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RAD
Riverlea Architectural Design

CLIENT :
MIRANDA MA

PROPOSED DWELLING AT:
27 BURDON LOOP
LOT 105 DP 605685
RD 2 WANAKA 9382



Drawing Index:	
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MATERIALS / COLOURS / LRV'S			
	Material	Colour	LRV %
Roof	Corrugate Colorsteel	TidalDrift	13%
Gutter	Colorsteel	TidalDrift	13%
Joinery	Aluminum	TidalDrift	13%
Fascia	Timber	Natural Stain	N/A
Cladding 1	Corrugate Colorsteel	TidalDrift	13%
Cladding 2	Timber Weatherboard	Natural Stain	N/A

NOTE

COLOUR 3D RENDERS ARE AN ARTISTS IMPRESSION, COLOURS & PROFILES MAY VARY

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Cover Sheet

Client :
Miranda Ma

Proposed Dwelling at:
27 BURDON LOOP
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RD 2 WANAKA 9382

Note:
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3D VIEWS

Client :
Miranda Ma

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3D VIEWS

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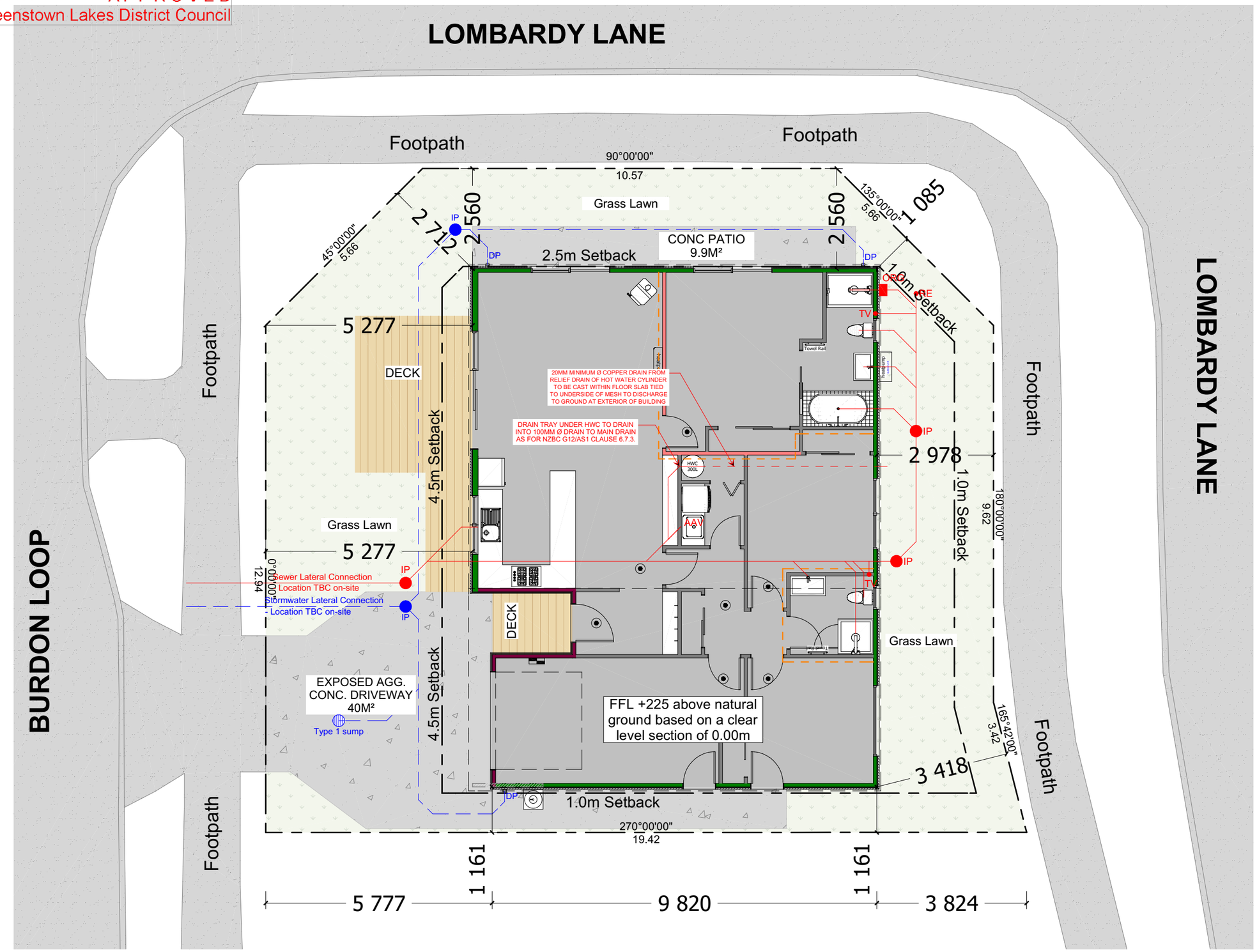
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IMPORTANT NOTE

ALL DECKS / PATIOS & DRIVEWAYS ARE NOT APART OF THIS CONSENT

SITE INFORMATION	
Zone	Low
Wind	V High
Earthquake	3
Durability	B
Snow	N5 at 345m (up to 1.5kPa)

BUILDING AREA AND SITE COVERAGE	
Site Area =	300m²
Building Area =	133.7 m²
Site Coverage =	44.56% (Max 50% Allowed)

EARTHWORKS	
Proposed Cut =	30m³
Proposed Fill =	0 m³
Combined Earthworks =	30m³

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Site Plan

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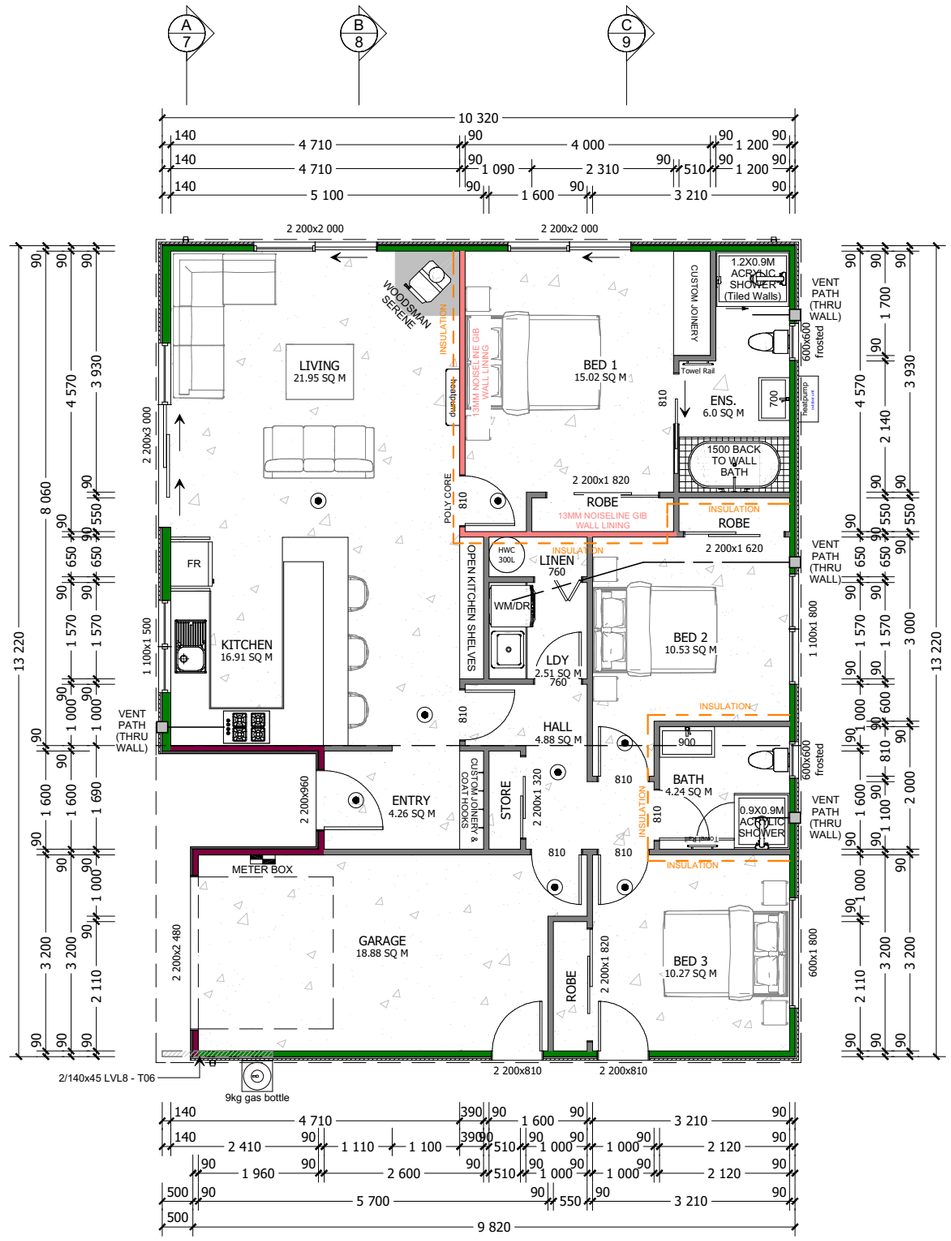
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Key To Elevations





GENERAL FLOOR PLAN NOTES

SMOKE ALARMS
Smoke Alarms to be interconnected and fitted in all sleeping areas, livings spaces, hallways, landings and on Escape Routes as indicated. Refer to Construction Schedule in the Specification for more information.

MISCELLANEOUS:
Dimensions shown are to the frame,
GIB thickness not shown.
Refer to Construction Schedule (Page 2 & 3 of Specification) for additional construction information.
Entry through external doors
Mechanical ventilation
Air Seals to have PEF rod & low expansion foam
All windows and doors centered in room unless shown otherwise

FOUNDATION SYSTEM
INSULSLAB 300 Fully Insulated Slab-on-Ground Floor
120mm 20MPa Slab As per Engineers Design

WALL FRAMING -designed to Very High wind zone
Stud Height: 2420mm
Exterior & Interior
Loadbearing wall: 90/140x45mm studs@ 600mm cc
Dwangs Ext: 90/140x45 @ 480-800mm cc
Non loadbearing: 90x45mm studs@600mmcc
Dwangs Int: 90x45mm@ 800mm cc

LINTELS AND BEAMS
Lintels and beams can be found on the Truss Design

BUILDING WRAP
Tekton Building Paper

WINDOWS & DOORS
Internal Height: 2200mm
Type: MDF
External Height: 2200mm
Type : Double Glazed, Low E Thermally Broken Alu. Joinery

INSULATION
Wall - R2.8/R3.6 Wall Batts
Ceiling - R5.0 Ceiling Batts

WALL AND CEILING LININGS
Wall - Standard 10mm GIB (unless required for bracing)
Ceiling - Standard 13mm GIB
13mm GIB Aqualine (bathrooms)
Bathroom - 10mm GIB Aqualine
Corner Finish - Square
Ceiling Finish - Square Stopped
Architraves = 90mm / Skirtings = 60mm

FLOOR FINISHES
Polished Concrete

WATER HEATING
300L Rheem HWC

KITCHEN COOKTOP
Gas (9kg Bottle)

ROOF CLADDING AND STRUCTURE
Purlins - 70x45 SG8 H1.2 @ 900crs

GUTTER/FASCIA/DOWNPIPES/SOFFITS
Gutter - Metal Quad Gutter
Fascia - Timber/Cedar Fascia
Downpipes - Colorsteel 80mm Ø
Soffits - 4.5mm Hardies

ENGINEERING DESIGN

- INSULSLAB 300 Fully Insulated Slab-on-Ground Floor 120mm 20MPa Slab As per Engineers Design

BUILDING AREA

FLOOR AREA:	130.66 m² O/F (51.18m) 133.75 m² OV (51.66m)
ROOF AREA:	141.18 m² (47.88m)

ROOF & WALL CLADDING

Roof -	3° & 6.5° 5-Rib Colorsteel Profile
Walls -	Vertical Corrugate Colorsteel Profile Vertical Timber WB (Hume Pine Shiplap)

MATERIALS / COLOURS / LRV'S

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Fascia	Timber	Natural Stain	N/A
Cladding 1	Corrugate Colorsteel	TidalDrift	13%
Cladding 2	Timber Weatherboard	Natural Stain	N/A

POWER OUTLETS & APPLIANCES:

- OUTLET ON THE RIGHT SIDE OF THE KITCHEN SINK (BETWEEN SINK AND FRIDGE) FOR COFFEE MACHINE'
- OUTLET ON THE SOUTHWEST CORNER OF THE KITCHEN FOR KETTLE AND TOASTER
- DISHWASHER (STANDARD SIZE) TO GO ON THE RIGHT SIDE OF THE SINK
- OUTLET ON THE EAST SIDE WALL NEAR THE STOVE FOR OTHER SMALL APPLIANCES
- OUTLET UNDERNEATH THE NORTH END OF THE BENCH/ISLAND FOR CHARGING DEVICES
- OUTLET AT OPEN KITCHEN SHELVES FOR MICROWAVE AT EASY-REACH HEIGHT (APPROX. 1.4M FROM THE GROUND)
- TV CABLE CONNECTION AND POWER OUTLET ON THE EAST WALL OF THE LIVING ROOM

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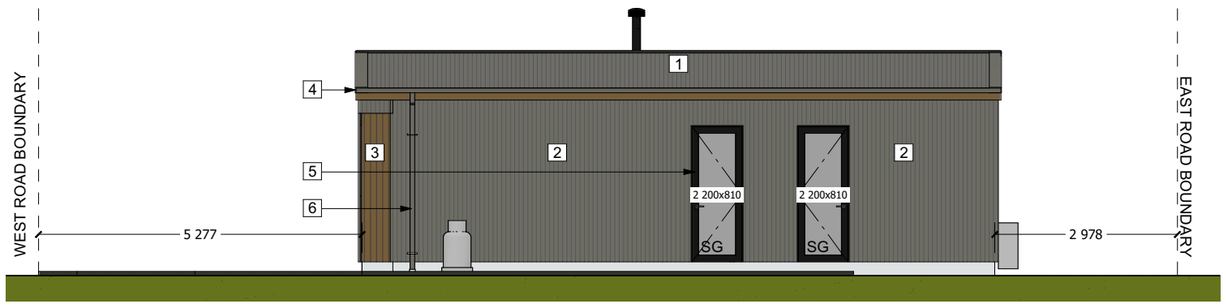
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Floor Plan

