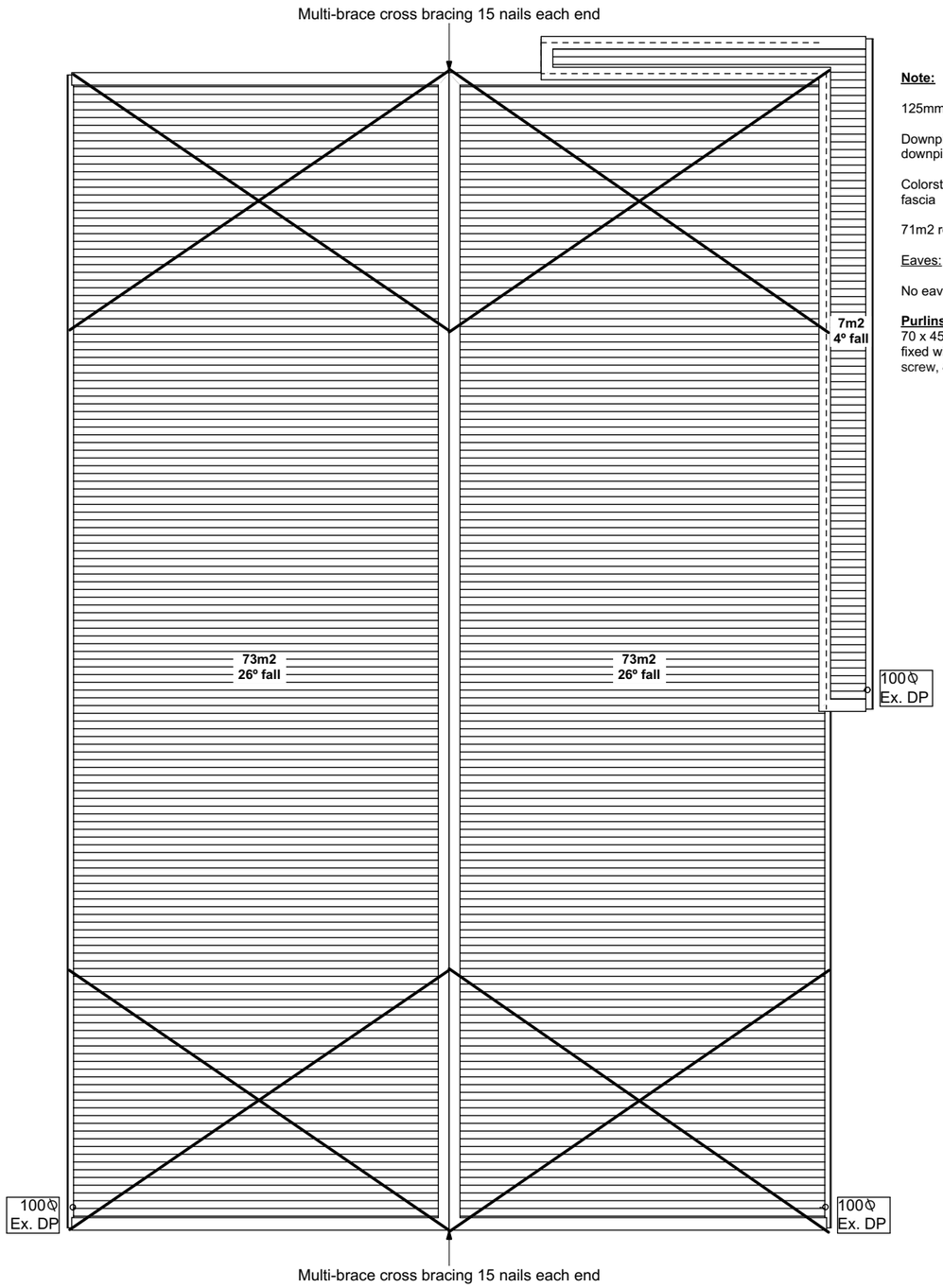
Revision #:

Drawing #:
## A106

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1 Ground Floor Plumbing Plan 1:75

| RevID | ChID | Change Name | Date |
|---|---|---|---|
| | | Building Consent | 02.10.2026 |
| | | | |
| | | | |
| | | | |
| | | | |




**Note:**

125mm half round gutters

Downpipes - Colorsteel
downpipes to match roof and walls

Colorsteel, gutter and 200mm
fascia

71m2 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

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## Kalah and Sean

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Plot Date: 02/10/2026
**Project #:** #Project ID
**Project Status:** #Project Status

**Site:** Lot 11 Stage 3
Lake McKay Subdivision
Luggate, Otago

Drawing Title:
## Roof Plan

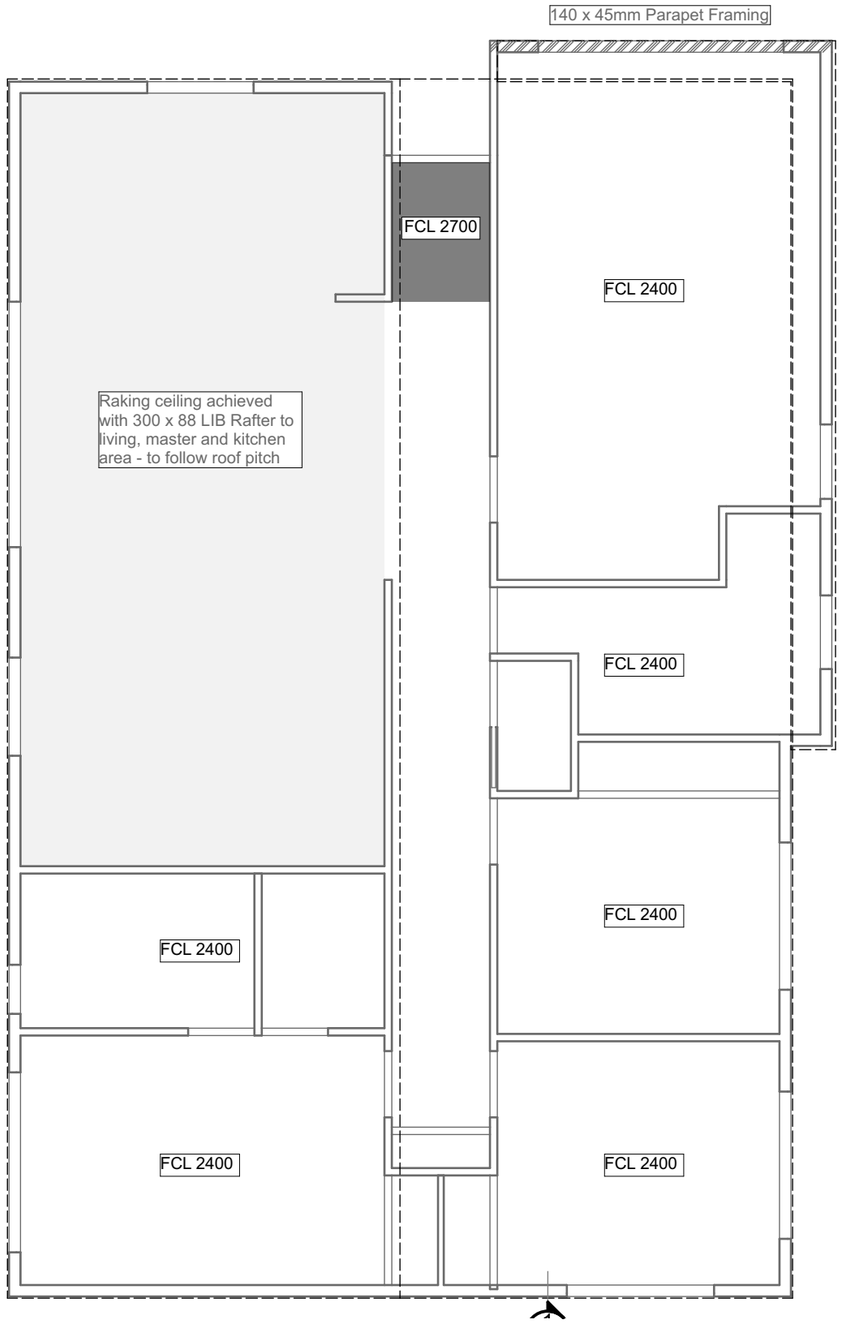
Project Name:
## Lake Mckay New Build

Revision #:

Drawing #:
## A107

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| RevID | ChID | Change Name | Date |
|---|---|---|---|
| | | Building Consent | 02.10.2026 |
| | | | |
| | | | |
| | | | |
| | | | |




A
A201

1 Ground Floor Roof Framing 1:75

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Plot Date: 02/10/2026
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**Site:** Lot 11 Stage 3
Lake McKay Subdivision
Luggate, Otago

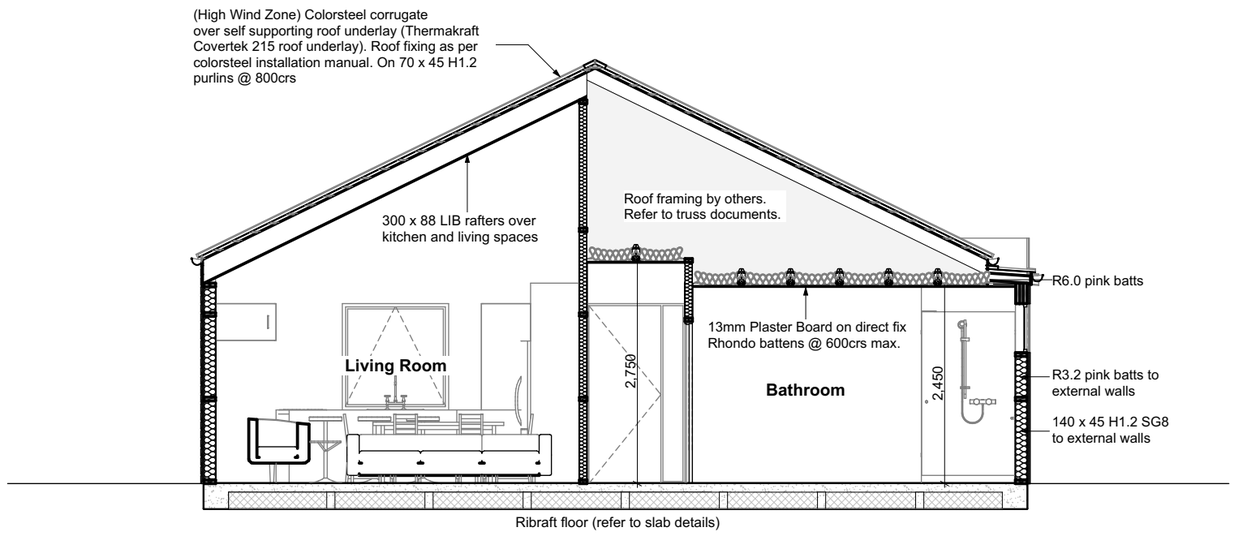
Drawing Title:
**Roof Framing Plan**

Project Name:
**Lake Mckay New Build**

Revision #:

Drawing #:
**A108**

D:\TS\OneDrive\Desktop\2. Architecture\Lot 11 Stage 3 Lake McKay\Lot 11 Stage 3 Lake McKay 1.3.pln




A Section A 1:75

| RevID | ChID | Change Name | Date |
|---|---|---|---|
| | | Building Consent | 02.10.2026 |
| | | | |
| | | | |
| | | | |
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**Project Status:** #Project Status

