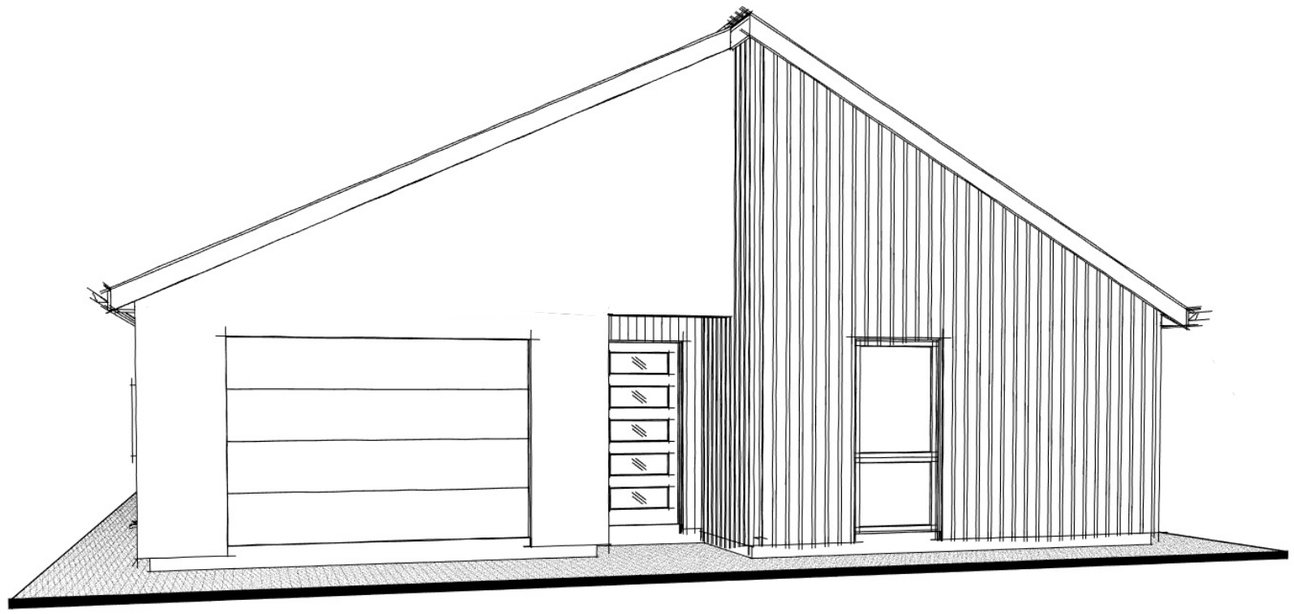
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3D Picture Indicative only

Reports used and required on-site

Geotechnical report used for foundation design	= Geotechnical Report by Kirk Roberts Ref 2655237 Rev 1 Dated : 29/06/2026
Storm-water design / method	= Council connection
Waste-water design / method	= Council connection
Water treatment design / method	= Council connection
Fire Fighting Water supply design / method	= Council connection
Certificate of Title 1212908	
Interest - 13411768.6	= Consent Notice
Interest - 13411768.7	= Land Covenant
Interest - 13411768.10	= Easement Instrument

Note: Prior to any construction starting plans must be reviewed by all contractors and any issues involving information or workability for their own trade and for following trade, any issues must be notified to draughting, so that those issues can be resolved before construction starts.

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LICENSED BUILDING PRACTITIONER
www.dbh.govt.nz
BUILDING CONFIDENCE

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NOTES:

ZOG® frames & trusses

- ZOG® frames & trusses are designed using Vertex engineering & detailing software.
- ZOG® framing is 90x40x0.75mm rollformed from AXXIS® steel provided by NZ Steel Ltd.

FOUNDATION ENGINEER
e3 Consultants NZ Ltd
STEEL FRAME ENGINEER
e3 Consultants NZ Ltd

Building Design Summary

Site data

- Ground Conditions
  - Sub-soil Class: (NZS1170.5, section 3)
  - Liquefaction: (MBIE, Technical Guidance)
  - Expansive: (AS2870)
  - Bearing: (verified by Geotech Engineer)
- Wind zone: (NZS3604, section 5)
- E-quake zone: (NZS3604, figure 5.4)
- Climate zone: (NZS4218, B1)
- Exposure zone: (NZS3604, figure 4.2)
- Rainfall zone: (NZBC:E1, Niwa)
- Snowload: (NZS3604, figure 15.1)

Building data

- Building cat: (NZS3604, table 1.1)
- Floor live loads: (NZS3604, table 1.2)
- Protect. from fire: (C1/AS1: Risk Group SH)

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

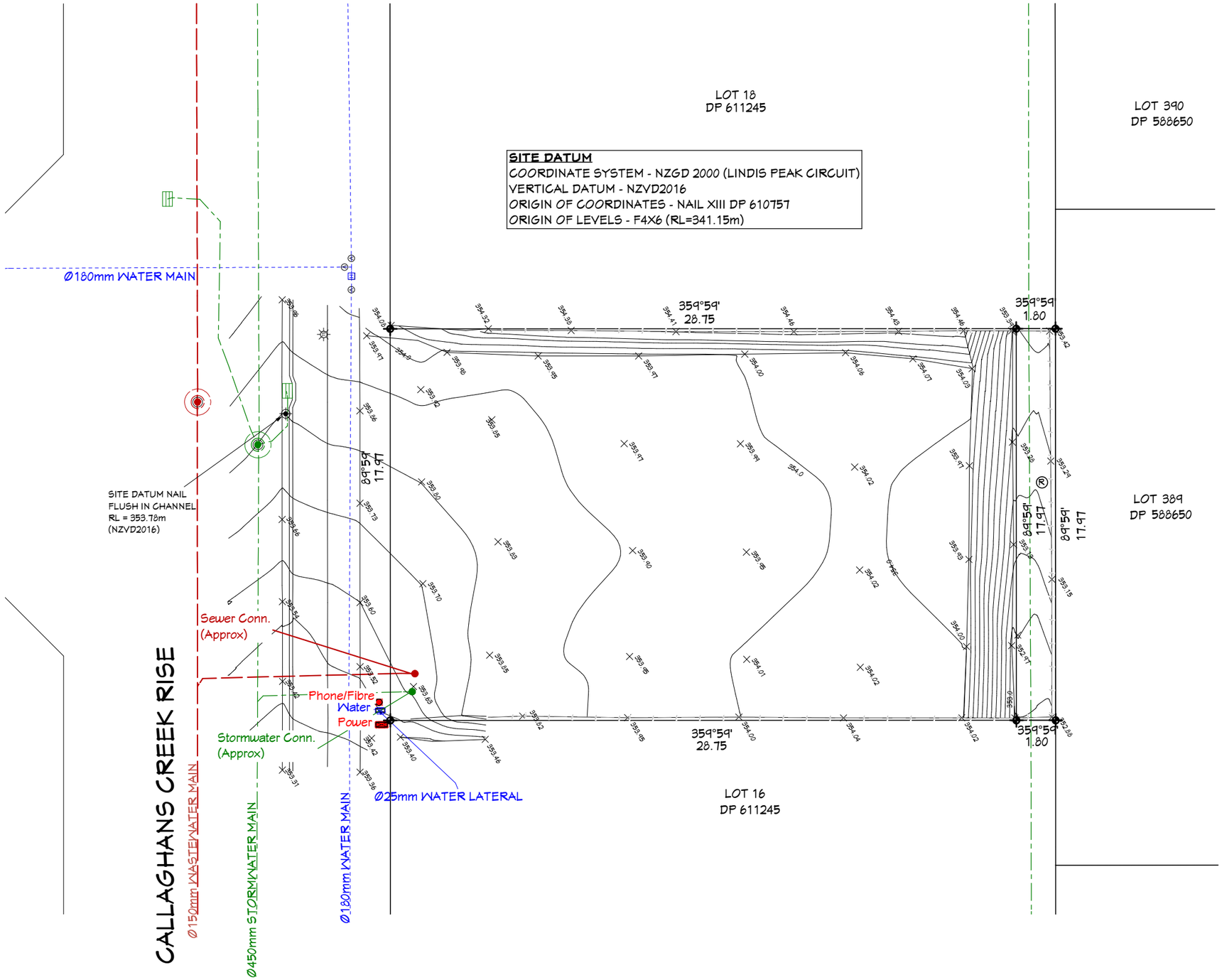
TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Contents & Design

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	1 OF 62



KEY

- = Phone/Fibre
- = Power
- = Water
- = Gas

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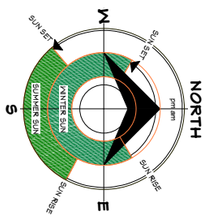
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NOTES:

Prior to starting any works

- Locate and identify boundary pegs, service connection points and there inverts (Confirm all falls shown in drawings will comply)
- Public protection from onsite hazards, Site safety fencing (when required by T.A), 2.0m(min) to prevent site hazards from harming traffic or passers-by, to restrict unauthorized entry by children - ensure fencing is difficult to be climbed, gates and doors do not project beyond site when open, and encloses the whole site.
- All building sites to have Worksafe NZ compliant warning signs erected.
- Any hazardous equipment or materials will be stored onsite only if secured, by portable building lock up or in the house being built (after lock-up stage)
- Sites to be assessed on a individual basis by construction managers for compliance with NZBC clause F5 and if specific hazards exist then a work-site barrier must be erected.



CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Site Existing

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:200	SHEET No.	2 OF 62

COVERAGE

Site area = 549m²
Footprint (over cladding) = 187.2m² = 33.1%

CALLAGHANS CREEK RISE

LOT 18
DP 611245

LOT 390
DP 588650

LOT 389
DP 588650

LOT 16
DP 611245

Oak, Elm, Birch, Maple, Plane, European or English Beech, Walnut, Ash, Ribbonwood, or Lacebark. Trees are to be >2.5m in height at the time of planting.

Location - T.B.C

SITE DATUM
COORDINATE SYSTEM - NZGD 2000 (LINDIS PEAK CIRCUIT)
VERTICAL DATUM - NZVD2016
ORIGIN OF COORDINATES - NAIL XIII DP 610757
ORIGIN OF LEVELS - F4X6 (RL=341.15m)

SITE DATUM NAIL
FLUSH IN CHANNEL
RL = 353.78m
(NZVD2016)

OUTDOOR LIVING AREA
40sqM, 4.0m min dimension
Northlake Zone

OUTDOOR LIVING AREA
8.0sqM, 2.0m min dimension
Northlake Zone

RECESSION PLANE
2.5m @40deg
359°59'
28.75

359°59'
1.80

D.C.P
EGL = 354.330

D.C.P
EGL = 354.460

D.C.P
EGL = 343.350

D.C.P
EGL = 353.250

D.C.P
EGL = 353.800

D.C.P
EGL = 354.030

RWH
0.300m

RWH
0.00m

RWH
0.446m

Max 0.5m High Cut Landscape Retaining Wall

Max 0.5m High Fill Landscape Retaining Wall

2.0m Set-back Required

4.50m Set-back Required

Concrete Driveway
115.4m²
Refer Cross Section

New Crossing
26.9m²

Impervious Patio
16.0m²

Impervious Patio
10.4m²

Habitable Room

Principal bedroom

Principal Living Room

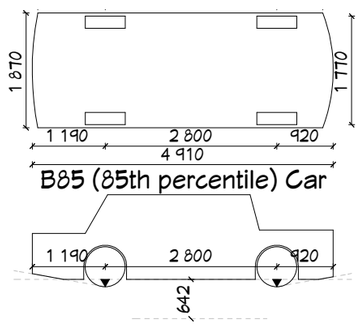
FFL = 354.305
FPL = 353.950

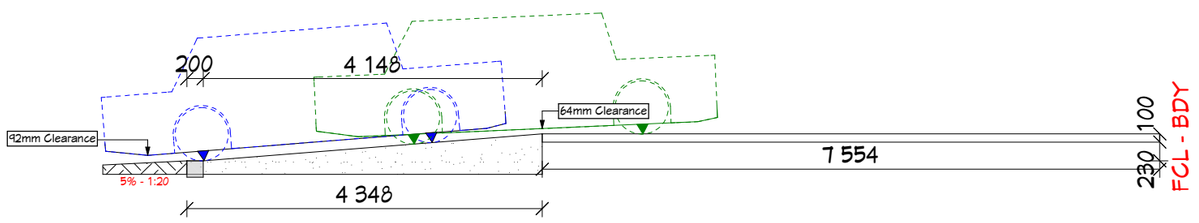
5.5x3.1 parking stall

5.5x3 parking stall

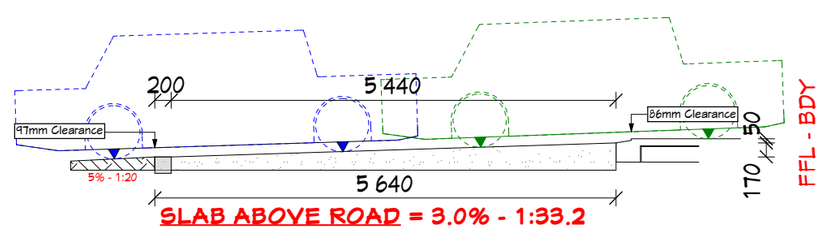
3 431 (c)
5 446 (c)
4 905 (c)
4 903 (c)
4 639 (c)
5 894 (c)
6 732 (c)
3 429 (c)
3 015 (g)
4 351 (c)

Hedge plants are to be a minimum of 800mm high with an established root system of 5L at the time of planting and a maximum of 500mm apart (stem to stem). Hedging is to be clipped and maintained to a height of 1200 – 1800mm and max width of 1000mm. Hedge species are to be Griselinia littoralis or Prunus lusitanica, or similar types of dense evergreen species.





SLAB ABOVE ROAD = 7.59% - 1:13.2



SLAB ABOVE ROAD = 3.0% - 1:33.2

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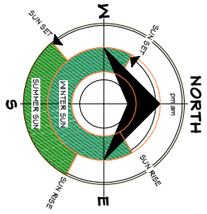
CodeMark
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NOTES:

KEY

FFL = Finished floor level
FGL = Finished ground level
FPL = Finished platform level
EGL = Existing ground level
D.C.P = Daylight control point
(f) = Dimension to foundation
(c) = Dimension to cladding
(g) = Dimension to gutter/barge
= Bubble Up Chamber
= Type 1 sump
= Type 2 sump
= Drainage channel
= Overland flow path
= Fall of paving



CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

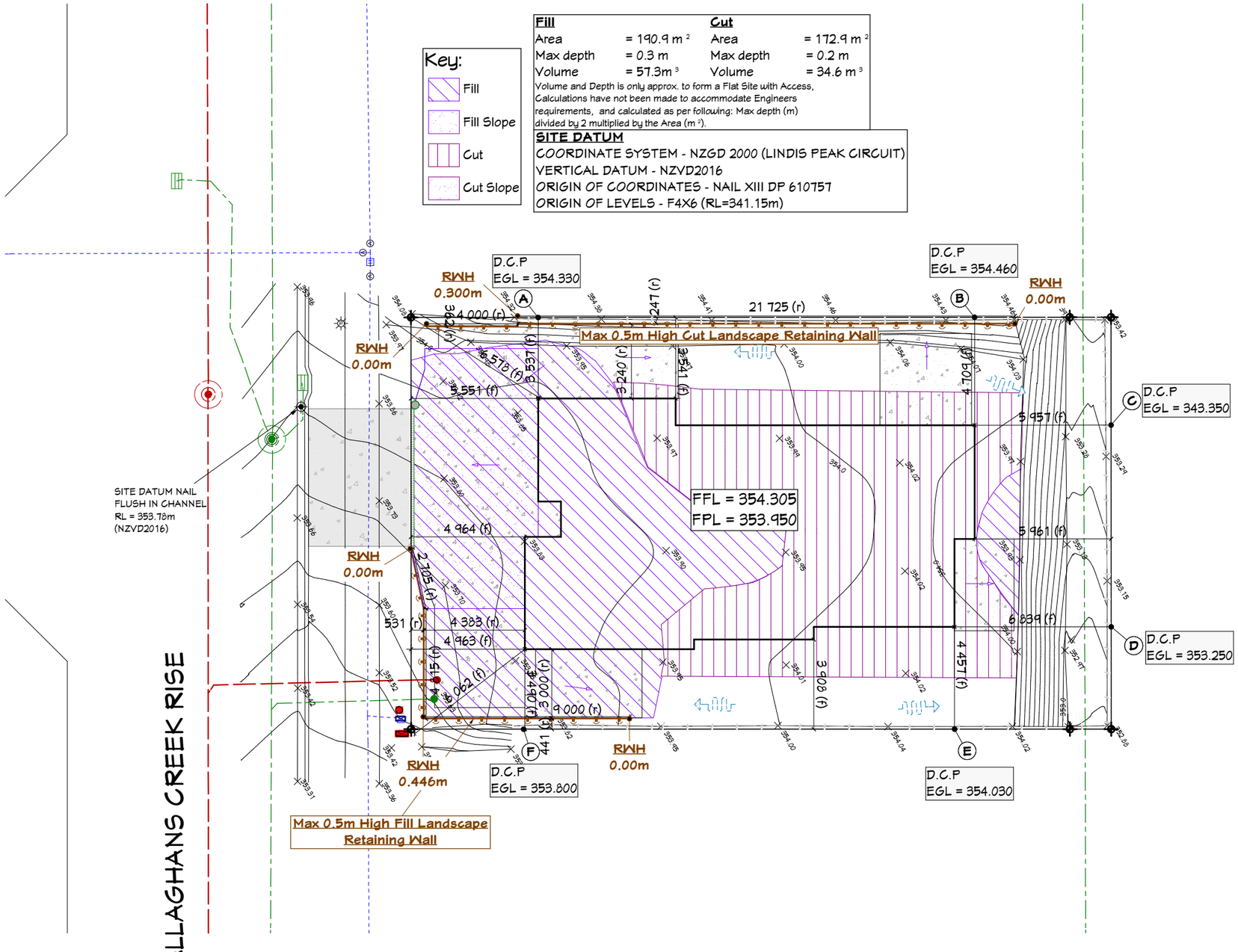
TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa
Wind Zone: High
Earthquake Zone: 3
Exposure Zone: C
Climate Zone: 6
Rain Intensity (10%AEP): 26mm/hr
Snowload: 1.5kPa

Site Planning

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:200	SHEET No.	3 OF 62

Excavation and foundation compaction to be in accordance with the geotechnical report accompanying the drawings. (ref page 1 for report)
Minimum Ultimate Bearing Capacity required for slab is: 200kPa
Extent of Platform beyond Foundation Edge: 1000mm (except where Deepened Foundation Edges are shown)
Dig out depth is: All top soil
General Notes: No shear keys



- All floor / platform levels to be confirmed on site prior to commencing foundations
- Depth and distance out from building footprint of the foundation hardfill, when required, is to be as stated in the Geotechnical Report used for Foundation Design. Ref page 1 for report.
- The actual ground conditions encountered during excavation for all consent related construction shall be monitored and verified, in writing, as similar to the conditions given in report(s) noted
- Any variations in conditions that could affect the consent related construction must be re-evaluated by a suitably qualified engineer and an updated report provided to DINEX for redesign of the affected construction.

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NOTES:

KEY

FFL = Finished floor level
FGL = Finished ground level
FPL = Finished platform level
EGL = Existing ground level
D.C.P = Daylight control point
(f) = Dimension to foundation
(c) = Dimension to cladding
(g) = Dimension to gutter/barge
= Bubble Up Chamber
= Type 1 sump
= Type 2 sump
= Drainage channel
= Overland flow path
= Fall of paving

Onsite sediment control
- In accordance with TA's requirements.
- Access via stabilised entry/exit pad.
- Covered wind proof skip bin
- Site access, storage and construction should be controlled so that there is no adverse environmental effects.
- Temporary down pipes to be installed to control roof water run-off

CLIENT:

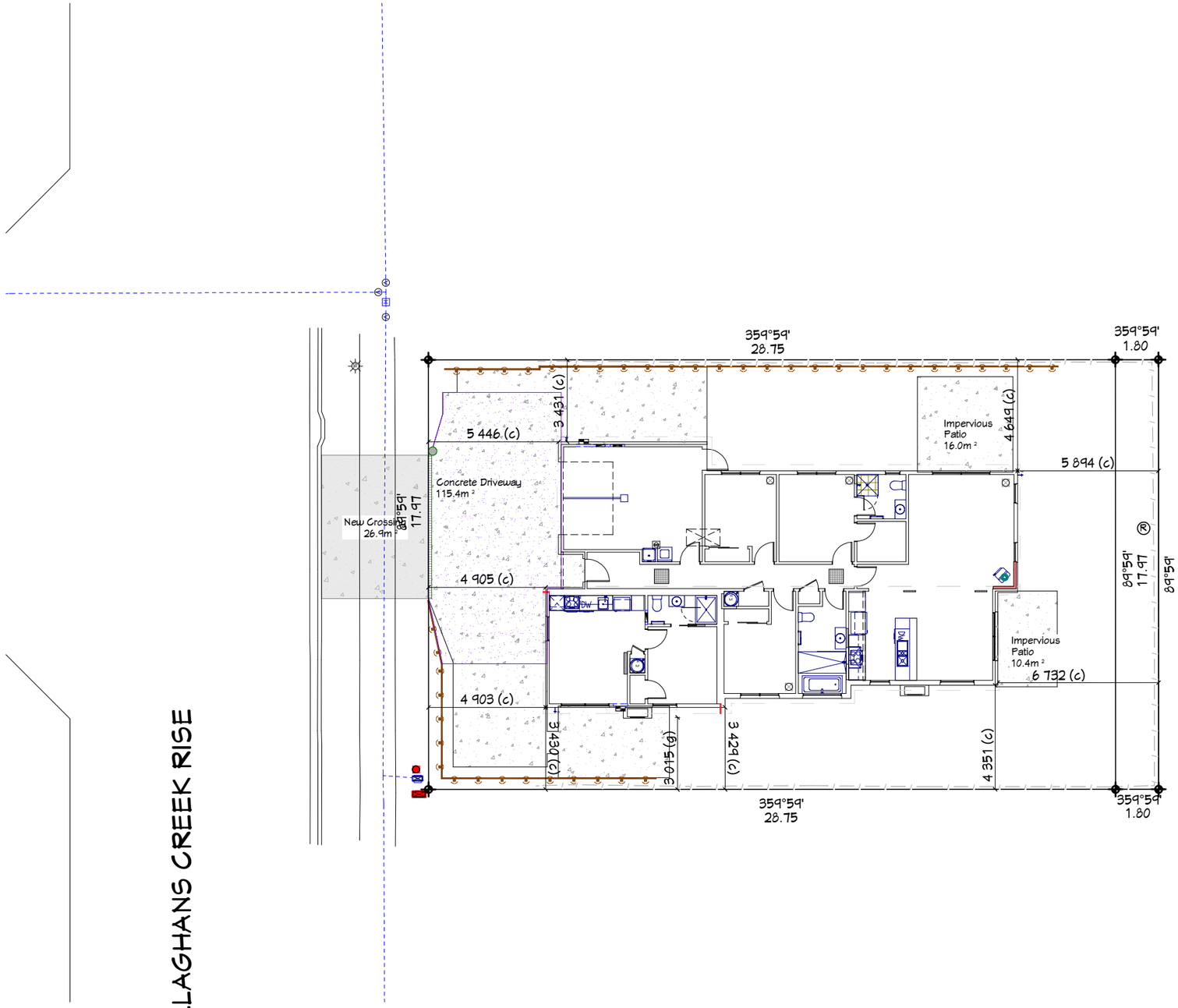
Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa
Wind Zone: High
Earthquake Zone: 3
Exposure Zone: C
Climate Zone: 6
Rain Intensity (10%AEP): 26mm/hr
Snowload: 1.5kPa

Site Works

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:200	SHEET No.	4 OF 62

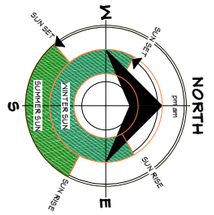


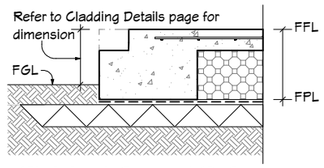
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NOTES:





Finished Ground Reference

SP001 S — Std Raft Slab
W:\DINEX X15.plan

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

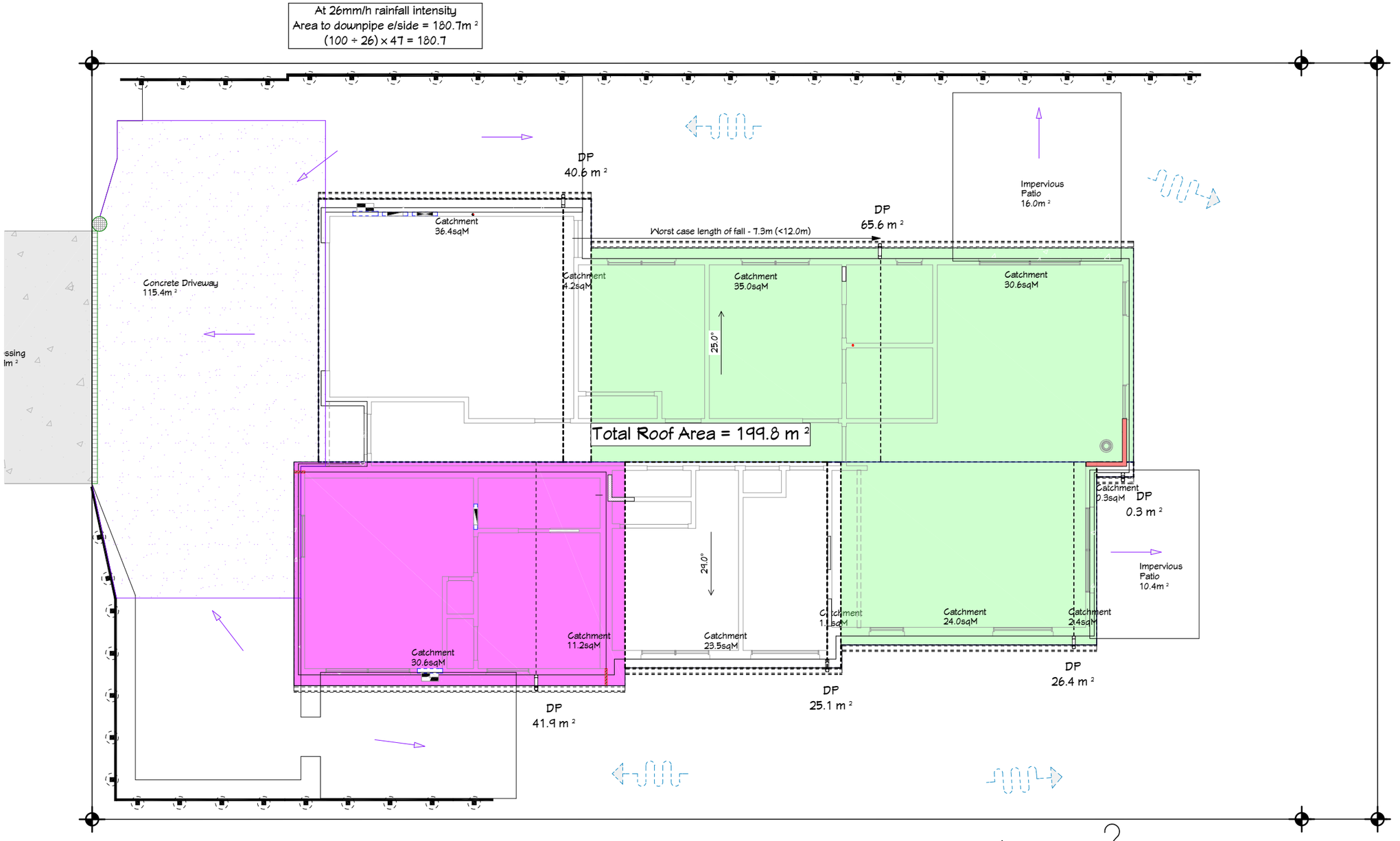
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

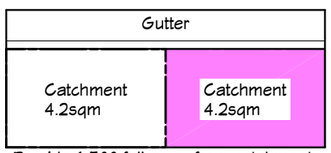
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Site Plan

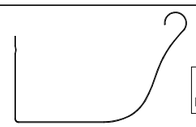
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:200	SHEET No.	5 OF 62



GUTTER FALL REQUIREMENTS



Provide 1:500 fall away from catchment intersections to the downpipes



Gutter brackets
maximum - 750mm c/c

STRATCO QUARTER ROUND
Material : 0.55mm G300
Cross Sectional Area : 6770mm ²
Capacity to freeboard: 6100mm ²
Minimum Recommended Fall : 1:500

DOWNPIPE
Minimum 80mm diameter

	Under 25 deg	Under 35 deg	Under 45 deg	Under 55 deg
Rainfall Intensity, I (mm/hr)	100	100	100	100
Area to downpipe e/side (m ²)	56	47	39	31
Area to downpipe Total (m ²)	85	70	60	50

DD017 SQR **External Gutter**
Stratco Quarter Round
W:\DINEX X15.plan

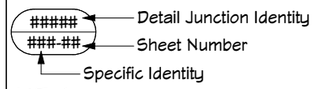
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NOTES:
- Flow direction of surface water follows slope of the natural ground, unless otherwise noted
- The finished ground level (FGL) adjoining the concrete slab-on-ground shall be formed so as to carry water away from the building, at a slope of not less than 1:25, for a distance of at least 1.0m from the building
- Paved entry steps/patios to be 180mm (max) below the FFL, with a slip coefficient to comply with NZBC D1 AS1/VM1, and a minimum cross fall of 1:100 (1:50 max), away from building
- Driveway to have a minimum cross fall of 1:100, 1:50 max when forming part of the access via walking with a slip coefficient to comply with NZBC D1 AS1/VM1.
- All paving will fall to permeable surfaces, unless otherwise noted
- For cladding and floor clearances, refer to cladding details

Callout of Details



KEY
= Bubble Up Chamber
= Type 1 sump
= Type 2 sump
= Drainage channel
= Overland flow path
= Fall of paving

CLIENT:

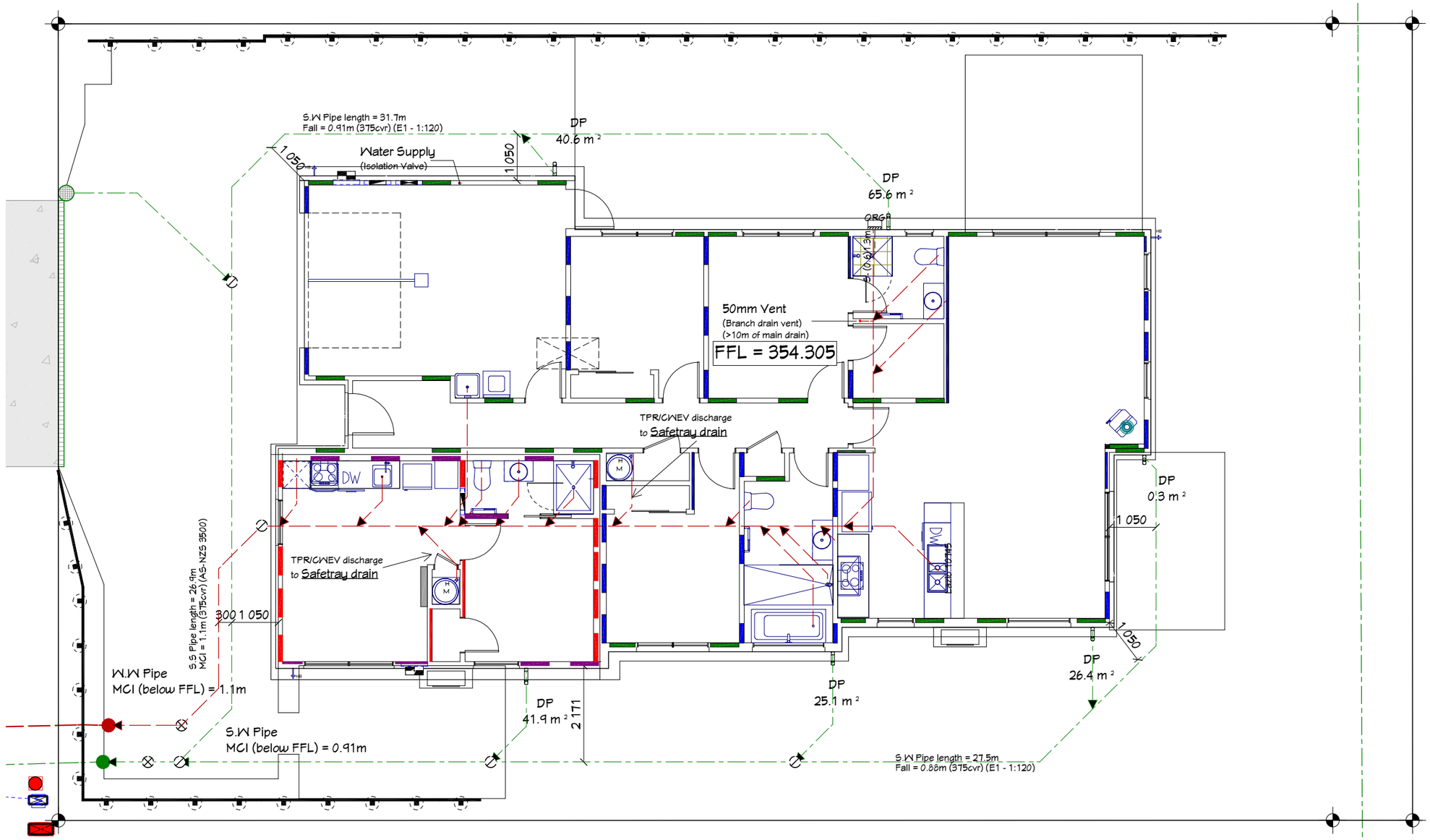
Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa
Wind Zone: High
Earthquake Zone: 3
Exposure Zone: C
Climate Zone: 6
Rain Intensity (10%AEP): 26mm/hr
Snowload: 1.5kPa

Site Surface Water

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:100	SHEET No.	6 OF 62



Fixture Type	Discharge Fixtures	Min. Discharge pipe size to FWG (mm)	Min. Discharge pipe size to DGT (mm)	Gradient
Basin	1	40	40	1:40
Bath(Safetray)	4	40	40	1:40
Shower	2	40	40	1:40
Laundry	5	50	50	1:40
Kitchen sink	3	Not Permitted	65	1:40
FWG	up to 10	Not Permitted	65	1:40
WC	4	Not Permitted	100	1:60

Note: All Fixtures are to include individual water traps. IF discharge pipes are connected directly to Main/Branch line a Level Invert Reducer is installed to all Fixtures at Floor Level increasing the pipe diameter to 65/100mm as shown.

Discharge Pipe Table

EXTERNAL DRAINAGE

AS-NZS 3500, Pipe sizes

MCI - Minimum connection invert (bellow FFL)

Sewer drain - 100mm uP.V.C pipe, 1:60 Gradient(min)

Stormwater drain - 100mm uP.V.C pipe, 1:120 Gradient(min)

*All inverts allow 650mm below FFL at the head of the drain to allow for gully and pipe cover

*All inverts to be checked prior to building works commencing.

INTERNAL PLUMBING WASTE KEY

S indicates a sink and has +700mm for developed length

T indicates a shower or safetray or bath and has +300mm for developed length

(#.#) in all cases indicates the plan length

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NOTES:

Bracing Element Lines

- Prior to making penetrations for pipe work or other, the contractor must review the plans to ensure the work will not effect the ZOG® structural framing or bracing elements.
- Vanity Wastes - All vanity wastes to be put into wall frame to allow for wall hung vanities.
- Laundry tub volume - N/A due to washing machine connections provided
- Kitchen sink volume, sink shall be capable of fully containing a solid cylinder of 300 mm diameter and 125 mm depth.

Key

- IP = Inspection Point
- RE = Rodding Eye
- AAV = Air Admittance Valve
- DP = Down Pipe
- DGT = Disconnector Gully Trap
- ORG = Overflow Relief Gully Trap
- FWG = Floor Waste Gully Trap
- = 100mm uPVC Stormwater Drain
- = 150mm uPVC Stormwater Drain
- = 100mm uPVC Wastewater Drain
- = Fixture Waste Pipes

- = Bubble Up Chamber
- = Type 1 sump
- = Type 2 sump
- = Drainage channel
- = Overland flow path

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
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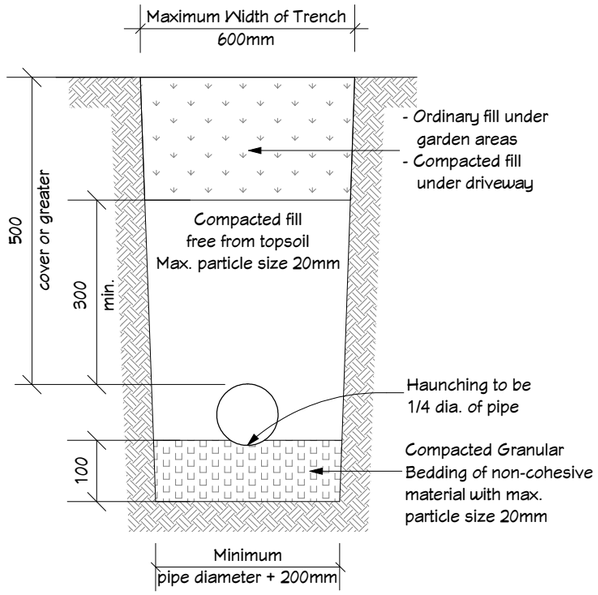
SITE DATA (for zones upto & including):

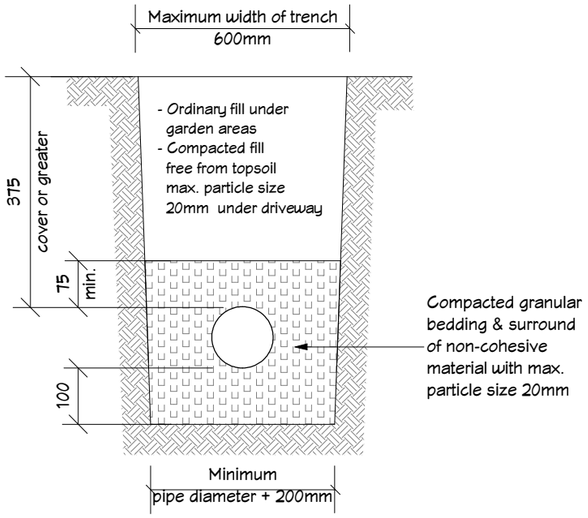
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

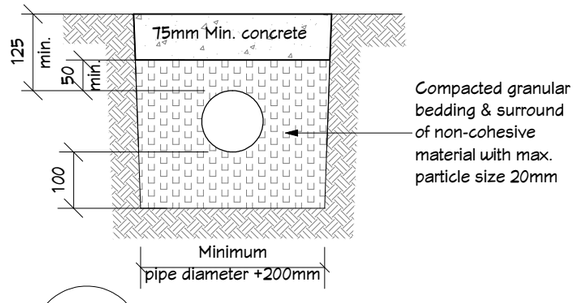
Wind Zone: High
Earthquake Zone: 3
Exposure Zone: C
Climate Zone: 6
Rain Intensity (10%AEP): 26mm/hr
Snowload: 1.5kPa

Site Drainage

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:100	SHEET No.	7 OF 62

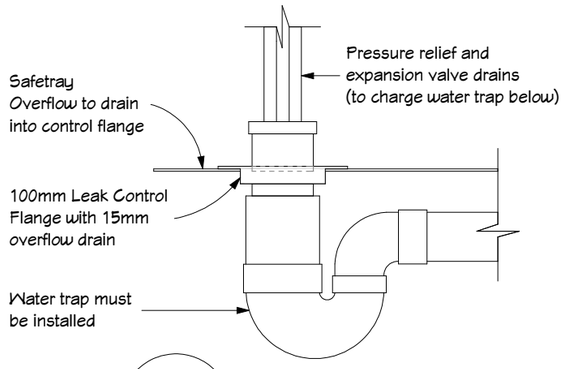






DD007 STD — **Pipe Bedding and Backfilling**

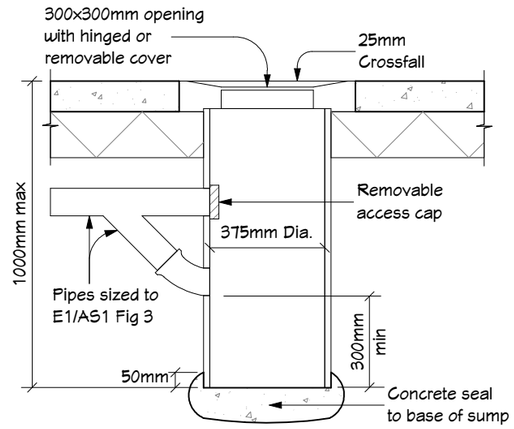
W:\DINEX X15.plan



DD021 STD — **Safetray Drain**

Leak Control Flange

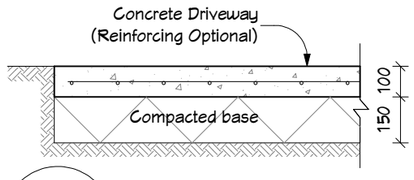
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DD005 T1 — **Surface Water Sump**

Type One

W:\DINEX X15.plan

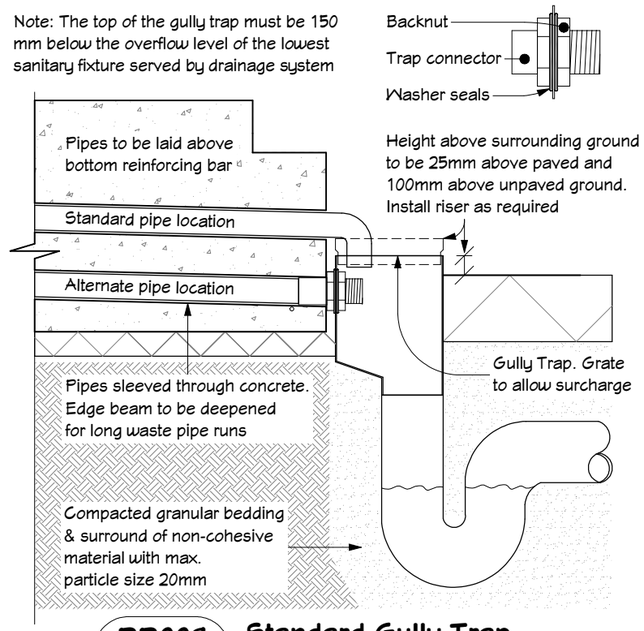


DD006 CD — **Driveway Edge Detail**

Concrete Drive

W:\DINEX X15.plan

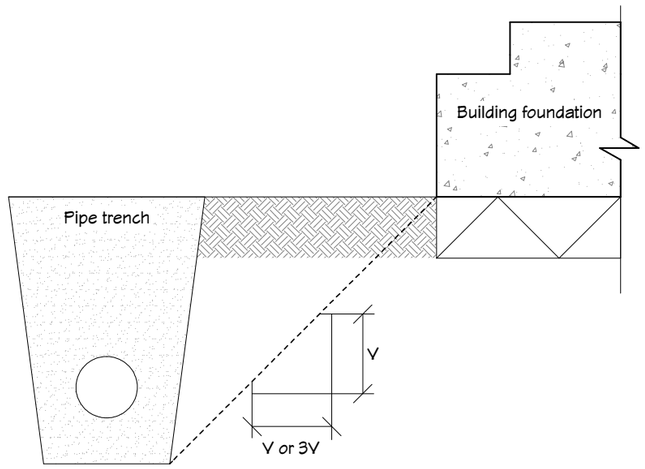
Note: The top of the gully trap must be 150 mm below the overflow level of the lowest sanitary fixture served by drainage system



DD009 GTEB — **Standard Gully Trap**

Through Edge Beam

W:\DINEX X15.plan



V = Pipe trenches open less than 48 hours

3V = Pipe trenches open more than 48 hours (except rock)

DD008 R — **Trench next to foundation**

Raft Slab

W:\DINEX X15.plan

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NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

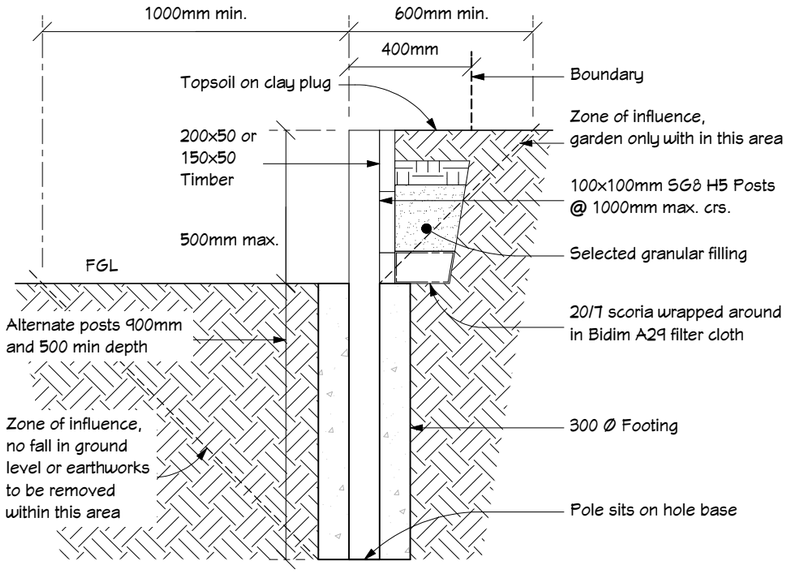
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

Wind Zone: High
Earthquake Zone: 3
Exposure Zone: C
Climate Zone: 6
Rain Intensity (10%AEP): 26mm/hr
Snowload: 1.5kPa

Drainage Details

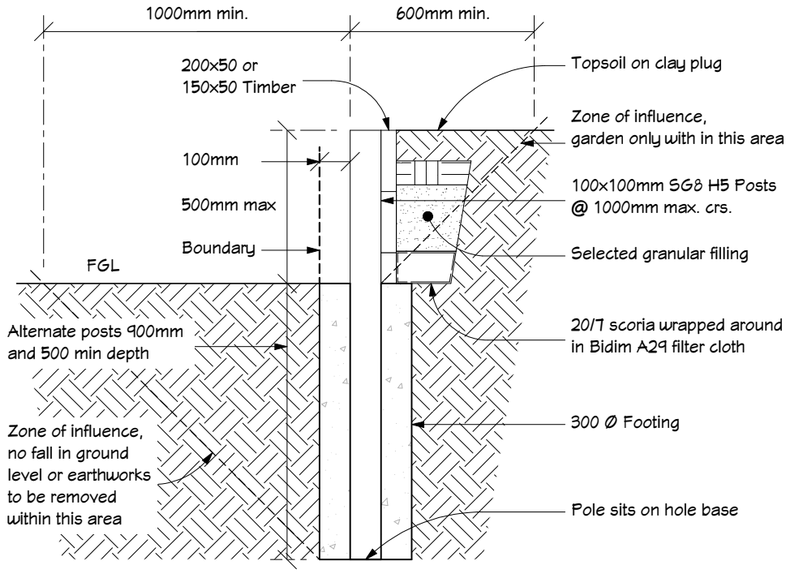
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	8 OF 62



Note: This wall is designed without surcharge, should there be any development with in this area a Chartered Professional Engineer is required to provide a new design

Landscape Retaining Wall Below Boundary

Queenstown Lakes District Council



Note: This wall is designed without surcharge, should there be any development with in this area a Chartered Professional Engineer is required to provide a new design

Landscape Retaining Wall Above Boundary

Queenstown Lakes District Council

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NOTES:

Retaining General:

- Retaining walls are to be constructed as soon as practically possible after excavation and before construction of any other structures commence on site.
- All exposed cuts are to be protected from the effects of adverse weather by the installation of polythene firmly over the face of the cut

Retaining on Boundaries:

- Where a wall to be constructed is retaining a neighboring property, the owner/s of the neighboring property must be advised, in writing, that the area above the retaining that is within the "Construction Zone of Influence" must be be kept clear of all surcharge until the construction of the retaining is complete. Refer to detail for "Construction Zone of Influence"
- No part of the retaining wall, associated works or drainage is allowed to cross the boundary at any point.

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
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Pembroke Rise, Wanaka

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Northlake Special Zone

SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

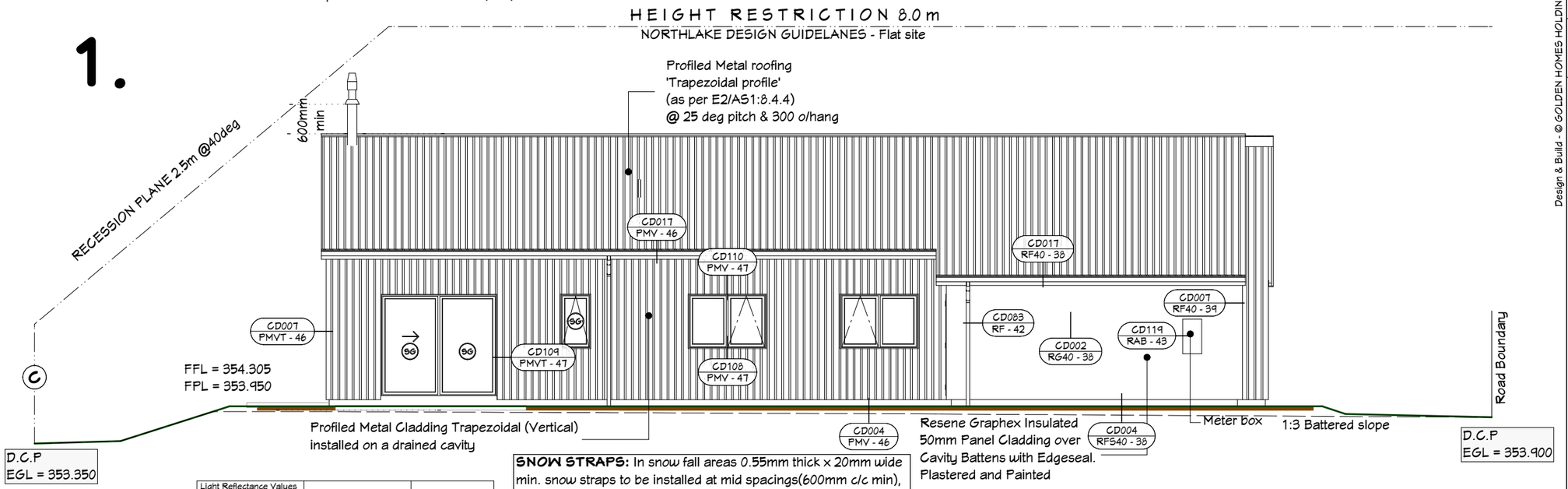
Retaining Wall Detail

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	9 OF 62

Chimney flue - to be installed strictly as per manufacturers installation instructions.

- Dectite flashing to flue
- Top of flue needs to be 4.6m (min) above hearth

1.



Light Reflectance Values		
	Colour	%
Wall	Slate/Half Grey Friars	9/14
Roof	Slate	9
Exterior Glazing	Slate	9

SNOW STRAPS: In snow fall areas 0.55mm thick x 20mm wide min. snow straps to be installed at mid spacings(600mm c/c min), riveted to the front top edge of the gutter with 1x 4.8mm dia aluminium rivet, and attached through with the roofing screw to the roof or tile. Allow 10mm edge distance beyond the strap.

2.

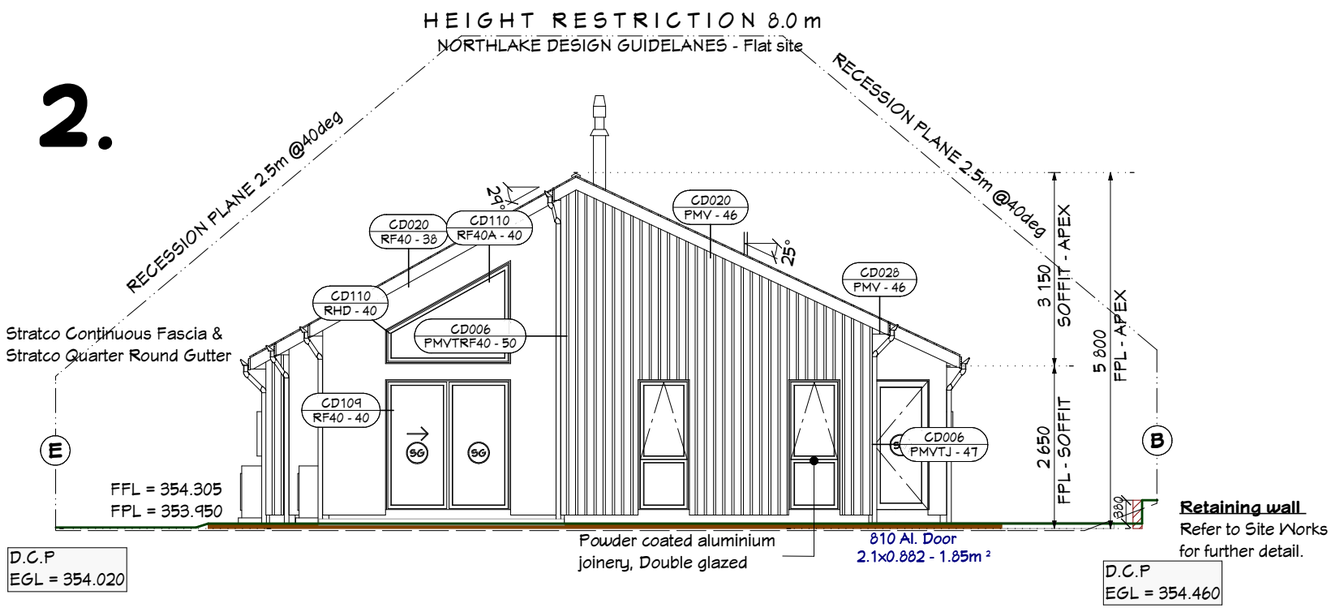


Table 2 Building envelope risk matrix Paragraph 3.1.2. Figure 1					
All Walls	Risk Severity				
Risk factor	Low	Med	High	Very High	Subtotals for each risk factor
Wind zone (per NZS 3604)	0	0	1	2	1
Number of storeys	0	1	2	4	0
Roof/wall intersection design	0	1	3	5	0
Eaves width	0	1	2	5	5
Envelope complexity	0	1	3	6	3
Deck Design	0	2	4	6	0
				Total Risk Score	9

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NOTES:

- If windows & doors are shown upto soffit, window and door sizes are to be measured on site prior to the manufacture of those units.

FFL = Finished Floor Level
FGL = Finished Ground Level
FPL = Finished Platform Level
EGL = Existing Ground Level

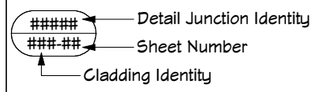
Refer to Site Plan Detail SP001 for more info.

