NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



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Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **COVER PAGE**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **1** **of 36 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

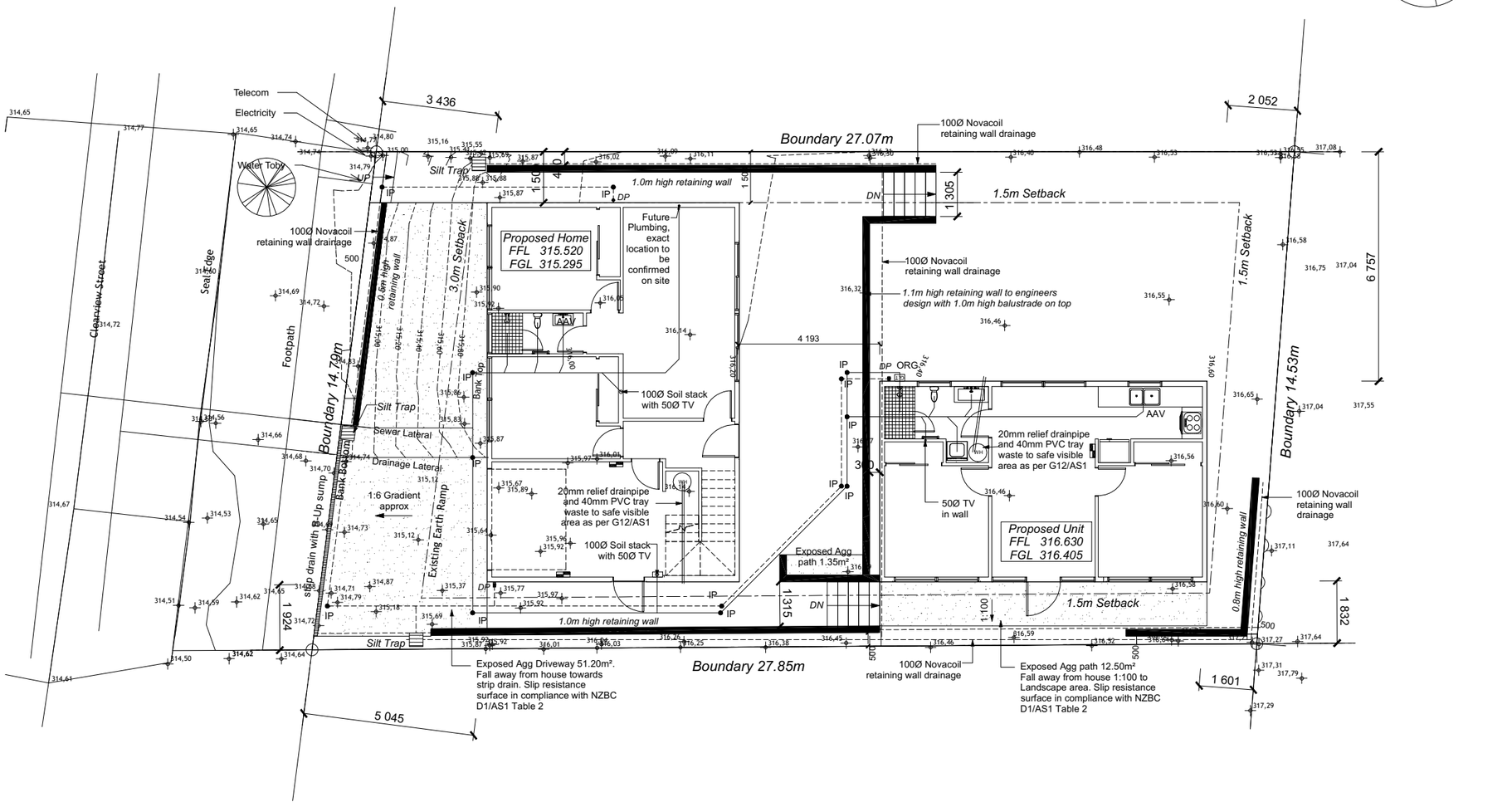
GENERAL NOTES:
Contractor is to confirm all Dimensions on site before commencing work.
All discrepancies or omissions must be confirmed with the Designer before commencing work.
Unless noted otherwise all dimensions are nominal, including timber sizes.
Finished timber sizes shall be greater than or equal to those noted in NZS 3604 part 2.2
All work is to be carried out in accordance with the New Zealand Building Code and local bylaws as they apply eg: QLDC
BI: Structure. Unless noted otherwise all timber is to be SG8, and all timber framing is to comply with NZS 3604 Pt 2.2 Amendment 2, 2006.
B2: Durability. Unless noted otherwise all timber is to be CCA treated to HI .2 min. Where Galvanized Brackets and fixings are in contact with CCA treated timber, and are likely to be regularly wetted in service (ie:Deck Framing) the Galv fixings are to be powder coated to prevent corrosion.
Cl-4: Refer to the Smoke alarm positions on the Floor Plans. Ensure only approved 'hush type' smoke alarms to AS3786, BS5446 pt!, or UL 217 as per NZBC F7 / AS I are installed.
DI: Access. Ensure all surfaces along exterior access routes are non-slip to the requirements of the code. The minimum level of finish would be:
"Exposed Concrete: Broomed Finished.
"Timber Deck: Non Slip finish.
"Tiles: Non-slip type.
"Interior Tiled floors in Bathrooms.
EI: Surface Water. Minimum pipe gradients and sizes.
Impervious surfaces 1: I 00 fall min.
All pipes passing through concrete are to be lagged in Denso Tape.
E3: 10mm Aqualine Gib behind all wet areas on HI.2 framing. Impervious surface finishes to all Bathrooms, Laundries and wet areas.
F2: All glazing to comply with NZS 4223 part 3 and to the following.
Framed Shower screen and Bath enclosuresGrade A glazing material as per Table 3. I.
Panels and doors with one urrframed edge 5mm min thick Toughened Safety Glass
Frameless pivot or hinge doors 6mm min thick Toughened Safety Glass
Glazing within 1500mm above abutting FFL, or standing area of a bath or shower Grade A safety Glazing material in accordance with Table 3.1
Glazing greater than 1500mm above the abutting FFL, or standing level of a bath or shower Annealed glass to NZS 4223: Part 4
G9: Electricity. All Electrical work is to comply with electrical codes of practice and a Certificate of Compliance left with the homeowner.
Gl3: Foul Water. All work is to comply with Gl3/AS3-AS3500. Minimum Gradients: 50mm drains 1:40, 65mm drains 1:40, 100mm drains 1:60

SITE INFORMATION
LEGAL DESCRIPTION
LOT 58 DP 560353
Site Area: 400.00 sqm
Address: 51 Clearview Street
Wanaka - 9305

SITE DETAILS/PROJECT AREAS
Wind Zone: Very High
Wind Region: A
Lee Zone: No
Snow Loading: N5 upto 0.9Kpa
Corrosion Zone: Zone B
Earthquake Zone: Zone 3
Terrain: Inland
Exposure: Exposed
Topography: Gentle
Sea Spray Zone: No

Floor Area (Foundation) House: 81.27m²
Floor Area (Foundation) Unit: 55.33m²
Upper Floor Area: House 70.85m²
House Deck Area: House 17.38m²
Floor Area Framing (Total): 207.45m²
Total Floor Area including Deck: 224.83m²
Site Coverage: 35.89%

Sediment control and site safety requirements are noted in the attached Specifications.



PROPOSED SITE PLAN
1:150

DRAINAGE LEGEND

- - - - - - - - -	Stormwater DN100mm uPVC
———————	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

DRAWING NOTES
Verify all dimensions, sizes and levels on site prior to commencing any work.
All work is to comply with the NZBC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED SITE PLAN**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:150** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **2** **of 36 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work Unless noted otherwise all timbers H1 .2 SG8 to NZS3604:2011 and NZS3602:2003. All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents.

SMOKE ALARMS
to comply with NZS 4514:2021
Interconnected smoke alarms for new build houses.

Dimensions shown are to the frame, GIB thickness not shown.

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

All windows and doors centered in room unless shown otherwise

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

WALL FRAMING: Stud Height: 2400mm Lower floor 2465mm to u/s of bottom chord)

FLOOR FINISHES: Carpet & Tiles/ Laminate Flooring

KITCHEN HOB: Electric Hobs

INTERNAL DOORS: Height: 1980mm (leaves)
Type: Hollow core flush panel

INTERNAL TRIMS
Scotia: Square stopped
Skirting: 60x12mm Pine, single bevel edge
Architrave: 60x12mm Pine, single bevel edge

Concrete Work Standard:
Maxraft as per engineering design.

Insulation
Pink Batts Thermal Insulation:
Walls: R2.8 Wall (90mm thick)
Ceiling: 3.6 Wall (180mm thick)

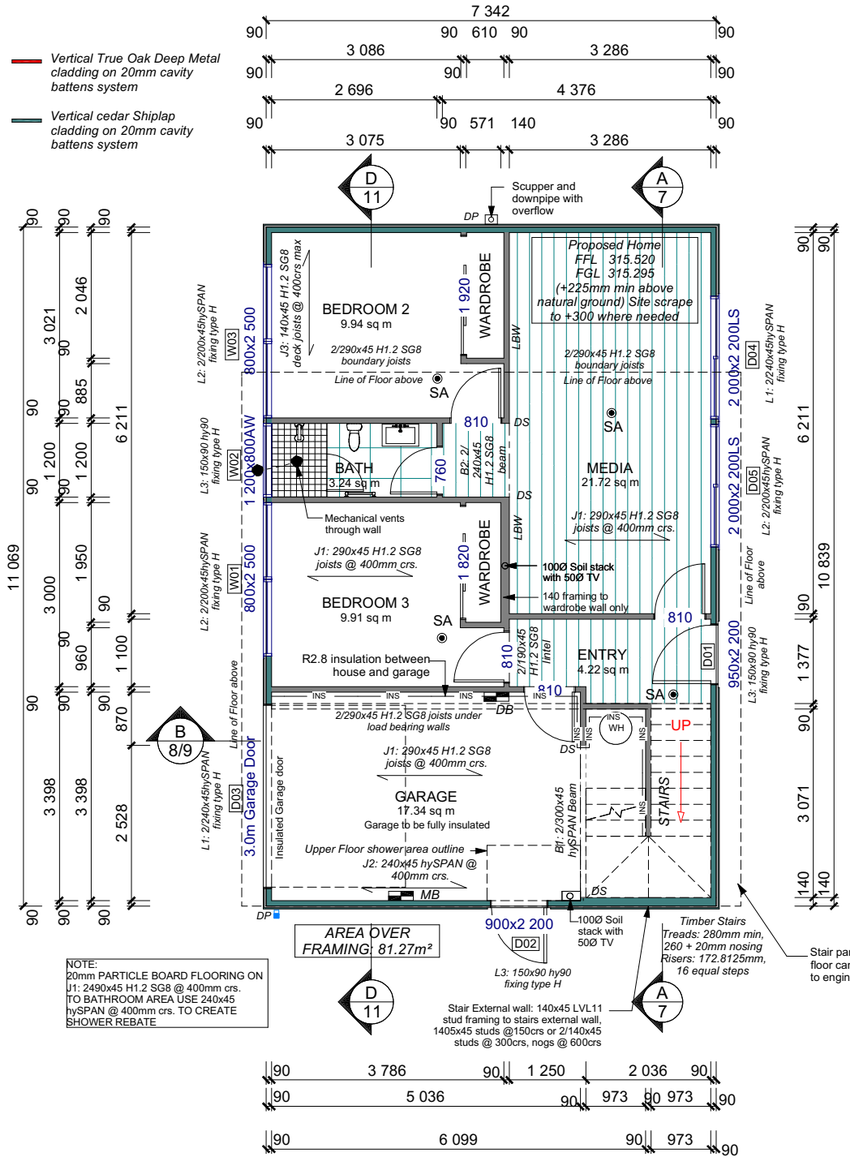
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

Wall Framing; 90x45 LVL8 Studs Wall Framing @600crs max unless stated other on Plans

Rondo ceiling battens fixed as per manufacturers specifications with 13mm Standard Gib Board.
Level 4 Finishes Use Aqualine at wet area.

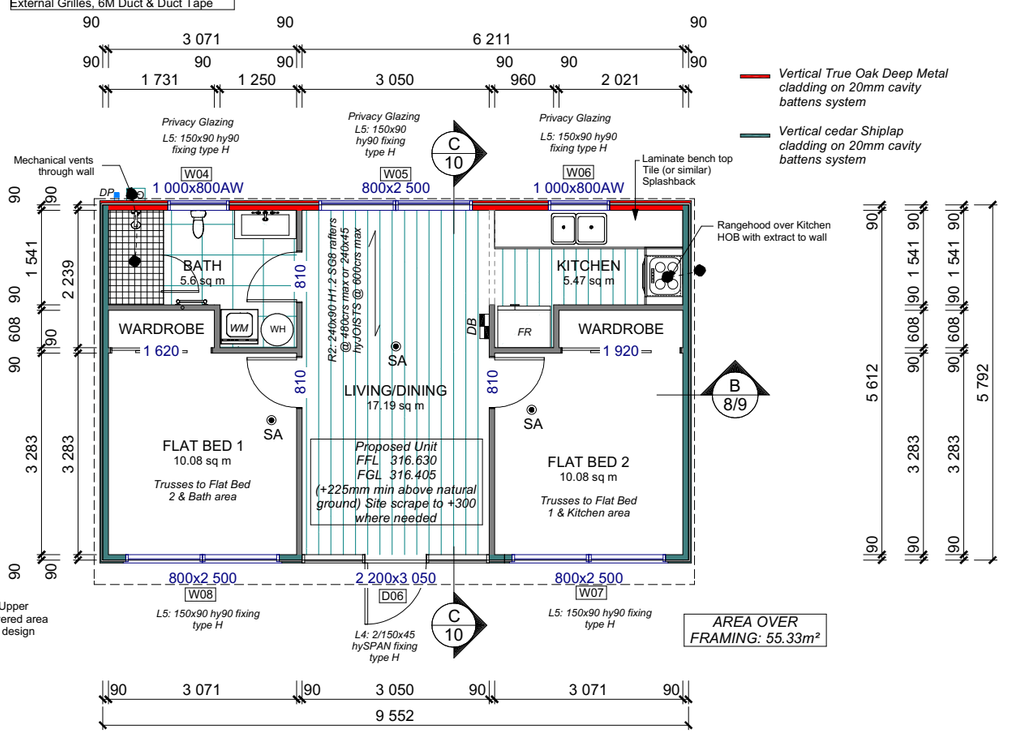
ROOF & WALL CLADDINGS
Roof : True Oak Metal profile
Walls :True Oak Deep Metal profile Vertical Cladding
Vertical Cedar Shiplap Cladding 110mm cover with a 20mm cavity

DWELLING AREAS
Framing/Foundation Area House: (Lower Floor): 81.27m² (Perimeter: 36.822m)
Framing Area House: (Upper Floor): 70.85m² (Perimeter: 33.688m)
Framing/Foundation Area Unit: 55.33m² (Perimeter: 30.688m)



NOTE:
All Mechanical vents through roof & wall as indicated.

NOTE:
Vynco extract fan VA150K6 for Bathrooms and Laundry. For Bathrooms the internal grill will be located directly over the shower then external grill in soffit area.
Fan Kit with VA150 Inline Fan 36W, 330m3/h, 45dBA, White Internal & External Grilles, 6M Duct & Duct Tape



PROPOSED LOWER FLOOR PLAN
1:100

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED LOWER FLOOR PLAN**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **3** **of 36 sheets**

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GENERAL NOTES:
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SMOKE ALARMS
to comply with NZS 4514:2021
Interconnected smoke alarms for new build houses.

Dimensions shown are to the frame, GIB thickness not shown.

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

All windows and doors centered in room unless shown otherwise

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

WALL FRAMING: Stud Height: 2400mm Lower floor 2465mm to u/s of bottom chord)

FLOOR FINISHES: Carpet & Tiles/ Laminate Flooring

KITCHEN HOB: Electric Hobs

INTERNAL DOORS: Height: 1980mm (leaves)
Type: Hollow core flush panel

INTERNAL TRIMS
Scotia: Square stopped
Skirting: 60x12mm Pine, single bevel edge
Architrave: 60x12mm Pine, single bevel edge

Concrete Work Standard:
Maxraft as per engineering design.

Insulation
Pink Batts Thermal Insulation:
Walls: R2.8 Wall (90mm thick)
Ceiling: 3.6 Wall (180mm thick)

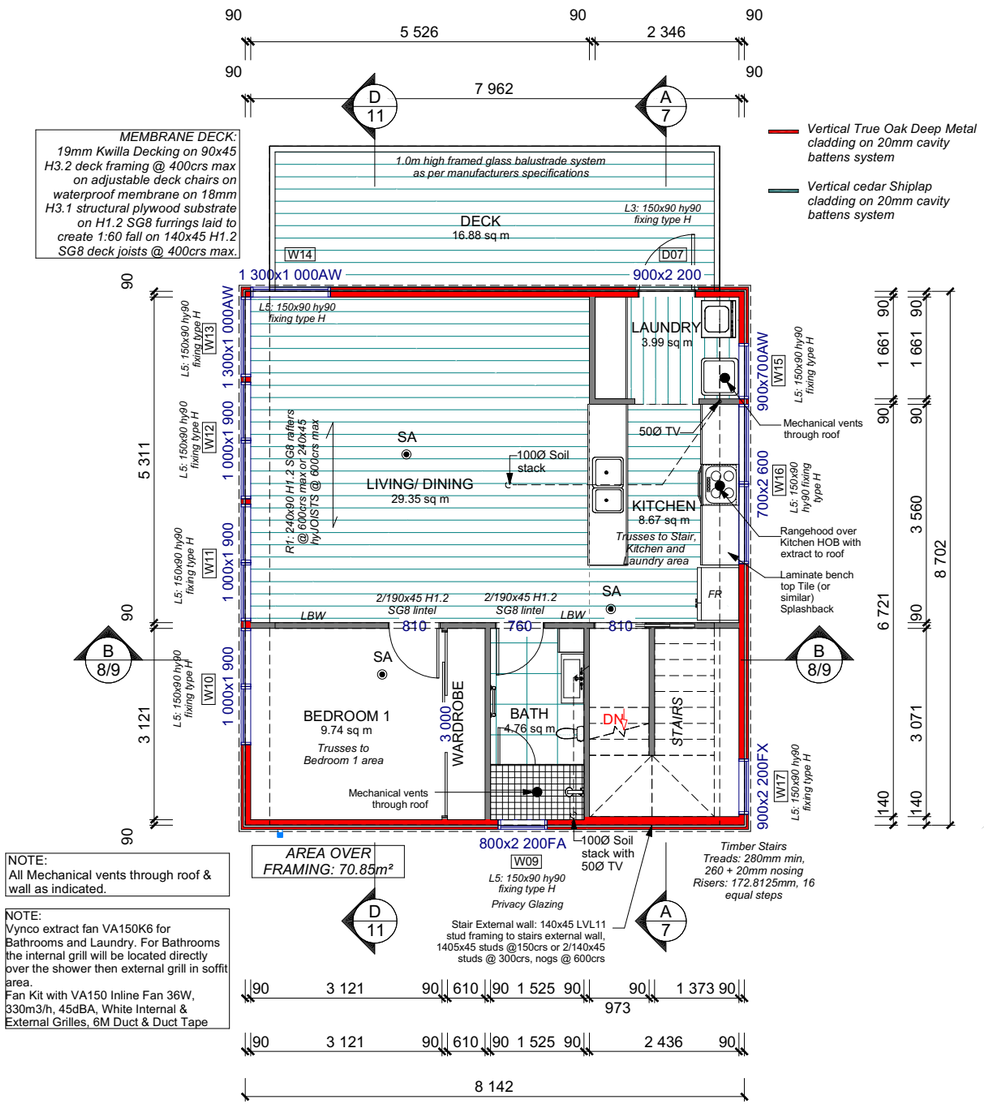
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

Wall Framing; 90x45 LVL8 Studs Wall Framing @600crs max unless stated other on Plans

Rondo ceiling battens fixed as per manufacturers specifications with 13mm Standard Gib Board.
Level 4 Finishes Use Aqualine at wet area.

ROOF & WALL CLADDINGS
Roof : True Oak Metal profile
Walls :True Oak Deep Metal profile Vertical Cladding
Vertical Cedar Shiplap Cladding 110mm cover with a 20mm cavity

DWELLING AREAS
Framing/Foundation Area House: (Lower Floor): 81.27m² (Perimeter: 36.822m)
Framing Area House: (Upper Floor): 70.85m² (Perimeter: 33.688m)
Framing/Foundation Area Unit: 55.33m² (Perimeter: 30.688m)



NOTE:
All Mechanical vents through roof & wall as indicated.

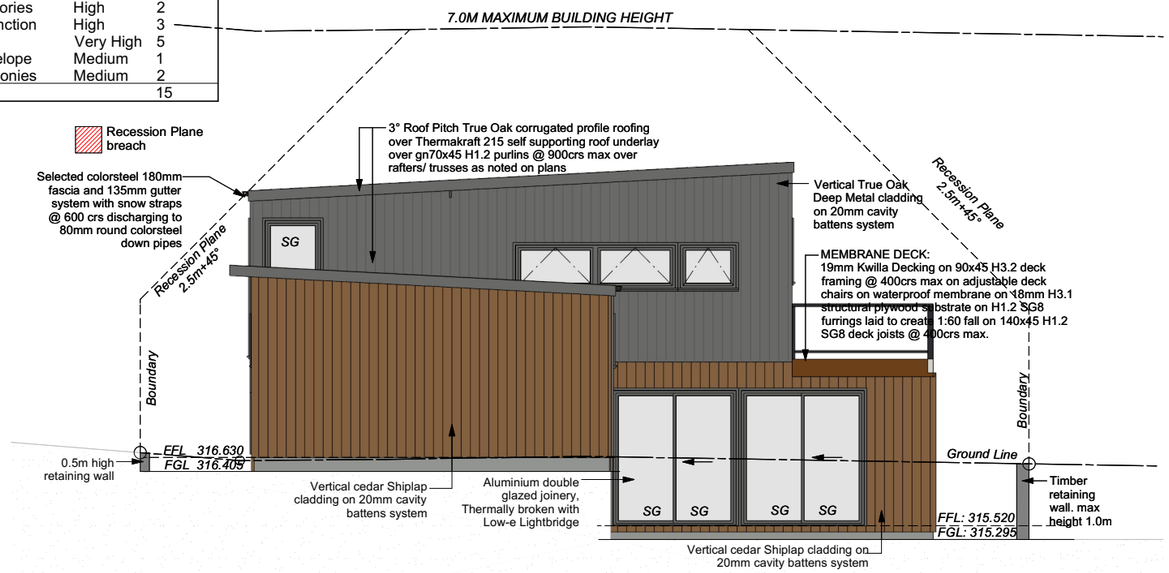
NOTE:
Vynco extract fan VA150K6 for Bathrooms and Laundry. For Bathrooms the internal grill will be located directly over the shower then external grill in soffit area.
Fan Kit with VA150 Inline Fan 36W, 330m3/h, 45dBA, White Internal & External Grilles, 6M Duct & Duct Tape

PROPOSED UPPER FLOOR PLAN
1:100

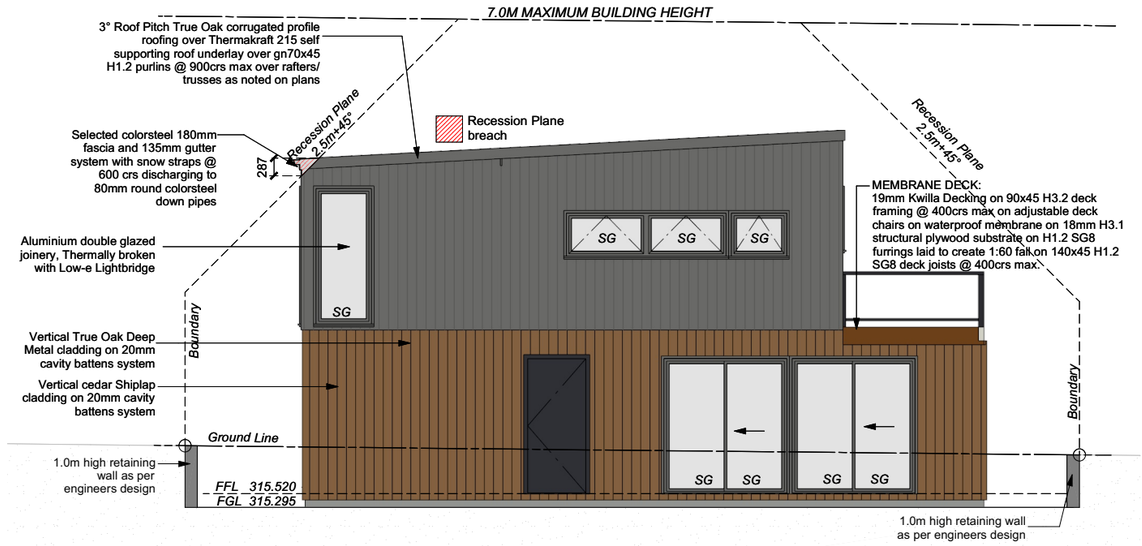
Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED UPPER FLOOR PLAN**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **4** **of 36 sheets**

BUILDING ENVELOPE RISK MATRIX		
ELEVATION NORTH & EAST		
RISK CRITERIA	RISK	SCORE
Wind Zone	Very High	2
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	Medium	1
Decks & Balconies	Medium	2
Total		15

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



PROPOSED NORTH ELEVATION
1:100



PROPOSED PARTIAL NORTH ELEVATION
1:100

NOTES:

