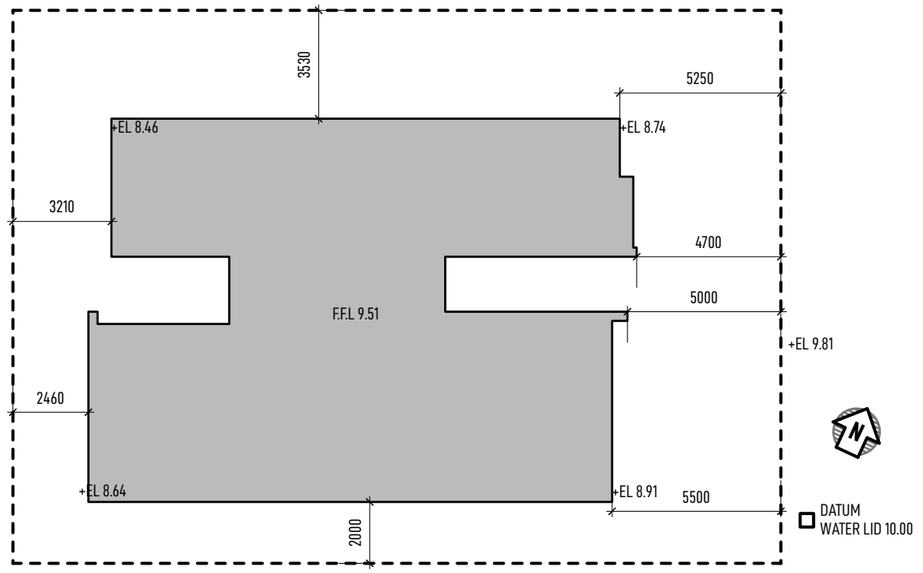


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3 BEDROOM DWELLING

C & L DEVELOPMENTS

8 WHIO CRESCENT, WANAKA

SITE PLAN

SCALE: 1:100	DRAWN: JASON	DATE: 11-02-2026

REV	DATE	AMENDMENT	JOB NO: 26107	
			DWG NO: A01	REV

NOTES

DIMENSIONS

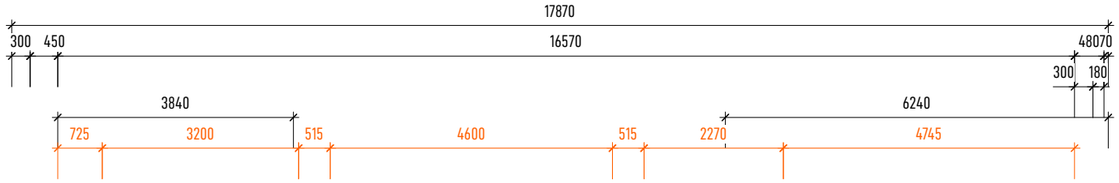
ALL DIMENSIONS ARE SHOWN TO FRAMING UNLESS OTHERWISE STATED. ALLOW FOR 6mm FRAMING OVERHANG WHEN SETTING OUT FLOOR SLAB.

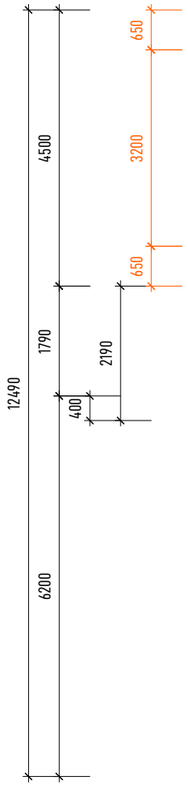
KITCHEN DESIGN

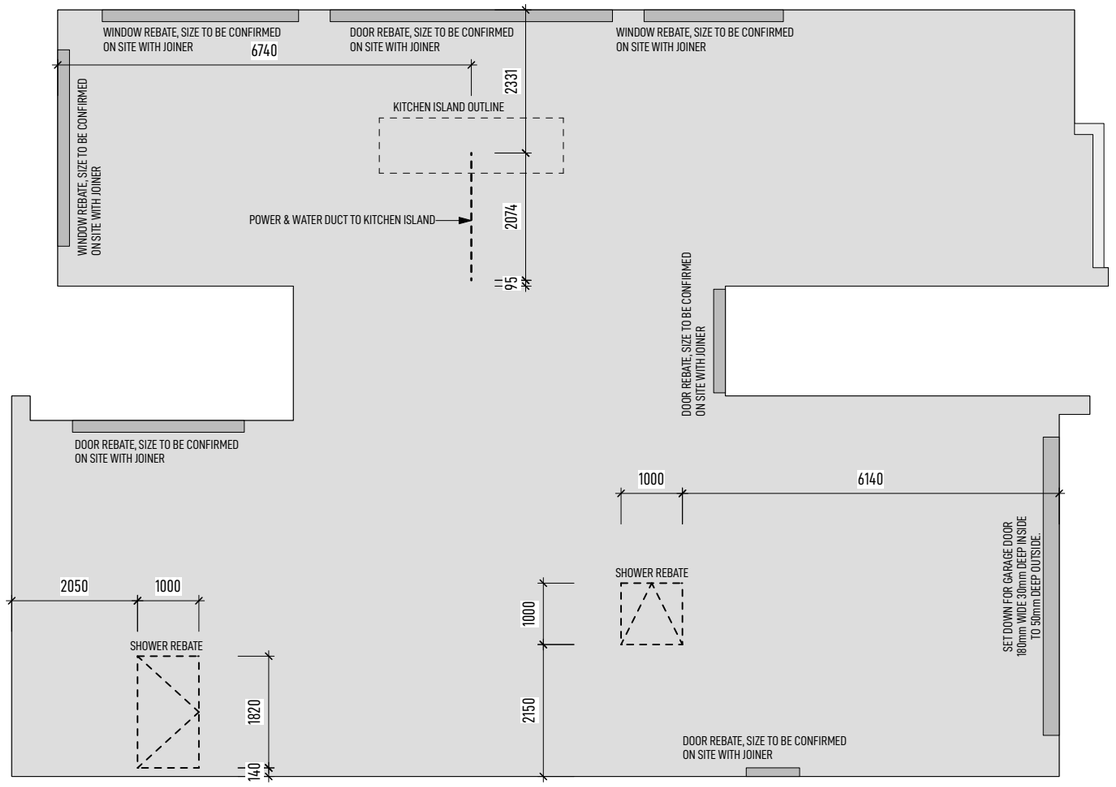
KITCHEN DESIGN SHALL BE IN ACCORDANCE WITH SEPARATE KITCHEN PLANS. CONFIRM POSITION OF WASTE PIPES PRIOR TO POURING THE FLOOR SLAB.

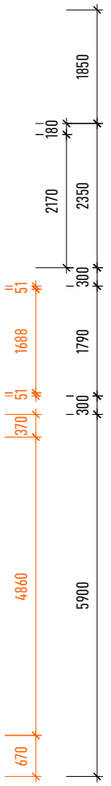
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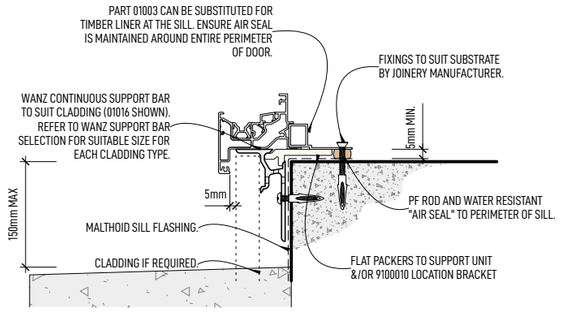
SHOULD THERE BE ANY OMISSION, DOUBT OR AMBIGUITY AS TO THE MEANING OF ANY PART TO THE DRAWINGS AND SPECIFICATIONS, CONTACT THE DESIGNER BEFORE CONTINUING FURTHER WORK.





