Spur Ridge Rise New Build

for Muthu Annamalai and Meena Krishnan, 33 Spur Ridge Rise, Jacks Point, Queenstown Lakes.

Project No:J292

Building Conset Set
19/09/2026

Project Description:

New two story residential dwelling with double garage and 70m² Minor Dwelling with single garage.

Roofing Trapazoidal Colour Steel
Cladding JH Linea and Armorsteel Linear 800
Aluminum Joinery



1. All work shall comply with all relevant NZ Standards, The NZ Building Code and Local Territorial Regulations.
2. Contractor shall verify all dimensions on site before commencement of work.
3. INCONSISTENCIES: If there are any inconsistencies, errors or omissions in or between documents, the contractor must seek direction in resolving it. Figured dimensions take precedence over scaled dimensions; drawings to a larger scale take precedence over drawings to a smaller scale and drawings take precedence over specification.
Do Not Scale from Drawings.
This drawing is to be read in conjunction with all relevant consultants, specialist manufactures drawings and specifications.
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DREAM-DESIGN-DRAW-REALITY

Specialising in Design and Draughting Solutions, New Homes, Alterations and Additions

Drawing Issue and Amendments				
Description:	Issue No:	Date:	Dwn:	Ckd:
Concept Design				
Developed Design				
Building Consent		26/09/2026	SB	SB
RFI				

Landscaping Notes:

The site is relatively level and as such has been shown flat. Floor level is to be set out from the highest point of the proposed site to achieve the minimum ground clearance as indicated in the details.

External works:

Driveway and entry paths and patios to be 100mm thick, 20Mpa concrete. All concreted areas to be laid to fall 2º away from the house.

- DO NOT SCALE FROM THESE DRAWINGS -

Site Coverage Calculation:

Site area:	512 m^2
New dwelling area:	248.17 m^2
Total building area:	248.17m^2
Site coverage:	48.17 %
Site coverage allowed:	60 %

Finished Floor Level:

Finished floor level to be 225 mm above Finished ground level and a minimum 150mm above crown of road or lowest point on site

Legal Description:

Address:	33 Spur Ridge Rise, Jacks Point, Queenstown Lakes.
District Plan Zone:	Jacks Point
Lot No.:	4021
DP No.:	563099
Valuation No:	2913201325
Site area:	512m^2

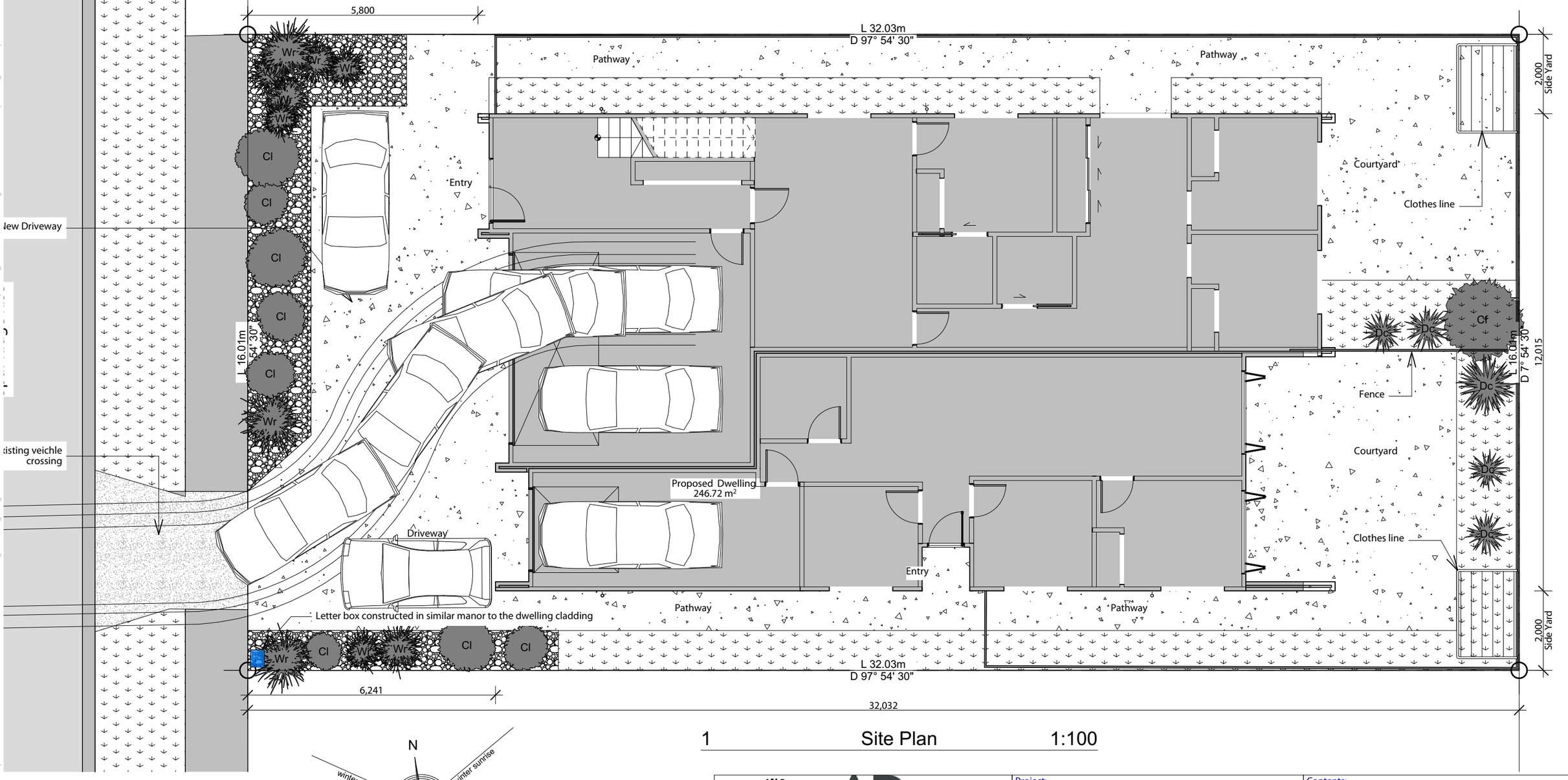
Design Criteria:

Exposure zone:	B
Wind zone:	High
Earthquake zone:	3
Climate zone:	6
Floor load:	1.5 kPa
Deck load:	2 kPa

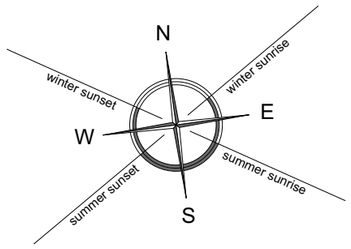
Wind Zone Calc: (All Directions)	
Wind Region:	A
Toporaphic Class:	T1
Ground Roughness:	Open
Site Exposure:	Exposed
Wind Zone:	High

Planning Notes:

Planning Notes:	Rule	Council	Hanley Farms DP4
Planing Zone:		Jacks Point	
Site Coverage:		48.17%.	
Site Coverage Allowed: 4.1.5.1.6	60%.	60%	
Building Height	41.5.1.2	8m	
Height in Relation to Boundary :	41.5.1.4	2.5m + for back 12m 3.5m front	Refer #Drawing Name ref. on sheet #LayID(ref)
Yard Stebacks:	41.5.1.7	N =45° E & W =45° S = 35° two setbacks of 4.5m	
Front Yard Setback:	41.5.1.7		4.0m Buildings, 5.0m Garages
Side Yard Setback:	41.5.1.7	2.0m	2.0m
Lots Per Site:	41.5.1.1	1 Lot per site	



1 Site Plan 1:100



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DREAM-DESIGN-DRAW-REALITY

GRAPHIC SCALE 1:100[m] A3
0 2 4 6

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ADNZ Architectural Designers New Zealand Professional Member

Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

Client: Muthu Annamalai and Meena Krishnan

Contents: Site Plan

Design:	SB	A3 Scale:	1:100	SHEET No.	REV No.
Drawn:	SB	Date:	30/09/2026	101	
Checked:	SB	Job No:	J292		

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Jack Hanley Drive

Spur Ridge Rise

Spur Ridge Rise

McKenzies Shute

Bo's Trail

Site Access
33 Spur Ridge Riase,
Jacks Point,
Queenstown.

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27

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Location of proposed dwelling

N

1 Site Bulk & Location 1:1000

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DREAM-DESIGN-DRAW-REALITY

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Project:
Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

Client:
Muthu Annamalai and Meena Krishnan

Contents:
Site Location Plan

Design:	SB	A3 Scale:	1:1000	SHEET No.	REV No.
Drawn:	SB	Date:	30/09/2026	102	
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Planting Key:

Cl = coprosma lucida - shining karamu

Wr = Juncus sarophorus - wiwi

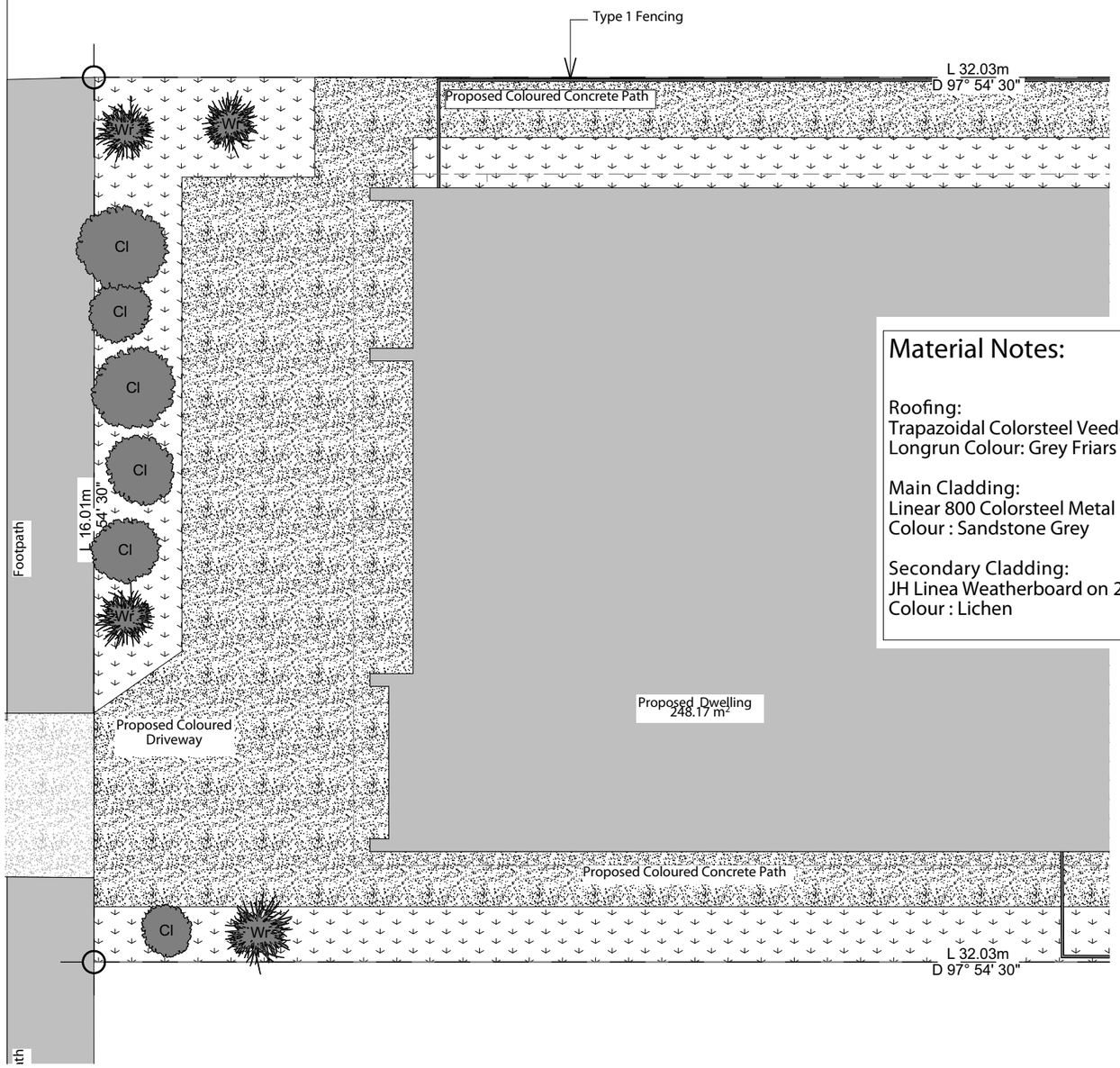




2 coprosma lucida - shining karamu



3 Juncus sarophorus - wiwi



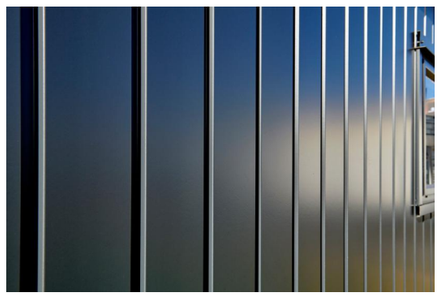
Material Notes:

Roofing:
Trapazoidal Colorsteel Veedek
Longrun Colour: Grey Friars

Main Cladding:
Linear 800 Colorsteel Metal Cladding on 20mm drained cavity
Colour : Sandstone Grey

Secondary Cladding:
JH Linea Weatherboard on 20mm drained cavity,
Colour : Lichen

Grey Friars	Lichen	Sandstone Grey
TSR:9.0	**TSR**:22.0	**TSR**:21.0
LVR:10.3	**LVR**:26.3	**LVR**:26.6
RGB:83/85/88	**RGB**:144/137/117	**RGB**:133/135/134



4 linear 800 -cladding



5 Linea Weatherboard

N

1 Site Landscaping 1:100

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DREAM-DESIGN-DRAW-REALITY

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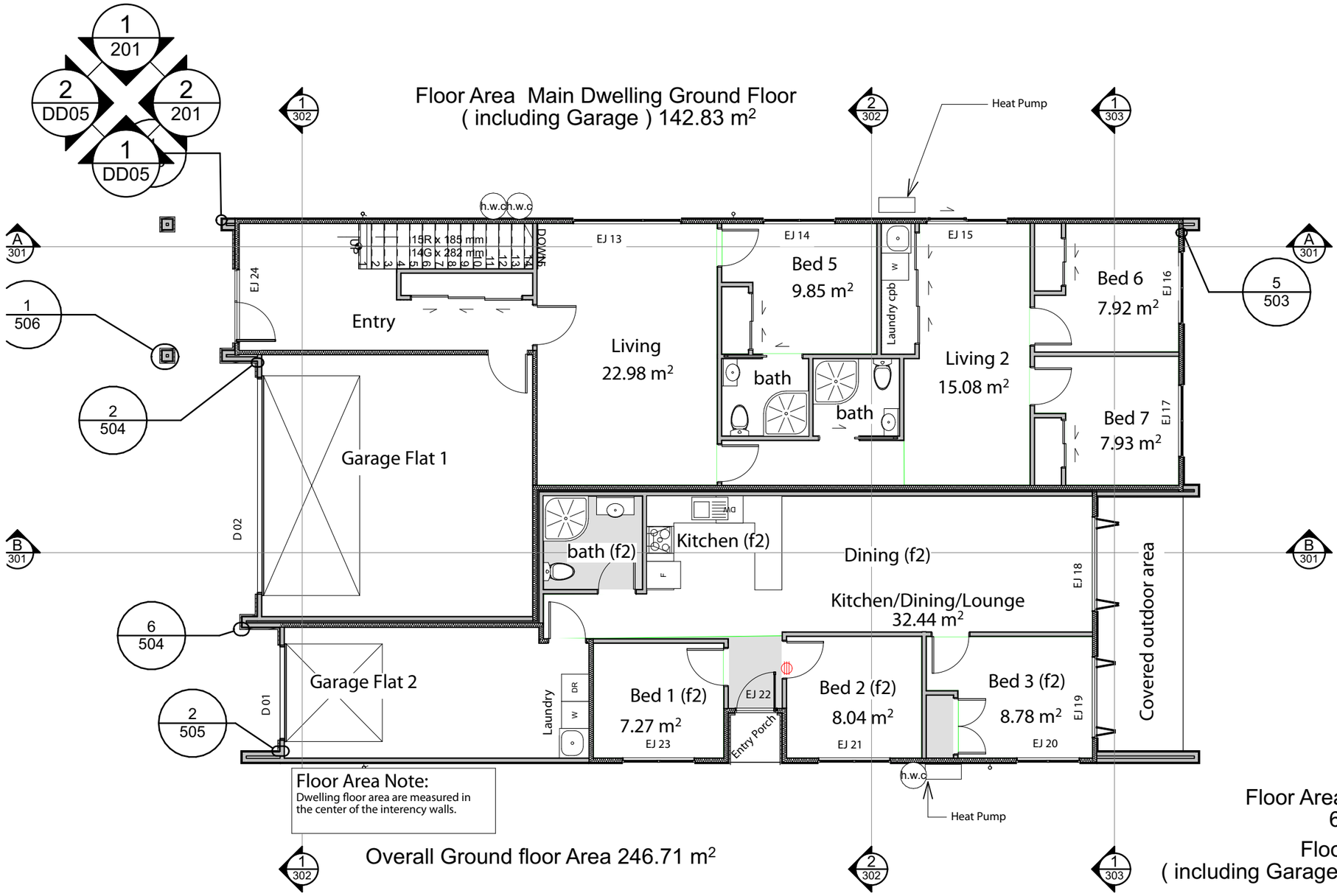
Contents: Landscape Plan

Design:	SB	A3 Scale:	1:100	SHEET No.	REV No.
Drawn:	SB	Date:	30/09/2026	103	
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Wet Area Internal Finishes:

Unless noted elsewhere, typical finishes to wet areas are as follows:

Wall linings:

1. Bathroom:
   10mm GIB Aqualine, 1/coat GIB Sealer with 2/coats semi-gloss or gloss, acrylic enamel paint.
2. Laundry:
   10mm GIB Aqualine to wall behind tub only, 1/coat GIB Sealer with 2/coats semi-gloss or gloss, acrylic enamel paint.

Ceiling linings:

1. Bathroom:
   13mm GIB Aqualine, 1/coat GIB Sealer with 2/coats semi-gloss or gloss, acrylic enamel paint.

Floor finishes:

1. Bathroom / Laundry / Kitchen:
   Non-slip Tile over tile and slate underlay. Minimum slip resistance co-efficient for level surface between 0.25 - 0.50 acceptable in accordance with NZBC: D1/AS1 Access.
2. Waterproof seal Tile to edge of painted skirting, contactor to comply with NZBC: E3/AS1 Internal moisture.

Access Way Notes:

Any intended access way to the building to be constructed of either profiled timber decking with the profile laid perpendicular to the access, or concrete with a broom finish (Class 5 -6) or wood float finish (Class U2).
Alternatively, any other material with a tested wet slip co efficient of not less than 0.4 when tested against D1/VM1 of the New Zealand Building Code.

1 Ground Floor Plan 1:100

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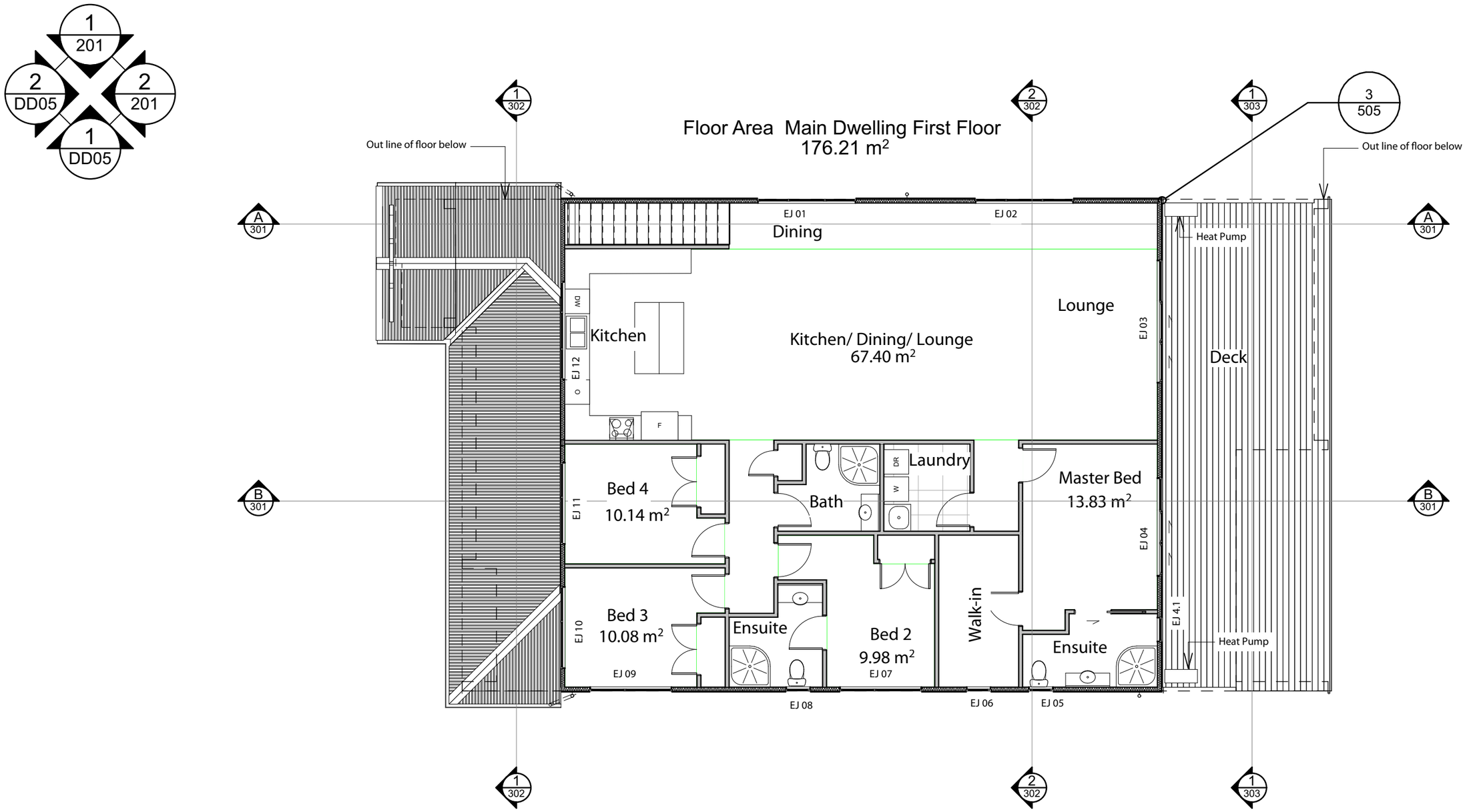
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	33 Spur Ridge Rise, Queenstown Lakes
Client:	Muthu Annamalai and Meena Krishnan
Contents:	Ground Floor Plan

Design:	SB	A3 Scale:	1:100	SHEET No.	REV No.
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1 First Floor Plan 1:100

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GRAPHIC SCALE 1:100[m] A3
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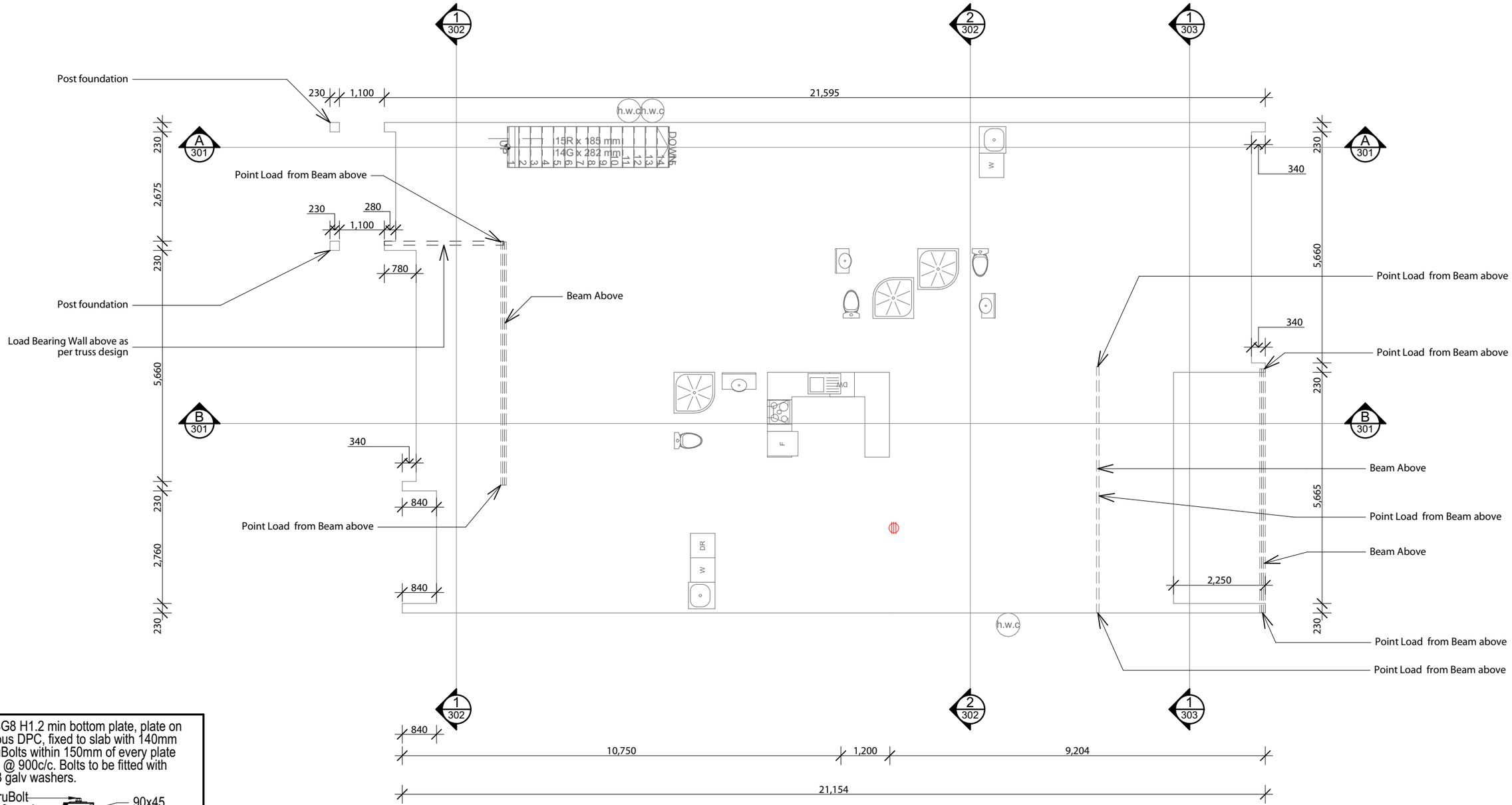
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	33 Spur Ridge Rise, Queenstown Lakes
Client:	Muthu Annamalai and Meena Krishnan
Contents:	First Floor Plan

Design:	SB	A3 Scale:	1:100	SHEET No.	REV No.
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Checked:	SB	Job No:	J292		

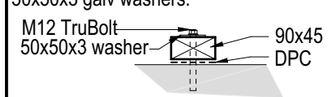
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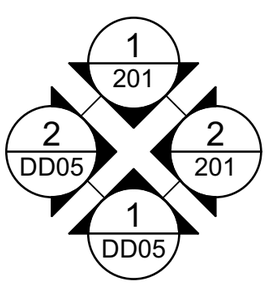
1 Ground Floor Foundation Plan 1:100

90x45 SG8 H1.2 min bottom plate, plate on bituminous DPC, fixed to slab with 140mm M12 TruBolts within 150mm of every plate end and @ 900c/c. Bolts to be fitted with 50x50x3 galv washers.



