SITE INFORMATION

LOT:	166
DP:	587915

SITE COVERAGE	
SITE:	573.9m²
EXISTING:	0m²
PROPOSED:	229.4m²
COVERAGE:	39.9%

ZONES	
CORROSION ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	VH
CLIMATE ZONE:	6

F5:CONSTRUCTION HAZARDS - SITE SAFETY

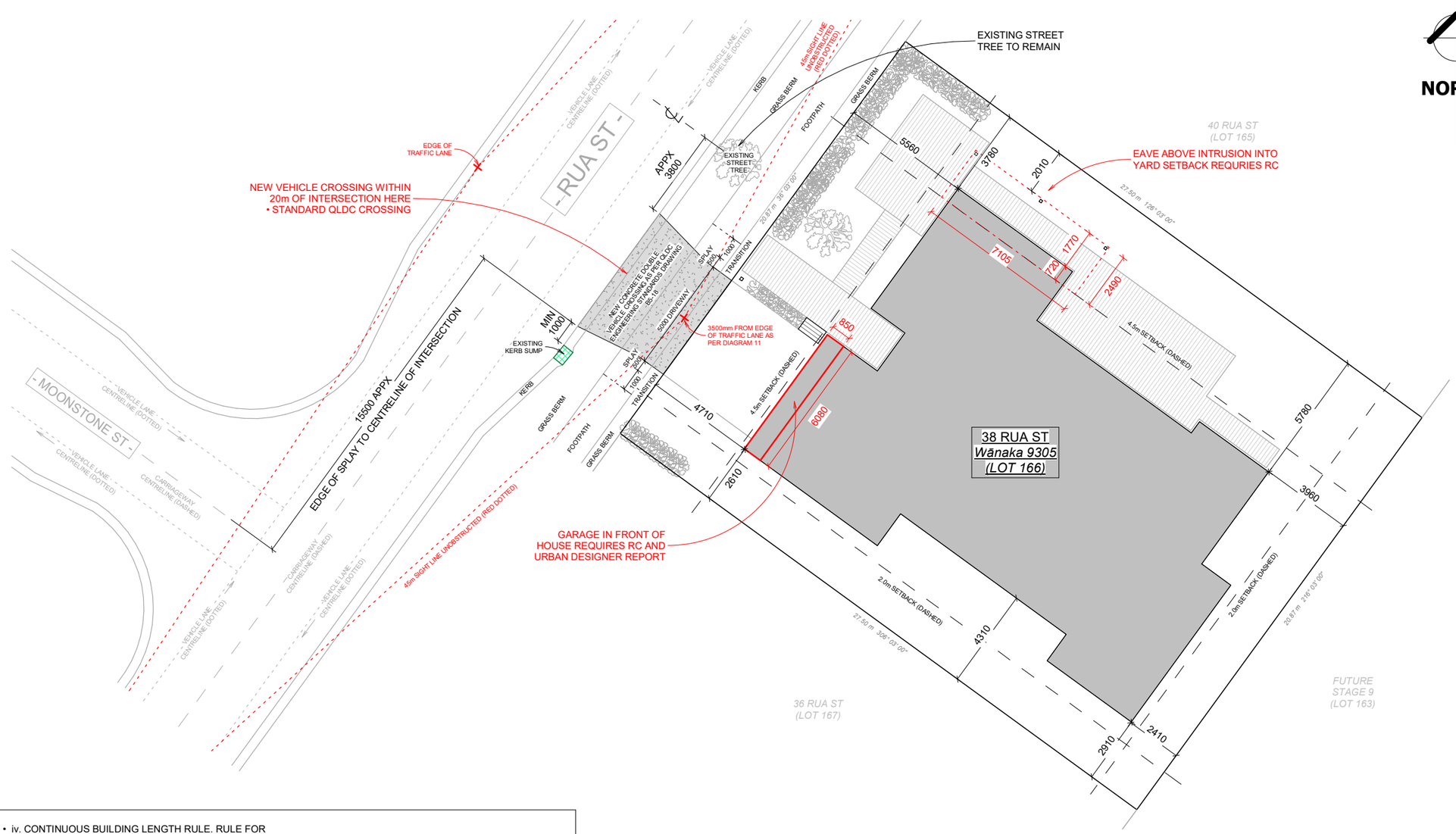
- SITE TO BE FENCED AS/IF REQUIRED BY F5/AS1 USING 2.0m HIGH GALVANISED CHAINLINK NETTING WITH MAXIMUM 50mm x 50mm GRID SIZE, A MAXIMUM POST SPACING OF 2.5m AND A GAP BETWEEN GROUND AND BOTTOM OF FENCE OF LESS THAN 100mm.
- SITE NOT TO BE ACCESSIBLE TO THE PUBLIC AT ALL TIMES
- SITE TO BE KEPT CLEAN & TIDY AT ALL TIMES TO COMPLY WITH WORKSAFE RULES REQUIREMENTS
- CONSTRUCTION & DANGER SIGNS ETC TO BE LOCATED ONLY AS/IF REQUIRED

GROUND CONDITIONS

- GROUND CONDITIONS CONFIRMED AS PER GROUND REPORT
- OWNER/BUILDER TO ENGAGE THE SERVICES OF PROJECT ENGINEER IF IN DEPTH GROUND EXPLORATION IS DEEMED NECESSARY DURING SITE WORKS

SEDIMENT CONTROL

- SEDIMENT CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH ANY & ALL DISTRICT COUNCIL REQUIREMENTS REGARDING SITE EROSION AND SEDIMENT CONTROL
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCEMENT OF EARTHWORKS AND ARE TO BE INSPECTED AND MAINTAINED DAILY
- ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE
- STOCKPILES OF CLAY AND MATERIALS ARE TO BE COVERED WITH IMPERVIOUS SHEETING
- ROOF WATER DOWNPIPES TO BE CONNECTED TO THE MAIN STORMWATER SYSTEM AS SOON AS POSSIBLE AFTER ROOFING & SPOUTING IS INSTALLED



OPERATIVE DISTRICT PLAN RULES - NORTHLAKE ZONE ACTIVITY AREA: B5

- SETBACKS
  1. 4.5m ROAD
  2. 2m SIDE AND REAR
  3. 4.5m SELECTED YARD (SIDE OR REAR)
- ACCESSORY BUILDINGS
  1. MAY BE LOCATED IN SETBACK WHERE TOTAL LENGTH DOESNT EXCEED 7.5m AND NO WINDOWS OR OPENINGS OTHER THAN CARPORTS ALONG ANY WALLS WITHIN 2m OF BOUNDARY
- SETBACK ENCROACHMENTS
  1. EAVES UP TO 0.6m
  2. BALCONIES AND BAY/BOX WINDOWS LESS THAN 3m MAY ENCROACH UP TO 0.6m. ONE INSTANCE ONLY
  3. PORCH OR STEPS UP TO 0.6m, NO MORE THAN 2m LONG AND NO HIGHER THAN 1m. ONE INSTANCE ONLY
  4. CHIMNEYS UP TO 0.6m ENCROACHMENT, NO MORE THAN 1.2m LONG. ONE ONLY
  5. NO PART OF BALCONY OR WINDOW LOCATED IN SETBACK TO BE MORE THAN 3m HIGH
- iv. CONTINUOUS BUILDING LENGTH RULE. RULE FOR WHEN AN ELEVATION OF A BUILDING EXCEEDS 16m IN LENGTH. WHOLE BUILDING SET BACK FROM SETBACK 0.5m FOR EVERY 6m ABOVE 16m LENGTH, OR EACH 6m SHALL STEP BACK 0.5m FROM SETBACK.
- OUTDOOR LIVING
  1. VARIED RULES FOR ACTIVITY AREA D1
  2. OTHER AREAS, 36m² IN ONE AREA WITH MIN DIM OF 4.5m
- GARAGES
  1. IN AREAS B1-B6 AND D1, GARAGES AND CARPORTS MUST BE SET BACK AT LEAST LEVEL WITH THE FRONT FACADE OF HOUSE
- ix. EARTHWORKS RULES
- x. LANDSCAPING AND PLANTING RULES
- xi. OUTLOOK
  1. PRINCIPAL LIVING ROOM 6m DEEP 4m WIDE
     A. MAY BE REDUCED TO 4m DEEP IF ADJACENT TO NEIGHBOURS BUT MUST HAVE 1.6m HIGH FENCE
  2. PRINCIPAL BEDROOM 3m DEEP 3m WIDE
  3. ALL OTHER HABITABLE ROOMS 1m DEEP 1m WIDE
  4. OUTLOOK IS MEASURED FROM WIDEST WINDOW
  5. VARIOUS RULES AROUND OUTLOOK FROM BALCONIES
- BUILDING HEIGHT
  1. 8m FOR AREAS A,B1-B5, C2-C4
  2. 8m FOR AREA B1, GRANTED NO PART HIGHER THAN 401.5m ABOVE SEA LEVEL
  3. 5.5m AREA C1
  4. 10m AREA D1
- BUILDABLE ENVELOPE
  1. 2.5m UP FROM BOUNDARY & 40° RECESSION PLANES
  2. ROOF MAY ENCROACH 6m² AND WITH APEX NO HIGHER THAN 1m BELOW MAX BUILDING HEIGHT
- BUILDING COVERAGE
  1. 40% FOR AREAS A, B1-B6, C1-C4
  2. 65% IN AREA D1
- ROOF DESIGN
  1. AREA C1, AT LEAST 80% OF SURFACE AREA SHALL HAVE ROOF PITCH BETWEEN 25-40° (2D-MEASURED SURFACE AREA)

