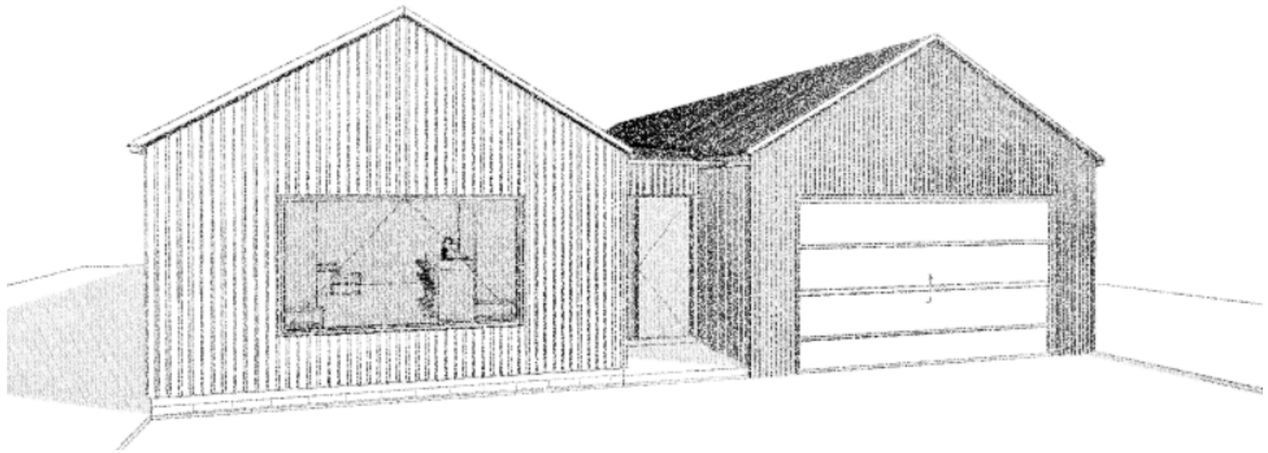


Lot 57 Stage 18 Northlake - New Build

Layout	Rev	Sheet Name
Working Drawings		
		Cover Page
A1 Plans		
A101		Site Plan
A102		Ground Floor Plan
A103		Ground Floor Foundation Plan
A104		Ground Floor Plumbing Plan
A105		Ground Floor Bracing Plan
A106		Bracing Calculations
A107		Roof Plan
A108		Roof Framing Plan
A2 Sections		
A201		Sections
A202		Sections
A3 Elevations		
A301		Elevations
A302		Elevations
A4 Details		
A401		Details
A402		Details
A403		Details
A404		Details
A405		Details
A406		Details
A407		Details
A408		Details
A409		Details
A410		Details
A411		Details
A412		Slab Details
A413		Slab Details
A5 Schedules		
A501		Doors Schedule
A502		External Windows Schedule

TMS Architectural Design
027 443 2133
tessa@tmsequestrian.com

Parcel ID: 193870
Appellation: Lot 57 DP 627497

Location: 30 Craigroy Crescent, Wanaka

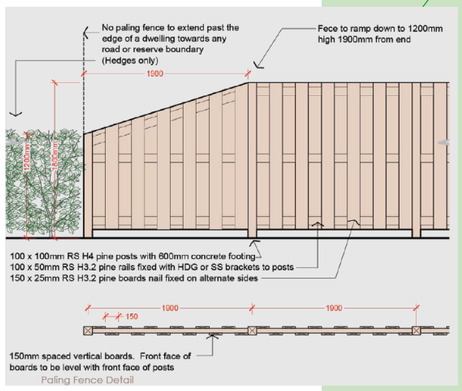
Climate Zone: 6
Earthquake Zone: Zone 3
Exposure Zone: Zone B
Rainfall Range: 20-30
Wind Region: A
Wind Zone: High

Notes:

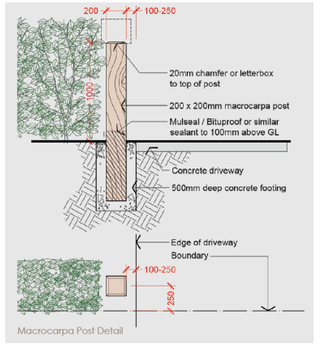
FFL +225mm above NGL (confirm NGL onsite)
FFL and GL to be confirmed onsite with the owners.

Building Footprint 194.73 m2
Section Area 604 m2

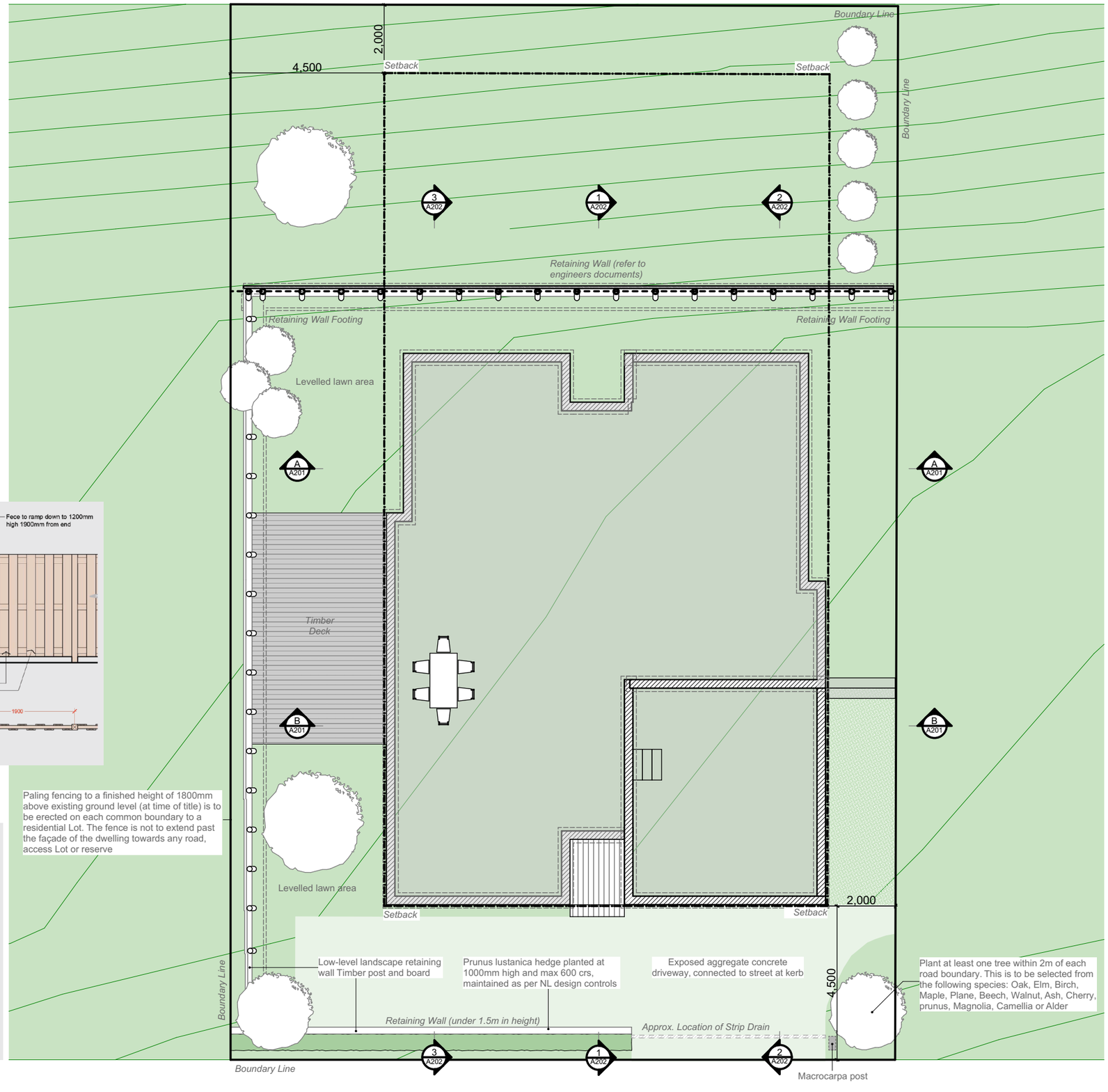
Building 32% of total site area
Permeable surface 300m2 = 49%



Paling Fence Detail



Macrocarpa Post Detail



1 Site Plan 1:125

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners
-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

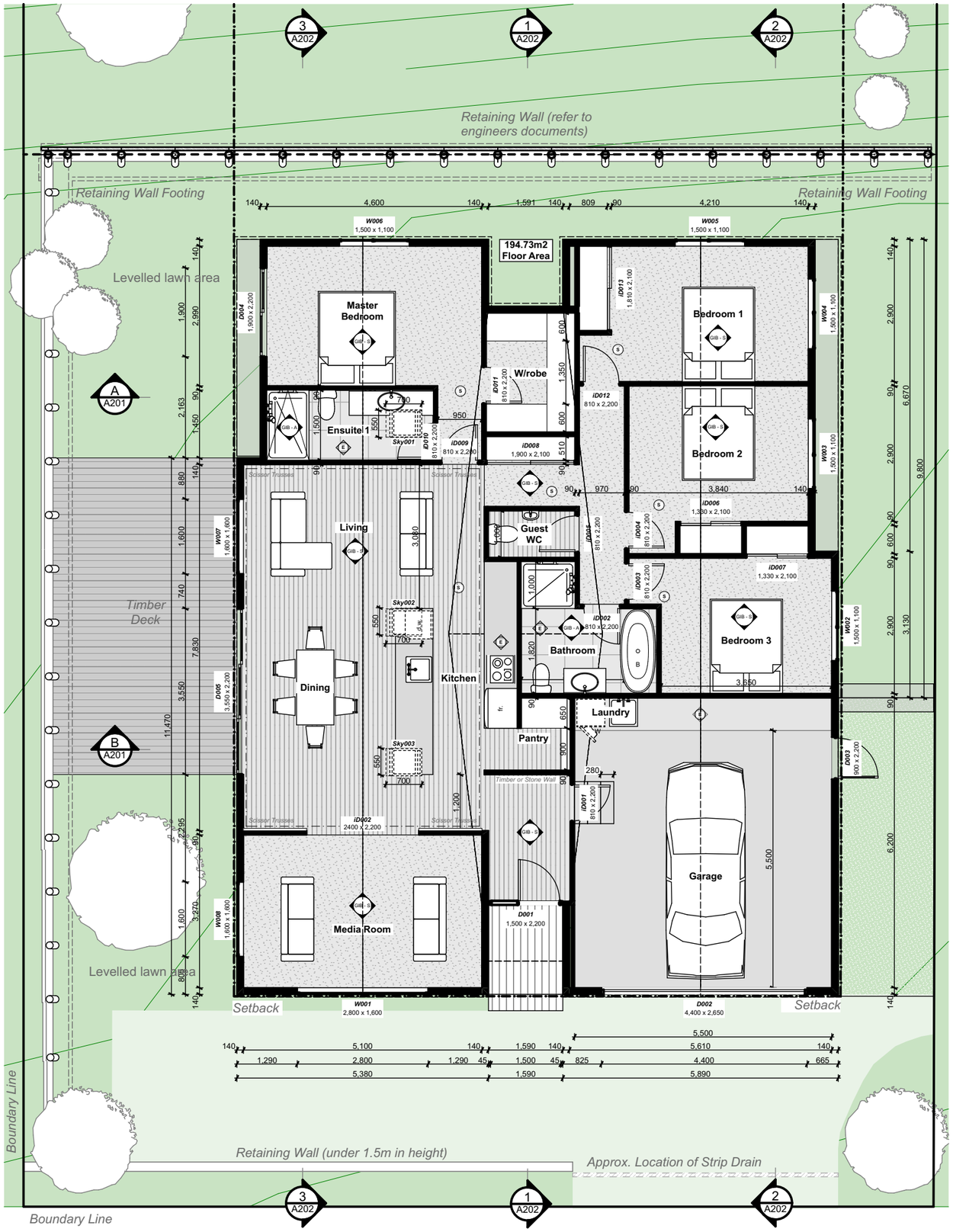
Drawing Title:
Site Plan

Project Name:
Northlake New Build

Revision #:

Drawing #:
A101

D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4.pln



Bathrooms and Toilets:

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

Selected tiles over ARDEX WPM001 or similar waterproofing membrane over 13mm GIB Aqualine - to bathrooms

Carpet

Tiles

Strata hybrid flooring

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

Smoke Alarms: S

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

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

Glazing:
All glazing shall comply with NZS 4223.

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

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

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

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

Timber framing:
External wall framing to North and South - 140 x 45 H1.2 SG8 @600 CRS, dwangs @ 800 CRS. All internal wall framing should be 90 x 45 H1.2 SG8 @600 CRS, dwangs @800 CRS. All other framing timber (including floor, roof) Shall have a minimum grade of SG8 unless otherwise stated. 140 x 45 H1.2 SG8 @300crs to external stud walls up to 4.2m (Gable ends).

-Double top plate to the whole perimeter of building

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

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

GIB - A — GIB Aqualine Plasterboard wall lining

GIB - S — Standard Plasterboard wall lining

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners

-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

Drawing Title:
Ground Floor Plan

Project Name:
Northlake New Build

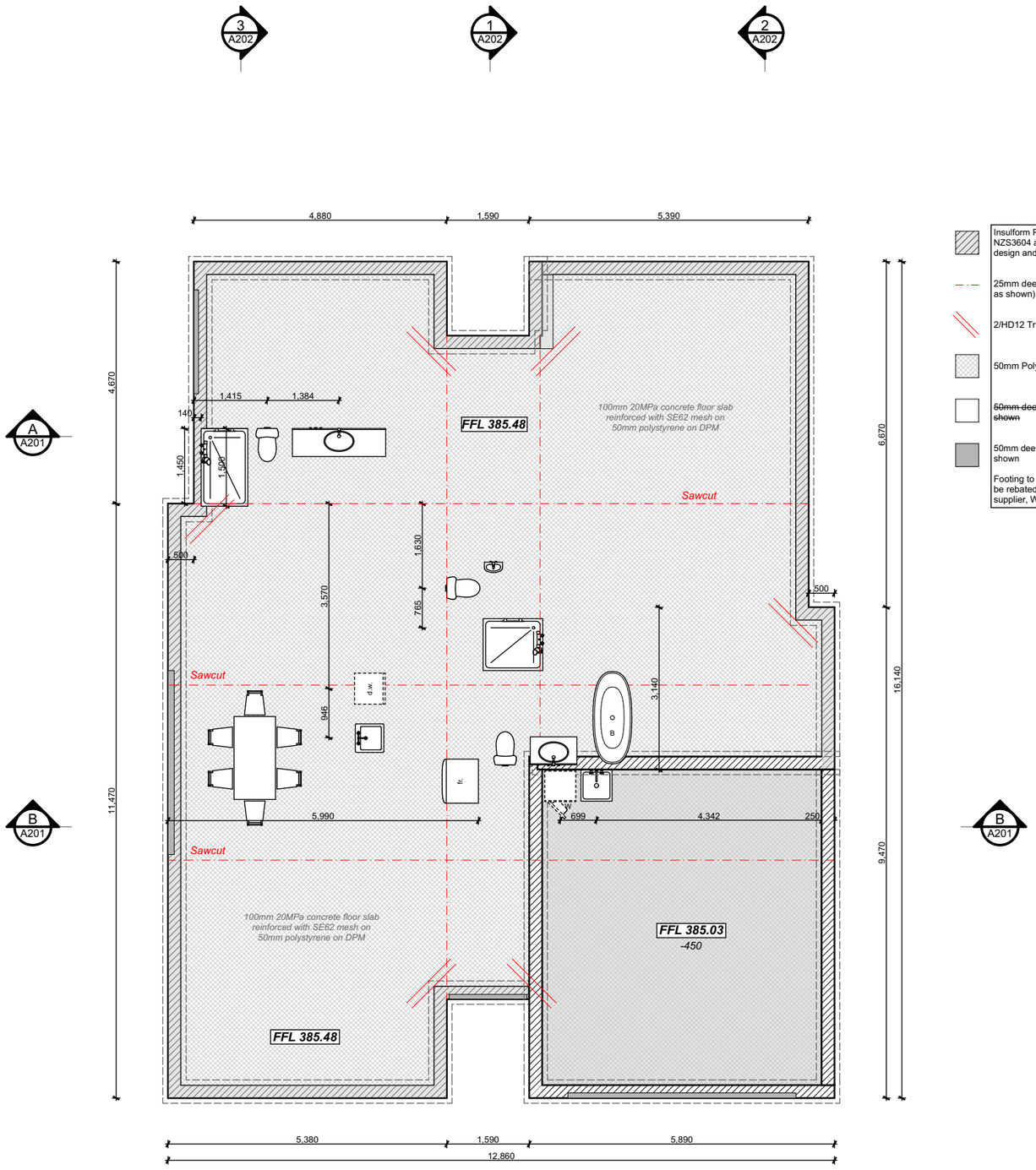
Revision #:

Drawing #:
A102

D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept12.6.4.pln

1 Ground Floor Plan 1:100

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*



Insulform Poly Block Foundation Wall as per NZS3604 and Insulform manufacturers design and details.

25mm deep concrete control joint (sawcuts as shown)

2/HD12 Trimming bars as shown

50mm Polystyrene - as shown

~~50mm deep rebate for tiled shower - as shown~~

50mm deep rebate to external doors - as shown

Footing to all exterior window and doors to be rebated, confirm size wih joinery supplier, WANZ bar to base of all doors.

