

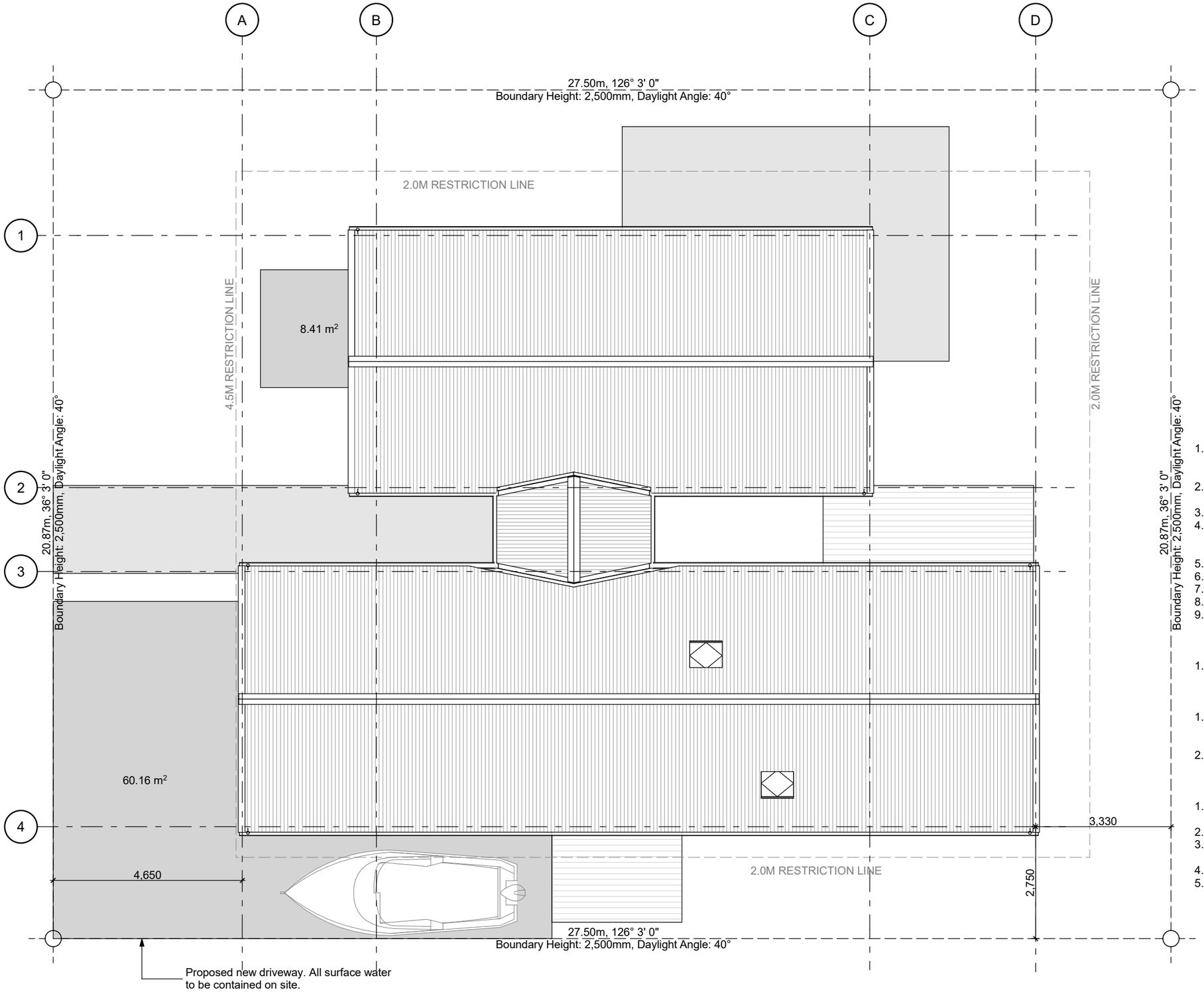
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Date	Change Name	ChID	RevID
25-08-2026			ISSUE
28-08-2026			REV A
07-09-2026			REV B
10-09-2026			REV C
03-11-2026	Consent		REV D

PROPOSED NEW RESIDENCE

HAMISH SLATER AND JESSIE LYNN

36 RUA STREET, WĀNAKA 9305



PROPERTY INFORMATION:
36 Rua Street, Albert Town, Wānaka

Parcel ID: 8512002
Appellation: Lot 167 DP 587915
Location: Albert Town

Climate Zone: 6
Earthquake Zone: Zone 3
Exposure Zone: Zone B
Lee Zone: No
Rainfall Range: 20 - 30
Wind Region: A
Wind Zone: High

SITE AREA 573.93 m²
PROPOSED HOUSE COVERAGE 206.7 m²
SITE COVERAGE 36.0%

GENERAL NOTES

1. Approximate location of proposed new residence, confirm exact location on site with client before construction. Confirm site set out with planning restrictions.
2. Confirm exact house location & angle on site with client before construction.
3. Confirm exact service connection points, locations & depths onsite.
4. Confirm levels and extent of driveway on site with client. All surface water from driveway to be contained on site. Max driveway slope 15º. Selected driveway over compacted base course.
5. New street crossing as per local council requirements.
6. Maximum site coverage 40%.
7. Maximum building height above original existing ground level 9.0m
8. Side boundary daylight restriction angles apply.
9. Site dimensions are to first floor timber frame. Confirm dimensions on site prior to construction.

SITE FENCING

1. Site to be fenced in accordance with NZBC requirements. 1.0m High Safety netting to be formed to Site boundary.

GROUND LEVEL NOTES

1. Finished Ground level adjoining the concrete slab on ground shall be formed so as to carry water away from the building, at a slope of 1:25, for the distance of at least 1.0m from the building.
2. Ground levels not less than 255mm below floor level floor level for any cladding other than masonry veneer to unprotected ground.

SEDIMENT CONTROL

1. Sediment fences of straw bales to be laid as required with Bidum Cloth where run off could occur.
2. Surplus soil & gravel etc. to be contained behind sediment fences.
3. Downpipes to be connected as soon as roof is fitted and drains are laid, (temporary if exterior cladding is not completed).
4. Project manager or foreman is to oversee sediment control.
5. Driveway to be based up with course gravel for wash down area, before commencement of work.

0 1 2 3 4 5

SITE PLAN 3.
1:100 -

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PROPOSED NEW RESIDENCE
HAMISH SLATER AND JESSIE LYNN
36 RUA STREET, WĀNAKA 9305

Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **SITE PLAN**
Drawing Number: **102**
Scale: **1:100**
ALL DIMENSIONS TO BE VERIFIED ON SITE



EXTERIOR PERSPECTIVE 1



EXTERIOR PERSPECTIVE 2



PERSPECTIVES

3D Images are indicative & Representative only. Images to be read in conjunction with all construction documentation. Refer to full contract documentation for final finishes & appearances. Confirm levels on site.

EXTERIOR PERSPECTIVE 3

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36 RUA STREET, WĀNAKA 9305

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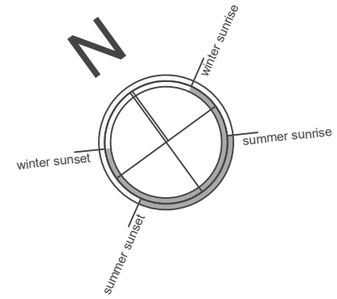
Drawing Title: **PERSPECTIVES**

Drawing Number: **103**

Scale:

ALL DIMENSIONS TO BE VERIFIED ON SITE





H1 INSULATION SCHEDULE	
Floor	Allied Concrete SuperSlab Foundation system with QuickSet Ultra 305/00 with Polypod.
External Walls	Fibre Glass R4.0 insulation batts
Internal Garage Walls	Fibre Glass R2.8 insulation batts
Roof	Fibre Glass R7.0 insulation batts. Insulation notched over bottom chord.
Aluminium Joinery	Thermally broken aluminium joinery, double glazing with manufacturer R0.5 value.

Indicated insulation materials comply with H1 Edition 5 calculation method. Refer to thermal report for project specific calculations.

GENERAL NOTES

1. Outdoor Timber Deck Areas & Concrete Areas indicated for D1 compliance; Excluded from building consent under schedule 1 Exempt Works.

sd Interconnected smoke alarms as per NZS 4514:2021

mv Allow to install NZBC compliant mechanical extract system.

TOTAL GROSS OVER TIMBER FRAME LIVING AREA.	161.75 m²
TOTAL GROSS OVER TIMBER FRAME GARAGE AREA.	38.56 m²
TOTAL GROSS OVER TIMBER FRAME AREA.	200.31 m²
TOTAL GROSS OVER FOUNDATION AREA	194.00 m²
TOTAL BUILDING COVERAGE AREA.	**206.68 m²**

0 1 2 3 4 5

PROPOSED FLOOR PLAN 1.
1:100 -

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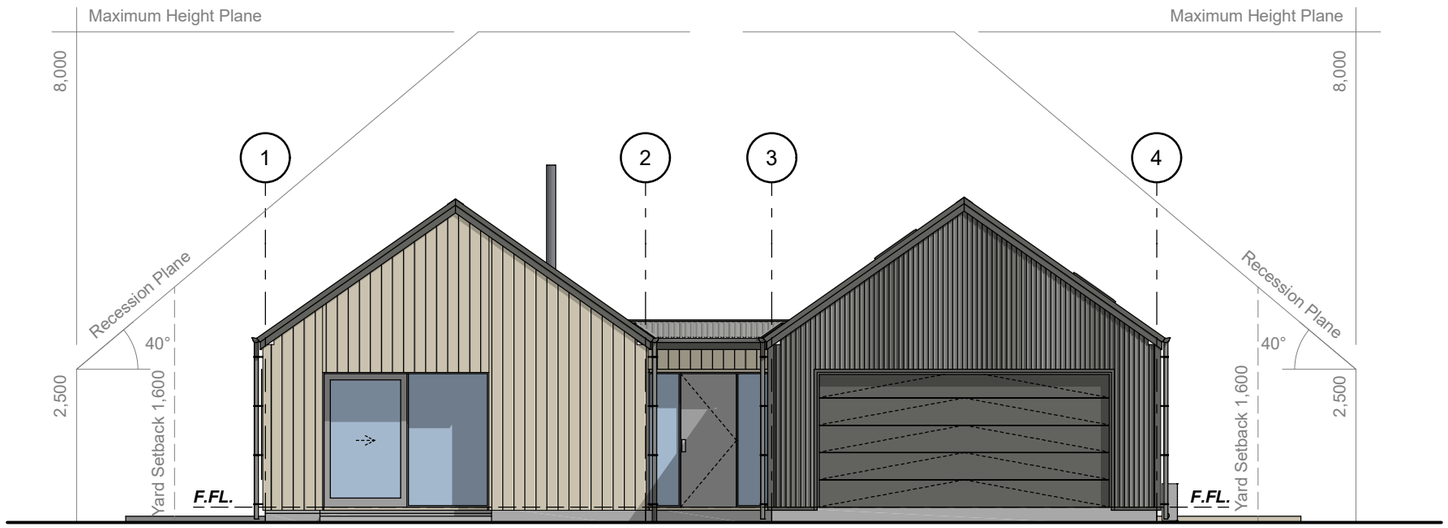
Drawing Title: **PROPOSED GROUND FLOOR PLAN**

Drawing Number: **104** Scale: **1:100**

ALL DIMENSIONS TO BE VERIFIED ON SITE



NORTH ELEVATION E-01
1:100 -



WEST ELEVATION E-04
1:100 -

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**8**

ELEVATION NOTES

Selected colorsteel corrugate profile metal roofing with matching fixings & flashings fixed as per manufacturer specifications to specified roof structure.

Selected colorstel corrugate profile cladding vertically installed as per manufacturer specifications over Cavibat cavity system over specified specified building wrap over CHH Ecoply Barrier fixed to timber frame walls as per NZS 3604:2011.

Selected shiplap cladding vertically installed as per manufacturer specifications over cavity system over specified specified building wrap over CHH Ecoply Barrier fixed to timber frame walls as per NZS 3604:2011.

Selected aluminium window & door joinery flashed & sealed to exterior cladding.

sg - Safety glass as per As per NZBC requirements

Confirm levels on site before construction.

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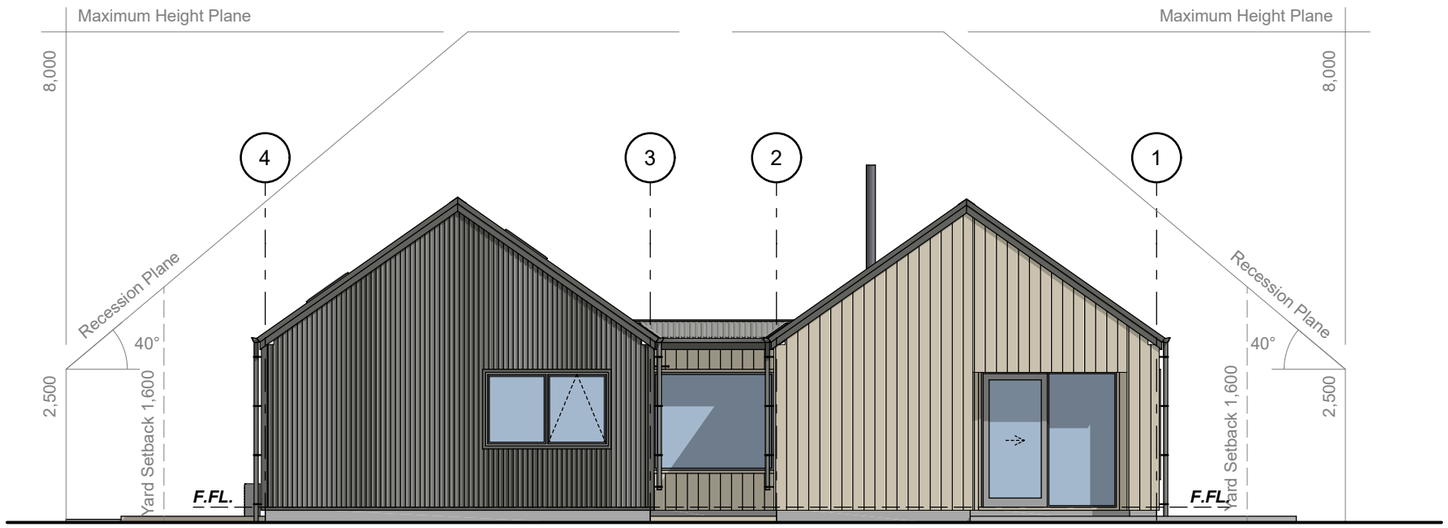
Drawing Title: **ELEVATIONS**

Drawing Number	Scale
105	**1:100**

ALL DIMENSIONS TO BE VERIFIED ON SITE



SOUTH ELEVATION E-03
1:100 -



EAST ELEVATION E-02
1:100 -

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**8**

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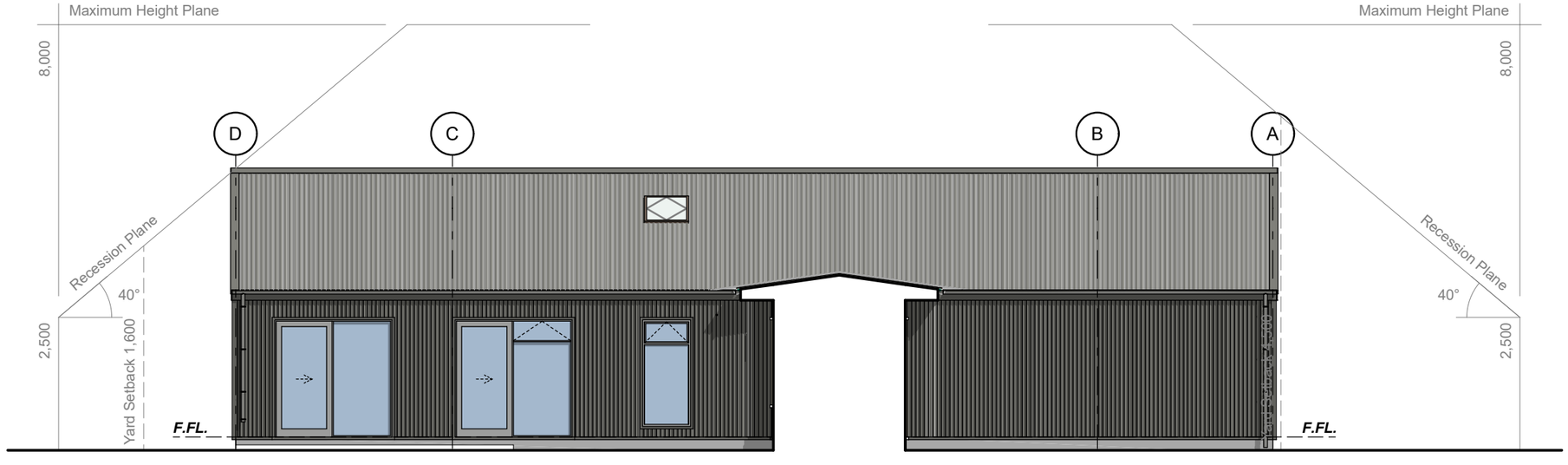
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Drawing Title: **ELEVATIONS**

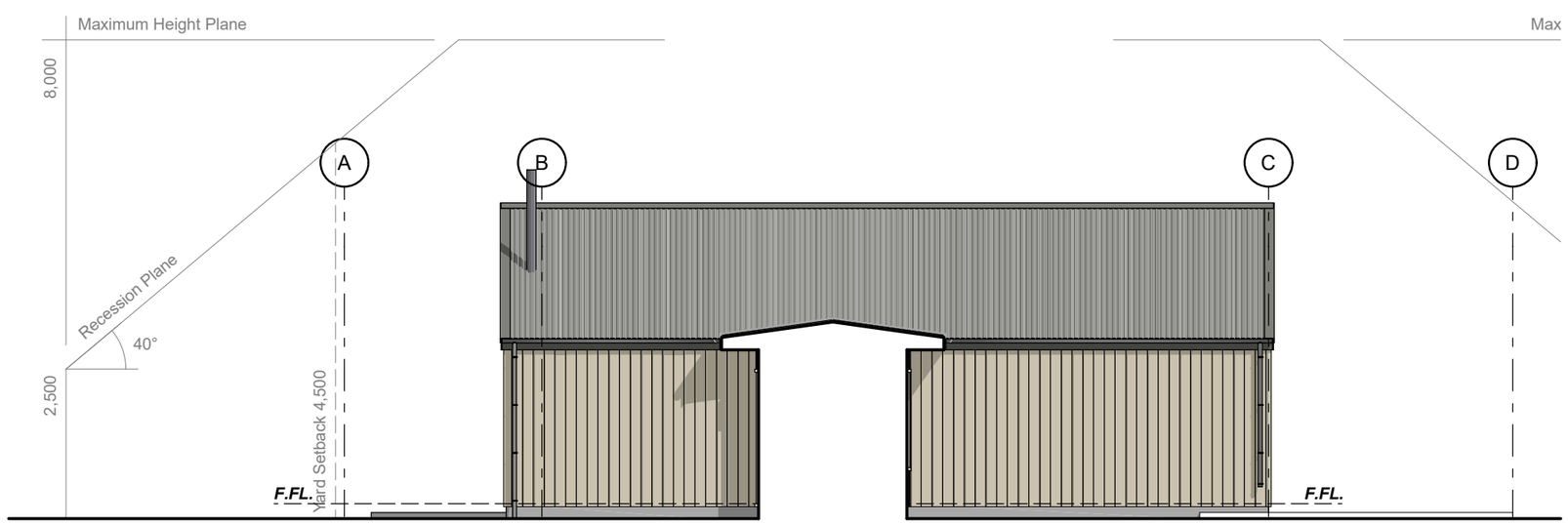
Drawing Number: **106**

Scale: **1:100**

ALL DIMENSIONS TO BE VERIFIED ON SITE



NORTH ELEVATION E-05
1:100 -



SOUTH ELEVATION E-06
1:100 -

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**8**

ELEVATION NOTES

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Confirm levels on site before construction.

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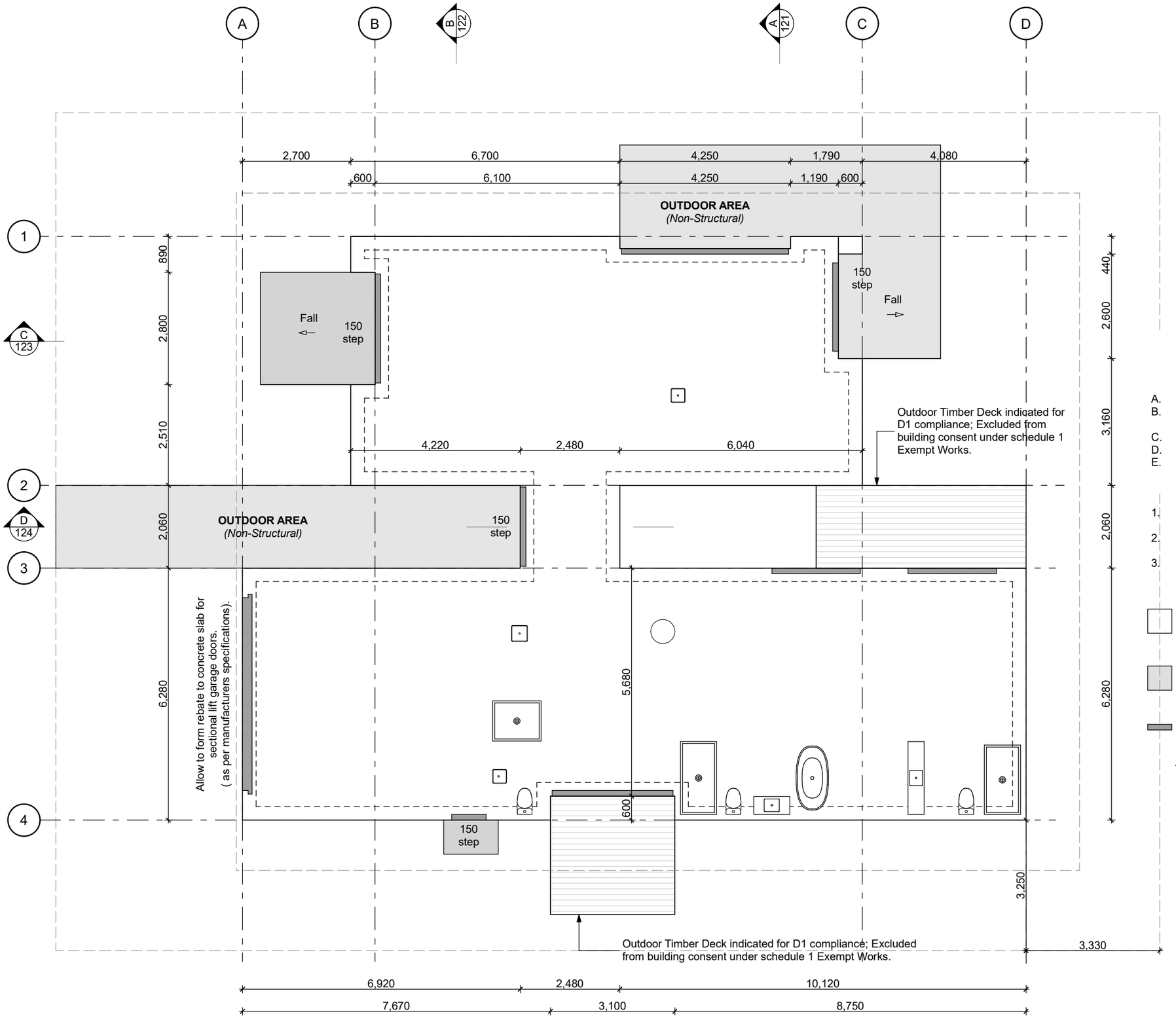
36 RUA STREET, WĀNAKA 9305

Drawn	IDESIGN
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Drawing Title: **ELEVATIONS**

Drawing Number	Scale
107	**1:100**

ALL DIMENSIONS TO BE VERIFIED ON SITE



CONCRETE
NZS 3604:2011 4.5.2
The minimum specified 28-day concrete strength, complying with NZS 3104 and NZS 3109 shall be:

A. 10 MPa for unreinforced concrete used in mass foundations;
B. 17.5 MPa for unreinforced concrete applications, or reinforced concrete either not exposed to weather or exposed to the weather in Zone B as shown in gure 4.2;
C. 20 MPa for reinforced concrete exposed to weather in Zone C as shown in figure 4.2;
D. 25 MPa for reinforced concrete exposed to weather in Zone D as shown in figure 4.2;
E. Specially selected from NZS 3101 table 5.3 where a direct wearing concrete floor is required;

GENERAL NOTES
1. Confirm ground levels on site with client before construction. Allow to form house above adjacent ground as per NZS 3604: 2011 requirements.
2. Allow to form rebate to concrete slab for exterior doors & windows. Confirm dimension with aluminium fabricator.
3. Outdoor Concrete Areas & Timber Decks indicated for D1 compliance; Excluded from building consent under schedule 1 Exempt Works.

FOUNDATION STRUCTURE
Engineer Design Foundation system. Refer to seperate documents for details & specifications. Specified Edge insulation installed as per manufacturer specifications.

OUTDOOR AREAS
Out door areas to be 100mm 25.0 mpa concrete with SE62 reinforcing mesh (30mm top cover). Form 200mm edge thickening over DPM. Surface finish to be client specified (exposed aggregate) with fall away from building. Confirm with client

REBATE (Window & Doors)
Allow to form rebate to concrete slab for exterior doors & windows.

0 1 2 3 4 5

FOUNDATION PLAN
1:100

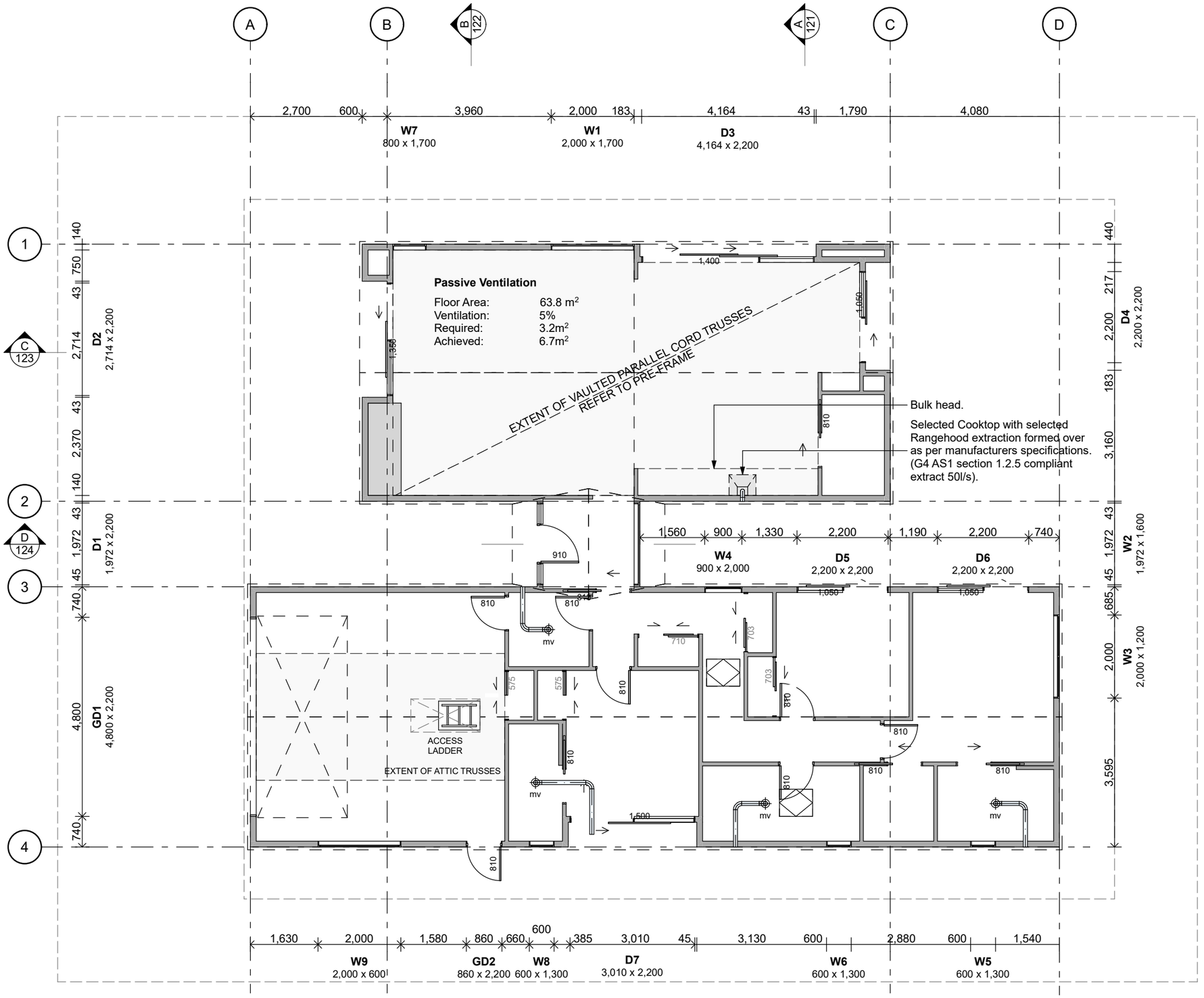
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Drawing Title: **FOUNDATION PLAN**
Drawing Number: **108**
Scale: **1:100**
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N

LEGEND

External Wall
140x45mm SG8 H1.2 timber frame studs at 600mm c/c. Wall studs to be nogged as per cladding manufacturer specifications. Max wall stud height 2550mm. Refer to design IT report for details.

