PRIME DESIGNS

CREATIVE | FUNCTIONAL | ARCHITECTURE

Project	Proposed Dwelling | 25007
Address	2 Onyx Street, Hikuwai Wanaka
Client	M Ch'Ng & R Chan
Job Number	880279
Drawing Set	Structural Drawings
Drawn By	E Lin
Date Published	3/07/2026
Description Of Work	New single storey 4 bedroom dwelling with vertical cedar shiplap, Axon panel and trapazoidal Coloursteel cladding to the roof and walls. SED foundations, trusses by truss manufacturer. Services to be connected include foul water, stormwater, water supply, power, phone and gas

DRAFT

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wanaka.enquiries@gjgardner.co.nz 03 443 2196 33 Reece Crescent, Wānaka

LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

ADNZ Architectural Designers New Zealand Professional Member

G.J. Gardner. HOMES

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PLANNING & ZONING

Lot / DP Number	LOT 89 DP 587915
Address	2 Onyx Street, Hikuwai Wanaka
Territorial Authority	QLDC
District Plan Zone	Northlake Special Zone Area B5
Easements	N/A
Relevant Consent Notices	12761365.2
Resource Consent #	Yes
Wind Zone	High
Corrosion Zone	B
Earthquake Zone	Zone 3
Liquefaction Zone	Low rish as per geotech report
Snow Zone	2 KPa

CONSTRUCTION

Foundation Type	Engineered MAXSlab Base
Stud Height	2.4m
Typical Joinery Height	2.15m
Typical Internal Door Height	2.2m
Rebated Joinery	Yes
Wall Underlay	Masons Uni plus wrap
Roof Underlay	Drispace
Wall Insulation	Pink Batts Ultra wall insulation: R3.2 (140mm walls) and R2.8 (90mm walls)
Ceiling Insulation	R5.0 Pink Superbatts: 225mm (flat ceiling), 180mm (raked ceiling)
Floor Insulation	MAXSlab Base insulated foundation
Wet Area Membrane	Ardex System 155 Rapid

CLADDING

Wall Cladding Type 1	Vertical Cedar HP52 Shiplap stained
Wall Cladding Type 2	Axon Panel Painted 133mm Smooth
Wall Cladding Type 3	Vertical 5-Rib Colorsteel cladding
Roof Cladding	5-Rib Colorsteel roofing
Fascia Type	Metal

CONSULTANTS

Topographical Survey	Southern Land Development Consultants
Structural Engineer	Wilton Joubert
Geotechnical Engineer	CGW Consulting Engineers
Truss Manufacturer	PlaceMakers

FITOUT

Flooring Types	Carpet / Tile / Laminate planking
Balustrade Type	N/A
Shower Type	Level entry tiled shower
Water Heating	Gas
Space Heating	Mitsubishi Ducted Heat Pump system 14kW

SITE/BUILDING INFORMATION

Site Area	514m²
Site Coverage	199.3m²/38.77%
Floor Area	187.21m²
Minimum Floor Level (to u/s floor)	As per NZBC E1/AS1



Proposed Dwelling | 25007
2 Onyx Street, Hikuwai
Wanaka

Client: **M Ch'Ng & R Chan**
Job No: **880279**
Date: **3/07/2026**

Print In Color

wanaka.enquiries@gjgardner.co.nz 03 443 2196 33 Reece Crescent, Wanaka

G.J. Gardner. HOMES

Drawing Set: **Structural Drawings**
Drawn By: **E Lin**
Scale:
Drawing Sheet: **Project Specifications**
Drawing No: **102**

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B40118_T1
Meridional Circuit: Lindis Peak 2000
Level in terms of NZVD16
ORIGIN: BP 17 LT 538860 (F4XA), RL = 321.57
Sheet 1 of 1

NOTES:
- Boundary data sourced from DP 587915
- Abuttal data sourced from DP 587915
- Absolute positional accuracy = +/- 0.03m
- The within Lot is subject to existing Land Covenant 12761365.5 & Consent Notice 12761365.2. These need to be checked as to how they affect proposed designs
- Levels in terms of NZVD16 (not mean sea level or DVD 1958). Height covenants should be checked and data translated if data is required in another datum
- Underground Services including pipe sizes have not been surveyed and have been sourced from QLDC GIS (03/02/25)
- Aerial Imagery is indicative only and has not been orthorectified.

Contour Interval: Major 1.0m
Minor 0.2m

Onyx Street (Legal, Sealed)

Pounamu Avenue (Legal, Sealed)

Mountable kerb & channel

Concrete footpath

Mountable kerb & channel

Concrete footpath

90°00'
15.99

Peg RL =327.39m

45°00'
7.07

Lot 89
DP 587915
514m²
RT 1133329

Lot 90
DP 587915

Metal post and wooden paling fence

90°00'
25.09

0°00'
20.09

90°00'
20.99

Metal post and wooden paling fence

Lot 88
DP 587915

327.6
327.4

LEGEND
- Old Peg
- Water Toby
- Power
- Chorus Cable
- Valve
- Giveway Sign
- Light Pole
- Fence
- Dashed Painted Line
- Wastewater Pipe (GIS)
- Wastewater Lateral Marker
- Stormwater Pipe (GIS)
- Stormwater Lateral Marker
- Water Line (GIS)
- SV Marker Post
- Road Centreline
- Road Boundary
- Site Boundary
- Adjoining Boundary
- Street Tree

0 1 2 3 4 5m
Scale 1:150

REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	10/02/25

SOUTHERN LAND
DEVELOPMENT CONSULTANTS

Topographical Survey of Lot 89 DP 587915
2 Onyx Street, Albert Town

PREPARED FOR
Beacon Point
Building Ltd (GJ Gardner)

SCALE
1:150 @ A3

EQUIPMENT USED
GNSS

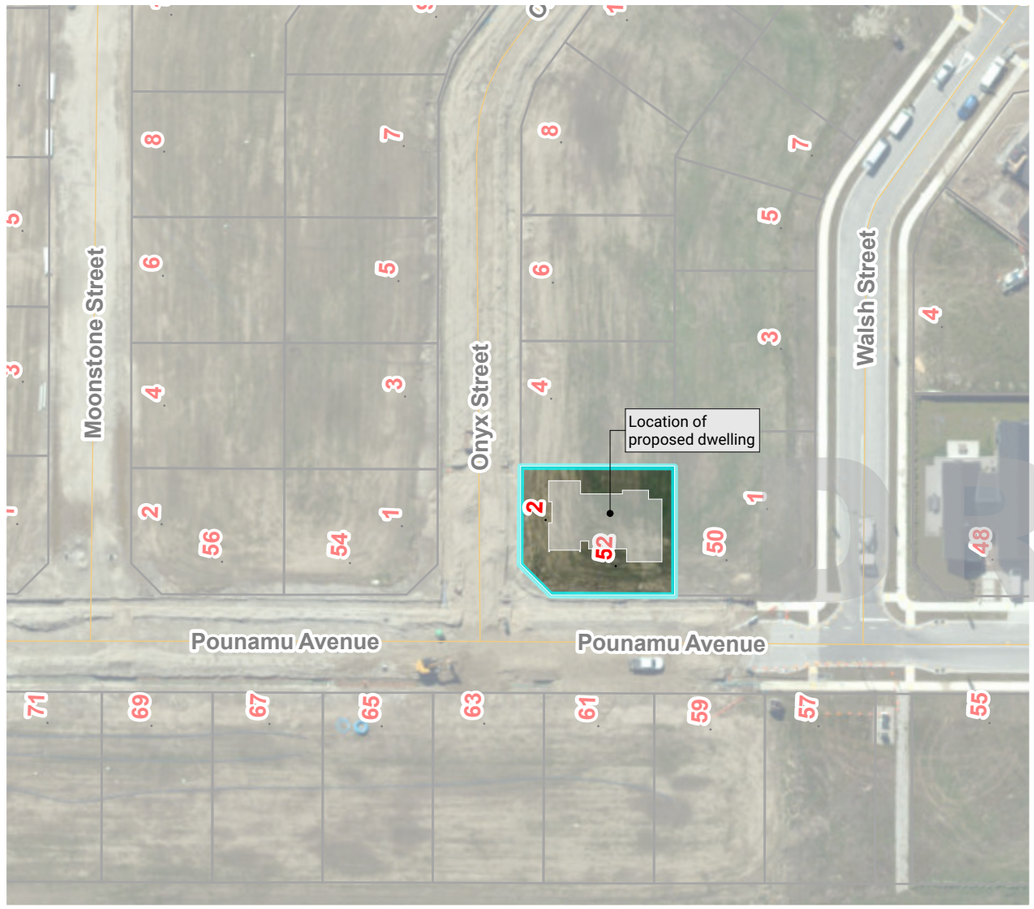
Level 2 Brownston House, 21 Brownston St., Wanaka, Ph: (03) 443 5577, Email: contact@southernland.co.nz, www.southernland.co.nz

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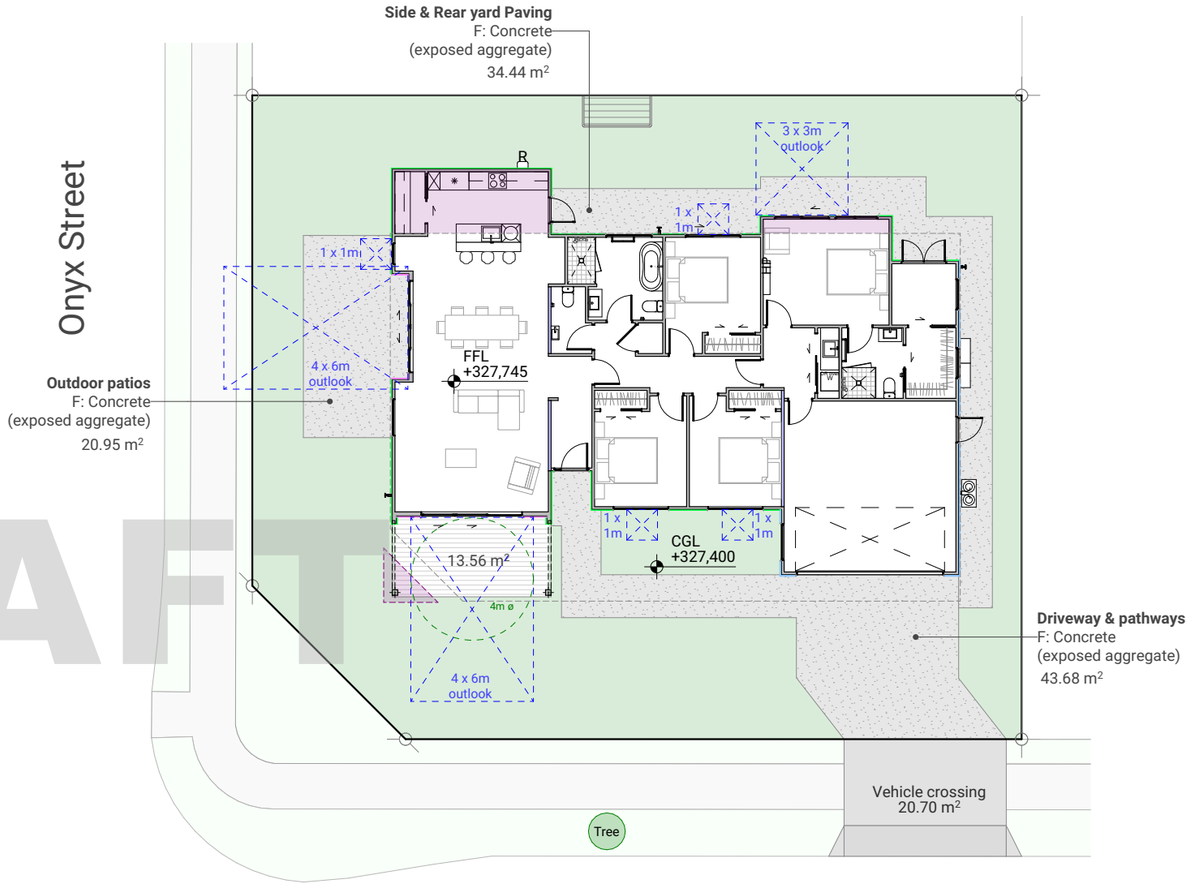
CSNZ THE CONSULTING SURVEYORS OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

SURVEYED	K.R.	DATE	04/02/25	CHECKED	JVB	DATE	10/02/25
DRAWN	K.R.	DATE	05/02/25	APPROVED	DM	DATE	10/02/25

DRAWING REFERENCE: B40118_T1
REVISION: A



1 Site Location Plan 1:1000



2 Site / Floor Plan 1:200

DRAFT

Proposed Dwelling | 25007	**Client:**	**M Ch'Ng & R Chan**	Print In Color
2 Onyx Street, Hikuwai	**Job No:**	**880279**	
Wanaka	**Date:**	**3/07/2026**	
wanaka.enquiries@gjgardner.co.nz	**03 443 2196**	**33 Reece Crescent, Wānaka**	

G.J. Gardner. HOMES

Drawing Set:	**Structural Drawings**
Drawn By:	**E Lin**
Scale:	**1:200**
Drawing Sheet:	**Site Location Plan**
Drawing No:	**104**

All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs Wgtn Ltd.

N

Site Notes

Permanent paving
Permanent paving including driveway, entry paths & patios to be 100mm thick 20MPa concrete, ensure all concrete is laid to fall @ 1:25 away from house for a distance of at least 1 metre.
Where site conditions do not readily allow such a 1m wide strip to be formed, then permanent paving shall be laid to the falls and dimensions shown in NZS3604:2011 figure 7.12

Paved access & accessible routes subject to wetting to have a crossfall between 1:50 & 1:100.

Minimum slip resistance co-efficient for level surface between 0.25 and 0.50 acceptable in accordance with NZBC: D1/AS1 Access.

Site levels
Site levels and datum have been taken from the Topographical Survey Plan provided. If there are any inaccuracies or inconsistencies, please contact designer for clarification prior to commencing work

Boundary information
Boundary information has been taken from the Certificate of Title. If there are any inaccuracies or the building position in relation to district plan constraints is critical, please consult designer prior to commencing work.

