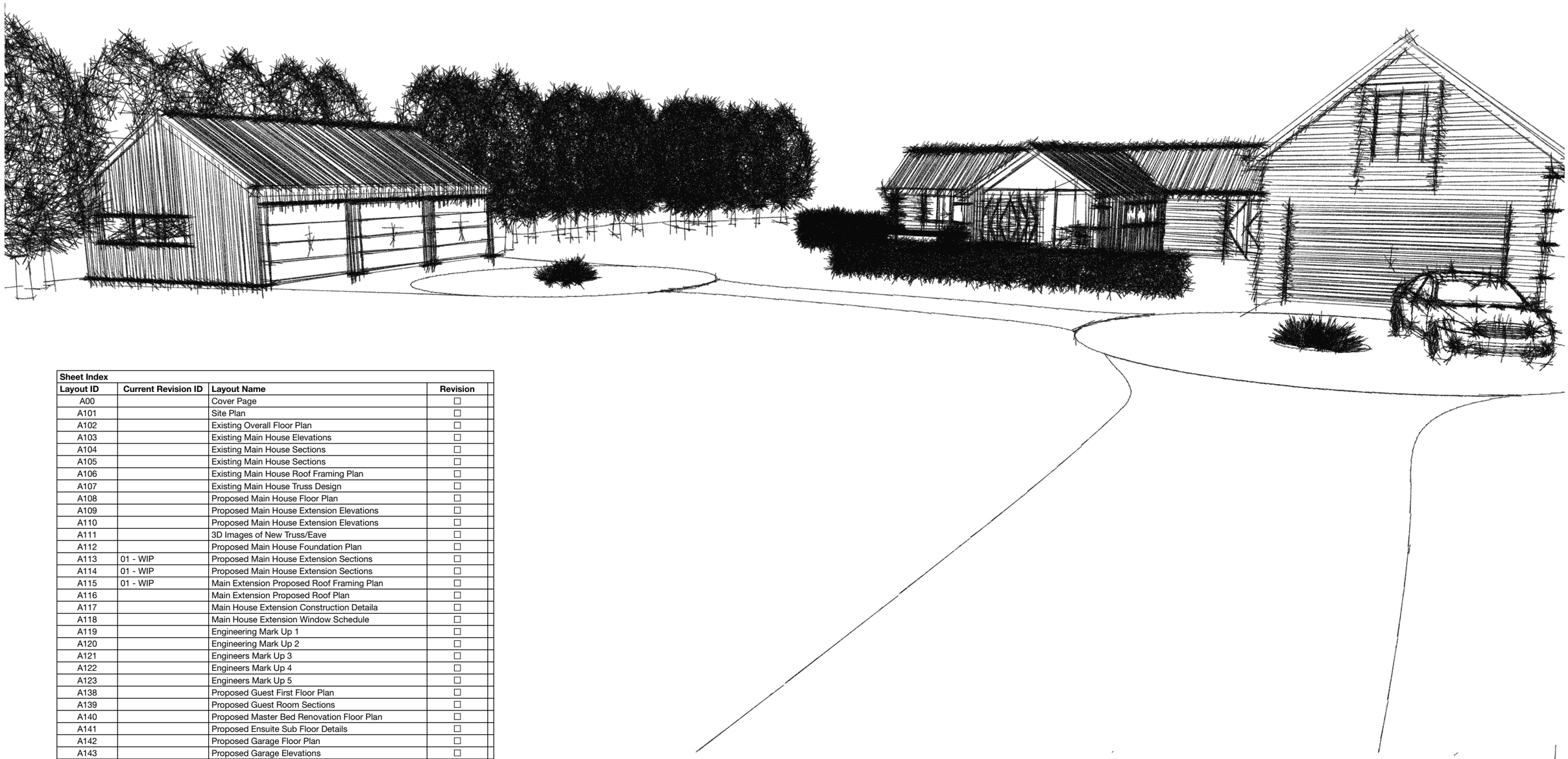
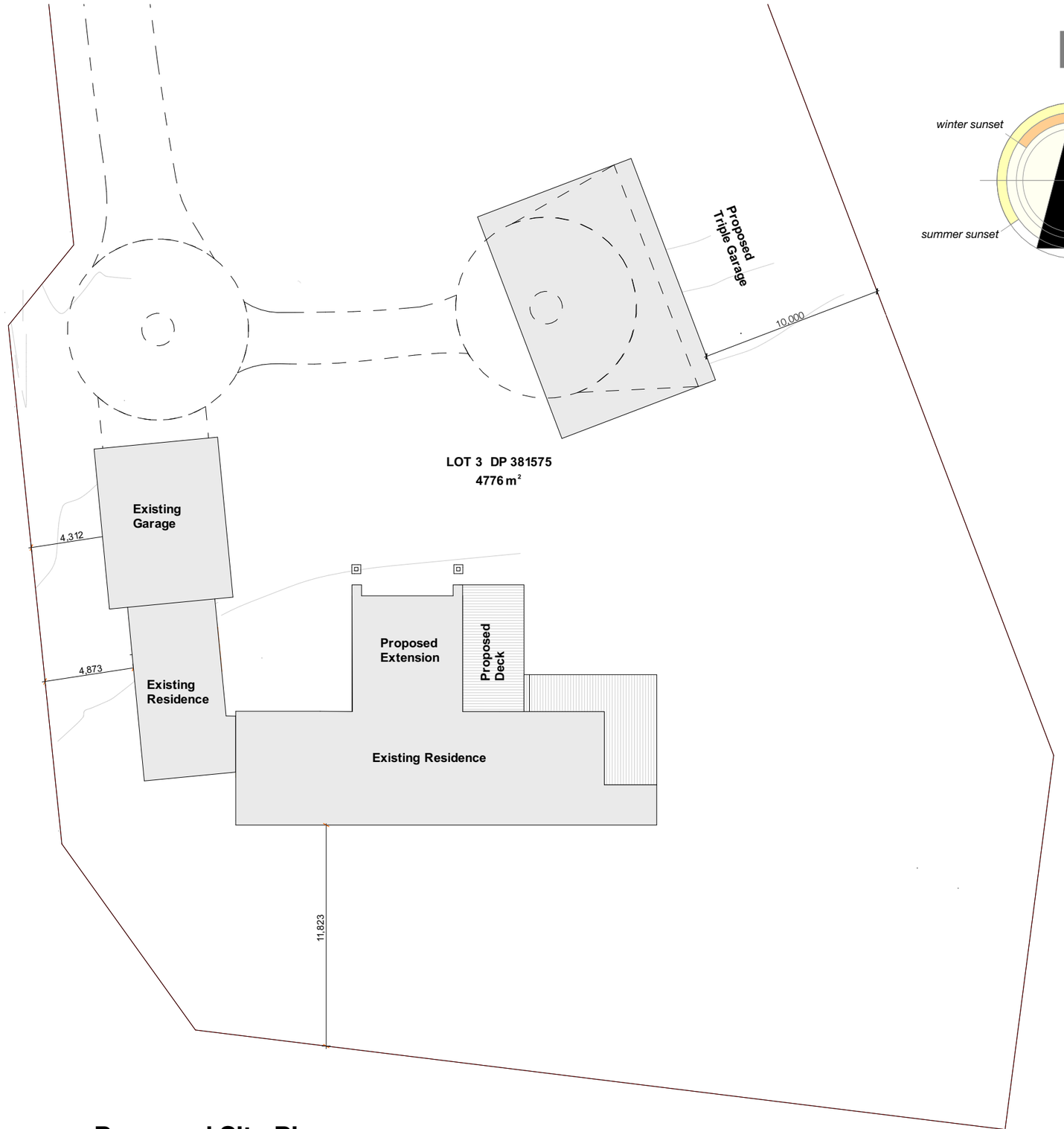
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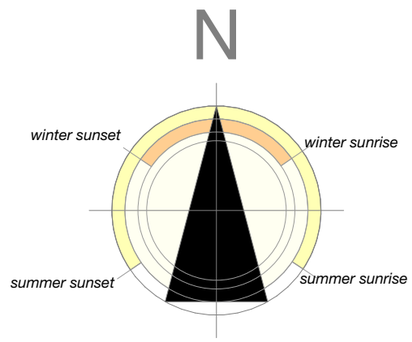
472 Speargrass Flats Road, Dalefield, Queenstown



Sheet Index			
Layout ID	**Current Revision ID**	**Layout Name**	**Revision**
A00		Cover Page	☐
A101		Site Plan	☐
A102		Existing Overall Floor Plan	☐
A103		Existing Main House Elevations	☐
A104		Existing Main House Sections	☐
A105		Existing Main House Sections	☐
A106		Existing Main House Roof Framing Plan	☐
A107		Existing Main House Truss Design	☐
A108		Proposed Main House Floor Plan	☐
A109		Proposed Main House Extension Elevations	☐
A110		Proposed Main House Extension Elevations	☐
A111		3D Images of New Truss/Eave	☐
A112		Proposed Main House Foundation Plan	☐
A113	01 - WIP	Proposed Main House Extension Sections	☐
A114	01 - WIP	Proposed Main House Extension Sections	☐
A115	01 - WIP	Main Extension Proposed Roof Framing Plan	☐
A116		Main Extension Proposed Roof Plan	☐
A117		Main House Extension Construction Detaila	☐
A118		Main House Extension Window Schedule	☐
A119		Engineering Mark Up 1	☐
A120		Engineering Mark Up 2	☐
A121		Engineers Mark Up 3	☐
A122		Engineers Mark Up 4	☐
A123		Engineers Mark Up 5	☐
A138		Proposed Guest First Floor Plan	☐
A139		Proposed Guest Room Sections	☐
A140		Proposed Master Bed Renovation Floor Plan	☐
A141		Proposed Ensuite Sub Floor Details	☐
A142		Proposed Garage Floor Plan	☐
A143		Proposed Garage Elevations	☐
A144		Garage Foundation Plan	☐
A145		Garage Sections	☐
A146		Garage Bracing & Lintel Plan	☐
A147		Garage Roof Framing Plan	☐



Proposed Site Plan
Scale 1:250



Notes - Legends

Site Information

472 Speargrass Flat Road, Dalefield
Queenstown

Parcel ID: 6940086
Appellation: Lot 3 DP 381575
Location: Speargrass Flat

Climate Zone: 6
Earthquake Zone: Zone 3
Exposure Zone: Zone B
Lee Zone: No
Rainfall Range: 20-30
Wind Region: A
Wind Zone: Very High

Cut/Fill
Flat site requires minimal excavation (footings and scrap of topsoil only)

EXISTING SERVICES
Contractor to confirm location, inverts, condition on site prior to commencing any construction.

F5/AS1 COMPLIANCE
All workers and visitors to site to comply with the Health and Safety in the Workplace Act. Comply with F5/AS1 Construction and Demolitions Hazards at all times.

SITE MANAGEMENT
Contractor to avoid adverse effects of earthworks - follow the QLDC guidelines in regarding earthworks,
clean, prevent soil and sediment run-off. Sediment control fence Keep roads required if water run-off poses nuisance.

Do not sale from drawings - use written dimensions. Contact Designer for clarification if necessary.

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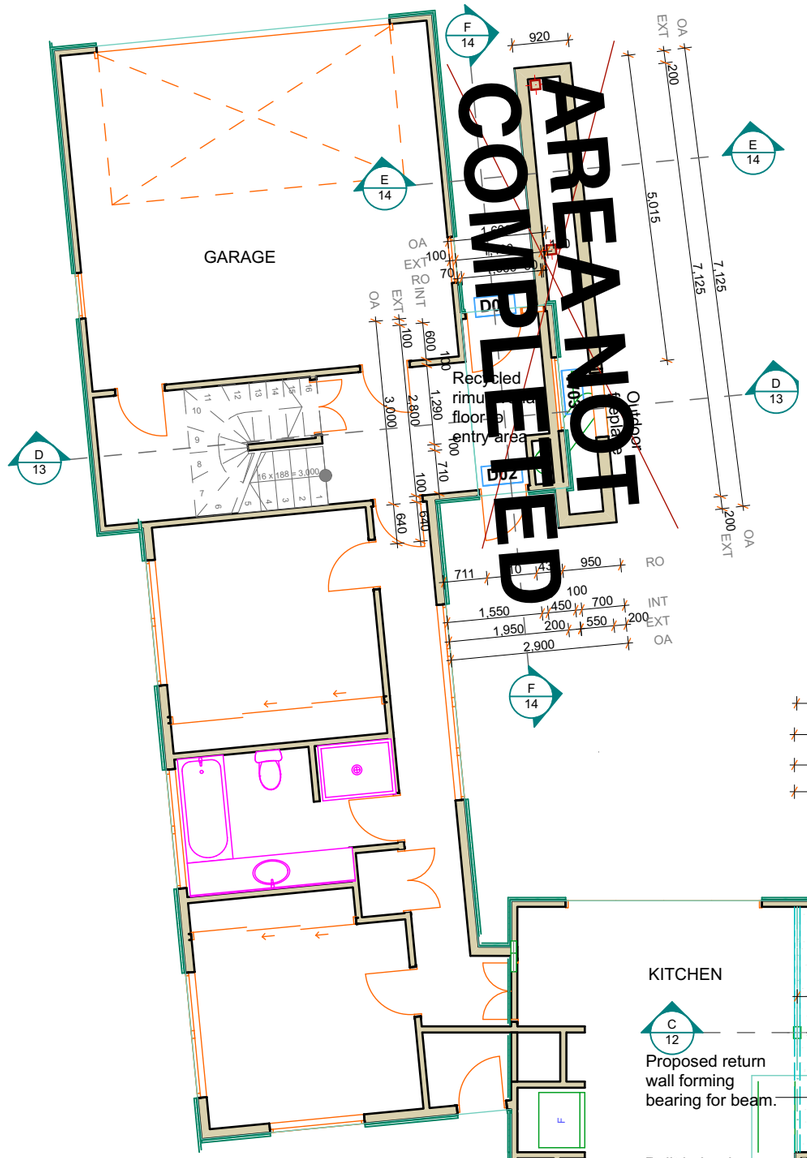
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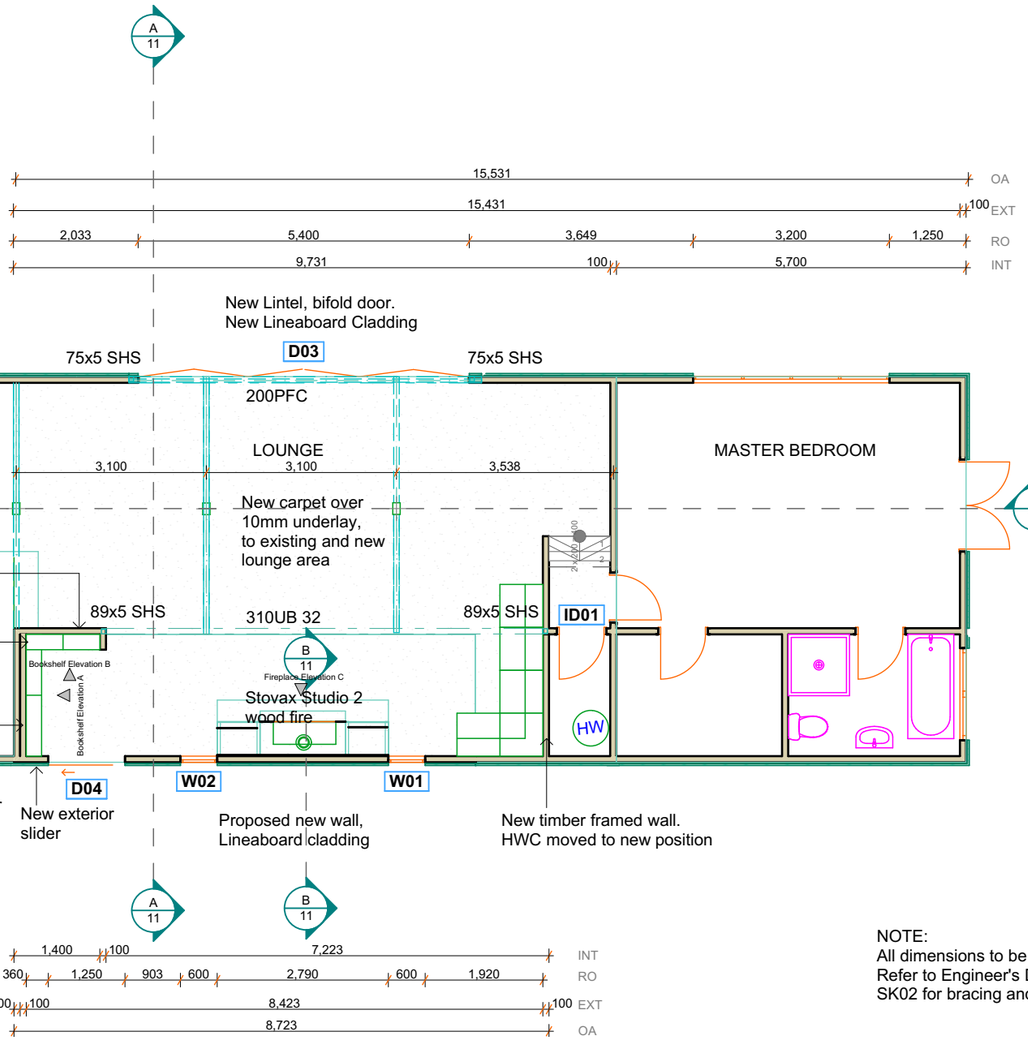
Sheet Title: Site Plan
Date: 16/12/2025

A101

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AREA NOT COMPLETED





N

Existing Floor Plan

Scale 1:100

NOTE:
All dimensions to be confirmed on site.
Refer to Engineer's Design & Specification SK02 for bracing and lintel information.

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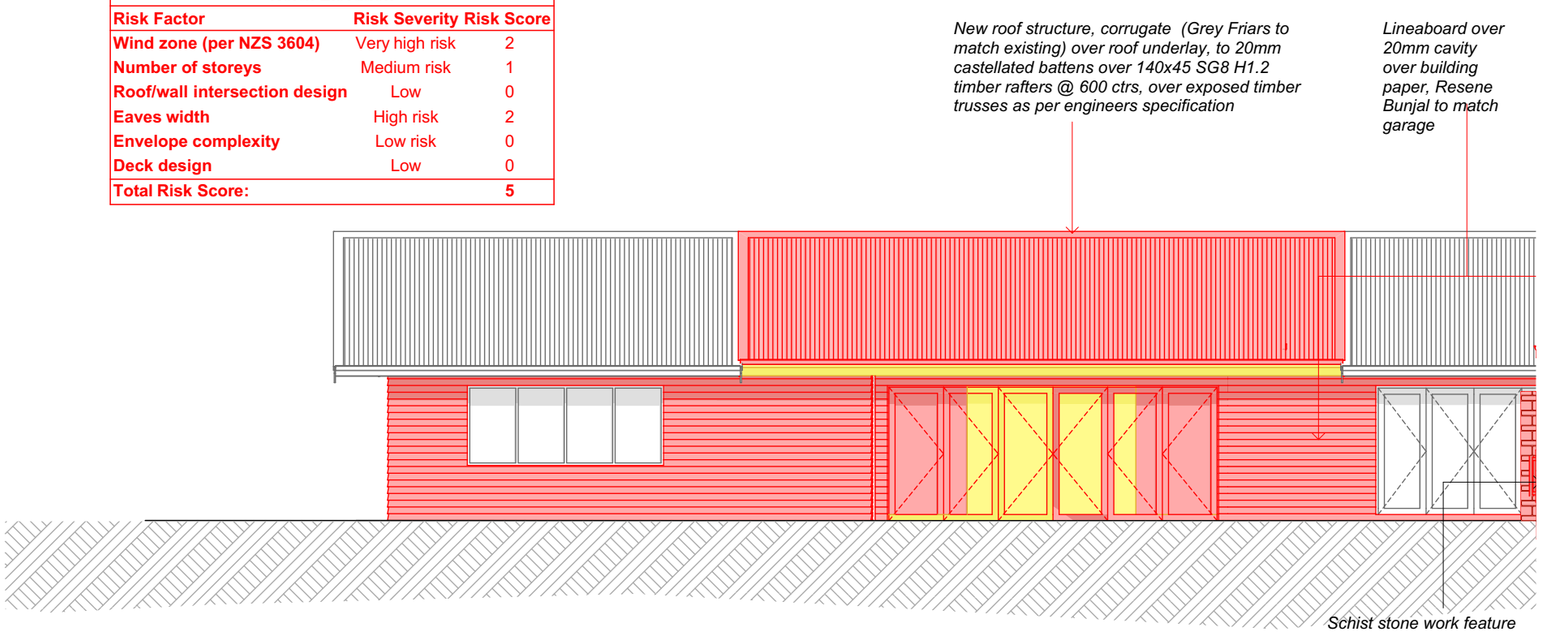
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Date: 16/12/2025

A102

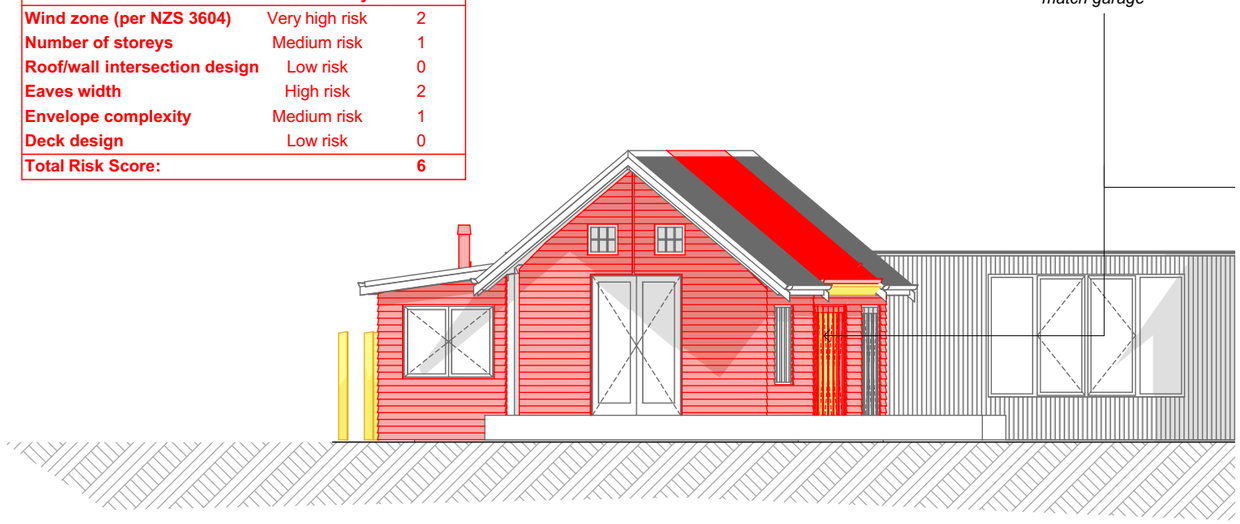
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BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		**5**



North Elevation - ~~Proposed~~

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Medium risk	1
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**6**



Existing Elevations

Scale 1:100

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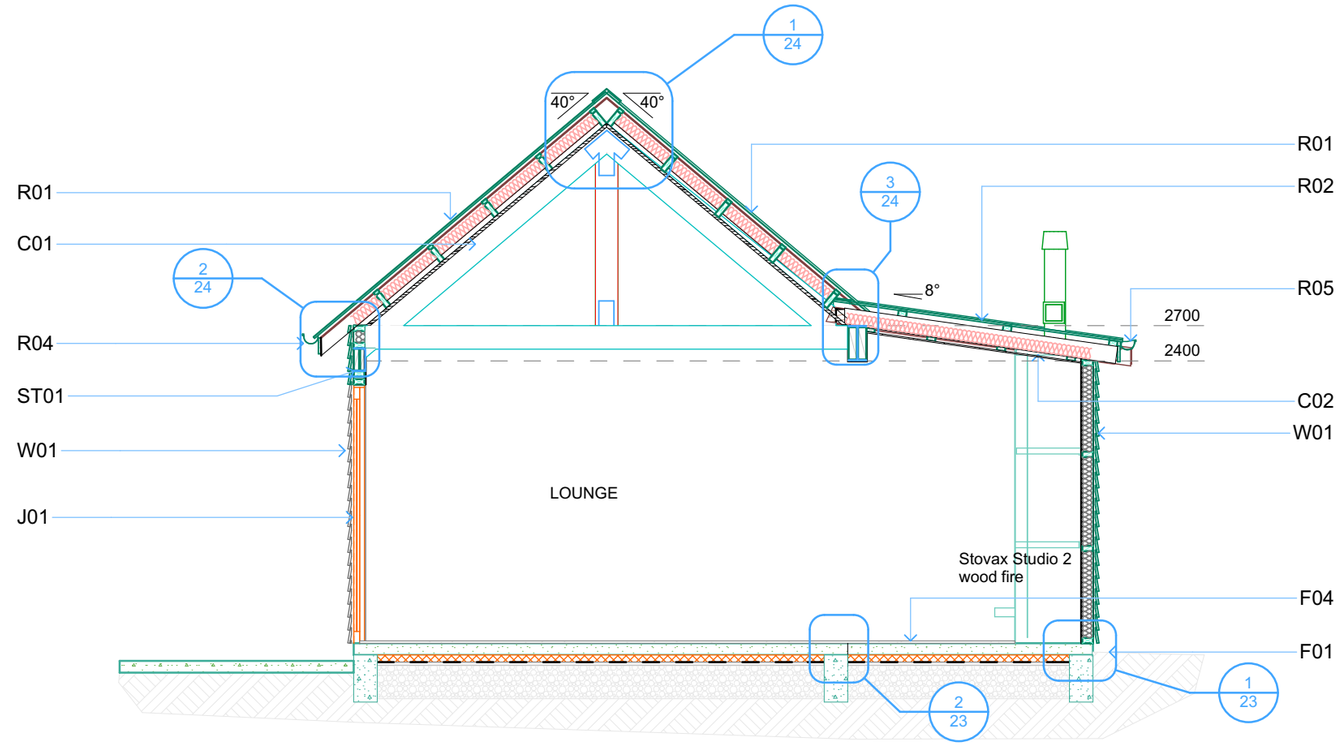
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Sheet Title: Existing Main House Elevations
Date: 16/12/2025

A103

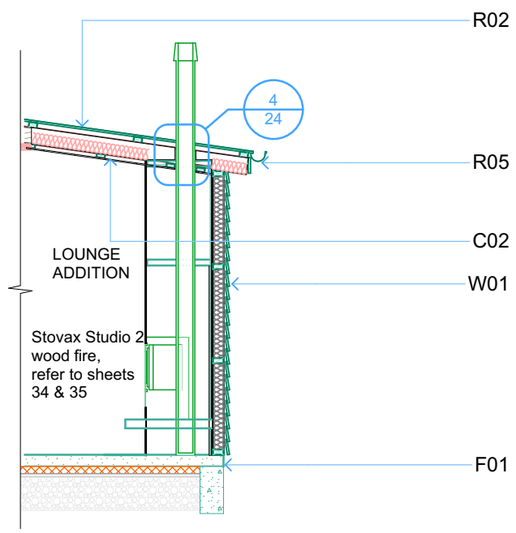
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A Section A - A 1:50

Existing Sections

Scale 1:50



B Section B - B 1:50

SECTION NOTES

Roof	R01	*Roofing* Corrugate roofing (to match existing) over roof underlay, to 20mm castellated battens over 140 x 45 SG8 H1.2 timber rafters @ 600ctrs, over exposed timber trusses with 6mm steel plate connections both sides
	R02	*Roofing* Corrugate roofing (to match existing) over roof underlay, to 140x45 SG8 H1.2 rafters @ 480 ctrs, over 70x45 SG8 H1.2 purlins @ 900 ctrs
	R03	*Roofing* Corrugate roofing (to match existing) over roof underlay to coved trusses, with 70x45 SG8 H1.2 purlins @ 900 ctrs
	R04	*Roofing* Membrane roof over 140x45 SG8 H1.2 purlins @ 400 ctrs
	R05	*Gutter* To match existing, fixed with internal bracket & snow traps @ 600 ctrs
Steel	ST01	*Structural Steel Supports* As per Structural Engineer's documentation
Ceiling	C01	*Living Room Ceiling* 25mm sarking fixed to 70x45 ceiling battens between exposed trusses
	C02	*Living Room Addition Ceiling* 10mm GIB fixed to 70x45 ceiling battens
	C03	*Guest Suite Ceiling* 10mm Hardiegroove fixed to 70x35 ceiling battens @ 600 ctrs
Wall	W01	*External Wall* Lineaboard cladding (to match existing) on 20mm cavity over building paper on 90x45m H1.2 studs @600crs and dwangs @ 800crs.
	W02	Feature claddingTBC
	W03	Stacked stone feature wall over fibre cement panel over H3.2 SG8 90x45 framing @ 600 ctrs
Floor / Foundation	F01	*Ground Floor Foundation* 100mm reinforced concrete slab with SE62 grade mesh on minimum 60mm poly over DPM on 30mm sand binding to compacted hardfill 200mm wide foundation edge
	F02	*First Floor (Ensuite)* New 300x90 SG8 beam, with 190x45 SG8 floor joists, with Hardies 'Secura' 22mm floor panel and tiles over
	F03	*Entrance Area* Recycled rimu overlay floor
	F04	*Lounge Area* New carpet with 10mm underlay to existing and extended lounge area
Joinery	J01	New double glazed joinery to match existing

