

Approved building consent documents

Please note: A copy of the stamped approved documents must be available on site for all inspections.

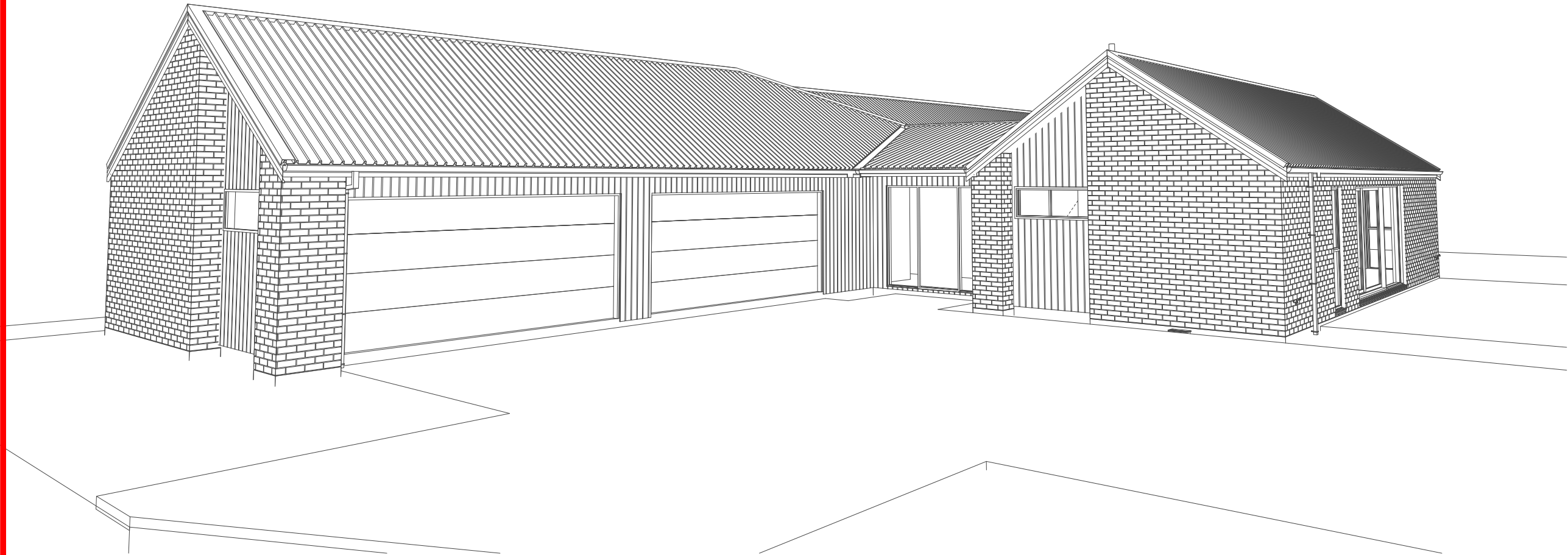
Inspection bookings

For building inspections and enquiries phone ContactUs on: 03 347 2800.

For current inspection timeframes see [Selwyn District Council - Building](#).

Note: where restricted building work is involved, you must provide the relevant LBP numbers for the work to be inspected at the time of booking the inspections.

**Please ensure all work for inspection is ready the day before.
Incomplete work requiring re-inspection will incur an additional inspection fee.**



REVID	SET ID	TRANSMITTAL SET NAME	DATE
01	01	REV A	2/02/2026

LAYOUT	REV	SHEET NAME
WORKING DRAWINGS		
A001	01	COVER PAGE
A1 PLANS		
A101	02 - WIP	SITE PLAN
A102	02 - WIP	SEDIMENT CONTROL PLAN
A103	02 - WIP	SITE LANDSCAPING
A104	02 - WIP	FOUNDATION PLAN
A105	01	FOUNDATION KEYNOTES
A106	02 - WIP	GROUND FLOOR PLAN
A107	02 - WIP	PLUMBING PLAN
A108	02	BRACING PLAN
A109	02	ROOF PLAN
A110	01	INSULATION PLAN
A111	02	EXTERIOR DOOR & WINDOW SCHEDULE
A112	01	INTERIOR DOOR SCHEDULE

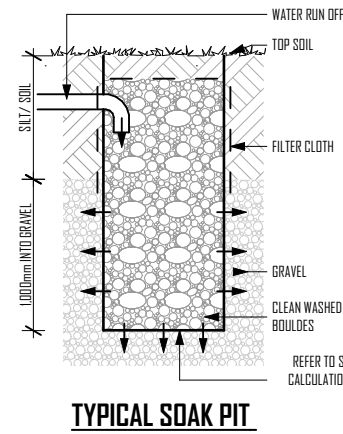
A2 SECTIONS		
A201	01	SECTION AA
A202	01	SECTION BB
A203	01	C SECTION CC

A3 ELEVATIONS		
A301	01	ELEVATIONS
A302	02	ELEVATIONS

A4 DETAILS		
A401	02	ROOF DETAILS
A402	01	BRICK CLADDING DETAILS
A403	01	BRICK CLADDING DETAILS
A404	01	SHIPLAP CLADDING DETAILS
A405	01	SHIPLAP CLADDING DETAILS
A406	01	HWC DETAILS
A407	01	BATHROOM DETAILS
A408	01	TILED SHOWER DETAILS
A409	01	TILED SHOWER ELEVATIONS
A410	01	TILED SHOWER ELEVATION
A411	01	FIXING & TREATMENT DETAILS

PLUMBING PLANS INDICATIVE ONLY AND SUBJECT TO CHANGE AS BUILT
PLANS TO BE SUPPLIED BY PLUMBER. AS BUILT DRAINAGE PLANS TO BE
SUBMITTED TO COUNCIL. HAND DRAWN PLANS WILL NOT BE ACCEPTED.

Planning Approved
4/02/2026 wendy.green



REVID	CHID	REVISION	DATE
01			2/02/2026

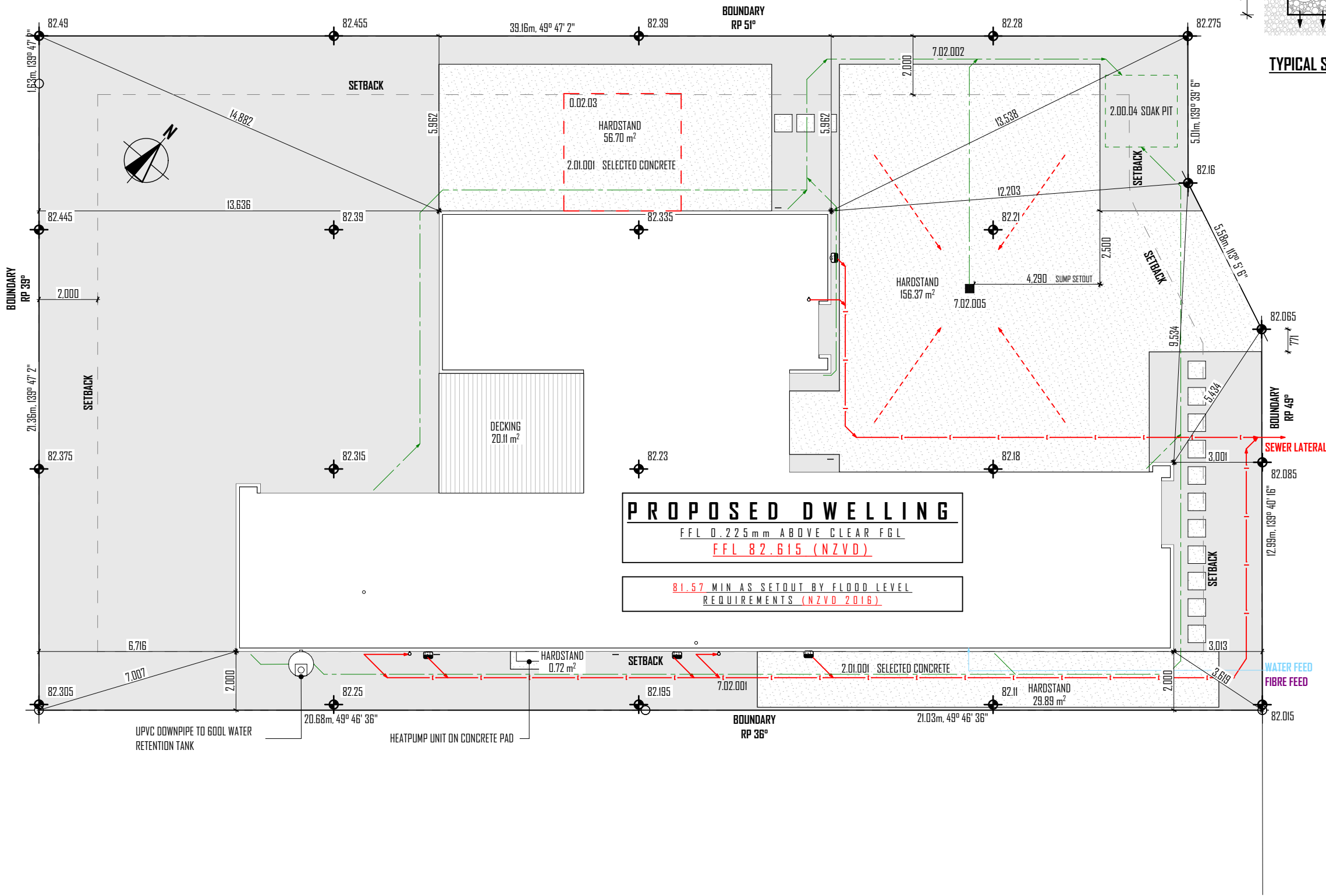
LEGAL DESCRIPTION
LOT 613 WILFIELD RISE
LOT 613 DP 616175
AREA: 940m²
CLIMATE ZONE - 5
EARTHQUAKE ZONE - 2
EXPOSURE ZONE - C
RAINFALL - 40-50mm BASED ON BRANZ
WIND REGION - A
WIND ZONE - HIGH
SNOW ZONE - N4, 1kPa @ 50m

TOTAL SITE AREA - 940m²
BUILDING COVERAGE - 176.59m² (42.04%)
DRIVEWAY + PATHWAY COVERAGE - 40.87m²
TOTAL HARDSTAND SITE COVERAGE - 233.13m² (55.5%)

SITE SAFETY NOTES:
SAFE GUARDS TO BE IMPLEMENTED TO PROTECT PEOPLE AND PROPERTY FROM CONSTRUCTION HAZARDS AS PER NZBC F5 IE: SITE TO BE PROTECTED AROUND ENTIRE PERIMETER UTILIZING 2m HIGH STEEL MESH FENCING SYSTEMS WHERE PERMANENT FENCING IS NOT ALREADY INSTALLED. SITE SHOULD BE FULLY SECURED TO PROTECT PUBLIC WHEN SITE IS UNATTENDED.

Notes

- 0 GENERAL NOTES
0.02.03 OUTLOOK
4x4 OUTLOOK SPACE
- 2 SITE
2.00.04 SOAK PIT
SEPARATE SOAKPIT FROM FOUNDATIONS AND SIDE BOUNDARIES IN COMPLIANCE WITH FIGURE 14 OF E1/ASI TO AVOID SURCHARGE. LOCATION AT ROAD BOUNDARY PERMITTED SUBJECT TO SITE CONDITIONS. SIZE TO BE 2.65x2.65x1.76m. SOAK PIT TO BE ROCK BED AS PER E1/ VMI FIGURE 13(a)/ TO BE CHAMBER AS PER E1/ VMI FIGURE 13(b). SUBJECT TO PERCOLATION TEST.
- 2.01.001 SELECTED CONCRETE
SELECTED CONCRETE @ 1:40 FALL. REINFORCED WITH SEISMIC MESH. ON 100mm MIN COMPACTED HARDFILL. ALLOW FOR SAW CUTS AT 3m BOTH WAYS (TBC WITH CLIENT). ALLOW FOR NON-SLIP EXPOSED AGGREGATE FINISH TO COMPLY WITH WET SLIP RESISTANCE OF D1/ASI TABLE 2 OF 0.40.
- 7 SERVICES
7.02.001 SEWER LINE
100mm Ø UPVC SEWER DRAIN AT 1:100 FALL. INSPECTION OPENING REQUIRED AT CONNECTION TO MAINS/ WITHIN 1m OF THE BOUNDARY.
7.02.002 STORMWATER LINE
90mm Ø UPVC STORMWATER DRAIN AT 1:90 FALL. INSPECTION OPENING REQUIRED AT CONNECTION TO MAINS/ WITHIN 1m OF THE BOUNDARY.
7.02.005 SUMP
TYPE 1 SUMP INSTALLED IN LOCATION AS SHOWN ON SITE/ DRAINAGE PLAN TO CONNECT TO STORMWATER SYSTEM.



SITE PLAN

1:150



TODAY HOMES LTD
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NOTES

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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE

LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER

DRAFTSMAN

CHECKED

PROJECT NUMBER

PRINT DATE

TODAY HOMES

CLIENT NAME

TODAY HOMES RESIDENCE

DRAWING TITLE

SITE PLAN

2/02/2026

SCALE @ A3

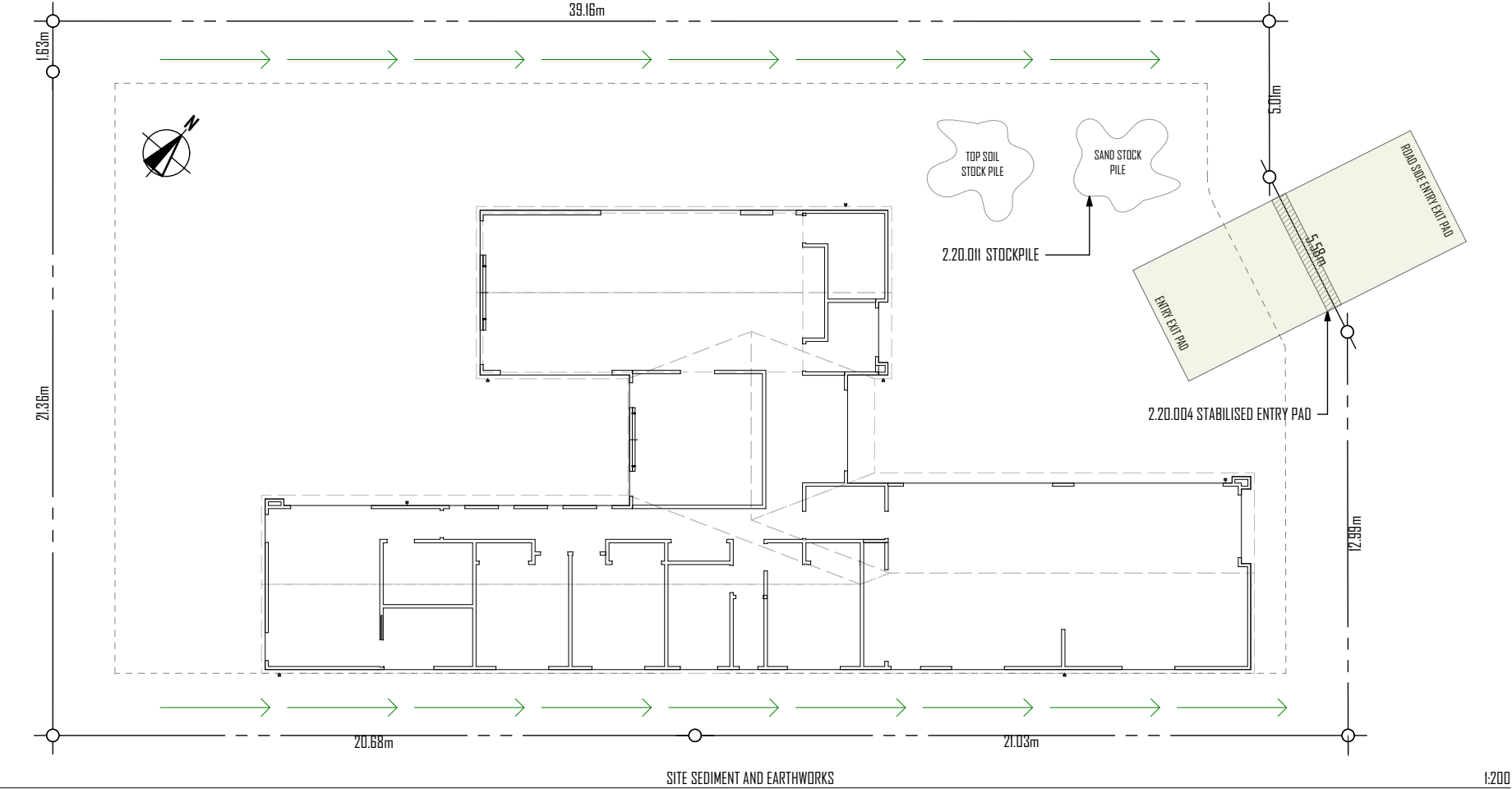
1:150, 1:50

DRAWING NUMBER

REVISION ID

A101 01

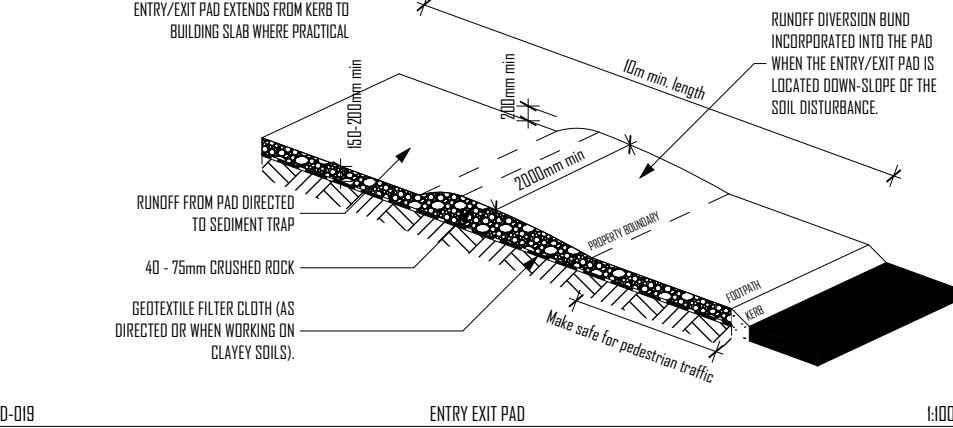
DEMOLITION & SEDIMENT CONTROL ON SITE:
IN ORDER TO PREVENT SEDIMENT AND OTHER POLLUTANTS FROM ENTERING THE ON SITE RAIN WATER DISPOSAL SYSTEM. THE MAIN CONTRACTOR SHALL ENSURE THAT THE SEDIMENT CONTROL MEASURES ARE IN PLACE. THESE SHALL INCLUDE BUT NOT LIMITED TO:
-DURING DEMOLITION USE WATER SPRINKLING MEASURES TO REDUCE DUST. ENSURE NO DUST IS OBSERVED AT SITES DOWN WIND BOUNDARY.
-BIDIM A19 GEOTEXTILE MATERIAL PLACED UNDER ALL SITE SUMP GRILLS (YARD AND KERB) PLUS THOSE OFF SITE WHERE FINES COULD ENTER THE RAINWATER SYSTEM.
-SEDIMENT CONTROL MEASURES ARE TO BE CLEANED OUT WHEN DEMOLITION IS COMPLETE.
-IMMEDIATELY REINSTATE ANY MEASURES THAT ARE DAMAGED/DISTURBED DURING WORKS.
-DURING DEMOLITION STAGE AND EXCAVATION STAGE, SWEEP VEHICLE ACCESS AREA EACH DAY TO REDUCE MATERIAL BEING TRACKED OFF SITE.
-ANY MATERIAL EXCAVATED ON SITE TO BE REMOVED ON THE DAY OF EXCAVATION. WHERE THIS IS NOT POSSIBLE, STOCKPILED MATERIAL TO BE DAMPENED TO PREVENT DUST TO NEIGHBOURING PROPERTIES.
-FULLY CONTAIN CONCRETE WASTE WASHED FROM TRUCKS TO ENSURE IT CANNOT LEAVE SITE OR ENTER RAINWATER SYSTEM.
-AT ALL STAGES OF THE CONSTRUCTION PROCESS, THE MAIN CONTRACTOR SHALL ENSURE MEASURES ARE IN PLACE TO PREVENT CONTAMINATION OF THE SURROUNDING AREA
-ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER
-ALL GROUND COVER VEGETATION OUTSIDE IMMEDIATE BUILDING AREA TO PRESERVED DURING BUILDING
-WAS STOCKPILES OF CLAY LIKE MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET
-200mm WATER DOWNPIPES TO BE CONNECTED TO THE EXISTING PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID



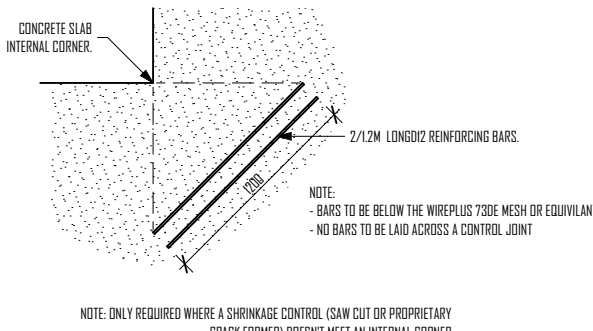
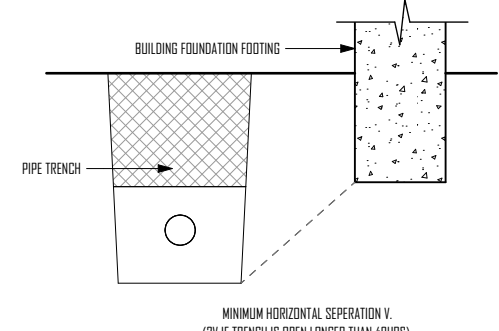
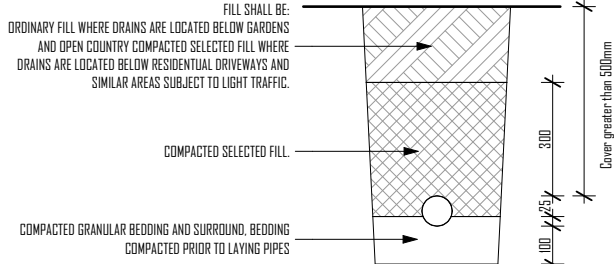
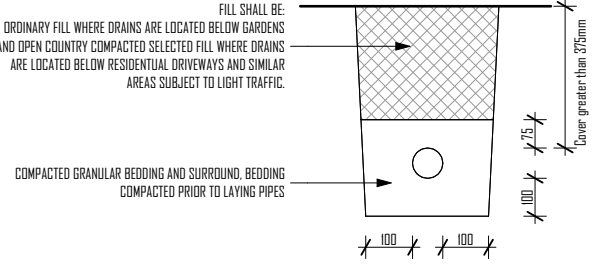
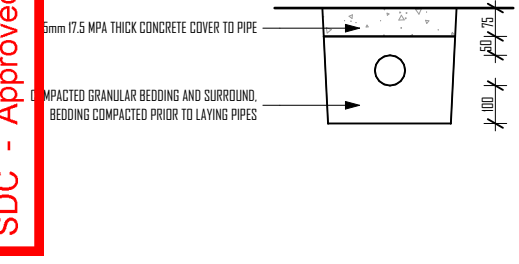
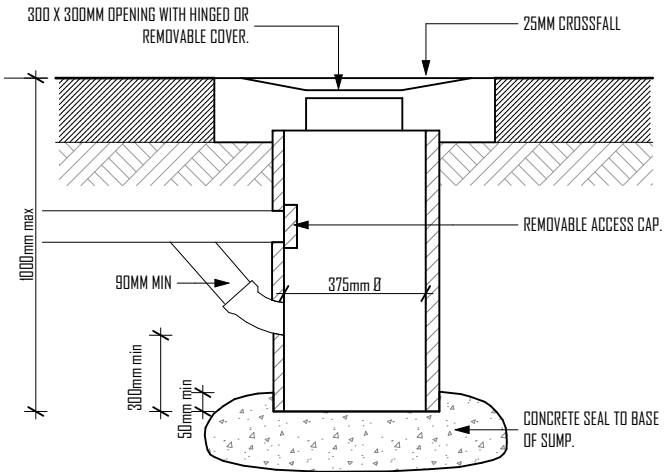
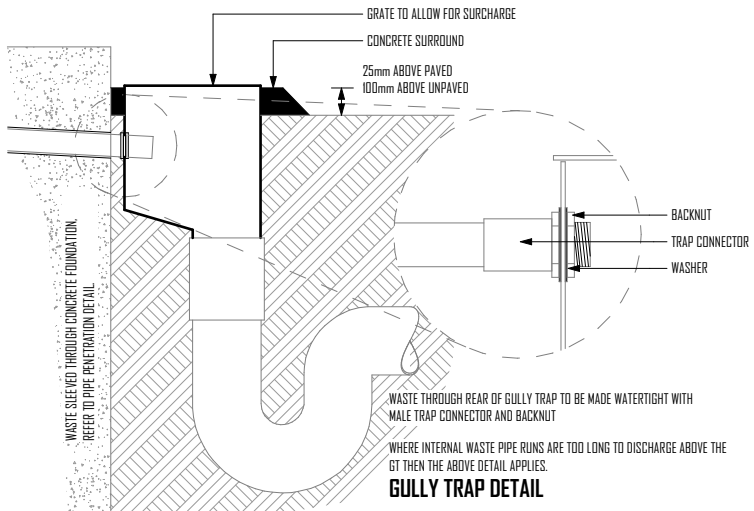
Notes

2 SITE
2.20.004 STABILISED ENTRY PAD
DURING DEMOLITION STAGE AND EXCAVATION STAGE, SWEEP VEHICLE ACCESS AREA EACH DAY TO REDUCE MATERIAL BEING TRACKED OFF SITE.

2.20.011 STOCKPILE
STOCKPILES OF CLAY LIKE MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET



REVID	CHID	REVISION	DATE
01			2/02/2026



D-018

DRAINAGE DETAILS

1:20



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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE
LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER TODAY HOMES
DRAFTSMAN JS
CHECKED MB
PROJECT NUMBER 25110041
PRINT DATE 2/02/2026

CLIENT NAME
TODAY HOMES RESIDENCE

DRAWING TITLE
SEDIMENT CONTROL PLAN

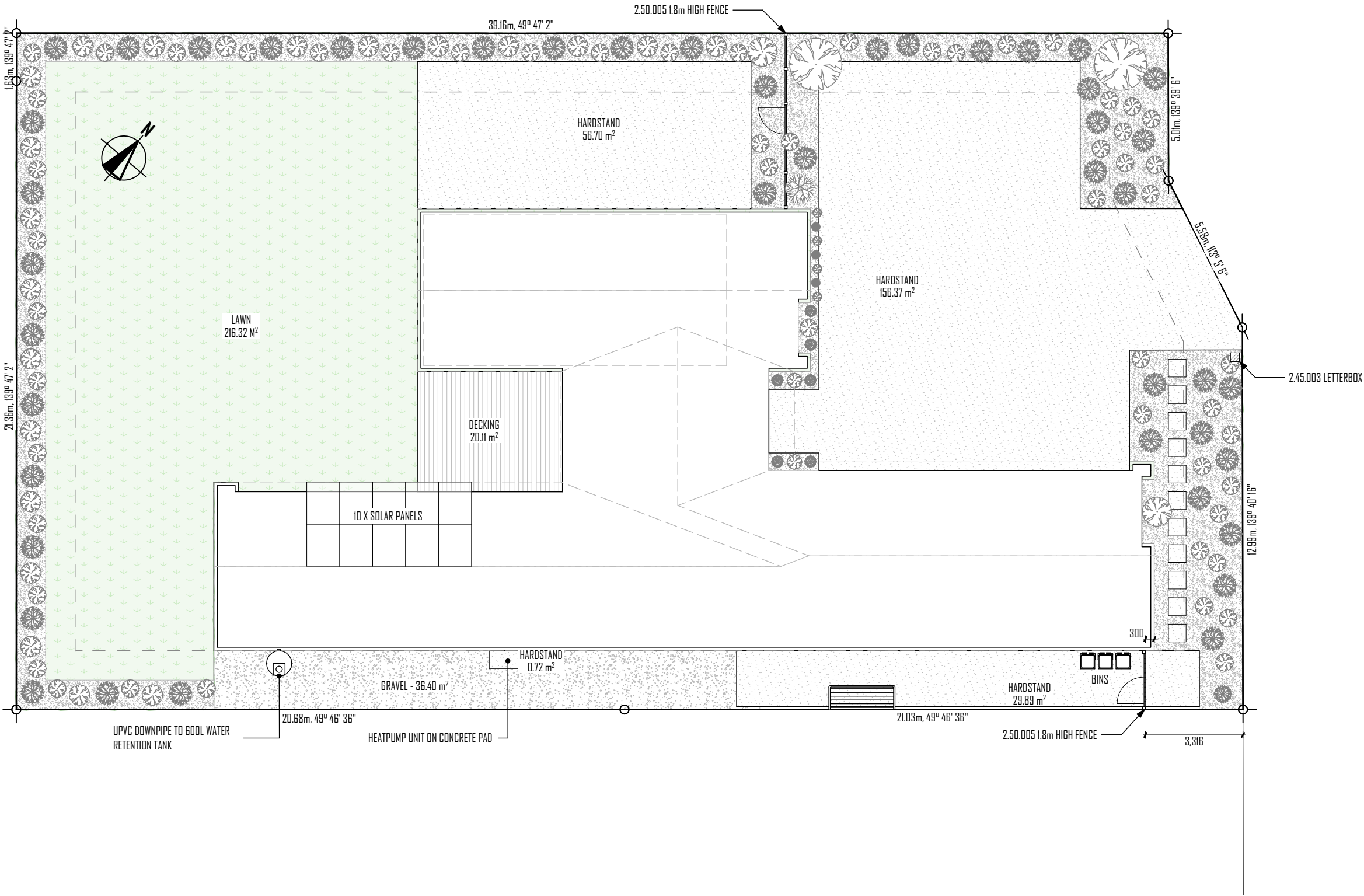
SCALE @ A3
1:200, 1:20, 1:100

DRAWING NUMBER A102 01
REVISION ID

REVID	CHD	REVISION	DATE
01			2/02/2026

Notes

- 2 SITE
- 2.45.003 LETTERBOX
- 2.50.005 1.8m HIGH FENCE
SELECTED FENCE, REFER CLIENT SELECTIONS



SITE LANDSCAPING

1:150



Notes

2 SITE
2.00.04 SOAK PIT
SEPARATE SOAKPIT FROM FOUNDATIONS AND SIDE BOUNDARIES IN COMPLIANCE WITH FIGURE 14 OF E1/ASI TO AVOID SURCHARGE. LOCATION AT ROAD BOUNDARY PERMITTED SUBJECT TO SITE CONDITIONS. SIZE TO BE 2.65x2.65x1.76m. SOAK PIT TO BE ROCK BED AS PER E1/VMI FIGURE 13(a)/ TO BE CHAMBER AS PER E1/VMI FIGURE 13(b). SUBJECT TO PERCOLATION TEST.

2.01.001 SELECTED CONCRETE
SELECTED CONCRETE @ 1:40 FALL, REINFORCED WITH SEISMIC MESH. ON 100mm MIN COMPACTED HARDFILL. ALLOW FOR SAW CUTS AT 3m BOTH WAYS (TBC WITH CLIENT). ALLOW FOR NON-SLIP EXPOSED AGGREGATE FINISH TO COMPLY WITH WET SLIP RESISTANCE OF D1/ ASI TABLE 2 OF 0.4U.

3 BI-STRUCTURE
3.01.003 ENGINEERED RAFT SLAB
ALLIED CONCRETE SUPER SLAB PER ENGINEER'S DESIGN ON DPM- OVER 25mm SAND BINDING.

3.01.008 COMPACTED HARD FILL
AP40 COMPACTED HARD FILL TO GOOD GROUND PER ENGINEER'S SOIL REPORT. AP40 TO BE COMPACTED IN LAYERS OF 150mm MIN & NO THICKER THAN 600mm IN ACCORDANCE WITH NZS4431:2022. ENGINEER TO CARRY OUT INSPECTIONS PER SOIL REPORT

3.55.003 ISLAND CONDUIT
CONDUITS TO KITCHEN ISLAND BENCHES FOR POWER/ WATER SUPPLY TO COME FROM THE DIRECTION OF REAR KITCHEN WALL

7 SERVICES
7.02.001 SEWER LINE
100mm Ø UPVC SEWER DRAIN AT 1:100 FALL. INSPECTION OPENING REQUIRED AT CONNECTION TO

MAINS/WITHIN 1m OF THE BOUNDARY.

7.02.002 STORMWATER LINE
90mm Ø UPVC STORMWATER DRAIN AT 1:90 FALL. INSPECTION OPENING REQUIRED AT CONNECTION TO MAINS/WITHIN 1m OF THE BOUNDARY.

