

Contents:	
Sheet 1 :	Cover Sheet
Sheet 2 :	Site Plan
Sheet 3 :	Landscape Plan
Sheet 4 :	Lower Floor Plan
Sheet 5 :	Upper Floor Plan
Sheet 6 :	Elevations
Sheet 7 :	Elevations
Sheet 8 :	Cross Section AA
Sheet 9 :	Cross Section BB
Sheet 10 :	Cross Section CC
Sheet 11 :	Cross Section DD
Sheet 12 :	Roof Plan
Sheet 13 :	Foundation Plan
Sheet 14 :	Foundation Setout Plan
Sheet 15 :	Bracing Plan
Sheet 16 :	Drainage Plan
Sheet 17 :	Floor Framing Plan
Sheet 18 :	Plumbing Schematic
Sheet 19 :	Electrical Plan
Sheet 20 :	Window & Door Schedule
Sheet 21 :	Bathroom Plan
Sheet 22 :	Fire System Details
Sheet 23 :	Fire System Details
Sheet 24 :	Framing Details
Sheet 25 :	Framing Details
Sheet 26 :	Details
Sheet 27 :	Details
Sheet 28 :	Details
Sheet 29 :	Details
Sheet 30 :	Details
Sheet 31 :	Details
Sheet 32 :	Details
Sheet 33 :	Details
Sheet 34 :	Details
Sheet 35 :	Details
Sheet 36 :	Details
Sheet 37 :	Wet Area Details
Sheet 38 :	Wet Area Details
Sheet 39 :	Wet Area Details
Sheet 40 :	Truss Design
Sheet 41 :	Truss Design
Sheet 42 :	Truss Design

Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3:	Revision:	Sheet No.:
Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	**COVER PAGE**	LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	**1** **of 42 sheets**

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

GENERAL NOTES:
Contractor is to confirm all Dimensions on site before commencing work.
All discrepancies or omissions must be confirmed with the Designer before commencing work.
Unless noted otherwise all dimensions are nominal, including timber sizes. Finished timber sizes shall be greater than or equal to those noted in NZS
3604 part 2.2
All work is to be carried out in accordance with the New Zealand Building Code and local bylaws as they apply eg: QLDC
BI: Structure. Unless noted otherwise all timber is to be SG8, and all timber framing is to comply with NZS 3604 Pt 2.2 Amendment 2, 2006.
B2: Durability. Unless noted otherwise all timber is to be CCA treated to HI .2 min. Where Galvanized Brackets and fixings are in contact with CCA
treated timber, and are likely to be regularly wetted in service (ie:Deck Framing) the Galv fixings are to be powder coated to prevent corrosion.
CI-4: Refer to the Smoke alarm positions on the Floor Plans. to comply with NZS 4514:2021
Interconnected smoke alarms for new build houses
DI: Access. Ensure all surfaces along exterior access routes are non-slip to the requirements of the code. The minimum level of finish would be:
"Exposed Concrete: Broomed Finished.
"Timber Deck: Non Slip finish.
"Tiles: Non-slip type.
"Interior Tiled floors in Bathrooms.
EI: Surface Water. Minimum pipe gradients and sizes.
Impervious surfaces 1: I 00 fall min.
All pipes passing through concrete are to be lagged in Denso Tape.
E3: 10mm Aqualine Gib behind all wet areas on HI.2 framing.
Impervious surface finishes to all Bathrooms, Laundries and wet areas.
F2: All glazing to comply with NZS 4223 part 3 and to the following.
Framed Shower screen and Bath enclosuresGrade A glazing material as per Table 3. I.
Panels and doors with one urrframed edge 5mm min thick Toughened Safety Glass
Frameless pivot or hinge doors 6mm min thick Toughened Safety Glass
Glazing within 1500mm above abutting FFL, or standing area of a bath or shower Grade A safety Glazing material in accordance with Table 3.1
Glazing greater than 1500mm above the abutting FFL, or standing level of a bath or shower Annealed glass to NZS 4223: Part 4
G9: Electricity. All Electrical work is to comply with electrical codes of practice and a Certificate of Compliance left with the homeowner.
Gl3: Foul Water. All work is to comply with Gl3/AS3-AS3500.
Minimum Gradients: 50mm drains 1:40, 65mm drains 1:40, 100mm drains 1:60

SITE INFORMATION
LEGAL DESCRIPTION
LOT 1184 Hanleys Farm
Site Area: 537.00 sqm
Address: Lot 1184 Hanleys Farm
Jacks Point

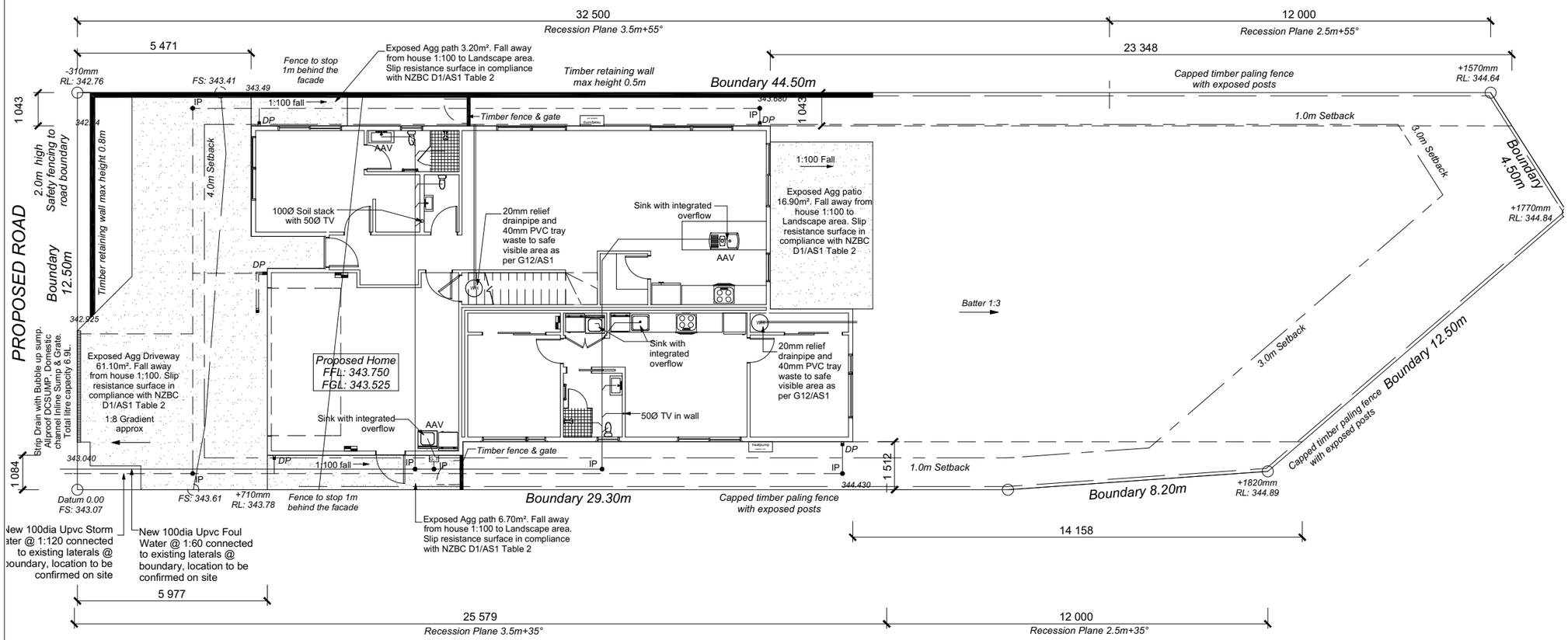
SITE DETAILS/PROJECT AREAS
Wind Zone: High
Wind Region: A
Lee Zone: No
Snow Loading: N5 upto 0.9Kpa
Corrosion Zone: Zone B
Earthquake Zone: Zone 3
Terrain: Inland
Exposure: Exposed
Topography: Gentle
Sea Spray Zone: No

