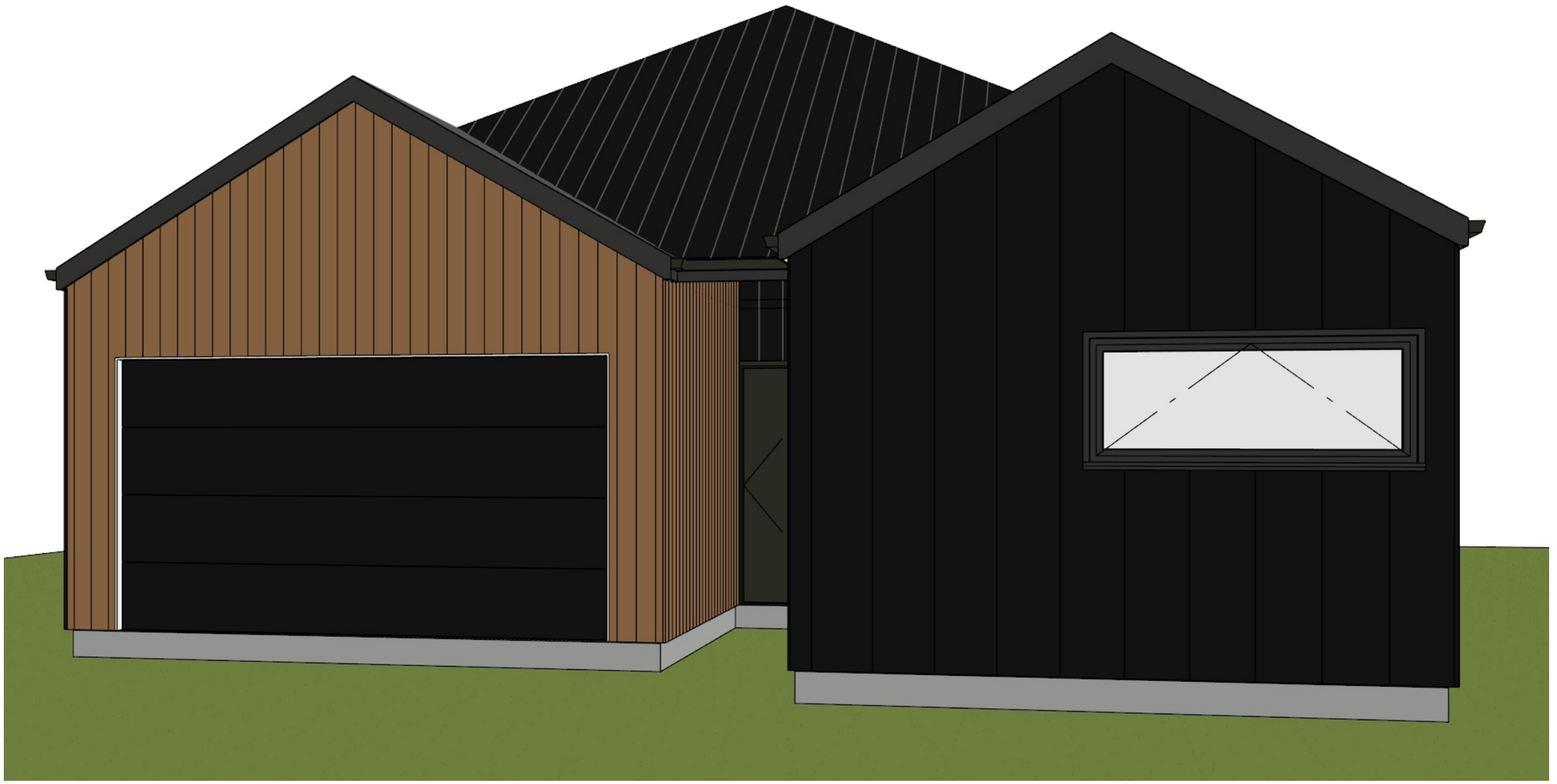
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Queenstown Lakes District Council

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



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Sheet 3 :	Landscape Plan
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Sheet 7 :	Cross Section AA
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Sheet 29 :	Details
Sheet 30 :	Details
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Sheet 32 :	Wet Area Details
Sheet 33 :	Truss Design
Sheet 34 :	Truss Design

Client / Address
Bruno Perillo Da Rosa and Lucia Goncalves Duvos
Lot 35 Park Ridge, Queenstown

Drawing Title:
COVER PAGE

Legal Description
LOT 35 Park Ridge
Site Area: 385.00m²
Address:
LOT 35 Park Ridge
Jacks Point
Queenstown - 9371

General Notes:
Do not scale drawing.
Contractors shall verify all dimensions on site prior to construction.
All work shall be carried out in accordance with local authority regulations.
Do not copy drawing without prior consent.

Scale @ A3:
Drawn by: J Rana
Checked by: J Rana
Project Number: 2026-06
Revision: 07 Date: 11/05/2026

Revision:
1: COORDINATION ISSUE: 17/02/2026
2: COORDINATION ISSUE: 25/02/2026
3: COORDINATION ISSUE: 04/03/2026
4: COORDINATION ISSUE: 10/03/2026
5: COORDINATION ISSUE: 12/03/2026
6: BC ISSUE: 13/04/2026
7: BC RFI-1 ISSUE: 11/05/2026

Sheet No.:
1
of 34 sheets

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GENERAL NOTES:
Contractor is to confirm all Dimensions on site before commencing work.
All discrepancies or omissions must be confirmed with the Designer before commencing work.
Unless noted otherwise all dimensions are nominal, including timber sizes. Finished timber sizes shall be greater than or equal to those noted in NZS
3604 part 2.2
All work is to be carried out in accordance with the New Zealand Building Code and local bylaws as they apply eg: QLDC
B1: Structure. Unless noted otherwise all timber is to be SG8, and all timber framing is to comply with NZS 3604 Pt 2.2 Amendment 2, 2006.
B2: Durability. Unless noted otherwise all timber is to be CCA treated to H1 .2 min. Where Galvanized Brackets and fixings are in contact with CCA
treated timber, and are likely to be regularly wetted in service (ie:Deck Framing) the Galv fixings are to be powder coated to prevent corrosion.
Cl-4: Refer to the Smoke alarm positions on the Floor Plans. Ensure only approved 'hush type' smoke alarms to AS3786, BS5446 pt!, or UL 217 as
per NZBC F7 / AS I are installed.
D1: Access. Ensure all surfaces along exterior access routes are non-slip to the requirements of the code. The minimum level of finish would be:
"Exposed Concrete: Broomed Finished.
"Timber Deck: Non Slip finish.
"Tiles: Non-slip type.
"Interior Tiled floors in Bathrooms.
E1: Surface Water. Minimum pipe gradients and sizes.
Impervious surfaces 1: I 00 fall min.
All pipes passing through concrete are to be lagged in Denso Tape.
E3: 10mm Aqualine Gib behind all wet areas on H1.2 framing.
Impervious surface finishes to all Bathrooms, Laundries and wet areas.
F2: All glazing to comply with NZS 4223 part 3 and to the following.
Framed Shower screen and Bath enclosuresGrade A glazing material as per Table 3. I.
Panels and doors with one urrframed edge 5mm min thick Toughened Safety Glass
Frameless pivot or hinge doors 6mm min thick Toughened Safety Glass
Glazing within 2000mm above abutting FFL, or standing area of a bath or shower Grade A safety Glazing material in accordance with Table 3.1
Glazing greater than 2000mm above the abutting FFL, or standing level of a bath or shower Annealed glass to NZS 4223: Part 4
G9: Electricity. All Electrical work is to comply with electrical codes of practice and a Certificate of Compliance left with the homeowner.
Gl3: Foul Water. All work is to comply with Gl3/AS3-AS3500. Minimum Gradients: 50mm drains 1:40, 65mm drains 1:40, 100mm drains 1:60

SITE INFORMATION
LEGAL DESCRIPTION
LOT 35 Park Ridge
Site Area: 385.00 sqm
Address: Lot 35 Park Ridge
Jacks Point

SITE DETAILS/PROJECT AREAS
Wind Zone: High
Wind Region: A
Lee Zone: No
Snow Loading: N5 upto 0.9Kpa
Corrosion Zone: Zone B
Earthquake Zone: Zone 3
Terrain: Inland
Exposure: Exposed
Topography: Gentle
Sea Spray Zone: No

Floor Area (Foundation): 173.22m²
Site Coverage: 44.99%

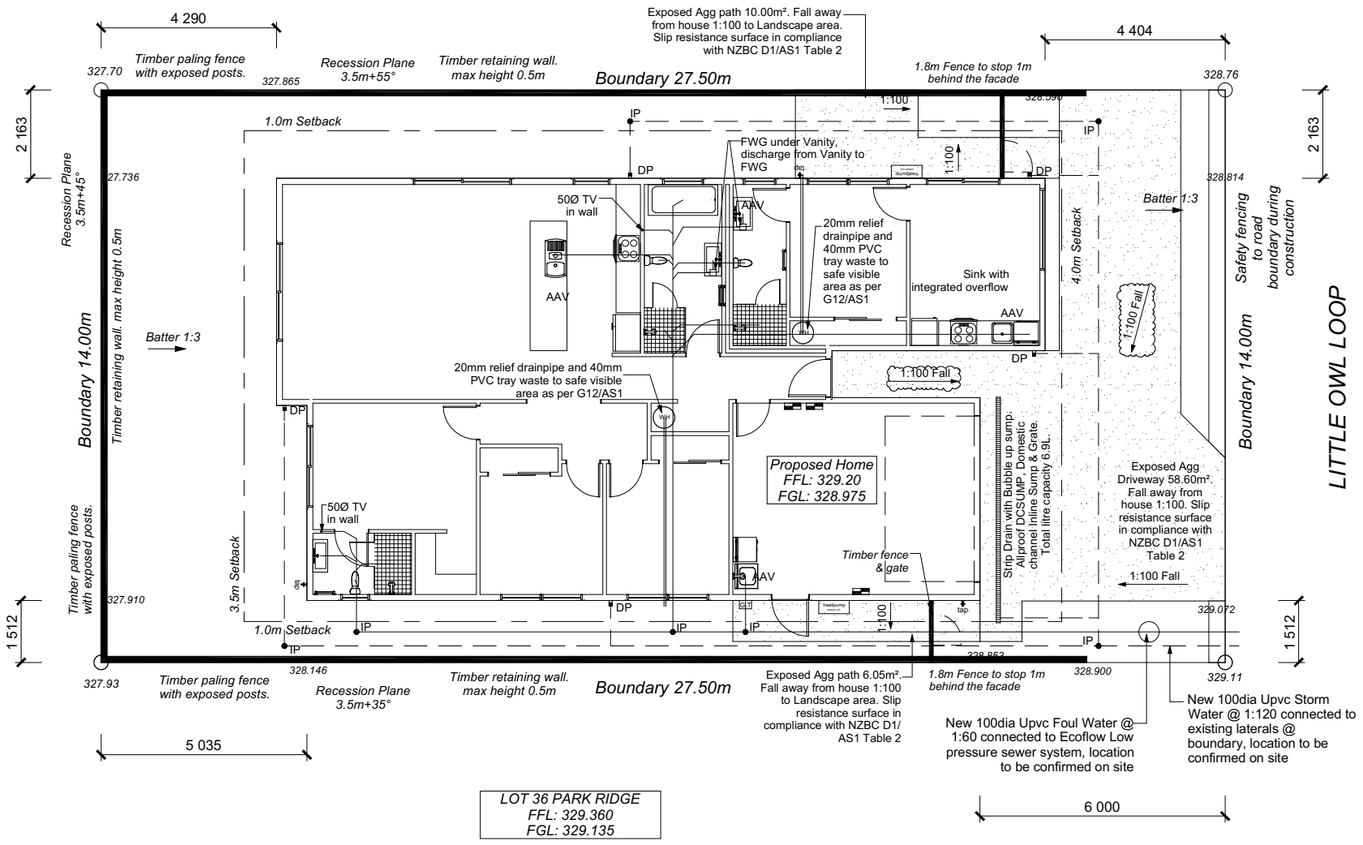
Sediment control and site safety requirements are noted in the attached Specifications.

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

North

NOTE:- Fencing (including the retaining walls) cannot exceed 1.8m high from the natural ground level- Timber retaining walls and associated drainage to be constructed under schedule 1 not part of consent shown for Planning Purposes

LOT 34 PARK RIDGE
FFL: 328.225
FGL: 328.000



LOT 36 PARK RIDGE
FFL: 329.360
FGL: 329.135

PROPOSED SITE PLAN
1:150

DRAINAGE LEGEND

- - - - - - - - -	Stormwater DN100mm uPVC
———————	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

DRAWING NOTES
Verify all dimensions, sizes and levels on site prior to commencing any work.
All work is to comply with the NZBC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **PROPOSED SITE PLAN**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:150** Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **2** **of 34 sheets**

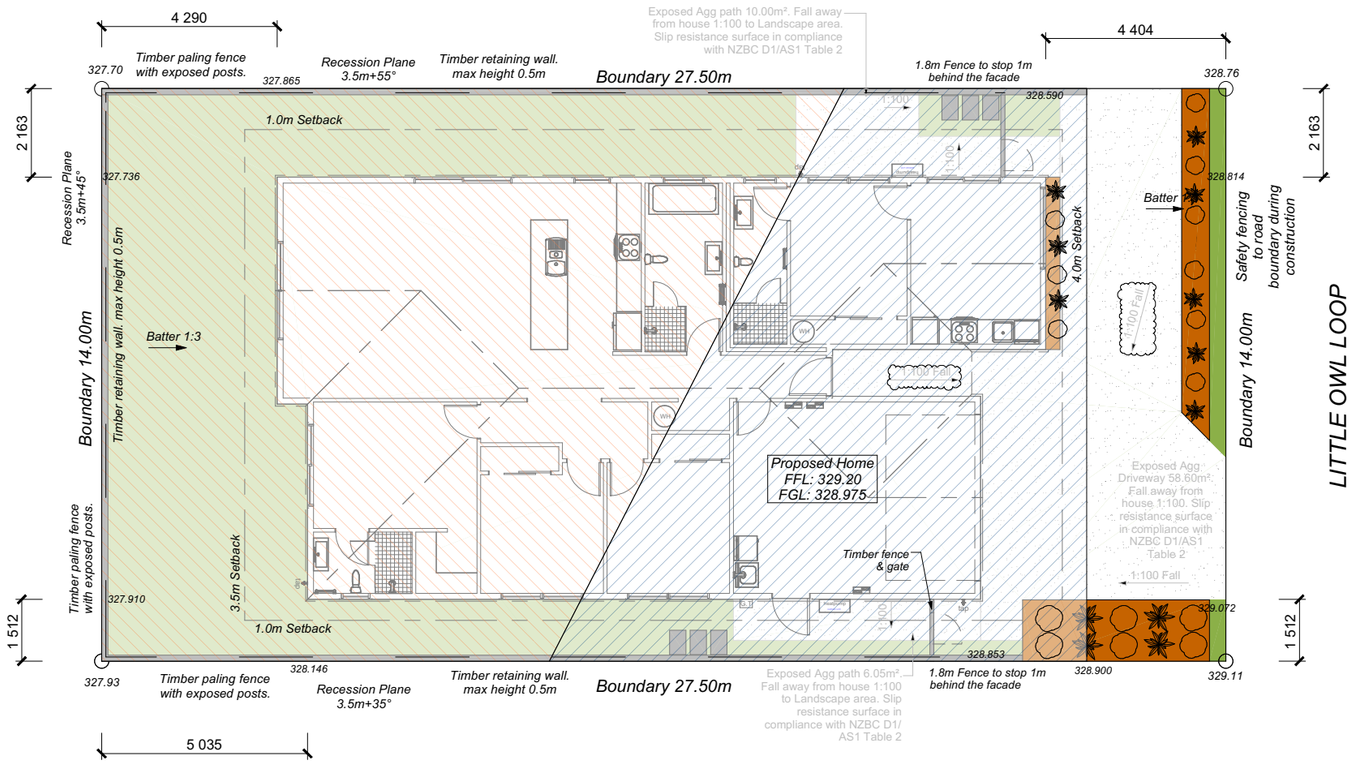
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North

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LOT 34 PARK RIDGE
FFL: 328.225
FGL: 328.000



LOT 36 PARK RIDGE
FFL: 329.360
FGL: 329.135

FILL: 71.50m³ approx, Max Height 0.7m
Cut: 33.50m³ approx, Max Height 0.5m

TOTAL: 105.00m³ approx

Planting mixture of Red Tussock, Kowhai & Ribbonwood or similar as per guidelines

1.2m high @ 600mm crs hedge (Selected from the species list 7.3 of the guidelines)

BINS

Note:
All plants to be selected as per Park Ridge Design Guidelines list.

Hedging to be maintained to a height of 1.2m.

Fencing cannot exceed 1.8m high from the natural ground level

PROPOSED LANDSCAPE PLAN
1:150

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **PROPOSED LANDSCAPE PLAN**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **3** **of 34 sheets**

BC260440 APPROVED
Subject to Conditions

GENERAL NOTES:
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SMOKE ALARMS
to comply with NZS 4514:2021
Interconnected smoke alarms for new build houses.

Dimensions shown are to the frame, GIB thickness not shown.

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

All windows and doors centered in room unless shown otherwise

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

WALL FRAMING: Stud Height: 2400mm Lower floor 2465mm to u/s of bottom chord)

FLOOR FINISHES: Carpet & Tiles/ Vinyl Planking

GENERAL NOTES:
KITCHEN HOB: Electric Hobs

INTERNAL DOORS: Height: 1980mm (leaves)
Type: Hollow core flush panel

INTERNAL TRIMS
Scotia: Square stopped
Skirting: 60x12mm Pine, single bevel edge
Architrave: 60x12mm Pine, single bevel edge

Concrete Work Standard:
Maxraft as per engineering design.

Insulation
Pink Batts Thermal Insulation:
Walls: R2.8 Wall (90mm thick)
Ceiling: 5.0 Wall (225mm thick)

GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

Wall Framing; 90x45 LVL8 Studs Wall Framing @600crs max unless stated other on Plans

Rondo ceiling battens fixed as per manufacturers specifications with 13mm Standard Gib Board.
Level 4 Finishes Use Aqualine at wet area.

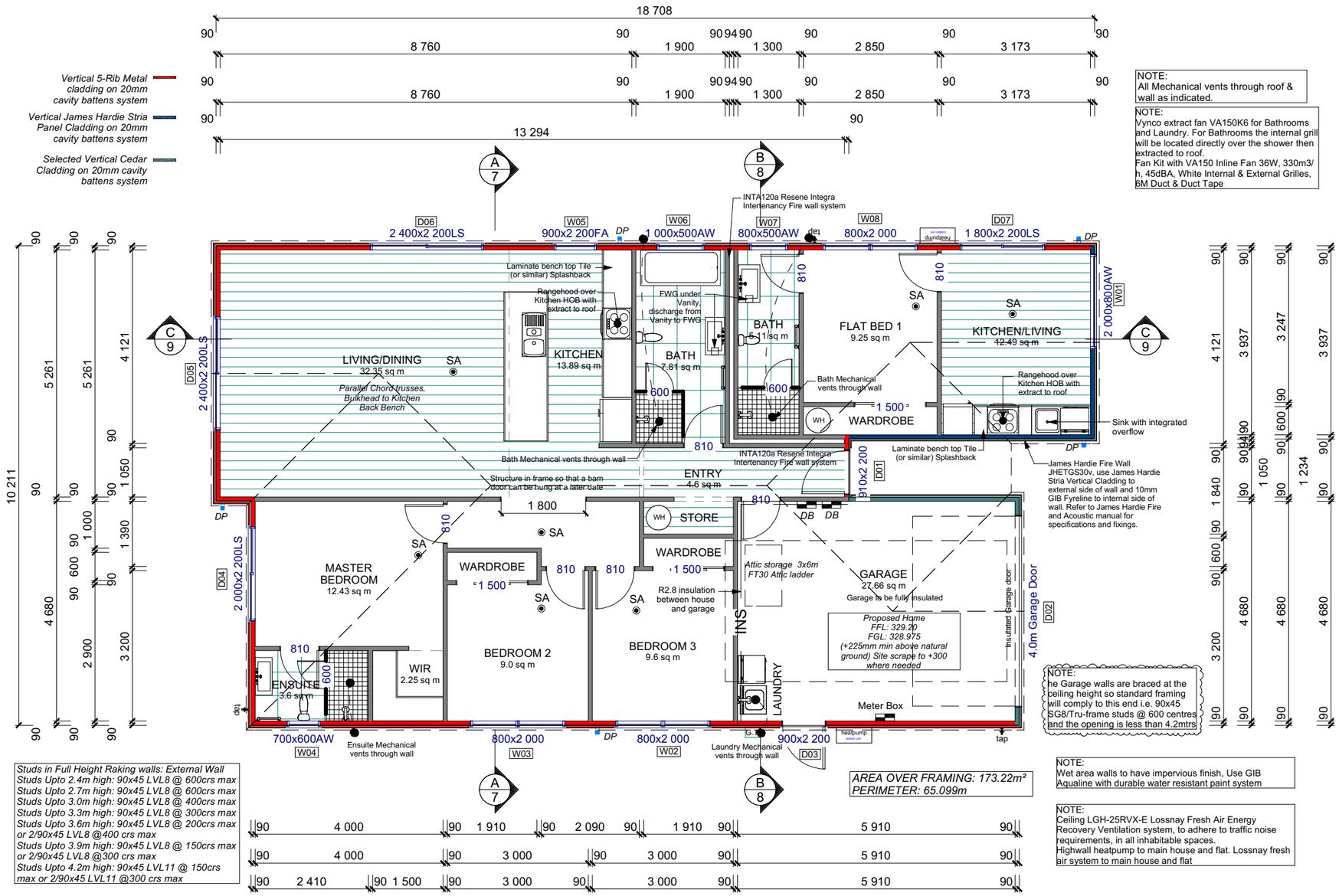
ROOF & WALL CLADDINGS
Roof : Colorsteel 5-RIB Profile Colorsteel
Walls : Colortseel 5-RIB Profile Metal Vertical Cladding
Vertical James Hardie Stria Panel Cladding
Selected Vertical Cedar Cladding
with a 20mm cavity

DWELLING AREAS
Framing/Foundation Area: 173.22m² (Perimeter: 65.099m)

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

North

Vertical 5-Rib Metal cladding on 20mm cavity battens system
Vertical James Hardie Stria Panel Cladding on 20mm cavity battens system
Selected Vertical Cedar Cladding on 20mm cavity battens system



NOTE:
All Mechanical vents through roof & wall as indicated.

