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JDS LTD
Site: 11 CRAIGIE BURN LANE
PEMBROKE HEIGHTS
WANAKA, 9305

Set Date: 10/11/2026
Project #: 26-31
Status: PL

Drawing Title :
Cover Page

Drawing #:

Project Name:
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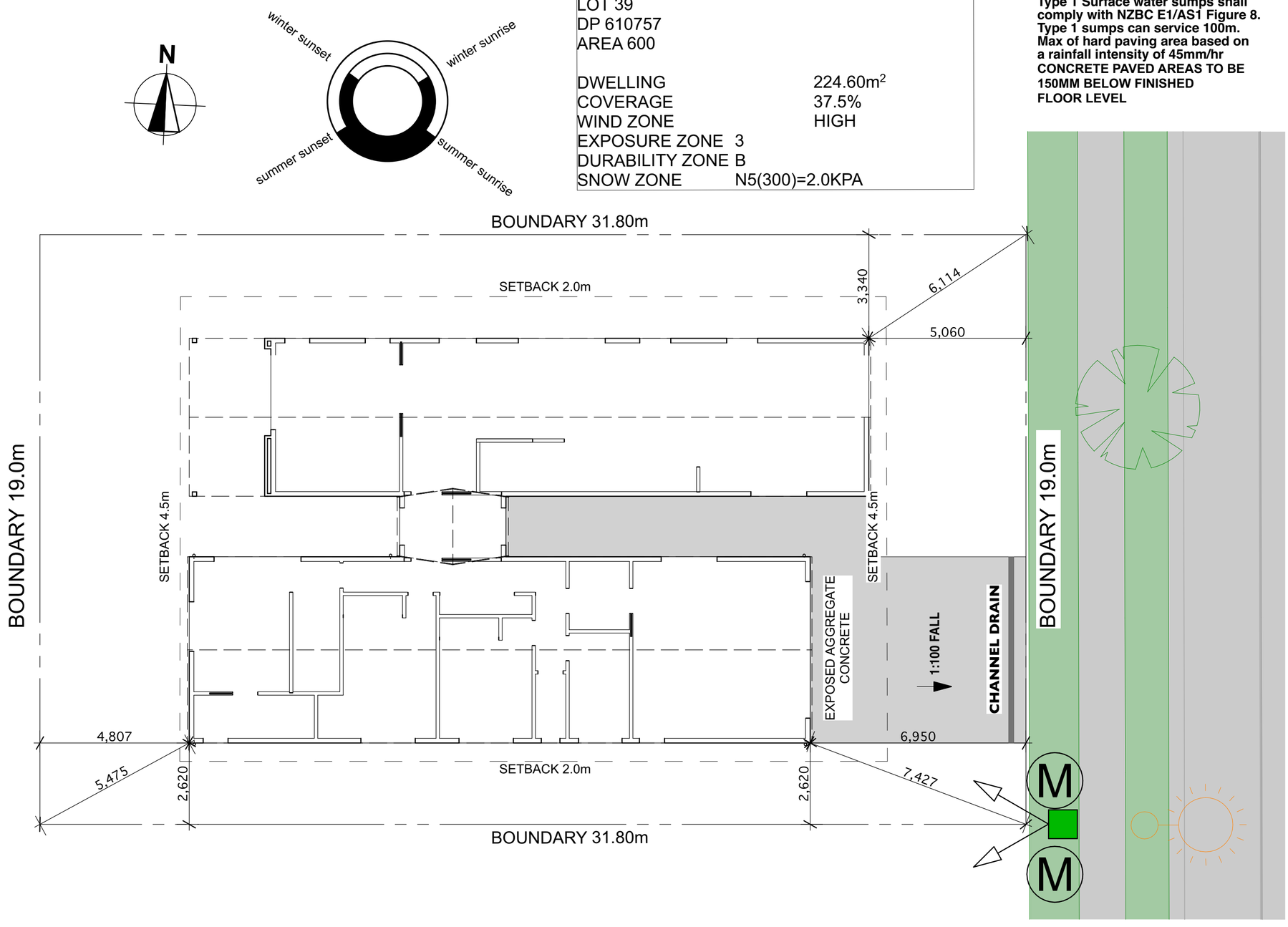
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SITE INFORMATION

11 CRAIGIE BURN LANE
PEMBROKE HEIGHTS
WANAKA
LOT 39
DP 610757
AREA 600

DWELLING	224.60m²
COVERAGE	37.5%
WIND ZONE	HIGH
EXPOSURE ZONE	3
DURABILITY ZONE	B
SNOW ZONE	N5(300)=2.0KPA

FFL TO BE 225mm ABOVE UNFINISHED GROUND
SITE MORE OR LESS FLAT AT BUILDING PLATFORM
Type 1 Surface water sumps shall comply with NZBC E1/AS1 Figure 8. Type 1 sumps can service 100m. Max of hard paving area based on a rainfall intensity of 45mm/hr
CONCRETE PAVED AREAS TO BE 150MM BELOW FINISHED FLOOR LEVEL



1 Site Plan 1:100

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Drawing Title : Site Plan
Drawing #: A101
Project Name: JDS DWELLING
Revision #:

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General Notes

All dimensions are to the face of the concrete foundations

Install temporary work site fencing or other site security features as required to comply with NZBC F5/AS1 for site security and protection of the public and in accorance with the main Contractors health and safety plan

All timber framing shall be SG8 unless specified otherwise

Refer to the Foundation Plan for all foundation setout dimensions

Ensure the delivered hot water temperature to any sanitary fixture used for personal hygiene does not exceed 55°C in accordance with NZBC G12/AS1 6.14
All wet area painted surfaces shall be impervious to water splash in accordance with NZBC E3/AS1

Tiled Showers: Unenclosed shower bases shall have a minimum fall of 1:50 towards the outlet in accordance with NZBC E3/AS1 3.3.5.

Wet area waterproofing membranes: Shall be installed in accordance with
the manufacturers printed instructions, NZBC E3/AS1, AS 3740 and BRANZ Good Practice Guide - Tiling, Section 7. The selected waterproofing membrane shall be installed behind the tiles in the Shower Room and Ensuite to all floors and all walls within the shower enclosures and within 1500mm of the shower rose.

Timber Treatment
All framing timbers shall be Pinus Radiata or Douglas Fir SG 8 Framing timber unless otherwise specified or as required by NZS 3604 for their span. All timber shall be treated in accordance with NZS 3602:2003, Timber and Wood-based Products for Use in Building

Timber wall framing in exterior walls: Pinus Radiata
Timber battens behind cladding to form cavity: Pinus Radiata
Timber strapping behind internal linings: Pinus Radiata
Timber wall framing in internal walls load bearing: Pinus Radiata
Timber wall framing in internal walls -non-load bearing: Pinus Radiata Glulam posts and beams: Pinus Radiata

Timber Framing Fixing Requirements
The fixing requirements for timber members shall be in accordance NZS 3604:2011 Timber Framed Buildings, the roof truss manufacturers drawings and as required to comply with the Winstone Wallboards Limited: Gib Bracing Systems: June 2011 and Harter Holt Harvey Ecoply Barrier Specification and Installation Guide: March 2016 requirements. The MINIMUM connection requirements for a High wind zone are as follows.

Bottom plate to floor:
External walls and internal load bearing walls: M12 Galv bolts set not less than 120mm into the concrete and located not more than 150mm from the end of the wall and at 900crs maximum or proprietary fasteners complying with NZS 3604: 2011 7.5.12.2 and 7.5.12.4, and as required to comply with the Gib and Ecoply Bracing Systems requirements.
Internal Walls: Proprietary fasteners with a minimum horizontal capacity of 4 kN, and as required to comply with the Gib and Ecoply Bracing Systems requirements.

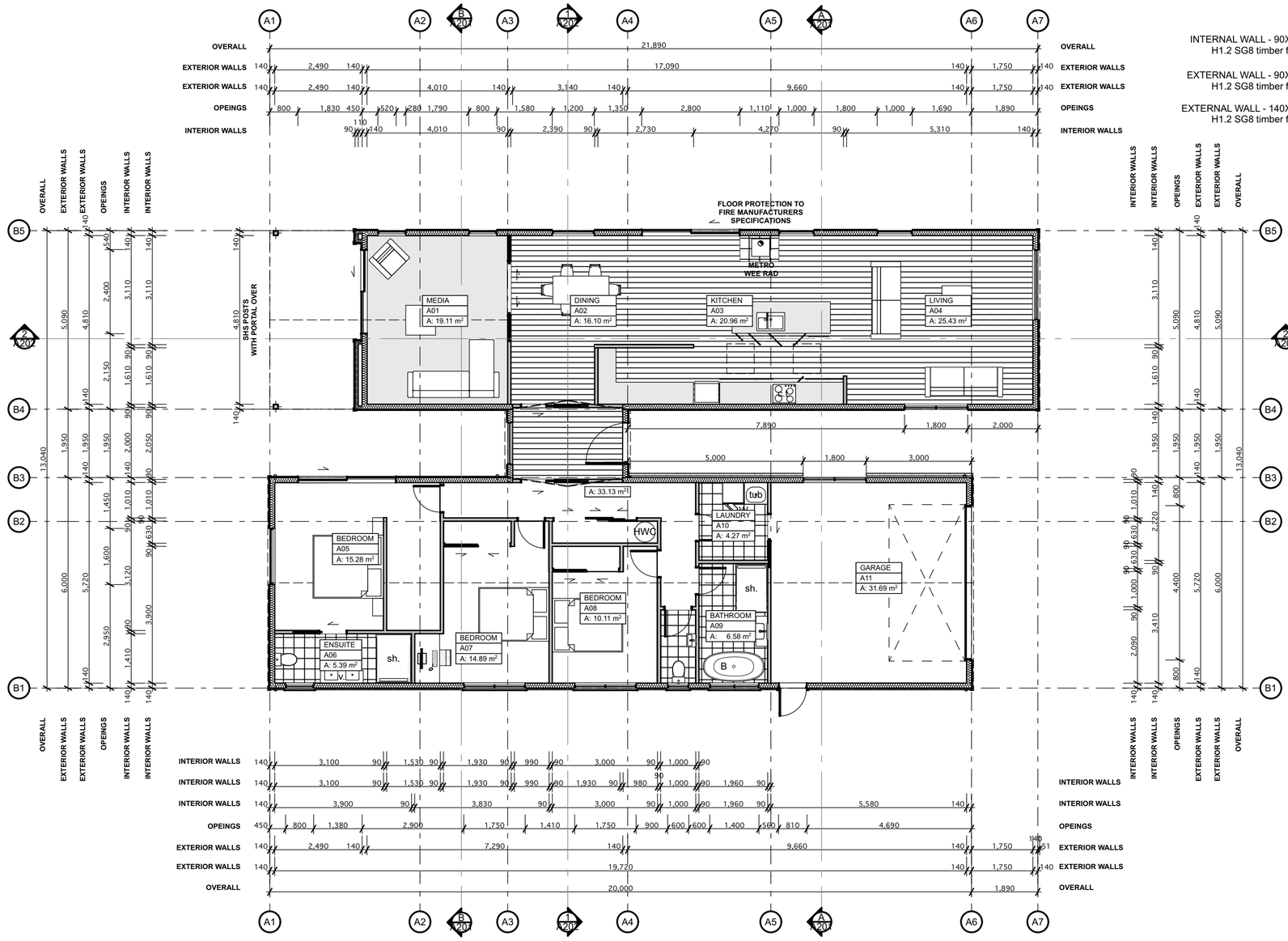
Bottom plate to stud:
Minimum of 2/100x3.75 nails end nailed or 3/90x3.15 power driven nails end nailed in accordance with NZS 3604 Section 8 - Walls. Bottom plate to stud fixing shall also comply with the Gib and Ecoply Bracing Systems requirements and NZS 3604: 1999 figure 8.12

Lintel to stud:
To NZS 3604: 2011 8.6.1.8 and figure 8.12

Top plate to stud:
Minimum of 2/90x3.15 end nails and 2 wire dogs or an alternative proprietary fixing with a 4.7 kN capacity in accordance with NZS 3604 Section 8 - Walls.
Top plate to stud fixing shall also comply with the Gib and Ecoply Bracing systems requirements.

Roof truss to top plate:
Loaded Dimension of support up to 5.5m: Minimum of 2/90x3.15 Skewed nails and a strap fixing or an alternative proprietary fixing with a 7.0 kN capacity in accordance with NZS 3604 Section 10 - Roof Framing.
Roof truss fixings shall also comply with the roof truss manufacturers specifications and details.

70x45 Purlin to roof truss:
Minimum of 1/10g self-drilling screw, 80mm long or an alternative proprietary fixing with a 2.4 kN capacity in accordance with NZS 3604 Section 10 - Roof Framing



INTERNAL WALL - 90X45mm H1.2 SG8 timber framing

EXTERNAL WALL - 90X45mm H1.2 SG8 timber framing

EXTERNAL WALL - 140X45mm H1.2 SG8 timber framing

Interior wall framing (non-load bearing)
90x45mm SG8 H1.2 timber wall framing with Studs (600crs constructed in accordance with NZS 3604. Ensure DPC separation between all timber and concrete.
90x45mm SG8 H1.2 Load bearing wall studs @400mm CRS max

Exterior wall framing
90x45mm SG8 @ 400mm CRS H1.2 treated timber in accordance with NZS 3604. Refer to structural drawings for layout and fixing types.

WALL CONSTRUCTION KEY

MEANS OF WARNING F7/AS1. MEANS OF WARNING FROM FIRE DEMONSTRATING COMPLIANCE. FOR MEANS OF WARNING FROM FIRE COMPLIANCE CAN BE DEMONSTRATED BY MEETING THE REQUIREMENTS OF THE APPLICABLE FIRE DETECTION AND ALARM SYSTEMS. ACCEPTABLE SOLUTIONS C/AS1 AND C/AS FOR BUILDING CODES CLAUSES C1-C6

NOTE: EXTRACTION TO BATHROOM/WC WILL BE ELECTRIC DUCTED SYSTEMS TERMINATING THROUGH THE EXTERIOR WALL

Hermpac Vertline
NZS 3604 Wind Zones up to, and including, Medium when dwangs or structural Vertibat cavity battens are at maximum 480 mm centres, and NZS 3604 Wind Zones up to, and including, Very High when dwangs or structural Vertibat cavity battens are at maximum 400 mm centres.

1 Ground Floor Plan 1:100

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Project #: 26-31
Status: PL

Drawing Title : **Ground Floor Plan**
Drawing #: **A102**
Project Name: **JDS DWELLING**
Revision #:

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PIPING PIPE
SIZES THROUGH SLAB FROM FIXTURES

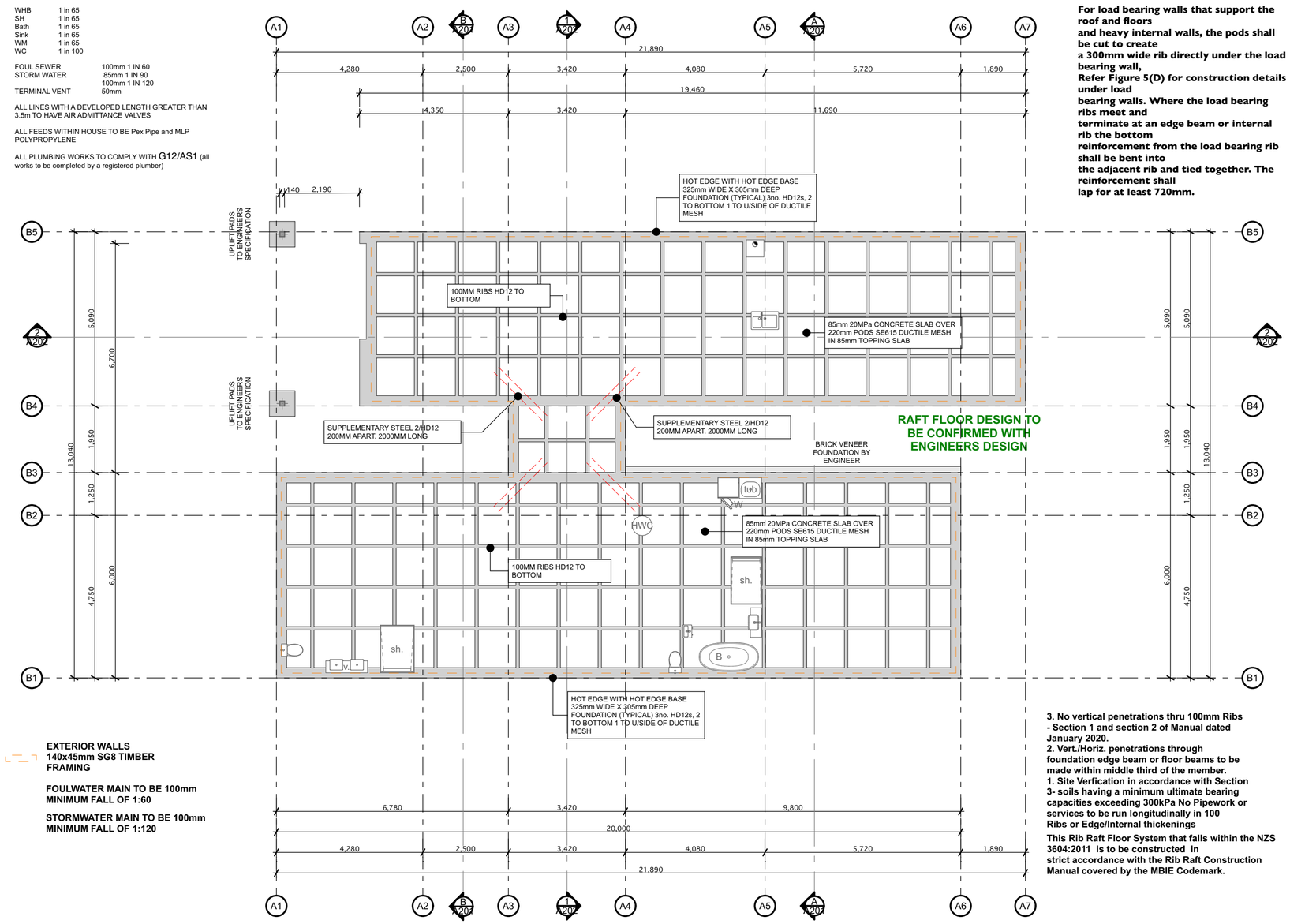
WHB	1 in 65
SH	1 in 65
Bath	1 in 65
Sink	1 in 65
WM	1 in 65
WC	1 in 100

FOUL SEWER	100mm 1 IN 60
STORM WATER	85mm 1 IN 90
	100mm 1 IN 120
TERMINAL VENT	50mm

ALL LINES WITH A DEVELOPED LENGTH GREATER THAN 3.5m TO HAVE AIR ADMITTANCE VALVES

ALL FEEDS WITHIN HOUSE TO BE Pex Pipe and MLP POLYPROPYLENE

ALL PLUMBING WORKS TO COMPLY WITH G12/AS1 (all works to be completed by a registered plumber)



For load bearing walls that support the roof and floors and heavy internal walls, the pods shall be cut to create a 300mm wide rib directly under the load bearing wall, Refer Figure 5(D) for construction details under load bearing walls. Where the load bearing ribs meet and terminate at an edge beam or internal rib the bottom reinforcement from the load bearing rib shall be bent into the adjacent rib and tied together. The reinforcement shall lap for at least 720mm.

EXTERIOR WALLS
140x45mm SG8 TIMBER FRAMING

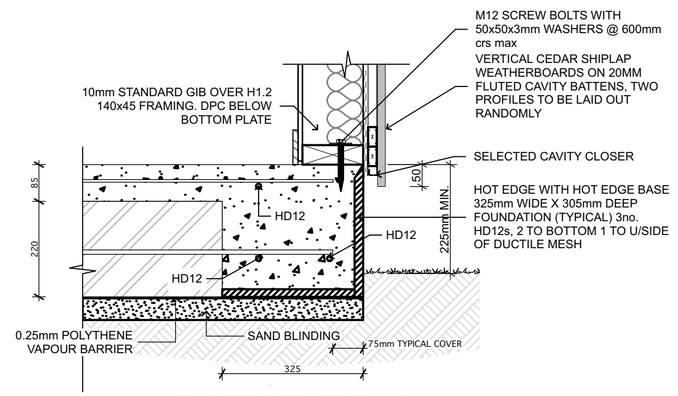
FOULWATER MAIN TO BE 100mm MINIMUM FALL OF 1:60

STORMWATER MAIN TO BE 100mm MINIMUM FALL OF 1:120

3. No vertical penetrations thru 100mm Ribs - Section 1 and section 2 of Manual dated January 2020.
2. Vert./Horiz. penetrations through foundation edge beam or floor beams to be made within middle third of the member.
1. Site Verfication in accordance with Section 3- soils having a minimum ultimate bearing capacities exceeding 300kPa No Pipework or services to be run longitudinally in 100 Ribs or Edge/Internal thickenings

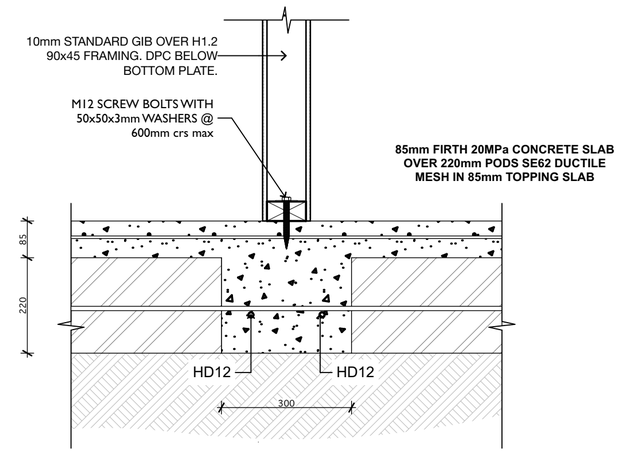
This Rib Raft Floor System that falls within the NZS 3604:2011 is to be constructed in strict accordance with the Rib Raft Construction Manual covered by the MBIE Codemark.

1 Ground Floor Foundation Plan 1:100



CAVITY BATTENS TREATED TO H3.1 IN ACCORDANCE WITH NZS 3640:2003

2 Typical Foundation Detail 1:10



3 Thickening Foundation Detail 1:10

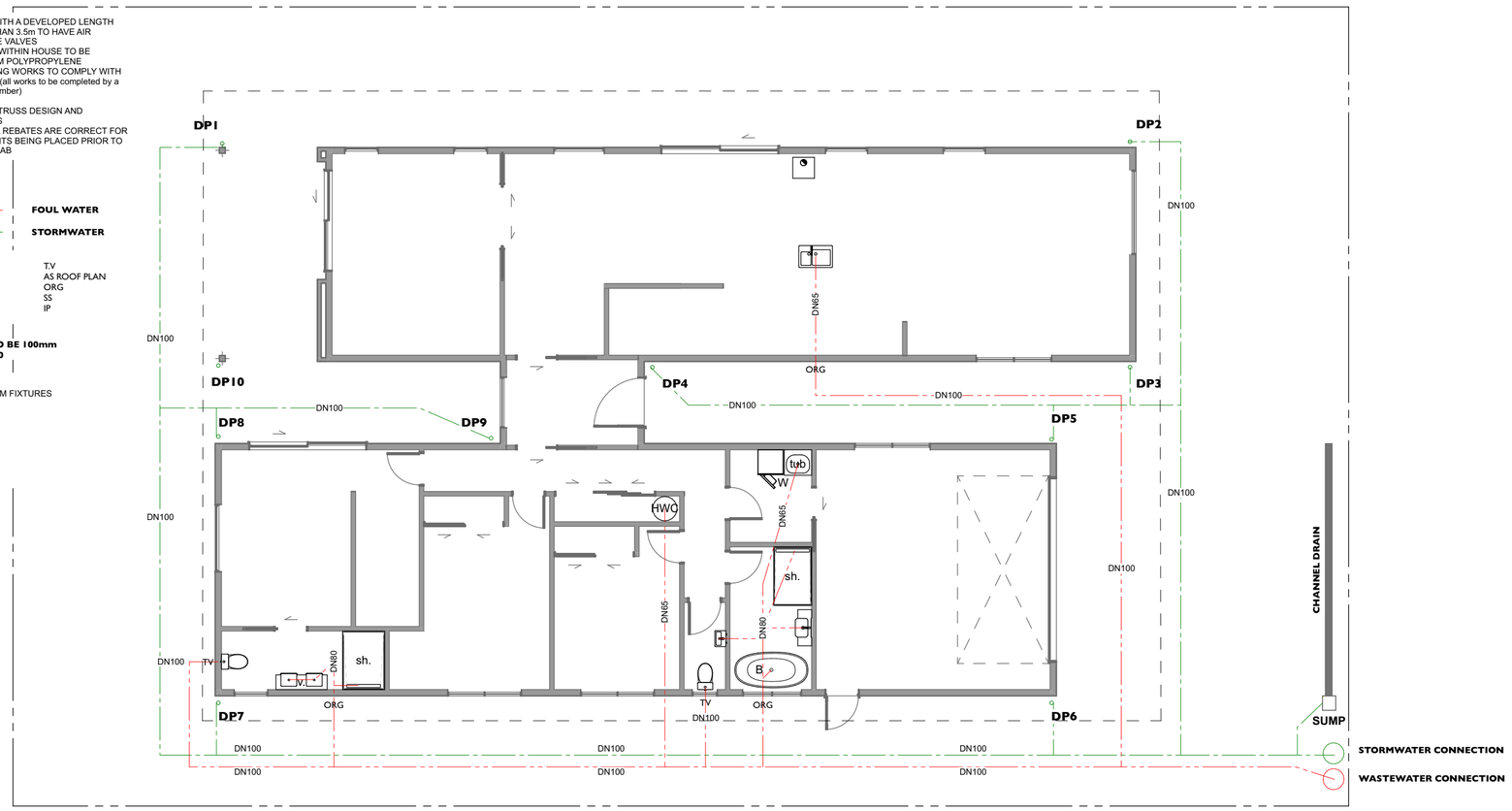
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Drawing Title : Ground Floor Foundation Plan
Drawing #: A103
Project Name: JDS DWELLING
Revision #:

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Sanitary fixture or appliance	Discharge units	Minimum trap and discharge pipe diameter (mm)
Basin	2	65
Bath (with or without overhead shower)	1	65
Bathroom group (water closet pan, bath and shower, basin, and bidet in one compartment)	1	(Note 1)
Cleaner's sink	0	65
Clothes washing machine (domestic)	1	65
Dishwashing machine (domestic)	1	65
Kitchen sink (domestic, single or double, with or without waste disposal unit)	1	65
Laundry (single or double tub, with or without a clothes washing machine)	1	65
Shower	1	65
Water closet pan	2	100

FOUL SEWER 1 IN 60
TERMINAL VENT 50mm

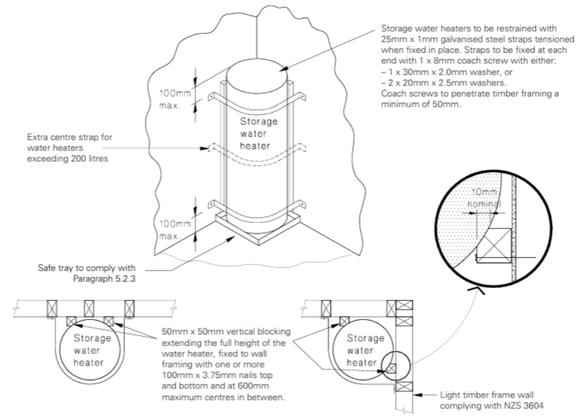
ALL LINES WITH A DEVELOPED LENGTH GREATER THAN 3.5m TO HAVE AIR ADMITTANCE VALVES

ALL FEEDS WITHIN HOUSE TO BE FUSIOTHERM POLYPROPYLENE

ALL PLUMBING WORKS TO COMPLY WITH AS/NZS3500 (all works to be completed by a registered plumber)

1 Ground Floor Plumbing Plan 1:100

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



Notes:

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

HIGH PRESSURE - Valve Vented

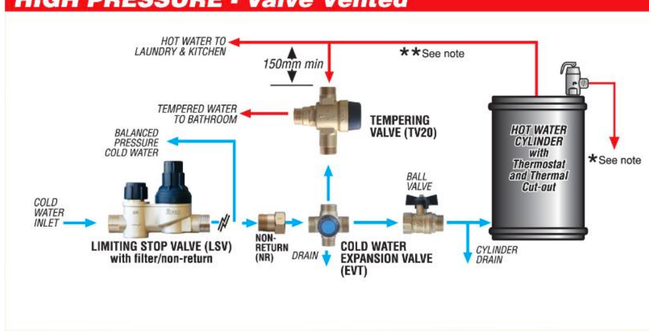
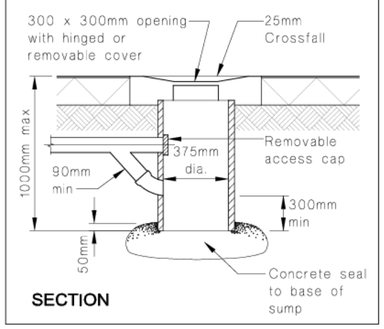


Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



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Drawing Title : Ground Floor Plumbing Plan
Drawing #: A104
Project Name: JDS DWELLING
Revision #:

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MEANS OF WARNING F7/AS1.
MEANS OF WARNING FROM FIRE DEMONSTRATING COMPLIANCE.
FOR MEANS OF WARNING FROM FIRE COMPLIANCE CAN BE DEMONSTRATED BY MEETING THE REQUIREMENTS OF THE APPLICABLE FIRE DETECTION AND ALARM SYSTEMS. ACCEPTABLE SOLUTIONS C/AS1 AND C/AS FOR BUILDING CODES CLAUSES C1-C6

LOCATION OF SMOKE ALARMS

1. SMOKE ALRMS TO LOCATED ON OR NEAR CEILING
2. SMOKE ALARMS SHALL BE LOCATED IN ALL BEDROOMS LIVING SPACES AND HALLWAYS
3. WHERE MORE THAN ONE SMOKE ALARM IS NEEDED TO MEET THE REQUIREMENTS OF THE NZ STANDARD, THESE SMOKE ALAMRS SHALL BE INTERCONNECTED SO THAT WHEN ONE ACTIVATES, ALL SMOKE ALARM DEVICE IN THE HOUSEHOLD WILL SOUND

LEGEND

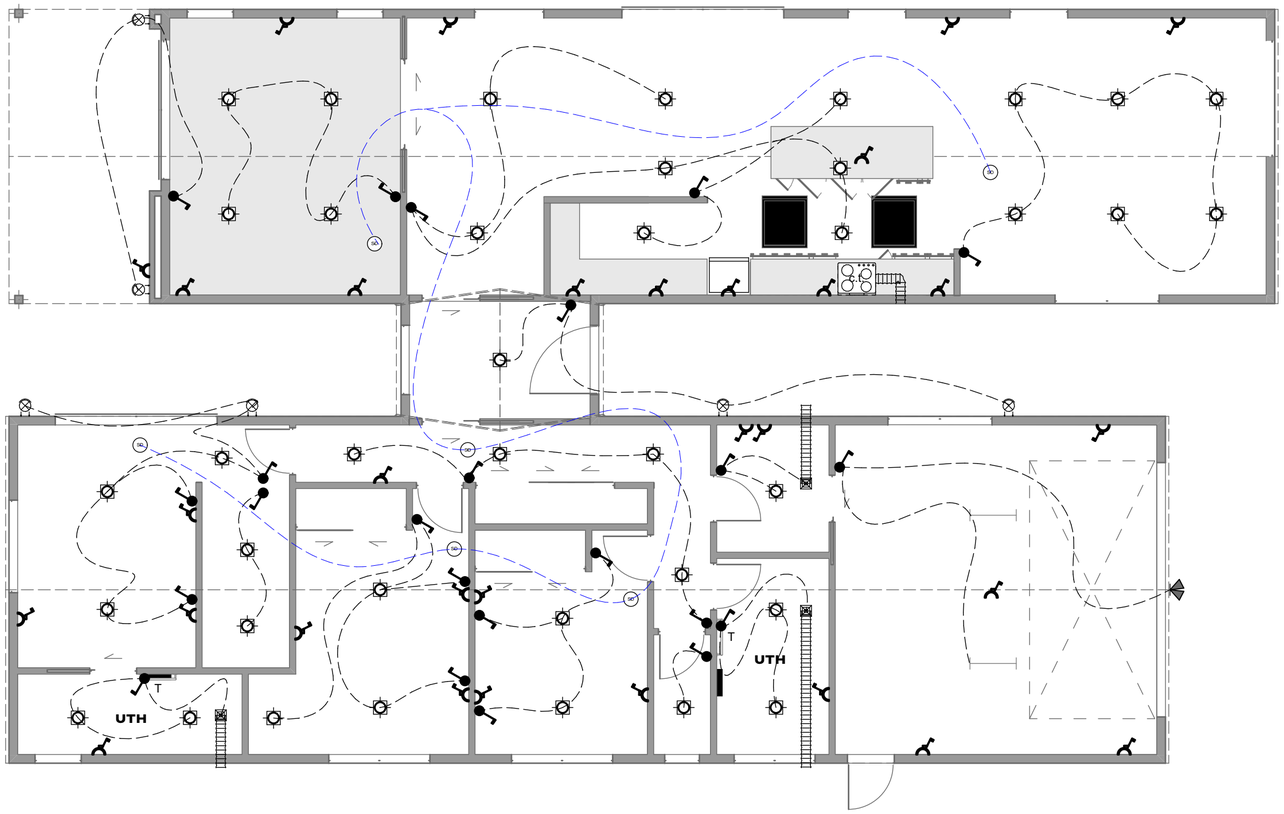
	SINGLE RECESSED LIGHT		SINGLE SOCKET
	FLOURESENT LIGHT		DIMMER SWITCH
	OUTSIDE WALL LIGHT		SWITCH
SB	SWITCHBOARD		PHONE
MB	METERBOARD		DOUBLE SOCKET
CB	COMMUNICATIONS BOARD	@	DATA
	SWITCHING LINE	SD	SMOKE ALARM
T	TOWEL RAIL		EXTRACT FAN
	TV		HEATER
	EXTERIOR SPOTLIGHT	UTH	UNDER TILE HEATING
			STEP LIGHT

ALL DUCTING TO RUN TO EXTERIOR WALLS

General Notes

1. Electrical Plan is diagramatic only. Confirm exact location of all fittings on site with the Owner before commencing any electrical work
2. An Energy Works Certificate shall be supplied to the Owner and BCA on completion
3. Supply power to all exterior electrical fittings as required e.g. Heat pumps etc
4. Light switches to be installed in vertical format
5. Socket outlets to be installed in horizontal format with the bottom edge @ 300mm above floor level unless otherwise noted.
6. Duct all extract fans, including the kitchen range hood to the exterior of the building. Duct all extracts through the soffits where possible
7. Light fittings shall be selected to ensure artificial lighting levels comply with NZBC Clause G8

NOTE:- All recessed downlights are to be CA Rated. All outlets to be protected by surge device at switch board
Note:- Seperate switching is not shown for:
Hot water cylinders dishwasher
ALLOW TO WIRE FOR & INSTALL







