Newman Family

Lot 1135 Hanleys Farm, ,
Jacks Point, Queenstown

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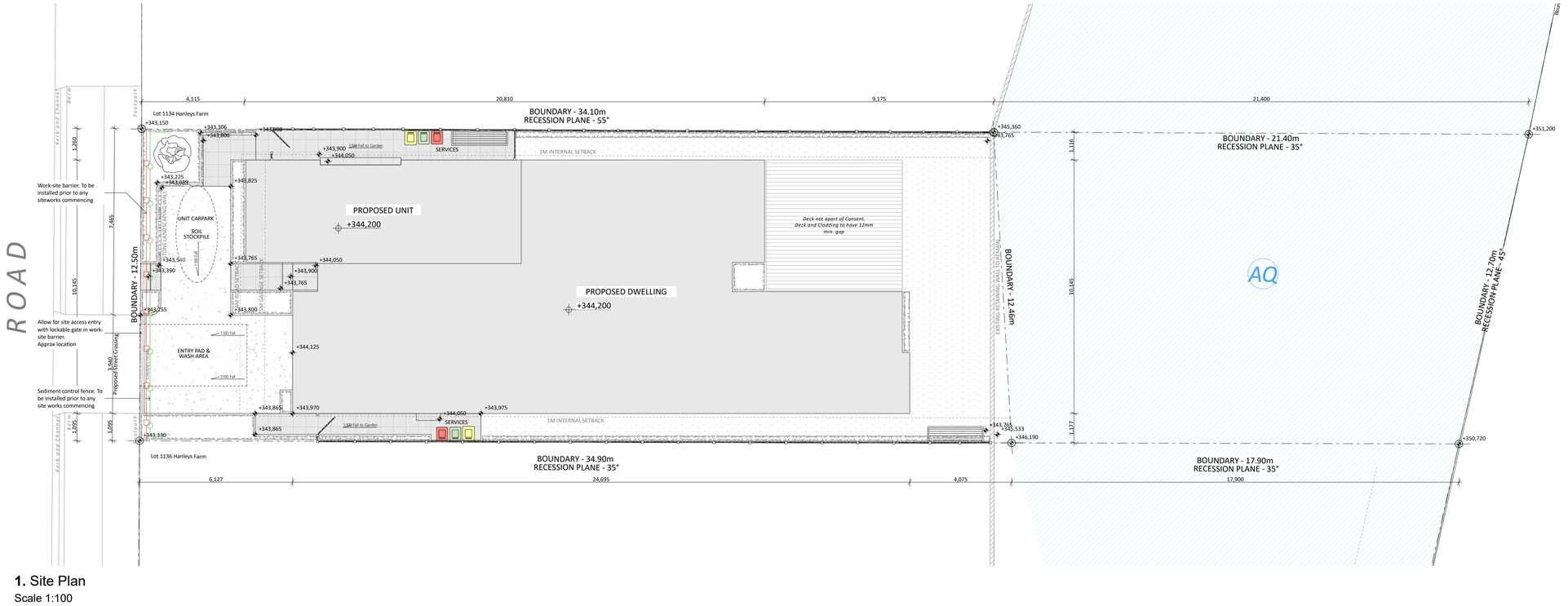
Newman Residence

Lot 1135 Hanleys Farm, ,
Jacks Point, Queenstown

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1. Site Plan
Scale 1:100

PROJECT INFO:

Address:	Lot 1135 Hanleys Farm Jacks Point Queenstown
Legal Description:	Lot 1135 DP 11
Site Area:	678m² (more or less)
Planning Zone:	Jacks Point
Wind Zone:	Very High
Earthquake Zone:	3
Exposure Zone:	B
Climate Zone:	6

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per District Plan
- NB – – Notional Boundary
- Buildings/Proposed Buildings
- Driveway - Refer to Landscaping plan for further detail
- Concrete Path/Service Area - Refer to Landscaping plan for further detail
- Timber Deck - Refer to Landscaping plan for further detail
- Vegetation - Refer to landscaping plan for further detail
- Retaining Wall - Refer to engineers documents for further detail
- No Build Easement

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

Confirm all existing services on site.

All drawings to be read in conjunction with engineering/ consultants documentation.

Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.

All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

Work area shall be protected by site fencing to comply with F5.

SEDIMENT CONTROL RESPONSIBILITIES

Person responsible for implimentation and maintenance of sediment controls is:
Harry Newman
Mobile: 027 616 9964
Email: harry@adeptcarpentry.co.nz

SEDIMENT CONTROL FENCE:

Refer to QLDC Guidance Document Earthworks

Sediment control fence:

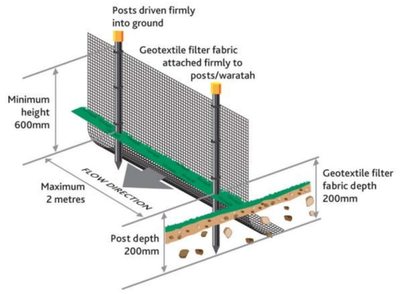
WORK-SITE BARRIERS

Work-site barriers to be installed in accordance with NZBC F5/AS1 Table 1, all work-site barriers to be erected prior to commencement of works.

Work-site Barrier:

LEGEND - LEVELS

- +343,765 Proposed Finished Ground / Surface Level
- +343,765 Existing Ground Level



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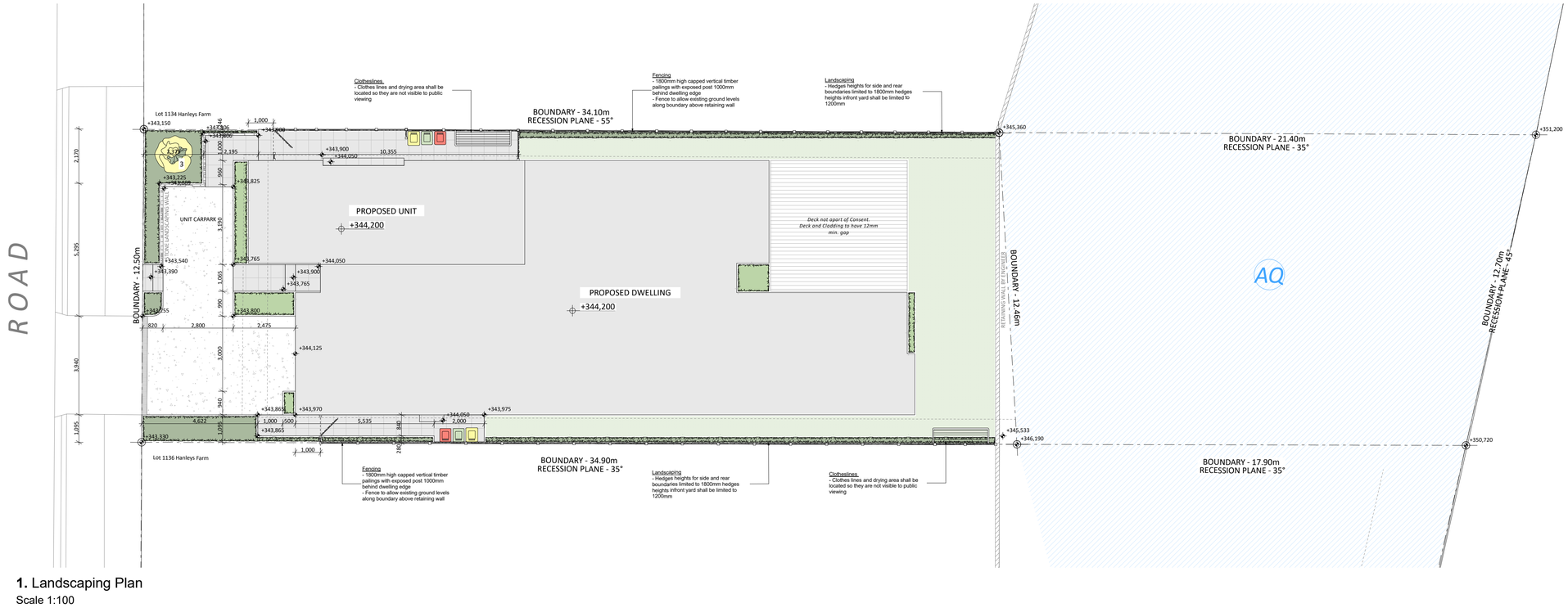
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Site Plan

A102



1. Landscaping Plan
Scale 1:100

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LANDSCAPING LEGEND

Grass/Lawn Area

Planting Area
- Medium bark chip finish
- Trees to be 1.5m min. height at the time of planting
- Landscaping areas to be 50% trees, 50% shrubs

Driveway (to engineers specifications)
- Exposed aggregate concrete
- 1:100 min. falls as shown
- Slip resistance to comply with NZBC D1/AS1

Path/Service Area
- Plain concrete, sponge finish
- 1:100 min. falls as shown
- Slip resistance to comply with NZBC D1/AS1

Timber Deck
- Detatched timber deck, 12mm min. from cladding
- To be carried out under schedule 1 of the building act 2004

Stone Retaining Wall
- max. height 0.53m

Engineered Retaining Wall
- max. height 2.3m

FENCING LEGEND
Refer to typical fence detail for further information

Timber Fence
- 1800mm High
- Rough sawn veritcal timber battens
- Paint finish, colour to match cladding

PLANT LEGEND

TYPE 1 - **PORTUGUESE LAUREL**
"Prunus lusitanica"



TYPE 3 - **KOWHAI TREE**
"Sophora microphylla"



TYPE 5 - **SHRUB MIX**
Hydrangea, Lavender, Coprosma, Hebe and/or similar shrubs



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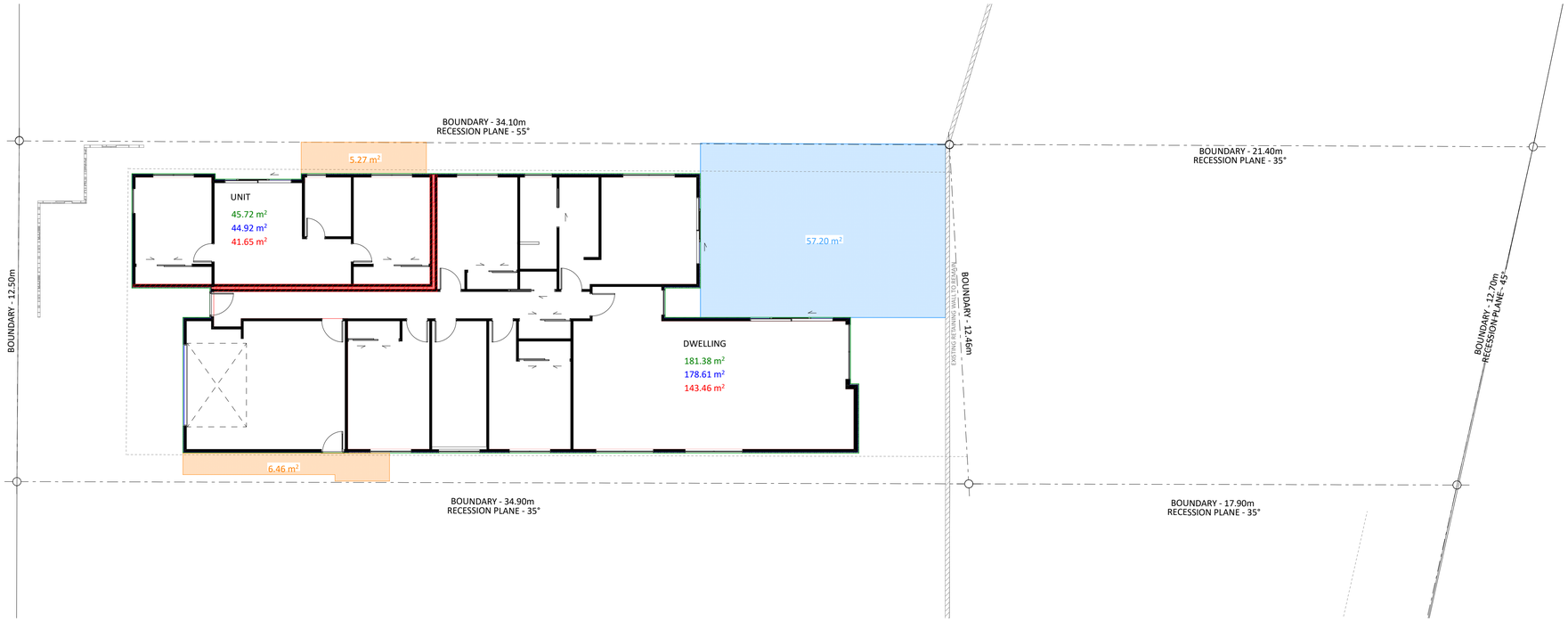
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Landscaping Plan

A103



N

LEGEND - AREAS

- Gross Floor Area - Over cladding
- Gross Floor Area - Over frame
- Net Floor Area - Internal, excluding garage
- Outdoor Living Area - Excluding washing lines
- Service Area

PROJECT FIGURES

Total Areas

Over Cladding:	227.10m2
Over Framing:	222.47m2
Site Coverage:	223.53m² (32.97%)

Impervious Areas

Buildings:	223.53m²
Driveway:	38.06m²
Path/Paving:	32.83m²
Total:	294.42m² (43.43%)

Landscaping Areas

Landscaping:	118.47 + No Build Zone
Planting:	TBC

2. Areas Plan
Scale 1:100

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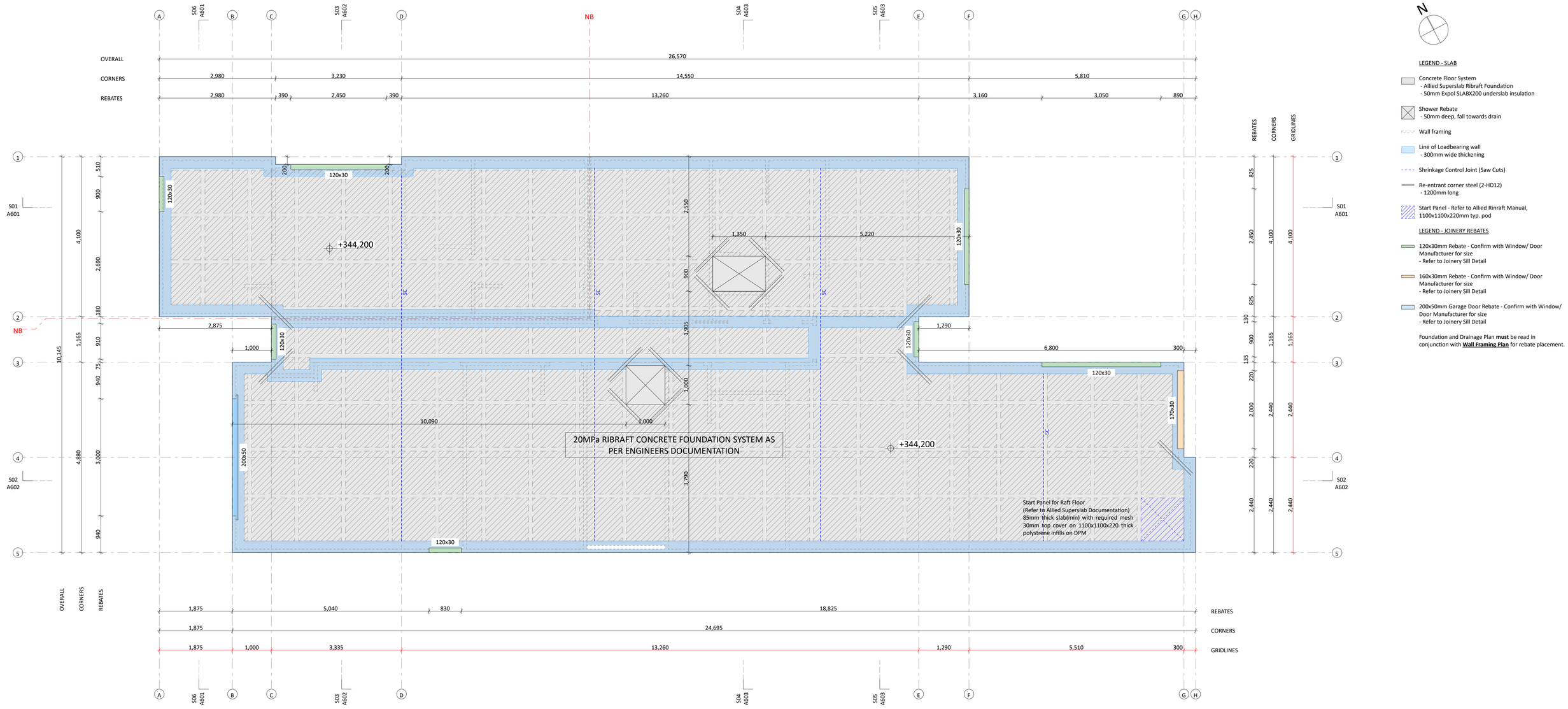
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Areas Plan

A104



2. Foundation Plan

Scale 1:50

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LEGEND - SLAB

Concrete Floor System
- Allied Superslab Ribraft Foundation
- 50mm Expol SLABX200 underslab insulation

Shower Rebate
- 50mm deep, fall towards drain

Wall framing

Line of Loadbearing wall
- 300mm wide thickening

Shrinkage Control Joint (Saw Cuts)

Re-entrant corner steel (2-HD12)
- 1200mm long

Start Panel - Refer to Allied Rinraft Manual, 1100x1100x220mm typ. pod

LEGEND - JOINERY REBATES

120x30mm Rebate - Confirm with Window/ Door Manufacturer for size
- Refer to Joinery Sill Detail

160x30mm Rebate - Confirm with Window/ Door Manufacturer for size
- Refer to Joinery Sill Detail

200x50mm Garage Door Rebate - Confirm with Window/ Door Manufacturer for size
- Refer to Joinery Sill Detail

Foundation and Drainage Plan **must** be read in conjunction with **Wall Framing Plan** for rebate placement.