NOTE:
Vynco extract fan VA150K6 for Bathrooms and Laundry. For Bathrooms the internal grill will be located directly over the shower then extracted to roof.
Fan Kit with VA150 Inline Fan 36W, 330m3/h, 45dBA, White Internal & External Grilles, 6M Duct & Duct Tape

NOTE:
he Garage walls are braced at the ceiling height so standard framing will comply to this end i.e. 90x45 SG8/Tru-frame studs @ 600 centres and the opening is less than 4.2mtrs

Studs in Full Height Raking walls: External Wall
Studs Upto 2.4m high: 90x45 LVL8 @ 600crs max
Studs Upto 2.7m high: 90x45 LVL8 @ 600crs max
Studs Upto 3.0m high: 90x45 LVL8 @ 400crs max
Studs Upto 3.3m high: 90x45 LVL8 @ 300crs max
Studs Upto 3.6m high: 90x45 LVL8 @ 200crs max or 2/90x45 LVL8 @400 crs max
Studs Upto 3.9m high: 90x45 LVL8 @ 150crs max or 2/90x45 LVL8 @300 crs max
Studs Upto 4.2m high: 90x45 LVL11 @ 150crs max or 2/90x45 LVL11 @300 crs max

AREA OVER FRAMING: 173.22m²
PERIMETER: 65.099m

NOTE:
Wet area walls to have impervious finish, Use GIB Aqualine with durable water resistant paint system

NOTE:
Ceiling LGH-25RVX-E Lossnay Fresh Air Energy Recovery Ventilation system, to adhere to traffic noise requirements, in all inhabitable spaces.
Highwall heatpump to main house and flat. Lossnay fresh air system to main house and flat

PROPOSED FLOOR PLAN
1:100

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **PROPOSED FLOOR PLAN**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **4** of 34 sheets

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Queenstown Lakes District Council

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

BUILDING ENVELOPE RISK MATRIX ELEVATION NORTH		
RISK CRITERIA	**RISK**	**SCORE**
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	High	2
Building Envelope	High	3
Decks & Balconies	NA	0
Total		6



PROPOSED NORTH ELEVATION
1:100

BUILDING ENVELOPE RISK MATRIX ELEVATION EAST		
RISK CRITERIA	**RISK**	**SCORE**
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	High	2
Building Envelope	High	3
Decks & Balconies	NA	0
Total		6

ETERNAL COLOUR SCHEDULE:

- *5-RIB PROFILE ROOFING - COLORSTEEL EBONY - LRV 5%*
- *5-RIB CLADDING - COLORSTEEL EBONY - LRV 5%*
- *STRIA PANEL CLADDING - RESENE ALL BLACK - LRV 4%*
- *VERTICAL CEDAR CLADDING - DRYDENS DUNE*
- *SECTIONAL GARAGE DOOR -COLORSTEEL EBONY - LRV 5%*
- *EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL EBONY - LRV 5%*
- *COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL EBONY - LRV 5%*
- *ENTRY DOOR -COLORSTEEL EBONY - LRV 5%*

NOTES:
WALL CLADDING
Vertical 5-RIB Metal cladding on 20mm cavity battens system as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 800crs max

Vertical James Hardie Stria Cladding on 20mm cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

Vertical Cedar Shaiplap Cladding on 20mm cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @400crs max

ROOFING
Colorsteel 5-Rib profile or similar (fall as noted):
over Thermkraft 405 Fire retardant Self Supporting Roofing Underlay over 70x45 H1.2 purlins @ 900crs max over Trusses @ 900crs max to truss manufacturers design

WINDOWS AND DOORS
Double glazed Windows Doors Aluminum Joinery System.
Thermally Broken & LowE Lightbridge

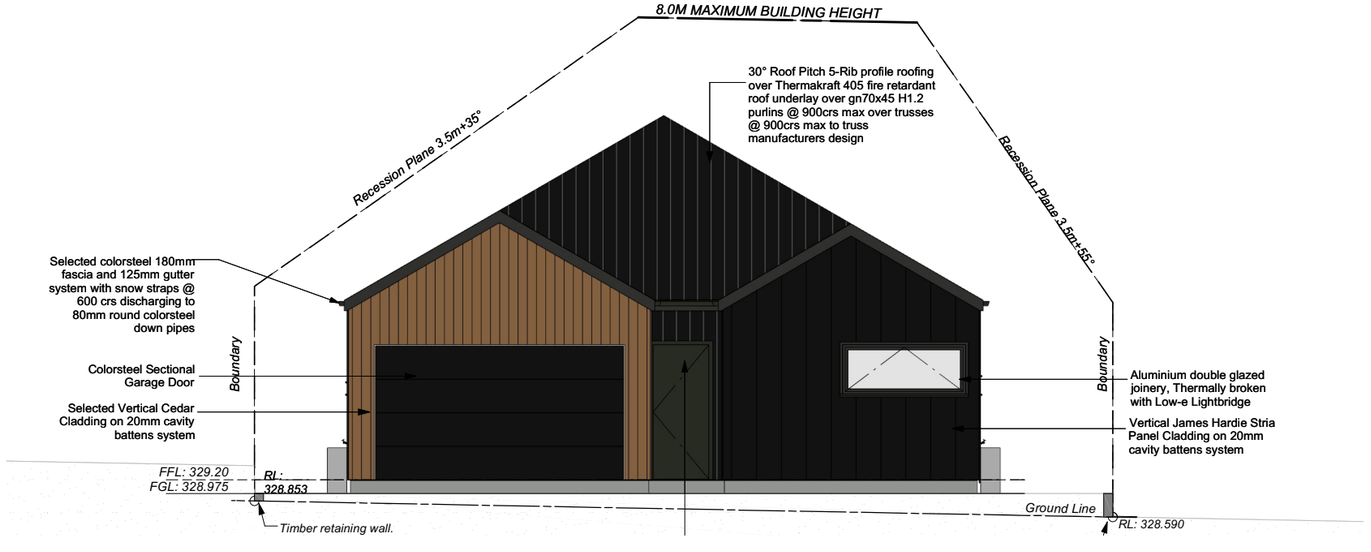
Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contract as per table 21 of E2/AS1. Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3 Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

INSULATION
Ceiling: Pink Batts R 5.0 Ceiling Batts
Wall: Pink Batts R 2.8 Wall Batts

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SG8 to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing



PROPOSED EAST ELEVATION
1:100

Ebony



RESENE ALL BLACK



COLORSTEEL EBONY



DRYDENS DUNE

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **PROPOSED ELEVATIONS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **5** **of 34 sheets**

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BUILDING ENVELOPE RISK MATRIX
ELEVATION SOUTH

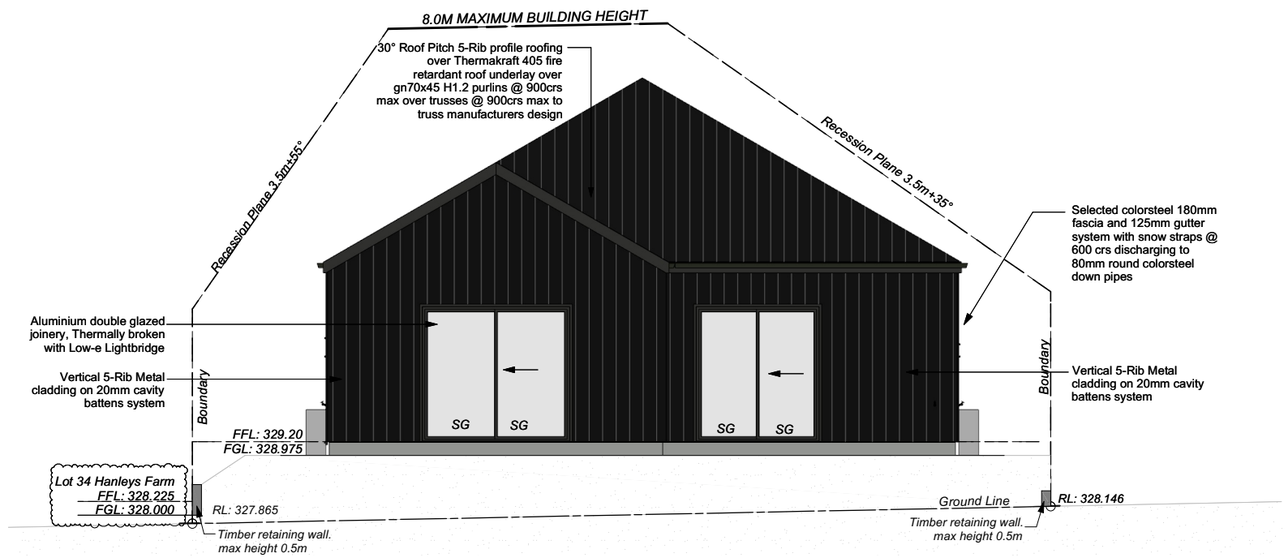
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	High	2
Building Envelope	High	3
Decks & Balconies	NA	0
Total		6



PROPOSED SOUTH ELEVATION
1:100

BUILDING ENVELOPE RISK MATRIX
ELEVATION WEST

RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	High	2
Building Envelope	High	3
Decks & Balconies	NA	0
Total		6



PROPOSED WEST ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- 5-RIB PROFILE ROOFING - COLORSTEEL EBONY - LRV 5%
- 5-RIB CLADDING - COLORSTEEL EBONY - LRV 5%
- STRIA PANEL CLADDING - RESENE ALL BLACK - LRV 4%
- VERTICAL CEDAR CLADDING - DRYDENS DUNE
- SECTIONAL GARAGE DOOR -COLORSTEEL EBONY - LRV 5%
- EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL EBONY - LRV 5%
- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL EBONY - LRV 5%
- ENTRY DOOR -COLORSTEEL EBONY - LRV 5%

NOTES:
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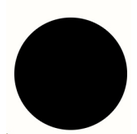
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s = safety glazing to NZS4223
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RESENE ALL BLACK

Ebony



COLORSTEEL EBONY

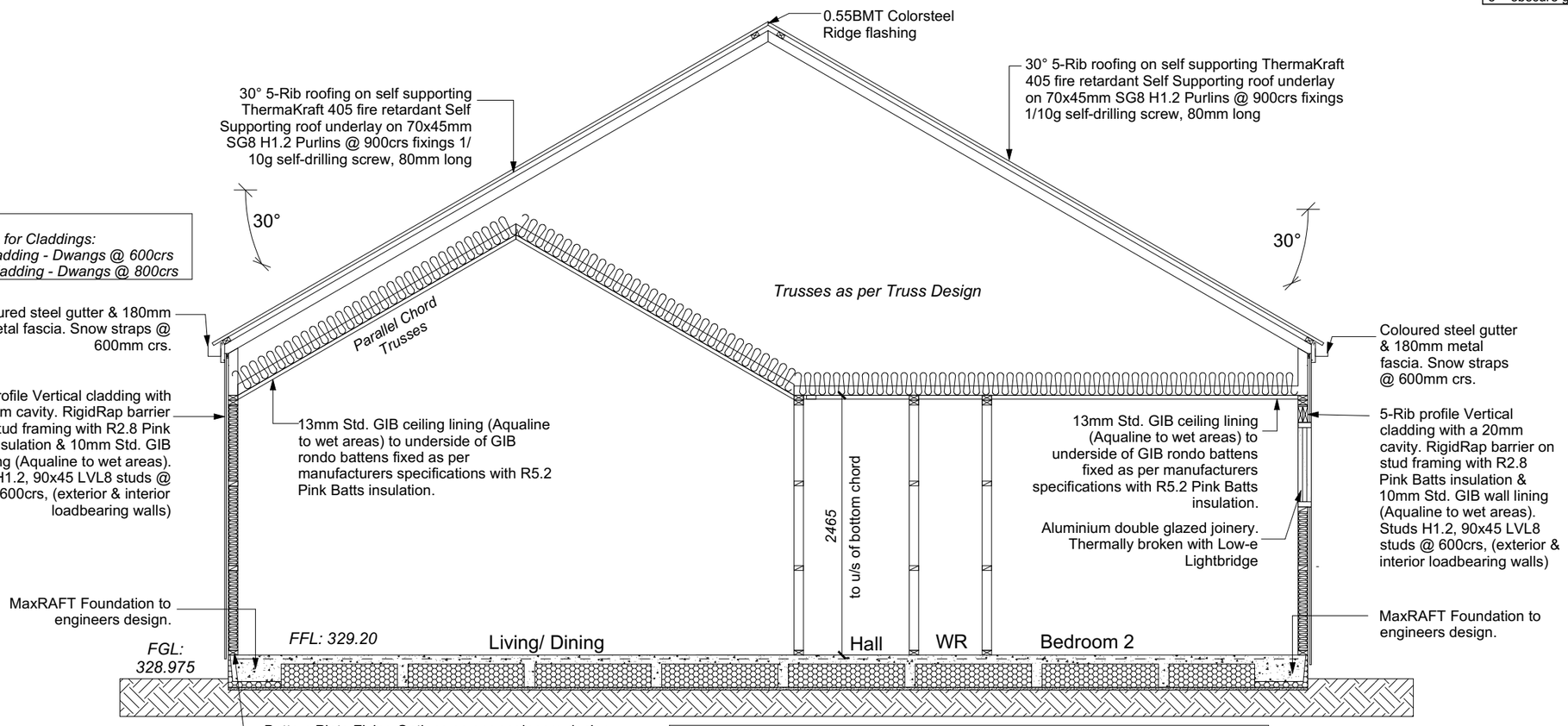


Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3: 1:100	Revision:	Sheet No.:
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NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

GENERAL NOTES:
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All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing



Studs in Full Height Raking walls: External Wall
Studs Upto 2.4m high: 90x45 LVL8 @ 600crs max
Studs Upto 2.7m high: 90x45 LVL8 @ 600crs max
Studs Upto 3.0m high: 90x45 LVL8 @ 400crs max
Studs Upto 3.3m high: 90x45 LVL8 @ 300crs max
Studs Upto 3.6m high: 90x45 LVL8 @ 200crs max or 2/90x45 LVL8 @400 crs max
Studs Upto 3.9m high: 90x45 LVL8 @ 150crs max or 2/90x45 LVL8 @300 crs max
Studs Upto 4.2m high: 90x45 LVL11 @ 150crs max or 2/90x45 LVL11 @300 crs max

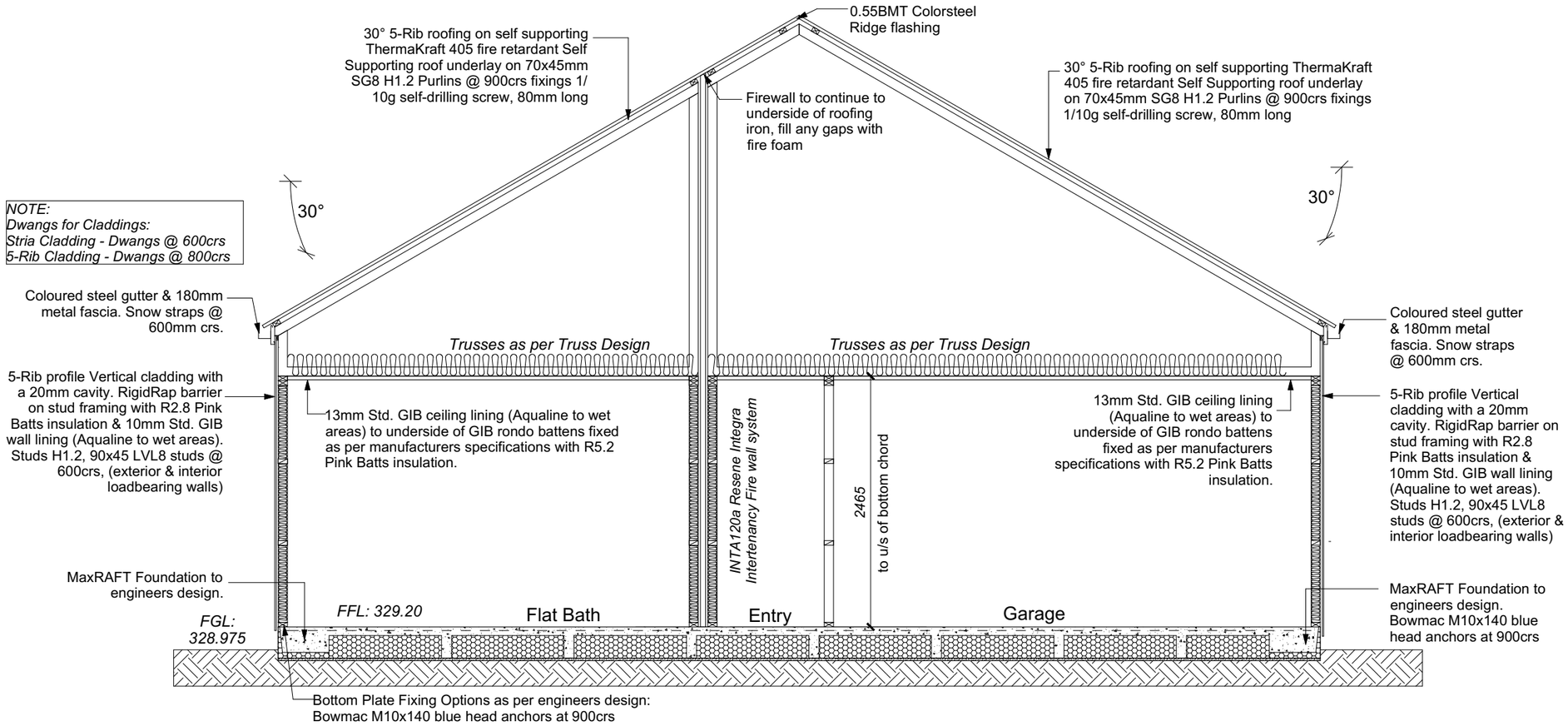
PROPOSED SECTION AA
1:50

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:50** Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **7** **of 34 sheets**

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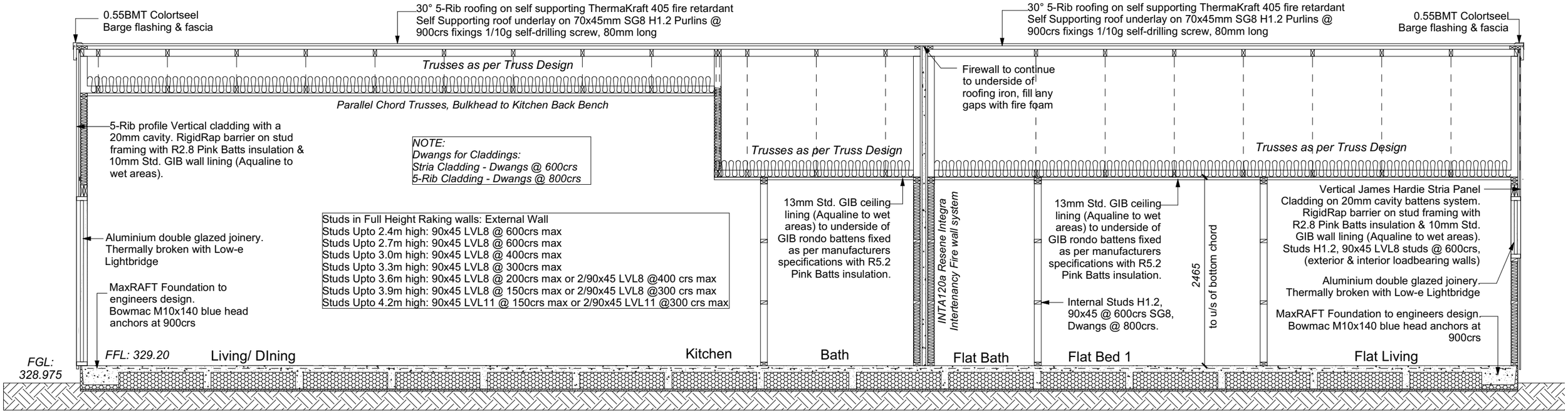


PROPOSED SECTION BB
1:50

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:50 Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **8** **of 34 sheets**

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PROPOSED SECTION CC
1:50

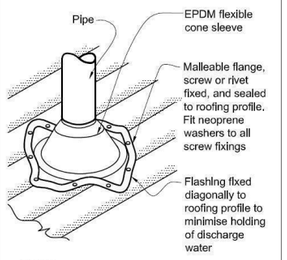
GENERAL NOTES:
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Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:50** Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **9** **of 34 sheets**

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Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

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

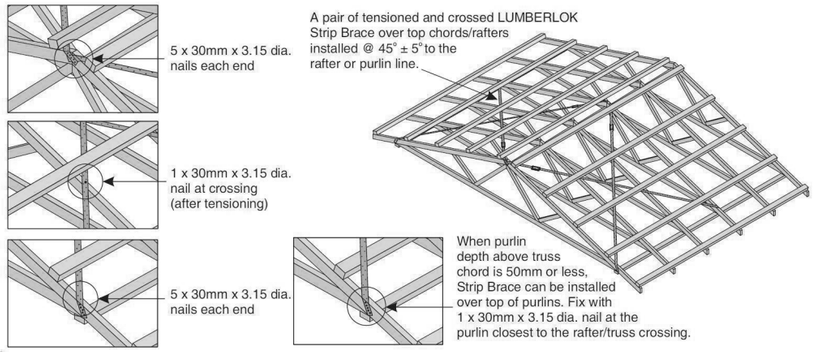
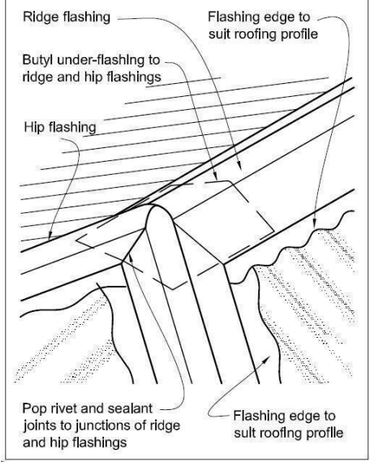


Figure 43: Ridge to hip flashings
Paragraphs 8.4.11 and 8.4.12

NOTE: *Flashing* cover varies according to *wind* zone - refer Table 7.
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.



NOTES:

ROOFING
Colorsteel 5-RIB profile or similar (fall as noted):
Colorsteel 5-RIB profile or similar roofing
over Thermkraft 405 Fire retardant Self Supporting Roofing
Underlay over 70x45 H1.2 purlins @ 900crs max over
Trusses @ 900crs max to truss manufacturers design

Purlins : 70x45 SG8 H1.2 @ 900crs, fixings, 1/10g self-drilling screw, 80mm long. End span of purlins to be 600crs as per E2 Table 11.

Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure.
Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contract as per table 21 of E2/AS1.
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

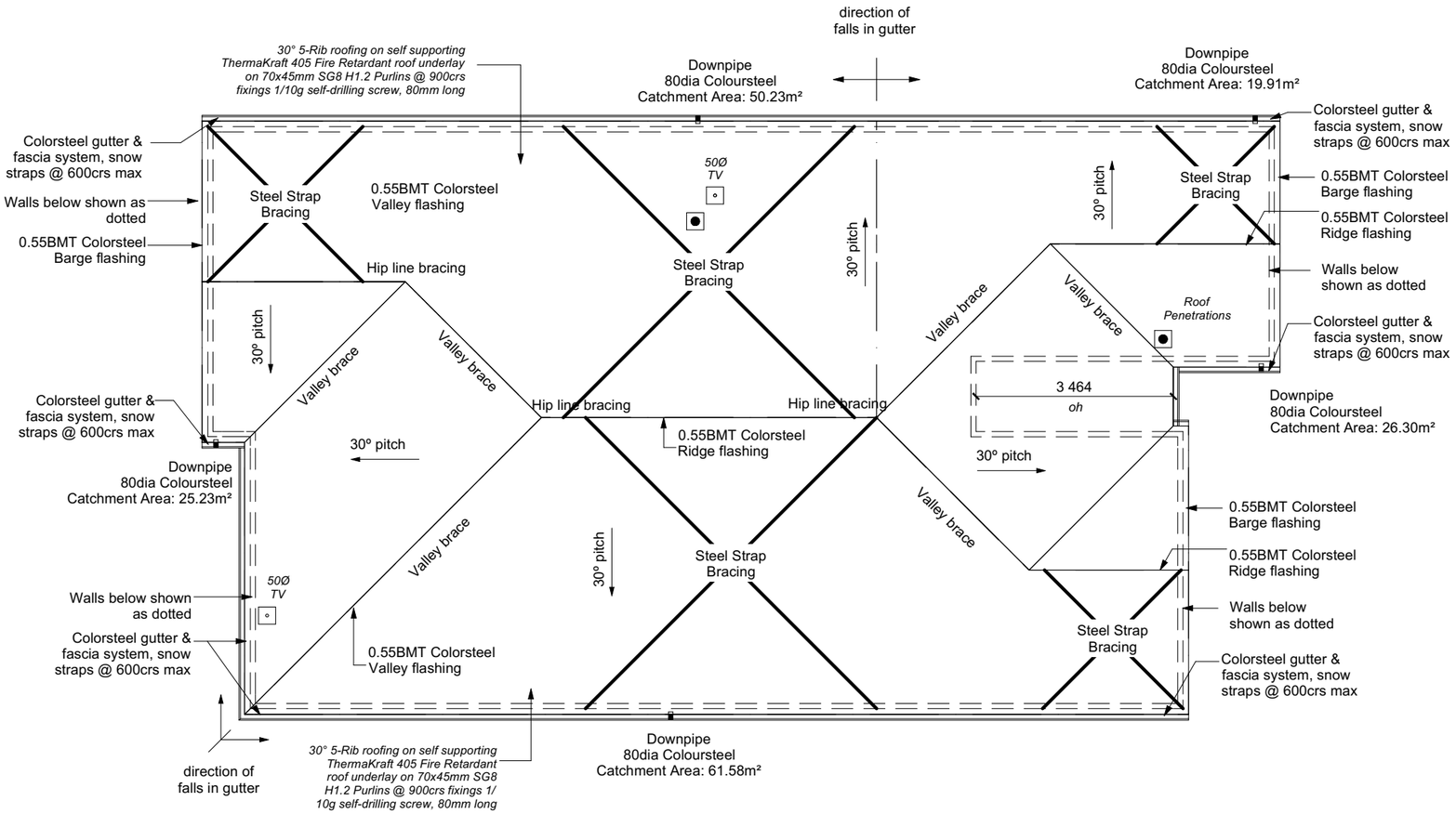
Gutter: Coloured Steel Quad Gutter
Fascia: 180mm Metal Fascia
Downpipes: Colorsteel Round 80mmdia
Soffits: Hardiflex 4.5mm
Snow straps @ 600mm crs.
Underlay: Thermakraft 405 fire retardant roof underlay

Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn tension capacity. After tensioning strap, fix to each rafter with 2/ 60x3.15mm nails. Fold down strap and fix with 3/ 60x3.15mm nails each into the top chord and into the top plate.