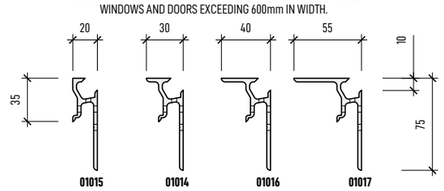




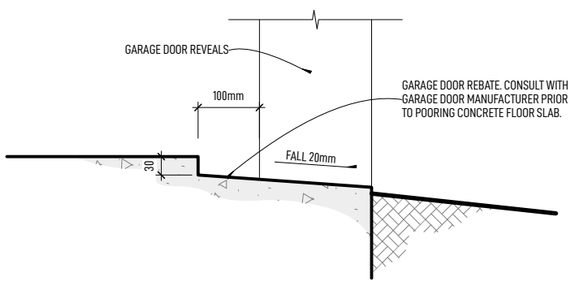


A DOOR SILL DETAIL - WANZ BAR
1:5

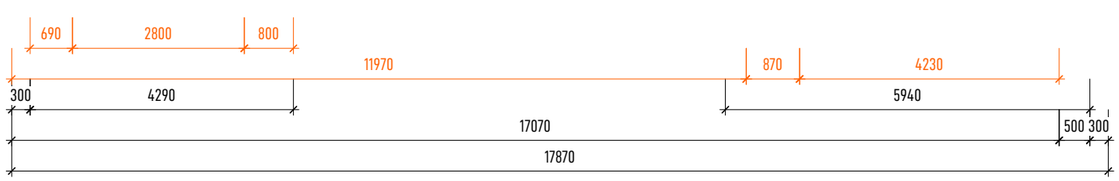
ALL WINDOWS SHALL BE DOUBLE GLAZED EXCLUDING GARAGE AND SHALL HAVE WANZ SUPPORT BARS PROVIDED BY JOINERY SUPPLIER TO ALL WINDOWS AND DOORS EXCEEDING 600mm IN WIDTH.



B WANZ SUPPORT BAR SELECTED
1:5



C SECTIONAL DOOR
NTS



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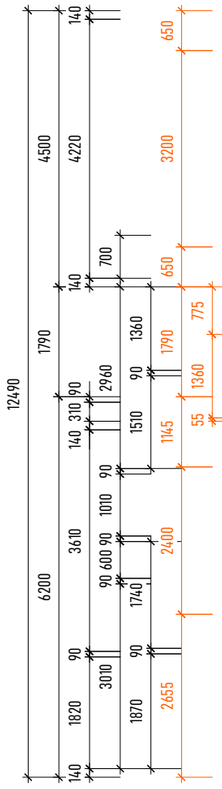
C & L DEVELOPMENTS

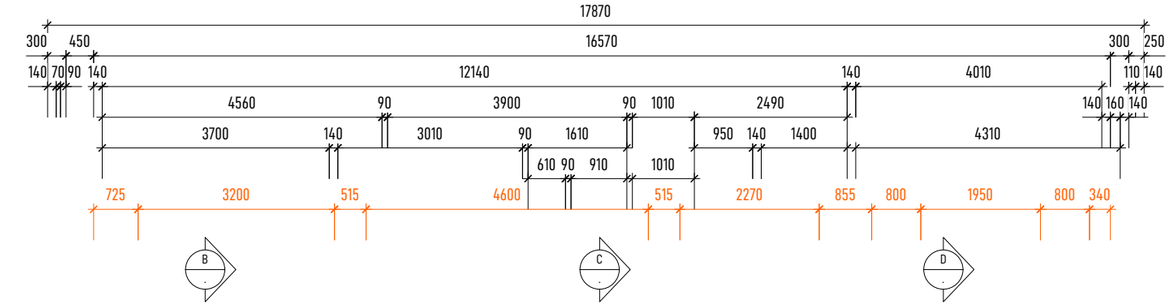
8 WHIO CRESCENT, WANAKA

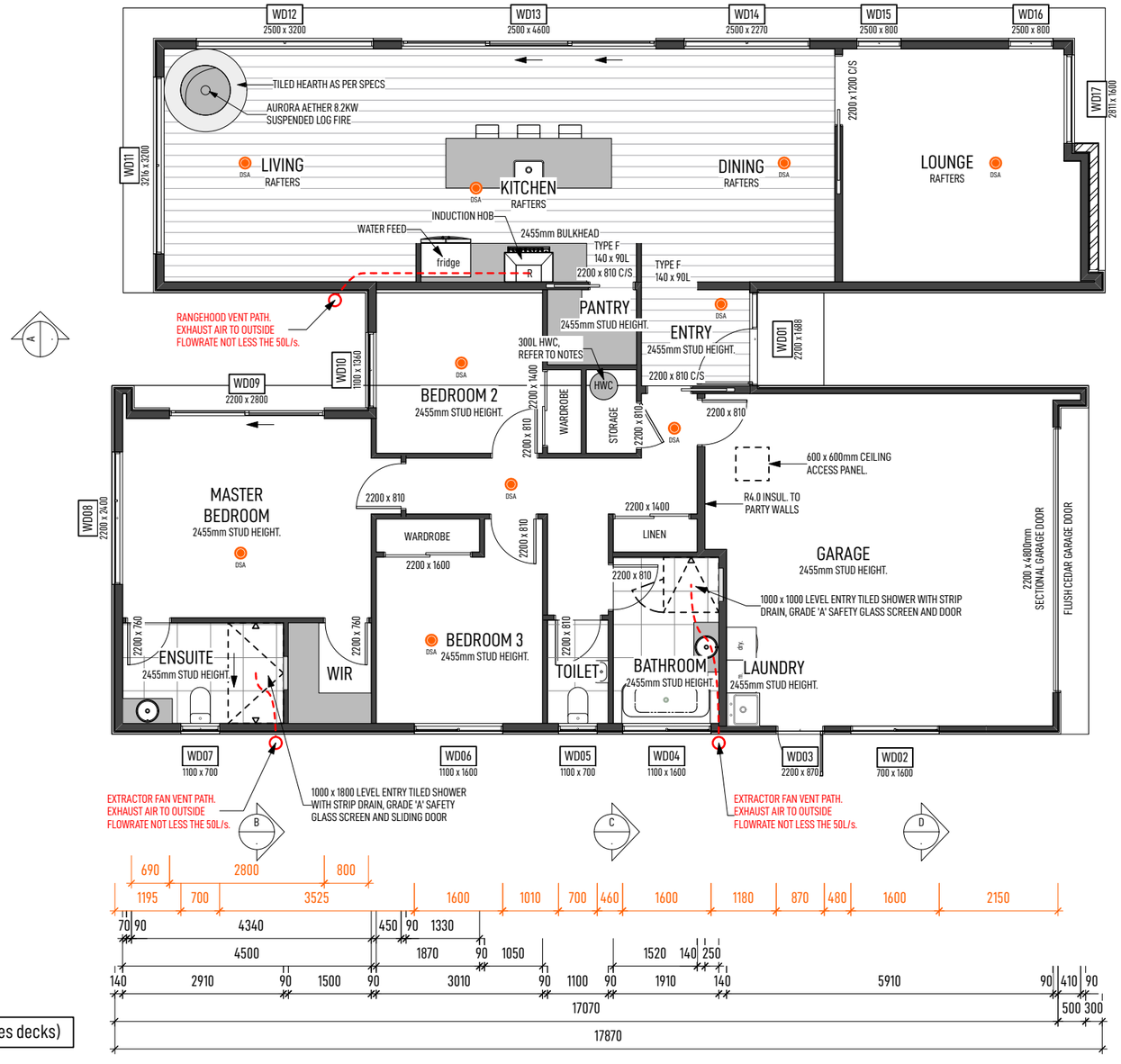
FOUNDATION PLAN

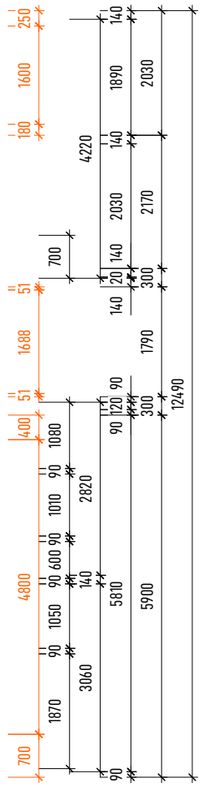
SCALE: 1:100	DRAWN: JASON	DATE: 11-02-2026

REV	DATE	AMENDMENT	JOB NO:	
			26107	
			DWG NO:	REV
			A03	









FLOOR COVERING LEGEND:

- CARPET
- TILES
- VINYL PLANK
- CONCRETE

TOTAL FLOOR AREA: **192.6m²** (excludes decks)

NOTES

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

LEGEND

DSA — DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, BS EN 14604, AS3786M UL 217, CAN/ULC S531 OR ISO 12239 TO BE INTERCONNECTED.