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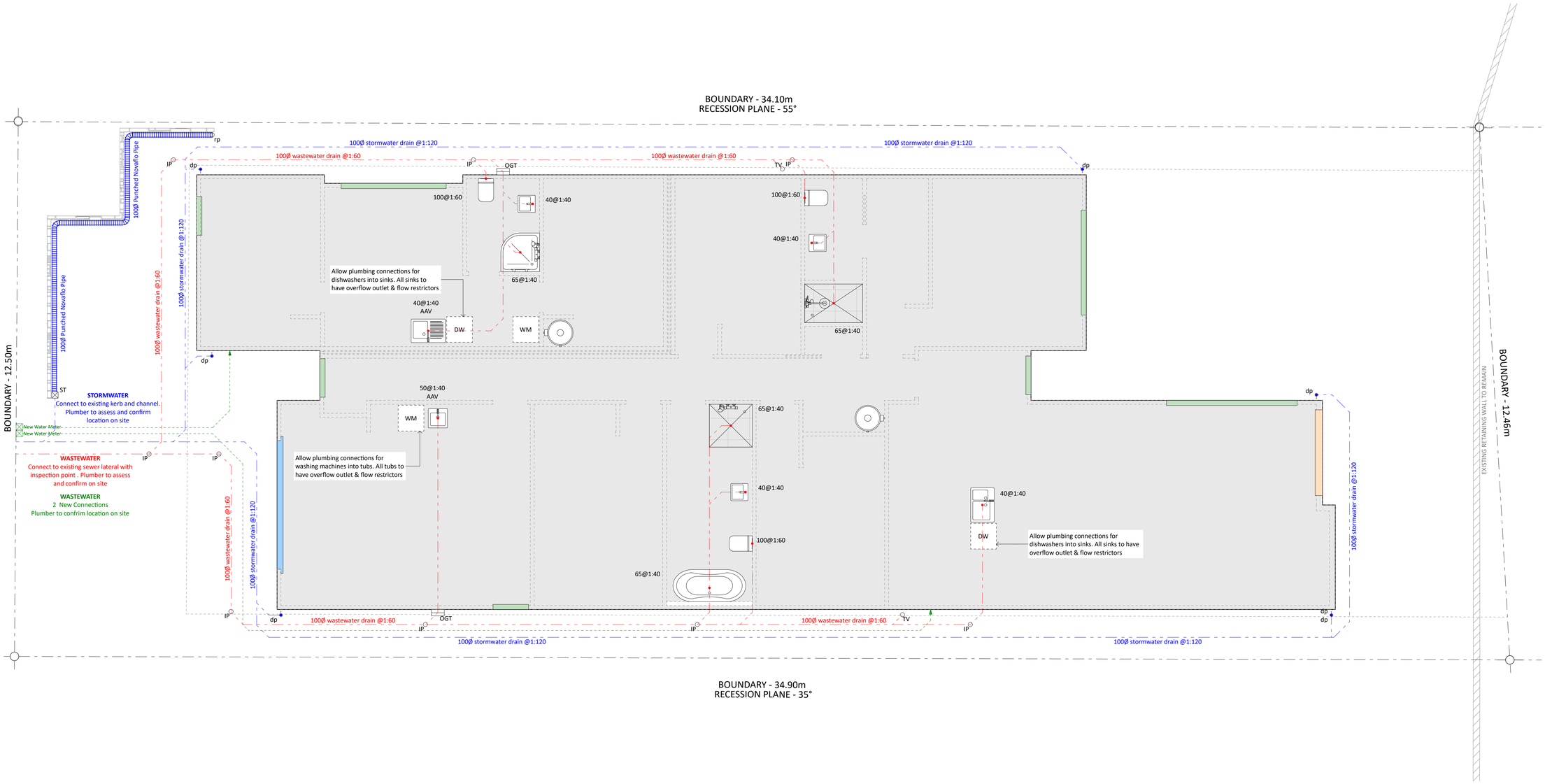
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Foundation Plan

A201



2. Drainage Plan
Scale 1:50

N

LEGEND - JOINERY REBATES

- 120x30mm Rebate - Confirm with Window/ Door Manufacturer for size
  - Refer to Joinery Sill Detail
- 160x30mm Rebate - Confirm with Window/ Door Manufacturer for size
  - Refer to Joinery Sill Detail
- 200x50mm Garage Door Rebate - Confirm with Window/ Door Manufacturer for size
  - Refer to Joinery Sill Detail

Foundation and Drainage Plan **must** be read in conjunction with **Wall Framing Plan** for rebate placement.

LEGEND - PLUMBING & DRAINAGE (G13/AS1)

- Stormwater Pipe
- Wastewater Pipe
- Water Supply Pipe
- Gully Trap
  - all gully traps to be overflow relief gullys
- Terminal Vent (80mm dia)
- Inspection Point to NZBC/AS3500.2
- NZBC E1/AS1 Silt Trap
- 180L Hot Water Cylinder
  - Installed to manufactures specfications
  - Seismic restraints as per details

GENERAL NOTES

Plumbing & drainage to AS3500.2

Contractor to install all new plumbing fixtures & appliances to manufacturers specifications.

Contractor to furnish & install all hardware unless noted otherwise.

GIB Aqualine to be used in all bathroom areas with oil based paint finish

In wall 20mm plywood blocking at all sink, wall sconce, & accessory locations. Contractor to provide all blocking as required for proper installation of item.

All entries & exits to comply with NZBC D1/AS1.

Floor finishes for wet area rooms to comply with the requirements of NZBC E3 Internal Moisture, refer to layout A13

Support and Thermal Movement of Foul Water Drainage system to NZBC/AS3500.2

All services penetrations through the floor slab shall have a flexible seal employed to allow some movement between the pipe and floor.

External hose taps connected to potable water system to have permanently attached hose connection vacuum breaker

SANITARY FIXTURES

Basin	40mm	1:40 Gradient
Bath	40mm	1:40 Gradient
Washing Machine	40mm	1:40 Gradient
Dishwasher	40mm	1:40 Gradient
Kitchen Sink	50mm	1:40 Gradient
Laundry Tub	65mm	1:40 Gradient
Shower	65mm	1:40 Gradient
WC	100mm	1:60 Gradient
Stormwater	85mm	1:90 Gradient
	100mm	1:120 Gradient
	150mm	1:200 Gradient

HWC NOTES

HWC to have safe tray. Safetray to have 40mm @1:40 pipe with vermin flap to termination point outside building envelope/ foundation.

Relief valve drain minimum diameter of same size as the valve outlet to have a continuous fall from the relief valve to the outlet to exit from the edge of the slab in a visible location.
Pipe to be copper, as per G12/AS1.

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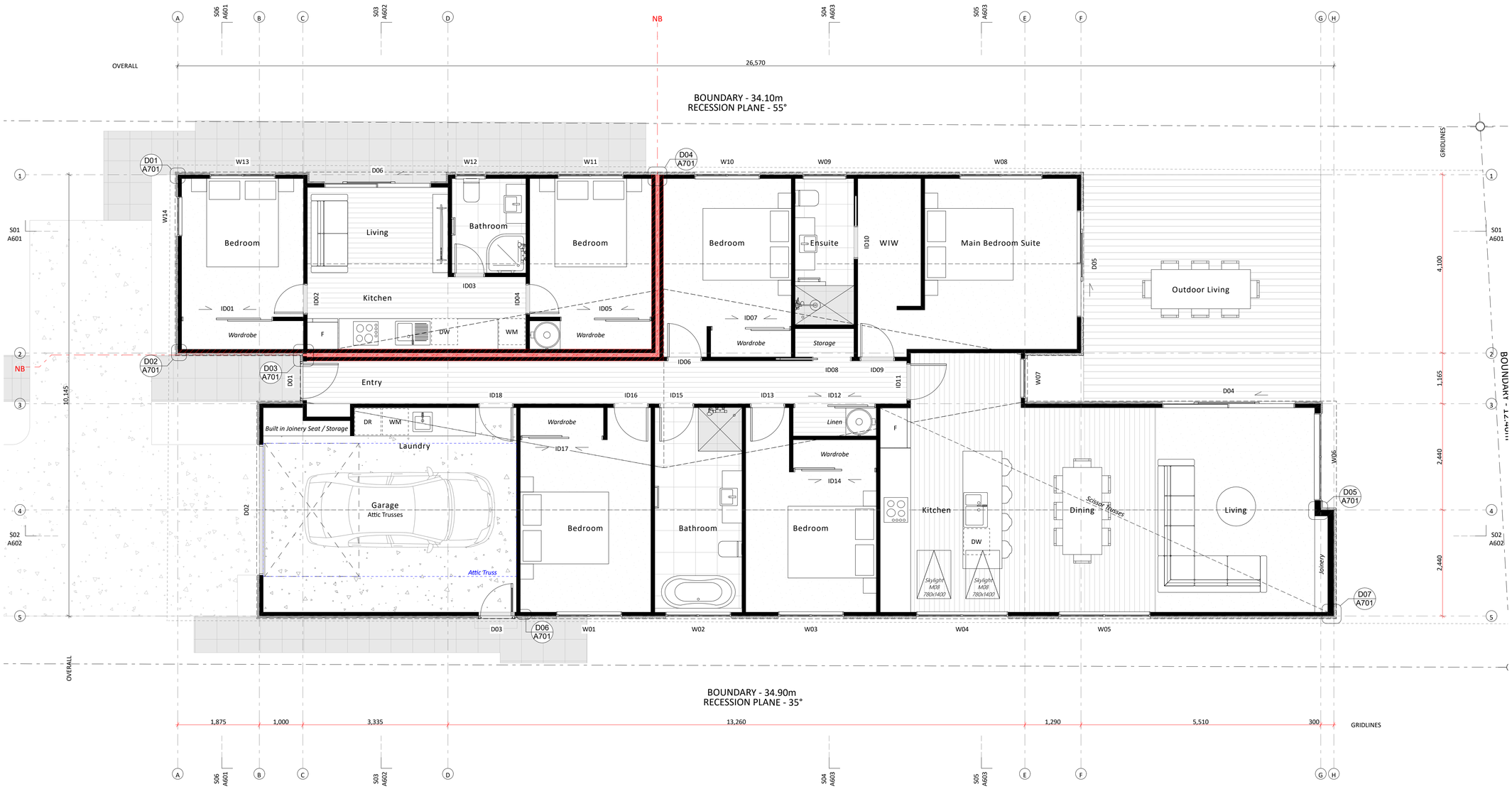
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Drainage Plan

A202



2. Floor Plan
Scale 1:50

N

LEGEND - WALLS

90mm Timber Framed Wall (external wall)
- GIB wall lining (refer to finishes plan)
- 90x45mm studs @ 600 CRS, dwangs @ 480 CRS
- Building Wrap
- 20mm drained cavity
- Dimond Hi Five wall cladding

90mm Timber Framed Wall (external wall)
- GIB wall lining (refer to finishes plan)
- 90x45mm studs @ 600 CRS, dwangs @ 480 CRS
- Building Wrap
- 20mm drained cavity
- Abodo Vulcan wall cladding

90mm Timber Framed Wall (internal wall)
- GIB wall lining both sides (refer to finishes plan)
- 90x45mm studs @ 600 CRS, dwangs @ 800 CRS

RCS INTA120a (intertenancy wall)
- GIB wall lining (refer to finishes plan)
- 90x45mm studs @ 600 CRS, dwangs @ 800 CRS
- 20mm cavity
- 50mm INTA120a panel
- 20mm cavity
- 90x45mm studs @ 600 CRS, dwangs @ 800 CRS
- GIB wall lining (refer to finishes plan)

JHETGR30-N (fire rated wall)
- GIB wall lining (refer to finishes plan)
- 90x45mm studs @ 400 CRS, dwangs @ 800 CRS
- James Hardie RAB
- 20mm cavity
- Dimond Hi Five wall cladding

140mm Timber Framed Wall
- GIB wall lining (refer to finishes plan)
- 140x45mm studs @ 400 CRS, dwangs @ 480 CRS

Bottom Plate Fixing to Slab: Proprietary anchor's @ 900 max CRS with 50x50x3 flat washer unless noted otherwise

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

H1 COMPLIANCE (CALCULATION METHOD)

R-Values

Roof:	R3.6+R3.6 Fibreglass batts
Wall:	R2.8 Fibreglass Batts
Foundation:	50mm EPS underslab
Windows & Doors:	R0.5 Aluminium Joinery

Calculations

Window to Wall Ratio:	27%
Skylight Area:	2.18m²
Reference Heat Loss:	337.19
Calculated Heat Loss:	324.23