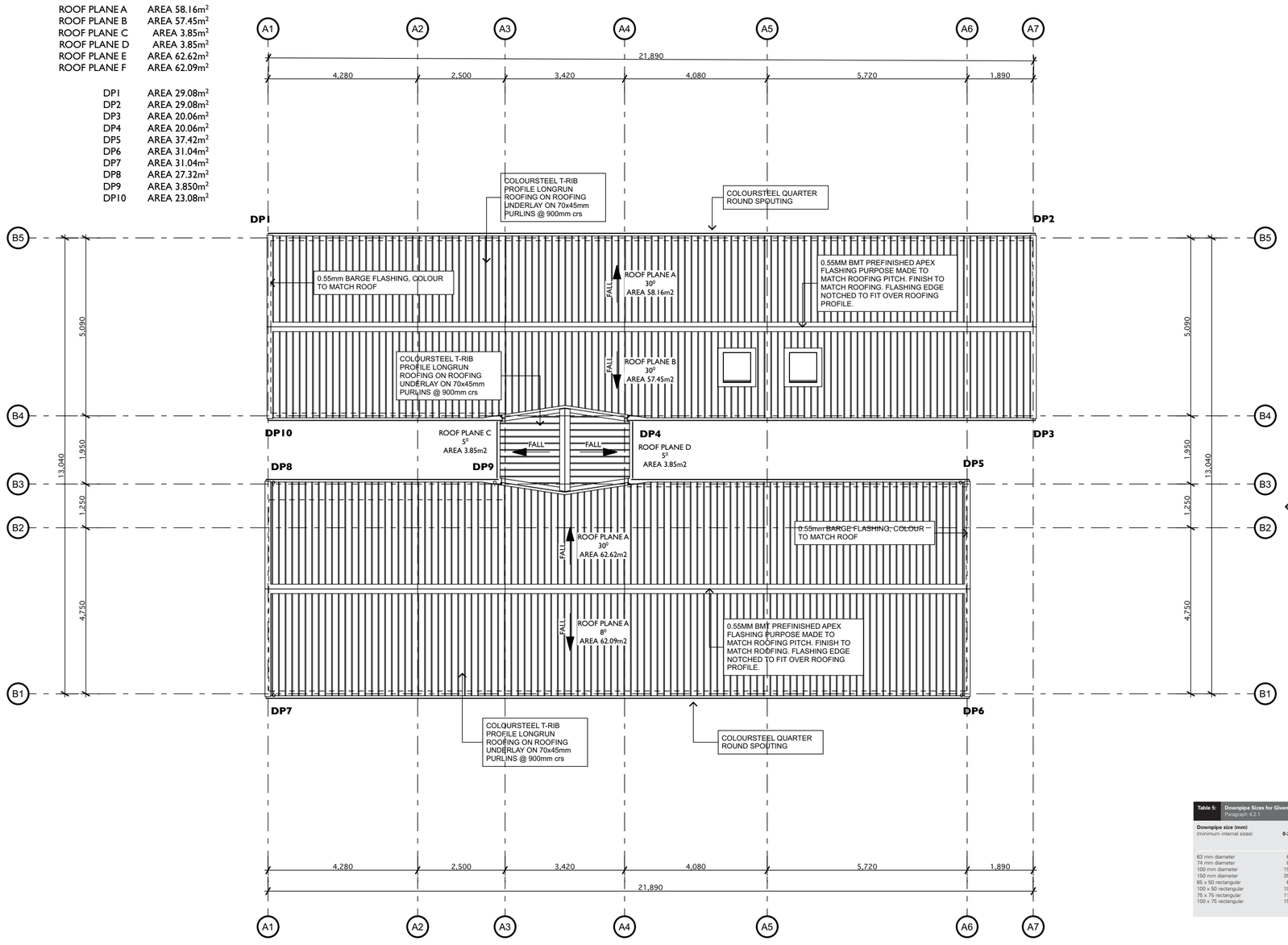
1 Ground Floor Electrical Plan 1:75

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Email: Jase@blackpeak.net.nz	**Set Date:** 10/11/2026		
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	Status: PL		

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ROOF PLANE A	AREA 58.16m²
ROOF PLANE B	AREA 57.45m²
ROOF PLANE C	AREA 3.85m²
ROOF PLANE D	AREA 3.85m²
ROOF PLANE E	AREA 62.62m²
ROOF PLANE F	AREA 62.09m²

DP1	AREA 29.08m²
DP2	AREA 29.08m²
DP3	AREA 20.06m²
DP4	AREA 20.06m²
DP5	AREA 37.42m²
DP6	AREA 31.04m²
DP7	AREA 31.04m²
DP8	AREA 27.32m²
DP9	AREA 3.850m²
DP10	AREA 23.08m²



INDICATES EXTERIOR WALL BELOW

B5 Downpipes, gutters, roofing, fastenings and all adjoining components shall be of the same or a compatible material to eliminate the risk of galvanic corrosion

FIXINGS SHALL:
A. BE FIXED THROUGH CRESTS
B. PENETRATE PURLINS BY A MINIMUM OF 40MM
FOR NAIL FIXINGS AND 30MM FOR SCREW FIXINGS
C. INCLUDE SEALING WASHERS OF
1: NEOPRENE (HAVING A CARBON BLACK CONTENT
OF 15% OR LESS BY WEIGHT)
2: PROFILED WASHER ANS EPDM WASHER WHERE
REQUIRED TO ALLOW FRO EXPANSION OF THE PROFILED
METAL ROOF CLADDING

B4

FIXINGS: CORRUGATED AND TRAPEZOIDAL FIXINGS SHALL BE AS SHOWN IN TABLE 11, 12 14 AND 15 BUILDING CODE E2 AND SHALL BE A MINIMUM 12 GAUGE SCREW AS SHOWN IN FIGURE 39,WHICH COMPLIES WITH CLASS 4 OF AS 3566: PART 2

B3

B2

TIMBER GRADING. ALL TIMBER FRAMING TO MSG8 OR VSG8 GRADE, 90x45mm LOAD BEARING WALLS: STUDS @ 400 crs, 140x45mm LOAD BEARING WALLS: STUDS @ 600 crs, NON LOAD BEARING WALLS: STUDS @ 600crs

70x45mm TIMBER PURLINS TO BE FIXED WITH 1 10g SELF DRILLING SCREW 80MM LONG

ALL TRUSSES TO BE FIXED TO THE TRUSS MANUFACUTRERS SPECIFICATION, REFER TO TRUSS PLAN AND PRODUCER STATEMENT PROVIDED BY THE MANUFACTURER

B1

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

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

1 Roof Plan 1:100

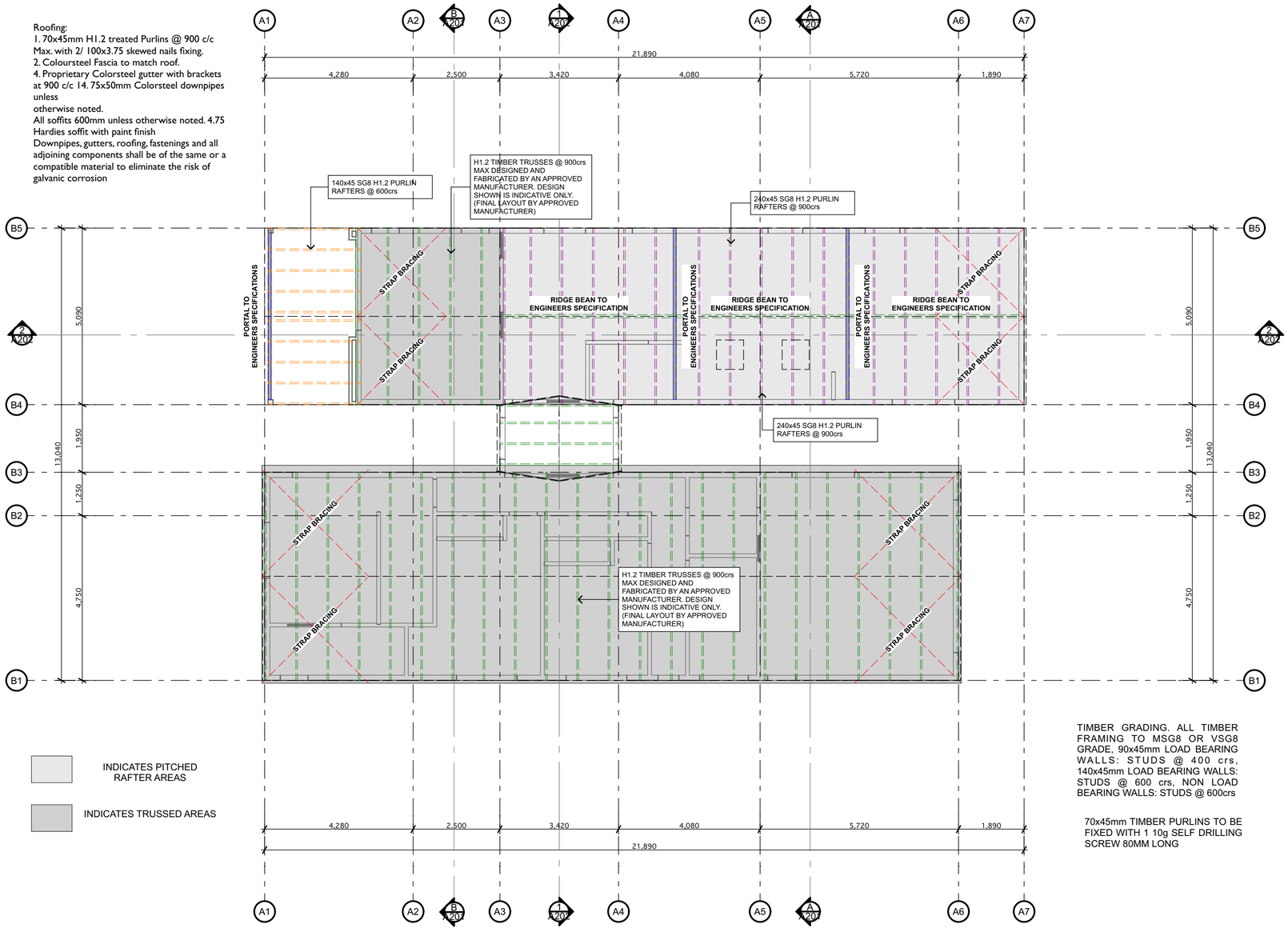
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Drawing Title : Roof Plan
Drawing #: A106
Project Name: JDS DWELLING
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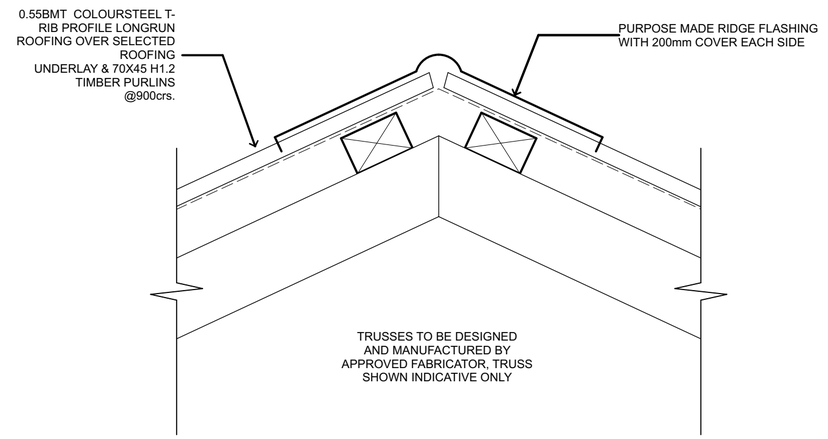
Roofing:
1. 70x45mm H1.2 treated Purlins @ 900 c/c Max. with 2/ 100x3.75 skewed nails fixing.
2. Colourstee Fascia to match roof.
4. Proprietary Colorsteel gutter with brackets at 900 c/c 14. 75x50mm Colorsteel downpipes unless
otherwise noted.
All soffits 600mm unless otherwise noted. 4.75 Hardies soffit with paint finish
Downpipes, gutters, roofing, fastenings and all adjoining components shall be of the same or a compatible material to eliminate the risk of galvanic corrosion



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70x45mm TIMBER PURLINS TO BE FIXED WITH 1 10g SELF DRILLING SCREW 80MM LONG

1 Ground Floor Roof Framing 1:100



2 Roof Apex Detail 1:5

3 Roof Barge Detail 1:10

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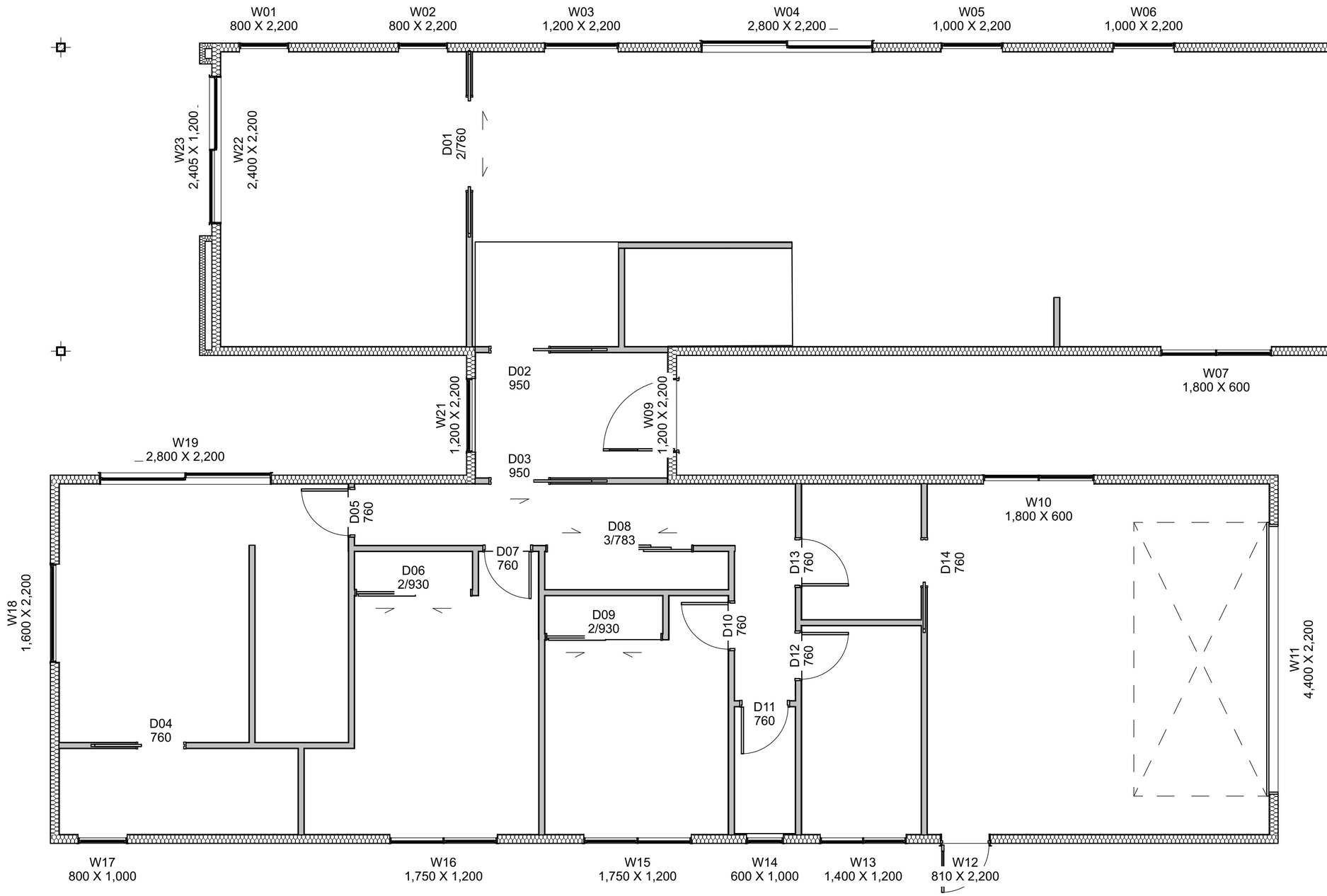
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Site: 11 CRAIGIE BURN LANE, PEMBROKE HEIGHTS, WANAKA, 9305
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Status: PL

Drawing Title : Roof Framing Plan
Drawing #: A107
Project Name: JDS DWELLING
Revision #:

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RevID	ChID	Change Name	Date



1 Ground Floor Door & Window 1:50

Drawing #: A108

Revision #:

Drawing Title : Door & Window Schedule Plan

Project Name: JDS DWELLING

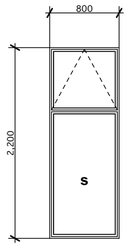
JDS LTD
Site: 11 CRAIGIE BURN LANE PEMBROKE HEIGHTS WANAKA 9305

Set Date: 10/11/2026
Project #: 25-31
Status: PL

Black Peak Building Consultants Ltd
Address: 7 Old Racecourse Road Albert Town Wanaka 9305
Email: admin@blackpeak.net.nz
Ph: 021 688 748

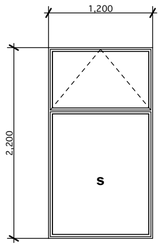
BLACK PEAK BUILDING CONSULTANTS

/Volumes/BP SSD/BLACK PEAK LTD/Drawings Jobs/Scott PH_V2/Scott PH_V2.25.pln



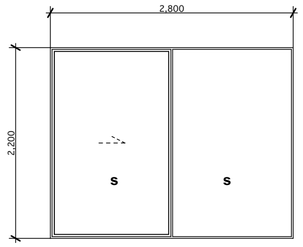
item as shown (W02); item handed (W01)

Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical Shiplap Cedar Weatherboard over 20mm fluted cavity battens
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard



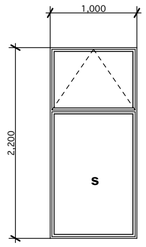
W03

Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical Shiplap Cedar Weatherboard over 20mm fluted cavity battens
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard



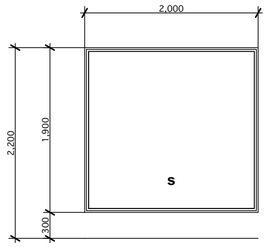
item as shown (W04); item handed (W19)

Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical Shiplap Cedar Weatherboard over 20mm fluted cavity battens
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard



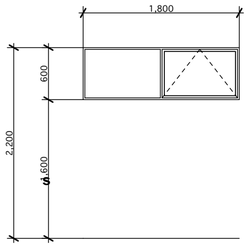
W05, W06

Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical Shiplap Cedar Weatherboard over 20mm fluted cavity battens
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard



W06

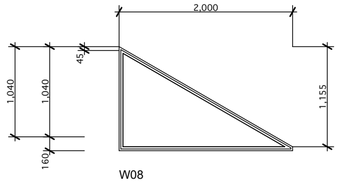
Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical Shiplap Cedar Weatherboard over 20mm fluted cavity battens
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard



W07

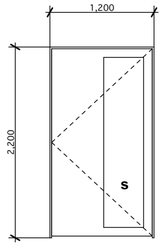
Construction	140x45 SG8 Timber Framing
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard
Cladding	Selected Vertical Shiplap Cedar Weatherboard over 20mm fluted cavity battens

S INDICATES SAFTEY GLASS



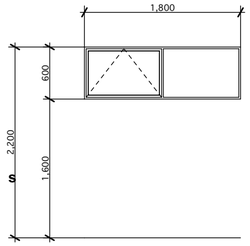
W08

Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical Shiplap Cedar Weatherboard over 20mm fluted cavity battens
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard



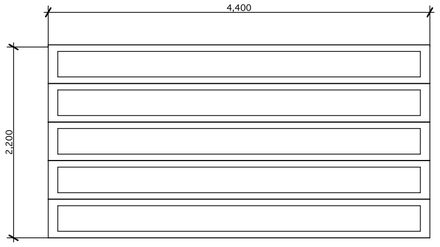
W09

Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical Shiplap Cedar Weatherboard over 20mm fluted cavity battens
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard



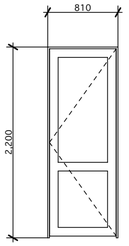
W10

Construction	140x45 SG8 Timber Framing
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard
Cladding	Selected Bagwashed Brick Veneer Over Cavity with Brick Ties



W11

Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical Shiplap Cedar Weatherboard over 20mm fluted cavity battens
Door Type	Sectional Overhead Garage door
Lining	10mm Gib Plasterboard

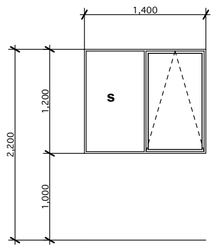


W12

Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical T_Rib Colourstеel over 20mm fluted cavity battens
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard

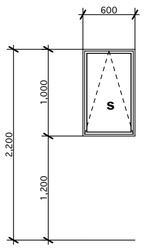
S INDICATES SAFTEY GLASS

Provide window and glazed door joinery with a minimum construction R-value of R0.50 m²·K/W, including the combined performance of the glazing and window frame, to satisfy the applicable requirements of NZ Building Code Clause H1.



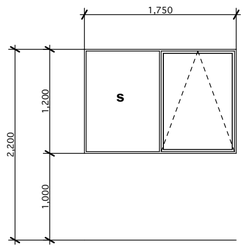
W13

Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical T_Rib Colourstеel over 20mm fluted cavity battens
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard



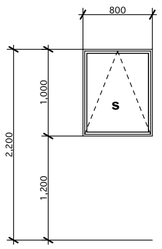
W14

Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical T_Rib Colourstеel over 20mm fluted cavity battens
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard



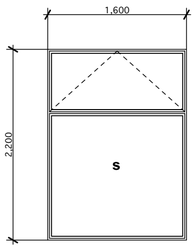
item as shown (W16); item handed (W15)

Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical T_Rib Colourstеel over 20mm fluted cavity battens
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard



W17

Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical T_Rib Colourstеel over 20mm fluted cavity battens
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard



W18

Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical Shiplap Cedar Weatherboard over 20mm fluted cavity battens
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard

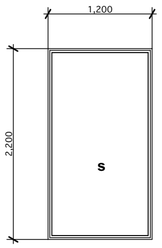
1 EXTERIOR DOOR AND WINDOW SCHEDULE 1:50

BLACK PEAK BUILDING CONSULTANTS

Black Peak Building Consultants Ltd
Address: 7 Old Racecourse Road, Albert Town, Wanaka, 9305
Email: Jase@blackpeak.net.nz
Ph: 021 688 748

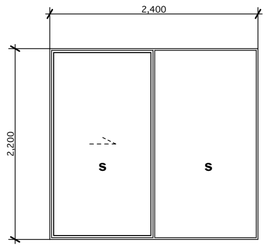
JDS LTD
Site: 11 CRAIGIE BURN LANE, PEMBROKE HEIGHTS, WANAKA, 9305
Set Date: 10/11/2026
Project #: 26-31
Status: PL

Drawing Title : **Door & Window Schedule**
Drawing #: **A109**
Project Name: **JDS DWELLING**
Revision #:



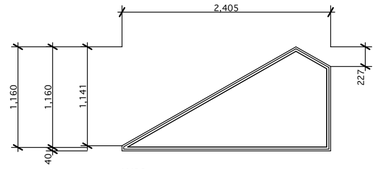
W21

Construction	140x45 SG8 Timber Framing
Cladding	Selected Vertical Shiplap Cedar Weatherboard over 20mm fluted cavity battens
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard



W22

Construction	140x45 SG8 Timber Framing
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Cladding	Selected Vertical Shiplap Cedar Weatherboard over 20mm fluted cavity battens
Lining	10mm Gib Plasterboard



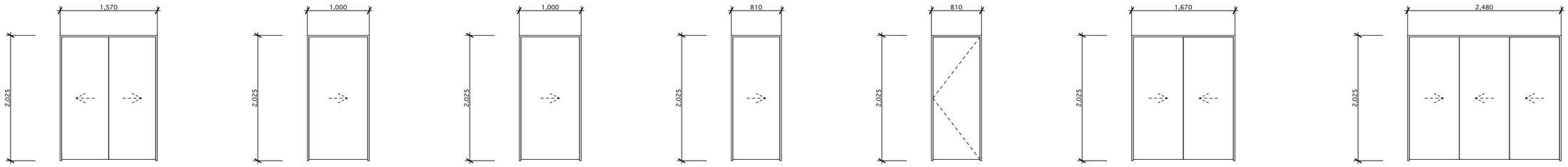
W23

Construction	140x45 SG8 Timber Framing
Joinery	Thermal Heart Double Glazed with low E and Argon Windows & Doors
Lining	10mm Gib Plasterboard
Cladding	Selected Vertical Shiplap Cedar Weatherboard over 20mm fluted cavity battens

Provide window and glazed door joinery with a minimum construction R-value of R0.50 $m^2 \cdot K/W$, including the combined performance of the glazing and window frame, to satisfy the applicable requirements of NZ Building Code Clause H1.

S INDICATES SAFTEY GLASS

1 EXTERIOR DOOR AND WINDOW SCHEDULE 1:50



D01

Door Type	Cavity Slider
Construction	90x45 SG8 Timber Framing
Lining	10mm Gib Plasterboard

D02

Door Type	Cavity Slider
Construction	90x45 SG8 Timber Framing
Lining	10mm Gib Plasterboard

D03

Door Type	Cavity Slider
Construction	90x45 SG8 Timber Framing
Lining	10mm Gib Plasterboard

item as shown (D04); item handed (D14)

Door Type	Cavity Slider
Construction	90x45 SG8 Timber Framing
Lining	10mm Gib Plasterboard

items as shown (D05, D10, D11, D13); items handed (D07, D12)

Door Type	Single Swing
Construction	90x45 SG8 Timber Framing
Lining	10mm Gib Plasterboard

D06, D09

Door Type	Closet Slider
Construction	90x45 SG8 Timber Framing
Lining	10mm Gib Plasterboard

D08

Door Type	Closet Slider
Construction	90x45 SG8 Timber Framing
Lining	10mm Gib Plasterboard

2 INTERIOR DOOR SCHEDULE 1:50

RevID	ChID	Change Name	Date

Drawing #: A110
Revision #:

Drawing Title : Door & Window Schedule

Project Name: JDS DWELLING

JDS LTD
Site: 11 CRAIGIE BURN LANE PEMBROKE HEIGHTS WANAKA 9305

Set Date: 10/11/2026
Project #: 25-31
Status: PL

Black Peak Building Consultants Ltd
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Email: admin@blackpeak.net.nz
Ph: 021 688 748

BLACK PEAK BUILDING CONSULTANTS

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Notes

70 ROOF

R32 **PROPRIETARY TRUSS**
H1.2 TRUSSES @ 900crs MAX DESIGNED AND FABRICATED BY AN APPROVED MANUFACTURER. (refer to roof framing plan for more info)

R96 **COLOURSTEEL QUARTER ROUND SPOUTING**
COLOURSTEEL QUARTER ROUND SPOUTING ON COLOURSTEEL FASCIA

R100 **COLOURSTEEL T-RIB PROFILE LONGRUN ROOFING**
COLOURSTEEL T-RIB PROFILE LONGRUN ROOFING ON ROOFING UNDERLAY ON 70x45mm PURLINS @ 900mm crs

R106 **300X63mm RIDGE BEAM**
300X63mm HYSPAN RIDGE BEAM, 30mm BEARING EACH END MINIMUM

R107 **240x45 SG8 H1.2**
240x45 SG8 H1.2 PURLIN RAFTERS @ 900crs

90 INSULATION

I06 **CEILING R7**
PINK BATTS ULTRA R7 INSULATION

I08 **R3.8 BATT INSULATION**

120 CEILINGS

CE02 **13mm GIB W/ RONDO BATTENS @ 600crs**
13mm GIB STANDARD LINING FIXED TO PROPRIETARY RONDO KEYLOCK SUSPENDED CEILING SYSTEM @ 600crs, WITH RONDO 340 PERIMETER CHANNEL

130 FLOORS AND FOUNDATIONS

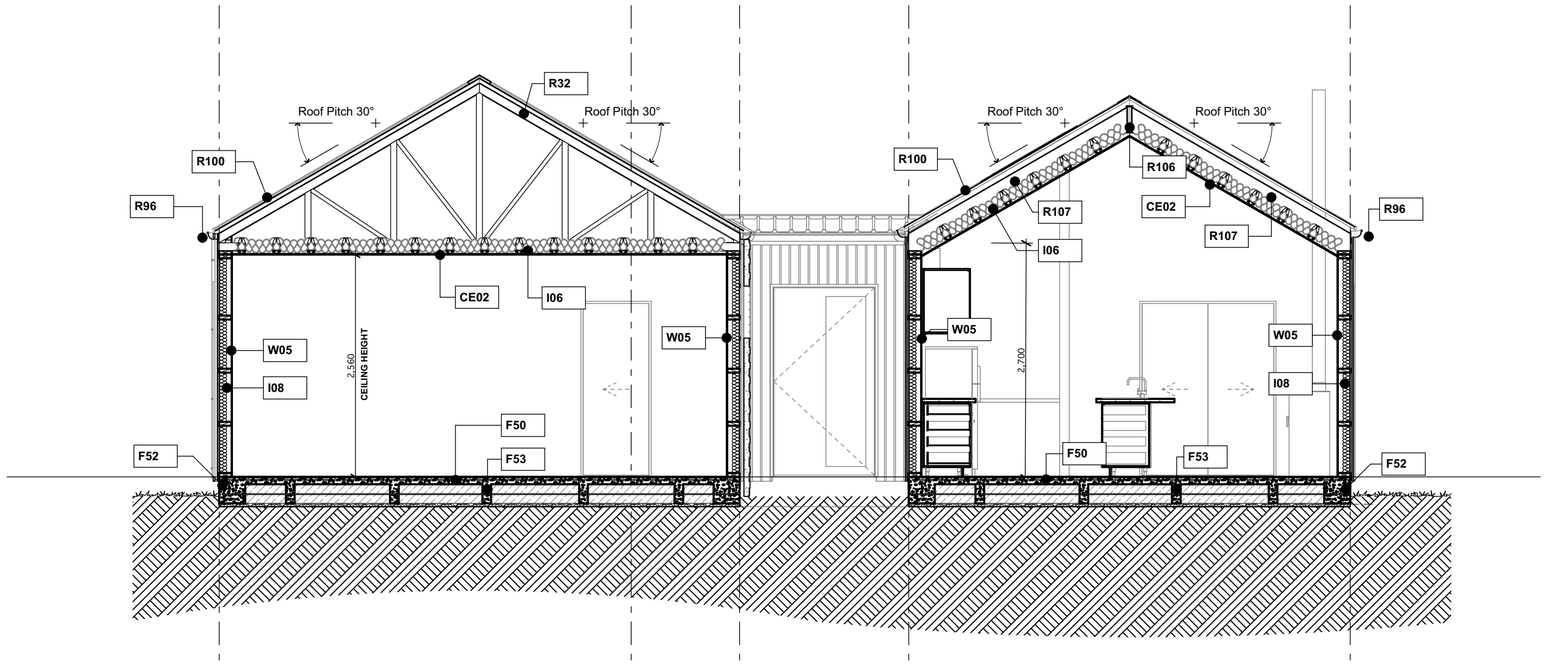
F50 **85mm CONCRETE SLAB**
85mm 20MPa CONCRETE SLAB OVER 220mm PODS SE615 DUCTILE MESH IN 85mm TOPPING SLAB

F52 **HOT EDGE FIRTH RAFT FOUNDATION**
HOT EDGE WITH HOT EDGE BASE 325mm WIDE X 305mm DEEP FOUNDATION (TYPICAL) 3no. HD12s, 2 TO BOTTOM 1 TO U/SIDE OF DUCTILE MESH

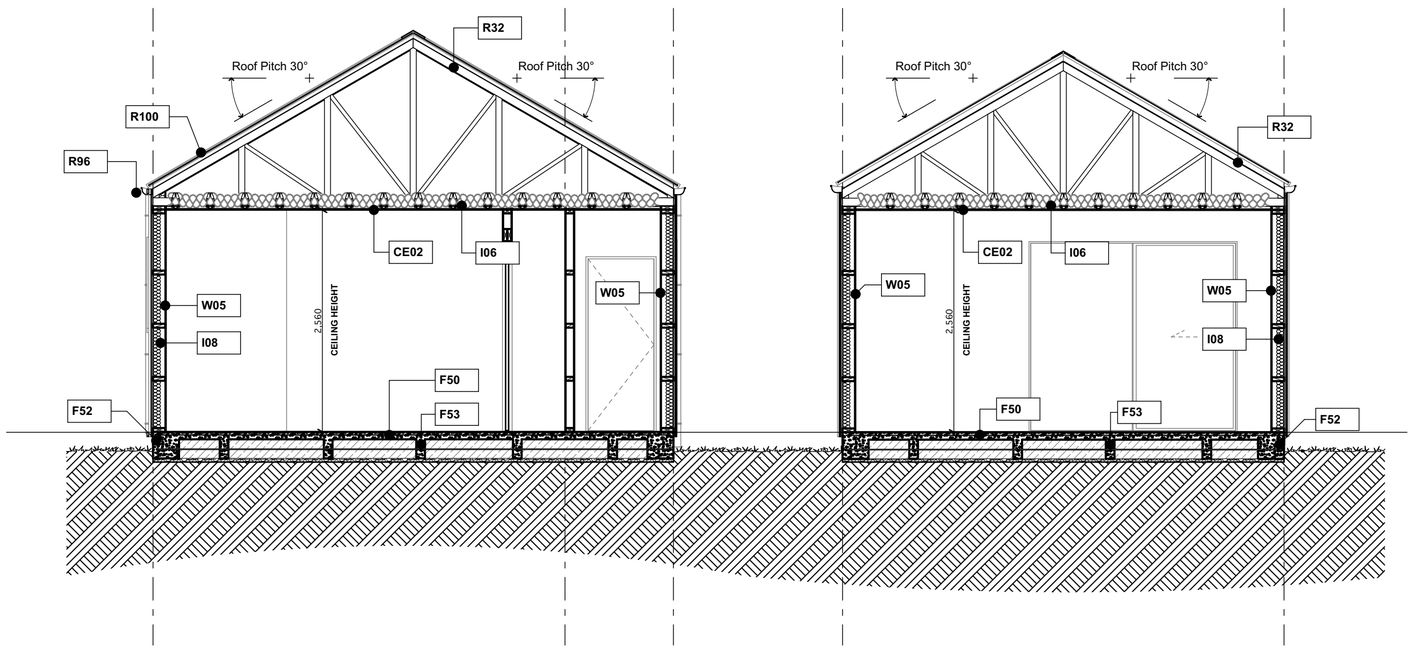
F53 **100MM RIBS**
100MM RIBS HD12 TO BOTTOM

150 WALLS

W05 **10mm GIB ON 140 x 45 H1.2 FRAMING**
10mm STANDARD GIB OVER H1.2 140x45 FRAMING. DPC BELOW BOTTOM PLATE



A Section A1 1:50



B Section A2 1:50

RevID	ChID	Change Name	Date

Drawing #: A201
Revision #:

Drawing Title : Sections

Project Name: JDS DWELLING

JDS LTD
Site: 11 CRAIGIE BURN LANE PEMBROKE HEIGHTS WANAKA, 9305

Set Date: 10/11/2026
Project #: JDS-31
Status: PL

Black Peak Building Consultants Ltd
Address: 7 Old Racecourse Road Albert Town Wanaka, 9305
Email: James@blackpeak.net.nz
Ph: 021 888 748

BLACK PEAK BUILDING CONSULTANTS

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Notes

70 ROOF

R32 **PROPRIETARY TRUSS**
H1.2 TRUSSES @ 900crs MAX DESIGNED AND FABRICATED BY AN APPROVED MANUFACTURER. (refer to roof framing plan for more info)

R96 **COLOURSTEEL QUARTER ROUND SPOUTING**
COLOURSTEEL QUARTER ROUND SPOUTING ON COLOURSTEEL FASCIA

R99 **COLOURSTEEL FASCIA TO MATCH ROOF**
COLOURSTEEL FASCIA TO MATCH ROOF, METALINE 185

R100 **COLOURSTEEL T-RIB PROFILE LONGRUN ROOFING**
COLOURSTEEL T-RIB PROFILE LONGRUN ROOFING ON ROOFING UNDERLAY ON 70x45mm PURLINS @ 900mm crs