7.02.005 SUMP
TYPE 1 SUMP INSTALLED IN LOCATION AS SHOWN ON SITE/DRAINAGE PLAN TO CONNECT TO STORMWATER SYSTEM.

7.20.004 INTERNAL METERBOX
INSTALL INTERNAL SWITCHBOARD/ METERBOX COMBO TO MANUFACTURER'S SPECIFICATIONS

7.20.005 FIBRE
FIBRE OPTICS BOX. REFER TO SPECIFICATIONS FOR CLIENT SELECTIONS

REVID	CHID	REVISION	DATE
01			2/02/2026



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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE

LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	JS
CHECKED	MB
PROJECT NUMBER	25110041
PRINT DATE	2/02/2026

CLIENT NAME	TODAY HOMES RESIDENCE
DRAWING TITLE	FOUNDATION KEYNOTES

SCALE @ A3	
1:100	
DRAWING NUMBER	REVISION ID
A105	01



BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3804)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8

REVID	CHID	REVISION	DATE
01			2/02/2026

Notes

- 4 E2-ENCLOSURE
- 4.01.001 METAL ROOFING
0.4 BMT LONGRUN ROOFING T-RIB SYSTEM ON SPECIFIED ROOFING UNDERLAY. INSTALLED AS PER DETAILS AND MANUFACTURERS INSTRUCTIONS.
- 4.05.001 GUTTER AND FASCIA
SELECTED METAL GUTTER (WITH 6200mm2 CAPACITY) PREFINISHED IN COLOURSTEEL AND FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS ON METALLINE 185mm FASCIA.
- 4.07.001 DOWNPIPE
75x50mm COLORSTEEL DOWNPIPES WITH BRACKETS @ 800mm MAXIMUM CENTRES. BEND DOWNPIPE TO RETURN TO REQUIRED SET-OFF FROM WALL TO SUIT CLADDING.
- 4.14.001 BRICK VENEER
70mm SERIES BRICK VENEER ON 50mm CAVITY, WEEP HOLES AT 800mm CRS TO BOTTOM COURSE, 10mm VENTILATION GAP BETWEEN TOP BRICK AND SOFFIT LINING. BRICK TIES INSTALLED AT 600mm CRS HORIZONTAL AND 400mm CRS VERTICAL. STEEL LINTELS REQUIRED ABOVE OPENINGS TO SUPPORT VENEER. SIZES DETAILED FOR EACH IN SET AS PER DETAILS, IN ACCORDANCE WITH E2/ASI TABLE 18E.
- 4.15.004 SHIPLAP CLADDING - VERTICAL
VERTICAL CEDAR SHIPLAP WEATHERBOARD CLADDING TO BE FIXED ON H3.1 VENTILATED TIMBER 45X20mm CAVITY BATTENS AT 480/400mm MAX CRS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS PROVIDED. REFER TO DETAILS FOR INSTALLATION AND FLASHING REQUIREMENTS.
- 4.22.001 ALUMINIUM JOINERY
THERMALHEART SERIES THERMALLY BROKEN, LOW E, ARGON GAS FILLED WINDOWS AND DOORS ALUMINIUM JOINERY, WITH PAINT FINISHED PLANTED TIMBER REVEALS AND GIB GROOVE. DOUBLE GLAZING TO JOINERY THROUGHOUT EXCEPT GARAGE. REFER TO WINDOW AND DOOR SCHEDULE.
- 4.22.005 SECTIONAL GARAGE DOOR
SELECTED SECTIONAL (NON-INSULATED) ALUMINIUM GARAGE DOOR, INSTALLED AS PER MANUFACTURERS SPECIFICATION.
- 4.23.001 GLAZING
ALL NEW GLAZING TO COMPLY WITH NZS4223.3:2016. REFER TO WINDOW AND DOOR SCHEDULE FOR SAFETY GLAZING LOCATIONS. ENSURE GRADE A SAFETY GLASS TO ALL SHOWERS AND OVERHEAD GLAZING. OBSCURE GLAZING TO BATHROOMS, ENSUITES & WC'S



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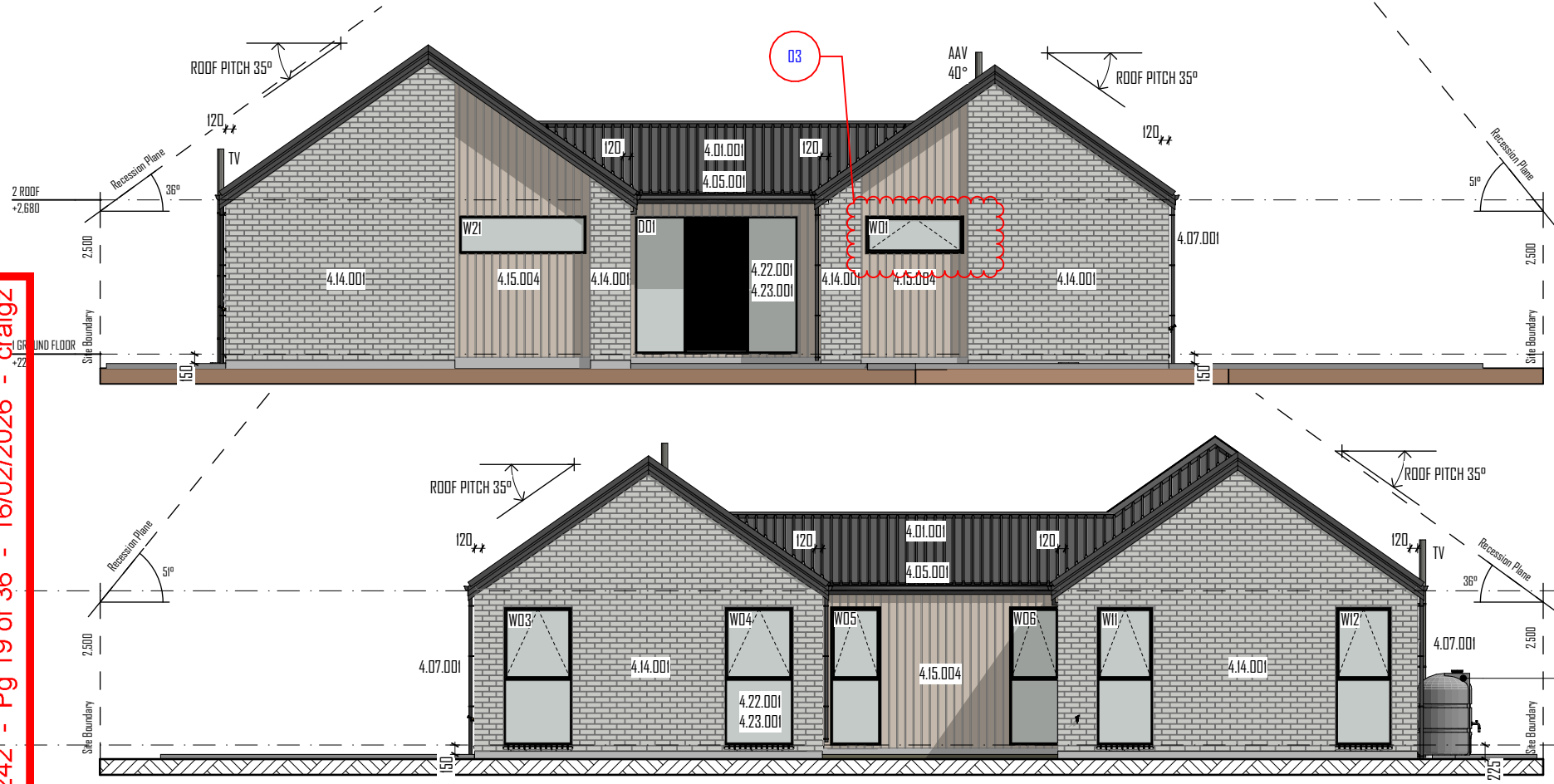
JOB TITLE
LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	JS
CHECKED	MB
PROJECT NUMBER	25110041
PRINT DATE	2/02/2026

CLIENT NAME	TODAY HOMES RESIDENCE
DRAWING TITLE	ELEVATIONS

SCALE @ A3	1:100
DRAWING NUMBER	REVISION ID
A301	01



BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3804)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8

REVID	CHID	REVISION	DATE
01			2/02/2026
02	03	RFI - opener to WD1	13/02/2026

Notes

- 4 E2-ENCLOSURE
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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE

LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	JS
CHECKED	MB
PROJECT NUMBER	25110041
PRINT DATE	13/02/2026

CLIENT NAME
TODAY HOMES RESIDENCE

DRAWING TITLE
ELEVATIONS

SCALE @ A3	
1:100	
DRAWING NUMBER	REVISION ID
A302	02

KITCHEN WASTE PROVIDE 50mm Ø TO SINKS AND DISHWASHER ALL AT 1:40 FALL. LAUNDRY WASTE PROVIDE 50mm Ø TO WASHING MACHINE, AND TUB ALL AT 1:40 FALL. WATER TRAP REQUIREMENTS: DISCHARGE POINTS FROM SANITARY FIXTURES AND SANITARY APPLIANCES SHALL HAVE A WATER TRAP TO PREVENT FOUL AIR FROM THE PLUMBING SYSTEM ENTERING THE BUILDING. WATER TRAPS SHALL BE REMOVABLE, ABLE TO BE DISMANTLED, OR FITTED WITH A CLEANING EYE

PVC PIPES TO BE DENSU TAPE WRAPED WHEN PASSING THROUGH CONCRETE SLAB AND CONCRETE FOUNDATION WALL. FELT WRAPPED WHEN UNDERSLAB IN CONTACT WITH AP40

PROVIDE INSPECTION POINTS IMMEDIATELY INSIDE BOUNDARY, AT EVERY HORIZONTAL CHANGE IN DIRECTION MORE THAN 45°, AT AVERY JUNCTION THAT SERVES A SOIL FIXTURE OR ANY BRANCH DRAIN LONGER THAN 2m AND AT BOTH ENDS WHERE A DRAIN PASSES UNDER THE BUILDING

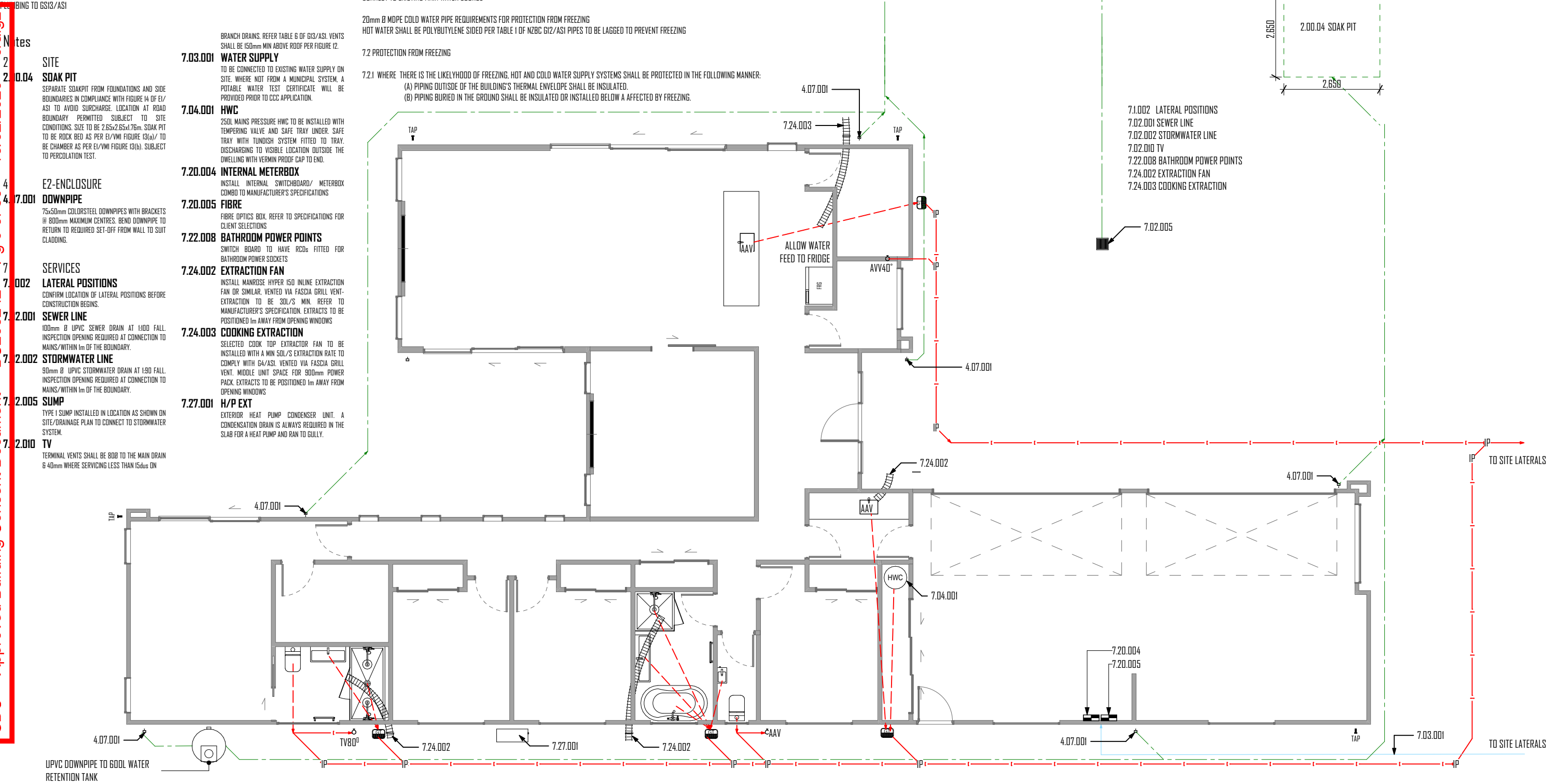
PLUMBING PLANS INDICATIVE ONLY AND SUBJECT TO CHANGE AS BUILT PLANS TO BE SUPPLIED BY PLUMBER. AS BUILT DRAINAGE PLANS TO BE SUBMITTED TO COUNCIL. HAND DRAWN PLANS WILL NOT BE ACCEPTED.

- NOTES:
- 1 - ALL SINGLE DISCHARGE PIPES WITH A DEVELOPED LENGTH OF GREATER THAN 3.5m TO THE GULLY TRAP MUST BE FITTED WITH AN AIR ADMINTANCE VALVE IN ACCORDANCE WITH NZBC G13
 - 2 - EVERY DRAIN BRANCH THAT EXCEEDS MORE THAN 8m MUST BE VENTED IN ACCORDANCE WITH NZBC G13
 - 3 - ALL DRAINAGE UNDER SLAB AND DRIVEWAY AREAS TO BE PROVIDED WITH 700mm MIN COVER TO INVERT OR CONCRETE ENCASE
 - 4 - PLUMBER DRAINLAYER IS TO PROVIDE ACCURATE AS BUILT DRAINAGE PLANS FOR LOCAL AUTHORITY.
 - 5 - IN ORDER TO PROVIDE OVERFLOW RELIEF FOR THE DRAINAGE SYSTEM, EVERY BUILDING USED FOR HOUSING SHALL BE PROVIDED WITH AT LEAST ONE GULLY TRAP WHICH SHALL:
A) BE POSITIONED SO THAT THE TOP OF THE GULLY DISH IS NO LESS THAN 150mm BELOW THE OVERFLOW LEVEL OF THE LOWEST SANITARY FIXTURE SERVED BY THE DRAINAGE SYSTEM.
B) HAVE A GRATING THAT WILL ALLOW SURCHARGE.
C) BE LOCATED IN A VISIBLE POSITION. AND
D) BE INSTALLED SO THAT SURCHARGE CANNOT ENTER INTO OR UNDER BUILDINGS
 - 6 - ALL HOT WATER PIPES TO BE FULLY LAGGED

- GT GULLY TRAP
TV 80mm Ø VENT PIPE
40mm Ø BRANCH VENTS (<150Us)
IP INSPECTION POINT
20mm Ø MOPE WATER MAIN
100mm Ø FOUL WATER MAIN
FOUL uPVC WATER
15mm COLD WATER BUTELINE
15mm HOT WATER BUTELINE (LAGGED)
90mm Ø STORMWATER MAIN

- FOUL WATER MAINS uPVC
STORMWATER MAINS uPVC
UNDERFLOOR DRAINS uPVC
TOILET WASTES
BASIN WASTE
SHOWER WASTE
L'DRAY WASTE
KITCHEN SINK WASTE
ALL PIPES TO COMPLY TO G12/ASI TABLE 1
- 100mm Ø 1:100 FALL MIN
90mm Ø 1:100 FALL MIN
100mm Ø 1:60 FALL MIN
100mm Ø 1:60 FALL MIN
40mm Ø 1:40 FALL MIN
50mm Ø 1:40 FALL MIN
50mm Ø 1:40 FALL MIN
50mm Ø 1:40 FALL MIN

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PLUMBING PLAN 1:100

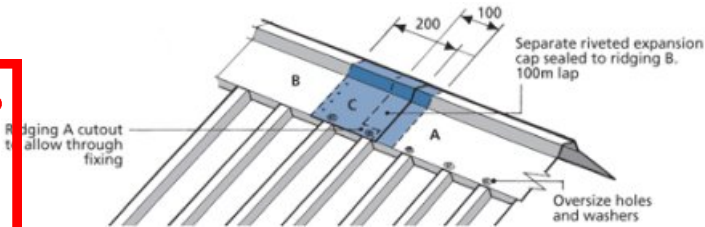
Table 8.4.4.2A: Steel corrugated profiled roofing – 0.4 mm BMT and 16.5 mm minimum profile height

Paragraphs 8.4.4.2, 8.4.6.1, and Figure 8.4.3.1

Purlin spacing End span (m)	Purlin spacing Intermediate span (m)	Low and Medium wind zones ⁽¹⁾	High and Very High wind zones ⁽¹⁾	Extra High wind zones ⁽¹⁾
0.4	0.6	C2	C2	C2
0.6	0.9	C2	C2	C1
0.8	1.2	C2	C1	C1

Note: (1) C1 fixing pattern is hit 1, miss 1, ... C2 fixing pattern is hit 1, miss 1, hit 1, miss 2, ...

8.9B Ridge Slip-joint



ALIGN TRUSS OVER BRACE "D" TO SHOW COMPLIANCE WITH 8.3.4 FROM NZS3604:2011

Notes

3 B1-STRUCTURE

3.30.021 PURLINS

70x45mm H1.2 PURLINS AT 900mm CRS MAX TO BE FIXED AS PER LUMBERLOK APPROVED ALTERNATIVE FIXING TYPE C. ENSURE PURLINS MAX 600mm FROM ENDS TO COMPLY WITH E2/ASI FIXING REQUIREMENTS.

3.30.031 ROOF BRACE

DIAGONALLY OPPOSING PAIR OF CONTINUOUS STEEL STRAPS EACH HAVING A CAPACITY OF 4kN IN TENSION FIXED TO EACH TOP CHORD/RAFTER THAT IS INTERSECTED AND TO THE TOP PLATE. FIXED TOP AND BOTTOM WITH MIN 5/75X3.15mm NAILS AND FIXED TO EACH INTERSECTION WITH MIN 2/60X3.15mm NAILS.

NZS3604 SECTION 10.4.2.

4 E2-ENCLOSURE

4.01.001 METAL ROOFING

0.4 BMT LONGRUN ROOFING T-RIB SYSTEM ON SPECIFIED ROOFING UNDERLAY. INSTALLED AS PER DETAILS AND MANUFACTURERS INSTRUCTIONS.

4.01.020 ROOF FIXINGS

CORRUGATE & TRAPEZOIDAL ROOFING TO BE FIX WITH 12g SELF DRILLING SCREW EPDM WASHER & PROFILE WASHER WITH 30mm MIN TIMBER PENETRATION IN A HIT I, MISS I PATTERN.

4.03.001 RIDGE / HIP FLASHING

0.55 BMT COLOURSTEEL RIDGE/HIP FLASHING WITH 130mm COVER TO ROOFING IRON EACH SIDE TURNED

DOWN TO SUIT ROOFING PROFILE. STOP ENDS TO TOP OF ROOF CLADDING. BUTYL UNDER-FLASHING TO RIDGE AND HIP FLASHINGS IN ACCORDANCE WITH E2/ASI.

4.03.004 VALLEY FLASHING

0.55 BMT COLOURSTEEL FLASHING SUPPORTED ON VALLEY BOARDS WITH MATERIAL SEPARATION. 50mm MIN CLEARANCE BETWEEN ROOFING WITH 80mm MIN OVERHANG EACH SIDE. 50mm MIN DEEP. TO BE INSTALLED AS PER DETAILS.

4.05.001 GUTTER AND FASCIA

SELECTED METAL GUTTER (WITH 6200mm² CAPACITY) PREFINISHED IN COLOURSTEEL AND FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS ON METALLINE 185mm FASCIA.

4.07.001 DOWNPIPE

75x50mm COLORSTEEL DOWNPIPES WITH BRACKETS @ 800mm MAXIMUM CENTRES. BEND DOWNPIPE TO RETURN TO REQUIRED SET-OFF FROM WALL TO SUIT CLADDING.

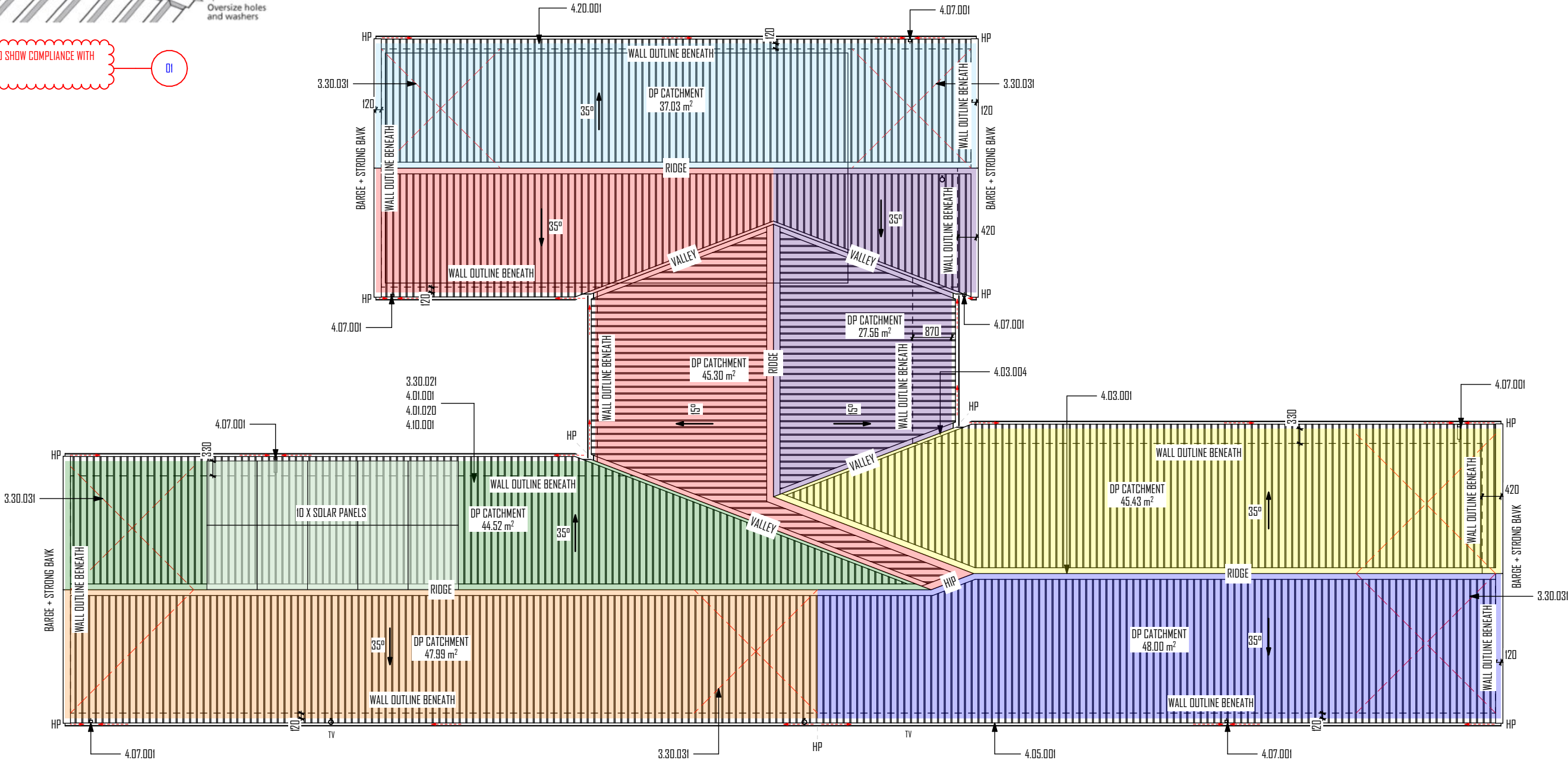
4.10.001 ROOF UNDERLAY

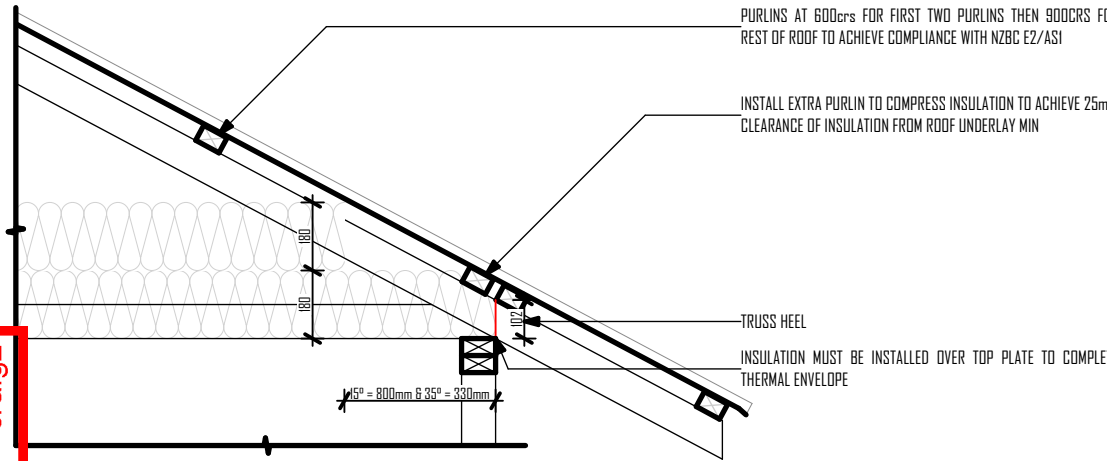
THERMAKRAFT COVERTEK 215 LIGHT WEIGHT ROOF UNDERLAY. FIX USING STAINLESS STEEL 8-12mm STAPLES OR 20mm FLAT HEAD CLOUTS. OR APPROPRIATE PROPRIETARY FASTENINGS ON TIMBER FRAMED STRUCTURE. MIN 3 DEGREE PITCH. INSTALL AS PER MANUFACTURERS REQUIREMENTS AND INCONJUNCTION WITH E2/ASI.

4.20.001 HARDIES SOFFIT

HARDIFLEX 4.5mm SOFFIT LINING WITH UPVC JOINTERS. ON SELECTED TIMBER FRAMING.

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02	01	RFI - Truss Over Brace Line	13/02/2026

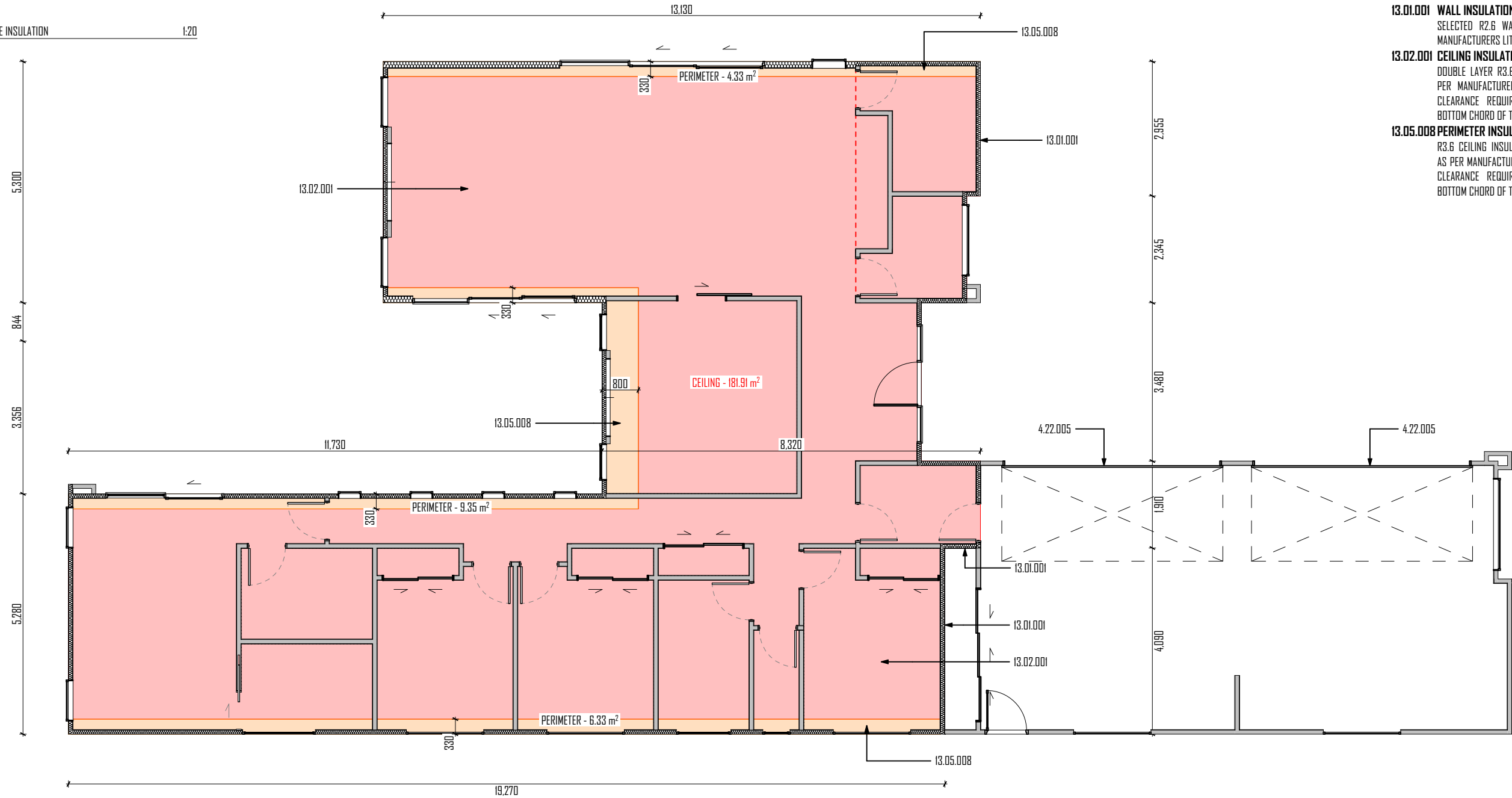




REVID	CHD	REVISION	DATE
01			2/02/2026

Notes

- 4 E2-ENCLOSURE
- 4.22.005 **SECTIONAL GARAGE DOOR**
SELECTED SECTIONAL (NON-INSULATED) ALUMINIUM GARAGE DOOR. INSTALLED AS PER MANUFACTURERS SPECIFICATION.
- 13 HI-INSULATION
- 13.01.001 **WALL INSULATION**
SELECTED R2.6 WALL INSULATION (90mm) REFER TO MANUFACTURERS LITERATURE.
- 13.02.001 **CEILING INSULATION**
DOUBLE LAYER R3.6 CEILING INSULATION INSTALLED AS PER MANUFACTURERS SPECIFICATION. 25mm MINIMUM CLEARANCE REQUIRED. BOTTOM LAYER NOTCHED TO BOTTOM CHORD OF TRUSS.
- 13.05.008 **PERIMETER INSULATION**
R3.6 CEILING INSULATION INSTALLED AND COMPRESSED AS PER MANUFACTURERS SPECIFICATION. 25mm MINIMUM CLEARANCE REQUIRED. BOTTOM LAYER NOTCHED TO BOTTOM CHORD OF TRUSS.