Internal Wall
90x45mm SG8 H1.2 timber frame studs at 600mm c/c. Wall studs to be nogged as per wall lining manufacturer specifications. Max wall stud height 2550mm. Refer to design IT report for details.

MV Specified mechanical extraction system with duct to exterior via roof. Fantec (or similar). Duct & fan to have non return valves.

GENERAL NOTES:

1. Confirm all lintel & beam sizes with Pre-frame manufacturer specifications & documentation.
2. Building designed to high wind zone. Confirm local authority approved final wind speed before construction.
3. Allow to install a Fantech (or similar) Mechanical ventilation system.
4. Refer to Pre-frame manufacturer specifications for specified top plate fixing.
5. R2.8 Batt Insulation installed as per manufacturer specifications to internal garage wall.

0 1 2 3 4 5

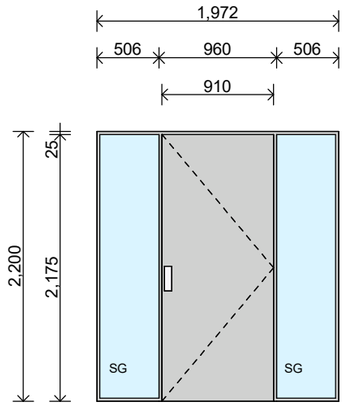
DOOR & WINDOW SCHEDULE 1.
1:100 -

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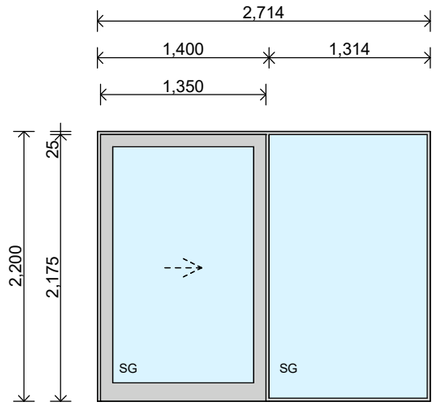
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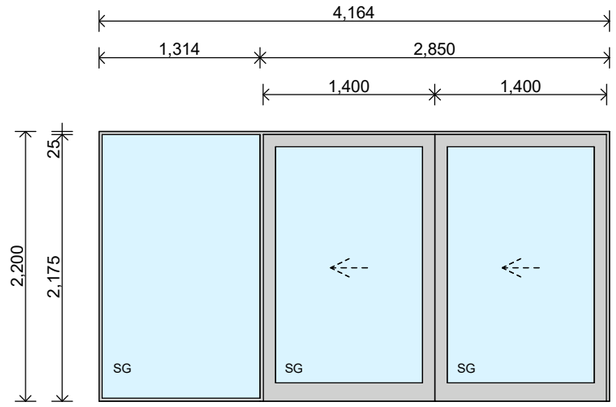
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Drawing Number: **109**
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ALL DIMENSIONS TO BE VERIFIED ON SITE



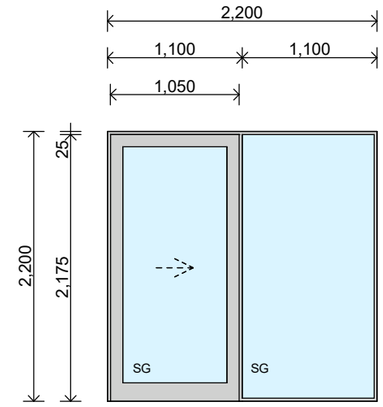
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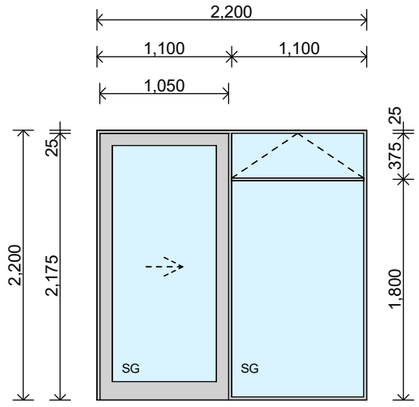
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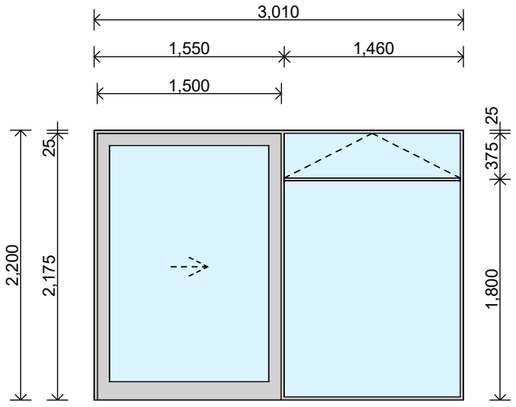
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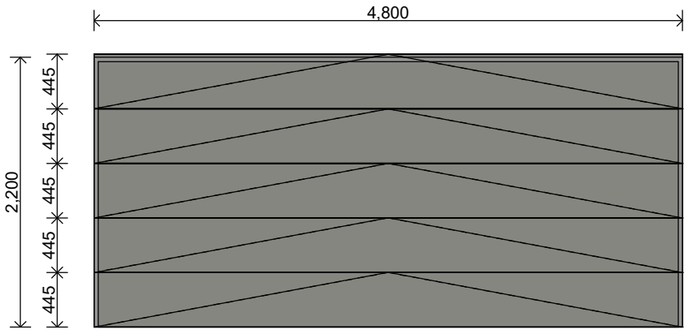
D4, D6



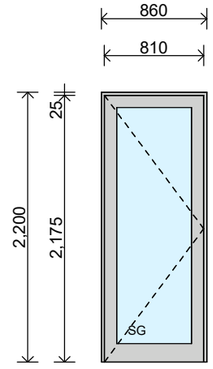
D5



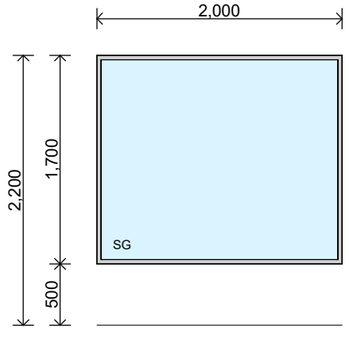
D7



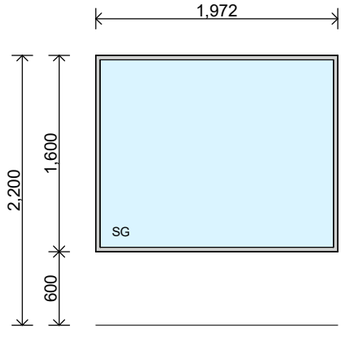
GD1



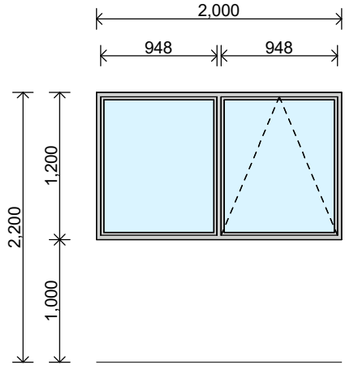
GD2



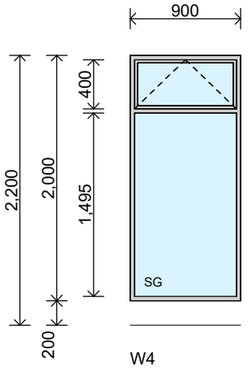
W1



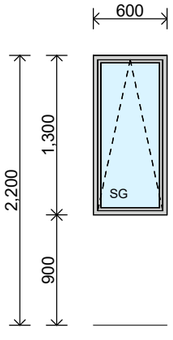
W2



W3



W4



items as shown (W6, W8); item handed (W5)

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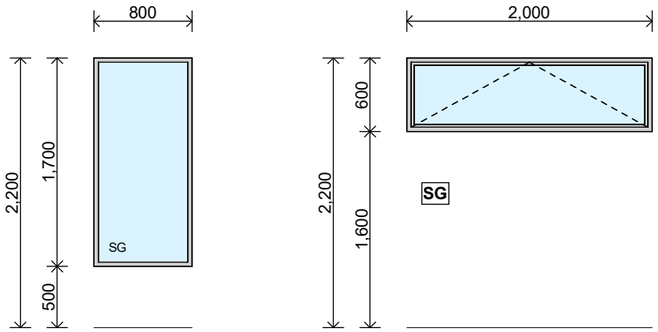
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Design	CLIENT
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Drawing Title: **DOOR & WINDOW ELEVATIONS**

Drawing Number: **110**

Scale: **1:50**

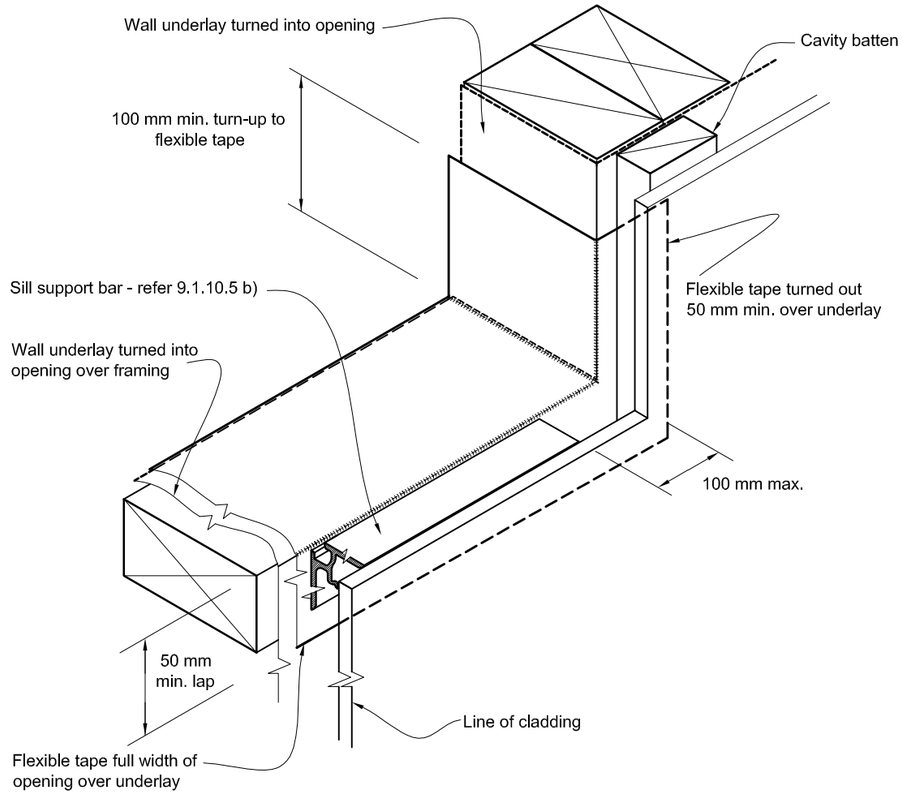
ALL DIMENSIONS TO BE VERIFIED ON SITE



GENERAL NOTES

1. Dimensions shown are rough opening sizes and must be confirmed on site.
2. Selected aluminium window joinery installed to comply with WANZ Guide to NZBC E2/AS1 Amendment 5.
3. All windows unless otherwise noted shall be double glazed with Powder coated (confirm with Owner) aluminium frames, Confirm colour with client.
4. Frames to be designed for high wind conditions, provide stiffening where required.
5. Refer to NZBC E2/AS1 Fig.72B for general window opening requirements.
6. Sill support bars shall be provided to all windows and doors over 600mm wide.
7. Provide sealant to underside of head flashings as shown in NZBC E2/AS1 Fig.71 (c).
8. All air seals to be provided with PEF backing rod.
9. Factory installed corner soakers at jamb/sill junction to be provided to all aluminium windows and doors.
10. Glazing to be clear glass and low E to comply with NZS 4223: Part 3:2016
11. Check all wall thicknesses and wall lining thicknesses prior to manufacture of frames to confirm different frame depths and groove widths.
12. Confirm with Owner for locations of Obscure & Frosted glazing.
13. All Window reveals to be 25mm H3.2 LOSP pinus, sized to wall linings for specified architraves. All external door reveals shall be 25mm H3.2 LOSP pinus, sized for architraves to take wall linings complete with 40 x 12mm finished planted stops.
14. sg - Safety glass as per As per NZBC requirements

NOTE:
(1) Detailed *cladding* omitted for clarity, refer to specific *claddings*.
(2) Head to be treated similarly with continuous *wall underlay* and *flexible tape* at corners.
(3) Refer individual cladding details for jamb flashings.



Window & Door Opening With Drainage Cavity
NZBC E2/AS1 Fig.72B

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

PROPOSED NEW RESIDENCE
HAMISH SLATER AND JESSIE LYNN
36 RUA STREET, WĀNAKA 9305

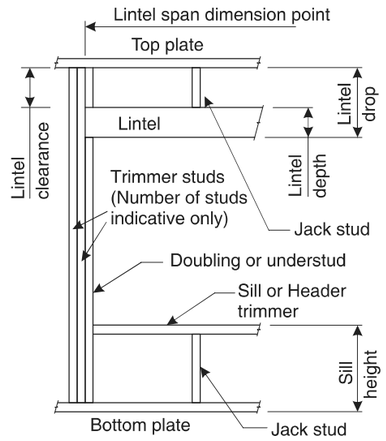
Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **DOOR & WINDOW ELEVATIONS**
Drawing Number: **111**
Scale: **1:50, 1:10**
ALL DIMENSIONS TO BE VERIFIED ON SITE

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

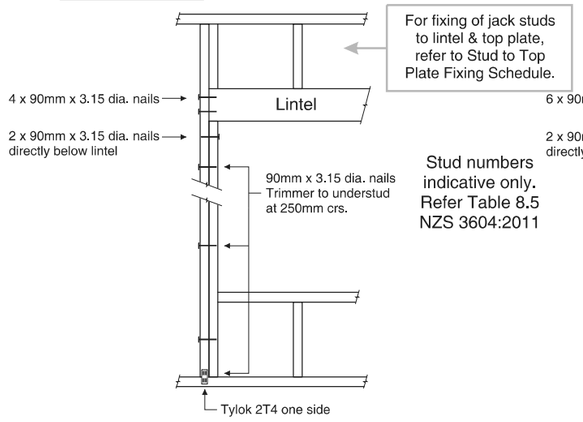
Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m^2	G	G	H	G	G	H
11.6 m^2	G	H	H	G	G	H
12.1 m^2	G	H	H	G	H	H
15.3 m^2	H	H	-	G	H	H
19.1 m^2	H	-	-	G	H	-
20.9 m^2	H	-	-	H	H	-
21.8 m^2	H	-	-	H	-	-
34.3 m^2	-	-	-	H	-	-

Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

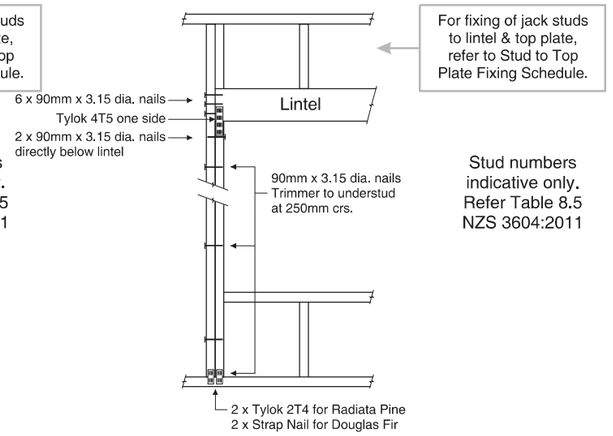
Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof				
		Wind Zone				
		L	M	H	VH	EH
0.7	2.0	E	E	E	E	F
	3.0	E	E	E	F	F
	4.0	E	E	F	F	F
	5.0	E	F	F	F	G
	6.0	E	F	F	G	G
0.9	2.0	E	E	E	F	F
	3.0	E	E	F	F	F
	4.0	E	E	F	F	F
	5.0	E	F	F	F	G
	6.0	E	F	F	G	G
1.0	2.0	E	E	E	F	F
	3.0	E	E	F	F	F
	4.0	E	F	F	F	G
	5.0	E	F	F	G	G
	6.0	E	F	F	G	G
1.2	2.0	E	E	F	F	F
	3.0	E	E	F	F	F
	4.0	E	F	F	G	G
	5.0	E	F	F	G	G
	6.0	F	F	G	G	H
1.5	2.0	E	E	F	F	F
	3.0	E	F	F	F	G
	4.0	E	F	F	G	G
	5.0	F	F	G	G	H
	6.0	F	F	G	H	H
2.0	2.0	E	F	F	F	G
	3.0	E	F	F	G	G
	4.0	F	F	G	G	H
	5.0	F	F	G	H	H
	6.0	F	G	G	H	H
2.4	2.0	E	F	F	G	G
	3.0	F	F	G	G	H
	4.0	F	F	G	H	H
	5.0	F	G	G	H	H
	6.0	F	G	H	H	-
3.0	2.0	E	F	F	G	G
	3.0	F	F	G	H	H
	4.0	F	G	G	H	H
	5.0	F	G	H	H	-
	6.0	F	G	H	-	-
3.6	2.0	F	F	G	G	H
	3.0	F	F	G	H	H
	4.0	F	G	H	H	-
	5.0	F	G	H	-	-
	6.0	G	H	H	-	-
4.2	2.0	F	F	G	G	H
	3.0	F	G	H	H	-
	4.0	F	G	H	-	-
	5.0	G	H	H	-	-
	6.0	G	H	-	-	-
4.5	2.0	F	F	G	H	H
	3.0	F	G	H	H	-
	3.4	F	G	H	H	-
	4.0	F	G	H	-	-
	5.0	G	H	-	-	-
	6.0	G	H	-	-	-
4.8	2.0	F	F	G	H	H
	3.0	F	G	H	H	-
	3.2	F	G	H	H	-
	4.0	F	G	H	-	-
	5.0	G	H	-	-	-
	6.0	G	H	-	-	-

TYPE E
1.4 kN



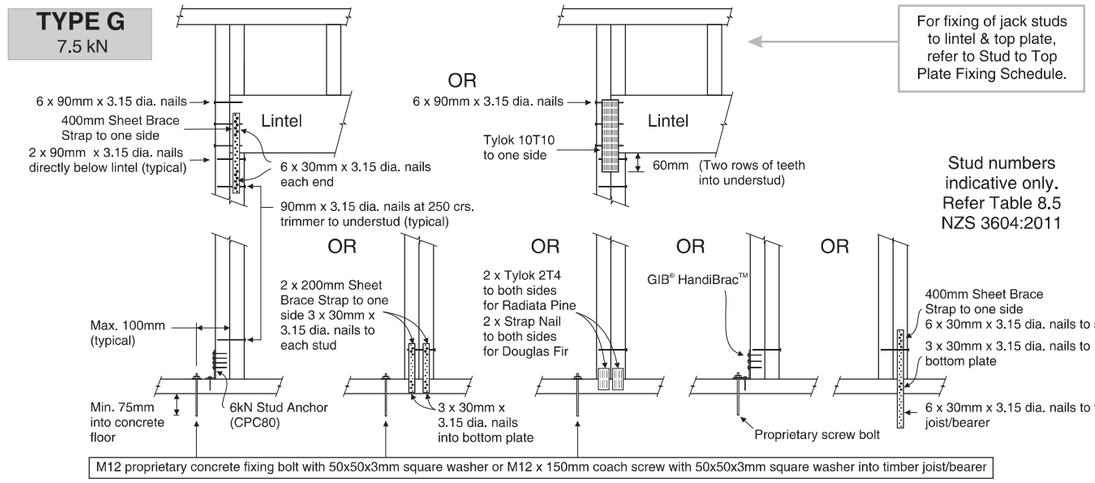
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE F
4.0 kN



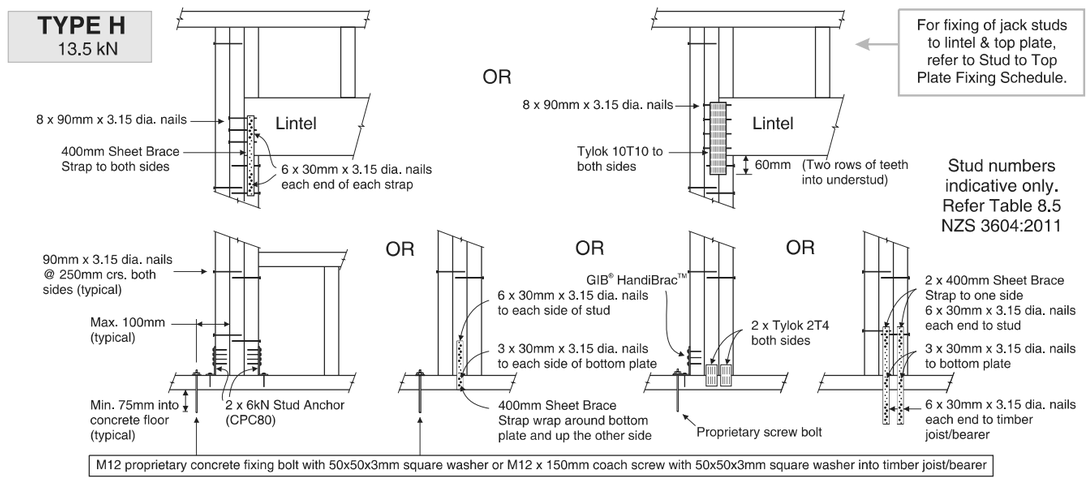
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE G
7.5 kN



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

TYPE H
13.5 kN



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

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PROPOSED NEW RESIDENCE

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36 RUA STREET, WĀNAKA 9305

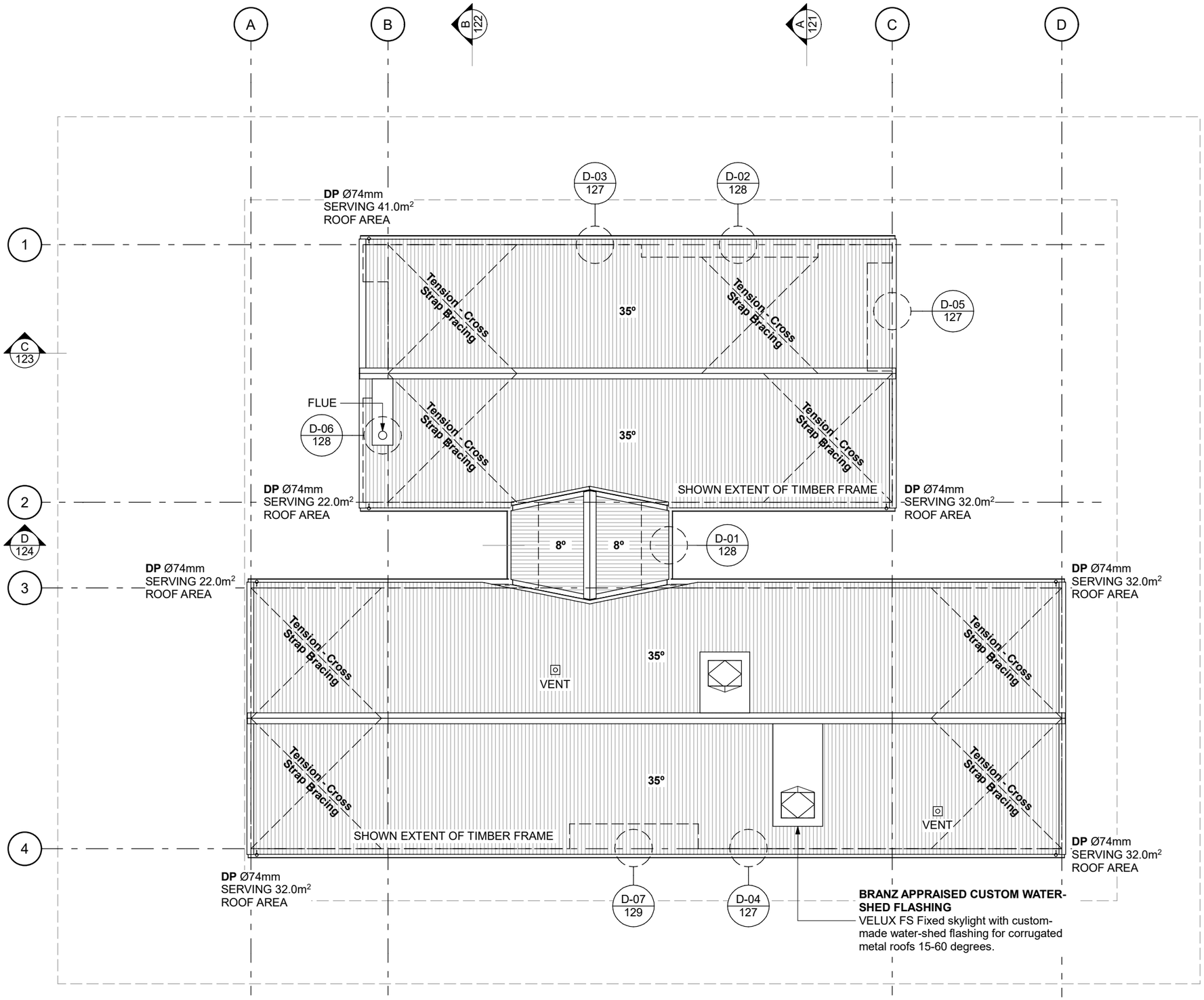
Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **LINTEL FIXING SCHEDULE**

Drawing Number: **112**

Scale: **1:100**

ALL DIMENSIONS TO BE VERIFIED ON SITE



ROOF FIXING NOTES

1. Refer to truss manufacturer specifications for specified truss fixing.
2. All purlins use NZS3604: 2011 Type T fixing to resist uplift as per NZS3604:2011. (1/10g self - drilling screw, 80 mm long fixing) or other 2.4KN connection.