SG Indicates safety glass

Safety Glazing

- All glazing is to be in accordance with the NZ Building Code Handbook and NZS.4223, Parts 1, 2, & 3 Code of Practice for Glazing in Buildings.
- All glazing panels to bathrooms and toilets to have safety glazing to the interior panel only
- All gazing to be confirmed by the manufacturer prior to construction

Callout of Details



CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

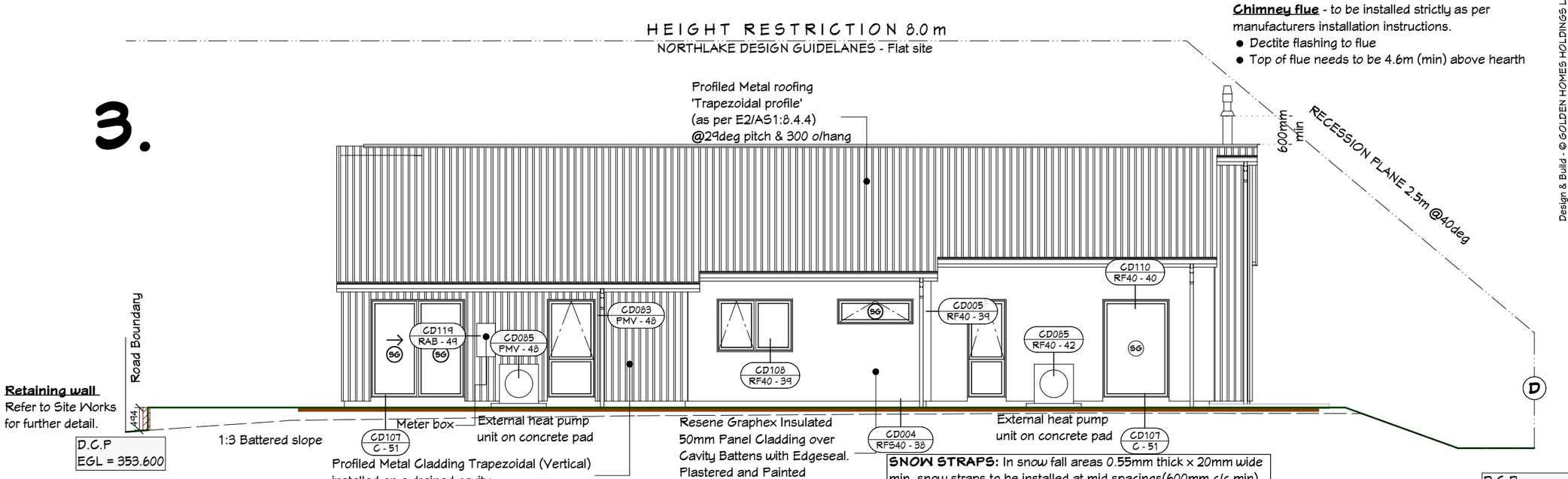
SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone: High
Earthquake Zone: 3
Exposure Zone: C
Climate Zone: 6
Rain Intensity (10%AEP): 26mm/hr
Snowload: 1.5kPa

Elevations .1

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:100	SHEET No.	10 OF 62

3.



Light Reflectance Values		
	Colour	%
Wall	Slate/Half Grey Friars	9/14
Roof	Slate	9
Exterior Glazing	Slate	9

4.

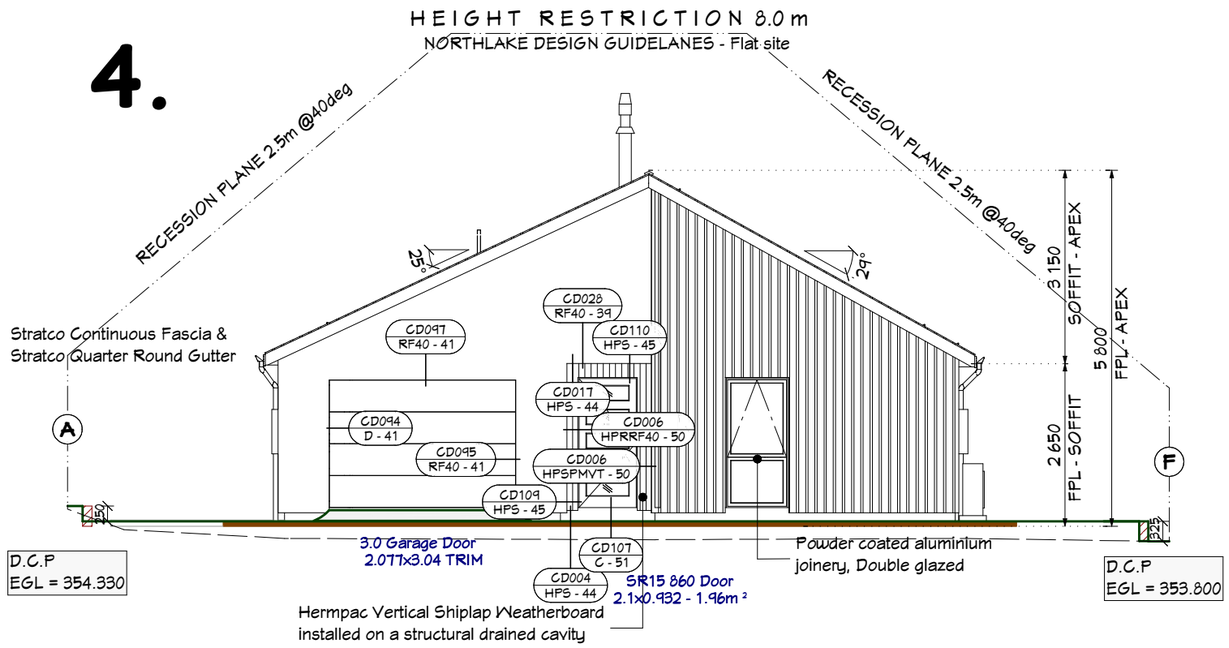


Table 2	Building envelope risk matrix Paragraph 3.1.2. Figure 1				
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Risk factor	Low	Med	High	Very High	Subtotals for each risk factor
Wind zone (per NZS 3604)	0	0	1	2	1
Number of storeys	0	1	2	4	0
Roof/wall intersection design	0	1	3	5	0
Eaves width	0	1	2	5	5
Envelope complexity	0	1	3	6	3
Deck Design	0	2	4	6	0
				Total Risk Score	9

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NOTES:

- If windows & doors are shown upto soffit, window and door sizes are to be measured on site prior to the manufacture of those units.

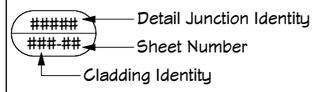
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Callout of Details



CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

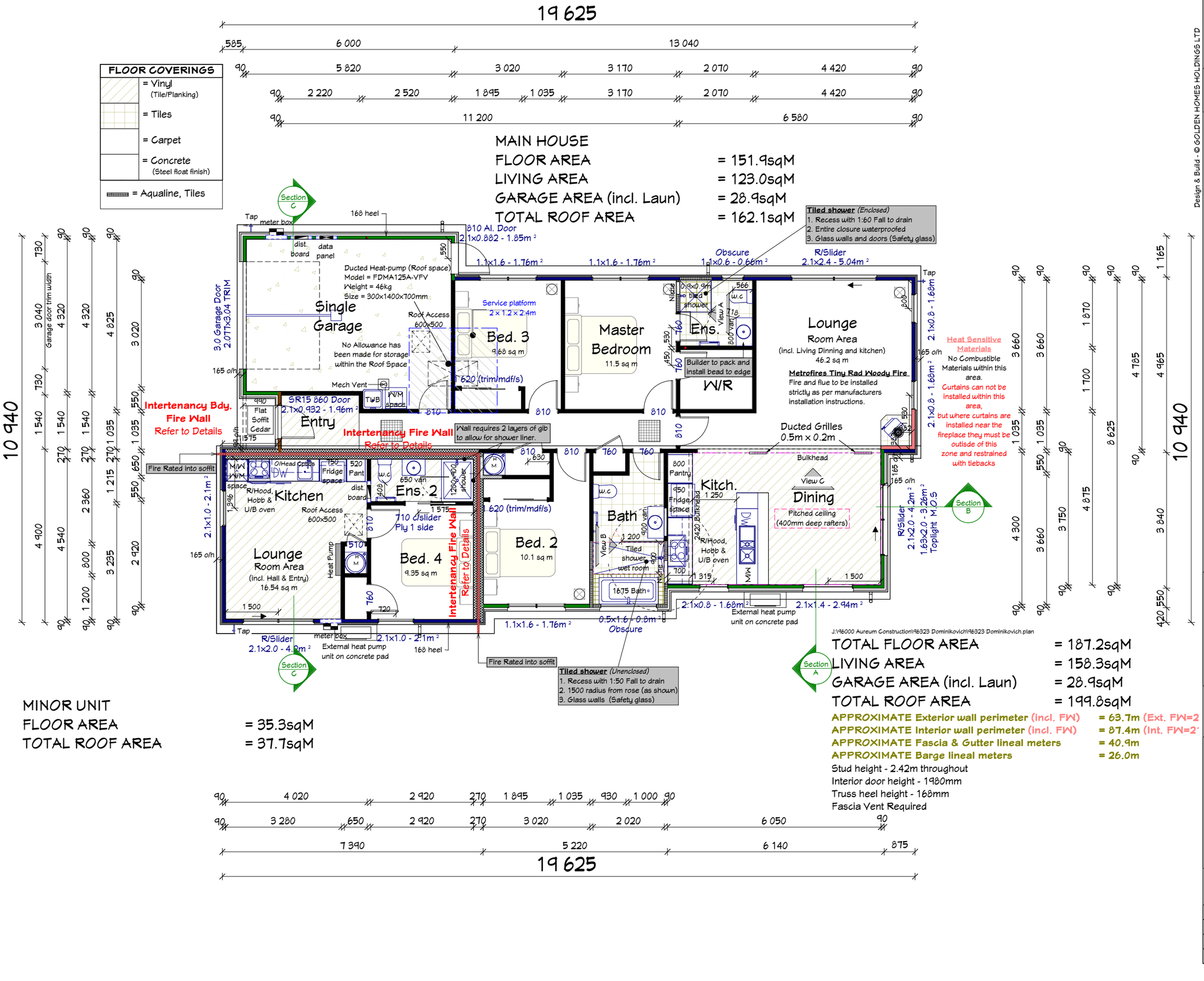
TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Elevations .2

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:100	SHEET No.	11 OF 62



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NOTES:

89x41mm ZOG® framing

- Natural lighting is provided via glazing to 10% of floor areas for individual rooms
- Natural ventilation is provided via exterior openings of no less than 5% of floor area for individual rooms
- Internal and external walking surfaces to comply with D1/AS1 2.1.1-2.1.3, and Table 2
- External Access Routes surface is either; brushed concrete, exposed crushed aggregate concrete, profiled timber with the profile across the direction of travel, or be flooring selected by the client with a wet slip coefficient of no less than 0.4, refer to the specification for compliance procedure in such situations
- Where FFL is greater than 1.0m from FGL: If an opening is less then 1.0m width, the bottom of the opening must be 760mm above FFL or a climbable fixture, or a restrictor stay is to be fitted to limit the maximum opening so that a 100mm dia sphere cannot pass through it. If an opening is 1.0m or wider, the bottom of the opening must be 1.0m above FFL (1.1m for shared spaces of multi-unit dwellings)
- All access routes are to be protected by dangerous projections as shown in D1/AS1, Fig 6



ELEVATION GUIDE

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

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Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

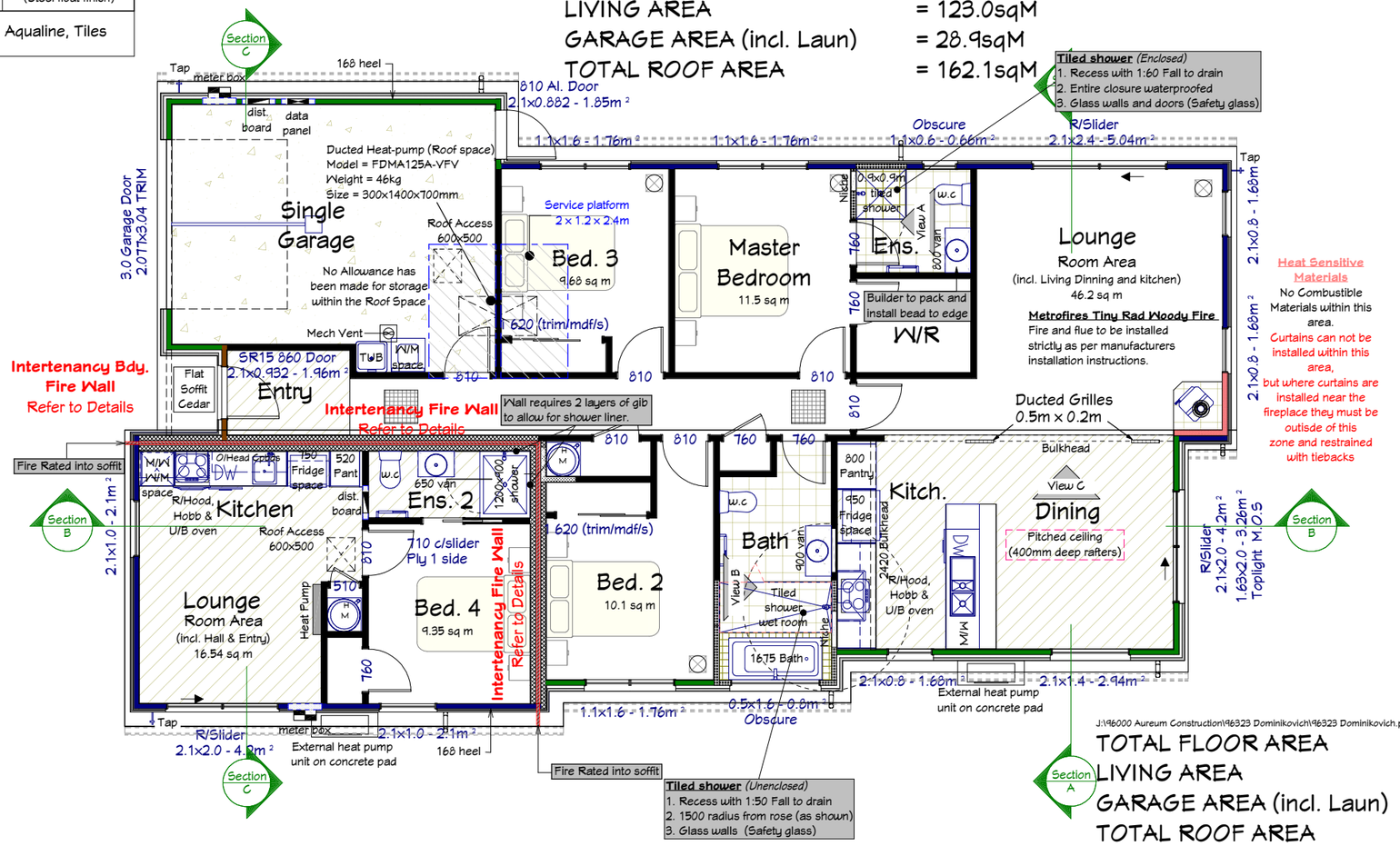
Floor Plan Dimensioned

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:100	SHEET No.	12 OF 62

FLOOR COVERINGS	
	= Vinyl (Tile/Planking)
	= Tiles
	= Carpet
	= Concrete (Steel float finish)
	= Aqualine, Tiles

MAIN HOUSE

FLOOR AREA	= 151.9sqM
LIVING AREA	= 123.0sqM
GARAGE AREA (incl. Laun)	= 28.9sqM
TOTAL ROOF AREA	= 162.1sqM



MINOR UNIT

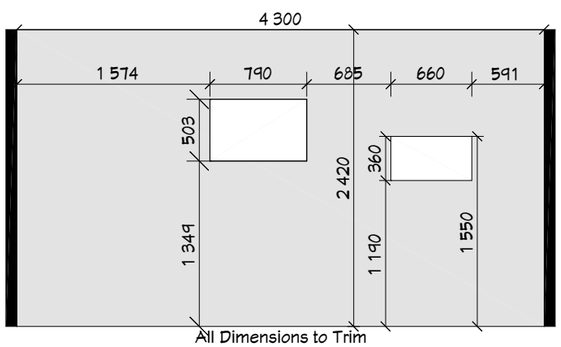
FLOOR AREA	= 35.3sqM
TOTAL ROOF AREA	= 37.7sqM

TOTAL FLOOR AREA	= 187.2sqM
LIVING AREA	= 158.3sqM
GARAGE AREA (incl. Laun)	= 28.9sqM
TOTAL ROOF AREA	= 199.8sqM

J:\96000 Aureum Construction\96323 Dominikovich\96323 Dominikovich.plan

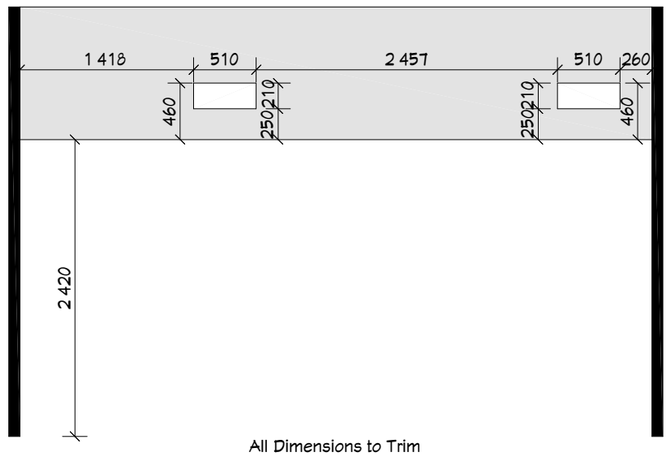
APPROXIMATE Exterior wall perimeter (incl. FW)	= 63.7m (Ext. FW=2
APPROXIMATE Interior wall perimeter (incl. FW)	= 87.4m (Int. FW=2'
APPROXIMATE Fascia & Gutter lineal meters	= 40.9m
APPROXIMATE Barge lineal meters	= 26.0m

Stud height - 2.42m throughout
Interior door height - 1980mm
Truss heel height - 168mm
Fascia Vent Required



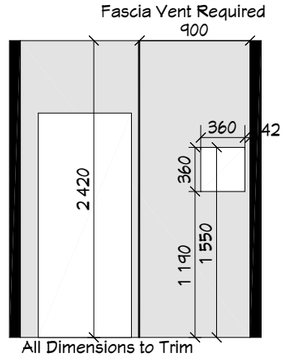
All Dimensions to Trim

View B - Trim Positions



All Dimensions to Trim

View C - Trim Positions



All Dimensions to Trim

View A - Trim Positions

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NOTES:

89x41mm ZOG® framing

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- Where FFL is greater than 1.0m from FGL: If an opening is less then 1.0m width, the bottom of the opening must be 760mm above FFL or a climbable fixture, or a restrictor stay is to be fitted to limit the maximum opening so that a 100mm dia sphere cannot pass through it. If an opening is 1.0m or wider, the bottom of the opening must be 1.0m above FFL (1.1m for shared spaces of multi-unit dwellings)
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ELEVATION GUIDE

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
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Northlake Special Zone

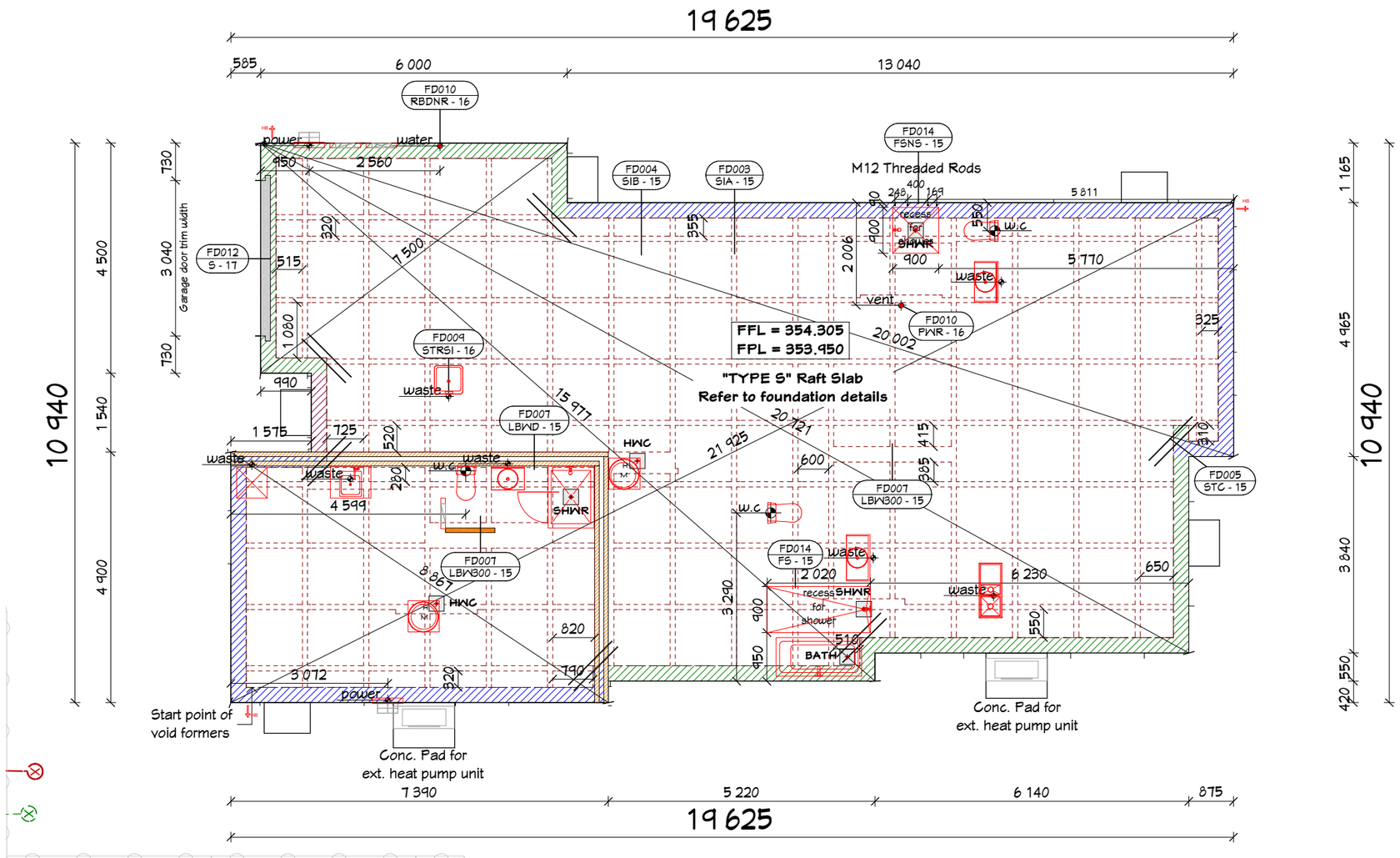
SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Floor Plan

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:100	SHEET No.	13 OF 62

Excavation and foundation compaction to be in accordance with the geotechnical report accompanying the drawings. (ref page 1 for report)	
Minimum Ultimate Bearing Capacity required for slab is:	200kPa
Extent of Platform beyond Foundation Edge:	1000mm (except where Deepened Foundation Edges are shown)
Dig out depth is:	All top soil
General Notes:	No shear keys



MAXIMUM PIPE RUNS *(Slab to provide top cover, 85mm min bottom cover)*

PIPE DIA	GRADIENT	MAX DISTANCE 220mm PODS
40mm	1:40	3480mm
50mm	1:40	3080mm
65mm	1:40	2480mm

INCREASED RUNS

Additional distance can be achieved by thickening the rib and edge beam

- 50mm thickening = 2000mm of additional distance
- 100mm thickening = 4000mm of additional distance

SLAB EDGE INSULATION:

Slab edge insulation must be inserted into formwork prior to pouring off the concrete slab.
Note dimensions within plans are not inclusive of the Edge Insulation. Edge Insulation is 50mm deep.
Refer to Cladding Detail CD004 and the Insulation Plan/Details for extent of the Edge Insulation.

Insulation underneath raft slab:
INSULSLAB 355 - EXPOL Thermaslab VH - 172kPa at 5% deformation - 50mm - R2.86

ZG2/ZGS/ZXGS Braces
Firewalls
Indicates Graphex No Rebate
Indicates Profiled metal No Rebate
Indicates shiplap No Rebate

KEY

Foundation Set out line
Indication of Rebate (if required)
Entry step/Patio
Footing Width shown dashed below slab

Profiled Metal
No Rebate

Shiplap
No Rebate

Graphex
No Rebate

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NOTES:

- The dimensions on this foundation plan are an indication only and have been shown to help verify each trades on calculation from the floor plan.
- Refer to the cladding detail sheets for all cladding rebates.
- Concrete pour must not start until the earth bonding has been completed.
- No slab shrinkage saw cuts are to be made in this raft slab under any circumstances unless specifically asked for by the consulting engineer.
- Unless specified in detail Concrete to be 20MPa (or 25MPa when Timber Driven Piles are shown or within TC2, TC3 zones or exposure zone D) at 28 days.
- Excavation and hardfill to a depth as required to reach good ground bearing
- Granular fill material shall be placed and compacted in layers of 150mm maximum thickness, over the area beneath the proposed ground slab and other isolated pads (beneath building platform) so that the total thickness of granular base is not less than 75 mm nor more than 600 mm.
- If the finished platform could cause intrusions to DPM layer, it must be protected by blinding the hardfill with sand 5-25mm thick.
- Where kitchen islands are isolated, conduits will be required for power and/or water.

Callout of Details

Detail Junction Identity
###.## Sheet Number
Specific Identity

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

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Queenstown Lakes District Council
Northlake Special Zone

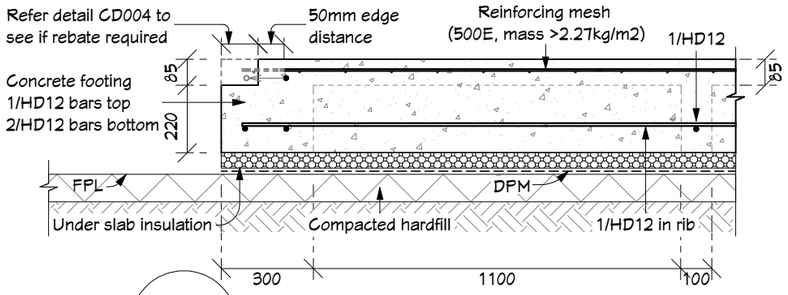
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Foundation Plan

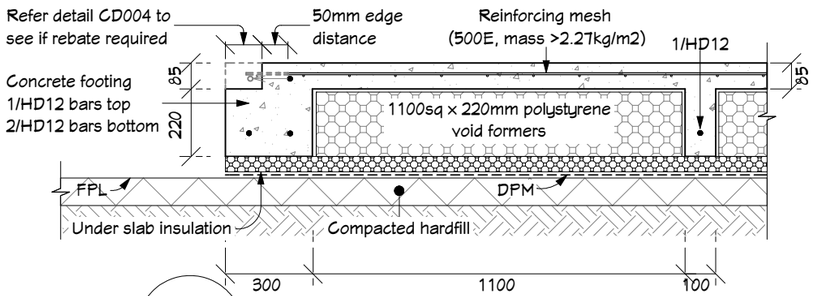
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:100	SHEET No.	14 OF 62



FD003 SIA — **Raft Slab Type S - Insulated**

Section A

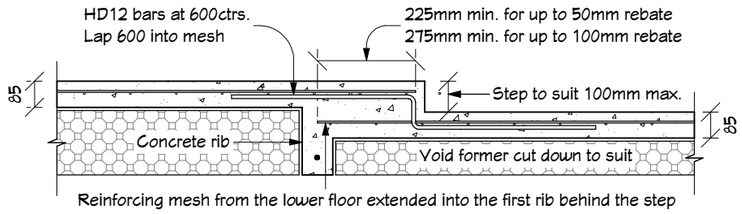
Engineer W:\DINEX X15.plan



FD004 SIB — **Raft Slab Type S - Insulated**

Section B

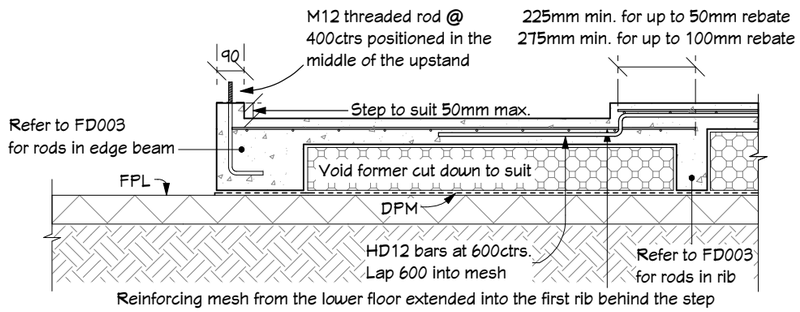
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FD014 FS — **Raft Slab Floor Step**

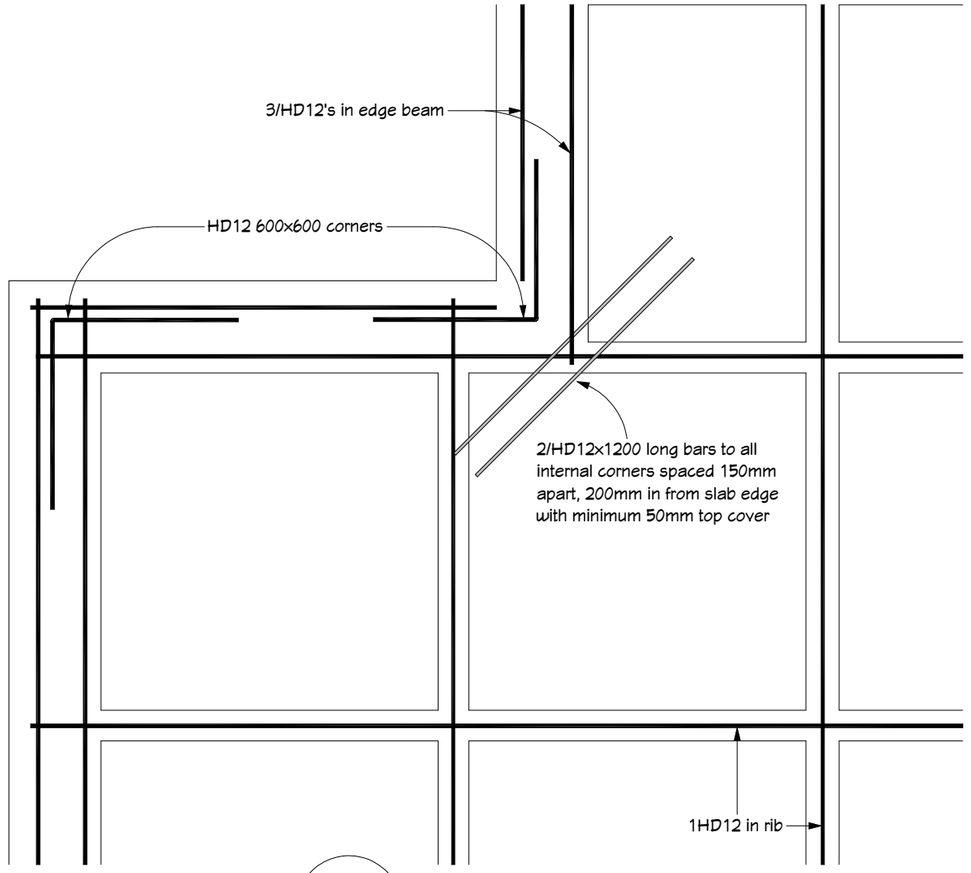
Up to 100mm Maximum

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FD014 FSNS — **Raft Slab Floor Step Nib**

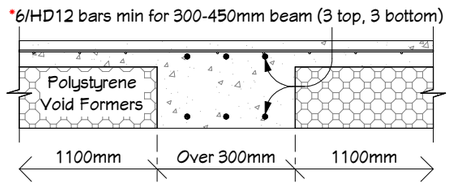
Up to 50mm Maximum - Suspended



FD005 STC — **Raft Slab Type S**

Typical Corners

W:\DINEX X15.plan

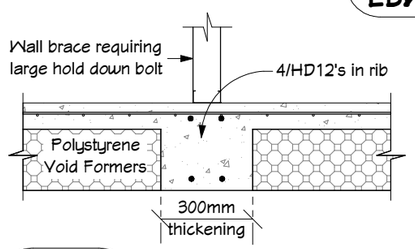


*When beams are wider than 300mm, add an extra HD12 bar top and bottom for every 150mm beam width increment (Eg, 8/HD12 total for 450-600mm wide beam)

FD007 LBW300 — **Raft Slab Thickening**

Over 300mm

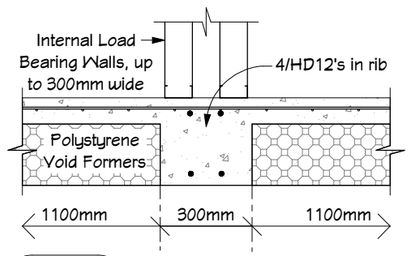
Engineer W:\DINEX X15.plan



FD007 B — **Raft Slab Thickening**

ZG2, ZGS, ZGX Brace

Engineer W:\DINEX X15.plan



FD007 LBDW — **Raft Slab Thickening**

Load Bearing Double Wall

Engineer W:\DINEX X15.plan

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GOLDEN HOMES™

CodeMark CMNZ70023 Rev3

NOTES:

- DPM under the slab to be - polyethylene not less than 0.25 mm thick and installed as per NZS:3604
- Concrete slab reinforcement to be earth bonded with rod approx 400 long tied to the mesh and top rod of the perimeter where power and water enters dwelling, and to comply with NZBC Clause G9.3.1a
- All reinforcing is to be in accordance with NZS 4671.
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- Minimum clearance for reinforcement unless shown otherwise:
- Exposed during construction = 25mm,
- Slab mesh = 30mm from top of slab,
- Raft foundation = 50mm from bottom
- and to external faces
- Unless specified in detail Concrete to be 20MPa (or 25MPa when Timber Driven Piles are shown or within TC2, TC3 zones or exposure zone D) at 28 days.

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:

Queenstown Lakes District Council
Northlake Special Zone

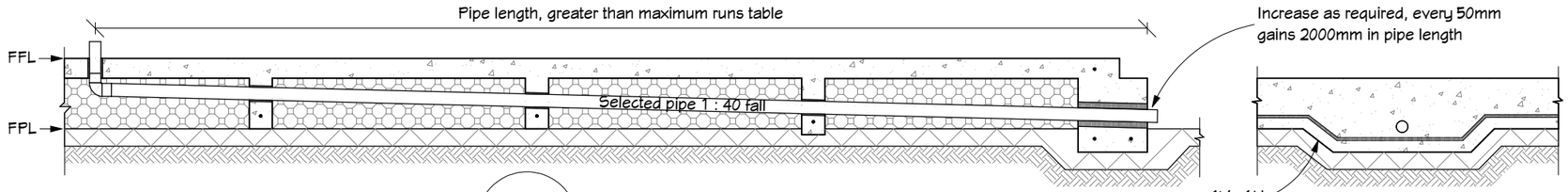
SITE DATA (for zones upto & including):

Ground Conditions:

- Sub-soil = All	- Liquefaction = Yes, TC1
- Expansive = N/A	- Bearing = 300kPa
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

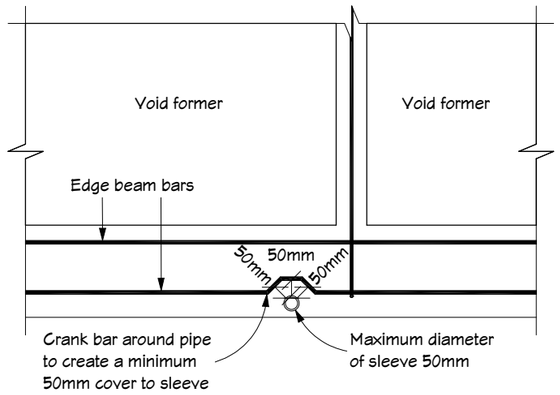
Foundation Details 1

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	15 OF 62



FD011 **Raft Slab Long Pipe Runs**

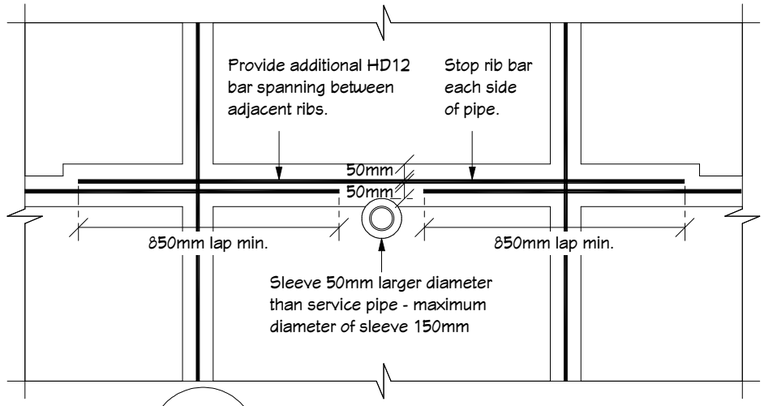
W:\DINEX X15.plan



FD010 RBDNR **Pipe Penetration**

Raft Beam Diversion - No Rebate

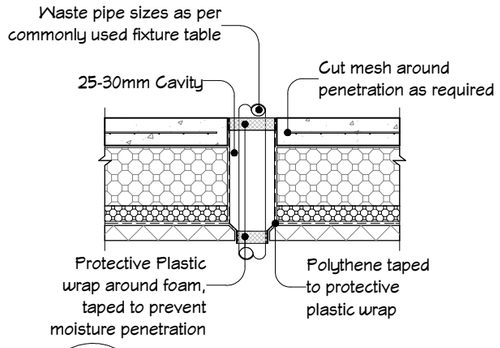
W:\DINEX X15.plan



FD010 PWR **Raft Slab Pipe Penetration**

Pipe Within Rib

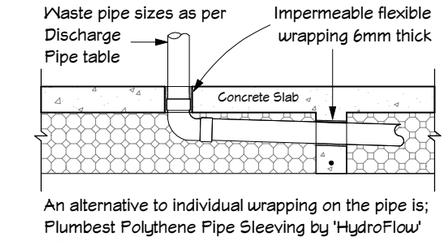
W:\DINEX X15.plan



FD009 STRSI **Pipe Penetration**

Sleeved Thru Raft Slab - Insulated

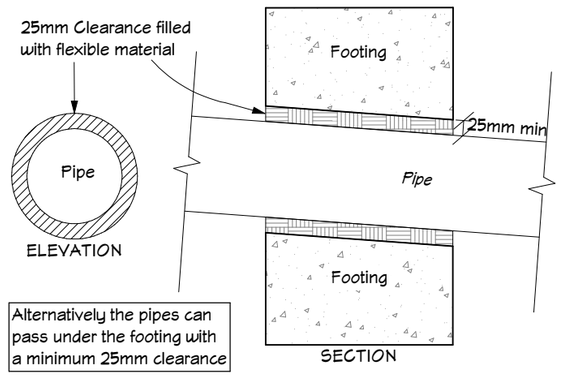
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FD009 STR **Raft Slab Pipe Penetration**

Sleeved Thru Ribs

W:\DINEX X15.plan



FD009 STF **Pipe Penetration**

Sleeved through Footing

W:\DINEX X15.plan

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GOLDEN HOMES™

CodeMark
CMNZ70023 Rev3

NOTES:

- DPM under the slab to be - polyethylene not less than 0.25 mm thick and installed as per NZS:3604
- Concrete slab reinforcement to be earth bonded with rod approx 400 long tied to the mesh and top rod of the perimeter where power and water enters dwelling, and to comply with NZBC Clause G9.3.1a
- All reinforcing is to be in accordance with NZS 4671.
- If Required, all HD12 reinforcing bars should be lapped 720mm min. and all HD16 reinforcing bars should be lapped 960mm min.
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- The finished ground level adjoining the raft slab shall be formed so as to carry water away from the building, at a slope not less than 1:25 for a minimum distance of 1.0m. As per NZS:3604
- Minimum clearance for reinforcement unless shown otherwise:
- Exposed during construction = 25mm,
- Slab mesh = 30mm from top of slab,
- Raft foundation = 50mm from bottom
- and to external faces
- Unless specified in detail Concrete to be 20MPa (or 25MPa when Timber Driven Piles are shown or within TC2, TC3 zones or exposure zone D) at 28 days.

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

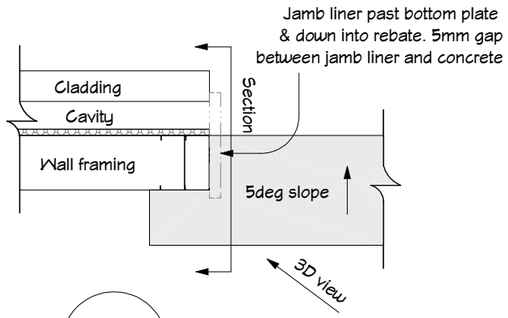
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Foundation Details 2

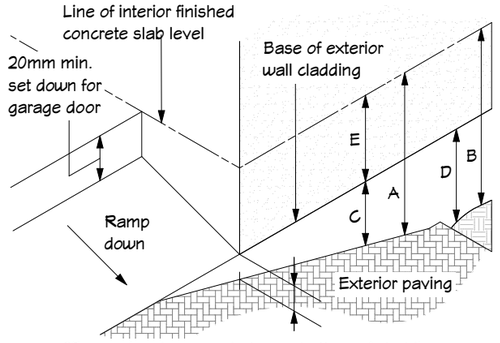
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	16 OF 62



FD012 PV **Garage Door Rebate**

Plan View

W:\DINEX X15.plan



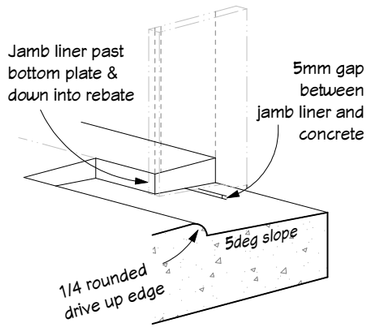
25mm min. clearance between bottom of cladding and driveway at garage door openings

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50

FD012 VE **Garage Door Rebate**

Exterior 3D View

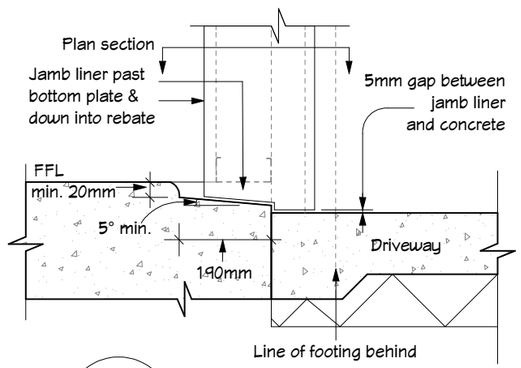
W:\DINEX X15.plan



FD012 VI **Garage Door Rebate**

Interior 3D View

W:\DINEX X15.plan



FD012 S **Garage Door Rebate**

Section

W:\DINEX X15.plan

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CMNZ70023 Rev3

NOTES:

- DPM under the slab to be - polyethylene not less than 0.25 mm thick and installed as per NZS:3604
- Concrete slab reinforcement to be earth bonded with rod approx 400 long tied to the mesh and top rod of the perimeter where power and water enters dwelling, and to comply with NZBC Clause G9.3.1a
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- Minimum clearance for reinforcement unless shown otherwise:
- Exposed during construction = 25mm,
- Slab mesh = 30mm from top of slab,
- Raft foundation = 50mm from bottom
- and to external faces
- Unless specified in detail Concrete to be 20MPa (or 25MPa when Timber Driven Piles are shown or within TC2, TC3 zones or exposure zone D) at 28 days.

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

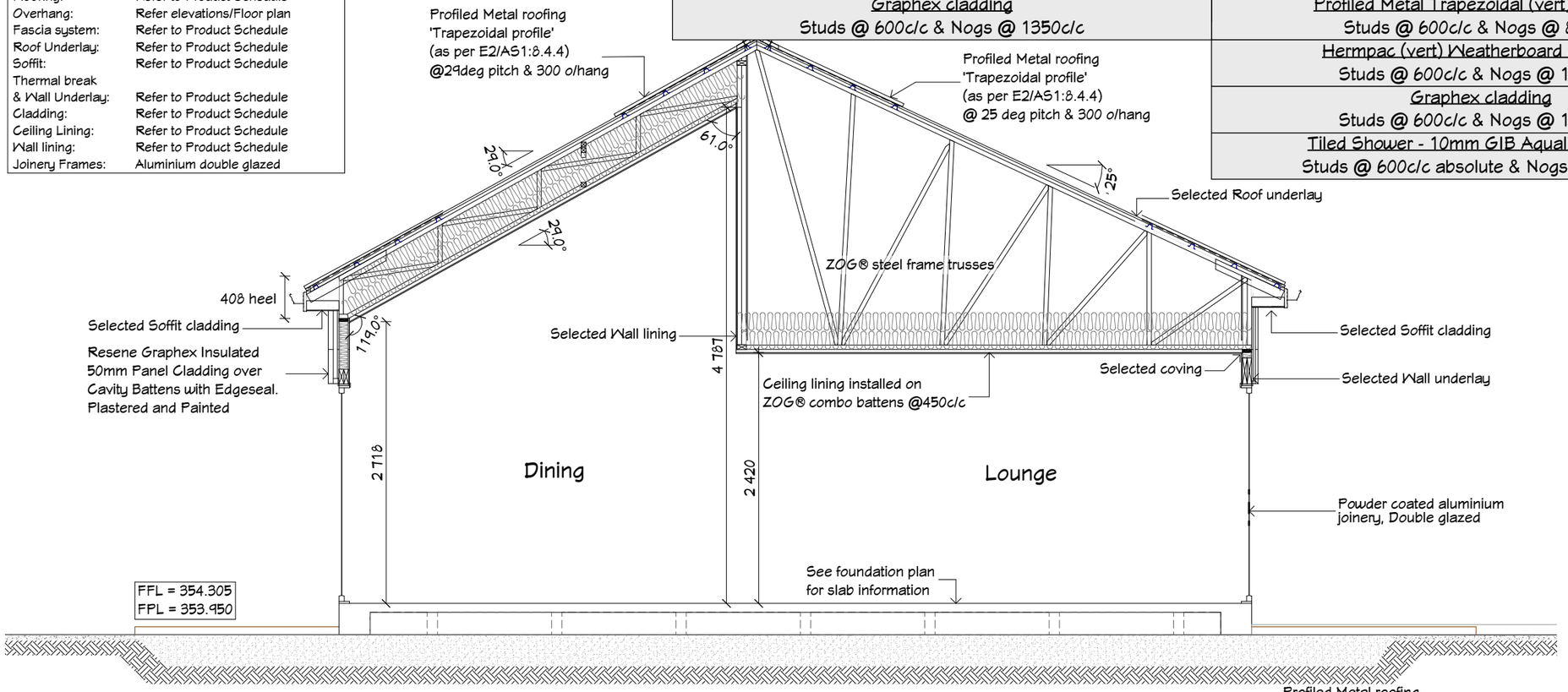
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Foundation Details 3

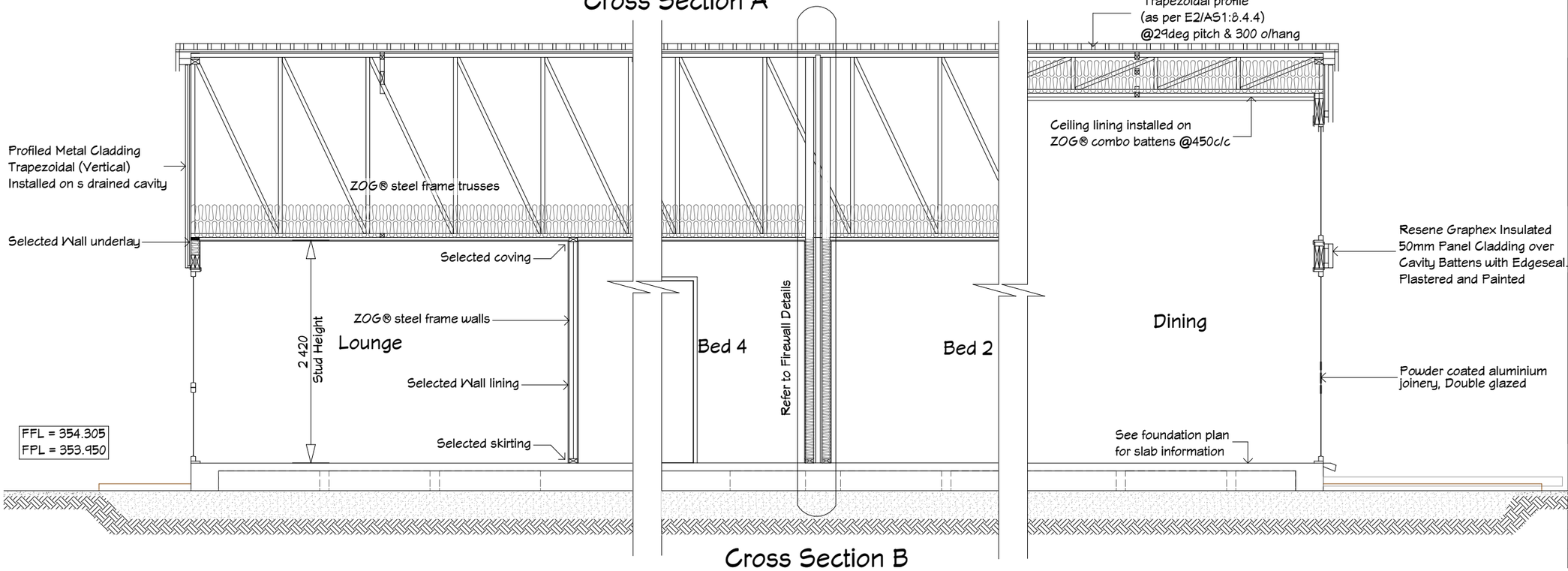
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	17 OF 62

Structure:	ZOG® steel frame trusses ZOG® steel frame walls Metal purlins@450mm c/c ZOG® ceiling battens @ 450c/c
Flooring:	Refer to Product Schedule
Overhang:	Refer elevations/Floor plan
Fascia system:	Refer to Product Schedule
Roof Underlay:	Refer to Product Schedule
Soffit:	Refer to Product Schedule
Thermal break & Wall Underlay:	Refer to Product Schedule
Cladding:	Refer to Product Schedule
Ceiling Lining:	Refer to Product Schedule
Wall lining:	Refer to Product Schedule
Joinery Frames:	Aluminium double glazed

2718 STUDHEIGHT ADDITIONAL EXTERNAL WALL FRAME REQUIREMENTS:	2420 STUDHEIGHT ADDITIONAL EXTERNAL WALL FRAME REQUIREMENTS: (upto & incl. High wind)
Graphex cladding Studs @ 600c/c & Nogs @ 1350c/c	Profiled Metal Trapezoidal (vert) cladding Studs @ 600c/c & Nogs @ 800c/c
	Hermpac (vert) Weatherboard cladding Studs @ 600c/c & Nogs @ 1200c/c
	Graphex cladding Studs @ 600c/c & Nogs @ 1200c/c
	Tiled Shower - 10mm GIB Aqualine Lining: Studs @ 600c/c absolute & Nogs @ 1200c/c



Cross Section A



Cross Section B

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GOLDEN HOMES™

CodeMark
CMNZ70023 Rev3

NOTES:

- Any timber used in the construction of the building must have a DPC layer separating it from any ZOG® steel framing.
- Roof underlay must be installed as per the manufacturers specification.

Fixings

- All fixings to be as per the latest ZOG® steel frame manual and comply with Section 4, Durability, NZS:3604:2011

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cross Section

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:50	SHEET No.	18 OF 62

Structure:	ZOG® steel frame trusses ZOG® steel frame walls Metal purlins@450mm c/c ZOG® ceiling battens @ 450c/c
Flooring:	Refer to Product Schedule
Overhang:	Refer elevations/Floor plan
Fascia system:	Refer to Product Schedule
Roof Underlay:	Refer to Product Schedule
Soffit:	Refer to Product Schedule
Thermal break & Wall Underlay:	Refer to Product Schedule
Cladding:	Refer to Product Schedule
Ceiling Lining:	Refer to Product Schedule
Wall lining:	Refer to Product Schedule
Joinery Frames:	Aluminium double glazed

2420 STUDHEIGHT ADDITIONAL EXTERNAL WALL FRAME REQUIREMENTS:

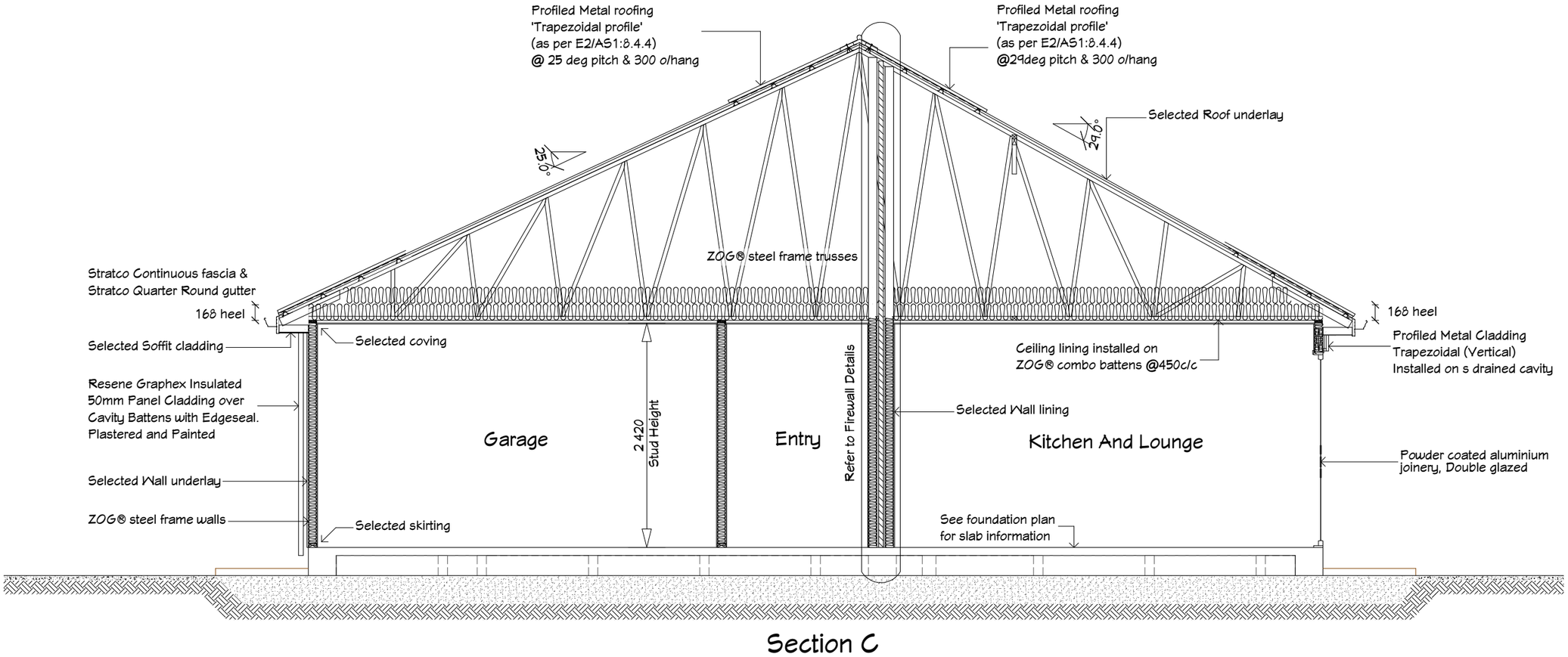
(upto & incl. High wind)

Profiled Metal Trapezoidal (vert) cladding
Studs @ 600c/c & Nogs @ 800c/c

Hermpac (vert) Weatherboard cladding
Studs @ 600c/c & Nogs @ 1200c/c

Graphex cladding
Studs @ 600c/c & Nogs @ 1200c/c

Tiled Shower - 9mm Villaboard Lining:
Studs @ 400c/c absolute & Nogs @ 800c/c



Section C

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GOLDEN HOMES™

CodeMark
CMNZ70023 Rev3

NOTES:
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- Roof underlay must be installed as per the manufacturers specification.