Site safety
All precautions are to be undertaken to prevent unauthorised access to the site, including access outside working hours. Any site fencing shall comply with NZBC F5/AS1 Construction and demolition hazard.

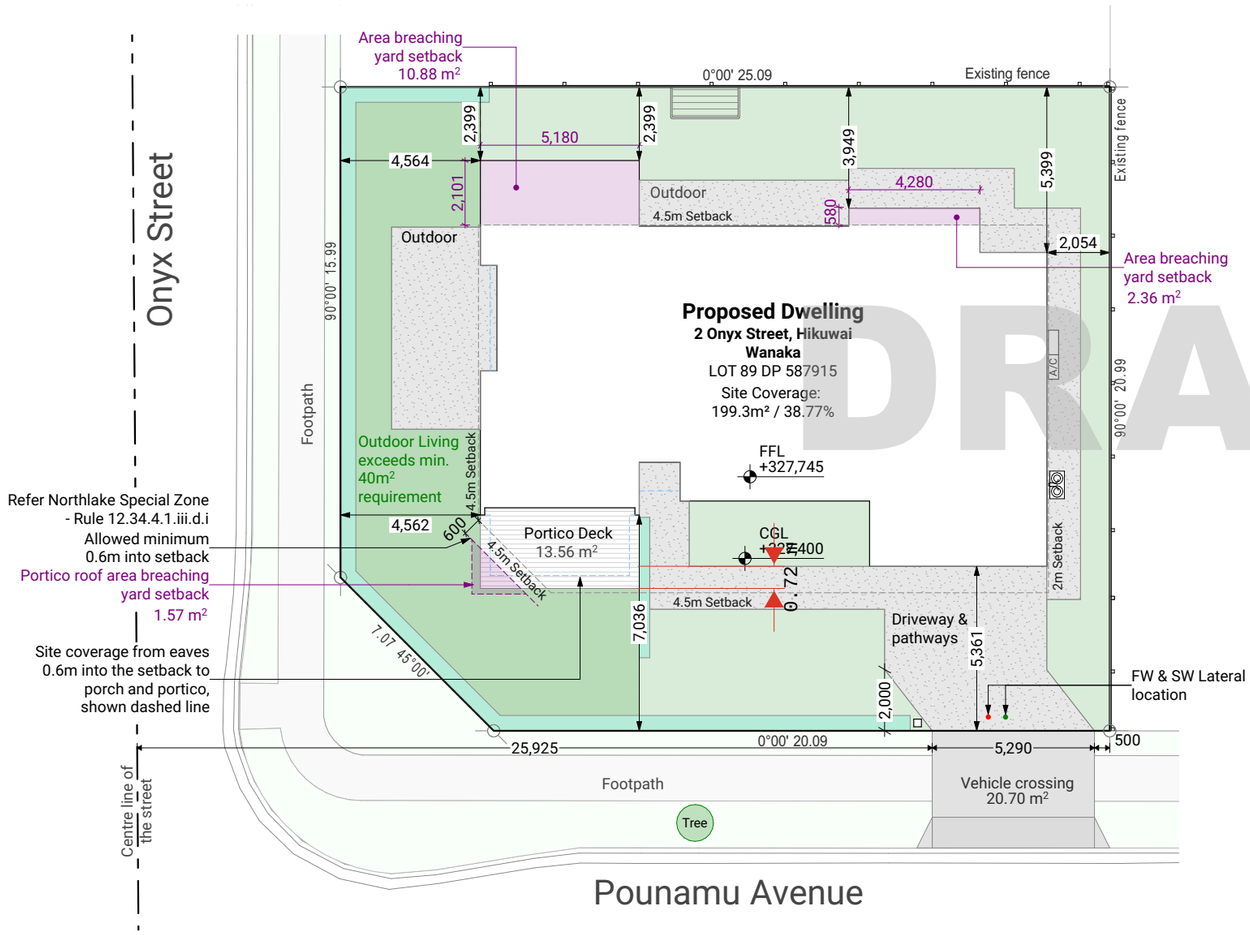
Where a construction site contains any hazard which might be expected to attract the unauthorised entry of children, the hazard shall be enclosed to restrict access by children.

Dust Control
To minimise the amount of dust created, the following measures will be undertaken:
All permanent cut slopes should be vegetated as soon as possible.
Ensure adequate application of water is applied to control dust nuisance over the site during dry conditions, in particular at the entry to the site from the street.
The potential for dust formation should be monitored visually on a daily basis by the project manager during working hours.
Heavy earth moving machinery required to carry out works should not leave site carrying material on public roads unless they are vehicles specifically for transporting material off site.
Access to site should be continually monitored to ensure that dust nuisance is minimised.

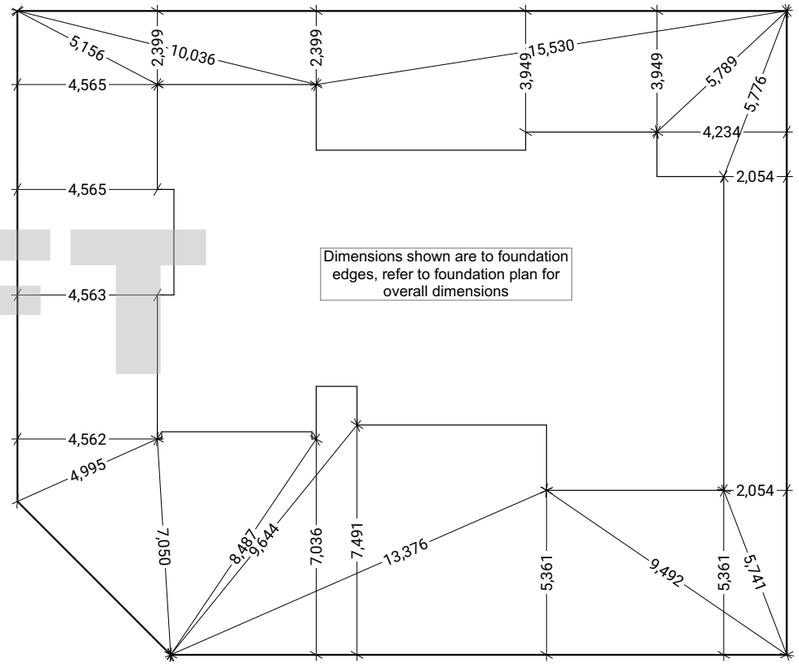
Sediment control
Site runoff to be contained by sediment control fence at low point of site. Fence to be min. of 400mm high with H4 posts @ 200mm crs. max. set 400mm min. onto ground.

Site set out
All dimensions noted on plan are to foundation slab edge, please check all dimensions prior to commencing building work on site. Refer to foundation plan for overall dimensions.

Site Information	
Site Area	514m²
Site Coverage Area	199.3m²
Site Coverage Percent	38.77%
Outdoor Spaces	Compliant
Outlook Spaces	Compliant
Yard Setback	Not Compliant
Earthworks	Site levelling only



1 Site Plan 1:200



2 Site Set Out Plan 1:200

DRAFT

Proposed Dwelling | 25007	**Client:**	**M Ch'Ng & R Chan**	Print In Color	**Drawing Set:**	**Structural Drawings**
2 Onyx Street, Hikuwai	**Job No:**	**880279**		**Drawn By:**	**E Lin**
Wanaka	**Date:**	**3/07/2026**		**Scale:**	**1:200**
wanaka.enquiries@gjgardner.co.nz	**03 443 2196**	**33 Reece Crescent, Wānaka**		**Drawing Sheet:**	**Site Plan**

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Drawing No: 105

N

Foundation Notes

SED Concrete foundations - general

Refer to engineer's drawings for foundation and slab design and details.

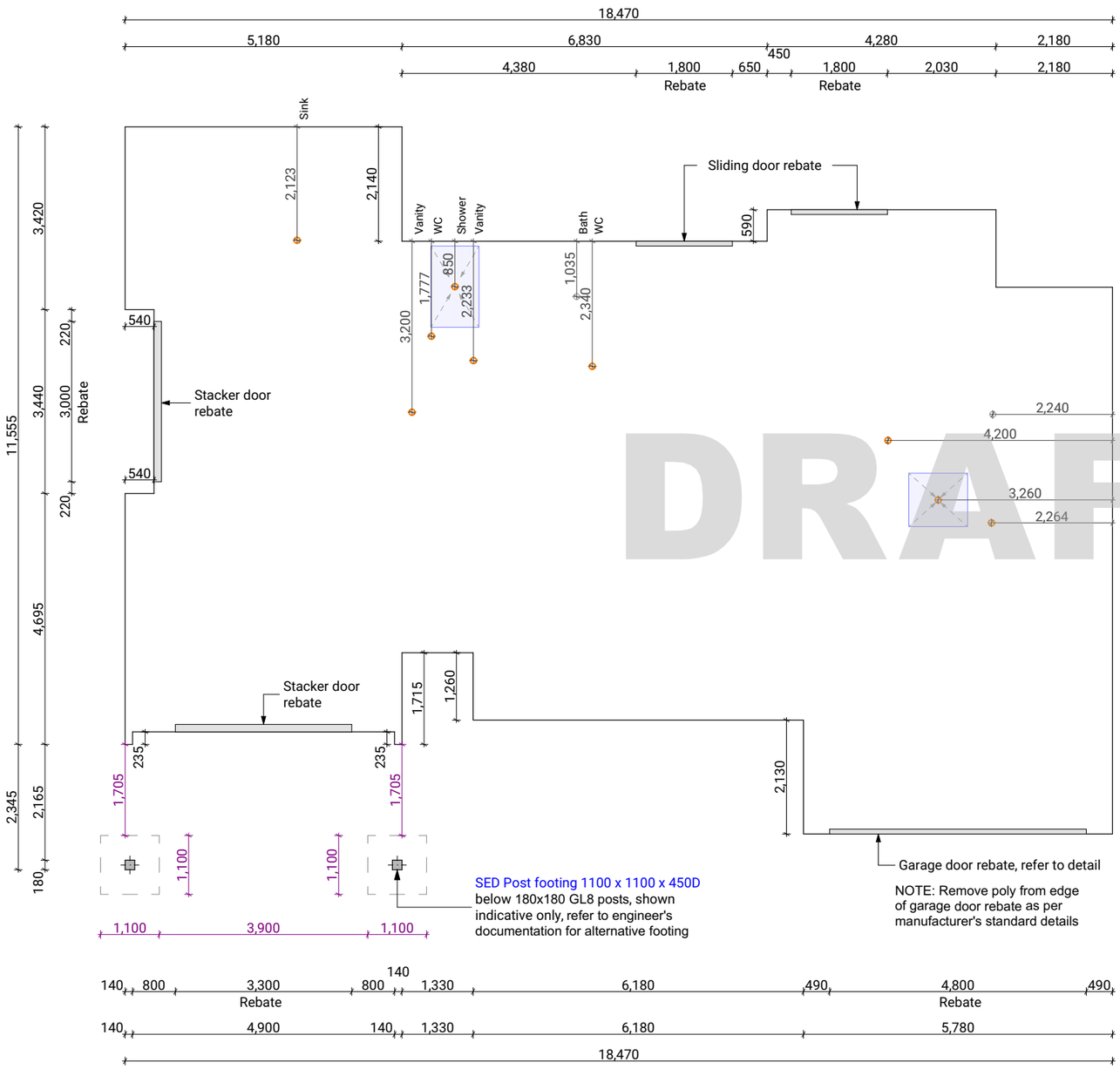
Concrete slab over Thermakraft Black damp-proof membrane (250 micron), over sand blinding and compacted granular fill

Bowmac Screw Bolts to be 150mm max of each end of plate spaced @ 900mm crs max to comply with NZS3604:2011 clause 7.5.12.2.

Thermakraft Supercourse 500 DPC under all external & internal bottom plates.

All bracing element bottom plate fixings shall be installed to comply with GIB Ezybrace System 2016 Refer to bracing plan for bracing element requirements.

Finished floor level to be 150mm min above permanent paving or 225mm min above unpaved ground to comply with NZBC E2/AS1 clause 9.1.3



DRAFT

Concrete slab

MAXSlab Base insulated foundation
(Refer to engineer's documentation)
Slab Area - 187.21m²
Slab Perimeter - 69.56m

NOTE: Ground preparation to be undertaken in accordance with the site specific Geotechnical Report Recommendations

PLUMBING FIXTURE DRAINS

Confirm all dimensions on site. Fixture selections are subject to change. Location and dimensions of fixtures and pipework are indicative only.

Shower rebate min. 1:50(1.15°) fall to centre

NOTE: The plan dimensions are to the edge of the slab, with an offset to suit the selected prefinished board depth.