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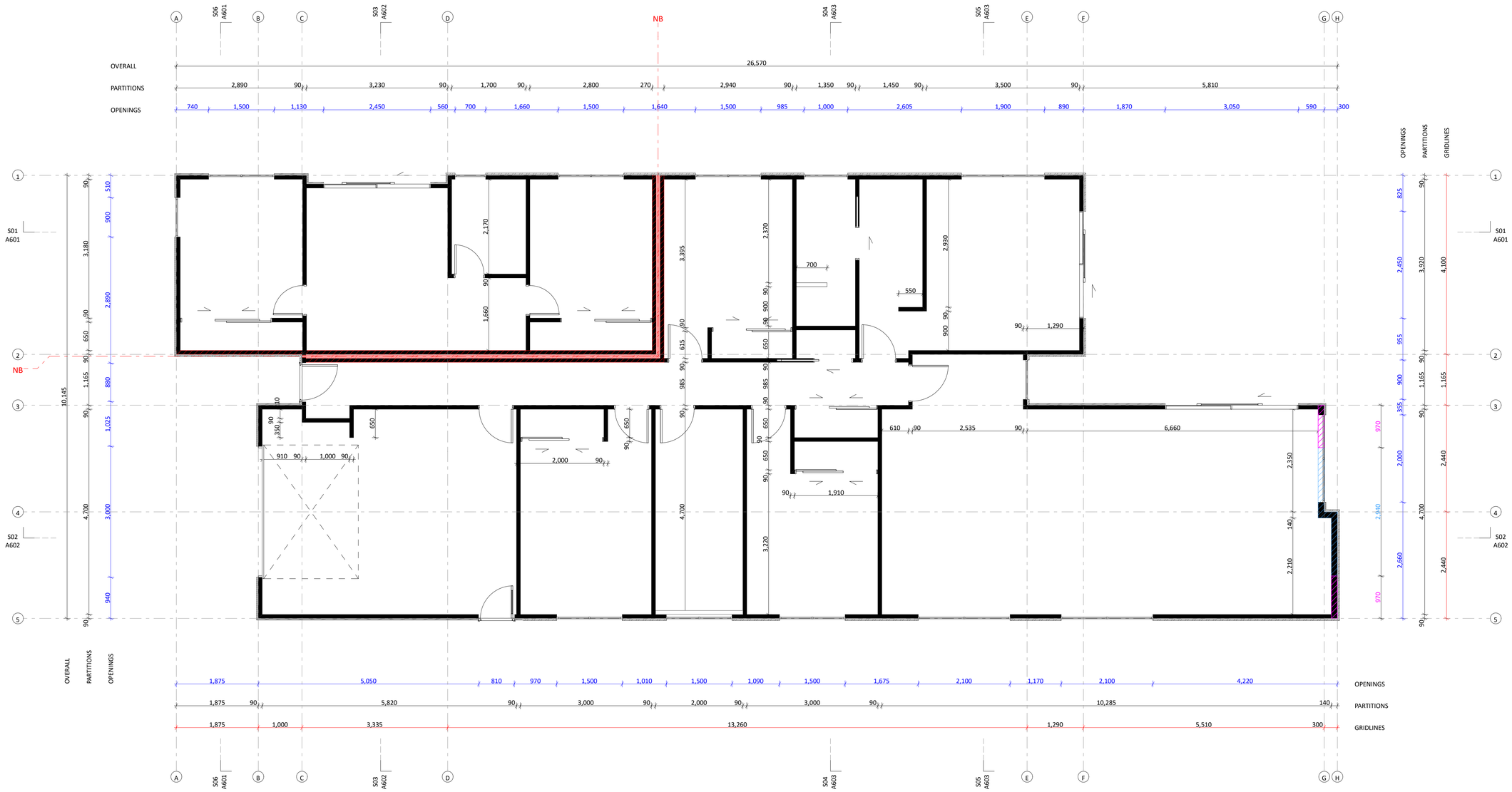
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Floor Plan

A301



2. Wall Framing Plan
Scale 1:50

N

LEGEND - WALLS

90mm Timber Framed Wall (external wall)
- GIB wall lining (refer to finishes plan)
- 90x45mm studs @ 600 CRS, dwangs @ 480 CRS
- Building Wrap
- 20mm drained cavity
- Dimond Hi Five wall cladding

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- 50mm INTA120a panel
- 20mm cavity
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- GIB wall lining (refer to finishes plan)

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- James Hardie RAB
- 20mm cavity
- Dimond Hi Five wall cladding

140mm Timber Framed Wall
- GIB wall lining (refer to finishes plan)
- 140x45mm studs @ 400 CRS, dwangs @ 480 CRS

140mm Timber Framed Wall
- GIB wall lining (refer to finishes plan)
- 140x90mm studs @ 300 CRS, dwangs @ 480 CRS

WALL NOTES:

Top Plate Fixing: Top plate to be fixed to studs @ 600 max CRS with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise

Bottom Plate Fixing to Slab: Proprietary anchor's @ 900 max CRS with 50x50x3 flat washer unless noted otherwise

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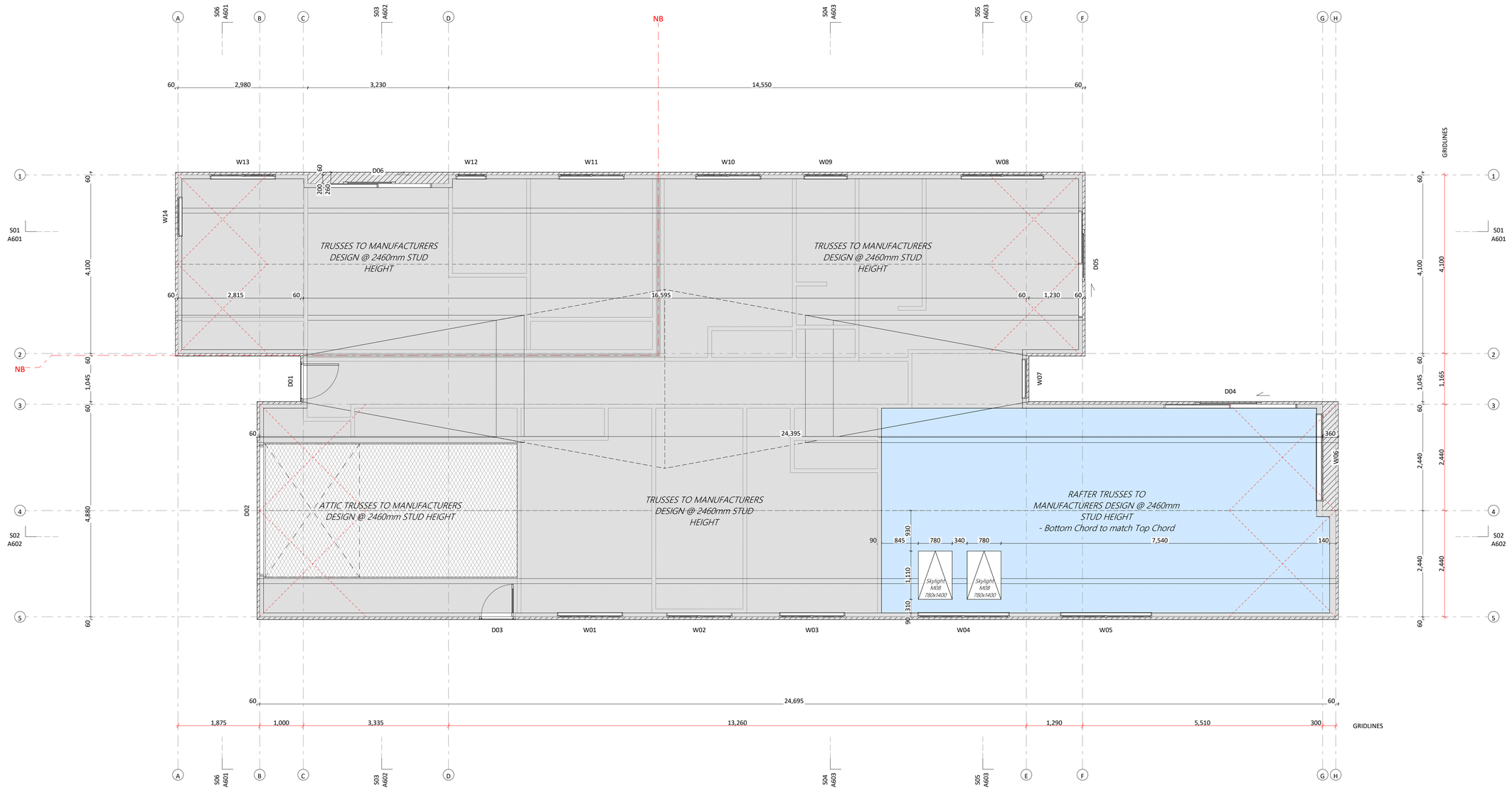
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Wall Framing Plan

A302



3. Roof Framing Plan

Scale 1:50

N

ROOF BRACING NOTES:

Roof Plane bracing.
Refer to 10.4.2.3 and table 10.15 for fixing requirements.
- Not required when roof plan area is under 50m² and at roof hip junctions

WALL NOTES:

Wall below

Trusses to manufacturers Design at 2460mm stud height, Refer to Truss Design for further specifications.

Rafter Trusses to manufacturers Design at 2460mm stud height, Refer to Truss Design for further specifications.

Soffit Lining, 4.5mm Hardieflex soffit lining on 35x70 soffit framing at 600 crs.

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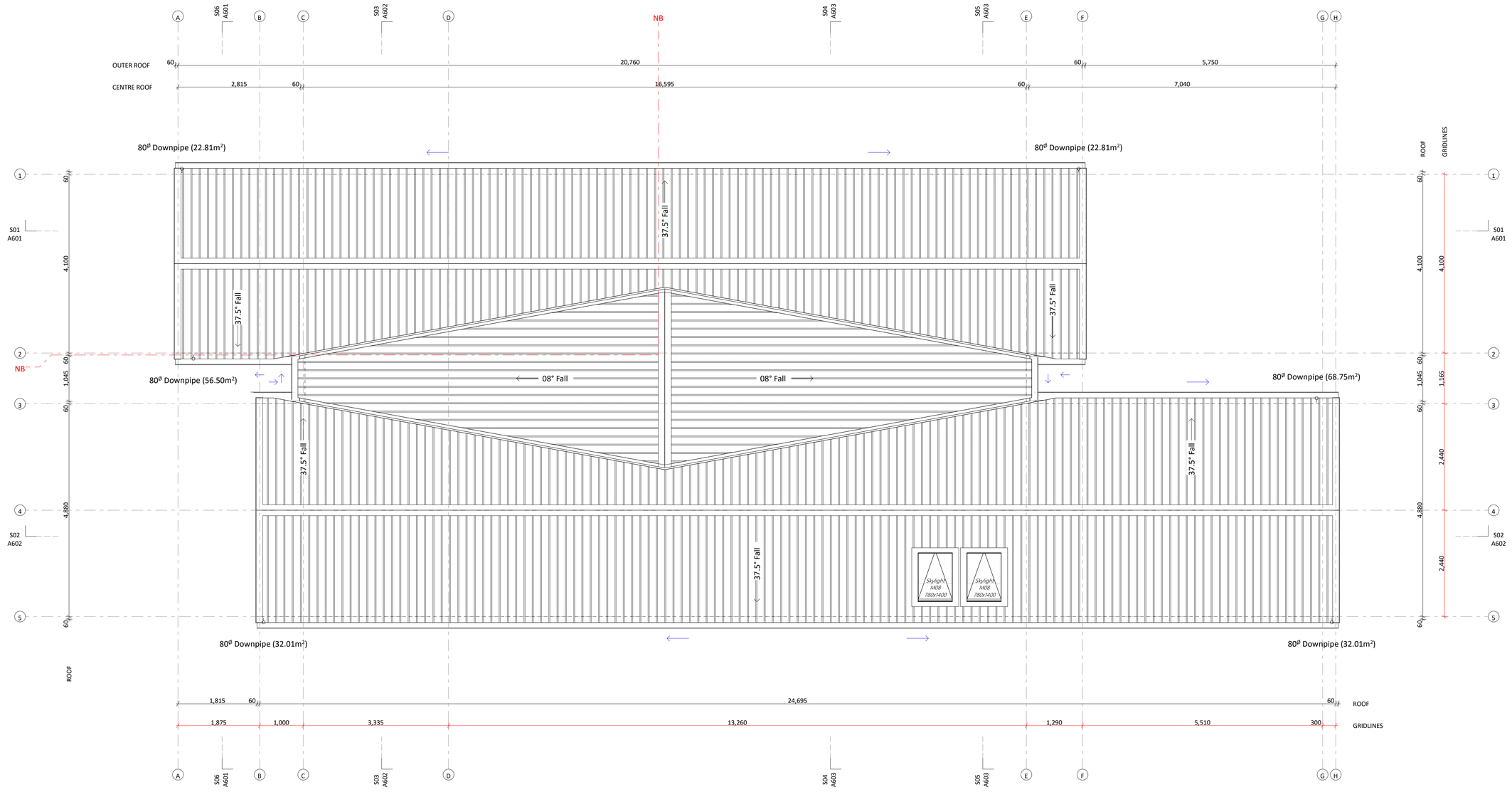
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JOB NO.	DW1820
REVISION NO.	C

Roof Framing Plan

A303



3. Roof Plan
Scale 1:50

N

ROOF LEGEND

Dimond Hi Five (0.4mm BMT) Colorsteel Maxam roof cladding on Thermakraft Covertek 405 roof underlay on 70x45 H1.2 timber purlins @ 900 CRS. Thunder Grey finish (12% LRV)

Roof pitch/fall and direction

Gutter fall direction

VENT Roof Vent
- Refer to Typ. Roof Penetration Detail

ROOF NOTES

70x45mm H1.2 SG8 Timber purlins at 900mm CRS, fixed with 1 / 14g self-drilling type 17 screws, 100mm long or 5.5kn alternative fixing to roof framing and trusses.

600 max CRS end span (top+bottom purlins).

All external gutters to be Dimond 125 Quad Gutter profile over Dimond 147 fascia, finish & colour to match roofing

All downpipes to be 80Ø, finish & colour to match roofing (UNO).

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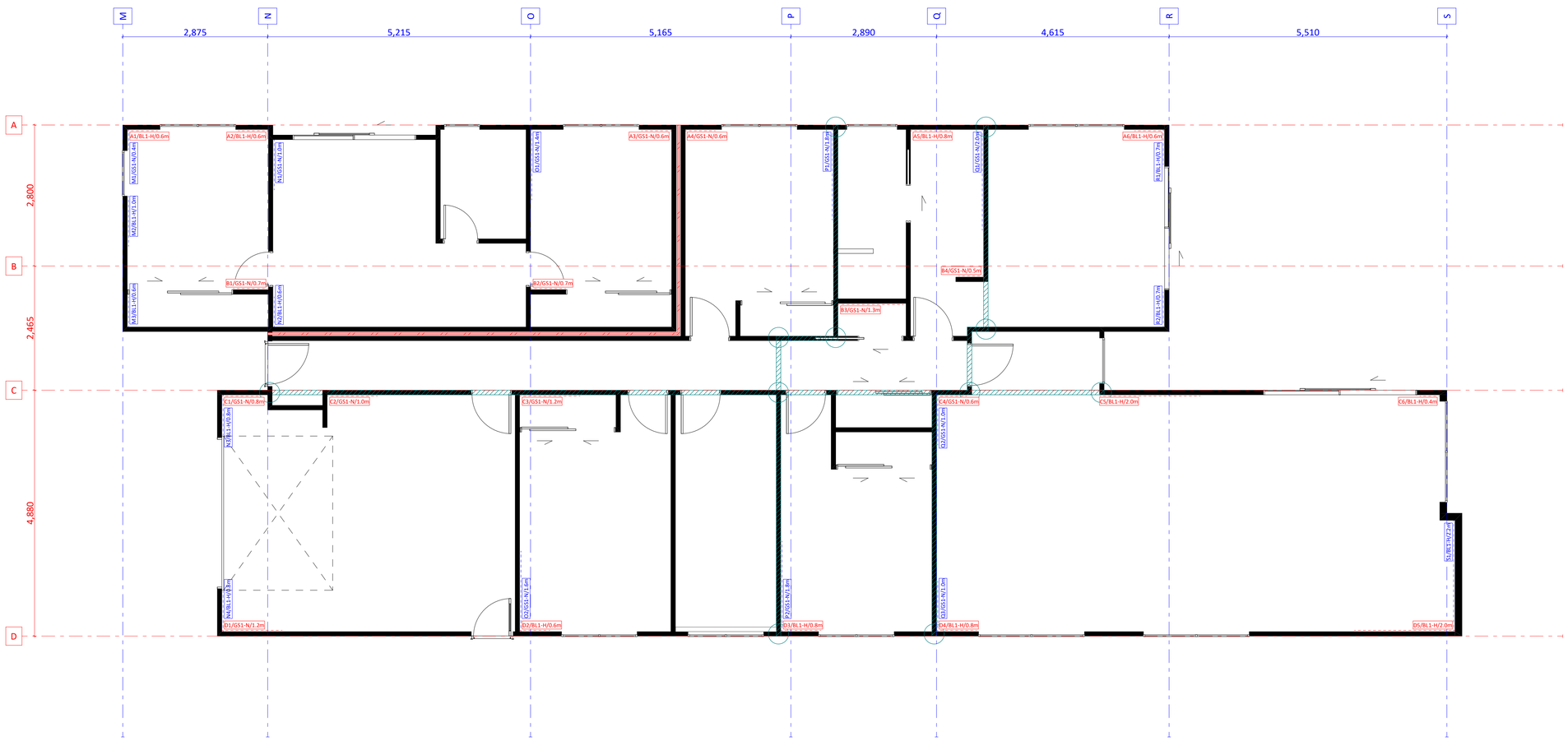
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Roof Plan

A304





LEGEND - BRACING

A — Bracing line along

A1 / GS1-N / 2.0m — Bracing element along

M — Bracing line across

M1 / GS1-N / 2.0m — Bracing element across

BRACING NOTES

Bracing Plan to be read in conjunction with GIB EzyBrace calculations. Refer to top plate connection detail for connection of internal braced walls to external walls.