**Site:** Lot 11 Stage 3
Lake McKay Subdivision
Luggate, Otago

Drawing Title:
**Sections**

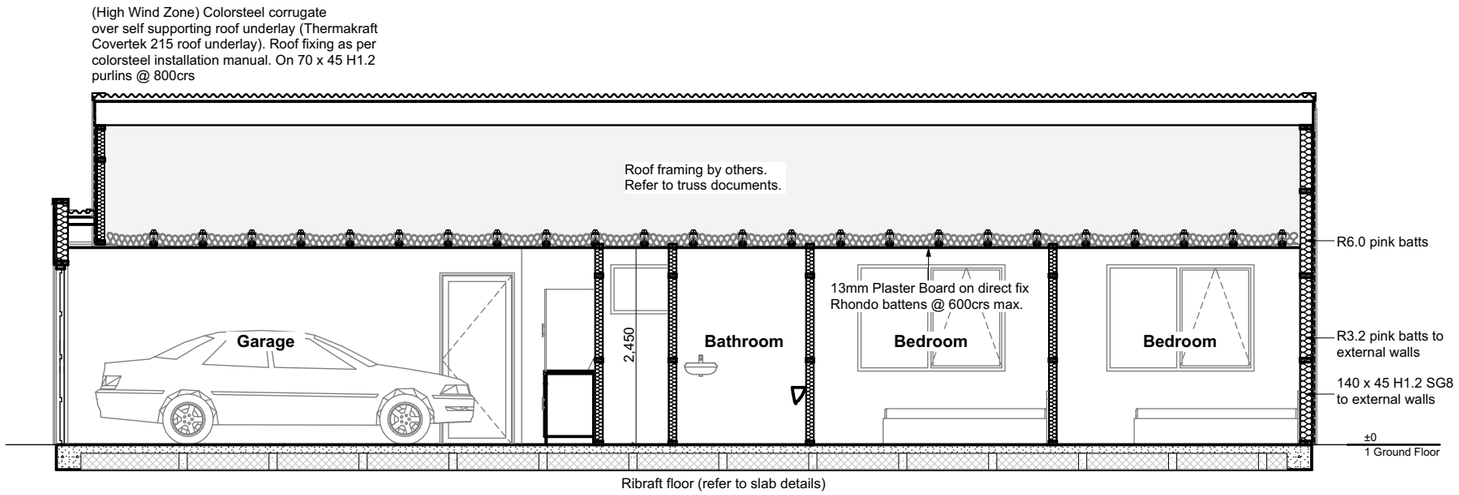
Project Name:
**Lake Mckay New Build**

Revision #:

Drawing #:
**A201**

D:\TS\OneDrive\Desktop\2. Architecture\Lot 11 Stage 3 Lake McKay\Lot 11 Stage 3 Lake McKay 1.3.pln

| RevID | ChID | Change Name | Date |
|---|---|---|---|
| | | Building Consent | 02.10.2026 |
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| | | | |




1 Section 1 1:75

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**Drawn Date:**
Plot Date: 02/10/2026
**Project #:** #Project ID
**Project Status:** #Project Status

**Site:** Lot 11 Stage 3
Lake McKay Subdivision
Luggate, Otago

Drawing Title:
## Sections

Project Name:
## Lake Mckay New Build

Revision #:

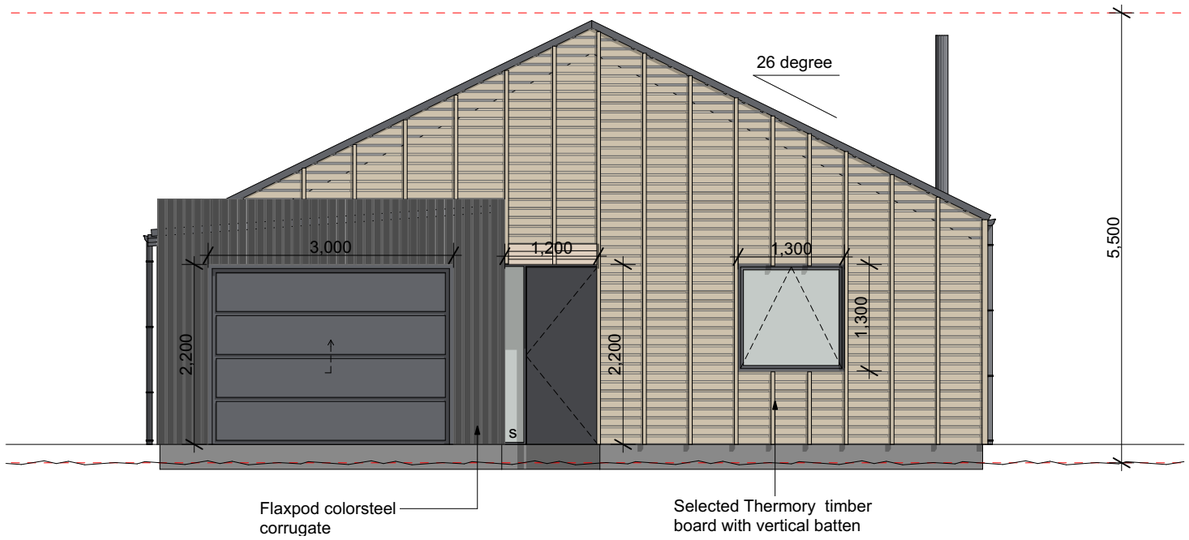
Drawing #:
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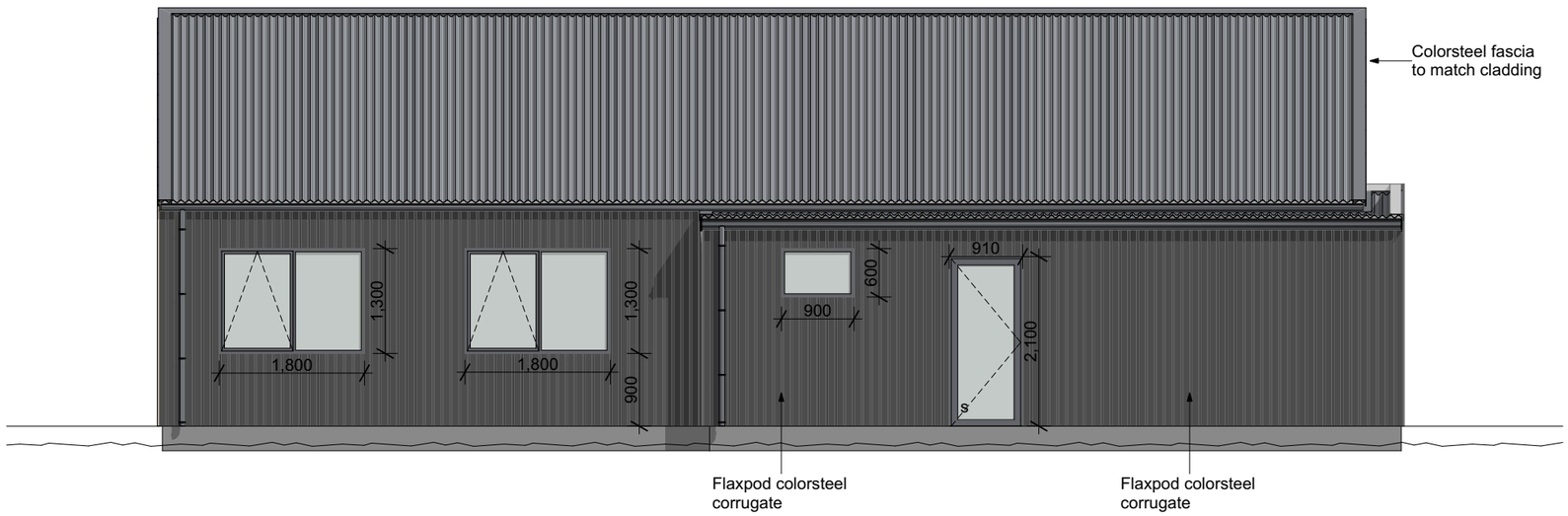
**Parcel ID:** TBC
**Appellation:** TBC

**Location:** TBC

**Climate Zone:** 6
**Earthquake Zone:** Zone 2
**Exposure Zone:** Zone B
**Rainfall Range**: 20-30
**Wind Region:** A
**Wind Zone:** High




1 North Elevation 1:75




2 East Elevation 1:75

**Risk Matrix** for **Lake McKay New Build**
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

**Window/ Door Notes:**
Construction Value 0.5

Thermally broken aluminium with clear double glazing.

Safety Glass: **S**

Aluminium frames to comply with NZS 4211:2008

All window sizes and types to beconfirmed onsite with the owner before ordering and installation.

| RevID | ChID | Change Name | Date |
|---|---|---|---|
| | | Building Consent | 02.10.2026 |
| | | | |
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| | | | |

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**Drawn Date:**
Plot Date: 02/10/2026
**Project #:** #Project ID
**Project Status:** #Project Status

**Site:** Lot 11 Stage 3
Lake McKay Subdivision
Luggate, Otago

Drawing Title:
**Elevations**

Project Name:
**Lake Mckay New Build**

Revision #:

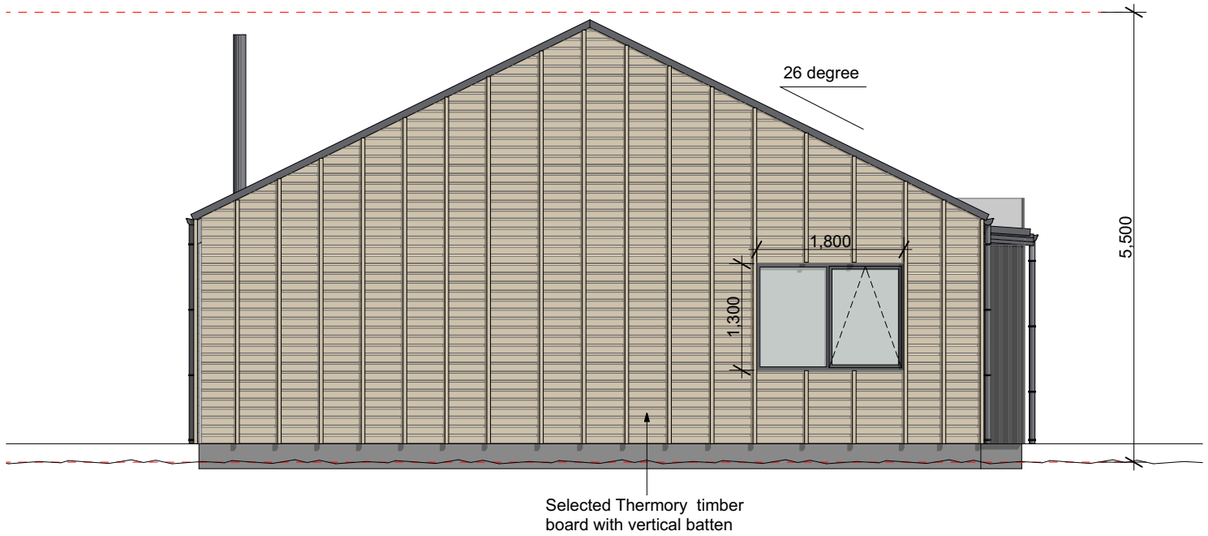
Drawing #:
**A301**

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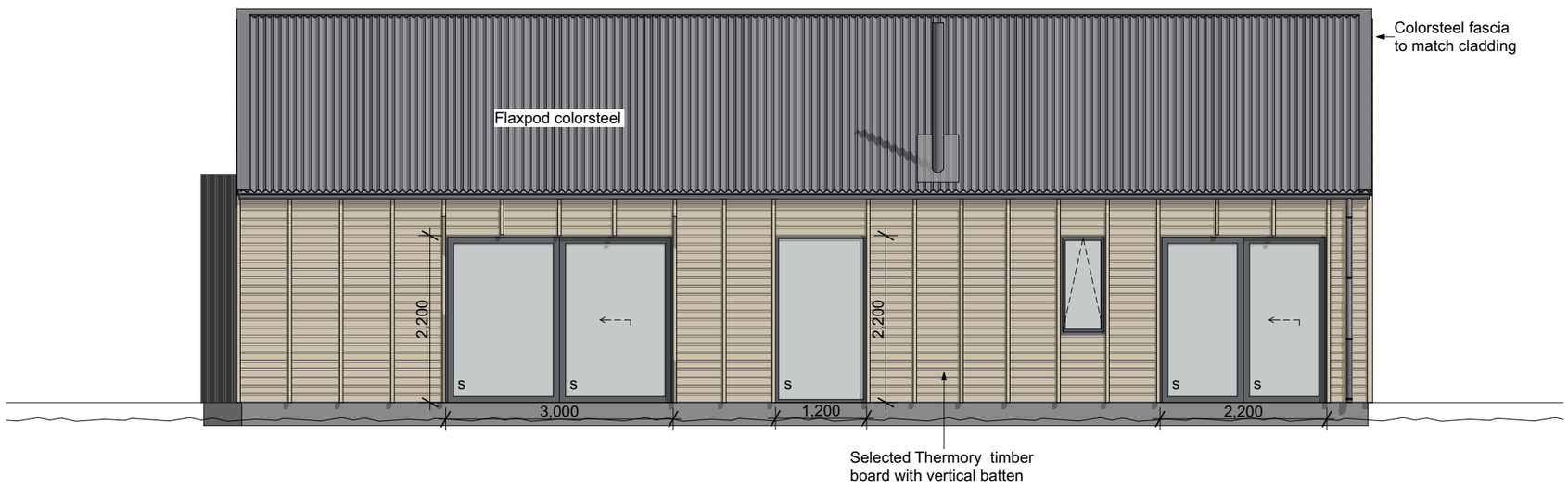
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**Appellation:** TBC

**Location:** TBC

**Climate Zone:** 6
**Earthquake Zone:** Zone 2
**Exposure Zone:** Zone B
**Rainfall Range**: 20-30
**Wind Region:** A
**Wind Zone:** High




1 South Elevation 1:75




2 West Elevation 1:75

**Risk Matrix** for **Lake McKay New Build**
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

**Window/ Door Notes:**
Construction Value 0.5

Thermally broken aluminium with clear double glazing.