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Drawing Set:	**Structural Drawings**
Drawn By:	**E Lin**
Scale:	**1:100**
Drawing Sheet:	**Foundation Plan**
Drawing No:	**106**

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N

Cladding Legend

Vertical Cedar HP52 Shiplap stained | Colour - WoodX Damper

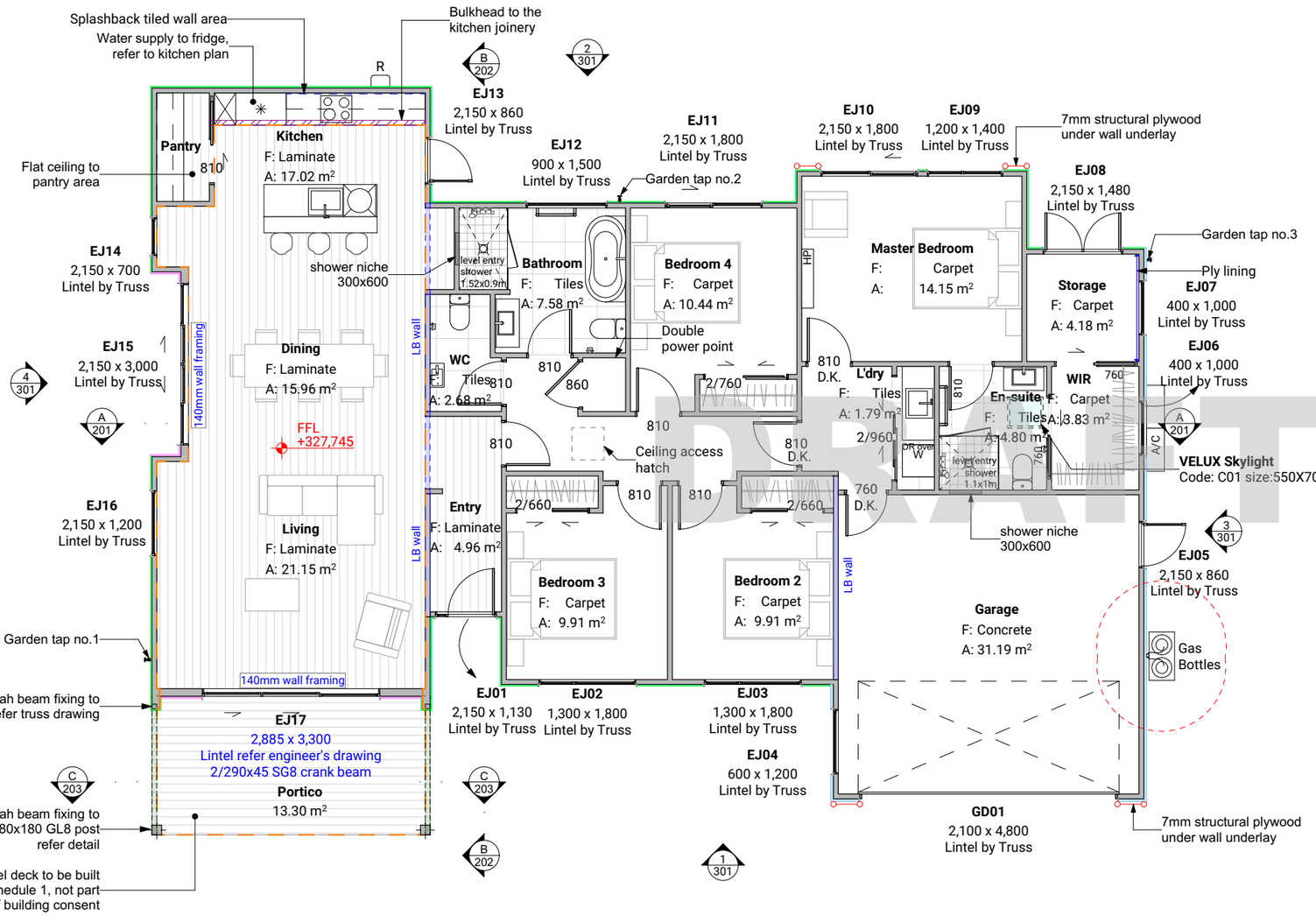
Axon Panel Painted 133mm Smooth | Colour - Dulux Blackball (LRV 16)

Vertical 5-Rib Colorsteel cladding | Colour - Ironsand (LRV 8) to 5-Rib Wall Cladding and 5-Rib Roof, Gutter, Downpipes, Windows, Doors, Garage Door

Wall Legend

Internal Load Bearing Wall

Floor Plan Legend			
R	Rinnai A26		Verandah beam 1/190 x 90 GL12 H1.2
	External garden tap		Beam by truss
HP	Heatpump		Raked ceilings 20° to living, dining, kitchen and Portico, refer to Roof Framing plan and Section plan
A/C	Ducted Heatpump system		
	2/45kg Gas Bottles	D.K.	Double Sided Key Lock



Floor Area	
Total Floor Area	187.21m²

Floor Plan Notes

Walls

Wall framing general
2/90x45mm top plates to all walls or 2/140x45mm top plates to all 140mm walls. Nog for all fittings, fixtures, linings, bracing panels & trims.

Wall framing height to be 2465mm finished

DPC between bottom plate and concrete slab, Bowmac bottom plate crew bolt (M10x140) to be within 150mm of each end of the plate and be spaced @ 900mm crs max to comply with NZS3604:2011 clause 7.5.12.2.

All trimming studs to comply with NZS3604:2011 clause 8.5.2.1 unless specified otherwise by pre-nailer

All window and door sizes shown on the plans refer to 'Box' size only and do not allow for packers. Pre-nailer to increase opening width accordingly

Lintels
Refer to truss manufacturers documentation for lintel sizes and fixings.

Non-load bearing wall framing
90x45mm H1.2 SG8 framing, studs @ 600mm crs & 90x45 dwangs spaced at 800mm crs. to NZS3604:2011 (Check cladding requirements for dwang spacing).

External Load bearing wall framing
90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011 & 90x45 dwangs spaced at 800mm crs (Check cladding requirements for dwang spacing).

140x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011 & 140x45 dwangs spaced at 800mm crs (Check cladding requirements for dwang spacing).

Internal Load bearing wall framing
90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011 & 90x45 dwangs spaced at 800mm crs (Check cladding requirements for dwang spacing).

Fixings

Zone B & C fixings and fastenings
Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel
Structural fixing within 600mm of the ground to be - Type 304 stainless steel
All fixings to be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Fixings and fastenings all Zones
Nail plates, wire dogs & bolts in roof spaces and closed environments to be Continuously coated galvanized steel or Hot-dipped galvanized steel

Underlays

Masons Uni Plus Wall Underlay
Masons Uni Plus wall underlay installed to wall framing using UNI fasteners, for timber frames use a 32mm Nail/washer. 75mm min overlap at horizontal joins, all vertical laps, min 150mm must be made over studs. Extend 50mm below bottom plate or bearer. Installed to manufacturers specification.

Thermakraft Aluband
Thermakraft Aluband flashing tape to be installed at openings as per manufacturer's installation requirements, unless noted on joinery details otherwise.

Insulation

Wall insulation
R3.2 Pink Batts Ultra 140mm thick wall insulation to 140mm wall framing and R2.8 Pink Batts Ultra 90mm thick wall insulation to all other 90mm external walls and internal walls between garage and habitable space.

Ceiling insulation
R5.0 Pink Superbatts ceiling insulation 225mm thick to flat ceiling, R5.0 Pink Superbatts Skillion Roof insulation 180mm thick to raked ceiling area. Ensure a 25mm gap min. between insulation and roof underlay.

Wall Claddings

James Hardie Axon Panel over 20mm cavity
James Hardie Axon Panel 133 Smooth - Grooves 10mm wide x 2.25mm deep @ 133mm crs. Axon Panel over 45x18mm H3.1 timber cavity battens spaced @ 600crs. Ensure double studs & cavity battens are installed over vertical joins of cladding. Refer to manufacturer's information & details for fixing and waterproofing requirements. Dwangs @ 800ctrs.

Hermpac Vertical Shiplap HP52 over 20mm cavity
Client selected Hermpac Vertical Shiplap HP52 fixed over cavity battens over wall underlay, Refer to details and manufacturer's information for fixing and waterproofing requirements. Dwangs @ 480ctrs.

Colorsteel longrun cladding 5-Rib trapezoidal vertical on VB20 cavity battens
5-Rib trapezoidal vertical cladding fixed over VB20 cavity battens in between metal cladding and timber, over wall underlay. Refer to details and manufacturer's information for fixing and waterproofing requirements.

Linings

10mm GIB plasterboard wall lining
Generally, line with 10mm GIB Standard plasterboard (Aqualine to wet areas, installed as per GIB Wet Area Systems specifications and installation manual 2021) stopped for level 4 paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specific wall linings & requirements.

13mm GIB board ceiling lining (Rondo batten)
Generally, line with 13mm Gib board ceiling with Rondo 310 ceiling battens and 311 clips at 600 crs fixed to trusses and/or joists. Gib Aqualine to wet areas. Stopped for level 4 finish.

Wall linings adjacent to appliances
CL1.6 G3, Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition and comply with. Stainless steel, decorative high-pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are all suitable materials for these surfaces.

Floor Coverings

Tiles
Client selected tiles to be installed over grout in areas noted on floor plan. Wet areas to be tiled over selected waterproofing membrane installed to manufacturers specification. All waterproofing methods to comply with E3/AS1 Internal moisture & GIB Wet Area Systems specifications and installation manual 2021.

Slip resistance
Minimum slip resistance co-efficient for level surface between 0.25 and 0.50 acceptable in accordance with NZBC:D1/AS1 Access.

Vinyl Plank Flooring
Vinyl plank to be installed over vinyl adhesive in areas noted on floor plan. Where installed in a wet area (including kitchen), install as per attached manufacturer's documentation and E3/AS1 alternative solution documentation.

Interior Fit-out

Internal doors
All internal door leaf widths as noted on floor plan, all heights 2200mm unless otherwise noted

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Wanaka	**Date:**	**3/07/2026**		**Scale:**	**1:100**
wanaka.enquiries@gjgardner.co.nz	**03 443 2196**	**33 Reece Crescent, Wānaka**		**Drawing Sheet:**	**Floor Plan**

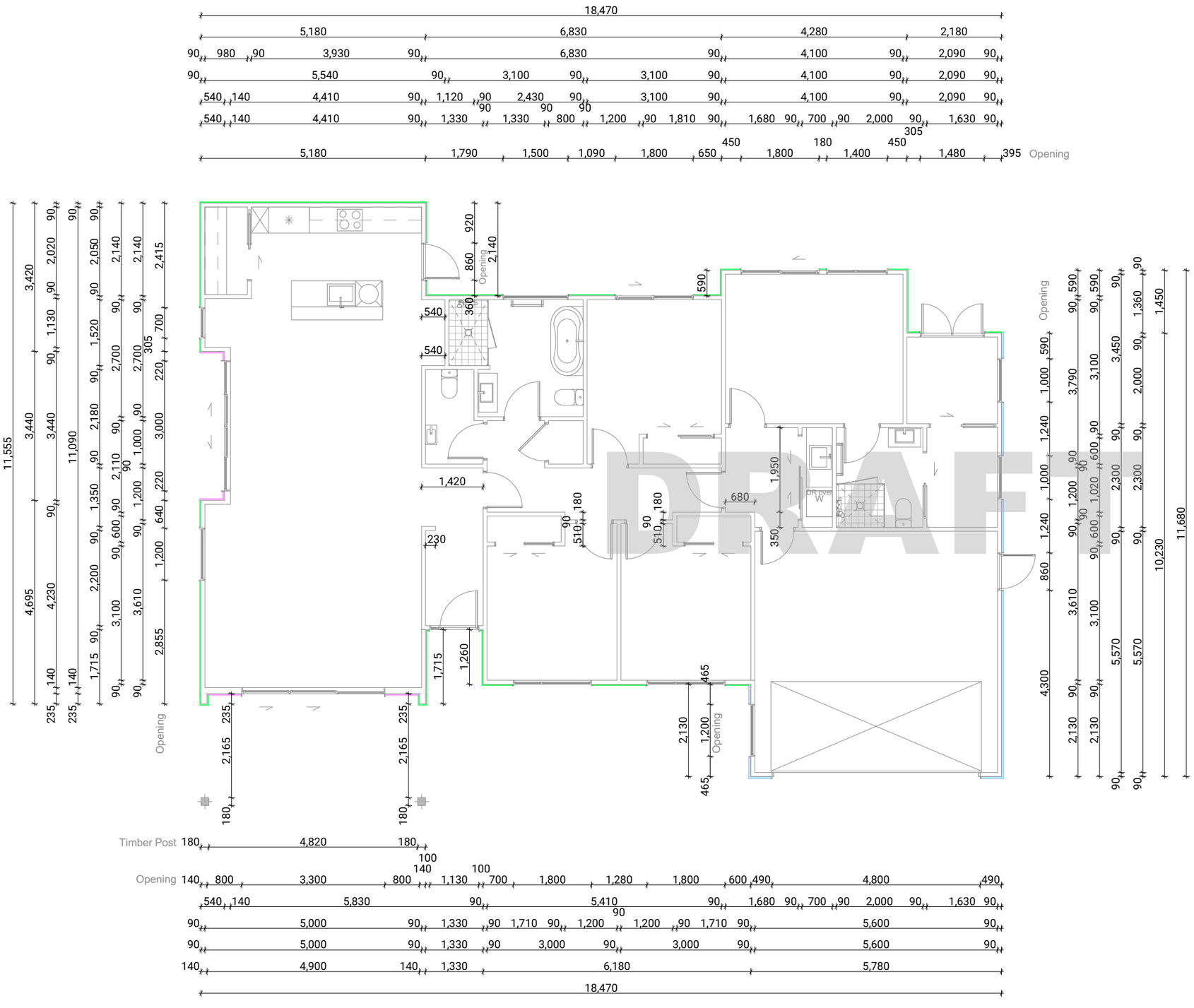
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Drawing No: 107

Cladding Legend

- Vertical Cedar HP52 Shiplap stained
- Axon Panel Painted 133mm Smooth
- Vertical 5-Rib Colorsteel cladding



Floor Plan Notes

Walls

Wall framing general
2/90x45mm top plates to all walls or 2/140x45mm top plates to all 140mm walls. Nog for all fittings, fixtures, linings, bracing panels & trims.

Wall framing height to be 2465mm finished

DPC between bottom plate and concrete slab, Bowmac bottom plate crew bolt (M10x140) to be within 150mm of each end of the plate and be spaced @ 900mm crs max to comply with NZS3604:2011 clause 7.5.12.2.

All trimming studs to comply with NZS3604:2011 clause 8.5.2.1 unless specified otherwise by pre-nailer

All window and door sizes shown on the plans refer to 'Box' size only and do not allow for packers. Pre-nailer to increase opening width accordingly

Lintels
Refer to truss manufacturers documentation for lintel sizes and fixings.

Non-load bearing wall framing
90x45mm H1.2 SG8 framing, studs @ 600mm crs & 90x45 dwangs spaced at 800mm crs. to NZS3604:2011 (Check cladding requirements for dwang spacing).

External Load bearing wall framing
90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011 & 90x45 dwangs spaced at 800mm crs (Check cladding requirements for dwang spacing).

140x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011 & 140x45 dwangs spaced at 800mm crs (Check cladding requirements for dwang spacing).