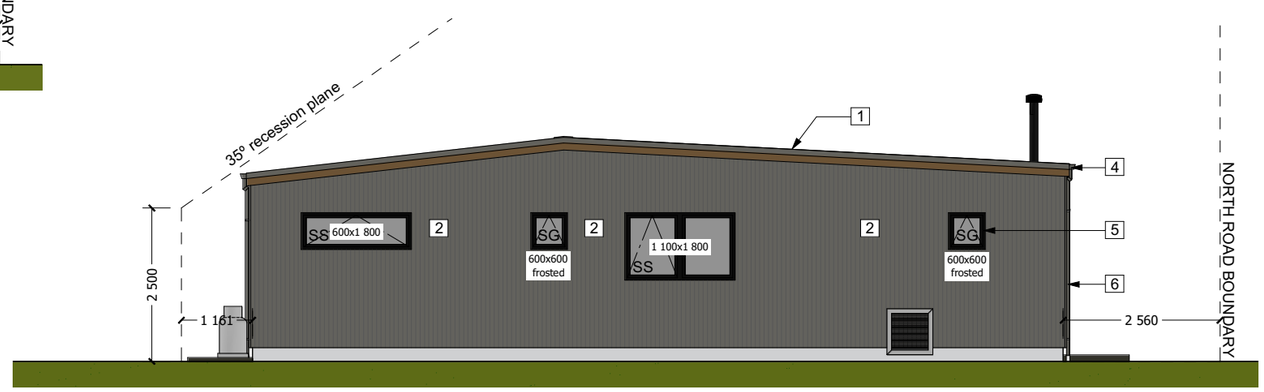
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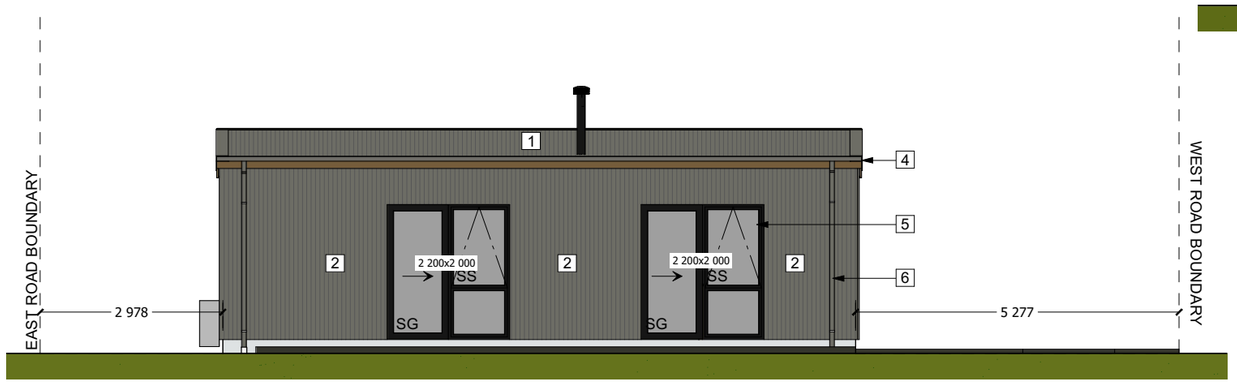
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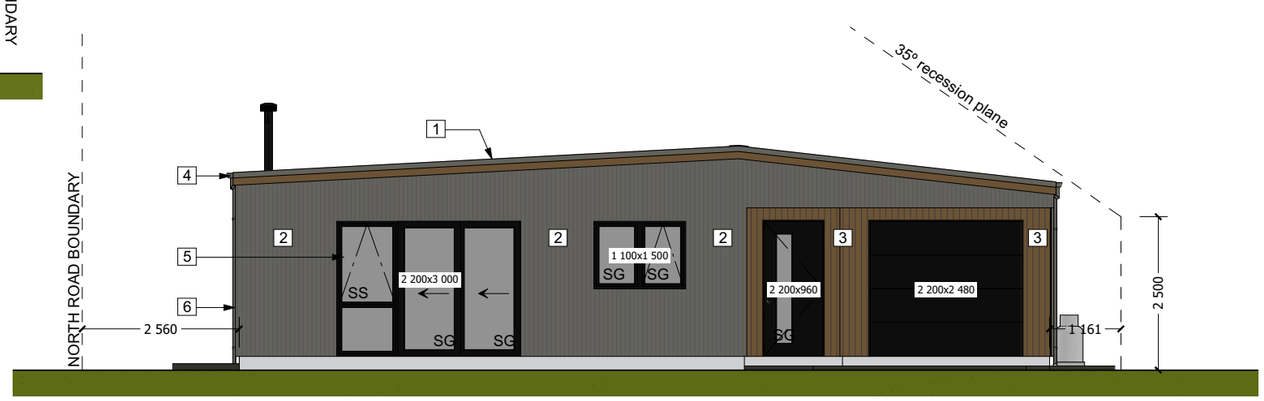
ELEVATION A
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ELEVATION B
1:100



ELEVATION C
1:100



ELEVATION D
1:100

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GENERAL ELEVATION NOTES
Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type. Driveway to fall from 20mm max below garage rebates (By Others). Safety Glass and Safety Stays to be Installed on all windows to be compliant as per NZS 4223.3:2016 Key SS: Security Stay SG: Safety Glass

LEGEND
1 - 5-Rib Colorsteel Profile over roof underlay
2 - Vertical Corrugate Colorsteel Profile
3 - Vertical Timber Weatherboard
4 - Timber Fascia and Metal Gutter System
5 - Aluminum Joinery
6 - Colorsteel Downpipe

MATERIALS / COLOURS / LRV'S			
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Cladding 1	Corrugate Colorsteel	TidalDrift	13%
Cladding 2	Timber Weatherboard	Natural Stain	N/A

RISK MATRIX ASSESSMENT		
ALL ELEVATIONS		
RISK CRITERIA	**RISK**	**SCORE**
Wind Zone	V High	2
Number of Stories	Low	0
Roof Wall Junction	Med	1
Eaves Width	V High	5
Building Envelope	Med	1
Decks & Balconies	Low	0
Total		9

CONSENT

Elevations

Client :
Miranda Ma

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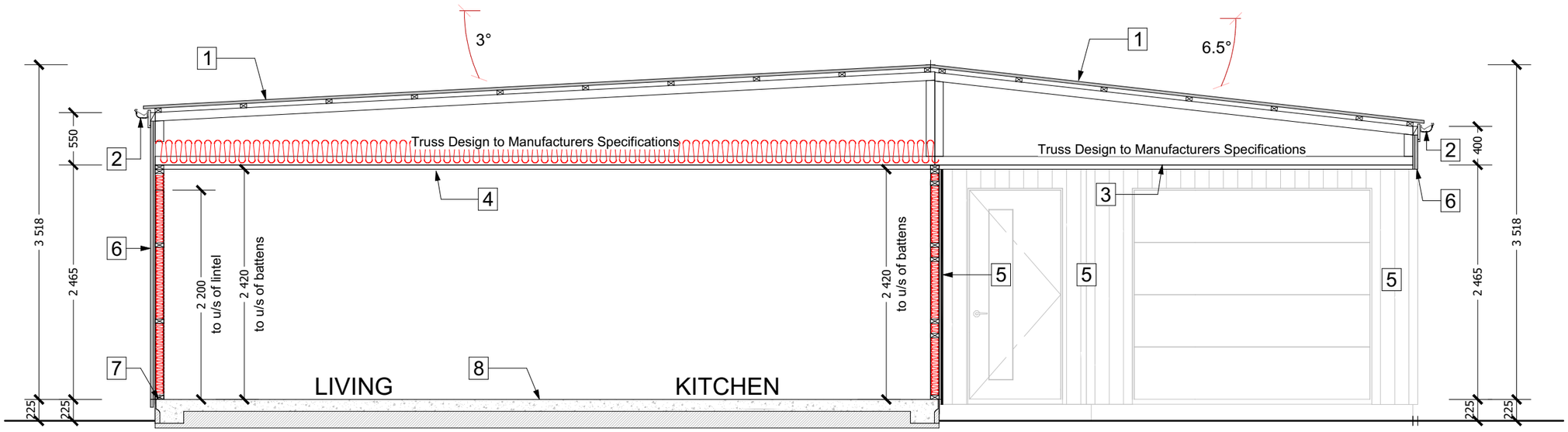
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A/5 **SECTION A**
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LEGEND

Refer to the Construction Schedule (Page 2 & 3) in the Specification for sizing of Building Elements.
General Notes:

1 - 3° & 6.5° 5-Rib Colorsteel Profile roofing on self supporting ThermaKraft 401 roof underlay on 70x45mm SG8 H1.2 Purlins @ 600crs fixings 1/10g self-drilling screw, 80mm long

2 - Timber fascia & quad gutter system with 4.5mm Hardies soffit lining on 70x35mm H1.2 eaves bearers on edge fixed to ribbon board.

3 - 4.5mm Hardies Soffit lining on 90x45mm H1.2 SG8 Ceiling Joists @ 900crs

4 - 13mm Standard GIB ceiling lining to underside of 35x70mm H1.2 timber ceiling battens @ 600 crs with R5.0 Pink Batts insulation.

5 - Vertical Timber WB (Hume Pine Shiplap) over 20mm cavity over Building Paper. Refer to Products Specifications on stud framing with R2.8/3.6 Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas).

6 - Vertical Corrugate Colorsteel Profile over 20mm cavity over Building Paper. Refer to Products Specifications on stud framing with R2.8/3.6 Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas).

7 - Bottom Plate Fixings: Mitek Screw Bolts bottom plate fixing anchors as per manufactures spec's@900mm crs on all external walls and within 150mm of each end of the bottom plate.75mmx4mmØ shot fired fastners @ 900mm crs and within 150mm of each end of the bottom plate to interior load bearing walls. DPC between bottom plate & floor slab (Refer to MiTek spec's attached for specific bottom plate fixing details required for bracing lintels)

8 - INSULSLAB 300 Fully Insulated Slab-on-Ground 120mm 20MPa Slab As per Engineers Design

WALL FRAMING

Designed to Very High wind zone

Stud Height:	2420mm
Exterior & Interior Loadbearing wall:	90/140x45mm studs @ 600 mm crs
Dwangs Ext:	90/140x45 @ 480 & 800mm crs
Non loadbearing:	90x45mm studs @ 600 mm crs
Dwangs Int:	90x45mm @ 800mm crs max

GENERAL ELEVATION NOTES

Refer to the Construction Schedule (Page 2 & 3) in the Specification for further information.

INSULATION

Wall -	R2.8 & 3.6 Wall Batts
Ceiling -	R5.0 Ceiling Batts

PROTECTION OF FIXINGS

Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3

CONCRETE STRENGTH

All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2

TIMBER GRADE

Timber members specified on these drawings are to be a minimum of SG8 strength graded as per NZS3604:2011

RISK MATRIX ASSESSMENT

ALL ELEVATIONS

RISK CRITERIA	RISK	SCORE
Wind Zone	V High	2
Number of Stories	Low	0
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Eaves Width	V High	5
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Decks & Balconies	Low	0
Total		9

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CROSS SECTION

Client :
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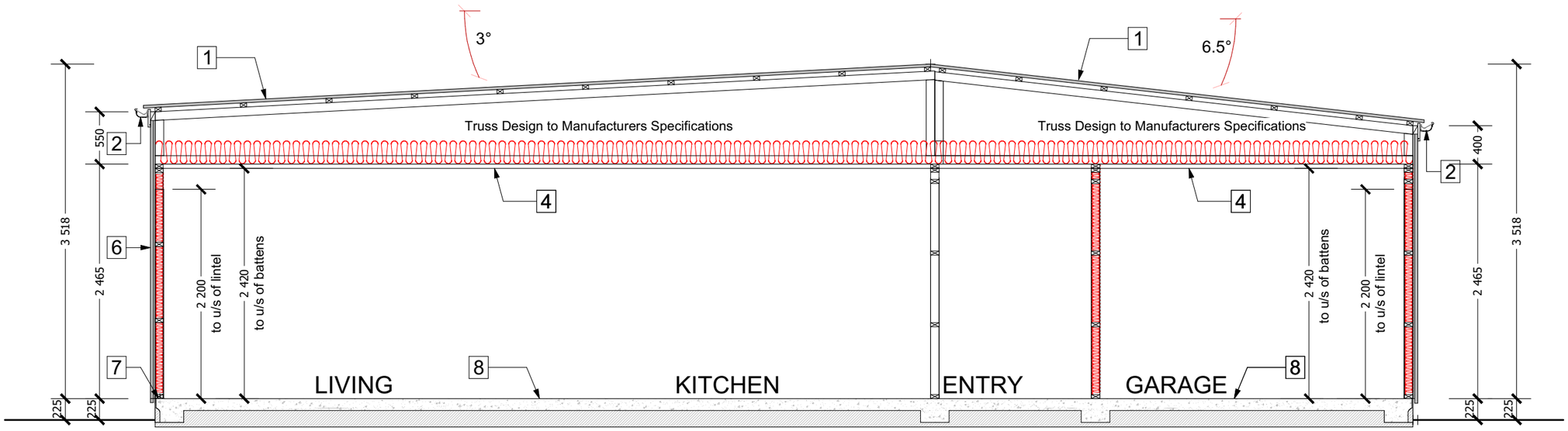
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B / 5 **SECTION B**
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LEGEND

