Drawing List

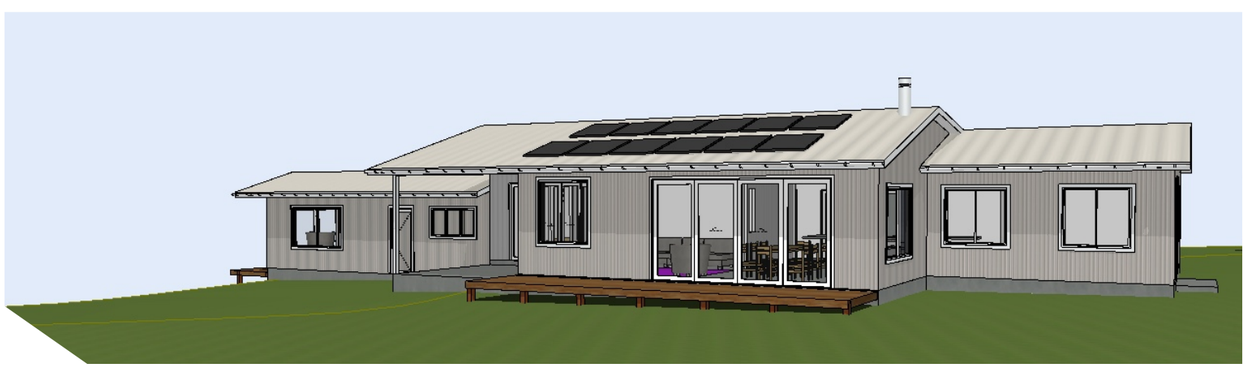
000 - Cover Sheet
101 - Site Plan
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104 - Framing & Bracing Plan
105 - Roof Framing Plan
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201 - Elevations
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301 - Section X1
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401 - Details 1:10
402 - Details 1:5
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404 - Details 1:5
405 - Details 1:5

501 - Perspectives



Additional Standard Details are attached to the specification
These are part of the Building Consent documentation set.

Referenced Manufacturer's Details:

A. ARDEX WPM 002 Data Sheet (wet area tiles)
B. MASONS UNI PLUS Flexible Air Barrier Installation Instructions
C. ALLPROOF Floor Waste Tile Install detail
D. ALTHERM Skylight Details
E. WOODSMAN Flare Log Fire & Flue installation instructions
F. DEKTITE Flashing Systems Selection and Installation Handbook
G. GIB Fire Rated Systems Specification and Installation Manual 2024
H. GIBFix® Manual 2016
I. GIB Ezybrace September 2016
J. CARTER HOLT HARVEY Ecoply EP1 Bracing Specification
K. HALSWELL TIMBER Vertical Shiplap Weatherboard System

SUPPORTING DOCUMENTS

a. Frame & Truss Design and PS1
b. Bracing Calculations
c. CHH DesignIt Certificate
d. Stormwater soak pit design and calculations
e. NZBC Referenced Figures: E1/ AS1/ E2/AS1/ E3/AS1
f. NZ Standards Referenced Figures: NZS3604
g. NZ Metal Roofing Code of Practice Referenced Figures
h. Alternative solution form: timber flooring

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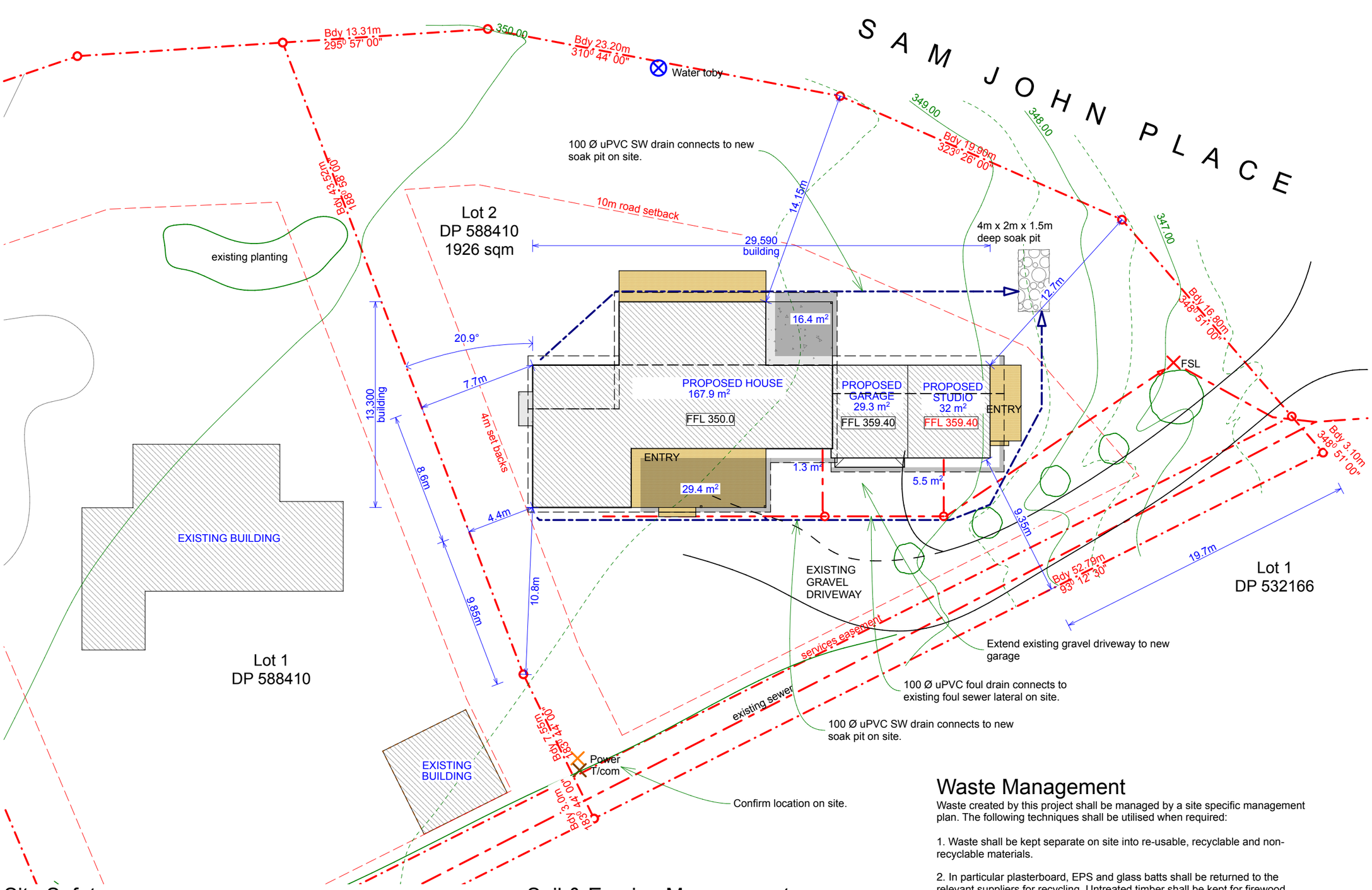
Rev 1 - 18 Nov 2026 - Add weatherboard manufacturer's specification

New House for
Jude Battson

Cover Sheet

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale:

000



Legal description

19 Sam John Place
Lot 2 DP 588410
Lake Hawea
1926 m²

Site Coverage

275 /1926 = 14%

Earthworks

Cut: 60m³
Fill: 60m³
(topsoil reused)
Total volume: 120m³
Max cut: 0.2 m
Max Fill: 0.6m

Zones

Wind: High
Earthquake: 3
Snow: Region N5
Altitude (AMSL): 350m
Corrosion: B
QLDC Zone:
Large Lot Residential A

Notes

1. Identify all boundaries and services on site prior to construction. Contact Architect with any discrepancies prior to construction.

2. Confirm building level datum prior to setting out.

Site Safety

Site safety shall comply with F5/AS1. The following MINIMUM safety measures shall be included in the site safety plan prepared by the contractor:

1. Signage prohibiting unauthorised entry to the site to be placed at all property entrance(s)

2. Specific hazards to be fenced when workers are absent from the immediate vicinity.

3. Fences to comply with F5/AS1 Paragraph 1.1:
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.

4. Note, under F5/AS1 barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist. Specific hazards to be assessed by the contractor prior to starting work on site.

Soil & Erosion Management

Soil & erosion must be managed until the earthworks are complete, exposed ground stabilised and re-planted or otherwise covered by the work.

The following techniques shall be utilised when required:

1. Water is available on site. Sprinklers shall be used in dry windy periods to control dust

2. 5m of clean gravel shall be placed at the vehicle entry to the site before any works take place to prevent and minimise transfer of soil off the site.

Waste Management

Waste created by this project shall be managed by a site specific management plan. The following techniques shall be utilised when required:

1. Waste shall be kept separate on site into re-usable, recyclable and non-recyclable materials.

2. In particular plasterboard, EPS and glass batts shall be returned to the relevant suppliers for recycling. Untreated timber shall be kept for firewood. Metals - screws, nails, and other fastenings can be recycled as metals.

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Rev 1 - 18 Nov 2026 - Update FFL to contour height reference

New House for
Jude Battson

Site Plan

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:250 @ A3

101

NORTH

DECK FFL 0.0

d01 4,500 x 2,400

w01 (1,500 x 1,600)

'Window" in wing wall supporting bulkhead above

Woodman "Flare" log burner on tiled hearth flush with adjacent flooring

Raking ceiling to living and dining areas

Painted timber posts

30 minute fire rated wall between Studio and Garage. Refer to GIB Fire Rated System Specification GBTL30 attached.

Plywood wall linings to studio

Front loading washing machine

DINING

LIVING

TV

EAST VERANDAH

FFL -0.15

w14 (2,000 x 1,600)

d02 2,700 x 2,400

d03 2,400 x 2,400

w12 (1,500 x 1,400)

w13 (1,500 x 1,400)

bulkhead over

opening 400 x 1,200

w02 (1,800 x 900)

d04 950 x 2,200

w03 (2,400 x 1,400)

6,100

4,100

BED 1

W'ROBE

TV

BED 2

BED 4

king single

KITCHEN

CPD

L'DRY

W'ROBE

hwc

seat

LOBBY

ENSUITE

GARAGE

FFL -0.60

STUDIO

FFL -0.60

d05 2,100 x 4,200

FFL -0.75

d07 1,800 x 2,400

d09

d10

d11

d12

d13

d14

d15

d16

d17

d18

d19

640

1,230

900

1,440

760

3,520

1,630

2,710

P'TRY

HALL

WARDROBE

BED 3

BATH

CPD

ENTRY

d06 2,700 x 2,200

w07 (700 x 1,200)

w08 (1,200 x 800)

w06 (700 x 1,200)

BBQ

gd1 3,300 x 2,200

w05 (600 x 1,200)

BATH

hwc

F

w04 (600 x 1,200)

step

FFL 0.0

SOUTH VERANDAH

steps

w11 (1,800 x 1,400)

w10 (600 x 1,200)

w09 (1,200 x 900)

900x1200 proprietary acrylic shower with acrylic wall screens, safety glass screens and door.

Tiled shower with shower curtain and wing wall to ensuite

900x1200 proprietary acrylic shower with acrylic wall screens, safety glass screens and door.

Install vinyl flooring to comply with E3 with sealed joints and edges.

Use GIB Aqualine plasterboard in Bathroom (equivalent to Fyreline for fire rating but with better moisture resistance)

X1 X2 X3 X4 X5 X6

A B C D E F G H

1 2 3 4

3,150 3,240 4,160 4,540 4,300 4,950 5,250

9,220

3,010 3,010 4,210 2,410 1,810 4,210 4,810 5,110

3,600 2,420 4,190 1,810 2,810 3,210 4,810 2,710 2,310

1,010 1,910 4,210 2,410 1,810 910

480

5,400 4,620 1,510 1,020 3,800 4,210 3,100 4,100 3,960 2,410 5,820 4,170 6,000 1,510 3,200

MATERIALS LEGEND

- Timber Wall 140 profiled steel cladding
- Timber Wall 140 timber weatherboard cladding
- Timber Wall 90
- Fire rated wall GBTL30
- part height wall
- 112x112 PROLAM timber post
- Ceramic Tiles
- Timber Decking
- Concrete Patios
- Timber laminate flooring
- Vinyl flooring
- Interior Exposed Concrete
- All other areas to be carpet

NOTES

1. All interior doors to have 810w x 2180h door leafs unless noted otherwise on this plan

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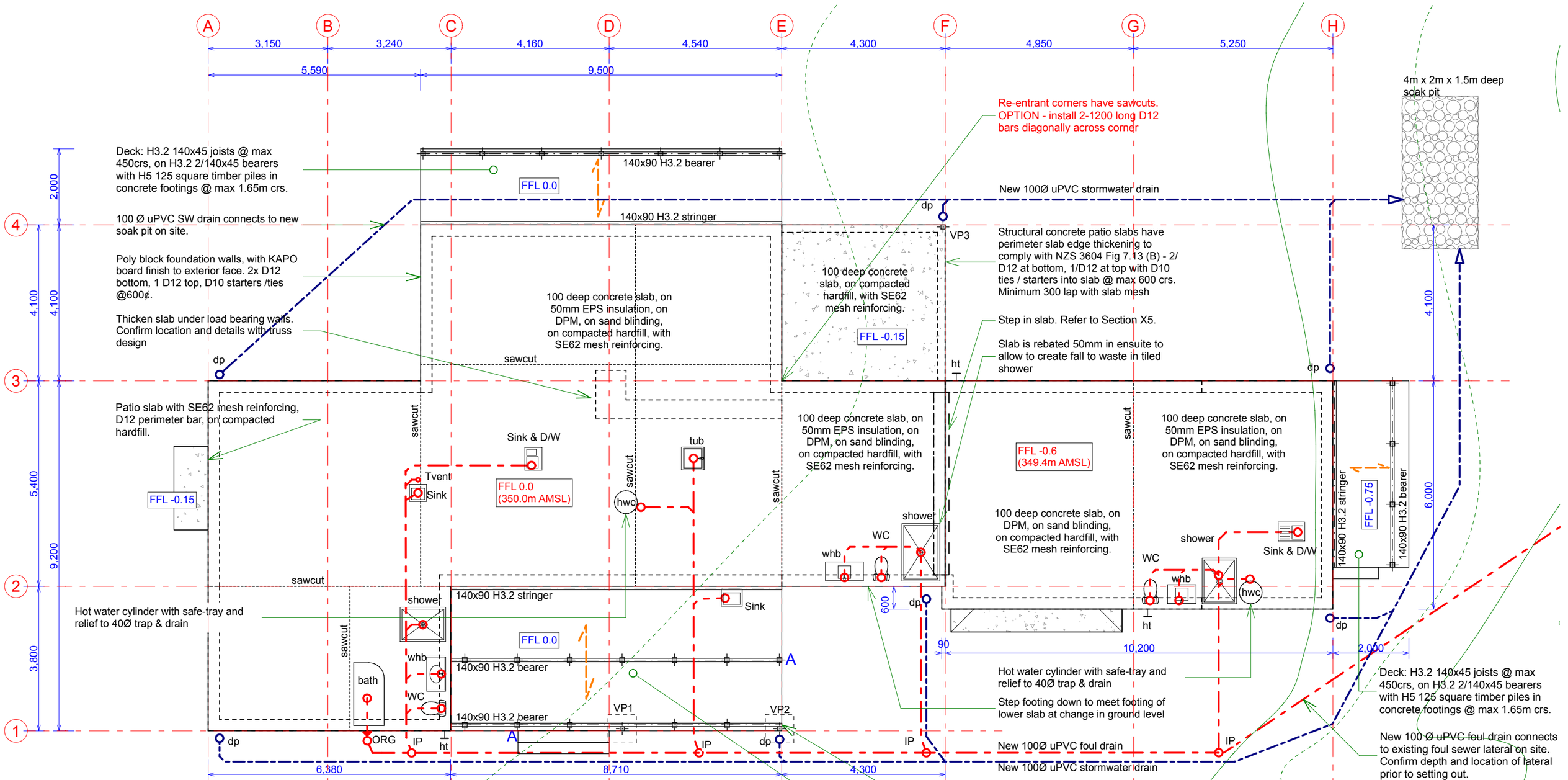
New House for Jude Battson

Floor Plan

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:100 @ A3

102

3 of:24



DRAINAGE NOTES:

1. Sanitary &Drainage Systems to comply with AS/NZS 3500.2015.

2. MINIMUM foul drain pipe gradients are as follows:
40Ø 1:40
50Ø 1:40
100Ø 1:60

3. Waste sizes (min) are as follows:
whb- 40Ø
shower - 40Ø
WC- 100Ø
sink- 50Ø
bath- 40Ø
tub- 50Ø

4. All drains under slabs to be minimum 65Ø
Main Drains to be 100Ø uPVC.

5. Stormwater drain to be 100 diameter uPVC. MINIMUM stormwater drain gradient = 1:120

6. All pipes under a slab to be laid in a narrow trench on a bed of sand or fine-grained soil. The pipe must be at least 75 mm below the underside of the slab.