Downpipes: Round 80mmdia Colorsteel
As per NZBC E1/AS1 Table 5 80dia downpipes can collect up to 80m² of 0-25º roof plan area.

Use Coloured steel Quad Gutter As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm² can collect up to 80m² of 0-25º roof plan area. Refer to the specifications for exact calculations.

Use Lumberlock top plate fixing chart attached to the main specifications to determine top plate fixings.

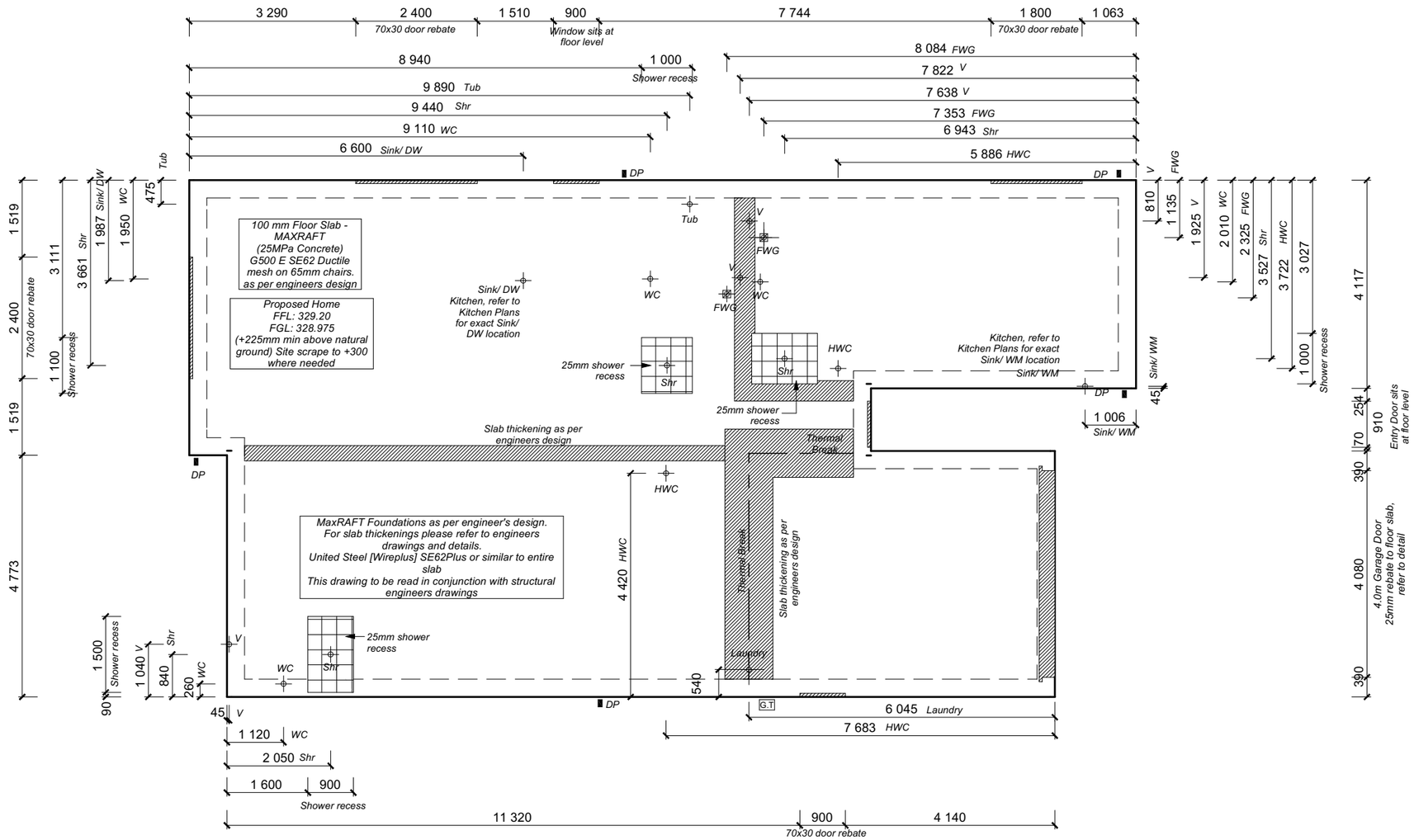


PROPOSED ROOF PLAN
1:100

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **PROPOSED ROOF PLAN**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **10** **of 34 sheets**

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FOUNDATION PLAN NOTES

All dimensions over foundation face.
No construction joints / shrinkage control joints under marked tile areas where possible.
The maximum plan dimension of concrete between shrinkage control joints is 6m with mesh to slab.
No saw cuts under length of load bearing and bracing walls. (As fixing may not achieve full strength if embedded in sawcuts).
Flexible silicone bondage sealer to fill the saw cuts through vinyl floor areas.
Supplementary reinforcing to internal corners to comply with NZS 3604:2011 clause 7.5.8.6.4.
W/C location indicated on plan has assumed a 170mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.
Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.
Earth bar to be bonded to the reinforcing mesh
Refer to Truss design for exact location of slab thickenings

All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

These foundations are design to the findings and recommendations in the site specific Geotech report.

PROPOSED FOUNDATION PLAN
1:100

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **PROPOSED FOUNDATION PLAN**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **11** **of 34 sheets**

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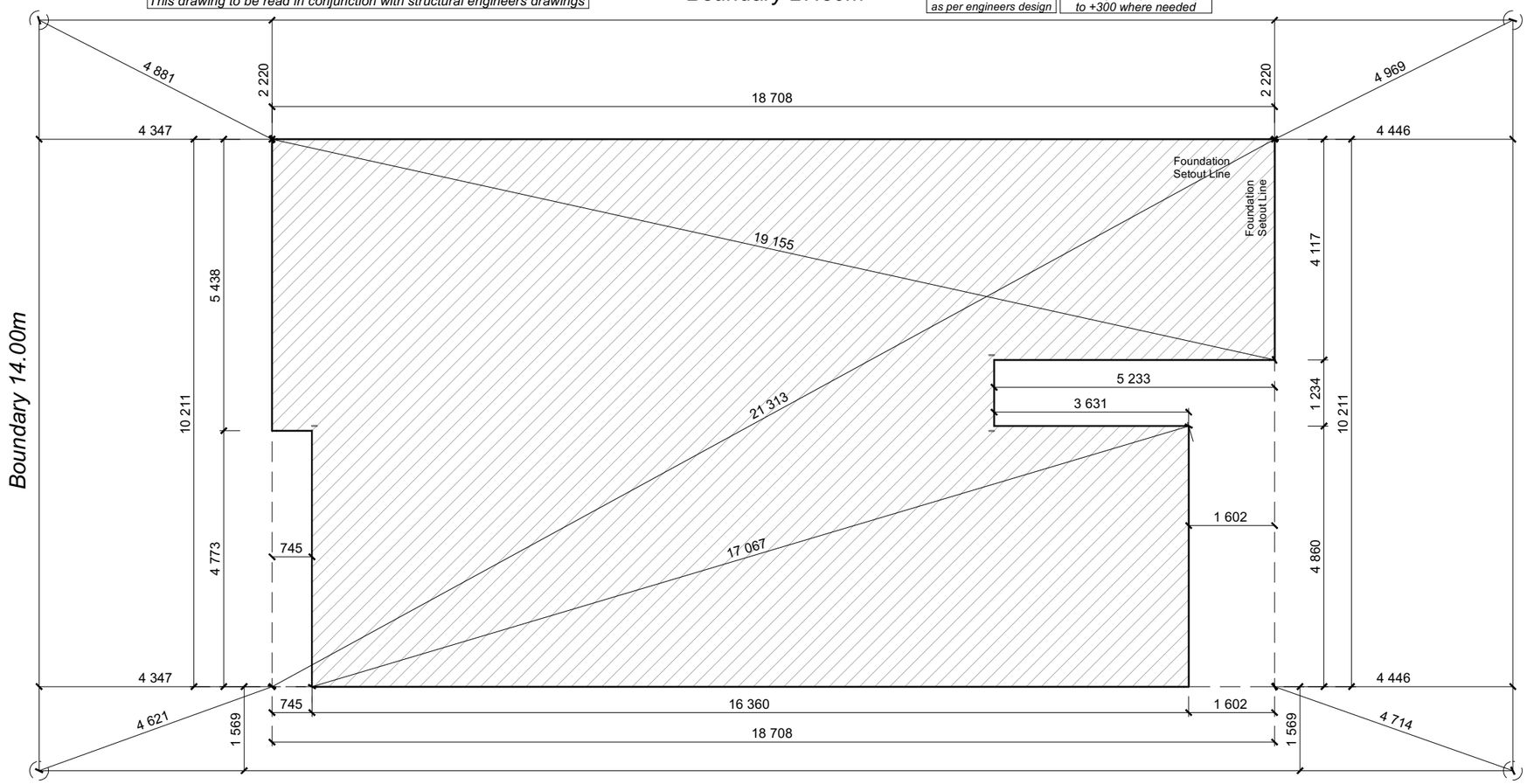
SET OUT PLAN NOTES
All dimensions over foundation face.
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

These foundations are design to the findings and recommendations in the site specific Geotech report.

MaxRaft Foundations as per engineer's design.
For slab thickenings please refer to engineers drawings and details.
United Steel [Wireplus] SE62Plus or similar to entire slab
This drawing to be read in conjunction with structural engineers drawings

100 mm Floor Slab - MAXRAFT (25MPa Concrete) G500 E SE62 Ductile mesh on 65mm chairs. as per engineers design

Proposed Home
FFL: 328.625
FGL: 328.400
(+225mm min above natural ground) Site scrape to +300 where needed

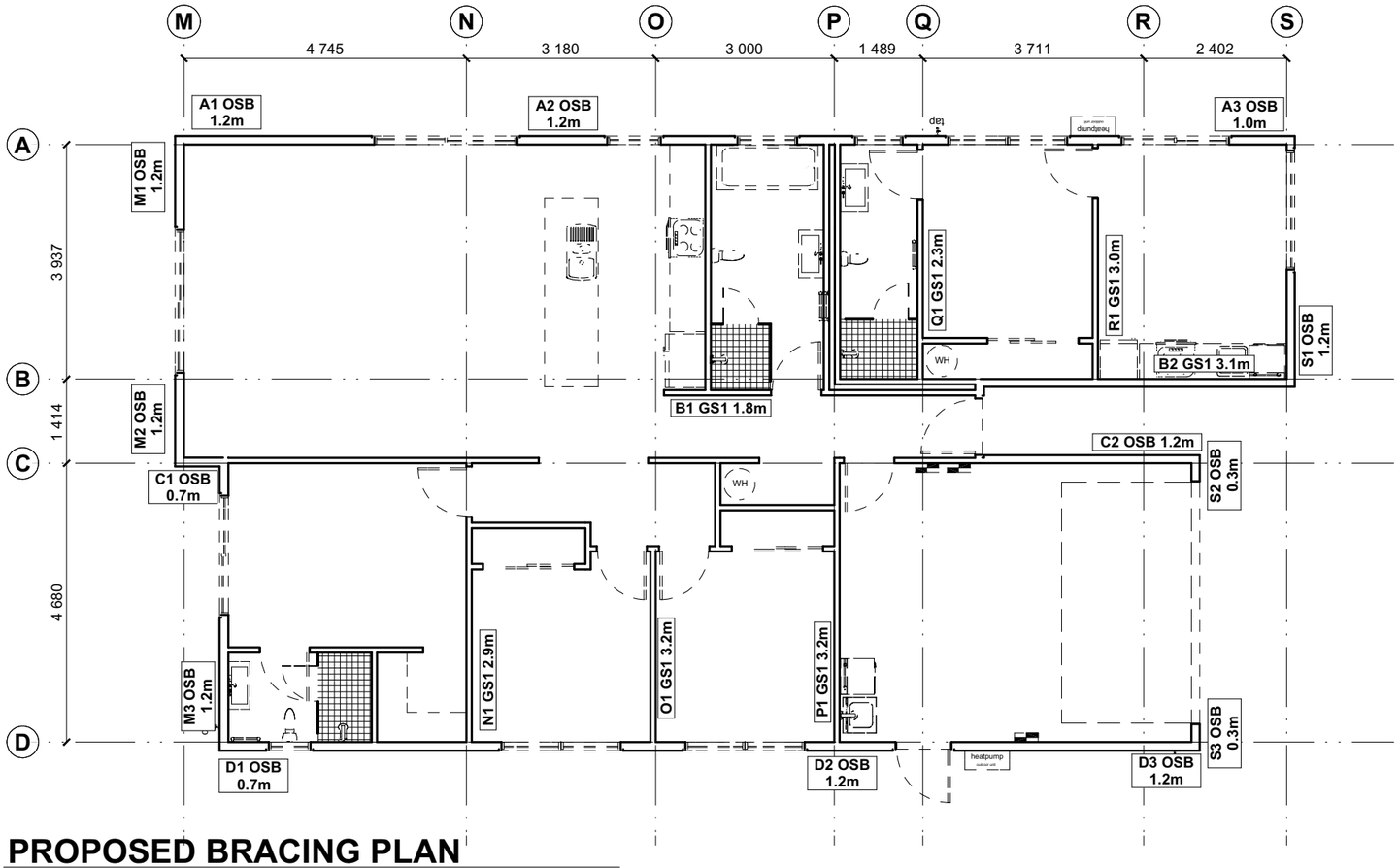


PROPOSED FOUNDATION SETOUT PLAN
1:110

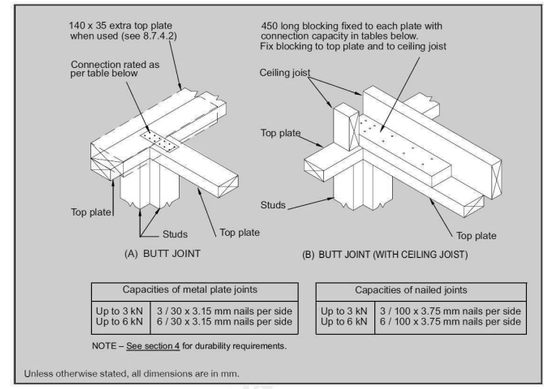
Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **PROPOSED FOUNDATION SETOUT PLAN**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:110 Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **12** **of 34 sheets**

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PROPOSED BRACING PLAN
1:100



Capacities of metal plate joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE – See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

8.7.3.4
Each *wall* that contains one or more *wall bracing elements* shall be connected at the *top plate* level, either directly, or through a *framing* member in the line of the *wall*, to *external walls* at right angles to it. *Top plate* fixing(s) of the *capacity* in tension or compression along the line of the *wall bracing element* are given as follows:

(a) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 125 *bracing units*: to at least one such *external wall* by a fixing as shown in figure 8.16 of 6 kN *capacity*;

(b) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each of 6 kN *capacity*;

(c) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 *bracing units*.

BRACING PLAN NOTES

Wall bracing designed in accordance with NZS 3604:2011 & GIB Ezybrace system
Refer to attached calculations.
Bracing Designed to:
Wind: High
Earthquake: 3

BRACING LEGEND

A ← Brace Line Label
A1 GS1 1.1m ← Brace Length, Brace Type, Brace Number

Client / Address: Bruno Perillo Da Rosa and Lucia Goncalves Duvos, Lot 35 Park Ridge, Queenstown	Drawing Title: **PROPOSED BRACING PLAN**	Legal Description: LOT 35 Park Ridge; Site Area: 385.00m²; Address: LOT 35 Park Ridge, Jacks Point, Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: / Drawn by: J Rana / Checked by: J Rana / Project Number: 2026-06 / Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026; 2: COORDINATION ISSUE: 25/02/2026; 3: COORDINATION ISSUE: 04/03/2026; 4: COORDINATION ISSUE: 10/03/2026; 5: COORDINATION ISSUE: 12/03/2026; 6: BC ISSUE: 13/04/2026; 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **13** of 34 sheets

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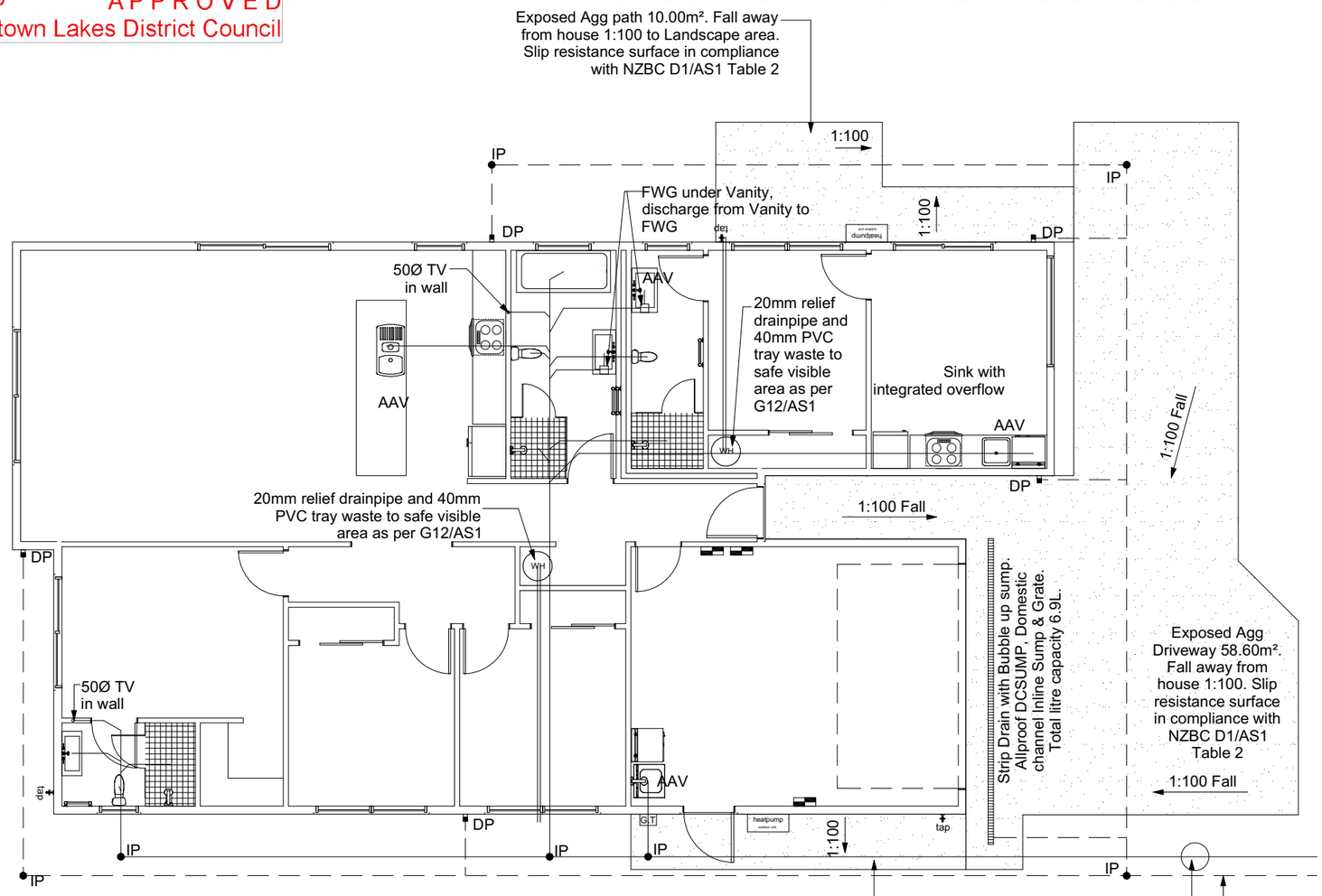
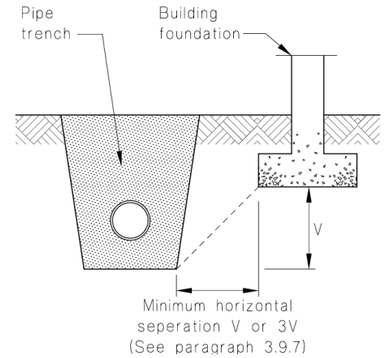


Figure 14: **Relationship of Pipe Trench to Building Foundation**
Paragraph 3.9.7



PROPOSED DRAINAGE PLAN
1:100

DRAINAGE LEGEND

- - - - - - - - -	Stormwater DN100mm uPVC
———————	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

Plumbing Schedule	NZBC G13/AS3 & AS3500	
Kitchen		
Sink:	Ø50mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:60	(4 discharge units)
Laundry Sink:	Ø40mm @1:30	(5 discharge units)
Drainage Schedule	NZBC G13/AS3 & AS3500	
Main Foulwater		
Vented Drain	Ø100mm @1:60	
Stormwater Drain	Ø100mm @1:60 (1:120max)	
Terminal Vent	Ø80mm	
Heatpump	Drain over DP	
ORG	Overflow Relief Gully	

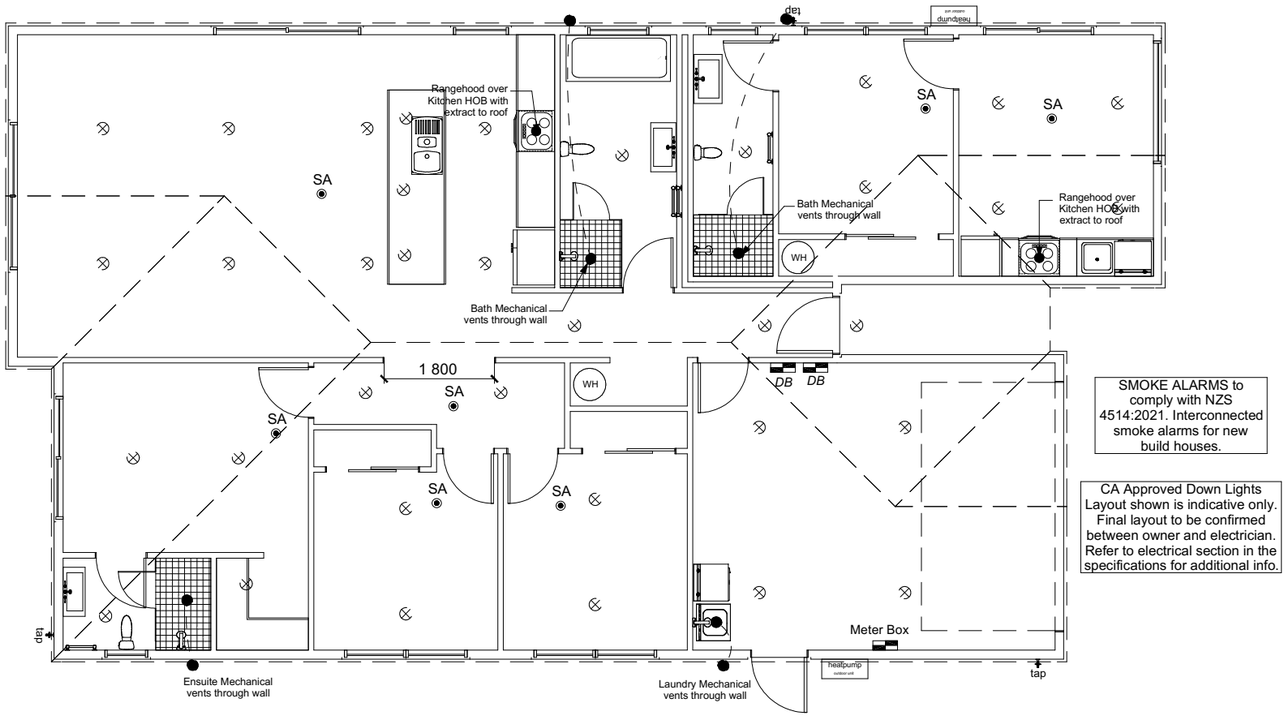
Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13/AS3 & AS3500.
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS3 5.8.1)

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LEGEND	
Refer to Electrical Section in Specification for further details	
Ceiling Pan	
CA Approved Down Light	
Exterior Bulkhead Light	
Exterior Wall Light	
Fluorescent Double	
Light Switch	
Two Way Light Switch	
Single Power Socket	
Double Power Socket	
Outside Waterproof Plug	
Telephone/Data Outlet	
TV Jack	TV
Sky Connection	SKY
Bathroom Heater	
Bathroom Extractor/Light	
Electrical Plan in indicative only and is to be confirmed onsite with electrician and client	