Lower Floor Area (Foundation): 167.87m²
Upper Floor Area: 66.98m²
Upper Floor Deck Area: 3.99m²
Floor Area (Total): 234.85m²
Site Coverage: 32.00%

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

NOTE:- Fencing (including the retaining walls) cannot exceed 2.0m high from the Original ground level- Timber retaining walls and associated drainage to be constructed under schedule 1 not part of consent shown for Planning Purposes.

NOTE:-
East Boundary max 500mm fill retaining



NOTE:
Gates in the safe/escape path to treat them the same as a door on an escape route.
3.2.4 Doors on escape routes
3.2.4.1 Doors on escape routes shall satisfy the following requirements:
a) Provide an unobstructed opening width of no less than 600 mm, and when multi-leaf, have no
single leaf less than 500 mm wide; and
b) Open no less than 90°; and
c) When opened, not cause the door swing to obstruct the minimum required width of an escape route; and
d) Manual sliding doors may be used where the space has an occupant load of less than 20.

3.2.4.2 Door locking mechanisms shall not impede or prevent occupants from moving to a safe place in the event of a fire.

COMMENT: Locks with a key on one side, while the other side features a knob or turning mechanism of some sort, are permitted. Key operation in the direction of the escape is not permitted.

Lot 1185 Hanleys Farm
FFL: 343.900
FGL: 343.675

PROPOSED SITE PLAN
1:150

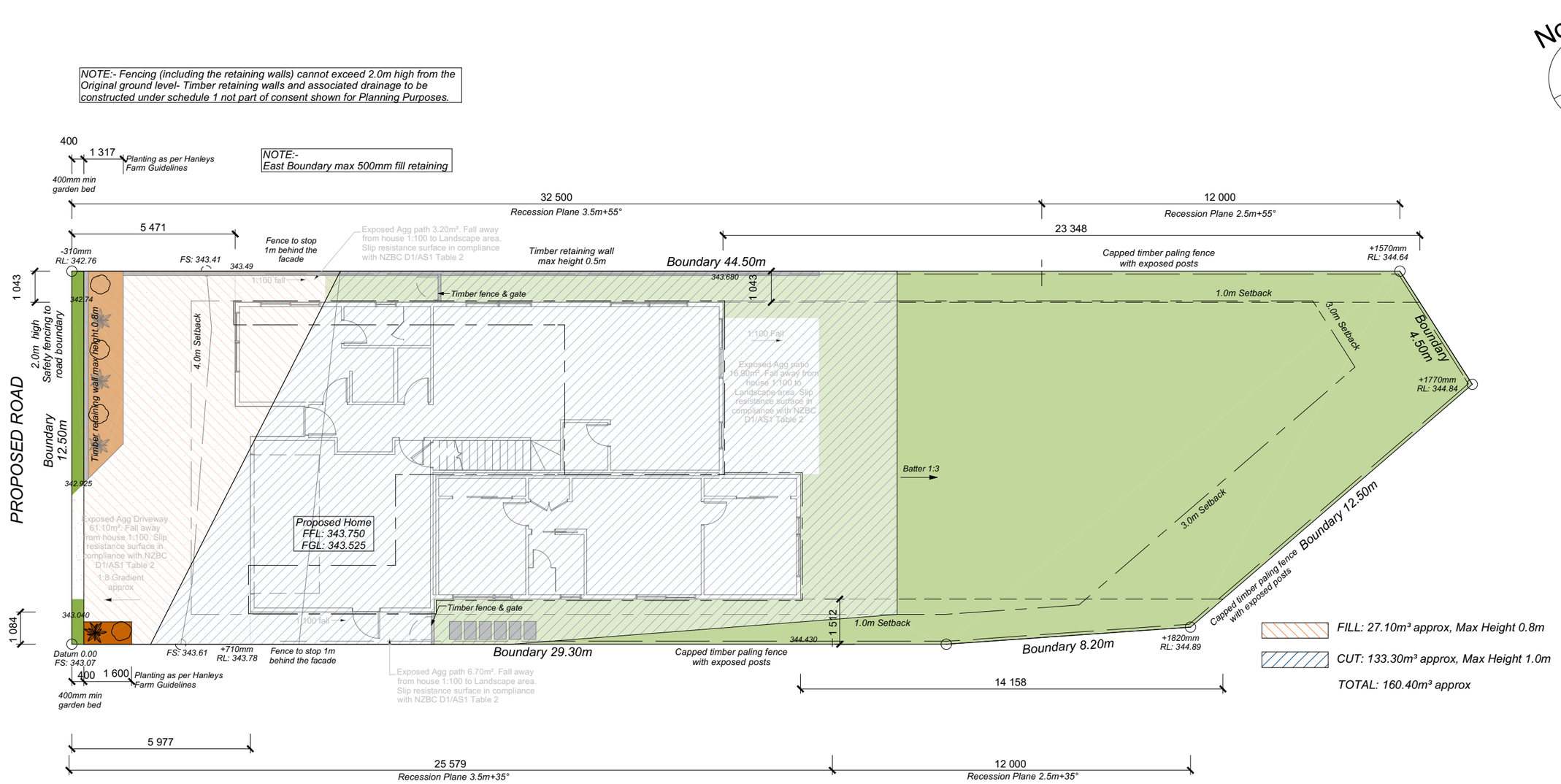
DRAINAGE LEGEND

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

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

Client / Address: Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED SITE PLAN**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:150 Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **2** of 42 sheets

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



NOTE:
Gates in the safe/escape path to treat them the same as a door on an escape route.
3.2.4 Doors on escape routes
3.2.4.1 Doors on escape routes shall satisfy the following requirements:
a) Provide an unobstructed opening width of no less than 600 mm, and when multi-leaf, have no
single leaf less than 500 mm wide; and
b) Open no less than 90°; and
c) When opened, not cause the door swing to obstruct the minimum required width of an escape route; and
d) Manual sliding doors may be used where the space has an occupant load of less than 20.

