Sheet Index

Layout ID	Layout Name
A1.01	Site Plan
A1.03	Landscaping Plan
A2.01	Ground Floor Plan
A2.02	First Floor Plan
A2.03	Wall Framing Plan
A2.04	First Floor Wall Framing Plan
A2.05	Roof Plan
A3.01	Elevations
A3.02	Elevations
A3.03	Door & Window Schedule
A4.01	Cross Section A
A4.02	Cross Section B

Proposed New Dwelling

for

Lot 4 - Trices Road, Prebbleton

ARTIST IMPRESSION ONLY

Preliminary - Not For Construction

Ilaisa Design Limited

13 Henare Drive, iZone, Rolleston 7614

Email: admin@ilaisadesign.co.nz

Project:

Lot 4 - Trices Road, Prebbleton

Project Address:
Lot 4 - Trices Road, Prebbleton

Drawing Title:
Cover Sheet

Job No: 25003
Client: DP Homes
Stage: Preliminary

Designer: Others
Developed by: SL
Technician: Technician

Rev	Date	Description
V1.1	30/01/25	Client Review
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-	-	-
-	-	-
-	-	-

Scale @ A3:

Print Date
13/02/2025

Sheet No:
A0.01

Rev:
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Project:
Lot 4 - Trices Road, Prebbleton
Project Address:
Lot 4 - Trices Road, Prebbleton

Drawing Title:
3d Floor plan
Job No: 25003
Client: DP Homes
Stage: Preliminary

Designer: Others
Developed by: SL
Technician: Technician

Rev	Date	Description
V1.1	30/01/25	Client Review
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-	-	-
-	-	-

Scale @ A3:
Print Date 13/02/2025
Sheet No: A0.02
Rev: -

General Notes

LOT No: Lot 4
D.P: DP TBC
Site Area 450m²

Total Ground Floor Area (Over Framing): **179.06** m²
Total Ground Floor Area (Over Foundation): **179.58** m²
Total First Floor Area (Over Framing): 58.86 m²

Total Floor Area (Over Foundation): 238.44 m²

Site Coverage Area
(Over Cladding and Covered Areas) 92.22 m²

Territorial Authority: Selwyn District Council
Planning Zone: MRZ - Medium Density Residential Zone
Site Coverage: 40%- (50% Allowable)
Maximum Building Height: 11m
Technical Category: TC1
Flood Management Area: N/A

Climate Zone: 5
Earthquake Zone: Zone 2
Exposure Zone: Zone C
Lee Zone: No
Rainfall Range: 40-50
Wind Region: A
Wind Zone: High (Confirm Wind zone with council)

Snow Zone: Zone N4 - 0.9kPa TBC with NZS3604 - Check ASL (Above Sea Level)
Coastal Hazard: N/A

General:
Concept subject to TA rules and regulations.
All dimensions to be confirmed on site
Concept may be subject to subdivision developer's approval

Foundation Type:
-Firth Ribraft System TC1 (200mm Depth or 200kpa as engineers Report, Engineers to inspect dig out/Hardfill)

Site Information:
Position of road crossing, services locations, street trees, lamp posts, parking bays, pedestrian islands etc is unknown/or existing - to be confirmed when information becomes available.

Boundary Information:
To be confirmed with release of Certificate of Title

Site Levels:
Site Levels to be confirmed with Survey Plan

Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1 Figure 1 or the lowest point of the boundary as per Figure 2 ,E1/AS1.

Landscaping:
This plan is indicative only. Landscaping to be confirmed by the client. All Fencing to comply with the relevant Covenants.

Non Compliances Requiring RC:
-20% Glazing to Front Elevations Unit 1&2

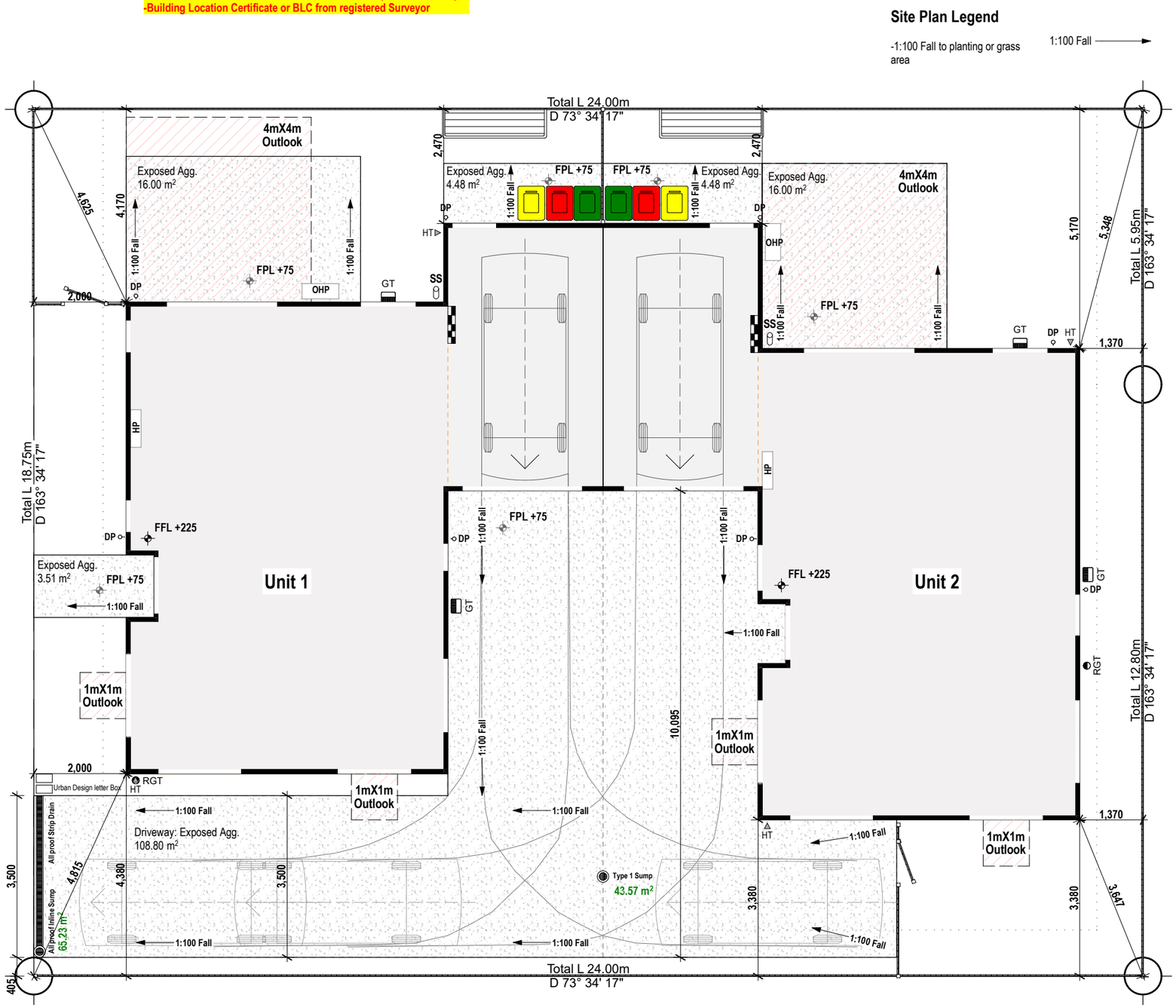
Steps & Paths:
A Step/s or appropriate landscaping is to be provided if drop from external doors is greater than 190mm from FFL to FGL. All access routes must provide a non-slip surface in accordance to NZBC D1/AS Table 2. Convey surface water from sealed drive to an appropriate approved outfall.

-CONFIRM FFL WITH Flood Assessment Certificate (SELWYN ONLY)
-Building Location Certificate or BLC from registered Surveyor

Site Plan Legend

-1:100 Fall to planting or grass area

1:100 Fall →



Area Over Framing: 89.47 m²
Area over Foundation: 89.73 m²
Foundation Perimeter: 45,630.0 mm
Area Over Cladding and covered area: 92.22 m²
Habitable Area:70.18 m²

UNIT 1

First Floor Area over Framing: 29.43 m²
Habitable Area:29.43 m²

UNIT 1 - First Floor

Area Over Framing: 89.59 m²
Area over Foundation: 89.85 m²
Foundation Perimeter: 47,629.9[68] mm
Area Over Cladding and covered area: 92.58 m²
Habitable Area:70.21 m²

UNIT 2

First Floor Area over Framing: 29.43 m²
Habitable Area:29.43 m²

UNIT 2 - First Floor

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Project:
Lot 4 - Trices Road, Prebbleton
Project Address:
Lot 4 - Trices Road, Prebbleton