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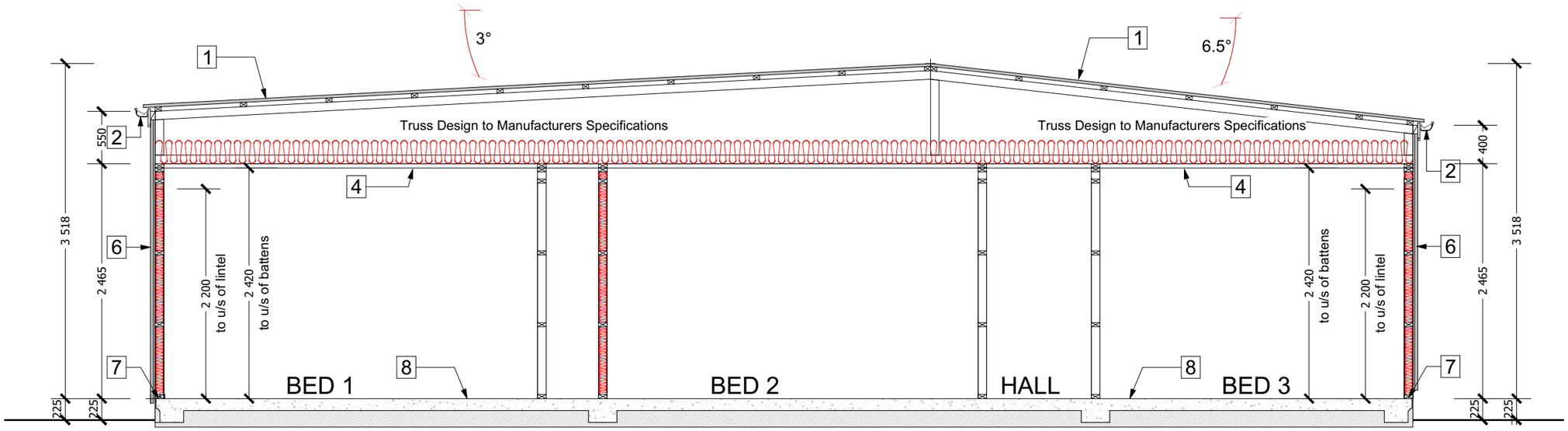
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C/5 **SECTION C**
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LEGEND

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CROSS SECTION

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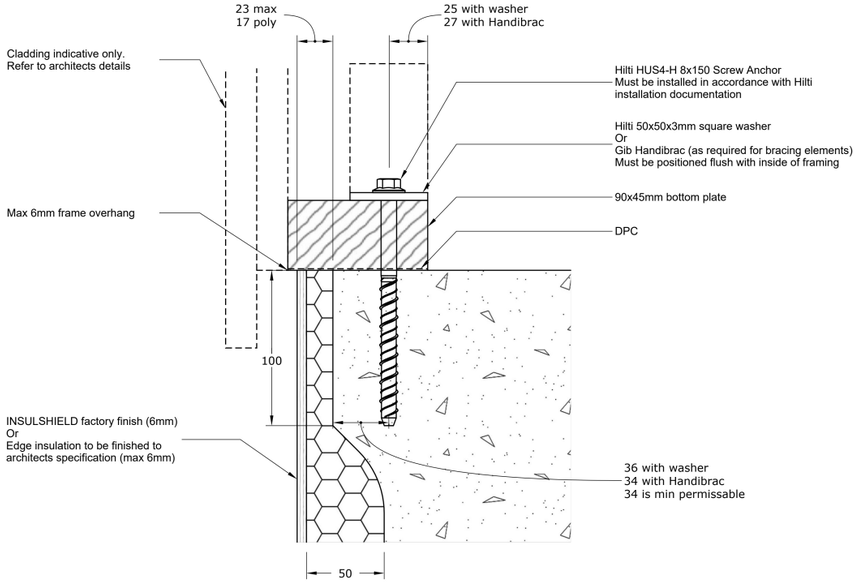
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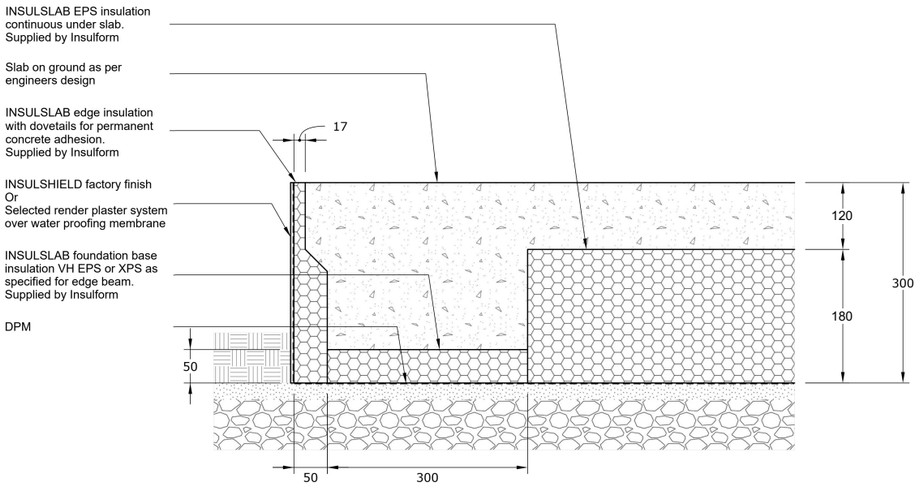
NOTES
Bottom plate fixing to concrete floor is to be reviewed and approved by a chartered professional engineer.

This configuration complies with the requirements in the *Hilti HUS4 Screw Anchor for bottom plate application* document and has been approved by Hilti in this configuration - demonstrating it meets the requirements of NZS 3604, Clauses 7.5.12.3 and 7.5.12.4, and has a Characteristic Strength of at least 15kN.

This generic detail is a design aid only and architectural/engineering drawings should be referenced for project specific details.

INSULSLAB 90mm Bottom Plate Fixing - Hilti Screw Anchor

90mm Framing, 6mm edge insulation finish + 6mm overhang



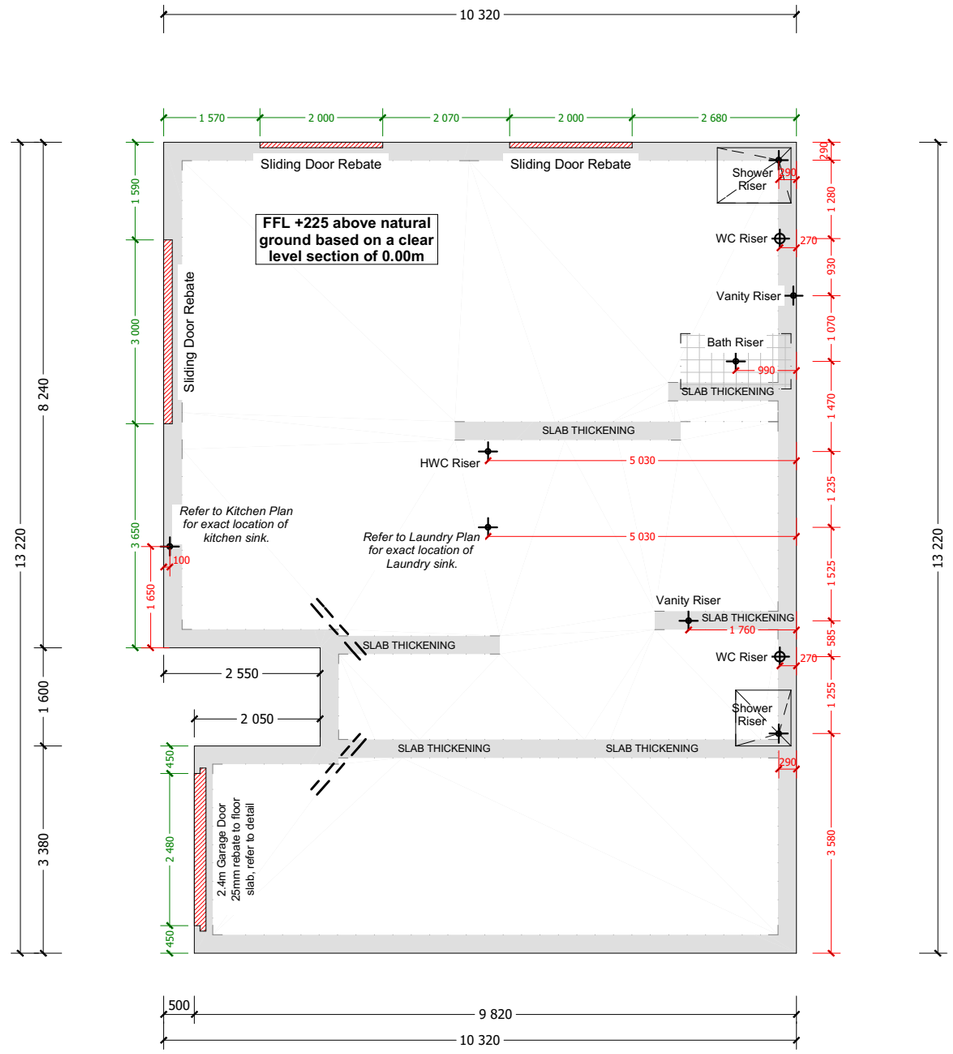
Foundations shall be to a chartered professional engineers design and can be used where soil investigations have shown ground does not have an ultimate bearing capacity of 300kPa, or the house is outside the scope of NZS 3604.

This generic detail is a design aid only and architectural/engineering drawings should be referenced for project specific details.

The Insulform supplied 50mm thick foundation base insulation has the following compressive strength:

	2% deformation	10% deformation
VH grade EPS	142kPa	189kPa
XPS	N/A	>=240kPa

INSULSLAB 300 Fully Insulated Slab-on-Ground Floor - Foundation Detail



FOUNDATION PLAN
1.100

LEGEND

- WC Riser
- Riser
- Tiled Area
- Polished Concrete Area (Entire Slab)
- d.p. Downpipe

GENERAL FOUNDATION NOTES

1) All dimensions over foundation face
2) No construction joints / shrinkage control joints under marked tile areas where possible.
3) The maximum plan dimension of concrete between shrinkage control joints is 6m with mesh to slab. (Standard joint to be formed with 25mm min sawcut & free joint to be at 24m crs max & as per detail CON001AFL).
4) No saw cuts under length of load bearing and bracing walls. (As fixing may not achieve full strength if embedded in sawcuts).
5) Supplementary reinforcing to internal corners to comply with NZS 3604:2011 clause 7.5.8.6.4.
6) W/C location indicated on plan has assumed a 160mm offset from internal frame line, please consult manufacturer's documentation to confirm offset. Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.
7) Gully trap positions indicated on ground floor plan.
8) Earth bar to be bonded to the reinforcing mesh
9) Refer to Truss design for exact location of slab thickenings
10) Flexible silicone bondage sealer to fill the saw cuts through vinyl floor areas.

BOTTOM PLATE FIXING

Bottom Plate Fixings: Mitek Screw Bolts bottom plate fixing anchors as per manufactures spec's @ 900mm crs on all external walls and within 150mm of each end of the bottom plate.
75mmx4mmØ shot fired fastners @ 900mm crs and within 150mm of each end of the bottom plate to interior load bearing walls.
DPC between bottom plate & floor slab (Refer to MiTek spec's attached for specific bottom plate fixing details required for bracing lintels)

ENGINEERING

INSULSLAB 300 Fully Insulated Slab-on-Ground Floor 120mm 20MPa Slab As per Engineers Design

REINFORCING

All reinforcing is to be Ductility Class E, in accordance with NZS 4671

PROTECTION OF FIXINGS

Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3

CONCRETE STRENGTH

All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2

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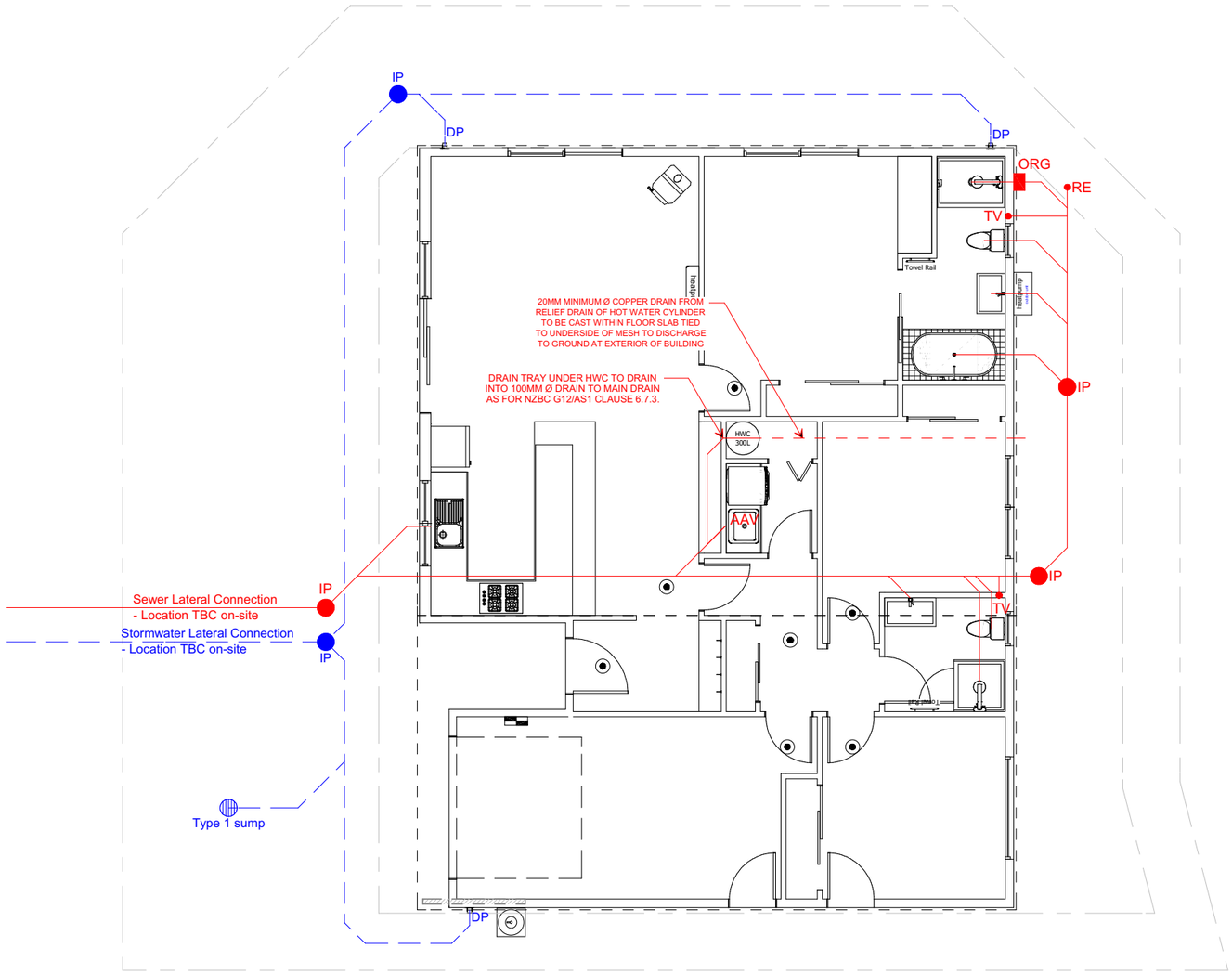
FOUNDATION PLAN

Client : Miranda Ma	Drawn By	Scale at A3
	J.Morris	1:100
Proposed Dwelling at: 27 BURDON LOOP Lot 105 DP 605685 RD 2 WANAKA 9382	Date	Sheet
	17.11.2026	10
	Revision	OF
Note: All Dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work.	1	25

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AS/NZS 3500	
Plumbing Schedule	AS/NZS 3500
Kitchen Sink:	Ø65mm @1:40
Bathrooms	
Vanity:	Ø65mm @ 1:40
Shower:	Ø65mm @1:40
Bath:	Ø65mm @1:40
WC:	Ø100mm @1:40
Laundry Sink:	Ø65mm @1:40 min
Drainage Schedule	AS/NZS 3500
Main Foulwater	
Vented Drain	Ø100mm @ 1:60 min.
Foulwater Vented Drain	Ø65mm @ 1:40 min.
Stormwater Drain	Ø100mm @ 1:60 min.
Drain Vent	Ø80mm
Branch Vent	Ø50mm
Heatpump	Drain over DP
Hot water Cylinder	min 20mm Copper Drain
Hot water Cylinder Drip Tray	min 40mm Drain
Services	To existing connections

LEGEND	
Sewer Pipe	
S/W Pipe	
Down Pipe	DP
Overflow Relief Gully	ORG
Rodding Eye	RE
Terminal Vent	TV
Inspection Point	IP
Air Admittance Valve	AAV

GENERAL DRAINAGE NOTES

Sewer and Stormwater to connect to Council Connections Location TBC onsite.

