BC261419 APPROVED
Queenstown Lakes District Council

Aubrey Road House

749 Aubrey Road, Wānaka



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LICENSED BUILDING PRACTITIONER
BUILDING CONFIDENCE

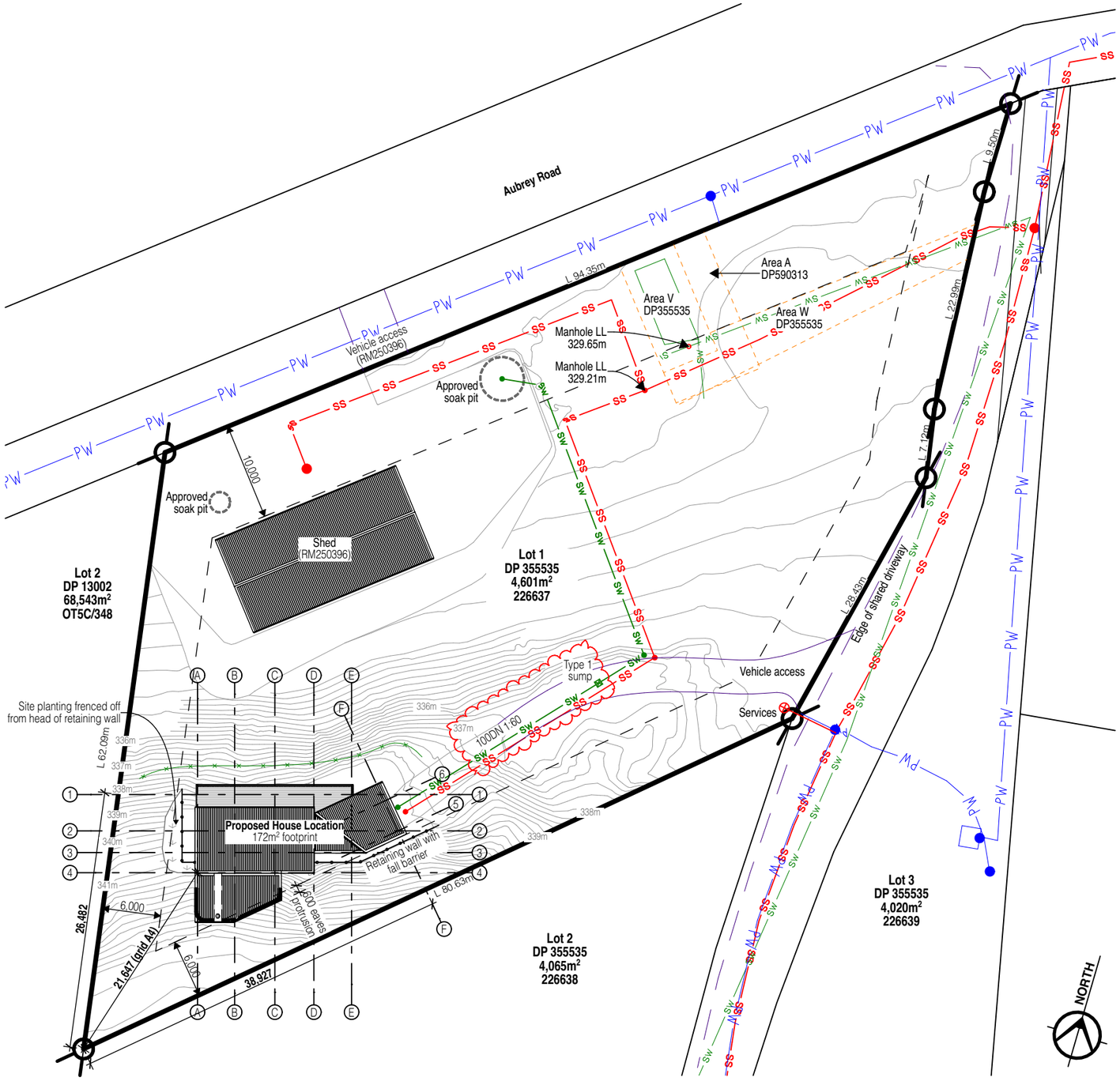
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Location Aerial



Site Plan 1:500

Refer to RM260517 for approved resource consent application

SEDIMENT & EROSION CONTROL

Install and maintain appropriate erosion controls (in accordance with QLDC environmental management plan guidelines) prior to and during the works until the site is stabilised.

1.1 Site fences and hoardings
1.1.1 Fences and hoardings shall extend at least 2.0 m in height from ground level on the side accessible to the public.
1.1.2 An acceptable fence may be constructed with galvanised chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.

Earthworks calculations
(as interpolated by Archicad V27)

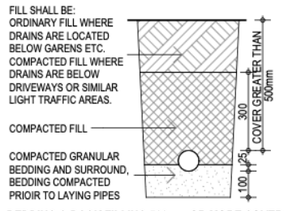
Existing site volume: 66,099.58m³

Proposed cut volume: 210.59m³
Proposed fill volume: 3.87m³
Total site earthworks: 214.46m³

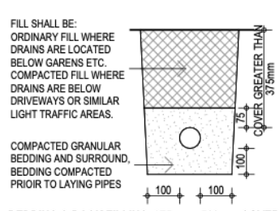
Proposed site volume: 65,892.86m³

SITE INFORMATION:

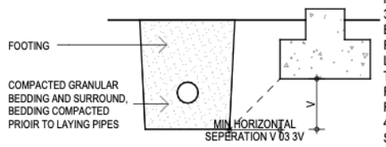
ADDRESS:	749 Aubrey Road, Wānaka
LEGAL DESCRIPTION:	LOT 1 DP 355535
LAND USE:	Large Lot Residential B
LOT AREA:	4,601m²
FOOTPRINT:	172m² (3.7%)
WIND ZONE:	Very High (BSK)
EARTHQUAKE ZONE:	3
EXPOSURE ZONE:	B
SNOW ZONE:	N5



BEDDING & BACK FILLING 500mm OR MORE COVER



BEDDING & BACK FILLING 375mm - 500mm COVER



RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION

FOR LIGHT TIMBER FRAME AND CONCRETE MASONRY BUILDING 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 DISTANCE 'V' TO THE UNDERSIDE OF ANY BUILDING FOUNDATION. WHERE THE TRENCH IS TO REMAIN OPEN FOR PERIODS LONGER THAN 48 HOURS, THE MINIMUM HORIZONTAL SEPERATION SHALL INCREASE TO 3V IN ALL GROUND EXCEPT ROCK.

General Notes
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03. Refer to written notations. Do not scale off drawings.
04. Contractor to check all dimensions and verify all levels on site before commencing work. Any discrepancies to be reported to SD for clarification.

Consultants:

LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE

No.	Revision	Date
A	BC RFI	16.11.26

Design: Southern Draught Ltd Drawn: D. Thomson

Aubrey Road House
749 Aubrey Road, Wānaka

Client: **Annika & Steve**
Project: **2504**

SOUTHERN DRAUGHT
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BUILDING CONSENT APPLICATION

Drawing Title: **Site Plan** 1:500 @A3

Revision	Print Date	Drawing Number
A	16/11/2026	**101**

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Plumbing and drainage to AS/NZS 3500
Ensure new drains are installed with 30mm min cover.

ALL TIMBER PILE CONNECTIONS TO BE TYPE 304 STAINLESS STEEL

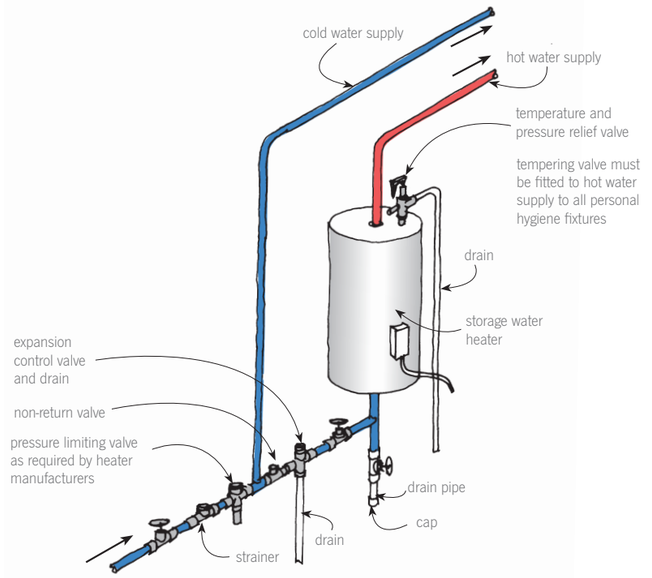
MaxRaft Maxslab300
Refer to Maxraft technical literature and specific details.
Retaining wall design by BSK Consulting Engineers.
Refer to Detail pages + separate documentation.

Retaining wall and foundation note:
Upon completion of earthworks, a determination shall be made regarding the suitability of individual retaining wall and house foundation types. All findings shall be reported to Southern Draught Ltd and BSK Consulting Engineers for confirmation.

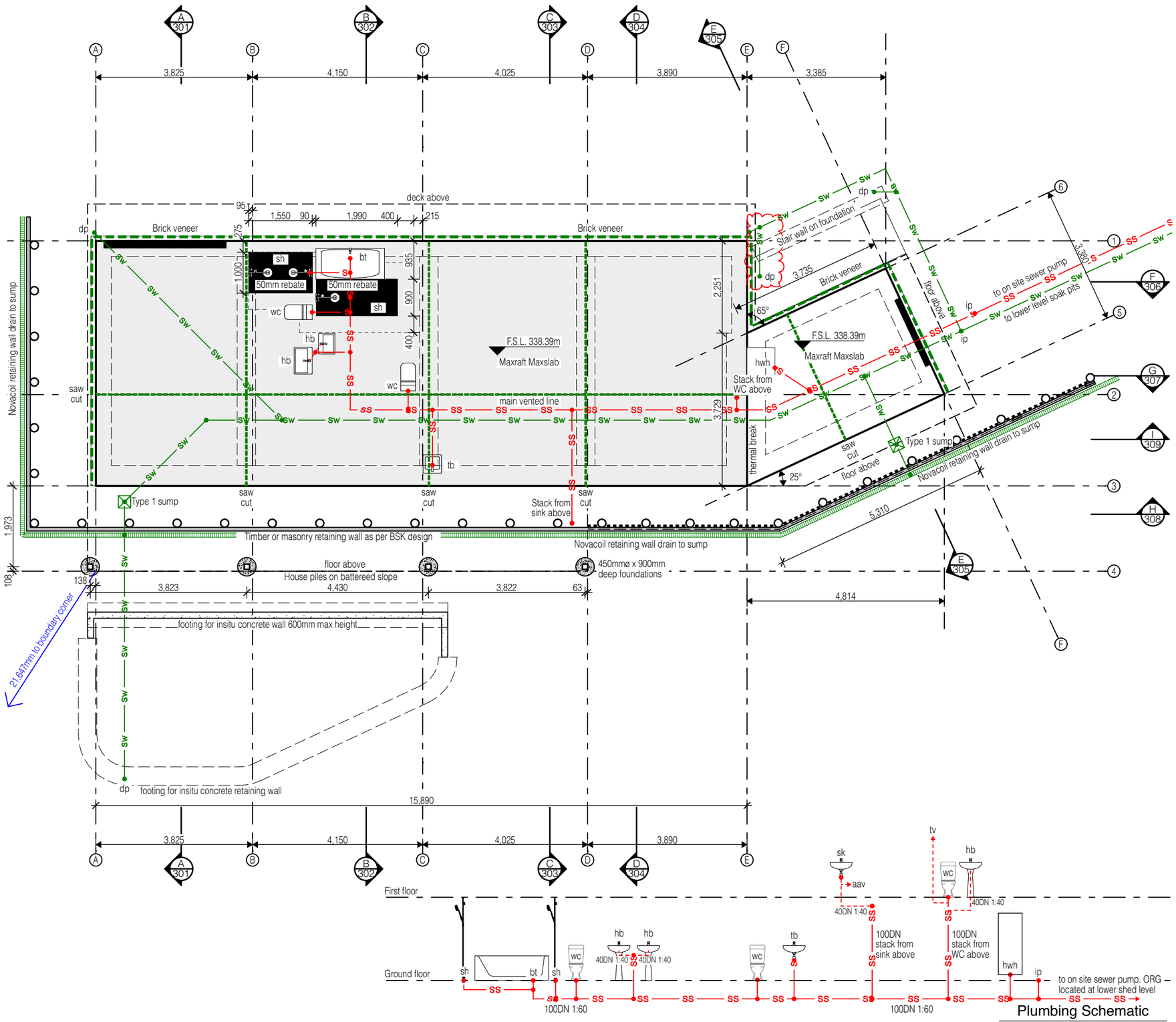
Plumbing legend (to AS3500)

		Discharge pipe size and gradient
sk	Sink	40DN 1:40
hb	Hand basin	40DN 1:40
wc	Toilet pan	100DN 1:60
sh	Shower	100DN 1:60
bt	Bath tub	100DN 1:60
tb	Laundry tub	100DN 1:60
hwh	Steibel Eltron HSRC 300 + buffer tank on Unitray safe tray	

hwh Restraint: Simplefix seismic 3 strap restraint system
aav Air admittance valve
All plumbing beneath slab to be 100DN @ 1:60
ORG located at lower level shed



G12 venting



Plumbing Schematic

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BUILDING CONSENT APPLICATION

Drawing Title 1:100 @A3

Foundation/Drainage Plan

Revision	Print Date	Drawing Number
A	16/11/2026	**102**

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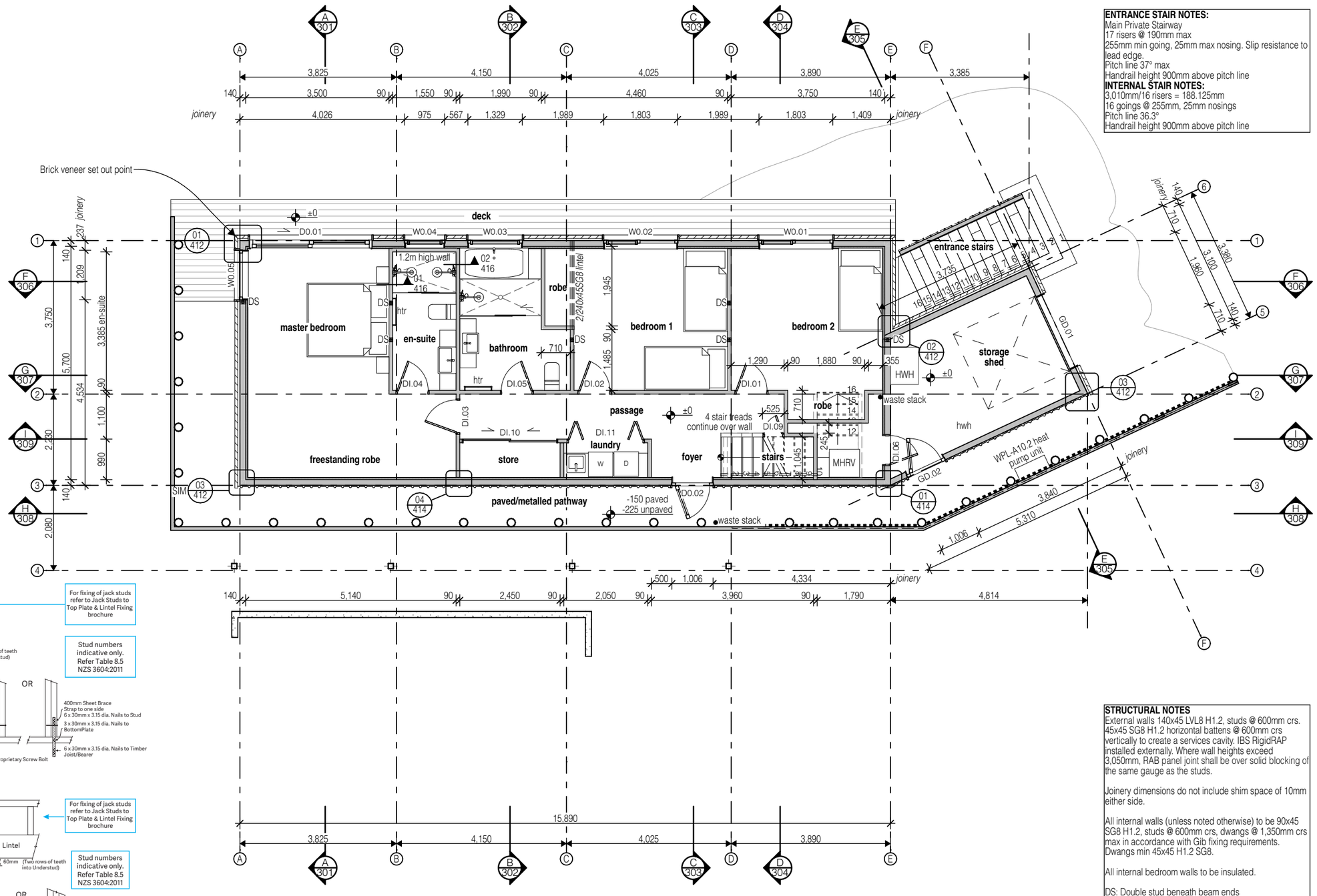
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Lintel Schedule

Opening	Lintel/Trimmer	Trimmer studs	Fixings
D0.01	290x90 SG8	135mm	Type G
D0.02	45mm trimmer	45mm	NA/3 end nails
GD.01	290x90 SG8	135mm (+ doubling stud)	Type G
GD.02	140x90 SG8	70mm	Type G
Robe	2/240x45 SG8	90mm (+doubling stud)	Type G
W0.01	190x90 SG8	70mm	Type G
W0.02	190x90 SG8	70mm	Type G
W0.03	190x90 SG8	70mm	Type G
W0.04	140x90 SG8	70mm	Type G
W0.05	45mm trimmer	70mm	NA/3 end nails

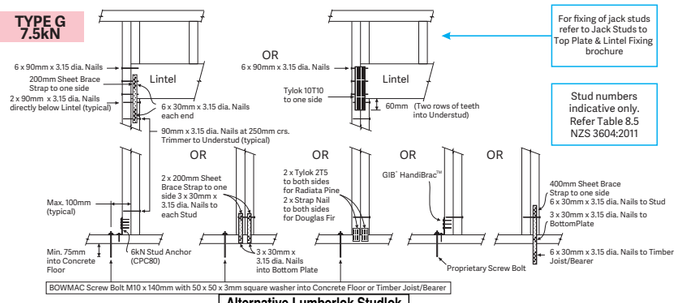
All internal openings to have 45mm head trimmers and trimming studs



ENTRANCE STAIR NOTES:
Main Private Stairway
17 risers @ 190mm max
255mm min going, 25mm max nosing. Slip resistance to lead edge.
Pitch line 37° max
Handrail height 900mm above pitch line

INTERNAL STAIR NOTES:
3,010mm/16 risers = 188.125mm
16 goings @ 255mm, 25mm nosings
Pitch line 36.3°
Handrail height 900mm above pitch line

TYPE G 7.5kN

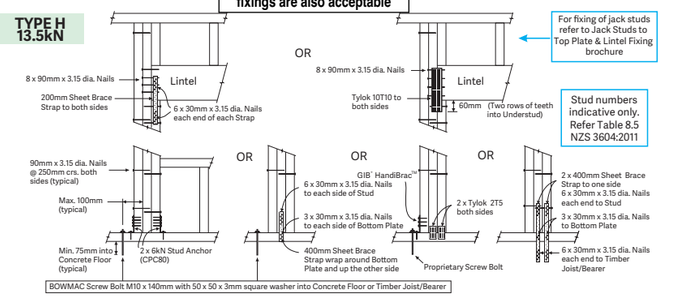


For fixing of jack studs refer to Jack Studs to Top Plate & Lintel Fixing brochure

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

Alternative Lumberlok Studlok fixings are also acceptable

TYPE H 13.5kN



For fixing of jack studs refer to Jack Studs to Top Plate & Lintel Fixing brochure

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

MiTek-NZ-On-site-Guide-2024-Edition

STRUCTURAL NOTES
External walls 140x45 LVL8 H1.2, studs @ 600mm crs. 45x45 SG8 H1.2 horizontal battens @ 600mm crs vertically to create a services cavity. IBS RigidRAP installed externally. Where wall heights exceed 3,050mm, RAB panel joint shall be over solid blocking of the same gauge as the studs.

Joinery dimensions do not include shim space of 10mm either side.

All internal walls (unless noted otherwise) to be 90x45 SG8 H1.2, studs @ 600mm crs, dwangs @ 1,350mm crs max in accordance with Gib fixing requirements. Dwangs min 45x45 H1.2 SG8.

All internal bedroom walls to be insulated.

DS: Double stud beneath beam ends

Plate to stud: 3/90x3.15mm end nails for bottom plate. **IBS Rigid RAP** top and bottom plate fixings @ 75mm crs may be used in place of NZS3604 top plate to stud connection.

Bottom plate to slab fixed with proprietary post fixed anchors within 150mm from ends and @ 900mm crs into slab.

NOTE Gibfix angles to be used. Traditional stud, block, block stud should not be used. Refer details.

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No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

Aubrey Road House

749 Aubrey Road, Wānaka

Client: **Annika & Steve**
Project: **2504**

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BUILDING CONSENT APPLICATION

Drawing Title: **Ground Floor Plan** 1:100 @A3

Revision	Print Date	Drawing Number
	16/11/2026	**103**

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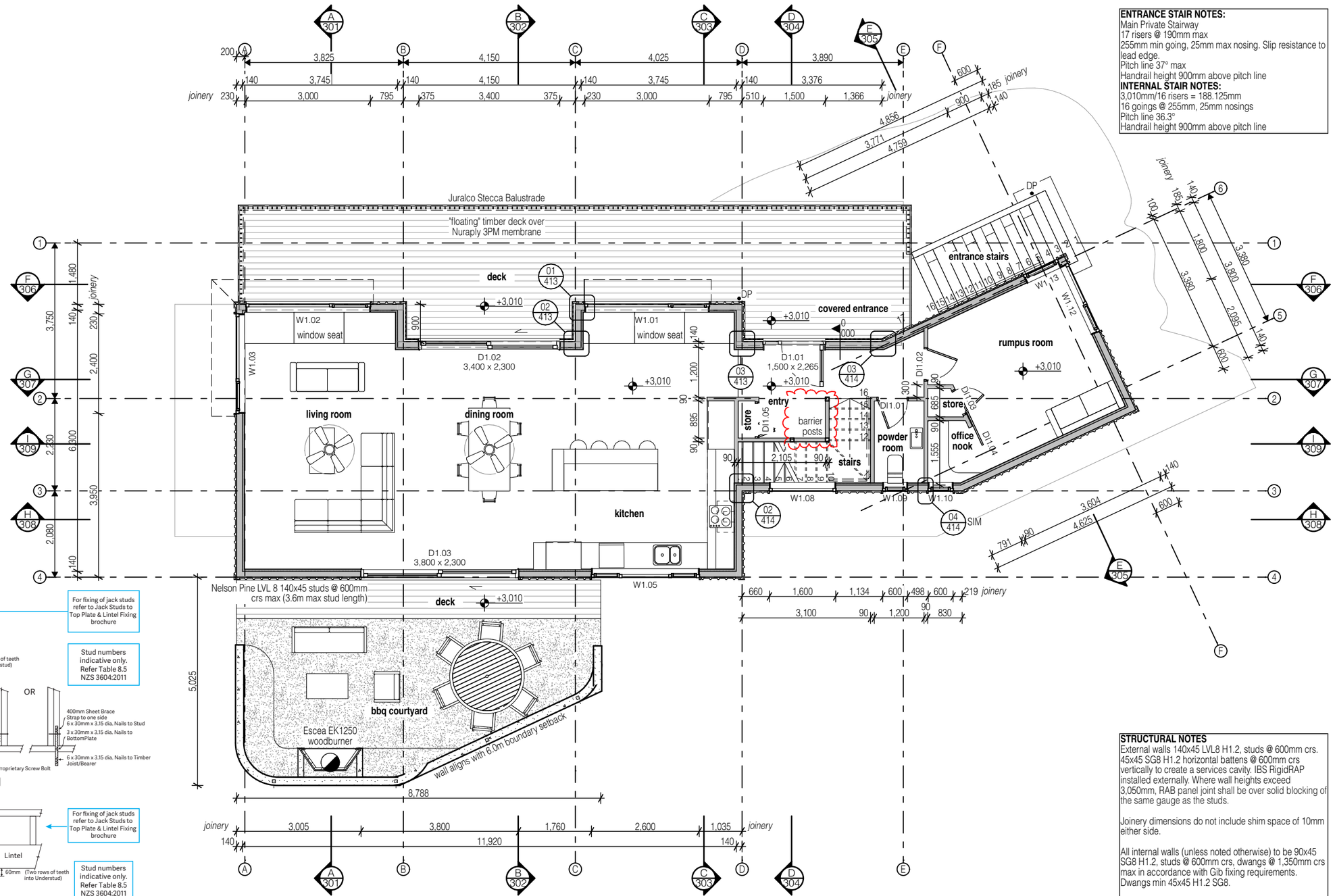
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Lintel Schedule

Opening	Lintel/Trimmer	Trimmer studs	Fixings
D1.01	190x90 SG8	135mm	Type G
D1.02	2/300x45 HySPAN	135mm	Type H
D1.03	2/300x45 HySPAN	135mm	Type H
W1.01	2/45mm trimmers		
W1.02	2/45mm trimmers		
W1.03	2/240x45 SG8	70mm	Type F
W1.05	2/190x45 LVL8	70mm	Type H
W1.07	45mm trimmer	45mm	NA/3 end nails
W1.08	190x90 SG8	45mm	Type G
W1.09	90x90 SG8	45mm	Type G
W1.10	90x90 SG8	45mm	NA/3 end nails
W1.12	90mm trimmer	70mm	NA/3 end nails
W1.13	140x90 SG8	45mm	Type G

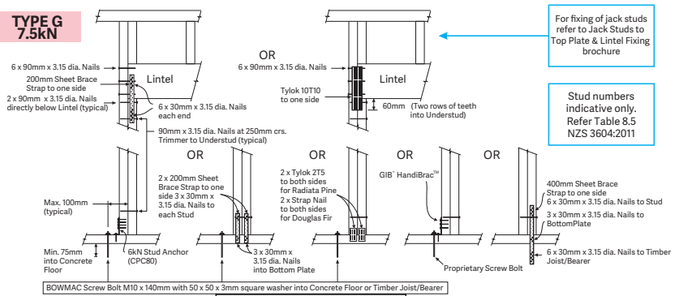
All internal openings to have 45mm head trimmers and trimming studs



ENTRANCE STAIR NOTES:
Main Private Stairway
17 risers @ 190mm max
255mm min going, 25mm max nosing. Slip resistance to lead edge.
Pitch line 37° max
Handrail height 900mm above pitch line

INTERNAL STAIR NOTES:
3,010mm/16 risers = 188.125mm
16 goings @ 255mm, 25mm nosings
Pitch line 36.3°
Handrail height 900mm above pitch line

TYPE G 7.5kN

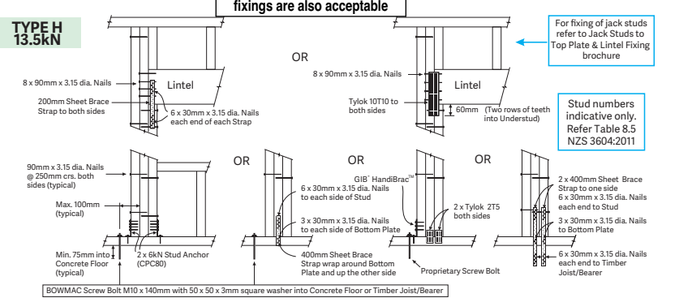


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DS: Double stud beneath beam ends

Plate to stud: 3/90x3.15mm end nails for bottom plate. **IBS Rigid RAP** top and bottom plate fixings @ 75mm crs may be used in place of NZS3604 top plate to stud connection.

Bottom plate to floor framing with 3/90x3.15mm power driven nails unless noted otherwise.

NOTE Gibfix angles to be used. Traditional stud, block, block stud should not be used. Refer details.

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Consultants:

LICENSED BUILDING PRACTITIONER "BUILDING CONFIDENCE"

No.	Revision	Date
A	BC RFI	16.11.26

Design: Southern Draught Ltd Drawn: D. Thomson

Aubrey Road House

749 Aubrey Road, Wānaka

Client: **Annika & Steve**
Project: **2504**

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BUILDING CONSENT APPLICATION

Drawing Title: **First Floor Plan** 1:100 @A3

Revision	Print Date	Drawing Number
A	16/11/2026	**104**

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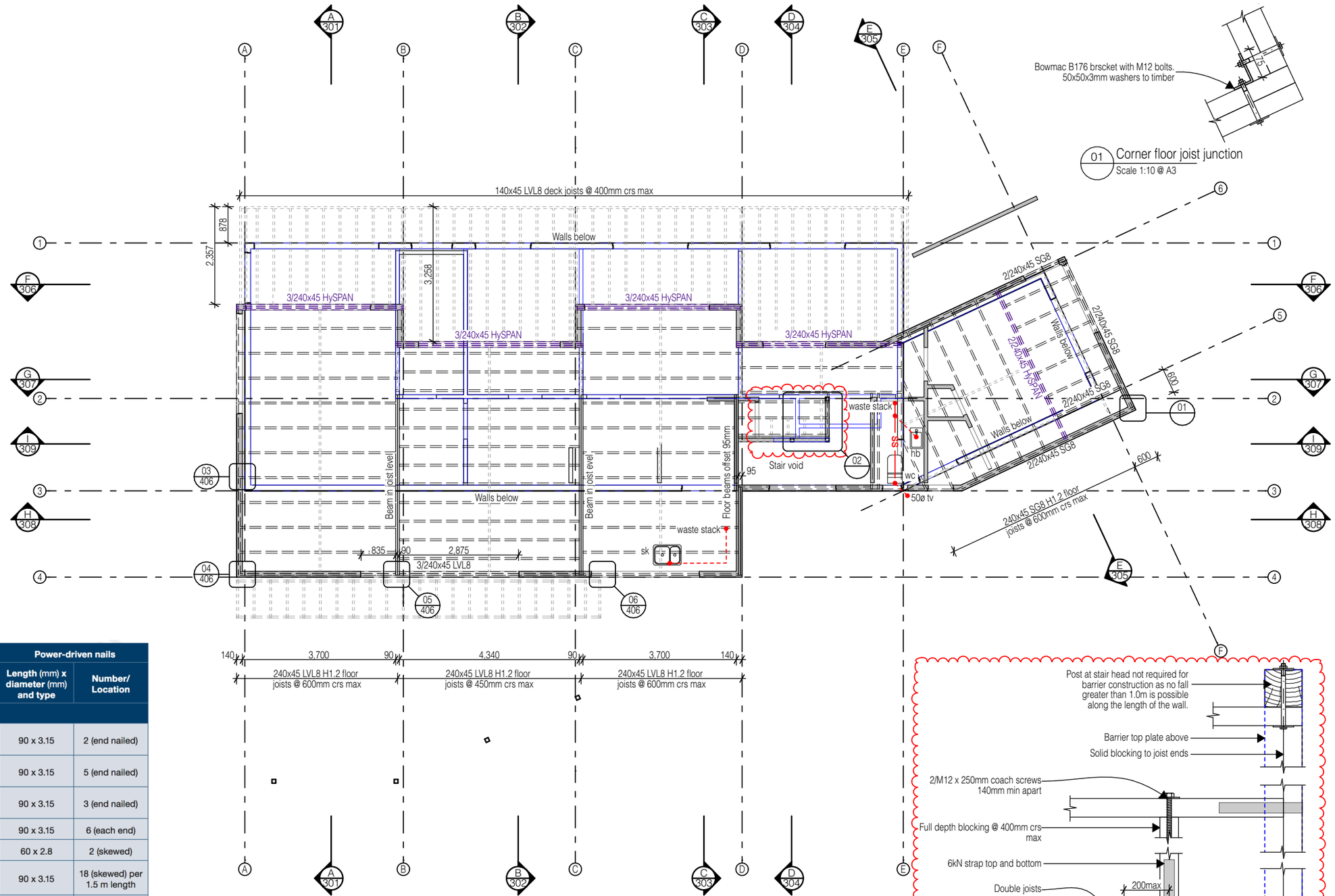
Queenstown Lakes District Council

Plumbing legend (to AS3500)

		Discharge pipe size and gradient
sk	Sink	40DN 1:40
hb	Hand basin	40DN 1:40
wc	Toilet pan	100DN 1:60
sh	Shower	100DN 1:60
bt	Bath tub	100DN 1:60
tb	Laundry tub	100DN 1:60
aav	Air admittance valve	

All plumbing beneath slab to be 100DN @ 1:60
ORG located at lower level shed
Refer to Foundation plan for schematic

HWC Restraint
Simplefix seismic 3 strap restraint system



01 Corner floor joist junction
Scale 1:10 @ A3

02 Stair barrier post connection
Scale 1:10 @ A3

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
Floor framing				
Boundary joist to end of each joist	100 x 3.75	2 (end nailed)	90 x 3.15	2 (end nailed)
Curtailed joist not exceeding 3 m long to trimmer	100 x 3.75	3 (end nailed)	90 x 3.15	5 (end nailed)
Curtailed joist to trimmer when half housed	100 x 3.75	2 (end nailed)	90 x 3.15	3 (end nailed)
Flitched joint in joist	100 x 3.75	4 (each end)	90 x 3.15	6 (each end)
Herringbone strutting to joist	60 x 2.8	2 (skewed)	60 x 2.8	2 (skewed)
Joist to plate on foundation walls	100 x 3.75	12 (skewed) per 1.5 m length	90 x 3.15	18 (skewed) per 1.5 m length
Joist to plate or bearer	100 x 3.75	2 (skewed)	90 x 3.15	3 (skewed)
Lapped joint in joist	100 x 3.75	2 (each side)	90 x 3.15	3 (each side)
Solid blocking between joists to plate bearer or stringer	100 x 3.75	4 (skewed)	90 x 3.15	6 (skewed)
Solid blocking to joist	100 x 3.75 or 75 x 3.15	2 (end nailed) 4 (skewed)	90 x 3.15	2 (end nailed)

Floor framing nailing schedule

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BUILDING CONSENT APPLICATION

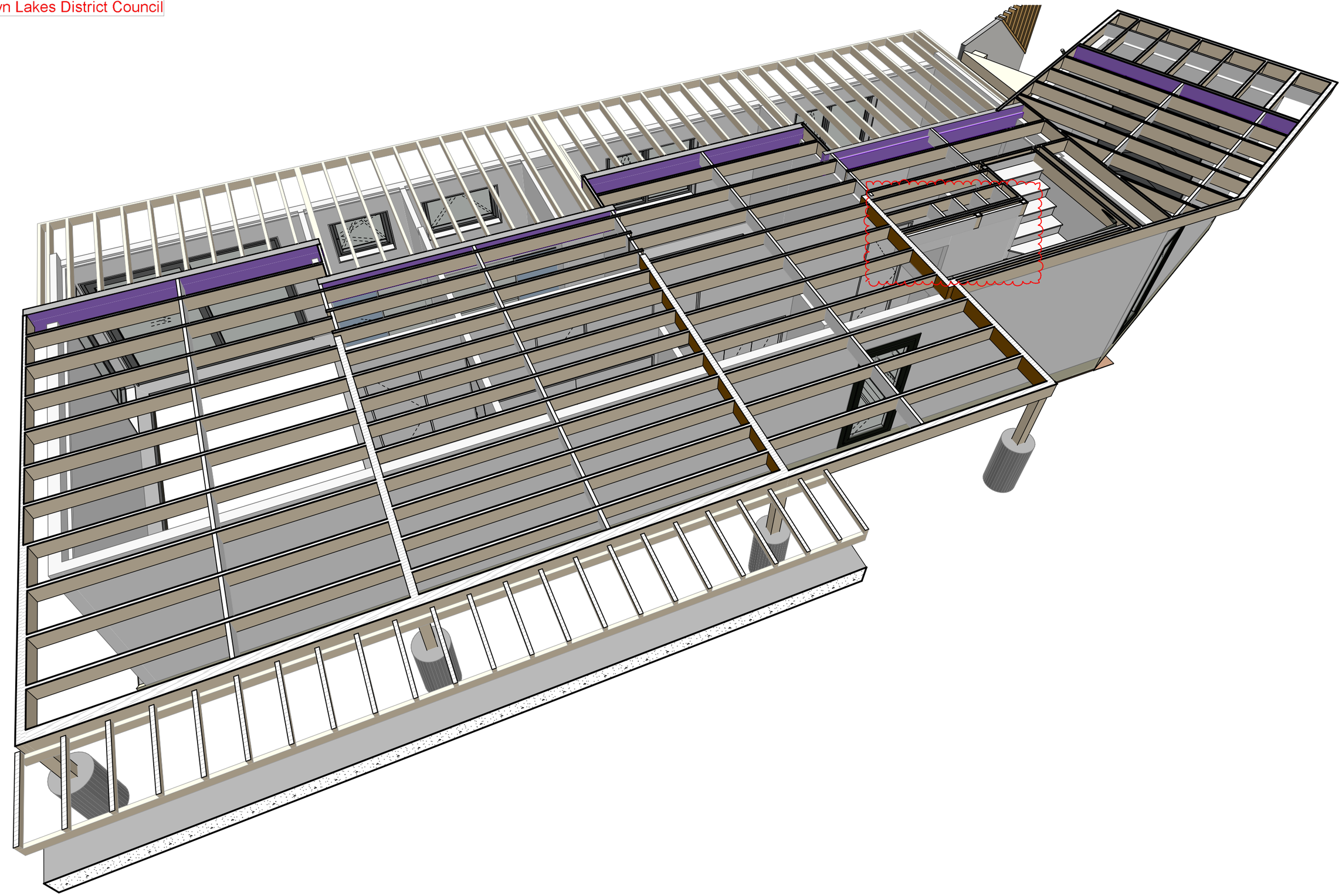
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First Floor Framing Plan

Revision	Print Date	Drawing Number
A	16/11/2026	105

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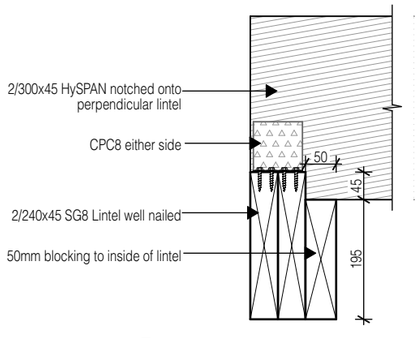
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Floor framing perspective

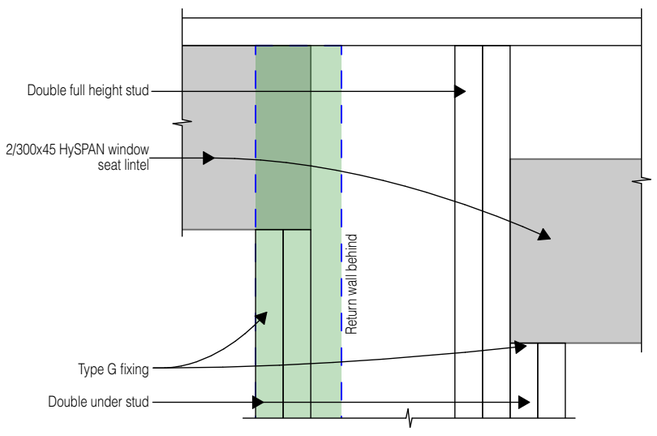
Revision	Print Date	Drawing Number
A	16/11/2026	**105a**

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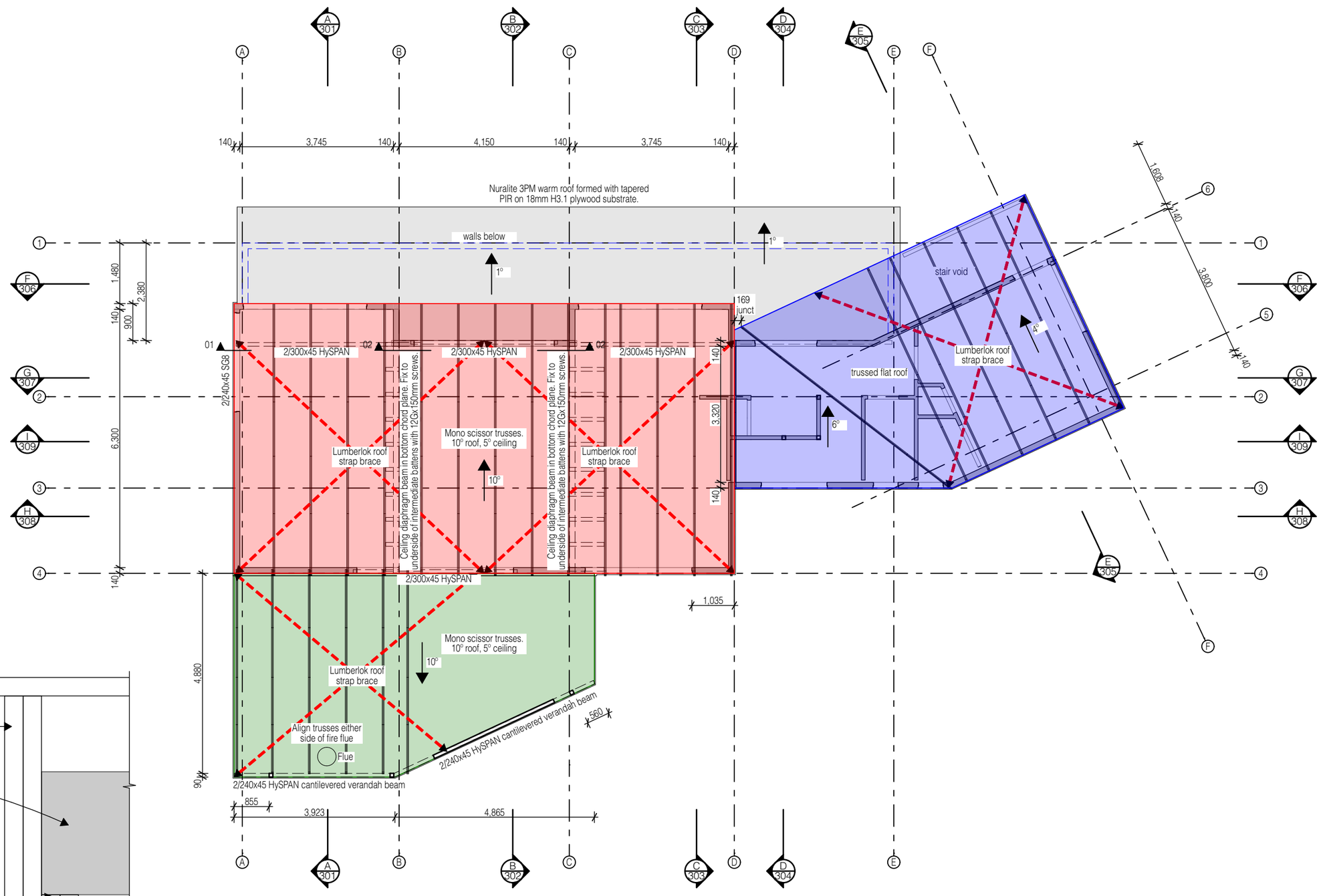
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01 Lintel-lintel connection
Scale 1:10 @ A3



02 Lintel fixings
Scale 1:10 @ A3



General Notes	Consultants:				
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BUILDING CONSENT APPLICATION

Drawing Title		1:100 @A3
Roof Framing Plan		
Revision	Print Date	Drawing Number
	16/11/2026	**106**

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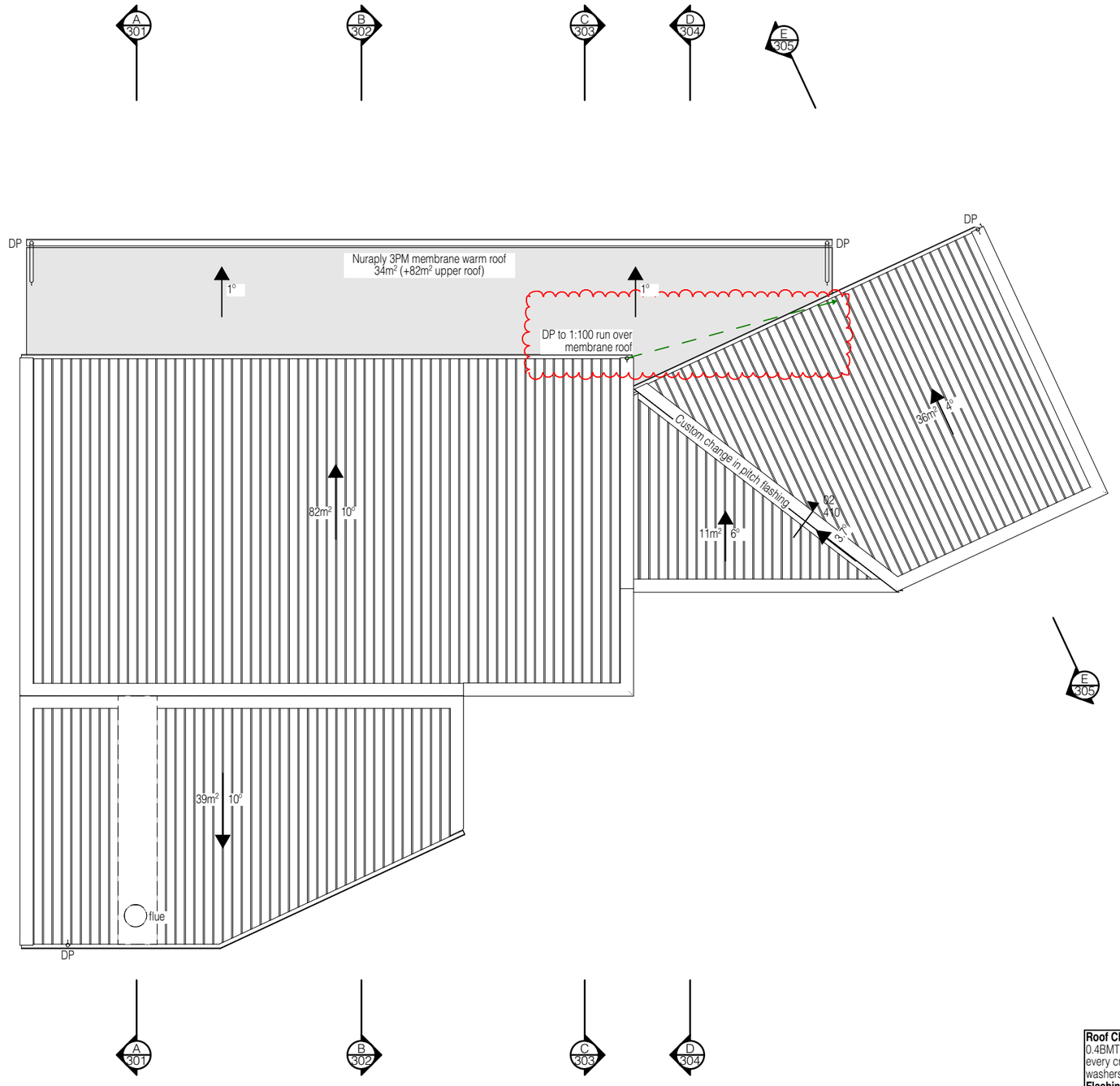


Table 5: Downpipe Sizes for Given Roof Pitch and Area
Paragraph 4.2.1

Downpipe size (mm) (minimum internal sizes)	Roof pitch 0-25°	25-35°	35-45°	45-55°
	Plan area of roof served by the downpipe (m²)			
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

DP SIZING

Roof Cladding
0.4BMT Freeman Roofing Wānaka Five Rib roofing fixed every crest using 12G x 65mm timberties with neoprene washers.
Flashings
0.55BMT Colorsteel Maxam
Roof Underlay
Thermakraft 407 roofing underlay installed horizontally.
Purlins
70x45 SG8 H1.2 @ 900mm crs max with type T fixings (1/10g self drilling screw, 80mm long) 2.4kN alternate fixing.
Spouting & down pipes
Metalcraft Half round gutter on Shortback bracket with Metalcraft 80ø down pipes. Fix snow straps to gutter @ 600mm crs. Refer to specification for NZMRM capacity calculations.