HIKUWAI SUBDIVISION DESIGN GUIDELINES

- CONSENT NOTICE RULES ONLY

CONSENT NOTICES

- DURING CONSTRUCTION, THE OWNER, FOR THE TIME BEING, SHALL CONSTRUCT A SEALED VEHICLE CROSSING TO THE SITES COUNCIL STANDARDS. SUBJECT TO APPROVAL BY COUNCIL UNDER A 'CONNECTION TO COUNCIL SERVICE APPLICATION'. APPROVAL SHOULD E OBTAINED BY A COUNCIL INSPECTOR PRIOR TO OCCUPATION OF THE DWELLING.
  - CROSSING SHALL BE AGAINST THE BOUNDARY FARTHEST FROM THE NEAREST INTERSECTION.
- GOOD GROUND HAS NOT BEEN CONFIRMED ON THIS ALLOTMENT DUE TO THE PRESENCE OF WEAKER BEARING SOILS. ALL BUILDING FOUNDATIONS REQUIRE SITE SPECIFIC GEOTECHNICAL INVESTIGATIONS AND ENGINEERING DESIGN (SED), UNLESS GOOD GROUND IS FOUND.

MUST OBTAIN WRITTEN APPROVAL FROM EXCUSIVE DEVELOPMENTS LTD FOR DESIGN. REQUIRED TO SHOW FLOOR PLAN, LOCATIONS, LANDSCAPING, VEHICLE ACCESS, SPECS, AND COLOUR SCHEMES.

DESIGN

- AT LEAST 85% OF THE EXTERIOR CLADDING SHALL COMPRISE OF:
  - GLAZING,
  - CENTRAL OTAGO SCHIST,
  - FLAT SURFACE SOLID PLASTER,
  - CEDAR, LARCH, ABODO OR OTHER SIMILAR TIMBER WEATHERBOARDS,
  - PRE-PRIMED FIBRE CEMENT WEATHERBOARDS, OR
  - CONCRETE BLOCK LAID STRAIGHT STACK.
- ROOF ENDS THAT FACE ANY LEGAL ROAD SHOULD BE EITHER GABLE OR MONO PITCH.
- EXTERNAL COLOURS SHOULD BE EARTHY TONES
- BOX CORNERS, WINDOW FACINGS AND SCRIBERS TO WEATHERBOARDS
- PRE-FINISHED COLORSTEEL WITH 5-RIB OR EUROTRAY OR SIMILAR PROFILE
- 160m² MIN (INCLUDING GARAGES AND CARPORTS BUT EXCLUDING COVERED DECKS, PORCHES AND VERANDAHS)
- CONCRETE FOUNDATION
- NO BRICK
- NO CORRUGATED CLADDING. PERMITTED ROOFING CLADDING FOR WALLS FALLS IN THE SAME CATEGORIES AS THE ROOFING
- NO STACK BOND BLOCKS
- NO HIPS FACING ROADS
- MAX 5.5m HIGH. CHIMNEYS MAX 7m HIGH
- MUST HAVE A DOUBLE GARAGE THAT CAN FIT 2 STANDARD SIZED CARS
- MUST COMPLETE CONSTRUCTION WITHIN 12 MONTHS
- VARIOUS FENCE REQUIREMENTS (6.1, G,H,I SHEET 7)

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38 Rua St, Albert Town Wānaka 9305	Site Plan	05.06.2026	J. McMillan	J. Clegg	1 : 200	RCRFI02	100

ADNZ Professional Member

NOTE: PLANTING AND TREE FORMS ARE INDICATIVE ONLY

NORTH

40 RUA ST
(LOT 165)

1.2m HIGH BOUNDARY FENCE

1.8m HIGH BOUNDARY FENCE

HEDGE

1.2m HIGH TIMBER PRIVACY WALL

TIMBER DECK

LAWN

TIMBER DECK

HEDGE

DWARF FEATURE TREE

HEDGE

TIMBER DECK

38 RUA ST
Wānaka 9305
(LOT 166)

1.8m HIGH BOUNDARY FENCE

FUTURE STAGE 9 (LOT 163)

- RUA ST -

KERB

GRASS BERM

FOOTPATH

GRASS BERM

3800 APPX

EXISTING STREET TREE

SPLAY 500

1000 TRANSITION

LETTER BOX

HEDGE

PAVERS

NEW CONCRETE DOUBLE VEHICLE CROSSING AS PER QLDC ENGINEERING STANDARDS DRAWING B5-18

5000 DRIVEWAY

BRUSHED CONCRETE DRIVEWAY

SPLAY 500

1000 TRANSITION

1000

EXISTING KERB SUMP

1.2m HIGH GATE

BRUSHED CONCRETE or PAVERS
SERVICES COURTYARD

LAWN

WASHING LINE

HEDGE

1.2m HIGH BOUNDARY FENCE

1.8m HIGH BOUNDARY FENCE

RUBBISH & RECYCLING BINS
• SCREENED FROM ROAD BY 1.2m HIGH GATE

36 RUA ST
(LOT 167)

KERB

GRASS BERM

FOOTPATH

GRASS BERM

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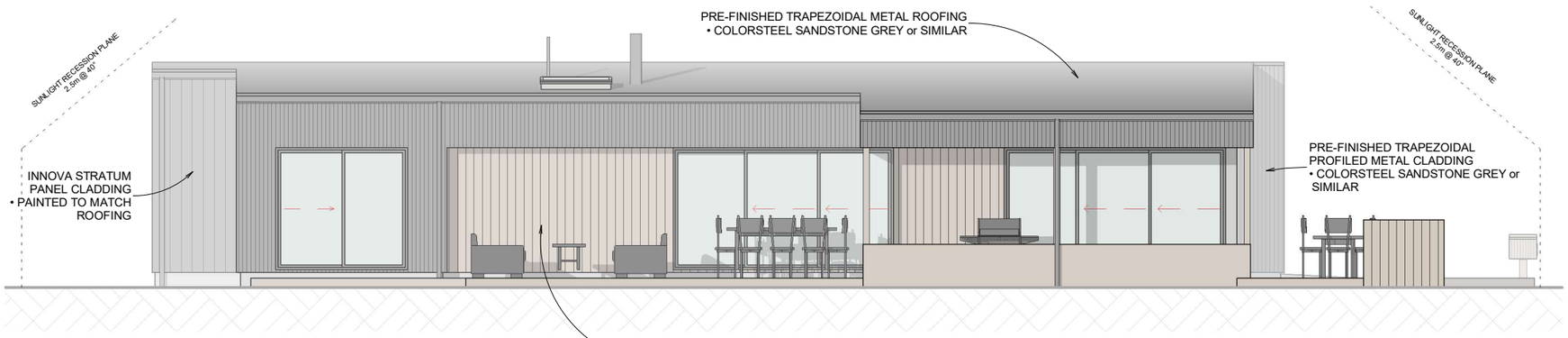
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38 Rua St, Albert Town Wānaka 9305	Landscaping Plan	05.06.2026	J. McMillan	J. Clegg	1 : 100	RCRFI02	101