3.2.4.2 Door locking mechanisms shall not impede or prevent occupants from moving to a safe place in the event of a fire.

COMMENT: Locks with a key on one side, while the other side features a knob or turning mechanism of some sort, are permitted. Key operation in the direction of the escape is not permitted.

For Planting, screens, Hedges and trees, please refer to section 7 of Hanleys Farm Design Guidelines

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

BINS

Lot 1185 Hanleys Farm
FFL: 343.900
FGL: 343.675

Note:
All plants to be selected as per Hanleys Farm Design Guidelines list.

Hedging to be maintained to a height of 1.2m.

Fencing (including the retaining walls) cannot exceed 2.0m high from the Original ground level

PROPOSED LANDSCAPE PLAN
1:150

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED LANDSCAPE PLAN**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **3** **of 42 sheets**

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

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

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

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

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

All windows and doors centered in room unless shown otherwise

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

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

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

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

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

Concrete Work Standard:
Maxraft as per engineering design.

Insulation
Pink Batts Thermal Insulation:
Walls: R2.8 Wall (90mm thick)
Ceiling: 5.0 Wall (220mm thick)

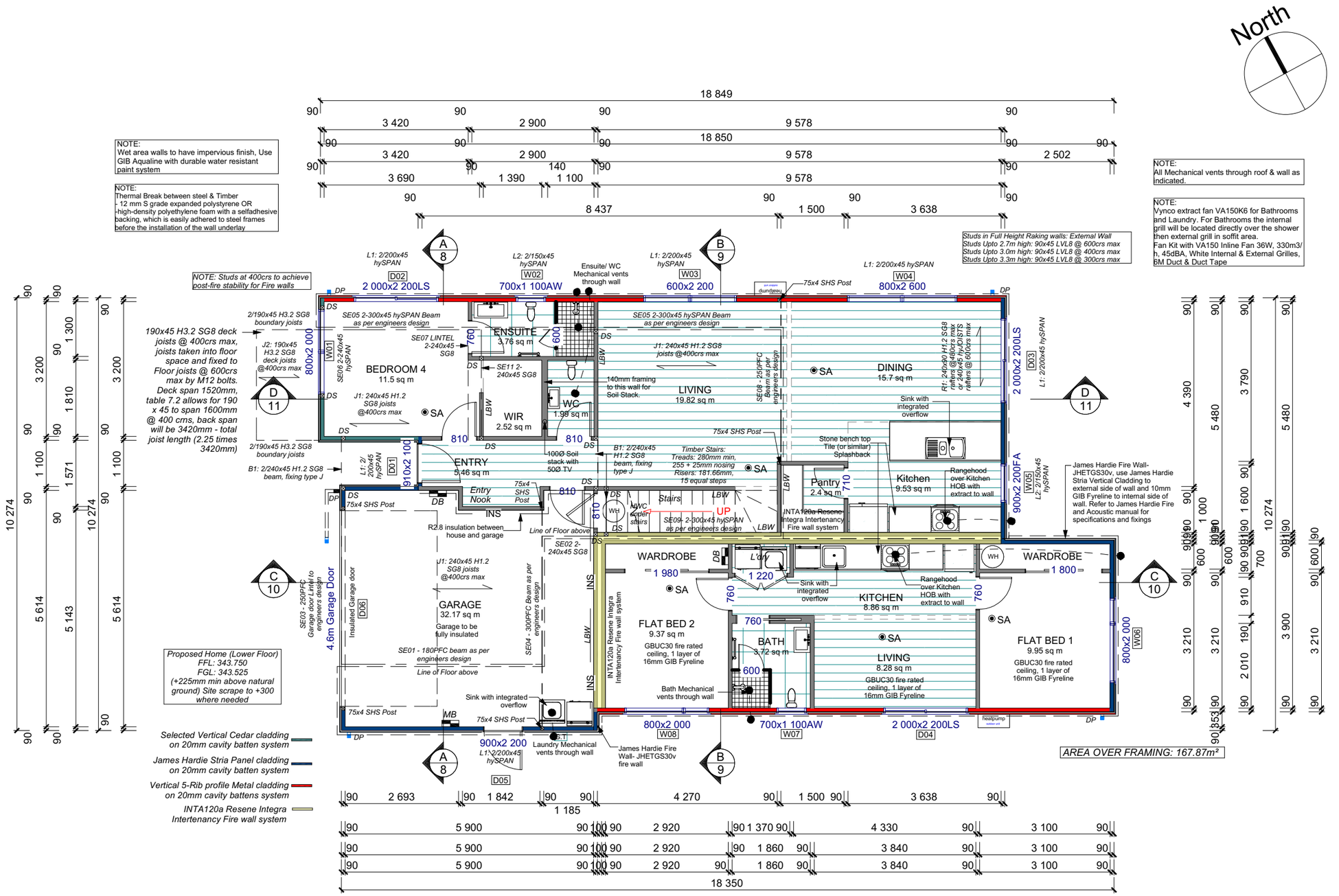
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

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

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

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

DWELLING AREAS
Lower Floor Foundation/Framing Area: 122.90m² (Perimeter: 61.893m)
Upper Floor Framing Area: 128.81m² (Perimeter: 37.761m)
Upper Floor Deck Area: 18.60m²



PROPOSED LOWER FLOOR PLAN
1:100

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED LOWER FLOOR PLAN**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **4** **of 42 sheets**

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

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

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

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

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

All windows and doors centered in room unless shown otherwise

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

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

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

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

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

Concrete Work Standard:
Maxraft as per engineering design.