1 Ground Floor Foundation Plan 1:100

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners
-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

Drawing Title:
Ground Floor Foundation Plan

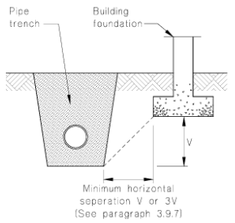
Project Name:
Northlake New Build

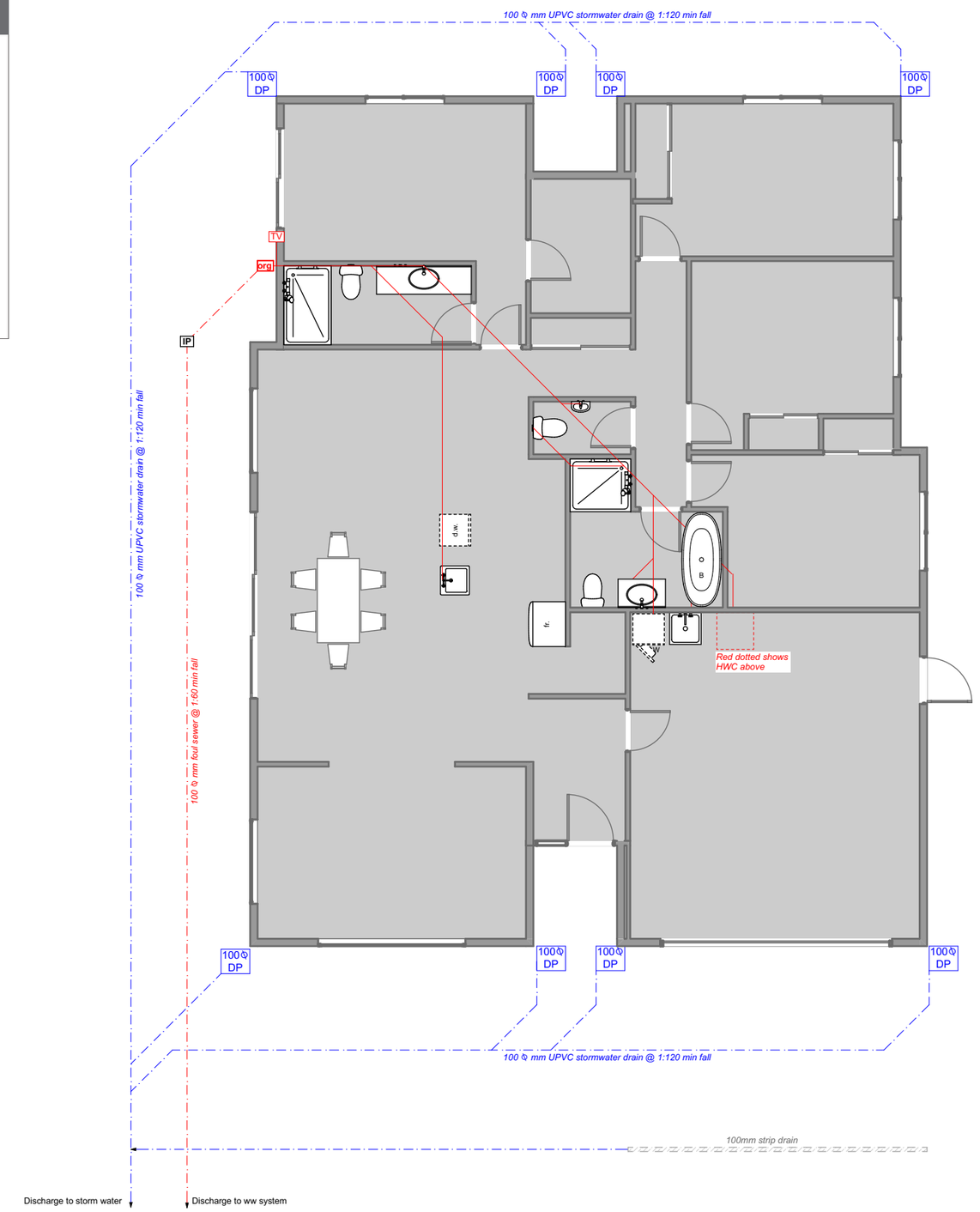
Revision #:

Drawing #:
A103

D:\TSIOneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4.pln

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





Fixture Legend

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

Note: FGL 100mm min below top of all ORG

AS/NZ 3500.3.2021 Stormwater
AS/NZ 3500.2.2021 Sewer

Foul water

Storm water

1 Ground Floor Plumbing Plan 1:100

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road,
Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners
-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18,
Northlake,
Wanaka, 9305

Drawing Title:
Ground Floor Plumbing Plan

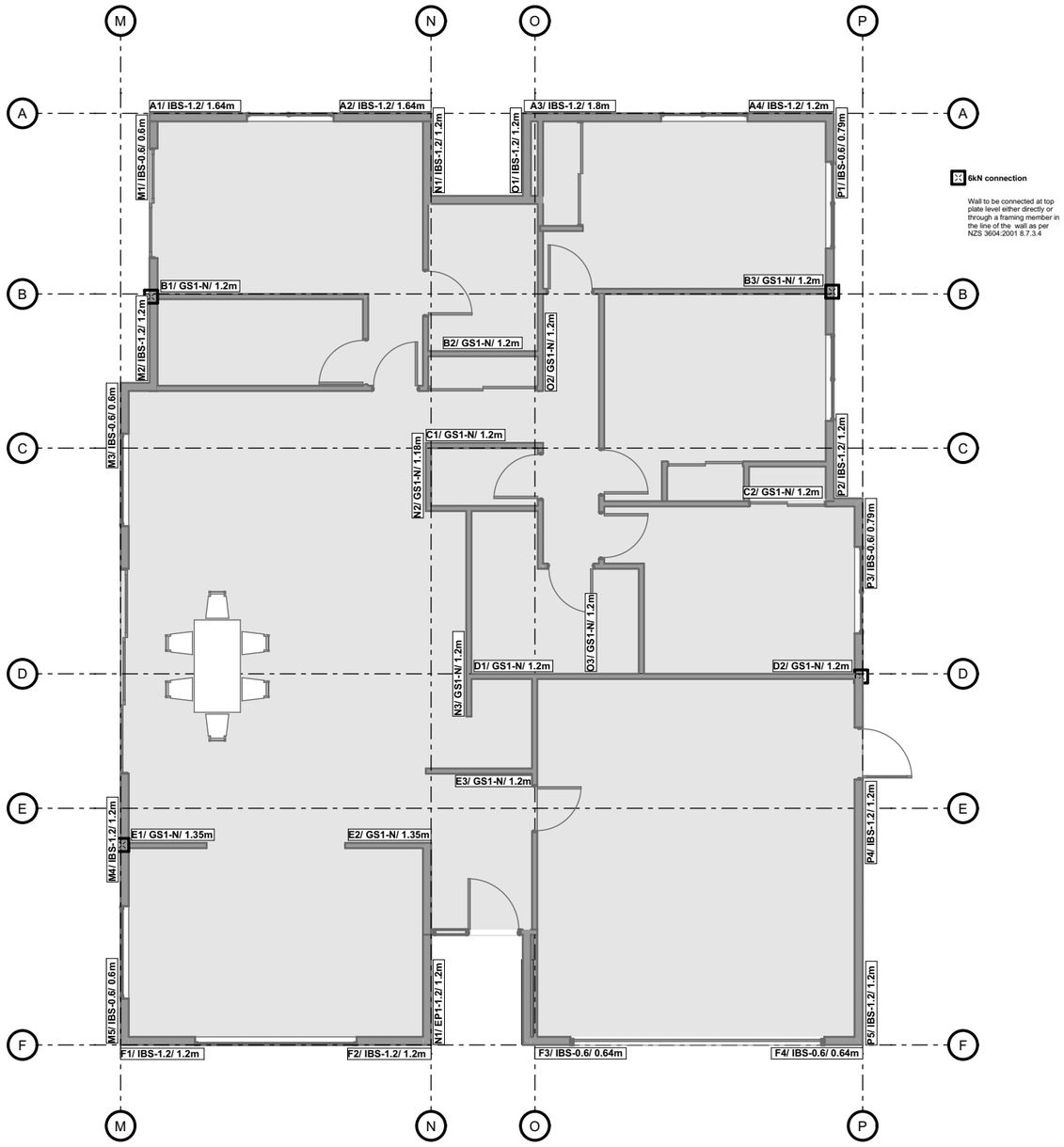
Project Name:
Northlake New Build

Revision #:

Drawing #:
A104

D:\TSOneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4.pln

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*



1 Ground Floor Bracing Plan 1:100

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road,
Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners
-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18,
Northlake,
Wanaka, 9305

Drawing Title:
Ground Floor Bracing Plan

Project Name:
Northlake New Build

Revision #:

Drawing #:
A105

D:\TSIOneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57 - Stage 18 Northlake - Concept 2.6.4.pln

GIB EzyBrace® Bracing Software

Demand Calculation Sheet

Job Details

Name:	Ben King
Street and Number:	
Lot and DP Number:	Lot 57 Stage 18 North Lake
City/Town/District:	Wanaka
Designer:	Tessa Silcock
Company:	TMS Architectural Design
Date:	01 October 2026

Building Specification

Number of Storeys	1
Floor Loading	2 kPa
Foundation Type	Slab
	Single
Cladding Weight	Light
Roof Weight	Light
Room in Roof Space	0 to 12.5%
Roof Pitch (degrees)	30
Roof Height above Eaves (m)	1.7
Building Height to Apex (m)	4.4
Ground to Lower Floor (m)	0.305
Average Stud Height (m)	2.45
Building Length (m)	16.140
Building Width (m)	12.860
Building Plan Area (m²)	194.73

Building Location

Wind Zone = High

Earthquake Zone 3

Soil Type D & E (Deep to Very Soft)

Annual Prob. of Exceedance: 1 in 500 (Default)

Bracing Units required for Wind

	Along	Across
Single Level	**643**	**687**

Bracing Units required for Earthquake

	Along & Across
Single Level	**1252**

GIB EzyBrace® Bracing Software

Single Level Along Resistance Sheet

Job Name: Ben King

									Wind	EQ
									Demand	
									643	1252
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	2058 320%	1734 139%
a	1	1.64	0	2.45	IBS-1.2	IBS Rigid Rap	214	172		
	2	1.64	0	2.45	IBS-1.2	IBS Rigid Rap	214	172		
	3	1.80	0	2.45	IBS-1.2	IBS Rigid Rap	235	189		
	4	1.20	0	2.45	IBS-1.2	IBS Rigid Rap	156	126		
	External Length = 11.86								818 OK	658 OK
b	1	1.20	0	2.45	GS1-N	GIB®	81	71		
	2	1.20	0	2.45	GS1-N	GIB®	81	71		
	3	1.20	0	2.45	GS1-N	GIB®	81	71		
									243 OK	212 OK
c	1	1.20	0	2.45	GS1-N	GIB®	81	71		
	2	1.20	0	2.45	GS1-N	GIB®	81	71		
									162 OK	141 OK
d	1	1.20	0	2.45	GS1-N	GIB®	81	71		
	2	1.20	0	2.45	GS1-N	GIB®	81	71		
									162 OK	141 OK
e	1	1.35	0	2.45	GS1-N	GIB®	91	79		
	2	1.35	0	2.45	GS1-N	GIB®	91	79		
	3	1.20	0	2.45	GS1-N	GIB®	81	71		
									264 OK	229 OK
f	1	1.20	0	2.45	IBS-1.2	IBS Rigid Rap	156	126		
	2	1.20	0	2.45	IBS-1.2	IBS Rigid Rap	156	126		
	3	0.64	0	2.45	IBS-0.6	IBS Rigid Rap	48	51		
	4	0.64	0	2.45	IBS-0.6	IBS Rigid Rap	48	51		
	External Length = 11.86								408 OK	353 OK

GIB EzyBrace® Bracing Software

Single Level Across Resistance Sheet

Job Name: Ben King

									Wind	EQ
									Demand	
									687	1252
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1780 259%	1553 124%
m	1	0.60	0	2.45	IBS-0.6	IBS Rigid Rap	45	48		
	2	1.20	0	2.45	IBS-1.2	IBS Rigid Rap	156	126		
	3	0.60	0	2.45	IBS-0.6	IBS Rigid Rap	45	48		
	4	1.20	0	2.45	IBS-1.2	IBS Rigid Rap	156	126		
	5	0.60	0	2.45	IBS-0.6	IBS Rigid Rap	45	48		
	External Length = 16.14								447 OK	394 OK
n	1	1.20	0	2.45	IBS-1.2	IBS Rigid Rap	156	126		
	2	1.18	0	2.45	GS1-N	GIB®	79	69		
	3	1.20	0	2.45	GS1-N	GIB®	81	71		
	4	1.20	0	2.45	IBS-1.2	IBS Rigid Rap	156	126		
	External Length = 3								473 OK	391 OK
o	1	1.20	0	2.45	EP1-0.6	ECOLPY	112	123		
	2	1.20	0	2.45	GS1-N	GIB®	81	71		
	3	1.20	0	2.45	GS1-N	GIB®	81	71		
	4	1.20	0	2.45	IBS-1.2	IBS Rigid Rap	156	126		
	External Length = 3								430 OK	390 OK
p	1	0.79	0	2.45	IBS-0.6	IBS Rigid Rap	59	63		
	2	1.20	0	2.45	IBS-1.2	IBS Rigid Rap	156	126		
	3	0.79	0	2.45	IBS-0.6	IBS Rigid Rap	59	63		
	5	1.20	0	2.45	IBS-1.2	IBS Rigid Rap	156	126		
	External Length = 16.14								430 OK	377 OK

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners
-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

Drawing Title:
Bracing Calculations

Project Name:
Northlake New Build

Revision #:

Drawing #:
A106

D:\TSO\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4.pln

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

Note:

125mm half round gutters

Downpipes - Colorsteel downpipes to match roof and walls

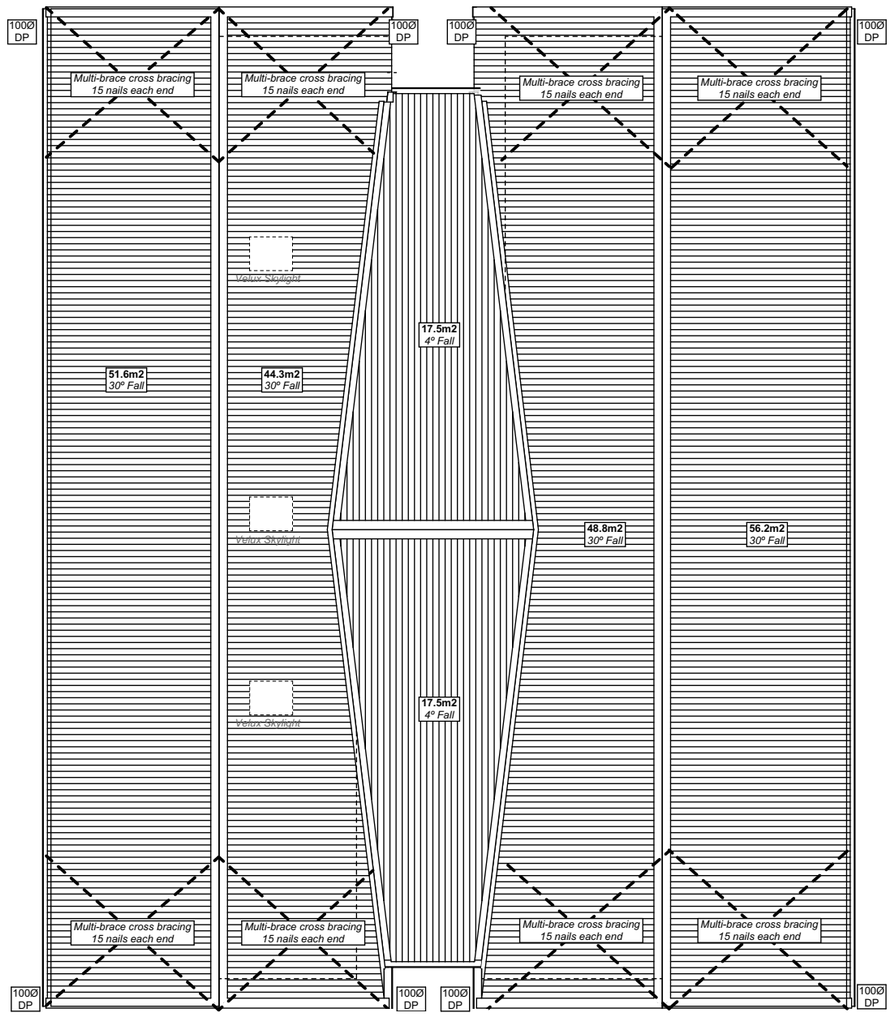
Colorsteel, gutter and NO fascia

194.73m2 roof area

Eaves:

No eave to roof

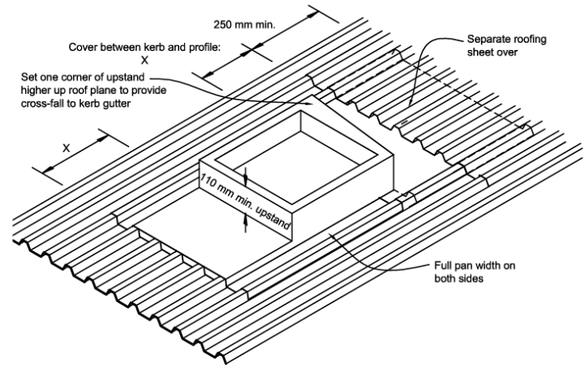
Purlins:
70 x 45 H1.2 Purlins @ 800 crs fixed with 1 / 10g self-drilling screw, 80 mm long



1 Roof Plan 1:100

Figure 8.4.12.3C: Soaker flashing for other penetrations

Paragraph 8.4.12.3 and Table 4.5.1.1

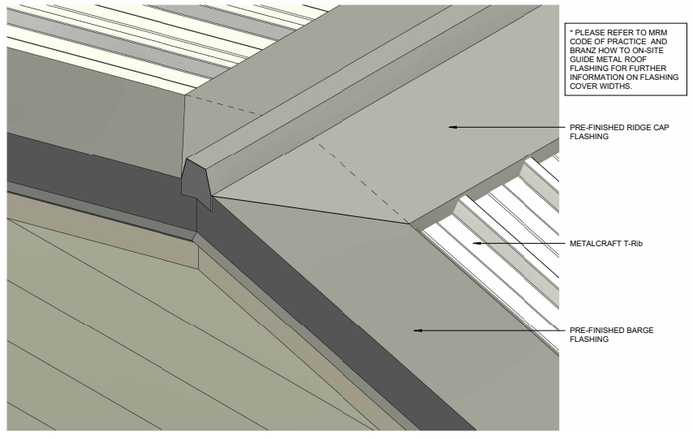


Notes:

(1) This detail is suitable for penetrations up to 1200 mm wide.