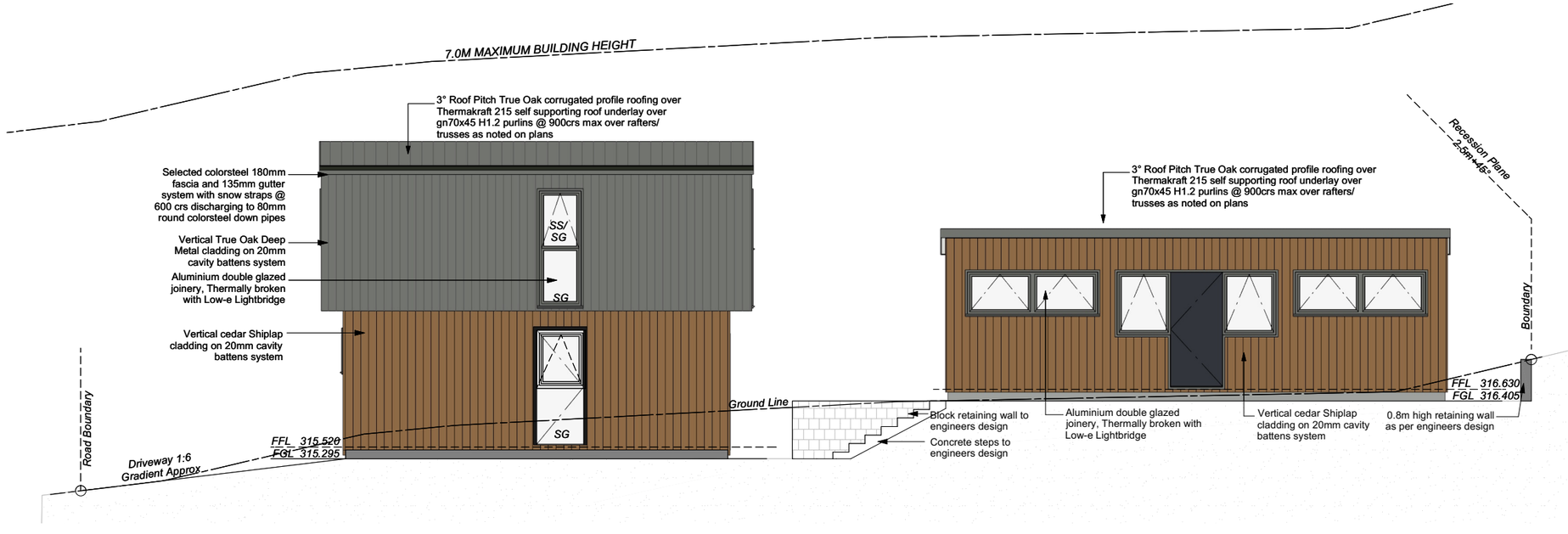
WALL CLADDING
Vertical True Oak Deep Metal cladding on 20mm cavity battens system as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 800crs max
Vertical Cedar shiplap cladding on 20mm
cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max
ROOFING
True Oak profile or similar (fall as noted):
over Thermkraft 405 Fire retardant Self Supporting Roofing
Underlay over 70x45 H1.2 purlins @ 900crs max over
Trusses @ 900crs max to truss manufacturers design
WINDOWS AND DOORS
Double glazed Windows Doors Aluminum Joinery System.
Thermally Broken & LowE Lightbridge

Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building
Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contract as per table 21 of E2/AS1. Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3 Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

INSULATION
Ceiling: Pink Batts R 5.0 Ceiling Batts
Wall: Pink Batts R 2.8 Wall Batts

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing

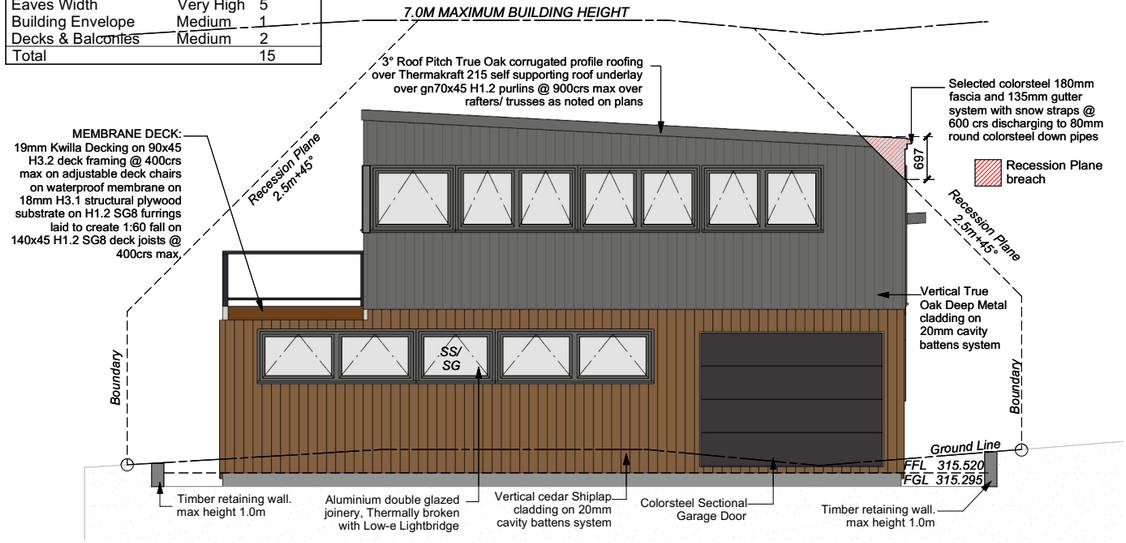


PROPOSED EAST ELEVATION
1:100

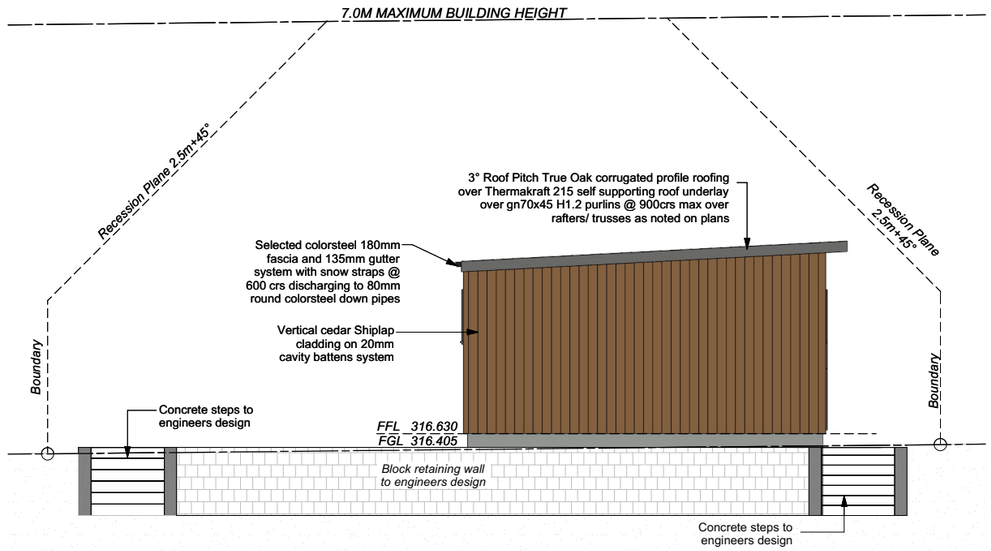
Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED ELEVATIONS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **5** of 36 sheets

BUILDING ENVELOPE RISK MATRIX		
ELEVATION SOUTH & WEST		
RISK CRITERIA	RISK	SCORE
Wind Zone	Very High	2
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	Medium	1
Decks & Balconies	Medium	2
Total		15

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PROPOSED SOUTH ELEVATION
1:100



PROPOSED PARTIAL SOUTH ELEVATION
1:100

NOTES:

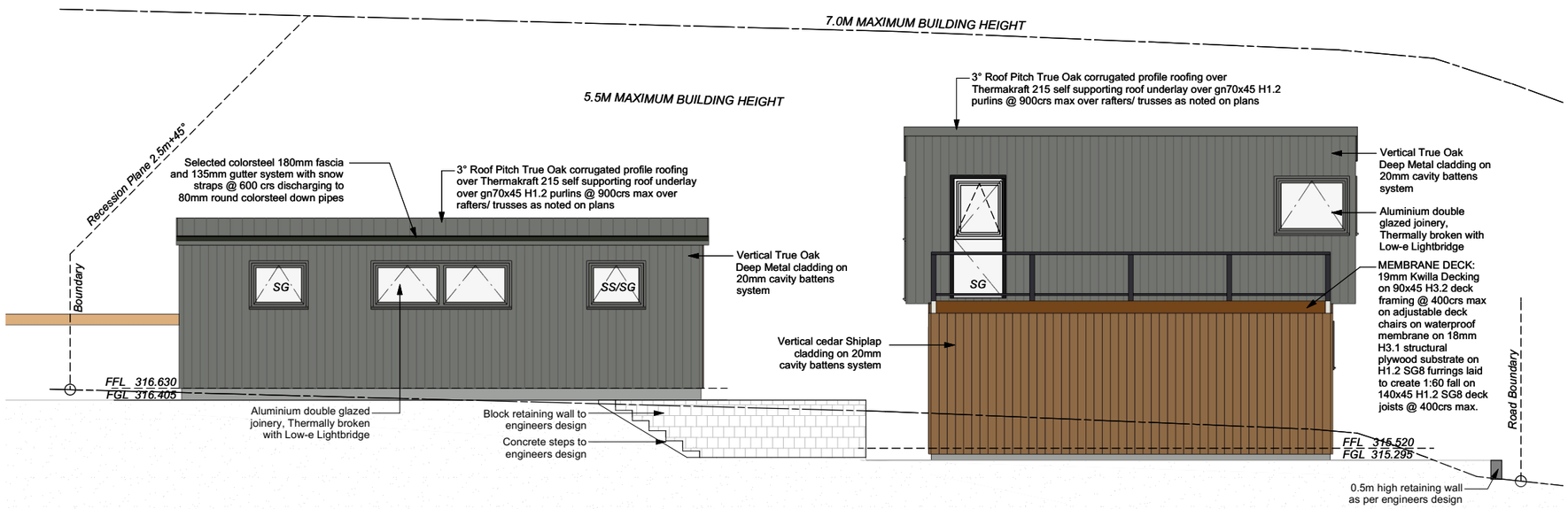
WALL CLADDING
Vertical True Oak Deep Metal cladding on 20mm cavity battens system as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 800crs max
Vertical Cedar shiplap cladding on 20mm cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max
ROOFING
True Oak profile or similar (fall as noted):
over Thermkraft 405 Fire retardant Self Supporting Roofing Underlay over 70x45 H1.2 purlins @ 900crs max over Trusses @ 900crs max to truss manufacturers design
WINDOWS AND DOORS
Double glazed Windows Doors Aluminum Joinery System.
Thermally Broken & LowE Lightbridge

Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building
Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contract as per table 21 of E2/AS1. Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3 Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

INSULATION
Ceiling: Pink Batts R 5.0 Ceiling Batts
Wall: Pink Batts R 2.8 Wall Batts

GENERAL NOTES:
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s = safety glazing to NZS4223
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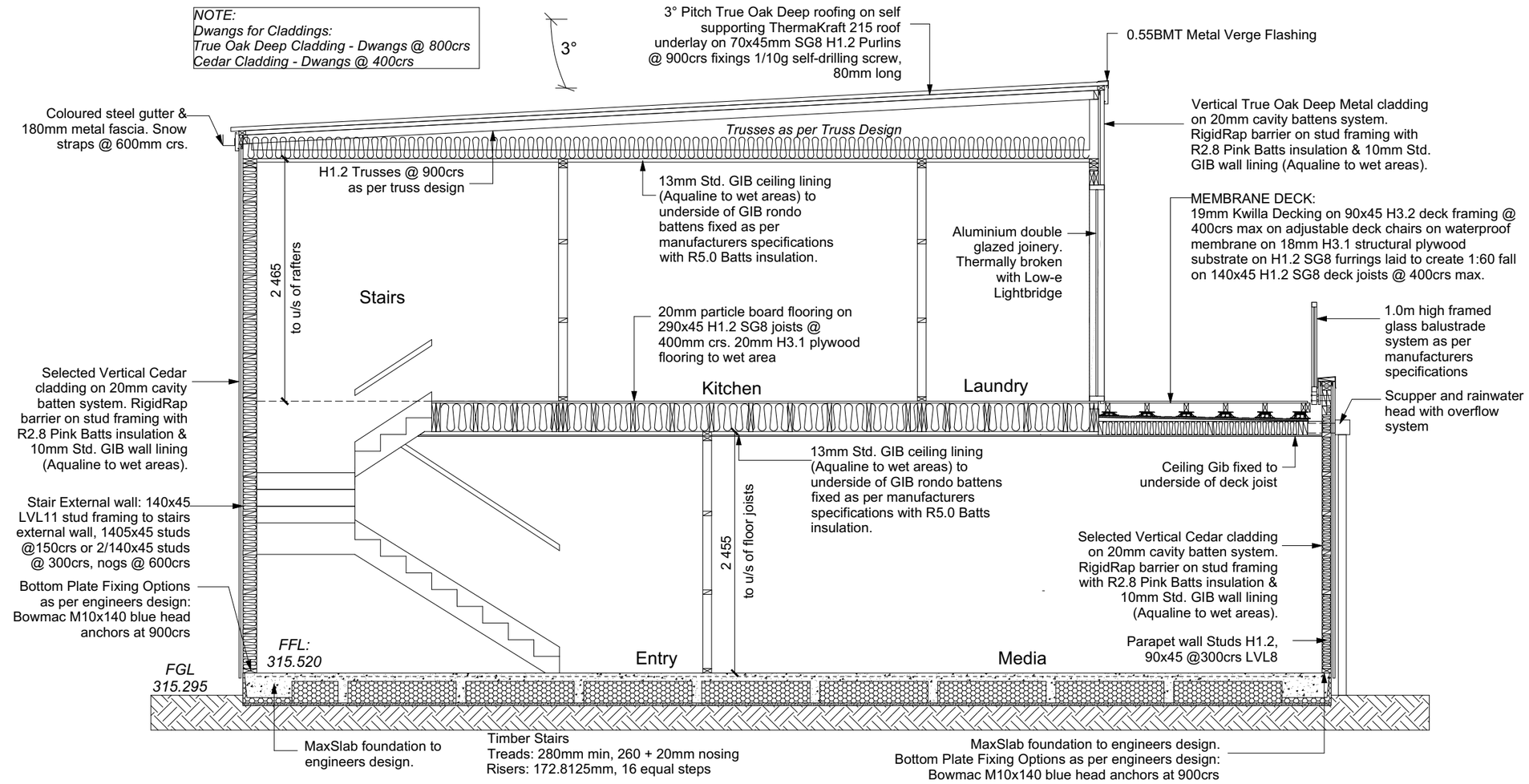


PROPOSED WEST ELEVATION
1:100

Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3: 1:100	Revision:	Sheet No.:
Gabriel Rosenblat 51 Clearview Street Wanaka	**PROPOSED ELEVATIONS**	LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	**6** of 36 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

Note:
Upper Floor Bottom Plate Fixings:
-hand-driven nails to external walls and internal wall bracing elements – 2 x 100 x 3.75 mm nails at 600 mm maximum centres
-hand-driven nails to unbraced internal walls – 1 x 100 x 3.75 mm nail at 600 mm maximum centres
-power-driven nails to external walls and internal wall bracing element – 3 x 90 x 3.15 mm nails at 600 mm maximum centres
-power-driven nails to unbraced internal walls – 1 x 90 x 3.15 mm nail at 600 mm maximum centres.



Studs in Full Height Raking walls: External Wall
Studs Upto 2.4m high: 90x45 LVL8 @ 600crs max
Studs Upto 2.7m high: 90x45 LVL8 @ 400crs max
Studs Upto 3.0m high: 90x45 LVL8 @ 300crs max
Studs Upto 3.3m high: 90x45 LVL8 @ 200crs max

PROPOSED SECTION AA
1:50

NOTES:

WALL CLADDING
Vertical True Oak Deep Metal cladding on 20mm cavity battens system as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 800crs max

Vertical Cedar shiplap cladding on 20mm
cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

ROOFING
True Oak profile or similar (fall as noted):
over Thermkraft 405 Fire retardant Self Supporting Roofing
Underlay over 70x45 H1.2 purlins @ 900crs max over
Trusses @ 900crs max to truss manufacturers design

WINDOWS AND DOORS
Double glazed Windows Doors Aluminum Joinery System.
Thermally Broken & LowE Lightbridge

Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contract as per table 21 of E2/AS1. Fixings shall comply with
NZS 3604:2011 Section 4 Durability Tables 4.1-4.3 Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

INSULATION
Ceiling: Pink Batts R 5.0 Ceiling Batts
Wall: Pink Batts R 2.8 Wall Batts

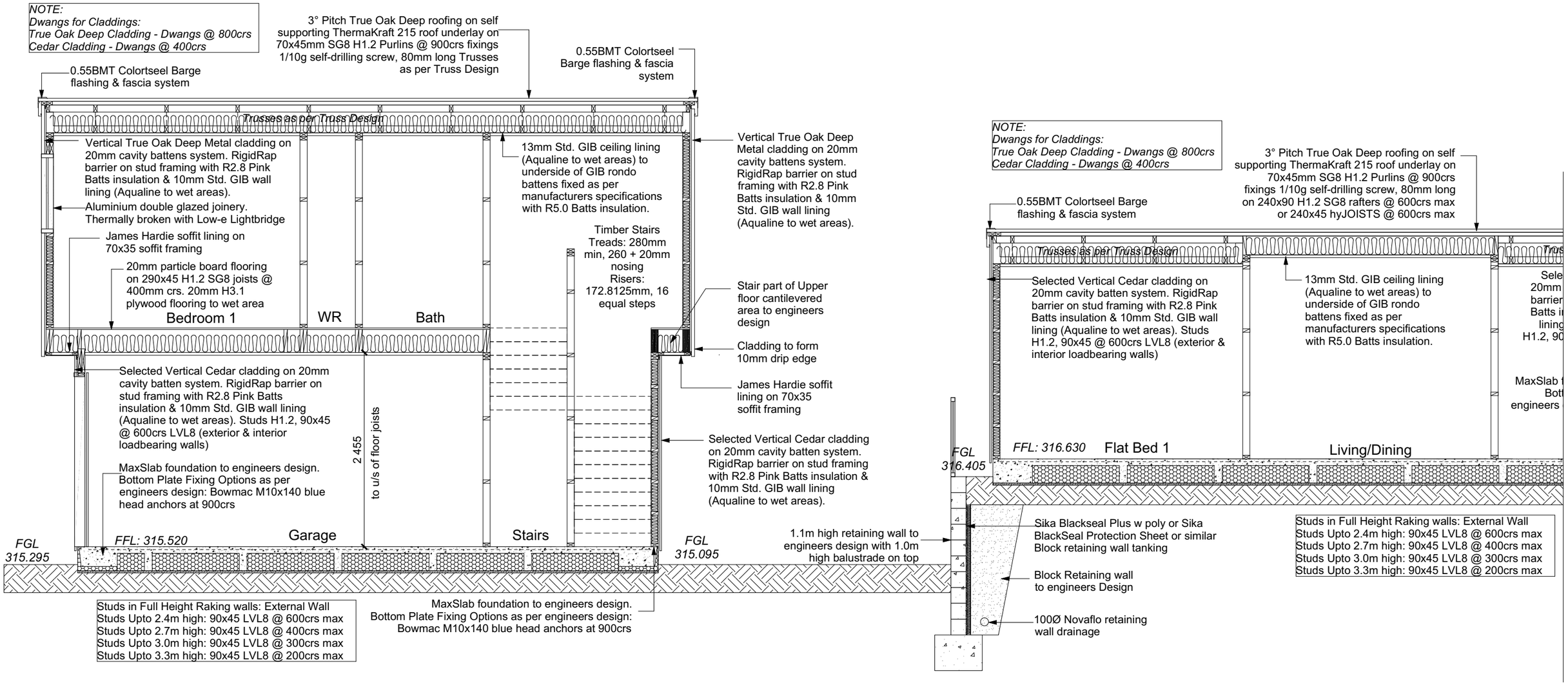
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All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:50** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **7** **of 36 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

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s = safety glazing to NZS4223
o = obscure glazing

Note:
Upper Floor Bottom Plate Fixings:
-hand-driven nails to external walls and internal wall bracing elements – 2 x 100 x 3.75 mm nails at 600 mm maximum centres
-hand-driven nails to unbraced internal walls – 1 x 100 x 3.75 mm nail at 600 mm maximum centres
-power-driven nails to external walls and internal wall bracing element – 3 x 90 x 3.15 mm nails at 600 mm maximum centres
-power-driven nails to unbraced internal walls – 1 x 90 x 3.15 mm nail at 600 mm maximum centres.



PROPOSED SECTION BB
1:50

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:50 Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **8** of 36 sheets

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and internal wall bracing elements – 2 x 100 x 3.75 mm nails at 600 mm maximum centres
nal walls – 1 x 100 x 3.75 mm nail at 600 mm maximum centres
s and internal wall bracing element – 3 x 90 x 3.15 mm nails at 600 mm maximum centres
ernal walls – 1 x 90 x 3.15 mm nail at 600 mm maximum centres.

00crs

3° Pitch True Oak Deep roofing on self supporting ThermaKraft 215 roof underlay on 70x45mm SG8 H1.2 Purlins @ 900crs fixings 1/10g self-drilling screw, 80mm long Trusses as per Truss Design

0.55BMT Colortseel Barge flashing & fascia system

Trusses as per Truss Design

l cladding on RigidRap 2.8 Pink GIB wall

ery. Lightbridge

on

flooring joists @ 3.1 et area

1

WR

Bath

13mm Std. GIB ceiling lining (Aqualine to wet areas) to underside of GIB rondo battens fixed as per manufacturers specifications with R5.0 Batts insulation.

Timber Stairs Treads: 280mm min, 260 + 20mm nosing Risers: 172.8125mm, 16 equal steps

Vertical True Oak Deep Metal cladding on 20mm cavity battens system. RigidRap barrier on stud framing with R2.8 Pink Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas).

Stair part of Upper floor cantilevered area to engineers design

Cladding to form 10mm drip edge

James Hardie soffit lining on 70x35 soffit framing

Selected Vertical Cedar cladding on 20mm cavity batten system. RigidRap barrier on stud framing with R2.8 Pink Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas).

ar cladding on 20mm RigidRap barrier on Pink Batts . GIB wall lining). Studs H1.2, 90x45 ior & interior

2 455

to u/s of floor joists

engineers design. otions as per ymac M10x140 blue s

Garage

Stairs

FGL 315.095

1.1m high retaining wall to engineers design with 1.0m high balustrade on top

Sika Blackseal Plus w poly or Sika BlackSeal Protection Sheet or similar Block retaining wall tanking

Block Retaining wall to engineers Design

100Ø Novaflo retaining wall drainage

MaxSlab foundation to engineers design. Bottom Plate Fixing Options as per engineers design: Bowmac M10x140 blue head anchors at 900crs

walls: External Wall
45 LVL8 @ 600crs max
45 LVL8 @ 400crs max
45 LVL8 @ 300crs max
45 LVL8 @ 200crs max

NOTE:
Dwangs for Claddings:
True Oak Deep Cladding - Dwangs @ 800crs
Cedar Cladding - Dwangs @ 400crs

3° Pitch True Oak Deep roofing on self supporting ThermaKraft 215 roof underlay on 70x45mm SG8 H1.2 Purlins @ 900crs fixings 1/10g self-drilling screw, 80mm long on 240x90 H1.2 SG8 rafters @ 600crs max or 240x45 hyJOISTS @ 600crs max

0.55BMT Colortseel Barge flashing & fascia system

Trusses as per Truss Design

Trusses as per Truss Design

Trusses as per Truss Design

Selected Vertical Cedar cladding on 20mm cavity batten system. RigidRap barrier on stud framing with R2.8 Pink Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas). Studs H1.2, 90x45 @ 600crs LVL8 (exterior & interior loadbearing walls)

13mm Std. GIB ceiling lining (Aqualine to wet areas) to underside of GIB rondo battens fixed as per manufacturers specifications with R5.0 Batts insulation.