All plumbing and drainage to comply with AS/NZS 3500.

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DRAINAGE PLAN

Client :
Miranda Ma

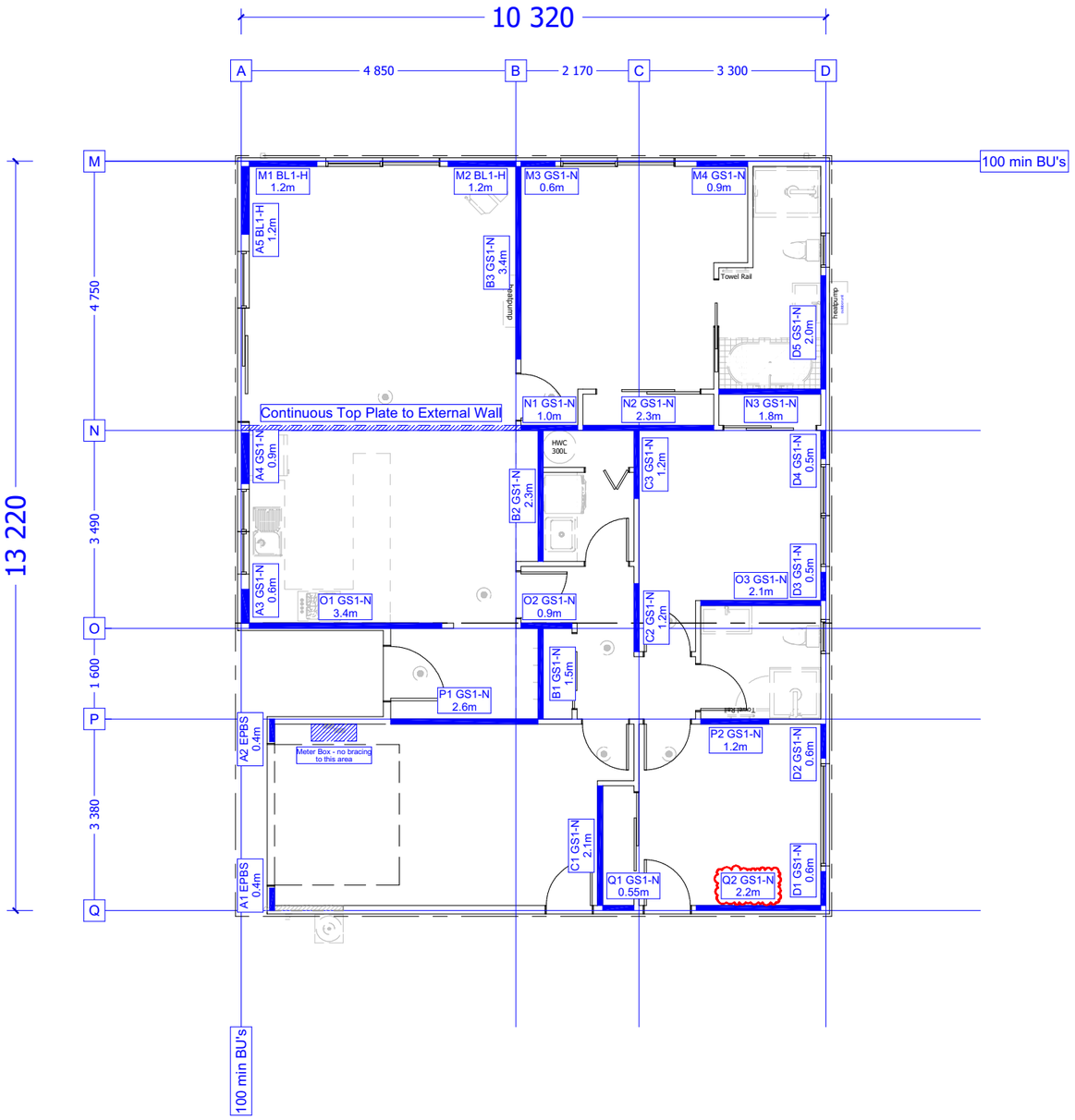
Proposed Dwelling at:
27 BURDON LOOP
Lot 105 DP 605685
RD 2 WANAKA 9382

Drawn By	Scale at A3
J.Morris	1:100
Date	Sheet
17.11.2026	11
Revision	OF
1	25

Note:
All Dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work.

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GENERAL BRACING NOTES

Bracing plan to be read in conjunction with supplementary bracing calculations

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

To be read in conjunction with minimal length bracing detail TAJ002AWA

BRACING SYSTEM

Wall bracing designed in accordance with NZS 3604:2011 & GIB Ezybrace system

Designed to:
Wind: V High
Earthquake: 3

LEGEND

- A — Brace Line Label
- M1 GS1-N 1.1m — Brace Length / Brace Type / Brace Number
- Area of Brace Element

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BRACING PLAN

Client :
Miranda Ma

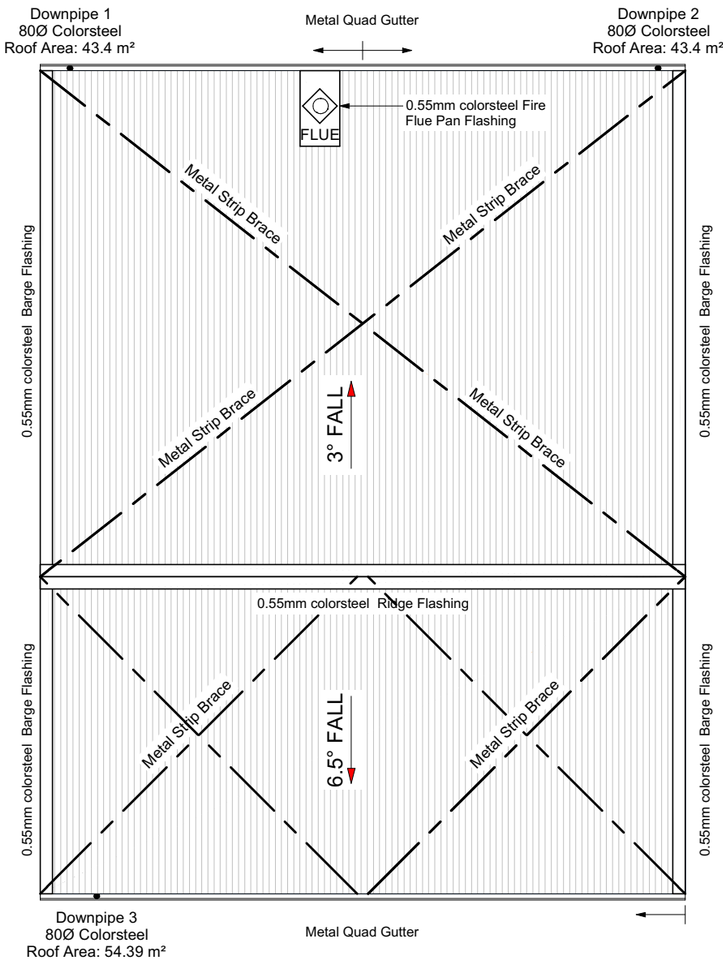
Proposed Dwelling at:
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Lot 105 DP 605685
RD 2 WANAKA 9382

Drawn By	Scale at A3
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Date	Sheet
17.11.2026	12
Revision	OF
1	25

Note:
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GENERAL ROOF PLAN NOTES

Refer to the Construction Schedule (Page 2 & 3) in the Specification and the manufacturer's specification attached for additional gutter and down pipe rainfall catchment area calculations.

LSB - Roof Plane Bracing as per nzs3604 (Figure: 10.22)

ROOF CLADDING

Roof - 3° & 6.5° 5-Rib Colorsteel Profile on Thermakraft 401 roof underlay

TRUSS FIXINGS

Refer to the Truss design for truss fixings

PURLINS OR BATTENS

70x45 sg8 H1.2 @ 900 crs, fixings 1/10g self-drilling screw, 80mm long.
End span of purlins to be 600 crs. as per e2 Table 11.

TOP PLATE FIXING

Use Lumberlock top plate fixing chart attached to the main specifications to determine top plate fixings

GUTTERS

Use Metal Quad Gutter
As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm² can collect up to 63.06m² of 3° - 6.5° roof plan area. Refer to the specifications for exact calculations.

TIMBER GRADE

Timber members specified on these drawings are to be a minimum of strength of SG8 graded as per NZS3604:2011

PROTECTION OF FIXINGS

Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3

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ROOF PLAN

Client :
Miranda Ma

Proposed Dwelling at:
27 BURDON LOOP
Lot 105 DP 605685
RD 2 WANAKA 9382

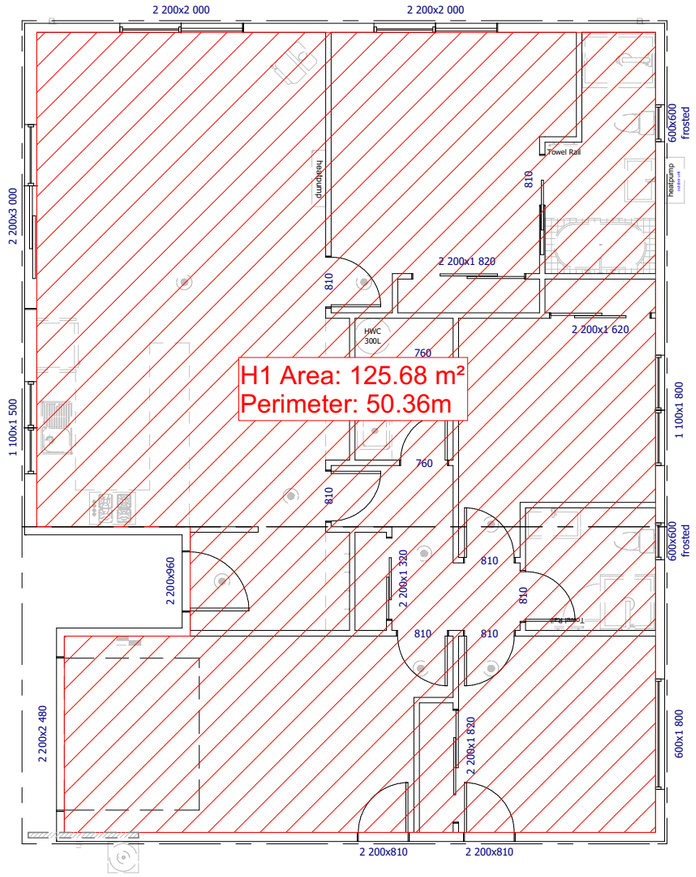
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J.Morris	1:100
Date	Sheet
17.11.2026	13
Revision	OF
1	25

Note:
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GENERAL H1 CALCULATION NOTES

H1 Plan to be read in conjunction with supplementary H1 calculations on the draughting worksheets attached to the specification.

LINTELS

Refer to the Truss Design attached to the main specification for lintel sizes

For all other lintels refer to NZS 3604:2011 Tables 8.9 - 8.13. and/or additional engineering attached to the main specification

LINTEL FIXINGS

Refer to the Truss Design attached to the main specification for lintel fixings

For all other lintels refer to NZS 3604:2011 Table 8.14.

H1 CALCULATION SUMMARY

Refer to H1/AS1 Calculations attached to the specification for full calculation details and R Values.
Calculation Method has been used.