(2) This detail is suitable only for *roof* pitches of 10° or more.

(3) For dimension X, refer to Table 4.5.1.1.



2 3D Ridge to Barge Junction 1:5

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners
-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

Drawing Title:
Roof Plan

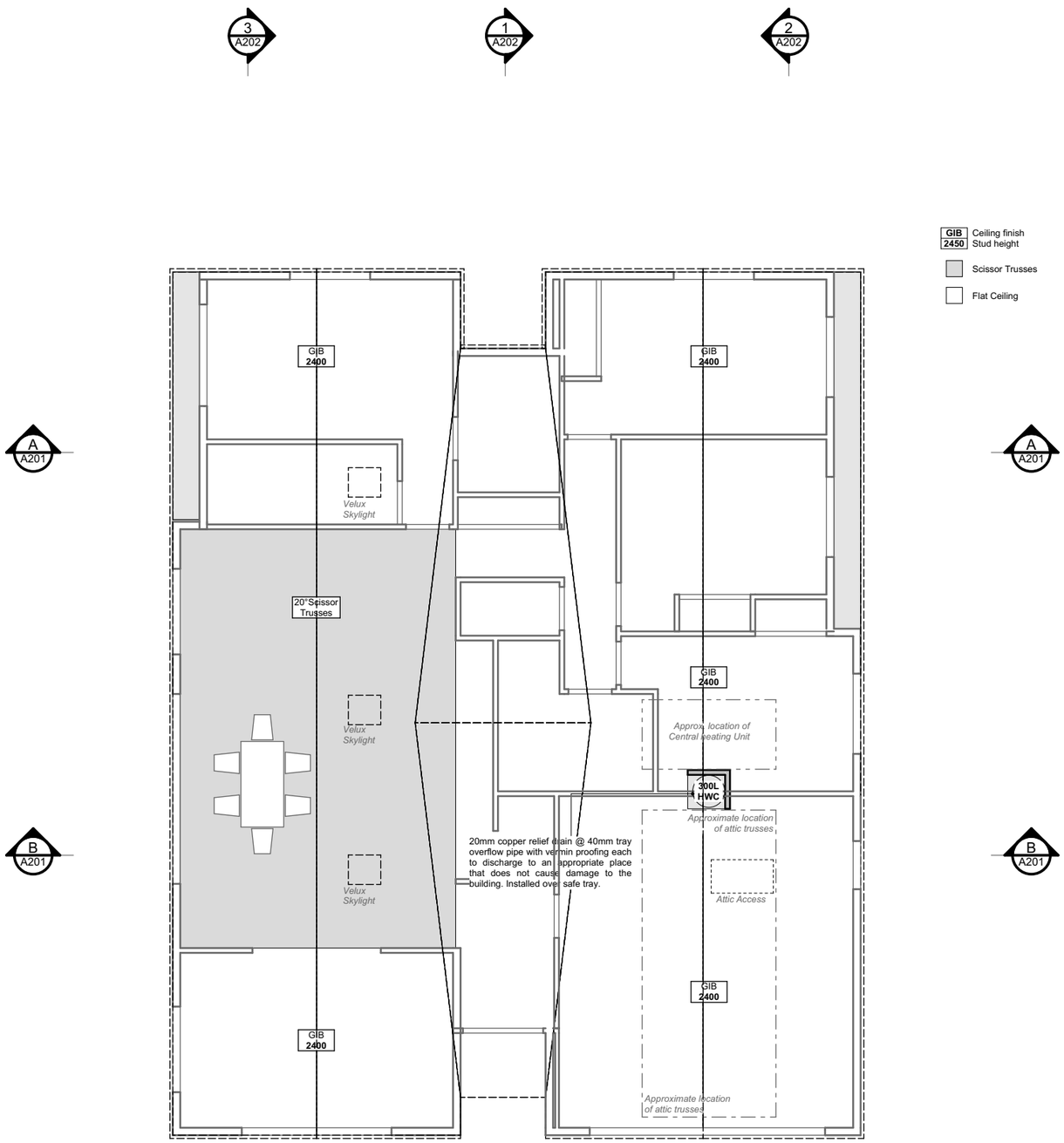
Project Name:
Northlake New Build

Revision #:

Drawing #:
A107

D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4.pln

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*



1 Ground Floor Roof Framing 1:100

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road,
Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners

-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18,
Northlake,
Wanaka, 9305

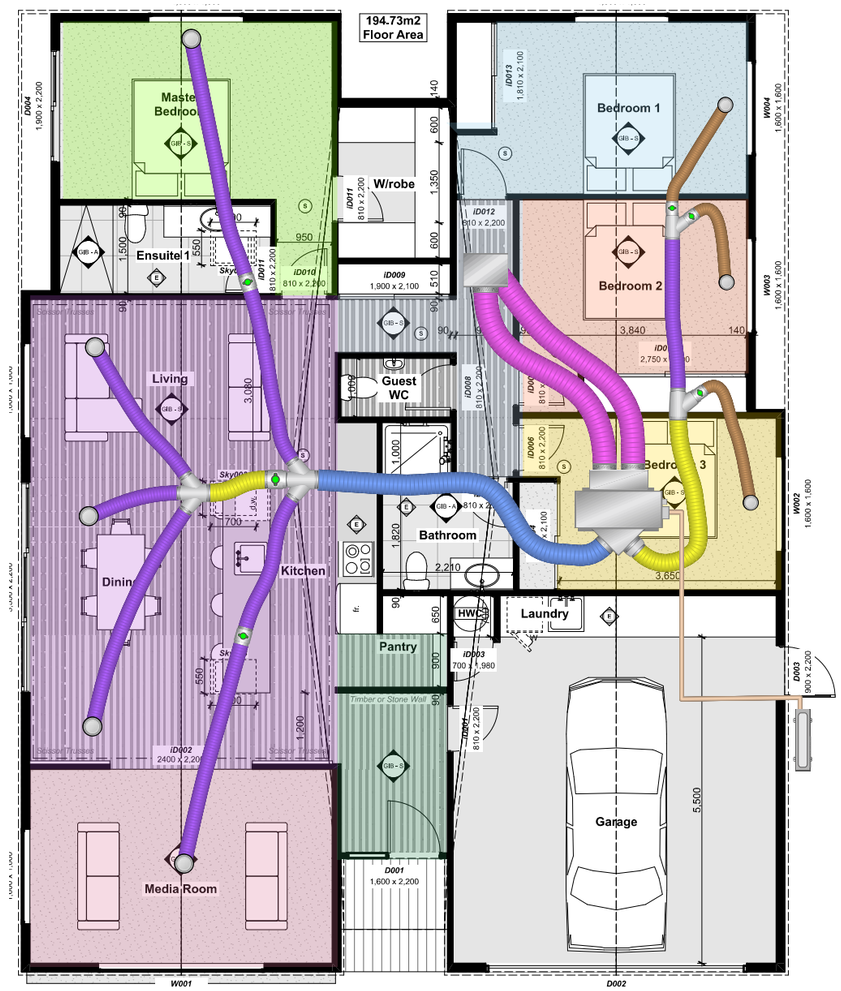
Drawing Title:
Roof Framing Plan

Project Name:
Northlake New Build

Revision #:

Drawing #:
A108

D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57 - Stage 18 Northlake - Concept 2.6.4.pln



Revision	Description	Initial	Date
1	Preliminary Issue	MK	7/10/26

Contractor

PRIMO AIR
AIR CONDITIONING AND HEATING

Address

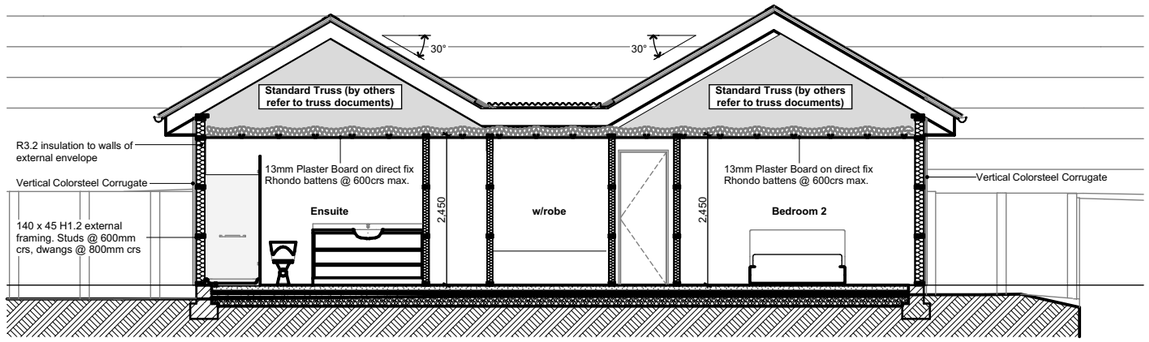
Lot 57 Northlake
Wanaka

Drawing Title

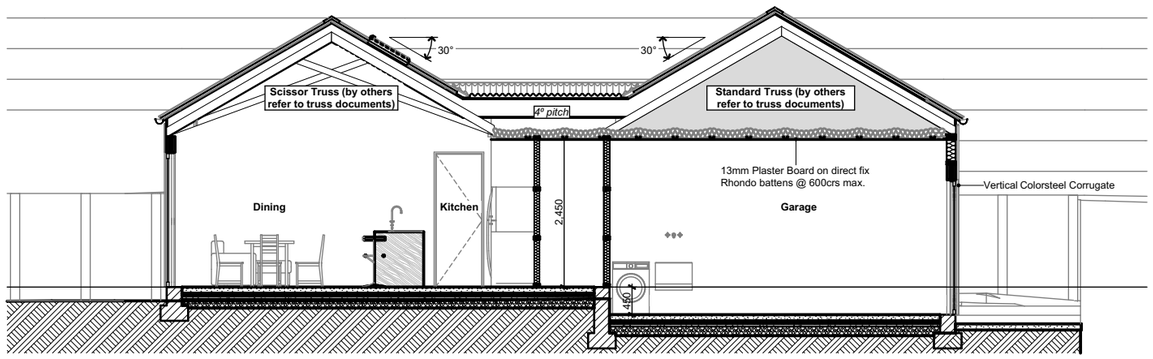
DUCTED HEAT PUMP LAYOUT
INCLUDING ZONE CONTROL

Drawn	Checked	Date	Scale	Sheet Size
MK	MK	OCT26	1:100	A3
M1		1 of 1		1
Drawing No.		Sheet(s)		Revision

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*



A Section A 1:100



B Section B 1:100

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road,
Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners

-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18,
Northlake,
Wanaka, 9305

Drawing Title:
Sections

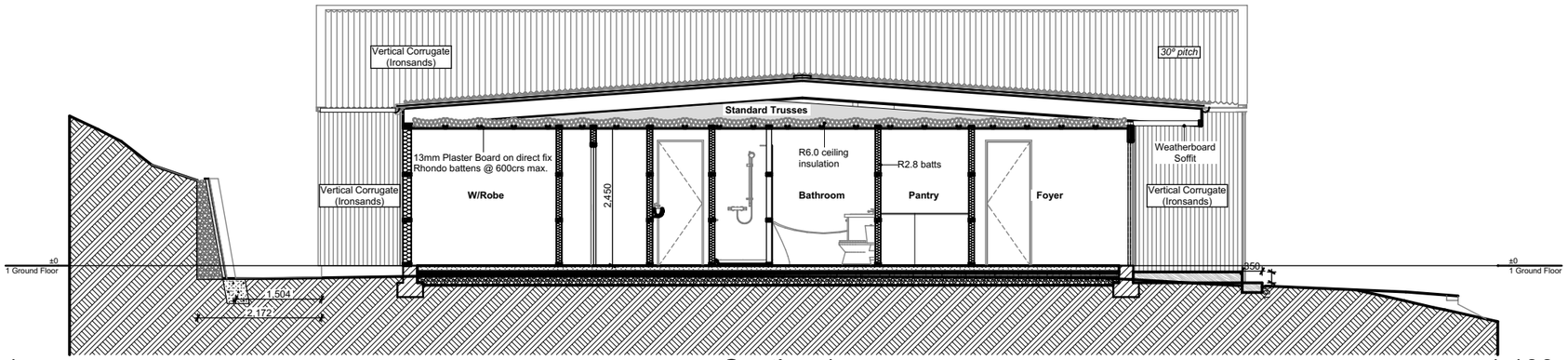
Project Name:
Northlake New Build

Revision #:

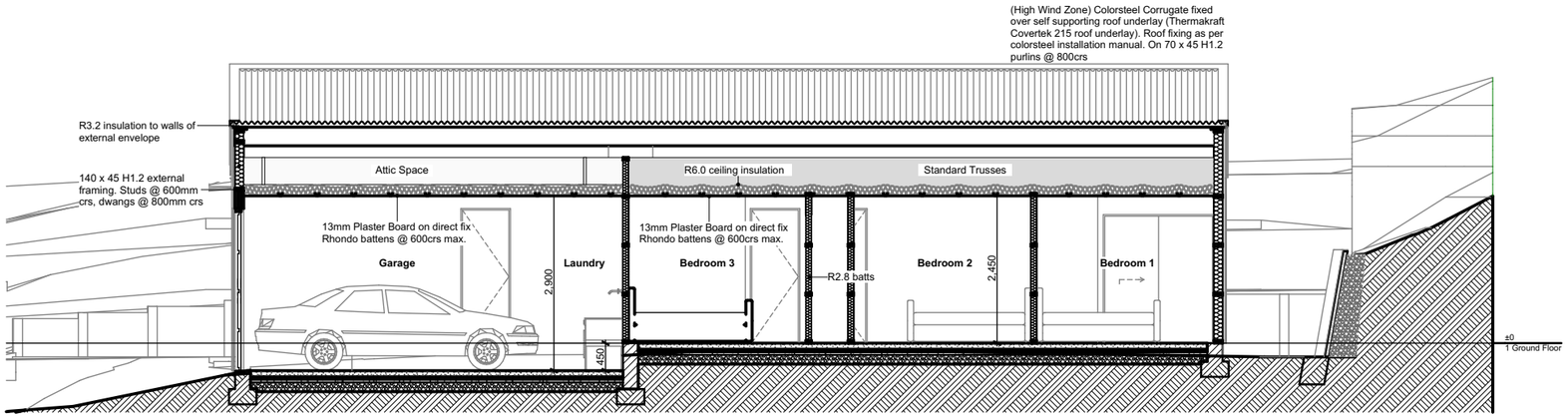
Drawing #:
A201

D:\TSOneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4.pln

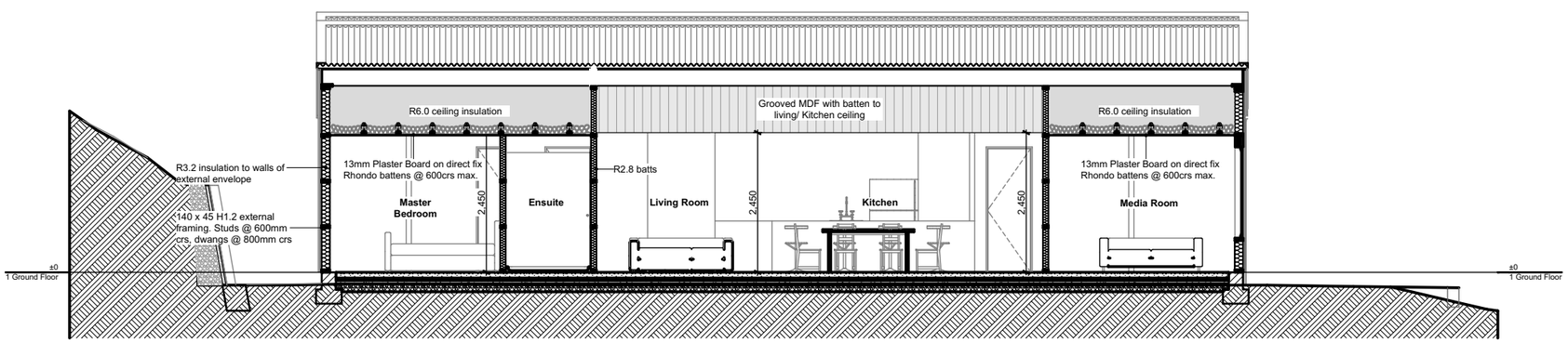
RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*