Fixings
- All fixings to be as per the latest ZOG® steel frame manual and comply with Section 4, Durability, NZS:3604:2011

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

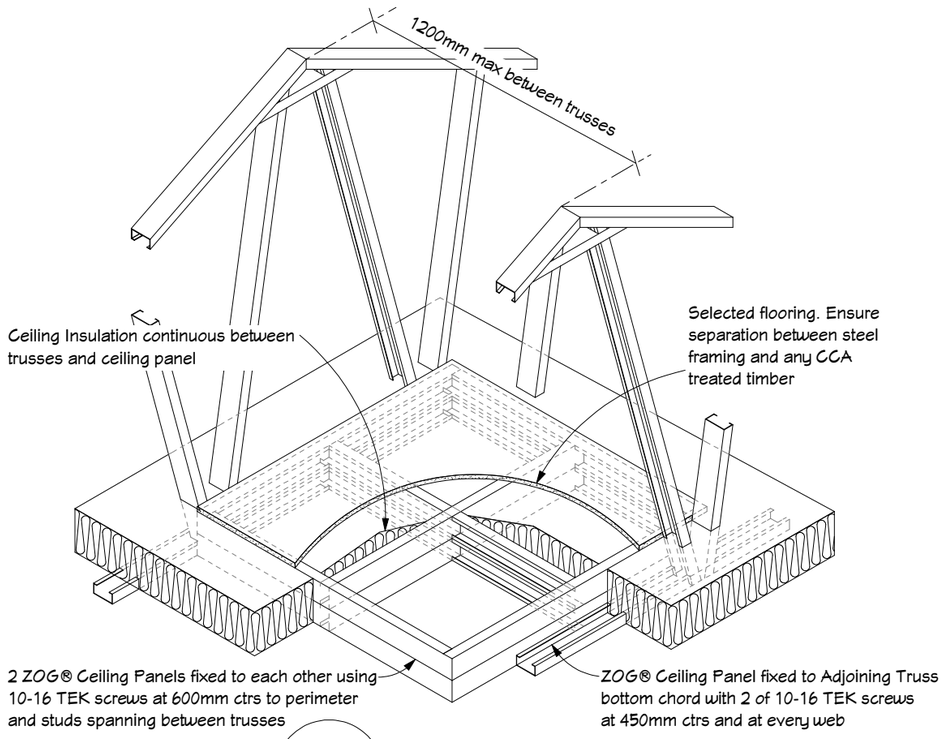
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cross Section

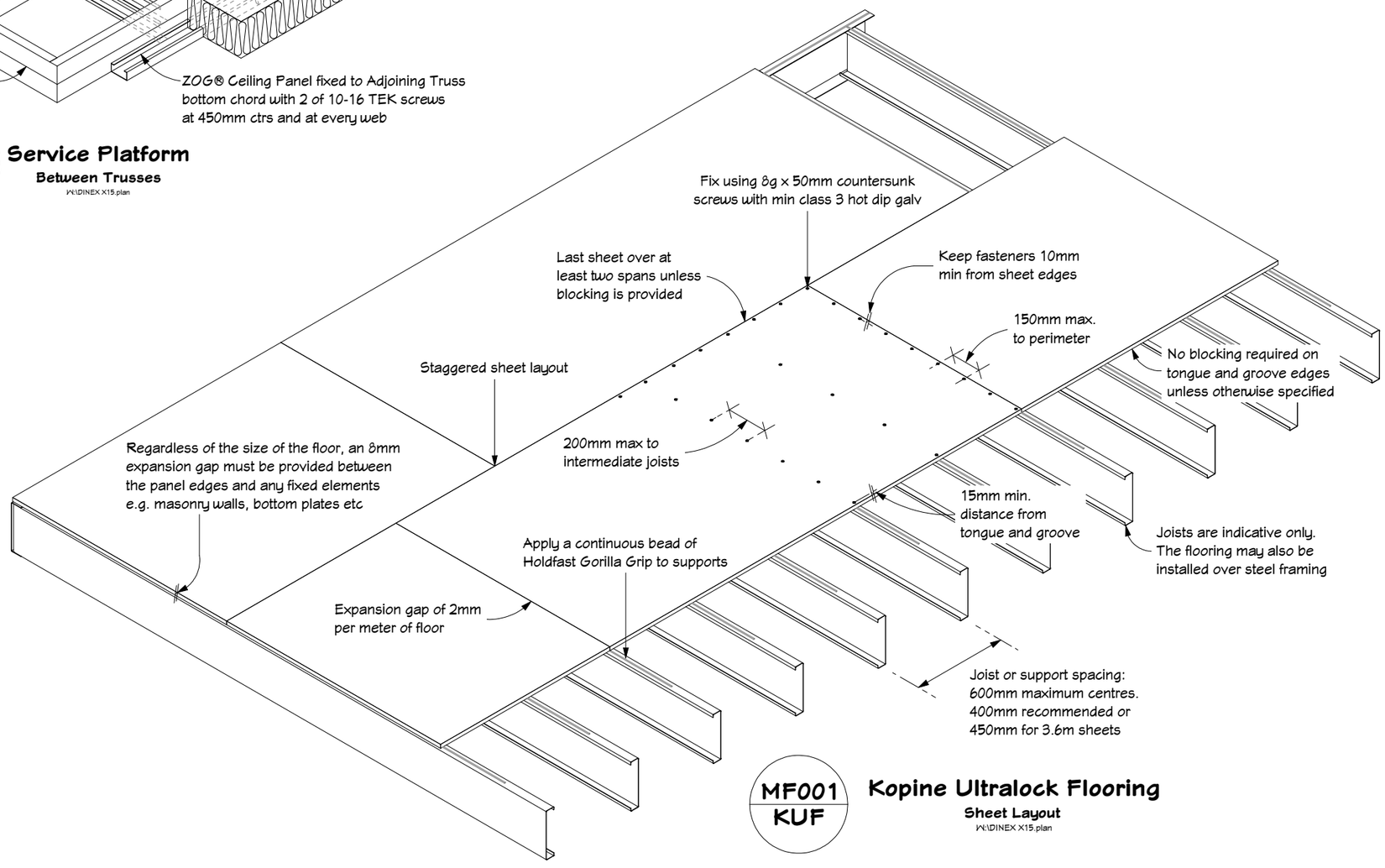
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:50	SHEET No.	19 OF 62



RD026 **Service Platform**

Between Trusses

W:\DINEX X15.plan



MF001 **KUF** **Kopine Ultralock Flooring**

Sheet Layout

W:\DINEX X15.plan

Design & Build - © GOLDEN HOMES HOLDINGS LTD

GOLDEN HOMES™

CodeMark
CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

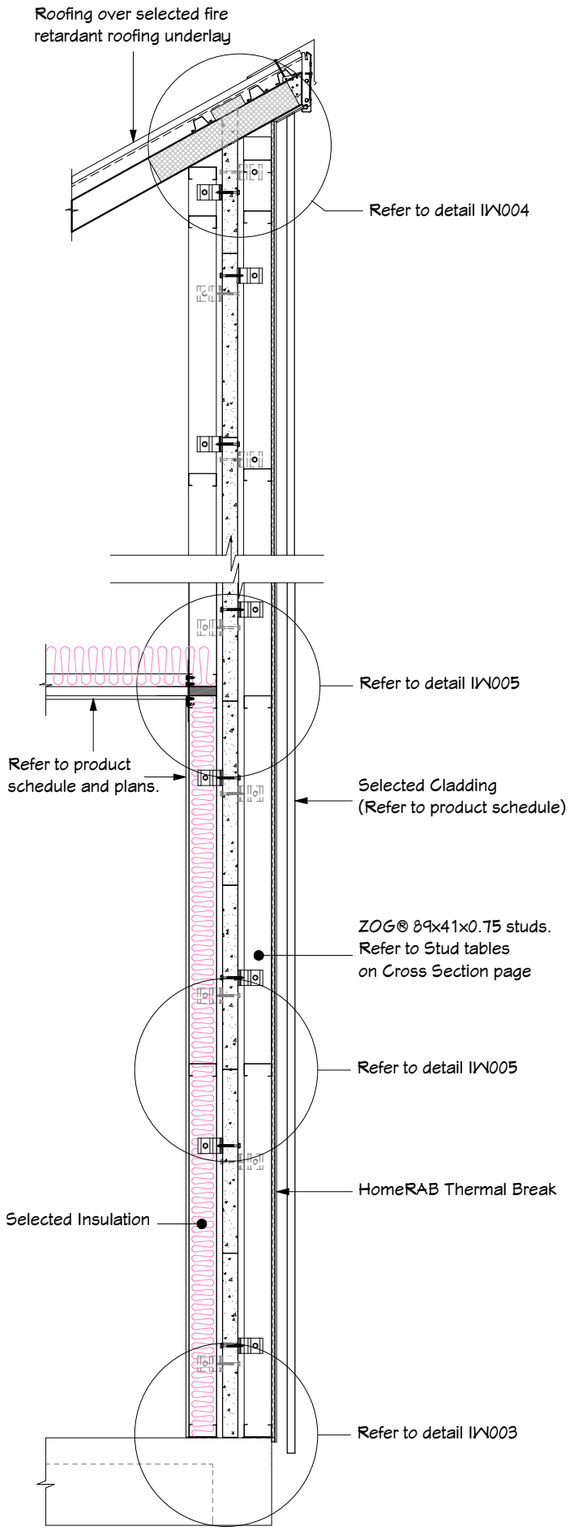
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cross Section - Service Platform Details

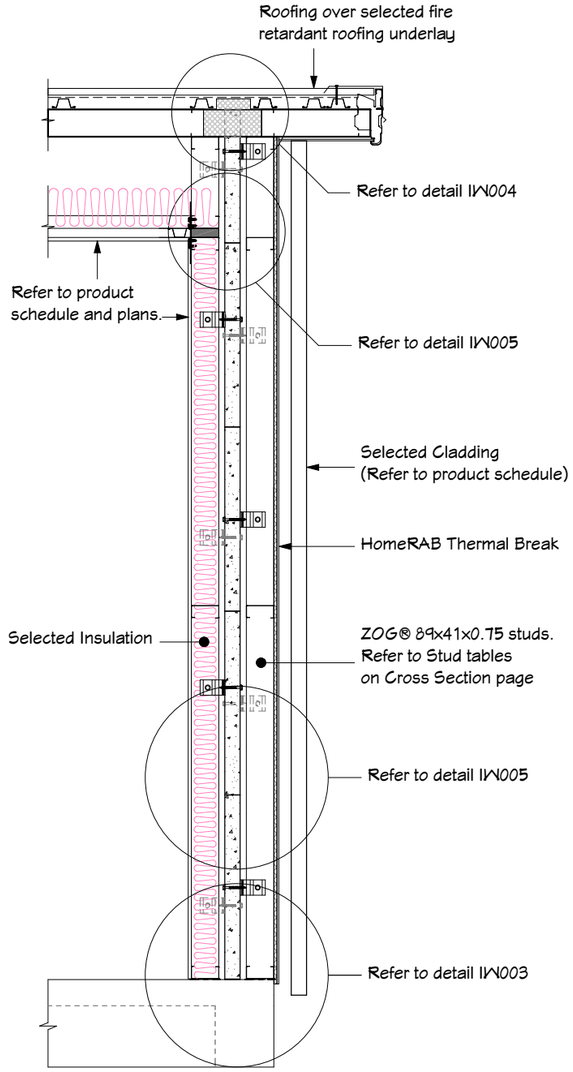
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	20 OF 62



BFW 001

Fire Wall Section A

External Wall - Integra Panels - INSA120a



BFW 001

Fire Wall Section B

External Wall - Integra Panels - INSA120a

Design & Build - © GOLDEN HOMES HOLDINGS LTD

GOLDEN HOMES™

CodeMark
CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

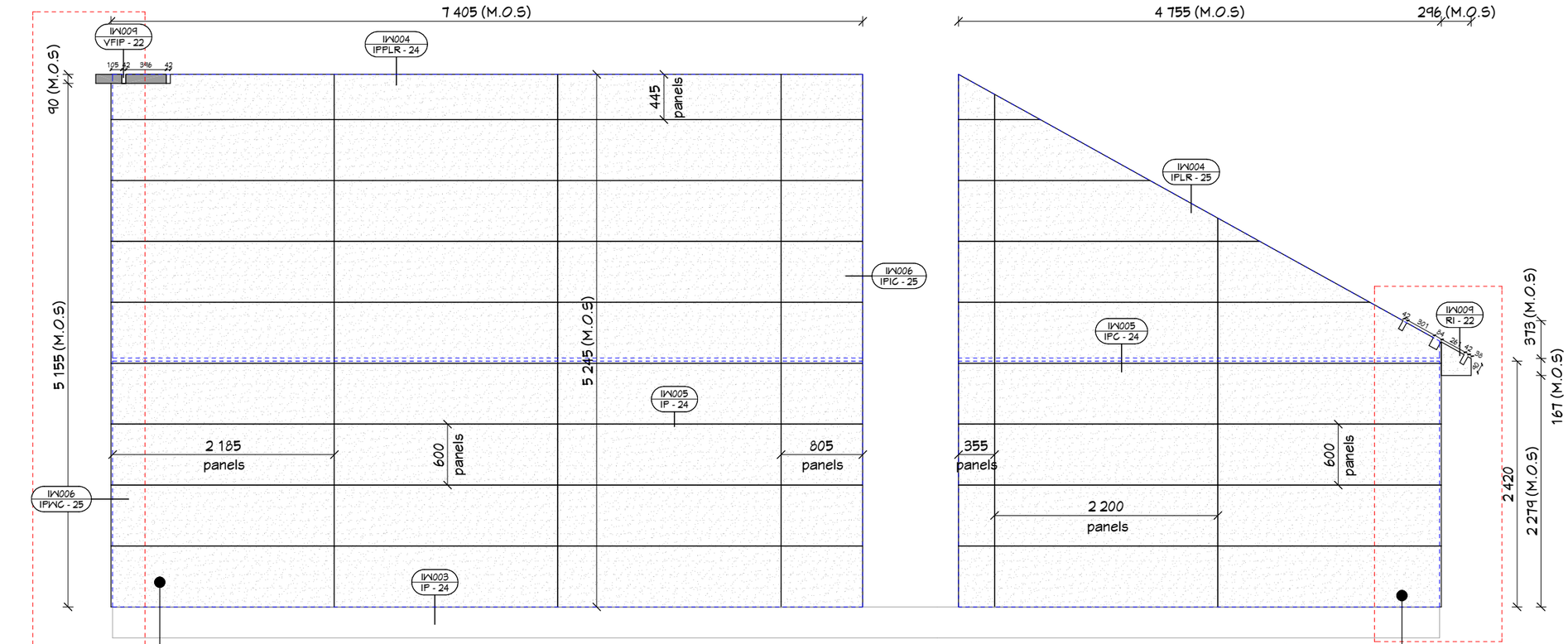
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cross Section - Boundary Firewall

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:20	SHEET No.	21 OF 62



to Boundary Firewall Cross Section A

Refer to Boundary Firewall Cross Section B

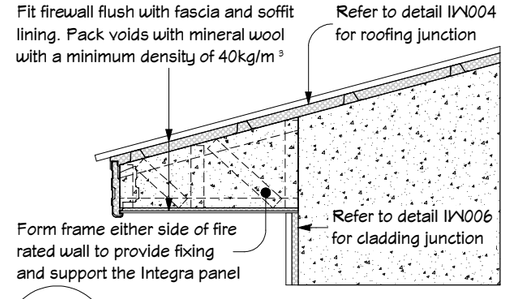
FIRST PANEL 15mm OUT FROM FRAME LINE
(FLUSH WITH HOMERAB TB)

FIRST PANEL 15mm OUT FROM FRAME LINE
(FLUSH WITH HOMERAB TB)

INTERGA FIREWALL PANEL ELEVATION

Blue Dashed lines indicate framing

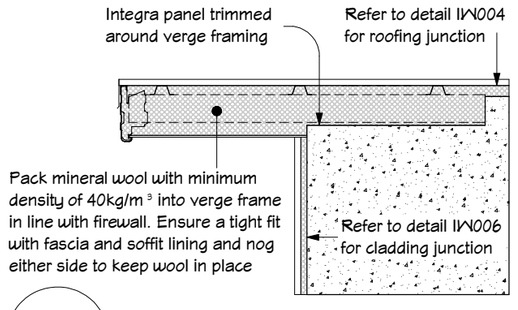
SCALE 1:50



IW009 RI — Intertenancy Fire Rated Soffit

Integra Panel

W:\DINEX X15.plan



IW009 VFIP — Intertenancy Fire Rated Soffit

Verge Frame - Integra Panel

W:\DINEX X15.plan

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GOLDEN HOMES™

CodeMark
CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

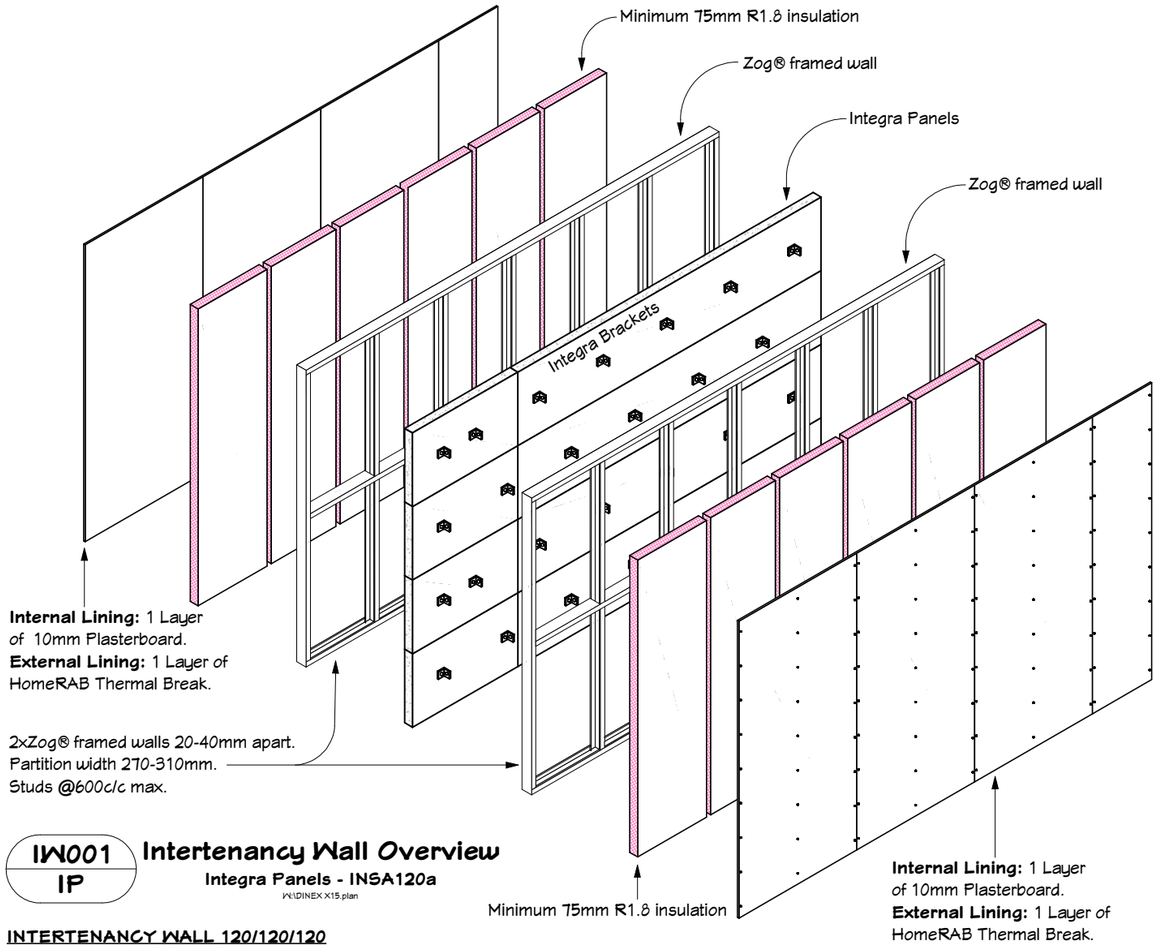
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cross Section - Intertenancy Firewall

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	22 OF 62



IW001
IP

Intertenancy Wall Overview

Integra Panels - INSA120a

W:\DINEX X15.plan

INTERTENANCY WALL 120/120/120

If products shown below are stated as selected, refer to the Product Schedule.

Internal Lining:

1 layer of selected plasterboard fixed to internal side(s) of the frame up to underside of ceiling.
Vertical and horizontal fixing permitted, sheets shall be touch fitted. When fixing vertically, full height sheets shall be used where possible. All sheet joins must be formed over solid framing and fixed @ 300mm c/c max.
A bead of acoustic sealant is required around the perimeter of the internal wall lining.

External Lining:

1 layer of HomeRAB to any external side(s) of firewall. Refer to CD001 Details for HomeRAB Thermal Break fixing where required.

Insulation:

Minimum 75mm R1.8 insulation installed to frames between floor and ceiling and strapped in mid floor spaces (Not required in roof).

Framing:

Zog® framed walls with studs @600 c/c. Nogs @ 1200 c/c. 2 Intertenancy Brackets per full sized panel.

Fire Protection:

INTEGRA Lightweight Concrete Panels. 50mm AAC Panel with a density of 26kg/m ^{2}. Horizontal Panels 2.2m x 0.6m and laid in stack bond pattern or as directed by Integra applicators. Joins butt jointed and glued with PSL AAC adhesive. Firewall ends, top and any voids to be sealed with FireWool™ fire and acoustic insulation with density of 128kg/m ^{3}.

Limitations:

Maximum height of Firewall must not exceed 12.0m.
No service penetrations to the AAC Panel.

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CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
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Calaghans Creek Rise
Pembroke Rise, Wanaka

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Queenstown Lakes District Council
Northlake Special Zone

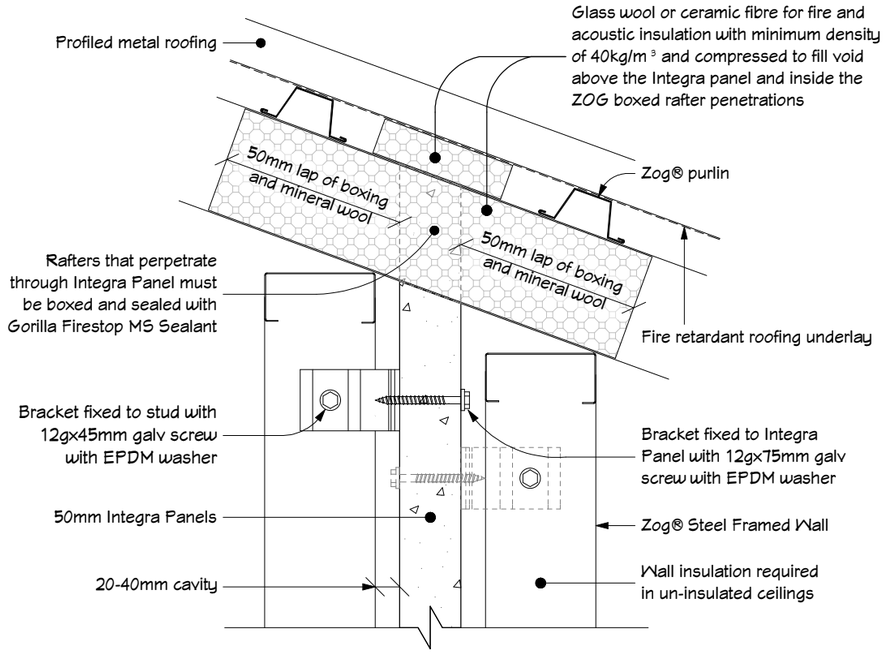
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Intertenancy Firewall Details 1

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	23 OF 62

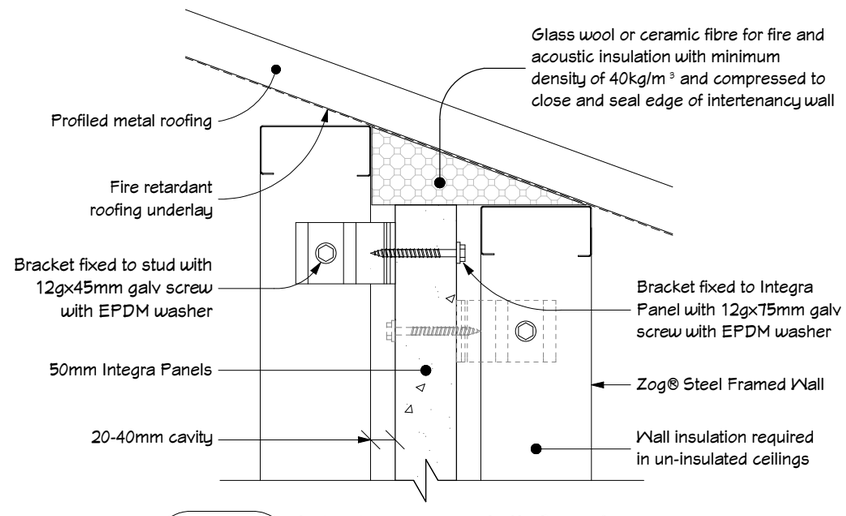


IW004 IPFPLR

Intertenancy Wall Capping

Pitched Verge Longrun - Framing Penetration - Integra Panels

W:\DINEX X15.plan

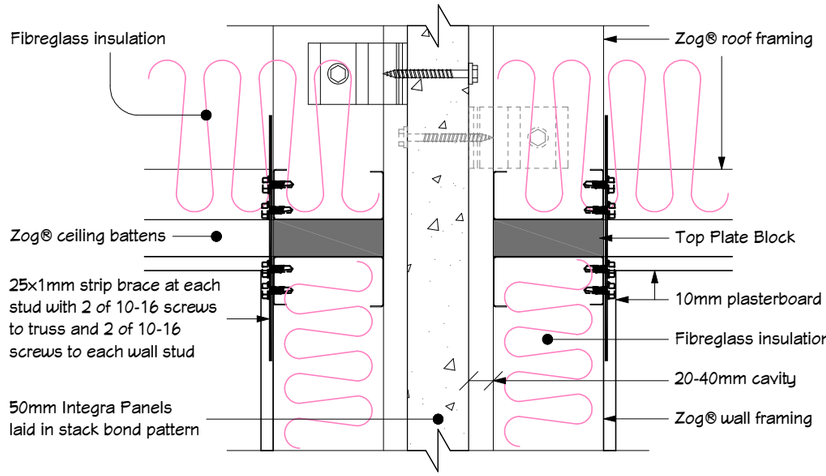


IW004 IPPLR

Intertenancy Wall Capping

Pitched Longrun - Integra Panels

W:\DINEX X15.plan



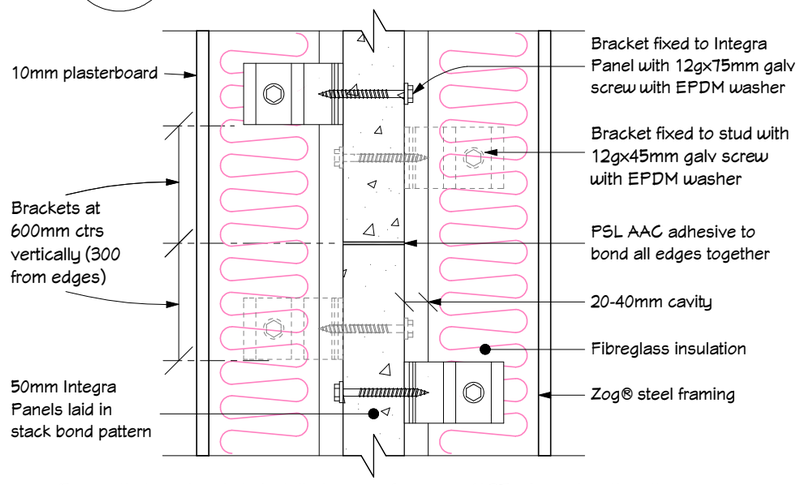
Ensure that any brackets installed on one frame are NOT mirrored on the other, the brackets on the second frame should be horizontally installed on opposing studs (600mm) or where they are at least 300mm apart from each other

IW005 IPC

Intertenancy Wall Horizontal Junction

At Ceiling - Integra Panel

W:\DINEX X15.plan



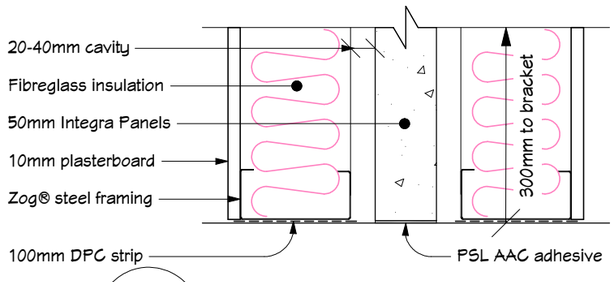
Ensure that any brackets installed on one frame are NOT mirrored on the other, the brackets on the second frame should be horizontally installed on opposing studs (600mm) or where they are at least 300mm apart from each other

IW005 IP

Intertenancy Wall Horizontal Junction

Integra Panel

W:\DINEX X15.plan



IW003 IP

Intertenancy Wall Base

Integra Panels

W:\DINEX X15.plan

GOLDEN HOMES™

CodeMark CMNZ70023 Rev3

Design & Build - © GOLDEN HOMES HOLDINGS LTD

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

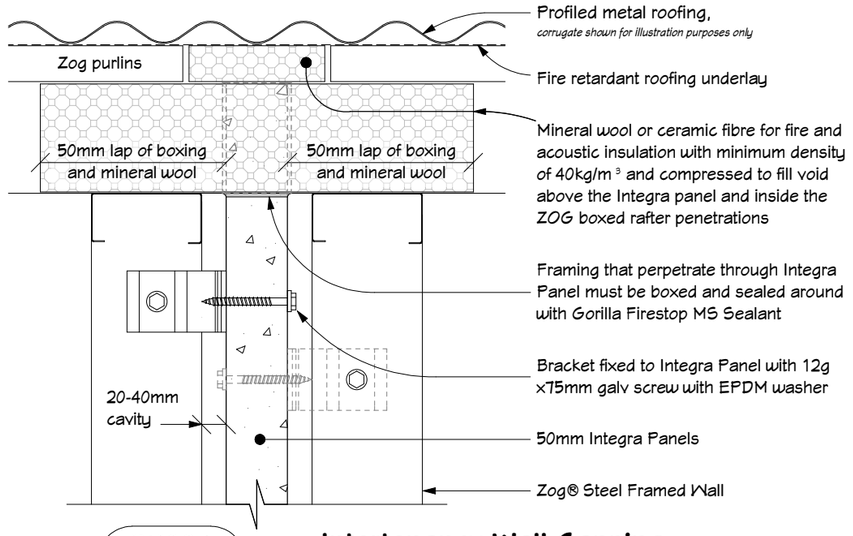
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Intertenancy Firewall Details 2

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	24 OF 62

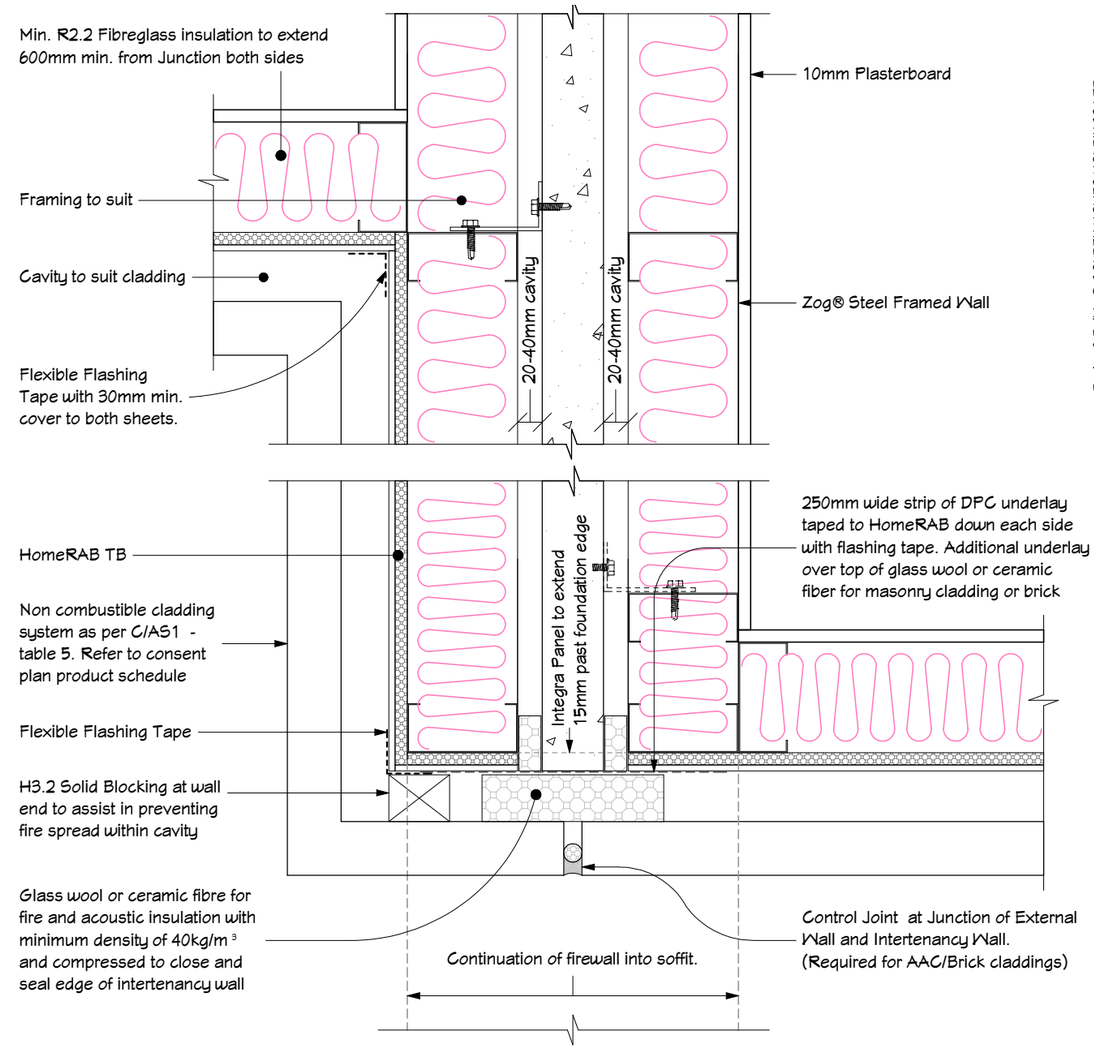


IW004 IPLRFP

Intertenancy Wall Capping

Longrun Iron - Framing Penetration - Integra Panels

W:\DINEX X15.plan

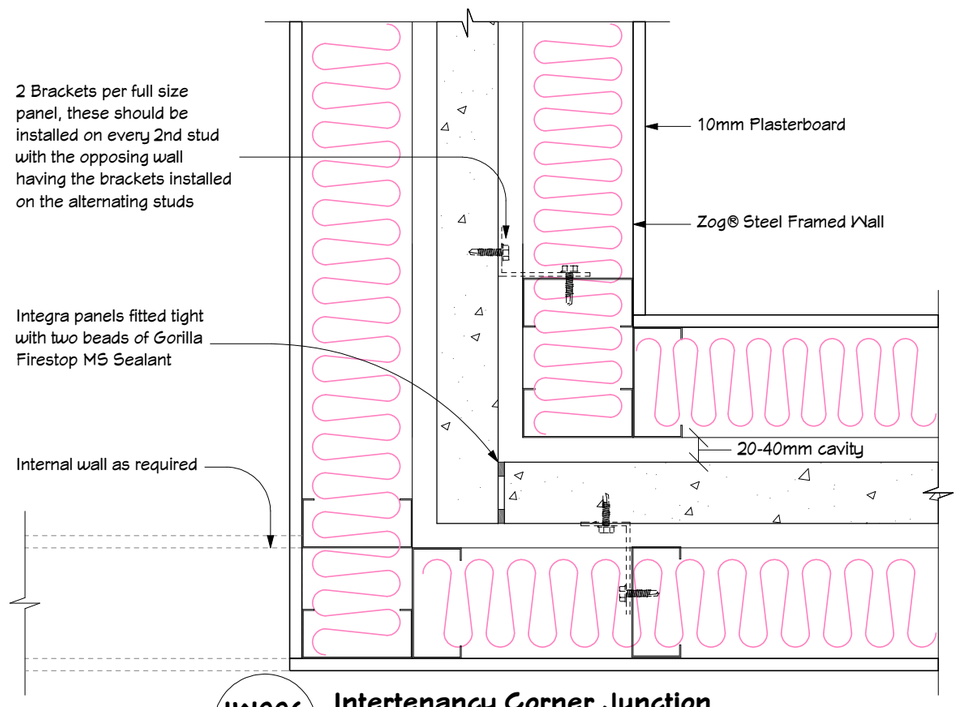


IW006 IPWC

Intertenancy External Wall Junction

Wall Corners - Integra Panel

W:\DINEX X15.plan

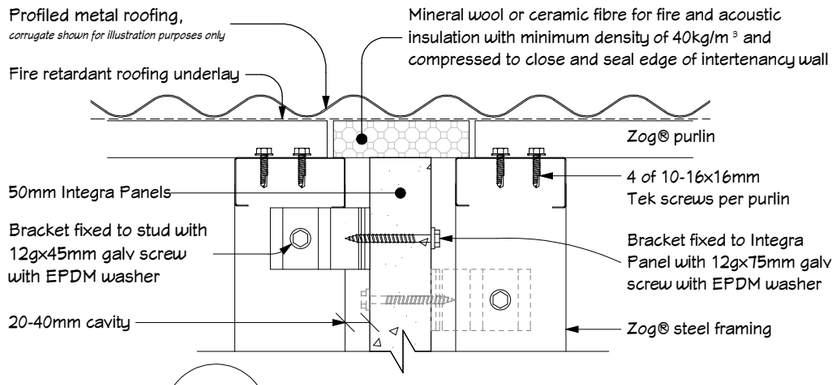


IW006 IPIC

Intertenancy Corner Junction

Internal Lining Both Sides - Integra Panel

W:\DINEX X15.plan



IW004 IPLR

Intertenancy Wall Capping

Longrun Iron - Integra Panels

W:\DINEX X15.plan

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GOLDEN HOMES™

CodeMark CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

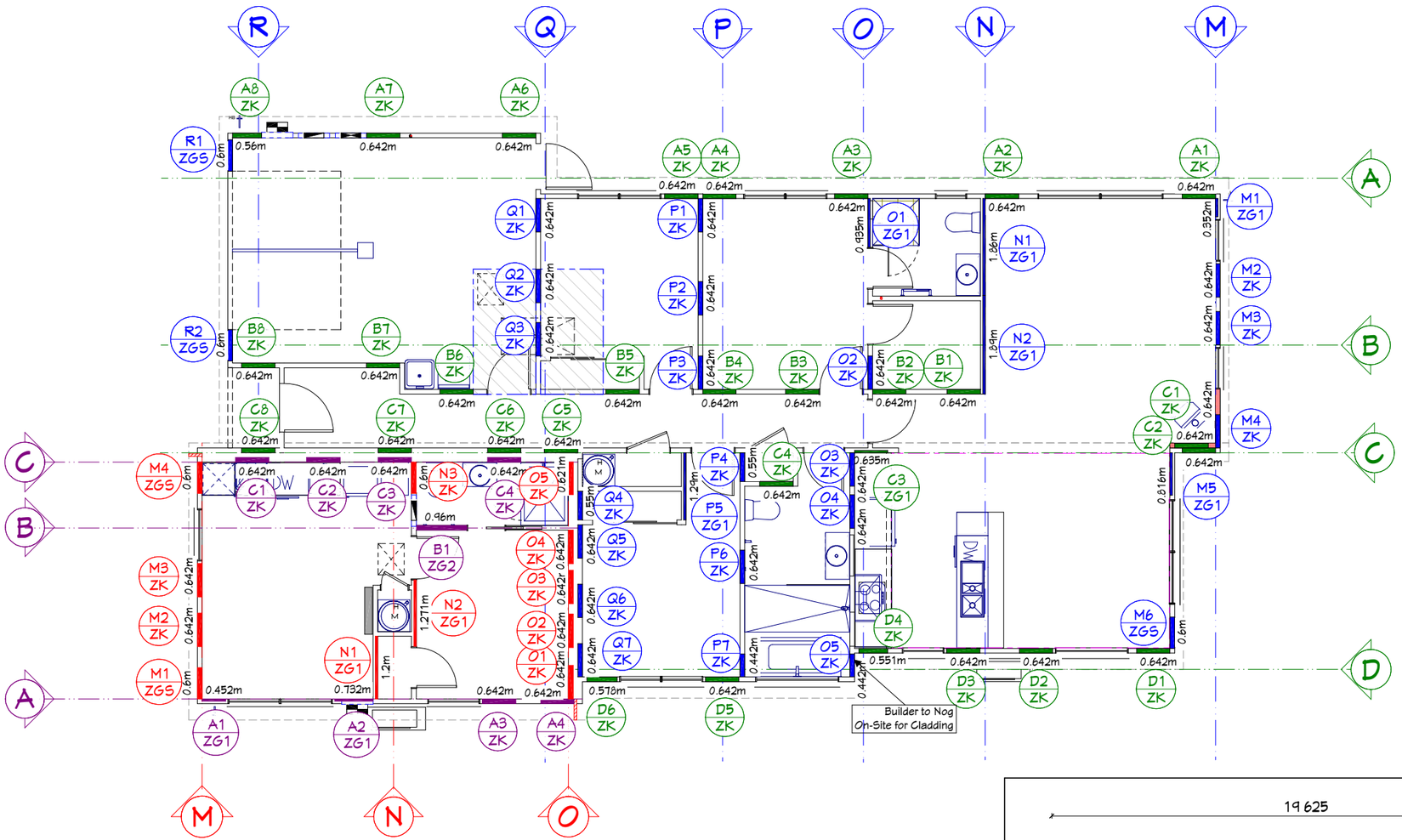
SITE DATA (for zones upto & including):

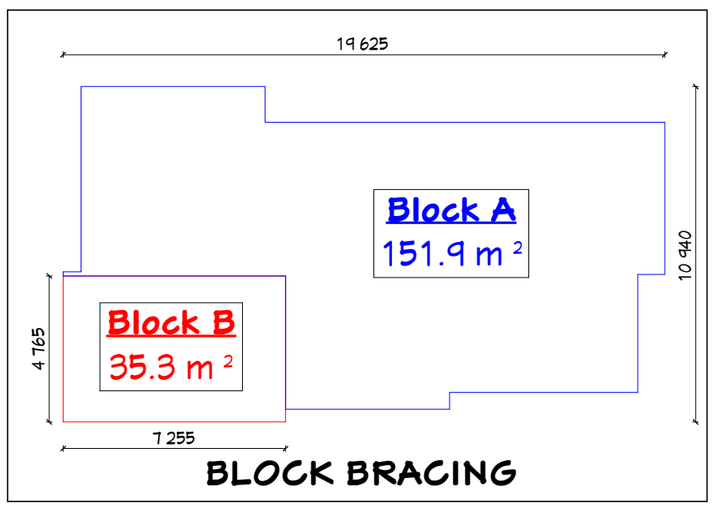
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Intertenancy Firewall Details 3

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	25 OF 62





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CodeMark
CMNZ70023 Rev3

NOTES:

Bracing Element A1 / ZK ← Label, Type

Bracing Element Lines ——

- Holes or intrusions into the ZOG® frame bracing elements may require engineers specific design for remedial work.
- ZOG® must be contacted for an alternative solution prior to any intrusions and/or modifications being made to bracing elements.
- Bracing plan to be read in conjunction with bracing details located on the following sheet.
- Hold down bolts for bracing are not to be any closer than 100mm from any other hold down bolt. If there is another hold down bolt closer than 100mm to the end of the brace element and it is of the equivalent capacity or higher than that required for the brace, then no further bracing hold down is required. 'The designer' must be contacted for a solution if there is conflicting bolts with a lesser capacity than that required for the brace.
- If sheets are used as part of the bracing element, a single penetration within those sheets must not be greater in size than 90mmx90mm and must not be closer than 90mm to any edge of any of those sheets. For multiple small penetrations refer to the GIB Bracing Supplement Document.
- All braces must be located within 600mm of the location shown on this plan.

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

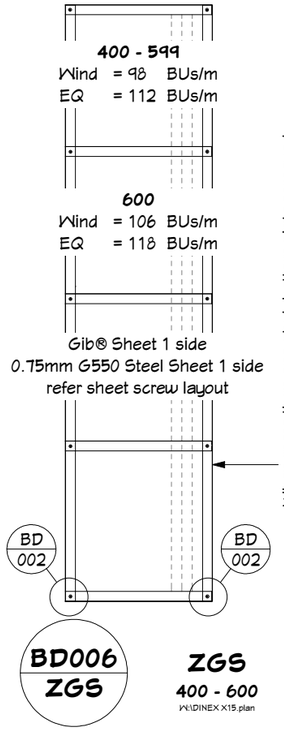
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Bracing Plan

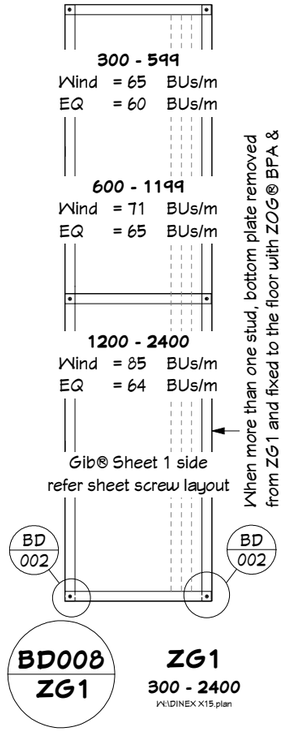
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:100	SHEET No.	26 OF 62



When more than one stud, bottom plate removed from ZGS and fixed to the floor with ZOG® BPA & brace hold down bolt on site prior to replacing studs

BD006 ZGS — **ZGS** 400 - 600

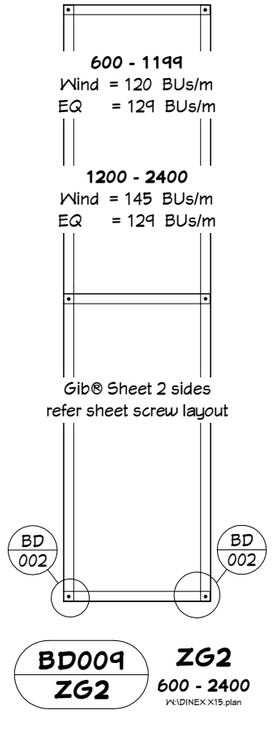
W:\DINEX X15.plan



When more than one stud, bottom plate removed from ZG1 and fixed to the floor with ZOG® BPA & brace hold down bolt on site prior to replacing studs

BD008 ZG1 — **ZG1** 300 - 2400

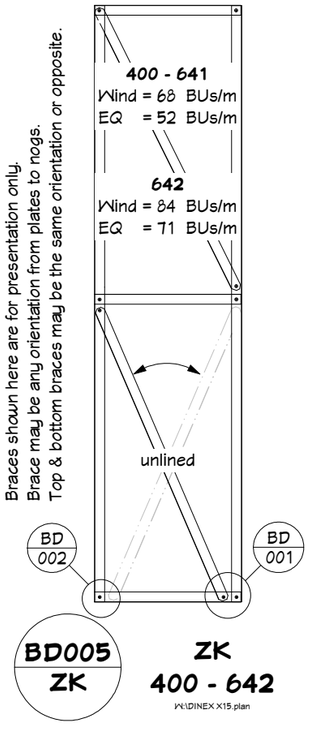
W:\DINEX X15.plan



BD009 ZG2 — **ZG2** 600 - 2400

W:\DINEX X15.plan

Braces shown here are for presentation only.
Brace may be any orientation from plates to nogs.
Top & bottom braces may be the same orientation or opposite.



BD005 ZK — **ZK** 400 - 642

W:\DINEX X15.plan

Single penetration into the sheet of a bracing element must be a maximum of 90mm x 90mm and must not be within 90mm of the sheet edge.
For multiple small openings refer to the GIB Bracing Supplement Document.

6g x 25, 30 or 32mm Gib® Grabber or Fortress TKGYP screws for Gib Sheet Bracing.

Screws at 50, 50, 50, 75, and 75mm from the edge of the sheet at cnrs and then at 150mm ctrs for the rest of the perimeter.

Centre of the screw min 12mm from wrapped edge and 18mm from cut edge.

BD004 BGS

Brace Gib Sheet Screw Layout

(No specific screw layout required for braces noted as unlined)

W:\DINEX X15.plan

0.75mm thick G550 Steel Sheet

10-16x16mm Tek screws at 50, 50, 50, 75, and 75mm from the edge of the sheet at cnrs and then at 150mm ctrs for the rest of the perimeter and any nogs or bracing framing.

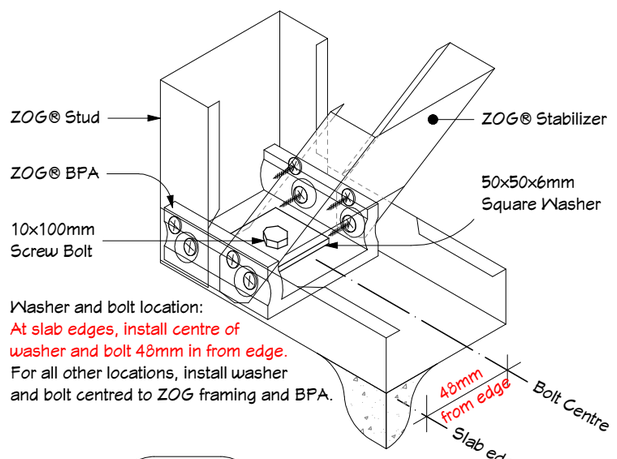
Centre of the screw min. 15mm from sheet edge

BD004 BSS

Brace Steel Sheet Screw Layout

(No specific screw layout required for braces noted as unlined)

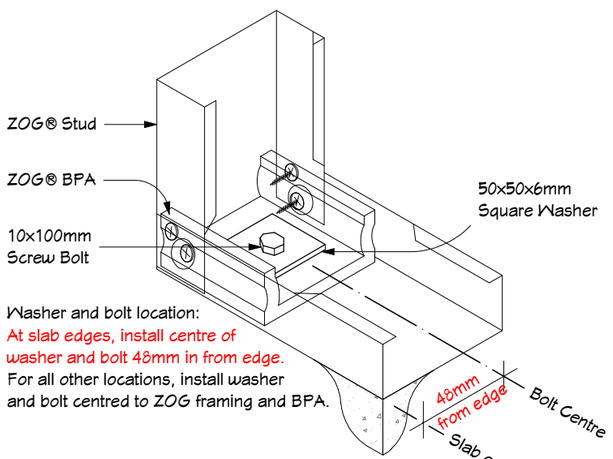
W:\DINEX X15.plan



Washer and bolt location:
At slab edges, install centre of washer and bolt 48mm in from edge.
For all other locations, install washer and bolt centred to ZOG framing and BPA.

BD001 C — **Brace Anchor with Stabilizer**

W:\DINEX X15.plan



Washer and bolt location:
At slab edges, install centre of washer and bolt 48mm in from edge.
For all other locations, install washer and bolt centred to ZOG framing and BPA.

BD002 C — **Brace Anchor Stud Only**

W:\DINEX X15.plan

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GOLDEN HOMES™

CodeMark CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

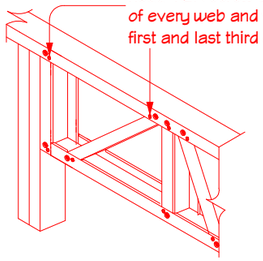
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Bracing Details - Walls

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	27 OF 62

Refer "Top Plate Stiffener" and "Truss to Lintel Web Location" details for situations requiring flat plate to side of type A4 lintel and for plate fixings.

Additional 10-16x16mm flat head TEK screw to each end of every web and vertical in the first and last third of the lintel.



WF035 **Lintel**
Type A4
W:\DINEX X15.plan

Typically G550 0.75mm plate one side

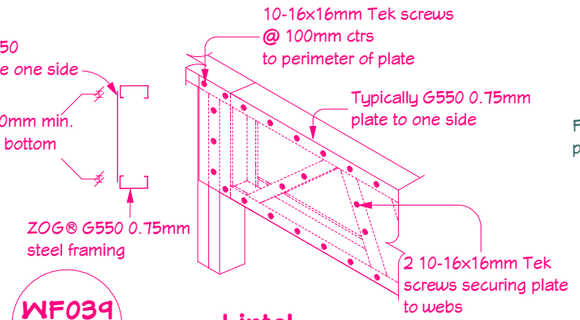
Plate to have 20mm min. purchase top & bottom

ZOG® G550 0.75mm steel framing

10-16x16mm Tek screws @ 100mm ctrs to perimeter of plate

Typically G550 0.75mm plate to one side

2 10-16x16mm Tek screws securing plate to webs



WF039 **Lintel**
Type E (plate is fixed on site)
W:\DINEX X15.plan

10-16x16mm Tek screws @ 60mm ctrs to plate ends at both the first stud and the lintel

Typically G550 0.75mm plate both sides

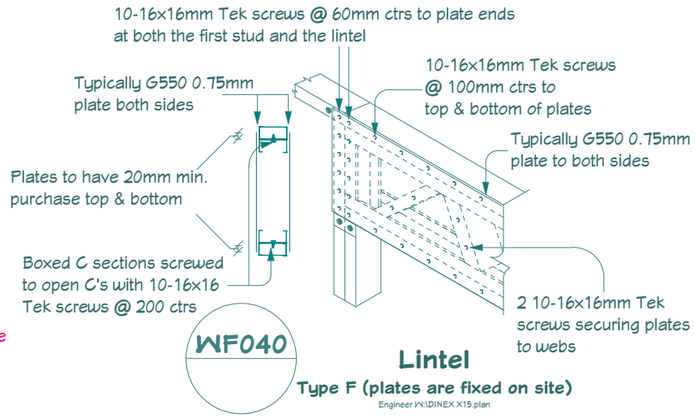
Plates to have 20mm min. purchase top & bottom

Boxed C sections screwed to open C's with 10-16x16 Tek screws @ 200 ctrs

10-16x16mm Tek screws @ 100mm ctrs to top & bottom of plates

Typically G550 0.75mm plate to both sides

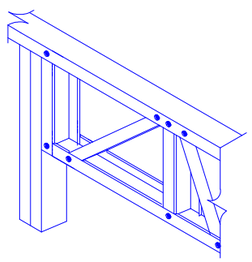
2 10-16x16mm Tek screws securing plates to webs



WF040 **Lintel**
Type F (plates are fixed on site)
Engineer W:\DINEX X15.plan

Refer "Top Plate Stiffener" and "Truss to Lintel Web Location" details for situations requiring flat plate to side of type A2 lintel and for plate fixings.