INSULATION PLAN



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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE

LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER

TODAY HOMES

DRAFTSMAN

JS

CHECKED

MB

PROJECT NUMBER

25110041

PRINT DATE

2/02/2026

CLIENT NAME

TODAY HOMES RESIDENCE

DRAWING TITLE

INSULATION PLAN

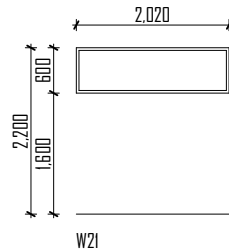
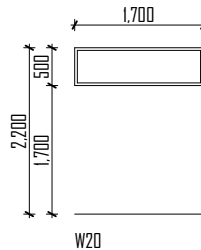
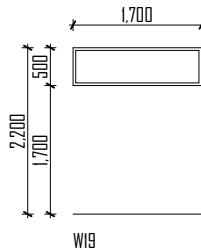
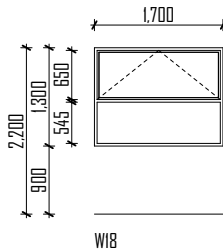
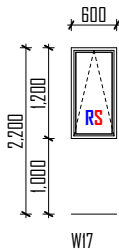
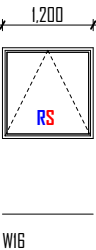
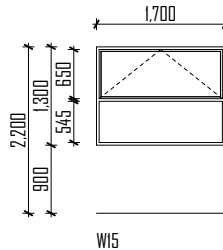
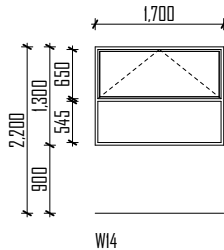
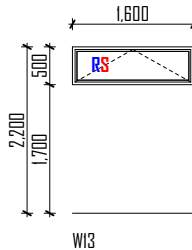
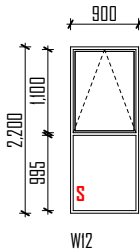
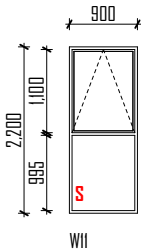
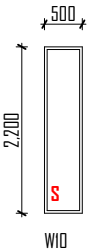
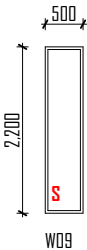
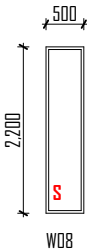
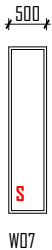
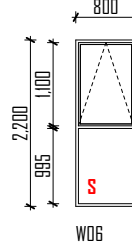
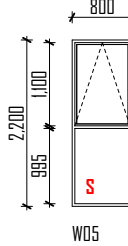
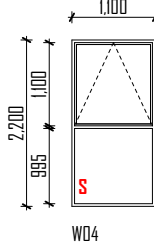
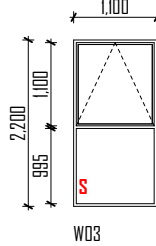
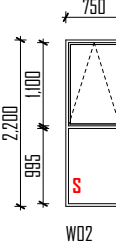
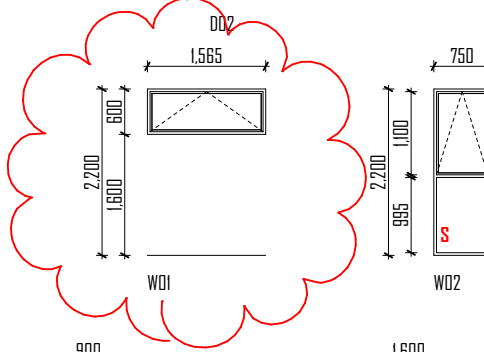
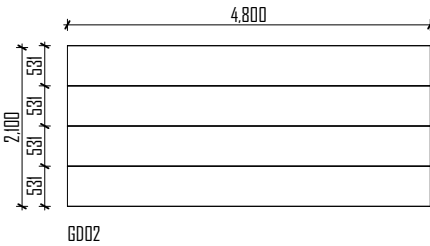
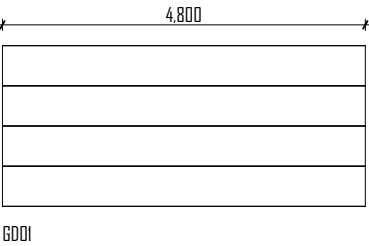
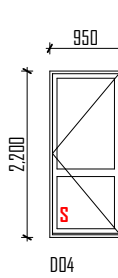
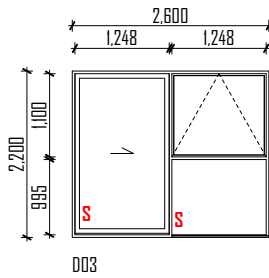
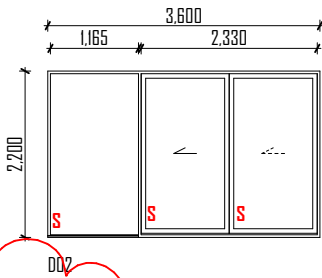
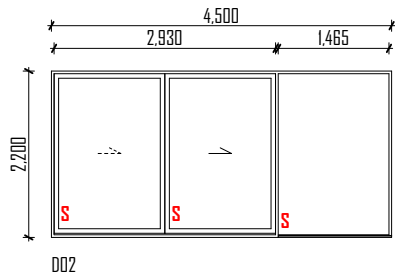
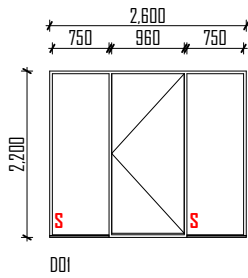
SCALE @ A3

1:100, 1:20

DRAWING NUMBER

REVISION ID

A110 01



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01			2/02/2026
02	03	RFI - opener to W01	13/02/2026

KEY
S SAFETY GLASS REQUIRED
R RESTRICTOR STAY REQUIRED

NOTE:
REFER TO SPECIFICATION FOR FINAL DOOR AND WINDOW DESIGN AND COLOURS. EXTERIOR ALUMINIUM JOINERY. EXTERIOR JOINERY REVEALS & ARCHITRAVES TO BE PINE PAINT GRADE TREATED. INTERIOR JOINERY REVEALS & ARCHITRAVES TO BE MDF PAINT GRADE.

ALL OPENING UNIT DIMENSIONS ARE TRIM SIZES / STUD OPENING SIZES. NO ALLOWANCE FOR FLOOR GAP OR FOR FLOOR COVERINGS CONSIDERED. ADD THICKNESS OF FLOOR COVERINGS / FLOOR GAP TO HEIGHT DIMENSIONS IF APPLICABLE. CONFIRM FINAL OPENING SIZES ON SITE. ALL JOINERY/ GLASS TO COMPLY WITH NZS 4223:2016.

REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS



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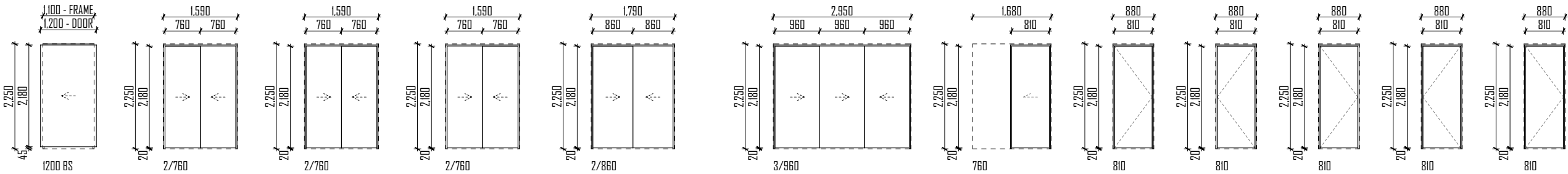
NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	JS
CHECKED	MB
PROJECT NUMBER	25110041
PRINT DATE	13/02/2026

CLIENT NAME
TODAY HOMES RESIDENCE

DRAWING TITLE
EXTERIOR DOOR & WINDOW
SCHEDULE

SCALE @ A3 1:100	
DRAWING NUMBER A111	REVISION ID 02



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01			2/02/2026



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JOB TITLE
LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	JS
CHECKED	MB
PROJECT NUMBER	25110041
PRINT DATE	2/02/2026

CLIENT NAME
TODAY HOMES RESIDENCE
DRAWING TITLE
INTERIOR DOOR SCHEDULE

SCALE @ A3	
1:100	
DRAWING NUMBER	REVISION ID
A112	01

Notes

- 2
- SITE
- 2.01.001
- SELECTED CONCRETE
- SELECTED CONCRETE @ 1:40 FALL, REINFORCED WITH SEISMIC MESH, ON 100mm MIN COMPACTED HARDFILL. ALLOW FOR SAW CUTS AT 3m BOTH WAYS (TBC WITH CLIENT). ALLOW FOR NON-SLIP EXPOSED AGGREGATE FINISH TO COMPLY WITH WET SLIP RESISTANCE OF D1/ASI TABLE 2 OF 0.40.
- 3
- BI-STRUCTURE
- 3.01.002
- CONCRETE RAFT SLAB
- 85mm THICK 20MPa ALLIED CONCRETE CODEMARK SUPER SLAB WITH WIRE PLUS DUCTILE 500E REINFORCING (SUPPLEMENTARY BARS AT RE ENTRANT CORNERS) ON 220mm POLYSTYRENE PODS ON DPM- OVER 25mm SAND BINDING. REFER TO FOUNDATION PLAN.
- 3.01.001
- EXTERNAL WALLS 90mm
- ALL MEMBERS CONSTRUCTED WITH 90mm X 45mm S68 H1.2 TIMBER FRAMING. STUDS @ 600mm MAXIMUM CENTRES UP TO 2.4m TO NZS3604:2011 TABLE 8.2. DWANGS @ 800mm MAXIMUM CENTRES. DWANG FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS AND TRIMS. DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONCRETE SLAB.
- 3.01.006
- INTERNAL WALLS 90mm
- ALL MEMBERS CONSTRUCTED WITH 90mm X 45mm S68 H1.2 TIMBER FRAMING. STUDS @ 600mm MAXIMUM CENTRES AND DWANGS @ 800mm

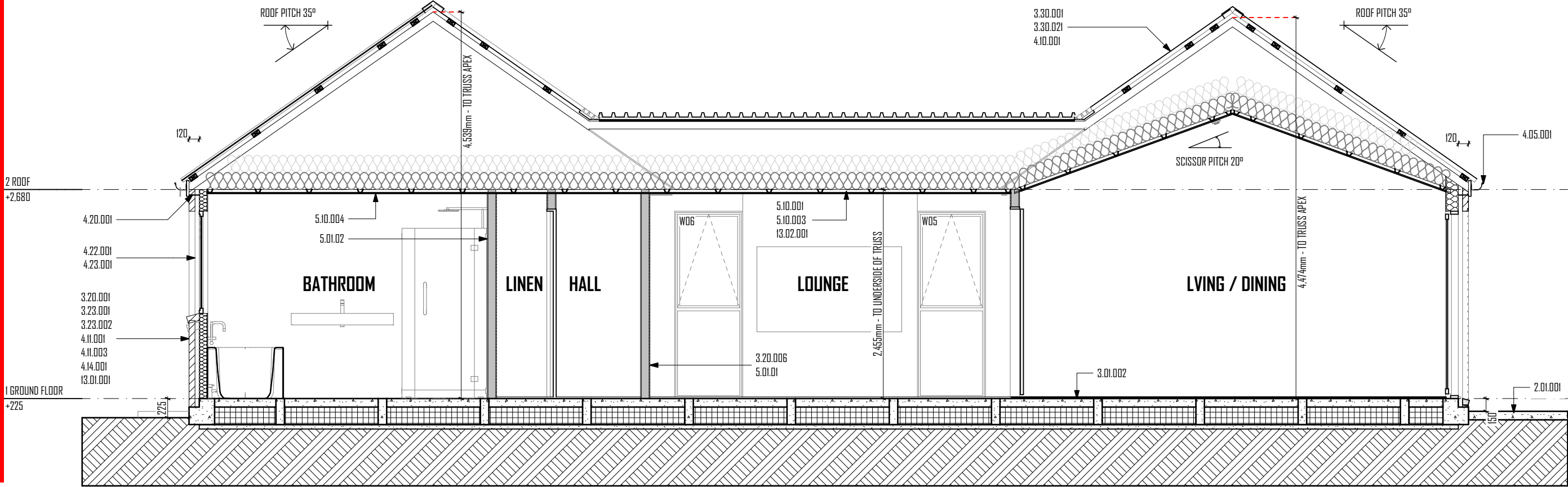
- 3.23.001
- BOTTOM PLATE
- 90 x 45mm S68 H1.2 BOTTOM PLATES INSTALLED ON DPC SEPARATION AGAINST CONCRETE SLAB TO BE FIXED WITH 120mm M12 TRUBOLTS WITH 50x50mm SQUARE WASHER AT MAX 900mm CRS. 150mm FROM ENDS OF PLATES.
- 3.23.002
- TOP PLATE
- 90 x 45mm S68 H1.2 TOP PLATES TO BE FIXED TO STUDS WITH 2/90X3.15mm END NAILS OR 2/90X3.15mm END NAILS AND 2 WIRE DOGS AS PER NZS3604:2011 TABLE 8.18.
- 3.30.001
- TRUSSES
- H1.2 TRUSSES @ 900mm MAXIMUM CENTRES AS PER B1/VM1 BY AN ACCREDITED FABRICATOR (SED) . REFER TRUSS MANUFACTURER DESIGN FOR LAYOUT, FIXINGS AND DETAILS.
- 3.30.021
- PURLINS
- 70x45mm H1.2 PURLINS AT 900mm CRS MAX TO BE FIXED AS PER LUMBERLOK APPROVED ALTERNATIVE FIXING TYPE C. ENSURE PURLINS MAX 600mm FROM ENDS TO COMPLY WITH E2/ASI FIXING REQUIREMENTS.
- 4
- E2-ENCLOSURE
- 4.05.001
- GUTTER AND FASCIA
- SELECTED METAL GUTTER (WITH 6200mm2 CAPACITY) PREFINISHED IN

- COLOURSTEEL AND FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS ON METALLINE 185mm FASCIA.
- 4.10.001
- ROOF UNDERLAY
- THERMAKRAFT COVERTEK 215 LIGHT WEIGHT ROOF UNDERLAY. FIX USING STAINLESS STEEL 8-12mm STAPLES OR 20mm FLAT HEAD CLOUTS, OR APPROPRIATE PROPRIETARY FASTENINGS ON TIMBER FRAMED STRUCTURE. MIN 3 DEGREE PITCH. INSTALL AS PER MANUFACTURERS REQUIREMENTS AND INCONJUNCTION WITH E2/ASI.
- 4.11.001
- WALL UNDERLAY
- MASONS UNI WRAP WALL SYSTEM UNDERLAY FIXED TO EXTERIOR FACE OF FRAMING (PROVIDE INTERMEDIATE SUPPORT FOR STUD SPACING GREATER THAN 450mm WITH POLYPROPELENE TAPE @ 300 CRS FIXED HORIZONTALLY AND DRAWN TAUGHT). UNDERLAY DRESSED INTO ALL OPENINGS AND TAPED USING SELECTED SEALING SYSTEM. INSTALL AS PER MANUFACTURERS LITERATURE.
- 4.11.003
- ECOPLY BRACING
- 7mm ECOPLY PLYWOOD USED AS BRACING SYSTEM INSTALLED UNDER SPECIFIED WALL WRAP FIXED in TO EXTERIOR FACE OF FRAMING. DRESSED INTO ALL OPENINGS AND TAPED USING MASONS UNI WRAP SEALING SYSTEM. INSTALLED TO MANUFACTURER'S SYSTEM AND SPECIFICATION.
- 4.14.001
- BRICK VENEER
- 70mm SERIES BRICK VENEER ON 50mm CAVITY. WEEP HOLES AT 800mm CRS TO BOTTOM COURSE. 10mm VENTILATION GAP BETWEEN TOP BRICK AND SOFFIT LINING. BRICK TIES INSTALLED AT 600mm CRS HORIZONTAL AND 400mm CRS VERTICAL. STEEL LINTELS REQUIRED ABOVE OPENINGS TO SUPPORT VENEER. SIZES DETAILED FOR EACH IN SET AS PER DETAILS.

- IN ACCORDANCE WITH E2/ASI TABLE 18E.
- 4.20.001
- HARDIES SOFFIT
- HARDIEFLEX 4.5mm SOFFIT LINING WITH UPVC JOINTERS, ON SELECTED TIMBER FRAMING.
- 4.22.001
- ALUMINIUM JOINERY
- THERMALHEART SERIES THERMALLY BROKEN, LOW E, ARGON GAS FILLED WINDOWS AND DOORS ALUMINIUM JOINERY, WITH PAINT FINISHED PLANTED TIMBER REVEALS AND GIB GROOVE. DOUBLE GLAZING TO JOINERY THROUGHOUT EXECPT GARAGE. REFER TO WINDOW AND DOOR SCHEDULE.
- 4.23.001
- GLAZING
- ALL NEW GLAZING TO COMPLY WITH NZS4223.3:2016. REFER TO WINDOW AND DOOR SCHEDULE FOR SAFETY GLAZING LOCATIONS. ENSURE GRADE A SAFETY GLASS TO ALL SHOWERS AND OVERHEAD GLAZING. OBSCURE GLAZING TO BATHROOMS. ENSUITES & WC'S
- 5
- INTERIOR
- 5.01.01
- WALL LINING
- 10mm GIB WALL LINING HORIZONTALLY FIXED AND STOPPED TO LEVEL 4 FINISH FOR SELECTED PAINT SYSTEM - SQUARE STOP TO CEILING JUNCTION.
- 5.01.02
- AQUALINE WALL LINING
- 10mm GIB AQUALINE WALL LINING HORIZONTALLY FIXED AND STOPPED TO LEVEL 4 FINISH. COATED WITH TWO COATS OF WATERPROOF SEMI GLOSS ENAMEL PAINT IN ACCORDANCE WITH E3/ASI 3.1.2(F)

- 5.10.001
- CEILING BATTENS (METAL)
- METAL CEILING BATTEN SYSTEM INSTALLED AS PER MANUFACTURERS INSTRUCTIONS AT 600mm CRS FOR 13mm GIB OR 450mm CENTRES FOR 10mm GIB. (ENSURE RESTRAINTS ALIGN WITH RONDO MANUAL REQUIREMENTS. DIRECT FIXED TO BOTTOM CORD OF TRUSS).
- 5.10.003
- CEILING LINING
- 13mm GIB BOARD CEILING LINING FIXED TO SPECIFIED CEILING BATTENS @ 600mm MAXIMUM CENTRES AND SQUARE STOPPED TO LEVEL 4 PAINT FINISH.
- 5.10.004
- AQUALINE CEILING LINING
- 13mm GIB AQUALINE CEILING LINING FIXED TO SPECIFIED CEILING BATTENS @ 600mm MAXIMUM CENTRES AND STOPPED TO LEVEL FINISH FOR SELECTED 2 COAT OF SEMI-GLOSS ENAMEL PAINT SYSTEM.
- 13
- HI-INSULATION
- 13.01.001
- WALL INSULATION
- SELECTED R2.6 WALL INSULATION (90mm) REFER TO MANUFACTURERS LITERATURE.
- 13.02.001
- CEILING INSULATION
- DOUBLE LAYER R3.6 CEILING INSULATION INSTALLED AS PER MANUFACTURERS SPECIFICATION. 25mm MINIMUM CLEARANCE REQUIRED. BOTTOM LAYER NOTCHED TO BOTTOM CHORD OF TRUSS.

REVID	CHID	REVISION	DATE
01			2/02/2026



A

SECTION AA

1:50

 Today Homes home building made easy since 1987	TODAY HOMES LTD 251 BLENHEIM ROAD PO BOX 8043 CHRISTCHURCH P (03) 341 6460 F (03) 341 6462 www.todayhomes.co.nz	NOTES This drawing is copyright. Under no circumstances may this drawing be reproduced in any form without the written permission of TODAY HOMES . All plans are to be read in conjunction with the specification & Engineer's details. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to be take priority over scaled dimensions. ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE	JOB TITLE LOT 613 WILFIELD RISE NZL NEW DWELLING	DESIGNER TODAY HOMES DRAFTSMAN JS CHECKED MB PROJECT NUMBER 25110041 PRINT DATE 2/02/2026	CLIENT NAME TODAY HOMES RESIDENCE DRAWING TITLE SECTION AA	SCALE @ A3 1:50	
						DRAWING NUMBER A201 01	REVISION ID

Notes

- 2
- SITE
- 2.01.001
- SELECTED CONCRETE
- SELECTED CONCRETE @ 1:40 FALL, REINFORCED WITH SEISMIC MESH, ON 100mm MIN COMPACTED HARDFILL. ALLOW FOR SAW CUTS AT 3m BOTH WAYS (TBC WITH CLIENT). ALLOW FOR NON-SLIP EXPOSED AGGREGATE FINISH TO COMPLY WITH WET SLIP RESISTANCE OF 01/ASI TABLE 2 OF 0.4U.
- 3
- BI-STRUCTURE
- 3.01.002
- CONCRETE RAFT SLAB
- 85mm THICK 20MPa ALLIED CONCRETE CODEMARK SUPER SLAB WITH WIRE PLUS DUCTILE 500E REINFORCING (SUPPLEMENTARY BARS AT RE ENTRANT CORNERS) ON 220mm POLYSTYRENE PODS ON DPM- OVER 25mm SAND BINDING. REFER TO FOUNDATION PLAN.
- 3.01.001
- EXTERNAL WALLS 90mm
- ALL MEMBERS CONSTRUCTED WITH 90mm X 45mm S68 H1.2 TIMBER FRAMING. STUDS @ 600mm MAXIMUM CENTRES UP TO 2.4m TO NZS3604:2011 TABLE 8.2. DWANGS @ 800mm MAXIMUM CENTRES. DWANG FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS AND TRIMS. DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONCRETE SLAB.

- 3.20.006
- INTERNAL WALLS 90mm
- ALL MEMBERS CONSTRUCTED WITH 90mm X 45mm S68 H1.2 TIMBER FRAMING. STUDS @ 600mm MAXIMUM CENTRES AND DWANGS @ 800mm MAXIMUM CENTRES AS PER NZS3604:2011 TABLE 8.2. DWANGS FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS AND TRIMS. DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONCRETE SLAB.
- 3.23.001
- BOTTOM PLATE
- 90 x 45mm S68 H1.2 BOTTOM PLATES INSTALLED ON DPC SEPARATION AGAINST CONCRETE SLAB TO BE FIXED WITH 120mm M12 TRUBOLTS WITH 50x50mm SQUARE WASHER AT MAX 900mm CRS, 150mm FROM ENDS OF PLATES.
- 3.23.002
- TOP PLATE
- 90 x45mm S68 H1.2 TOP PLATES TO BE FIXED TO STUDS WITH 2/90X3.15mm END NAILS OR 2/90X3.15mm END NAILS AND 2 WIRE ODGS AS PER NZS3604:2011 TABLE 8.18.
- 3.30.001
- TRUSSES
- H1.2 TRUSSES @ 900mm MAXIMUM CENTRES AS PER BI/VMI BY AN ACCREDITED FABRICATOR (SED) . REFER TRUSS MANUFACTURER DESIGN FOR LAYOUT, FIXINGS AND DETAILS.
- 3.30.021
- PURLINS
- 70x45mm H1.2 PURLINS AT 900mm CRS MAX TO BE FIXED AS PER LUMBERLOK APPROVED ALTERNATIVE FIXING TYPE C. ENSURE PURLINS MAX 600mm FROM ENDS TO COMPLY WITH E2/ASI

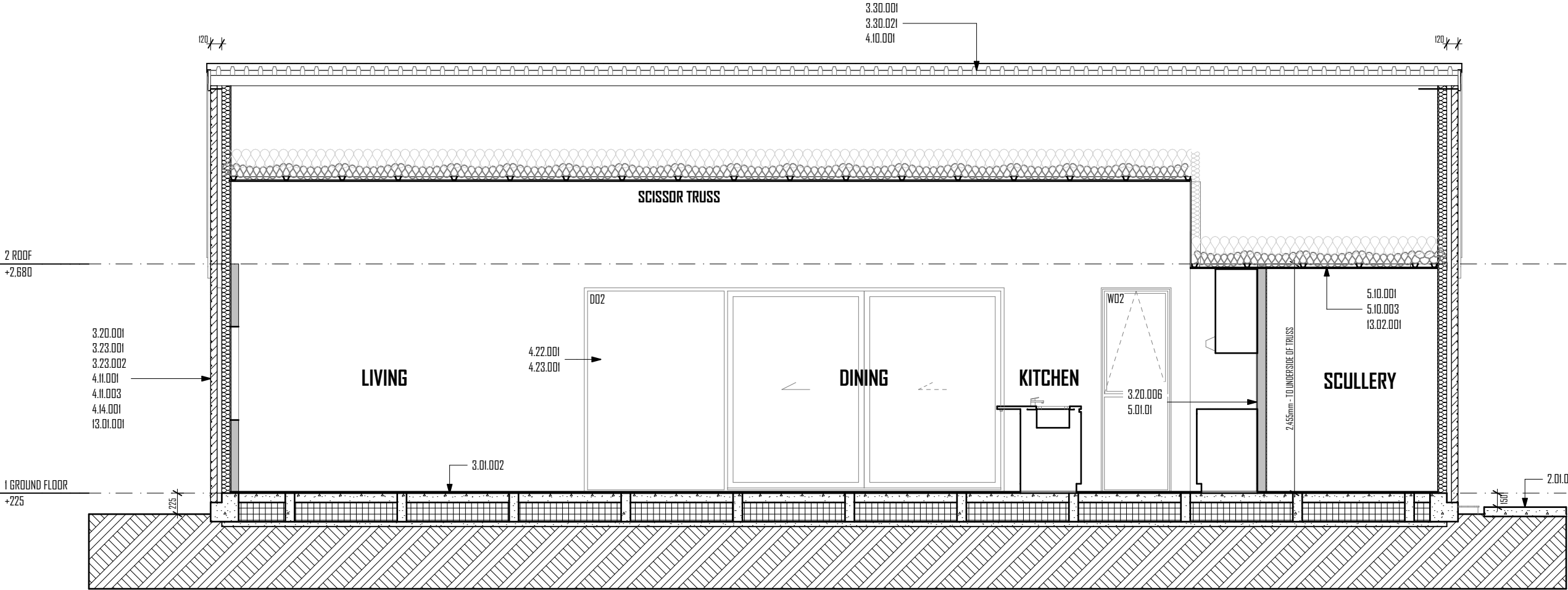
FIXING REQUIREMENTS.

- 4
- E2-ENCLOSURE
- 4.10.001
- ROOF UNDERLAY
- THERMAKRAFT COVERTEK 215 LIGHT WEIGHT ROOF UNDERLAY, FIX USING STAINLESS STEEL 8-12mm STAPLES OR 20mm FLAT HEAD CLOUTS, OR APPROPRIATE PROPRIETARY FASTENINGS ON TIMBER FRAMED STRUCTURE. MIN 3 DEGREE PITCH. INSTALL AS PER MANUFACTURERS REQUIREMENTS AND INCONJUNCTION WITH E2/ ASI.
- 4.11.001
- WALL UNDERLAY
- MASONS UNI WRAP WALL SYSTEM UNDERLAY FIXED TO EXTERIOR FACE OF FRAMING (PROVIDE INTERMEDIATE SUPPORT FOR STUD SPACING GREATER THAN 450mm WITH POLYPROPELENE TAPE @ 300 CRS FIXED HORIZONTALLY AND DRAWN TAUGHT). UNDERLAY DRESSED INTO ALL OPENINGS AND TAPED USING SELECTED SEALING SYSTEM. INSTALL AS PER MANUFACTURERS LITERATURE.
- 4.11.003
- ECOPLY BRACING
- 7mm ECOPLY PLYWOOD USED AS BRACING SYSTEM INSTALLED UNDER SPECIFIED WALL WRAP FIXED in TO EXTERIOR FACE OF FRAMING. DRESSED INTO ALL OPENINGS AND TAPED USING MASONS UNI WRAP SEALING SYSTEM. INSTALLED TO MANUFACTURER'S SYSTEM AND SPECIFICATION.

- 4.14.001
- BRICK VENEER
- 70mm SERIES BRICK VENEER ON 50mm CAVITY, WEEP HOLES AT 800mm CRS TO BOTTOM COURSE, 10mm VENTILATION GAP BETWEEN TOP BRICK AND SOFFIT LINING. BRICK TIES INSTALLED AT 600mm CRS HORIZONTAL AND 400mm CRS VERTICAL. STEEL LINTELS REQUIRED ABOVE OPENINGS TO SUPPORT VENEER. SIZES DETAILED FOR EACH IN SET AS PER DETAILS, IN ACCORDANCE WITH E2/ASI TABLE 18E.
- 4.22.001
- ALUMINIUM JOINERY
- THERMALHEART SERIES THERMALLY BROKEN, LOW E, ARGON GAS FILLED WINDOWS AND DOORS ALUMINIUM JOINERY, WITH PAINT FINISHED PLANTED TIMBER REVEALS AND GIB GROOVE. DOUBLE GLAZING TO JOINERY THROUGHOUT EXCEPT GARAGE. REFER TO WINDOW AND DOOR SCHEDULE.
- 4.23.001
- GLAZING
- ALL NEW GLAZING TO COMPLY WITH NZS4223.3:2016. REFER TO WINDOW AND DOOR SCHEDULE FOR SAFETY GLAZING LOCATIONS. ENSURE GRADE A SAFETY GLASS TO ALL SHOWERS AND OVERHEAD GLAZING. OBSCURE GLAZING TO BATHROOMS. ENSUITES & WC'S
- 5
- INTERIOR
- 5.01.01
- WALL LINING
- 10mm GIB WALL LINING HORIZONTALLY FIXED AND STOPPED TO LEVEL 4 FINISH FOR SELECTED PAINT SYSTEM - SQUARE STOP TO

- CEILING JUNCTION.
- 5.10.001
- CEILING BATTENS (METAL)
- METAL CEILING BATTEN SYSTEM INSTALLED AS PER MANUFACTURERS INSTRUCTIONS AT 600mm CRS FOR 13mm GIB OR 450mm CENTRES FOR 10mm GIB. (ENSURE RESTRAINTS ALIGN WITH RONDO MANUAL REQUIREMENTS, DIRECT FIXED TO BOTTOM CHORD OF TRUSS).
- 5.10.003
- CEILING LINING
- 13mm GIB BOARD CEILING LINING FIXED TO SPECIFIED CEILING BATTENS @ 600mm MAXIMUM CENTRES AND SQUARE STOPPED TO LEVEL 4 PAINT FINISH.
- 13
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- 13.01.001
- WALL INSULATION
- SELECTED R2.6 WALL INSULATION (90mm) REFER TO MANUFACTURERS LITERATURE.
- 13.02.001
- CEILING INSULATION
- DOUBLE LAYER R3.6 CEILING INSULATION INSTALLED AS PER MANUFACTURERS SPECIFICATION. 25mm MINIMUM CLEARANCE REQUIRED. BOTTOM LAYER NOTCHED TO BOTTOM CHORD OF TRUSS.

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01			2/02/2026



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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE

LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	JS
CHECKED	MB
PROJECT NUMBER	25110041
PRINT DATE	2/02/2026

CLIENT NAME	TODAY HOMES RESIDENCE
DRAWING TITLE	SECTION BB

SCALE @ A3	1:50
DRAWING NUMBER	REVISION ID
A202	01

Notes

- 2
- SITE
- 2.01.001
- SELECTED CONCRETE
- SELECTED CONCRETE @ 1:40 FALL, REINFORCED WITH SEISMIC MESH, ON 100mm MIN COMPACTED HARDFILL. ALLOW FOR SAW CUTS AT 3m BOTH WAYS (TBC WITH CLIENT). ALLOW FOR NON-SLIP EXPOSED AGGREGATE FINISH TO COMPLY WITH WET SLIP RESISTANCE OF DI/ASI TABLE 2 OF 0.40.
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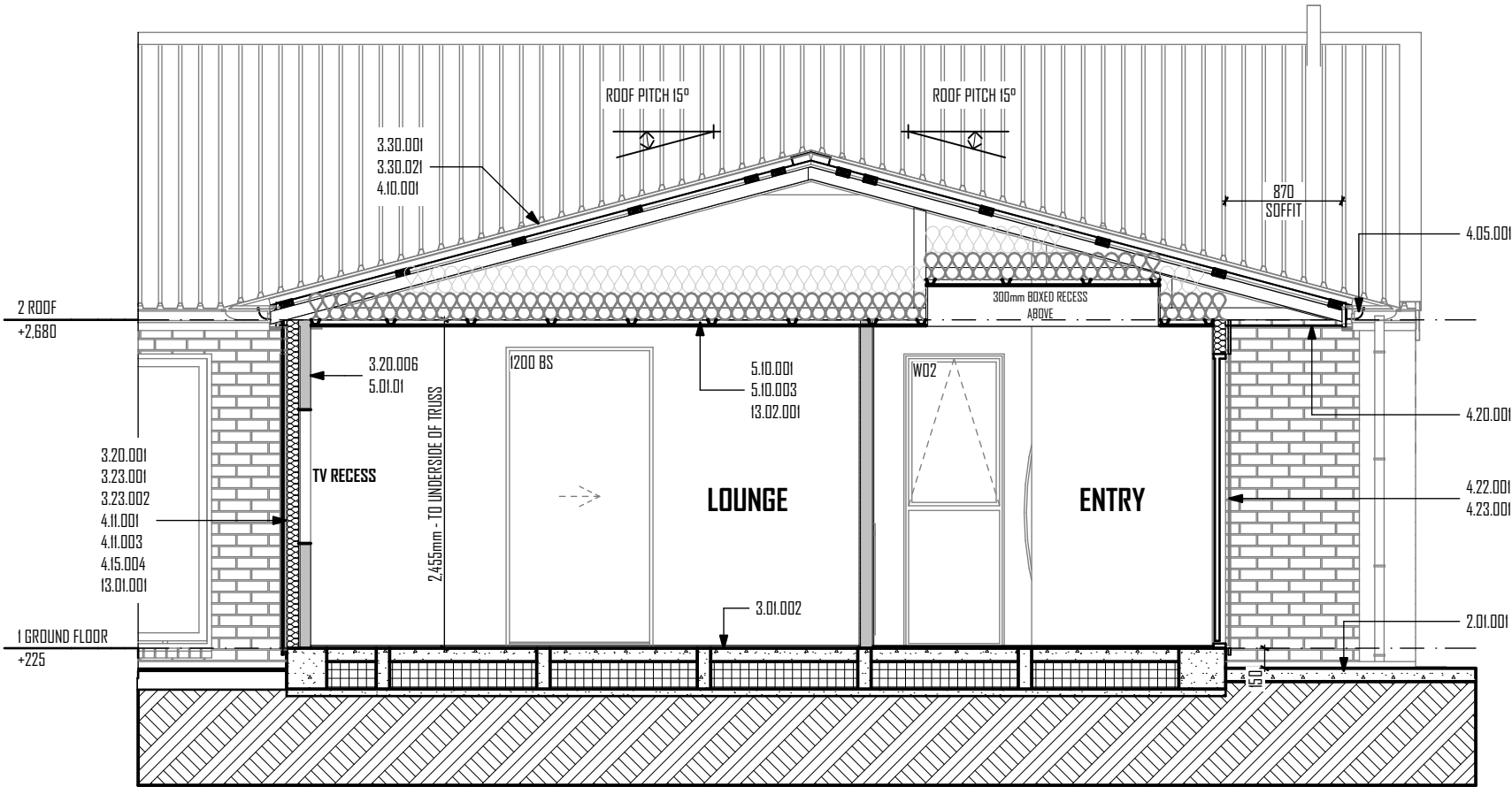
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- 4
- E2-ENCLOSURE
- 4.05.001
- GUTTER AND FASCIA
- SELECTED METAL GUTTER (WITH 6200mm2 CAPACITY) PREFINISHED IN

- 4.10.001
- ROOF UNDERLAY
- THERMAKRAFT COVERTEK 215 LIGHT WEIGHT ROOF UNDERLAY. FIX USING STAINLESS STEEL 8-12mm STAPLES OR 20mm FLAT HEAD CLOUTS, OR APPROPRIATE PROPRIETARY FASTENINGS ON TIMBER FRAMED STRUCTURE. MIN 3 DEGREE PITCH. INSTALL AS PER MANUFACTURERS REQUIREMENTS AND INCONJUNCTION WITH E2/ASI.
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- 4.11.003
- ECOPLY BRACING
- 7mm ECOPLY PLYWOOD USED AS BRACING SYSTEM INSTALLED UNDER SPECIFIED WALL WRAP FIXED in TO EXTERIOR FACE OF FRAMING. DRESSED INTO ALL OPENINGS AND TAPED USING MASONS UNI WRAP SEALING SYSTEM. INSTALLED TO MANUFACTURER'S SYSTEM AND SPECIFICATION.
- 4.15.004
- SHIPLAP CLADDING - VERTICAL
- VERTICAL CEDAR SHIPLAP WEATHERBOARD CLADDING TO BE FIXED ON H3.1 VENTILATED TIMBER 45X20mm CAVITY BATTENS AT 480/400mm MAX CRS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS PROVIDED. REFER TO DETAILS FOR INSTALLATION AND FLASHING REQUIREMENTS.