Selected Vertical Cedar cladding on 20mm cavity batten system. RigidRap barrier on stud framing with R2.8 Pink Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas). Studs H1.2, 90x45 @ 600crs LVL8 (exterior & interior loadbearing walls)

MaxSlab foundation to engineers design. Bottom Plate Fixing Options as per engineers design: Bowmac M10x140 blue head anchors at 900crs

FFL: 316.630

Flat Bed 1

Living/Dining

Flat Bed 2

FGL 316.405

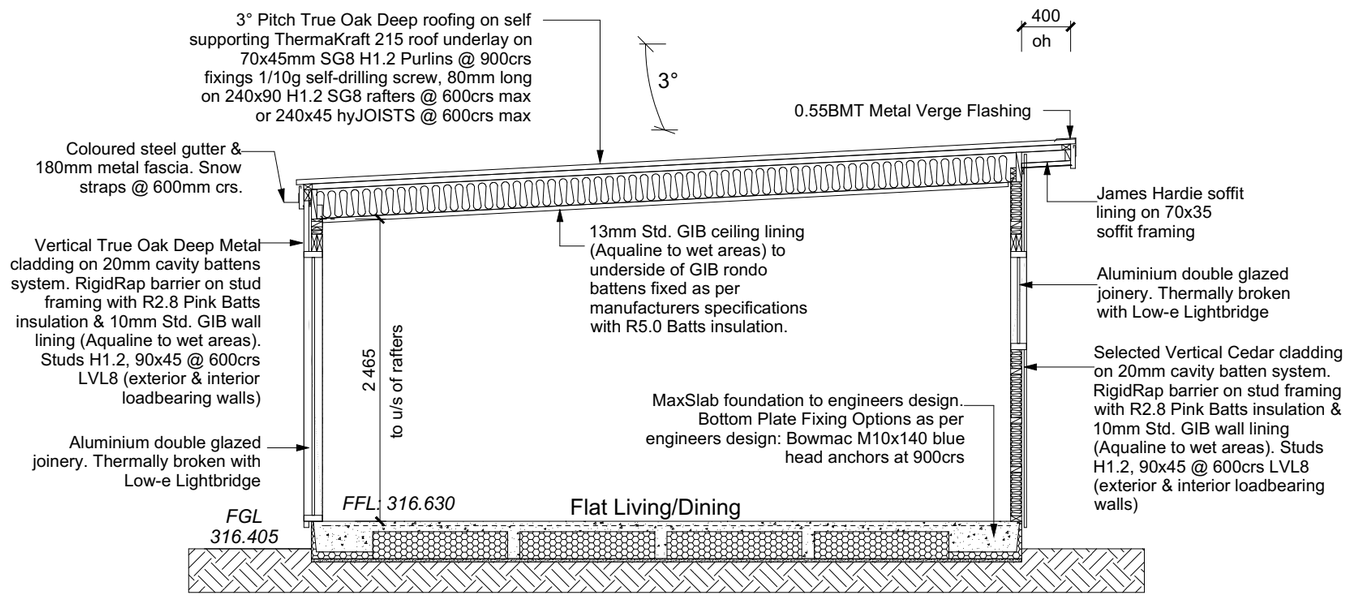
Studs in Full Height Raking walls: External Wall
Studs Upto 2.4m high: 90x45 LVL8 @ 600crs max
Studs Upto 2.7m high: 90x45 LVL8 @ 400crs max
Studs Upto 3.0m high: 90x45 LVL8 @ 300crs max
Studs Upto 3.3m high: 90x45 LVL8 @ 200crs max

PROPOSED SECTION BB CONT....
1:50

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:50** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **9** **of 36 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

NOTE:
Dwangs for Claddings:
True Oak Deep Cladding - Dwangs @ 800crs
Cedar Cladding - Dwangs @ 400crs



Studs in Full Height Raking walls: External Wall
Studs Upto 2.4m high: 90x45 LVL8 @ 600crs max
Studs Upto 2.7m high: 90x45 LVL8 @ 400crs max
Studs Upto 3.0m high: 90x45 LVL8 @ 300crs max
Studs Upto 3.3m high: 90x45 LVL8 @ 200crs max

NOTES:

WALL CLADDING
Vertical True Oak Deep Metal cladding on 20mm cavity battens system as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 800crs max

Vertical Cedar shiplap cladding on 20mm
cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

ROOFING
True Oak profile or similar (fall as noted):
over Thermkraft 405 Fire retardant Self Supporting Roofing Underlay over 70x45 H1.2 purlins @ 900crs max over Trusses @ 900crs max to truss manufacturers design

WINDOWS AND DOORS
Double glazed Windows Doors Aluminum Joinery System.
Thermally Broken & LowE Lightbridge

Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contract as per table 21 of E2/AS1. Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3 Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

INSULATION
Ceiling: Pink Batts R 5.0 Ceiling Batts
Wall: Pink Batts R 2.8 Wall Batts

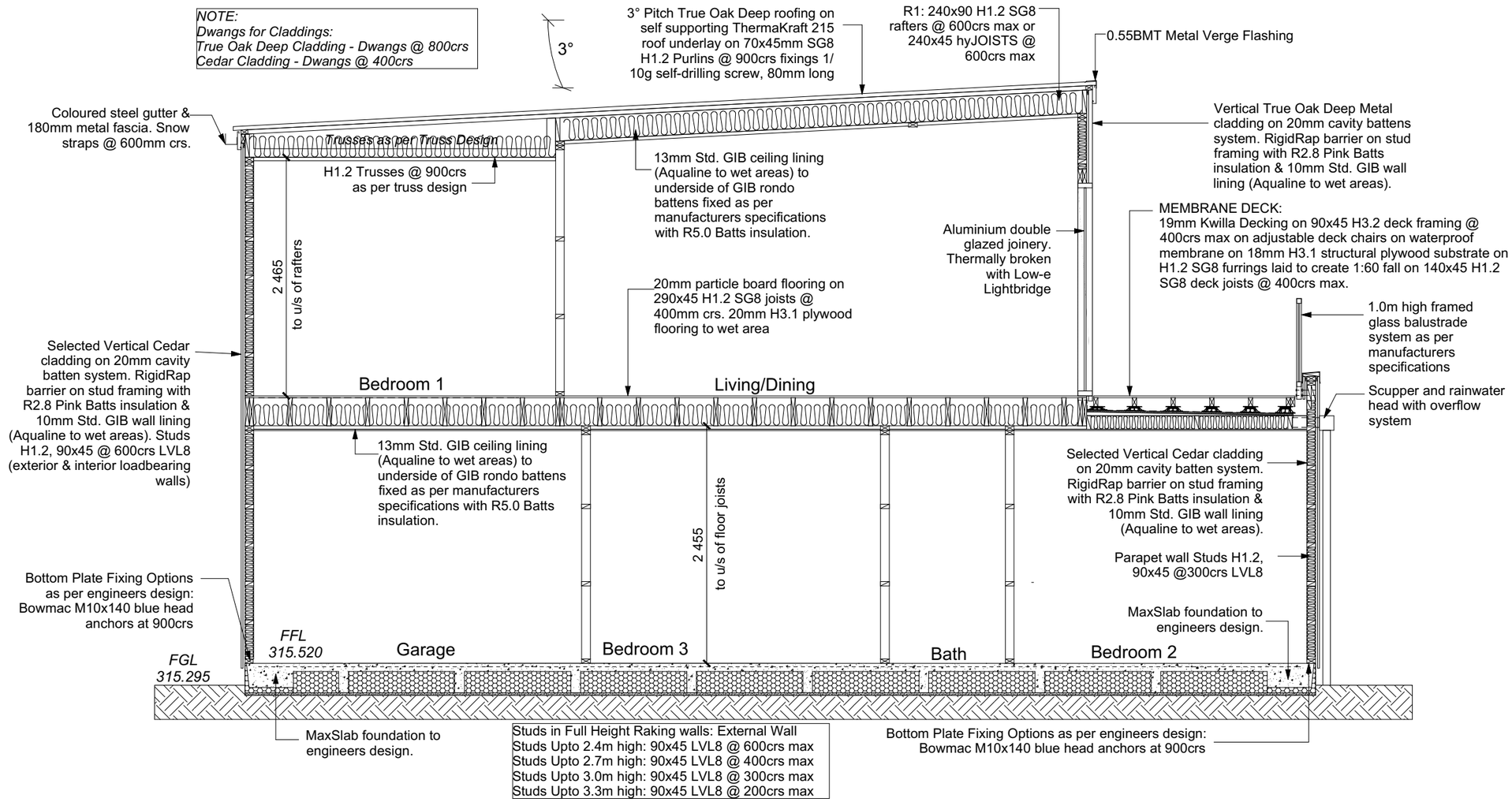
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PROPOSED SECTION CC
1:50

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:50 Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **10** **of 36 sheets**

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Note:
Upper Floor Bottom Plate Fixings:
-hand-driven nails to external walls and internal wall bracing elements – 2 x 100 x 3.75 mm nails at 600 mm maximum centres
-hand-driven nails to unbraced internal walls – 1 x 100 x 3.75 mm nail at 600 mm maximum centres
-power-driven nails to external walls and internal wall bracing element – 3 x 90 x 3.15 mm nails at 600 mm maximum centres
-power-driven nails to unbraced internal walls – 1 x 90 x 3.15 mm nail at 600 mm maximum centres.



Studs in Full Height Raking walls: External Wall
Studs Upto 2.4m high: 90x45 LVL8 @ 600crs max
Studs Upto 2.7m high: 90x45 LVL8 @ 400crs max
Studs Upto 3.0m high: 90x45 LVL8 @ 300crs max
Studs Upto 3.3m high: 90x45 LVL8 @ 200crs max

NOTES:

WALL CLADDING
Vertical True Oak Deep Metal cladding on 20mm cavity battens system as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 800crs max

Vertical Cedar shiplap cladding on 20mm
cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

ROOFING
True Oak profile or similar (fall as noted):
over Thermkraft 405 Fire retardant Self Supporting Roofing Underlay over 70x45 H1.2 purlins @ 900crs max over Trusses @ 900crs max to truss manufacturers design

WINDOWS AND DOORS
Double glazed Windows Doors Aluminum Joinery System.
Thermally Broken & LowE Lightbridge

Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

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Ceiling: Pink Batts R 5.0 Ceiling Batts
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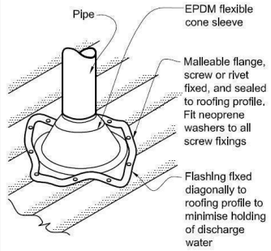
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PROPOSED SECTION DD
1:50

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:50** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **11** **of 36 sheets**

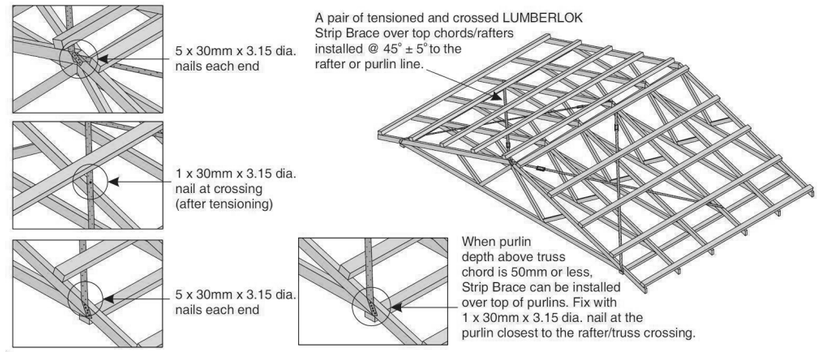
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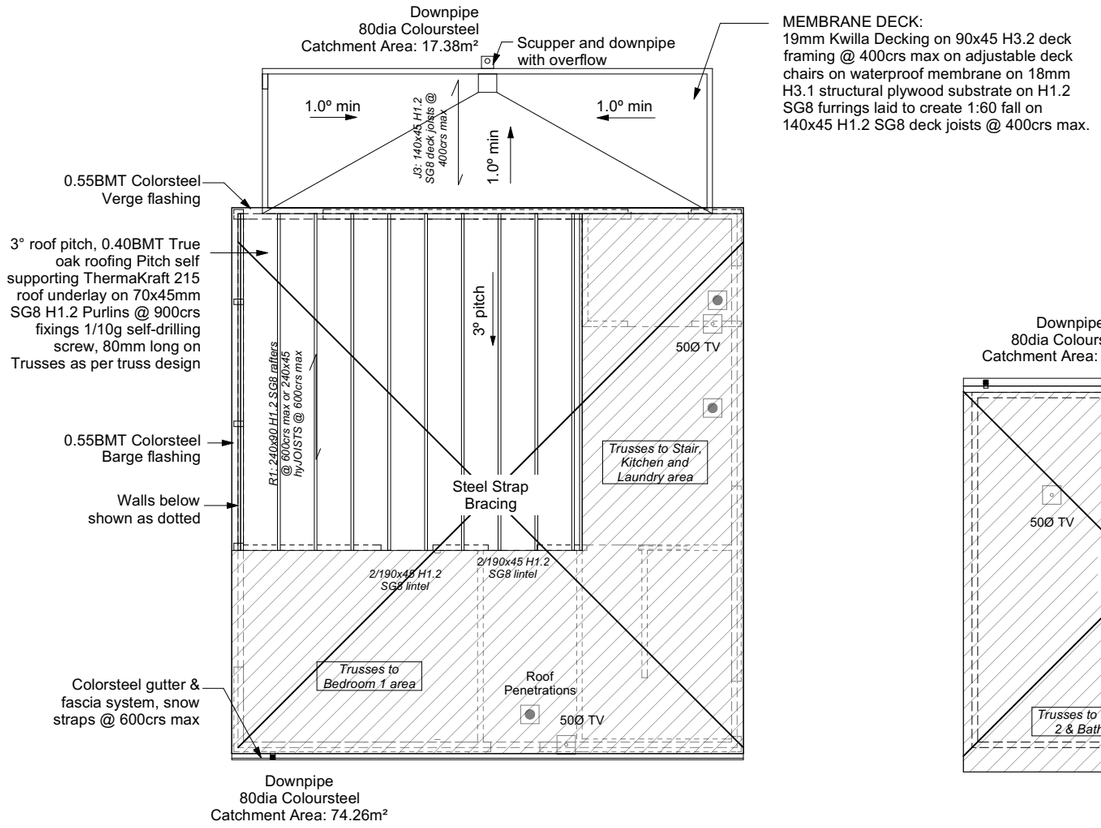
Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6

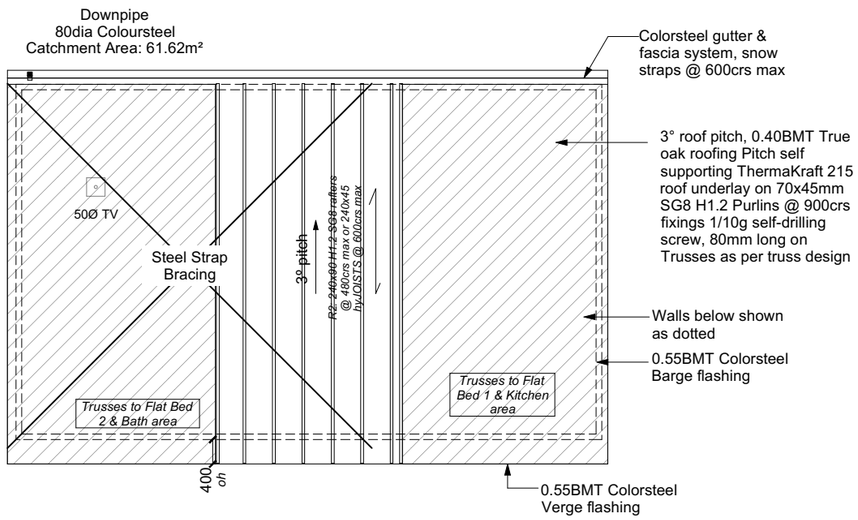


NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° If base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

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







NOTES:

ROOFING
Colorsteel True Oak profile or similar (fall as noted):
Colorsteel True Oakprofile or similar roofing
over Thermkraft 215 Self Supporting Roofing
Underlay over 70x45 H1.2 purlins @ 900crs max over
Trusses @ 900crs max to truss manufacturers design

Purlins : 70x45 SG8 H1.2 @ 900crs, fixings, 1/10g self-drilling screw, 80mm long. End span of purlins to be 600crs as per E2 Table 11.

Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure.
Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contract as per table 21 of E2/AS1.
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

Gutter: Coloured Steel Quad Gutter
Fascia: 180mm Metal Fascia
Downpipes: Colorsteel Round 80mmdia
Soffits: Hardiflex 4.5mm
Snow straps @ 600mm crs.
Underlay: Thermakraft 215 Self supporting roof underlay

Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn tension capacity. After tensioning strap, fix to each rafter with 2/ 60x3.15mm nails. Fold down strap and fix with 3/ 60x3.15mm nails each into the top chord and into the top plate.

Downpipes: Round 80mmdia Colorsteel
As per NZBC E1/AS1 Table 5 80dia downpipes can collect up to 80m² of 0-25º roof plan area.

Use Coloured steel Quad Gutter As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm² can collect up to 80m² of 0-25º roof plan area. Refer to the specifications for exact calculations.

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

PROPOSED ROOF PLAN
1:100

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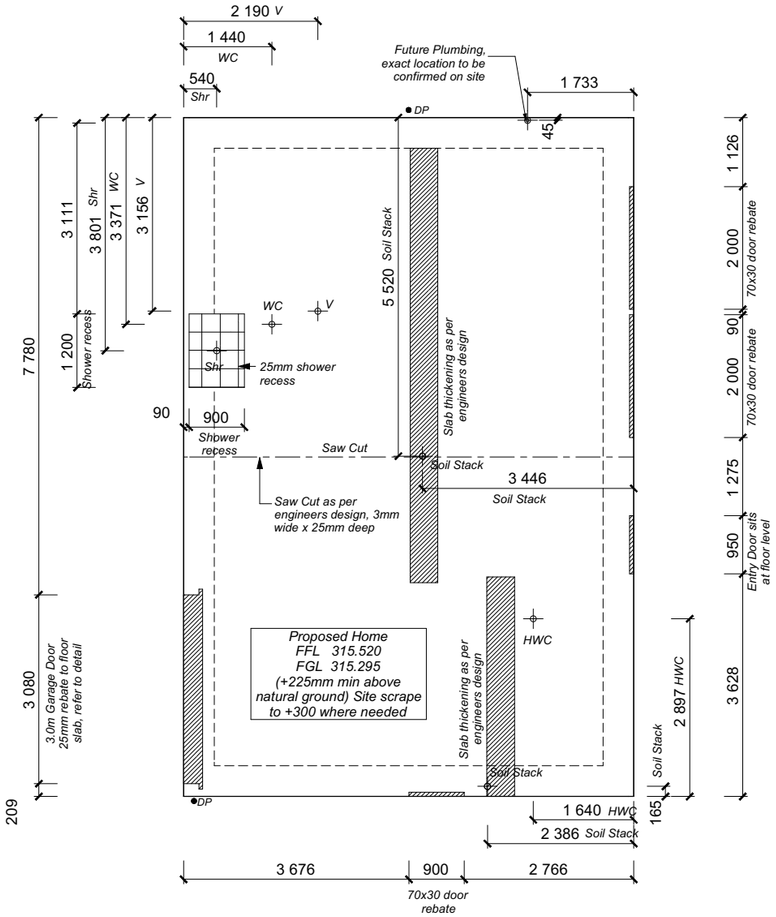
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FOUNDATION PLAN NOTES

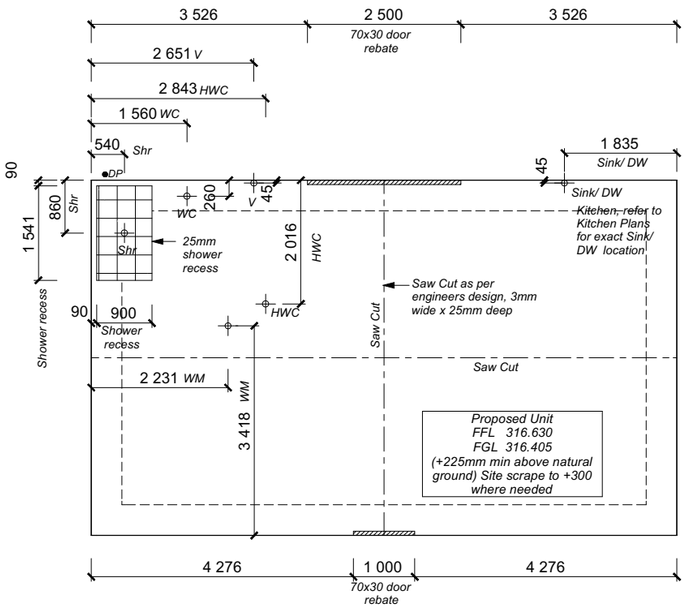
All dimensions over foundation face.
No construction joints / shrinkage control joints under marked tile areas where possible.
The maximum plan dimension of concrete between shrinkage control joints is 6m with mesh to slab.
No saw cuts under length of load bearing and bracing walls. (As fixing may not achieve full strength if embedded in sawcuts).
Flexible silicone bondage sealer to fill the saw cuts through vinyl floor areas.
Supplementary reinforcing to internal corners to comply with NZS 3604:2011 clause 7.5.8.6.4.
W/C location indicated on plan has assumed a 170mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.
Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.
Earth bar to be bonded to the reinforcing mesh
Refer to Truss design for exact location of slab thickenings

All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

These foundations are design to the findings and recommendations in the site specific Geotech report.



Maxslab Foundations as per engineer's design.
For slab thickenings please refer to engineers drawings and details.
United Steel [Wireplus] SE62Plus or similar to entire slab
This drawing to be read in conjunction with structural engineers drawings



PROPOSED FOUNDATION PLAN
1:100

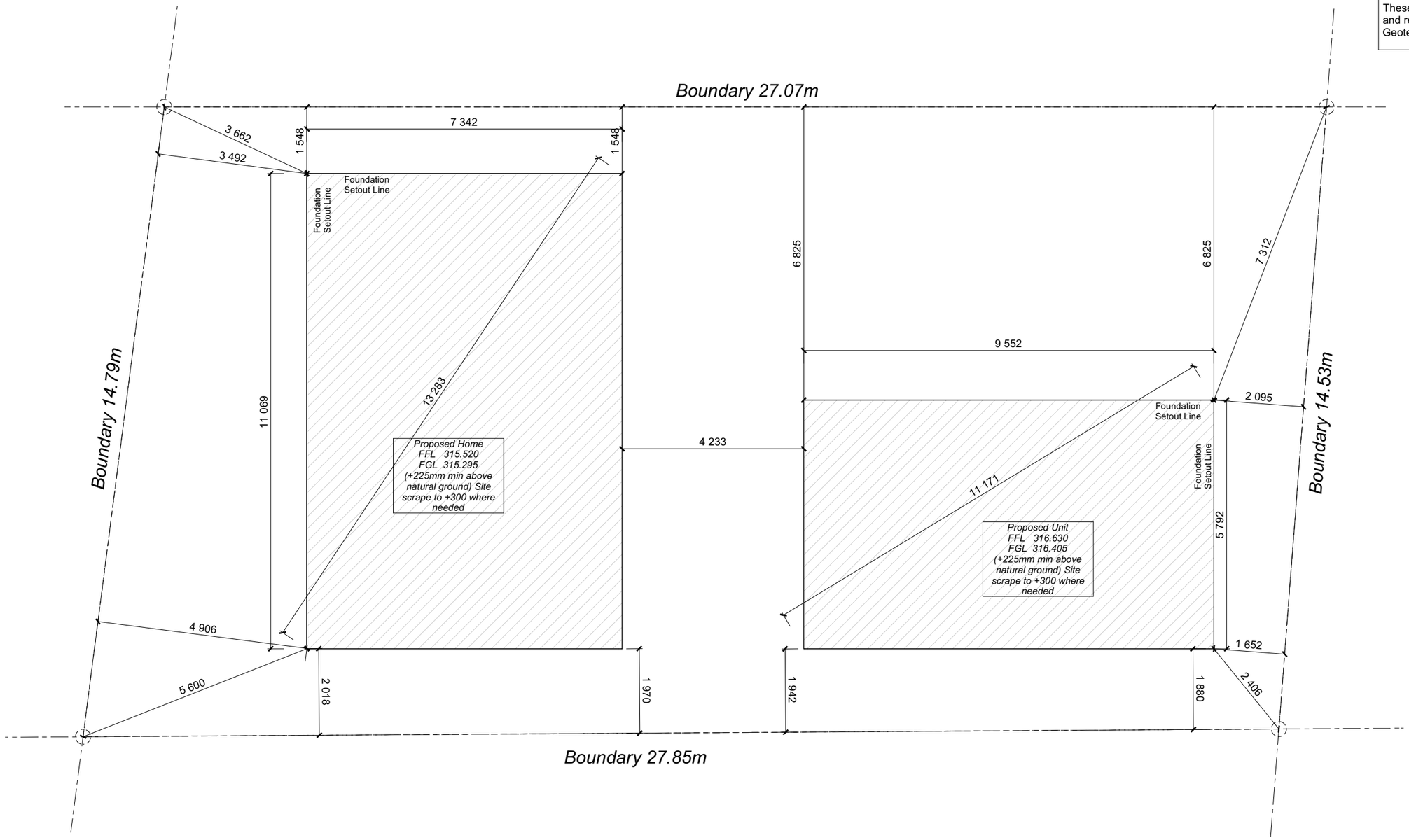
Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED FOUNDATION PLAN**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **13** **of 36 sheets**

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SET OUT PLAN NOTES

All dimensions over foundation face.
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

These foundations are design to the findings and recommendations in the site specific Geotech report.