All pipes penetrating the slab shall be:
- installed at right angles to the slab surface
- lagged with an impermeable material for the full depth of the slab penetration. Impermeable lagging must be at least 6 mm thick.

KEY

IP- Inspection/rodding point

TVent- 50Ø terminal vent finishing above roof.

ORG- overflow relief gully

ht- hose tap

dp- 80Ø downpipe.

FOUNDATION NOTES:

1. All exterior timber unless noted otherwise is treated to H3.2

2. Posts are:

VP1 - 112x112 H5 PROLAM post fixed to footing as per NZS3604 Fig. 9.4(B) with 100 clear under base of post. Footing size: 750x750x900 deep (min 0.5 m^3)

VP2 - 112x112 H5 PROLAM post fixed to footing as per NZS3604 Fig. 9.4(B) with 100 clear under base of post. Footing size: 600x600x900 deep (min 0.3 m^3)

VP3 - 112x112 H3 PROLAM post fixed to slab footing as per NZS3604 Fig. 9.4(B) with 100 clear under base of post. (min concrete 0.3 m^3 of concrete required for uplift resistance)

3. Deck piles are 125x125 H5 timber piles set into concrete footings:
Ordinary piles: 350x350x200 deep
Anchor piles: 400x400x900 deep

A = Anchor pile

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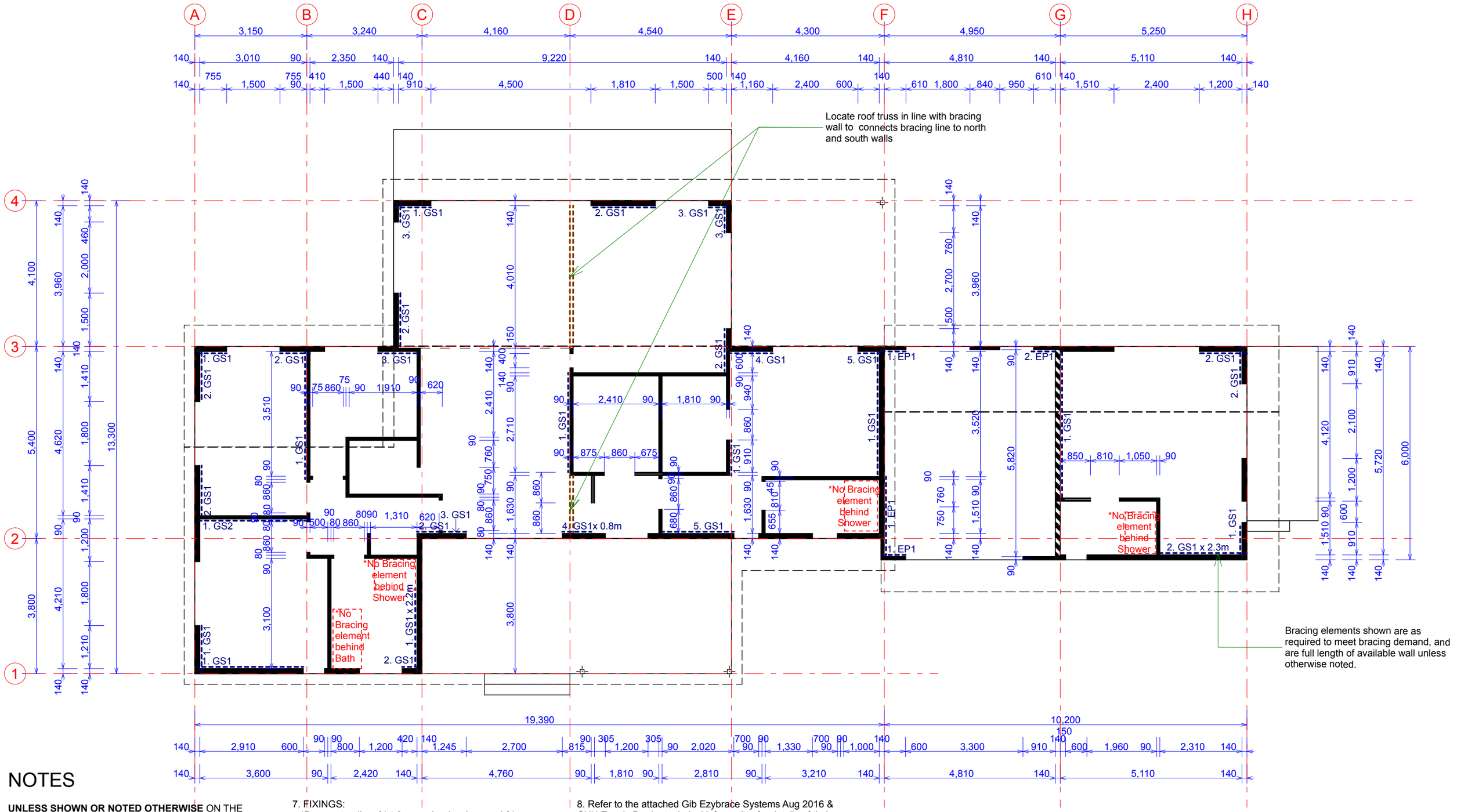
Rev 1 - 18 Nov 2026 - Update FFL to contour height reference and note re slab corners

New House for
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Foundations & Plumbing Plan

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:100 @ A3

103



NOTES

UNLESS SHOWN OR NOTED OTHERWISE ON THE TRUSS MANUFACTURER'S DOCUMENTS OR THIS PLAN:

1. all timber lintels and headers to be 2/90x45 SG8.

2. all framing to be SG8

3. all studs in Exterior walls to 140x45 at max 600¢.

4. all studs in Interior walls to be 90x45@ max 600¢

5. dwangs in all walls at min 800¢ or as required for fixings of linings and claddings (800¢ for building underlay)

6. for single storey load bearing or external walls over 2400 high studs to be:
≤2700 90x45@400¢ / 140x45 @ 600 crs
≤3000 140x45@600¢
≤3600 140x45@400¢

7. FIXINGS:
*Bearers to piles. 2/ 4.9mm galv wire-dogs and 2/ 100x3.75mm galvanised nails
*Joists to plate or bearers: joist hangers
*Boundary Joists to joist ends. 2/ 90x3.15 end nails
*Solid blocking to joist. 2/ 90x3.15 end nails
*Solid blocking between joists to support. 6/ 90x3.15 skew nails
*Bottom plates (concrete floor) - approved proprietary Ø12mm masonry anchors and washers @ max 600¢, min 55mm from any edge or cut, or as required for bracing elements
*Studs to bottom Plate. 3/90x3.15 end nails.
* lintels fixed against uplift in accordance with framing manufacturer's details
* top plates in load bearing walls - 2/90x3.15 skew nails + 2 wire dogs or alternative fixing to min 4.7kN

8. Refer to the attached Gib Ezybrace Systems Aug 2016 & CHH Ecoply Barrier technical information for details of timber panel bracing systems.

9. Refer to the TRUSS Manufacturer's Documents for roof framing, truss fixings and in-plane bracing details.

10. NOTE That Framing incorporates GIBfix Angle system 2016. Coordinate construction details with TRUSS and FRAME Manufacturer.

11. ALL bracing elements are full length of wall available unless noted otherwise on this plan

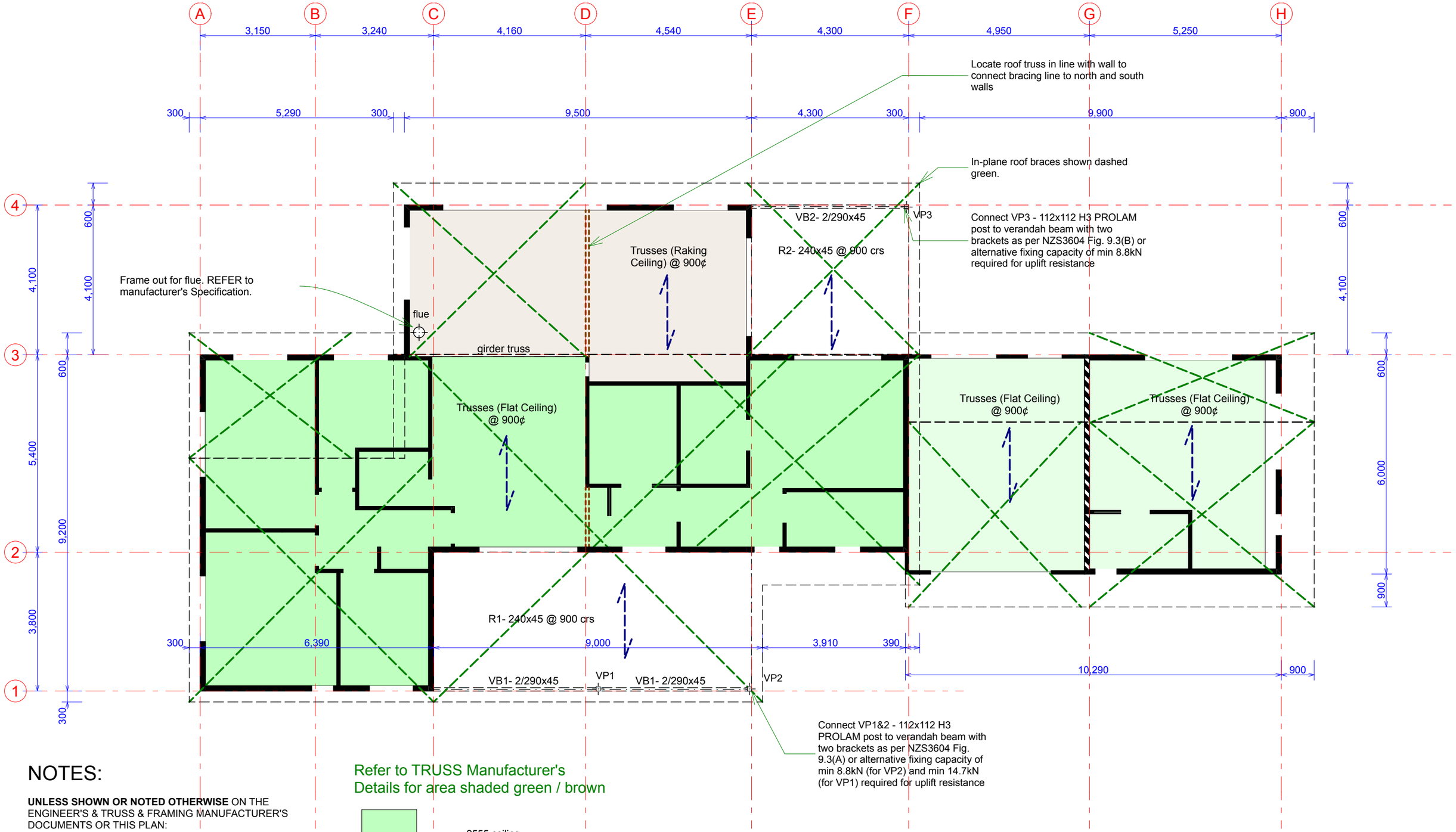
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New House for
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Framing & Bracing Plan

104

Drawn: KJW/ ANS
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Issued: 18 November 2026
Status: Building Consent
Scale: 1:100 @ A3



NOTES:

UNLESS SHOWN OR NOTED OTHERWISE ON THE ENGINEER'S & TRUSS & FRAMING MANUFACTURER'S DOCUMENTS OR THIS PLAN:

1. all framing to be SG8

2. FIXINGS:
   * rafters - 2/90x3.15 skew nails + 2 wire dogs or alternative fixing to min 4.7kN
   *purlins - 1 80x 10G screw or alternative fixing to min 2.4kN.

3. Purlins: Min 70x45 @ maximum 900crs in long lengths with joints staggered.

4. Roof Plane Bracing:
Pairs of diagonally opposed 4.0kN steel straps, fixed to each rafter / truss top chord as per NZS3604 10.4.4.

5. Refer to Manufacturer's documents for roof framing layout, including lintels, and fixings.

Refer to TRUSS Manufacturer's Details for area shaded green / brown

2555 ceiling

2405 ceiling

raking ceiling

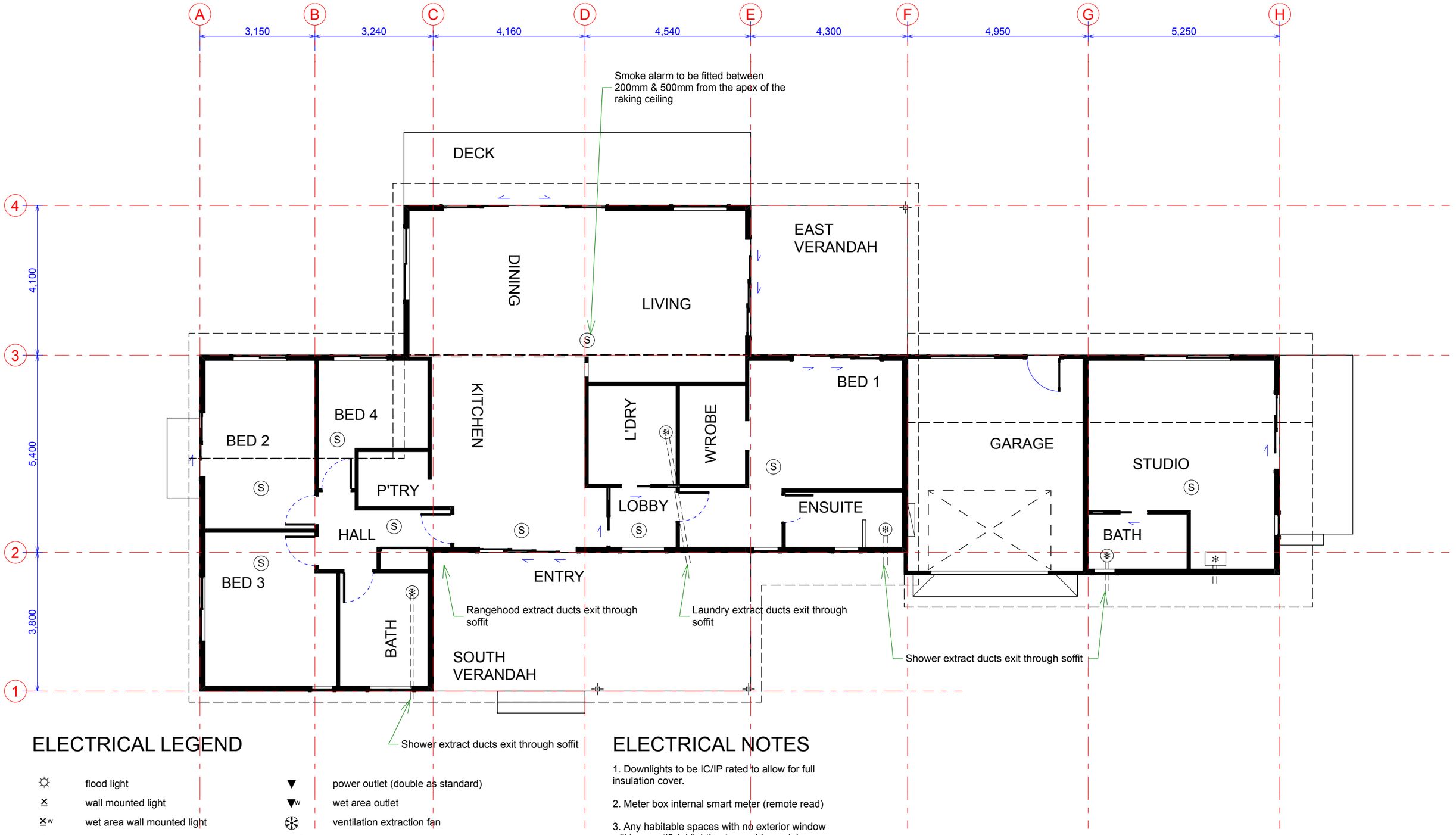
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New House for
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Roof Framing Plan

105

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:100 @ A3



ELECTRICAL LEGEND

☼	flood light	▼	power outlet (double as standard)
✕	wall mounted light	▼w	wet area outlet
✕w	wet area wall mounted light		ventilation extraction fan
⊕	ceiling mounted light		range hood
◎	recessed light		Air-conditioner/ heat pump
⊕	light on pendant	htr	heated towel rail
⊕w	wet area ceiling light		door bell
	light switch	Ⓢ	smoke alarm
	pull cord light switch		lighting circuit
d	dimmer light switch		ventilation ducting
	two way light switch		Remote read-meter box
T	telephone jack		switch box
S	stereo jack		

ELECTRICAL NOTES

1. Downlights to be IC/IP rated to allow for full insulation cover.

2. Meter box internal smart meter (remote read)

3. Any habitable spaces with no exterior window will have artificial lighting to provide a minimum of 20lux of illuminance at floor level.