Insulation			
Walls -	Batts R2.8/R3.6 Wall	R Value	2.2
Ceiling -	Batts R5.0 Ceiling	R Value	5.4
Floor -	InsulSlab - Fully Insulated	R Value	3.57
Glazing -	Aluminum Low E & Thermally Broken Joinery	R Value	0.50
Doors Opaque -	Front Door & Garage Door	R Value	0.74

NZBC H1/AS1 Calculated Method COMPLIES
(Refer to H1/AS1 5th Edition Calculation Method Spreadsheet)

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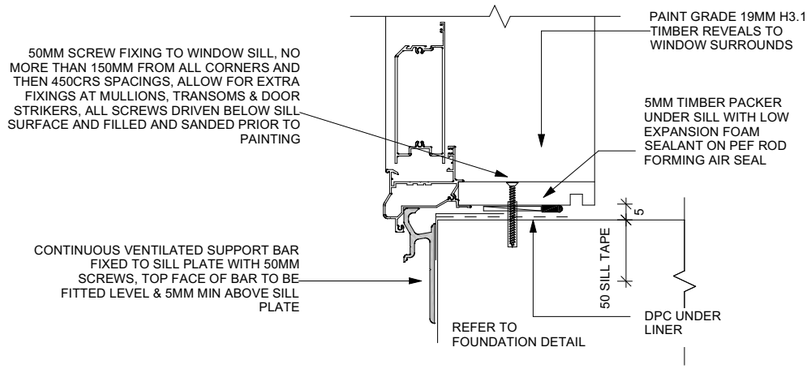
H1 CALCULATIONS

Client : Miranda Ma	Drawn By	Scale at A3
	J.Morris	1:100
Proposed Dwelling at: 27 BURDON LOOP Lot 105 DP 605685 RD 2 WANAKA 9382	Date	Sheet
	17.11.2026	14
	Revision	OF
Note: All Dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work.	1	25

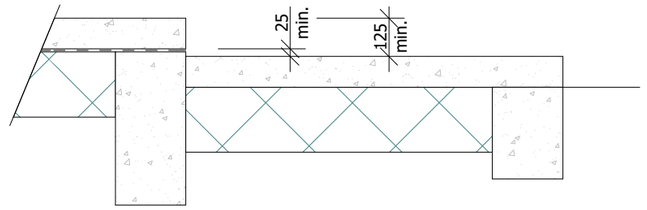
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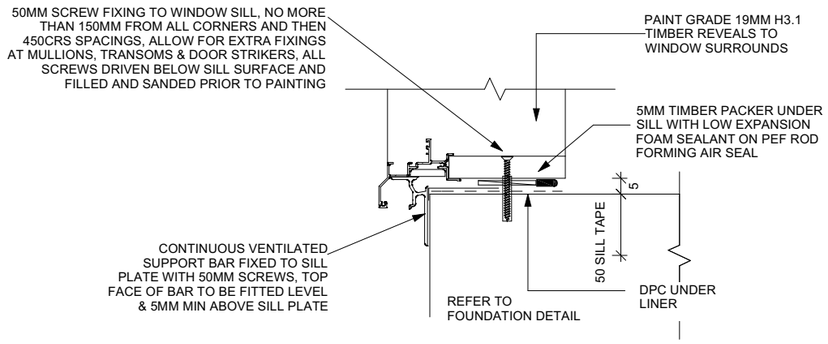
REFER TO ENGINEERS DESIGN FOR FOUNDATION DETAILS



Door Sill to Slab Detail
Scale 1:5

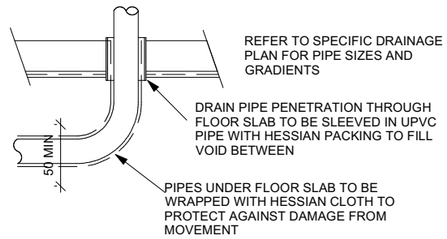


Entry Porch Step Detail
Scale NTS

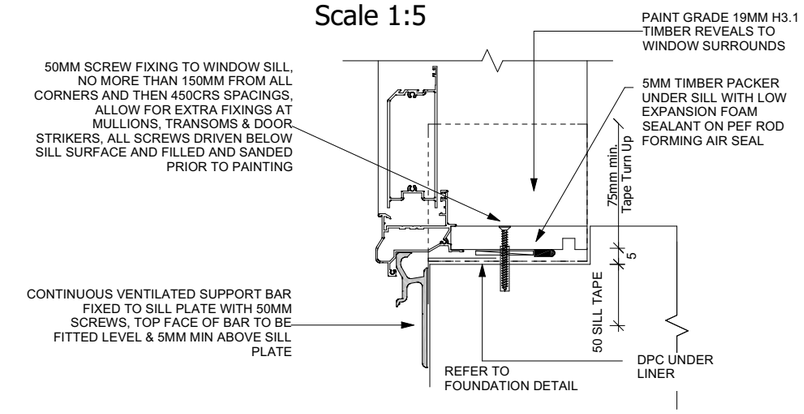


Window Sill to Slab Detail
Scale 1:5

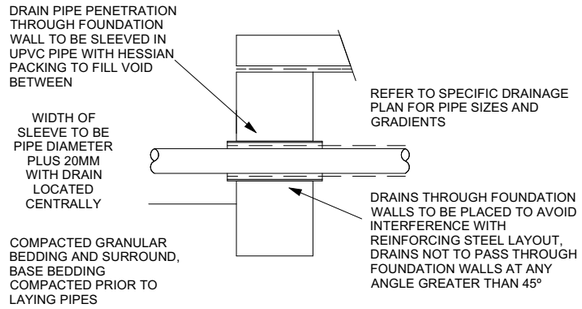
ALL DRAINS UNDER FLOOR SLABS TO BE:
-LAID STRAIGHT WITH EVEN GRADIENT ALONG LENGTH OF DRAIN
-50MM MIN CLEARANCE FROM UNDERSIDE OF FLOOR SLAB
-25MM MIN CLEARANCE BETWEEN PIPE & CONCRETE



Pipe through Floor Slab
Scale 1:20



Rebated Window Jamb & Door Jamb Detail
scale 1:5



Pipe through Foundation
Scale 1:20

GENERAL DETAIL NOTES
The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

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DETAILS

Client :
Miranda Ma

Proposed Dwelling at:
27 BURDON LOOP
Lot 105 DP 605685
RD 2 WANAKA 9382

Drawn By	Scale at A3
J.Morris	varies
Date	Sheet
17.11.2026	15
Revision	OF
1	25

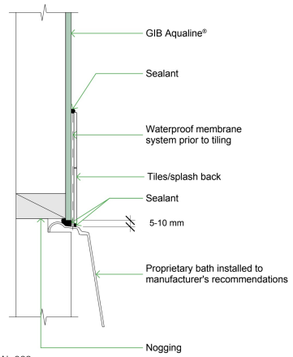
Note:
All Dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work.

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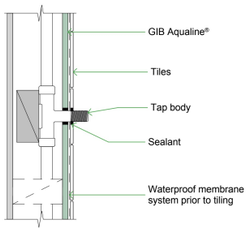
BATH – TILED UPSTAND DETAILS

A: BATH LINING JUNCTION



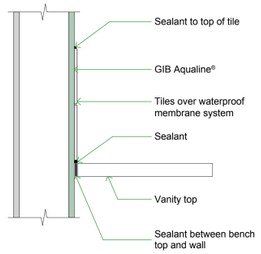
GAL-009

B: SEALING SEMI WET AREA PENETRATION



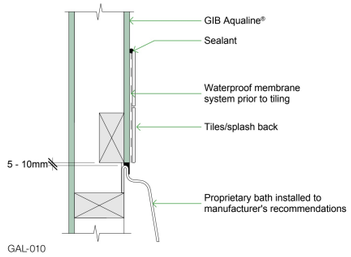
GAL-020

C: VANITY TOP LINING JUNCTION



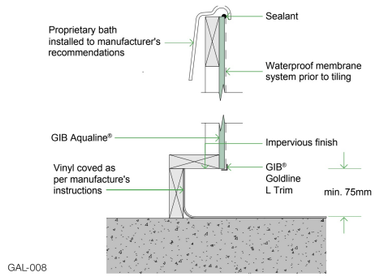
GAL-024

D: BATH LINING JUNCTION

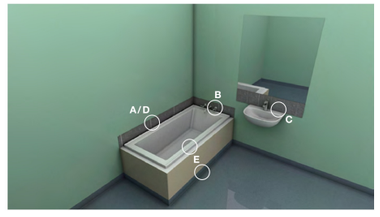


GAL-010

E: CRADLE VINYL LINING JUNCTION

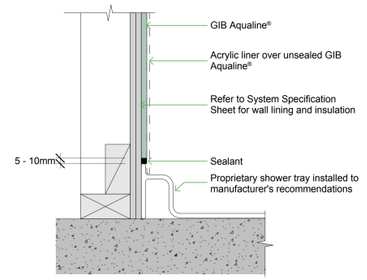


GAL-008



SHOWER – ACRYLIC LINER AND BASE DETAILS

A: MOULDED SHOWER TRAY DOUBLE LINING JUNCTION

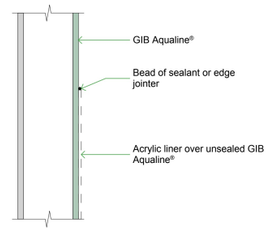


GAL-015

B: CERAMIC FLOOR SKIRTING LINING JUNCTION

GAL-001

C: UNSEALED PLASTERBOARD LINING



GAL-028

D: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.



GENERAL DETAIL NOTES
The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

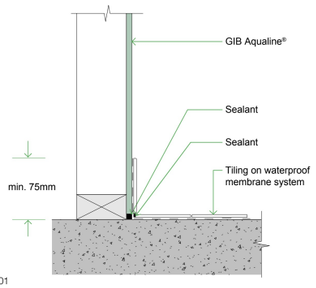
Client : Miranda Ma	Drawn By	Scale at A3
	J.Morris	**varies**
Proposed Dwelling at: 27 BURDON LOOP Lot 105 DP 605685 RD 2 WANAKA 9382	Date	Sheet
	17.11.2026	**16**
	Revision	OF
Note: All Dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work.	**1**	**25**

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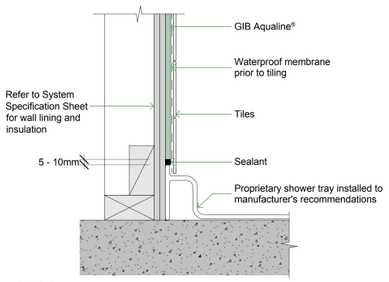
SHOWER – TILED WALL AND ACRYLIC BASE DETAILS

A: CERAMIC FLOOR SKIRTING LINING JUNCTION



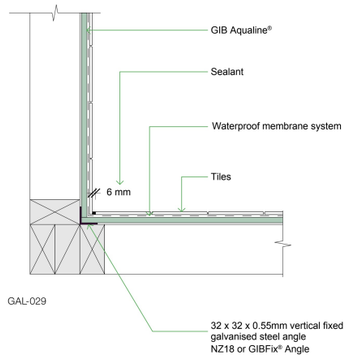
GAL-001

B: MOULDED SHOWER TRAY DOUBLE LINING JUNCTION



GAL-016

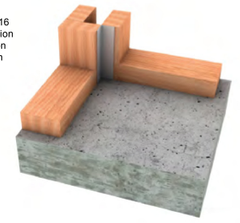
C: TILED INTERNAL CORNER



GAL-029

D: TILED INTERNAL CORNER METAL ANGLE POSITION

Refer to page 16 of this publication for specification and installation guidance.



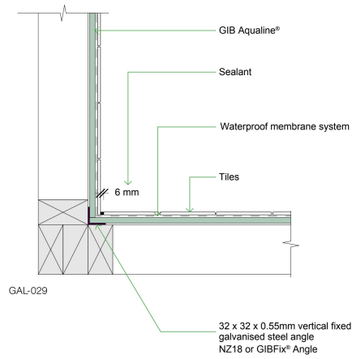
E: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.



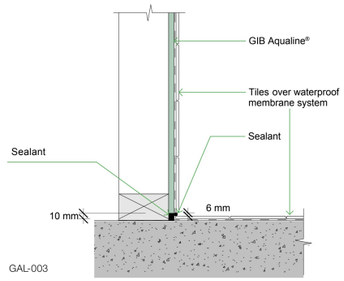
SHOWER OVER BATH – TILED WALL DETAILS

A: TILED INTERNAL CORNER



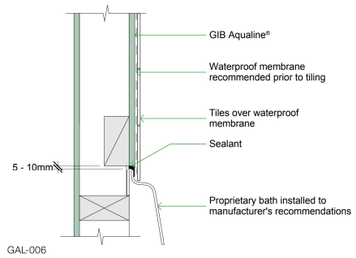
GAL-029

B: CERAMIC FLOOR LINING JUNCTION



GAL-003

C: BATH LINING JUNCTION

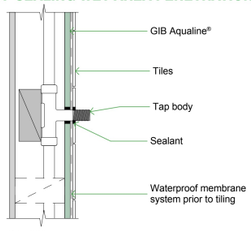


GAL-006

G: SHOWER MIXER PENETRATION IN WET WALL LININGS

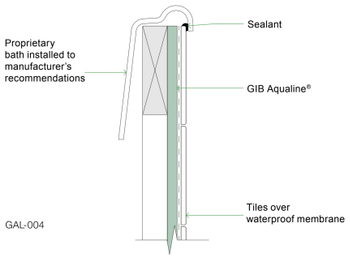
Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.