'TYPE G' = LINTEL FIXING TYPE
140 x 90 = LINTEL SIZE
1400 x 1800 = OPENING SIZE (H x W)

TIMBER FRAMING

UNLESS OTHERWISE STATED ALL WALLS TO BE FRAMED WITH 90 x 45 SG8 STUDS. ALL WALL FRAMING SHALL BE PRESERVATIVE TREATED H1.2

SIMILARLY, UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SG8

NAILPLATE TRUSSES

TRUSS MANUFACTURER SHALL PROVIDE A PRODUCER STATEMENT PRIOR TO FABRICATION

LINTELS

ALL LINTELS AND BEAMS TO BE SG8 AND SHALL BE PRESERVATIVE TREATED "H1.2" UNLESS OTHERWISE SHOWN

FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS

ALL LINTELS AND BEAMS TO BE DESIGNED IN ACCORDANCE WITH ROOF TRUSS DESIGN MANUFACTURER

LINTEL DESIGN CERTIFICATE AND TRUSS DESIGN CERTIFICATED TO BE PROVIDED PRIOR TO MANUFACTURE

RECESSED DOWNLIGHTS

ALL RECESSED LUMINAIRES TO BE I.C.A. RATED

HOT WATER CYLINDER

SOLAR READY ELECTRIC HOT WATER CYLINDER COMPLETE WITH PRESSURE REDUCING & RELIEF VALVES & TEMPERING VALVE 20Ø COPPER SLUDGE PIPE TO DISCHARGE OVER THE NEAREST GULLY TRAP. SECURE WITH SEISMIC RESTRAINTS AS PER ACCEPTABLE SOLUTION G12/AS1 (WATER SUPPLIES) FIGURE 14.

WET AREAS WALL LININGS

WET AREAS WALL LININGS FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (f).

BATH TO HAVE 150mm HIGH CERAMIC OR STONE TILE SURROUND HAVING 6% MAXIMUM WATER ABSORPTION, WATERPROOF GROUTED JOINTS, AND BEDDED WITH AN ADHESIVE SPECIFIED BY THE TILE MANUFACTURER AS BEING SUITABLE FOR THE TILES, SUBSTRATE MATERIAL AND THE ENVIRONMENT OF USE.

KITCHEN DESIGN

KITCHEN DESIGN SHALL BE IN ACCORDANCE WITH SEPARATE KITCHEN PLANS. CONFIRM POSITION OF WASTE PIPES PRIOR TO POURING THE FLOOR SLAB.

LEGAL:

SHOULD THERE BE ANY OMISSION, DOUBT OR AMBIGUITY AS TO THE MEANING OF ANY PART TO THE DRAWINGS AND SPECIFICATIONS, CONTACT THE DESIGNER BEFORE CONTINUING FURTHER WORK.

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3 BEDROOM DWELLING

C & L DEVELOPMENTS

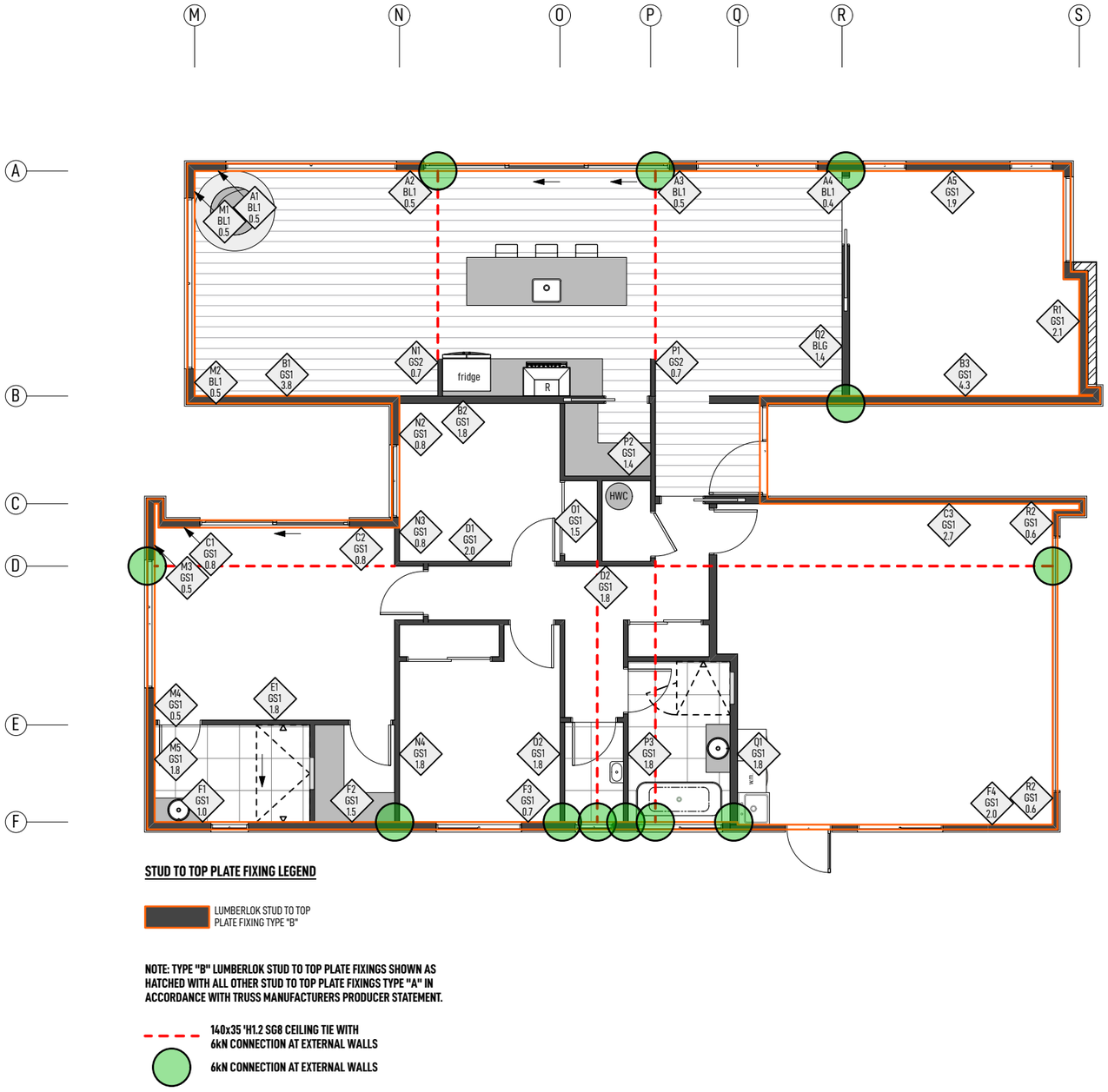
8 WHIO CRESCENT, WANAKA

GROUND FLOOR PLAN

SCALE: 1:100	DRAWN: JASON	DATE: 11-02-2026

CONSENT PLANS

REV	DATE	AMENDMENT	JOB NO:	
			26107	
			DWG NO:	REV
			B01	



STUD TO TOP PLATE FIXING LEGEND

LUMBERLOK STUD TO TOP PLATE FIXING TYPE "B"

NOTE: TYPE "B" LUMBERLOK STUD TO TOP PLATE FIXINGS SHOWN AS HATCHED WITH ALL OTHER STUD TO TOP PLATE FIXINGS TYPE "A" IN ACCORDANCE WITH TRUSS MANUFACTURERS PRODUCER STATEMENT.