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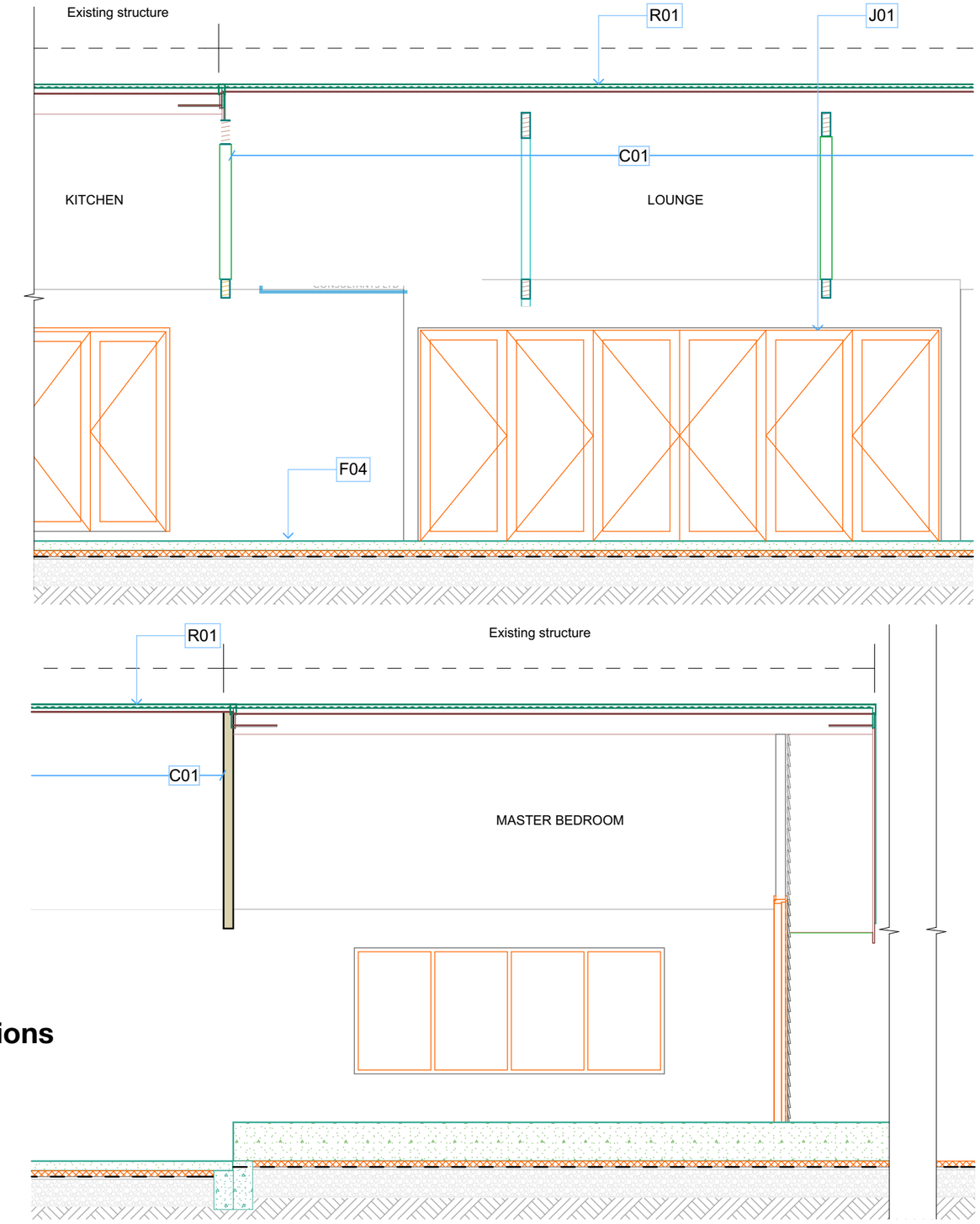
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Sheet Title: Existing Main House Sections
Date: 16/12/2025

A104

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C Section C - C 1:50

Existing Sections
Scale 1:50

SECTION NOTES

Roof	R01	*Roofing* Corrugate roofing (to match existing) over roof underlay, to 20mm castellated battens over 140 x 45 SG8 H1.2 timber rafters @ 600ctrs, over exposed timber trusses with 6mm steel plate connections both sides
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	F03	*Entrance Area* Recycled rimu overlay floor
	F04	*Lounge Area* New carpet with 10mm underlay to existing and extended lounge area
Joinery	J01	New double glazed joinery to match existing

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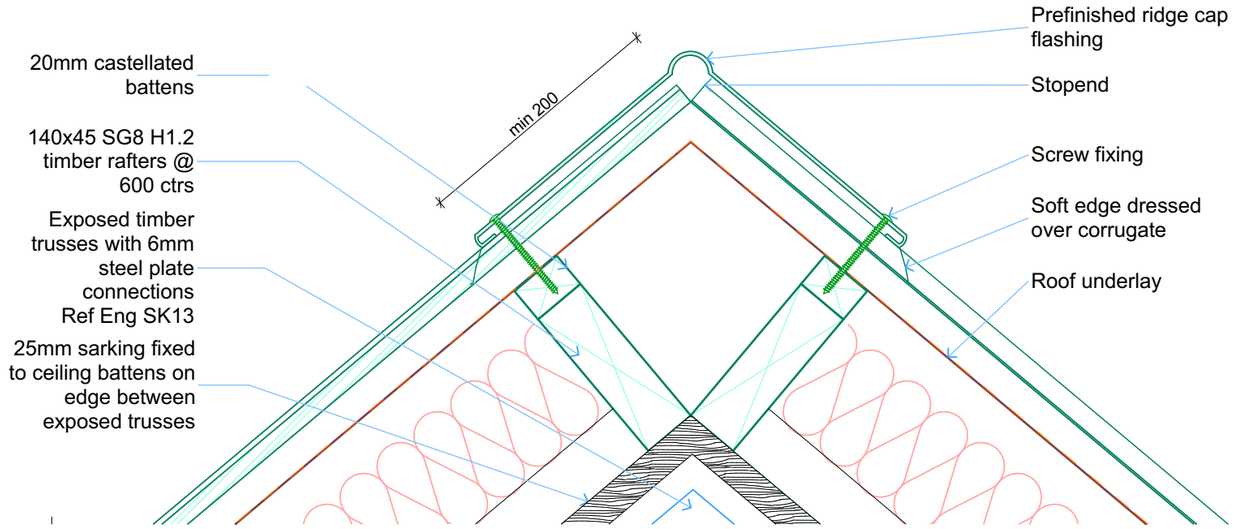
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Sheet Title: Existing Main House Sections
Date: 16/12/2025

A105

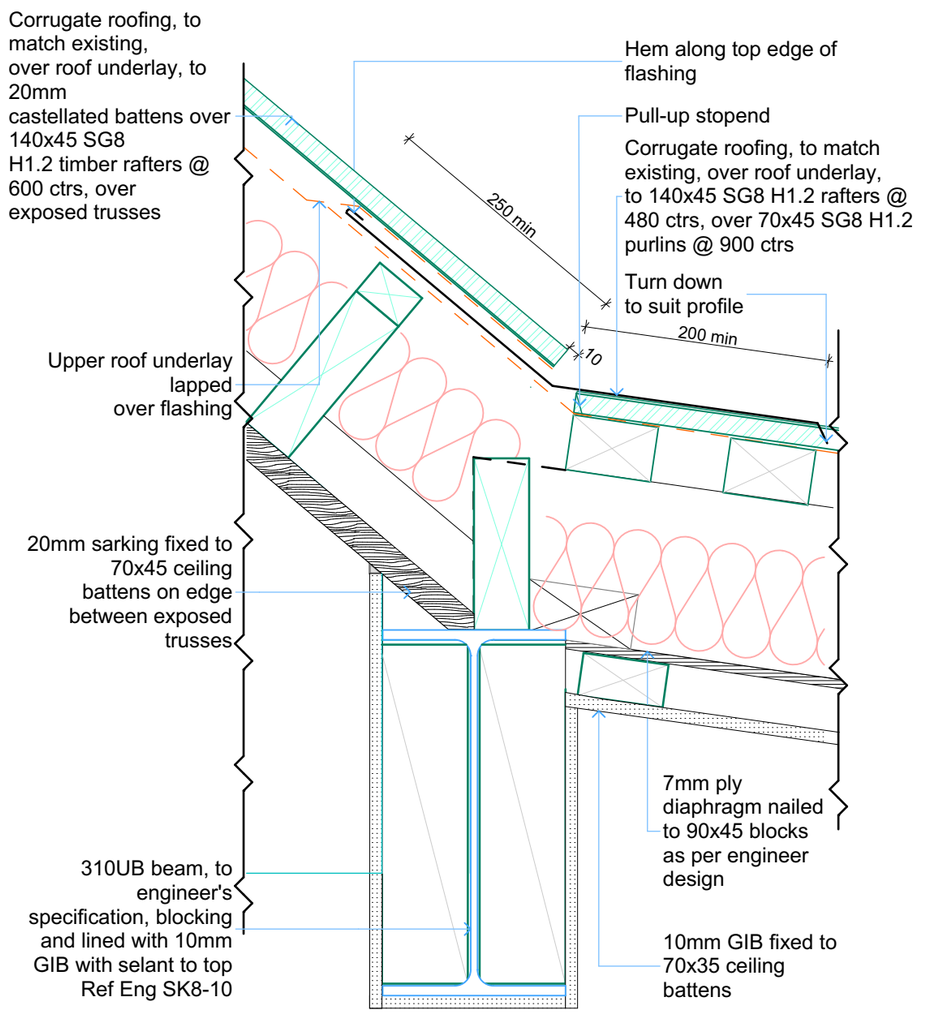
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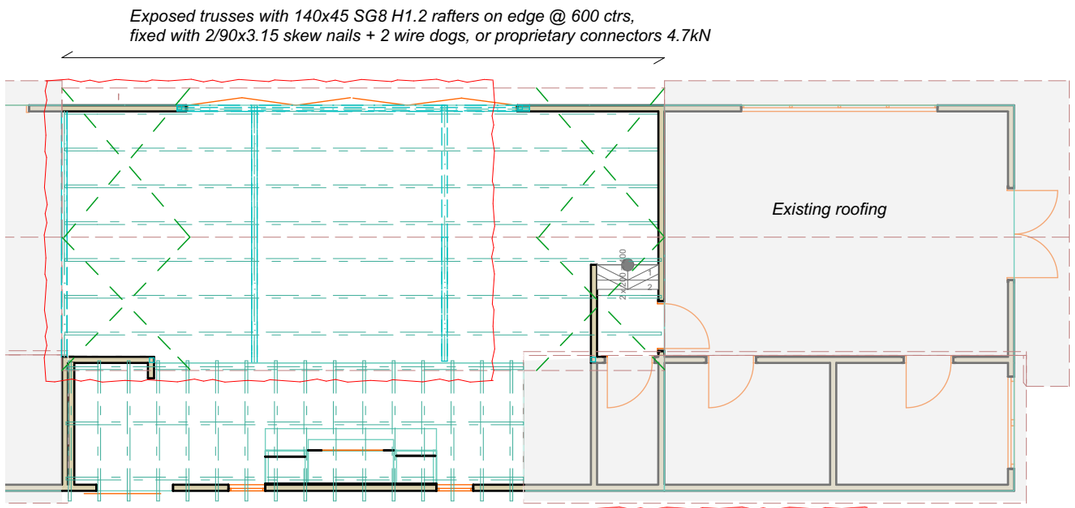
1 Ridge 1:5

Existing Roof Framing Details

Scale 1:5



3 Change of Pitch 1:5



Roof Plane Bracing

Diagonally opposing pair of continuous steel strips each having capacity 4.0kN in tension, fixed to each interesecting top chord or rafter, and to top plate. Wrapped and fixed at the bottom with 5/75x3.15 nails to the top plate

Existing Roof Framing Plan

Scale 1:100

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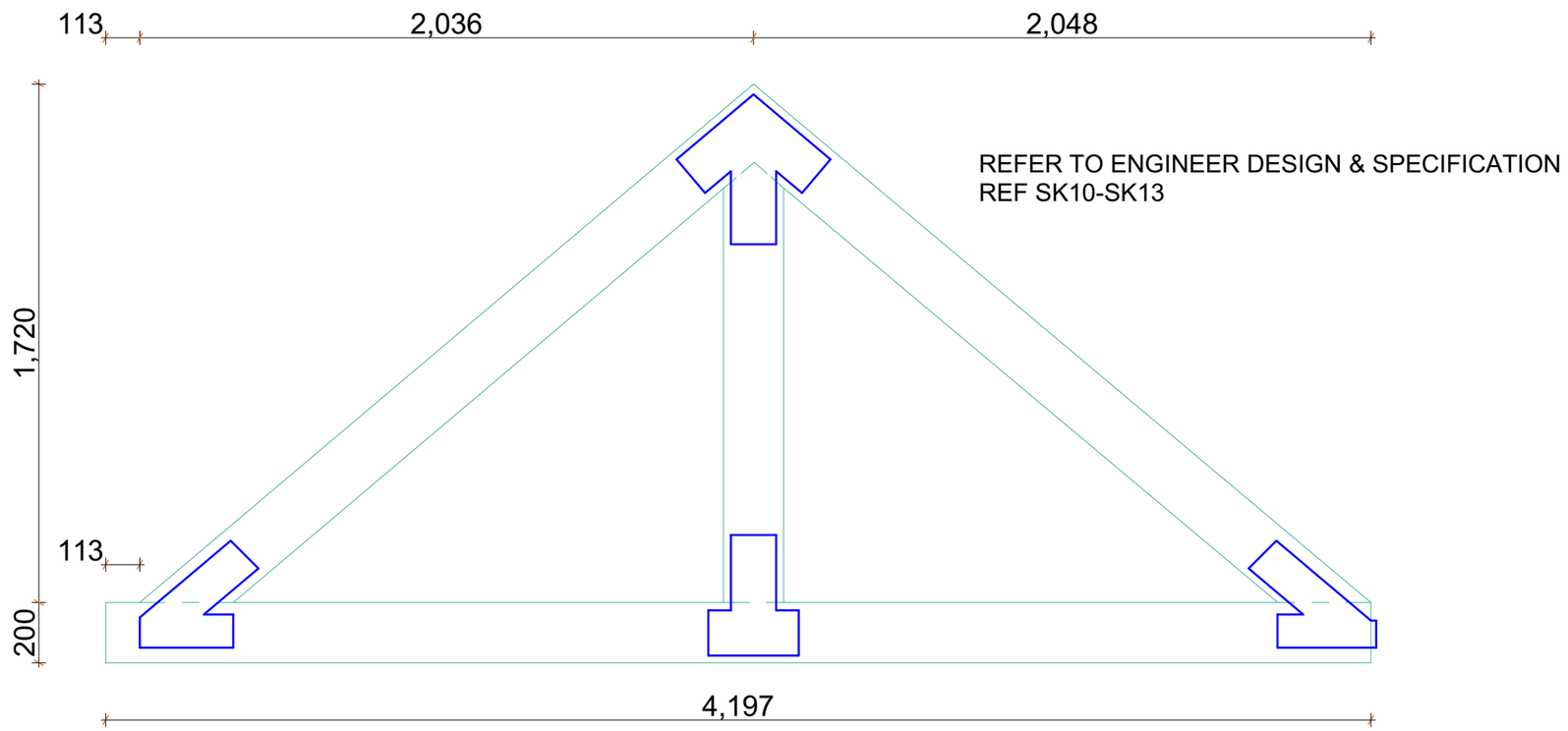
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Sheet Title: Existing Main House Roof Framing Plan
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Existing Truss Design

Scale 1:20

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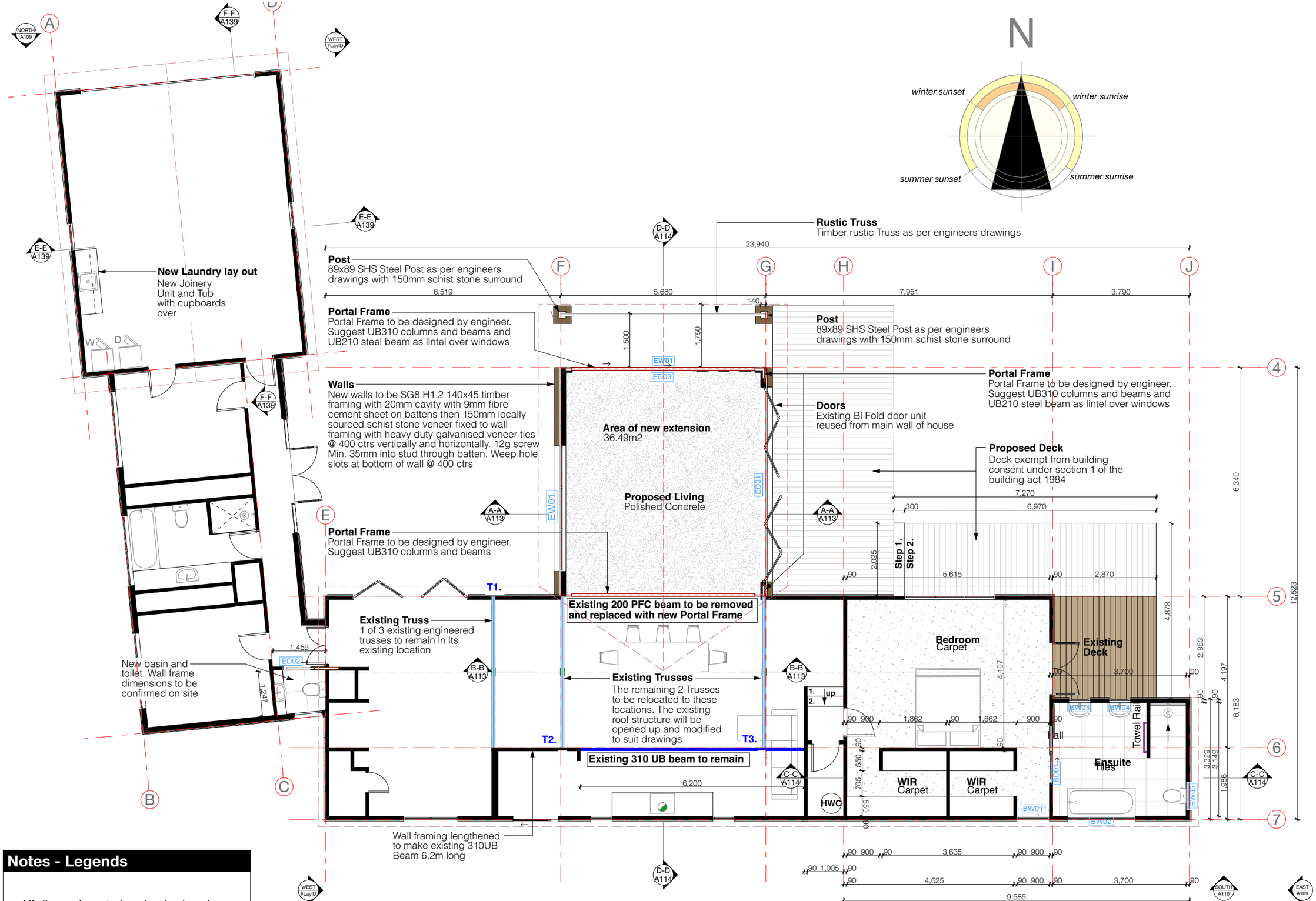
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Sheet Title: Existing Main House Truss Design
Date: 16/12/2025

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Notes - Legends

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Proposed Floor Plan

Scale 1:100

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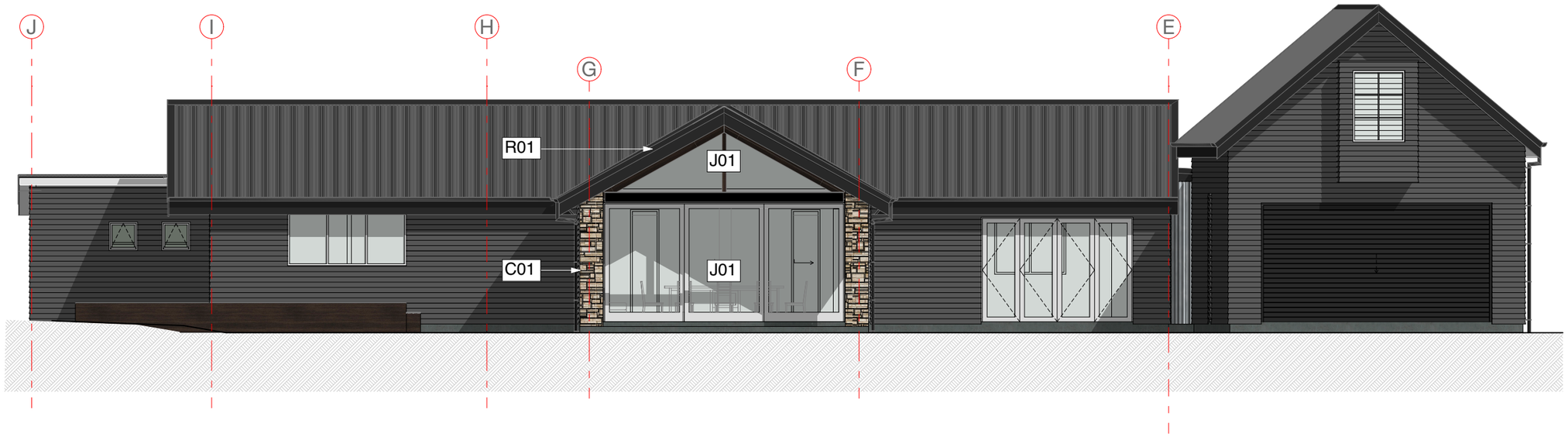
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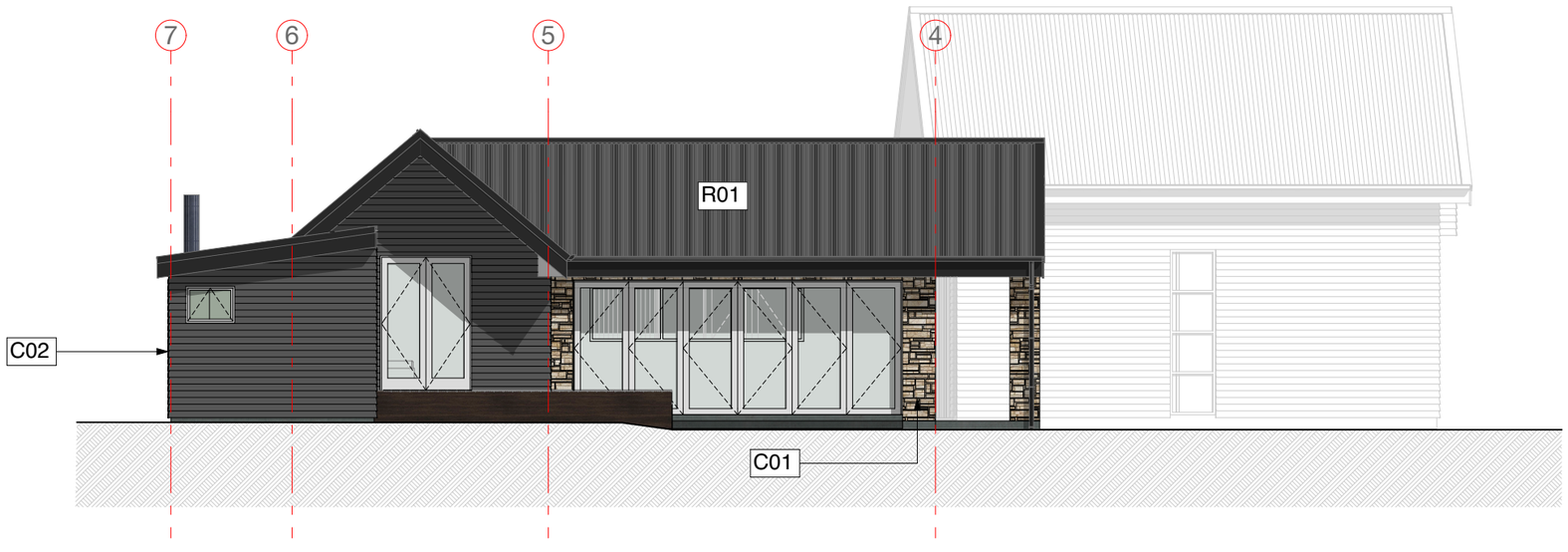
Sheet Title: Proposed Main House Floor Plan
Date: 16/12/2025

A108

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North Elevation
Scale 1:100



East Elevation
Scale 1:100

Notes - Legends

R01
Metalcraft Corrugate Roofing

C01
150mm locally sourced schist stone veneer

C02
Linea bevelback weatherboards fixed horizontally in selected colour

J01
New double glazed LowE Argon filled aluminium joinery in selected colour

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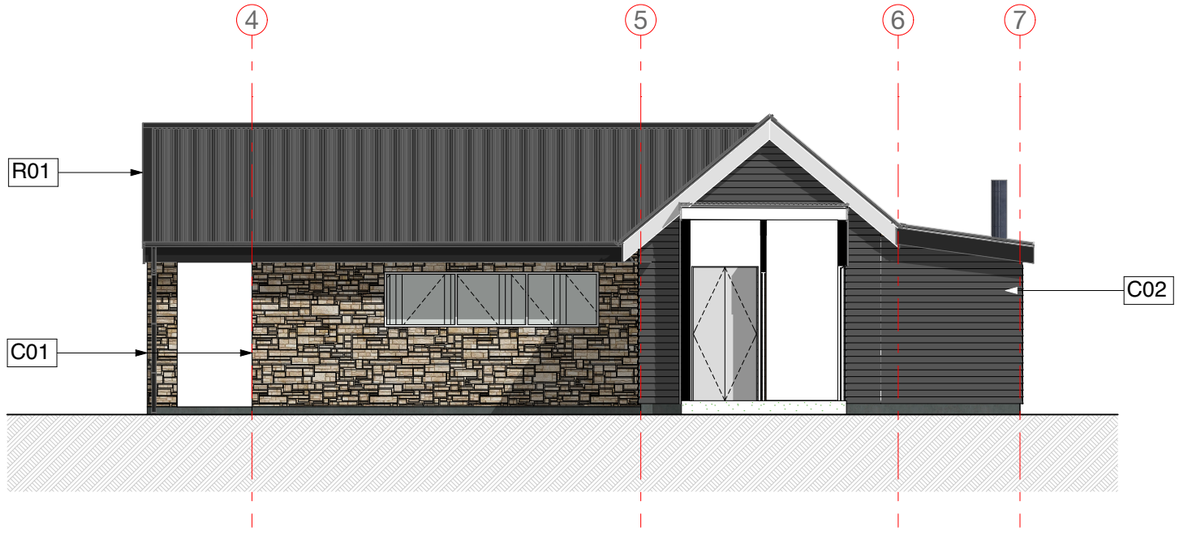
Sheet Title: Proposed Main House Extension Elevations
Date: 16/12/2020

A109

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South Elevation
Scale 1:100



West Elevation
Scale 1:100

Notes - Legends

R01
Metalcraft Corrugate Roofing

C01
150mm locally sourced schist stone veneer

C02
Linea bevelback weatherboards fixed horizontally in selected colour

J01
New double glazed LowE Argon filled aluminium joinery in selected colour

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Sheet Title: Proposed Main House Extension Elevations
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ave over patio with posts and rustic Truss
Not to Scale

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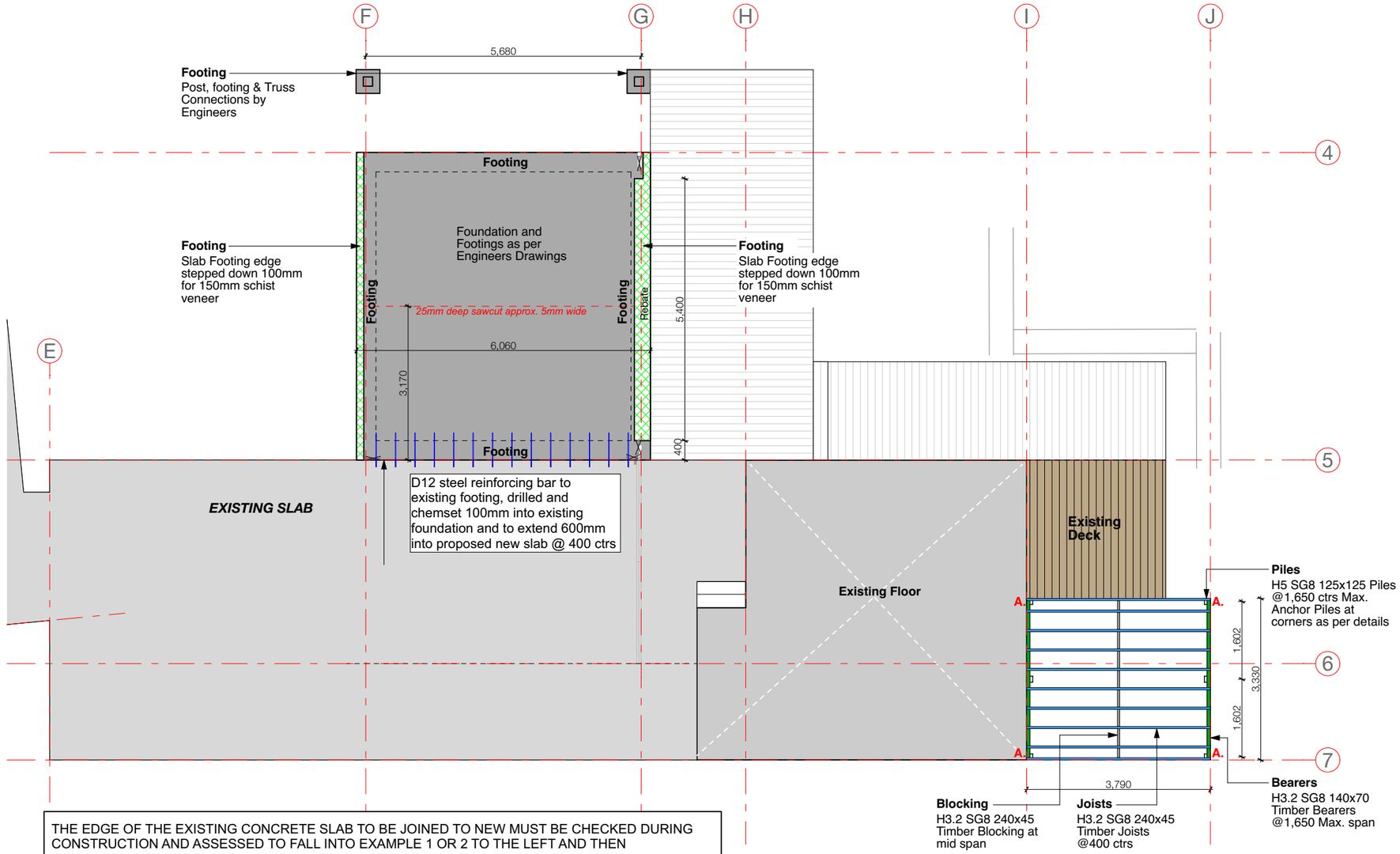
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Sheet Title: 3D Images of New Truss/Eave
Date: 16/12/2025

A111

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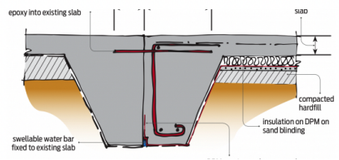
THE EDGE OF THE EXISTING CONCRETE SLAB TO BE JOINED TO NEW MUST BE CHECKED DURING CONSTRUCTION AND ASSESSED TO FALL INTO EXAMPLE 1 OR 2 TO THE LEFT AND THEN CONSTRUCTED ACCORDINGLY. THE NEW SLAB MUST COMPLY WITH NZS 3604:2011 TIMBER FRAMED BUILDINGS SECTION 3 SITE REQUIREMENTS AND SECTION 7.5 CONCRETE SLAB ON GROUND FLOORS (AS MODIFIED BY B1/AS1 OF THE NZBC

Example 2 – DPM in poor condition

Figure 2 illustrates one way of joining slabs where the existing DPM is damaged, dirty or in otherwise poor condition or does not continue up the face of the foundation.