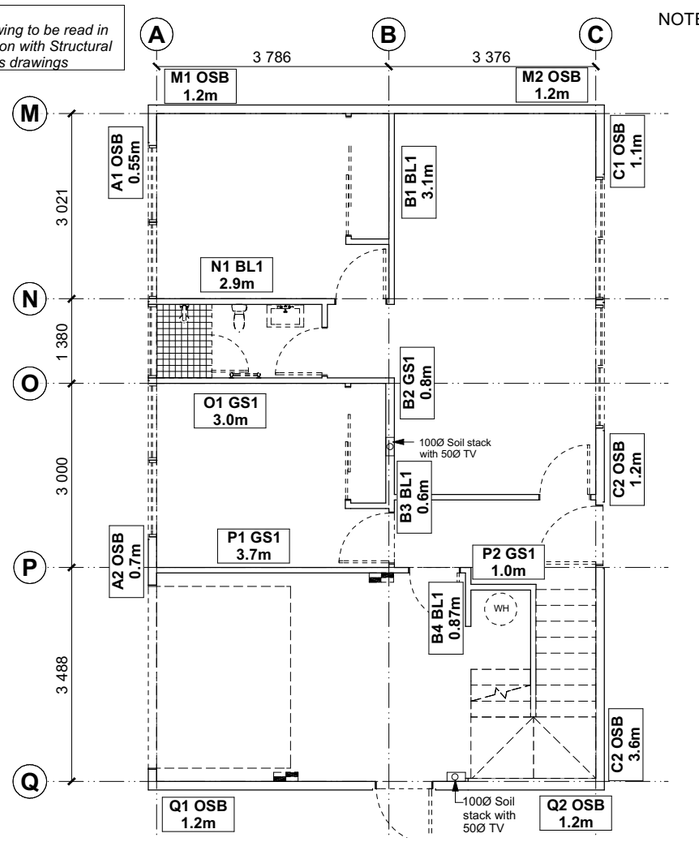


PROPOSED FOUNDATION SETOUT PLAN
1:100

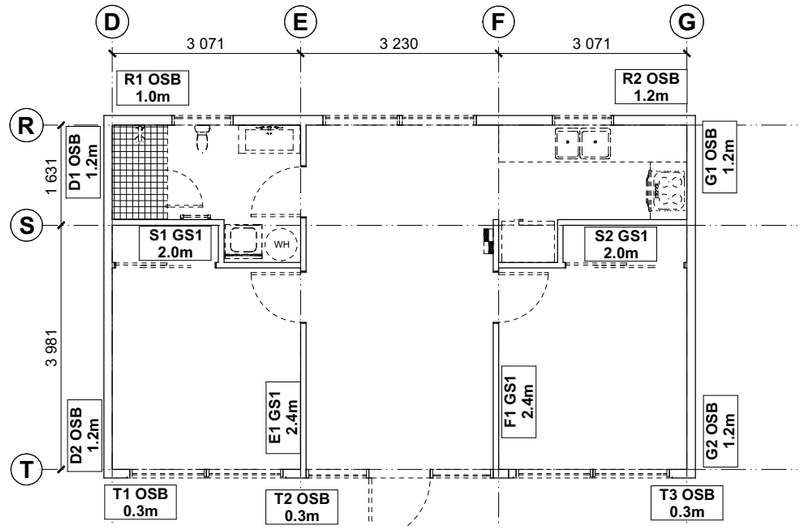
Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED FOUNDATION SETOUT PLAN**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **14** **of 36 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

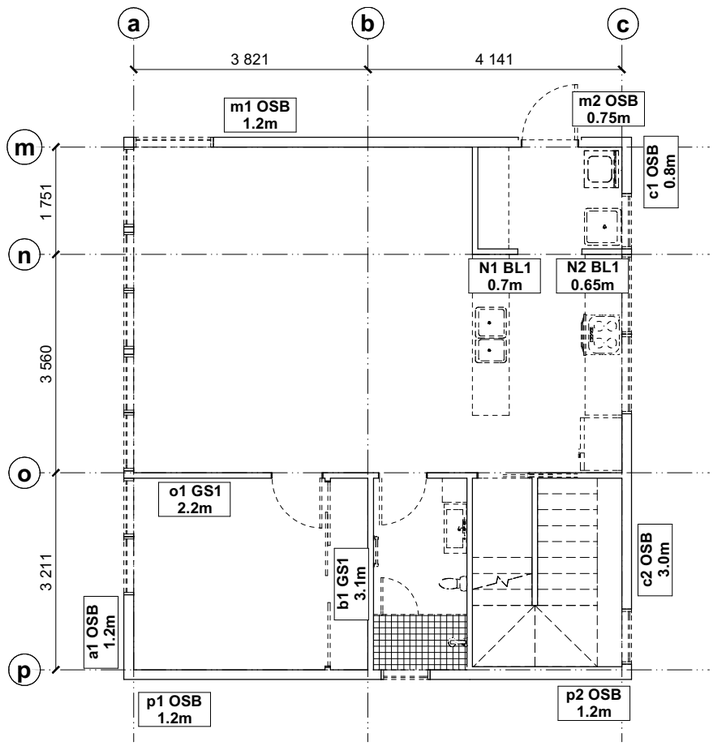
NOTE:
This drawing to be read in conjunction with Structural engineers drawings



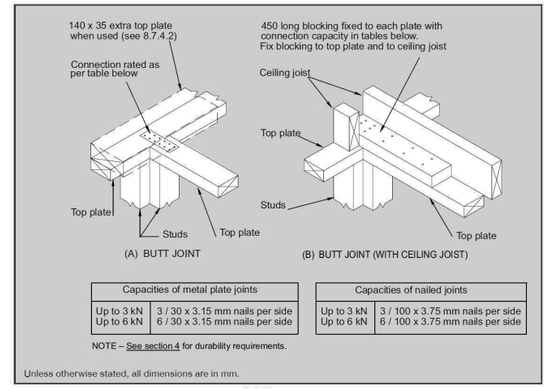
NOTE:
This drawing to be read in conjunction with Structural engineers drawings



PROPOSED LOWER FLOOR BRACING PLAN
1:100



PROPOSED UPPER FLOOR BRACING PLAN
1:100



Capacities of metal plate joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE – See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

8.7.3.4

Each *wall* that contains one or more *wall bracing elements* shall be connected at the *top plate* level, either directly, or through a *framing* member in the line of the *wall*, to *external walls* at right angles to it. *Top plate* fixing(s) of the *capacity* in tension or compression along the line of the *wall bracing element* are given as follows:

(a) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 125 *bracing units*: to at least one such *external wall* by a fixing as shown in figure 8.16 of 6 kN *capacity*;

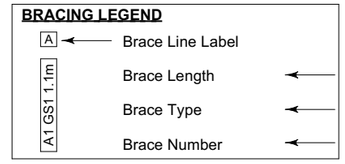
(b) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each of 6 kN *capacity*;

(c) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 *bracing units*.

BRACING PLAN NOTES

Wall bracing designed in accordance with NZS 3604:2011 & GIB Ezybrace system
Refer to attached calculations.
Bracing Designed to:
Wind: Very High
Earthquake: 3

BRACING LEGEND

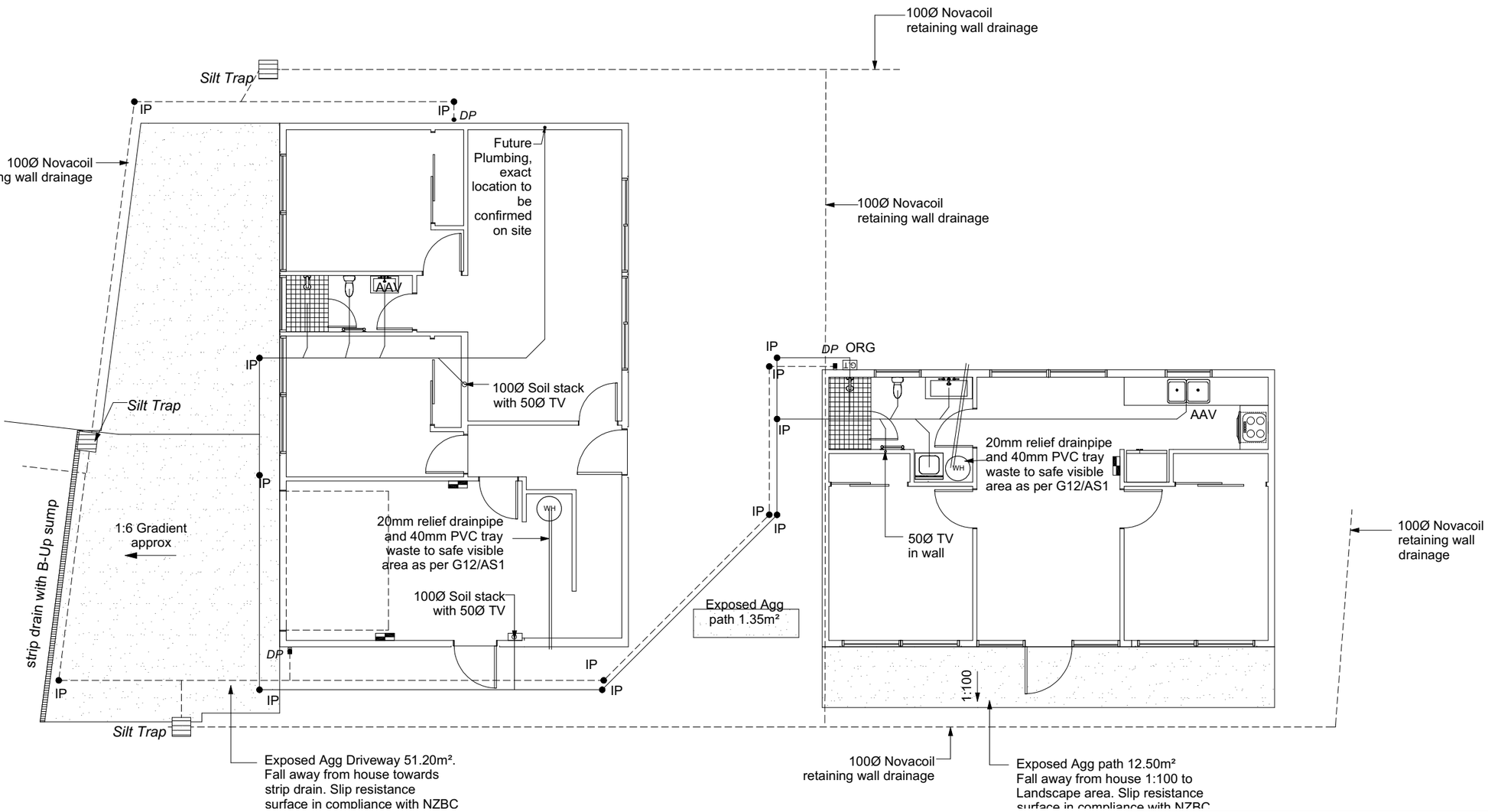


Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED BRACING PLANS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.

Scale @ A3:		Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025
Drawn by: J Rana		
Checked by: J Rana		
Project Number: 2025-37		
Revision: 07	Date: 06/10/2025	

Sheet No.:
15
of 36 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



DRAINAGE LEGEND

- - - - - - - -	Stormwater DN100mm uPVC
————	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

PROPOSED DRAINAGE PLAN
1:100

Plumbing Schedule	NZBC G13/AS3 & AS3500	
Kitchen		
Sink:	Ø50mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:40	(4 discharge units)
Laundry Sink:	Ø40mm @1:30	(5 discharge units)
Drainage Schedule	NZBC G13/AS3 & AS3500	
Main Foulwater		
Vented Drain	Ø100mm @1:60	
Stormwater Drain	Ø100mm @1:60 (1:120max)	
Terminal Vent	Ø80mm	
Heatpump	Drain over DP	
ORG	Overflow Relief Gully	

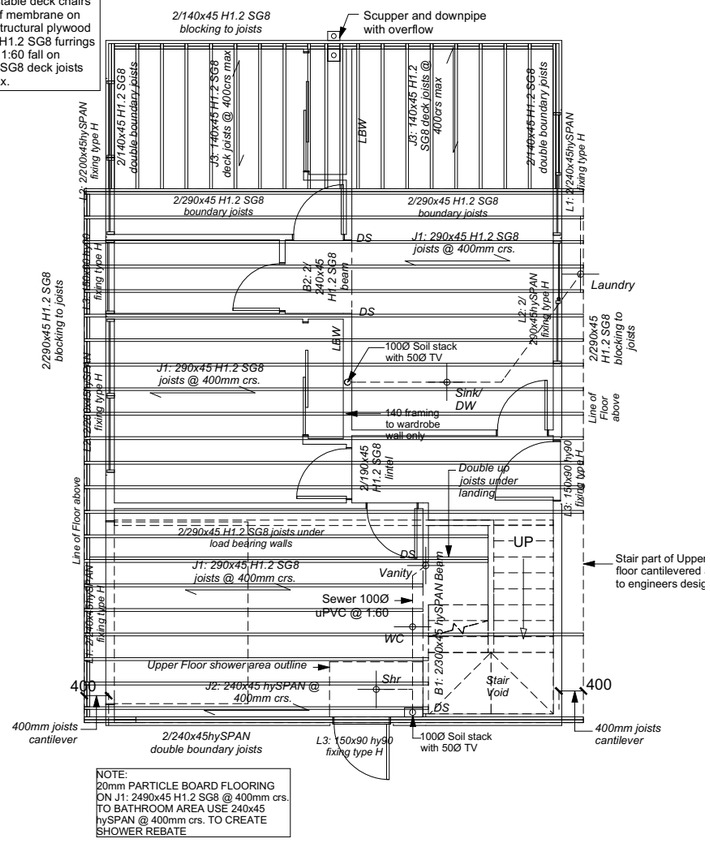
Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13/AS3 & AS3500.
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS3 5.8.1)

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED DRAINAGE PLAN**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **16** **of 36 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

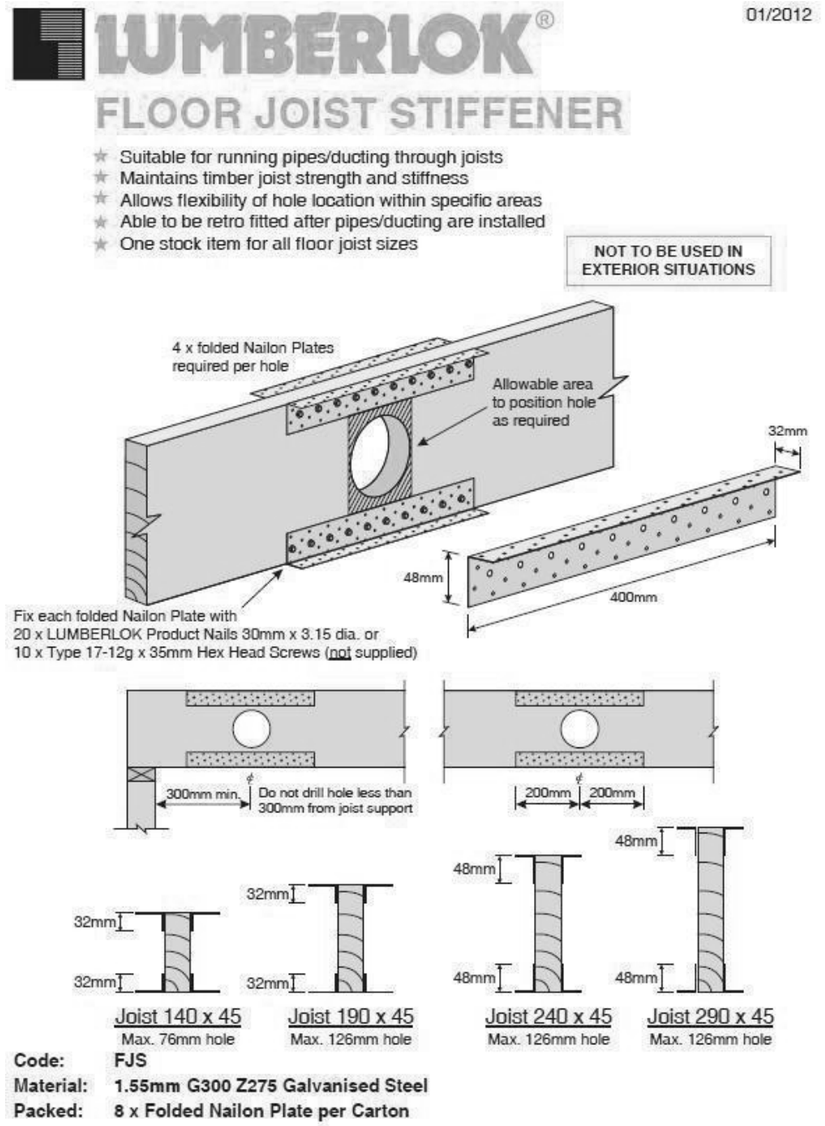
GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents

MEMBRANE DECK:
19mm Kwilla Decking on 90x45 H3.2 deck framing @ 400crs max on adjustable deck chairs on waterproof membrane on 18mm H3.1 structural plywood substrate on H1.2 SG8 furrings laid to create 1:60 fall on 140x45 H1.2 SG8 deck joists @ 400crs max.



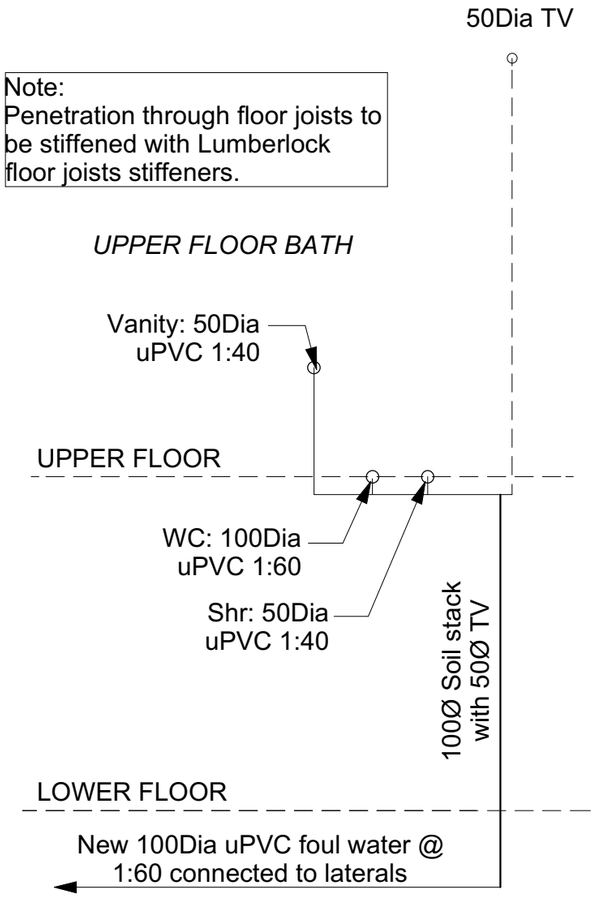
NOTE:
20mm PARTICLE BOARD FLOORING ON J1: 2490x45 H1.2 SG8 @ 400mm crs. TO BATHROOM AREA USE 240x45 hySPAN @ 400mm crs. TO CREATE SHOWER REBATE

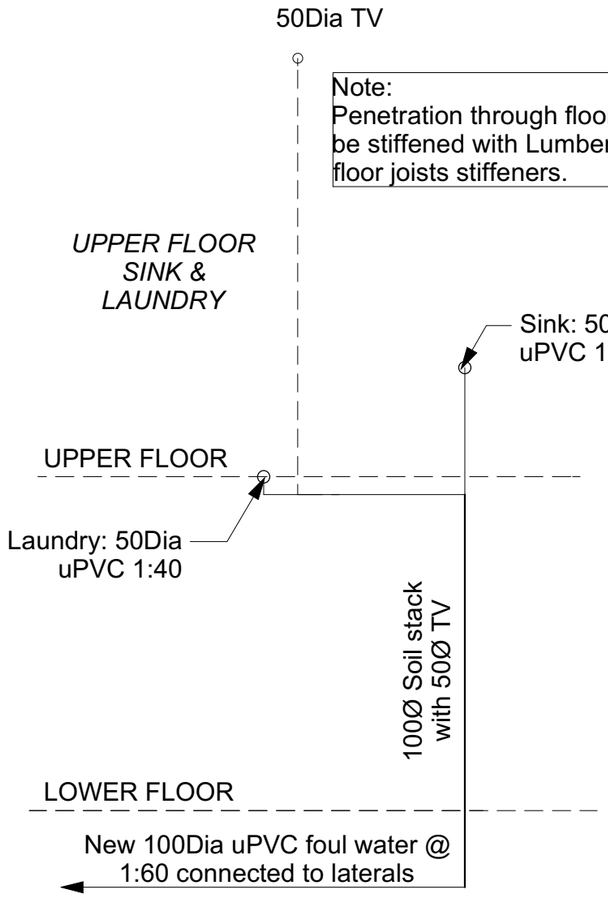
PROPOSED FLOOR FRAMING PLAN
1:100



Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED FLOOR FRAMING PLAN**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **17** **of 36 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION





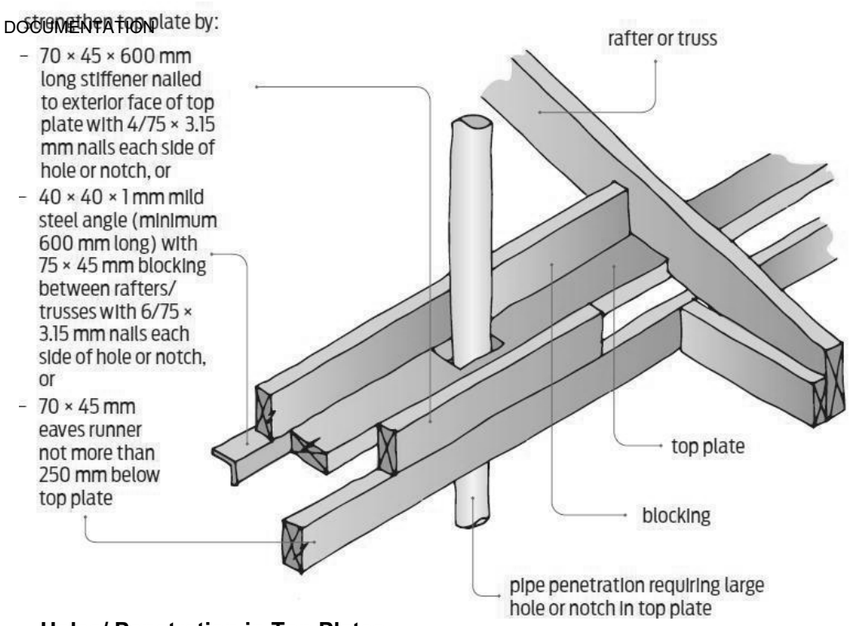
PROPOSED PLUMBING SCHEMATIC
NTS

Plumbing Schedule	NZBC G13/AS3 & AS3500	
Kitchen		
Sink:	Ø50mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:40	(4 discharge units)
Laundry Sink:	Ø40mm @1:30	(5 discharge units)
Drainage Schedule	NZBC G13/AS3 & AS3500	
Main Foulwater		
Vented Drain	Ø100mm @1:60	
Stormwater Drain	Ø100mm @1:60 (1:120max)	
Terminal Vent	Ø80mm	
Heatpump	Drain over DP	
ORG	Overflow Relief Gully	

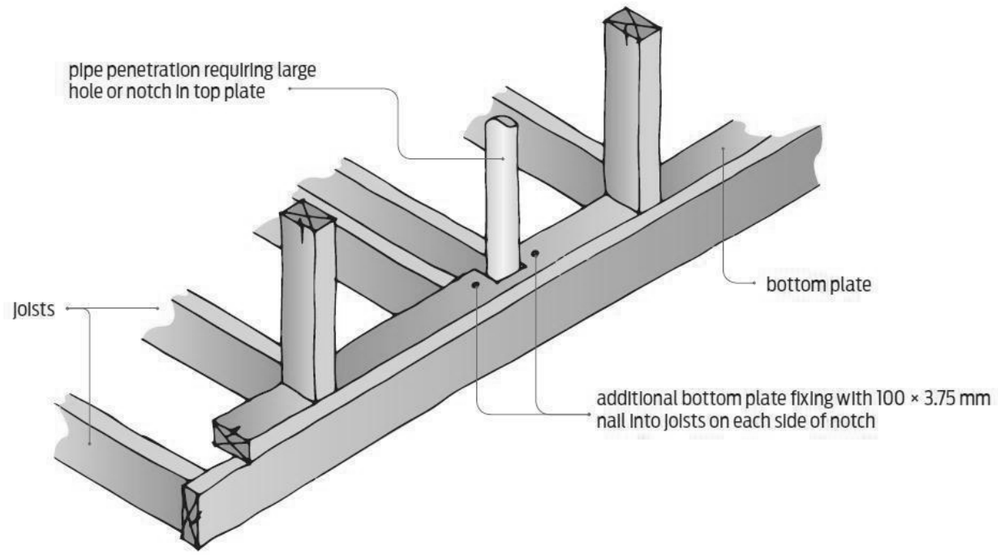
Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13/AS3 & AS3500.
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS3 5.8.1)

DRAINAGE LEGEND

----------	Stormwater DN100mm uPVC
————	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point



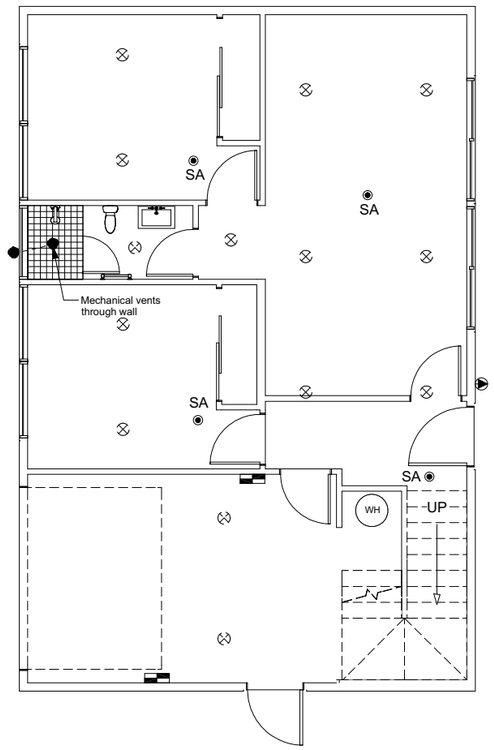
Holes/ Penetration in Top Plates

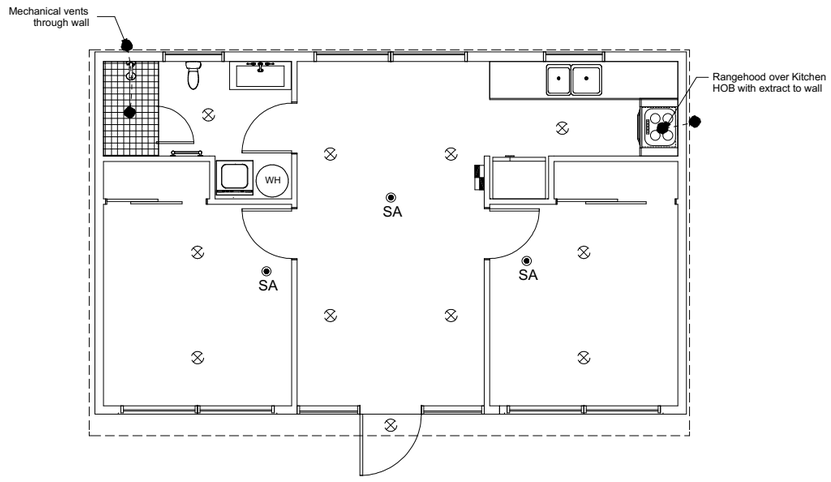


Holes/ Penetration in Bottom Plates

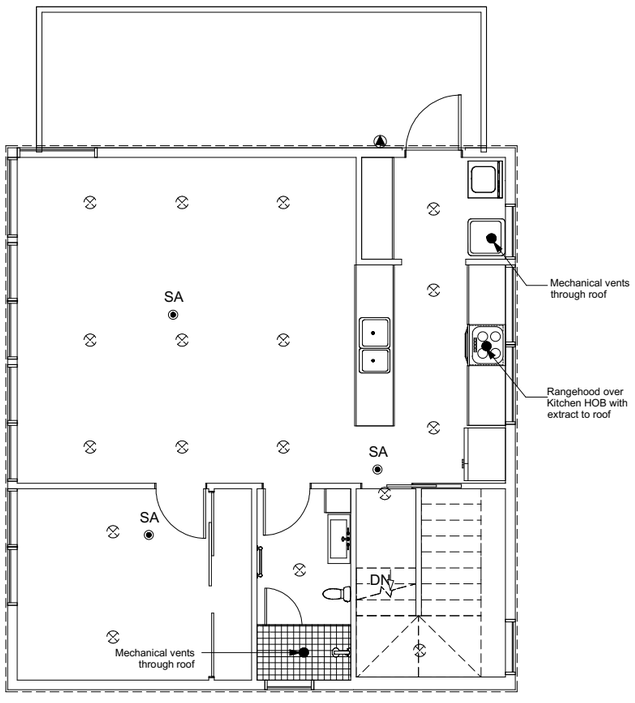
Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED PLUMBING SCHEMATIC**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: NTS Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **18** **of 36 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION





PROPOSED LOWER FLOOR ELECTRICAL PLAN
1:100



PROPOSED UPPER FLOOR ELECTRICAL PLAN
1:100

LEGEND	
Refer to Electrical Section in Specification for further details	
Ceiling Pan	◯
CA Approved Down Light	⊗
Exterior Bulkhead Light	⊜
Exterior Wall Light	◀
Fluorescent Double	⊢—⊣
Light Switch	◟
Two Way Light Switch	◟
Single Power Socket	◡
Double Power Socket	◡
Outside Waterproof Plug	◔
Telephone/Data Outlet	▼
TV Jack	TV
Sky Connection	SKY
Bathroom Heater	▬
Bathroom Extractor/Light	■
Electrical Plan in indicative only and is to be confirmed onsite with electrician and client	

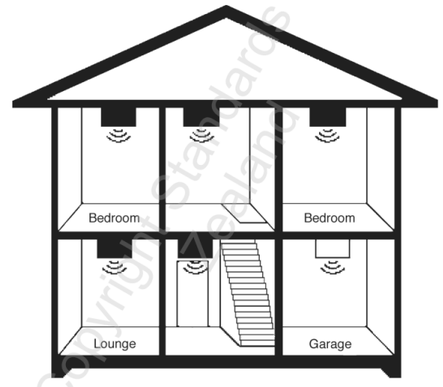
NZS 4514:2021

Example B3 Multi-level house

In a multi-level house (see Figure B3), a smoke alarm is required to be fitted on each level. Most houses of this type have only one escape path from the upper level, through the lower level.