140x35 'H1.2 SG8 CEILING TIE WITH 6kN CONNECTION AT EXTERNAL WALLS

6kN CONNECTION AT EXTERNAL WALLS

NOTES

BRACING NOTES

A1 GS1A 2.4
BRACING No.
BRACE TYPE
BRACE LENGTH (m)

BRACED PANELS SHALL BE CONSTRUCTED TO COMPLY WITH RELEVANT "BRANZ" APPRAISAL CERTIFICATES.

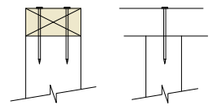
REFER TO THE BRACING CALCULATIONS AND DETAILS FOR FURTHER BRACING INFORMATION.

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

TYPE A
0.7kN

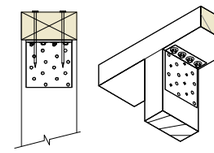
2/90x3.15mm DIA. PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD.



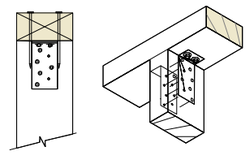
TYPE B
4.7kN

CHOOSE ANY OF THE 3 OPTIONS BELOW

2/90x3.15mm DIA. PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD PLUS ONE LUMBERLOK 6kN STUD ANCHOR (CPC80).

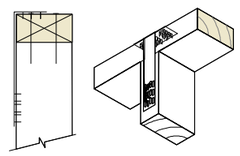


2/90x3.15mm DIA. PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD PLUS TWO LUMBERLOK CPC40.



RECOMMENDED FOR INTERNAL WALL OPTIONS TO AVOID LINING ISSUES

2/90x3.15mm DIA. PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD PLUS LUMBERLOK STUD STRAP (ONE FACE ONLY).



LUMBERLOK STUD TO TOP PLATE FIXING TYPE "B" - 1.7kN

A
1:10
LUMBERLOK STUD TO TOP PLATE FIXINGS

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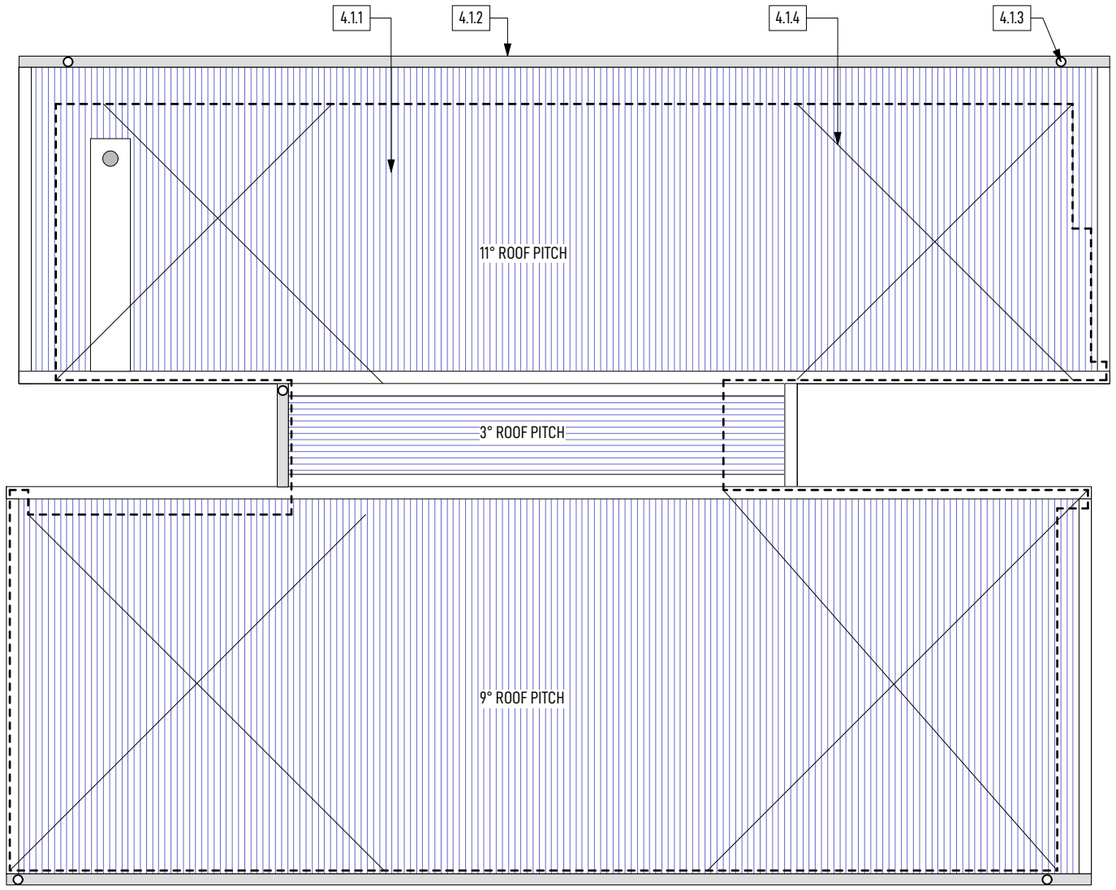
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3 BEDROOM DWELLING
C & L DEVELOPMENTS
8 WHIO CRESCENT, WANAKA

GROUND FLOOR BRACING PLAN

SCALE: 1:100	DRAWN: JASON	DATE: 11-02-2026

REV	DATE	AMENDMENT	JOB NO: 26107	
			DWG NO: B02	REV



NOTES

DIMENSIONS

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LEGAL:

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DOWNPIPE CALCULATIONS

ROOF PLAN AREA: 225m²
ROOF PITCH: 11°

MAXIMUM ROOF PLAN AREA PER 80Ø DOWNPIPE TO COMPLY WITH THE NEW ZEALAND BUILDING CODE - E1/AS1 = 85m²

$$\frac{225m^2}{85m^2} = 3$$ - 80Ø DOWNPIPES (MIN)

4.1.1 (HIGH WIND) TRAPEZOIDAL COLOUSTEEL, COLOUR COATED ROOFING FIXED OVER SELF SUPPORTING ROOF UNDERLAY TO 70 x 45 PURLINS AT MAX 900 CRS (MAX 600 AT RIDGE AND GUTTER) ROOFING FIXED WITH "T1"FIXING PATTERN AS PER NZBC E2/AS1 TABLE 14 (T1 FIXING PATTERN IS - FIX EVERY CREST...). PURLINS FIXED TO TRUSS/RAFTER WITH TYPE T AS PER NZS 3604 1/10g SELF DRILLING SCREW 80mm LONG. 90 x 45mm SG8 OUTRIGGERS AT 900mm MAX CRS FIXED TO FRAMING WITH 2/90x3.15mm GUN NAILS.