Butt Joints: All required fixings to be 6kN as per NZS 3604:2011 fig. 8.14, 8.15, and fig 8.16

Extended Top Plates

Top Plates wall containing elements **C1**, **O1**, **P1**, & **Q1** to have the secondary top plate extend over openings to give top plate connection over external walls

SUBSTITUTIONS FOR BRACING ELEMENTS
Please use the required wall linings as per finishes plan. GIB Bracline and GIB Standard used in bracing elements can be substituted as per the below document:

GIB® Plasterboard Alternatives PDF
https://www.gib.co.nz/assets/Uploads/GIB-Plasterboard-Alternatives-0620.pdf

2. Bracing Plan
Scale 1:50

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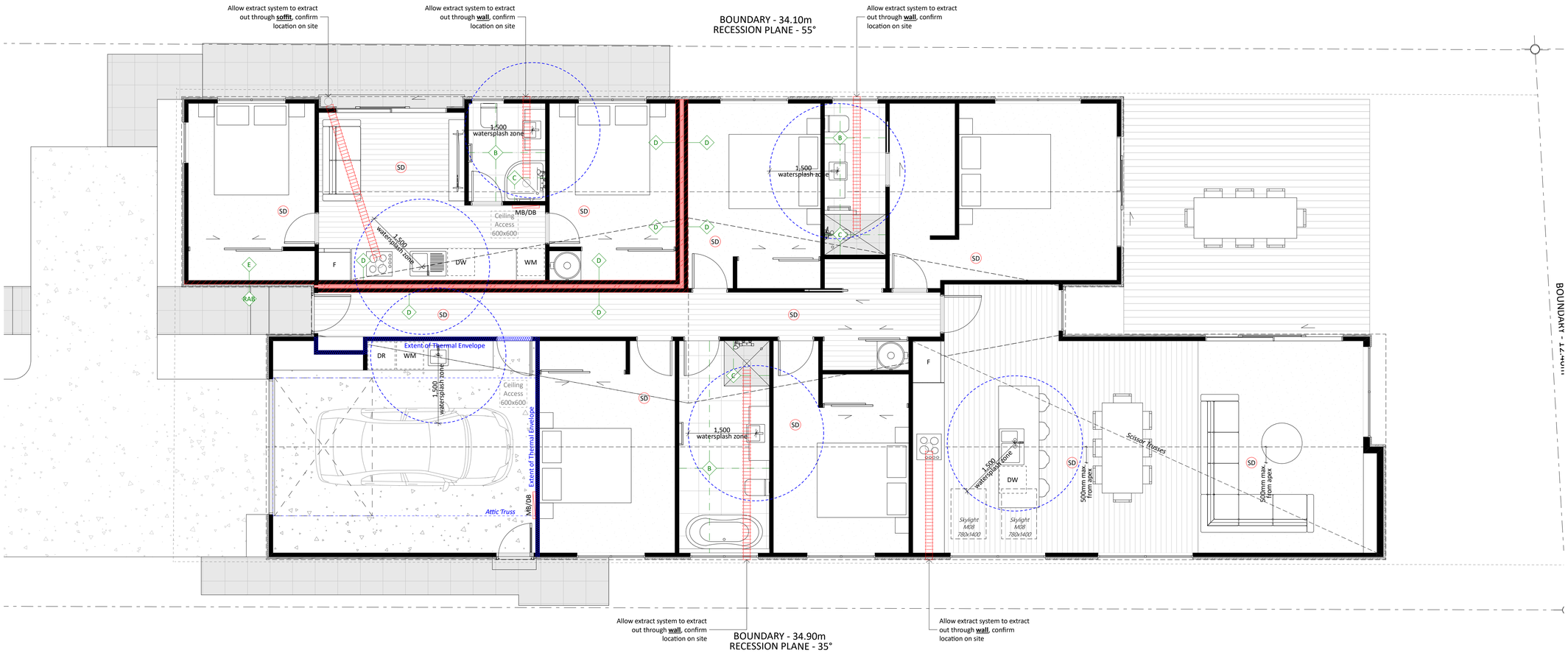
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Bracing Plan

A401



2. Electrical & Finishes Plan
Scale 1:50

N

LEGEND - ELECTRICAL

150mm Inline exhaust fan to have minimum flow rate as per G4 1.2.5
- 25L/s for showers & baths
- 50 L/s for cooktops

Type 1 interconnected smoke detector as per NZS4515:2021. 10 year long life battery type to be installed

Distribution board with built in smart meter, frame out wall thickness if required

GENERAL NOTES:

Mechanical ventilation for removing moisture shall be vented outside (inlcudes wet areas, clothes dryer & cooking hood. refer NZBC G4/AS1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Electrical layout, indicatively shown.

FLOOR FINISHES - LEGEND

CARPET OVER UNDERLAY
- Carpet type & colour to be selected by client
- 60x12mm paint grade H1.2 pine base board

HARD FLOORING
- Type & finish to be selected by client
- Sealed at edges within 1.5m of any sanitary fixtures or appliances as per NZBC E3/AS1

TILE
- Type & finish to be selected by client
- Tiles over Mapei AquaDefence liquid membrane
- Tiles to return 100mm up face of wall in wet areas as per NZBC E3/AS1

NOTES:
Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with NZBC/D1/AS1/ Table 2.

LEGEND - WALL FINISHES

All walls to be type 'A' unless noted otherwise

Type 'A'
- 10mm GIB Standard
- level 4 plaster finish, painted

Type 'B'
- 10mm GIB Aqualine
- level 4 plaster finish, painted

Type 'C'
- 10mm GIB Aqualine
- Mapei AquaDefence undertile liquid membrane
- Selected wall tiles

Type 'D' (GBTLAB 60d)
- 13mm GIB Wall Lining
- level 4 paint finish, painted

Type 'E' (JHETGR30-N)
- 1 layer RAB Board
- 1 layer of 10mm GIB Fyreline
- level 4 paint finish, painted

Type 'RAB'
- 6mm James Hardie RAB Board external Wall Lining

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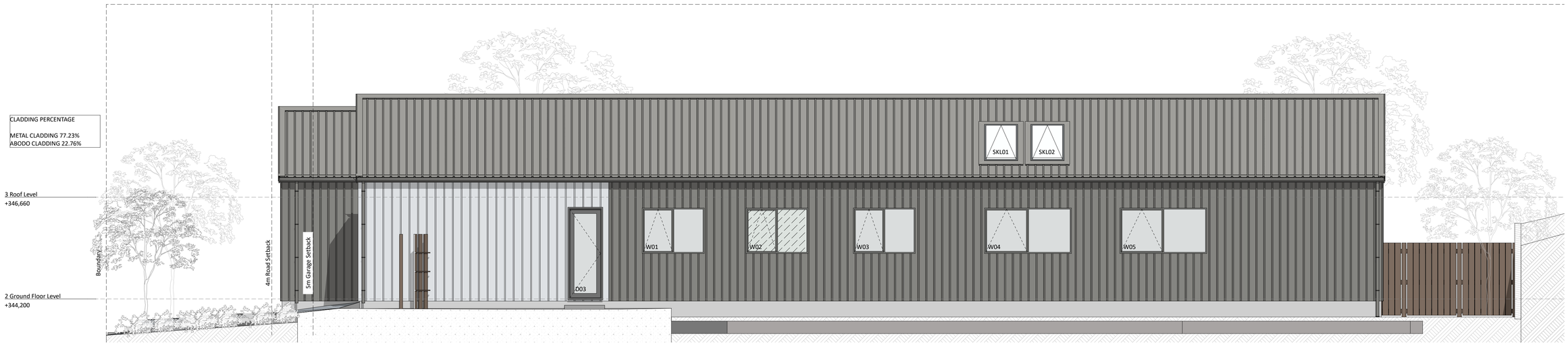
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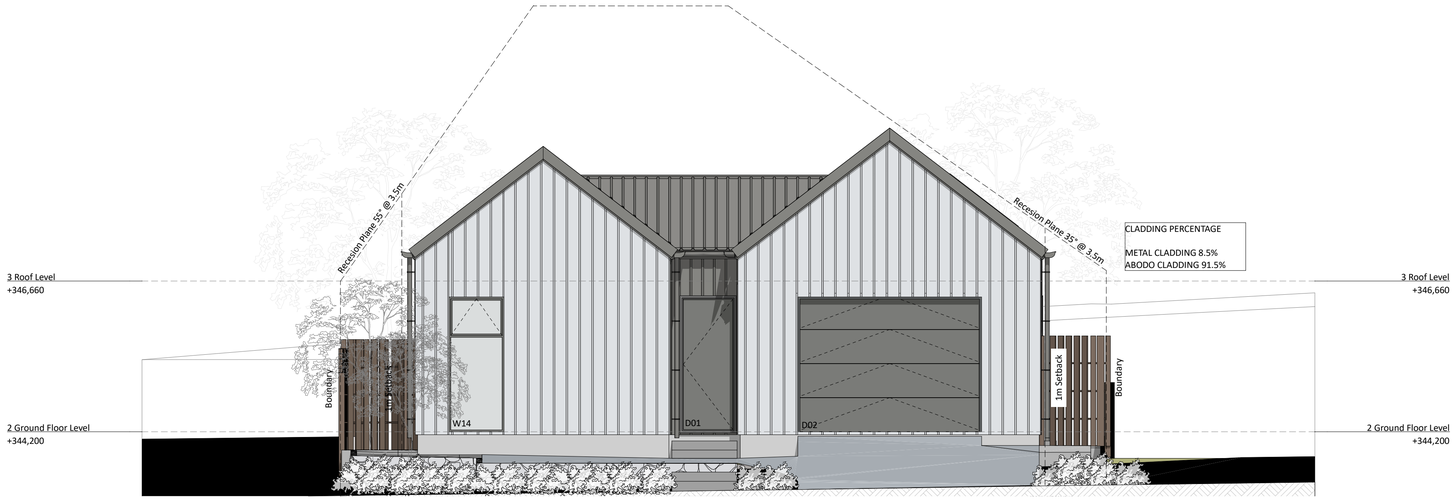
Electrical & Finishes Plan

A404



E04 South Elevation

Scale 1:50



E01 West Elevation

Scale 1:50

Risk Matrix - South	
Wind zone:	2
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	9

Risk Matrix - West	
Wind zone:	2
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	9

LEGEND

Roof Cladding: Profile Metal
Dimond Hi Five (0.4mm BMT) Colorsteel Maxam roof cladding on Thermakraft Covertek 405 roof underlay on 70x45 H1.2 timber purlins @ 900 CRS. Thunder Grey finish (12% LRV)

Wall Cladding: Profile Metal
Dimond Hi Five (0.4mm BMT) Colorsteel Maxam vertical wall cladding on 20mm drained cavity on building wrap. Thunder Grey finish (12% LRV)

Wall Cladding: Weatherboard
Abodo Vulcan vertical weatherboard wall cladding on 20mm drained cavity on building wrap. Finish TBC

Permanently Obscurred Glass
Permanently obscurred glazing

NOTES

Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

Downpipes to be 80Ø, finish & colour to match roofing (UNO)

Powder coated aluminium exterior windows and powder coated aluminium doors in selected finish

Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/A51

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Elevations

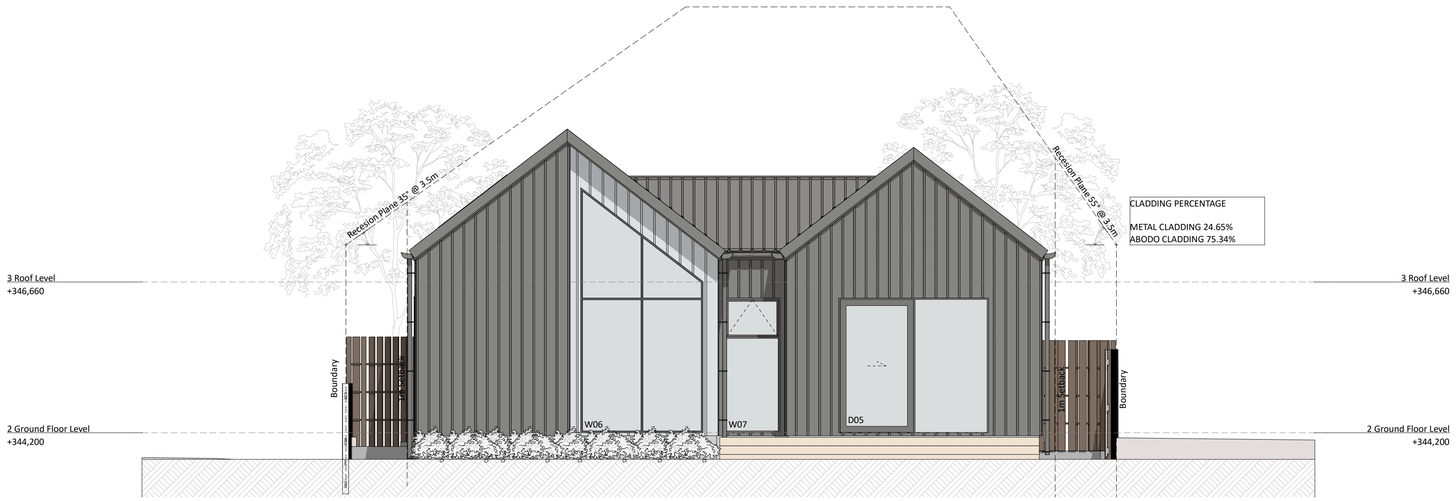
A501



CLADDING PERCENTAGE

METAL CLADDING 56%
ABODO CLADDING 44.01%

E02 North Elevation
Scale 1:50



CLADDING PERCENTAGE

METAL CLADDING 24.65%
ABODO CLADDING 75.34%

E03 East Elevation
Scale 1:50

Risk Matrix - North

Wind zone:	2
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	9

Risk Matrix - East

Wind zone:	2
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	9

LEGEND

Roof Cladding: Profile Metal
Dimond Hi Five (0.4mm BMT) Colorsteel Maxam roof cladding on Thermakraft Covertek 405 roof underlay on 70x45 H1.2 timber purlins @ 900 CRS. Thunder Grey finish (12% LRV)

Wall Cladding: Profile Metal
Dimond Hi Five (0.4mm BMT) Colorsteel Maxam vertical wall cladding on 20mm drained cavity on building wrap. Thunder Grey finish (12% LRV)

Wall Cladding: Weatherboard
Abodo Vulcan vertical weatherboard wall cladding on 20mm drained cavity on building wrap. Finish TBC