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LICENSED BUILDING PRACTITIONER – BUILDING CONFIDENCE

No.	Revision	Date
A	BC RFI	16.11.26

Design: Southern Draught Ltd Drawn: D. Thomson

Aubrey Road House
749 Aubrey Road, Wānaka
Client: **Annika & Steve**
Project: **2504**

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BUILDING CONSENT APPLICATION
Drawing Title 1:100 @A3
Roof Plan

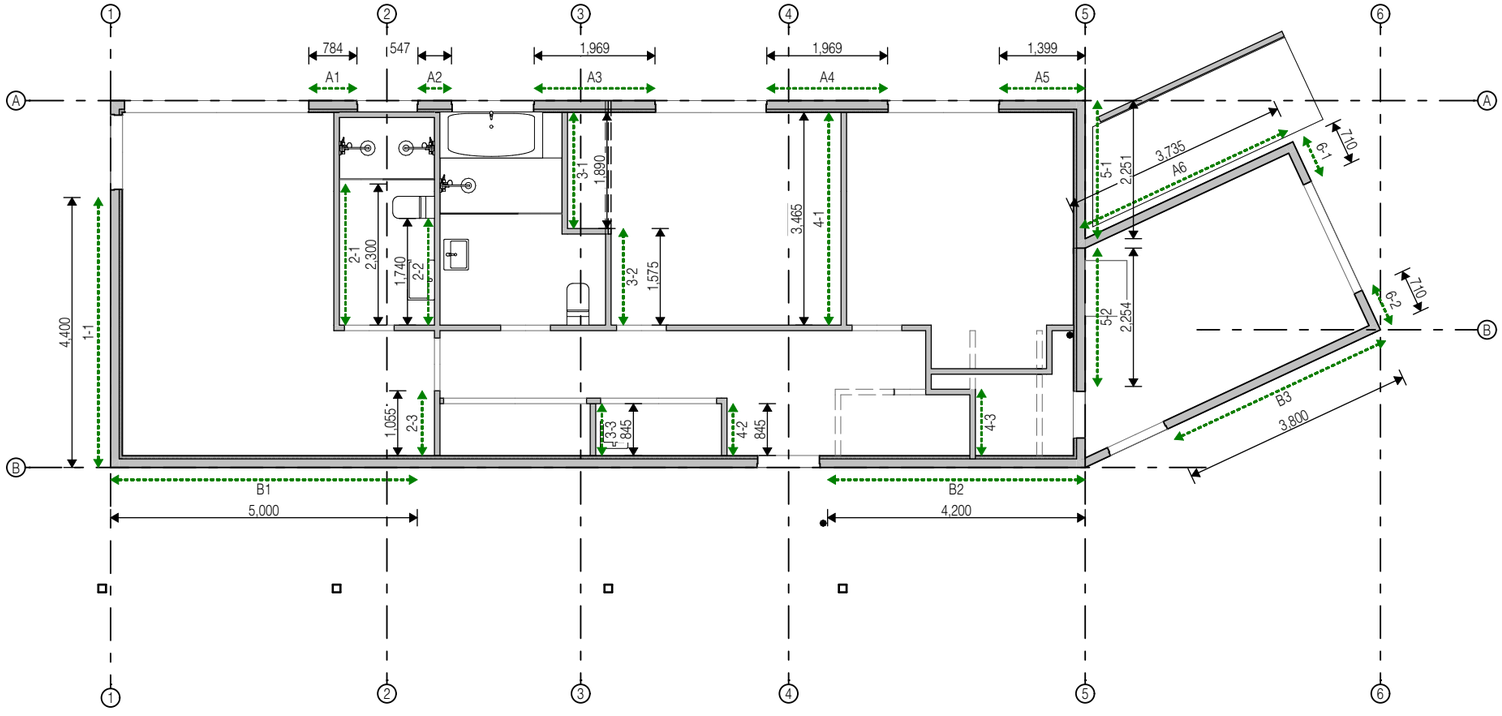
Revision	Print Date	Drawing Number
A	16/11/2026	**107**

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Wall bracing key - First Floor

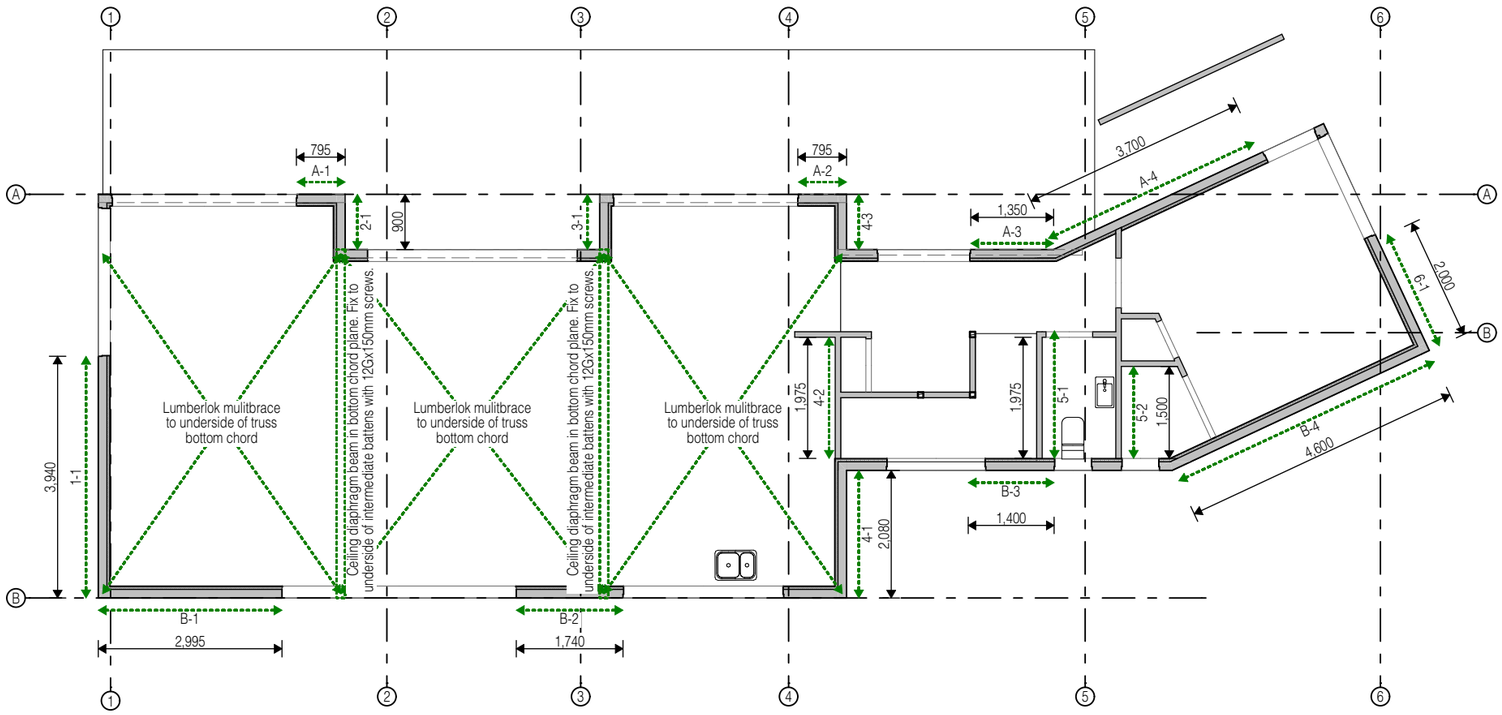
Element	Type + length
1-1 -	8mm IBS - RRT04 x 4.4m
2-1 -	BL1-H x 2.3m
2-2 -	BL1-H x 1.7m
2-3 -	BL1-H x 1.0m
3-1 -	BL1-H x 1.8m
3-2 -	BL1-H x 1.5m
3-3 -	BL1-H x 0.845m
4-1 -	BL1-H x 3.4m
4-2 -	BL1-H x 0.845m
4-3 -	BL1-H x 1.0m
5-1 -	8mm IBS - RRT04 x 2.2m
5-2 -	BL1-H x 2.2m
6-1 -	8mm IBS - RRT03 x 0.7m
6-2 -	8mm IBS - RRT03 x 0.7m
A-1 -	8mm IBS - RRT03 x 0.7m
A-2 -	8mm IBS - RRT02 x 0.5m
A-3 -	8mm IBS - RRT04 x 1.9m
A-4 -	8mm IBS - RRT04 x 1.9m
A-5 -	8mm IBS - RRT04 x 1.4m
A-6 -	8mm IBS - RRT06 x 3.7m
B-1 -	8mm IBS - RRT06 x 5.0m
B-2 -	8mm IBS - RRT06 x 4.2m
B-3 -	8mm IBS - RRT04 x 3.8m



Ground Floor Bracing Plan

Wall bracing key - First Floor

Element	Type + length
1-1	8mm IBS - RRT04 x 3.9m
2-1	8MM IBS - RRT03 x 0.9m
3-1	8MM IBS - RRT03 x 0.9m
4-1	8mm IBS - RRT04 x 2.0m
4-2	BL1-H x 1.9m
4-3	8mm IBS - RRT03 x 0.9m
5-1	BL1-H x 1.9m
5-2	BL1-H x 1.5m
6-1	8mm IBS - RRT04 x 2.0m
A-1	8mm IBS - RRT03 x 0.795m
A-2	8mm IBS - RRT03 x 0.795m
A-3	8mm IBS - RRT04 x 1.3m
A-4	8mm IBS - RRT06 x 3.7m
B-1	8mm IBS - RRT04 x 2.9m
B-2	8mm IBS - RRT04 x 1.7m
B-3	8mm IBS - RRT04 x 1.4m
B-4	8mm IBS - RRT06 x 4.6m



Frist Floor Bracing Plan

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General Notes

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LICENSED BUILDING PRACTITIONER
BUILDING CONFIDENCE

Consultants:

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

BUILDING CONSENT APPLICATION

Aubrey Road House

749 Aubrey Road, Wānaka

Client: Annika & Steve
Project: **2504**

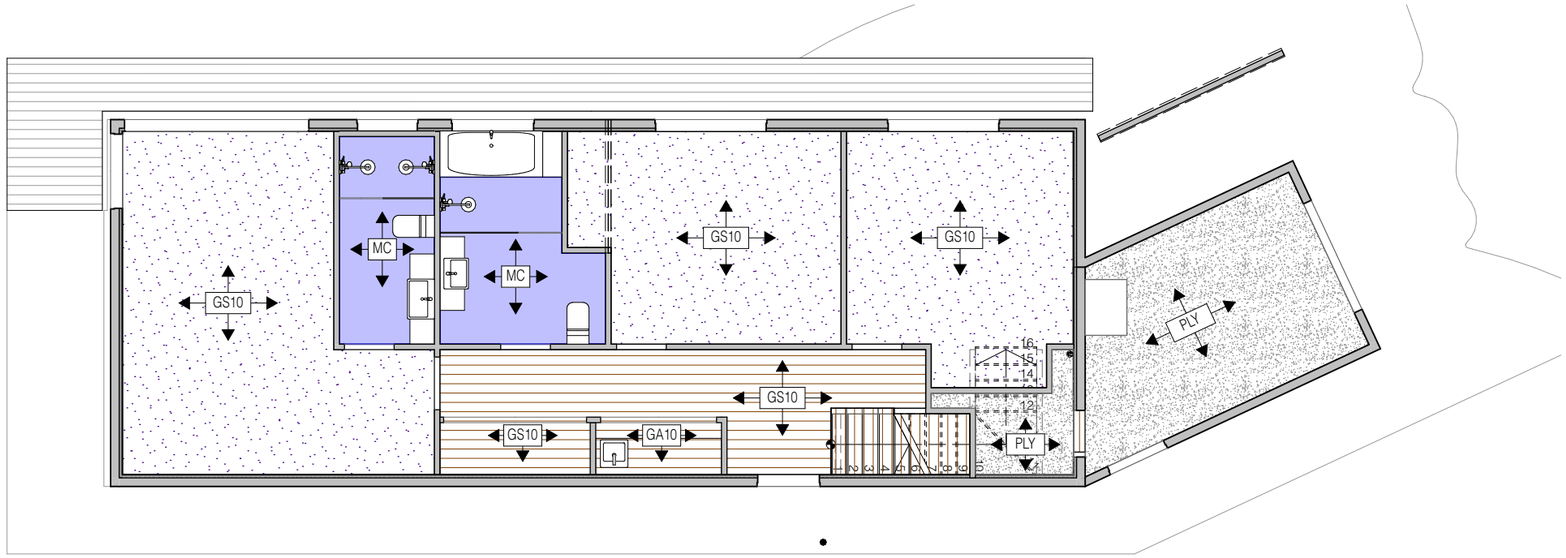
Drawing Title 1:100 @A3

Bracing Plans

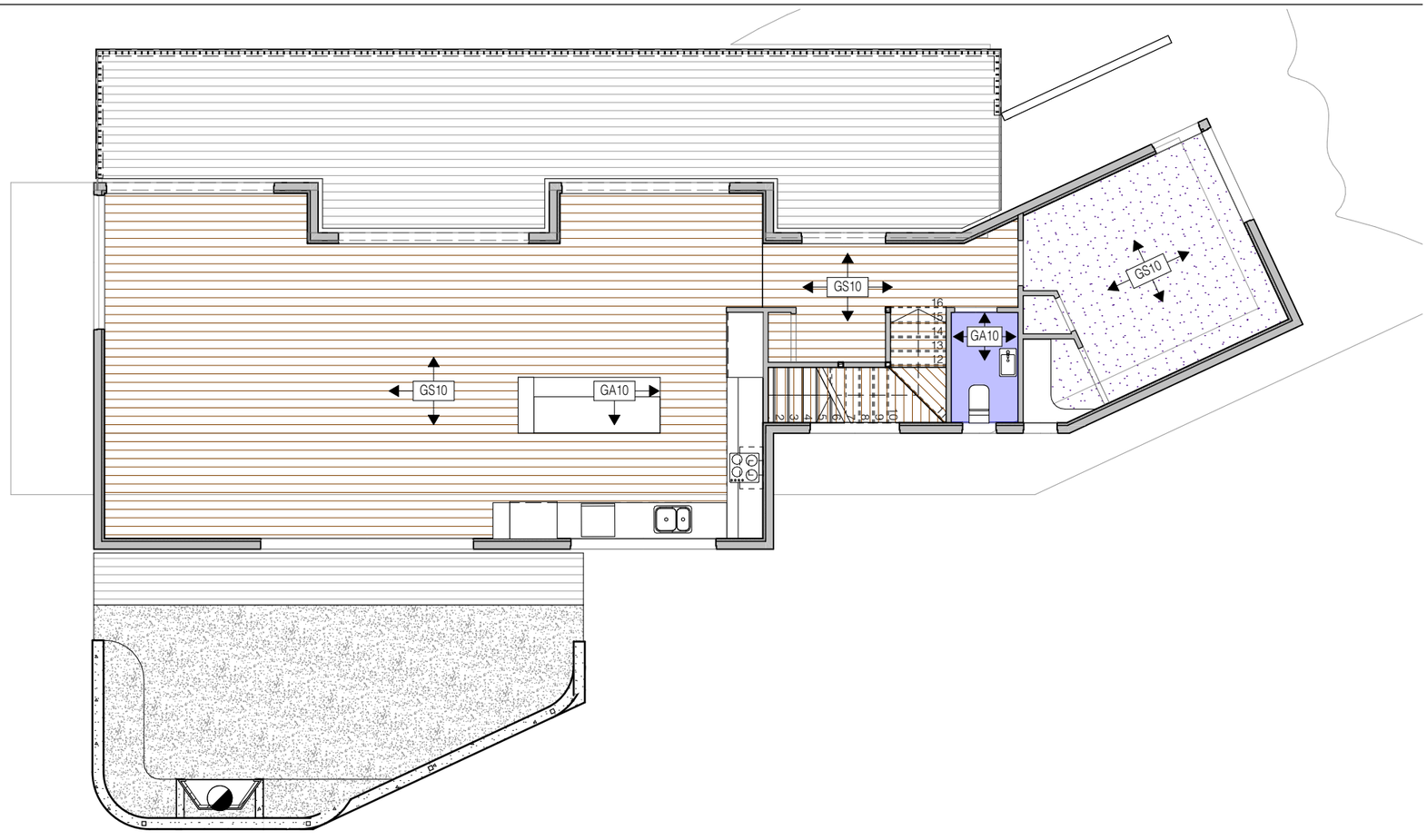
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Ground Floor Finishes Plan



Frist Floor Finishes Plan

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Floor finishes

- Overlay flooring. Solid timber or engineered tbc
- Selected Carpet & underlay
- Xbond seamless surface, sealed with Semco Satin Stoneon Ardex WPM002
- 20mm Selected Hardwood decking
- 100mm concrete floor exposed

Wall linings- unles noted otherwise for bracing

GA10	Gib Aqualine 10mm (refer bracing plan for Gib variations)
GS10	Gib Standard 10mm (refer bracing plan for Gib variations)
MC	Xbond seamless surface, sealed with Semco Satin Stoneon Ardex WPM002
PLY	12mm Plywood

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BUILDING CONSENT APPLICATION

Aubrey Road House

749 Aubrey Road, Wānaka

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Project: **2504**

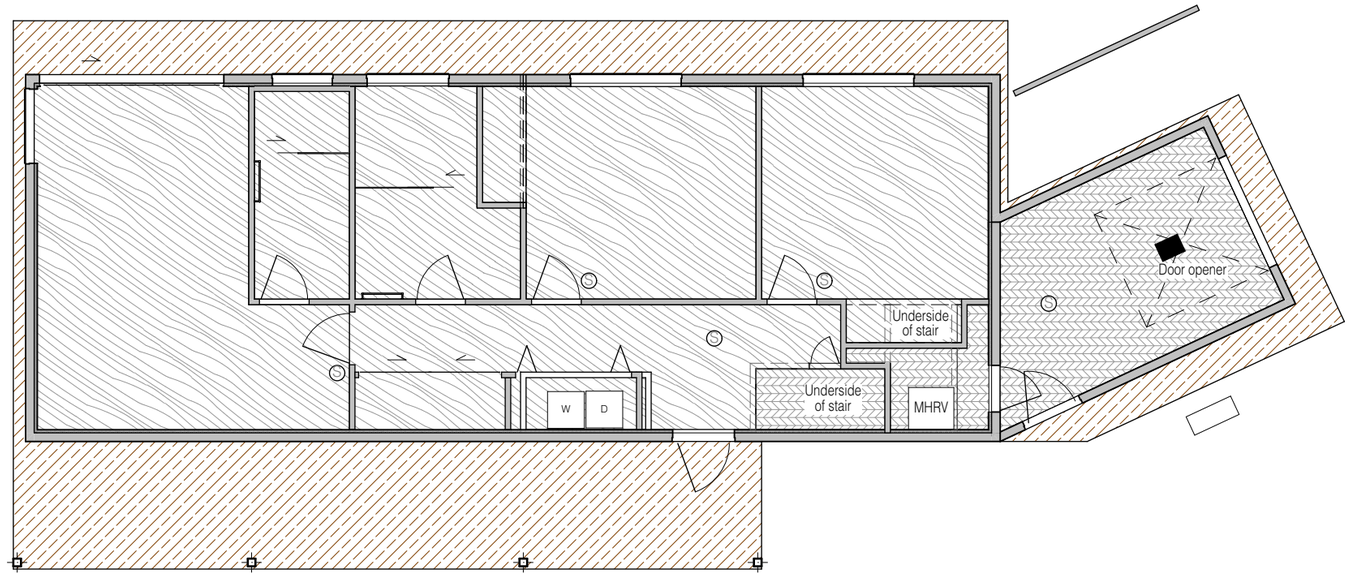
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Finishes Plans

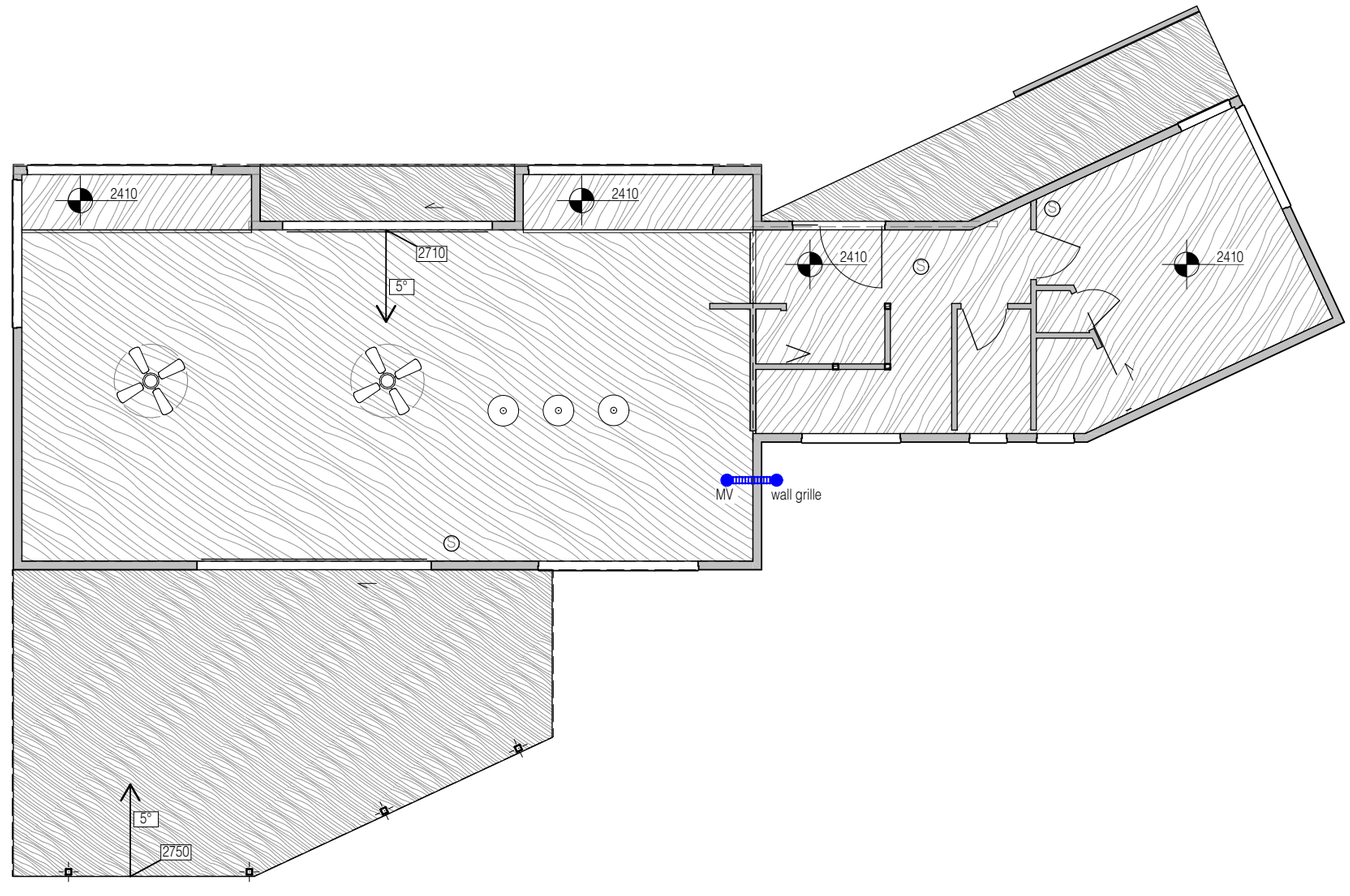
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Ground Floor RCP/Electrical



Frist Floor RCP/Electrical

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Ceiling Finishes

- 6mm Fibre cement soffit lining
- 13 mm Gib Standard
- 13mm Gib Aqualine
- 12mm plywood
- 12 MM Southland maple beech solid timber TG&V
- Shiplap sarking to match weatherboard profile

Electrical legend

- Type 1 Interconnected smoke alarm (Purpose Group SH - No escape path exceeds 24m. Install Type 1 Smoke alarms with Hush facility within 3m of every sleeping space.)

MV Mechanical ventilation to NZBC G4/AS1
Refer to Steibel Eltron documentation for project specific mechanical ventilation and heat recovery design

ARTIFICIAL LIGHTING TO COMPLY WITH NZBC G8/AS1. LIGHTING DESIGN BY OTHERS. ALL DOWN LIGHTS TO BE LED (IC ABUTTED & COVERED

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Consultants:

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

BUILDING CONSENT APPLICATION

Aubrey Road House

749 Aubrey Road, Wānaka

Client: Annika & Steve
Project: **2504**

Drawing Title 1:100 @A3
Reflected Ceiling/Electrical Plans

Revision	Print Date	Drawing Number
	16/11/2026	**110**

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North Elevation



NE Elevation

BUILDING ENVELOPE RISK MATRIX		
North East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**11**

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	High risk	4
Total Risk Score:		**17**

Refer to RM260517 for approved resource consent application

WALL CLADDING LEGEND

WC PM	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding fixed over 20mm H3 castellated battens over 45x45 SG8 H1.2 wall dwangs behind. Separate the cavity battens from the back of the cladding. Max end span 1,400mm, max intermediate span, 2,000mm.
WC PMD	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding direct fixed over Thermakraft Covertek 407 underlay.
WC BV	Brickworks, San Selmo Original brick veneer on 45mm drainage cavity. EH brick ties fixed @ 600mm horizontally, 400mm vertically. First brick tie within 3 courses of the foundation. Brick tie screws must be a minimum of 50mm x 12g to accommodate RAB.
WC VB	HP55 shiplap weather board on 40mm H3.1 structural castellated cavity battens @ 480mm crs max.
RAB	8mm IBS Rigid RAP.

Roof Cladding
0.4BMT Freeman Roofing Wānaka Five Rib roofing fixed every crest using 12G x 65mm timberties with neoprene washers.

Flashings	0.55BMT Colorsteel Maxam
Balustrade	Juralco Stecca top fixed

H1 SCHEDULE METHOD COMPLIANCE
Refer to spec appendix for Design Navigator H1 compliance report.
Total E,S,W glazing **9.7%**
Total glazing **15.5%**

INSULATION
Slab: Maxslab300
Floor: Pink Batts Snug Floor R3.2 + Pink Batts R2.6 Snugfloor
Nuratherm PIR: R3.82
Walls: Pink Batts R1.3 45mm batt (services cavity) + Pink Batts R4.3 Ultra wall insulation (structural cavity)
Ceiling: R3.2 Pink Batts BIB + R1.8 Pink Batts Ceiling + R1.8 Pink Batts Ceiling (services cavity)
CONSTRUCTION R-VALUES
Slab: 3.0 (proposed minimum)
Floor: 5.3 (proposed minimum)
Wall: 5.1 (proposed minimum)
Roof: 7.2 (proposed minimum)
Joinery: Neuffer uPVC triple glazed argon filled R0.74

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LICENSED BUILDING PRACTITIONER • BUILDING CONFIDENCE •

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

Client: **Annika & Steve**
Project: **2504**

Aubrey Road House

749 Aubrey Road, Wānaka

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BUILDING CONSENT APPLICATION

Drawing Title 1:100 @A3

North + North East Elevations

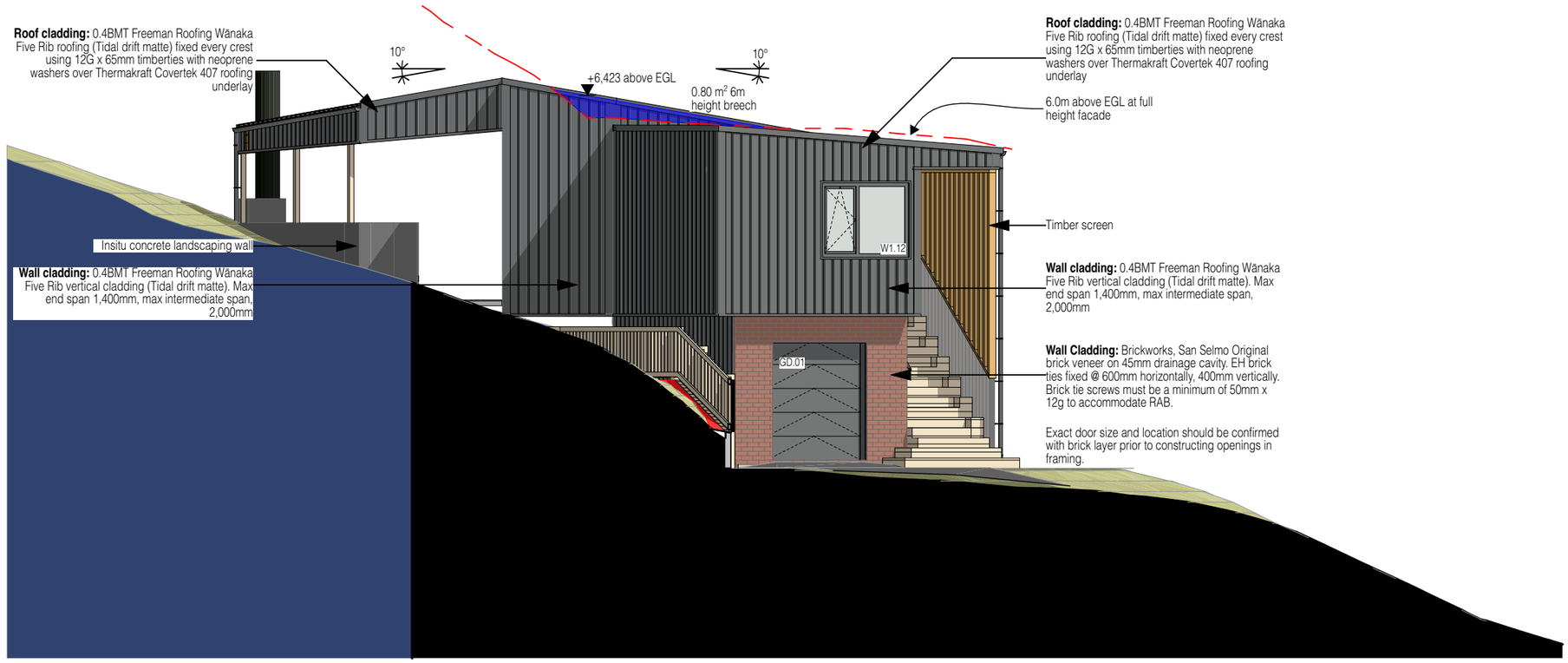
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South Elevation



East Elevation

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**9**

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**10**

Refer to RM260517 for approved resource consent application

WALL CLADDING LEGEND

WC PM 0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding fixed over 20mm H3 castellated battens over 45x45 SG8 H1.2 wall dwangs behind. Separate the cavity battens from the back of the cladding. Max end span 1,400mm, max intermediate span, 2,000mm.

WC PMD 0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding direct fixed over Thermakraft Covertek 407 underlay.

WC BV Brickworks, San Selmo Original brick veneer on 45mm drainage cavity. EH brick ties fixed @ 600mm horizontally, 400mm vertically. First brick tie within 3 courses of the foundation. Brick tie screws must be a minimum of 50mm x 12g to accommodate RAB.

WC VB HP55 shiplap weather board on 40mm H3.1 structural castellated cavity battens @ 480mm crs max.

RAB 8mm IBS Rigid RAP.

Roof Cladding
0.4BMT Freeman Roofing Wānaka Five Rib roofing fixed every crest using 12G x 65mm timberties with neoprene washers.

Flashings 0.55BMT Colorsteel Maxam

Balustrade Juralco Stecca top fixed

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LICENSED BUILDING PRACTITIONER – BUILDING CONFIDENCE

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

Aubrey Road House
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Project: **2504**

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BUILDING CONSENT APPLICATION
Drawing Title 1:100 @A3
South + East Elevations

Revision	Print Date	Drawing Number
	16/11/2026	**202**

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SE Elevation



West Elevation

BUILDING ENVELOPE RISK MATRIX		
South East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**10**

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		**14**

Refer to RM260517 for approved resource consent application

WALL CLADDING LEGEND

WC PM	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding fixed over 20mm H3 castellated battens over 45x45 SG8 H1.2 wall dwangs behind. Separate the cavity battens from the back of the cladding. Max end span 1,400mm, max intermediate span, 2,000mm.
WC PMD	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding direct fixed over Thermakraft Covertek 407 underlay.
WC BV	Brickworks, San Selmo Original brick veneer on 45mm drainage cavity. EH brick ties fixed @ 600mm horizontally, 400mm vertically. First brick tie within 3 courses of the foundation. Brick tie screws must be a minimum of 50mm x 12g to accommodate RAB.
WC VB	HP55 shiplap weather board on 40mm H3.1 structural castellated cavity battens @ 480mm crs max.
RAB	8mm IBS Rigid RAP.

Roof Cladding
0.4BMT Freeman Roofing Wānaka Five Rib roofing fixed every crest using 12G x 65mm timberties with neoprene washers.

Flashings	0.55BMT Colorsteel Maxam
Balustrade	Juralco Stecca top fixed

General Notes
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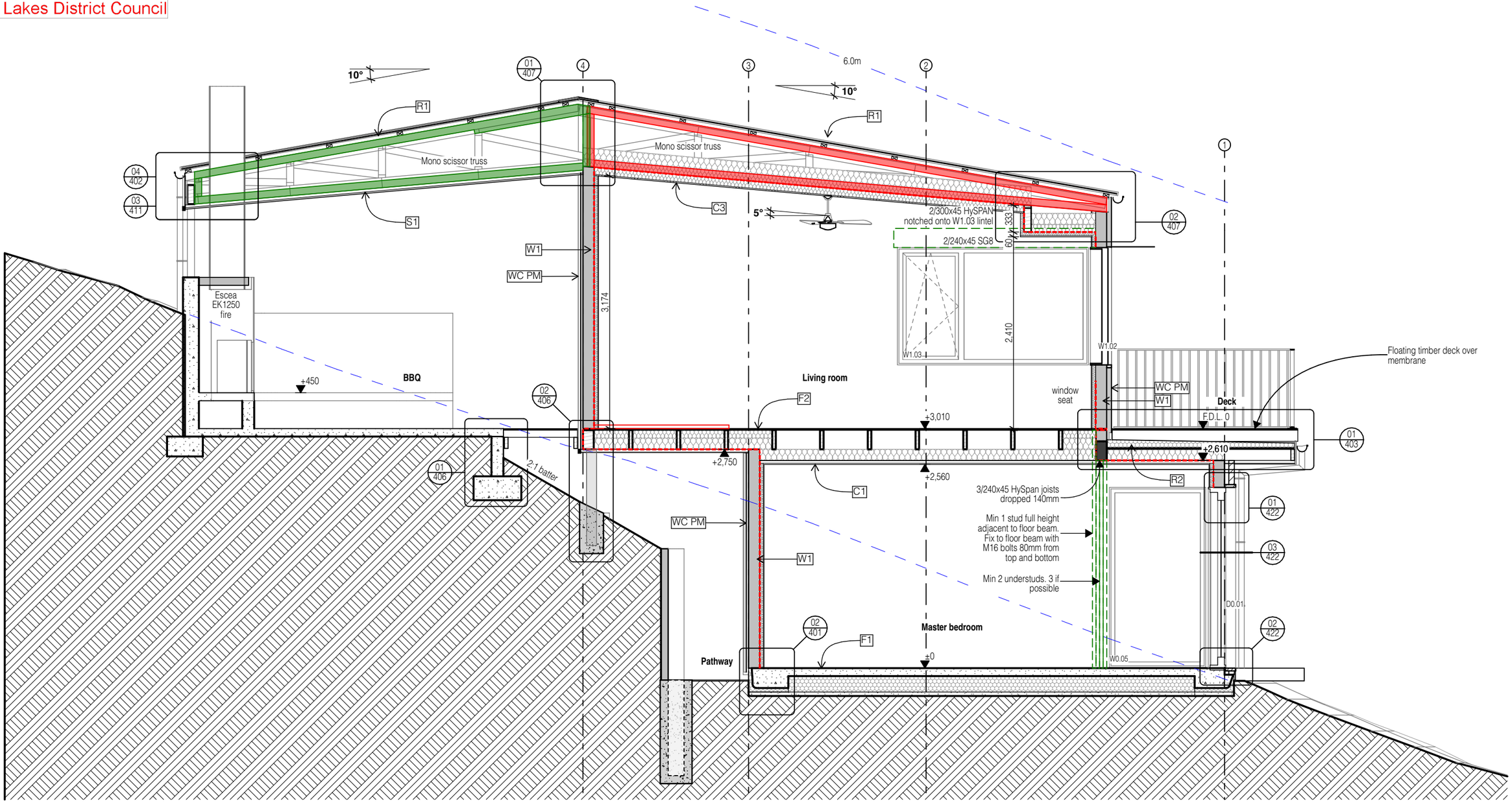
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BUILDING CONSENT APPLICATION
Drawing Title 1:100 @A3
West + South East Elevations

Revision	Print Date	Drawing Number
	16/11/2026	**203**

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Label	Construction
F1	Maxraft Maxslab
F2	20mm Strandfloor sheet flooring on 240x45 LVL8 H1.2 floor joists at centres as per the floor framing plan. Insulate as per details.
W1	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus Vapour Barrier internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W2	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max.
W3	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W4	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. 45x45mm H1.2 dwangs @ 1,350mm crs max

Label	Construction
C1	Solid timber TG&V on CRS Long clip ceiling system, battens @ 600mm crs max. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)
C2	13mm Gib on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
C3	Solid timber TG&V on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
R1	0.4BMT Freeman Roofing Wānaka Five Rib roofing fixed every crest using 12G x 65mm timberties with neoprene washers over Thermakraft Covertek 407 roofing underlay on 70x45 SG8 H1.2 purlins @ 900mm crs max, Type T fixings to trusses (1/10g self drilling screw 80mm long). Intello Plus Vapour Barrier to underside. **Insulation:** R1.8 Pink Batts Classic ceiling insulation, overlaid with R3.2 Pink Batts BIB.
R2	Nuraply 3PM on Nuratherm PIR insulation board over 18mm H3 plywood sheet on 140x45 LVL8 H1.2 joists @ 400mm crs. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)

Label	Construction
S1	HP53 shiplap sarking on 70x35 SG8 soffit battens fixed to underside of trusses with 2/75x3.06mm nails at each intersection.
S2	HP53 shiplap sarking on 90x45 SG8 H1.2 soffit battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws.
S3	6mm Fibre cement board on 70x35 SG8 soffit battens fixed to underside of framing with 2/75x3.06mm nails at each intersection.
WC PM	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding fixed over 20mm H3 castellated battens over 45x45 SG8 H1.2 wall dwangs behind. Separate the cavity battens from the back of the cladding. Max end span 1,400mm, max intermediate span, 2,000mm.
WC PMD	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding direct fixed over Thermakraft Covertek 407 underlay.
WC BV	Brickworks, San Selmo Original brick veneer on 45mm drainage cavity. EH brick ties fixed @ 600mm horizontally, 400mm vertically. First brick tie within 3 courses of the foundation. Brick tie screws must be a minimum of 50mm x 12g to accommodate RAB.
WC VB	HP55 shiplap weather board on 40mm H3.1 structural castellated cavity battens @ 480mm crs max.

General Notes

01. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
02. All drawings to be read in conjunction with engineers drawings & report.
03. Refer to written notations. Do not scale off drawings.
04. Contractor to check all dimensions and verify all levels on site before commencing work. Any discrepancies to be reported to SD for clarification.

Consultants:

LICENSED BUILDING PRACTITIONER – BUILDING CONFIDENCE

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

Aubrey Road House

749 Aubrey Road, Wānaka

Client: **Annika & Steve**
Project: **2504**

SOUTHERN DRAUGHT
ARCHITECTURAL SOLUTIONS
t: 027 600 4838 w: southerndraught.co.nz e: dylan@southerndraught.co.nz

BUILDING CONSENT APPLICATION

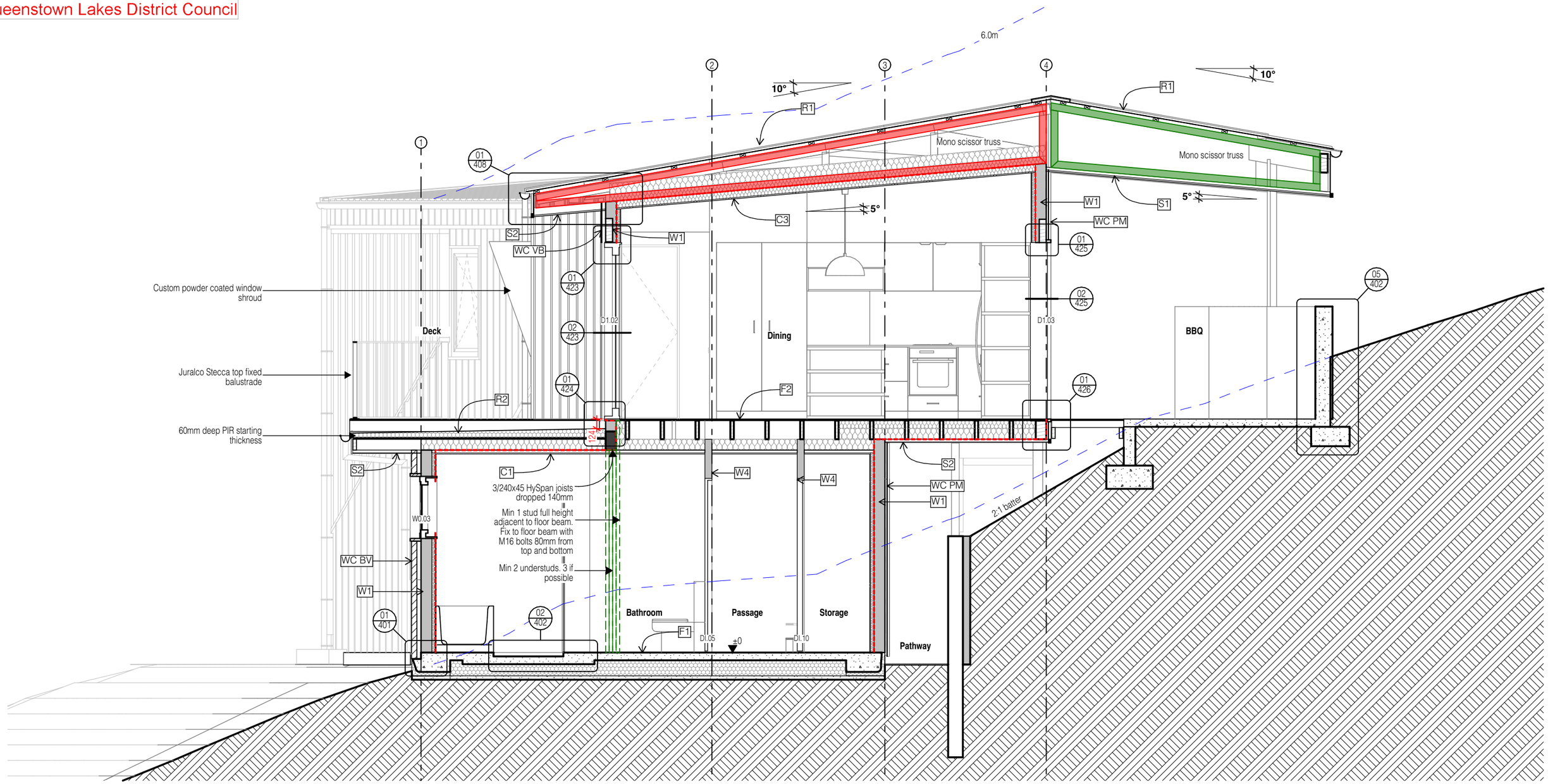
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Cross Section A

Revision	Print Date	Drawing Number
	16/11/2026	**301**

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Label	Construction
F1	Maxraft Maxslab
F2	20mm Strandfloor sheet flooring on 240x45 LVL8 H1.2 floor joists at centres as per the floor framing plan. Insulate as per details.
W1	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus Vapour Barrier internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W2	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max.
W3	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W4	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. 45x45mm H1.2 dwangs @ 1,350mm crs max

Label	Construction
C1	Solid timber TG&V on CRS Long clip ceiling system, battens @ 600mm crs max. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)
C2	13mm Gib on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
C3	Solid timber TG&V on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
R1	0.4BMT Freeman Roofing Wānaka Five Rib roofing fixed every crest using 12G x 65mm timberties with neoprene washers over Thermakraft Covertek 407 roofing underlay on 70x45 SG8 H1.2 purlins @ 900mm crs max, Type T fixings to trusses (1/10g self drilling screw 80mm long). Intello Plus Vapour Barrier to underside. **Insulation:** R1.8 Pink Batts Classic ceiling insulation, overlaid with R3.2 Pink Batts BIB.
R2	Nuraply 3PM on Nuratherm PIR insulation board over 18mm H3 plywood sheet on 140x45 LVL8 H1.2 joists @ 400mm crs. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)

Label	Construction
S1	HP53 shiplap sarking on 70x35 SG8 soffit battens fixed to underside of trusses with 2/75x3.06mm nails at each intersection.
S2	HP53 shiplap sarking on 90x45 SG8 H1.2 soffit battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws.
S3	6mm Fibre cement board on 70x35 SG8 soffit battens fixed to underside of framing with 2/75x3.06mm nails at each intersection.
WC PM	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding fixed over 20mm H3 castellated battens over 45x45 SG8 H1.2 wall dwangs behind. Separate the cavity battens from the back of the cladding. Max end span 1,400mm, max intermediate span, 2,000mm.
WC PMD	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding direct fixed over Thermakraft Covertek 407 underlay.
WC BV	Brickworks, San Selmo Original brick veneer on 45mm drainage cavity. EH brick ties fixed @ 600mm horizontally, 400mm vertically. First brick tie within 3 courses of the foundation. Brick tie screws must be a minimum of 50mm x 12g to accommodate RAB.
WC VB	HP55 shiplap weather board on 40mm H3.1 structural castellated cavity battens @ 480mm crs max.

General Notes

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Consultants:

LICENSED BUILDING PRACTITIONER – BUILDING CONFIDENCE

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

Aubrey Road House

749 Aubrey Road, Wānaka

Client: **Annika & Steve**
Project: **2504**

SOUTHERN DRAUGHT
ARCHITECTURAL SOLUTIONS
t: 027 600 4838 w: southerndraught.co.nz e: dylan@southerndraught.co.nz

BUILDING CONSENT APPLICATION

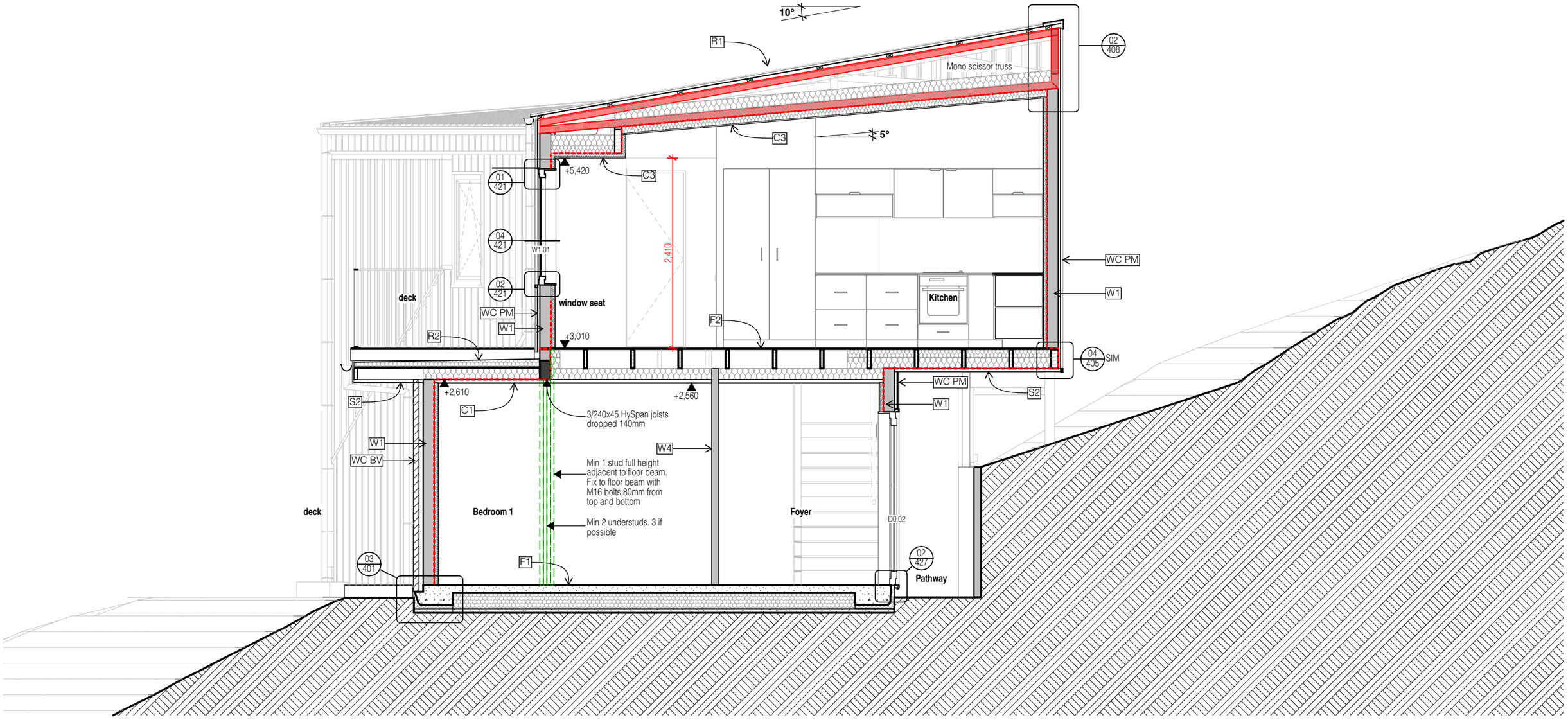
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Cross Section B

Revision	Print Date	Drawing Number
	16/11/2026	**302**

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Label	Construction
F1	Maxraft Maxslab
F2	20mm Strandfloor sheet flooring on 240x45 LVL8 H1.2 floor joists at centres as per the floor framing plan. Insulate as per details.
W1	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus Vapour Barrier internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W2	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max.
W3	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W4	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. 45x45mm H1.2 dwangs @ 1,350mm crs max

Label	Construction
C1	Solid timber TG&V on CRS Long clip ceiling system, battens @ 600mm crs max. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)
C2	13mm Gib on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
C3	Solid timber TG&V on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
R1	0.4BMT Freeman Roofing Wānaka Five Rib roofing fixed every crest using 12G x 65mm timberties with neoprene washers over Thermakraft Covertek 407 roofing underlay on 70x45 SG8 H1.2 purlins @ 900mm crs max, Type T fixings to trusses (1/10g self drilling screw 80mm long). Intello Plus Vapour Barrier to underside. **Insulation:** R1.8 Pink Batts Classic ceiling insulation, overlaid with R3.2 Pink Batts BIB.
R2	Nuraply 3PM on Nuratherm PIR insulation board over 18mm H3 plywood sheet on 140x45 LVL8 H1.2 joists @ 400mm crs. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)

Label	Construction
S1	HP53 shiplap sarking on 70x35 SG8 soffit battens fixed to underside of trusses with 2/75x3.06mm nails at each intersection.
S2	HP53 shiplap sarking on 90x45 SG8 H1.2 soffit battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws.
S3	6mm Fibre cement board on 70x35 SG8 soffit battens fixed to underside of framing with 2/75x3.06mm nails at each intersection.
WC PM	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding fixed over 20mm H3 castellated battens over 45x45 SG8 H1.2 wall dwangs behind. Separate the cavity battens from the back of the cladding. Max end span 1,400mm, max intermediate span, 2,000mm.
WC PMD	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding direct fixed over Thermakraft Covertek 407 underlay.
WC BV	Brickworks, San Selmo Original brick veneer on 45mm drainage cavity. EH brick ties fixed @ 600mm horizontally, 400mm vertically. First brick tie within 3 courses of the foundation. Brick tie screws must be a minimum of 50mm x 12g to accommodate RAB.
WC VB	HP55 shiplap weather board on 40mm H3.1 structural castellated cavity battens @ 480mm crs max.