RISK MATRIX - ALL ELEVATIONS	
WIND ZONE	2
NUMBER OF STORIES	0
ROOF/WALL INTERSECTION	3
EAVES WIDTH	2
ENVELOPE COMPLEXITY	5
DECK DESIGN	0
TOTAL RISK SCORE	12

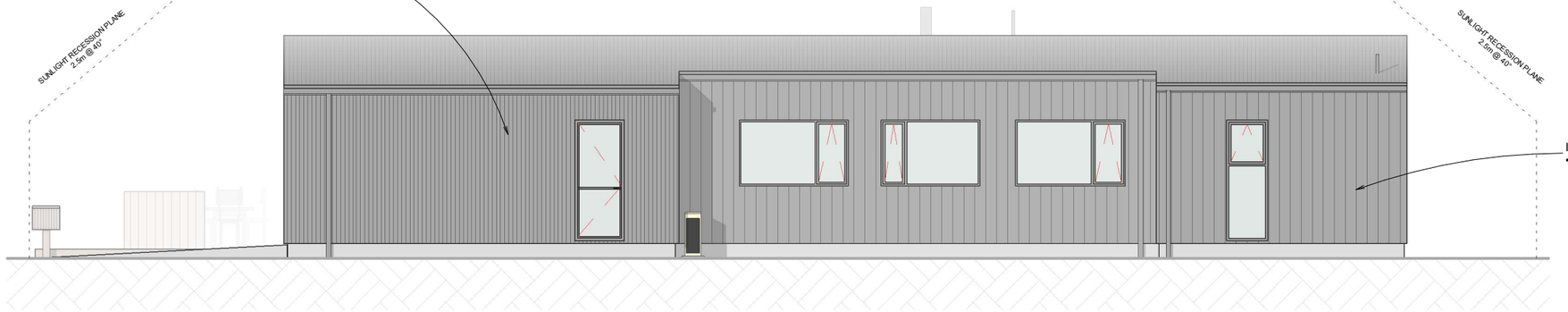
PROPOSED CAVITY FIX VERTICAL SHIPLAP WEATHERBOARDS OK FOR USE AS SPECIFIED
PROPOSED CAVITY FIX TRAPEZOIDAL PROFILED METAL CLADDING OK FOR USE AS PER E2/AS1 TABLE 3.1.3.2



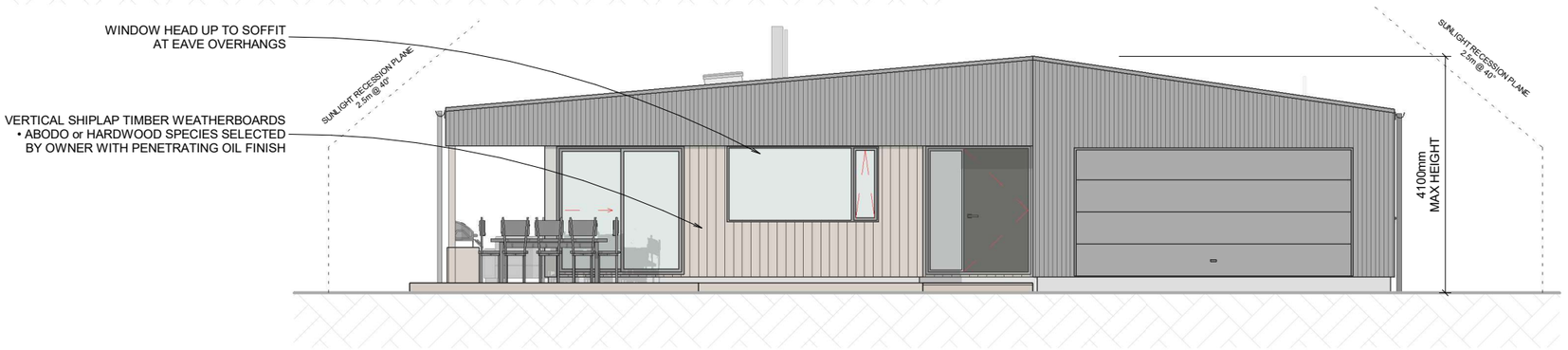
N North
1 : 100



E East
1 : 100



S South
1 : 100



W West
1 : 100

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ADNZ Professional Member	38 Rua St, Albert Town Wānaka 9305	Elevations	20.05.2026	J. McMillan	J. Clegg	1 : 100	RC01.1	110

Document Set ID: 9608152
Version: 1, Version Date: 20/05/2026

EXTERNAL WINDOW & DOOR DIMENSIONS ARE OVER REVEAL. PRENAIL/CONTRACTOR TO ALLOW FOR AIR GAPS AND/OR JAMB PACKERS IN FRAMING LAYOUT

INTERNAL DOOR DIMENSIONS ARE OVER LEAF. PRENAIL/CONTRACTOR TO ALLOW FOR REVEALS & PACKERS IN FRAMING LAYOUT (GENERALLY 30mm ON 3 SIDES)

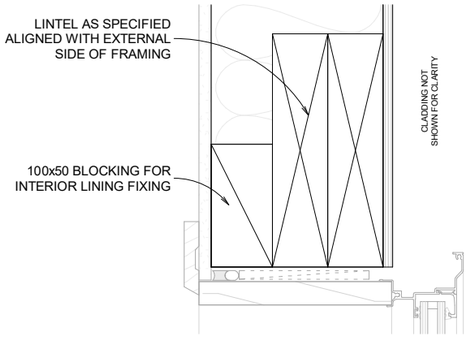
FRAMING NOTES:
- FULL HEIGHT FRAMES TO GABLE ENDS
- 140x45 H1.2 SG8 TOP PLATE + 35mm BATTEN PLATE
- 2/140x45 H1.2 SG8 TOP PLATES TO SLOPING CEILINGS
- 140x45 H1.2 SG8 BOTTOM PLATES
- BOTTOM PLATE HOLD DOWNS TO CONCRETE
  - BOWMAC SCREWBOLT HOLD DOWNS AT MAX 900CRS FOR EXTERNAL AND BRACED WALL BOTTOM PLATES
  - **1/90x4.0mm** RAMSET PIN AT 900CRS FOR INTERNAL BOTTOM PLATES
- GIB HANDIBRAC HOLD DOWNS FOR BRACING ELEMENTS, SPECIFIC DETAILS AND LINTEL HOLD DOWNS WHERE SPECIFIED
- HOLD DOWNS ALSO AT WINDOW EDGES, EXTERNAL WALL CORNERS AND ENDS OF BRACING ELEMENTS AS REQUIRED
- STUDLOK TOP PLATE HOLD DOWNS INSTALLED BY PRENAIL
- STUDLOK LINTEL FIXINGS INSTALLED BY PRENAIL
- DPC OR HIANDRI PACKERS BENEATH ALL BOTTOM PLATES
- RECOMMENDED TO USE HIANDRI PACKERS BENEATH FRAMES ADJACENT TO GARAGE DOOR TO REDUCE RISK OF MOISTURE TRANSMISSION

	STUDS	SIZE
	INTERNAL	90x45 AT 600CRS
	INTERNAL L/B	90x45 AT 600CRS
	INTERNAL L/B	140x45 AT 600CRS
	EXTERNAL	140x45 AT 600CRS