R105 **140x45 SG8 H1.2**
140x45 SG8 H1.2 PURLIN RAFTERS @ 600crs

R106 **300X63mm RIDGE BEAM**
300X63mm HYSPAN RIDGE BEAM, 30mm BEARING EACH END MINIMUM

R107 **240x45 SG8 H1.2**
240x45 SG8 H1.2 PURLIN RAFTERS @ 900crs

80 WINDOWS, DOORS

WD01 **THERMAL HEART ALUMINIUM WINDOWS, DOORS**
THERMAL HEART DOUBLE GLAZED,LOW E ARGON ALUMINIUM WINDOWS, DOORS

90 INSULATION

I06 **CEILING R7**
PINK BATTS ULTRA R7 INSULATION

120 CEILINGS

CE02 **13mm GIB W/ RONDO BATTENS @ 600crs**
13mm GIB STANDARD LINING FIXED TO PROPRIETARY RONDO KEYLOCK SUSPENDED CEILING SYSTEM @ 600crs, WITH RONDO 340 PERIMETER CHANNEL

130 FLOORS AND FOUNDATIONS

F49 **FIRTH RAFT THICKENING**
FIRTH RAFT THICKENING UNDER LOAD BEARING WALL, 300mm WIDE

F50 **85mm CONCRETE SLAB**
85mm 20MPa CONCRETE SLAB OVER 220mm PODS SE615 DUCTILE MESH IN 85mm TOPPING SLAB

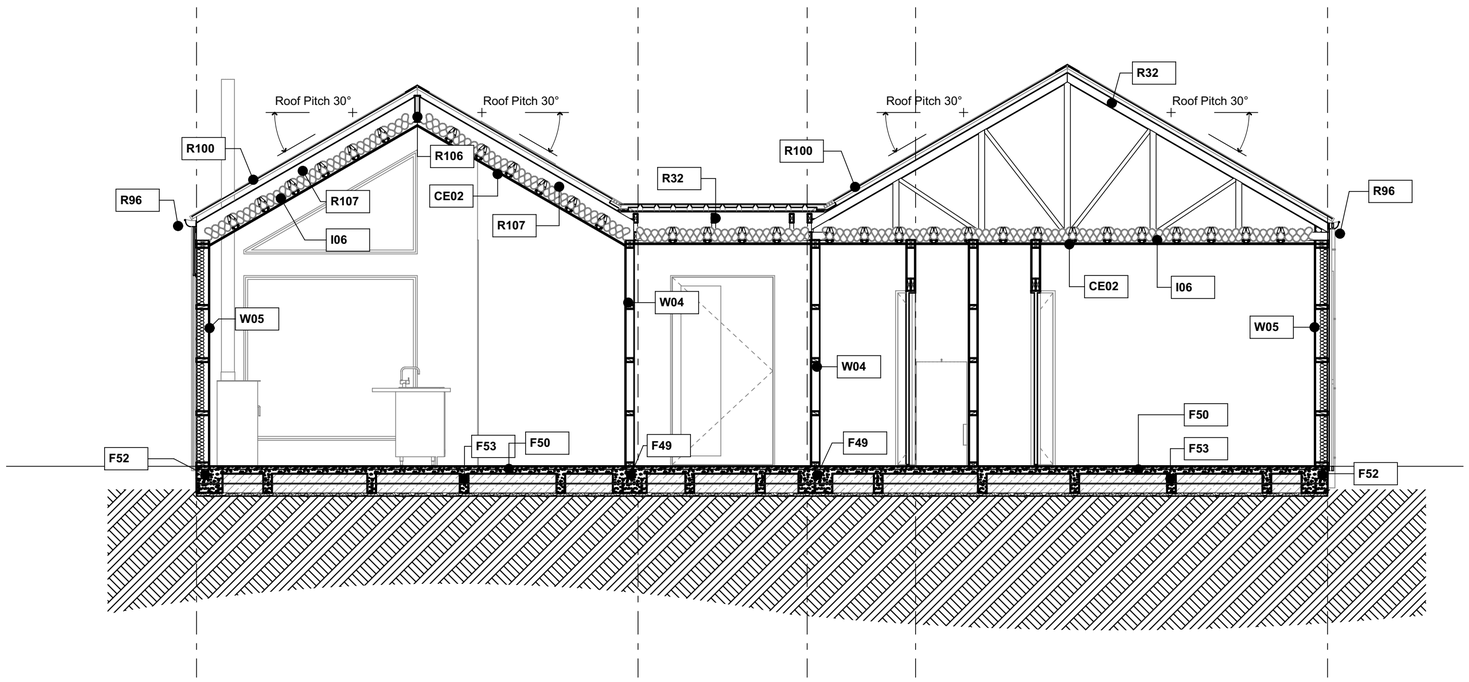
F52 **HOT EDGE FIRTH RAFT FOUNDATION**
HOT EDGE WITH HOT EDGE BASE 325mm WIDE X 305mm DEEP FOUNDATION (TYPICAL) 3no. HD12s, 2 TO BOTTOM 1 TO U/SIDE OF DUCTILE MESH

F53 **100MM RIBS**
100MM RIBS HD12 TO BOTTOM

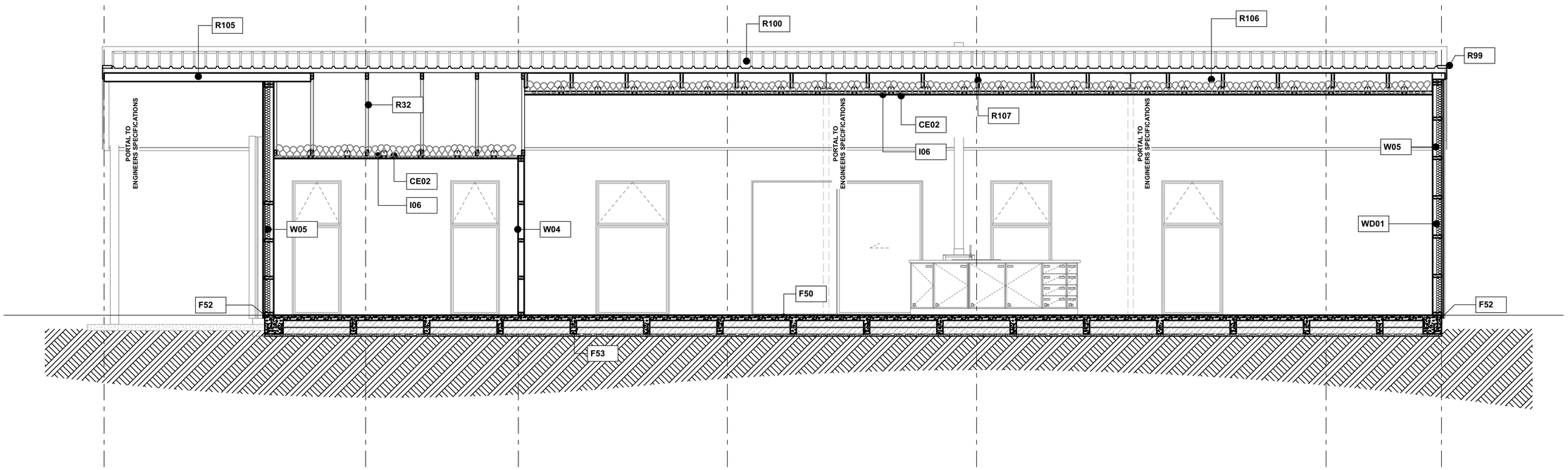
150 WALLS

W04 **10mm GIB ON 90 x 45 H1.2 FRAMING**
10mm STANDARD GIB OVER H1.2 90x45 FRAMING. DPC BELOW BOTTOM PLATE.

W05 **10mm GIB ON 140 x 45 H1.2 FRAMING**
10mm STANDARD GIB OVER H1.2 140x45 FRAMING. DPC BELOW BOTTOM PLATE



1 Section A3 1:50



2 Section A4 1:50

RevID	ChID	Change Name	Date

Drawing #: A202
Revision #:

Drawing Title : Sections

Project Name: JDS DWELLING

JDS LTD
Site: 11 CRAIGIE BURN LANE PEMBROKE HEIGHTS WANAKA, 9305

Set Date: 10/11/2026
Project #: JDS-31
Status: PL

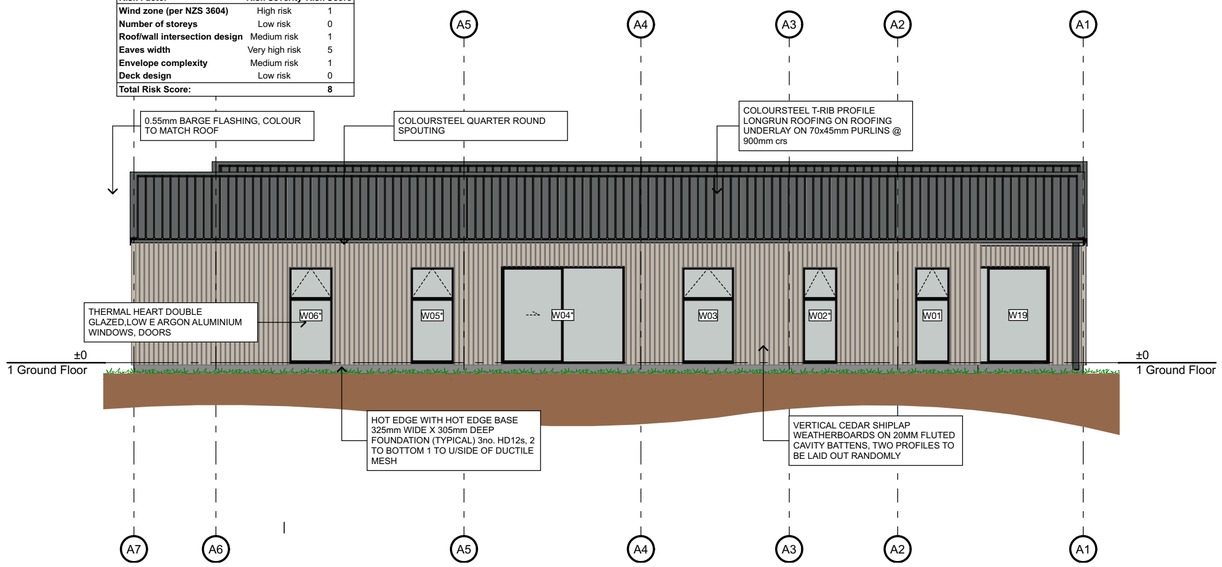
Black Peak Building Consultants Ltd
Address: 7 Old Racecourse Road Albert Town Wanaka, 9305
Email: jds@blackpeak.net.nz
Ph: 021 688 748

BLACK PEAK BUILDING CONSULTANTS

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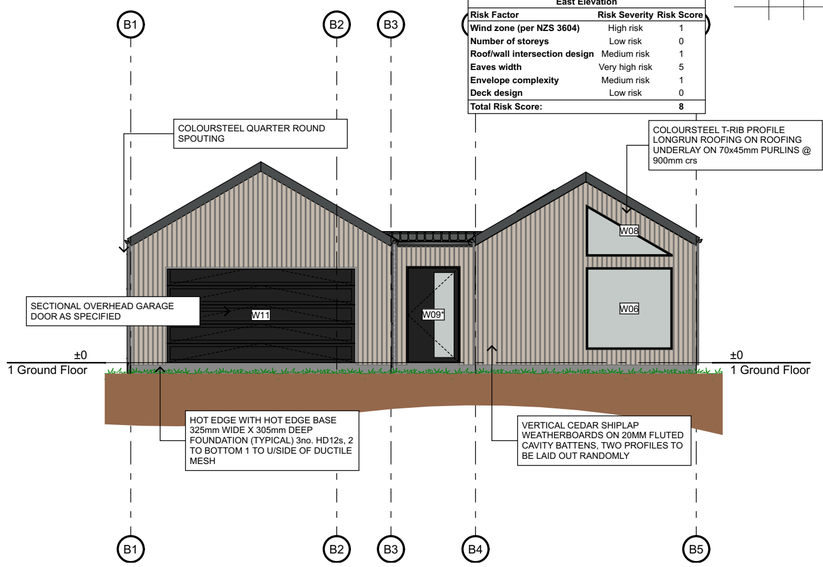
RevID	ChID	Change Name	Date

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
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**



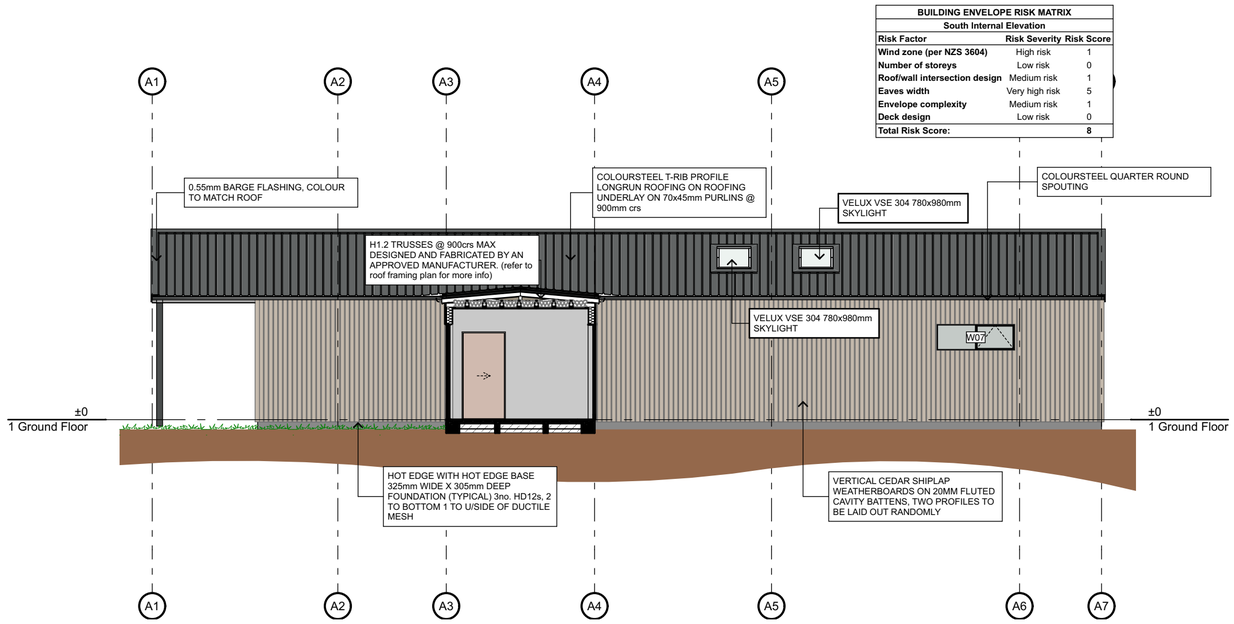
1 North Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
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**



2 East Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
South Internal Elevation		
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**



3 South Internal Elevation 1:100





Drawing #: A301
Revision #:

Drawing Title : Elevations

Project Name: JDS DWELLING

JDS LTD
Site: 11 CRAIGIE BURN LANE PEMBROKE HEIGHTS WANAKA 9305

Set Date: 10/11/2026
Project #: PE-31
Status: PL

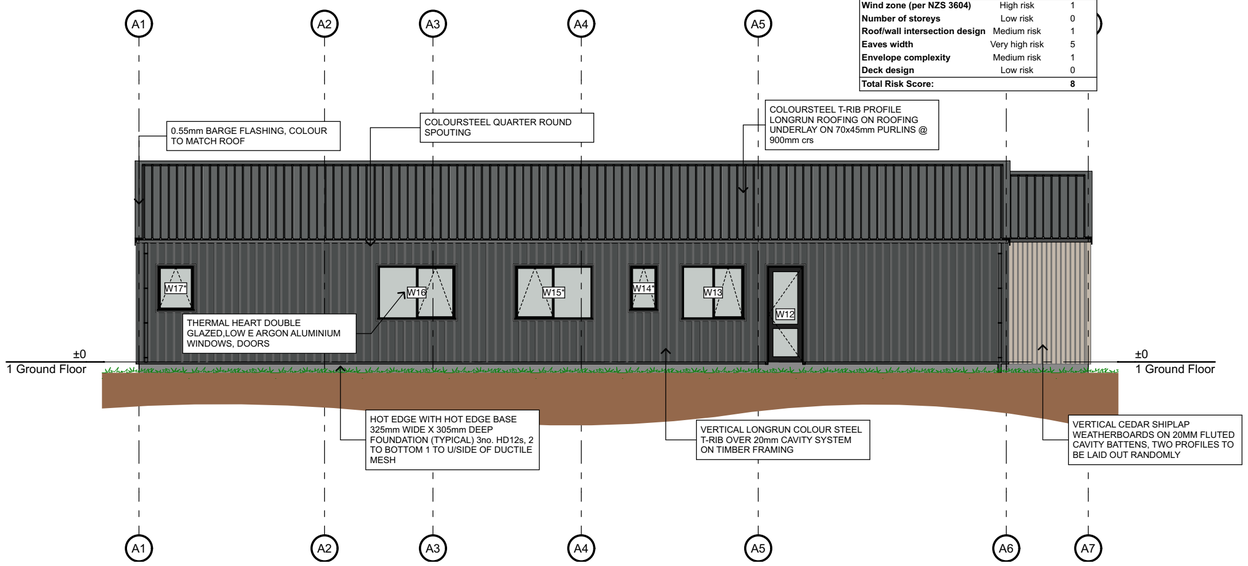
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Address: 7 Old Racecourse Road Albert Town Wanaka, 9305
Email: admin@blackpeak.net.nz
Ph: 021 688 748

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Volumes/BP SSD/BLACK PEAK LTD/Drawings Jobs/Scott PH_V2/Scott PH_V2.rvt 10/11/2026 2:02:29 pm

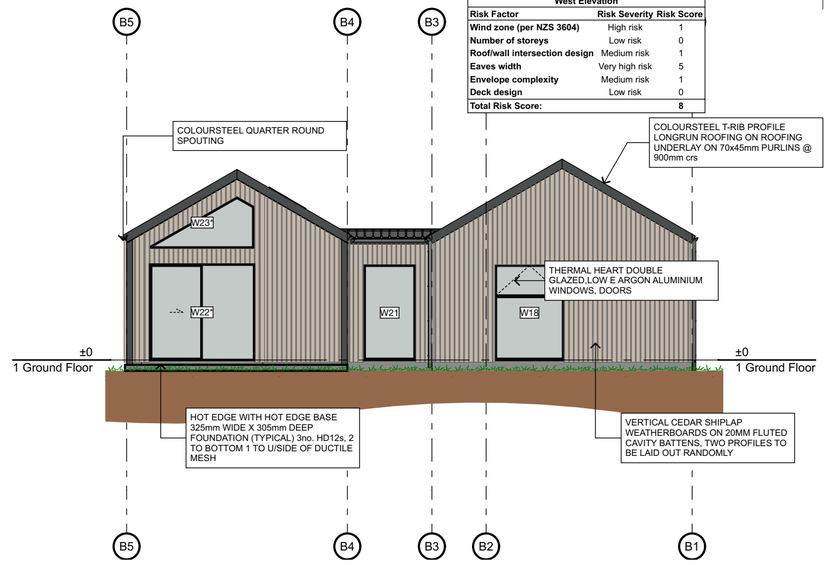
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BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity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



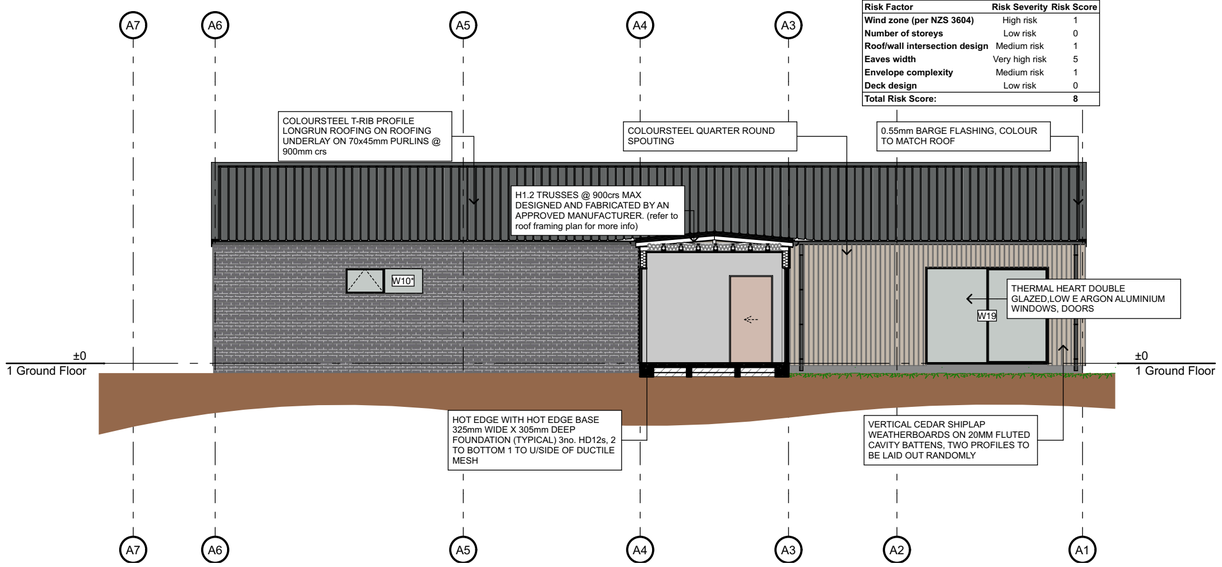
1 South Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
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**



2 West Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
North Internal Elevation		
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**



3 North Internal Elevation 1:100



Drawing #: A302
Revision #:

Drawing Title : Elevations

Project Name: JDS DWELLING

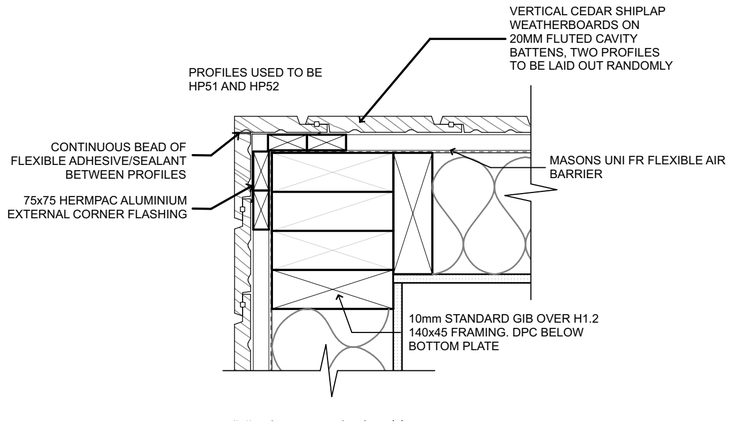
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Site: 11 CRAIGIE BURN LANE PEMBROKE HEIGHTS WANAKA 9305

Set Date: 10/11/2026
Project #: PE-31
Status: PL

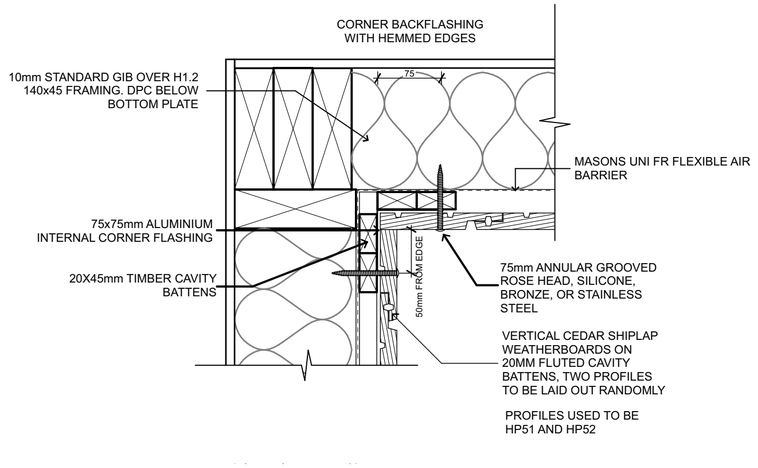
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Ph: 021 688 748

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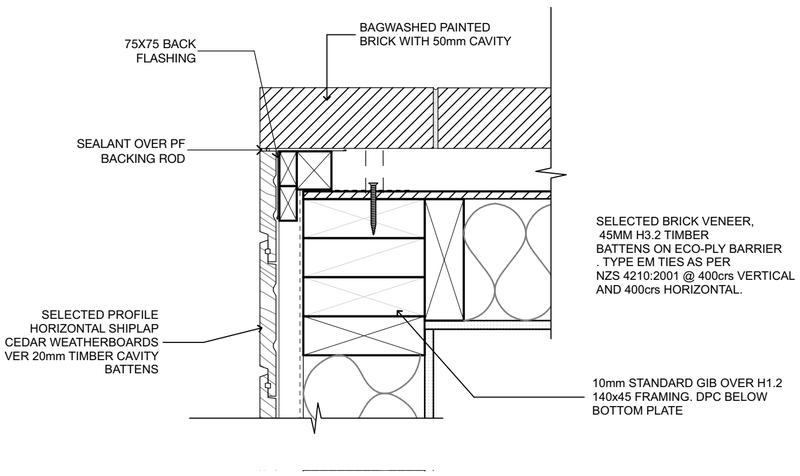
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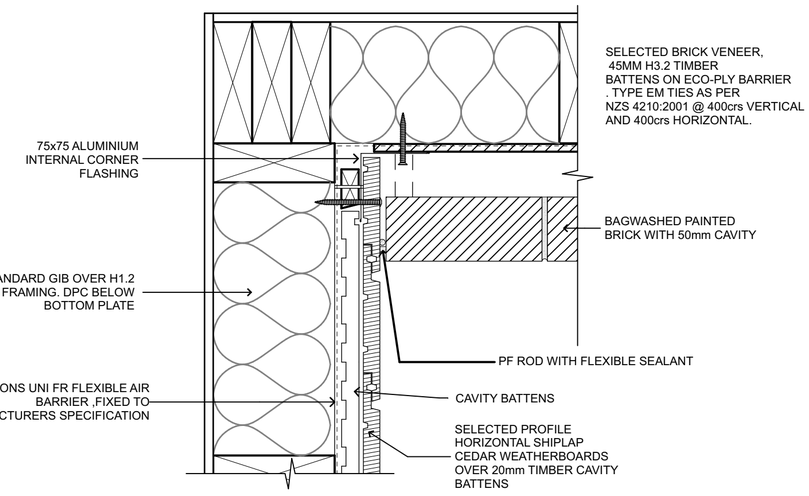
D01 External Corner Shiplap Detail 1:5



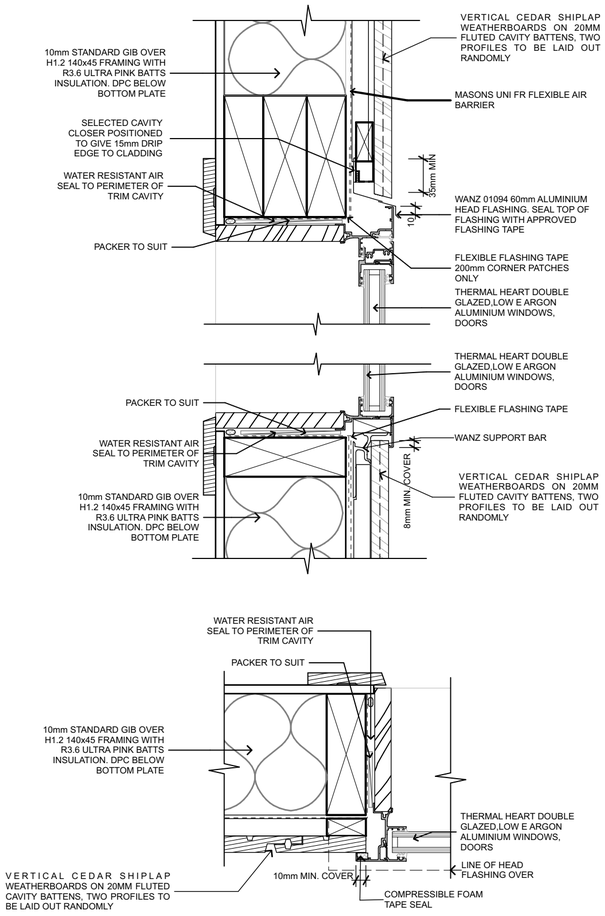
D02 Internal Corner Shiplap Detail 1:5



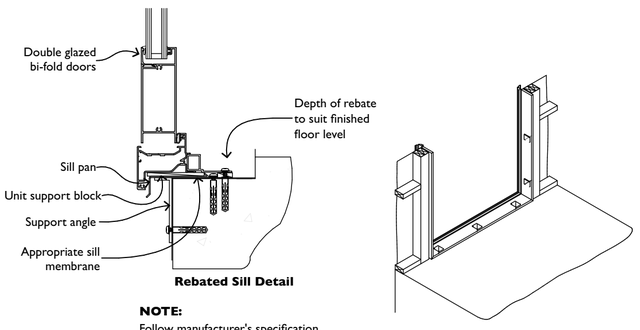
D03 Brick to Ship External Corner Detail 1:5



D04 Brick to Shiplap Internal Corner Detail 1:5



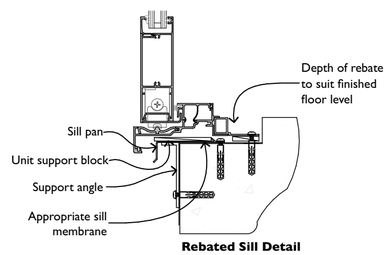
D05 Shiplap Window Detail 1:5



NOTE:
Follow manufacturer's specification when fixing into concrete floors

STEP 7a - Fix Off Inside Of Unit At Floor Level
Insert flat packers between wall framing and jambliner at head, sill and jambs.
Do not use wedges.
NOTE:
Unit sill must always rest on solid support

D06 Door Sill Detail 1:5



NOTE:
Follow manufacturer's specification when fixing into concrete floors

D07 Sliding Door Sill Detail 1:5

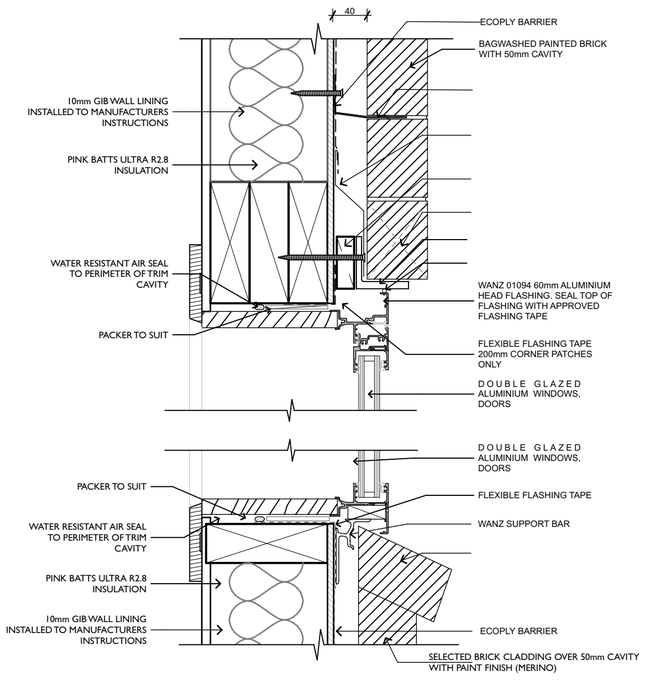
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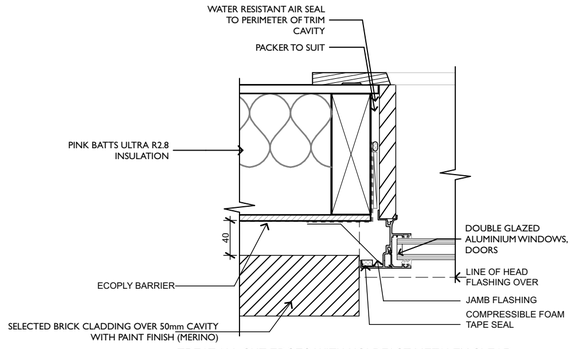
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Site: 11 CRAIGIE BURN LANE, PEMBROKE HEIGHTS, WANAKA, 9305
Set Date: 10/11/2026
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Project Name: JDS DWELLING
Revision #:

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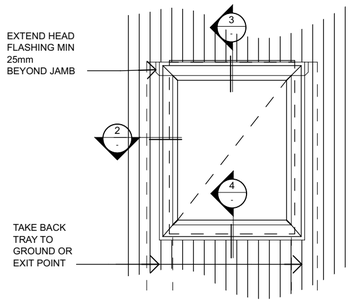




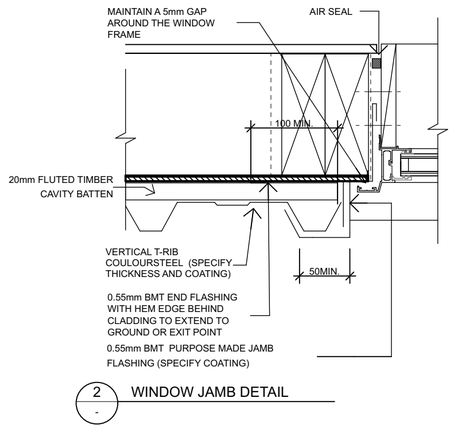
TREAT ALL CUT EDGES WITH HOLDFAST METALEX CLEAR

7mm ECOPLY BARRIER
PRE CLADDING LINING
FIXED AND SEALED TO
MANUFACTURES SPECIFICATIONS

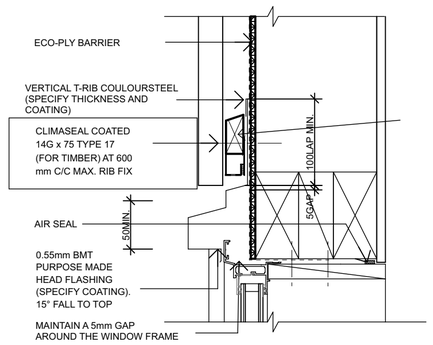
2 Brick Window Detail 1:5



1 WINDOW DIAGRAM

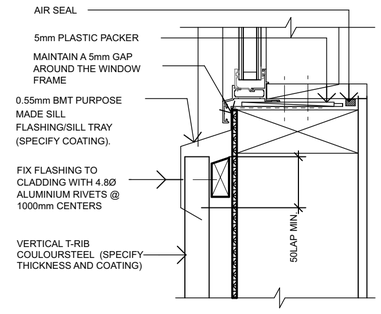


2 WINDOW JAMB DETAIL



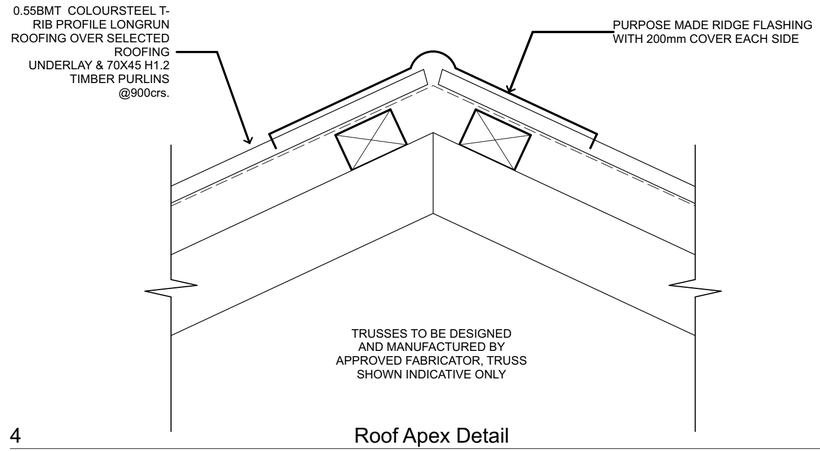
3 WINDOW HEAD DETAIL

Fit separation strips, of absorbent underlay, to separate battens from colour steel cladding.