Internal Load bearing wall framing
90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011 & 90x45 dwangs spaced at 800mm crs (Check cladding requirements for dwang spacing).

Fixings

Zone B & C fixings and fastenings
Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel
Structural fixing within 600mm of the ground to be - Type 304 stainless steel
All fixings to be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Fixings and fastenings all Zones
Nail plates, wire dogs & bolts in roof spaces and closed environments to be Continuously coated galvanized steel or Hot-dipped galvanized steel

Underlays

Masons Uni Plus Wall Underlay
Masons Uni Plus wall underlay installed to wall framing using UNI fasteners, for timber frames use a 32mm Nail/washer. 75mm min overlap at horizontal joins, all vertical laps, min 150mm must be made over studs. Extend 50mm below bottom plate or bearer. Installed to manufacturers specification.

Thermakraft Aluband
Thermakraft Aluband flashing tape to be installed at openings as per manufacturer's installation requirements, unless noted on joinery details otherwise.

Insulation

Wall insulation
R3.2 Pink Batts Ultra 140mm thick wall insulation to 140mm wall framing and R2.8 Pink Batts Ultra 90mm thick wall insulation to all other 90mm external walls and internal walls between garage and habitable space.

Ceiling insulation
R5.0 Pink Superbatts ceiling insulation 225mm thick to flat ceiling, R5.0 Pink Superbatts Skillion Roof insulation 180mm thick to raked ceiling area. Ensure a 25mm gap min. between insulation and roof underlay.

Wall Claddings

James Hardie Axon Panel over 20mm cavity
James Hardie Axon Panel 133 Smooth - Grooves 10mm wide x 2.25mm deep @ 133mm crs. Axon Panel over 45x18mm H3.1 timber cavity battens spaced @ 600crs. Ensure double studs & cavity battens are installed over vertical joins of cladding. Refer to manufacturer's information & details for fixing and waterproofing requirements. Dwangs @ 800ctrs.

Hermpac Vertical Shiplap HP52 over 20mm cavity
Client selected Hermpac Vertical Shiplap HP52 fixed over cavity battens over wall underlay, Refer to details and manufacturer's information for fixing and waterproofing requirements. Dwangs @ 480ctrs.

Colorsteel longrun cladding 5-Rib trapezoidal vertical on VB20 cavity battens
5-Rib trapezoidal vertical cladding fixed over VB20 cavity battens in between metal cladding and timber, over wall underlay. Refer to details and manufacturer's information for fixing and waterproofing requirements.

Linings

10mm GIB plasterboard wall lining
Generally, line with 10mm GIB Standard plasterboard (Aqualine to wet areas, installed as per GIB Wet Area Systems specifications and installation manual 2021) stopped for level 4 paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specific wall linings & requirements.

13mm GIB board ceiling lining (Rondo batten)
Generally, line with 13mm Gib board ceiling with Rondo 310 ceiling battens and 311 clips at 600 crs fixed to trusses and/or joists. Gib Aqualine to wet areas. Stopped for level 4 finish.

Wall linings adjacent to appliances
CL1.6 G3, Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition and comply with. Stainless steel, decorative high-pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are all suitable materials for these surfaces.

Floor Coverings

Tiles
Client selected tiles to be installed over grout in areas noted on floor plan. Wet areas to be tiled over selected waterproofing membrane installed to manufacturers specification. All waterproofing methods to comply with E3/AS1 Internal moisture & GIB Wet Area Systems specifications and installation manual 2021.

Slip resistance
Minimum slip resistance co-efficient for level surface between 0.25 and 0.50 acceptable in accordance with NZBC:D1/AS1 Access.

Vinyl Plank Flooring
Vinyl plank to be installed over vinyl adhesive in areas noted on floor plan. Where installed in a wet area (including kitchen), install as per attached manufacturer's documentation and E3/AS1 alternative solution documentation.

Interior Fit-out

Internal doors
All internal door leaf widths as noted on floor plan, all heights 2200mm unless otherwise noted

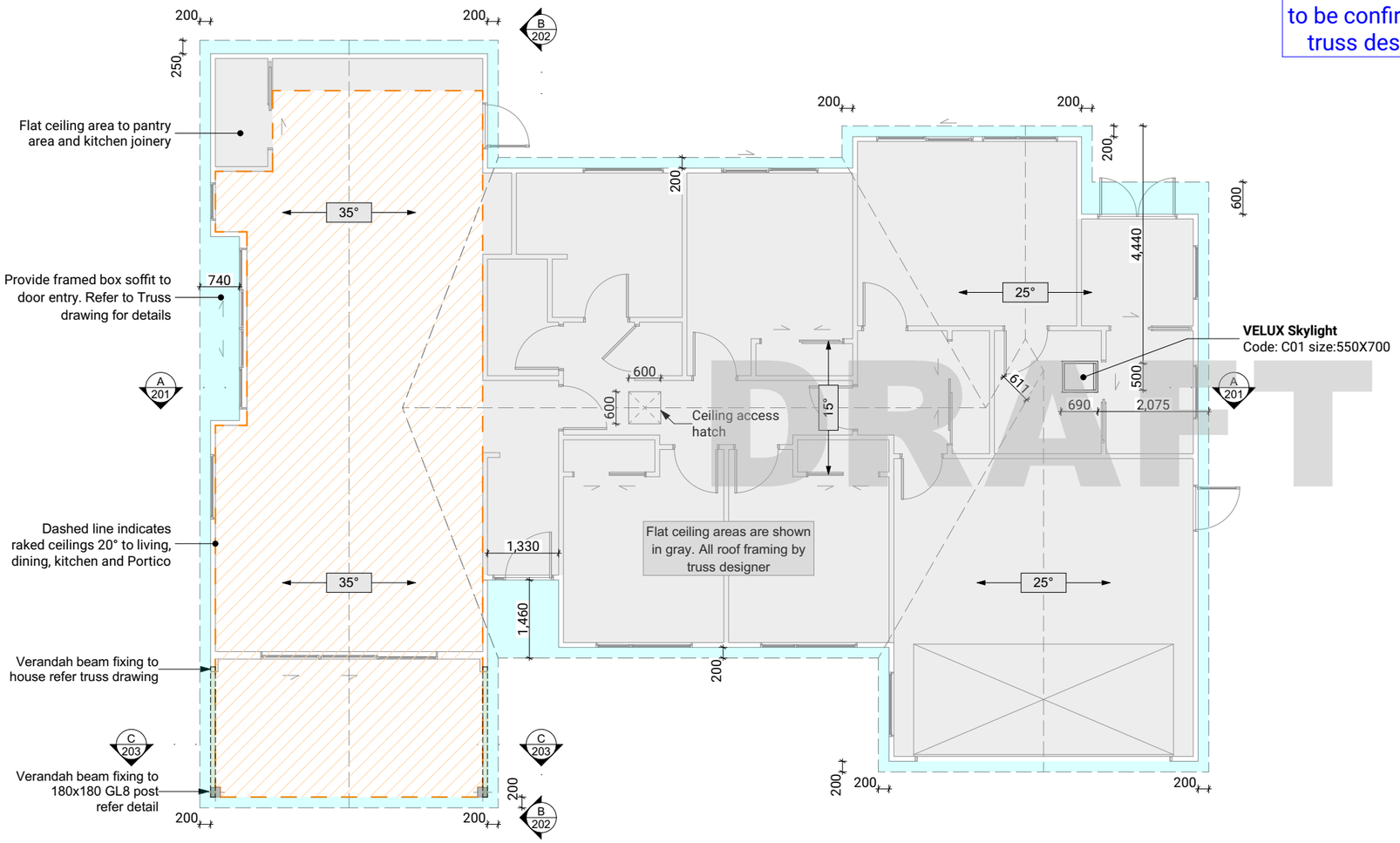
Proposed Dwelling | 25007	**Client:**	**M Ch'Ng & R Chan**	Print In Color
2 Onyx Street, Hikuwai	**Job No:**	**880279**	
Wanaka	**Date:**	**3/07/2026**	
wanaka.enquiries@gjgardner.co.nz	**03 443 2196**	**33 Reece Crescent, Wānaka**	

G.J. Gardner. HOMES

Drawing Set:	**Structural Drawings**
Drawn By:	**E Lin**
Scale:	**1:100**
Drawing Sheet:	**Dimension Plan**
Drawing No:	**108**

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Roof Plan Notes

General Notes

Roof framing general
Trusses designed by truss manufacturer, refer to manufacturer's documentation.

All enclosed framing to be H1.2 SG8 unless otherwise noted. Framing to comply with NZS3604:2011

Client selected metal fascia.

Roof bracing to comply with NZS3604:2011 section 10.4

Zone B & C fixings and fastenings
Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel
All fixings be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Fixings and fastenings all Zones
Nail plates, wire dogs & bolts in roof spaces and closed environments to be continuously coated galvanized steel or Hot-dipped galvanized steel

Continuous spouting rainwater system
Continuous spouting rainwater system, spouting to have 4880mm² cross sectional area, DN80 downpipes unless otherwise noted.

Roof Bracing

Steel strip roof bracing
Diagonally opposing pair of continuous steel strips at a 45° each having a capacity of 4.0kN in tension, fixed to each top chord or rafter that is intersected and to the top plate

Bottom Cord Restraints for GIB Rondo clip system
When GIB Rondo clip system is installed additional 90x35 SG8 battens @ 1800ctrs max as bottom cord restraints required.

Underlay

DriStud RU24 Roof underlay
DriStud RU24 self-supporting roof underlay run vertically over purlins & horizontally on roof pitches less than 10 degrees. Fix using stainless steel 6-8mm staples or 20mm flat head clouts at 300mm crs. 150mm min cover over vertical and horizontal joins. Refer to manufacturer's information.

Roof Cladding

Trapezoidal roof cladding on purlins
0.55mm BMT trapezoidal profile Colorsteel Maxam roof cladding on purlins over roof underlay. Roofing profile to to have a minimum crest height of 19mm and a maximum of 210mm between crests.

Purlins

70x45 Purlins (up to VH)
70x45mm H1.2 SG8 purlins @ 900mm crs regular spacing & 600mm crs end spacing, fixed to trusses with 1/10g 80mm long self-drilling screw or alternative 2.4kN fixing.

Soffit Lining

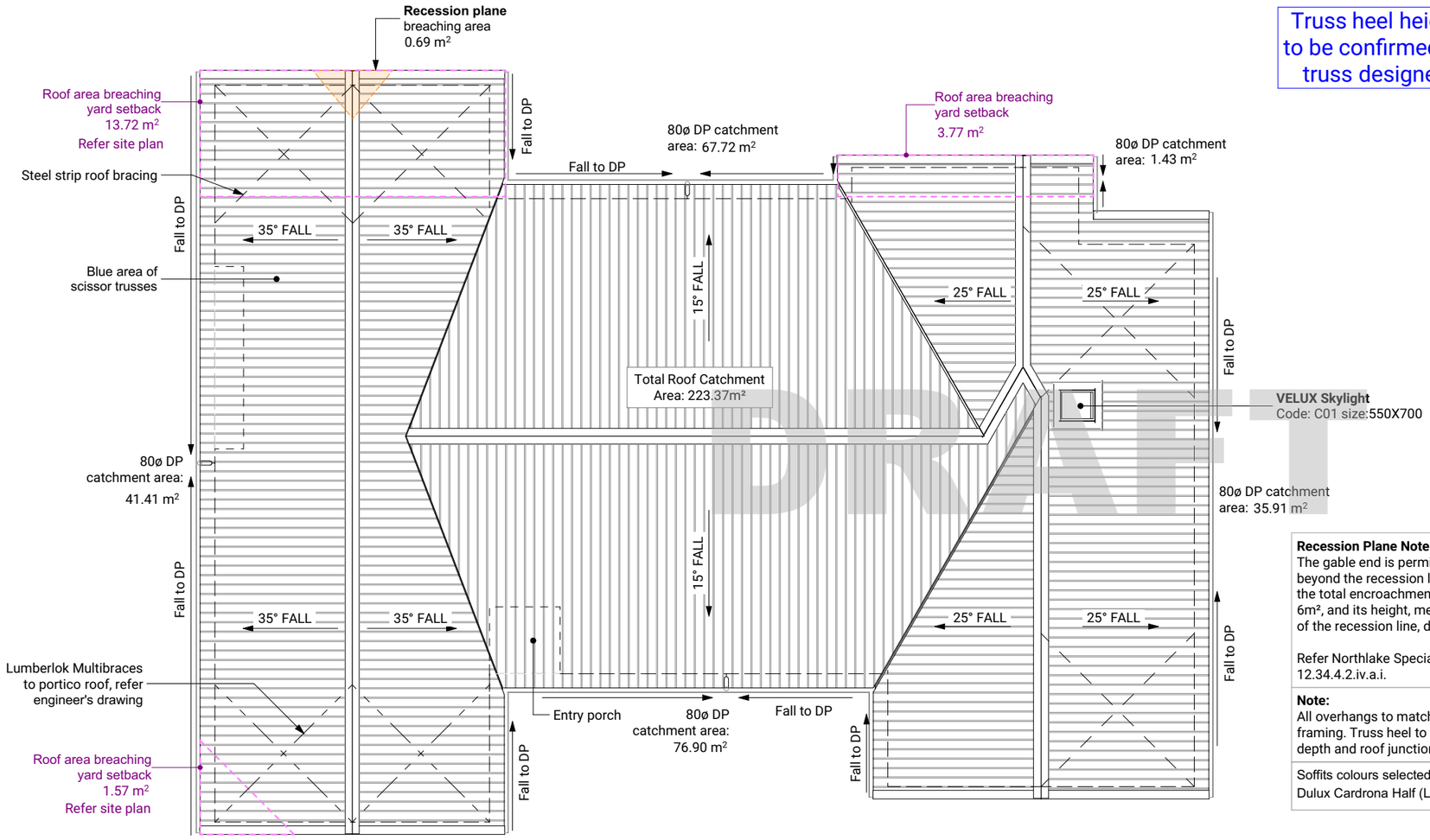
4.5mm HardieFlex soffit lining
4.5mm James Hardie HardieFlex soffit lining fixed to 90x45mm H1.2 soffit framing using 40 x 2.8mm HardieFlex nails at 200mm crs. Soffits jointed with proprietary uPVC jointers.