4.1.2 SELECTED COLOURSTEEL QUARTER ROUND GUTTER & FASCIA SYSTEM

4.1.3 MIN 74mmØ (INT) COLORSTEEL DOWNPIPE

4.1.4 2x25x1mm M/S STRAP BRACE WITH TENSIONERS

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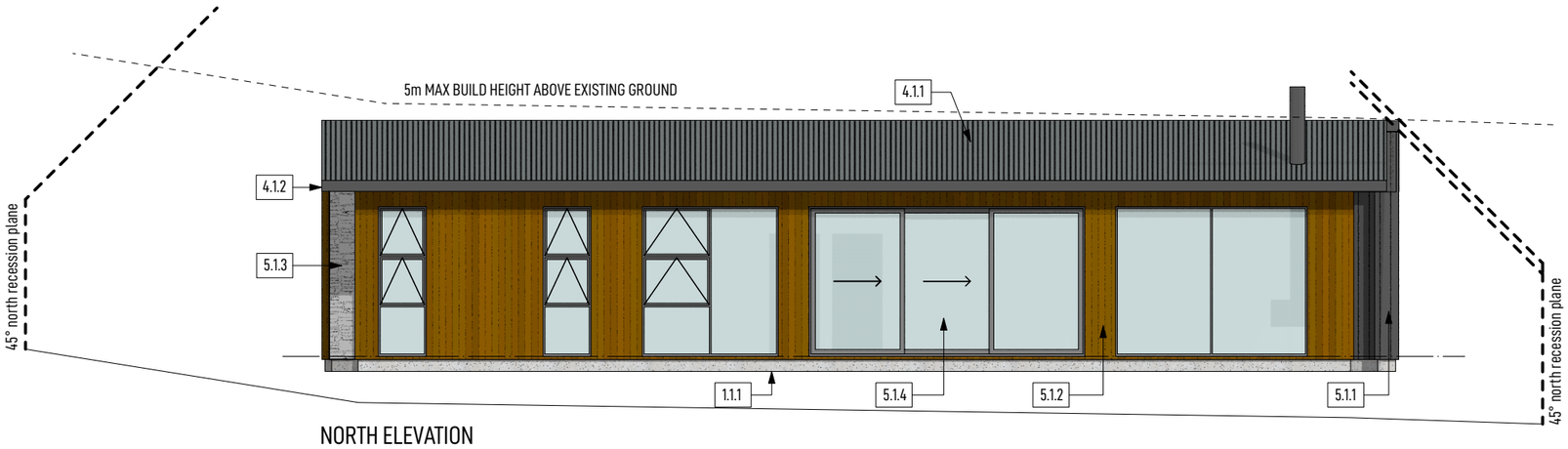
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8 WHIO CRESCENT, WANAKA

ROOF PLAN

SCALE: 1:100	DRAWN: JASON	DATE: 11-02-2026

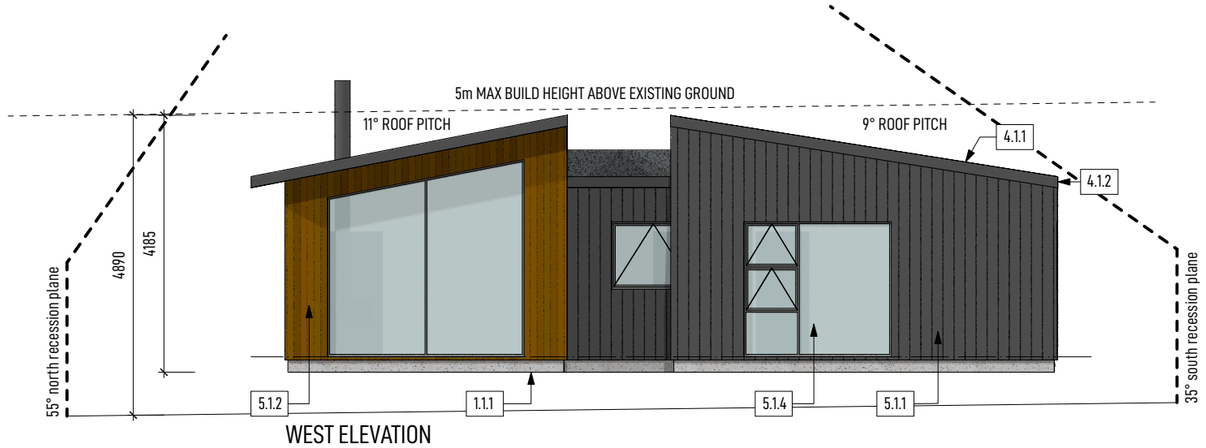
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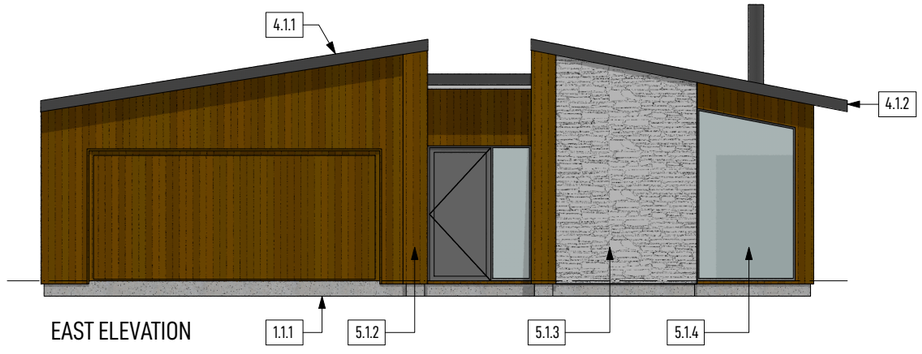
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

NOTES

ROOF BRACING

ALL GABLE ROOFS SHALL HAVE 1 PAIR OF DIAGONALLY OPPOSED 25 x 0.6mm GALVANISED MILD STEEL STRAPS WITH 8kN TENSIONER FOR EVERY 50m² - REFER TO SPECS FOR DETAILS

LEGAL:

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RISK MATRIX - ALL FACES					
RISK FACTOR	LOW	MED	HIGH	V H	S T
Wind (NZS 3604)	0	0	1	2	1
Storeys	0	1	2	4	0
R/W Intersection	0	1	3	5	5
Eaves Width	0	1	2	5	5
Complexity	0	1	3	6	1
Deck Design	0	2	4	6	0
TOTAL RISK SCORE					12

1.1.1 RIB RAFT FOUNDATION WITH EDGE INSUALTION AND 50mm POLLY UNDER PODS, DESIGNED BY ENGINEER.

4.1.1 (HIGH WIND) TRAPEZOIDAL COLOUSTEEL, COLOUR COATED ROOFING FIXED OVER SELF SUPPORTING ROOF UNDERLAY TO 70 x 45 PURLINS AT MAX 900 CRS (MAX 600 AT RIDGE AND GUTTER) ROOFING FIXED WITH "T1"FIXING PATTERN AS PER NZBC E2/AS1 TABLE 14 (T1 FIXING PATTERN IS - FIX EVERY CREST...). PURLINS FIXED TO TRUSS/RAFTER WITH TYPE T AS PER NZS 3604 1/10g SELF DRILLING SCREW 80mm LONG. 90 x 45mm SG8 OUTRIGGERS AT 900mm MAX CRS FIXED TO FRAMING WITH 2/90x3.15mm GUN NAILS.

4.1.2 SELECTED COLOURSTEEL QUARTER ROUND GUTTER & FASCIA SYSTEM

5.1.1 JAMES HARDI STRIA FIXED TO 20x45mm "H3.1"JAMES HARDIE HORIZONTAL CAVITY BATTEN FIXED OVER BARRIER PLY WITH 60x3.15mm HARDIFLEX NAILS FINISH FLUSH WITH BOARD SURFACE FOR CONCEALED NAILING OR 75x3.15mm HOT-DIPPED GALVANISED MAY BE DRIVEN THROUGH BOTH THICKNESSES AT BOARD LAP FOR FACE NAILING.

5.1.2 VERTICAL HERMPAC HP51 CEDAR SHIPLAP WEATHERBOARDS FIXED OVER VERTIBAT "H3.2" CAVITY BATTENS SPACED @ 400mm MAX CRS OVER BUILDING WRAP VERTICAL SHIPLAP WEATHERBOARDS FIXED WITH 65mm HERMPAC RADE 316 STAINLESS STEEL STARCAP SCREW. MINIMUM FRAMING PENETRATION 21mm WITH DWANGS @ 480mm MAX CRS.

5.1.3 SELECTED SCHIST VENEER ON MAPEI KERABON & ISOLASTIC ADHESIVE FIXED OVER MAPELASTIC SMART WATERPROOFING OVER 9mm ETERPAN FIBRE CEMENT WALL LINING. 10G 90MM CKS SS SCREWS AT 150MM CRS (MIN 50MM EMBEDMENT INTO WALL FRAMING) AS PER MANUFACTURERS SPECS.