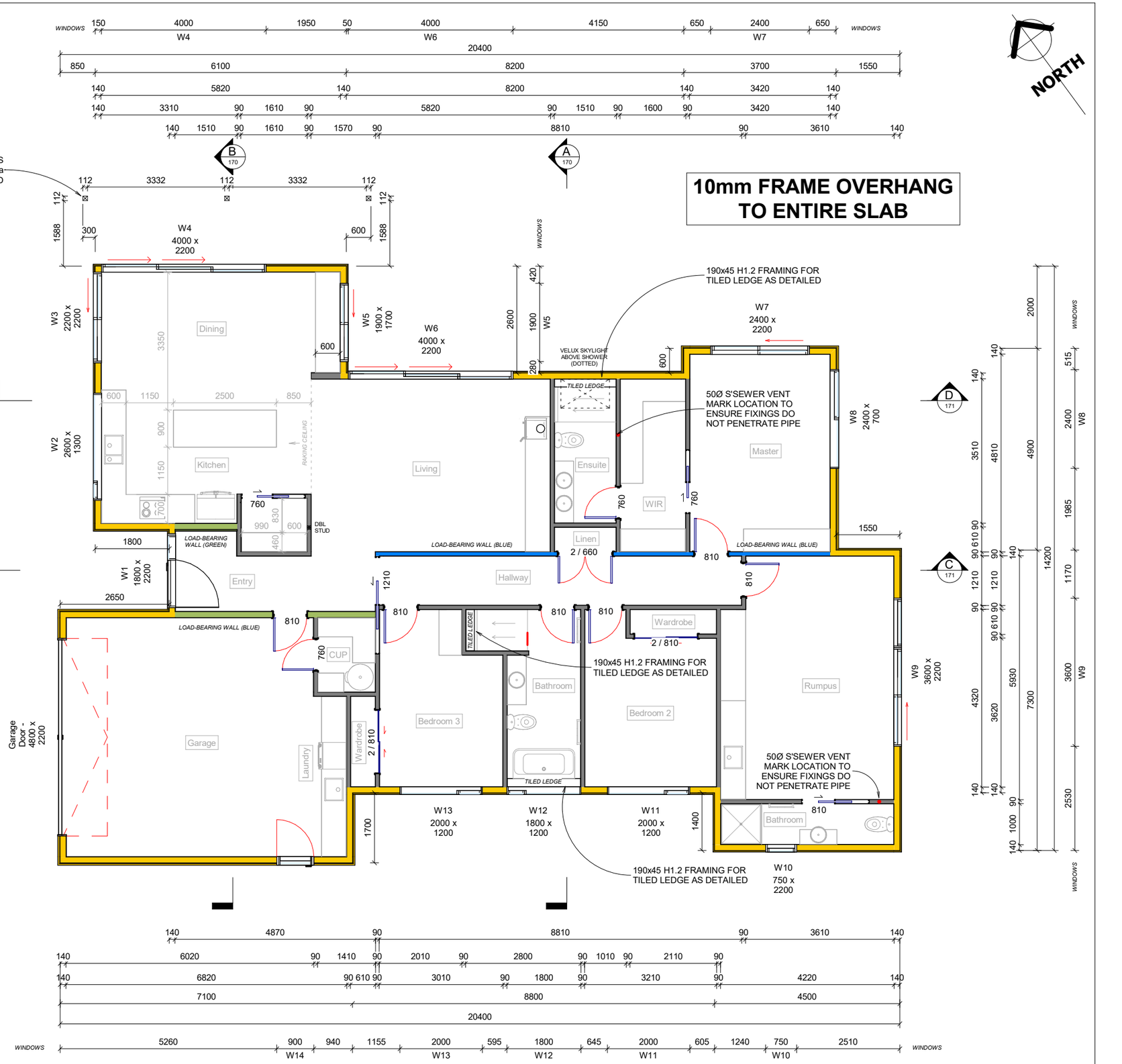
ALL FRAMING H1.2 SG8 UNLESS OTHERWISE NOTED

LINING	DWANG CENTRES
GIB (INTERNAL)	MAX 1350mm
TRAPEZOIDAL METAL	MAX 1200mm
INNOVA STRATUM	MAX 600mm
VERTICAL SHIPLAP	MAX 480mm

NOTE: 90x45 DWANGS TO EXTERNAL WALLS ALIGNED WITH EXTERNAL SIDE OF FRAMING TO ALLOW FOR CONTINUOUS INSULATION



F1 Framing Detail - Lintels
1 : 5



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Drawing: Framing Plan

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20.05.2026	J. McMillan	J. Clegg	As indicated	RC01.1	120

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= VERTICAL SHIPLAP TIMBER

= INNOVA STRATUM PANEL

= TRAPEZOIDAL PROFILED METAL

= IMPERVIOUS VINYL OR WATERPROOF LAMINATE FLOORING

= TILES OVER WPM TO SHOWERS

= CARPET (LEFT BLANK)

= POLISHED & SEALED CONCRETE

SM = SMOKE ALARM (INTERCONNECTED)

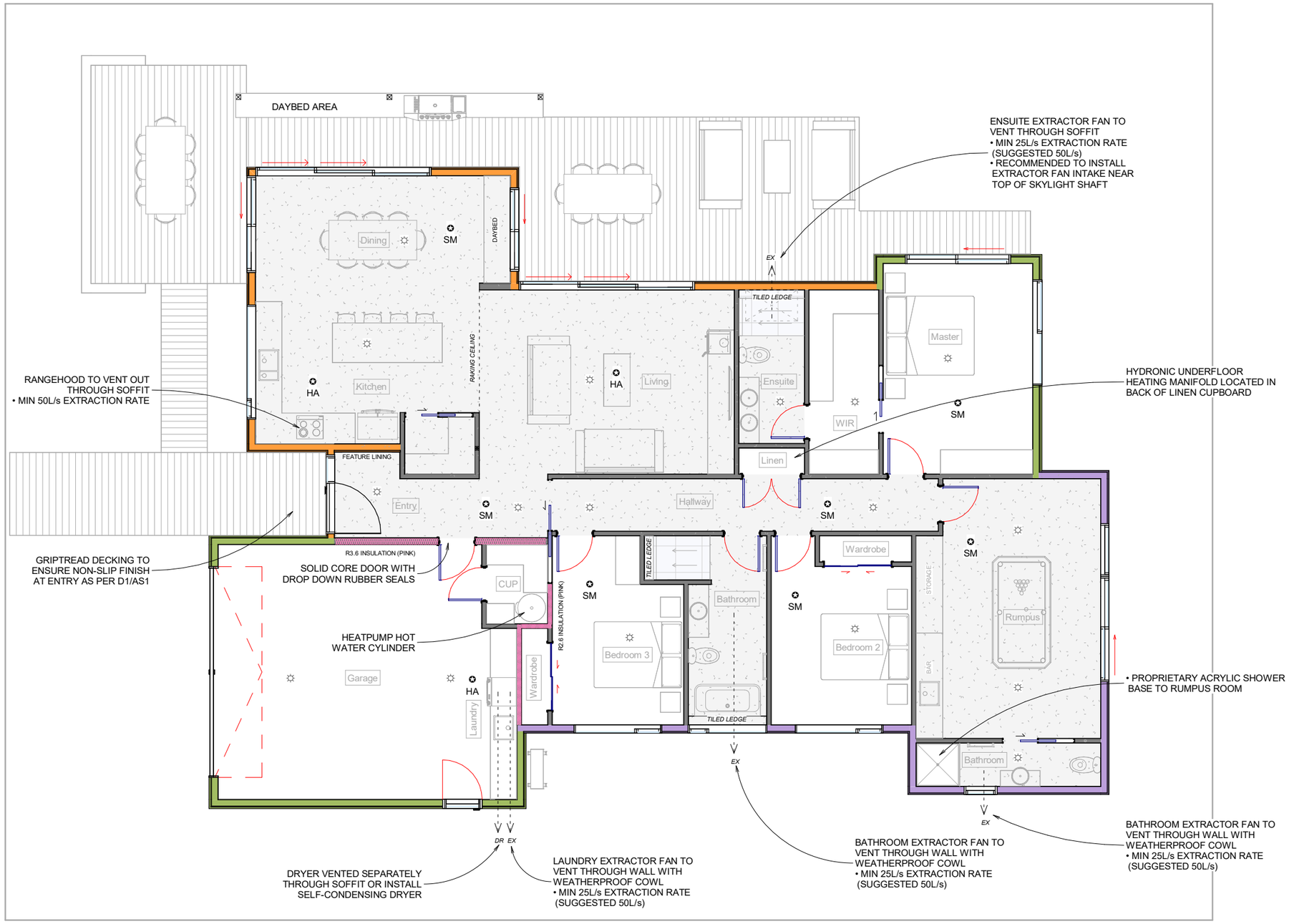
HA = HEAT ALARM (INTERCONNECTED)

☼ = DOWNLIGHT (ESCAPE PATH MINIMUM)

= INSULATED INTERNAL WALLS

SMOKE & HEAT ALARMS MUST BE INSTALLED AS PER NZS4514:2021
ALL ALARMS MUST BE INTERCONNECTED.
CONNECTION MAY BE HARDWIRED OR BLUETOOTH, OR OTHER CERTIFIED CONNECTION SYSTEM