Proposed Dwelling | 25007	**Client:**	**M Ch'Ng & R Chan**	Print In Color	**Drawing Set:**	**Structural Drawings**
2 Onyx Street, Hikuwai	**Job No:**	**880279**		**Drawn By:**	**E Lin**
Wanaka	**Date:**	**3/07/2026**		**Scale:**	**1:100**
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Truss heel height to be confirmed by truss designer.

Recession Plane Note:
The gable end is permitted to extend beyond the recession lines, provided that the total encroachment does not exceed 6m², and its height, measured from the level of the recession line, does not exceed 1m.

Refer Northlake Special Zone - Rules 12.34.4.2.iv.a.i.

Note:
All overhangs to match extenal wall framing. Truss heel to allow for insulation depth and roof junctions, see sections plan.

Soffits colours selected:
Dulux Cardrona Half (LRV 88)

Roof Plan Notes

General Notes

Roof framing general
Trusses designed by truss manufacturer, refer to manufacturer's documentation.

All enclosed framing to be H1.2 SG8 unless otherwise noted. Framing to comply with NZS3604:2011

Client selected metal fascia.

Roof bracing to comply with NZS3604:2011 section 10.4

Zone B & C fixings and fastenings
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Fixings and fastenings all Zones
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0.55mm BMT trapezoidal profile Colorsteel Maxam roof cladding on purlins over roof underlay. Roofing profile to to have a minimum crest height of 19mm and a maximum of 210mm between crests.

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4.5mm HardieFlex soffit lining
4.5mm James Hardie HardieFlex soffit lining fixed to 90x45mm H1.2 soffit framing using 40 x 2.8mm HardieFlex nails at 200mm crs. Soffits jointed with proprietary uPVC jointers.

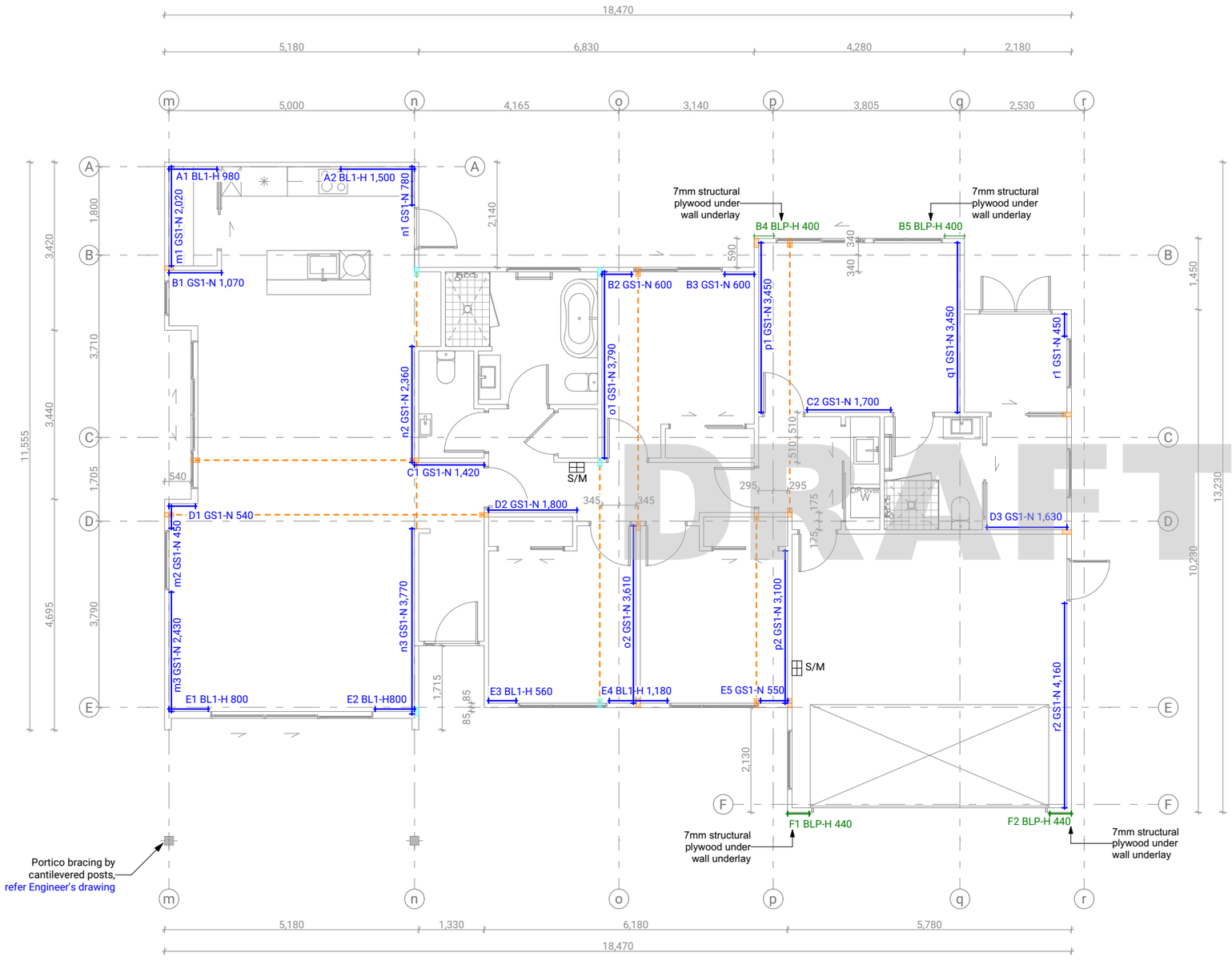
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Proposed Dwelling | 25007	**Client:**	**M Ch'Ng & R Chan**	Print In Color	**Drawing Set:**	**Structural Drawings**
2 Onyx Street, Hikuwai	**Job No:**	**880279**		**Drawn By:**	**E Lin**
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Bracing Notes

General GIB bracing notes

Bracing has been designed with GIB Ezybrace calculator, refer to attached calculation sheets for more info. If there are any conflicts, please contact the designer.

All bracing elements to comply with NZS3604:2011, NZBC B1/AS1, GIB Ezybrace Systems 2016. Install all bracing elements in accordance with GIB product specification.

Ply Bracing Elements

Where external ply bracing elements are not installed as a rigid wall underlay, ply sheets to be installed to entire wall face with selected flexible wall underlay installed over.

Bracing Legend

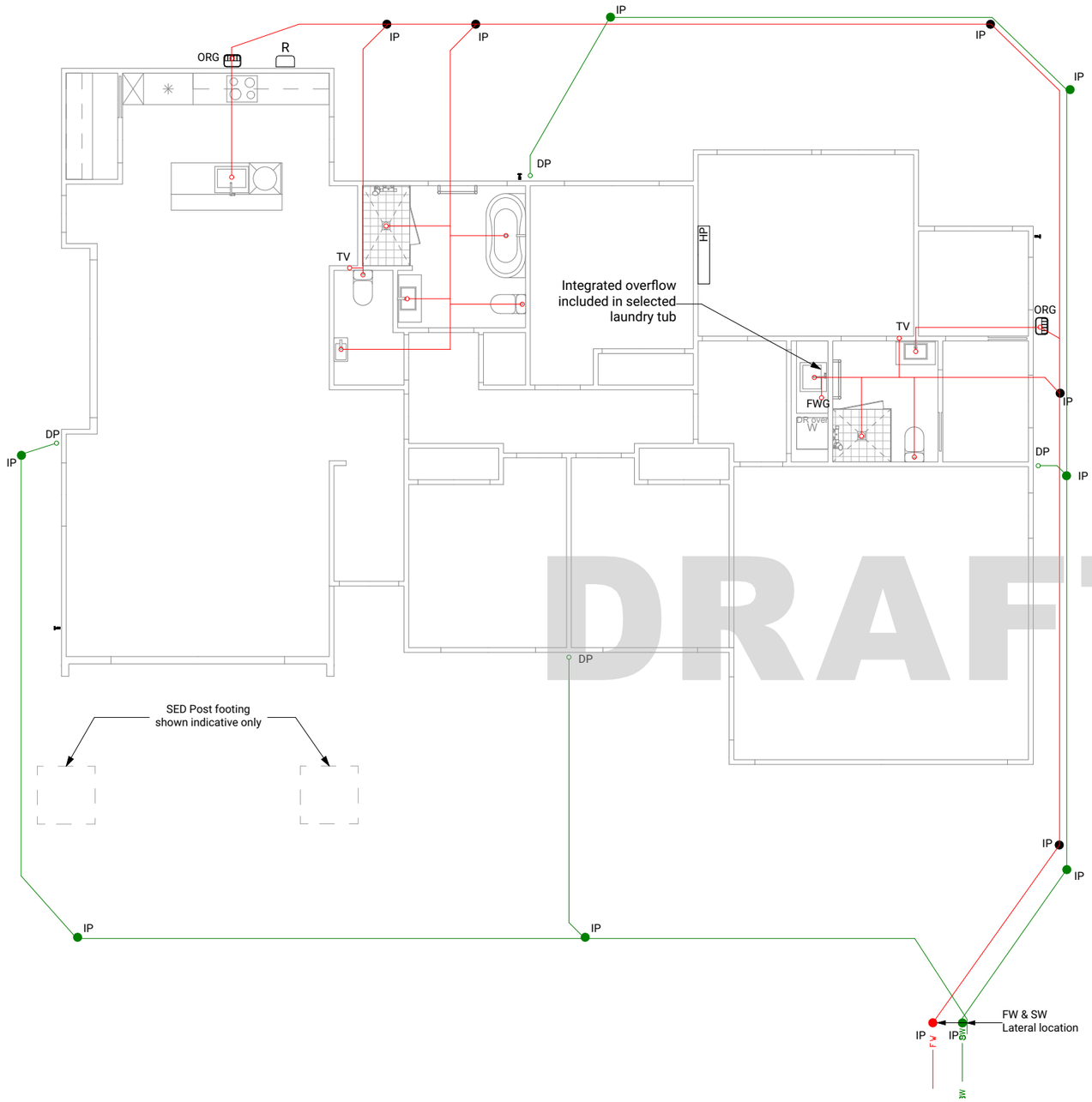
- Plasterboard+Ply Element
- Plasterboard Element
- Dashed line indicates connecting member as per BRANZ Build 162 Figure 1.
- 6kN Top plate fixing, refer to MiTek top plate jointing details
- 12kN Top plate fixing, refer to MiTek top plate jointing details

Proposed Dwelling | 25007	**Client:**	**M Ch'Ng & R Chan**	Print In Color	**Drawing Set:**	**Structural Drawings**
2 Onyx Street, Hikuwai	**Job No:**	**880279**		**Drawn By:**	**E Lin**
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Plumbing Legend

○ DP	DN80 downpipe
ORG	Overflow relief gully
○ TV	DN50 terminal vent
○ FWG	Floor waste gully
IP	Inspection point
	Outdoor tap
	2/45kg Gas Bottles
A/C	Outdoor Heatpump Unit
R	Rinnai A26

Plumbing & Drainage Notes

General plumbing notes
Contractor to ensure all work complies with the NZ Building Code and relevant standards, along with local territorial authorities' bylaws prior to work commencing.
All Foul Water plumbing work to comply with AS/NZS3500.2
All Storm Water plumbing work to comply with E1/AS1 & AS/NZS3500.3
All bends and junctions under slab must not be less than 45° (in plan).
Contractor/Plumber to submit as laid drainage plan to council upon completion of all plumbing/drainage works

Drain sizes
Foul Water Drain: DN100 @ 1:60
Storm Water Drain: DN100 @ 1:120

WC Waste: DN100 @ 1:60
Bath Waste: DN65 @ 1:40
Vanity Waste: DN65 @ 1:40
Shower Waste: DN65 @ 1:40
Sink Waste: DN65 @ 1:40

Branch drain to be combined waste DN100 @ 1:60 where two or more fixtures connect into branch.
Unvented branch drain to be 10m max from connection to main vented drain to weir of last fixture.

Water supply
Water supply pipe materials to comply with G12/AS1 table 1:
Hot & Cold: copper, galvanised steel or polybutylene
Cold only: uPVC or polyethylene
All hot and cold water pipework through slab shall be in DN65 uPVC conduit.

Hot water piping shall be thermally insulated to comply with NZS 4305 Section 3 & ASNZS3500.4 Section 8.2 with 12mm closed cell foam polymer insulation.

All water supply pipe sizes installed to comply with G12/AS1 table 4
Sink, laundry, bath, basin 15mmØ
Shower 20mmØ
Pipes based on a maximum pipe length of 20 metres

Ensure hot water temperature at any sanitary fixture used for personal hygiene does not exceed 50°

Fixture trap and waste sizes
Fixture traps for hand basins to be DN40 trap, DN65 drain pipe
Fixture traps from sinks, bath, showers and tubs to be DN65 trap, DN65 drain.
Fixture traps from WC to be DN100 trap and DN100 drain.

Continuous spouting rainwater system
Continuous spouting rainwater system, prefinished Colorcote spouting and downpipes, DN80 downpipes unless otherwise noted.

Overflow Relief Gully
Top of ORG to be min. 150mm below the overflow level of the lowest sanitary fixture served by the drainage system.
The overflow level of ORG to be a min. 75mm above paved ground & 100m above unpaved ground
ORG to have a grating to allow for surcharge
Waste pipes discharging into ORG are arranged to permit easy cleaning of gully

Gas water heater
External Rinnai Infinity A26 water heater to be installed to manufacturers specification, refer to installation guide.
Rinnai to have minimum clearances as follows:
Ground clearance: 300mm
External doors: 300mm
Opening windows (side): 300mm
Opening windows above: 1500mm
Internal & external corners: 300mm

Tiled Shower
Tiled Showers to be installed in accordance with E3/AS1 Internal moisture & GIB Wet Area Systems specifications and installation manual 2021.