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Consultants:

LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

Aubrey Road House

749 Aubrey Road, Wānaka

Client: **Annika & Steve**
Project: **2504**

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ARCHITECTURAL SOLUTIONS
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BUILDING CONSENT APPLICATION

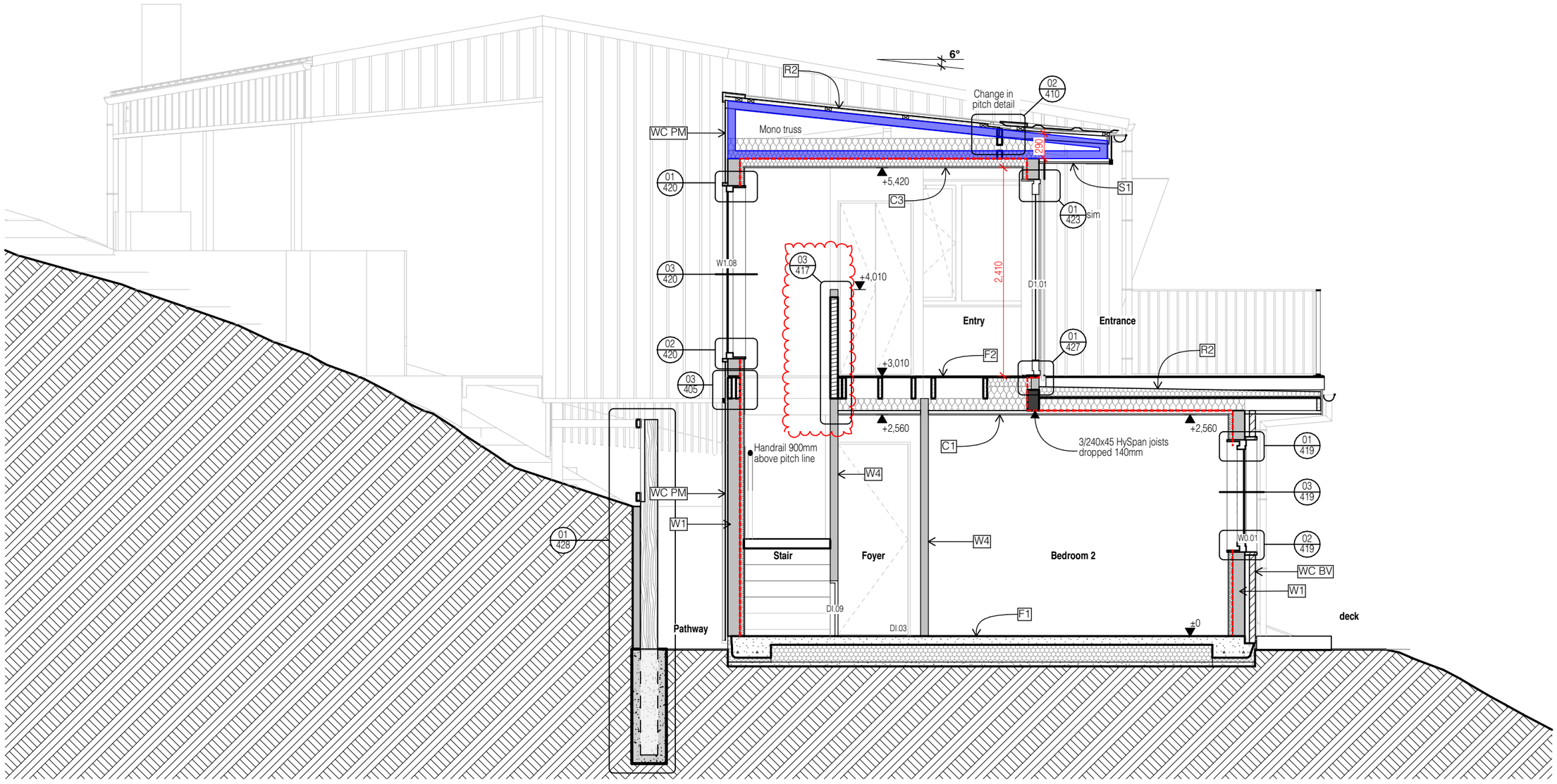
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Cross Section C

Revision	Print Date	Drawing Number
	16/11/2026	**303**

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Label	Construction
F1	Maxraft Maxslab
F2	20mm Strandfloor sheet flooring on 240x45 LVL8 H1.2 floor joists at centres as per the floor framing plan. Insulate as per details.
W1	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus Vapour Barrier internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W2	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max.
W3	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W4	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. 45x45mm H1.2 dwangs @ 1,350mm crs max

Label	Construction
C1	Solid timber TG&V on CRS Long clip ceiling system, battens @ 600mm crs max. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)
C2	13mm Gib on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
C3	Solid timber TG&V on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
R1	0.4BMT Freeman Roofing Wānaka Five Rib roofing fixed every crest using 12G x 65mm timberties with neoprene washers over Thermakraft Covertek 407 roofing underlay on 70x45 SG8 H1.2 purlins @ 900mm crs max, Type T fixings to trusses (1/10g self drilling screw 80mm long). Intello Plus Vapour Barrier to underside. **Insulation:** R1.8 Pink Batts Classic ceiling insulation, overlaid with R3.2 Pink Batts BIB.
R2	Nuraply 3PM on Nuratherm PIR insulation board over 18mm H3 plywood sheet on 140x45 LVL8 H1.2 joists @ 400mm crs. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)

Label	Construction
S1	HP53 shiplap sarking on 70x35 SG8 soffit battens fixed to underside of trusses with 2/75x3.06mm nails at each intersection.
S2	HP53 shiplap sarking on 90x45 SG8 H1.2 soffit battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws.
S3	6mm Fibre cement board on 70x35 SG8 soffit battens fixed to underside of framing with 2/75x3.06mm nails at each intersection.
WC PM	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding fixed over 20mm H3 castellated battens over 45x45 SG8 H1.2 wall dwangs behind. Separate the cavity battens from the back of the cladding. Max end span 1,400mm, max intermediate span, 2,000mm.
WC PMD	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding direct fixed over Thermakraft Covertek 407 underlay.
WC BV	Brickworks, San Selmo Original brick veneer on 45mm drainage cavity. EH brick ties fixed @ 600mm horizontally, 400mm vertically. First brick tie within 3 courses of the foundation. Brick tie screws must be a minimum of 50mm x 12g to accommodate RAB.
WC VB	HP55 shiplap weather board on 40mm H3.1 structural castellated cavity battens @ 480mm crs max.

General Notes

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Consultants:

LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

No.	Revision	Date
A	BC RFI	16.11.26

Design: Southern Draught Ltd Drawn: D. Thomson

Aubrey Road House

749 Aubrey Road, Wānaka

Client: **Annika & Steve**
Project: **2504**

SOUTHERN DRAUGHT
ARCHITECTURAL SOLUTIONS
t: 027 600 4838 w: southerndraught.co.nz e: dylan@southerndraught.co.nz

BUILDING CONSENT APPLICATION

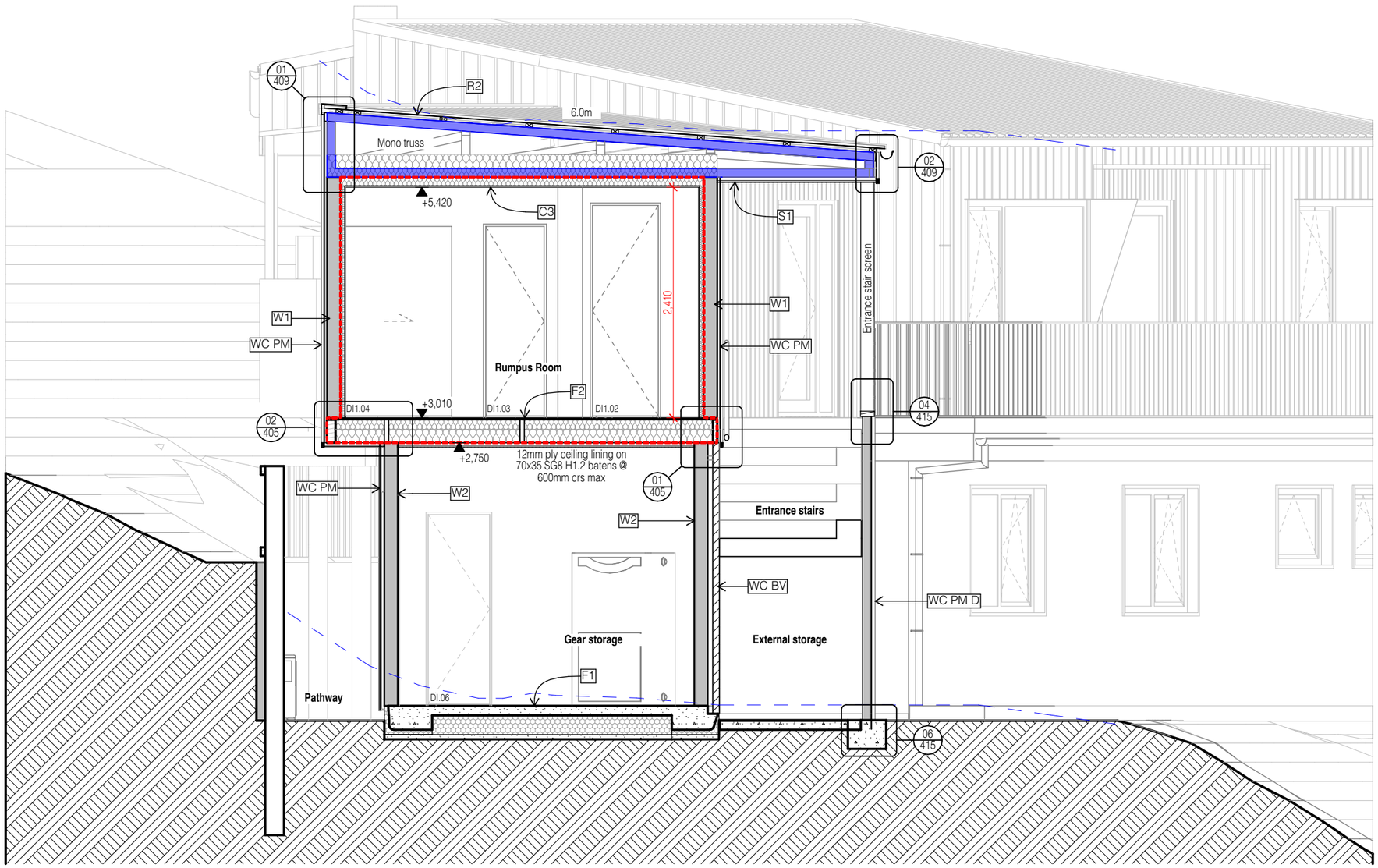
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Cross Section D

Revision	Print Date	Drawing Number
A	16/11/2026	**304**

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Label	Construction
F1	Maxraft Maxslab
F2	20mm Strandfloor sheet flooring on 240x45 LVL8 H1.2 floor joists at centres as per the floor framing plan. Insulate as per details.
W1	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus Vapour Barrier internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W2	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max.
W3	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W4	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. 45x45mm H1.2 dwangs @ 1,350mm crs max

Label	Construction
C1	Solid timber TG&V on CRS Long clip ceiling system, battens @ 600mm crs max. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)
C2	13mm Gib on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
C3	Solid timber TG&V on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
R1	0.4BMT Freeman Roofing Wānaka Five Rib roofing fixed every crest using 12G x 65mm timberties with neoprene washers over Thermakraft Covertek 407 roofing underlay on 70x45 SG8 H1.2 purlins @ 900mm crs max, Type T fixings to trusses (1/10g self drilling screw 80mm long). Intello Plus Vapour Barrier to underside. **Insulation:** R1.8 Pink Batts Classic ceiling insulation, overlaid with R3.2 Pink Batts BIB.
R2	Nuraply 3PM on Nuratherm PIR insulation board over 18mm H3 plywood sheet on 140x45 LVL8 H1.2 joists @ 400mm crs. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)

Label	Construction
S1	HP53 shiplap sarking on 70x35 SG8 soffit battens fixed to underside of trusses with 2/75x3.06mm nails at each intersection.
S2	HP53 shiplap sarking on 90x45 SG8 H1.2 soffit battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws.
S3	6mm Fibre cement board on 70x35 SG8 soffit battens fixed to underside of framing with 2/75x3.06mm nails at each intersection.
WC PM	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding fixed over 20mm H3 castellated battens over 45x45 SG8 H1.2 wall dwangs behind. Separate the cavity battens from the back of the cladding. Max end span 1,400mm, max intermediate span, 2,000mm.
WC PMD	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding direct fixed over Thermakraft Covertek 407 underlay.
WC BV	Brickworks, San Selmo Original brick veneer on 45mm drainage cavity. EH brick ties fixed @ 600mm horizontally, 400mm vertically. First brick tie within 3 courses of the foundation. Brick tie screws must be a minimum of 50mm x 12g to accommodate RAB.
WC VB	HP55 shiplap weather board on 40mm H3.1 structural castellated cavity battens @ 480mm crs max.

General Notes

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Consultants:

LICENSED BUILDING PRACTITIONER – BUILDING CONFIDENCE

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

Aubrey Road House

749 Aubrey Road, Wānaka

Client: **Annika & Steve**
Project: **2504**

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BUILDING CONSENT APPLICATION

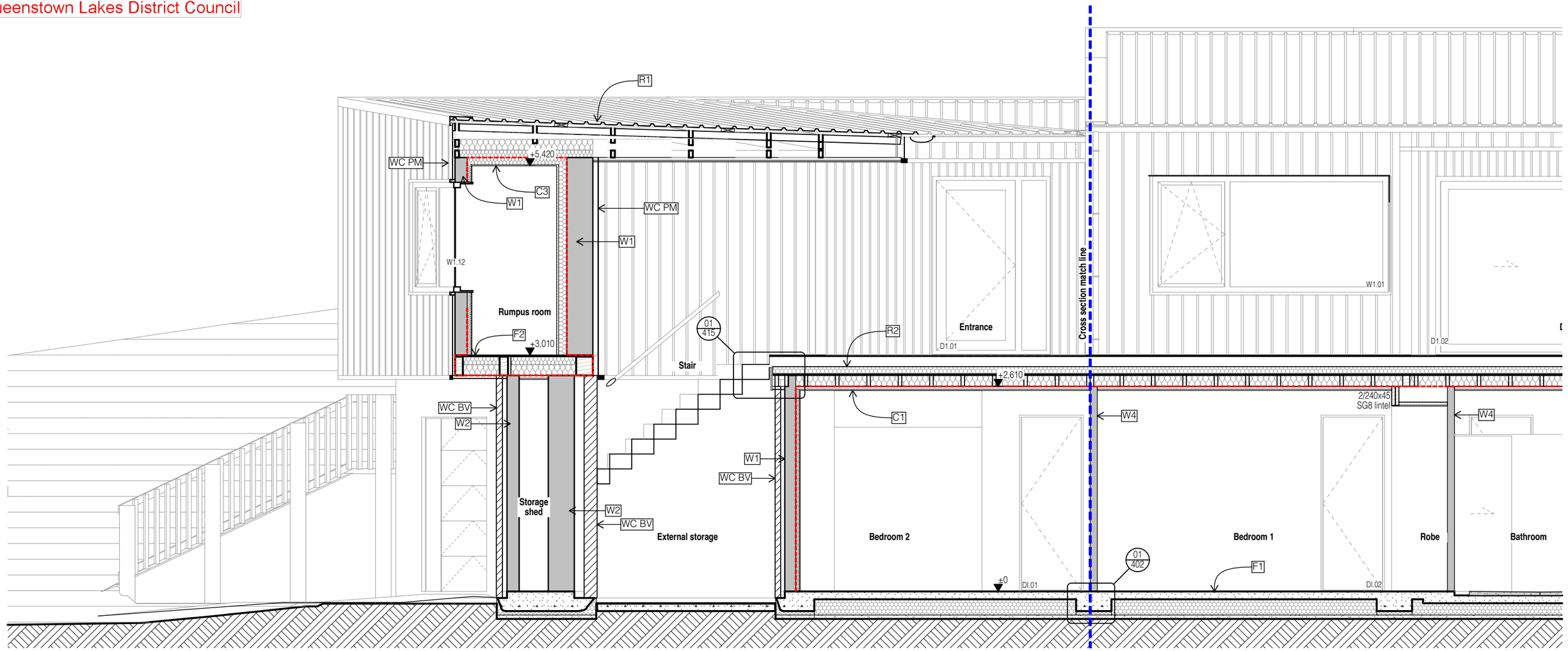
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Cross Section E

Revision	Print Date	Drawing Number
	16/11/2026	**305**

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Queenstown Lakes District Council



Label	Construction
F1	Maxraft Maxslab
F2	20mm Strandfloor sheet flooring on 240x45 LVL8 H1.2 floor joists at centres as per the floor framing plan. Insulate as per details.
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W2	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max.
W3	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W4	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. 45x45mm H1.2 dwangs @ 1,350mm crs max

Label	Construction
C1	Solid timber TG&V on CRS Long clip ceiling system, battens @ 600mm crs max. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)
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C3	Solid timber TG&V on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
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Consultants:

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No.	Revision	Date

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ARCHITECTURAL SOLUTIONS
t: 027 600 4838 w: southerndraught.co.nz e: dylan@southerndraught.co.nz

BUILDING CONSENT APPLICATION

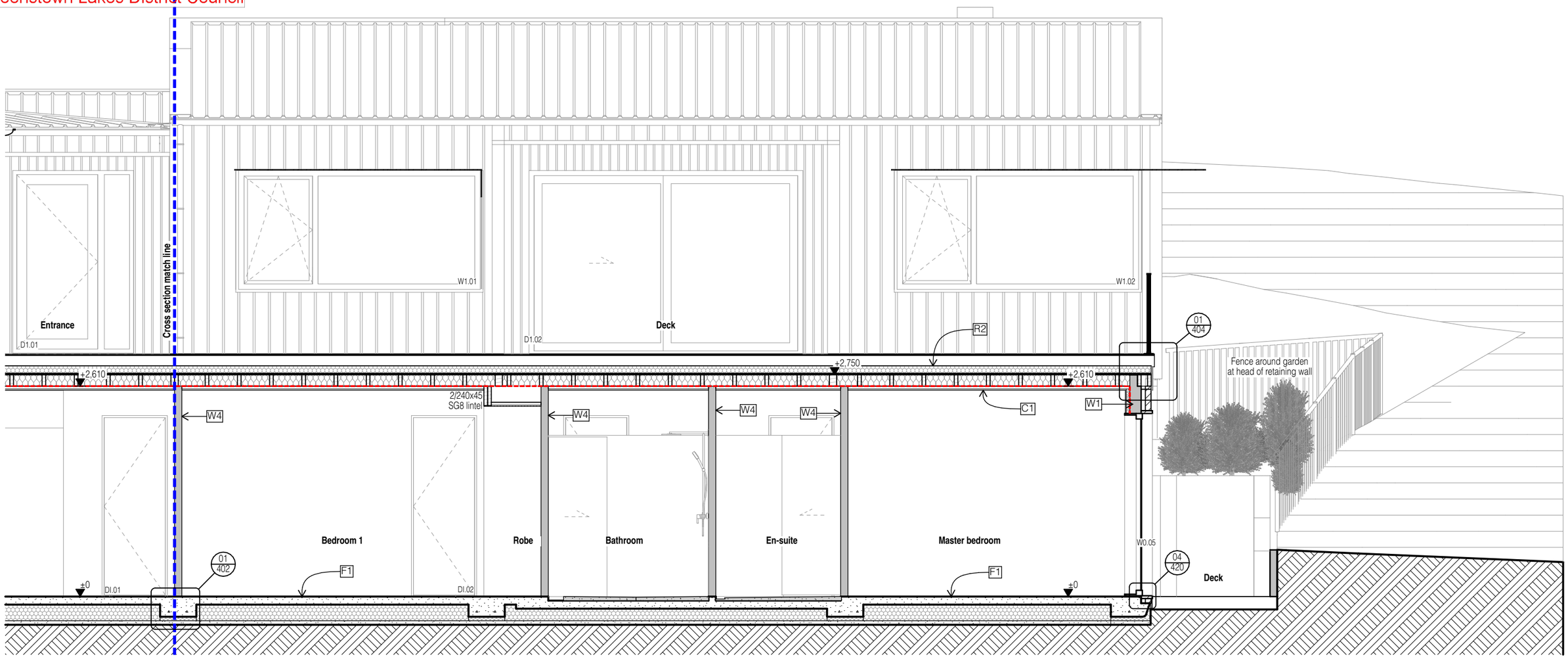
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Cross Section F - 1

Revision	Print Date	Drawing Number
	16/11/2026	**306**

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Queenstown Lakes District Council



Label	Construction
F1	Maxraft Maxslab
F2	20mm Strandfloor sheet flooring on 240x45 LVL8 H1.2 floor joists at centres as per the floor framing plan. Insulate as per details.
W1	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus Vapour Barrier internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W2	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max.
W3	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W4	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. 45x45mm H1.2 dwangs @ 1,350mm crs max

Label	Construction
C1	Solid timber TG&V on CRS Long clip ceiling system, battens @ 600mm crs max. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)
C2	13mm Gib on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
C3	Solid timber TG&V on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
R1	0.4BMT Freeman Roofing Wānaka Five Rib roofing fixed every crest using 12G x 65mm timberties with neoprene washers over Thermakraft Covertek 407 roofing underlay on 70x45 SG8 H1.2 purlins @ 900mm crs max, Type T fixings to trusses (1/10g self drilling screw 80mm long). Intello Plus Vapour Barrier to underside. **Insulation:** R1.8 Pink Batts Classic ceiling insulation, overlaid with R3.2 Pink Batts BIB.
R2	Nuraply 3PM on Nuratherm PIR insulation board over 18mm H3 plywood sheet on 140x45 LVL8 H1.2 joists @ 400mm crs. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)

Label	Construction
S1	HP53 shiplap sarking on 70x35 SG8 soffit battens fixed to underside of trusses with 2/75x3.06mm nails at each intersection.
S2	HP53 shiplap sarking on 90x45 SG8 H1.2 soffit battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws.
S3	6mm Fibre cement board on 70x35 SG8 soffit battens fixed to underside of framing with 2/75x3.06mm nails at each intersection.
WC PM	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding fixed over 20mm H3 castellated battens over 45x45 SG8 H1.2 wall dwangs behind. Separate the cavity battens from the back of the cladding. Max end span 1,400mm, max intermediate span, 2,000mm.
WC PMD	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding direct fixed over Thermakraft Covertek 407 underlay.
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WC VB	HP55 shiplap weather board on 40mm H3.1 structural castellated cavity battens @ 480mm crs max.

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Consultants:

LICENSED BUILDING PRACTITIONER – BUILDING CONFIDENCE

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

Aubrey Road House

749 Aubrey Road, Wānaka

Client: **Annika & Steve**
Project: **2504**

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BUILDING CONSENT APPLICATION

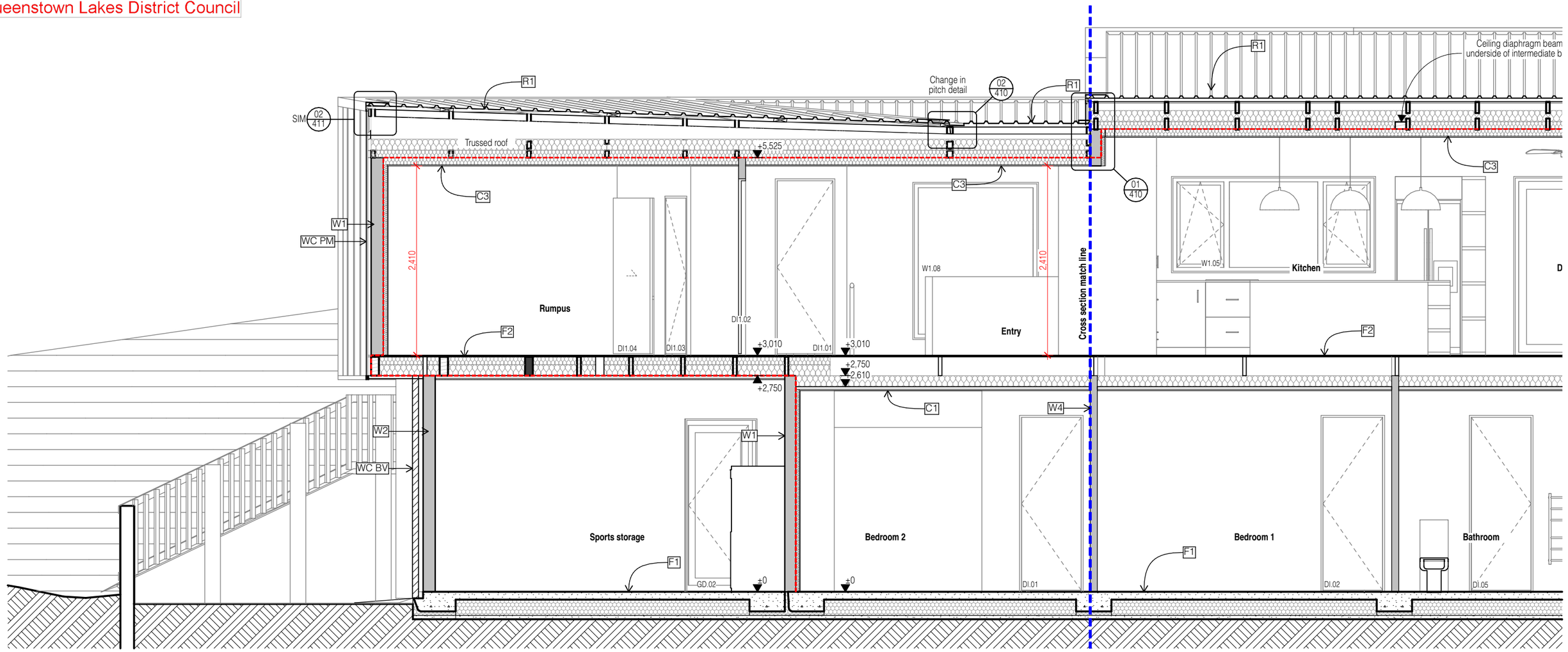
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Cross Section F - 2

Revision	Print Date	Drawing Number
	16/11/2026	**306a**

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W2	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max.
W3	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W4	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. 45x45mm H1.2 dwangs @ 1,350mm crs max

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BUILDING CONSENT APPLICATION

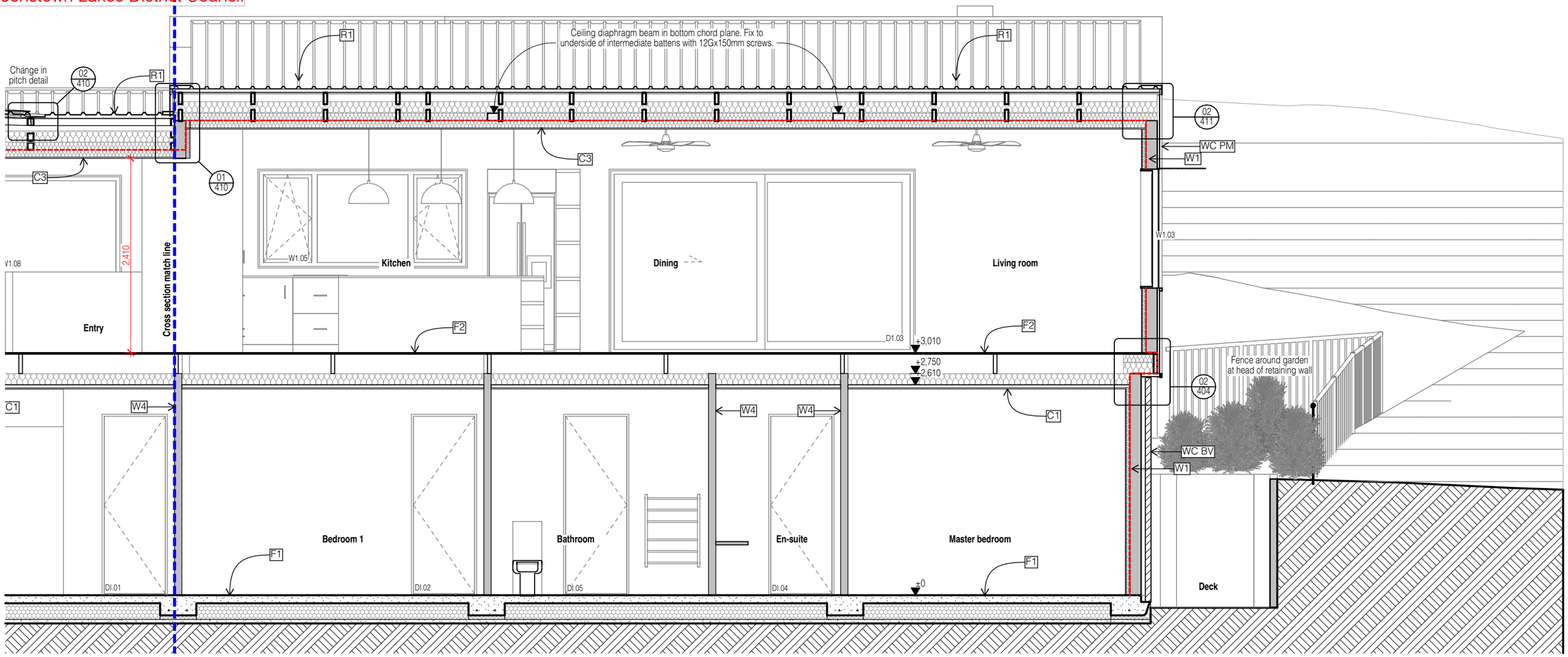
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Cross Section G - 1

Revision	Print Date	Drawing Number
	16/11/2026	**307**

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W2	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max.
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No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

Aubrey Road House

749 Aubrey Road, Wānaka

Client: **Annika & Steve**
Project: **2504**

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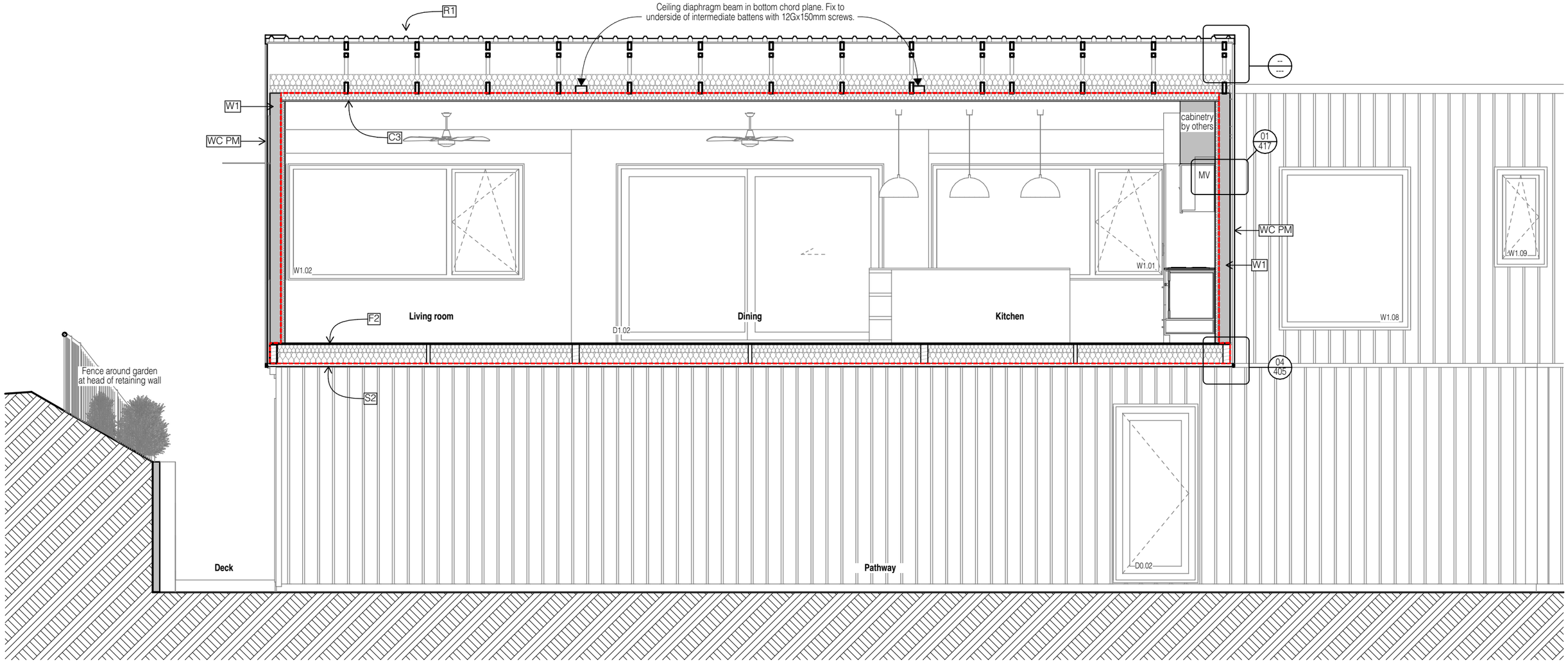
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Drawing Title: **Cross Section G - 2** 1:50 @A3

Revision	Print Date	Drawing Number
	16/11/2026	**307a**

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W2	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max.
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BUILDING CONSENT APPLICATION

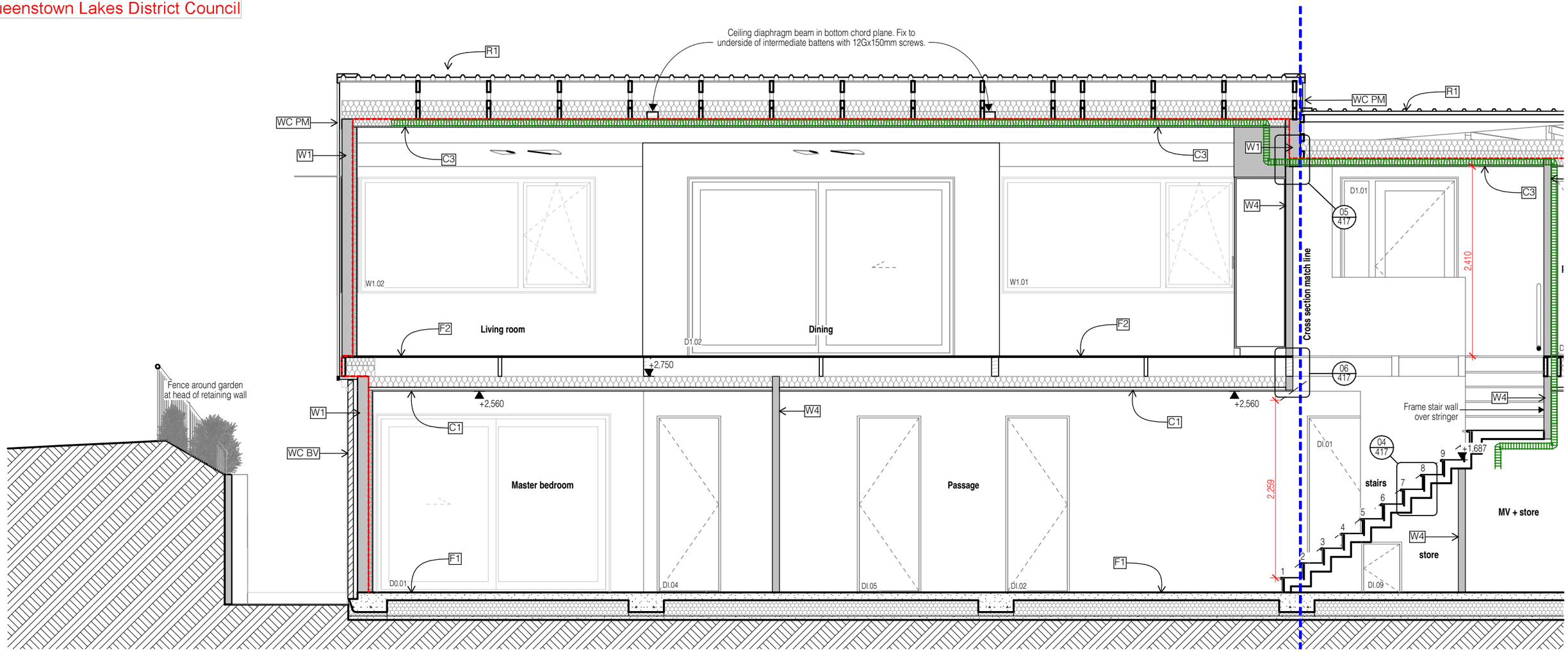
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Cross Section H

Revision	Print Date	Drawing Number
	16/11/2026	**308**

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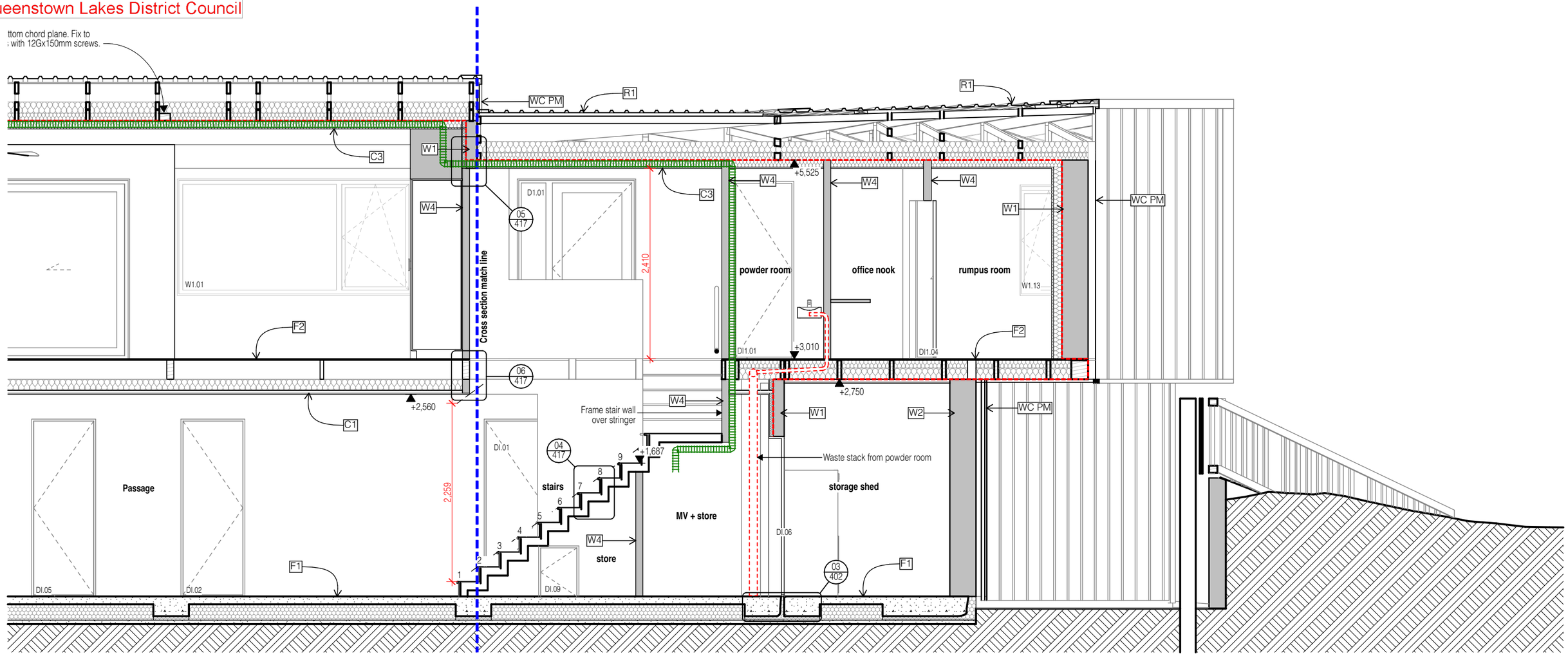
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Cross Section I - 1

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W1	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus Vapour Barrier internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W2	**RAB** 8mm IBS Rigid RAP, 140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max.
W3	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. Intello Plus internally. 45x45 SG8 H1.2 horizontal battens over Intello @ 600mm crs to create services cavity. **Insulation:** R4.3 Pink Batts Ultra wall insulation, R1.3 Pink Batts Secondary insulation to services cavity.
W4	140x45 LVL8 H1.2 wall framing. Studs @ 600mm crs max. 45x45mm H1.2 dwangs @ 1,350mm crs max

Label	Construction
C1	Solid timber TG&V on CRS Long clip ceiling system, battens @ 600mm crs max. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)
C2	13mm Gib on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
C3	Solid timber TG&V on 90x45 SG8 H1.2 ceiling battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws. **Insulation:** R1.8 Pink Batts Classic insulation to batten cavity.
R1	0.4BMT Freeman Roofing Wānaka Five Rib roofing fixed every crest using 12G x 65mm timberties with neoprene washers over Thermakraft Covertek 407 roofing underlay on 70x45 SG8 H1.2 purlins @ 900mm crs max, Type T fixings to trusses (1/10g self drilling screw 80mm long). Intello Plus Vapour Barrier to underside. **Insulation:** R1.8 Pink Batts Classic ceiling insulation, overlaid with R3.2 Pink Batts BIB.
R2	Nuraply 3PM on Nuratherm PIR insulation board over 18mm H3 plywood sheet on 140x45 LVL8 H1.2 joists @ 400mm crs. **Insulation.** Pink Batts R3.2 Snugfloor (140mm)

Label	Construction
S1	HP53 shiplap sarking on 70x35 SG8 soffit battens fixed to underside of trusses with 2/75x3.06mm nails at each intersection.
S2	HP53 shiplap sarking on 90x45 SG8 H1.2 soffit battens (on edge) @ 600mm crs max fixed to underside of each truss with 12Gx150mm screws.
S3	6mm Fibre cement board on 70x35 SG8 soffit battens fixed to underside of framing with 2/75x3.06mm nails at each intersection.
WC PM	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding fixed over 20mm H3 castellated battens over 45x45 SG8 H1.2 wall dwangs behind. Separate the cavity battens from the back of the cladding. Max end span 1,400mm, max intermediate span, 2,000mm.
WC PMD	0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding direct fixed over Thermakraft Covertek 407 underlay.
WC BV	Brickworks, San Selmo Original brick veneer on 45mm drainage cavity. EH brick ties fixed @ 600mm horizontally, 400mm vertically. First brick tie within 3 courses of the foundation. Brick tie screws must be a minimum of 50mm x 12g to accommodate RAB.
WC VB	HP55 shiplap weather board on 40mm H3.1 structural castellated cavity battens @ 480mm crs max.