Sleeping occupants on the upper level need to be quickly alerted to an alarm originating from elsewhere in the house as the escape path may rapidly become untenable. To ensure all occupants are alerted, all smoke alarms are required to be interconnected.

A smoke alarm has been positioned in each bedroom and in the primary escape path for each level (gallery and lounge/dining). A smoke alarm is also required in the family room where an undetected fire could grow significantly and compromise the only escape from the upper level through the lounge/dining area.



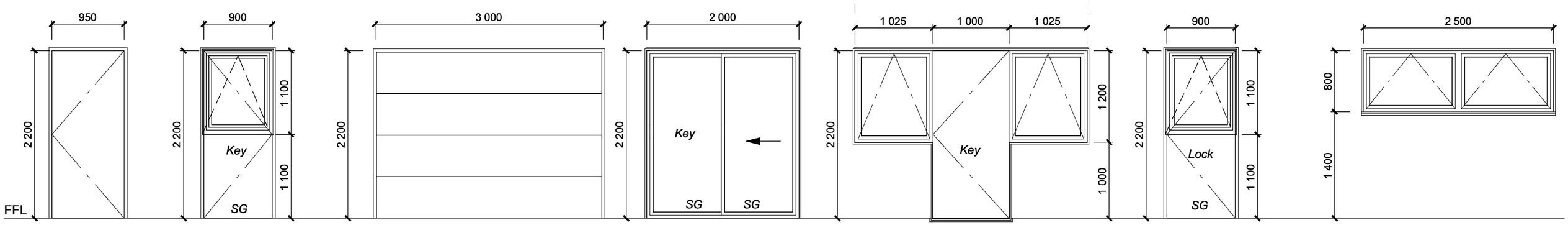
= Required

= Optional heat alarm

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Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED ELECTRICAL PLAN**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **19** **of 36 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



D01

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Door as per Client selection

D02

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Privacy Glazing
Thermally broken with low-e Lightbridge

D03

Colorsteel Sectional Garage Door
2 x remote controls
Standard Range Automatic opener

D04 & 05

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D06

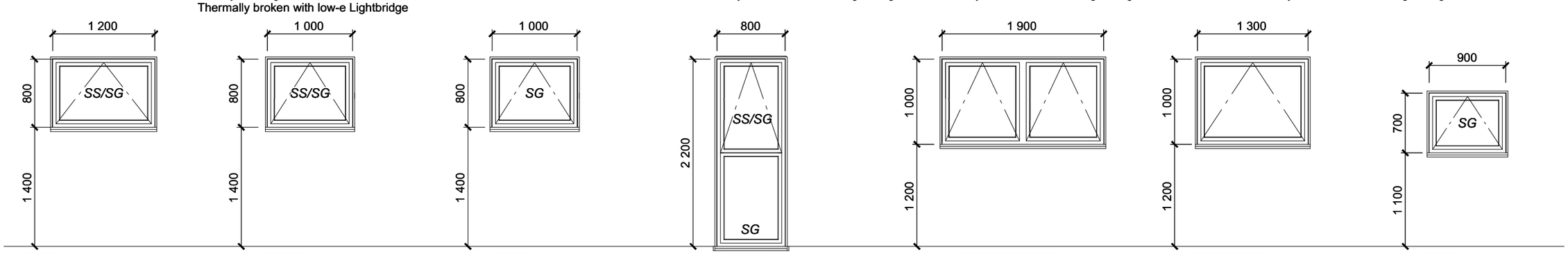
35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Door as per Client selection
Glazing to NZS4223
Thermally broken with low-e Lightbridge

D07

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

W01, 03, 05, 07 & 08

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge
W05 to have Privacy Glazing



W02

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridge

W04

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridge
W04 to have Privacy Glazing

W06

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge
W06 to have Privacy Glazing

W09

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridge
W09 to have Privacy Glazing

W10,11 & 12

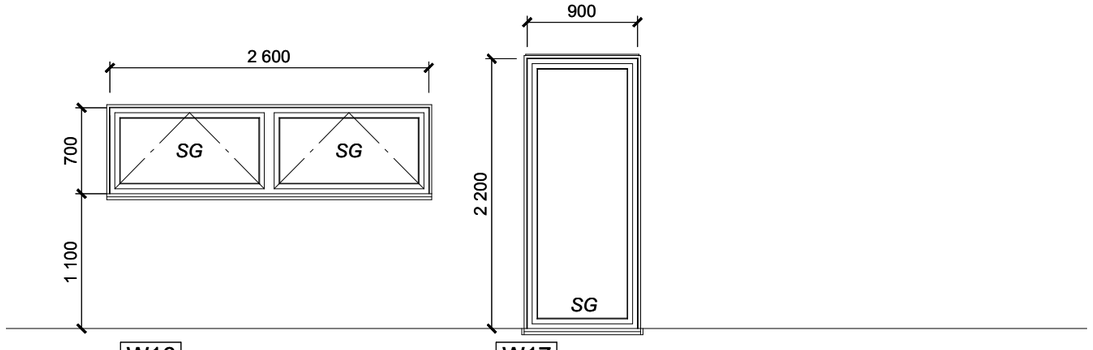
35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge

W13 & 14

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge

W15

35mm Aluminium suite double g
25mm fin painted pine reveal to
jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lig



W16

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

W17

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

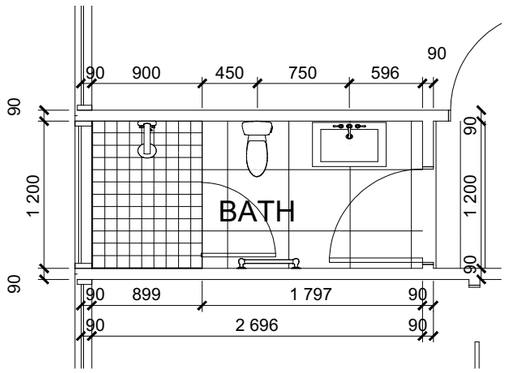
EXTERIOR DOOR & WINDOW SCHEDULE

1:50

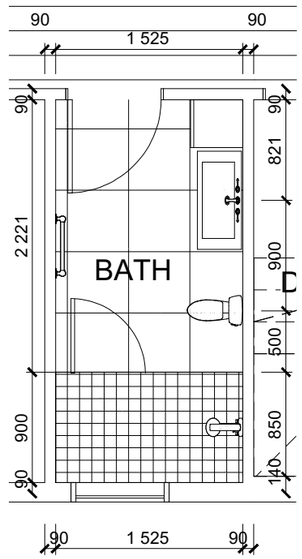
GENERAL NOTES:
All dimensions are nominal and are to be checked on site before commencing work
All dimensions are over reveals
All window and door glazing is to comply with the requirements of NZS 4223
SG = Safety Glazing to NZS 4223
O= Obscure Safety Glazing
Thermally Broken & LowE Lightbridge
All reveals are 18mm fin H3.2 Painted Pinus Radiata Clears
All windows & doors elevated from the outside

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED WINDOW & DOOR SCHEDULE**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **20** of 36 sheets

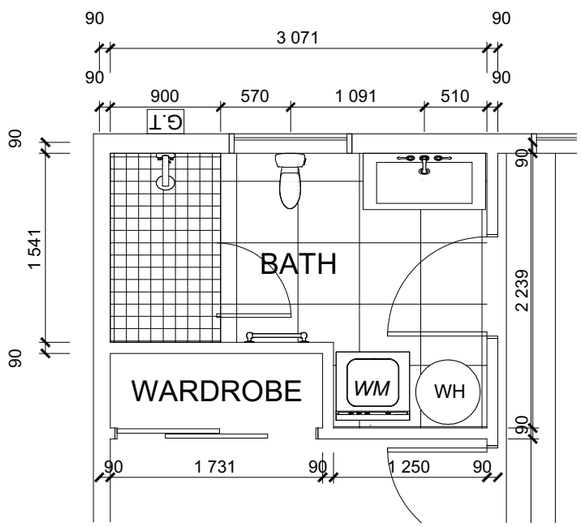
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



MAIN HOUSE BATH LOWER FLOOR
1:50



MAIN HOUSE BATH UPPER FLOOR
1:50



FLAT BATH LOWER FLOOR
1:50

PROPOSED BATHROOM LAYOUTS
1:50

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED BATHROOM LAYOUTS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **21** **of 36 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

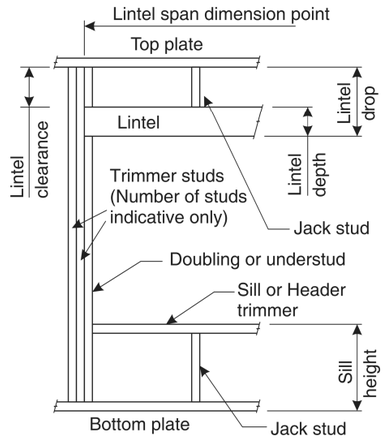
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

NOTE:

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

DEFINITIONS



Lintel Supporting Girder Trusses:

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

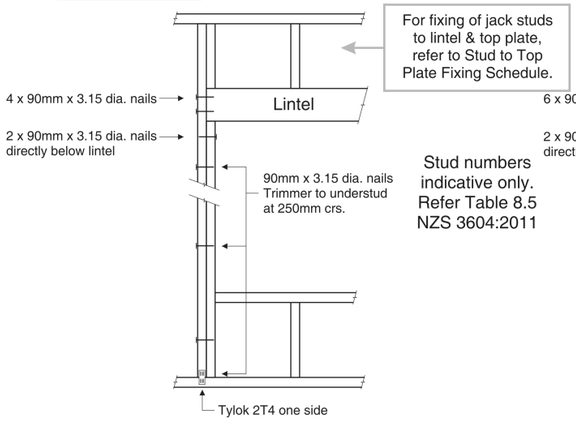
Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

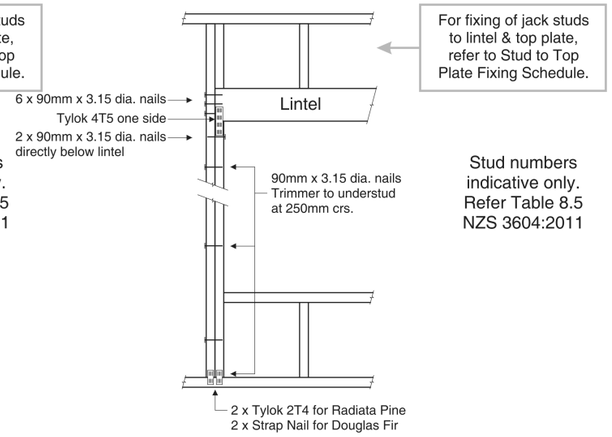
Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	F	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	E	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F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

LINTEL FIXING OPTIONS

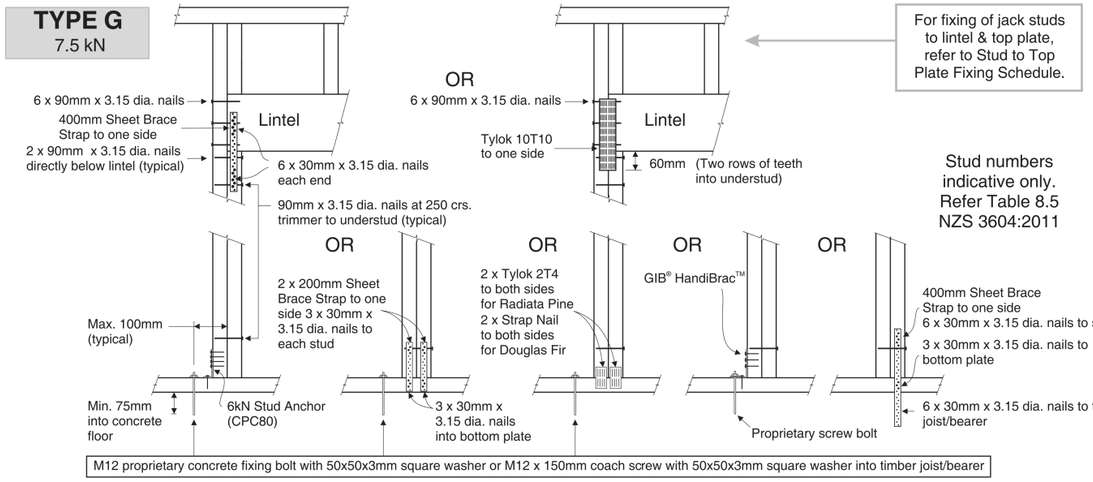
TYPE E
1.4 kN



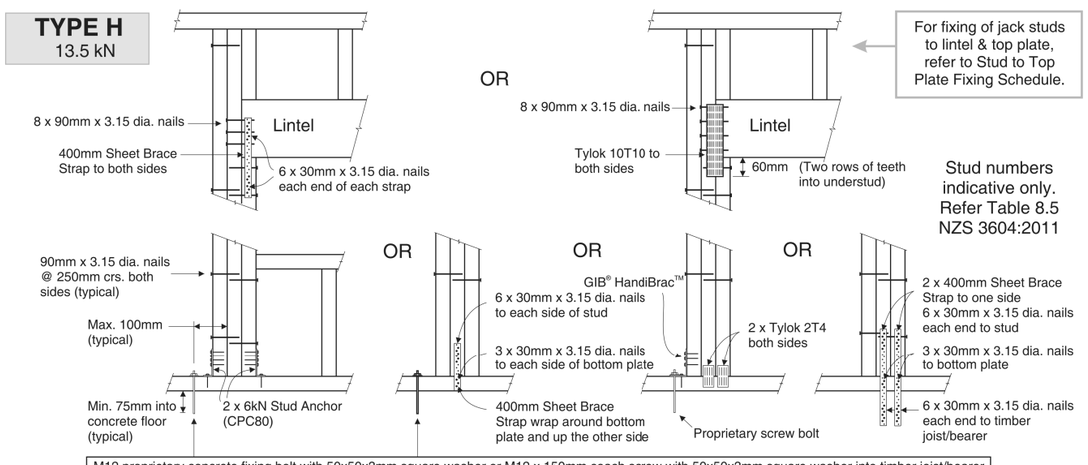
TYPE F
4.0 kN



TYPE G
7.5 kN



TYPE H
13.5 kN



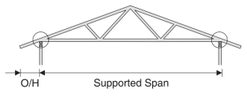
Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **FRAMING DETAILS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **22** **of 36 sheets**

STUD TO TOP PLATE FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

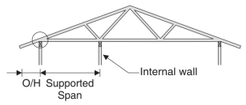
NOTE:

- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kP
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- ★ All fixings assume top plate thickness of 45mm maximum.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

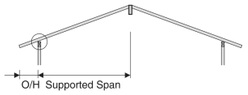
LOADED DIMENSION DEFINITION



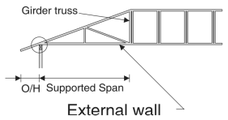
External wall
Standard truss



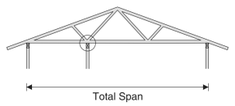
External wall
Internally supported truss



External wall
Rafter roof



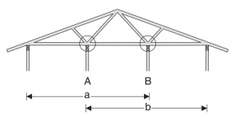
External wall
Jack truss



Internal wall
Internally supported truss
(overhang dimension does not apply)

EXTERNAL WALL
LOADED DIMENSION =
$\frac{\text{SUPPORTED SPAN}}{2}$ + O/H

INTERNAL WALL
LOADED DIMENSION =
$\frac{\text{TOTAL SPAN}}{2}$



Multiple internal walls
(overhang dimension does not apply)

MULTIPLE INTERNAL WALL
LOADED DIMENSION FOR
WALL A = $\frac{a}{2}$
WALL B = $\frac{b}{2}$

FIXING SELECTION CHART

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

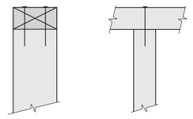
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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

FIXING OPTIONS

FIXING TYPE A
0.7 kN

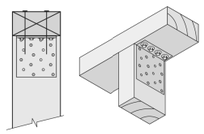
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B
4.7 kN

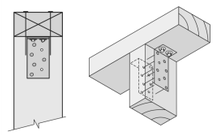
CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

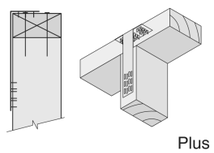
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

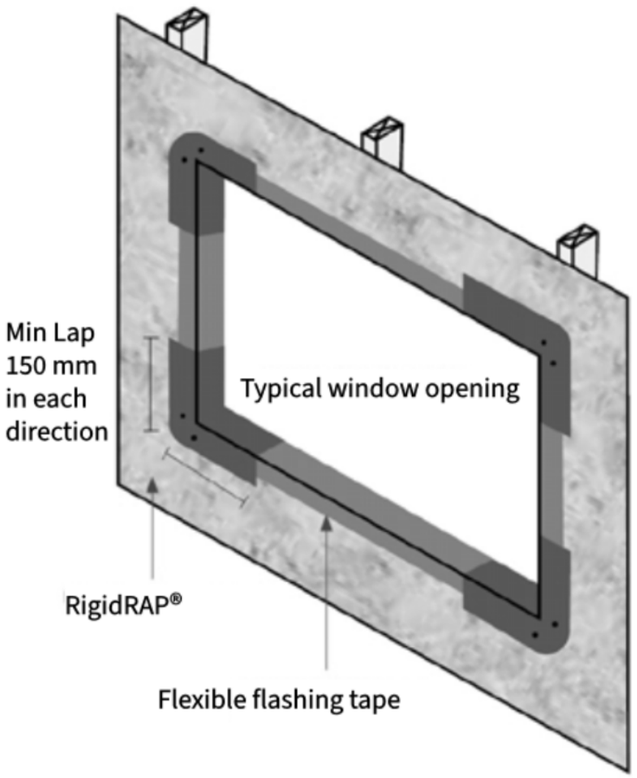
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
Stud Strap
(one face only)

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

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **FRAMING DETAILS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **23** **of 36 sheets**

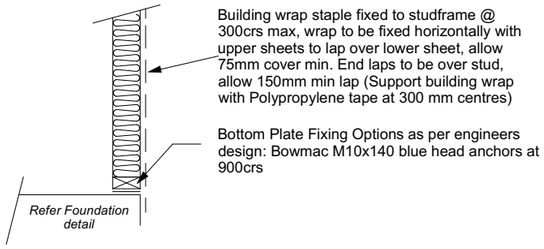


Installing Window Opening
Refer to IBS RigidRAP® approved selection of flexible flashing tapes.
Flashing window openings must be carried out in accordance with WANZ Guide to E2/ASI (6), substituting building wraps for IBS RigidRAP®.
• Cut the flashing tape for the sill at least 200mm wider than the opening.
• Fit the tape with the inner edge of the tape flush with the inside line of the framing and extend 100mm up and down each jamb edge.
• Ensure the tape is well adhered to the surfaces and fitted tightly to each corner.
• Fully tape all window opening edges.

NOTE: All window tapes shall be used in accordance with the manufacturer's installation guide.

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **DETAILS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **24** **of 36 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



Stud framing to slab
Scale 1:20

Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

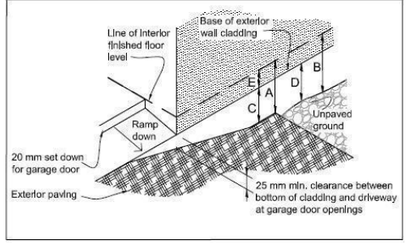
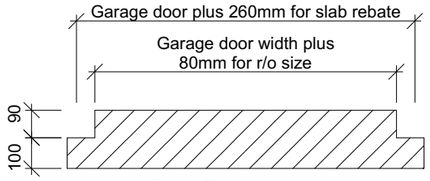


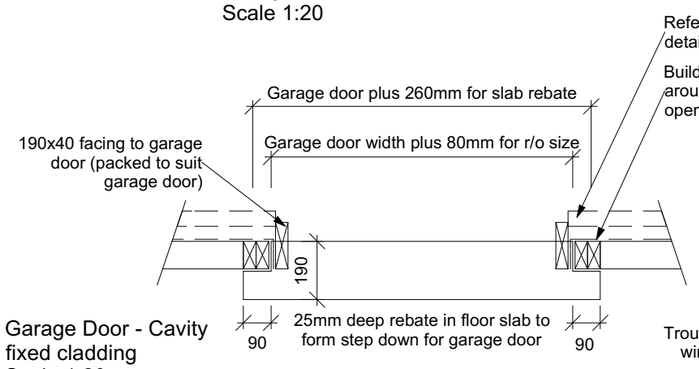
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor Refer Note 1)					100	175	502)

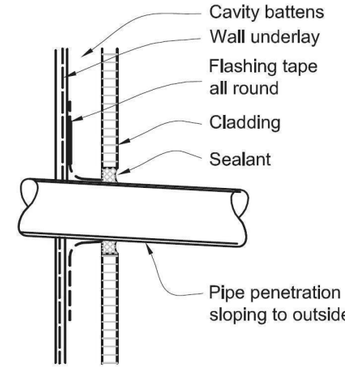
NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



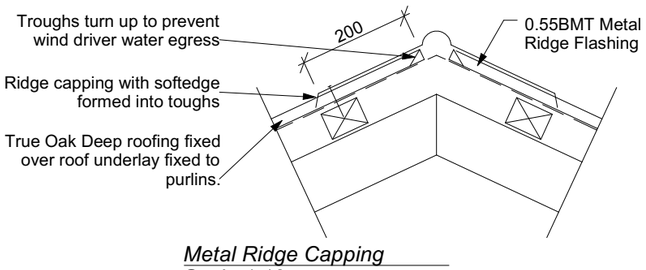
Garage Door Rebate
Scale 1:20



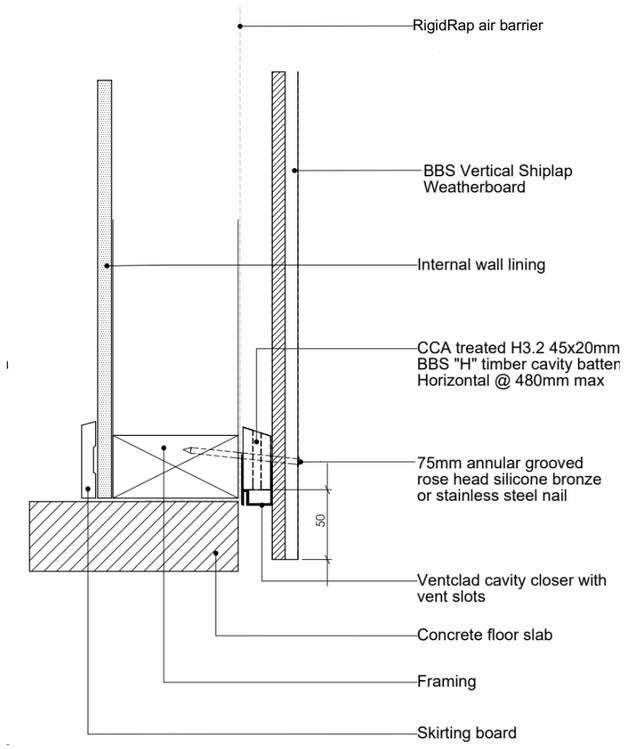
Garage Door - Cavity fixed cladding
Scale 1:20



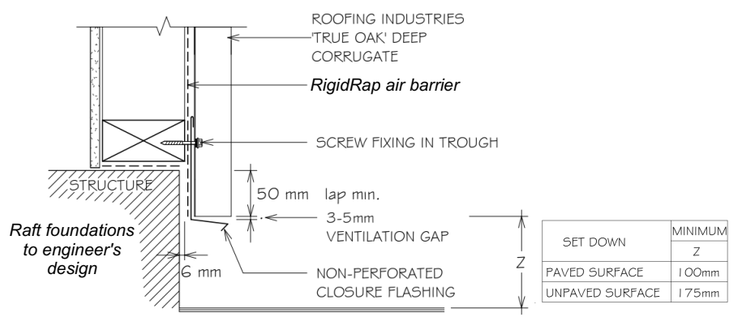
(a) **CAVITY WITH FLASHING TAPE**



Metal Ridge Capping
Scale 1:10

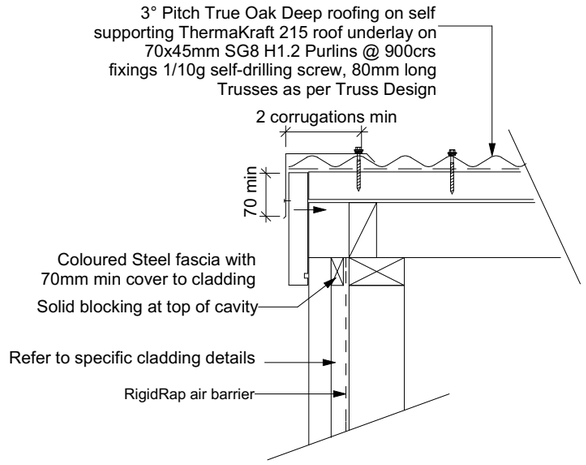


Shiplap Base Detail
NTS



SET DOWN	MINIMUM Z
PAVED SURFACE	100mm
UNPAVED SURFACE	175mm

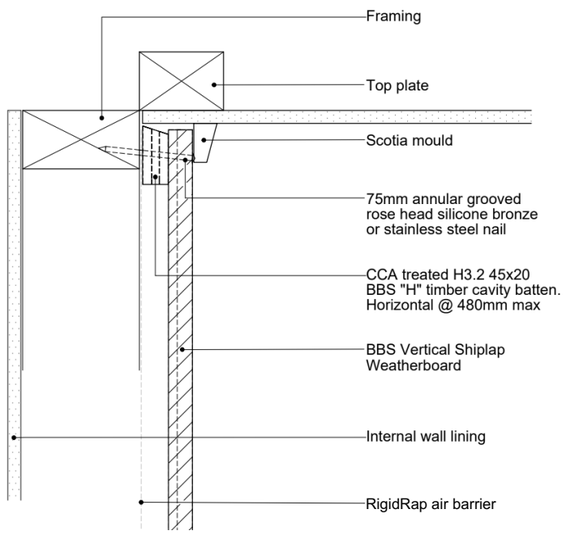
Vertical True Oak Corrugated Cladding Base Detail
NTS