4. All new light bulbs to be LED. Choose "warm white" colours. maximum 3000K

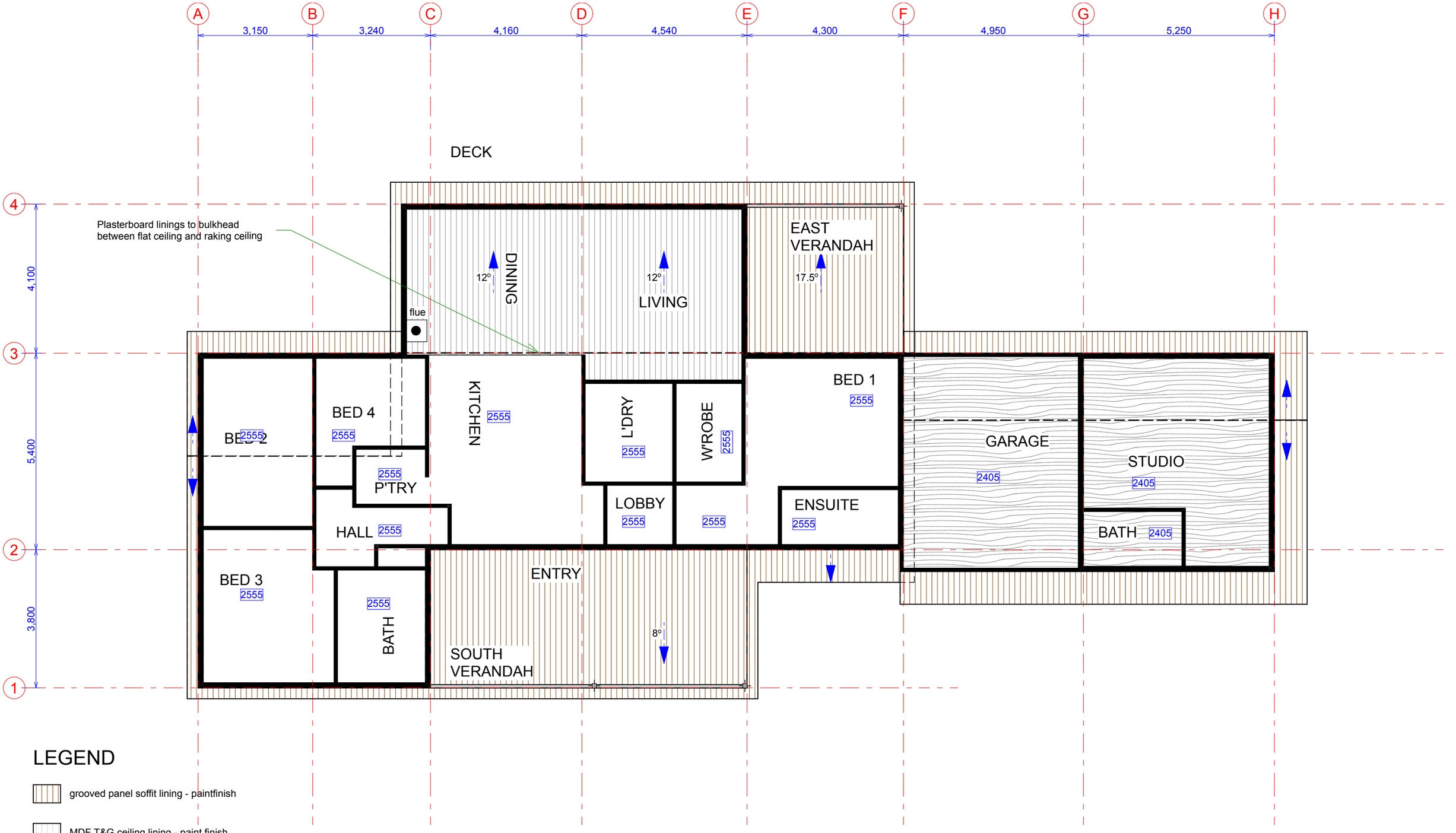
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New House for
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Electrical Plan

106

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LEGEND

- grooved panel soffit lining - paintfinish
- MDF T&G ceiling lining - paint finish
- Plywood ceiling
- plasterboard ceiling lining - paint finish
- Exposed beam - paint finish
- direction of fall for raking ceilings
- 2555 height above FFL in mm for flat ceilings

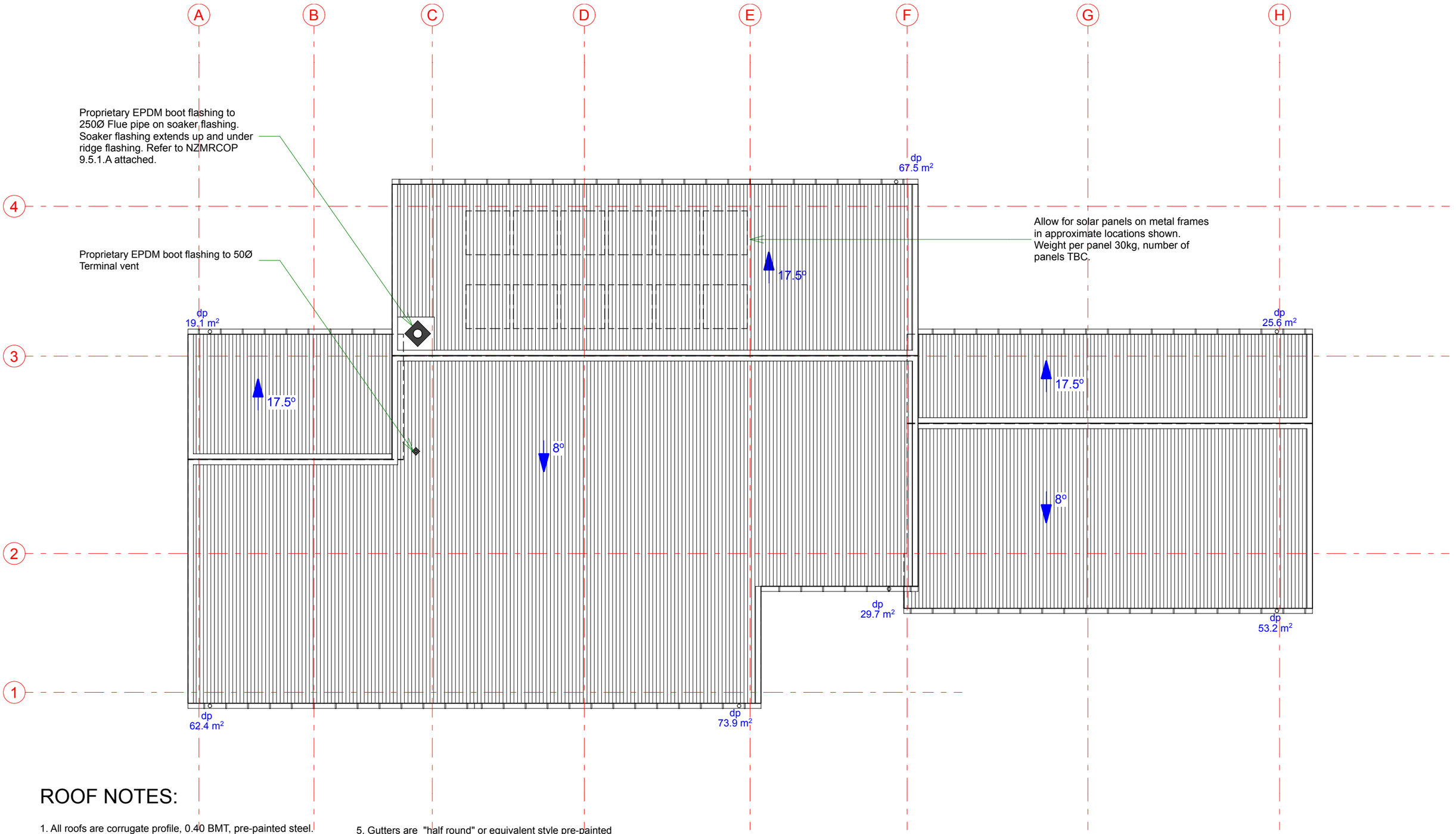
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New House for
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Reflected Ceiling Plan

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Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:100 @ A3



ROOF NOTES:

1. All roofs are corrugate profile, 0.40 BMT, pre-painted steel. Note manufacturers fixing requirements for thermal expansion.

2. Areas of contributing rainfall catchment shown next to downpipe position. Total =328.4m^2

3. Flashings dimensions and laps from E2/AS1 Table 4.5.1.1 for high wind zone.
   x = 200
   y = 2 crests
   z = 70

4. dp = 80mm Ø min downpipe.

5. Gutters are "half round" or equivalent style pre-painted steel. Gutters are to have a minimum cross sectional area of 7000mm2 with a 10mm free board.

   Install with minimum fall 1:500 to downpipes, on powder coated aluminium brackets & with snow straps @ max.600crs.

6. Downpipes to be securely fixed top and bottom with proprietary brackets to suit the downpipe size.

7. Stormwater drain risers are above ground & capped, with downpipes tightly fitted through holes in caps to prevent material entering stormwater drain.

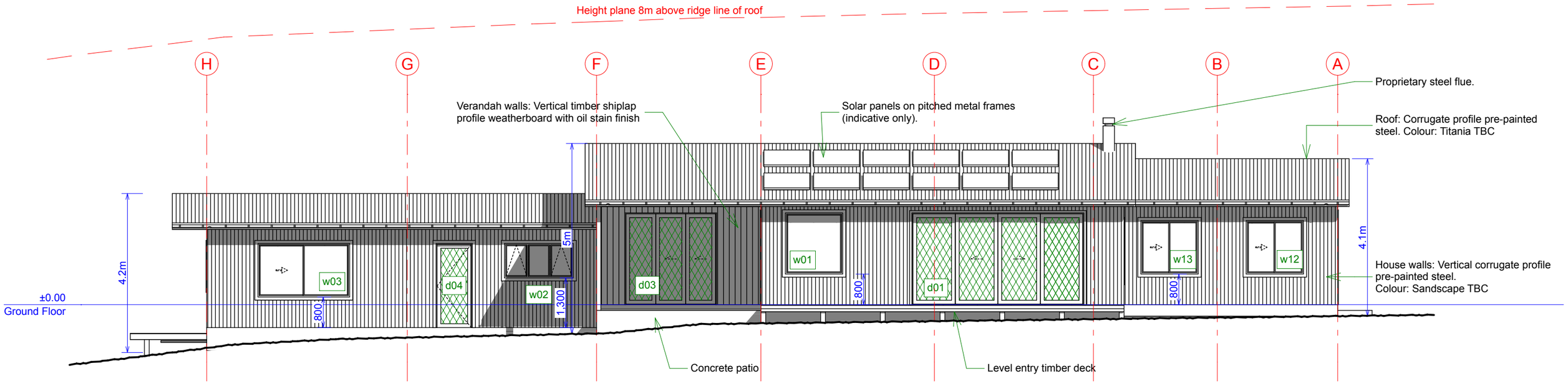
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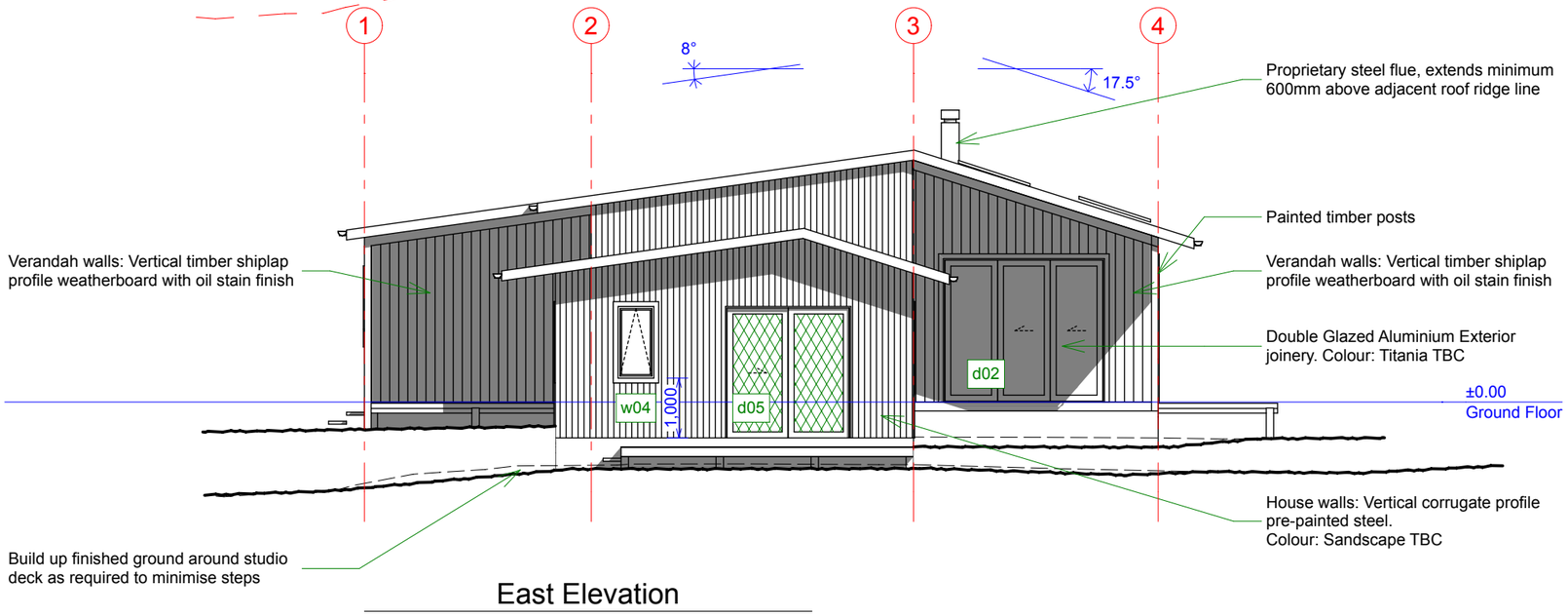
Roof Plan

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:100 @ A3

108



North Elevation



East Elevation

NOTES:

1. Safety Glass locations are shown hatched on these elevations. Glazing Manufacturer to confirm all safety glass complies with NZS 4223, Part 3