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Consultants:

LICENSED BUILDING PRACTITIONER "BUILDING CONFIDENCE"

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

Aubrey Road House

749 Aubrey Road, Wānaka

Client: **Annika & Steve**
Project: **2504**

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BUILDING CONSENT APPLICATION

Drawing Title 1:50 @A3

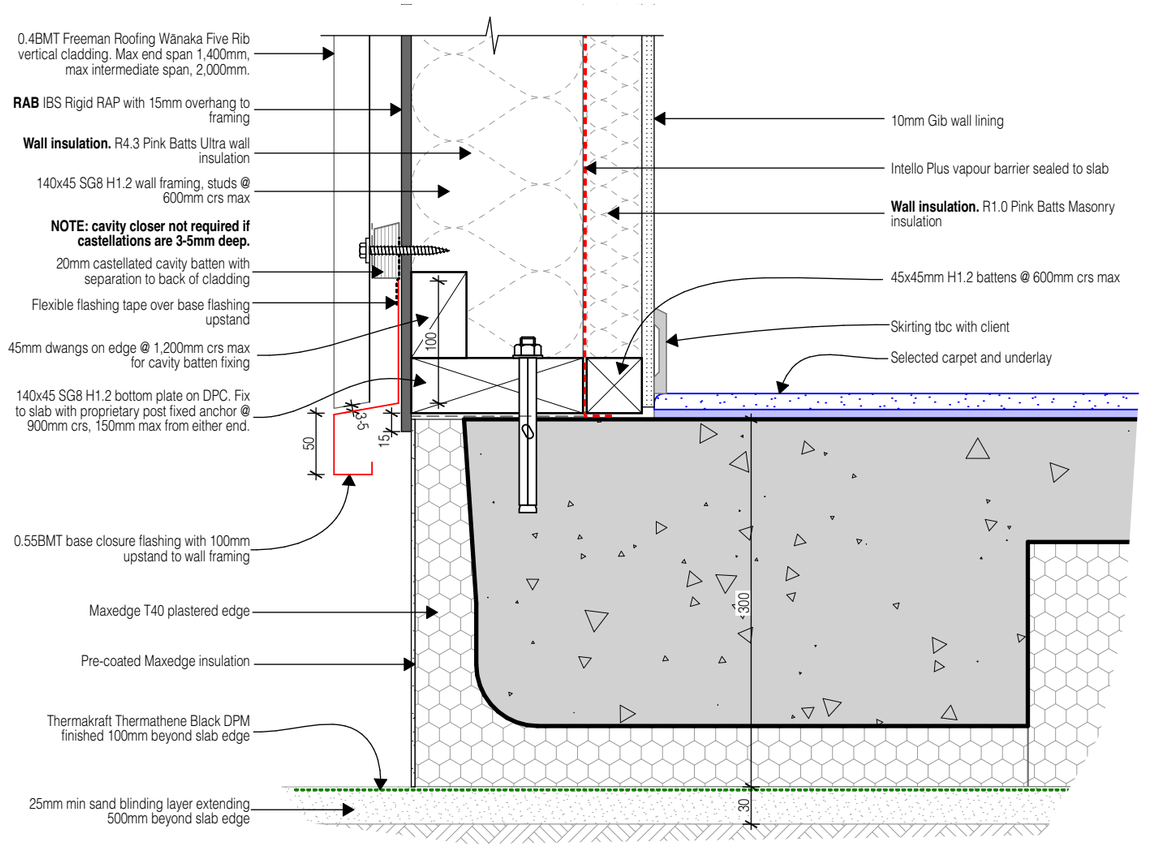
Cross Section I - 2

Revision	Print Date	Drawing Number
	16/11/2026	**309a**

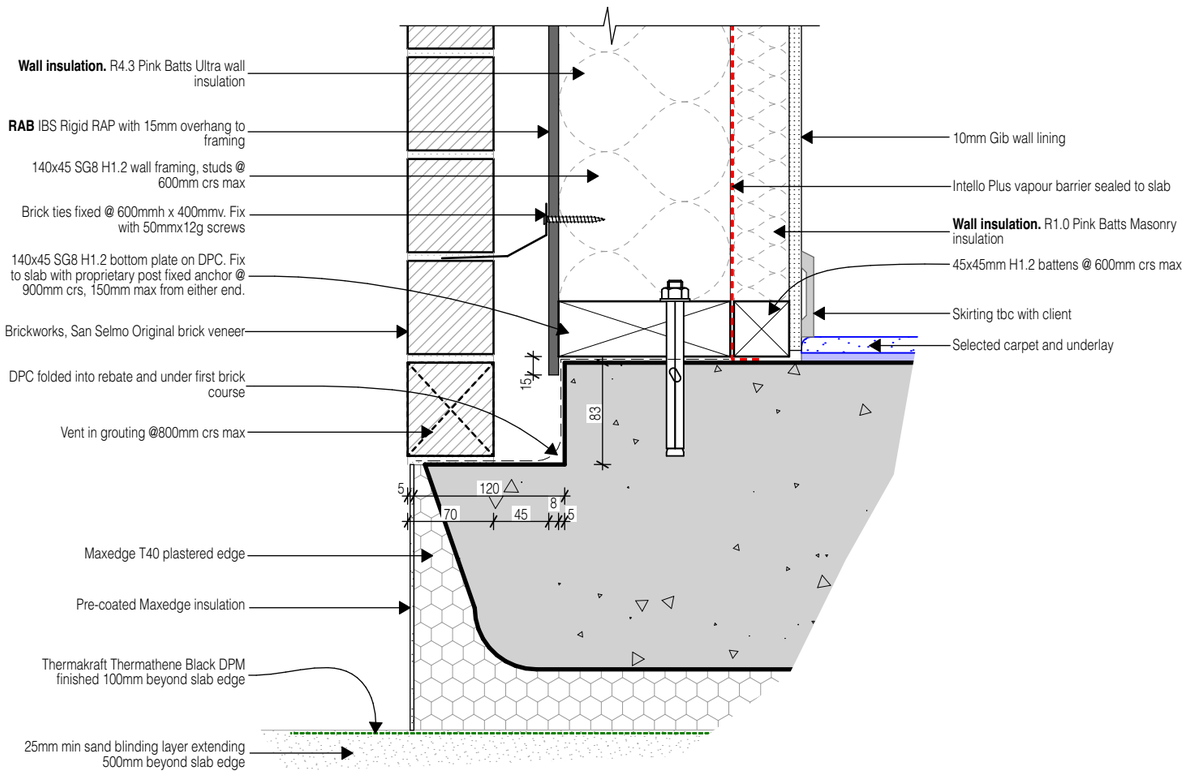
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Detail 01 removed



02/301 Maxraft Typical foundation edge - PM
Scale 1:5 @ A3



03/303 Maxraft Rebated foundation edge - BV
Scale 1:5 @ A3

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Design: Southern Draught Ltd Drawn: D. Thomson

BUILDING CONSENT APPLICATION

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749 Aubrey Road, Wānaka

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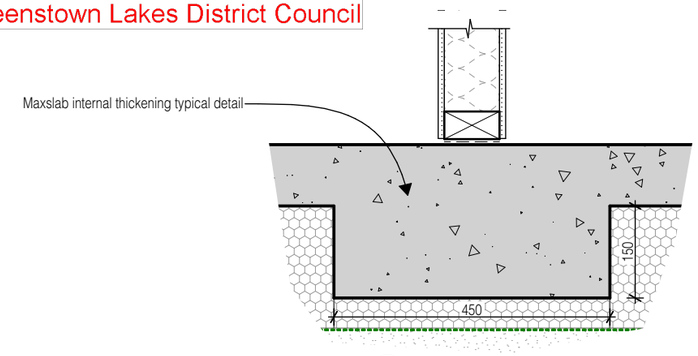
Drawing Title 1:5 @A3

Slab edge details

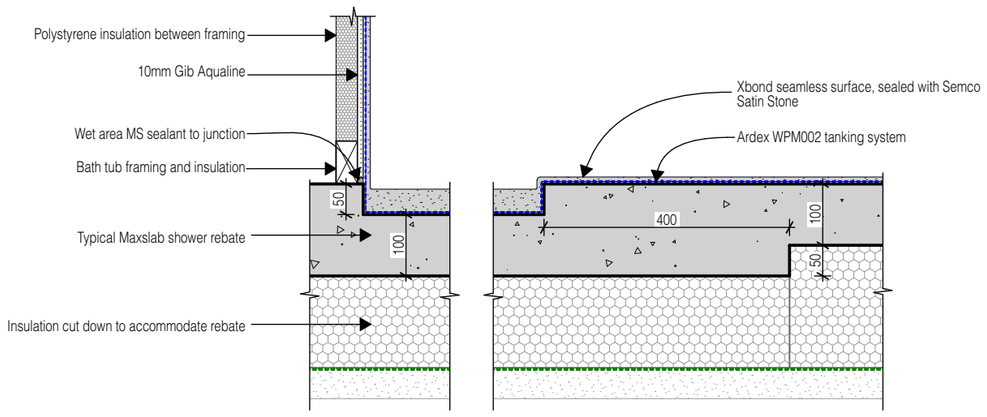
Revision	Print Date	Drawing Number
	16/11/2026	**401**

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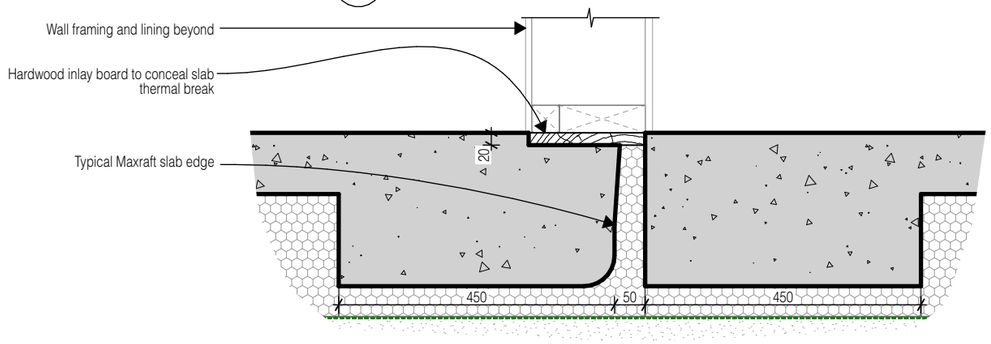
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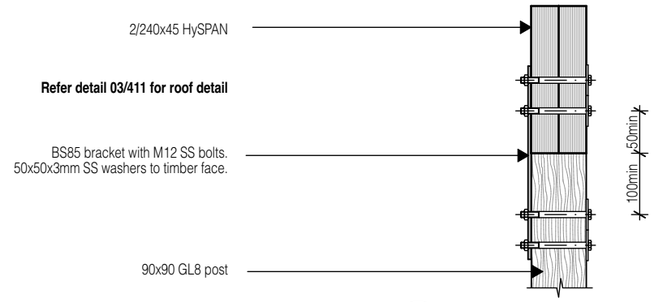
01 306 Maxraft Internal slab thickening
Scale 1:5 @ A3



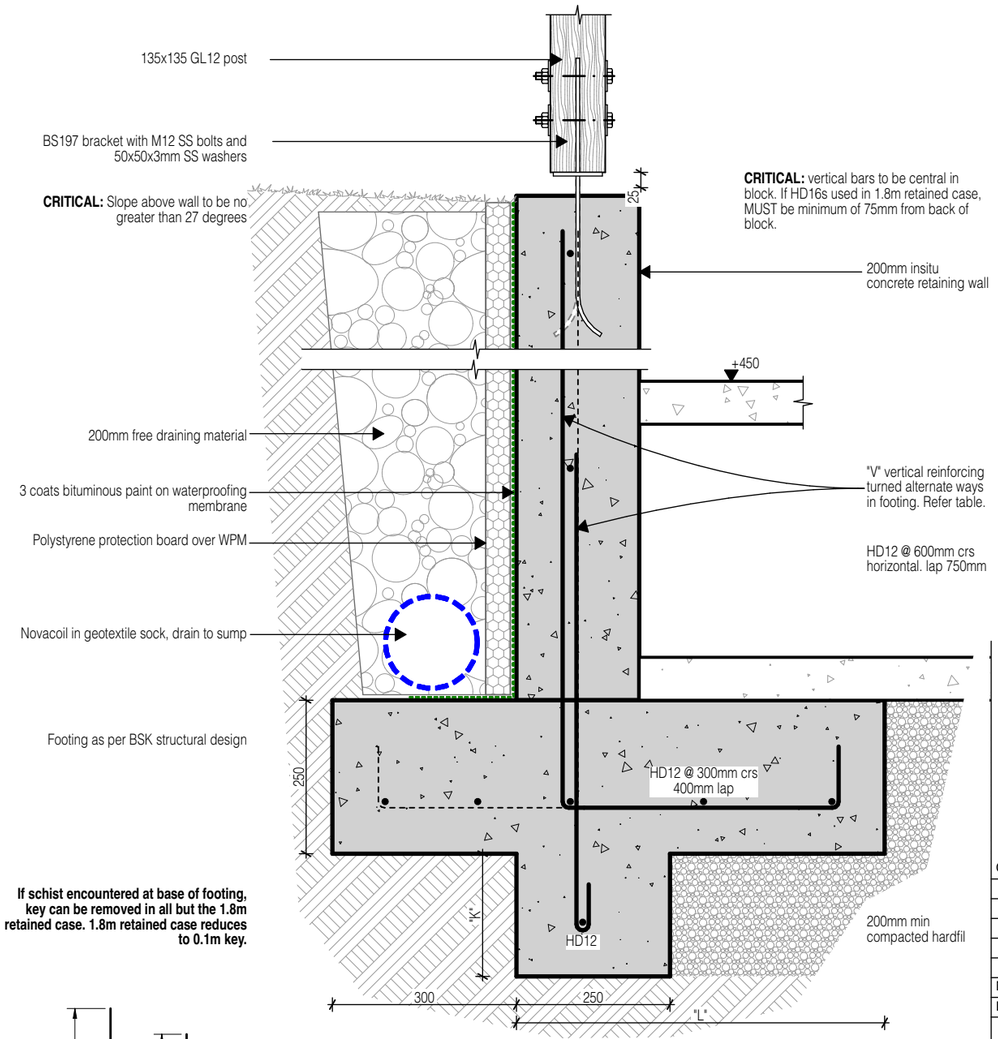
02 302 Maxraft shower rebate
Scale 1:10 @ A3



03 309a Maxraft Thermal break
Scale 1:10 @ A3

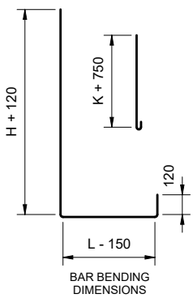


04 301 Post - beam at bbq verandah
Scale 1:10 @ A3



05 301 Post - retaining wall at bbq verandah
Scale 1:10 @ A3

If schist encountered at base of footing, key can be removed in all but the 1.8m retained case. 1.8m retained case reduces to 0.1m key.



BAR BENDING DIMENSIONS

RETAINING HEIGHT "H1"	FOOTING WIDTH "L"	KEY DEPTH "K"	HEEL LENGTH "H2"	VERTICAL REINFORCEMENT "V"
0.6m	0.6m	-	0.3m	HD12s @ 600mm
1.2m	1.4m	0.2m	0.3m	HD12s @ 200mm OR HD16s @ 400mm
1.8m	2.1m	0.4m	0.3m	HD16s @ 400mm with 75mm cover to back of block OR HD20s @ 400mm

Walls between 1.2 and 1.8m in height MUST be 25 series

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LICENSED BUILDING PRACTITIONER *BUILDING CONFIDENCE*

Consultants:

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

BUILDING CONSENT APPLICATION

Aubrey Road House

749 Aubrey Road, Wānaka

Client: Annika & Steve
Project: **2504**

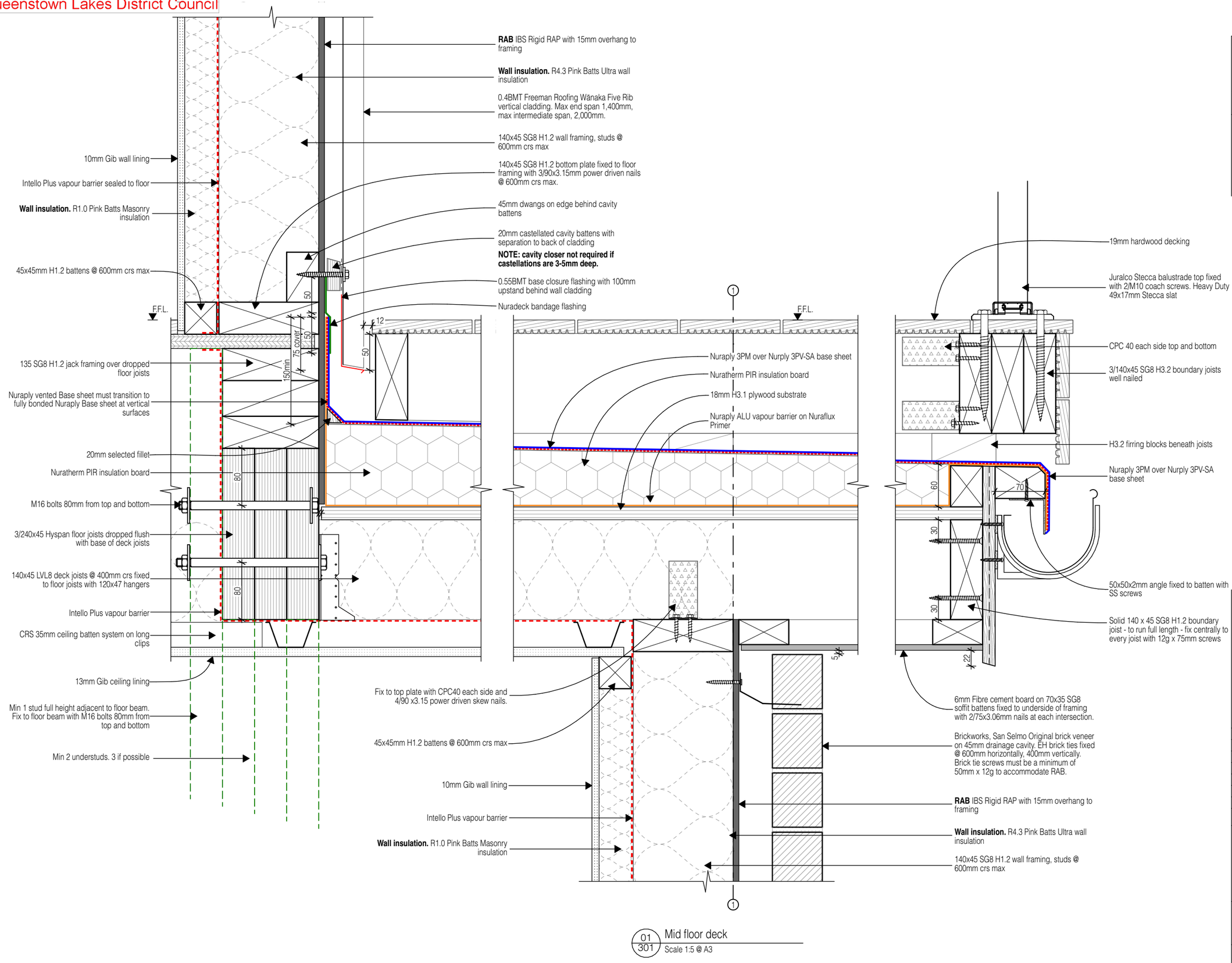
Drawing Title 1:10 @A3

Slab details

Revision	Print Date	Drawing Number
	16/11/2026	**402**

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01/301 Mid floor deck
Scale 1:5 @ A3

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BUILDING CONSENT APPLICATION

Aubrey Road House

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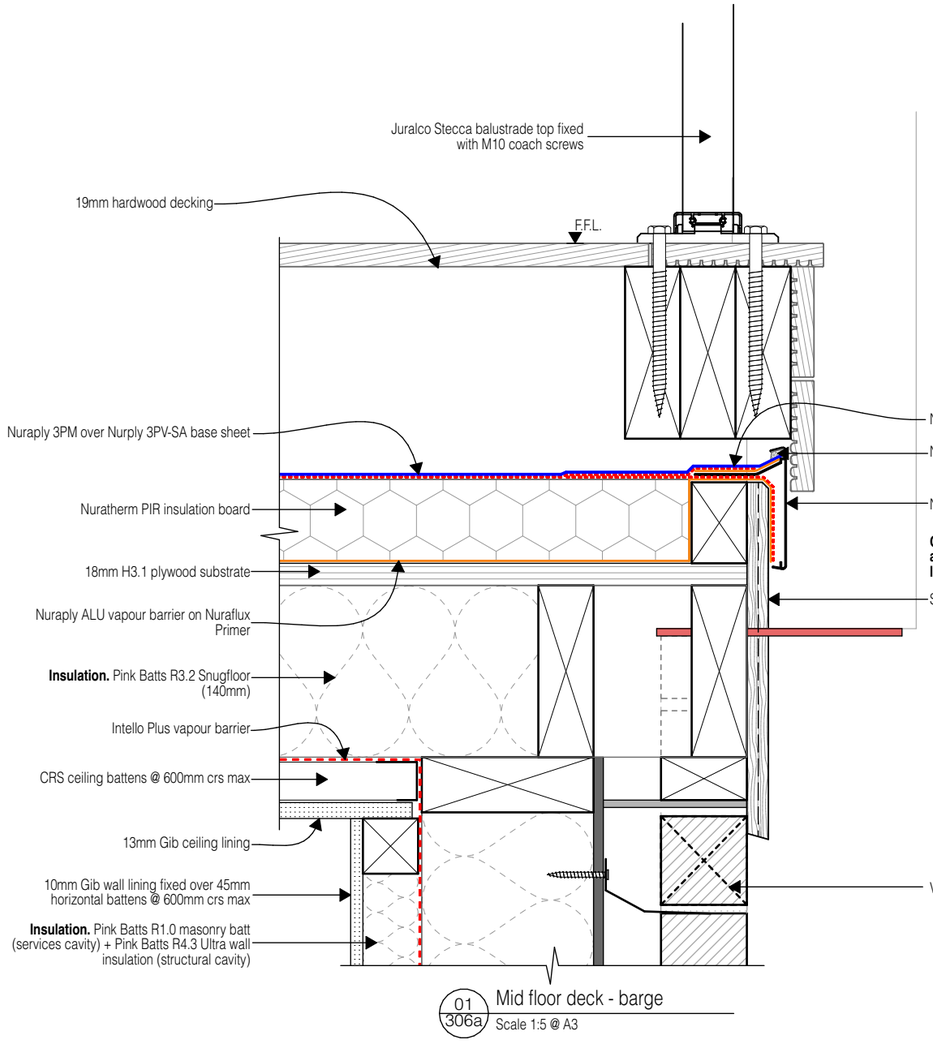
Drawing Title 1:5 @A3

Mid-floor deck details

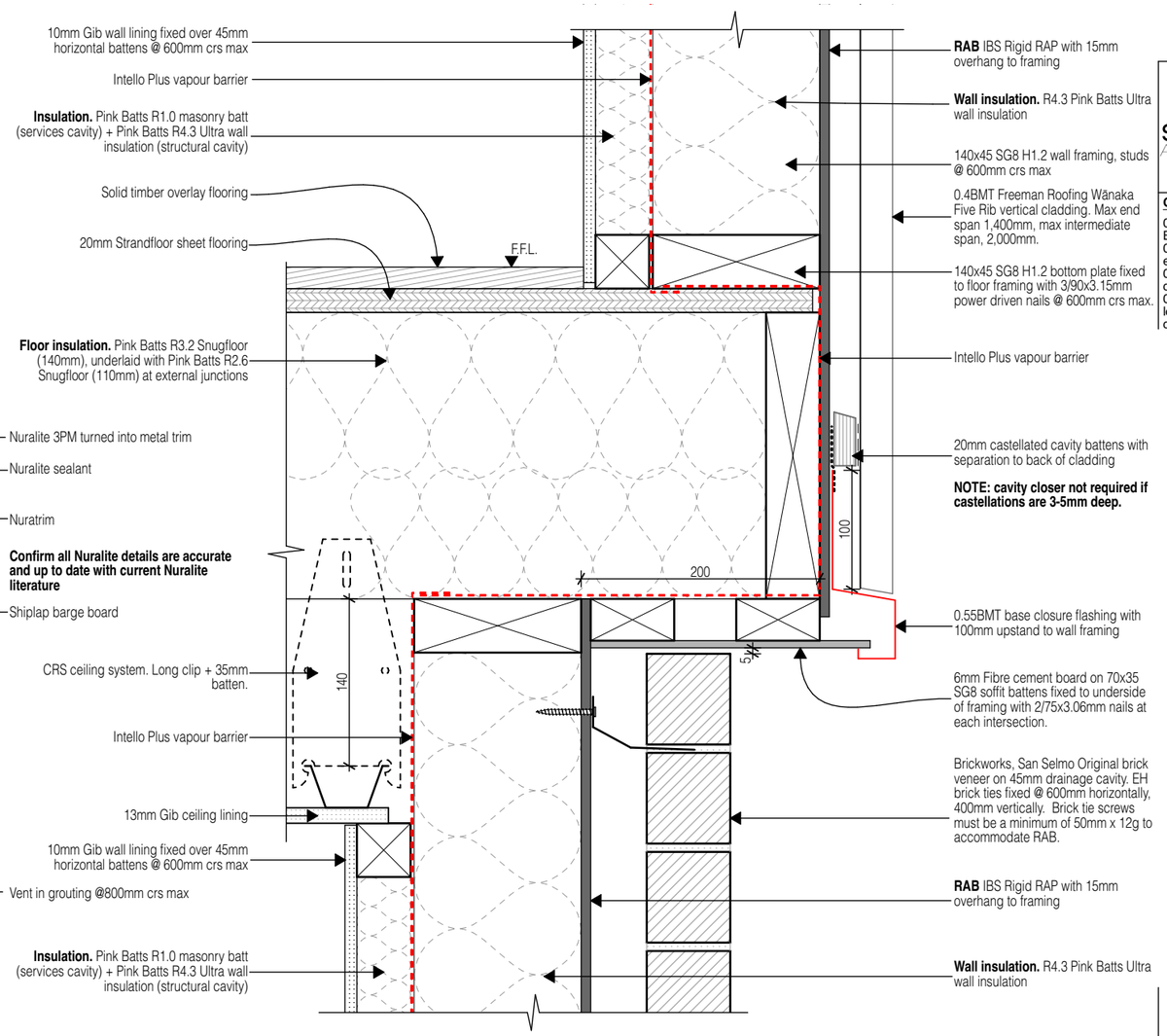
Revision	Print Date	Drawing Number
	16/11/2026	**403**

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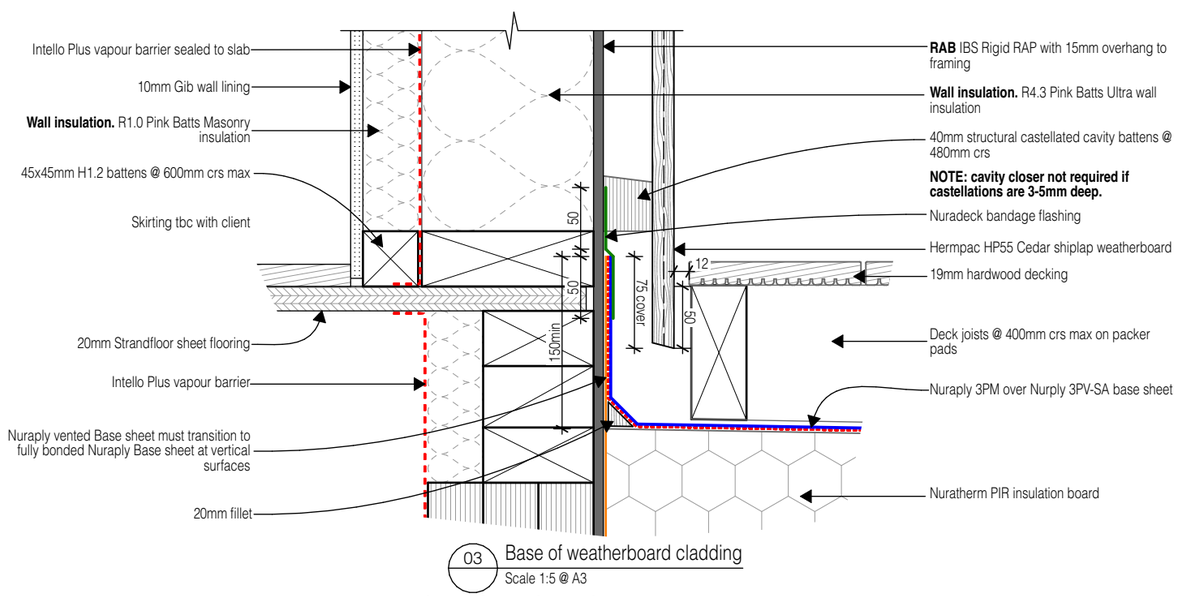
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01 306a Mid floor deck - barge
Scale 1:5 @ A3



02 307a Mid floor cantilever
Scale 1:5 @ A3



03 Base of weatherboard cladding
Scale 1:5 @ A3

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Drawing Title 1:5 @A3

Mid-floor details

Revision	Print Date	Drawing Number
	16/11/2026	**404**

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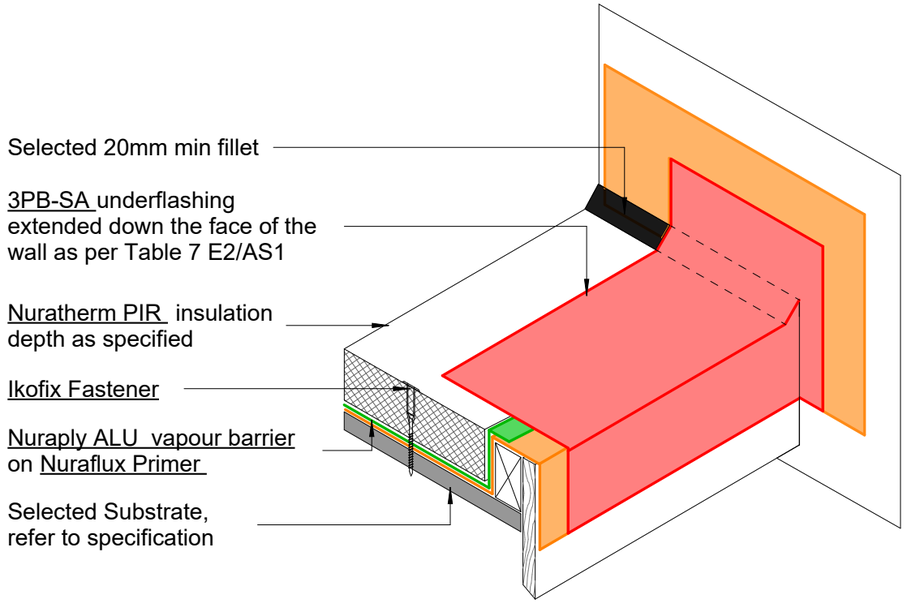
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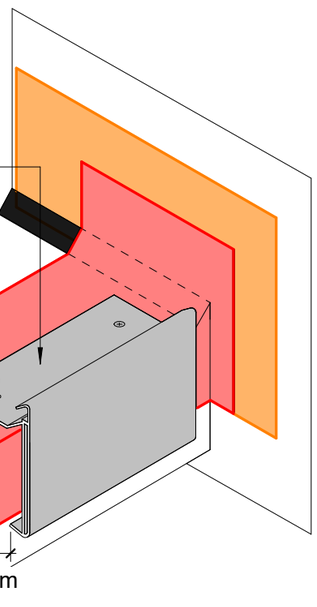
Note 1:
Nuratrim must be powdercoated, anodized, or painted before installation.

Note 2:
Extension sizes available upto 124mm

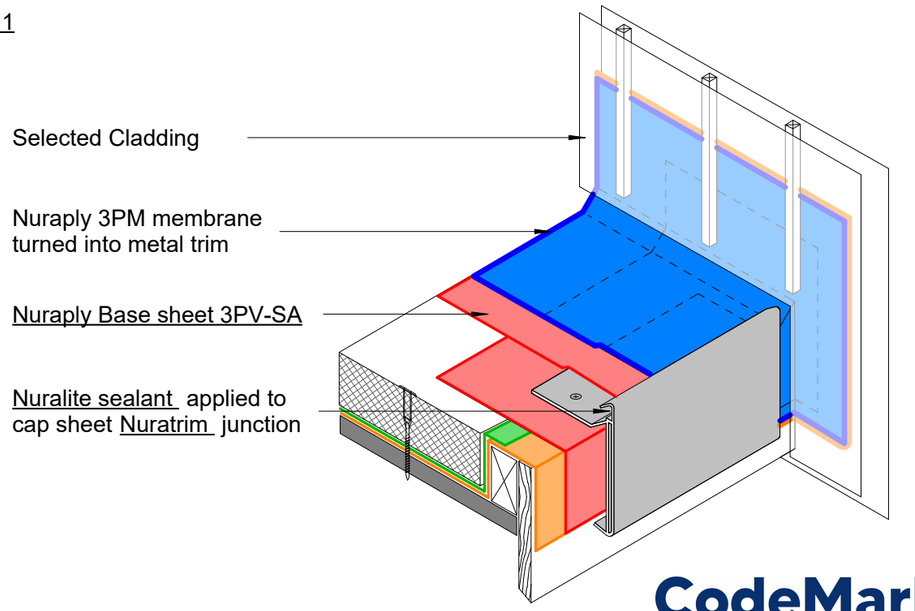
Note 3:
Nuratrim is intended to be used on flat-plane areas. Changes in pitch are difficult to accomodate with Nuratrim.



STAGE 1



STAGE 2



STAGE 3

CodeMark
CMNZ70032

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PRODUCT/SYSTEM: **NURAPLY 3PM WARM ROOF**

DETAIL: NURATRIM MEMBRANE TERMINATION

SCALE: **NTS** DATE: **NOV 25** PREVIOUS DWG no: **-** REVISION: **-** DWG no: **3PM-W.B4**

General Notes
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Consultants:

LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

Aubrey Road House
749 Aubrey Road, Wānaka
Client: **Annika & Steve**
Project: **2504**

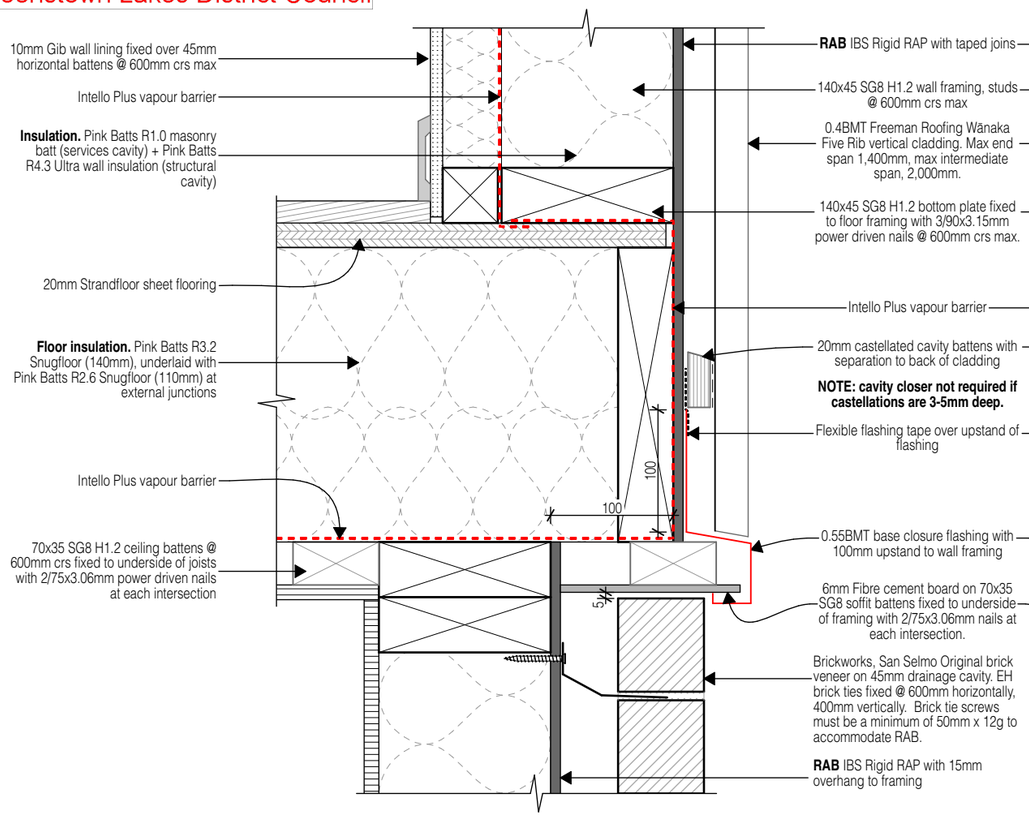
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BUILDING CONSENT APPLICATION
Drawing Title: **Nuratrim termination details** Not to scale

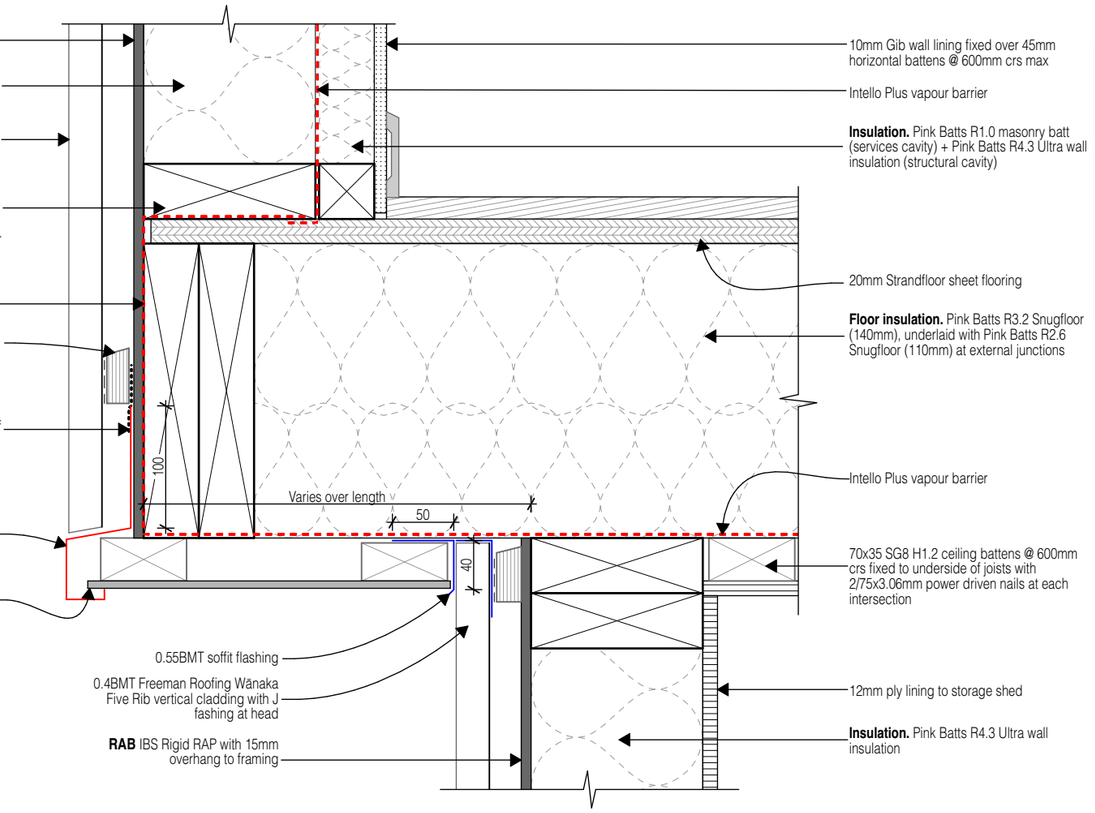
Revision	Print Date	Drawing Number
	16/11/2026	**404a**

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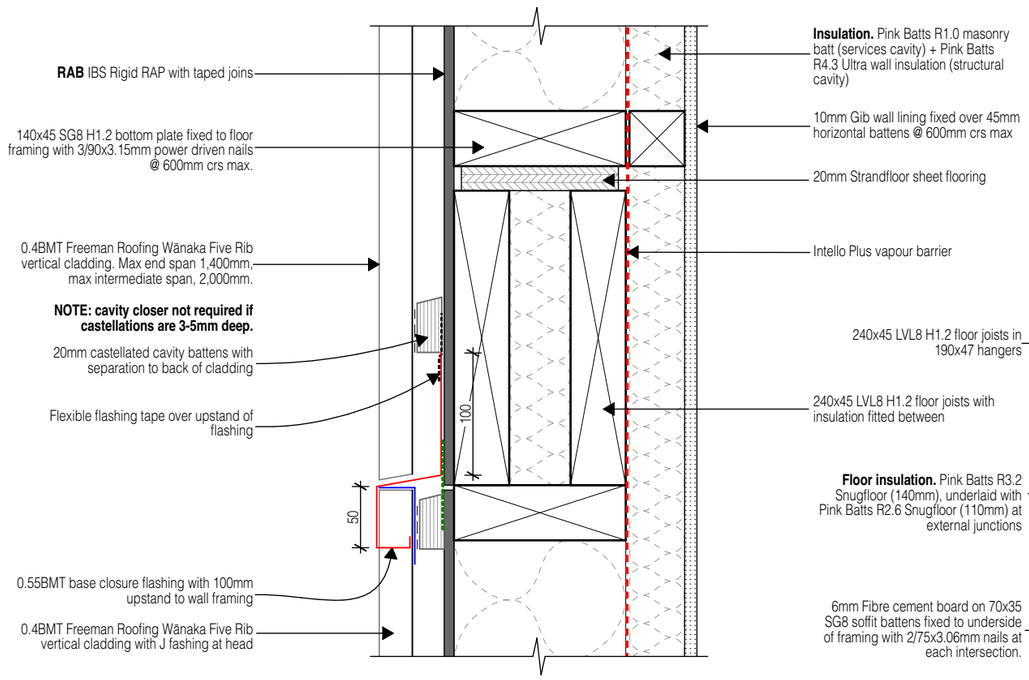
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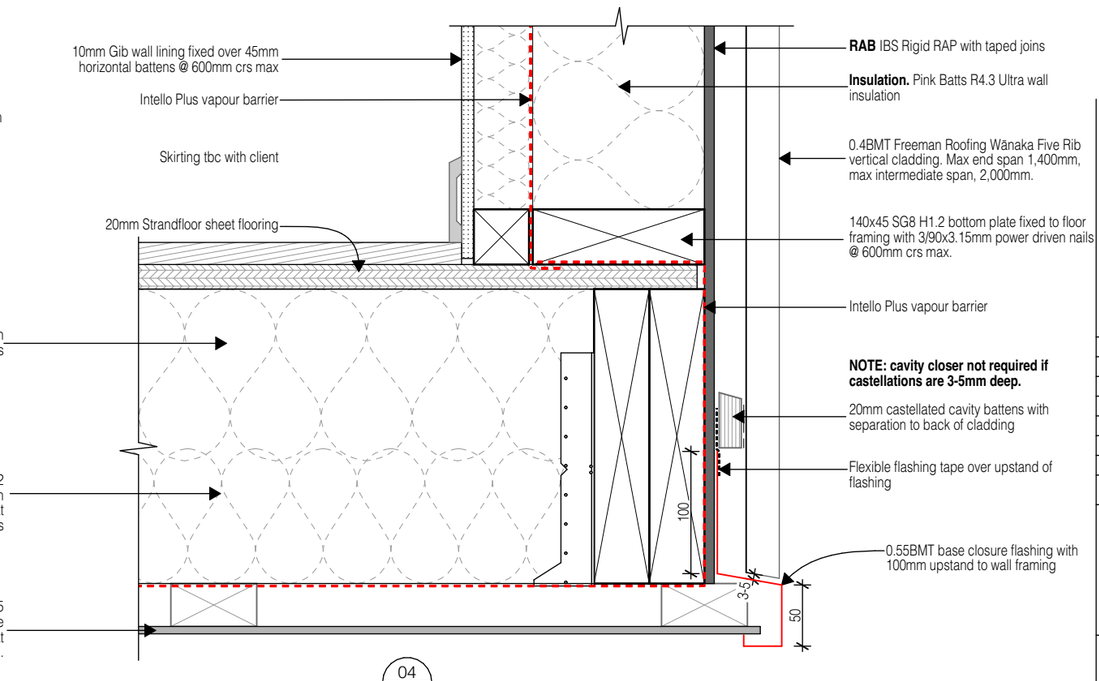
01/305 Mid floor at entrance stair
Scale 1:5 @ A3



02/305 Mid floor at south rumpus
Scale 1:5 @ A3



03/304 Cladding interchange at mid floor
Scale 1:5 @ A3



04/308 Midfloor at kitchen
04/303 Scale 1:5 @ A3

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BUILDING CONSENT APPLICATION

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Client: Annika & Steve
Project: **2504**

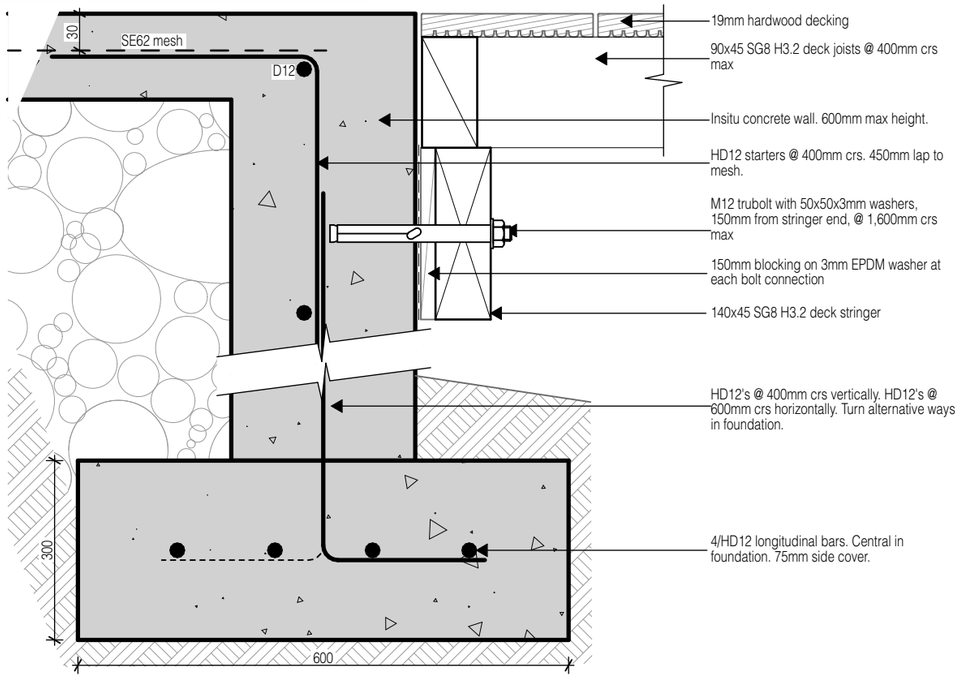
Drawing Title 1:5 @A3

Mid-floor details

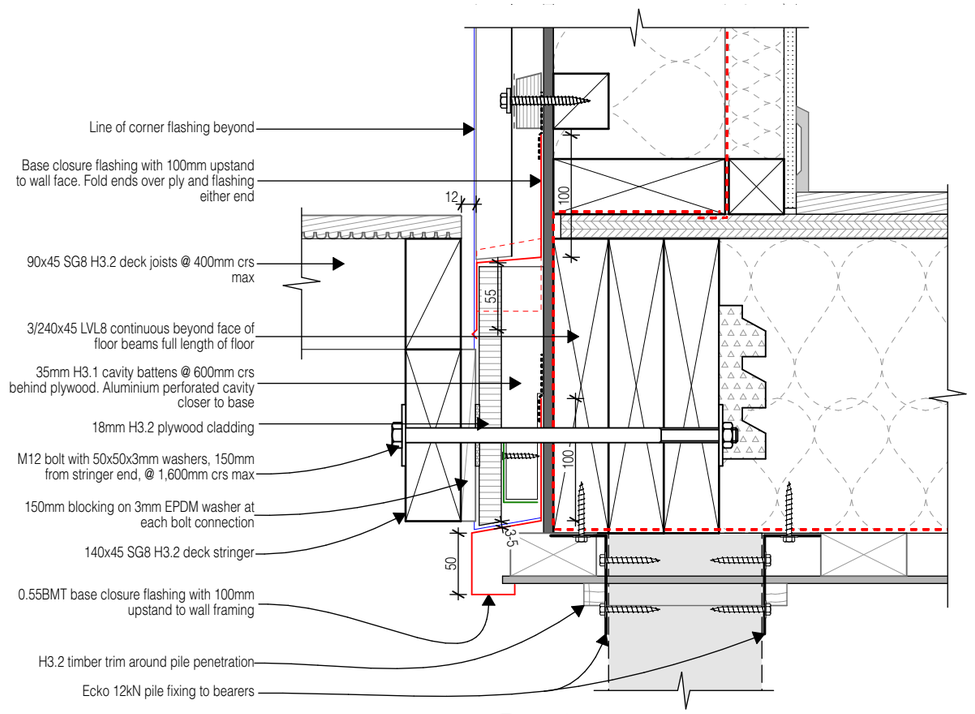
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	16/11/2026	**405**

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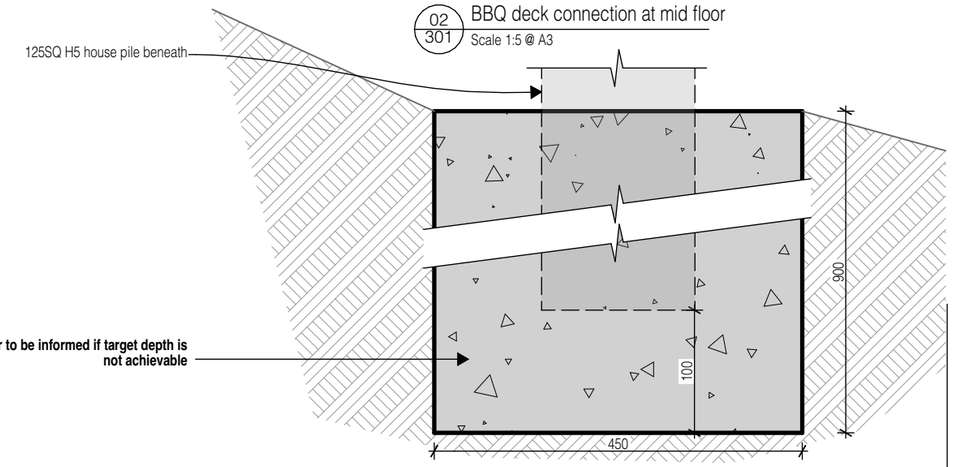
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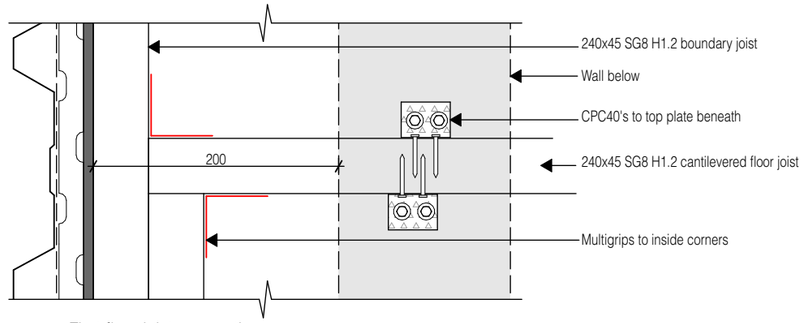
01/301 BBQ deck connection at courtyard
Scale 1:5 @ A3