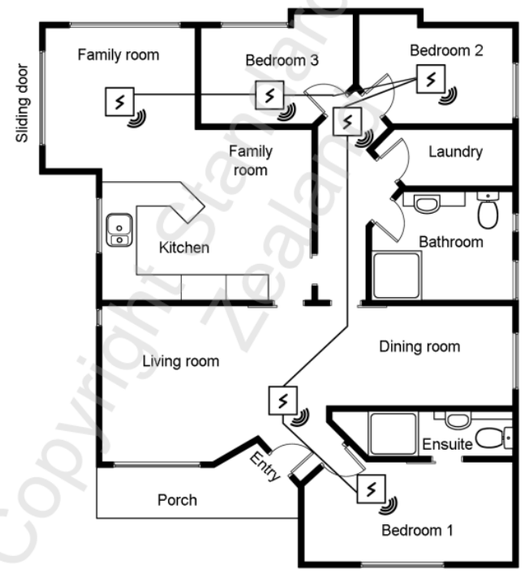


Figure B1 – Typical three-bedroom house

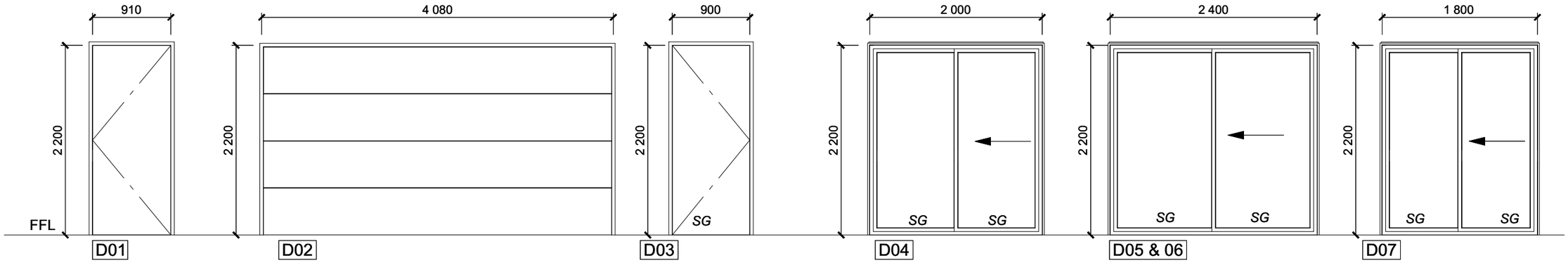
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PROPOSED ELECTRICAL PLAN
1:100

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **PROPOSED ELECTRICAL PLAN**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **15** **of 34 sheets**

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D01

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Door as per Client selection

D02

Colorsteel Sectional Garage Door
2 x remote controls
Standard Range Automatic opener

D03

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D04

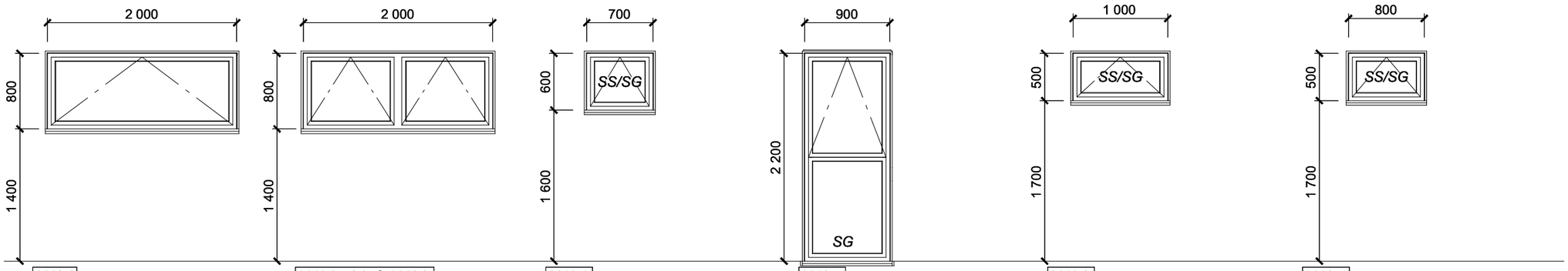
35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D05 & 06

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D07

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge



W01

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge

W02, 03 & W08

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge

W04

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridge

W05

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

W06

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridge

W07

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridge

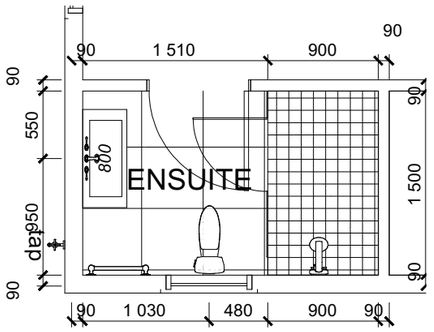
EXTERIOR DOOR & WINDOW SCHEDULE
1:50

GENERAL NOTES:
All dimensions are nominal and are to be checked on site before commencing work
All dimensions are over reveals
All window and door glazing is to comply with the requirements of NZS 4223
SG = Safety Glazing to NZS 4223
O= Obscure Safety Glazing
Thermally Broken & LowE Lightbridge
All reveals are 18mm fin H3.2 Painted Pinus Radiata Clears
All windows & doors elevated from the outside

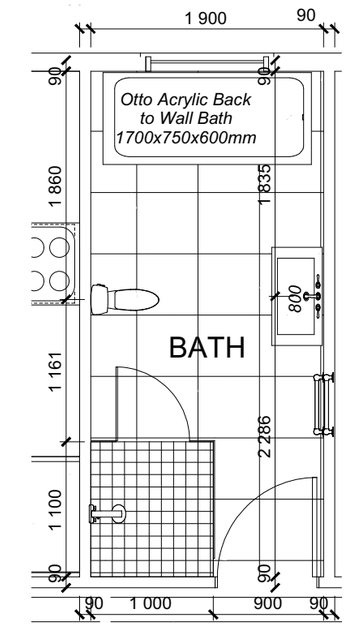
Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **PROPOSED WINDOW & DOOR SCHEDULE**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **16** **of 34 sheets**

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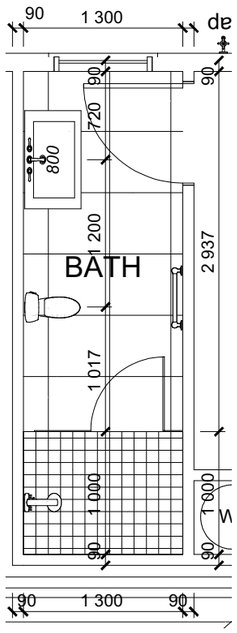
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



MASTER BEDROOM ENSUITE
1:50



MAIN HOUSE BATH
1:50



FLAT BATH
1:50

Bathroom Specifications	
Lot	*35 PR*
Hardware Colour	*Brushed Nickel*
Vanity Colour	*Original Oak*
Main Bathroom	
Vanity	*Zara 800mm with Chrome box handle*
Vanity Mixer	*Milani Standard Mixer*
Shower Mixer	*Elysian Minimal Mixer*
Shower Rail	*Caroma Luna Multifunction*
Bath	*Otto Acrylic Back to Wall Bath 1700x750x600mm*
Bath Mixer	*Elysian Minimal Mixer & Spout Set*
Toilet	*Elementi Uno CC*
Heated Towel Rail	*Heirloom Genesis slimline heated towel rail, 825mm x 450mm*
Toilet Roll Holder	*Magra Toilet Roll Holder*
Master Ensuite	
Vanity	*Zara 800mm SLIM with Chrome box handle*
Vanity Mixer	*Milani Standard Mixer*
Shower Mixer	*Elysian Minimal Mixer*
Shower Rail	*Caroma Luna Multifunction*
Toilet	*Elementi Uno CC*
Heated Towel Rail	*Heirloom Genesis slimline heated towel rail, 825mm x 450mm*
Toilet Roll Holder	*Magra Toilet Roll Holder*
Flat Bathroom	
Vanity	*Zara 800mm with Chrome box handle*
Vanity Mixer	*Milani Standard Mixer*
Shower Mixer	*Elysian Minimal Mixer*
Shower Rail	*Caroma Luna Multifunction*
Toilet	*Elementi Uno CC*
Heated Towel Rail	*Heirloom Genesis slimline heated towel rail, 825mm x 450mm*
Toilet Roll Holder	*Magra Toilet Roll Holder*
Kitchen Mixers	
Main Kitchen	*Elysian Kitchen Mixer*
Flat Kitchen	*Elysian Kitchen Mixer*

PROPOSED BATHROOM LAYOUTS
1:50

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **PROPOSED BATHROOM LAYOUTS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **17** **of 34 sheets**

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INTA120A
TIMBER FRAME
120 MINUTE

INTEGRA Central Barrier with one layer of 10mm Standard Plasterboard to both framing lines



Framing to comply with

- NZBC B1 – Structure: AS1 Clause 3 – Timber
- (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603)
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS 3602)
- Studs at 600mm centres maximum
- Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

INTEGRA central barrier to comply with

- NZBC Clause B2 Durability
- NZBC Clause C1-C6 – Protection from Fire
- NZBC Clause F2 Hazardous Building Materials
- NZBC Clause G6 Airborne and Impact Sound

Insulation

- In order to achieve the stated ratings the acoustic absorption product would need to be fibrous (glass fibre, polyester fibre or wool) and would need to have a minimum thickness of 75 mm.
- Minimum R-Value of 1.8

Linings

- 1 layer of 10mm Standard Plasterboard on the outside of each framing line.
- Vertical fixing permitted.
- When fixing vertically, full height sheets shall be used where possible.
- If the wall lining forms part of the structural bracing system, the lining type and fixings must comply with the published bracing system. Check requirements for specific bracing element hold down connections.
- Fastened as per plasterboard manufacturer specifications
- Where sheet end butt joints are unavoidable they must be formed over framing. When fixing horizontally all longitudinal sheet joints must be formed over nogs

Jointing

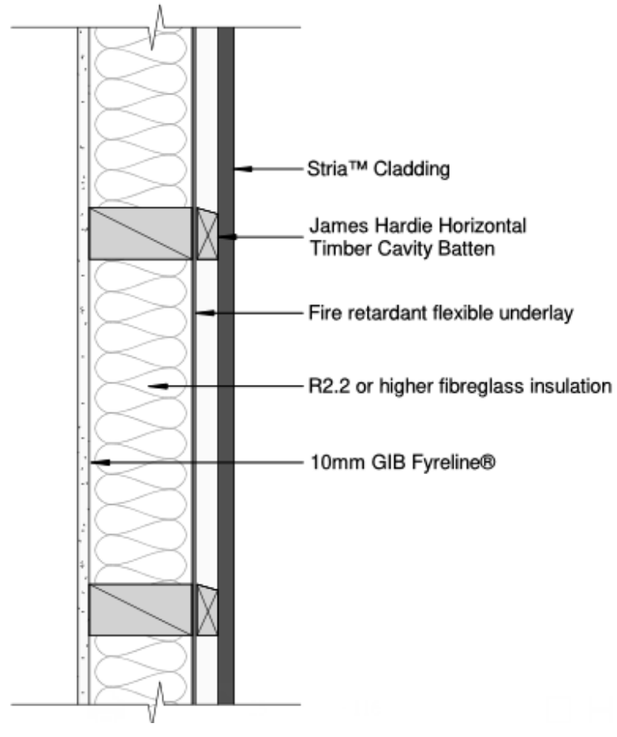
- Jointing and finishing of plasterboard is to be as per the manufacturer's instructions to meet requirements of AS/NZS 2589:2017.

Technical Info

- STC Rating – 64
- Rw Rating – 62
- FRR – 120/120/120
- Cavity width – 20-40mm cavity
- Wall Width – 290-330mm

JHETGS30v	Fire Resistance 30/30/30	STC 46	
Cladding	Stria™ Cladding - Vertical	**Lining**	10mm GIB Fyreline®
Framing	Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 600mm centres maximum	**Insulation**	Fibreglass Insulation 90mm thick, R2.2 or higher.
Cavity Batten	James Hardie horizontal timber cavity batten 20mm	**Underlay**	A flexible underlay that complies with Table 23 of E2/AS1 and has a 'flammability index' not exceeding 5 can be used
Cladding Fixing	65 x 2.87mm D-Head or round head nail to nog	**Lining Fixing**	Fix GIB Fyreline® with 41mm x 6g GIB® Grabber® High Thread Drywall Screws 300mm centre around the sheet perimeter and intermediate studs Fixing to be 12mm from bound sheet edges and 18mm from sheet ends

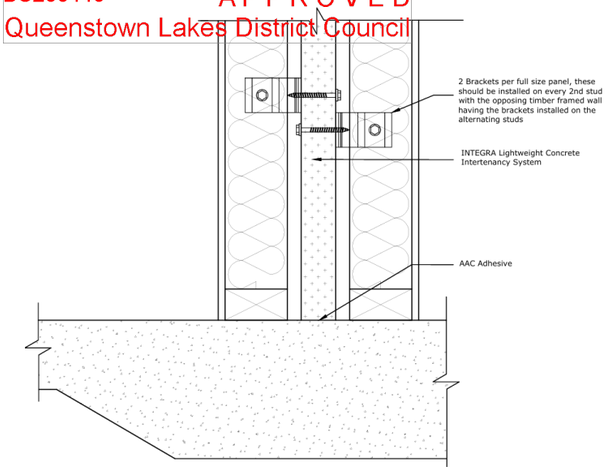
For further information refer to Stria™ Cladding vertical installation technical specification



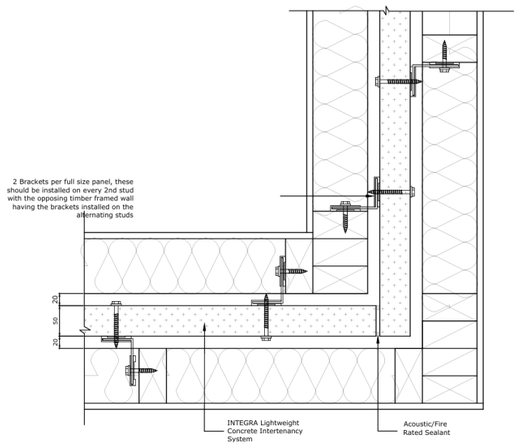
Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **FIRE WALL DETAILS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: NTS Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **18** **of 34 sheets**

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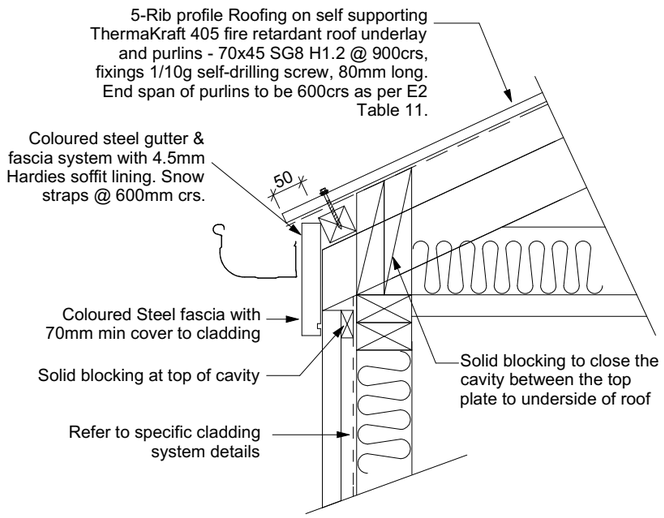
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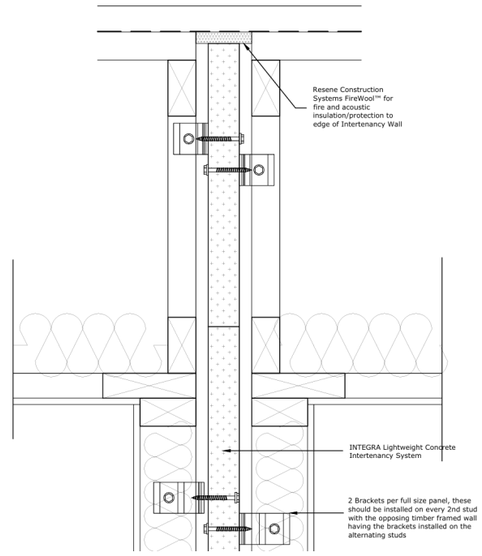
INTA120a Foundation or Intermediate Floor Slab
NTS



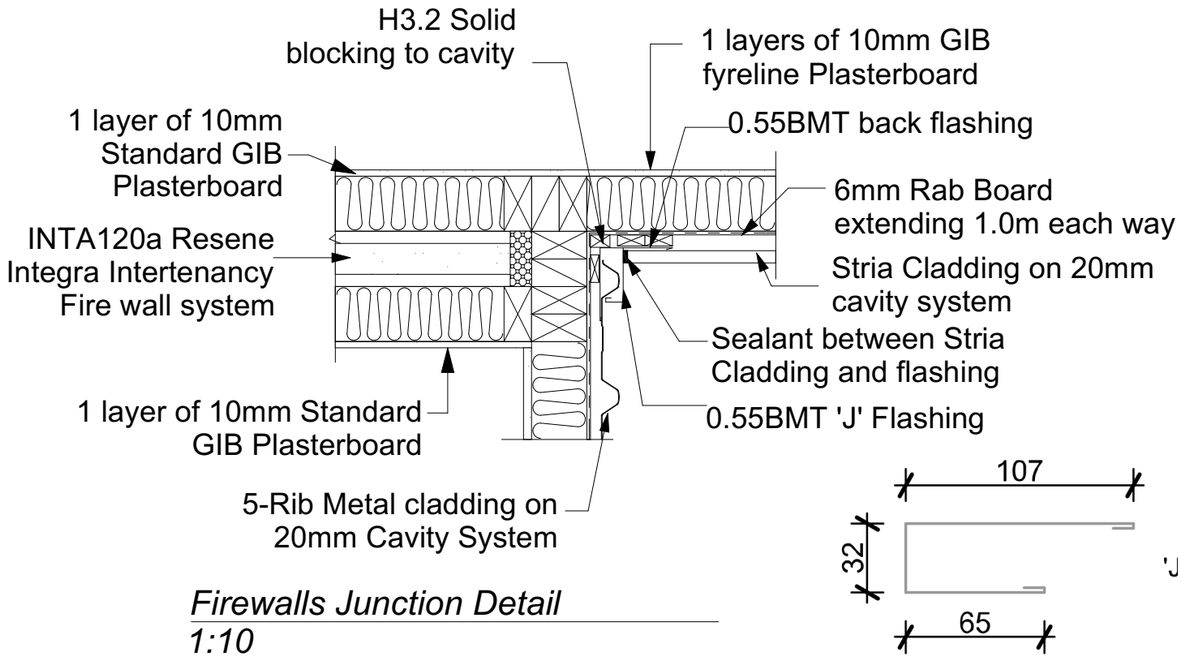
INTA120a Corner - Internal Linings both Sides
NTS



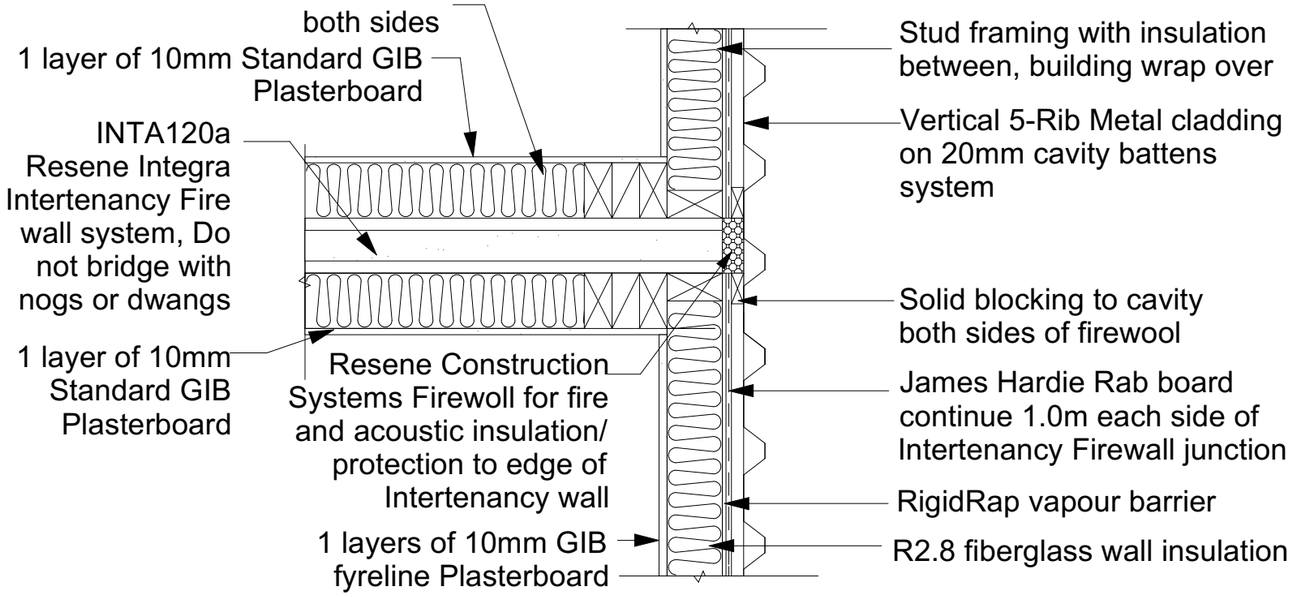
External Fire Rated to Roof Detail
1:10



INTA120a Roof Truss Section
NTS



Firewalls Junction Detail
1:10



Resene Integra intertenancy firewall to external wall junction detail
1:10

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **FIRE WALL DETAILS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: As Shown / NTS Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **19** **of 34 sheets**

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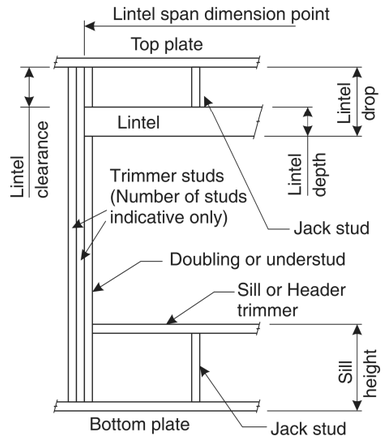
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

LINTEL FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m^2	G	G	H	G	G	H
11.6 m^2	G	H	H	G	G	H
12.1 m^2	G	H	H	G	H	H
15.3 m^2	H	H	-	G	H	H
19.1 m^2	H	-	-	G	H	-
20.9 m^2	H	-	-	H	H	-
21.8 m^2	H	-	-	H	-	-
34.3 m^2	-	-	-	H	-	-

Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

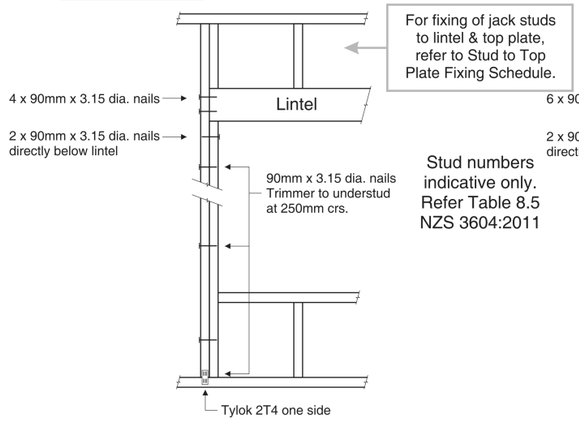
SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	F	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	E	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
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	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	F	F	G	H	-
	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-