1 Section 1 1:100



2 Section 2 1:100



3 Section 3 1:100

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road,
Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners

-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18,
Northlake,
Wanaka, 9305

Drawing Title:
Sections

Project Name:
Northlake New Build

Revision #:

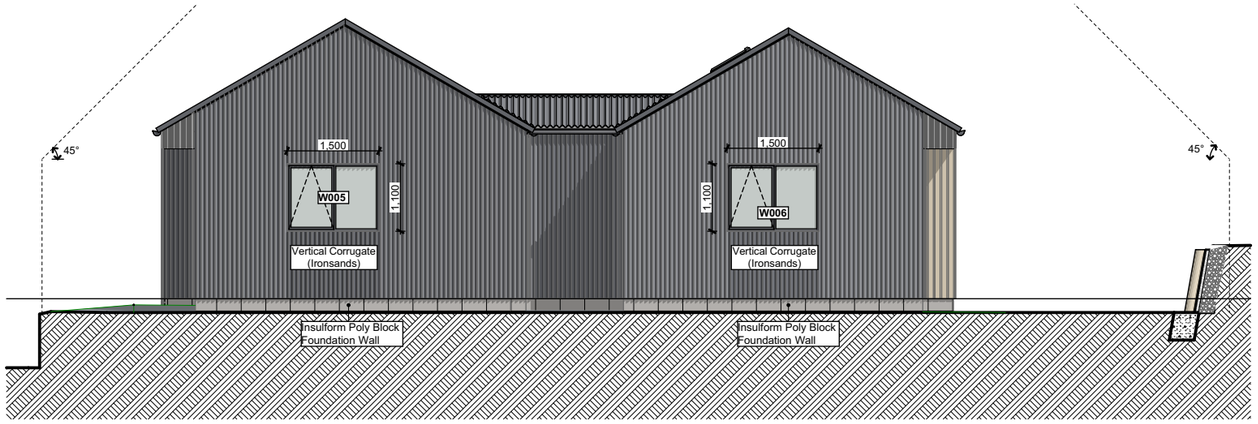
Drawing #:
A202

D:\TSIOneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4.pln

Parcel ID: 193870
Appellation: Lot 57 DP 627497

Location: 30 Craigroy Crescent, Wanaka

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

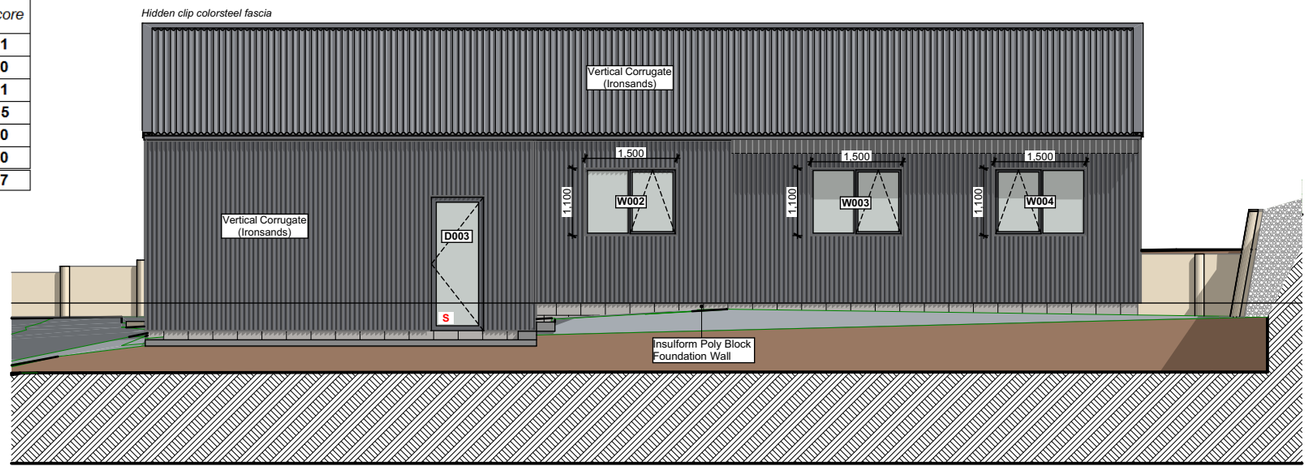


1 North Elevation 1:100

Risk Matrix for **Lot 57 Stage 18 Northlake**
Edition: Fourth
Wall Type: **Standard**

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

Risk Matrix created by Design Navigator



2 East Elevation 1:100

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners

-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

Drawing Title:
Elevations

Project Name:
Northlake New Build

Revision #:

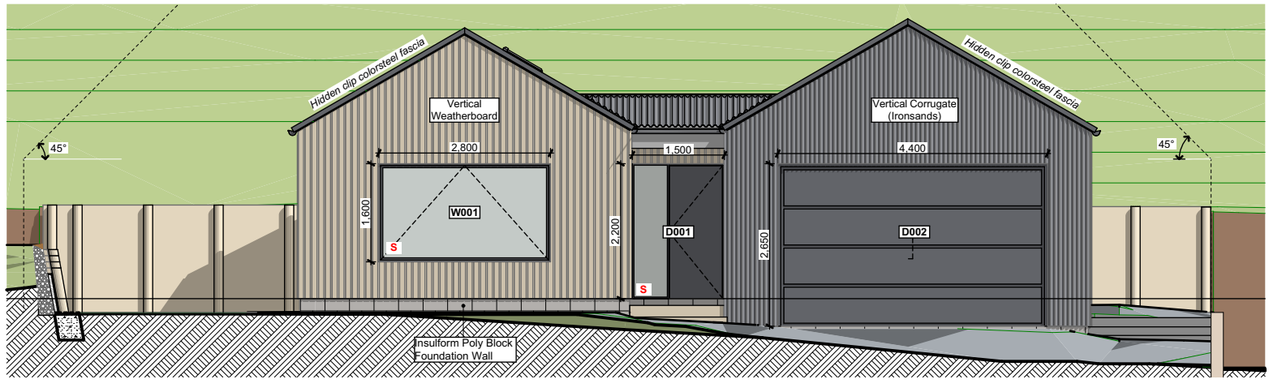
Drawing #:
A301

D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4.pln

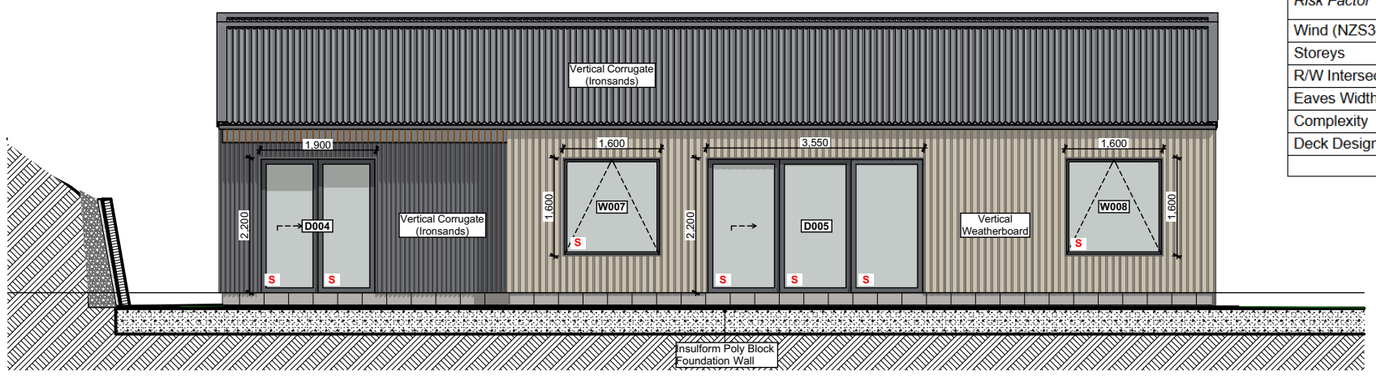
Parcel ID: 193870
Appellation: Lot 57 DP 627497

Location: 30 Craigroy Crescent, Wanaka

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



1 South Elevation 1:100



2 West Elevation 1:100

Risk Matrix for **Lot 57 Stage 18 Northlake**
Edition: Fourth
Wall Type: **Standard**

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

Risk Matrix created by Design Navigator

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners

-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

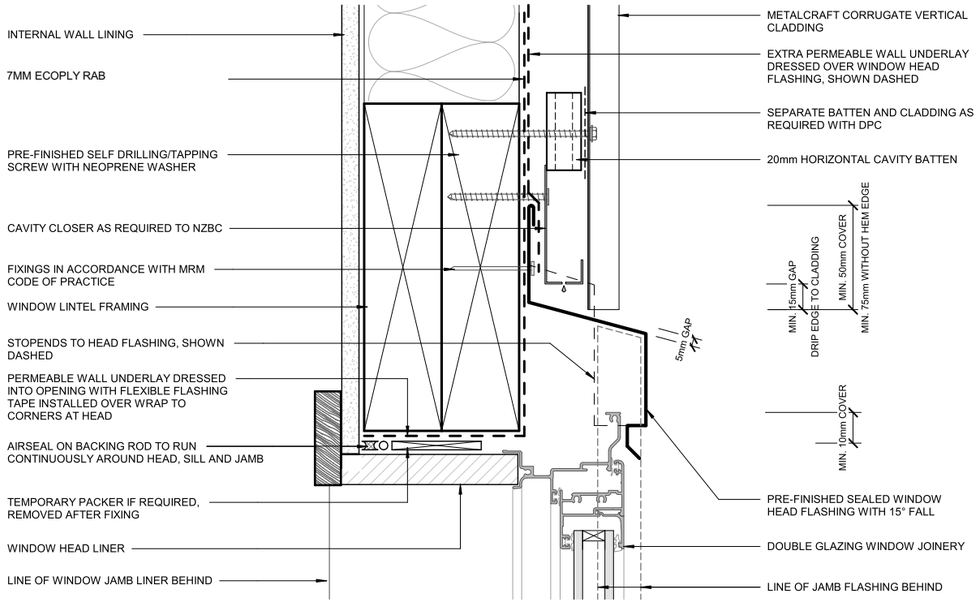
Drawing Title:
Elevations

Project Name:
Northlake New Build

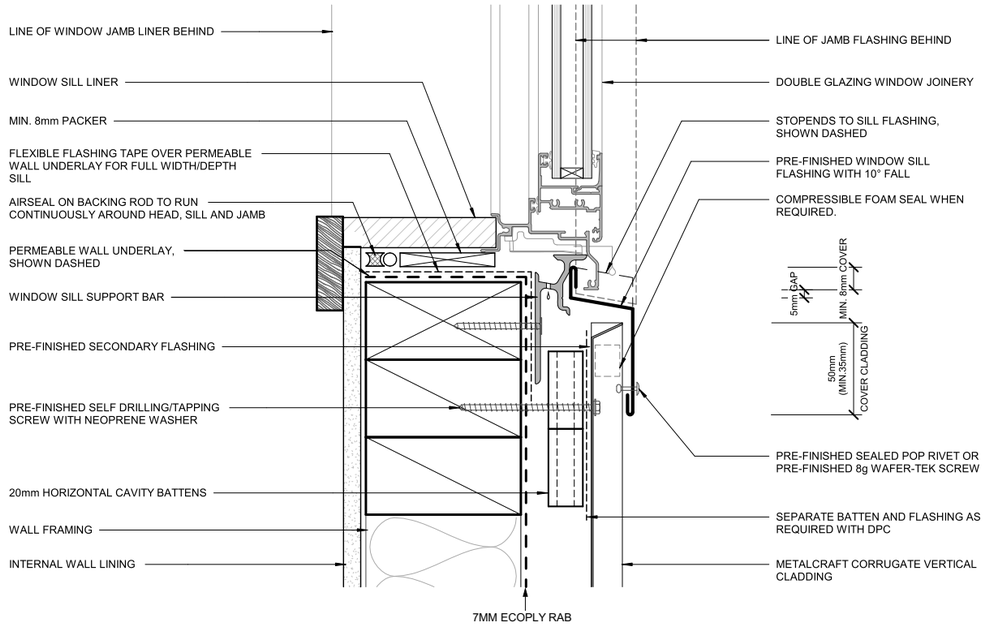
Revision #:

Drawing #:
A302

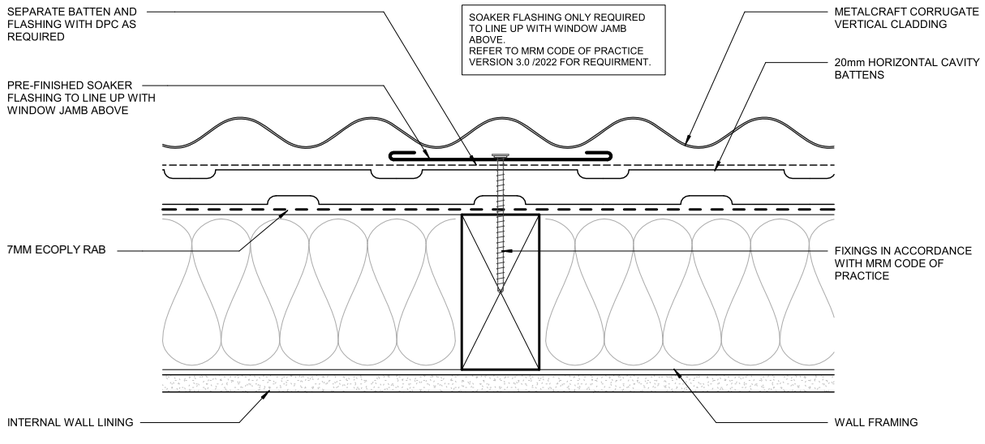
D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4 .pln



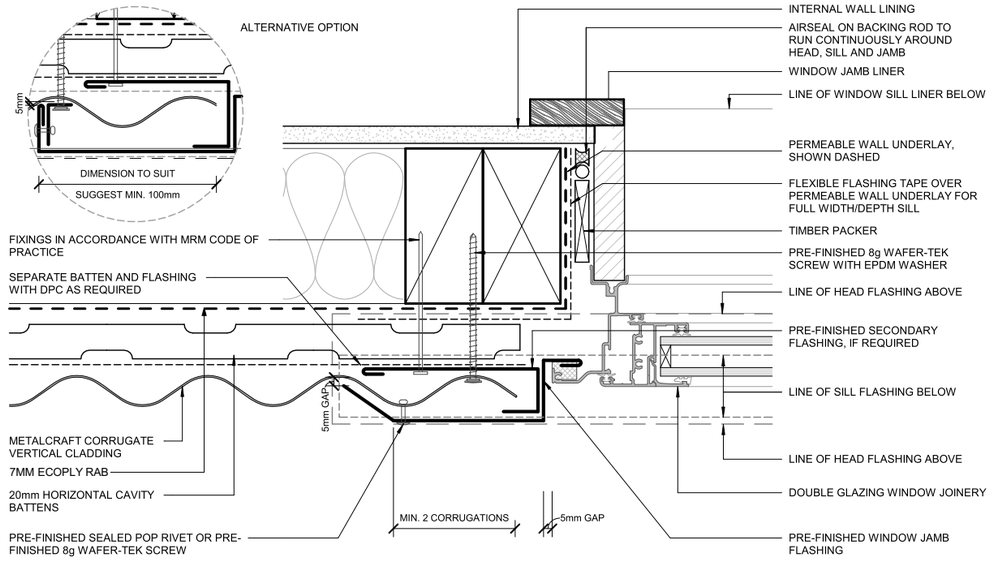
1 Corrugate Window Head 1:5



2 Corrugate Window Sill 1:5



3 Soaker Flashing 1:5



4 Corrugate Window Jamb 1:5

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners
-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