A new foundation is constructed to the same depth as the existing, and the swellable water bar is fixed at the base of the foundations, creating a continuous waterproof plane. The new DPM extends to above the water bar and can be taped to the face of the original foundation. Installation of D12 dowels is as for Figure 1.

The external foundation walls can be connected with M12 dowels top and bottom, with the same embedment as previously.



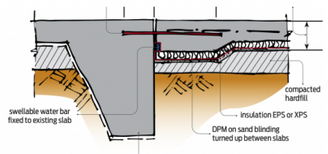
Example 1 – DPM in good condition

Figure 1 illustrates one way of joining slabs where the existing DPM is in good condition and has been protected from damage, for example, by sheet material.

A slab thickening of 150 mm is provided at the junction with the existing slab. Once the slab preparation is complete, cut the DPM protection 150 mm below floor level and fix a swellable water bar to the existing DPM.

The new DPM is laid to finish above the water bar. The new slab is tied to the existing by D12 dowels drilled and epoxied into the existing slab and tied to the new reinforcing mesh.

If existing slab reinforcing is struck when drilling for the dowels, drill a new hole 100 mm to the side. The epoxy mortar must be installed in dry conditions, and follow the manufacturer's recommendations.



Notes - Legends

ALL SETOUT DIMENSIONS TO OUTSIDE EDGE OF SLAB

MINIMUM HEIGHTS OF FFL TO CONCRETE SLAB ON GROUND ABOVE SURROUNDING GROUND LEVELS ARE TO BE 150mm TO SEALED AND 225mm TO UNSEALED SURFACE

FOUNDATION PLAN TO BE READ IN CONJUNCTION WITH FOUNDATION DETAILS

SLAB:
100mm 25MPa CONCRETE WITH SE62 MESH (30mm COVER Min.) ON 50mm POLYSTYRENE UNDERSLAB INSULATION OVER DPM, 30mm SAND BLINDING ON 300mm COMPACTED HARDFILL

DPM:
POLYETHYLENE SHEET DAMP PROOF MEMBRANE, NOT LESS THAN 0.25mm THICK. TO HAVE LAPPED JOINTS NOT LESS 225mm WIDE SEALED WITH PRESSURE SENSITIVE PLASTIC TAPE NOT LESS THAN 50mm WIDE

CONCRETE:
ALL CONCRETE WORK SHALL COMPLY WITH NZS 3109: 1997 CONCRETE CONSTRUCTION. SURFACE FINISHES SHALL COMPLY WITH NZS 3114: 1987 SPECIFICATION FOR CONCRETE SURFACE FINISHES

New Foundation & Sub Floor Framing Plan

Scale 1:100

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DOCUMENTED BY: Simon Clegg
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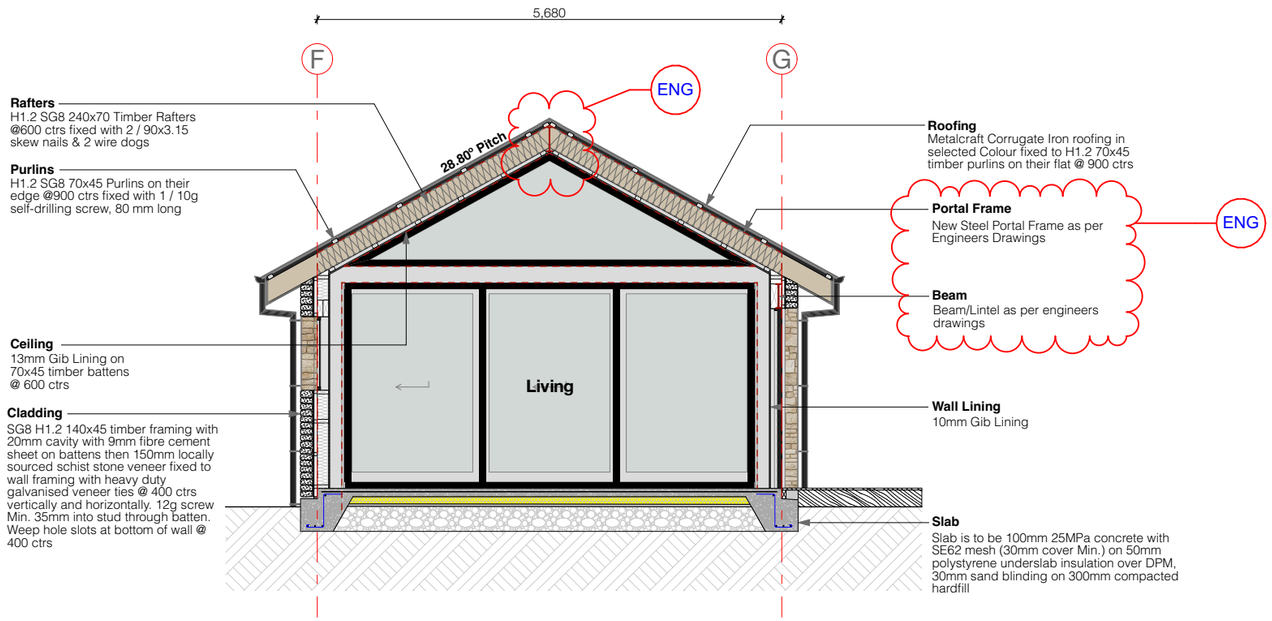
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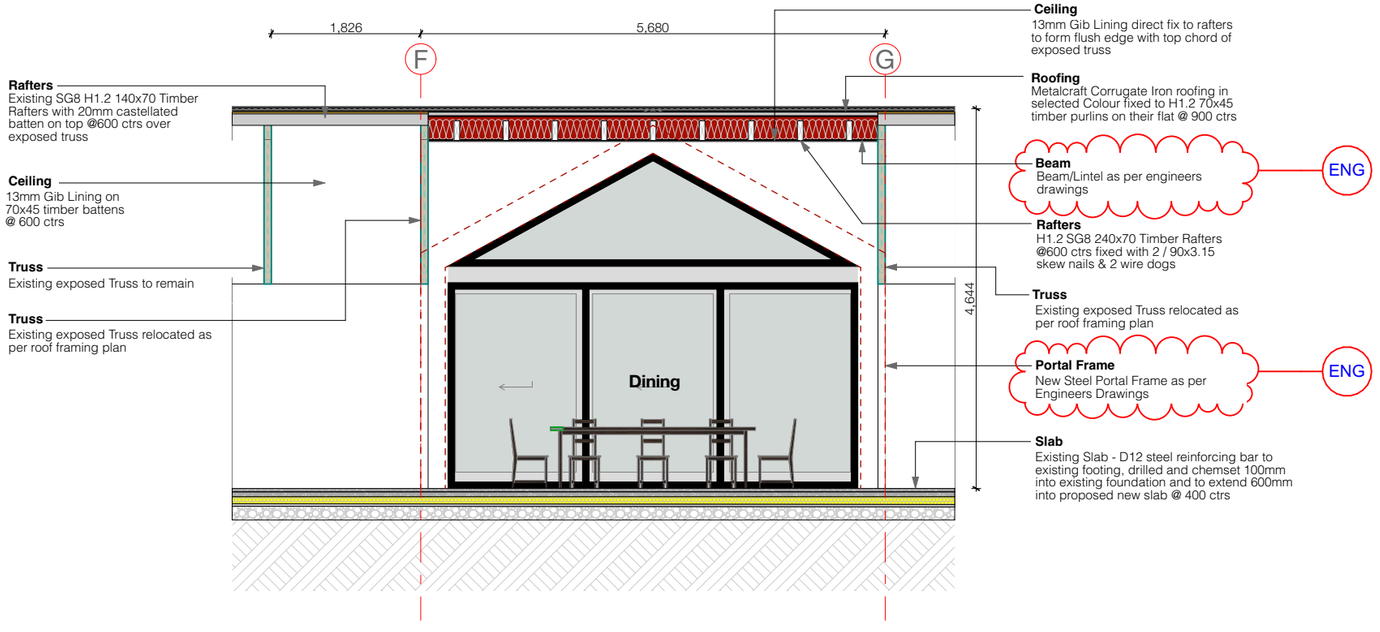
Sheet Title: Proposed Main House Foundation
Date: 16/12/2020

A112

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Section A-A
Scale 1:75



Section B-B
Scale 1:75

Notes - Legends

FRAMING NOTES

Framing:
Timber framing to exterior walls to be 140x45mm SG8 @600ctrs with dwangs @800ctrs.

Top plate fixing:
Top plate to stud fixing to be 4/75 x 3.15 skewed nails or 2/100 x 3.75 end nailed. 6kN connectors to joins in top plate.

Bottom plate to slab:
H1.2 SG8 140x45mm bottom plate with DPC secured beneath with proprietary post fixed anchors to 7.5. 12.2 and 7.5 12.3 NZS 3604:2011.

Interior Framing:
H1.2 SG8 90x45mm studs @600ctrs and dwangs @ 800ctrs.

Lintel Fixing:
25 x 1 mm strap with 6 / 30 x 2.5 mm nails into both lintel and stud, or a 7.5 kN (tension) connection.

BUILDING WRAP

Roof:
Thermakraft 215 building wrap installed to manufacturers specifications

Walls:
Thermakraft 215 building wrap installed to manufacturers specifications

LINING NOTES:

10mm Gib. Plasterboard to timber framing on walls

13mm Gib. Plasterboard to ceilings on rondo key lock system @ 600 ctrs

9mm Hardies Villaboard to bathroom and WC

10mm Braceline

INSULATION

Skillion Ceiling: **R5.0** Pink® Superbatts® 180mm Thickness

External Walls: **R3.6** Pink® Batts® Ultra® batt insulation fitted snugly between 140mm framing.

Internal Walls : **R2.8** Pink® Batts® Ultra® 90mm batt insulation fitted snugly between 90mm framing.

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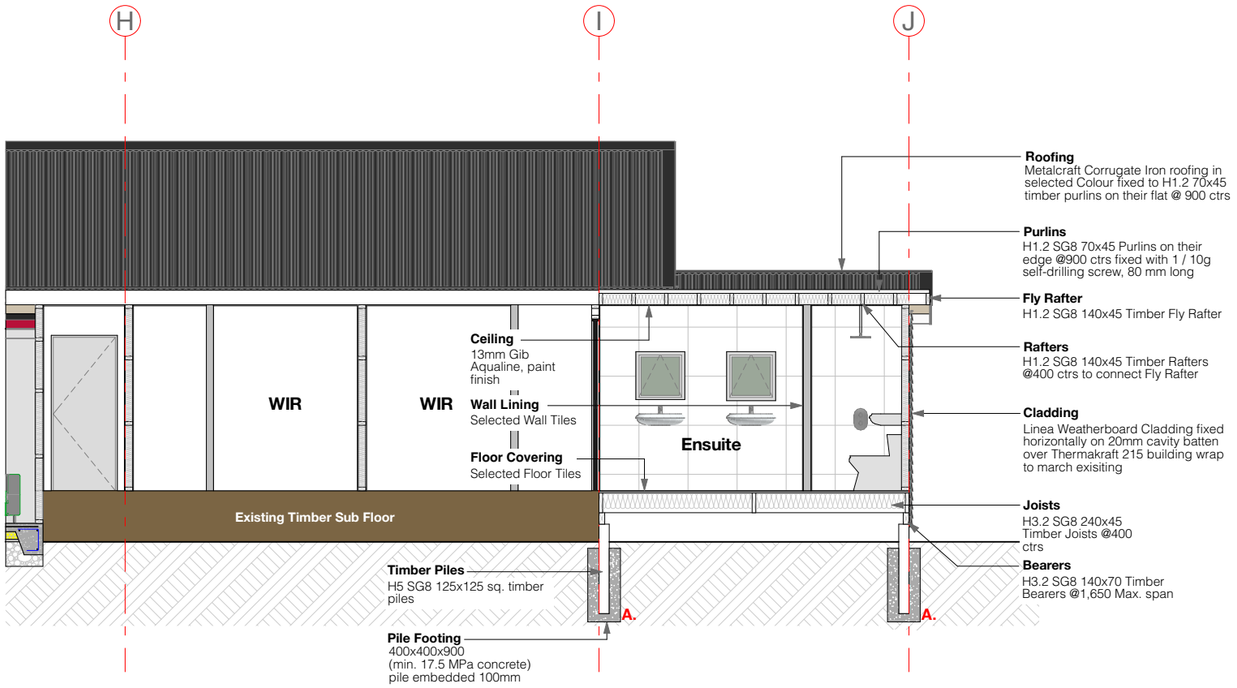
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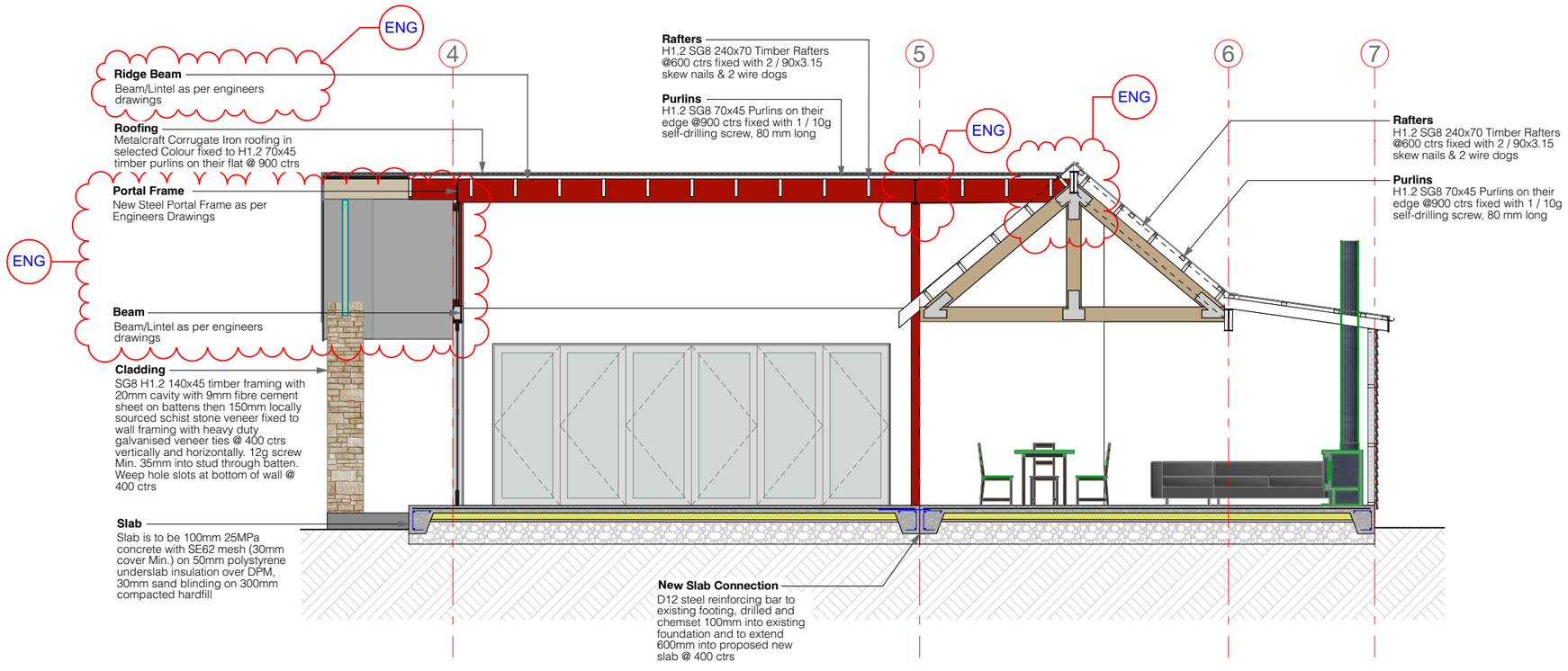
Sheet Title: Proposed Main House Extension
Date: 16/12/2020

A113

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Section C-C
Scale 1:75



Section D-D
Scale 1:75

Notes - Legends

FRAMING NOTES

Framing:
Timber framing to exterior walls to be 140x45mm SG8 @600ctrs with dwangs @800ctrs.

Top plate fixing:
Top plate to stud fixing to be 4/75 x 3.15 skewed nails or 2/100 x 3.75 end nailed. 6kN connectors to joins in top plate.

Bottom plate to slab:
H1.2 SG8 140x45mm bottom plate with DPC secured beneath with proprietary post fixed anchors to 7.5. 12.2 and 7.5 12.3 NZS 3604:2011.

Interior Framing:
H1.2 SG8 90x45mm studs @600ctrs and dwangs @ 800ctrs.

Lintel Fixing:
25 x 1 mm strap with 6 / 30 x 2.5 mm nails into both lintel and stud, or a 7.5 kN (tension) connection.

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Walls:
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13mm Gib. Plasterboard to ceilings on rondo key lock system @ 600 ctrs

9mm Hardies Villaboard to bathroom and WC

10mm Braceline

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Internal Walls : **R2.8** Pink® Batts® Ultra® 90mm batt insulation fitted snugly between 90mm framing.

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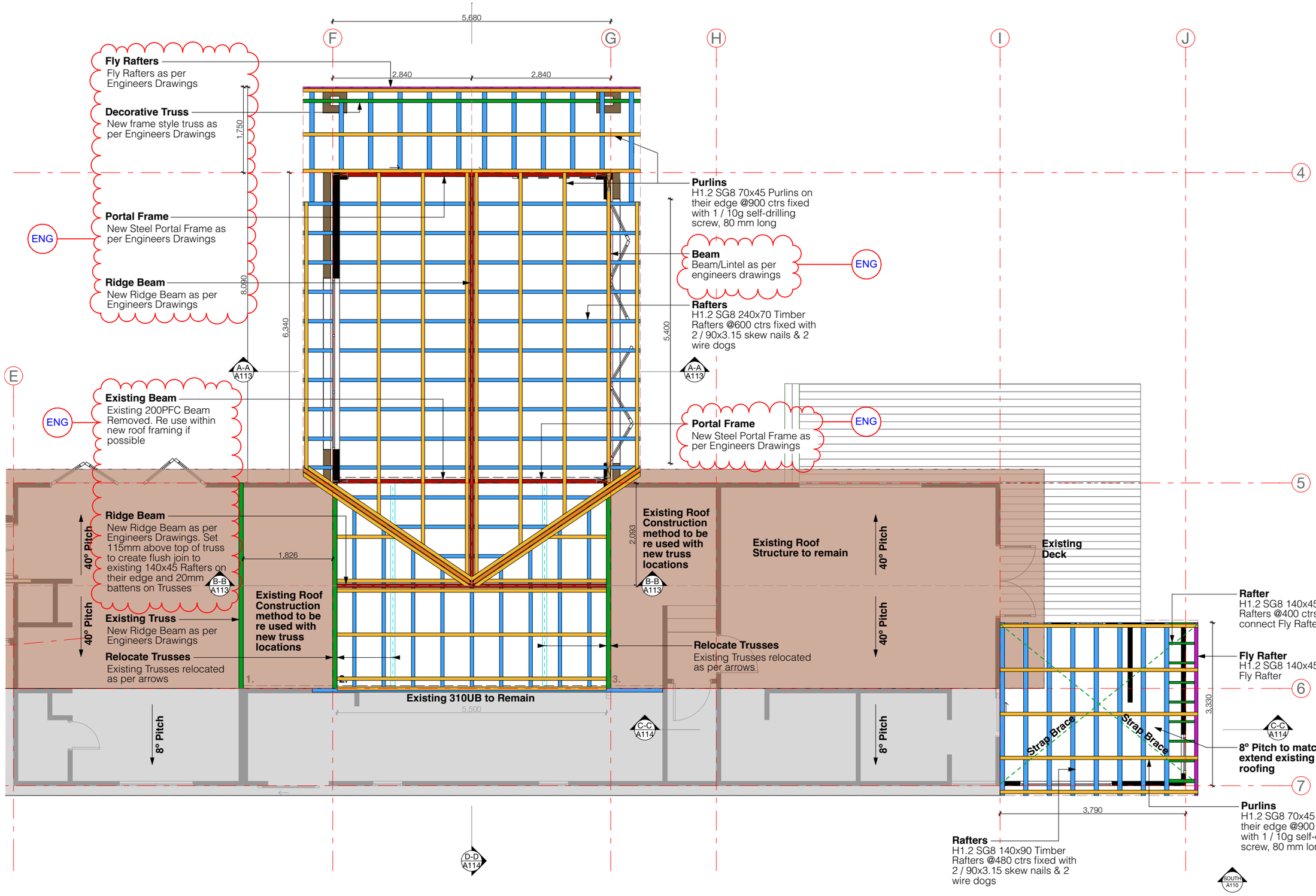
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Proposed Engineered Roof Framing

Scale 1:75

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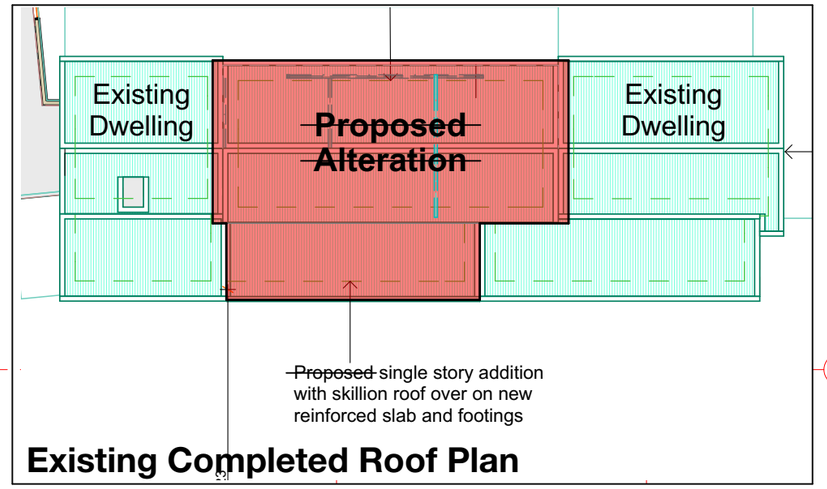
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Sheet Title: Main Extension
Proposed Roof Framing Plan
Date: 16/12/2022

A115

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Existing Completed Roof Plan

Roof Plan
Scale 1:50

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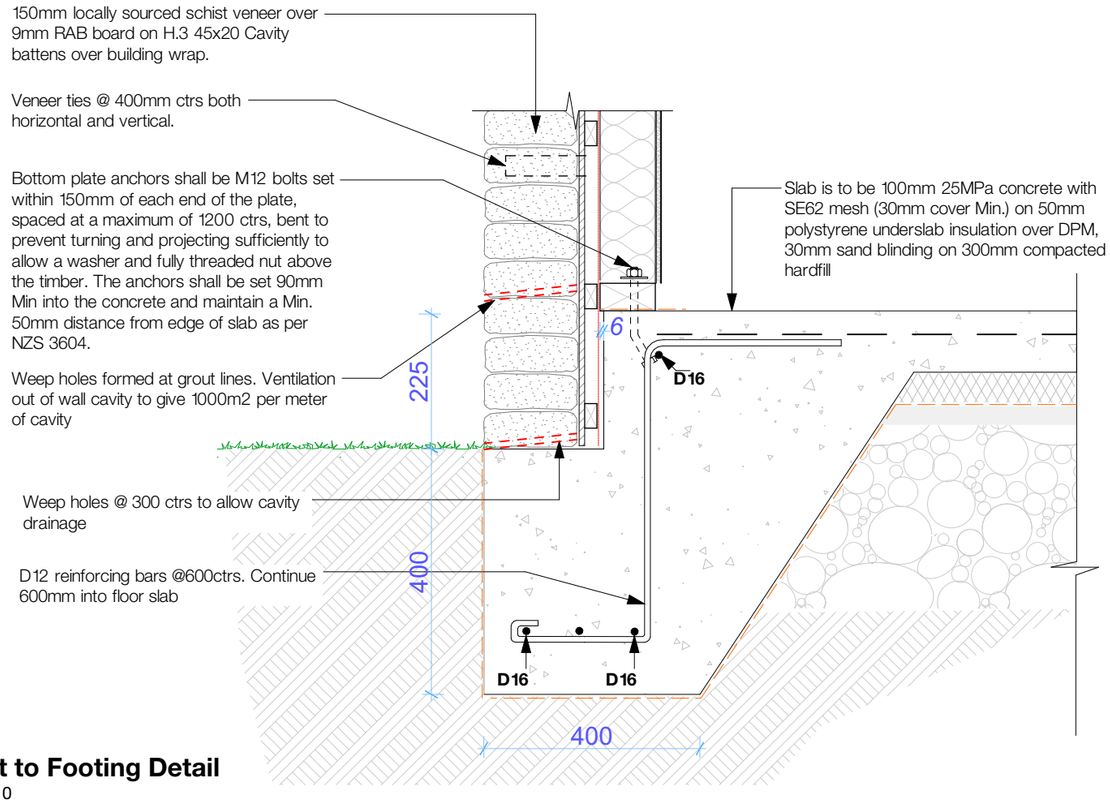
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Sheet Title: Main Extension
Proposed Roof Plan
Date: 16/12/2025

A116

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Schist to Footing Detail

Scale 1:10

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Sheet Title: Main House Extension Construction Details
Date: 16/12/2025

A117

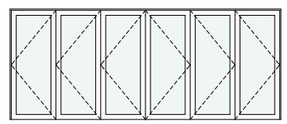
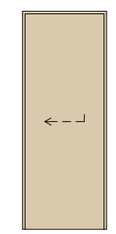
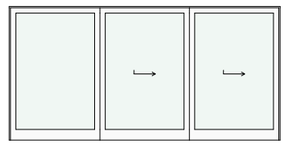
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Full Element ID	EW01	EW02
Opening Name	Triple Window 27	Triangle Window 27
Quantity	1	1
Zone Number		
W x H Size	3,500×900	5,025×1,381
Orientation		
2D Symbol		
View from Side Opposite to Opening Side		

Extension Window Schedule

Not to Scale

All Openings Schedule

Full Element ID	ED01	ED02	ED03
Opening Name	Sliding Folding Mult…	Pocket Door 27	Sliding Door 27
Quantity	1	1	1
Zone Number			
W x H Size	5,400×2,200	810×2,100	5,080×2,505
Orientation		L	R
		0	0
		2,100	2,505
2D Symbol			
View from Side Opposite to Opening Side	 Existing Bi Fold Door to be removed and reused in extension wall to deck		 SAFTEY GLASS

Extension Door Schedule

Not to Scale

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Sheet Title: Main House Extension Window Schedule
Date: 16/12/2020

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Wilton Joubert Ltd
Job #: 142960 rev01
Address: Lot 3, 472 Speargrass Flats Road, Dalefield, Otago
Date: 9 Dec 2025

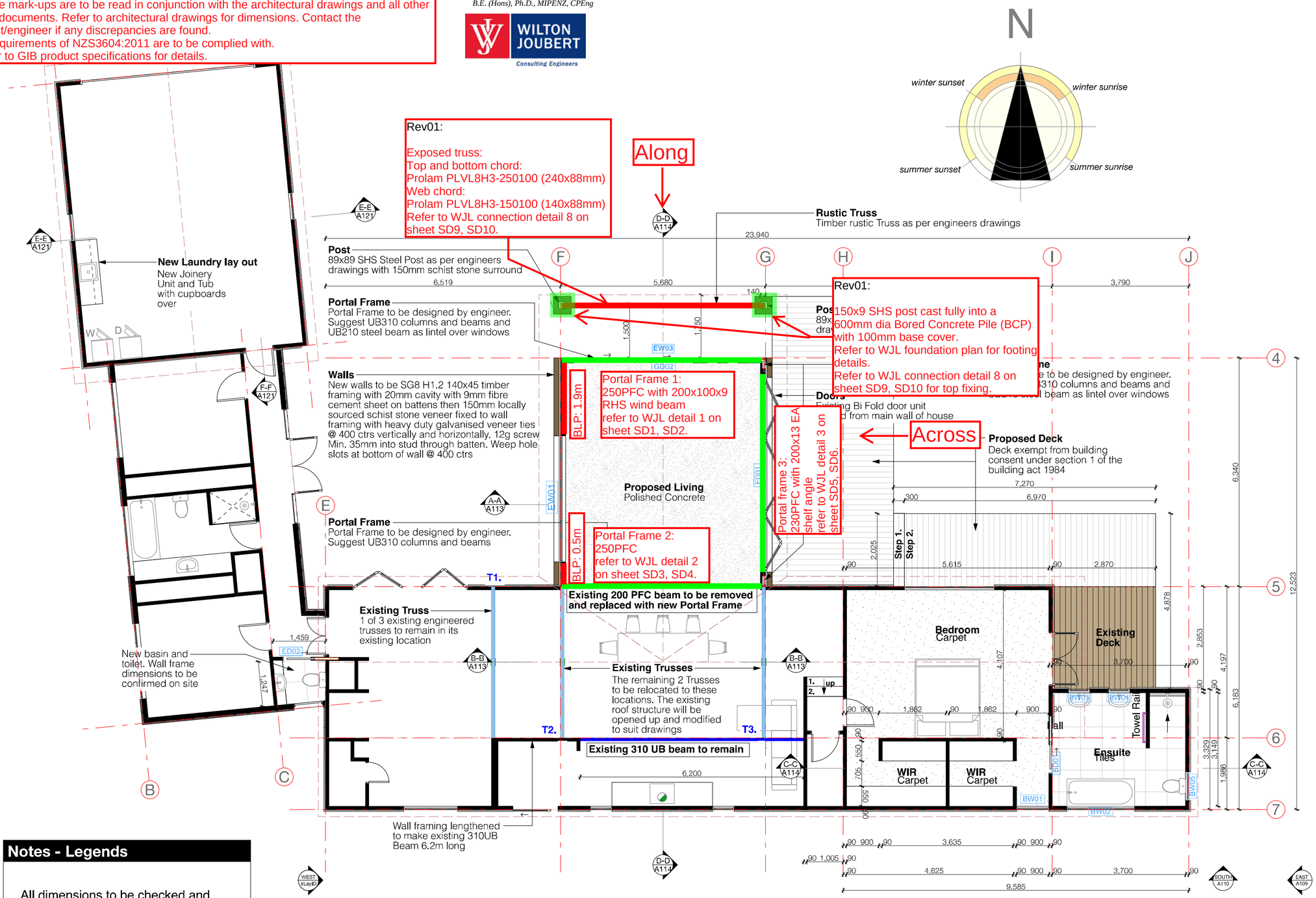
Bracing Markup

General Note:
1. These mark-ups are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions. Contact the architect/engineer if any discrepancies are found.
2. All requirements of NZS3604:2011 are to be complied with.
3. Refer to GIB product specifications for details.