GENERAL NOTES

Selected colorsteel corrugate profile roofing to be fixed as per manufacturer specifications with matching fixings & flashings.

Selected spouting system fixed as per manufacturers specifications to Selected colorsteel two-piece fascia and cap flashing fixed to 90x45mm H1.2 treated timber support framing and blocking, with separation barrier between.

Proposed roof plan area = 213.00m²
7 x 74mmØ downpipes
(25° roof pitch + 74mmØ downpipe = 85m² roof area served by downpipe)
Downpipes calculated from NZBC E1 4.2 table 5.

Confirm downpipe locations with roofing manufacturer & drainlayer before construction.

0 1 2 3 4 5

ROOF PLAN 2.
1:100 -

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

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Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

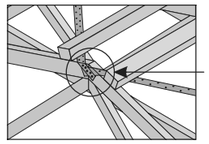
Drawing Title: **ROOF PLAN**
Drawing Number: **113**
Scale: **1:100**
ALL DIMENSIONS TO BE VERIFIED ON SITE

Each roof plane brace can be:

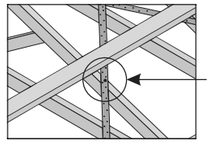
- A hip or valley rafter running continuously from ridge to the top plate in accordance with NZS 3604:2011 Clauses 10.2.1.3.2 or 10.2.1.3.3

OR

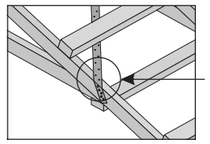
- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



5 x 30mm x 3.15 dia. nails each end

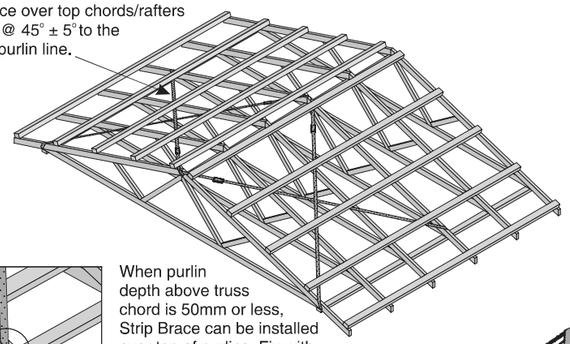


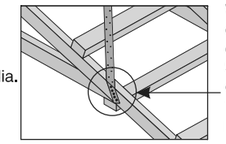
1 x 30mm x 3.15 dia. nail at crossing (after tensioning)



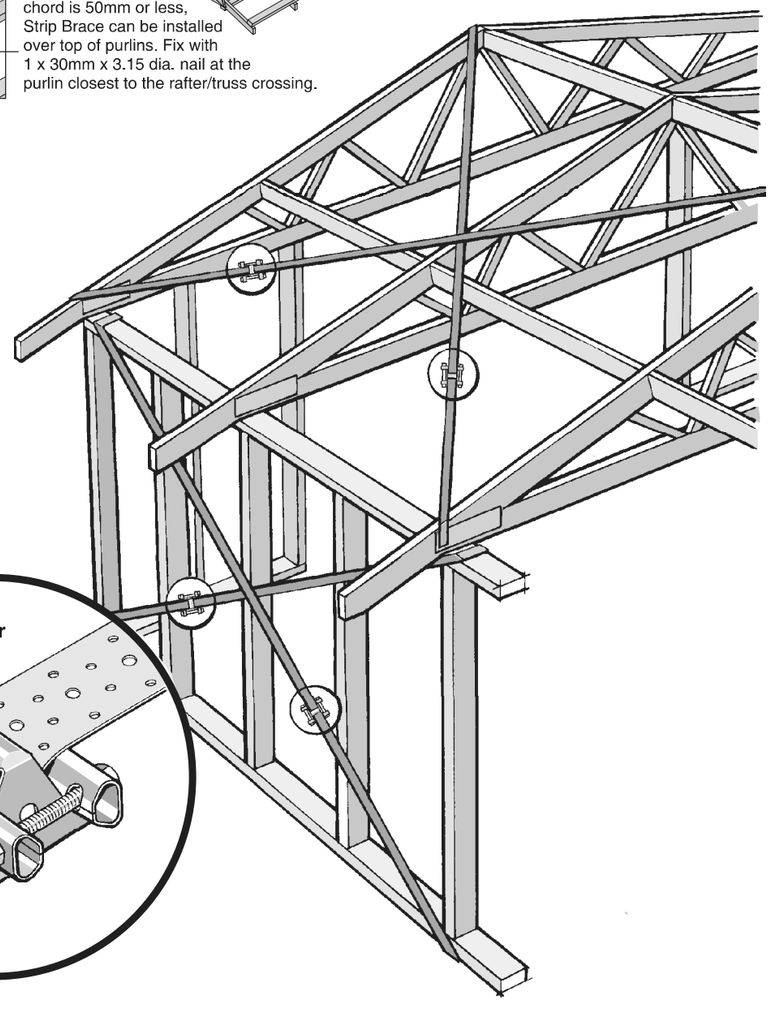
5 x 30mm x 3.15 dia. nails each end

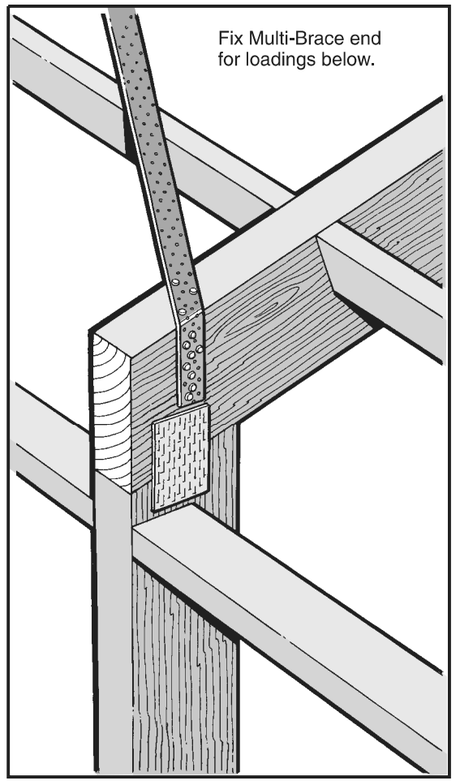
A pair of tensioned and crossed LUMBERLOK Strip Brace over top chords/rafters installed @ 45° ± 5° to the rafter or purlin line.

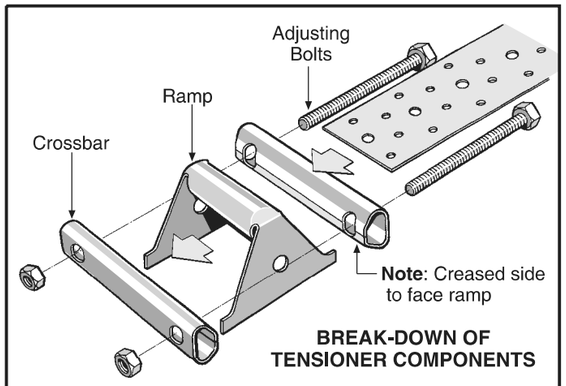




When purlin depth above truss chord is 50mm or less, Strip Brace can be installed over top of purlins. Fix with 1 x 30mm x 3.15 dia. nail at the purlin closest to the rafter/truss crossing.

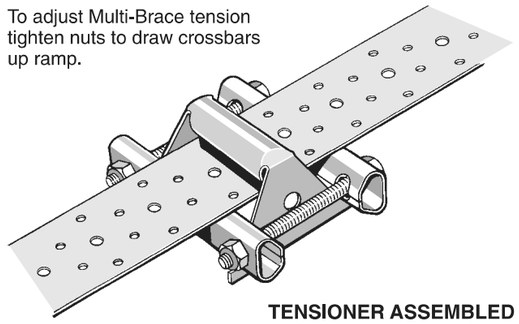






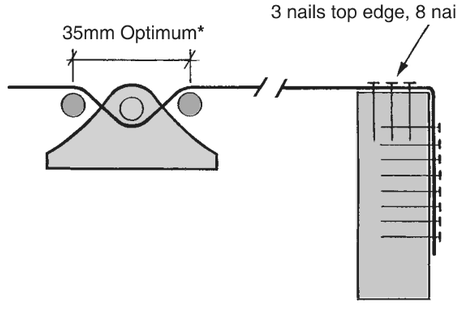
BREAK-DOWN OF TENSIONER COMPONENTS

To adjust Multi-Brace tension tighten nuts to draw crossbars up ramp.



TENSIONER ASSEMBLED ONTO MULTI-BRACE

Loadings



0.91mm x 53mm G300 Z275 GALVANISED STEEL
0.9mm x 53mm STAINLESS STEEL 304-2B

Tension	Multi-Brace Only	Multi-Brace With Tensioner #
Characteristic Load	14.8 kN	14.8 kN*
Elongation 0.2mm/m/kN including nail slip		
End nail fixing -11 x LUMBERLOK Product Nails 30mm x 3.15 dia.		

Tensioner

Use tensioner to ensure Multi-Brace is taut prior to roof fixing.
Note: Not available in Stainless Steel so tension must be provided during installation phase.

Availability

Multi-Brace is available in 10m, 15m and 30m coil lengths which may be ordered through your local LUMBERLOK merchant. (Special lengths available on request).

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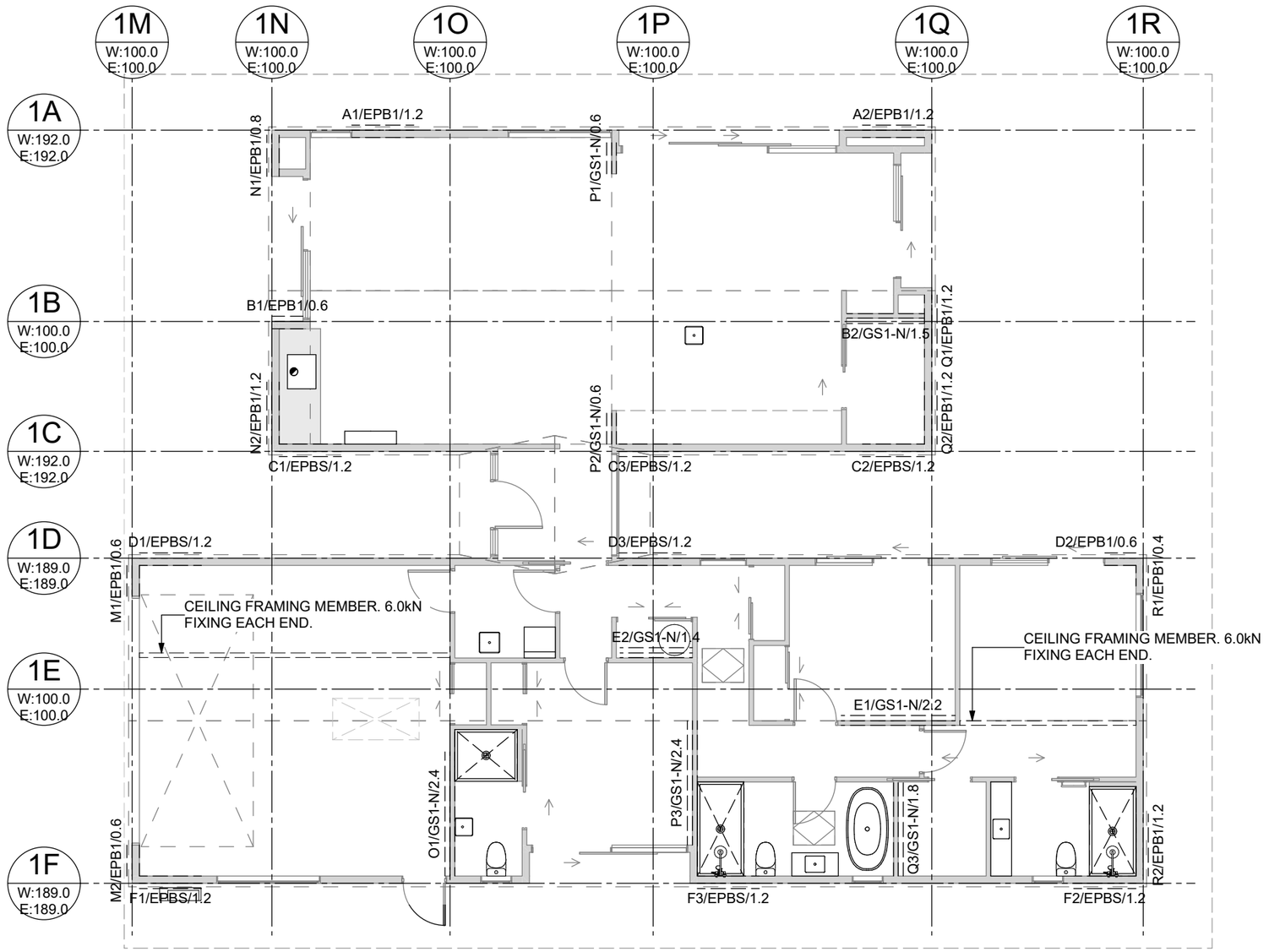
Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **ROOF BRACING**

Drawing Number: **114**

Scale: **1:100**

ALL DIMENSIONS TO BE VERIFIED ON SITE



GENERAL NOTES

1. All braces to be fixed as per manufacturer specifications. Refer to all technical information for specific requirements.
2. Allow to fit all braces across adjacent wall junctions as per Winstones & CHH specifications.

0 1 2 3 4 5

BRACING PLAN 1.
1:100 -

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

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Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **BRACING PLAN**

Drawing Number: **115**

Scale: **1:100**

ALL DIMENSIONS TO BE VERIFIED ON SITE

Table 4: Summary P21 Ratings for 2.4m High Ecoply® Barrier Wall Elements

Specification No.	Minimum Wall Length	Lining Requirements	Hold-Down	BUs/m Wind	BUs/m Earthquake
EPB1	0.4m	Ecoply®, Barrier one side	Yes GIB HandiBrac®	80	95
	0.6m			95	105
	1.2m			120	135
EP2	0.6m	Ecoply Barrier or Ecoply each side	Yes GIB HandiBrac®	105	115
EPBS	0.4m	Ecoply Barrier one side	No additional fastening [1]	60	60
	0.6m			60	65
	1.2m			65	70
	2.4m			80	90
EPBG	0.4m	Ecoply Barrier one side and 10mm GIB® Standard plasterboard other side	Yes GIB HandiBrac®	100	115
	1.2m			150	150

[1]. As per NZS 3604: 2011. No specific additional fastening required.

BRACING CALCULATIONS

TABLE: 1 - BRACING SCHEDULE

Location of Storey	*Single*
Room in Roof Space	*No*
Roof Width (RW)	*14.5m*
Roof Length (RL)	*19.5m*
Gross Floor Area (GFA)	*194.00m²*
Floor Height to Apex	*5m*
Roof Height Above Eaves	*2m*
Roof Pitch	*26 - 45°*
Roof Style	*Gable*
Double Top Plate	*Yes*
Floor Load	*2kPa*
Cladding Weights:	
- Subfloor	*Concrete Floor*
- Wall	*Light*
- Roof	*Light*
Wind Zone	*High*
Earthquake Zone	*3*
Soil Class	*D - Deep or Soft*
W along	*55.0BU/m*
W along x RW	*799.7BU*
W across	*50.0BU/m*
W across x RL	*976.0BU*
EQ	*6.0BU/m²*
EQ x GFA	*1,164.0BU*

Calculations based on *NZS3604:2011*

BRACING ALONG

Required Line	Required W BU	Required EQ BU	Provided Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	Achieved W BU	Achieved EQ BU
1A	192.0	192.0	*A-1*	*EPB1*	*120.0*	*135.0*	*1.2*	*2.4*	-	*144.0*	*162.0*
			A-2	*EPB1*	*120.0*	*135.0*	*1.2*	*2.5*	-	*138.2*	*155.5*
										282.2	317.5
1B	100.0	100.0	*B-1*	*EPB1*	*95.0*	*105.0*	*0.6*	*2.5*	-	*54.7*	*60.5*
			B-2	*EPB1*	*120.0*	*135.0*	*1.5*	*2.5*	-	*172.8*	*194.4*
										227.5	254.9
1C	192.0	192.0	*C-1*	*EPBS*	*65.0*	*70.0*	*1.2*	*2.5*	-	*74.9*	*80.6*
			C-2	*EPBS*	*65.0*	*70.0*	*1.2*	*2.5*	-	*74.9*	*80.6*
			C-3	*EPBS*	*65.0*	*70.0*	*1.2*	*2.5*	-	*74.9*	*80.6*
										224.6	241.9
1D	189.0	189.0	*D-1*	*EPBS*	*65.0*	*70.0*	*1.2*	*2.5*	-	*74.9*	*80.6*
			D-2	*EPB1*	*95.0*	*105.0*	*0.6*	*2.5*	-	*54.7*	*60.5*
			D-3	*EPBS*	*65.0*	*70.0*	*1.2*	*2.5*	-	*74.9*	*80.6*
										204.5	221.8
1E	100.0	100.0	*E-1*	*GS1-N*	*70.0*	*60.0*	*2.2*	*2.5*	-	*147.8*	*126.7*
			E-2	*GS1-N*	*70.0*	*60.0*	*1.4*	*2.5*	-	*94.1*	*80.6*
										241.9	207.4
1F	189.0	189.0	*F-1*	*EPBS*	*65.0*	*70.0*	*1.2*	*2.5*	-	*74.9*	*80.6*
			F-2	*EPBS*	*65.0*	*70.0*	*1.2*	*2.5*	-	*74.9*	*80.6*
			F-3	*EPBS*	*65.0*	*70.0*	*1.2*	*2.5*	-	*74.9*	*80.6*
										224.6	241.9
Total									**Achieved**	**1,405.4**	**1,485.4**
									Required	**799.7**	**1,164.0**

BRACING ACROSS

Required Line	Required W BU	Required EQ BU	Provided Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	Achieved W BU	Achieved EQ BU
1M	100.0	100.0	*M-1*	*EPB1*	*95.0*	*105.0*	*0.6*	*2.5*	-	*54.7*	*60.5*
			M-2	*EPB1*	*95.0*	*105.0*	*0.6*	*2.5*	-	*54.7*	*60.5*
										109.4	121.0
1N	100.0	100.0	*N-1*	*EPB1*	*95.0*	*105.0*	*0.8*	*2.5*	-	*73.0*	*80.6*
			N-2	*EPB1*	*120.0*	*135.0*	*1.2*	*2.5*	-	*138.2*	*155.5*
										211.2	236.2
1O	100.0	100.0	*O-1*	*GS1-N*	*70.0*	*60.0*	*2.4*	*2.5*	-	*161.3*	*138.2*
										161.3	138.2
1P	100.0	100.0	*P-1*	*GS1-N*	*50.0*	*55.0*	*0.6*	*2.5*	-	*28.8*	*31.7*
			P-2	*GS1-N*	*50.0*	*55.0*	*0.6*	*2.5*	-	*28.8*	*31.7*
			P-3	*GS1-N*	*70.0*	*60.0*	*2.4*	*2.5*	-	*161.3*	*138.2*
										218.9	201.6
1Q	100.0	100.0	*Q-1*	*EPB1*	*120.0*	*135.0*	*1.2*	*2.5*	-	*138.2*	*155.5*
			Q-2	*EPB1*	*120.0*	*135.0*	*1.2*	*2.5*	-	*138.2*	*155.5*
			Q-3	*GS1-N*	*70.0*	*60.0*	*1.8*	*2.5*	-	*121.0*	*103.7*
										397.4	414.7
1R	100.0	100.0	*R-1*	*EPB1*	*80.0*	*95.0*	*0.4*	*2.5*	-	*30.7*	*36.5*
			R-2	*EPB1*	*120.0*	*135.0*	*1.2*	*2.5*	-	*138.2*	*155.5*
										169.0	192.0
Total									**Achieved**	**1,267.2**	**1,303.7**
									Required	**976.0**	**1,164.0**

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

PROPOSED NEW RESIDENCE

HAMISH SLATER AND JESSIE LYNN

36 RUA STREET, WĀNAKA 9305

Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **BRACING SCHEDULE**

Drawing Number: **116**

Scale: **1:100**

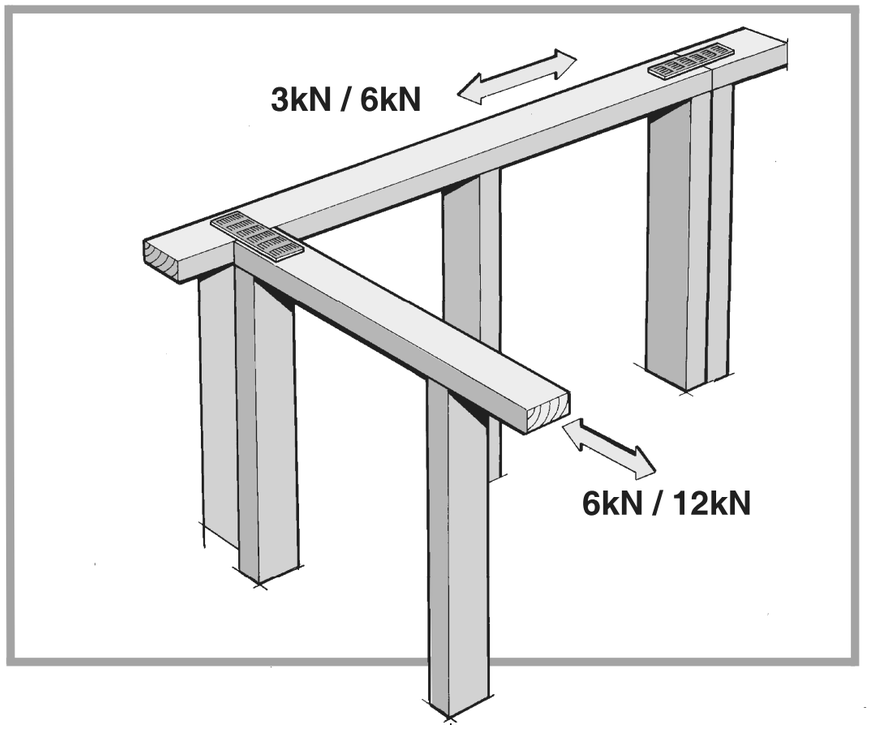
ALL DIMENSIONS TO BE VERIFIED ON SITE

Top Plates at Right Angles

Connection capacity	LUMBERLOK Connector
6kN	Tylok 6T10 **OR** PLATE-LOK
12kN	2 x Sheet Brace Straps fixed with 6 x LUMBERLOK Product Nails 30mm x 3.15 dia. per end per strap (24 nails total)

Top Plates in Line

Connection capacity	LUMBERLOK Connector
3kN	Tylok 6T5 **OR** Strap Nail
6kN	Tylok 6T10 **OR** PLATE-LOK



Lumberlok - Top Plate Jointing
As per clause 8.7.3 NZS 3604:2011

Where timber treatments are used

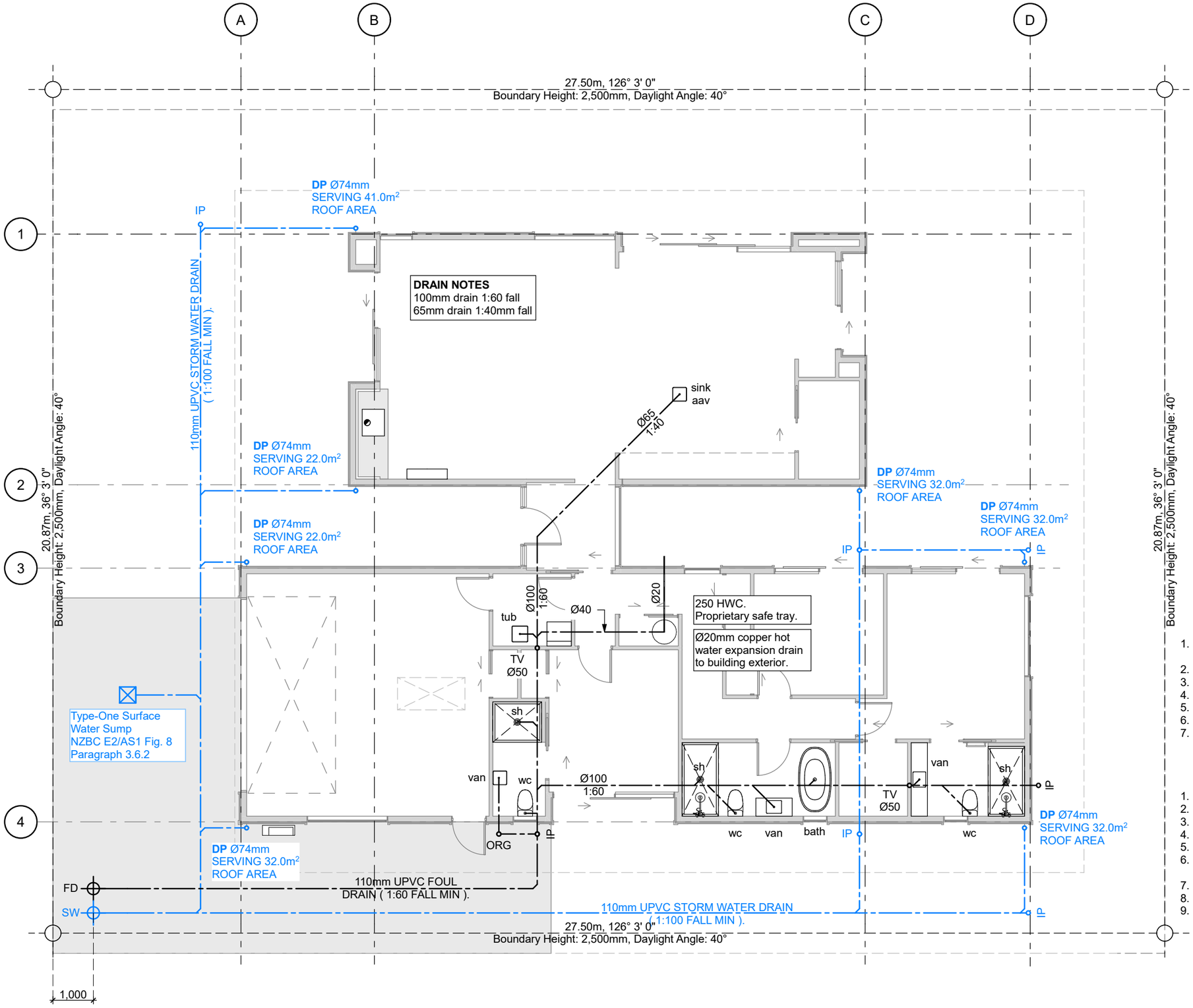
Level	Species	Building Element
Floor framing protected from weather but exposed to ground atmosphere		
H1.2	Radiata pine Douglas fir	Jackstuds, subfloor braces, wall plates, floor joists to the subfloor, blocking, walings and battens, nogs and diagonal boards
H1.2	Radiata pine Douglas fir	Interior solid wood flooring for ground floors
Enclosed roof framing and trusses		
H1.2	Radiata pine Douglas fir	Sarking and framing not protected from solar-driven moisture through absorbent cladding materials
H1.2	Radiata pine Douglas fir	Enclosed flat roof framing and associated roof members
H1.2	Radiata pine Douglas fir	Enclosed skillion roof framing and associated roof members
H1.2	Radiata pine Douglas fir	Valley boards and boards supporting flashings for box gutters, roof penetrations and upstands to roof decks
H1.2	Radiata pine Douglas fir	All roof trusses, including gable end trusses, roof framing, ceiling and eaves framing, purlins and battens
Enclosed wall framing protected from the weather		
H1.2	Radiata pine Douglas fir	Framing and other members within or beneath a parapet
H1.2	Radiata pine Douglas fir	Framing and other members within enclosed decks or balconies (see H3.2 for cantilevered decks)
H3.2	Radiata pine	Framing and other members within enclosed cantilevered decks (including joist trimmers, nogs and blocking)
H1.2	Radiata pine Douglas fir	Framing and other members supporting enclosed decks or balconies (including for cantilevered decks)
H3.1	Radiata pine	Battens used behind cladding to form a cavity (H3.1 treatments can be either solvent-based or boron. H3.1 boron treatments supplied grey primer-painted)
H1.2	Radiata pine Douglas fir	All other exterior wall framing and other members including exterior and boundary joists
Internal Wall Framing		
H1.2	Radiata pine Douglas fir	Internal walls
Mid-floor framing		
H1.2	Radiata pine Douglas fir	All mid-floor framing, including boundary joists, ceiling framing and ceiling battens and double top plates
Interior flooring		
H1.2	Pinus species Douglas fir	Interior flooring
Other framing		
None	Radiata pine Douglas fir	Wall framing and roof framing (including trusses) protected from the weather, in unlined and unoccupied farm buildings and outbuildings, except buildings with high internal humidity, such as saunas, spas etc
H3.2	Radiata pine	Framing exposed to the weather and above ground
H4	Radiata pine	Framing, such as fence posts and landscape timbers, that is exposed to the weather and is in contact with the ground
H5	Radiata pine	Framing, such as house piles, poles and crib walling, that is exposed to the weather and is in contact with the ground.