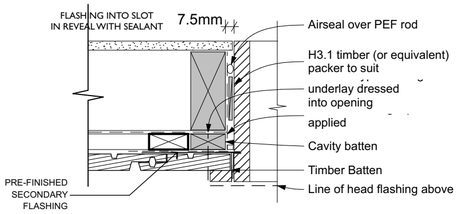


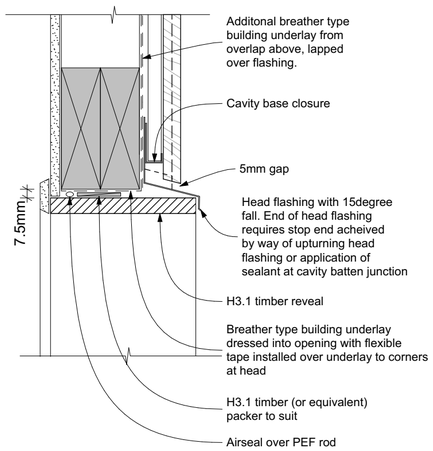
4 WINDOW SILL DETAIL

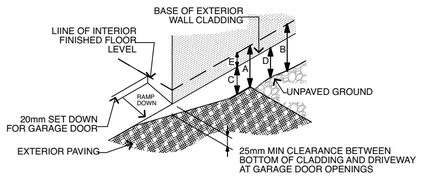
1 Colour Steel Window Detail 1:5



4 Roof Apex Detail 1:5







Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor	Refer Note1)				100	175	50[2]

NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

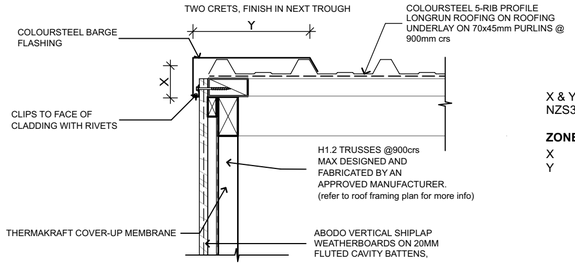
3 Garage Door Detail 1:5

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Ph: 021 688 748

JDS LTD
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Set Date: 10/11/2026
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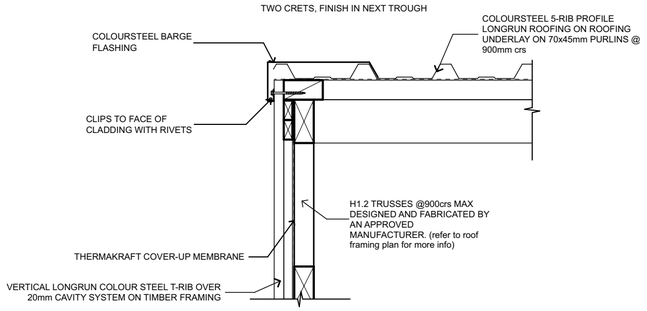
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Revision #:

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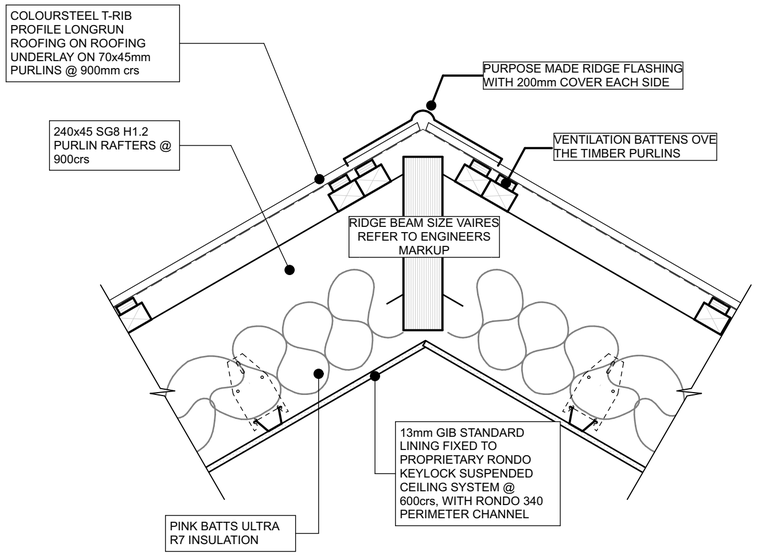


X & Y REFER TO TABLE 7
NZS3604 2011

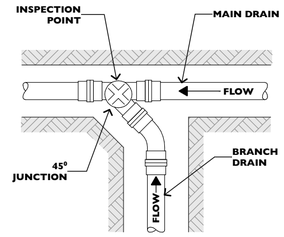
ZONE	LOW WIND	HIGH WIND	VERY HIGH WIND
X	50mm	70mm	90MM
Y	2 CRESTS	2 CRESTS	2 CRESTS



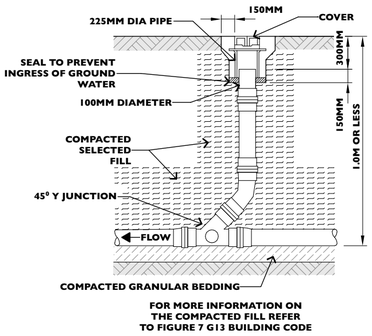
1 Roof Barge Detail 1:10



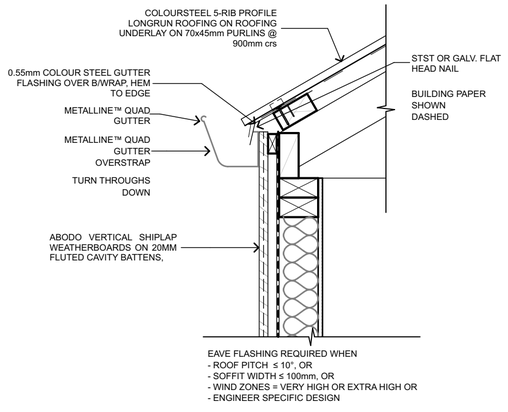
3 Pitched Roof Ridge Detail 1:10

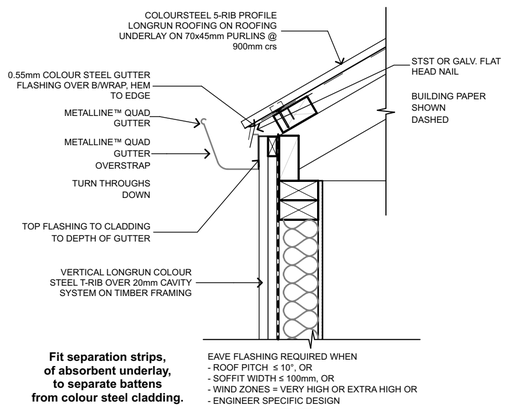


7 Inspection Point Detail 1:10



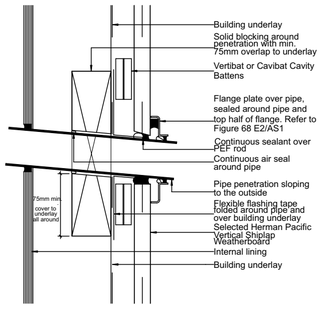
6 Rodding Eye Detail 1:10

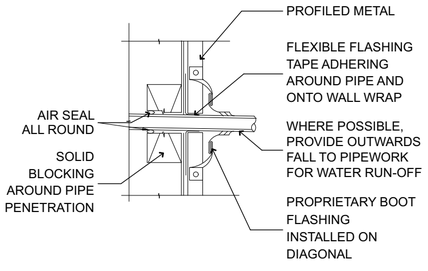




Fit separation strips, of absorbent underlay, to separate battens from colour steel cladding.

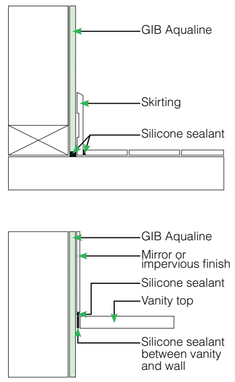
2 Roof Gutter Detail 1:10

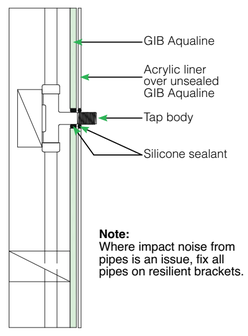




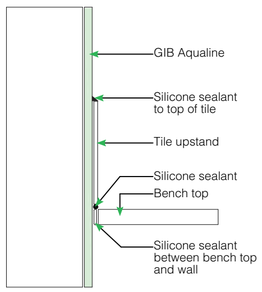
3.2.18.1 VERTICAL PROFILE METAL- UP TO 150mm PIPE PENETRATION (LIMITED WIND ZONES/EXPOSURES

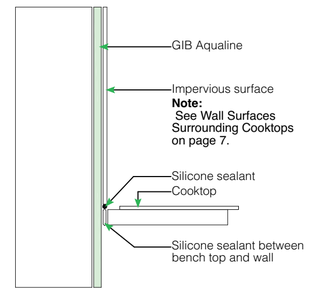
5 Pipe Penetration Detail 1:5





Note:
Where impact noise from pipes is an issue, fix all pipes on resilient brackets.





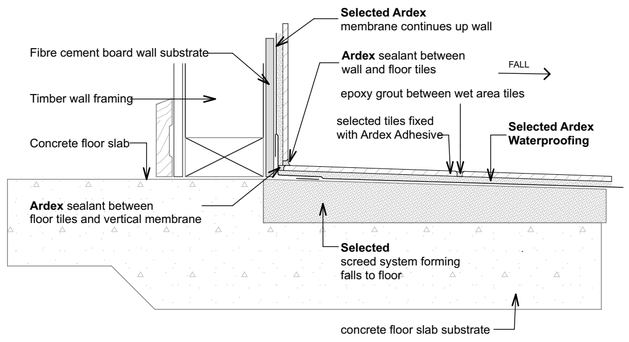
4 Wet Area Detail 1:5

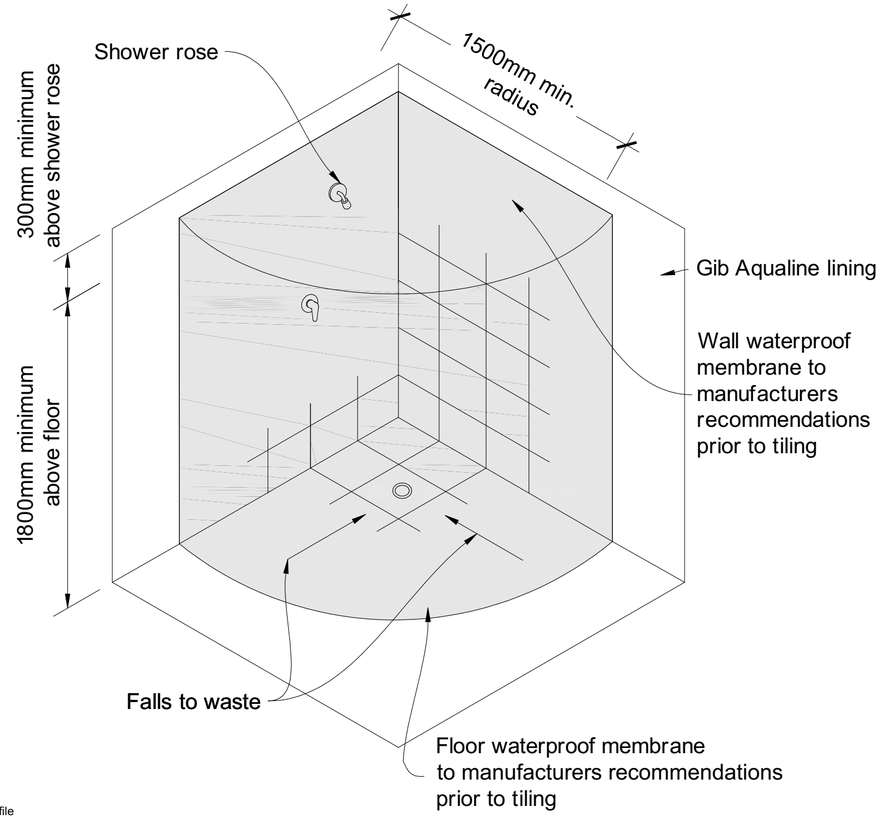
Black Peak Building Consultants Ltd
Address: 7 Old Racecourse Road, Albert Town, Wanaka, 9305
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Ph: 021 688 748

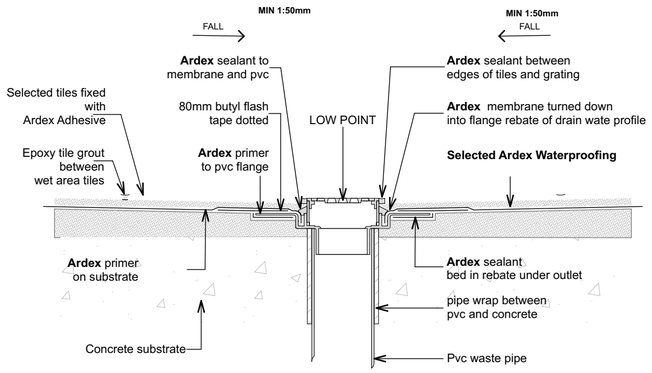
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Site: 11 CRAIGIE BURN LANE, PEMBROKE HEIGHTS, WANAKA, 9305
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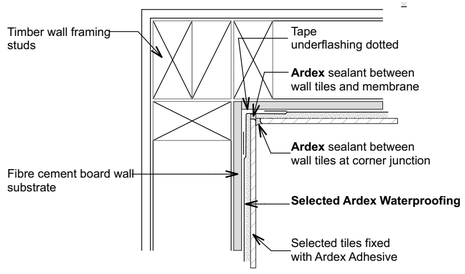
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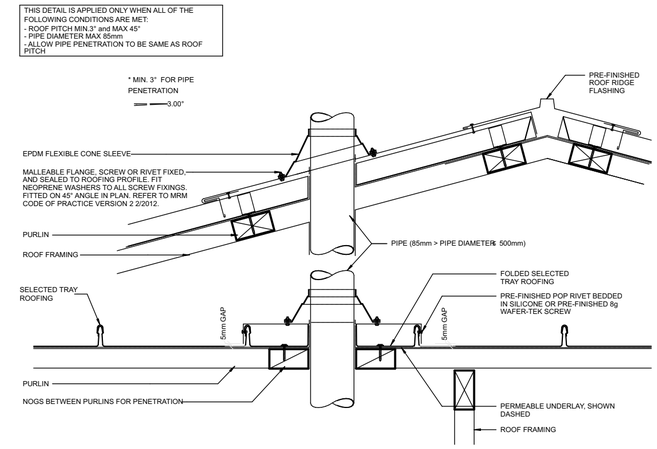


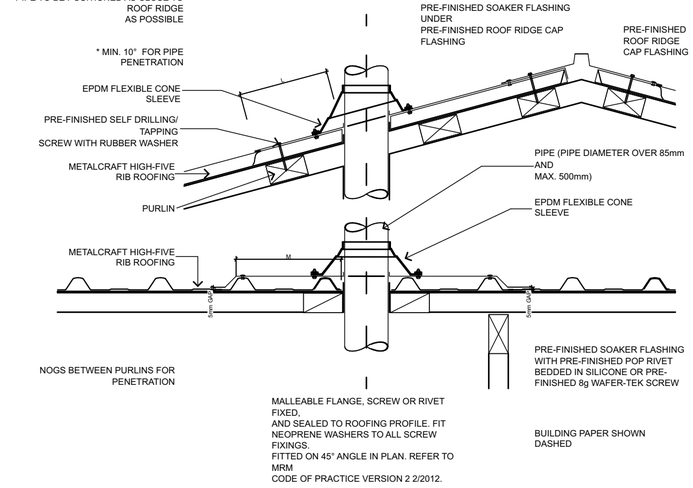






1 Tiled Shower Detail 1:5





2 Fire Flue Penetration Detail 1:10

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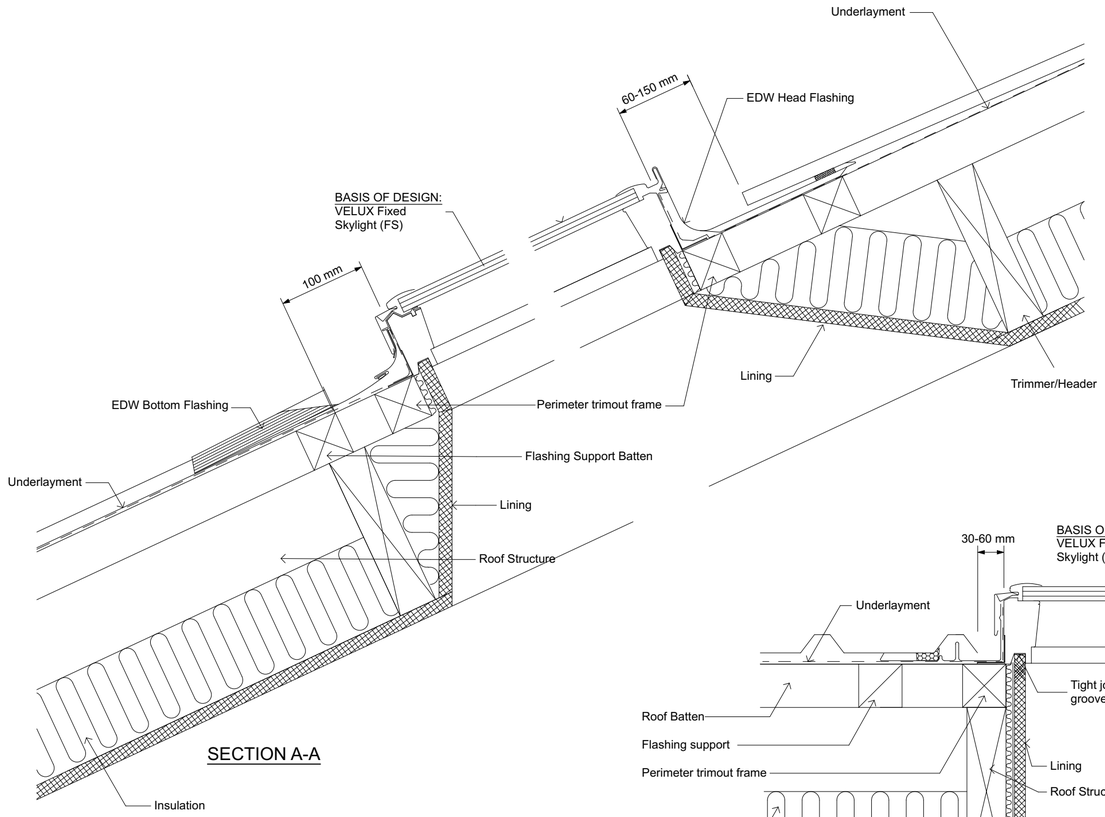
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Ph: 021 688 748

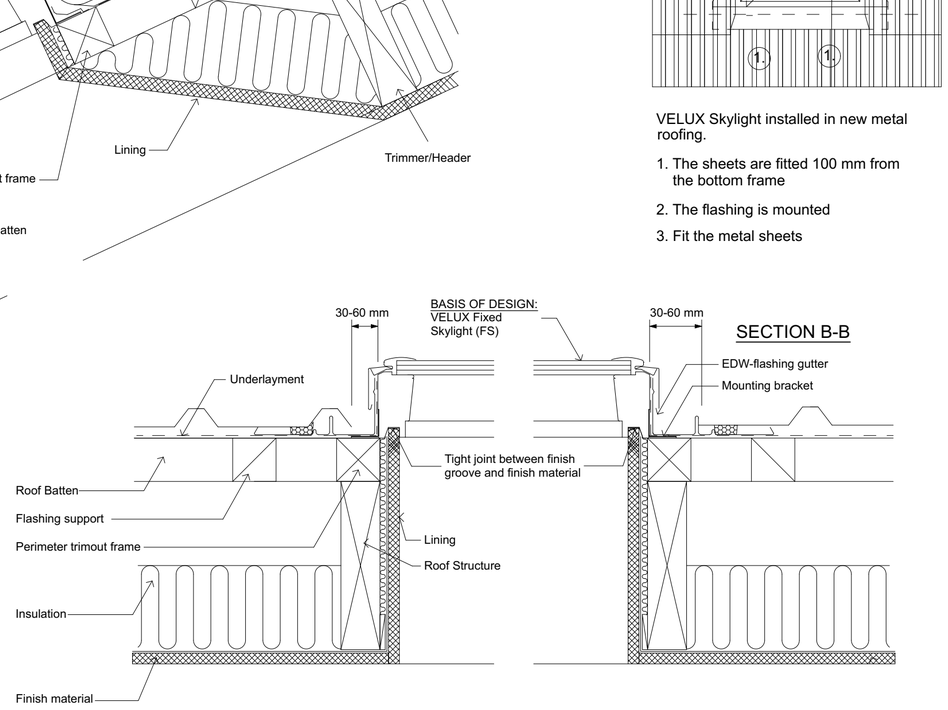
JDS LTD
Site: 11 CRAIGIE BURN LANE
PEMBROKE HEIGHTS
WANAKA, 9305

Set Date: 10/11/2026
Project #: 26-31
Status: PL

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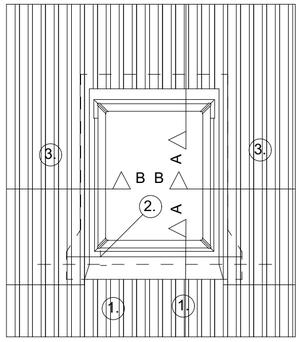
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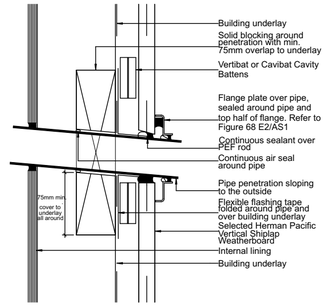
2 Velux Detail 1:5

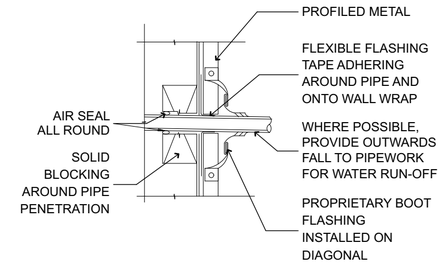
ELEVATION



VELUX Skylight installed in new metal roofing.

1. The sheets are fitted 100 mm from the bottom frame
2. The flashing is mounted
3. Fit the metal sheets





3.2.18.1 VERTICAL PROFILE METAL- UP TO 150mm PIPE PENETRATION (LIMITED WIND ZONES/EXPOSURES

1 Pipe Penetration Detail 1:5

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Email: Jase@blackpeak.net.nz
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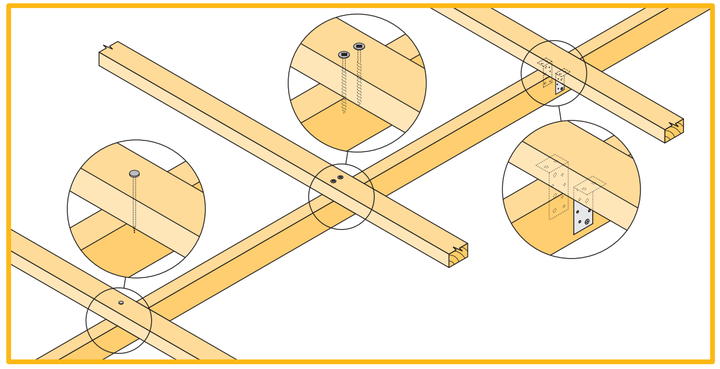
JDS LTD
Site: 11 CRAIGIE BURN LANE, PEMBROKE HEIGHTS, WANAKA, 9305
Set Date: 10/11/2026
Project #: 26-31
Status: PL

Drawing Title : Details
Drawing #: A405
Project Name: JDS DWELLING
Revision #:

/Volumes/BP SSD/BLACK PEAK LTD/Drawings Jobs/Scott PH_V2/Scott PH_V2 29.pln

NOTE:

- ★ All purlin and batten sizes are as per NZS 3604:2011.
- ★ All fixings assume that the purlin and battens are installed on their flat over the top of the rafter or truss.
- ★ The minimum fixing requirements apply to all purlin locations within the roof area.
- ★ The LUMBERLOK BLUE SCREW where specified requires a minimum of 30mm penetration into rafter or truss i.e. it is suitable for rough sawn timber up to 50mm thick at 18% moisture content.



SELECTION CHART FIXING OPTIONS

(minimum fixing requirements)

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE				
			L	M	H	VH	EH
HEAVY ROOF Tile Battens	900	370	A	A	A	A	A
LIGHT ROOF Tile Battens	900	370	A	A	B	C	C
	1200	370	A	B	C	C	C
LIGHT ROOF Purlins	900	900	C	C	C	C	D
	1200	900	C	C	C	D	D
	1200	1200	C	C	D	E	E

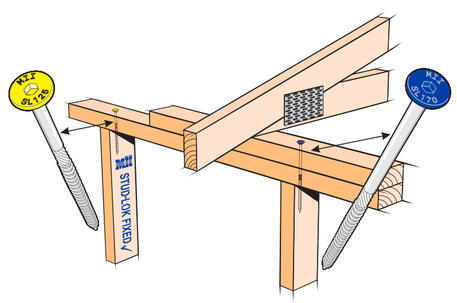
Wind Zone:	L	=	Low Wind
As per NZS 3604:2011	M	=	Medium Wind
	H	=	High Wind
	VH	=	Very High Wind
	EH	=	Extra High Wind

11/2017

BOWMAC®

STUD-LOK

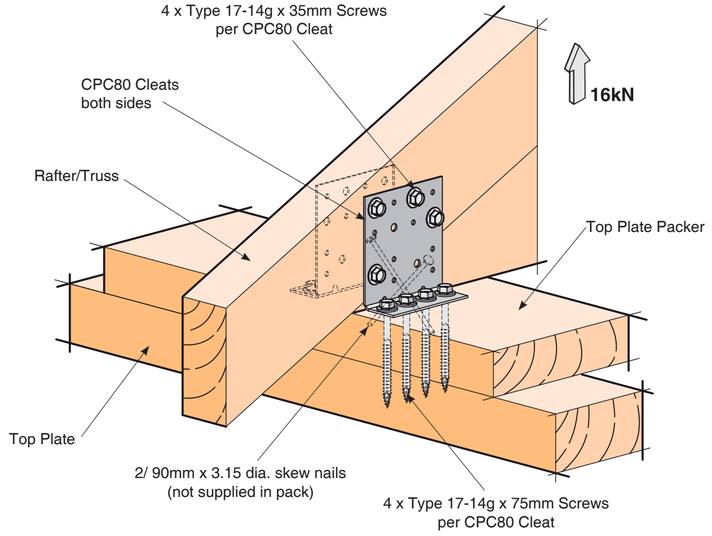
Provides a solution for top plate to stud fixings for residential timber frame buildings



- ★ Complies with fixing requirements in Section 8 NZS 3604:2011
- ★ The BOWMAC® STUD-LOK forms an integral part of the MiTek Truss & Frame design and layout
- ★ Available in 2 lengths allowing for connections from stud to single top plate (SL125) and stud to double top plates (SL170)
- ★ Applied in the factory
- ★ Is a completely internal connection avoiding any clashes with wall linings

16kN TRUSS TO TOP PLATE FIXING

- ★ Complies with Table 10.15 NZS 3604:2011
- ★ Top mounted fixing allows additional face fixing if required



Code: 16KNTTP
Material: CPC80 1.55mm G300 Z275 Galvanised Steel
Packed: 2 x CPC80 Cleats
8 x Type 17-14g x 35mm Hex Head Galvanised Screws
8 x Type 17-14g x 75mm Hex Head Galvanised Screws

MiTek New Zealand Limited

AUCKLAND
PO Box 58-014, Botany 2163
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CHRISTCHURCH
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

www.miteknz.co.nz

MITEK® LUMBERLOK® BOWMAC®

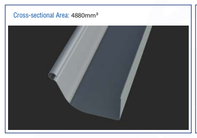
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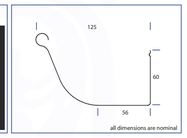
Quarter Round Gutter

Metalcraft ROOFING
0800 ROOFNZ (0800 766369)
Issue Date August 2008

Quarter Round Gutter is one of our most popular residential rainwater profiles. Whether you are renovating or involved in a new build, this profile will enhance the appearance of your home. The Quarter Round system uses concealed brackets and is compatible with Metalcraft Metaline Fascia or timber fascia. Quarter Round Gutter is available with overflow slots to prevent flooding from blockages, and snow straps are stocked to suit this profile if required. Quarter Round Gutter is available in Zincalume, Galvsteel, Colorsteel Endura and Colorsteel Maxx.

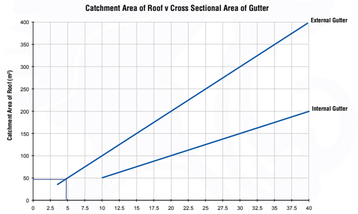
Cross-sectional Area: 4880mm²





all dimensions are nominal

Catchment Area of Roof v Cross Sectional Area of Gutter



Note: The graph is based on a rainfall intensity of 100mm / hour and roof pitches less than 10 degrees.
For more information on roof catchment areas and the effect of gutter cross sectional areas download the document on Roof Drainage

Manufacturing Locations Palmerston North

Quarter Round Gutter is available for purchase from all Metalcraft branch locations

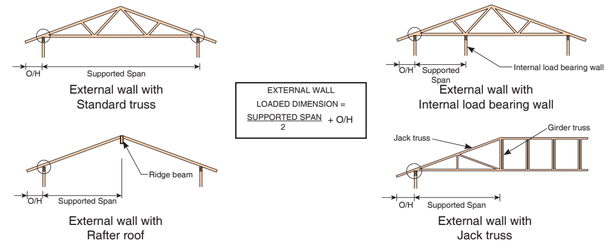
www.metalcraftroofing.net.nz

NOTE:
- ★ The STUD-LOK fixing is designed to resist vertical loads only.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ The STUD-LOK connections assume that the correct choice of rafter/truss fixings have been made.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011 and include LVL8 timber grades.

DOUBLE TOP PLATES DEFINITION



LOAD DIMENSION DEFINITION



FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)

Wind Zones L, M, H, VH, EH as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	2N	2N	SL	SL	SL	2N	2N	SL	SL	SL
4.0	3.0	2.0	2N	2N	SL	SL	SL	2N	2N	SL	SL	SL
5.0	3.8	2.5	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
6.0	4.5	3.0	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
7.0	5.3	3.5	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
8.0	6.0	4.0	2N	SL	SL	SL	SL	2N	2N	SL	SL	SL
9.0	6.8	4.5	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
10.0	7.5	5.0	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
11.0	8.3	5.5	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL
12.0	9.0	6.0	SL	SL	SL	SL	SL	2N	2N	SL	SL	SL

2N = 2/ 90mm x 3.15 dia. nails

SL = Single STUD-LOK plus 2/ 90mm x 3.15 dia. nails

NOTE:
To calculate the number of STUD-LOK fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

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	GUTTER PROFILE	GUTTER WITH EXTERNAL BRACKET	GUTTER WITH INTERNAL BRACKET
QUARTER ROUND GUTTER			

BLACK PEAK BUILDING CONSULTANTS

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JDS LTD
Site: 11 CRAIGIE BURN LANE
PEMBROKE HEIGHTS
WANAKA, 9305

Set Date: 10/11/2026
Project #: 26-31
Status: PL

Drawing Title : Details

Drawing #: A406

Project Name: JDS DWELLING

Revision #:

/Volumes/BP SSD/BLACK PEAK LTD/Drawings Jobs/Scott PH_V2/Scott PH_V2 29.pln

LUMBERLOK®

01/2017

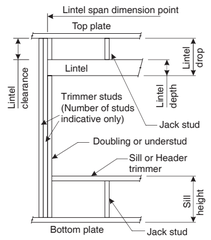
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- ★ 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 Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m²	G	G	H	G	G	H
11.6m²	G	H	H	G	G	H
12.1m²	G	H	H	G	H	H
15.3m²	H	H	-	G	H	H
19.1m²	H	-	-	G	H	-
20.9m²	H	-	-	H	H	-
21.8m²	H	-	-	H	-	-
34.3m²	-	-	-	H	-	-

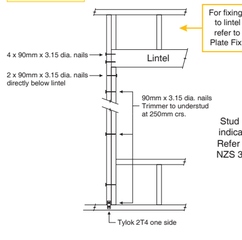
NOTES:
1. Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	G
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
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	6.0	G	H	-	-	-	E	F	H	-	-
5.1	2.0	F	F	G	H	H	E	F	G	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.5	F	G	H	-	-	E	F	G	H	-
	4.0	G	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-
5.4	2.0	F	F	G	H	H	E	F	G	G	H
	2.8	F	G	H	H	-	E	F	G	H	H
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	G	H	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-

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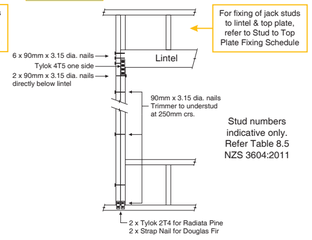
LINTEL FIXING OPTIONS

TYPE E 1.4kN



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

TYPE F 4.0kN

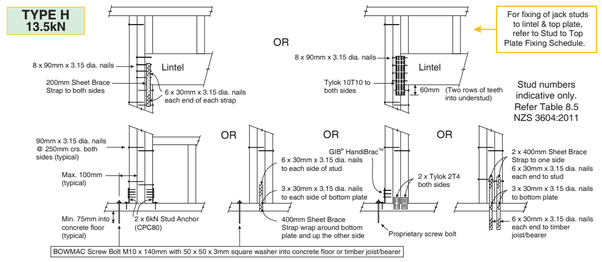


Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE G 7.5kN

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

TYPE H 13.5kN



MiTek New Zealand Limited

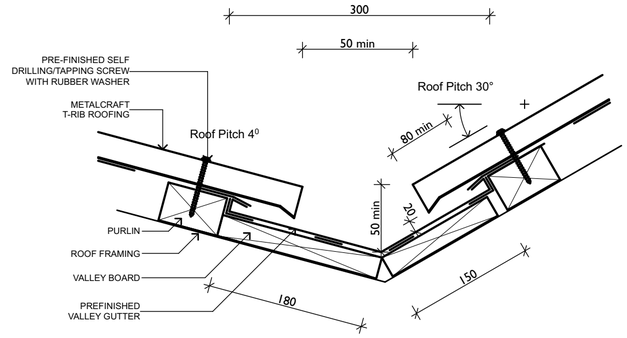
AUCKLAND
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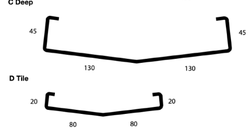


BUILDING PAPER CONTINUOUS UNDER GUTTER IF COPPER BASED TREATMENTS ARE USED. SHOWN DASHED

PLEASE REFER TO MRM CODE OF PRACTICE VERSION 2.2/2012 AND E2 FOR FURTHER INFORMATION.

Asymmetrical Valleys
Where opposing roofs of different pitches discharge into a valley an asymmetrical valley is required. They may be designed so the side under the flatter roof is at the same height as the steeper side and 20 mm freeboard is required. When this is impractical, the valley must be sized as an internal gutter in accordance with E1/AS1 Surface Water.