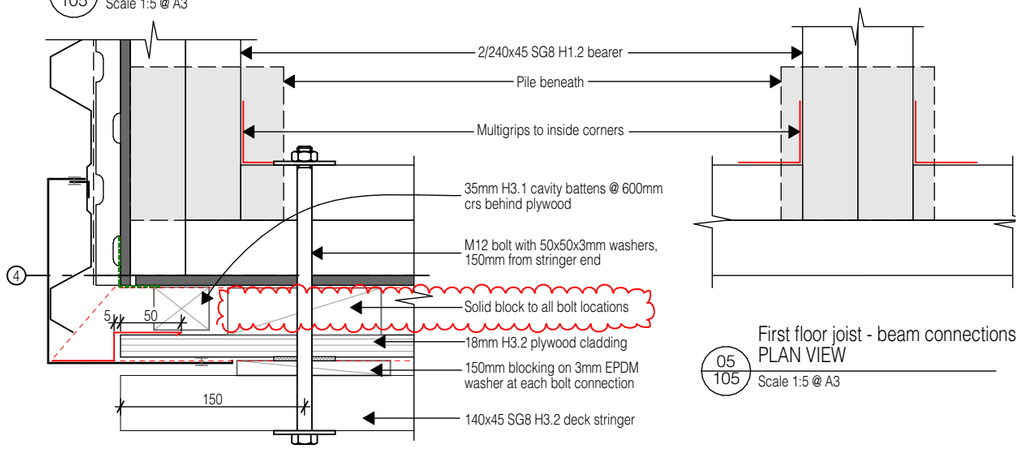
02/301 BBQ deck connection at mid floor
Scale 1:5 @ A3



02/301 House pile footing
Scale 1:5 @ A3

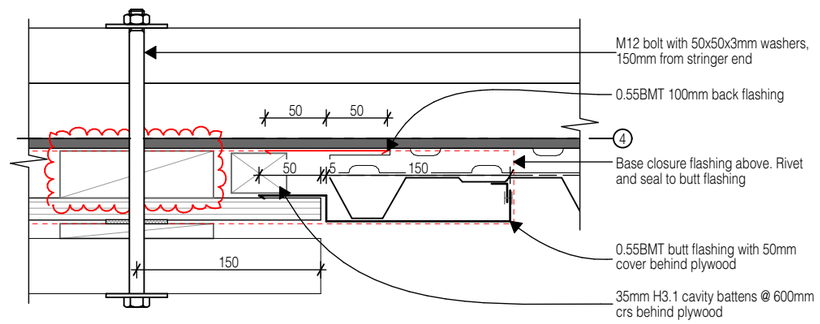


03/105 First floor joist connections PLAN VIEW
Scale 1:5 @ A3



04/105 BBQ deck connection at mid floor corner PLAN VIEW
Scale 1:5 @ A3

05/105 First floor joist - beam connections PLAN VIEW
Scale 1:5 @ A3



06/105 BBQ deck connection at mid floor PLAN VIEW
Scale 1:5 @ A3

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Consultants:

No.	Revision	Date
A	BC RFI	16.11.26

Design: Southern Draught Ltd Drawn: D. Thomson

BUILDING CONSENT APPLICATION

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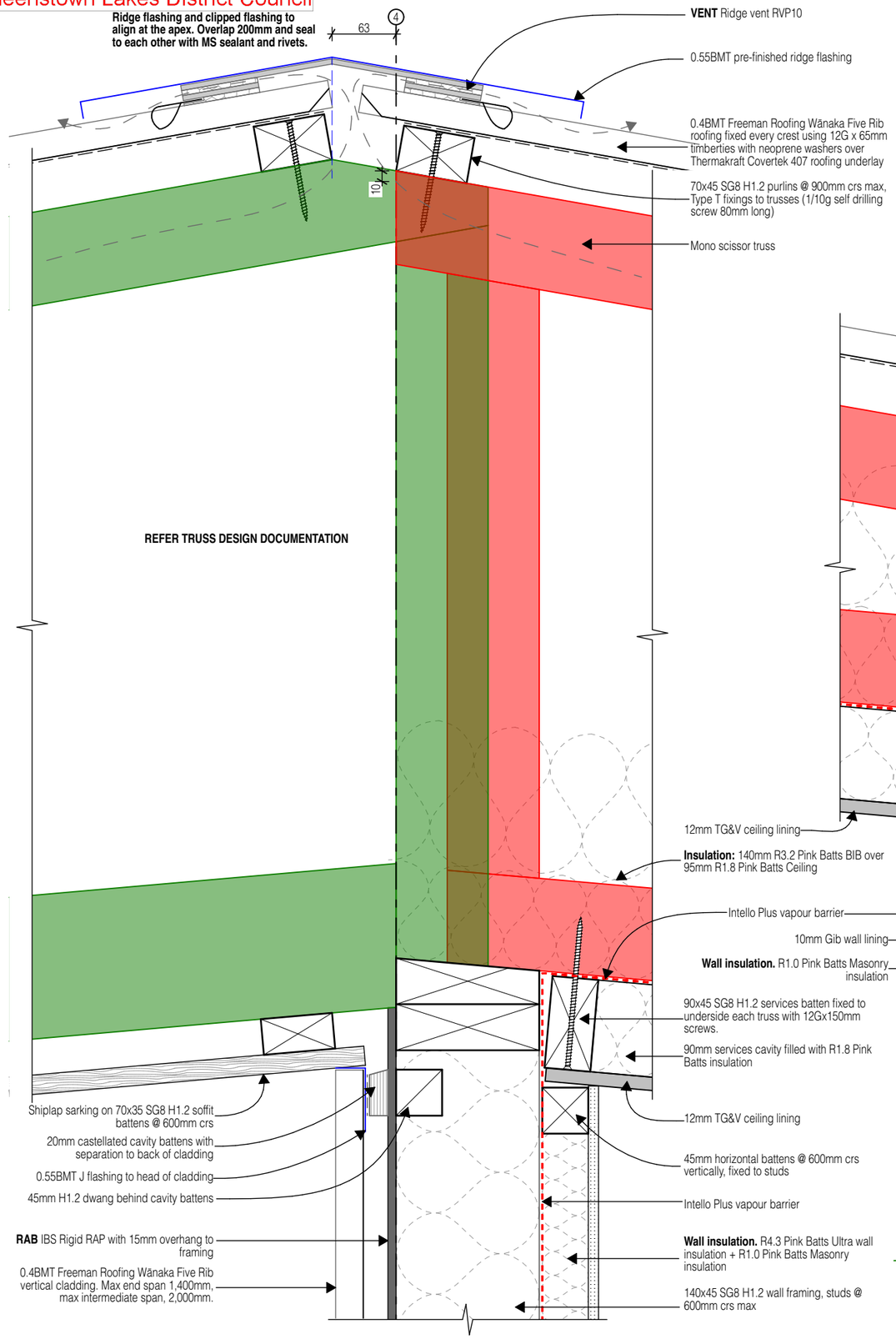
Drawing Title 1:5 @A3

Mid-floor details @ BBQ

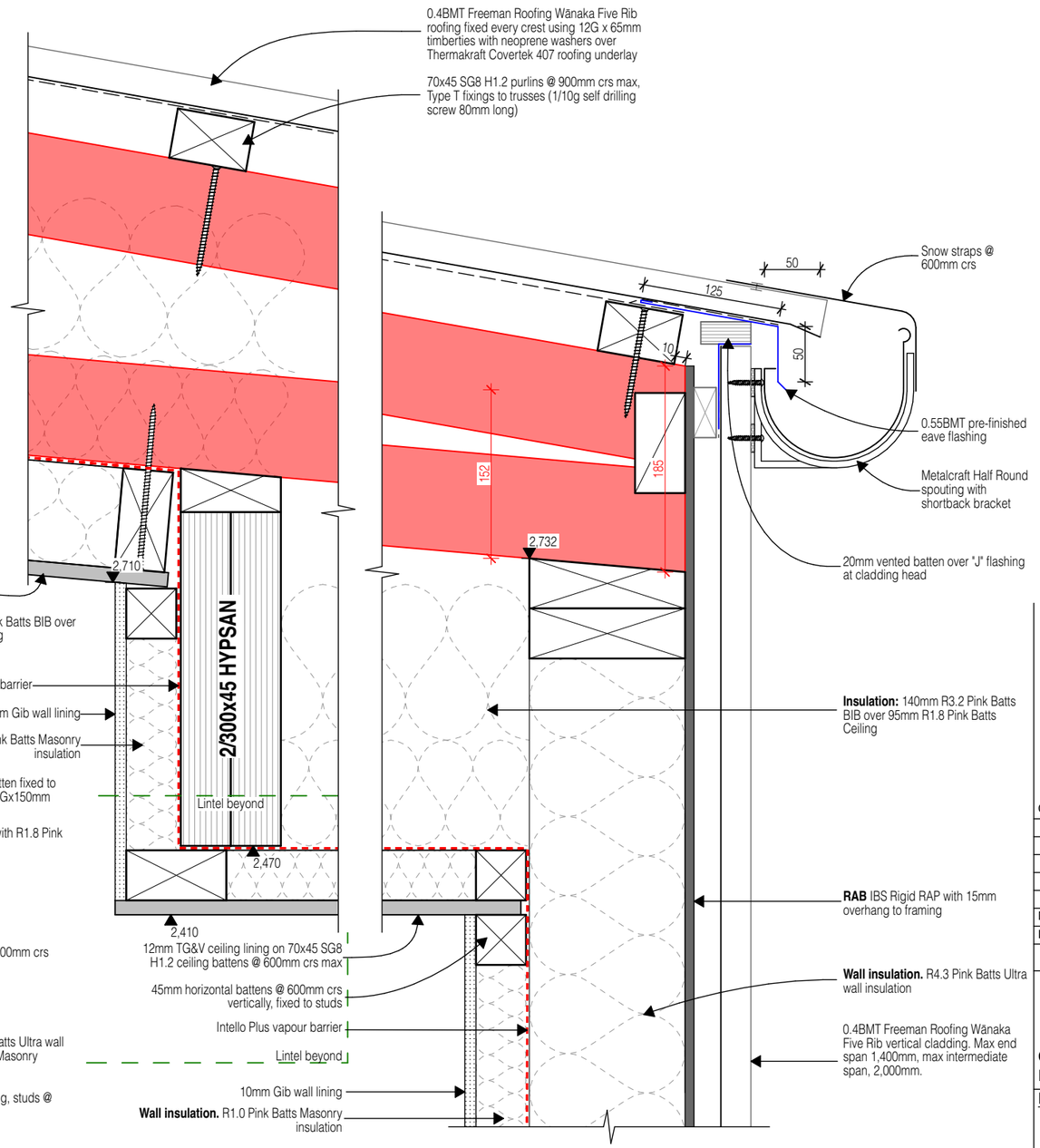
Revision	Print Date	Drawing Number
A	16/11/2026	**406**

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01/301 Ridge detail
Scale 1:5 @ A3



02/301 Clipped eave at window seat
Scale 1:5 @ A3

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e: dylan@southerndraught.co.nz

General Notes

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LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

Consultants:

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

BUILDING CONSENT APPLICATION

Aubrey Road House

749 Aubrey Road, Wānaka

Client: Annika & Steve
Project: **2504**

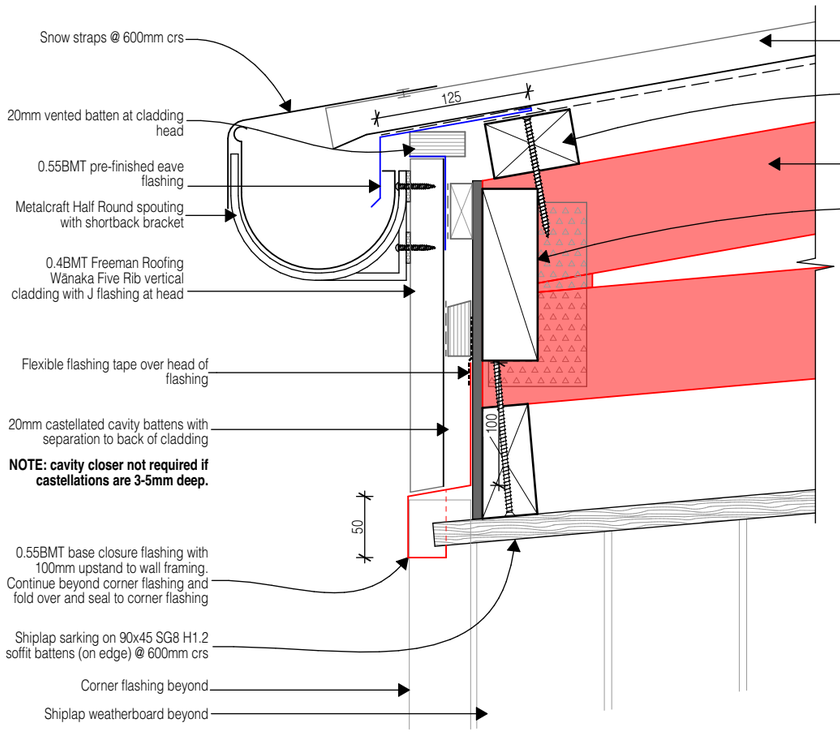
Drawing Title 1:5 @A3

Roof details

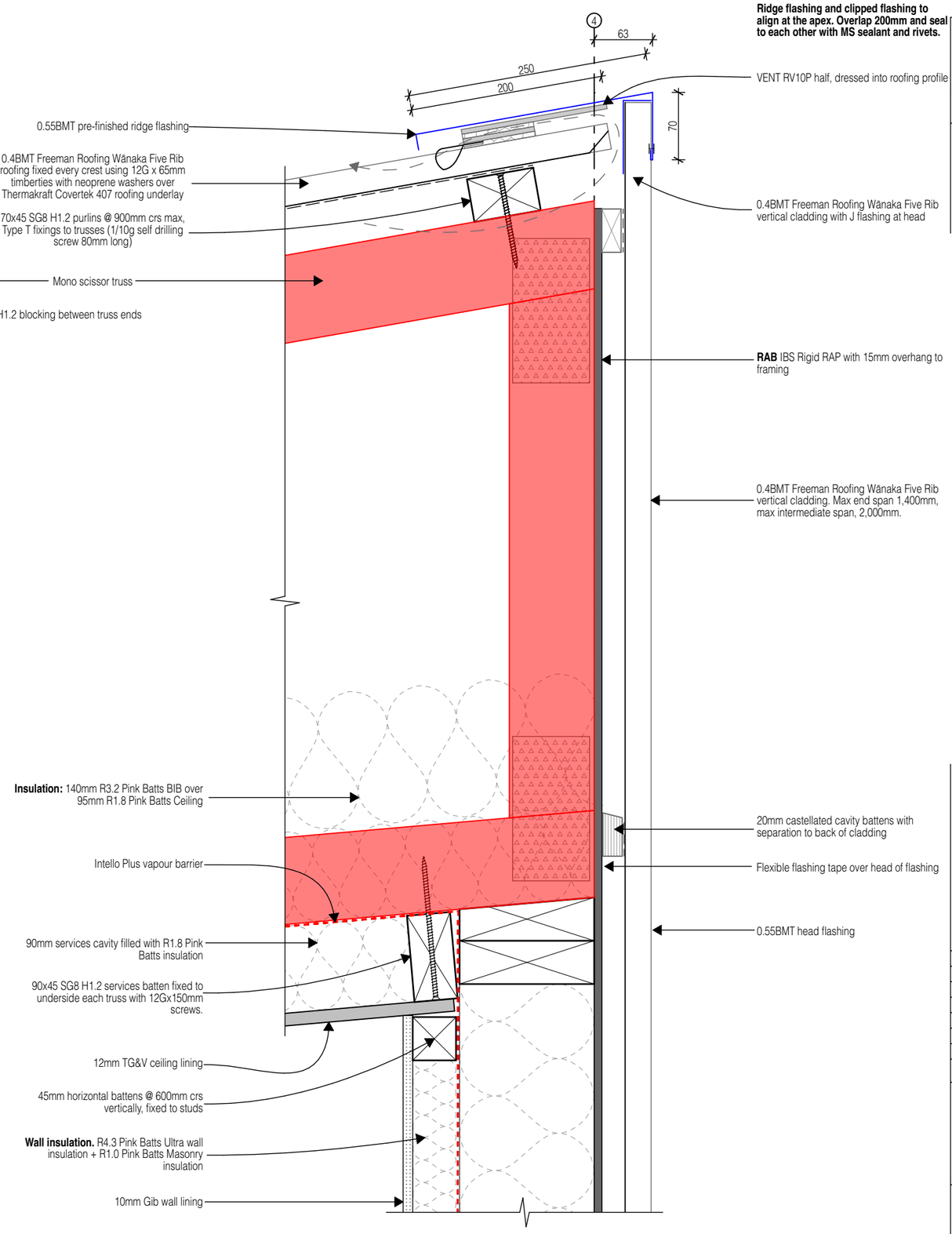
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01/302 Eave at dining room alcove
Scale 1:5 @ A3



02/303 Clipped eave @ kitchen
Scale 1:5 @ A3

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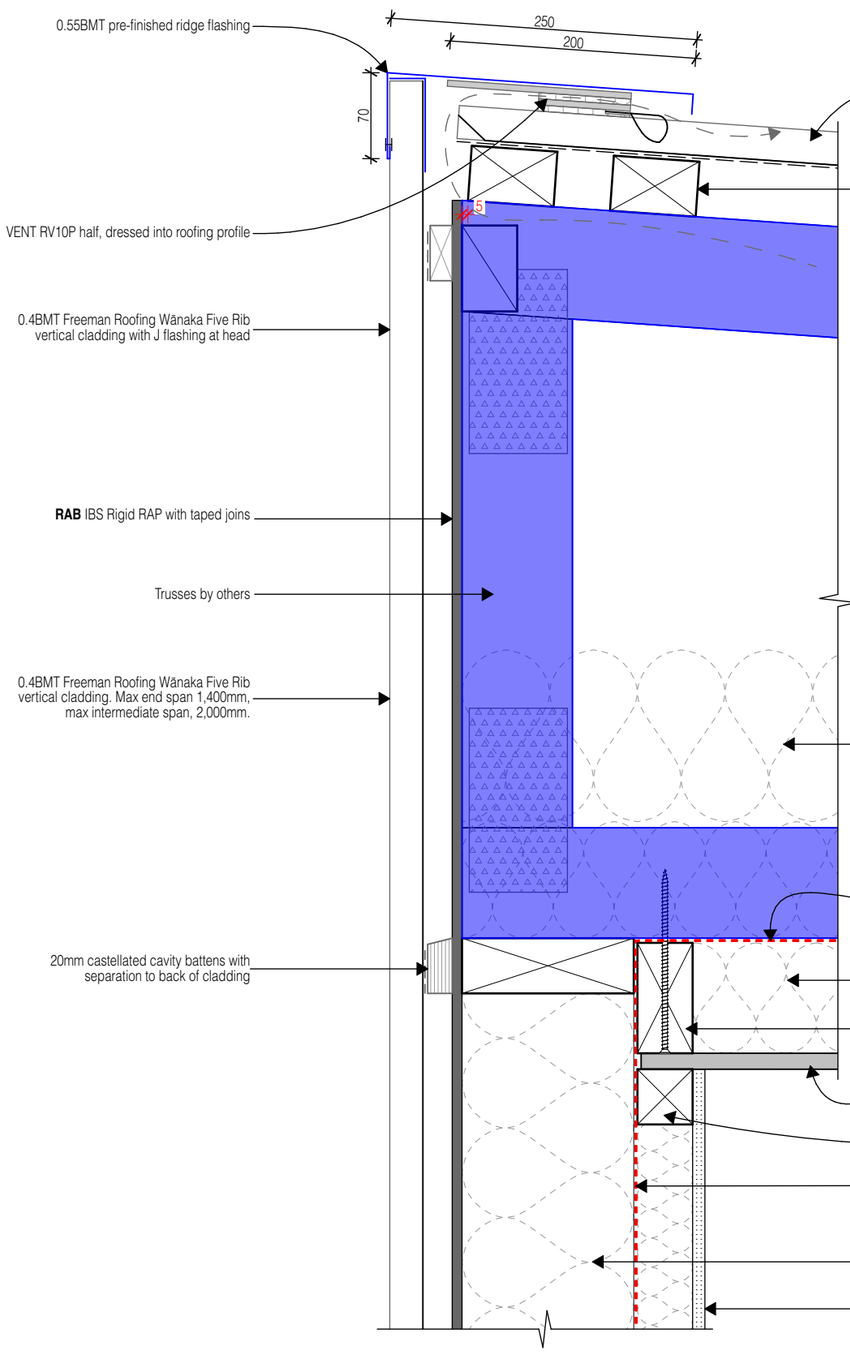
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Roof details

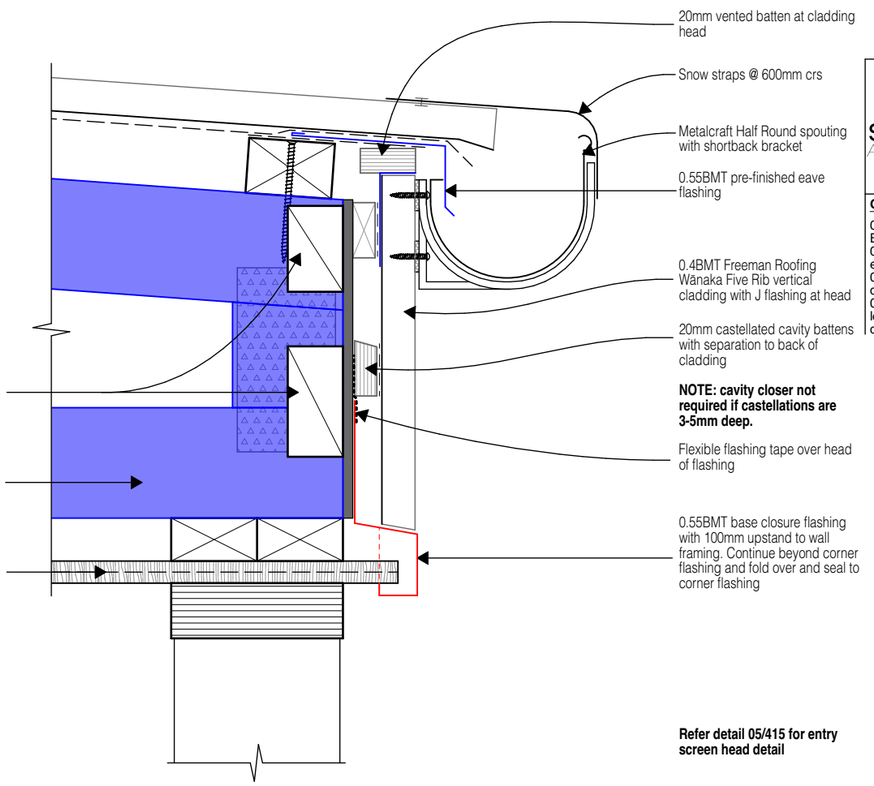
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01/305 Clipped top eave at truss
Scale 1:5 @ A3



02/305 Low eave at truss
Scale 1:5 @ A3

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BUILDING CONSENT APPLICATION

Aubrey Road House

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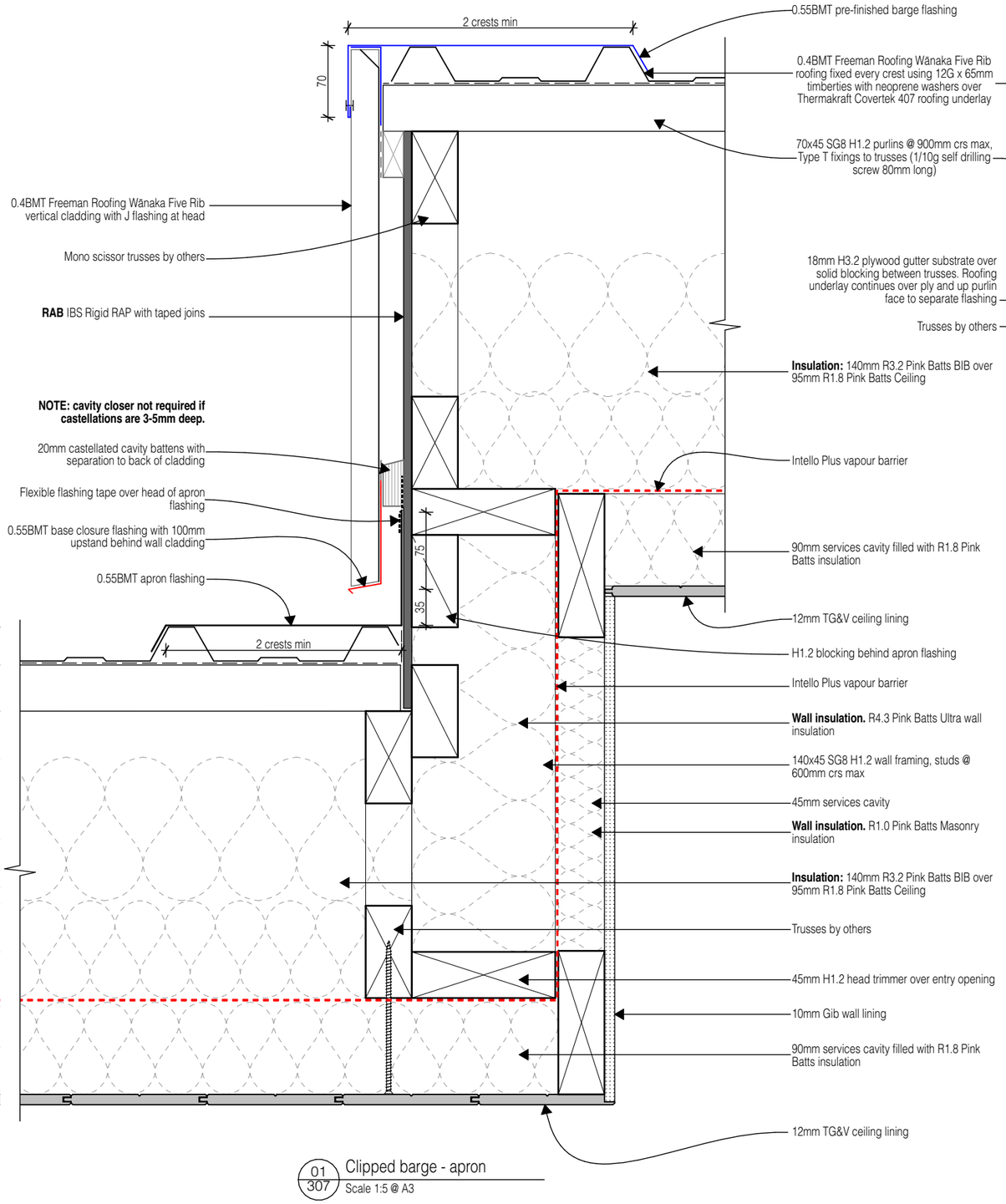
Drawing Title 1:5 @A3

Roof details

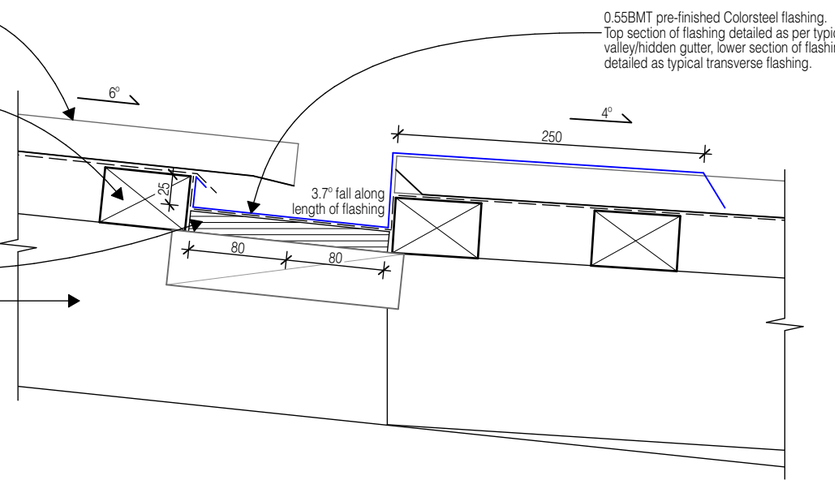
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01 307 Clipped barge - apron
Scale 1:5 @ A3



02 304 Custom change in pitch flashing
Scale 1:5 @ A3

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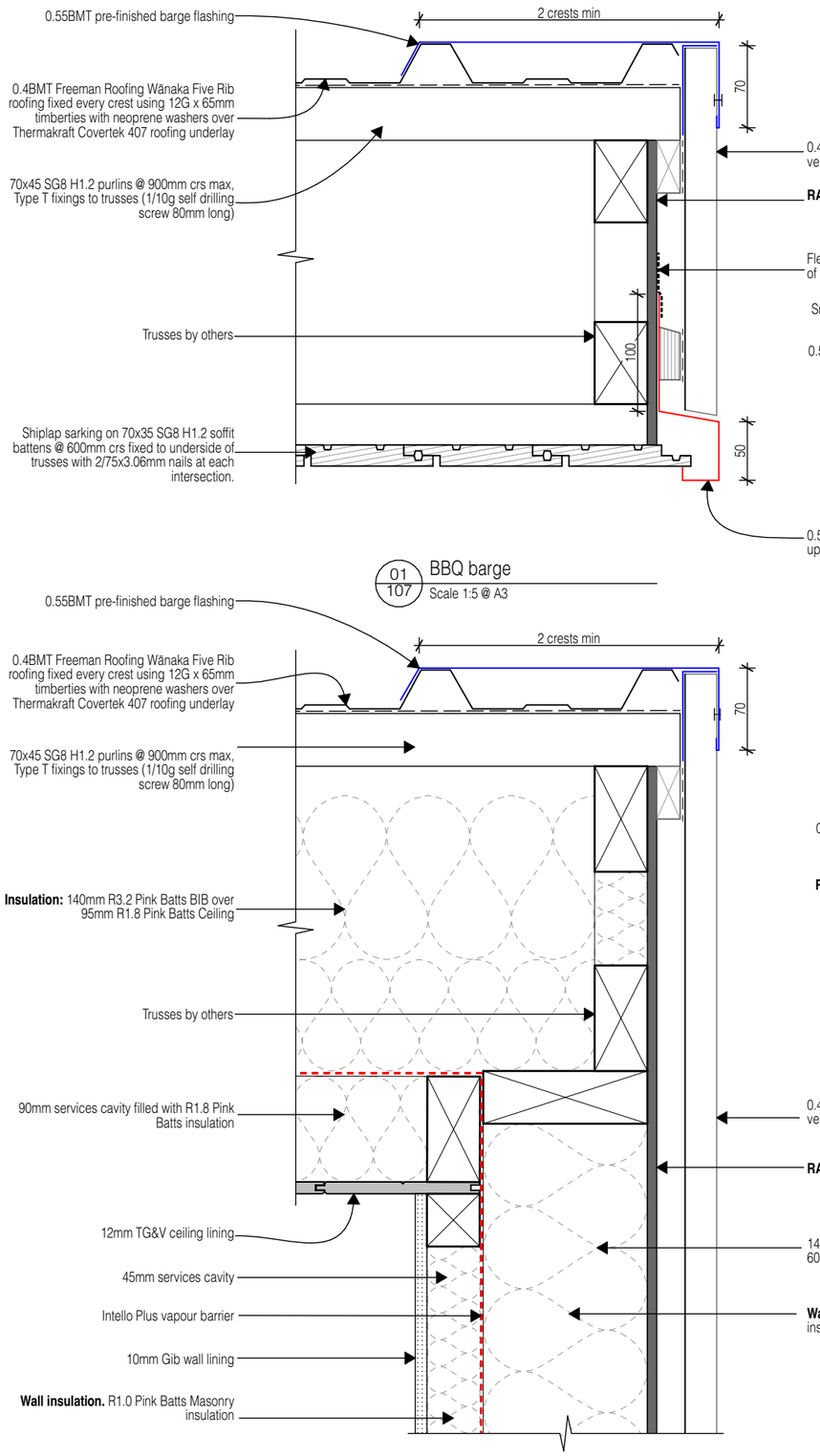
Drawing Title 1:5 @A3

Roof details

Revision	Print Date	Drawing Number
	16/11/2026	**410**

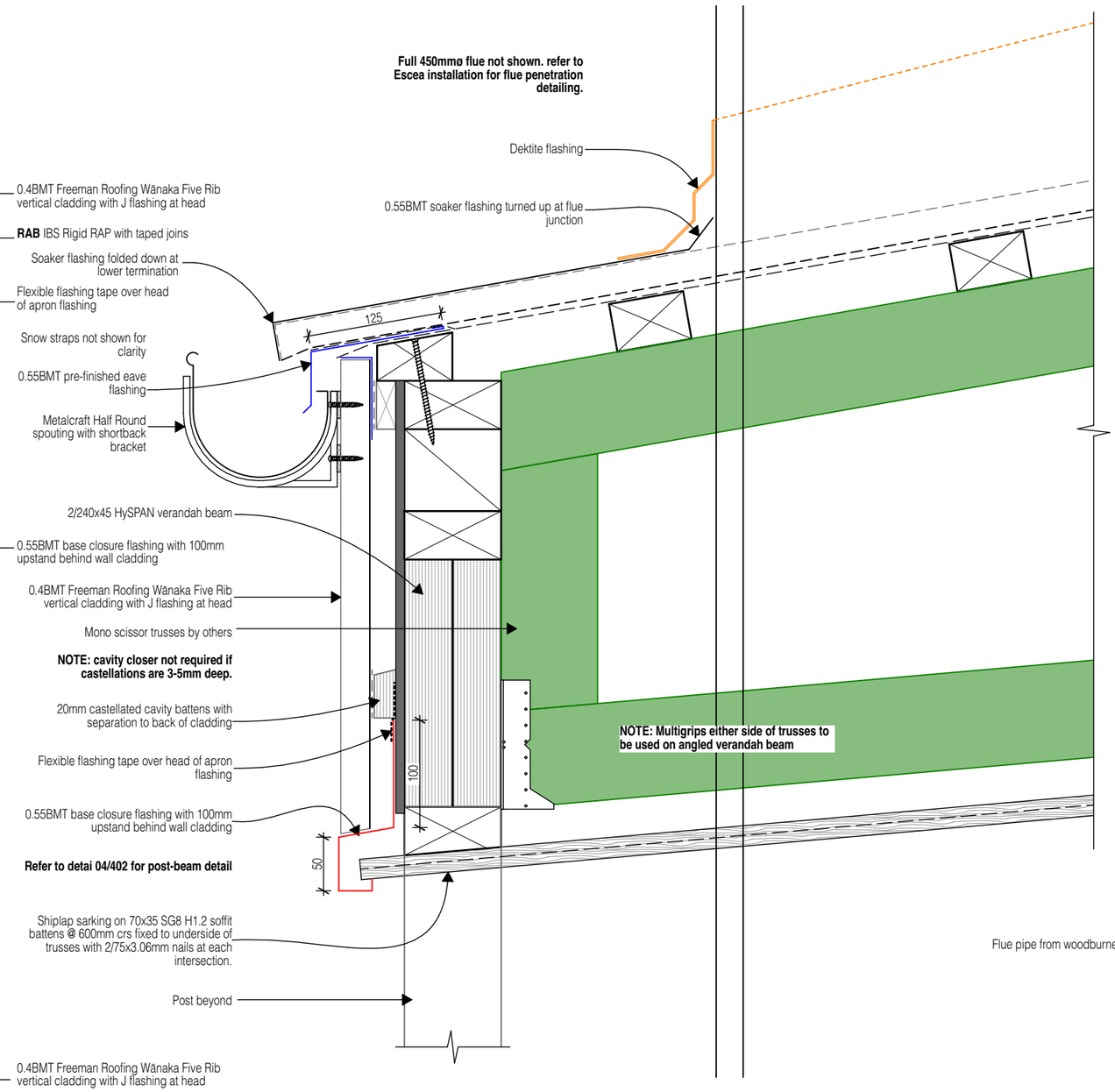
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01/107 BBQ barge
Scale 1:5 @ A3

02/307a Clipped barge @ living wing
Scale 1:5 @ A3



03/301 BBQ eave
Scale 1:5 @ A3

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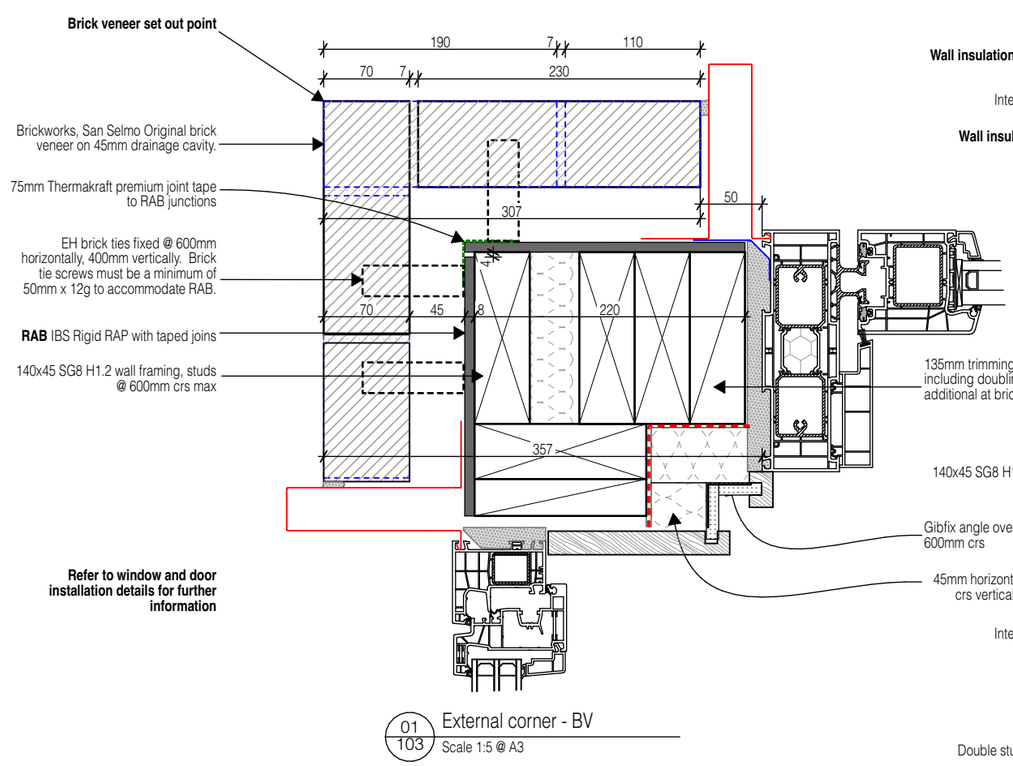
Drawing Title 1:5 @A3

Roof details

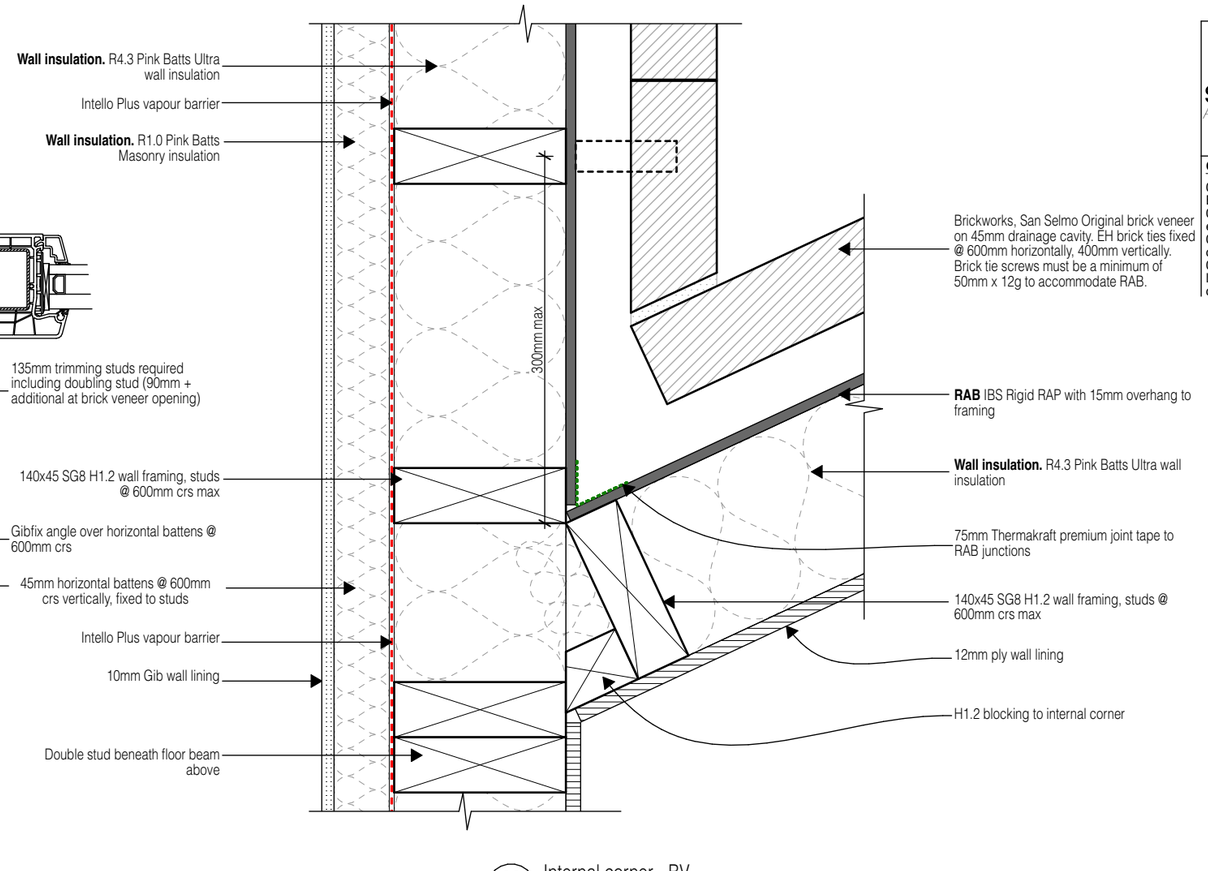
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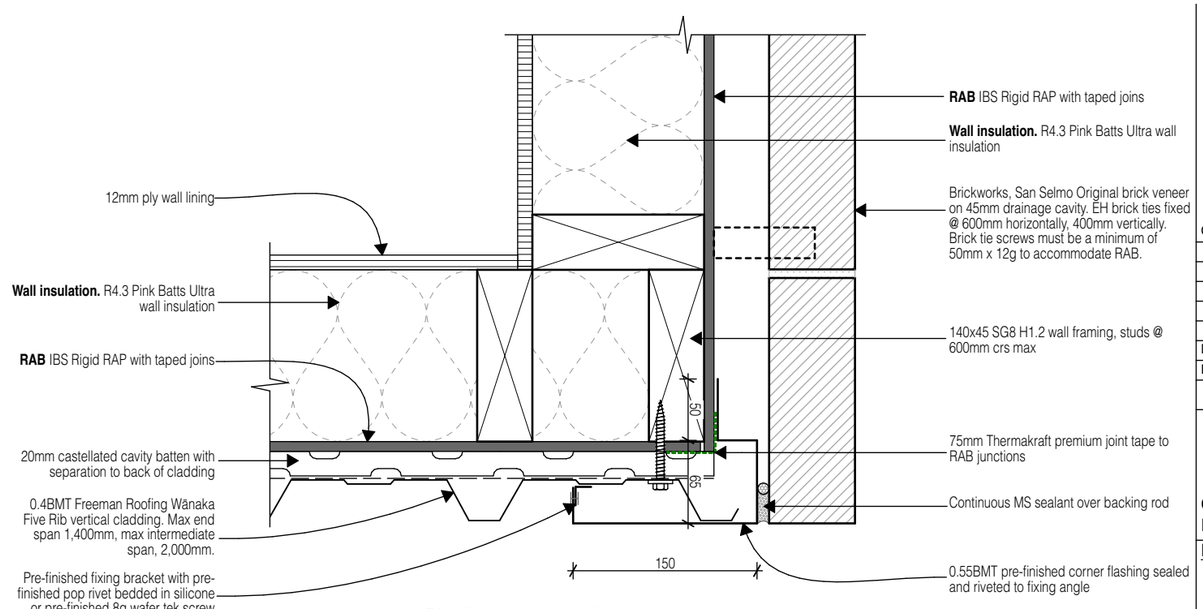
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01/103 External corner - BV
Scale 1:5 @ A3



02/103 Internal corner - BV
Scale 1:5 @ A3



03/103 External corner - BV - PM
Scale 1:5 @ A3

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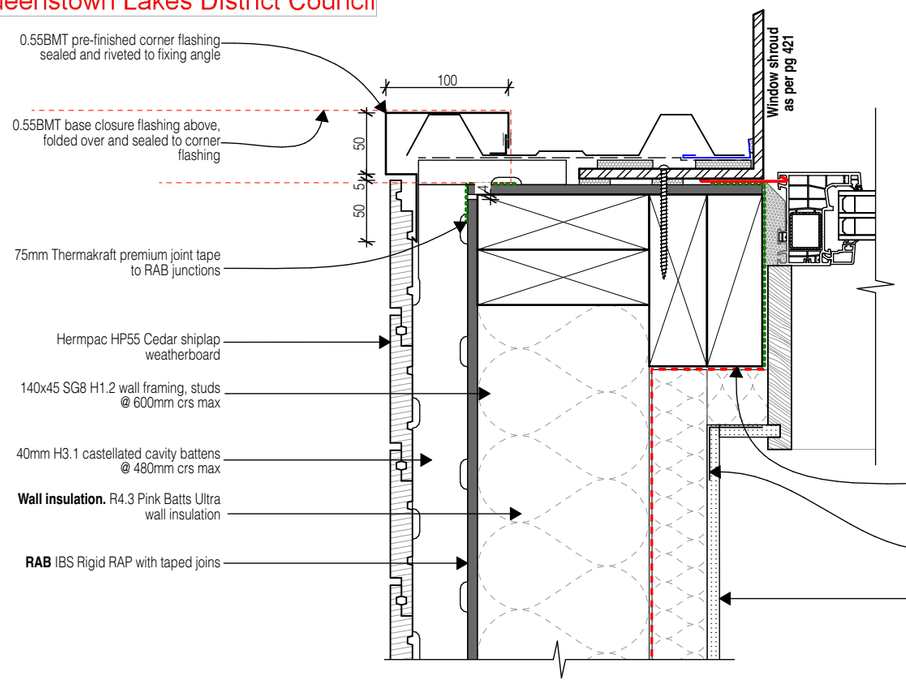
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Cladding junction details