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

PROPOSED NEW RESIDENCE
HAMISH SLATER AND JESSIE LYNN
36 RUA STREET, WĀNAKA 9305

Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **TOP PLATE JOINTING DETAIL**
Drawing Number: **117**
Scale: **1:100**
ALL DIMENSIONS TO BE VERIFIED ON SITE



FIXTURE LEGEND		
SYMBOL	DESCRIPTION	SIZE/GRADIENT
WHB	Wash hand basin	Ø65, 1:40
WC	Toilet	Ø100, 1:60
SH	Shower	Ø65, 1:40
S	Sink	Ø65, 1:40
TUB	Laundry tub	Ø65, 1:40
WM	Washing machine	Ø65, 1:40
BATH	Bath	Ø65, 1:40
IP	Inspection point	
TV	Terminal vent	Ø50
ORG	Over flow relief gully as per AS/NZ 3500 (Tap Charged)	Ø100
DP	Downpipe	Ø74

TAP Exterior taps to be fitted with proprietary permanent vacuum breaker

BATHROOM FITTINGS

1 x Proprietary Wash Hand Basin
1 x 1820x900mm Tile Shower
1 x Proprietary Bath
1 x Proprietary Viterous china toilet suite

ENSUITE FITTINGS 2

1 x Proprietary Wash Hand Basin
1 x 1210x1000mm Tile Shower
1 x Proprietary Viterous china toilet suite

ENSUITE FITTINGS 1

1 x Proprietary Wash Hand Basin
1 x 1730x900mm Tile Shower
1 x Proprietary Viterous china toilet suite

DOWNPIPE NOTES

Proposed roof plan area = 213.00m²
7 x 74mmØ downpipes
(25° roof pitch + 74mmØ downpipe = 85m² roof area served by downpipe)
Downpipes calculated from NZBC E1 4.2 table 5.

Confirm downpipe locations with roofing manufacturer & drainlayer before construction.

GENERAL NOTES

1. All drainage is diagrammatic only. All drainage is to comply with local as per current best trade practises.
2. Drainlayer to confirm on site location of downpipes.
3. Drainlayer to provide accurate as built documents to local authority as required.
4. Drainage system to be formed as per AS/NZ 3500 Part 2.
5. Confirm on Drain invert levels on site before construction.
6. Refer to specification for specified plumbing fittings & joinery.
7. Confirm downpipe locations with roofing manufacturer & drainlayer before construction.

GENERAL SPECIFICATION

1. 50mm dia Terminal vent.
2. 250L HWC.
3. Pipe work to be Water Pressure Tested to 1500 kpa.
4. Drainage system water test as per NZBC G13 requirements.
5. All Water Pipes will be lagged with 19mm Armaflex
6. All pipe penetrations to concrete foundations to be wool lagged covered in blue sleeving & finished with 6-7mm clearance to concrete (to allow for movement).
7. Heights to local authority regulations.
8. Any drains above 300mm to be concrete capped.
9. Waste pipes under slab 40mm upvc up to 3.0m run.

0 1 2 3 4 5

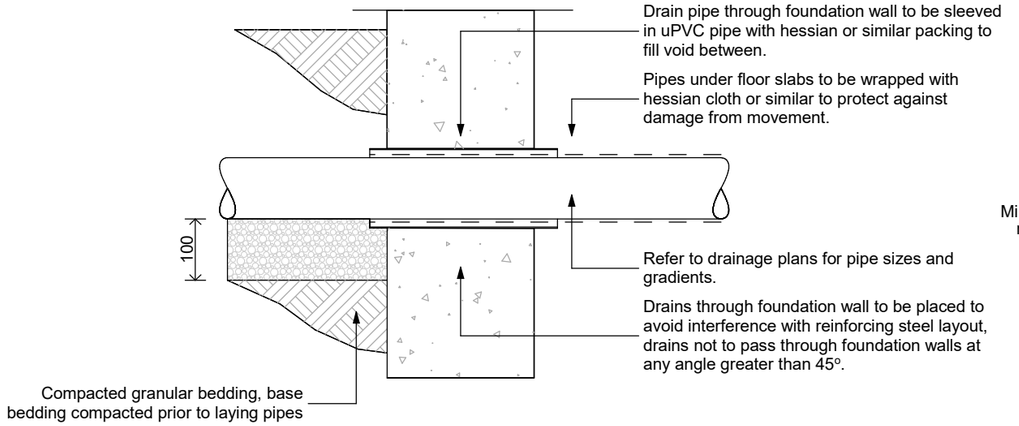
DRAINAGE PLAN 1.
1:100 -

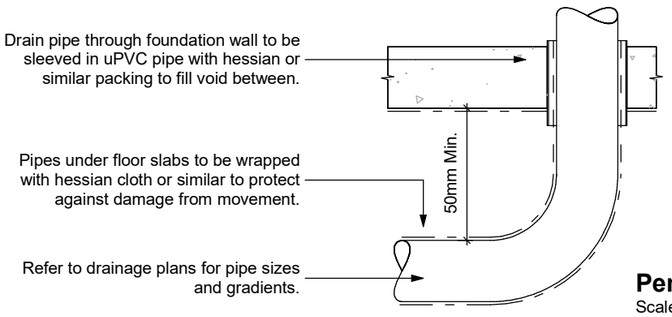
All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

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HAMISH SLATER AND JESSIE LYNN
36 RUA STREET, WĀNAKA 9305

Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

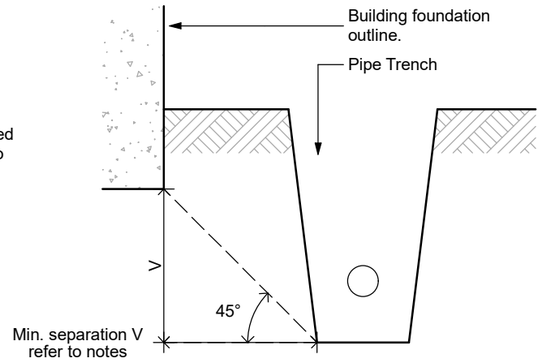
Drawing Title: **DRAINAGE PLAN**
Drawing Number: **118**
Scale: **1:100**
ALL DIMENSIONS TO BE VERIFIED ON SITE





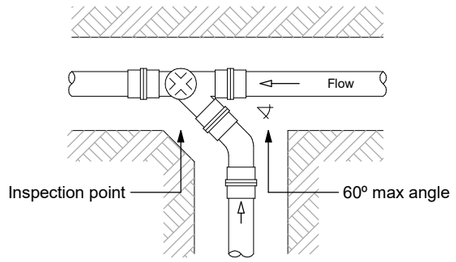
Penetration Through Slab
Scale 1:10

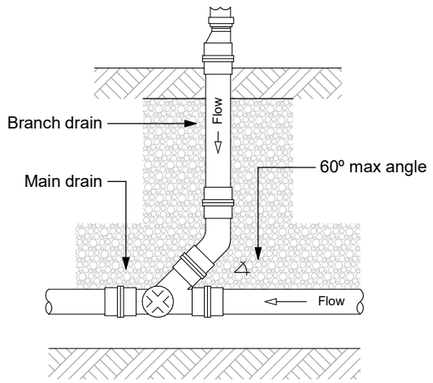
Minimum single discharge pipe sizez, grades and lengths for ground flooor plumbing				
Fixture	Min size (DN)	Min grade		Max unvented length of fixture discharge pipe (m)
		%	Ratio	
Basin	32	5	1:40	2.5
Cleaning sink	50	2.5	1:40	2.5
Shower	40	2.5	1:40	2.5
Sink (single or double)	40	2.5	1:40	2.5
Bath	40	2.5	1:40	2.5
Laundry tub	40	2.5	1:40	2.5
Water closet (wc) pan	80	1.65	1:60	2.5
	100			6.0



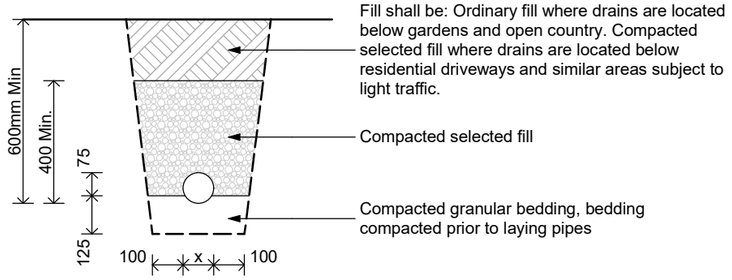
Note:
For light timber frame and concrete masonry buildings on good ground and constructed in accordance with NZS 3604:2011 or NZS 4229. Pipe trenches which are open no longer than distance 'V' to the underside of any building foundation. Where the trench is to remain open for periods longer than 48 hours the minimal horizontal separation shall increase to 3V in all ground except rock.

Drain Separation Detail
Scale 1:20

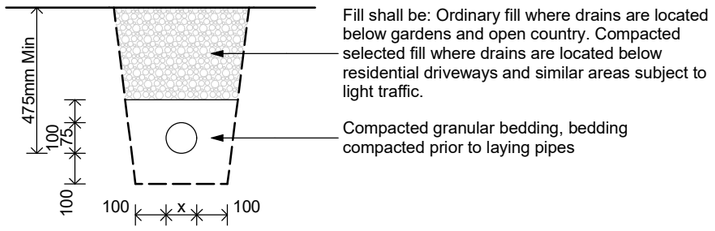




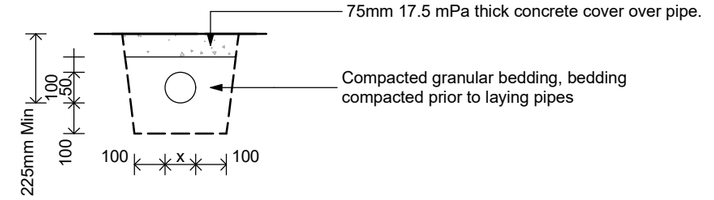
Connection Of Drain Detail
Scale 1:20



Note:
Drains greater than 500mm cover.



Note:
Drains 375mm - 500mm cover.



Note:
Drains 375mm - 500mm cover.

Bedding Of Drains
Scale 1:20

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

PROPOSED NEW RESIDENCE

HAMISH SLATER AND JESSIE LYNN

36 RUA STREET, WĀNAKA 9305

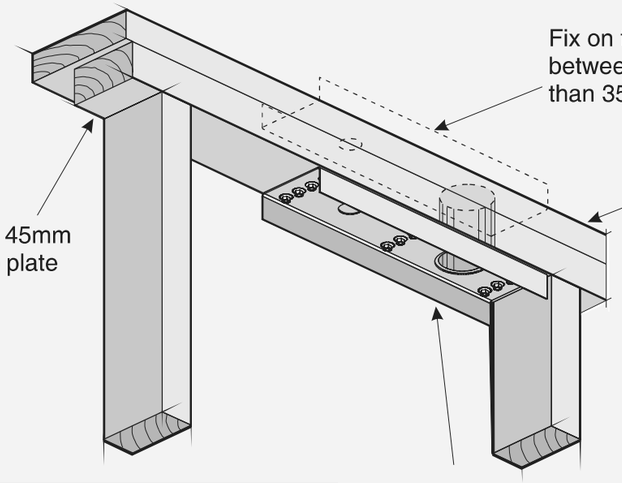
Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **DRAINAGE DETAILS**

Drawing Number: **119**

Scale: **1:20, 1:10**

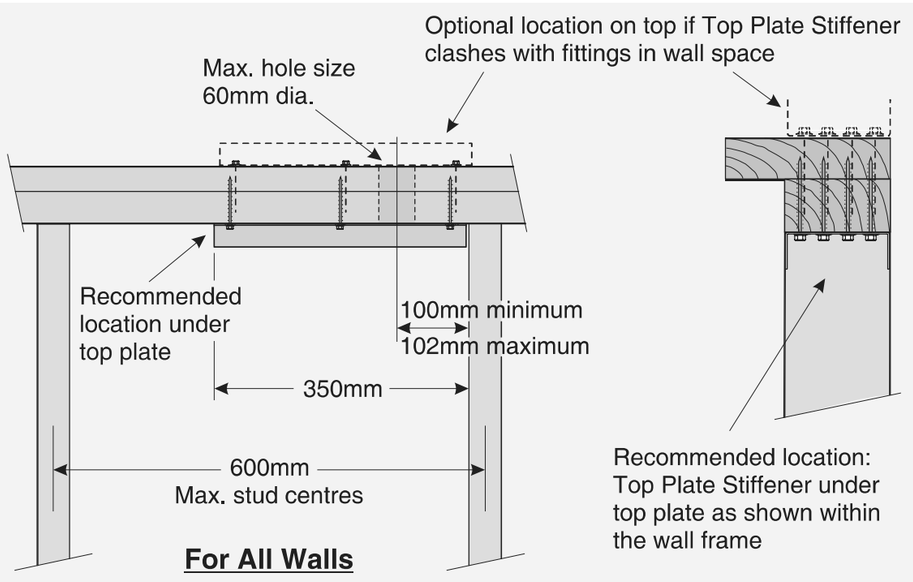
ALL DIMENSIONS TO BE VERIFIED ON SITE



Note: Use Top Plate Stiffener as template for drilling 60mm hole

Note: For single top plate fix with Type 17-14g x 35mm Hex Head Screws (not supplied)

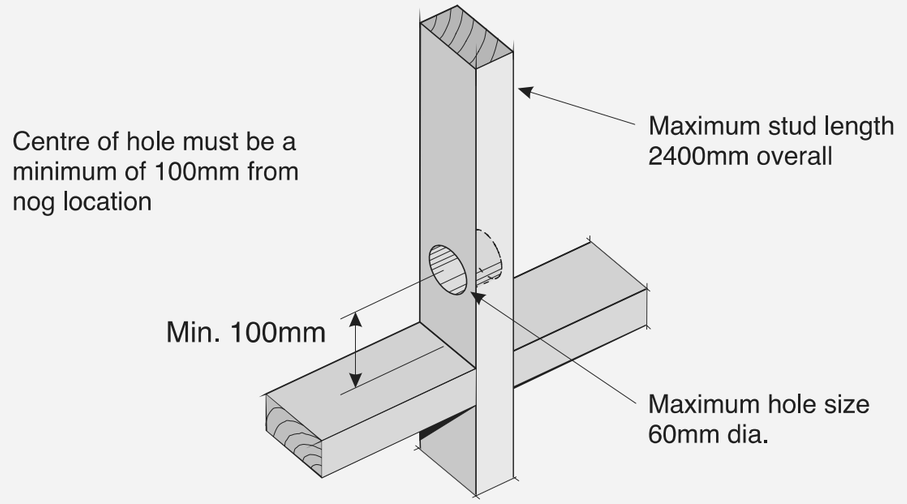
Fix up into top plate and into packer with 3 rows of 4 x Type 17-14g x 75mm Hex Head Screws (supplied). It may be advisable to drill pilot hole for each screw to assist installation



For All Walls

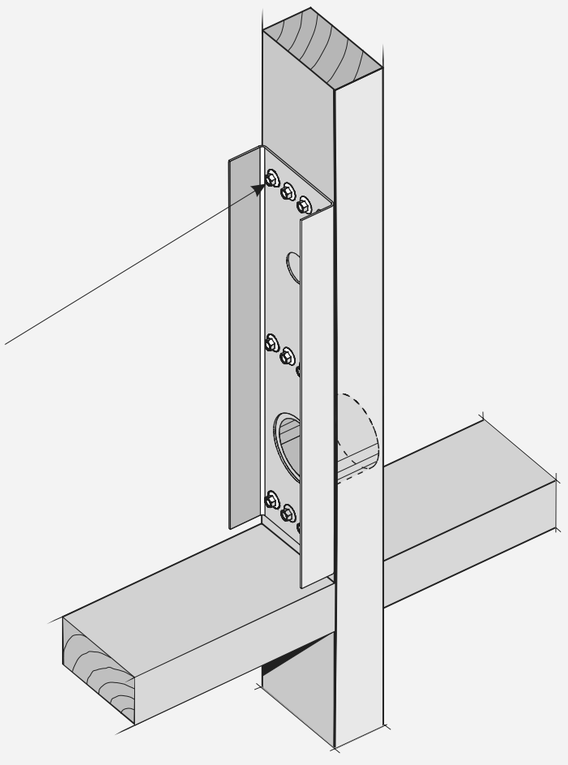
LUMBERLOK - TOP PLATE STIFFENER

1. Lumberlok top plate stiffener must be installed in accordance with Lumberlok specifications & technical literature.



Note: Use Stud Stiffener as template for drilling 60mm hole

Fix to side of stud with 3 rows of 4 x Type 17-14g x 35mm Hex Head Screws (supplied)



LUMBERLOK - STUD STIFFENER

1. Lumberlok stud plate stiffener must be installed in accordance with Lumberlok specifications & technical literature.

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PROPOSED NEW RESIDENCE

HAMISH SLATER AND JESSIE LYNN

36 RUA STREET, WĀNAKA 9305

Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **DRAINAGE DETAILS**

Drawing Number: **120**

Scale: **1:100**

ALL DIMENSIONS TO BE VERIFIED ON SITE

GENERAL NOTES

01. Selected colorsteel corrugate profile roofing fixed as per manufacturers specifications over an approved synthetic roof underlay to 70x45mm timber purlins fixed to approved timber trusses at 900mm crs.

02. Selected spouting system fixed as per manufacturers specifications to Selected colorsteel two-piece fascia and cap flashing fixed to 90x45mm H1.2 treated timber support framing and blocking, with separation barrier between.

03. Selected eaves lining fixed as per manufacturer specifications to 70x45mm soffit battens.

04. Selected colorstel corrugate profile cladding vertically installed as per manufacturer specifications over Cavibat cavity system over specified specified building wrap over specified RAB fixed to timber frame walls as per NZS 3604:2011.

05. Selected shiplap cladding vertically installed as per manufacturer specifications over cavity system over specified specified building wrap over specified RAB fixed to timber frame walls as per NZS 3604:2011.

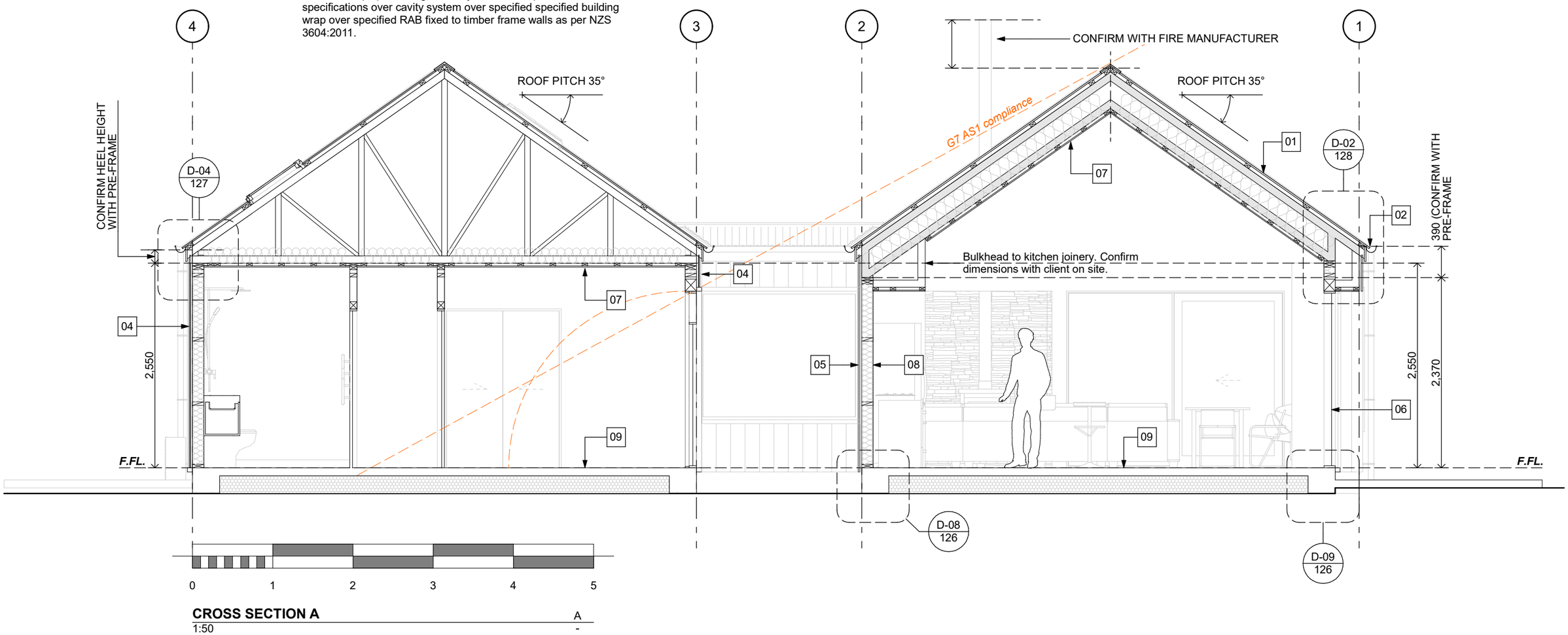
06. Selected aluminium window & door joinery flashed & sealed to exterior cladding.

07. 13mm Gib board ceiling lining installed over specified ceiling battens at 600mm c/c, as per manufacturer specifications, with specified batt insulation between specified roof structure.

08. 10mm Gib Board wall lining screw-fixed as per manufacturer specifications to 140x45mm H1.2 timber frame (as per NZS 3604:2011) with specified batt insulation in-between.

09. Allied Concrete SuperSlab Foundation system. Refer to seperate documents for details & specifications. Foundation formed with Quickset perimeter insulation system as per Allied concrete & Quickset specifications.

10. Outdoor Concrete Areas indicated for D1 compliance; Excluded from building consent under schedule 1 Exempt Works.



CROSS SECTION A
1:50

A
-

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

PROPOSED NEW RESIDENCE

HAMISH SLATER AND JESSIE LYNN

36 RUA STREET, WĀNAKA 9305

Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **CROSS SECTION A**

Drawing Number: **121**

Scale: **1:50**

ALL DIMENSIONS TO BE VERIFIED ON SITE

GENERAL NOTES

01. Selected colorsteel corrugate profile roofing fixed as per manufacturers specifications over an approved synthetic roof underlay to 70x45mm timber purlins fixed to approved timber trusses at 900mm crs.

02. Selected spouting system fixed as per manufacturers specifications to Selected colorsteel two-piece fascia and cap flashing fixed to 90x45mm H1.2 treated timber support framing and blocking, with separation barrier between.

03. Selected eaves lining fixed as per manufacturer specifications to 70x45mm soffit battens.

04. Selected colorstel corrugate profile cladding vertically installed as per manufacturer specifications over Cavibat cavity system over specified specified building wrap over specified RAB fixed to timber frame walls as per NZS 3604:2011.

05. Selected shiplap cladding vertically installed as per manufacturer specifications over cavity system over specified specified building wrap over specified RAB fixed to timber frame walls as per NZS 3604:2011.

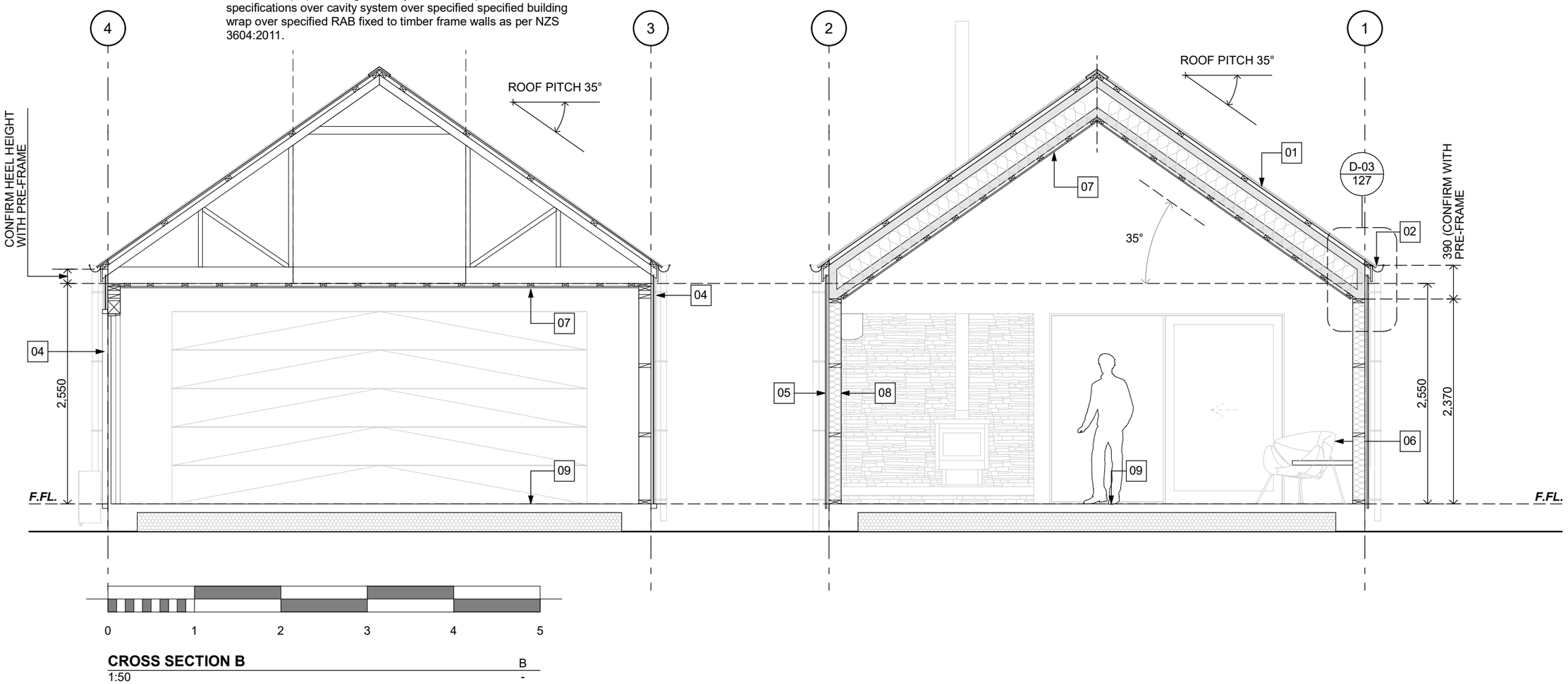
06. Selected aluminium window & door joinery flashed & sealed to exterior cladding.