Drawing Title:
Site Plan
Job No: 25003
Client: DP Homes
Stage: Preliminary

Designer: Others
Developed by: SL
Technician: Technician

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V1.1	30/01/25	Client Review
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Print Date 13/02/2025
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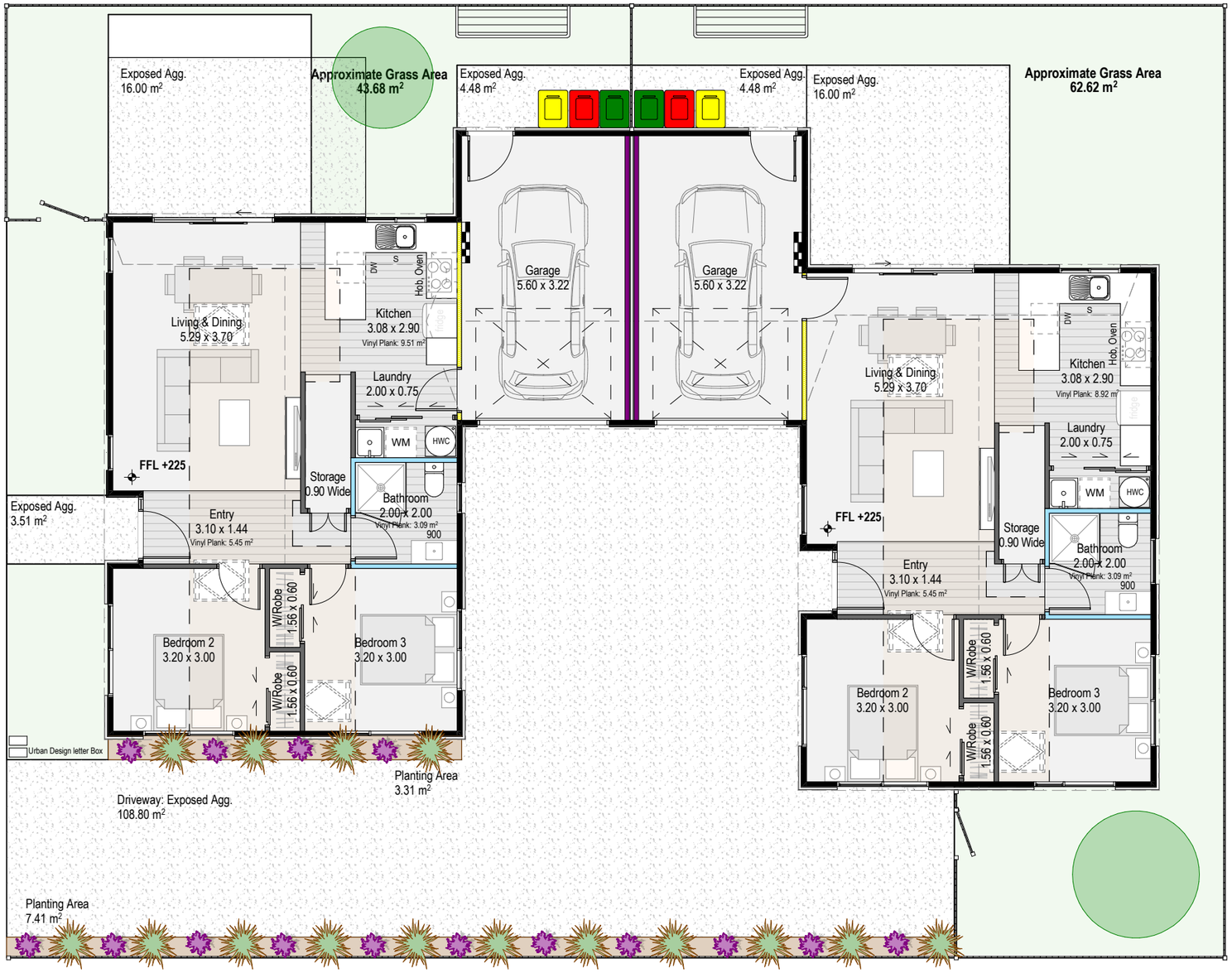
Rev: -



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Project:
Lot 4 - Trices Road, Prebbleton
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Drawing Title:
Landscaping Plan
Job No: 25003
Client: DP Homes
Stage: Preliminary

Designer: Others
Developed by: SL
Technician: Technician

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Total Ground Floor Area (Over Framing):	**179.06** m²
Total Ground Floor Area (Over Foundation):	**179.58** m²
Total First Floor Area (Over Framing):	58.86 m²
Total Floor Area (Over Foundation):	238.44 m²

Wall Cladding Materials

-WALL CLADDING 1: Plaster surface Over Resene GRAPHEX system on a 20mm H-Grade Graphex Peel and Stick Batten cavity system installed as per manufacturer's specifications (Dwangs @ 800crs max)

-WALL CLADDING 2: Weathertex Horizontal Weatherboards over 20mm cavity system installed as per manufacturer's specifications (Dwangs @ 800crs max)

Roofing Notes

-ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Metalcraft T-Rib on Self-supporting building underlay

Roof Pitch 1	45°
Roof Pitch 2	20°
Eaves Width 1	80mm
Gable Width 1	80mm

Soffit Lining

-4.5mm James Hardie Soffit Lining
-6mm JH Soffit lining to Fireated Areas

Wall Framing

Height To Underside Of Truss/Joist 1	2455mm
Lintel Height 1	2200mm
Internal Door Leaf Height 1	1980mm (Confirm Internal Door lintel height with Contractor)
Internal Door Leaf Width	810mm standard - as noted on plans

Plasterboard Materials

-10mm GIB plasterboard installed over timber framing as per manufacturer's specifications. GIB Aqualine to be used in wet areas.
-13mm GIB plasterboard ceiling lining fix to 35mm Metal Battens @ 600crs ,installed as per manufacturer's specifications.

Windows

Selected powder-coated Low E. Argon, thermally Broken aluminium joinery double glaze with all glazing to comply with NZS 4223. (R0.50 Ug 1.10)

Heating:

Heat pump to be fixed in position shown on the drawings.

Ventilations/Extraction System:

(25 L/s)Bathroom & Ensuite to vent directly to exterior
Dryer to vent directly to exterior through truss stub end.
(50L/s)Range Hood to exit through truss stub end.
Bathroom & Ensuite extraction systems to be automated and placed to adequately deal with steam.

General Notes:

- All glazing to comply with NZS4223
- All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
- Hot water pipes to be sized according to NZBC G12 & NZS4305:1996. Mains pressure: 15mm dia. allows 12m max. pipe length. Pipe length beyond this must be lagged.

-All food preparation areas & fixtures to comply with G3/AS1.
All kitchen fixtures to comply with G3/AS1 section 1.0. all splashbacks (linings adjacent to appliances & facilities) shall comply with G3/AS1 paragraph 1.6.
-Food preparation surfaces shall be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.

Wet Area Note:

- Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc. in kitchen & laundry. One row of tiles to be used above basins, vanities & benches. Bottom edge to be filled with fungus/mold resistant sealant.

Smoke Alarms:

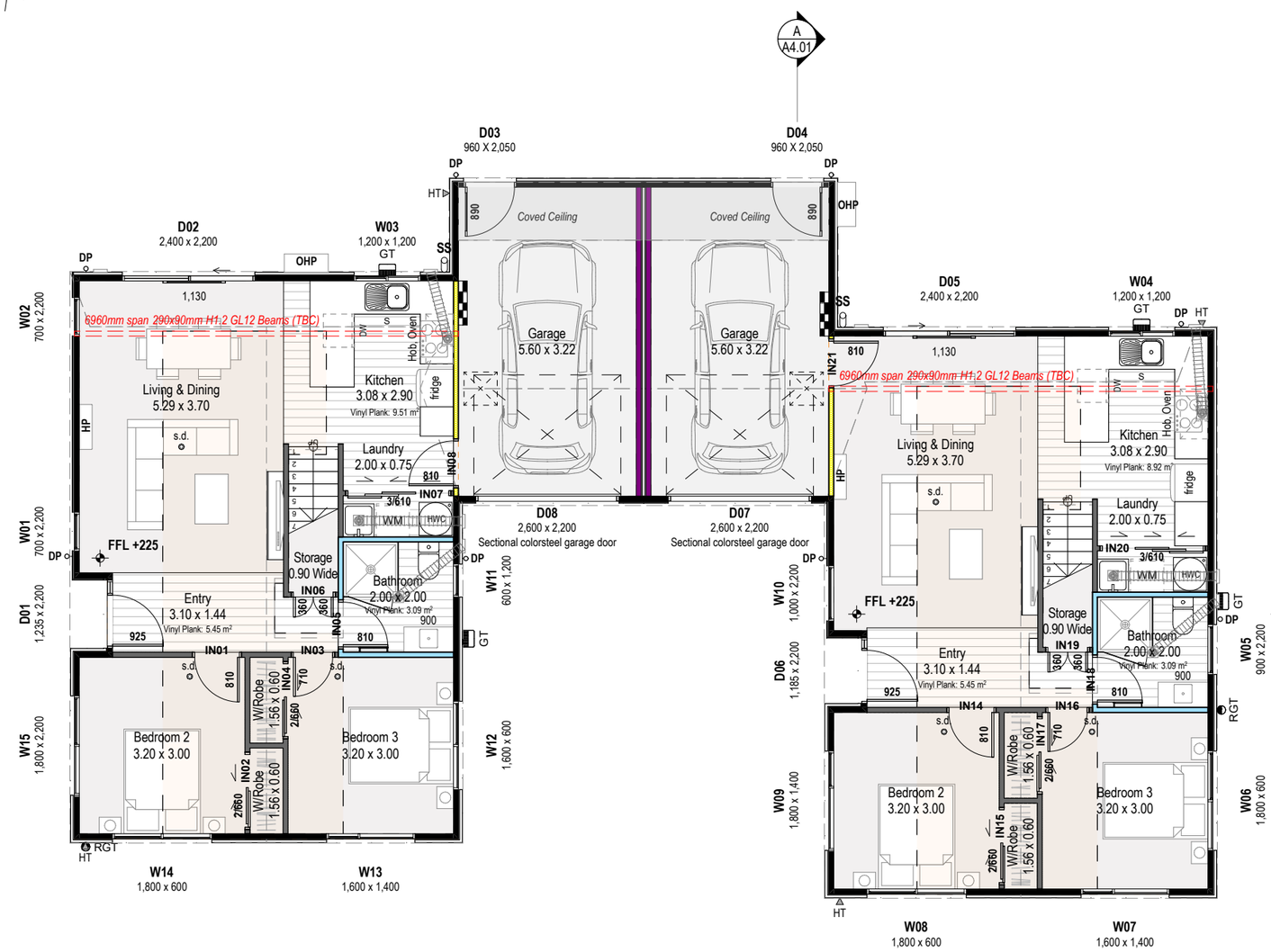
- All smoke alarms are to comply with NZBC F7 and be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604, Required in all sleeping areas, family room and living/dining room, change in level & entry/exits as per NZS 4514:2021 & BRANZ Bulletin No 6061

Engineering
Foundation
Beam (TBC)

Dimensions to be confirmed on site

Project Addtional Notes:

-



Area Over Framing: 89.47 m²
Area over Foundation: 89.73 m²
Foundation Perimeter: 45,630.0 mm
Area Over Cladding and covered area: 92.22 m²
Habitable Area:70.18 m²

UNIT 1

Area Over Framing: 89.59 m²
Area over Foundation: 89.85 m²
Foundation Perimeter: 47,629.9[68] mm
Area Over Cladding and covered area: 92.58 m²
Habitable Area:70.21 m²

UNIT 2

LEGEND

- Smart Meterboard
- Comms panel
- Interconnected Smoke Detector
- Heated Towel Rail
- Outlet Grille
- Mechanical Vent / Ducting
- HWC — Hot Water Cylinder on Safe tray
- HP — Indoor Heat Pump Unit
- OHP — Outdoor Heat Pump Unit on Conc Plinth
- GT — Gully Trap
- HT — Hose Tap
- 600x600 Ceiling Hatch

Electrical Notes

- Allow for single switched powerpoint for standard appliances: Fridge, Dishwasher, Waste Disposal, Rangehood, Hob, Oven. Refer to kitchen design for layout and positions of kitchen area sockets etc. All power points are indicative only and must be positioned and confirmed on site by architect and/or owner.
- All electrical installations to be in accordance with NZECP 51:2004
- Where downlights are to be installed, only IC or IC-F downlights are permitted in private or rental dwellings. (Note that IC downlights can only be used with insulation that passes the needle flame test of AS/NZS 60598 2.2 clause 11.5). Recessed downlights that are not labelled as above are not permitted to be installed in residential buildings.
- Total of 20 lux of illuminance for the total wattage required per m2 of floor area as shown in NZBC G8 / AS1 Table 1.
- Install lights to soffit or external wall on all access routes to the dwelling (external doors)
- Lighting and electrical by others, all positions and types to be selected and confirmed by client with contractor unless noted otherwise.
- Mechanical ventilation in housing removing moisture shall be vented outside (includes wet areas & cooker hoods). Refer to NZBC G4/ AS1 1.3.C.iio, Mechanical Ventilation to be 150 dia 230 Cu M/H inline fan ducted to soffit. Auto extractor fans shall terminate through wall/soffit/roof with an extraction rate as set out in NZBC G4.