- 4.20.001
- HARDIES SOFFIT
- HARDIEFLEX 4.5mm SOFFIT LINING WITH UPVC JOINTERS. ON SELECTED TIMBER FRAMING.
- 4.22.001
- ALUMINIUM JOINERY
- THERMALHEART SERIES THERMALLY BROKEN, LOW E, ARGON GAS FILLED WINDOWS AND DOORS ALUMINIUM JOINERY, WITH PAINT FINISHED PLANTED TIMBER REVEALS AND GIB GROOVE. DOUBLE GLAZING TO JOINERY THROUGHOUT EXECEPT GARAGE. REFER TO WINDOW AND DOOR SCHEDULE.
- 4.23.001
- GLAZING
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- 5
- INTERIOR
- 5.01.01
- WALL LINING
- 10mm GIB WALL LINING HORIZONTALLY FIXED AND STOPPED TO LEVEL 4 FINISH FOR SELECTED PAINT SYSTEM - SQUARE STOP TO CEILING JUNCTION.
- 5.10.001
- CEILING BATTENS (METAL)
- METAL CEILING BATTEN SYSTEM INSTALLED AS PER MANUFACTURERS INSTRUCTIONS AT 600mm CRS FOR 13mm GIB OR 450mm CENTRES FOR 10mm GIB. (ENSURE RESTRAINTS ALIGN WITH RONDO MANUAL REQUIREMENTS. DIRECT FIXED TO BOTTOM CORD OF TRUSS).

- 5.10.003
- CEILING LINING
- 13mm GIB BOARD CEILING LINING FIXED TO SPECIFIED CEILING BATTENS @ 600mm MAXIMUM CENTRES AND SQUARE STOPPED TO LEVEL 4 PAINT FINISH.
- 13
- HI-INSULATION
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- WALL INSULATION
- SELECTED R2.6 WALL INSULATION (90mm) REFER TO MANUFACTURERS LITERATURE.
- 13.02.001
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REVID	CHID	REVISION	DATE
01			2/02/2026



C

SECTION CC

1:50



TODAY HOMES LTD
251 BLENHEIM ROAD
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CHRISTCHURCH

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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE
LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	JS
CHECKED	MB
PROJECT NUMBER	25110041
PRINT DATE	2/02/2026

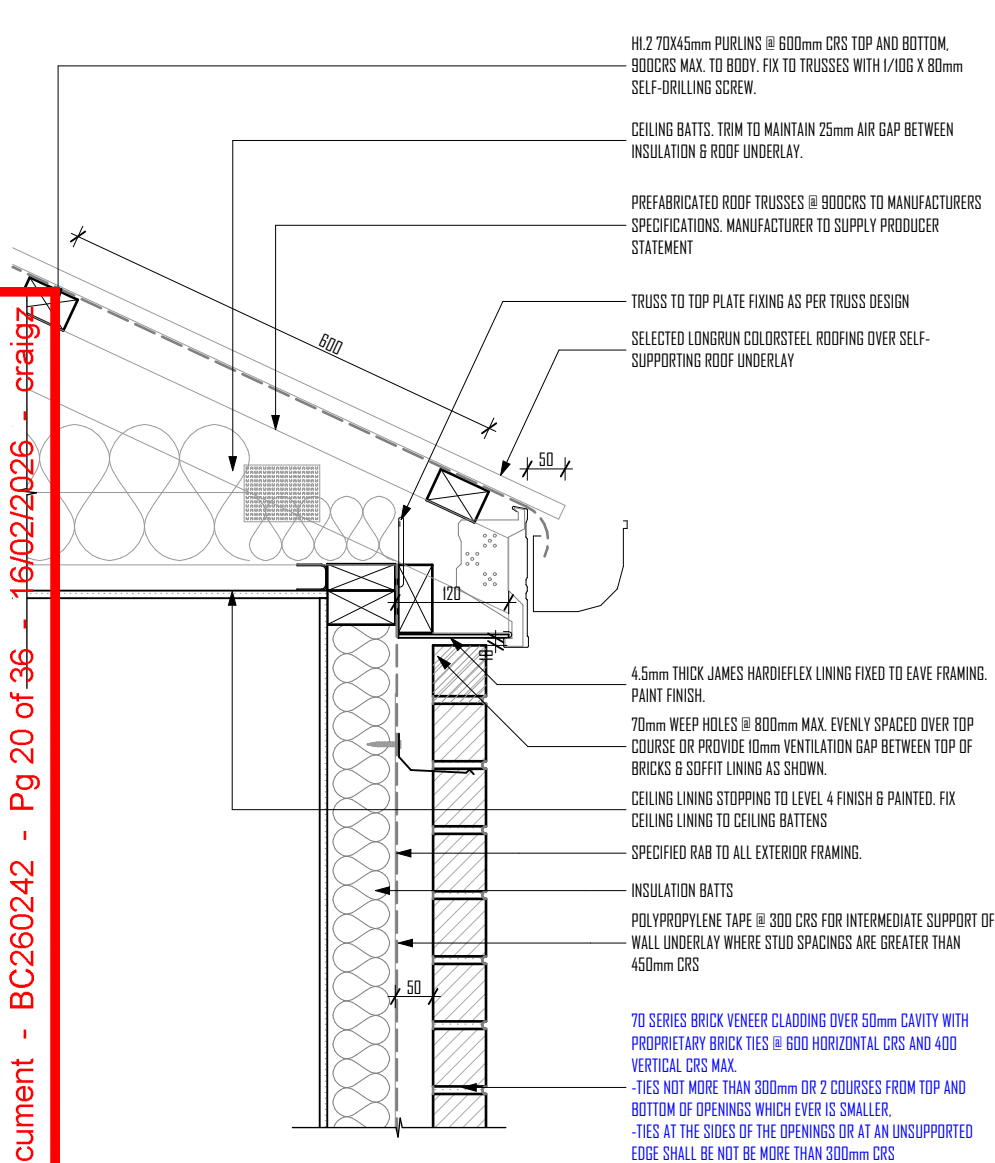
CLIENT NAME
TODAY HOMES RESIDENCE

DRAWING TITLE
C SECTION CC

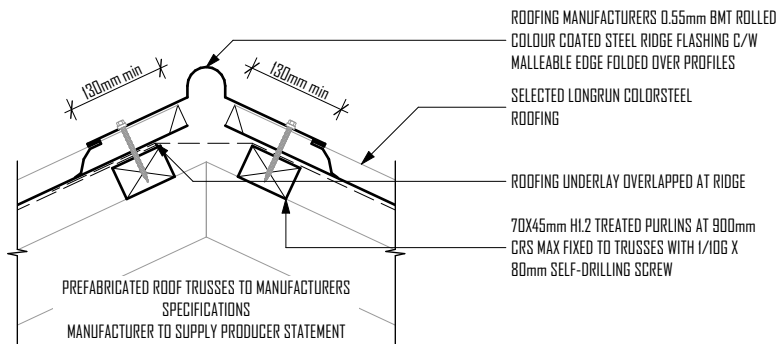
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DRAWING NUMBER A203	REVISION ID 01

SDC - Approved Building Consent Document - BC260242 - Pg 20 of 36 - 16/02/2026 - craig7

REVID	CHID	REVISION	DATE
01			2/02/2026
02	02	RFI - Valley Detail	13/02/2026

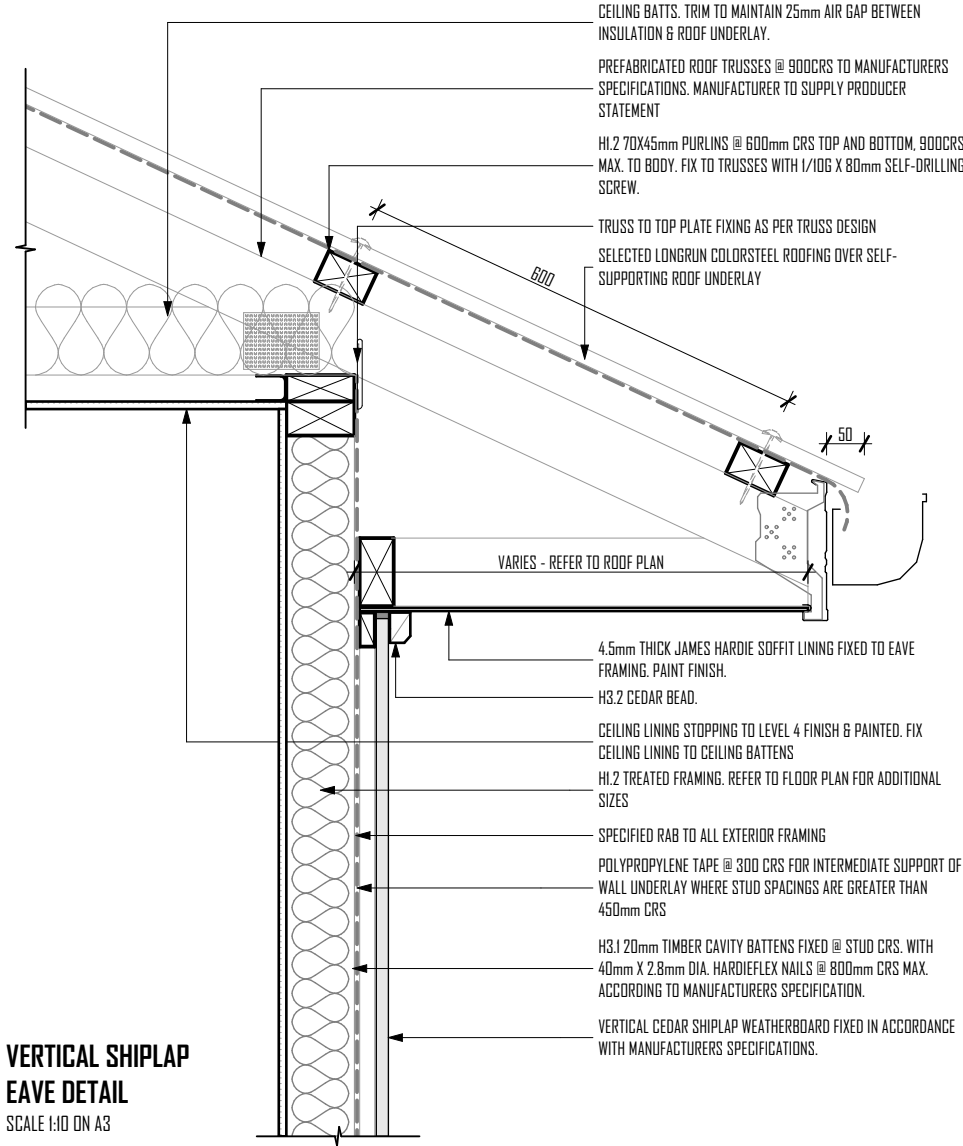


BRICK EAVE DETAIL
SCALE 1:10 ON A3



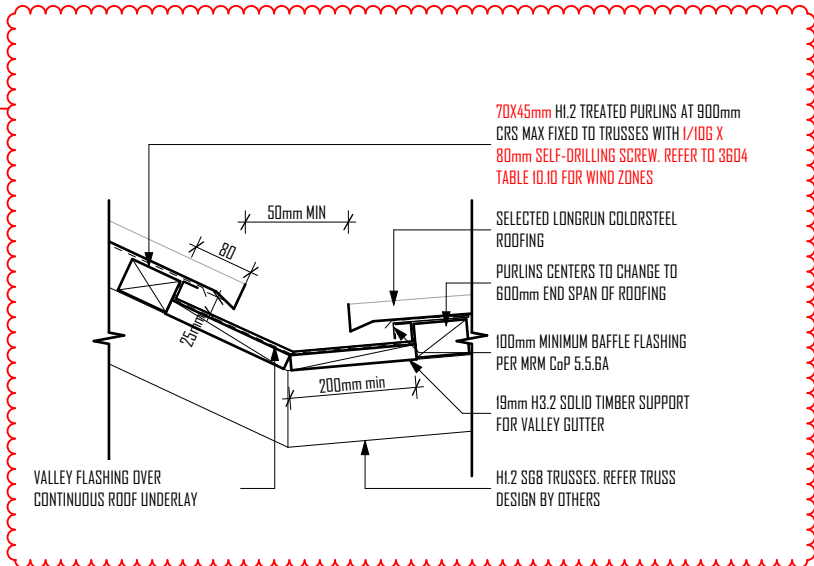
T-RIB RIDGE/HIP
SCALE 1:10 ON A3

SITUATION 1:
LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS GREATER THAN OR EQUAL TO 10°

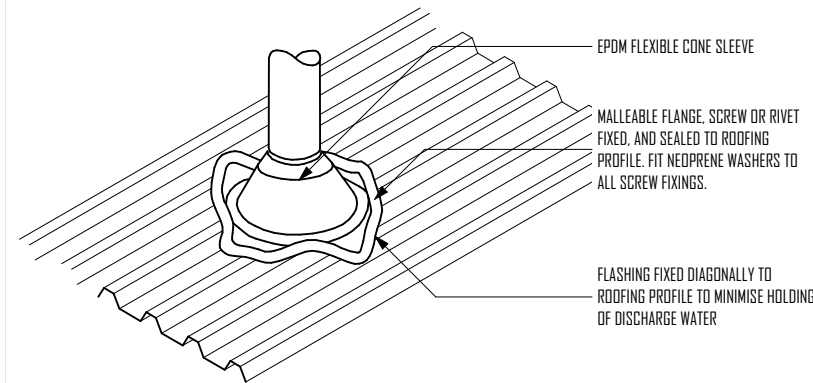
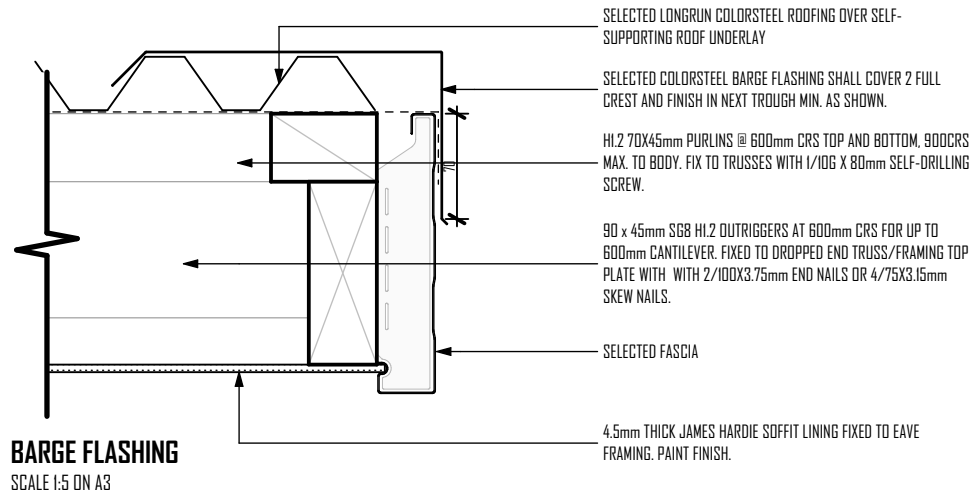


VERTICAL SHIPLAP
EAVE DETAIL
SCALE 1:10 ON A3

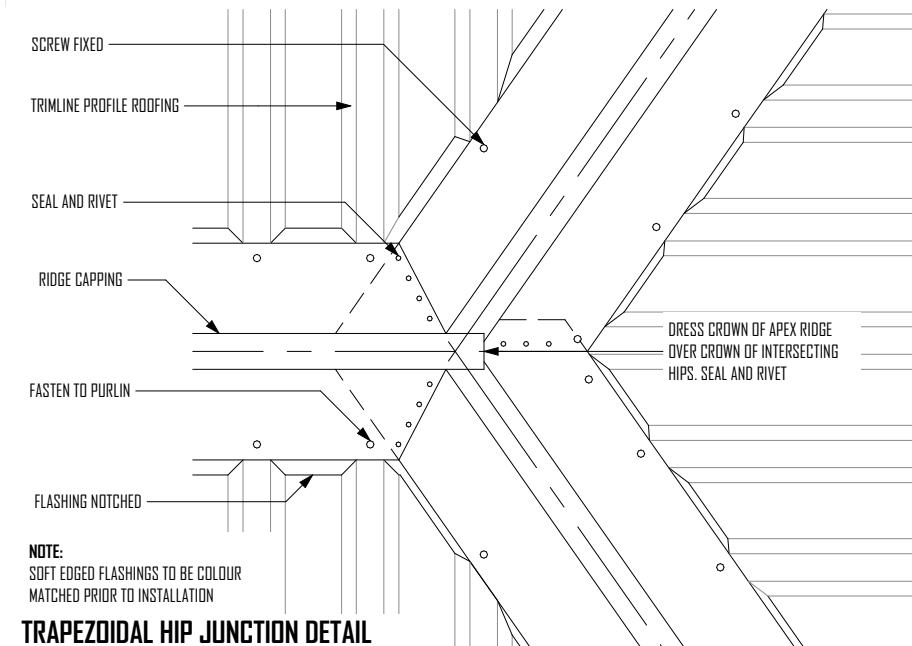
02



T-RIB VALLEY
SCALE 1:10 ON A3



FOR PIPES UP TO 85mm DIAMETER
PIPE THROUGH ROOF



TRAPEZOIDAL HIP JUNCTION DETAIL



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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE

LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER

TODAY HOMES

DRAFTSMAN

JS

CHECKED

MB

PROJECT NUMBER

25110041

PRINT DATE

13/02/2026

CLIENT NAME

TODAY HOMES RESIDENCE

DRAWING TITLE

ROOF DETAILS

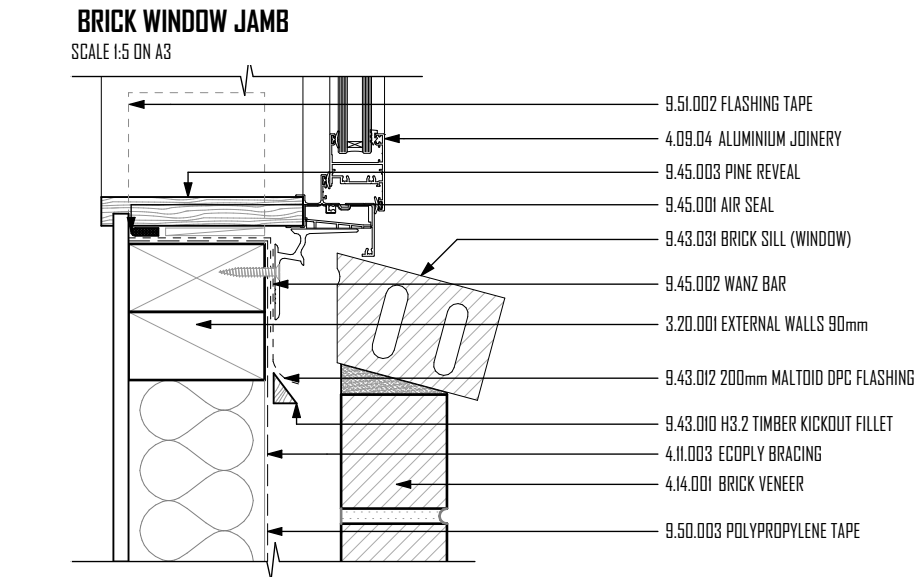
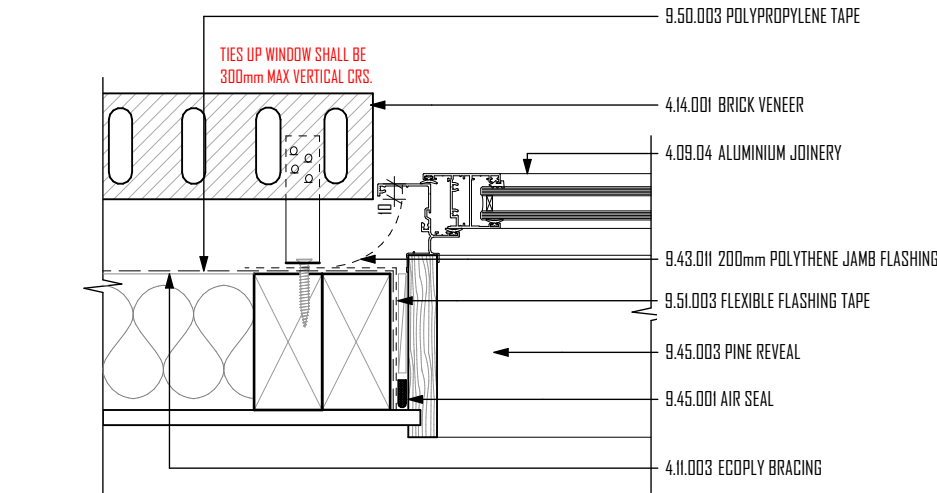
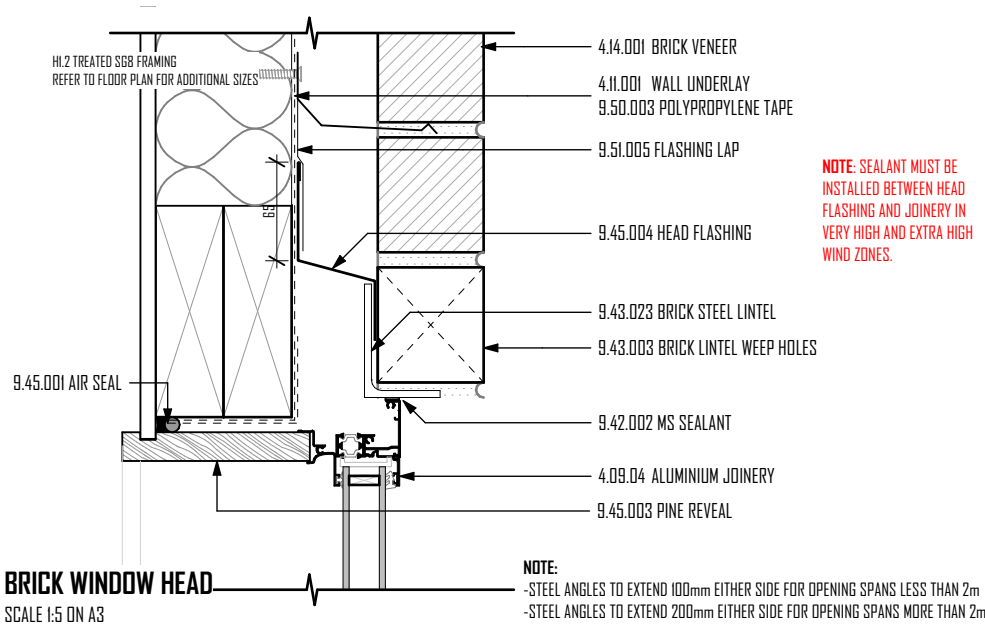
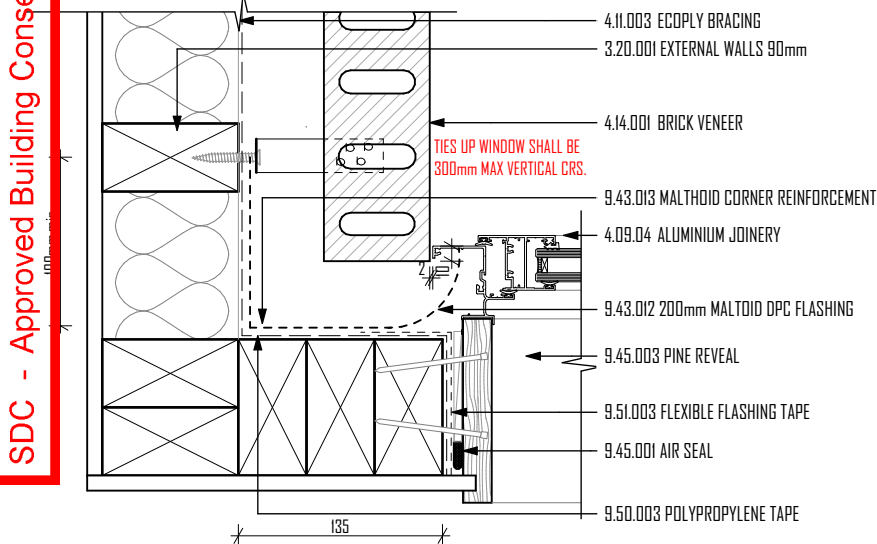
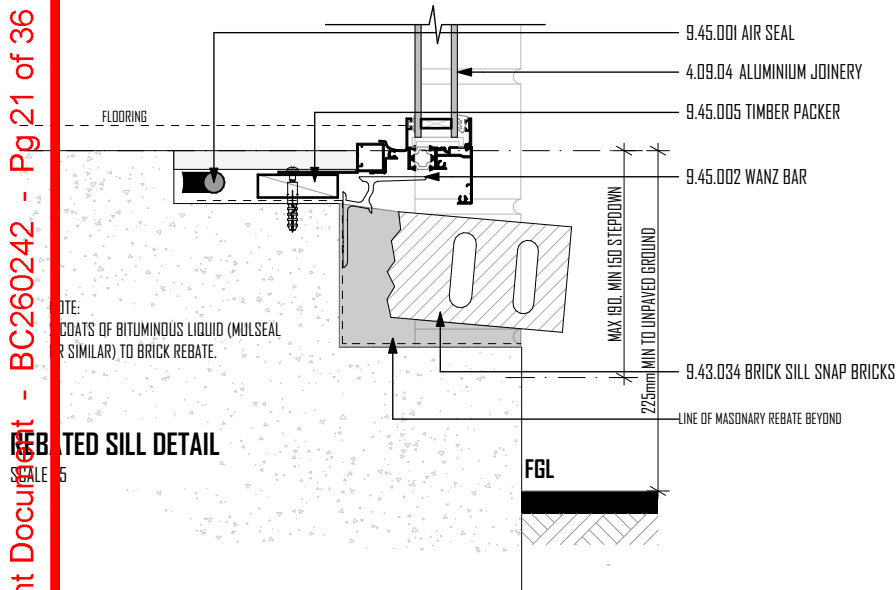
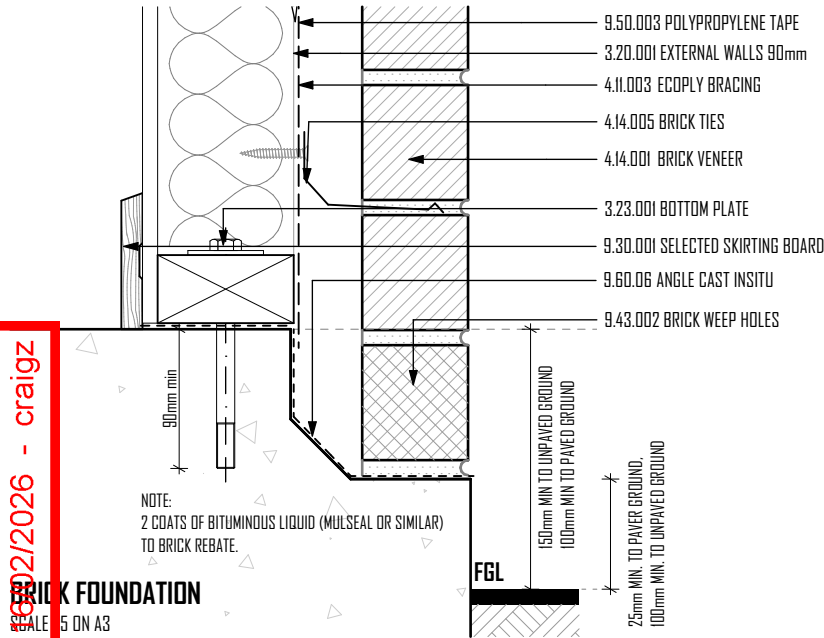
SCALE @ A3

1:10, 1:5

DRAWING NUMBER

REVISION ID

A401 02



EXTERNAL MOISTURE

Table 18E: Masonry veneer lintel sizes (minimum)
Paragraph 9.2.9

Span of lintel (m) up to:	Maximum thickness of masonry veneer (mm)					
	70			90		
	Maximum height of veneer supported (mm)					
	350	700	2000	350	700	2000
0.800	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 80 x 6 L	60 x 80 x 6 L	80 x 80 x 6 L
2.000	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 80 x 6 L	60 x 80 x 6 L	80 x 80 x 6 L
2.500	60 x 60 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L
3.000	80 x 80 x 6 L	80 x 80 x 6 L	125 x 75 x 6 L	80 x 80 x 6 L	80 x 80 x 8 L	90 x 90 x 10 L
3.500	80 x 80 x 6 L	80 x 80 x 6 L	125 x 75 x 6 L	80 x 80 x 8 L	90 x 90 x 10 L	125 x 75 x 10 L
4.000	80 x 80 x 8 L	125 x 75 x 6 L	125 x 75 x 10 L	80 x 80 x 10 L	125 x 75 x 6 L	150 x 90 x 10 L
4.500	125 x 75 x 6 L	125 x 75 x 10 L	—	125 x 75 x 6 L	125 x 75 x 10 L	—
4.800	125 x 75 x 6 L	125 x 75 x 10 L	—	125 x 75 x 6 L	125 x 75 x 10 L	—

Notes

3

3.20.001

E1-STRUCTURE

EXTERNAL WALLS 90mm

ALL MEMBERS CONSTRUCTED WITH 90mm X 45mm SGB HI.2 TIMBER FRAMING. STUDS @ 600mm MAXIMUM CENTRES UP TO 2.4m TO NZS3604:2011 TABLE 8.2. DWANGS @ 800mm MAXIMUM CENTRES. DWANG FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS AND TRIMS. DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONCRETE SLAB.

3.23.001

BOTTOM PLATE

90 x 45mm SGB HI.2 BOTTOM PLATES INSTALLED ON DPC SEPARATION AGAINST CONCRETE SLAB TO BE FIXED WITH 120mm M12 TRUBOLTS WITH 50x50mm SQUARE WASHER AT MAX 900mm CRS, 150mm FROM ENDS OF PLATES.

4

4.11.001

E2-ENCLOSURE

WALL UNDERLAY

MASONS UNI WRAP WALL SYSTEM UNDERLAY FIXED TO EXTERIOR FACE OF FRAMING (PROVIDE INTERMEDIATE SUPPORT FOR STUD SPACING GREATER THAN 450mm WITH POLYPROPELENE TAPE @ 300 CRS FIXED HORIZONTALLY AND DRAWN TAUGHT). UNDERLAY DRESSED INTO ALL OPENINGS AND TAPED USING SELECTED SEALING SYSTEM. INSTALL AS PER MANUFACTURERS LITERATURE.

4.11.003

ECOPLY BRACING

7mm ECOPLY PLYWOOD USED AS BRACING SYSTEM INSTALLED UNDER SPECIFIED WALL WRAP FIXED in TO EXTERIOR FACE OF FRAMING. DRESSED INTO ALL OPENINGS AND TAPED USING MASONS UNI WRAP SEALING SYSTEM. INSTALLED TO MANUFACTURER'S SYSTEM AND SPECIFICATION.

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BRICK VENEER

70mm SERIES BRICK VENEER ON 50mm CAVITY. WEEP HOLES AT 800mm CRS TO BOTTOM COURSE. 10mm VENTILATION GAP BETWEEN TOP BRICK AND SOFFIT LINING. BRICK TIES INSTALLED AT 600mm CRS HORIZONTAL AND 400mm CRS VERTICAL. STEEL LINTELS REQUIRED ABOVE OPENINGS TO SUPPORT VENEER. SIZES DETAILED FOR EACH IN SET AS PER DETAILS, IN ACCORDANCE WITH E2/ ASI TABLE 18E.

4.14.005

BRICK TIES

BRICK TIES INSTALLED AT 600mm CRS HORIZONTALLY AND 400mm CRS VERTICALLY AS PER E2/ASI TABLE 18(a).

9

9.30.001

DETAILS

SELECTED SKIRTING BOARD

60x12mm MDF MOULDING- BEVELLED EDGE. 60x10 BEVELLED PREPRIMED PINE TO WET AREAS ONLY.

9.42.002

MS SEALANT

MS SEALANT BETWEEN SOFFIT LINING AND ALUMINIUM JOINERY.

9.43.002

BRICK WEEP HOLES

70mm WEEP HOLES AT 800mm MAX EVENLY SPACE OVER BOTTOM COURSE.

REVID	CHID	REVISION	DATE
01			2/02/2026

TIES SHALL BE PLACED ON EVERY SECOND COURSE AT 600mm CRS HORIZONTALLY.