07. 13mm Gib board ceiling lining installed over specified ceiling battens at 600mm c/c, as per manufacturer specifications, with specified batt insulation between specified roof structure.

08. 10mm Gib Board wall lining screw-fixed as per manufacturer specifications to 140x45mm H1.2 timber frame (as per NZS 3604:2011) with specified batt insulation in-between.

09. Allied Concrete SuperSlab Foundation system. Refer to seperate documents for details & specifications. Foundation formed with Quickset perimeter insulation system as per Allied concrete & Quickset specifications.

10. Outdoor Concrete Areas indicated for D1 compliance; Excluded from building consent under schedule 1 Exempt Works.



CROSS SECTION B B
1:50 -

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

PROPOSED NEW RESIDENCE

HAMISH SLATER AND JESSIE LYNN

36 RUA STREET, WĀNAKA 9305

Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **CROSS SECTION B**

Drawing Number: **122**

Scale: **1:50**

ALL DIMENSIONS TO BE VERIFIED ON SITE

GENERAL NOTES

01. Selected colorsteel corrugate profile roofing fixed as per manufacturers specifications over an approved synthetic roof underlay to 70x45mm timber purlins fixed to approved timber trusses at 900mm crs.

02. Selected spouting system fixed as per manufacturers specifications to Selected colorsteel two-piece fascia and cap flashing fixed to 90x45mm H1.2 treated timber support framing and blocking, with separation barrier between.

03. Selected eaves lining fixed as per manufacturer specifications to 70x45mm soffit battens.

04. Selected colorstel corrugate profile cladding vertically installed as per manufacturer specifications over Cavibat cavity system over specified specified building wrap over specified RAB fixed to timber frame walls as per NZS 3604:2011.

05. Selected shiplap cladding vertically installed as per manufacturer specifications over cavity system over specified specified building wrap over specified RAB fixed to timber frame walls as per NZS 3604:2011.

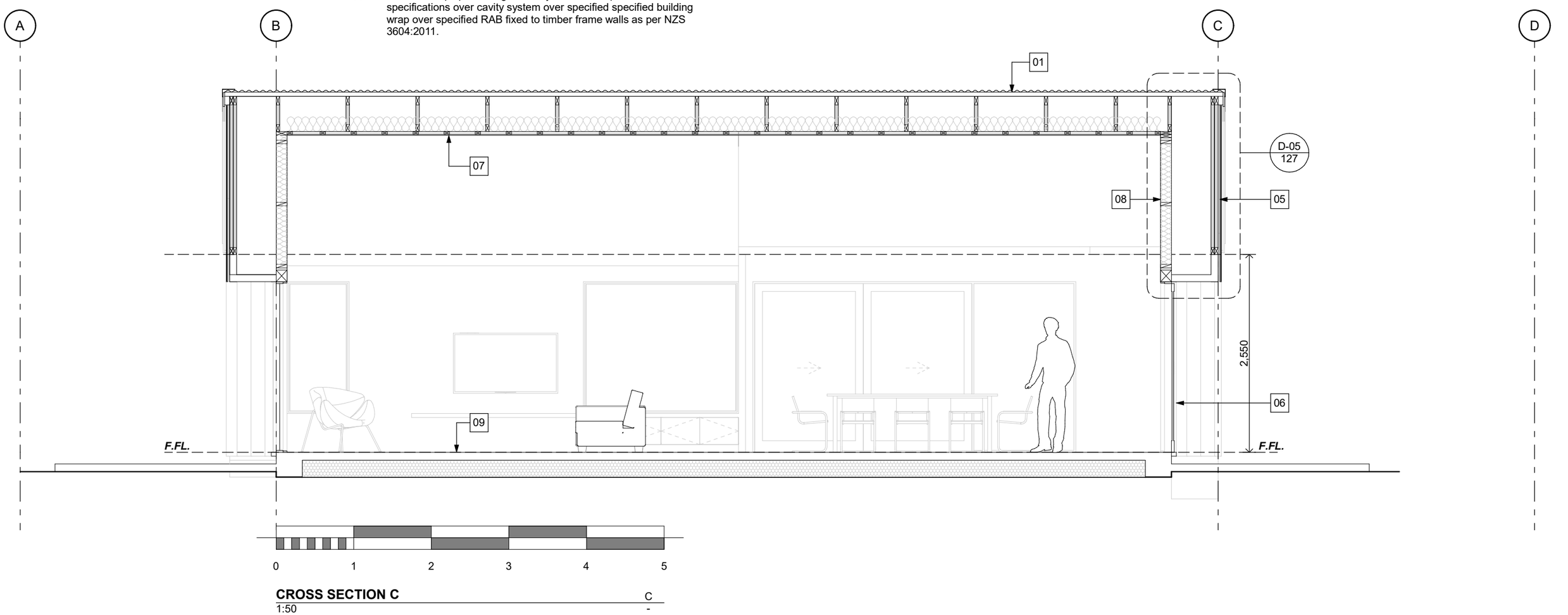
06. Selected aluminium window & door joinery flashed & sealed to exterior cladding.

07. 13mm Gib board ceiling lining installed over specified ceiling battens at 600mm c/c, as per manufacturer specifications, with specified batt insulation between specified roof structure.

08. 10mm Gib Board wall lining screw-fixed as per manufacturer specifications to 140x45mm H1.2 timber frame (as per NZS 3604:2011) with specified batt insulation in-between.

09. Allied Concrete SuperSlab Foundation system. Refer to seperate documents for details & specifications. Foundation formed with Quickset perimeter insulation system as per Allied concrete & Quickset specifications.

10. Outdoor Concrete Areas indicated for D1 compliance; Excluded from building consent under schedule 1 Exempt Works.



CROSS SECTION C
1:50

C
-

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

PROPOSED NEW RESIDENCE

HAMISH SLATER AND JESSIE LYNN

36 RUA STREET, WĀNAKA 9305

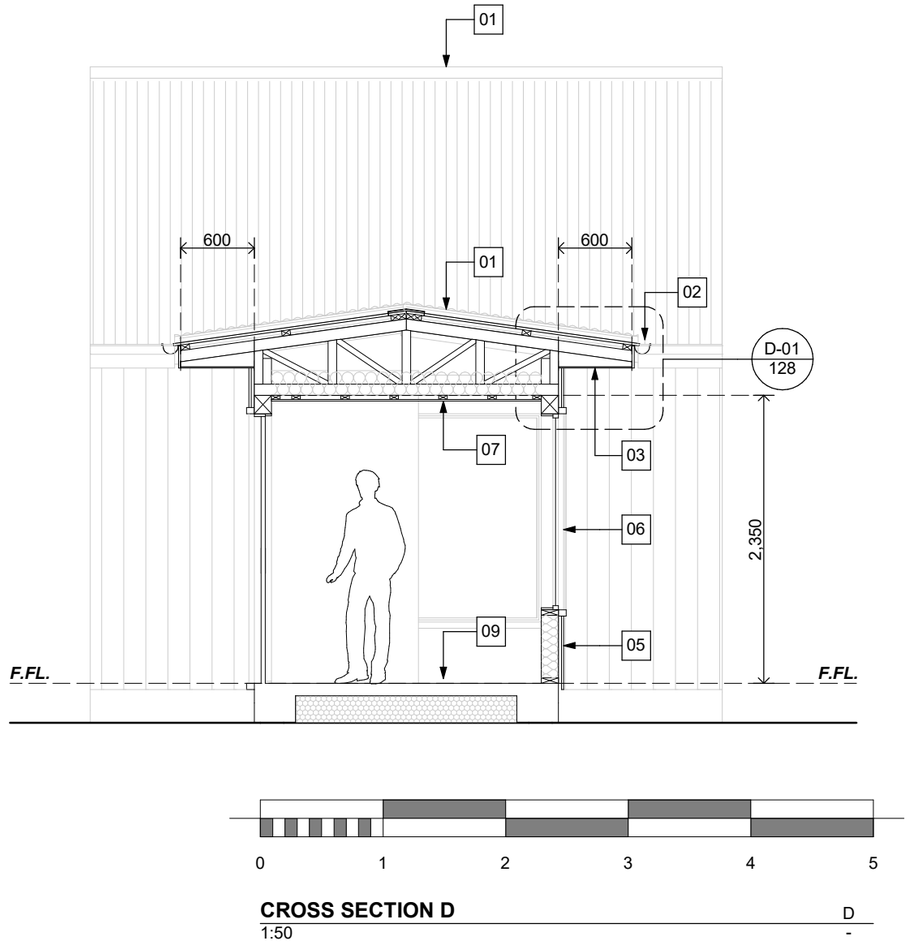
Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **CROSS SECTION C**

Drawing Number: **123**

Scale: **1:50**

ALL DIMENSIONS TO BE VERIFIED ON SITE



CROSS SECTION D
1:50

D
-

GENERAL NOTES

01. Selected colorsteel corrugate profile roofing fixed as per manufacturers specifications over an approved synthetic roof underlay to 70x45mm timber purlins fixed to approved timber trusses at 900mm crs.

02. Selected spouting system fixed as per manufacturers specifications to Selected colorsteel two-piece fascia and cap flashing fixed to 90x45mm H1.2 treated timber support framing and blocking, with separation barrier between.

03. Selected eaves lining fixed as per manufacturer specifications to 70x45mm soffit battens.

04. Selected colorstel corrugate profile cladding vertically installed as per manufacturer specifications over Cavibat cavity system over specified specified building wrap over specified RAB fixed to timber frame walls as per NZS 3604:2011.

05. Selected shiplap cladding vertically installed as per manufacturer specifications over cavity system over specified specified building wrap over specified RAB fixed to timber frame walls as per NZS 3604:2011.

06. Selected aluminium window & door joinery flashed & sealed to exterior cladding.

07. 13mm Gib board ceiling lining installed over specified ceiling battens at 600mm c/c, as per manufacturer specifications, with specified batt insulation between specified roof structure.

08. 10mm Gib Board wall lining screw-fixed as per manufacturer specifications to 140x45mm H1.2 timber frame (as per NZS 3604:2011) with specified batt insulation in-between.

09. Allied Concrete SuperSlab Foundation system. Refer to seperate documents for details & specifications. Foundation formed with Quickset perimeter insulation system as per Allied concrete & Quickset specifications.

10. Outdoor Concrete Areas indicated for D1 compliance; Excluded from building consent under schedule 1 Exempt Works.

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

PROPOSED NEW RESIDENCE

HAMISH SLATER AND JESSIE LYNN

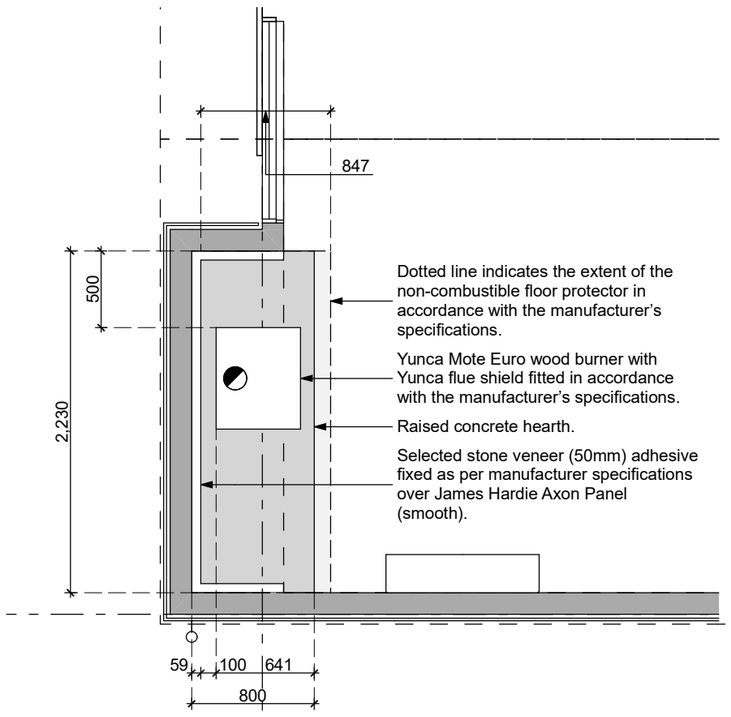
36 RUA STREET, WĀNAKA 9305

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Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

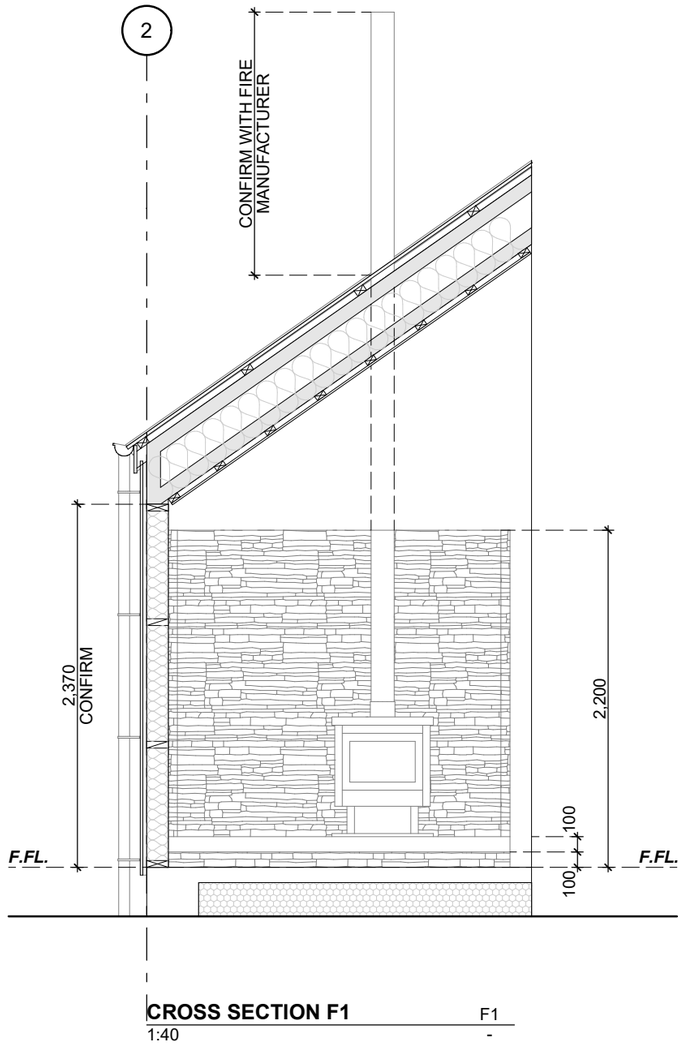
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Drawing Number	Scale
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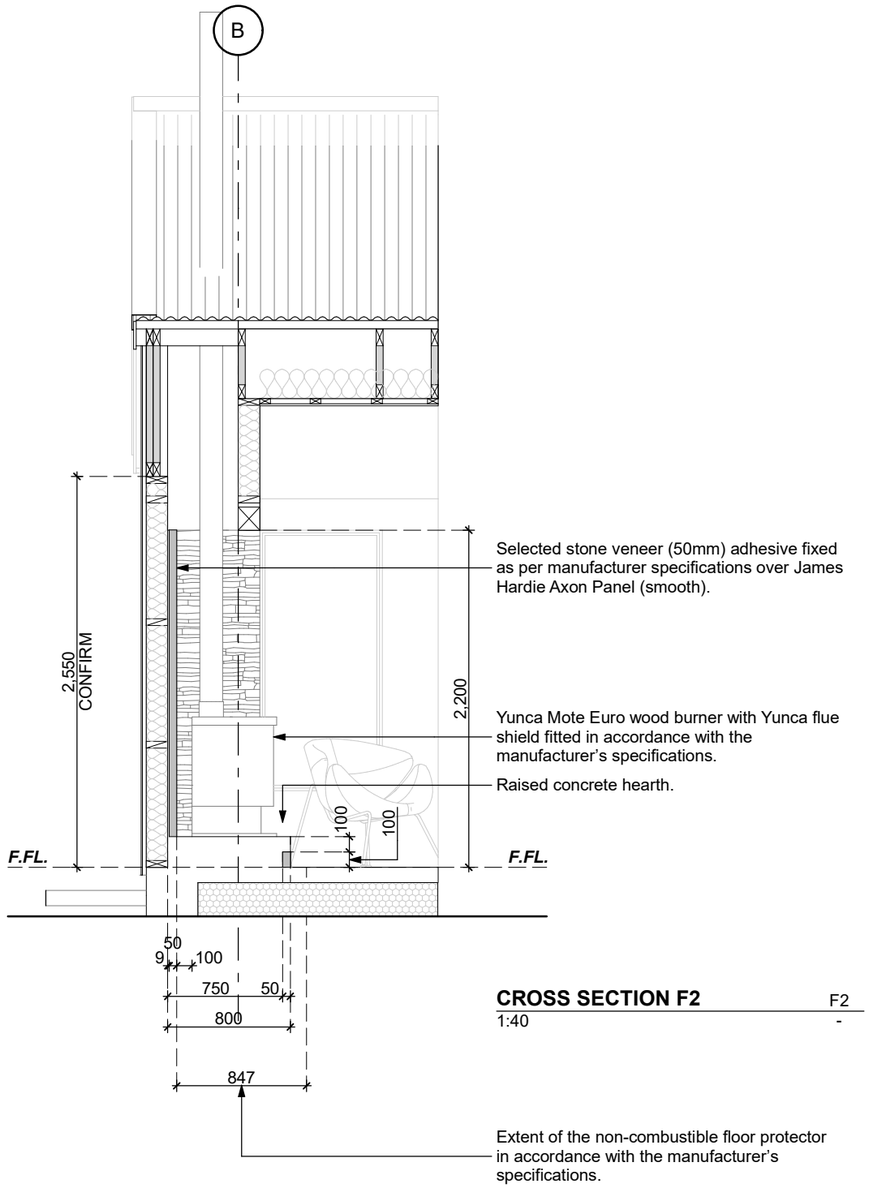
ALL DIMENSIONS TO BE VERIFIED ON SITE



FIRE PLAN 1.
1:40 -



CROSS SECTION F1 F1
1:40 -



CROSS SECTION F2 F2
1:40 -

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

PROPOSED NEW RESIDENCE

HAMISH SLATER AND JESSIE LYNN

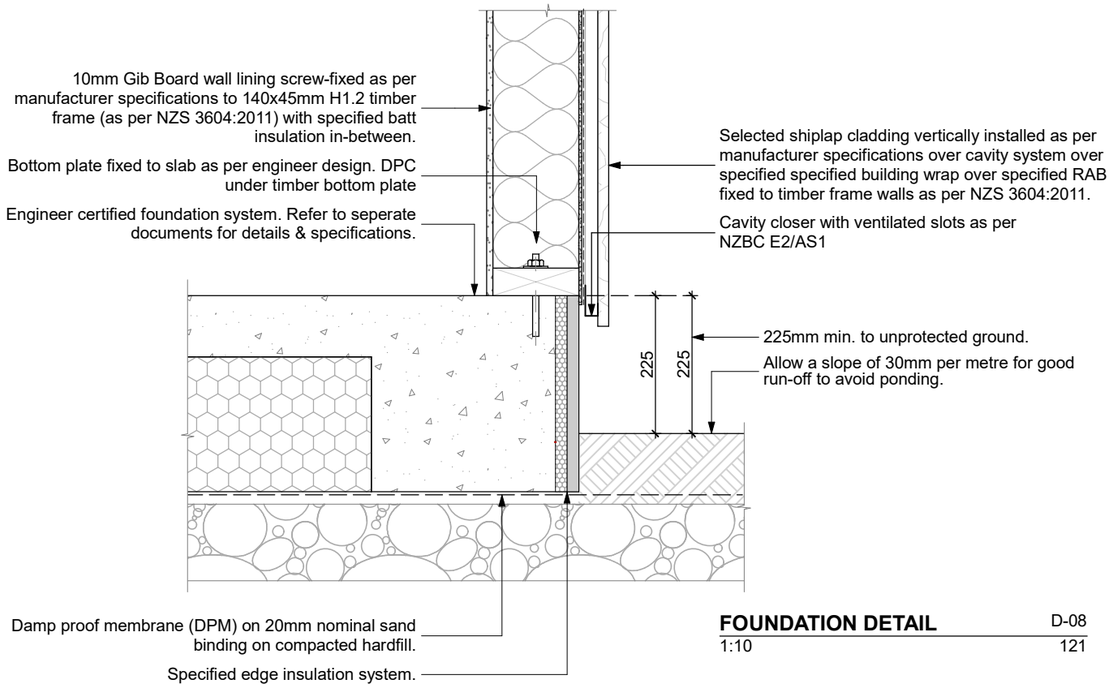
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Plot Date	4/11/2026

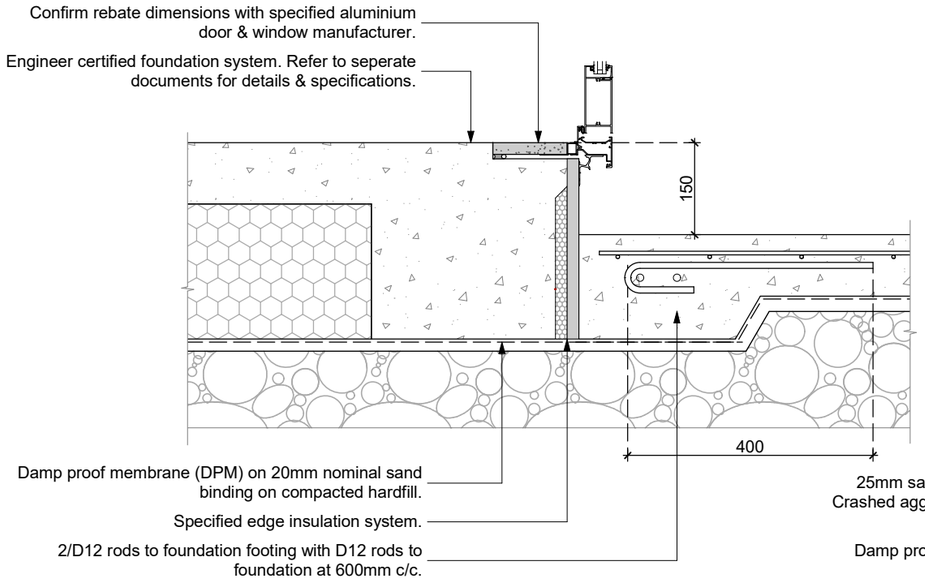
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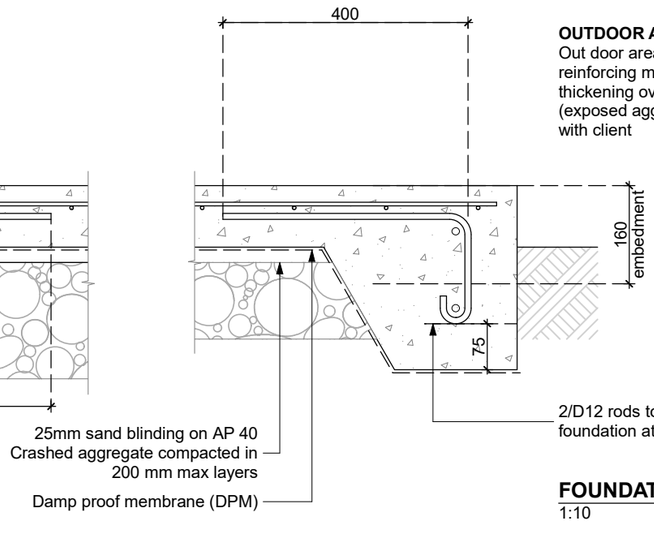
Drawing Number	Scale
125	**1:40**

ALL DIMENSIONS TO BE VERIFIED ON SITE



FOUNDATION DETAIL D-08
1:10 121





OUTDOOR AREAS
Out door areas to be 100mm 25.0 mpa concrete with SE62 reinforcing mesh (30mm top cover). Form 200mm edge thickening over DPM. Surface finish to be client specified (exposed aggregate) with fall away from building. Confirm with client

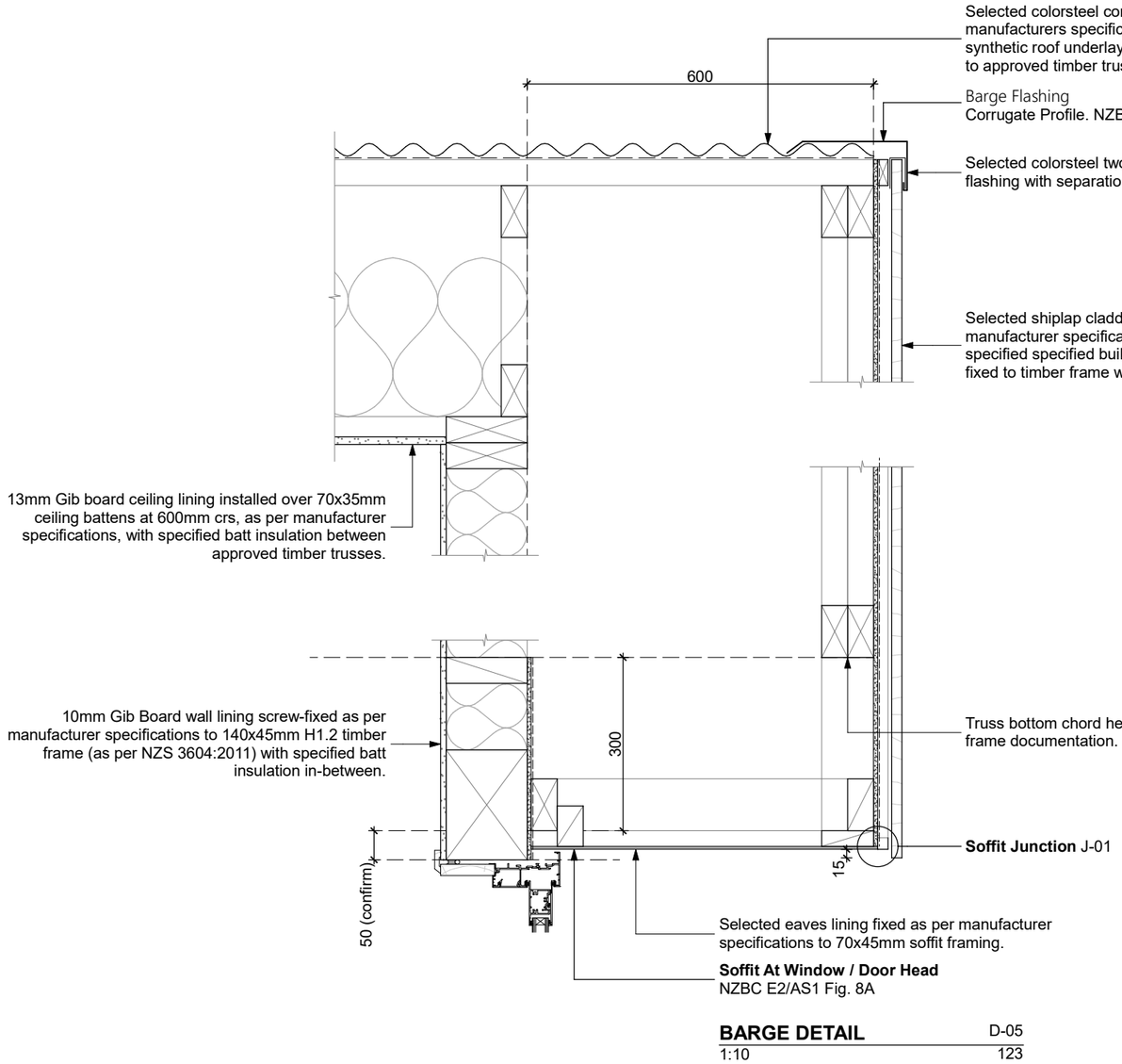
FOUNDATION DETAIL D-09
1:10 121

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

PROPOSED NEW RESIDENCE
HAMISH SLATER AND JESSIE LYNN
36 RUA STREET, WĀNAKA 9305

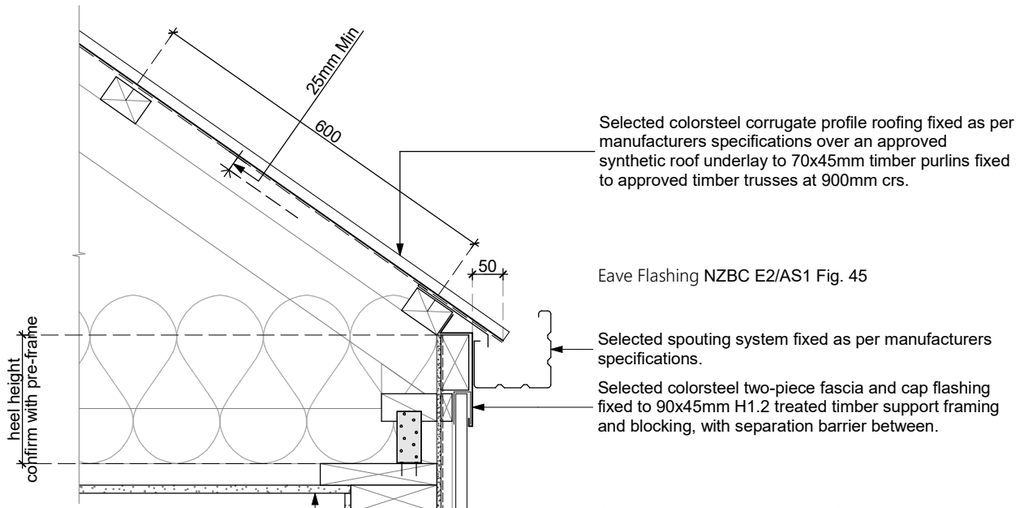
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Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **DETAILS**
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ALL DIMENSIONS TO BE VERIFIED ON SITE