Permanently Obscurred Glass
Permanently obscurred glazing

NOTES

Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

Downpipes to be 80Ø, finish & colour to match roofing (UNO)

Powder coated aluminium exterior windows and powder coated aluminium doors in selected finish

Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

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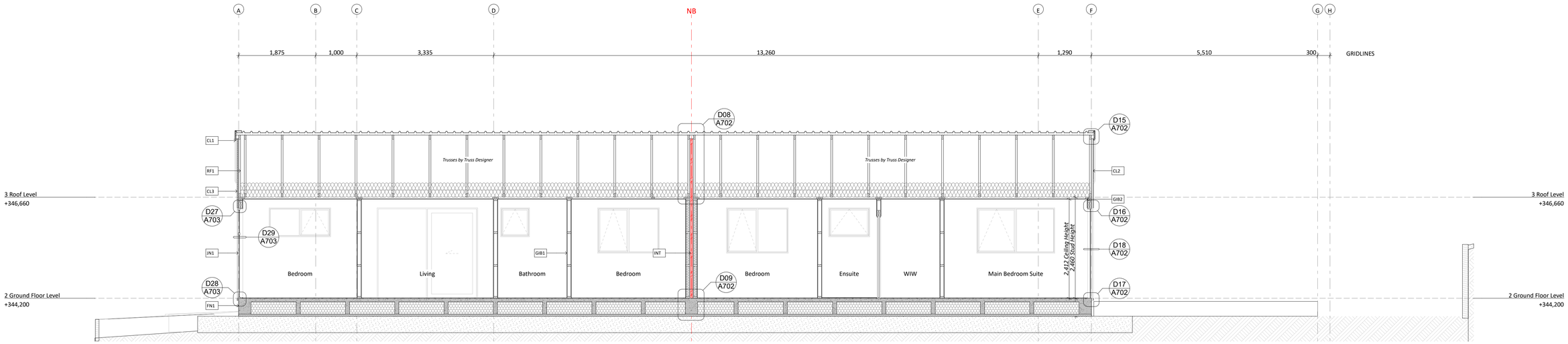
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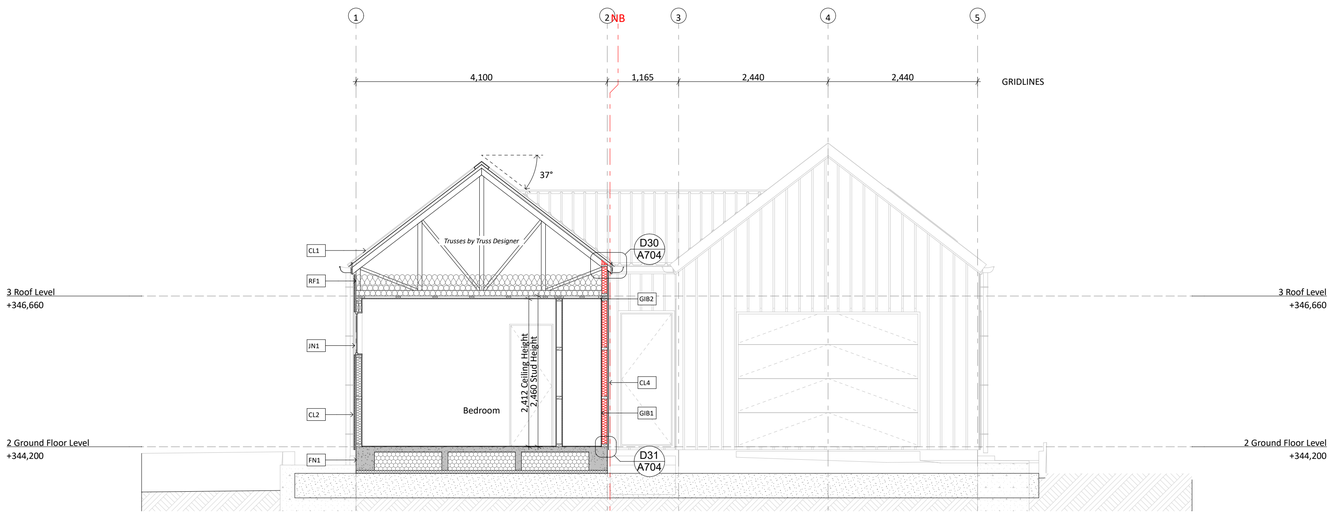
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Elevations

A502



S01 Section 01
Scale 1:50



S06 Section 06
Scale 1:50

LEGEND - SECTION NOTES

CL1 **Roof Cladding: Profile Metal**
Dimond Hi Five (0.4mm BMT) Colorsteel Maxam roof cladding on Thermakraft Covertek 405 roof underlay on 70x45 H1.2 timber purlins @ 900 CRS. Thunder Grey finish (12% LRV)

CL2 **Wall Cladding: Profile Metal**
Dimond Hi Five (0.4mm BMT) Colorsteel Maxam vertical wall cladding on 20mm drained cavity on building wrap. Thunder Grey finish (12% LRV)

CL3 **Wall Cladding: Weatherboard**
Abodo Vulcan vertical weatherboard wall cladding on 20mm drained cavity on building wrap. Finish TBC

CL4 **Wall Cladding: JHETGR30-N**
James Hardie JHETGR30-N fire rated system. Dimond Hi Five (0.4mm BMT) Colorsteel Maxam vertical wall cladding on 20mm drained cavity on 6mm James Hardie RAB. Thunder Grey finish (12% LRV)

FN1 **Allied Superslab Foundation**
Allied Superslab Foundation System
- Refer to Allied Superslab Technical Manual along with Foundation Plan

GIB1 **GIB Wall Lining**
GIB wall lining over wall framing, refer to finishes plan for type and thickness. Level 4 plaster & paint finish

GIB2 **GIB Ceiling Lining**
GIB ceiling lining on 70x35mm timber ceiling battens @ 600 CRS, refer to finishes plan for type & thickness. Level 4 plaster & paint finish

INT **Intertennancy System**
Resene Construction Systems (RCS) INTA120a Intertenancy System installed to manufacturers specifications

JN1 **Aluminium Joinery**
Residential series aluminium joinery. Double glazed IGUs with argon gas & low-e coating. Grade A saftey glass to all glazing within 800mm of finished floor level & in wet areas. Finish TBC

RF1 **Roof Framing: Trusses**
Prefabricated roof trusses @ 900 CRS, to be set out either side of notional boundary. Refer to truss design for further detail

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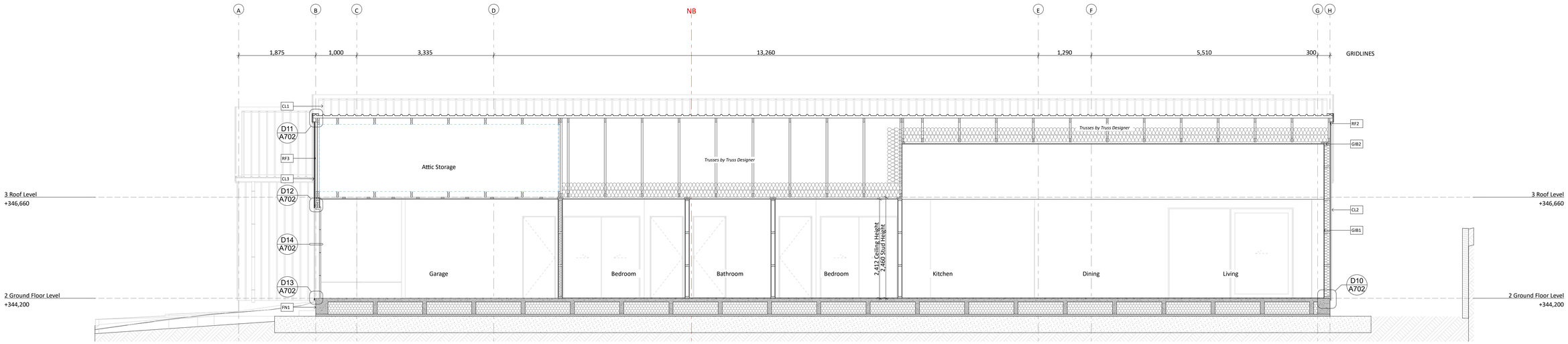
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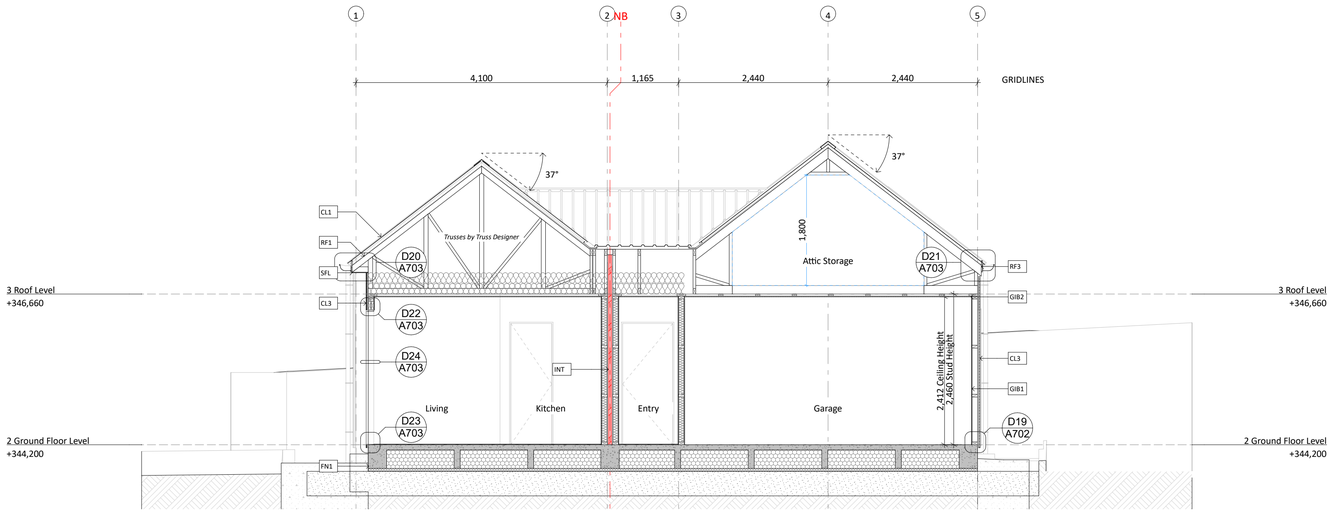
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Sections

A601



S02 Section 02
Scale 1:50



S03 Section 03
Scale 1:50

LEGEND - SECTION NOTES

CL1 **Roof Cladding: Profile Metal**
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CL2 **Wall Cladding: Profile Metal**
Dimond Hi Five (0.4mm BMT) Colorsteel Maxam vertical wall cladding on 20mm drained cavity on building wrap. Thunder Grey finish (12% LRV)

CL3 **Wall Cladding: Weatherboard**
Abodo Vulcan vertical weatherboard wall cladding on 20mm drained cavity on building wrap. Finish TBC

FN1 **Allied Superslab Foundation**
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GIB1 **GIB Wall Lining**
GIB wall lining over wall framing, refer to finishes plan for type and thickness. Level 4 plaster & paint finish

GIB2 **GIB Ceiling Lining**
GIB ceiling lining on 70x35mm timber ceiling battens @ 600 CRS, refer to finishes plan for type & thickness. Level 4 plaster & paint finish

INT **Intertennancy System**
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RF1 **Roof Framing: Trusses**
Prefabricated roof trusses @ 900 CRS, to be set out either side of notional boundary. Refer to truss design for further detail

RF2 **Roof Framing: Scissor Trusses**
Prefabricated scissor trusses @ 900 CRS, to be set out either side of notional boundary. Refer to truss design for further detail

RF3 **Roof Framing: Attic Trusses**
Prefabricated attic trusses @ 900 CRS, to be set out either side of notional boundary. Refer to truss design for further detail

SFL **Soffit Lining**
9mm James Hardie Villaboard soffit lining with stopped joints on H1.2 SG8 timber framing to suit. Paint finish TBC

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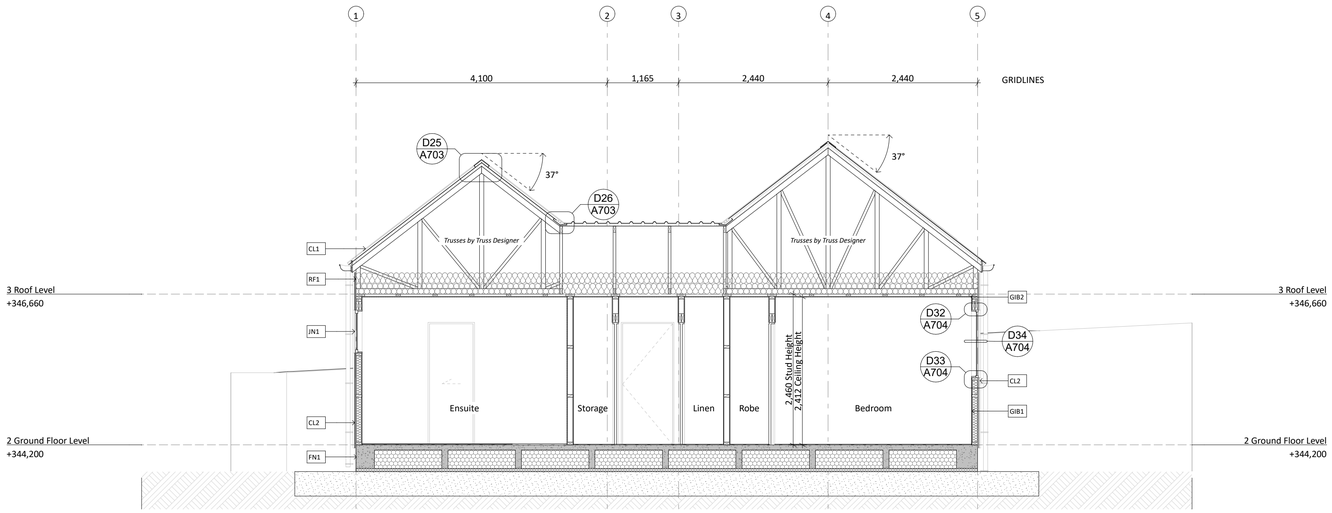
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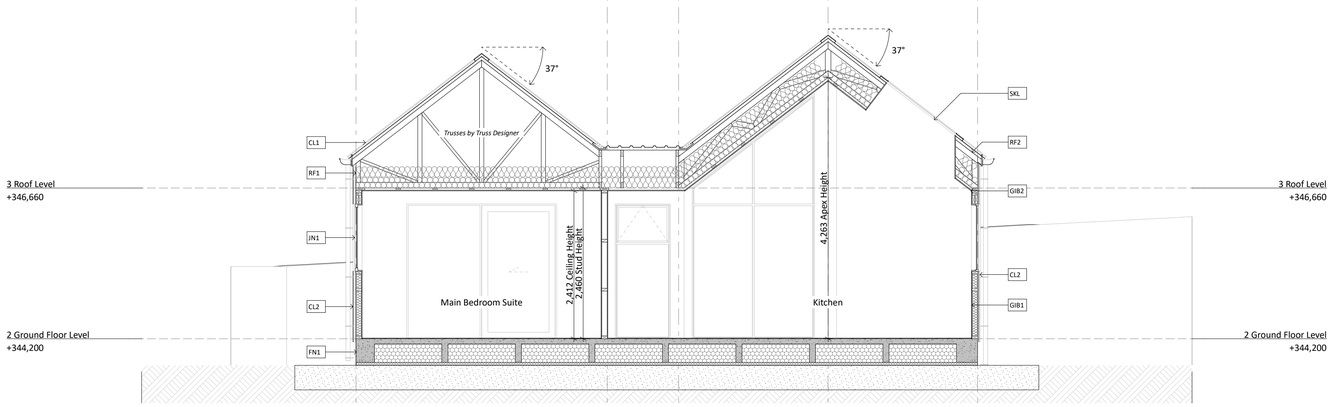
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Sections