Bottom plates to internal walls to be fixed to slab with proprietary powder actuated 75mm drive pin & washer set @ 600mm c/c MAX to meet requirements of NZS 3604:2011 7.5.12.4

4 Bottom Plate Fixing



Foundation Notes:

Specific Design:
Refer to Engineers documents and Geotech in Spec Appendix A

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DREAM-DESIGN-DRAW-REALITY

GRAPHIC SCALE 1:100[m] A3
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33 Spur Ridge Rise, Queenstown Lakes

Client: Muthu Annamalai and Meena Krishnan

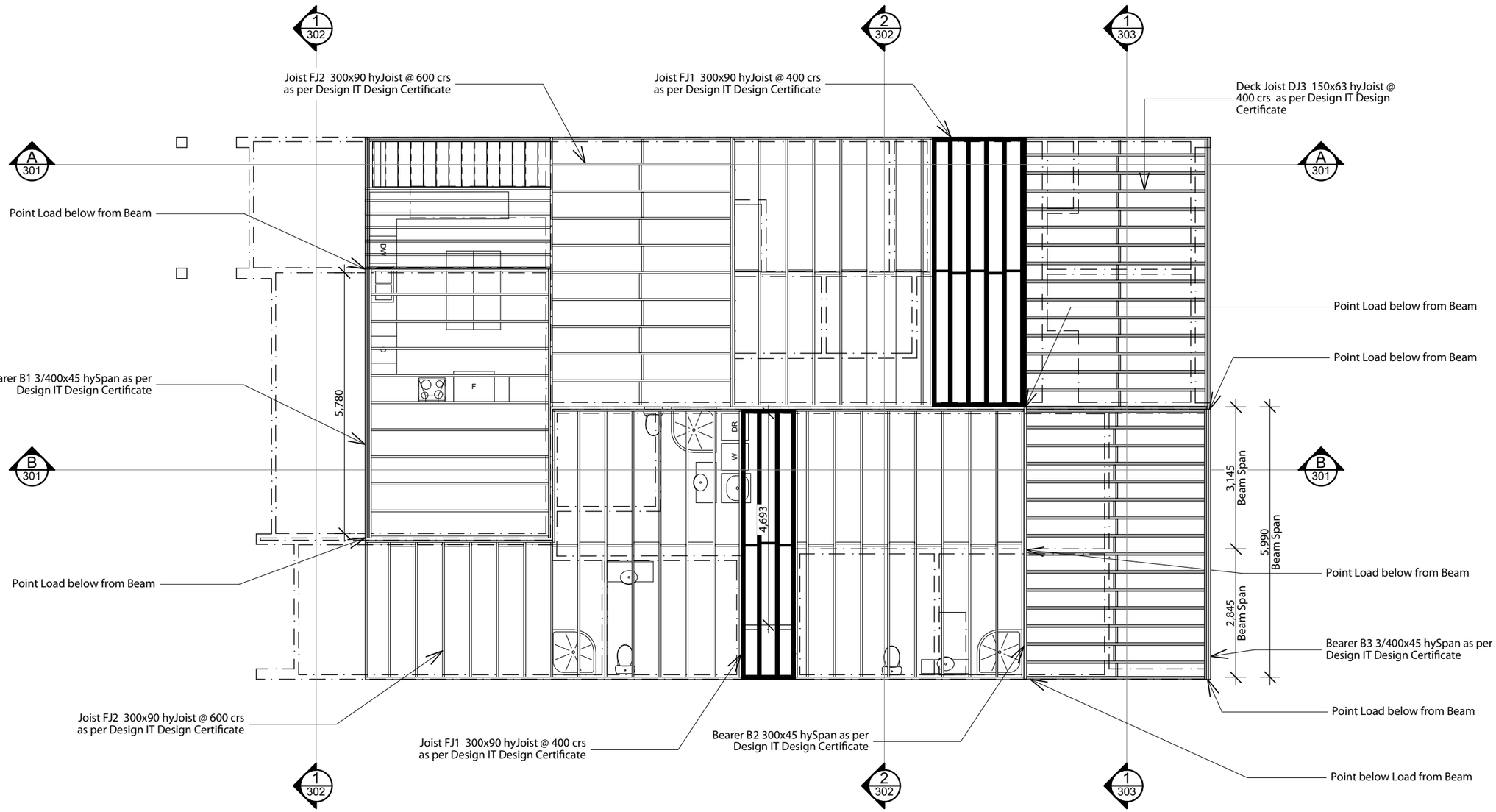
Contents: Ground Floor Foundation Plan

Design:	SB	A3 Scale:	1:100, 1:10	SHEET No.	REV No.
Drawn:	SB	Date:	30/09/2026	106	
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1 First Floor Foundation Plan 1:100

Floor Substrate Note:

Ecoply 19mm Plywood
Treatment
Main Floor excludingBathrooms and Laundry Untreated
Bathroom / Laundry H3.2

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Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

Client: Muthu Annamalai and Meena Krishnan

Contents: First Floor Floor Framing Plan

Design:	SB	A3 Scale:	1:100	SHEET No.	REV No.
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1 Ground Floor Presentation 1:100

Material Notes:

Roofing:
Trapazoidal Colorsteel Veedek
Longrun Colour: Grey Friars

Main Cladding:
Linear 800 Colorsteel Metal Cladding on 20mm drained cavity
Colour : Sandstone Grey

Secondary Cladding:
JH Linea Weatherboard on 20mm drained cavity,
Colour : Lichen

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Project:
Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

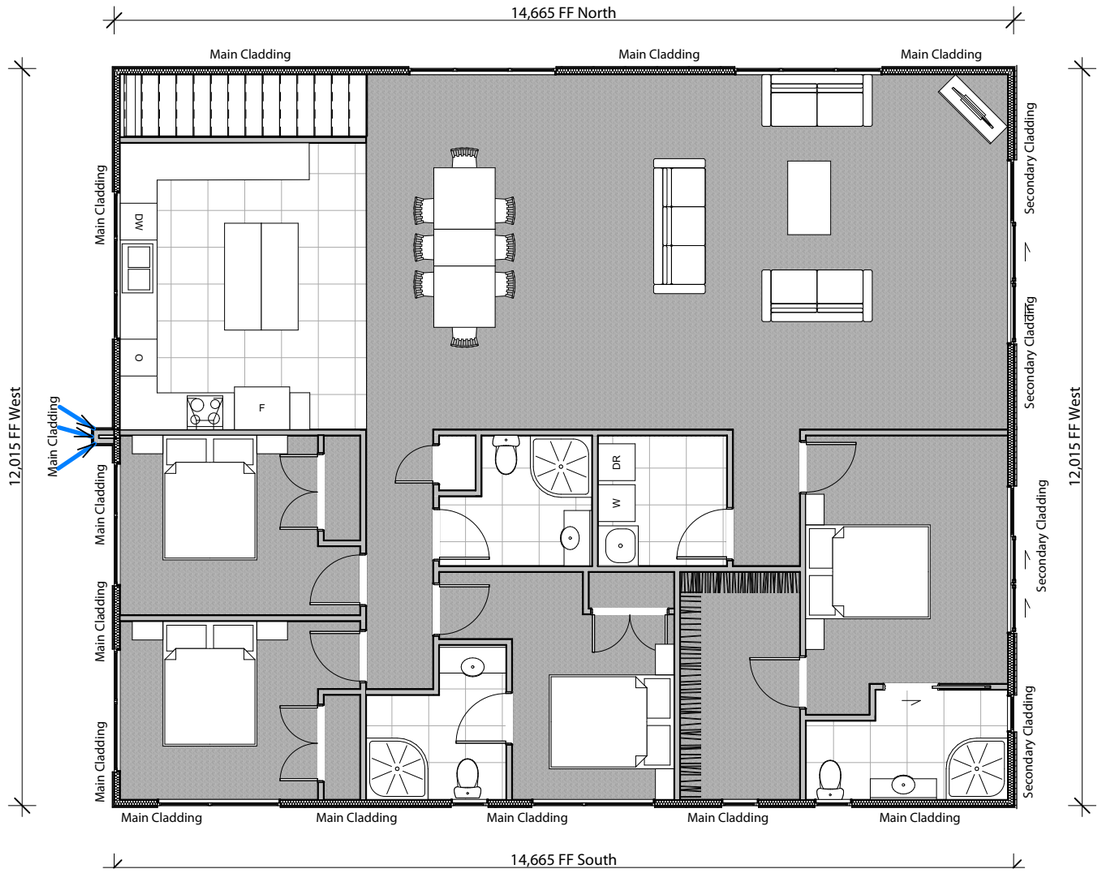
Client:
Muthu Annamalai and Meena Krishnan

Contents:
Ground Floor Floor Finishes Plan

Design:	SB	A3 Scale:	1:100	SHEET No.	REV No.
Drawn:	SB	Date:	30/09/2026	108	
Checked:	SB	Job No:	J292		

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1 First Floor Presentation 1:100

Floor Finishes Key:

= Carpet

= Tiled Floor

= Concrete

Material Notes:

Roofing:
Trapazoidal Colorsteel Veedek
Longrun Colour: Grey Friars

Main Cladding:
Linear 800 Colorsteel Metal Cladding on 20mm drained cavity
Colour : Sandstone Grey

Secondary Cladding:
JH Linea Weatherboard on 20mm drained cavity,
Colour : Lichen

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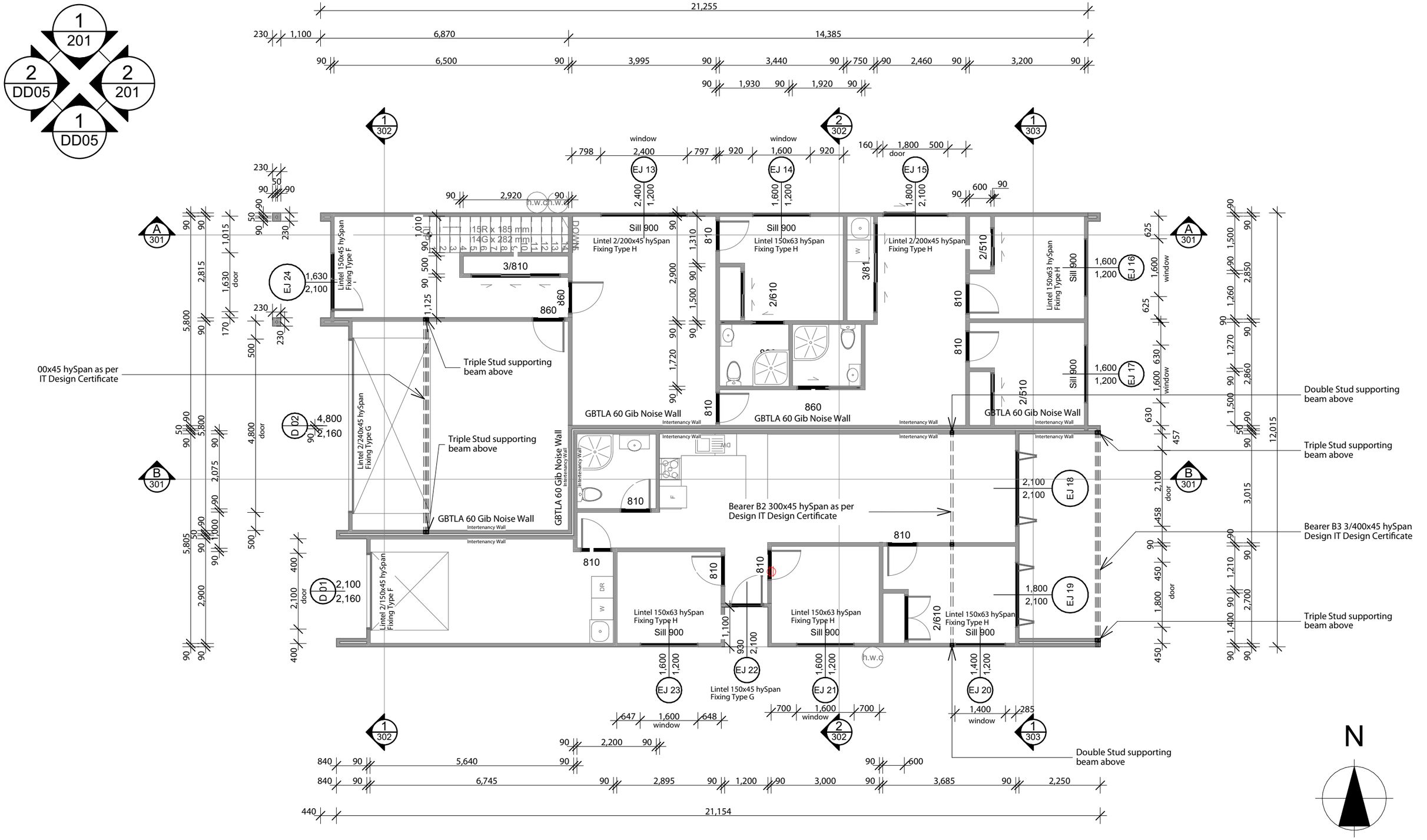
Contents:
First Floor Floor Finishes Plan

Design:	SB	A3 Scale:	1:100	SHEET No.	REV No.
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GRAPHIC SCALE 1:100[m] A3
0 2 4 6

1 Ground Floor Dimensioned Plan 1:100

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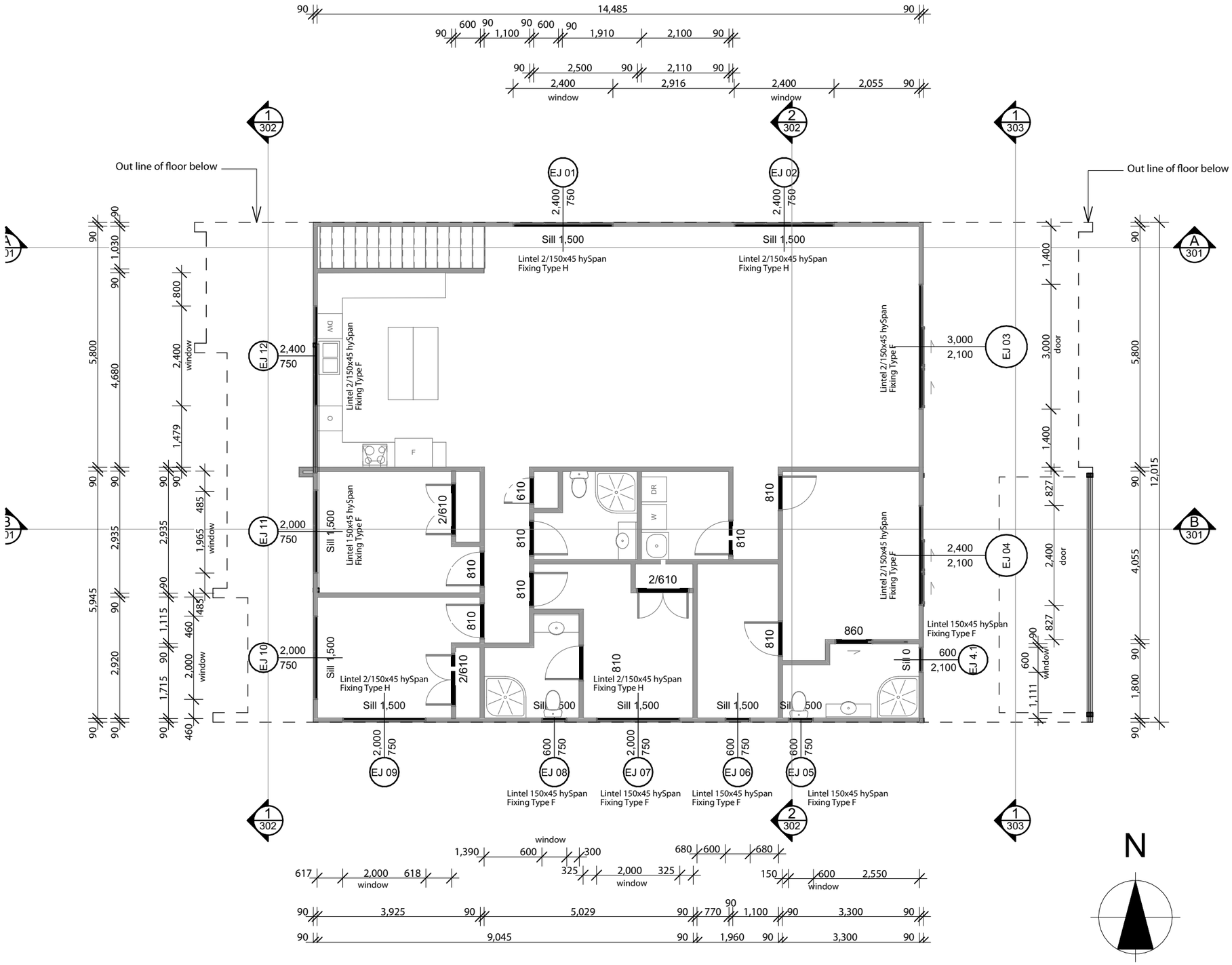
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Project:	Spur Ridge Rise New Build
	33 Spur Ridge Rise, Queenstown Lakes
Client:	Muthu Annamalai and Meena Krishnan
Contents:	Ground Dimensioned Plan

Design:	SB	A3 Scale:	1:100	SHEET No.	REV No.
Drawn:	SB	Date:	30/09/2026	110	
Checked:	SB	Job No:	J292		

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1 First Floor Dimensioned Plan 1:100

Timber Framing:

General:

1. Timber to be sized as denoted, all to be SG8 H1.2 unless otherwise specified.
2. Double top plates to all walls. 2/ 90 x 45
3. Refer to Sheet 112 and 113 for bracing design and sheet 602 for Gib brace fixing information.

Exterior Walls:

1. All exterior walls to be
   Stud Height up to 2.4m = 90x45 @ 600crs.
   Stud Height up to 2.7m = 90x45 @ 400crs.
   Stud Height up to 3.0m = 90x45 @ 300crs.
   Stud Height up to3.6m = 2/90x45 @ 400crs.
2. Bottom plate fixing Ground Floor, Refer to Bottom Plate Fixing on sheet 106 and First Floor, 90x3.15 power driven nails 3 @ 600mm crs,

Interior Walls:

1. Non Load bearing
   Stud Height up to 3.0m = 90x45 @ 600crs.
3. Internal load bearing wall to be
   Stud Height up to 2.0m = 140x45 @ 600crs.

Lintels:

Timber to be sized as denoted, all to be SG8 H1.2 unless otherwise specified.

1. Refer drawing #LayID(ref) for Lumberlok Uplift Fixing Options:
   Type E - 1.4 kN
   Type F - 4.0 kN
   Type G - 7.5 kN
   Type H - 13.5 kN

Ceiling access:

1 / 600mm min. square ceiling access hatch into ceiling space (location to be confirmed by OWNER)

Notes:

1. Wall Framing Legend:

indicates Load Bearing Walls. All new framing in LB walls and exterior timber framed walls are to be 90 x 45 H1.2 SG8 framing @ 600c/c max.

indicates new Non Loadbearing Walls 90 x 45 H1.2 SG8 framing @ 600c/c max. unless as noted below.

Any external window or door size given on this plan is unit size NOT the trim size and is in the format of: height x width.

810

All door sizes noted on layout plan are leaf sizes:
870 opening = door size + 2x 19mm jambs + 22mm o/a adjustment

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GRAPHIC SCALE 1:100[m] A3
0 2 4 6

Contractor to check dimensions on site prior to fabrication & construction.

LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

ADNZ Architectural Designers New Zealand Professional Member

Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

Client: Muthu Annamalai and Meena Krishnan

Contents: First Floor Dimensioned Plan

Design:	SB	A3 Scale:	1:100	SHEET No.	REV No.
Drawn:	SB	Date:	30/09/2026	111	
Checked:	SB	Job No:	J292		

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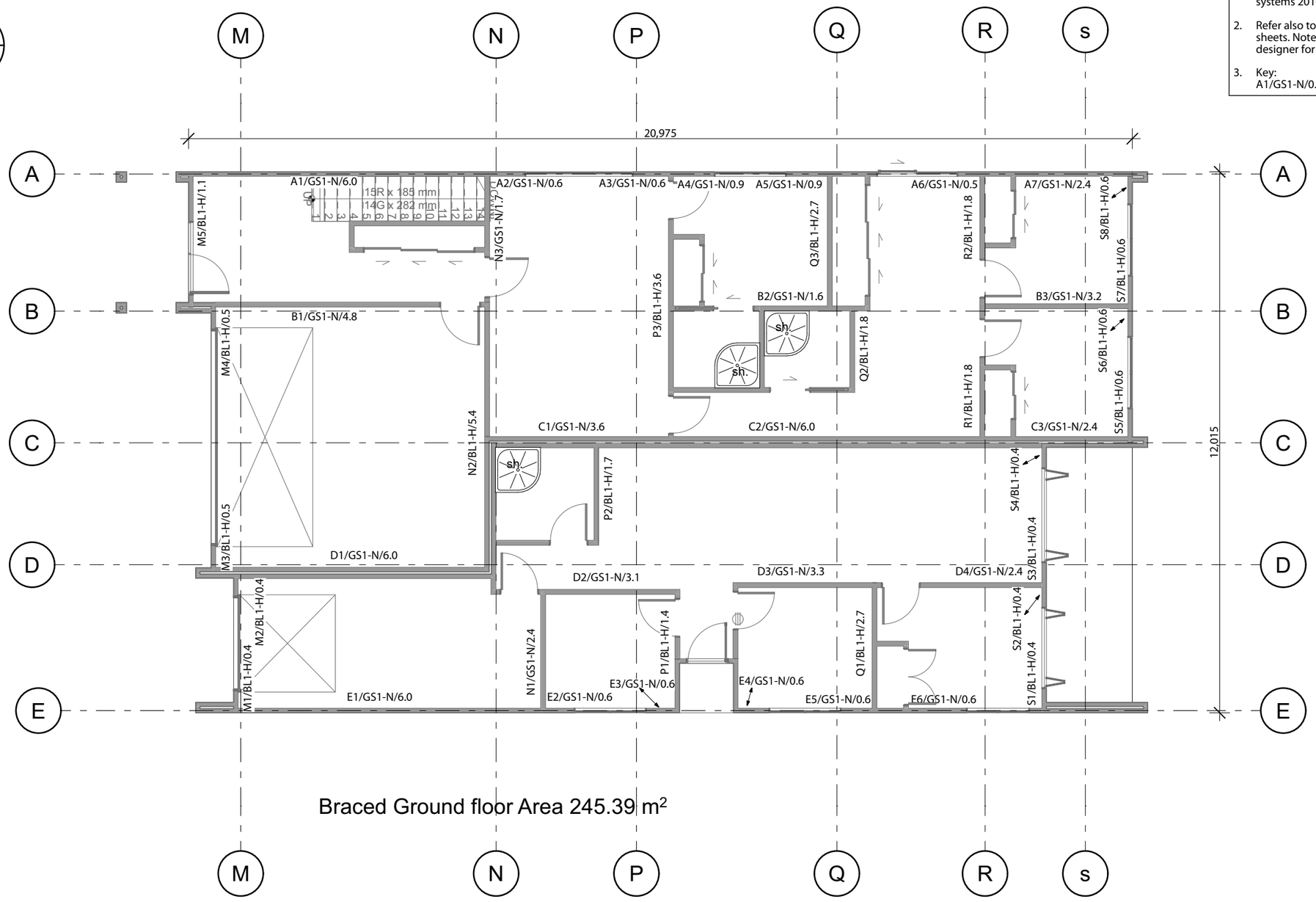
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DD05

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201

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DD05

BRACING NOTES:

1. All Wall, Ceiling and Roof Bracing to be installed in accordance with project specification and comply with - NZBC B1/AS1, NZS 3604:2011 & Winstones GIB EzyBrace systems 2016
2. Refer also to Spec Appendix B GIB Ezybrace calculations sheets. Note: - Contractor to refer any conflicts back to designer for confirmation.
3. Key:
   A1/GS1-N/0.6m = Bracing element # / type / length.



Braced Ground floor Area 245.39 m^2

N

1 Ground Floor Bracing Plan 1:100

3DR ARCHITECTURAL DESIGN & DRAUGHTING
DREAM-DESIGN-DRAW-REALITY

GRAPHIC SCALE 1:100[m] A3
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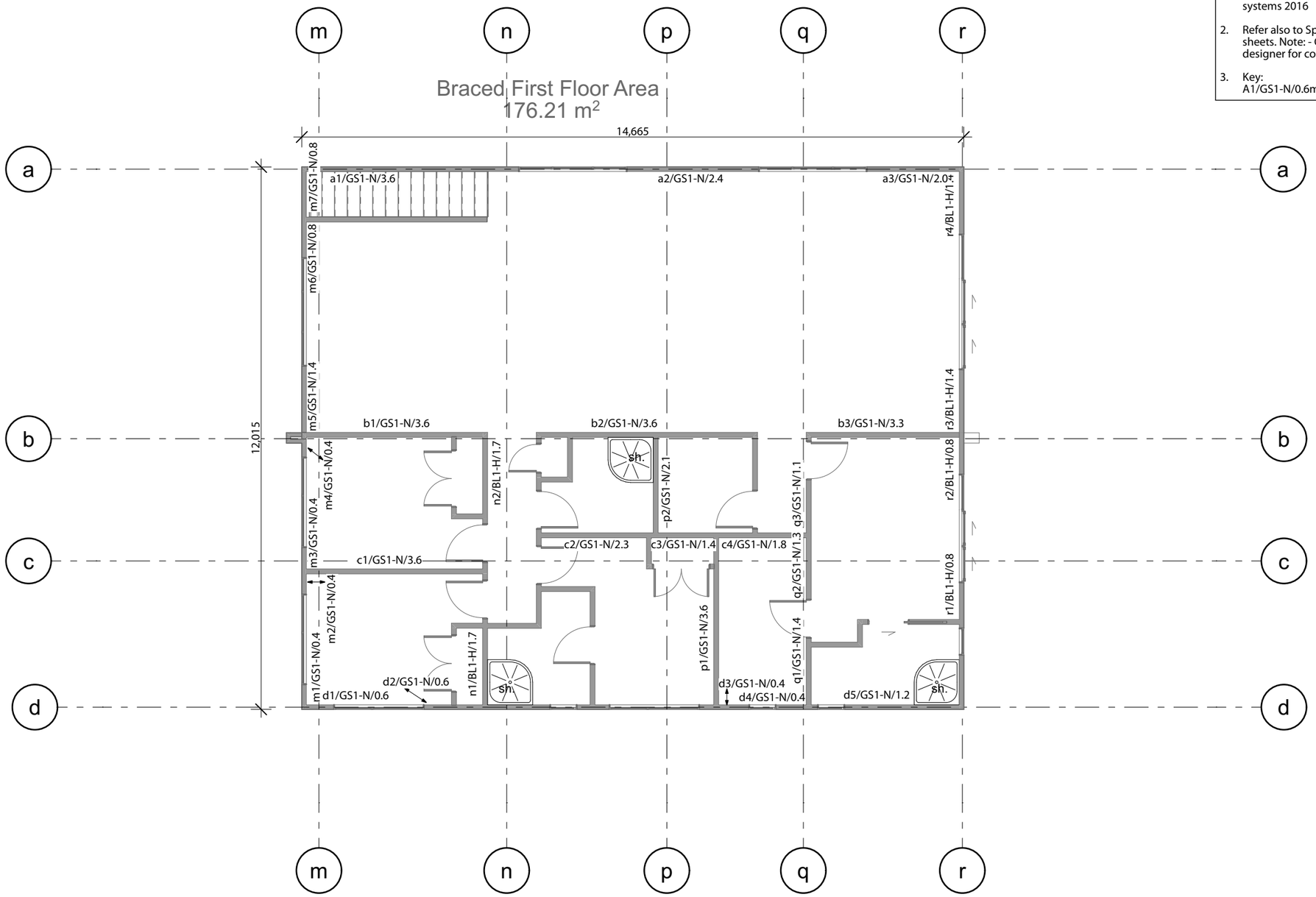
Project: Spur Ridge Rise New Build 33 Spur Ridge Rise, Queenstown Lakes				Contents: Ground Floor Bracing Plan	
Client: Muthu Annamalai and Meena Krishnan	Design: SB	A3 Scale:	1:100	SHEET No.	REV No.
	Drawn: SB	Date:	30/09/2026	112	
	Checked: SB	Job No:	J292		

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BRACING NOTES:

1. All Wall, Ceiling and Roof Bracing to be installed in accordance with project specification and comply with - NZBC B1/AS1, NZS 3604:2011 & Winstones GIB EzyBrace systems 2016
2. Refer also to Spec Appendix B GIB Ezybrace calculations sheets. Note: - Contractor to refer any conflicts back to designer for confirmation.
3. Key:
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1 First Floor Bracing Plan 1:100

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DREAM-DESIGN-DRAW-REALITY

GRAPHIC SCALE 1:100[m] A3
0 2 4 6

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LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

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Project:	Spur Ridge Rise New Build
	33 Spur Ridge Rise, Queenstown Lakes
Client:	Muthu Annamalai and Meena Krishnan