Safety Glass: **S**

Aluminium frames to comply with NZS 4211:2008

All window sizes and types to beconfirmed onsite with the owner before ordering and installation.

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|---|---|---|---|
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Luggate, Otago

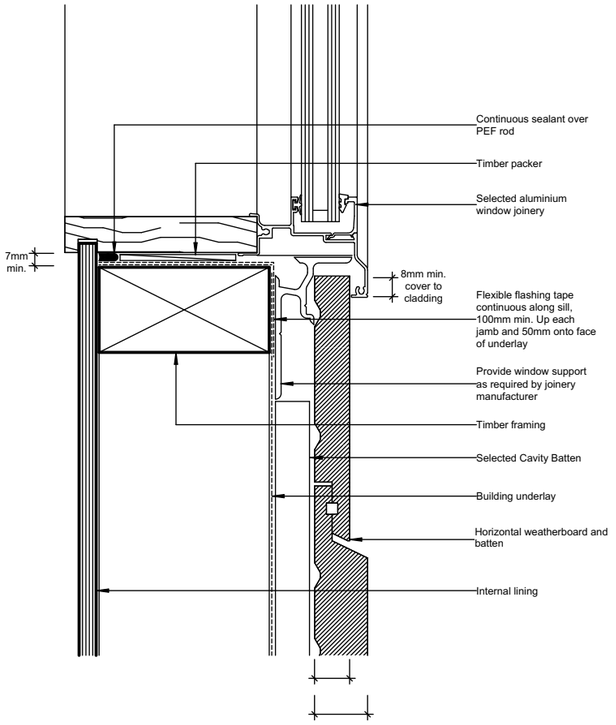
Drawing Title:
**Elevations**

Project Name:
**Lake Mckay New Build**

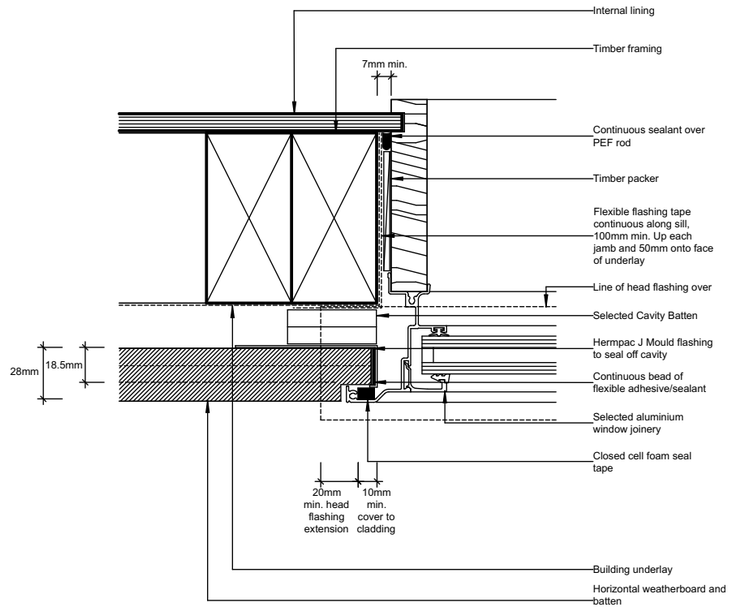
Revision #:

Drawing #:
**A302**

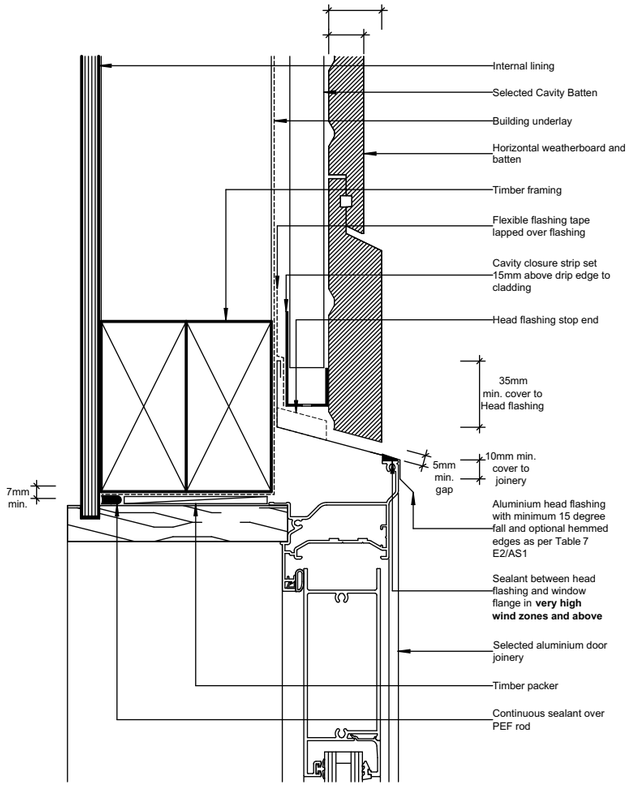
D:\TS\OneDrive\Desktop\2. Architecture\Lot 11 Stage 3 Lake McKay\Lot 11 Stage 3 Lake McKay 1.3.pln



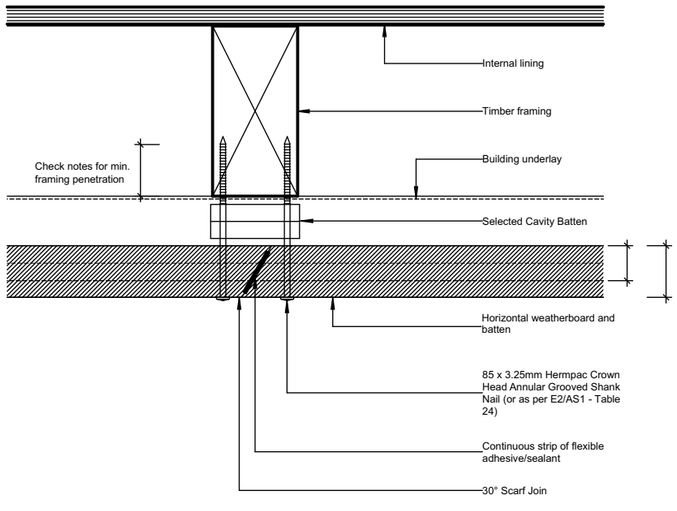

## 1 Timber Window Sill 1:5



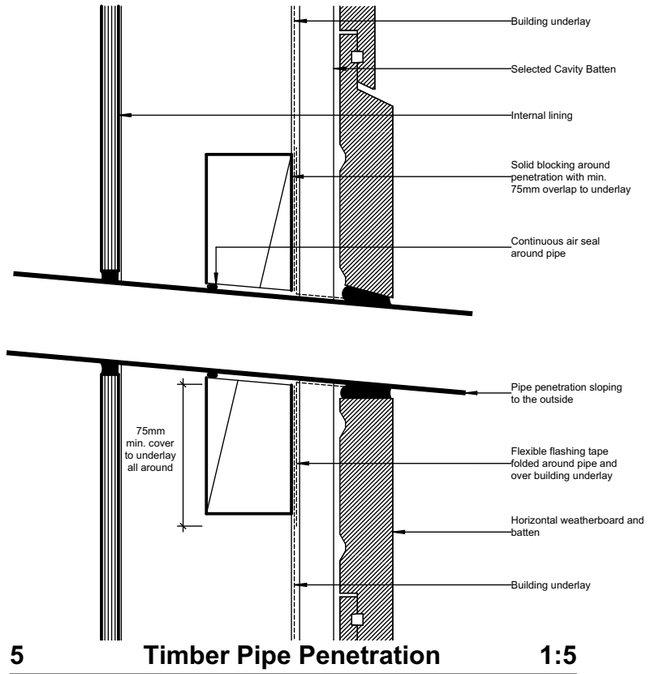

## 2 Timber Window Jamb 1:5



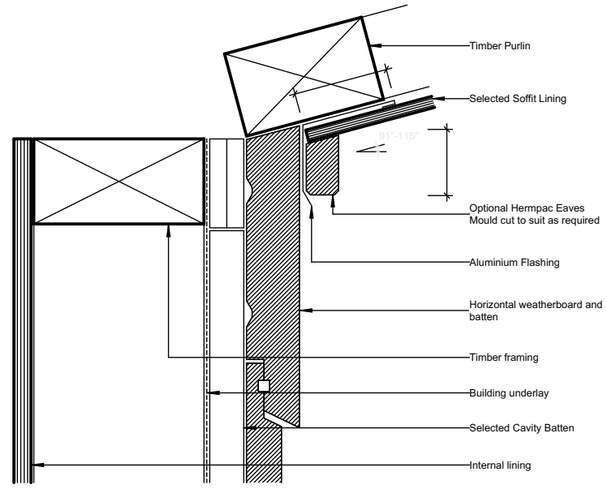

## 3 Timber Window Head 1:5




## 4 Timber Scarf Join 1:5




## 5 Timber Pipe Penetration 1:5




## 6 Soffit Detail 1:5

| RevID | ChID | Change Name | Date |
|---|---|---|---|
| | | Building Consent | 02.10.2026 |
| | | | |
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| | | | |
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**Drawn Date:**
Plot Date: 02/10/2026
**Project #:** #Project ID
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**Site:** Lot 11 Stage 3
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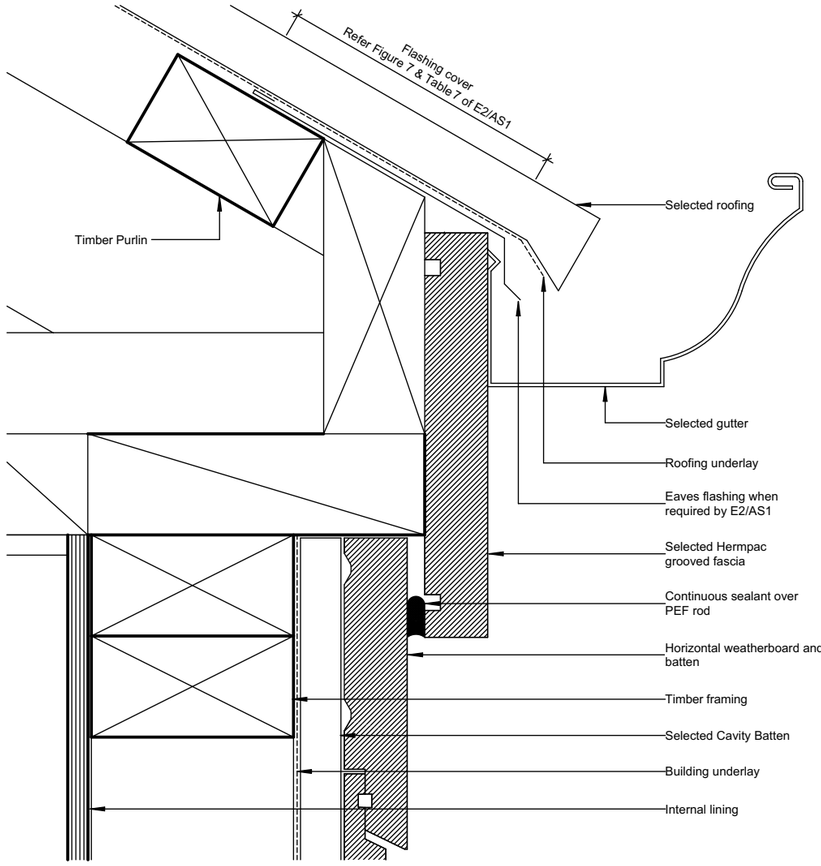
Drawing Title:
**Details**