9.43.003

BRICK LINTEL WEEP HOLES

70mm WEEP HOLES AT 800mm MAX EVENLY SPACED OVER LINTEL. TIES SHALL BE PLACED ON EVERY 2ND COURSE AT 600mm CRS HORIZ. ABOVE LINTEL

9.43.010

H3.2 TIMBER KICKOUT FILLET

9.43.011

200mm POLYTHENE JAMB FLASHING

9.43.012

200mm MALTOID DPC FLASHING

MALTOID DPC FLASHING WITH KICK OUT TO EXTEND 200mm EACH SIDE OF UNIT.

9.43.013

MALTHOID CORNER REINFORCEMENT

MALTHOID CORNER REINFORCEMENT OVER BUILDING WRAP

9.43.023

BRICK STEEL LINTEL

SELECTED GALV MS BRICK VENEER LINTEL, TO EXTEND PAST OPENING EACH SIDE AS PER NOTE BELOW. REFER TO DETAILS FOR SIZES. BRICK VENEER LINTEL TO BE 120mm DEEP AND TO SIT BACK AGAINST FRAMING FOR EASE OF CONSTRUCTION ONLY. - IS NOT A SHELF ANGLE-

9.43.031

BRICK SILL (WINDOW)

SELECTED BRICK SILL SET TO 15 DEGREES MINIMUM ANGLE

9.43.034

BRICK SILL SNAP BRICKS

BRICK SILL SNAP BRICKS, FALL TO EXTERIOR ON MORTAR, IF BRICKS ARE TO BE FLAT THEN COAT WITH WATERPROOFING AGENT.

9.45.001

AIR SEAL

CONTINUOUS AIR SEAL OVER PEF ROD.

9.45.002

WANZ BAR

WANZ SUPPORT BAR AS PER WINDOW MANUFACTURERS SPECIFICATIONS.

9.45.003

PINE REVEAL

9.45.004

HEAD FLASHING

HEAD FLASHING WITH 15 DEG SLOPE AND STOP ENDS, 10mm COVER TO METAL ANGLE. HEAD FLASHING TURNED INTO ANGLE. EXTEND FLASHING 200mm EACH SIDE OF OPENING.

9.45.005

TIMBER PACKER

H3.1 TIMBER SUPPORT PACKER OVER SILL FLASHING TAPE 100mm WIDE CARRIED UP FRAMING 100mm MIN

9.50.003

POLYPROPYLENE TAPE

POLYPROPYLENE TAPE AT 300mm CRS FOR INTERMEDIATE SUPPORT OF WALL UNDERLAY WHERE STUD SPACINGS ARE GREATER THAN 450mm CRS.

9.51.002

FLASHING TAPE

TURN UP FLASHING TAPE 100mm AT TRIMMER STUDS.

9.51.003

FLEXIBLE FLASHING TAPE

FLEXIBLE FLASHING TAPE TO WRAP AROUND ENTIRE OPENING.

9.51.005

FLASHING LAP

FLASHING LAPPED OVER HEAD FLASHING AND BUILDING WRAP.

9.60.06

ANGLE CAST INSITU

DEFLECTION ANGLE FOR BASE OF WET CAVITY TO BE CAST INSITU.



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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE

LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER

TODAY HOMES

DRAFTSMAN

JS

CHECKED

MB

PROJECT NUMBER

25110041

PRINT DATE

2/02/2026

CLIENT NAME

TODAY HOMES RESIDENCE

DRAWING TITLE

BRICK CLADDING DETAILS

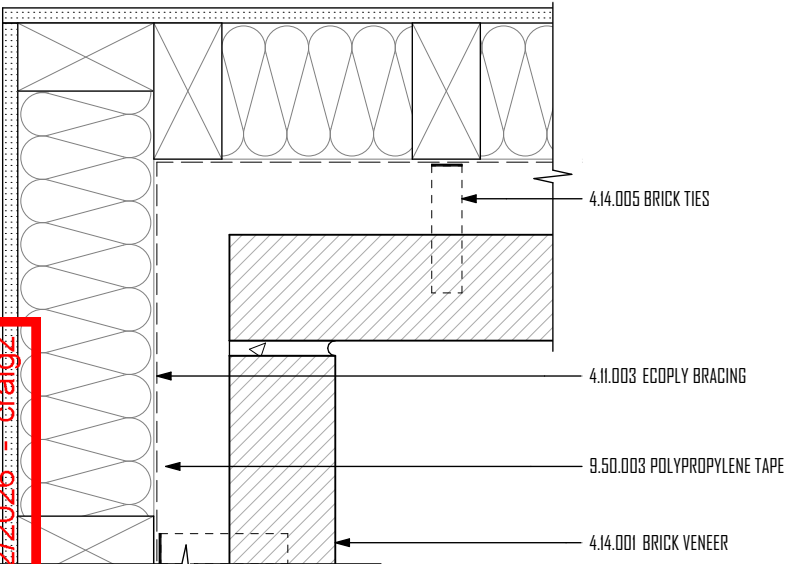
SCALE @ A3

1:5

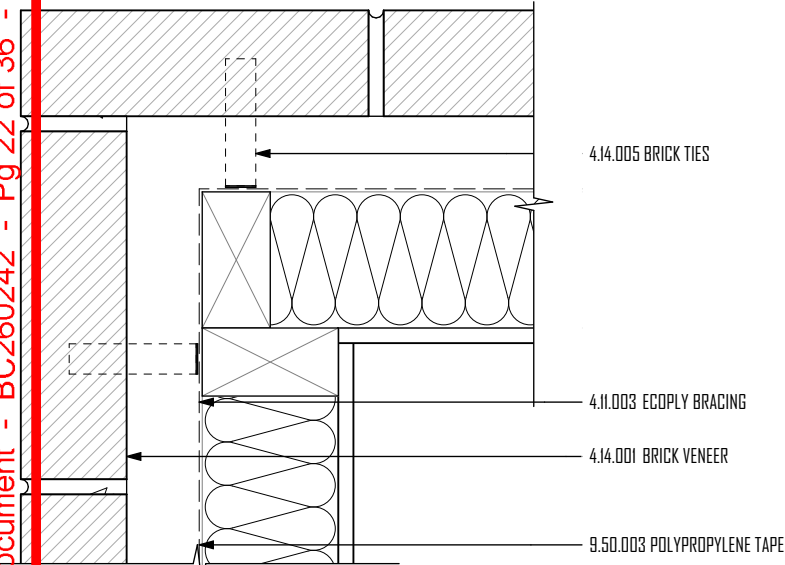
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REVISION ID

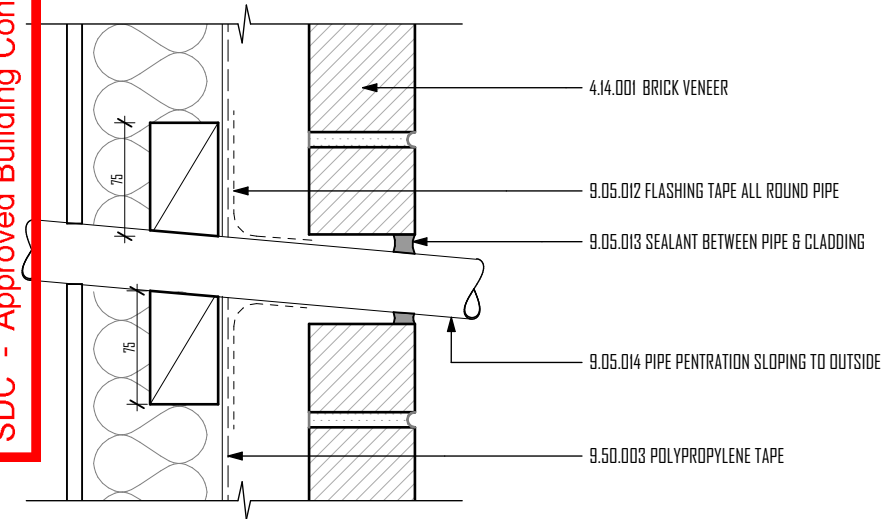
A402 01



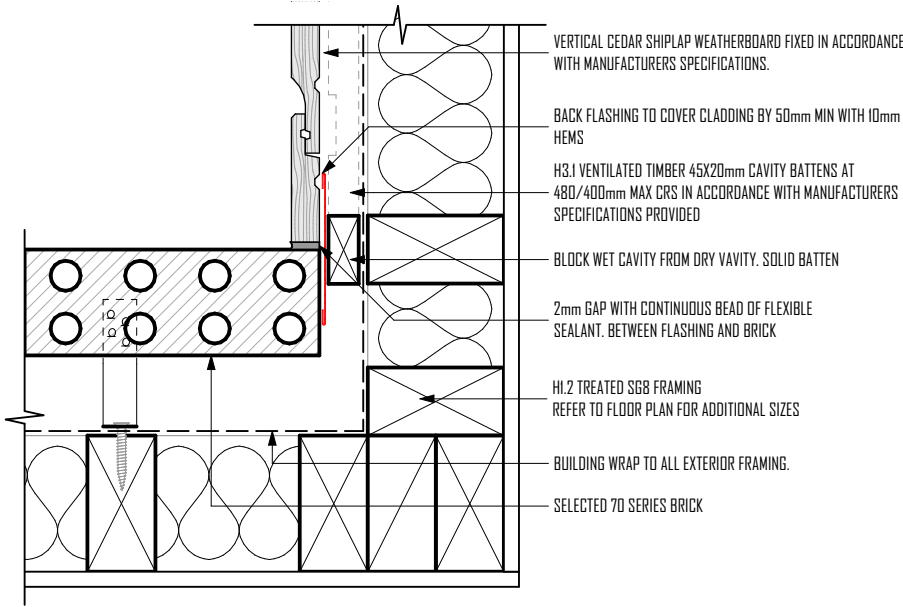
BRICK INTERNAL CORNER
SCALE 1:5 ON A3



BRICK EXTERNAL CORNER
SCALE 1:5 ON A3



BRICK PIPE PENETRATION
SCALE 1:5 ON A3



SHIPLAP TO BRICK
INTERNAL CORNER
SCALE 1:5

REVID	CHID	REVISION	DATE
01			2/02/2026

Notes

- 4
4.11.003

E2-ENCLOSURE
ECOPLY BRACING
7mm ECOPLY PLYWOOD USED AS BRACING SYSTEM INSTALLED UNDER SPECIFIED WALL WRAP FIXED in TO EXTERIOR FACE OF FRAMING. DRESSED INTO ALL OPENINGS AND TAPED USING MASONS UNI WRAP SEALING SYSTEM. INSTALLED TO MANUFACTURER'S SYSTEM AND SPECIFICATION.
- 4.14.001

BRICK VENEER
70mm SERIES BRICK VENEER ON 50mm CAVITY. WEEP HOLES AT 800mm CRS TO BOTTOM COURSE. 10mm VENTILATION GAP BETWEEN TOP BRICK AND SOFFIT LINING. BRICK TIES INSTALLED AT 600mm CRS HORIZONTAL AND 400mm CRS VERTICAL. STEEL LINTELS REQUIRED ABOVE OPENINGS TO SUPPORT VENEER. SIZES DETAILED FOR EACH IN SET AS PER DETAILS. IN ACCORDANCE WITH E2/AS1 TABLE 18E.
- 4.14.005

BRICK TIES
BRICK TIES INSTALLED AT 600mm CRS HORIZONTALLY AND 400mm CRS VERTICALLY AS PER E2/AS1 TABLE 18(e).
- 9
9.05.012
9.05.013
9.05.014
9.50.003

DETAILS
FLASHING TAPE ALL ROUND PIPE
SEALANT BETWEEN PIPE & CLADDING
PIPE PENTRATION SLOPING TO OUTSIDE
POLYPROPYLENE TAPE
POLYPROPYLENE TAPE AT 300mm CRS FOR INTERMEDIATE SUPPORT OF WALL UNDERLAY WHERE STUD SPACINGS ARE GREATER THAN 450mm CRS.



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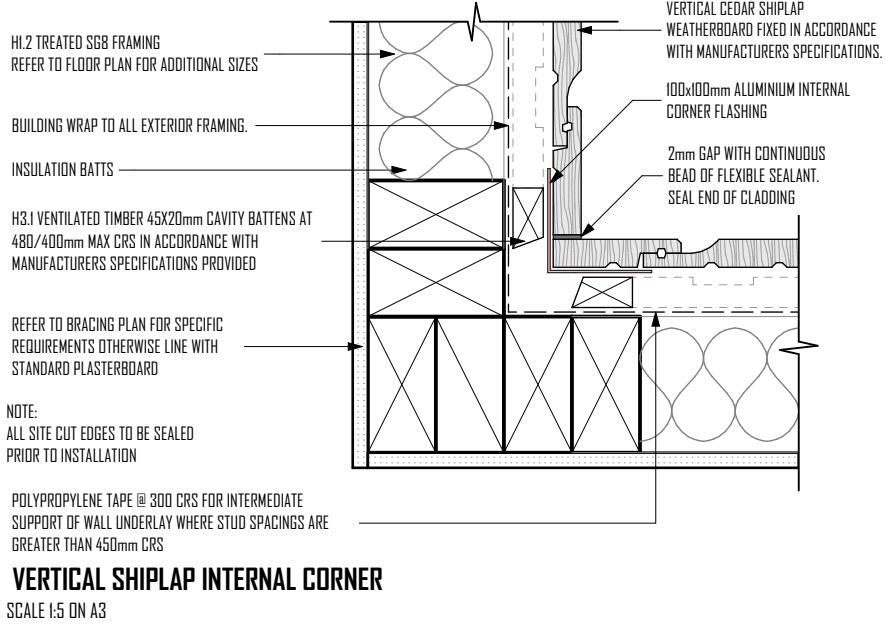
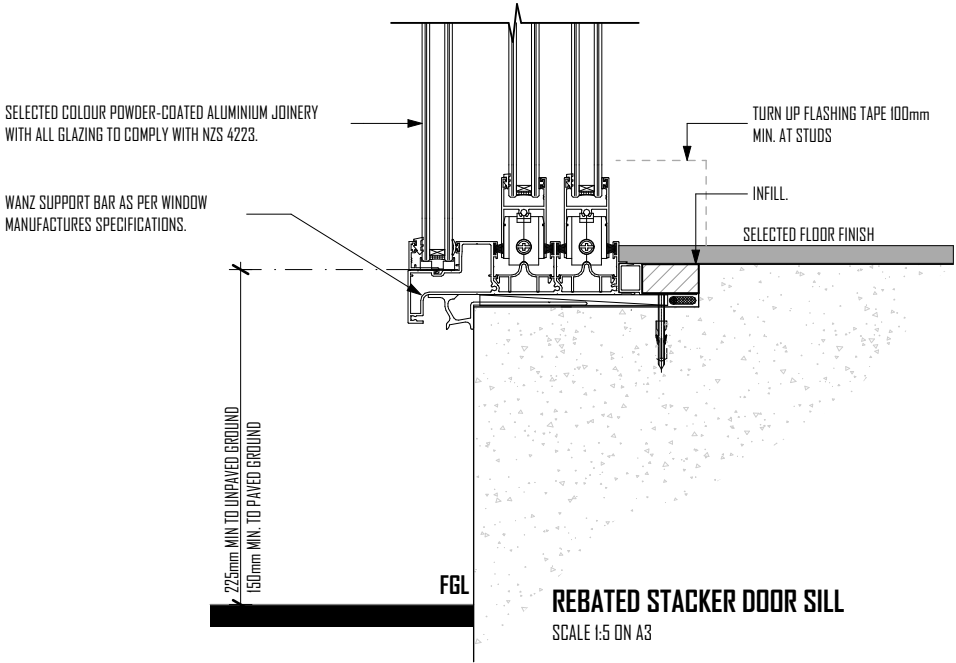
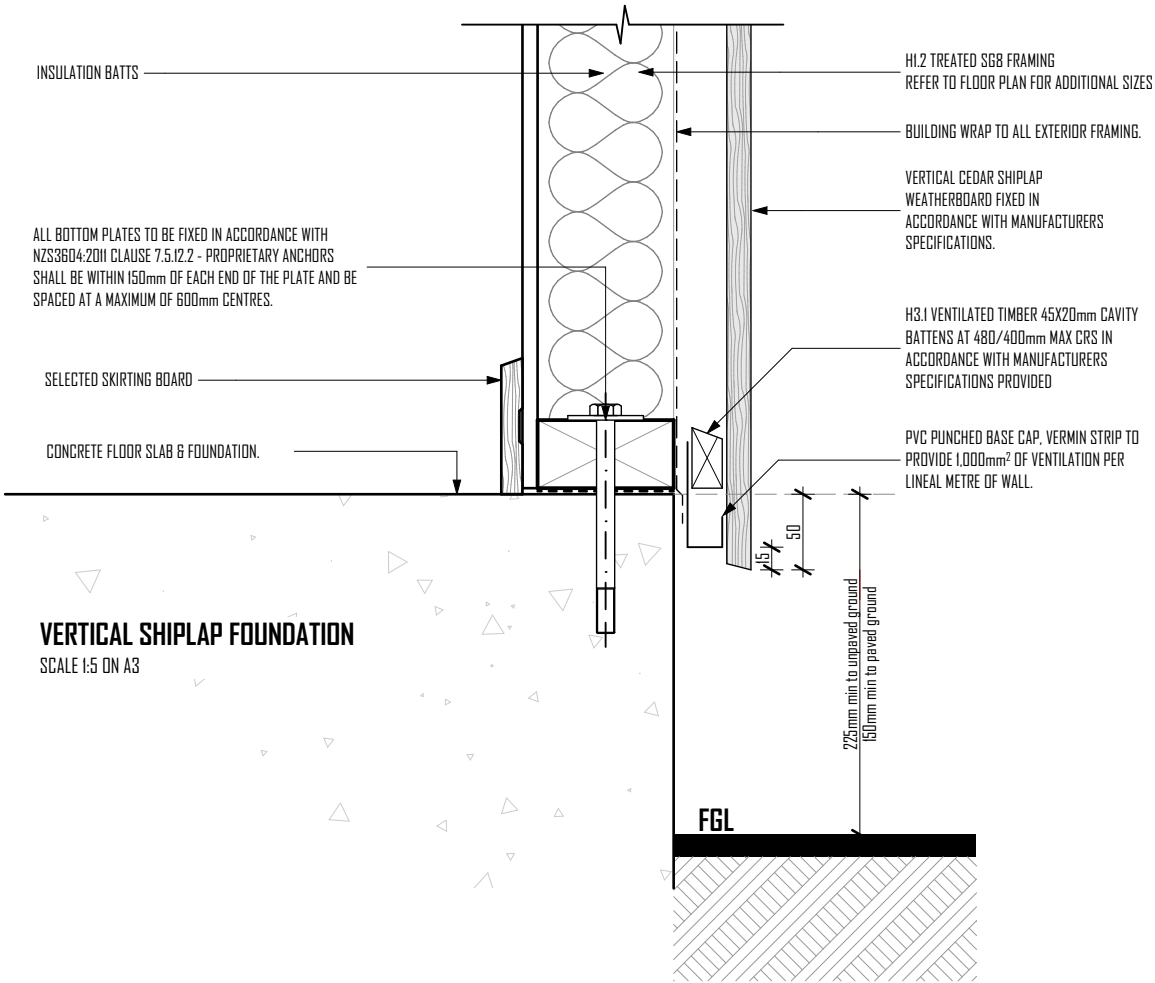
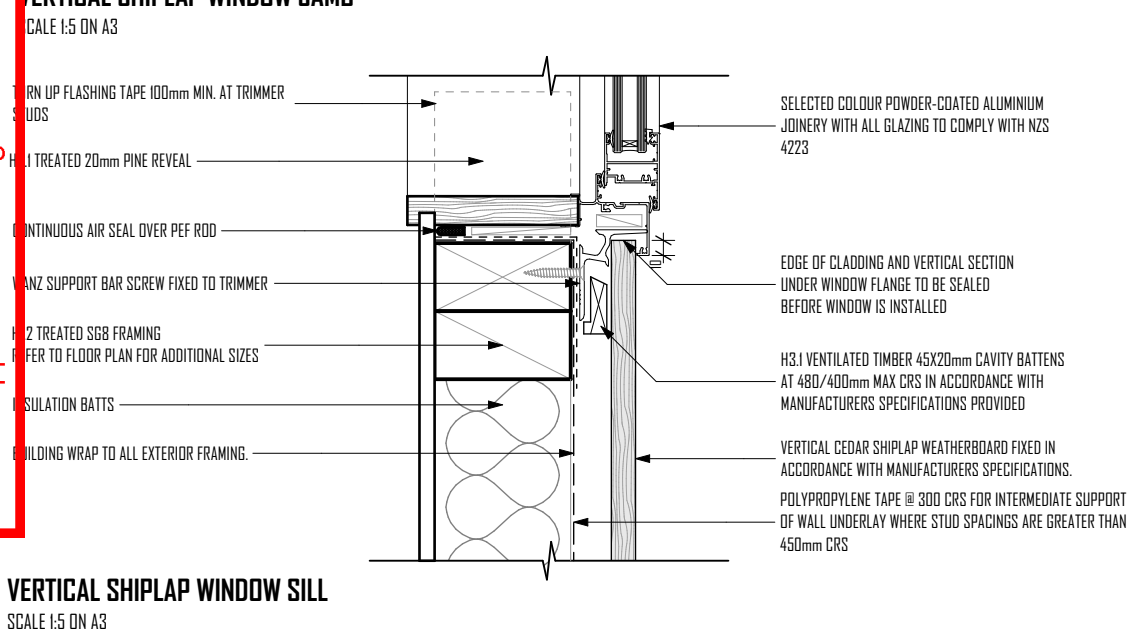
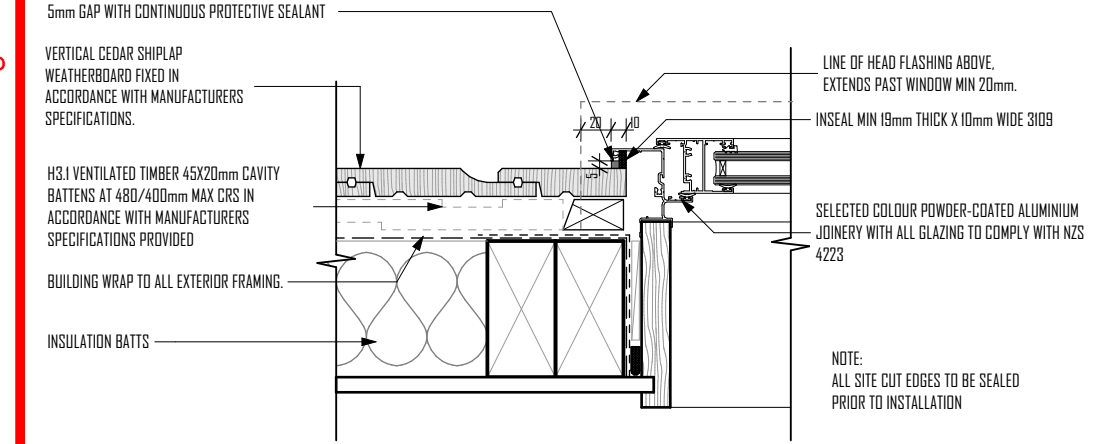
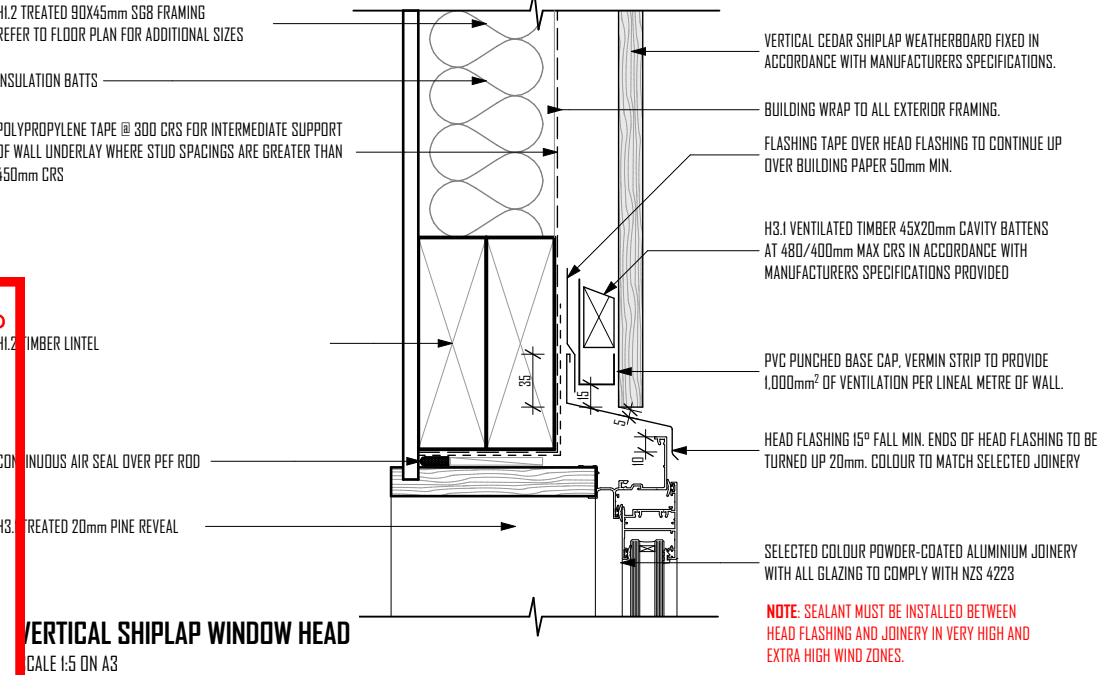
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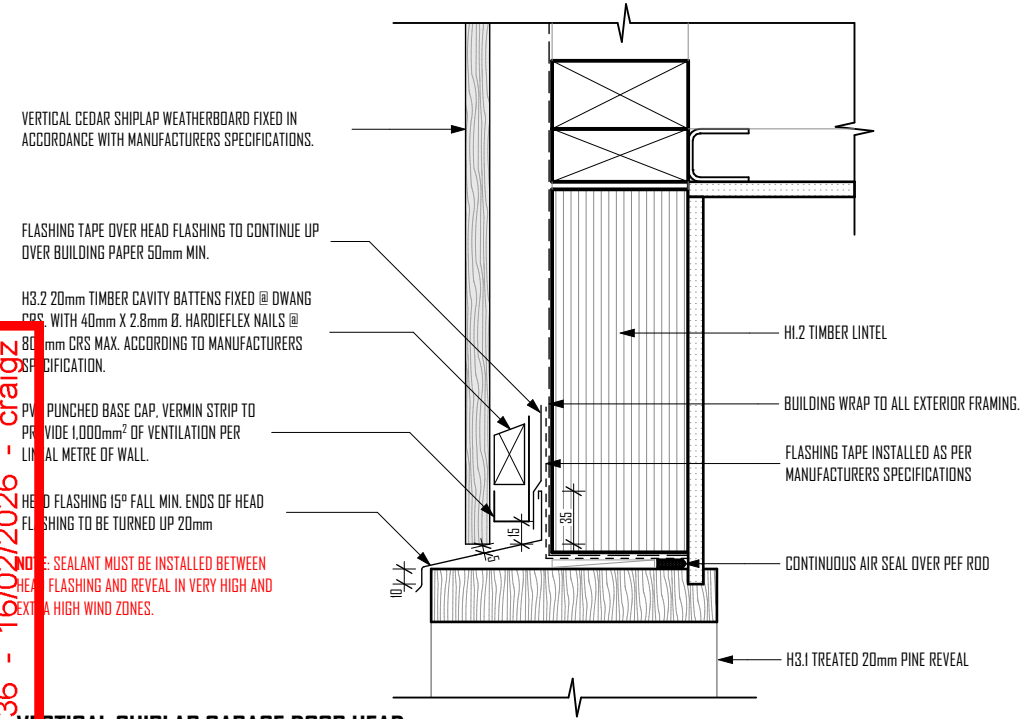
JOB TITLE	DESIGNER	TODAY HOMES	CLIENT NAME
LOT 613 WILFIELD RISE NZL	DRAFTSMAN	JS	TODAY HOMES RESIDENCE
NEW DWELLING	CHECKED	MB	DRAWING TITLE
	PROJECT NUMBER	25110041	BRICK CLADDING DETAILS
	PRINT DATE	2/02/2026	

SCALE @ A3		1:5, 1:10
DRAWING NUMBER	REVISION ID	
A403	01	

REVID	CHID	REVISION	DATE
01			2/02/2026

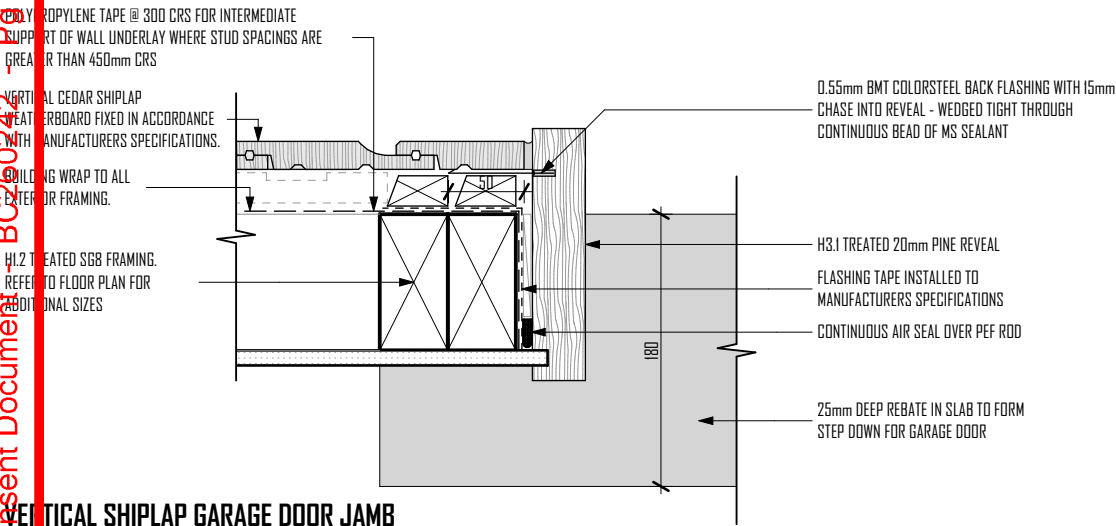


SDC - Approved Building Consent Document - B02200242 - 24 of 36 - 16/02/2026 - craig



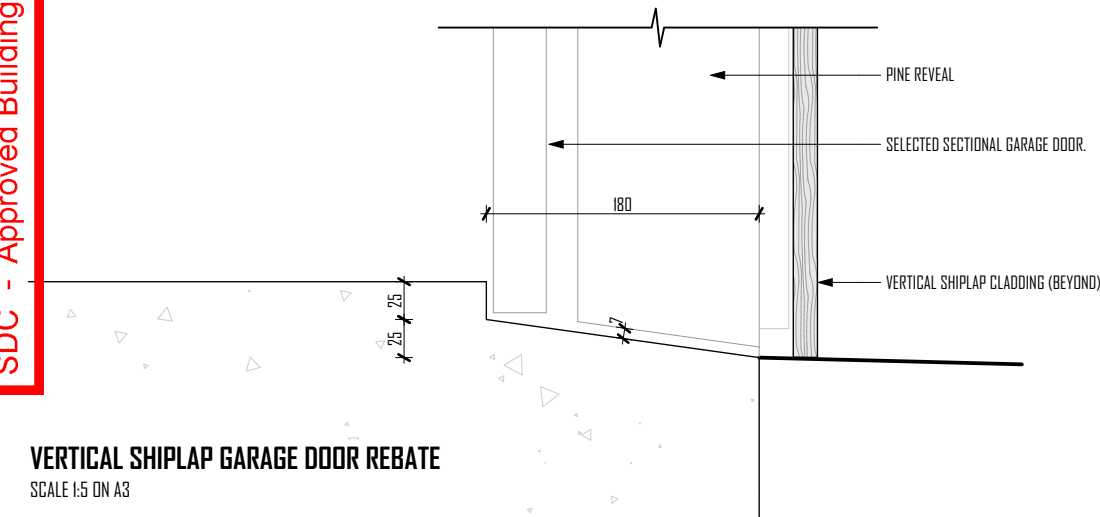
VERTICAL SHIPLAP GARAGE DOOR HEAD

SCALE 1:5 ON A3



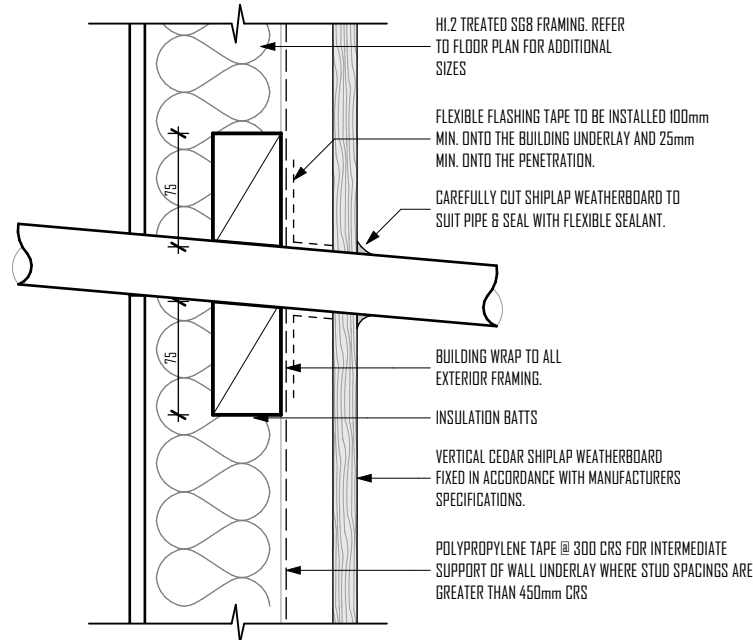
VERTICAL SHIPLAP GARAGE DOOR JAMB

SCALE 1:5 ON A3



VERTICAL SHIPLAP GARAGE DOOR REBATE

SCALE 1:5 ON A3



VERTICAL SHIPLAP PIPE PENETRATION

SCALE 1:5 ON A3

REVID	CHID	REVISION	DATE
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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE

LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER

TODAY HOMES

DRAFTSMAN

JS

CHECKED

MB

PROJECT NUMBER

25110041

PRINT DATE

2/02/2026

CLIENT NAME

TODAY HOMES RESIDENCE

DRAWING TITLE

SHIPLAP CLADDING DETAILS

SCALE @ A3

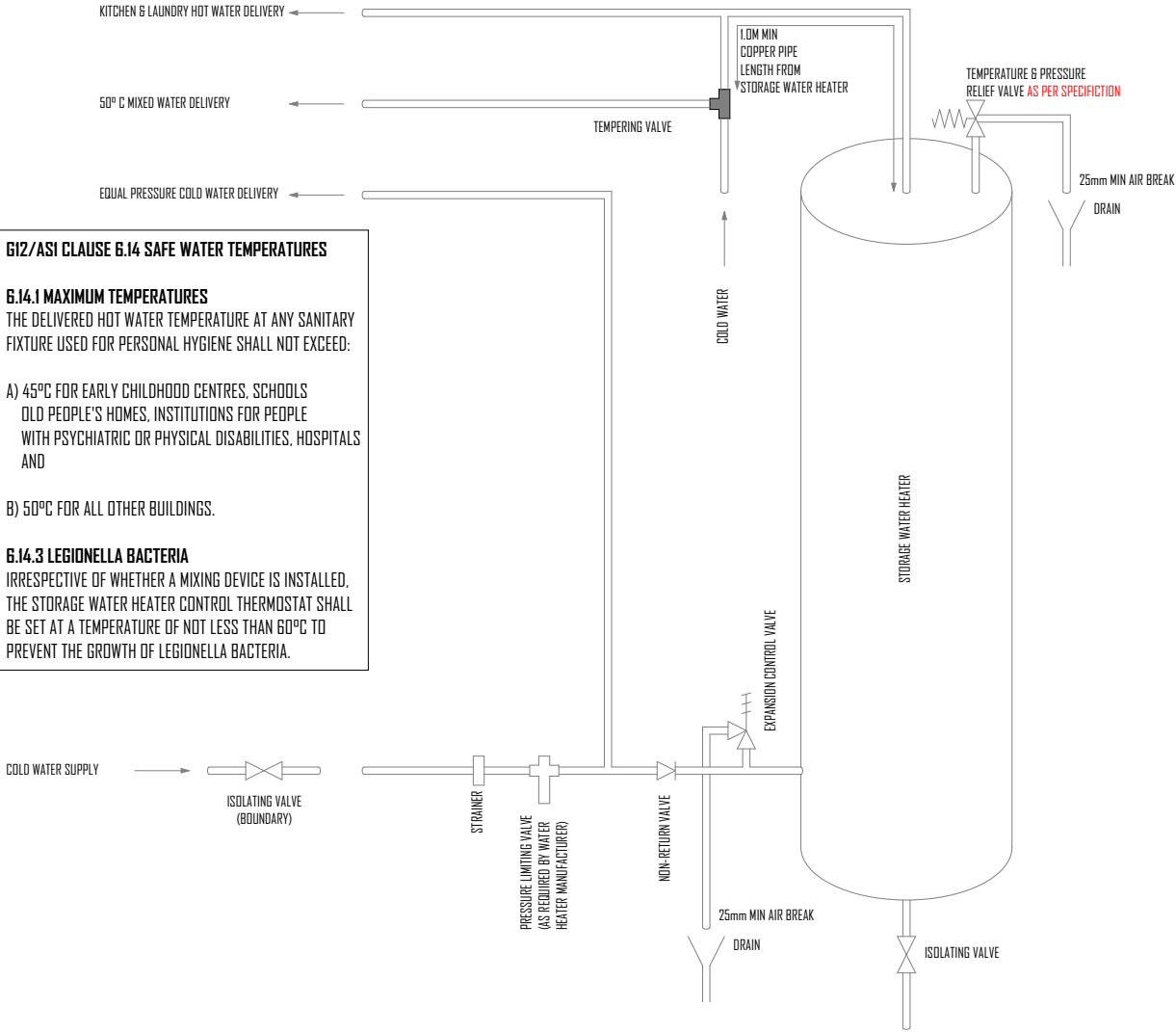
1:5

DRAWING NUMBER

A405 01

REVISION ID

REVID	CHID	REVISION	DATE
01			2/02/2026



G12/AS1 CLAUSE 6.14 SAFE WATER TEMPERATURES

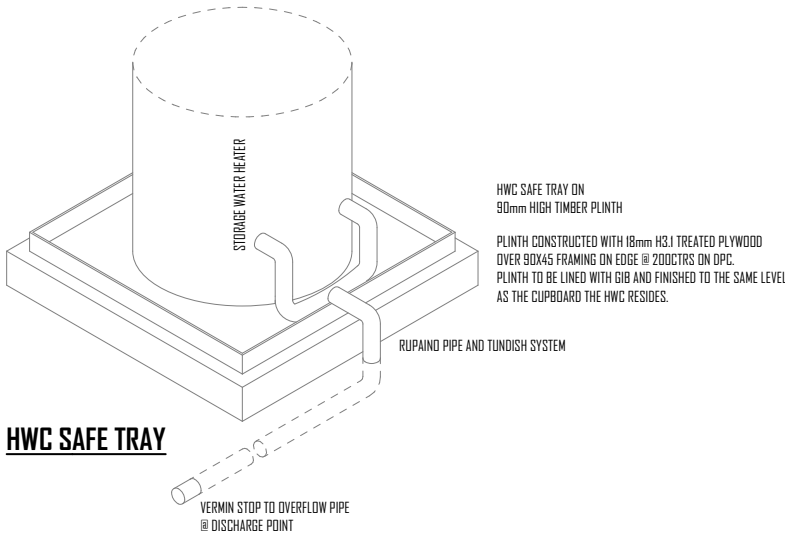
6.14.1 MAXIMUM TEMPERATURES
THE DELIVERED HOT WATER TEMPERATURE AT ANY SANITARY FIXTURE USED FOR PERSONAL HYGIENE SHALL NOT EXCEED:

A) 45°C FOR EARLY CHILDHOOD CENTRES, SCHOOLS OLD PEOPLE'S HOMES, INSTITUTIONS FOR PEOPLE WITH PSYCHIATRIC OR PHYSICAL DISABILITIES, HOSPITALS AND

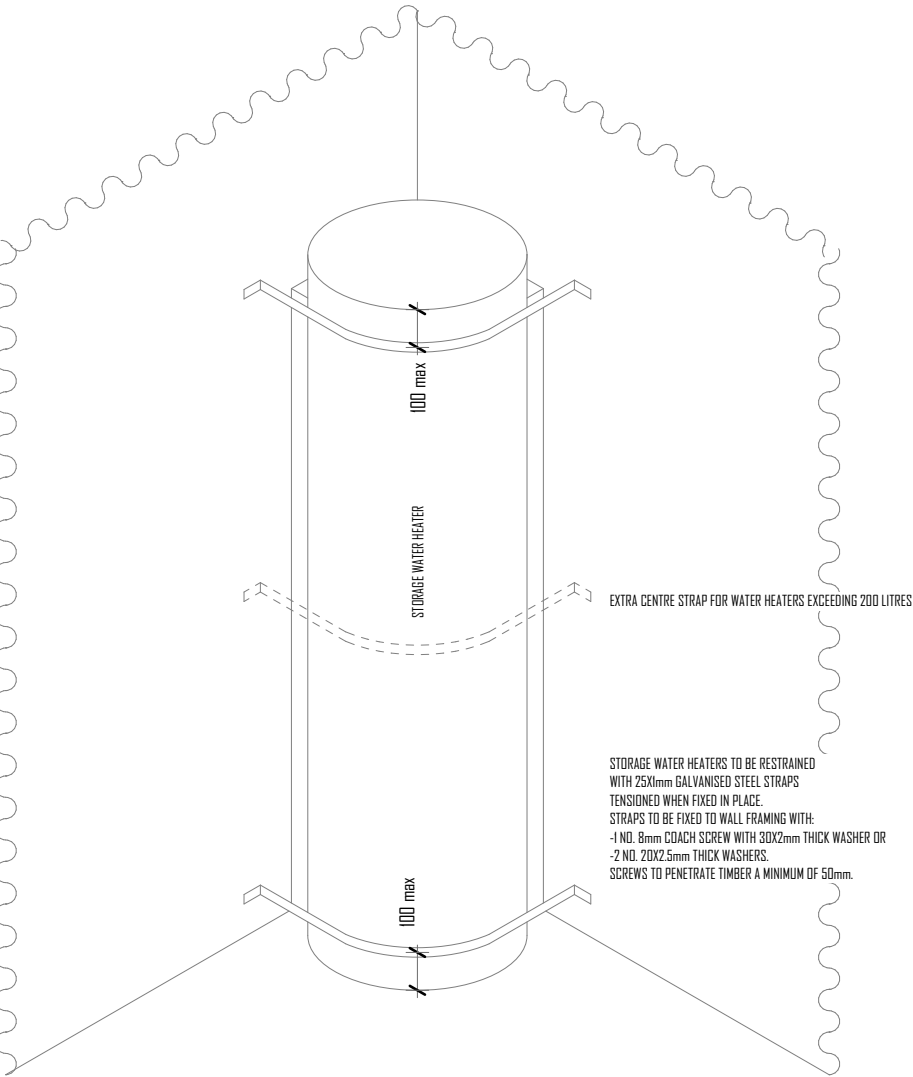
B) 50°C FOR ALL OTHER BUILDINGS.

6.14.3 LEGIONELLA BACTERIA
IRRESPECTIVE OF WHETHER A MIXING DEVICE IS INSTALLED, THE STORAGE WATER HEATER CONTROL THERMOSTAT SHALL BE SET AT A TEMPERATURE OF NOT LESS THAN 60°C TO PREVENT THE GROWTH OF LEGIONELLA BACTERIA.

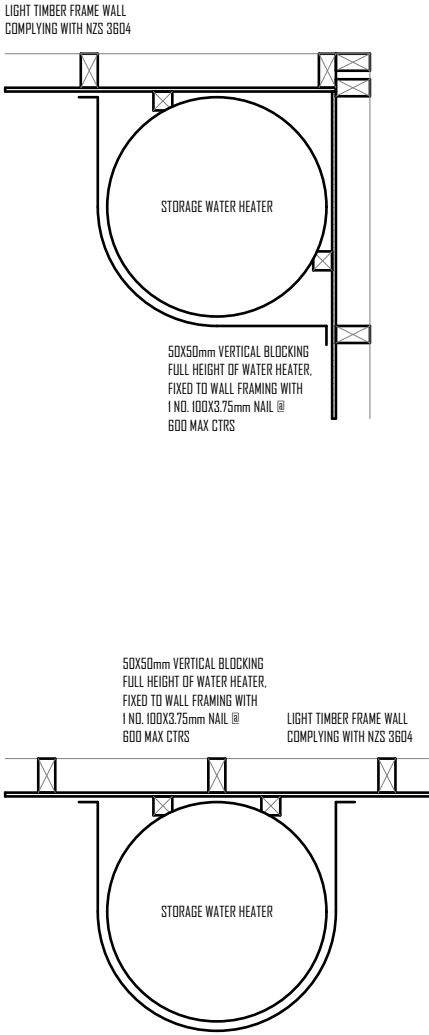
MAIN PRESSURE STORAGE WATER HEATER SYSTEM (UNVENTED)



HWC SAFE TRAY



SEISMIC RESTRAINT OF STORAGE WATER HEATERS 90 - 360 LITRES
IN COMPLIANCE WITH G12/AS1 CLAUSE 6.11 WATER HEATER INSTALLATION 6.11.4 STRUCTURAL SUPPORT



1:20
HWC DETAILS
D-032



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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

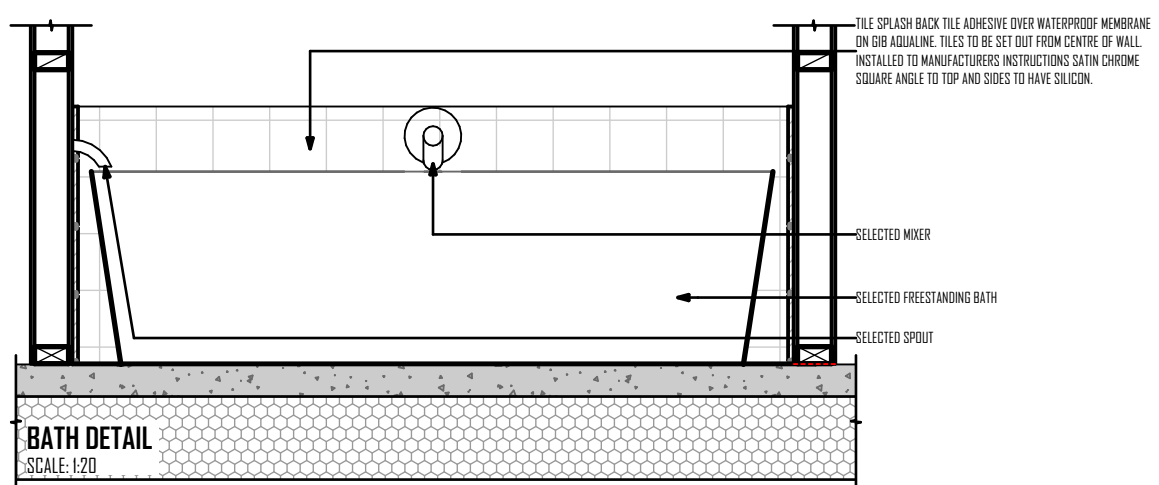
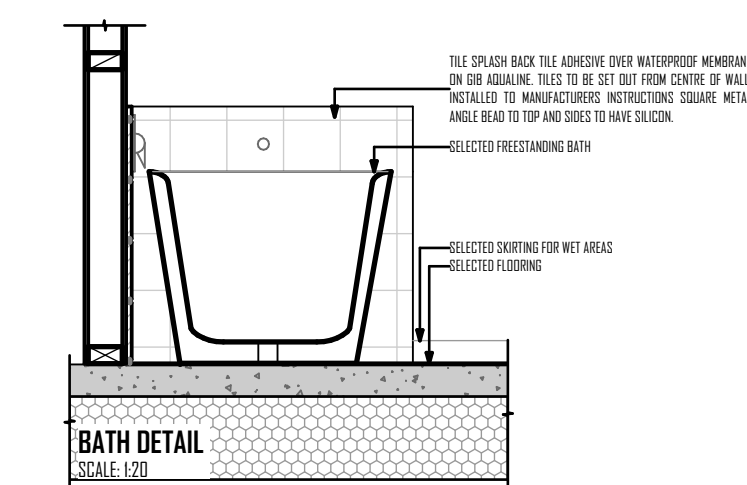
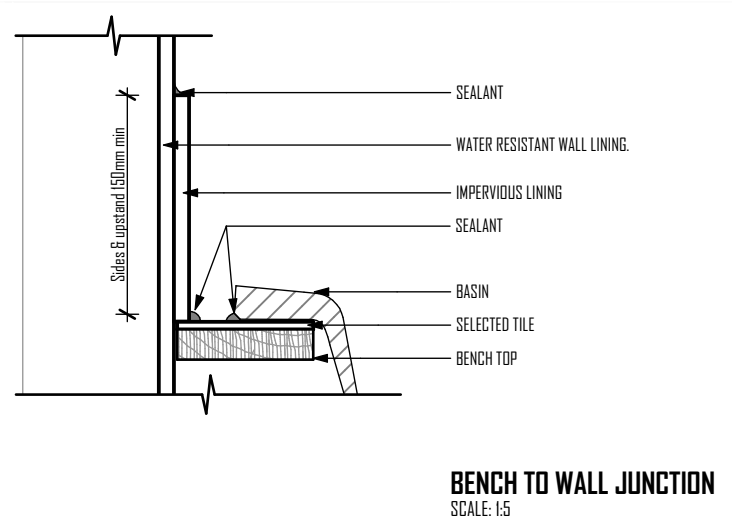
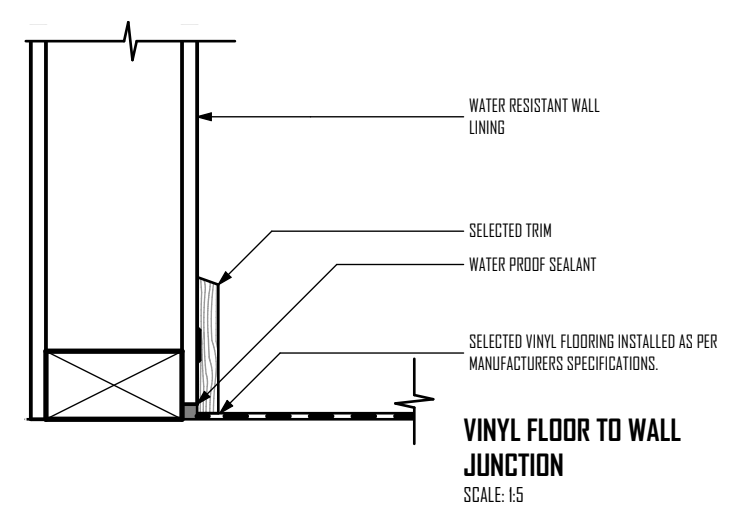
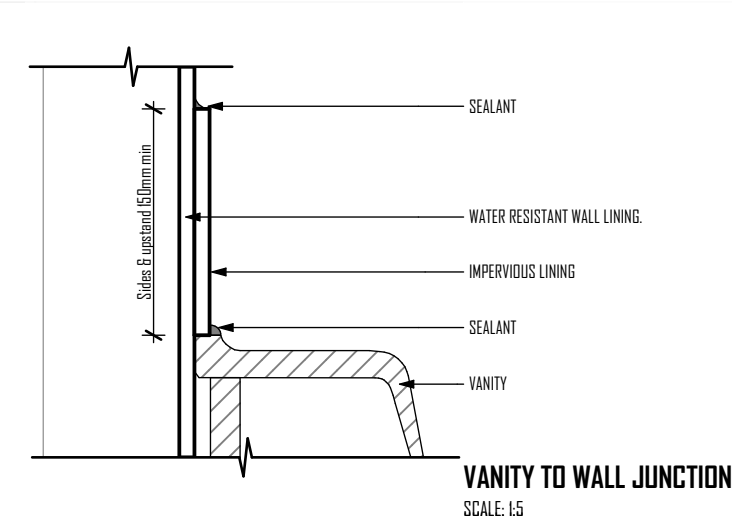
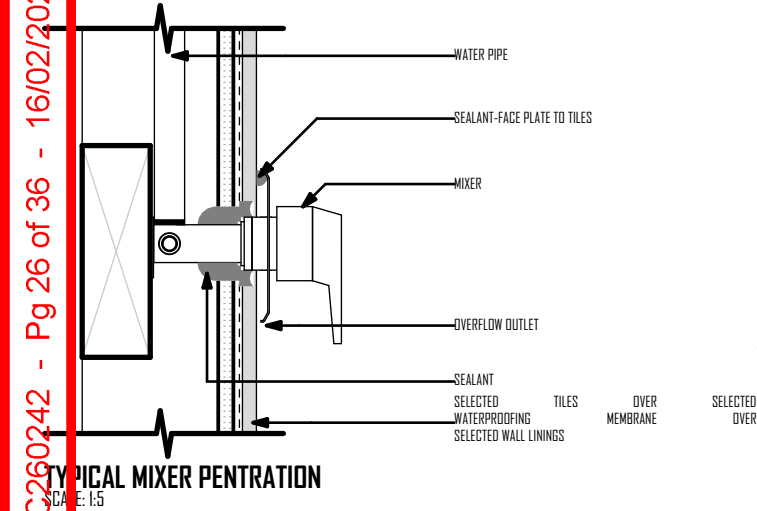
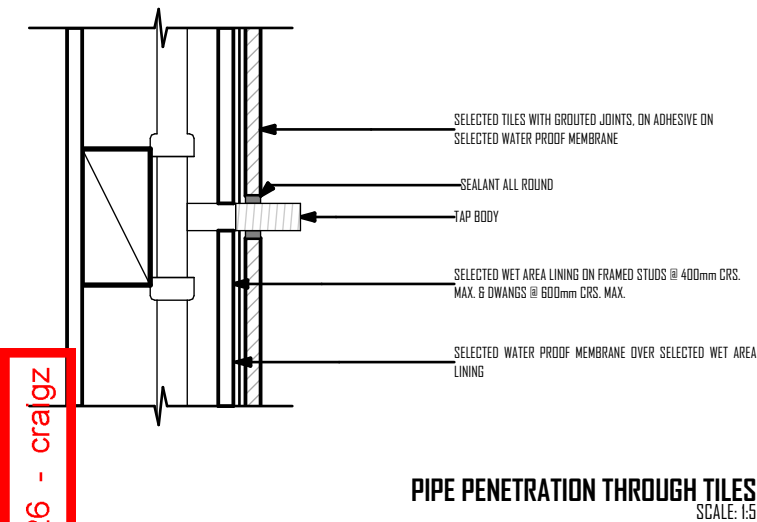
JOB TITLE
LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	JS
CHECKED	MB
PROJECT NUMBER	25110041
PRINT DATE	2/02/2026

CLIENT NAME	TODAY HOMES RESIDENCE
DRAWING TITLE	HWC DETAILS

SCALE @ A3	1:20, 1:1
DRAWING NUMBER	REVISION ID
A406 01	

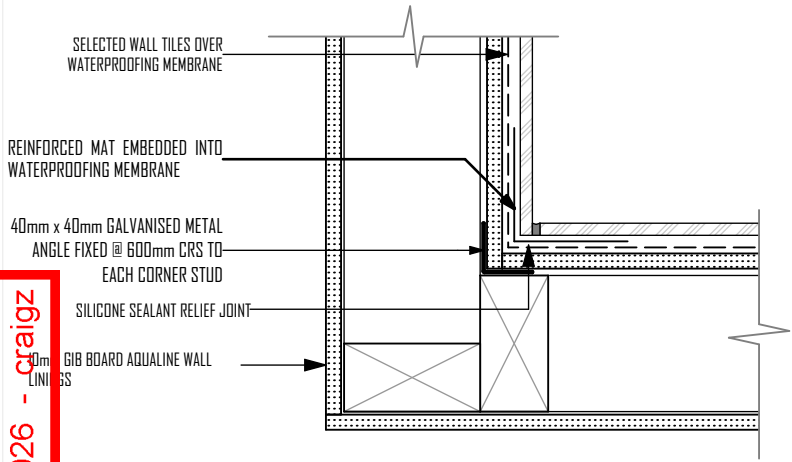


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D-033

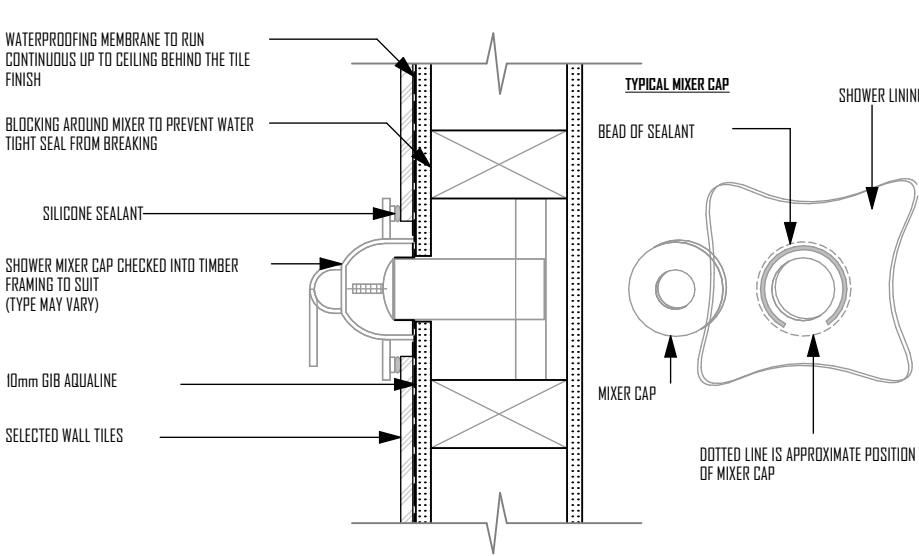
BATH DETAIL

1:20



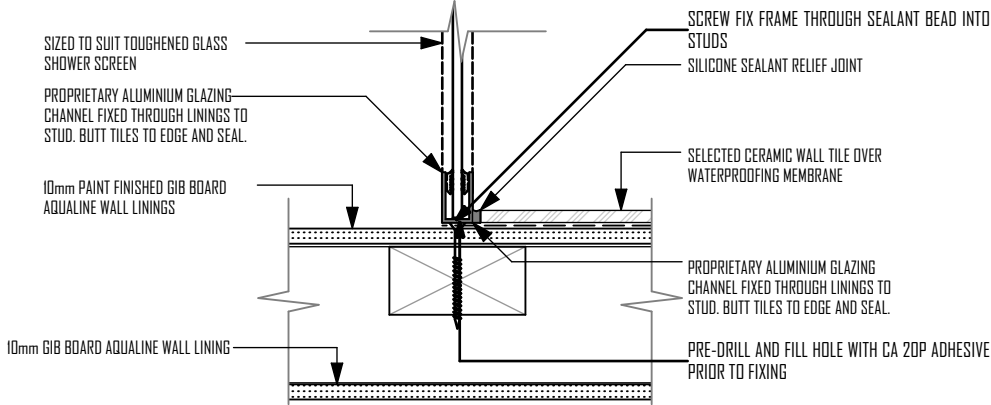
INTERNAL CORNER TILED SHOWER DETAIL

SCALE: 1:5



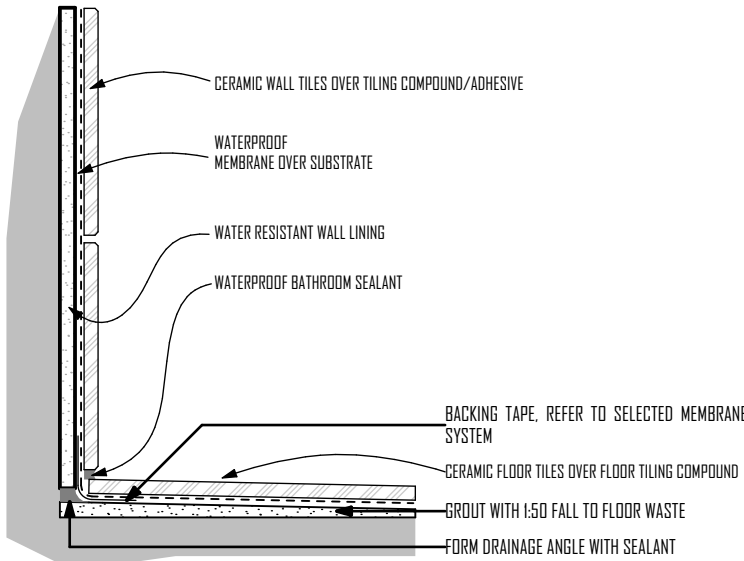
TILED MIXER DETAIL

SCALE: 1:5



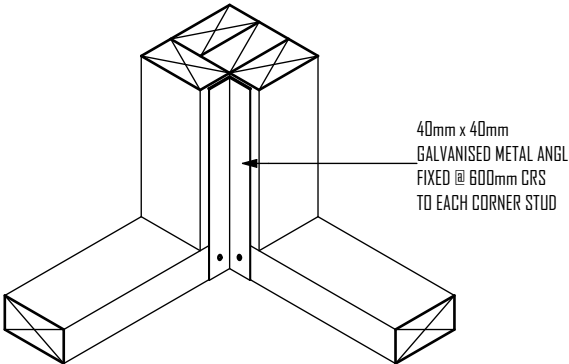
SHOWER SCREEN WALL DETAIL

SCALE: 1:5

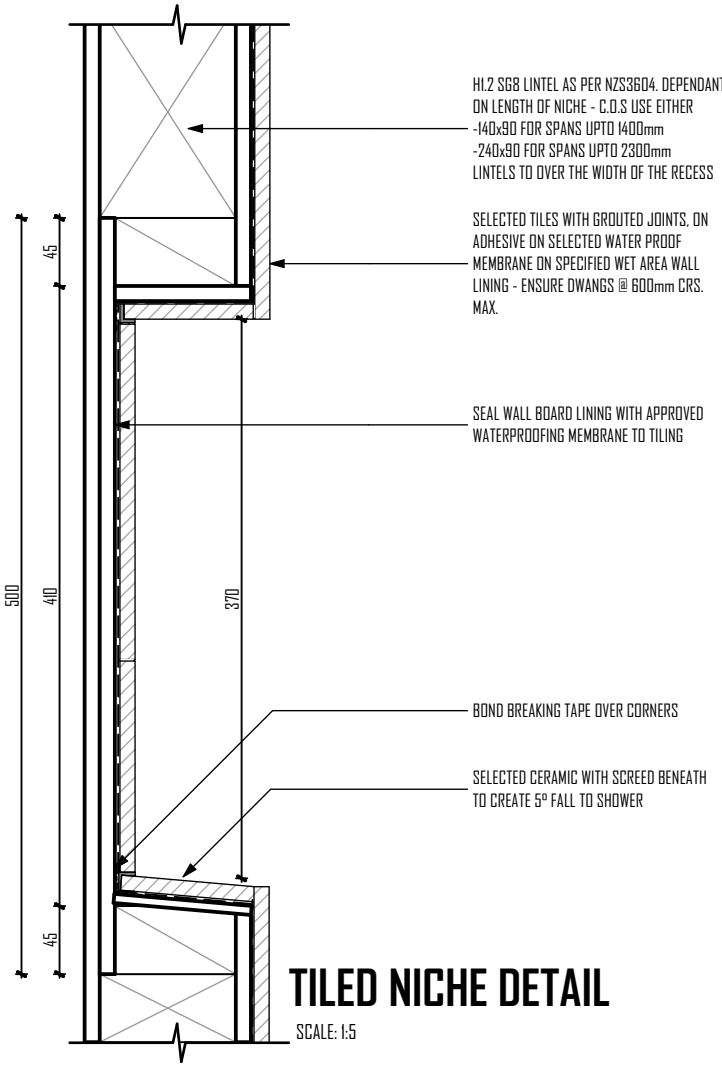


TILED SHOWER WALL JUNCTION

SCALE: 1:5



TILED SHOWER CORNER ANGLE



TILED NICHE DETAIL

SCALE: 1:5

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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE

LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER

TODAY HOMES

DRAFTSMAN

JS

CHECKED

MB

PROJECT NUMBER

25110041

PRINT DATE

2/02/2026

CLIENT NAME

TODAY HOMES RESIDENCE

DRAWING TITLE

TILED SHOWER DETAILS

SCALE @ A3

1:5

DRAWING NUMBER

A408 01

REVISION ID

REVID	CHD	REVISION	DATE
01			2/02/2026

Notes

- 4

4.23.004

E2-ENCLOSURE
GLASS SCREEN - SHOWER
2000mm HIGH GLASS SHOWER SCREEN GRADE A SAFETY GLASS. ALL GLAZING TO COMPLY WITH N.Z.S 4223.3:2016
- 5

5.01.02

INTERIOR
AQUALINE WALL LINING
10mm GIB AQUALINE WALL LINING HORIZONTALLY FIXED AND STOPPED TO LEVEL 4 FINISH. COATED WITH TWO COATS OF WATERPROOF SEMI GLOSS ENAMEL PAINT IN ACCORDANCE WITH E3/AS1 3.1.2(F)
- 6

6.00.001

FINISH
INTERNAL WATERPROOFING
MAPEI AQUA DEFENSE INTERNAL WATERPROOFING MEMBRANE TO BE INSTALLED IN WET AREAS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS PROVIDED. REFER TO PLANS FOR EXTENT OF WATERPROOFING REQUIRED BELOW IMPERVIOUS FINISH I.E. TILES.
- 9

9.01.014

DETAILS
SCREED
SCREED INFILL USED TO FORM FALLS TO WASTE OUTLET.