5.1.4 ALL POWDER COATED THERMALLY BROKEN ALUMINIUM JOINERY UNITS TO BE DOUBLE GLAZED LOW-E-XL WITH ARGON GAS AND SHALL COMPLY WITH NZS4223.

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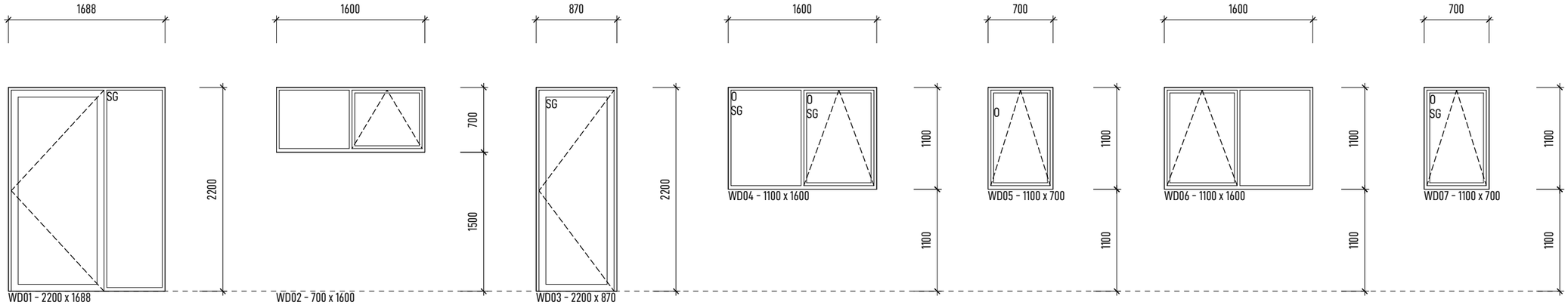
C & L DEVELOPMENTS

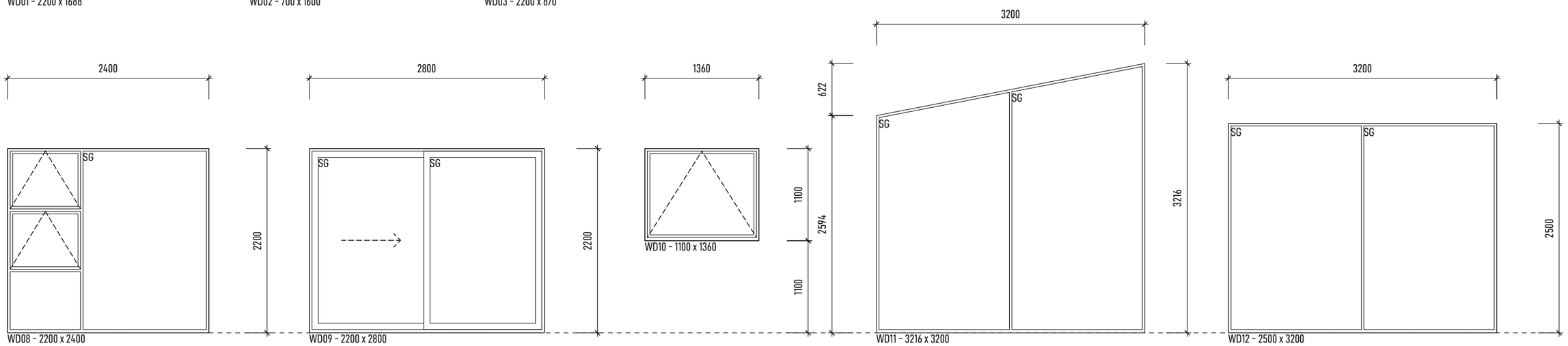
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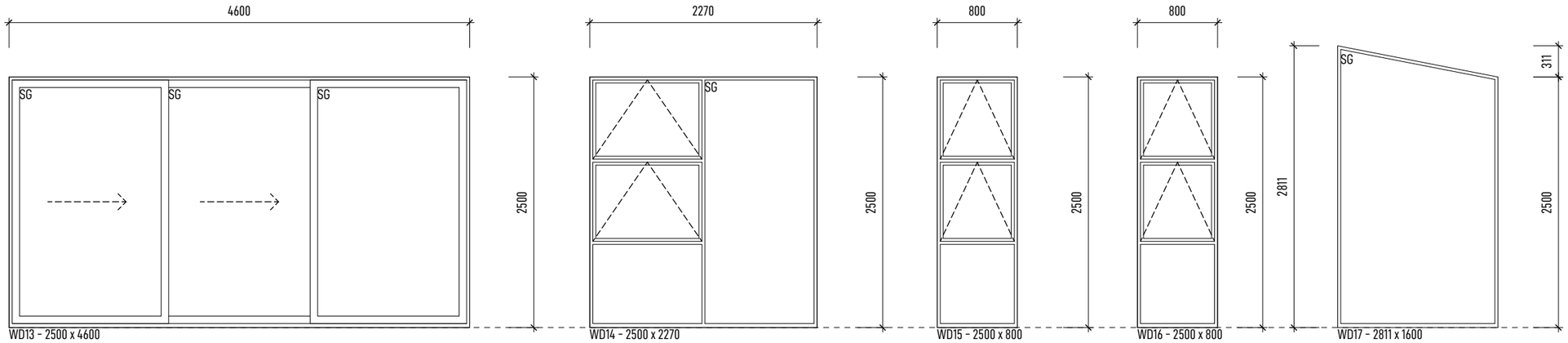
ELEVATIONS

SCALE: 1:100	DRAWN: JASON	DATE: 11-02-2026

REV	DATE	AMENDMENT	JOB NO:	
			26107	
			DWG NO:	REV
			C01	







ALL WINDOW SIZES AND OPENINGS TO BE CONFIRMED ON SITE WITH JOINER.

NOTES

POWDER COATED ALUMINIUM JOINERY

ALL GLAZING SHALL COMPLY WITH NZS4223 2017

ALL WINDOWS TO INSULATED ENVELOPE TO BE DOUBLE GLAZED

O - DENOTES OBSCURE GLAZED JOINERY

SG - DENOTES GRADE "A" SAFETY GLAZING (ALL HINGED DOOR PANELS > 0.5m² SHALL BE SAFETY GLAZED)

T - DENOTES INDIVIDUAL TINT GLAZED JOINERY UNITS

RS - DENOTES INDIVIDUAL JOINERY UNITS WITH SASHES FITTED WITH RESTRICTOR STAYS

LEGAL:

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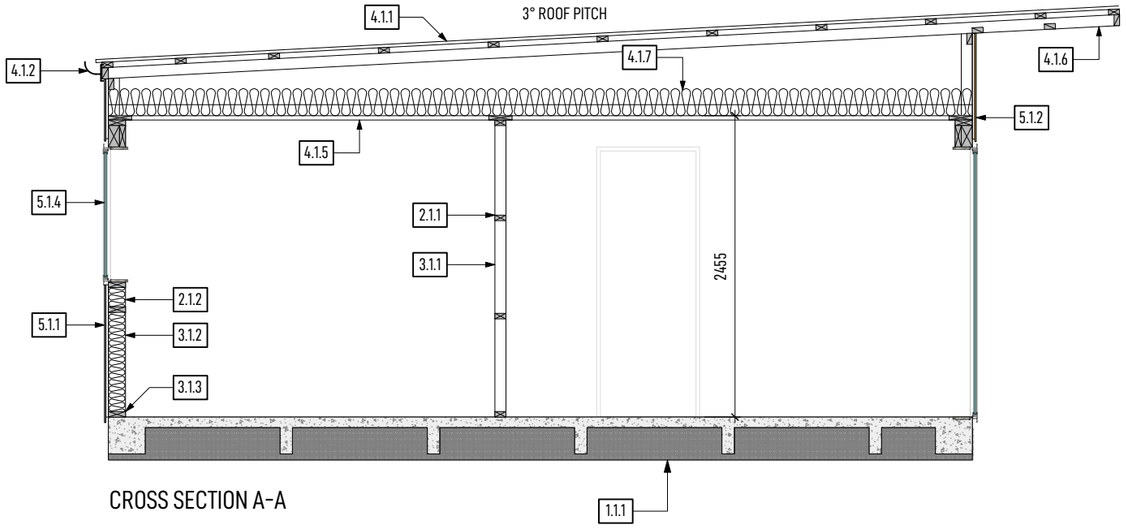
C & L DEVELOPMENTS