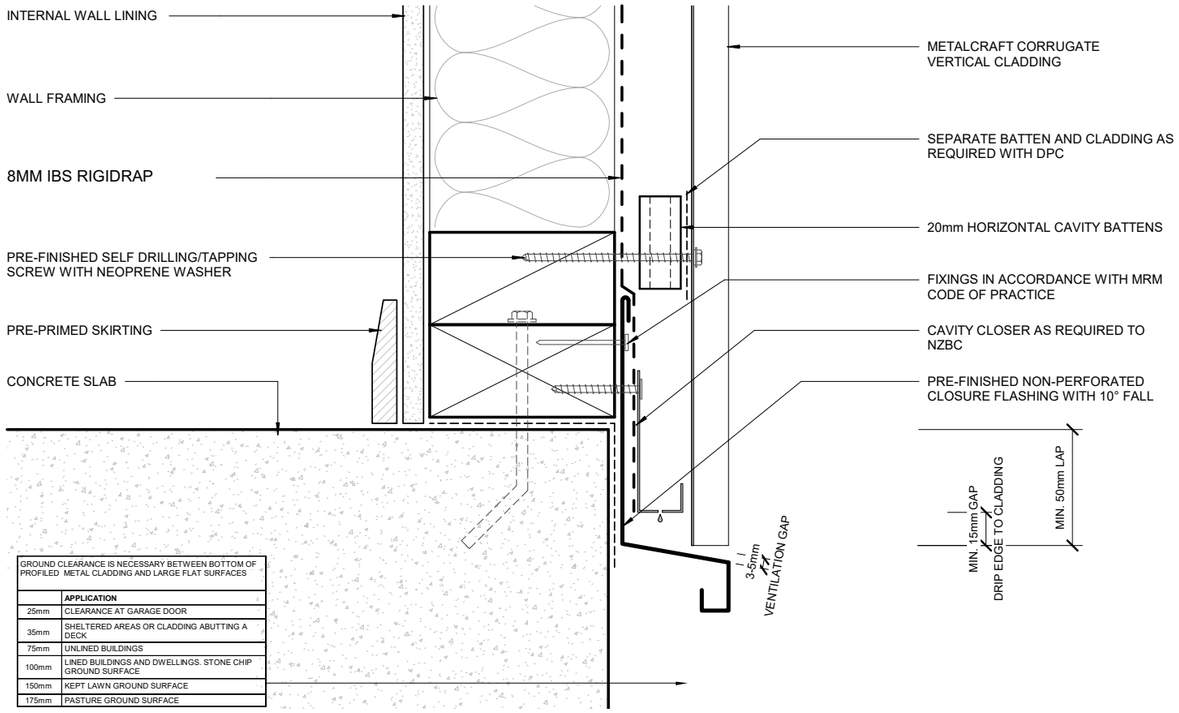
Drawing Title:
Details

Project Name:
Northlake New Build

Revision #:

Drawing #:
A401

D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4.pln



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

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

1 Bottom of Cladding Detail 1:5

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road,
Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners

-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18,
Northlake,
Wanaka, 9305

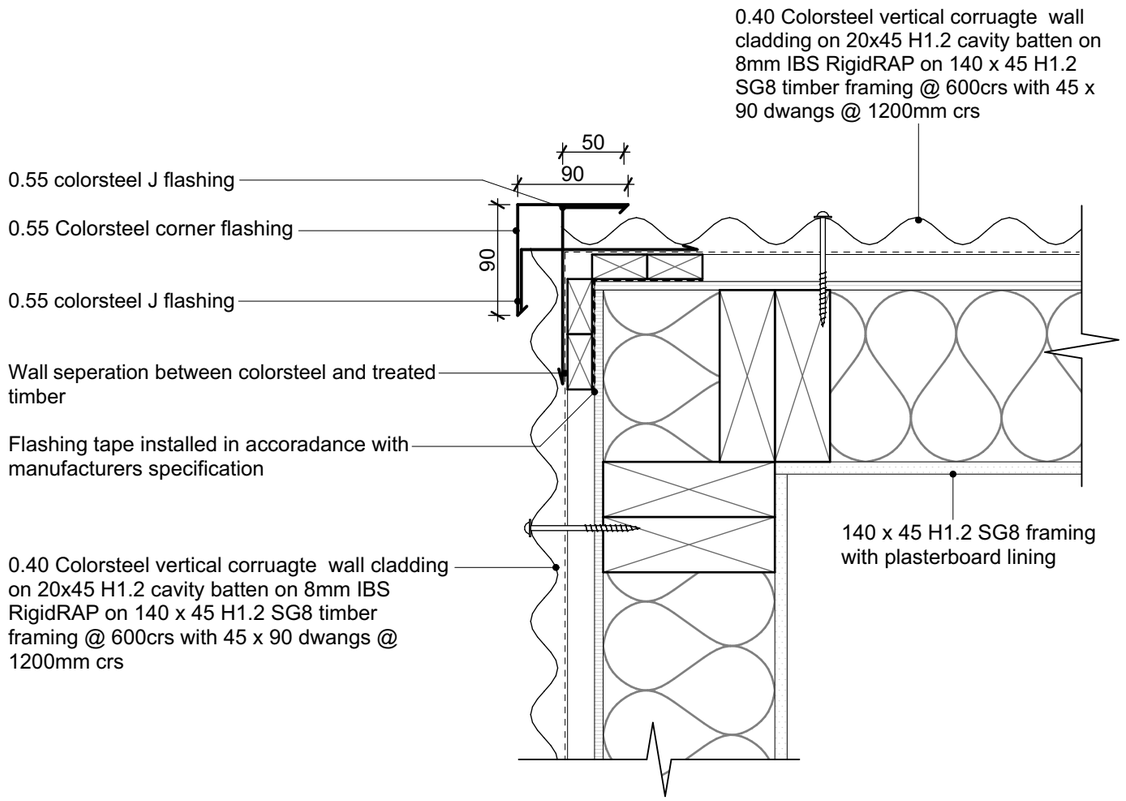
Drawing Title:
Details

Project Name:
Northlake New Build

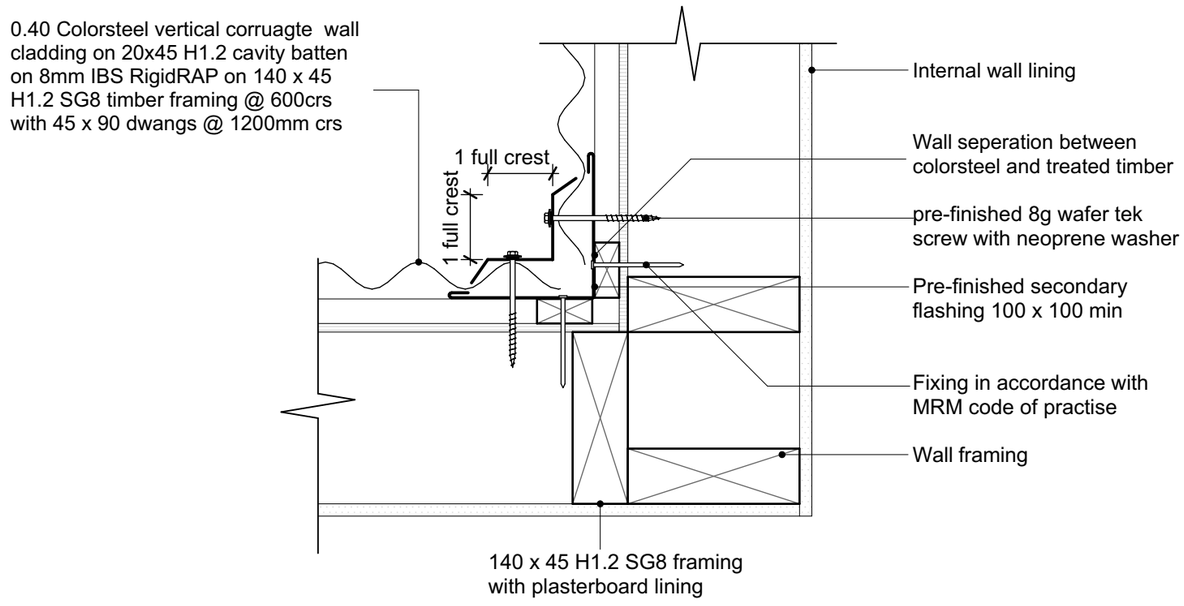
Revision #:

Drawing #:
A402

D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4.pln



1 External Corrugate Corner 1:5



2 Internal Corrugate Corner 1:5

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305
Email: tessa@tmsequestrian.com
Ph:
Mob: 027 443 2133
P.O. Box:

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners
-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

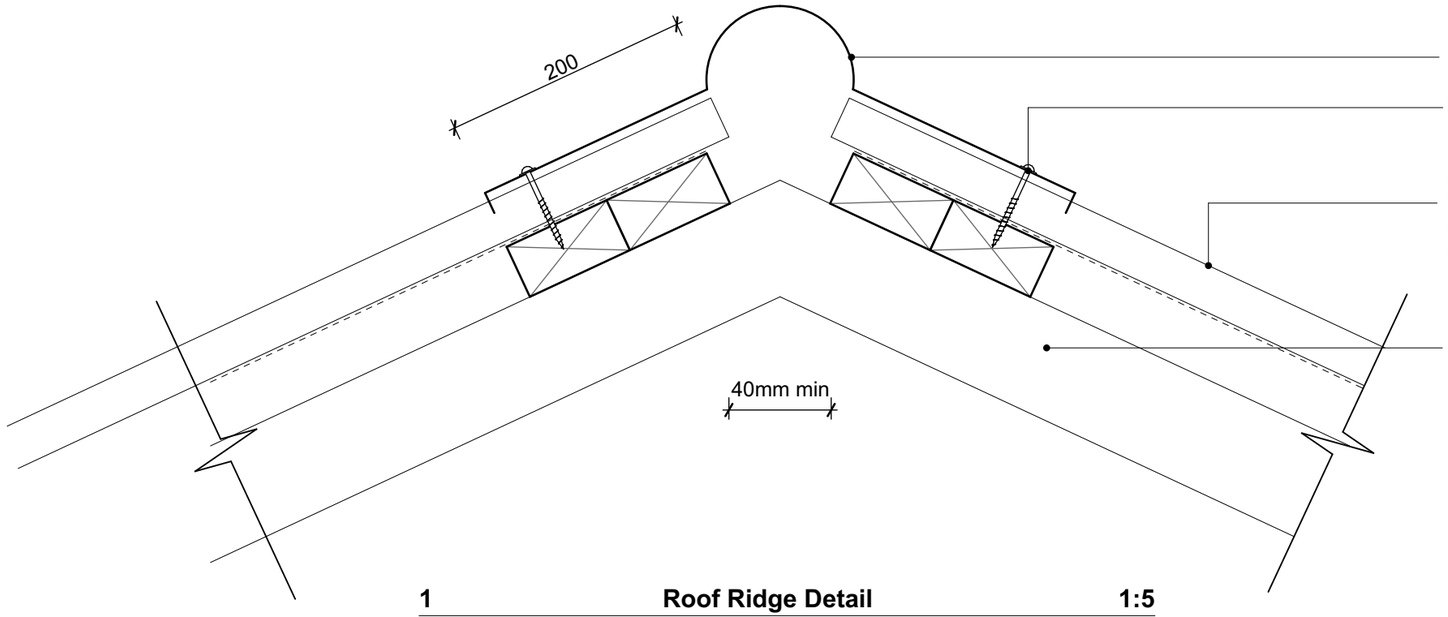
Drawing Title:
Details

Project Name:
Northlake New Build

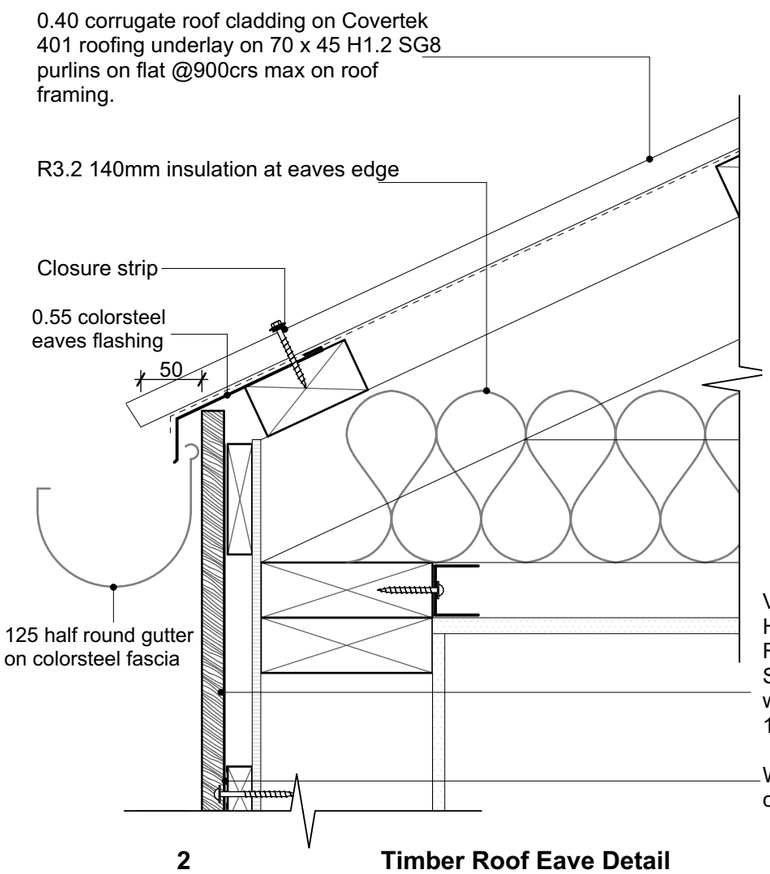
Revision #:

Drawing #:
A403

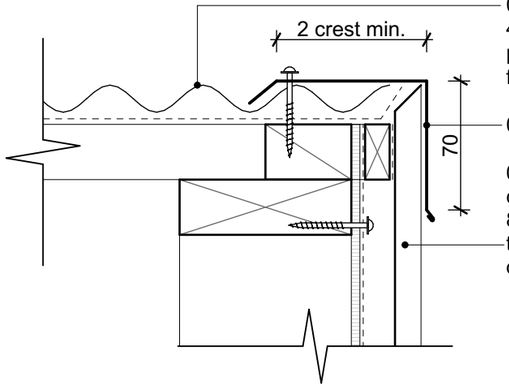
D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57 , Stage 18 Northlake - Concept 2.6.4 .pln



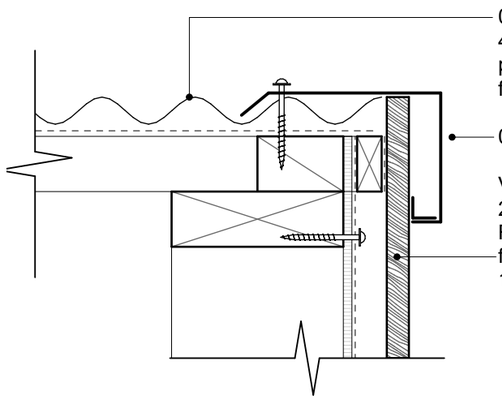
1 Roof Ridge Detail 1:5



2 Timber Roof Eave Detail 1:5



3 Corrugate Barge Detail 1:5



4 Timber Barge Detail 1:5

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305
Email: tessa@tmsequestrian.com
Ph:
Mob: 027 443 2133
P.O. Box:

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners
-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