Tiles over selected water proofing memebrane up to ceiling height or 300mm above shower rose, installed to manufacturer's specification.
Wet area junctions and penetrations to be constructed in accordance with E3/AS1 & GIB Wet Area manual details.

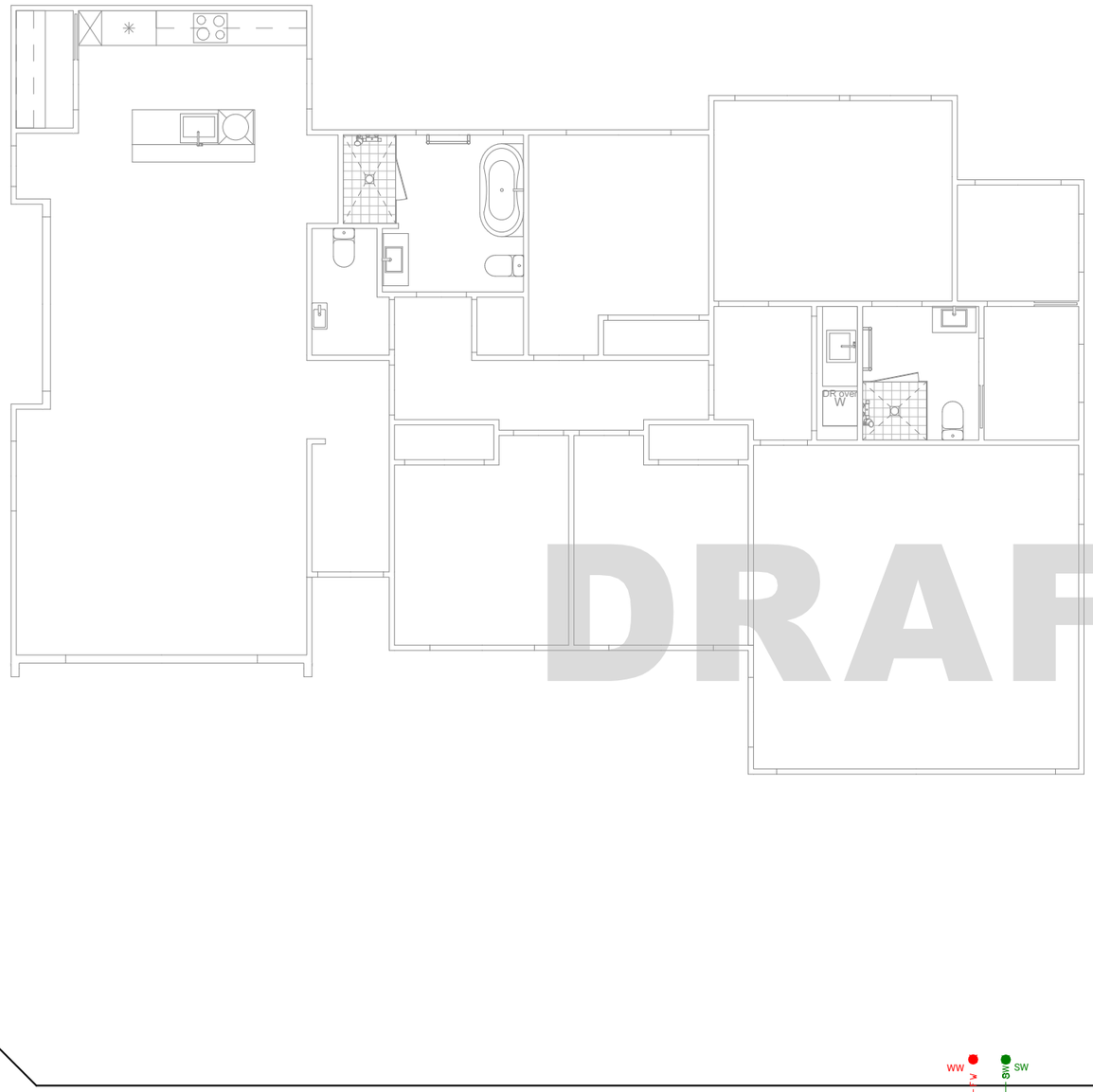
Bathroom & Ensuite Glazing
All shower enclosure glazing and glazing within 2000mm of floor to be grade A or toughened safety glazing, except where a vanity unit bench etc of a height of 750mm and a minimum width of 300mm is located in front of glazing.

Proposed Dwelling | 25007	**Client:**	**M Ch'Ng & R Chan**	Print In Color	**Drawing Set:**	**Structural Drawings**
2 Onyx Street, Hikuwai	**Job No:**	**880279**		**Drawn By:**	**E Lin**
Wanaka	**Date:**	**3/07/2026**		**Scale:**	**1:100**
wanaka.enquiries@gjgardner.co.nz	**03 443 2196**	**33 Reece Crescent, Wānaka**	G.J. Gardner. HOMES	**Drawing Sheet:**	**Plumbing Plan**

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Drawing No: 112

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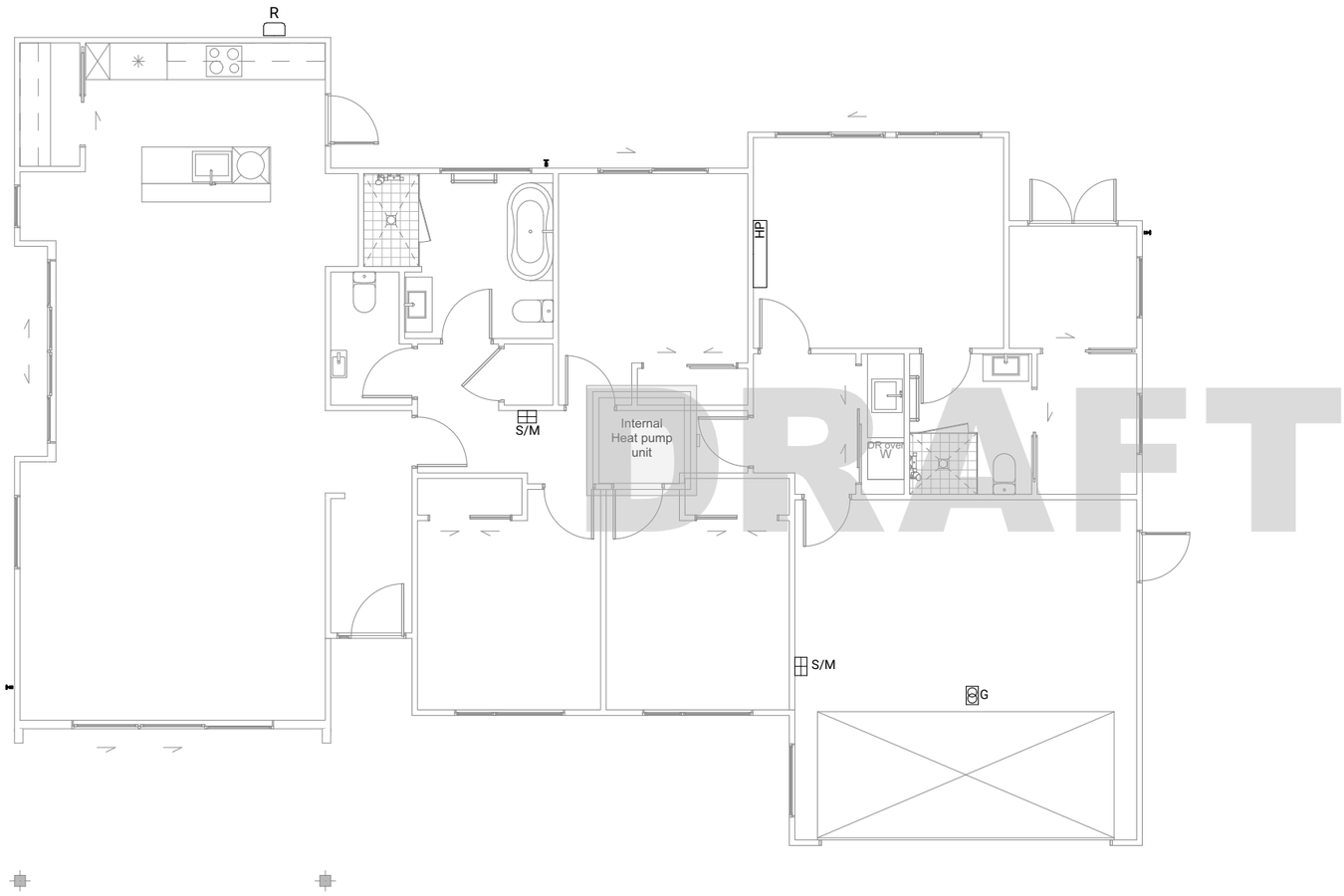
Proposed Dwelling | 25007	**Client:**	**M Ch'Ng & R Chan**	Print In Color	**Drawing Set:**	**Structural Drawings**
2 Onyx Street, Hikuwai	**Job No:**	**880279**		**Drawn By:**	**E Lin**
Wanaka	**Date:**	**3/07/2026**		**Scale:**	**1:100**
wanaka.enquiries@gjgardner.co.nz	**03 443 2196**	**33 Reece Crescent, Wānaka**		**Drawing Sheet:**	**As-Laid Drainage Plan**

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Drawing No: 113

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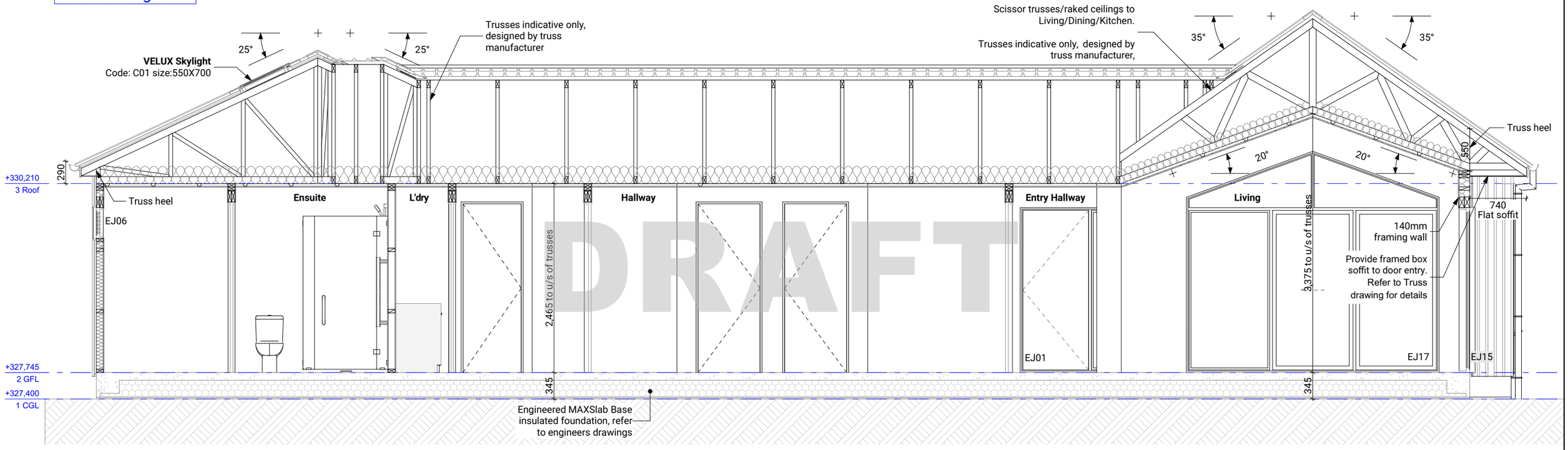
Proposed Dwelling | 25007	**Client:**	**M Ch'Ng & R Chan**	Print In Color	**Drawing Set:**	**Structural Drawings**
2 Onyx Street, Hikuwai	**Job No:**	**880279**		**Drawn By:**	**E Lin**
Wanaka	**Date:**	**3/07/2026**		**Scale:**	**1:100**
wanaka.enquiries@gjgardner.co.nz	**03 443 2196**	**33 Reece Crescent, Wānaka**	G.J. Gardner. HOMES	**Drawing Sheet:**	**Electrical Plan**

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Drawing No: 114

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Truss heel height to be confirmed by truss designer.



1 Section A 1:50

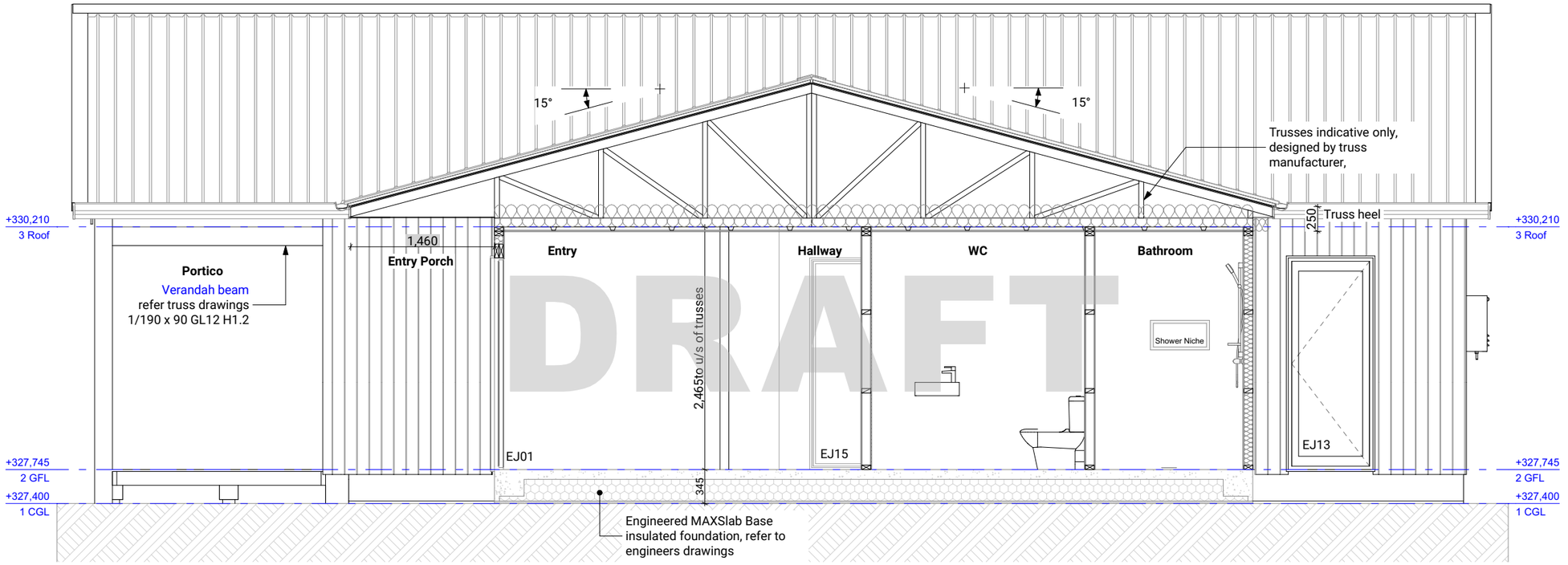
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Proposed Dwelling | 25007	**Client:**	**M Ch'Ng & R Chan**	Print In Color	**Drawing Set:**	**Structural Drawings**
2 Onyx Street, Hikuwai	**Job No:**	**880279**		**Drawn By:**	**E Lin**
Wanaka	**Date:**	**3/07/2026**		**Scale:**	**1:50**
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Drawing No: 201

Truss heel height to be confirmed by truss designer.