D: SEALING WET AREA PENETRATION



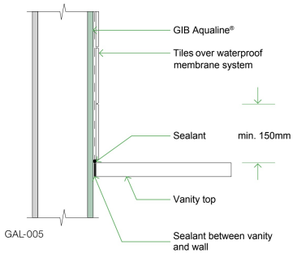
GAL-002

E: BATH CRADLE LINING DETAIL



GAL-004

F: VANITY TOP LINING JUNCTION



GAL-005



GENERAL DETAIL NOTES

The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
Miranda Ma

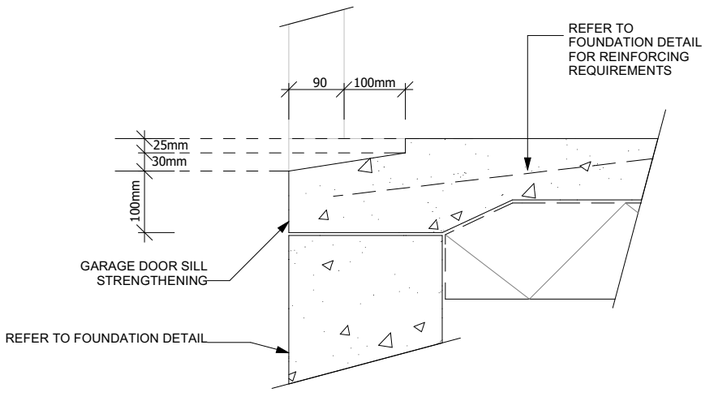
Proposed Dwelling at:
27 BURDON LOOP
Lot 105 DP 605685
RD 2 WANAKA 9382

Drawn By	Scale at A3
J.Morris	varies
Date	Sheet
17.11.2026	17
Revision	OF
1	25

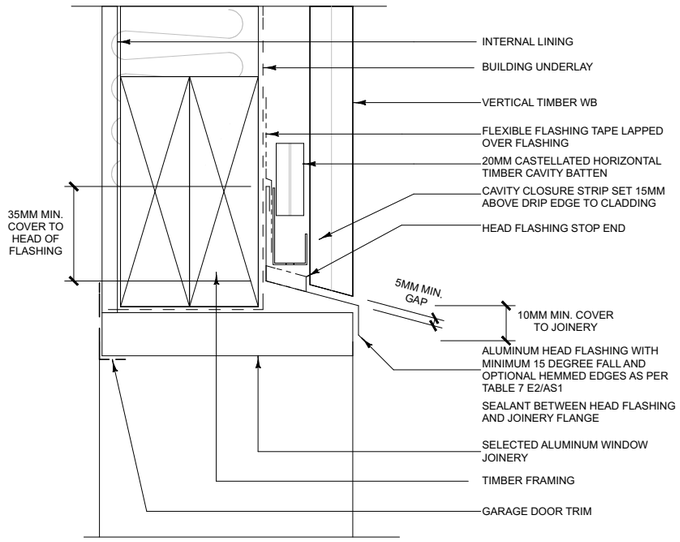
Note:
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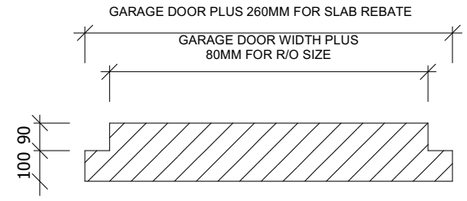
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Layout Template Version 3.0



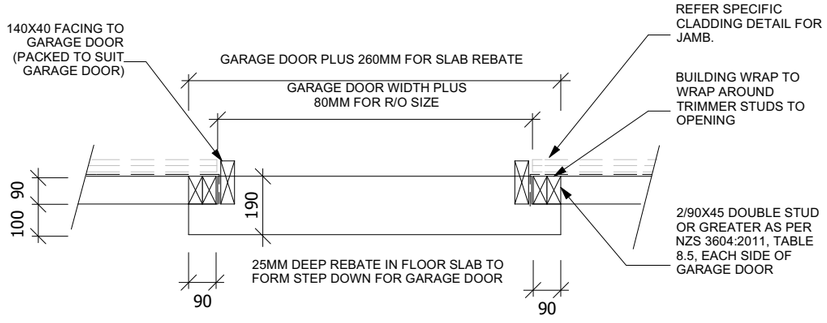
Garage Door - Threshold Detail
Scale 1:20



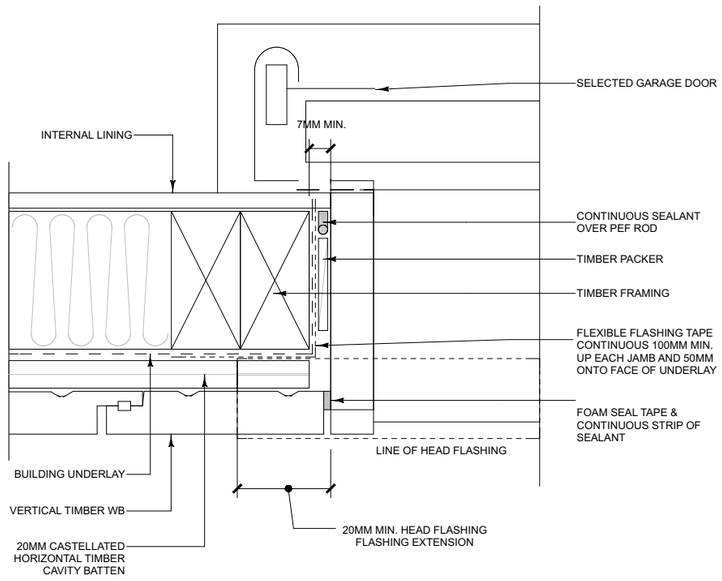
Garage Door Head Detail - Vertical Timber WB
Scale 1:5



Garage Door - Rebate
Scale 1:20



Garage Door - Cavity Fixed Cladding
Scale 1:20



Garage Door Jamb Detail - Vertical Timber WB
Scale 1:5

GENERAL DETAIL NOTES

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RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
Miranda Ma

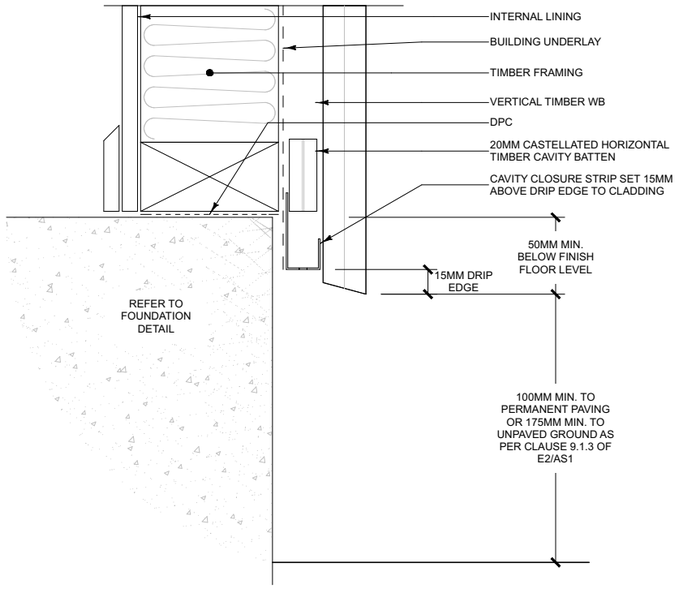
Proposed Dwelling at:
27 BURDON LOOP
Lot 105 DP 605685
RD 2 WANAKA 9382

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J.Morris	**varies**
Date	Sheet
17.11.2026	**18**
Revision	OF
1	**25**

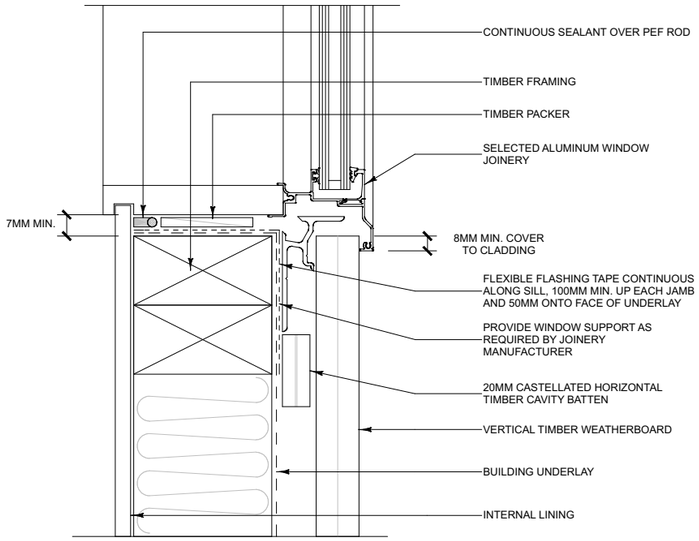
Note:
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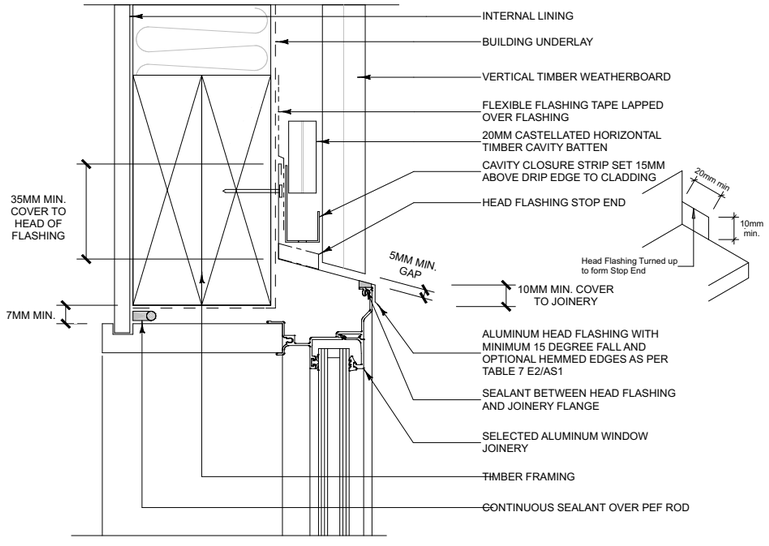
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Layout Template Version 2



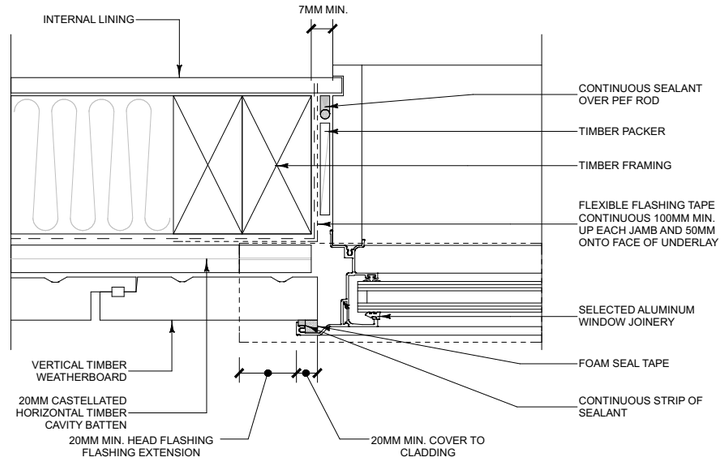
Foundation Edge Detail - Vertical Timber WB
Scale 1:5



Window Sill Detail - Vertical Timber WB
Scale 1:5



Window Head Detail - Vertical Timber WB
Scale 1:5



Window Jamb Detail - Vertical Timber WB
Scale 1:5

GENERAL DETAIL NOTES

The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
Miranda Ma

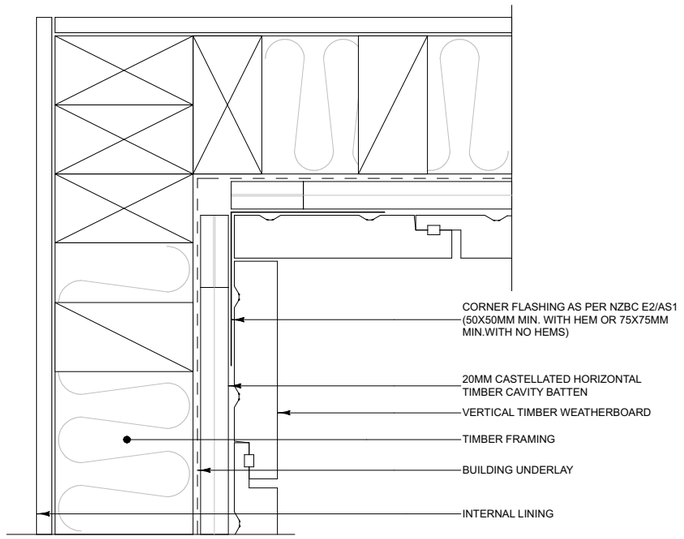
Proposed Dwelling at:
27 BURDON LOOP
Lot 105 DP 605685
RD 2 WANAKA 9382

Drawn By	Scale at A3
J.Morris	varies
Date	Sheet
17.11.2026	19
Revision	OF
1	25

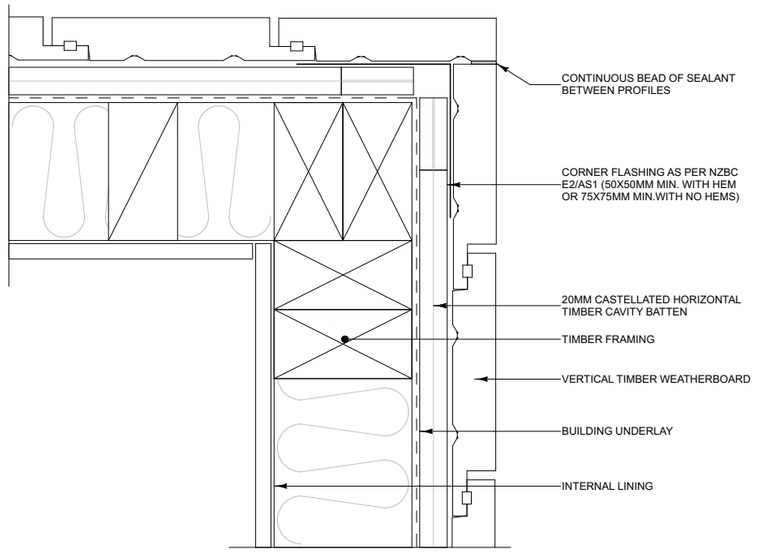
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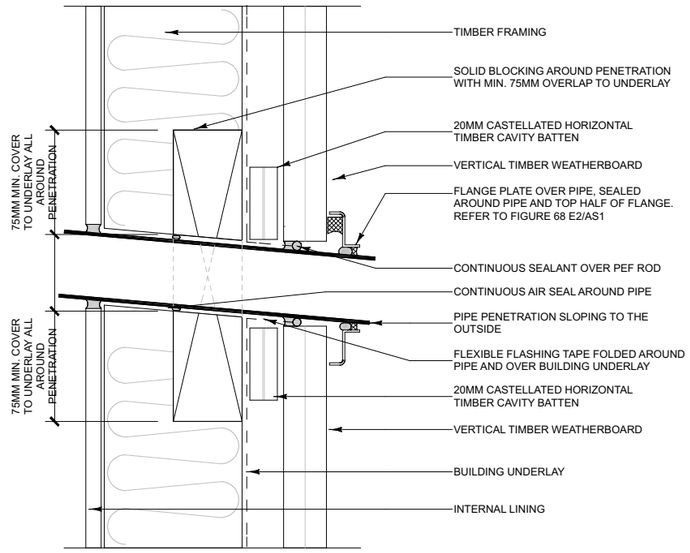
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Layout Template Version 5



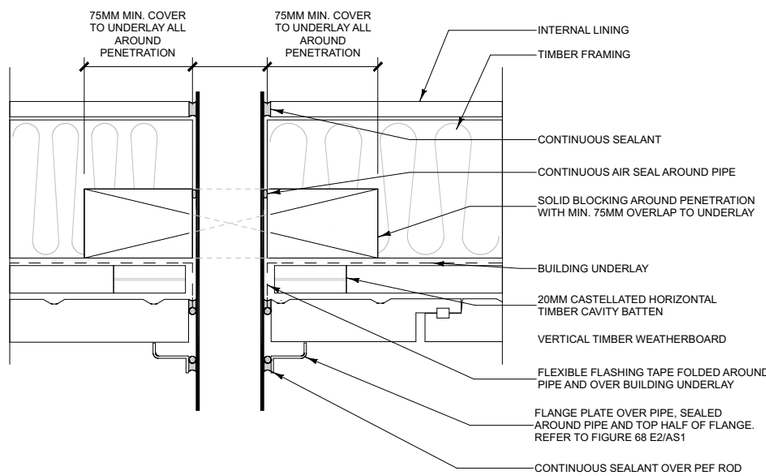
Internal Corner Detail - Vertical Timber WB
Scale 1:5