Note: For specific items as defined in Producer Statement - Design

signed by: David B.N. Lau
B.E. (Hons), Ph.D., MIPENZ, CPEng

WILTON JOUBERT
Consulting Engineers



Notes - Legends

All dimensions to be checked and confirmed on site before any construction begins. Do not scale off these drawings.

Engineers Mark Up 1.
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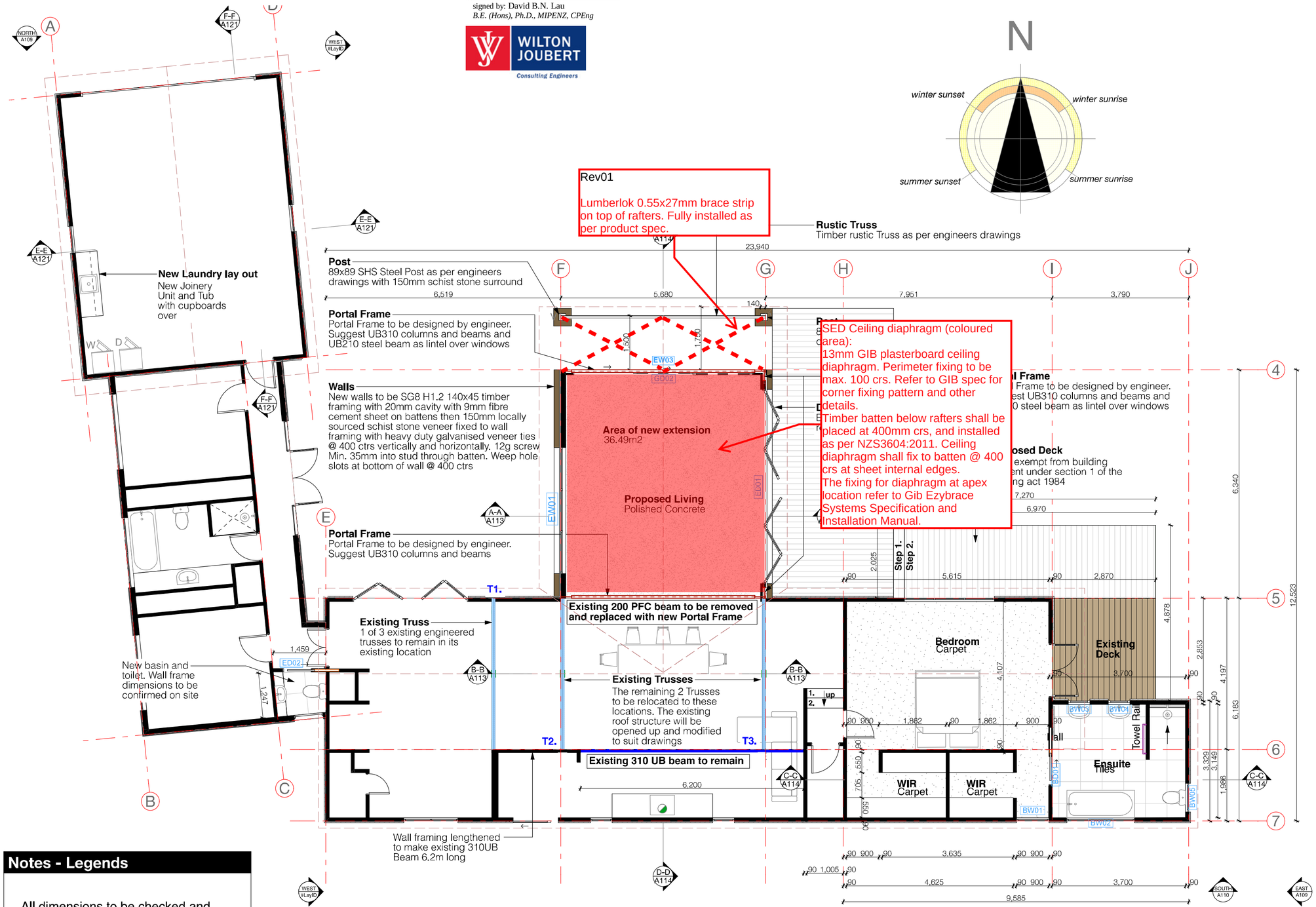
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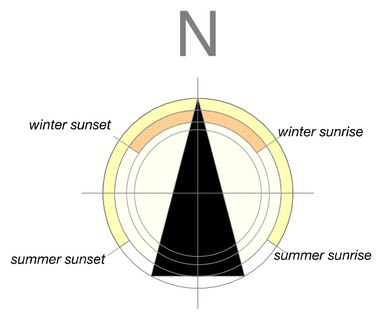
Beam Markup

General Note:
1. Unless otherwise specifieced, minimum 2 studs with Lumberlok Tyre F or 6kN tie down fixing shall be placed at each support under SED beams / lintels.
2. Unless otherwise specifieced, NZS 3604: 2011 connection applies.
3. This markup is to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions.
4. All beam and structural components' dimensions shall be confirmed in accordance with architectural drawings prior to fabrication. Architect or WJL shall be contacted if any discrepancies are found.
5. All existing members and fixings with specific assumptions shown on this markup shall be verified on site prior to any works. WJL shall be contacted if otherwise.

Note: For specific items as defined in Producer Statement - Design

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Engineers Mark Up 3.
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Notes - Legends

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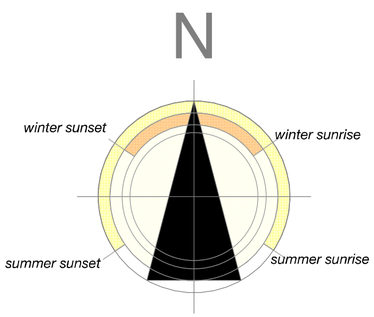
Wall Frame Markup

General Note:
1. Unless otherwise specifieced, NZS 3604: 2011 connection applies.
2. This markup is to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions.

Note: For specific items as defined in Producer Statement - Design

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Typically:

- All wall frames with max. 150mm thick schist veneer as highlighted to be min. 140x45 SG8 @ 400 crs. Nog at 600c/c.
- Min. 3 studs at corner, or both sides of opening and 2 studs at the end where schist cladding finishes.
- Min. 6kN stud to bottom plate fixings, and min. 4.7kN stud to top plate fixings for each stud.
- Additional fixing: Lumberlok Multigrip one side of stud top and bottom (ie, 2 per stud or 2 per each set of studs), fully installed to top and bottom plates as per product spec.

Schist veneer tie fixings:
- Type B 'EM' screw fix wall ties @ max. 400c/c horizontal & max. 300c/c vertical.

Refer WJL foundation plan for schist cladding footing.

Rustic Truss
Timber rustic Truss as per engineers drawings

Post
89x89 SHS Steel Post as per engineers drawings with 150mm schist stone surround

Portal Frame
Portal Frame to be designed by engineer.
Suggest UB310 columns and beams and UB210 steel beam as lintel over windows

Doors
Existing Bi Fold door unit reused from main wall of house

Proposed Deck
Deck exempt from building consent under section 1 of the building act 1984

Area of new extension
36.49m2

Proposed Living
Polished Concrete

Portal Frame
Portal Frame to be designed by engineer.
Suggest UB310 columns and beams

Existing 200 PFC beam to be removed and replaced with new Portal Frame

Existing Truss
1 of 3 existing engineered trusses to remain in its existing location

Existing Trusses
The remaining 2 Trusses to be relocated to these locations. The existing roof structure will be opened up and modified to suit drawings

Existing 310 UB beam to remain

New Laundry lay out

New basin and toilet. Wall frame dimensions to be confirmed on site

Wall framing lengthened to make existing 310UB Beam 6.2m long

Bedroom
Carpet

WIR
Carpet

WIR
Carpet

Existing Deck

Ensuite
Tiles

Towel Rail

Notes - Legends

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Engineers Mark Up 4.
Not to Scale

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Roof Markup

General Note:
1. Unless otherwise specifieced, NZS 3604: 2011 connection applies.
2. This markup is to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions.

Rev 01

Coloured in Red:
240x45 SG8 rafter @ max. 600 crs
Fixing as per NZS3604:2011, Table 10.1.
90x45 SG8 purlin on top of each rafter, placed on flat. Fixing as per truss connection detail 8A on SD10.

Fly Rafters
Fly Rafters as per Engineers Drawings

Decorative Truss
New frame style truss as per Engineers Drawings

Portal Frame
New Steel Portal Frame as per Engineers Drawings

Ridge Beam
New Ridge Beam as per Engineers Drawings

Existing Beam
Existing 200PFC Beam Removed. Re use within new roof framing if possible

Ridge Beam
New Ridge Beam as per Engineers Drawings. Set 115mm above top of truss to create flush join to existing 140x45 Rafters on their edge and 20mm battens on Trusses

Existing Truss
New Ridge Beam as per Engineers Drawings

Relocate Trusses
Existing Trusses relocated as per arrows

Existing Roof Construction method to be re used with new truss locations

Purlins
H1.2 SG8 70x45 Purlins on their edge @900 ctrs fixed with 1 / 10g self-drilling screw, 80 mm long

Beam
Beam/Lintel as per engineers drawings

Rafters
H1.2 SG8 240x70 Timber Rafters @600 ctrs fixed with 2 / 90x3.15 skew nails & 2 wire dogs

Portal Frame
New Steel Portal Frame as per Engineers Drawings

Existing Roof Construction method to be re used with new truss locations

Existing Roof Structure to remain

Existing Deck

Relocate Trusses
Existing Trusses relocated as per arrows

Existing 310UB to Remain

Rafters
H1.2 SG8 140x90 Timber Rafters @480 ctrs fixed with 2 / 90x3.15 skew nails & 2 wire dogs

Rafter
H1.2 SG8 140x45 Timber Rafters @400 ctrs to connect Fly Rafter

Fly Rafter
H1.2 SG8 140x45 Timber Fly Rafter

8° Pitch to match and extend existing roofing

Purlins
H1.2 SG8 70x45 Purlins on their edge @900 ctrs fixed with 1 / 10g self-drilling screw, 80 mm long

Strap Brace
Strap Brace

40° Pitch
40° Pitch
40° Pitch
40° Pitch
8° Pitch
8° Pitch

5,680
2,840
2,840
1,750
5,400
2,093
1,826
5,500
3,330
3,790

ENG
ENG
ENG
ENG

A-A A113
A-A A113
B-B A113
B-B A113
C-C A114
D-D A114
SOUTH A110
EAST A109

142960 rev01 Markup
1:0.4791

Note: For specific items as defined in Producer Statement - Design

signed by: David B.N. Lau
B.E. (Hons), Ph.D., MIPENZ, CPEng

WILTON JOUBERT
Consulting Engineers

Engineers Mark Up 5.
Not to Scale

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BUILDING CONFIDENCE

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ARCHITECTURE

Office: 8/25 Don St, Invercargill
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hello@clegg-geremia.co.nz
BP133685/D2
www.clegg-geremia.co.nz

DESIGNED BY: Simon Clegg
DOCUMENTED BY: Simon Clegg

DO NOT SCALE FROM THIS DRAWING.
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Brown Residence
472 Speargrass Flats Rd,
Dalefield, Queenstown

CG.2511

Sheet Title: Engineers Mark Up 5
Date: 16/12/2025

A123

CG ARCHITECTURE

GENERAL

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions, rebates & recesses.

2. Contact the architect/engineer if any discrepancies are found.

3. Under no circumstances shall polystyrene spacers be used. Use recommended spacers as per details provided.

4. DPM shall be in accordance with NZS3604 (polyethylene sheet, min. 0.25mm). Do not use multiple layers. All penetrations through the DPM shall be sealed.

5. A layer of sand blinding or granular fines (GAP7) shall be placed, screeded over the building platform. The maximum thickness of this layer shall be no more than 50mm.

CONCRETE

1. All concrete work and materials shall conform to NZS3109 and applicable building consent authority regulations.

2. Allow for shrinkage control saw cuts as per NZS3604:2011. See Architects drawings and specs for any special considerations. No shrinkage control saw cuts are to be installed to suspended concrete midfloor.

3. Where concrete polishing are made to the floor, the floor thickness shall be increased such that the final topping depth is no less than that specified on the plans after all polishing. Highly recommended to engage concrete specialist for advice on concrete placement, curing, and polishing, in order to achieve desirable finish with minimal cracking.

4. Where underfloor heating is installed, floor topping shall be increased to 125mm. Close attention and careful planning shall be taken to ensure no damage to underfloor heating (e.g. layout avoiding load bearing wall, sawcuts, etc.).

5. Unless otherwise noted, concrete shall be:

25MPa minimum

REINFORCEMENT

1. Unless otherwise specified, all reinforcement shall be Ductility Class E, in accordance with NZS 4671.

2. All bend diameters shall comply with NZS 3109. Re-bending of reinforcement is not permitted. 'Spot' welding of reinforcement is not permitted.

3. All mesh reinforcement shall be Ductility Class E as per NZS4671

4. Unless otherwise specified by proprietary product specifications, mesh shall be lapped a minimum of 250mm or by a grid plus 50mm, whichever is greater.

5. Unless otherwise specified on plans, minimum covers are:
   exposed to earth: 75mm
   exposed to edge: 50mm
   protected by damp proofing: 50mm

6. Unless otherwise specified, reinforcement laps are:

Reinforcement Grade	Nomination	min. lap when less than 300mm of concrete below steel	min. lap when more than 300mm of concrete below steel	concrete strength (MPa)
300	'D'	40Ø or min. 600mm (whichever is greater)	52Ø or min. 600mm (whichever is greater)	all blockfill, 20 and 25
500	'HD'	70Ø	91Ø	all blockfill
500	'HD'	56Ø	73Ø	20
500	'HD'	50Ø	65Ø	25

*Note: for lap of vertical bars, use values for "when less than 300mm of concrete below steel"

SITE CONDITIONS

1. Design is based on 'good ground' as per NZS3604:2011 (stable site, non expansive soils and min 100kPa allowable bearing capacity), to be confirmed.

2. Building platform, where filled above natural Existing Ground Level (EGL), shall be extended min. 1000mm beyond the building footprint. Fill shall be placed and compacted in accordance to NZS 4431:1989. Fill exceeding 600mm deep above EGL shall be reviewed by author of geotechnical report or suitably qualified geotechnical engineer.

3. Where compacted fill (to replace excavated material) is required to form building platform, the excavation and backfill shall be extended past the building edge by at least the same depth that is being excavated. Backfill shall be placed and compacted in accordance to NZS 4431:1989.

4. Confirm position & depth of all public pipes on the site, prior to any works. If different to the site plan then Wilton Joubert Ltd. shall be contacted.

5. Building foundation shall be outside of 45° influence line from the bottom of any public pipes, unless otherwise allowed for and shown in WJL Foundation Plan.

6. Building foundation shall be outside of 1V:1.5H influence line from the bottom of any retaining wall, unless otherwise allowed for and shown in WJL Foundation Plan.

7. Building foundation shall be outside of 1V:1.5H influence line from the bottom of any private underground tank and pumps, unless otherwise allowed for and shown in WJL Foundation Plan.

8. Any excavation done for private drainage trenches MUST be backfilled and recompacted strictly as per NZBC Acceptable Solution G13/AS2.

INSPECTIONS

1. Check the BUILDING CONSENT CONDITIONS for any inspections that are required by the Building Consent Authority (BCA).

2. It is increasingly common for building consent authorities to require a "PS4" for specifically designed structures. For Wilton Joubert Ltd. to issue this, we need to carry out inspections as per the building consent requirements. Ring Wilton Joubert Ltd. local office to arrange a booking.
NO INSPECTION EQUALS NO PS4 ISSUED.

3. Recommended Inspections:

- Site cut to suitable subgrade.

- Compaction and depth of fill.

- Concrete pre-pour of foundations (& any other structural elements).

It is the building consent applicant's (or authorised agent) responsibility to ensure that Wilton Joubert Ltd. is notified in advance of the required inspection. We cannot issue PS4 for items we did not inspect. Bookings should be made 48 hours prior to the desired time of inspection. The following are required at the time of booking:

- Building consent number MUST be provided at time of booking.

- Building consent documentation and consent conditions MAY be requested for review prior to inspection, particularly for geotechnical inspection requests where geotechnical report was written by others.

- Building consent documentation and consent conditions MUST be available on site for inspection.

- Do not scale from Drawings.
- All structural drawings are to be read in conjunction with architectural and all other relevant documentation. Any discrepancies shall be notified prior to any construction or fabrication.
- Prior to any works, the position & depth of all public pipes on the site shall be confirmed by authorized/qualified personnel. If different to the plans provided, Wilton Joubert Ltd. shall be contacted for possible redesigns.

No.	DESCRIPTION	DATE
1	Amendment	9/12/25
	REVISION	

WILTON JOUBERT
Consulting Engineers
Northland: 09 945 4188 Christchurch: 021 824 063
Auckland: 09 527 0196 Southern Lakes: 03 443 6209
www.wiltonjoubert.co.nz

SITE ADDRESS:

Proposed Residence:
Lot 3
472 Speargrass Flats Road
Dalefield, Otago

SHEET TITLE:

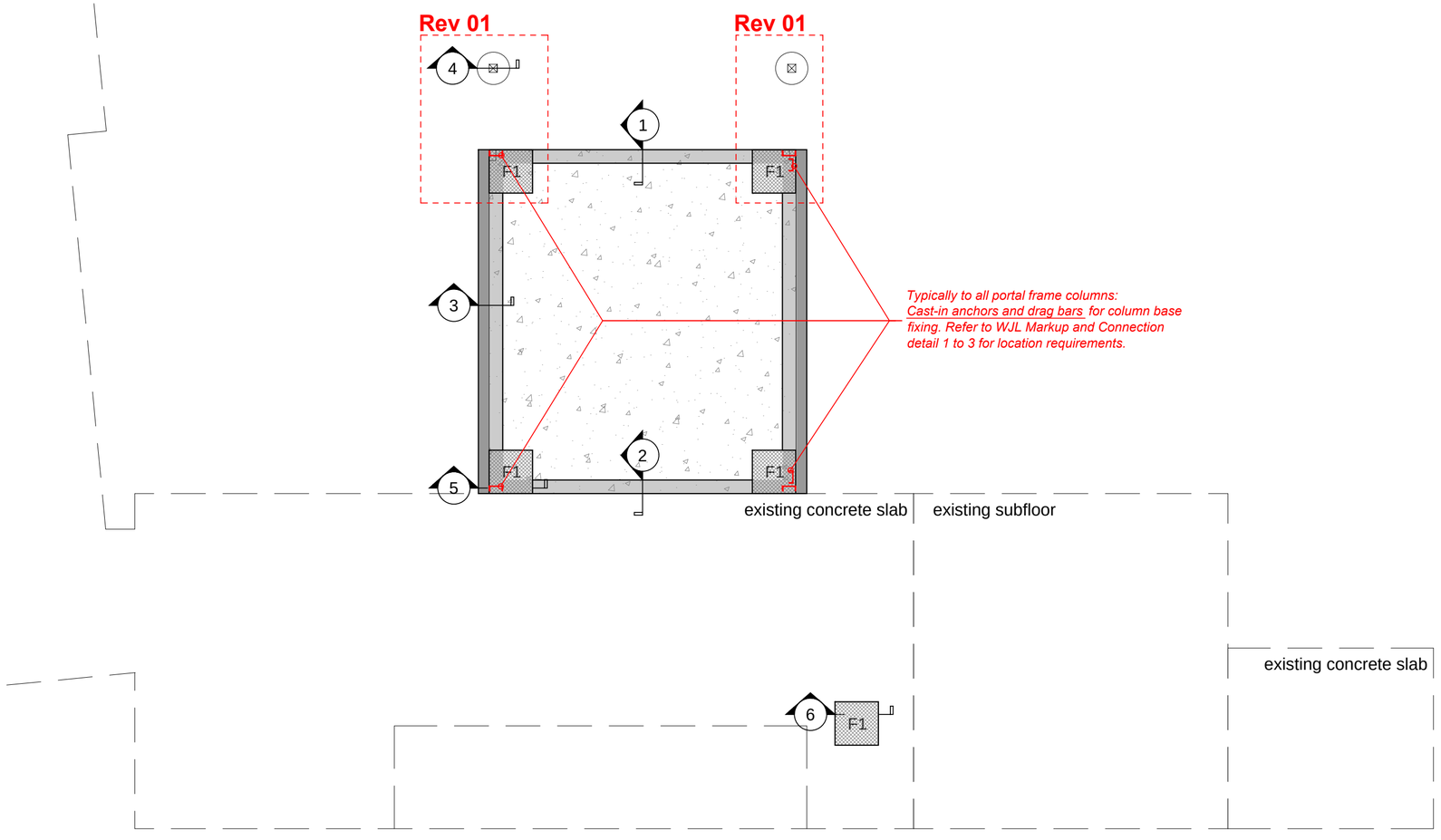
Cover Page

DESIGNED BY: YL	DRAWN BY: MH
CHECKED BY: DL	CHECKED BY: MH
DATE: 31-10-2025	OFFICE: Lunn Ave
DRAWING SCALE: 1:100	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 142960**	Sheet #: **S0.1**
Revision Job #: **Rev 01**	

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Legend:

F1 — 800 x 800 footing
embed min. 450mm below CGL
4/HD12 'staple bars'
each way top and bottom
(16 total)



Foundation Plan

Scale 1:100

NOTE:

Allow for saw cuts as per NZS 3604:2011, not covered by this drawing set or WJL design.
Refer to Architectural plans for locations of any cuts, locations TBC by architect/ agent.
It is also highly recommended to engage a concrete specialist for advice on concrete placement, curing, and polishing (if present), in order to achieve the desirable finishes with minimal cracking.

- Do not scale from Drawings.
- All structural drawings are to be read in conjunction with architectural and all other relevant documentation. Any discrepancies shall be notified prior to any construction or fabrication.
- Prior to any works, the position & depth of all public pipes on the site shall be confirmed by authorized/qualified personnel. If different to the plans provided, Wilton Joubert Ltd. shall be contacted for possible redesigns.

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1	Amendment	9/12/25
	REVISION	

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Consulting Engineers
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Auckland: 09 527 0196 Southern Lakes: 03 443 6209
www.wiltonjoubert.co.nz

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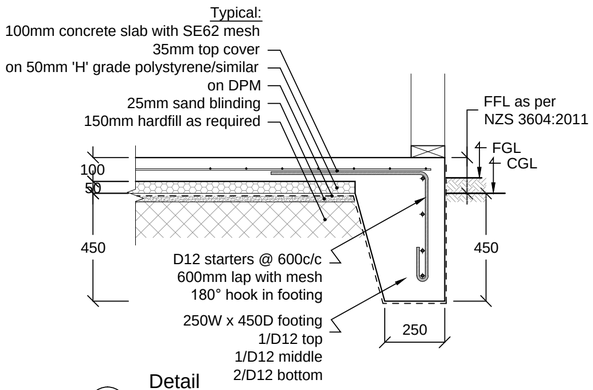
Proposed Residence:
Lot 3
472 Speargrass Flats Road
Dalefield, Otago

SHEET TITLE:

Foundation Plan

DESIGNED BY: YL	DRAWN BY: MH
CHECKED BY: DL	CHECKED BY: MH
DATE: 31-10-2025	OFFICE: Lunn Ave
DRAWING SCALE: 1:100	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 142960**	Sheet #: **S1.0**
Revision Job #: **Rev 01**	

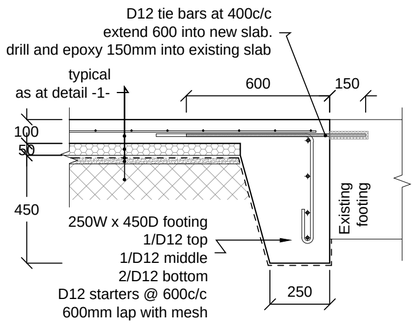
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1

Detail

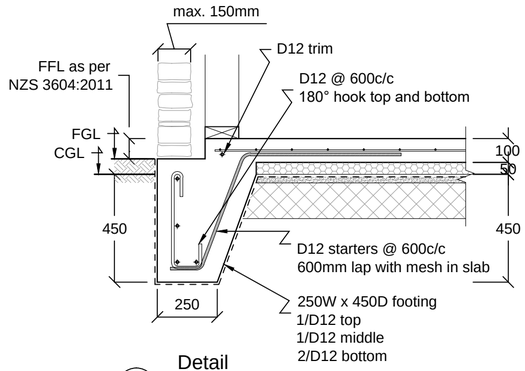
Edge Beam Footing
Scale 1:25



2

Detail

Edge Beam Footing at
Existing Foundation System
Scale 1:25

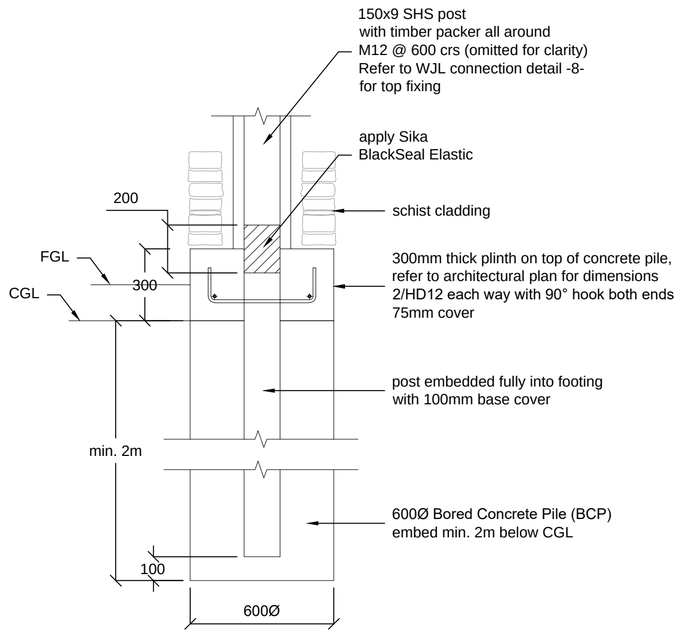


3

Detail

Edge Beam Footing
Scale 1:25

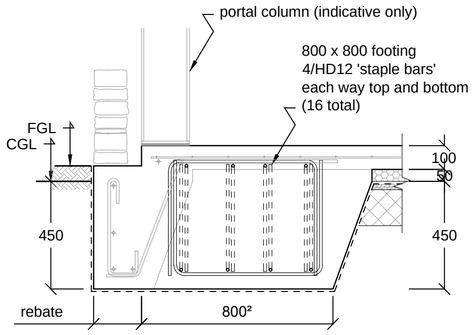
Rev 01



4

Detail

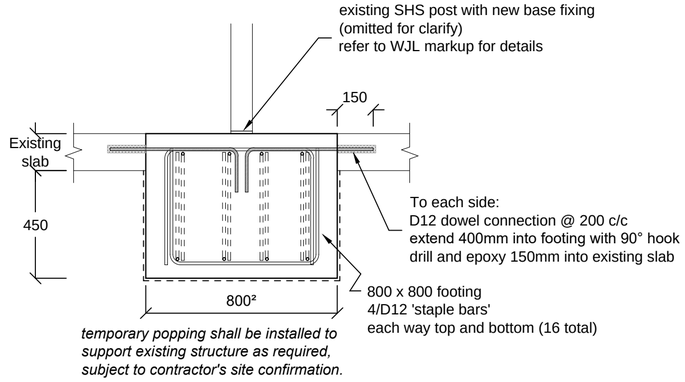
Post Footing
Scale 1:25



5

Detail

Edge Beam Footing at Pad
Scale 1:25



temporary popping shall be installed to support existing structure as required, subject to contractor's site confirmation.

6

Detail

Pad Footing at
Existing Foundation System
Scale 1:25

- Do not scale from Drawings.
- All structural drawings are to be read in conjunction with architectural and all other relevant documentation. Any discrepancies shall be notified prior to any construction or fabrication.
- Prior to any works, the position & depth of all public pipes on the site shall be confirmed by authorized/qualified personnel. If different to the plans provided, Wilton Joubert Ltd. shall be contacted for possible redesigns.

No.	DESCRIPTION	DATE
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SITE ADDRESS:

Proposed Residence:
Lot 3
472 Speargrass Flats Road
Dalefield, Otago

SHEET TITLE:

Details

DESIGNED BY:	YL	DRAWN BY:	MH
CHECKED BY:	DL	CHECKED BY:	MH
DATE:	31-10-2025	OFFICE:	Lunn Ave
DRAWING SCALE:	1:25	ORIGINAL DRAWING SIZE:	A3
Original Job #:	**Job # 142960**	Sheet #:	**S2.0**
Revision Job #:	**Rev 01**		

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STRUCTURAL STEELWORK

1. Unless otherwise stated on drawings, workmanship and materials shall be to the current edition of the following standards:

AS/NZS 1252	High-strength steel fastener assemblies for structural engineering - Bolts, nuts and washers
AS/NZS 1554	Structural steel welding - Welding of steel structures
AS/NZS 2980	Qualification of welders for fusion welding of steels
NZS 3404	Steel structures standard
SNZTS 3404	Durability requirements for steel structures and components
AS/NZS 5131	Structural steelwork - Fabrication and erection

2. Steel shall be mild steel of approved origin and conforming to NZS 3404.

3. Unless otherwise stated on drawings, steel grades shall be no less than the following:

Hot rolled sections (UB, UC, PFC, EA)	G300+
Hollow sections (SHS, RHS, CHS)	G350LO
Flats and plates	G300

4. Welds to be continuous single bevel, butt, or 6mm continuous fillet welds as appropriate, unless noted otherwise.

5. All welding shall conform to the requirements of AS/NZ 5131 and AS/NZS 1554 (different parts as applicable). Fabricator's Factory Production Control (FPC) shall comply with AS/NZ ISO 3834.3.