5.4.2A Common Valley Shapes



5.4.2B Internal Valley Angle

Roof Pitch	Internal Angle
3°	176°
5°	173°
10°	166°
15°	159°
20°	152°
25°	145°
30°	139°
35°	132°
40°	126°
45°	120°
50°	114°
60°	104°

5.4.2C Maximum Valley Catchment in m² for Areas Having a 50-year Rainfall Intensity <150 mm/h

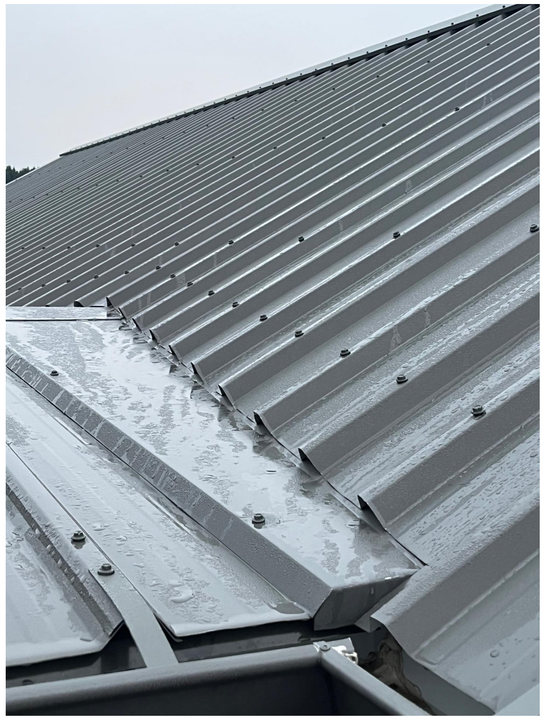
Roof Pitch	3°	5°	8°	10°	12.5°	15	20°	25°	30°
A 3-fold			12	18	29	41	70	106	146
B standard			25	34	47	63	99	140	184
C Deep	60	86	152	180	215	251	321	389	452
D Tile					17	22	33	45	57

Free Board: 15 mm for pitches 8° and above
20 mm for pitches below 8°

3 Valley Detail 1:5

Black Peak Building Consultants Ltd	**JDS LTD**	**Drawing Title :** Details / **Drawing #:** A407
Address: 7 Old Racecourse Road, Albert Town, Wanaka, 9305	**Site:** 11 CRAIGIE BURN LANE, PEMBROKE HEIGHTS, WANAKA, 9305	**Project Name:** JDS DWELLING / **Revision #:**
Email: Jase@blackpeak.net.nz	**Set Date:** 10/11/2026	
Ph: 021 688 748	**Project #:** 26-31	
	Status: PL	

/Volumes/BP SSD/BLACK PEAK LTD/Drawings Jobs/Scott PH_V2/Scott PH_V2 29.pln



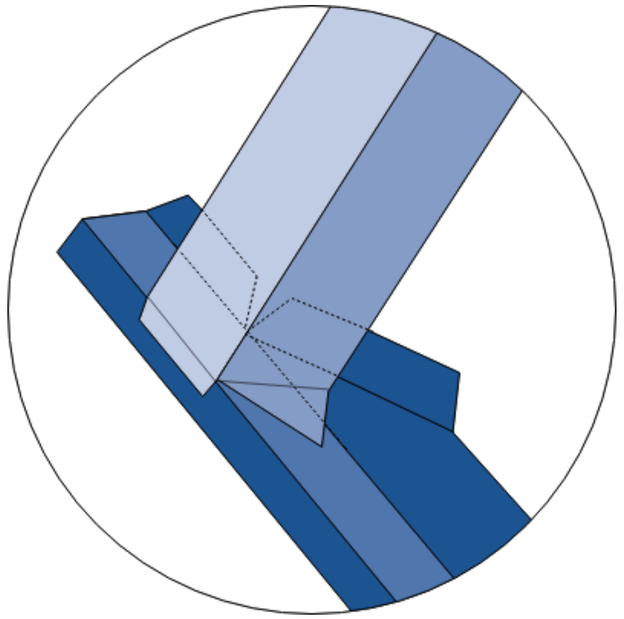


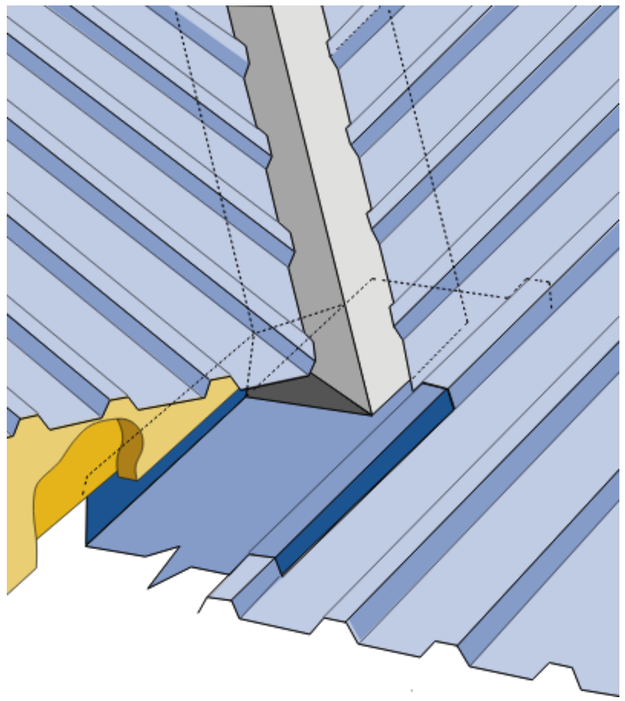
FLASHING CUSTOM MADE RUNS 200mm UPO UNDER ROOF CLADDING





COVER FLASHING WITH COVERAGE TO TWO RIBS MINIMUM





FLASHING DETAIL AS PER THE MRM CODE OF PRACTICE

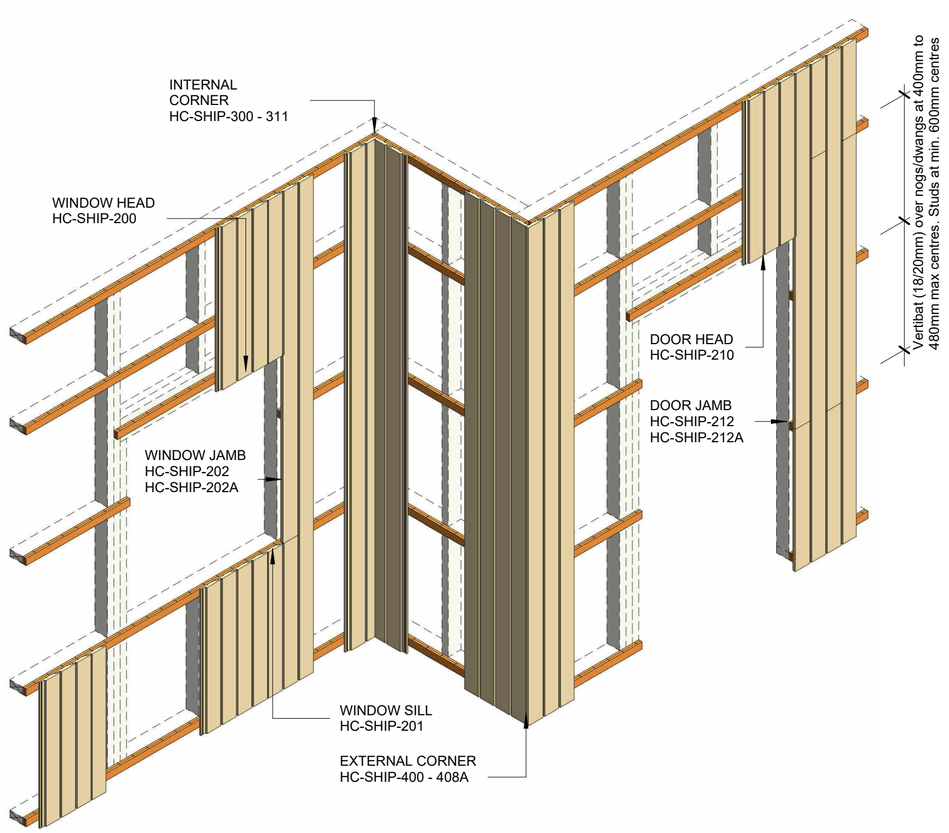
BLACK PEAK BUILDING CONSULTANTS

Black Peak Building Consultants Ltd
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JDS LTD
Site: 11 CRAIGIE BURN LANE, PEMBROKE HEIGHTS, WANAKA, 9305
Set Date: 10/11/2026
Project #: 26-31
Status: PL

Drawing Title : Details Alternate Roof Valley
Drawing #: A408
Project Name: JDS DWELLING
Revision #:

/Volumes/BP SSD/BLACK PEAK LTD/Drawings Jobs/Scott PH_V2/Scott PH_V2 29.pln



Refer HC-SHIP40 drawings if fixing using 40/45mm Vertibat Cavity Battens

Note:
Building Underlay and Flashings not shown for clarity.

Hermpac
hermpac.co.nz
SUBJECT TO CHANGE WITHOUT NOTICE

Cavity Fix Vertical Shiplap Weatherboard System

Isometric View

CodeMark CERTIFIED
CMNZ30036

BRANZ Appraised
Appraisal No. 650

HC-SHIP-002
DRAWING

1 : 25 @ A4	2022
SCALE	ISSUED DATE

BLACK PEAK BUILDING CONSULTANTS

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Albert Town
Wanaka, 9305
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Ph: 021 688 748

JDS LTD
Site: 11 CRAIGIE BURN LANE
PEMBROKE HEIGHTS
WANAKA, 9305

Set Date: 10/11/2026
Project #: 26-31
Status: PL

Drawing Title :
Details

Drawing #:
A409

Project Name:
JDS DWELLING

Revision #:

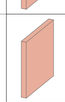
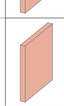
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RevID	ChID	Change Name	Date

ıbing ct Name	Basin	Bath Free Standing #2114	Fireplace Freestanding	Hot Water System #1550	Shower #1628	Shower #1628	Sink General	Tub #1546	Vanity #1559	Vanity Assembly #2132	WC	Washing Machine #2157	
ntity	1	1	1	1	1	1	1	1	1	1	2	1	
gth (A)	380	1,734	515	580	900	1,000	800	650	1,220	860	350	598	
h	260	823	498	1,000	1,390	1,390	522	605	348	328	627	590	
ht	135	560	988	1,200	2,000	2,000	200	900	900	900	400	860	
ymbol													
ront Axonometry													
ufacturer	---	<Undefined>	---	---	---	---	---	<Undefined>	<Undefined>	---	---	<Undefined>	
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uct Website	---	www.graphisoft.com	---	---	---	---	---	www.graphisoft.com	www.graphisoft.com	---	---	www.graphisoft.com	
hase Price	---	<Undefined>	---	---	---	---	---	<Undefined>	<Undefined>	---	---	<Undefined>	0.0000
harge units	---	0.0000	---	---	---	---	---	0.0000	0.0000	---	---	0.0000	0.0000
harge pipe diameter (mm)	---	0.0000	---	---	---	---	---	0.0000	0.0000	---	---	0.0000	

-06 Plumbing Object Inventory 1:1

Wall List

Wall Type	Quantity	Thickness	Maximum Height of the Wall [mm]	Length on Outside Face [m]	Surface Area on Outside Face [m2]	3D Axonometry	2D Plan Preview	Structural Function	Position	Fire Resistance Rating (FRR)	Combustible	Thermal Transmittance	Sound Transmission Class
EXT: Stud 140…	1	150.0	2,803.9	20,000.0	47.02			Load-Bearing Element	Exterior	- / - / -	<Undefined>	<Undefined>	<Undefined>
EXT: Stud 140…	2	150.0	4,169.4	10,180.0	20.69			Load-Bearing Element	Exterior	- / - / -	<Undefined>	<Undefined>	<Undefined>
EXT: Stud 140…	2	150.0	4,432.1	12,000.0	28.44			Load-Bearing Element	Exterior	- / - / -	<Undefined>	<Undefined>	<Undefined>
EXT: Stud 140…	7	150.0	2,700.0	55,580.0	119.45			Load-Bearing Element	Exterior	- / - / -	<Undefined>	<Undefined>	<Undefined>
EXT: Stud 90 I…	1	90.0	2,765.8	200.0	0.98			Load-Bearing Element	Exterior	- / - / -	<Undefined>	<Undefined>	<Undefined>
EXT: Stud 90 I…	1	90.0	2,896.3	200.0	0.34			Load-Bearing Element	Exterior	- / - / -	<Undefined>	<Undefined>	<Undefined>
EXT: Stud 90 I…	2	90.0	2,700.0	540.0	1.22			Load-Bearing Element	Exterior	- / - / -	<Undefined>	<Undefined>	<Undefined>
EXT: Stud 90 I…	2	90.0	3,825.8	2,150.0	6.78			Load-Bearing Element	Exterior	- / - / -	<Undefined>	<Undefined>	<Undefined>
INT: Stud 90 Pb	1	110.0	4,169.4	4,790.0	16.67			Load-Bearing Element	Exterior	- / - / -	<Undefined>	<Undefined>	<Undefined>
INT: Stud 90 Pb	2	110.0	3,768.1	4,520.0	16.20			Load-Bearing Element	Exterior	- / - / -	<Undefined>	<Undefined>	<Undefined>
INT: Stud 90 Pb	20	110.0	2,610.0	60,479.5	126.36			Load-Bearing Element	Exterior	- / - / -	<Undefined>	<Undefined>	<Undefined>

BLACK PEAK
BUILDING CONSULTANTS

Black Peak Building Consultants Ltd
Address: 7 Old Racecourse Road
Albert Town
Wanaka, 9305
Email: Jase@blackpeak.net.nz
Ph: 021 688 748

NOTE:

Project Partners

Client:
JDS LTD

Drawn Date:
Project #: 26-31
Project Status: PL

Site: 11 CRAIGIE BURN LANE
PEMBROKE HEIGHTS
#Site Address3
WANAKA, 9305

Drawing Title:
Schedules

Project Name:
JDS DWELLING

Revision #:

Drawing #:
A501

Modified@ 9/08/BLACK PEAK LTD\Drawings Jase\Scat Pln_V25\Scat Pln_V25.pln

Mark-up
WJL #: 150319

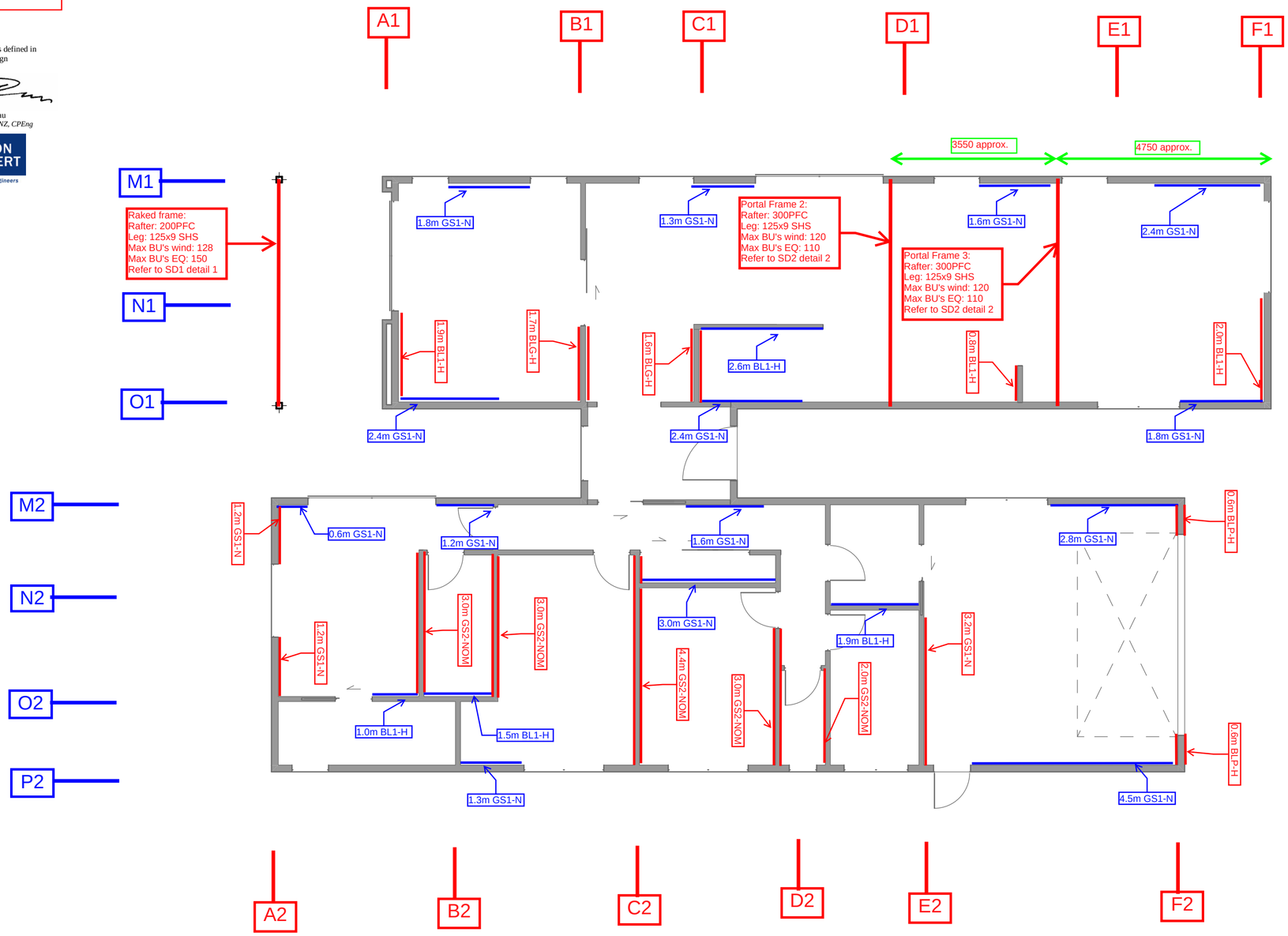
Lot 39, 11 Craigie Burn Lane, Pembroke Heights

Note: For specific items as defined in Producer Statement - Design

signed by: David B.N. Lau
B.E. (Hons), Ph.D., MIPENZ, CPEng

WILTON JOUBERT
Consulting Engineers

RevID	ChID	Change Name	Date



1 Ground Floor Bracing Plan 1:75

Drawing #: A111
Revision #:
Drawing Title: Bracing Plan
Project Name: JDS DWELLING_CRAIGIE BURN

JDS LTD
Site: 11 CRAIGIE BURN LANE IRSHA Address2 WANAKA 9305
Set Date: 23/10/2026
Project #: 25-024
Status: PL

Black Peak Building Consultants Ltd
Address: 7 Old Racecourse Road Albert Town Wanaka, 9305
Email: info@blackpeak.net.nz
Ph: 021 088 748

BLACK PEAK BUILDING CONSULTANTS

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Mark-up
WJL #: 144157

Lot 61, 15 Leven
Stream Lane,
Pembroke Heights

NOTE:
1. These mark-ups are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions.

2. Check all beam and structural components' dimensions prior to fabrication.

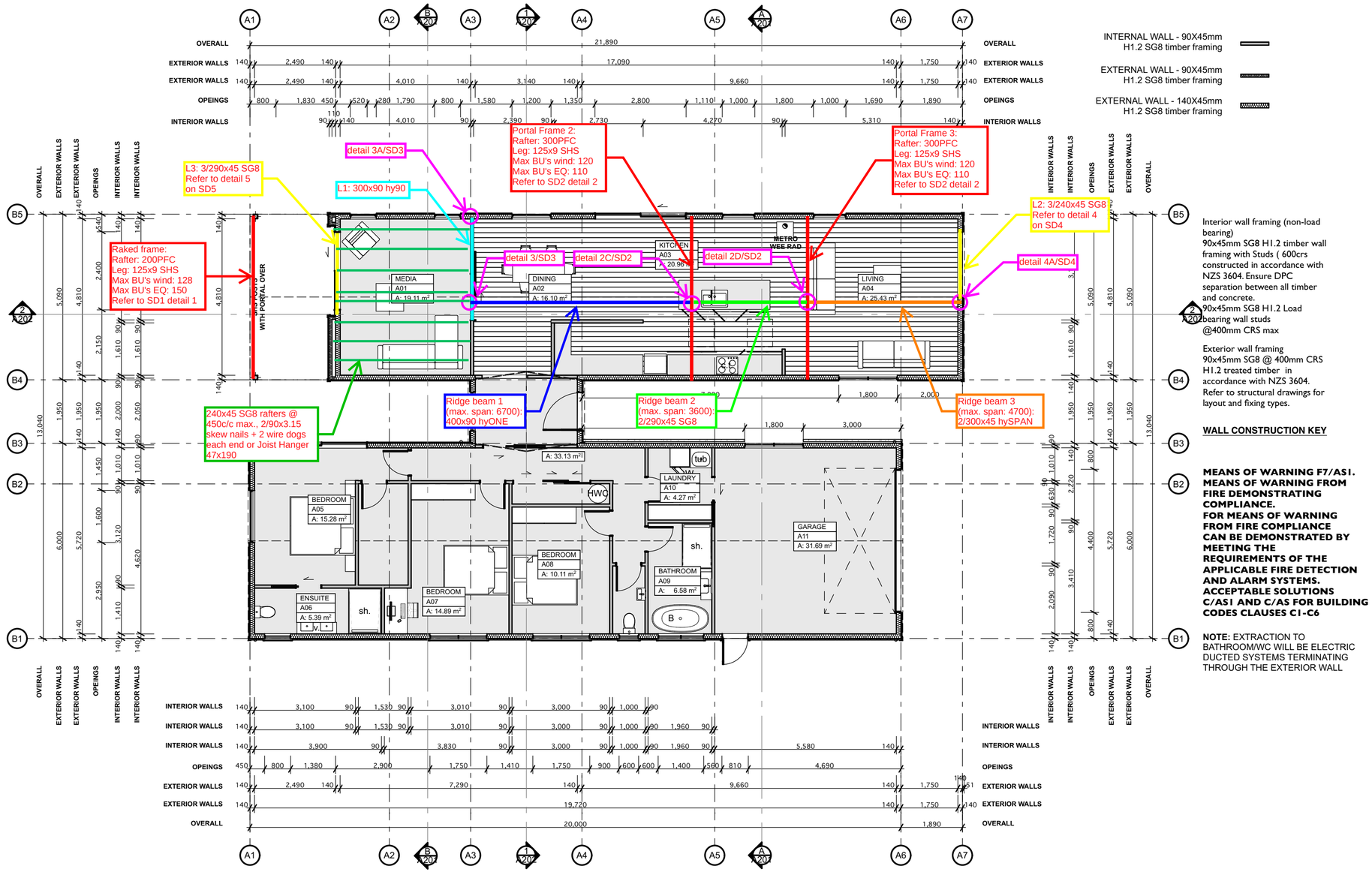
3. Contact the architect/engineer if any discrepancies are found.

4. Durability requirements as per NZS 3604 or proprietary coatings (solutions) to comply with SNZ TS 3404:2018.

Note: For specific items as defined in Producer Statement - Design

signed by: David B.N. Lau
B.E. (Hons), Ph.D., MIPENZ, CPEng

WILTON JOUBERT
Consulting Engineers



INTERNAL WALL - 90X45mm
H1.2 SG8 timber framing

EXTERNAL WALL - 90X45mm
H1.2 SG8 timber framing

EXTERNAL WALL - 140X45mm
H1.2 SG8 timber framing

Interior wall framing (non-load bearing)
90x45mm SG8 H1.2 timber wall framing with Studs (600crs constructed in accordance with NZS 3604. Ensure DPC separation between all timber and concrete.
90x45mm SG8 H1.2 Load bearing wall studs @400mm CRS max

Exterior wall framing
90x45mm SG8 @ 400mm CRS H1.2 treated timber in accordance with NZS 3604. Refer to structural drawings for layout and fixing types.

WALL CONSTRUCTION KEY

MEANS OF WARNING F7/AS1. MEANS OF WARNING FROM FIRE DEMONSTRATING COMPLIANCE. FOR MEANS OF WARNING FROM FIRE COMPLIANCE CAN BE DEMONSTRATED BY MEETING THE REQUIREMENTS OF THE APPLICABLE FIRE DETECTION AND ALARM SYSTEMS. ACCEPTABLE SOLUTIONS C/AS1 AND C/AS FOR BUILDING CODES CLAUSES C1-C6

NOTE: EXTRACTION TO BATHROOM/WC WILL BE ELECTRIC DUCTED SYSTEMS TERMINATING THROUGH THE EXTERIOR WALL

1 Ground Floor Plan 1:100

BLACK PEAK BUILDING CONSULTANTS

Black Peak Building Consultants Ltd
Address: 7 Old Racecourse Road, Albert Town, Wanaka, 9305
Email: Jase@blackpeak.net.nz
Ph: 021 688 748

JDS LTD
Site: 11 CRAIGIE BURN LANE, #Site Address2, WANAKA, 9305
Set Date: 21/10/2026
Project #: 26-024
Status: PL

Drawing Title : Ground Floor Plan
Drawing #: A102
Project Name: JDS DWELLING_CRAIGIE BURN
Revision #:

/Volumes/BP SSD/BLACK PEAK LTD/Drawings Jobs/Scott PH_V2/Scott PH_V2 29.pln

NOTE:
1. These mark-ups are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions.

2. Check all beam and structural components' dimensions prior to fabrication.

3. Contact the architect/engineer if any discrepancies are found.

4. Durability requirements as per NZS 3604 or proprietary coatings (solutions) to comply with SNZ TS 3404:2018.

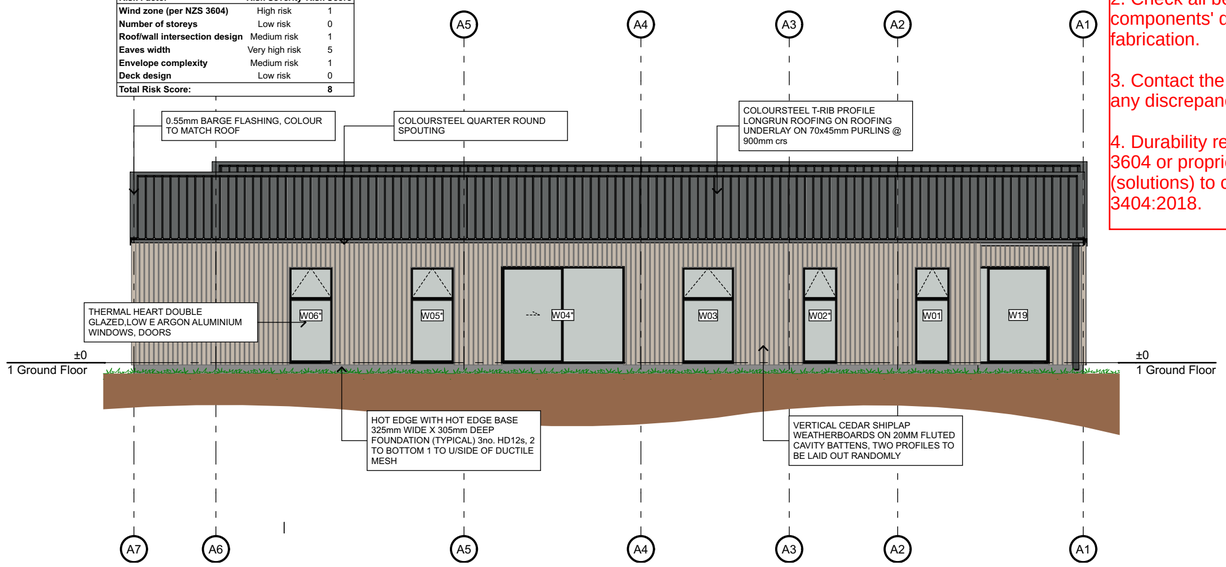
Mark-up
WJL #: 150319

Lot 39, 11 Craigie Burn Lane, Pembroke Heights

RevID	ChID	Change Name	Date

BUILDING ENVELOPE RISK MATRIX
North Elevation

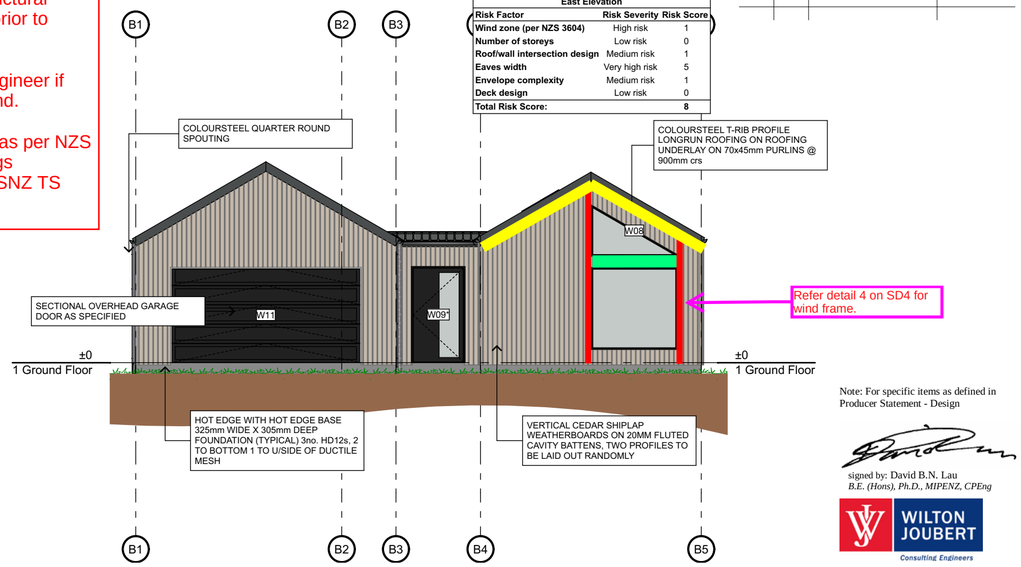
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8



1 North Elevation 1:100

BUILDING ENVELOPE RISK MATRIX
East Elevation

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



2 East Elevation 1:100

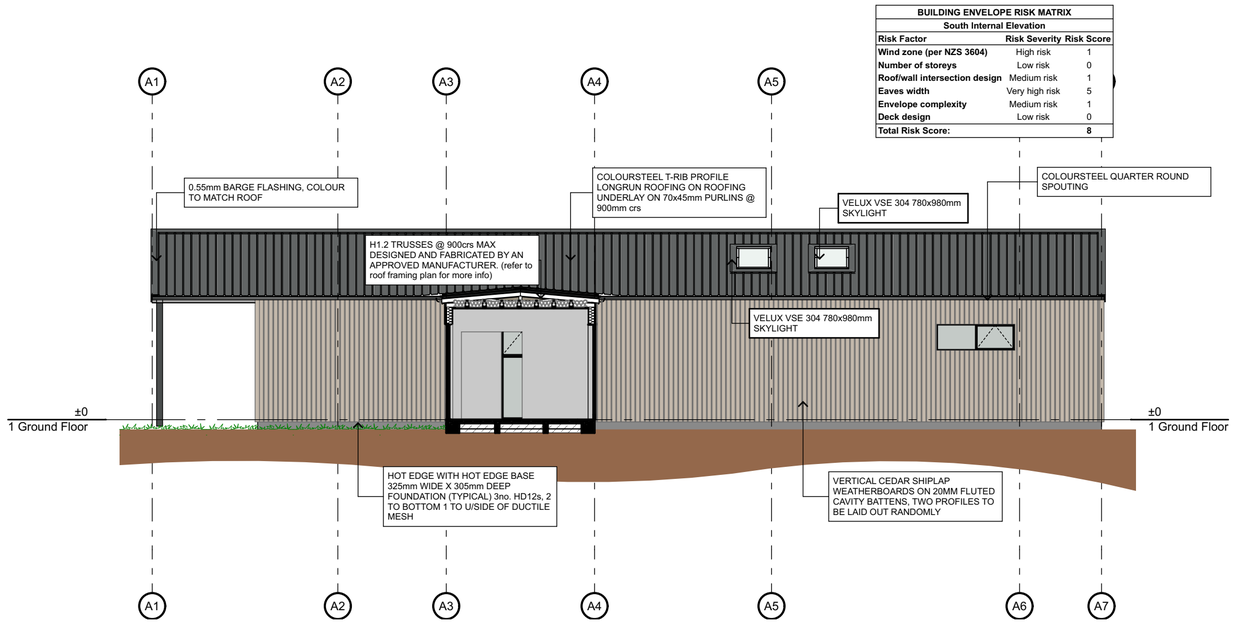
Note: For specific items as defined in Producer Statement - Design

signed by: David B.N. Lau
B.E. (Hons), Ph.D., MIPENZ, CPEng

WILTON JOUBERT Consulting Engineers

BUILDING ENVELOPE RISK MATRIX
South Internal Elevation

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



3 South Internal Elevation 1:100





Drawing Title :
Elevations

Project Name:
JDS DWELLING_CRAIGIE BURN

Drawing #: **A301**
Revision #:

JDS LTD
Site: 11 CRAIGIE BURN LANE #Site Address2 WANAKA 9305

Set Date: 21/10/2026
Project #: JDS-0224
Status: PL

Black Peak Building Consultants Ltd
Address: 7 Old Racecourse Road Albert Town Wanaka, 9305
Email: admin@blackpeak.net.nz
Ph: 021 688 748

BLACK PEAK BUILDING CONSULTANTS

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Mark-up
WJL #: 150319

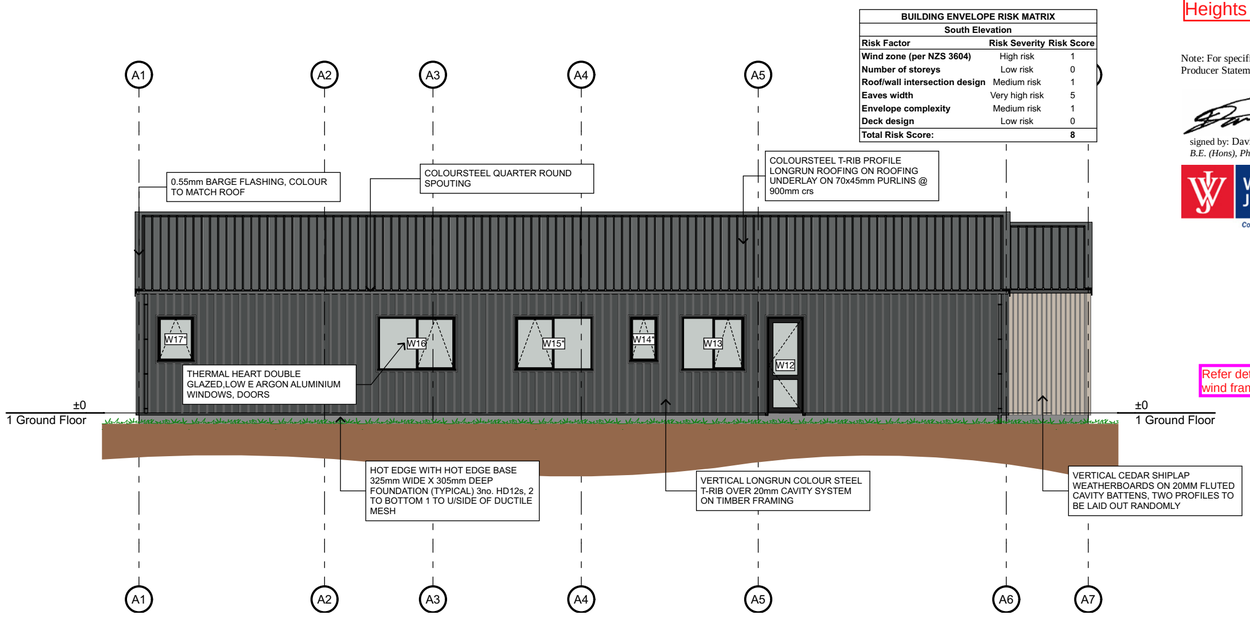
Lot 39, 11 Craigie Burn Lane, Pembroke Heights

Note: For specific items as defined in Producer Statement - Design

signed by: David B.N. Lau
B.E. (Hons), Ph.D., MIPENZ, CPEng

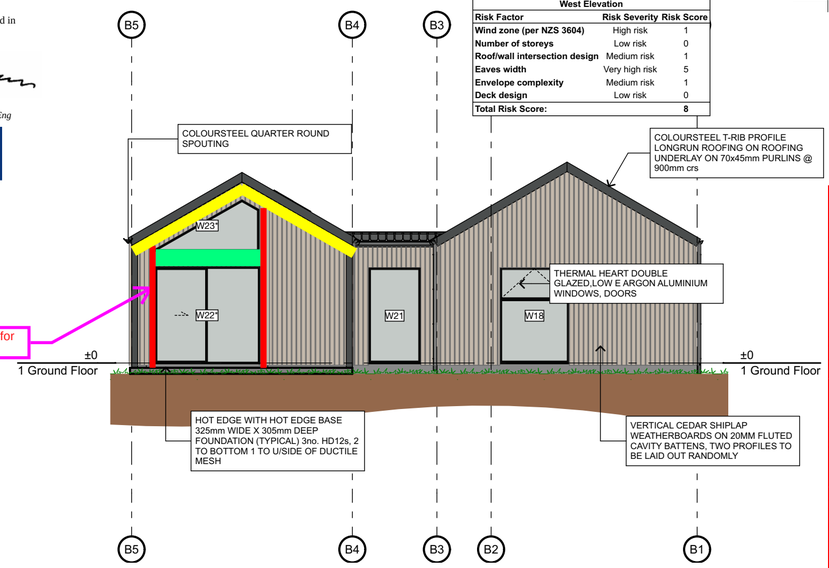
WILTON JOUBERT Consulting Engineers

RevID	ChID	Change Name	Date



BUILDING ENVELOPE RISK MATRIX		
South Elevation		
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**

1 South Elevation 1:100



BUILDING ENVELOPE RISK MATRIX		
West Elevation		
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**

2 West Elevation 1:100

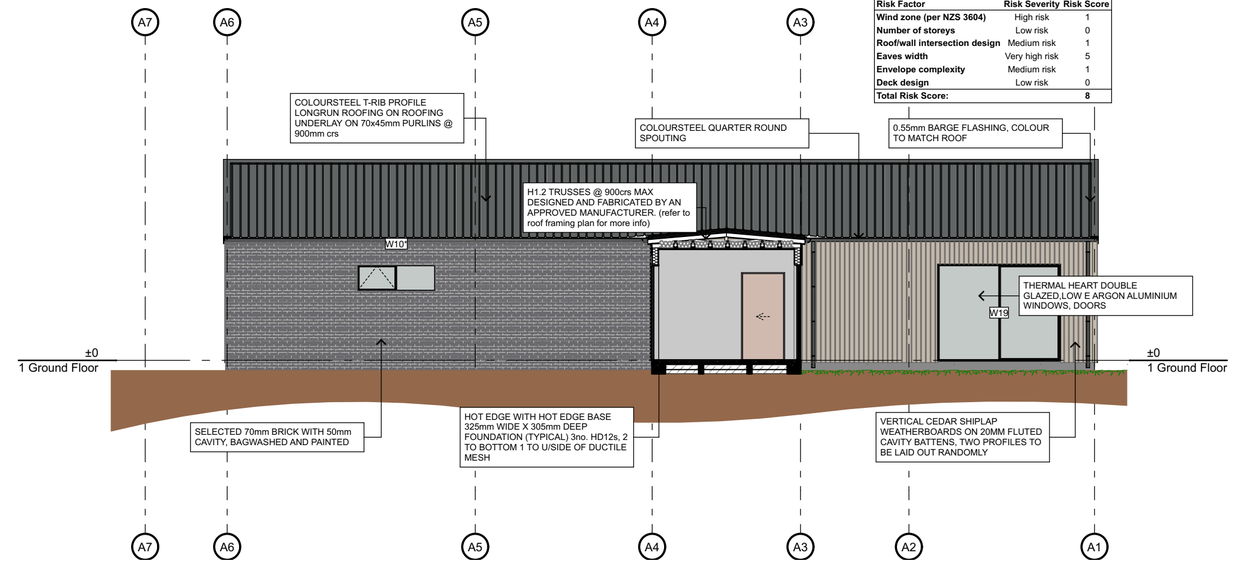
Refer detail 5 on SD5 for wind frame.