A602



S04 Section 04
Scale 1:50



S05 Section 05
Scale 1:50

LEGEND - SECTION NOTES

CL1 **Roof Cladding: Profile Metal**
Dimond Hi Five (0.4mm BMT) Colorsteel Maxam roof cladding on Thermakraft Covertek 405 roof underlay on 70x45 H1.2 timber purlins @ 900 CRS. Thunder Grey finish (12% LRV)

CL2 **Wall Cladding: Profile Metal**
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GIB2 **GIB Ceiling Lining**
GIB ceiling lining on 70x35mm timber ceiling battens @ 600 CRS, refer to finishes plan for type & thickness. Level 4 plaster & paint finish

JN1 **Aluminium Joinery**
Residential series aluminium joinery. Double glazed IGUs with argon gas & low-e coating. Grade A saftey glass to all glazing within 800mm of finished floor level & in wet areas. Finish TBC

RF1 **Roof Framing: Trusses**
Prefabricated roof trusses @ 900 CRS, to be set out either side of notional boundary. Refer to truss design for further detail

RF2 **Roof Framing: Scissor Trusses**
Prefabricated scissor trusses @ 900 CRS, to be set out either side of notional boundary. Refer to truss design for further detail

SKL **Velux Skylight**
Selected FS Velux Skylight with double glazed IGUs, argon gas & low-e coating. Installed to manufacturers specifications

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Lot 1135 Hanleys Farm, ,
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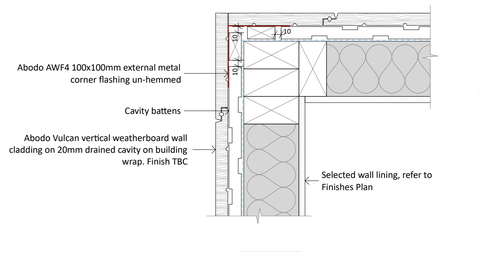
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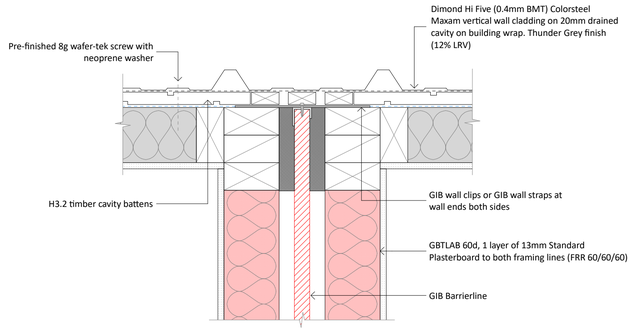
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CHECKED	DWA
JOB NO.	DW1820
REVISION NO.	C

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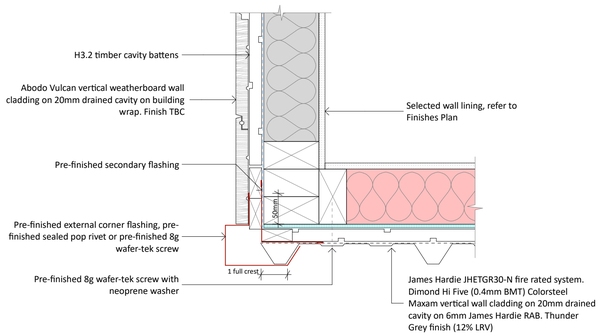
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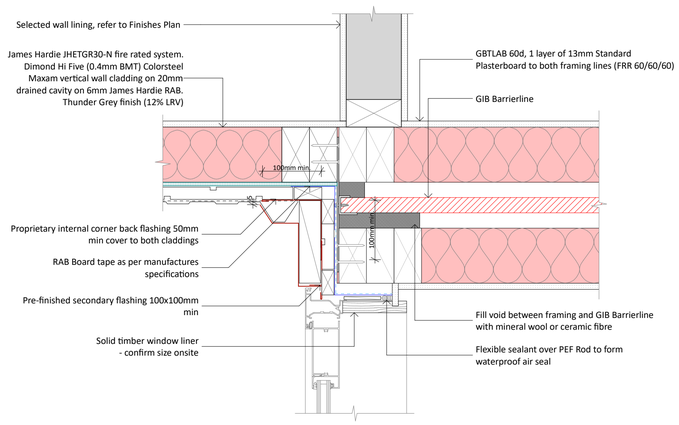
D01 Abodo Ext. Corner Detail
Scale 1:5



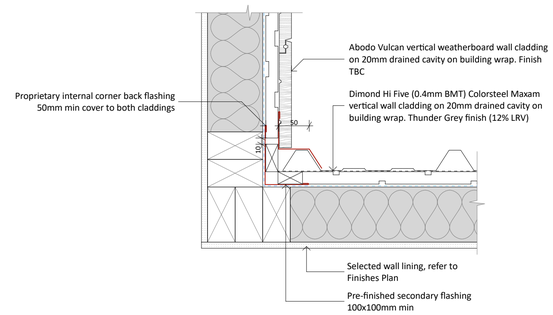
D04 GIB Intertenancy Barrier System Junction Detail
Scale 1:5



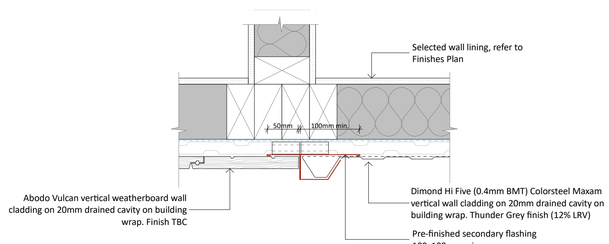
D02 Abodo to HiFive Ext. Corner Detail
Scale 1:5



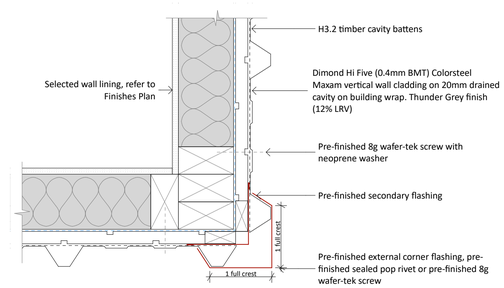
D03 GIB Intertenancy Barrier System Juntion Int. Corner to JHETGR30-N Detail
Scale 1:5



D05 HiFive to Abodo Int. Corner Detail
Scale 1:5



D06 Cladding Junction Detail
Scale 1:5



D07 HiFive Ext. Corner Detail
Scale 1:5

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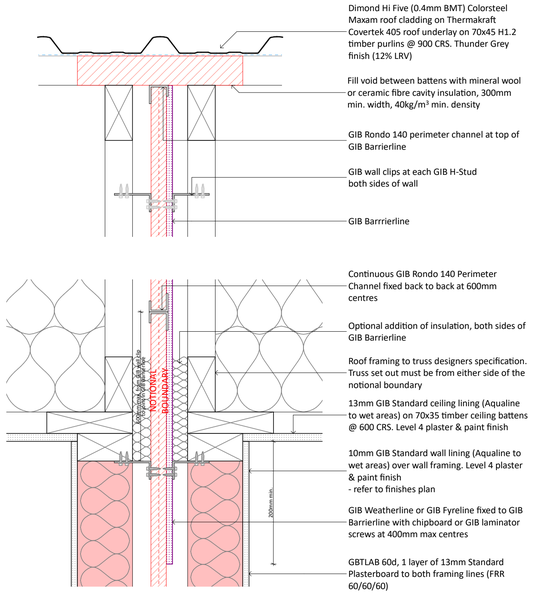
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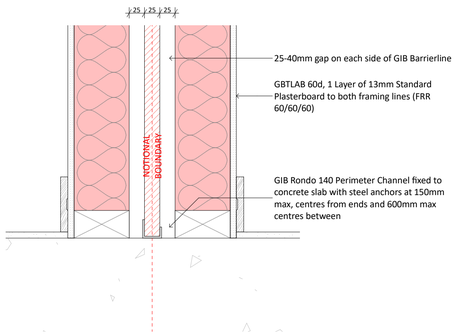
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Plan Details

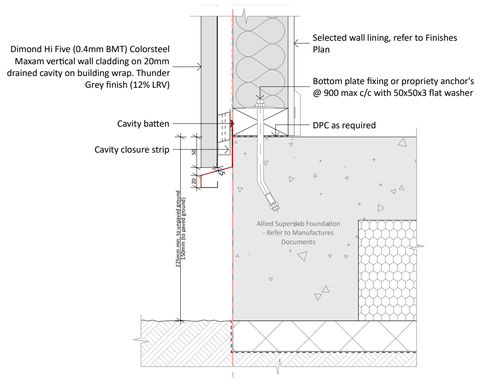
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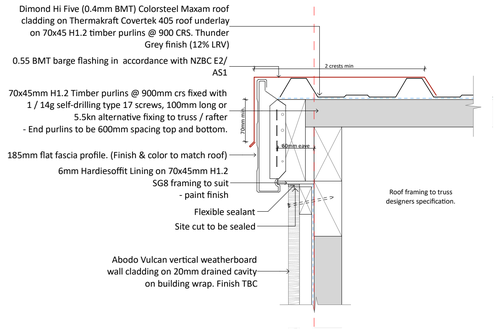
D08 GIB Intertenancy Barrier System Roof Detail
Scale 1:5



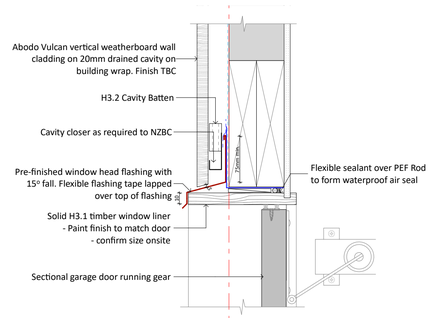
D09 GIB Intertenancy Barrier System Foundation Detail
Scale 1:5



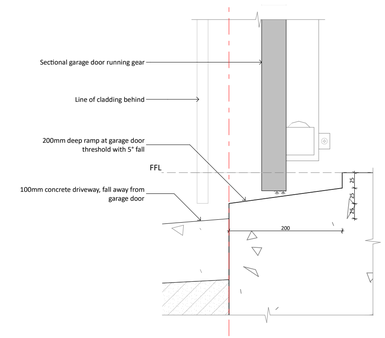
D10 HiFive Foundation Detail
Scale 1:5



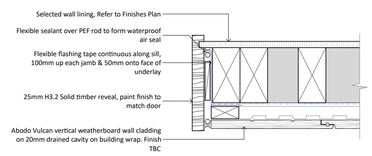
D11 Abodo Barge Detail
Scale 1:5



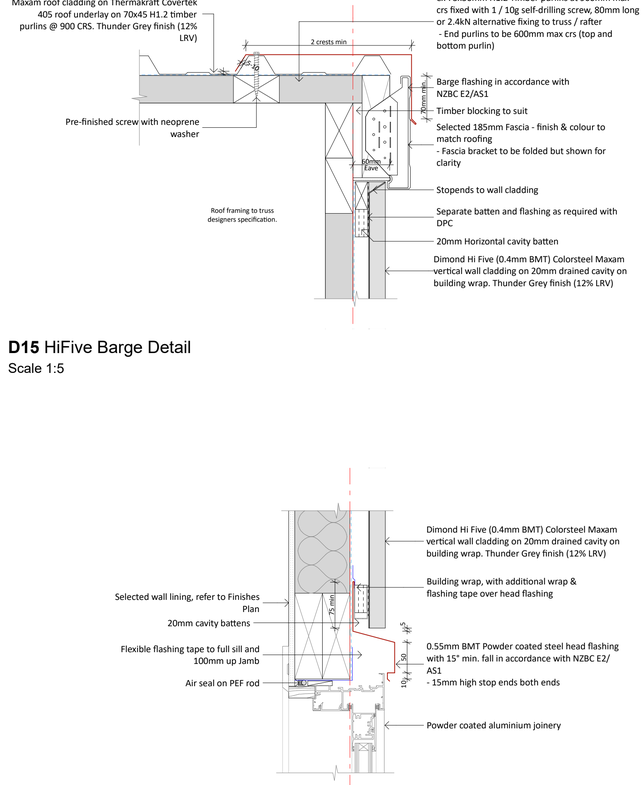
D12 Garage Door Head Detail
Scale 1:5



D13 Garage Door Sill Detail
Scale 1:5

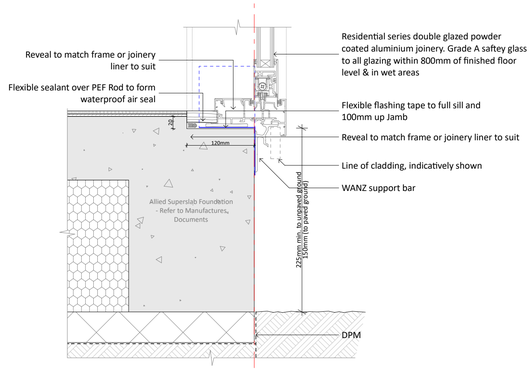


D14 Garage Door Jamb Detail
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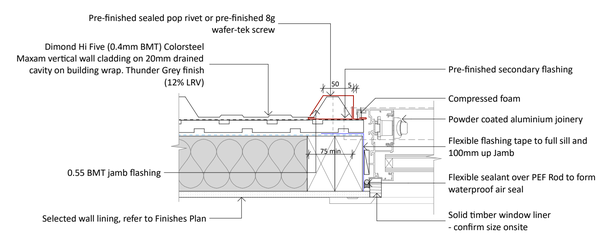


D15 HiFive Barge Detail
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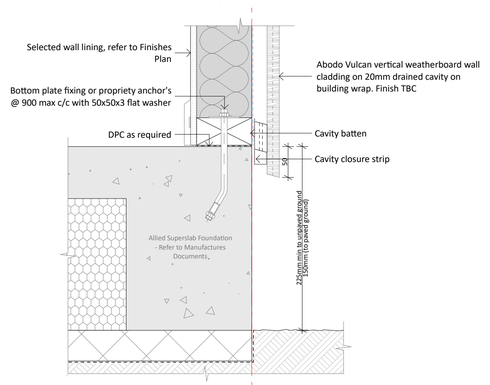
D16 HiFive Sliding Door Head Detail
Scale 1:5



D17 HiFive Sliding Door Sill Detail
Scale 1:5



D18 HiFive Sliding Door Jamb Detail
Scale 1:5



D19 Abodo Foundation Detail
Scale 1:5

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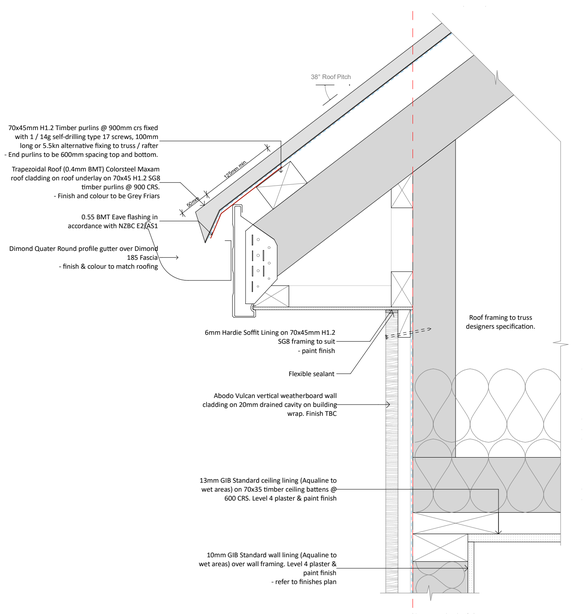
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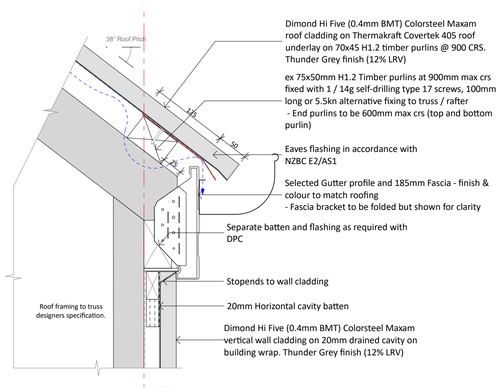
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Details