General Placement Notes

- Powerpoints typically 300mm from nearest corner & 300mm from FFL unless otherwise noted
- Powerpoints in wet areas to be 1,200mm high from FFL and vertically fixed unless otherwise noted
- Powerpoint for heater to be located 300mm below finished ceiling level
- Powerpoints in kitchen to be 1000mm high from FFL
- Light switches typically 150mm from nearest corner or door frame & 1,200mm from FFL unless otherwise noted
- HWC switch 300mm above FFL
- Laundry Power Point 1000mm above FFL

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Project:
Lot 4 - Trices Road, Prebbleton
Project Address:
Lot 4 - Trices Road, Prebbleton

Drawing Title:
Ground Floor Plan
Job No: 25003
Client: DP Homes
Stage: Preliminary

Designer: Others
Developed by: SL
Technician: Technician

Rev	Date	Description
V1.1	30/01/25	Client Review
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-	-	-
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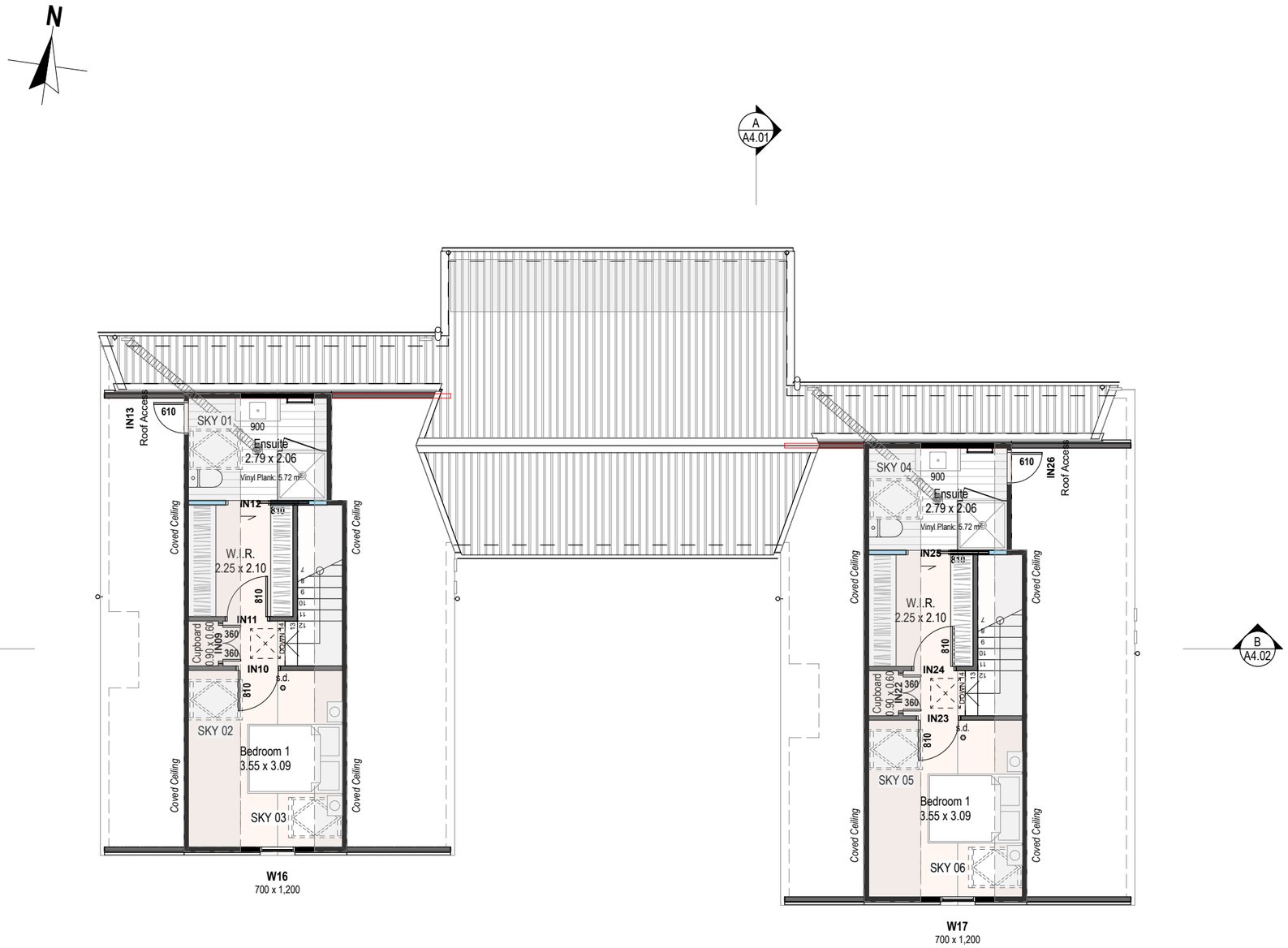
Scale @ A3: 1:100
Print Date: 13/02/2025
Sheet No: A2.01
Rev: -



LEGEND

- Smart Meterboard
- Comms panel
- s.d. s.d. — Interconnected Smoke Detector
- Heated Towel Rail
- Outlet Grille
- Mechanical Vent / Ducting
- HWC — Hot Water Cylinder on Safe tray
- HP — Indoor Heat Pump Unit
- OHP — Outdoor Heat Pump Unit on Conc Plinth
- GT — Gully Trap
- HT — Hose Tap
- 600x600 Ceiling Hatch

First Floor Area over Framing: 29.43 m²
Habitable Area:29.43 m²

UNIT 1 - First Floor

First Floor Area over Framing: 29.43 m²
Habitable Area:29.43 m²

UNIT 2 - First Floor

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Project:
Lot 4 - Trices Road, Prebbleton
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Drawing Title:
First Floor Plan
Job No: 25003
Client: DP Homes
Stage: Preliminary

Designer: Others
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Wall Framing:

Wind Zone High

-INTERNAL FRAMING - Up to 3m Stud Height: H1.2 treated SG8 90x45mm timber framing studs @ 600mm crs. max, Dwangs @ 800mm crs. max. (Refer to NZS3604 table 8.2)

-WALL FRAMING 1: Up to 2.4m Stud Height: H1.2 treated SG8 90x45mm timber framing studs @ 600mm crs. max, Dwangs @ 800mm crs. max. (Resene Graphex)

-WALL FRAMING 2: Up to 2.4m Stud Height: H1.2 treated SG8 90x45mm timber framing studs @ 600mm crs. max, Dwangs @ 800mm crs. max (Weathertex Vertical).

Exterior Bottom plate to concrete floor (Non-braced):
-Bottom plate fix to Slab with M10 BOWMAC Blue Head bolts on 50x50x3 Square washers @ 900mm crs max (600crs max When using Masonry Header Blocks). Refer to supporting documents for further hold down requirements relating to each individual bracing element.

Interior bottom plate to concrete floor:
75 x 3.8mm shot fired fastenings with 16mm washers @ 600mm crs within 150mm each end of plate.Refer to bracing plan for additional hold down fixings.

Subfloor Exterior/Interior Bottom plate to Timber (Non-braced):
Secure Bottom plate with pairs of 100x3.75mm flat head hand driven nails or 3/90mm 3.15mm power driven nails @ 600mm crs in accodance with NZS 3604:2011

Typical Fixing Schedule:

Joint:	Fixing:
(LBW)Stud to Top plate:	
-2/90x3.15 End nails+2 Wire Dogs at Stud Crs (4.7kn) As per NZS3604:2011 Or As per Truss design	
-Single SL170 Plus 2/90mmX3.15 Dia Nails at Stud Crs (4.7KN) or As per truss design	
Stud to Top plate:	
-2/90x315 End Nails (0.7kn) in accordance to NZS3604:2011- Or As per Truss design	
Stud to Bottom plate:	3/90 x 3.15mm end nails
Dwang to stud:	2/100 x 3.15mm skewed nails
Fish plate to Straightened stud:	4/60 x 2.8mm nails each side
Half Joint in top Plate:	4/100 x 3.15mm skewed nails
Lintel to trimming Stud:	4/100 x 3.15mm skewed nails
Standard soffit stringer to stud:	2/100 x 3.75mm nails
Sill trimmer to trimming stud for:	
- Trimmer not exceeding 2400mm	2/100 x 3.75mm end nails
- Trimmer not exceeding 3000mm	3/100 x 3.75mm end nails
- Trmmer not exceeding 3600mm	4/100x3.75mm end nails
Double top plate to top plate:	2/100 x 3.75mm @ 500mm crs
Trimming studs together at openings, Studs & blocking at wall intersections:	100 x 3.75mm nails @ 600mm crs
Trimming Stud to Doubling Stud immediately under lintels:	2/100 x 3.75mm nails
Trusses to Top Plate:	
-Prefabricated roof trusses @ 900mm crs max fix to top plate with 2/100 x 3.75mm skewed nails & 2/wiredogs each side in accordance to Manufacturer documents & producer statement.	
Metal Ceiling batten to bottom chord:	2/32 x 8g wafer head screws
Outrigger to Gable Top Plate:	1/14g self drilling screw, 150mm long
Outrigger to Truss:	2/100 x 3.75mm end nails
Flying Rafter to Outrigger:	2/100 x 3.75mm end nails
Outrigger Blocking to Top Plate:	4/100 x 3.75mm skewed nails
Purlins to Truss:	
-70x45 H1.2 SG8 Purlins fixed to trusses/Rafter with 1/10g x 80mm self-drilling screw or 2/100 x 3.75mm skewed nails & 1/wiredog (Alt 2.4KN Fixing). Top & bottom purlins shall be @ 600mm crs & 900crs to body.	