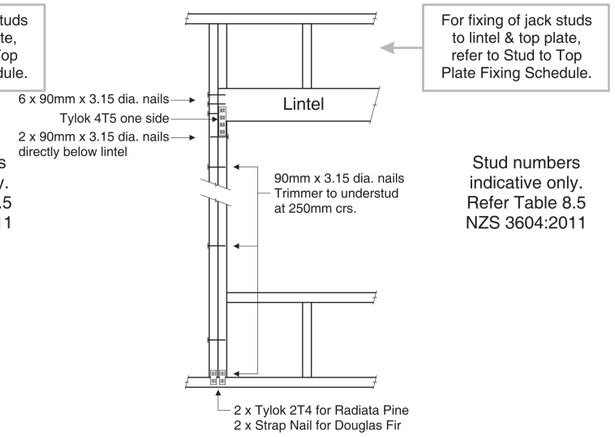
LINTEL FIXING OPTIONS

LUMBERLOK

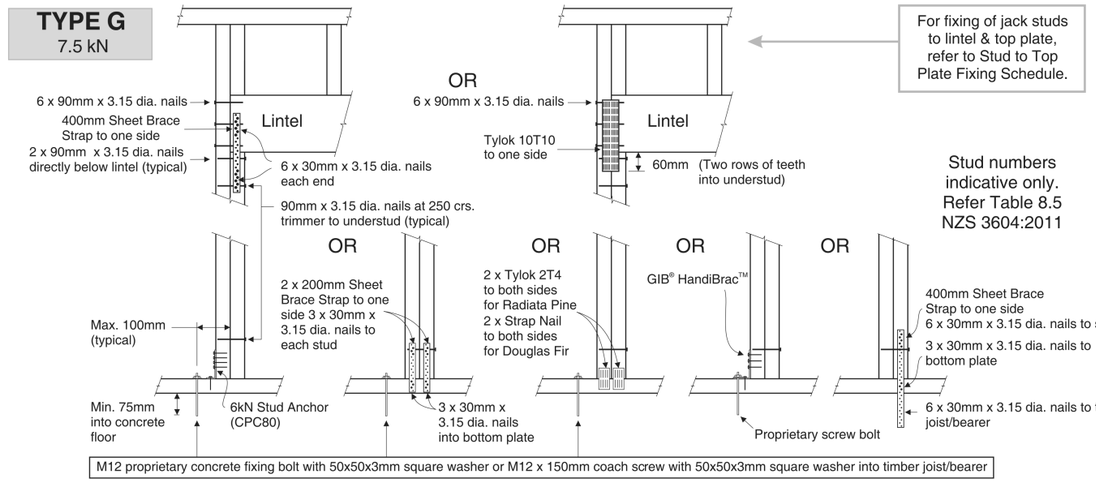
TYPE E
1.4 kN



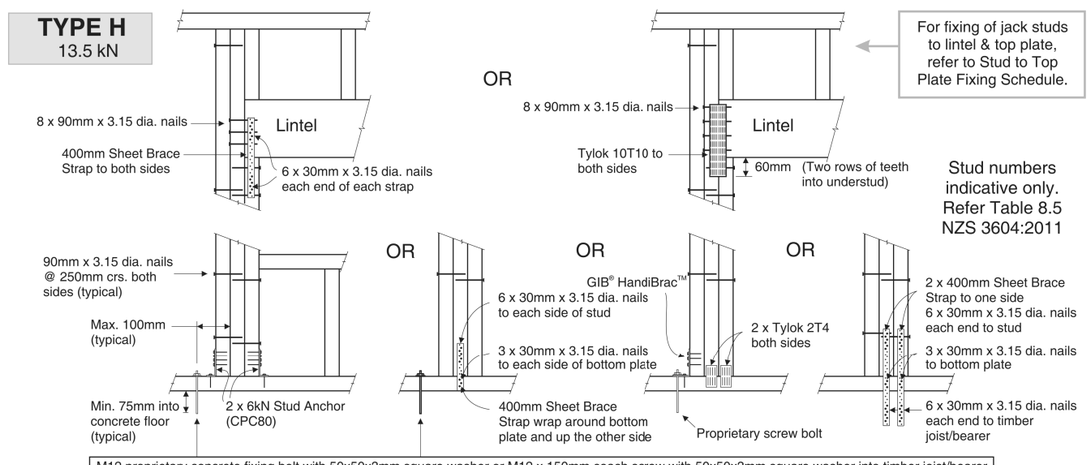
TYPE F
4.0 kN



TYPE G
7.5 kN



TYPE H
13.5 kN



Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **FRAMING DETAILS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **20** **of 34 sheets**

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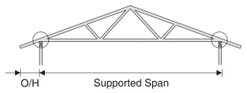
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

STUD TO TOP PLATE FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

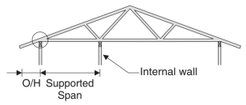
NOTE:

- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kl
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- ★ All fixings assume top plate thickness of 45mm maximum.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

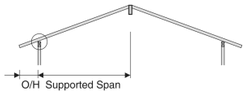
LOADED DIMENSION DEFINITION



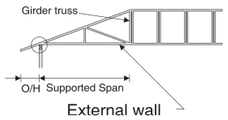
External wall
Standard truss



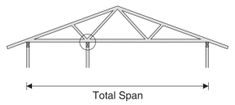
External wall
Internally supported truss



External wall
Rafter roof



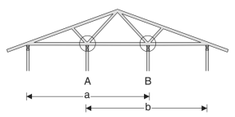
External wall
Jack truss



Internal wall
Internally supported truss
(overhang dimension does not apply)

EXTERNAL WALL
LOADED DIMENSION =
$\frac{\text{SUPPORTED SPAN}}{2}$ + O/H

INTERNAL WALL
LOADED DIMENSION =
$\frac{\text{TOTAL SPAN}}{2}$



Multiple internal walls
(overhang dimension does not apply)

MULTIPLE INTERNAL WALL
LOADED DIMENSION FOR
WALL A = $\frac{a}{2}$
WALL B = $\frac{b}{2}$

FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)

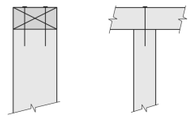
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B
8.0	6.0	4.0	A	B	B	B	B	A	A	B	B	B
9.0	6.8	4.5	B	B	B	B	B	A	A	B	B	B
10.0	7.5	5.0	B	B	B	B	B	A	A	B	B	B
11.0	8.3	5.5	B	B	B	B	B	A	A	B	B	B
12.0	9.0	6.0	B	B	B	B	B	A	A	B	B	B

FIXING OPTIONS

FIXING TYPE A 0.7 kN

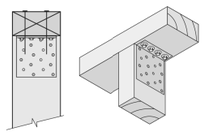
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B 4.7 kN

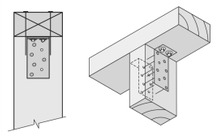
CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

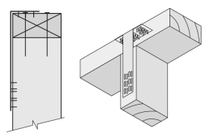
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

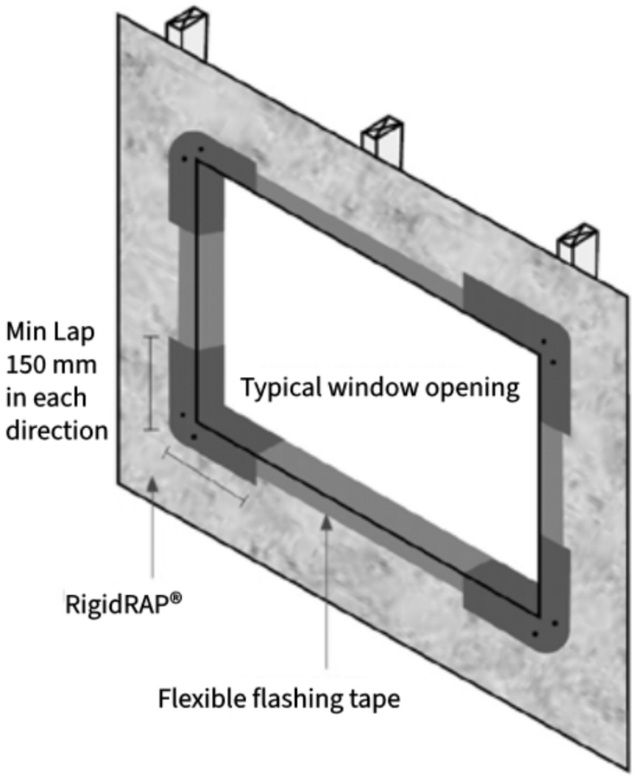


Plus
LUMBERLOK
Stud Strap
(one face only)

Note:
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **FRAMING DETAILS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **21** **of 34 sheets**

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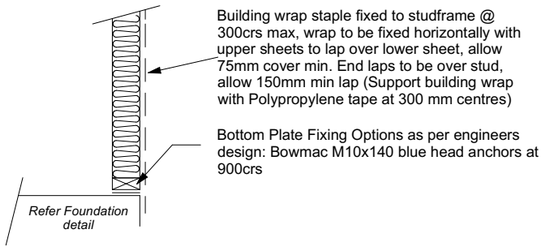
Installing Window Opening
Refer to IBS RigidRAP® approved selection of flexible flashing tapes.
Flashing window openings must be carried out in accordance with WANZ Guide to E2/ASI (6), substituting building wraps for IBS RigidRAP®.
- *Cut the flashing tape for the sill at least 200mm wider than the opening.*
- *Fit the tape with the inner edge of the tape flush with the inside line of the framing and extend 100mm up and down each jamb edge.*
- *Ensure the tape is well adhered to the surfaces and fitted tightly to each corner.*
- *Fully tape all window opening edges.*

NOTE: All window tapes shall be used in accordance with the manufacturer's installation guide.

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **22** **of 34 sheets**

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NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



Stud framing to slab
Scale 1:20

Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

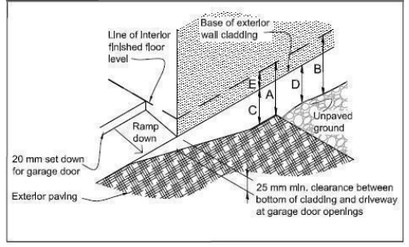
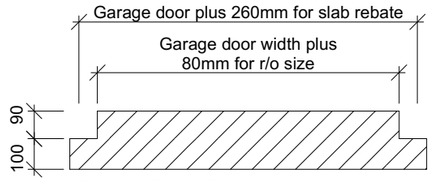


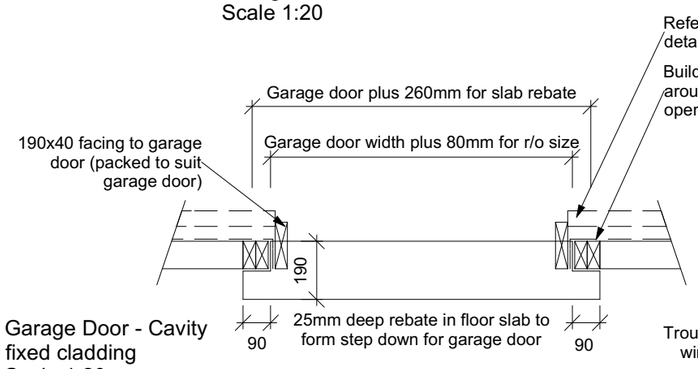
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor Refer Note 1)					100	175	502)

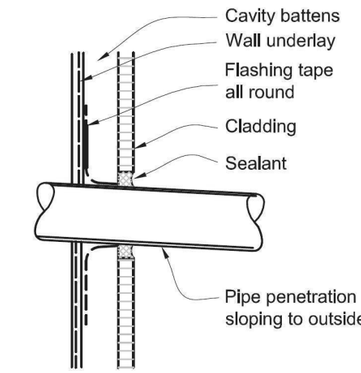
NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



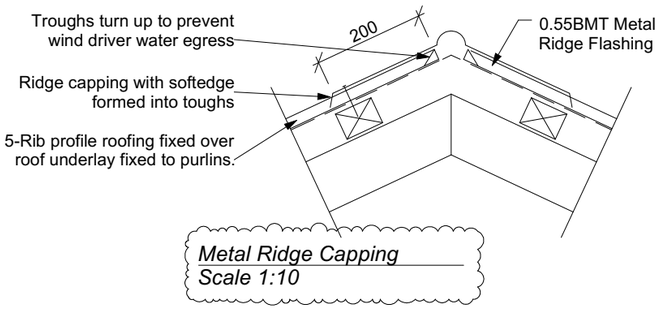
Garage Door Rebate
Scale 1:20



Garage Door - Cavity fixed cladding
Scale 1:20

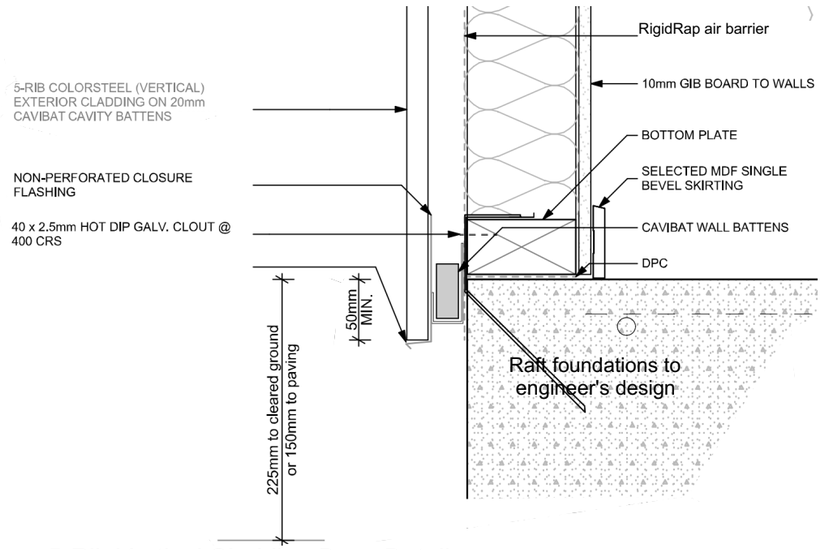


(a) **CAVITY WITH FLASHING TAPE**

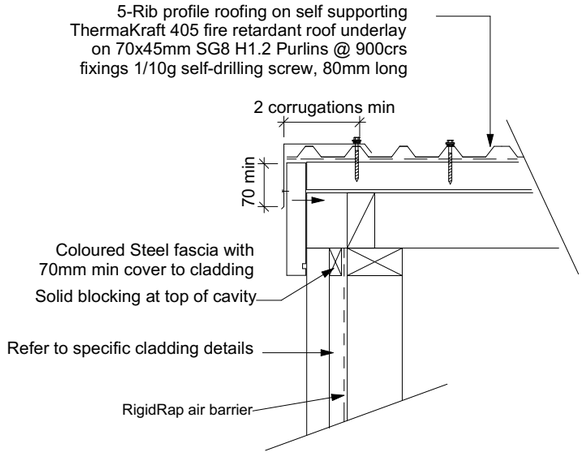


Metal Ridge Capping
Scale 1:10

Stria Panel Base Detail
NTS



5-Rib Vertical Cladding Base Detail
NTS

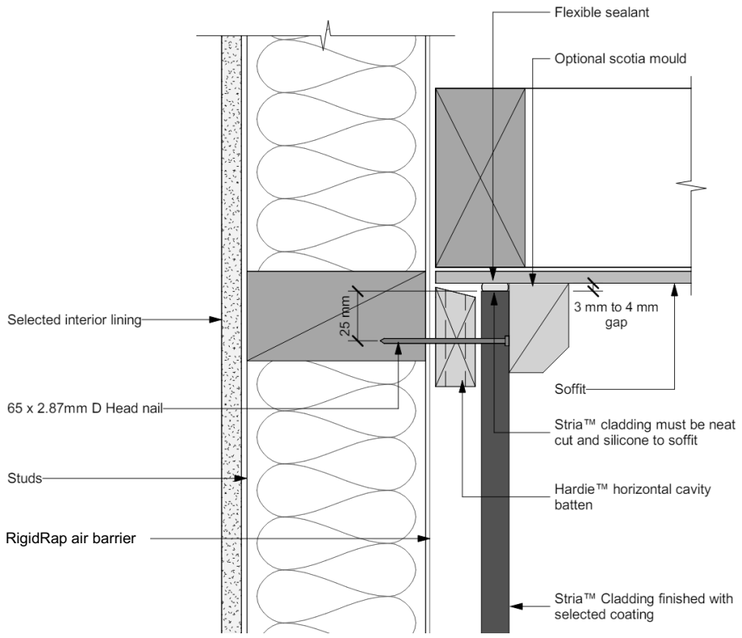


Barge to Fascia Detail
NTS

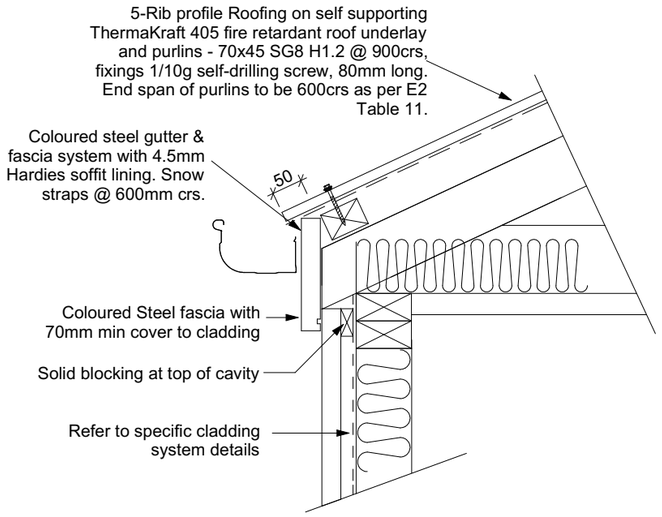
Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3: As Shown	Revision:	Sheet No.:
Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	**DETAILS**	LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	**23** of 34 sheets

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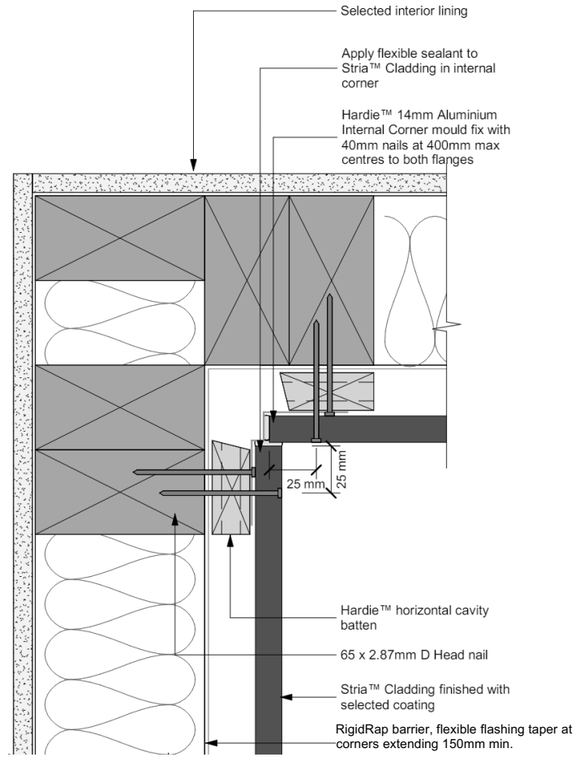
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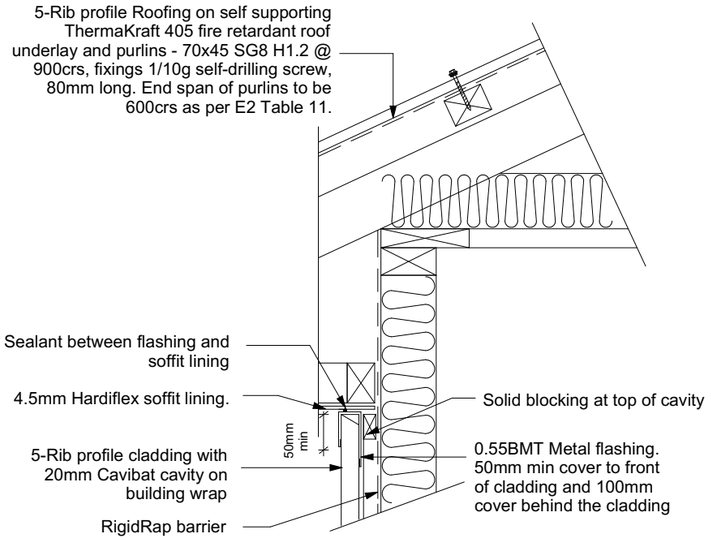
Stria Panel Soffit Detail
NTS



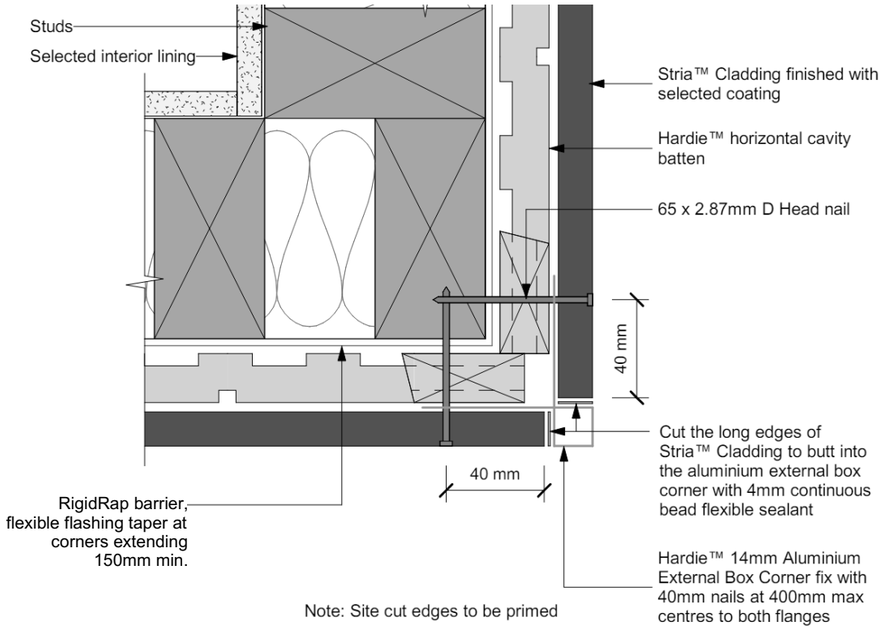
Eave to Fascia Detail
1:10



Stria Cladding Internal Corner
NTS

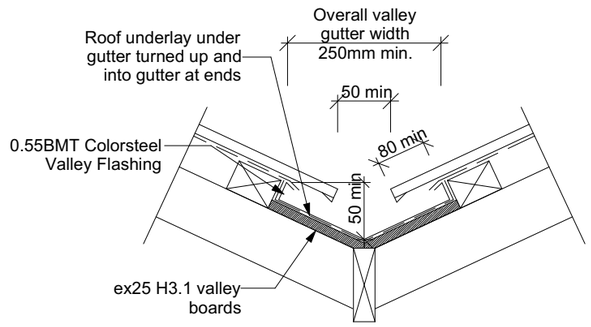


5-Rib Cladding Eave Soffit Detail
Scale 1:10



Note: Site cut edges to be primed

Stria Cladding External Corner
NTS

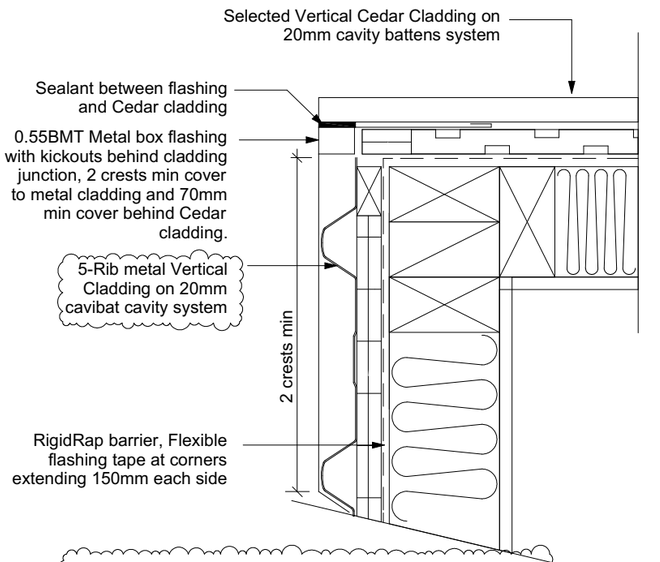


Longrun Valley Gutter
Scale 1:10

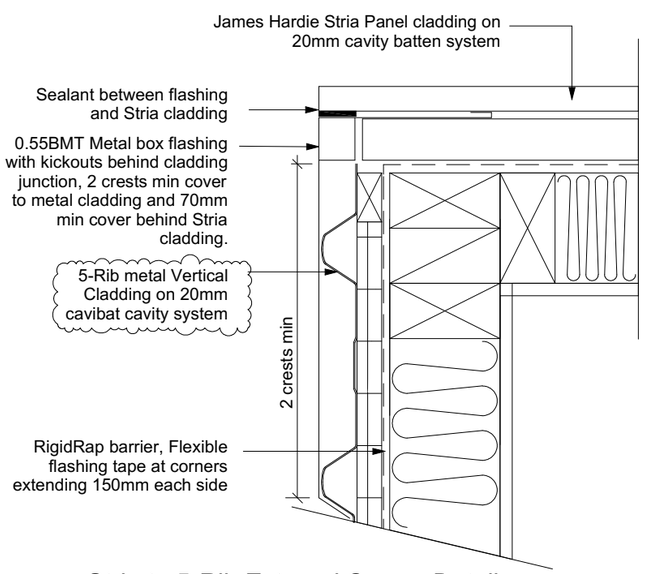
Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:50 Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **24** of 34 sheets