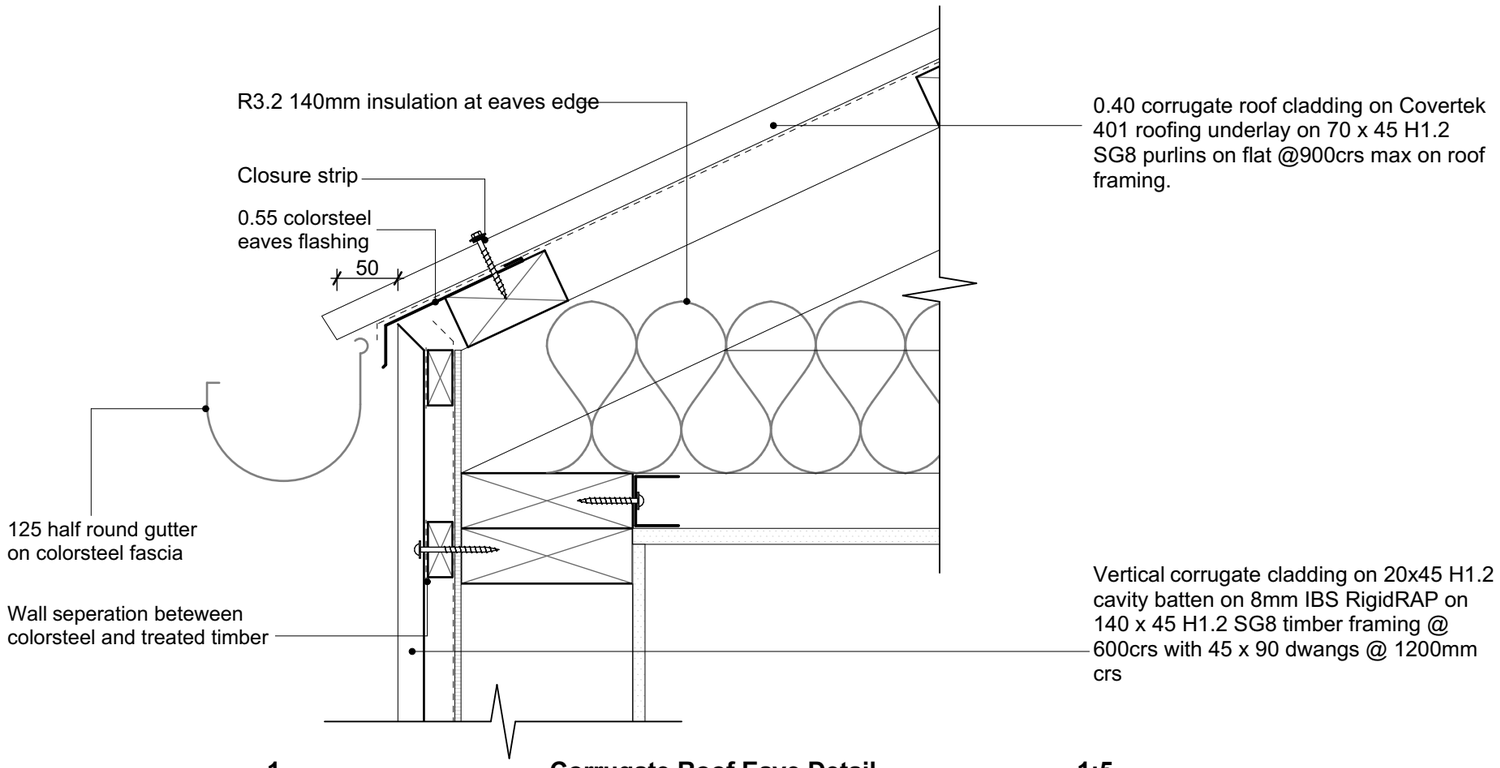
Drawing Title:
Details

Project Name:
Northlake New Build

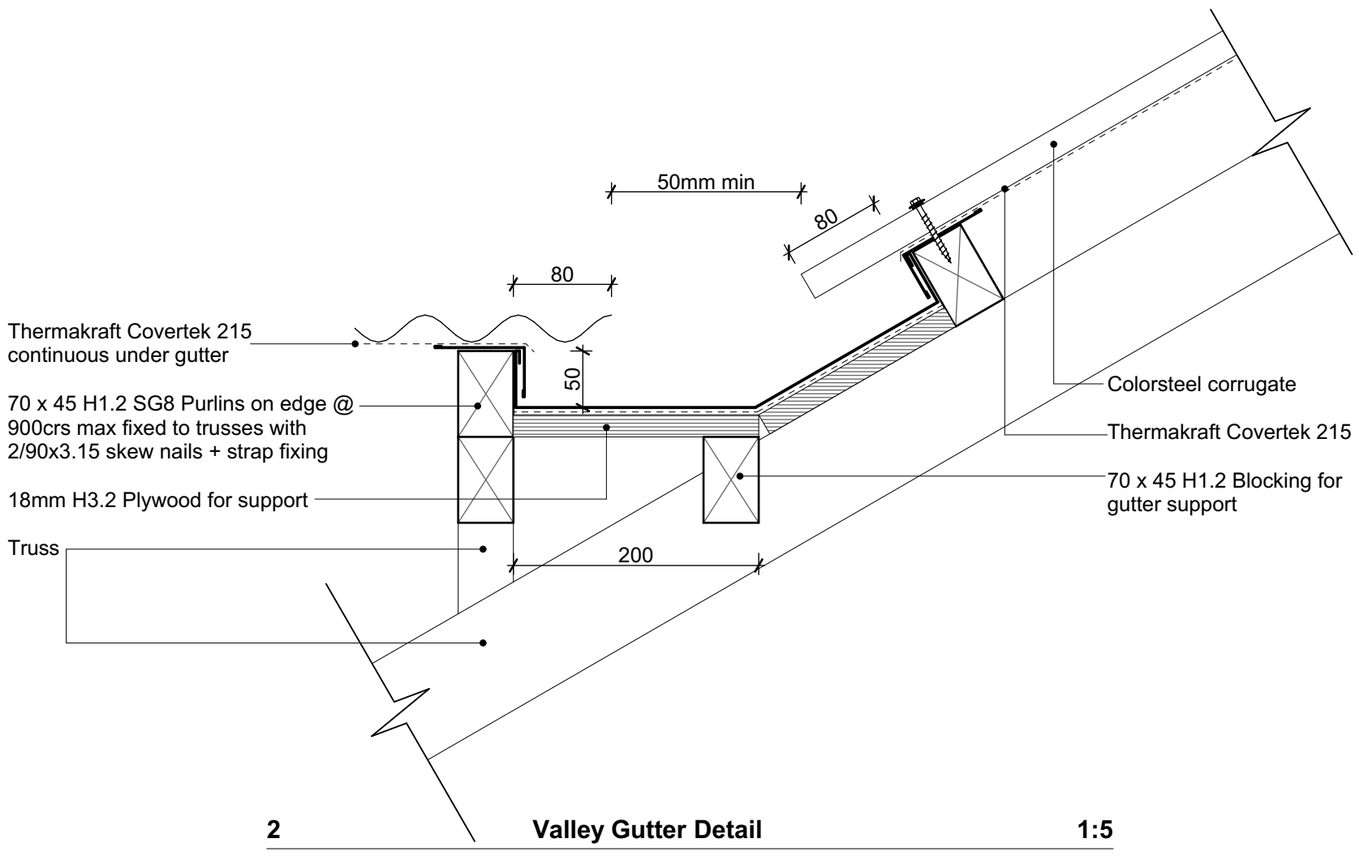
Revision #:

Drawing #:
A404

D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4.pln



1 **Corrugate Roof Eave Detail** **1:5**



2 **Valley Gutter Detail** **1:5**

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road,
Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners

-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18,
Northlake,
Wanaka, 9305

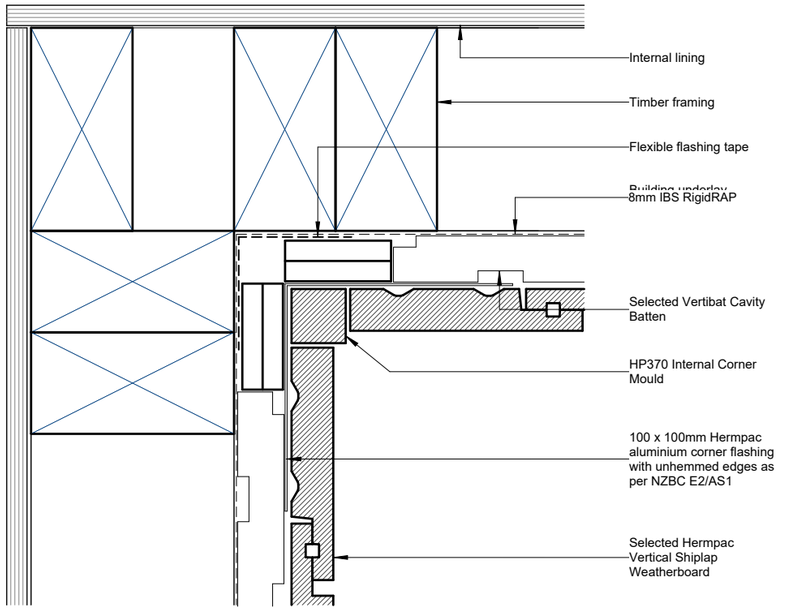
Drawing Title:
Details

Project Name:
Northlake New Build

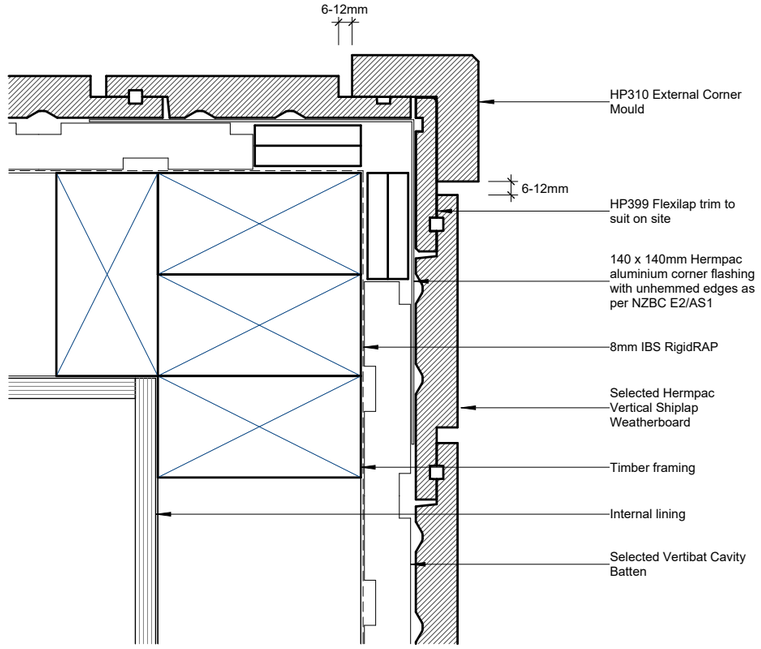
Revision #:

Drawing #:
A405

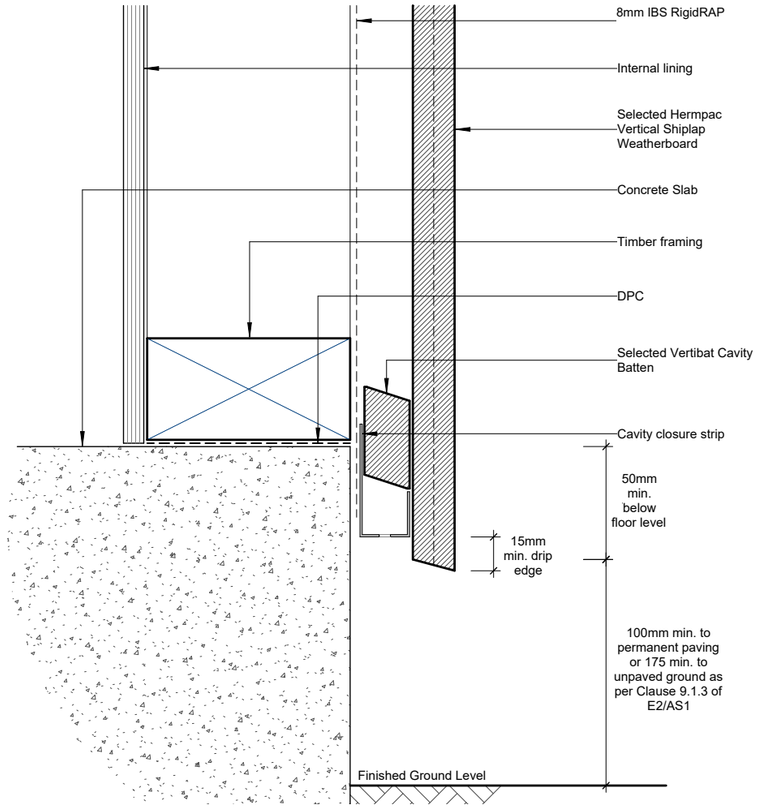
D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57 - Stage 18 Northlake - Concept 2.6.4.pln



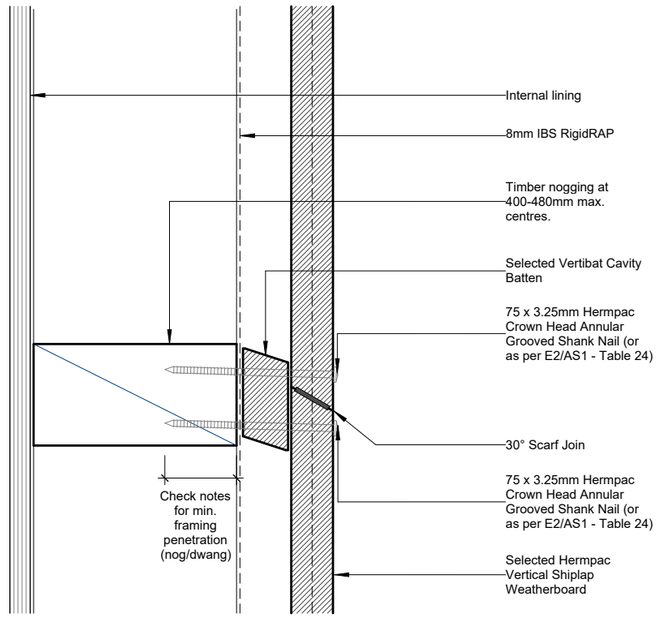
1 Weatehrboard Internal Corner 1:5



2 Weatehrboard External Corner 1:5



3 Bottom of Cladding - Weatherboard 1:5



4 Weatehrboard Scarf Join 1:5

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners
-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

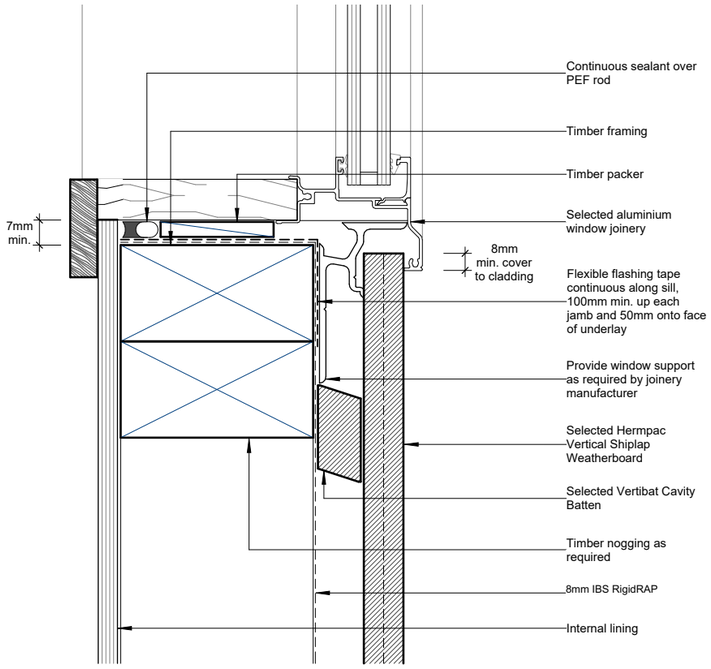
Drawing Title:
Details

Project Name:
Northlake New Build

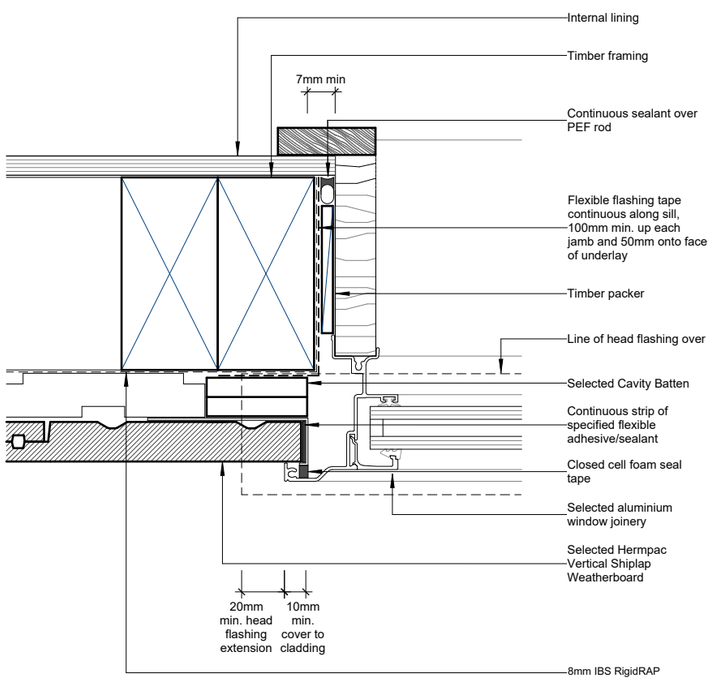
Revision #:

Drawing #:
A406

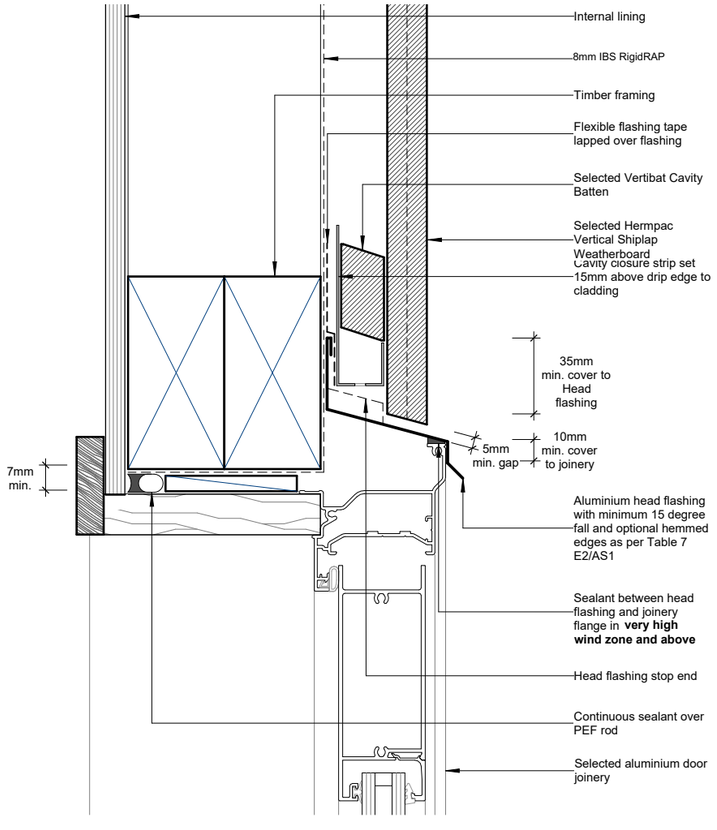
D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57 - Stage 18 Northlake - Concept 2.6.4.pln



1 Weatherboard Sill 1:5



2 Weatehrboard Jamb 1:5



3 Weatherboard Head 1:5

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners

-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

Drawing Title:
Details

Project Name:
Northlake New Build

Revision #:

Drawing #:
A407

D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57 - Stage 18 Northlake - Concept 2.6.4.pln