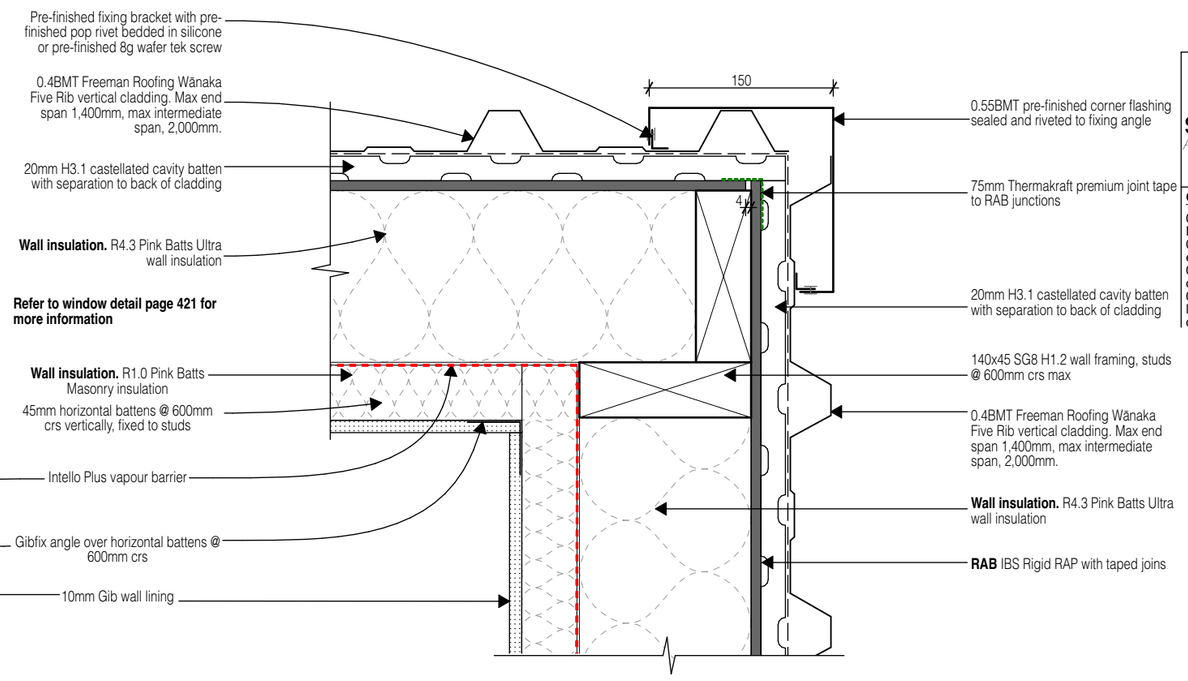
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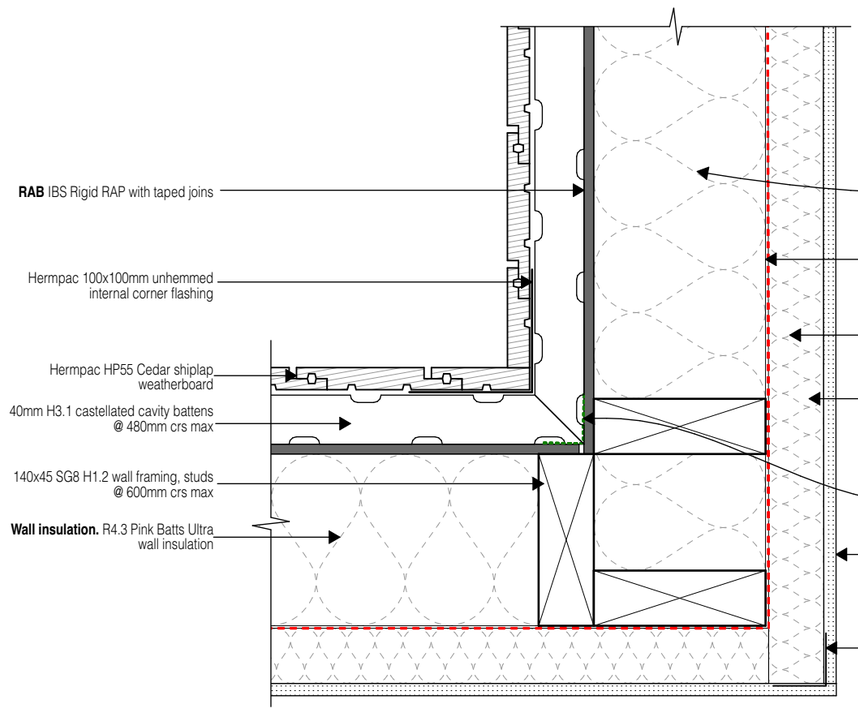
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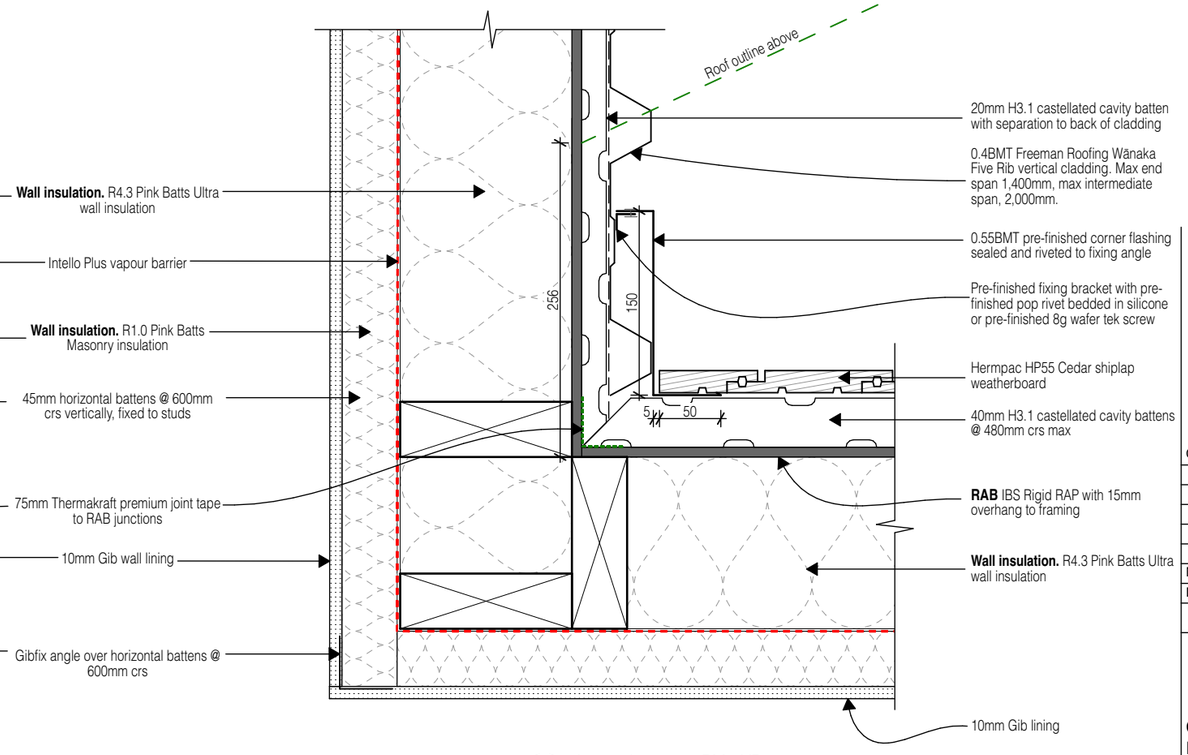
01/104 External corner - PM - VB
Scale 1:5 @ A3



03/104 External corner - PM - PM
Scale 1:5 @ A3



02/104 Internal corner - VB
Scale 1:5 @ A3



04/104 Internal corner - PM - VB
Scale 1:5 @ A3

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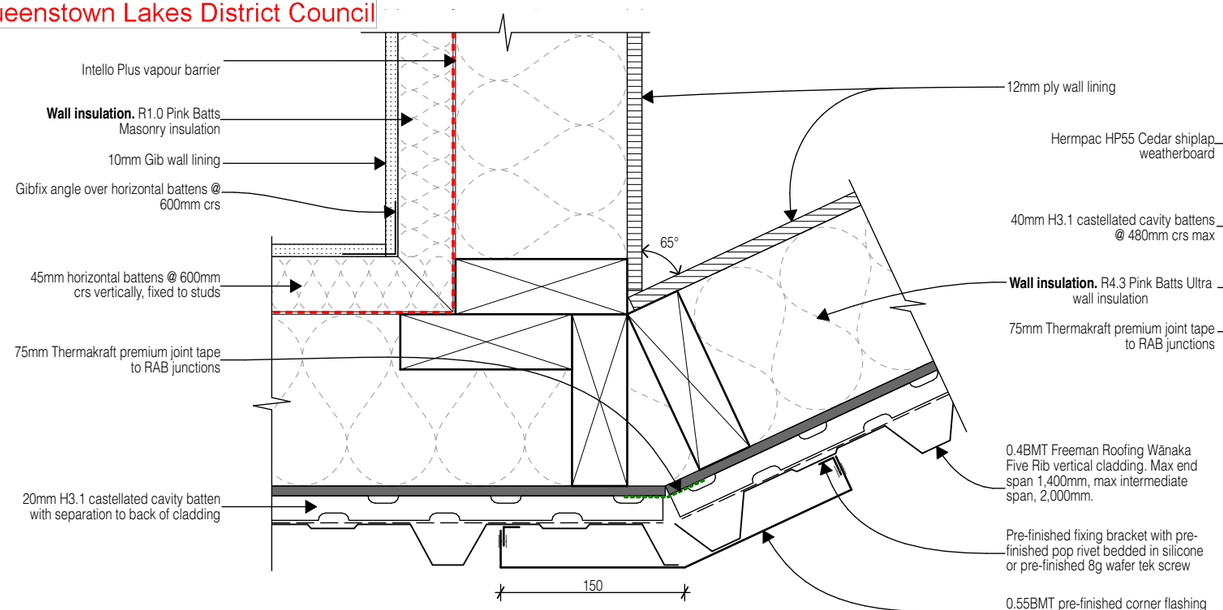
Drawing Title 1:5 @A3

Cladding junction details

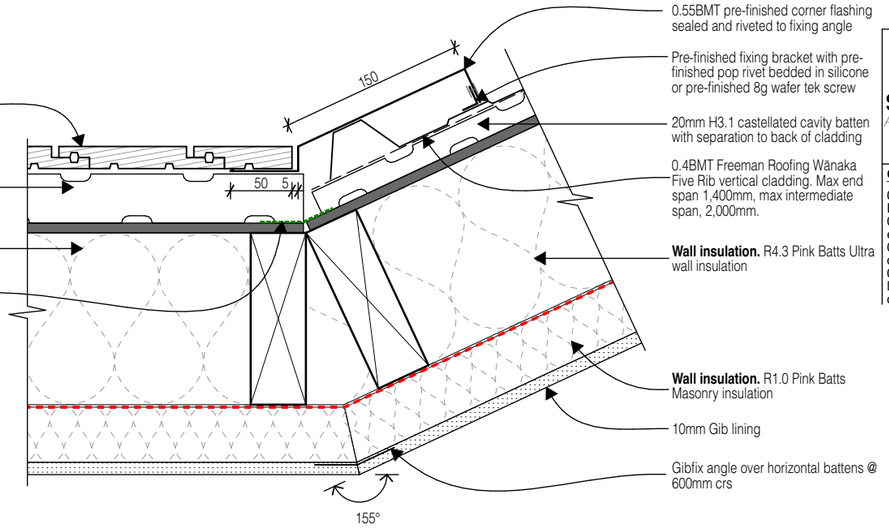
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01/103 Internal wall junction - external PM
Scale 1:5 @ A3



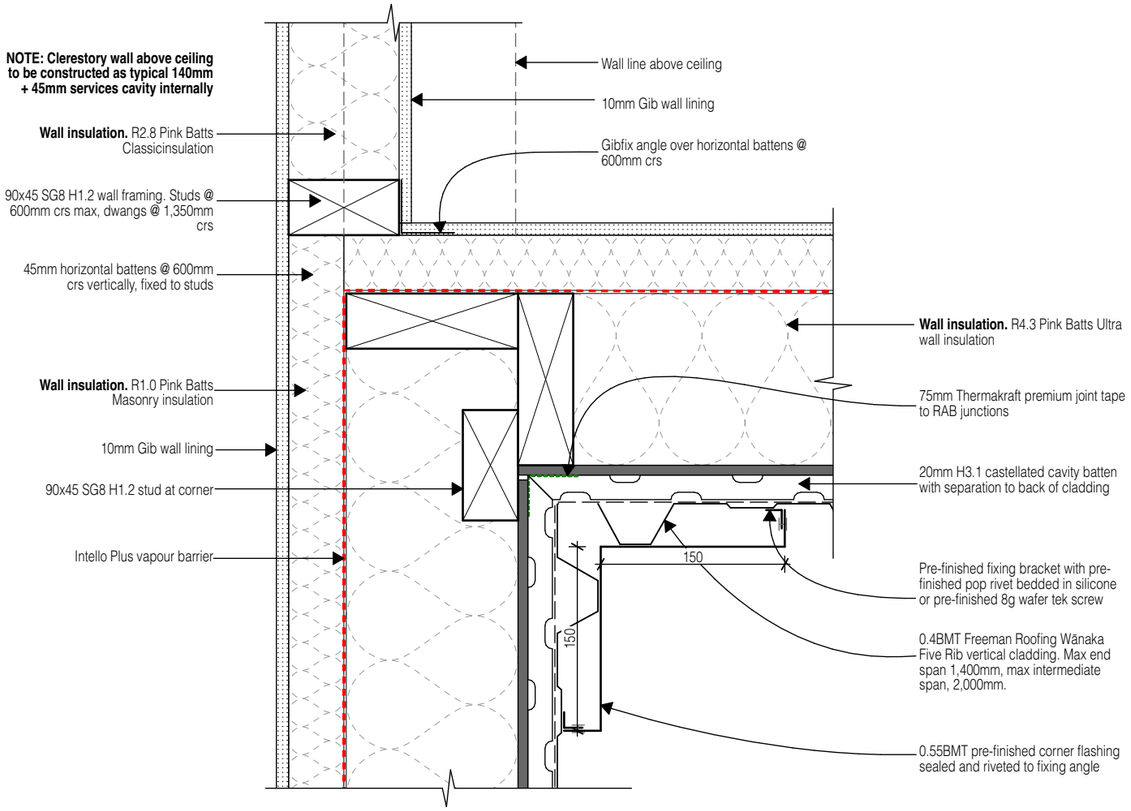
03/104 Internal corner - VB - PM
Scale 1:5 @ A3

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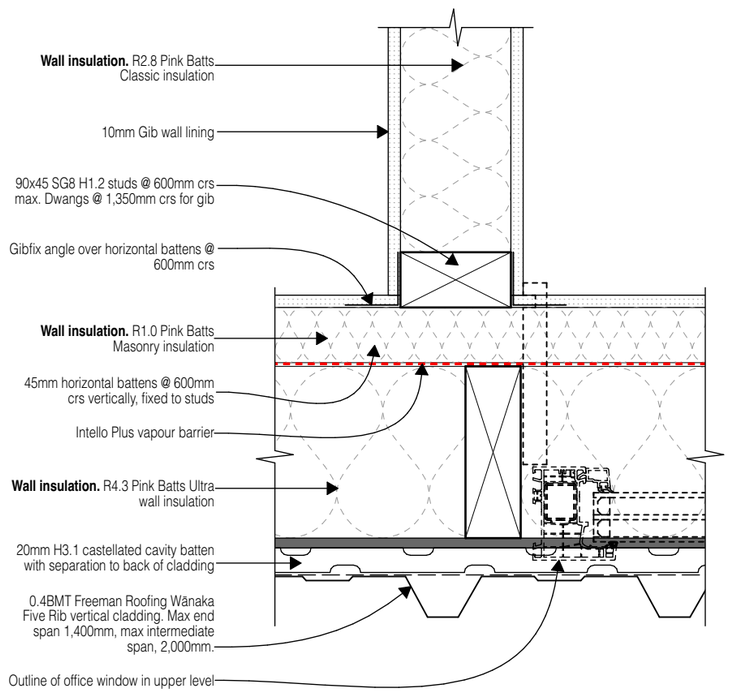
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NOTE: Clerestory wall above ceiling to be constructed as typical 140mm + 45mm services cavity internally



02/104 Internal corner - PM - Internal wall junction
Scale 1:5 @ A3



04/103 Internal wall junction - external
Scale 1:5 @ A3

Consultants:

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BUILDING CONSENT APPLICATION

Aubrey Road House

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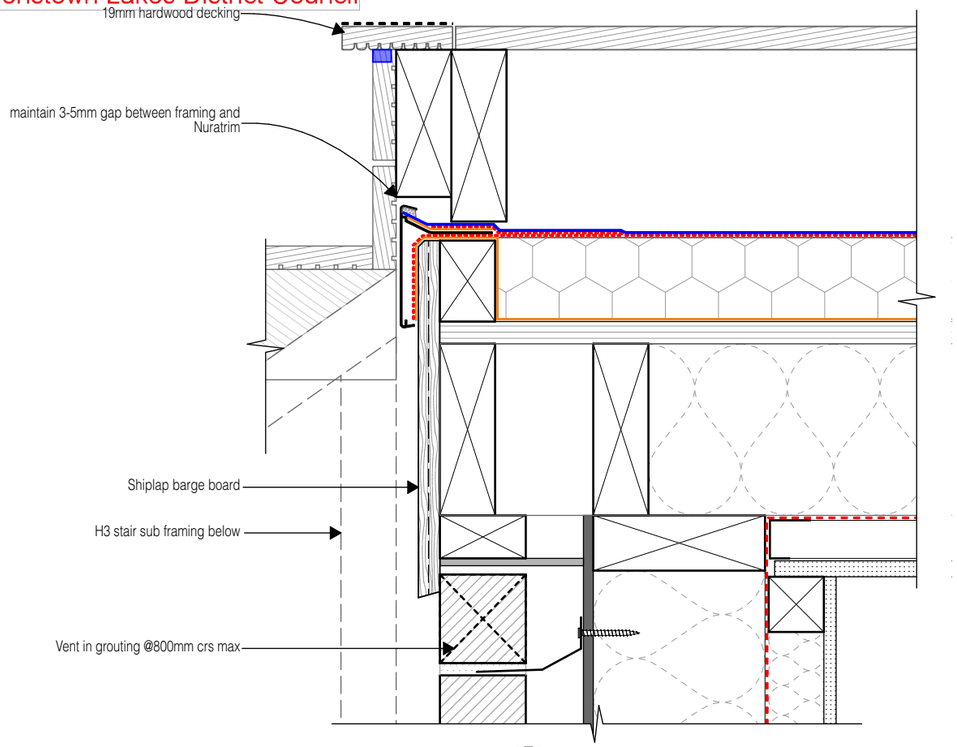
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Cladding junction details

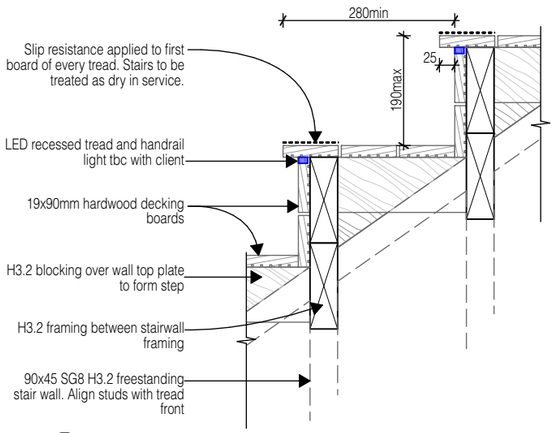
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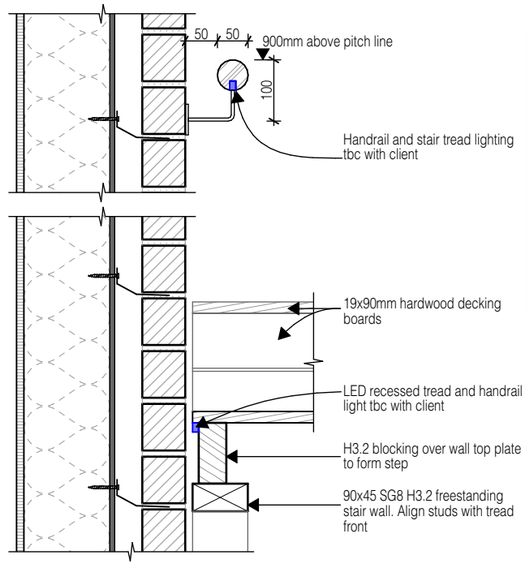
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01 / 306 Main private stair
Scale 1:5 @ A3



02 / --- Stair Rise and Run
Scale 1:10 @ A3

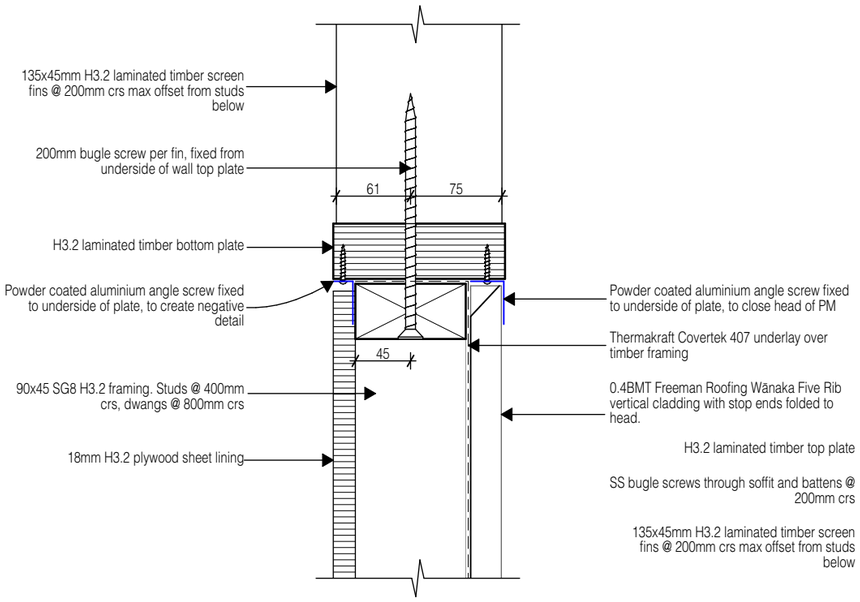


03 / --- Stair stringer connection
Scale 1:10 @ A3

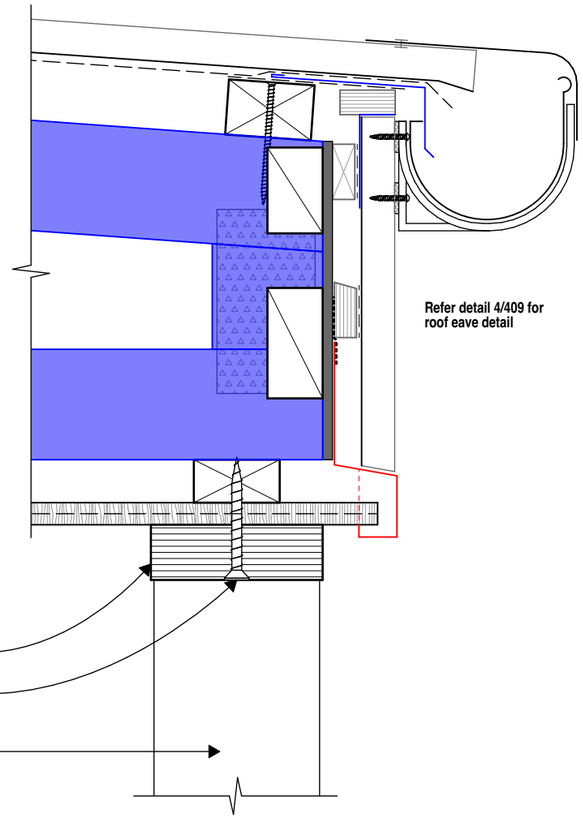
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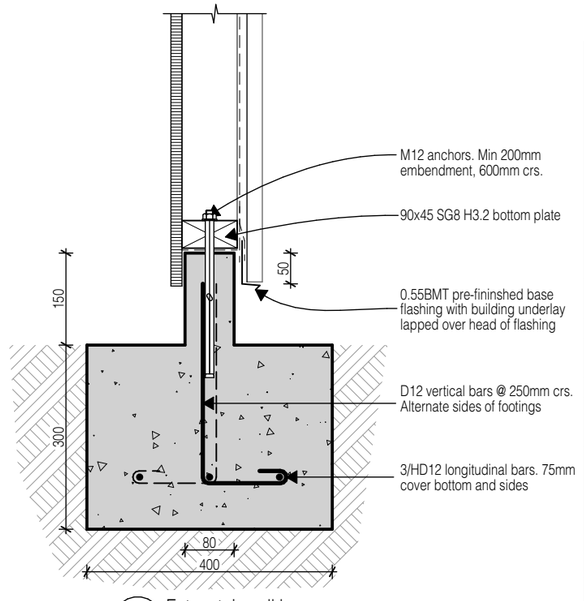
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04 / 305 Entry screen - stair wall
Scale 1:5 @ A3



05 / 305 Entry screen @ eave
Scale 1:5 @ A3



02 / --- Entry stair wall base
Scale 1:10 @ A3

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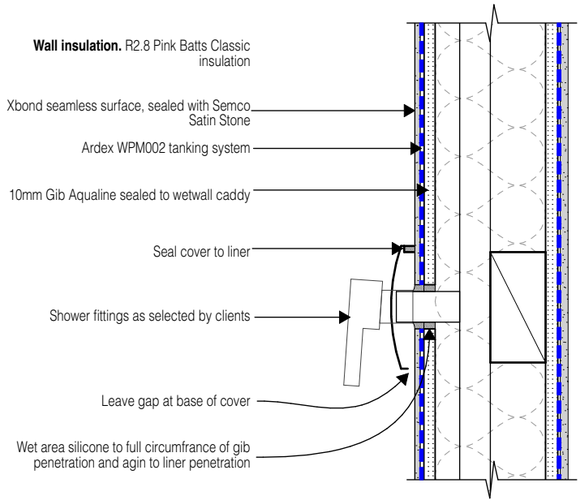
Drawing Title 1:5, 1:10 @A3

Entrance stair details

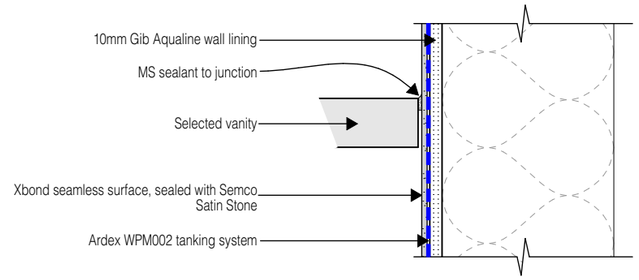
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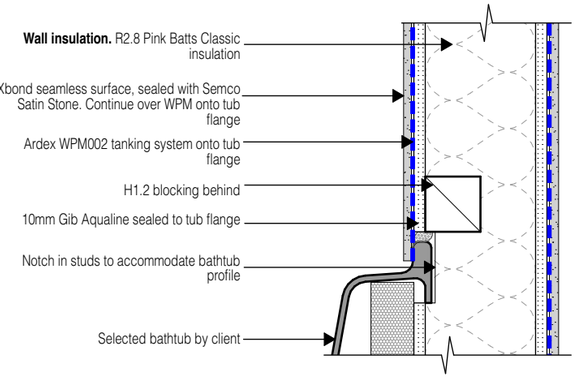
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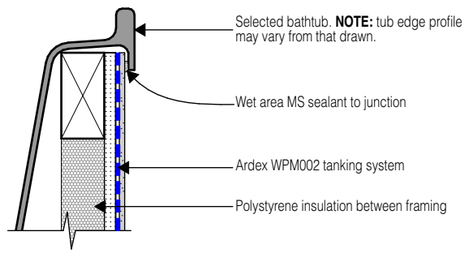


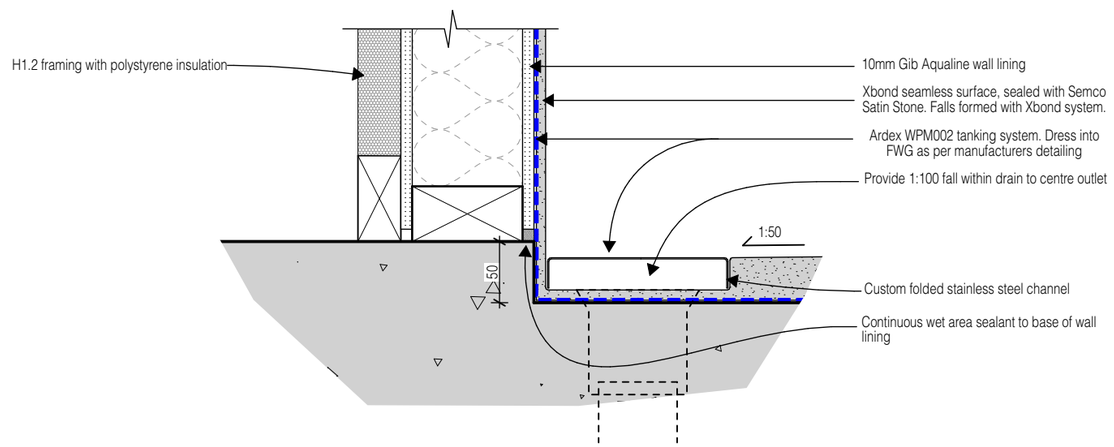
01/103 SHOWER MIXER PENETRATION
Scale 1:5 @ A3



03/000 VANITY - WALL JUNCTION
Scale 1:5 @ A3







02/103 Bath - Shower wall base
Scale 1:5 @ A3

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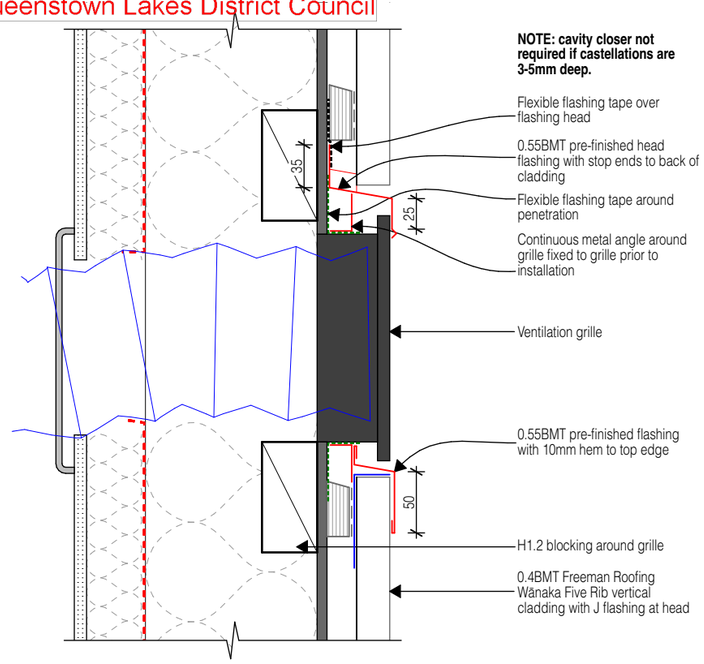
Drawing Title 1:5 @A3

Wet area details

Revision	Print Date	Drawing Number
	16/11/2026	**416**

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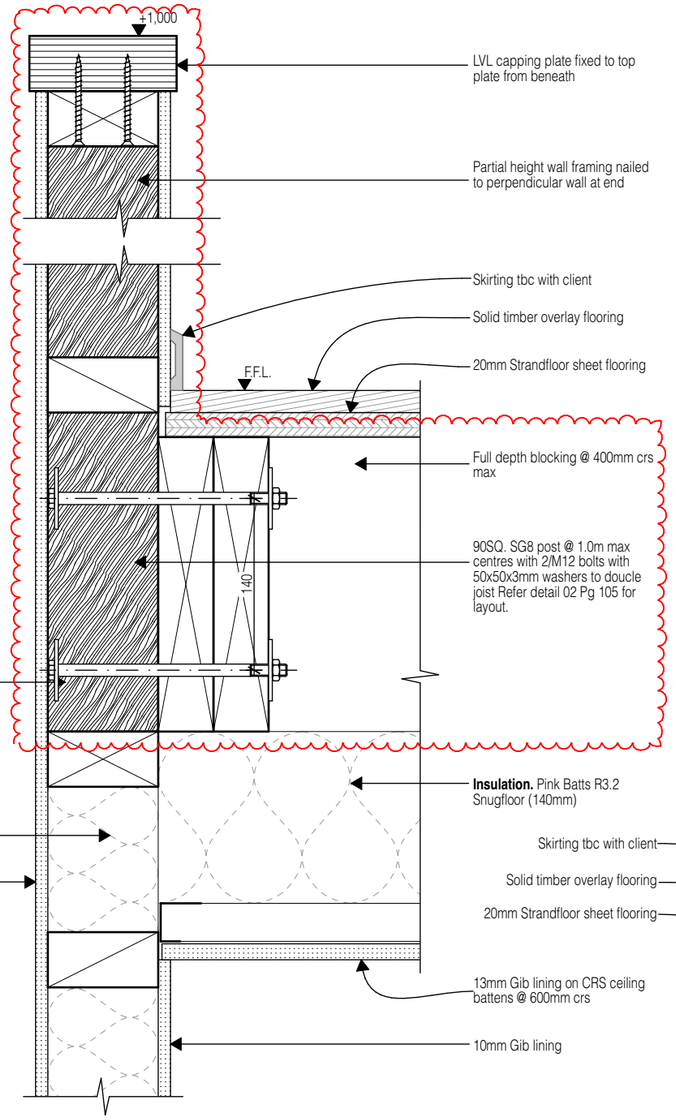
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Queenstown Lakes District Council



NOTE: cavity closer not required if castellations are 3-5mm deep.

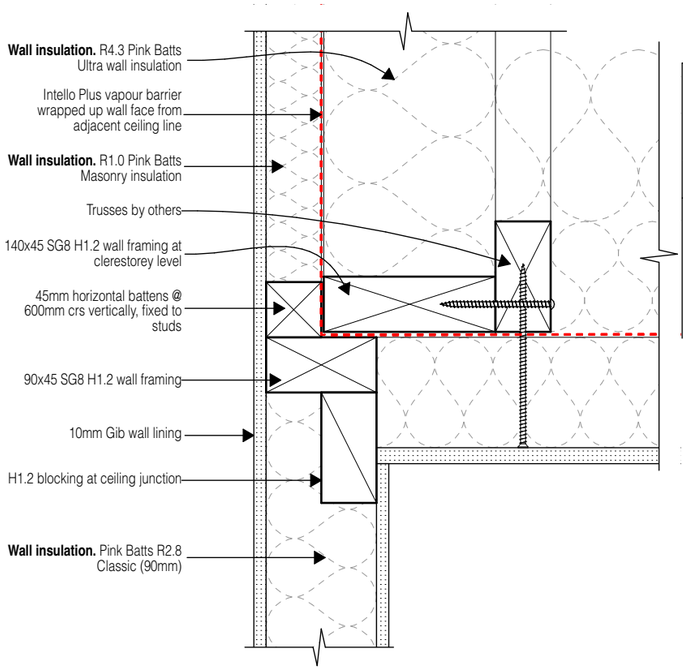
Flexible flashing tape over flashing head
0.55BMT pre-finished head flashing with stop ends to back of cladding
Flexible flashing tape around penetration
Continuous metal angle around grille fixed to grille prior to installation
Ventilation grille
0.55BMT pre-finished flashing with 10mm hem to top edge
H1.2 blocking around grille
0.4BMT Freeman Roofing Wānaka Five Rib vertical cladding with J flashing at head

01 / 308 MV penetration
Scale 1:5 @ A3



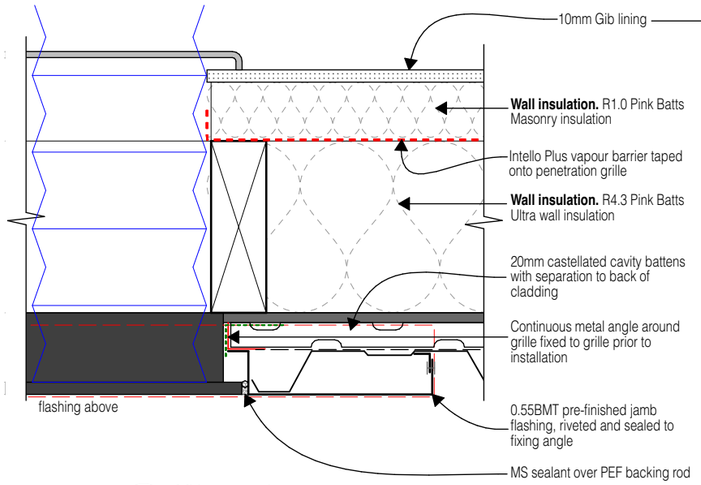
LVL capping plate fixed to top plate from beneath
Partial height wall framing nailed to perpendicular wall at end
Skirting tbc with client
Solid timber overlay flooring
20mm Strandfloor sheet flooring
Full depth blocking @ 400mm crs max
90SQ. SG8 post @ 1.0m max centres with 2/M12 bolts with 50x50x3mm washers to doucle joist Refer detail 02 Pg 105 for layout.
240x45 SG8 H1.2 floor joists
Insulation. Pink Batts R3.2 Snugfloor (140mm)
Wall insulation. Pink Batts R2.8 Classic (90mm)
10mm Gib lining
13mm Gib lining on CRS ceiling battens @ 600mm crs
10mm Gib lining

03 / 304 Midfloor at Entry
Scale 1:5 @ A3



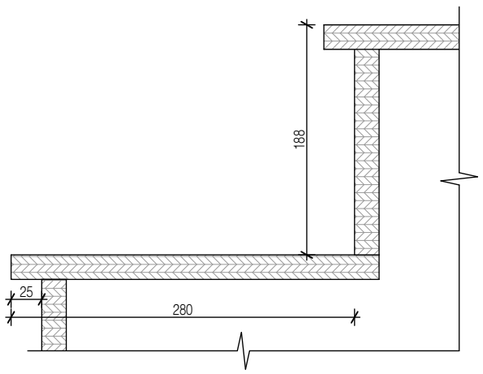
Wall insulation. R4.3 Pink Batts Ultra wall insulation
Intello Plus vapour barrier wrapped up wall face from adjacent ceiling line
Wall insulation. R1.0 Pink Batts Masonry insulation
Trusses by others
140x45 SG8 H1.2 wall framing at clerestorey level
45mm horizontal battens @ 600mm crs vertically, fixed to studs
90x45 SG8 H1.2 wall framing
10mm Gib wall lining
H1.2 blocking at ceiling junction
Wall insulation. Pink Batts R2.8 Classic (90mm)

05 / 309 Ceiling junction above stair
Scale 1:5 @ A3

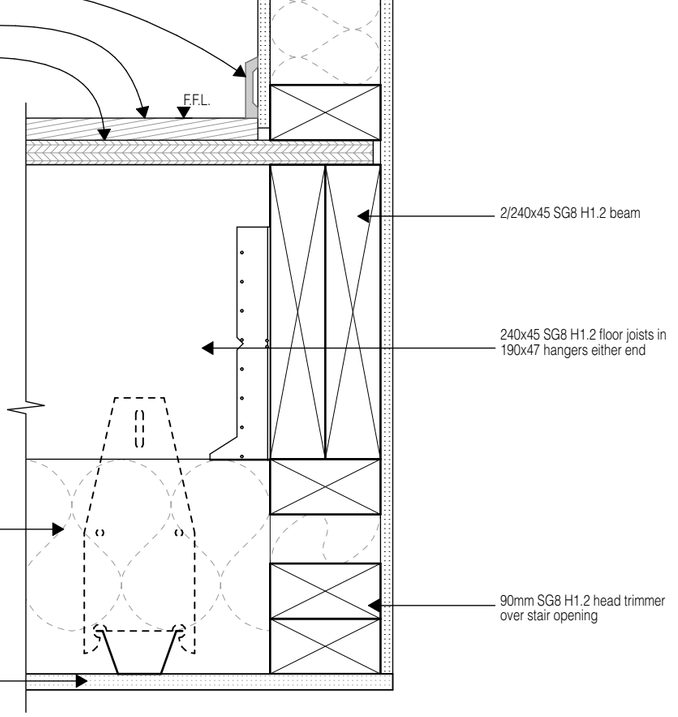


Wall insulation. R1.0 Pink Batts Masonry insulation
Intello Plus vapour barrier taped onto penetration grille
Wall insulation. R4.3 Pink Batts Ultra wall insulation
20mm castellated cavity battens with separation to back of cladding
Continuous metal angle around grille fixed to grille prior to installation
flashing above
0.55BMT pre-finished jamb flashing, riveted and sealed to fixing angle
MS sealant over PEF backing rod

02 / 000 MV penetration
Scale 1:5 @ A3



04 / 309 Internal stair
Scale 1:5 @ A3



Wall insulation. Pink Batts R2.8 Classic (90mm)
Skirting tbc with client
Solid timber overlay flooring
20mm Strandfloor sheet flooring
F.F.L.
2/240x45 SG8 H1.2 beam
240x45 SG8 H1.2 floor joists in 190x47 hangers either end
Insulation. Pink Batts R3.2 Snugfloor (140mm)
90mm SG8 H1.2 head trimmer over stair opening
13mm Gib lining on CRS Long clips + ceiling battens @ 600mm crs

06 / 309 Midfloor at stair head
Scale 1:5 @ A3

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LICENSED BUILDING PRACTITIONER
BUILDING CONFIDENCE

Consultants:

No.	Revision	Date
A	BC RFI	16.11.26

Design: Southern Draught Ltd Drawn: D. Thomson

BUILDING CONSENT APPLICATION

Aubrey Road House

749 Aubrey Road, Wānaka

Client: Annika & Steve
Project: **2504**

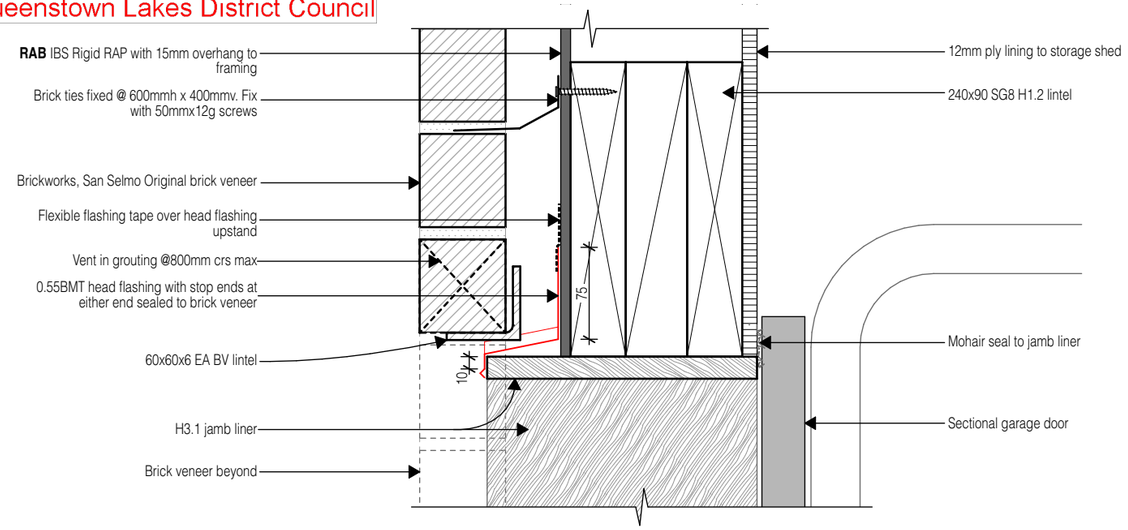
Drawing Title 1:5 @A3

Miscellaneous details

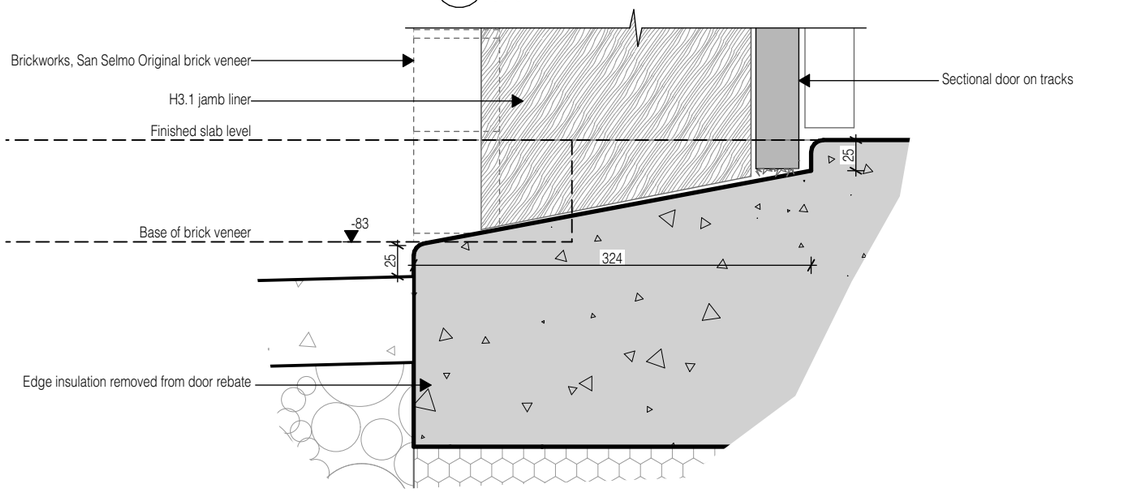
Revision	Print Date	Drawing Number
A	16/11/2026	**417**

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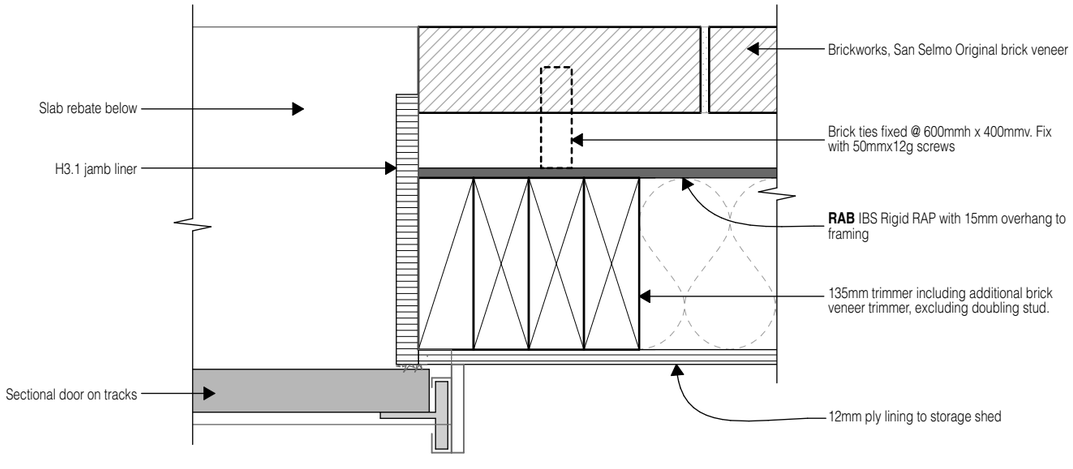
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01 Storage sectional door head
Scale 1:5 @ A3



02 Storage sectional door rebate
Scale 1:5 @ A3



03 Storage sectional door jamb
Scale 1:5 @ A3

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Consultants:

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Design: Southern Draught Ltd Drawn: D. Thomson

BUILDING CONSENT APPLICATION

Aubrey Road House

749 Aubrey Road, Wānaka

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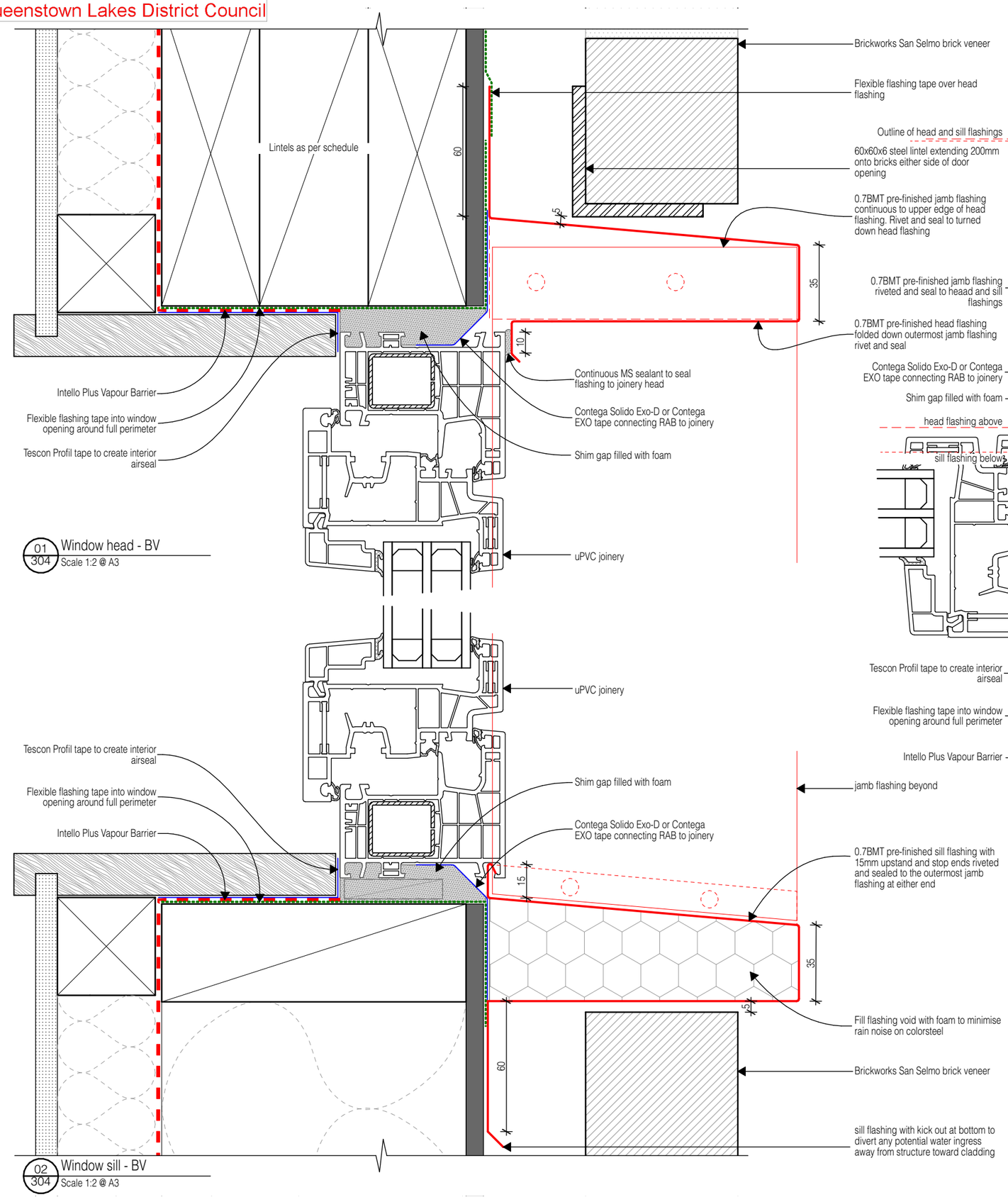
Drawing Title 1:5 @A3