NORTH



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SITE PREP & HARDFILL NOTES
- GROUND PREPARATION TO BE UNDERTAKEN IN ACCORDANCE WITH THE SITE SPECIFIC GEOTECH REPORT RECOMMENDATIONS
- ALL TOPSOIL TO BE REMOVED & REPLACED WITH COMPACTED HARDFILL
- ENSURE SITE IS FREE OF TOPSOIL OR ORGANIC MATERIAL. EXCAVATE AS REQ'D TO ACHIEVE MIN. CLEARANCES TO FFL
- FFL: 225mm MIN ABOVE UNSEALED GROUND GENERALLY
  FFL: 150mm MIN ABOVE SEALED GROUND GENERALLY
- GRANULAR FILL MATERIAL SHALL BE PLACED AND COMPACTED IN LAYERS MAX 150mm THICK BENEATH ALL CONCRETE WORKS.
- TOTAL FILL THICKNESS MUST BE BETWEEN 75mm-600mm. IF FILL THICKNESS IS OUTSIDE OF THIS RANGE CONTACT STRUCTURAL OR GEOTECHNICAL ENIGNEER
- USE VIBRATING PLATE COMPACTORS.
- BC40 BASECOURSE WITH MAXIMUM PARTICLE SIZE OF 40mm
- TC20 TOPCOURSE WITH MAXIMUM PARTICLE SIZE OF 20mm.
- TOP SURFACE OVER HARDFILL TO BE 20mm OF SAND BLINDING

CONCRETE SLAB NOTES
- ALLOW FOR uPVC DUCTING IN SLAB FOR POWER, PHONE, FIBER ETC
- MAXRAFT 'MAXSLAB' FULLY INSULATED RAFT SLAB SYSTEM BY ENGINEER
- MIN 120mm THICK SLAB WITH SE72 MESH
- 20MPa CONCRETE MIX
- 200mm MAX SLAB POLYSTYRENE PODS
- **IN-SLAB HYDRONIC HEATING SYSTEM TBC BY CLIENT & SUB-CONTRACTOR**

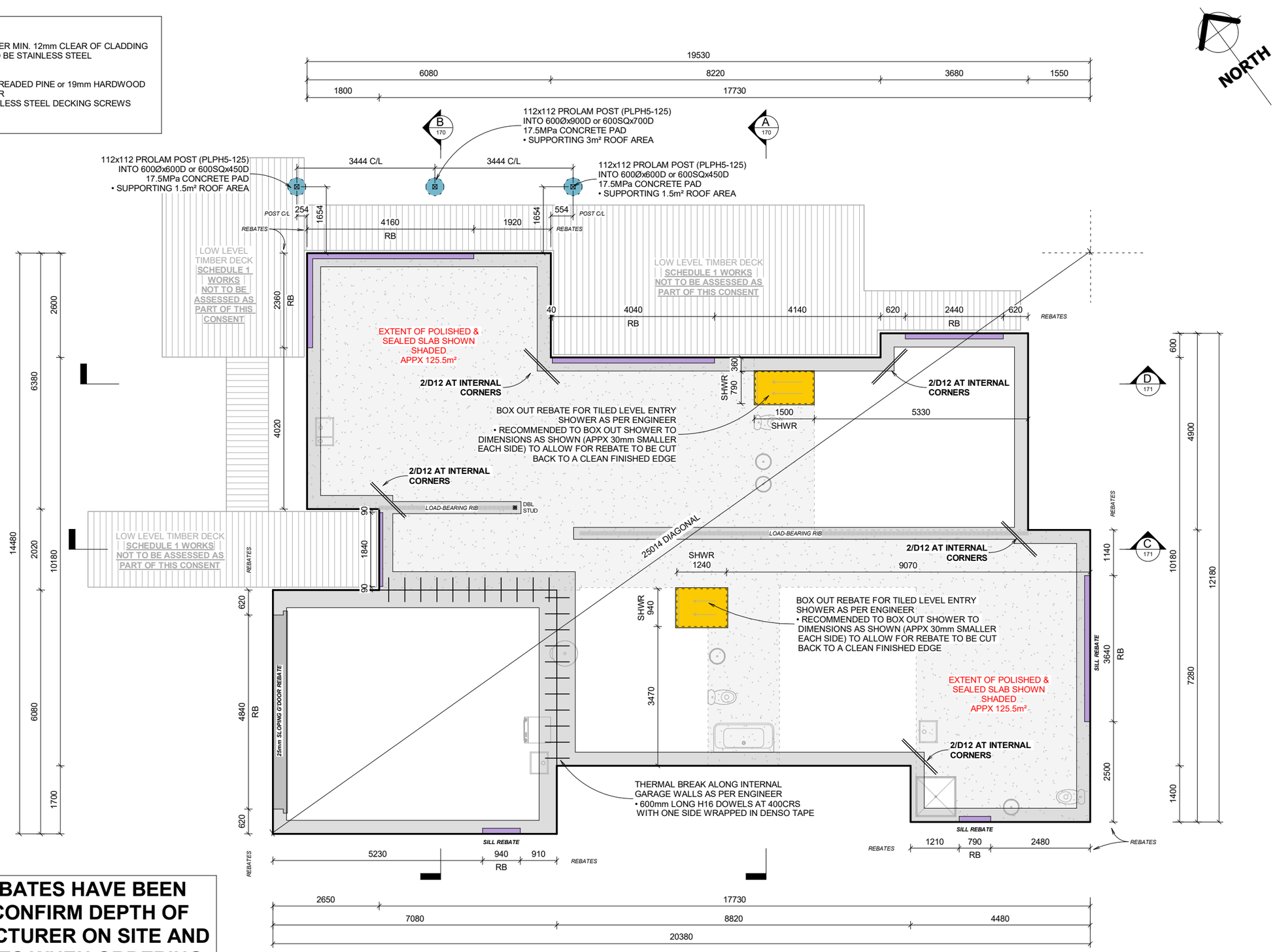
•POLISHED AND SEALED SLAB FINISH TO AREAS AS SHOWN
- ALL EXTERNAL WINDOWS AND DOORS DOWN TO SLAB LEVEL TO BE REBATED
- RECOMMENDED TO USE HIANDRI PACKERS UNDERNEATH WALLS ADJACENT TO GARAGE DOOR OPENING TO STOP MOISTURE TRANSMISSION

THIS PLAN TO BE READ IN CONJUNCTION WITH KIRK ROBERTS STRUCTURAL PLANS: *2640334*

DAMP PROOF MEMBRANE
- CONTINUOUS POLYETHYLENE SHEET TO HAVE A MIN THICKNESS OF 0.25mm
- SEAL POLYTHENE AT JOINTS AND SEAMS BY TAPING. LAP POLYTHENE 150mm MIN. BEFORE APPLYING PRESSURE SENSITIVE TAPE TO A CLEAN POLYTHENE
- WELL SEAL AROUND ALL PENETRATIONS BY TAPING OR SEALING POLYTHENE TO THE FULL PERIMETER OF PENETRATIONS
- INSPECT AND REPAIR AS REQUIRED BEFORE CONCRETE IS POURED
- LAY OVER 20mm MIN. THICK BLINDING OF COARSE SAND OVER COMPACTED BASECOURSE

DECK NOTES:
- ALL DECK TIMBER MIN. 12mm CLEAR OF CLADDING
- ALL FIXINGS TO BE STAINLESS STEEL

DECKING:
- EX40mm H3.2 TREADED PINE or 19mm HARDWOOD DECKING TIMBER
- FIX WITH STAINLESS STEEL DECKING SCREWS
(DO NOT NAIL)



NOTE: WINDOW & DOOR REBATES HAVE BEEN SHOWN. CONTRACTOR TO CONFIRM DEPTH OF EACH REBATE WITH MANUFACTURER ON SITE AND ADD THIS DEPTH TO UNIT SIZES WHEN ORDERING

NOTE: DIMENSIONS SHOWN ALLOW FOR A 10mm FRAME OVERHANG TO ENTIRE SLAB

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WASTE & STORMWATER SERVICES

- ALL STORMWATER & SEWER DRAINS TO BE uPVC PIPES AS PER NZS1260
- WATER SEALED INTERCEPTION SHALL BE APPLIED TO ISOLATE THE PRIVATE STORMWATER DRAIN FROM PUBLIC STORMWATER SYSTEM