Project Name:
**Lake Mckay New Build**

Revision #:

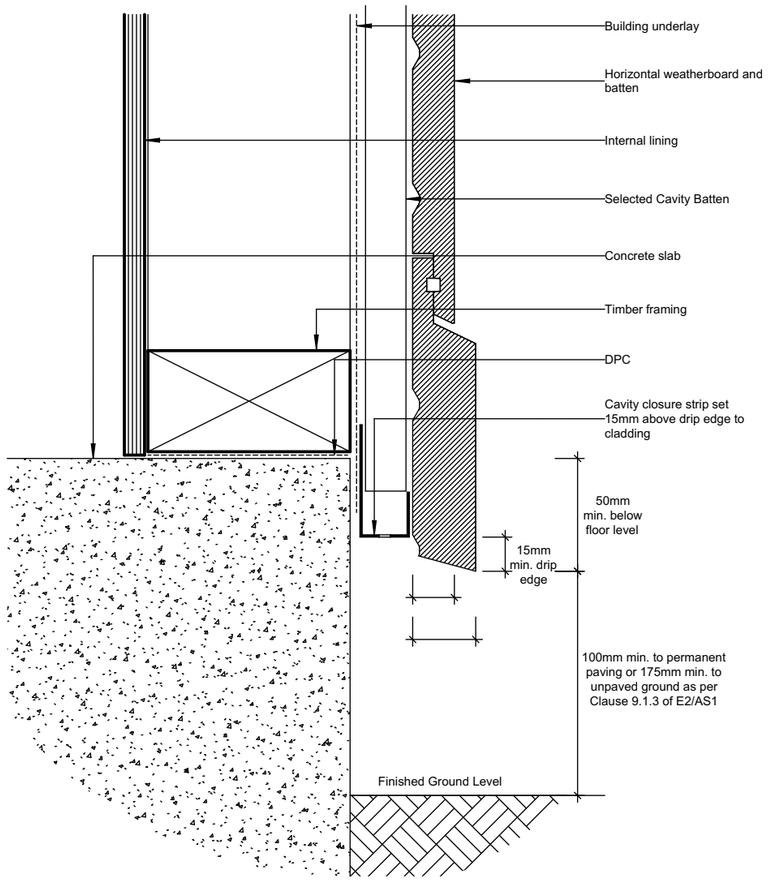
Drawing #:
**A401**

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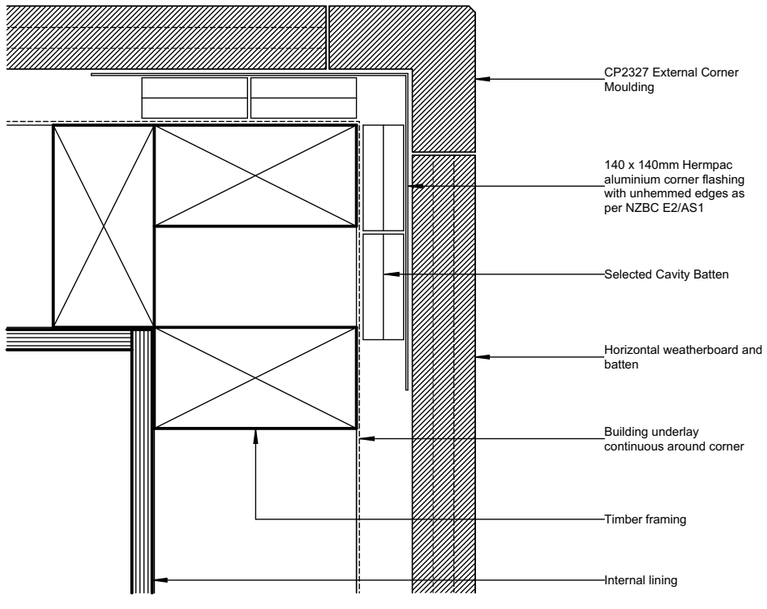



*Option for weatherboard to be finished hard against the back of fascia with good overlap provided.

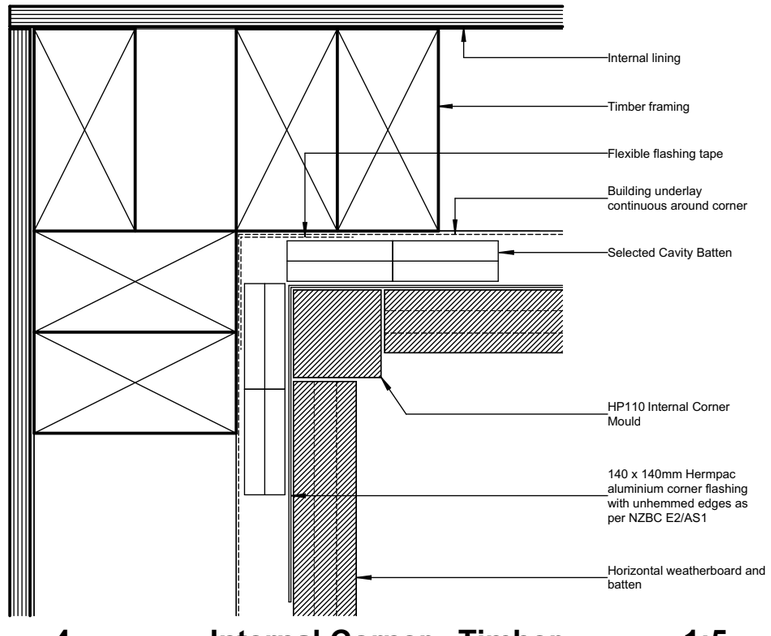
## 1 No Eave Detail 1:5




## 2 Bottom of Cladding - Timber 1:5




## 3 External Corner - Timber 1:5




## 4 Internal Corner - Timber 1:5

| RevID | ChID | Change Name | Date |
|---|---|---|---|
| | | Building Consent | 02.10.2026 |
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Lake McKay Subdivision
Luggate, Otago

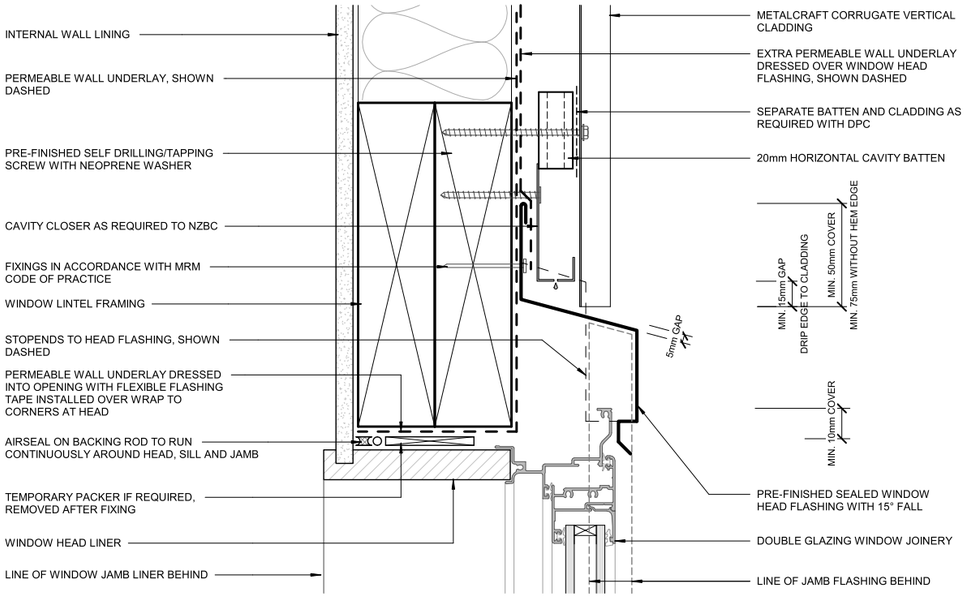
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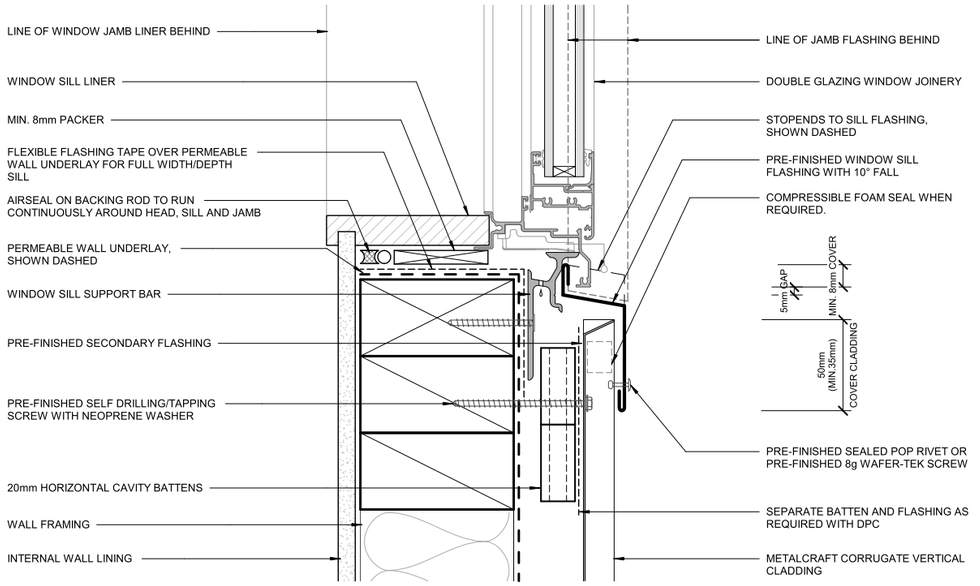
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Drawing #:
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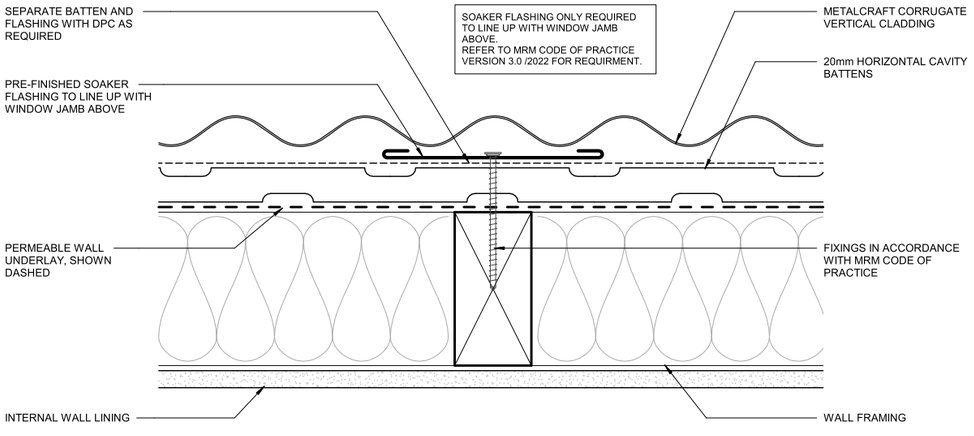
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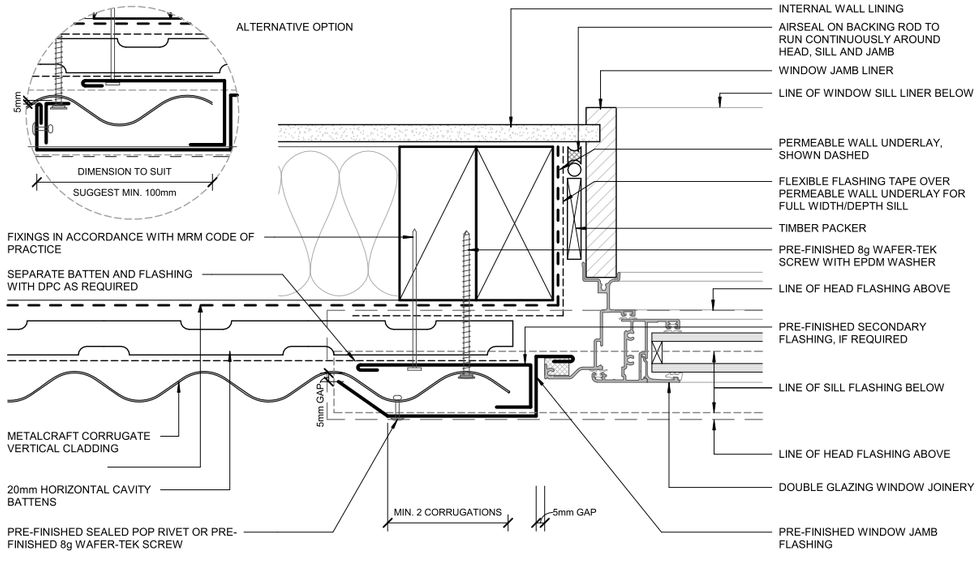