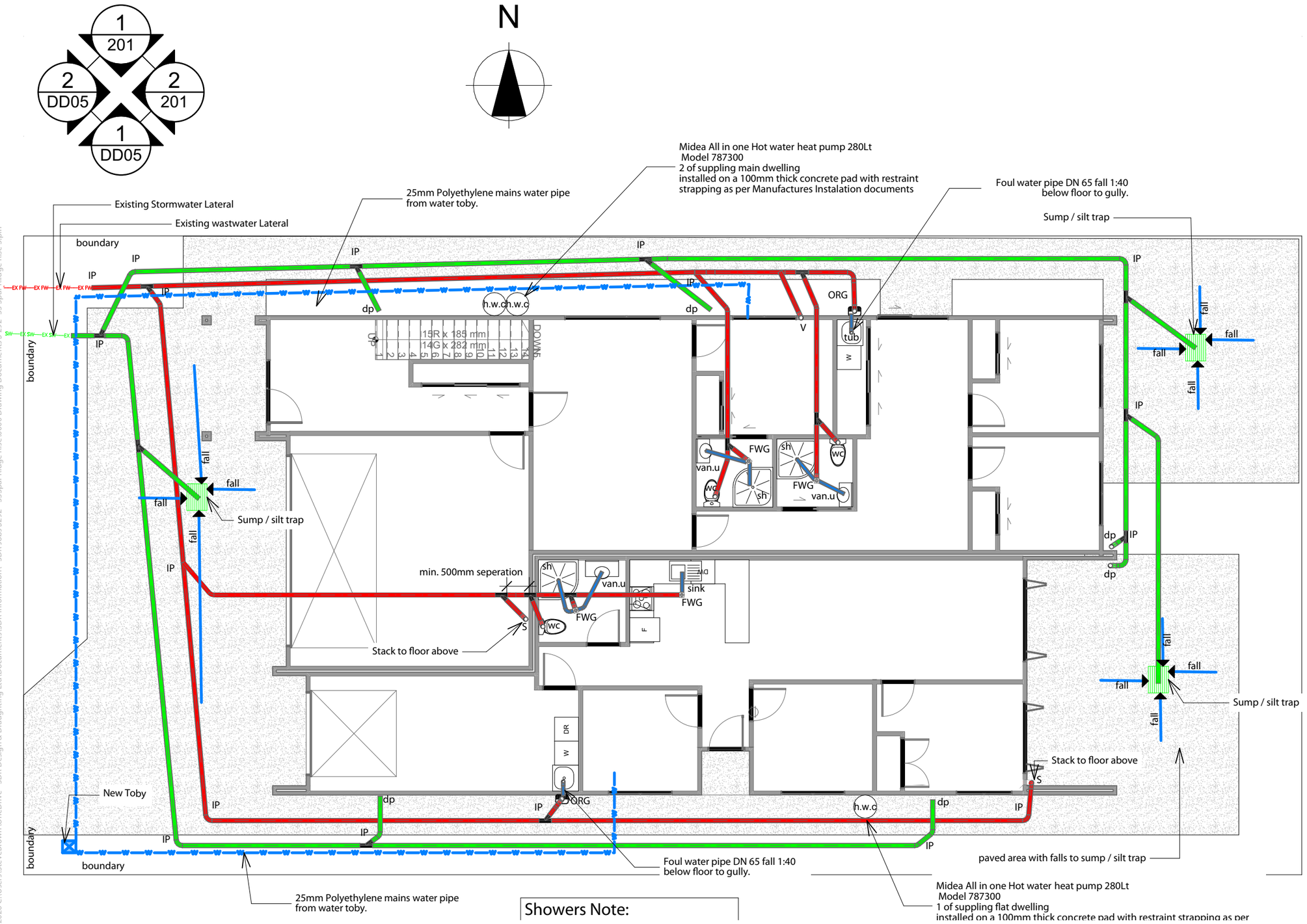
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Design:	SB	A3 Scale:	1:100	SHEET No.	REV No.
Drawn:	SB	Date:	30/09/2026	113	
Checked:	SB	Job No:	J292		

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Showers Note:

1 Ground Floor Plumbing Plan 1:100

Plumbing Notes:

General Notes:

1. Contractor to ensure all work complies with the New Zealand Building Act, Regulations and the NZBC along with Local Council bylaws prior to commencing work on site.
2. Refer to specification for all services requirements for Plumbing, Drainage, Stormwater, Hot and Cold Water Supply requirements.
3. Sizes and Gradients shown are minimums.
4. Refer to sheet Site Plan for site drainage information.

Stormwater Notes:

1. All Stormwater to E1/AS1.
2. Refer to Site Plan for Stormwater drain Locations.
   Key:
   dp = down pipe 80 dia. unless noted otherwise.
   edp = existing down pipe.

Plumbing Notes:

1. All Foul Water to AS/NZS 3500.2:2021 Sanitary Plumbing.
2. Key:
   = foul water drain DN100 uPVC
   = foul water drain DN65 uPVC
   = foul water drain DN40 uPVC
   = existing Sewer Lateral DN110
   IP = inspection point
   V = DN50 drain vent
   ORG = DN100 overflow relief gully
   sink = DN40 kitchen sink
   van.u = DN40 vanity unit basin
   sh = DN40 Shower
   wc = DN100 water closet
   tub = DN50 laundry tub
   S = DN100 Stack
3. All pipes below ground are to be DN100 min. unless noted otherwise. Install reducers to fixture pipes.

Water Supply Notes:

1. All Water Supplies installed to G12/AS1.
2. The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 50°C.
3. All hot water pipework to fixtures shall be thermally insulated to comply with the requirements of Energy Efficiency H1/AS1 Clause 5.0 Hot Water Systems. Insulation to be a closed cell elastomeric pipe insulation such as CLIMAFLEX XT or similar product of dia. to suit the pipe. If exposed to UV it needs to be painted or protected.
4. Hot Water - Midea All in one Hot water heat pump 280Lt
   Model 787300
   2 of suppling main dwelling 1 of suppling flat
   Installed on a 100mm thick concrete pad with restraint strapping as per Manufactures Instalation documents.

Drainage Notes:

General Notes:

1. Contractor to ensure all work complies with the New Zealand Building Act, Regulations and the NZBC along with Local Council bylaws prior to commencing work on site.
2. Refer to specification for all services requirements for Plumbing, Drainage, Stormwater, Hot and Cold Water Supply requirements.
3. Sizes and Gradients shown are minimums.

Stormwater Notes:

1. All Stormwater to E1/AS1.
2. Key:
   = stormwater drain 100mm dia 1:120 grade min.
   = Existing stormwater Lateral
   IP = inspection point
   dp = down pipe 80 dia. unless noted otherwise.
3. All pipes below ground are to be DN100 min. unless noted otherwise. Install reducers to fixture pipes.

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DREAM-DESIGN-DRAW-REALITY

GRAPHIC SCALE 1:100[m] A3
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LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

ADNZ Architectural Designers New Zealand Professional Member

Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

Client: Muthu Annamalai and Meena Krishnan

Contents: Ground Floor Plumbing and Drainage Plan

Design:	SB	A3 Scale:	1:100	SHEET No.	REV No.
Drawn:	SB	Date:	30/09/2026	114	
Checked:	SB	Job No:	J292		

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Plumbing Notes:

General Notes:

1. Contractor to ensure all work complies with the New Zealand Building Act, Regulations and the NZBC along with Local Council bylaws prior to commencing work on site.
2. Refer to specification for all services requirements for Plumbing, Drainage, Stormwater, Hot and Cold Water Supply requirements.
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4. Refer to sheet Site Plan for site drainage information.

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Plumbing Notes:

1. All Foul Water to AS/NZS 3500.2:2021 Sanitary Plumbing.
2. Key:
   = foul water drain DN100 uPVC
   = foul water drain DN65 uPVC
   = foul water drain DN40 uPVC
   EX FW EX FW = existing Sewer Lateral DN110
   IP = inspection point
   V = DN50 drain vent
   ORG = DN100 overflow relief gully
   sink = DN40 kitchen sink
   van.u = DN40 vanity unit basin
   sh = DN40 Shower
   wc = DN100 water closet
   tub = DN50 laundry tub
   S = DN100 Stack
3. All pipes below ground are to be DN100 min. unless noted otherwise. Install reducers to fixture pipes.

Water Supply Notes:

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4. Hot Water - Midea All in one Hot water heat pump 280Lt Model 787300
   2 of suppling main dwelling 1 of suppling flat
   Installed on a 100mm thick concrete pad with restraint strapping as per Manufactures Instalation documents.



Showers Note:

showers to be properity Acrylic Base and liner shower with Grade 'A' Safety Glass

N

1 First Floor Plumbing Plan 1:100

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GRAPHIC SCALE 1:100[m] A3
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Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

Client: Muthu Annamalai and Meena Krishnan

Contents: First Floor Plumbing Plan

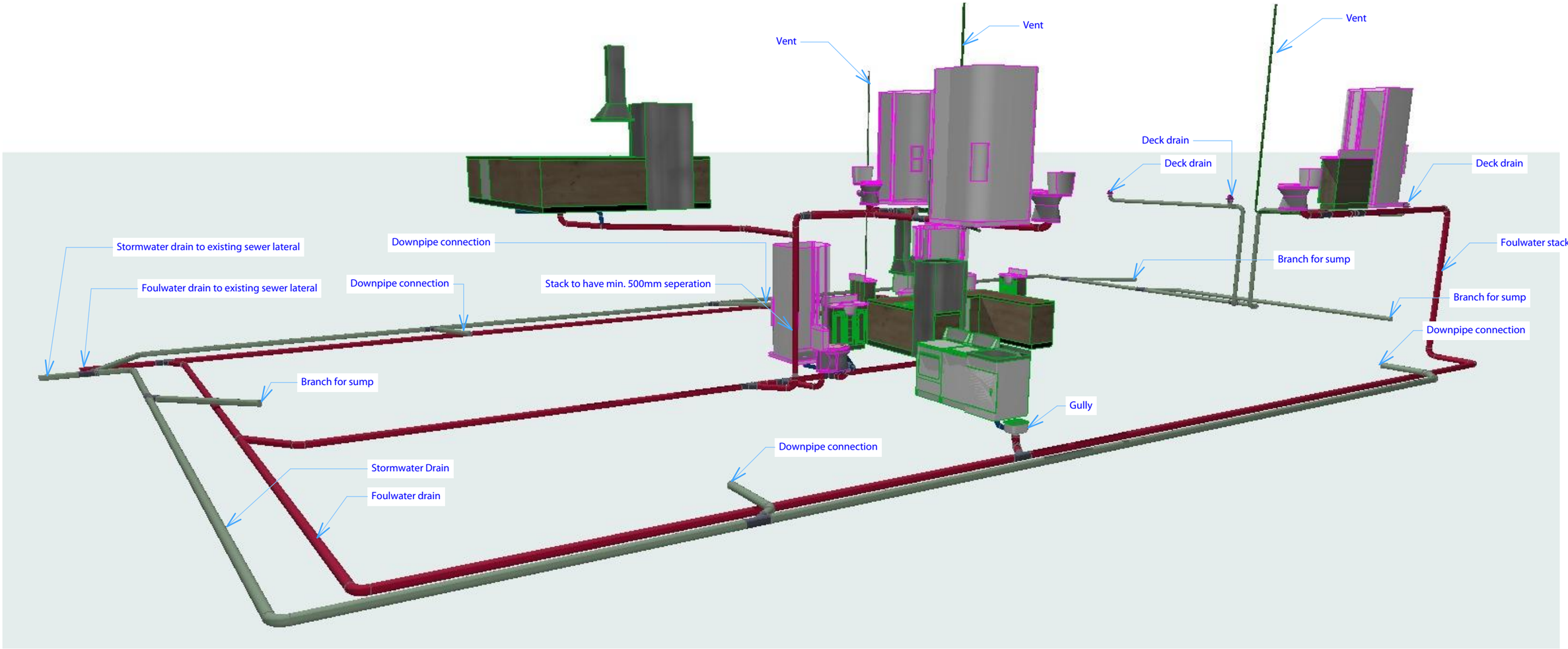
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Checked:	SB	Job No:	J292		

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Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

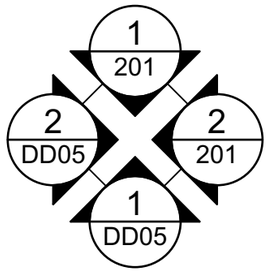
Client:
Muthu Annamalai and Meena Krishnan

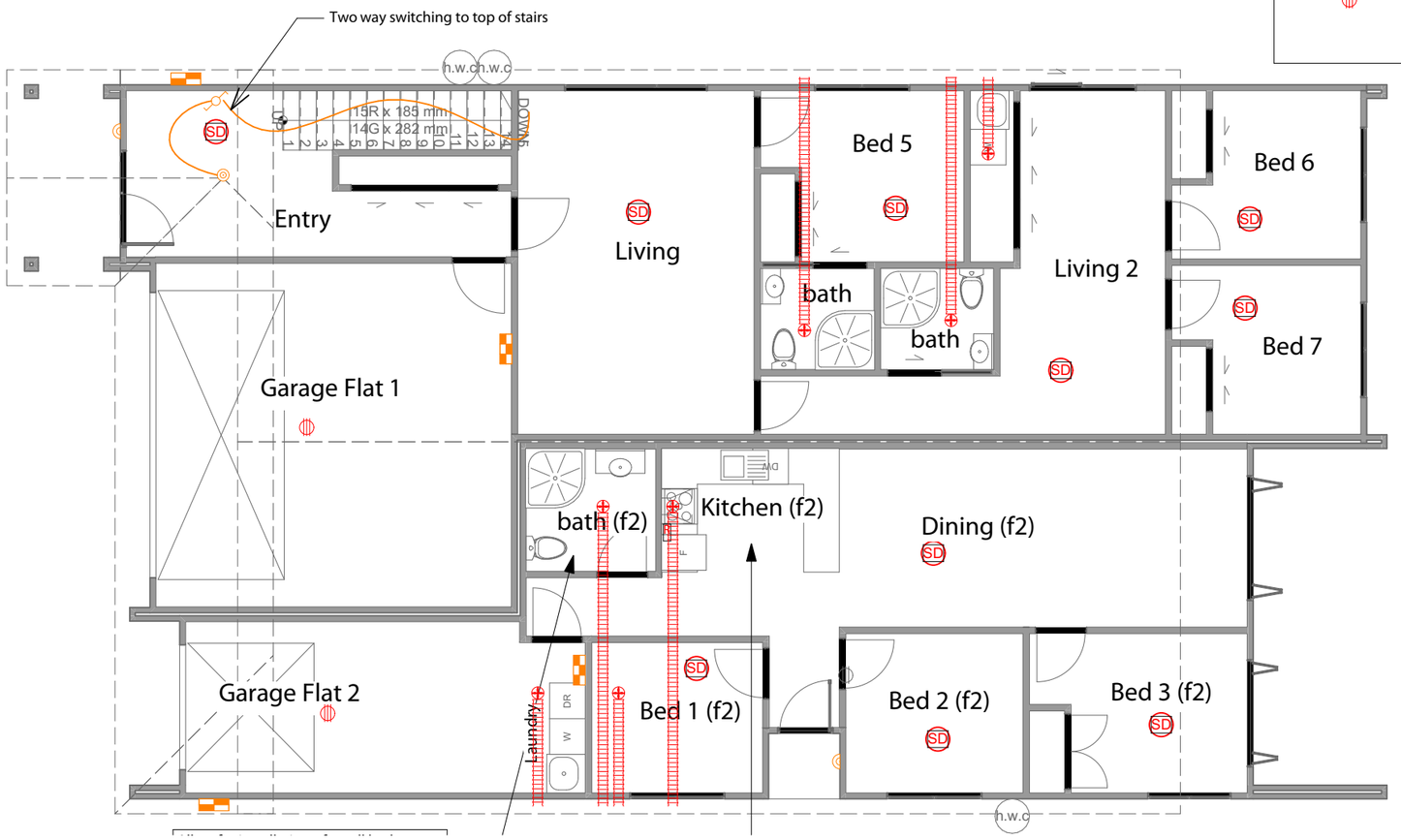
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Plumbing Schematic

Design:	SB	A3 Scale:		SHEET No.	REV No.
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Checked:	SB	Job No:	J292		

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1 Ground Floor Electrical Plan 1:100

Legend

- Meter box
- Distribution board
- Ceiling mounted light, owner to specify.
- External light, owner to specify.
- Two way light switch. 1m above floor level TBC.
- Ceiling mounted exhaust fan, Venterlation rates requirements:
  (a) 25 L/s for showers and baths, and
  (b) 50 L/s for cooktops.
- HWC — Hot water cylinder, Electric Heat Pump.
- SD — Smoke alarms - refer to notes
- Automatic garage door opener
- Rangehood, to be installed to extract a minimum 1,920L/H to suit open plan kitchen, lounge & dining area.

Electrical Notes:

General:
All Electrical works and items to be installed in accordance with project specification and comply with;
NZBC G8/AS1
AS/NZS 3000
AS/NZS 3008
AS 3786
AS/NZS 5000.2:2006

This layout is preliminary only - confirm final positioning and fitting allowance with client contract specifications.

Artificial Lighting
Unless shown otherwise, locations and selections of internal and external lights and switches are to be determined on site between the owner and a registered electrician or a qualified lighting designer. Ensure all habitable rooms are fitted with a minimum of one light fixture. All habitable internal spaces are to have minimum illuminance of 20 lux or a minimal total wattage required per m2 of floor area as shown in G8/AS1, Table 1.
Lights in the stairwell to provide 100lux at tread level or a total wattage per m^2 of floor plan area as shown in D1/AS1 table 8.

Down-lights:
To be CA rated Type (max 1 per $5m^2$).

Switched Sockets and Service Jacks
Unless shown otherwise, locations and selections of switched sockets, hardwired appliances, television jacks and phone jacks are to be determined onsite between the owner and a registered electrician.

Ventilation:
Extractor fans and range hood where shown are to vent out through soffit.

Smoke Alarms:

General:
All Electrical works and items to be installed in accordance with project specification and comply with;
NZBC F7/AS1
NZS 4514:2021

Smoke Alarms:
Smoke alarms to be manufactured to at least one of following standards; AS 3786, ISO 12239, or BS EN 14604.

Note: Smoke alarms indicated are a minimum requirement only, more may be fitted if desired.

Installing or replacing a hard-wired alarm must be done by a licensed electrician.

The interconnected smoke alarms must be in all bedrooms, living spaces, hallways and landings, and on each level of a multi-level home.
Where a kitchen is separated from living spaces and hallways by closable doors, an alarm suitable for kitchens (which may be a heat alarm) must be installed in the kitchen.
Where they are required, alarms must be mounted within 10 m of each other in any direction.
The interconnection between the alarms can be wired or wireless and hard-wired alarms can be incorporated into a security system.

SD = interconnected Smoke Alarm

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DREAM-DESIGN-DRAW-REALITY

GRAPHIC SCALE 1:100[m] A3
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ADNZ Architectural Designers New Zealand Professional Member

Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

Client: Muthu Annamalai and Meena Krishnan

Contents: Ground Floor Electrical Plan

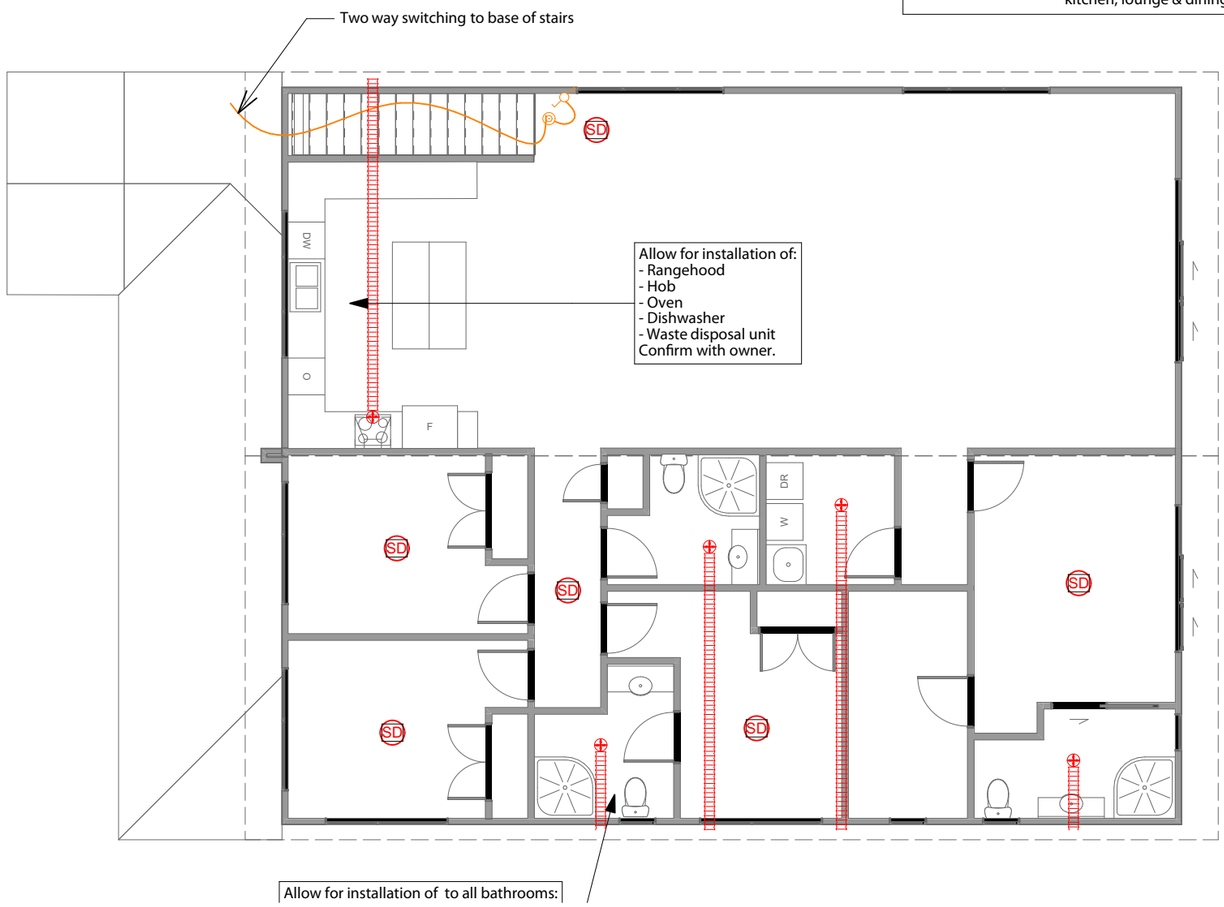
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1 First Floor Electrical Plan 1:100

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AS/NZS 3000
AS/NZS 3008
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Extractor fans and range hood where shown are to vent out through soffit.

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SD = interconnected Smoke Alarm

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ADNZ Architectural Designers New Zealand Professional Member

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33 Spur Ridge Rise, Queenstown Lakes

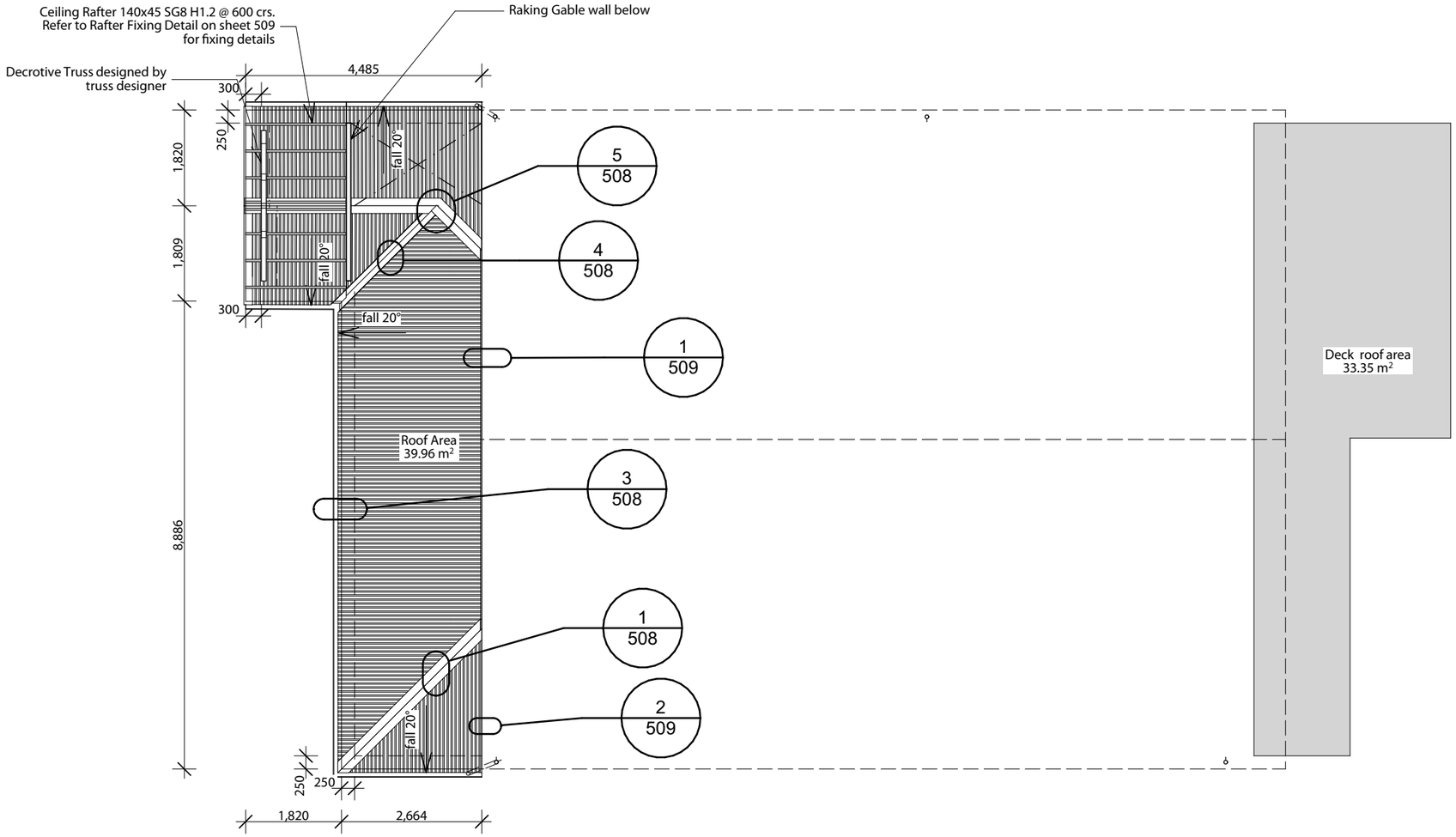
Client: Muthu Annamalai and Meena Krishnan

Contents: First Floor Electrical Plan

Design:	SB	A3 Scale:	1:100	SHEET No.	REV No.
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1 First Floor Roof Plan 1:100

Roof Notes:

Roof pitch:
20°

Roof Framing:
All framing to be SG8 unless otherwise noted within specification or on drawings. Framing to comply with NZS 3604:2011.

Roof Trusses:
Trusses shall be designed and installed in accordance with NZS3604:2011. Trusses shall be @ 900 c/c max. Refer to Truss manufacturer's drawings Spec Appendix C.

Roof Bracing:
NZS 3604:2011 requires 1 brace per 50 sqm of roof.

Purlins:
H1.2 70 x 45 Purlins @ 900 c/c and @ 600c/c at the eave and ridge. Fix to each rafter with 1/10g self drilling screw, 80mm long.

Roof Underlay:
Thermakraft 407 CoverTek Self supporting roof underlay laid vertically with min lap of 150mm.

Roof Covering:
0.40 BMT DIMOND COLORSTEEL® Maxam™ Trapazoidal
Fix with T17x12-11x50 or M6x50 HG-Z4 Roofzip screws.
Fixing Pattern to be: (Table 11: E2/AS1)
L - VH Wind zone = Hit 1, miss 1, hit 1, miss 2.....

Soffit:
JH 4.5mm Hardieflex Soffit Lining. Eaves framing to be 70 x 45 H1.2 @ 600c/c max. JH uPVC jointers. 40 x 25 H3.1 pre-primed timber scotia.

Fascia board:
190 x 25 H3.1 pre-primed rebated to take soffit. Paint Finish.