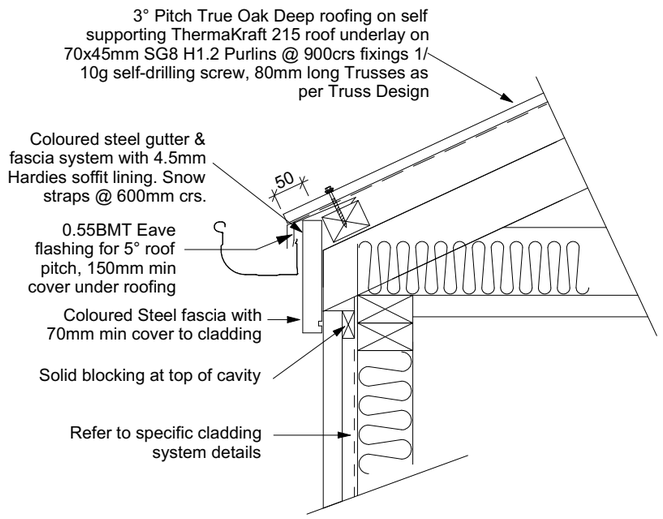
Barge to Fascia Detail
NTS

Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3: As Shown	Revision:	Sheet No.:
Gabriel Rosenblat 51 Clearview Street Wanaka	**DETAILS**	LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	**25** **of 36 sheets**

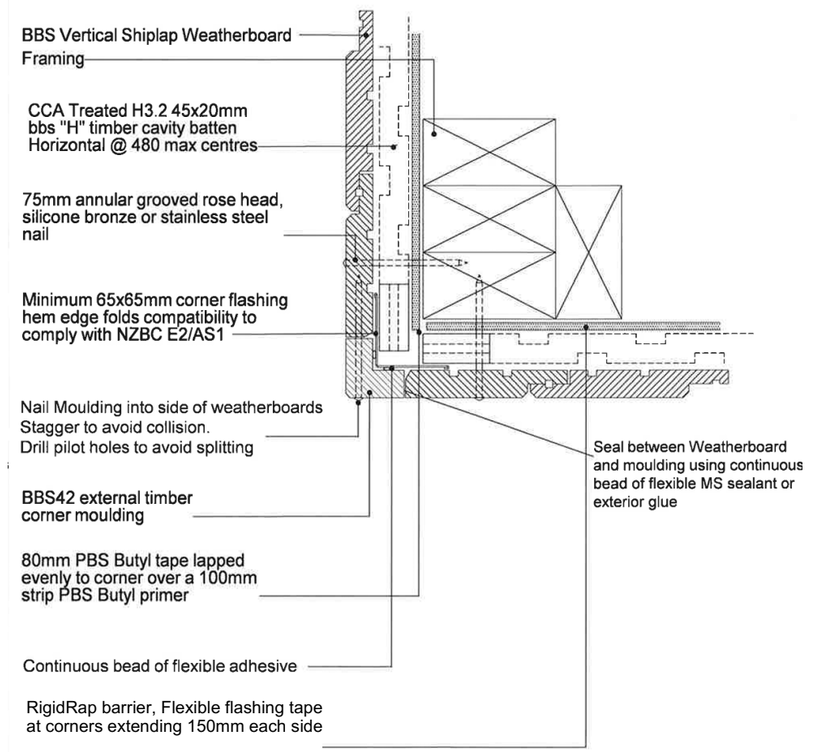
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



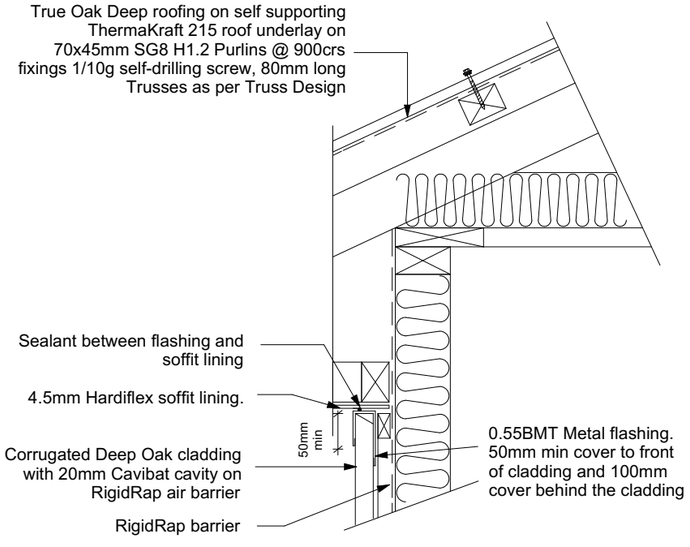
Shiplap Soffit Detail
NTS



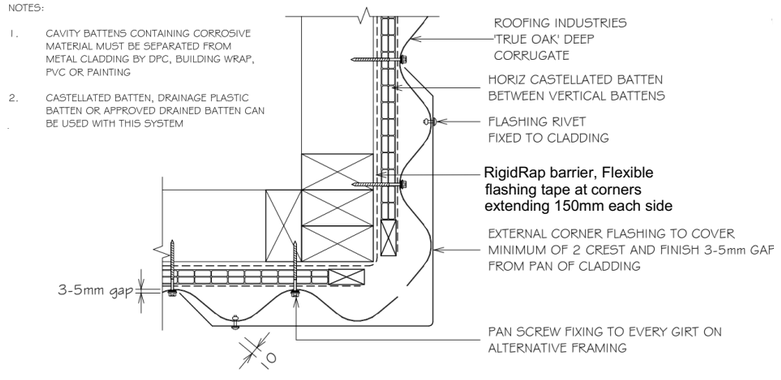
Eave to Fascia Detail (Roof Pitch below 10°)
1:10



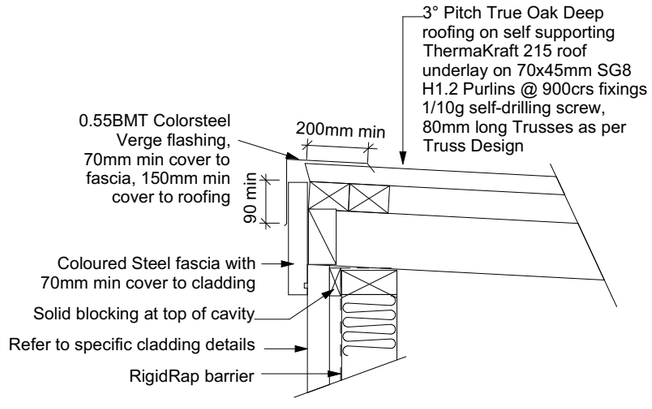
Cedar Cladding External Corner Detail
NTS



Corrugated Cladding Eave Soffit Detail
Scale 1:10



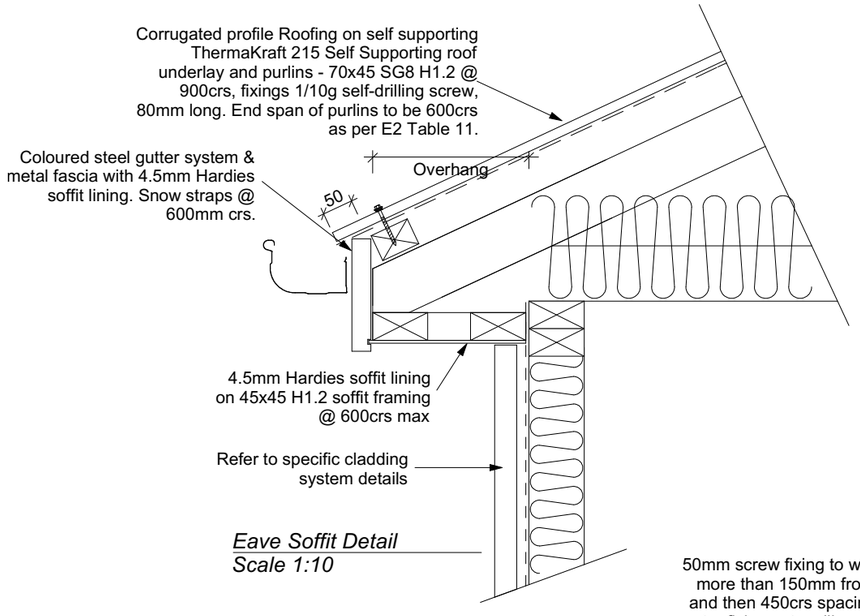
Corrugated Cladding External Corner Detail
NTS



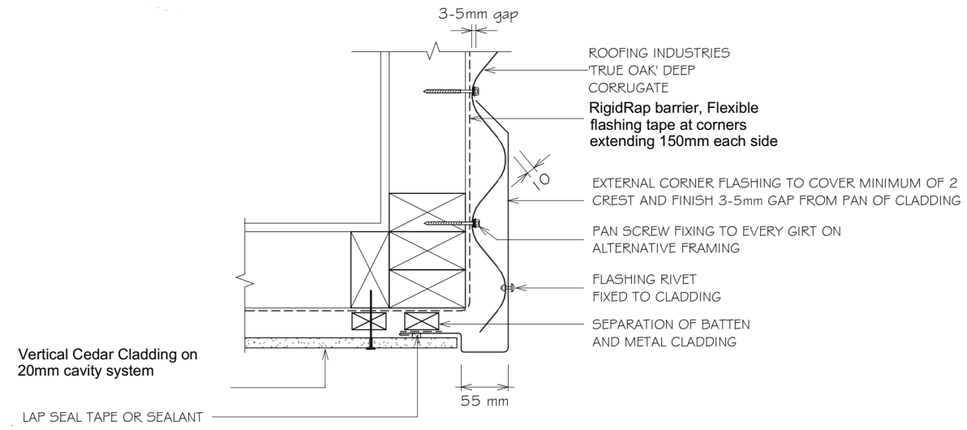
Cladding Verge Detail
Scale 1:10

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **DETAILS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **26** **of 36 sheets**

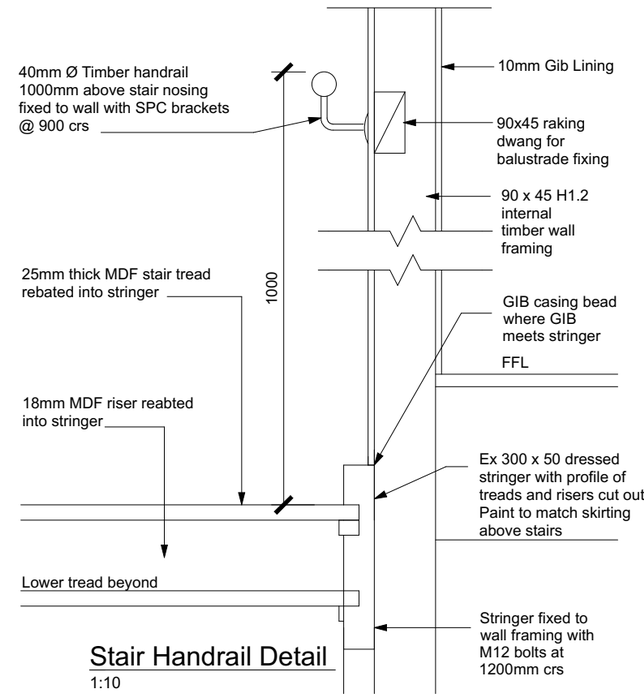
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



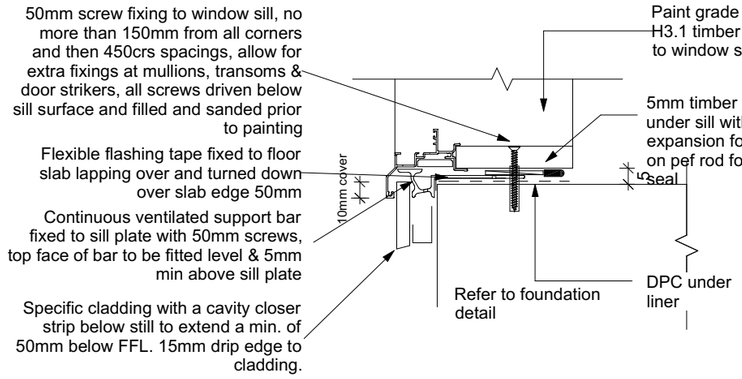
Eave Soffit Detail
Scale 1:10



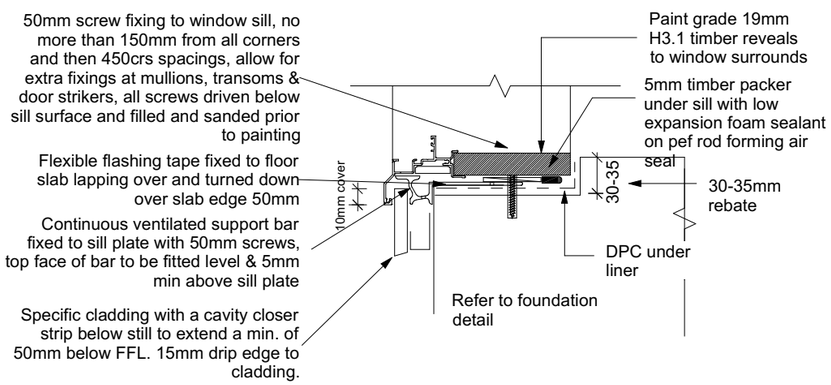
Corrugated to Cedar Cladding External Corner Detail
NTS



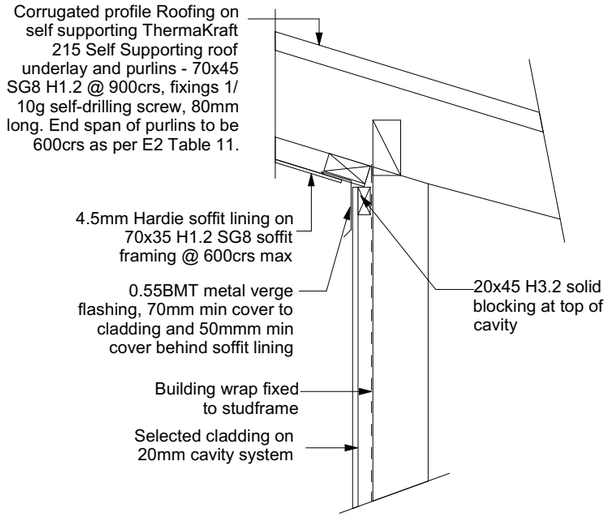
Stair Handrail Detail
1:10



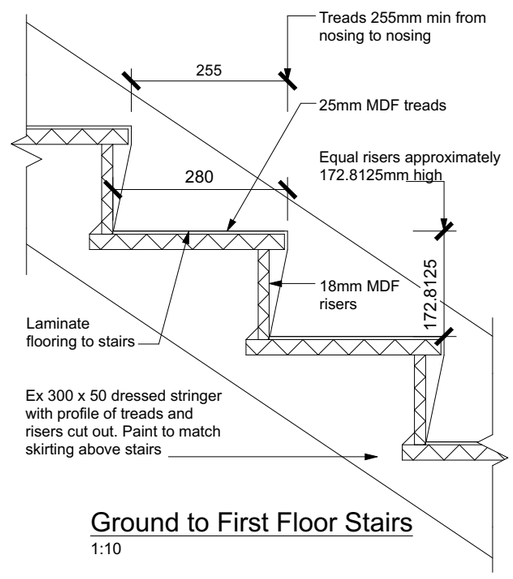
Window Sill to Slab Detail
1:5



Window Sill to Slab Detail Rebated
1:5



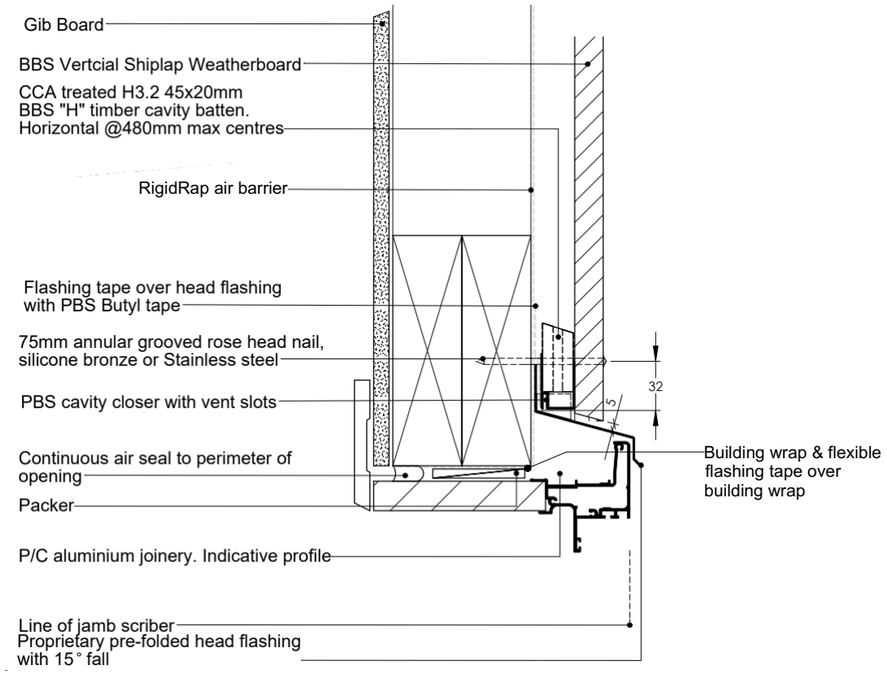
Reverse Soffit Detail
Scale 1:10

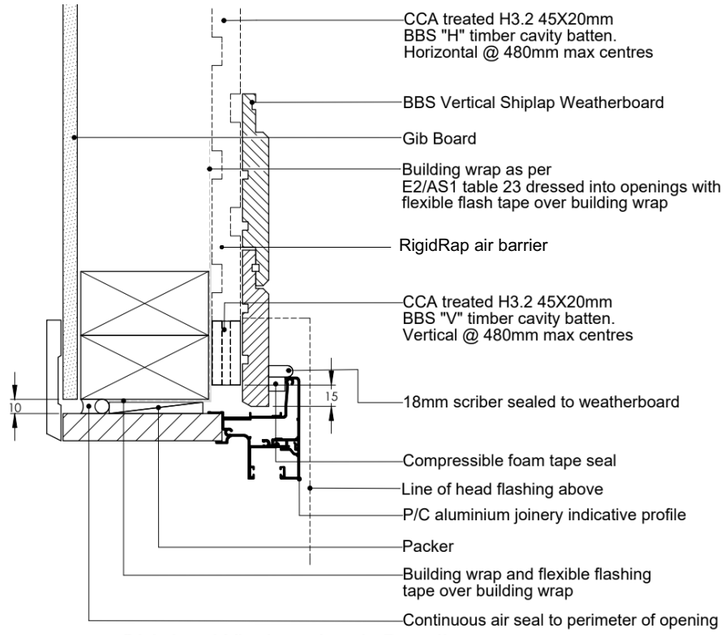


Ground to First Floor Stairs
1:10

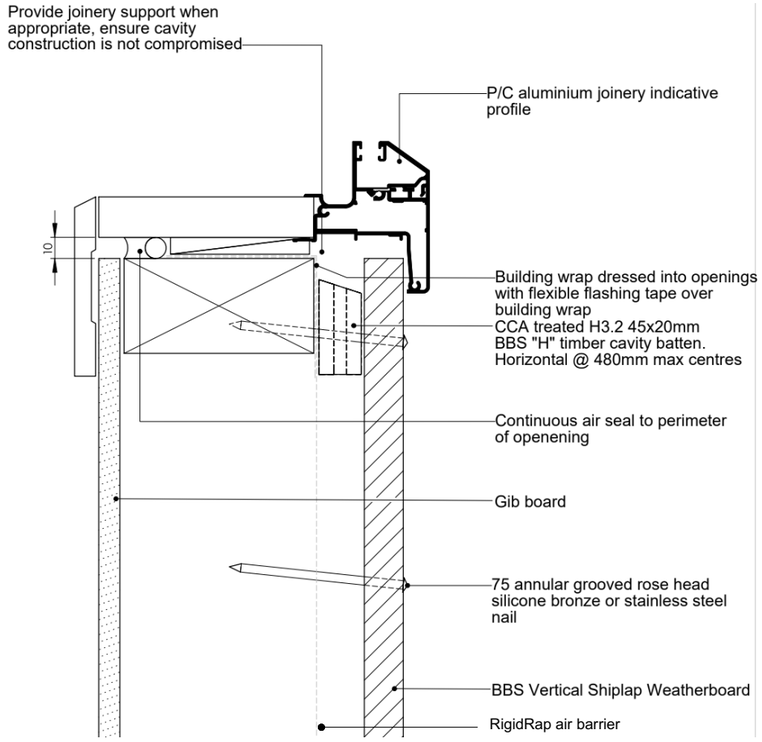
Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **DETAILS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **27** of 36 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

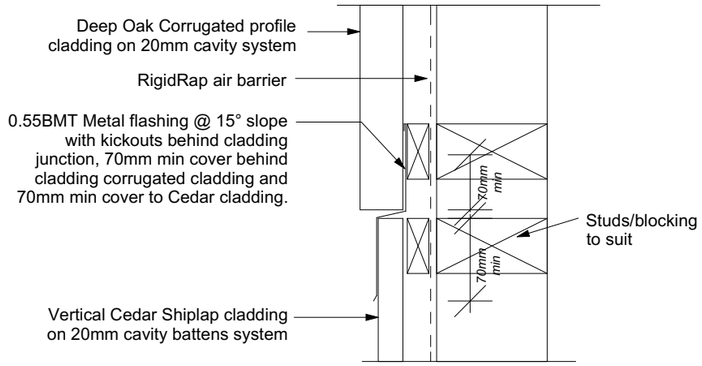




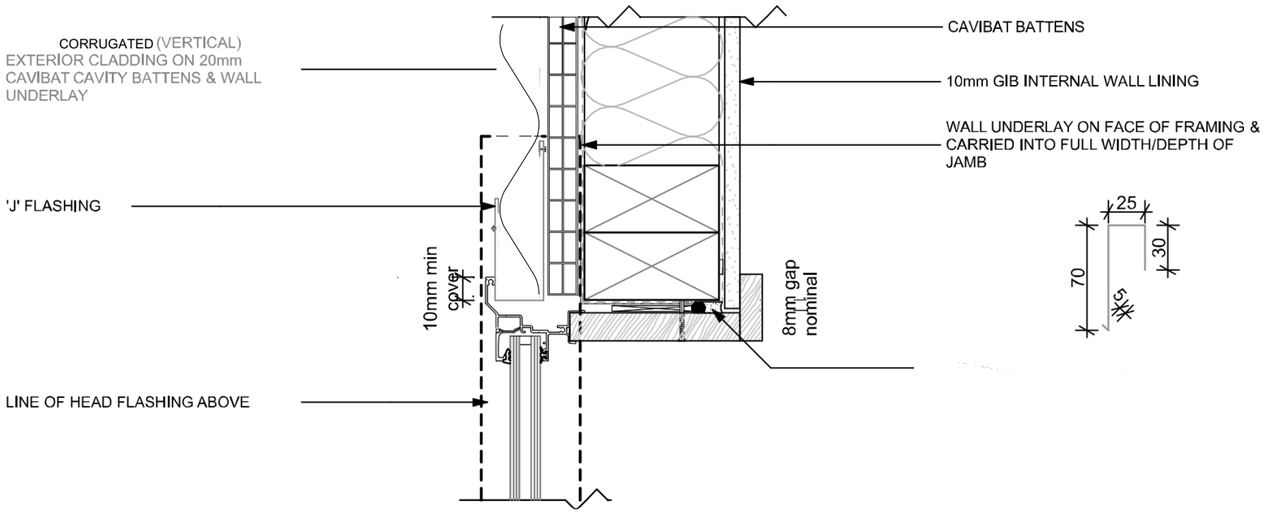
Shiplap Window Jamb Detail
NTS



Shiplap Window Sill Detail
NTS



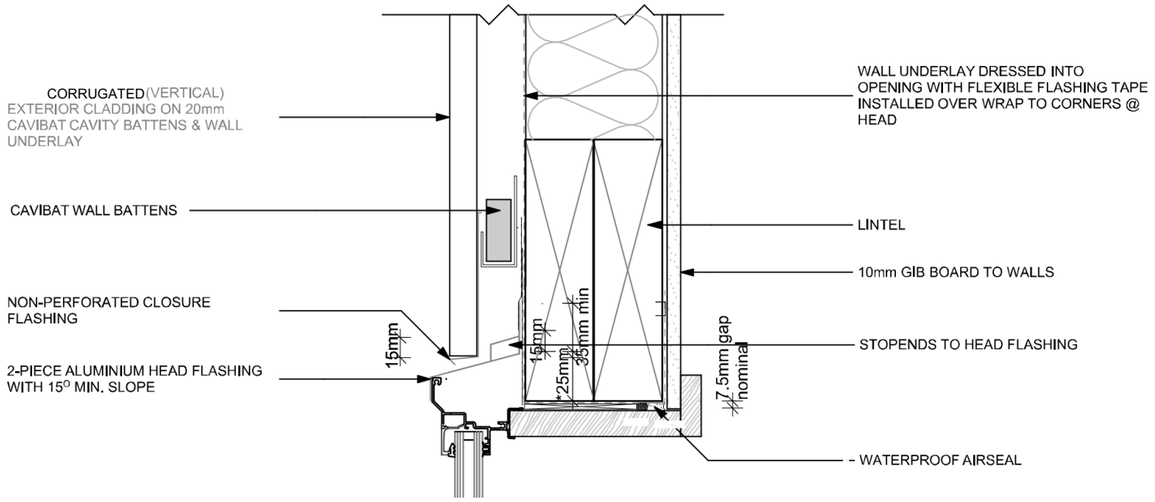
Vertical Junction between Shiplap & Corrugated Cladding
Scale 1:5



Corrugated Cladding Window Jamb Detail
NTS

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **DETAILS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **28** **of 36 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



Corrugated Cladding Window Head Detail
NTS

General notes for materials selection

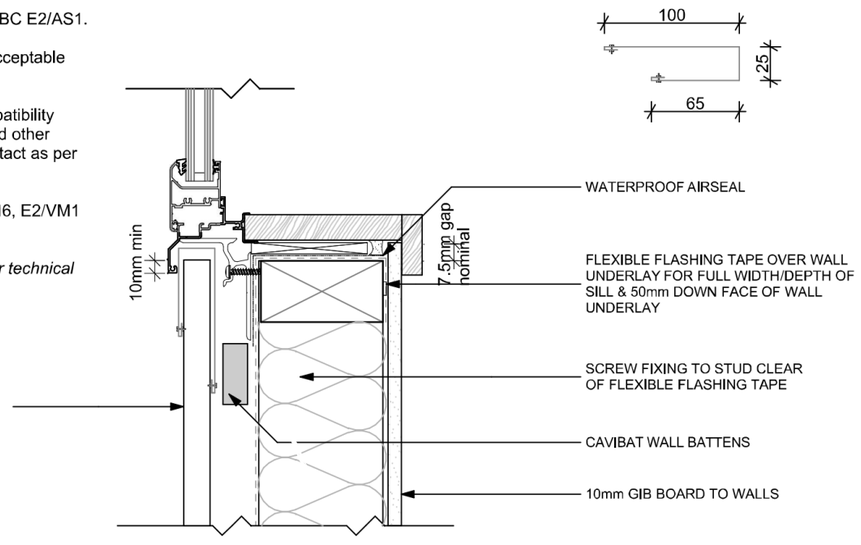
Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1.