NOTE:
1. These mark-ups are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions.

2. Check all beam and structural components' dimensions prior to fabrication.

3. Contact the architect/engineer if any discrepancies are found.

4. Durability requirements as per NZS 3604 or proprietary coatings (solutions) to comply with SNZ TS 3404:2018.



BUILDING ENVELOPE RISK MATRIX		
North Internal Elevation		
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**

3 North Internal Elevation 1:100



Drawing #: A302
Revision #:

Drawing Title : Elevations

Project Name: JDS DWELLING_CRAIGIE BURN

JDS LTD
Site: 11 CRAIGIE BURN LANE #Site Address2 WANAKA 9305

Set Date: 21/10/2026
Project #: PE-2024
Status: FL

Black Peak Building Consultants Ltd
Address: 7 Old Racecourse Road Albert Town Wanaka 9305
Email: info@blackpeak.net.nz
Ph: 021 688 748

BLACK PEAK BUILDING CONSULTANTS

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GENERAL

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions, rebates & recesses.

2. Contact the architect/engineer if any discrepancies are found.

3. Under no circumstances shall polystyrene spacers be used. Use recommended spacers as per details provided.

4. DPM shall be in accordance with NZS3604 (polyethylene sheet, min. 0.25mm). Do not use multiple layers. All penetrations through the DPM shall be sealed.

5. A layer of sand blinding or granular fines (GAP7) shall be placed and screeded over the building platform. The maximum thickness of this layer shall be no more than 50mm.

6. Polystyrene pods shall be 1100 x 1100 x 220mm.

7. Edge beams and/or thickenings may be wider than shown (as necessary to accommodate off-cuts/wastage etc.). Add an additional HD12 in the bottom for every 100mm of additional concrete width.

8. The edge insulation shown on these drawings is specified for insulation purposes only, as required by the 2023 NZBC H1 changes. It is not to be construed that Wilton Joubert Ltd is involved in the specification of the cladding for this property and any liability accrued under NZBC E2 is specifically excluded. It is the responsibility of others to ensure all weathertightness requirements are met, the product is fit for purpose, and durability requirements from NZBC B2 can be met.

CONCRETE

1. All concrete work and materials shall conform to NZS3109 and applicable building consent authority regulations.

2. Cuts shall be made to the floor where shown on the drawings. If desired, additional supplementary sawcuts no deeper than 20mm may be placed at 5m bays with each bay length to width ratio limited to 1.5:1, subject to architect and/or client approval.
No concrete polishing have been allowed for in the foundation design.
Contact Wilton Joubert Ltd immediately if any discrepancies are found.

3. Where underfloor heating is installed, floor topping shall be increased to **110mm and mesh upgraded to SE72** . Close attention and careful planning shall be taken to ensure no damage to underfloor heating (e.g. layout avoiding load bearing wall, sawcuts, etc.).

4. Unless otherwise noted, concrete shall be:
Raftfloor: Raftmix 25MPa minimum
Other concrete: 25MPa minimum

REINFORCEMENT

1. Unless otherwise specified, all reinforcement shall be Ductility Class E, in accordance with NZS 4671.

2. All bend diameters shall comply with NZS 3109. Re-bending of reinforcement is not permitted. 'Spot' welding of reinforcement is not permitted.

3. All mesh reinforcement shall be Ductility Class E as per NZS4671

4. Unless otherwise specified by proprietary product specifications, mesh shall be lapped a minimum of 250mm or by a grid plus 50mm, whichever is greater.

5. Unless otherwise specified on plans, minimum covers are:
exposed to earth: 75mm
exposed to edge: 50mm
protected by damp proofing: 50mm

6. Unless otherwise specified, reinforcement laps are:

Reinforcement Grade	Nomination	min. lap when less than 300mm of concrete below steel	min. lap when more than 300mm of concrete below steel	concrete strength (MPa)
300	'D'	40Ø or min. 600mm (whichever is greater)	52Ø or min. 600mm (whichever is greater)	all blockfill, 20 and 25
500	'HD'	70Ø	91Ø	all blockfill
500	'HD'	56Ø	73Ø	20
500	'HD'	50Ø	65Ø	25

*Note: for lap of vertical bars, use values for "when less than 300mm of concrete below steel"

SITE CONDITIONS

1. Design is based on 'good ground' as per NZS3604:2011 (stable site, non expansive soils and min 100kPa allowable bearing capacity), to be confirmed.

2. Building platform, where filled above natural Existing Ground Level (EGL), shall be extended min. 1000mm beyond the building footprint. Fill shall be placed and compacted in accordance to NZS 4431:2022. Fill exceeding 600mm deep above EGL shall be reviewed by a suitably qualified geotechnical engineer.

3. Where compacted fill (to replace excavated material) is required to form building platform, the excavation and backfill shall be extended past the building edge by at least the same depth that is being excavated or as per note 2 above, whichever is greater. Backfill shall be placed and compacted in accordance to NZS 4431:2022.

4. Confirm position & depth of all public pipes on the site, prior to any works. If different to the site plan then Wilton Joubert Ltd. shall be contacted.

5. Building foundation shall be outside of 45° influence line from the bottom of any public pipes, unless otherwise allowed for and shown in WJL Foundation Plan.

6. Building foundation shall be outside of 1V:1.5H influence line from the bottom of any retaining wall, unless otherwise allowed for and shown in WJL Foundation Plan.

7. Building foundation shall be outside of 1V:1.5H influence line from the bottom of any private underground tank and pumps, unless otherwise allowed for and shown in WJL Foundation Plan.

8. Any excavation done for private drainage trenches MUST be backfilled and recompacted strictly as per NZBC Acceptable Solution G13/AS2.

INSPECTIONS

1. Check the BUILDING CONSENT CONDITIONS for any inspections that are required by the Building Consent Authority (BCA).

2. It is increasingly common for building consent authorities to require a "PS4" for specifically designed structures. For Wilton Joubert Ltd. to issue this, we need to carry out inspections as per the building consent requirements. Ring Wilton Joubert Ltd. local office to arrange a booking.
NO INSPECTION EQUALS NO PS4 ISSUED.

3. Recommended Inspections:

- Site cut to suitable subgrade.

- Compaction and depth of fill .

- Concrete pre-pour of foundations (& any other structural elements).

It is the building consent applicant's (or authorised agent) responsibility to ensure that Wilton Joubert Ltd. is notified in advance of the required inspection. We cannot issue PS4 for items we did not inspect. Bookings should be made 48 hours prior to the desired time of inspection. The following are required at the time of booking:

- Building consent number MUST be provided at time of booking.

- Building consent documentation and consent conditions MAY be requested for review prior to inspection, particularly for geotechnical inspection requests where geotechnical report was written by others.

- Building consent documentation and consent conditions MUST be available on site for inspection.

- Do not scale from Drawings.
- All structural drawings are to be read in conjunction with architectural and all other relevant documentation. Any discrepancies shall be notified prior to any construction or fabrication.
- Prior to any works, the position & depth of all public pipes on the site shall be confirmed by authorized/qualified personnel. If different to the plans provided, Wilton Joubert Ltd. shall be contacted for possible redesigns.

No.	DESCRIPTION	DATE
	REVISION	

WILTON JOUBERT
Consulting Engineers
Northland: 09 945 4188 Christchurch: 021 824 063
Auckland: 09 527 0196 Southern Lakes: 03 443 6209
www.wiltonjoubert.co.nz

SITE ADDRESS:

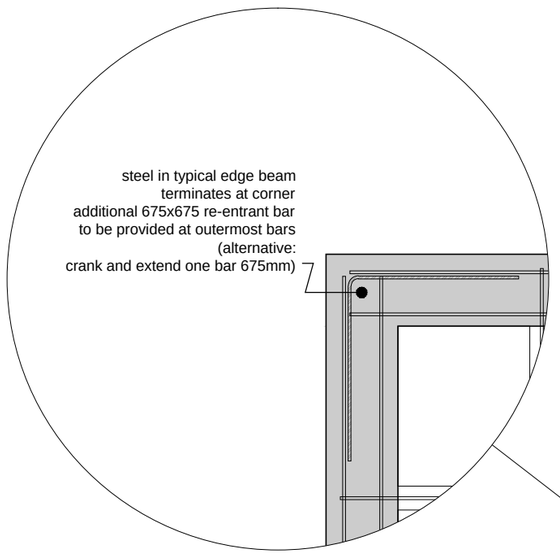
Proposed Residence:
Lot 39
11 Craigie Burn Lane,
Pembroke Heights
Wanaka

SHEET TITLE:

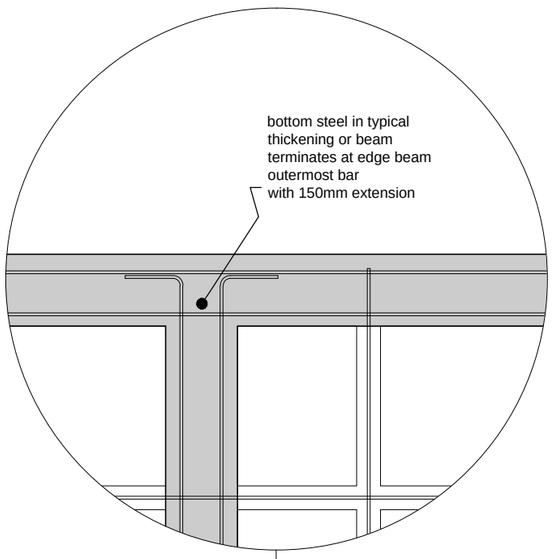
Cover Page

DESIGNED BY: BL	DRAWN BY: BL
CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 23-10-2026	OFFICE: Lunn Ave
DRAWING SCALE: 1:100	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 150319**	Sheet #: **S0.1**
Revision Job #:	

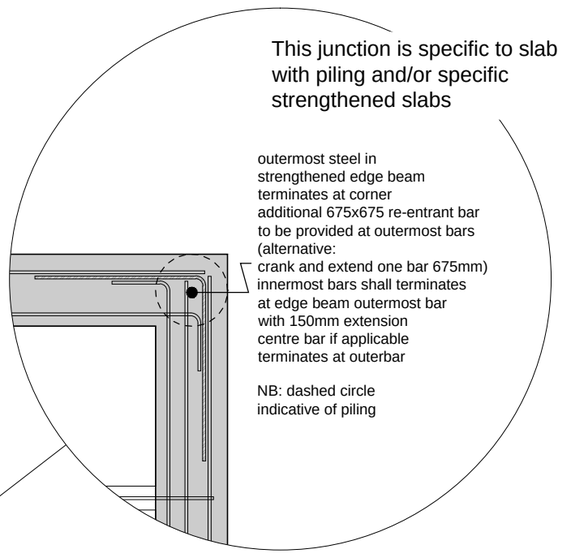
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steel in typical edge beam
terminates at corner
additional 675x675 re-entrant bar
to be provided at outermost bars
(alternative:
crank and extend one bar 675mm)



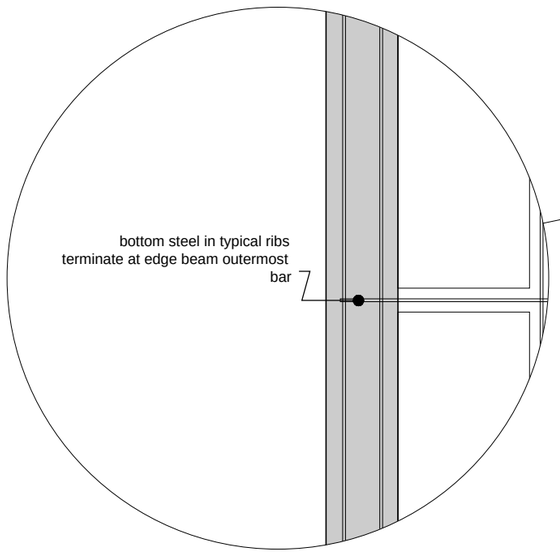
bottom steel in typical
thickening or beam
terminates at edge beam
outermost bar
with 150mm extension



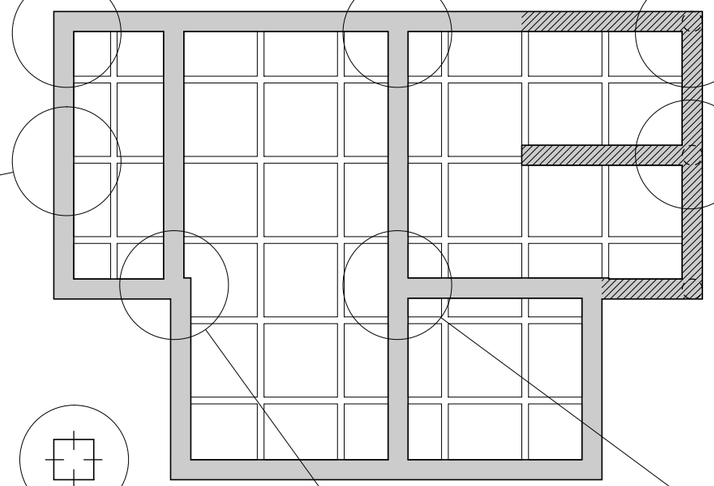
This junction is specific to slab
with piling and/or specific
strengthened slabs

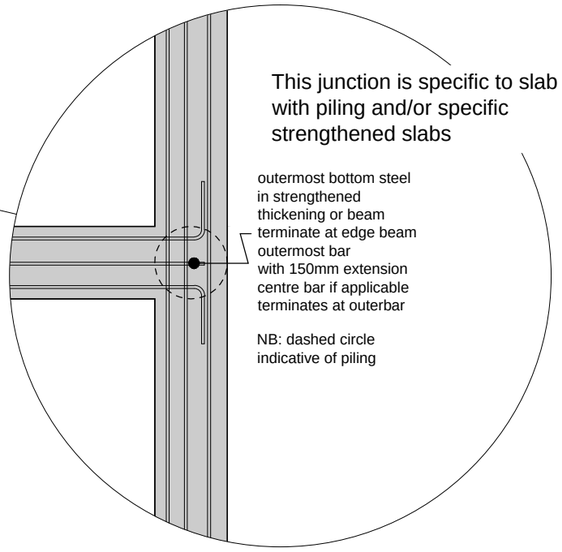
outermost steel in
strengthened edge beam
terminates at corner
additional 675x675 re-entrant bar
to be provided at outermost bars
(alternative:
crank and extend one bar 675mm)
innermost bars shall terminates
at edge beam outermost bar
with 150mm extension
centre bar if applicable
terminates at outerbar

NB: dashed circle
indicative of piling



bottom steel in typical ribs
terminate at edge beam outermost
bar

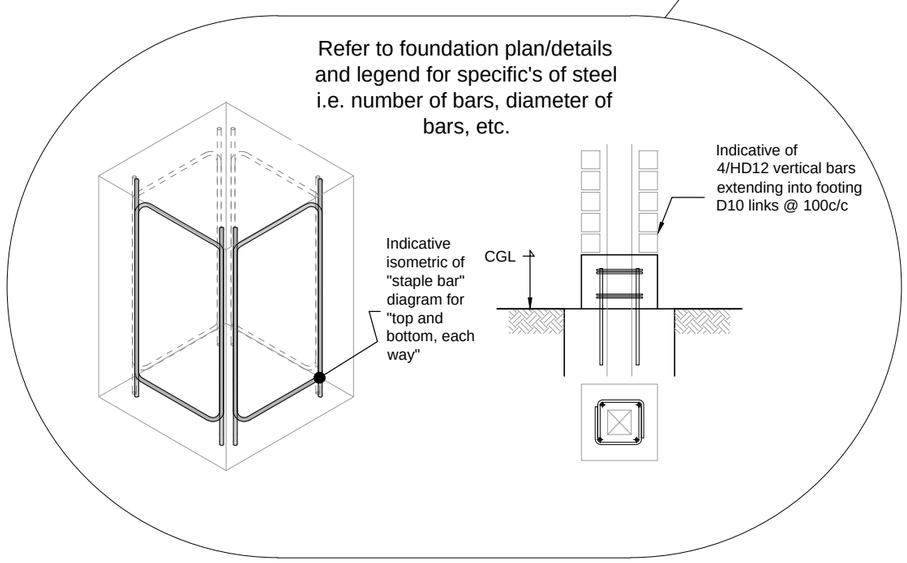




This junction is specific to slab
with piling and/or specific
strengthened slabs

outermost bottom steel
in strengthened
thickening or beam
terminate at edge beam
outermost bar
with 150mm extension
centre bar if applicable
terminates at outerbar

NB: dashed circle
indicative of piling

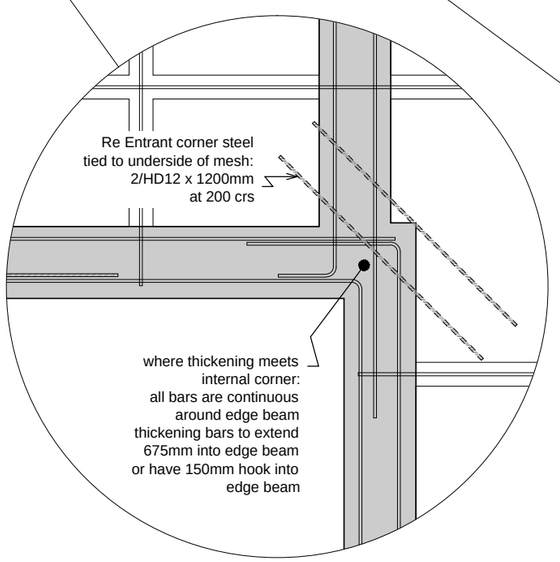


Refer to foundation plan/details
and legend for specific's of steel
i.e. number of bars, diameter of
bars, etc.

Indicative of
4/HD12 vertical bars
extending into footing
D10 links @ 100c/c

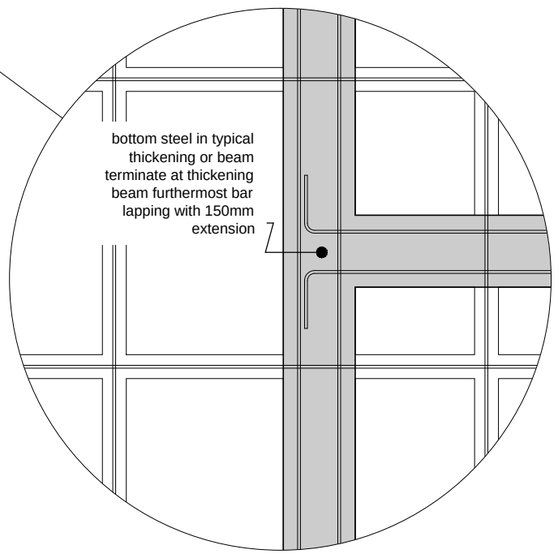
CGL

Indicative
isometric of
"staple bar"
diagram for
"top and
bottom, each
way"



Re Entrant corner steel
tied to underside of mesh:
2/HD12 x 1200mm
at 200 crs

where thickening meets
internal corner:
all bars are continuous
around edge beam
thickening bars to extend
675mm into edge beam
or have 150mm hook into
edge beam



bottom steel in typical
thickening or beam
terminate at thickening
beam furthermost bar
lapping with 150mm
extension

- Do not scale from Drawings.
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REVISION

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Auckland: 09 527 0196 Southern Lakes: 03 443 6209
www.wiltonjoubert.co.nz

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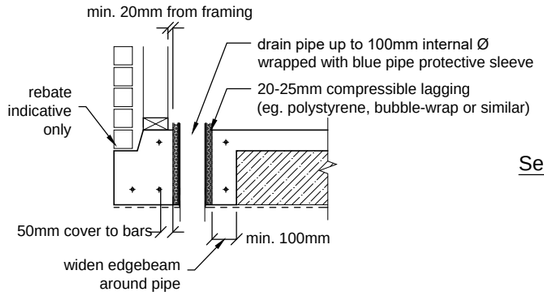
Proposed Residence:
Lot 39
11 Craigie Burn Lane,
Pembroke Heights
Wanaka

SHEET TITLE:

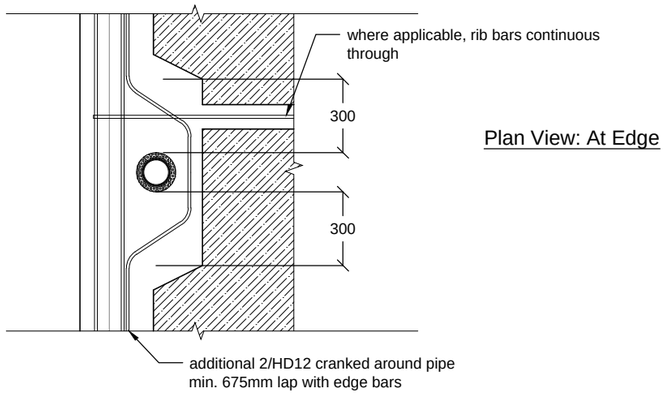
Typical Steel Detailing

DESIGNED BY: BL	DRAWN BY: BL
CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 23-10-2026	OFFICE: Lunn Ave
DRAWING SCALE: 1:100 & 1:25	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 150319**	Sheet #: **S0.2**
Revision Job #:	

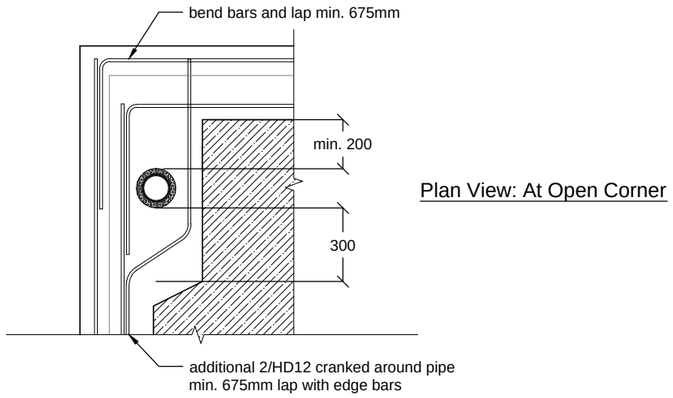
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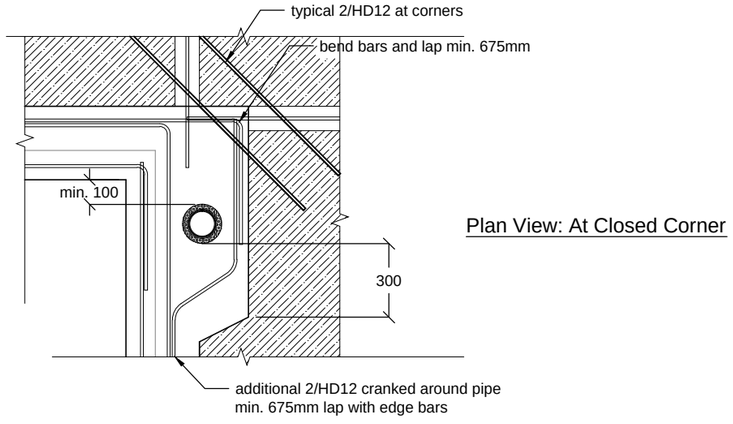
Section View: At Edge



Plan View: At Edge



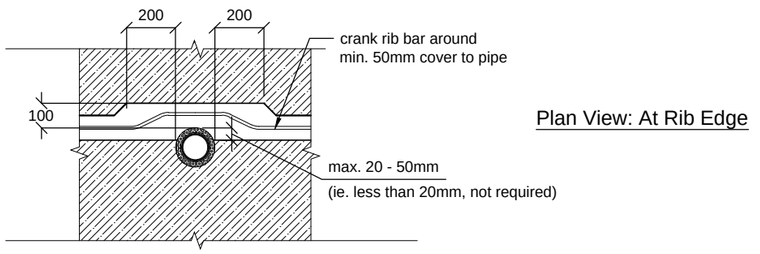
Plan View: At Open Corner



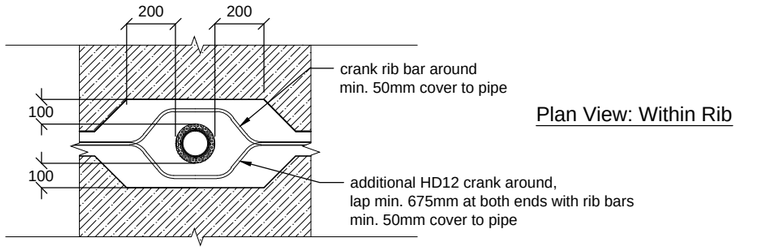
Plan View: At Closed Corner

Typical Detail Around Pipes

Raftfloor Edge Beam



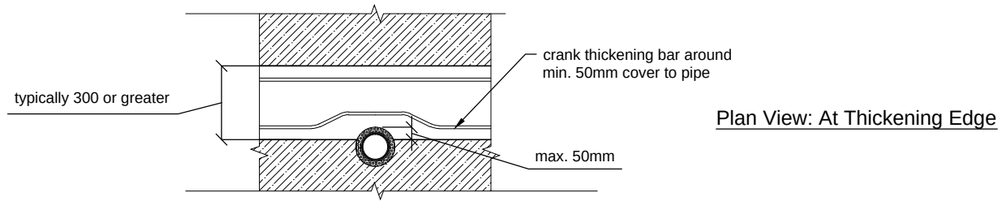
Plan View: At Rib Edge



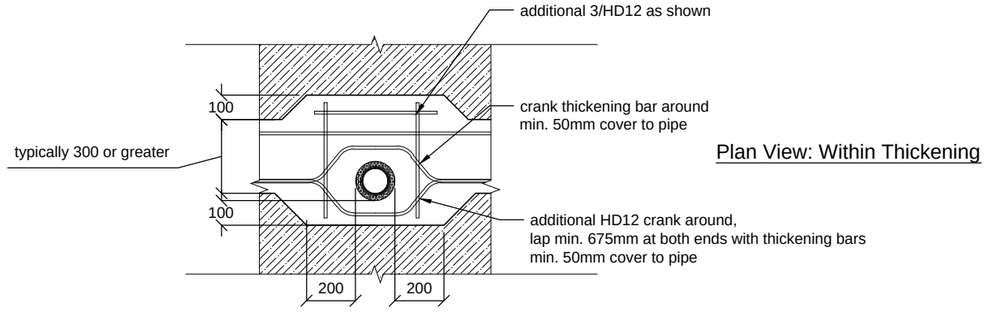
Plan View: Within Rib

Typical Detail Around Pipes

Raftfloor Internal Ribs



Plan View: At Thickening Edge



Plan View: Within Thickening

Typical Detail Around Pipes

Raftfloor Internal Thickenings

NOTES:

These details are applicable where plumbing/services are conveyed underground.
Services are to be taken through polystyrene pods as much as possible. If this is unavoidable, it may be taken through ribs/thickenings, provided the details (or similar in principle) on this sheet are used.

All service trench backfill shall be properly compacted.

Member sizes and reinforcing shown are indicative only, details shown on raftslab plan & details shall take precedence over the details shown here.