6. Welding of all main structural members and connections (i.e. Primary Structure) shall be Weld Category SP. Any minor components, including cleats (i.e. Secondary Structure) shall be permitted to be Weld Category GP.

7. Site welded elements shall be considered Fabrication Category 2 (FC2), and completed under responsibility of competent welding coordinator. All paint coating affected by site-welding shall be remedied, with weld spatter removed and cleaned, then primed and top coating reinstated as per AS/NZ5131.

8. Bolts shall be G4.6/S, unless noted otherwise. At least one washer shall be provided under the head and nut of each bolt assembly.

9. Holes for bolts shall be either machine cut, drilled /punched full size or subpunched 3.0mm undersize and reamed to size. Hand Flame cutting of bolt holes shall not be permitted.

10. Edge distances shall be 1.75D from the centre of the bolt to the cut edge of the steel unless shown otherwise on drawings, where D is the nominal bolt diameter. The minimum distance between adjacent bolts shall be as indicated on the drawings, 2.5D if not shown.

11. Fabrication and erection of structural steelwork shall be based on Construction Category 2 (CC2) as per AS/NZ5131. Where required, shop drawings and any supporting documentation shall comply with AS/NZ 5131 and may be reviewed by the Design Engineer for design concept and general arrangement only. Allow two(2) weeks for review.

12. Structural hold downs under seismic loading have been designed to comply with NZS3101:2006 Cl. 17.5.5 (i.e. Seismic Categories C1 or C2 as per EOTA TR 049 and EN 1992-4, which supersedes EOTA TR045 and ETAG 001 Annex E). Where amendment or substitution of specified hold downs are required, Wilton Joubert Ltd. shall be contacted for approval. Any substitutions shall have the same Seismic Categories certification.

13. All structural steel & connections' coating / durability requirements shall be as per NZS3604:2011 or proprietary coatings (solutions) to comply with SNZ TS 3404:2018. Please contact Wilton Joubert Ltd. for assistance in specifying suitable coating on steel members if required.

NOTES:

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2. These drawings are NOT to be used as shop drawings, Wilton Joubert takes no responsibility for set-out and dimensions when shop drawings have not been provided. Check all structural beams, components and dimensions prior to fabrication and installation. Ensure truss and frame manufacturers understand what connections are shown. If a connection does not work practically, contact Wilton Joubert prior to fabrication.
3. Unless otherwise stated, all steel beams supporting trusses and floor members shall be packed with SG8 timber and bolted with M12 bolts at min. 600crs.
4. All structural steel & connections' coating / durability requirements shall be as per NZS3604:2011 or proprietary coatings (solutions) to comply with SNZ TS 3404:2018.
5. Bolts bearing on timber may be substituted with coach bolts of the same size and grade, as preferred on site.
6. All built-up timber member shall be well spiked as per NZS3604.

No.	DESCRIPTION	DATE
1	Amendment	9/12/25

REVISION

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Consulting Engineers
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Otago

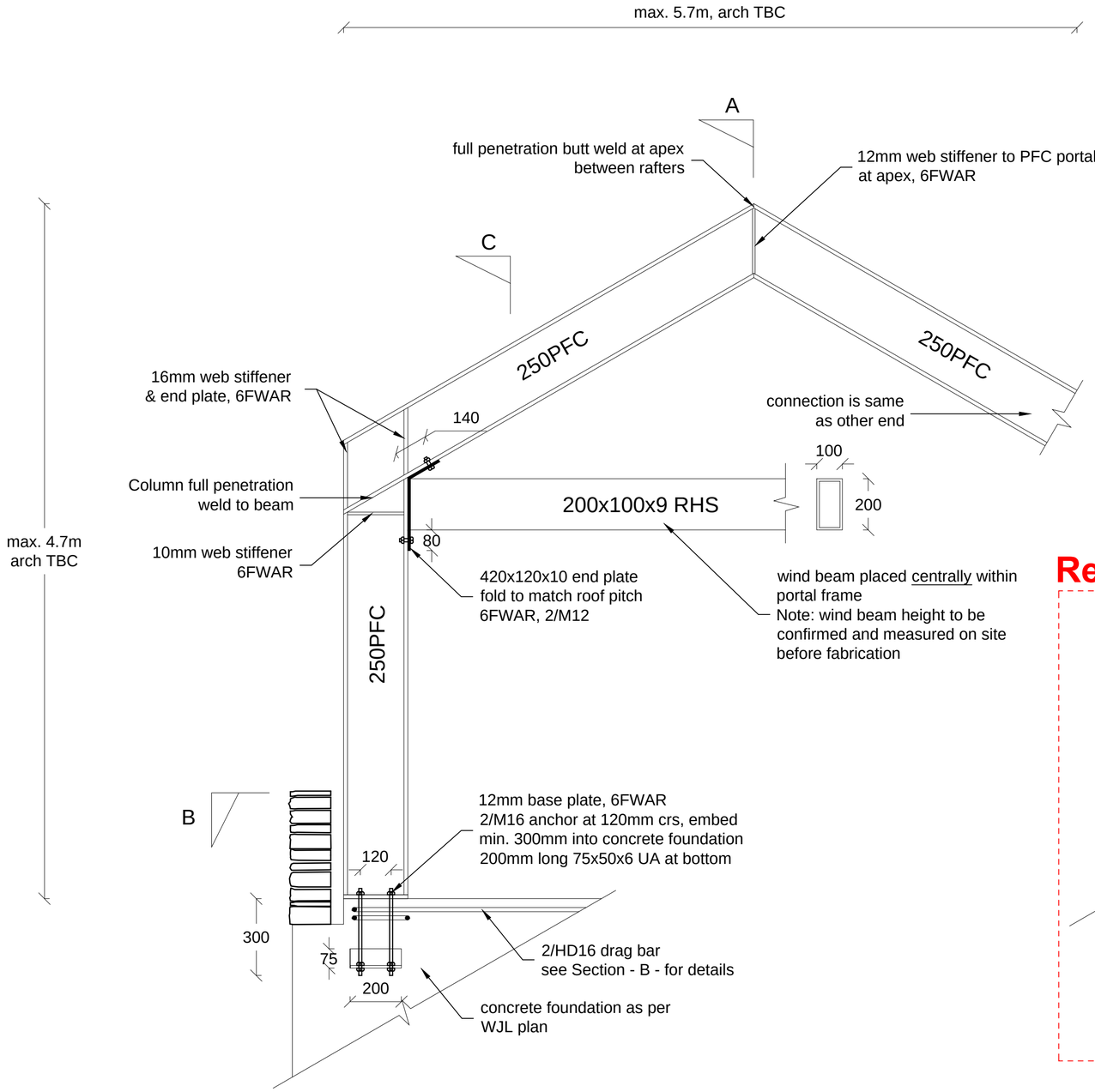
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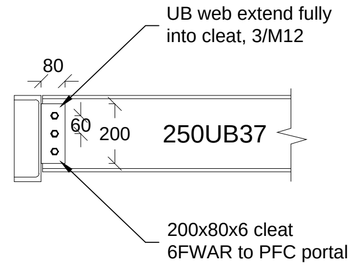
Connections

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CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 31-10-2025	OFFICE: Lunn Avenue
DRAWING SCALE: 1:100	ORIGINAL DRAWING SIZE: A3

Original Job #: **Job # 142960**
Revision Job #: **Rev 01**
Sheet #: **SD0**

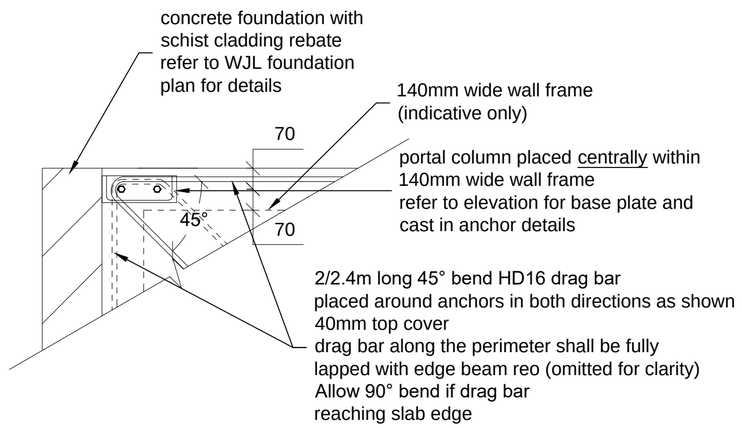
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Section - A -

Rev 01



Section - B -

1 Detail (to be continue)

Portal Frame 1: 250PFC with 200x100x9 RHS wind beam

NOTES:

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions. Contact the architect/ engineer if any discrepancies are found.
2. These drawings are NOT to be used as shop drawings, Wilton Joubert takes no responsibility for set-out and dimensions when shop drawings have not been provided. Check all structural beams, components and dimensions prior to fabrication and installation. Ensure truss and frame manufacturers understand what connections are shown. If a connection does not work practically, contact Wilton Joubert prior to fabrication.
3. Unless otherwise stated, all steel beams supporting trusses and floor members shall be packed with SG8 timber and bolted with M12 bolts at min. 600crs.
4. All structural steel & connections' coating / durability requirements shall be as per NZS3604:2011 or proprietary coatings (solutions) to comply with SNZ TS 3404:2018.
5. Bolts bearing on timber may be substituted with coach bolts of the same size and grade, as preferred on site.
6. All built-up timber member shall be well spiked as per NZS3604.

No.	DESCRIPTION	DATE
1	Amendment	9/12/25

REVISION

WILTON JOUBERT
Consulting Engineers
Northland: 09 945 4188 Christchurch: 021 824 063
Auckland: 09 527 0196 Wanaka: 03 443 6209
www.wiltonjoubert.co.nz

SITE ADDRESS:

Proposed Residence
Lot 3
472 Speargrass Flats Road
Dalefield
Otago

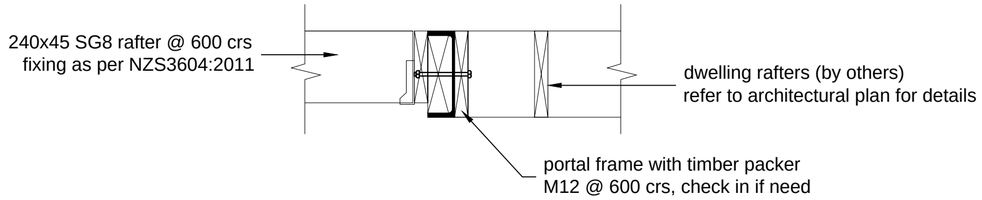
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Connection

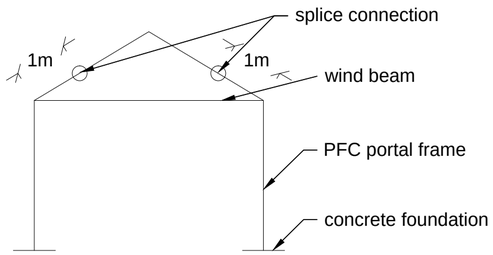
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CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 31-10-2025	OFFICE: Lunn Avenue
DRAWING SCALE: 1:20	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 142960**	Sheet #: **SD1**
Revision Job #: **Rev 01**	

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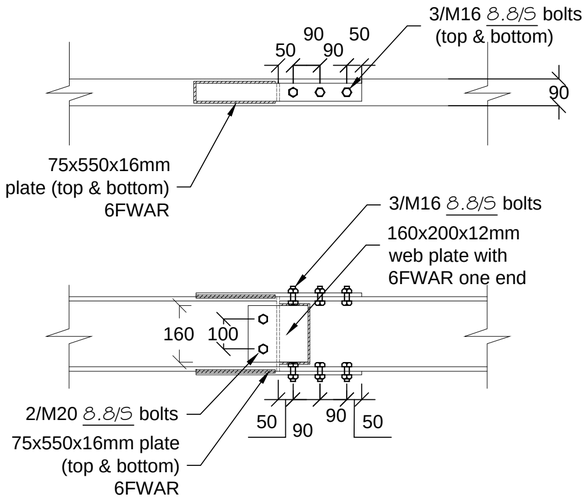
Rev 01



Section - C -



Splice Connection
- Location -



Splice Connection
- Detail -

1 Detail (continued)

Portal Frame 1: 250PFC with
200x100x9 RHS wind beam

Note:

1. Splice connection is designed for transport convenience or construction preferences. It may not be required subject to constructor's confirmation prior to further works.
2. If required, max. 15mm thick drypack (SikaGrout-212 or similar non-shrink grout) can be used under base plate. Fully installed as per product spec.

NOTES:

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3. Unless otherwise stated, all steel beams supporting trusses and floor members shall be packed with SG8 timber and bolted with M12 bolts at min. 600crs.
4. All structural steel & connections' coating / durability requirements shall be as per NZS3604:2011 or proprietary coatings (solutions) to comply with SNZ TS 3404:2018.
5. Bolts bearing on timber may be substituted with coach bolts of the same size and grade, as preferred on site.
6. All built-up timber member shall be well spiked as per NZS3604.

No.	DESCRIPTION	DATE
1	Amendment	9/12/25

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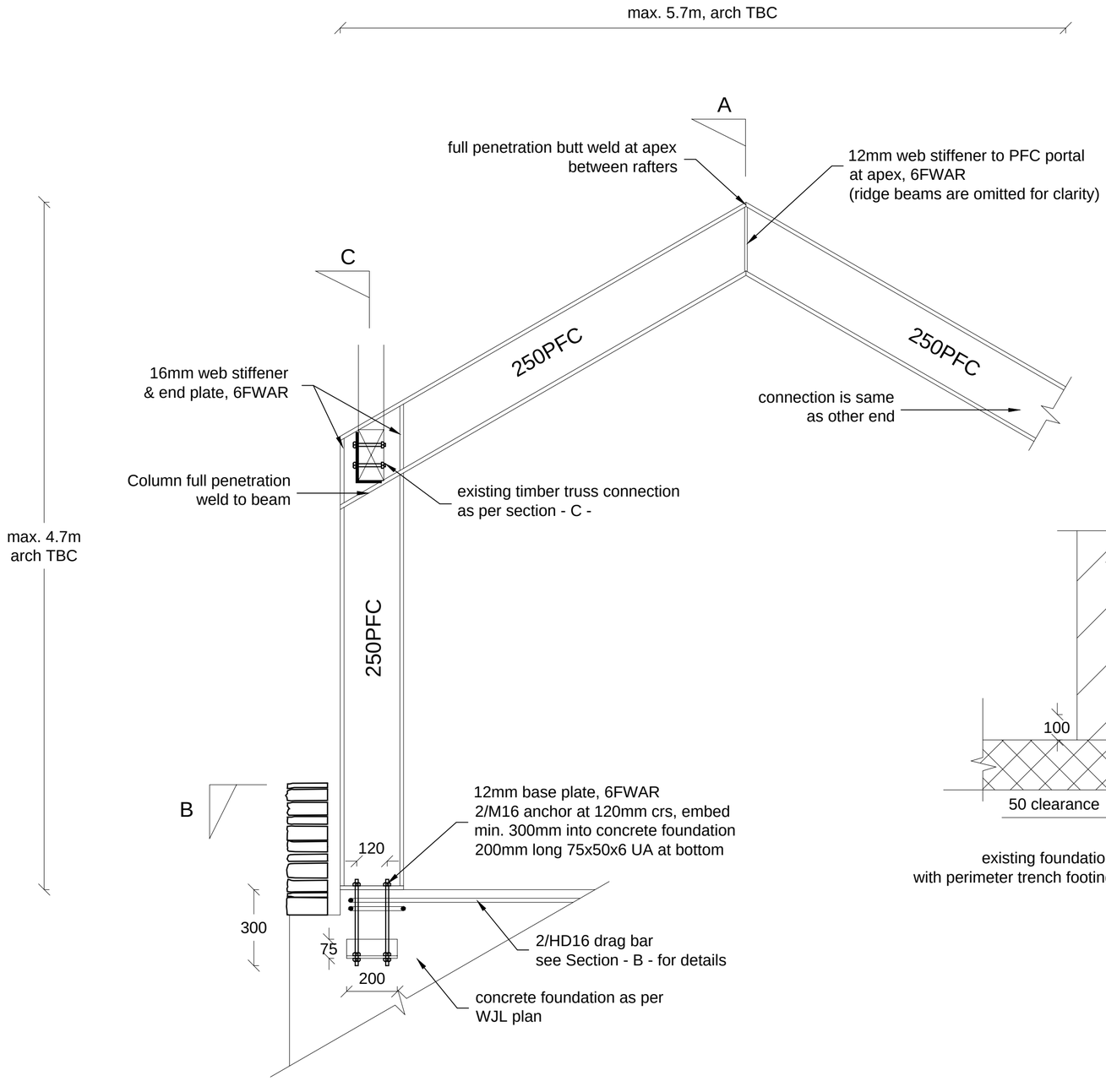
Proposed Residence
Lot 3
472 Speargrass Flats Road
Dalefield
Otago

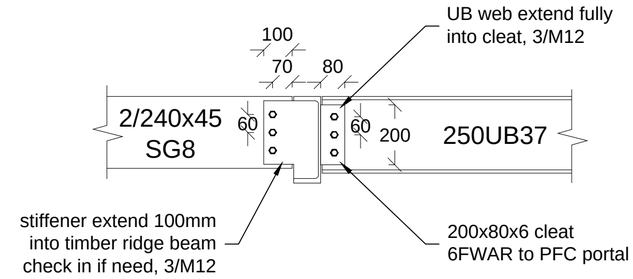
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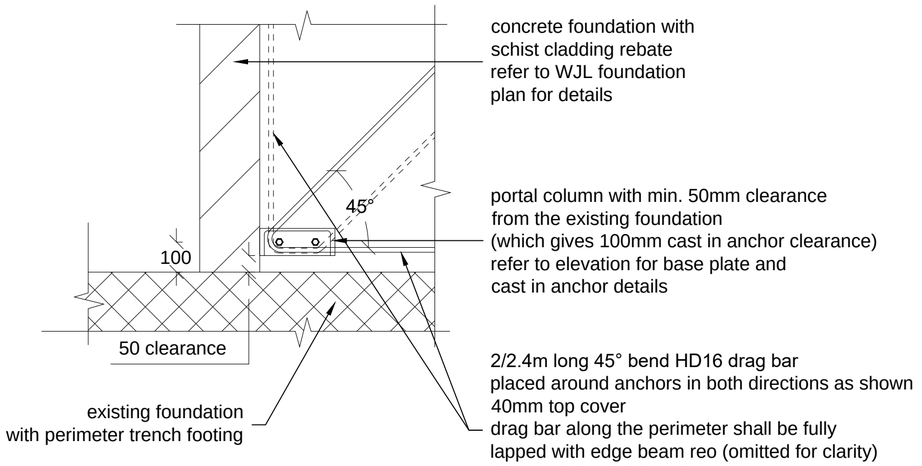
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CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 31-10-2025	OFFICE: Lunn Avenue
DRAWING SCALE: 1:20	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 142960**	Sheet #: **SD2**
Revision Job #: **Rev 01**	

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Section - A -



Section - B -

2 Detail (to be continue)

B1: 250UB37 and
B2: 2/240x45 SG8 on
Portal Frame 2: 250PFC

NOTES:

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4. All structural steel & connections' coating / durability requirements shall be as per NZS3604:2011 or proprietary coatings (solutions) to comply with SNZ TS 3404:2018.
5. Bolts bearing on timber may be substituted with coach bolts of the same size and grade, as preferred on site.
6. All built-up timber member shall be well spiked as per NZS3604.

No.	DESCRIPTION	DATE
1	Amendment	9/12/25

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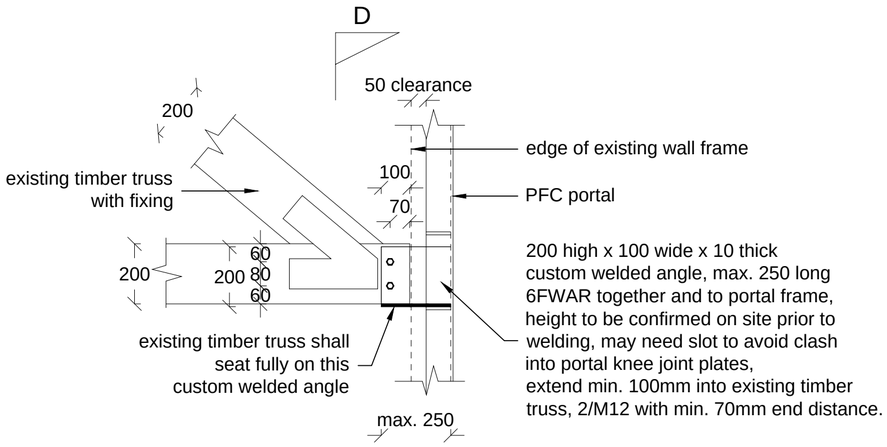
Proposed Residence
Lot 3
472 Speargrass Flats Road
Dalefield
Otago

SHEET TITLE:

Connection

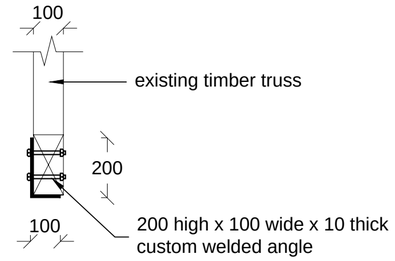
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DATE: 31-10-2025	OFFICE: Lunn Avenue
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Original Job #: **Job # 142960**	Sheet #: **SD3**
Revision Job #: **Rev 01**	

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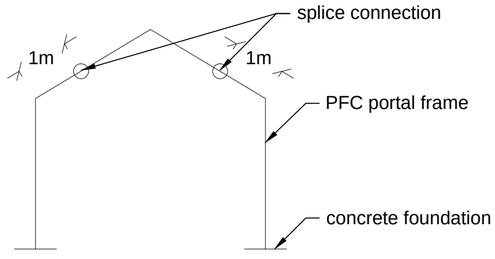


Section - C -

Note:
This existing truss connection assumes that the custom angle can be welded to portal along the entire length, which must be confirmed on site prior to fabrication. WJL shall be contacted if otherwise.

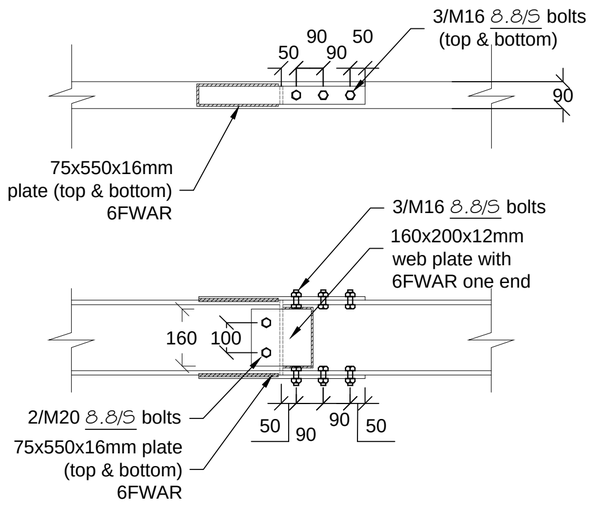


Section - D -



Splice Connection
- Location -

Note:
1. Splice connection is designed for transport convenience or construction preferences. It may not be required subject to constructor's confirmation prior to further works.
2. If required, max. 15mm thick drypack (SikaGrout-212 or similar non-shrink grout) can be used under base plate. Fully installed as per product spec.



Splice Connection
- Detail -

2 Detail (continued)

B1: 250UB37 and
B2: 2/240x45 SG8 on
Portal Frame 2: 250PFC

NOTES:
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6. All built-up timber member shall be well spiked as per NZS3604.

No.	DESCRIPTION	DATE
1	Amendment	9/12/25

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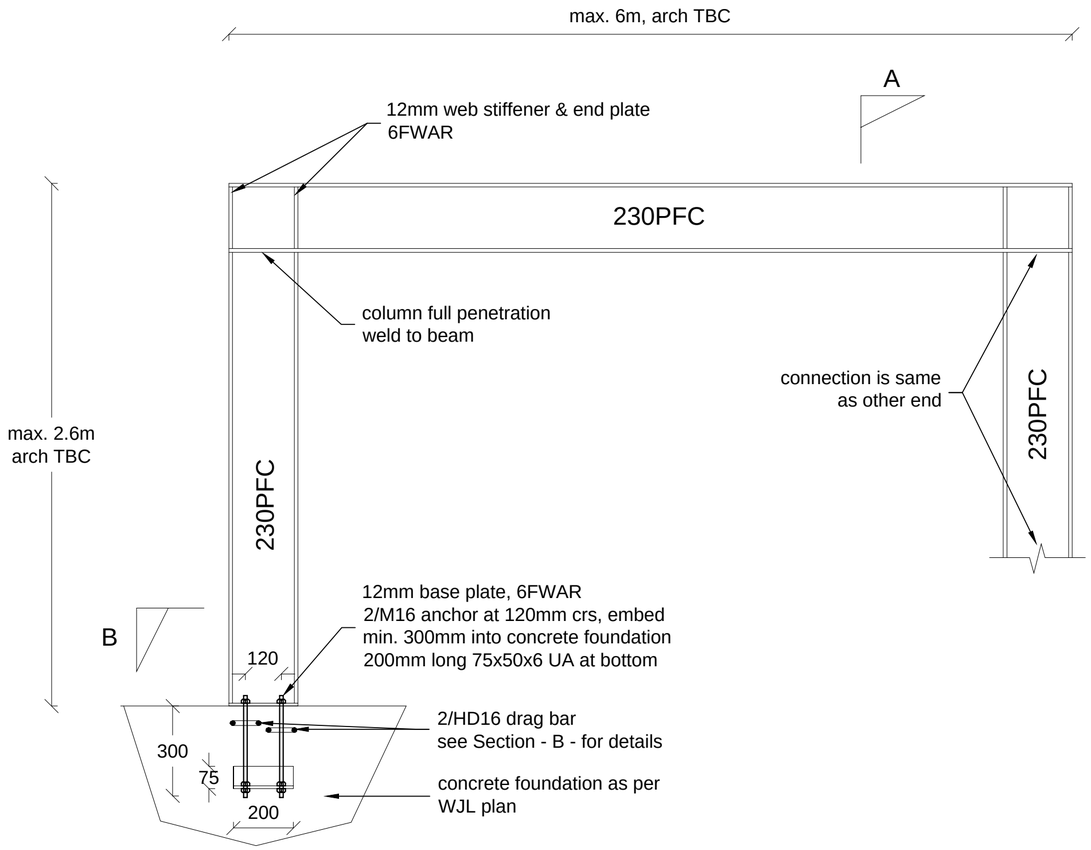
Proposed Residence
Lot 3
472 Speargrass Flats Road
Dalefield
Otago

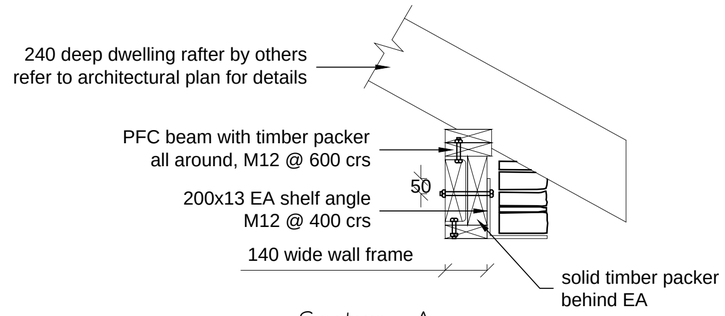
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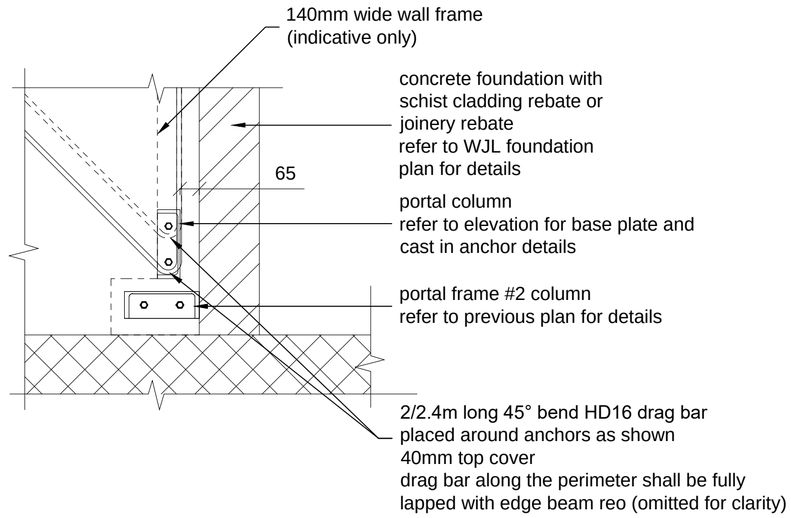
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DATE: 31-10-2025	OFFICE: Lunn Avenue
DRAWING SCALE: 1:20	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 142960**	Sheet #: **SD4**
Revision Job #: **Rev 01**	

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Section - A -



Section - B -

3 Detail (to be continue)

Portal Frame 3: 230PFC

NOTES:

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions. Contact the architect/ engineer if any discrepancies are found.
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5. Bolts bearing on timber may be substituted with coach bolts of the same size and grade, as preferred on site.
6. All built-up timber member shall be well spiked as per NZS3604.

No.	DESCRIPTION	DATE
1	Amendment	9/12/25

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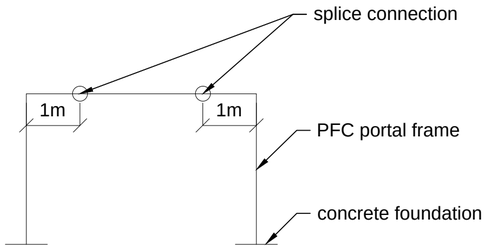
Proposed Residence
Lot 3
472 Speargrass Flats Road
Dalefield
Otago

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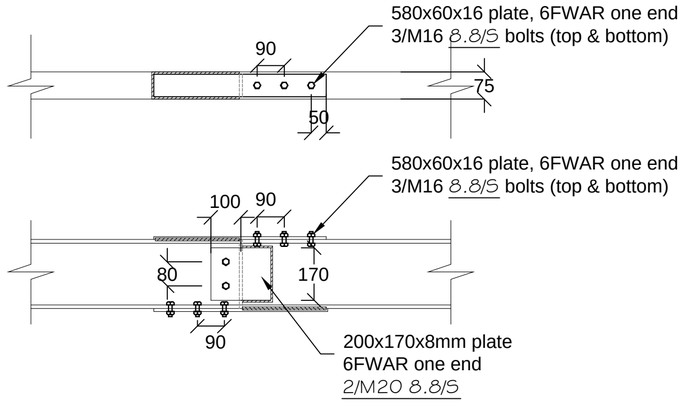
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CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 31-10-2025	OFFICE: Lunn Avenue
DRAWING SCALE: 1:20	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 142960**	Sheet #: **SD5**
Revision Job #: **Rev 01**	

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Splice Connection
- Location -



Splice Connection
- Detail -

Note:

1. Splice connection is designed for transport convenience or construction preferences. It may not be required subject to constructor's confirmation prior to further works.
2. If required, max. 15mm thick drypack (SikaGrout-212 or similar non-shrink grout) can be used under base plate. Fully installed as per product spec.