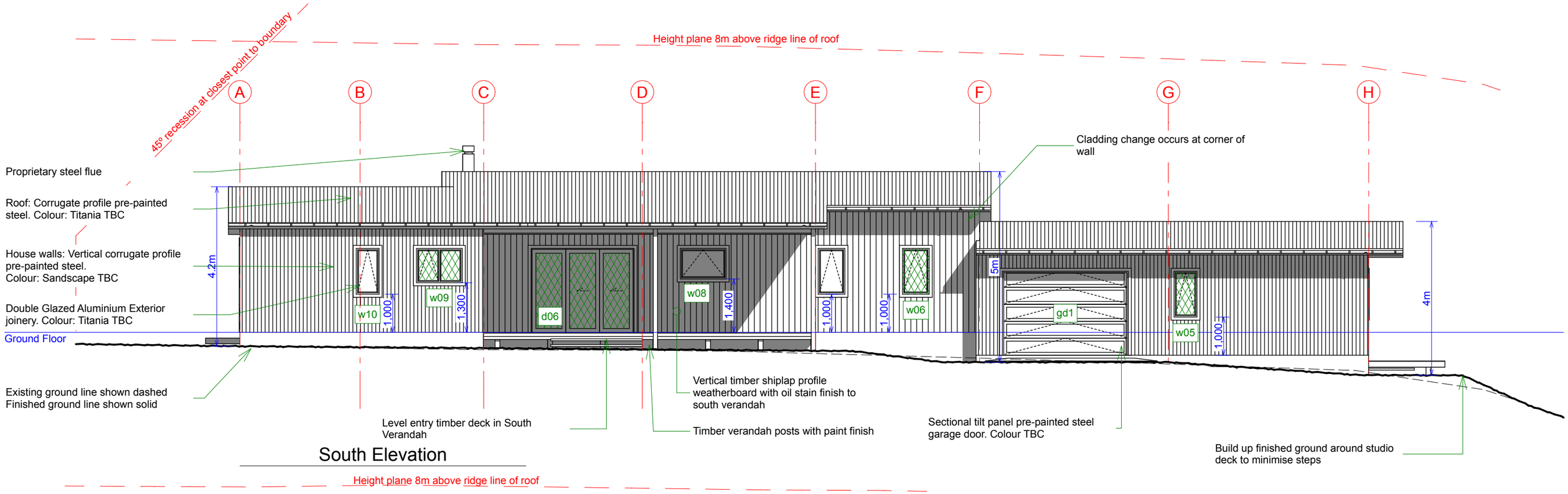
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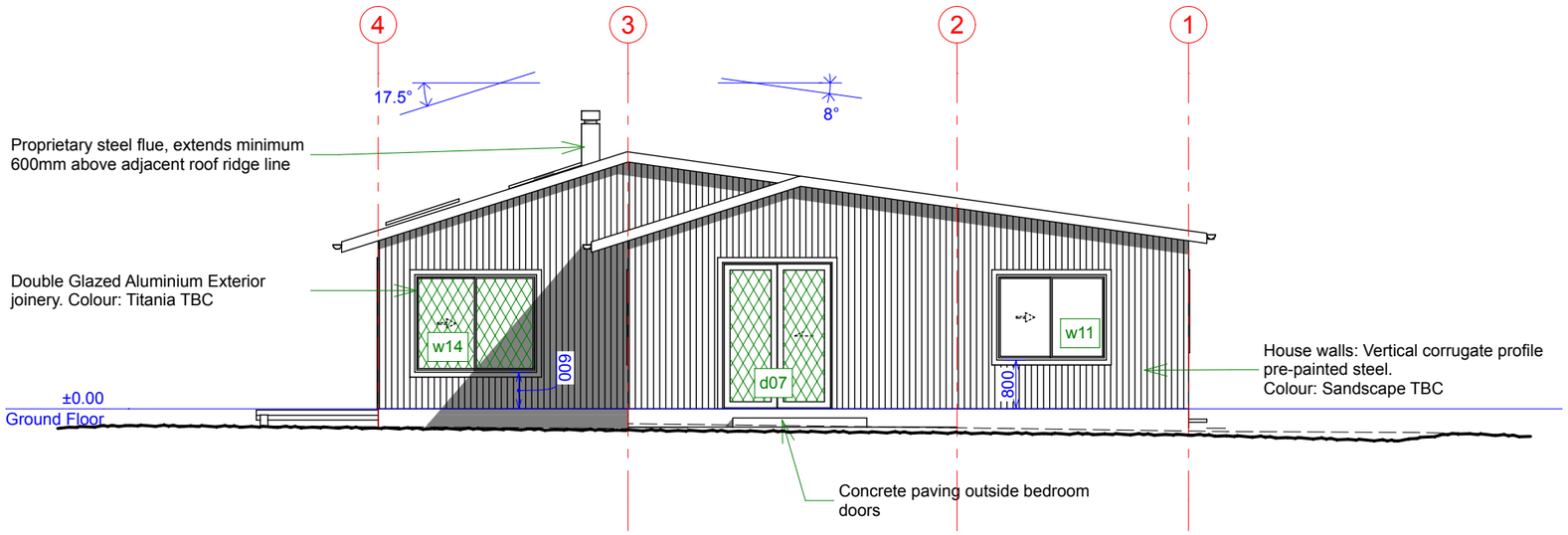
Elevations

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:100 @ A3

201



South Elevation



West Elevation

NOTES:

1. Safety Glass locations are shown hatched on these elevations. Glazing Manufacturer to confirm all safety glass complies with NZS 4223, Part 3

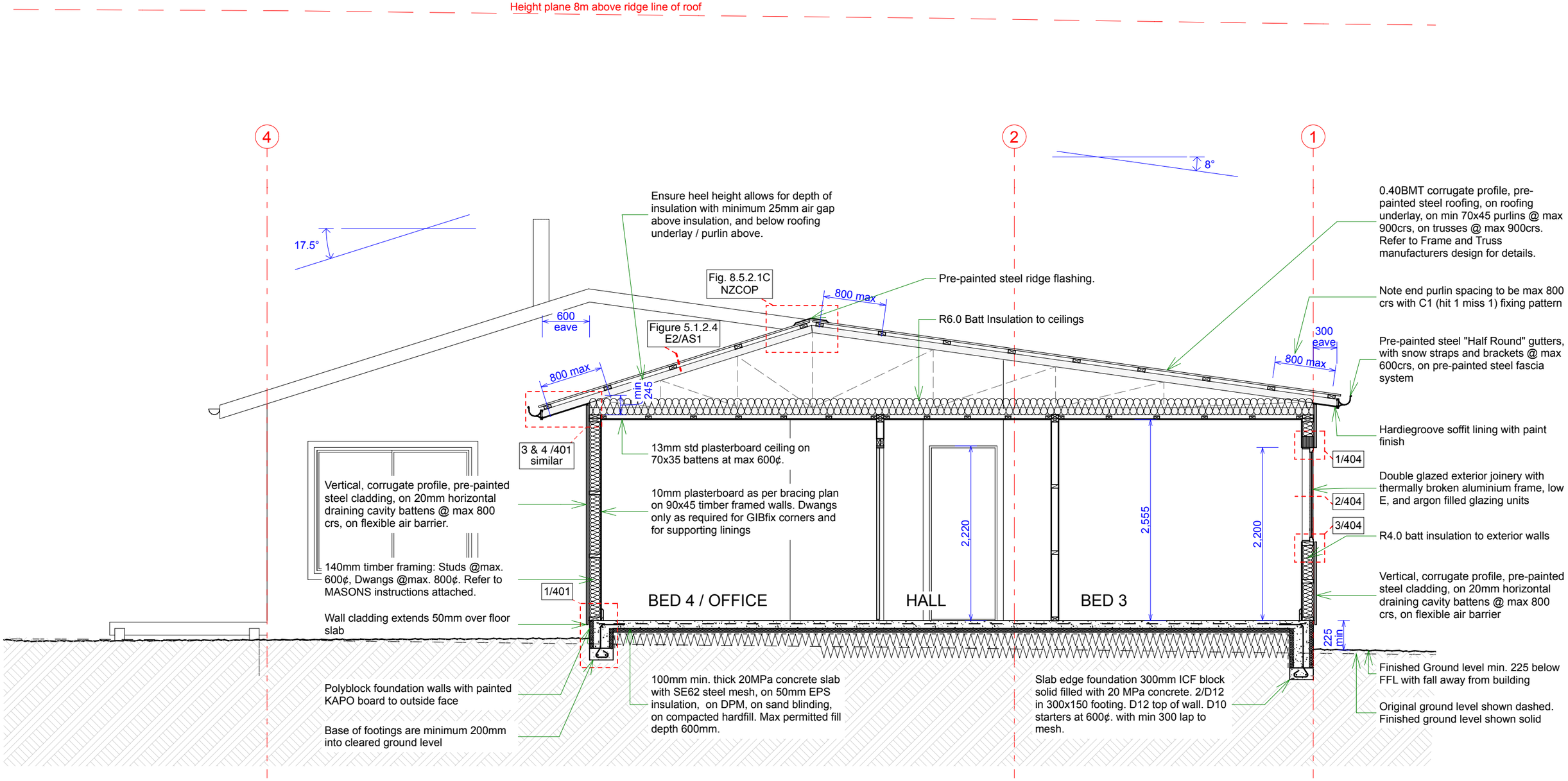
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New House for
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Elevations

202

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:100 @ A3



NOTES:

1. Refer to details attached to specification and on details sheets for referenced building code, NZ standards and manufacturers figures and tables.

2. Flashings dimensions and laps from Table 4.5.1.1. E2/AS1 for high wind zone:
   x = 200
   y = 2 crests
   z = 70

3. Trusses, Lintels and fixings as per Truss and Frame Manufacturer's Design

4. Installation of waterproofing at wash hand basins, showers, sinks etc shall comply with E3/As1 Figures 1 - 4

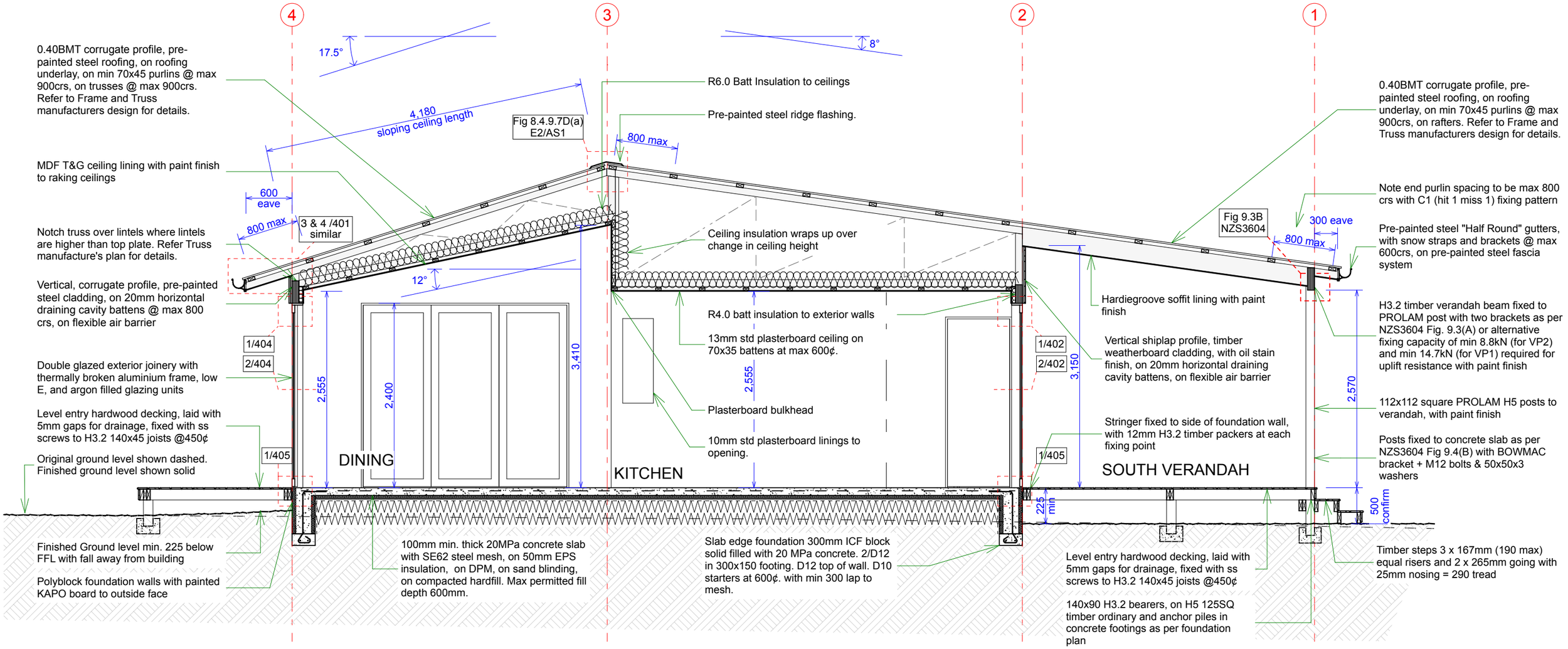
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New House for
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Section X1

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:50 @ A3

301



NOTES:

1. Refer to details attached to specification and on details sheets for referenced building code, NZ standards and manufacturers figures and tables.

2. Flashings dimensions and laps from Table 4.5.1.1. E2/AS1 for high wind zone:
   x = 200
   y = 2 crests
   z = 70

3. Trusses, Lintels and fixings as per Truss and Frame Manufacturer's Design

4. Installation of waterproofing at wash hand basins, showers, sinks etc shall comply with E3/As1 Figures 1 - 4

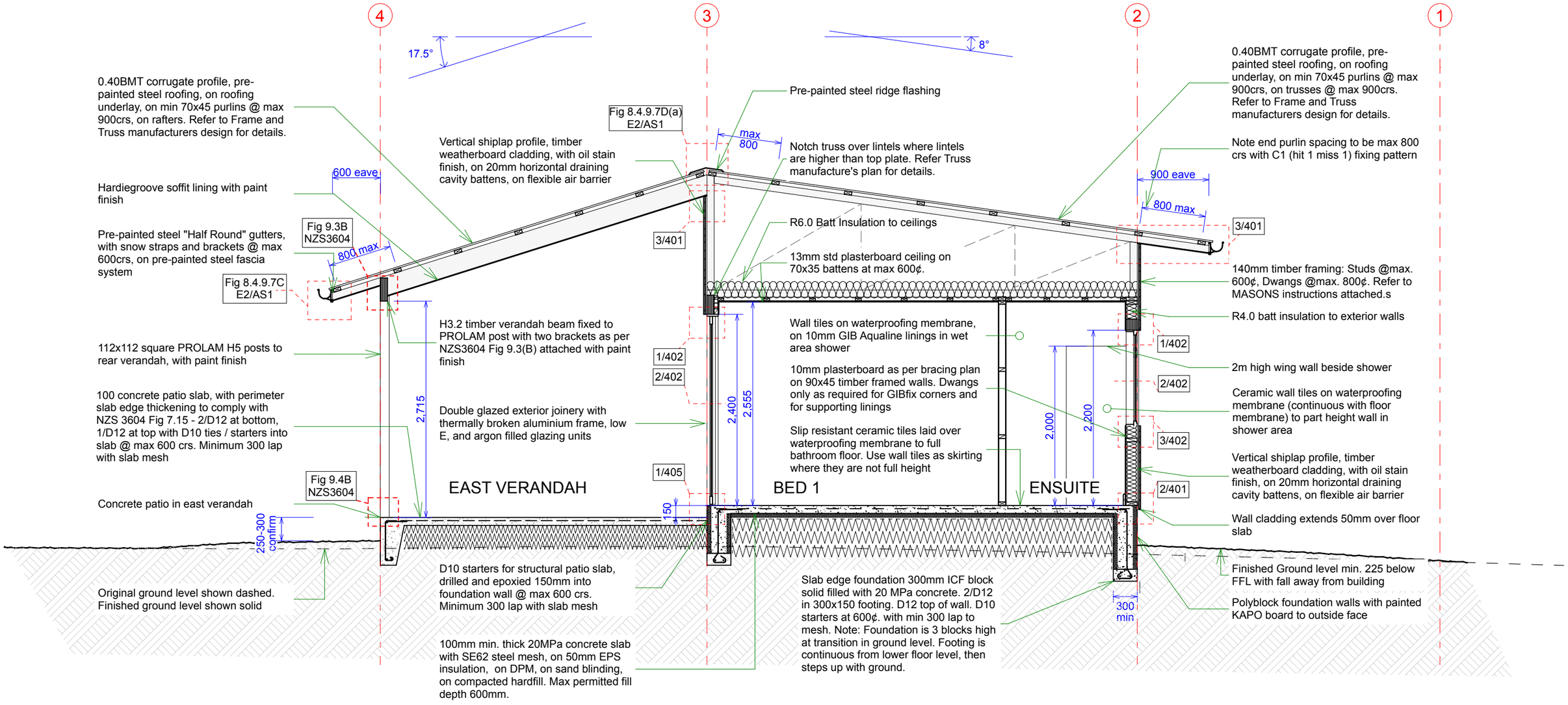
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New House for
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Section X2

302

Drawn: KJW/ ANS
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Issued: 18 November 2026
Status: Building Consent
Scale: 1:50 @ A3



NOTES:

1. Refer to details attached to specification and on details sheets for referenced building code, NZ standards and manufacturers figures and tables.