ZOG® G550 0.75mm steel framing



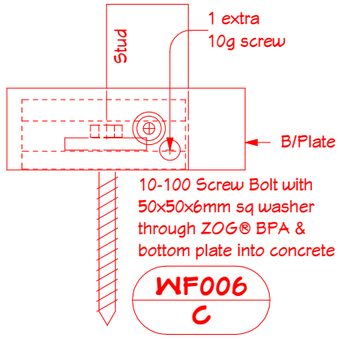
WF033 **Lintel**
Type A2
W:\DINEX X15.plan

Stud

1 extra 10g screw

B/Plate

10-100 Screw Bolt with 50x50x6mm sq washer through ZOG® BPA & bottom plate into concrete



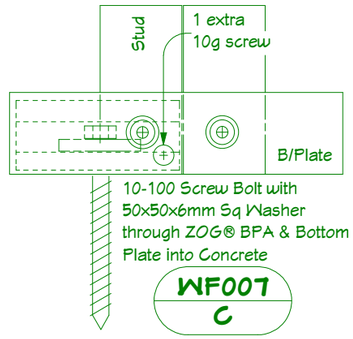
WF006 C
Bottom Plate Anchor
Type A (10kN Hold Down)
W:\DINEX X15.plan

Stud

1 extra 10g screw

B/Plate

10-100 Screw Bolt with 50x50x6mm Sq Washer through ZOG® BPA & Bottom Plate into Concrete



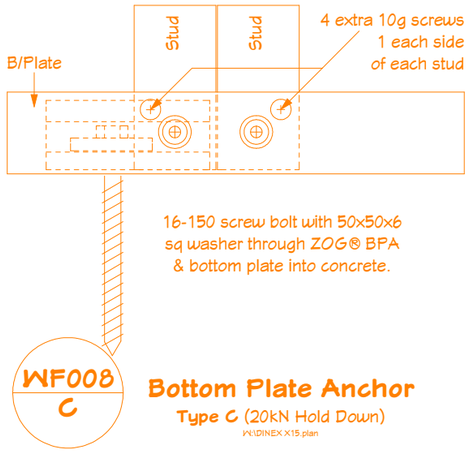
WF007 C
Bottom Plate Anchor
Type B (14.7kN Hold Down)
W:\DINEX X15.plan

Stud

B/Plate

4 extra 10g screws 1 each side of each stud

16-150 screw bolt with 50x50x6 sq washer through ZOG® BPA & bottom plate into concrete.

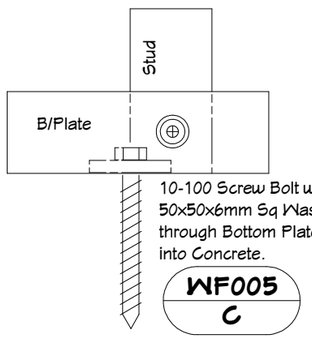


WF008 C
Bottom Plate Anchor
Type C (20kN Hold Down)
W:\DINEX X15.plan

Stud

B/Plate

10-100 Screw Bolt with 50x50x6mm Sq Washer through Bottom Plate into Concrete.

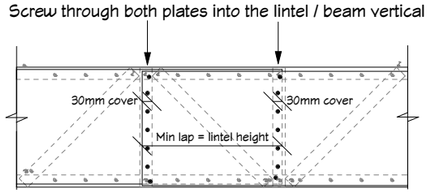


WF005 C
Bottom Plate Anchor
Type S (5kN Hold Down)
W:\DINEX X15.plan

Bottom Plate Hold Down Table WF010

Type	Uplift (kN)	Description
S (Standard)	5.00	Galv. 10-100 with 50x50x6 washer
A	10.00	Galv. 10-100 with ZOG BPA & 50x50x6 washer
B	14.70	Galv. 10-100 with ZOG BPA & 50x50x6 washer
C	20.00	Galv. 16-150 with ZOG BPA & 50x50x6 washer

10-16x16mm Tek screws at 60mm ctrs to plate ends. Screw through both plates into the lintel / beam vertical



Plates come in 3m lengths and where a plate needs joining on a lintel or beam, they must overlap at least the height of the lintel and run to the next vertical member with at least 30mm purchase for screw fixing

WF030 L **Plate Joining**
on Lintels & Beams
W:\DINEX X15.plan

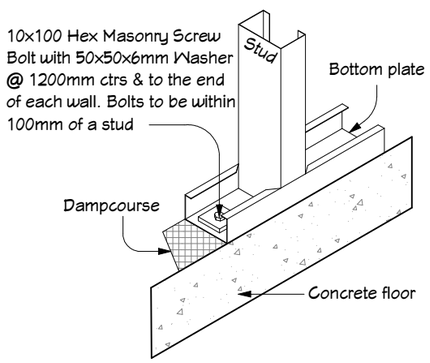
10x100 Hex Masonry Screw Bolt with 50x50x6mm Washer @ 1200mm ctrs & to the end of each wall. Bolts to be within 100mm of a stud

Stud

Bottom plate

Dampcourse

Concrete floor



WF001 C **Bottom Plate Fixing**
Load Bearing Walls
W:\DINEX X15.plan

Concrete drive pin with disc to achieve 2kN per 1.2m of wall, or 2 of 0.5kN pins at 600 ctrs & to the ends of each wall. Pins to be within 100mm of a stud.

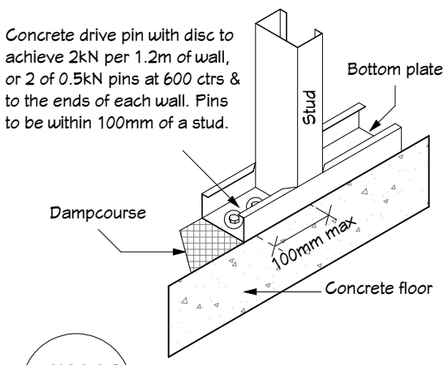
Stud

Bottom plate

Dampcourse

100mm max

Concrete floor



WF002 C **Bottom Plate Fixing**
Non-Load Bearing Walls
W:\DINEX X15.plan

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CMNZ70023 Rev3

NOTES:

- Hold downs for lintels are shown on the Wall frame lintel and fixings page of the Detailing plans. Any opening not showing a hold down label are type S. All other types are labeled.
- Hold downs for trusses are shown on the Roof truss fixing and bracing page of the Detailing plans. All trusses must have a minimum of type S at the stud below the truss on all load bearing walls.
- Opening lintel types are shown on the Wall frame lintel and fixings page of the Detailing plans. Where lintel plates are required, they are to be fixed on site as shown in these lintel details.

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

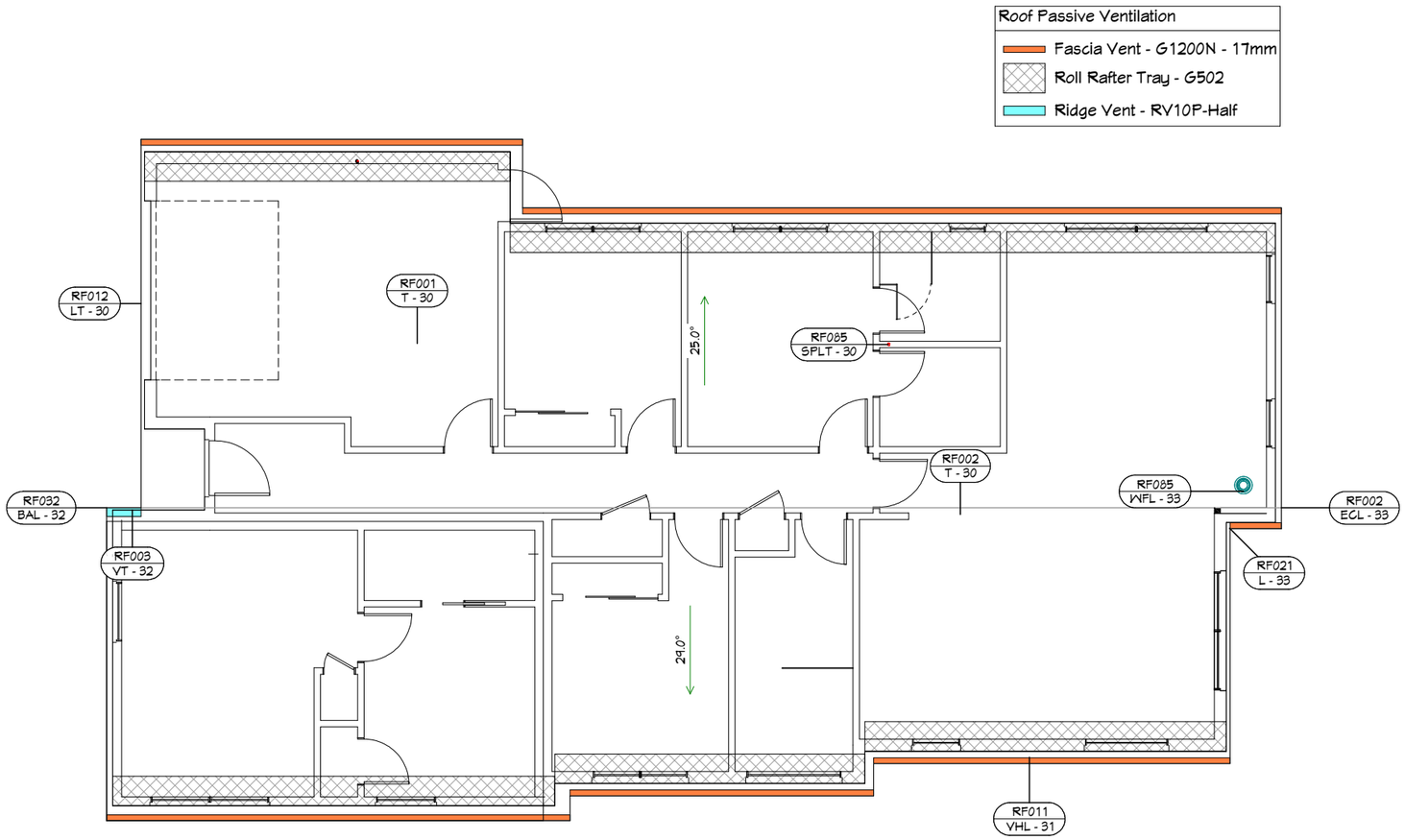
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Wall Frame Details - Lintels & Hold Downs

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	28 OF 62



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CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

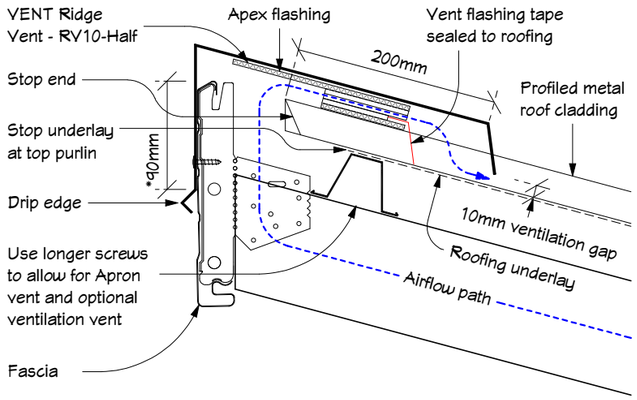
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

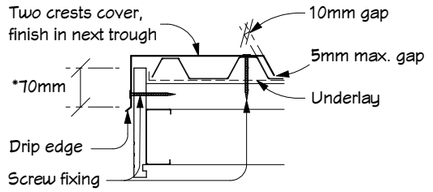
Passive Roof Ventilation Plan

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	1:100	SHEET No.	29 OF 62



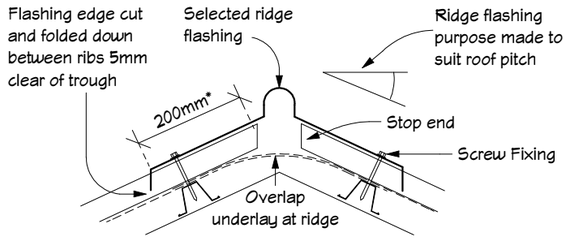
*May be 50mm when the roof is 10° or greater, in High wind zone or below

RF003 VT — **Apex Flashing - Vented**
Profiled Metal
W:\DINEX X15.plan



*Must be 90mm in Extra High wind zones

RF012 LT — **Barge Flashing**
Longrun Trapezoidal Iron
W:\DINEX X15.plan



*May be 130mm where the roof pitch is
≥ 10° and the wind zone is High or less

RF002 T — **Ridge Flashing**
Longrun Trapezoidal Iron
W:\DINEX X15.plan

Fixing requirements to E2/AS4 (0.4mm-0.55mm G550 iron):
Minimum 12 gauge class 4 galv screw fixed through the roofing crest to the pattern shown below relative to the Wind Zone:

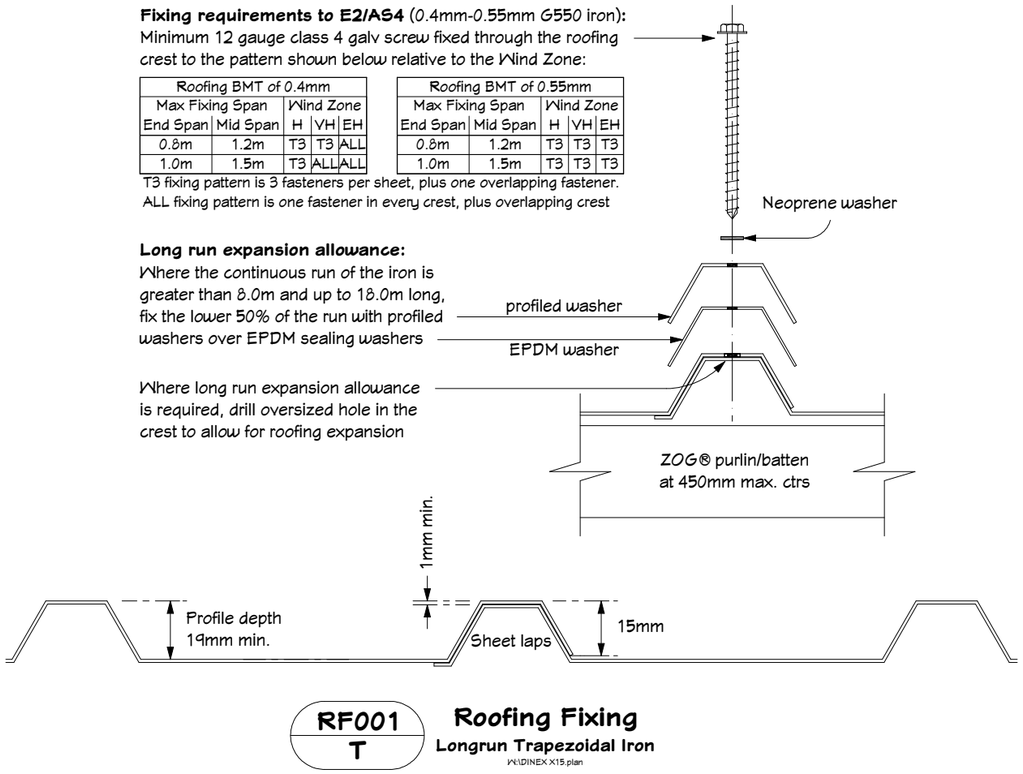
Roofing BMT of 0.4mm				
Max Fixing Span		Wind Zone		
End Span	Mid Span	H	VH	EH
0.8m	1.2m	T3	T3	ALL
1.0m	1.5m	T3	ALL	ALL

Roofing BMT of 0.55mm				
Max Fixing Span		Wind Zone		
End Span	Mid Span	H	VH	EH
0.8m	1.2m	T3	T3	T3
1.0m	1.5m	T3	T3	T3

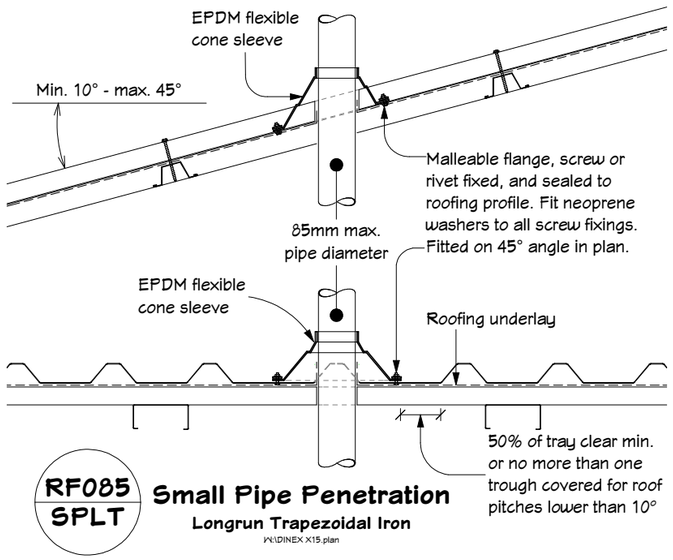
T3 fixing pattern is 3 fasteners per sheet, plus one overlapping fastener.
ALL fixing pattern is one fastener in every crest, plus overlapping crest

Long run expansion allowance:
Where the continuous run of the iron is greater than 8.0m and up to 18.0m long, fix the lower 50% of the run with profiled washers over EPDM sealing washers

Where long run expansion allowance is required, drill oversized hole in the crest to allow for roofing expansion



RF001 T — **Roofing Fixing**
Longrun Trapezoidal Iron
W:\DINEX X15.plan



RF085 SPLT — **Small Pipe Penetration**
Longrun Trapezoidal Iron
W:\DINEX X15.plan

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CMNZ70023 Rev3

NOTES:

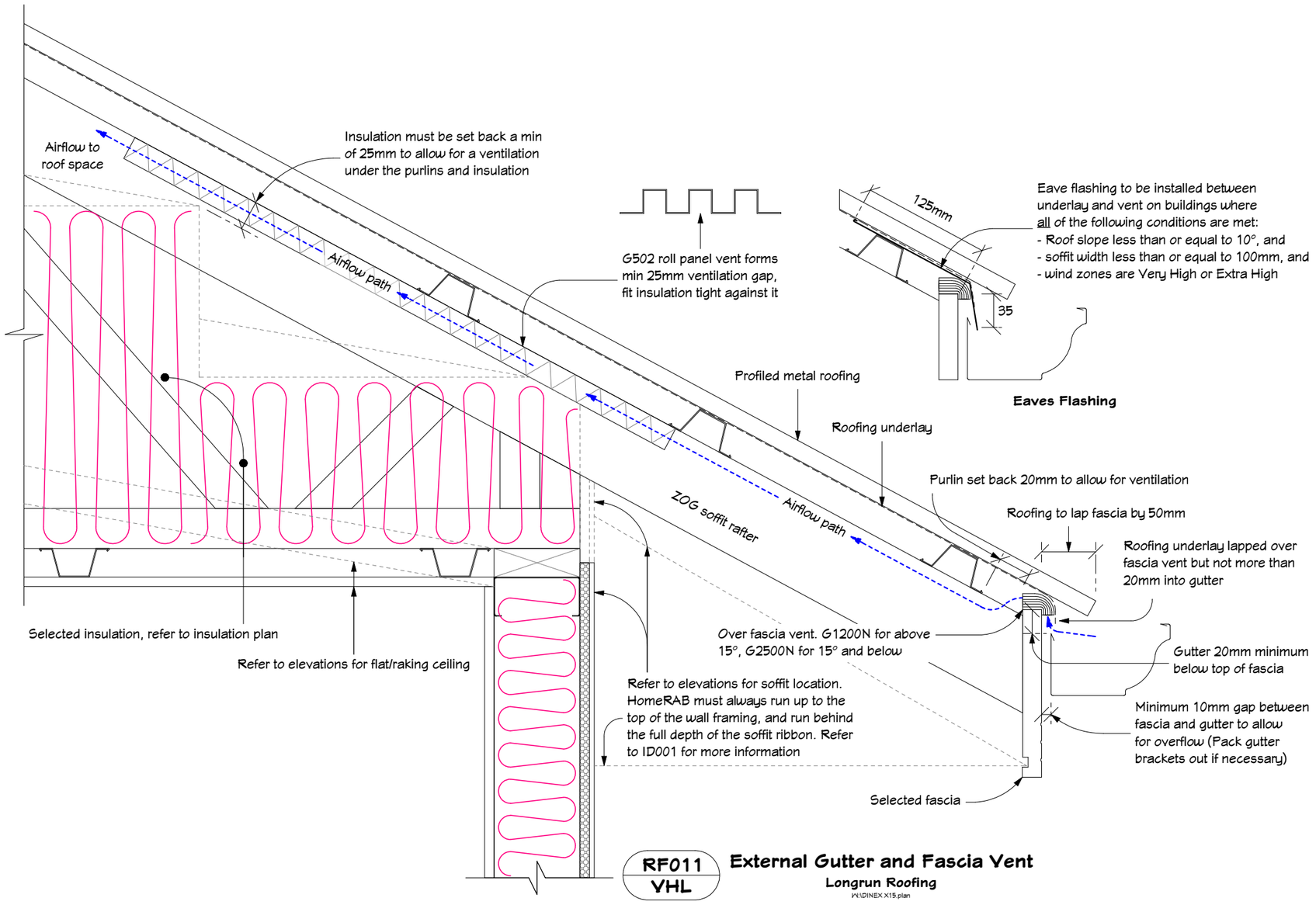
CLIENT:
Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa
Wind Zone: High
Earthquake Zone: 3
Exposure Zone: C
Climate Zone: 6
Rain Intensity (10%AEP): 26mm/hr
Snowload: 1.5kPa

Roof Flashings - Trapezoidal 1

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	30 OF 62



RF011
VHL

External Gutter and Fascia Vent

Longrun Roofing

K:\DINEX X15.plan

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NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

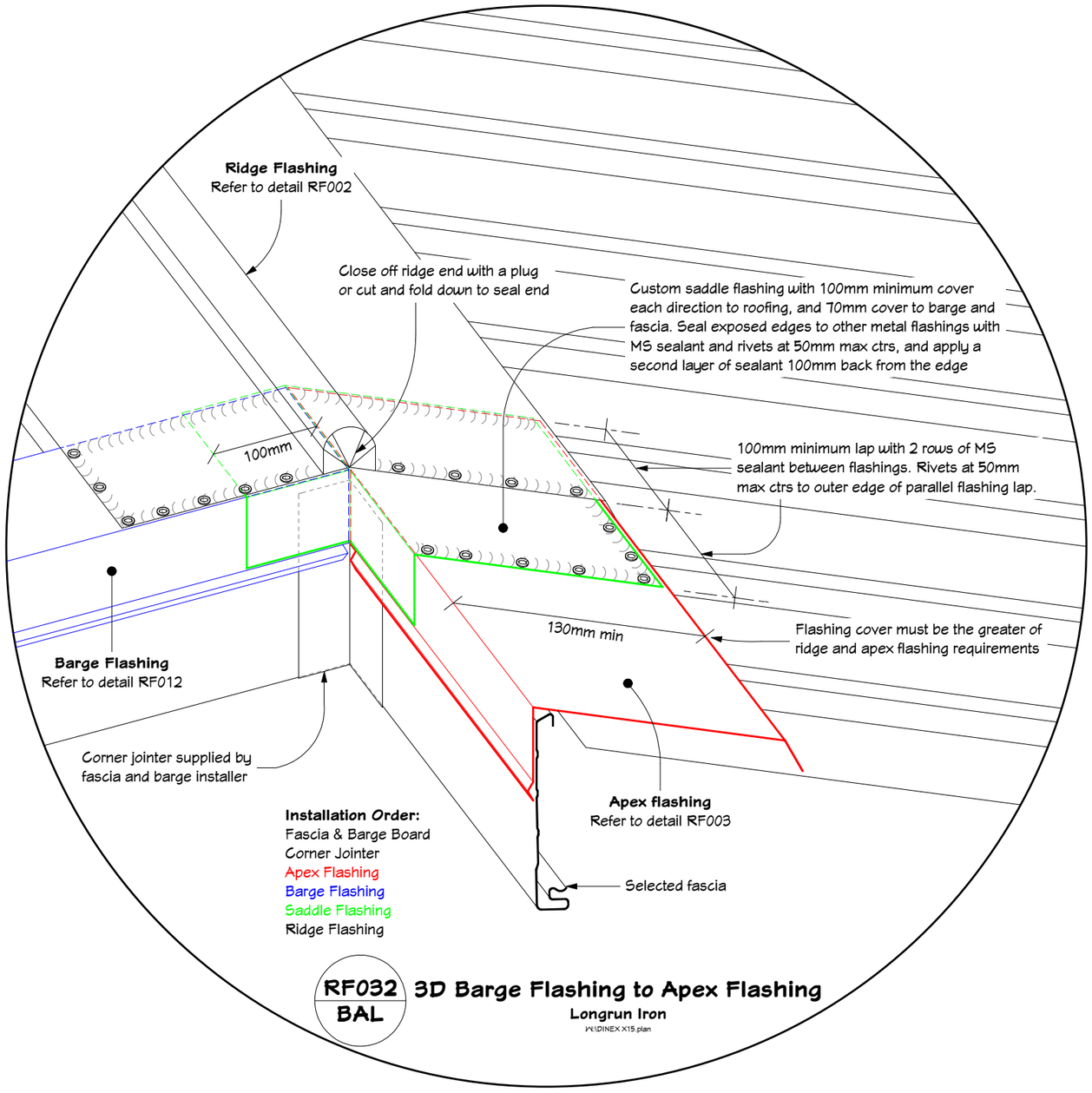
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

Wind Zone: High
Earthquake Zone: 3
Exposure Zone: C
Climate Zone: 6
Rain Intensity (10%AEP): 26mm/hr
Snowload: 1.5kPa

Roof Flashings - Trapezoidal 2

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	31 OF 62

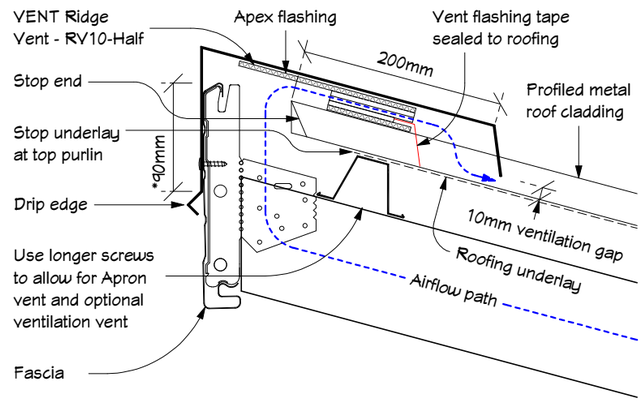


RF032 BAL

3D Barge Flashing to Apex Flashing

Longrun Iron

W:\DINEX X15.plan



*May be 50mm when the roof is 10° or greater, in High wind zone or below

RF003 VT

Apex Flashing - Vented

Profiled Metal

W:\DINEX X15.plan

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NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

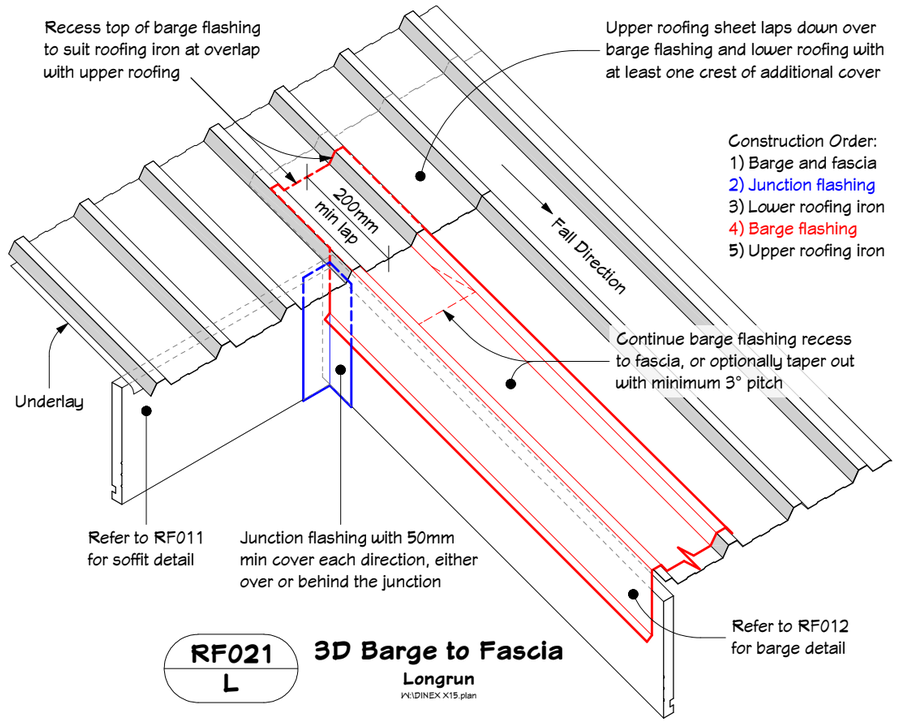
TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

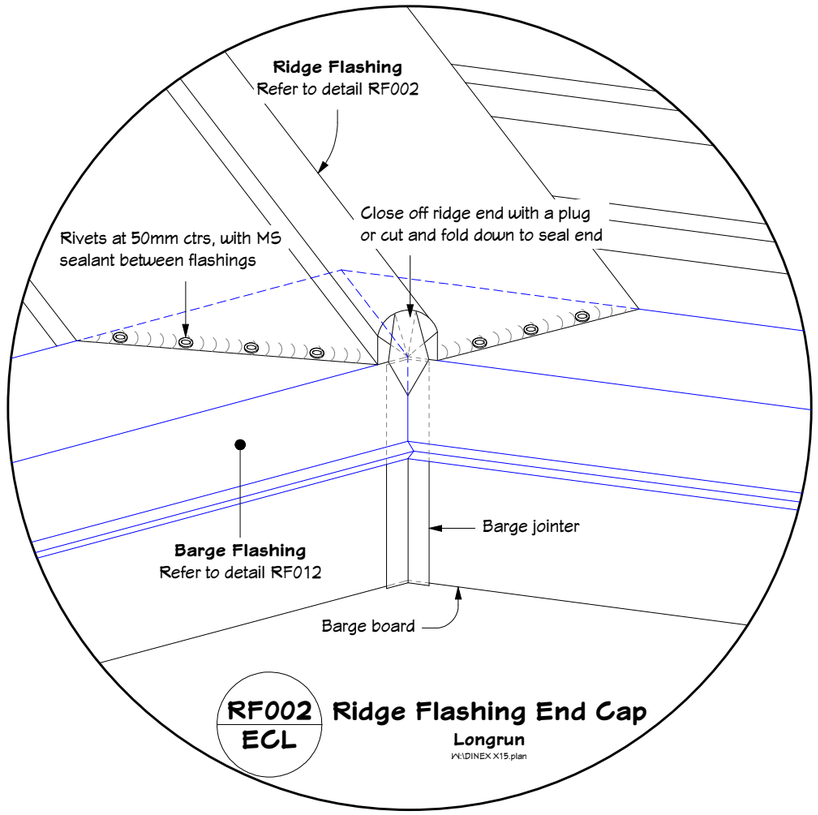
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Roof Flashings - Trapezoidal 3

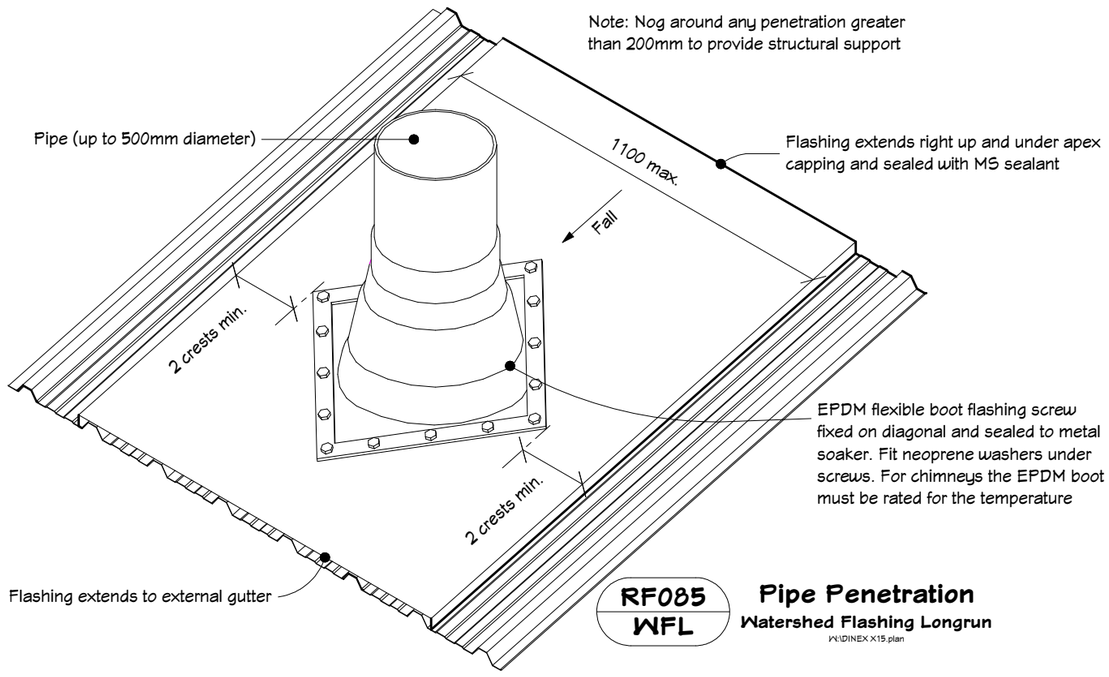
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	32 OF 62



RF021 L — **3D Barge to Fascia**
Longrun
W:\DINEX X15.plan



RF002 ECL — **Ridge Flashing End Cap**
Longrun
W:\DINEX X15.plan



RF085 WFL — **Pipe Penetration**
Watershed Flashing Longrun
W:\DINEX X15.plan

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CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

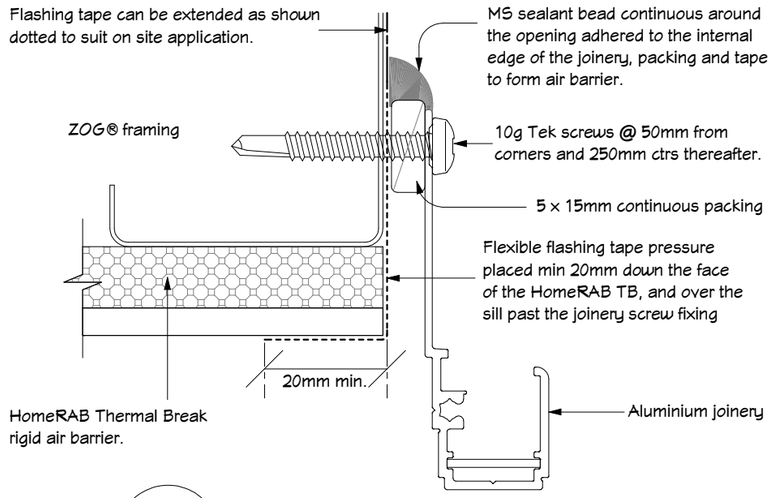
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Roof Flashings - Trapezoidal 4

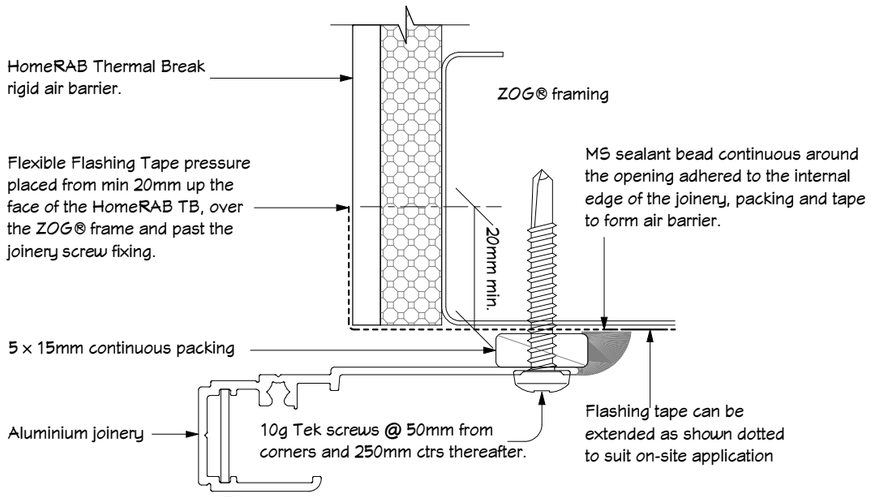
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	33 OF 62



EJ006 ZF **Aluminium Joinery Connection**

Jamb at ZOG Frame

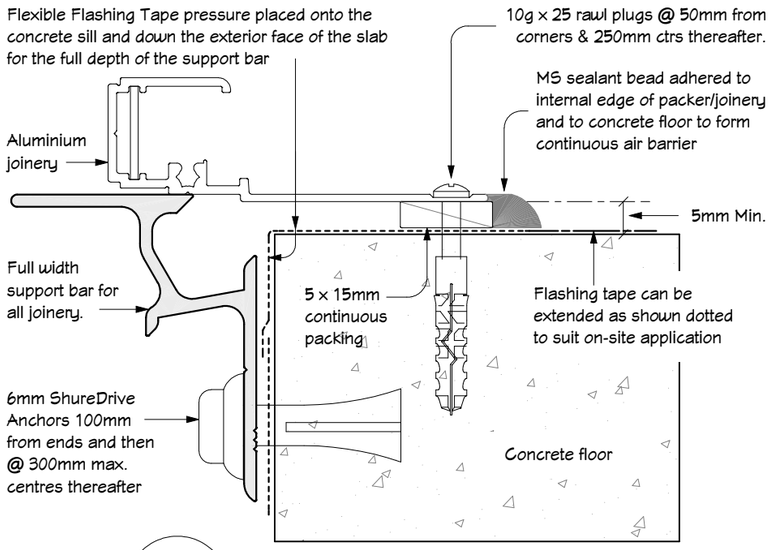
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EJ007 ZF **Aluminium Joinery Connection**

Head at ZOG Frame

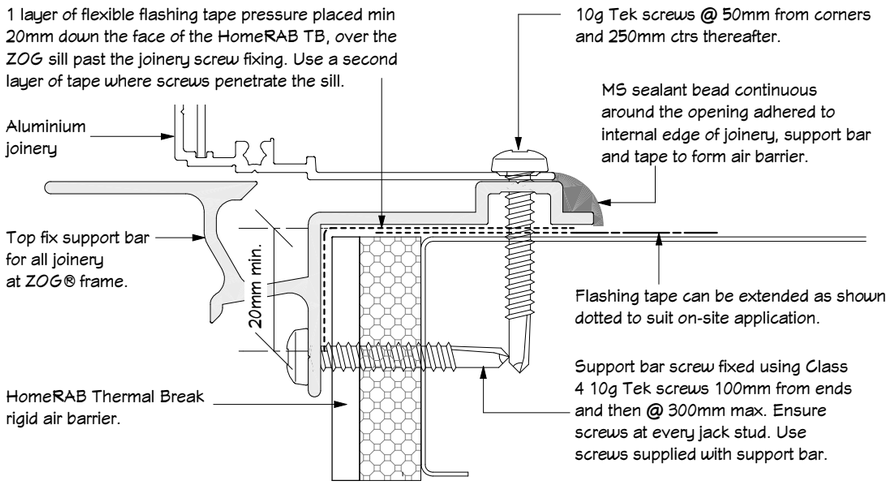
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EJ004 C **Aluminium Joinery Connection**

Sill at Conc Floor

W:\DINEX X15.pln



EJ005 ZF **Aluminium Joinery Connection**

Sill at ZOG Frame

W:\DINEX X15.pln

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CMNZ70023 Rev3

NOTES:

- Refer to the Altus Golden Homes Window & Exterior Door Installation Procedure manual for installation method.

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

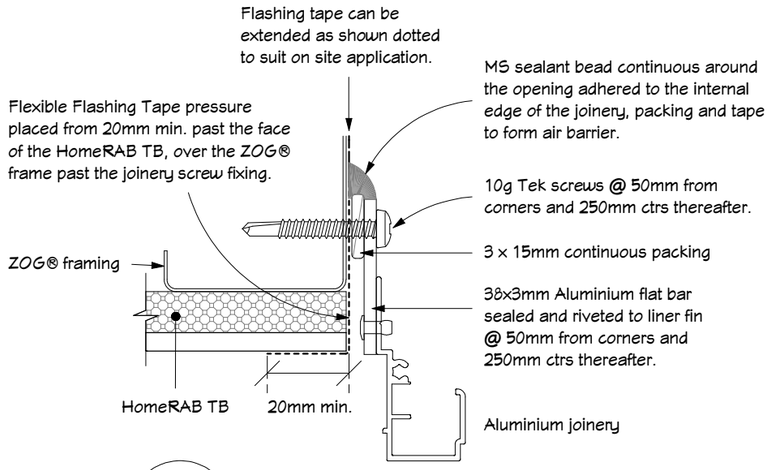
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Exterior Joinery Details - Installation & Seal 1

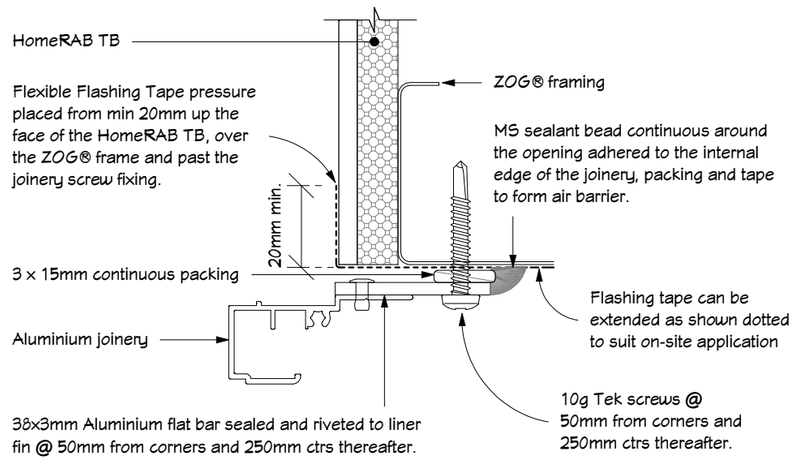
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	34 OF 62



EJ006 EZF **Aluminium Joinery Connection**

Jamb Extended at ZOG Frame

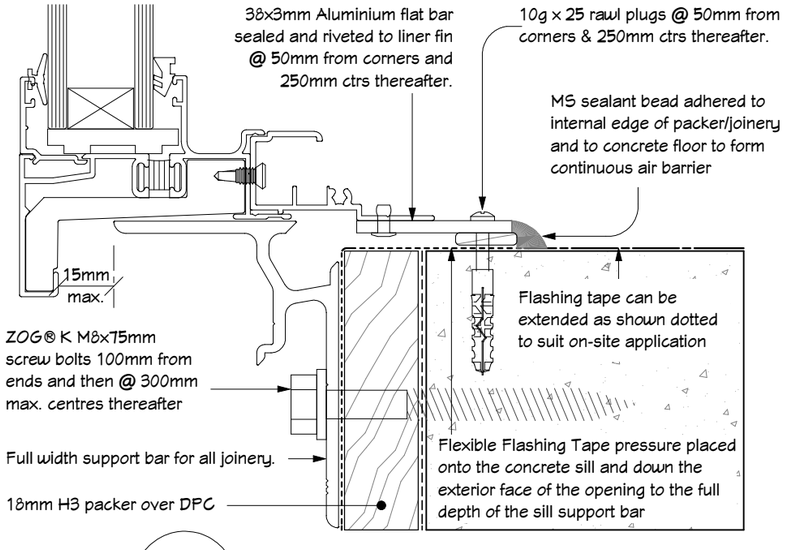
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EJ007 EZF **Aluminium Joinery Connection**

Head Extended at ZOG Frame

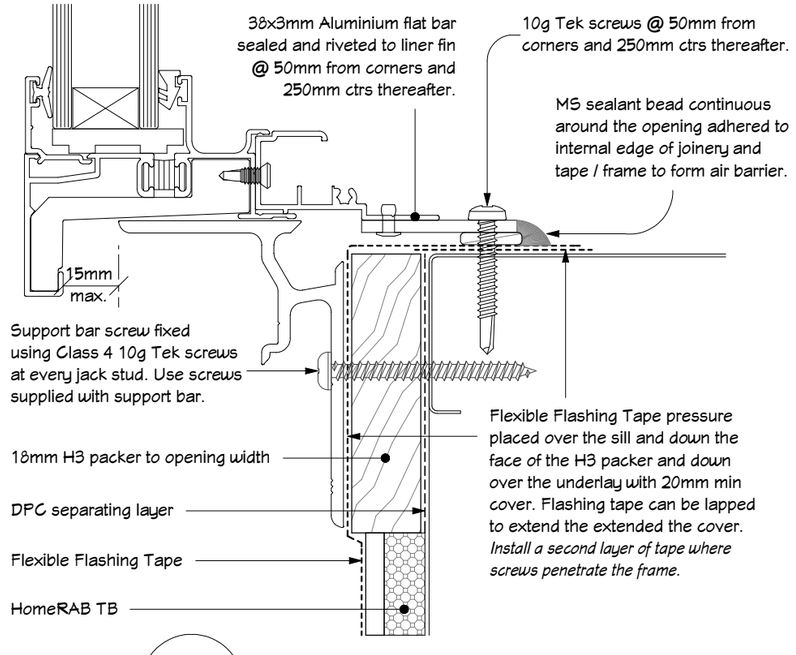
W:\DINEX X15.pln



EJ004 EC **Aluminium Joinery Connection**

Sill Extended at Conc Floor

W:\DINEX X15.pln



EJ005 EZF **Aluminium Joinery Connection**

Sill Extended at ZOG Frame

W:\DINEX X15.pln

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CodeMark
CMNZ70023 Rev3

NOTES:

- Refer to the Altus Golden Homes Window & Exterior Door Installation Procedure manual for installation method.

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

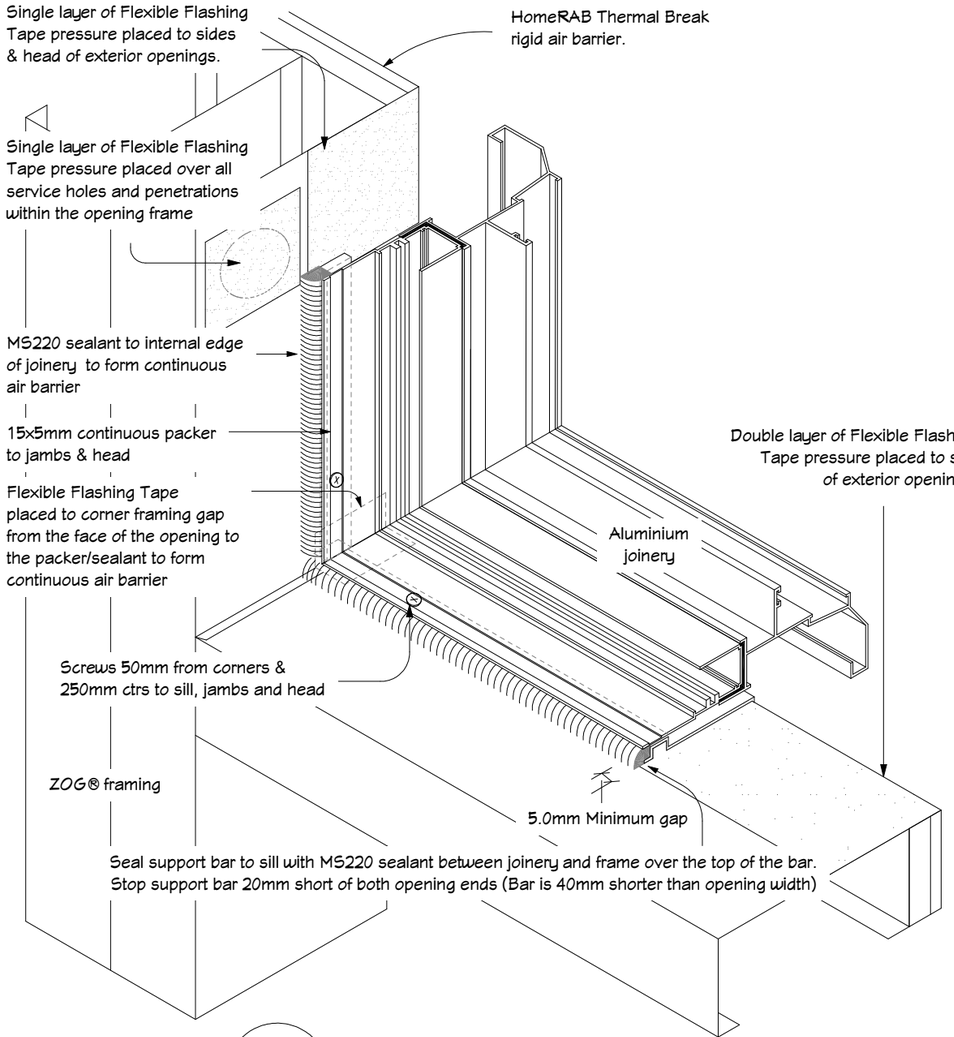
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

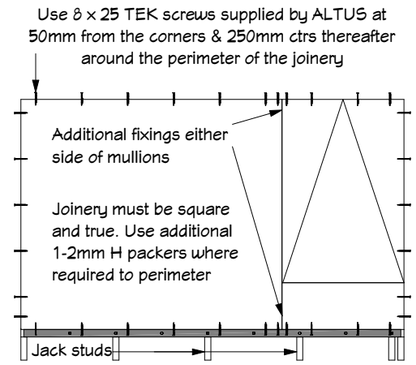
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Exterior Joinery Details - Installation & Seal 2

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	35 OF 62

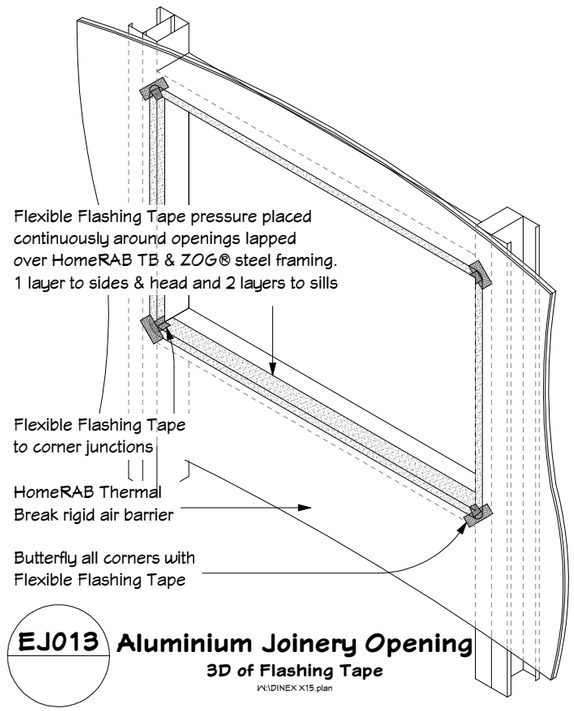


EJ014 **Aluminium Joinery Opening**
3D of Corner Fixing & Sealant
W:\DINEX X15.plan



Support bar on all windows and doors.
Support bar supports are to be fixed at 300mm ctrs using 10 x 25mm 24TPI Class 4 screws supplied by ALTUS. Ensure one screw is fixed through support bar into every jack studs.
Stop support Bar 20mm short of each opening jamb (40mm shorter than opening width)

EJ016 **Aluminium Joinery**
Fixing to ZOG Frame
W:\DINEX X15.plan



EJ013 **Aluminium Joinery Opening**
3D of Flashing Tape
W:\DINEX X15.plan

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CodeMark
CMNZ70023 Rev3

NOTES:

- Joinery must be installed in accordance with NZS4211 and as shown in the Altus Golden Homes Window & Exterior Door Installation Procedure manual.

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

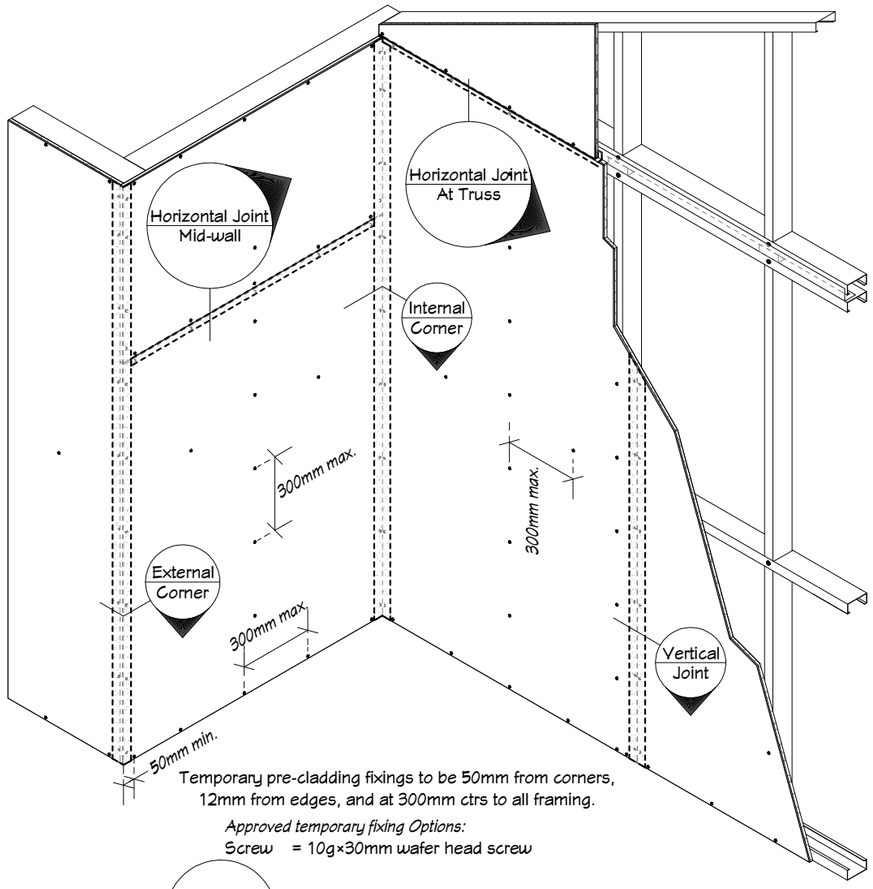
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Exterior Joinery Details - Installation & Seal 3

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	36 OF 62



Temporary pre-cladding fixings to be 50mm from corners, 12mm from edges, and at 300mm ctrs to all framing.