External Corner Detail - Vertical Timber WB
Scale 1:5



Pipe Penetration Cross Section Detail
Vertical Timber WB
Scale 1:5



Pipe Penetration Plan Detail - Vertical Timber WB
Scale 1:5

GENERAL DETAIL NOTES

The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
Miranda Ma

Proposed Dwelling at:
27 BURDON LOOP
Lot 105 DP 605685
RD 2 WANAKA 9382

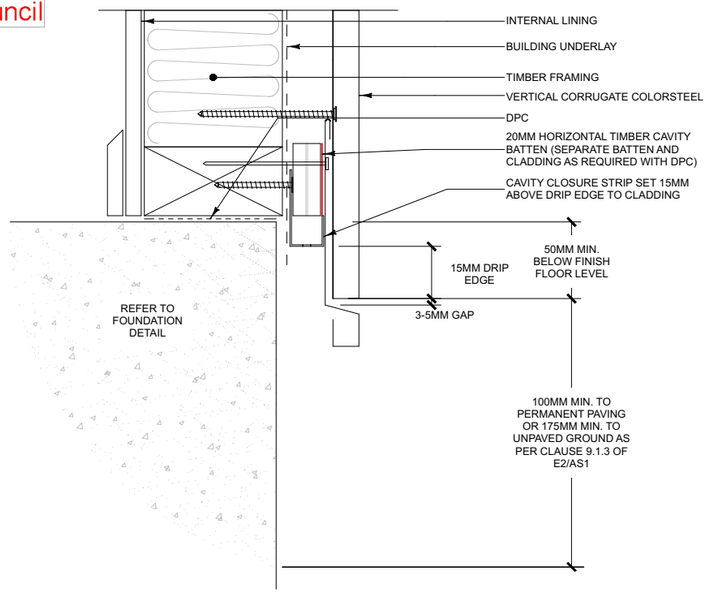
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Date	Sheet
17.11.2026	20
Revision	OF
1	25

Note:
All Dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work.

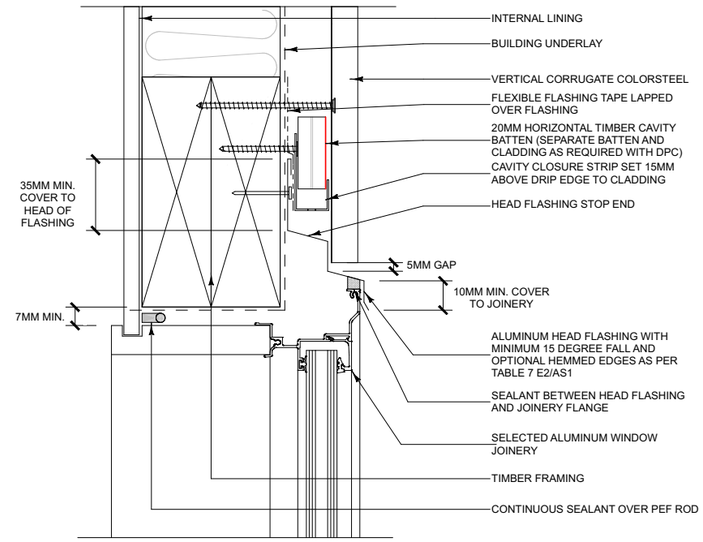
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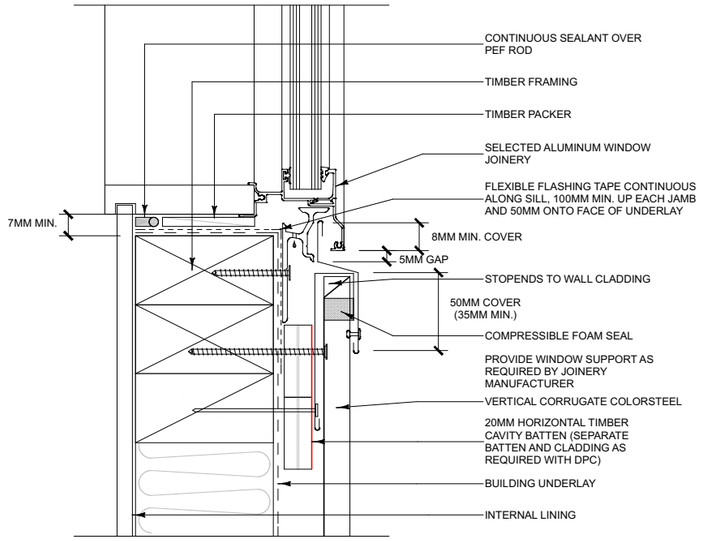
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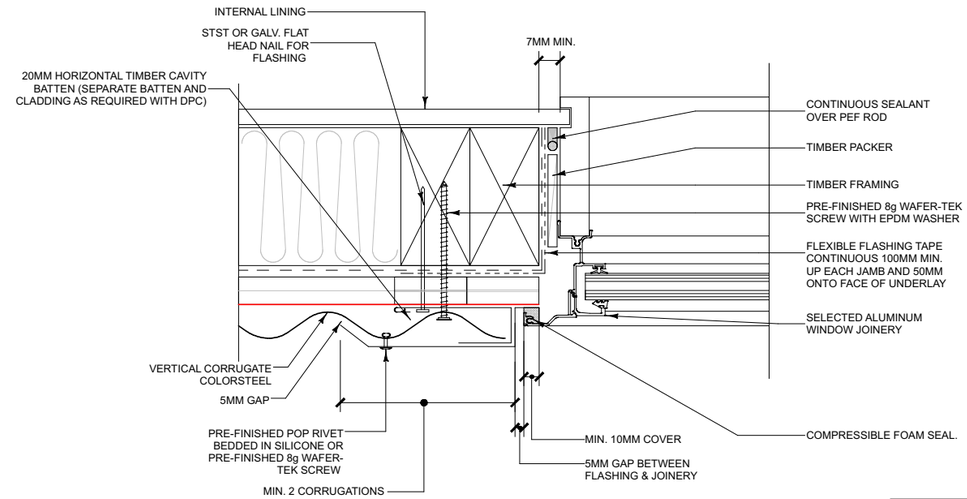
Foundation Edge Detail - Vertical Colorsteel
Scale 1:5



Window Head Detail - Vertical Colorsteel
Scale 1:5



Window Sill Detail - Vertical Colorsteel
Scale 1:5



Window Jamb Detail - Vertical Colorsteel
Scale 1:5

GENERAL DETAIL NOTES

The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
Miranda Ma

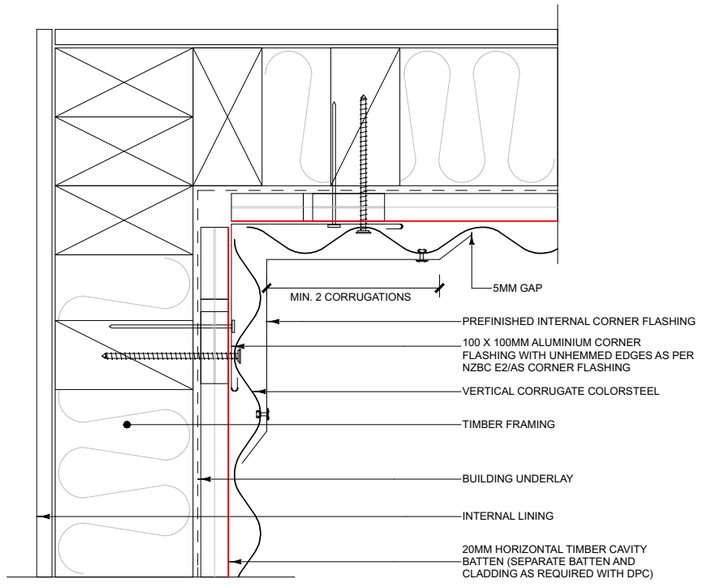
Proposed Dwelling at:
27 BURDON LOOP
Lot 105 DP 605685
RD 2 WANAKA 9382

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Date	Sheet
17.11.2026	21
Revision	OF
1	25

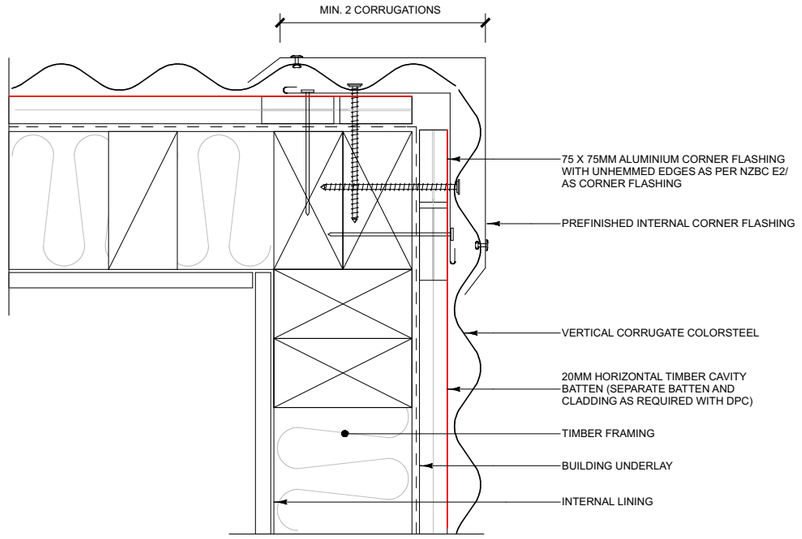
Note:
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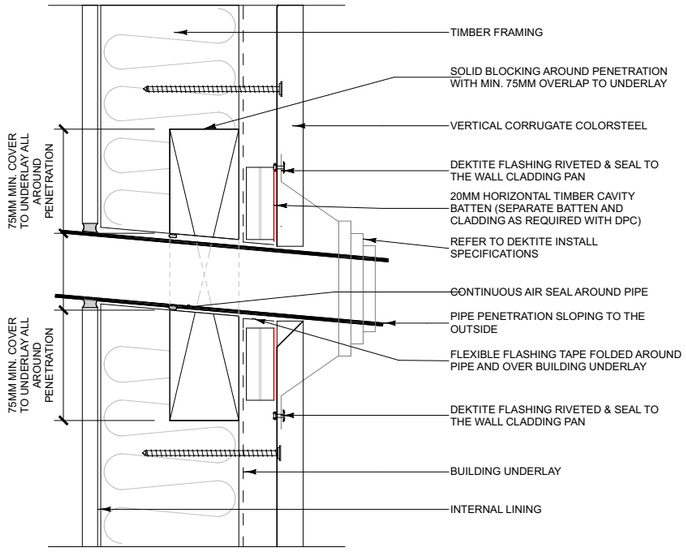
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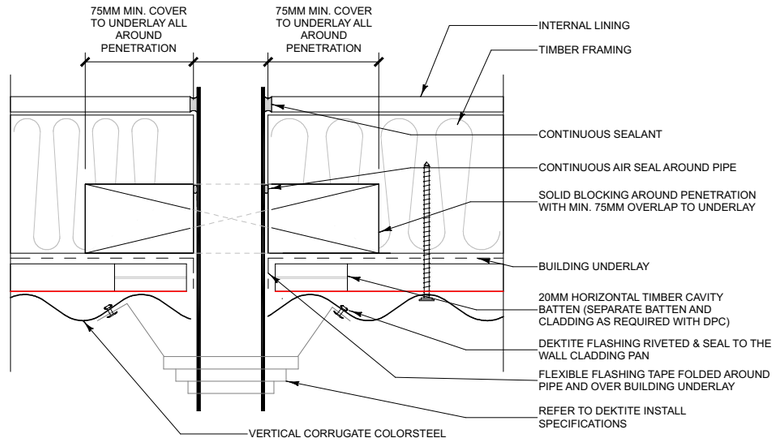
Internal Corner Detail - Vertical Colorsteel
Scale 1:5



External Corner Detail - Vertical Colorsteel
Scale 1:5



Pipe Penetration Cross Section Detail
Vertical Colorsteel
Scale 1:5



Pipe Penetration Plan Detail - Vertical Colorsteel
Scale 1:5

GENERAL DETAIL NOTES
The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
Miranda Ma

Proposed Dwelling at:
27 BURDON LOOP
Lot 105 DP 605685
RD 2 WANAKA 9382

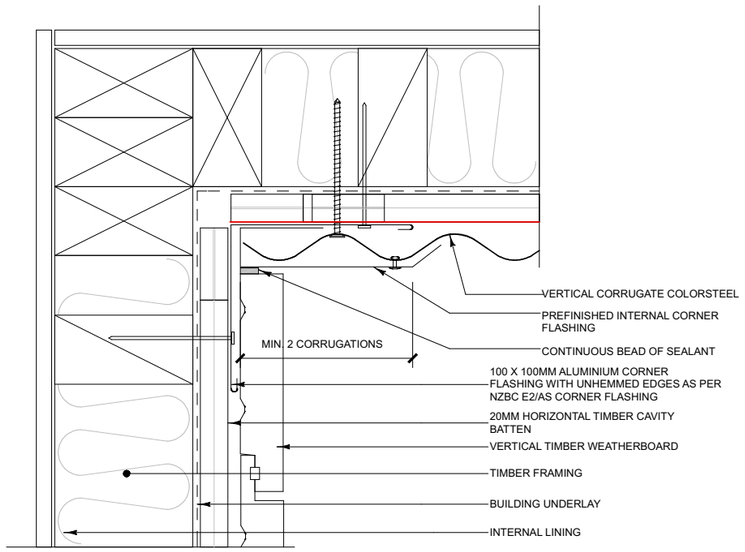
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Date	Sheet
17.11.2026	22
Revision	OF
1	25