2. Flashings dimensions and laps from Table 4.5.1.1. E2/AS1 for high wind zone:
   x = 200
   y = 2 crests
   z = 70

3. Trusses, Lintels and fixings as per Truss and Frame Manufacturer's Design

4. Installation of waterproofing at wash hand basins, showers, sinks etc shall comply with E3/As1 Figures 1 - 4

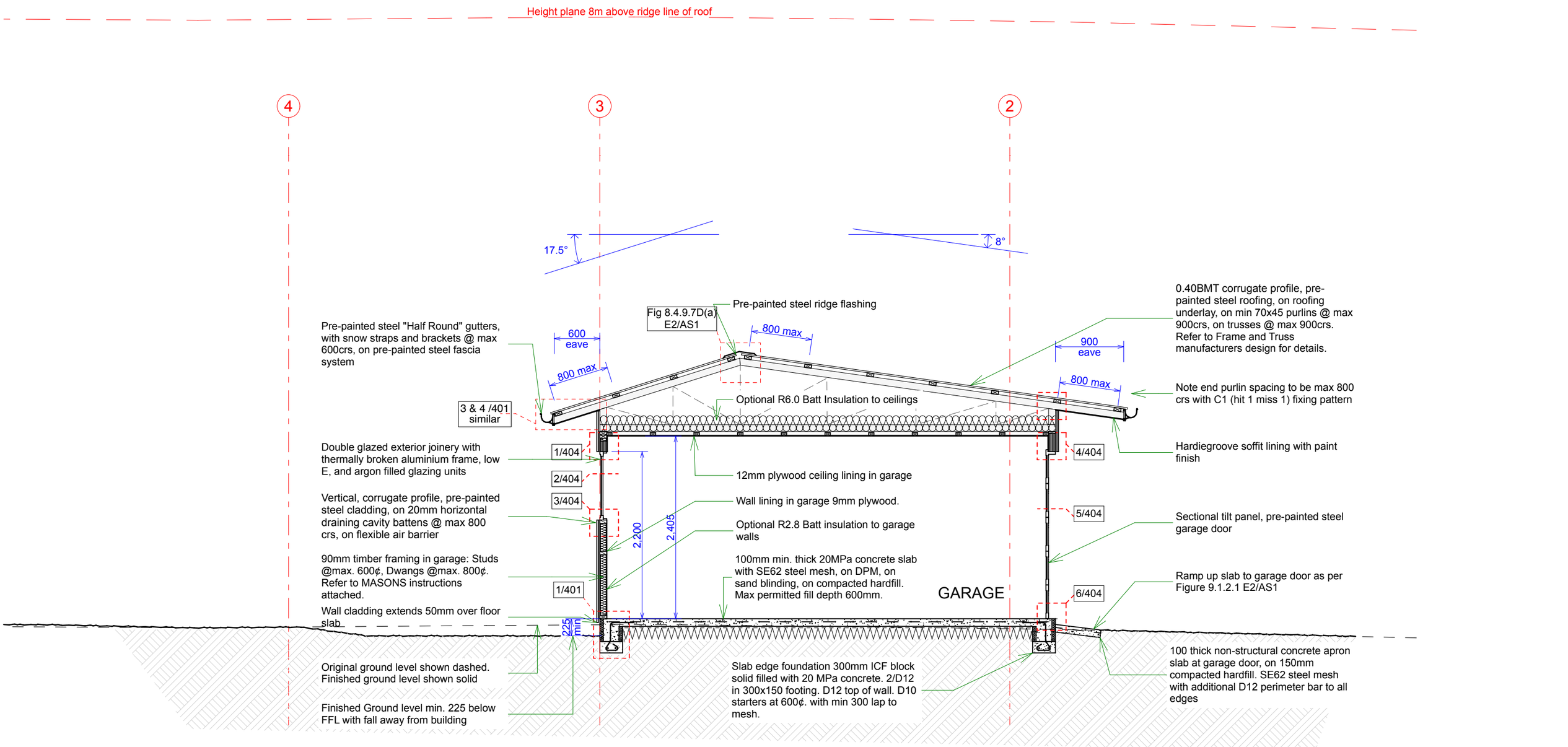
RED GECKO Ltd
Architecture
design@redgecko.co.nz
First Floor,
3 Cliff Wilson St,
WANAKA
03 443 2567

New House for
Jude Battson

Section X3

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:50 @ A3

303



NOTES:

1. Refer to details attached to specification and on details sheets for referenced building code, NZ standards and manufacturers figures and tables.

2. Flashings dimensions and laps from Table 4.5.1.1. E2/AS1 for high wind zone:
   x = 200
   y = 2 crests
   z = 70

3. Trusses, Lintels and fixings as per Truss and Frame Manufacturer's Design

4. Installation of waterproofing at wash hand basins, showers, sinks etc shall comply with E3/As1 Figures 1 - 4

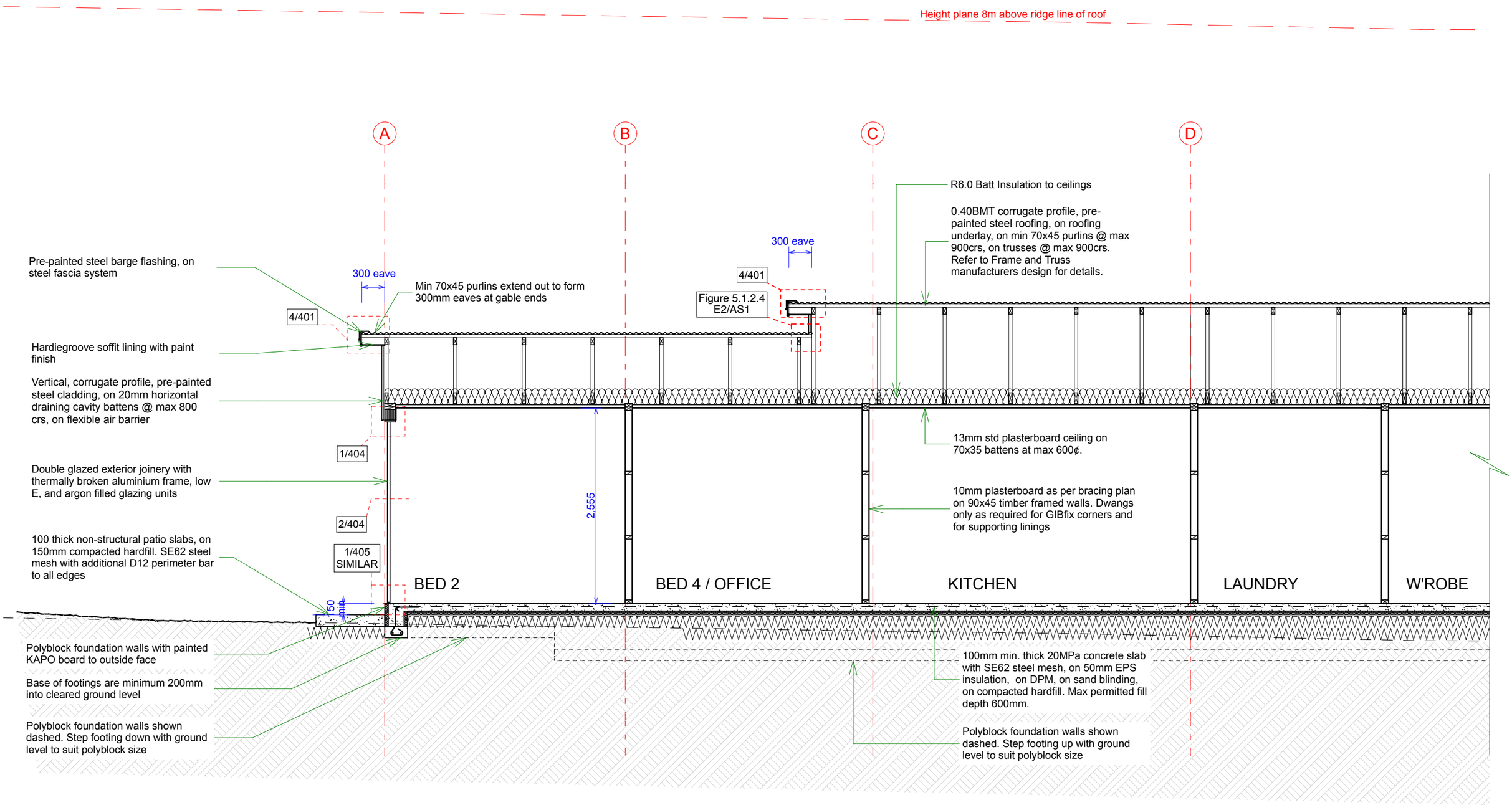
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3 Cliff Wilson St,
WANAKA
03 443 2567

New House for
Jude Battson

Section X4

304

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:50 @ A3



NOTES:

1. Refer to details attached to specification and on details sheets for referenced building code, NZ standards and manufacturers figures and tables.

2. Flashings dimensions and laps from Table 4.5.1.1. E2/AS1 for high wind zone:
   x = 200
   y = 2 crests
   z = 70

3. Trusses, Lintels and fixings as per Truss and Frame Manufacturer's Design

4. Installation of waterproofing at wash hand basins, showers, sinks etc shall comply with E3/As1 Figures 1 - 4

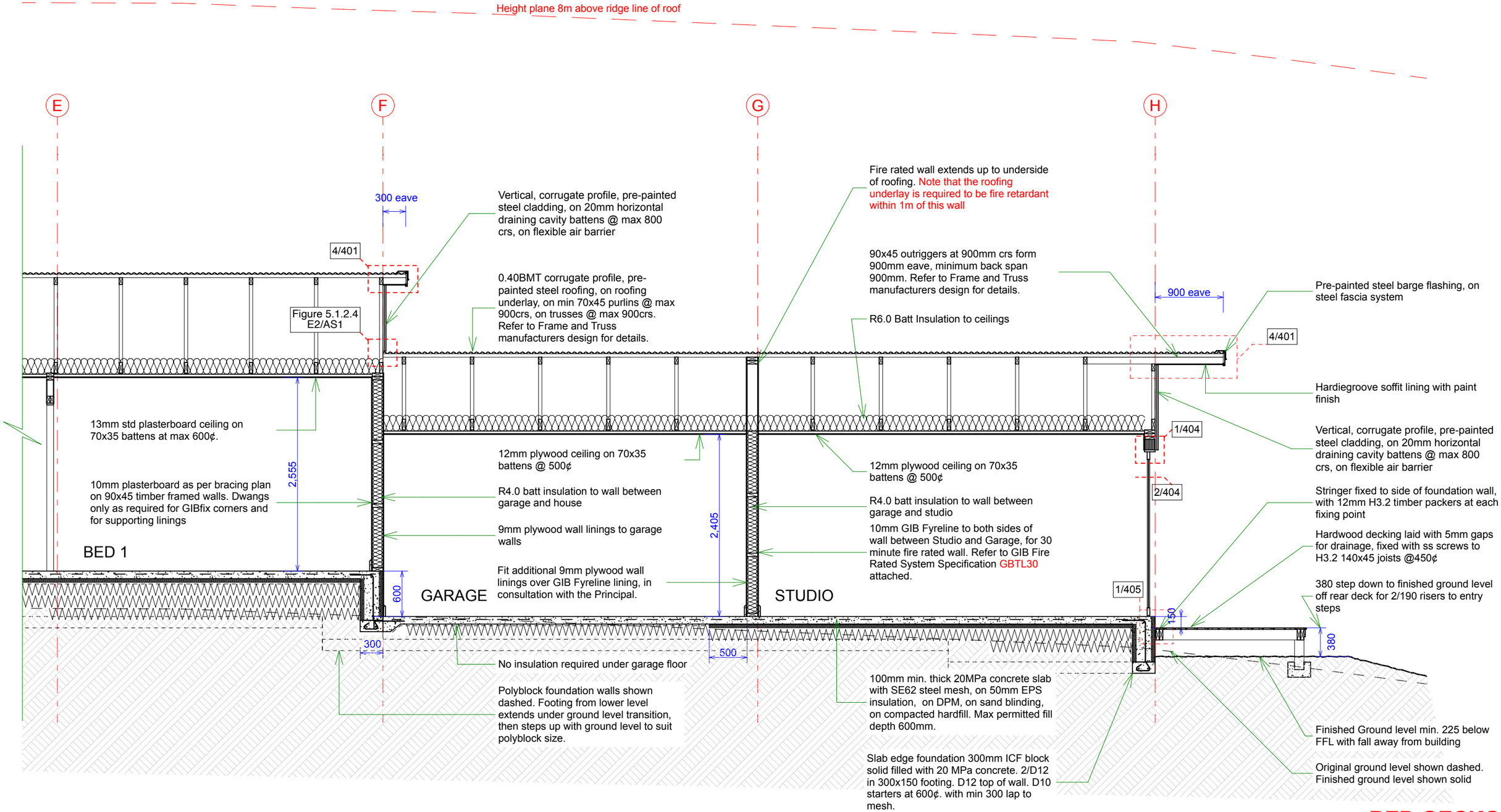
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3 Cliff Wilson St,
WANAKA
03 443 2567

New House for
Jude Battson

Section X5 West

305

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:50 @ A3



NOTES:

1. Refer to details attached to specification and on details sheets for referenced building code, NZ standards and manufacturers figures and tables.

2. Flashings dimensions and laps from Table 4.5.1.1. E2/AS1 for high wind zone:
   x = 200
   y = 2 crests
   z = 70

3. Trusses, Lintels and fixings as per Truss and Frame Manufacturer's Design

4. Installation of waterproofing at wash hand basins, showers, sinks etc shall comply with E3/As1 Figures 1 - 4

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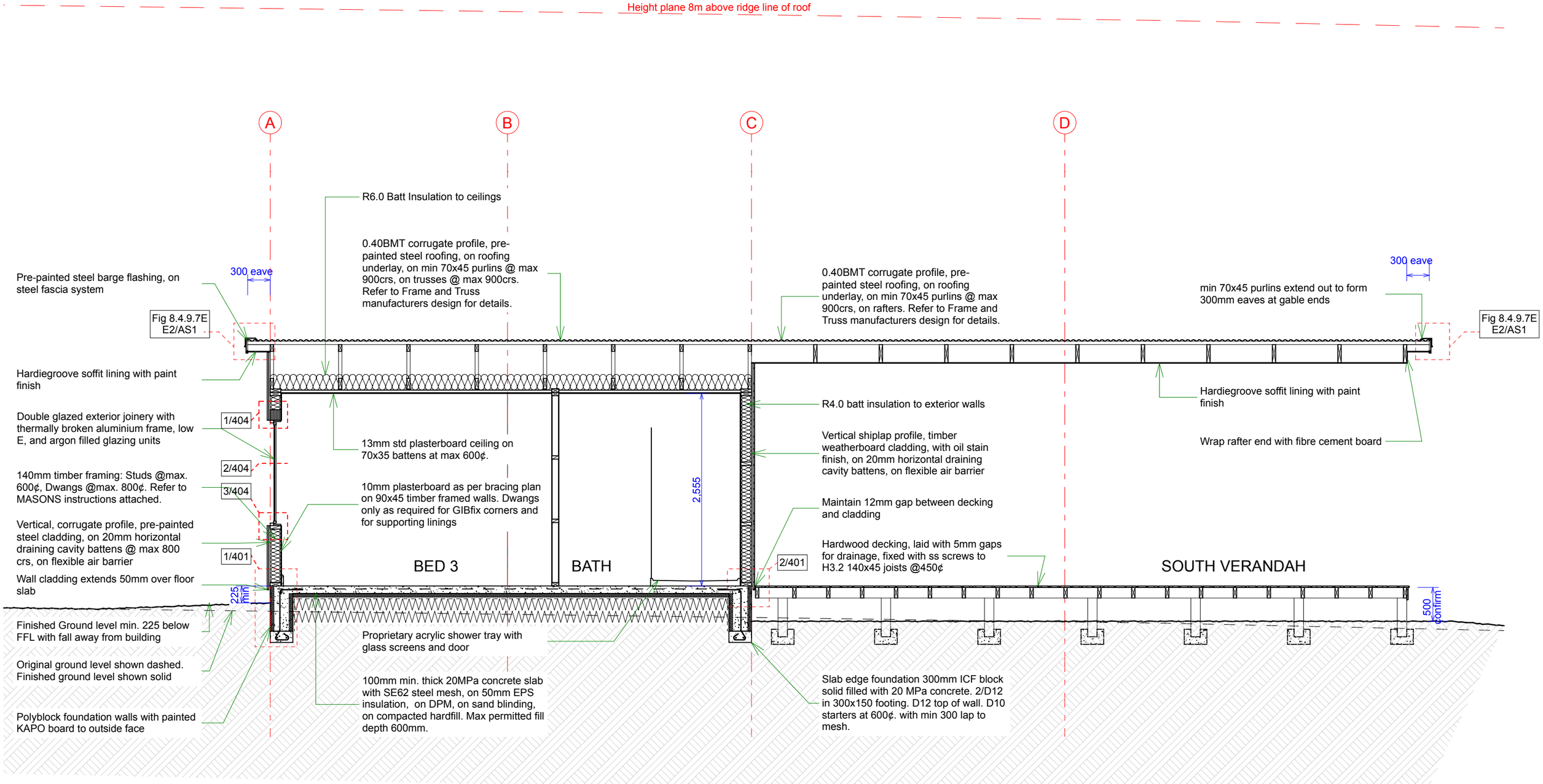
Rev 1 - 18 Nov 2026 - Add fire rated wall reference. Add note re roofing underly

New House for
Jude Battson

Section X5 East

306

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:50 @ A3



NOTES:

1. Refer to details attached to specification and on details sheets for referenced building code, NZ standards and manufacturers figures and tables.