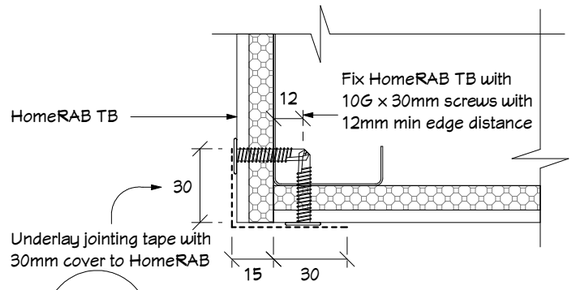
Approved temporary fixing Options:

Screw = 10g×30mm wafer head screw

CD001 FL **HomeRAB Thermal Break**

Fixing Layout

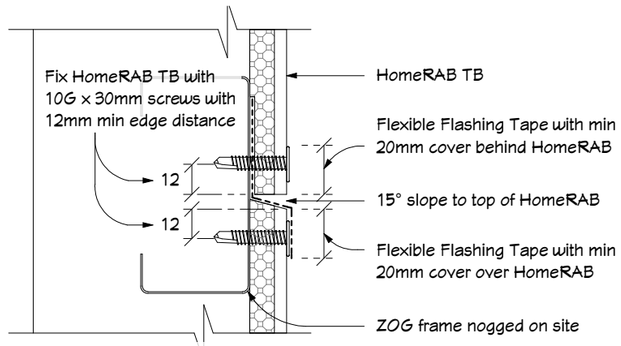
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CD001 EC **HomeRAB Thermal Break**

External Corner

W:\DINEX X15.plan

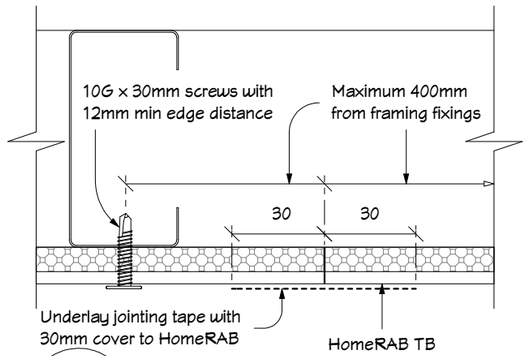


Note: The Thermakraft Premium Joining Tape is not suitable for horizontal joints

CD001 JM **HomeRAB Thermal Break**

Horizontal Joint Mid-frame

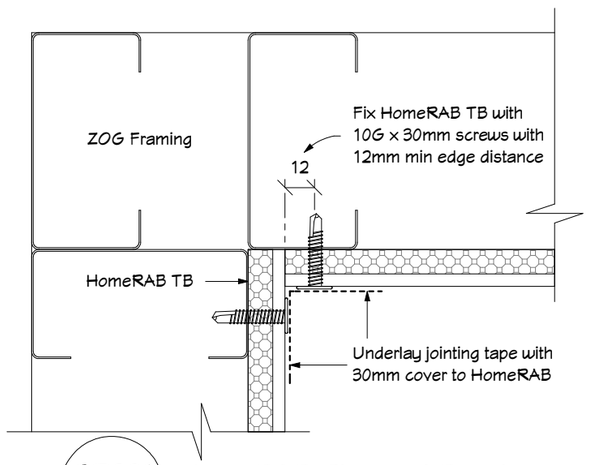
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CD001 VJ **HomeRAB Thermal Break**

Vertical Joint

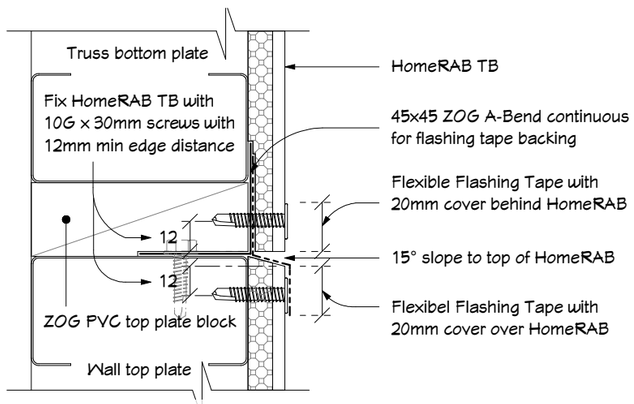
W:\DINEX X15.plan



CD001 IC **HomeRAB Thermal Break**

Internal Corner

W:\DINEX X15.plan



Note: The Thermakraft Premium Joining Tape is not suitable for horizontal joints

CD001 JT **HomeRAB Thermal Break**

Horizontal Joint at Truss

W:\DINEX X15.plan

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CodeMark
CMNZ70023 Rev3

NOTES:

- *Once HomeRAB TB and exterior joinery has been installed in accordance these plans and specifications, the system will meet a full 90 day rigid air barrier compliance.*
- This system will act as a cladding system for this building 90 days.

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

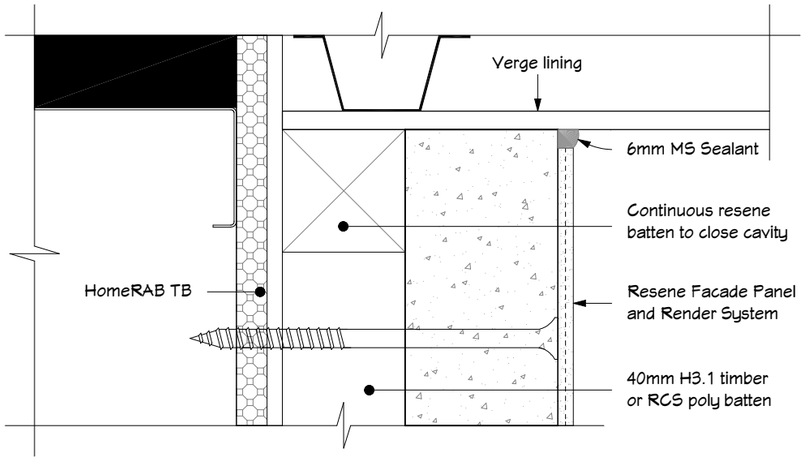
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

HomeRAB TB Fixing Layout

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	37 OF 62

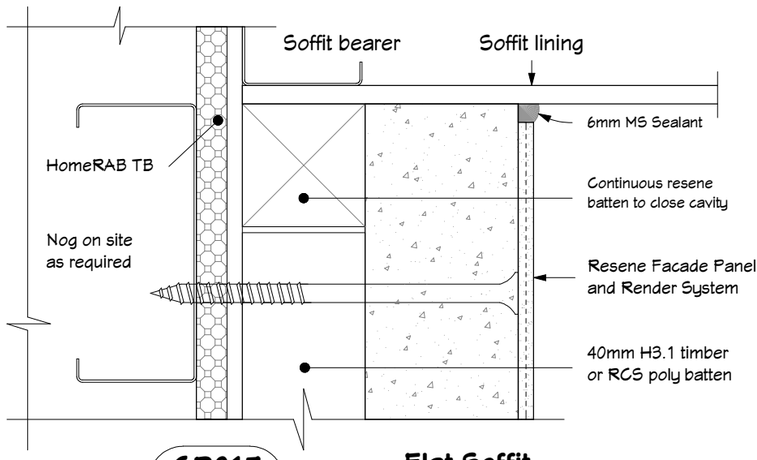


CD020 RF40

Gable Verge

Resene Facade Panel (40mm Cavity)

W:\DINEX X15.plan

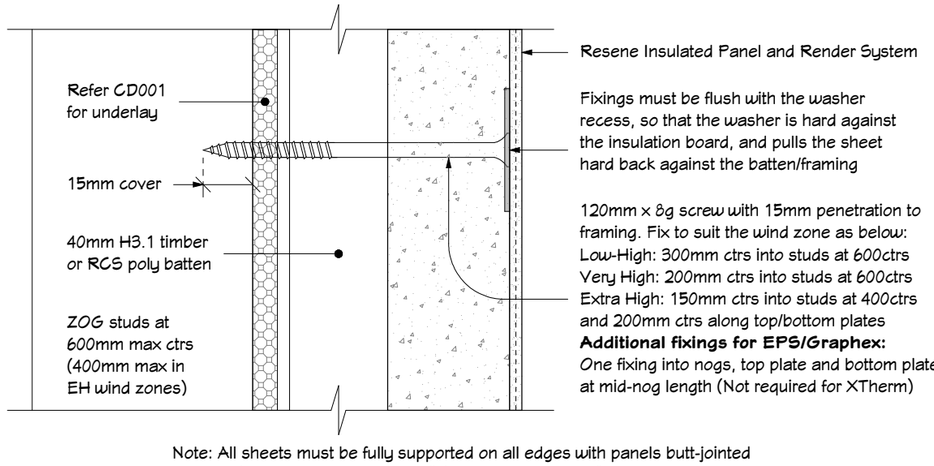


CD017 RF40

Flat Soffit

Resene Facade Panel (40mm Cavity)

W:\DINEX X15.plan



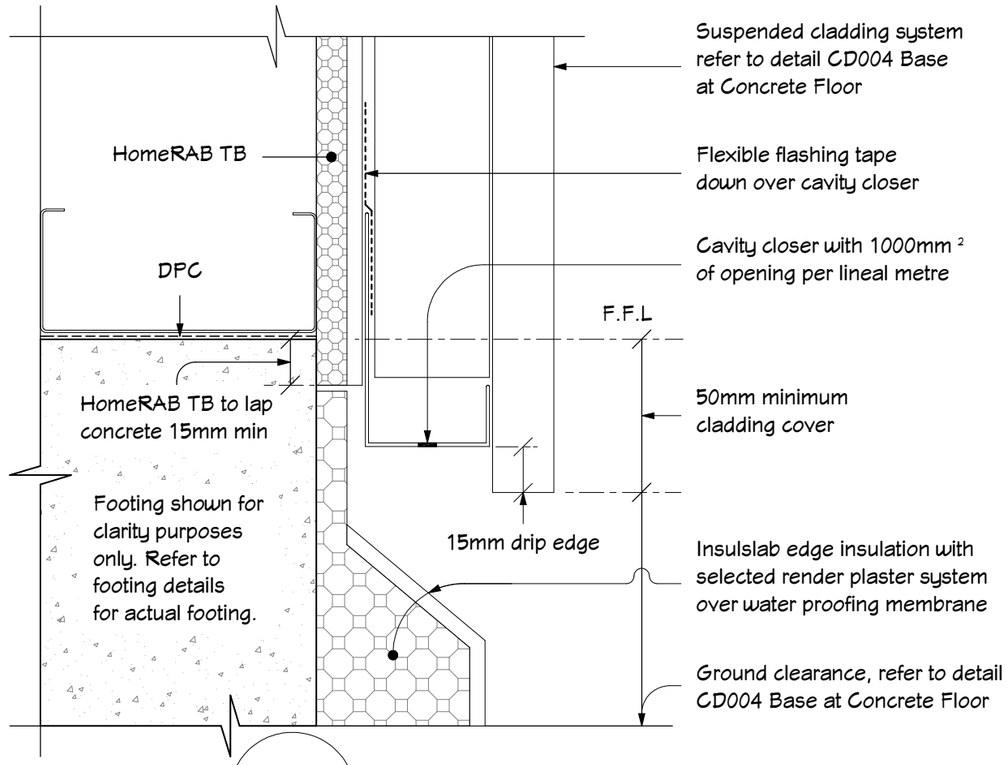
Note: All sheets must be fully supported on all edges with panels butt-jointed hard against each other. A single fixing may be used to fix both sheets

CD002 RG40

Cladding Fixing

Resene Insulated Panel (40mm Cavity)

W:\DINEX X15.plan

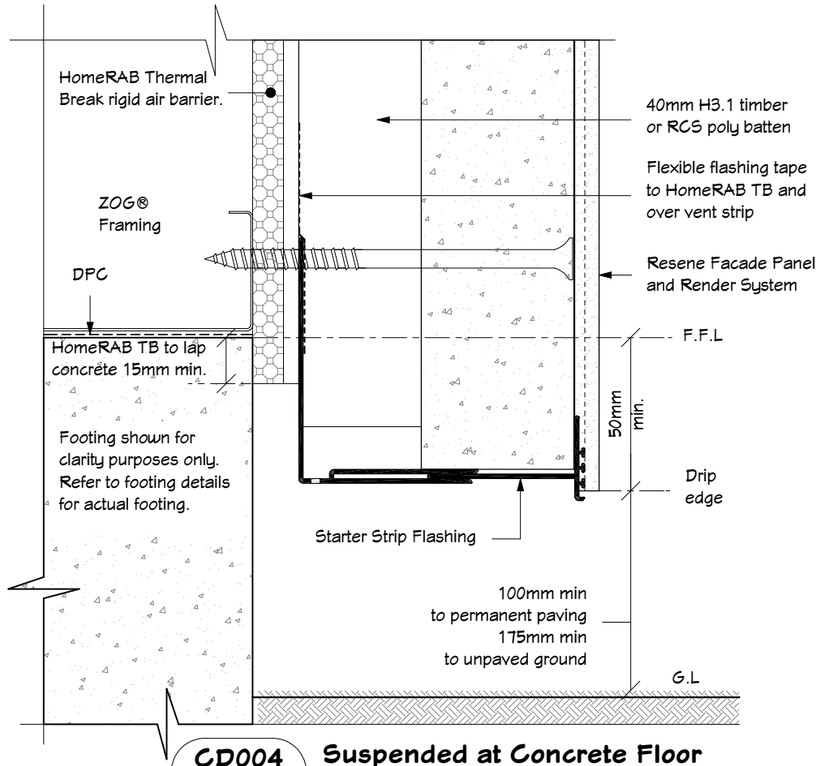


CD004 SI

Slab Edge Insulation

Suspended Cladding - Insulslab

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CD004 RFS40

Suspended at Concrete Floor

Resene Facade Panel (40mm Cavity)

W:\DINEX X15.plan

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CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

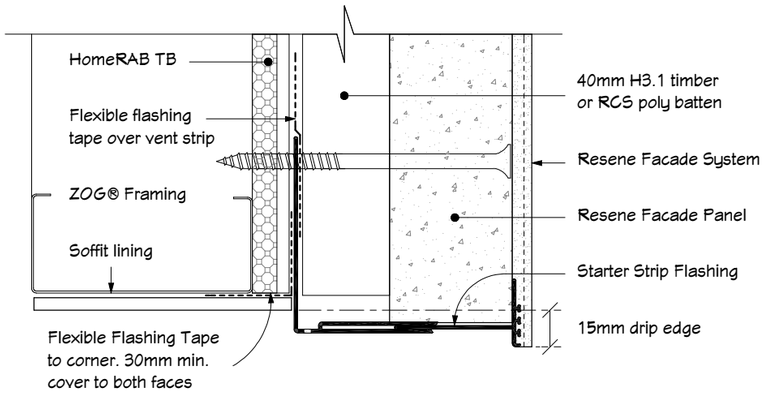
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cladding Details - Resene Facade Panel 1

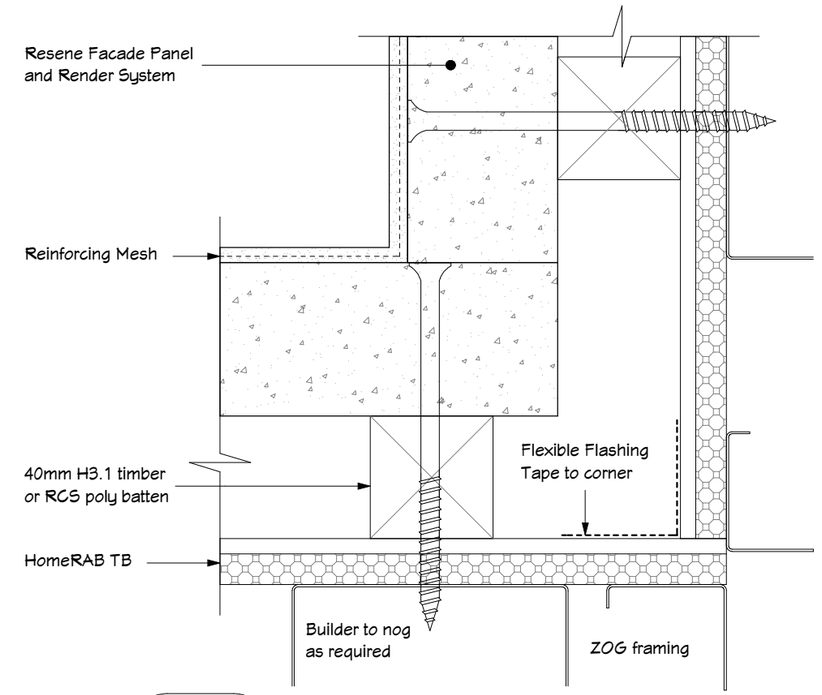
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	38 OF 62



CD028 RF40 **Gable Base at Soffit**

Resene Facade Panel (40mm Cavity)

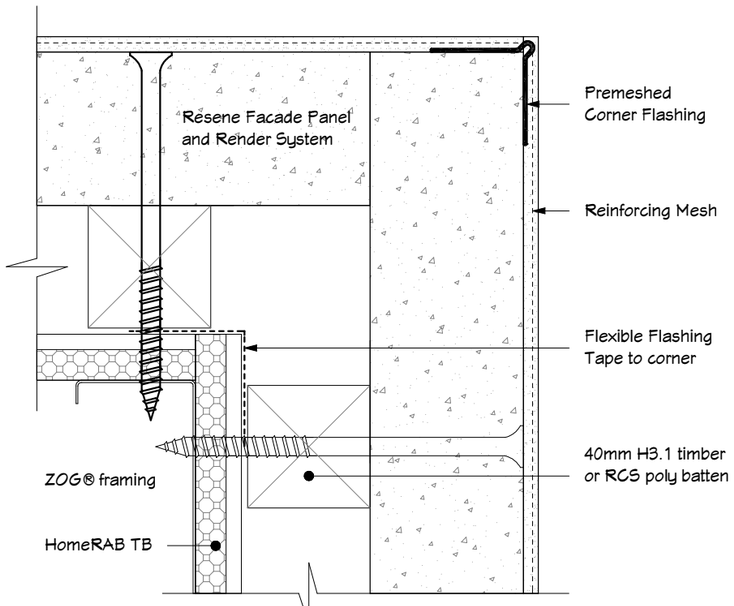
W:\DINEX X15.plan



CD005 RF40 **Internal Corner**

Resene Facade Panel (40mm Cavity)

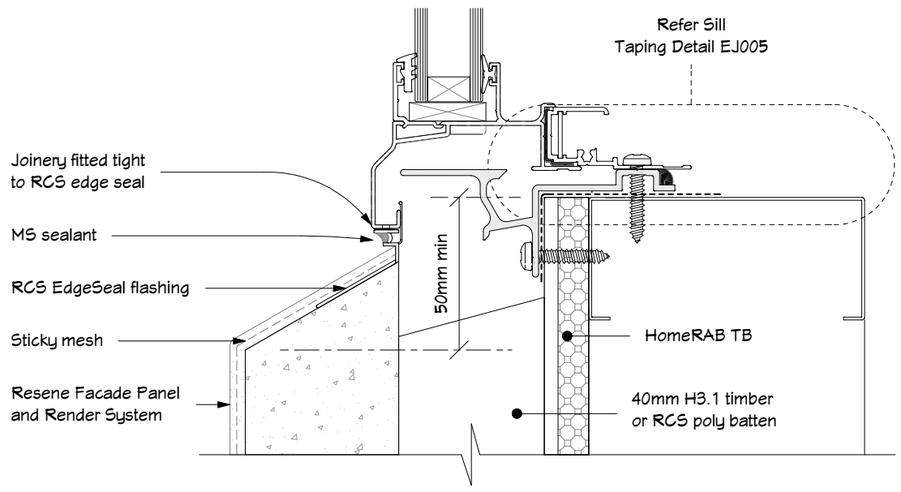
W:\DINEX X15.plan



CD007 RF40 **External Corner**

Resene Facade Panel (40mm Cavity)

W:\DINEX X15.plan



CD108 RF40 **Aluminium Joinery Sill at Frame**

Resene Facade Panel (40mm Cavity)

W:\DINEX X15.plan

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CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

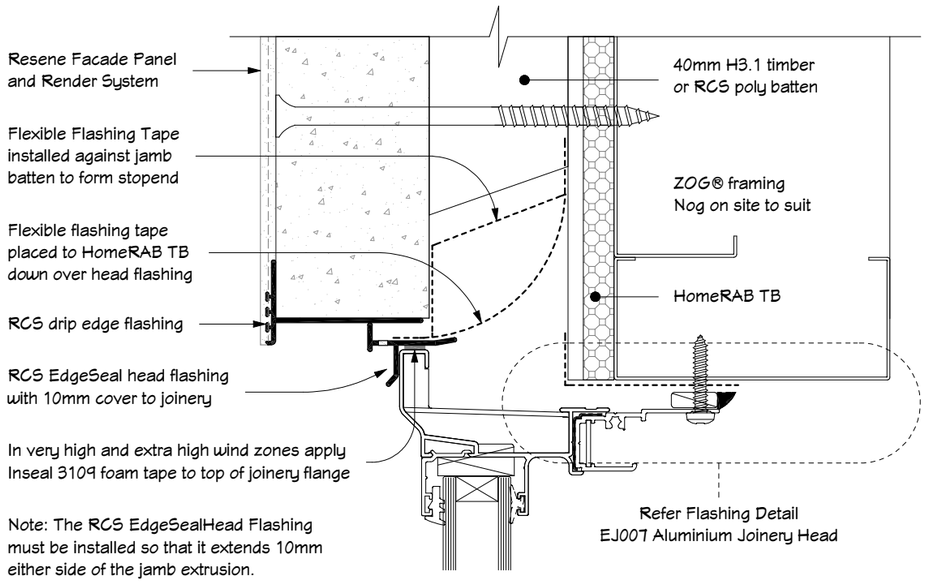
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

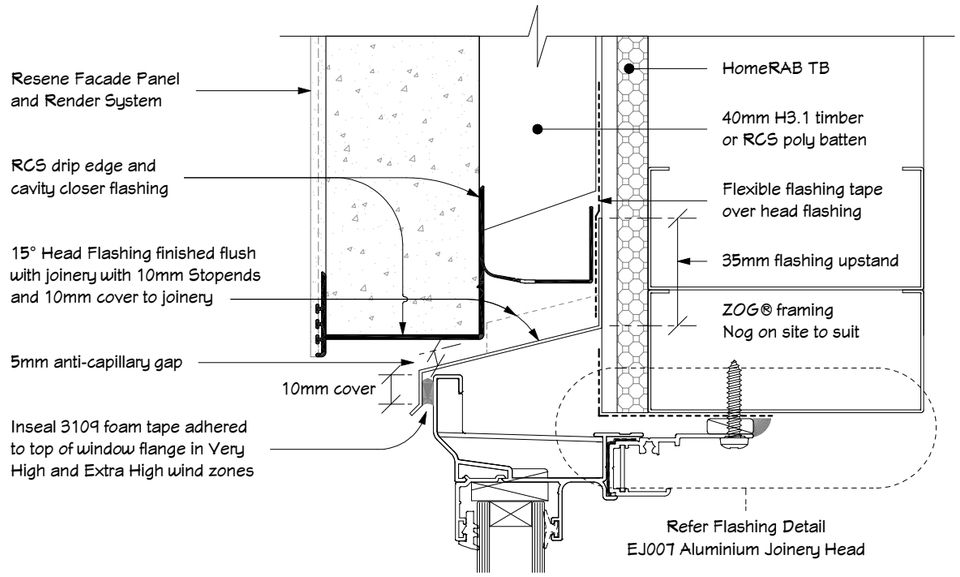
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cladding Details - Resene Facade Panel 2

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	39 OF 62

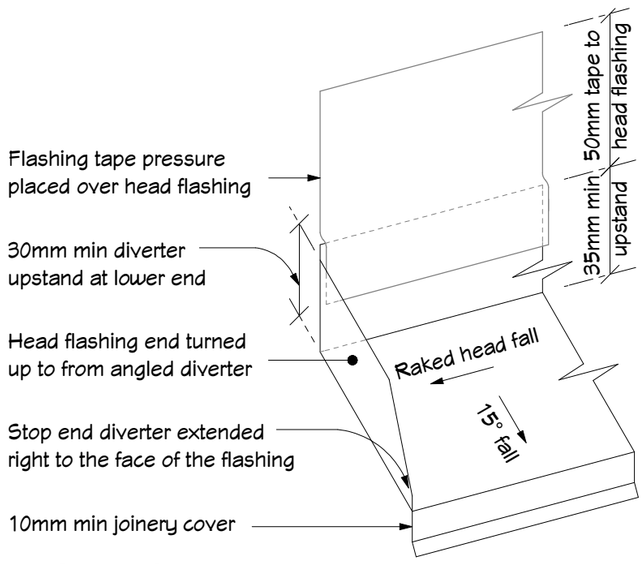


CD110 RF40 — **Aluminium Joinery Head**
Resene Facade Panel (40mm Cavity)
W:\DINEX X15.plan

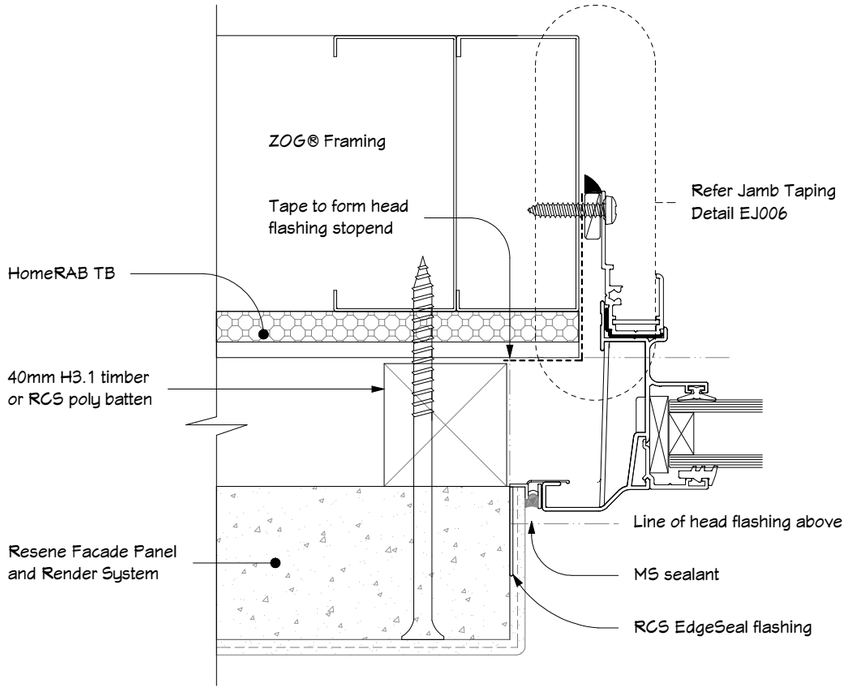


Note: Detail typically for use where the cladding beside the opening is not Resene Facade Panel

CD110 RF40A — **Aluminium Joinery Head**
Resene Facade Panel (40mm Cavity) - Option 2
W:\DINEX X15.plan



CD110 RHD — **Aluminium Joinery Head**
Raking Head Diverter Flashing End
W:\DINEX X15.plan



CD109 RF40 — **Aluminium Joinery Jamb**
Resene Facade Panel (40mm Cavity)
W:\DINEX X15.plan

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NOTES:

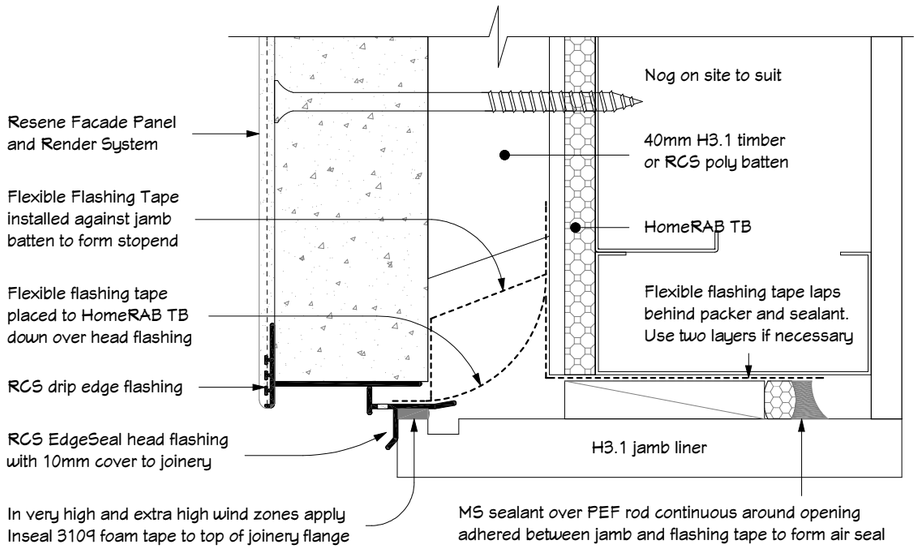
CLIENT:
Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa
Wind Zone: High
Earthquake Zone: 3
Exposure Zone: C
Climate Zone: 6
Rain Intensity (10%AEP): 26mm/hr
Snowload: 1.5kPa

Cladding Details - Resene Facade Panel 3

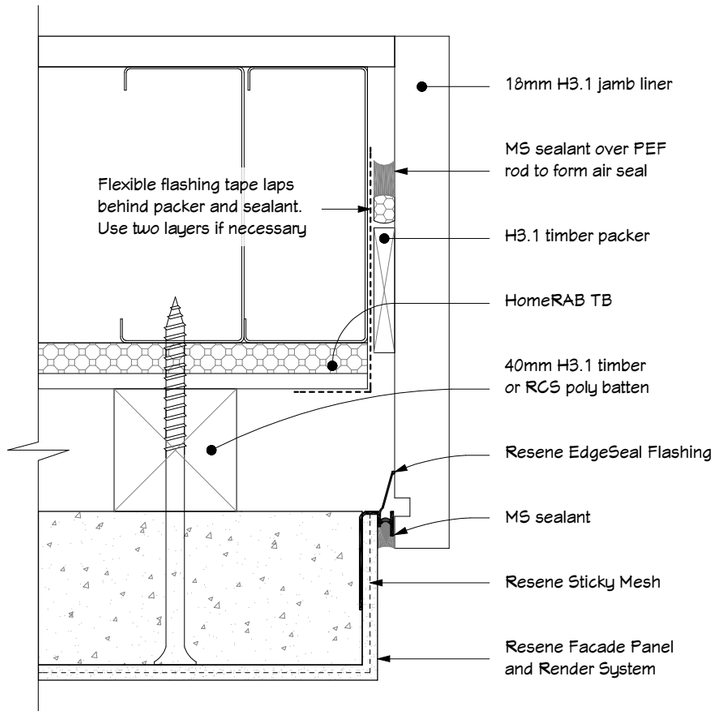
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	40 OF 62



Note: The RCS EdgeSealHead Flashing must be installed so that it extends 10mm either side of the jamb extrusion.

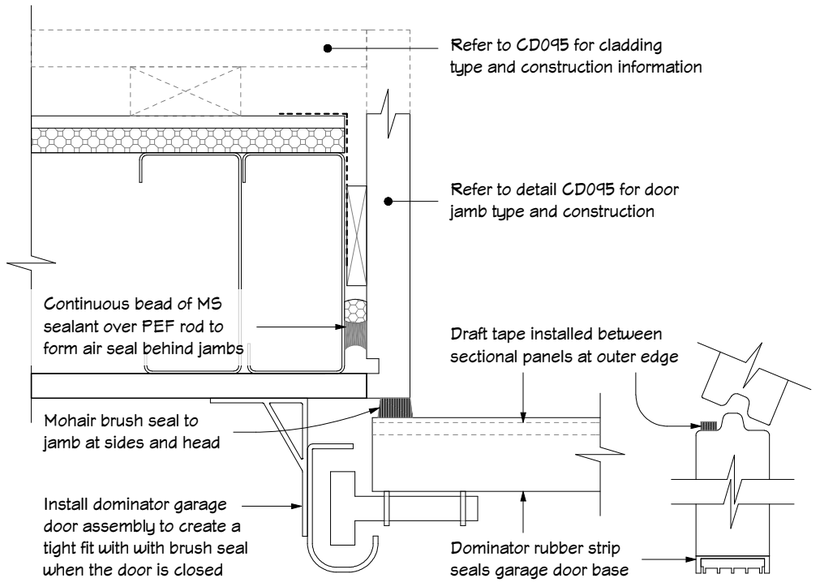
CD097
RF40

Garage Door Head Mid-Wall
Resene Facade Panel (40mm Cavity)
W:\DINEX X15.plan



CD095
RF40

Garage Door Jamb
Resene Facade Panel (40mm Cavity)
W:\DINEX X15.plan



CD094
D

Garage Door Seals
Dominator and Garador
W:\DINEX X15.plan

Sectional view of door panels

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CodeMark
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NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

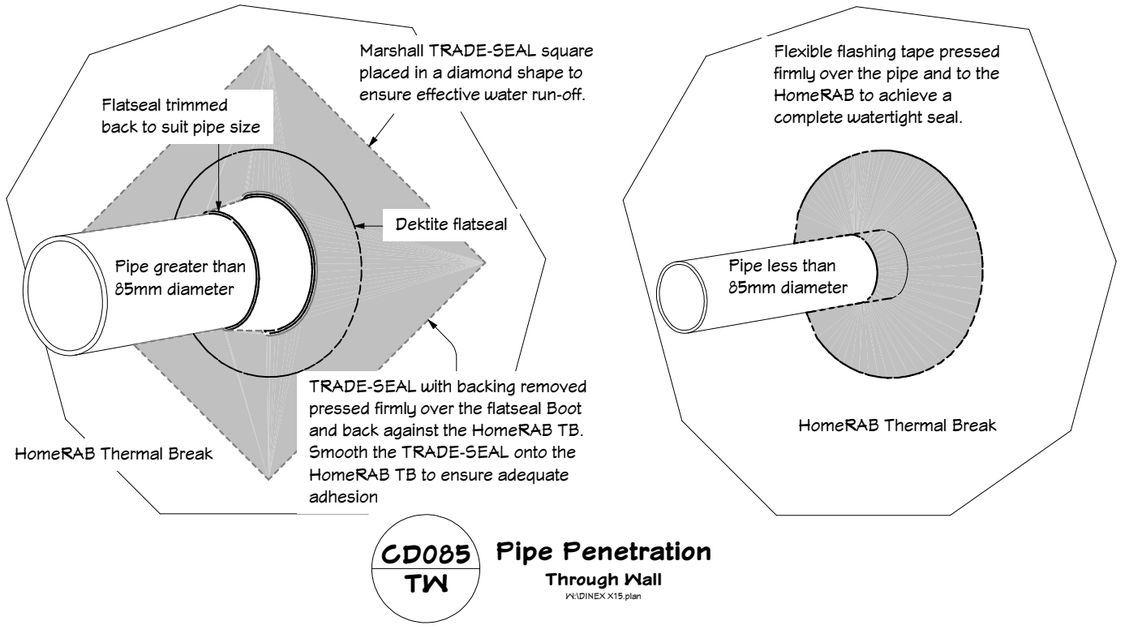
TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cladding Details - Resene Facade Panel 4

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	41 OF 62

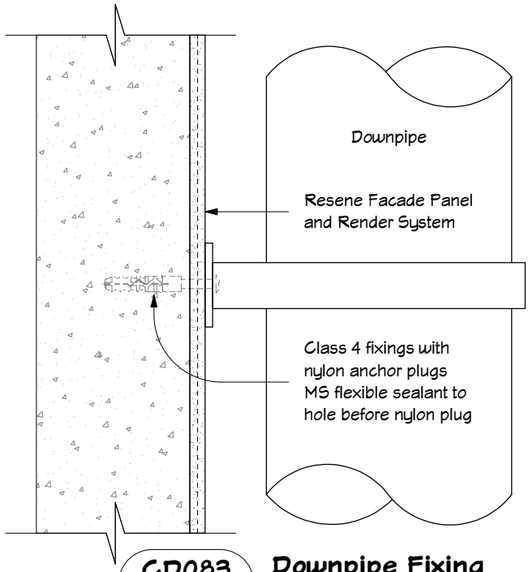


CD085 TW

Pipe Penetration

Through Wall

W:\DINEX X15.plan

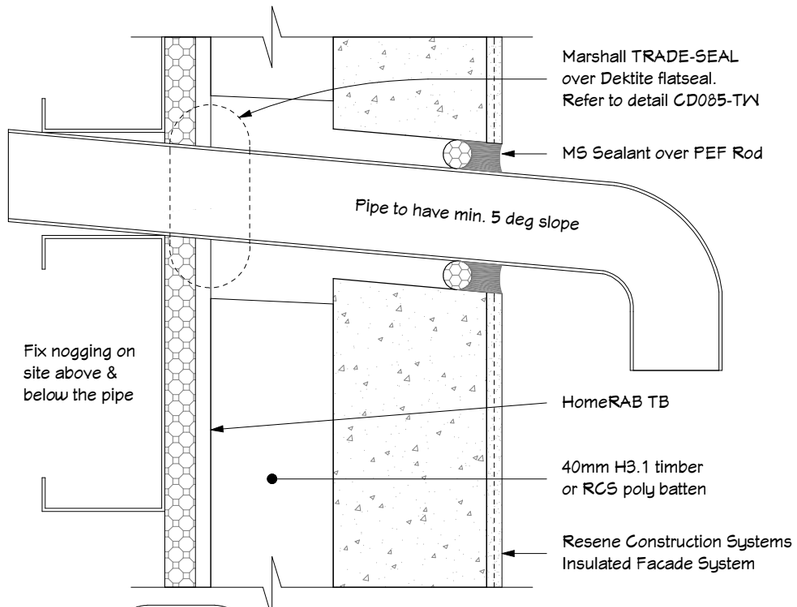


CD083 RF

Downpipe Fixing

Resene Facade Panel

W:\DINEX X15.plan



CD085 RF40

Pipe Penetration

Resene Facade Panel (40mm Cavity)

W:\DINEX X15.plan

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CodeMark
CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

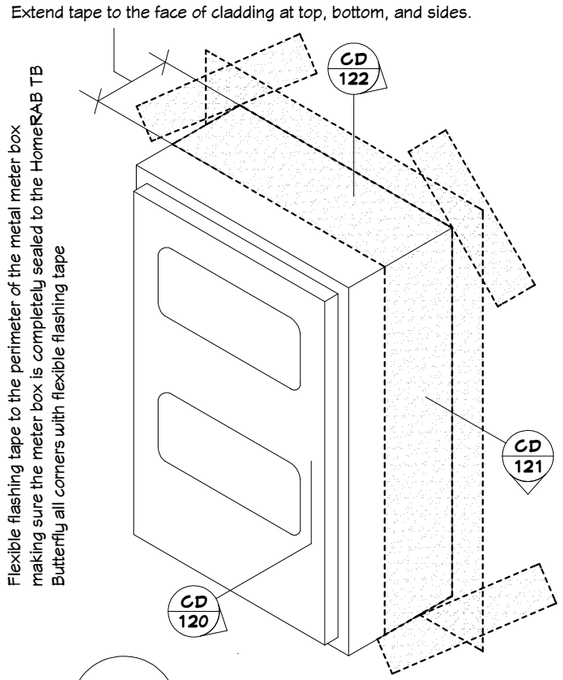
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cladding Details - Resene Facade Panel 5

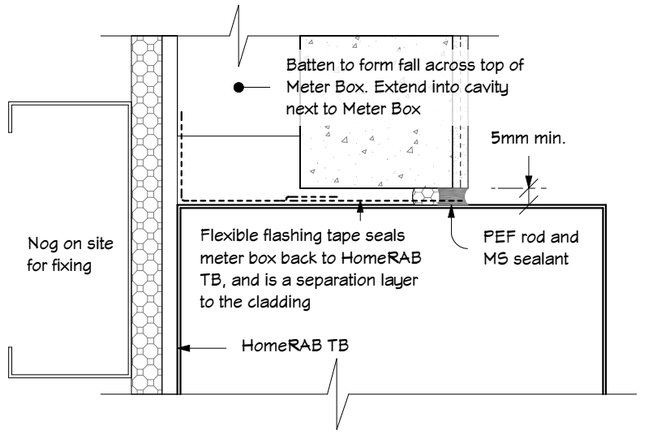
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	42 OF 62



CD119 RAB — **Meter Box Flashing 3D**

HomeRAB Thermal Break

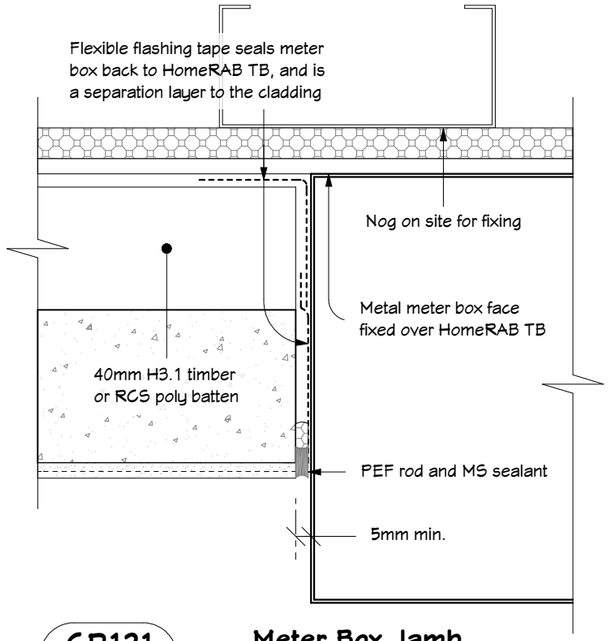
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CD122 RF40 — **Meter Box Head**

Resene Facade Panel (40mm Cavity)

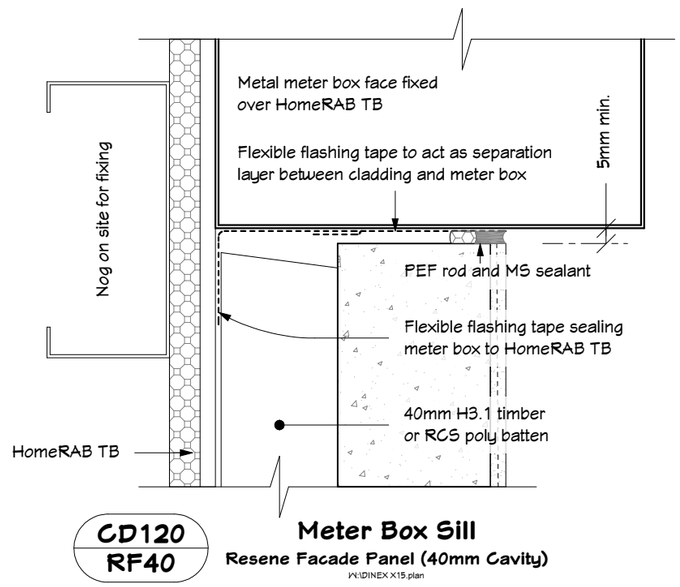
W:\DINEX X15.plan



CD121 RF40 — **Meter Box Jamb**

Resene Facade Panel (40mm Cavity)

W:\DINEX X15.plan



CD120 RF40 — **Meter Box Sill**

Resene Facade Panel (40mm Cavity)

W:\DINEX X15.plan

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CodeMark CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

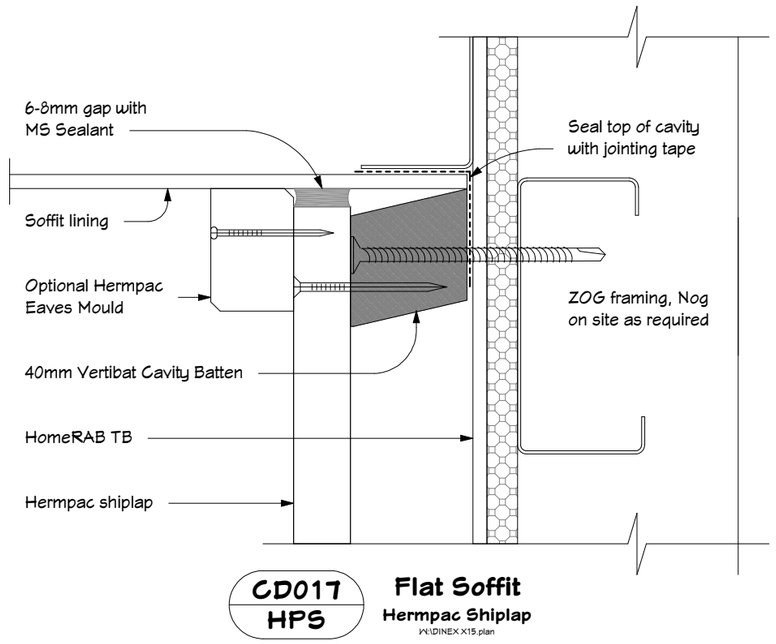
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cladding Details - Resene Facade Panel 6

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	43 OF 62

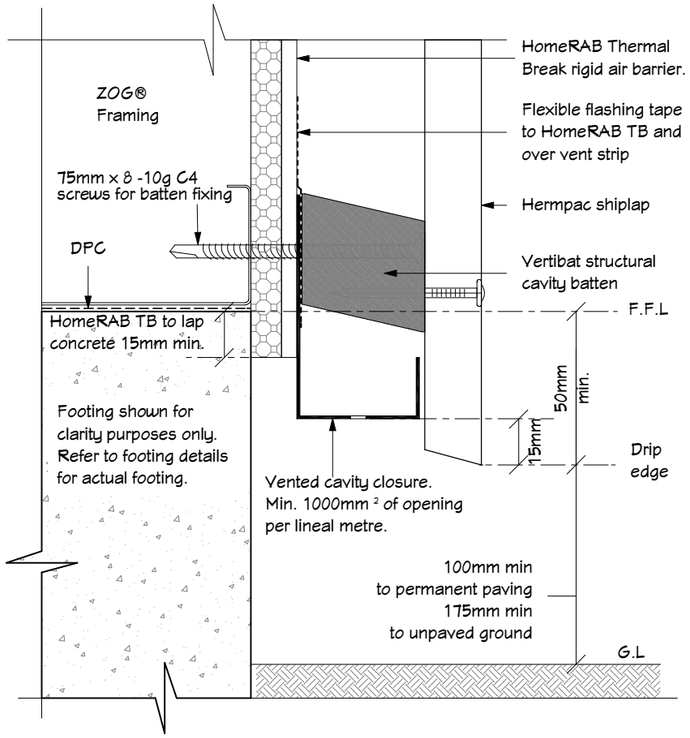


CD017 HPS

Flat Soffit

Hermpac Shiplap

W:\DINEX X15.plan



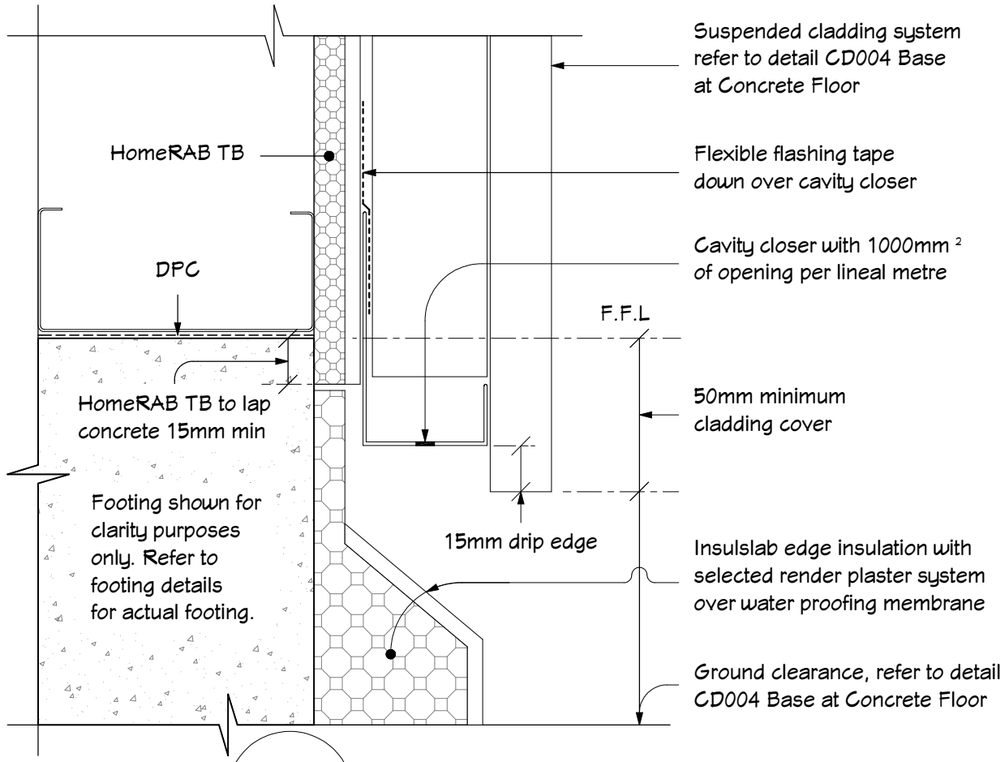
Note: All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.

CD004 HPS

Base at Concrete Floor

Hermpac Shiplap

W:\DINEX X15.plan



CD004 SI

Slab Edge Insulation

Suspended Cladding - Insulslab

W:\DINEX X15.plan

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CodeMark
CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

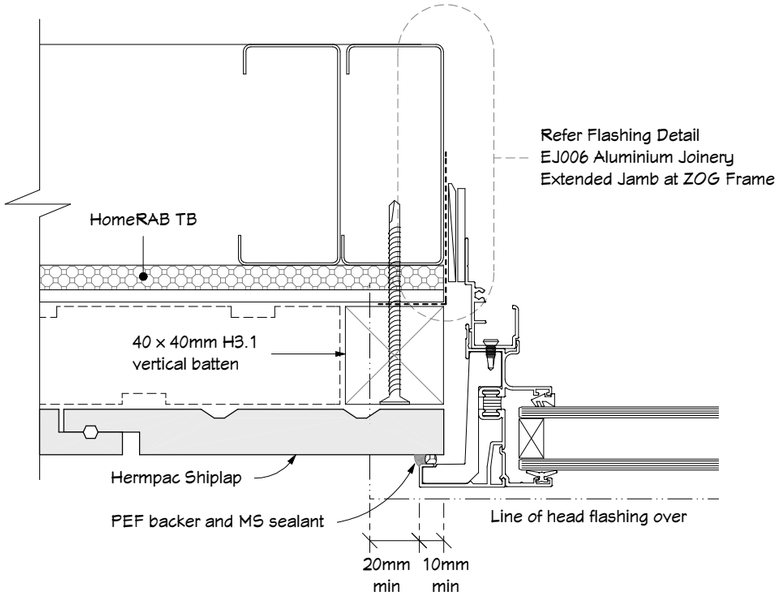
TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):

Ground Conditions:	
- Sub-soil = All	- Liquefaction = Yes, TC1
- Expansive = N/A	- Bearing = 300kPa
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cladding Details - Hermpac Cedar Shiplap 1

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	44 OF 62

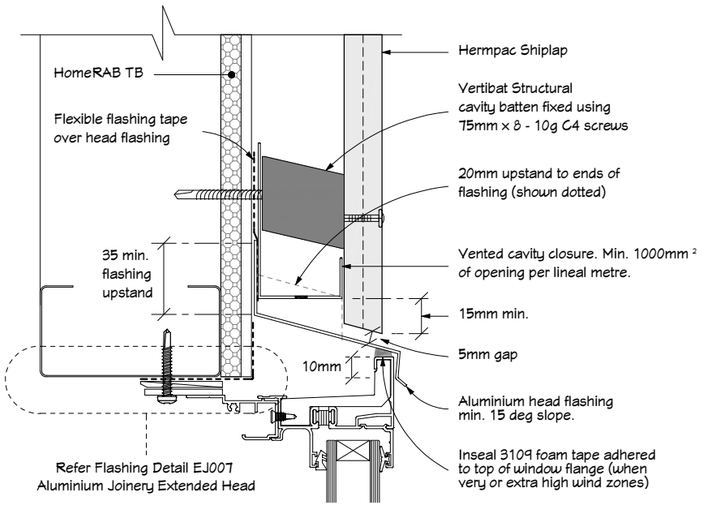


CD109 HPS

Aluminium Joinery Jamb

Hermpac Shiplap

W:\DINEX X15.plan



Note: All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.