Insulation
Pink Batts Thermal Insulation:
Walls: R2.8 Wall (90mm thick)
Ceiling: 5.0 Wall (220mm thick)

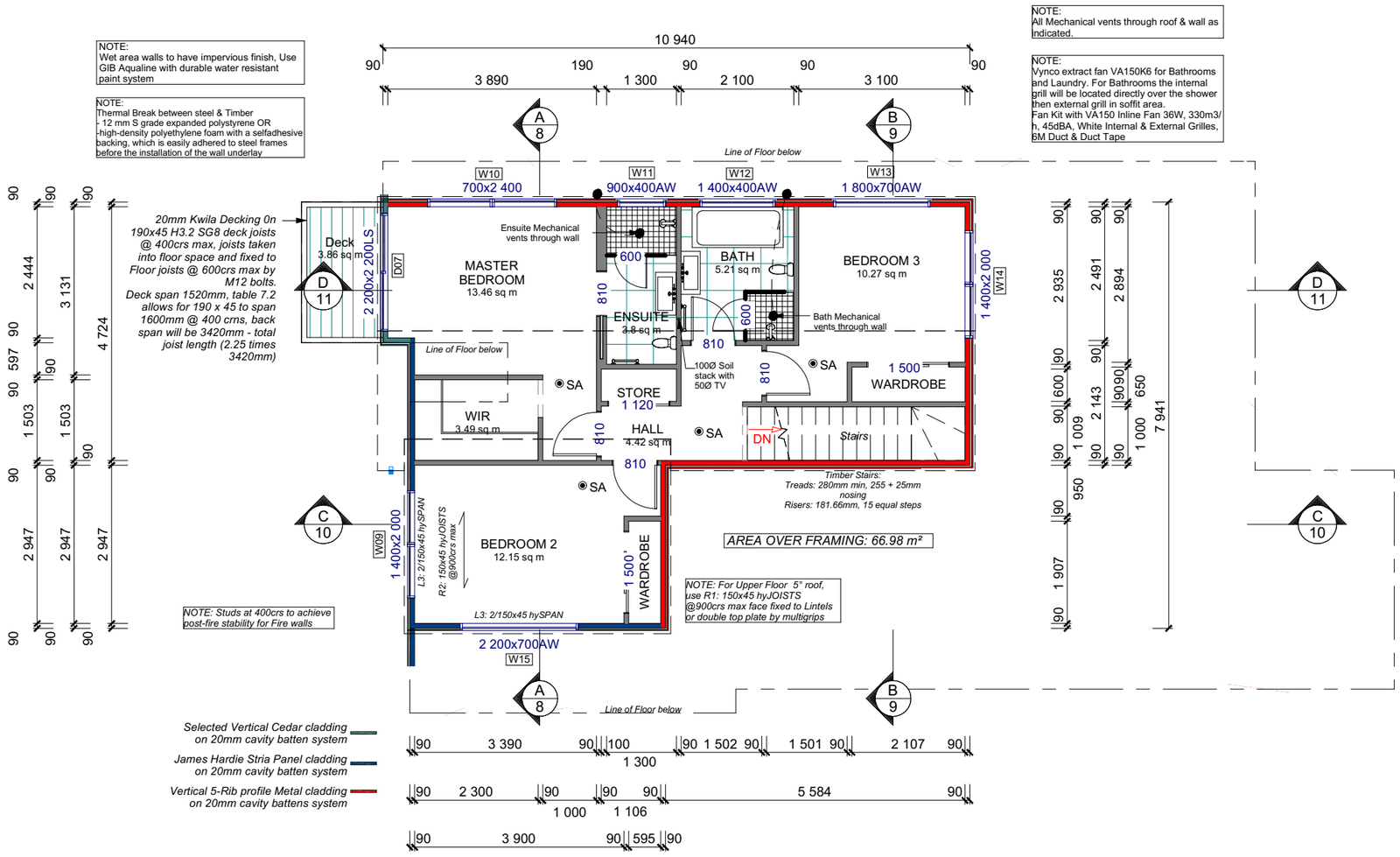
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

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

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

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

DWELLING AREAS
Lower Floor Foundation/Framing Area: 122.90m² (Perimeter: 61.893m)
Upper Floor Framing Area: 128.81m² (Perimeter: 37.761m)
Upper Floor Deck Area: 18.60m²

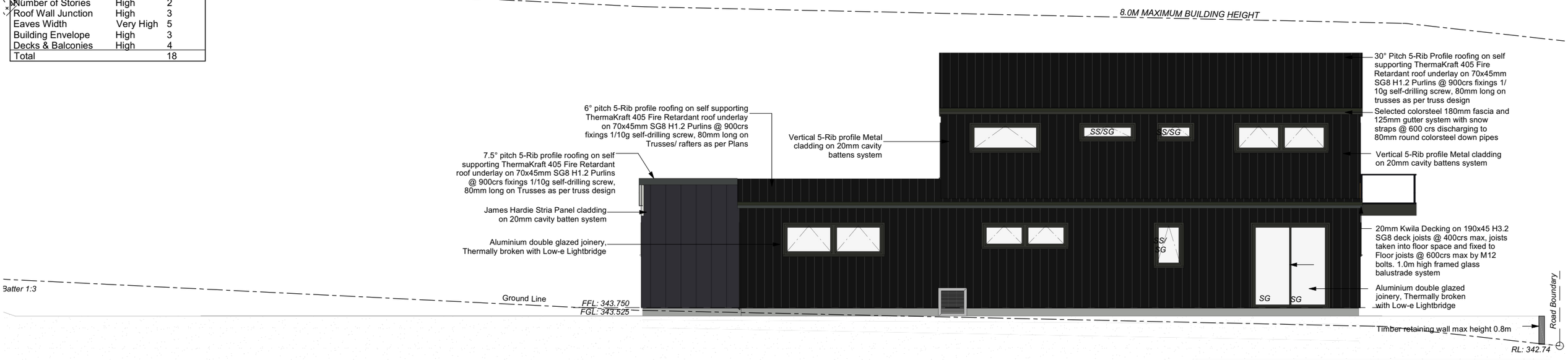


PROPOSED UPPER FLOOR PLAN
1:100

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED UPPER FLOOR PLAN**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **5** **of 42 sheets**

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BUILDING ENVELOPE RISK MATRIX		
ELEVATION NORTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	High	4
Total		18



PROPOSED NORTH ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- 5-RIB PROFILE ROOFING -COLORSTEEL EBONY - LRV 5%
- 5-RIB CLADDING - COLORSTEEL EBONY - LRV 5%
- VERTICAL CEDAR CLADDING - DRYDENS ELM
- VERTICAL STRIA CLADDING - RESENE EBONY - LRV 8%
- SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL EBONY - LRV 5%
- EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL EBONY - LRV 5%
- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - EBONY - LRV 5%

NOTES:

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

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

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

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

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

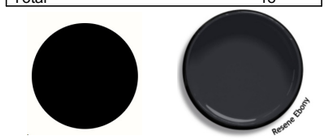
Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

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

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

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

BUILDING ENVELOPE RISK MATRIX		
ELEVATION EAST		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	High	4
Total		18