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www.wiltonjoubert.co.nz

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Proposed Residence:
Lot 39
11 Craigie Burn Lane,
Pembroke Heights
Wanaka

SHEET TITLE:

Typical Pipe Penetration Details

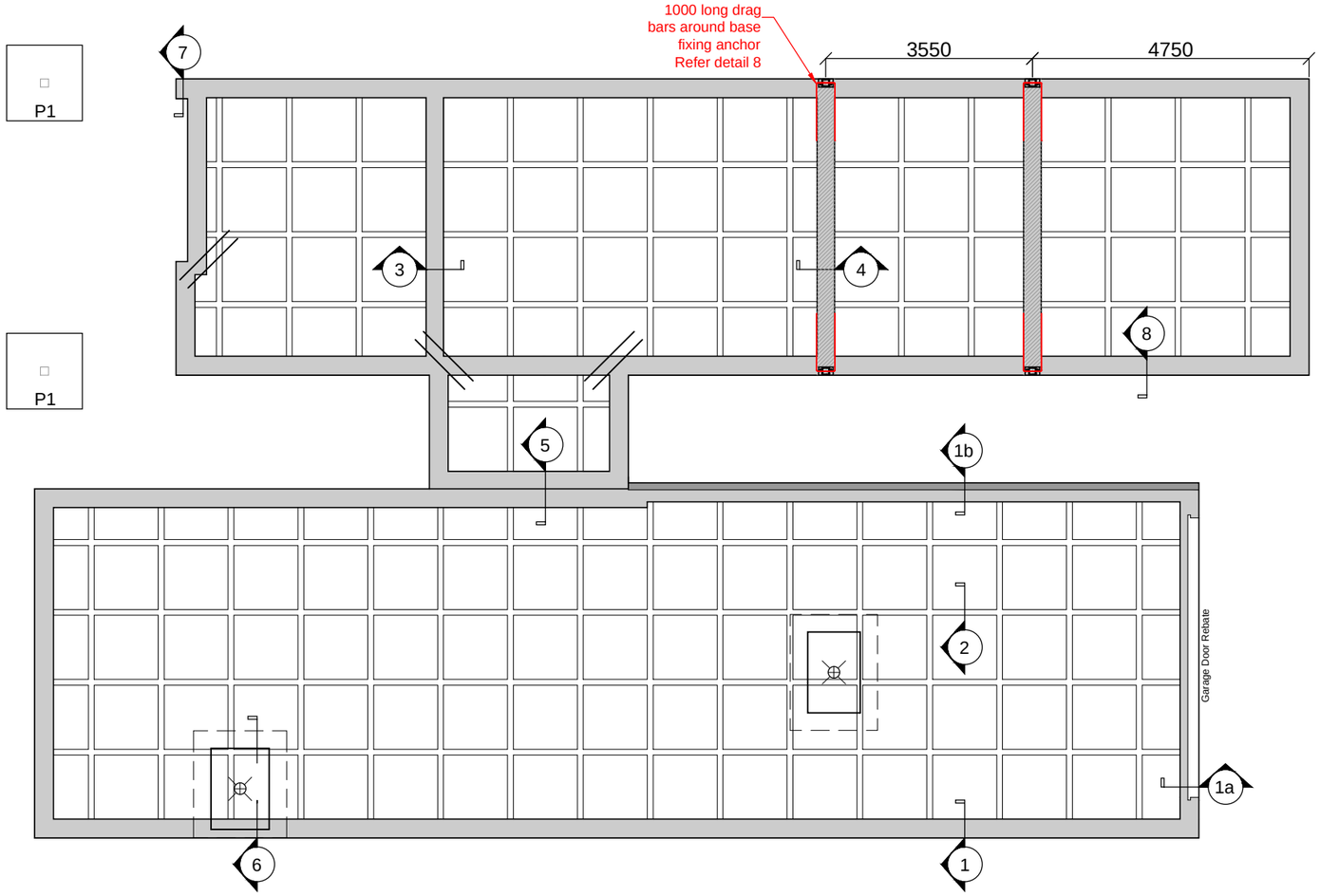
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CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 23-10-2026	OFFICE: Lunn Ave
DRAWING SCALE: 1:100 & 1:25	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 150319**	Sheet #: **S0.3**
Revision Job #:	

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Legend:

Re Entrant corner steel
2/HD12 x 1200mm
at 200 crs

Shower setdown:
pods within area of shower + 300mm
are cut down by 50mm max
so as to maintain 85mm topping
HD12 trim around top.
Steel in ribs, thickenings and
edge beams continuous through



Raft Floor Plan

Scale 1:100

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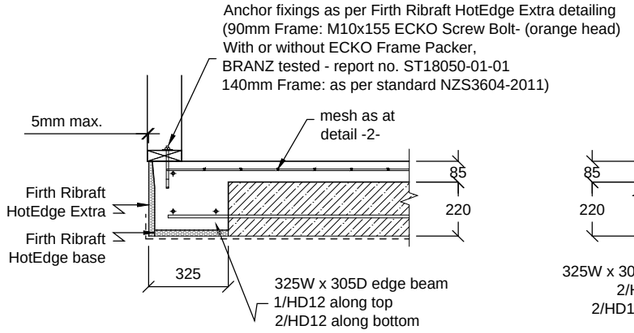
Proposed Residence:
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Pembroke Heights
Wanaka

SHEET TITLE:

Raftfloor Plan

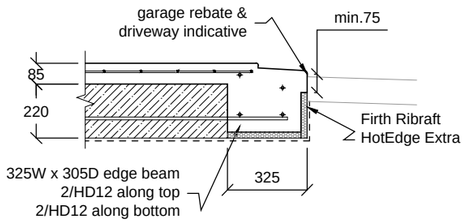
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CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 23-10-2026	OFFICE: Lunn Ave
DRAWING SCALE: 1:100	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 150319**	Sheet #: **S1.1**
Revision Job #:	

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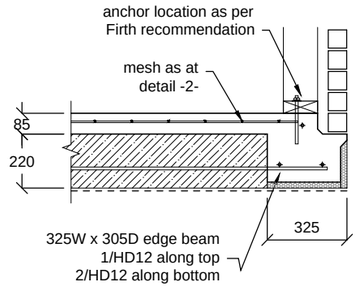
1 Detail

Raftfloor Edge Beam - 325
Scale 1:25



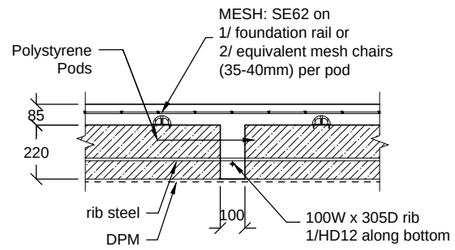
1a Detail

Raftfloor Edge Beam - 325
Scale 1:25



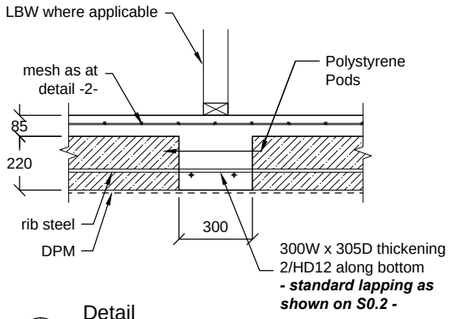
1b Detail

Raftfloor Edge Beam - 325
Scale 1:25



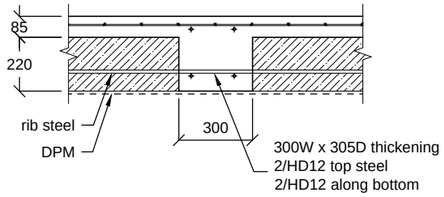
2 Detail

Raftfloor Internal Rib - 100
Scale 1:25



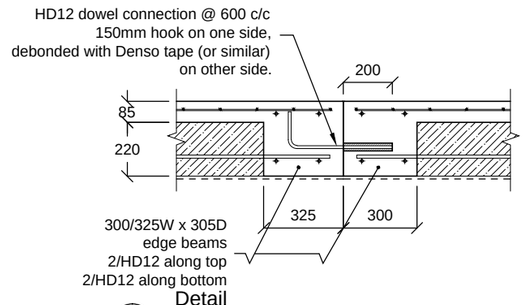
3 Detail

Raftfloor Internal Rib - 300
Scale 1:25



4 Detail

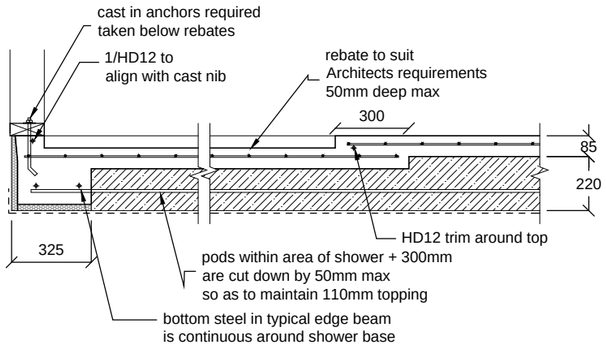
Raftfloor Internal Rib - 300
Scale 1:25



5 Detail

Raftfloor Edge Beam - 300/325
with control joint
Scale 1:25

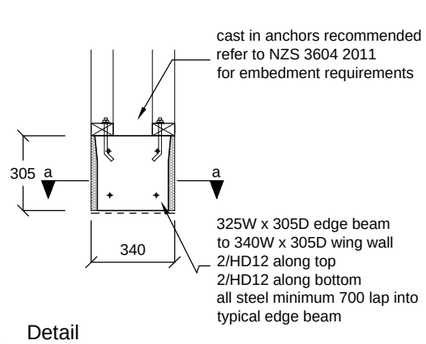
NOTE:
provide sheet material as at to create slab free joint if slabs are done in one pour (Ribraft Hotedge, or similar system, may be used)



6 Detail

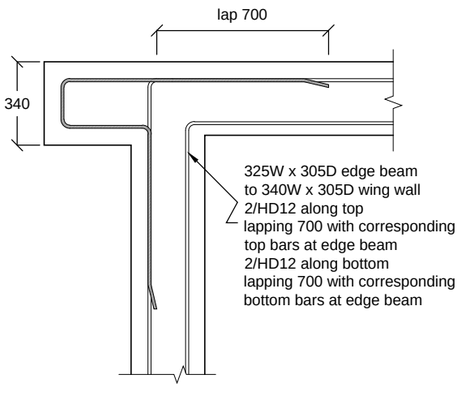
Raftfloor Shower Setdown at
Edge Beam - 325
Scale 1:25

NOTE:
Allow for Ribs and or
Thickenings as may be shown on plan



7 Detail

Raftfloor Edge Beam - 300
At Wing Wall - 340
Scale 1:25



7aa Detail

As Required
Scale 1:25

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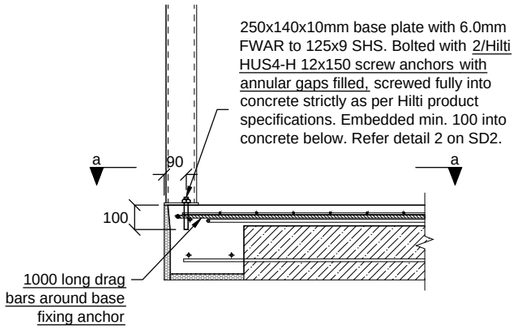
**Proposed Residence:
Lot 39
11 Craigie Burn Lane,
Pembroke Heights
Wanaka**

SHEET TITLE:

Raftfloor Details

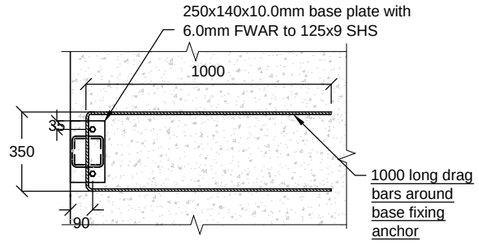
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CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 23-10-2026	OFFICE: Lunn Ave
DRAWING SCALE: 1:25	ORIGINAL DRAWING SIZE: A3
Original Job #: Job # 150319	Sheet #: S2.1
Revision Job #:	

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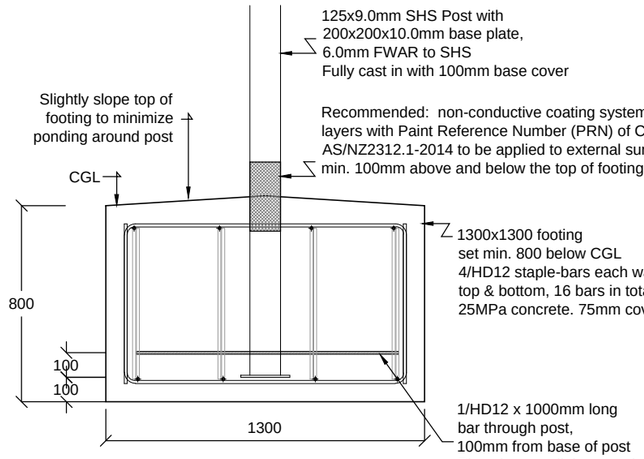
8 Detail

Portal footing
Scale 1:25



8aa Detail

Portal footing
Scale 1:25



P1 Detail

Portal footing
Scale 1:25

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Wanaka

SHEET TITLE:

Details

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CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 23-10-2026	OFFICE: Lunn Ave
DRAWING SCALE: 1:25	ORIGINAL DRAWING SIZE: A3

Original Job #: **Job # 150319**
Revision Job #:
Sheet #: **S2.2**

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STRUCTURAL STEELWORK

1. Unless otherwise stated on drawings, workmanship and materials shall be to the current edition of the following standards:

AS/NZS 1252	High-strength steel fastener assemblies for structural engineering - Bolts, nuts and washers
AS/NZS 1554	Structural steel welding - Welding of steel structures
AS/NZS 2980	Qualification of welders for fusion welding of steels
NZS 3404	Steel structures standard
SNZTS 3404	Durability requirements for steel structures and components
AS/NZS 5131	Structural steelwork - Fabrication and erection

2. Steel shall be mild steel of approved origin and conforming to NZS 3404.

3. Unless otherwise stated on drawings, steel grades shall be no less than the following:

Hot rolled sections (UB, UC, PFC, EA)	G300+
Hollow sections (SHS, RHS, CHS)	G350LO
Flats and plates	G300

4. Welds to be continuous single bevel, butt, or 6mm continuous fillet welds as appropriate, unless noted otherwise.

5. All welding shall conform to the requirements of AS/NZ 5131 and AS/NZS 1554 (different parts as applicable). Fabricator's Factory Production Control (FPC) shall comply with AS/NZ ISO 3834.3.

6. Welding of all main structural members and connections (i.e. Primary Structure) shall be Weld Category SP. Any minor components, including cleats (i.e. Secondary Structure) shall be permitted to be Weld Category GP.

7. Site welded elements shall be considered Fabrication Category 2 (FC2), and completed under responsibility of competent welding coordinator. All paint coating affected by site-welding shall be remedied, with weld spatter removed and cleaned, then primed and top coating reinstated as per AS/NZ5131.

8. Bolts shall be G4.6/S, unless noted otherwise. At least one washer shall be provided under the head and nut of each bolt assembly.

9. Holes for bolts shall be either machine cut, drilled /punched full size or subpunched 3.0mm undersize and reamed to size. Hand Flame cutting of bolt holes shall not be permitted.

10. Edge distances shall be 1.75D from the centre of the bolt to the cut edge of the steel unless shown otherwise on drawings, where D is the nominal bolt diameter. The minimum distance between adjacent bolts shall be as indicated on the drawings, 2.5D if not shown.

11. Fabrication and erection of structural steelwork shall be based on Construction Category 2 (CC2) as per AS/NZ5131. Where required, shop drawings and any supporting documentation shall comply with AS/NZ 5131 and may be reviewed by the Design Engineer for design concept and general arrangement only. Allow two(2) weeks for review.

12. Structural hold downs under seismic loading have been designed to comply with NZS3101:2006 Cl. 17.5.5 (i.e. Seismic Categories C1 or C2 as per EOTA TR 049 and EN 1992-4, which supersedes EOTA TR045 and ETAG 001 Annex E). Where amendment or substitution of specified hold downs are required, Wilton Joubert Ltd. shall be contacted for approval. Any substitutions shall have the same Seismic Categories certification.

13. Site location falls under macroclimate corrosion category of C2. Structural steelwork shall have coatings no less than the following:

Members	Surface-specific atmospheric corrosivity		Coating system	Surface preparation	Number of Coats	Total time to first major matenance
125x9 SHS posts (outdoor)	exposed	C2	HDG390 (or TSZ100)	See AS/NZS 4680 (or Sa 2 $\frac{1}{2}$)	1	N/A

Additional coatings may be required for architectural finishes in addition to the minimum specified above. Reference shall be made to the architectural specifications.

NOTES:

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2. These drawings are NOT to be used as shop drawings, Wilton Joubert takes no responsibility for set-out and dimensions when shop drawings have not been provided. Check all structural beams, components and dimensions prior to fabrication and installation. Ensure truss and frame manufacturers understand what connections are shown. If a connection does not work practically, contact Wilton Joubert prior to fabrication.
3. Unless otherwise stated, all steel beams supporting trusses and floor members shall be packed with SG8 timber and bolted with M12 bolts at min. 600crs.
4. All structural steel & connections' coating / durability requirements shall be as per NZS3604:2011 or proprietary coatings (solutions) to comply with SNZ TS 3404:2026.
5. Bolts bearing on timber may be substituted with coach bolts of the same size and grade, as preferred on site.
6. All built-up timber member shall be well spiked as per NZS3604.

No.	DESCRIPTION	DATE

REVISION

WILTON JOUBERT

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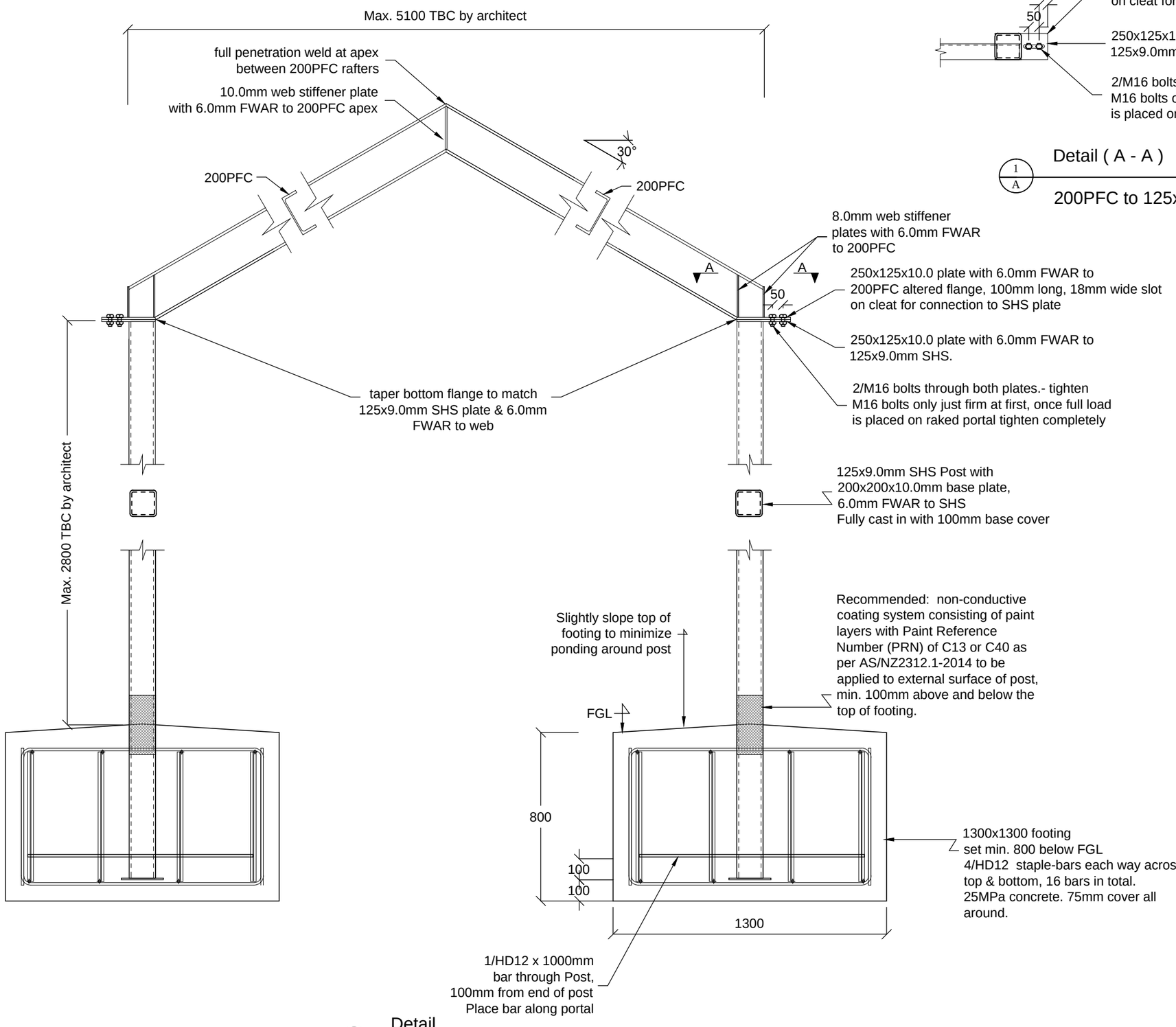
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Connections

DESIGNED BY: BL	DRAWN BY: BL
CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 22-10-2026	OFFICE: Lunn Avenue
DRAWING SCALE: 1:100	ORIGINAL DRAWING SIZE: A3

Original Job #: **Job # 150319** Sheet #: **SD0**
Revision Job #:

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1/- Detail

200PFC Raked Portal Frame 1

1/A Detail (A - A)

200PFC to 125x9.0 SHS

NOTES:

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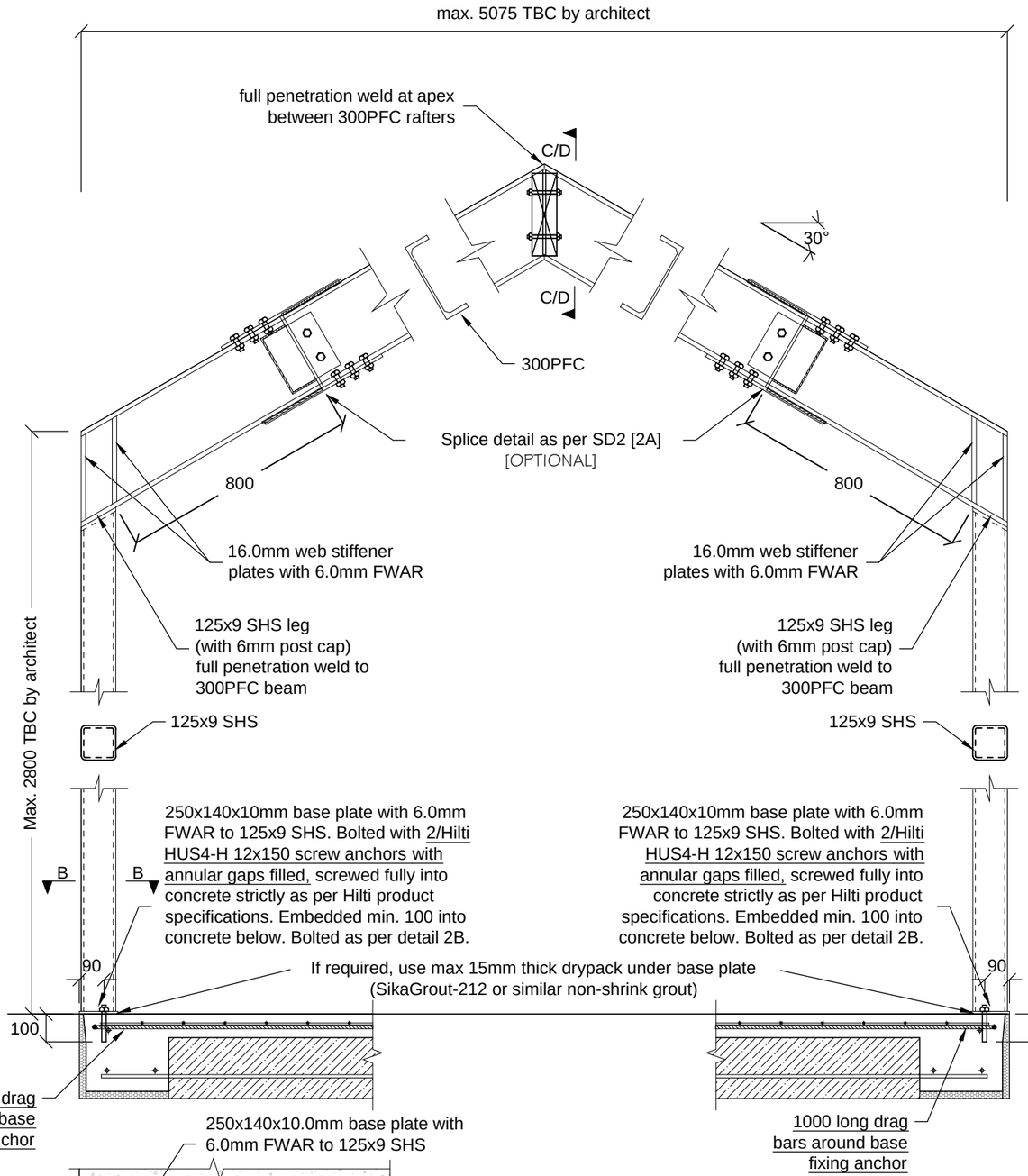
Proposed Residence:
Lot 39
11 Craigie Burn Lane,
Pembroke Heights
Wanaka

SHEET TITLE:

Connections Detail

DESIGNED BY: BL	DRAWN BY: BL
CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 22-10-2026	OFFICE: Lunn Avenue
DRAWING SCALE: 1:20	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 150319**	Sheet #: **SD1**
Revision Job #:	

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Detail (B - B)

2/B

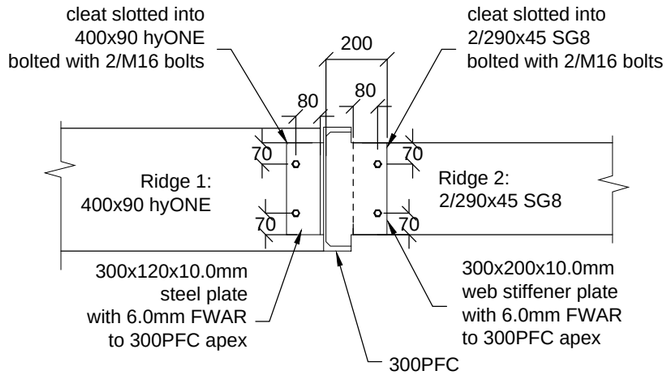
125x9 SHS Base Fixings

Detail

2/-

300PFC Portal Frame 2&3

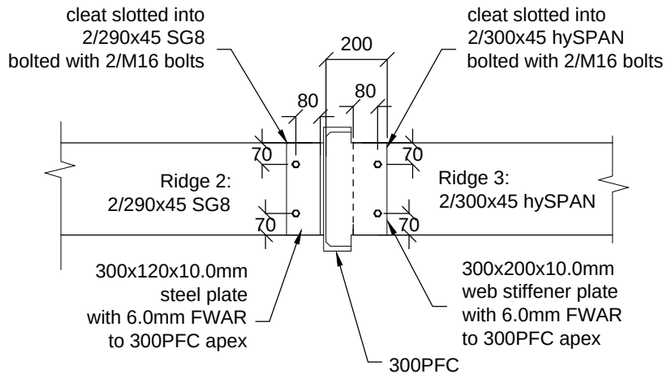
Please note that we have specified post installed anchors for the steel frame. These are anchors that need to be C1 compliant (in accordance with international standards including NZ) and each proprietary product has its own specific method of calculation/software and have different edge/spacing requirements. The suitable options are very limited as well. Therefore, it is not a simple matter to substitute one product for another. Please ensure that the applicable person orders the anchors well ahead of when they are required.



Detail (C - C)

2/C

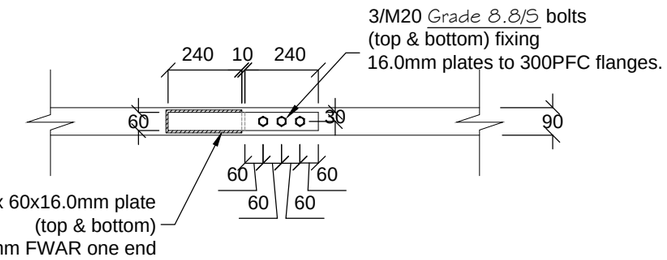
Ridge beams to 300PFC Portal Rafter

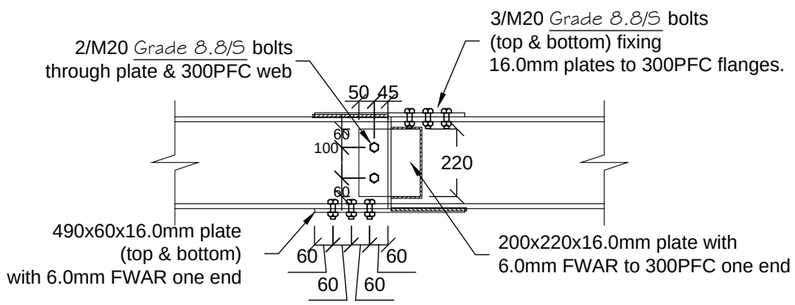


Detail (D - D)

2/D

Ridge beams to 300PFC Portal Rafter





Detail [OPTIONAL]

2/A

300PFC Splice Detailing

NOTES:

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions. Contact the architect/ engineer if any discrepancies are found.
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3. Unless otherwise stated, all steel beams supporting trusses and floor members shall be packed with SG8 timber and bolted with M12 bolts at min. 600crs.
4. All structural steel & connections' coating / durability requirements shall be as per NZS3604:2011 or proprietary coatings (solutions) to comply with SNZ TS 3404:2026.
5. Bolts bearing on timber may be substituted with coach bolts of the same size and grade, as preferred on site.
6. All built-up timber member shall be well spiked as per NZS3604.

No.	DESCRIPTION	DATE
	REVISION	

WILTON JOUBERT
Northland: 09 945 4188 Christchurch: 021 824 063
Auckland: 09 527 0196 Wanaka: 03 443 6209
www.wiltonjoubert.co.nz

SITE ADDRESS:

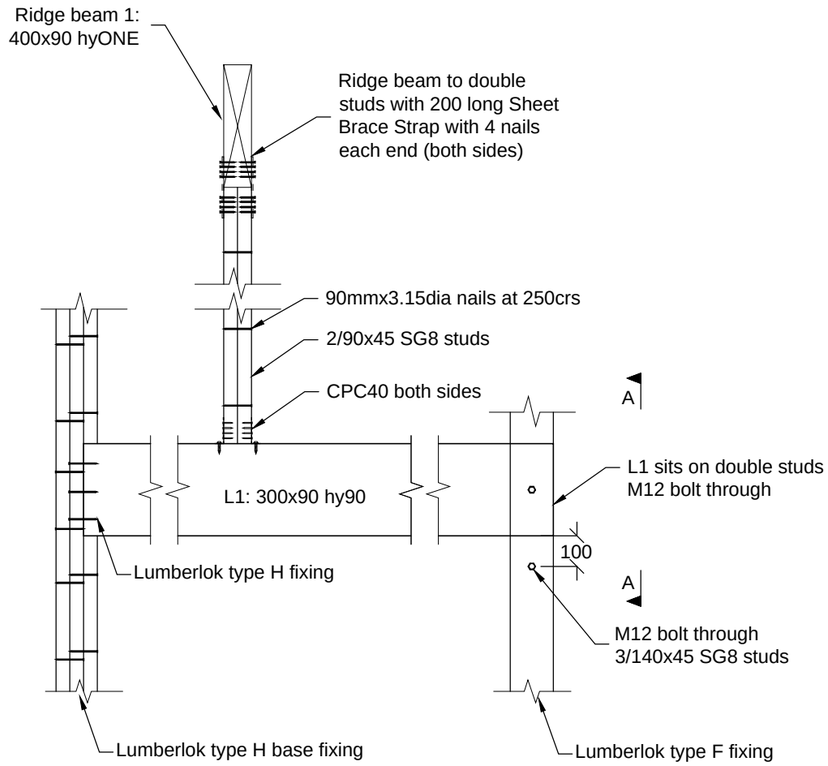
Proposed Residence:
Lot 39
11 Craigie Burn Lane,
Pembroke Heights
Wanaka

SHEET TITLE:

Connections Detail

DESIGNED BY: BL	DRAWN BY: BL
CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 22-10-2026	OFFICE: Lunn Avenue
DRAWING SCALE: 1:20	ORIGINAL DRAWING SIZE: A3
Original Job #: Job # 150319	Sheet #: SD2
Revision Job #:	

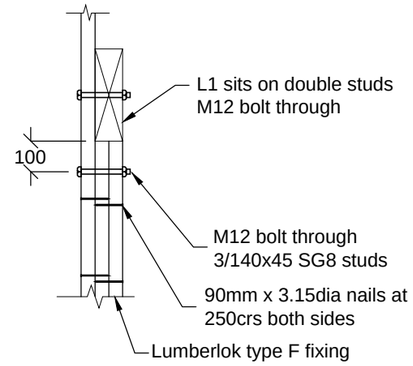
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3 / -

Detail

Ridge beam 1 on L1



3 / A

Detail (A - A)

L1 on 3/140x45 SG8

NOTES:

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions. Contact the architect/ engineer if any discrepancies are found.
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No.	DESCRIPTION	DATE

REVISION

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Northland: 09 945 4188 Christchurch: 021 824 063
Auckland: 09 527 0196 Wanaka: 03 443 6209

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SITE ADDRESS:

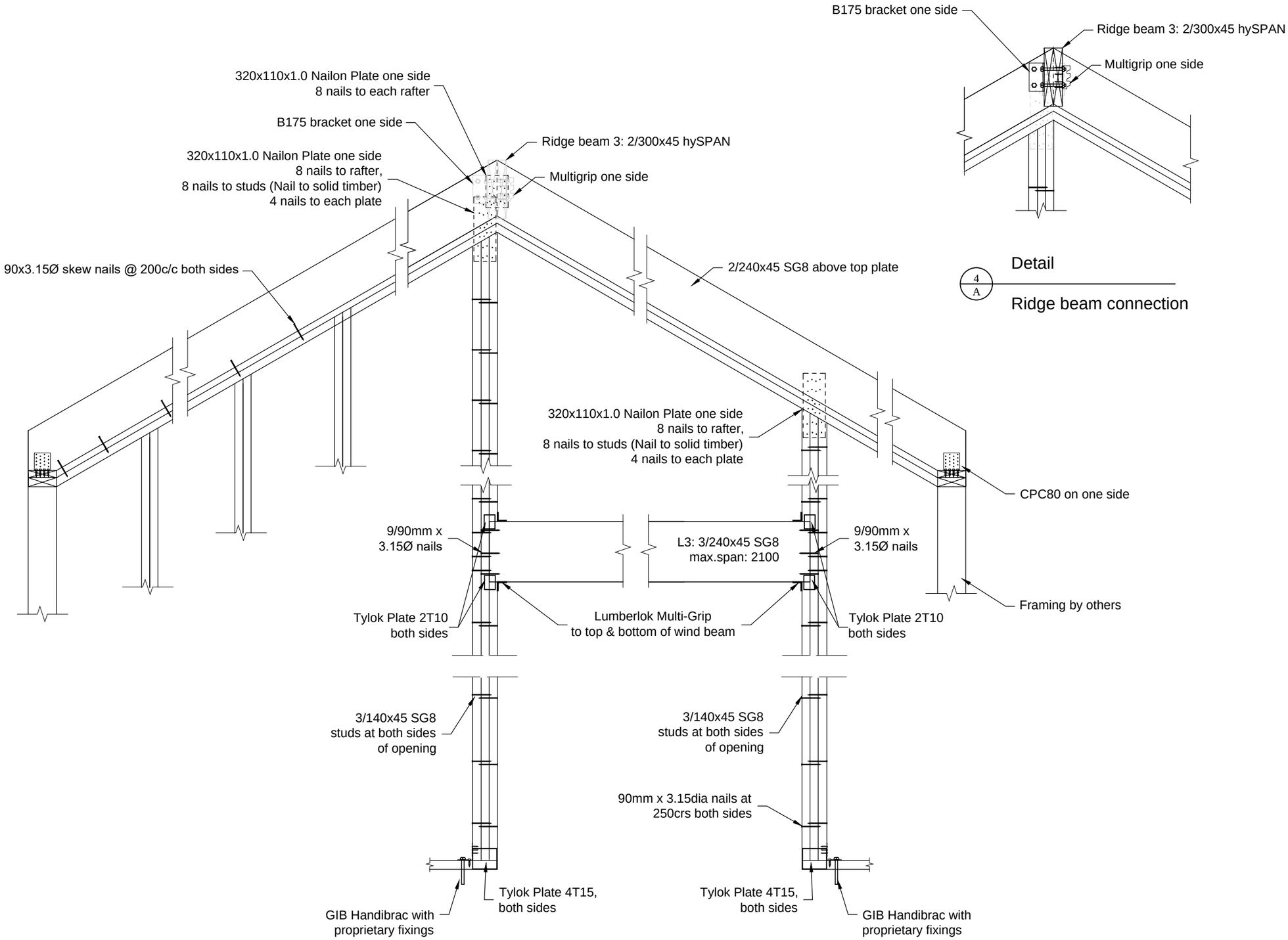
Proposed Residence:
Lot 39
11 Craigie Burn Lane,
Pembroke Heights
Wanaka

SHEET TITLE:

Connections Detail

DESIGNED BY: BL	DRAWN BY: BL
CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 22-10-2026	OFFICE: Lunn Avenue
DRAWING SCALE: 1:20	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 150319**	Sheet #: **SD3**
Revision Job #:	

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4 — Detail

Wind beam connection

4 / A — Detail

Ridge beam connection

NOTES:

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions. Contact the architect/ engineer if any discrepancies are found.
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6. All built-up timber member shall be well spiked as per NZS3604.

No.	DESCRIPTION	DATE

REVISION

WILTON JOUBERT

Northland: 09 945 4188 Christchurch: 021 824 063
Auckland: 09 527 0196 Wanaka: 03 443 6209
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SITE ADDRESS:

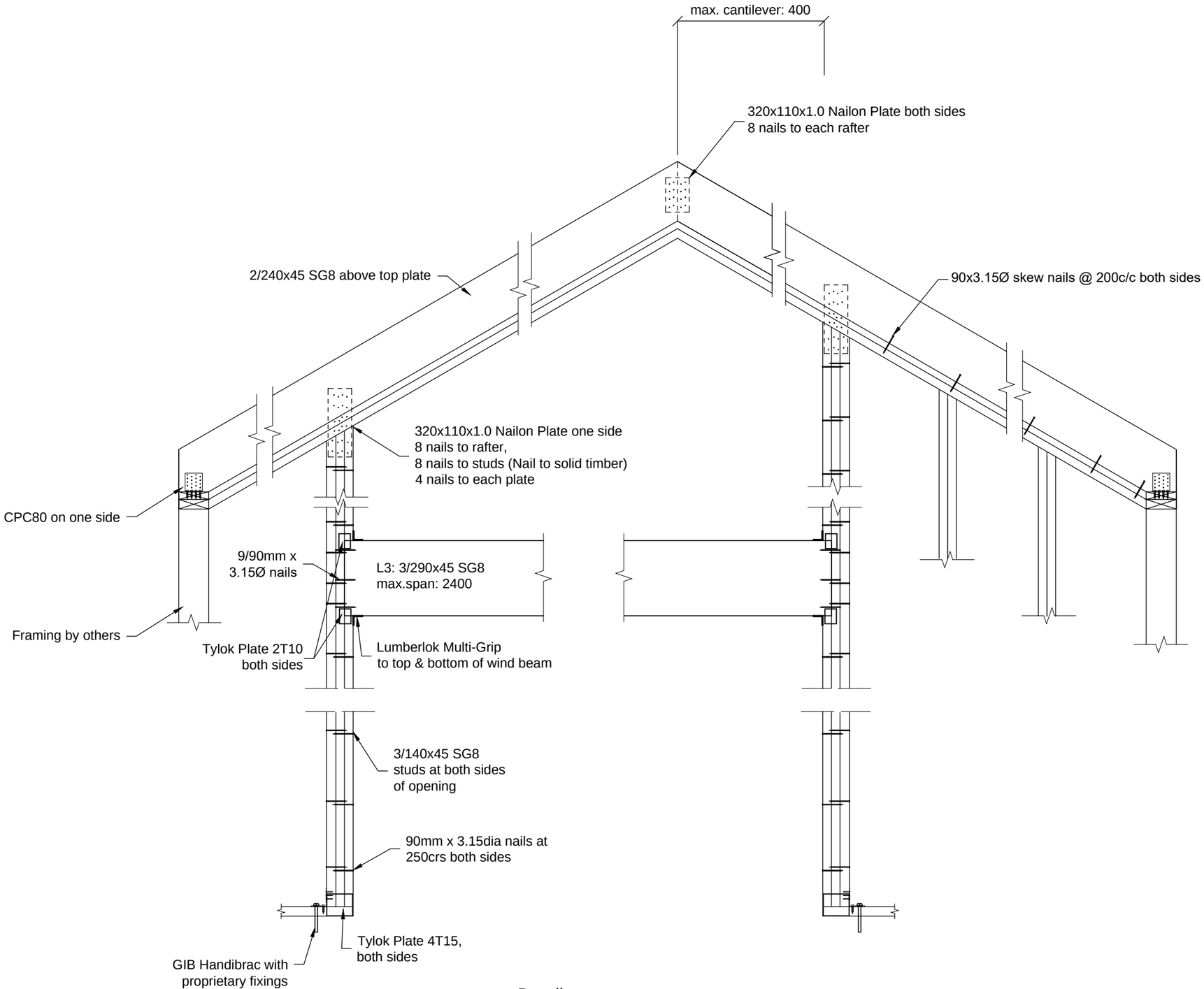
Proposed Residence:
Lot 39
11 Craigie Burn Lane,
Pembroke Heights
Wanaka

SHEET TITLE:

Connections Detail

DESIGNED BY: BL	DRAWN BY: BL
CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 22-10-2026	OFFICE: Lunn Avenue
DRAWING SCALE: 1:20	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 150319**	Sheet #: **SD4**
Revision Job #:	

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5 Detail

Wind beam connection

NOTES:

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions. Contact the architect/ engineer if any discrepancies are found.
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6. All built-up timber member shall be well spiked as per NZS3604.