BARGE DETAIL D-05
1:10 123

EAVE DETAIL D-03
1:10 122



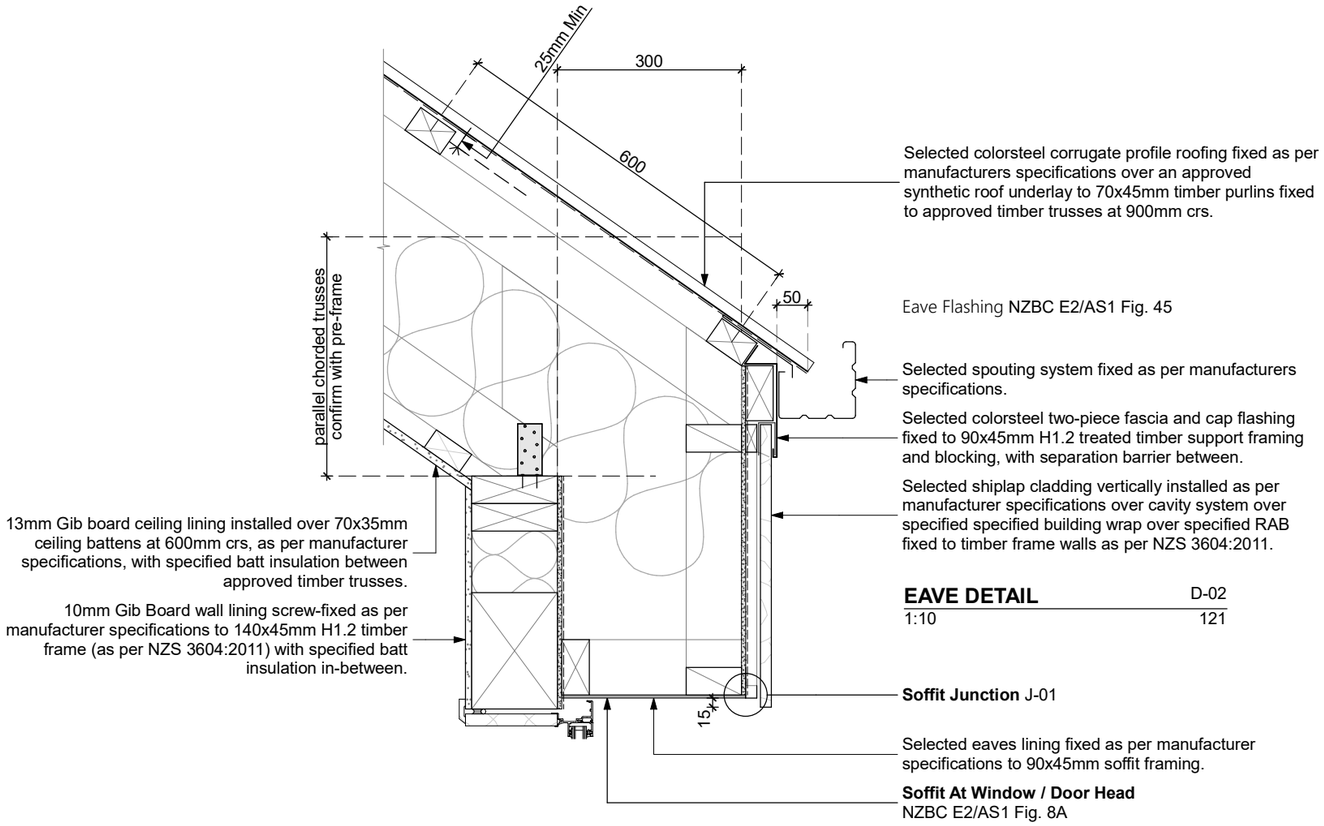
EAVE DETAIL D-04
1:10 121

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

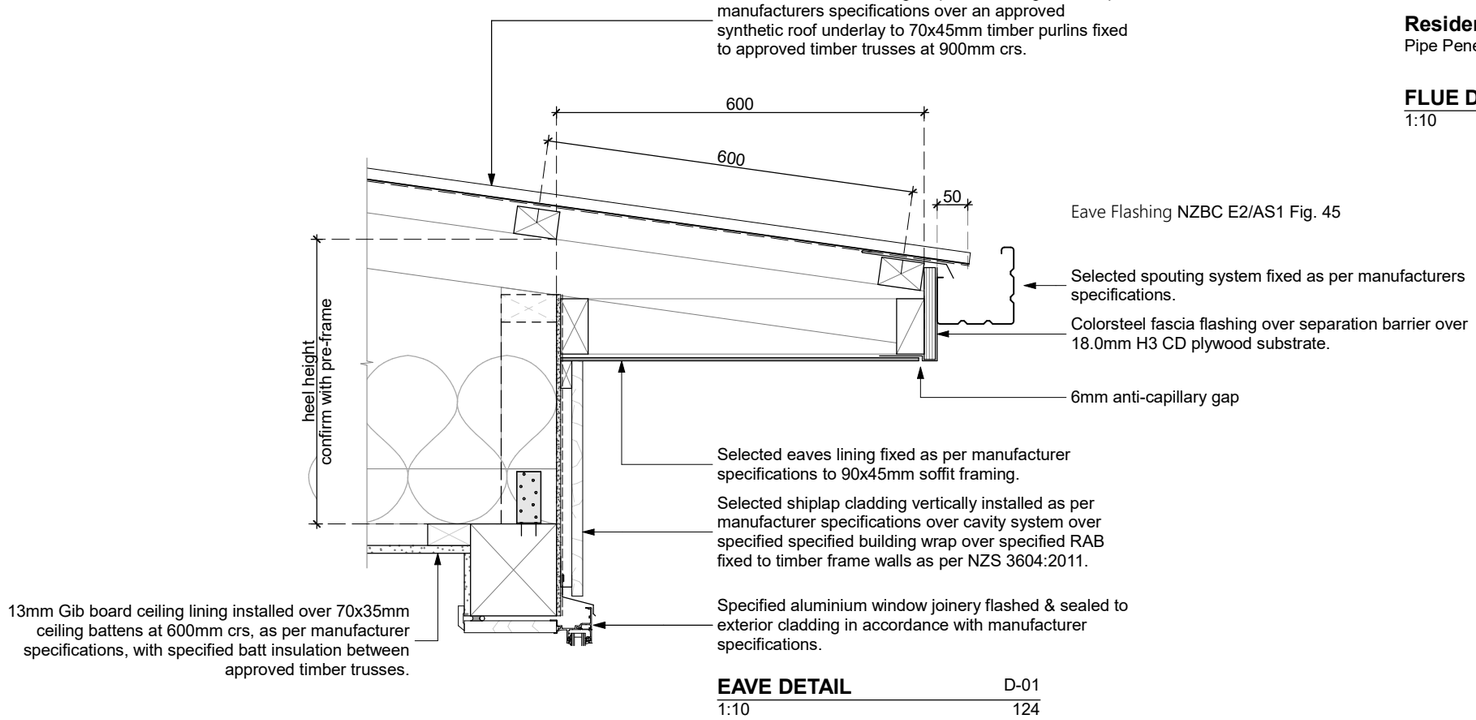
PROPOSED NEW RESIDENCE
HAMISH SLATER AND JESSIE LYNN
36 RUA STREET, WĀNAKA 9305

Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

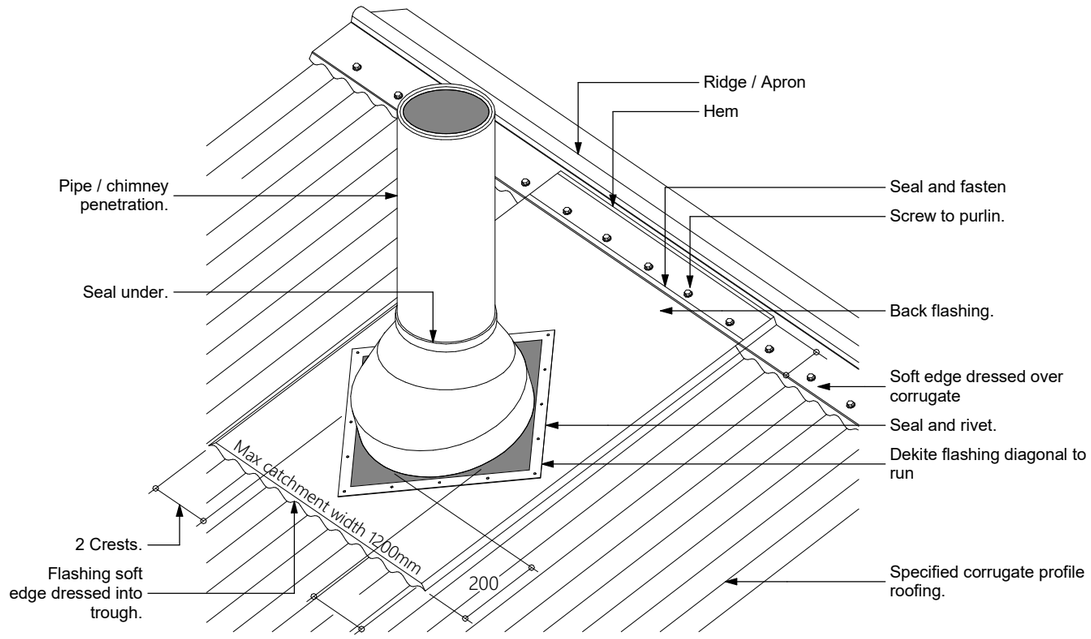
Drawing Title: **DETAILS**
Drawing Number: **127**
Scale: **1:10**
ALL DIMENSIONS TO BE VERIFIED ON SITE



EAVE DETAIL D-02
1:10 121



EAVE DETAIL D-01
1:10 124



Residential Corrugate Roofing Under Ridge / Soaker Flashing
Pipe Penetration Up To 500mm Dia.

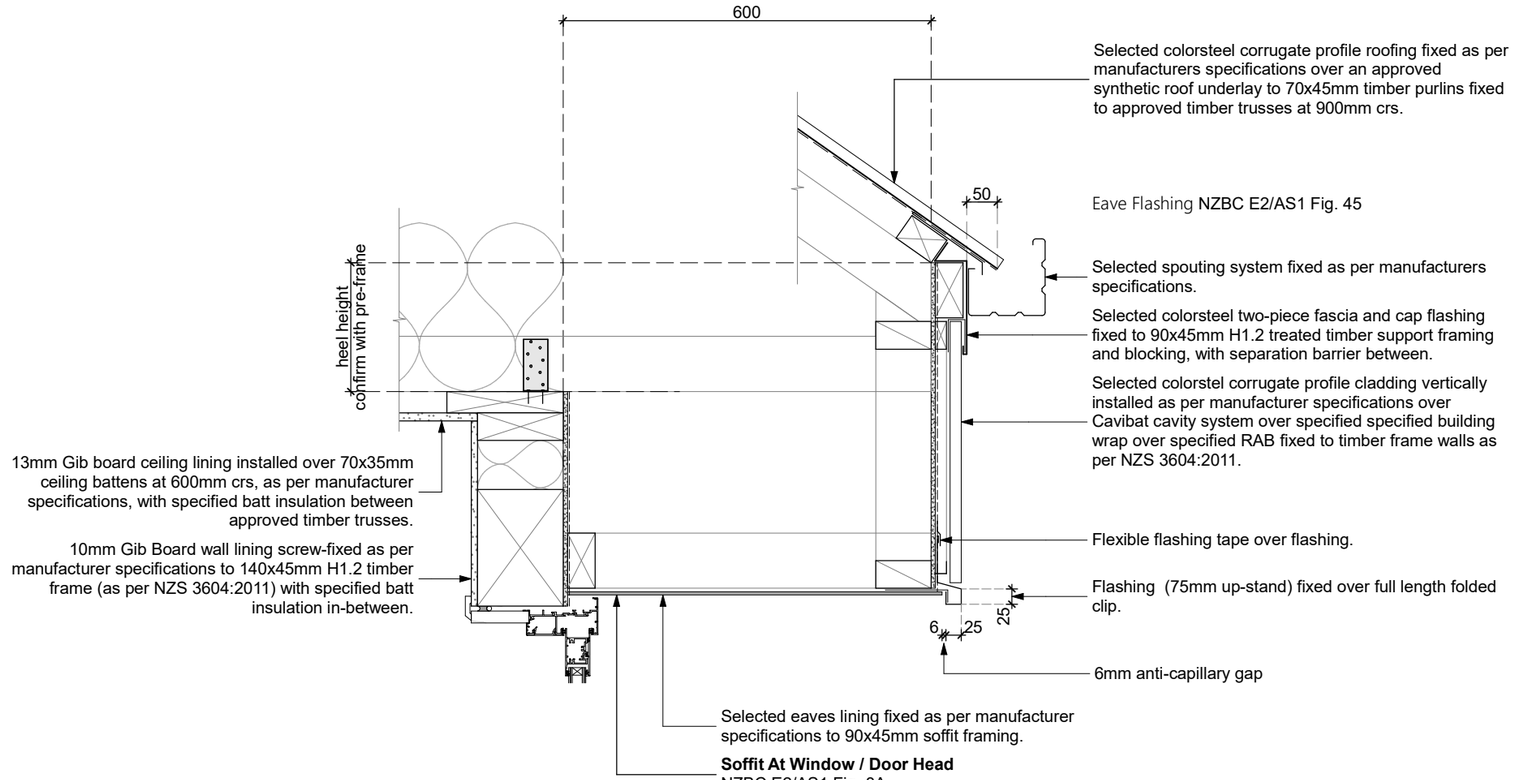
FLUE DETAIL D-06
1:10 113

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

PROPOSED NEW RESIDENCE
HAMISH SLATER AND JESSIE LYNN
36 RUA STREET, WĀNAKA 9305

Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **DETAILS**
Drawing Number: **128**
Scale: **1:10**
ALL DIMENSIONS TO BE VERIFIED ON SITE



Selected colorsteel corrugate profile roofing fixed as per manufacturers specifications over an approved synthetic roof underlay to 70x45mm timber purlins fixed to approved timber trusses at 900mm crs.

Eave Flashing NZBC E2/AS1 Fig. 45

Selected spouting system fixed as per manufacturers specifications.

Selected colorsteel two-piece fascia and cap flashing fixed to 90x45mm H1.2 treated timber support framing and blocking, with separation barrier between.

Selected colorstel corrugate profile cladding vertically installed as per manufacturer specifications over Cavibat cavity system over specified specified building wrap over specified RAB fixed to timber frame walls as per NZS 3604:2011.

13mm Gib board ceiling lining installed over 70x35mm ceiling battens at 600mm crs, as per manufacturer specifications, with specified batt insulation between approved timber trusses.

10mm Gib Board wall lining screw-fixed as per manufacturer specifications to 140x45mm H1.2 timber frame (as per NZS 3604:2011) with specified batt insulation in-between.

Flexible flashing tape over flashing.

Flashing (75mm up-stand) fixed over full length folded clip.

6mm anti-capillary gap

Selected eaves lining fixed as per manufacturer specifications to 90x45mm soffit framing.

Soffit At Window / Door Head
NZBC E2/AS1 Fig. 8A

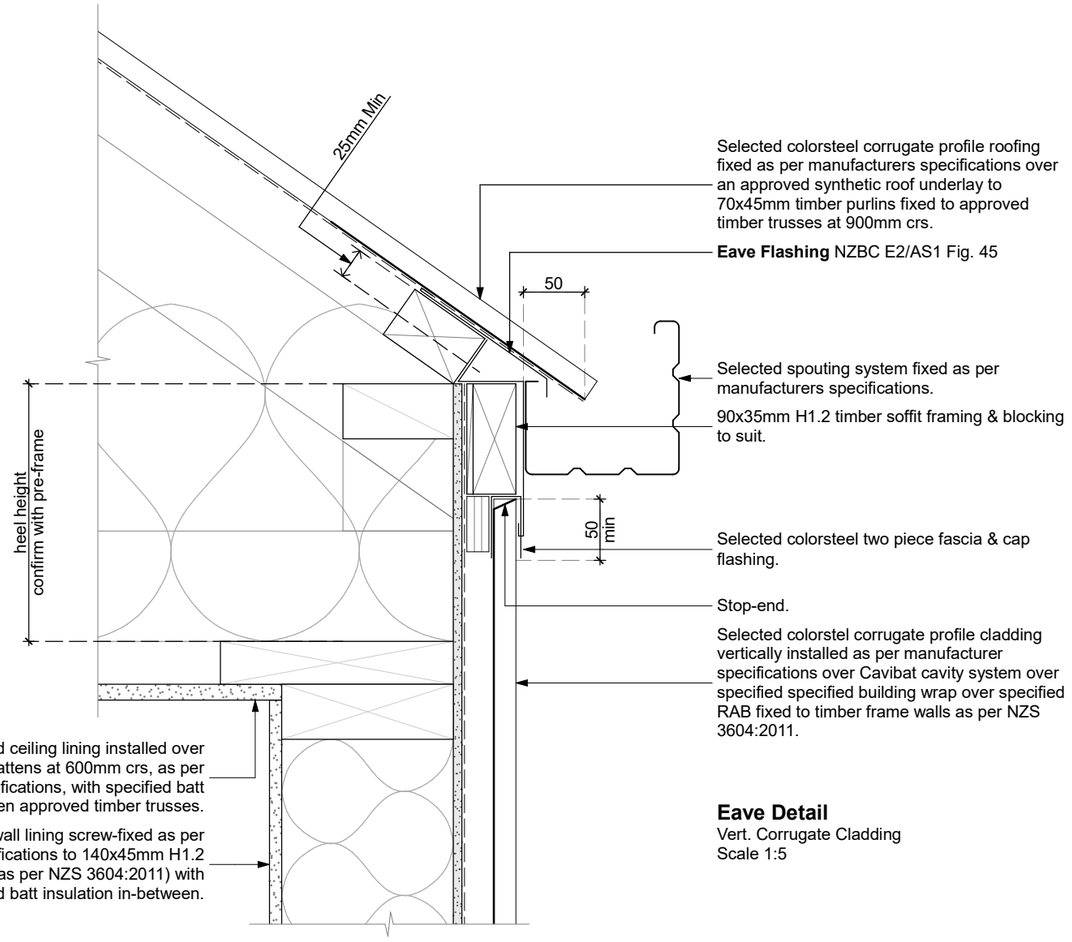
EAVE DETAIL D-07
1:10 113

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

PROPOSED NEW RESIDENCE
HAMISH SLATER AND JESSIE LYNN
36 RUA STREET, WĀNAKA 9305

Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **DETAILS**
Drawing Number: **129**
Scale: **1:10**
ALL DIMENSIONS TO BE VERIFIED ON SITE



Selected colorsteel corrugate profile roofing fixed as per manufacturers specifications over an approved synthetic roof underlay to 70x45mm timber purlins fixed to approved timber trusses at 900mm crs.

Eave Flashing NZBC E2/AS1 Fig. 45

Selected spouting system fixed as per manufacturers specifications.

90x35mm H1.2 timber soffit framing & blocking to suit.

Selected colorsteel two piece fascia & cap flashing.

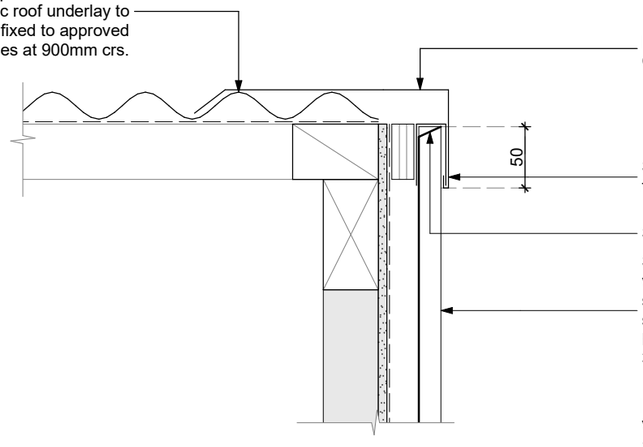
Stop-end.

Selected colorstel corrugate profile cladding vertically installed as per manufacturer specifications over Cavibat cavity system over specified specified building wrap over specified RAB fixed to timber frame walls as per NZS 3604:2011.

13mm Gib board ceiling lining installed over 70x35mm ceiling battens at 600mm crs, as per manufacturer specifications, with specified batt insulation between approved timber trusses.

10mm Gib Board wall lining screw-fixed as per manufacturer specifications to 140x45mm H1.2 timber frame (as per NZS 3604:2011) with specified batt insulation in-between.

Eave Detail
Vert. Corrugate Cladding
Scale 1:5



Selected colorsteel corrugate profile roofing fixed as per manufacturers specifications over an approved synthetic roof underlay to 70x45mm timber purlins fixed to approved timber trusses at 900mm crs.

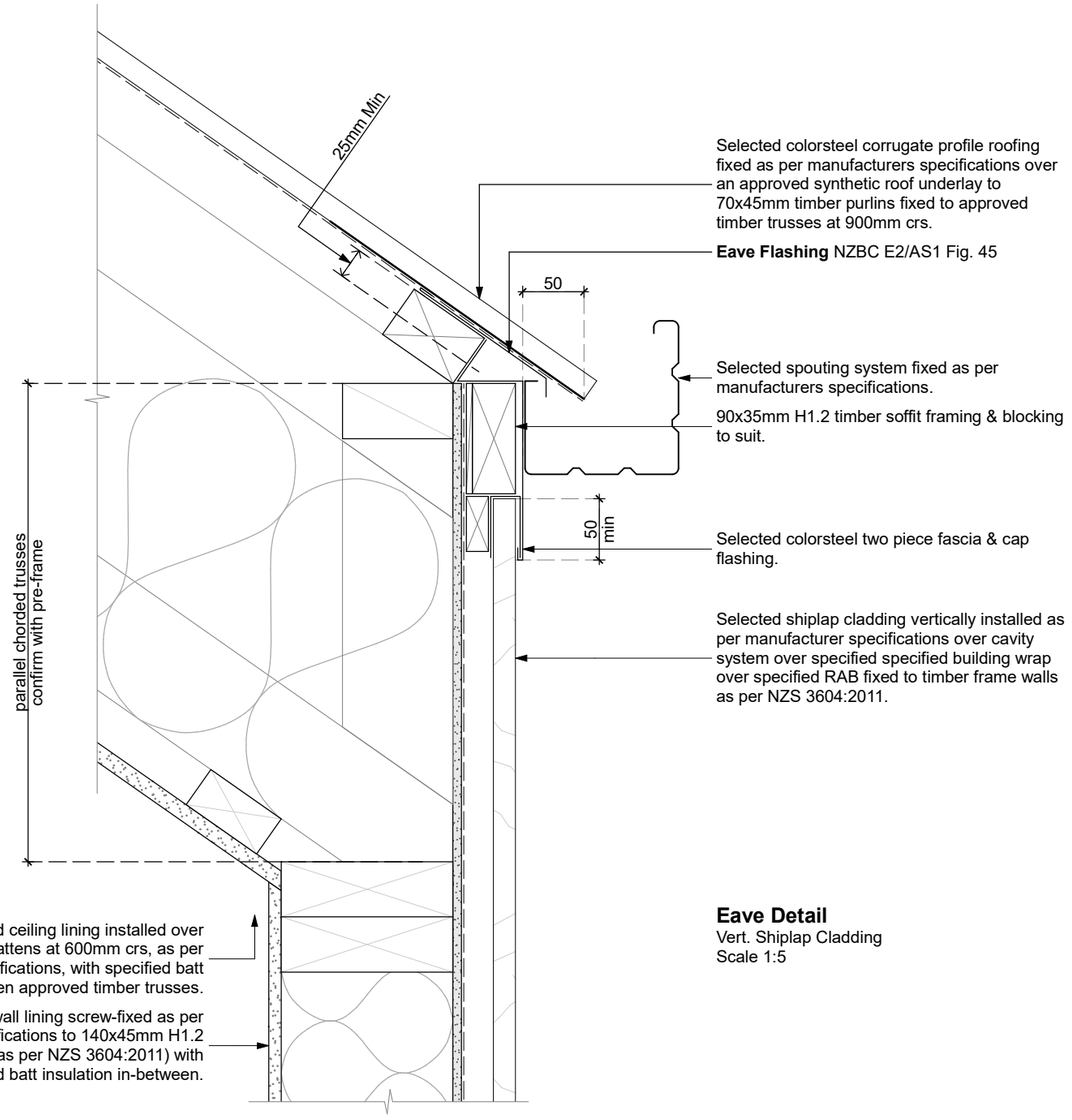
Barge Flashing
Corrugate Profile. NZBC E2/AS1 Fig. 47

Selected colorsteel two piece fascia & cap flashing.

Stop-end.

Selected colorstel corrugate profile cladding vertically installed as per manufacturer specifications over Cavibat cavity system over specified specified building wrap over specified RAB fixed to timber frame walls as per NZS 3604:2011.

Barge Detail
Vert. Corrugate Cladding
Scale 1:5



Selected colorsteel corrugate profile roofing fixed as per manufacturers specifications over an approved synthetic roof underlay to 70x45mm timber purlins fixed to approved timber trusses at 900mm crs.

Eave Flashing NZBC E2/AS1 Fig. 45

Selected spouting system fixed as per manufacturers specifications.

90x35mm H1.2 timber soffit framing & blocking to suit.