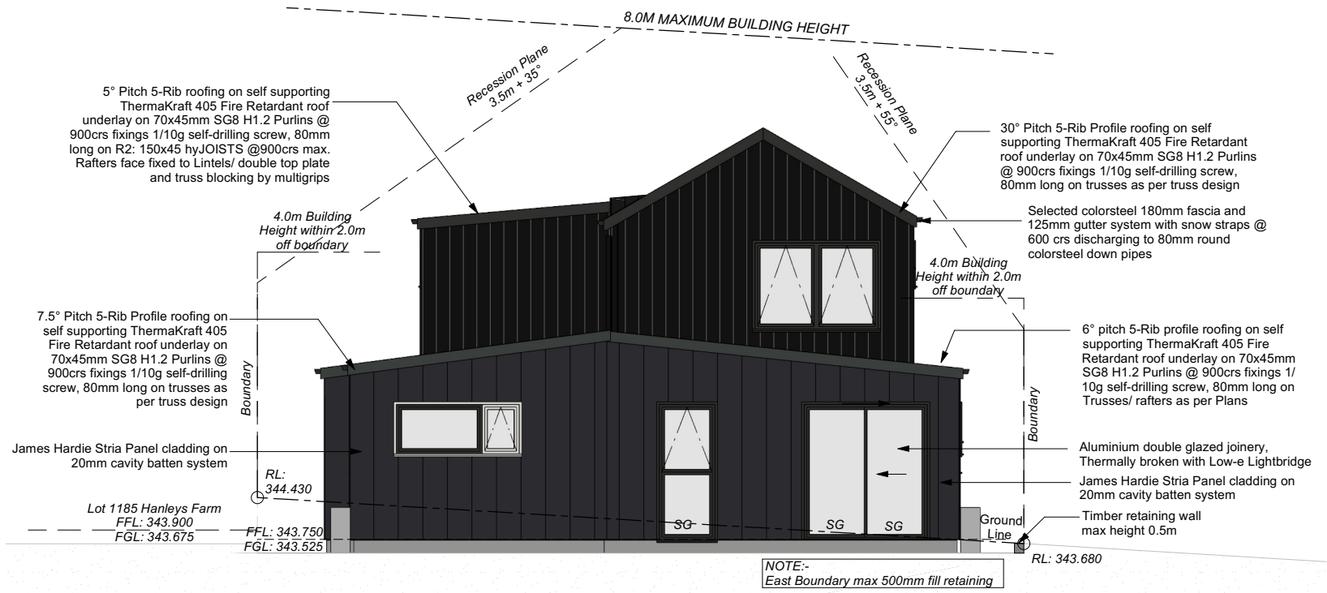
COLORSTEEL EBONY

RESENE EBONY



DRYDENS ELM

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

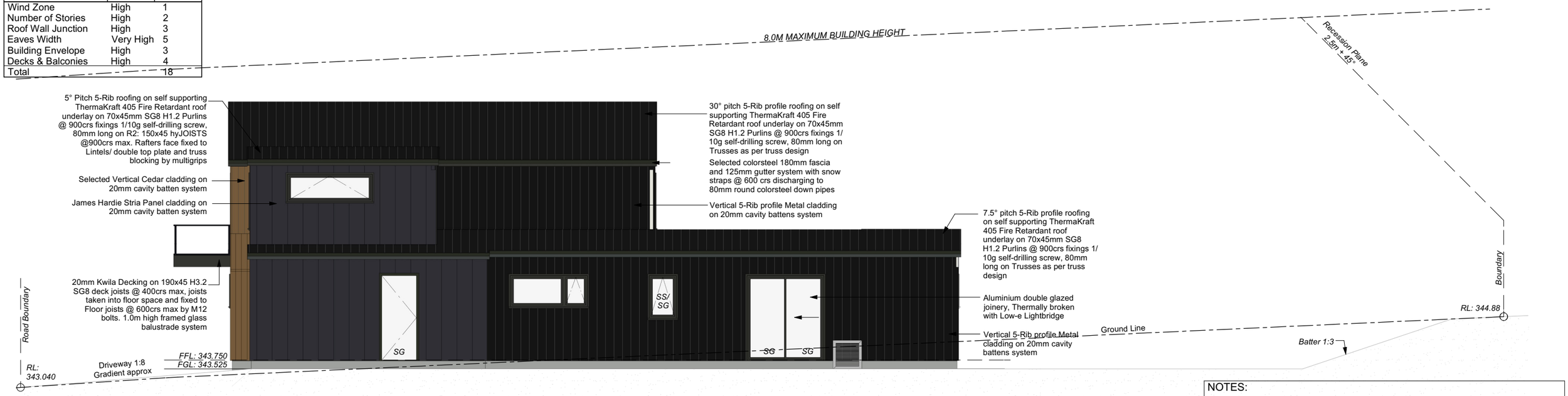


PROPOSED EAST ELEVATION
1:100

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED ELEVATIONS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **6** **of 42 sheets**

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BUILDING ENVELOPE RISK MATRIX		
ELEVATION SOUTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	High	4
Total		18



PROPOSED SOUTH ELEVATION
1:100

BUILDING ENVELOPE RISK MATRIX		
ELEVATION WEST		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	High	4
Total		18