2. Flashings dimensions and laps from Table 4.5.1.1. E2/AS1 for high wind zone:
   x = 200
   y = 2 crests
   z = 70

3. Trusses, Lintels and fixings as per Truss and Frame Manufacturer's Design

4. Installation of waterproofing at wash hand basins, showers, sinks etc shall comply with E3/As1 Figures 1 - 4

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New House for
Jude Battson

Section X6

307

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:50 @ A3

Plasterboard wall lining.

140x45 timber framed wall, with batt insulation.

Approved bottom plate masonry fasteners @max 900crs. and as required for bracing hold downs.

Timber skirting boards.

Line of floor covering shown dashed.

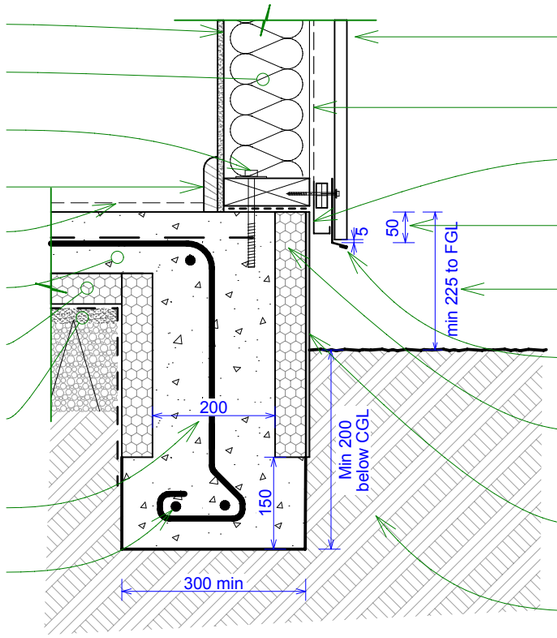
100 concrete slab floor with SE62 steel reinforcing mesh.

50mm H grade EPS insulation on DPM.

Sand blinding over compacted hardfill. Maximum permitted fill depth is 600mm.

Slab edge foundation: 300mm ICF block solid filled with 20 MPa concrete, to give min 200 concrete core.

Reinforcing: 2/D12 bottom, 1/ D12 top with D10 ties / starters at max 600crs.



0.40BMT, Vertical corrugate profile, pre-painted steel cladding, on 20mm horizontal, draining, polypropylene cavity battens.

Flexible air barrier.

Draining cavity closer, with min 10mm drip edge to cladding.

Cladding extends 50mm over concrete floor slab.

Minimum clearance to unpaved finished ground.

Pre painted steel base flashing to with 5mm space for drainage.

Shape top of polyblock (if required) to maintain minimum 90mm seating for bottom plate & bolt fixing cover.

Painted KAPO board glue fixed to outside face of ICF foundation edge.

Footing is based minimum 200mm into cleared ground level.

1 SLAB EDGE and WALL BASE

Vertical corrugate profile steel on cavity

Plasterboard wall lining.

140x45 timber framed wall, with batt insulation.

Approved bottom plate masonry fasteners @max 900crs. and as required for bracing hold downs.

Timber skirting boards.

Line of floor covering shown dashed.

100 concrete slab floor with SE62 steel reinforcing mesh.

50mm H grade EPS insulation on DPM.

Sand blinding over compacted hardfill. Maximum permitted fill depth is 600mm.

Slab edge foundation: 300mm ICF block solid filled with 20 MPa concrete, to give min 200 concrete core.

Reinforcing: 2/D12 bottom, 1/ D12 top with D10 ties / starters at max 600crs.

Vertical, shiplap profile, timber weatherboards, on 20mm horizontal H3.2 castellated cavity battens.

Flexible air barrier.

Draining cavity closer, with min 10mm drip edge to cladding.

Cladding extends 50mm over concrete floor slab.

Minimum clearance to unpaved finished ground.

Shape top of polyblock (if required) to maintain minimum 90mm seating for bottom plate & bolt fixing cover.

Painted KAPO board glue fixed to outside face of ICF foundation edge.

Footing is based minimum 200mm into cleared ground level.

2 SLAB EDGE and WALL BASE

Vertical weatherboard on cavity

0.40BMT corrugate profile, pre-painted steel roofing, on roofing underlay.

Min 70x45 purlins @max 900crs.

Flexible air barrier continuous up to and to above soffit lining.

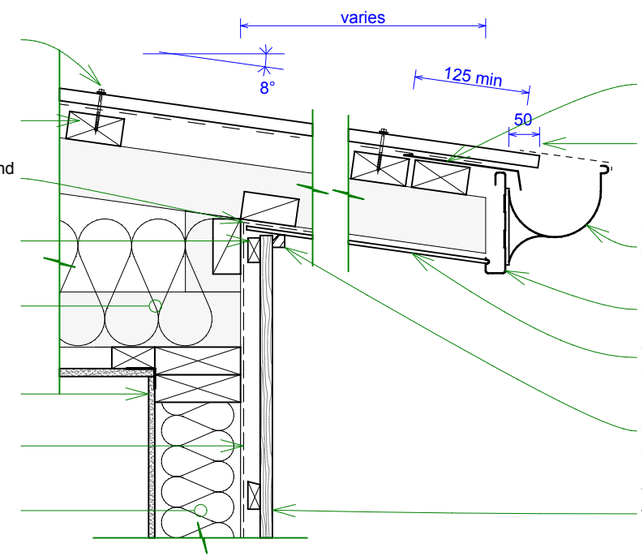
Cavity is closed at the top with a solid batten.

Batt insulation.

Plasterboard wall & ceiling linings.

Flexible air barrier.

140x45 timber framed wall, with batt insulation.



Pre-painted steel eave flashing.

Roofing overhangs gutter by min 50mm.

Pre-painted steel spouting, on proprietary brackets with snow straps @ 600crs.

Pre-painted steel fascia system.

6mm HARDIEGROOVE fibre cement soffit lining with paint finish.

Ex 20mm soffit batten with chamfer to back corner as shown, fitted tight up against the soffit lining

Vertical, shiplap profile, timber weatherboards, on 20mm horizontal H3.2 castellated cavity battens.

3 EAVE-SOFFIT

Vertical weatherboard on cavity

Pre-painted steel barge flashing, min 70mm cover vertically.

Pre-painted steel fascia system.

6mm HARDIEGROOVE fibre cement soffit lining with paint finish.

Pre-painted steel "J" flashing to suit wall cladding, pressed hard up against soffit lining.

0.40BMT, Vertical corrugate profile, pre-painted steel cladding, on 20mm horizontal, draining, polypropylene cavity battens.

Flexible air barrier.

0.40BMT corrugate profile, pre-painted steel roofing, on roofing underlay.

Min 70x45 purlins @max 900crs.

Flexible air barrier continuous up to and to above soffit lining.

Cavity is closed at the top with a solid batten.

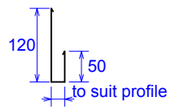
Additional framing as required to fix cladding.

Timber truss roof structure.

Batt insulation.

4 BARGE-SOFFIT

Vertical corrugate profile steel on cavity



Standard "J" flashing

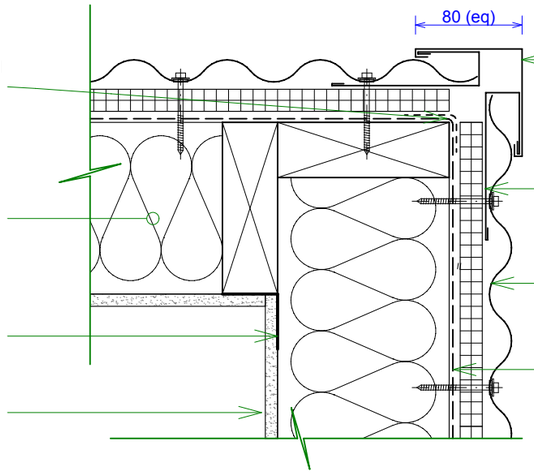
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New House for Jude Battson

Details 1:10

401

Drawn: KJW/ ANS
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Flexible air barrier is continuous around corner, with tape reinforcement at corner.

Timber framed wall with batt insulation.

GIBFix angle to minimise timber framing, provide maximum insulation, and allow for simpler services around corners.

Plasterboard wall linings.

Pre-painted steel corner flashing, clips over J flashing.

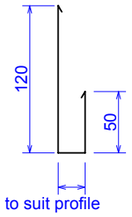
Pre-painted steel "J" back flashing to suit cladding depth.

0.40BMT, Vertical corrugate profile, pre-painted steel cladding, on 20mm horizontal, draining, polypropylene cavity battens.

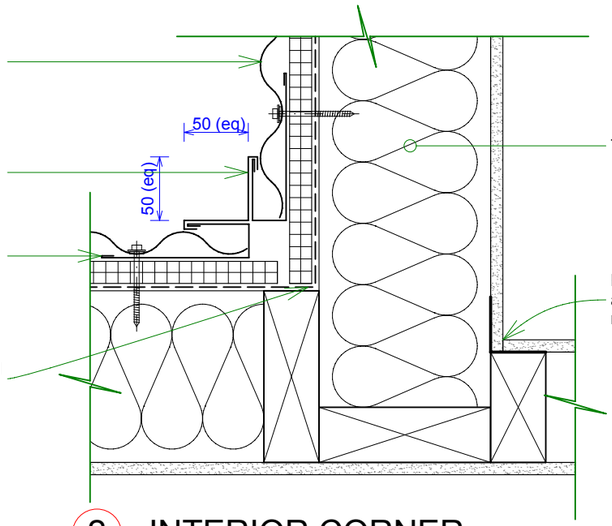
Flexible air barrier.

1 EXTERIOR CORNER

Vertical corrugate profile steel on cavity



Standard "J" flashing



0.40BMT, Vertical corrugate profile, pre-painted steel cladding, on 20mm horizontal, draining, polypropylene cavity battens.

Pre-painted steel internal corner flashing, clips over J flashing.

Pre-painted steel "J" back flashing to suit cladding depth.

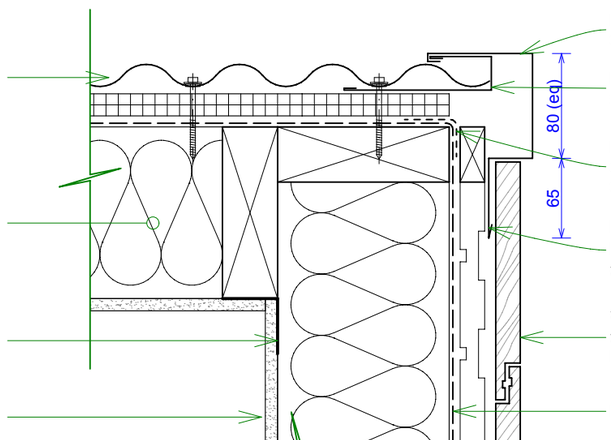
Flexible air barrier is continuous around corner.

Timber framed wall with batt insulation.

Plasterboard wall linings with GIBFix angle at corners. Position studs as required to support wall linings.

2 INTERIOR CORNER

Vertical corrugate profile steel on cavity



0.40BMT, Vertical corrugate profile, pre-painted steel cladding, on 20mm horizontal, draining, polypropylene cavity battens.

Timber framed wall with batt insulation.

GIBFix angle to minimise timber framing & provide maximum insulation.

Plasterboard wall linings.

Pre-painted steel corner flashing, clips over J flashing.

Pre-painted steel "J" back flashing to suit cladding depth.

Flexible air barrier is continuous around corner, with tape reinforcement at corner.

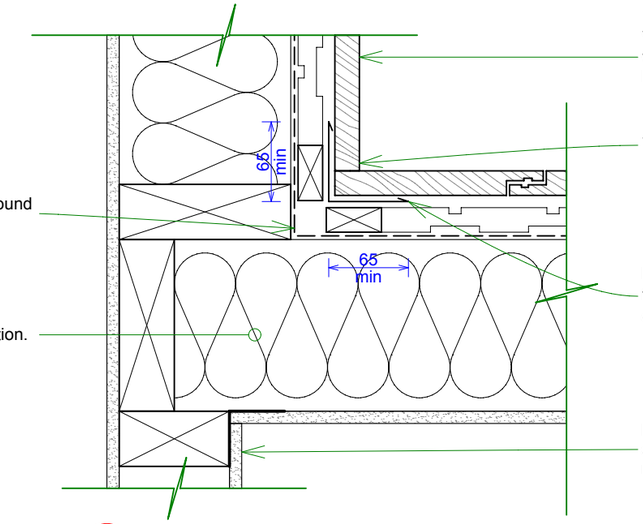
External corner back flashing, with hemmed edge. 65 min cover to timber weatherboard cladding.

Vertical, shiplap profile, timber weatherboards, on 20mm horizontal H3.2 castellated cavity battens.

Flexible air barrier.

3 EXTERIOR CORNER JUNCTION

Vertical weatherboards /Vertical corrugate profile steel



Flexible air barrier is continuous around corner.

Timber framed wall with batt insulation.

Vertical, shiplap profile, timber weatherboards, on 20mm horizontal H3.2 castellated cavity battens.

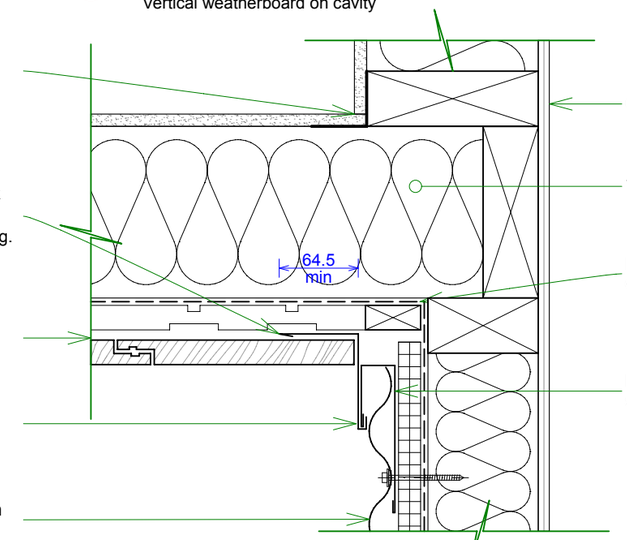
Tight butt joint at corners.

Proprietary internal corner back flashing, with hemmed edges. 65 min cover to timber weatherboard cladding.

Plasterboard wall linings with GIBFix angle at corners. Position studs as required to support wall linings.

4 INTERIOR CORNER

Vertical weatherboard on cavity



Plasterboard wall linings with GIBFix angle at corners. Position studs as required to support wall linings.

Internal pre-painted steel corner back flashing, with hemmed edge. 65 min cover to timber weatherboard cladding.