Building underlay must comply with acceptable solution E2/AS1 and NZS 3604.

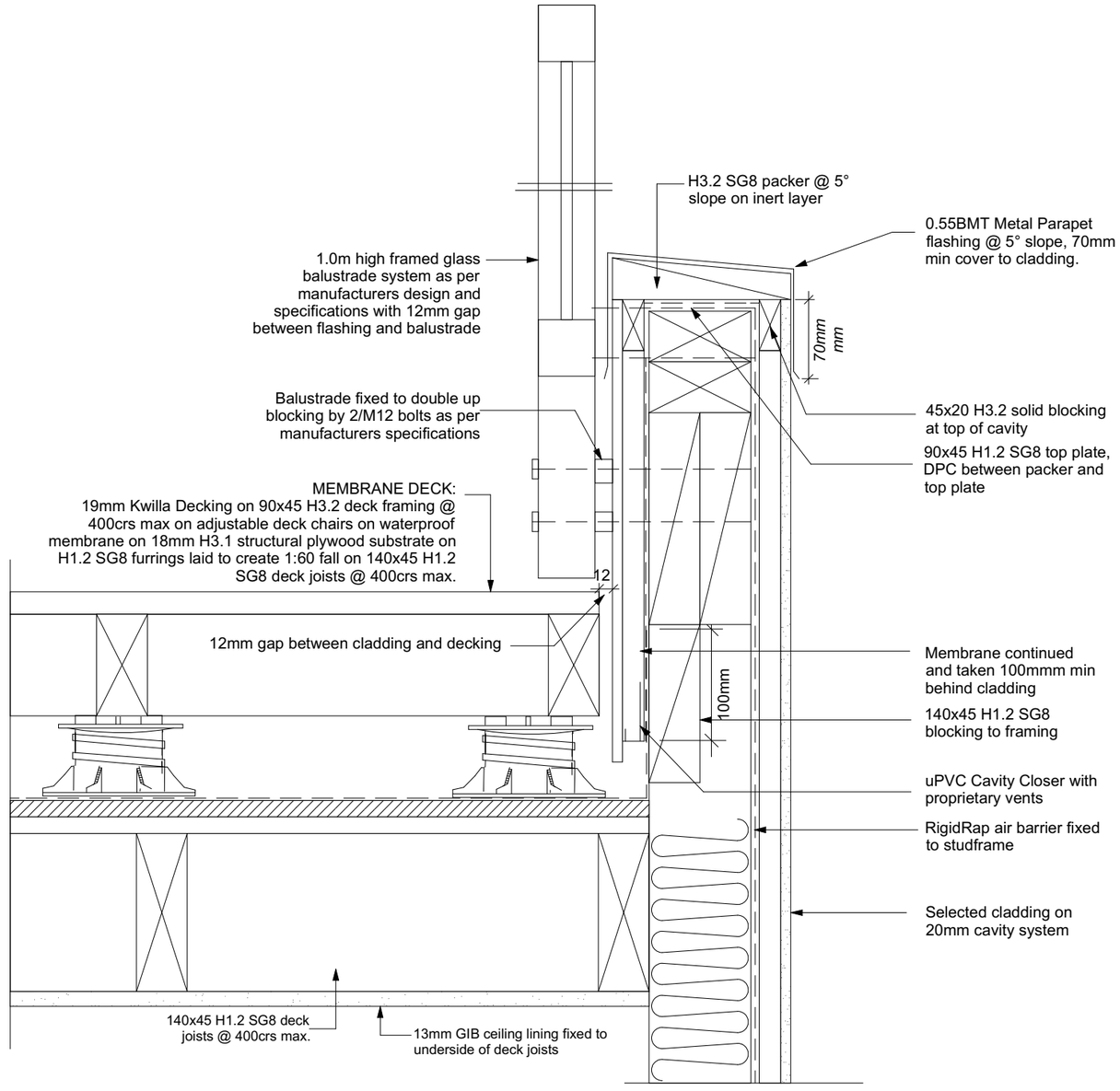
Flashing tape must have proven compatibility with the selected building underlay and other materials with which it comes into contact as per Table 21 of E2/AS1.

Sill support bars must comply with EM6, E2/VM1 and B2/AS1

Refer to the manufacturer or supplier for technical information for these materials



Corrugated Cladding Window Sill Detail
NTS



Timber Deck Edge/ Glass Balustrade Detail
Scale 1:5

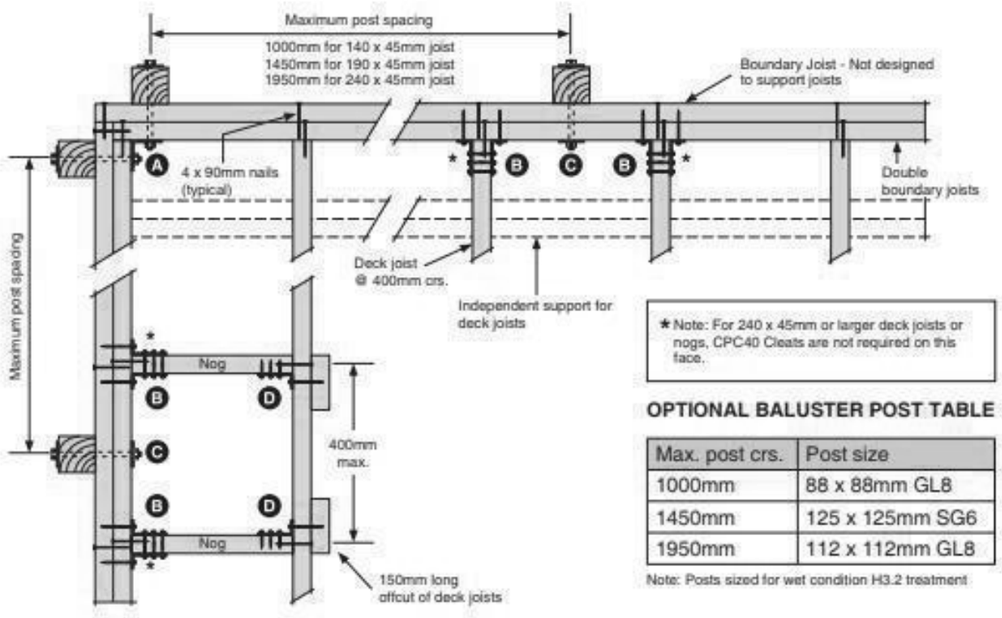
Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **DETAILS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **29** **of 36 sheets**

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FACE FIXED BALUSTER POSTS

LUMBERLOK® TIMBER CONNECTORS

- Complies with Table 3.3 AS/NZS 1170.1:2002 for horizontal load of 0.75kN/m on handrail
- All fixings are designed to provide adequate rotational stability to the handrail system to resist the horizontal load at top of baluster post
- Assumes an approved post and balustrade system is used

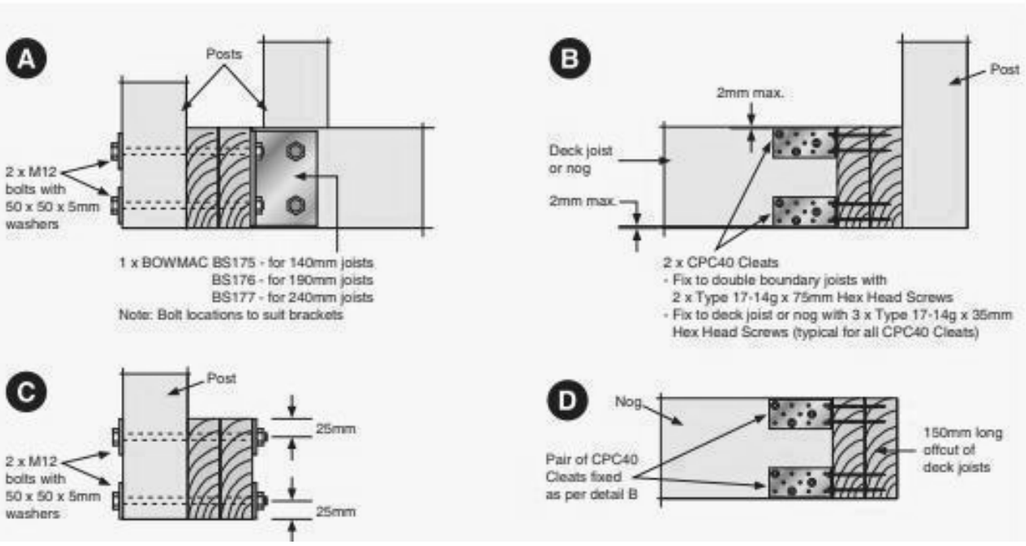


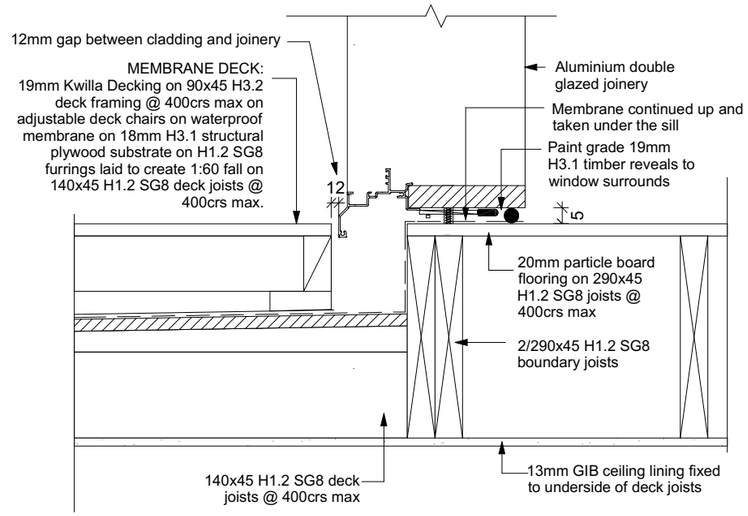
★ Note: For 240 x 45mm or larger deck joists or nogs, CPC40 Cleats are not required on this face.

OPTIONAL BALUSTER POST TABLE

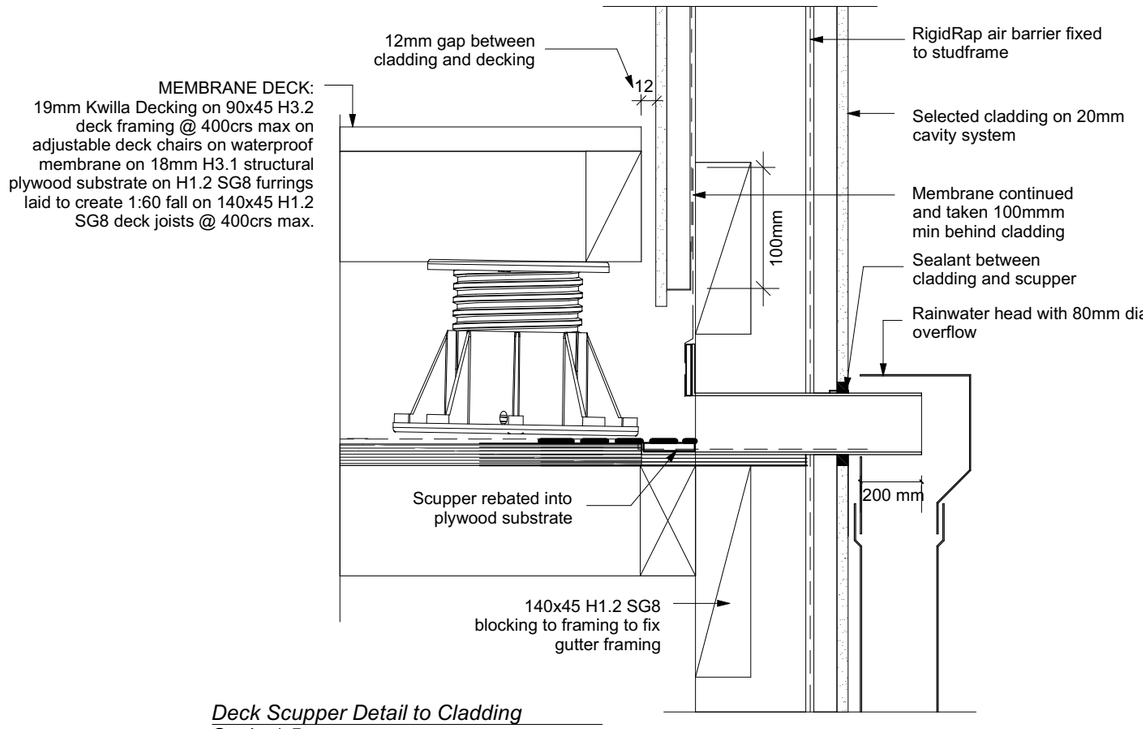
Max. post crs.	Post size
1000mm	88 x 88mm GL8
1450mm	125 x 125mm SG6
1950mm	112 x 112mm GL8

Note: Posts sized for wet condition H3.2 treatment





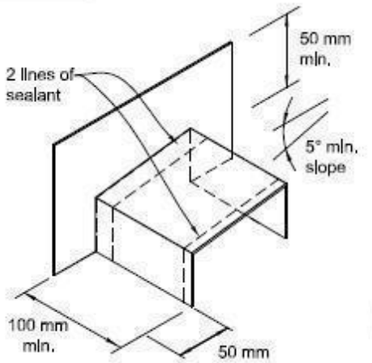
Timber Deck to Door Sill Junction Detail
Scale 1:10



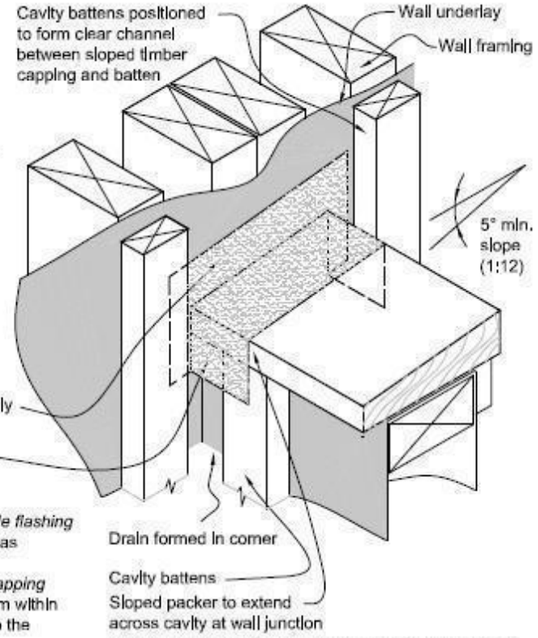
Deck Scupper Detail to Cladding
Scale 1:5

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **DETAILS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **30** **of 36 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

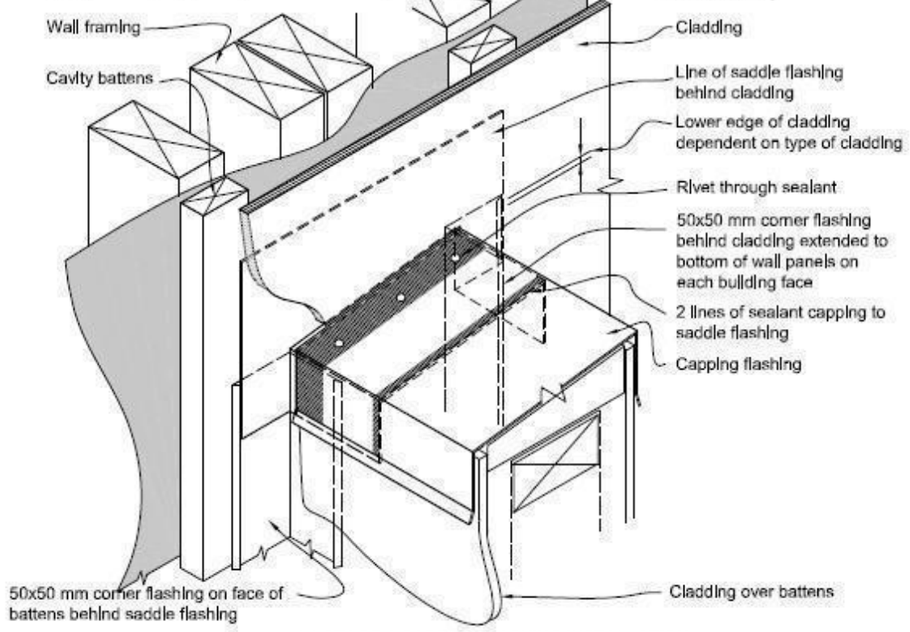


(a) SADDLE FLASHING



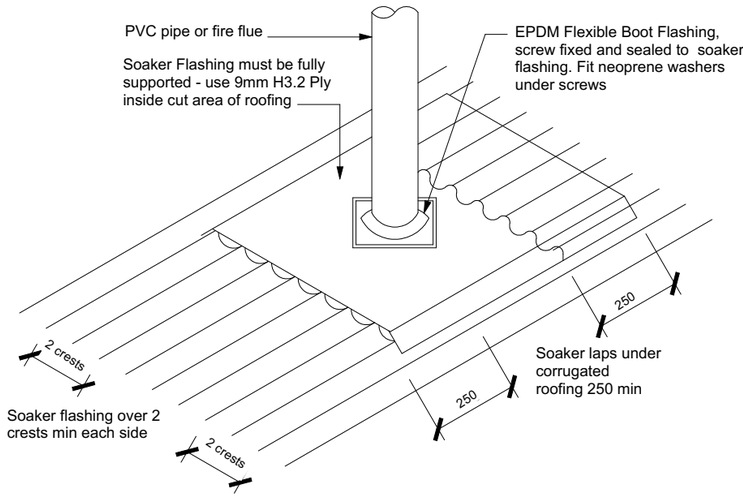
(b) STAGE 1 FLEXIBLE FLASHING INSTALLATION

NOTE:
(1) The junction is weatherproofed by the *saddle flashing* which is positioned at the front of the cavity as shown in (c).
(2) The *flexible flashing tape* over the sloped *capping* packer is intended to drain only moisture from within the *drained cavity* above, and to direct it into the adjacent continuous cavity.
Refer Figure 11 for plan section.
(3) Separation layer of underlay between sloped timber *capping* and *capping flashing* omitted for clarity.

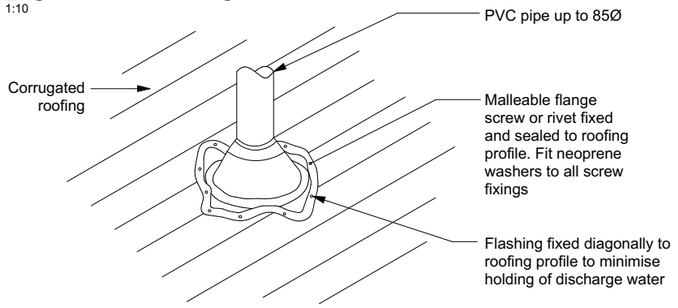


(c) STAGE 2 SADDLE FLASHING INSTALLATION

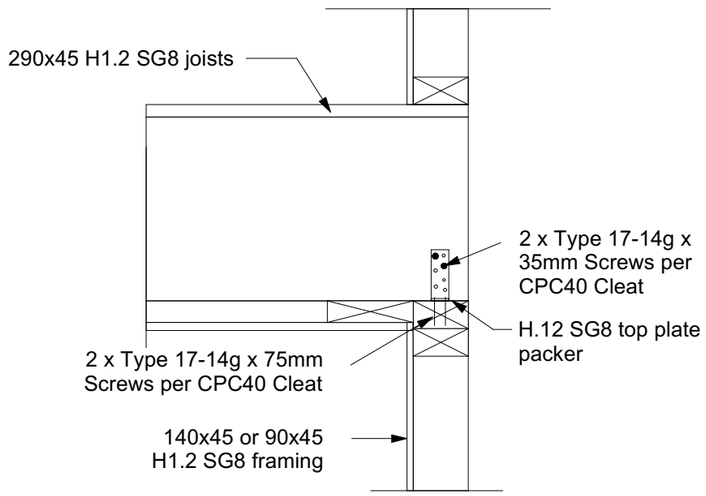
Parapet Saddle Flashing Detail
NTS



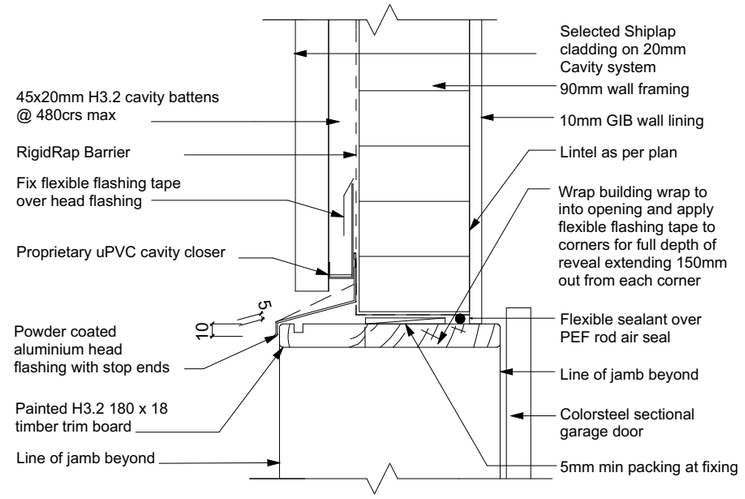
Large Penetration Through Roof
1:10



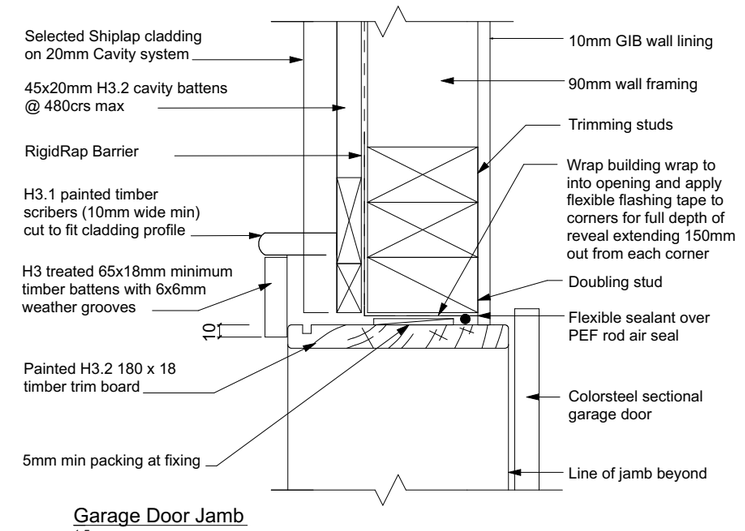
Small Penetration Through Roof (Up to 85 Diameter)
1:10



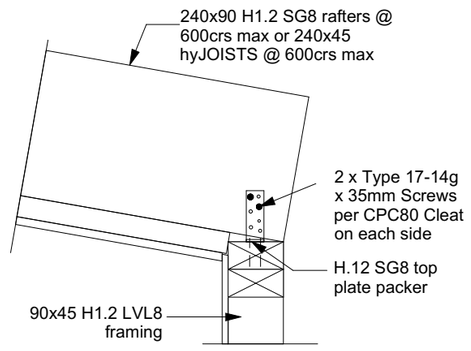
Joist to Top Plate fixing detail
Scale 1:10