3

Detail (continued)

Portal Frame 3: 230PFC

NOTES:

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No.	DESCRIPTION	DATE
1	Amendment	9/12/25

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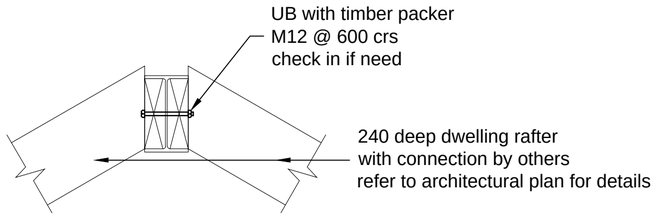
Proposed Residence
Lot 3
472 Speargrass Flats Road
Dalefield
Otago

SHEET TITLE:

Connection

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CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 31-10-2025	OFFICE: Lunn Avenue
DRAWING SCALE: 1:20	ORIGINAL DRAWING SIZE: A3
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Revision Job #: **Rev 01**	

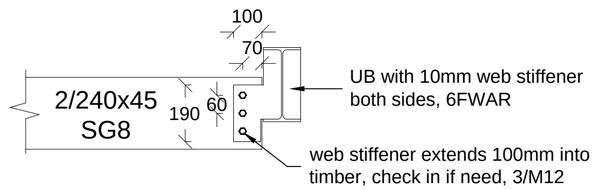
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Note:
refer to portal frame apex fixing for UB ridge beam end connections.

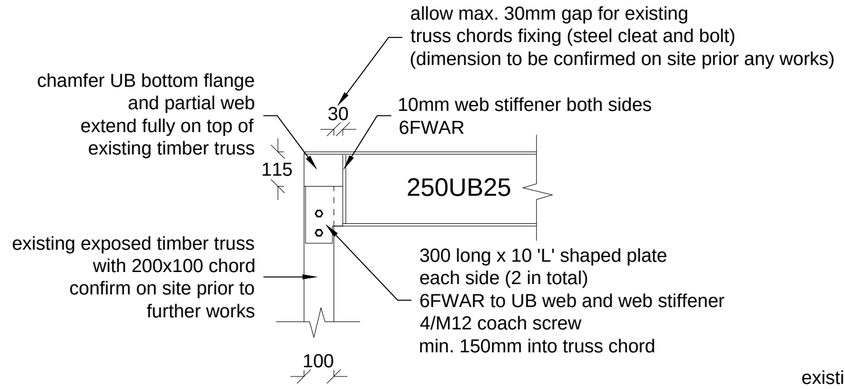
4 Detail

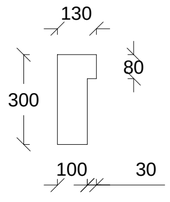
B1: 250UB37



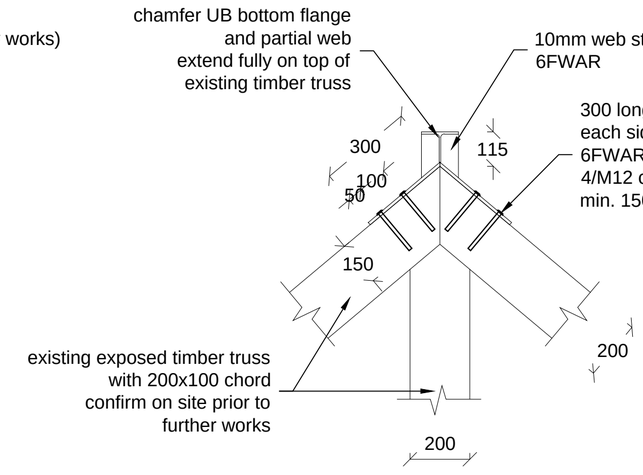
5 Detail

B2: 2/240x45 SG8 to
B3: 250UB25





'L' Shaped Plate



6 Detail

B3: 250UB25 on existing timber truss

NOTES:

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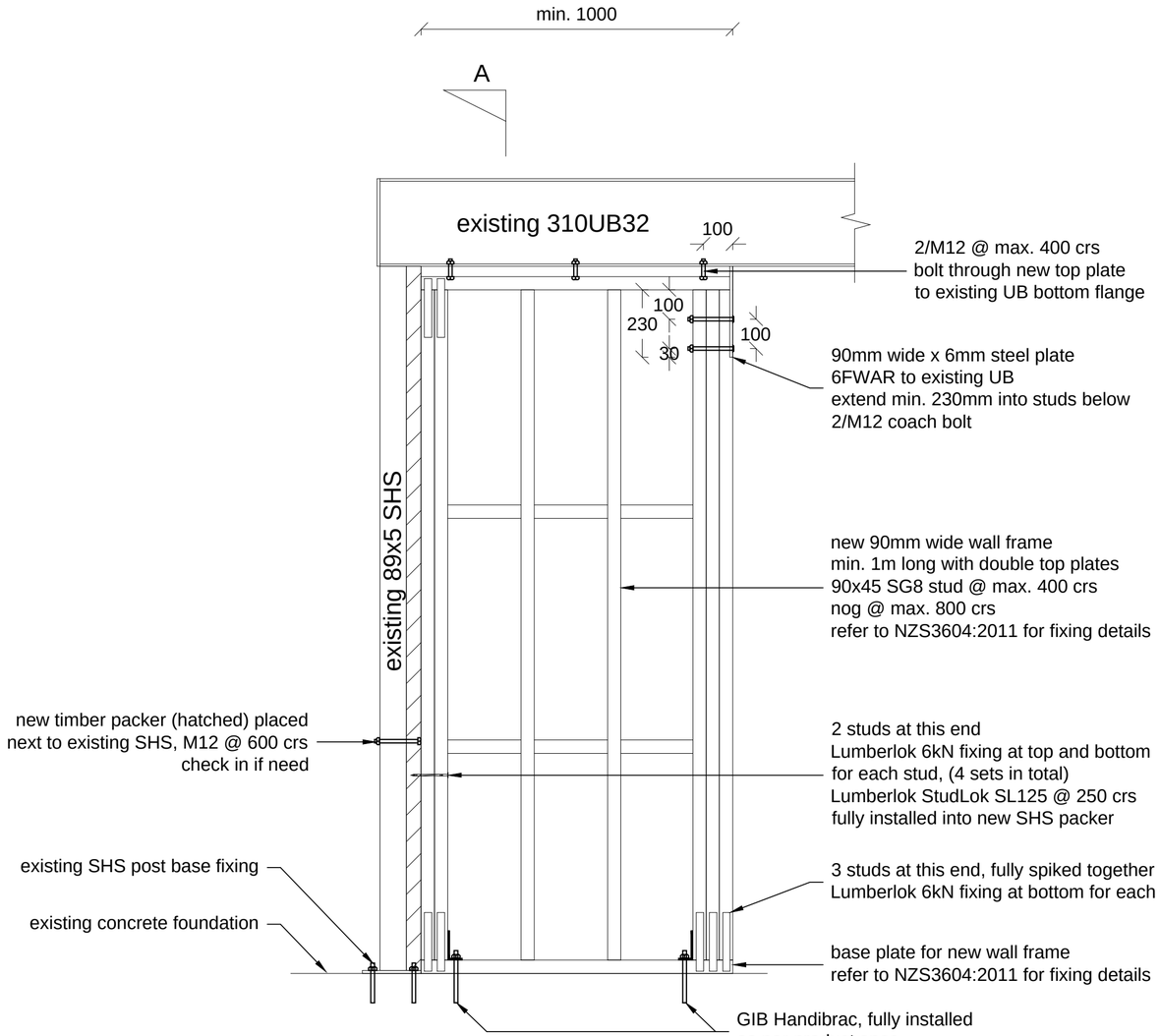
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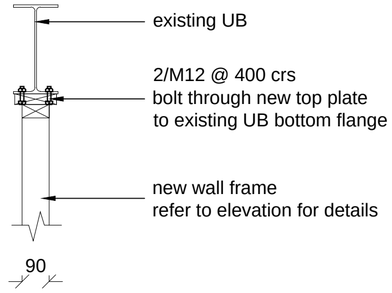
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DRAWING SCALE: 1:20	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 142960**	Sheet #: **SD7**
Revision Job #: **Rev 01**	

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Section - A -

7 Detail

New wall frame under existing UB

NOTES:

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No.	DESCRIPTION	DATE
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SITE ADDRESS:

Proposed Residence
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472 Speargrass Flats Road
Dalefield
Otago

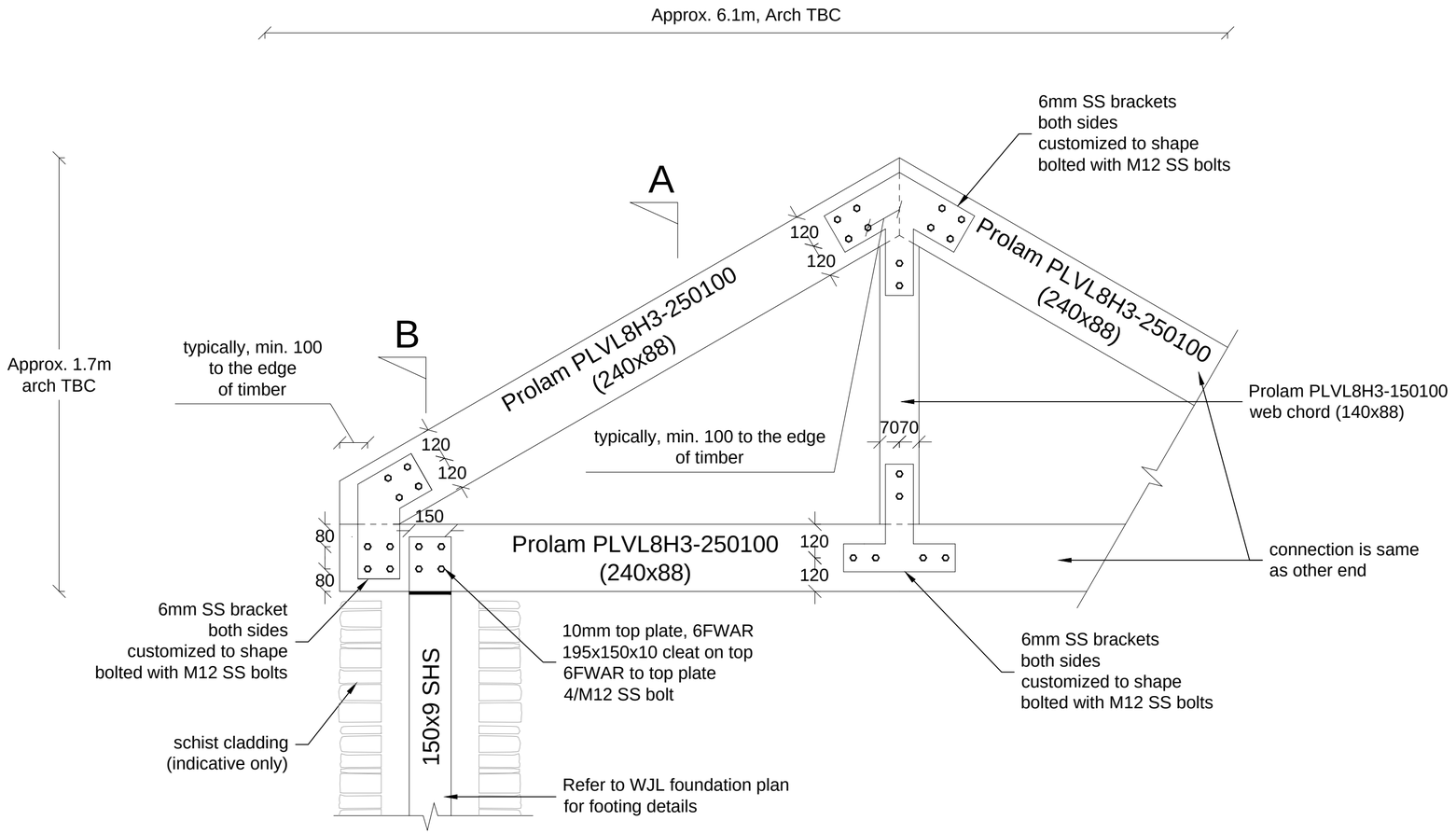
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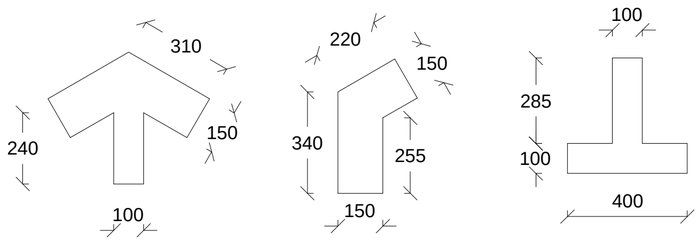
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Revision Job #: **Rev 01**	

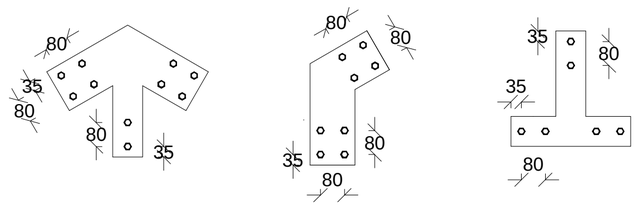
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Rev 01





- Plate Dimension -



- Bolt Location -

8 Detail (to be continue)

Exposed truss on post

Note:
1. All bolts shall have a min. of 100mm distance to the edge of timber.
2. All dimensions shown on this plan are absolute minimum dimensions and can be increased where required. No Bolt shall be closer than 35mm to the edge of the SS plate.
3. All Bolts are SS M12.

NOTES:
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No.	DESCRIPTION	DATE
1	Amendment	9/12/25
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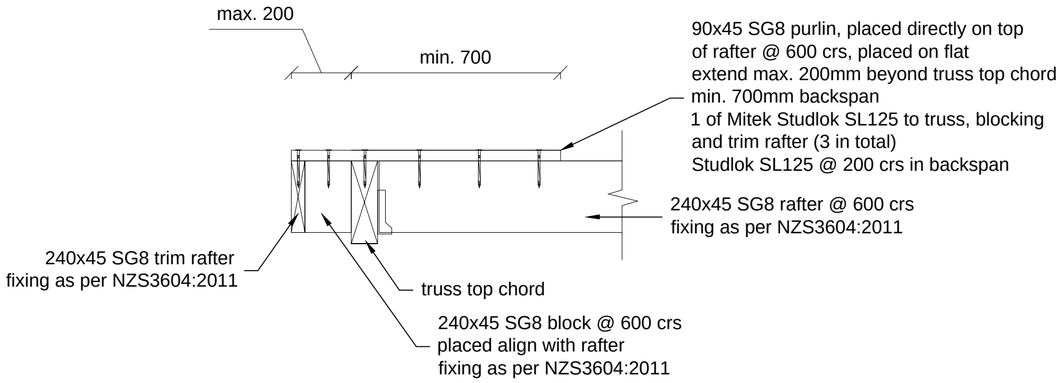
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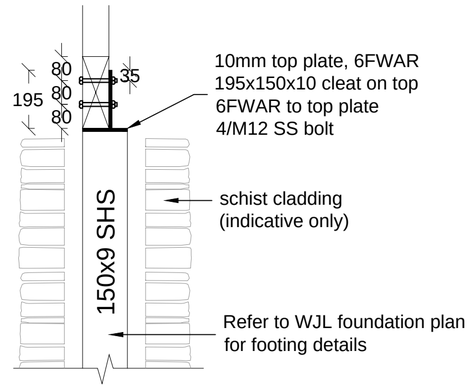
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Revision Job #: **Rev 01**	

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Rev 01



- A -



- B -

8 Detail (continued)

Exposed truss on post

NOTES:

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions. Contact the architect/ engineer if any discrepancies are found.
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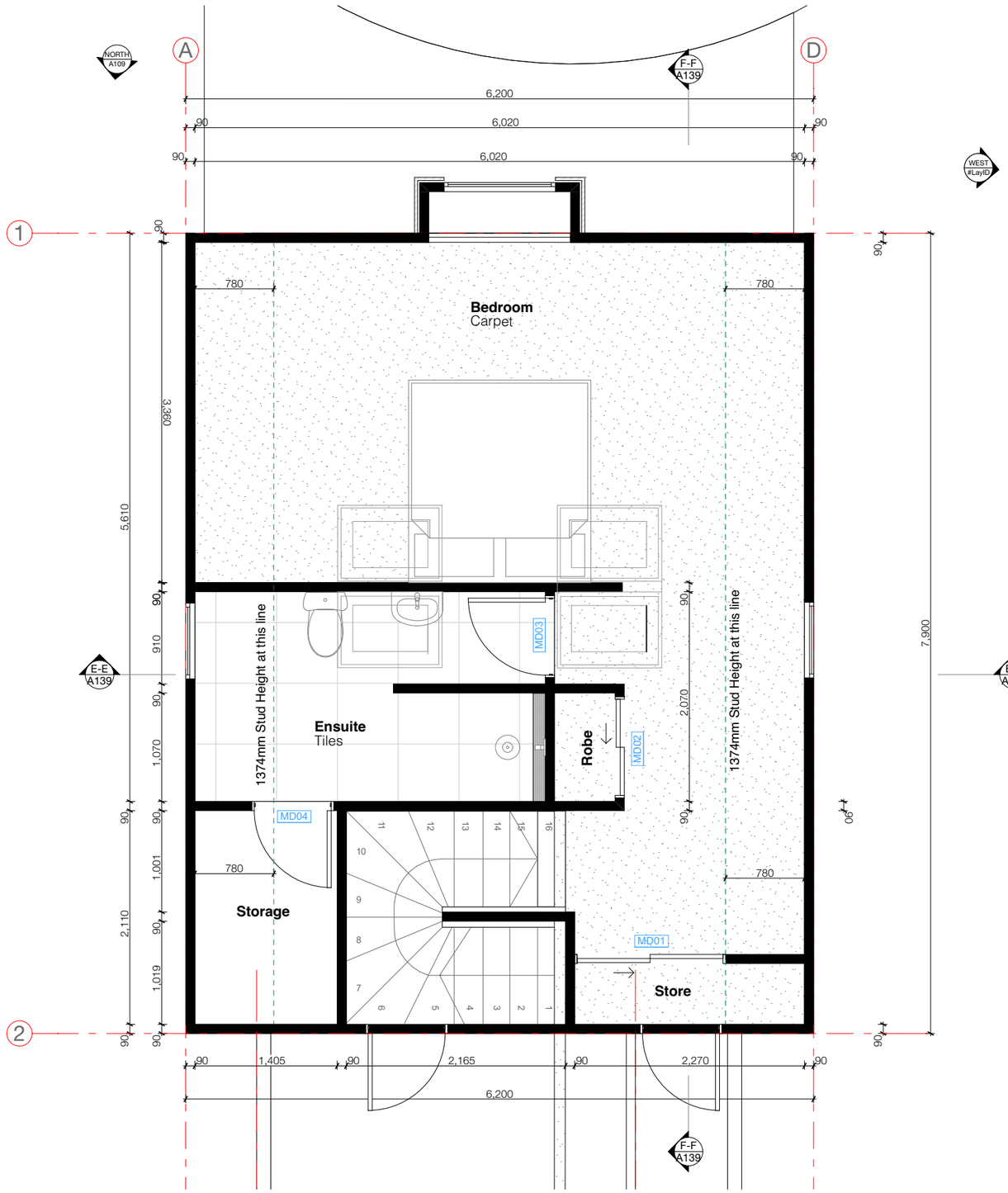
Proposed Residence
Lot 3
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Dalefield
Otago

SHEET TITLE:

Connection

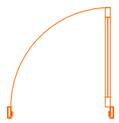
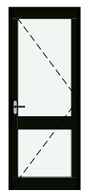
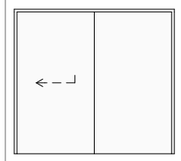
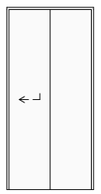
DESIGNED BY: YL	DRAWN BY: YL
CHECKED BY: DL	APPROVED BY: Wilton Joubert Ltd
DATE: 31-10-2025	OFFICE: Lunn Avenue
DRAWING SCALE: 1:20	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 142960**	Sheet #: **SD10**
Revision Job #: **Rev 01**	

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Proposed Guest First Floor Plan

Scale 1:50

Full Element ID	GD04	GD05	MD01	MD02
Opening Name	Door 27	Sliding Door 27	Sliding Door 27	Sliding Door 27
Quantity	1	1	1	1
Zone Number				
W x H Size	860×2,200	3,400×2,100	1,490×1,345	1,000×2,100
Orientation	L	L	L	L
2D Symbol				
View from Side Opposite to Opening Side				

Proposed Guest First Floor Door Schedule

Not to Scale

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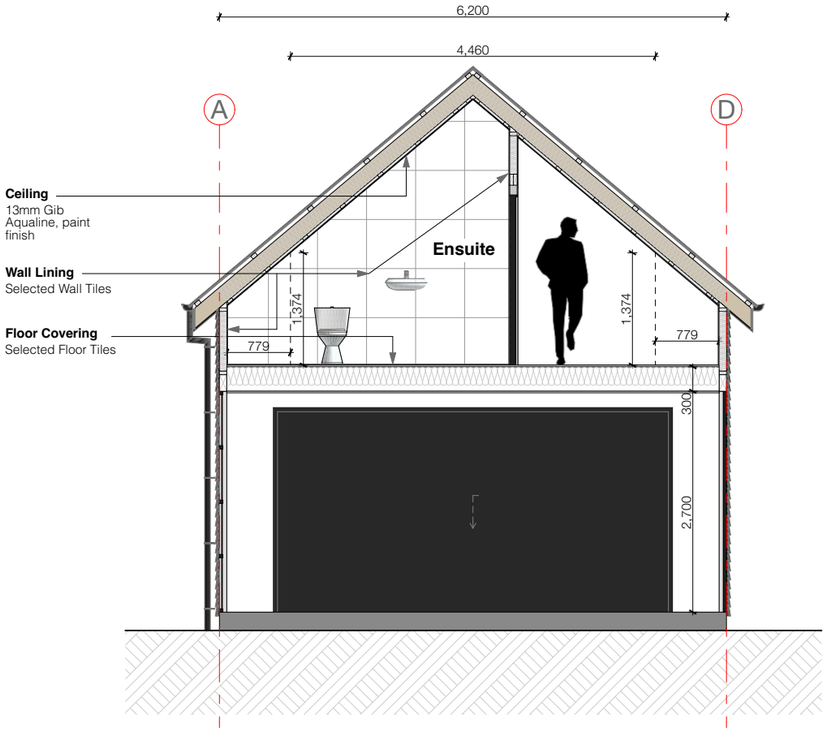
Brown Residence
472 Speargrass Flats Rd,
Dalefield, Queenstown

CG.2511

Sheet Title: Proposed Guest First Floor Plan
Date: 16/12/2025

A138

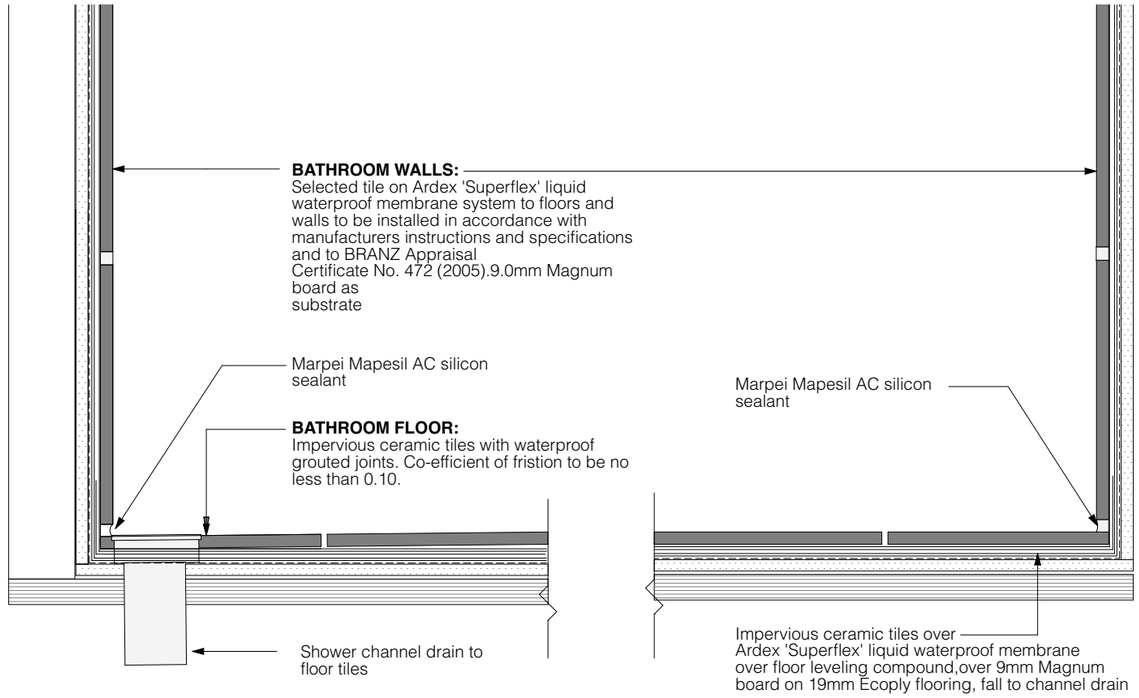
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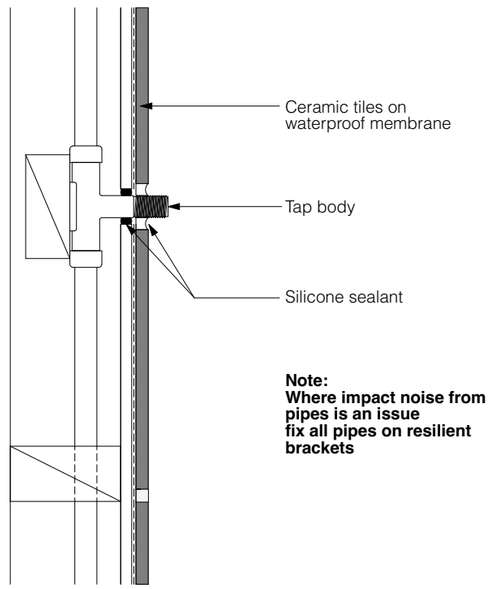
Section E-E
Scale 1:50



Section F-F
Scale 1:50



Bathroom Tile Floor to Wall Detail
Scale 1:5



Bathroom Tile Wall Penetration Detail
Scale 1:5

Notes - Legends

FRAMING NOTES

Framing:
Timber framing to exterior walls to be 140x45mm SG8 @600ctrs with dwangs @800ctrs.

Top plate fixing:
Top plate to stud fixing to be 4/75 x 3.15 skewed nails or 2/100 x 3.75 end nailed. 6kN connectors to joins in top plate.

Bottom plate to slab:
H1.2 SG8 140x45mm bottom plate with DPC secured beneath with proprietary post fixed anchors to 7.5. 12.2 and 7.5 12.3 NZS 3604:2011.

Interior Framing:
H1.2 SG8 90x45mm studs @600ctrs and dwangs @ 800ctrs.

Lintel Fixing:
25 x 1 mm strap with 6 / 30 x 2.5 mm nails into both lintel and stud, or a 7.5 kN (tension) connection.