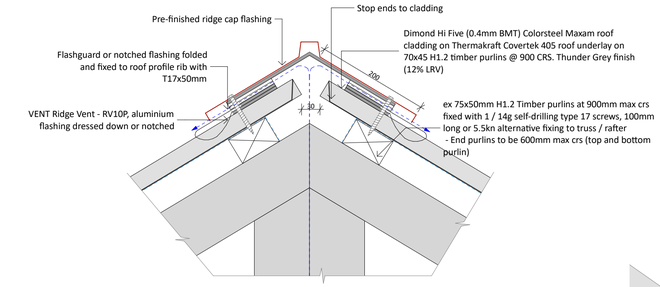
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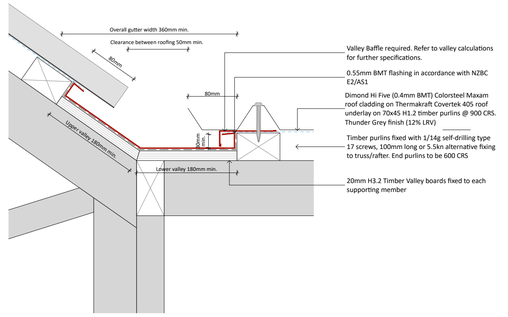
D20 Abodo Eave Detail
Scale 1:5



D21 HiFive Eave Detail
Scale 1:5

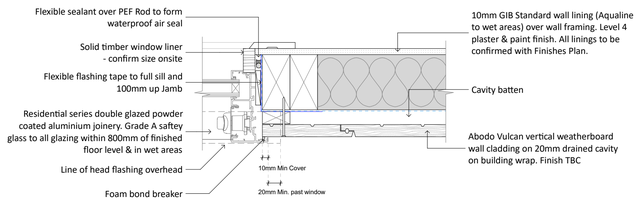


D25 Apex Detail
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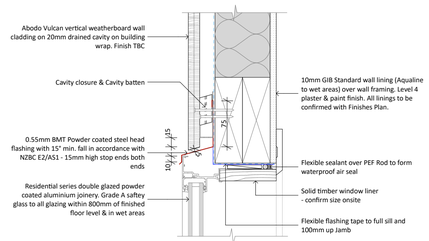


D26 Valley Gutter Detail
Scale 1:5

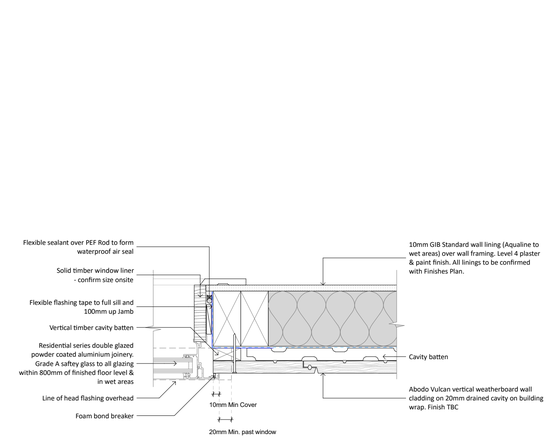
D22 Abodo Sliding Door Head Detail
Scale 1:5



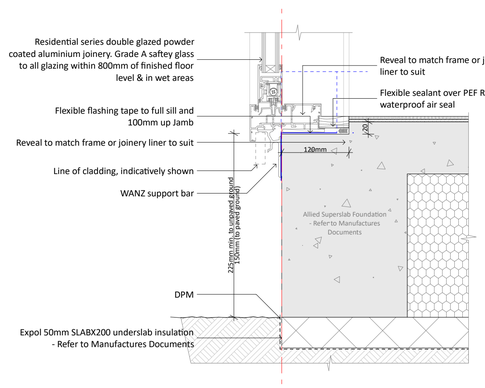
D24 Abodo Sliding Door Jamb Detail
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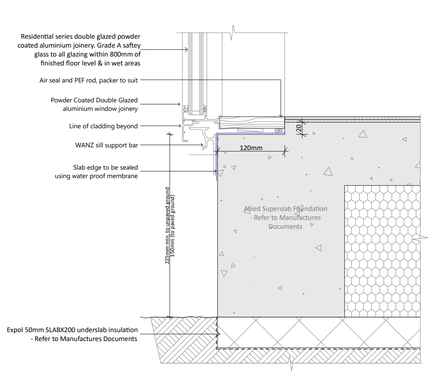
D27 Abodo Window Head Detail
Scale 1:5



D29 Abodo Window Jamb Detail
Scale 1:5



D23 Abodo Sliding Door Sill Detail
Scale 1:5



D28 Abodo Window Sill Detail
Scale 1:5

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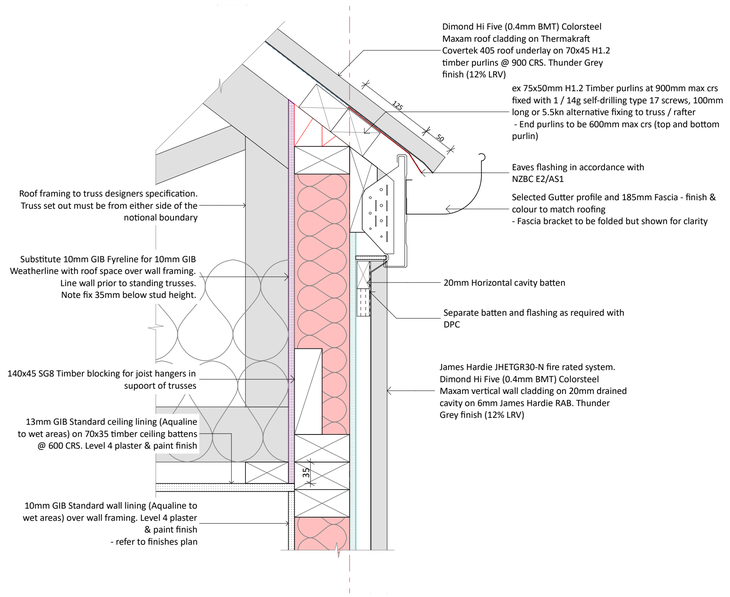
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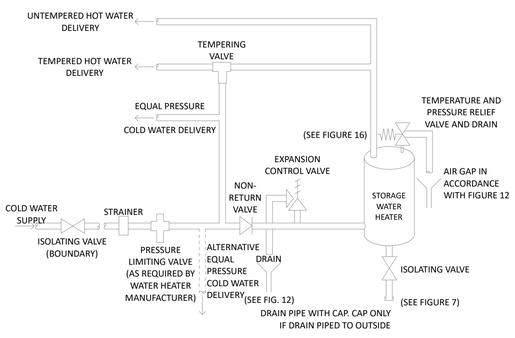


D30 JHETGR30-N Eave Detail

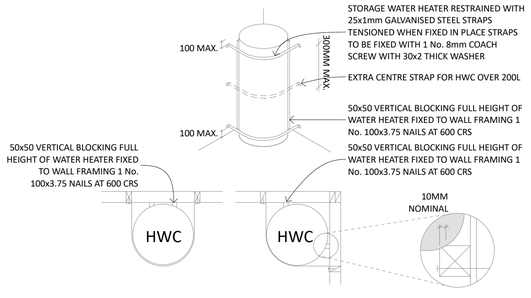
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D31 JHETGR30-N Foundation Detail

Scale 1:5



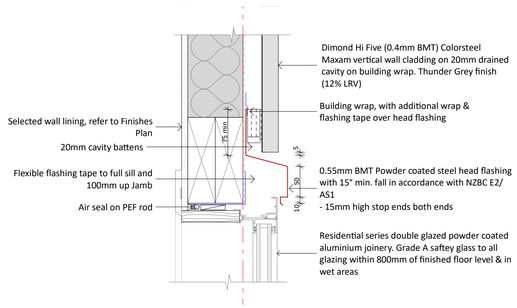
HOT WATER CYLINDER VALVE SCHEME



HOT WATER CYLINDER SEISMIC RESTRAINT DETAIL (STORAGE)

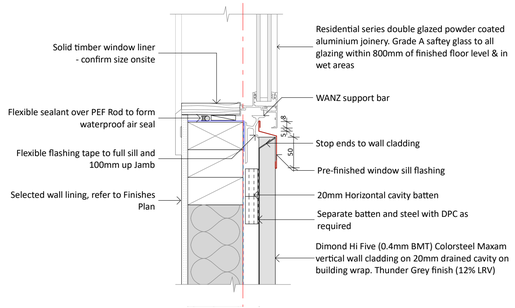
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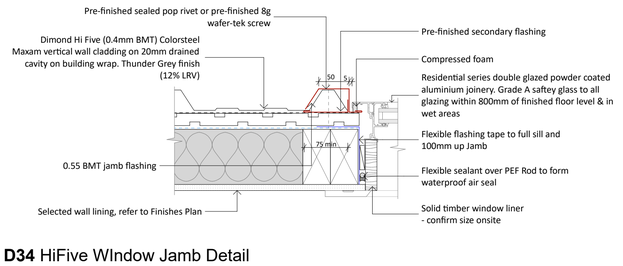
D32 HiFive WIndow Head Detail

Scale 1:5



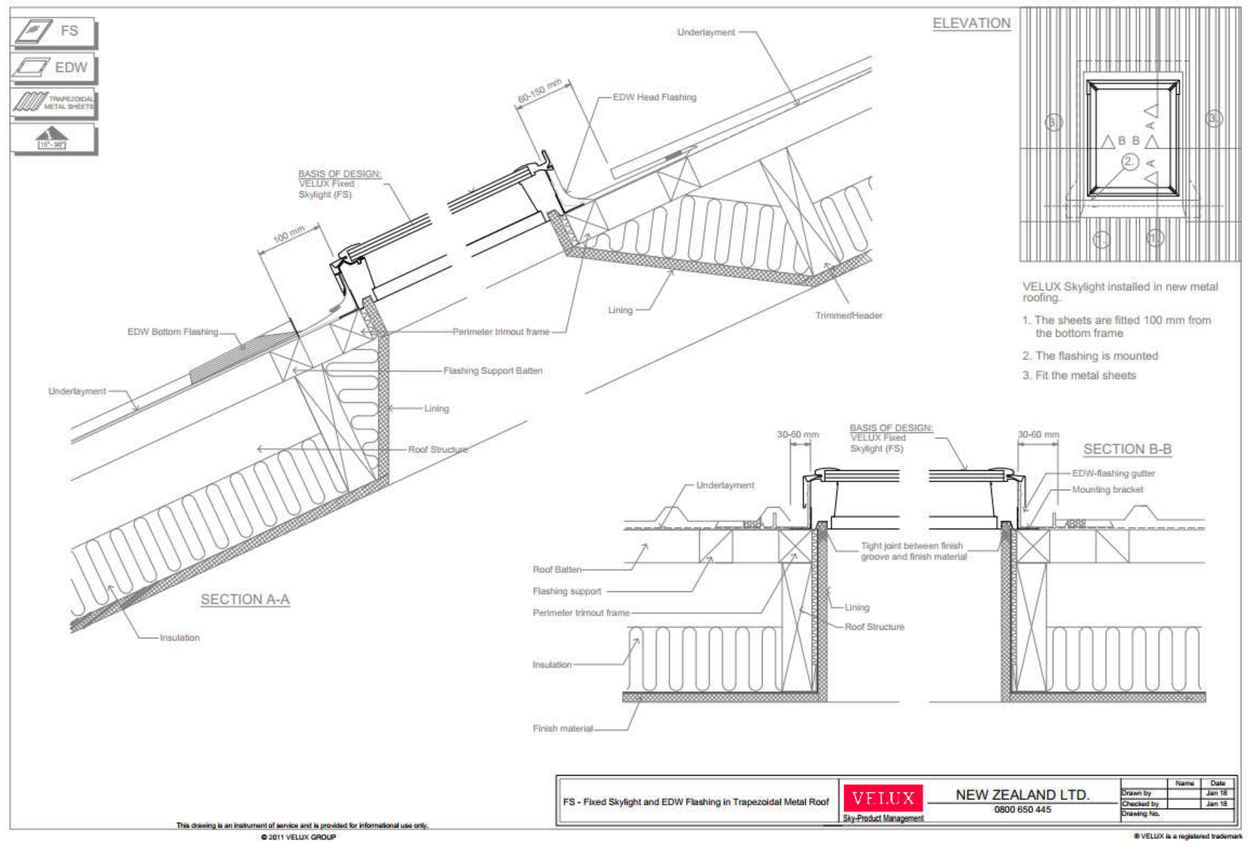
D33 HiFive WIndow Sill Detail

Scale 1:5



D34 HiFive WIndow Jamb Detail

Scale 1:5



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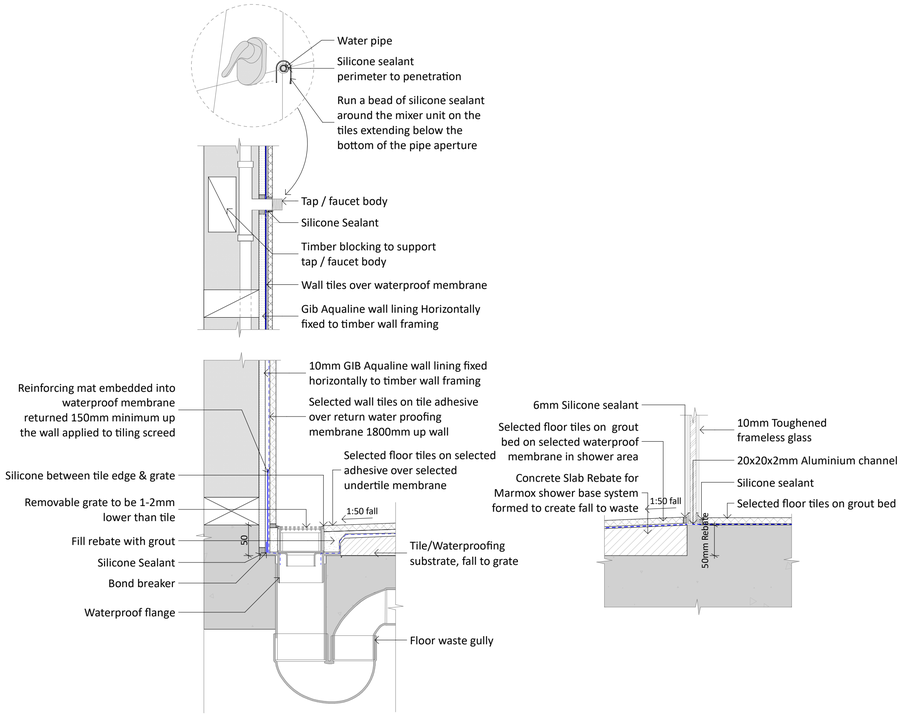
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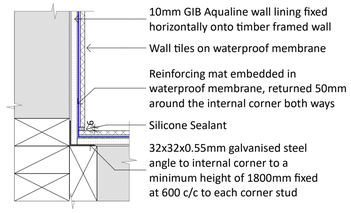
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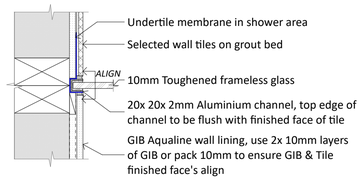
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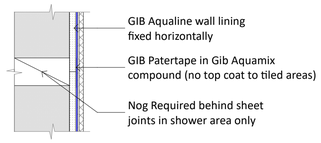
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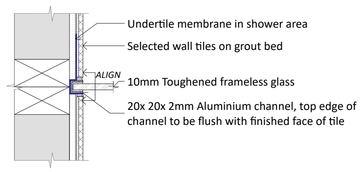