CD110 HPS

Aluminium Joinery Head

Hermpac Shiplap

W:\DINEX X15.plan

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GOLDEN HOMES™

CodeMark
CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

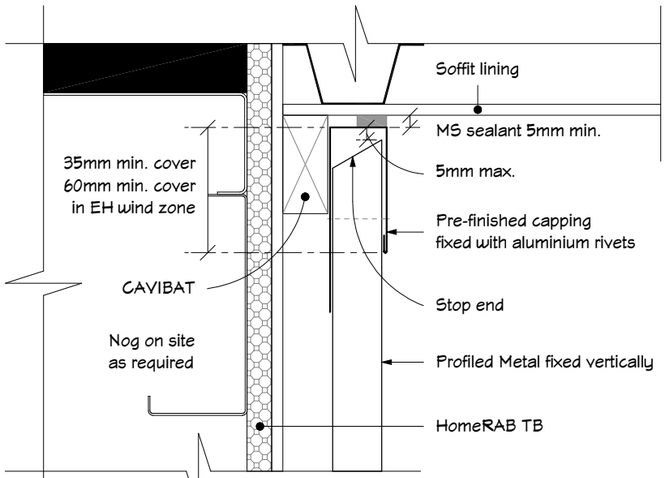
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

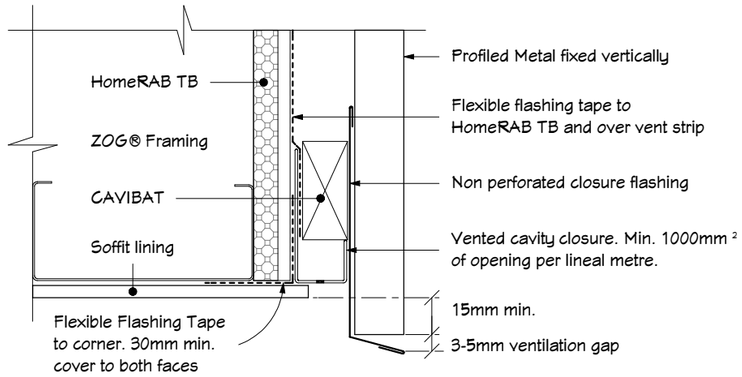
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cladding Details - Hermpac Cedar Shiplap 2

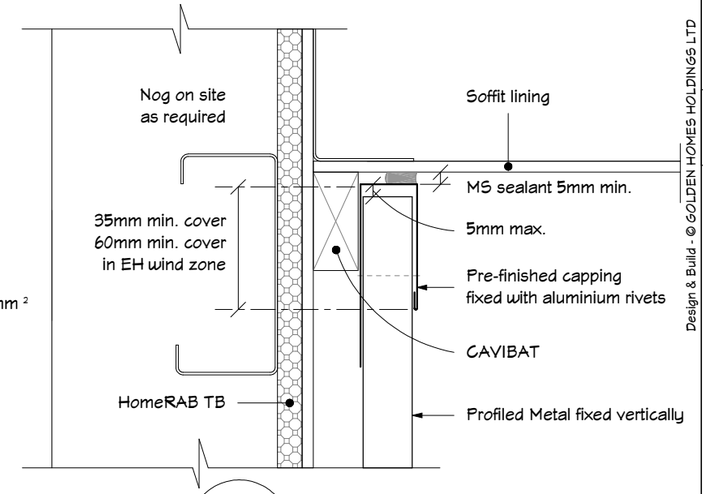
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	45 OF 62



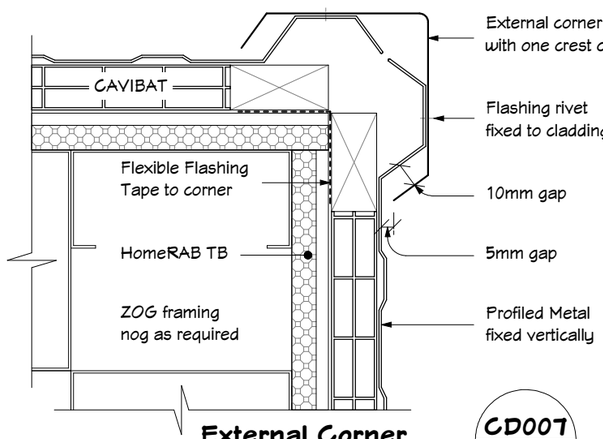
CD020 PMV — **Gable Verge**
Profiled Metal Vertical
W:\DINEX X15.plan



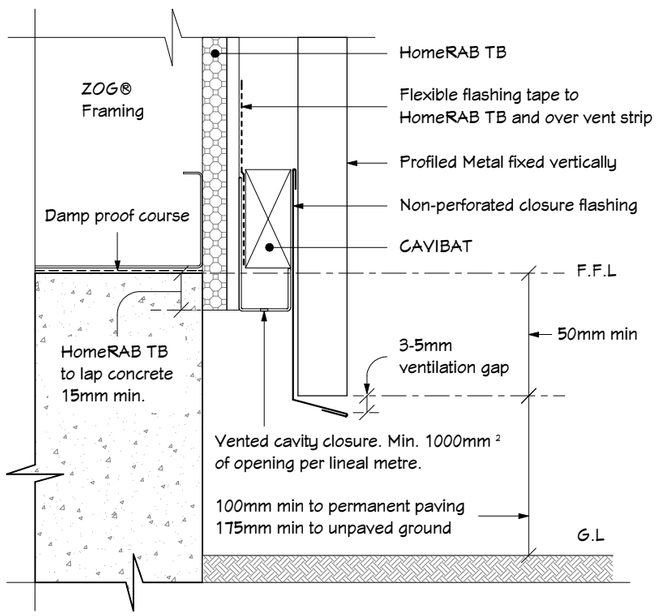
CD028 PMV — **Gable Base at Soffit**
Profiled Metal Vertical
W:\DINEX X15.plan



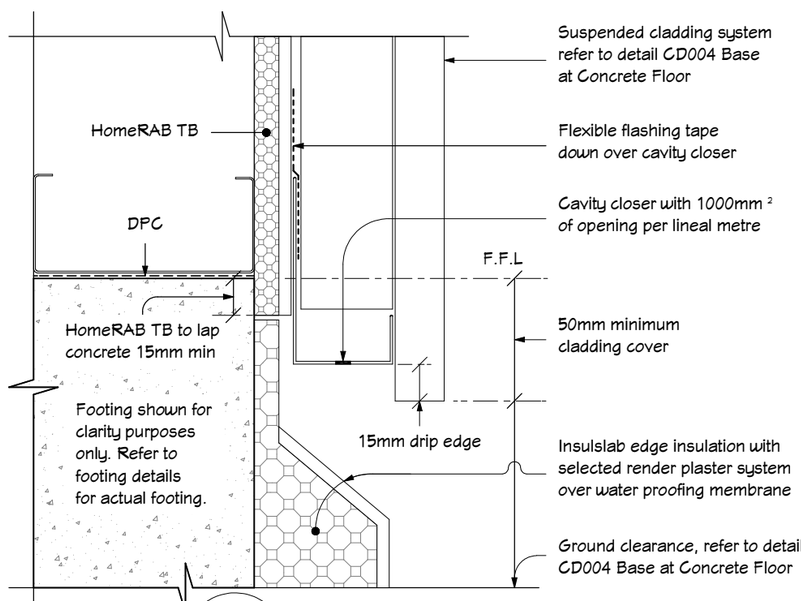
CD017 PMV — **Flat Soffit**
Profiled Metal Vertical
W:\DINEX X15.plan



CD007 PMVT — **External Corner**
Profiled Metal Vertical - Trapezoidal
W:\DINEX X15.plan



CD004 PMV — **Base at Concrete Floor**
Profiled Metal Vertical
W:\DINEX X15.plan



CD004 SI — **Slab Edge Insulation**
Suspended Cladding - Insulslab
W:\DINEX X15.plan

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NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

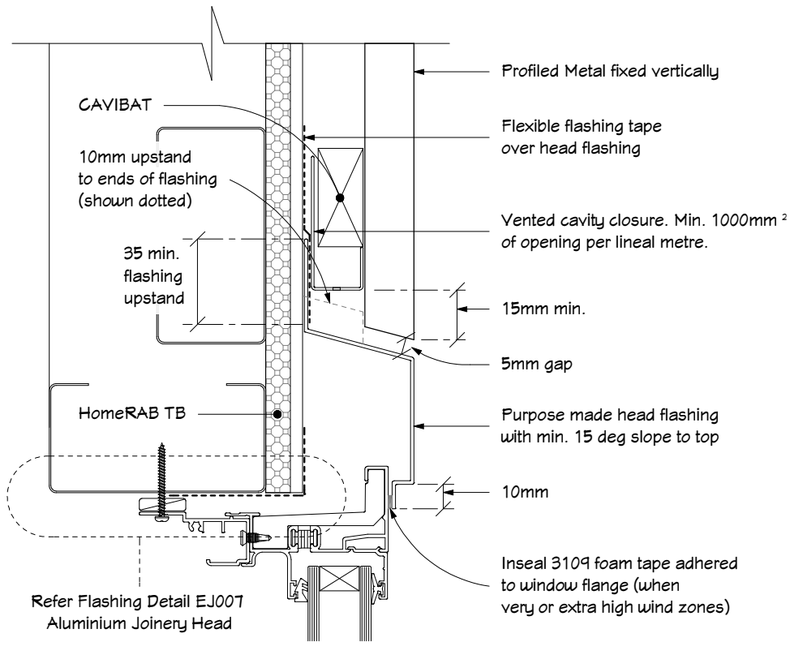
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All — Liquefaction = Yes, TC1
- Expansive = N/A — Bearing = 300kPa

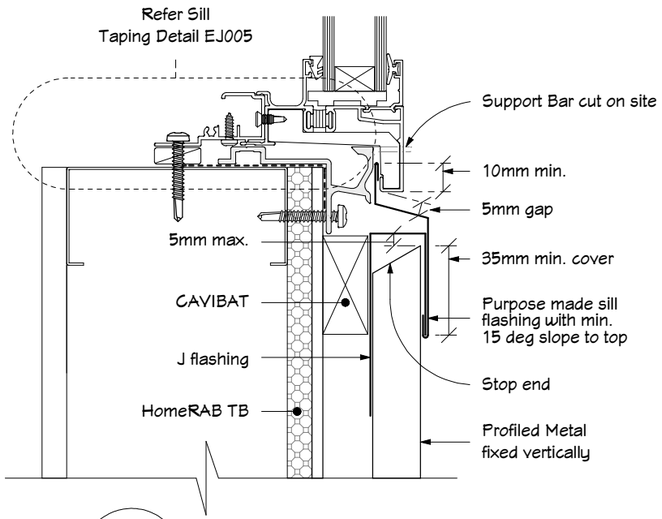
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cladding Details - Profiled Metal Vertical 1

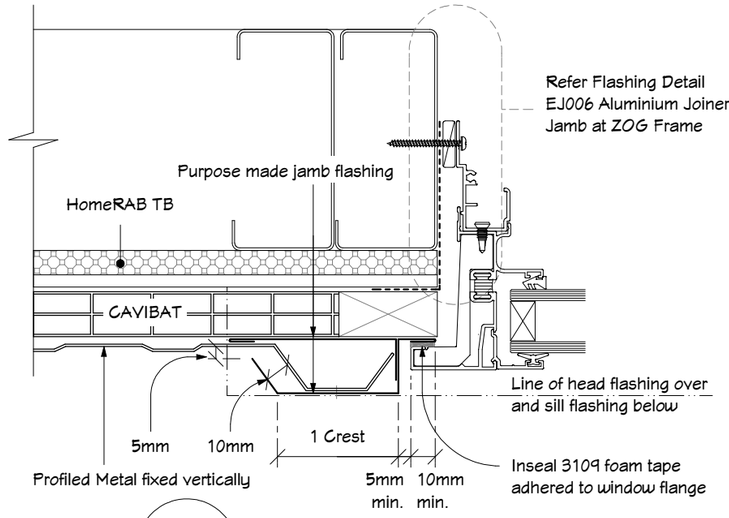
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	46 OF 62



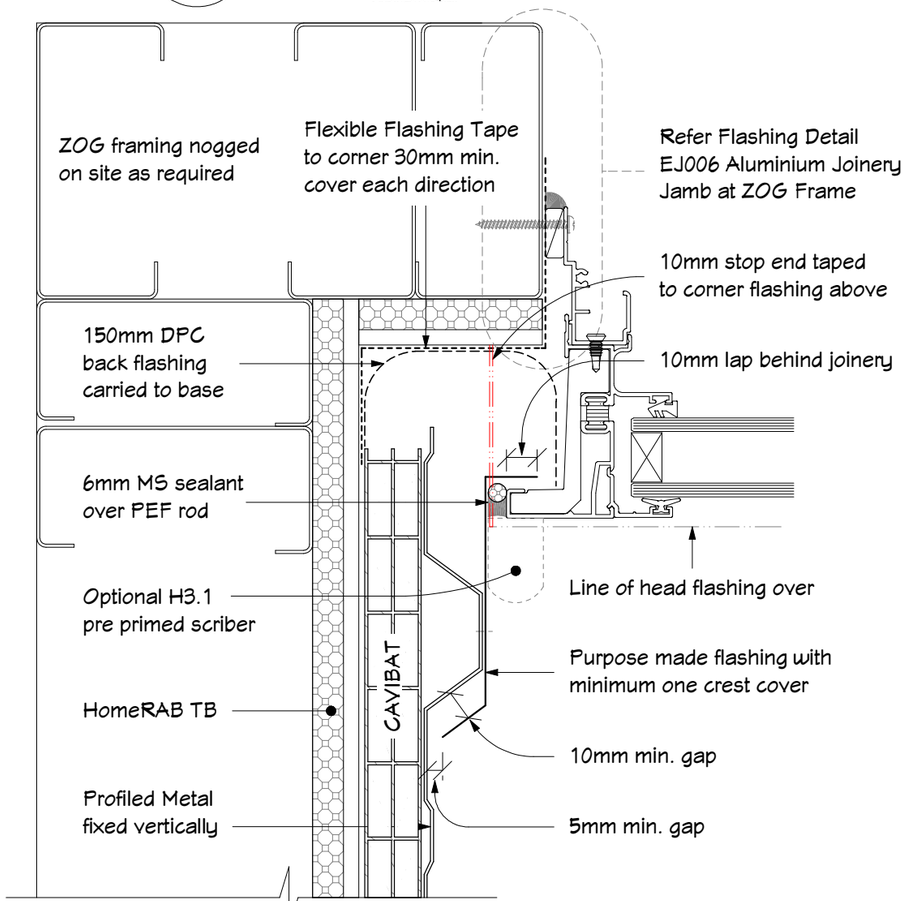
CD110 PMV **Aluminium Joinery Head**
Profiled Metal Vertical
W:\DINEX X15.plan



CD108 PMV **Aluminium Joinery Sill at Frame**
Profiled Metal Vertical
W:\DINEX X15.plan



CD109 PMVT **Aluminium Joinery Jamb**
Profiled Metal Vertical - Trapezoidal
W:\DINEX X15.plan



CD006 PMVTJ **Internal Corner Junction**
Profiled Metal Vertical Trapezoidal to Jamb
W:\DINEX X15.plan

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CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

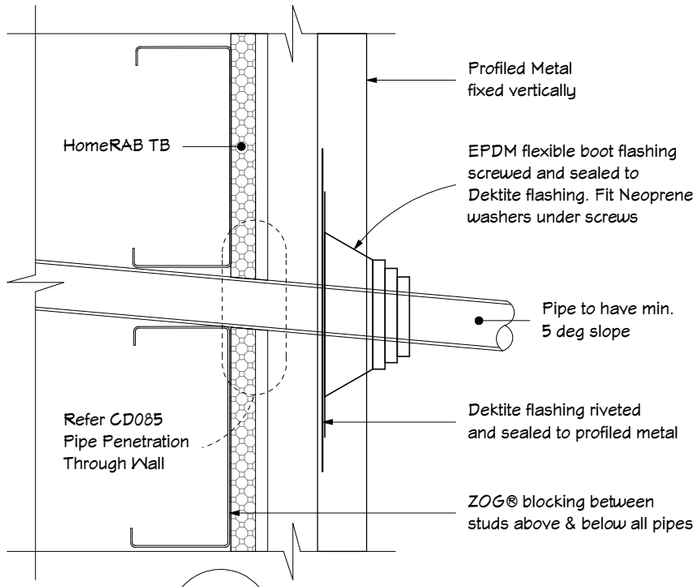
TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):

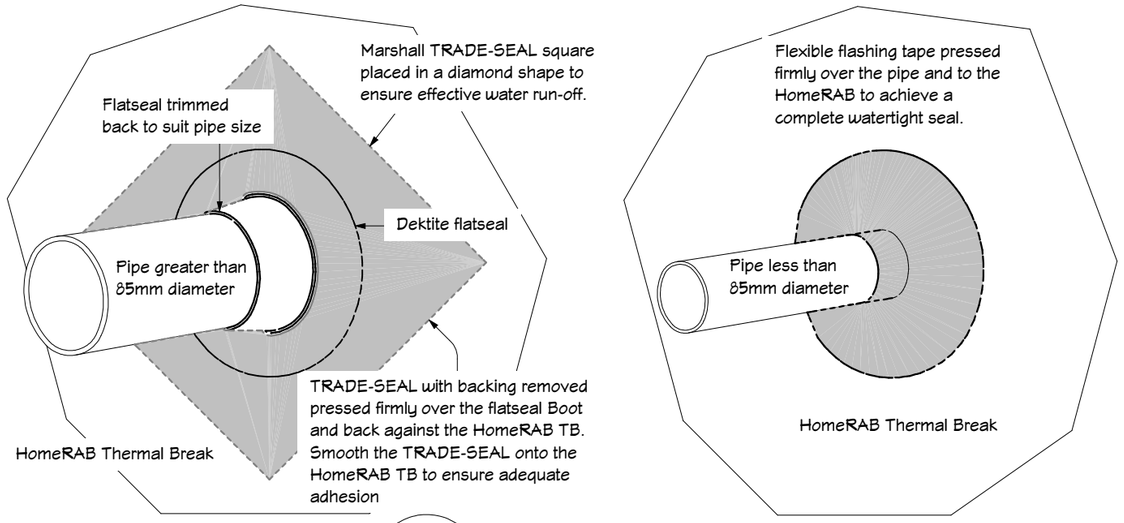
Ground Conditions:	
- Sub-soil = All	- Liquefaction = Yes, TC1
- Expansive = N/A	- Bearing = 300kPa
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cladding Details - Profiled Metal Vertical 2

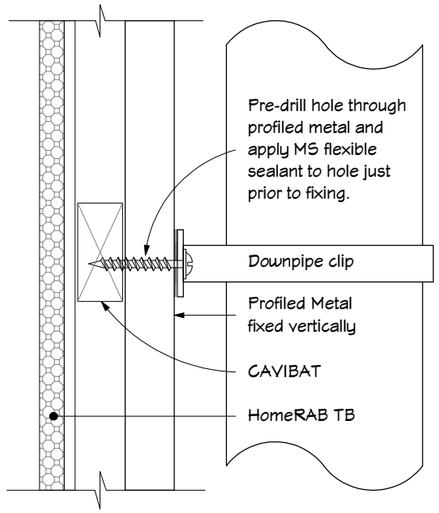
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	47 OF 62



CD085 PMV **Pipe Penetration**
Profiled Metal Vertical
W:\DINEX X15.plan



CD085 TW **Pipe Penetration**
Through Wall
W:\DINEX X15.plan



CD083 PMV **Downpipe Fixing**
Profiled Metal Vertical
W:\DINEX X15.plan

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CodeMark
CMNZ70023 Rev3

NOTES:

CLIENT:

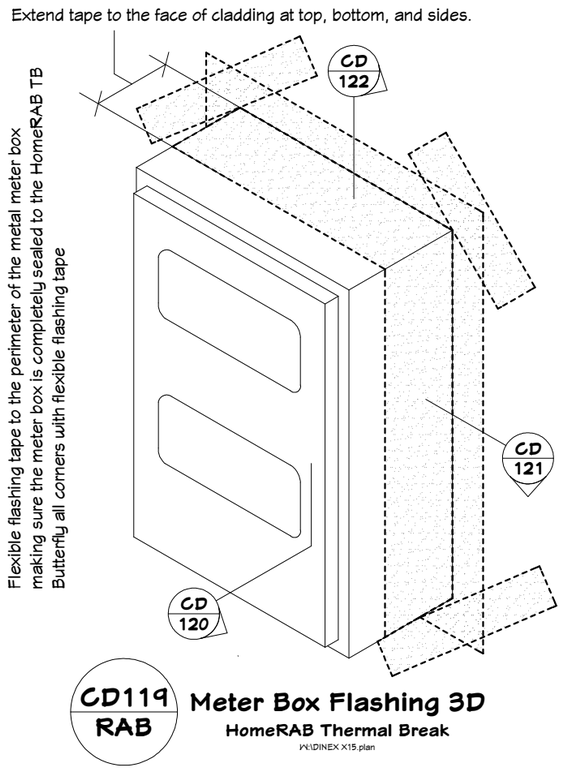
Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

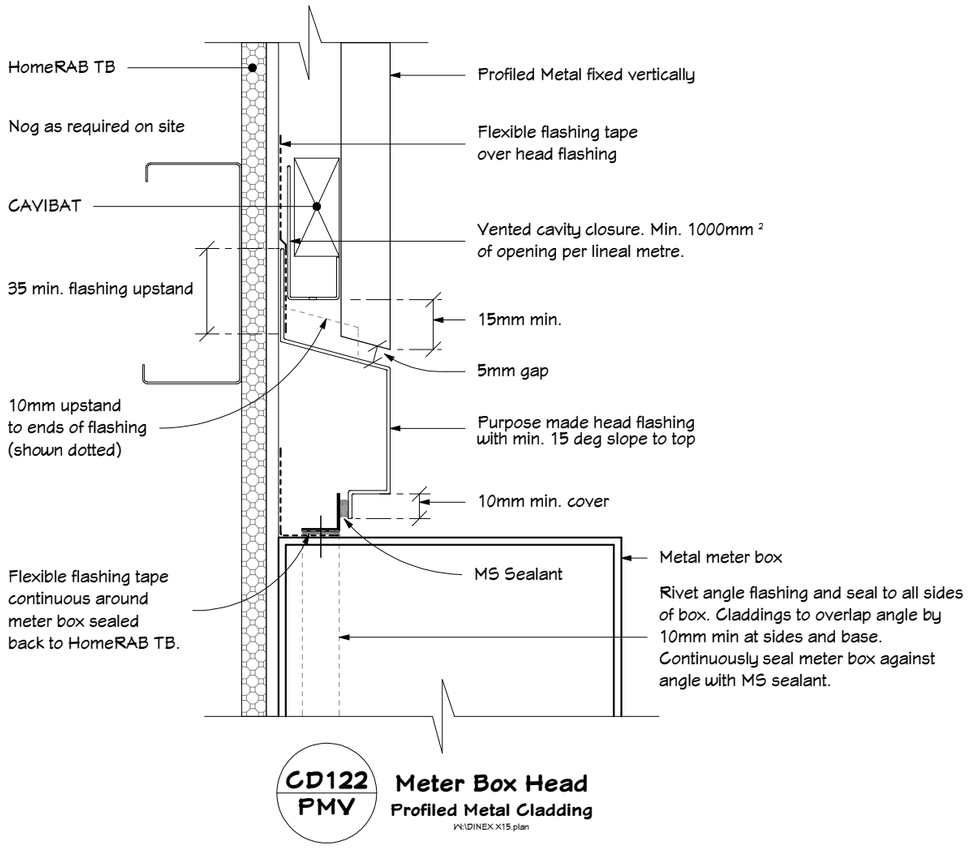
SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa
Wind Zone: High
Earthquake Zone: 3
Exposure Zone: C
Climate Zone: 6
Rain Intensity (10%AEP): 26mm/hr
Snowload: 1.5kPa

Cladding Details - Profiled Metal Vertical 3

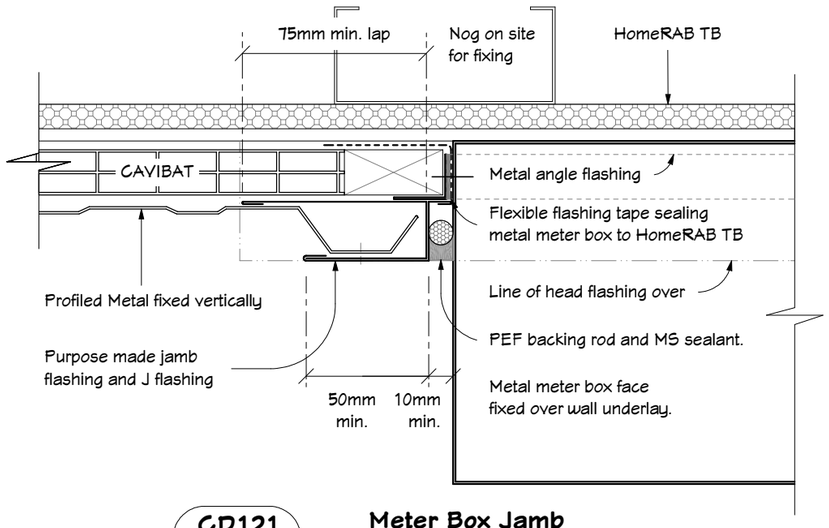
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	48 OF 62



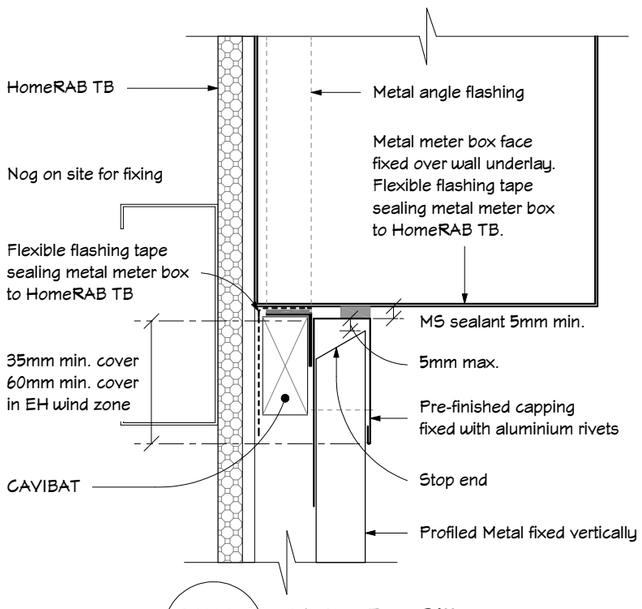
CD119 RAB — **Meter Box Flashing 3D**
HomeRAB Thermal Break
W:\DINEX X15.plan



CD122 PMV — **Meter Box Head**
Profiled Metal Cladding
W:\DINEX X15.plan



CD121 PMVT — **Meter Box Jamb**
Profiled Metal Vertical Trapezoidal
W:\DINEX X15.plan



CD120 PMV — **Meter Box Sill**
Profiled Metal Vertical
W:\DINEX X15.plan

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CodeMark
CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

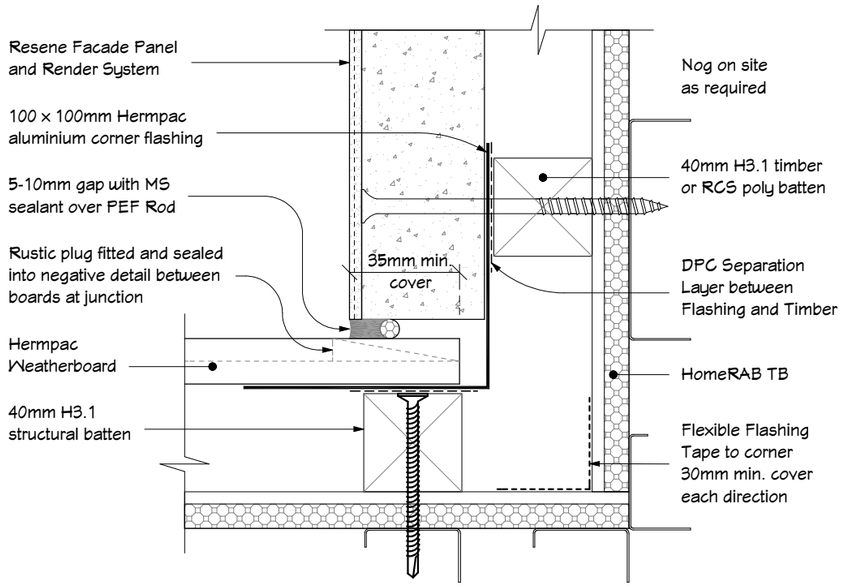
TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):

Ground Conditions:	
- Sub-soil = All	- Liquefaction = Yes, TC1
- Expansive = N/A	- Bearing = 300kPa
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cladding Details - Profiled Metal Vertical 4

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	49 OF 62

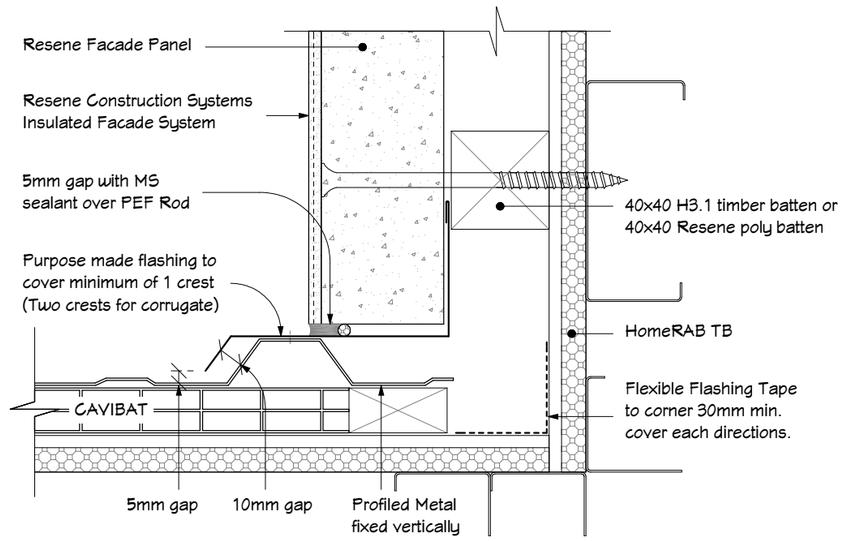


CD006
HPRRF40

Internal Corner Junction

Hermpac Rusticated Weatherboard to Resene Facade Panel (40mm Cavity)

W:\DINEX X15.plan

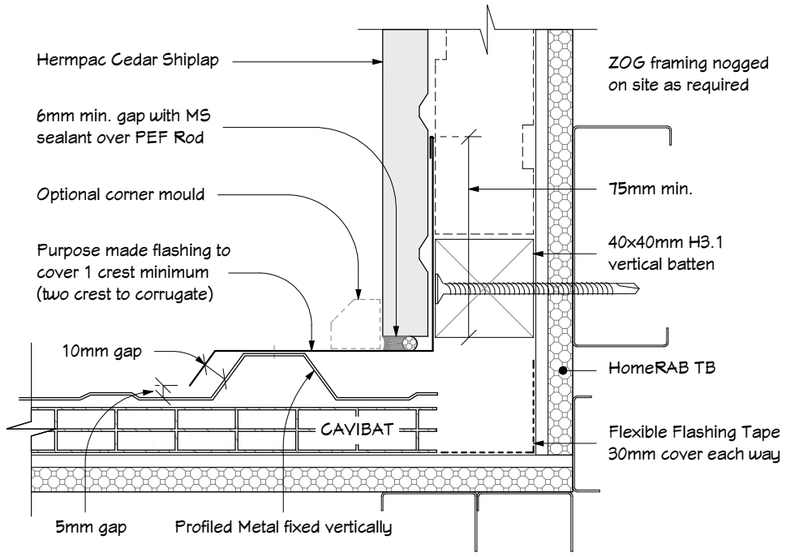


CD006
PMVTRF40

Internal Corner Junction

Profiled Metal Vertical Trapezoidal to Resene Facade Panel (40mm Cavity)

W:\DINEX X15.plan



Note: DPC barrier required between flashings and any CCA treated timber

CD006
HPSPMVT

Internal Corner Junction

Hermpac Cedar Shiplap to Profiled Metal Vertical Trapezoidal

W:\DINEX X15.plan

Design & Build - © GOLDEN HOMES HOLDINGS LTD

GOLDEN HOMES™

CodeMark
CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

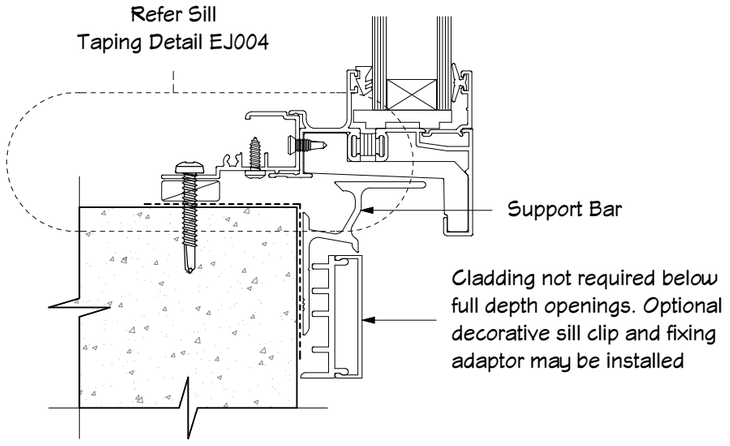
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Cladding Details - Internal Corner Junction

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	50 OF 62



Note: Any exposed cavity voids either side of opening sill must be vermin proofed with a cavity closer, scriber or similar method

CD107
C

Aluminium Joinery Sill at Conc Floor

Optional Sill Clip

W:\DINEX X15.plan

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CodeMark
CMNZ70023 Rev3

NOTES:

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

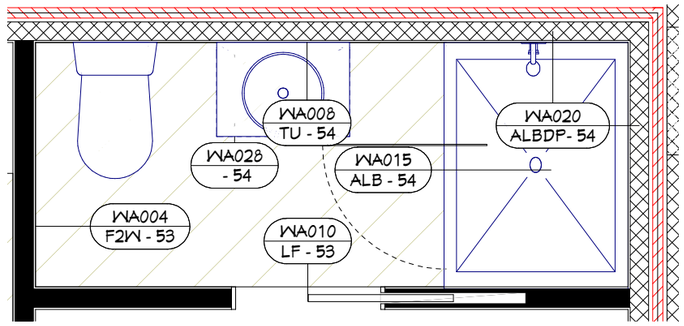
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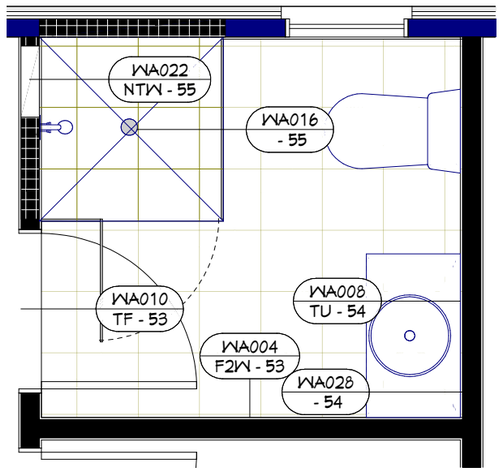
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- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

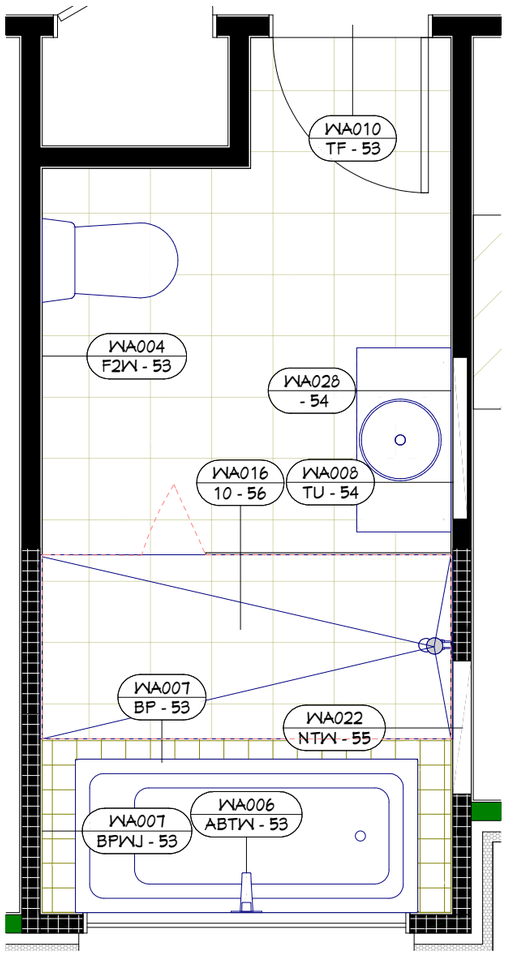
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

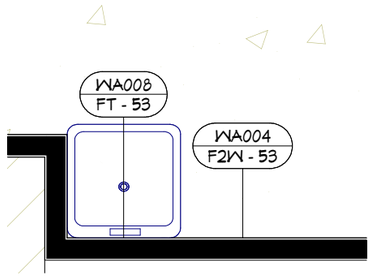
Cladding Details - Junctions

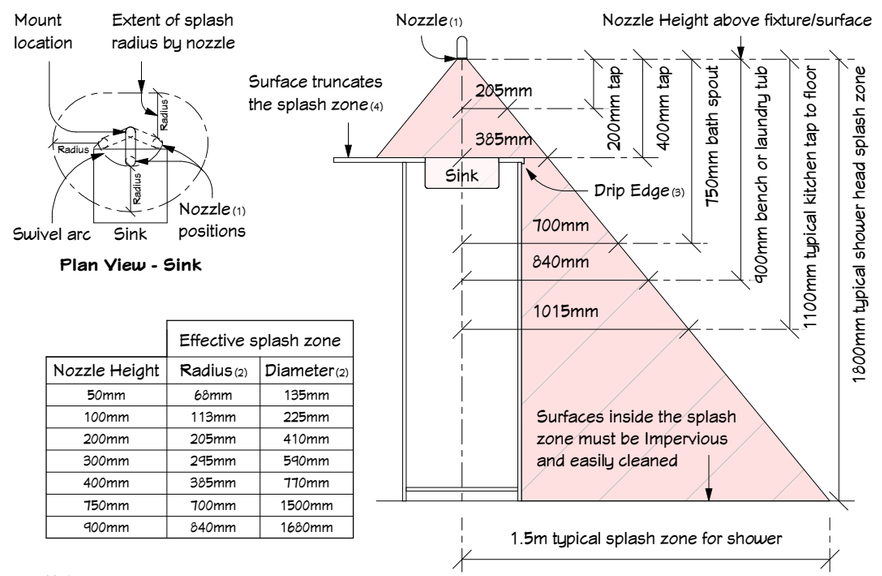
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	51 OF 62











	Effective splash zone	
Nozzle Height	Radius (2)	Diameter (2)
50mm	68mm	135mm
100mm	113mm	225mm
200mm	205mm	410mm
300mm	295mm	590mm
400mm	385mm	770mm
750mm	700mm	1500mm
900mm	840mm	1680mm

Notes:
1) This detail is only suitable for taps with a downwards nozzle
2) This detail has a 10% safety factor to help eliminate slight discrepancy errors in the finished construction
3) Where a drip edge is located within the splash zone the splash zone must extend down to the floor below
4) Flooring behind island benches is a sufficient distance from the splash zone that it need not be impervious

WA030 DN **Effective Splash Zone**
Downwards Nozzle
W:\DINEX X15.plan

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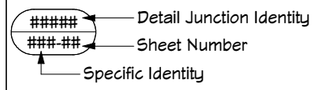
CodeMark
CMNZ70023 Rev3

NOTES:

Wet area / water splash floor & wall options
Due to the finish variations required by the owner from time to time, the list below is provided as suitable options for floor and wall coverings in watersplash areas.

- Tiled - Ceramic or stone tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment use.
- Cement based solid plaster or concrete having a steel trowel or polished finish, "semi-gloss" or "gloss" paint must be used if paint finish required.
- Timber or timber based products such as particleboard/plywood sealed with waterproof applied coatings.
- Sheet linings finished with vinyl coated wall paper, or semi-gloss or gloss coating. (wall only)
- Integrally waterproof sheet material (e.g. polyvinylchloride "vinyl") with sealed joints.
- Any other material that compiles with NZBC E3 clauses 3.1.1, 3.1.2 & D1 AS1/VM1

Callout of Details



Paint requirements
Painted walls adjacent to sanitary fixtures or where water splash may occur must be finished with hard-wearing low-sheen latex paint containing mould inhibitors, for example 'Resene SpaceCote Low Sheen Kitchen & Bathroom', or other paint complying with clause E3 of the NZBC

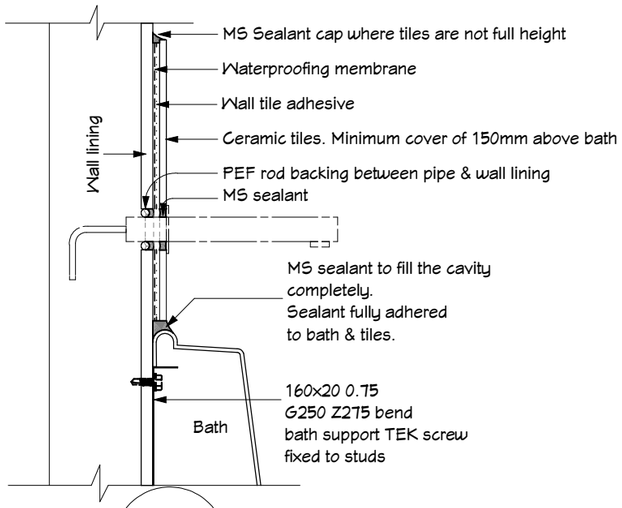
CLIENT:
Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

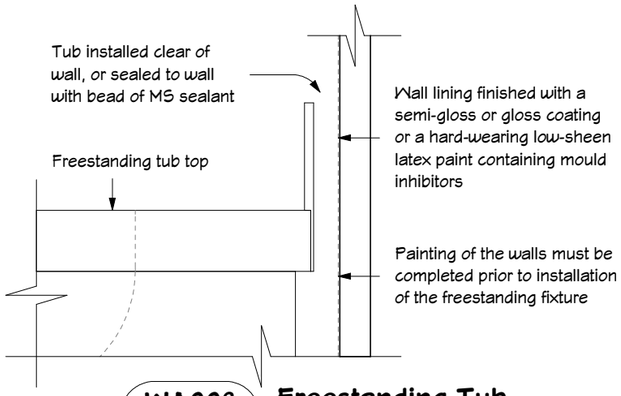
SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa
Wind Zone: High
Earthquake Zone: 3
Exposure Zone: C
Climate Zone: 6
Rain Intensity (10%AEP): 26mm/hr
Snowload: 1.5kPa

Wet Area Details 1

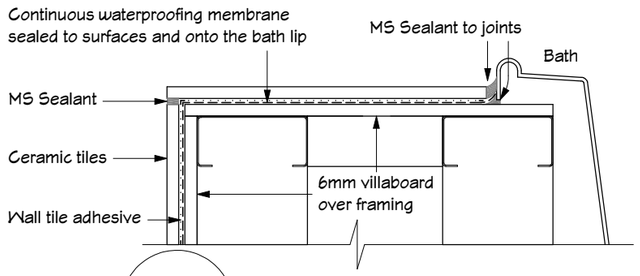
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	52 OF 62



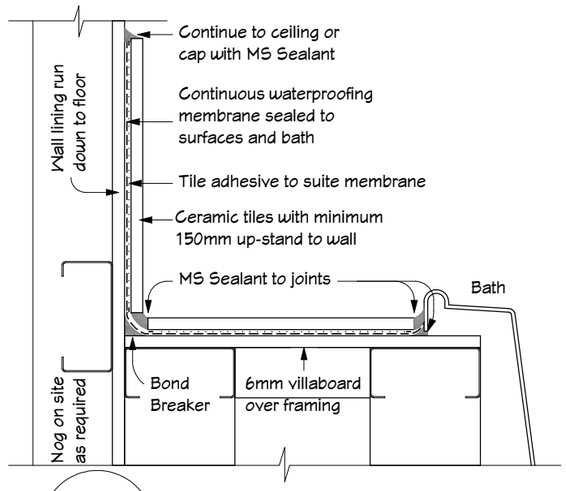
WA006 ABTW — **Bath to Wall Junction**
Acrylic Bath / Tiled Wall
W:\DINEX X15.plan



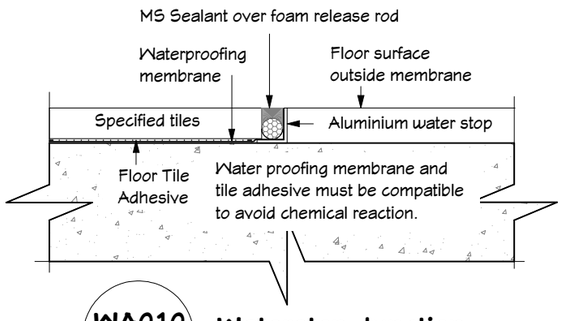
WA008 FT — **Freestanding Tub**
Painted Wall
W:\DINEX X15.plan



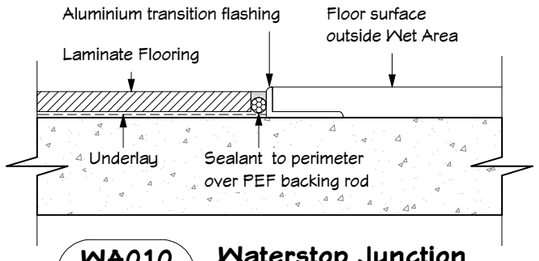
WA007 BP — **Bath Plinth Junction**
W:\DINEX X15.plan



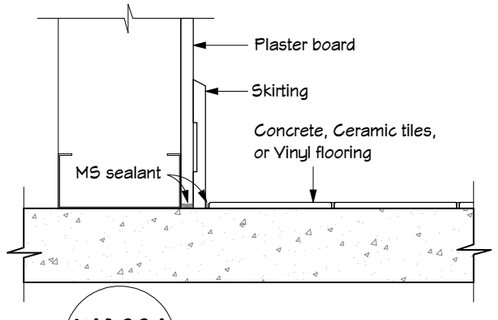
WA007 BPWJ — **Bath Plinth to Wall Junction**
W:\DINEX X15.plan



WA010 TF — **Waterstop Junction**
Tanked Tiled Floor
W:\DINEX X15.plan



WA010 LF — **Waterstop Junction**
Laminate Floor
W:\DINEX X15.plan



WA004 F2W — **Wet Area Junction**
Floor - Wall
W:\DINEX X15.plan

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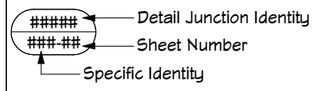
CodeMark
CMNZ70023 Rev3

NOTES:

Wet area / water splash floor & wall options
Due to the finish variations required by the owner from time to time, the list below is provided as suitable options for floor and wall coverings in watersplash areas.

- Tiled - Ceramic or stone tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment use.
- Cement based solid plaster or concrete having a steel trowel or polished finish, "semi-gloss" or "gloss" paint must be used if paint finish required.
- Timber or timber based products such as particleboard/plywood sealed with waterproof applied coatings.
- Sheet linings finished with vinyl coated wall paper, or semi-gloss or gloss coating. (wall only)
- Integrally waterproof sheet material (e.g. polyvinylchloride "vinyl") with sealed joints.
- Any other material that compiles with NZBC E3 clauses 3.1.1, 3.1.2 & D1 AS1/VM1

Callout of Details



Paint requirements
Painted walls adjacent to sanitary fixtures or where water splash may occur must be finished with hard-wearing low-sheen latex paint containing mould inhibitors, for example 'Resene SpaceCote Low Sheen Kitchen & Bathroom', or other paint complying with clause E3 of the NZBC

CLIENT:
Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

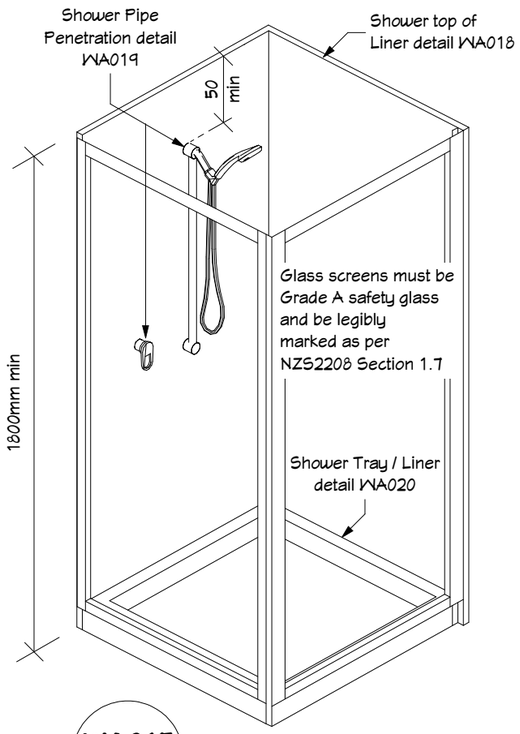
TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):

Ground Conditions:	
- Sub-soil = All	- Liquefaction = Yes, TC1
- Expansive = N/A	- Bearing = 300kPa
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

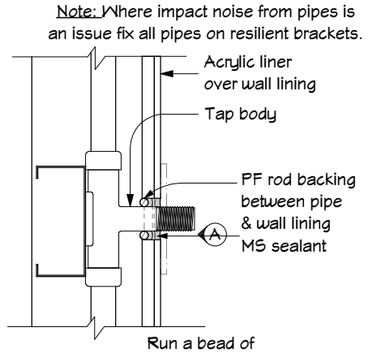
Wet Area Details 2

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	53 OF 62



WA015 ALB **Shower Reference**

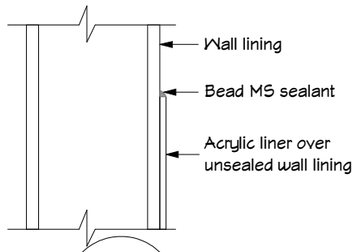
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WA019 AL **Shower Penetration**

Acrylic Liner

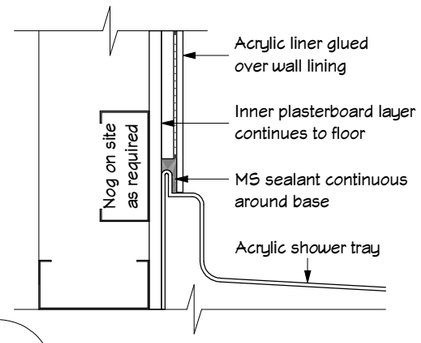
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WA018 AL **Shower Top**

Acrylic Liner

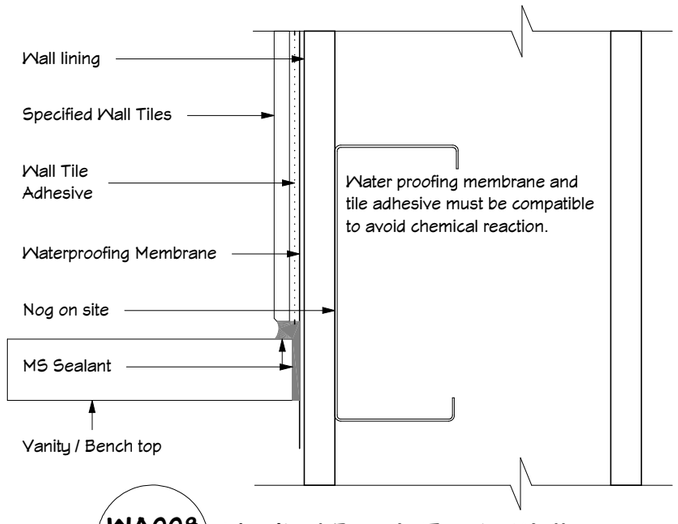
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WA020 ALBDP **Shower Base to Wall Junction**

Acrylic Liner - Acrylic Base - Double Plasterboard

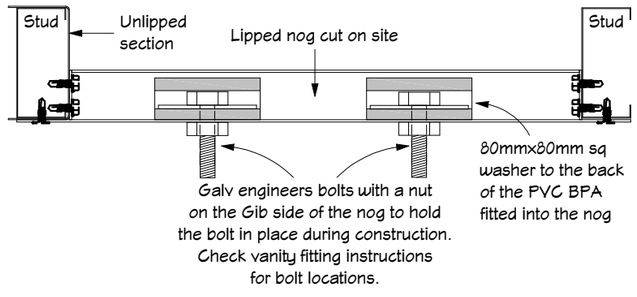
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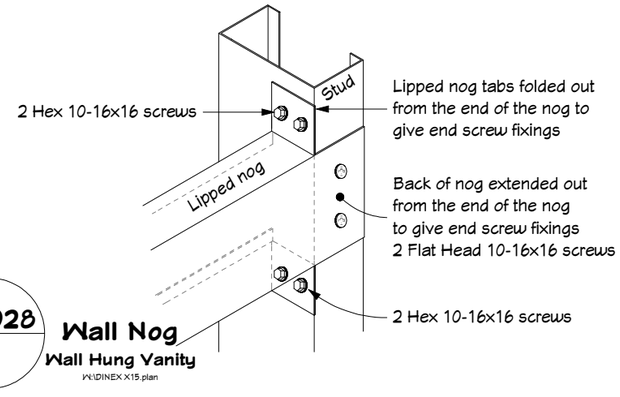


WA008 TU **Vanity / Bench Top to Wall**

Tiled Upstand

W:\DINEX X15.plan





WF028 **Wall Nog**

Wall Hung Vanity

W:\DINEX X15.plan

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CodeMark

CMNZ70023 Rev3

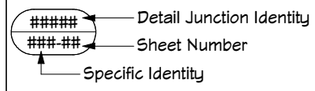
NOTES:

Wet area / water splash floor & wall options

Due to the finish variations required by the owner from time to time, the list below is provided as suitable options for floor and wall coverings in watersplash areas.

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- Timber or timber based products such as particleboard/plywood sealed with waterproof applied coatings.
- Sheet linings finished with vinyl coated wall paper, or semi-gloss or gloss coating. (wall only)
- Integrally waterproof sheet material (e.g. polyvinylchloride "vinyl") with sealed joints.
- Any other material that compiles with NZBC E3 clauses 3.1.1, 3.1.2 & D1 AS1/VM1

Callout of Details



Paint requirements

Painted walls adjacent to sanitary fixtures or where water splash may occur must be finished with hard-wearing low-sheen latex paint containing mould inhibitors, for example 'Resene SpaceCote Low Sheen Kitchen & Bathroom', or other paint complying with clause E3 of the NZBC

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:

Queenstown Lakes District Council
Northlake Special Zone

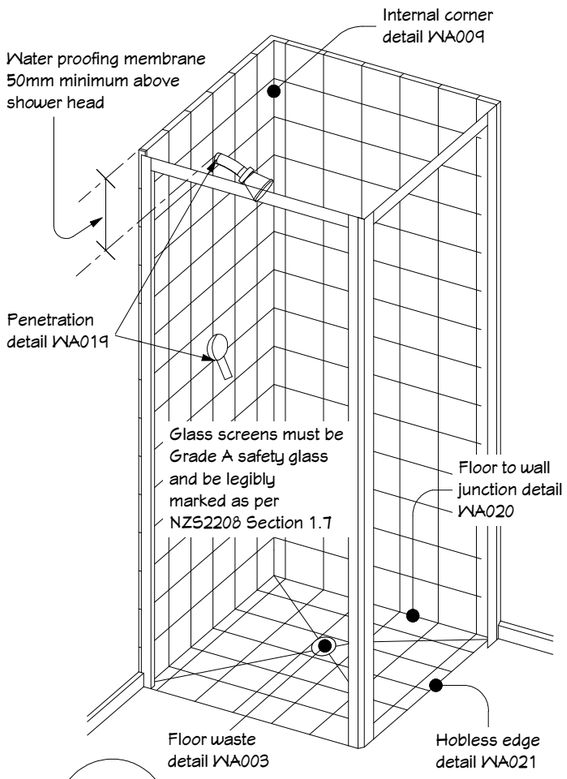
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

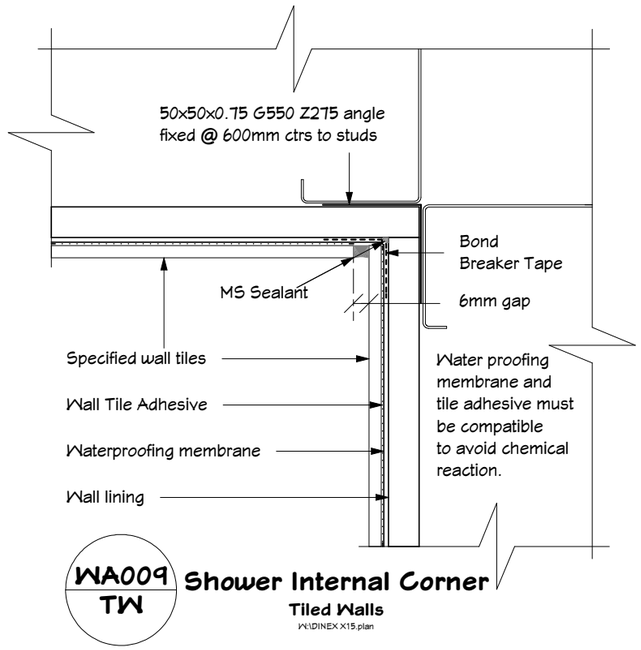
Wet Area Details 3

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	54 OF 62



WA016 / 5 **Shower Reference**

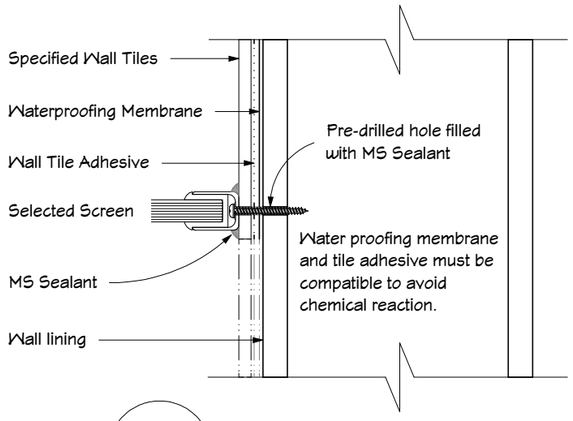
W:\DINEX X15.plan



WA009 / TW **Shower Internal Corner**

Tiled Walls

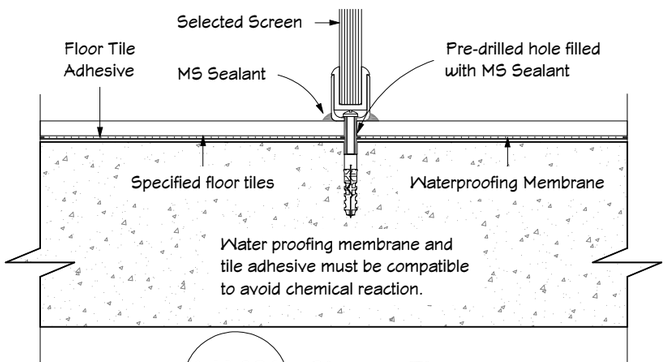
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WA019 / TSF **Penetration Detail**

Tiled Screen Fixing

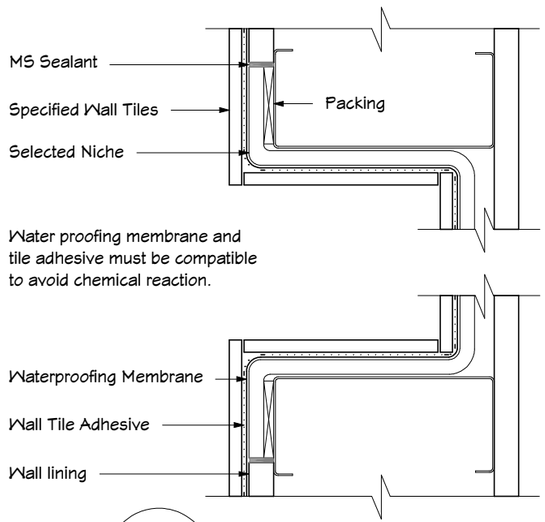
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WA021 / TSF **Shower Floor**

Tiled Screen Fixing

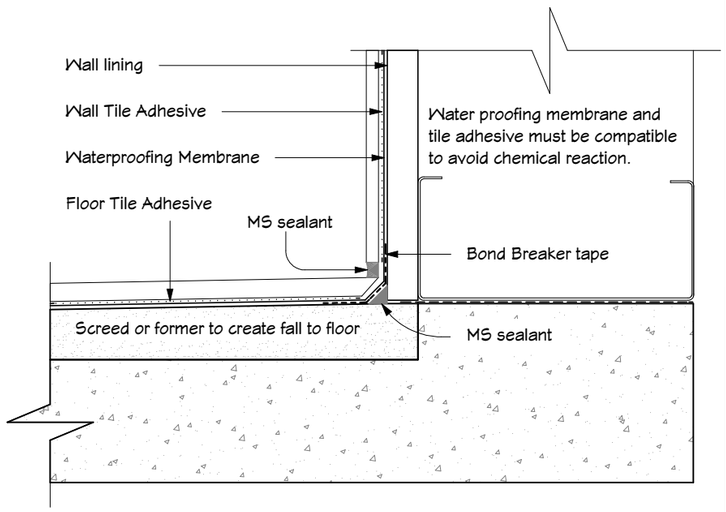
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WA022 / NTW **Niche Detail**

Tiled Wall

W:\DINEX X15.plan



WA020 / TFW **Recessed Shower Base to Wall**

Tiled Floor & Wall

W:\DINEX X15.plan

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GOLDEN HOMES™

CodeMark
CMNZ70023 Rev3

NOTES:

Wet area / water splash floor & wall options

Due to the finish variations required by the owner from time to time, the list below is provided as suitable options for floor and wall coverings in watersplash areas.