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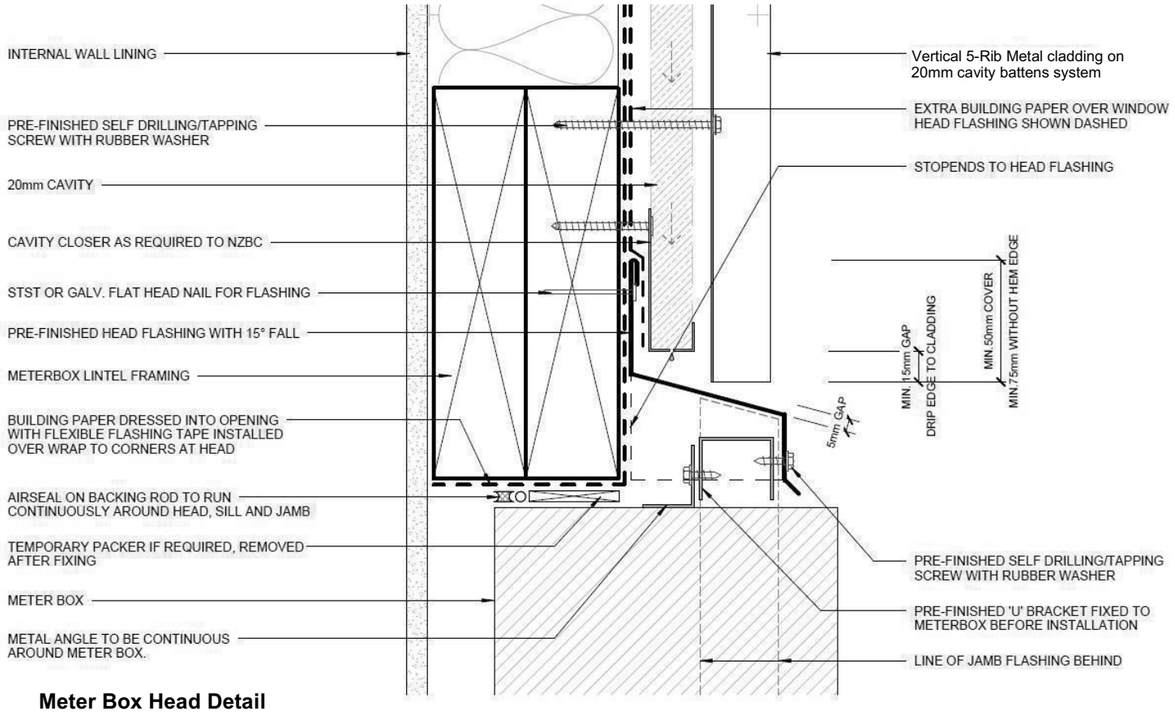
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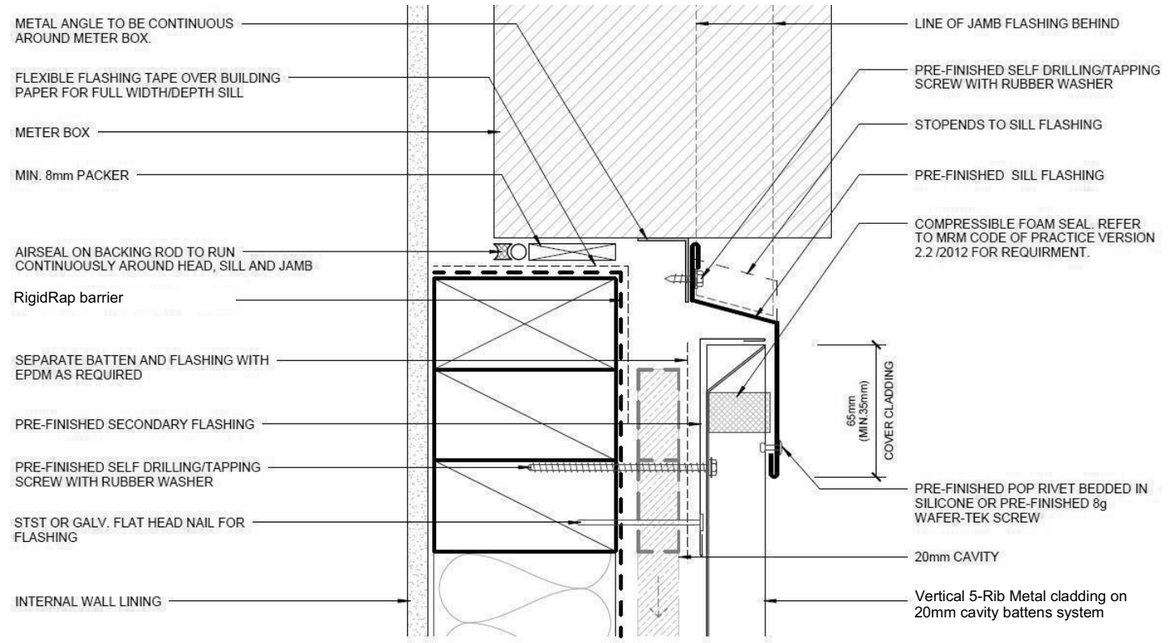
Cedar to 5-Rib External Corner Detail
Scale 1:5



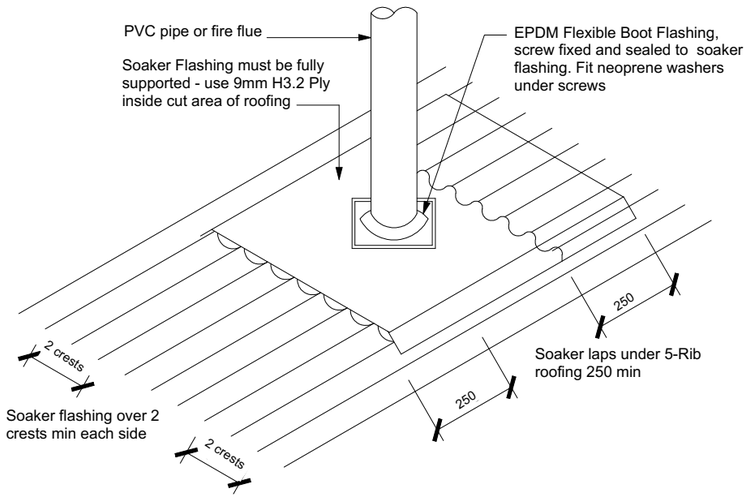
Stria to 5-Rib External Corner Detail
Scale 1:5



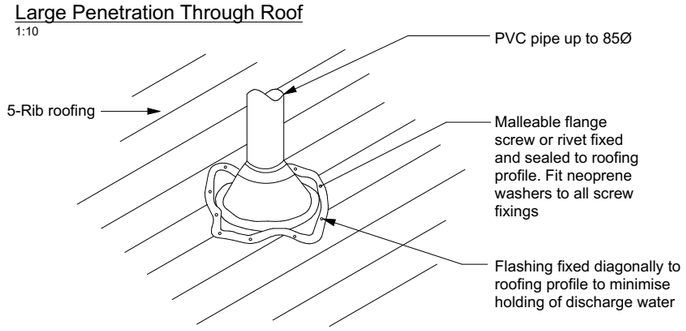
Meter Box Head Detail



Meter Box Sill Detail



Large Penetration Through Roof
1:10

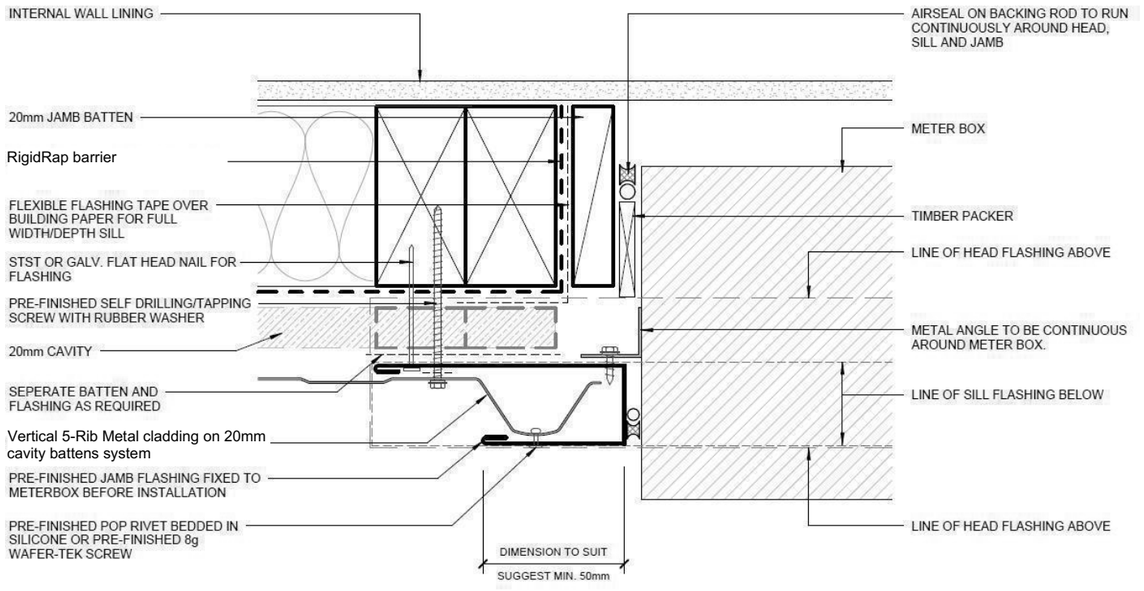


Small Penetration Through Roof (Up to 85 Diameter)
1:10

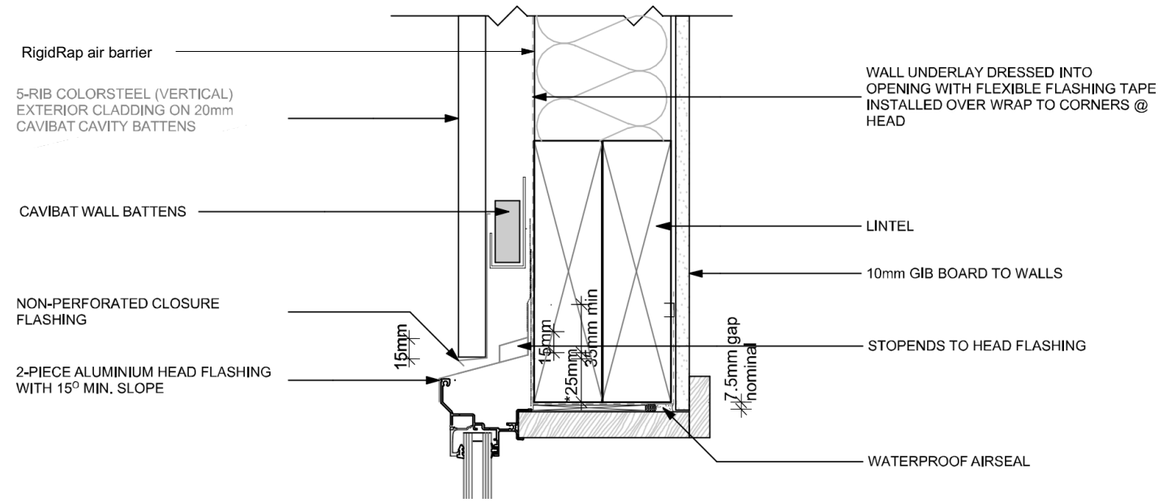
Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **25** of 34 sheets

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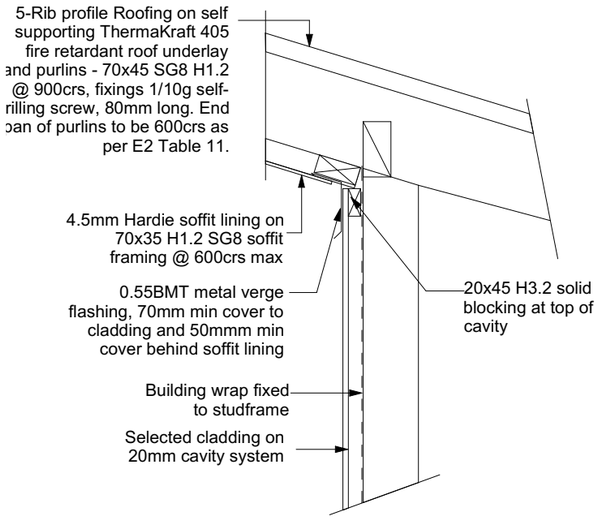
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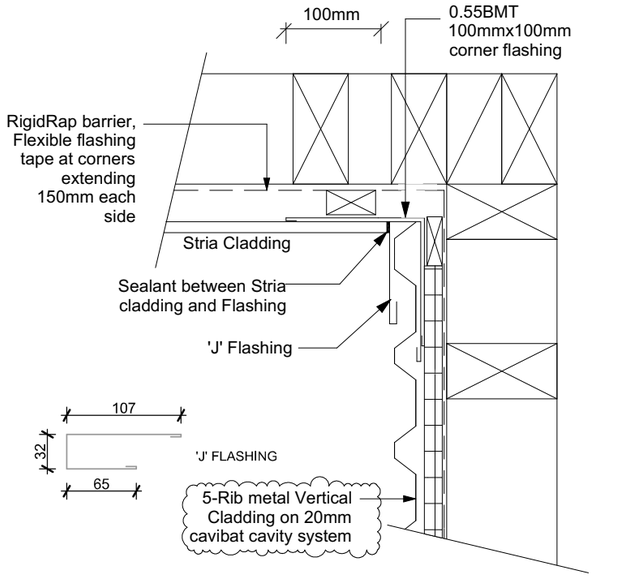
Meter Box Jamb Detail



5-Rib Cladding Window Head Detail
NTS



Negative Soffit Detail
Scale 1:10



Stria to 5-Rib Cladding Internal Corner Detail
Scale 1:5

General notes for materials selection

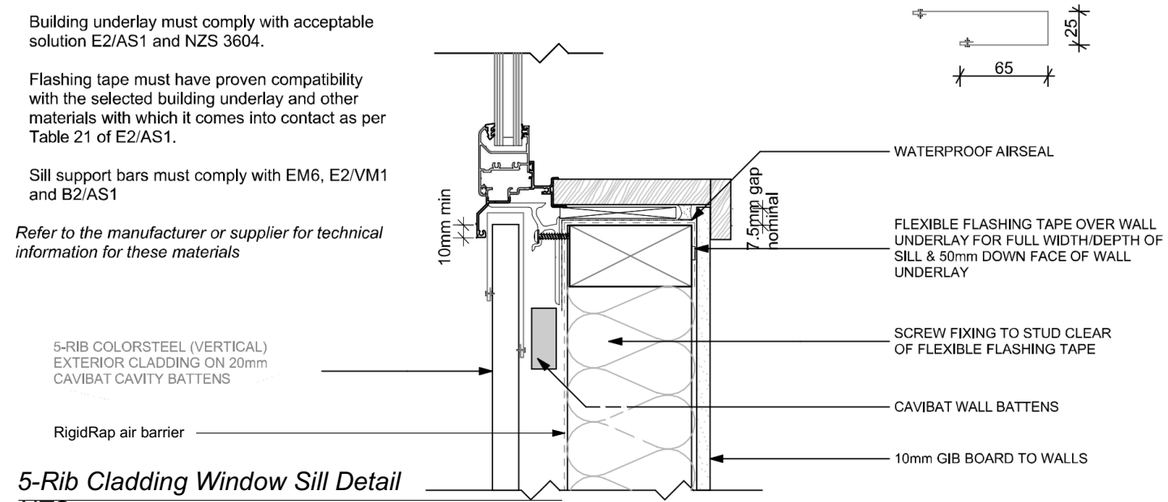
Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1.

Building underlay must comply with acceptable solution E2/AS1 and NZS 3604.

Flashing tape must have proven compatibility with the selected building underlay and other materials with which it comes into contact as per Table 21 of E2/AS1.

Sill support bars must comply with EM6, E2/VM1 and B2/AS1

Refer to the manufacturer or supplier for technical information for these materials

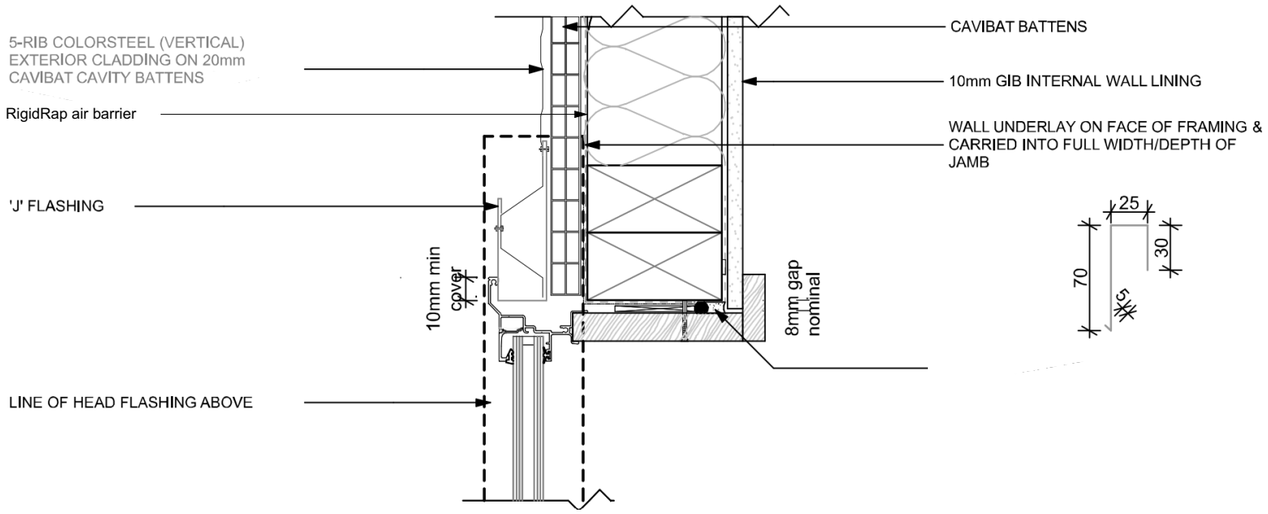


5-Rib Cladding Window Sill Detail
NTS

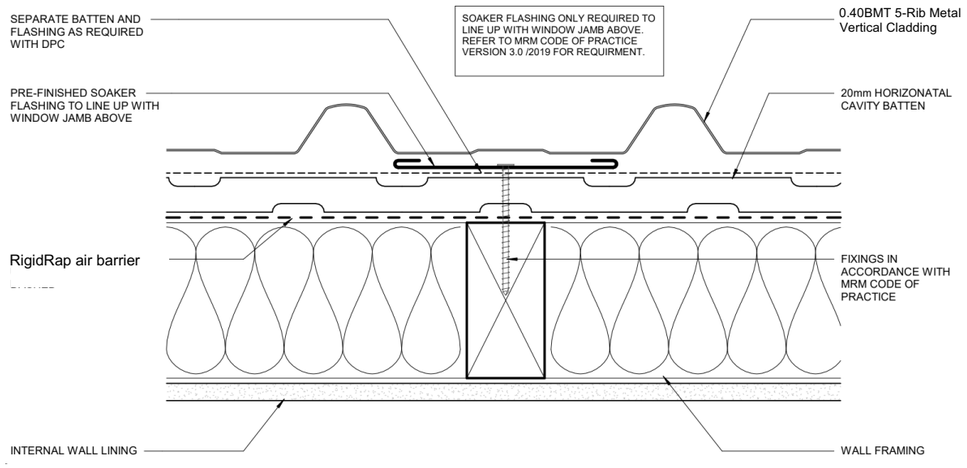
Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **26** of 34 sheets

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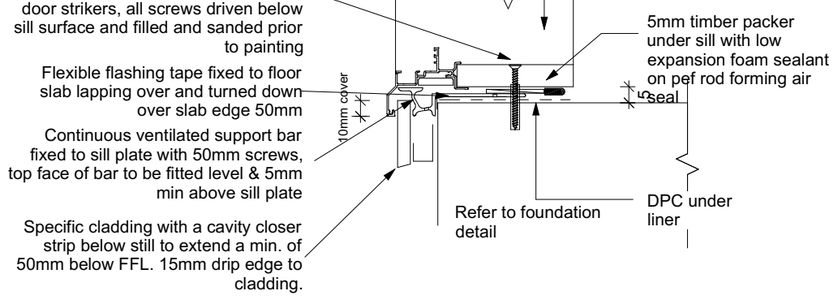
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



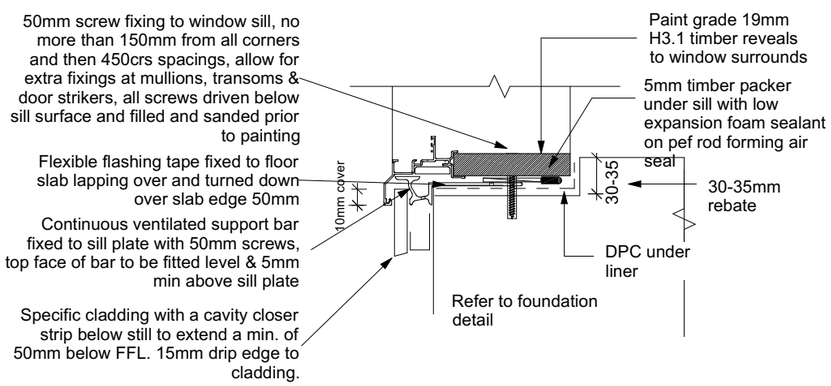
5-Rib Cladding Window Jamb Detail
NTS



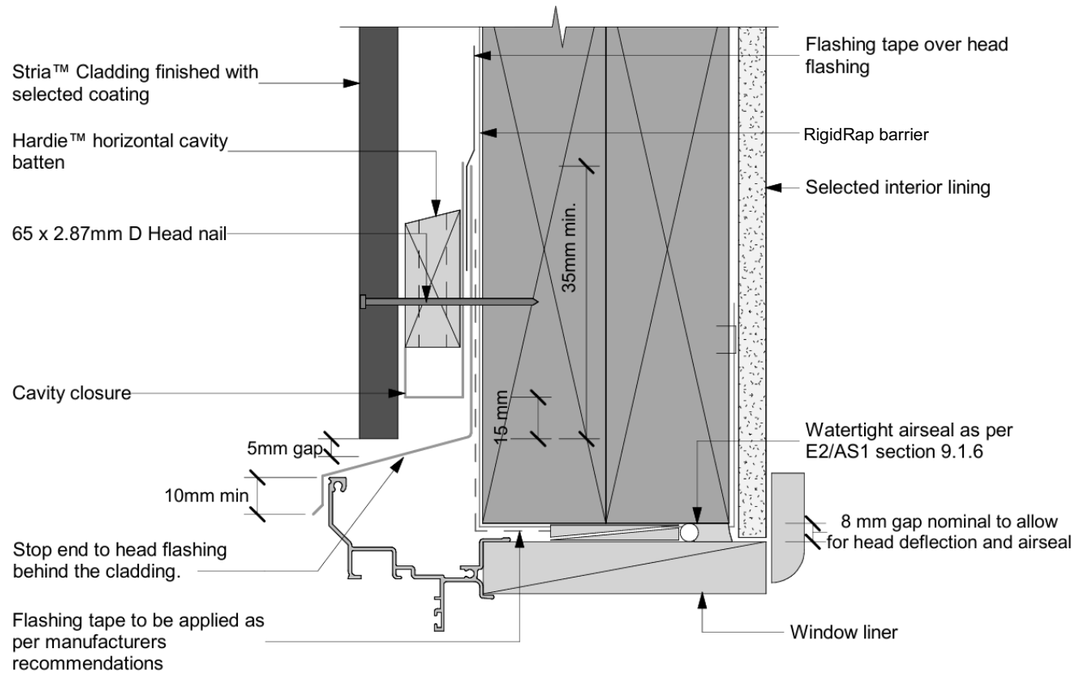
5-Rib Cladding Soaker Flashing
NTS



Window Sill to Slab Detail
1:5



Window Sill to Slab Detail Rebated
1:5

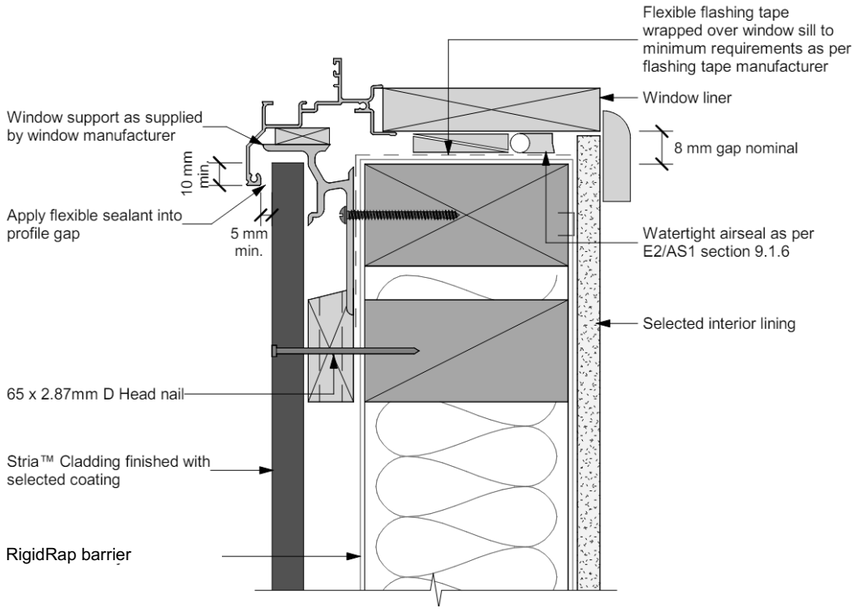


Stria Cladding Window Head Detail
NTS

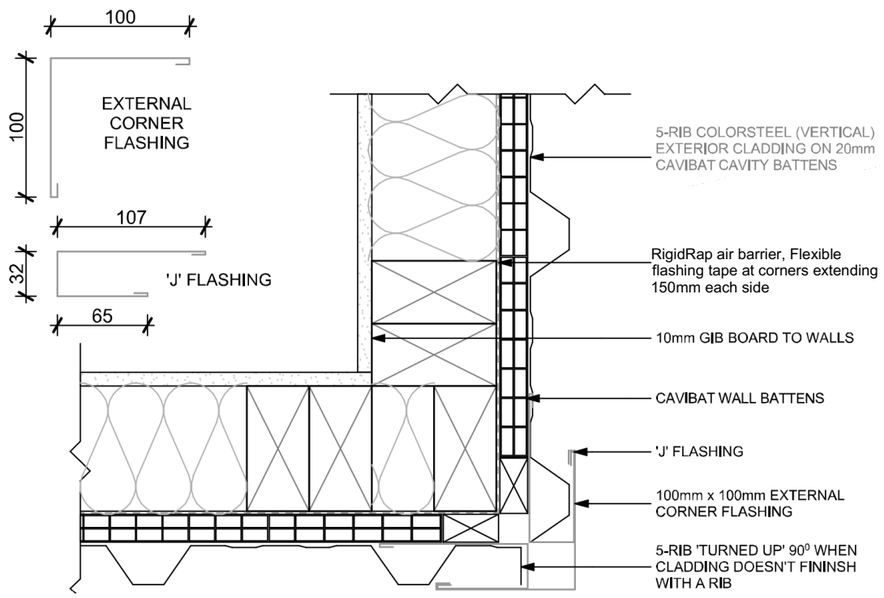
Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:150 Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **27** **of 34 sheets**