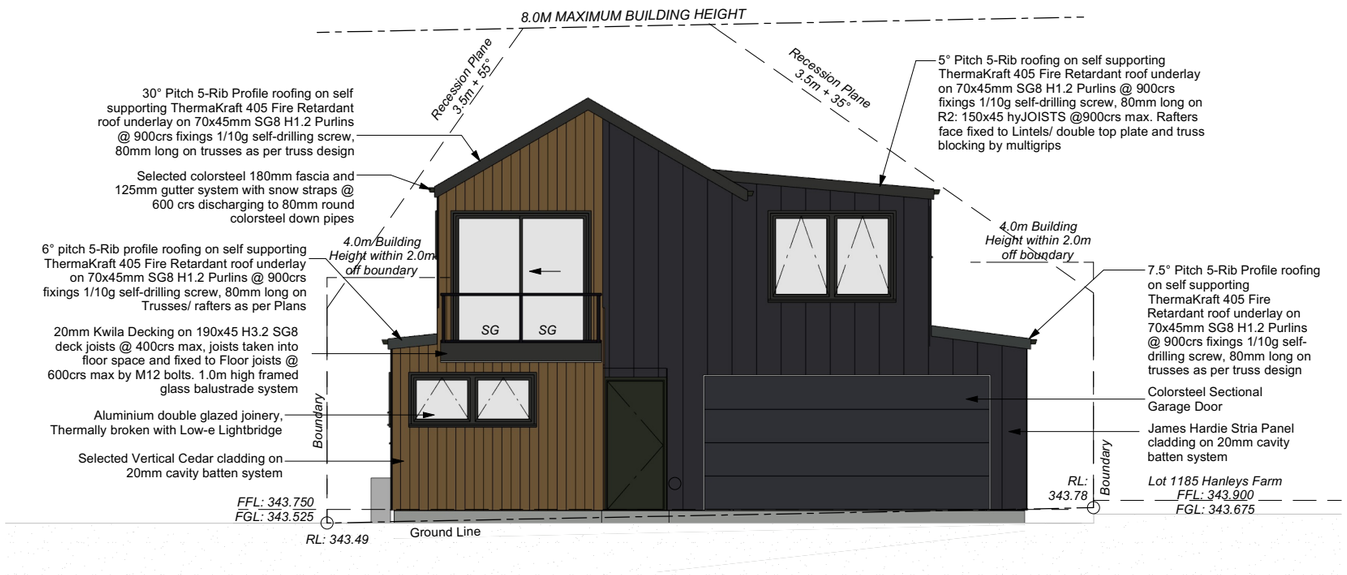
COLORSTEEL EBONY

RESENE EBONY



DRYDENS ELM

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



PROPOSED WEST ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- 5-RIB PROFILE ROOFING -COLORSTEEL EBONY - LRV 5%
- 5-RIB CLADDING - COLORSTEEL EBONY - LRV 5%
- VERTICAL CEDAR CLADDING - DRYDENS ELM
- VERTICAL STRIA CLADDING - RESENE EBONY - LRV 8%
- SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL EBONY - LRV 5%
- EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL EBONY - LRV 5%
- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - EBONY - LRV 5%

NOTES:

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

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

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

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

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

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

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

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

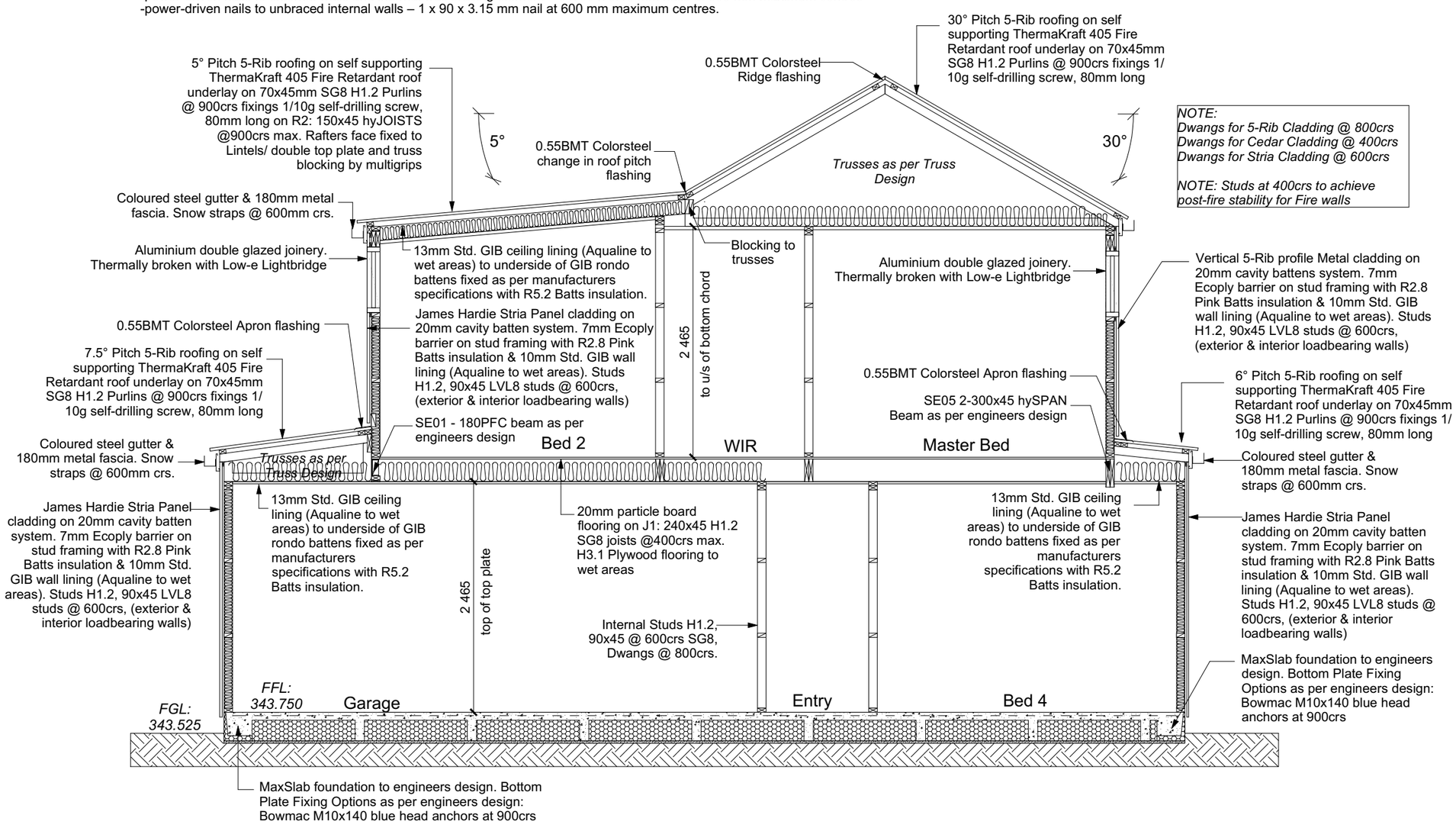
INSULATION
Ceiling: Pink Batts R 5.0 Ceiling Batts
Wall: Pink Batts R 2.8 Wall Batts

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

Client / Address	Drawing Title:	Legal Description	General Notes:		Revision:	Sheet No.:
Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	**PROPOSED ELEVATIONS**	LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	**7** of 42 sheets

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
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s = safety glazing to NZS4223
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Note:
Upper Floor Bottom Plate Fixings:
-hand-driven nails to external walls and internal wall bracing elements – 2 x 100 x 3.75 mm nails at 600 mm maximum centres
-hand-driven nails to unbraced internal walls – 1 x 100 x 3.75 mm nail at 600 mm maximum centres
-power-driven nails to external walls and internal wall bracing element – 3 x 90 x 3.15 mm nails at 600 mm maximum centres
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NOTE:
Dwangs for 5-Rib Cladding @ 800crs
Dwangs for Cedar Cladding @ 400crs
Dwangs for Stria Cladding @ 600crs