- Tiled - Ceramic or stone tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment use.
- Cement based solid plaster or concrete having a steel trowel or polished finish, "semi-gloss" or "gloss" paint must be used if paint finish required.
- Timber or timber based products such as particleboard/plywood sealed with waterproof applied coatings.
- Sheet linings finished with vinyl coated wall paper, or semi-gloss or gloss coating. (wall only)
- Integrally waterproof sheet material (e.g. polyvinylchloride "vinyl") with sealed joints.
- Any other material that compiles with NZBC E3 clauses 3.1.1, 3.1.2 & D1 AS1/VM1
- 9mm James Hardie Villaboard Wall Lining for Fully Tiled Walls with maximum tile weights of 60kg/m ^{2} and maximum of 900mm ^{2} tiles to be installed in accordance with James Hardie Villaboard™ Lining Installation Specification - New Zealand

Paint requirements

Painted walls adjacent to sanitary fixtures or where water splash may occur must be finished with hard-wearing low-sheen latex paint containing mould inhibitors, for example 'Resene SpaceCote Low Sheen Kitchen & Bathroom', or other paint complying with clause E3 of the NZBC

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

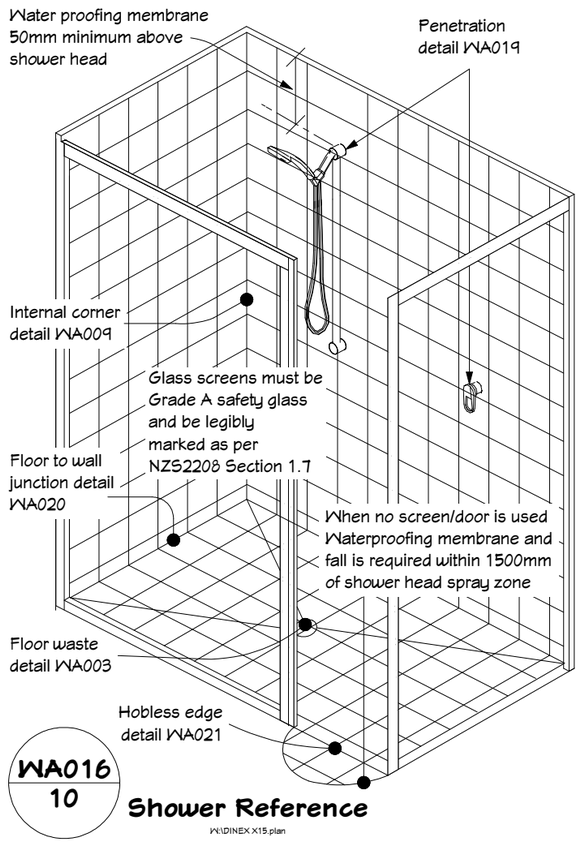
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

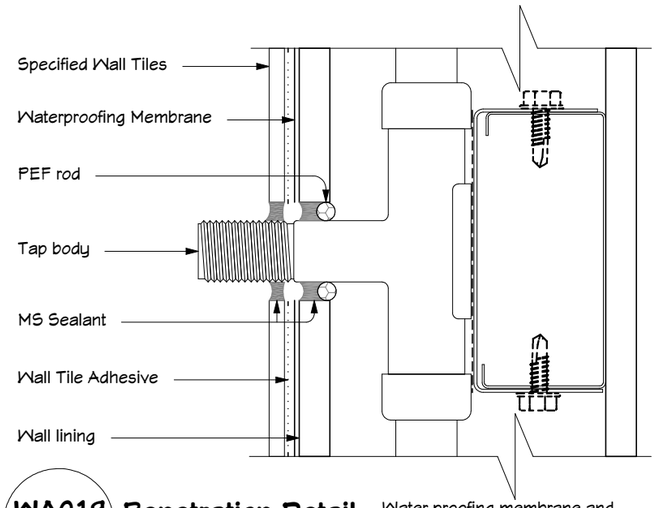
Wet Area Details 4

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	55 OF 62



WA016 10 **Shower Reference**

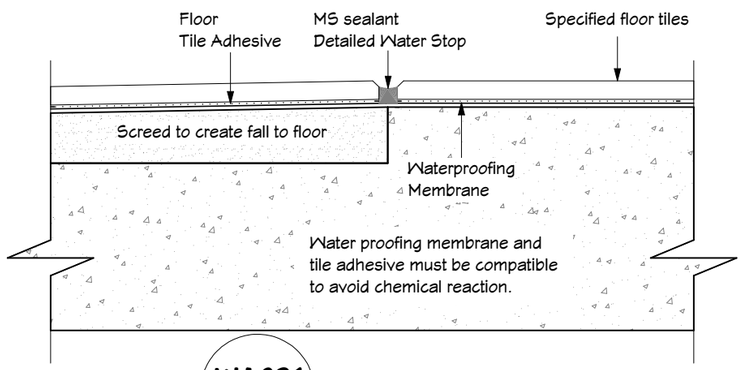
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WA019 TTW **Penetration Detail**

Tanked & Tiled Wall

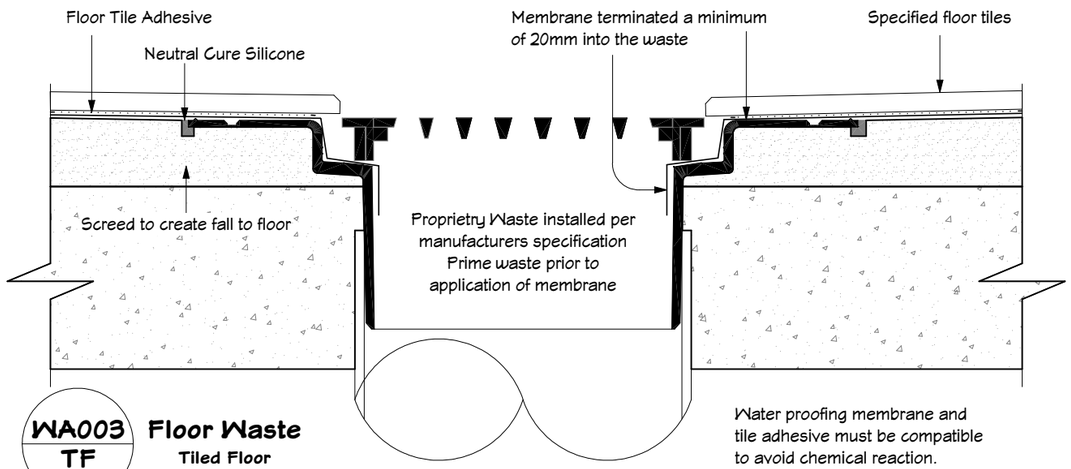
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WA021 THE **Shower Floor**

Tiled Hobless Edge

W:\DINEX X15.plan



WA003 TF **Floor Waste**

Tiled Floor

W:\DINEX X15.plan

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GOLDEN HOMES™

CodeMark
CMNZ70023 Rev3

NOTES:

Wet area / water splash floor & wall options

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CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

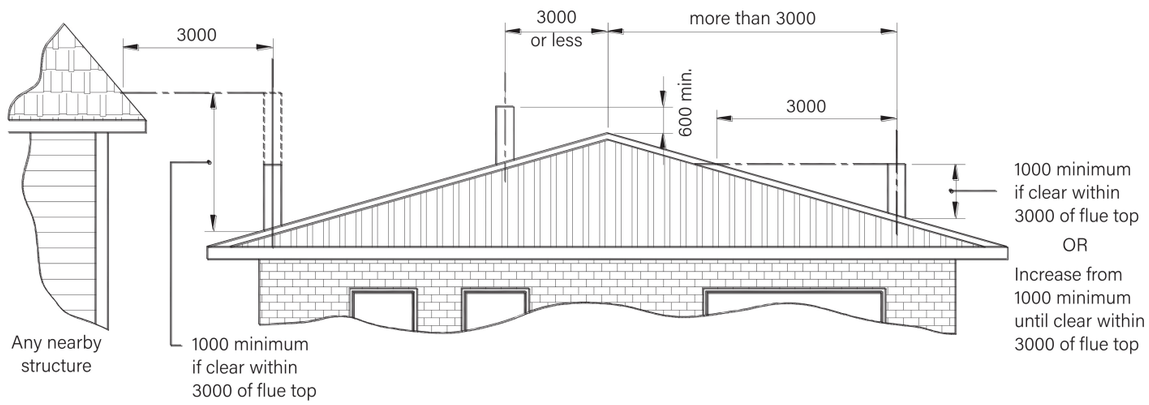
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All
- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

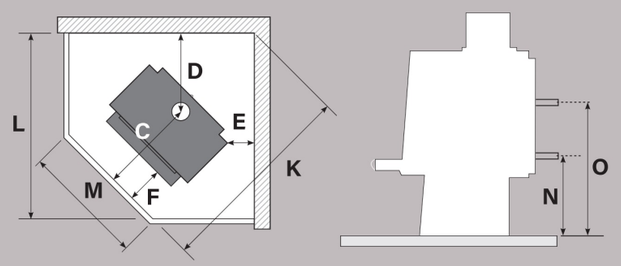
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Wet Area Details 5

JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	56 OF 62



Corner clearances

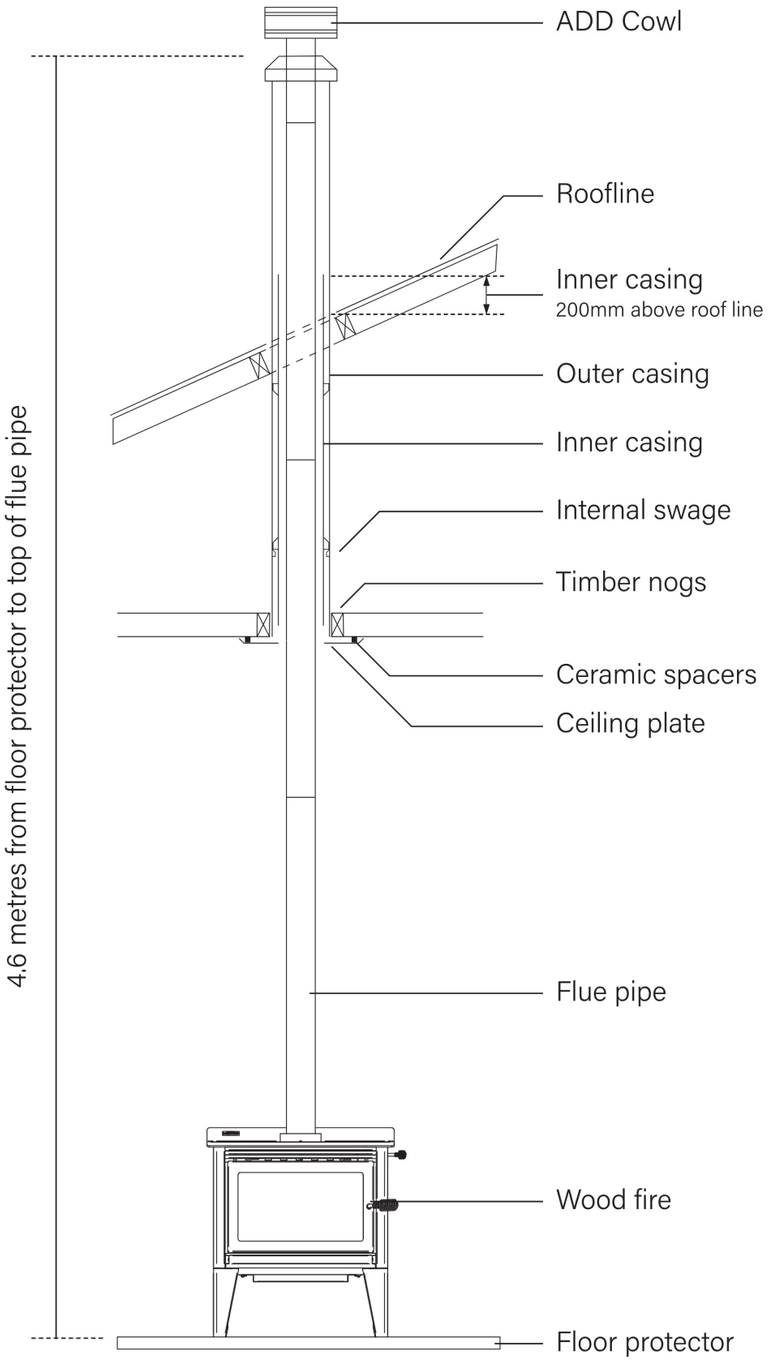


Minimum installation clearances with a Pioneer flue shield fitted (mm)

A	B	C	D	E	F	G	H	I	J	K	L	M
251	568	580	382	110	232	310	100	831	650	1120	870	250

Model	Width	Depth	Height	N	O
Dimensions	515mm	498mm	758mm	365mm	555mm

Diagram B



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GOLDEN HOMES™

CodeMark
CMNZ70023 Rev3

NOTES:

Seismic Restraint
Fireplace to be bolted to the floor with a minimum of 2 - 8mmx150mm bolts

Metrofires Tiny Rad Woody Fire
Fire and flue to be installed strictly as per manufacturers installation instructions, which are supplied with fire upon delivery.

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

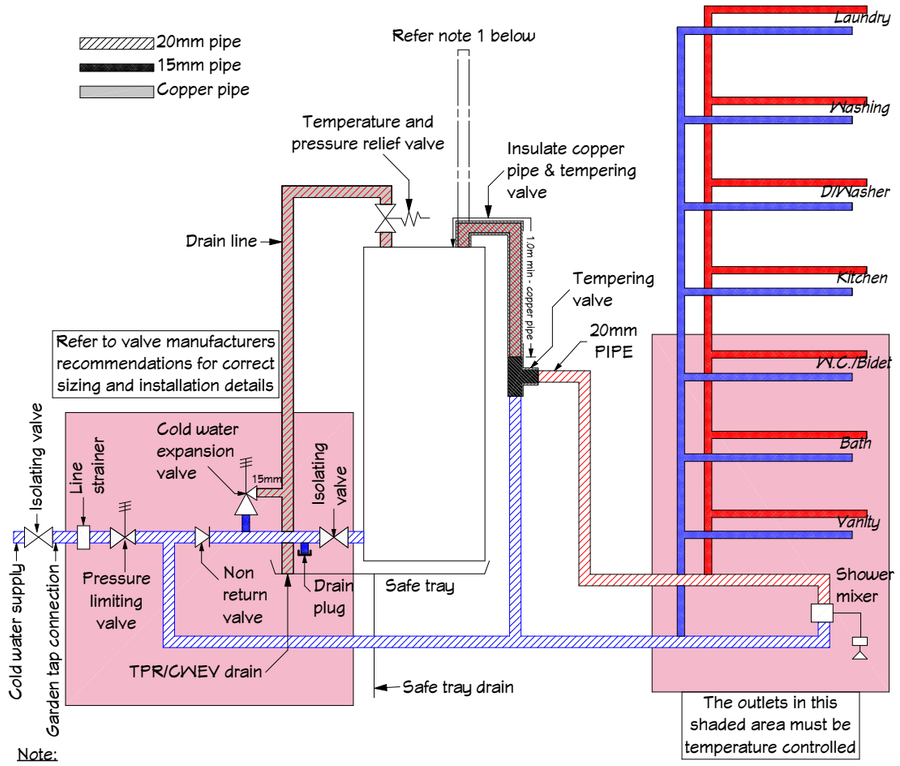
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Fireplace & Flue Details 1

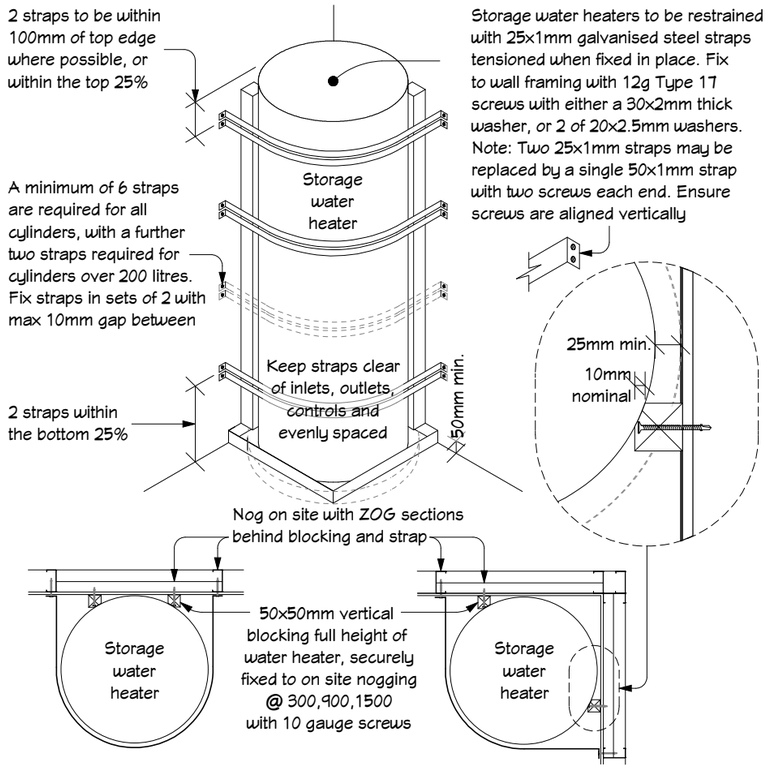
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	57 OF 62



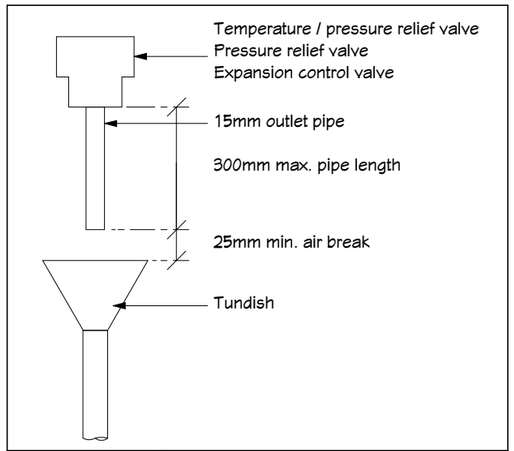
Note:

1) A mains pressure water heater can also be installed as an open vent or valve vented low pressure system
2) Combination valves (e.g. units incorporating isolating valve, strainer and pressure limiting valve) can be used to reduce the number of valves and simplify the installation

WH001 E **Mains Pressure HWC Installation**
Electrical
W:\DINEX X15.plan



WH010 INT **Internal Water Heater**
Seismic Constraint 90-360L
W:\DINEX X15.plan



WH006 **Relief Valve**
Freezing Protection
W:\DINEX X15.plan

Max developed pipe length

To comply with both H1 and G12, a 15mm pipe at 12m max developed pipe length from the HWC to the kitchen sink meets the requirements of the acceptable solutions. As an alternative solution, an increase of up to 50% (Total 18m) can be approved, provided the pipe is insulated over its full length from the HWC with preformed closed cell foam with 13mm wall thickness.
This generic alternative solution is considered to meet the requirements of both G12 and H1"

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GOLDEN HOMES™

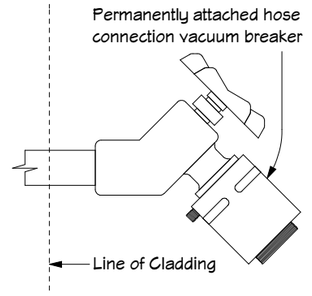
CodeMark
CMNZ70023 Rev3

NOTES:

- Water storage heater control thermostat shall be set at a temperature of not less than 60°C to prevent the growth of Legionella bacteria.
- Tempering Valve to be installed as per NZBC G12, to allow for a maximum of 50°C water to be delivered to sanitary fixtures.

Water efficiency measures(use the following)

- Showers using not more than 9 litres of water per minute.
- Tap equipment using not more than 9 litres of water per minute.
- Toilets using no more than 4 litres per flush.



WS006 ETVB **Exterior Taps**
Vacuum Breaker
W:\DINEX X15.plan

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

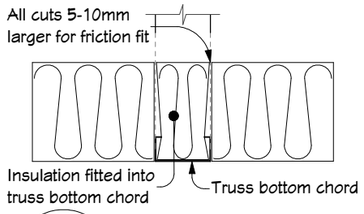
SITE DATA (for zones upto & including):

Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

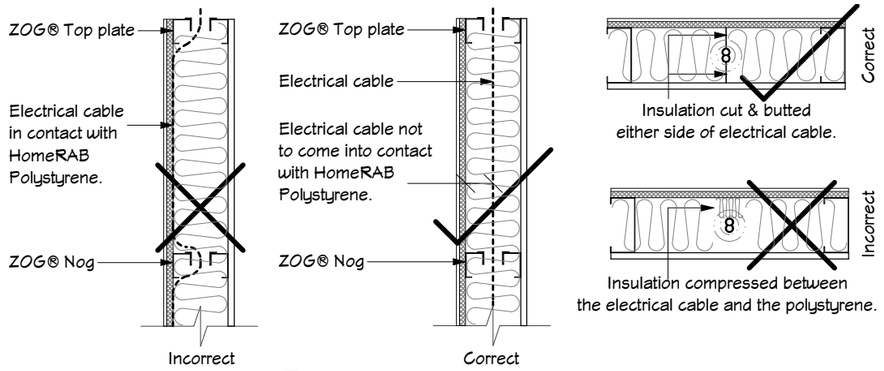
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Water Heating Details

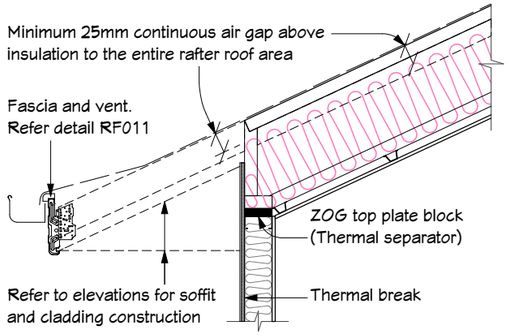
JOB No:	96323	SALES:	Michael Morel
LBP:	C.Wearne 101178		
DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	58 OF 62



ID002 TBC **Insulation Detail**
Truss Bottom Chord
W:\DINEX X15.plan

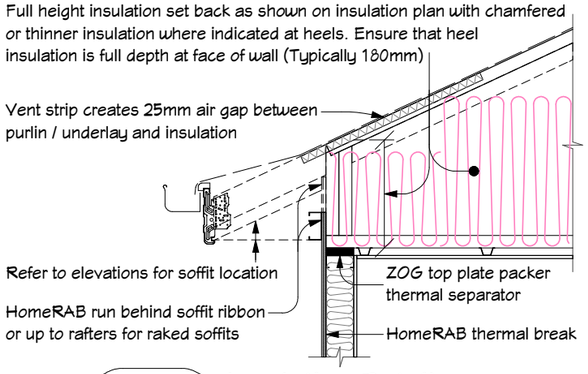


ID003 ECIW **Insulation Detail**
Electrical Cable in Insulated Walls
W:\DINEX X15.plan

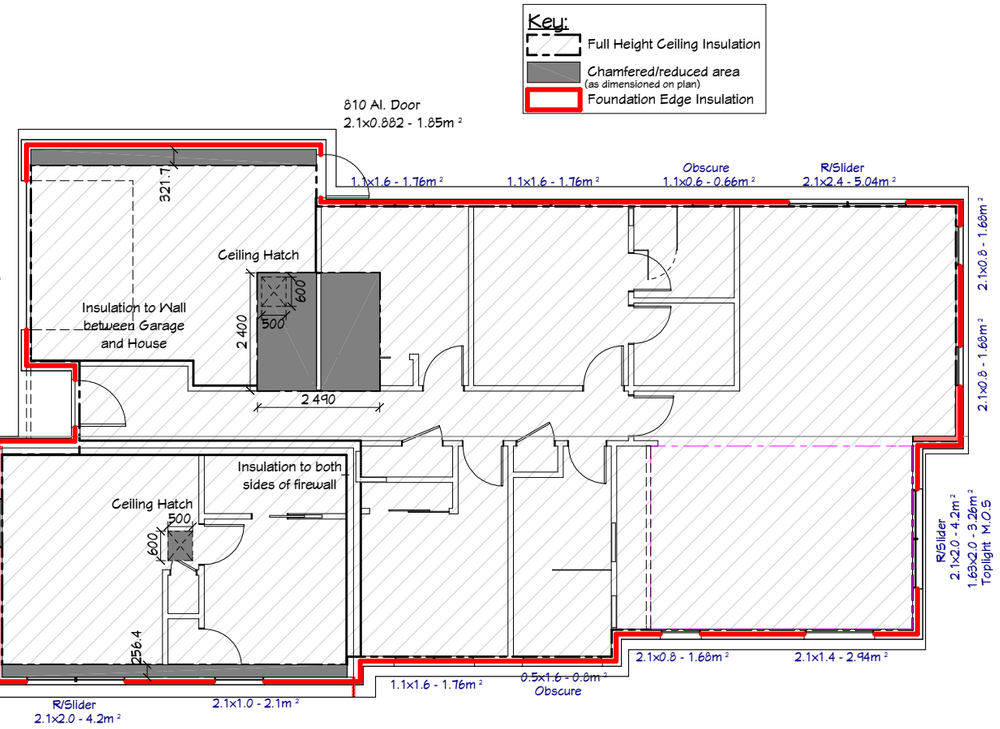


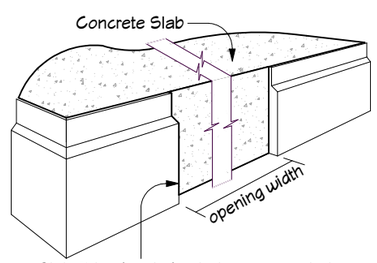
ID001 R **Insulation Detail**
Rafter Heel
W:\DINEX X15.plan

Full height insulation set back as shown on insulation plan with chamfered or thinner insulation where indicated at heels. Ensure that heel insulation is full depth at face of wall (Typically 180mm)



ID001 HS **Insulation Detail**
High Soffit
W:\DINEX X15.plan





Slab Edge insulation below suspended cladding stopped either side of full height opening to allow for sill support bar

Slab Edge Insulation at sill support bar

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CodeMark
CMNZ70023 Rev3

NOTES:

Edge of thermal roof area
Start of chamfered edge

THERMAL BREAKS:
Thermal breaks increase the performance of the steel & reduce the risk of internal condensation.
External walls:
Thermal break is achieved by sheathing the external perimeter with HomeRAB Thermal Break in accordance with E2/AS4 section 11.2
Roof:
Thermal break is achieved by installing 30mm PVC blocks under all connections between truss & wall top plates in accordance with E2/AS4 section 11.5.
Insulation must run right to the outside edge of the wall perimeter and maintain a 25mm air gap with a vent strip between the insulation and the roofing underlay / purlin.
Insulation is to cover bottom chord of trusses.
Insulation is to be installed in and around truss webs.
WALL FRAMING:
As per H1/AS1 section 2.1.3.1(a)(i) The given framing ratios are calculated based on actual framing data exported from framing software, or from sampled and aggregated framing data for the given wall type. Structural steel or any framing plates that bridge both wall faces is to be factored separately with increased ratios.
Insulation cover:
Insulation must be installed in all accessible framing members, including behind flat lintel/ brace plates.

CLIENT:

Dominikovich Residence
Lot 17, DP 611245
Calaghans Creek Rise
Pembroke Rise, Wanaka

TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

SITE DATA (for zones upto & including):
Ground Conditions:
- Sub-soil = All - Liquefaction = Yes, TC1
- Expansive = N/A - Bearing = 300kPa

Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Insulation Details 1

JOB No:	96323	SALES:	Michael Morel
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SCALE:	N.T.S	SHEET No.	59 OF 62

INSULATION CALCULATION

Using the calculatiom method given in H1/AS1 Part 2, and meeting E3/AS1 section 1.1 requirements, and
NZS:4214:2006 'Methods of determining the total thermal resistance of parts of buildings' as modified by H1/AS1.
Building element thermal resistance values are as per supplier specifications, engineer calculations, and NZS 4214:2006

BUILDING DESCRIPTION

Climate Zone (H1/AS1 Appendix C):			Zone 6		Compliance:		H1/AS1 6th Edition		
FLOORS	Embedded heating: (Floor or Wall)		No				*Total Area (m2)*	*Heat Loss*	*R-value*
Slab on Ground							*176.08*	*61.57*	*2.86*
Other Floor							*0.00*	*0.00*	*1.30*
WALLS		*Framing Ratio **	*Perimeter (m)*	*Stud height (m)*	*Opening area (m2)*	*Beam area m2*	*Total area (less beams)*	*Heat Loss*	*R-value*
R 2.80	Resene Graphex (50mm)	24.15%	*18.51*	*2.42*	*10.64*	*0.00*	*44.79*	*13.42*	*2.55*
R 2.80	Profiled Metal Cladding	25.82%	*33.48*	*2.42*	*20.98*	*0.00*	*81.02*	*36.70*	*1.64*
R 2.80	Timber Weatherboard (18mm)	25.82%	*1.38*	*2.42*	*1.96*	*0.00*	*3.33*	*0.80*	*1.72*
R 2.80	Resene Graphex (50mm)	24.15%	*3.89*	*3.92*	*7.46*	*1.18*	*14.05*	*2.59*	*2.55*
R 2.80	Resene Graphex (50mm)	24.15%	*6.14*	*2.72*	*4.62*	*0.00*	*16.70*	*4.75*	*2.55*
R 0.00	Select cladding	24.15%	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
BEAMS		*Framing Ratio **	*Beam/Joist Type*	*Extra beam notes:*			*Beam area (m2)*	*Heat Loss*	*R-value*
R 0.00	Resene Graphex (50mm)	90.00%	Type F	dining			*1.18*	*0.71*	*1.66*
R 0.00	Select cladding	0.00%	Select				*0.00*	*0.00*	*0.00*
R 0.00	Select cladding	0.00%	Select				*0.00*	*0.00*	*0.00*
R 0.00	Select cladding	0.00%	Select				*0.00*	*0.00*	*0.00*
ROOF			Total roof area m2:	176.08			*Total Area (m2)*	*Heat Loss*	*R-value*
Full Height Batts Area (*Excluding skylight area*)							*166.14*	*22.73*	*7.31*
Chamfered/Reduced Heels (Excluding skylight area)							*3.67*	*0.94*	*3.91*
Reduced Height Skillion Roof (*Excluding skylight area*)							*0.00*	*0.00*	*3.91*
Other Roof Area Service Platform							*5.97*	*1.53*	*3.91*
Ceiling Hatch							*0.30*	*0.08*	*3.91*
Sky Lights							*0.00*	*0.00*	*0.35*
GLAZING & OPENINGS							*Opening area*	*Heat Loss*	*R-value*
Southern 41 Thermal (Thermally Broken Aluminium - Ug 1.1, Low E Xcel, Argon)							*37.47*	*74.94*	*0.50*
Other Wall Glazing or Voids (Specify Type #####)							*0.00*	*0.00*	*0.37*
Exterior Door (Combined opaque and glazed area)							*1.96*	*3.92*	*0.50*
Opaque Internal Door							*0.00*	*0.00*	*0.18*
Garage Door							*6.23*	*4.65*	*1.34*

*Steel framing wall framing ratio may be 24.15% as per NASH H1 submission https://nashnz.org.nz/nash-h1-energy-and-efficiency/

REFERENCE BUILDING HEAT LOSS

Calculation method as per section 2.1.2.7 of H1/AS1 6th Edition

	Area	R-Value	Heat Loss
Aroof + **A**skylight	*176.08*	*6.60*	*26.68*
A70% of the total wall area	*112.75*	*1.60*	*70.47*
Aslab-on-ground floor	*176.08*	*1.70*	*103.58*
Aother floor	*0.00*	*3.00*	*0.00*
A30% of total wall area	*48.32*	*0.50*	*96.65*
HLReference			***297.4***

PROPOSED BUILDING HEAT LOSS

Calculation method as per section 2.1.2.8 of H1/AS1 6th Edition

	Area	R-Value	Heat Loss	
Aroof	*176.08*	*6.97*	*25.27*	
Awall	*115.42*	*1.96*	*58.96*	
Afloor	*176.08*	*2.86*	*61.57*	
Aglazing	*37.47*	*0.50*	*74.94*	(28.3% Area)
Adoor opaque	*8.19*	*0.96*	*8.57*	
ASkylight	*0.00*	*0.00*	*0.00*	
HLProposed			***229.3***	(Pass 22.9%)

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NOTES:

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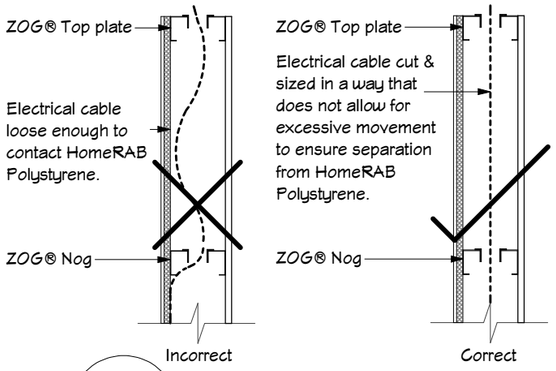
TERRITORIAL AUTHORITY:
Queenstown Lakes District Council
Northlake Special Zone

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- Liquefaction = Yes, TC1
- Expansive = N/A
- Bearing = 300kPa

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Earthquake Zone:	3
Exposure Zone:	C
Climate Zone:	6
Rain Intensity (10%AEP):	26mm/hr
Snowload:	1.5kPa

Insulation Details 2

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SCALE:	N.T.S	SHEET No.	60 OF 62



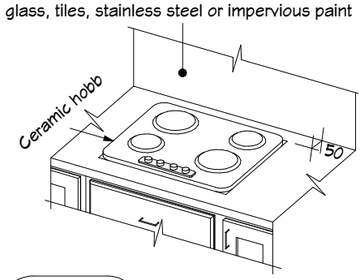
ED003 ECIW

Electrical Detail

Electrical Cable in Insulated Walls

W:\DINEX X15.plan

Wall linings adjacent to appliances must be easily maintained in a hygienic condition, ie, glass, tiles, stainless steel or impervious paint

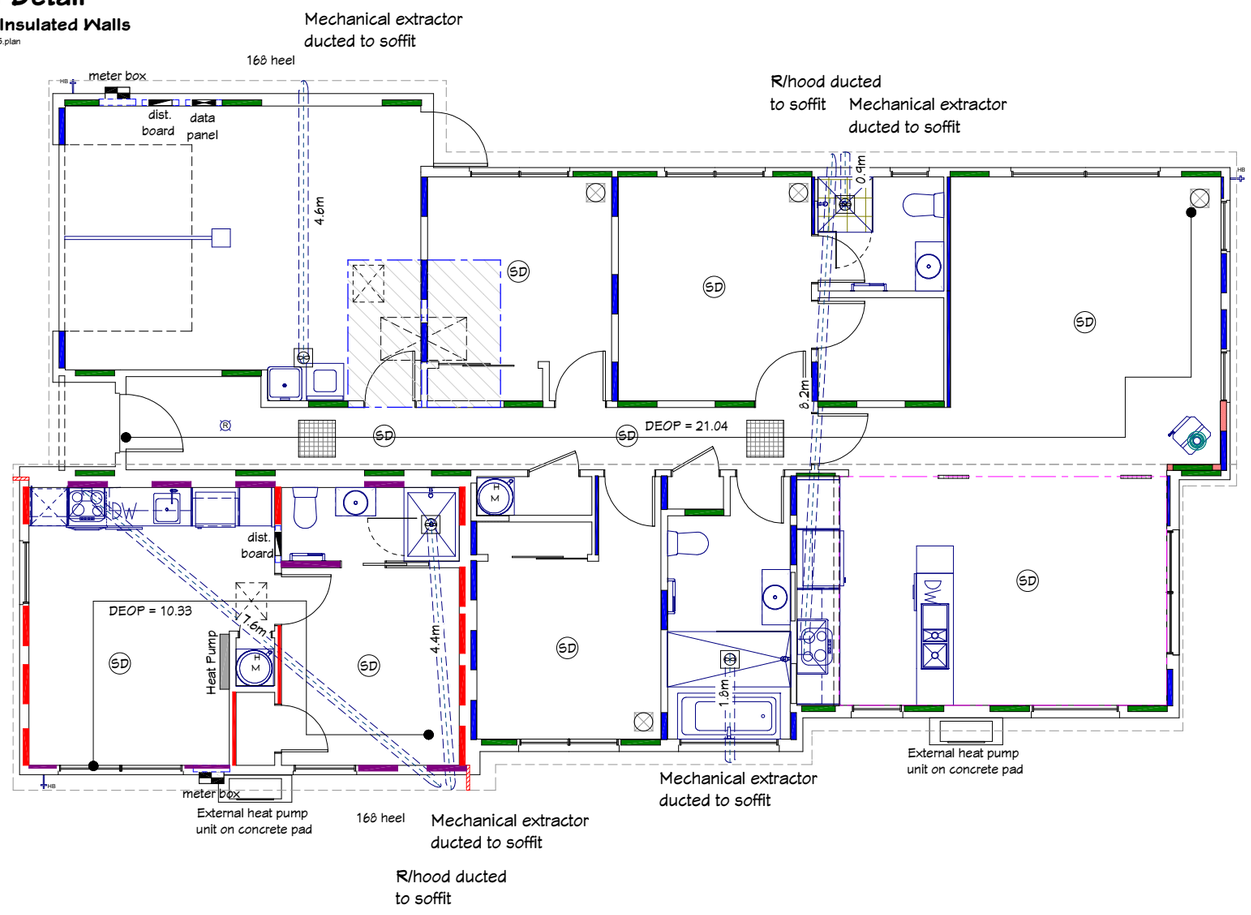


WH021 C

Hobb Clearance

Ceramic

W:\DINEX X15.plan



Electric Vehicle Charging stations:
Attached enclosed garages must have a dedicated subcircuit with adequate supply and a permanent connection to a compliant electric vehicle charging system or with RCD protection as per the Electrical (Safety) Regulations and AS/NZS 3000

Electrical cables in contact with Black Pearl® thermal break must be of a type which utilise a PVC compound containing a non migratory plasticiser. When using cables without non migratory plasticiser, there must be no direct contact between the cable and the Black Pearl® thermal break. Separation can be achieved by installing in a suitable conduit, leaving an air gap, placing fibregass insulation between the cable and the Black Pearl® or using a polyethylene or polypropylene tape between the cable and the Black Pearl® thermal break.

ELECTRICAL KEY

- RECESSED LIGHTS
- EXTRACTOR FAN
- SINGLE P/POINT
- DOUBLE P/POINT
- RCD POINT
- TV OUTLET
- TELEPHONE JACK
- 2 WAY LIGHT CIRCUIT
- RANGEHOOD DUCTING
- SMOKE DETECTORS
- HEAT SENSOR

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NOTES:

Bracing Element Lines

- Holes or intrusions into the ZOG® frame bracing elements may require engineers specific design for remedial work. 'The designer' must be contacted for an alternative solution prior to any intrusions and/or modifications being made to bracing elements.
- Any switch mounted into plasterboard used as a component in the bracing element must be a minimum of 150mm from the element edge.
- Meter box to be 500mm max width.
- Positions of ventilation ducting is approximate only and to be confirmed by the installer.
- All recessed lights to be Type IC (Abutted & Covered)
- Mechanical ventilation is compliant with G4/AS1 1.3.3 a) 25 L/s for showers and baths, and b) 50 L/s for cooktops.
- Artificial lighting to be installed in all access routes and shall provide a minimum 20 lux at floor level.
- Smoke Detectors and Heat Sensors Interconnected so that when one activates all smoke alarms in the household unit will sound.

Alarm Type Recommendations:

- Photoelectric are suitable throughout but are not recommend in Bathroom or Laundries. (If Specific Alarm is rated for kitchen use)
- Multi-sensor/multi-criteria are best throughout but are not recommend in Open Kitchen, Bathroom, Laundries or Garages. (If Specific Alarm is rated for kitchen use)
- Ionization are only suitable for Living/Family Rooms.
- Where the Kitchen is in a Separated Room then a Heat Sensor Alarm is recommended in this area.

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Exposure Zone:	C
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Snowload:	1.5kPa

Electrical Plan

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DRAWN:	Kyle F	DATE:	13/10/2026
SCALE:	N.T.S	SHEET No.	61 OF 62

EXTERIOR

Fascia
Stratco Continuous
External gutter
Stratco Quarter Round 150
Downpipes
Metalcraft 80mm Colorsteel downpipe
Roofing
ER Freeman Roofing Five Rib - 0.4mm BMT
Profiled Metal - Coating
Colorsteel Maxam
Roof underlay
ThermaKraft Covertek 407
Roof Ventilation
Fascia Vent
G1200N - 17mm - Roof pitches above 15 degrees
Roll Rafter Tray
G502
Ridge Vent
RV10 - Half
Soffit cladding
4.5mm Hardie Flex™
Herman Pacific Vertline Shiplap Cedar
Garage door jamb
180x19 H3 Rad FJ PP
Garage door head
Resene 50mm Graphex Insulated Facade System - Suspended - 40mm Cavity
Garage door
Dominator Insulated Sectional Doors R1.34
External joinery
Bradnams Southern41™ Thermal R0.50
Wall underlay and Thermal Break
HomeRAB Thermal Break
Wall underlay jointing tape
Thermakraft Premium Joining Tape - Vertical Joints
Thermakraft Thermaflash - Horizontal Joints
Flexible flashing tape
Thermakraft Thermaflash
Wall Cladding
Resene 50mm Graphex Insulated Facade System - Suspended - 40mm Cavity
Herman Pacific Vertline Shiplap Cedar - 40mm Structural Cavity Batten
ER Freeman Roofing - Five Rib - 18mm Cavibat - 0.4mm BMT
Foundation Insulation
Insulform InsulSlab 355 Fully 50mm Insulated Waffle Pod Floor – R2.86

LAUNDRY

Laundry tub/sink
Robinhood Supertub ST1004 - with Washing Machine only
Sink Splashback
Painted Wall
Laundry Ventilation
Manrose FAN0101 Kit - Hyper 150

SPECIFIC DESIGN PRODUCTS

Fire Heating system
Metrofires Tiny Rad Woody - Wood Fire - ECAN - 172397
Ducted Heating system
Daikin - FDMA125A-VFV
Intertenancy Firewall
Resene Integra Intertenancy Systems - 50mm Panel with R2.8 Pink Batts Insulation
Flooring - Service Platform
Kopine Ultralock

INTERIOR

Ceiling insulation
Pink® Batts® Classic R3.6 Ceiling - 2 layers
Wall insulation
Pink® Batts® Ultra Steel Wall R2.8
Ceiling lining
Gib® Standard 10mm
Gib Aqualine® 10mm - Bathroom and Ensuite only
Ceiling Finish
Resene SpaceCote paint - All rooms
Wall lining
Gib® Standard 10mm
Gib Aqualine® 10mm - Bathroom and Ensuite and tiled showers
Wall Finish
Resene SpaceCote paint - All rooms
Wall tiles - Tiled Shower only
Wall angle trims
Gib® Goldline™ Square Corner Trim
Ceiling hatch
2x The Hatch 600x500mm + Single layer of Ceiling Insulation above - R3.6
Cornice
Square stopped
Cornice cpds & closets
Square stopped
Skirting
Ecotrim 60x10mm Rad FJ Single Bevel
Architraves
Ecotrim 40x10mm Rad FJ Single Bevel
Door jambs
19mm Rad FJ Flat Jamb & Planted Stops
Doors
Flush PQ HC - 1980
Doors Wardrobe Sliders
MDF Slider - 1980
Door furniture
Schlage Medio Series
Door finish
Resene Lustacryl Paint
Hot water heater
2x Rheem Mains Pressure Electric MP 180L 312 180 15
HWC Safe Tray
2x Metal Tray
Interlinked Smoke Alarms
Cavius 2107 CAV10WF - Wireless Battery Smoke alarm

DRAINAGE

Stormwater pipes
Marley
Sewer pipes
Marley

KITCHEN

Bench top
Tristone
Sink
Lazio NZLSS 10745
Cooktop
Electric
Cooktop Splashback
Tiles
Rangehood
Fisher Paykel Rangehood HC90PLX4 - 780m³/hr (217 l/s)
KITCHEN FLOORING
Laminate - Tiles/Planking
Laminate - Tile/Planking:
Quick Step Eligna

BATHROOM

Bath
Clearlite Varo 1675x750
Bath Splashback and surround
Tiles - Ceramic or stone
Toilet
Stylus Basis
Vanity
VCBC Soft-Solid Surface - 900
Vanity Splashback
Tiles - Ceramic or stones
Shower base
Tiles - Ceramic or stone
Shower wall finish
Tiles - Ceramic or stone over GIB® Aqualine 10mm
Shower Waterproofing membrane
Mapei Mapegum WPS
Shower Tile Adhesive
Mapei Keraflex
Shower Niche
Atlantis EasyNiche Tiled 640x340
Heated towel rail
Evoke 7-Bar SL130 BN
Mechanical Ventilation
Manrose FAN0101 Kit - Hyper 150
BATHROOM FLOORING
Tiles - Ceramic or stone
Tiles - Ceramic or Stone
with 6% maximum water absorption and waterproof grouted joints
Waterproofing membrane
Mapei Mapegum WPS
Tiles - Adhesive
Mapei Keraflex

ENSUITE

Toilet
Stylus Basis
Vanity
VCBC Soft-Solid Surface 800
Vanity Splashback
Tiles - Ceramic or stone
Mirror
Organic-backed safety mirror (vinyl-backed)
Shower base
Tiles - Ceramic or stone
Shower wall finish
Tiles - Ceramic or stone over GIB® Aqualine 10mm
Shower Waterproofing membrane
Mapei Mapegum WPS
Shower Tile Adhesive
Mapei Keraflex
Shower Niche
Atlantis EasyNiche Tiled 340x340
Heated towel rail
Evoke 7-Bar SL130 BN
Mechanical Ventilation
Manrose FAN0101 Kit - Hyper 150
ENSUITE FLOORING
Tiles - Ceramic or stone
Tiles - Ceramic or Stone
with 6% maximum water absorption and waterproof grouted joints
Waterproofing membrane
Mapei Mapegum WPS
Tiles - Adhesive
Mapei Keraflex

KITCHENETTE

Bench top
Tristone
Sink
Lazio NZLSS-5545XL
Sink Splashback
Tiles - Ceramic or stone
Tiles - Ceramic or Stone
with 6% maximum water absorption and waterproof grouted joints
Tiles - Waterproofing membrane
Mapei Mapegum WPS
Tiles - Adhesive
Mapei Keraflex
Cooktop
Electric
Cooktop Splashback
Tiles
Rangehood
Fisher Paykel Rangehood HC60PLX4 - 780m³/hr (217 l/s)
KITCHEN FLOORING
Laminate - Tiles/Planking
Laminate - Tile/Planking:
Quick Step Eligna

BATHROOM - UNIT

Toilet
Stylus Basis
Vanity
VCBC Soft-Solid Surface 650
Vanity Splashback
Tiles - Ceramic or stones
Tiles - Ceramic or Stone
with 6% maximum water absorption and waterproof grouted joints
Tiles - Waterproofing membrane
Mapei Mapegum WPS
Tiles - Adhesive
Mapei Keraflex
Mirror
Organic-backed safety mirror (vinyl-backed)
Shower cubicle
Clearlite Sierra 1200x900
Heated towel rail
Evoke 7-Bar SL130 BN
Mechanical Ventilation
Manrose FAN0101 Kit - Hyper 150
BATHROOM FLOORING
Laminate - Tiles/Planking
Laminate - Tile/Planking:
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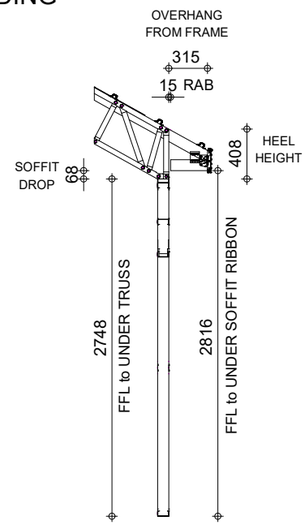
Product Schedule

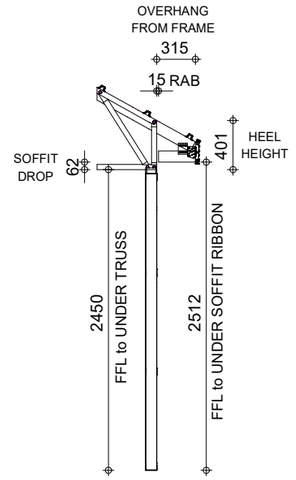
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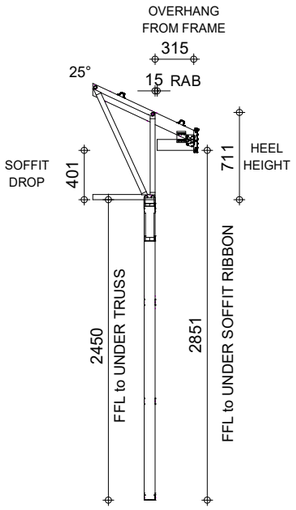
25, 29° - Roof Pitch
High - Wind Zone
0.15 kPa - Roof Dead Load
0.15 kPa - Ceiling Dead Load
0.25 kPa - Roof Live Load
1.5 kPa - Ground Snow Load

ALL FIXINGS AND HOLD DOWNS MUST BE COMPLETED BEFORE INSTALLING ROOF CLADDING

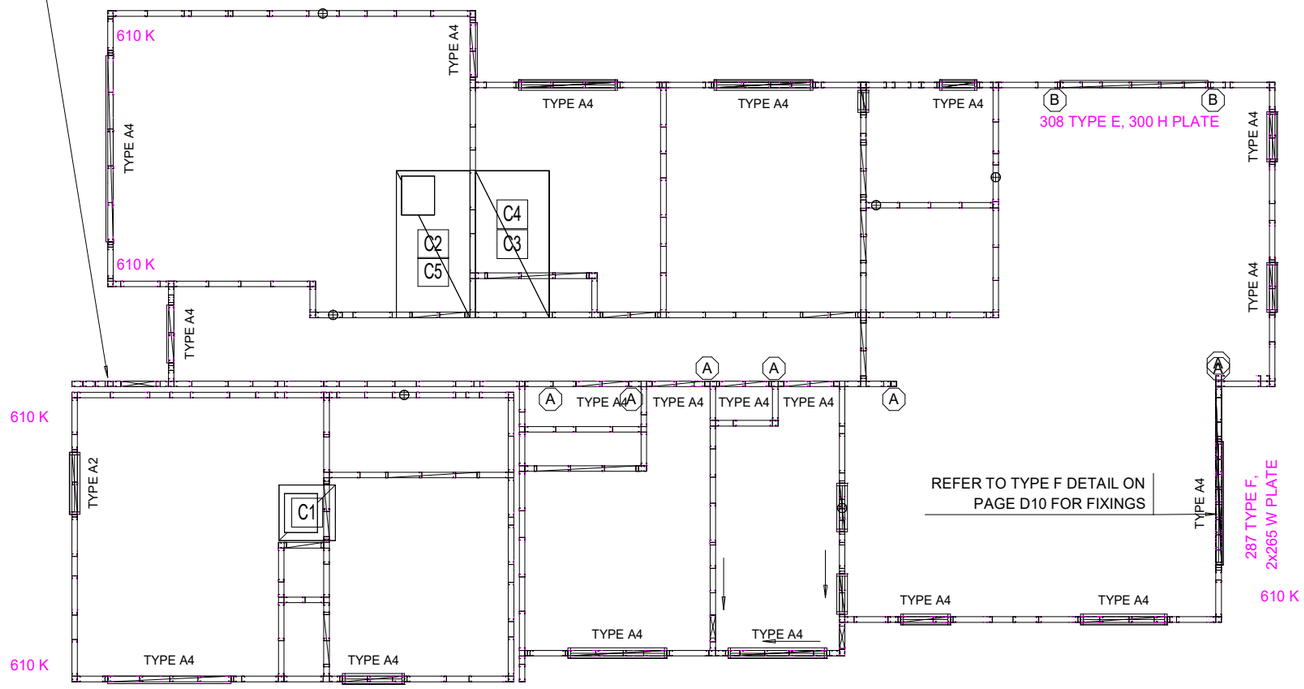
INTERNAL LINERS: 19mm TIMBER

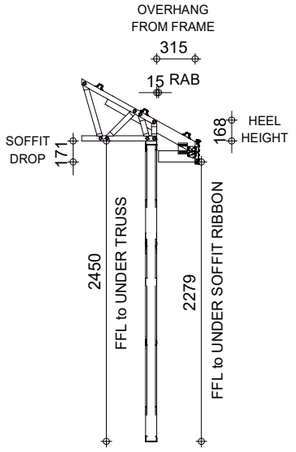


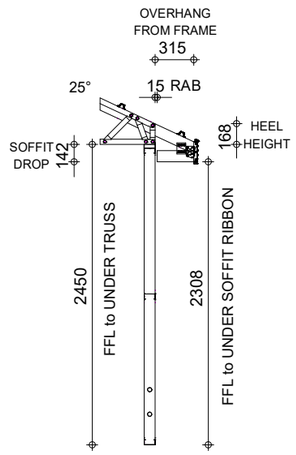




BOXED TOP PLATE FIXED TO TOP AND BOTTOM PLATES WITH 2/10g TEK SCREWS @300 CENTERS







NOTES

REFER TO THE FRAME PLACEMENT PAGE FOR STANDING FRAMES

REFER TO THE HOLD DOWN PAGE FOR HOLD DOWN TYPES
ADDITIONAL LINTEL HOLD DOWN TYPES NOTED LIKE SHOWN: (TYPE)

FORTYPE E/F PLATE DETAILS REFER TO THE CONSENT PLANS. THE E/F PLATES MUST EXTEND PAST THE BEAM/LINTEL ENDS AND BE FIXED TO THE FRAMING EITHER SIDE

LOAD BEARING WALLS ARE LABLED WITH AN "L"
NON LOAD BEARING WALLS ARE LABLED WITH AN "N"
THIS LAYOUT IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS
ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO ZOG MANUFACTURING

WALL FRAME LINTEL & FIXINGS

Frames by: zog® steel frames of the future today

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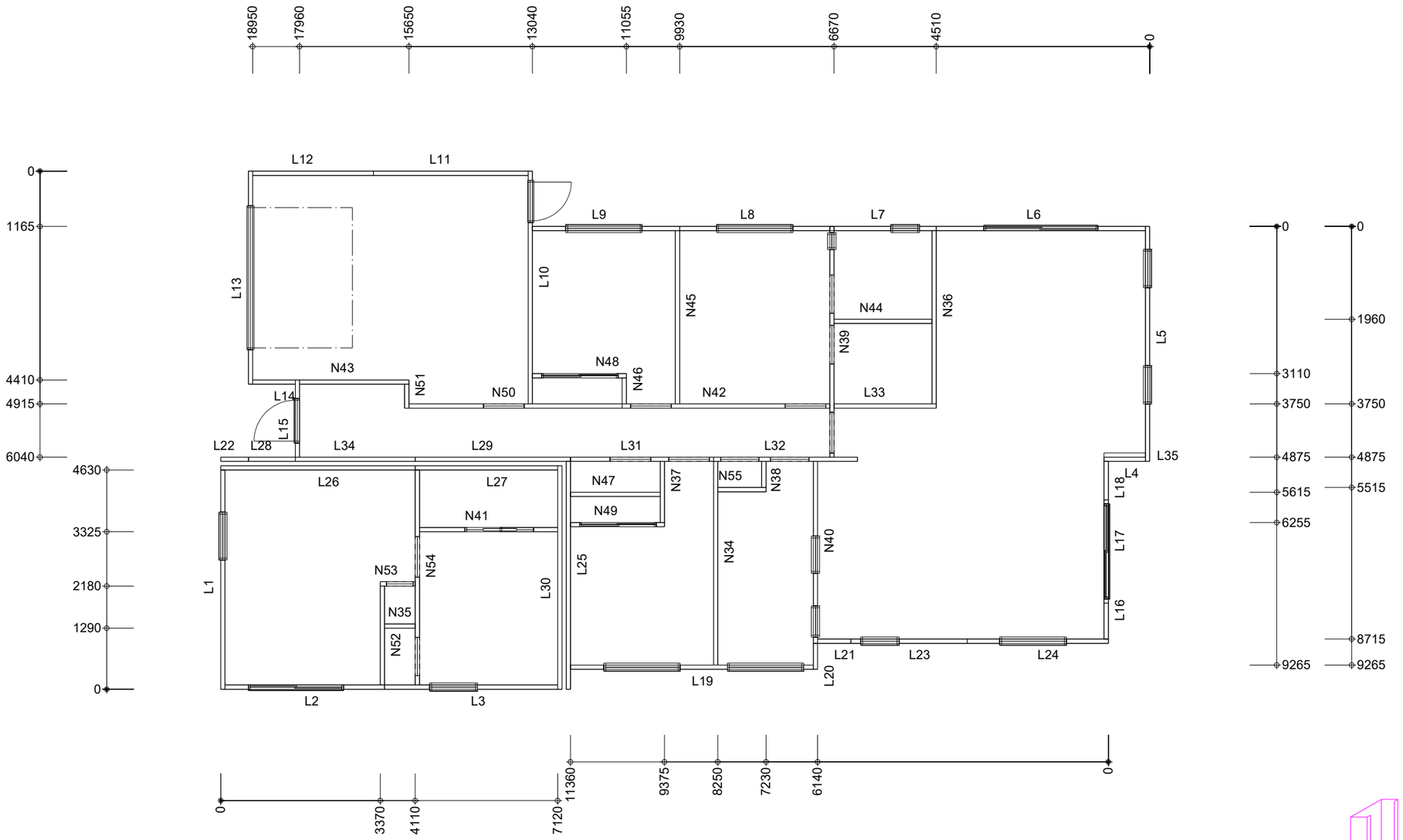
CodeMark CMNZ70023 Rev3

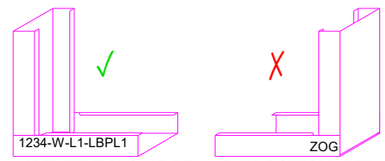
DATE DRAWN	DRAWN	SHEET NUMBER	
20.10.2026	Josh	D01	Lot 17 DP 611245 36 Calaghans Creek Rise Pembroke Rise Wanaka 9305
	JOB 96323	SCALE 1:100	

NOTES

Cutting, Drilling, Rubbings

Cold galv paint must be applied on site by contractors in all situations where the galvanised protection has been compromised by rubbing, or by heat creating construction techniques such as, but not limited to, high speed drilling or high speed cutting.