9.02.022

SHOWER MESH
FIBREGLASS MESH AT CORNERS

9.05.018

REMOVABLE GRATING/ CAP

9.32.006

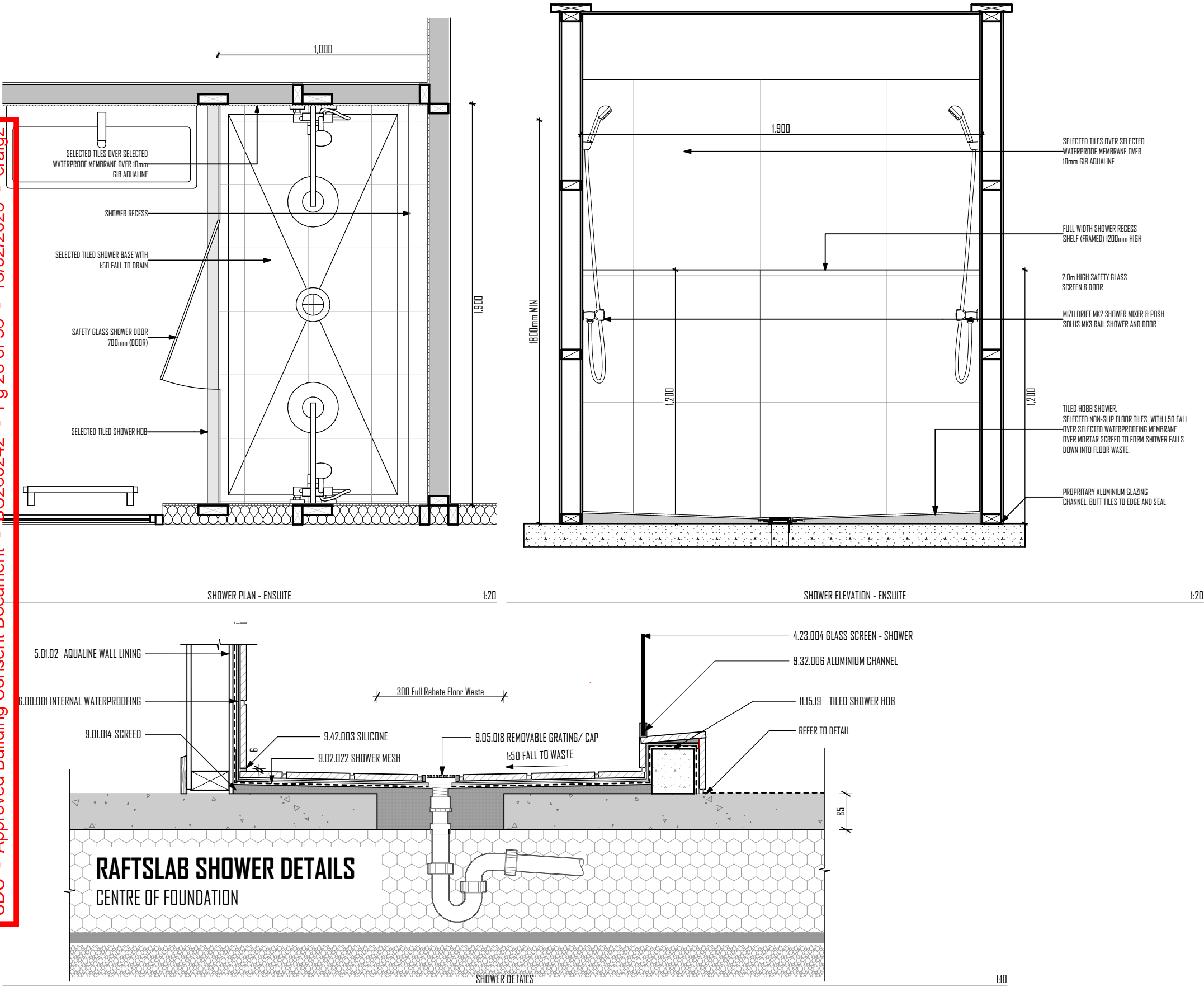
ALUMINIUM CHANNEL
GLASS IN ANODIZED ALUMINIUM CHANNEL. SILICON SEALED TO FLOOR TILES WALL. (NOT TO BE SCREWED DOWN). SET BACK 3mm TO ALLOW FOR SEALANT.

9.42.003

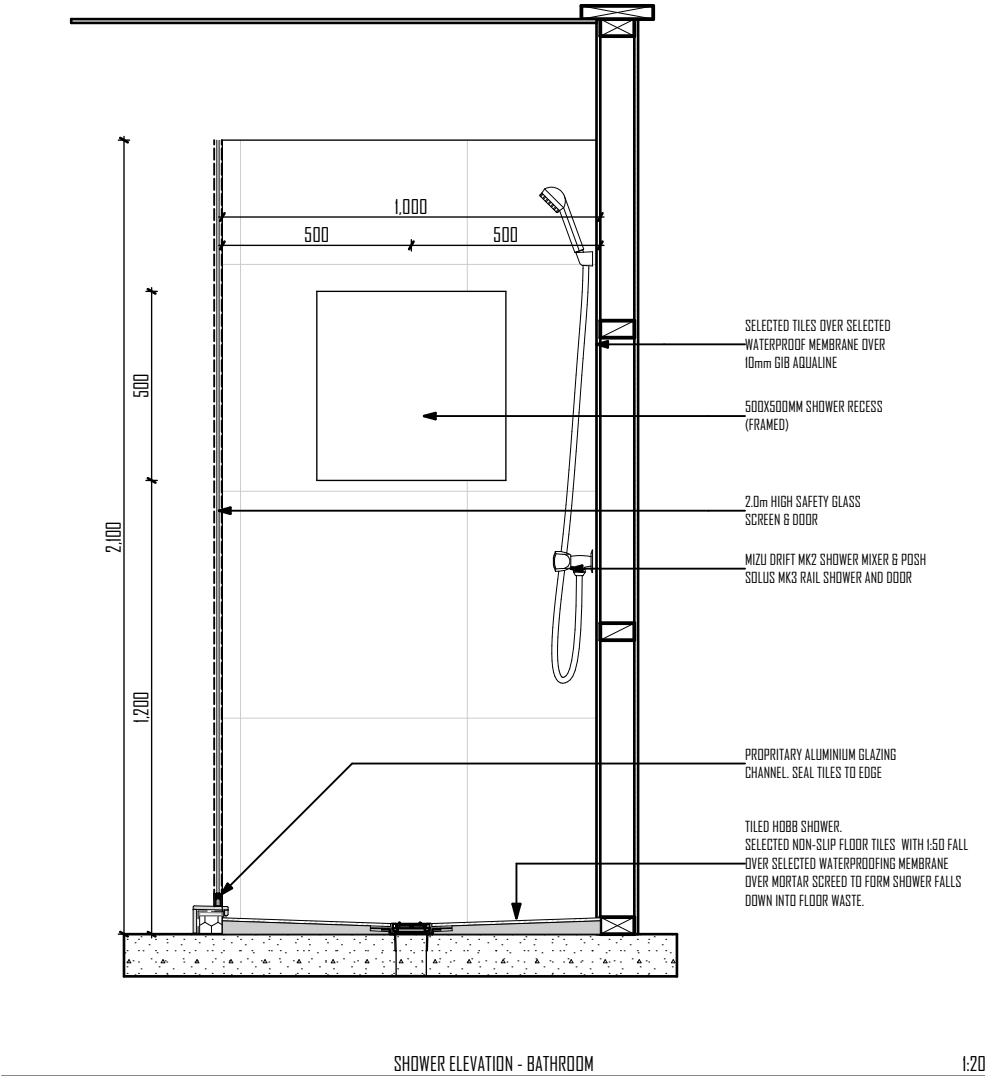
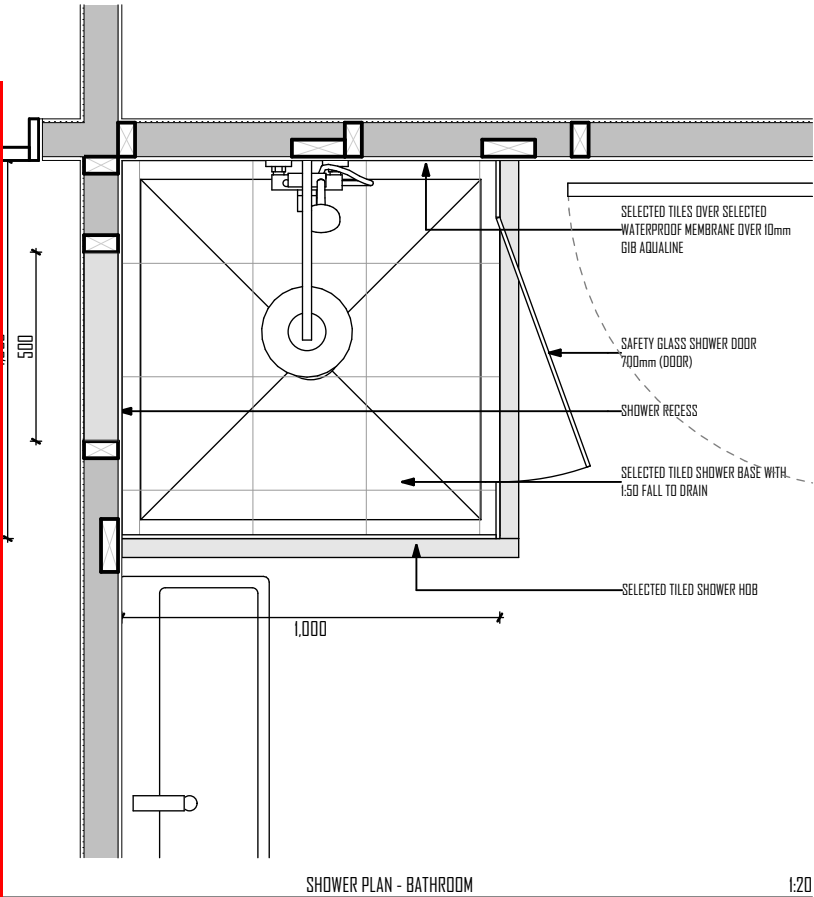
SILICONE
- 11

11.15.19

KITCHEN / BATHROOM DETAILS
TILED SHOWER HOB
PREFORMED HOB TO SHOWER ENTRY. SPECIFIED TILES OVER WITH LAYER OF SCREED BENEATH TO CREATE FALL BACK TO SHOWER AREA. INSTALL MECHANICAL WATER STOP UNDER TILE AT HIGHEST POINT AS TERMINATION FOR SELECTED WPM. ALLOW FOR 6mm SEALANT RELIEF JOINT TO PERIMETER OF TILES.



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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE

LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	JS
CHECKED	MB
PROJECT NUMBER	25110041
PRINT DATE	2/02/2026

CLIENT NAME

TODAY HOMES RESIDENCE

DRAWING TITLE
TILED SHOWER ELEVATION

SCALE @ A3

1:20	
DRAWING NUMBER	REVISION ID
A410	01

REVID	CHID	REVISION	DATE
01			2/02/2026

Timber Treatment Schedule (standard - unless otherwise specified)

Floor framing protected from weather but exposed to ground atmosphere

Jackstuds, subfloor braces, wall plates, floor joists to the subfloor, blocking, walings and battens, nogs and diagonal boards	Radiata pine & Douglas fir	HI.2
Interior solid wood flooring for ground floors	Radiata pine & Douglas fir	HI.2

Enclosed roof framing and trusses

Sarking and framing not protected from solar-driven moisture through absorbent cladding materials	Radiata pine & Douglas fir	HI.2
Enclosed flat roof framing and associated roof members	Radiata pine & Douglas fir	HI.2
Enclosed skillion roof framing and associated roof members	Radiata pine & Douglas fir	HI.2
Valley boards and boards supporting flashings for box gutters, roof penetrations and upstands to roof decks	Radiata pine & Douglas fir	HI.2
All roof trusses, including gable end trusses, roof framing, ceiling and eaves framing, purlins and battens	Radiata pine & Douglas fir	HI.2

Enclosed wall framing protected from the weather

Framing and other members within or beneath a parapet	Radiata pine & Douglas fir	HI.2
Framing and other members within enclosed decks or balconies (see H3.2 for cantilevered decks)	Radiata pine & Douglas fir	HI.2
Framing and other members within enclosed cantilevered decks (including joist trimmers, nogs and blocking)	Radiata pine	H3.2
Framing and other members supporting enclosed cantilevered decks or balconies (including cantilevered decks)	Radiata pine & Douglas fir	HI.2
Battens used behind cladding to form a cavity (H3.1 treatments can be either solvent-based or boron. H3.1 boron treatments supplied grey primer-painted	Radiata pine	H3.1
All other exterior wall framing and other members including exterior and boundary joists	Radiata pine & Douglas fir	HI.2

Internal wall framing

Internal walls	Radiata pine & Douglas fir	HI.2
----------------	----------------------------	------

Mid-floor framing

All mid-floor framing, including boundary joists, ceiling framing and ceiling battens and double top plates	Radiata pine & Douglas fir	HI.2
---	----------------------------	------

Interior framing

Interior flooring	Pinus species & Douglas fir	HI.2
-------------------	-----------------------------	------

Other framing

Wall framing and roof framing (including trusses) protected from the weather, in unlined and unoccupied farm buildings and outbuildings, except buildings with high internal humidity, such as saunas, spas etc	Radiata pine & Douglas fir	None
Framing exposed to the weather and above ground	Radiata pine	H3.2
Framing, such as fence posts and landscape timbers, that is exposed to the weather and is in contact with the ground	Radiata pine	H4
Framing, such as house piles, poles and crib walling, that is exposed to the weather and is in contact with the ground	Radiata pine	H5

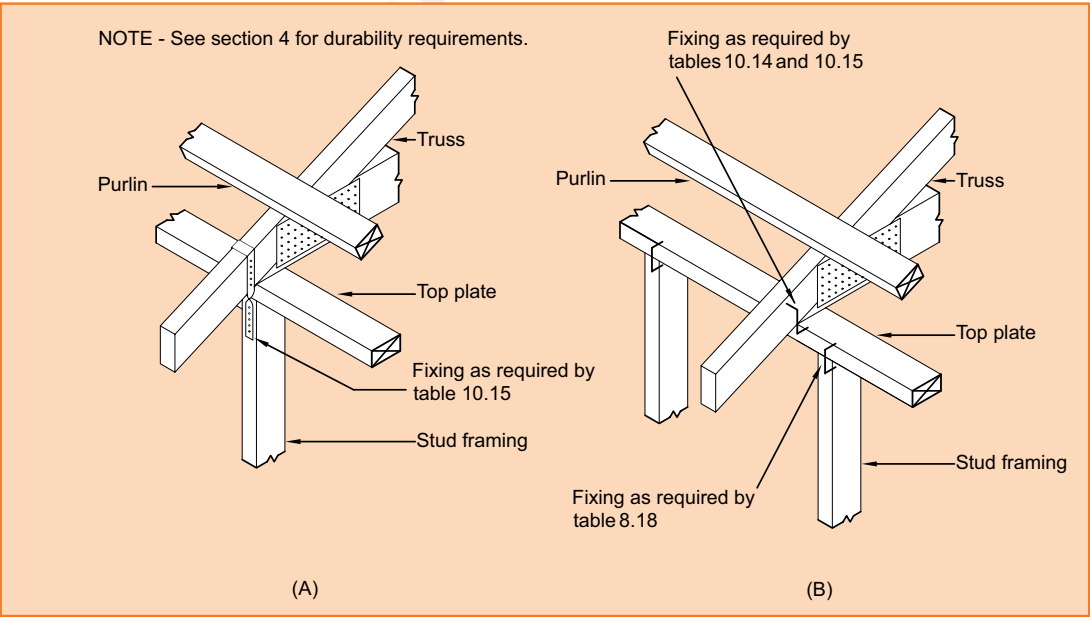


Figure 10.21 – Truss/top plate connections (see 10.2.2.6)

Fixing type	Fixing to resist uplift	Alternative fixing capacity (kN)
E	2 / 90 x 3.15 skew nails + 2 wire dogs	4.7
F	2 / 90 x 3.15 skew nails + strap fixing (see figure 10.6)	7.0

NOTES

This drawing is copyright. Under no circumstances may this drawing be reproduced in any form without the written permission of **TODAY HOMES**.
All plans are to be read in conjunction with the specification & Engineer's details. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to be take priority over scaled dimensions.

ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE

LOT 613 WILFIELD RISE NZL

NEW DWELLING

DESIGNER

TODAY HOMES

DRAFTSMAN

JS

CHECKED

MB

PROJECT NUMBER

25110041

PRINT DATE

2/02/2026

CLIENT NAME

TODAY HOMES RESIDENCE

DRAWING TITLE

FIXING & TREATMENT DETAILS

SCALE @ A3

DRAWING NUMBER

REVISION ID

A411 01

SDC - Approved Building Consent Document - BC260242 - Pg 31 of 36 - 16/02/2026 - craigz

- Site soil conditions:
- A. Allowable bearing pressure = 67kPa
 - B. Dependable bearing pressure = 100kPa
 - C. Geotechnical ultimate bearing = 200kPa
 - D. Subgrade (if required) to be prepared as per geotechnical report or compacted to 95% of maximum dry density determined by test NZS 4402: Test 4.1.1. or equivalent unless noted otherwise.

D. Subgrade (if required) to be prepared as per geotechnical report or compacted to 95% of maximum dry density determined by test NZS 4402: Test 4.1.1. or equivalent unless noted otherwise.

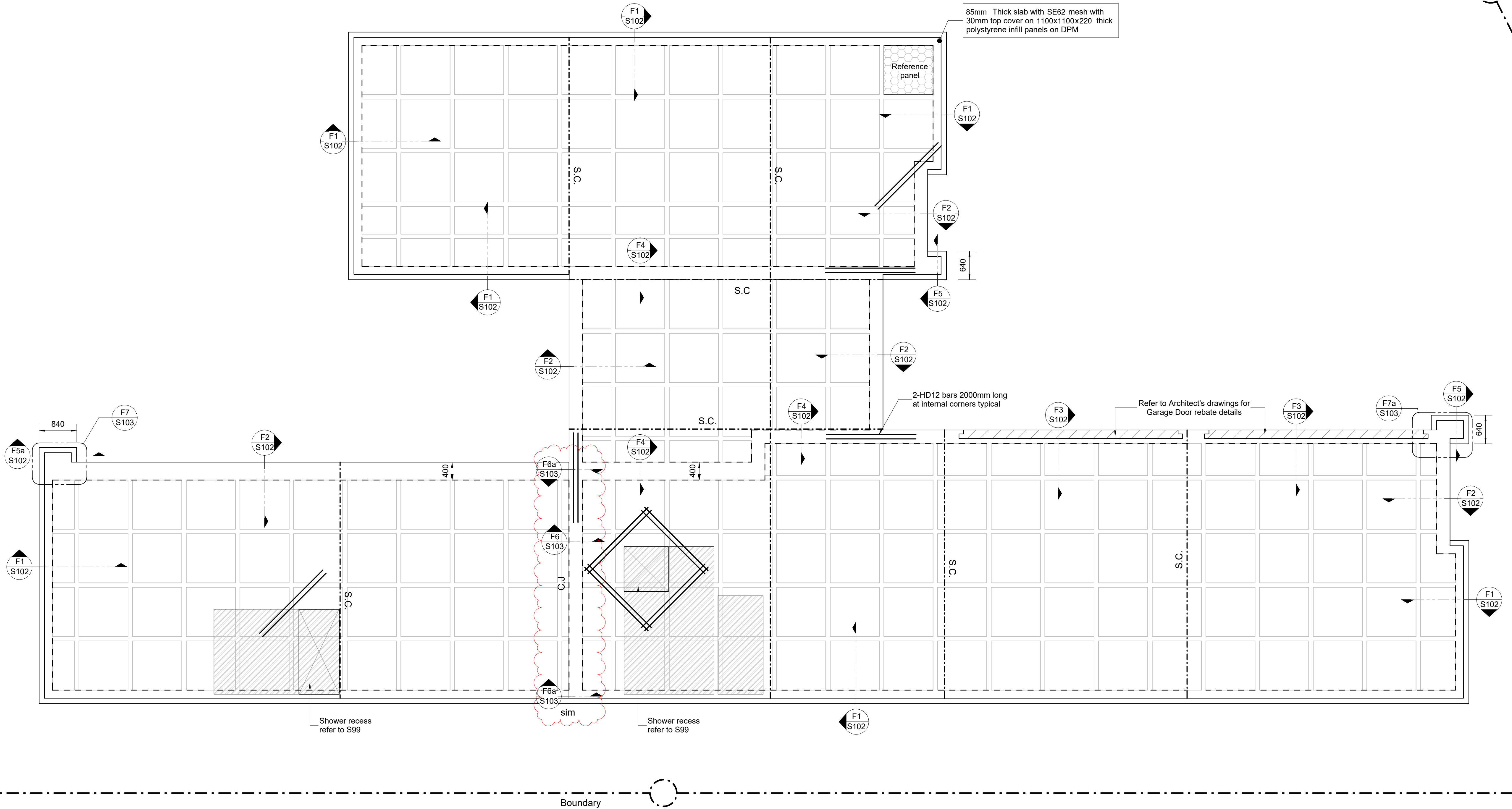
Cast against DPM = 50mm
Within Ribs: Side cover = 40mm
Cast against ground = 75mm
Foundations and slab to be 25MPa (min)
Refer Mix Code below

Floor slab = U3

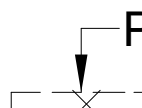
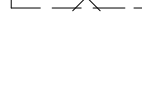
SYMBOL		TYPE		
R	Plain bars grade 300E to NZS 4671 (300 MPa)			
D	Deformed bars grade 300E to NZS 4671 (300 MPa)			
HR	Plain bars grade 500E to NZS 4671 (500 MPa)			
HD	Deformed bars grade 500E to NZS 4671 (500 MPa)			
BAR SIZE HD		10	12	16
LAP LENGTH (25MPa)		450	600	900

PRINT IN COLOUR

NOTES:
Drawings to be read in conjunction with Architectural documentation.
Contractor to confirm all set out dimensions, rebates, opening sizes, slab set downs, falls and service penetrations with Architect drawings.
All drawing to be read in conjunction with General Notes sheets and project specifications.
Contractor to provide shop drawings to engineer for all structural steelwork & Precast drawings for review prior to fabrication.
Do not scale from drawings. HFC drawings are not allowed to be used as shop drawings.
All timber works other than shown on drawings to be as per NZS 3604: 2011
Contractor to ensure no direct contact between slab and timber framing



 Tiled area. Any Sawcuts crossing tiled area require a free joint in the tiles above the sawcut.

 Point Load
 Internal Stiffening beam or Thickening for Load Bearing Walls or Point Loads larger than 13kN

C.J Control joint

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REV	DATE	AMENDMENT	BY	

FOUNDATION LAYOUT
SCALE 1:50



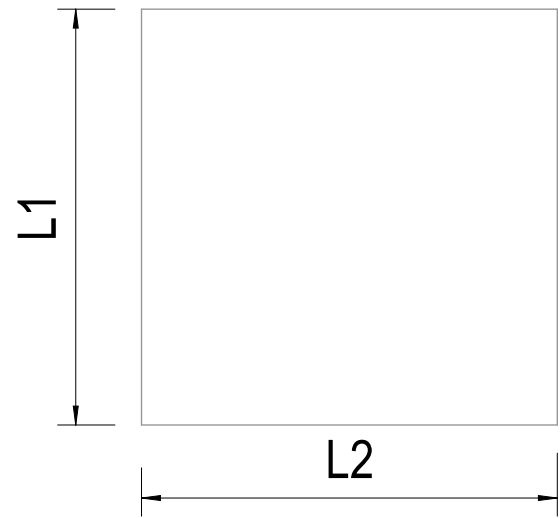
SC 25mm Deep saw cut within 24 hours.
Refer to sheet S99 General notes item 9.

JOB TITLE
LOT 613
WILFIELD RISE
WEST MELTON

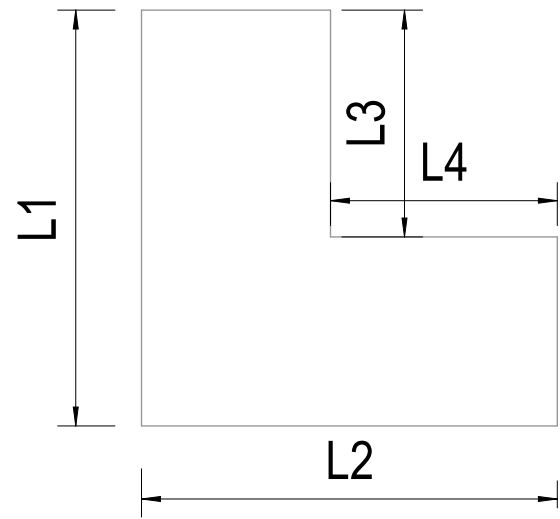
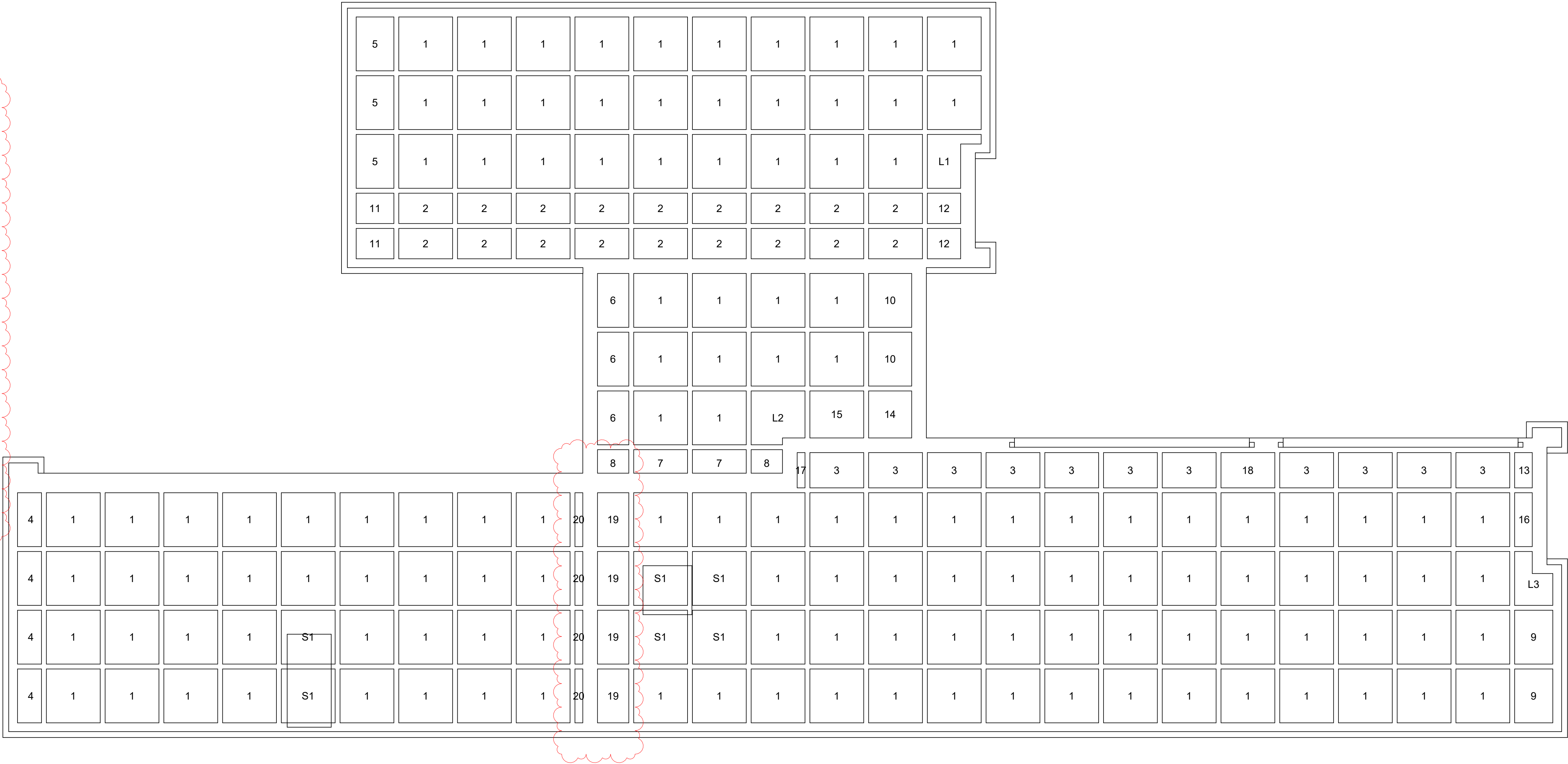
REFER TO SHEET S99 FOR GENERAL NOTES AND INSPECTIONS REQUIREMENTS FOR FOUNDATIONS

DRAWING TITLE
FOUNDATION PLAN

DRAWING STATUS				
CONSENT ISSUE				
SCALE @ A1 1:50 @ A3 1:	DATE 12.02.2026	SHEET NO. S100		
DRAWN	JC			
DESIGNED	EW	JOB NO. 24847	ISSUE B	
CHECKED	JL			



POD SCHEDULE (NORMAL)				
Mark	L1	L2	Count	Material: Name
1	1100	1100	129	POLYPOD
2	620	1100	18	POLYPOD
3	720	1100	11	POLYPOD
4	1100	490	4	POLYPOD
5	1100	770	3	POLYPOD
6	1100	640	3	POLYPOD
7	480	1100	2	POLYPOD
8	480	640	2	POLYPOD
9	1100	780	2	POLYPOD
10	1100	880	2	POLYPOD
11	620	770	2	POLYPOD
12	620	680	2	POLYPOD
13	720	360	1	POLYPOD
14	960	880	1	POLYPOD
15	960	1100	1	POLYPOD
16	1100	360	1	POLYPOD
17	720	160	1	POLYPOD
18	720	1100	1	POLYPOD
19	1100	640	4	POLYPOD
20	1100	160	4	POLYPOD



POD LAYOUT
SCALE 1:50

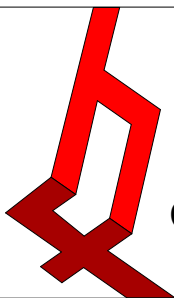
Mark	L1	L2	L3	L4	Count	Material: Name
L1	1100	1100	905	420	1	POLYPOD-L(220-1100)
L2	1100	1100	140	460	1	POLYPOD-L(220-1100)
L3	780	1100	420	450	1	POLYPOD-L(220-1100)

PODS IN SHOWER AREA SCHEDULE				
Mark	L1	L2	Count	Material: Name
S1	1100	1100	6	POLYPOD 170 SHOWER

STRUCTURAL FOUNDATION MATERIAL TAKE OFF						
Foundation Thickness	Total Length	Total Width	Material: Volume	Perimeter	Area	Area Comments
305	15020	31970	40.08 m³	109679	270.32 m²	Excluding all rebate areas

NOTE: Approximate quantities only, no allowance for site wastage & insulation void

B	12.02.2026	CONSENT ISSUE	EW
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REV	DATE	AMENDMENT	BY



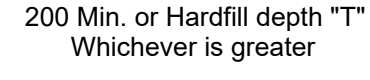
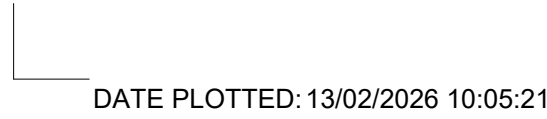
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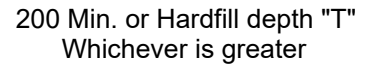
JOB TITLE
LOT 613
WILFIELD RISE
WEST MELTON

DRAWING TITLE
POD LAYOUT

DRAWING STATUS			
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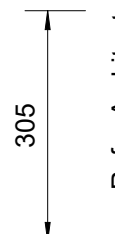


F5
S100



F2
S100

F4
S100



F5a
S100



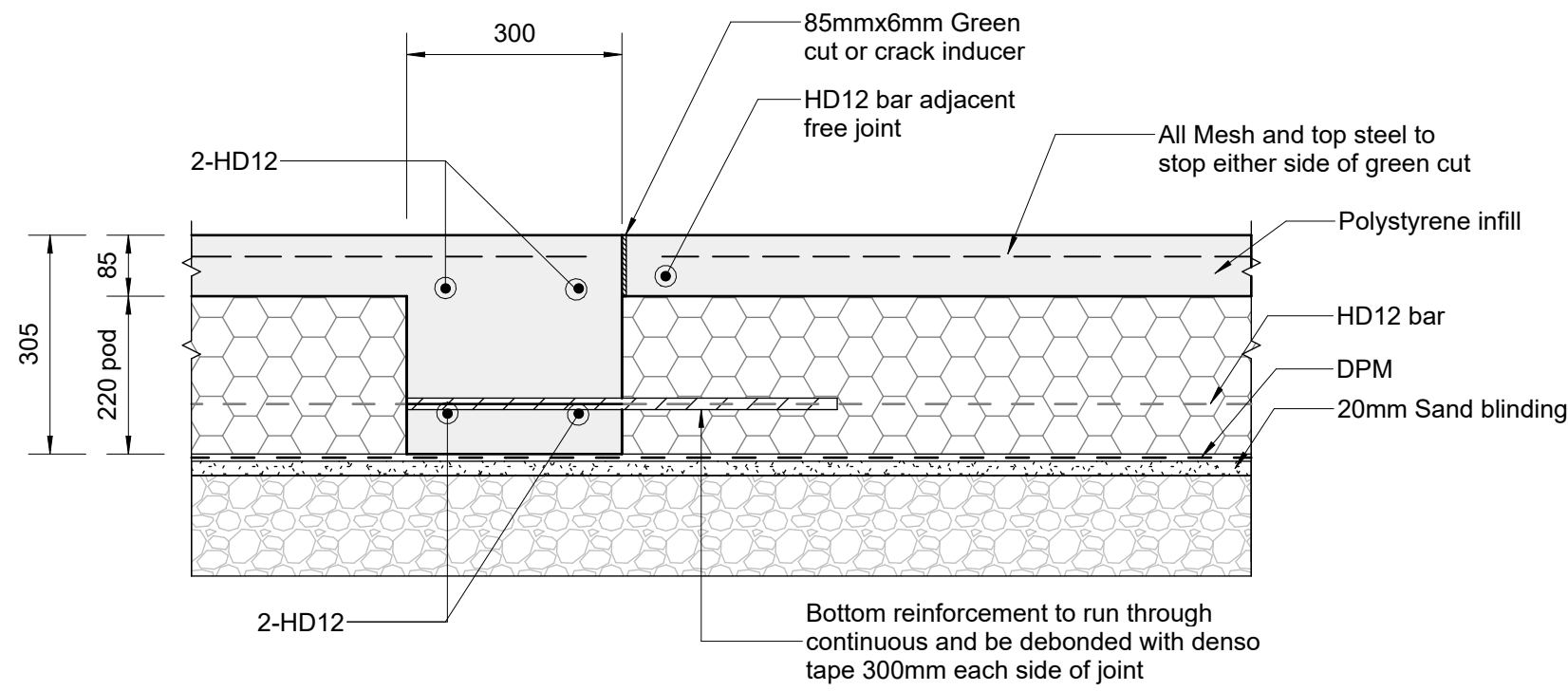
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QUEENSTOWN 03 499 0051

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CHECKED	JL		
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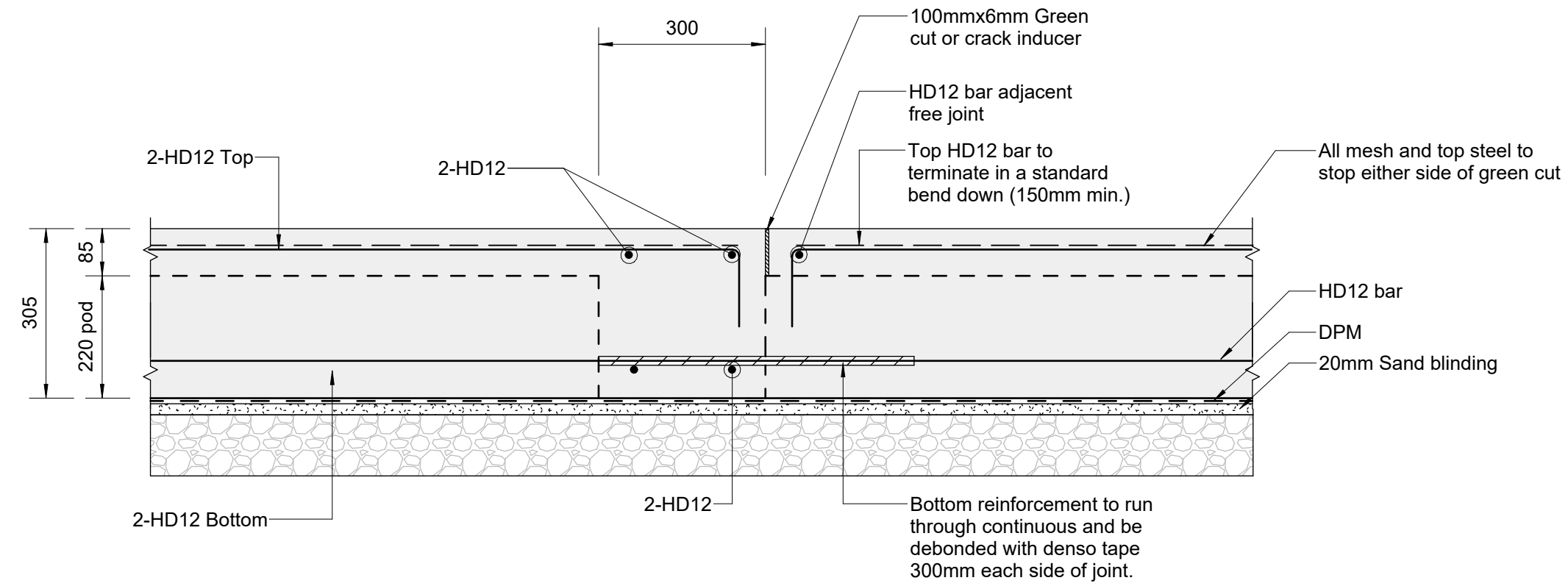


Control Joint Detail

Floor coverings and cladding crossing this joint should be detailed appropriately as per product specifications.