8 WHIO CRESCENT, WANAKA

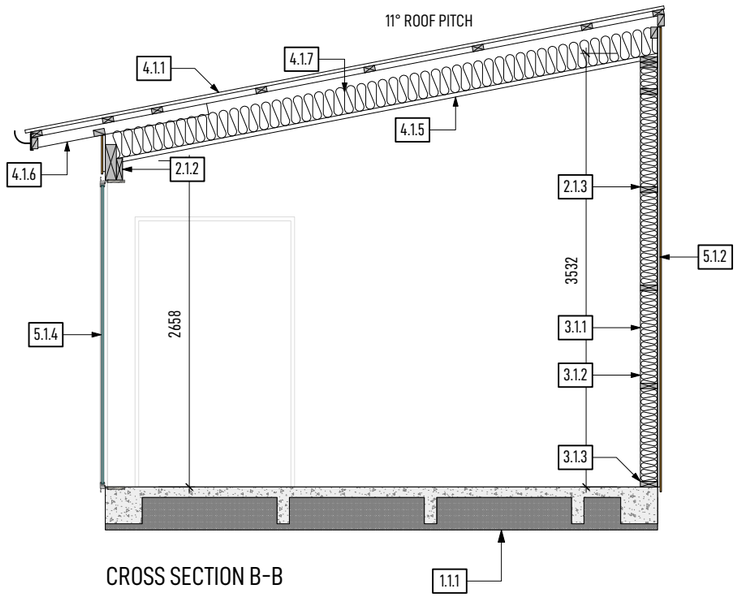
WINDOW SCHEDULE

SCALE: 1:50	DRAWN: JASON	DATE: 11-02-2026

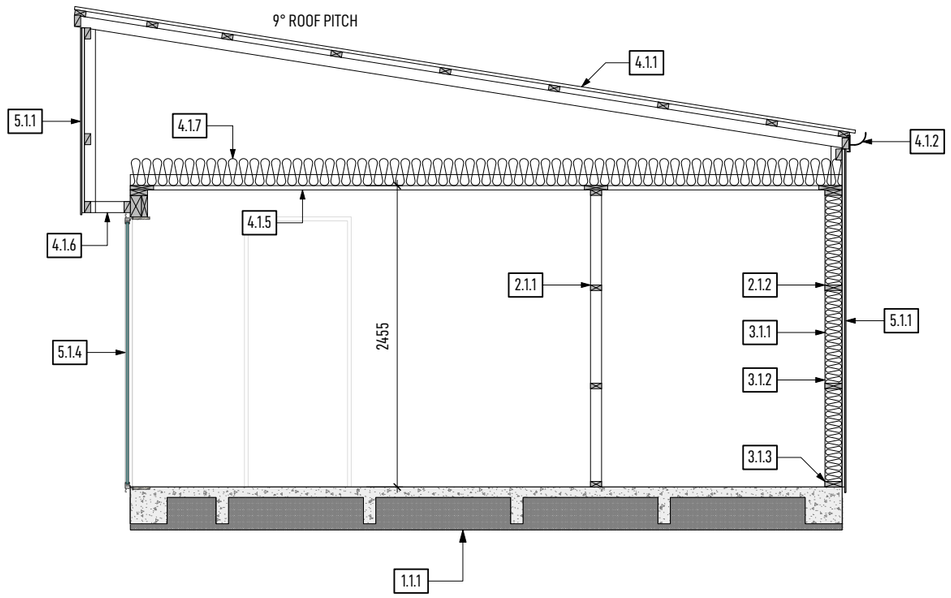
REV	DATE	AMENDMENT	JOB NO: 26107	
			DWG NO: C02	REV



CROSS SECTION A-A



CROSS SECTION B-B



NOTES

NAILPLATE TRUSSES

TRUSS MANUFACTURER SHALL PROVIDE A PRODUCER STATEMENT PRIOR TO FABRICATION

TIMBER FRAMING

UNLESS OTHERWISE STATED ALL WALLS TO BE FRAMED WITH 90 x 45 SG8 STUDS. ALL WALL FRAMING SHALL BE PRESERVATIVE TREATED H1.2

SIMILARLY, UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SG8

LINTELS

ALL LINTELS AND BEAMS TO BE SG8 AND SHALL BE PRESERVATIVE TREATED "H1.2" UNLESS OTHERWISE SHOWN

FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS

ALL LINTELS AND BEAMS TO BE DESIGNED IN ACCORDANCE WITH ROOF TRUSS DESIGN MANUFACTURER

LINTEL DESIGN CERTIFICATE AND TRUSS DESIGN CERTIFICATED TO BE PROVIDED PRIOR TO MANUFACTURE

1.1.1 RIB RAFT FOUNDATION WITH EDGE INSUALTION AND 50mm POLLY UNDER PODS, DESIGNED BY ENGINEER.

2.1.1 2.4 STUD WALLS FRAMED WITH 90x45mm 'H1.2' SG8 FRAMING, STUDS AT 600mm MAX CRS.

2.1.2 2.7 MAX STUD WALLS FRAMED WITH 140x45mm 'H1.2' SG8 FRAMING, STUDS AT 600mm MAX CRS.

2.1.3 3.6 MAX STUD WALLS FRAMED WITH 140x45mm 'H1.2' SG8 FRAMING, STUDS AT 600mm MAX CRS.

3.1.1 10mm STANDARD GIB BOARD WITH EXCEPTION OF BRACING PANELS AS SHOWN ON BRACING PLAN.

3.1.2 R4.0 WALL BATT INSULATION TO ALL EXTERNALWALLS INCLUDING PARTY WALL BETWEEN GARAGE AND DWELLING.

3.1.3 "H1.2" BOTTOM PLATE FIXED WITH M12x130mm GALV. "HILTI HUS" WITH 50x50x3mm GALV. PLATE WASHERS @ 900mm MAX. CRS. PROVIDE DPC UNDER ALL BOTTOM PLATES.

4.1.1 (HIGH WIND) TRAPEZOIDAL COLOUSTEEL, COLOUR COATED ROOFING FIXED OVER SELF SUPPORTING ROOF UNDERLAY TO 70 x 45 PURLINS AT MAX 900 CRS (MAX 600 AT RIDGE AND GUTTER) ROOFING FIXED WITH "T1"FIXING PATTERN AS PER NZBC E2/AS1 TABLE 14 (T1 FIXING PATTERN IS - FIX EVERY CREST...). PURLINS FIXED TO TRUSS/RAFTER WITH TYPE T AS PER NZS 3604 1/10g SELF DRILLING SCREW 80mm LONG. 90 x 45mm SG8 OUTRIGGERS AT 900mm MAX CRS FIXED TO FRAMING WITH 2/90x3.15mm GUN NAILS.

4.1.2 SELECTED COLOURSTEEL QUARTER ROUND GUTTER & FASCIA SYSTEM

4.1.3 MIN 74mmØ (INT) COLORSTEEL DOWNPIPE

4.1.4 2x25x1mm M/S STRAP BRACE WITH TENSIONERS

4.1.5 13mm STANDARD GIB FIXED TO 70 x 35mm TIMBER CEILING BATTENS AT 600mm MAX CRS.

4.1.6 4.5mm HARDIEFLEX SOFFIT LINING FIXED TO FRAMING AT 600mm CRS WITH 40x2.8mm HARDIFLEX NAILS, REFER TO JAMES HARDIE EAVE AND SOFFIT INSTALLATION MANUAL FOR DETAILS

4.1.7 **R7.0** BATTS TO ENTIRE ROOF OF INSULATED ENVELOPE. MAINTAIN A CONTINUOUS 25mm AIR GAP BETWEEN THE UNDERSIDE OF THE ROOFIING AND INSUALTATION.