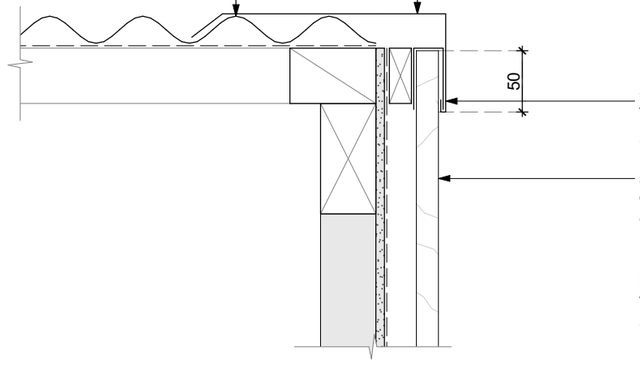
Selected colorsteel two piece fascia & cap flashing.

Selected shiplap cladding vertically installed as per manufacturer specifications over cavity system over specified specified building wrap over specified RAB fixed to timber frame walls as per NZS 3604:2011.

13mm Gib board ceiling lining installed over 70x35mm ceiling battens at 600mm crs, as per manufacturer specifications, with specified batt insulation between approved timber trusses.

10mm Gib Board wall lining screw-fixed as per manufacturer specifications to 140x45mm H1.2 timber frame (as per NZS 3604:2011) with specified batt insulation in-between.

Eave Detail
Vert. Shiplap Cladding
Scale 1:5



Selected colorsteel corrugate profile roofing fixed as per manufacturers specifications over an approved synthetic roof underlay to 70x45mm timber purlins fixed to approved timber trusses at 900mm crs.

Barge Flashing
Corrugate Profile. NZBC E2/AS1 Fig. 47

Selected colorsteel two piece fascia & cap flashing.

Selected shiplap cladding vertically installed as per manufacturer specifications over cavity system over specified specified building wrap over specified RAB fixed to timber frame walls as per NZS 3604:2011.

Barge Detail
Vert. Shiplap Cladding
Scale 1:5

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. All non specific construction shall be in accordance with the provisions of the New Zealand Building Code. The contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

PROPOSED NEW RESIDENCE

HAMISH SLATER AND JESSIE LYNN

36 RUA STREET, WĀNAKA 9305

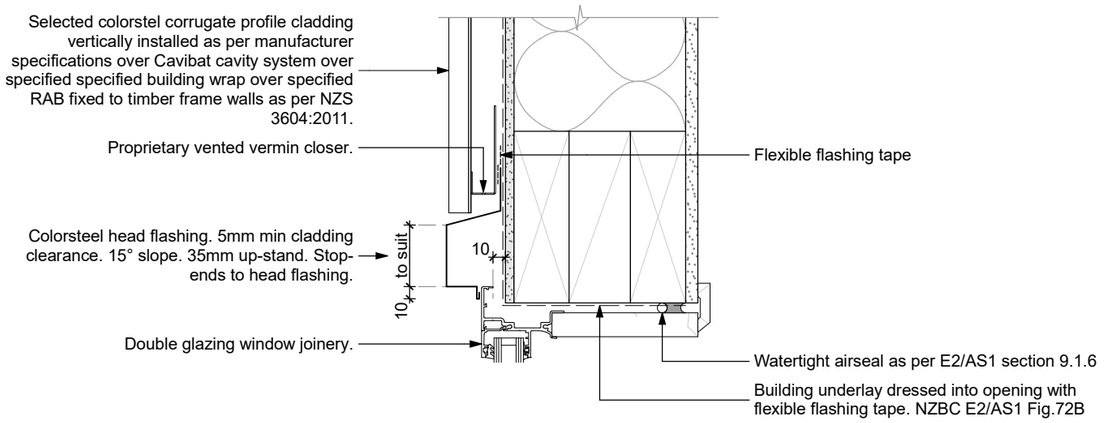
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Plot Date	4/11/2026

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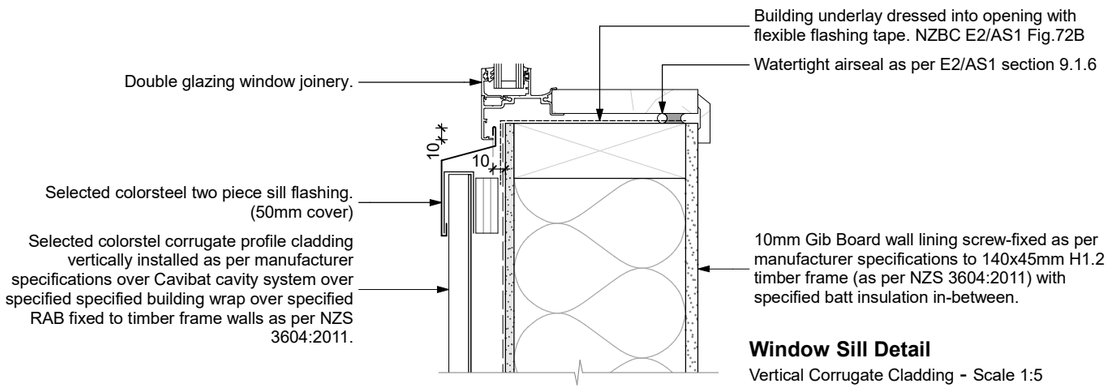
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ALL DIMENSIONS TO BE VERIFIED ON SITE



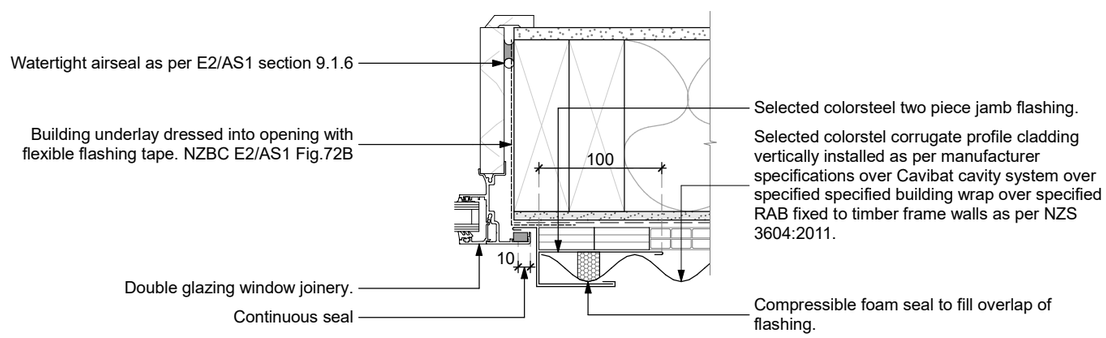
Window Head Detail

Vertical Corrugate Cladding - Scale 1:5



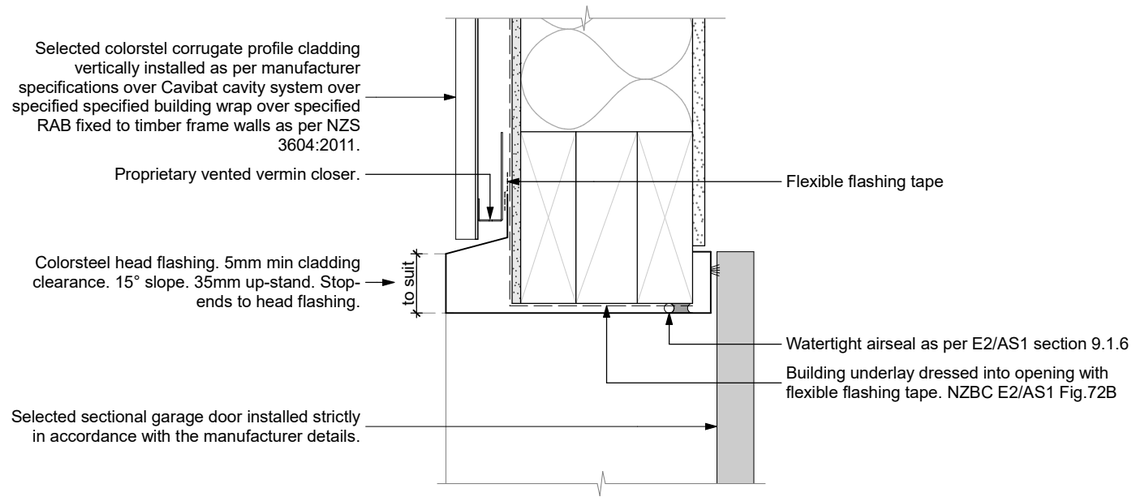
Window Sill Detail

Vertical Corrugate Cladding - Scale 1:5



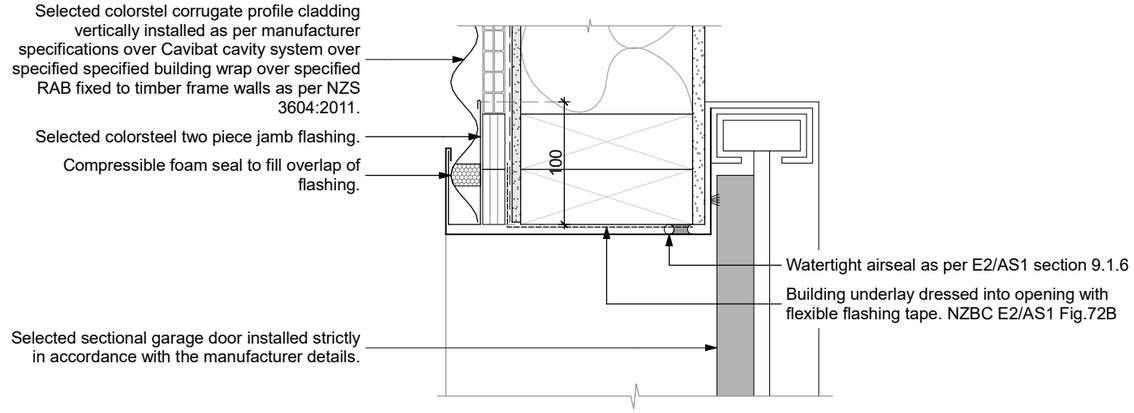
Window Jamb Detail

Vertical Corrugate Cladding - Scale 1:5



Garage Door Head

Vertical Corrugate Cladding - Scale 1:5



Garage Door Jamb

Vertical Corrugate Cladding - Scale 1:5

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HAMISH SLATER AND JESSIE LYNN

36 RUA STREET, WĀNAKA 9305

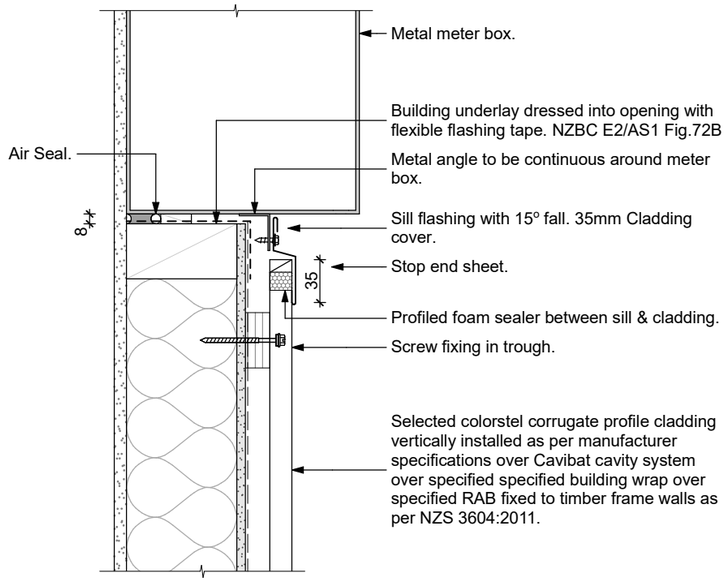
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Plot Date	4/11/2026

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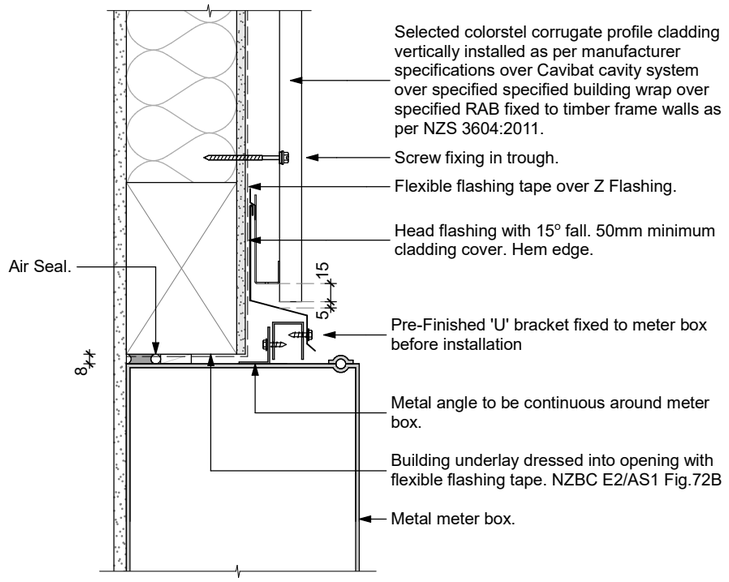
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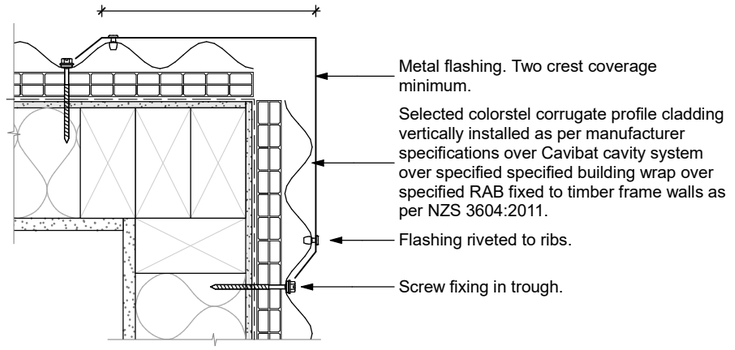
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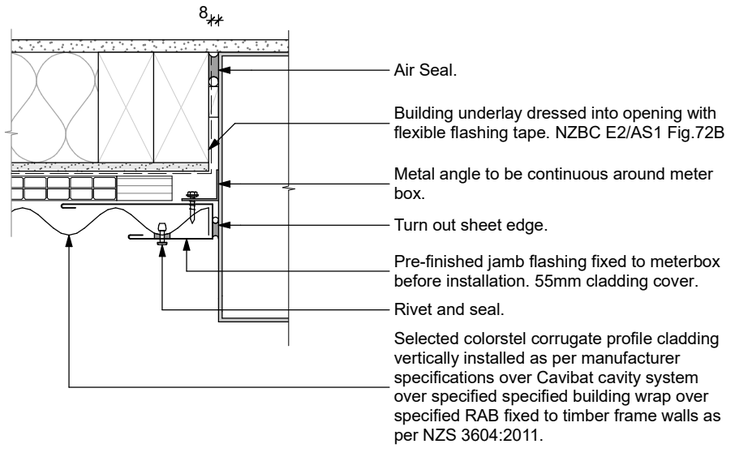
Meter Box Penetration, Sill
Vertical Corrugate Cladding - Scale 1:5



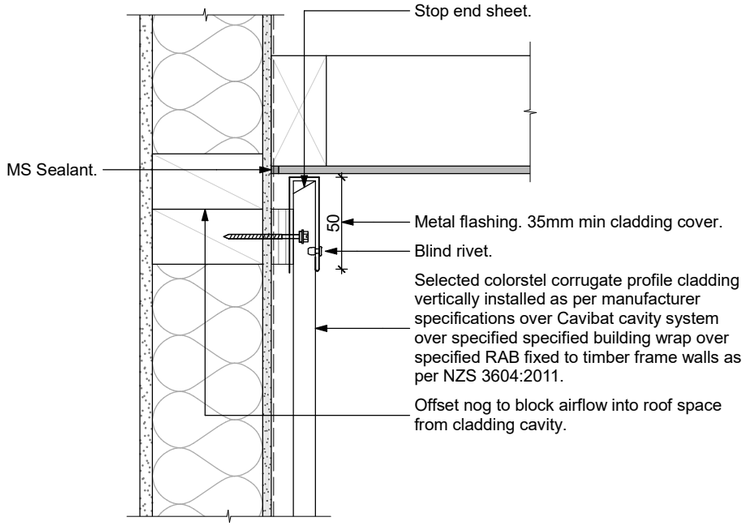
Meter Box Penetration, Head
Vertical Corrugate Cladding - Scale 1:5



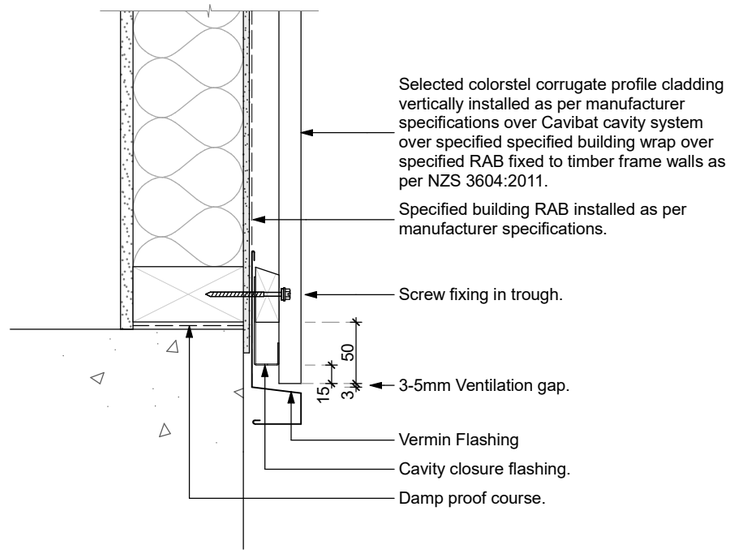
External Corner Detail
Vert. Corrugate Cladding - Scale 1:5



Meter Box Penetration, Jamb
Vertical Corrugate Cladding - Scale 1:5



Soffit Detail
Vertical Corrugate Cladding - Scale 1:5



Base Of Cladding Detail
Vert. Corrugate Cladding - Scale 1:5

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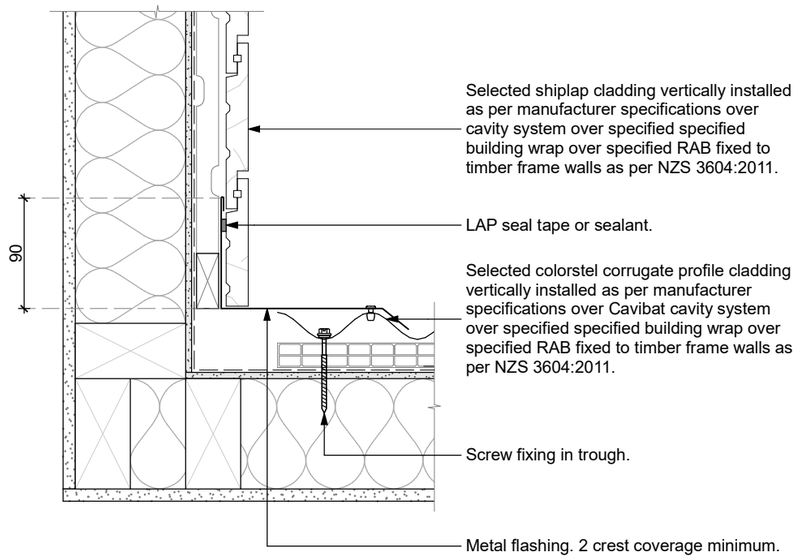
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Plot Date	4/11/2026

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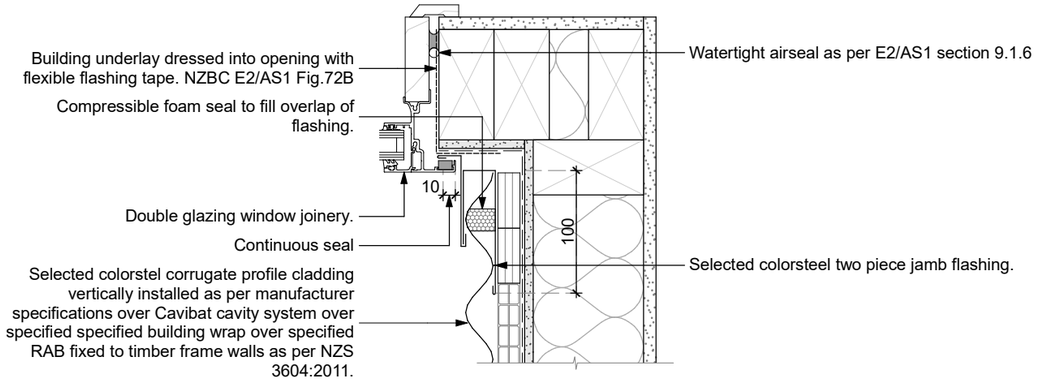
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Scale: **1:5**

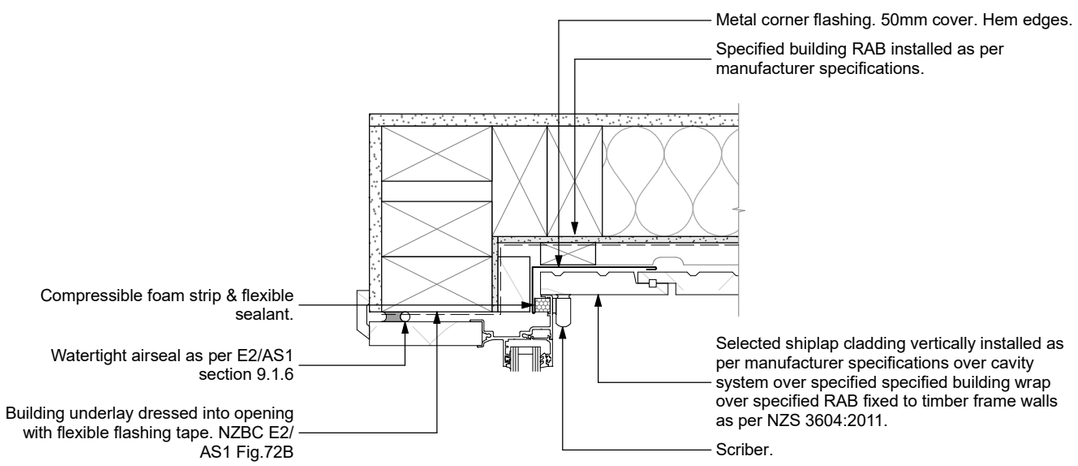
ALL DIMENSIONS TO BE VERIFIED ON SITE



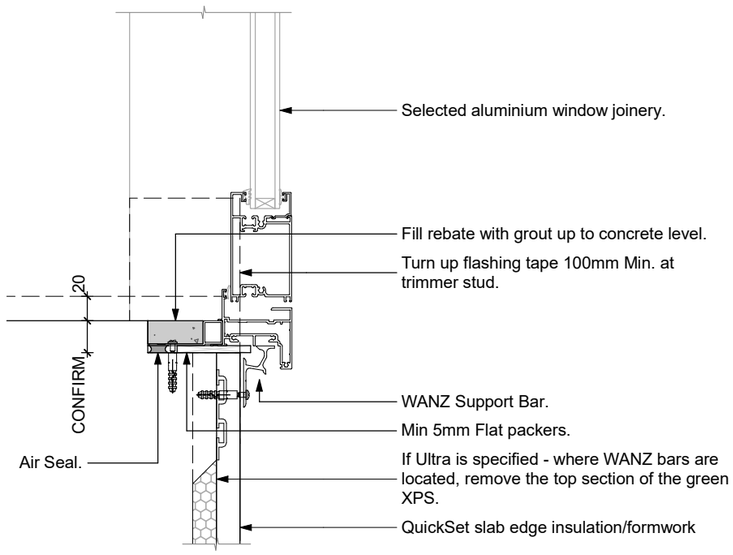
Internal Corner Detail
Vert. Corrugate Cladding & Vert. Shiplap Cladding - Scale 1:5



Internal Corner Detail
Vert. Corrugate Cladding & Aluminium Window Joinery - Scale 1:5



Internal Corner Detail
Vert. Shiplap & Aluminium Window Joinery - Scale 1:5



Aluminium Rebate Sill
Confirm rebate dimension with door fabricator.