Storage door details

Revision	Print Date	Drawing Number
	16/11/2026	**418**

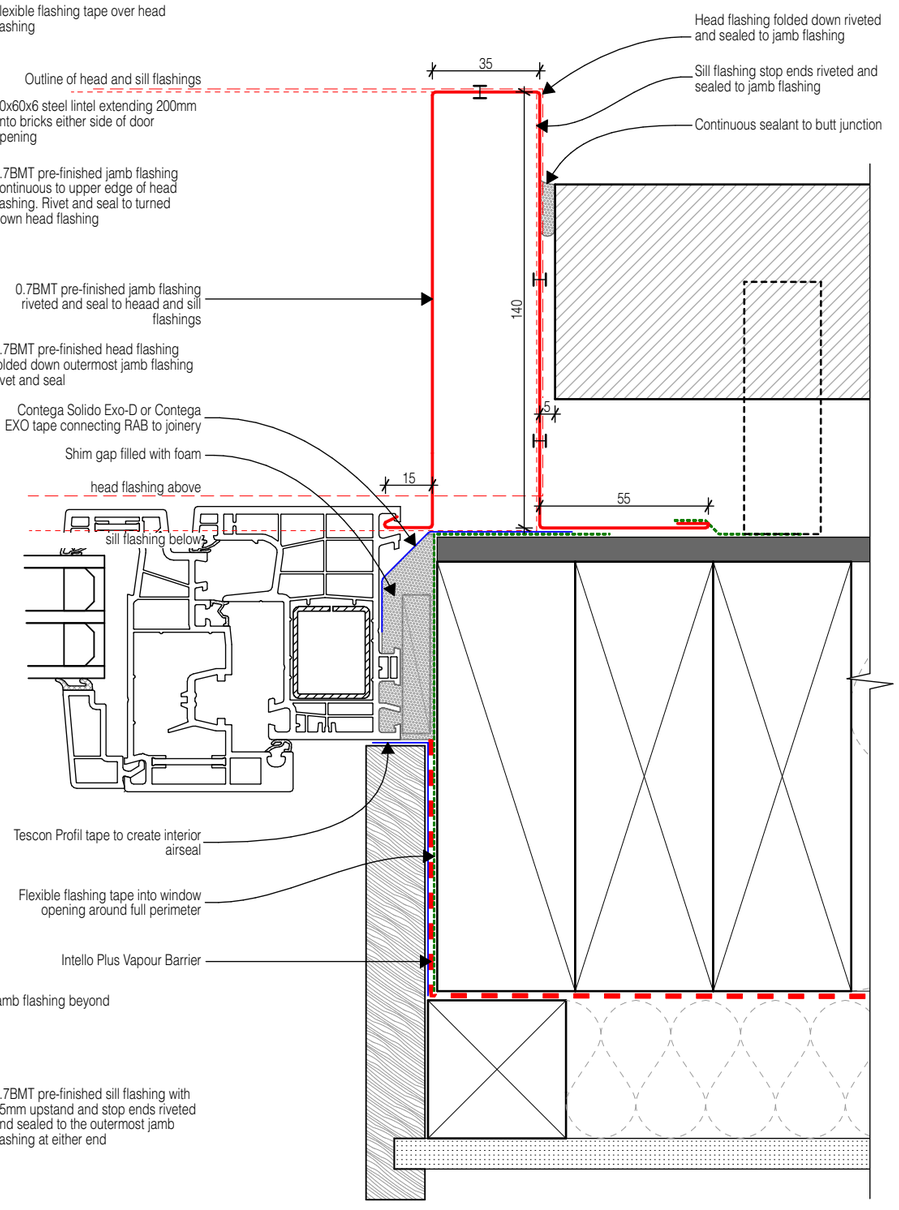
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01/304 Window head - BV
Scale 1:2 @ A3

02/304 Window sill - BV
Scale 1:2 @ A3



03/304 Window jamb - BV
Scale 1:2 @ A3

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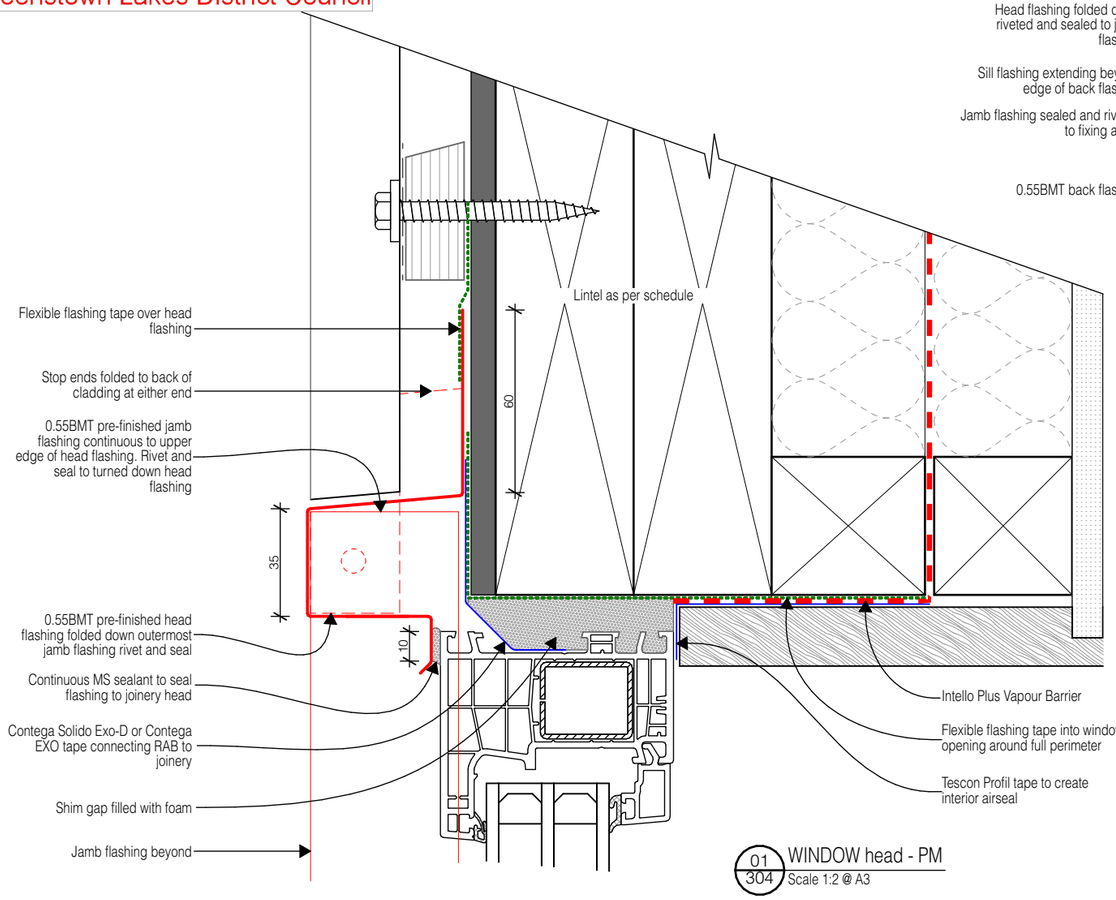
Drawing Title 1:2 @A3

Window details - BV

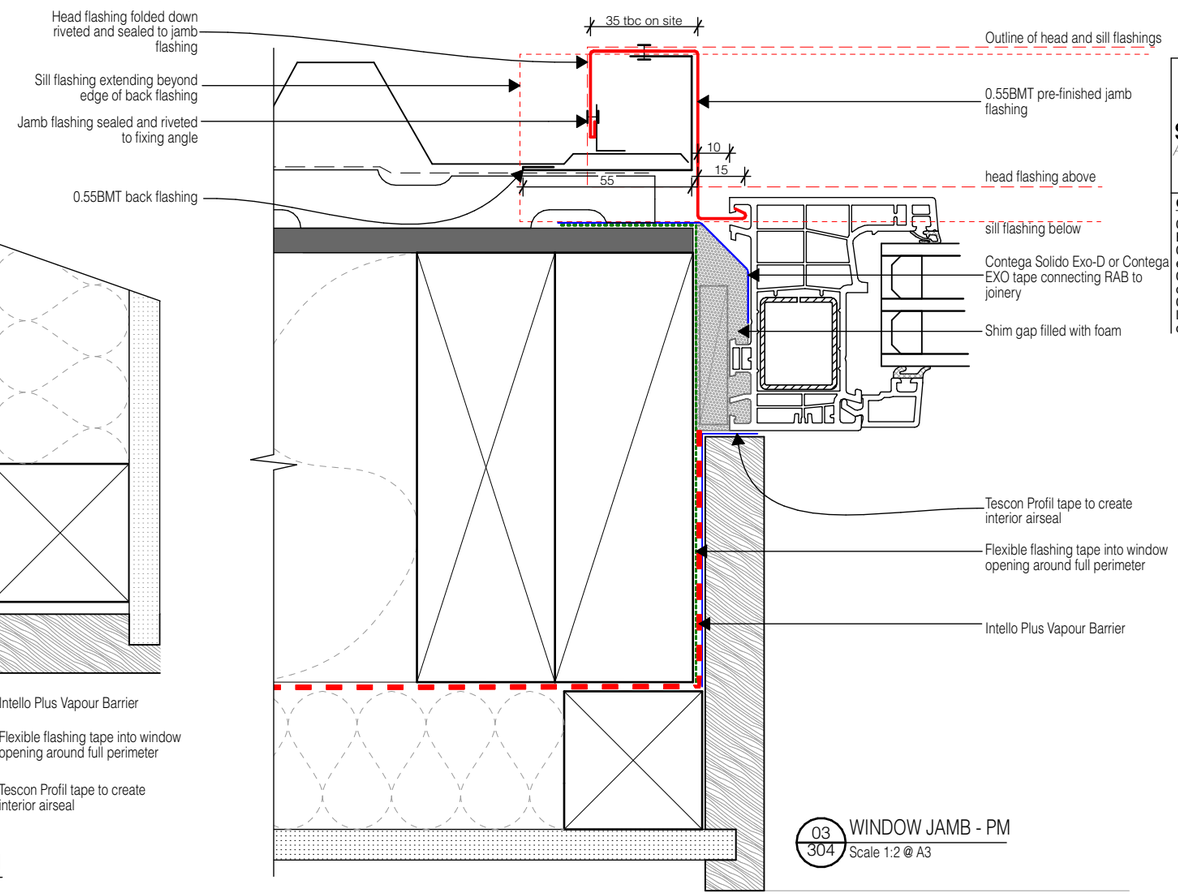
Revision	Print Date	Drawing Number
	16/11/2026	**419**

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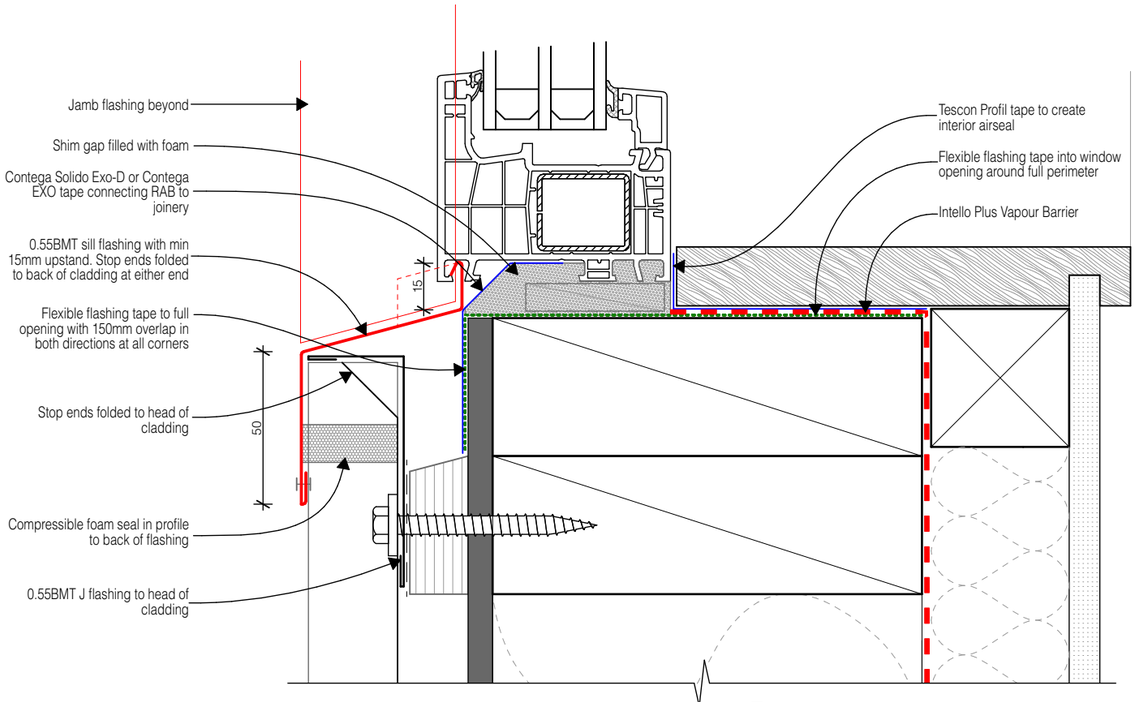
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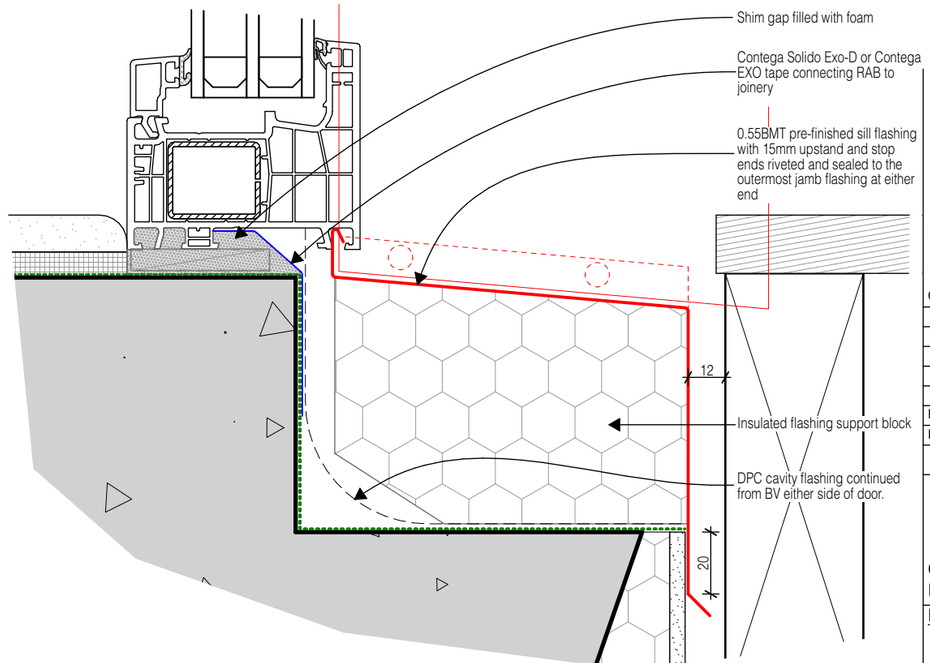
01/304 WINDOW head - PM
Scale 1:2 @ A3



03/304 WINDOW JAMB - PM
Scale 1:2 @ A3



02/304 WINDOW sill - PM
Scale 1:2 @ A3



04/306a Master bedroom window sill - BV
Scale 1:2 @ A3

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Design: Southern Draught Ltd Drawn: D. Thomson

BUILDING CONSENT APPLICATION

Aubrey Road House

749 Aubrey Road, Wānaka

Client: Annika & Steve
Project: **2504**

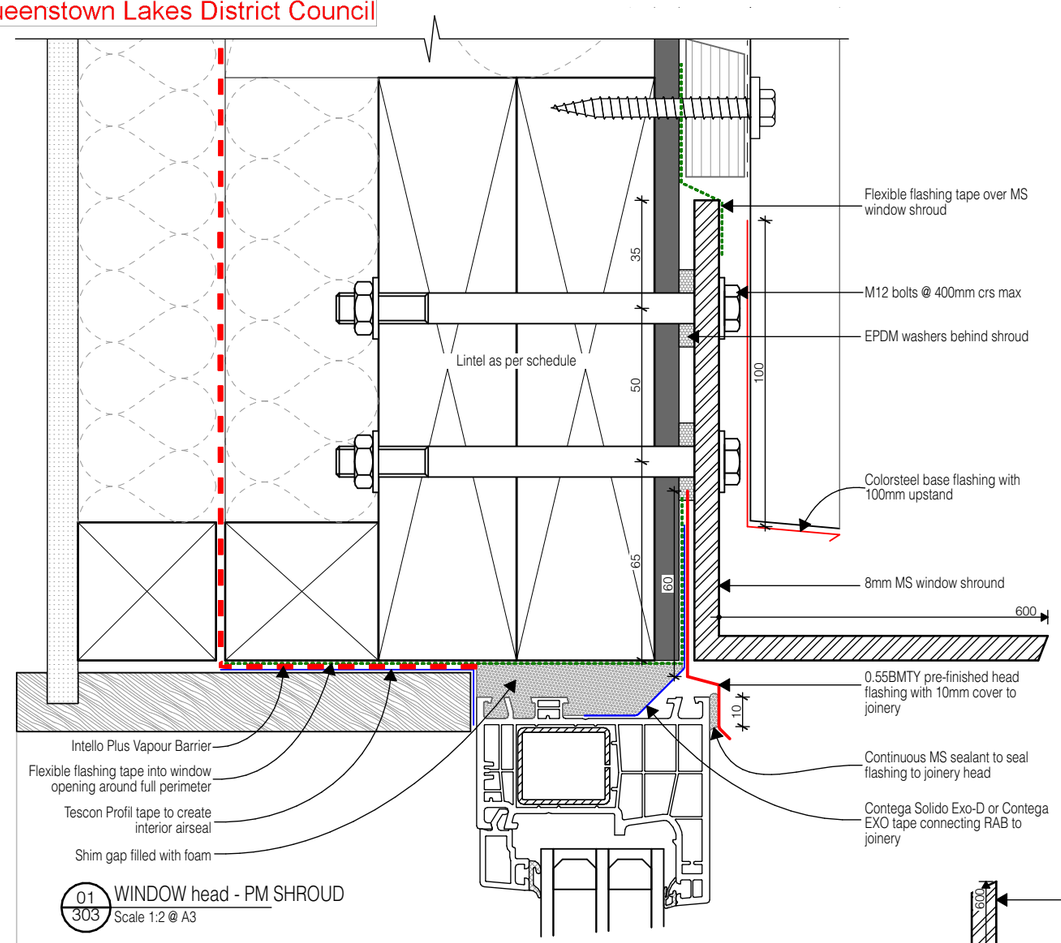
Drawing Title 1:2 @A3

Window details

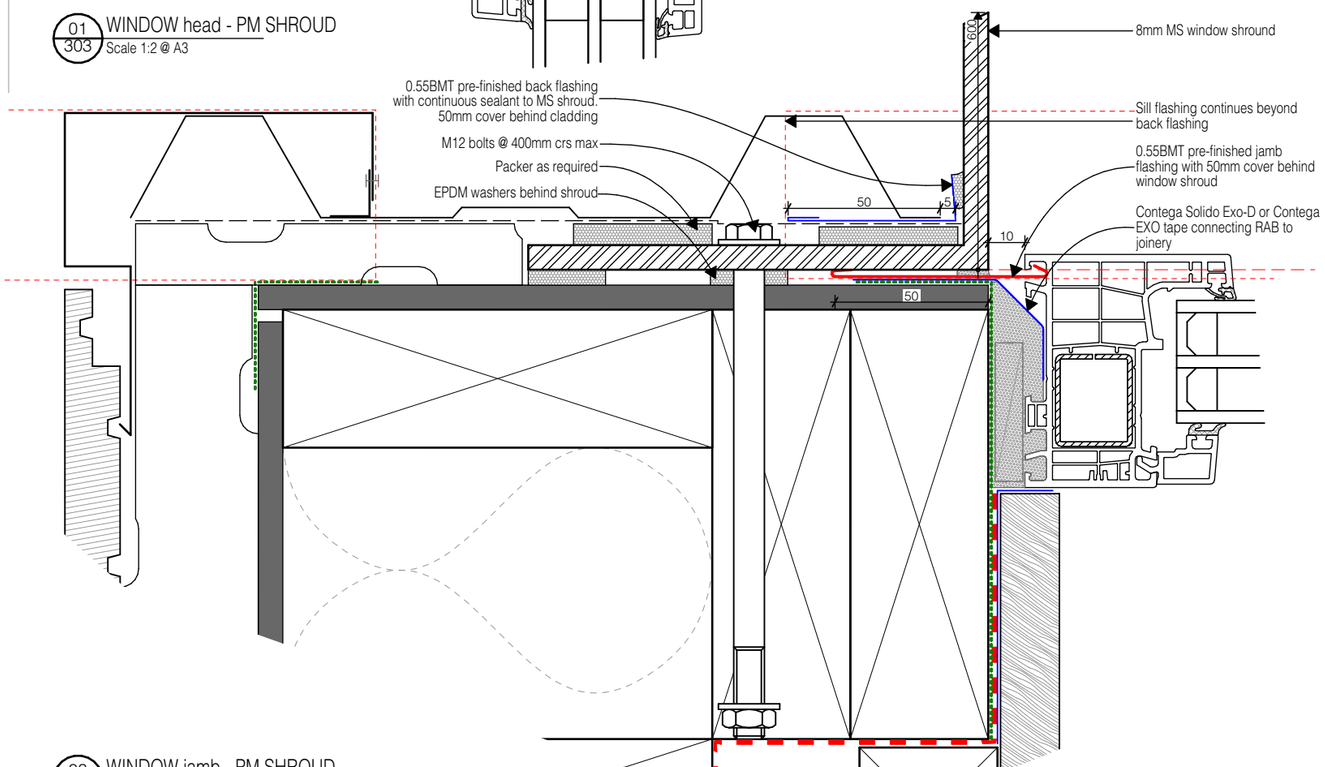
Revision	Print Date	Drawing Number
	16/11/2026	**420**

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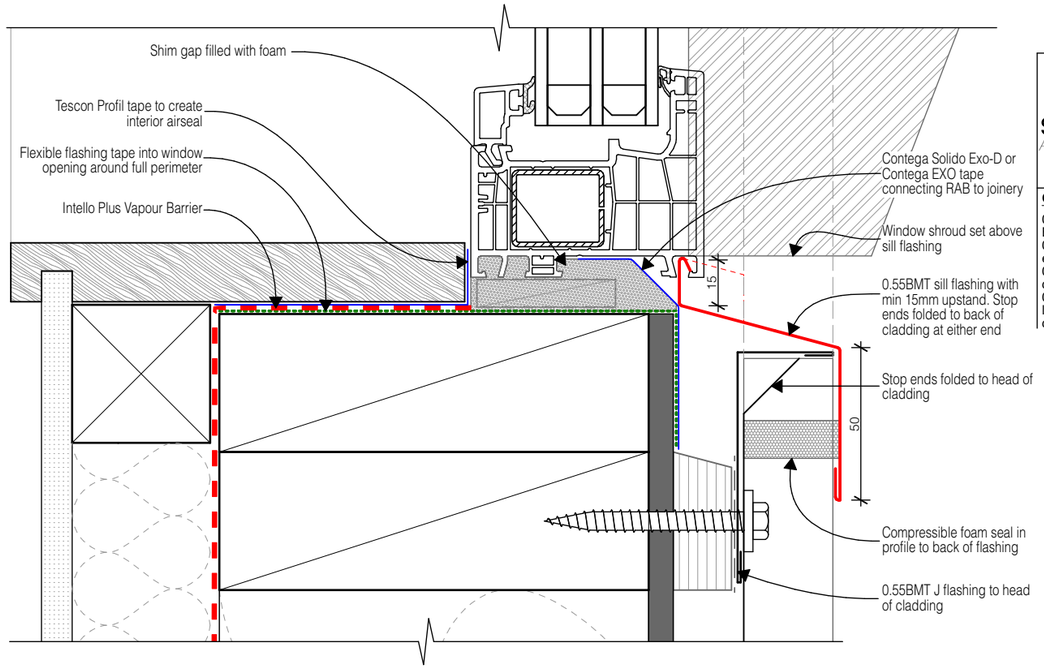
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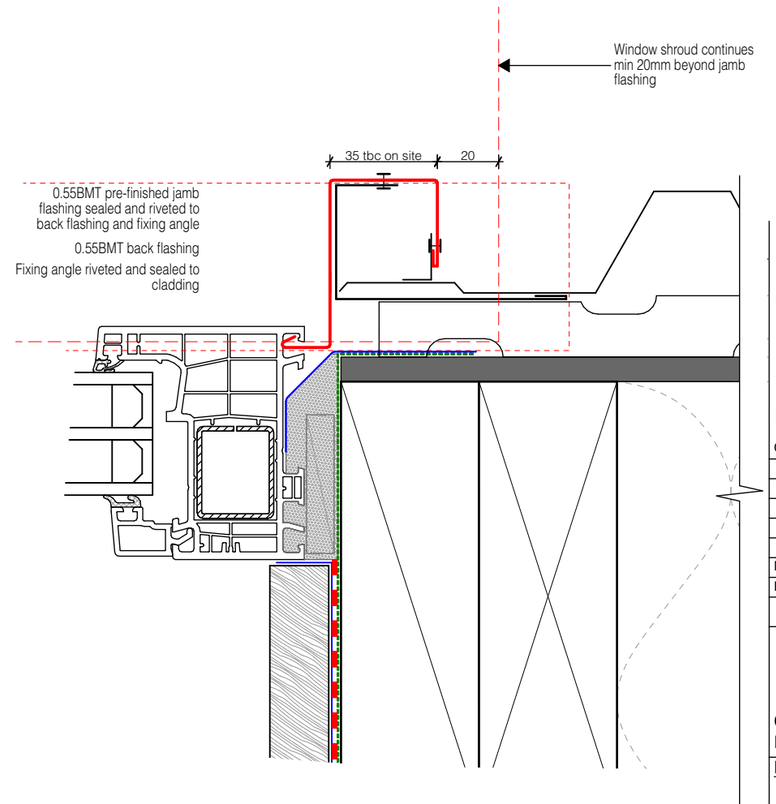
01 303 WINDOW head - PM SHROUD
Scale 1:2 @ A3



03 303 WINDOW jamb - PM SHROUD
Scale 1:2 @ A3



02 303 WINDOW sill - PM SHROUD
Scale 1:2 @ A3



04 303 WINDOW jamb - PM
Scale 1:2 @ A3

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Design: Southern Draught Ltd Drawn: D. Thomson

BUILDING CONSENT APPLICATION

Aubrey Road House

749 Aubrey Road, Wānaka

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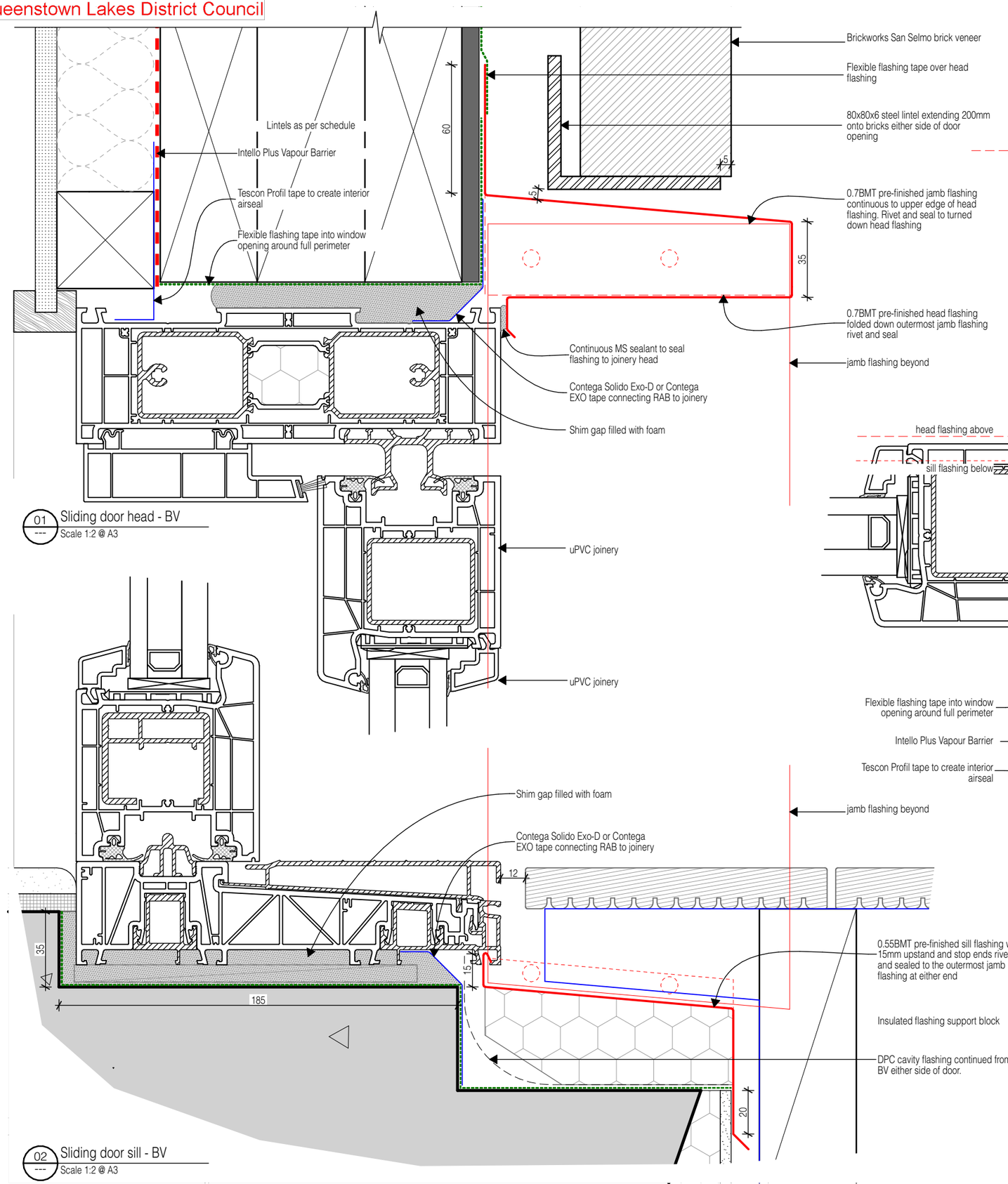
Drawing Title 1:2 @A3

Window shroud details - PM

Revision	Print Date	Drawing Number
	16/11/2026	**421**

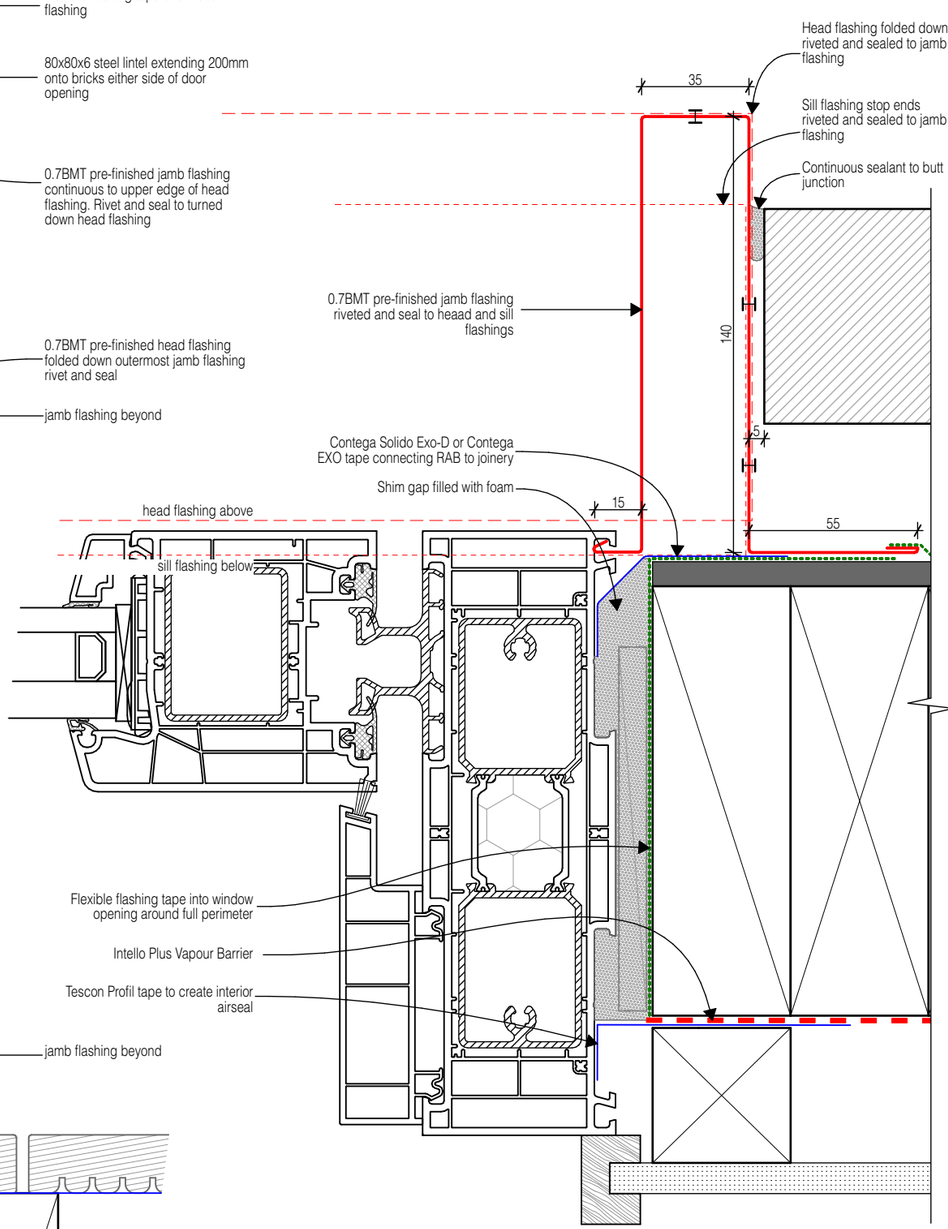
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01 Sliding door head - BV
--- Scale 1:2 @ A3

02 Sliding door sill - BV
--- Scale 1:2 @ A3



03 Sliding door jamb - BV
--- Scale 1:2 @ A3

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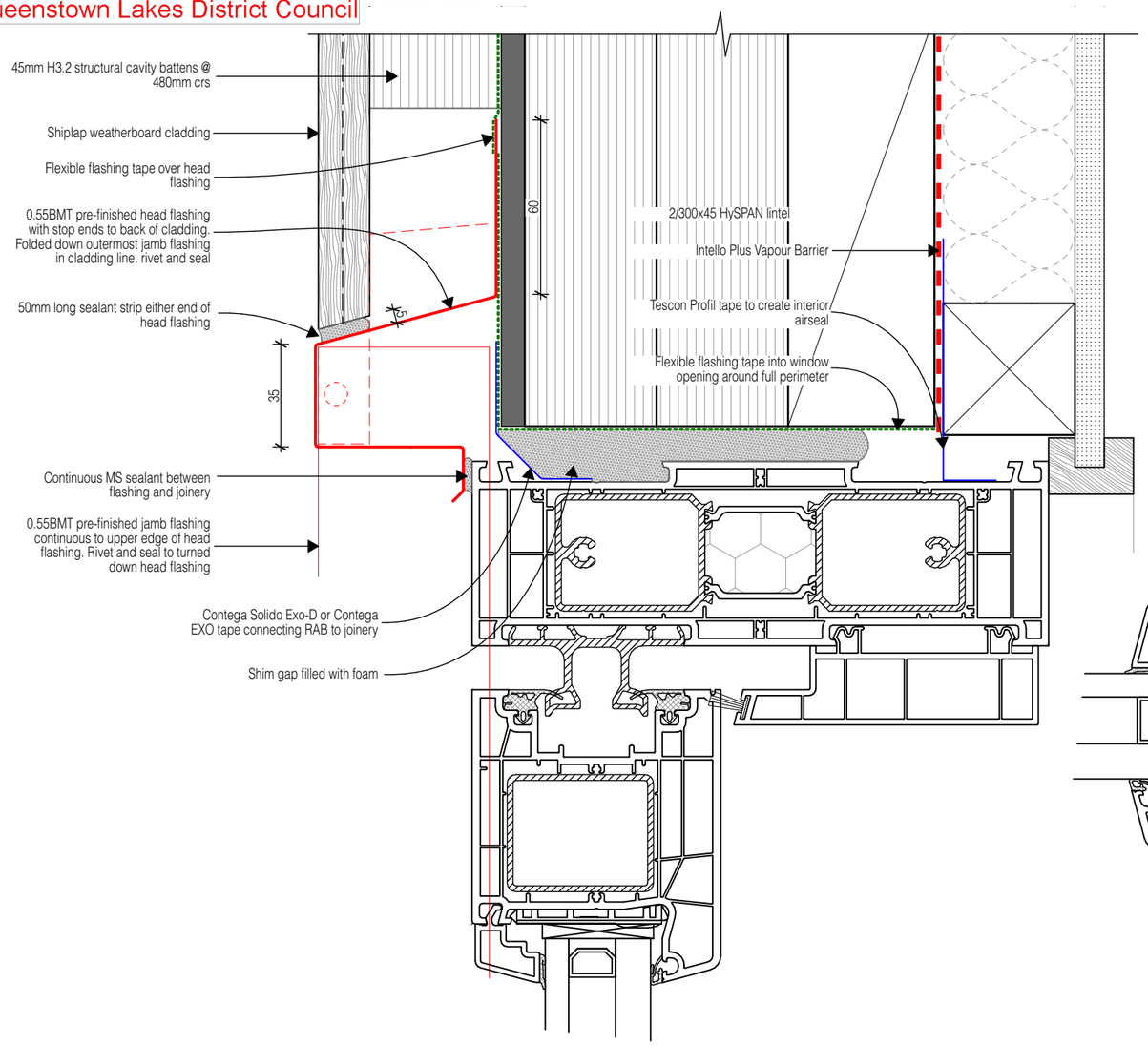
Drawing Title 1:2 @A3

Sliding door details - BV

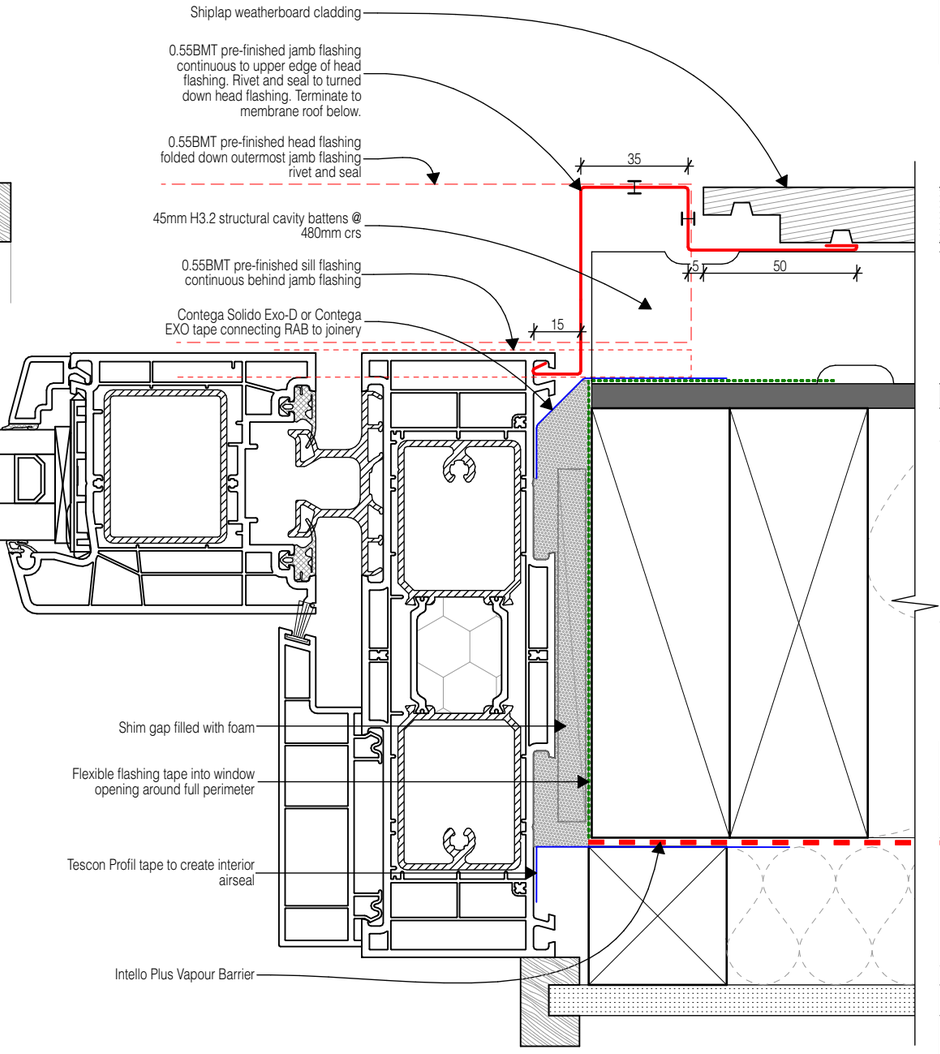
Revision	Print Date	Drawing Number
	16/11/2026	**422**

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01 302 Sliding door head - VB
Scale 1:2 @ A3



02 302 Sliding door jamb - VB
Scale 1:2 @ A3

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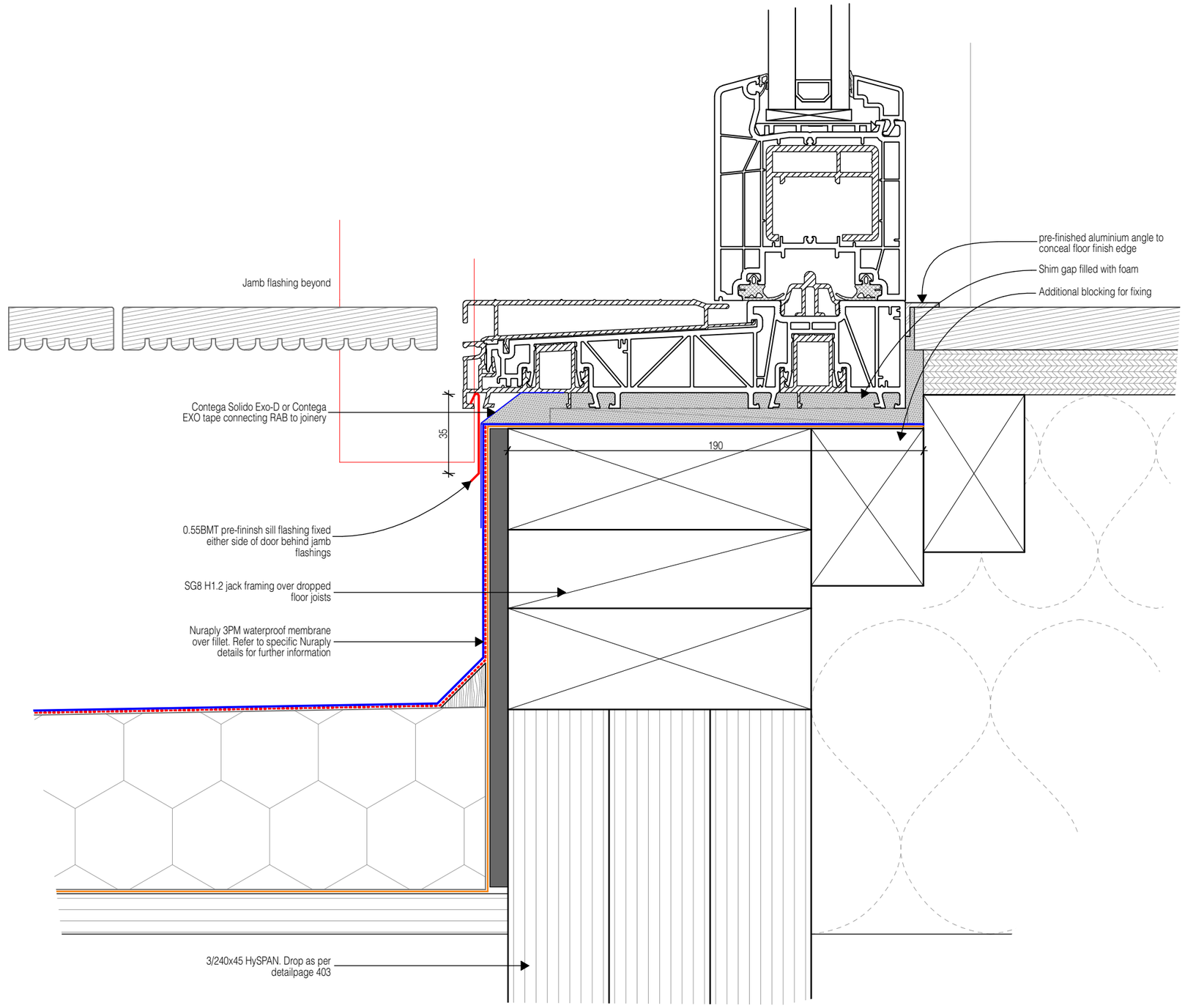
Drawing Title 1:2 @A3

Slding door details - VB

Revision	Print Date	Drawing Number
	16/11/2026	**423**

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01/302 Sliding door sill - BV
Scale 1:2 @ A3

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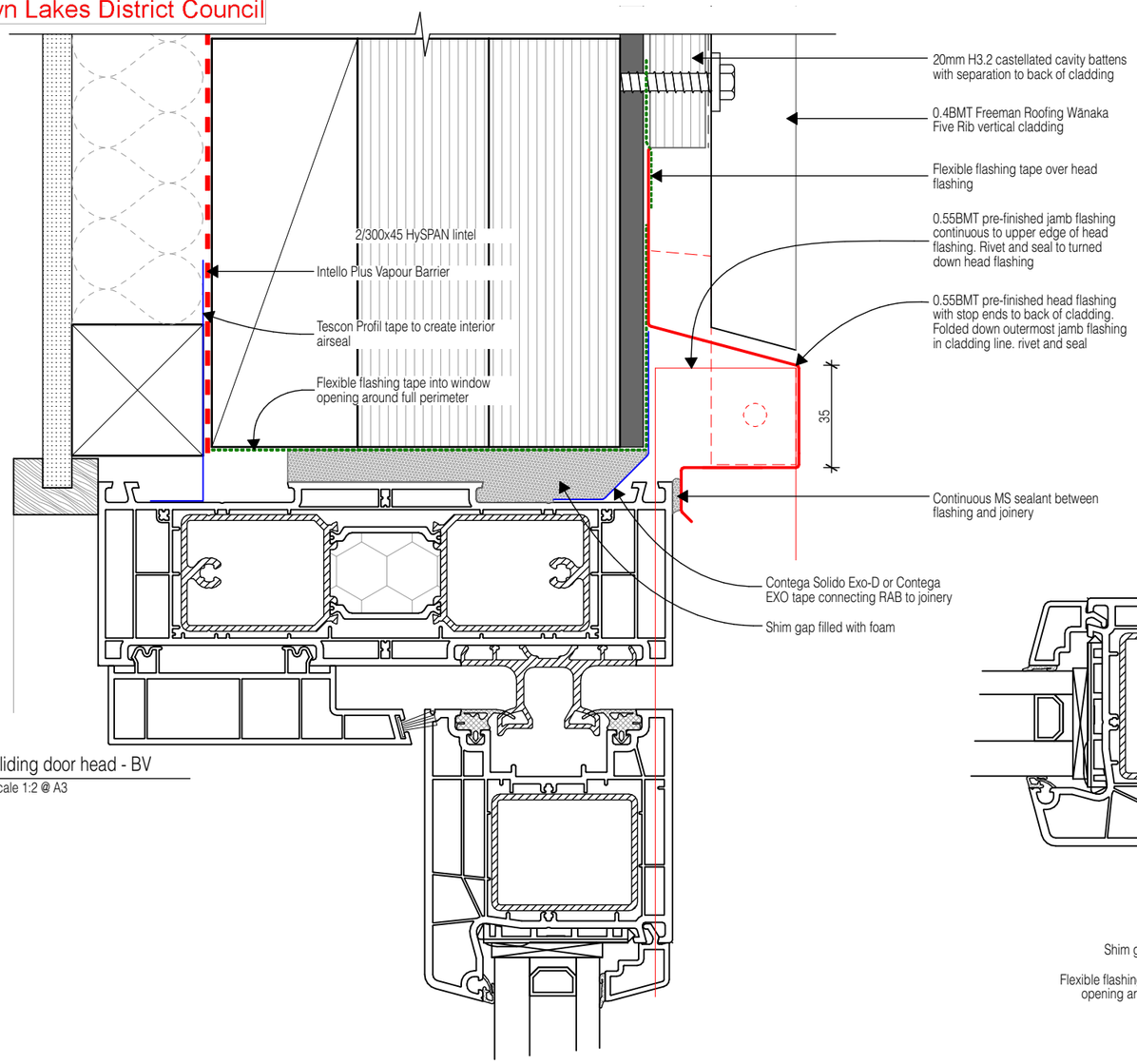
Drawing Title 1:2 @A3