Spouting / Downpipes:
Marley "Stormcloud" uPVC down pipe system. 80mm dia downpipes.

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33 Spur Ridge Rise, Queenstown Lakes

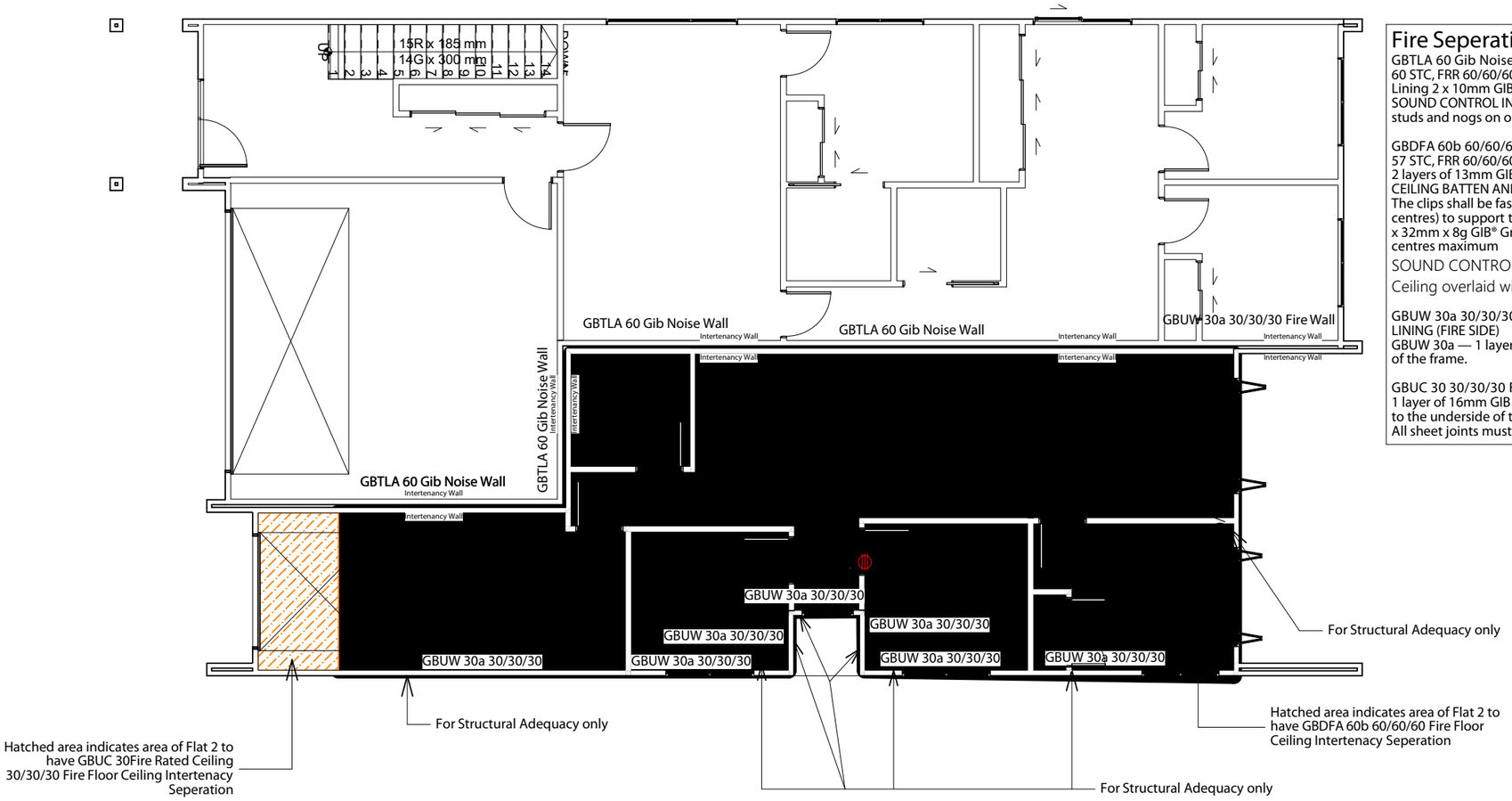
Client: Muthu Annamalai and Meena Krishnan

Contents: First Floor Roof Plan

Design:	SB	A3 Scale:	1:100	SHEET No.	REV No.
Drawn:	SB	Date:	30/09/2026	119	
Checked:	SB	Job No:	J292		

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1 Ground Floor Fire Seperation Plan 1:100

Fire Seperation Key:

GBTLA 60 Gib Noise Wall: Refer
60 STC, FRR 60/60/60
Lining 2 x 10mm GIB Fyreline® each side
SOUND CONTROL INFILL: Pink® Batts® R2.2 (90mm) glass wool insulation installed between the studs and nogs on one side of the double frame.

GBDFA 60b 60/60/60 Fire Floor:
57 STC, FRR 60/60/60
2 layers of 13mm GIB Fyreline® fixed at right angles to the steel battens.
CEILING BATTEN AND DIRECT FIX CLIP SYSTEM
The clips shall be fastened to the joists at 1200mm centres maximum (and no less than 900mm centres) to support the GIB® Rondo® metal ceiling batten system. Fasten each clip to the joist with 3 x 32mm x 8g GIB® Grabber® Self Tapping Wafer Head Screws. The battens shall be spaced at 600mm centres maximum

SOUND CONTROL INFILL

Ceiling overlaid with Pink® Batts® BIB R1.8 (75mm) glass wool insulation.

GBUW 30a 30/30/30 Fire Wall
LINING (FIRE SIDE)
GBUW 30a — 1 layer of 16mm GIB Fyreline® to one side of the frame.

GBUC 30 30/30/30 Fire Ceiling
1 layer of 16mm GIB Fyreline® shall be fixed at right angles to the underside of the framing members.
All sheet joints must occur over solid framing.

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33 Spur Ridge Rise, Queenstown Lakes

Client: Muthu Annamalai and Meena Krishnan

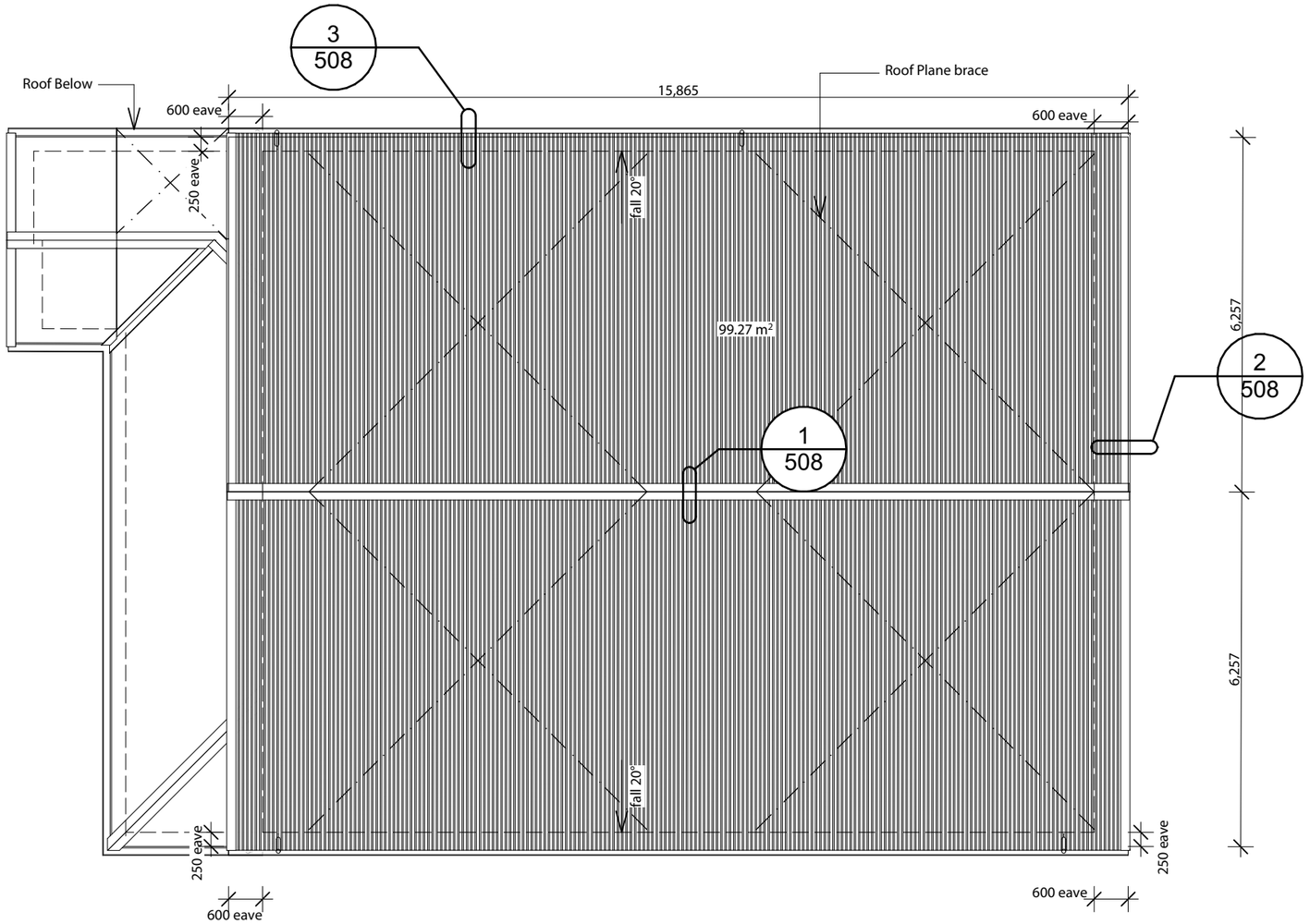
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Design:	SB	A3 Scale:	1:100	SHEET No.	REV No.
Drawn:	SB	Date:	30/09/2026	120	
Checked:	SB	Job No:	J292		

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1 Roof Plan 1:100

Roof Notes:

Roof pitch:
20°

Roof Framing:
All framing to be SG8 unless otherwise noted within specification or on drawings. Framing to comply with NZS 3604:2011.

Roof Trusses:
Trusses shall be designed and installed in accordance with NZS3604:2011. Trusses shall be @ 900 c/c max. Refer to Truss manufacturer's drawings Spec Appendix C.

Roof Bracing:
NZS 3604:2011 requires 1 brace per 50 sqm of roof.

Purlins:
H1.2 70 x 45 Purlins @ 900 c/c and @ 600c/c at the eave and ridge. Fix to each rafter with 1/10g self drilling screw, 80mm long.

Roof Underlay:
Thermakraft 407 CoverTek Self supporting roof underlay laid vertically with min lap of 150mm.

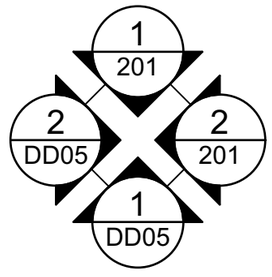
Roof Covering:
0.40 BMT DIMOND COLORSTEEL® Maxam™ Trapazoidal
Fix with T17x12-11x50 or M6x50 HG-Z4 Roofzip screws.
Fixing Pattern to be: (Table 11: E2/AS1)
L - VH Wind zone = Hit 1, miss 1, hit 1, miss 2.....

Soffit:

JH 4.5mm Hardieflex Soffit Lining. Eaves framing to be 70 x 45 H1.2 @ 600c/c max. JH uPVC jointers. 40 x 25 H3.1 pre-primed timber scotia.

Fascia board:
190 x 25 H3.1 pre-primed rebated to take soffit. Paint Finish.

Spouting / Downpipes:
Marley "Stormcloud" uPVC down pipe system. 80mm dia downpipes.



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DREAM-DESIGN-DRAW-REALITY

GRAPHIC SCALE 1:100[m] A3
0 2 4 6

Contractor to check dimensions on site prior to fabrication & construction.

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ADNZ Architectural Designers New Zealand Professional Member

Project:
Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

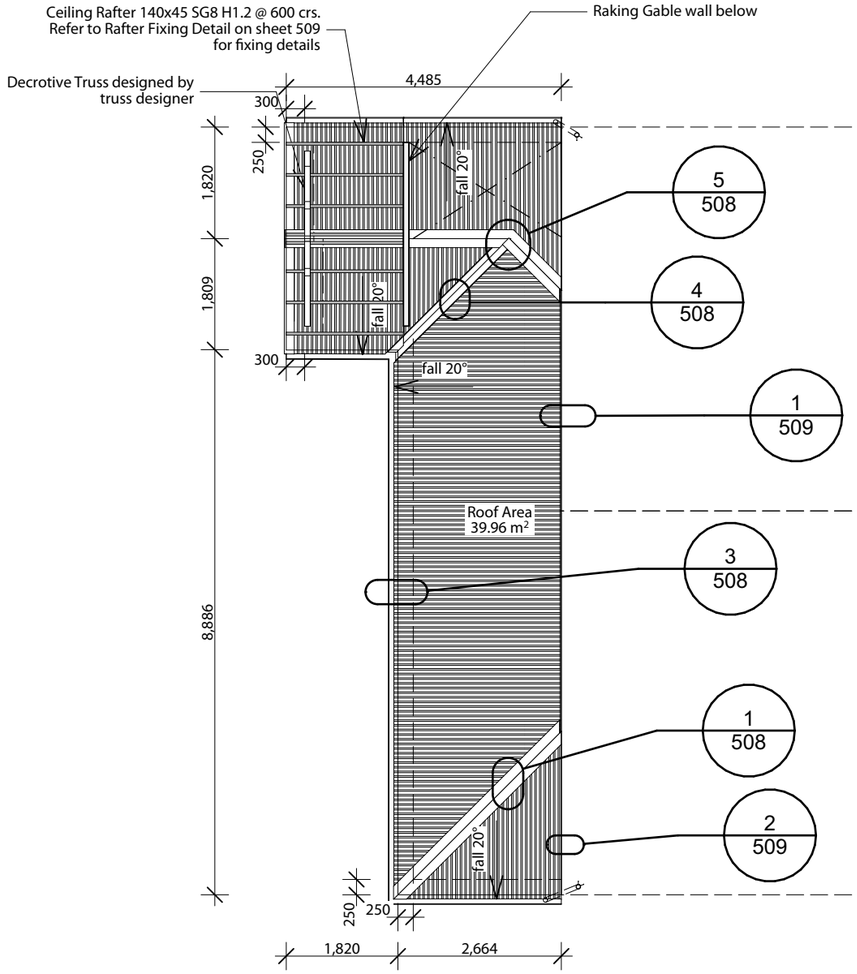
Client:
Muthu Annamalai and Meena Krishnan

Contents:
Upper Roof Plan

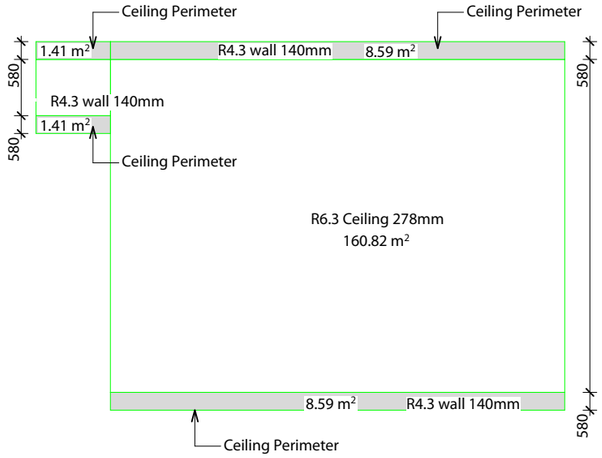
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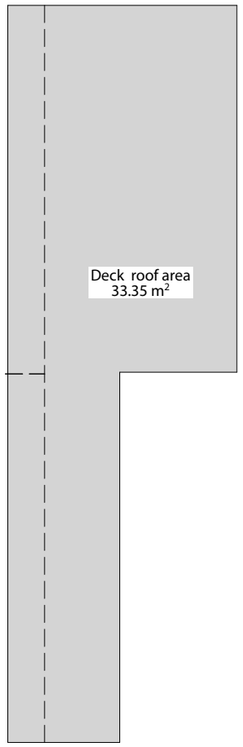
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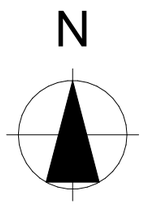


1 First Floor Roof Plan 1:100



2 Ceiling Insulation Plan 1:200





INSULATION NOTES:

No insulation to external garage walls or ceiling above garage, insulate internal garage walls between garage and house.

Wall insulation to be R2.4 Pink Batts insulation (or equivalent / greater R-Value).

Main Ceiling insulation to be Eliment Ceiling R6.3, 278mm insulation (or equivalent / greater R-Value)

Perimeter Ceiling insulation to be Eliment Wall R4.3, 140mm insulation (or equivalent / greater R-Value)

Deck Ceiling insulation to be Eliment Wall R4.3, 140mm insulation (or equivalent / greater R-Value)

Mid Floor Ceiling insulation to be R3.2 Pink Batts ceiling insulation (or equivalent / greater R-Value)

Under Slab 50mm SlabcoreXPS under slab insulation

Insulation with greater R-Values than stated above can be installed provided the insulation is not compressed in any way and there is a 25mm air gap above ceiling insulation.

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DREAM-DESIGN-DRAW-REALITY

GRAPHIC SCALE 1:100[m] A3
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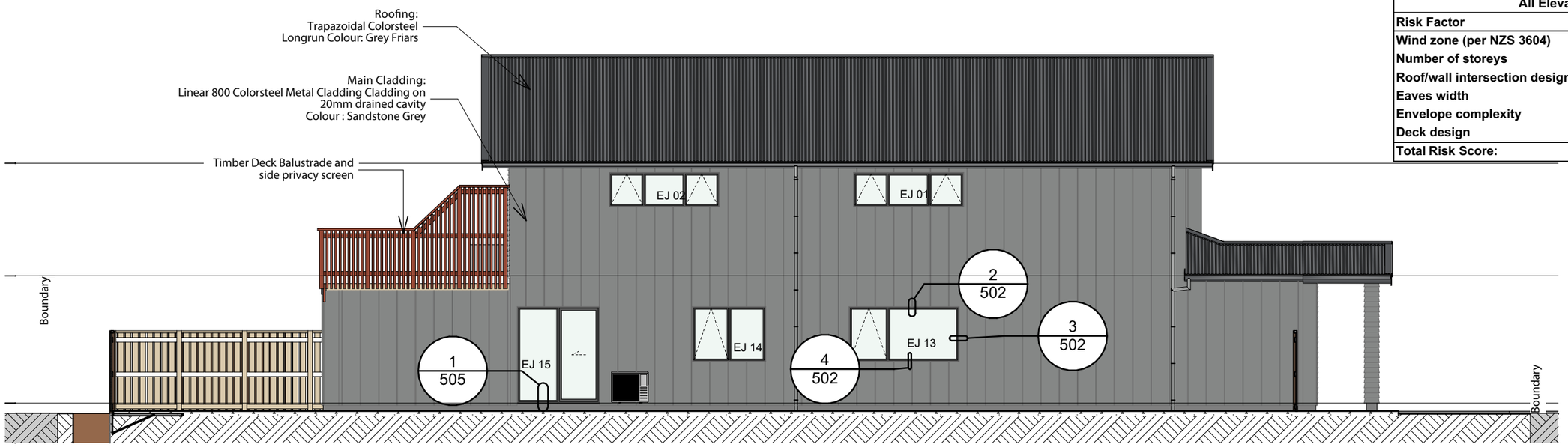
Project:	Spur Ridge Rise New Build 33 Spur Ridge Rise, Queenstown Lakes
Client:	Muthu Annamalai and Meena Krishnan
Contents:	Lower Roof Plan

Design:	SB	A3 Scale:	1:100, 1:200	SHEET No.	REV No.
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Checked:	SB	Job No:	J292		

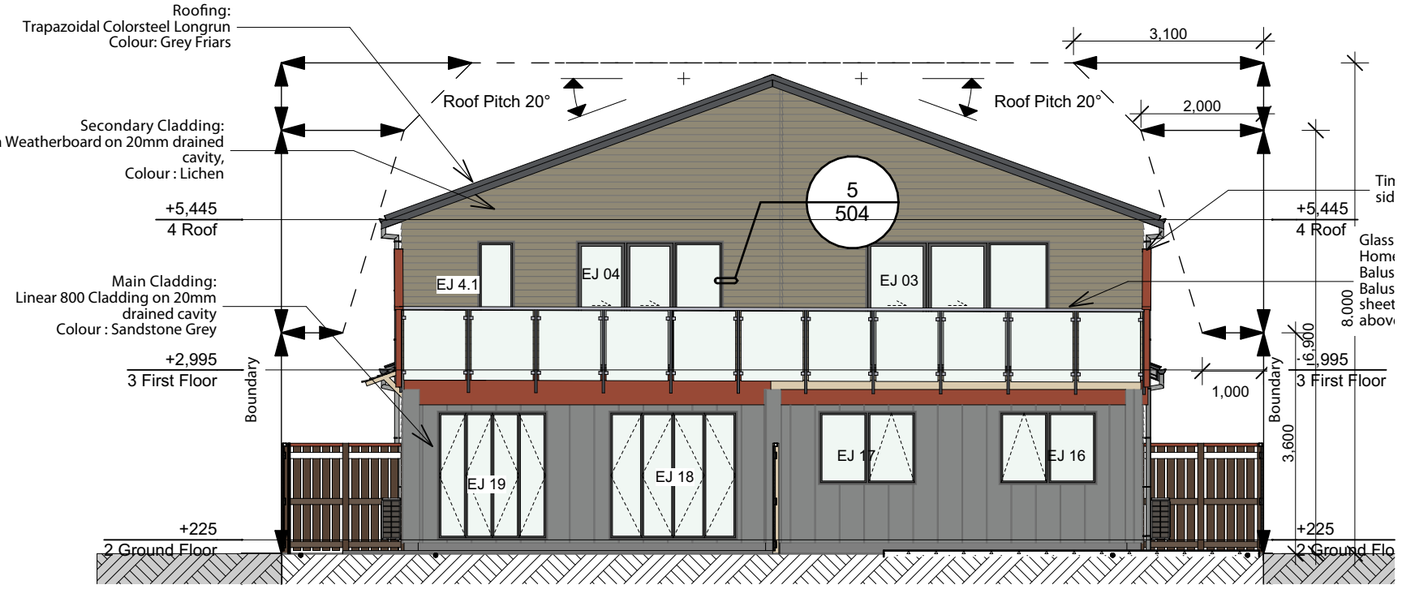
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BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Very high risk	6
Total Risk Score:		**20**



1 North Elevation 1:100



2 East Elevation 1:100

Material Notes:

Roofing:
Trapazoidal Colorsteel Veedek
Longrun Colour: Grey Friars

Main Cladding:
Linear 800 Colorsteel Metal Cladding on 20mm drained cavity
Colour : Sandstone Grey

Secondary Cladding:
JH Linea Weatherboard on 20mm drained cavity,
Colour : Lichen

Exterior Lighting:

Low intensity, low level indirect light sources are to be used for all exterior lighting applications. The use of hoods, louvres and other attachments designed to direct light and minimise light pollution are required for any exterior lighting. Light sources are to be incandescent, LED, or other white light not sodium vapour or other light. Floodlighting or accent lighting is not permitted



Grey Friars	Lichen	Sandstone Grey
TSR:9.0	**TSR**:22.0	**TSR**:21.0
LVR:10.3	**LVR**:26.3	**LVR**:26.6
RGB:83/85/88	**RGB**:144/137/117	**RGB**:133/135/134

3DR ARCHITECTURAL DESIGN & DRAUGHTING
DREAM-DESIGN-DRAW-REALITY

GRAPHIC SCALE 1:100[m] A3
0 2 4 6

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33 Spur Ridge Rise, Queenstown Lakes

Client: Muthu Annamalai and Meena Krishnan

Contents: Elevations

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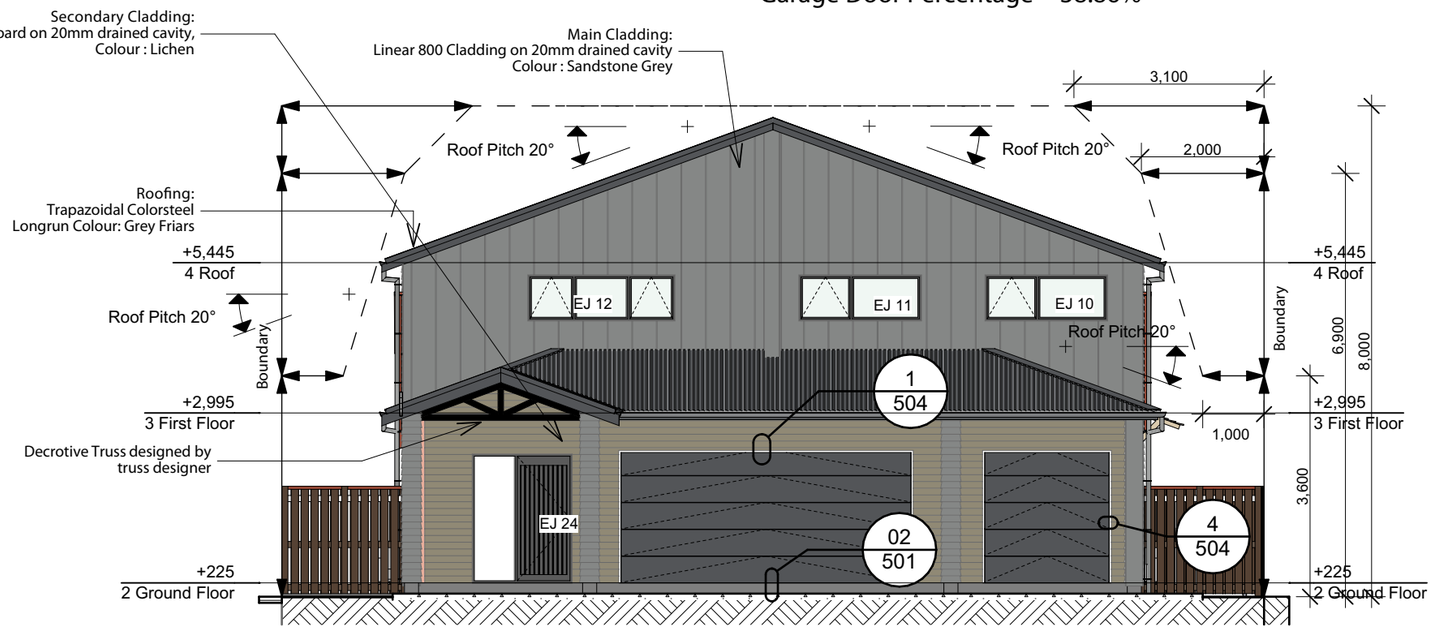
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1 South Elevation 1:100

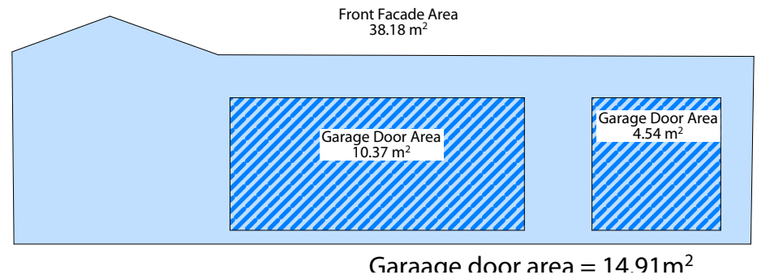
Garaage door area = 14.91m²
Front Facade Area = 38.18 m²
Garage Door Percentage = 38.86%

Dwelling facade area = 79.44 m²
Garage Door Area =14.91 m²
Percentege of facade = 18.8%



2 West Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Very high risk	6
Total Risk Score:		**20**



Garaage door area = 14.91m²

3 West Elevation Facade Area 1:100

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DREAM-DESIGN-DRAW-REALITY

GRAPHIC SCALE 1:100[m] A3
0 2 4 6

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33 Spur Ridge Rise, Queenstown Lakes

Client:
Muthu Annamalai and Meena Krishnan

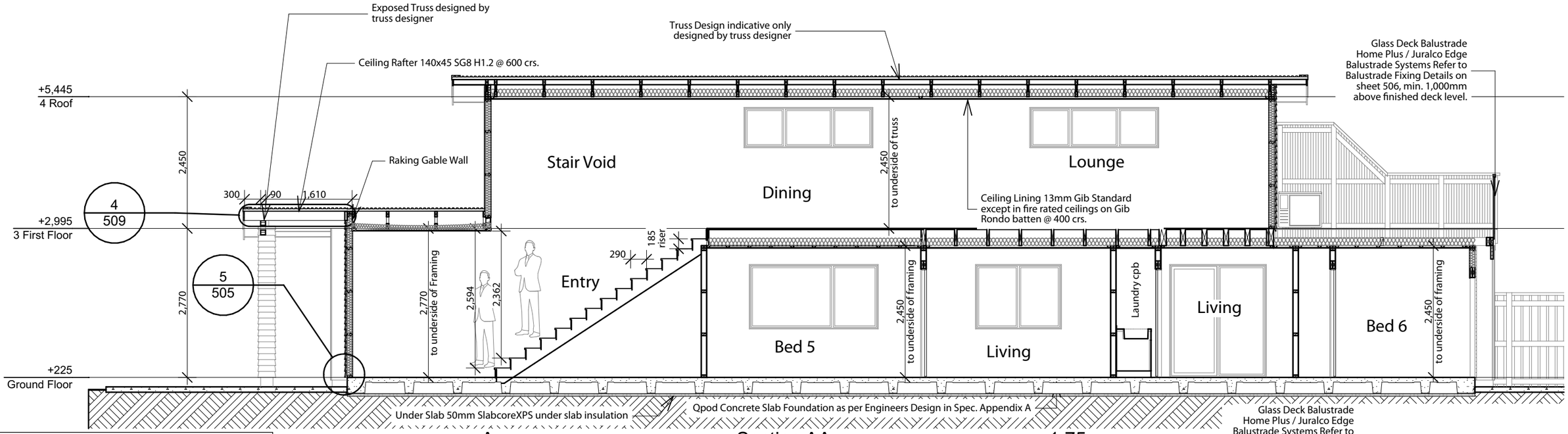
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Elevations

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Checked:	SB	Job No:	J292		

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A Section AA 1:75

Stairs:

Stairs to comply with NZBC:D1 Access.