LABEL TEXT SHOULD BE ALIGNED BOTTOM LEFT

THIS PAGE MUST ONLY BE USED FOR FRAME PLACEMENT

WALL TYPES: LOAD BEARING MARKED "L", NON-LOAD BEARING MARKED "N"

ORIENTATION OF FRAMES CAN BE DETERMINED USING BOTTOM PLATE LABELS
LABELS ON THIS PAGE SHOW DIRECTION THAT BOTTOM PLATE LABEL MUST FACE
IF BOTTOM PLATE "ZOG" MARK IS FACING PLAN LABEL THEN ORIENTATION IS WRONG

FRAME PLACEMENT

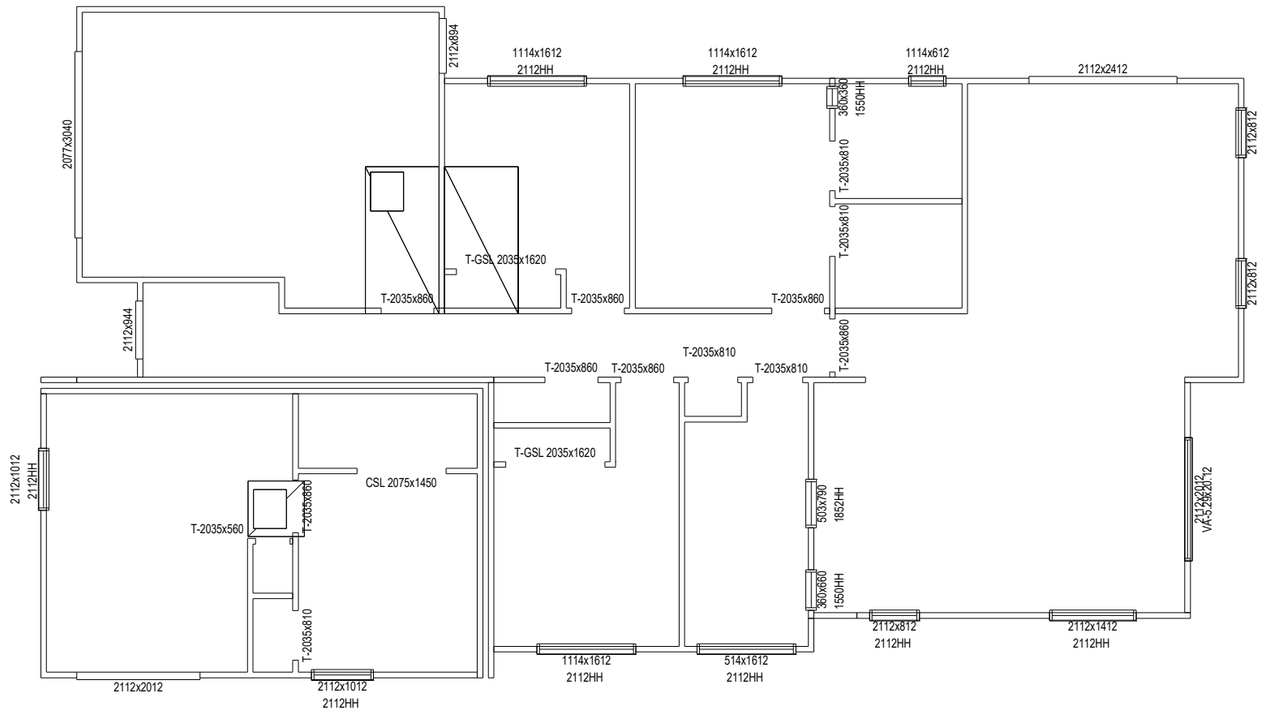
Frames by: zog® steel frames of the future today

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DATE DRAWN	DRAWN	SHEET NUMBER	
20.10.2026	Josh	D02	Lot 17 DP 611245
	JOB 96323	SCALE 1:100	36 Calaghans Creek Rise Pembroke Rise Wanaka 9305



OPENING TRIMS

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CodeMark CMNZ70023 Rev3

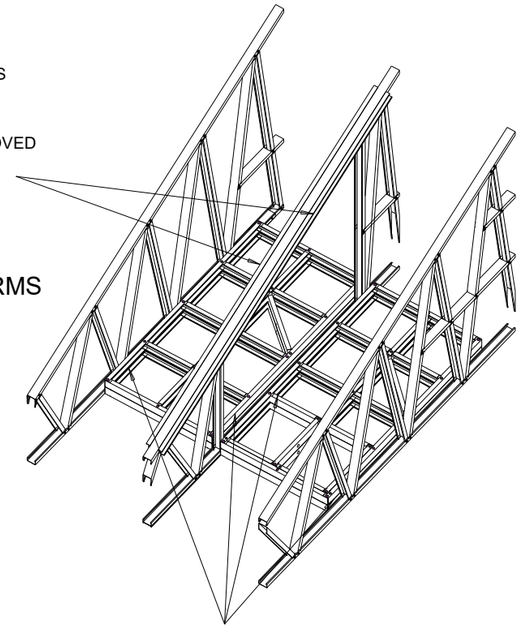
DATE DRAWN	DRAWN	SHEET NUMBER	
20.10.2026	Josh	D03	Lot 17 DP 611245 36 Calaghans Creek Rise Pembroke Rise Wanaka 9305
	JOB 96323	SCALE 1:100	

ALL FIXINGS AND HOLD DOWNS MUST BE COMPLETED BEFORE INSTALLING ROOF CLADDING

25, 29° - Roof Pitch
High - Wind Zone
0.15 kPa - Roof Dead Load
0.15 kPa - Ceiling Dead Load
0.25 kPa - Roof Live Load
1.5 kPa - Ground Snow Load

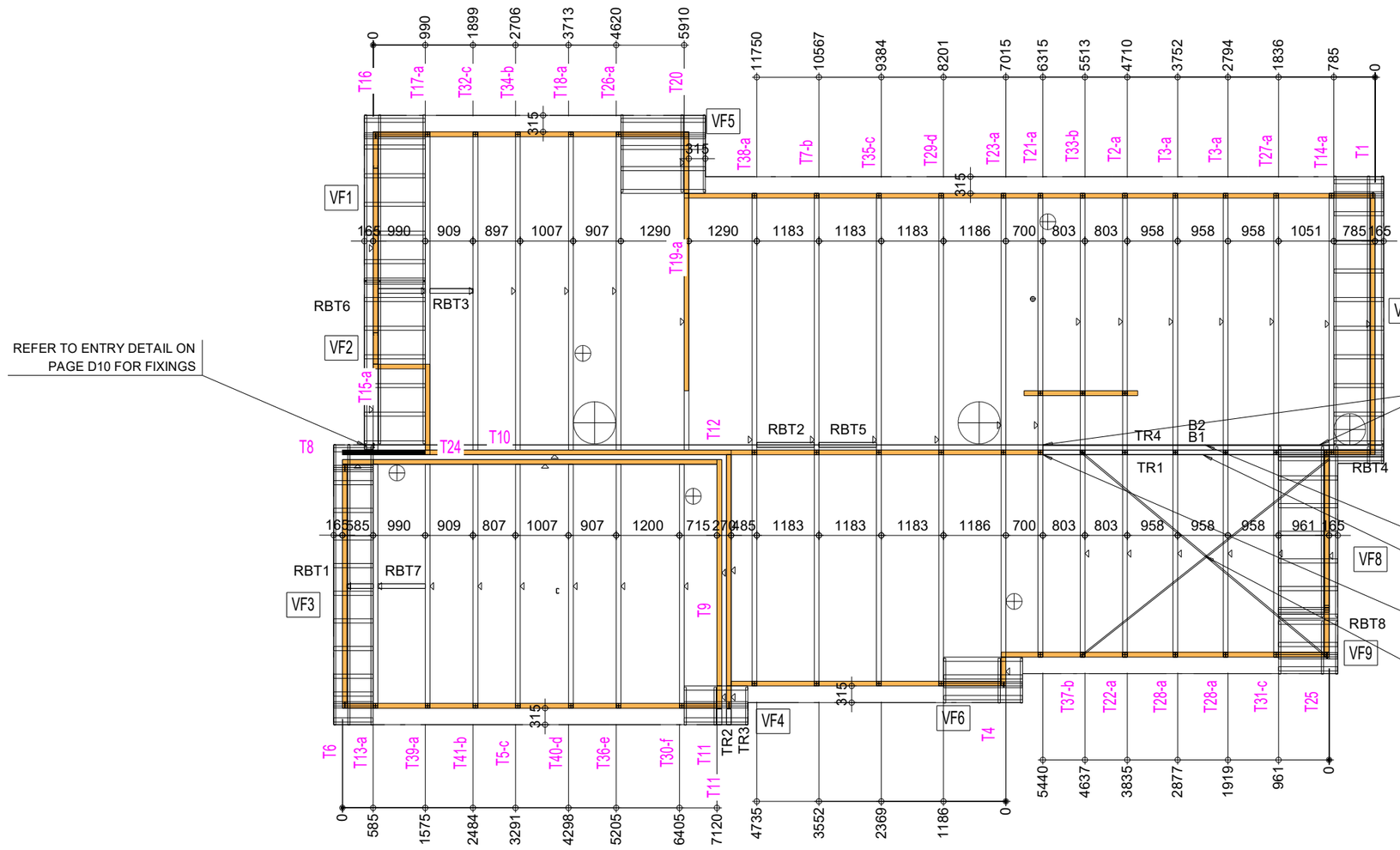
TRUSS T19 WITH WEBS REMOVED FOR ACCESS
IS TO BE CONTIUOUSLY SUPPORTED OVER
LOAD BEARING INTERNAL WALL AT THE VERY
LEAST IN AREA THAT THE WEBS HAVE BEEN REMOVED

FIX ADDITIONAL C SECTIONS TO BOTH SIDES
OF TOP CHORD WITH 10g TEK SCREWS AT
500c/c AND 2/10g TEK SCREWS AT EACH WEB



FIX CEILING PANELS TO BOTTOM CHORDS
WITH 10g TEK SCREWS AT 450c/c AND
2/10g TEK SCREWS AT EACH WEB

DUCTED HEATING PLATFORMS



REFER TO ENTRY DETAIL ON
PAGE D10 FOR FIXINGS

SIT BOTH BEAMS DIRECTLY ON WALL FRAMING
(NO TOP PLATE PACKER)

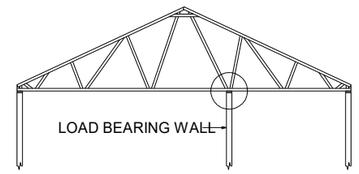
B1 / B2 IS A 2 PLY TRUSS, FIX
TOGETHER ONSITE USING 10g
SCREWS @ 500c/c TO CHORDS
AND 2/10-16tpi x16 SCREWS PER WEB

B1 & B2 ARE 1828 DEEP TYPE A4 BEAMS
& TR1 & TR4 ARE PACKERS BELOW

FIX EACH PLY INTO DIAGONALS
WITH 6/10g TEK SCREWS EACH

Single
25mm x 0.8mm strap braces fixed to each top chord intersected and the top plate. The angle shall be between 30 and 60 degrees to the truss top chord and shall not sag more than 1/500 of the distance between supports. Tension devices are used to remove excessive sag, care shall be taken not to over-tension the braces. At the bottom end the strap shall be carried over the top plate, down a stud by 100 mm, and fixed with a minimum of 4 x 10g screws.

FACTORY CHECK:
LOADED: _ __ __ __ __ __ __ __ _
MADE BY: _ __ __ __ __ __ __ __ _
_ __ __ __ __ __ __ __ _
_ __ __ __ __ __ __ __ _
CHECKED: _ __ __ __ __ __ __ __ _
DRIVER CHECK: __ __ __ __ __ __ __ _



POSITION TRUSS SO THAT WEBS
ARE ABOVE THE LOAD BEARING
WALL

ROOF TRUSS SETOUT

Frames by: zog® steel frames of the future today

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DINEX architectural designers

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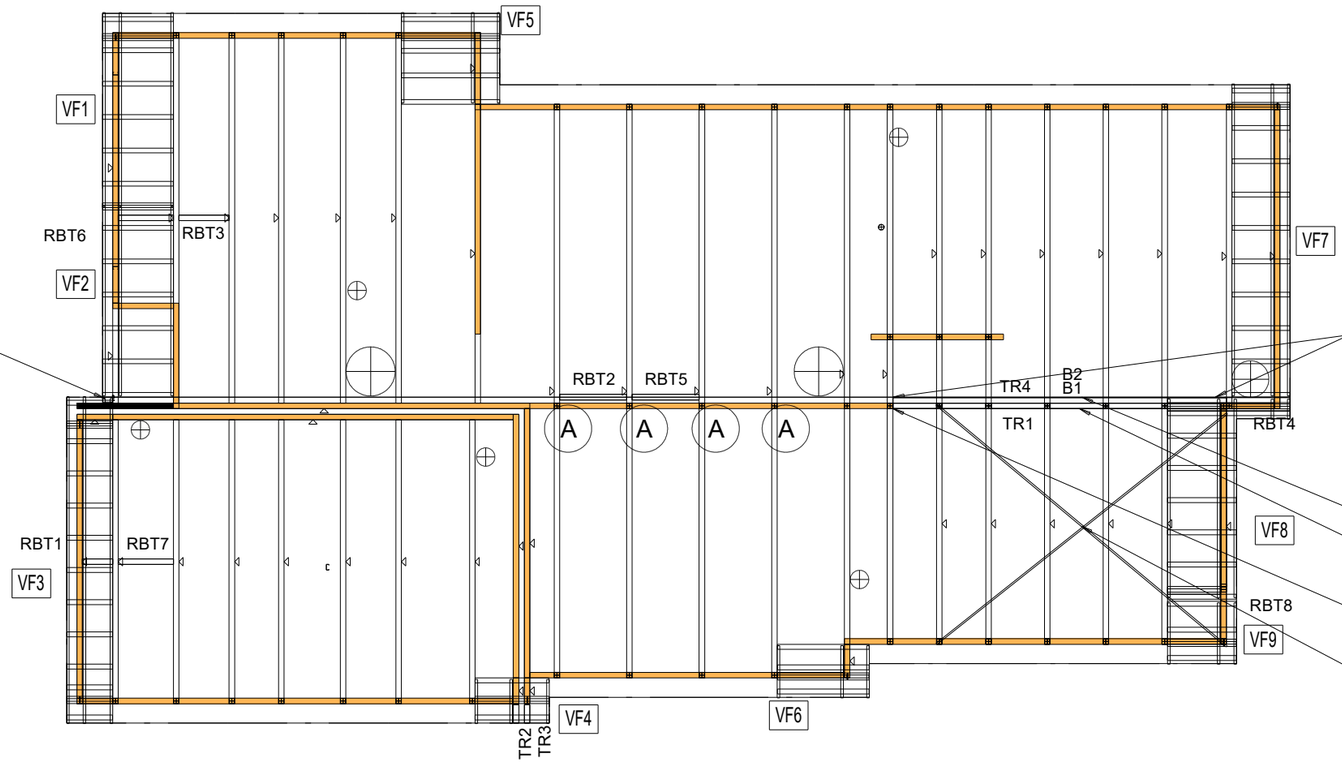
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20.10.2026	Josh	D04	Lot 17 DP 611245
	JOB	SCALE	36 Calaghans Creek Rise
	96323	1:100	Pembroke Rise
			Wanaka 9305

TYPE	S	A	B	C
ZOG BRACKET TO TRUSS - SCREWS	2	4	6	8
ZOG TRUSS TO TRUSS - SCREWS	2	4	6	8
ZOG BRACKET TO TOP PLATE - SCREWS	2	4	6	8
EXTRA STUD GROUP SCREWS AT TOP PLATE		1	2	4
EXTRA STUD GROUP SCREWS AT BOTTOM PLATE		1	2	4
10x100 ANCHOR SCREW BOLT & WASHER	1	1	1	
16x150 ANCHOR SCREW BOLT & WASHER				1
ZOG BOTTOM PLATE ANCHOR	N/A	1	1	1

ANCHOR BOLTS MUST BE WITHIN 100mm FROM CENTRE OF STUD
ALL ONSITE SCREW CONNECTIONS ARE TO BE 10GX16TPI SCREWS

25, 29° - Roof Pitch
High - Wind Zone
0.15 kPa - Roof Dead Load
0.15 kPa - Ceiling Dead Load
0.25 kPa - Roof Live Load
1.5 kPa - Ground Snow Load

REFER TO THE LATEST ZOG MANUAL FOR ALL HOLD-DOWN AND TRUSS CONNECTION DETAILS



REFER TO ENTRY DETAIL ON PAGE D10 FOR FIXINGS

SIT BOTH BEAMS DIRECTLY ON WALL FRAMING (NO TOP PLATE PACKER)

B1 / B2 IS A 2 PLY TRUSS, FIX TOGETHER ONSITE USING 10g SCREWS @ 500c/c TO CHORDS AND 2/10-16tpi x16 SCREWS PER WEB

B1 & B2 ARE 1828 DEEP TYPE A4 BEAMS & TR1 & TR4 ARE PACKERS BELOW

FIX EACH PLY INTO DIAGONALS WITH 6/10g TEK SCREWS EACH

Single
25mm x 0.8mm strap braces fixed to each top chord intersected and the top plate. The angle shall be between 30 and 60 degrees to the truss top chord and shall not sag more than 1/500 of the distance between supports. Tension devices are used to remove excessive sag, care shall be taken not to over-tension the braces. At the bottom end the strap shall be carried over the top plate, down a stud by 100 mm, and fixed with a minimum of 4 x 10g screws.

HOLD DOWN TYPES:

TRUSS HOLD DOWNS:
ALL FIXINGS ARE TYPE S UNLESS NOTED ON THIS PAGE

WALL BOTTOM PLATE HOLD DOWNS TO BE THE GREATER OF:
- STANDARD TYPE S HOLD DOWN
- TYPE TRANSFERRED DOWN FROM TRUSS TO SUPPORTING STUD
- BRACE WHERE REQUIRED (TYPE A INTERNAL, TYPE B EXTERNAL)
- IF DISPLAYED USE TYPES NOTED ON FLOOR FRAMING PAGE

KEY:
SCREWS MUST BE FIXED IN SHEAR FOR CORRECT KN

DETAIL TO THE LEFT INDICATES LOCATION OF ROOF BRACE TRUSS. RBT TO BE FIXED TO INTERSECTING TRUSS WITH 2/10G SCREWS TO THE TOP AND BOTTOM.

RBT

ROOF TRUSS FIXING & BRACING

Frames by: zog® steel frames of the future today

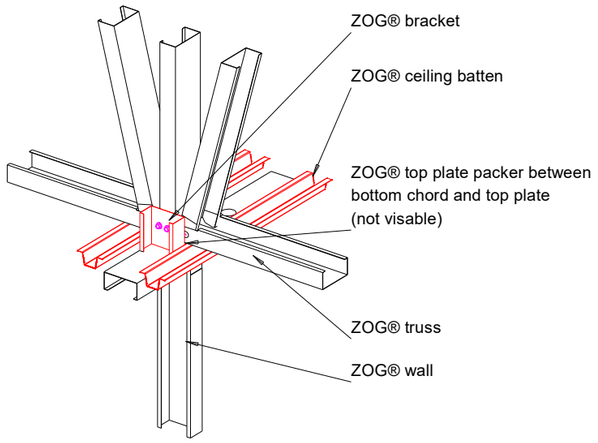
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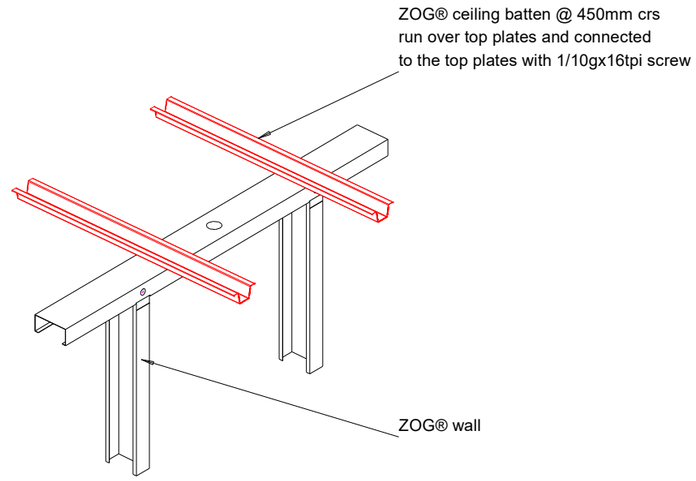
CodeMark CMNZ70023 Rev3

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	JOB 96323	SCALE 1:100

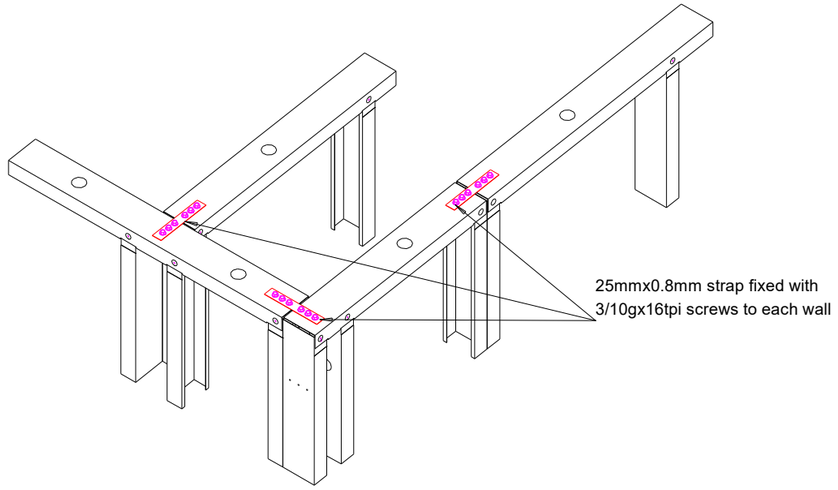
Lot 17 DP 611245
36 Calaghans Creek Rise
Pembroke Rise
Wanaka 9305



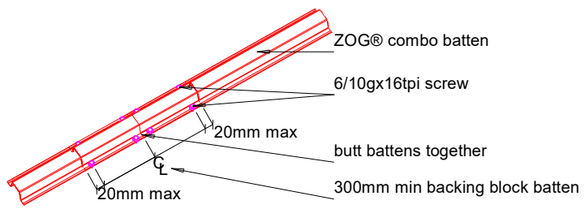
Top Plate System
Load-bearing Walls

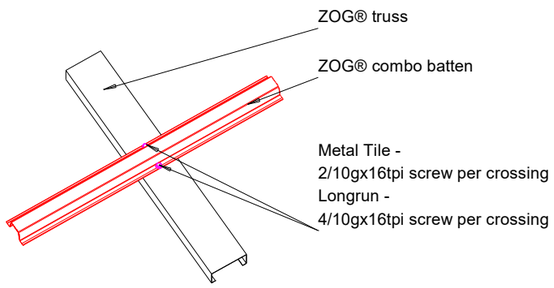


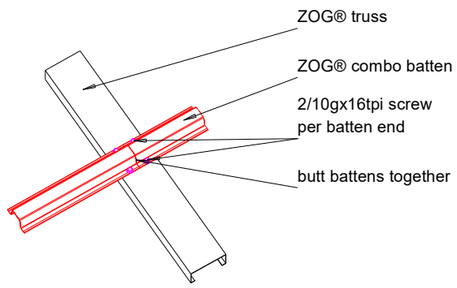
Top Plate System
Non Load-bearing Walls



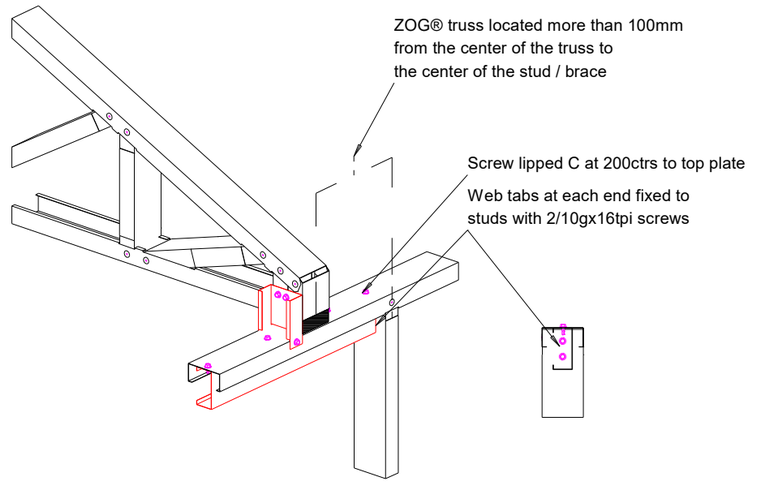
Top Plate System
Wall Intersection (6kN)







Ceiling / Roof Batten Connections



NOTE:
Top plate stiffeners are required for truss spans over 2.0m and if the truss is located further than 100mm from the center of the truss to the center of the stud / brace. A top plate stiffener isnt required if the top plate is boxed by ZOG manufacturing.

Top Plate Stiffener

Wall Frame Details - Top Plate

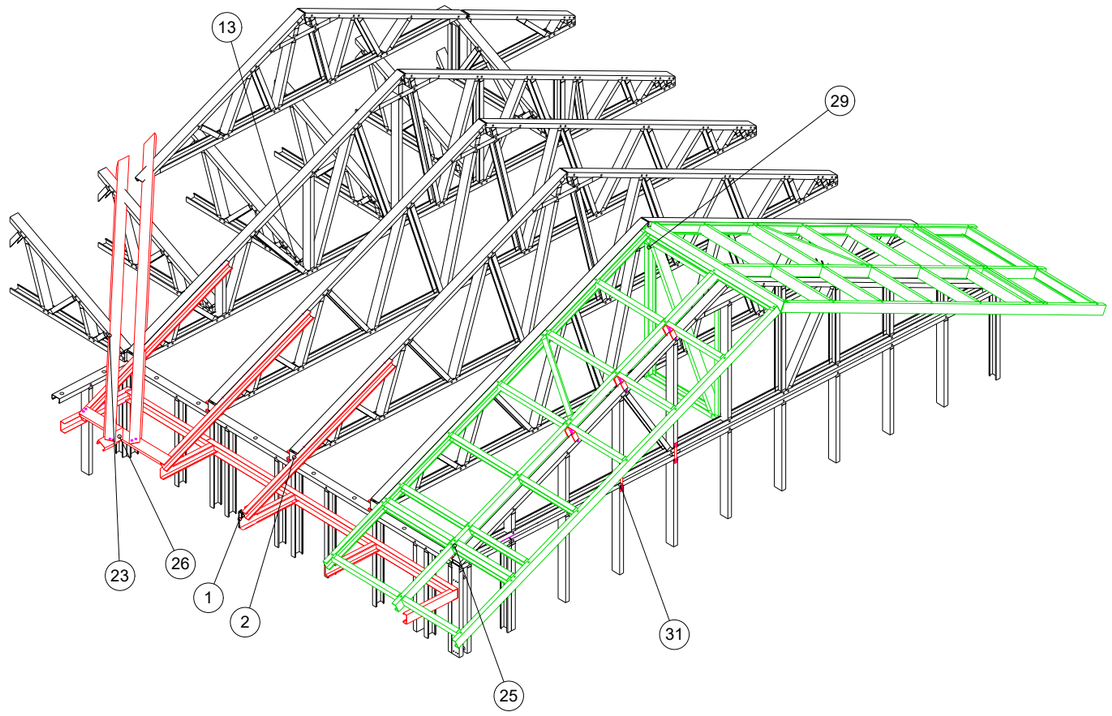
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DATE DRAWN	DRAWN	SHEET NUMBER	
20.10.2026	Josh	D06	Lot 17 DP 611245 36 Calaghans Creek Rise Pembroke Rise Wanaka 9305
	JOB 96323	SCALE N.T.S.	



Roof Details 3D - reference only

Frames by:

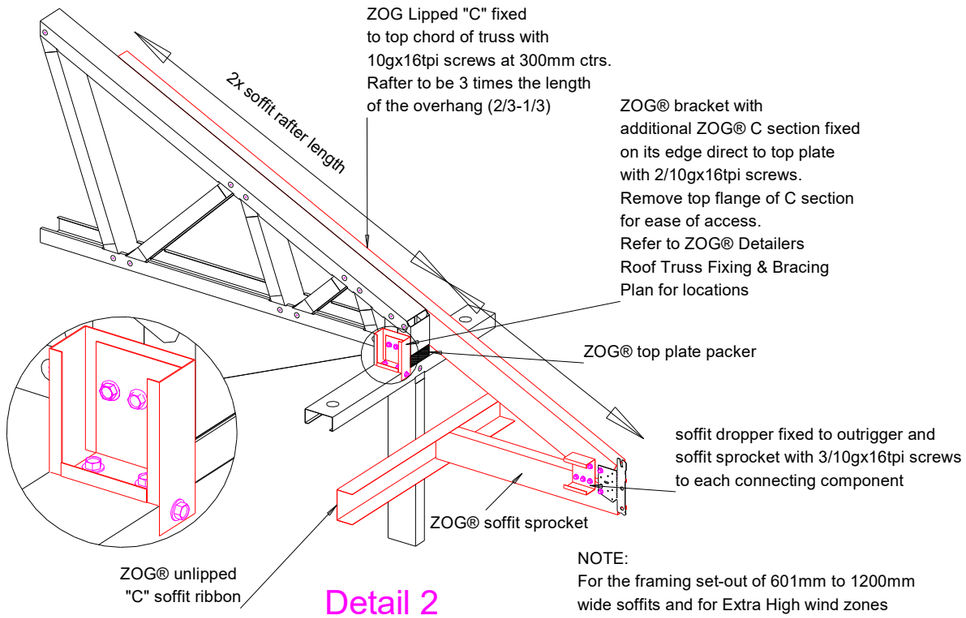
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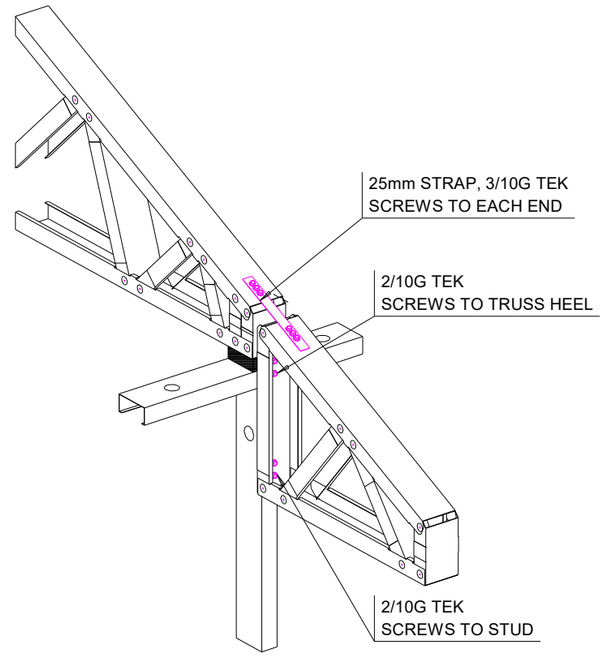
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	JOB 96323	SCALE N.T.S.	



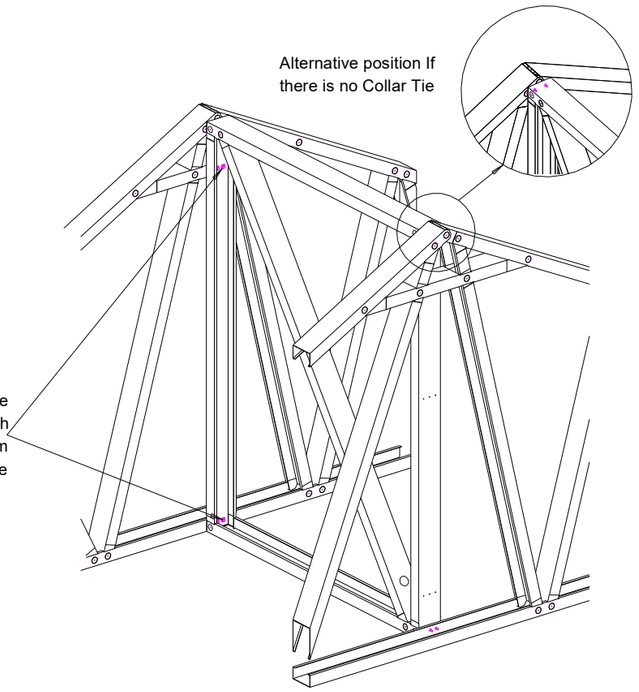
NOTE:
For the framing set-out of 601mm to 1200mm wide soffits and for Extra High wind zones ZOG® soffit sprockets are required at 600crs max

Detail 2
Soffit Method - Flat

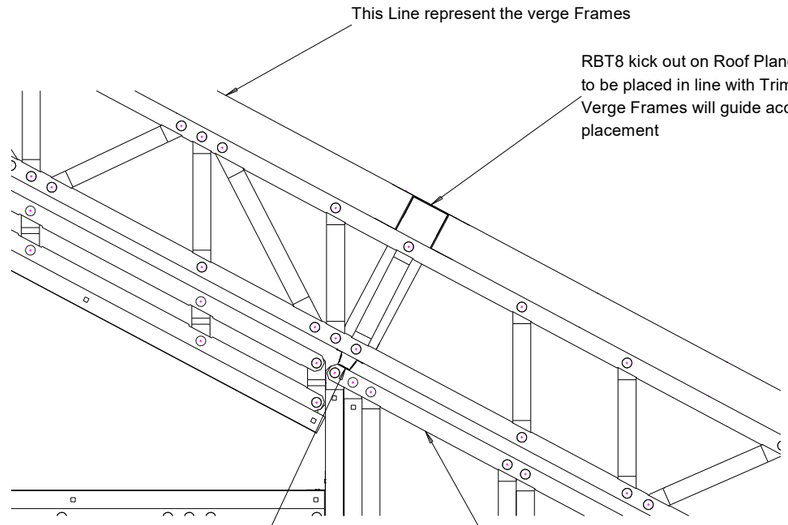
	Sgl Bracket			Dbl Bracket	
Type	S	A	B	C	D
Rating	5kN	10kN	15kN	20kN	30kN
Screws to Truss	2	4	6	8	12
Screws to Top Plate (half each side)	2	4	6	8	12
Bottom Plate Hold Down Type	S	A	B	C	D



FIRE WALL SOFFIT TRUSS CONNECTION



Detail 29
Roof Brace Truss



Roof Frame Details On Site 1

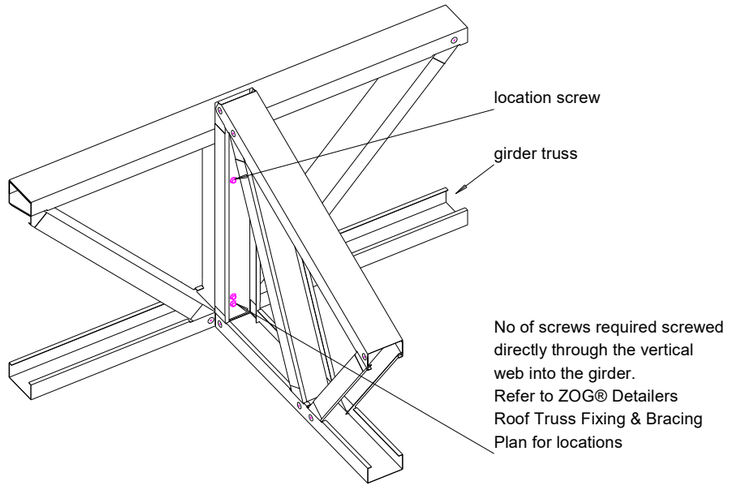
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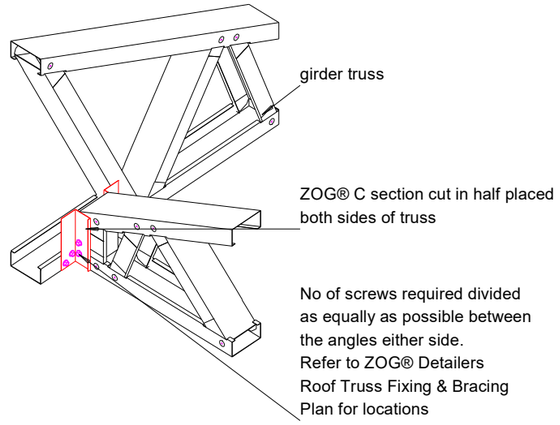
DINEX architectural designers

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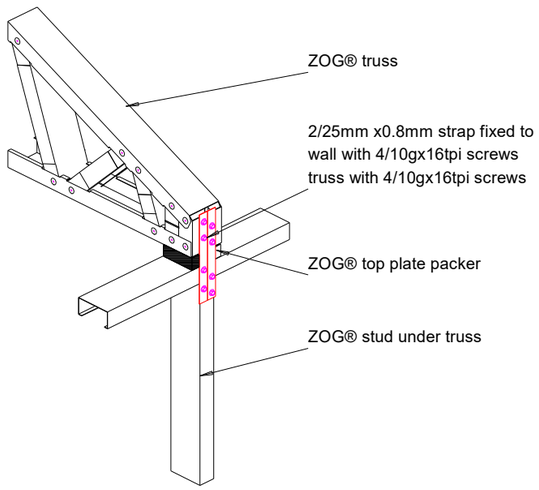
DATE DRAWN	DRAWN	SHEET NUMBER	
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	JOB 96323	SCALE N.T.S.	



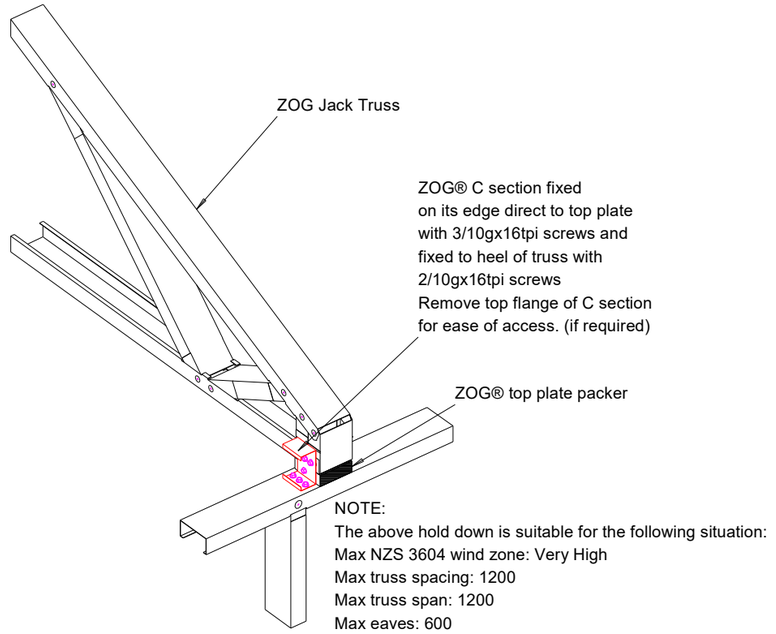
Detail 14
Truss To Girder Truss - Option 2



Detail 13
Truss To Girder Truss - Option 1



Detail 16
Alternative Truss To Top Plate
Type A (10kN)



Jack Truss Hold Down

Roof Frame Details On Site 2

Frames by:

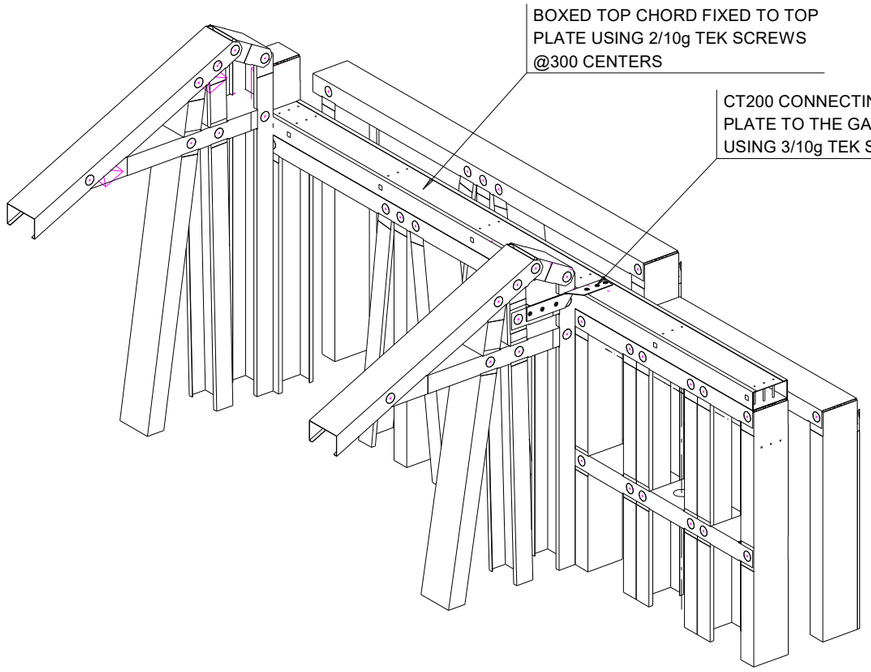
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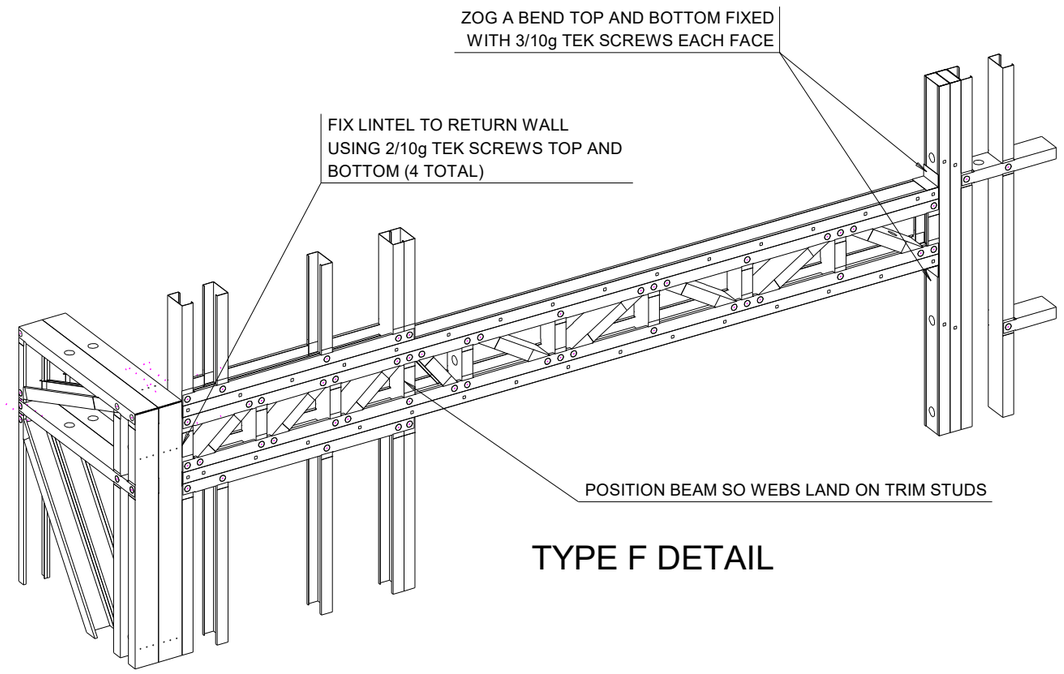
DINEX architectural designers

CodeMark CMNZ70023 Rev3

DATE DRAWN	DRAWN	SHEET NUMBER	
20.10.2026	Josh	D09	Lot 17 DP 611245 36 Calaghans Creek Rise Pembroke Rise Wanaka 9305
	JOB 96323	SCALE N.T.S.	



ENTRY DETAIL



TYPE F DETAIL

Roof Frame Details On Site 3

Frames by:

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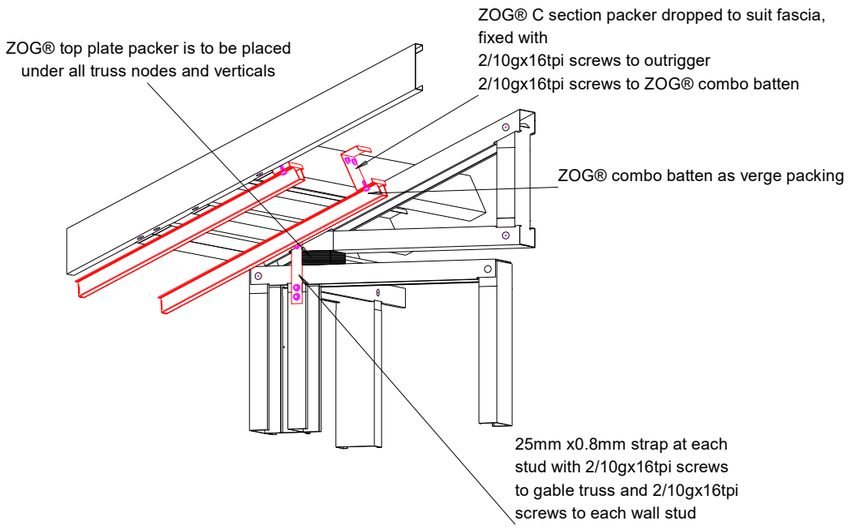
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DINEX architectural designers

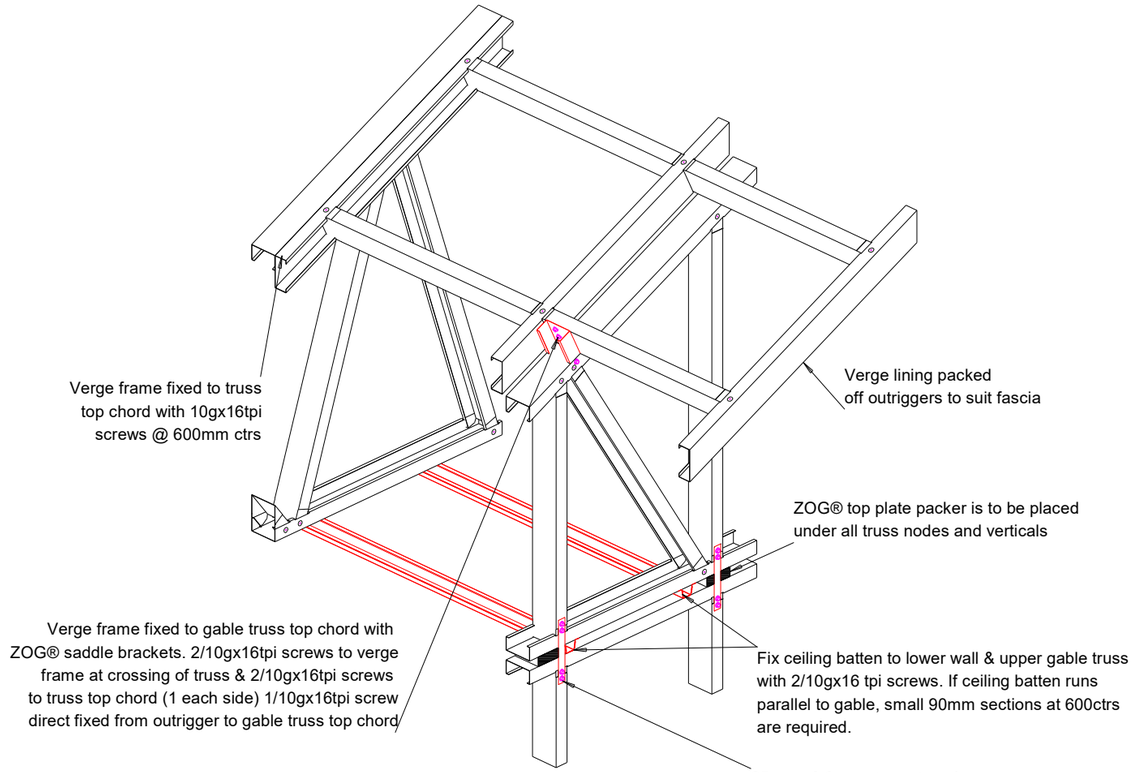
CodeMark CMNZ70023 Rev3

DATE DRAWN	DRAWN	SHEET NUMBER
20.10.2026	Josh	D10
	JOB 96323	SCALE N.T.S.

Lot 17 DP 611245
36 Calaghans Creek Rise
Pembroke Rise
Wanaka 9305



Detail 25
Gable Truss Heel



Detail 31
Gable and Verge

Roof Frame Details On Site 4

Frames by:

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DINEX architectural designers

CodeMark CMNZ70023 Rev3

DATE DRAWN	DRAWN	SHEET NUMBER	Lot 17 DP 611245
20.10.2026	Josh	D11	36 Calaghans Creek Rise
	JOB 96323	SCALE N.T.S.	Pembroke Rise
			Wanaka 9305