**1** **Corrugate Window Head** **1:5**




**2** **Corrugate Window Sill** **1:5**




**3** **Soaker Flashing** **1:5**




**4** **Corrugate Window Jamb** **1:5**

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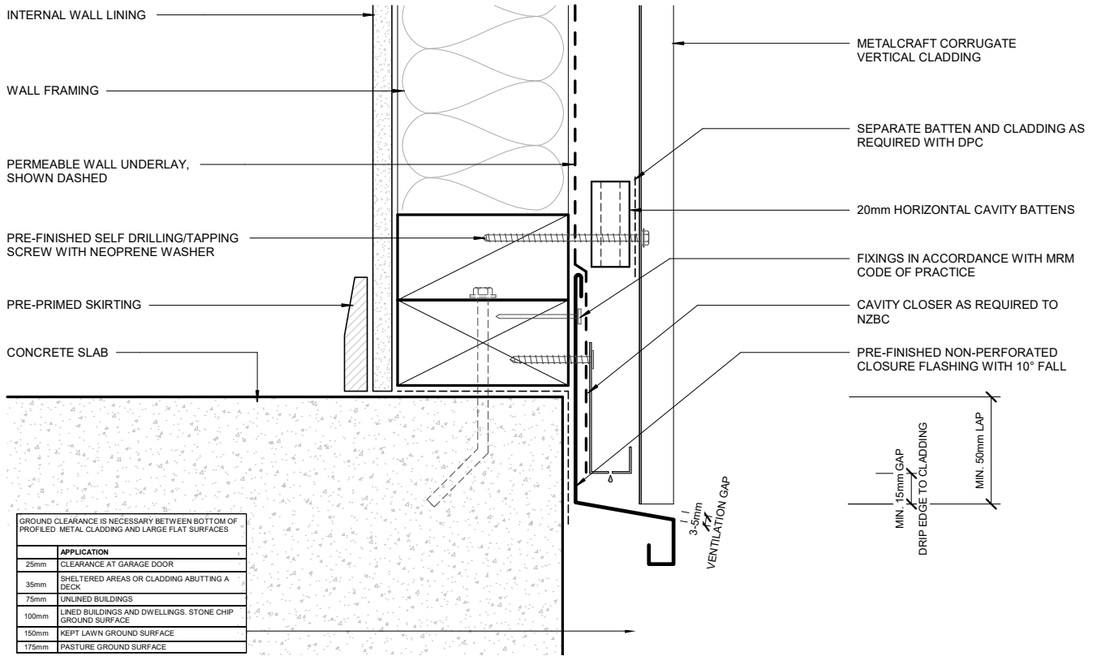
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GROUND CLEARANCE IS NECESSARY BETWEEN BOTTOM OF PROFILED METAL CLADDING AND LARGE FLAT SURFACES

| | 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 |

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

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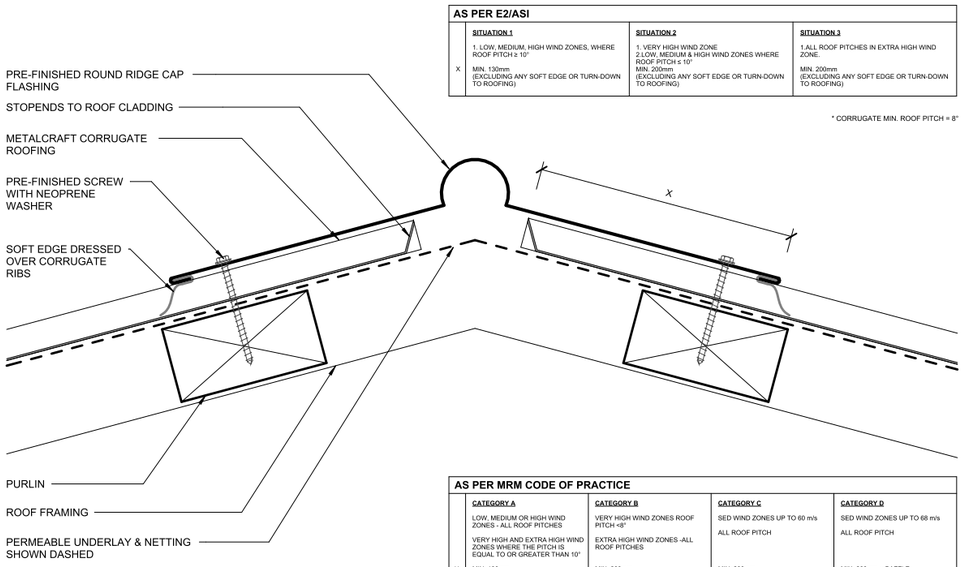
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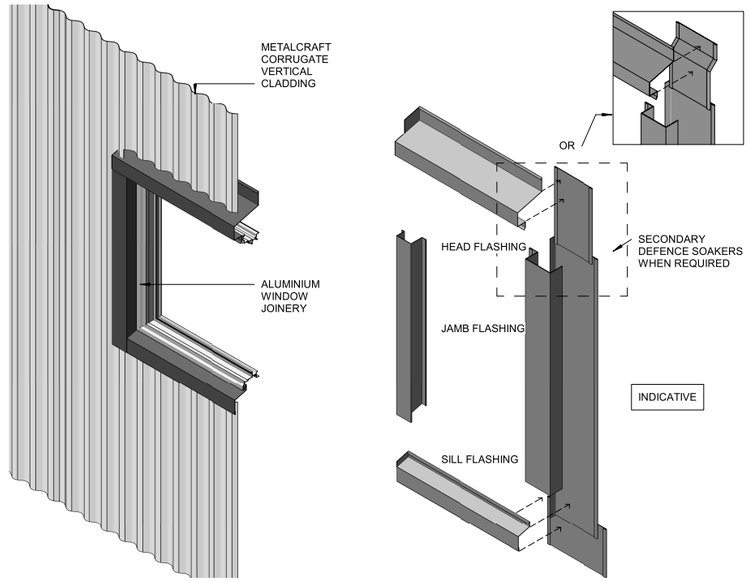
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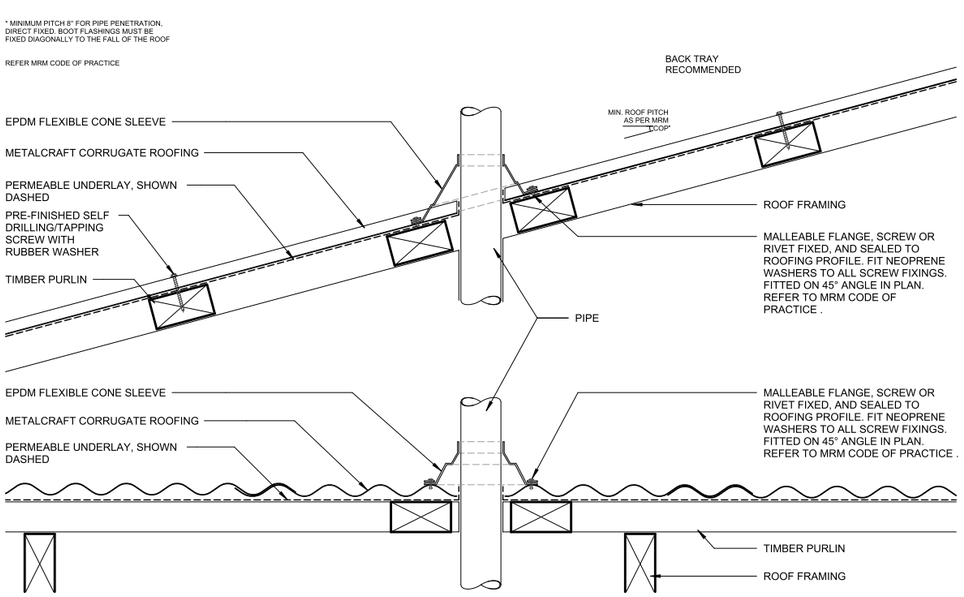
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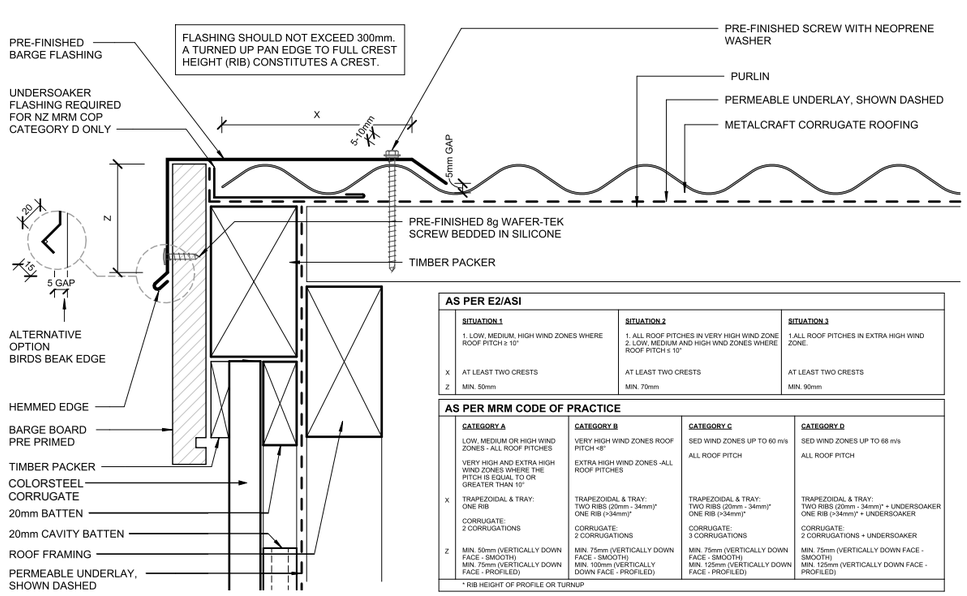

1 **Corrugate Window Head** 1:5




2 **3D Window Flashing** 1:5




3 **Pipe Penetration Flashing** 1:5




4 **Barge with no Soffit** 1:5

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Drawing #:
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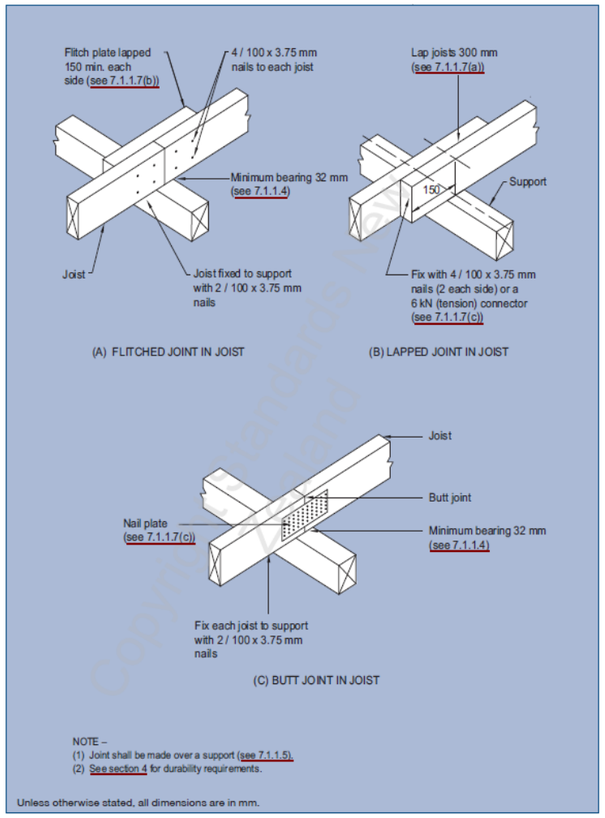



Figure 7.1 – Lapped or butted joints in floor joists (see 7.1.1.7)