1 Section B 1:50

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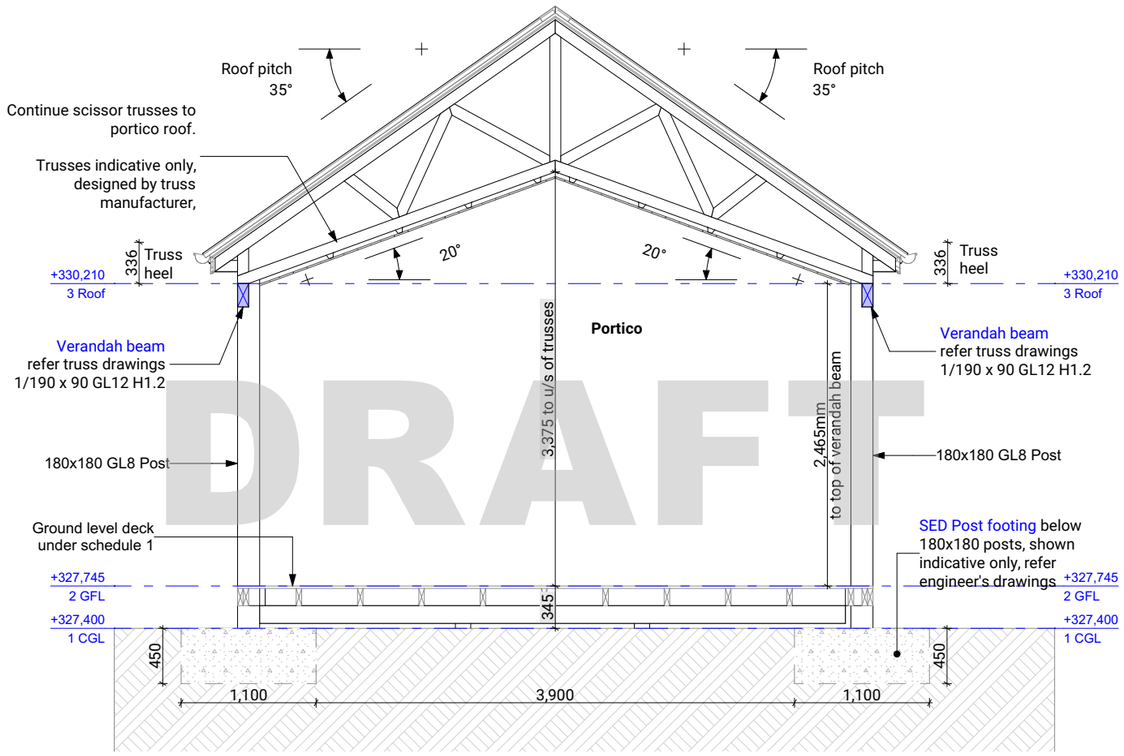
Proposed Dwelling | 25007	**Client:**	**M Ch'Ng & R Chan**	Print In Color	**Drawing Set:**	**Structural Drawings**
2 Onyx Street, Hikuwai	**Job No:**	**880279**		**Drawn By:**	**E Lin**
Wanaka	**Date:**	**3/07/2026**		**Scale:**	**1:50**
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Drawing No: 202

Truss heel height to be confirmed by truss designer.



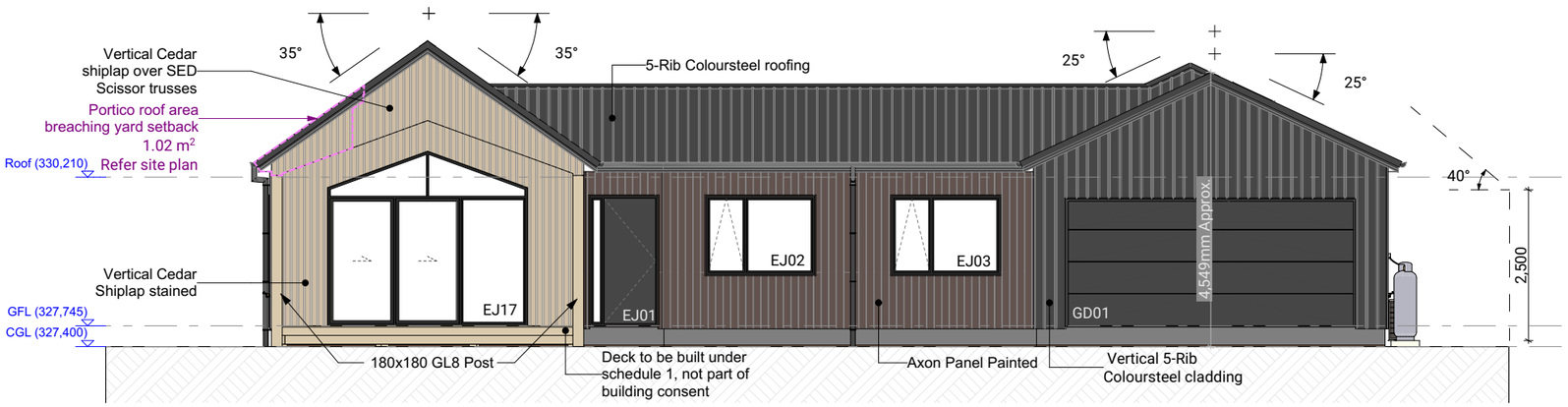
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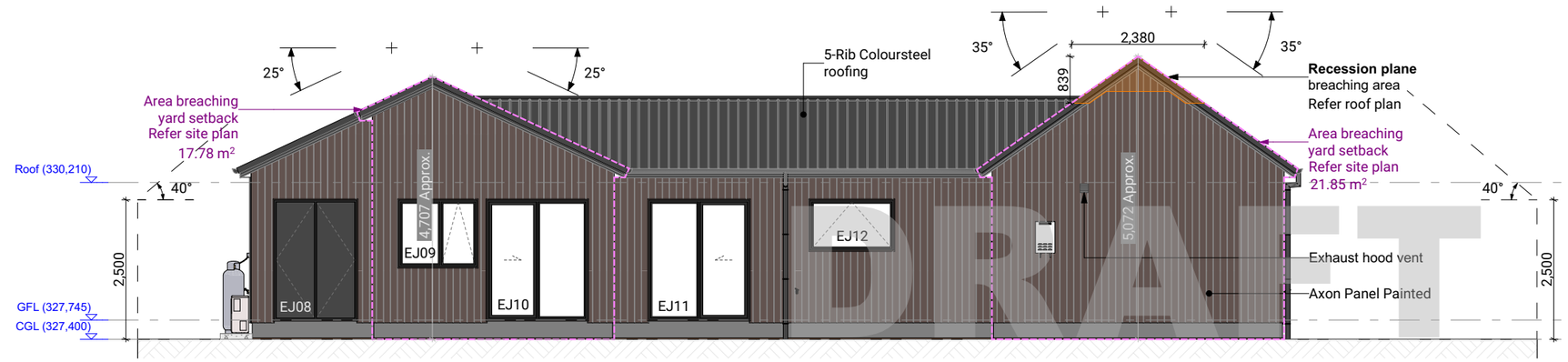
Proposed Dwelling | 25007	**Client:**	**M Ch'Ng & R Chan**	Print In Color	**Drawing Set:**	**Structural Drawings**
2 Onyx Street, Hikuwai	**Job No:**	**880279**		**Drawn By:**	**E Lin**
Wanaka	**Date:**	**3/07/2026**		**Scale:**	
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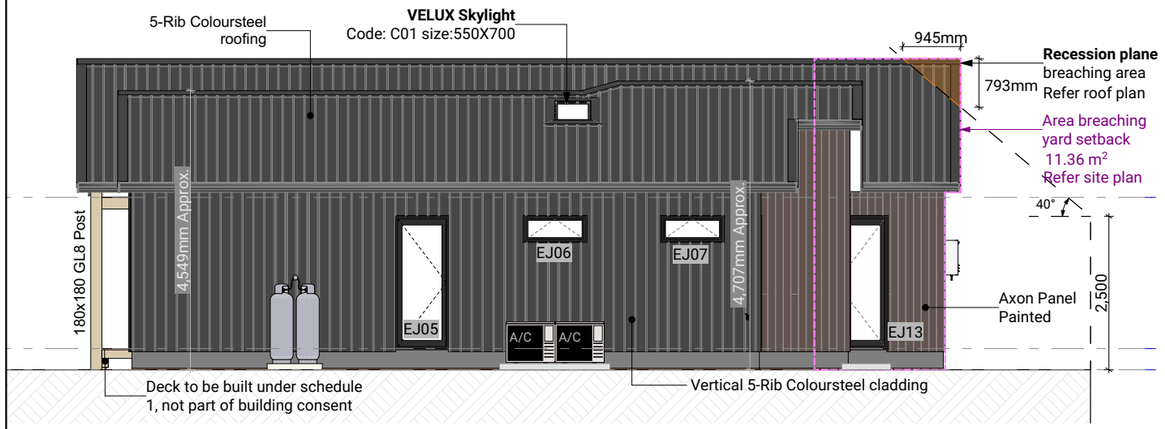
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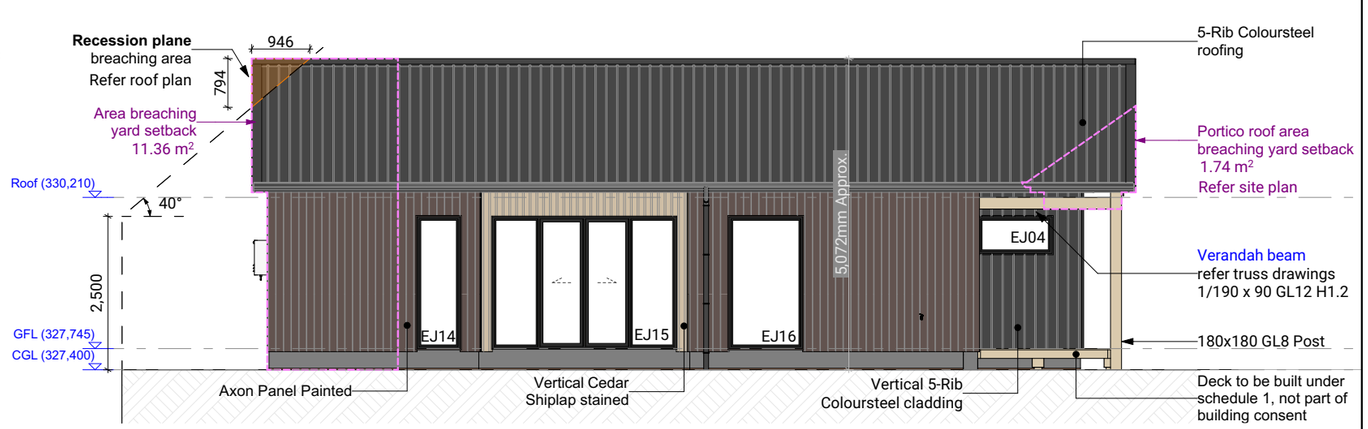
1 West Elevation 1:100



2 East Elevation 1:100



3 South Elevation 1:100

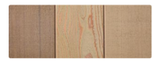


4 North Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**9**

Cladding Type	Total area m²	Total %
Axon Panel	98.41	61.29%
Vertical Cedar HP52 Shiplap	18.24	11.36%
Vertical 5-Rib Coloursteel	43.92	27.35%
Total wall cladding area m² (excluding joinery)		160.57

Colours selected
refer G.J. Gardner.HOMES



Wood-X Damper

Hermpac HP52
Vertical cedar shiplap



COLORSTEEL - Ironsand LRV8

5-Rib Wall Cladding and Roof, Gutter, Downpipes, Windows, Doors, Garage Door



Dulux - Blackball LRV16

Axon Panel

Dulux - Cardrona Half LRV 88

Soffits

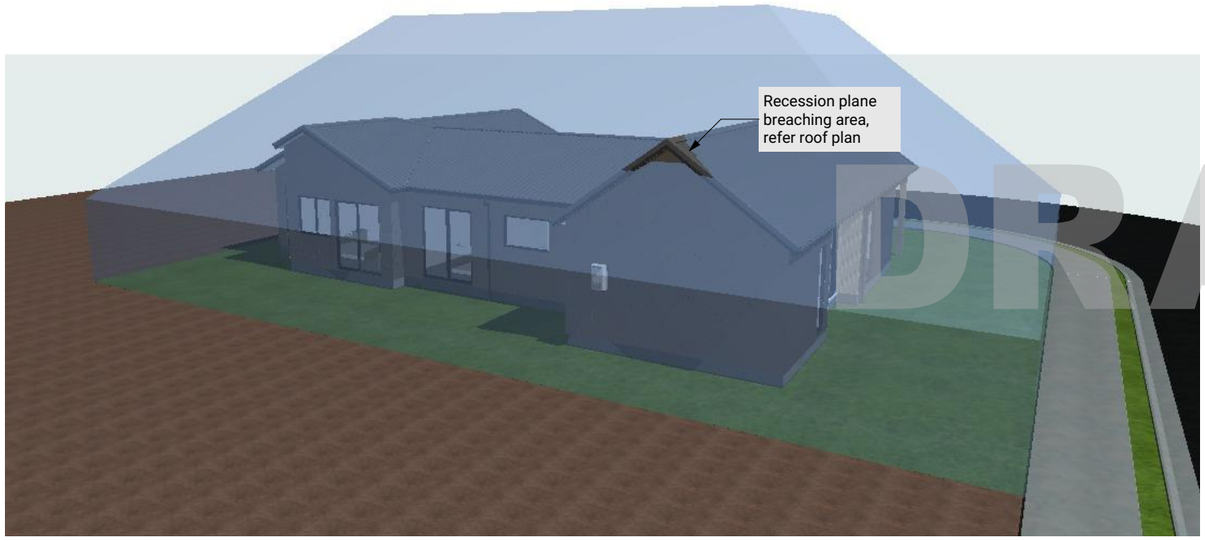
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Wanaka	**Date:**	**3/07/2026**	