Note:
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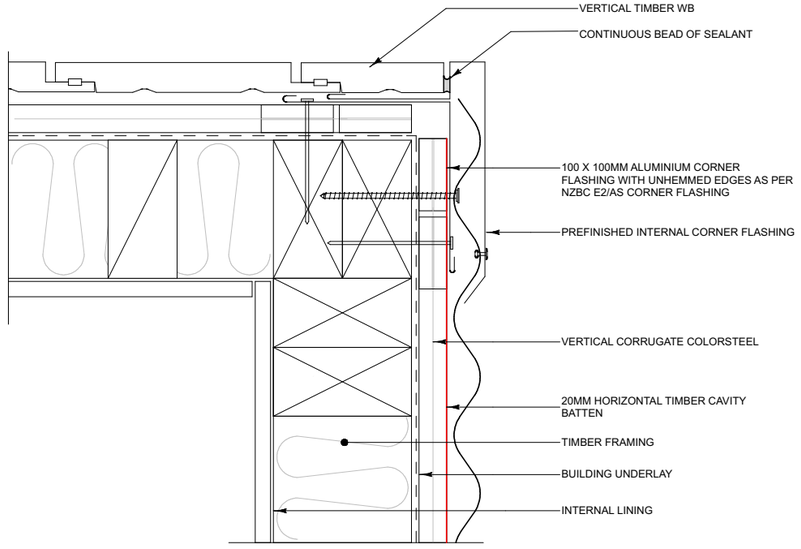
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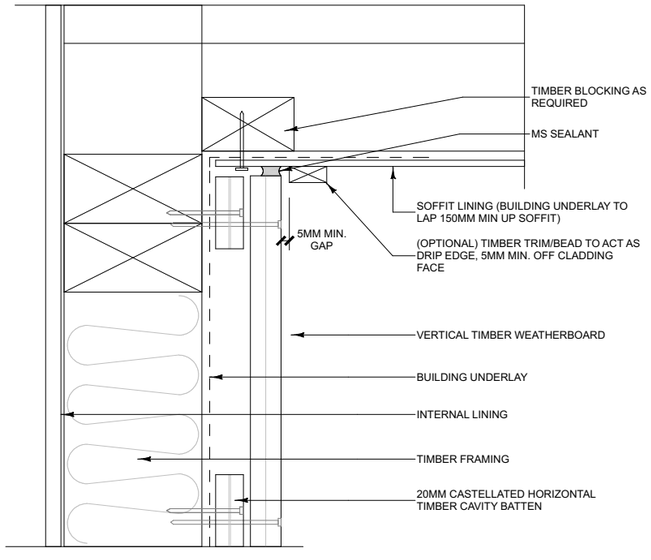
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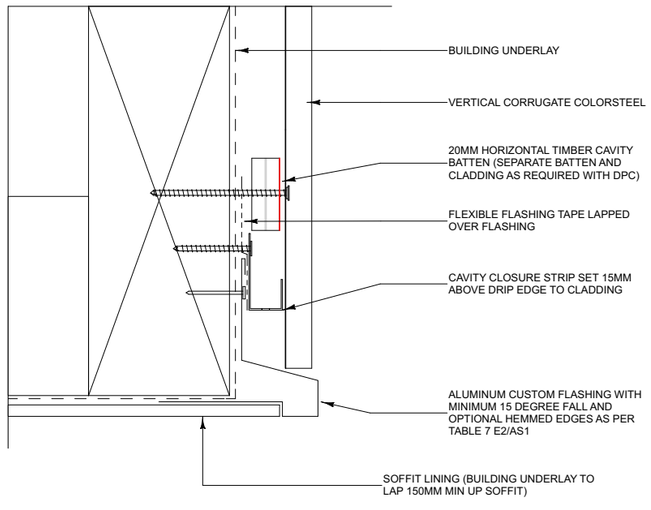
Internal Corner Detail - Vertical WB
to Vertical Colorsteel
Scale 1:5



External Corner Detail - Vertical WB
to Vertical Colorsteel
Scale 1:5



Flat Soffit Detail - Vertical Weatherboard
Scale 1:5



Flat Soffit to Cladding Detail - Vertical Colorsteel
Scale 1:5

GENERAL DETAIL NOTES

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RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
Miranda Ma

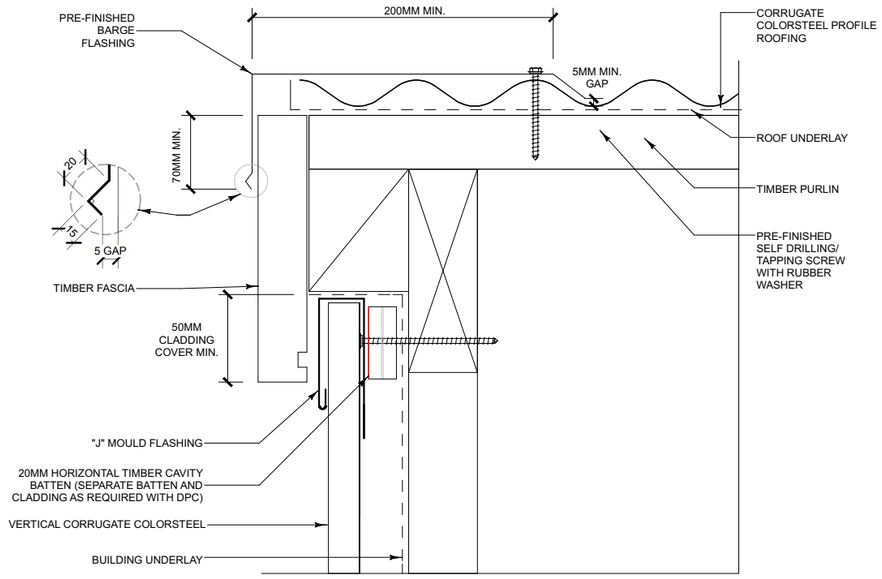
Proposed Dwelling at:
27 BURDON LOOP
Lot 105 DP 605685
RD 2 WANAKA 9382

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Date	Sheet
17.11.2026	**23**
Revision	OF
1	**25**

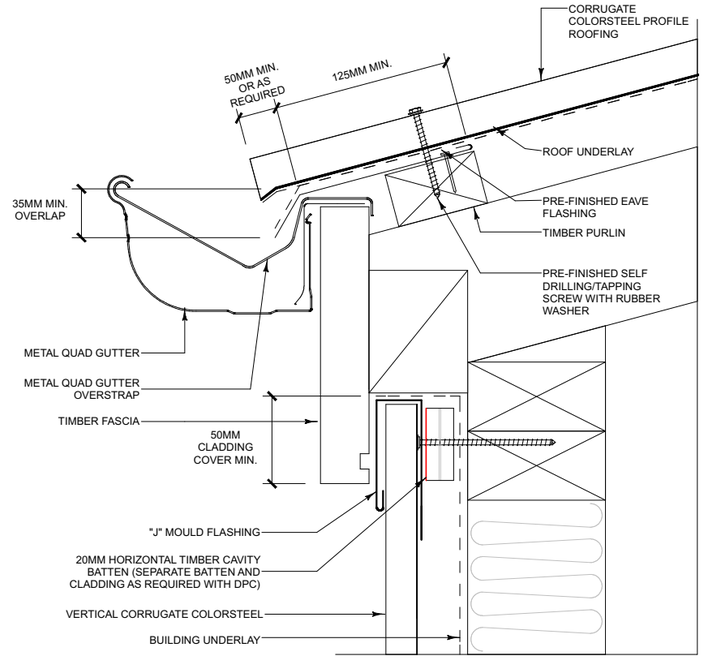
Note:
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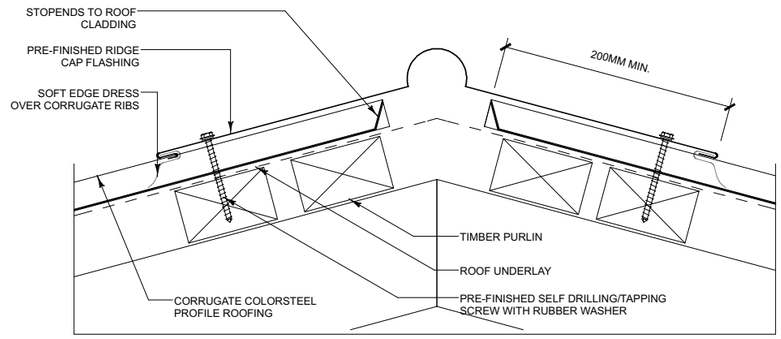
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Gable End Barge Detail / No Soffit
- Vertical Colorsteel
Scale 1:5



No Soffit Gutter / Fascia Detail
- Vertical Colorsteel
Scale 1:5



Roof Ridge Detail
Scale 1:5

GENERAL DETAIL NOTES

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RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
Miranda Ma

Proposed Dwelling at:
27 BURDON LOOP
Lot 105 DP 605685
RD 2 WANAKA 9382

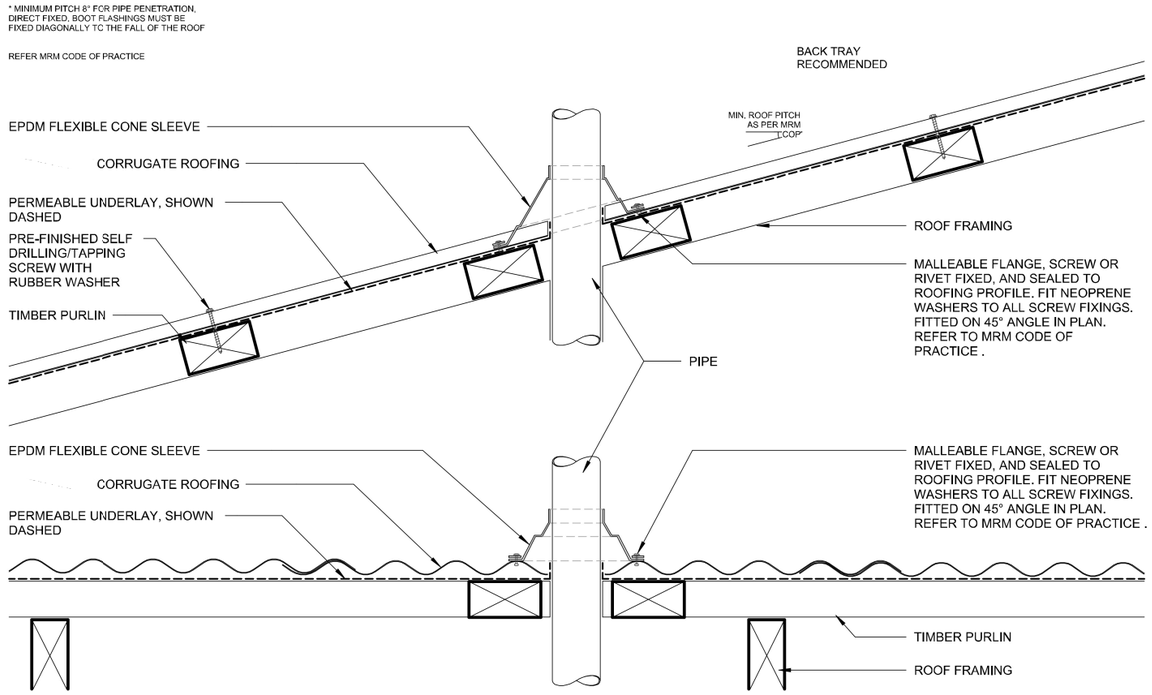
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J.Morris	**varies**
Date	Sheet
17.11.2026	**24**
Revision	OF
1	**25**

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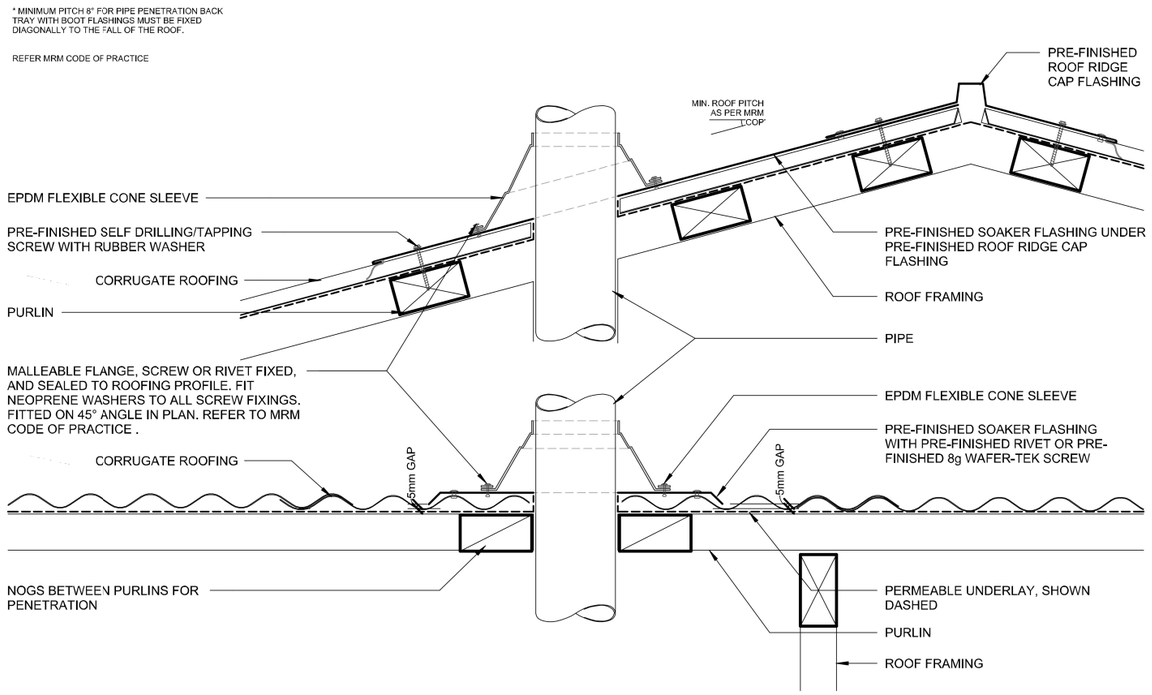
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Pipe Penetration Direct Fix Boot Flashing
NTS



Pipe Penetration Back Tray Boot Flashing
NTS

GENERAL DETAIL NOTES
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RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
Miranda Ma

Proposed Dwelling at:
27 BURDON LOOP
Lot 105 DP 605685
RD 2 WANAKA 9382

Drawn By	Scale at A3
J.Morris	varies
Date	Sheet
17.11.2026	25
Revision	OF
1	25

Note:
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