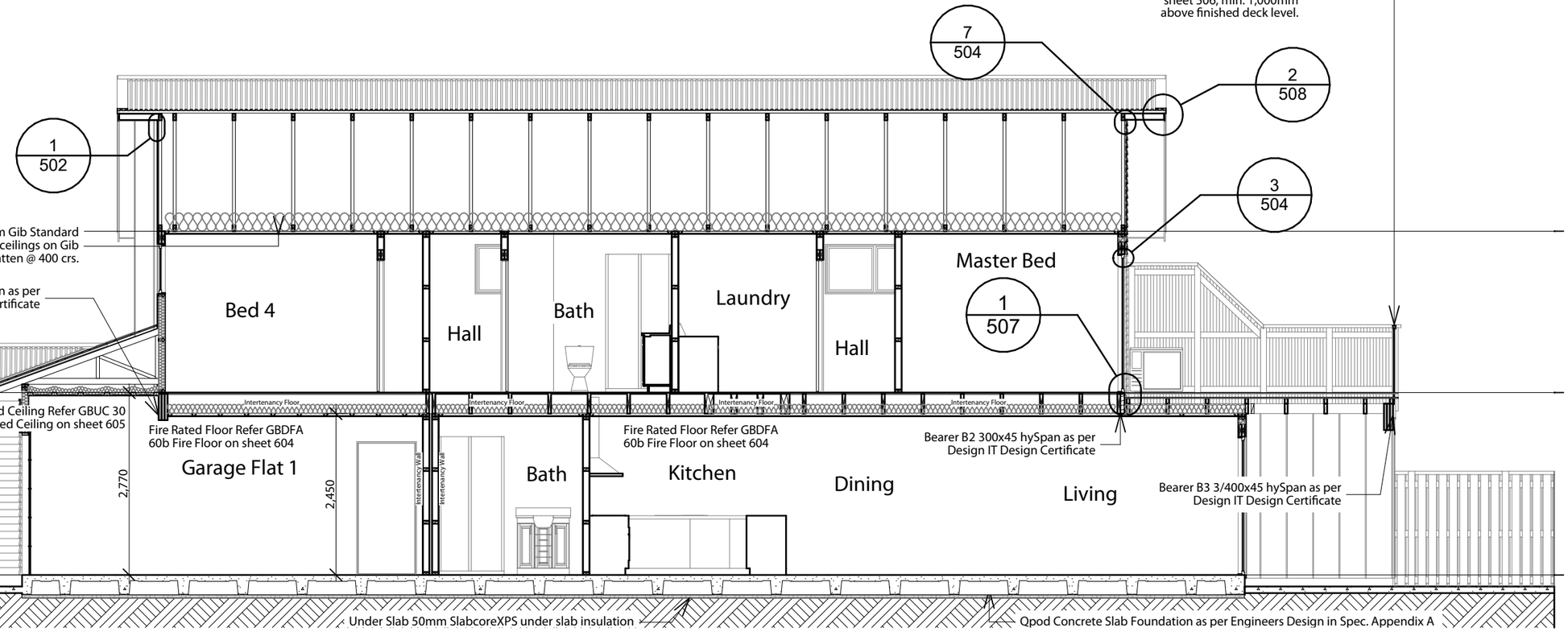
Main Private -
Treads 280 min, Going 255 min, Risers 190 max.

Construction:

Construct new stair from timber 240 x 45 H1.2 SG8 stringers and 25mm MDF treads and risers. All glued & screwed. Construct to dimensions shown to suit location. C.O.S.

Handrail:

Install selected 40ϕ timber handrail on selected brackets to barrier wall. Handrail to be 900 above stair nosing.



B Section BB 1:75

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DREAM-DESIGN-DRAW-REALITY

GRAPHIC SCALE 1:100[m] A3
0 2 4 6

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Project:
Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

Client:
Muthu Annamalai and Meena Krishnan

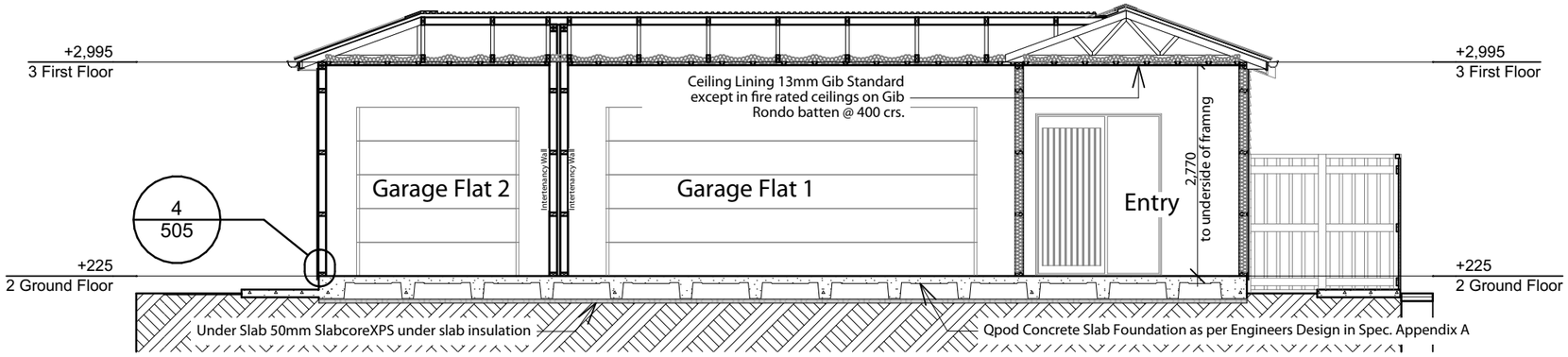
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1 Section CC 1:75

INSULATION NOTES:

No insulation to external garage walls or ceiling above garage, insulate internal garage walls between garage and house.

Wall insulation to be R2.4 Pink Batts insulation (or equivalent / greater R-Value).

Main Ceiling insulation to be Eliment Ceiling R6.3, 278mm insulation (or equivalent / greater R-Value)

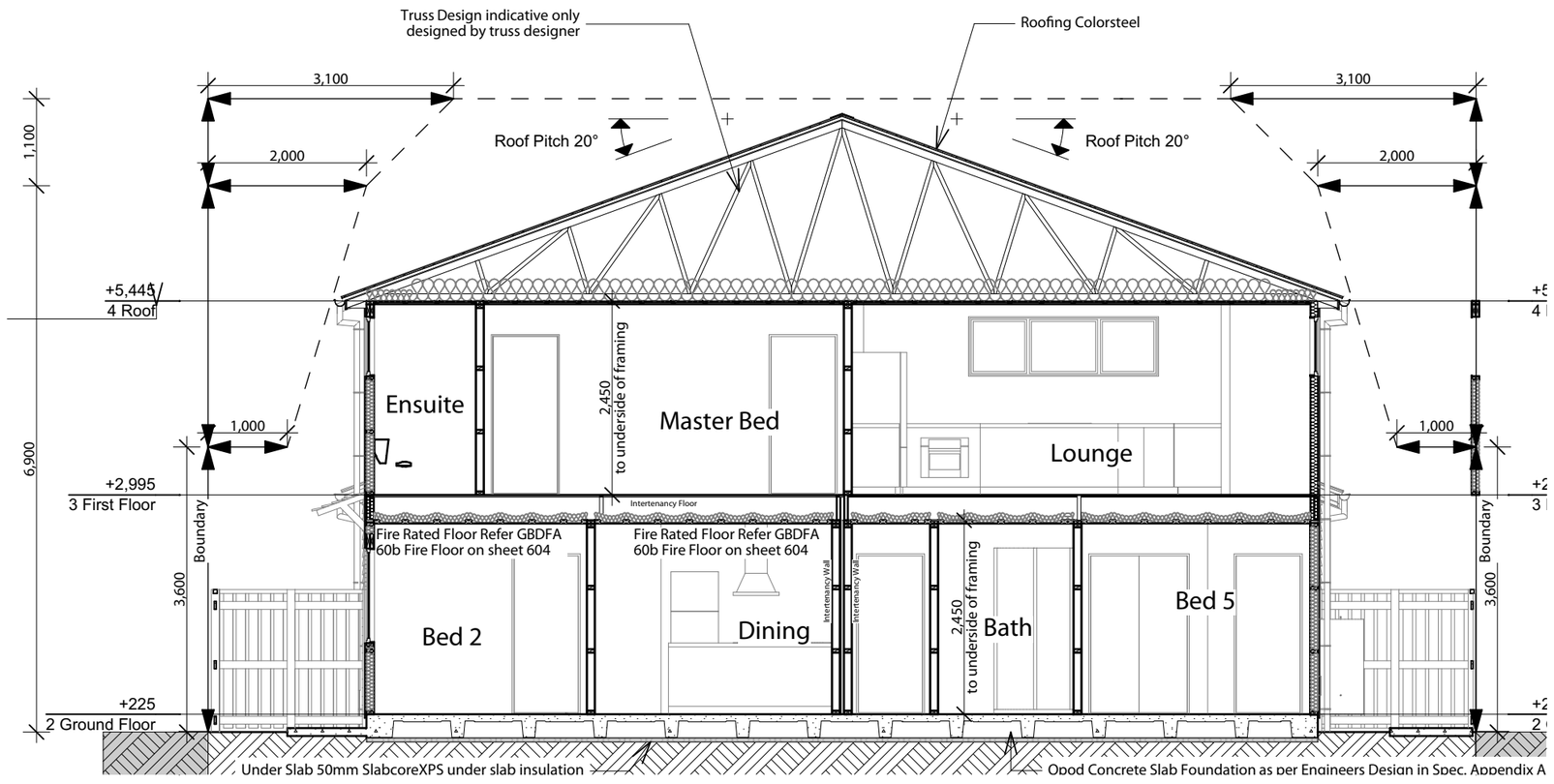
Perimeter Ceiling insulation to be Eliment Wall R4.3, 140mm insulation (or equivalent / greater R-Value)

Deck Ceiling insulation to be Eliment Wall R4.3, 140mm insulation (or equivalent / greater R-Value)

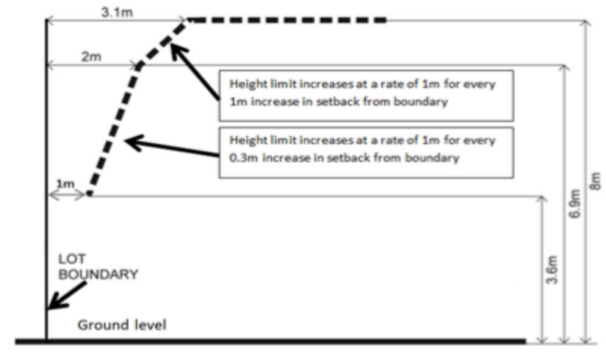
Mid Floor Ceiling insulation to be R3.2 Pink Batts ceiling insulation (or equivalent / greater R-Value)

Under Slab 50mm SlabcoreXPS under slab insulation

Insulation with greater R-Values than stated above can be installed provided the insulation is not compressed in any way and there is a 25mm air gap above ceiling insulation.



2 Section DD 1:75



3 DP4-Design Building Height

3DR ARCHITECTURAL DESIGN & DRAUGHTING
DREAM-DESIGN-DRAW-REALITY

GRAPHIC SCALE 1:100[m] A3
0 2 4 6

Contractor to check dimensions on site prior to fabrication & construction.

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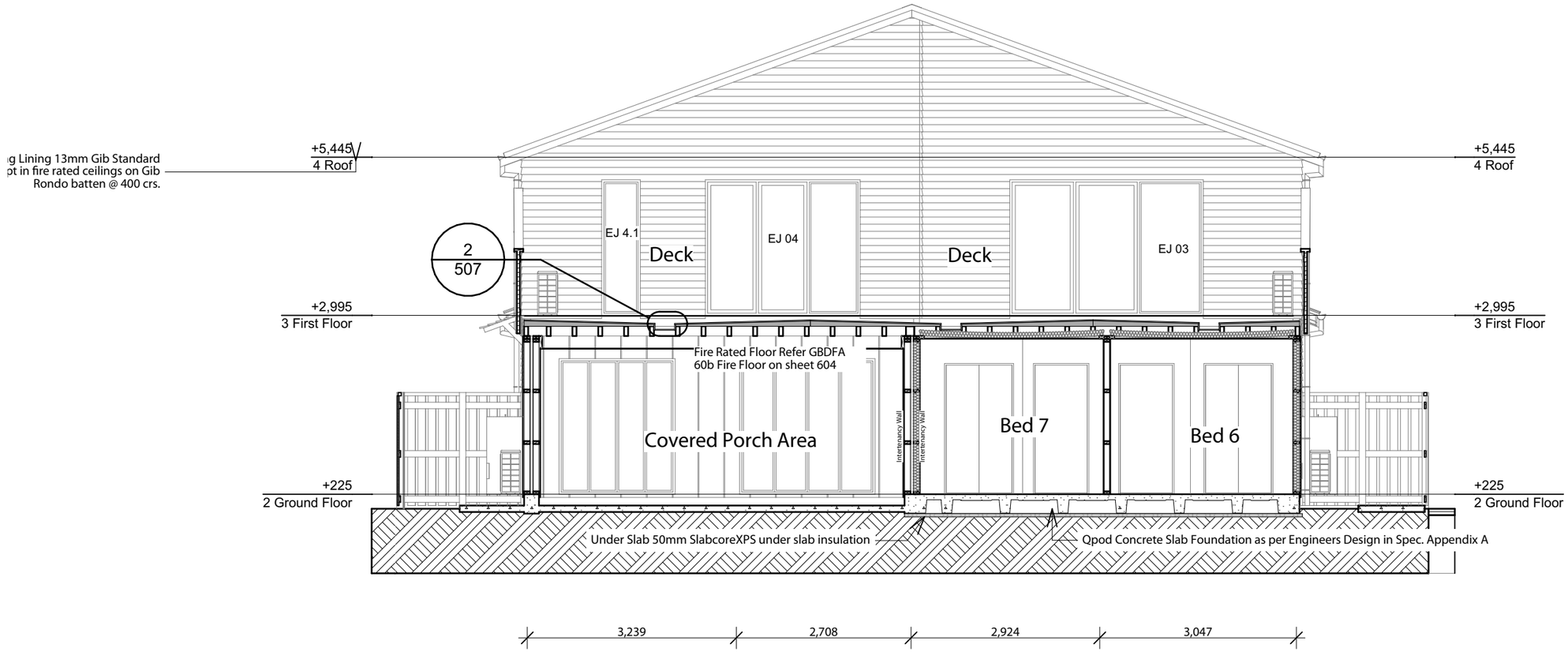
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	33 Spur Ridge Rise, Queenstown Lakes
Client:	Muthu Annamalai and Meena Krishnan
Contents:	Sections

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1 Section EE 1:75

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DREAM-DESIGN-DRAW-REALITY

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Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

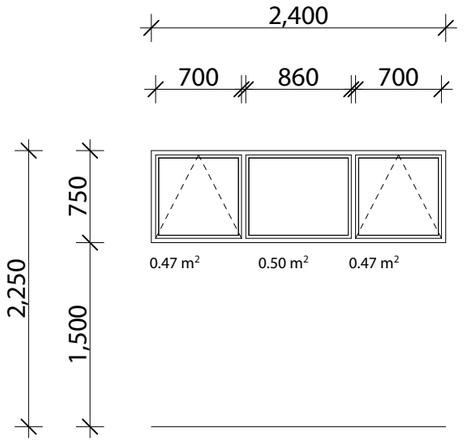
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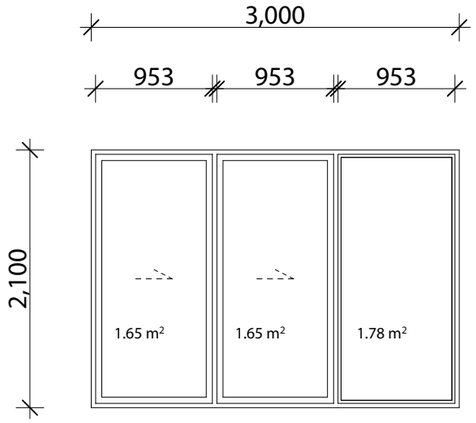
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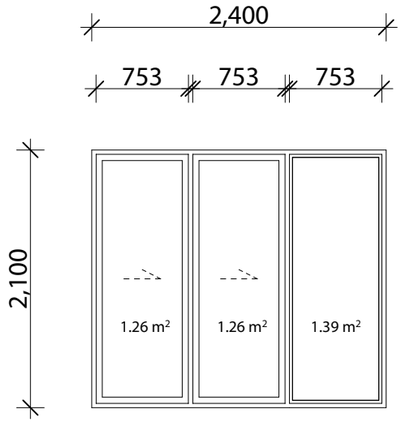
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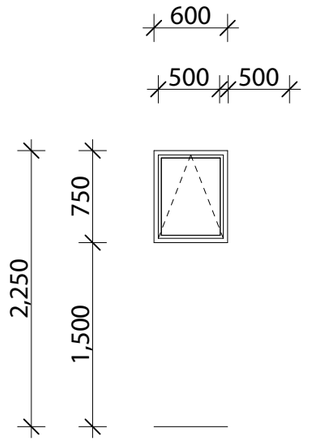
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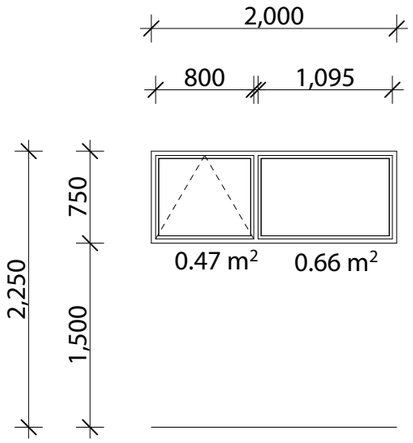
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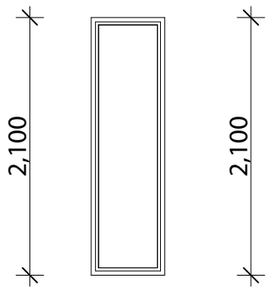
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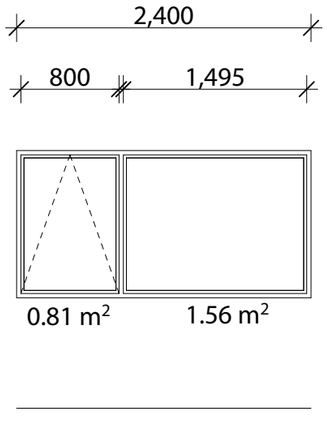
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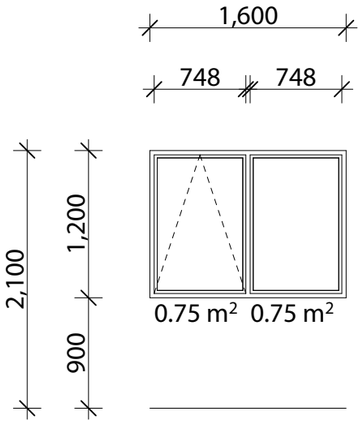
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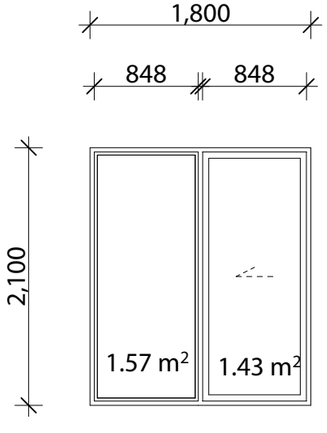
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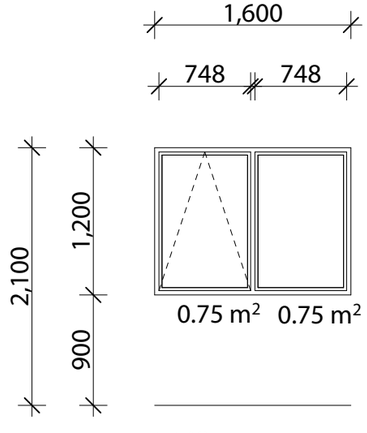
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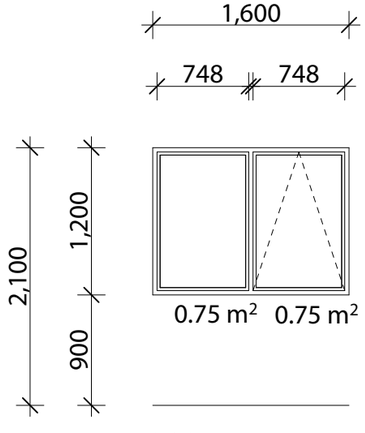
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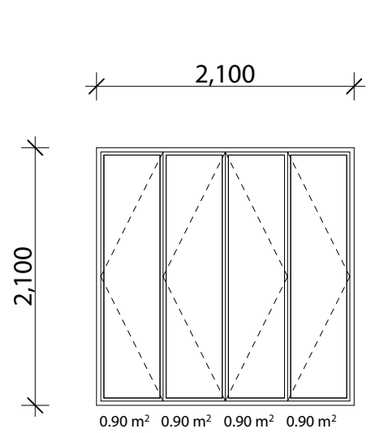
EJ 15



EJ 16



EJ 17



EJ 18

Exterior Joinery Notes:

Suite:
APL Residential Series as shown, installed to comply with NZBC E2/AS1 and to architectural details.

Finish:
Powder coat finish to be DULUX Duralloy Colour to be selected.

Glazing:
All glazing to be double glazed unless specified otherwise. Refer to schedule for specific requirements - such as Low E and translucency with a Double Pane:Low E4/Clear - Argon-Thermally Improved Spacer (Ug1.10 or better). Glazing to comply with NZS:4223.

D = door
SD = sliding unit
BD = Bilfold unit
A = awning sash
F = fixed
SG = Toughened, Grade A Safety Glass to NZS:4223.

Reveals:
H3.1 pre-primed finger jointed Radiata Pine, interior quality paint finish - refer to details for installation to wall linings.

General Notes:
- Window and doors viewed from exterior.
- All dimensions are to trimmed openings and to be checked on site before fabrication.
- Window subcontractor is responsible for ensuring that all window and or door components fit the structure and are appropriate for the overall opening size.
- Flexible flashing tapes shall be installed to all openings in accordance with E2/AS1 and manufacturers installation instructions. Tapes shall be compatible with Building wrap and installed over flashing fixings.
- Head flashing material and coatings to match aluminium joinery.
- Do not fix claddings through flashings unless specifically shown within contract drawings.
- Window sub-contractor is to confirm hardware to be installed.

1 Exterior Joinery Shedule 1:50

3DR ARCHITECTURAL DESIGN & DRAUGHTING
DREAM-DESIGN-DRAW-REALITY

GRAPHIC SCALE 1:100[m] A3
0 2 4 6

Contractor to check dimensions on site prior to fabrication & construction.

LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE ·

ADNZ Architectural Designers New Zealand Professional Member

Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

Client: Muthu Annamalai and Meena Krishnan

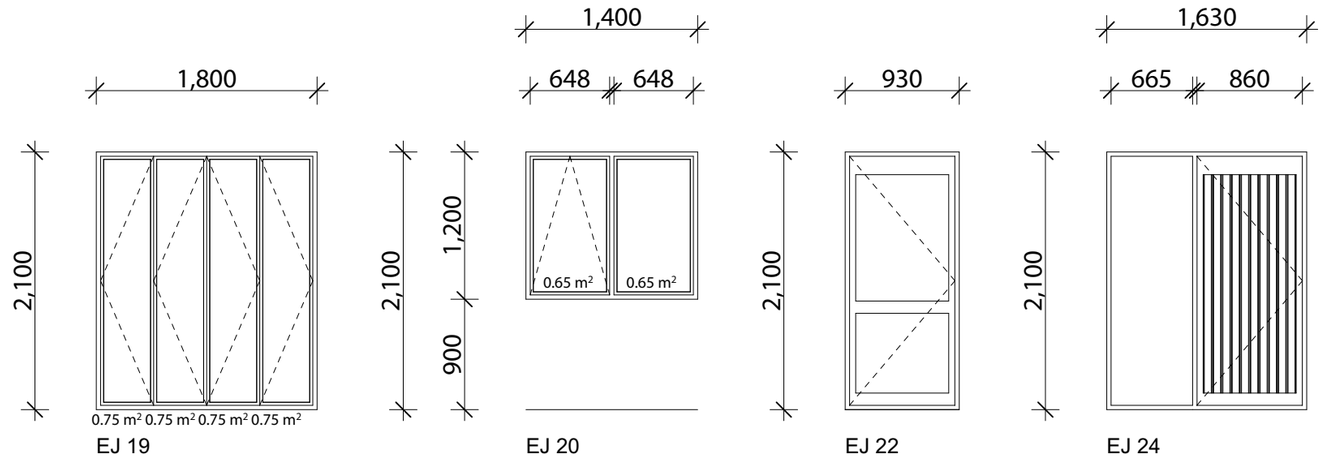
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Drawn:	SB	Date:	30/09/2026	401	
Checked:	SB	Job No:	J292		

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1 Exterior Joinery Shedule 1:50

Exterior Joinery Notes:

Suite:

APL Residential Series as shown, installed to comply with NZBC E2/AS1 and to architectural details.

Finish:

Powder coat finish to be DULUX Duralloy Colour to be selected.

Glazing:

All glazing to be double glazed unless specified otherwise. Refer to schedule for specific requirements - such as Low E and translucency with a Double Pane:Low E4/Clear - Argon-Thermally Improved Spacer (Ug1.10 or better). Glazing to comply with NZS:4223.

D = door
SD = sliding unit
BD = Bilfold unit
A = awning sash
F = fixed
SG = Toughened, Grade A Safety Glass to NZS:4223.

Reveals:

H3.1 pre-primed finger jointed Radiata Pine, interior quality paint finish - refer to details for installation to wall linings.