- **S'WATER PIPE 100Ø MIN 1:100 FALL**
- **80Ø uPVC or PRE-FINISHED DOWN PIPES**

- **S'SEWER PIPE 100Ø MIN 1:60 FALL**
- **S'SEWER PIPE 65Ø MIN 1:40 FALL**

- ALL PLUMBING TO BE INSTALLED AS PER NZS3500
- ORG TO EXTEND MIN 75mm ABOVE THE FINISHED SURFACE LEVEL AS PER AS/NZS3500.2
  - *IF ORG IS LOCATED WITHIN A PATH or PAVED AREA, EXTEND FURTHER TO PREVENT PONDING AND WATER INGRESS*
- ACCESS POINTS TO BE AT MAJOR JUNCTIONS ON MAIN DRAINS & OTHER LOCATIONS REQUIRED. AT LEAST ONE POINT SHOULD BE RAISED TO GROUND LEVEL

UNDERGROUND SERVICES

REGISTERED PLUMBER TO CONFIRM LOCATION AND DEPTH OF DRAINS + ALL EXISTING UNDERGROUND STORMWATER AND SEWER SERVICES PRIOR TO COMMENCEMENT OF ANY WORK, TO ENSURE ADEQUATE FALLS CAN BE ACHIEVED

SERVICE CONNECTIONS

- CONTRACTOR TO ALLOW FOR THE SUPPLY, INSTALLATION & FINAL CONNECTION OF ALL SERVICES TO THE APPROPRIATE MAIN SUPPLY INCLUDING LIAISING WITH THE NETWORK UTILITY OPERATOR AND THE SUBMISSION OF ALL REQUIRED FORMS AND ASSOCIATED PAPERWORK.
  THIS INCLUDES, BUT IS NOT LIMITED TO:
  - TELECOMMUNICATIONS & DATA
  - ELECTRICAL AND/OR GAS
  - WATER
- ENSURE uPVC DUCTING IS ALLOWED FOR IN SLAB

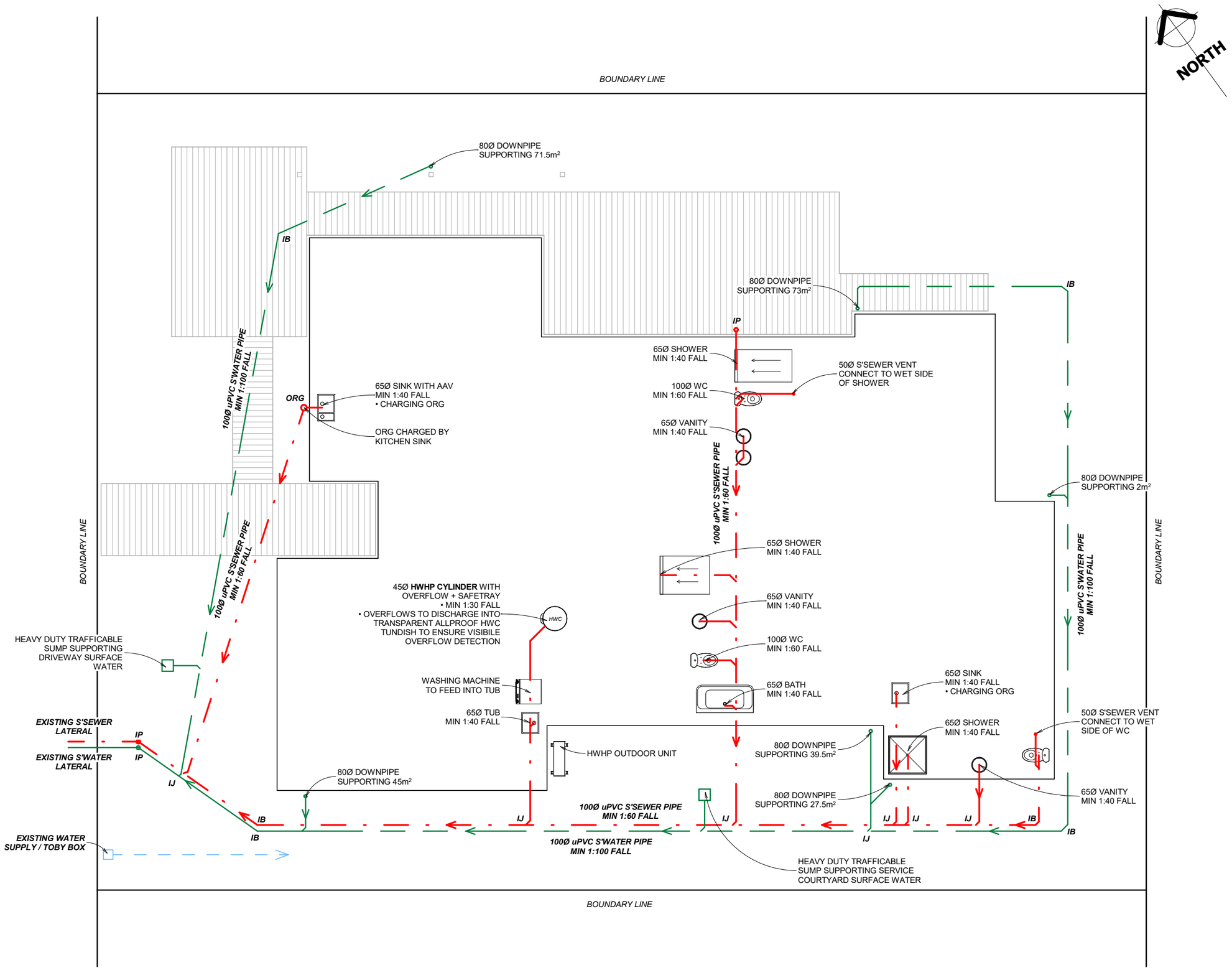
WATER SUPPLY

- LAY A MINIMUM OF 450mm BELOW G.L. FROM TOBY BOX TO BUILDING WITH POLYBUTYLENE PIPE. ENSURE SUPPLY PIPES UNDER SLAB ARE SLEEVED WITH uPVC
- RUN PIPES COMPLETE WITH ALL FITTINGS & JOINS TO THE MANUFACTURER'S SPEC'S & AS PER NZS3500
  - NEW WATER SUPPLY PIPES TO BE OF A MATERIAL COMPLIANT WITH G12/AS1 SUCH AS COPPER or POLYBUTYLENE
- ALL NEW HOT WATER SUPPLY PIPES TO BE THERMALLY INSULATED
- ALL HOT AND COLD WATER SUPPLY PIPES OUTSIDE OF THE BUILDING ENVELOPE/UNDERGROUND IN FROST PRONE AREAS TO BE THERMALLY INSULATED WITH MIN 13mm LAGGING
- ALLOW FOR EXTERNAL HOSE TAPS TBC BY OWNER
- WATER SUPPLY TO KITCHEN SINK TO COMPLY WITH NZS4305 FOR RUN LENGTH vs NOMINAL PIPE DIAMETER:
  25m = 10mm, 12m = 15mm, 7m = 20mm

ELECTRIC HOT WATER

- HEATPUMP HOT WATER CYLINDER INSTALLED TO MANUFACTURERS SPECIFICATIONS
- ENSURE MAX 50°C WATER SUPPLY TO SANITARY FIXTURES
- INSULATE ANY HOT WATER SUPPLY PIPES NOT INSIDE INSULATED BUILDING ENVELOPE WITH FOAM SLEEVE INSULATION (CEILING OR UNDER-FLOOR SPACE INCLUDED)

- HWC TO BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH G12/AS1
- WATER TO BE STORED AT ABOVE 60°C TO ENSURE NO LEGIONARIES DISEASE
- SAFE TRAY AND OVERFLOWS TO BE CONNECTED TO SUITABLE DRAINAGE SYSTEM
- OVERFLOWS TO DISCHARGE THROUGH TRANSPARENT ALLPROOF HWC TUNDISH TO ENSURE VISIBILE OVERFLOW DETECTION



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38 Rua St, Albert Town Wānaka 9305	Drainage Plan	20.05.2026	J. McMillan	J. Clegg	1 : 100	RC01.1	140