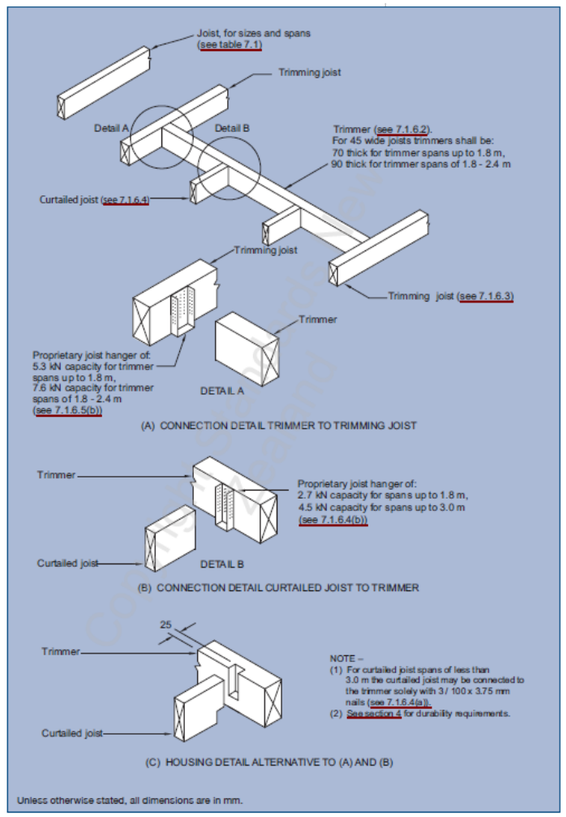



Figure 7.7 – Openings in floors (see 7.1.6.1)



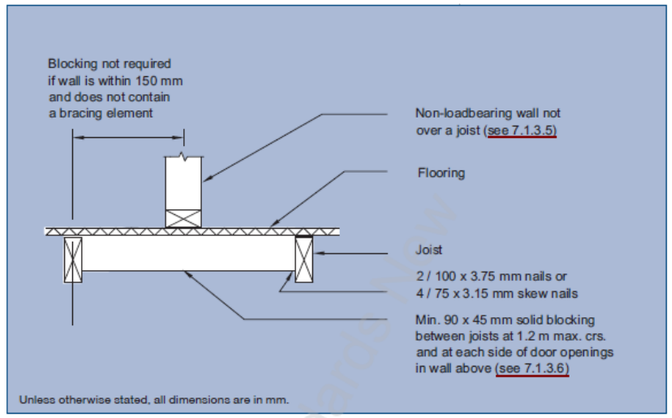



Figure 7.5 – Support to non-loadbearing walls (see 7.1.3.5)

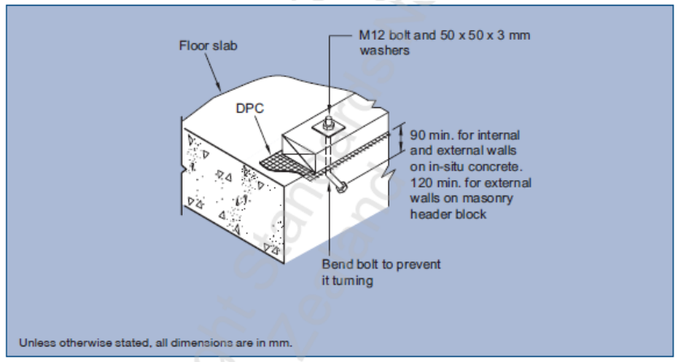
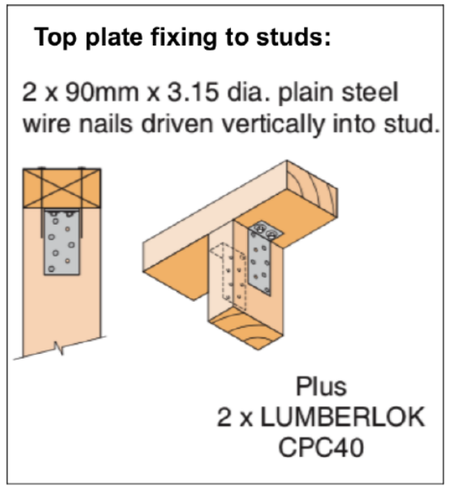
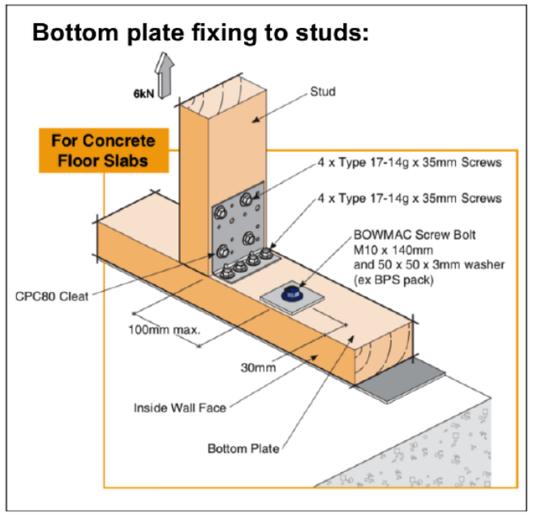



Figure 7.21 – Fixing of bottom plates to slabs and cast-in anchors (see 7.5.12.1)




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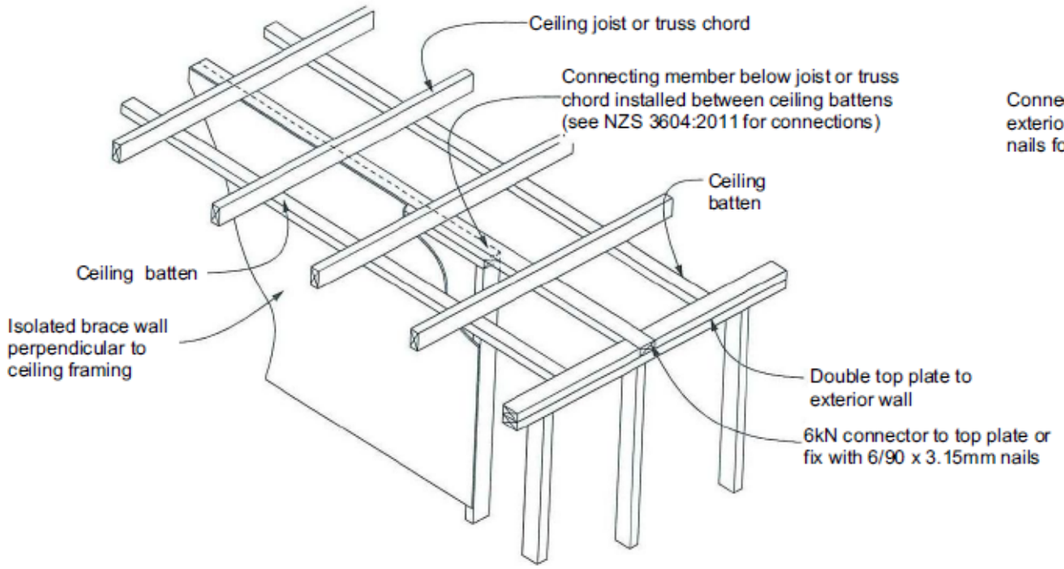
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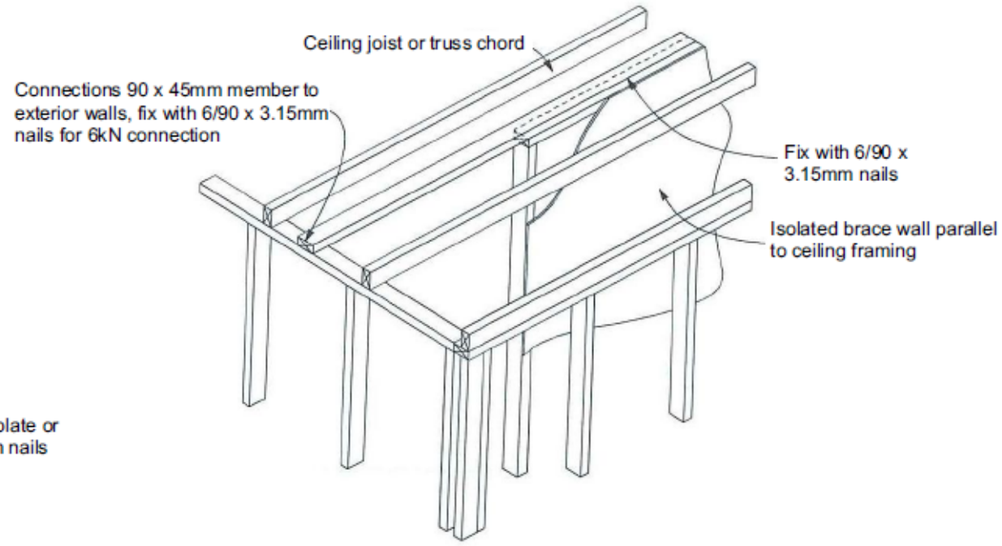
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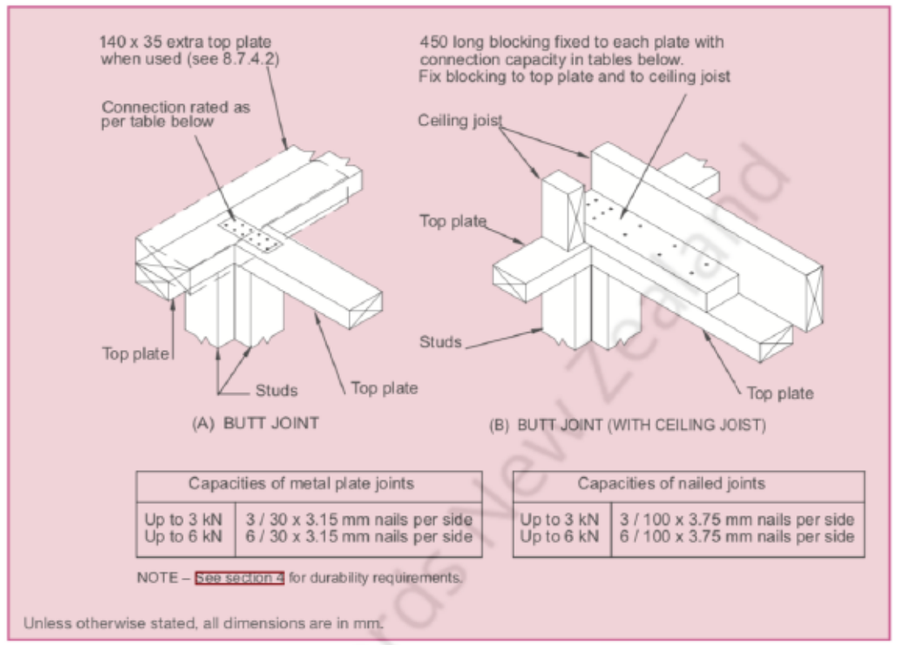
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**1 Brace Wall Connection below ceiling framing when wall is perpendicular to ceiling framing NTS**




**2 Brace Wall Connection when wall is parallel to ceiling framing NTS**



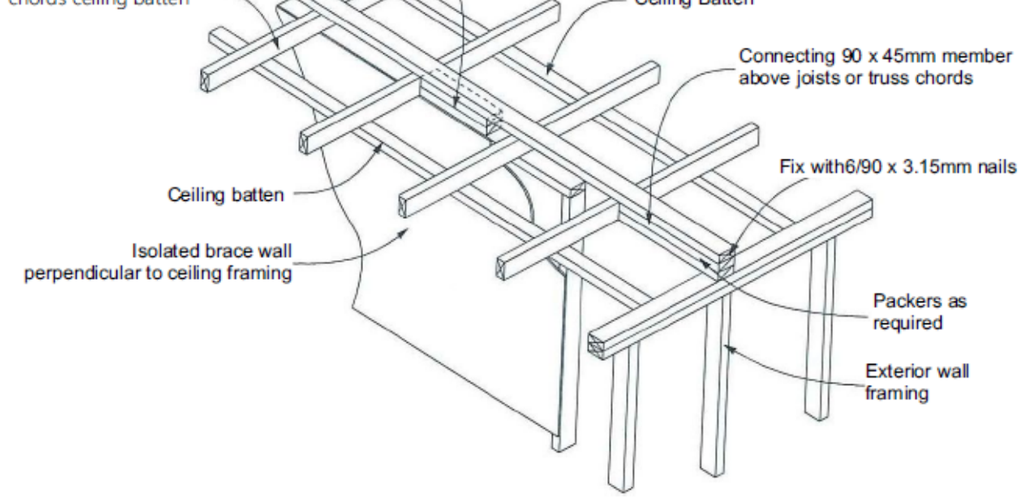

| Capacities of metal plate joints | |
|---|---|
| Up to 3 kN | 3 / 30 x 3.15 mm nails per side |
| Up to 6 kN | 6 / 30 x 3.15 mm nails per side |

| Capacities of nailed joints | |
|---|---|
| Up to 3 kN | 3 / 100 x 3.75 mm nails per side |
| Up to 6 kN | 6 / 100 x 3.75 mm nails per side |