No.	DESCRIPTION	DATE
	REVISION	

WILTON JOUBERT

Northland: 09 945 4188 Christchurch: 021 824 063
Auckland: 09 527 0196 Wanaka: 03 443 6209
www.wiltonjoubert.co.nz

SITE ADDRESS:

Proposed Residence:
Lot 39
11 Craigie Burn Lane,
Pembroke Heights
Wanaka

SHEET TITLE:

Connections Detail

DESIGNED BY: BL	DRAWN BY: BL
CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 22-10-2026	OFFICE: Lunn Avenue
DRAWING SCALE: 1:20	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 150319**	Sheet #: **SD5**
Revision Job #:	

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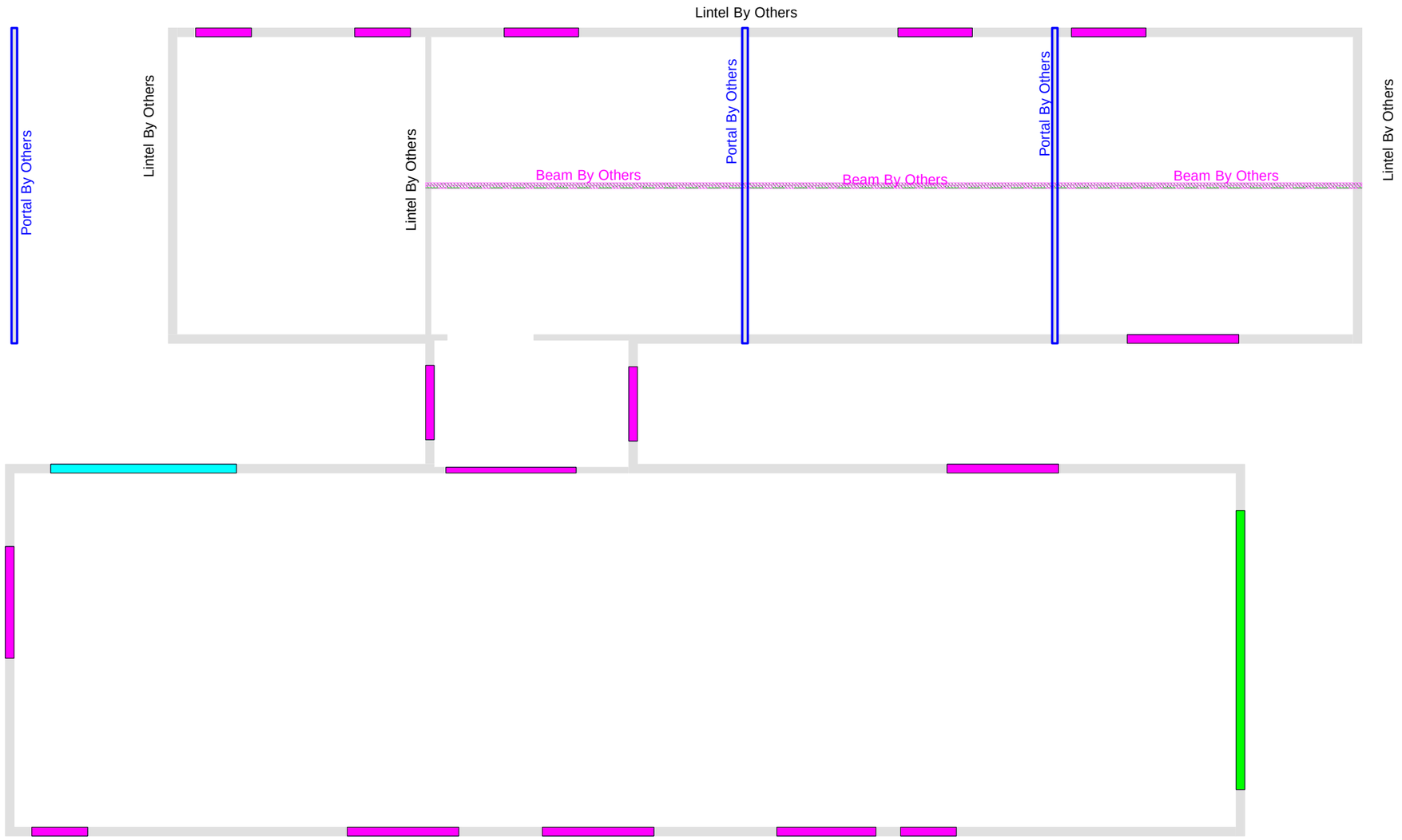
Truss Tech 2019 Ltd ~ 60 McNulty Rd, Cromwell, , , Ph 03 445 4030

For Building Consent Purposes Only

150 x 90 LVL11

240 x 90 LVL11

300 x 90 LVL11



If Ceiling Battens Are Not Being Direct Fixed To The Bottom Chord Of The Truss, Bottom Chord Restraints Will Be Required At 1800mm Crs Max.

All Lintels Designed As Per Truss Loadings.
Lintel Design Valid Only With Truss Tech Supplied Lintels.
All Lintels Are Designed As SG8 Unless Otherwise Stated.
Lintels have not been designed to support brick or stone cladding,lintels have been designed to support up to 80kg per m² for medium weight cladding.

All Walls Shown On Layout Are Loadbearing.
All Internal Loadbearing Walls To Have A Minimum Support Of Detail LB1.
No Slab Thickening Required For Designed Truss Loads. Unless Stated Otherwise. Refer Slab Thickening Detail Sheet. Sheet 3
All Other Truss Loads On Internal Walls Are Under 12Kn.
Lintels have not been designed to receive any wind-face loading.
For any larger lintels that may cause concern please consult with engineer.
Lintels less than 900mm wide can be subsitituted for 2/90x45 LVL8 if not exceeding 12m loaded dimension and can be used for relevant lintel fixing.
Windzone has been determined as per Branz unless specified on Architectural or Engineering Drawings.

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Full height lintels will be contained within the roof space. Trusses will pocket over lintels when running perpendicular. When running paralell with truss directly above lintel will be incoporated with truss bottom chord and additional scab along side to create required lintel depth.

TRUSS TECH

BUILDABLE LAYOUT

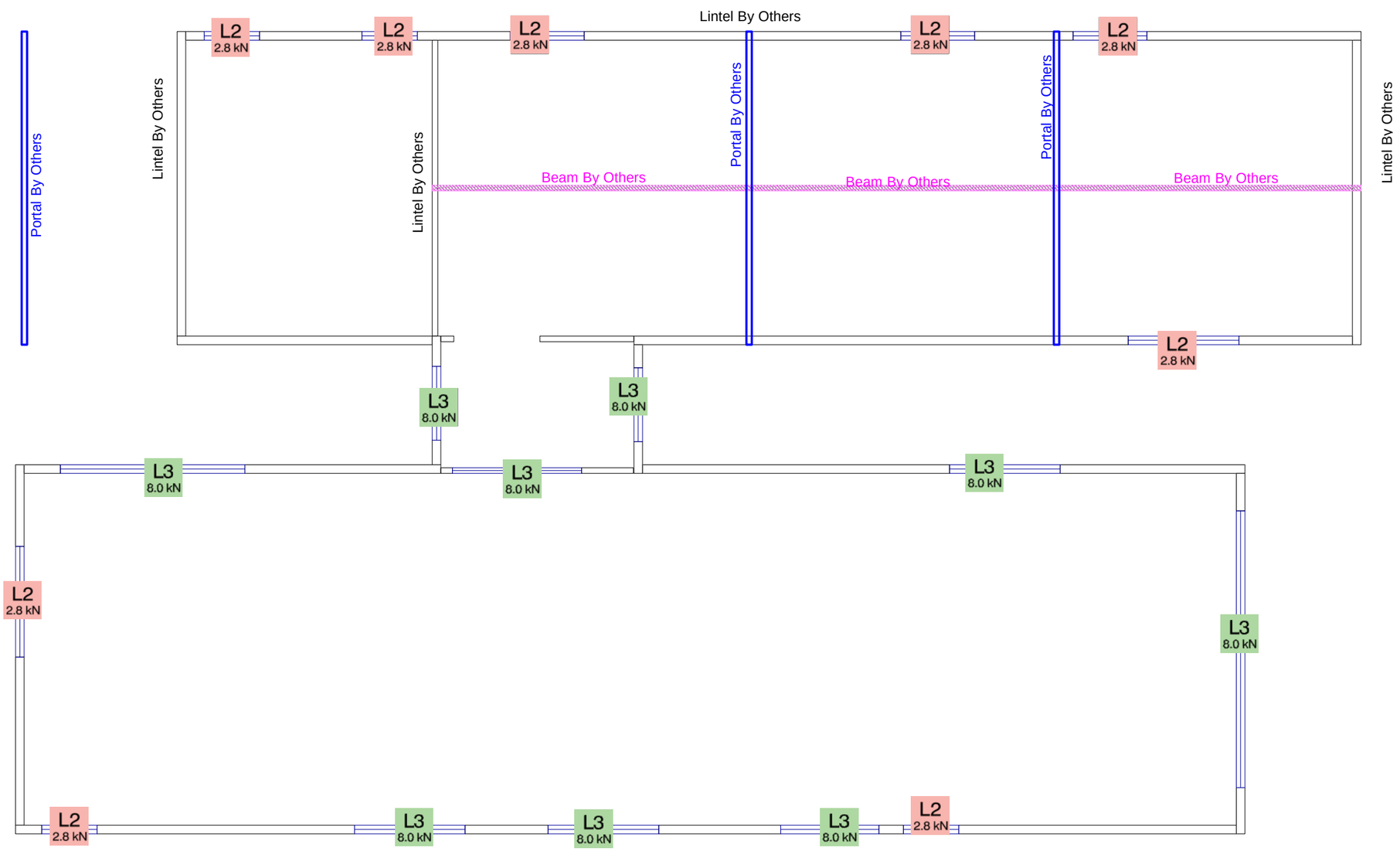
Customer: Lot 39
Site Address: 11 CRAIGIE BURN LANE
PEMBROKE HEIGHTS,WANAKA

Job Details:

Roofing:	Corrugated iron
Pitch:	30.00 Deg.
Truss Spacing:	900
Design Wind Velocity:	44.00 m/s (Ult.)
Detailer:	Jimmy Rooney

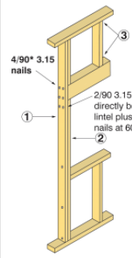
Job Ref: 261085P
Scale:
Date: Friday, 06 November 2026
Sheet: 1 Of 5

pryda



TIMBER LINTEL FIXING - 1.4KN

Consent Doc. Ref. L1

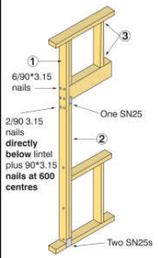


1. For trimming stud thickness refer to Table 8.5 NZS 3604:2011. Additional studs to that shown to have a minimum stud to stud fixing of 11/90*3.15 nails.
2. Where a double stud which provides support for a lintel is shorter by 400mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of the trimming studs.
3. Studs & jacks to be fixed to top plate in accordance with the Pryda Top Plate Fixing Guide.

L1 1.4 kN

TIMBER LINTEL FIXING - 2.8KN

Consent Doc. Ref. L2

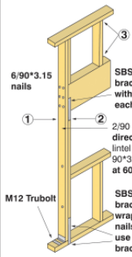


1. For trimming stud thickness refer to Table 8.5 NZS 3604:2011. Additional studs to that shown to have a minimum stud to stud fixing of 11/90*3.15 nails.
2. Where a double stud which provides support for a lintel is shorter by 400mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of the trimming studs.
3. Studs & jacks to be fixed to top plate in accordance with the Pryda Top Plate Fixing Guide.

L2 2.8 kN

TIMBER LINTEL FIXING - 8.0KN

Consent Doc. Ref. L3

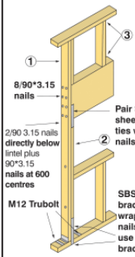


1. For trimming stud thickness refer to Table 8.5 NZS 3604:2011. Additional studs to that shown to have a minimum stud to stud fixing of 11/90*3.15 nails.
2. Where a double stud which provides support for a lintel is shorter by 400mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of the trimming studs.
3. Studs & jacks to be fixed to top plate in accordance with the Pryda Top Plate Fixing Guide.

L3 8.0 kN

TIMBER LINTEL FIXING - 14KN

Consent Doc. Ref. L4



1. For trimming stud thickness refer to Table 8.5 NZS 3604:2011. Additional studs to that shown to have a minimum stud to stud fixing of 11/90*3.15 nails.
2. Where a double stud which provides support for a lintel is shorter by 400mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of the trimming studs.
3. Studs & jacks to be fixed to top plate in accordance with the Pryda Top Plate Fixing Guide.

L4 14 kN

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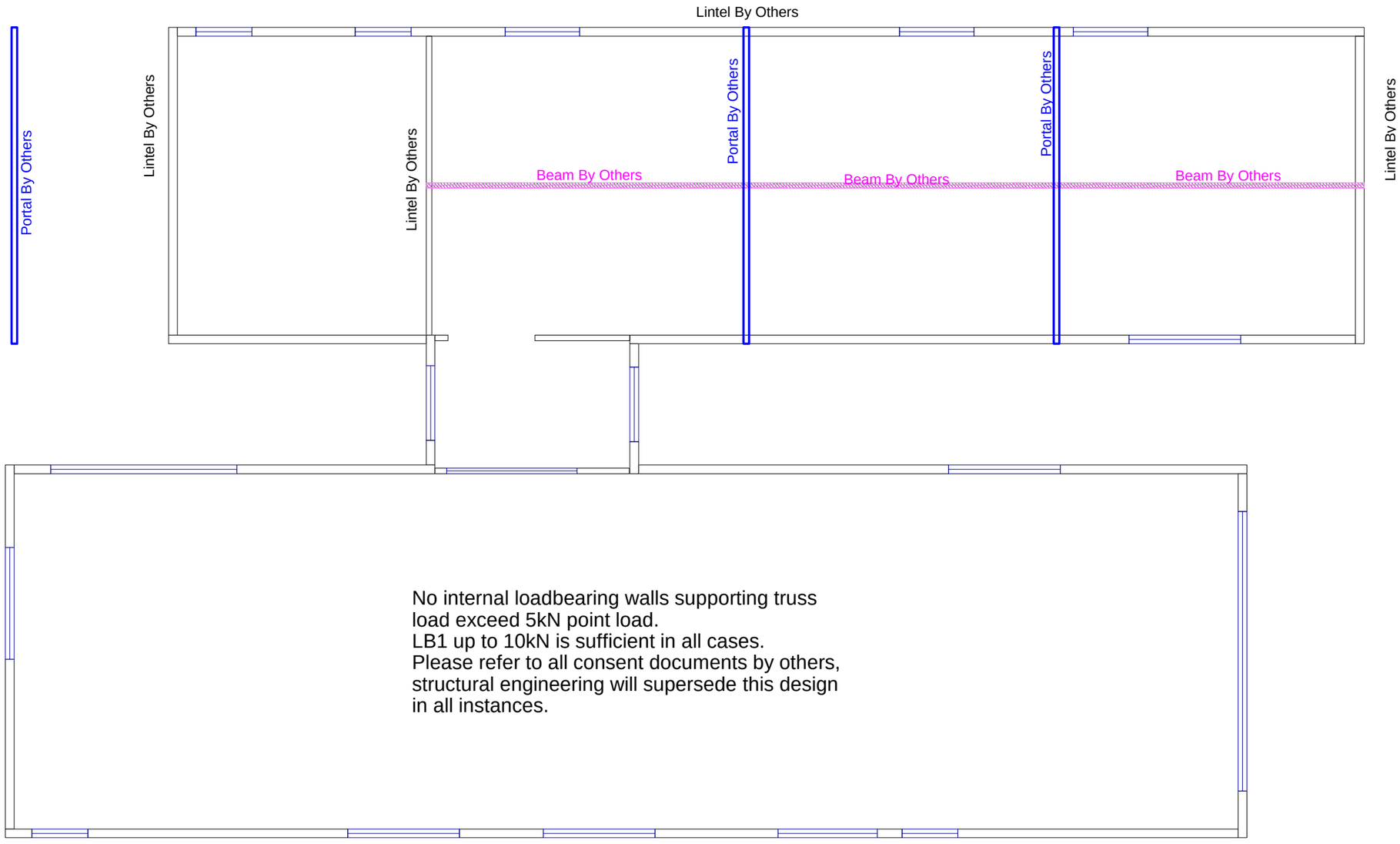
TRUSS TECH

LINTEL FIXING

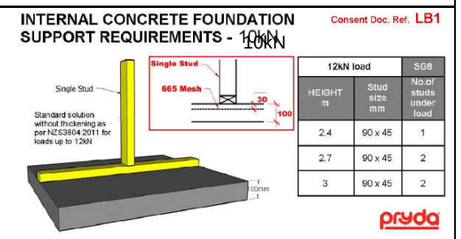
Customer: Lot 39
Site Address: 11 CRAIGIE BURN LANE PEMBROKE HEIGHTS,WANAKA

Job Details:
Roofing: Corrugated iron
Pitch: 30.00 Deg.
Truss Spacing: 900
Design Wind Velocity: 44.00 m/s (Ult.)
Detailer: Jimmy Rooney

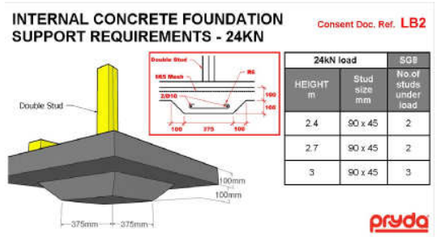
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Scale:
Date: Friday, 06 November 2026
Sheet: 2 Of 5



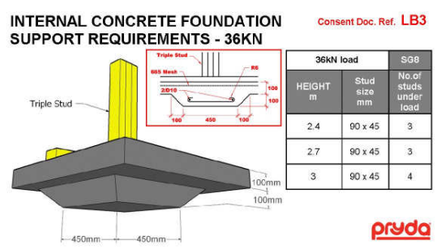
No internal loadbearing walls supporting truss load exceed 5kN point load.
LB1 up to 10kN is sufficient in all cases.
Please refer to all consent documents by others, structural engineering will supersede this design in all instances.



Minimum Requirement For Internal Loadbearing Walls



LB2



LB3

Please Note:
Loadings and details shown on this layout are specifically for a standard concrete slab.Please read in conjunction with all other consent documents for foundation type and requirements.Please use max kN loading shown on this layouts in conjunction with documentation for foundation construction by others for timber subfloor ,waffle slabs etc.

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Design Assumptions
1. Buildings within NZS3604:2011 limits- truss spans within 12m.
2. Truss spacing no greater than 1200.
3. Timber shown in studs MSG8 or better.
4. Soil conditions 300kPa ult. bearing capacity or better as per NZS3604:2011 Ch.3.
5. Where 2 or more studs are required, the concentrated load face will be within 50mm of the centre of support.
6. The number of top plates to be determined from NZS3604:2011

TRUSS TECH

SLAB THICKENING DETAILS

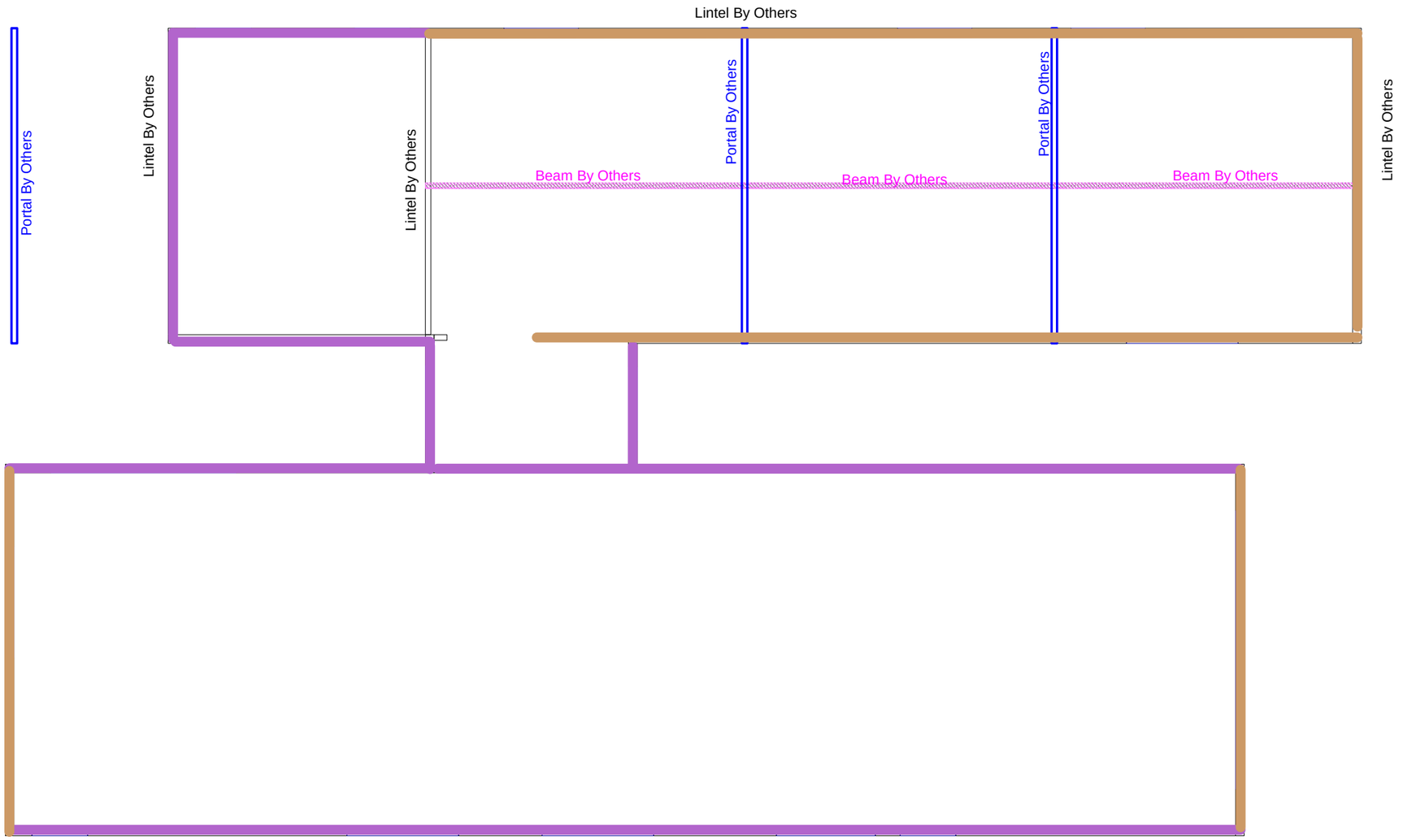
Customer: Lot 39
Site Address: 11 CRAIGIE BURN LANE PEMBROKE HEIGHTS,WANAKA

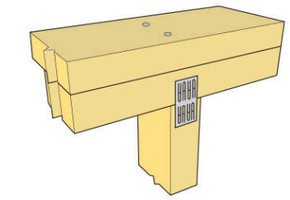
Job Details:
Roofing: Corrugated iron
Pitch: 30.00 Deg.
Truss Spacing: 900
Design Wind Velocity: 44.00 m/s (Ult.)
Detailer: Jimmy Rooney

Job Ref: 261085P
Scale:
Date: Friday, 06 November 2026
Sheet: 3 Of 5

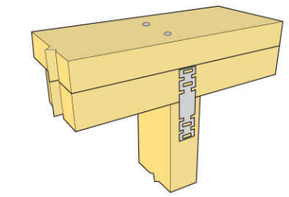
pryda

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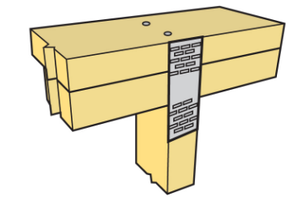




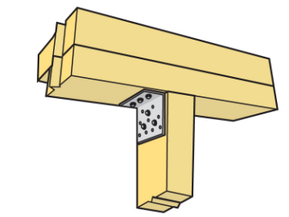
TP1 - 1.7kN



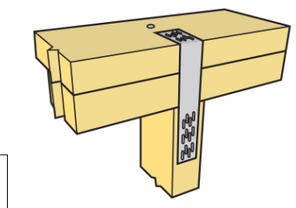
TP2 - 2.5kN



TP3 - 4.7kN



TP3 - 6.0kN



TP3 - 6.0kN

Minimum Top Plate to Stud Joint Fixing Table for roof member 600, 900 & 1200 Centres

Loaded Dimension (m)	Light Weight Roof Wind Zone					Heavy Weight Roof Wind Zones				
	L	M	H	VH	EH	L	M	H	VH	EH
2.0	TPO	TPO	TP1	TP2	TP3	TPO	TPO	TPO	TP1	TP2
3.0	TPO	TP1	TP2	TP3	TP3	TPO	TPO	TP1	TP2	TP3
4.0	TPO	TP2	TP3	TP3	TP3	TPO	TPO	TP2	TP3	TP3
5.0	TP1	TP2	TP3	TP3	TP3	TPO	TPO	TP2	TP3	TP3
6.0	TP2	TP3	TP3	TP3	TP3	TPO	TPO	TP3	TP3	TP3

Design Assumptions
1. Dry wall framing.
2. Framing MSG8 minimum
3. Studs at 600ctrs (reduce load by 33% if 400ctrs).
4. Truss spacing at 900ctrs.

STUD to TOP PLATE FIXING DETAILS

Customer: Lot 39
Site Address: 11 CRAIGIE BURN LANE
PEMBROKE HEIGHTS,WANAKA

Job Details:

Roofing:	Corrugated iron
Pitch:	30.00 Deg.
Truss Spacing:	900
Design Wind Velocity:	44.00 m/s (Ult.)
Detailer:	Jimmy Rooney

Job Ref: 261085P
Scale:
Date: Friday, 06 November 2026
Sheet: 4 Of 5

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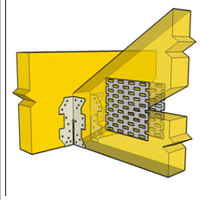
Connections

- Trusses need to be fixed at each timber support with 2/90x3.15 dia Skew Nails unless otherwise noted.

2MG	119 x 1/NPPC4 Purlin Cleat 33 x 2/MPMGL Multigrip (long)

* Use 1/NPPC4 Purlin Cleat as truss tie-down to wall plate or 2/MGL Muligrips face fixed unless specified otherwise.
* Truss to truss connection please fix with 3/90x3.15dia skew nails to top and bottom chords where relevant plus fixngs listed.
* Gable trusses are tied down to supporting wall frame with 1/SN25 @ 600cnrs.
* All Outriggers fixed to supporting gable trusses below with 1/Pair of Z-Nails.

MULTIGRIP TRUSS SUPPORT Consent Doc. Ref. G



Product Code: MG*/MGL
*Also sold as MPMG

Durability: Suitable for all roof spaces that are closed. Stainless steel required in open car port roofs in Sea spray zone and Zone 1 in order to be compliant with Table 4.1 of NZS3604:2011.

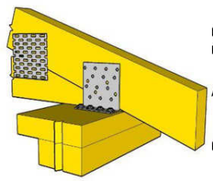
Application: Used in pairs when employed as a truss to truss fixing. All holes filled with 30x3.15mm Pryda product nails.

Long Multigrip (MGL - 125mm long) to be used when top chord of supported trusses is deeper than 90mm

pryda

CONCEALED PURLIN CLEAT TIE DOWN

Consent Doc. Code NC4, NC6, NC8



Product Code: NPPC4, NPPC6 & NPPC8

Durability: Suitable for all closed roof spaces. Compliant with Table 4.1 of NZS3604:1999 Amendments 1 & 2.

Application: All holes in large flange filled with 30x3.15mm Pryda product nails. In small flange either Type 17 12g x 35mm or 14g x 75mm hex head galv. screws.

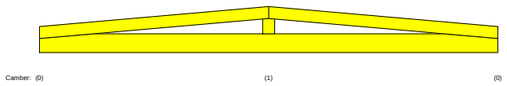
Note: 14gx35 screw can be used in single top plate situations.14gx75 screws required in a double top plate situation

Notes

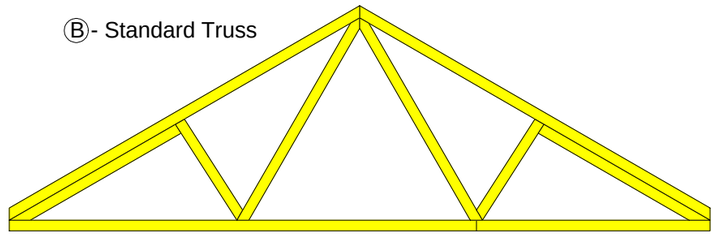
If Ceiling Battens Are Not Being Direct Fixed To The Bottom Chord Of The Truss, Bottom Chord Restraints Will Be Required At 1800mm Crs Max.
- Builder to read Pre-nail plans in conjunction with Architectural plans, please check all opening trim sizes & braces on site before enclosing.If any variations please contact Truss Tech.
- Truss Tech Ltd will not accept any charges for remedial work unless written authority is issued by Truss Tech Ltd before work is commenced.
- Cross shown across roof plane indicates Pryda Roof Plane Brace in accordance with NZ3604.Should this exceed capabilities supplementary bracing may be required and to be reviewed by others.
- Gable Outriggers and Barge rafters will be 90x45 LVL8 unless stated otherwise.
- Roof purlins will support gable overhangs up to 300mm as per NZ3604 unless noted otherwise.
- Windzone has been determined as per Branz unless specified on Architectural or Engineering Drawings
- All gable trusses have been framed to accomodate specific cladding specification.
- Please read all layouts in conjunction with all supporting consent documents.

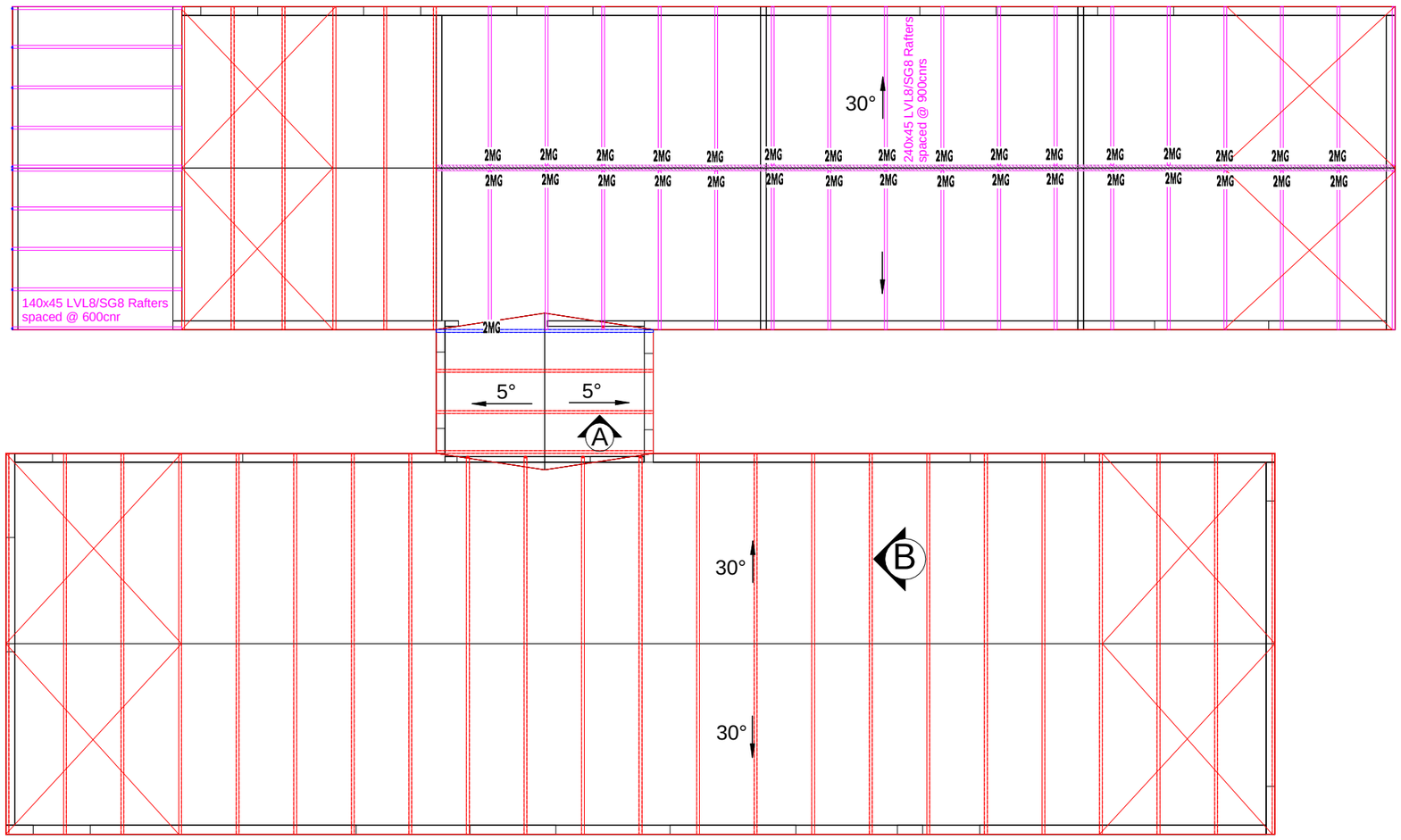
All trusses have been designed to a 194mm Truss Heel

Ⓐ- Standard Truss



Ⓑ- Standard Truss





FTMA NEW ZEALAND

TRUSS TECH

TRUSS FIXINGS

Customer: Lot 39
Site Address: 11 CRAIGIE BURN LANE PEMBROKE HEIGHTS,WANAKA

Job Details:

Roofing:	Corrugated iron
Pitch:	30.00 Deg.
Truss Spacing:	900
Design Wind Velocity:	44.00 m/s (Ult.)
Detailer:	Jimmy Rooney

Job Ref: 261085P
Scale:
Date: Friday, 06 November 2026
Sheet: 5 Of 5

pryda