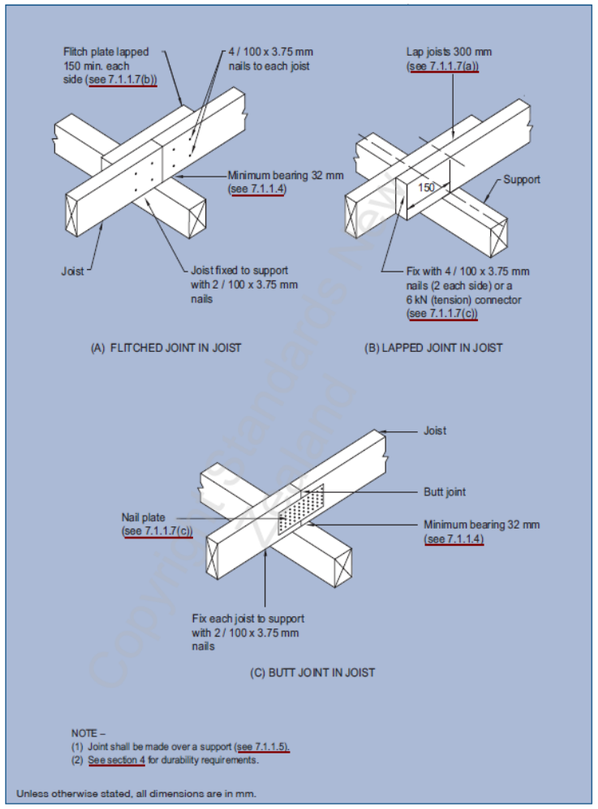


Figure 7.1 – Lapped or butted joints in floor joists (see 7.1.1.7)

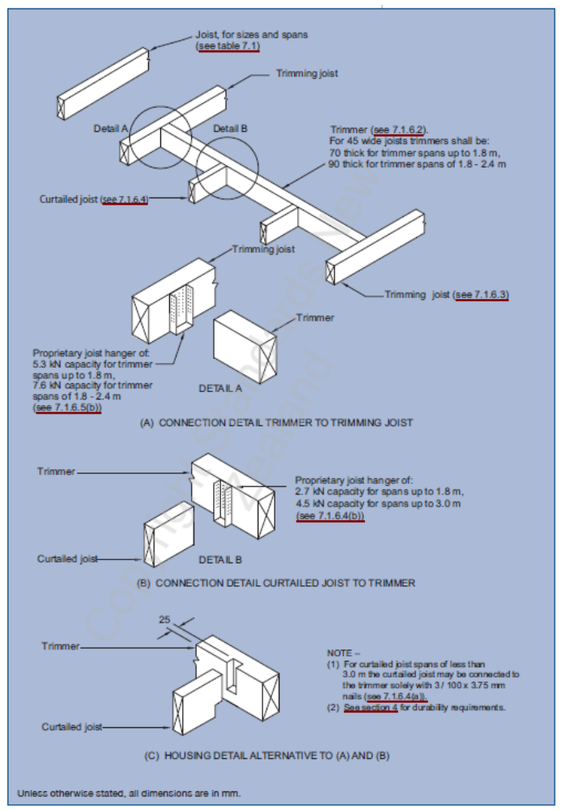


Figure 7.7 – Openings in floors (see 7.1.6.1)

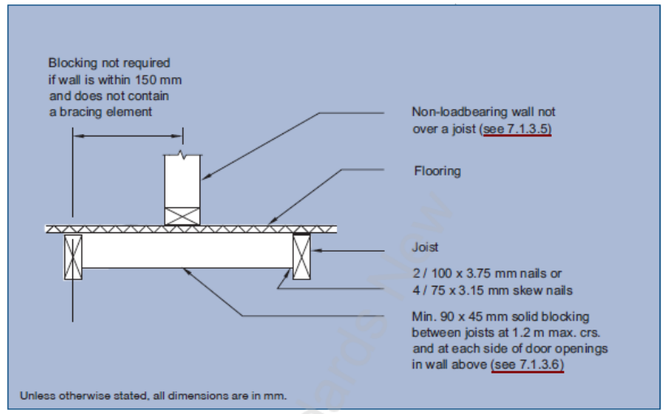


Figure 7.5 – Support to non-loadbearing walls (see 7.1.3.5)

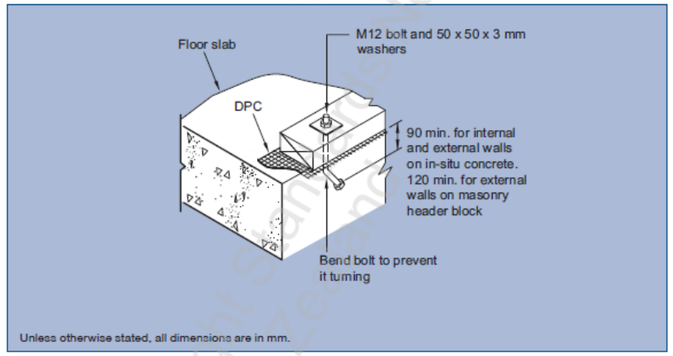
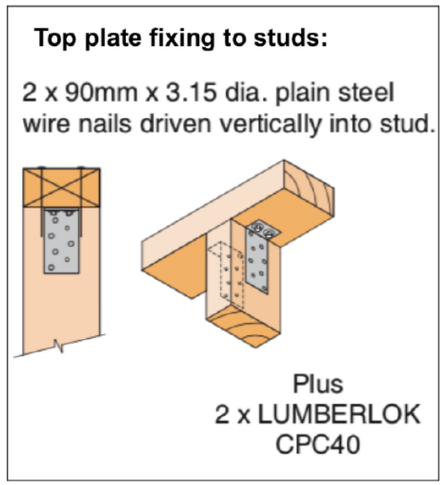
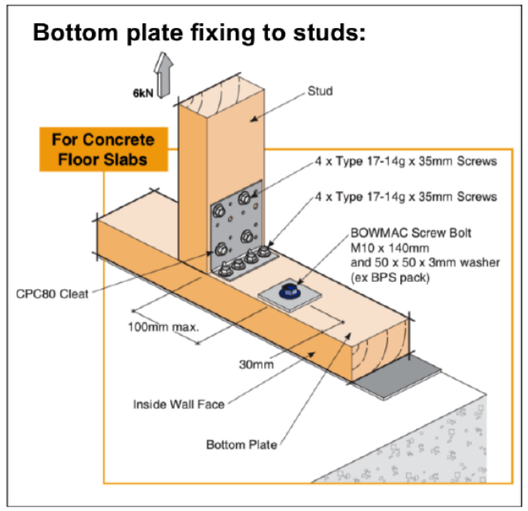


Figure 7.21 – Fixing of bottom plates to slabs and cast-in anchors (see 7.5.12.1)





RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305
Email: tessa@tmsequestrian.com
Ph:
Mob: 027 443 2133
P.O. Box:

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners
-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

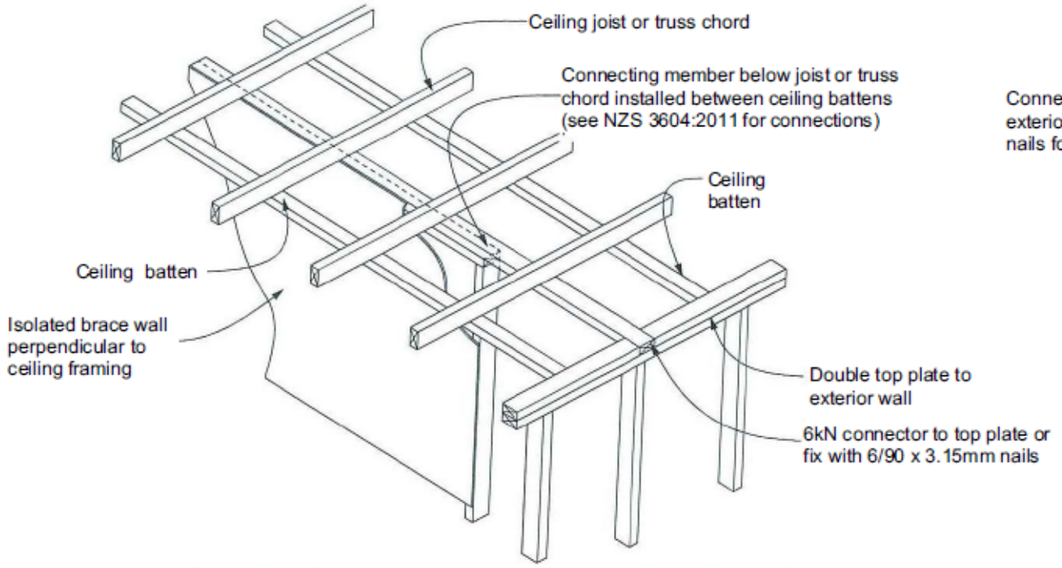
Drawing Title:
Details

Project Name:
Northlake New Build

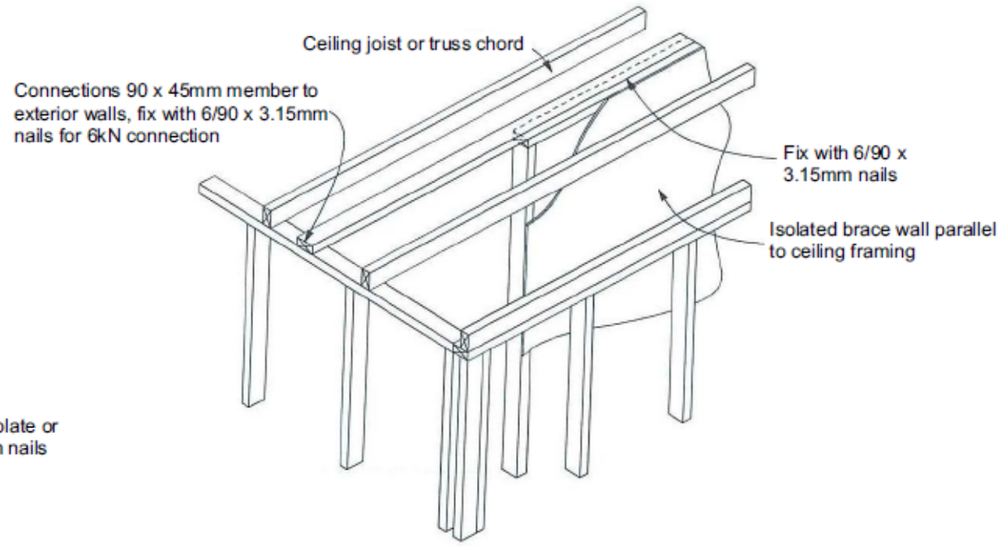
Revision #:

Drawing #:
A408

D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept2.6.4.pln



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



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

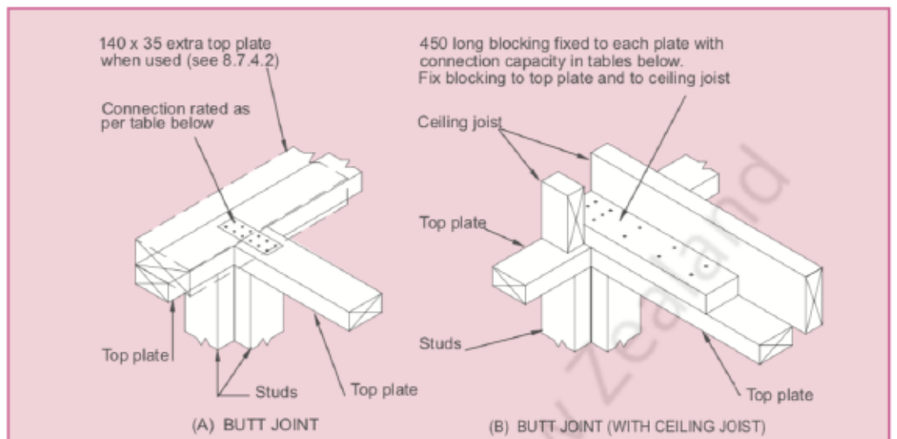
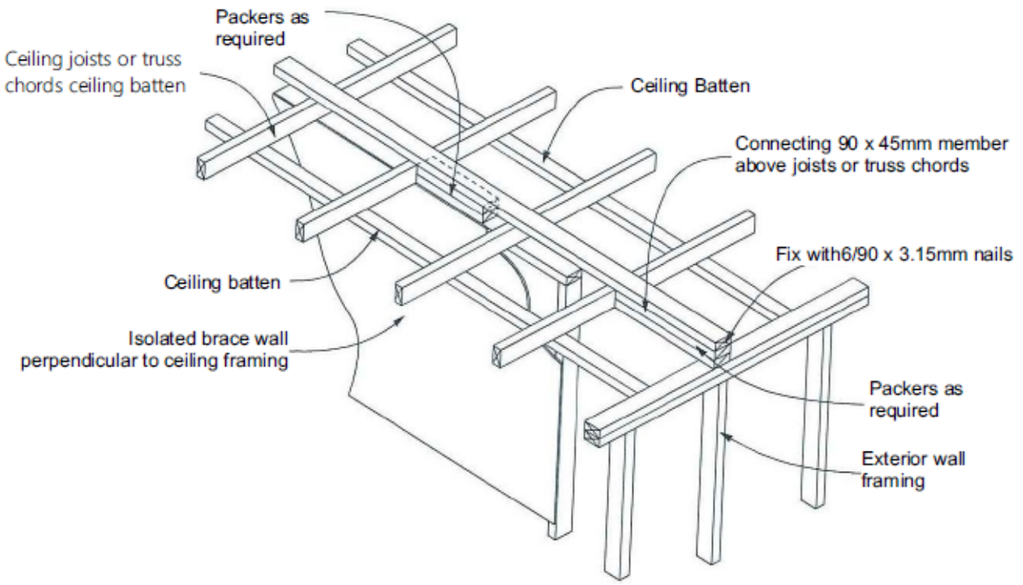


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)



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

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305
Email: tessa@tmsequestrian.com
Ph:
Mob: 027 443 2133
P.O. Box:

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners
-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

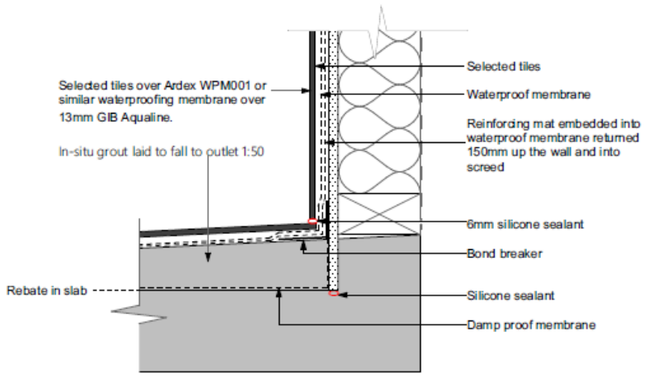
Drawing Title:
Details

Project Name:
Northlake New Build

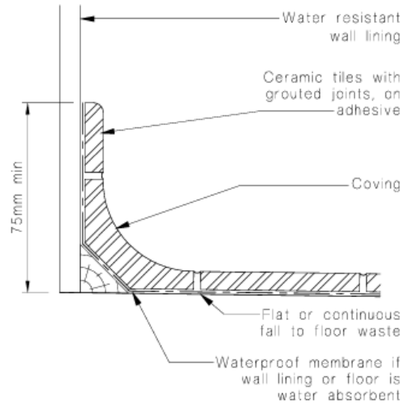
Revision #:

Drawing #:
A409

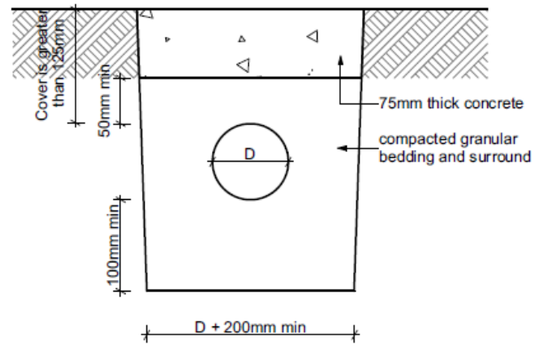
D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4.pln



1 Membrane Shower Floor Detail 1:5

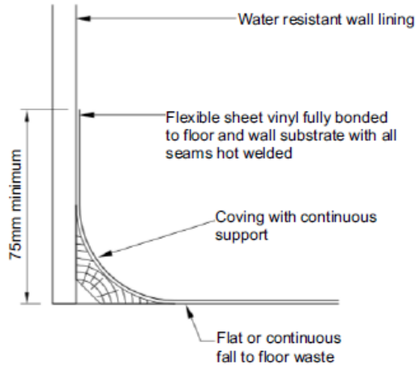


1 Ceramic Tile Covering 1:5

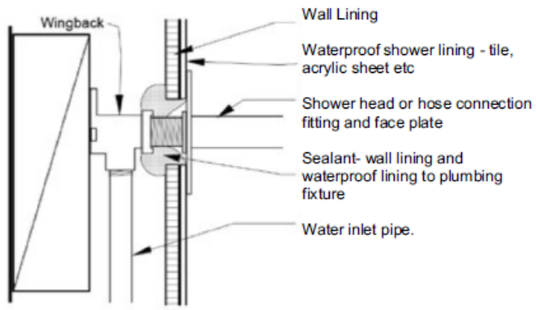


1 Cover Between 125mm and 375mm 1:5

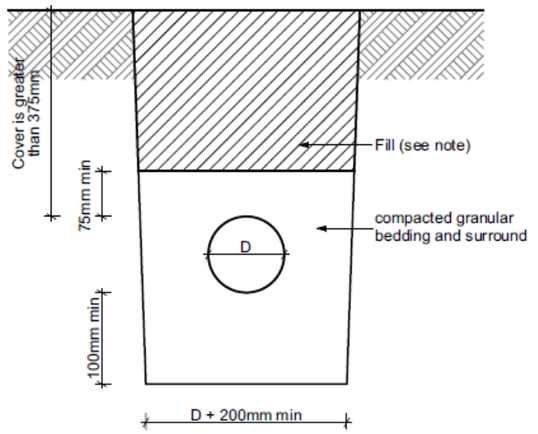
RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*