General Notes:

- Window and doors viewed from exterior.
- All dimensions are to trimmed openings and to be checked on site before fabrication.
- Window subcontractor is responsible for ensuring that all window and or door components fit the structure and are appropriate for the overall opening size.
- Flexible flashing tapes shall be installed to all openings in accordance with E2/AS1 and manufacturers installation instructions. Tapes shall be compatible with Building wrap and installed over flashing fixings.
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- Do not fix claddings through flashings unless specifically shown within contract drawings.
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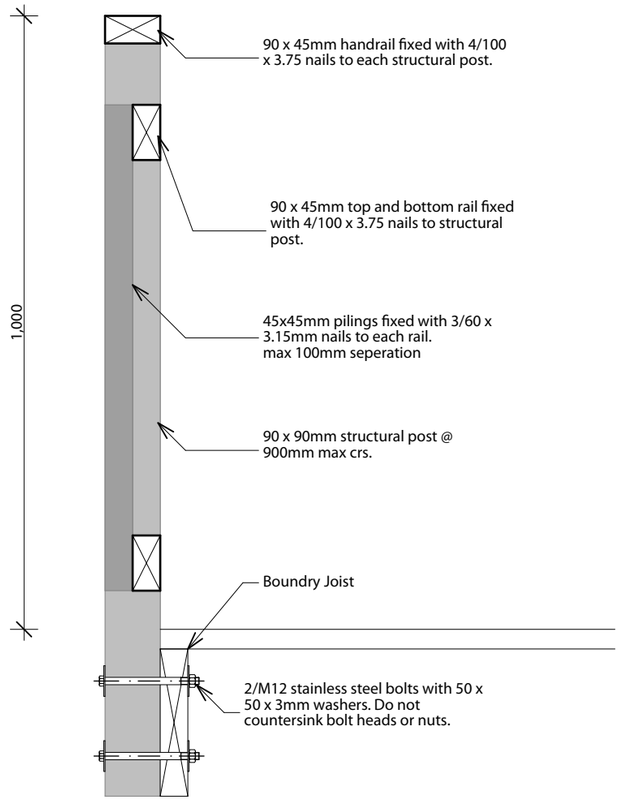
Client: Muthu Annamalai and Meena Krishnan

Contents: Door & Window Schedule

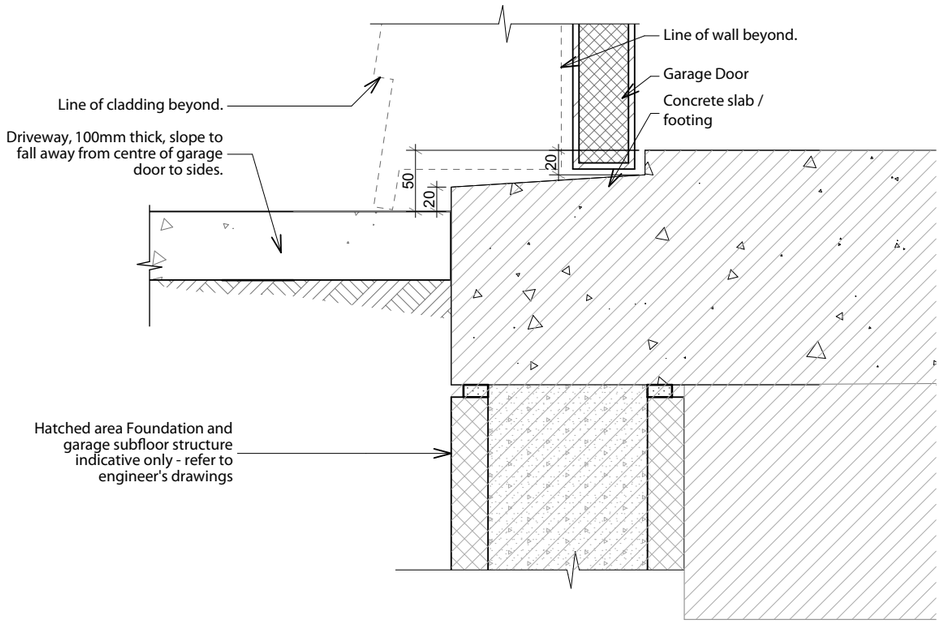
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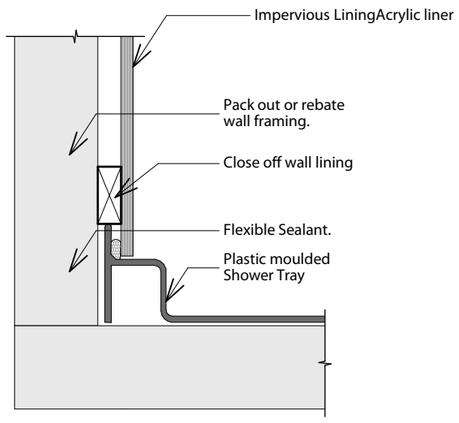
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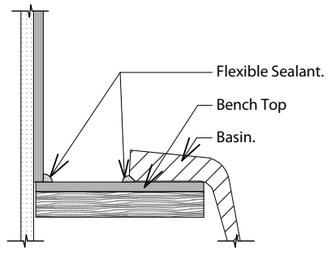
01 Balustrade Detail 1:10



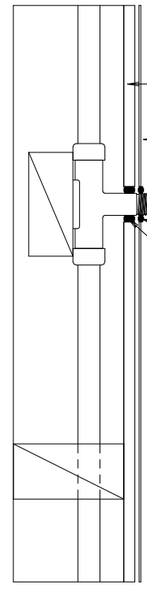
02 Garage Door Sill Detail 1:5



03 Shower Base Detail 1:5



04 Tub, Sink and Basin Detail 1:5



Note:

Where impact noise from pipes is an issue, fix all pipes on resilient brackets.

Penetration Detail

Shower Over Bath - Acrylic Liner

05 Shower Wall Penetration 1:5

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Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

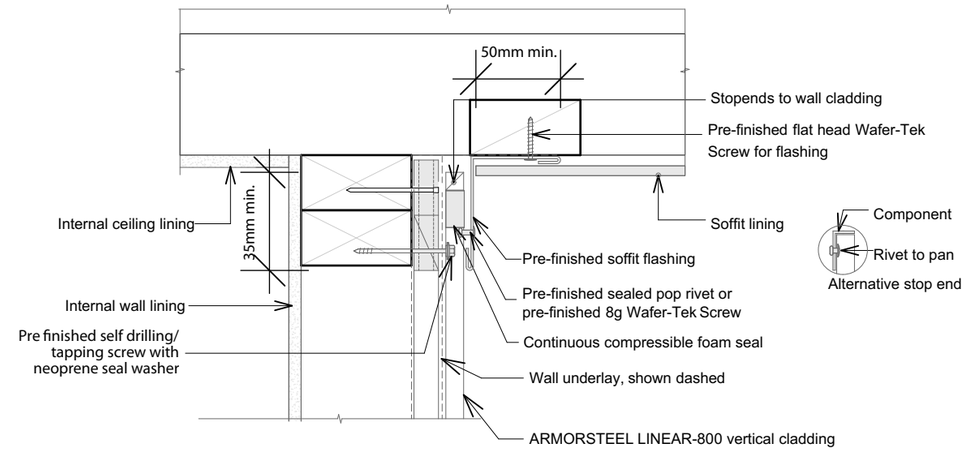
Client: Muthu Annamalai and Meena Krishnan

Contents: Details

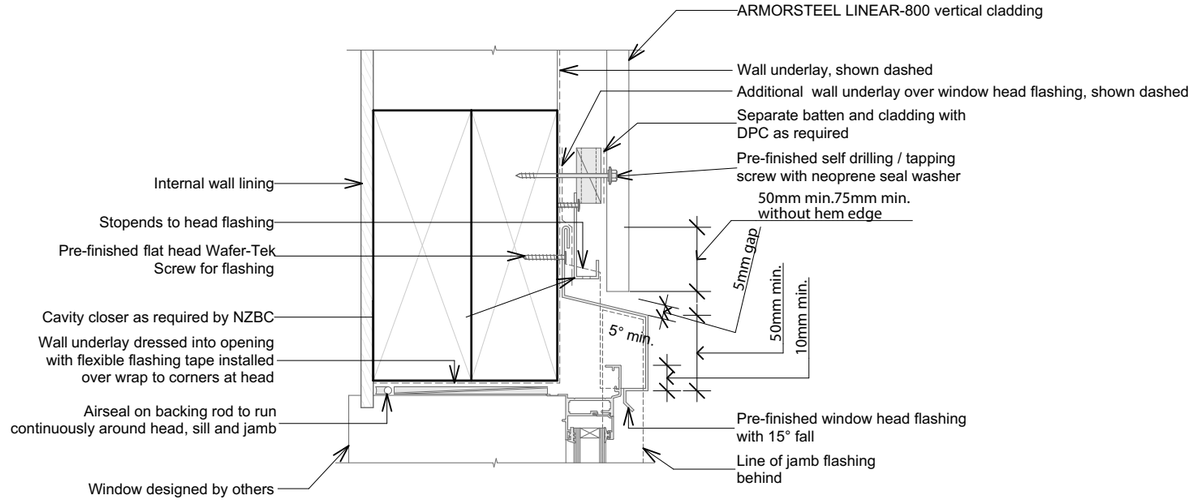
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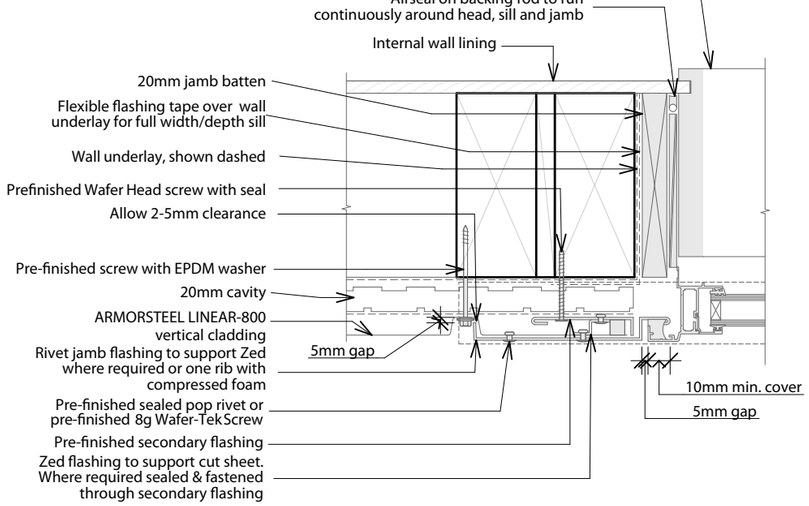
Mobile: 021 538 101 Email: steve@3dr.co.nz



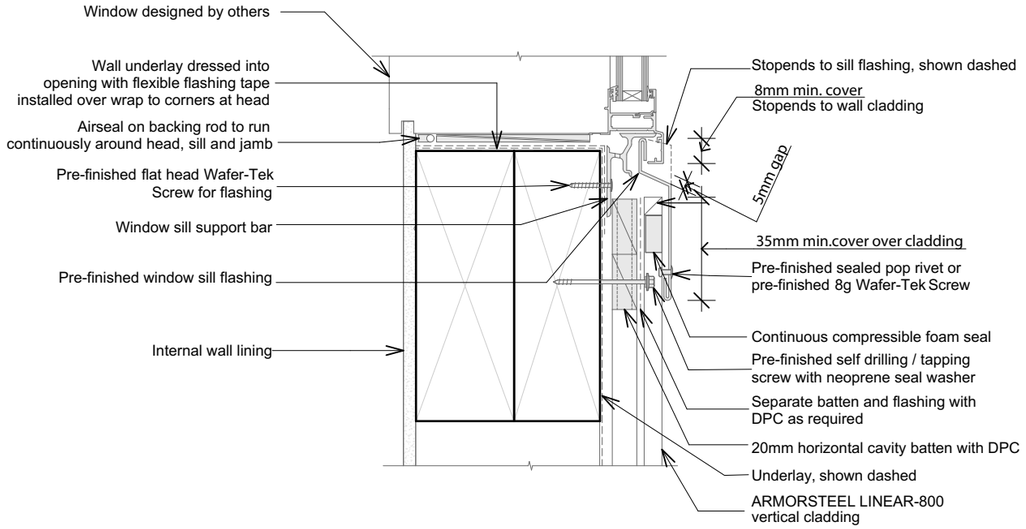
1 Linear- 800 Soffit Detail 1:5



2 Linear- 800 Window / Door Head Detail 1:5

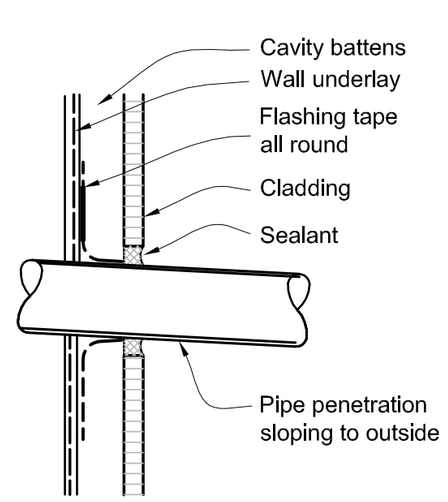


3 Linear- 800 Window / Door Jamb Detail



4 Linear- 800 Window Sill Detail 1:5

Figure 68: General pipe penetration
Paragraph 9.1.9.3, Figure 126



(a) **CAVITY WITH FLASHING TAPE**

5 Wall Penetration Detail

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0 2 4 6

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33 Spur Ridge Rise, Queenstown Lakes

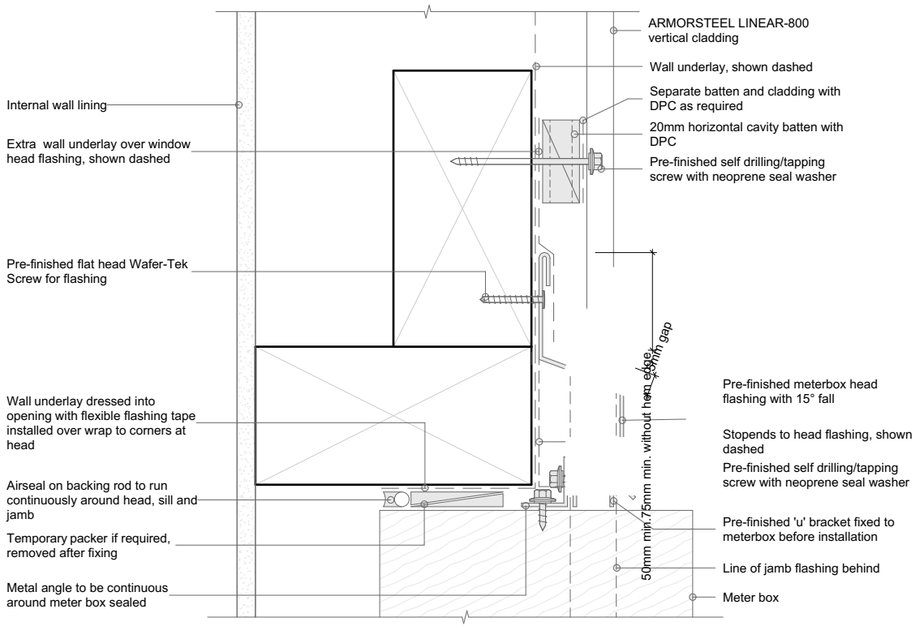
Client: Muthu Annamalai and Meena Krishnan

Contents: Linear-800 Cladding Details

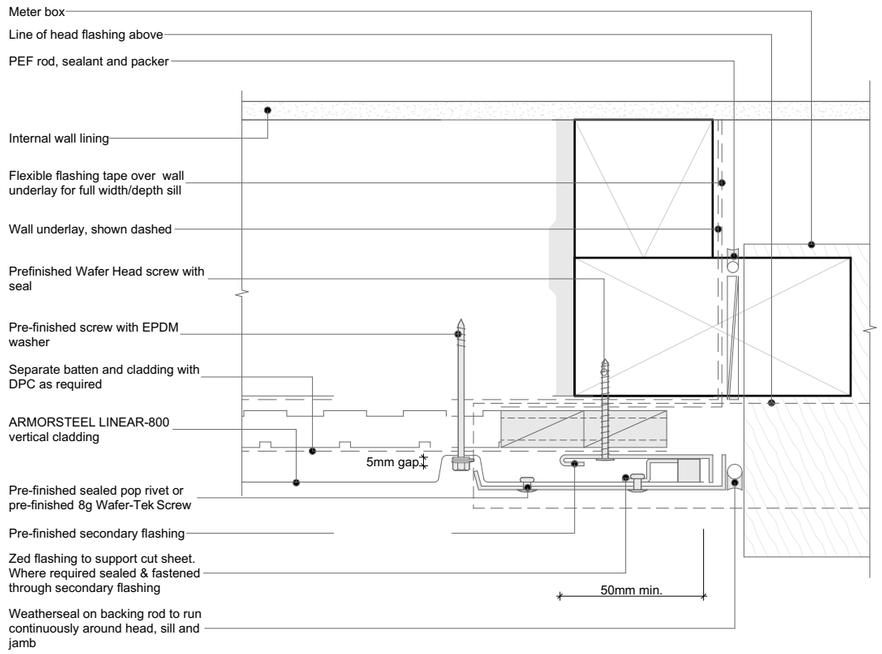
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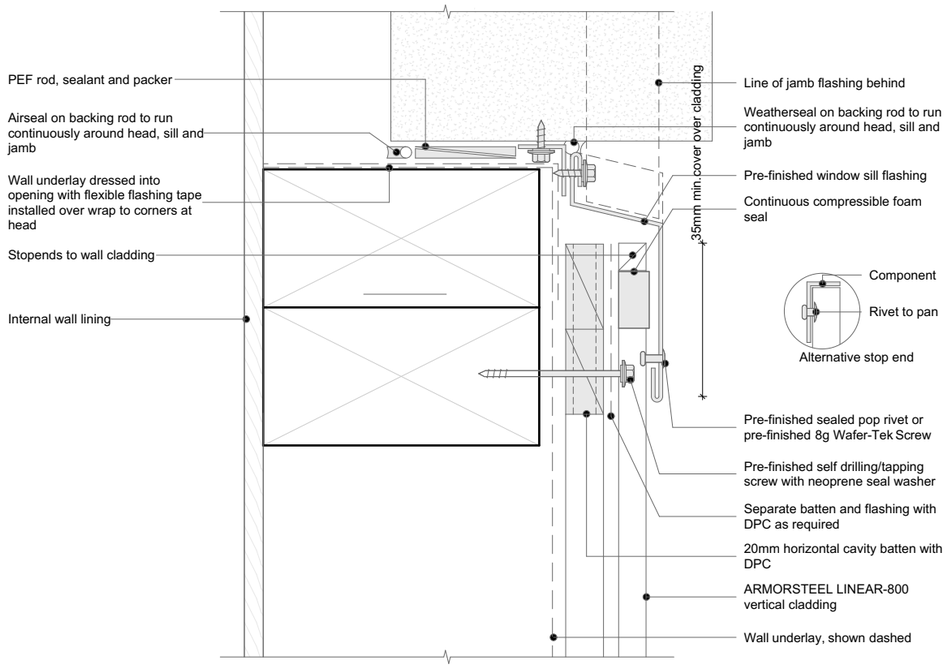
Mobile: 021 538 101 Email: steve@3dr.co.nz



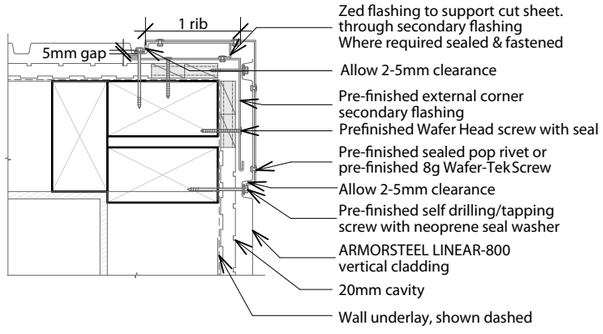
1 Linear- 800 Meterbox Head Detail 1:2



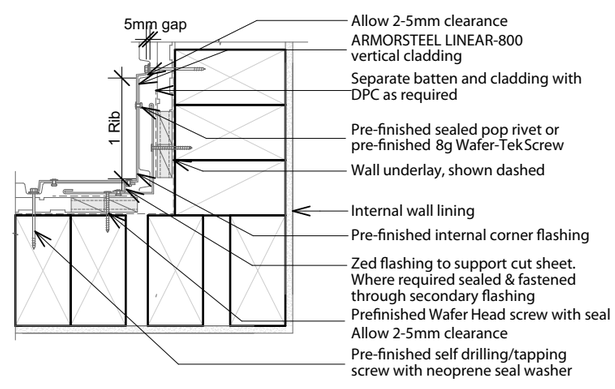
3 Linear- 800 Meterbox Jamb Detail 1:2



2 Linear- 800 Meaterbox Sill Detail 1:2



4 Linear- 800 External Corner 1:5



5 Linear- 800 Internal Corner 1:5

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GRAPHIC SCALE 1:100[m] A3
0 2 4 6

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Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

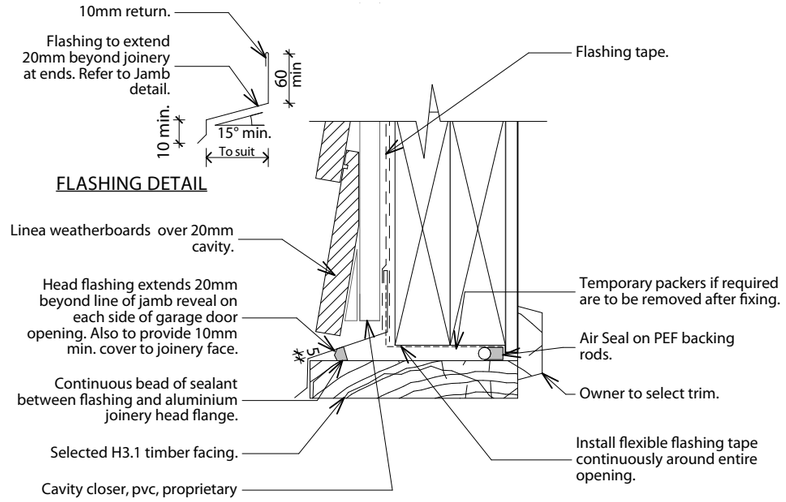
Client:
Muthu Annamalai and Meena Krishnan

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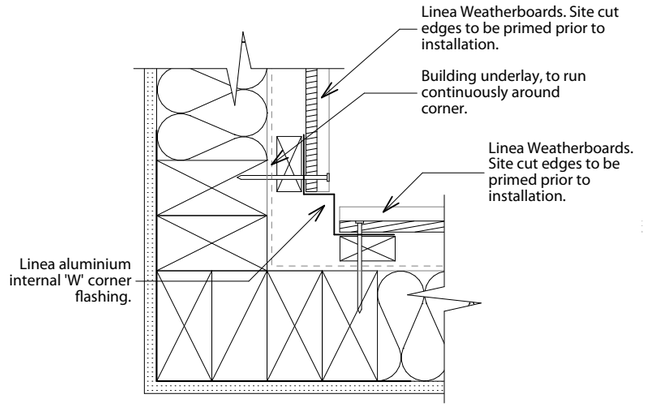
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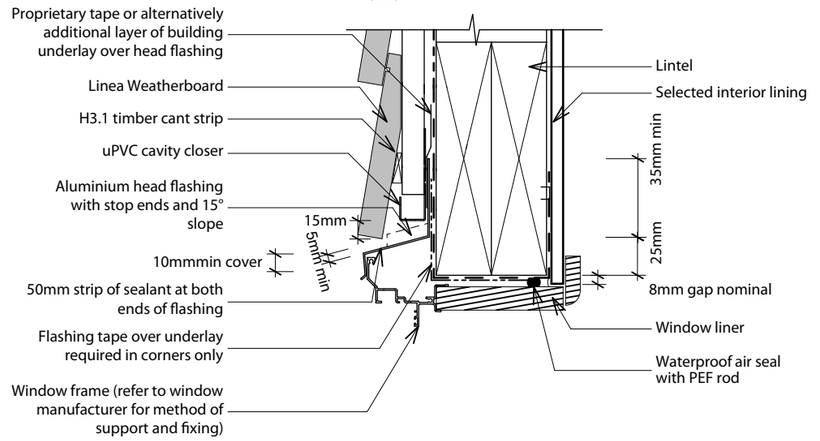
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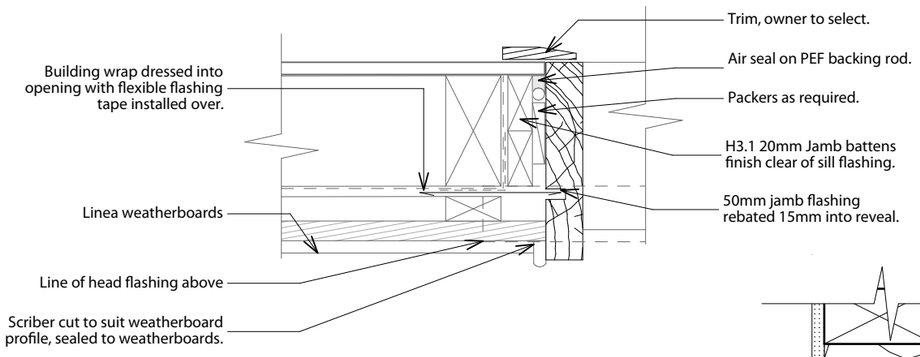
1 Garage Door Head Detail 1:5



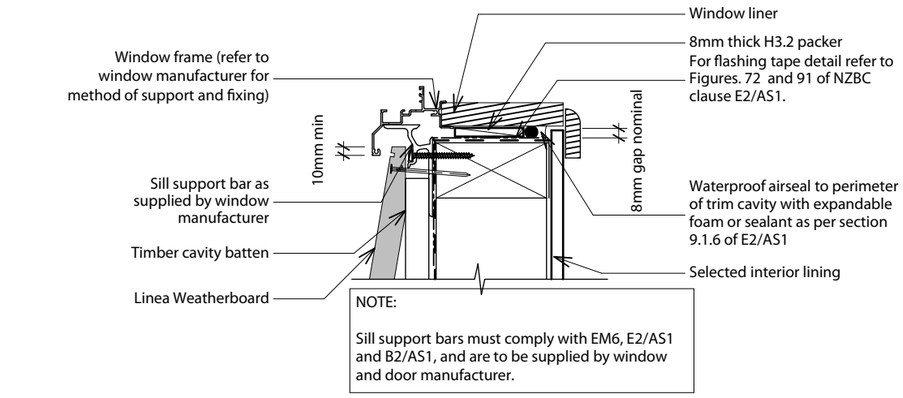
2 JH Linea WB Internal Corner Detail 1:5



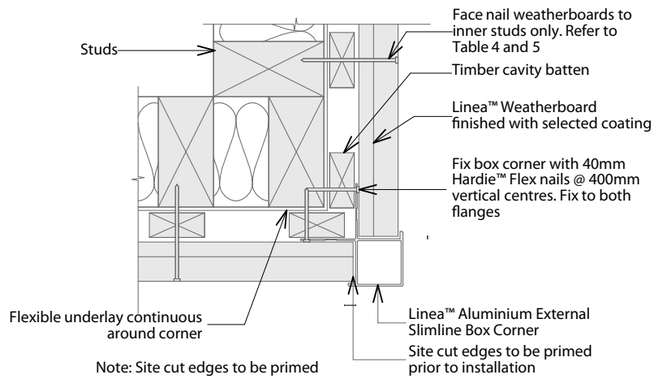
3 JH Linea WB Window Door Head Detail 1:5



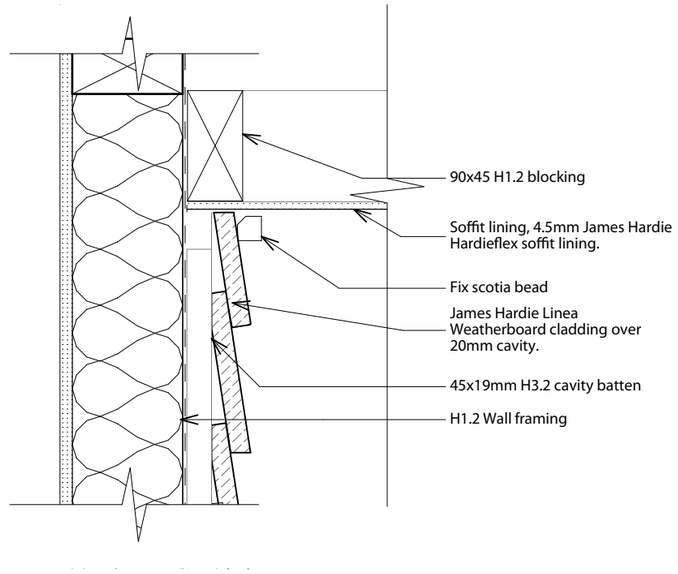
4 Garage Door Jamb Detail 1:5



5 JH Linea WB Window/ Door Jamb Detail 1:5



6 JH Linea WB External Corner Detail 1:5



7 JH Linea WB Soffit Detail 1:5

8 JH Linea WB Window Sill Detail 1:5

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33 Spur Ridge Rise, Queenstown Lakes