Sliding door sill - VB

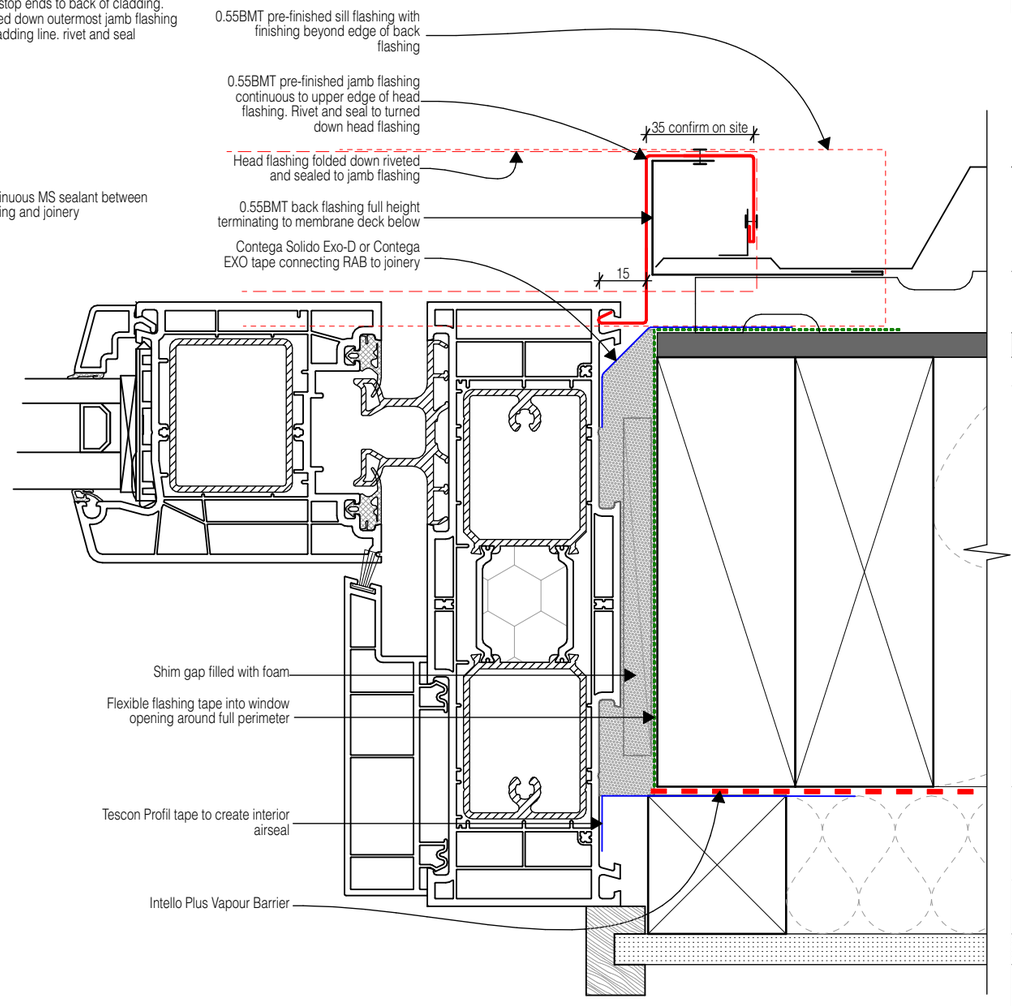
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	16/11/2026	**424**

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01 Sliding door head - BV
Scale 1:2 @ A3



03 Sliding door jamb - BV
Scale 1:2 @ A3

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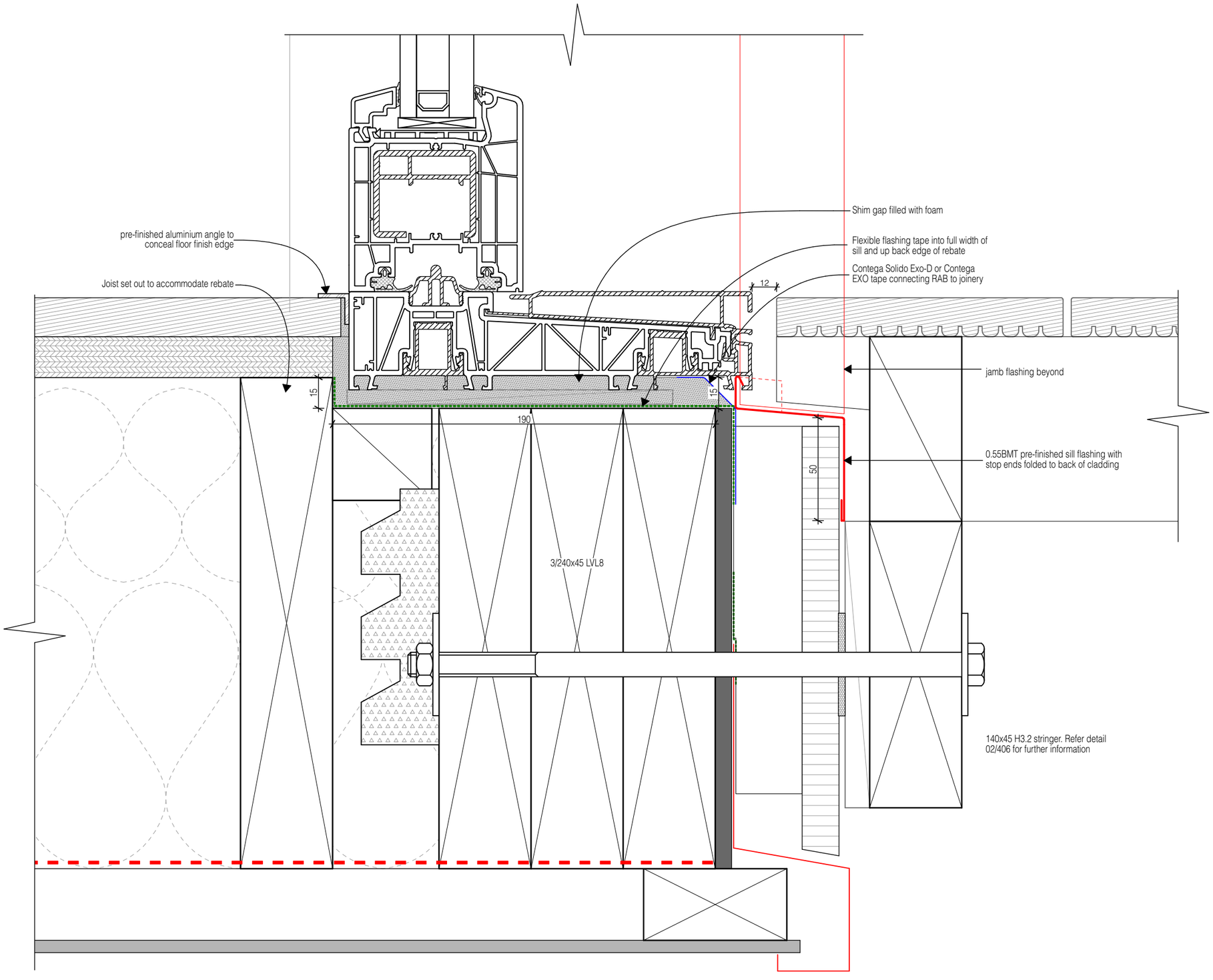
Drawing Title 1:2 @A3

Sliding door details - PM

Revision	Print Date	Drawing Number
	16/11/2026	**425**

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02 Sliding door sill - BV
--- Scale 1:2 @ A3

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LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE ·

Consultants:

No.	Revision	Date

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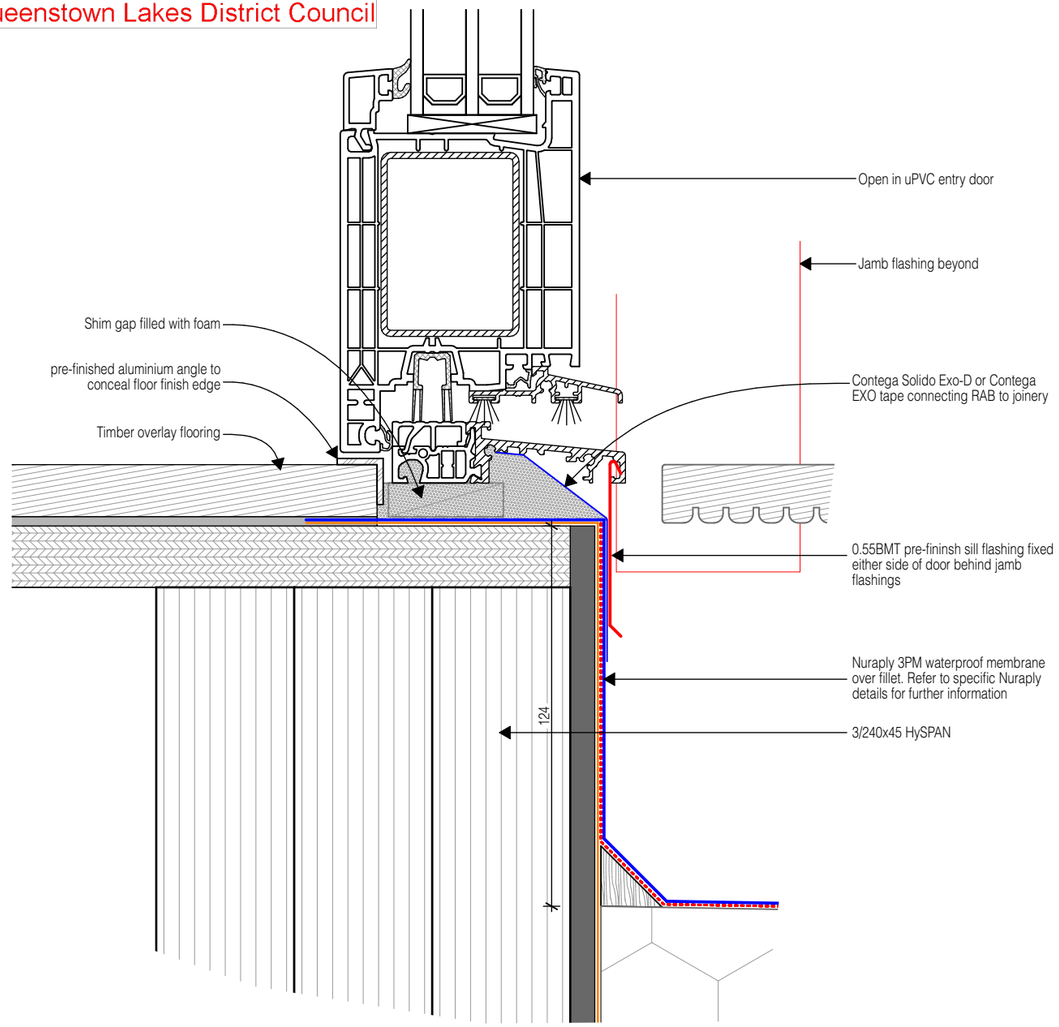
Drawing Title 1:2 @A3

Sliding door sill detail - PM

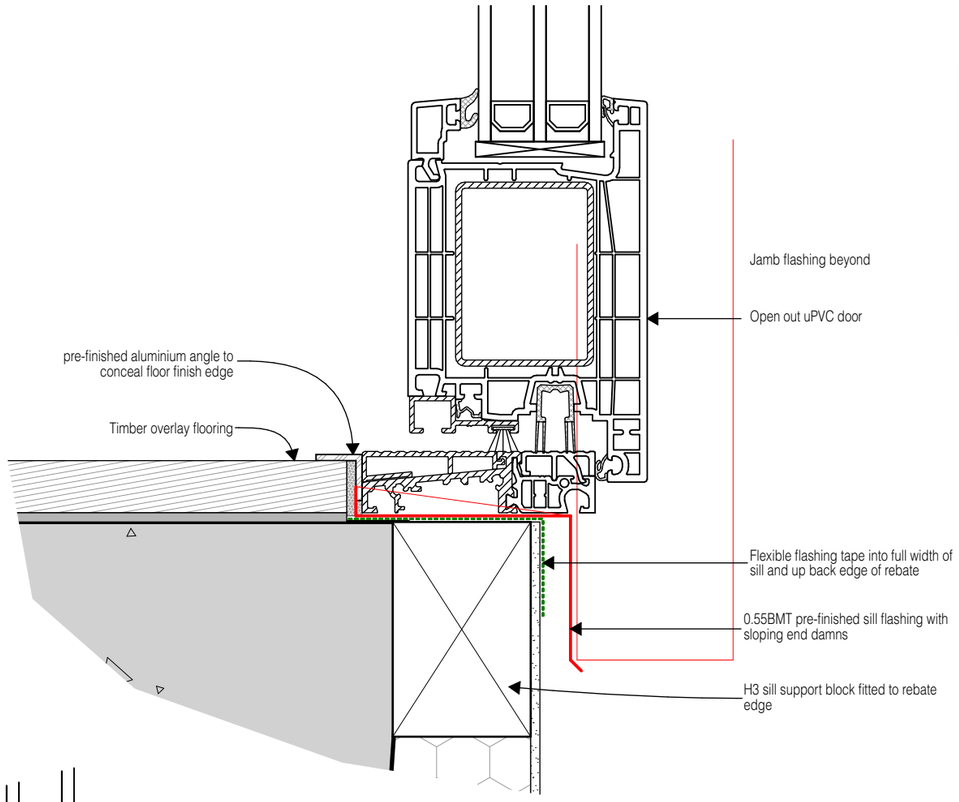
Revision	Print Date	Drawing Number
	16/11/2026	**426**

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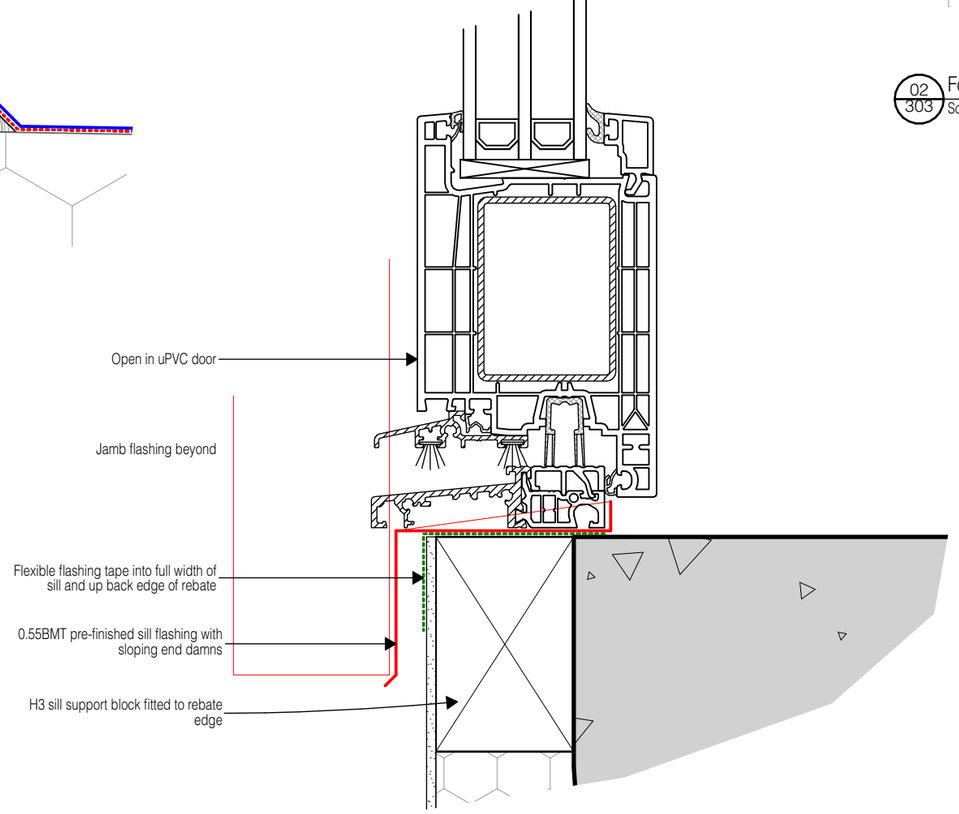
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01/304 Entry door sill - VB
Scale 1:2 @ A3



02/303 Foyer door sill - PM
Scale 1:2 @ A3



03/203 Shed door sill - PM
Scale 1:2 @ A3

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ARCHITECTURAL SOLUTIONS

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LICENSED BUILDING PRACTITIONER
BUILDING CONFIDENCE

Consultants:

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

BUILDING CONSENT APPLICATION

Aubrey Road House

749 Aubrey Road, Wānaka

Client: Annika & Steve
Project: **2504**

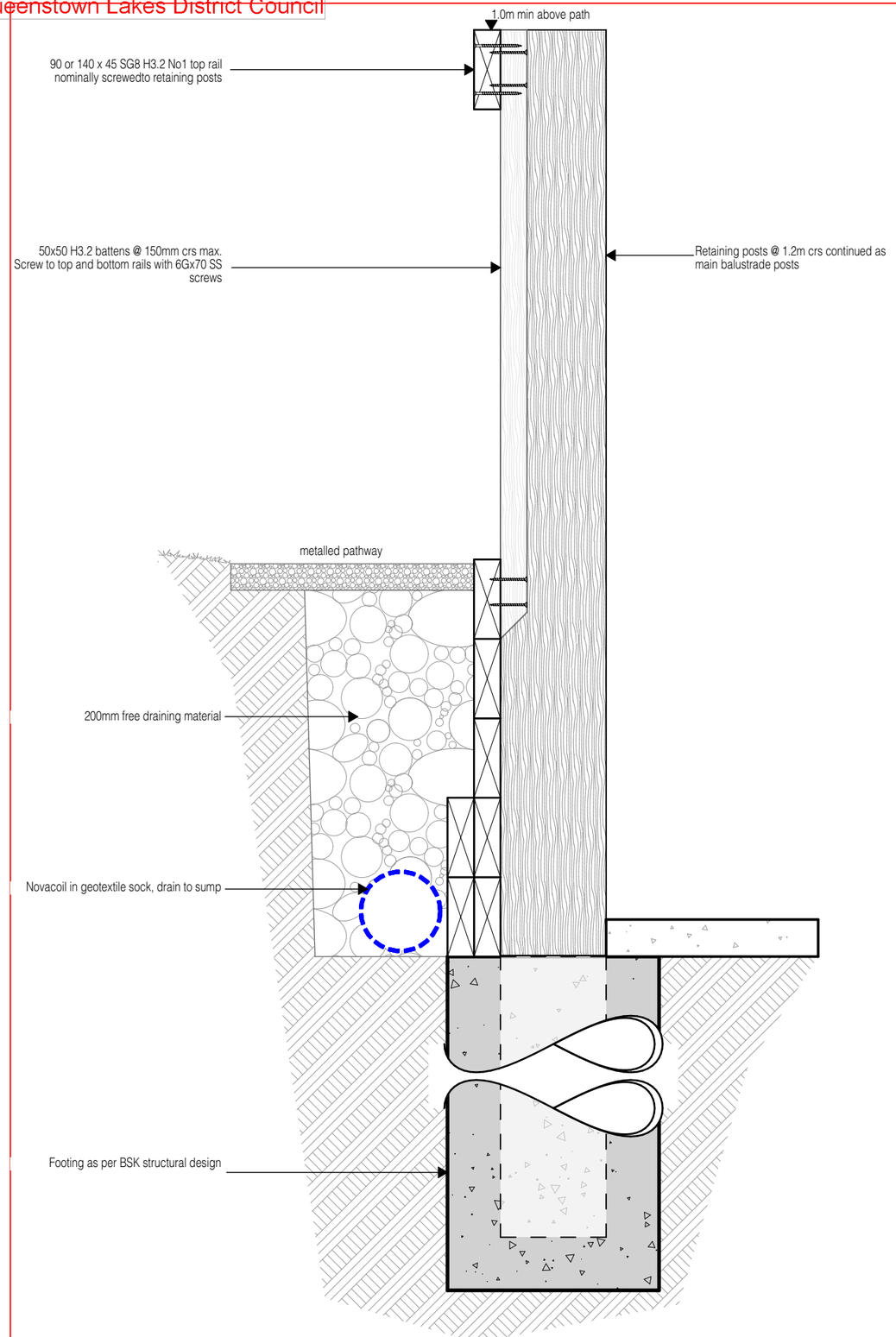
Drawing Title 1:2 @A3

Hinged door sills

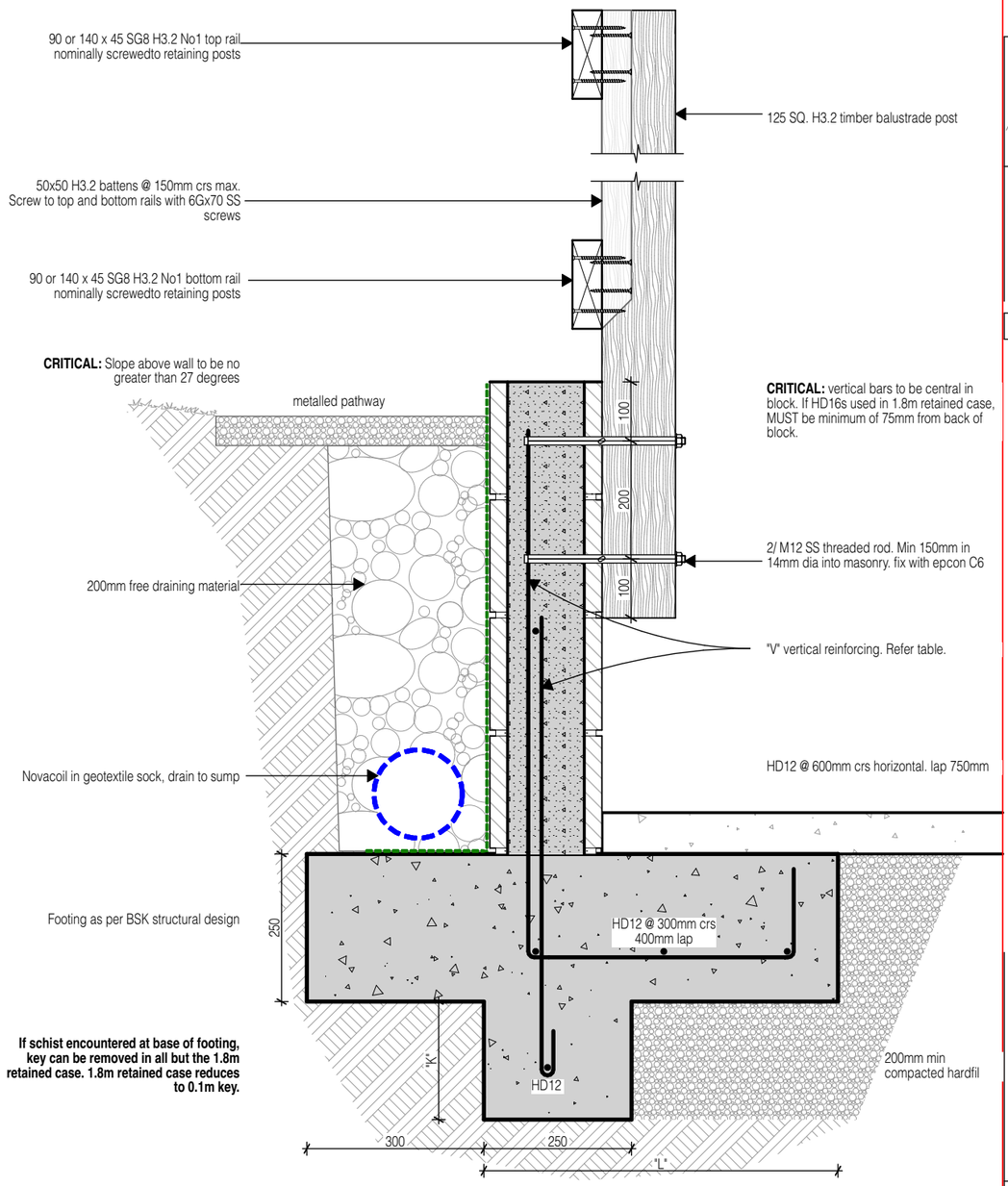
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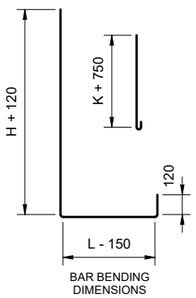


01 Typical Pole retaining wall
Scale 1:10 @ A3



02 Typical Masonry block retaining wall
Scale 1:10 @ A3

If schist encountered at base of footing, key can be removed in all but the 1.8m retained case. 1.8m retained case reduces to 0.1m key.



BAR BENDING DIMENSIONS

RETAINING HEIGHT "H1"	FOOTING WIDTH "L"	KEY DEPTH "K"	HEEL LENGTH "H2"	VERTICAL REINFORCEMENT "V"
0.6m	0.6m	-	0.3m	HD12s @ 600mm
1.2m	1.4m	0.2m	0.3m	HD12s @ 200mm OR HD16s @ 400mm
1.8m	2.1m	0.4m	0.3m	HD16s @ 400mm with 75mm cover to back of block OR HD20s @ 400mm

Walls between 1.2 and 1.8m in height MUST be 25 series

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Detail by BSK Consulting Engineers

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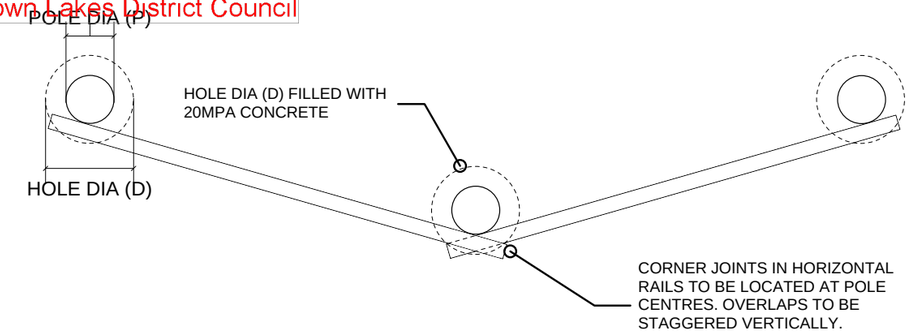
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Engineered retaining wall details

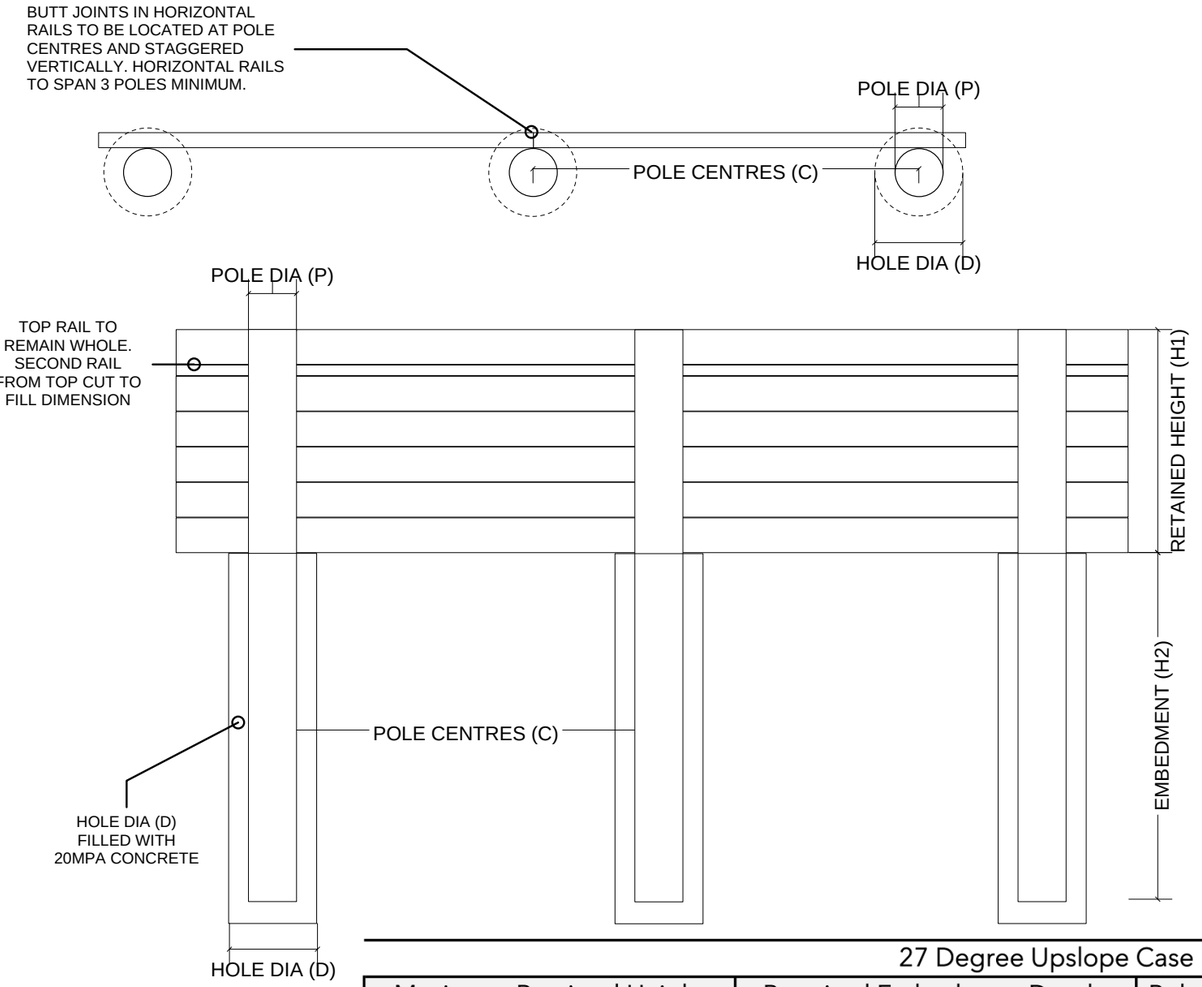
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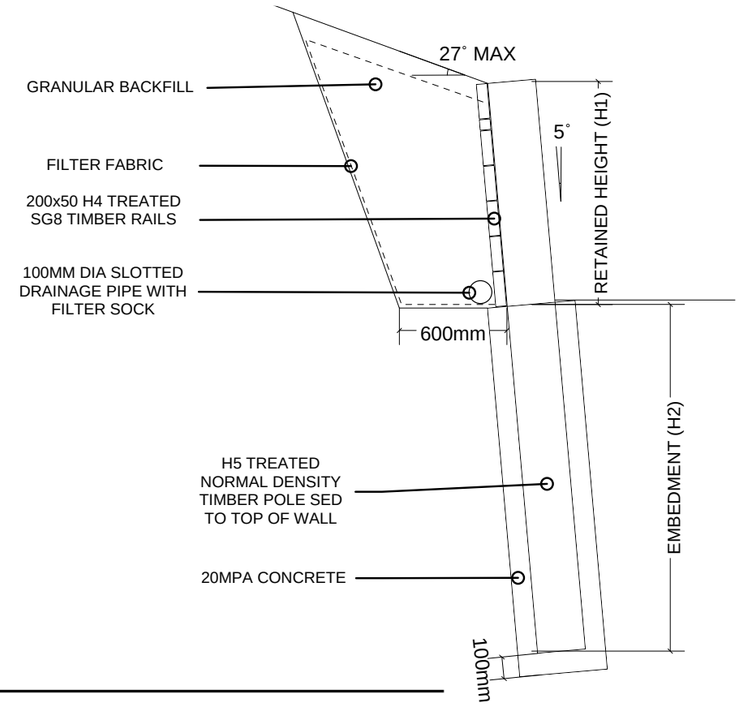


TYPICAL PLAN
DETAIL - CORNER
NOT TO SCALE



NOTES

POLES TO BE INSTALLED WITH THEIR SMALL END DIAMETERS AT THE TOP OF THE WALL.
SET ALL POLES WITH A 1:10 BACKSLOPES (100mm PER METRE).
USE 200x50 H4 SG8 RAILS BEHIND THE POLES. STAGGER THE JOINTS IN THE RAILS AND USE LENGTHS TO SPAN A MINIMUM OF 3x POLE SPACING. RAILS FIXED TO POLES WITH 2x3.75MM FH GALVANISED NAILS. DOUBLE RAILS PROGRESSIVELY NAILED.
ANY CUTTING OF POLES OR RAILS IS TO BE GENEROUSLY COATED WITH A CONCENTRATED SOLUTION OF COPPER NAPHTHALENE ENSEAL OR EQUIVALENT CONCENTRATED PRESERVATIVE.
ALL CONCRETE TO BE 20MPa AT 28 DAYS.
ALLOW ADEQUATE TIME FOR CONCETE CURING PRIOR TO BACKFILLING.
IT IS RECOMMENDED THAT A FILTER FABRIC (E.G. BIDIM A14 OR EQUIVALENT) IS USED AS A SEPARATION LAYER BETWEEN THE DRAINAGE MATERIAL AND THE BACKFILLING. WRAP OVER THE TOP OF THE DRAINAGE MATERIAL AT THE TOP BEFORE PLACING TOPSOIL OR PAVEMENTS. PLACE 100mm TOPSOIL OVER BACKFILLING.
SLOTTED PIPE TO BE FILTER FABRIC WRAPPED AND PLACED AT BASE OF WALL CONNECTED AND DRAINING INTO STORMWATER SOAKAGE.
DRAINAGE MATERIAL TO BE CLEAN 5-40mm GRAVEL OR PUMICE WITH LOW FINES. MATERIAL TO BE COMPACTED AS PER ENGINEERS SPECIFICATION.
POLES SHALL BE INSTALLED AS SOON AS POSSIBLE AFTER EXCAVATION CONCRETE SHALL BE PLACED UNDER AND AROUND POLES. ALLOWANCE SHALL BE MADE IN POSITIONING AUGERED HOLES FOR THE SLOPE OF THE WALL AND FOR CONCRETE SURROUND TO POLES. POLES SHALL BE TEMPORARILY PROPPED AND PROTECTED AGAINST DISTURBANCE UNTIL CURING OCCURS.
TIMBER RAILS TO HAVE A 45 DEGREE CHAMFER (10MM IN LENGTH) ON VISIBLE SIDE.



27 Degree Upslope Case

Maximum Retained Height	Required Embedment Depth	Pole Diameter	Hole Diameter	Hole Centres
1.8m	2.9m	225mm	450mm	1.2m
1.5m	2.4m	200mm		
1.2m	2.0m	150mm		
0.9m	1.5m	125mm		
0.6m	1.0m	100mm		

Lagging to be 200 x 50 SG8, H4 treated. 2x boards required when retained height exceeds 1.0m.

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Detail by BSK Consulting Engineers. Retaining posts may be installed vertically.

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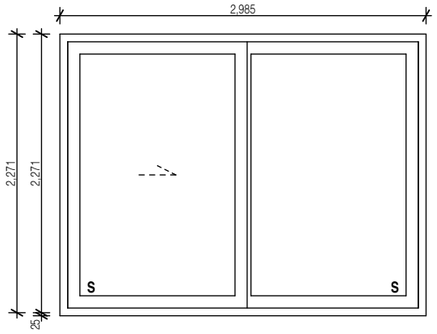
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Engineering details

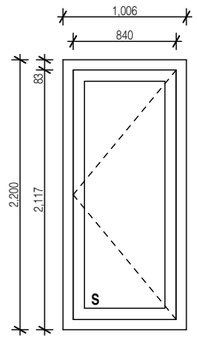
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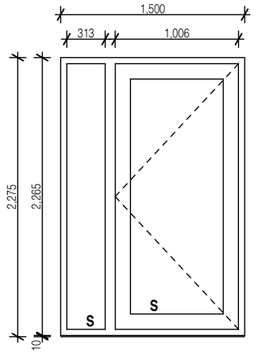
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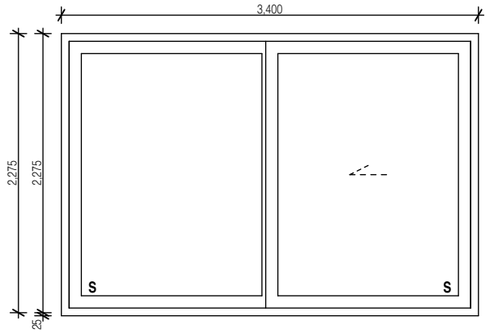
D0.01
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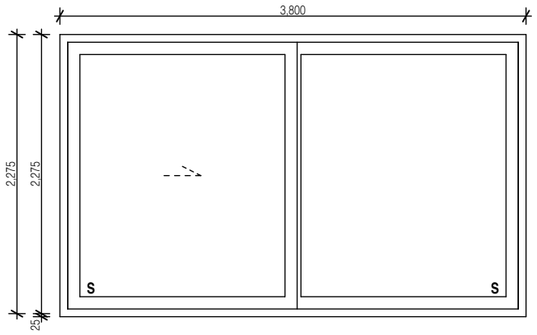
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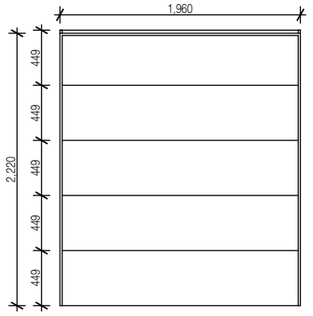
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ENTRY



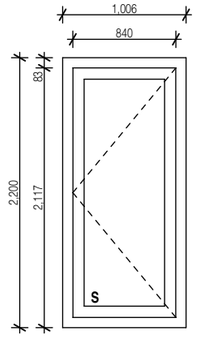
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DINING - DECK



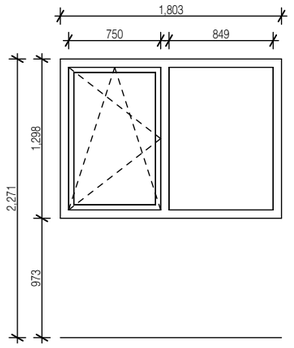
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DINING - BBQ



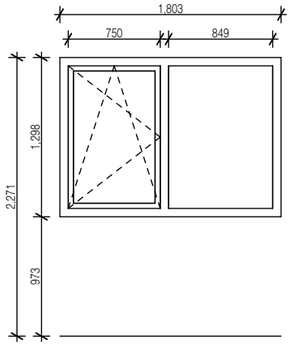
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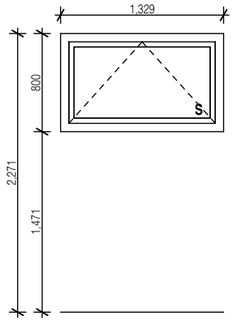
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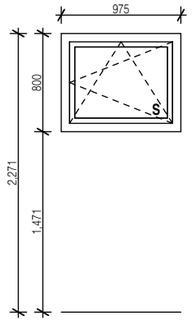
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BEDROOM 2



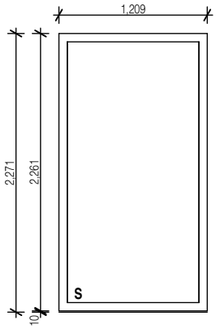
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BEDROOM 1



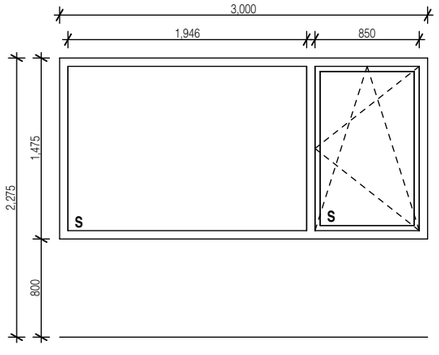
W0.03
BATHROOM
Micro cement to all reveals



W0.04
EN-SUITE - SHOWER
Micro cement to all reveals



W0.05
MASTER BEDROOM



W1.01
KITCHEN - WNDOW SEAT

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S Safety glass to NZS4223

ALL JOINERY UNITS ARE VIEWED FROM INSIDE. HINGE SIDE OF UNITS DENOTED BY DOUBLE LINE/ BASE OF OPENING TRIANGLE.

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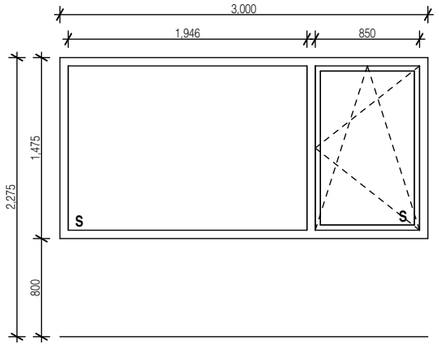
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External joinery schedule

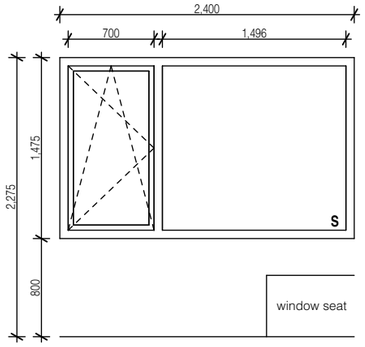
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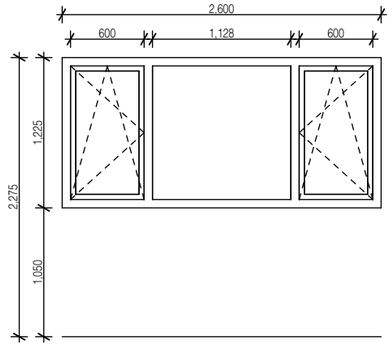
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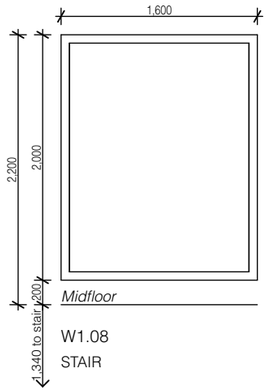
W1.02
LIVING ROOM - WNDOW SEAT



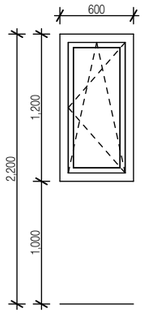
W1.03
LIVING ROOM - WNDOW SEAT
Restrictor stays



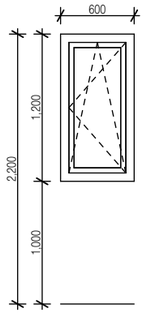
W1.05
KITCHEN



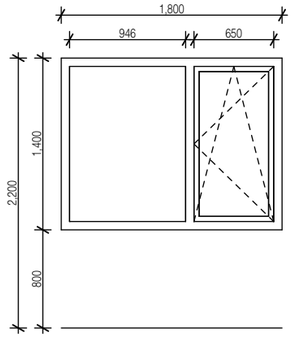
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STAIR



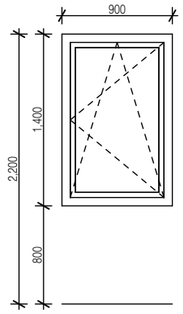
W1.09
POWDER ROOM



W1.10
OFFICE NOOK



W1.12
RUMPUS ROOM
Restrictor stays



W1.13
RUMPUS ROOM
Restrictor stays

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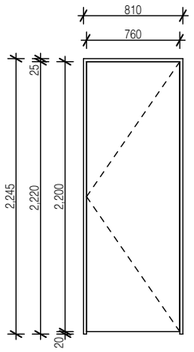
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External joinery schedule

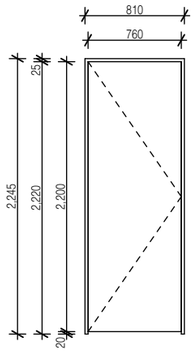
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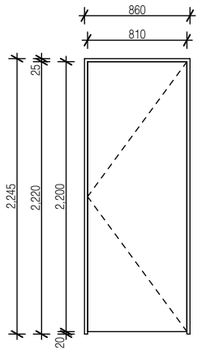
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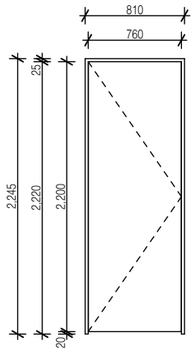
DI.01
BEDROOM 2



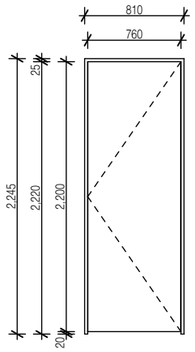
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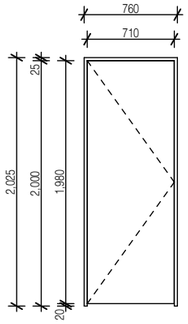
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BEDROOM



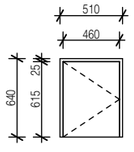
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EN-SUITE



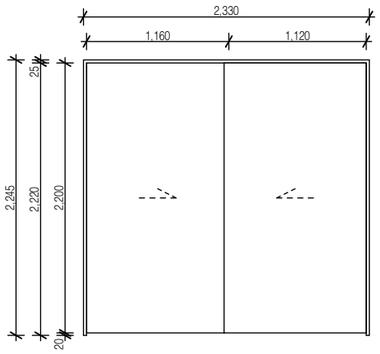
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BATHROOM



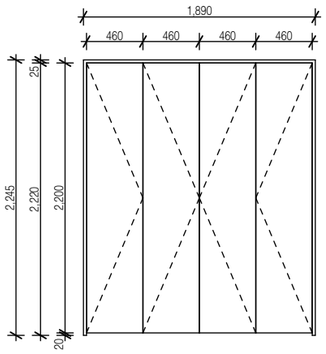
DI.06
STORAGE
SHED



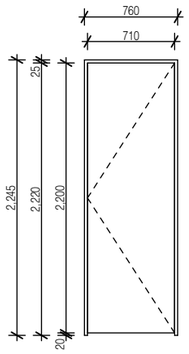
DI.09
STAIR
STORAGE



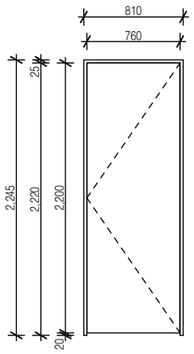
DI.10
STORAGE



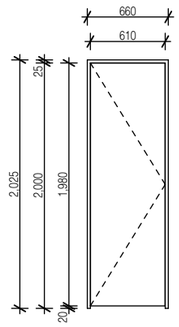
DI.11
LAUNDRY



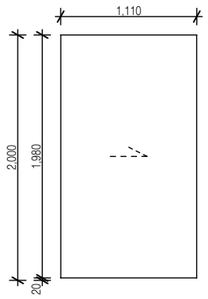
DI1.01
POWDER
ROOM



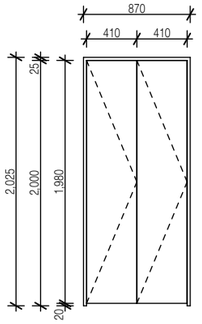
DI1.02
RUMPUS
ROOM



DI1.03
RUMPUS
STORE
Flush handle



DI1.04
OFFICE
NOOK
Barn slider



DI1.05
ENTRY
STORE

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General Notes

01. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
02. All drawings to be read in conjunction with engineers drawings & report.
03. Refer to written notations. Do not scale off drawings.
04. Contractor to check all dimensions and verify all levels on site before commencing work. Any discrepancies to be reported to SD for clarification.

ALL JOINERY UNITS ARE VIEWED FROM INSIDE. HINGE SIDE OF UNITS DENOTED BY DOUBLE LINE/ BASE OF OPENING TRIANGLE.

LICENSED BUILDING PRACTITIONER *BUILDING CONFIDENCE*

Consultants:

No.	Revision	Date

Design: Southern Draught Ltd Drawn: D. Thomson

BUILDING CONSENT APPLICATION

Aubrey Road House

749 Aubrey Road, Wānaka

Client: Annika & Steve
Project: **2504**

Drawing Title 1:50 @A3

Internal door schedule

Revision	Print Date	Drawing Number
	16/11/2026	**503**

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