Schedule of Framing Timbers - Grading & Treatment

Wall framing	
Exterior walls & lintels	SG8, H1.2, Pinus radiata
Interior walls (loadbearing)	SG8, H1.2, Pinus radiata
Interior walls (non-loadbearing)	SG8, H1.2, Pinus radiata
Cavity battens:	
-Dry Cavity	Merchantable, H3.1, Pinus radiata
-Wet Cavity	Merchantable, H3.1, Pinus radiata
-Structural batten	Merchantable, H3.2, Pinus radiata
Roof framing	
Roof trusses - typical	SG8, H1.2, Pinus radiata
Gable end truss	SG8, H1.2, Pinus radiata
Coved or attic trusses	SG8, H1.2, Pinus radiata
Purlins/Battens	SG8, H1.2, Pinus radiata
Valley boards, barge boards	Merchantable, H1.2, Pinus radiata
Windows	
Framing and reveals	Dressed, H3.1, Pinus radiata

Wall Framing

Height To Underside Of Truss/Joist 1	2455mm
Lintel Height 1	2200mm
Internal Door Leaf Height 1 with Contractor)	1980mm (Confirm Internal Door lintel height
Internal Door Leaf Width	810mm standard - as noted on plans

Plasterboard Materials
-10mm GIB plasterboard installed over timber framing as per manufacturer's specifications. GIB Aqualine to be used in wet areas.

Plumbing fixtures shown to indicate wet areas. GIB Aqualine to all wet areas as standard.

Sizing of timber plates

Bottom Plate	45mm thick, width to match stud. SG8, H1.2, Pinus Radiata
Top Plate	45mm thick, width to match stud. Additional top plate 35mm thick, 90mm wide if 140mm wall, 140mm wide if 140mm wall. SG8, H1.2, Pinus Radiata

LINTELS & LINTEL FIXING TYPES

Lintels as per Truss Design & Fixings as per Lumberlok Lintel Fixing Schedule. Refer Lumberlok Schedule attached.

LINTEL SIZES			FIXING TYPES	
A	90x90	SG8	E	= 1.4 kN
B	140x90	SG8	F	= 4.0 kN
C	190x90	SG8	G	= 7.5 kN
D	240x90	SG8	H	= 13.5 kN
E	290x90	SG8		
F	?????	????		

Lintel Sizes as per truss design - Truss Design to take precedence over these drawings.

Lintels Can be substitute with:

2/90x45-	90x90
2/140x45-	140x90
2/190x45-	190x90
2/240x45-	240x90
2/290x45-	290x90

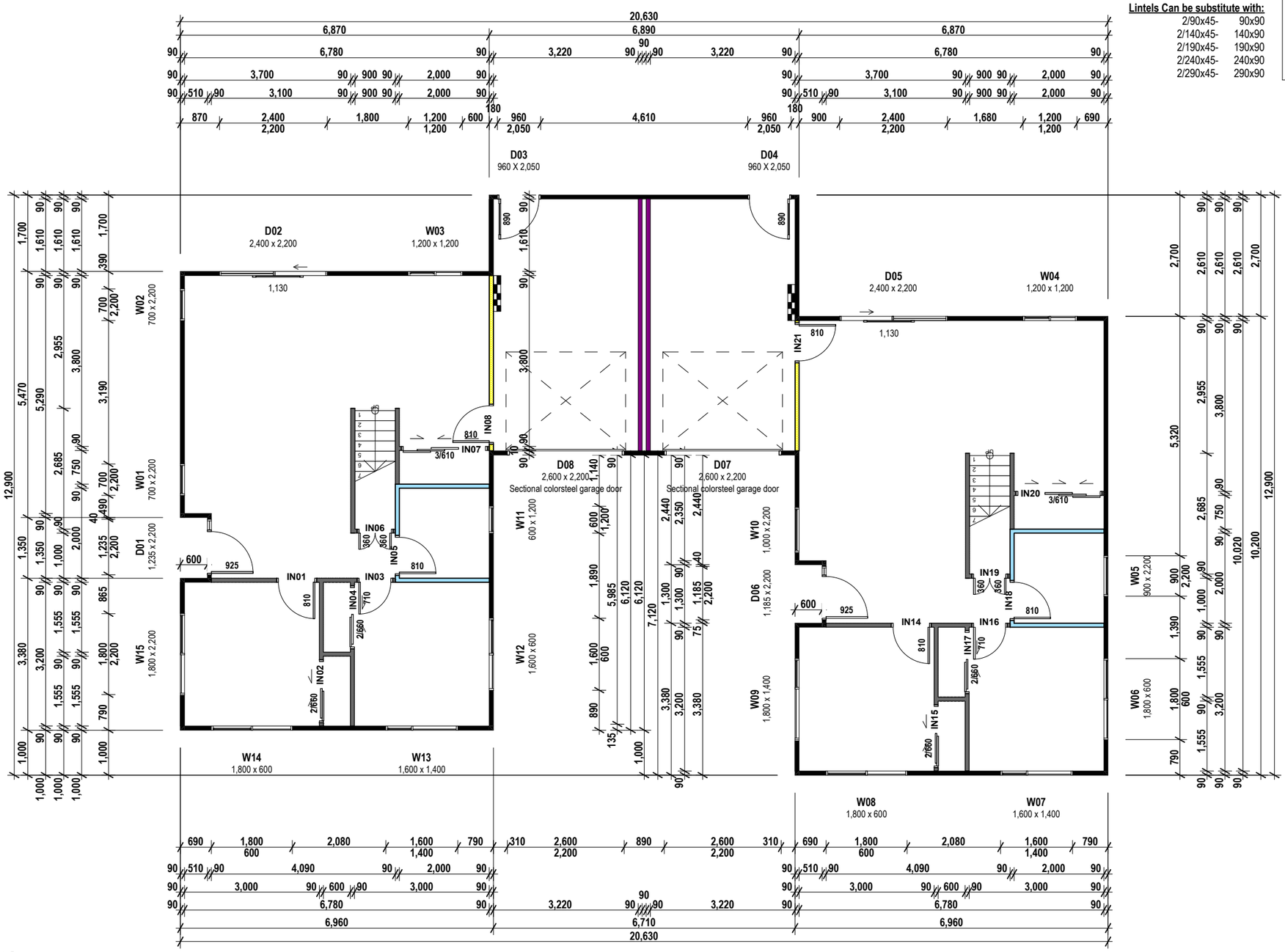
KEY

- Indicates insulated wall
- Indicates non-insulated wall
- Indicates internal insulated wall
- Indicates Aqualine lined wall

L.B.W = Load Bearing Wall

Overall DIM
Framing DIM
Opening DIM

Indicates :INTA120a Resene Integra INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM - 1 Layer of 10mm Plasterboard on 90mm framing studs @ 600crs max dwangs @ 800 crs max on both sides Fix with Pryda Brace anchor to both sides on stud. ,20mm cavity between framing and 50mm AAC Panel in the middle.



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Project:	**Lot 4 - Trices Road, Prebbleton**
Project Address:	Lot 4 - Trices Road, Prebbleton
Drawing Title:	**Wall Framing Plan**
Job No:	25003
Client:	DP Homes
Stage:	Preliminary
Designer:	Others
Developed by:	SL
Technician:	Technician

Rev	Date	Description
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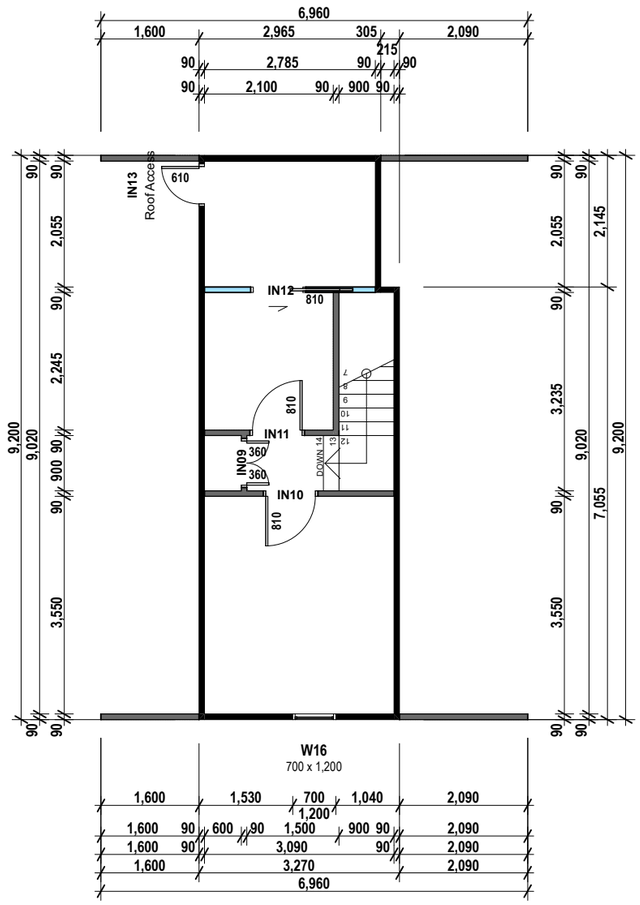

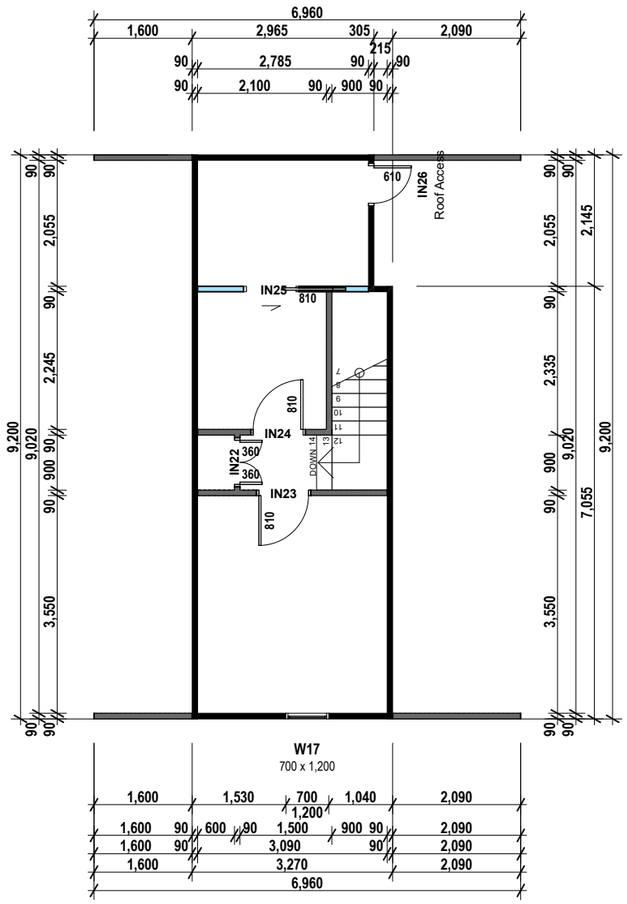

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Project Address:
Lot 4 - Trices Road, Prebbleton