Vertical, shiplap profile, timber weatherboards, on 20mm horizontal H3.2 castellated cavity battens.

Pre-painted steel internal corner flashing, clips over J flashing.

0.40BMT, Vertical corrugate profile, pre-painted steel cladding, on 20mm horizontal, draining, polypropylene cavity battens.

Garage wall linings.

Timber framed wall with batt insulation.

Flexible air barrier is continuous around corner.

Pre-painted steel "J" back flashing to suit cladding depth.

5 INTERIOR CORNER JUNCTION

Vertical weatherboards /Vertical corrugate profile steel

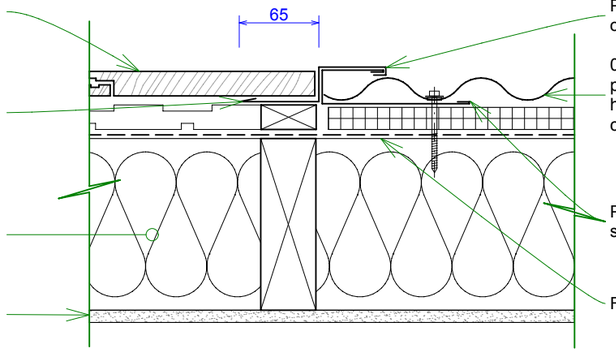
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3 Cliff Wilson St,
WANAKA
03 443 2567

New House for
Jude Battson

Details 1:5

Drawn: KJW/ ANS
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402



Vertical, shiplap profile, timber weatherboards, on 20mm horizontal H3.2 castellated cavity battens.

Pre-painted steel back flashing, with hemmed edge. 65 min cover to timber weatherboard cladding.

Timber framed wall with batt insulation.

Plasterboard wall linings.

Pre-painted steel junction flashing, clips over J flashing.

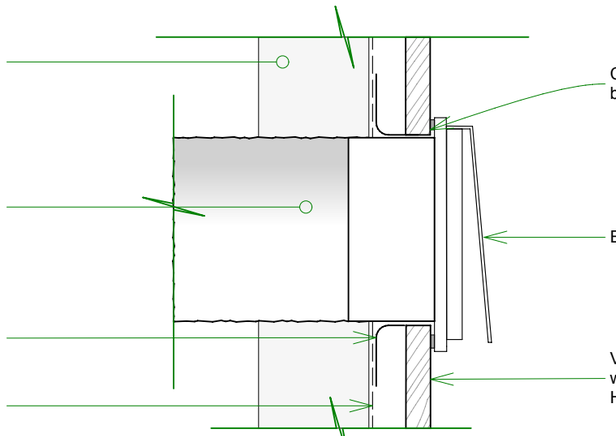
0.40BMT, Vertical corrugate profile, pre-painted steel cladding, on 20mm horizontal, draining, polypropylene cavity battens.

Pre-painted steel "J" back flashing to suit cladding depth.

Flexible air barrier.

1 CLADDING JUNCTION

Vertical weatherboards /Vertical corrugate profile steel



Timber truss roof structure.

Extract ducting.

MASONS adhesive fixed penetration boot.

Flexible air barrier.

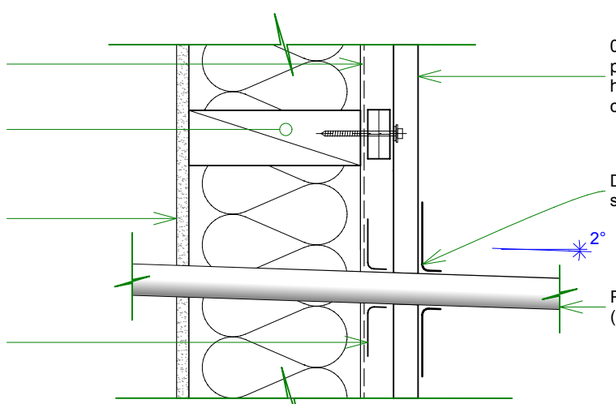
Continuous bead of MS sealant between extract grille and cladding.

Extract grille (indicative only).

Vertical, shiplap profile, timber weatherboards, on 20mm horizontal H3.2 castellated cavity battens.

2 EXTRACT GRILLE

Vertical weatherboard on cavity



Flexible air barrier.

Timber framed wall with batt insulation.

Plasterboard wall linings.

MASONS adhesive fixed penetration boot.

0.40BMT, Vertical corrugate profile, pre-painted steel cladding, on 20mm horizontal, draining, polypropylene cavity battens.

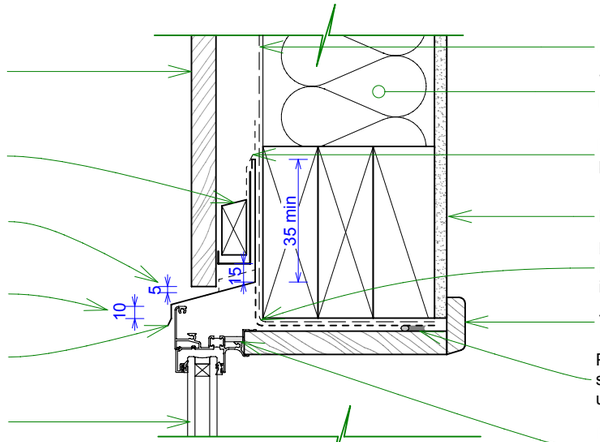
Dektite EPDM boot flashing with MS sealant to upper edges

2°

Pipe or conduit less than 50Ø (indicative) installed at 2˚ fall to outside

3 SERVICES PENETRATION

Vertical corrugate profile steel on cavity



Vertical, shiplap profile, timber weatherboards, on 20mm horizontal H3.2 castellated cavity battens.

Horizontal cavity batten, with draining cavity closer set 15mm above head flashing.

Minimum 5mm gap for drainage between cladding and head flashing.

Minimum 10mm cover between flashing and joinery.

Pre-painted steel head flashing with slope to top face and stop ends.

Thermally broken aluminium joinery (indicative only).

Flexible air barrier.

Timber framed wall, with batt insulation.

Flashing tape over top of folded pre-painted steel head flashing.

Plasterboard wall linings.

Building underlay wraps into opening. Refer to MASONS window installation instructions attached.

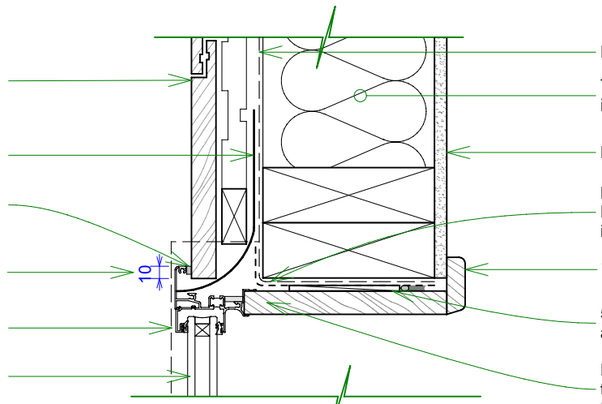
Timber reveals and architrave.

PEF backing rod to 5mm tolerance space at head. Complete seal with urethane foam.

Fit self adhesive insulating foam tape to the "inside" part of the thermally broken frame.

4 WINDOW HEAD

Vertical weatherboard on cavity



Vertical, shiplap profile, timber weatherboards, on 20mm horizontal H3.2 castellated cavity battens.

MASONS DPC jamb flashing.

Press aluminium joinery over self adhesive compressible foam tape.

Minimum 10mm cover between flashing and joinery.

Head flashing above shown dashed.

Thermally broken aluminium joinery (indicative only).

Flexible air barrier.

Timber framed wall, with batt insulation.

Plasterboard wall linings.

Building underlay wraps into opening. Refer to MASONS window installation instructions attached.

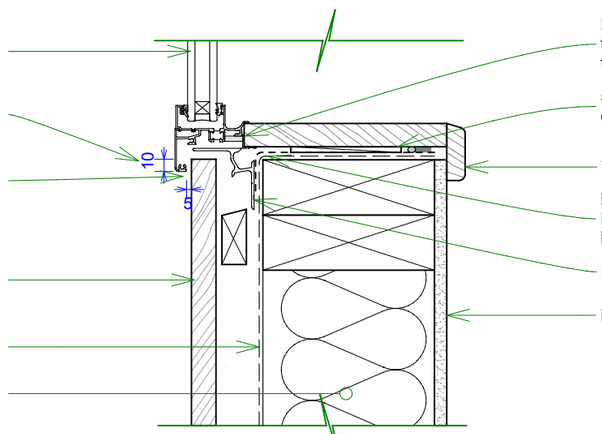
Timber reveals and architrave.

5mm jamb packers, PEF backing rod and complete seal with urethane foam.

Fit self adhesive insulating foam tape to the "inside" part of the thermally broken frame.

5 WINDOW JAMB

Vertical weatherboard on cavity



Thermally broken aluminium joinery (indicative only).

Minimum 10mm cover between flashing and joinery.

Minimum 5mm gap between joinery and cladding for drainage.

Vertical, shiplap profile, timber weatherboards, on 20mm horizontal H3.2 castellated cavity battens.

Flexible air barrier.

Timber framed wall, with batt insulation.

Fit self adhesive insulating foam tape to the "inside" part of the thermally broken frame

5mm sill packers, PEF backing rod and complete seal with urethane foam.

Timber reveals and architrave.

Building underlay wraps into opening. Refer to MASONS window installation instructions attached.

Proprietary sill support bar.

Plasterboard wall linings.

6 WINDOW SILL

Vertical weatherboard on cavity

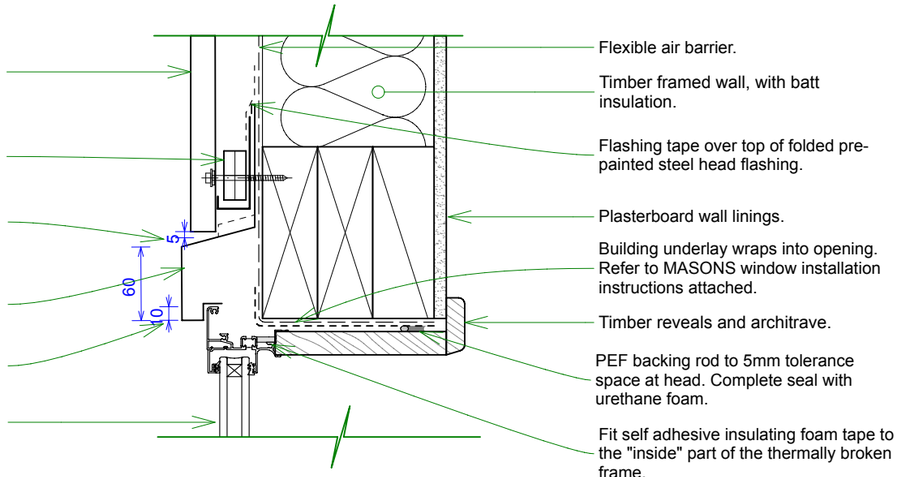
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New House for
Jude Battson

Details 1:5

403

Drawn: KJW/ ANS
Checked: Kat West
Issued: 18 November 2026
Status: Building Consent
Scale: 1:5 @ A3



0.40BMT, Vertical corrugate profile, pre-painted steel cladding, on 20mm horizontal, draining, polypropylene cavity battens.

Horizontal cavity batten, with draining cavity closer set 15mm above head flashing.

Minimum 5mm gap for drainage between cladding and head flashing.

Pre-painted steel head flashing with slope to top face and stop ends.

Minimum 10mm cover between flashing and joinery.

Thermally broken aluminium joinery (indicative only).

Flexible air barrier.

Timber framed wall, with batt insulation.

Flashing tape over top of folded pre-painted steel head flashing.

Plasterboard wall linings.

Building underlay wraps into opening. Refer to MASONS window installation instructions attached.

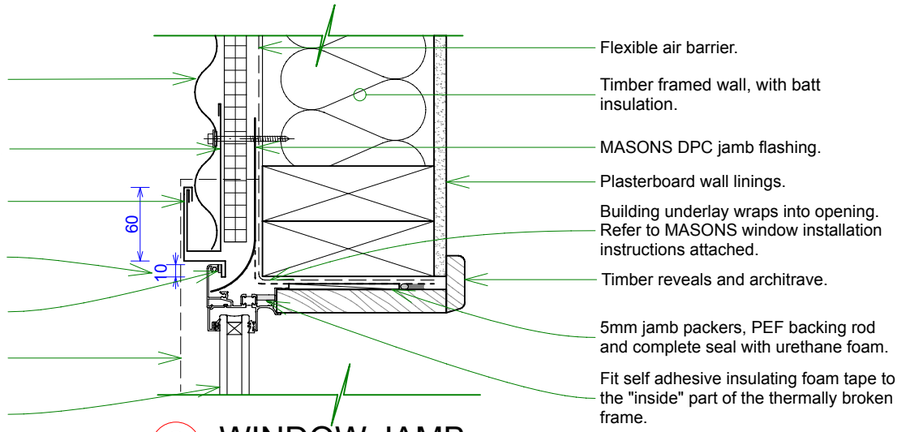
Timber reveals and architrave.

PEF backing rod to 5mm tolerance space at head. Complete seal with urethane foam.

Fit self adhesive insulating foam tape to the "inside" part of the thermally broken frame.

1 WINDOW HEAD

Vertical corrugate profile steel on cavity



0.40BMT, Vertical corrugate profile, pre-painted steel cladding, on 20mm horizontal, draining, polypropylene cavity battens.

"J" back flashing to suit cladding depth.

Pre painted steel "Z" jamb flashing.

Minimum 10mm cover between flashing and joinery.

Press aluminium joinery over self adhesive compressible foam tape.

Head Flashing above shown dashed.

Thermally broken aluminium joinery (indicative only).

Flexible air barrier.

Timber framed wall, with batt insulation.

MASONS DPC jamb flashing.

Plasterboard wall linings.

Building underlay wraps into opening. Refer to MASONS window installation instructions attached.

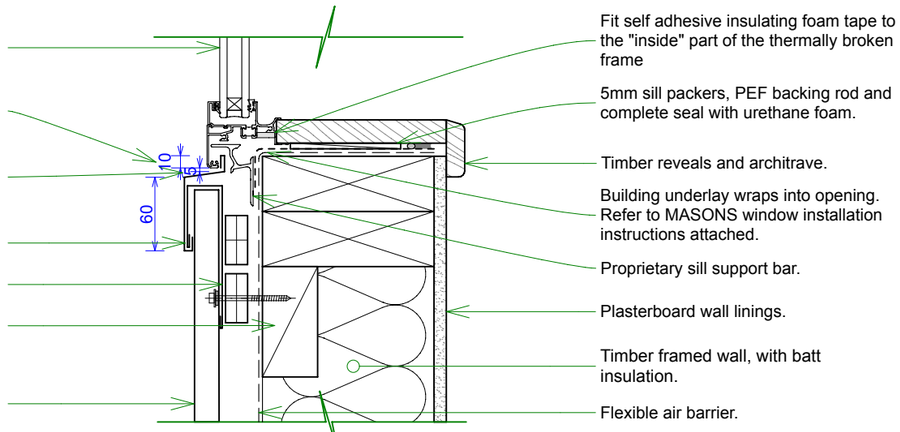
Timber reveals and architrave.

5mm jamb packers, PEF backing rod and complete seal with urethane foam.

Fit self adhesive insulating foam tape to the "inside" part of the thermally broken frame.

2 WINDOW JAMB

Vertical corrugate profile steel on cavity



Thermally broken aluminium joinery (indicative only).

Minimum 10mm cover between flashing and joinery.

Minimum 5mm gap between joinery and flashing for drainage.

Pre painted steel "Z" sill flashing.

"J" back flashing at top of wall cladding

Additional framing as required to fix cladding.

0.40BMT, Vertical corrugate profile, pre-painted steel cladding, on 20mm horizontal, draining, polypropylene cavity battens.

Fit self adhesive insulating foam tape to the "inside" part of the thermally broken frame

5mm sill packers, PEF backing rod and complete seal with urethane foam.

Timber reveals and architrave.

Building underlay wraps into opening. Refer to MASONS window installation instructions attached.

Proprietary sill support bar.