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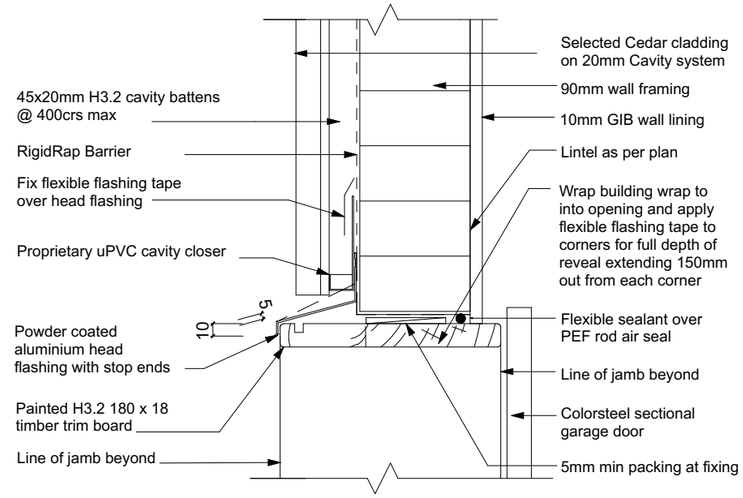
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



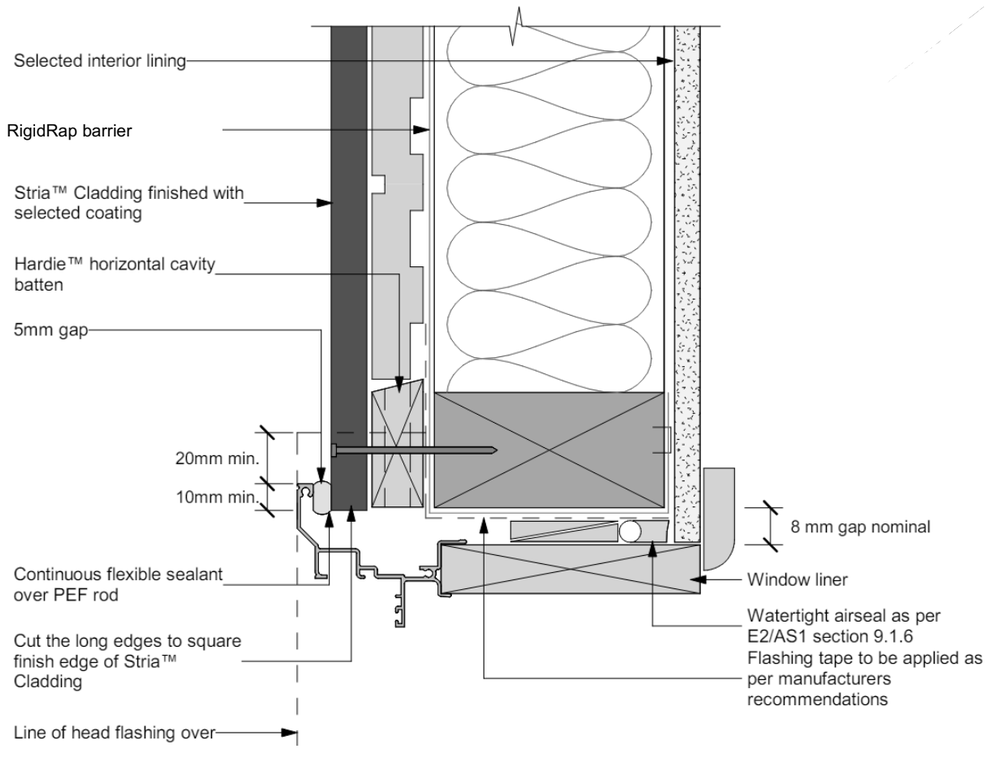
Stria Cladding Window Sill Detail
NTS



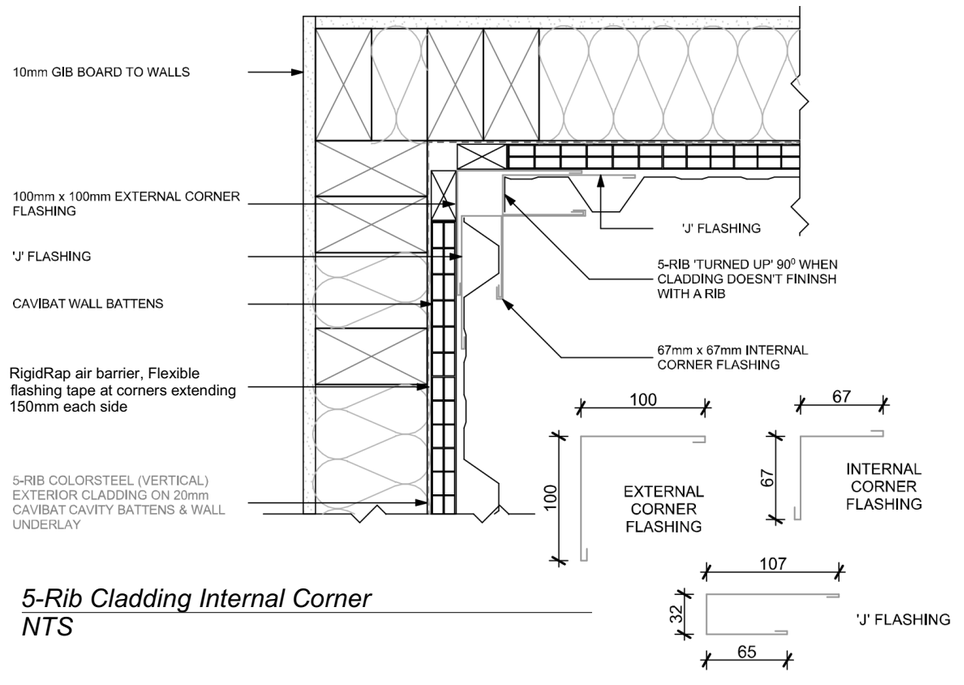
5-Rib Cladding External Corner
NTS



Garage Door Head
1:5



Stria Cladding Window Jamb Detail
NTS

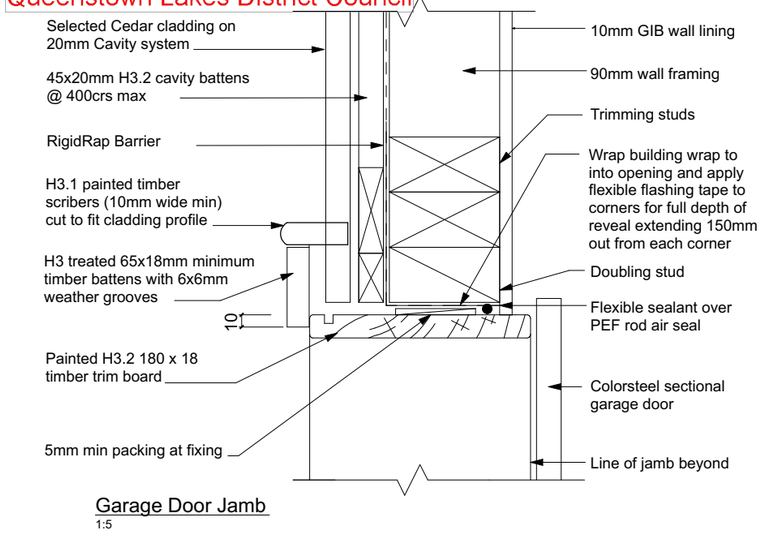


5-Rib Cladding Internal Corner
NTS

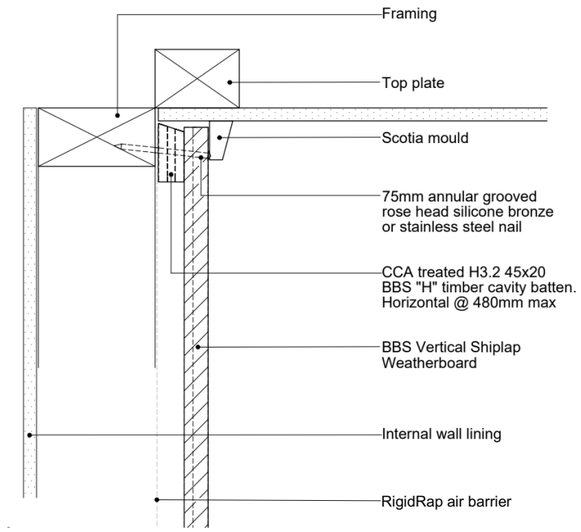
Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **28** **of 34 sheets**

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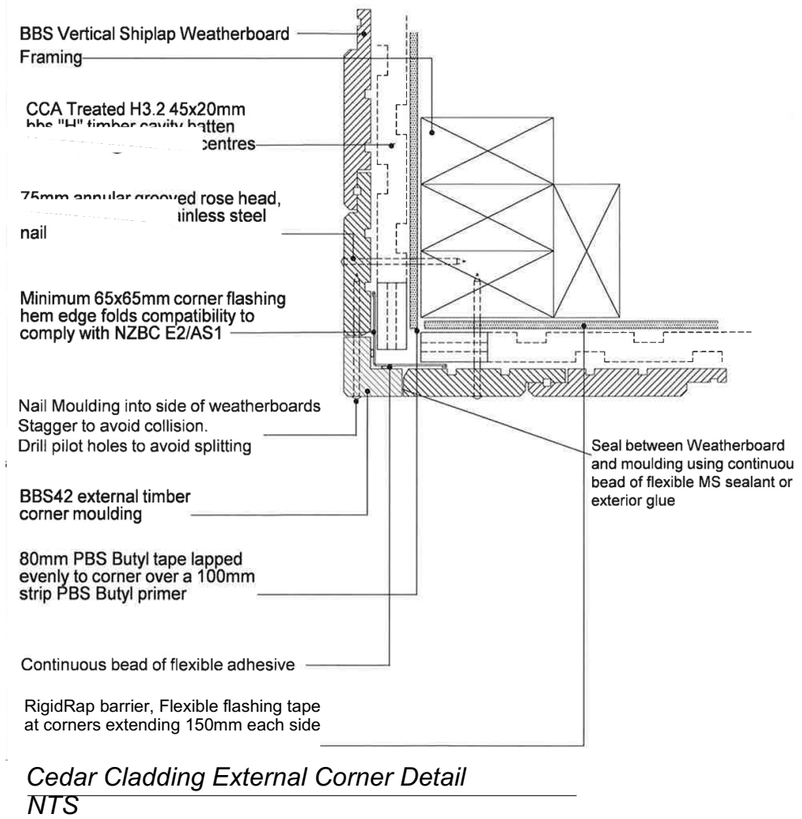
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



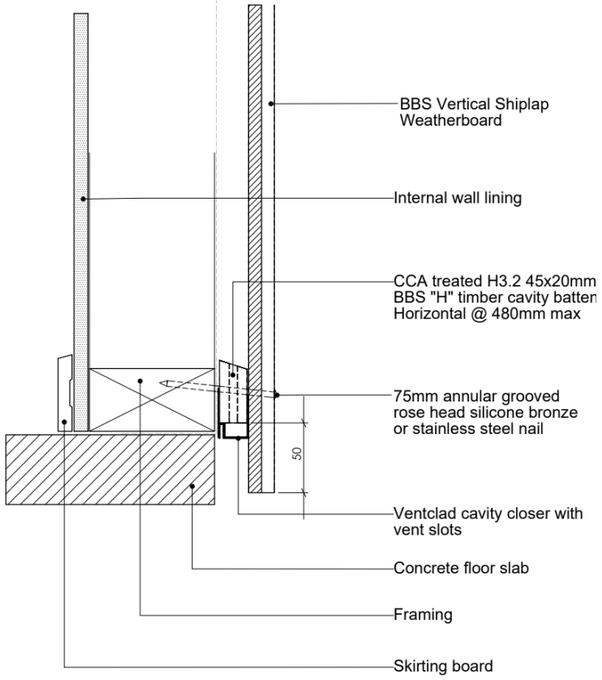
Garage Door Jamb
1:5



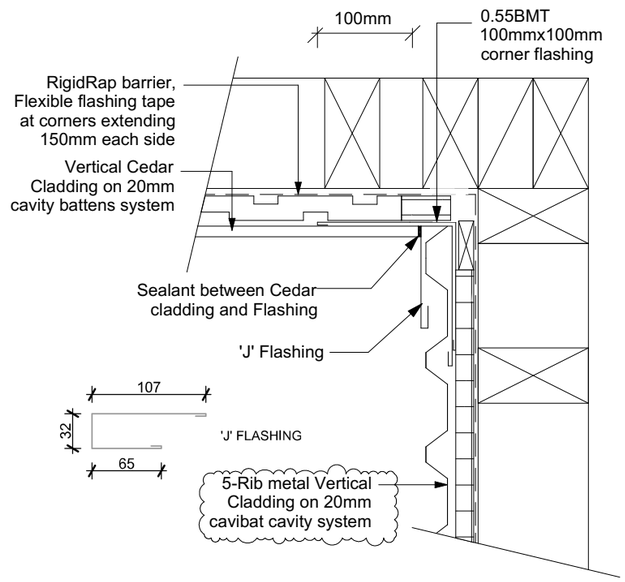
Cedar Soffit Detail
NTS



Cedar Cladding External Corner Detail
NTS



Cedar Base Detail
NTS

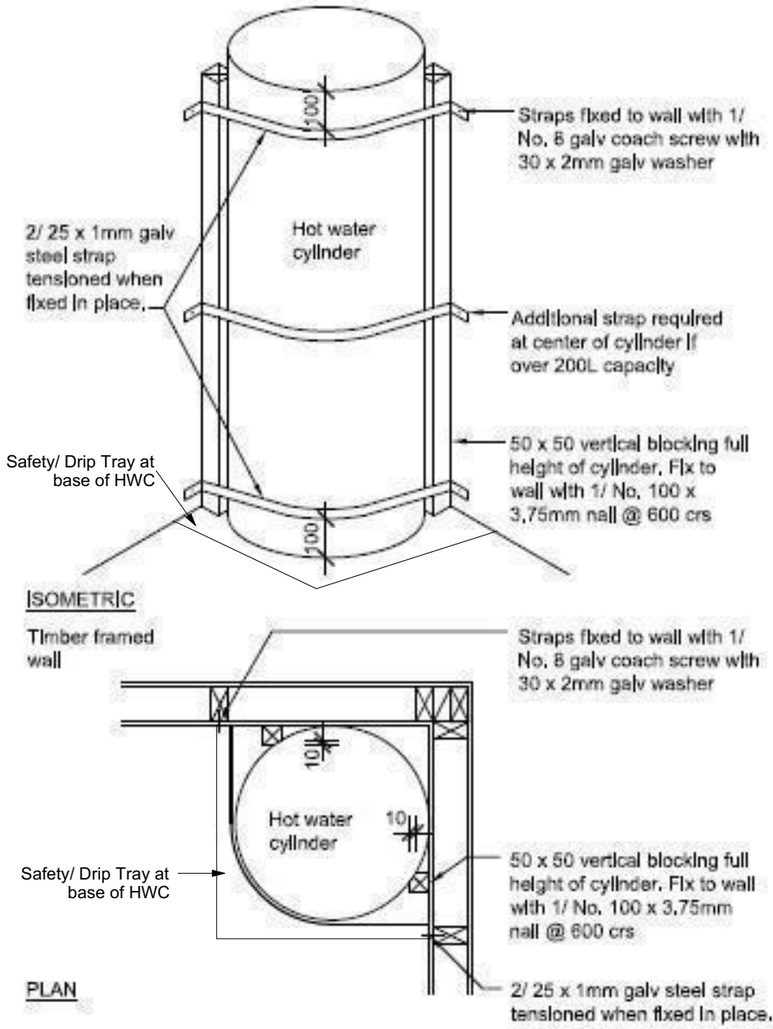


Cedar to 5-Rib Cladding Internal Corner Detail
Scale 1:5

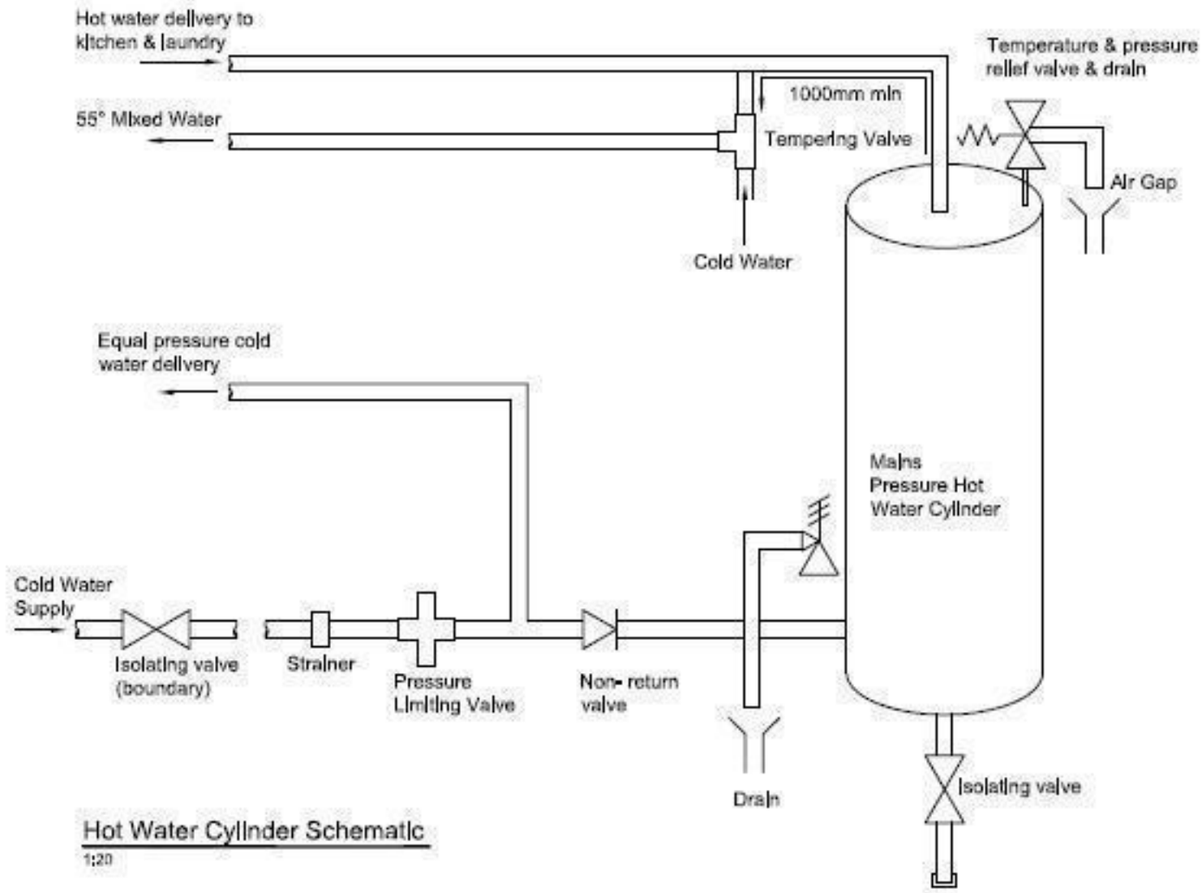
Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **29** **of 34 sheets**

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NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



Hot Water Cylinder Restraint Details
1:20



Hot Water Cylinder Schematic
1:20

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **30** **of 34 sheets**

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Where a bath has a level surround, they must be installed with the waterproof membrane system continuous across the top of the surround under any over-surface finish and down the wall behind the bath as shown in Figures 33 or 34 below.

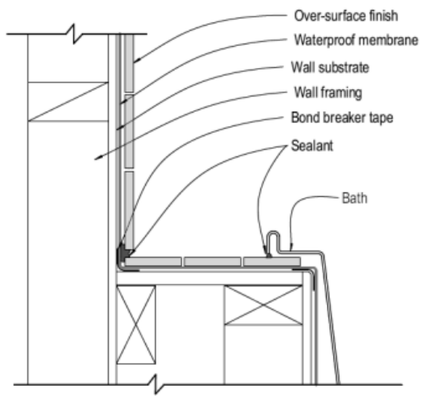


Figure 33: Bath over tiled surround

Notes:
1. Where a bath surround is required, the membrane must go over the substrate of the surround and extend down to the floor.