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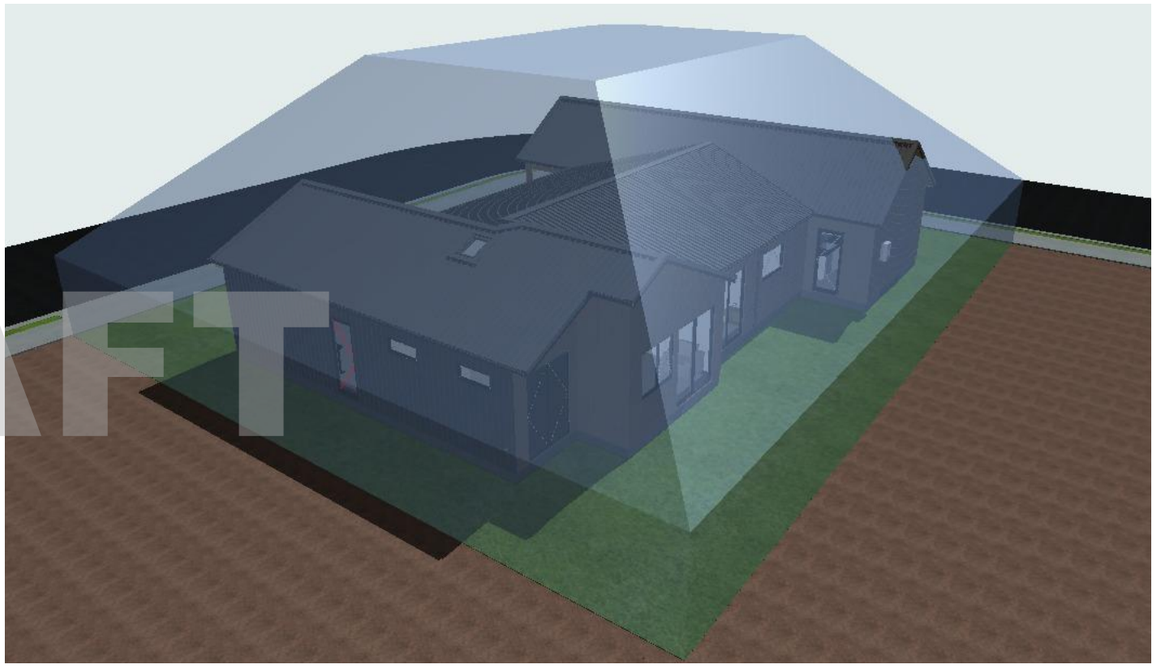
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Drawing Set:	**Structural Drawings**
Drawn By:	**E Lin**
Scale:	**1:100**
Drawing Sheet:	**Elevations**
Drawing No:	**301**

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2 Recession Plane 2.5m/40 Degrees - North



3 Recession Plane 2.5m/40 Degrees - South

Recession Plane Note:
The recession plane breaches at the rear are compliant.
Refer to the roof/elevation plans on the drawing sheet.

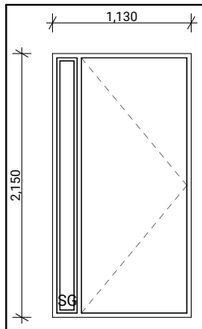
Refer Northlake Special Zone - Rules 12.34.4.2.iv.a.i.

DRAFT

Proposed Dwelling | 25007	**Client:**	**M Ch'Ng & R Chan**	Print In Color	**Drawing Set:**	**Structural Drawings**
2 Onyx Street, Hikuwai	**Job No:**	**880279**		**Drawn By:**	**E Lin**
Wanaka	**Date:**	**3/07/2026**		**Scale:**	
wanaka.enquiries@gjgardner.co.nz	**03 443 2196**	**33 Reece Crescent, Wānaka**	G.J. Gardner. HOMES	**Drawing Sheet:**	**Perspectives**

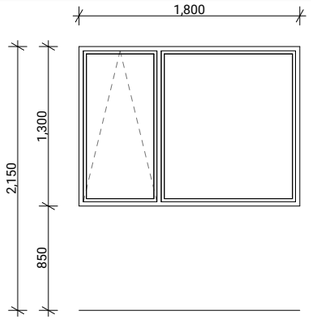
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Drawing No: **302**



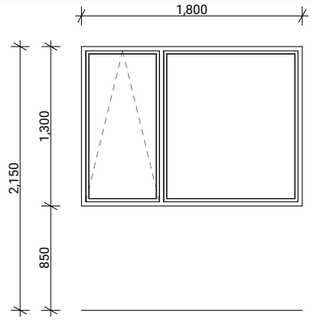
EJ01

Glazing	Double, Low E, Grade A Safety
Material	Aluminium, Thermally Broken
Type	Entry Door With Fixed Sidelight



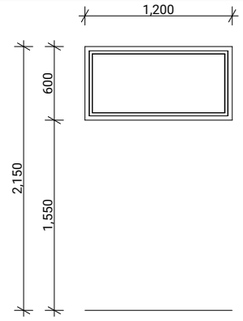
EJ02

Glazing	Double, Low E
Material	Aluminium, Thermally Broken
Type	Awning Window



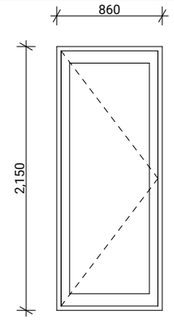
EJ03

Glazing	Double, Low E
Material	Aluminium, Thermally Broken
Type	Awning Window



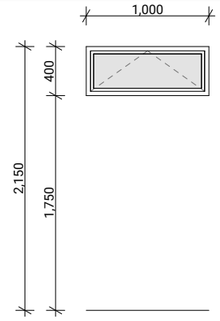
EJ04

Glazing	Double, Low E
Material	Aluminium, Thermally Broken
Type	Fixed Window



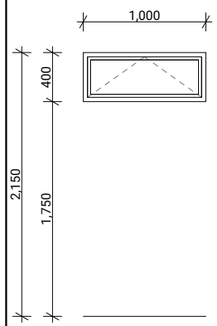
EJ05

Glazing	Double, Low E, Grade A Safety
Material	Aluminium, Thermally Broken
Type	External Hinged Door



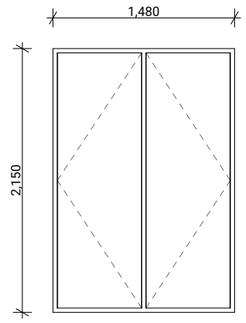
EJ06

Glazing	Double, Low E, Obscured, Grade A Safety
Material	Aluminium, Thermally Broken
Type	Awning Window



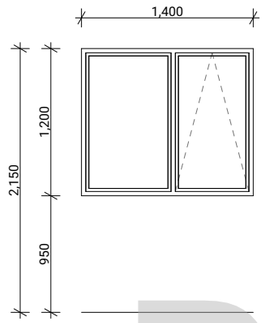
EJ07

Glazing	Double, Low E
Material	Aluminium, Thermally Broken
Type	Awning Window



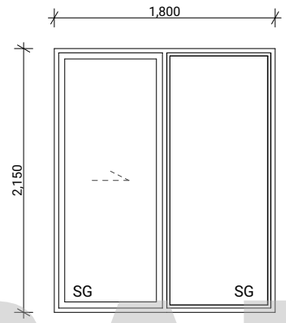
EJ08

Glazing	None
Material	Aluminium, Thermally Broken
Type	French Doors



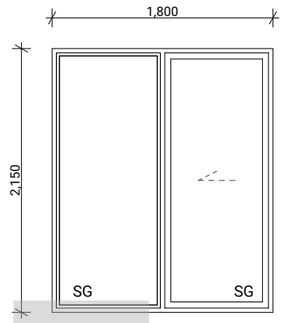
EJ09

Glazing	Double, Low E
Material	Aluminium, Thermally Broken
Type	Awning Window



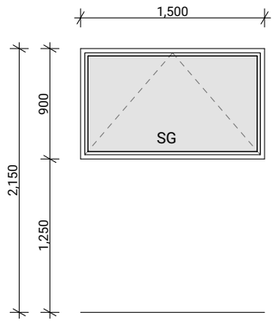
EJ10

Glazing	Double, Low E, Grade A Safety
Material	Aluminium, Thermally Broken
Type	Sliding Door With Fixed Window



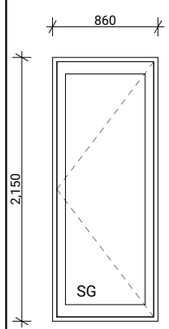
EJ11

Glazing	Double, Low E, Grade A Safety
Material	Aluminium, Thermally Broken
Type	Sliding Door With Fixed Window



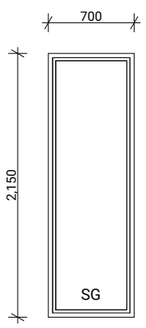
EJ12

Glazing	Double, Low E, Obscured, Grade A Safety
Material	Aluminium, Thermally Broken
Type	Awning Window



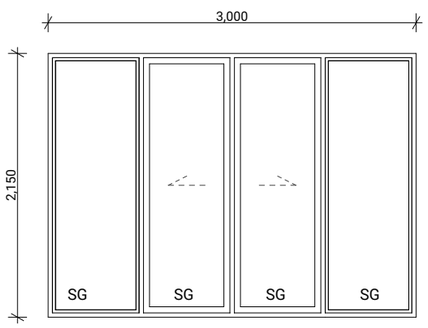
EJ13

Glazing	Double, Low E, Grade A Safety
Material	Aluminium, Thermally Broken
Type	External Hinged Door



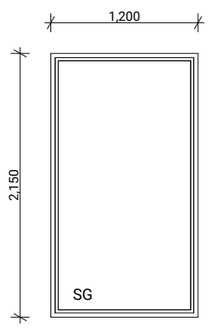
EJ14

Glazing	Double, Low E, Grade A Safety
Material	Aluminium, Thermally Broken
Type	Awning Window



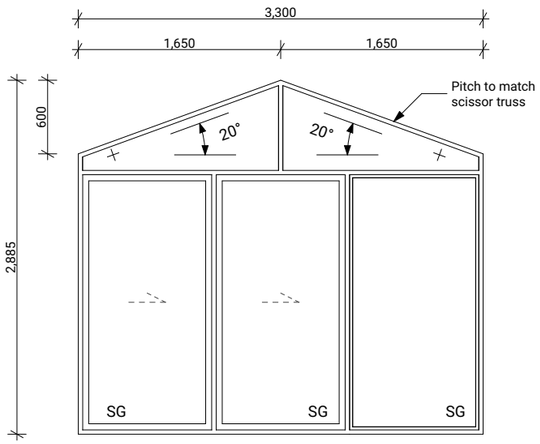
EJ15

Glazing	Double, Low E, Grade A Safety
Material	Aluminium, Thermally Broken
Type	Stacking Door With Fixed Window



EJ16

Glazing	Double, Low E, Grade A Safety
Material	Aluminium, Thermally Broken
Type	Fixed Window



EJ17

Glazing	Double, Low E, Grade A Safety
Material	Aluminium, Thermally Broken
Type	Stacking Door With Fixed Window

Joinery Notes

General joinery notes

All dimensions to be checked on site prior to fabrication

Windows & doors viewed from exterior

Window & door supplier is responsible for ensuring that all components fit the structure and opening size

All windows & doors to be installed in accordance with construction details in drawing set

Aluminium joinery

Selected colour powder-coated thermally broken aluminium joinery. All head, jamb and sill liners to be 20mm H3.1 timber, painted

Glazing

Glazing weight to comply with NZS4223.
Glass to be Low E with a U value of 1.1.
Double Pane with argon gas.

Flashings and flexible flashing tape

All flashings and flashing tape to be installed to comply with NZBC E2/AS1 and manufacturer's specification. Do not fix through flashings unless otherwise specifically shown in details

Window and door opening widths

All window and door sizes shown on the plan refer to 'Box' size only and do not allow for packers. pre-nailer to increase opening width accordingly

Reveal Depths

Joinery manufacturer to check reveal depths to suit cladding system, wall underlay, wall framing & interior lining thickness.

Window Restrictors

Place restrictor stays to all openable windows with sills within 760mm of floor level where a fall greater than 1m is possible from FFL to ground.

AGP Solux-E glazing with Altherm Thermal Heart thermally broken powder-coated aluminium joinery (R0.50)

DRAFT

Proposed Dwelling | 25007	**Client:**	**M Ch'Ng & R Chan**	Print In Color
2 Onyx Street, Hikuwai	**Job No:**	**880279**	
Wanaka	**Date:**	**3/07/2026**	

wanaka.enquiries@gjgardner.co.nz **03 443 2196** **33 Reece Crescent, Wānaka**

G.J. Gardner. HOMES

Drawing Set:	**Structural Drawings**
Drawn By:	**E Lin**
Scale:	**1:50**
Drawing Sheet:	**Window & Door Schedule**

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Drawing No: **501**