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HAMISH SLATER AND JESSIE LYNN

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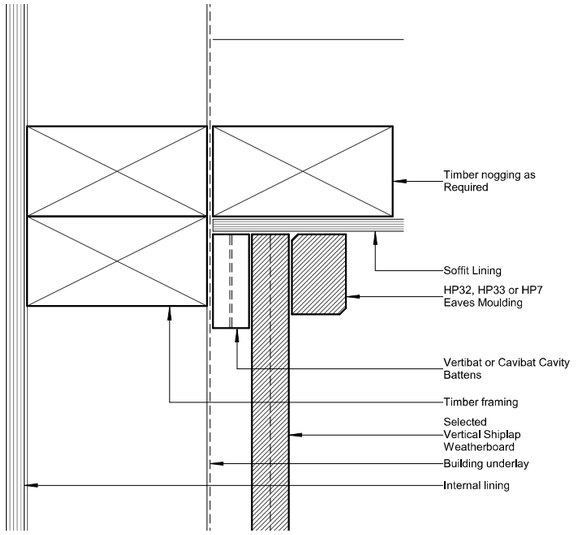
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Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **DETAILS**

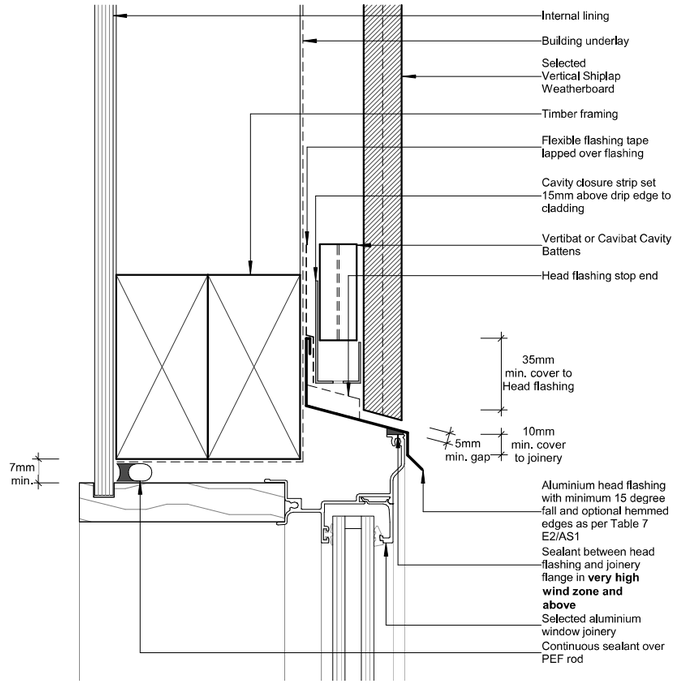
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Scale: **1:5**

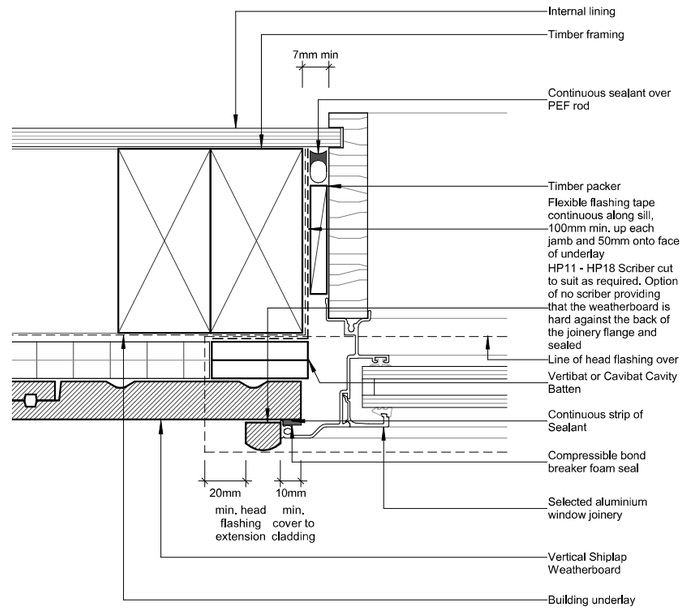
ALL DIMENSIONS TO BE VERIFIED ON SITE



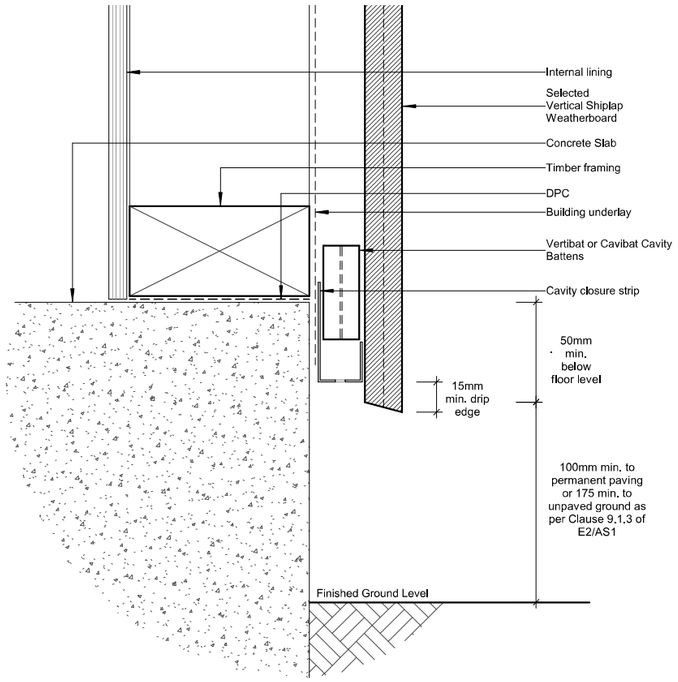
Soffit Detail
Vertical Shiplap Weatherboard



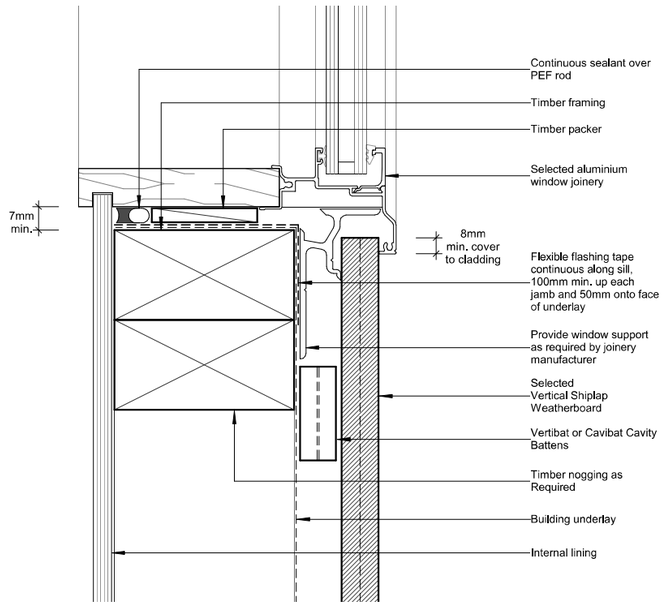
Window Head Detail
Vertical Shiplap Weatherboard



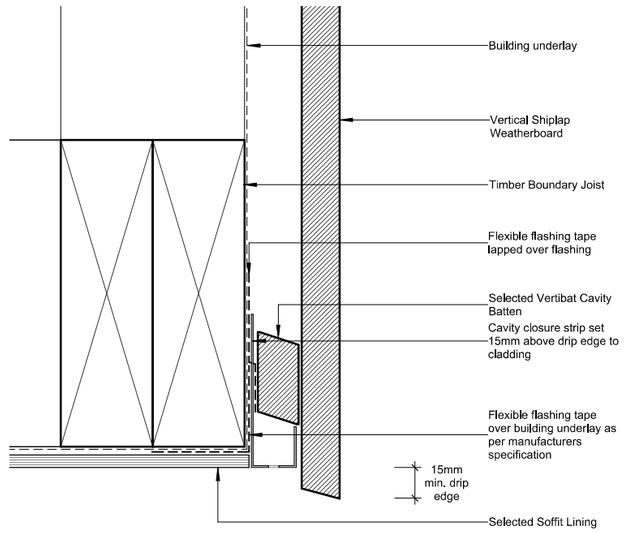
Window Jamb Detail
Vertical Shiplap Weatherboard



Base Of Wall, Concrete
Vertical Shiplap Weatherboard



Window Sill Detail
Vertical Shiplap Weatherboard



Soffit Junction: J-01
Vertical Shiplap Weatherboard

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PROPOSED NEW RESIDENCE

HAMISH SLATER AND JESSIE LYNN

36 RUA STREET, WĀNAKA 9305

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Design	CLIENT
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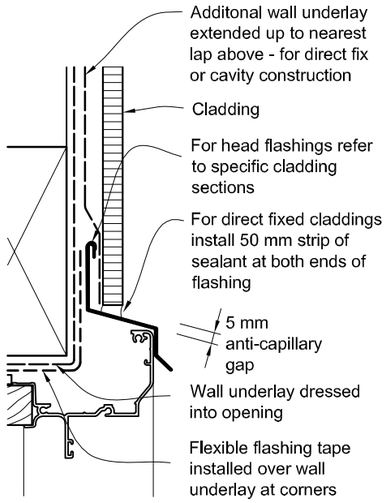
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Drawing Number: **134**

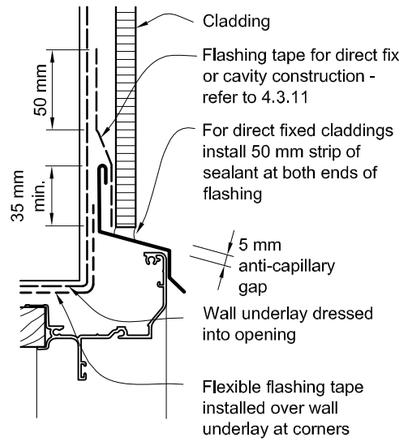
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ALL DIMENSIONS TO BE VERIFIED ON SITE

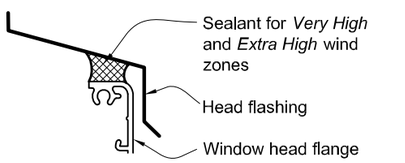
NOTE: May also use *wall underlay* lapped over flashing upstand in lieu of *flexible flashing tape*. Refer cladding window details, for example Figure 115.



(a) METAL HEAD FLASHING - WITH ADDITIONAL UNDERLAY OPTION

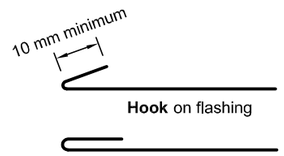


(b) METAL HEAD FLASHING WITH FLASHING TAPE OPTION



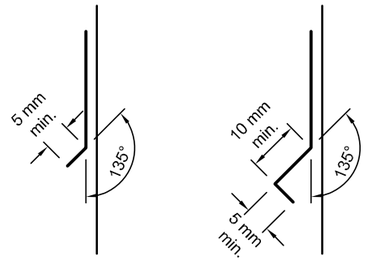
(c) METAL HEAD FLASHING SEALANT FOR VERY HIGH AND EXTRA HIGH WIND ZONES

General Sealing Of Head Flashing
NZBC E2/AS1 Fig. 71



Hem may be flattened but not completely closed

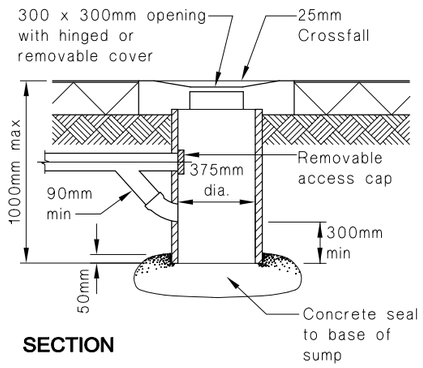
NOTE: (1) For L, M, H, VH wind zones, *hooks* and *hems* may be omitted on *flashing* upstands on condition the upstand dimensions are increased by 25 mm.
(2) For EH wind zone *hems* and *hooks* are mandatory. Refer paragraph 4.5.1.



'**Kick-out**' at bottom edge of vertical flashing

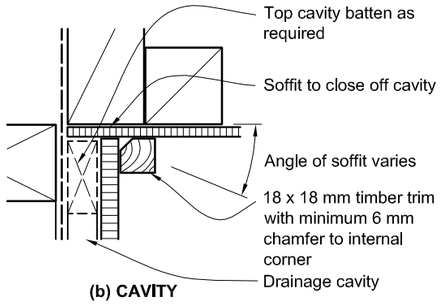
'**Bird's beak**' at bottom edge of vertical flashing

Typical Metal Flashing Edge Treatments
NZBC E2/AS1 Fig. 5



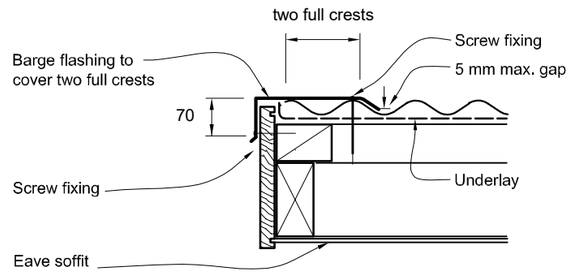
SECTION

Type-One Surface Water Sump
NZBC E2/AS1 Fig. 8
Paragraph 3.6.2

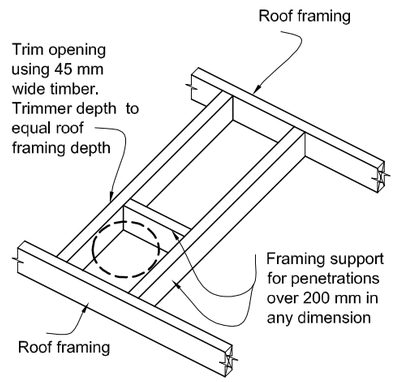


(b) CAVITY

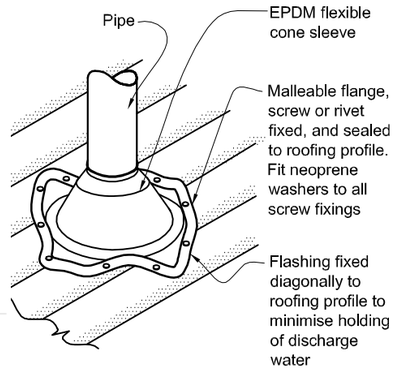
Soffit / Wall Junction
NZBC E2/AS1 Fig. 8A



Barge Flashing
Corrugated Profile
NZBC E2/AS1 Fig. 47



Penetration Support
NZBC E2/AS1 Fig. 21



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

Flashing For Small Pipes
NZBC E2/AS1 Fig. 53

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36 RUA STREET, WĀNAKA 9305

Drawn	IDESIGN
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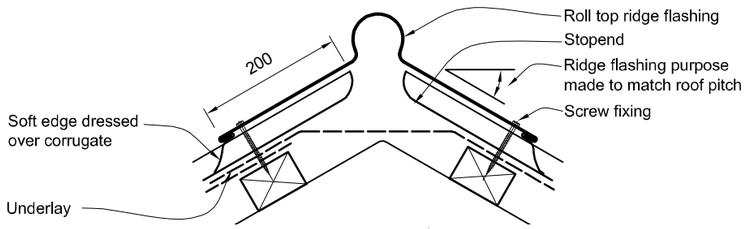
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Drawing Number: **135**

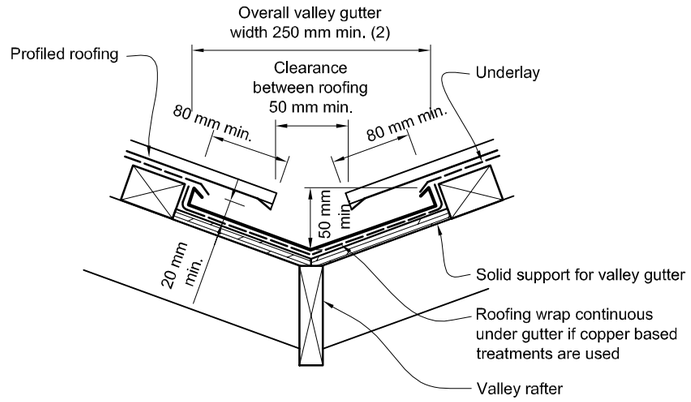
Scale: **1:10**

ALL DIMENSIONS TO BE VERIFIED ON SITE

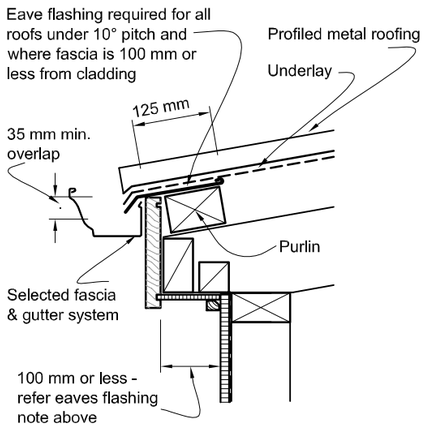
NOTE: (1) Refer to Table 8 for maximum roof catchment areas for *valley gutters*.
(2) Minimum width of *valley gutter* may reduce to 160 mm, providing roof catchment area is in accordance with Table 8. In this case, cover of roof cladding over gutter shall be reduced to 60 mm to provide a clearance gap of 40 mm.



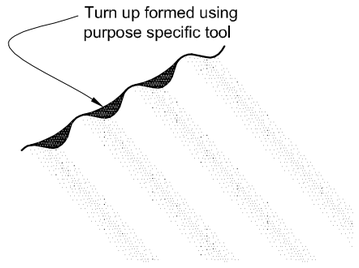
Ridge and Hip Flashing
Ridge and Hip flashing for profiled metal
NZBC E2/AS1 Fig. 46



Valley Gutter
Valley Gutter For Profiled Metal
NZBC E2/AS1 Fig. 51



Eave Flashing
Eave flashing for profiled metal
NZBC E2/AS1 Fig. 45

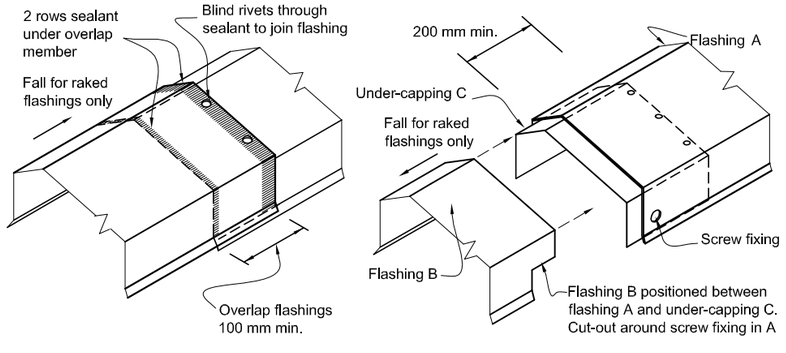


Profiled Metal Stopends
Corrugated Profile
NZBC E2/AS1 Fig. 49



(e) SOFFIT AT FASCIA (f) SOFFIT AT WINDOW/DOOR HEAD

Soffit At Window / Door Head
NZBC E2/AS1 Fig. 8A



(a) FLASHING SEALED JOINT (b) FLASHING EXPANSION JOINT

Joints In Metal Flashings
NZBC E2/AS1 Fig. 5

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Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **NZBC COMPLIANCE DETAILS**
Drawing Number: **136**
Scale: **1:10**
ALL DIMENSIONS TO BE VERIFIED ON SITE

Glazing to shower comply with NZS 4223.3. (Safety glass to the required standard).

32x32x0.55mm galvanised angle fixed at 600mm c/c. to each corner stud

Gib Aqualine plasterboard fixed horizontally

Gib paper tape in Gib Aquamix compound (no top coat to tile areas) to Gib Aqualine sheet junction

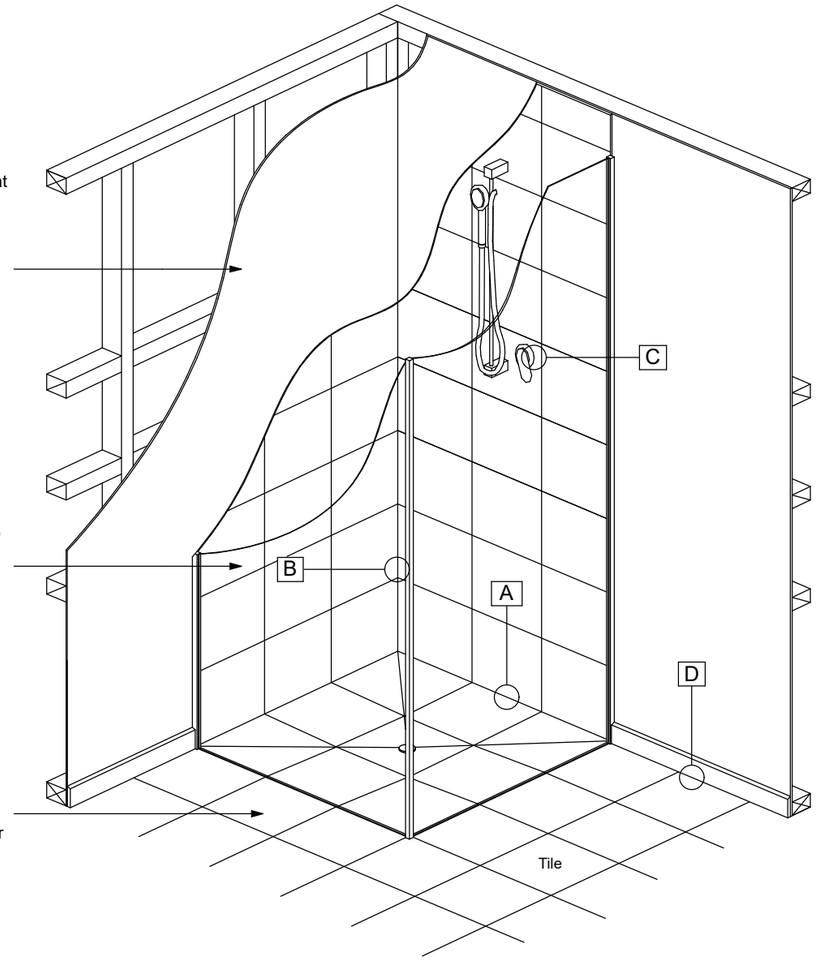
Dwangs required behind sheet joints to shower area only.

Sealant around pipe penetrations

Tiled wall formed over Mapei. AquaDefense (Branz Appraisal No. 484) waterproof membrane over Gib Aqualine. Refer to manufacturers specifications for installation requirements.

Reinforcing mat embedded into waterproof membrane returned 150mm minimum up the wall

Tiled floor formed over Mapei. Aqua Defense (Branz Appraisal No. 484) waterproof membrane to concrete slab. Refer to manufacturers specifications for installation requirements.



Shower

Tiled walls & base - Concrete Floor

min. 150 mm between overf
level of the gully and the lo
fixture measured to:
- top of grate in FWG or sh
- top of water seal in soil fix
- top of fixture outlet in wa fixtures

(if 150 mm cannot be achie
reflux valve must be fitted
protect those fixtures withi
this distance)

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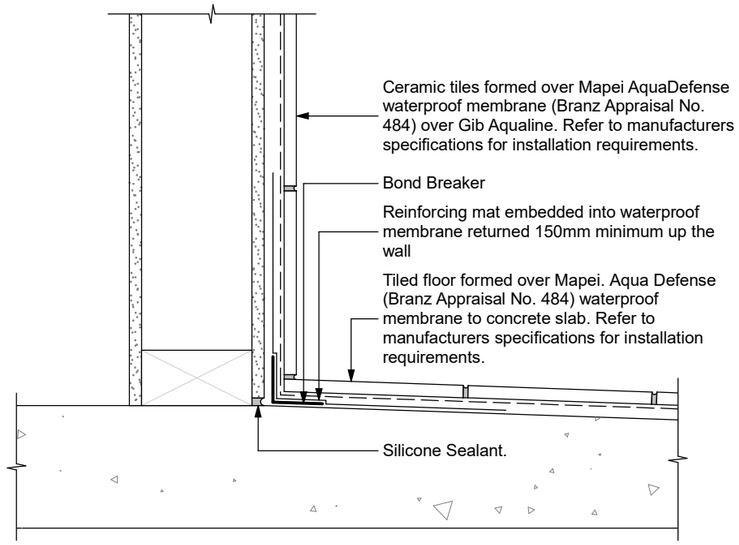
Drawn	IDESIGN
Design	CLIENT
Creation Date	00/00/0000
Plot Date	4/11/2026

Drawing Title: **SHOWER DETAILS**

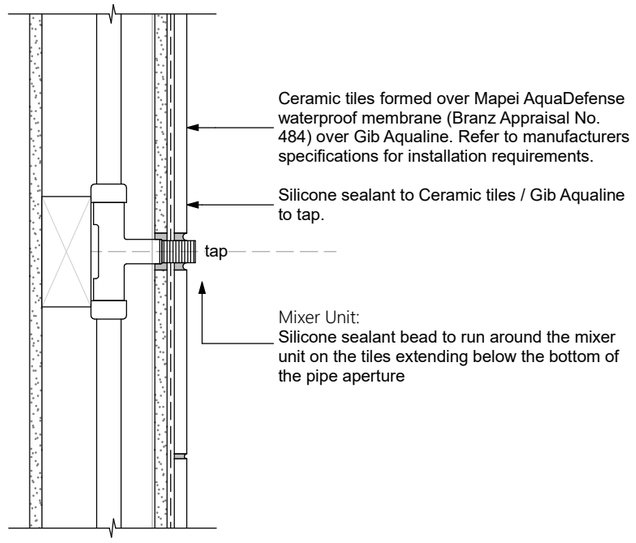
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Scale: **1:20, 1:100**

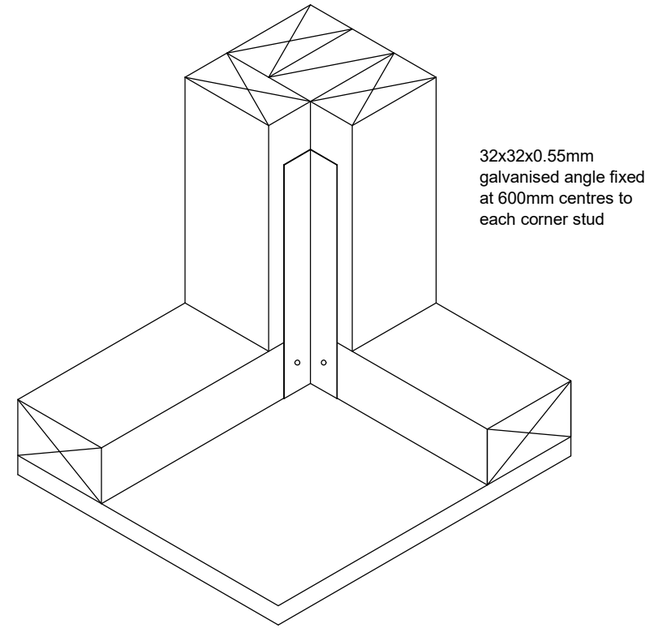
ALL DIMENSIONS TO BE VERIFIED ON SITE



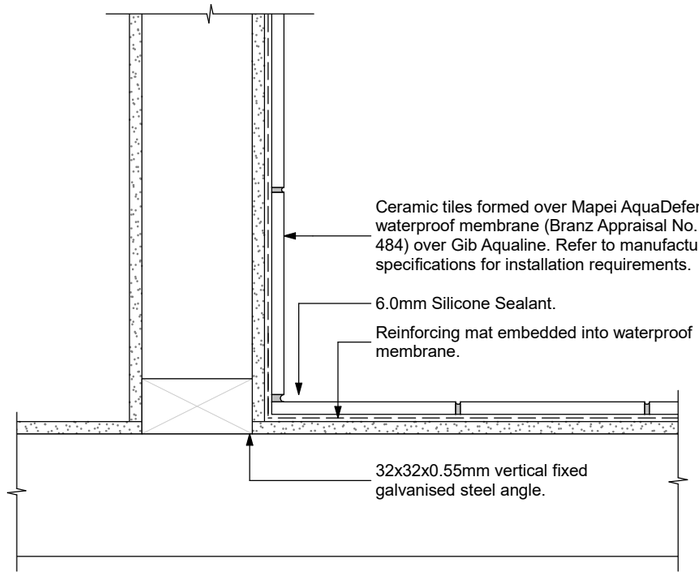
A SHOWER WALL / FLOOR DETAIL
Tiled Walls & Tile Base - Scale 1:5



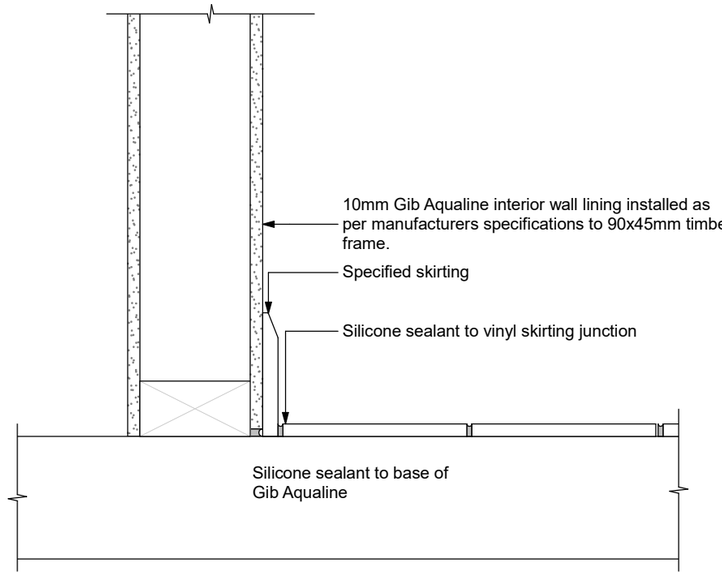
C SHOWER WALL / PIPE DETAIL
Tiled Walls - Scale 1:5



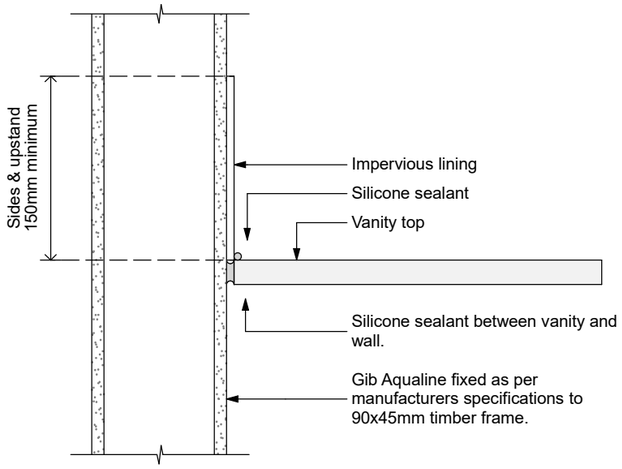
SHOWER WALL/FLOOR CORNER DETAIL



B SHOWER WALL CORNER DETAIL
Tiled Walls - Scale 1:5



D BATHROOM WALL / FLOOR DETAIL
Tiled Walls & Tile Base - Scale 1:5



Joints between fixtures and wall linings.

Where baths, basins, tubs or sinks abut impervious linings, the joint between fixture and lining shall be sealed to prevent water penetration to concealed spaces or behind linings.
NZBC E3/AS1 3.2.2 & Fig 3B

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Drawing Title: **SHOWER DETAILS**
Drawing Number: **138**
Scale: **1:5**
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