NOTE – See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

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




**3 Brace Wall Connection above ceiling framing when wall is perpendicular to ceiling framing NTS**

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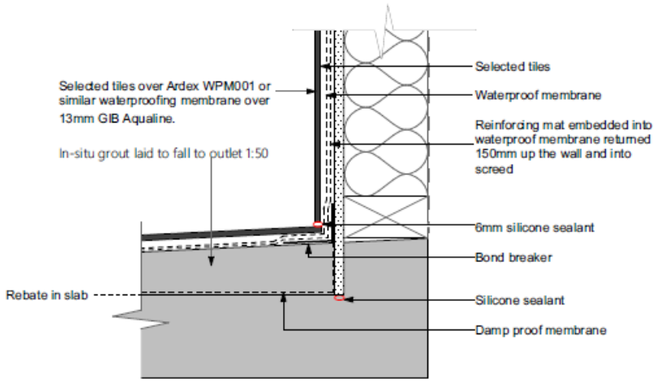
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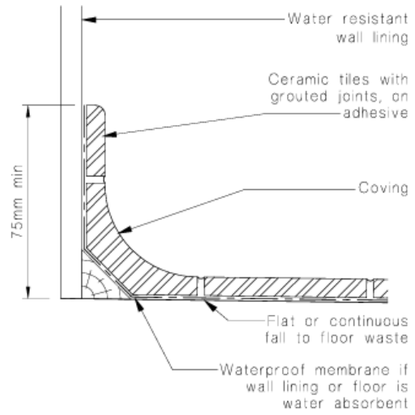
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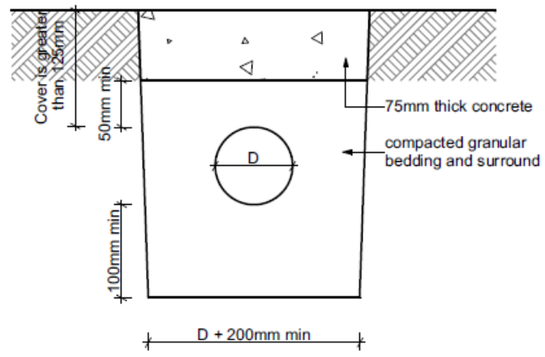
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**1 Membrane Shower Floor Detail 1:5**

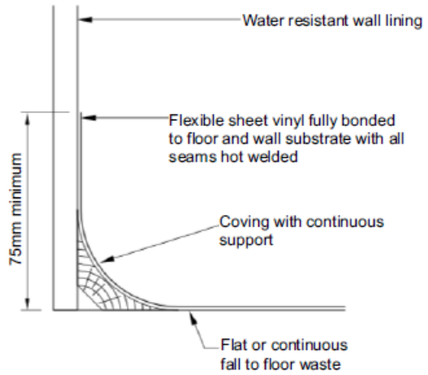



**1 Ceramic Tile Covering 1:5**

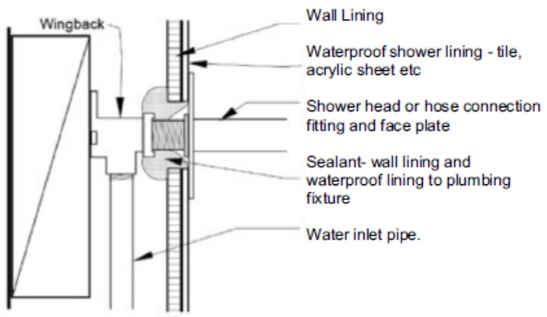



**1 Cover Between 125mm and 375mm 1:5**

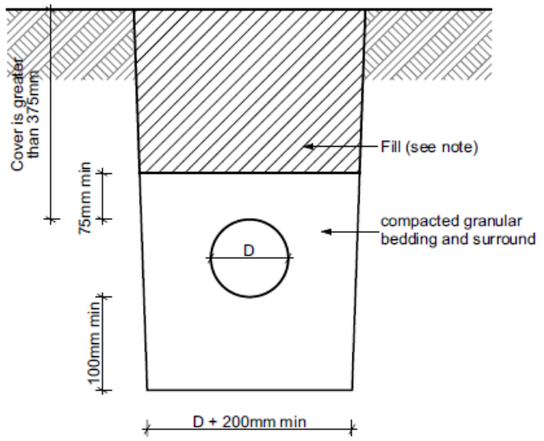
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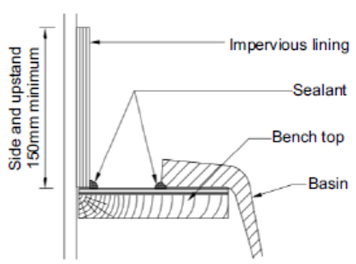

**1 Coving Detail 1:5**



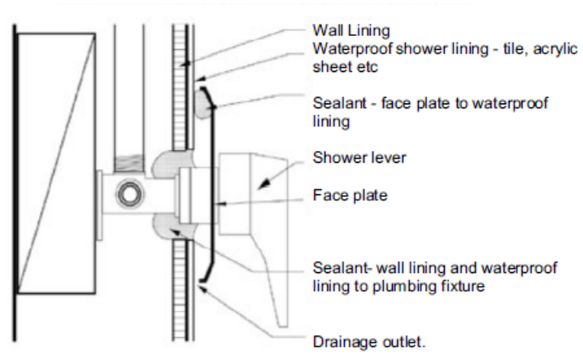

**1 Shower Head to Wall Detail 1:5**



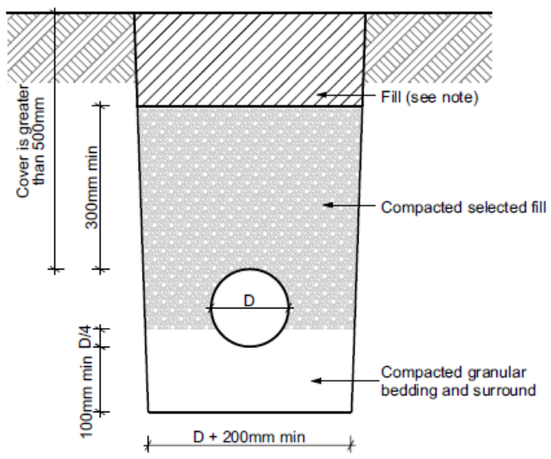

**1 Cover Greater Than 375mm 1:5**




**1 Basin Waterproofing Detail 1:5**




**1 Shower Mixer Detail 1:5**




**1 Cover Greater Than 500mm 1:5**

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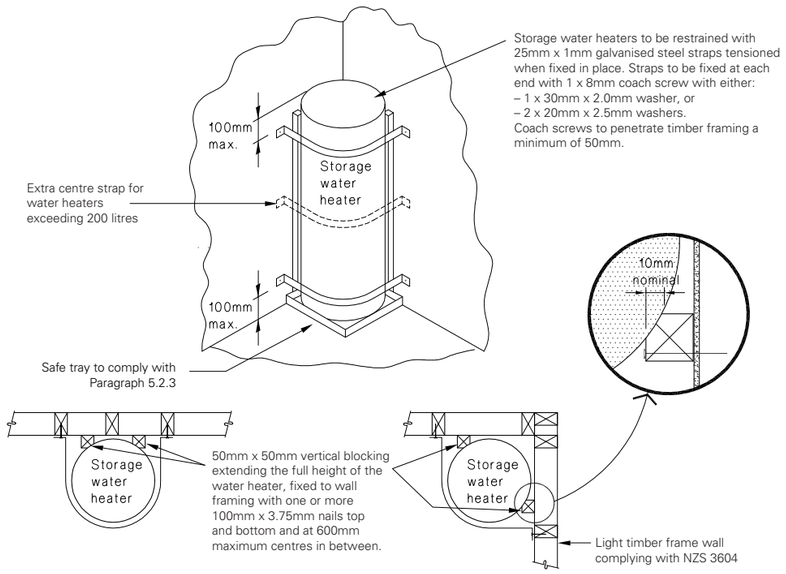
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**Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres**
Paragraph 6.11.4




Notes:

1. An additional centre strap is required where a *storage water heater* is located more than 12 m above finished ground level.
2. Additional timber framing may be required in retrofit situations to ensure adequate strap fixing is available.
3. Straps shall not be installed where they clash with water heater inlets, outlets or controls.
4. Where the 100 mm maximum strap distance from the top or bottom of the *storage water heater* cannot be achieved, straps may be placed within the top and bottom 25% with one additional strap placed centrally for water heaters < 200 litres, and two additional evenly spaced straps for water heaters 200 - 360 litres.
5. A maximum total of four straps are required when complying with both Note 1 and Note 4.

### 6.11.4 Structural Support

NZBC B1.3.2 requires *building elements* (including *storage water heaters*) to be adequately supported including support against earthquake forces. The method illustrated in Figure 14 is acceptable for *water heaters* up to 360 litre capacity. Where fittings and pipework are attached to the *water heater* through the supporting platform or floor a 50 mm minimum clearance shall be provided between the fitting and the support structure.

### 6.12 Hot water pipe sizes

**6.12.1** The *diameter* of hot water supply pipes from *storage water heaters* and to *sanitary fixtures* shall be no less than those required by Table 4.

### 6.13 Wet-back water heaters

**6.13.1** Wet-back water heating systems shall be:

a) Designed and installed in accordance with NZS 4603 Part 4, and

b) Connected only to open vented *storage water heaters*, or open vented storage water vessels (see Figure 15), and

c) Installed using copper pipework between the wet-back and the *water tank*, and

d) The wet-back shall be made of copper.

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**Project Status:** #Project Status

**Site:** Lot 11 Stage 3
Lake McKay Subdivision
Luggate, Otago

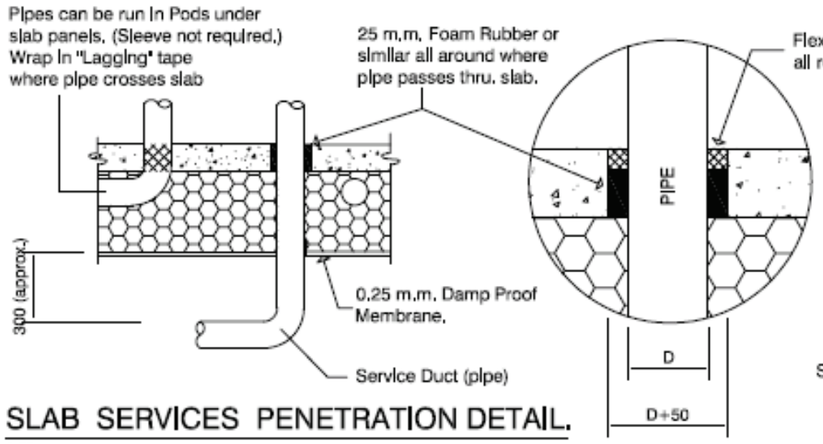
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**Details**

Project Name:
**Lake Mckay New Build**

Revision #:

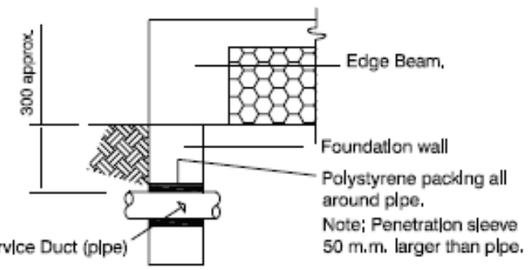
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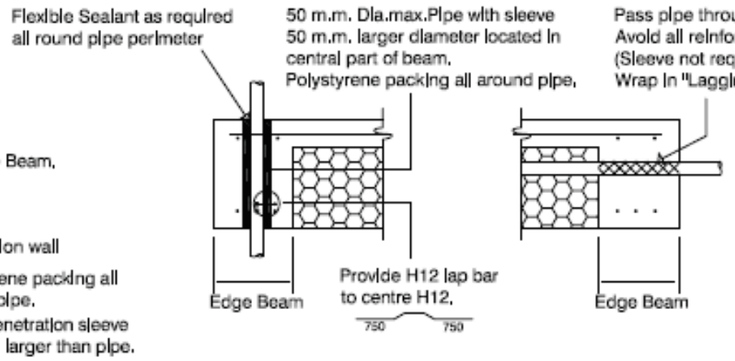
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## SLAB SERVICES PENETRATION DETAIL.