NOTE: Studs at 400crs to achieve post-fire stability for Fire walls

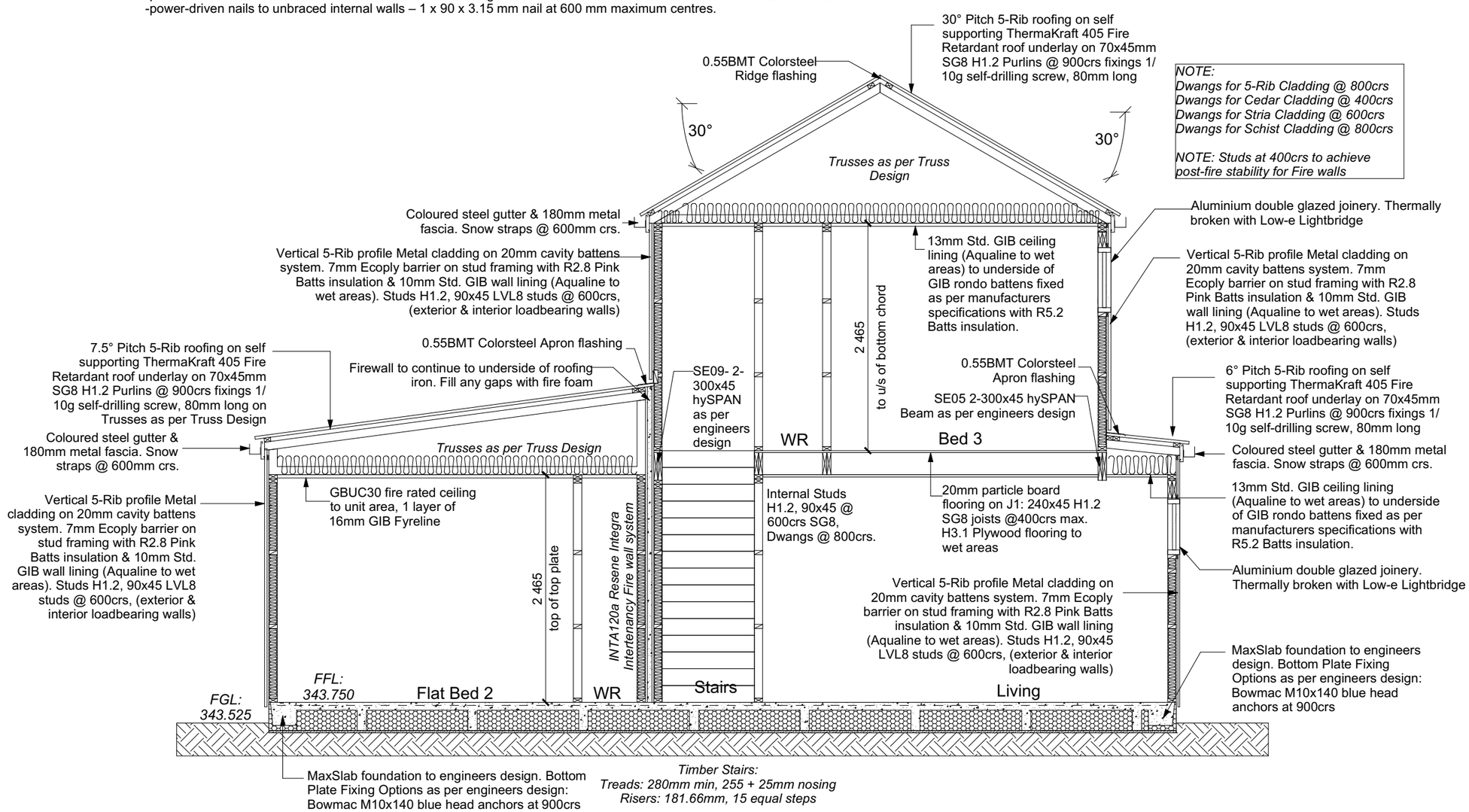
PROPOSED SECTION AA
1:50

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:50 Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **8** **of 42 sheets**

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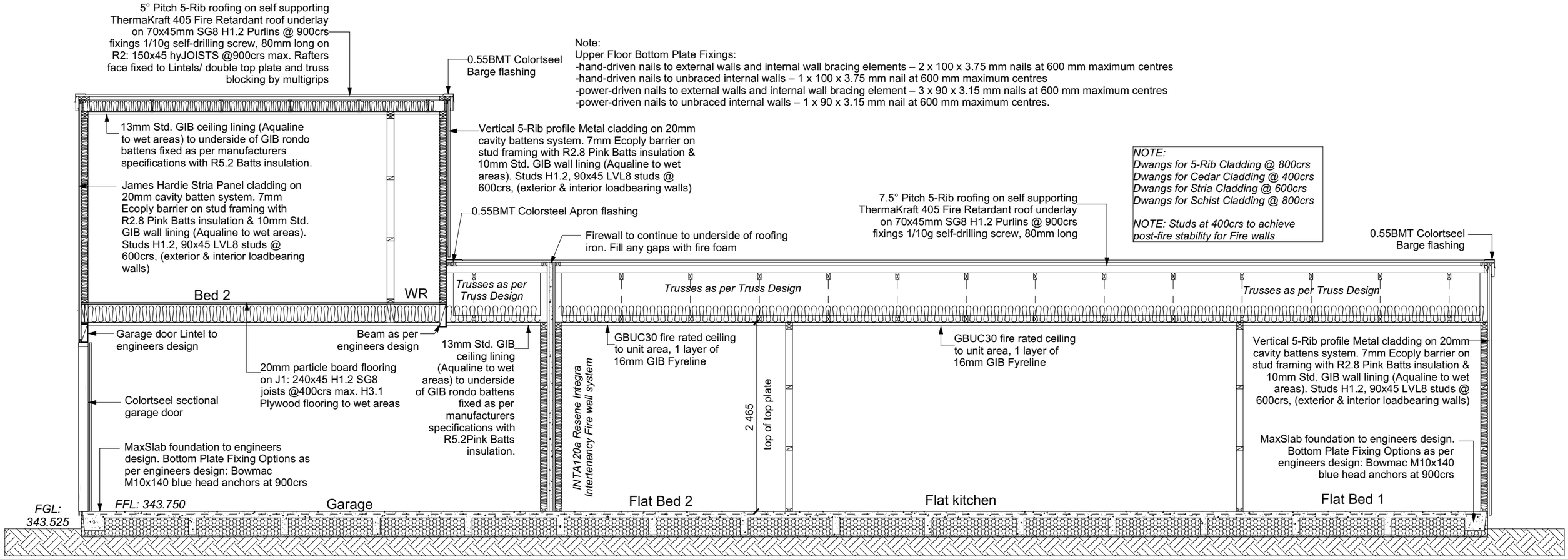