Drawing Title:
First Floor Wall Framing Plan
Job No: 25003
Client: DP Homes
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Sheet No: A2.04
Rev: -

Roofing Notes
-ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Metalcraft T-Rib on Self-supporting building underlay

Roof Pitch	1	45°
Roof Pitch	2	20°
Eaves Width	1	80mm
Gable Width	1	80mm

Soffit Lining
-4.5mm James Hardie Soffit Lining
-6mm JH Soffit lining to Firerated Areas

Spouting & Fascia
Selected colorsteel Quad spouting (5550mm²) cross sectional area fix to 185 Colorsteel fascia

Down Pipe (DP)
-80mm Dia Colorsteel Downpipes

TRUSSES
-Prefabricated roof trusses @ 900mm crs max fix to top plate with 2/100 x 3.75mm skewed nails & 2/wiredogs each side in accordance to Manufacturer documents & producer statement.

Purlins
-70x45 H1.2 SG8 Purlins fixed to trusses/Rafter with 1/10g x 80mm self-drilling screw or 2/100 x 3.75mm skewed nails & 1/wiredog (Alt 2.4KN Fixing). Top & bottom purlins shall be @ 600mm crs & 900crs to body.

90x45mm H1.2 treated SG8 outriggers @900crs max to gable verge to allow for overhang/eave width. Outriggers to span back to next truss. Outriggers to be fixed as per NZS3604:2011 Table 10.18:
- 1/10g x 80mm self-drilling screw to wall framing.
- 3/90 x 3.15mm nails to rafters.
- 4/90 x 3.15mm skewed nails to blocking.

Roof bracing to be 8.0kN diagonally opposed intersecting steel straps fixed to top chord & top plate as per NZS3604:2011, Section 10.3, 10.4 or refer to truss manufacturer's design for positions.

All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

All Flashings to be 0.55 BMT colorsteel fixed in accordance with NZS3604:2011 and meeting the durability requirements of NZBC E2/AS1 Table 20,21,22

Add Snow Straps as per NZMRCOP and E2/AS1 .

GENERAL KEY:

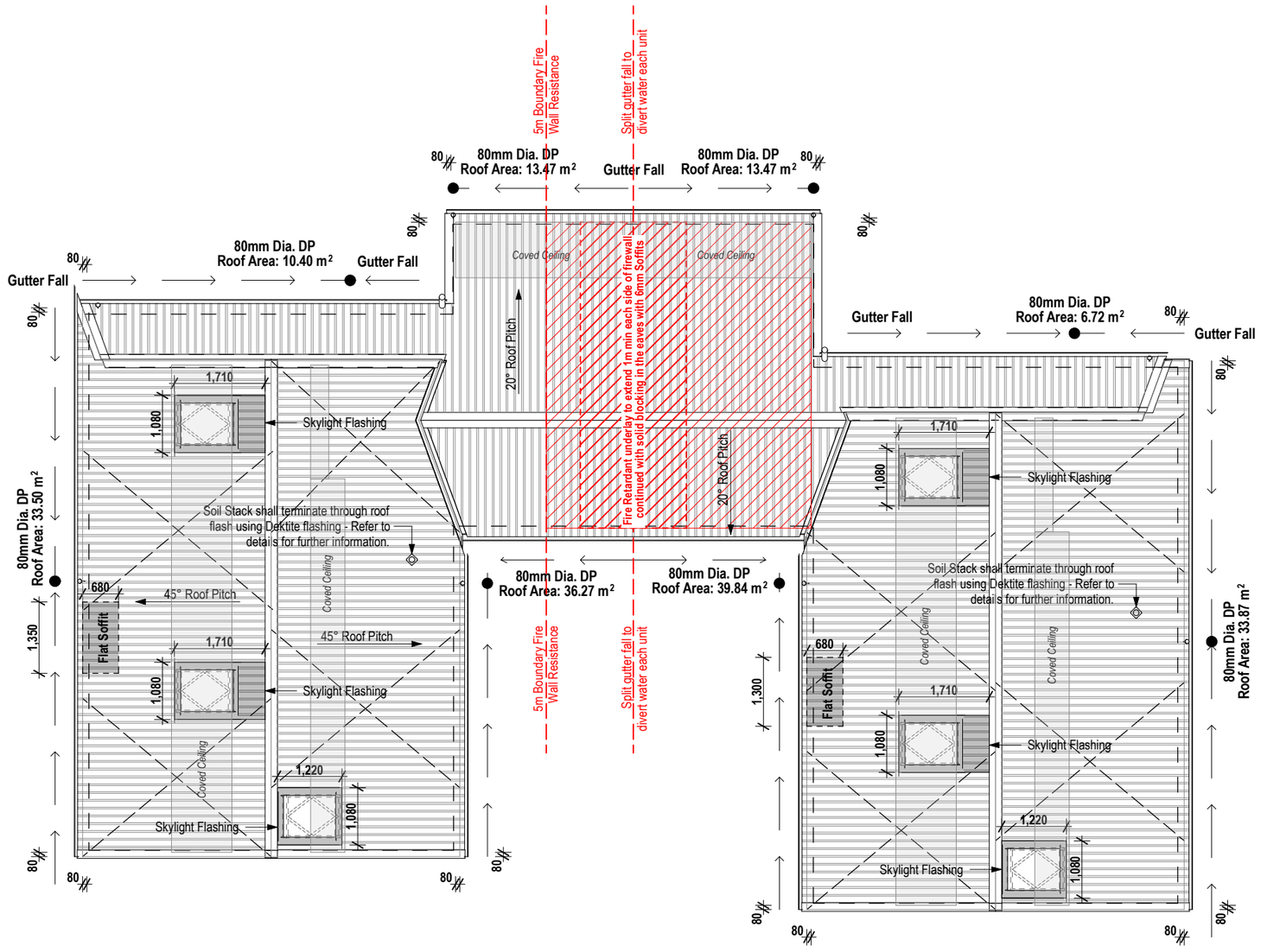
LUMBERLOK Strip roof bracing as per truss design:

Gutter Fall: →

TV	Terminal Vent	80mm
BV	Branch Vent	40mm

-Terminal & Branch vent shall terminate through roof flash using Dektite flashing

DP	Downpipe	-80mm Dia Colorsteel Downpipes



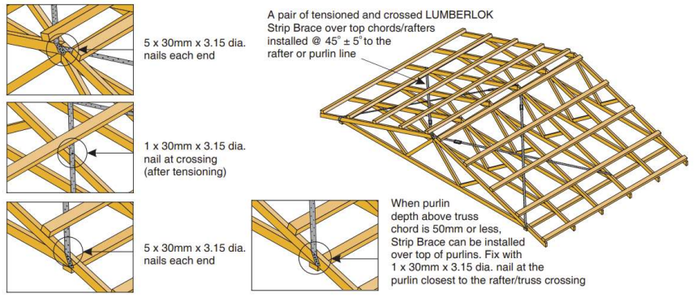
Roof Bracing Options

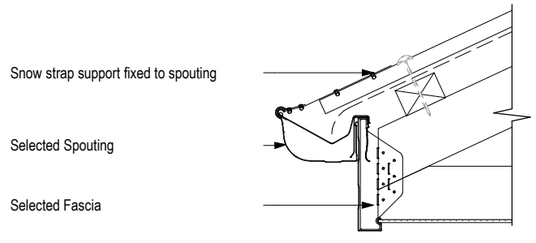
i) ROOF PLANE BRACE

Each roof plane brace can be:
- A hip or valley rafter running continuously from ridge to the top plate in accordance with Clauses 10.2.1.3.2 or 10.2.1.3.3 NZS 3604:2011.

OR

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





Snow Strap Detail

Scale 1:10

Preliminary - Not For Construction

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13 Henare Drive, iZone, Rolleston 7614
Email: admin@ilaisadesign.co.nz

Project: Lot 4 - Trices Road, Prebbleton
Project Address: Lot 4 - Trices Road, Prebbleton

Drawing Title: Roof Plan
Job No: 25003
Client: DP Homes
Stage: Preliminary
Designer: Others
Developed by: SL
Technician: Technician

Rev	Date	Description
V1.1	30/01/25	Client Review

Scale @ A3: 1:10, 1:100
Print Date: 13/02/2025
Sheet No: A2.05
Rev: -

Wall Cladding Materials
-WALL CLADDING 1: Plaster surface Over Resene GRAPHEX system on a 20mm H-Grade Graphex Peel and Stick Batten cavity system installed as per manufacturer's specifications (Dwangs @ 800crs max)

-WALL CLADDING 2: Weathertex Horizontal Weatherboards over 20mm cavity system installed as per manufacturer's specifications (Dwangs @ 800crs max)

Roofing Notes
-ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Metalcraft T-Rib on Self-supporting building underlay

Roof Pitch	1	45°
Roof Pitch	2	20°
Eaves Width	1	80mm
Gable Width	1	80mm

Soffit Lining
-4.5mm James Hardie Soffit Lining
-6mm JH Soffit lining to Firerated Areas