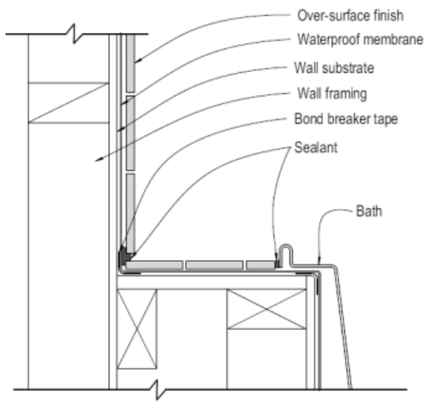
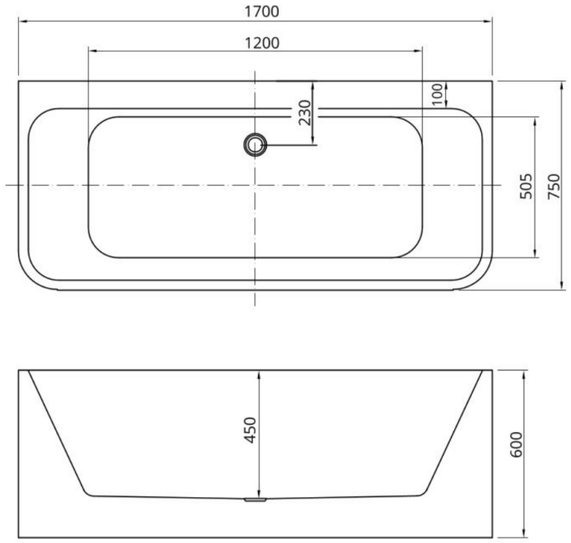
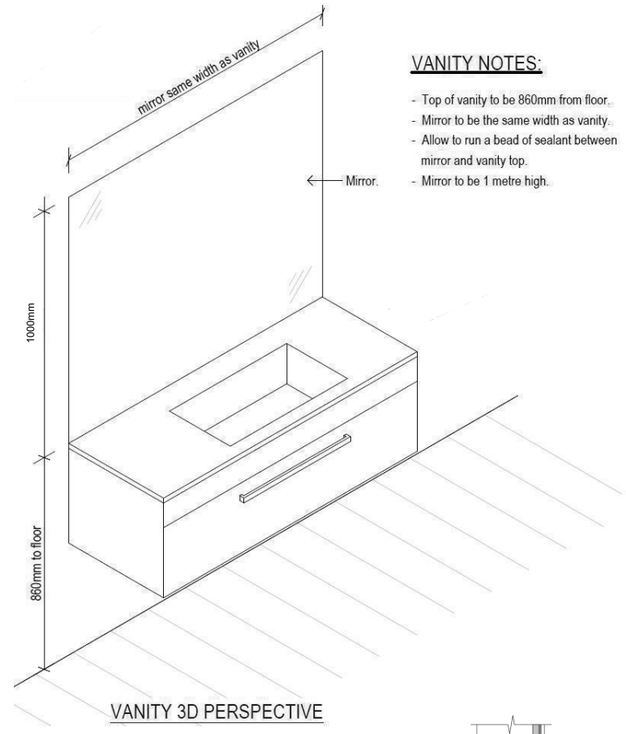


Figure 34: Bath with tiled surround

Notes:
1. Where a bath surround is required, the membrane must go over the substrate of the surround and extend down to the floor.

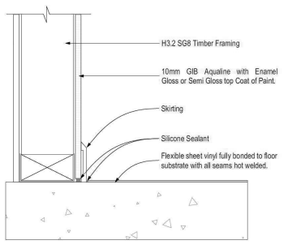




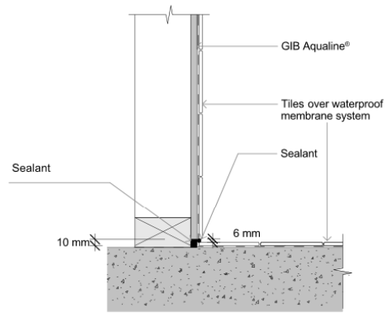
VANITY 3D PERSPECTIVE

VANITY NOTES:

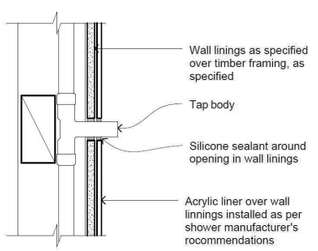
- Top of vanity to be 860mm from floor.
- Mirror to be the same width as vanity.
- Allow to run a bead of sealant between mirror and vanity top.
- Mirror to be 1 metre high.



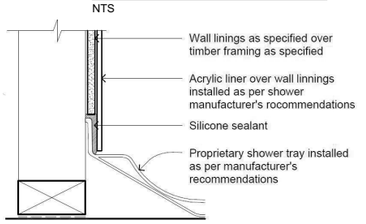
GENERAL FLOOR/WALL DETAIL



Tiled Floor to Wall detail
NTS



PENETRATION DETAIL

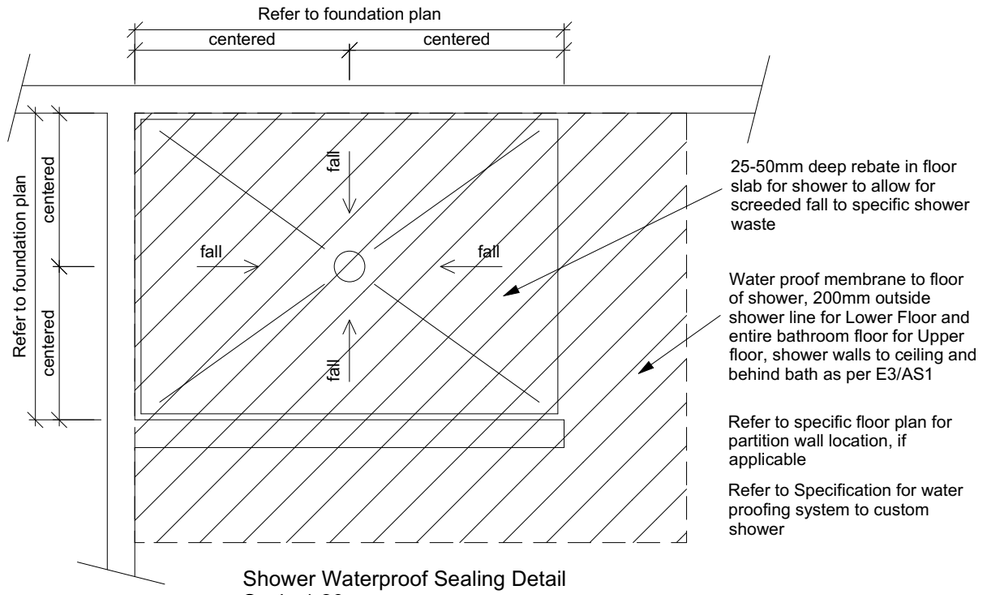


SHOWER TRAY DETAIL

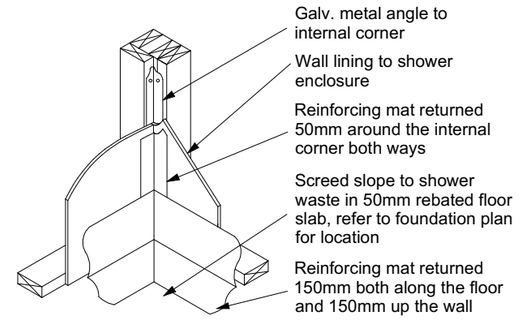
Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3:	Revision:	Sheet No.:
Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	**WET AREA DETAILS**	LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	**31** **of 34 sheets**

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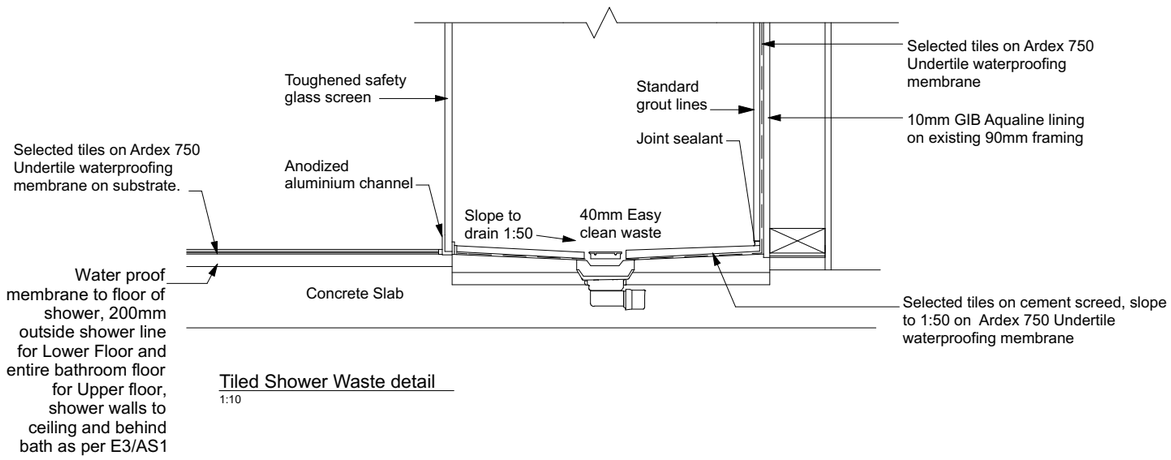
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



Shower Waterproof Sealing Detail
Scale 1:20



Custom Tile Shower Wall/Floor Junction Detail
Scale 1:20



Tiled Shower Waste detail
1:10

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **WET AREA DETAILS**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **32** **of 34 sheets**

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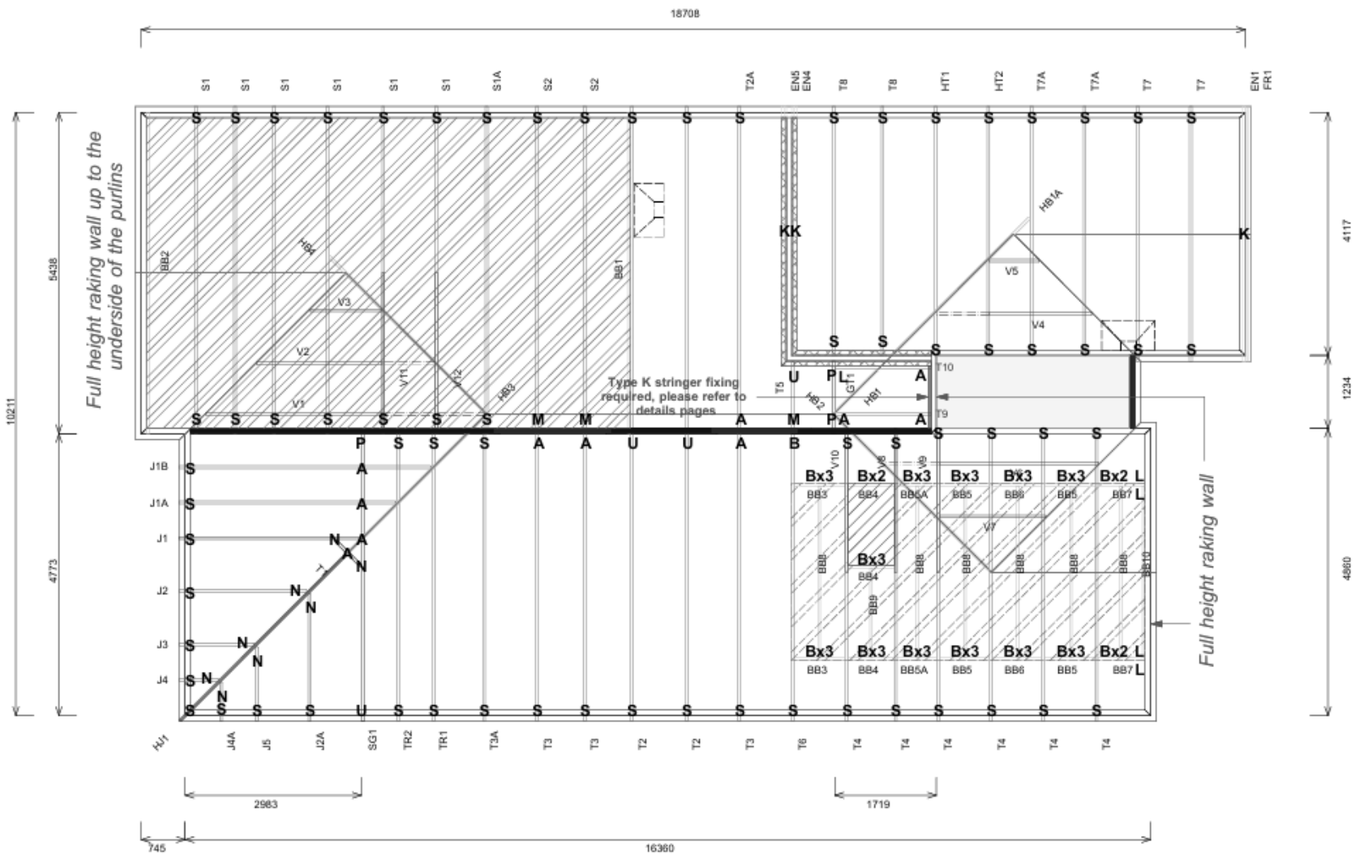
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

Buildable Consent Layout

FTMA NEW ZEALAND

For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone.This fixing is to meet the minimum requirements as per NZS3604.

CARTERS Your Building Partner



- Proposed Roof Beams
- Loadbearing Internal Walls
- Intertenancy Wall
- Parallel Chord Trusses
- Attic Trusses
- Attic Ladder
- Rafters by others
- Rangehood

NOTE/S:
1. Dashed lines show valley top chords continuing up to hip board (No bottom chord below). Bottom chord terminates at Truss HT2, V9 and V11.
2. Gable trusses are designed to support brick cladding only in single-storey dwellings where continuous support is provided. For other cladding types, gable trusses can accommodate fixings as per the manufacturer's requirements. Any situations outside these conditions may require a specific design from an engineer.
3. Used 502mm heel height to all trusses measured from section.
4. Attic trusses have been designed for a storage area of 3000mm wide x 1300mm high with 140x45 TC and 190x45 BC. Floor area is 6000mm long with a total attic area of 18 sq.m.
5. [GT1, S1A, S2, T2, T2A, T5, T9, 10] Lateral web bracing required. See Lateral web bracing page.
6. [GT1, S1A, S2, T2, T2A, T5, T9, T3, T3A, T6] Pilot vehicle required for over height trusses, a MiTek design fee may apply.

Truss Fixings

A = 47x90 Joist Hanger
B = 47x120 Joist Hanger
C = CT200 (pair)
D = 47x190 Joist Hanger
E = 95x165 Joist Hanger
F = SH-140 Split Hanger
G = SH-180 Split Hanger
H = SH-220 Split Hanger
J = 2x6kN Strap (12kN)
K = 6kN Strap
L = Multigrip (single)
M = Multigrips (pair)
N = Nailon Plate (240x110x1)
P = 16kN Pack
Q = 9kN Pack
S = CPC 40 Single Cleat
T = CPC 40 Short (pair)
U = CPC 80 Single Cleat
V = 16kN Uplift
Z = Engineers Design

Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners or Type 17 - 14g Hex Head Screws (as per the MiTek On-site Guide)

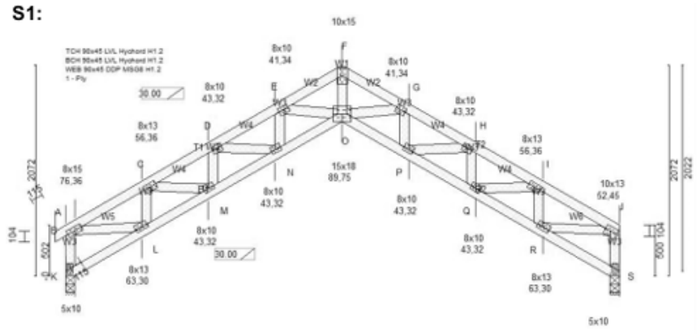
All truss to frame fixings require 2 additional 2/90x3.15dia skew nails.

All truss fixings not indicated as above must have 2 wire dogs for cross joints and 2/90x3.15dia nails for butt joins.

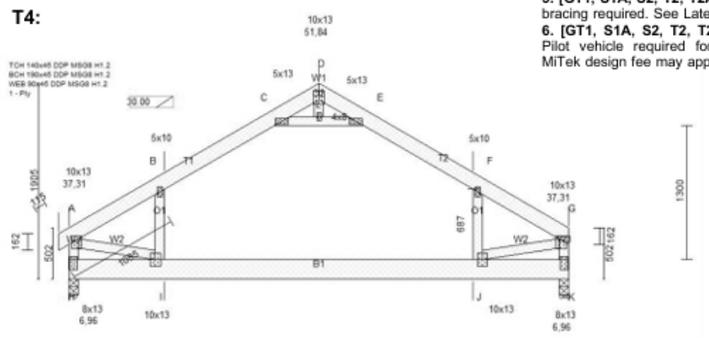
Fixings shown are for fixing trusses to the top plate. Any other point load uplift fixings down through the framing stud to top plate, stud to bottom plate, bottom plate to floor remain the responsibility of the architect / draughtsman.

Any roof loads as stated on this layout over 16kN lift are outside the scope of NZS3604, and the architect / draughtsperson is responsible for the design to transfer the loads to the ground.

S1:



T4:



Snow Zone:	Queenstown (N5)
Wind Area:	High
TC Restraints:	900 mm
Roof Material:	Galv Iron 0.55mm
Roof Pitch:	30.00 °
Snow Altitude:	329.000 m
Design Wind Speed:	44.0 m/s
BC Restraints:	1800 mm
Ceiling Material:	Standard Ceiling on Suspended Battens
Ground Snow Load:	1.200 kPa
Truss Centres:	900 mm

MiTek

Drawn:	Anna Villanueva
Date:	1/04/2026

Job No: **QN1454268C1**
Customer: MAEBELLE HOMES LIMITED
Job Name: Lot 35 Park Ridge
Address: Lot 35 Park Ridge, Queenstown

If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.
The truss fixings can be substituted for other fixings of the same or greater capacity.
All verge framing to be fixed according to the MiTek On-Site Guide if not covered by NZS3604.
If bottom chord restraints are 35mm Metal battens, then they must be fixed with either two nails or screws.
If the metal battens are fixed with a single nail or screw then 90x45mm bottom chords restraints will be required at 1800mm centres

All loads shown on this page regarding the truss fixings are characteristic loads

Client / Address Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	Drawing Title: **TRUSS DESIGN**	Legal Description LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	Revision: 1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	Sheet No.: **33** of 34 sheets

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Queenstown Lakes District Council

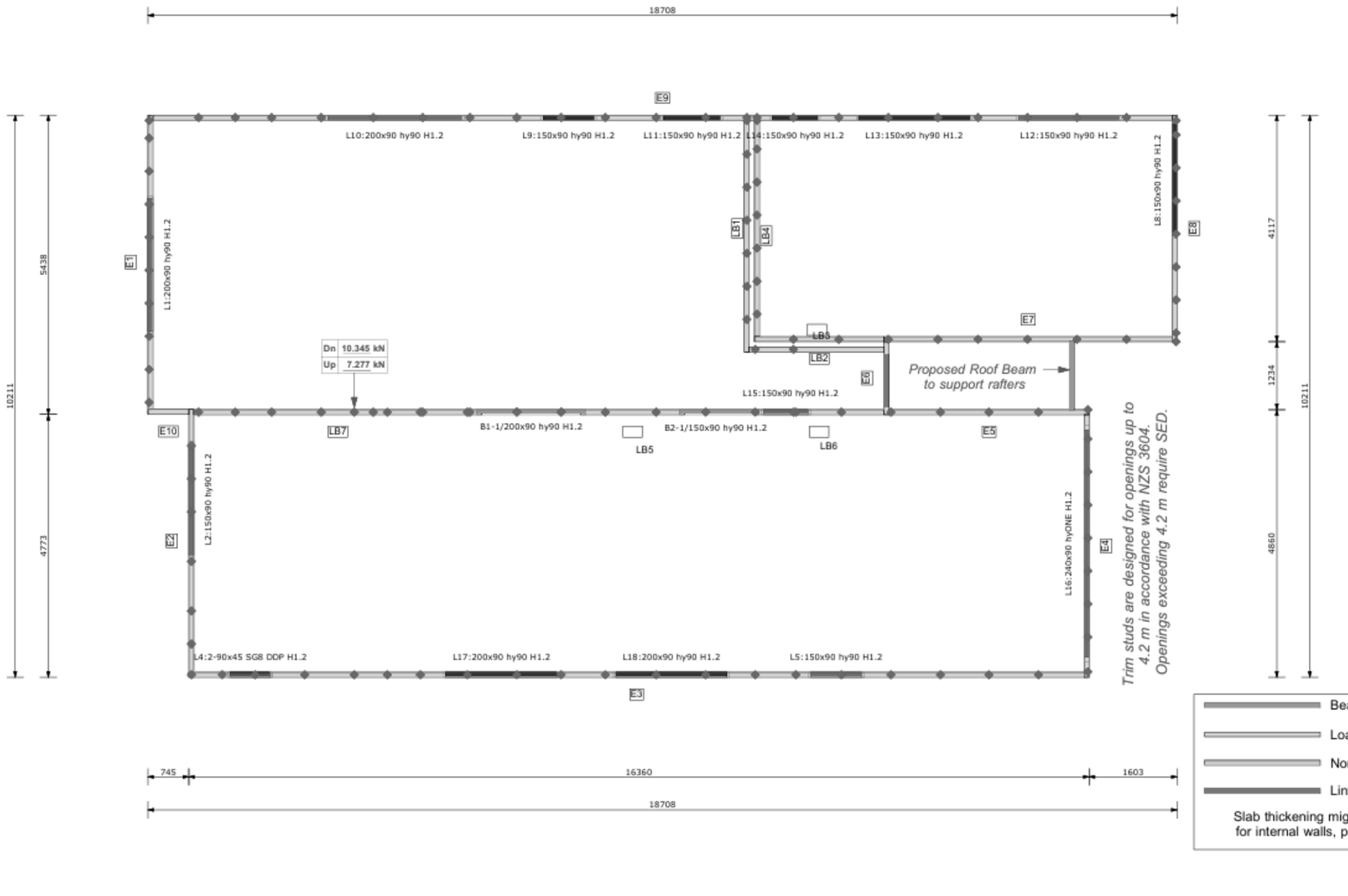
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

Buildable Consent Layout

FTMA NEW ZEALAND

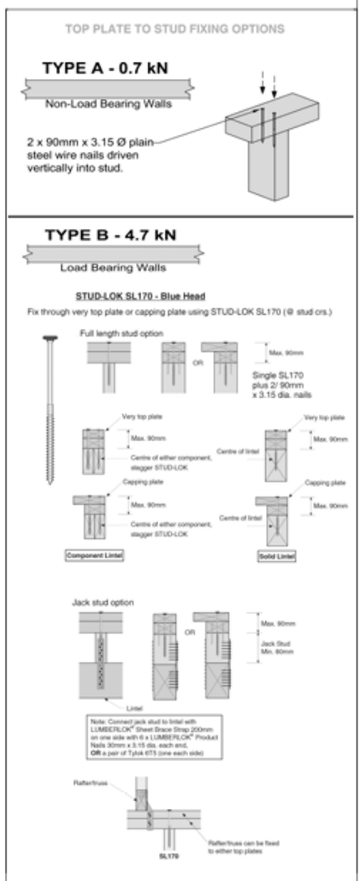
All internal walls shown on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson

CARTERS Your Building Partner



All beam fixings are the responsibility of the Architectural Designer and/or Structural Engineer

Lintel Fixings are as per the included reports.



Note: These top plate to stud fixing options do not apply to walls under floors, just walls with trusses or rafters attached.

MiTek SAPPHIRE™ Every Facet an Advantage.

Drawn:	Anna Villanueva
Date:	1/04/2026

Job No: **QN1454268C1**
Customer: MAEBELLE HOMES LIMITED
Job Name: Lot 35 Park Ridge
Address: Lot 35 Park Ridge, Queenstown
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Notification of point loaded lintels or point loads on internal walls where the downward load is higher than 8kN (85mm raft type slab) or 10kN (100mm standard slab), or the upward load is greater than 10kN. These loads are Ultimate Limit State Loads

If no loads are shown, no thickening is required.

The lintels have been sized using one of the following:

The MiTek SAPPHIRE Component Design Software.
hy90, hyONE and hySPAN lintels have been sized using the designIT for houses - New Zealand series 6 software.
GANGLAM and FLITCH BEAMS have been sized using the MiTek Beam Program V1.10 June 2011.

Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown are to be selected as per NZS3604: 2011 or designed by an engineer as required. The lintels have not been designed to support brick shelf angles. The Architect or Engineer is required to design all lintels supporting brick shelf angles.

Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3:	Revision:	Sheet No.:
Bruno Perillo Da Rosa and Lucia Goncalves Duvos Lot 35 Park Ridge, Queenstown	**TRUSS DESIGN**	LOT 35 Park Ridge Site Area: 385.00m² Address: LOT 35 Park Ridge Jacks Point Queenstown - 9371	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2026-06 Revision: 07 Date: 11/05/2026	1: COORDINATION ISSUE: 17/02/2026 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 04/03/2026 4: COORDINATION ISSUE: 10/03/2026 5: COORDINATION ISSUE: 12/03/2026 6: BC ISSUE: 13/04/2026 7: BC RFI-1 ISSUE: 11/05/2026	**34** of 34 sheets