Document Set ID: 9608152
Version: 1, Version Date: 20/05/2026

STRUCTURE
- H1.2 TRUSSES AT MAX 900CRS BY PRENAIL
- 300mm DEEP PARALLEL CHORD TRUSSES TO KITCHEN/DINING SPACE BY PRENAIL
- 140x45 H1.2 SG8 RAFTERS AT MAX 900CRS TO VERANDAH
  - MAX SPAN 2200mm
- FIXINGS TO TOP PLATE AS PER PRENAIL
- MIN 70x45 H1.2 SG8 PURLINS (ON THEIR FLAT) AT MAX 900CRS
  - **LAST PURLIN ROW AT EAVE & RIDGE ETC TO BE MAX 600CRS AS PER E2/AS1**
- FIX PURLINS WITH 1/100x14 GAUGE BUGLE HEAD SCREW
- NAIL ALL BLOCKING WITH 3/90x3.15 NAILS

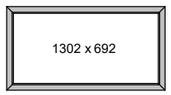
- LUMBERLOK STRIP BRACE 0.9mm x 25mm ROOF STRAP BRACING INSTALLED AS PER PRENAIL
  - ***MIN 6xCROSS BRACES INSTALLED ACROSS ROOF AREA***
  - FIX AT EACH END WITH 5/30x3.15mm NAILS
  - FIX TO WALL FRAME WITH 6/30x3.15mm NAILS
  - AFTER TENSIONING FIX AT EACH CROSSING WITH 1/30x3.15mm NAIL

ROOFING
- 0.55 GAUGE PRE-FINISHED ROOFING WITH 5-8.45° PITCH
  - 258.5m² ROOF AREA
  - KAHU or SIMILAR TRAPEZOIDAL PROFILE
  - COLORSTEEL MAXAM FINISH
- DRISTUD RU24 ROOFING UNDERLAY OR SIMILAR
  - LAY HORIZONTALLY FOR ROOF PITCHES UNDER 10°
  - IF INSTALLED VERTICALLY ON PITCHES UNDER 10° USE SUPPORTING NETTING
- ROOFING TO BE FIXED TO PATTERN T2: 'HIT 1, MISS 1...' AS PER E2/AS1 TABLE 8.4.4.2E

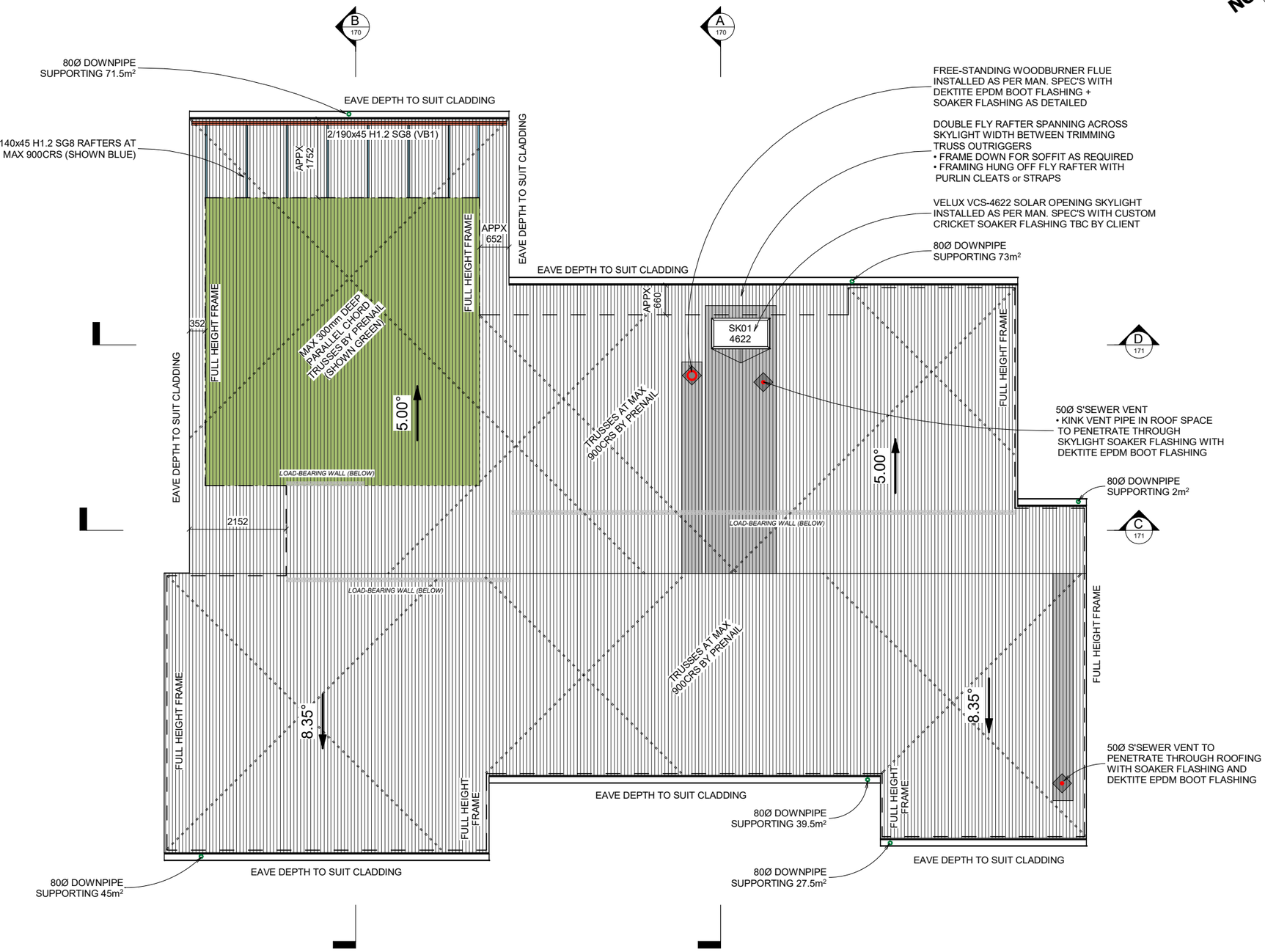
CEILINGS
- 70x35 CEILING BATTENS AT 600CRS WELL FIXED
- 13mm STANDARD GIB BOARD TO CEILINGS (AQUALINE TO BATHROOMS) INSTALLED AS PER MAN. SPEC'S

EAVES & GUTTERS
- H3.1 PAINTED TIMBER FASCIA
- SHIPLAP TIMBER SOFFIT LININGS TO MATCH CLADDING
  - SOFFIT LINGING PERPENDICULAR TO CLADDING WITH MITRED JOINS AT CORNERS
- PRE-FINISHED or uPVC GUTTERS SIZED AS PER E1/AS1 Fig.15 & Fig.16
  - MINIMUM 6000mm² CROSS SECTION AREA OF GUTTER FOR ROOF AREA AS PER E1/AS1 F.15
  - SUITABLE PROFILES INCLUDE METALCRAFT 'QUADLINE', MARLEY 'TYPHOON', or CONTINUOUS SPOUTING GROUP 'CHIEF'
  - GUTTER BRACKETS TO CREATE 10mm GAP BETWEEN GUTTER AND FASCIA TO PROTECT HOUSE FROM GUTTER OVERFLOW
  - MIN 1:100 FALL TO GUTTER
- PRE-FINISHED or uPVC DOWNPIPES SIZED AS PER E1/AS1 Table 5

VENTING - MASONS VENT PRODUCTS
- MASONS INSUL-BAFFLE INSULATION GUARD/ROLL PANEL
- MASONS 11mm BATNVENT TO ALL PURLINS
- MASONS 18mm BATNVENT TO RIDGES



VELUX VCS-4622
SOLAR OPENING
SKYLIGHT



Skylight Schedule
1 : 50

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NOTE: THESE PLANS ARE TO BE VIEWED IN COLOUR

ADNZ Professional Member	Address: 38 Rua St, Albert Town Wānaka 9305	Drawing: Roof Plan	Drawn Date: 20.05.2026	Drawn By: J. McMillan	Checked By: J. Clegg	Drawn Scale at A3: As indicated	Revision: RC01.1	Sheet No: 150

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Version: 1, Version Date: 20/05/2026

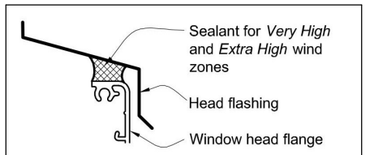
EXTERNAL WINDOW & DOOR DIMENSIONS ARE OVER REVEAL. PRENAIL/CONTRACTOR TO ALLOW FOR AIR GAPS AND/OR JAMB PACKERS IN FRAMING LAYOUT