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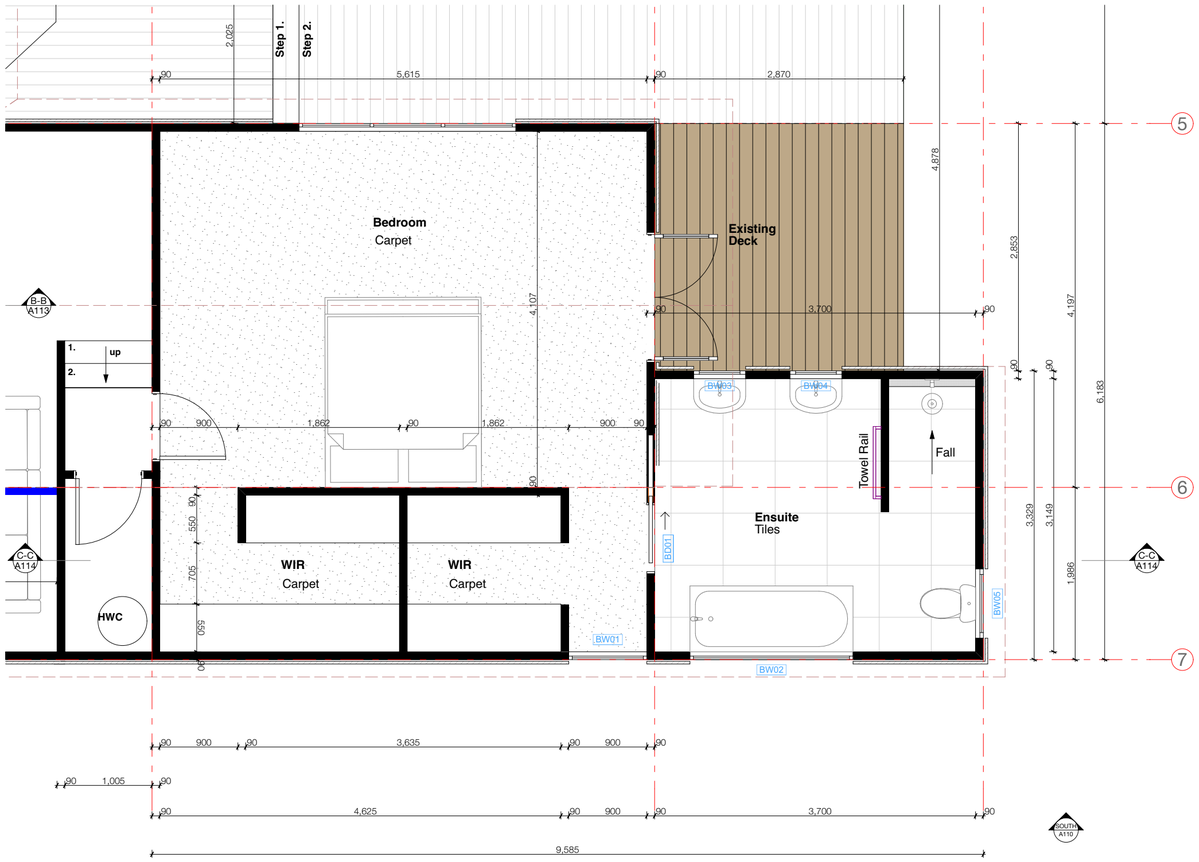
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Sheet Title: Proposed Guest Room Sections
Date: 16/12/2025

A139

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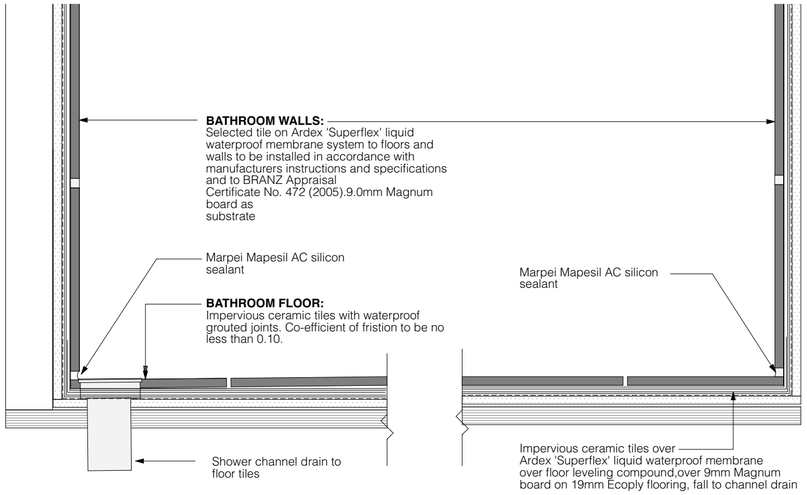
Proposed Master Bed Renovation Floor Plan
Scale 1:50

Full Element ID	BW01	BW02	BW03	BW04	BW05
Opening Name	Window 27	Window 27	Window 27	Window 27	Window 27
Quantity	1	1	1	1	1
Zone Number					
W x H Size	900×1,700	1,880×600	600×600	600×600	800×600
Orientation					
Sill height		1,070	1,500	1,500	1,500
Head height	2,101	1,670	2,100	2,100	2,100
2D Symbol					
View from Side Opposite to Opening Side	SAFTEY GLASS	SAFTEY GLASS			

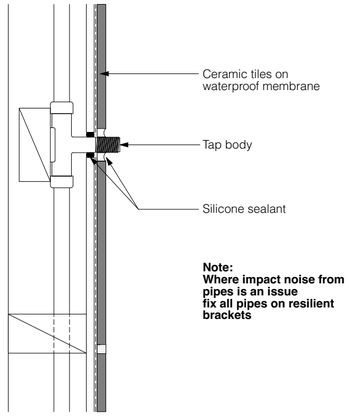
Proposed Master Bed Window Schedule
Not to Scale

Full Element ID	BD01
Opening Name	Pocket Door 27
Quantity	1
Zone Number	
W x H Size	820×2,100
Orientation	R
2D Symbol	
View from Side Opposite to Opening Side	

Proposed Master Bed Door Schedule
Not to Scale



Bathroom Tile Floor to Wall Detail
Scale 1:5



Bathroom Tile Wall Penetration Detail
Scale 1:5

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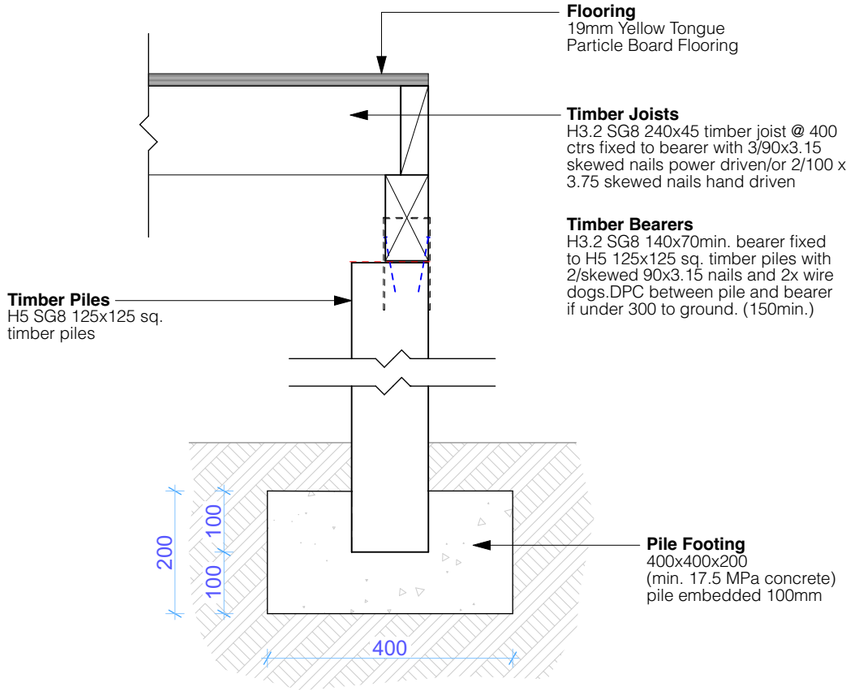
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CG.2511

Sheet Title: Proposed Master Bed Renovation Floor Plan
Date: 16/12/2025

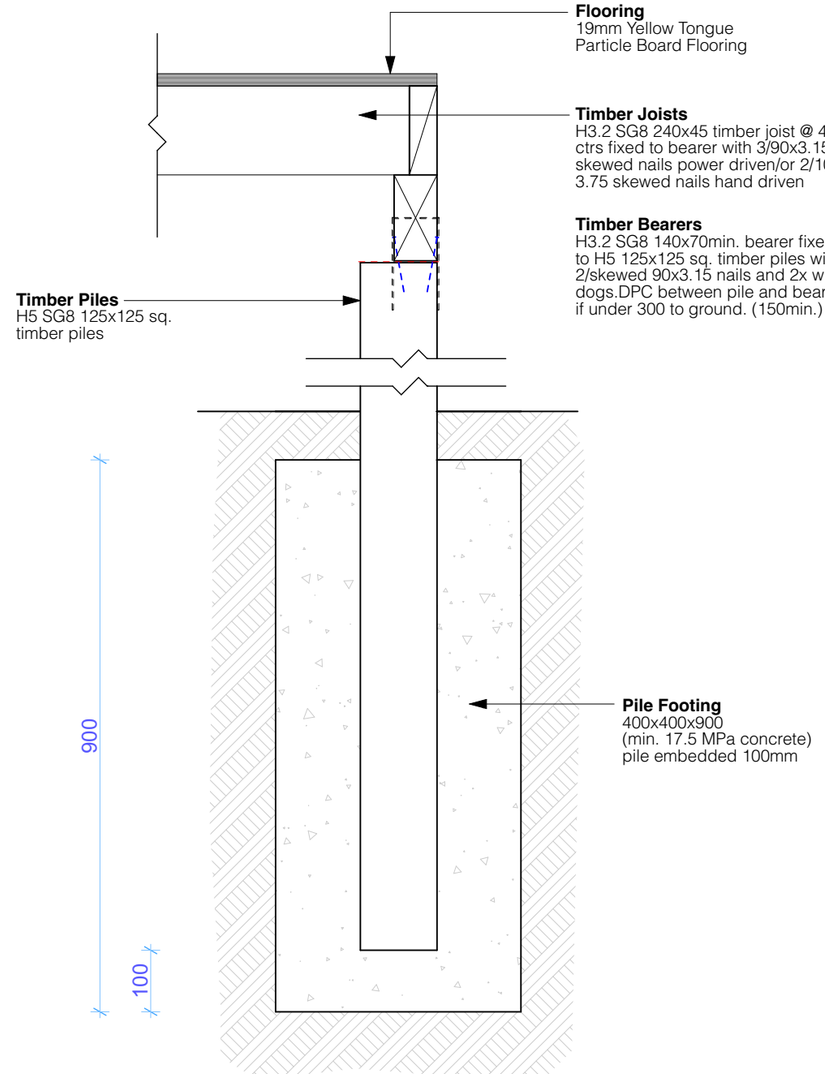
A140

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Sub Floor Ordinary Pile Detail

Scale 1:10



Anchor Pile Detail

Scale 1:10

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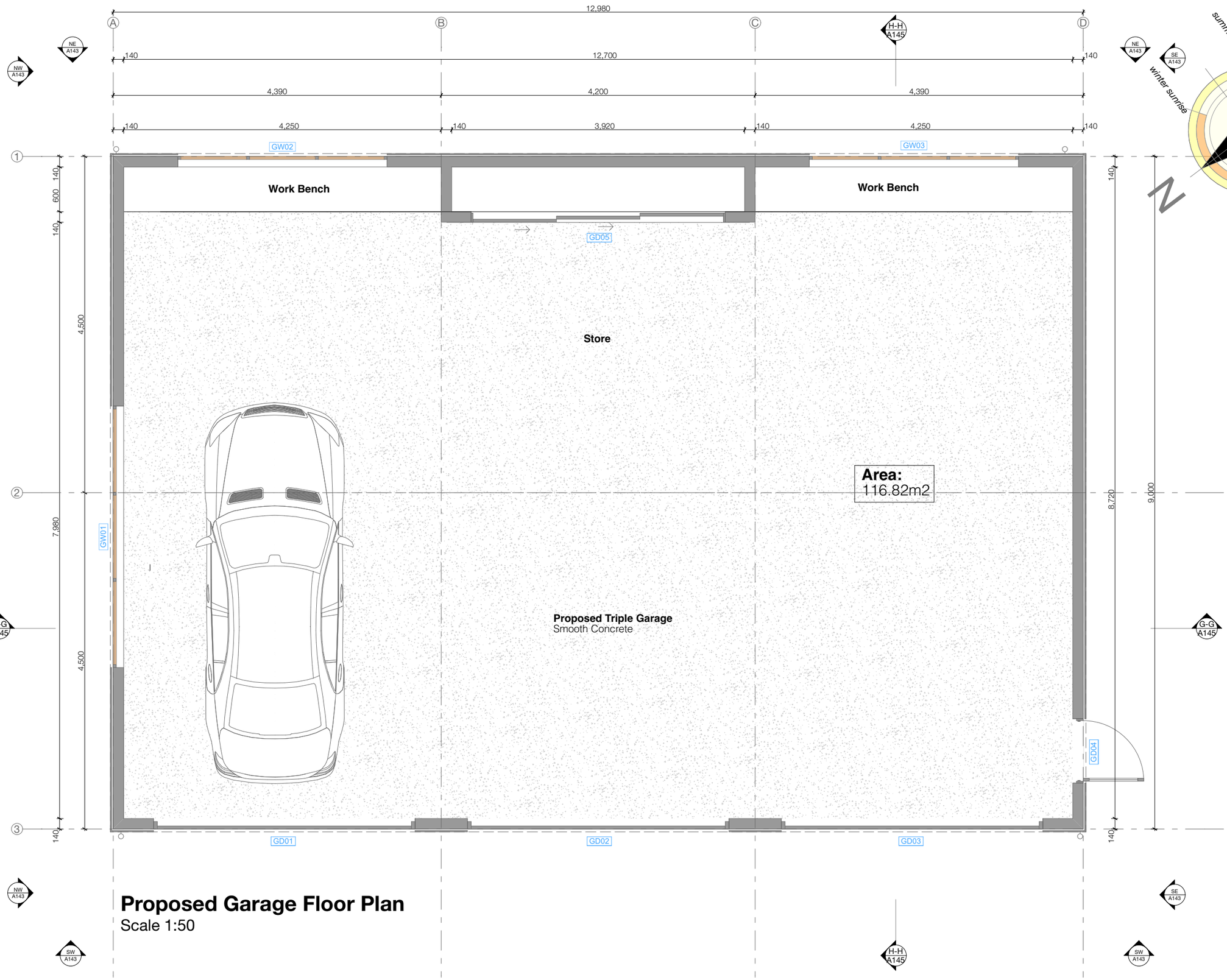
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Sheet Title: Proposed Ensuite
Sub Floor Details

Date: 16/12/2025

A141

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Proposed Garage Floor Plan

Scale 1:50

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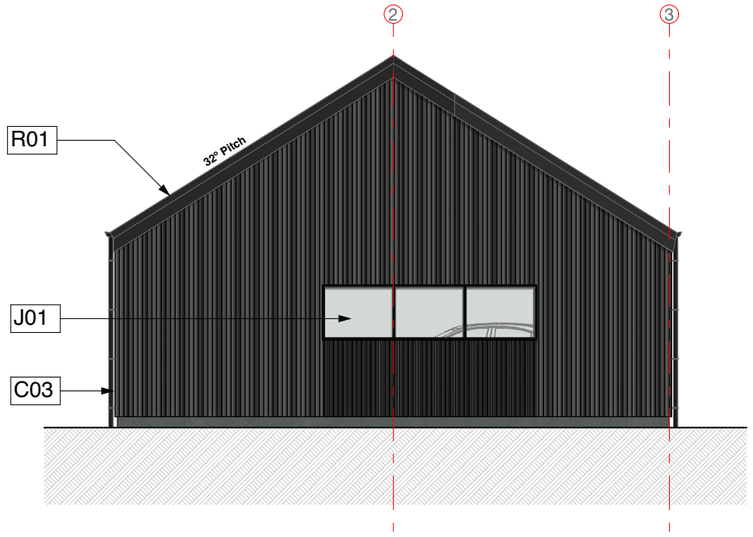
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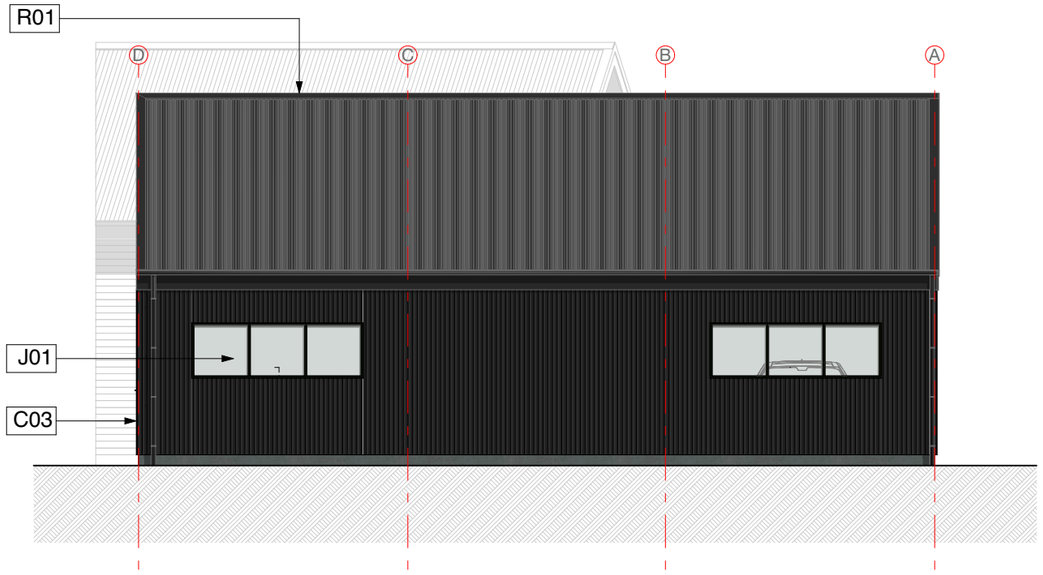
Sheet Title: Proposed Garage Floor Plan
Date: 16/12/2025

A142

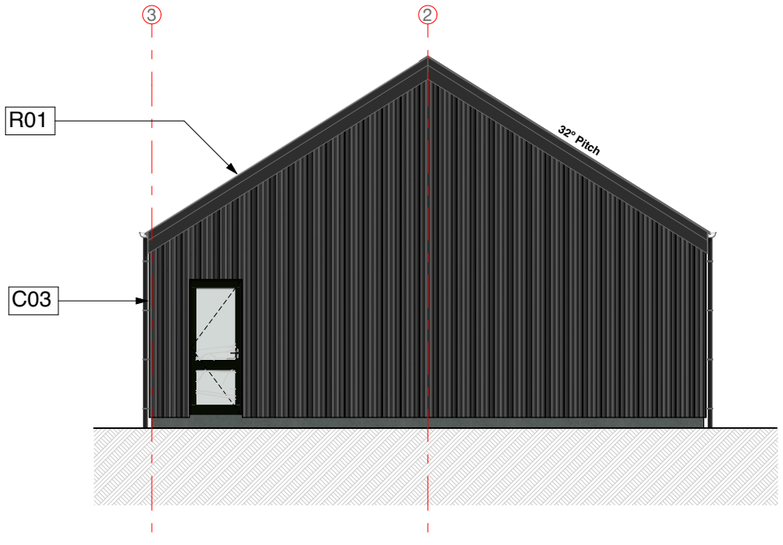
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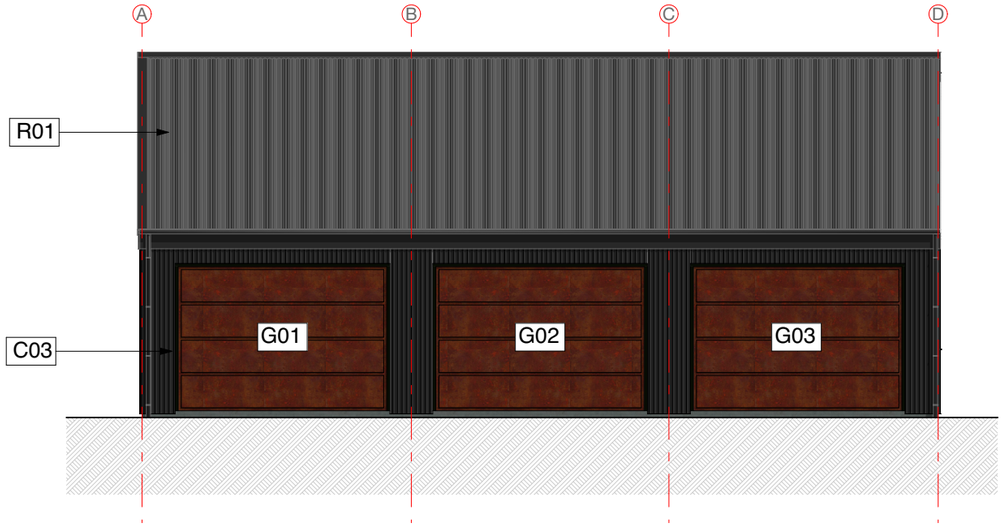
North West Elevation
Scale 1:100



North East Elevation
Scale 1:100



South East Elevation
Scale 1:75



South West Elevation
Scale 1:75

Notes - Legends

R01
Metalcraft Corrugate Roofing

C01
Abodo thermally modified shiplap weatherboards fixed vertically in selected colour

C02
Linea bevelback weatherboards fixed horizontally in selected colour

C03
Metalcraft corrugated iron cladding fixed vertically in selected colour

J01
New double glazed LowE Argon filled aluminium joinery in selected colour

G01
New custom made sectional garage door with weathered Corten Steel sections

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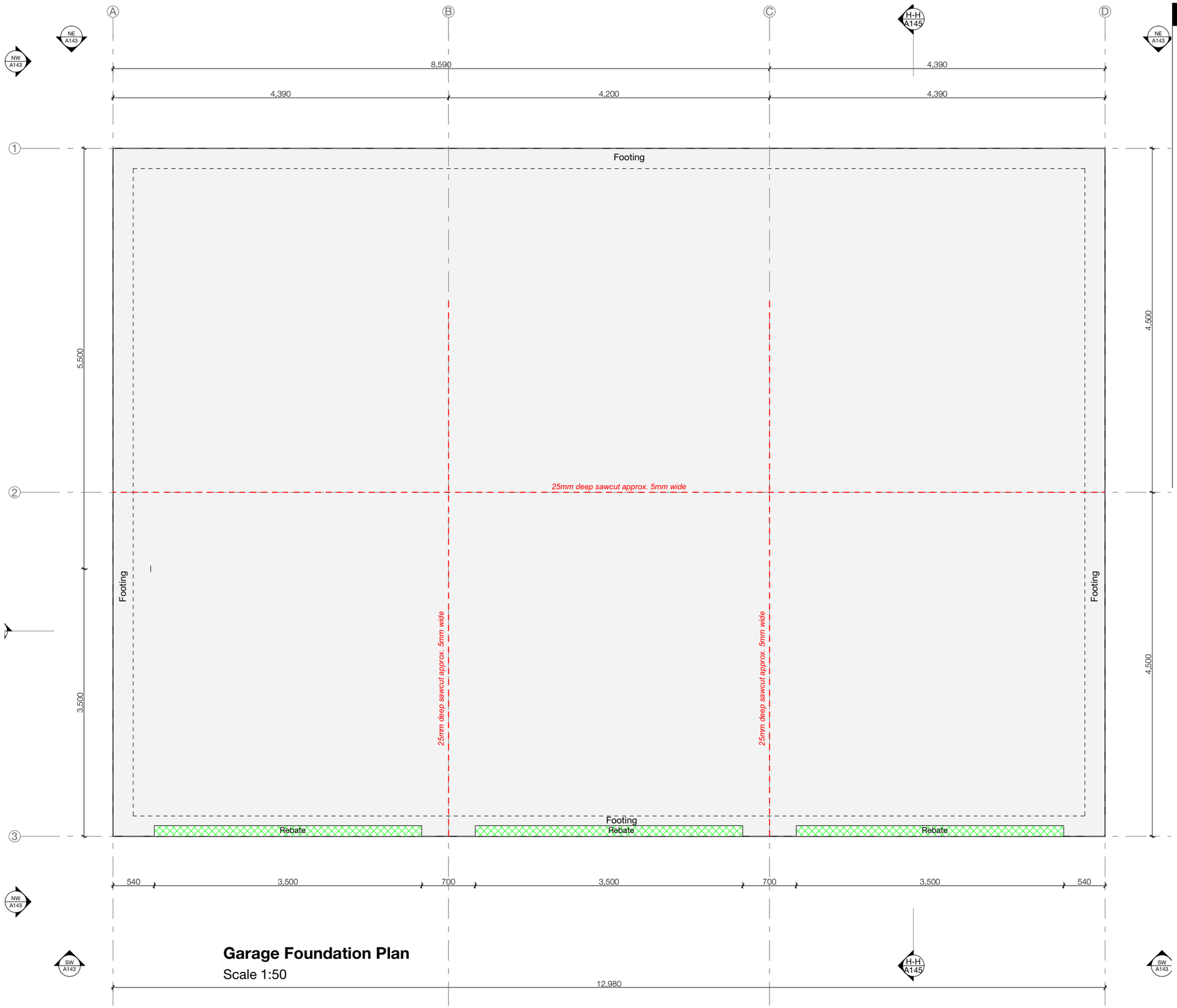
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Sheet Title: Proposed Garage Elevations
Date: 16/12/2025

A143

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Garage Foundation Plan

Scale 1:50

Notes - Legends

ALL SETOUT DIMENSIONS TO OUTSIDE EDGE OF SLAB

MINIMUM HEIGHTS OF FFL TO CONCRETE SLAB ON GROUND ABOVE SURROUNDING GROUND LEVELS ARE TO BE 150mm TO SEALED AND 225mm TO UNSEALED SURFACE

FOUNDATION PLAN TO BE READ IN CONJUNCTION WITH FOUNDATION DETAILS

SLAB:
100mm 25MPa CONCRETE WITH SE62 MESH (30mm COVER Min.) ON 50mm POLYSTYRENE UNDERSLAB INSULATION OVER DPM, 30mm SAND BLINDING ON 300mm COMPACTED HARDFILL

DPM:
POLYETHYLENE SHEET DAMP PROOF MEMBRANE, NOT LESS THAN 0.25mm THICK. TO HAVE LAPPED JOINTS NOT LESS 225mm WIDE SEALED WITH PRESSURE SENSITIVE PLASTIC TAPE NOT LESS THAN 50mm WIDE

CONCRETE:
ALL CONCRETE WORK SHALL COMPLY WITH NZS 3109: 1997 CONCRETE CONSTRUCTION. SURFACE FINISHES SHALL COMPLY WITH NZS 3114: 1987 SPECIFICATION FOR CONCRETE SURFACE FINISHES

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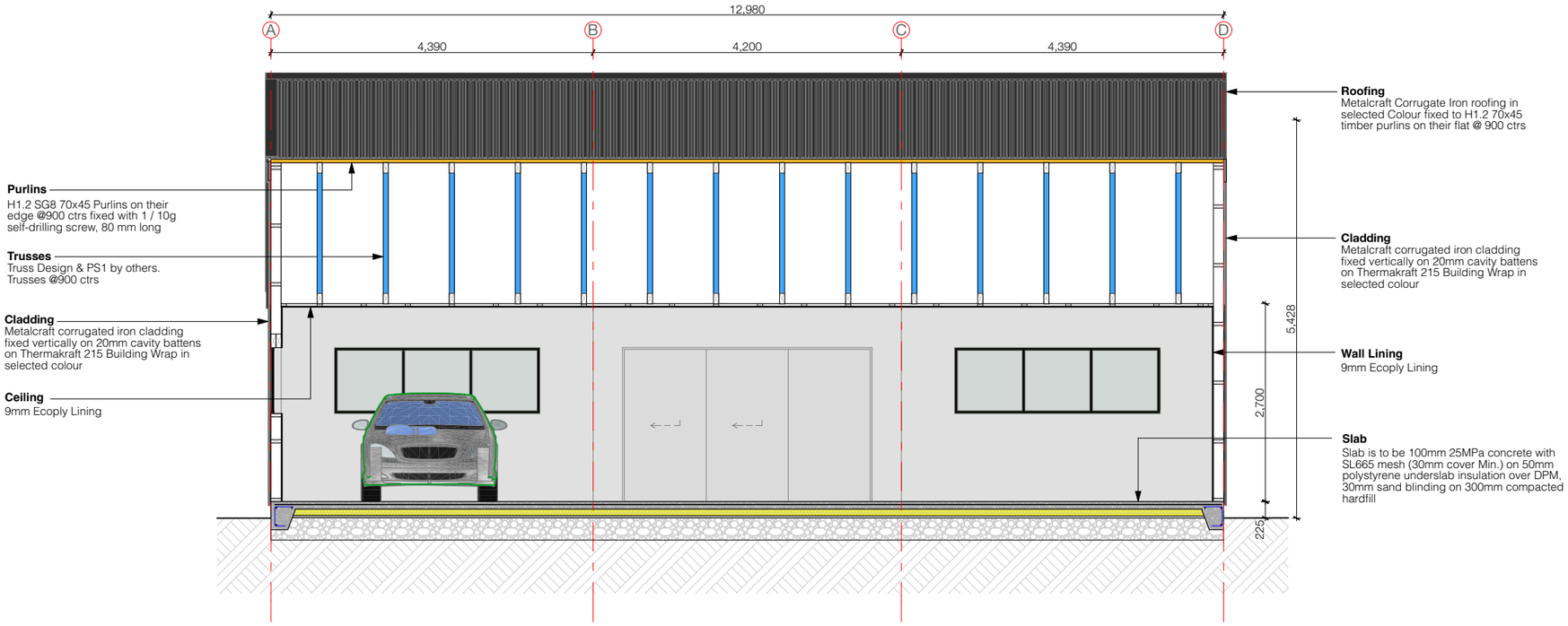
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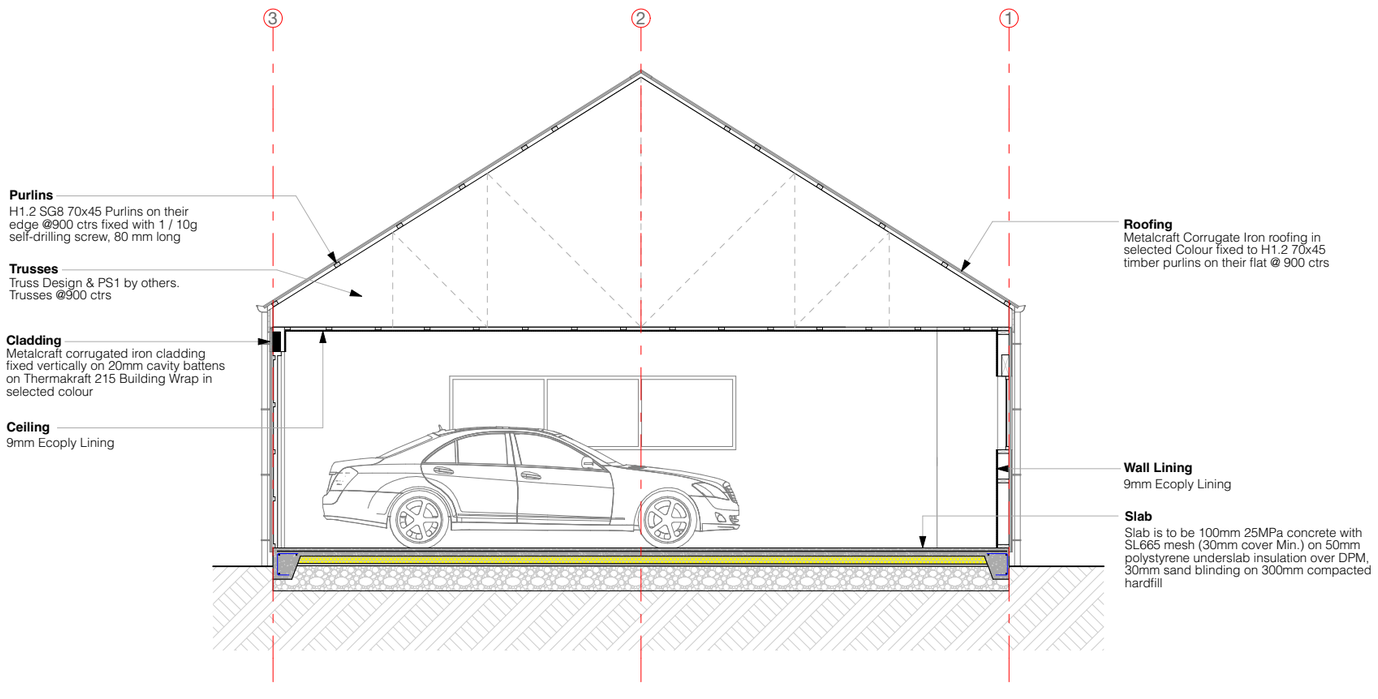
Sheet Title: Garage Foundation Plan
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Section G-G
Scale 1:75