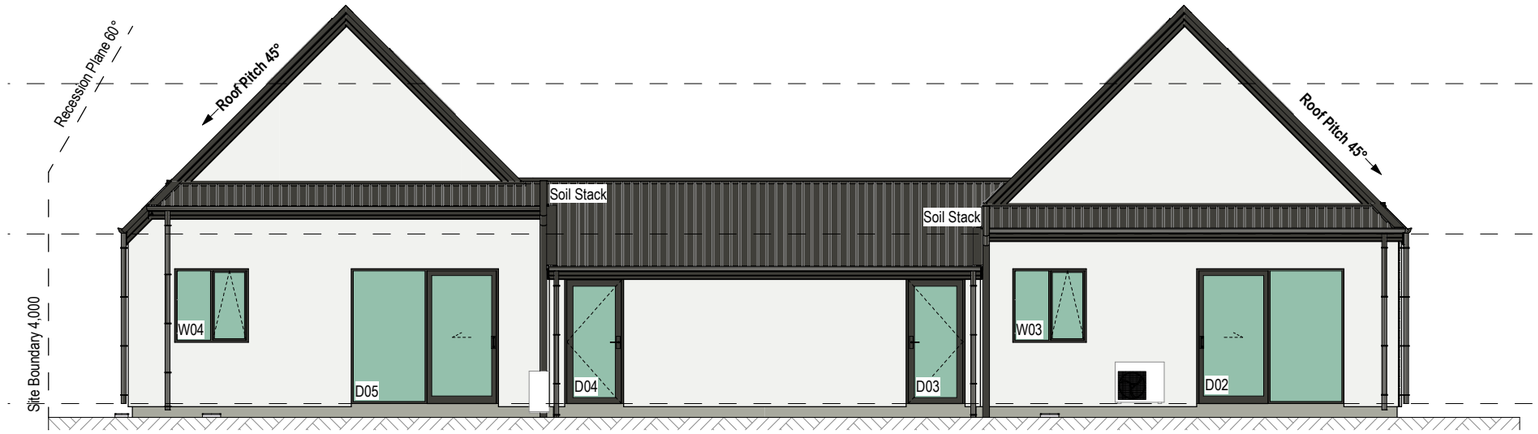
Spouting & Fascia
Selected colorsteel Quad spouting (5550mm²) cross sectional area fix to 185 Colorsteel fascia

Down Pipe (DP)
-80mm Dia Colorsteel Downpipes

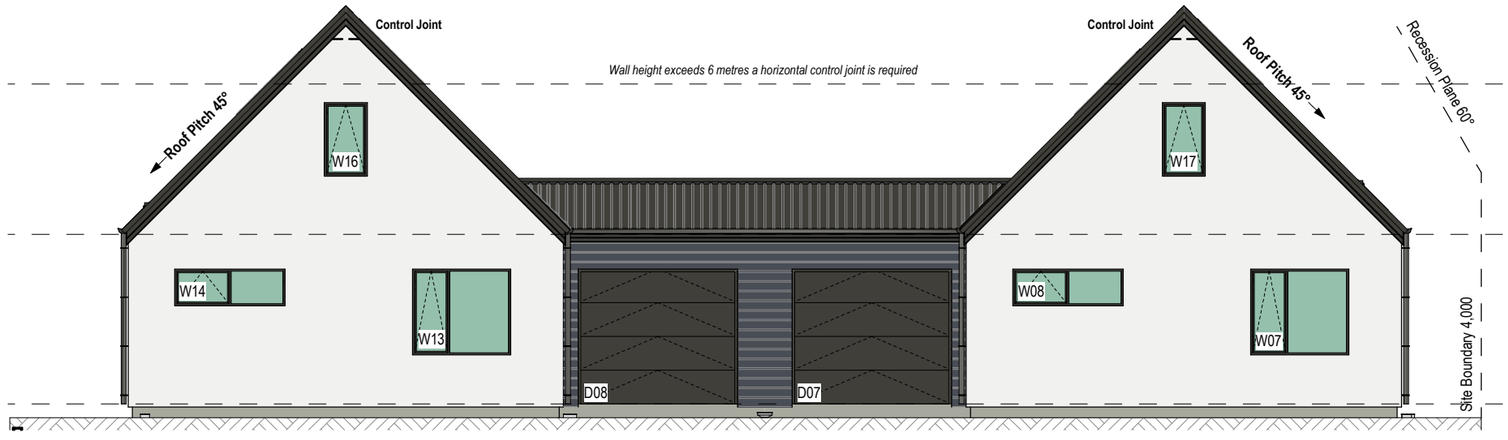
Windows
Selected powder-coated Low E. Argon, thermally Broken aluminium joinery double glaze with all glazing to comply with NZS 4223. (R0.50 Ug 1.10)

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for preformance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

BUILDING ENVELOPE RISK MATRIX		
All Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**8**



North Elevation
Scale 1:100



South Elevation
Scale 1:100

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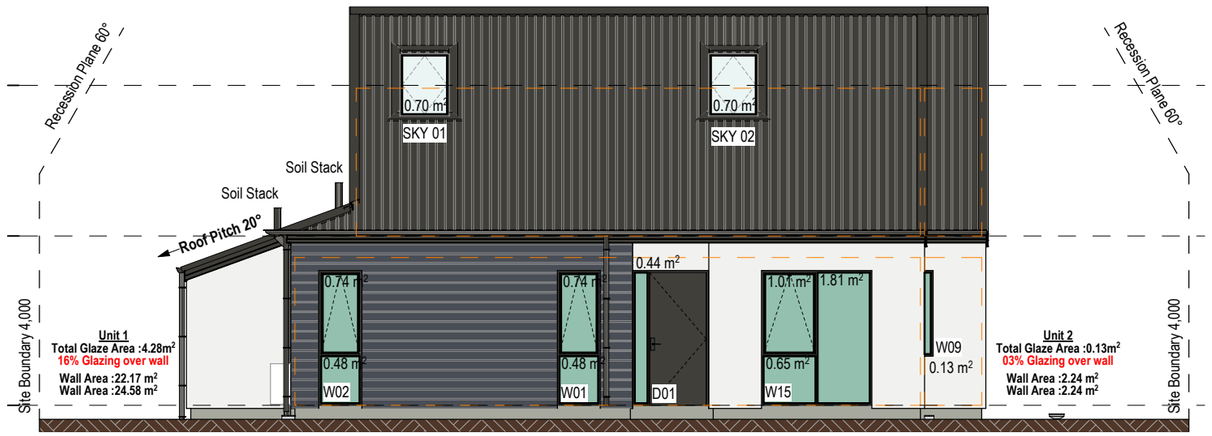
Project:
Lot 4 - Trices Road, Prebbleton
Project Address:
Lot 4 - Trices Road, Prebbleton

Drawing Title:
Elevations
Job No: 25003
Client: DP Homes
Stage: Preliminary

Designer: Others
Developed by: SL
Technician: Technician

Rev	Date	Description
V1.1	30/01/25	Client Review
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Scale @ A3: 1:100
Print Date 13/02/2025
Sheet No: A3.01
Rev: -



West Elevation

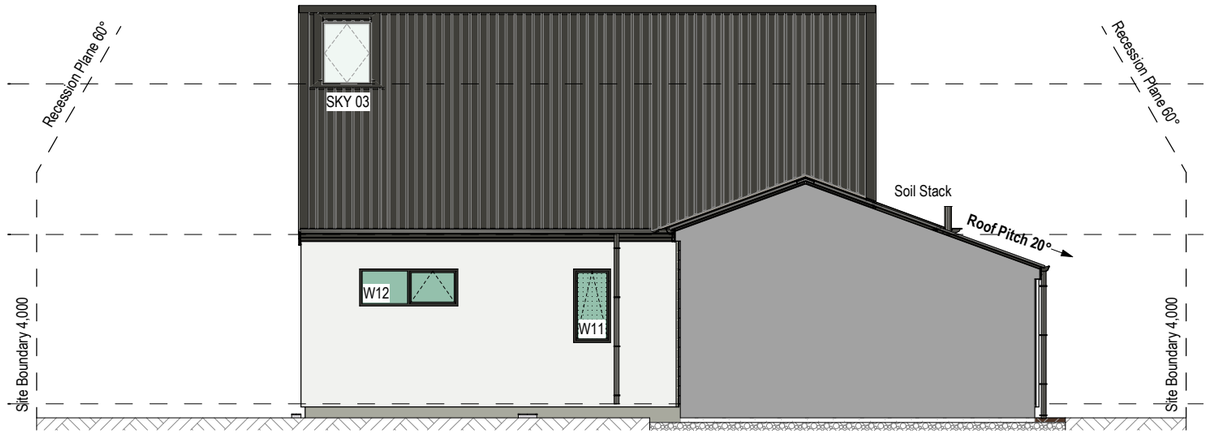
Scale 1:100

East Elevation

Scale 1:100

West Elevation

Scale 1:100



East Elevation

Scale 1:100

Preliminary - Not For Construction

Ilaisa Design Limited
13 Henare Drive, iZone, Rolleston 7614
Email: admin@ilaisadesign.co.nz

Project:
Lot 4 - Trices Road, Prebbleton
Project Address:
Lot 4 - Trices Road, Prebbleton

Drawing Title:
Elevations
Job No: 25003
Client: DP Homes
Stage: Preliminary

Designer: Others
Developed by: SL
Technician: Technician

Rev	Date	Description
V1.1	30/01/25	Client Review
-	-	-
-	-	-
-	-	-
-	-	-

Scale @ A3: 1:100
Print Date 13/02/2025
Sheet No: A3.02
Rev: -

Note:

- Confirm all opening sizes onsite prior to installation
- Sizes shown are rough opening sizes and & leaf sizes
- Client to confirm window & door style & finishes
- All doors & sliders are taken from External Elevation
- All windows are taken from External Elevation
- Refer to gound floor plan for accurate opening location

Internal Door Leaf Height	1980mm (Confirm Internal Door lintel height with Contractor)
Internal Door Leaf Width	810mm standard - as noted on plans

-Joinery:
All exterior window and door joinery to be **Selected powder-coated Low E. Argon, thermally Broken aluminium joinery double glaze with all glazing to comply with NZS 4223. (R0.50 Ug 1.10)**and dressed timber reveals unless noted otherwise. Refer to specification for full details.