GENERAL NOTES
- VERY HIGH WIND ZONE
- 2200mm WINDOW HEAD (UP TO SOFFIT)
- R0.42 MIN INSULATION VALUE TO ALL GLAZING
  - UNLESS OTHERWISE PROVEN BY MANUFACTURER, WINDOWS TO HAVE THERMALLY BROKEN FRAMES, LOW-E GLASS TO EXTERNAL FACE & ARGON GAS FILLED GLAZING CAVITY TO ACHIEVE REQURIED R0.37 RATING
- H3.1 TIMBER REVEALS & ARCHITRAVES
- COLOUR MATCHED ALUMINIUM HARDWARE
- DOUBLE TONGUE LATCHES TO ALL AWNING WINDOWS
- DOORS KEYED ALIKE
- ENSURE DOORS ON ESCAPE ROUTES ARE FUNCTIONAL WITHOUT KEYS IN THE DIRECTION OF ESCAPE (1 ESCAPE ROUTE REQUIRED)

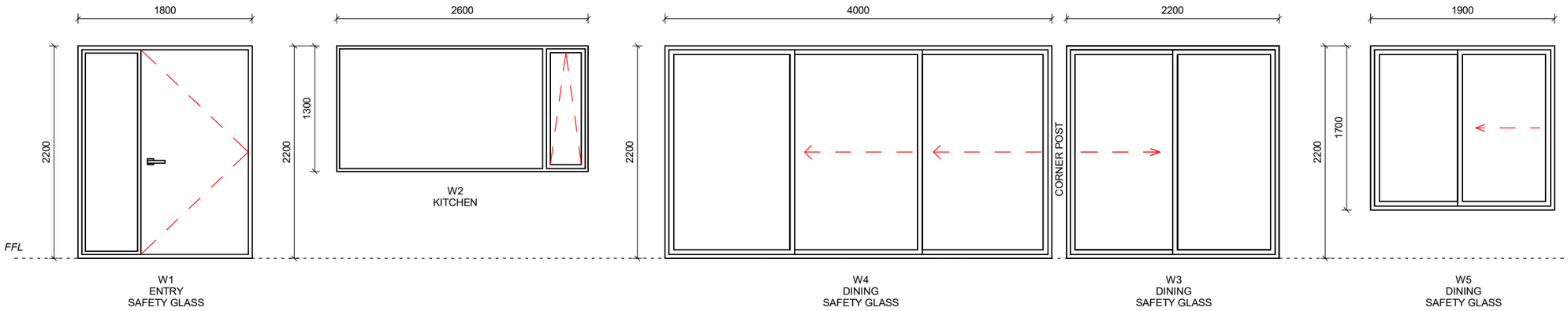
ALUMINIUM DOORS & WINDOWS
- POWDER COATED ALUMINIUM FRAMES
  - COLOUR TO BE SELECTED BY OWNER
- MEASURE ALL OPENINGS ON SITE BEFORE FABRICATION
- ALL WINDOWS TO BE DOUBLE GLAZED
- ALL SASHES OPENING OVER A FALL >1.0mH FROM FFL TO ADJACENT GROUND/DECK LEVEL TO BE FITTED WITH SECURITY STAYS THAT RESTRICT THE MAXIMUM OPENING TO 100mm (CHECK WINDOW LEGIBILITY ON SITE)

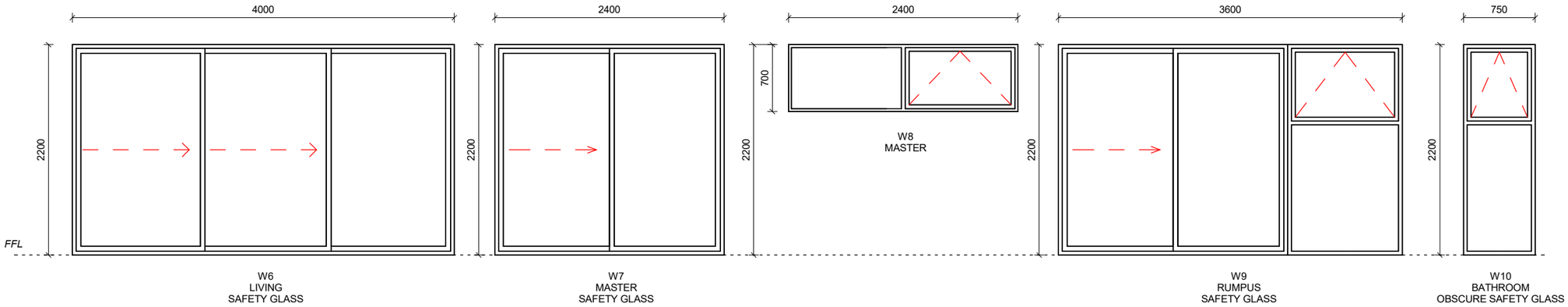
SAFETY GLAZING
ALL GLAZING TO COMPLY WITH **NZBC F2/AS1 & NZS 4223:2016, SIZE IN ACCORDANCE WITH NZS 4223:2016** WINDOW SCHEDULE SHOULD BE FOLLOWED WHERE SAFETY GLAZING IS SHOWN IN LOCATIONS NOT REQUIRED BY RELEVANT STANDARDS.
ALL GRADE 'A 'SAFETY GLASS TO BE TOUGHENED SAFETY GLASS.

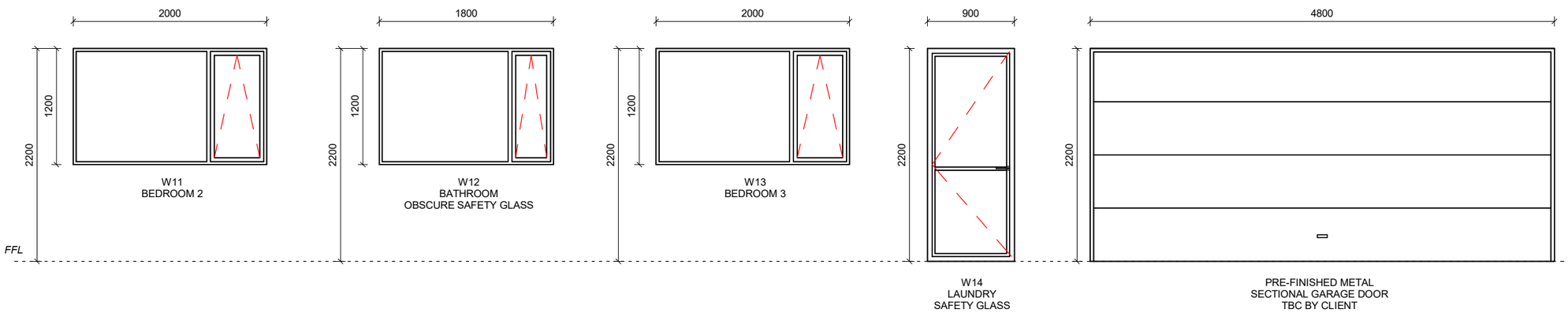
SUPPORT BAR
- ALLOW TO FIX WANZ SILL SUPPORT BAR TO ALL WINDOWS & DOORS WITH A 0.60m SPAN OR GREATER OR AS REQUIRED
- WINDOWS & HINGED/BI-FOLD DOORS TO USE STANDARD WANZ BAR WITH DEPTH OF BAR CHOSEN TO SUIT CLADDING.
- MANUFACTURERS TO IDENTIFY ANY WINDOWS & HINGED/BI-FOLD DOORS THAT EXCEED A LOAD OF 55-60kg/lm ON SUPPORT BAR. IN SUCH CASES A HEAVY DUTY WANZ BAR IS TO BE USED.
- ALL SLIDER/STACKER DOORS TO USE HEAVY DUTY WANZ BAR. RIP EDGE OF BAR AS REQUIRED TO SUIT CLADDING DEPTH



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







NOTE: REBATE DEPTHS HAVE NOT BEEN ADDED TO THESE UNITS. CONTRACTOR TO CONFIRM EACH REBATE DEPTH WITH MANUFACTURER ON SITE AND ADD TO UNIT SIZES WHEN ORDERING

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