Garage Door Head
1:5



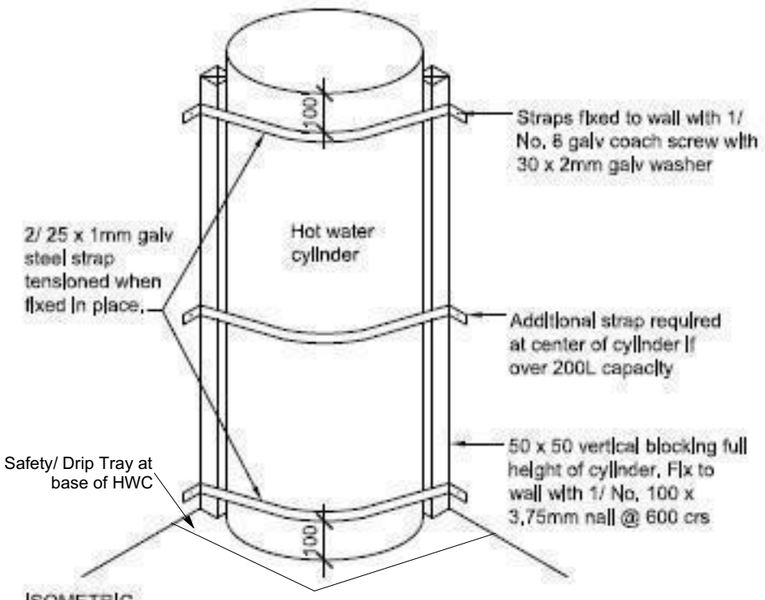
Garage Door Jamb
1:5



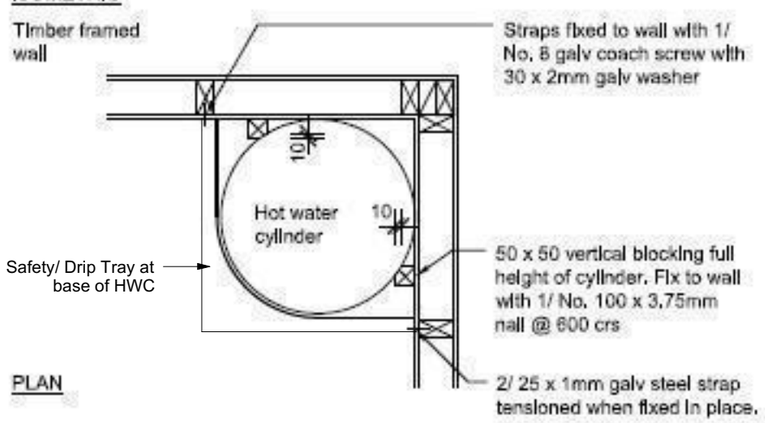
Rafter to Top Plate fixing detail
Scale 1:10

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **DETAILS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **31** **of 36 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

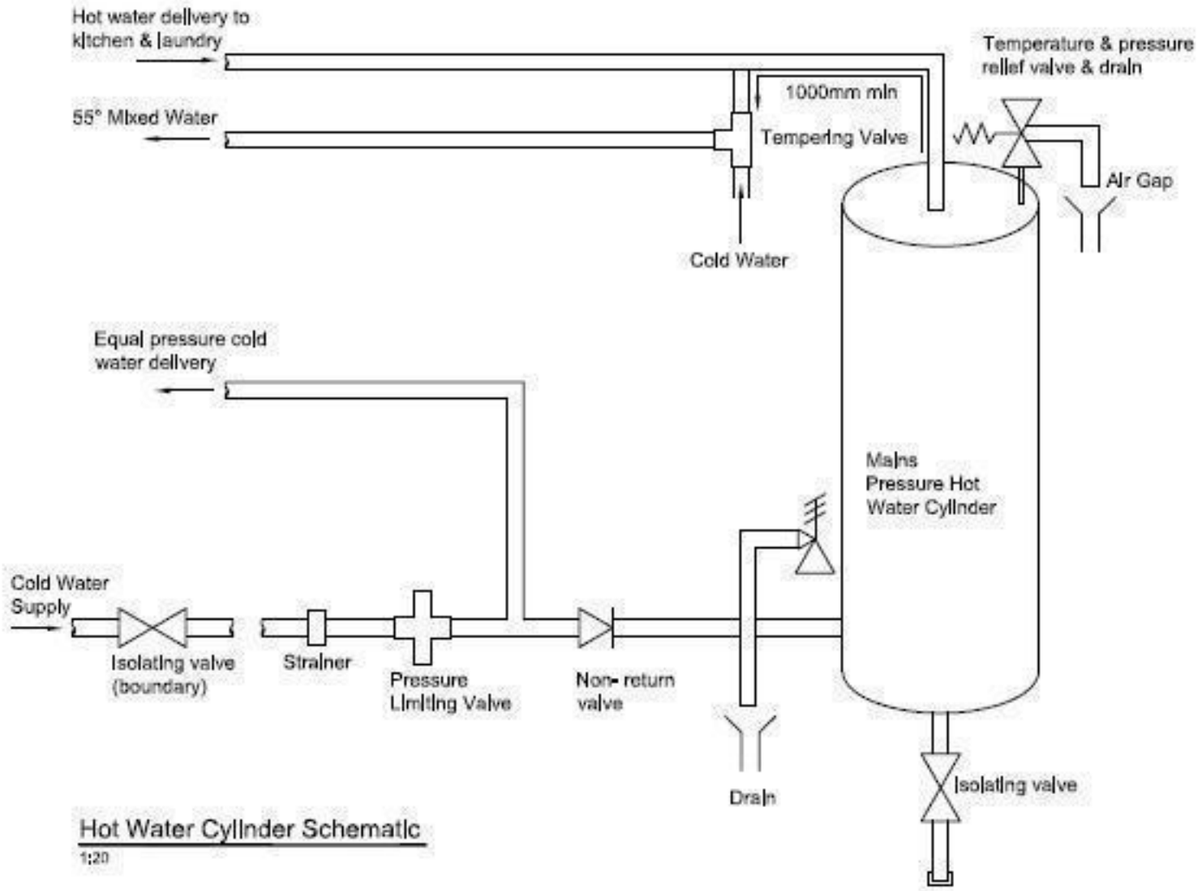


ISOMETRIC



PLAN

Hot Water Cylinder Restraint Details
1:20



Hot Water Cylinder Schematic
1:20

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **DETAILS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **32** **of 36 sheets**

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Where a bath has a level surround, they must be installed with the waterproof membrane system continuous across the top of the surround under any over-surface finish and down the wall behind the bath as shown in Figures 33 or 34 below.

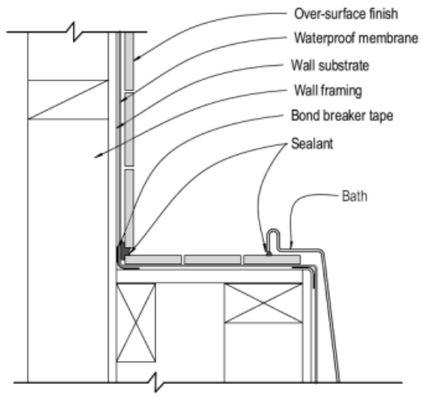


Figure 33: Bath over tiled surround

Notes:

1. Where a bath surround is required, the membrane must go over the substrate of the surround and extend down to the floor.

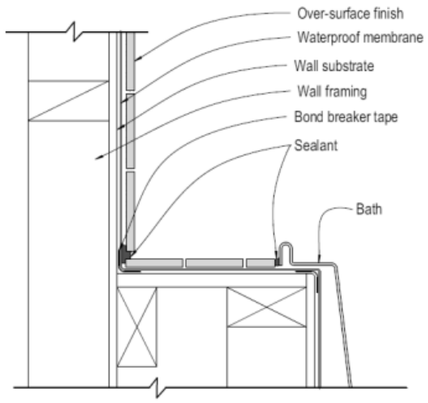


Figure 34: Bath with tiled surround

Notes:

1. Where a bath surround is required, the membrane must go over the substrate of the surround and extend down to the floor.

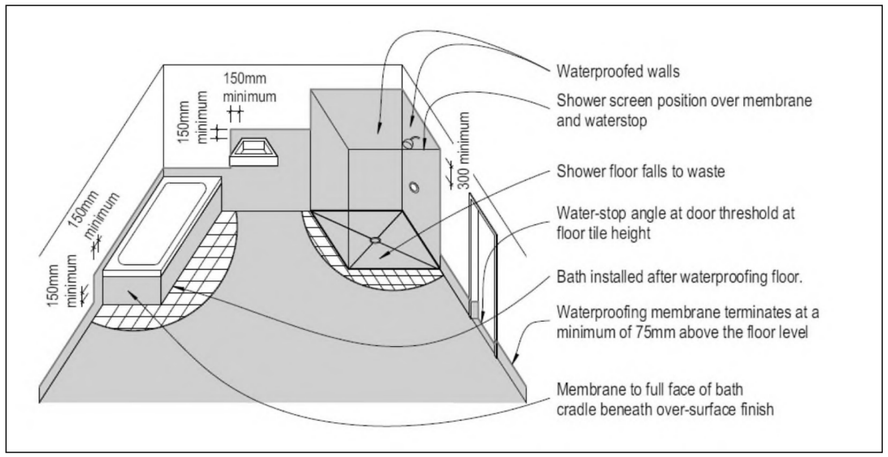
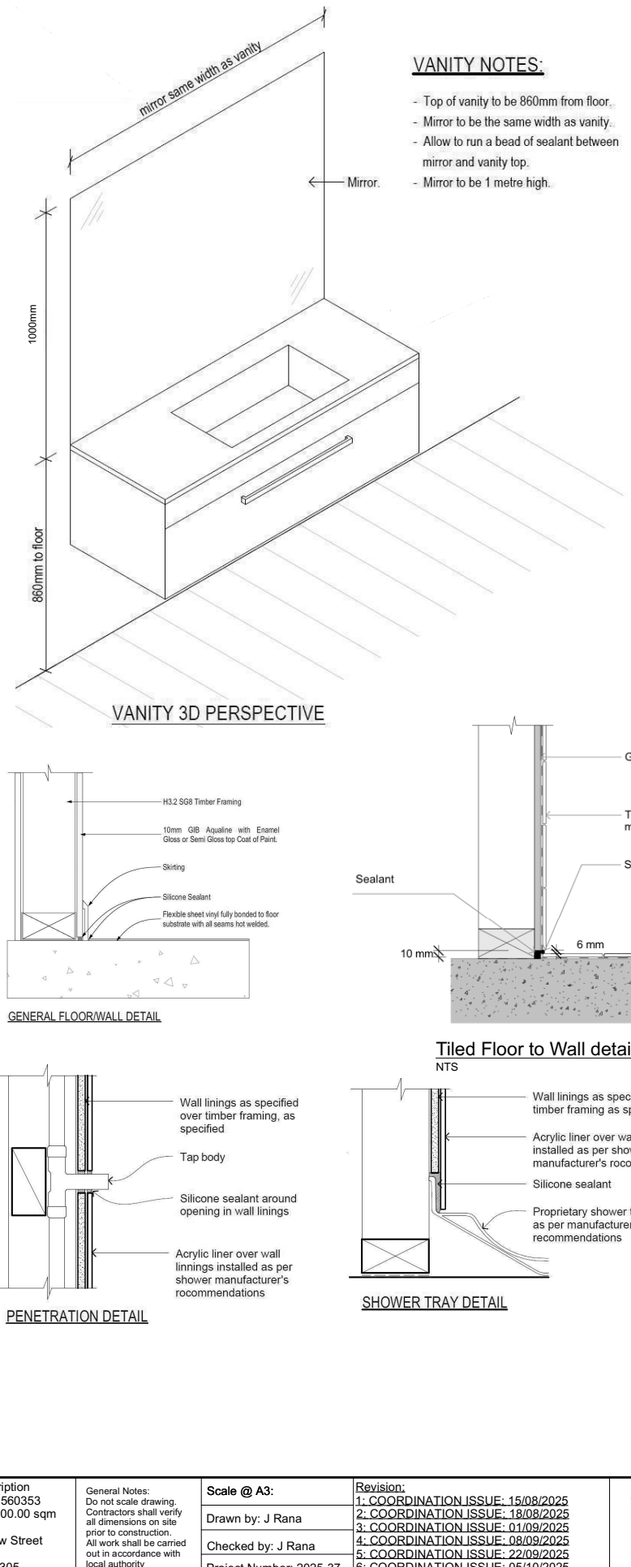
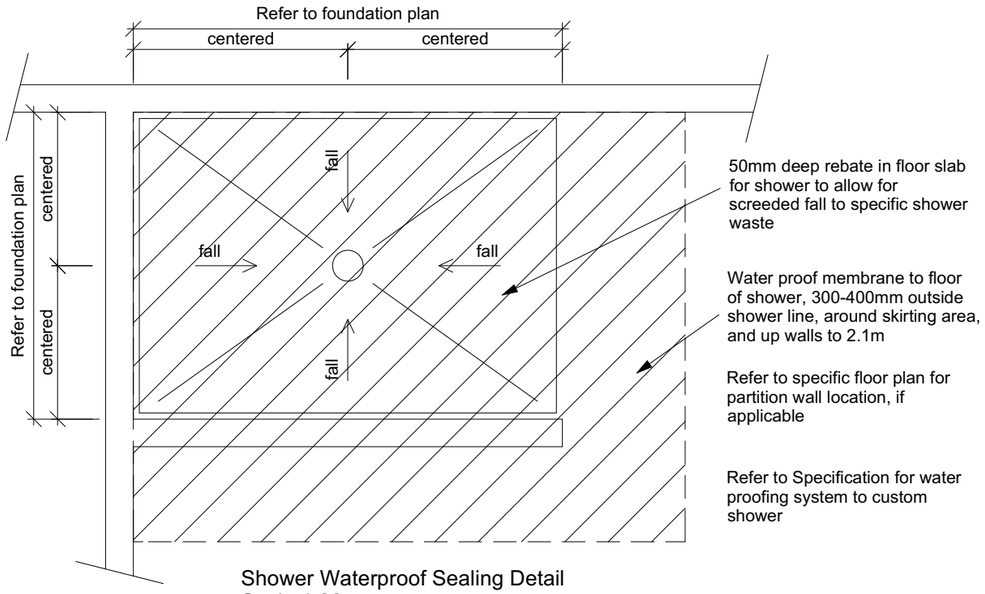


Figure 6: Typical extent of membrane in bathroom with hobless shower area

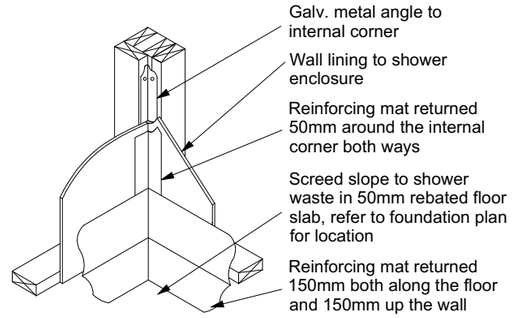


Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **WET AREA DETAILS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **33** **of 36 sheets**

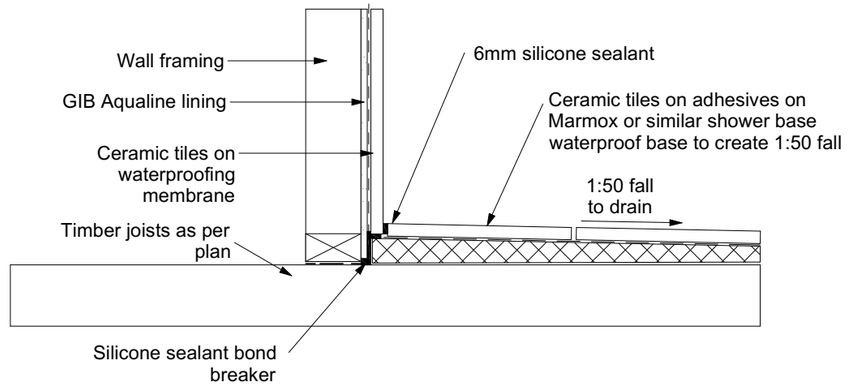
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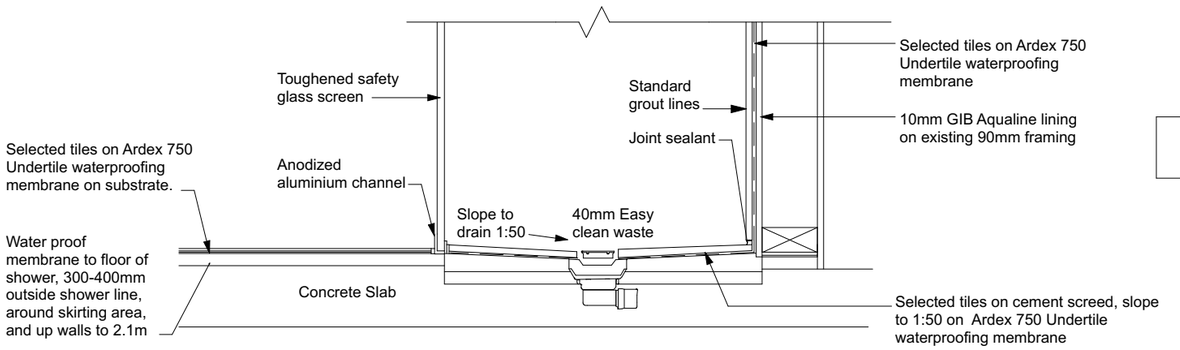
Shower Waterproof Sealing Detail
Scale 1:20



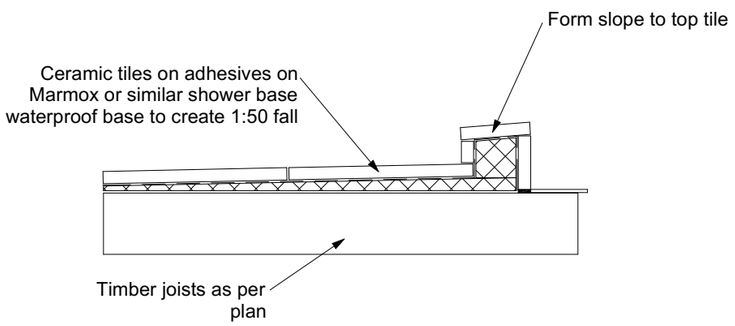
Custom Tile Shower Wall/Floor Junction Detail
Scale 1:20



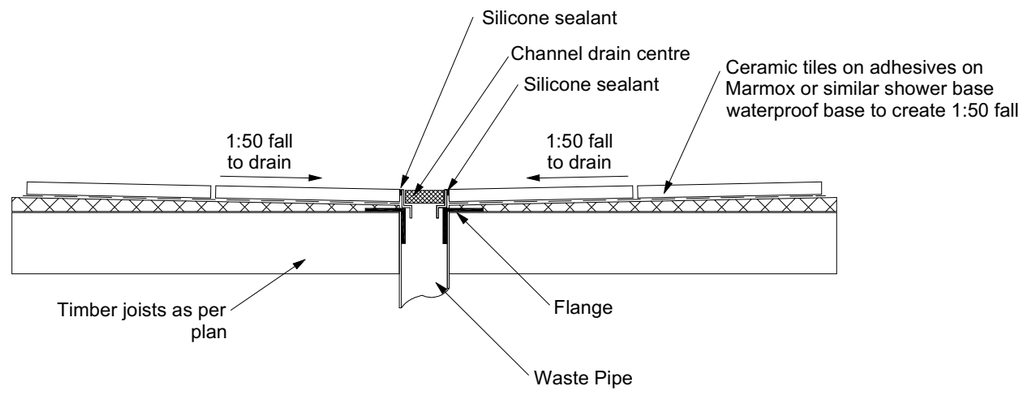
Tiled Shower Wall to Base Detail
scale 1:10



Tiled Shower Waste detail
1:10



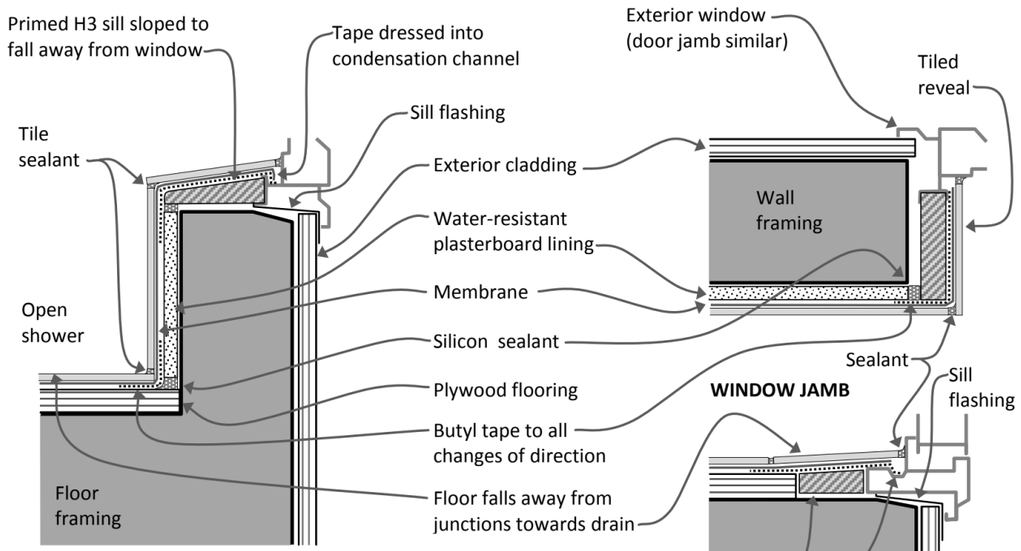
Tiled Shower Upstand Detail
scale 1:10



Tiled Shower Centre Channel Drain Detail
scale 1:10

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **WET AREA DETAILS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **34** **of 36 sheets**

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WINDOW SILL

Notes:

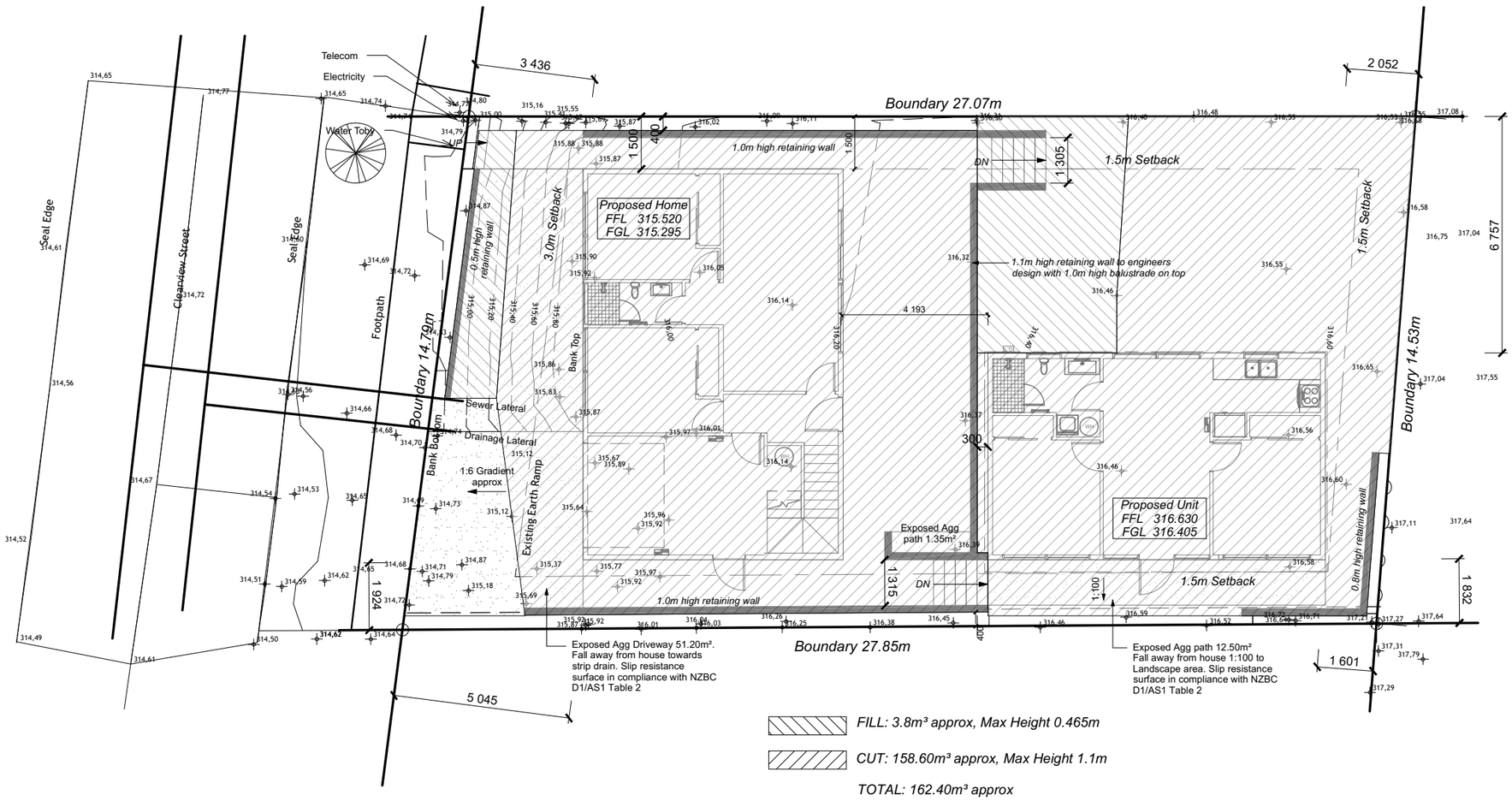
1) Joinery packing, jamb seals, facings, building wrap, flashing tape, air seals etc not shown for clarity.
2) Liquid-applied membrane to be reinforced with fibreglass mesh where applied over dissimilar substrates.

WINDOW DETAILS TO WET AREA
NTS

(not to scale)

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **WET AREA DETAILS**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **35** **of 36 sheets**

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PROPOSED EARTHWORKS PLAN
1:150

DRAWING NOTES
Verify all dimensions, sizes and levels on site prior to commencing any work.
All work is to comply with the NZBC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.

Client / Address Gabriel Rosenblat 51 Clearview Street Wanaka	Drawing Title: **PROPOSED EARTHWORKS PLAN**	Legal Description LOT 58 DP 560353 Site Area: 400.00 sqm Address: 51 Clearview Street Jacks Point Wanaka - 9305	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:150** Drawn by: J Rana Checked by: J Rana Project Number: 2025-37 Revision: 07 Date: 06/10/2025	Revision: 1: COORDINATION ISSUE: 15/08/2025 2: COORDINATION ISSUE: 18/08/2025 3: COORDINATION ISSUE: 01/09/2025 4: COORDINATION ISSUE: 08/09/2025 5: COORDINATION ISSUE: 22/09/2025 6: COORDINATION ISSUE: 05/10/2025 7: COORDINATION ISSUE: 06/10/2025	Sheet No.: **36** **of 36 sheets**