-Internal Door Leaf Height:	-1980mm (Confirm Internal Door lintel height with Contractor)
-Internal Door Leaf Width:	-810mm standard - as noted on plans(unless noted on plan).
-Garage Door:	-Coloursteel sectional.
-Lintels:	-Refer to the Floor Plan/Truss Design for lintel sizes.
-Safety Glazing (**SG**):	-To all windows less than 800mm above FFL, unless a transom is less than 1.0m from FL. -To all windows in wet areas less than 2.0m above FFL. -To all doors (bottom pane only where a transom is used.)
-Obscure Glazing (**OB**):	-To Bathroom, WC and Ensuite
-Safety Glazing or Annealed Glass Glass **(SG or A)**	-Safety Glazing or Annealed Glass as per NZS 4223.3:2016
-Restrictor Stay (**RS**):	-Restrictor stays fixed to window openings

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for preformance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling

Standard glazing units used:

All Double Glazed Units
Comply with Table G2, table E1.1.1 in H1/AS1

Standard Unit - TBC window manufacture
4mm Glass / 12mm Air Gap / 4mm Glass
Slider Unit -TBC window manufacture
5mm Glass / 8mm Air Gap / 5mm Glass
Safety Panel -TBC window manufacture
4mm Toughened / 8mm Air Gap / 6.38mm Laminate

Insulation Requirements to meet H1 -Climate Zone 5

Foundations:

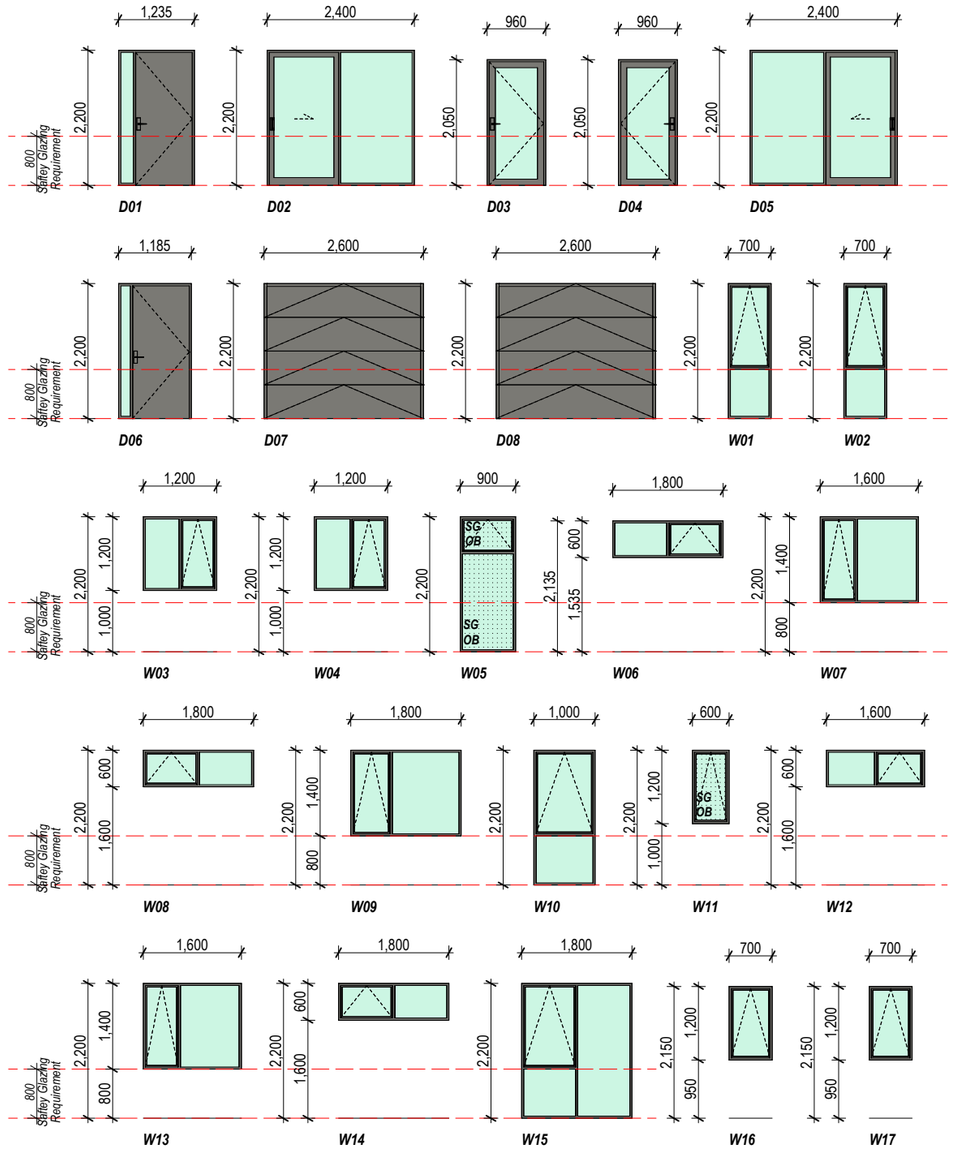
--Firth Ribraft System TC1 (200mm Depth or 200kpa as engineers Report, Engineers to inspect dig out/ Hardfill)

Wall Insulation:
-R2.6

Window:
-Selected powder-coated Low E. Argon, thermally Broken aluminium joinery double glaze with all glazing to comply with NZS 4223. (R0.50 Ug 1.10)

Ceiling Insulation:
-R7.0 Ceiling Batts Insulation
-R3.6 160mm Thick Skillion Roof Insulation

Skylight:
-Skylight Minimum Rvalue 0.62

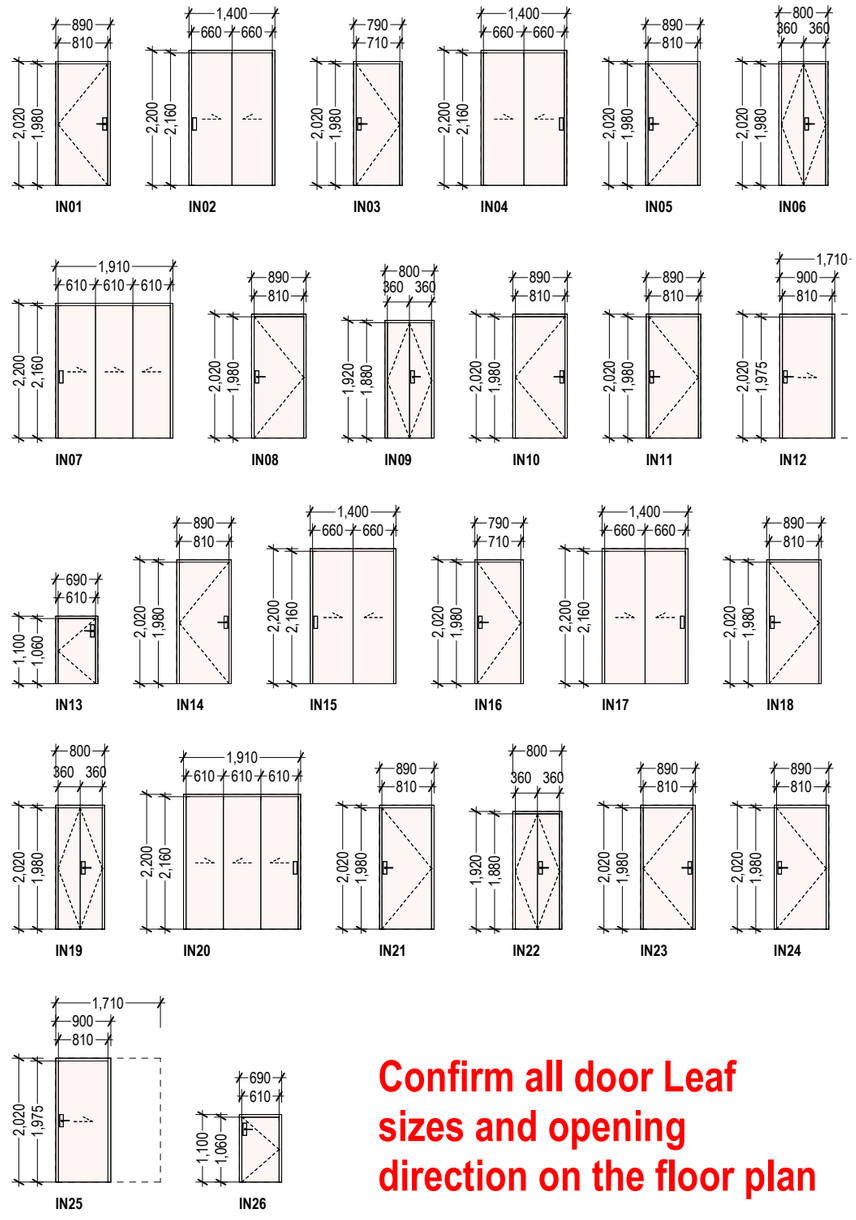


Door & Window Schedule

Scale 1:100

NATURAL VENTILATION TABLE

NATURAL LIGHT TABLE



Internal Door Schedule

Scale 1:100

Confirm all door Leaf sizes and opening direction on the floor plan

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Project: Lot 4 - Trices Road, Prebbleton
Project Address: Lot 4 - Trices Road, Prebbleton

Drawing Title: Door & Window Schedule
Job No: 25003
Client: DP Homes
Stage: Preliminary

Designer: Others
Developed by: SL
Technician: Technician

Rev	Date	Description
V1.1	30/01/25	Client Review

Scale @ A3: 1:100
Print Date: 13/02/2025
Sheet No: A3.03
Rev: -

Foundation Notes:

- -Firth Ribraft System TC1 (200mm Depth or 200kpa as engineers Report, Engineers to inspect dig out/Hardfill)

Roofing Notes

-ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Metalcraft T-Rib on Self-supporting building underlay

Roof Pitch	1	45°
Roof Pitch	2	20°
Eaves Width	1	80mm
Gable Width	1	80mm

Soffit Lining

-4.5mm James Hardie Soffit Lining
-6mm JH Soffit lining to Firerated Areas

Spouting & Fascia

Selected colorsteel Quad spouting (5550mm²) cross sectional area fix to 185 Colorsteel fascia

Down Pipe (DP)

-80mm Dia Colorsteel Downpipes

Wall Cladding Materials

-WALL CLADDING 1: Plaster surface Over Resene GRAPHEX system on a 20mm H-Grade Graphex Peel and Stick Batten cavity system installed as per manufacturer's specifications (Dwangs @ 800crs max)

-WALL CLADDING 2: Weathertex Horizontal Weatherboards over 20mm cavity system installed as per manufacturer's specifications (Dwangs @ 800crs max)

First Floor Notes: FLOOR FRAMING

Joist

JOIST 1(J1): 290x45 H1.2 SG8 joists @ 400 crs fixed with 2/100x3.75 Hand driven Skew nails or 3/90x3.15 Power driven nails skewed

Timber Blocking:

Min H1.2 treated SG8 290x45mm or to match joist sizes timber blocking between floor joists @ 1800mm crs. max. In accordance with NZS3604:2011.