1:20



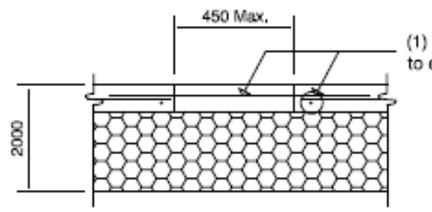

## FOUNDATION SERVICES PENETRATION DETAILING.

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.

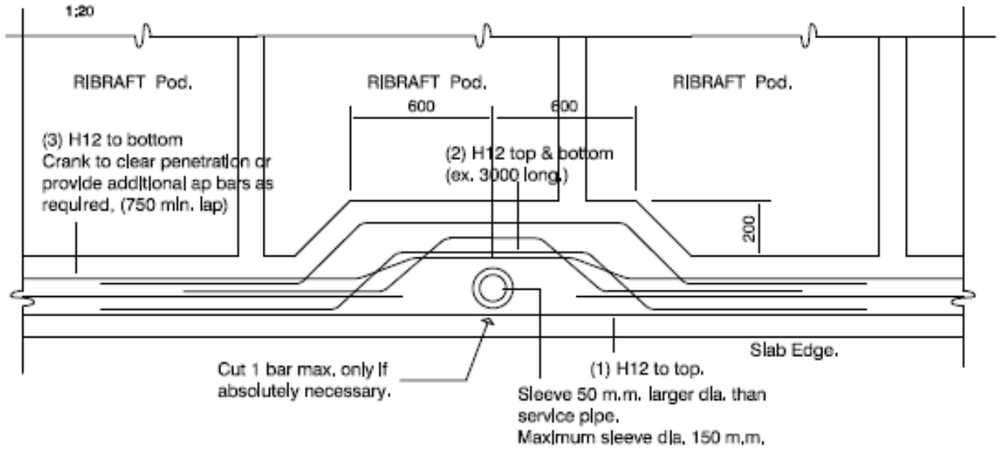



## LARGE SLAB PENETRATION DETAIL.

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

| Change Name | Date |
|---|---|
| Building Consent | 02.10.2026 |
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| | |
| | |
| | |

***TMS Architectural Design***


**TMS Architectural Design**

**Address:** 173 Plantation Road, Wanaka, 9305

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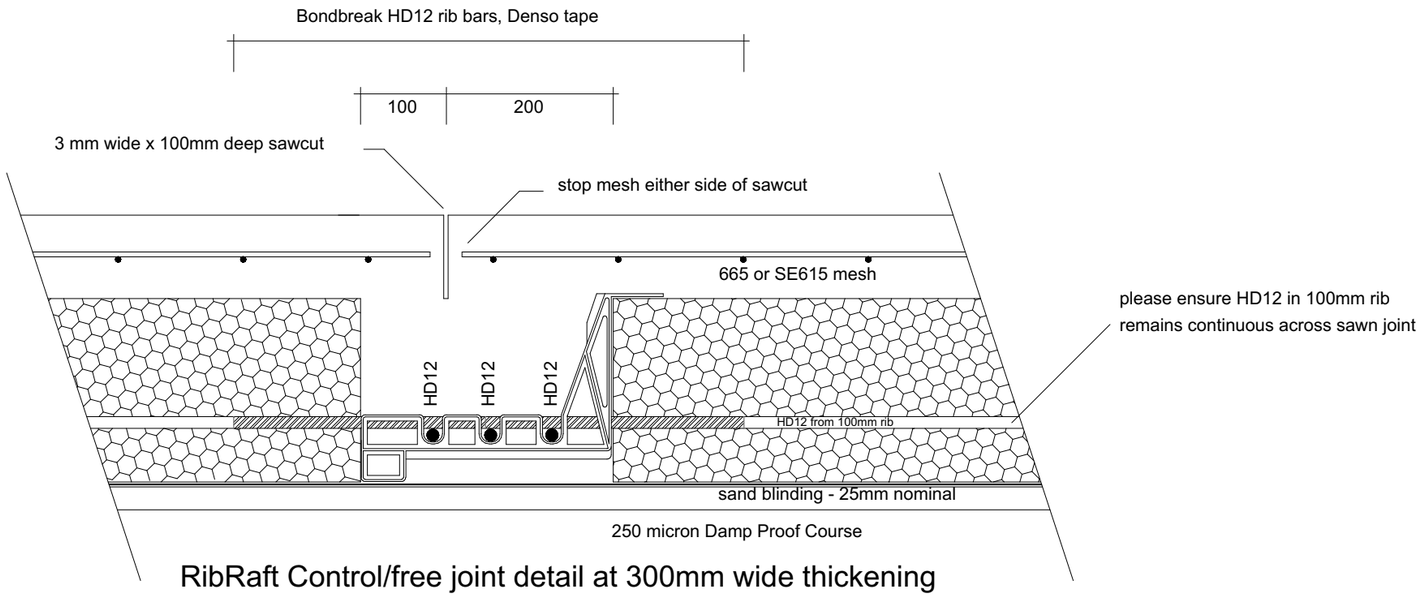
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**Slab Details**

Project Name:
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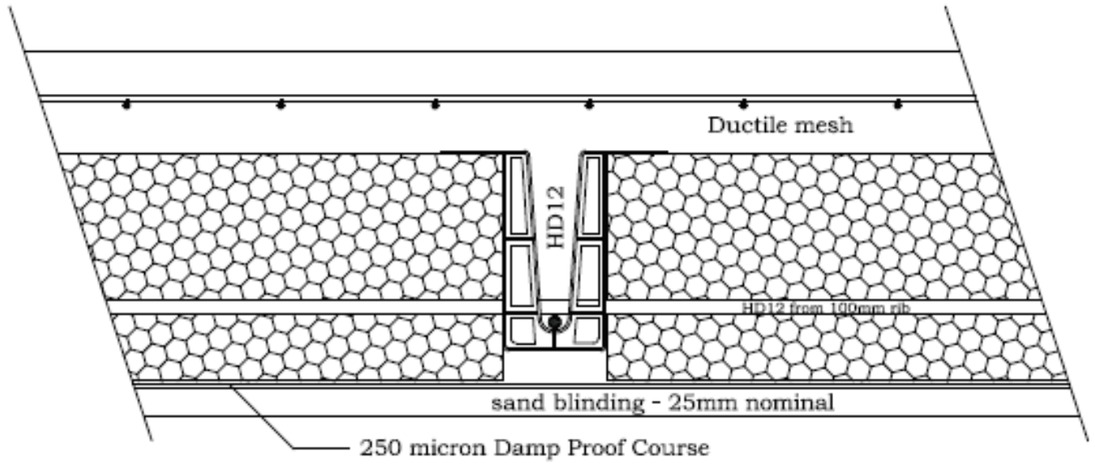
Drawing #:
**A410**

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please ensure HD12 in 100mm rib remains continuous across sawn joint

RibRaft Control/free joint detail at 300mm wide thickening
align sawcut with internal corner where possible




typical 100mm rib detail
HD12 as shown

| RevID | ChID | Change Name | Date |
|---|---|---|---|
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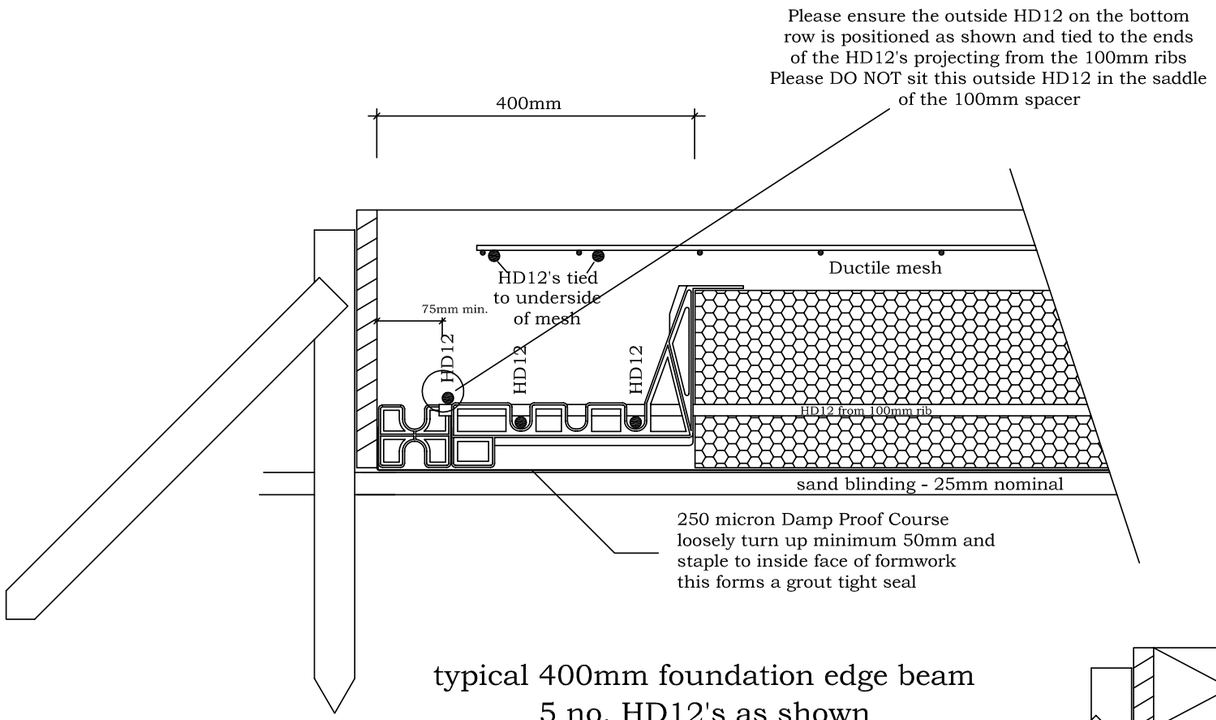
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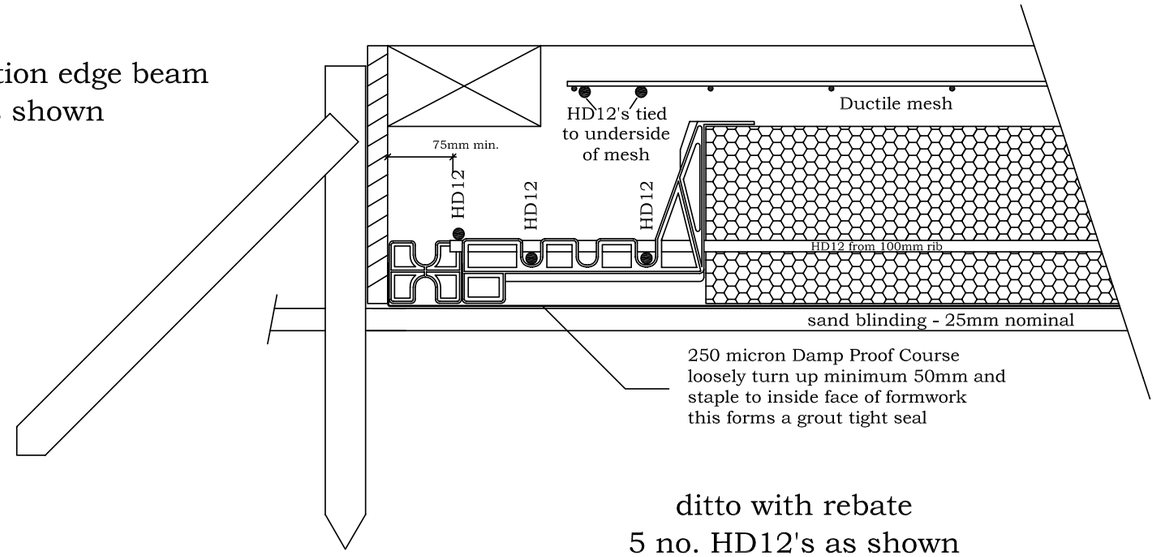
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|---|---|---|---|
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| | | | |




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




ditto with rebate
5 no. HD12's as shown

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