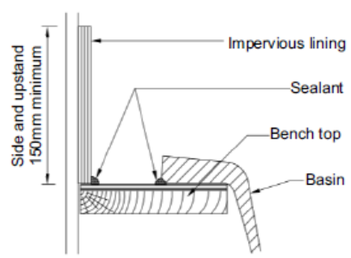
1 Coving Detail 1:5



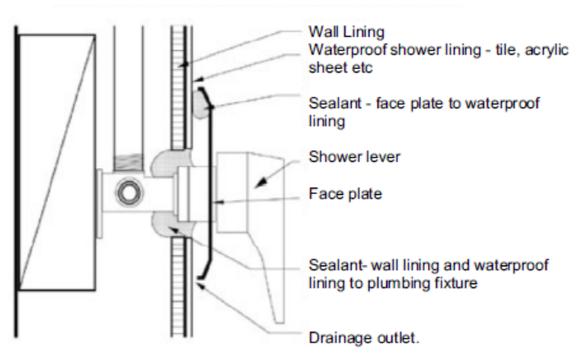
1 Shower Head to Wall Detail 1:5



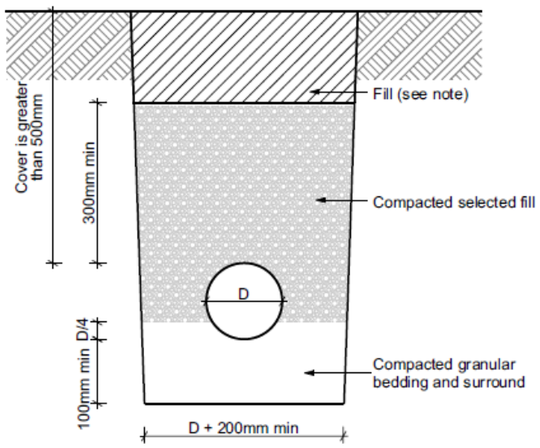
1 Cover Greater Than 375mm 1:5



1 Basin Waterproofing Detail 1:5



1 Shower Mixer Detail 1:5



1 Cover Greater Than 500mm 1:5

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road, Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners

-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18, Northlake, Wanaka, 9305

Drawing Title:
Details

Project Name:
Northlake New Build

Revision #:

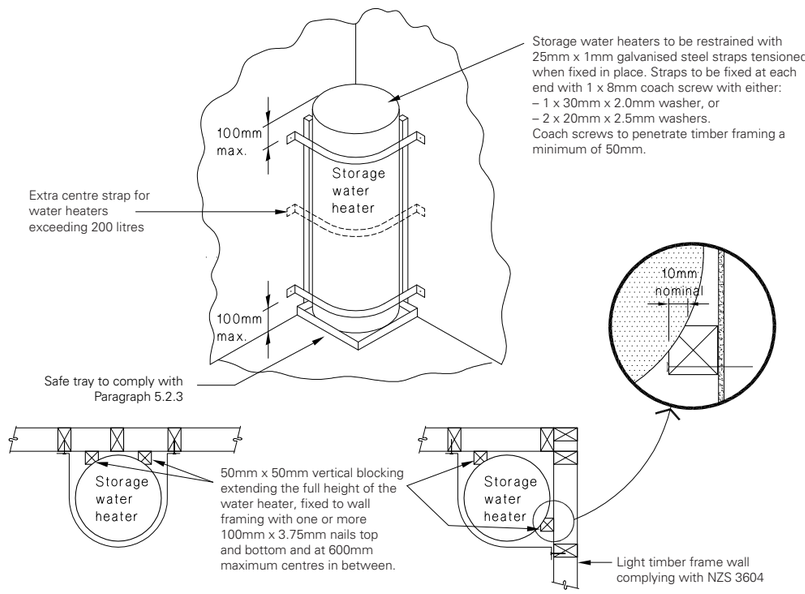
Drawing #:
A410

D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57 - Stage 18 Northlake - Concept2.6.4.pln

Amend 5
Feb 2004

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

Amend 14
Nov 2024



Notes:

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

Amend 13
Nov 2023

5. A maximum total of four straps are required when complying with both Note 1 and Note 4.

Amend 5
Feb 2004

6.11.4 Structural Support

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

Amend 13
Nov 2023

6.12 Hot water pipe sizes

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

6.13 Wet-back water heaters

Amend 5
Feb 2004

6.13.1 Wet-back water heating systems shall be:

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

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

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

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

Amend 13
Nov 2023

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road,
Wanaka, 9305

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

NOTE:
01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners
-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18,
Northlake,
Wanaka, 9305

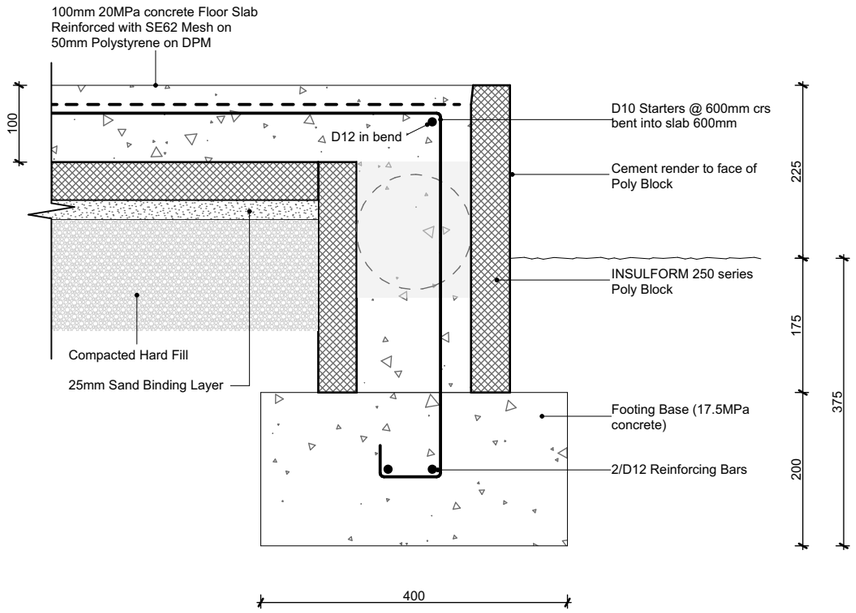
Drawing Title:
Details

Project Name:
Northlake New Build

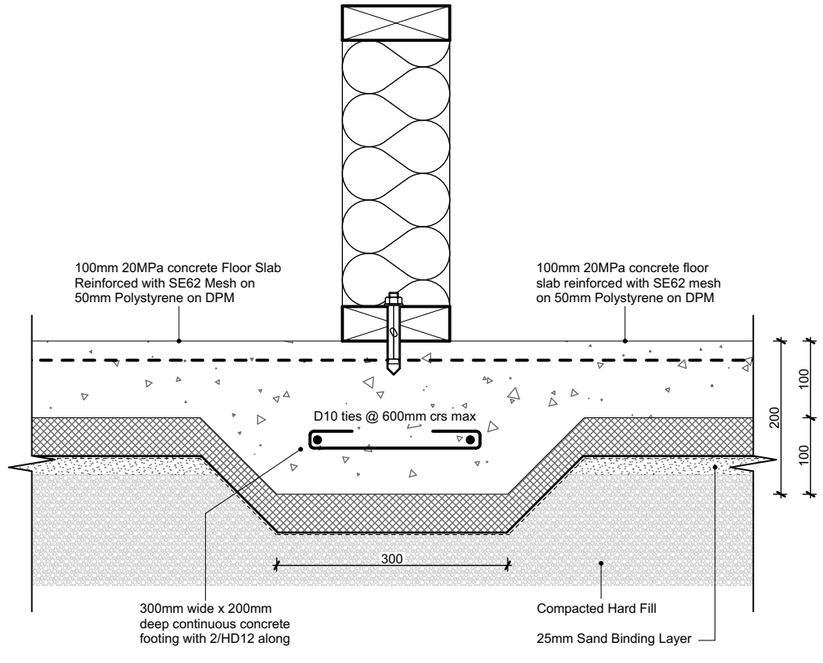
Revision #:

Drawing #:
A411

D:\TSI\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57- Stage 18 Northlake - Concept 2.6.4.pln



1 Foundation Perimeter Detail 1:5



2 Load Bearing Foundation Detail 1:5

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road,
Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners

-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18,
Northlake,
Wanaka, 9305

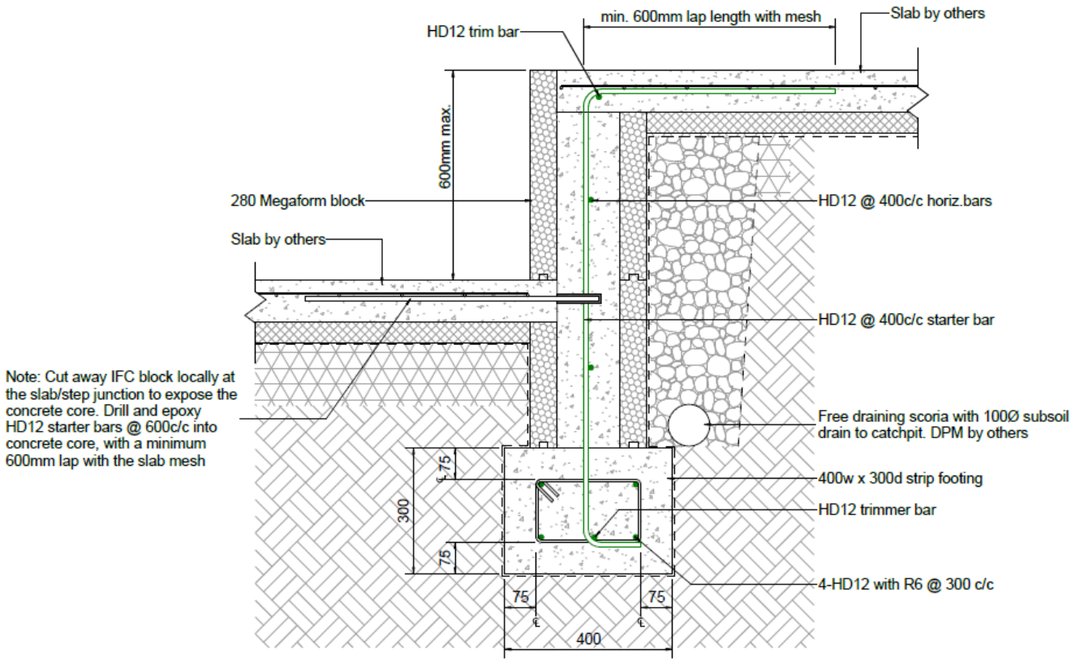
Drawing Title:
Slab Details

Project Name:
Northlake New Build

Revision #:

Drawing #:
A412

D:\TSIOneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4.pln



1 Engineers Slab Step Down Detail (refer to engineers docs) 1:10

RevID	ChID	Change Name	Date
DR01		*Design Revision 01*	*14.10.2026*

TMS Architectural Design

TMS Architectural Design
Address: 173 Plantation Road,
Wanaka, 9305

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

NOTE:

01. The information must be solely and only be used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works to comply with NZS 3604 - 2011, the NZ Building Code & best trade practices.
03. All drawings to be read in conjunction with engineers drawings & report.
04. Contractor shall supply and fix all necessary flashing and sealants to provide a weathertight building
05. Refer to written notations. Do not scale off drawings.
06. Report any discrepancy between drawings and written specification to the Draftsman.

The contractor shall verify all dimension, levels and details prior to commencement of work. The designer shall be immediately notified of any ambiguity, commission or discrepancy detailed or implied by the contract documents. The contractor must confirm all measurements on site.

Project Partners

-Empire Builders
-Mitek
-Placemakers

Client:

Drawn Date: 27/08/2026
Plot Date: 18/10/2026
Project #: LOT57NORTHLAKE
Project Status: Concept

Site: Lot 57, Stage 18,
Northlake,
Wanaka, 9305

Drawing Title:
Slab Details

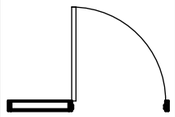
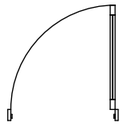
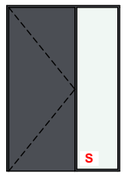
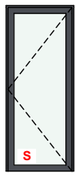
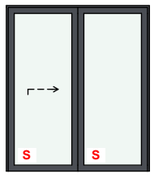
Project Name:
Northlake New Build

Revision #:

Drawing #:
A413

D:\TS\OneDrive\Desktop\Stage 18 Northlake\Lot 57\Lot 57, Stage 18 Northlake - Concept 2.6.4.pln

External Door Schedule

ID	D001	D002	D003	D004	D005
2D Symbol					
Elevation (Opening Side)					
Location					
Unit Size (WxH)	1,500×2,200	4,400×2,650	900×2,200	1,900×2,200	3,550×2,200
Rough Opening Size (WxH)	1,500×2,200	4,400×2,650	900×2,200	1,900×2,200	3,550×2,200
Leaf Size (WxH)	880×2,175	4,300×2,600	850×2,175	1,850×2,175	3,500×2,175
Orientation	R		L	R	R
Sill Height	0	-450	-450	0	0
Head Height	2,200	2,200	1,750	2,200	2,200
Quantity	1	1	1	1	1

Notes:
Construction Value 0.5

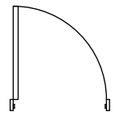
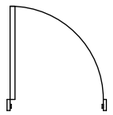
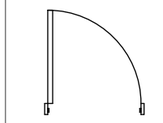
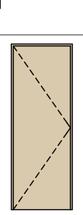
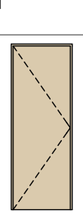
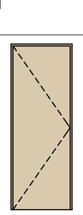
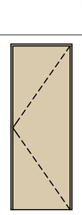
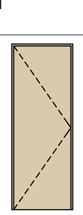
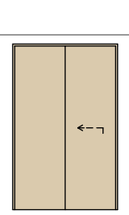
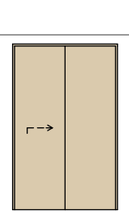
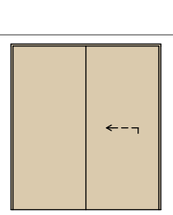
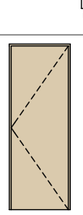
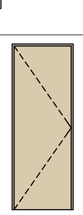
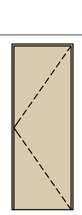
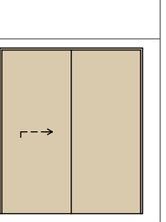
Thermally broken aluminium with clear double glazing

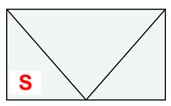
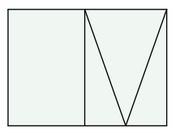
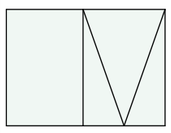
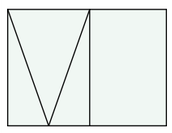
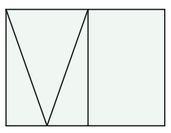
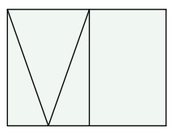
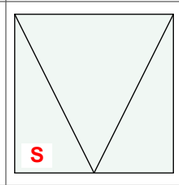
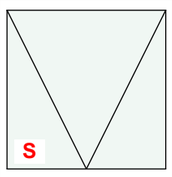
Safety Glass: **S**

Aluminium frames to comply with NZS 4211:2008

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

Internal Door Schedule

iD001	iD002	iD003	iD004	iD005	iD006	iD007	iD008	iD009	iD010	iD011	iD012	iD013
												
												
810×2,200	810×2,200	810×2,200	810×2,200	810×2,200	1,330×2,100	1,330×2,100	1,900×2,100	810×2,200	810×2,200	810×2,200	810×2,200	1,810×2,100
810×2,200	810×2,200	810×2,200	810×2,200	810×2,200	1,330×2,100	1,330×2,100	1,900×2,100	810×2,200	810×2,200	810×2,200	810×2,200	1,810×2,100
760×2,175	760×2,175	760×2,175	760×2,175	760×2,175	1,280×2,075	1,280×2,075	1,850×2,075	760×2,175	760×2,175	760×2,175	760×2,175	1,760×2,075
R	R	R	L	R	L	R	L	L	R	L	R	R
0	0	0	0	0	0	0	0	0	0	0	0	0
2,200	2,200	2,200	2,200	2,200	2,100	2,100	2,100	2,200	2,200	2,200	2,200	2,100
1	1	1	1	1	1	1	1	1	1	1	1	1

Window Schedule								
ID	W001	W002	W003	W004	W005	W006	W007	W008
2D Symbol								
Elevation (Opening Side)								
Location								
Unit Size (WxH)	2,800×1,600	1,500×1,100	1,500×1,100	1,500×1,100	1,500×1,100	1,500×1,100	1,600×1,600	1,600×1,600
Rough Opening Size (WxH)	2,800×1,600	1,500×1,100	1,500×1,100	1,500×1,100	1,500×1,100	1,500×1,100	1,600×1,600	1,600×1,600
Orientation								
Sill height	600	1,100	1,100	1,100	1,100	1,100	600	600
Head height	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
Quantity	1	1	1	1	1	1	1	1

Notes:
Construction Value 0.5

Thermally broken aluminium with clear double glazing

Safety Glass: **S**

Aluminium frames to comply with NZS 4211:2008

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