Flooring

20mm thick Strandfloor flooring on 290x45 H1.2 treated pinus radiata floor joists @ 400 ctrs. NOTE: H3.1 treated plywood flooring to ensuite. UZIN primer PE 630 is required on flooring grade plywood.

Insulation

R3.6 Fibreglass Silencer Midfloor Pink Batts insulation between Floor Joists

Wall Framing:

Wind Zone High

-INTERNAL FRAMING - Up to 3m Stud Height: H1.2 treated SG8 90x45mm timber framing studs @ 600mm crs. max, Dwangs @ 800mm crs. max. (Refer to NZS3604 table 8.2)

-WALL FRAMING 1: Up to 2.4m Stud Height: H1.2 treated SG8 90x45mm timber framing studs @ 600mm crs. max, Dwangs @ 800mm crs. max. (Resene Graphex)

-WALL FRAMING 2: Up to 2.4m Stud Height: H1.2 treated SG8 90x45mm timber framing studs @ 600mm crs. max, Dwangs @ 800mm crs. max (Weathertex Vertical).

Exterior Bottom plate to concrete floor (Non-braced):

-Bottom plate fix to Slab with M10 BOWMAC Blue Head bolts on 50x50x3 Square washers @ 900mm crs max (600crs max When using Masonry Header Blocks). Refer to supporting documents for further hold down requirements relating to each individual bracing element.

Interior bottom plate to concrete floor:

75 x 3.8mm shot fired fastenings with 16mm washers @ 600mm crs within 150mm each end of plate.Refer to bracing plan for additional hold down fixings.

Subfloor Exterior/Interior Bottom plate to Timber (Non-braced):

Secure Bottom plate with pairs of 100x3.75mm flat head hand driven nails or 3/90mm 3.15mm power driven nails @ 600mm crs in accodance with NZS 3604:2011

Plasterboard Materials

-10mm GIB plasterboard installed over timber framing as per manufacturer's specifications. GIB Aqualine to be used in wet areas.
-13mm GIB plasterboard ceiling lining fix to 35mm Metal Battens @ 600crs ,installed as per manufacturer's specifications.

Windows

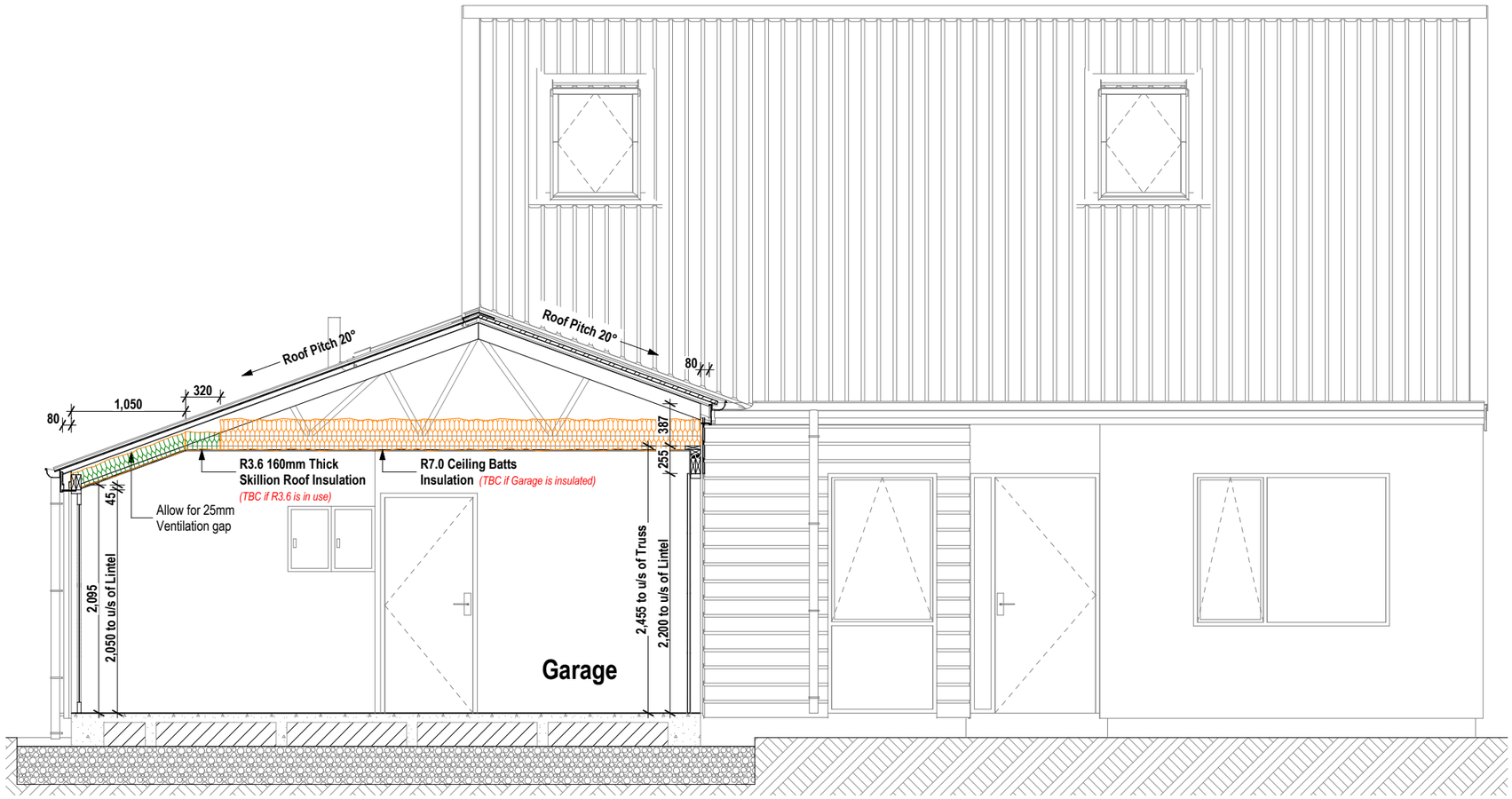
Selected powder-coated Low E. Argon, thermally Broken aluminium joinery double glaze with all glazing to comply with NZS 4223. (R0.50 Ug 1.10)

Building Wrap/Exterior Cladding

-Selected Building Wrap to external framing.

Wall & Ceiling Insulation

-R2.6 Wall Insulation
-R7.0 Ceiling Batts Insulation Ceiling Insulation
-R3.6 160mm Thick Skillion Roof Insulation (TBC)
-Ceiling batts. Trim to maintain 25mm air gap between insulation & roof underlay.



Section A

Scale 1:50

Preliminary - Not For Construction

Ilaisa Design Limited
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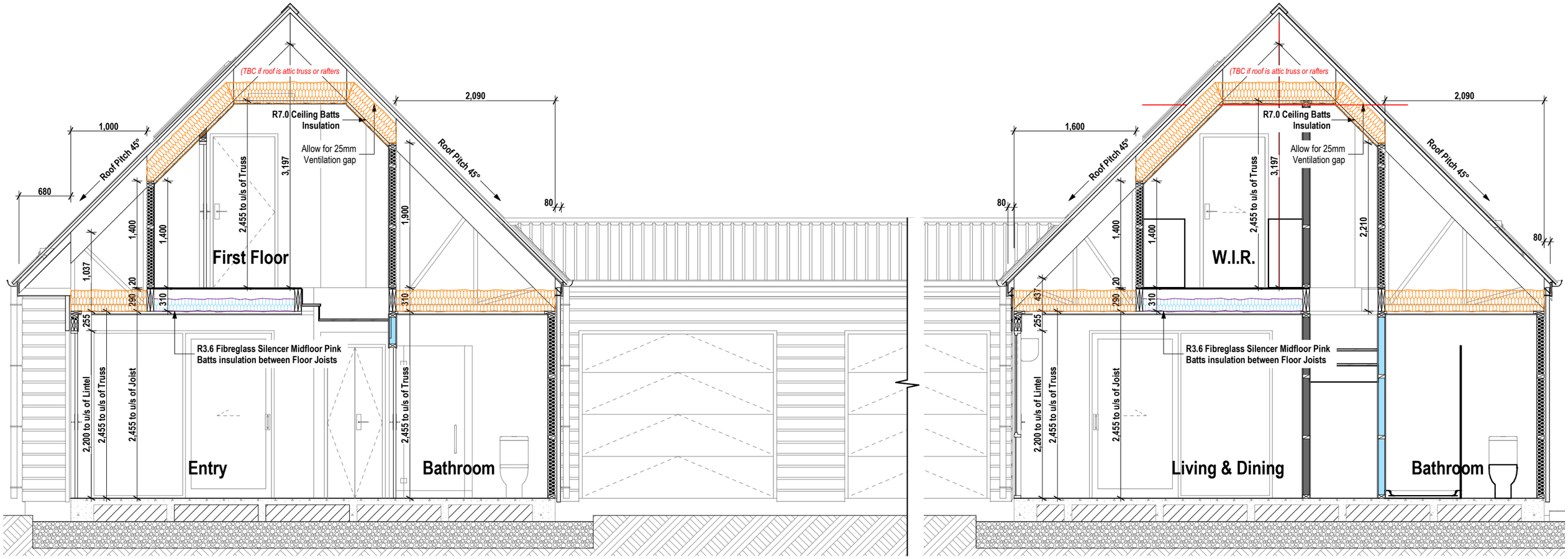
Project:
Lot 4 - Trices Road, Prebbleton
Project Address:
Lot 4 - Trices Road, Prebbleton

Drawing Title:
Cross Section A
Job No: 25003
Client: DP Homes
Stage: Preliminary

Designer: Others
Developed by: SL
Technician: Technician

Rev	Date	Description
V1.1	30/01/25	Client Review
-	-	-
-	-	-
-	-	-
-	-	-

Scale @ A3: 1:50
Print Date: 13/02/2025
Sheet No: A4.01
Rev: -



Section B

Scale 1:50

Preliminary - Not For Construction

Ilaisa Design Limited
13 Henare Drive, iZone, Rolleston 7614
Email: admin@ilaisadesign.co.nz

Project:
Lot 4 - Trices Road, Prebbleton
Project Address:
Lot 4 - Trices Road, Prebbleton

Drawing Title:
Cross Section B
Job No: 25003
Client: DP Homes
Stage: Preliminary

Designer: Others
Developed by: SL
Technician: Technician

Rev	Date	Description
V1.1	30/01/25	Client Review
-	-	-
-	-	-
-	-	-
-	-	-

Scale @ A3: 1:50
Print Date 13/02/2025
Sheet No: A4.02
Rev: -