5.1.1 JAMES HARDI STRIA FIXED TO 20x45mm "H3.1"JAMES HARDIE HORIZONTAL CAVITY BATTEN FIXED OVER BARRIER PLY WITH 60x3.15mm HARDIFLEX NAILS FINISH FLUSH WITH BOARD SURFACE FOR CONCEALED NAILING OR 75x3.15mm HOT-DIPPED GALVANISED MAY BE DRIVEN THROUGH BOTH THICKNESSES AT BOARD LAP FOR FACE NAILING.

5.1.2 VERTICAL HERMPAC HP51 CEDAR SHIPLAP WEATHERBOARDS FIXED OVER VERTIBAT "H3.2" CAVITY BATTENS SPACED @ 400mm MAX CRS OVER BUILDING WRAP VERTICAL SHIPLAP WEATHERBOARDS FIXED WITH 65mm HERMPAC RADE 316 STAINLESS STEEL STARCAP SCREW. MINIMUM FRAMING PENETRATION 21mm WITH DWANGS @ 480mm MAX CRS.

5.1.3 SELECTED SCHIST VENEER ON MAPEI KERABON & ISOLASTIC ADHESIVE FIXED OVER MAPELASTIC SMART WATERPROOFING OVER 9mm ETERPAN FIBRE CEMENT WALL LINING. 10G 90MM CKS SS SCREWS AT 150MM CRS (MIN 50MM EMBEDMENT INTO WALL FRAMING) AS PER MANUFACTURERS SPECS.

5.1.4 ALL POWDER COATED THERMALLY BROKEN ALUMINIUM JOINERY UNITS TO BE DOUBLE GLAZED LOW-E-XL WITH ARGON GAS AND SHALL COMPLY WITH NZS4223.

CONSENT PLANS

ANDERSON ARCHITECTURE
andersonarchitecture.co.nz
03 578 1448 // 027 823 7790

ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK

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3 BEDROOM DWELLING

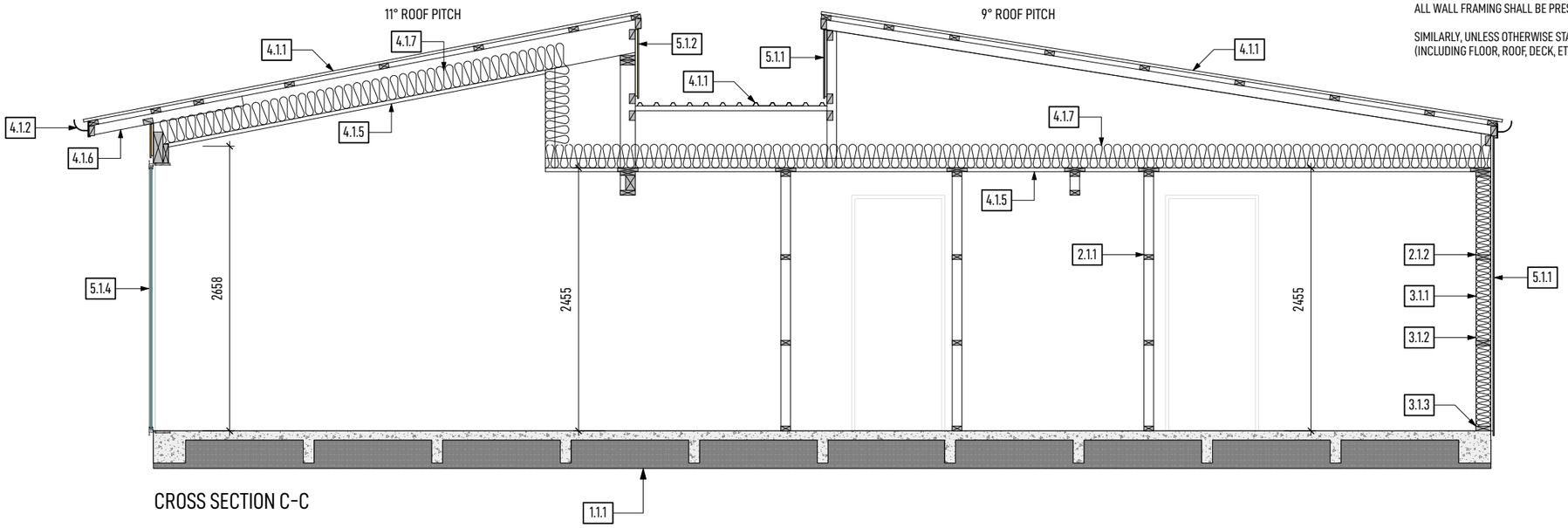
C & L DEVELOPMENTS

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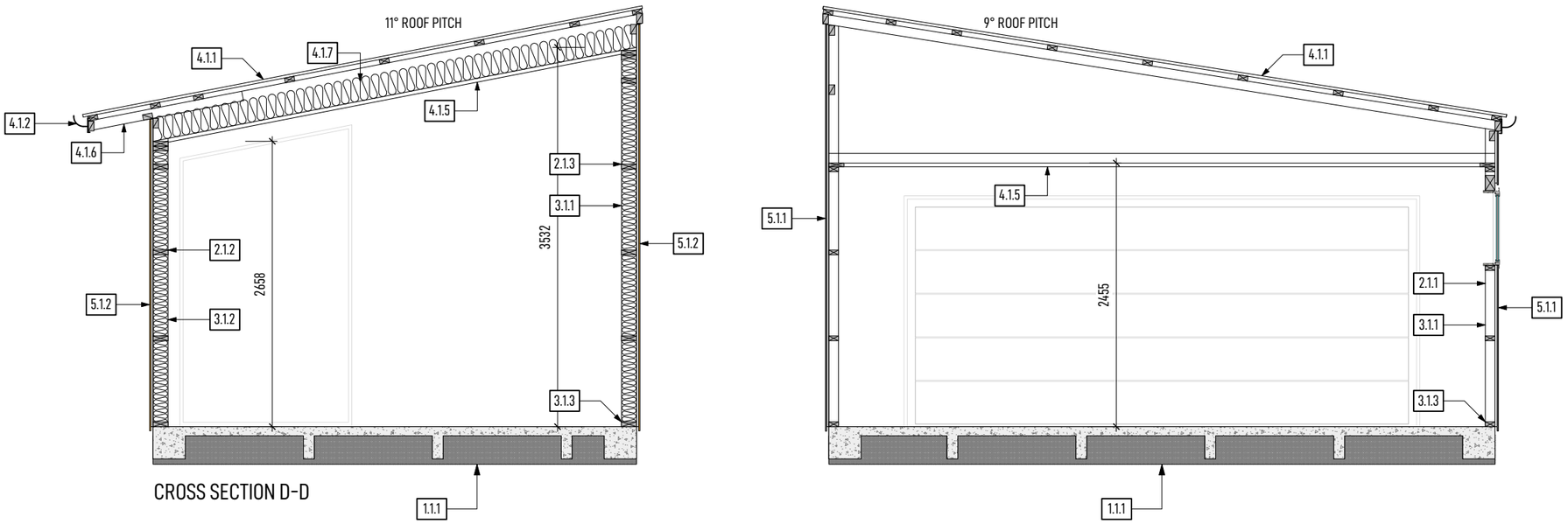
CROSS SECTION

SCALE: 1:50	DRAWN: JASON	DATE: 11-02-2026

REV	DATE	AMENDMENT	JOB NO:
			26107
			DWG NO: D01 / REV:



CROSS SECTION C-C



CROSS SECTION D-D

NOTES

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3 BEDROOM DWELLING

C & L DEVELOPMENTS

8 WHIO CRESCENT, WANAKA

CROSS SECTION

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			DWG NO: D02	REV