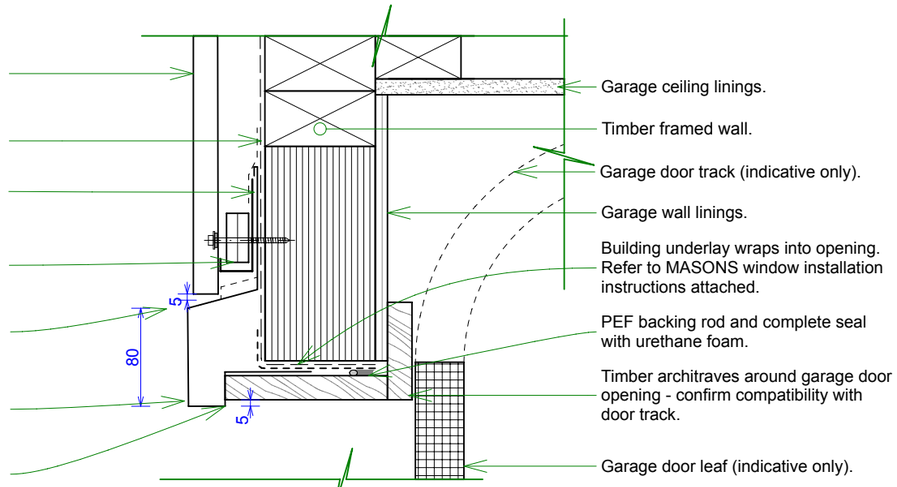
Plasterboard wall linings.

Timber framed wall, with batt insulation.

Flexible air barrier.

3 WINDOW SILL

Vertical corrugate profile steel on cavity



0.40BMT, Vertical corrugate profile, pre-painted steel cladding, on 20mm horizontal, draining, polypropylene cavity battens.

Flexible air barrier.

Flashing tape over top of folded pre-painted steel head flashing.

Horizontal cavity batten, with draining cavity closer set 15mm above head flashing.

Minimum 5mm gap for drainage between cladding and head flashing.

Pre-painted steel head flashing with slope to top face and stop ends.

5mm drip edge.

Garage ceiling linings.

Timber framed wall.

Garage door track (indicative only).

Garage wall linings.

Building underlay wraps into opening. Refer to MASONS window installation instructions attached.

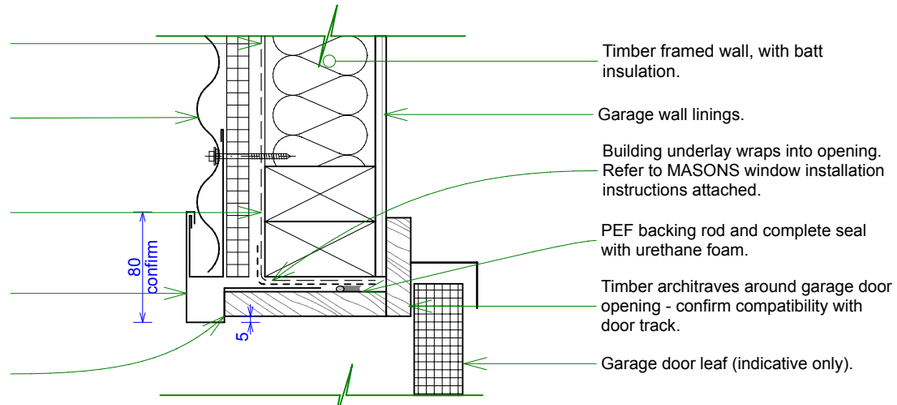
PEF backing rod and complete seal with urethane foam.

Timber architraves around garage door opening - confirm compatibility with door track.

Garage door leaf (indicative only).

4 GARAGE DOOR HEAD

Vertical corrugate profile steel on cavity



Flexible air barrier.

0.40BMT, Vertical corrugate profile, pre-painted steel cladding, on 20mm horizontal, draining, polypropylene cavity battens.

"J" back flashing to suit cladding depth.

Pre painted steel jamb flashing.

Timber jamb liner pushed hard up against metal cover flashing.

Timber framed wall, with batt insulation.

Garage wall linings.

Building underlay wraps into opening. Refer to MASONS window installation instructions attached.

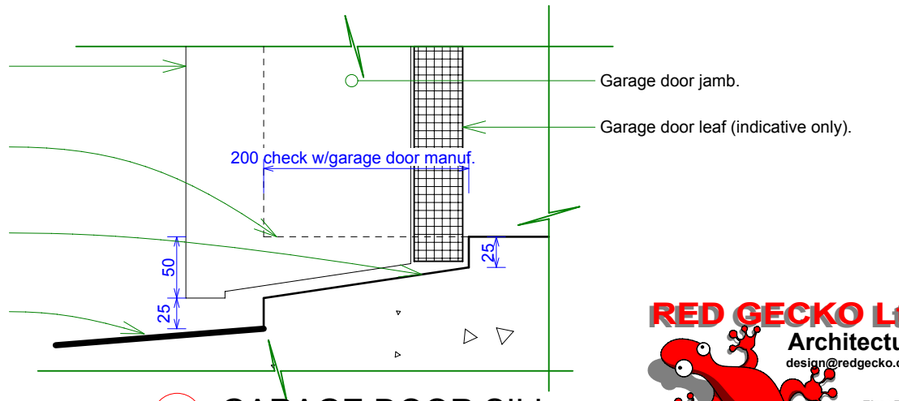
PEF backing rod and complete seal with urethane foam.

Timber architraves around garage door opening - confirm compatibility with door track.

Garage door leaf (indicative only).

5 GARAGE DOOR JAMB

Vertical corrugate profile steel on cavity



Line of cladding beyond.

Line of concrete slab at adjacent wall framing (shown dashed).

Rebate concrete slab at door to allow garage door to lap over slab as shown. Fall threshold to outside

Ramp driveway up at door refer E2/ AS1 Fig 9.1.2.1 attached

Garage door jamb.

Garage door leaf (indicative only).

6 GARAGE DOOR SILL

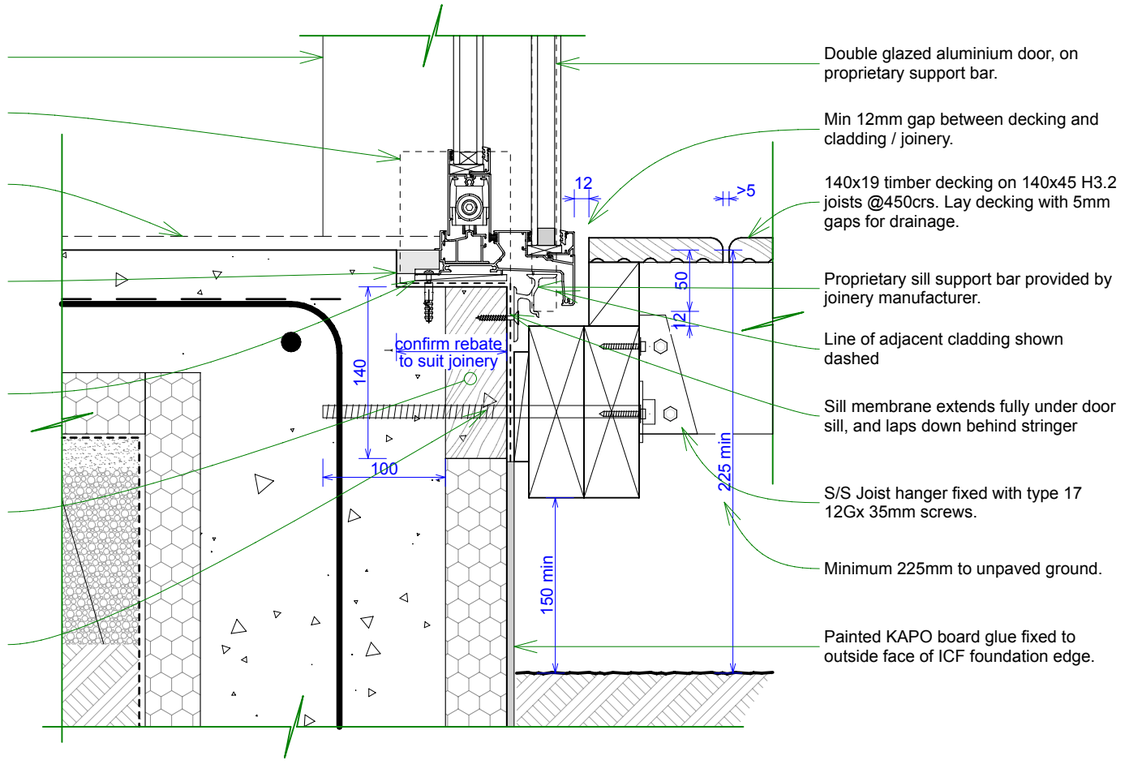
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New House for
Jude Battson

Details 1:5

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Scale: 1:5 @ A3



Line of wall beyond

Sill flashing tape returns up trimming studs at each jamb min 100mm.

Finished flooring extends into door sill

Form rebate at edge of concrete floor to suit door joinery and allow flooring to extend into doorway as shown. Confirm size with joinery manufacturer.

5mm solid packers. Complete air seal with pourable urethane to create flush surface for flooring.

Cut out ICF at door way and replaced with H3.2 timber, to allow for fixing of stringer and sill support bar.

2/140x45 H3.2 stringer fixed to ICF foundation with M12 masonry anchors @ 900mm crs, with 15mm packers at each bolt.

Double glazed aluminium door, on proprietary support bar.

Min 12mm gap between decking and cladding / joinery.

140x19 timber decking on 140x45 H3.2 joists @450crs. Lay decking with 5mm gaps for drainage.

Proprietary sill support bar provided by joinery manufacturer.

Line of adjacent cladding shown dashed

Sill membrane extends fully under door sill, and laps down behind stringer

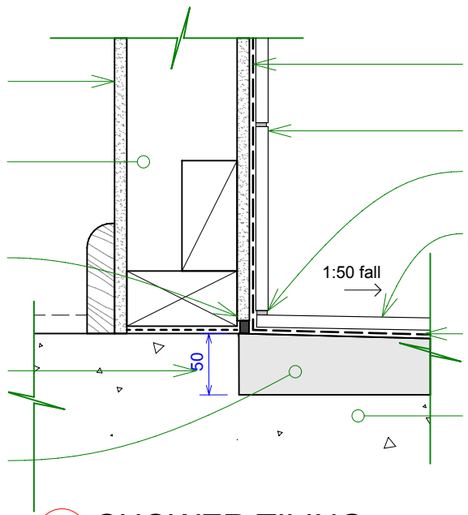
S/S Joist hanger fixed with type 17 12Gx 35mm screws.

Minimum 225mm to unpaved ground.

Painted KAPO board glue fixed to outside face of ICF foundation edge.

1 DOOR SILL

Sliding door at deck



Plasterboard wall linings

TImber framed wall. H3.2 bottom plate.

Stop wall lining 10mm short of floor. Seal with flexible silicon sealant compatible with waterproofing membrane over.

Confirm depth of rebate (nominally 50mm)

Recess floor slab and lay infill compound to create fall to shower waste.

Waterproofing membrane on GIB Aqualine® linings. Refer WPM002 datasheet.

Selected ceramic wall tiles.

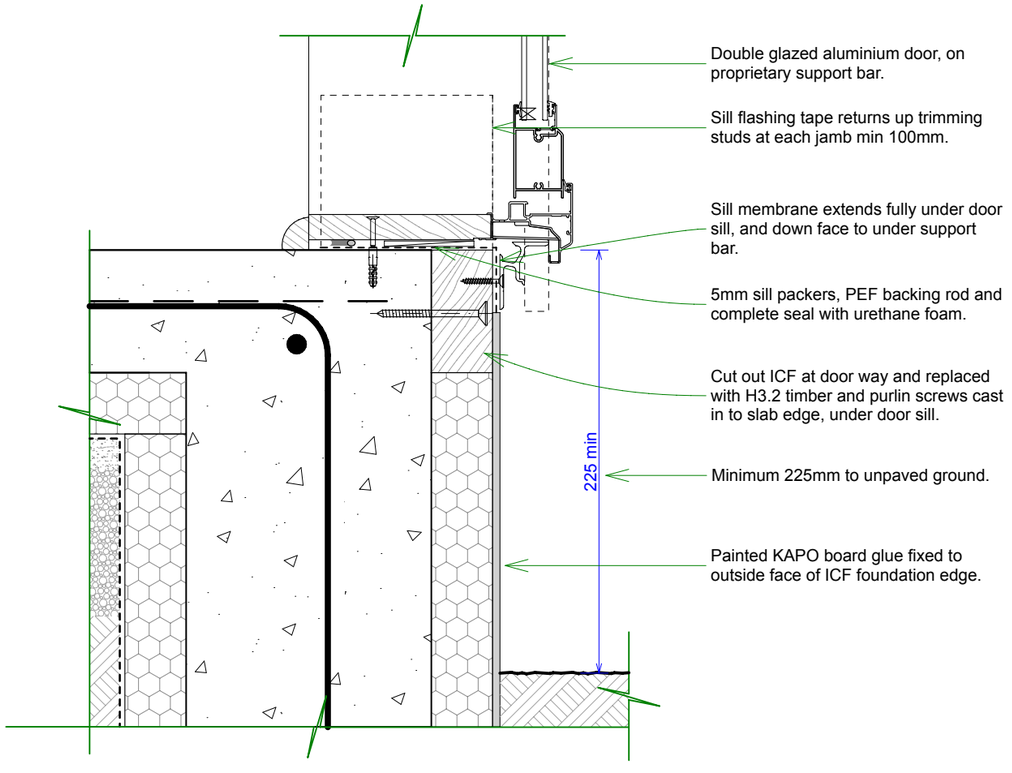
Silicon sealant to match grout colour.

Selected slip-resistant ceramic floor tiles with min 1:50 fall to shower waste

Waterproofing membrane is continuous from wall onto floor.

Maintain depth of slab and minimum reinforcing steel cover beneath rebate.

2 SHOWER TILING



Double glazed aluminium door, on proprietary support bar.

Sill flashing tape returns up trimming studs at each jamb min 100mm.

Sill membrane extends fully under door sill, and down face to under support bar.

5mm sill packers, PEF backing rod and complete seal with urethane foam.

Cut out ICF at door way and replaced with H3.2 timber and purlin screws cast in to slab edge, under door sill.

Minimum 225mm to unpaved ground.

Painted KAPO board glue fixed to outside face of ICF foundation edge.

3 SWING DOOR SILL

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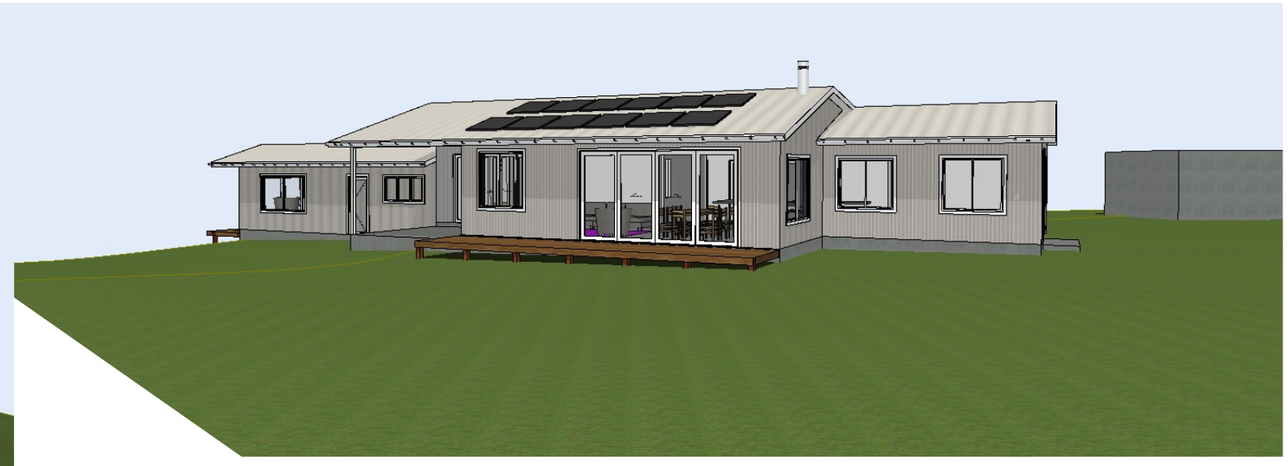
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Perspectives at various scales. For visualisation only.

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New House for
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Perspectives

501

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