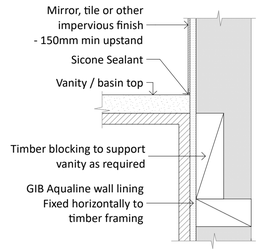
TYP. Bathroom Details
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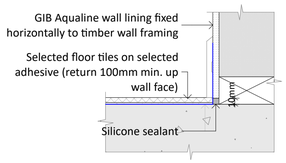


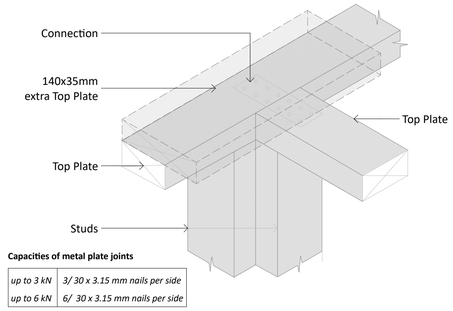








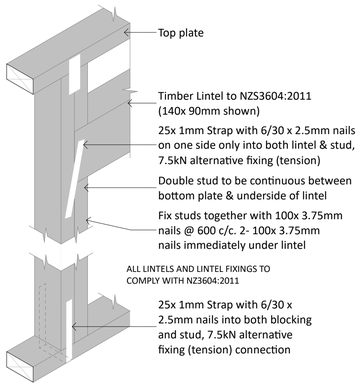




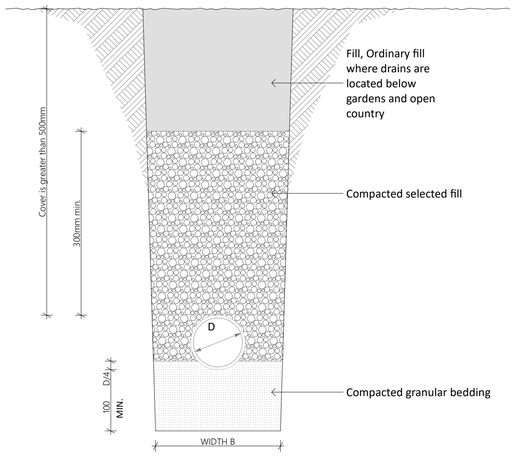
Capacities of metal plate joints

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*

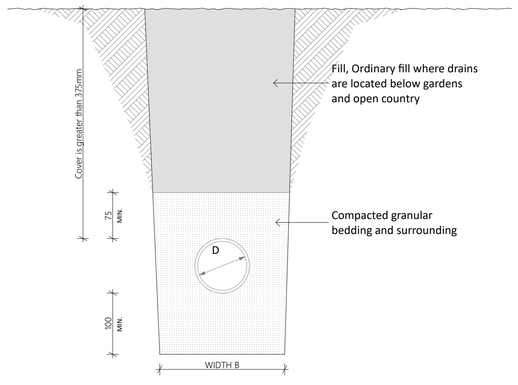
TYP. Top Plate Connection Detail
Scale 1:5



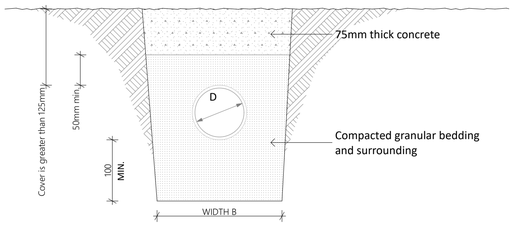
TYP. Lintel Fixing Detail
Scale 1:5



COVER GREATER THAN 500MM
BEDDING TYPE 'B' OF NZS 4452



COVER GREATER THAN 375MM
BEDDING TYPE 'D' OF NZS 4452

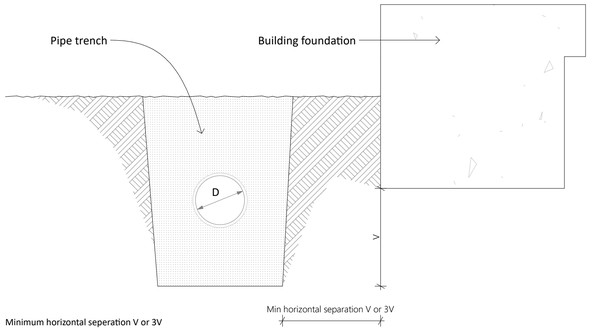


Note:

1. The width b of the trench shall be no less than the pipe diameter d plus 200mm. Trench width at the top of the pipe shall be no more than 600mm unless the pipe(s) in the trench are covered with concrete, as shown in figue 13 (c).

2. Acceptable fill materials shown are:
A) bedding material of clean granular noncohesive material with a maximum particle size of 20mm, or
B) selected compacted fill of any fine-grained soil or granular material which is free from topsoil and rubbish and has a maximum particle size of 20mm, or
C) ordinary fill which may comprise any fill or excavated material.

COVER GREATER THAN 125MM



Minimum horizontal seperation V or 3V

V when trench closed within 48 hours
3V when trench closed greater than 48 hours

RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION

TYP.
Scale 1:5

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Lot 1135 Hanleys Farm, ,
Jacks Point, Queenstown

General Notes
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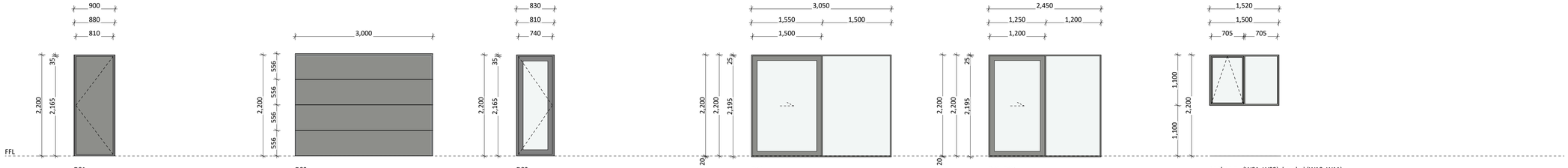
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RevID	Change Name	Date
A	Concept Issue	19/12/2025
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-	-	-
-	-	-
-	-	-
-	-	-

SCALE	1:5
SCALE DOUBLED AT A3	
DRAWN	AS
CHECKED	DWA
JOB NO.	DW1820
REVISION NO.	C

Details

A705



D01

TYPE: Aluminium Door Joinery
LINTEL: Refer to Truss Design

D02

TYPE: Garage Door
LINTEL: Refer to Truss Design

D03

TYPE: Aluminium Door Joinery
LINTEL: Refer to Truss Design
GLAZING: Saftey Glazing to NZS4223 Part 3

D04

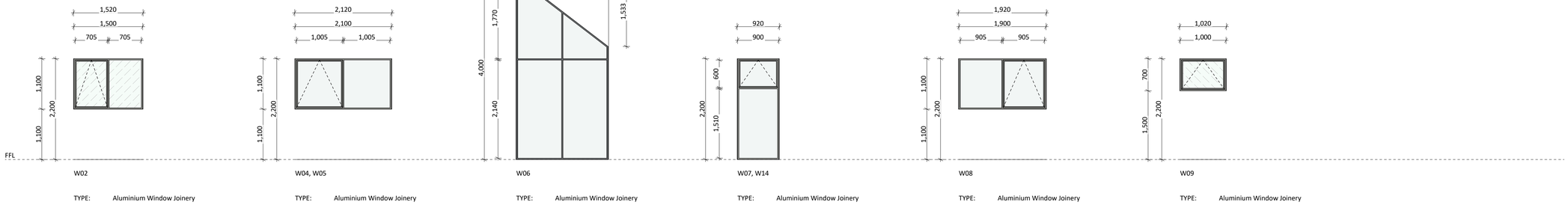
TYPE: Aluminium Door Joinery
LINTEL: Refer to Truss Design
GLAZING: Saftey Glazing to NZS4223 Part 3

D05, D06

TYPE: Aluminium Door Joinery
LINTEL: Refer to Truss Design
GLAZING: Saftey Glazing to NZS4223 Part 3

as shown; (W01, W03); handed (W10, W11)

TYPE: Aluminium Window Joinery
LINTEL: Refer to Truss Design



W02

TYPE: Aluminium Window Joinery
LINTEL: Refer to Truss Design
GLAZING: Obscurred Glazing
Saftey Glazing to NZS4223 Part 3

W04, W05

TYPE: Aluminium Window Joinery
LINTEL: Refer to Truss Design

W06

TYPE: Aluminium Window Joinery
LINTEL: Refer to Truss Design
GLAZING: Saftey Glazing to NZS4223 Part 3

W07, W14

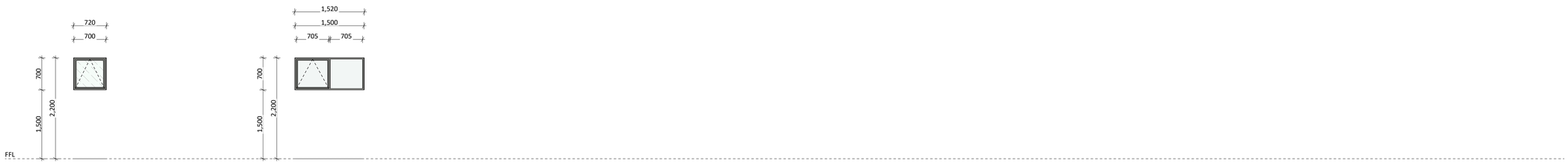
TYPE: Aluminium Window Joinery
LINTEL: Refer to Truss Design
GLAZING: Saftey Glazing to NZS4223 Part 3

W08

TYPE: Aluminium Window Joinery
LINTEL: Refer to Truss Design

W09

TYPE: Aluminium Window Joinery
LINTEL: Refer to Truss Design
GLAZING: Obscurred Glazing
Saftey Glazing to NZS4223 Part 3



W12

TYPE: Aluminium Window Joinery
LINTEL: Refer to Truss Design
GLAZING: Obscurred Glazing
Saftey Glazing to NZS4223 Part 3

W13

TYPE: Aluminium Window Joinery
LINTEL: Refer to Truss Design

Exterior Door & Window Schedule

Scale 1:50

DOOR & WINDOW SCHEDULE

GENERAL NOTES:

All openings up to 1.8m wide to have 1/90x45mm trimming stud either side of opening

All openings over 1.8m wide and up to 3.6m wide to have 2/90x45 trimming studs either side of opening

All openings 3.6m wide and up to 4.2m wide to have 3/90x45 trimming studs either side of opening

Doubling stud supporting lintel does not contribute to trimming stud thickness for lintels more than 400mm below the top plate

For lintels designed by others refer to specific documentation for trimming stud requirements

EXTERIOR DOORS & WINDOWS:

Residential Series Aluminium Doors
- Thermally broken aluminium frame
- Glass: Double-glazed with argon gas & low e coating
- Finish: Refer to developers specifications
- Hardware: Refer to developers specifications
- R Value: Minimum R0.50

Residential Series Windows
- Thermally broken aluminium frame
- Glass: Double-glazed with argon gas & low e coating
- Finish: Refer to developers specifications
- Hardware: Refer to developers specifications
- R Value: Minimum R0.50

Refer to floor plans for door swings

INTERIOR DOORS:

All interior doors to be 40 mm solid core timber, paint finish, colour to match interior wall.

Interior door hardware:
- Kaba KB 240 34 SC furniture (1000mm AFFL)
- Kaba KB AA300 SS tubular latch
- Windsor Brass door stop WIND5240 SC
- MSL fortress 100 mm fixed pin S/S (3per door)

Unless noted otherwise

Refer to floor plans for door swings

LINTELS:

Lintels notated as 90/140mm in width can be made up from multiple members to form the given width if an equivilant or greater strength is used as per NZS3604. Members are to be nail laminated in accordance with 2.4.4.7 of NZS3604.

Lintel sizes are a minimum only. Framing manufacturer is free to substitute with LVL/LSL/Glulam products of a greater strength which achieves less deflection and allows for a better fit.

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Newman Family
Lot 1135 Hanleys Farm, ,
Jacks Point, Queenstown

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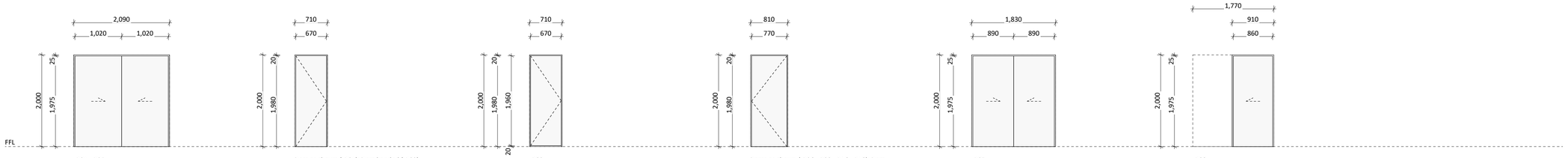
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-	-	-

SCALE	1:50
SCALE DOUBLED AT A3	
DRAWN	AS
CHECKED	DWA
JOB NO.	DW1820
REVISION NO.	C

Schedules

A801



ID01, ID05

TYPE: Wardrobe Slider
LINTEL: Refer to Truss Design

item as shown (ID04); item handed (ID02)

TYPE: Internal Door
LINTEL: Refer to Truss Design

ID03

TYPE: Internal Door
OTHER: 20mm Undercut to Door
LINTEL: Refer to Truss Design

items as shown (ID06, ID09, ID16, ID18); item handed (ID13)

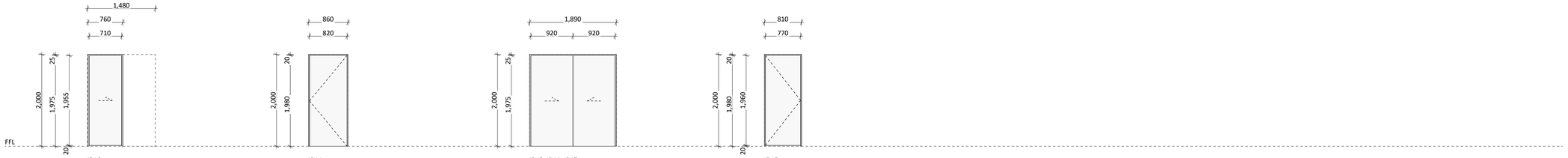
TYPE: Internal Door
LINTEL: Refer to Truss Design

ID07

TYPE: Wardrobe Slider
LINTEL: Refer to Truss Design

ID08

TYPE: Cavity Slider
LINTEL: Refer to Truss Design



ID10

TYPE: Cavity Slider
OTHER: 20mm Undercut to Door
LINTEL: Refer to Truss Design

ID11

TYPE: Internal Door
LINTEL: Refer to Truss Design

ID12, ID14, ID17

TYPE: Wardrobe Slider
LINTEL: Refer to Truss Design

ID15

TYPE: Internal Door
OTHER: 20mm Undercut to Door
LINTEL: Refer to Truss Design

DOOR & WINDOW SCHEDULE

GENERAL NOTES:

All openings up to 1.8m wide to have 1/90x45mm trimming stud either side of opening

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Lintel sizes are a minimum only. Framing manufacturer is free to substitute with LVL/LSL/Glulam products of a greater strength which achieves less deflection and allows for a better fit.

Interior Door Schedule

Scale 1:50

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SCALE	1:50
SCALE DOUBLED AT A3	
DRAWN	AS
CHECKED	DWA
JOB NO.	DW1820
REVISION NO.	C

Schedules

A802