Section H-H
Scale 1:75

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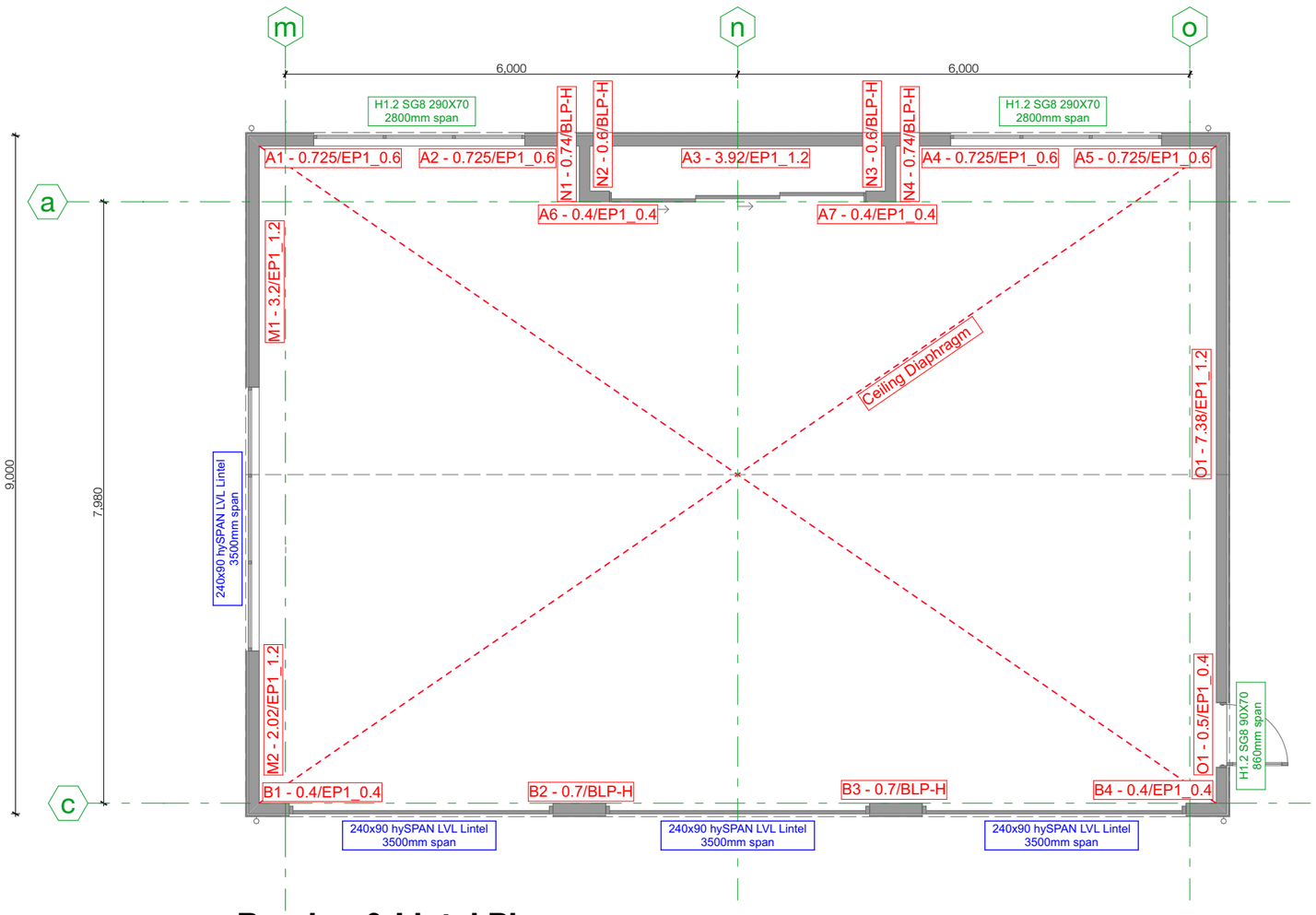
CG.2511

Sheet Title: Garage Sections

Date: 16/12/2025

A145

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Bracing & Lintel Plan

Scale 1:75

GIB EzyBrace® Bracing Software

Demand Calculation Sheet

Job Details

Name:	Max Brown
Street and Number:	472 Speargrass Flat Road, Dalefield
Lot and D.P. Number:	Lot 3 DP 381575
City/Town/District:	Queenstown
Designer:	Simon Clegg
Company:	Clegg Geremia Architecture
Date:	01/09/2025

Building Specification

Number of Storeys	1
Floor Loading	2 kPa
Foundation Type	Slab
	Single
Cladding Weight	Light
Roof Weight	Light
Room in Roof Space	12.5 to 25 %
Roof Pitch	32
Roof Height above Eaves (m)	2.88
Building Height to Apex (m)	6.05
Ground to Lower Floor (m)	0.225
Stud Height (m)	2.7
Building Length (m)	12.98
Building Width (m)	9
Build Plan Area (m2)	116.82

Building Location

Wind Zone = Very High

Earthquake Zone **3**
Soil Type D & E (Deep to Very Soft)
Annual Probablity of Exceedance 1 in 500 (NZS3604:2011 Default)

Bracing Units required for Wind

	Along	Across
Single Level	**827**	**1236**

Bracing Units required for Earthquake

	Along and Across
Single Level	**888**

GIB Ezybrace® Version 12/18*

GIB EzyBrace® Bracing Software

Single Level Along Resistance Sheet

									Wind Demand 827	EQ Demand 888
									Resistance	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	941 114%	1059 119%
a	1	0.725		2.7	EP1_0.6	ECOPLY	61	68		
	2	0.725		2.7	EP1_0.6	ECOPLY	61	68		
	3	3.92		2.7	EP1_1.2	ECOPLY	418	470		
	4	0.725		2.7	EP1_0.6	ECOPLY	61	68		
	5	0.725		2.7	EP1_0.6	ECOPLY	61	68		
	6	0.4		2.7	EP1_0.4	ECOPLY	28	34		
	7	0.4		2.7	EP1_0.4	ECOPLY	28	34		
	External Length = 12.98								720 OK	809 OK
B	1	0.4		2.7	EP1_0.4	ECOPLY	28	34		
	2	0.7		2.7	BLP-H	GIB®	82	91		
	3	0.7		2.7	BLP-H	GIB®	82	91		
	4	0.4		2.7	EP1_0.4	ECOPLY	28	34		
	External Length = 12.98								221 OK	250 OK

GIB EzyBrace® Bracing Software

Single Level Across Resistance Sheet

									Wind Demand 1236	EQ Demand 888
									Resistance	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1606 130%	1804 203%
m	1	3.2		2.7	EP1_1.2	ECOPLY	341	384		
	2	2.02		2.7	EP1_1.2	ECOPLY	215	242		
	External Length = 9								557 OK	626 OK
n	1	0.74		2.7	EP1_0.6	ECOPLY	62	69		
	2	0.6		2.7	EP1_0.6	ECOPLY	51	56		
	3	0.74		2.7	EP1_0.6	ECOPLY	62	69		
	4	0.6		2.7	EP1_0.6	ECOPLY	51	56		
	External Length = 9								226 OK	250 OK
o	1	7.38		2.7	EP1_1.2	ECOPLY	787	886		
	2	0.5		2.7	EP1_0.4	ECOPLY	36	42		
	External Length = 9								823 OK	928 OK

GIB EzyBrace® Bracing Software

Custom Wall Elements

Supplier	System	Min. Length (m)	Wind (BUs/m)	EQ (BUs/m)
ECOPLY	EP1_0.4	0.4	80	95
ECOPLY	EP1_0.6	0.6	95	105
ECOPLY	EP1_1.2	1.2	120	135

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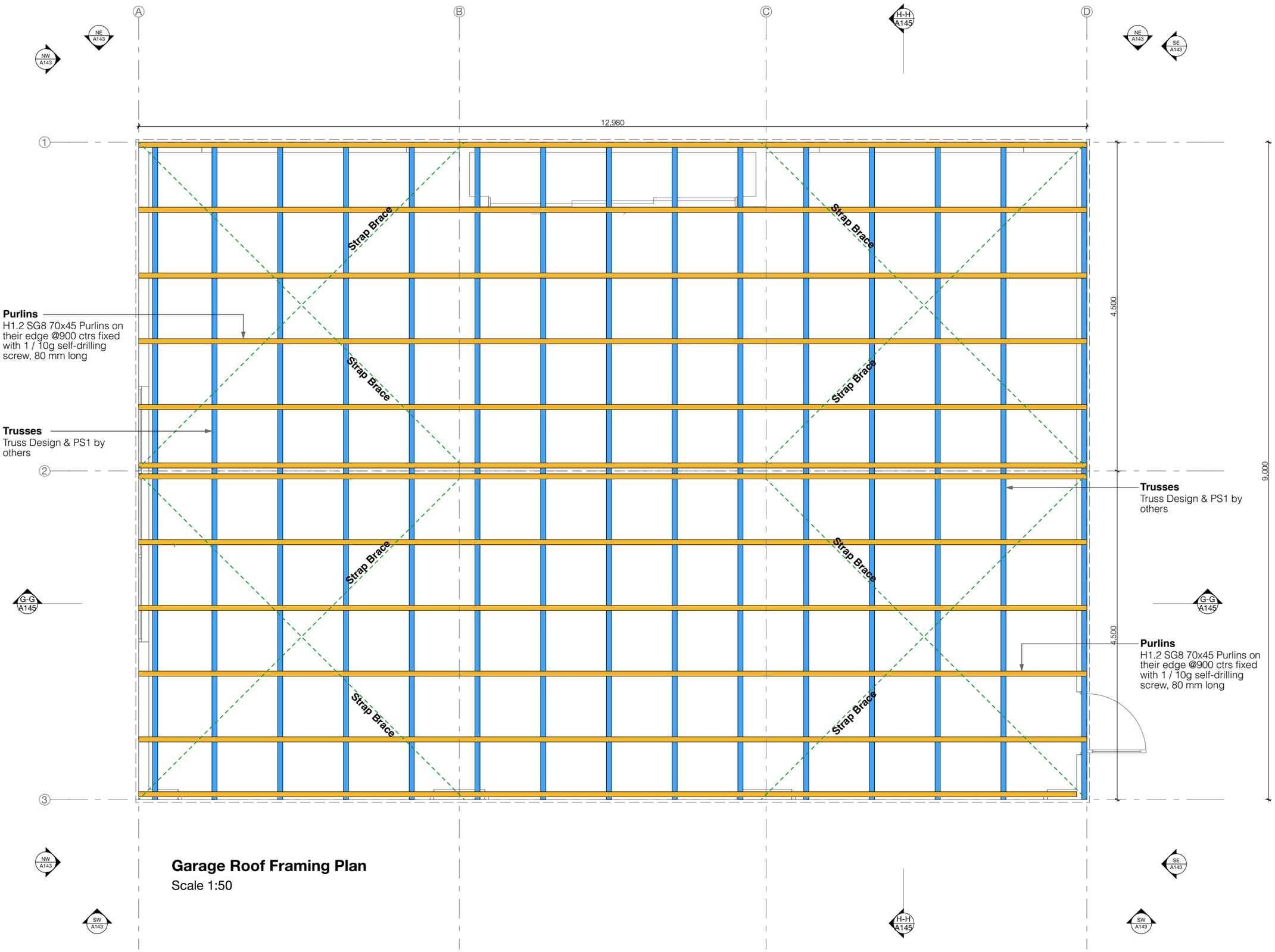
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CG.2511

Sheet Title: Garage Bracing & Lintel Plan
Date: 16/12/2025

A146

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Garage Roof Framing Plan

Scale 1:50

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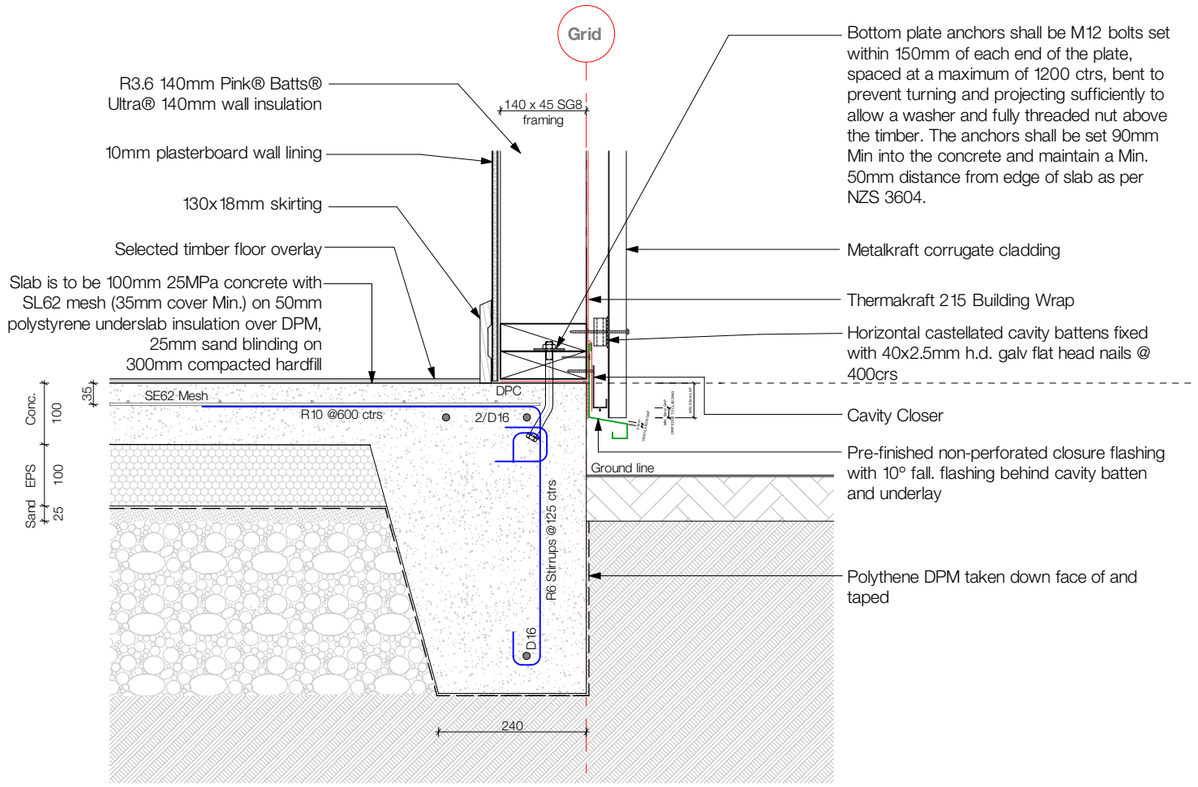
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Dalefield, Queenstown

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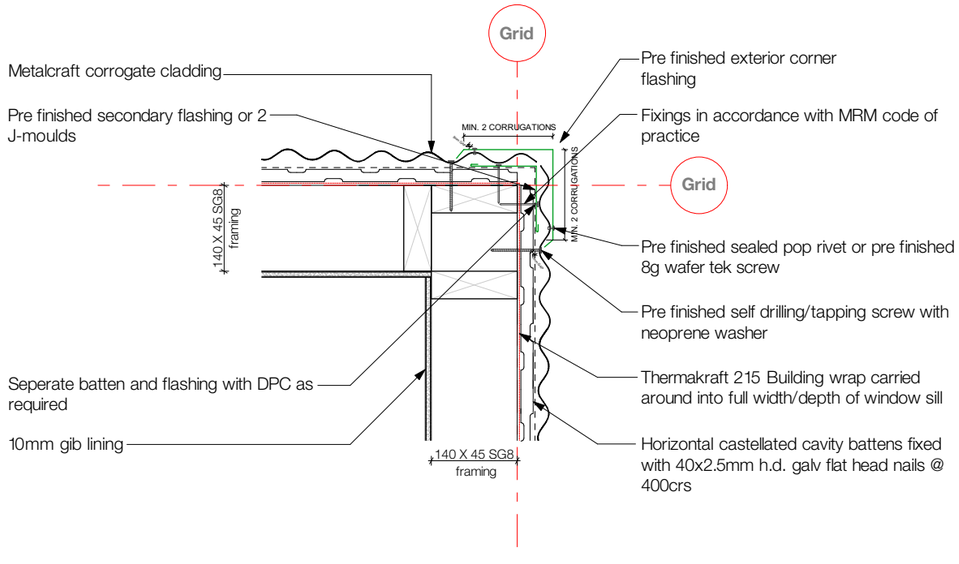
Sheet Title: Garage Roof Framing Plan
Date: 16/12/2025

A147

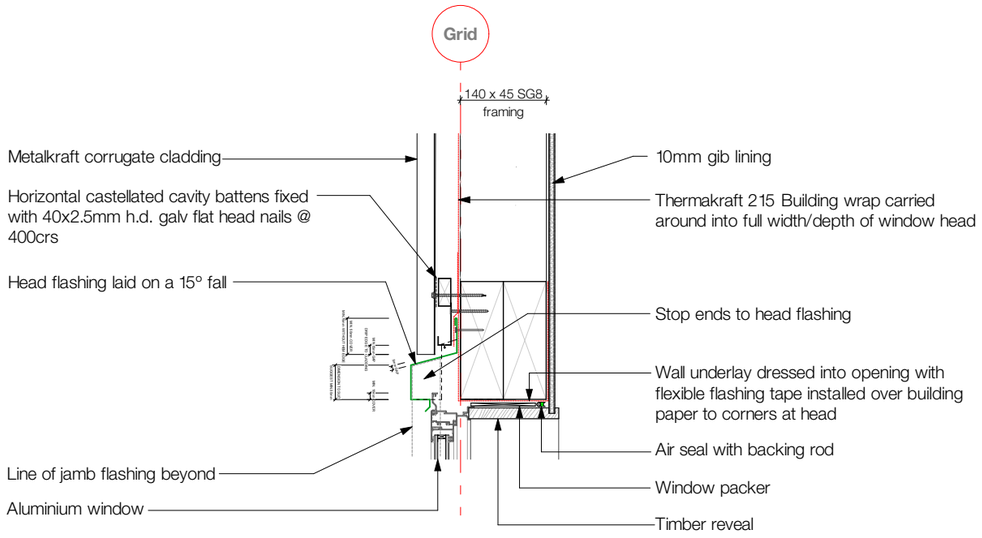
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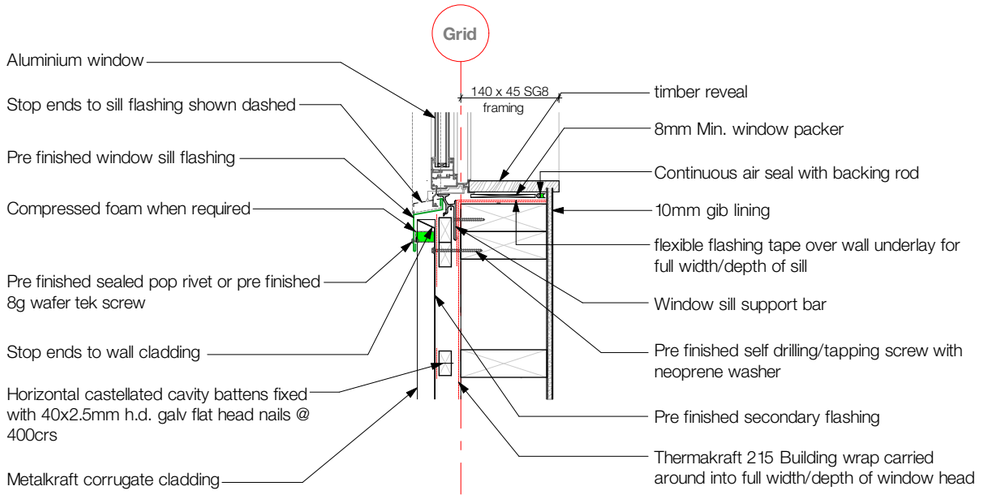
D01 // Foundation to Corrugate Cladding Detail
Scale 1:10



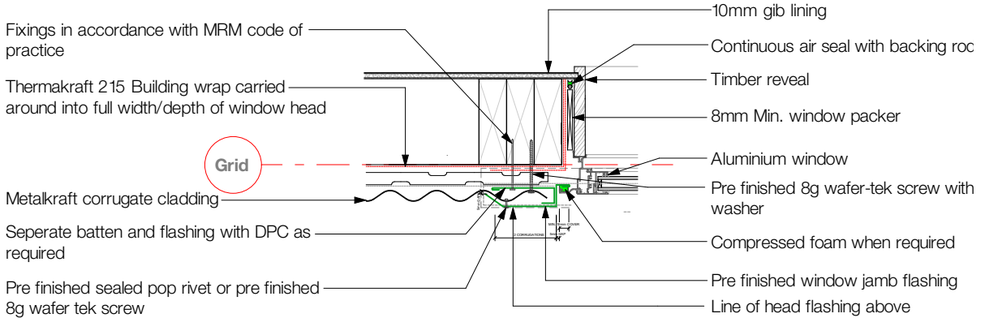
D02 // Corrugate External Corner Detail
Scale 1:10



D03 // Corrugate Cladding to Window Head Detail
Scale 1:10



D04 // Corrugate Cladding to Window Sill Detail
Scale 1:10



D05 // Corrugate Cladding to Window Jamb Detail
Scale 1:10

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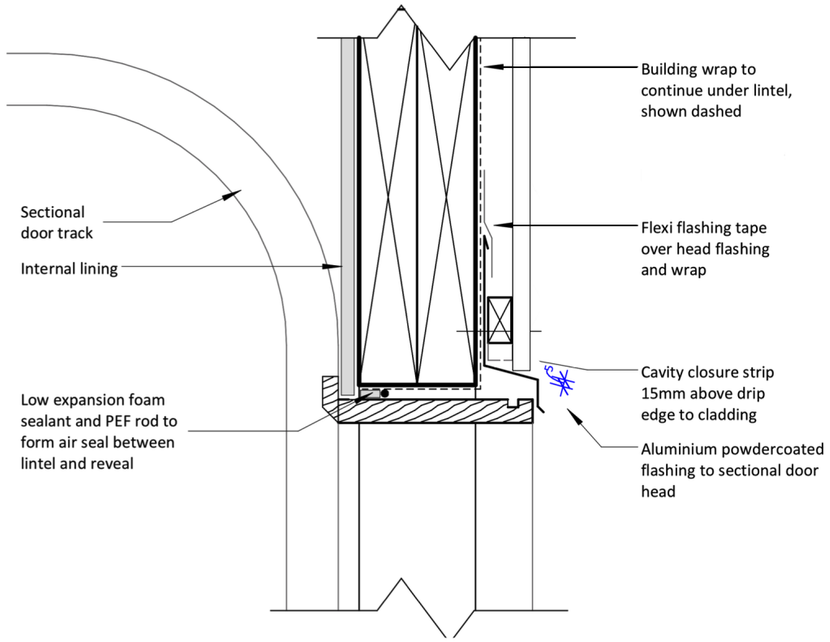
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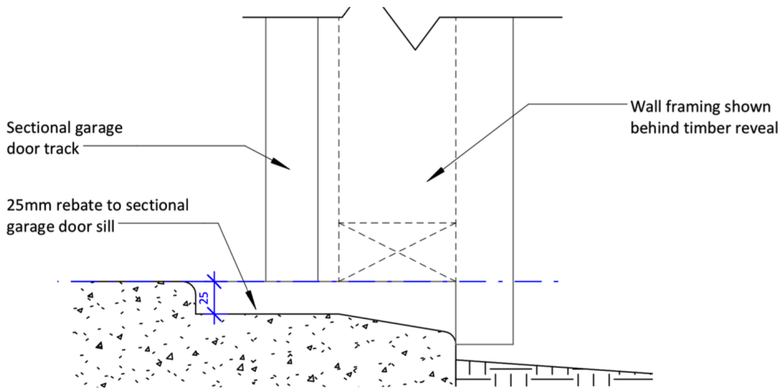
Sheet Title: Garage Construction Details
Date: 16/12/2025

A148

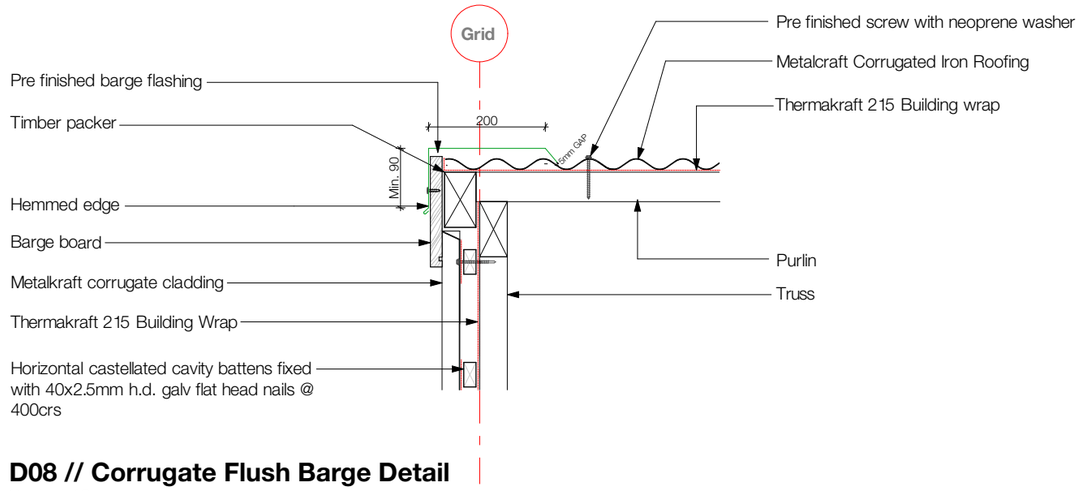
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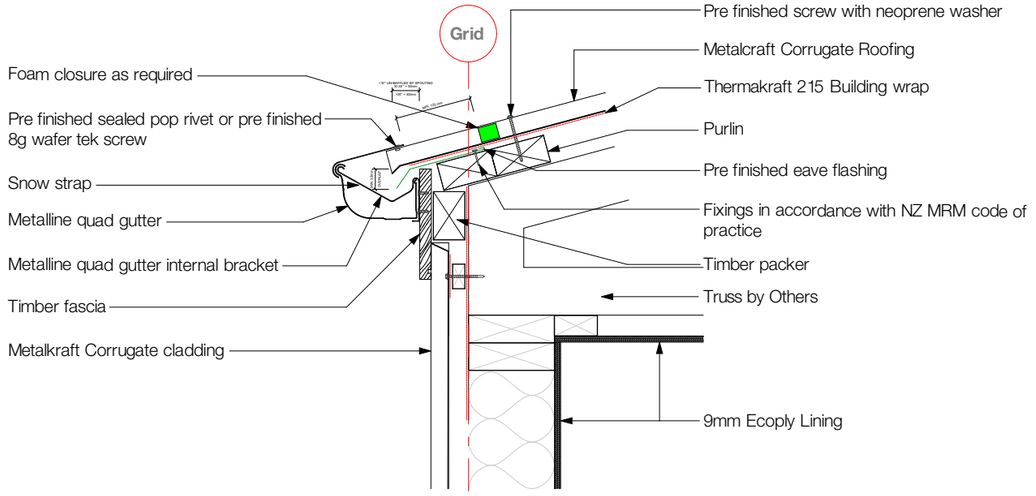
D06 // Garage Door Head Detail
Scale 1:5



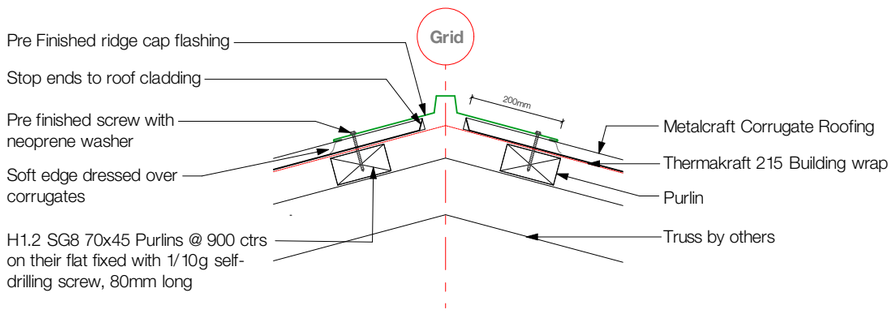
D07 // Garage Door Sill Detail
Scale 1:5



D08 // Corrugate Flush Barge Detail
Scale 1:10



D09 // Corrugate Flush Eave Gutter Detail
Scale 1:10



D10 // Corrugate Ridge Detail
Scale 1:10

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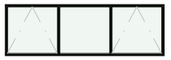
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Sheet Title: Garage Construction Details
Date: 16/12/2025

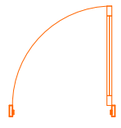
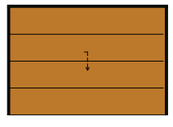
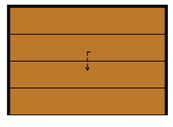
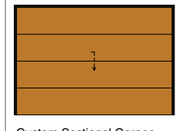
A149

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Full Element ID	GW01	GW02	GW03
Opening Name	Triple Window 27	Triple Window 27	Triple Window 27
Quantity	1	1	1
Zone Number			
W x H Size	3,500×900	2,800×900	2,800×900
Orientation			
Sill height	1,200	1,200	1,200
Head height	2,100	2,100	2,100
2D Symbol			
View from Side Opposite to Opening Side			

Garage Window Schedule

Not to Scale

Full Element ID	GD01	GD02	GD03	GD04	GD05
Opening Name			Vertical Sliding Gar…	Door 27	Sliding Door 27
Quantity	1	1	1	1	1
Zone Number					
W x H Size	3,500×2,400	3,500×2,400	3,500×2,400	860×2,200	3,400×2,100
Orientation				L	L
Sill height	0	0	0	0	0
Head height	2,400	2,400	2,400	2,200	2,100
2D Symbol					
View from Side Opposite to Opening Side	 Custom Sectional Garage Door with Corten Steel Panels	 Custom Sectional Garage Door with Corten Steel Panels	 Custom Sectional Garage Door with Corten Steel Panels	 SAFTEY GLASS	

Garage Door Schedule

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Sheet Title: Garage Door & Window Schedule
Date: 16/12/2025

A150

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