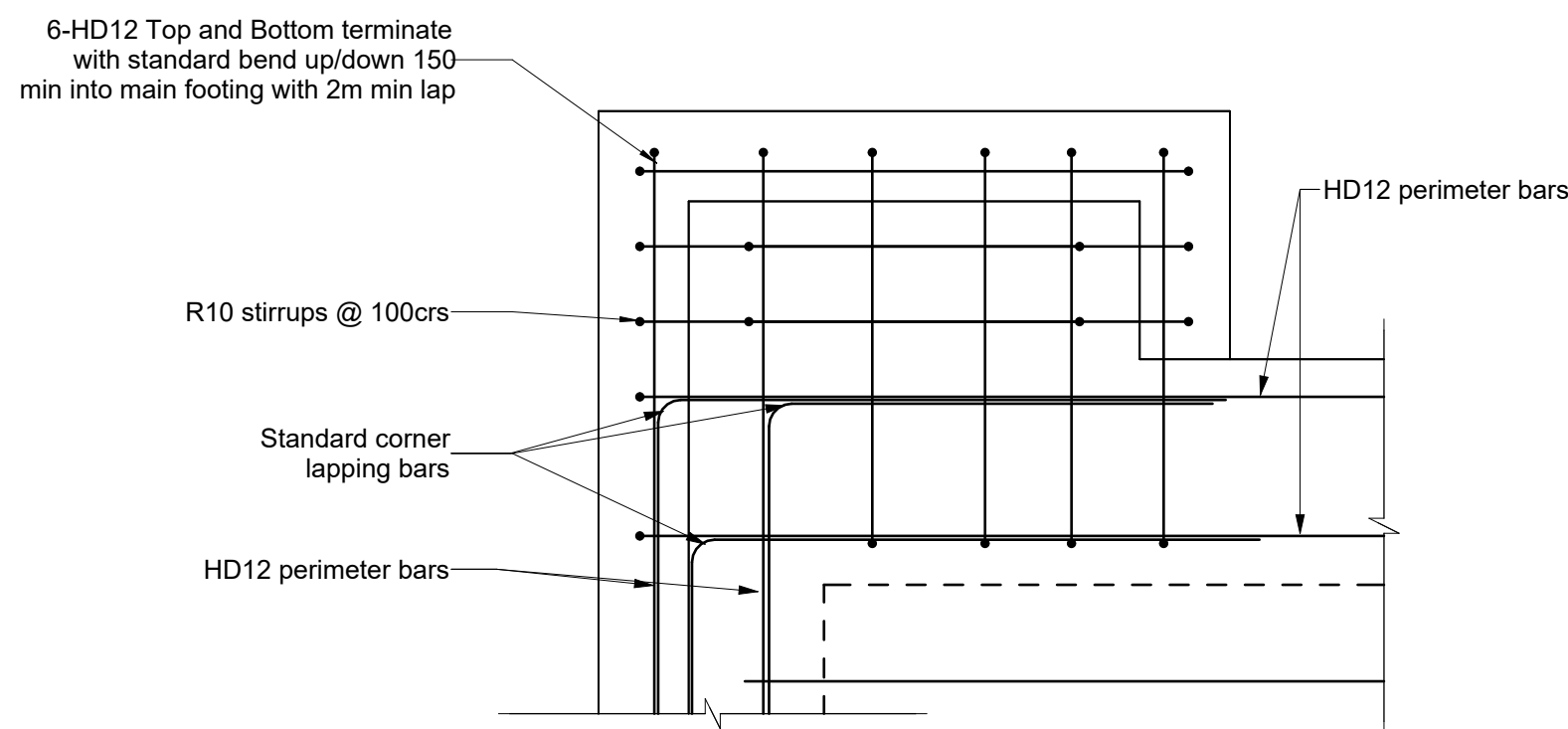
DETAIL
SCALE 1 : 10

F6
S100



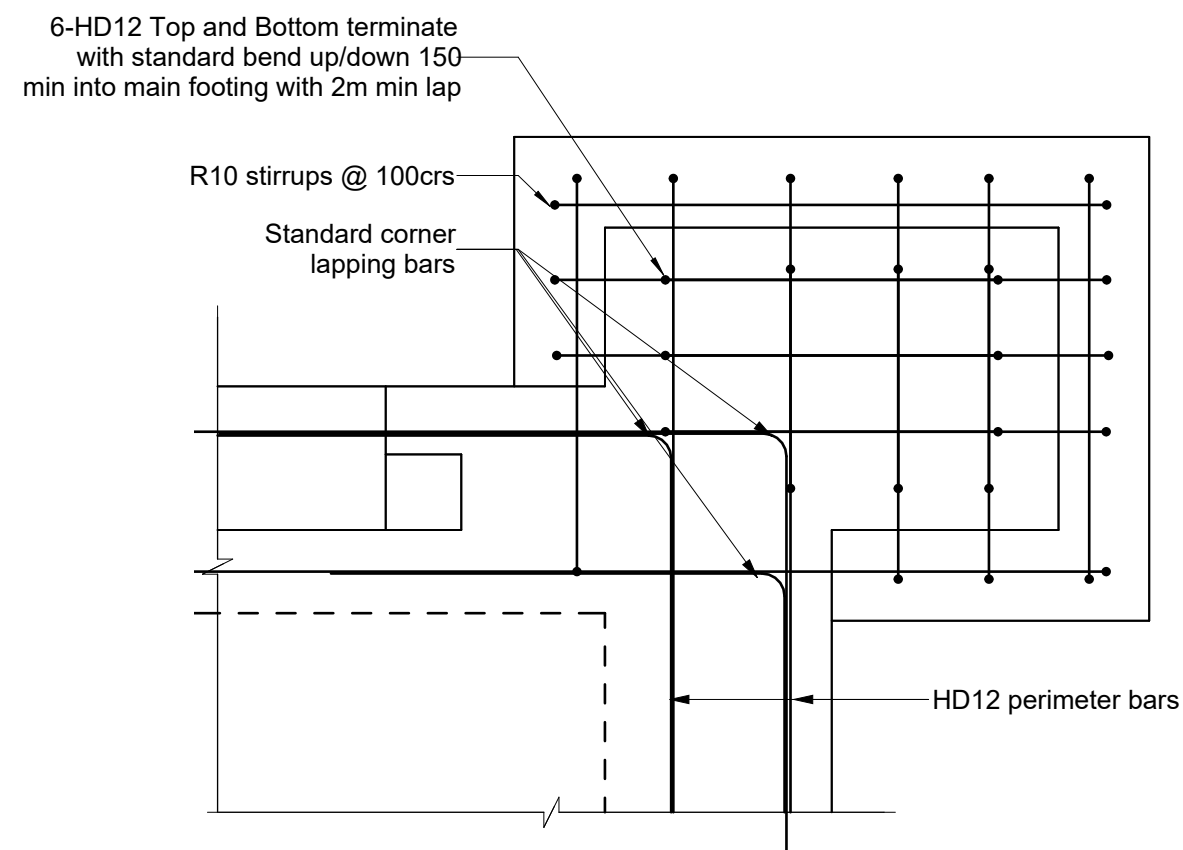
DETAIL
SCALE 1 : 10

F6a
S100



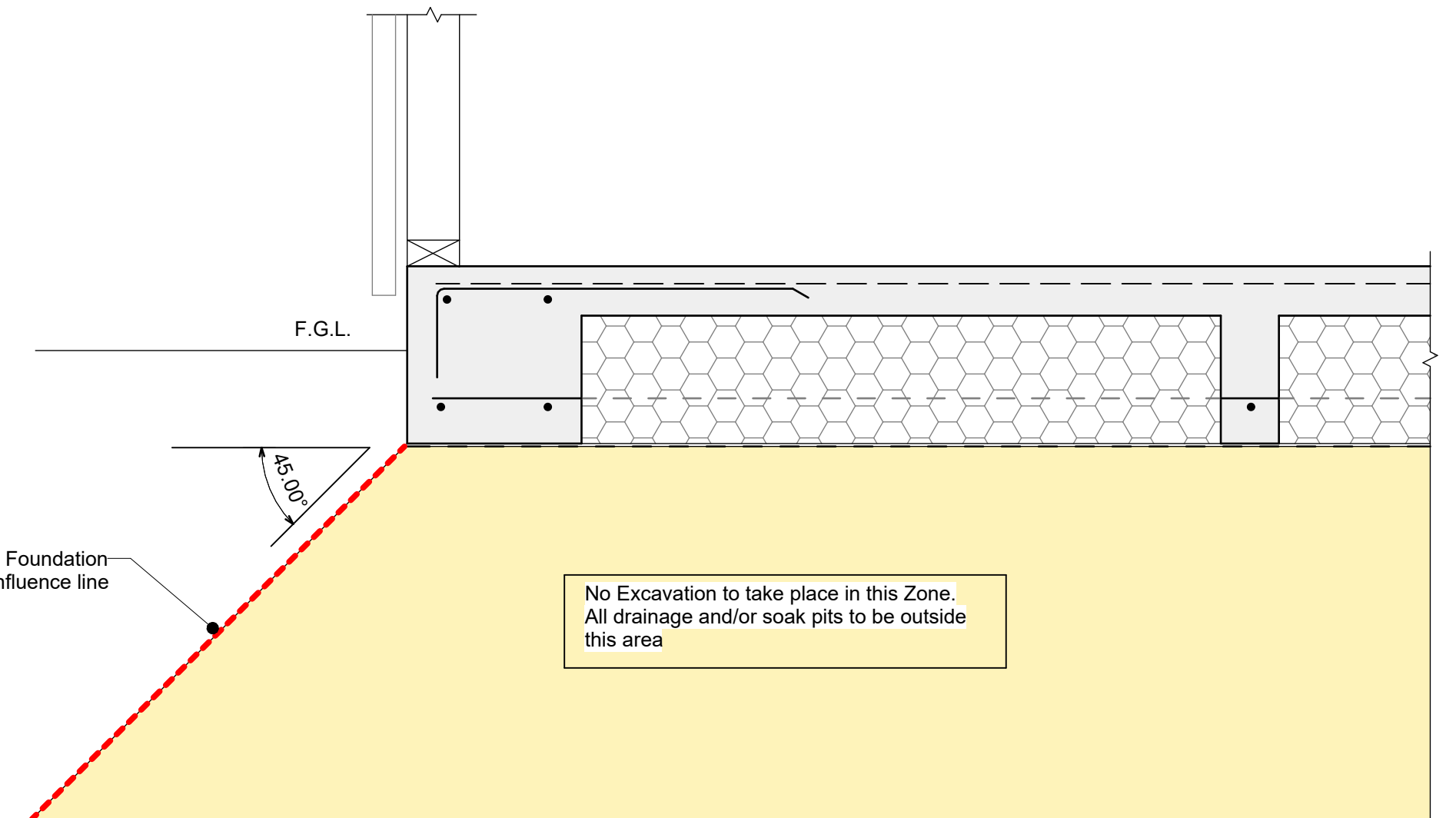
DETAIL
SCALE 1 : 10

F6
S100



DETAIL
SCALE 1 : 10

F6a
S100



NO EXCAVATION WITHIN FOUNDATION INFLUENCE
ZONE
SCALE 1 : 10

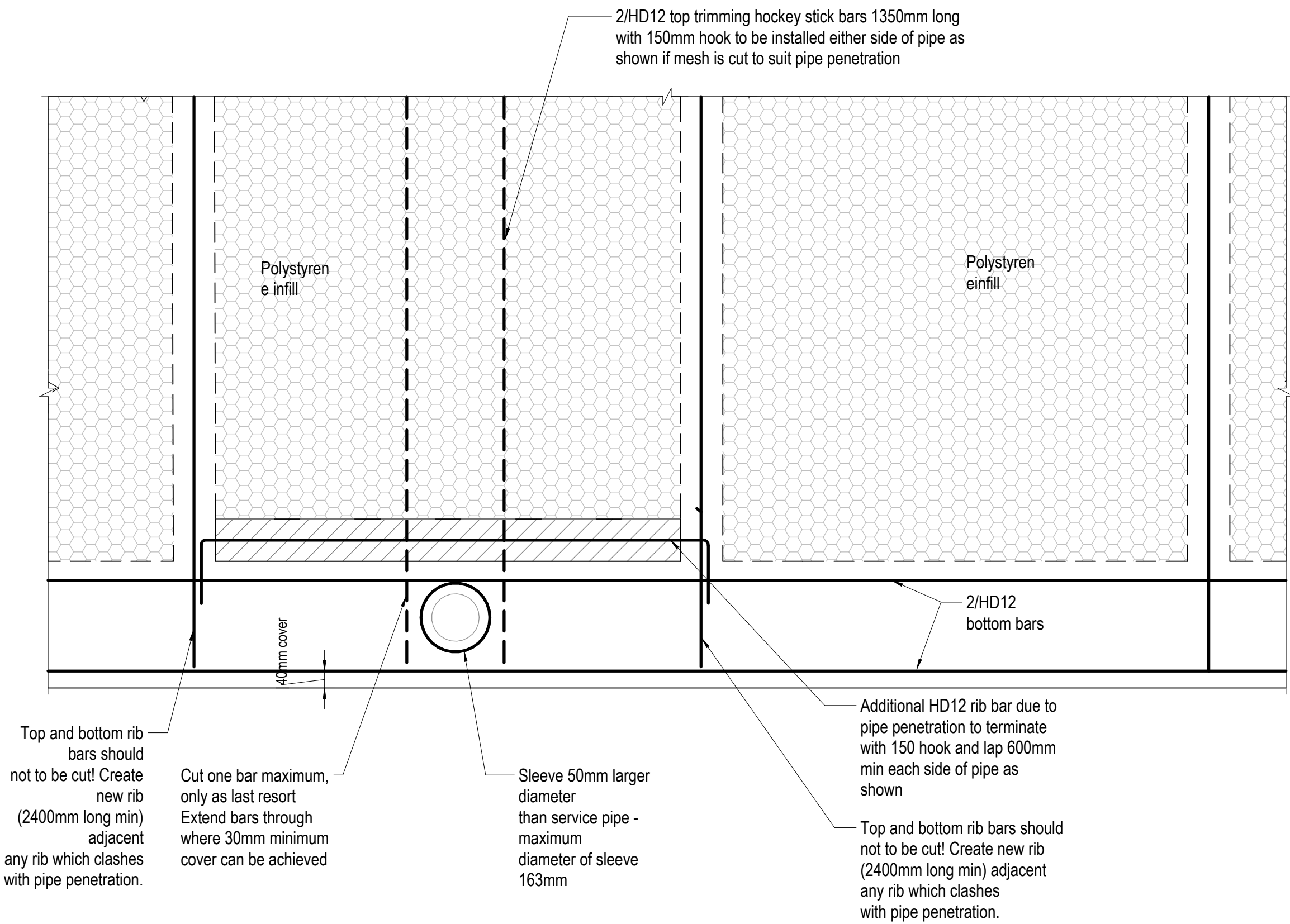
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JOB TITLE
LOT 613 WILFIELD RISE WEST MELTON

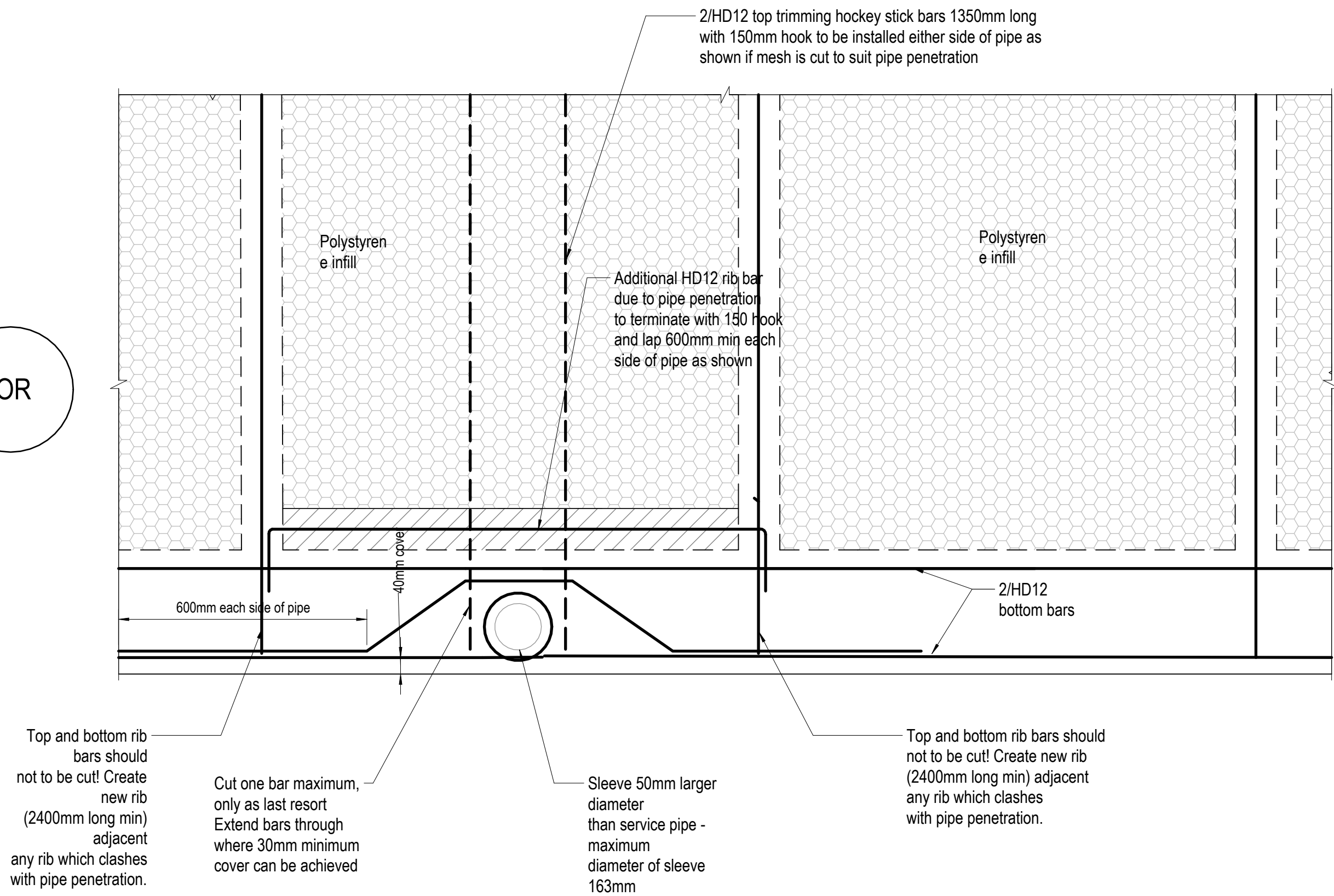
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FOUNDATION DETAILS

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DESIGNED	EW	JOB NO. 24847	ISSUE B
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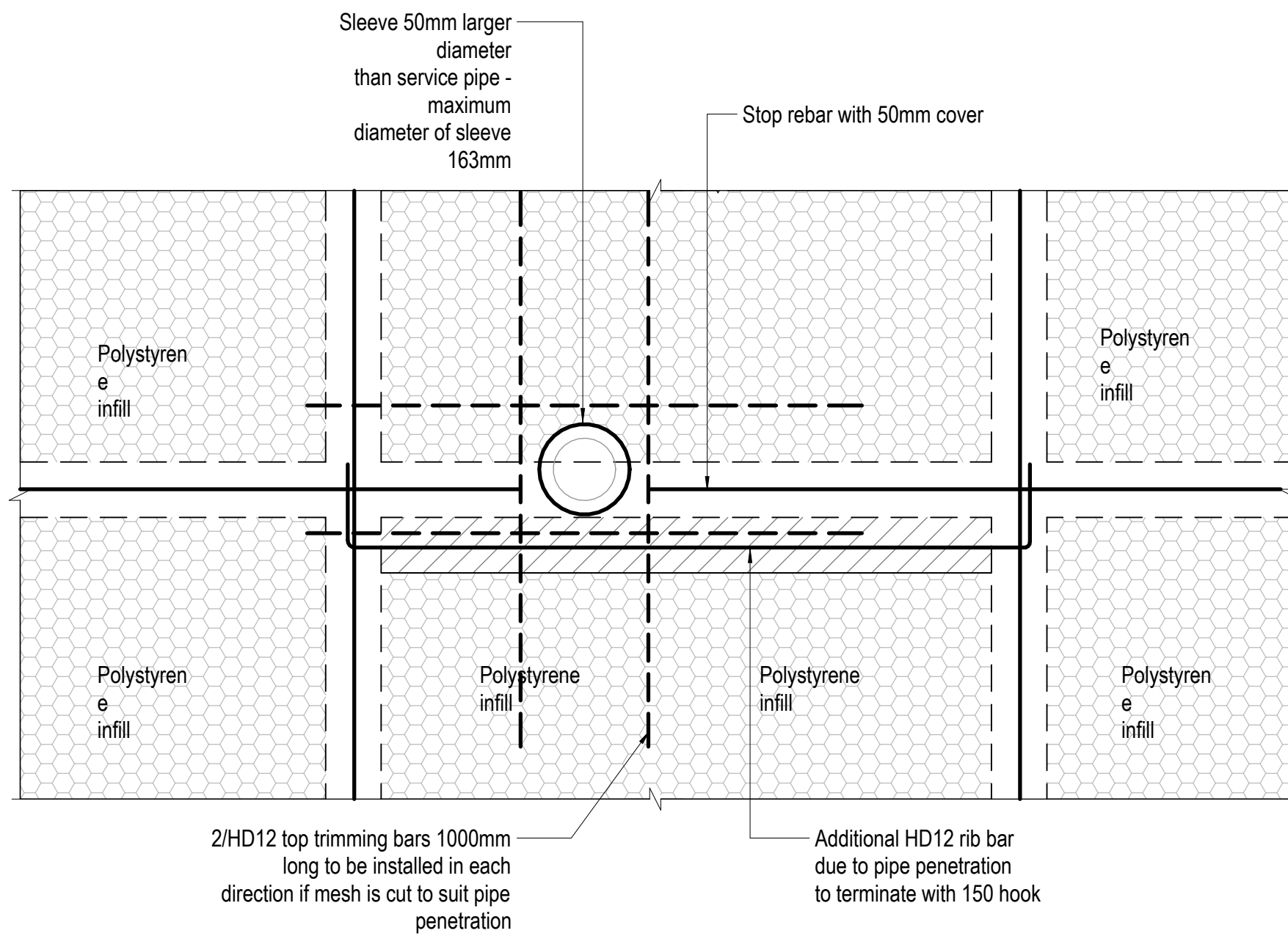


TYPICAL SERVICES THROUGH PERIMETER FOOTING

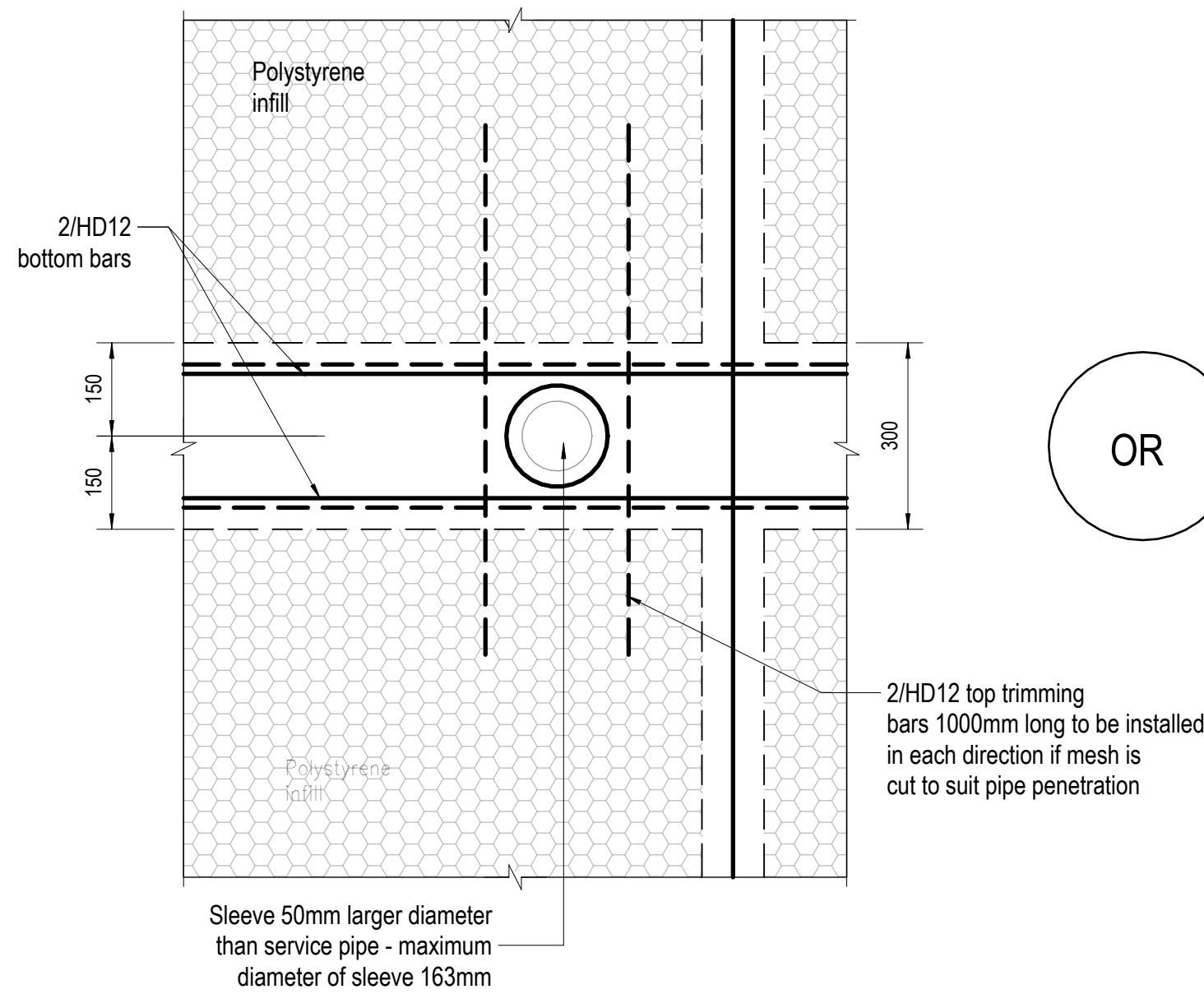
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TYPICAL SERVICES THROUGH PERIMETER FOOTING

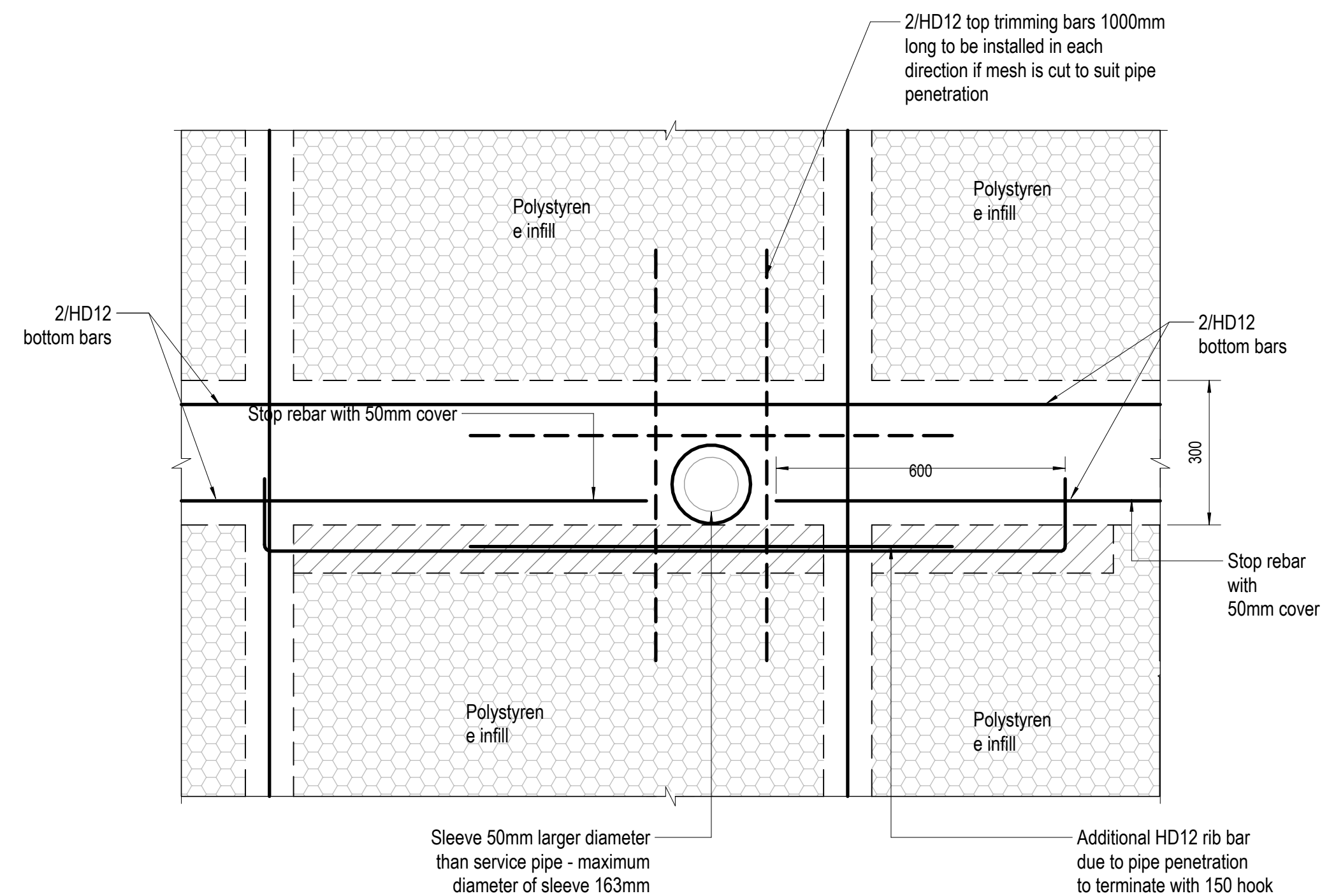


TYPICAL SERVICES THROUGH RIBS



TYPICAL PENETRATION IN LOAD BEARING THICKENING - PIPE CENTRAL

OR



TYPICAL PENETRATION IN LOAD BEARING THICKENING - PIPE NOT CENTRAL

A	11.12.2025	CONSENT ISSUE	EW
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JOB TITLE
LOT 613
WILFIELD RISE
WEST MELTON

DRAWING TITLE
PIPE PENETRATION DETAILS

DRAWING STATUS			
CONSENT ISSUE			
SCALE @ A1 1:10 @ A3 1:	DATE 11.12.2025	SHEET NO. S104	
DRAWN	JC		
DESIGNED	EW	JOB NO.	ISSUE
CHECKED	JL	24847	A