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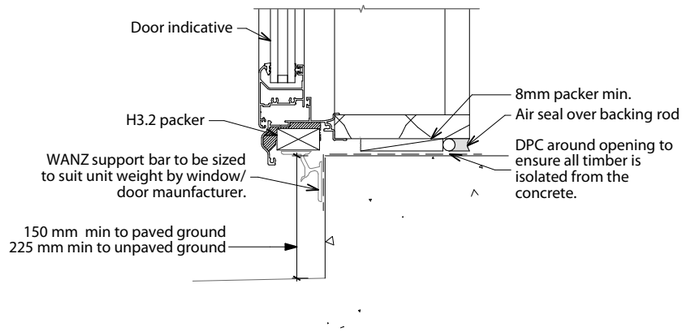
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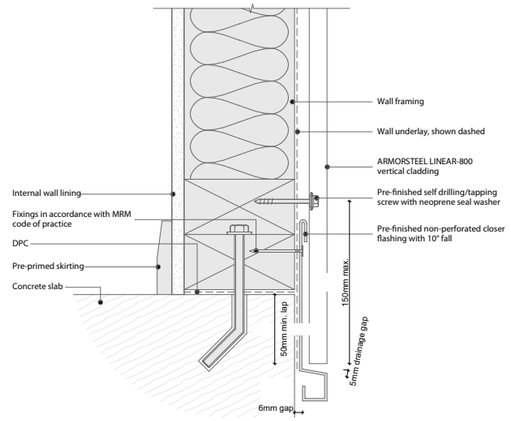
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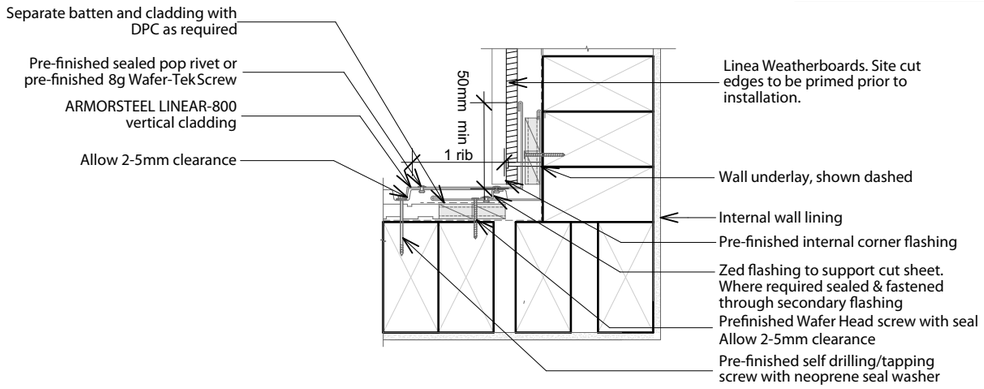
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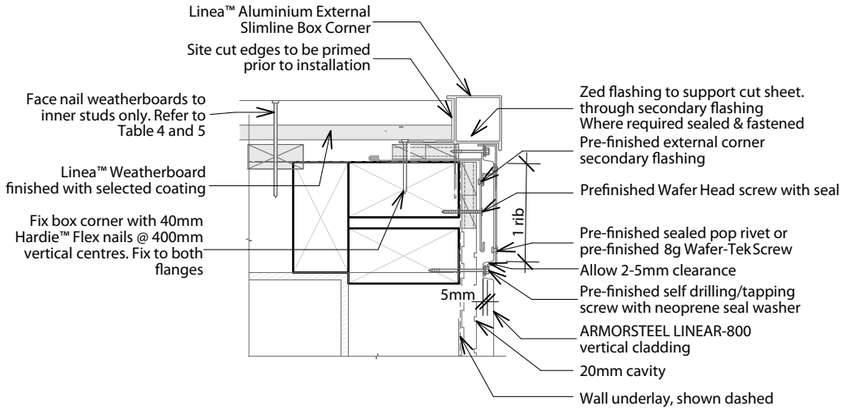
1 Door Sill to Slab Detail 1:5



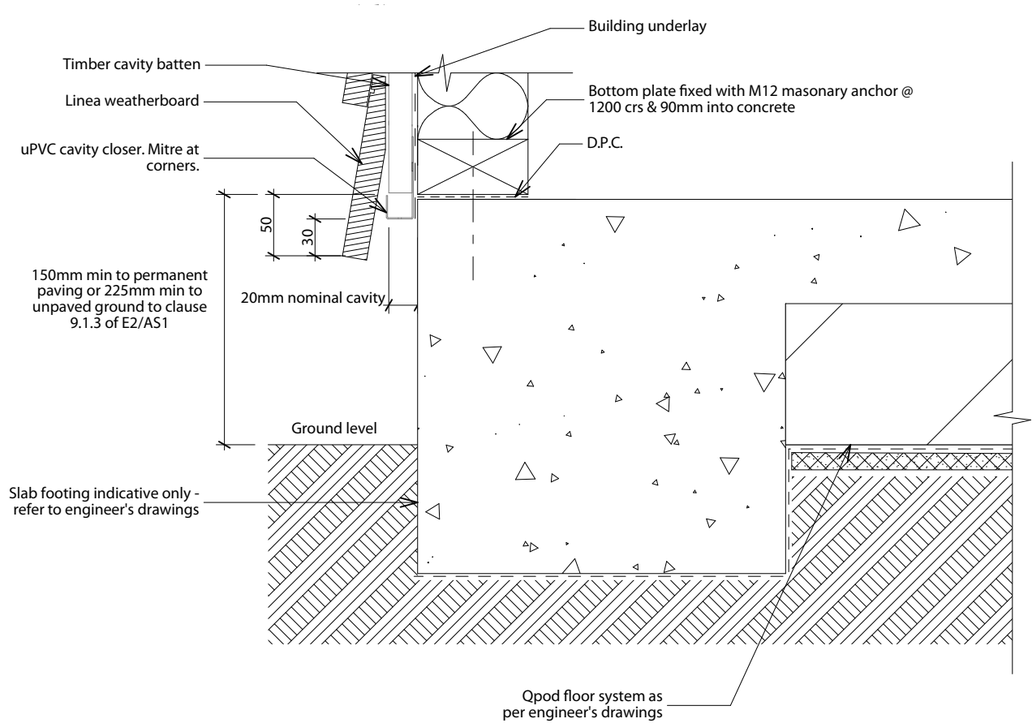
4 Linear- 800 Cladding Base Detail 1:5



2 Linear- 800 Internal Corner to JH Linea WB 1:5



3 Linear- 800 External Corner to JH Linea WB 1:5



5 JH Linea Cladding Base Detail 1:5

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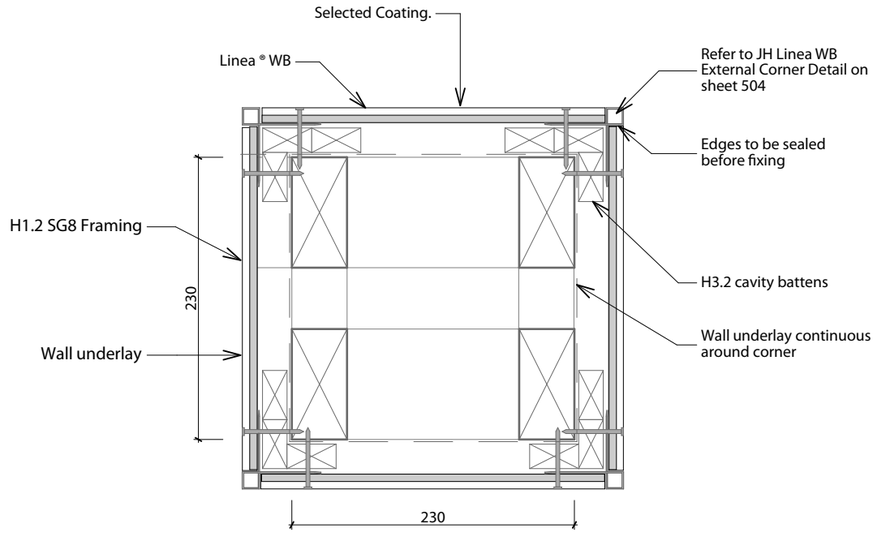
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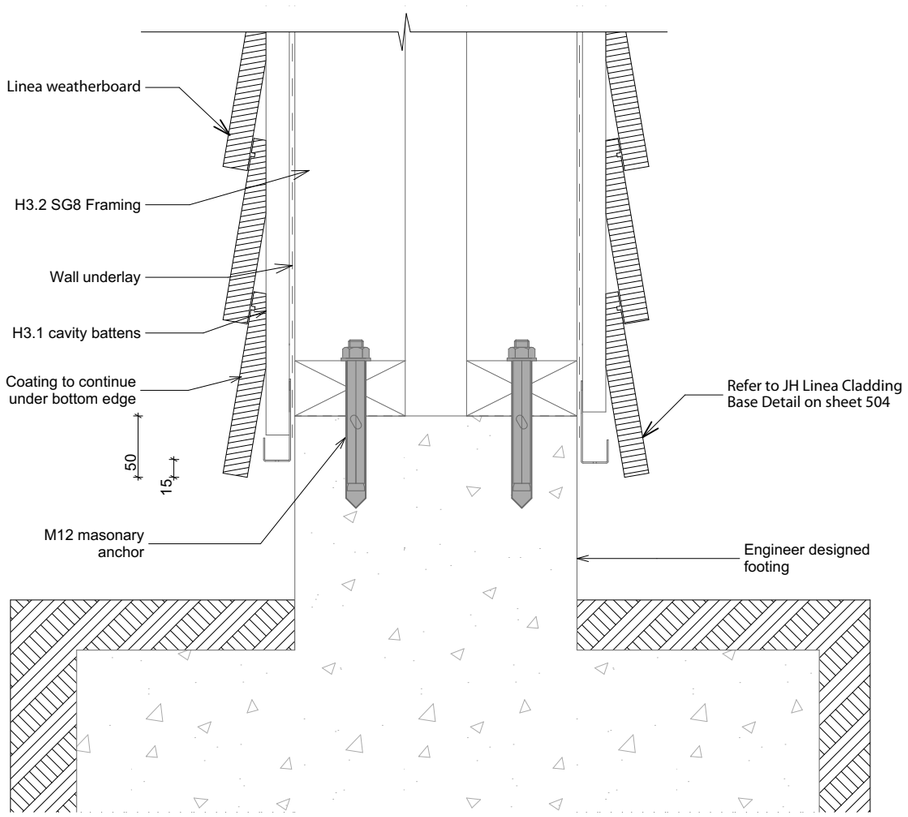
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1 JH Linea WB Post Plan Detail 1:5



2 JH Linea Cladding Base Section Detail 1:5

JURALCO EDGE BALUSTRADE SYSTEMS

Juralco EDGE® Balustrade System - Typical Post Fixings
NZS3604:2011 Connection. Double Boundary Joists

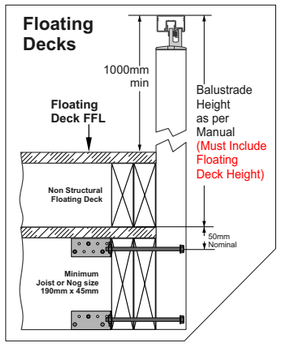
Typical FACE Fix Post to Timber - M10 SS Bolts or Threaded Rod

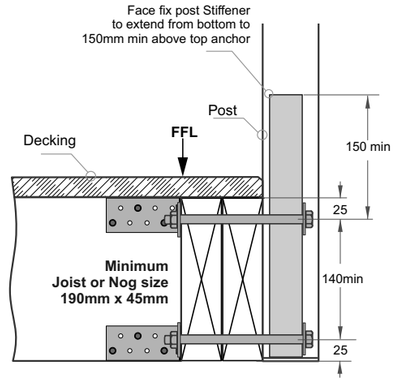
Balustrade Dimensions by Wind Zone.

Up to and including Very High Wind Zone						
Balustrade Height above FFL, mm						
1000	**1050**	**1100**	**1150**	**1200**	**1250**	**1300 max**
1400	1350	1300	1250	1200	1150	1100
Post Spacing max, mm						

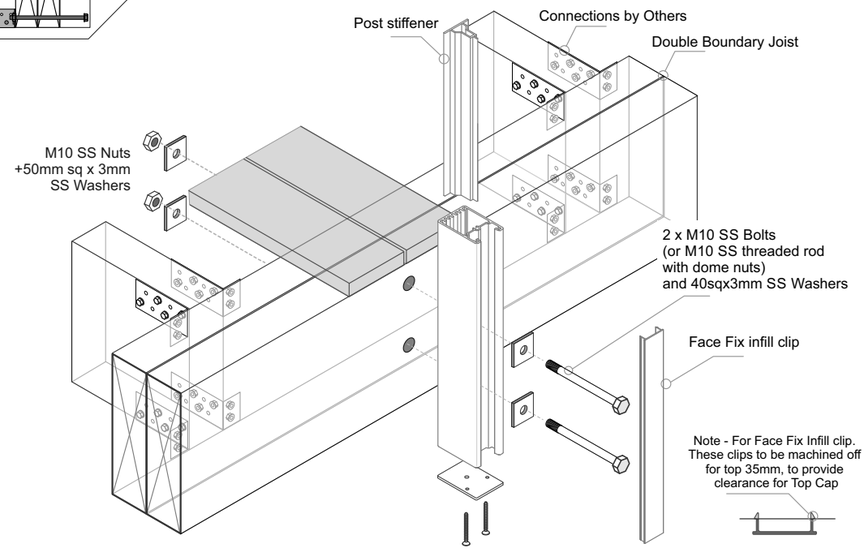
Up to and including Extra High Wind Zone	
General Balustrades	17mm Balusters only
Balustrade Height, mm	Balustrade Height, mm
1200 max	**1000 min - 1275 max**
1000	1480
Post Spacing max, mm	Post Spacing max, mm

General Notes:
1 - All measurements mm
2 - Domestic Occupancy only A, A other and C3.
3 - Balustrade Height measured above Deck/FFL. 1000mm min
4 - Wind Zones as per NZS 3604:2011





Important Installation notes:
1 - The Project Engineer must ensure the structure can support the appropriate loads
2 - Substructure shown indicatively only. Timber SG8 minimum strength
3 - All Fixings must be Stainless steel



3 Balustrade Fixing Details

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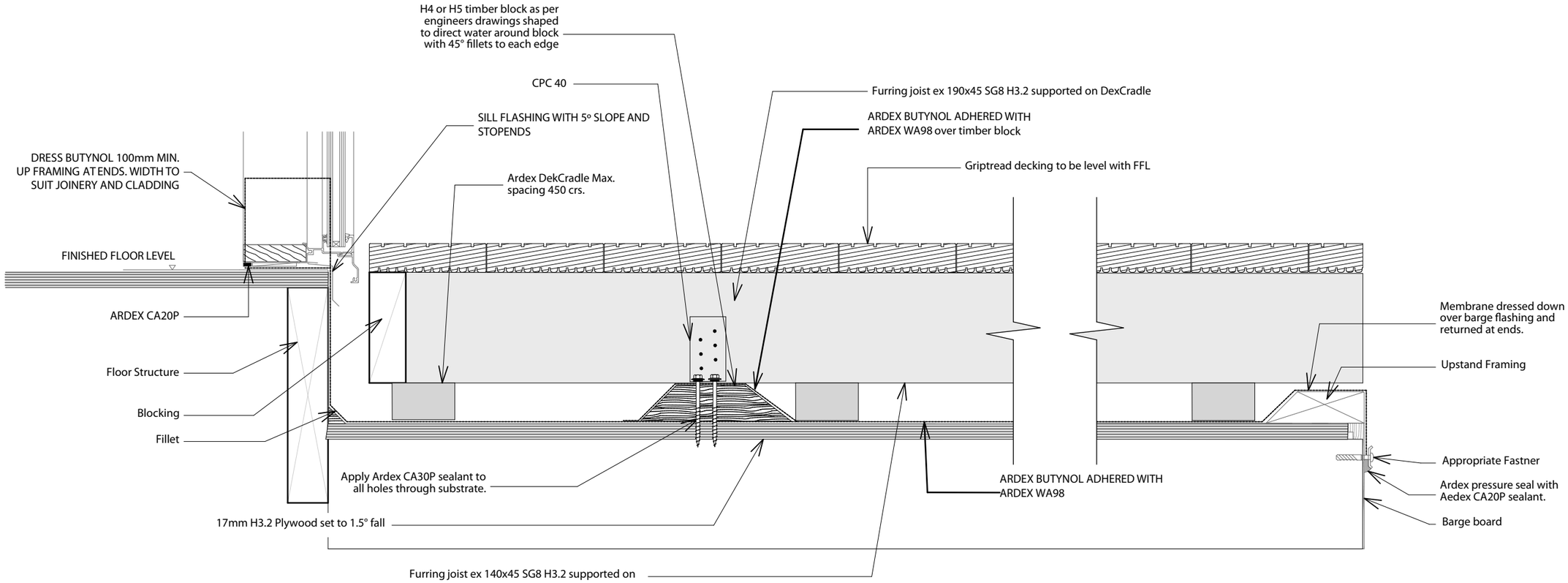
ADNZ Architectural Designers New Zealand Professional Member

Project:	Spur Ridge Rise New Build
	33 Spur Ridge Rise, Queenstown Lakes
Client:	Muthu Annamalai and Meena Krishnan
Contents:	Details

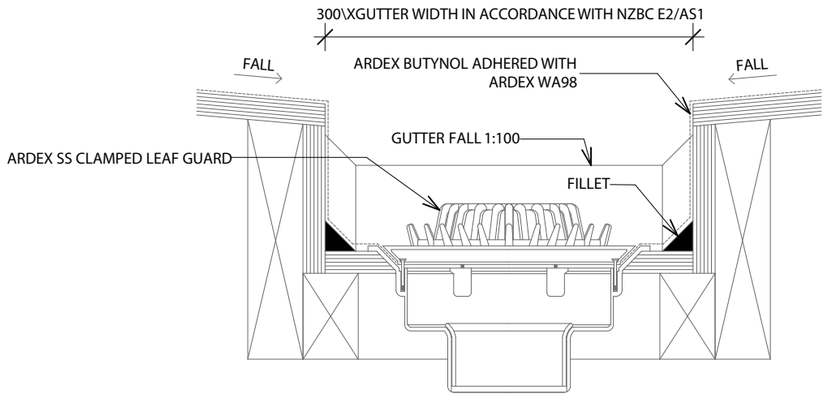
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Drawn:	SB	Date:	30/09/2026	506	
Checked:	SB	Job No:	J292		

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1 Door Sill to Butynol Deck 1:5



2 Butynol Internal Central Gutter 1:5

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ADNZ Architectural Designers New Zealand Professional Member

Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

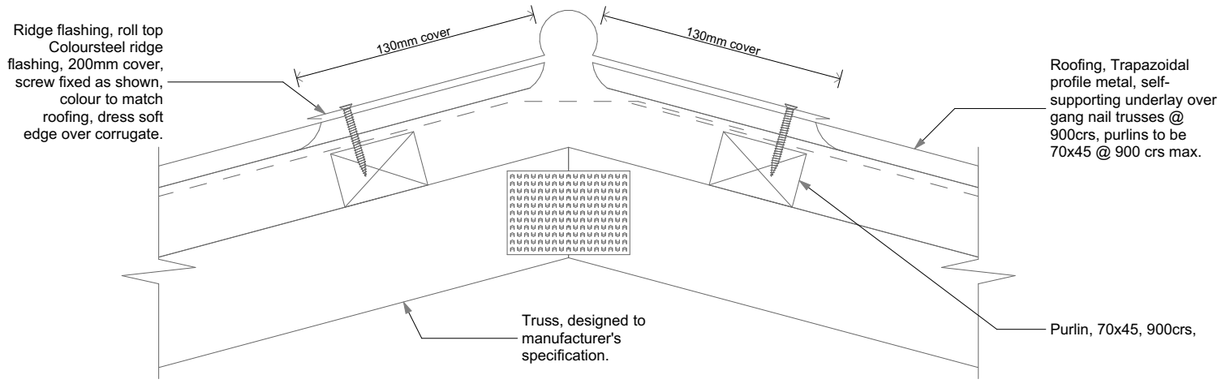
Client: Muthu Annamalai and Meena Krishnan

Contents: Butynol Details

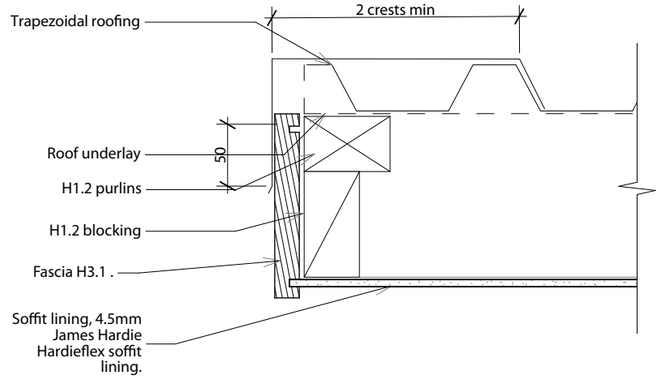
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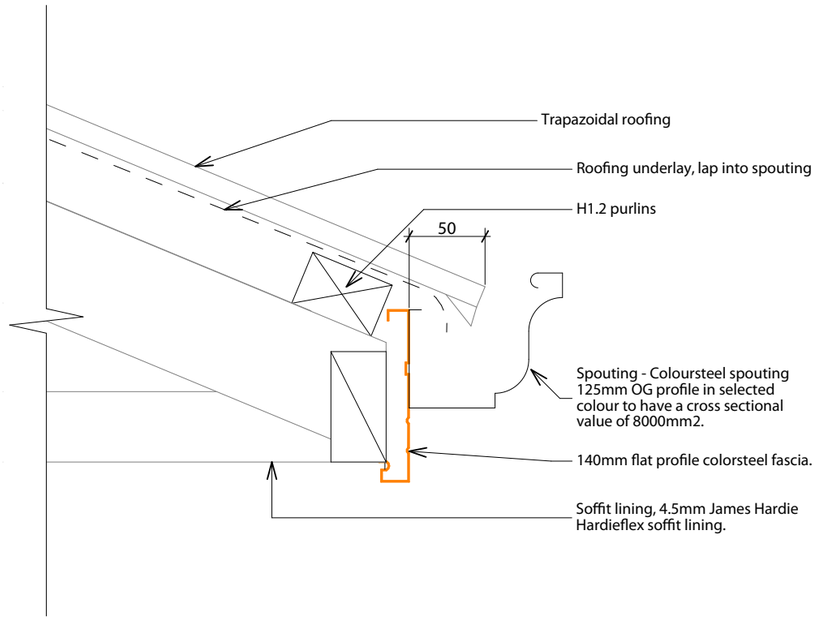
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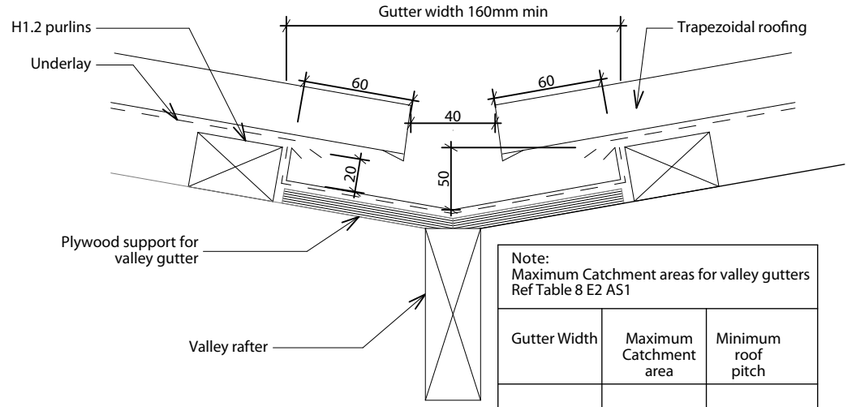
1 Ridge Detail 1:5



2 Barge Detail 1:5



3 Eave Detail 1:5



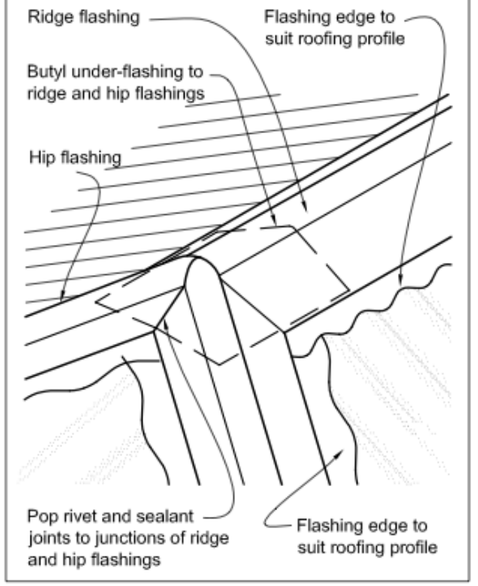
Note:
Maximum Catchment areas for valley gutters
Ref Table 8 E2 AS1

Gutter Width	Maximum Catchment area	Minimum roof pitch
160mm to 250mm	16m²	12.5 °

4 Valley Detail 1:5

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.



5 Ridge to Hip Detail

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ADNZ Architectural Designers New Zealand Professional Member

Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

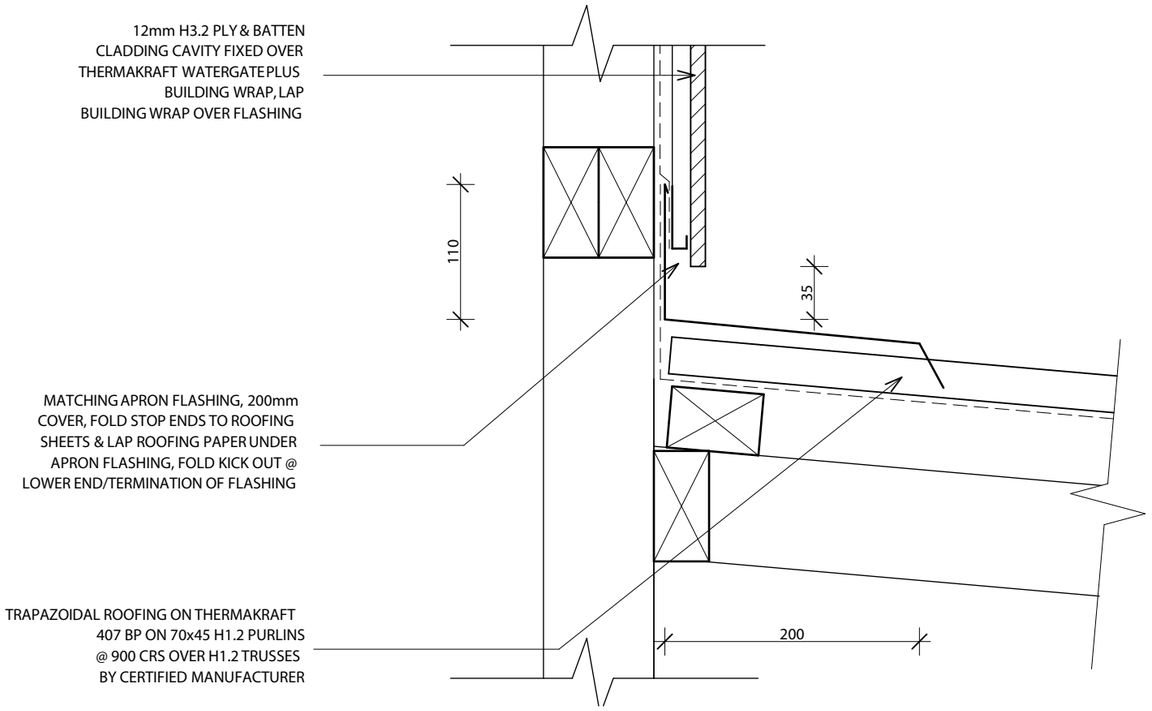
Client: Muthu Annamalai and Meena Krishnan

Contents: Roof Details

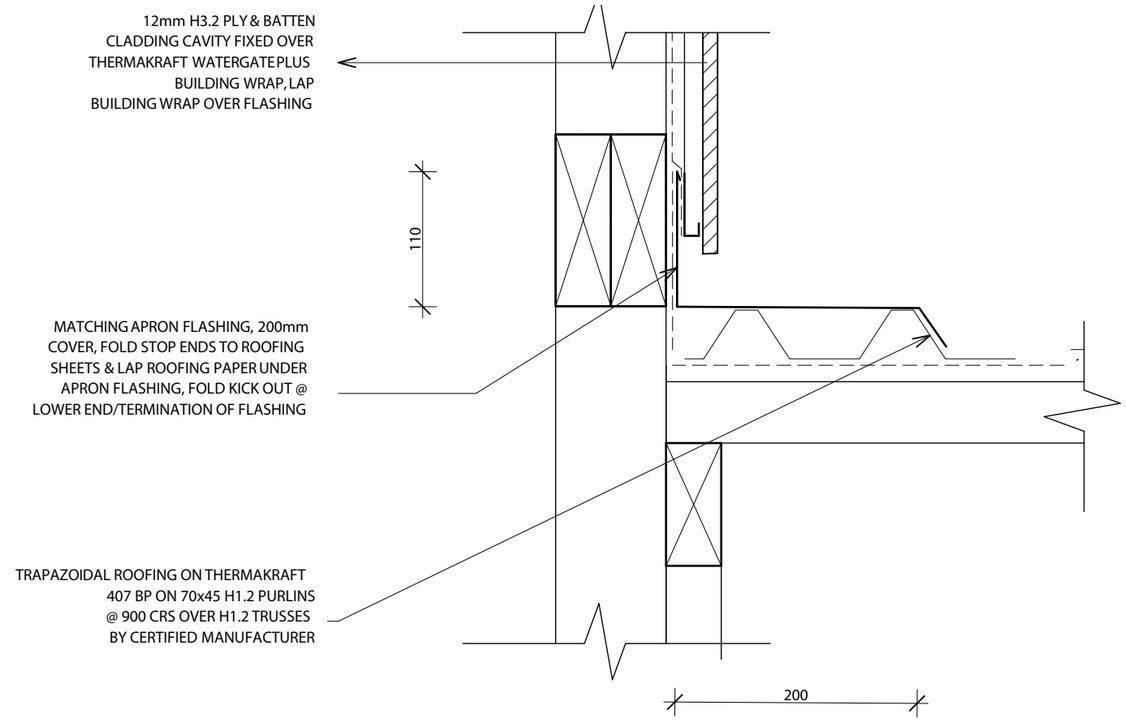
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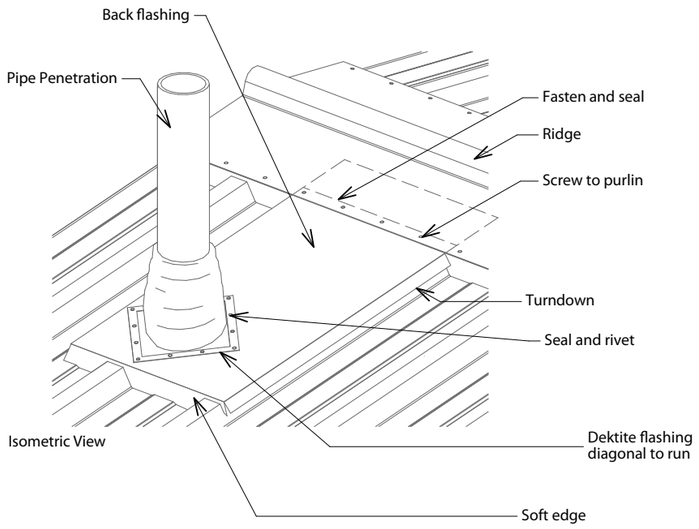
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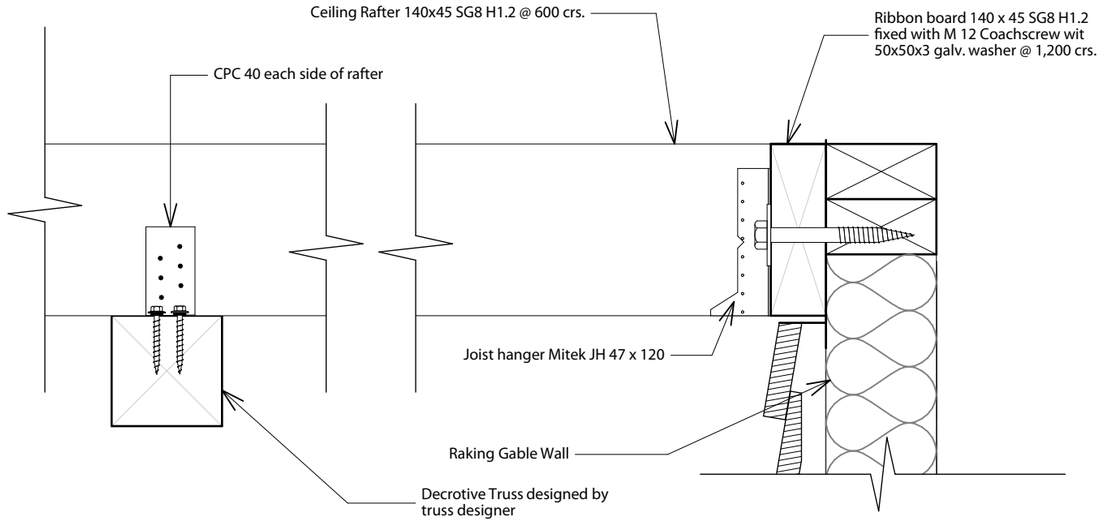
1 Parallel Apron Detail 1:5



2 Transverse Apron Detail 1:5



3 Roof Penetration Detail



4 Rafter Fixing Detail 1:5

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LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

ADNZ Architectural Designers New Zealand Professional Member

Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

Client: Muthu Annamalai and Meena Krishnan

Contents: Roof Details

Design:	SB	A3 Scale:	1:5	SHEET No.	REV No.
Drawn:	SB	Date:	30/09/2026	509	
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STEEL FIXING PROTECTION (excluding nails and screws) PROJECT EXPOSURE ZONE B		
Environment	Fixing Fastening	Material
CLOSED AND ROOF SPACES	Nail Plates	Continuously coated galvanized steel (2)
CLOSED AND ROOF SPACES	Wire Dogs and bolts	Hot-dipped galvanized steel (2)
CLOSED	All other structural fixings	Mild steel (uncoated, non-galvanized) (3)
SHELTERED	Treated timber pile connections more than 600 mm from the ground and all subfloor connections – Subfloor vented 7000 mm^2 or less	Hot dipped galvanized steel (2)
EXPOSED	Treated timber pile connections more than 600 mm from the ground and all subfloor connections – Subfloor vented more than 7000 mm^2	Type 304 stainless steel (5)
SHELTERED AND EXPOSED	Treated timber pile connections within 600mm of the ground	Type 304 stainless steel (5)
SHELTERED	All other Structural Fixings, except fabricated brackets.	Hot dipped galvanized steel (2)
EXPOSED	All Structural Fixings	Type 304 stainless steel (5)

This Table is based on NZS 3604:2011 Table 4.1

1. Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws.
2. All galvanizing weights to steel shall be as given in table 4.2
3. Steel fixings in timber treated with copper-based timber preservatives shall be as per 4.4.4
4. “Sheltered” shall be that above a 45degree line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. “Exposed” shall be below that 45 degree line. See figure 4.3(a) and (b)
5. Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.
6. “Fabricated brackets” shall be made from 5mm (minimum thickness) mild steel and shall be hot-dipped galvanized.

STEEL FIXING PROTECTION Such as NAILS AND SCREWS PROJECT EXPOSURE ZONE B	
Environment	Nail or Screw use
Cladding that acts as bracing (50 year durability)	Galvanized steel (4)
Non-structural Cladding (15 year durability)	Galvanized steel (4)
Framing in CLOSED AND ROOF SPACES	Mild steel (5)
Framing in SHELTERED areas	Galvanized Steel (5)
Framing in EXPOSED areas	Galvanized Steel (5)
Piles within 600mm of the ground	Type 304 stainless steel with annular grooves

This Table is based on NZS 3604:2011 Table 4.3

1. “Sheltered” shall be that above a 45degree line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. “Exposed” shall be below that 45 degree line. See figure 4.3(a) and (b)
2. Stainless steel nails shall be minimum type 304 and shall have annular grooves to provide similar withdrawal resistance to hot-dipped galvanized nails
3. Protection of galvanized steel nails shall consist of putty and an exterior painting system consisting of a primer undercoat and two top coats of oil-based or acrylic paint.
4. Where the cladding is a corrosive timber, such as western red cedar or redwood, or is treated with copper based ACQ or CuAz preservatives, use stainless steel or silicon bronze.
5. Steel fixings in timber treated with copper based preservatives shall be as per 4.4.4.
6. Irrespective of the above, nails and screws shall be compatible with any fixing plate that is used with them.
7. Galvanized nails shall be hot dipped galvanized to a minimum of 320g/m2; galvanized screws shall be mechanically zinc plated in accordance with AS 3566: Part 2, Class 4.
8. Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.

ZONE B

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LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE
ADNZ Architectural Designers New Zealand Professional Member

Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

Client: Muthu Annamalai and Meena Krishnan

Contents: Exposure Zones

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GIB EzyBrace® Systems specification GS1-N

Specification code	Minimum length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard plasterboard to one side only

WALL FRAMING
Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING
Timber floor
Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor
Internal Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

External Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for external wall bottom plate fixing.

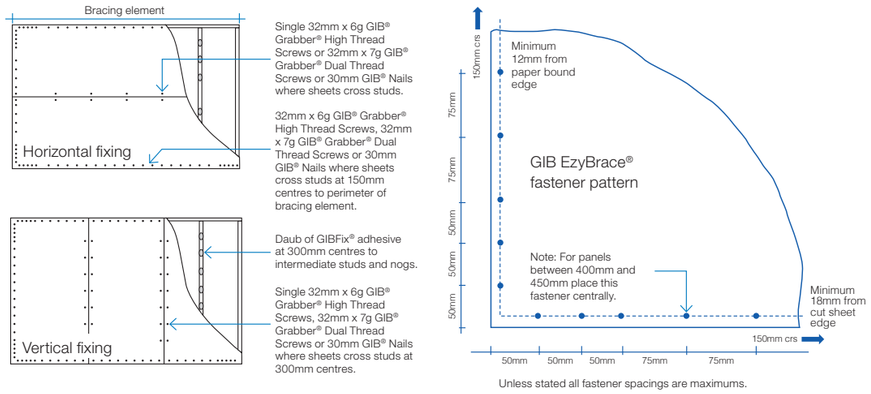
WALL LINING
- Any 10mm or 13mm GIB® plasterboard lining.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES
For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING
Fasteners
32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres
50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING
Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.



Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

GIB EzyBrace® Systems specification BL1-H

Specification code	Minimum length (m)	Lining requirement	Other requirements
BL1-H	0.4	10mm or 13mm GIB Braceline® to one side only	Hold downs

WALL FRAMING
Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING
Timber floor
Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or Three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor
Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604:2011.

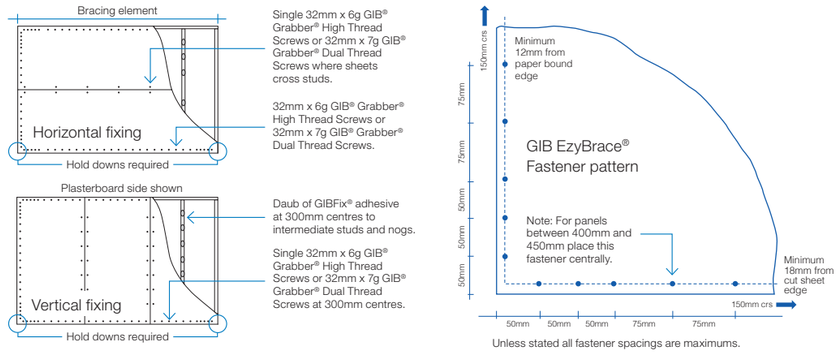
WALL LINING
- A layer of 10mm or 13mm GIB Braceline®
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES
For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING
Fasteners
32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres
50,100,150, 225, 300mm from maximum each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to the sheet joint. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING
Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.



Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

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LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE
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Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

Client: Muthu Annamalai and Meena Krishnan

Contents: Bracing Information

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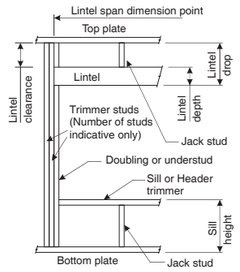
LINTEL FIXING SCHEDULE

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 0.20kPa.
- ★ 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 Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone			Heavy Roof Wind Zone			
		H	VH	EH	L	M	H	VH	EH
1.0	2.0	E							
	3.0	F							
	4.0	F							
	5.0	F							
	6.0	F							
1.2	2.0	F							
	3.0	F							
	4.0	F							
	5.0	F							
	6.0	G							
1.5	2.0	F							
	3.0	F							
	4.0	F							
	5.0	G							
	6.0	G							
2.0	2.0	F							
	3.0	F							
	4.0	G							
	5.0	G							
	6.0	G							
2.4	2.0	F							
	3.0	G							
	4.0	G							
	5.0	G							
	6.0	H							
3.0	2.0	F							
	3.0	G							
	4.0	G							
	5.0	H							
	6.0	H							
3.6	2.0	G							
	3.0	G							
	4.0	H							
	5.0	H							
	6.0	H							
4.2	2.0	G							
	3.0	H							
	4.0	H							
	5.0	H							
	6.0	-							
4.5	2.0	G							
	3.0	H							
	3.4	H							
	4.0	H							
	5.0	-							
	6.0	-							
4.8	2.0	G							
	3.0	H							
	3.2	H							
	4.0	H							
	5.0	-							
	6.0	-							
5.1	2.0	G							
	3.0	H							
	3.5	H							
	4.0	H							
	5.0	-							
	6.0	-							
5.4	2.0	G							
	2.8	H							
	3.0	H							
	4.0	H							
	5.0	-							
	6.0	-							

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

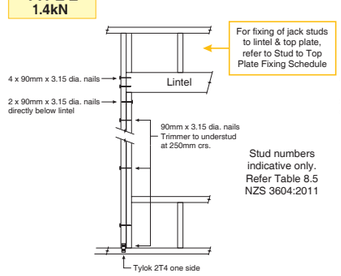
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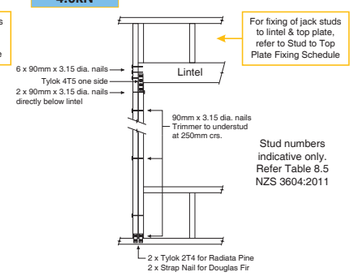
LINTEL FIXING OPTIONS

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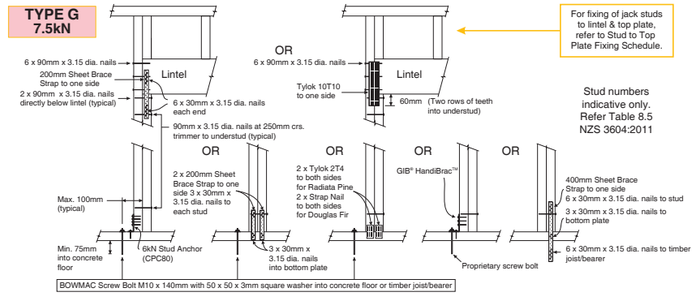
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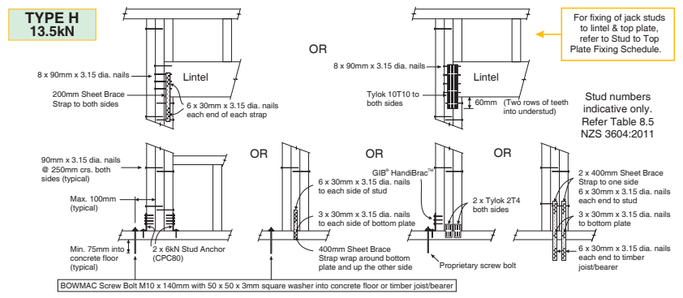
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TYPE G 7.5kN



TYPE H 13.5kN



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LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE ·

ADNZ Architectural Designers New Zealand Professional Member

Project: Spur Ridge Rise New Build 33 Spur Ridge Rise, Queenstown Lakes				Contents: Lintel Fixing Information
Client: Muthu Annamalai and Meena Krishnan				
Design:	SB	A3 Scale:		SHEET No. 603 / REV No.
Drawn:	SB	Date:	30/09/2026	
Checked:	SB	Job No:	J292	

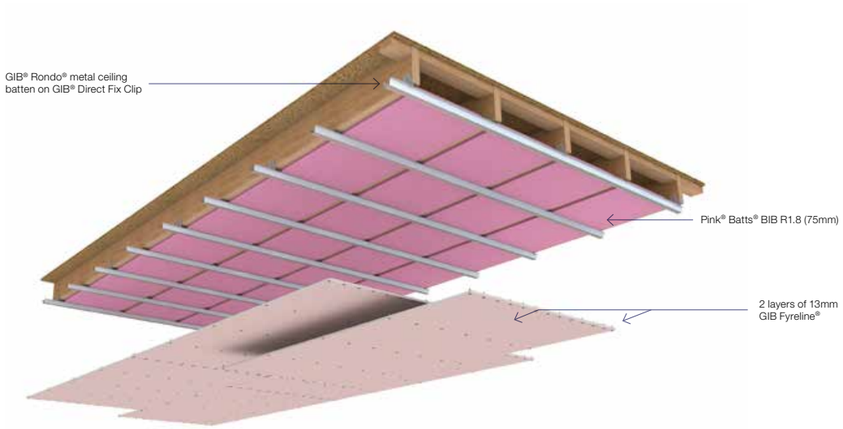
Contractor to check dimensions on site prior to fabrication & construction.

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Floor/ceiling — timber joists

Specification number	Performance		Specifications	
GBDFA 60b	**STC**	57	**Lining**	2 x 13mm GIB Fyreline®
	Rw	56	**LB/NLB**	Load bearing
	FRR	60/60/60	**IIC***	47–69



Two way FRR — double timber frame wall

Specification number	Performance		Specifications	
GBTLA 60	**STC**	60	**Lining**	2 x 10mm GIB Fyreline® each side
	Rw	59	**LB/NLB**	Load bearing
	FRR	60/60/60	**Partition**	245mm wide

FRAMING

Stud size	Space between frames
70mm	65mm min
90mm	25mm min

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 (NZ 3602).
- Studs at 600mm centres maximum.
- Nogs at 1350mm centres maximum.

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load-bearing walls.

SOUND CONTROL INFILL

Pink® Batts® R2.2 (90mm) glass wool insulation installed between the studs and nogs on one side of the double frame.

WALL LINING

2 layers of 10mm GIB Fyreline® fixed vertically each side of the frame.

Vertical joints of the outer layer are offset 600mm from those of the inner layer. Use full height sheets where possible. Sheet joints are touch fitted and must occur over framing. Where sheet end joints are unavoidable they must be over nogs and outer layer joints offset from those on the inner layer.

ACOUSTIC SEALANT

A bead of GIB Soundseal® acoustic sealant is required around the perimeter of the inner lining. The outer lining is then bedded onto the bead.

FASTENING THE LINING

Fasteners
Inner layer: 41mm x 6g GIB® Grabber® High Thread Drywall Screw.

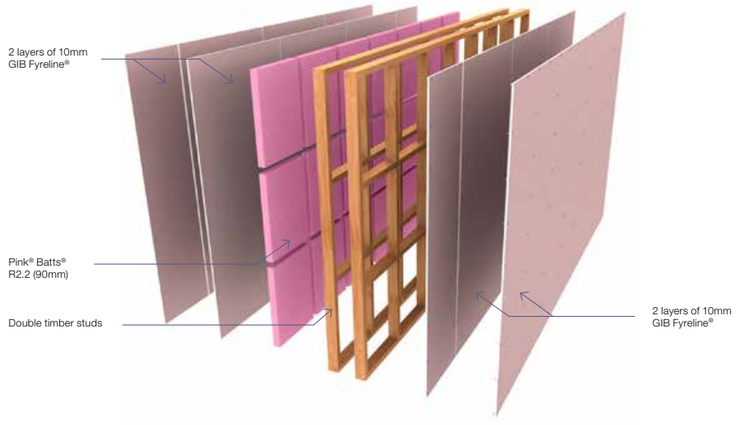
Outer layer: 51mm x 7g GIB® Grabber® High Thread Drywall Screw.

Fastener centres
Inner layer and outer layer: 300mm centres around sheet perimeter and 300mm to intermediate studs. Place fasteners 12mm from sheet edges.

JOINTING

Inner layer: Unstopped.

Outer layer: All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled GIB® Site Guide. Wall to ceiling junctions are to be reinforced with paper tape and square stopped or finished with GIB-Cove®.



1 GBDFA 60b Fire Floor

2 GBTLA 60 Gib Noise Wall

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3DR ARCHITECTURAL DESIGN & DRAUGHTING
DREAM-DESIGN-DRAW-REALITY

GRAPHIC SCALE 1:100[m] A3
0 2 4 6

Contractor to check dimensions on site prior to fabrication & construction.

LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

ADNZ Architectural Designers New Zealand Professional Member

Project: Spur Ridge Rise New Build
33 Spur Ridge Rise, Queenstown Lakes

Client: Muthu Annamalai and Meena Krishnan

Contents: Fire Rated Details

Design:	SB	A3 Scale:		SHEET No.	REV No.
Drawn:	SB	Date:	30/09/2026	604	
Checked:	SB	Job No:	J292		

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Universal ceiling systems

Specification number	Performance	Specifications
GBUC 30	**FRR** 30/30/30	**Lining** 1 layer 16mm GIB Fyreline® **LB/NLB** Loadbearing

FRAMING

Timber or steel roof or floor/ceiling framing designed to meet structural criteria for strength and serviceability under dead and live loads.

The separation distance between the ceiling linings and any flooring or roofing material shall be 90mm minimum.

The width of framing members supporting the linings shall be nominally 35mm minimum. Framing spacing shall be at 600mm centres maximum.

Solid nogs shall be provided at 1200mm centres maximum and to the perimeter of the fire rated ceiling, unless longitudinal sheet edges are back-blocked.

If timber-framed construction applies, the nogs shall be 70mm x 35mm minimum.

CEILING LINING

1 layer of 16mm GIB Fyreline® shall be fixed at right angles to the underside of the framing members.

All sheet joints must occur over solid framing.

Sheets shall be touch fitted.

Alternatively, longitudinal sheet edges may be back-blocked using a 300mm-wide strip of 16mm GIB Fyreline® adhered with GIB-Cove® Bond in accordance with the procedure outlined in the current "GIB® Site Guide".

FASTENING THE LINING

Fasteners

Timber frame	Steel frame
41mm x 6g GIB® Grabber® High Thread Drywall Screws	32mm x 6g GIB® Grabber® Self Tapping Drywall Screws

Fastener centres

Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends. This distance may be reduced to 12mm from sheet ends at butt joints on furring channels.

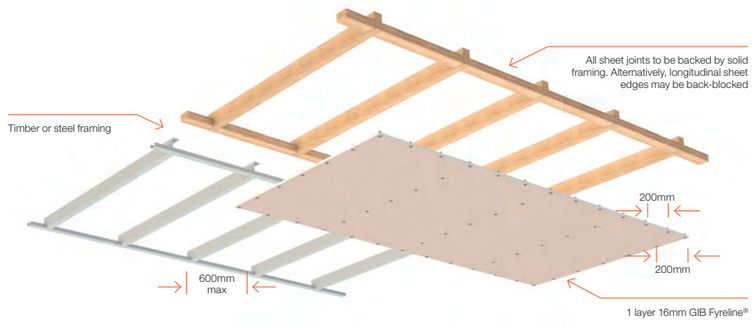
Place fasteners at 200mm centres around the sheet perimeters, along each intermediate framing member and where sheet end butt joints occur.

WALL/CEILING JUNCTIONS

The internal angle between the ceiling and walls must be protected by GIB-Cove® adhered with GIB-Cove® Bond, or boxed corners (square stopped) filled and taped, or sealed and protected by timber scotia in accordance with the publication entitled "GIB® Site Guide".

JOINTING

All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".



One-way FRR — timber or steel frame

Specification number	Performance	Specifications
GBUW 30a	**FRR** 30/30/30	**Lining** 1 layer 16mm GIB Fyreline® one side **LB/NLB** Loadbearing
GBUW 30b	**FRR** 30/30/30	**Lining** 2 layers 10mm GIB Fyreline® one side **LB/NLB** Loadbearing

FRAMING AND WALL HEIGHT

Timber or steel frame designed to meet durability and structural criteria for strength and serviceability under dead and live loads.

The width of framing supporting the linings shall be nominally 35mm minimum.

The cavity depth shall be 90mm minimum.

Framing spacing shall be at 600mm centres maximum.

Timber frame height and dimensions as determined by NZS 3604 stud tables or specific design.

LINING (FIRE SIDE)

GBUW 30a — 1 layer of 16mm GIB Fyreline® to one side of the frame.

GBUW 30b — 2 layers of 10mm GIB Fyreline® to one side of the frame.

Vertical or horizontal fixing permitted. For vertical fixing, full height sheets shall be used where possible.

Sheets shall be touch fitted.

All sheet joints must be formed over framing, except for longitudinal joints when the outer layer is fixed horizontally.

Offset sheet joints in double-layered systems.

When sheet end butt joints are unavoidable, they shall be formed over framing.

In steel-framed options, linings are installed hard to floor.

FASTENING THE LINING

Fasteners

System	Timber frame	Steel frame
GBUW 30a	41mm x 6g GIB® Grabber® High Thread Drywall Screws	32mm x 6g GIB® Grabber® Self Tapping Drywall Screws
GBUW 30b Inner layer	32mm x 6g GIB® Grabber® High Thread Drywall Screws	25mm x 6g GIB® Grabber® Self Tapping Drywall Screws
GBUW 30b Outer layer	41mm x 6g GIB® Grabber® High Thread Drywall Screws	32mm x 6g GIB® Grabber® Self Tapping Drywall Screws

Fastener centres

Inner layer: 600mm centres up each stud.

Outer or single layer: 300mm centres up each stud.

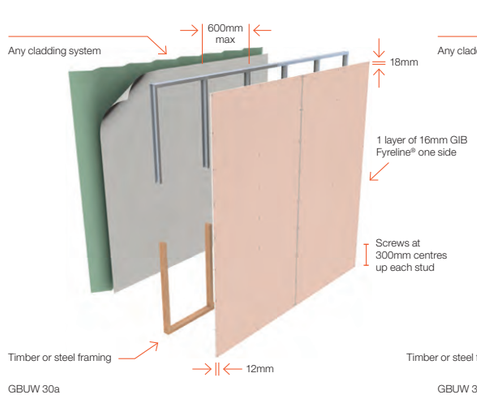
Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends.

Place fasteners at 200mm centres along sheet end butt joints.

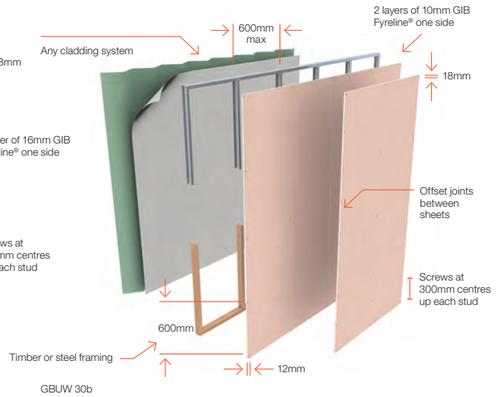
JOINTING

Inner layer: Unstopped.

Outer or single layer: All screw heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".



GBUW 30a



GBUW 30b

1 GBUC 30 Fire Rated Ceiling

2 GWUW 30a Gib Fire Wall

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ADNZ Architectural Designers New Zealand Professional Member

Project: Spur Ridge Rise New Build 33 Spur Ridge Rise, Queenstown Lakes				Contents: Fire Rated Details	
Client: Muthu Annamalai and Meena Krishnan					
Design:	SB	A3 Scale:		SHEET No.	REV No.
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