PROPOSED SECTION BB
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Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:50 Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **9** **of 42 sheets**

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Note:
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NOTE:
Dwangs for 5-Rib Cladding @ 800crs
Dwangs for Cedar Cladding @ 400crs
Dwangs for Stria Cladding @ 600crs
Dwangs for Schist Cladding @ 800crs

NOTE: Studs at 400crs to achieve post-fire stability for Fire walls

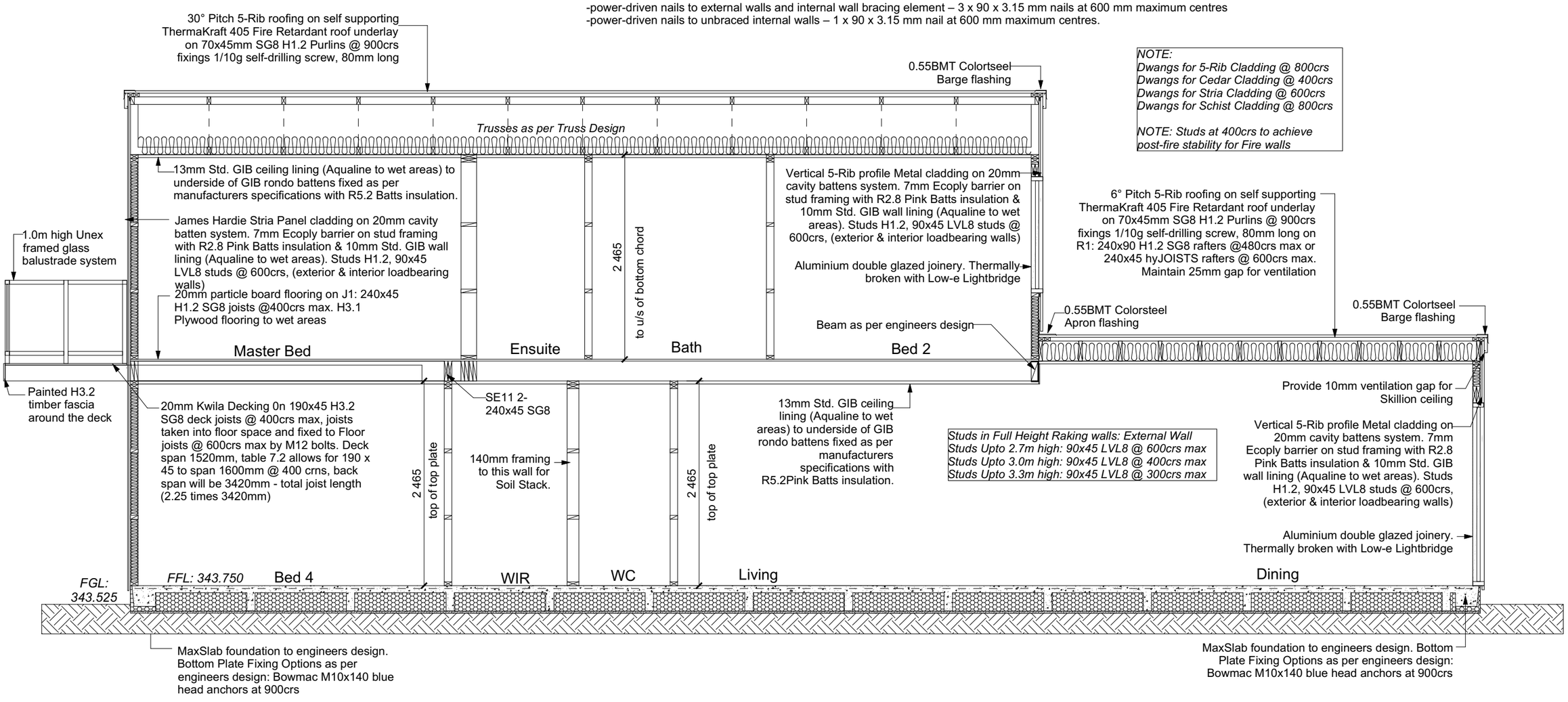
PROPOSED SECTION CC
1:50

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:50 Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **10** **of 42 sheets**

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NOTE: Studs at 400crs to achieve post-fire stability for Fire walls

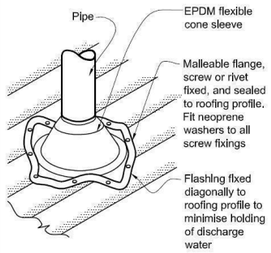
Studs in Full Height Raking walls: External Wall
Studs Upto 2.7m high: 90x45 LVL8 @ 600crs max
Studs Upto 3.0m high: 90x45 LVL8 @ 400crs max
Studs Upto 3.3m high: 90x45 LVL8 @ 300crs max

PROPOSED SECTION DD
1:50

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



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

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

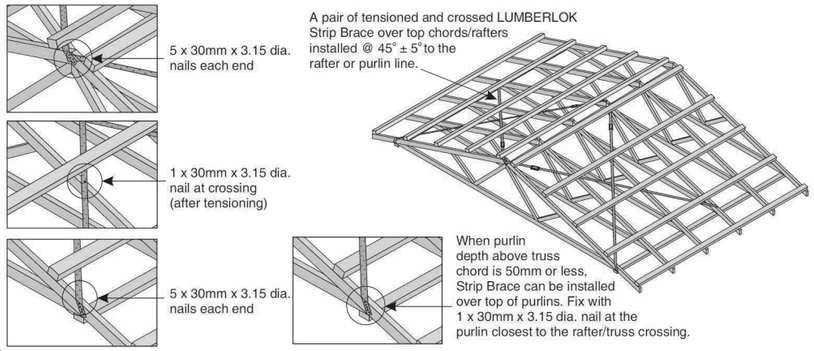
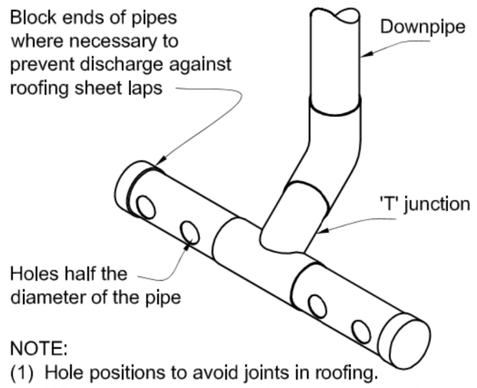


Figure 20: **Spreader for roof discharge**
Paragraph 8.1.6



NOTE:
(1) Hole positions to avoid joints in roofing.
(2) When downpipe is located in corner, spreader to be L-shaped.

SPREADER DETAIL

NOTES:

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

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

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

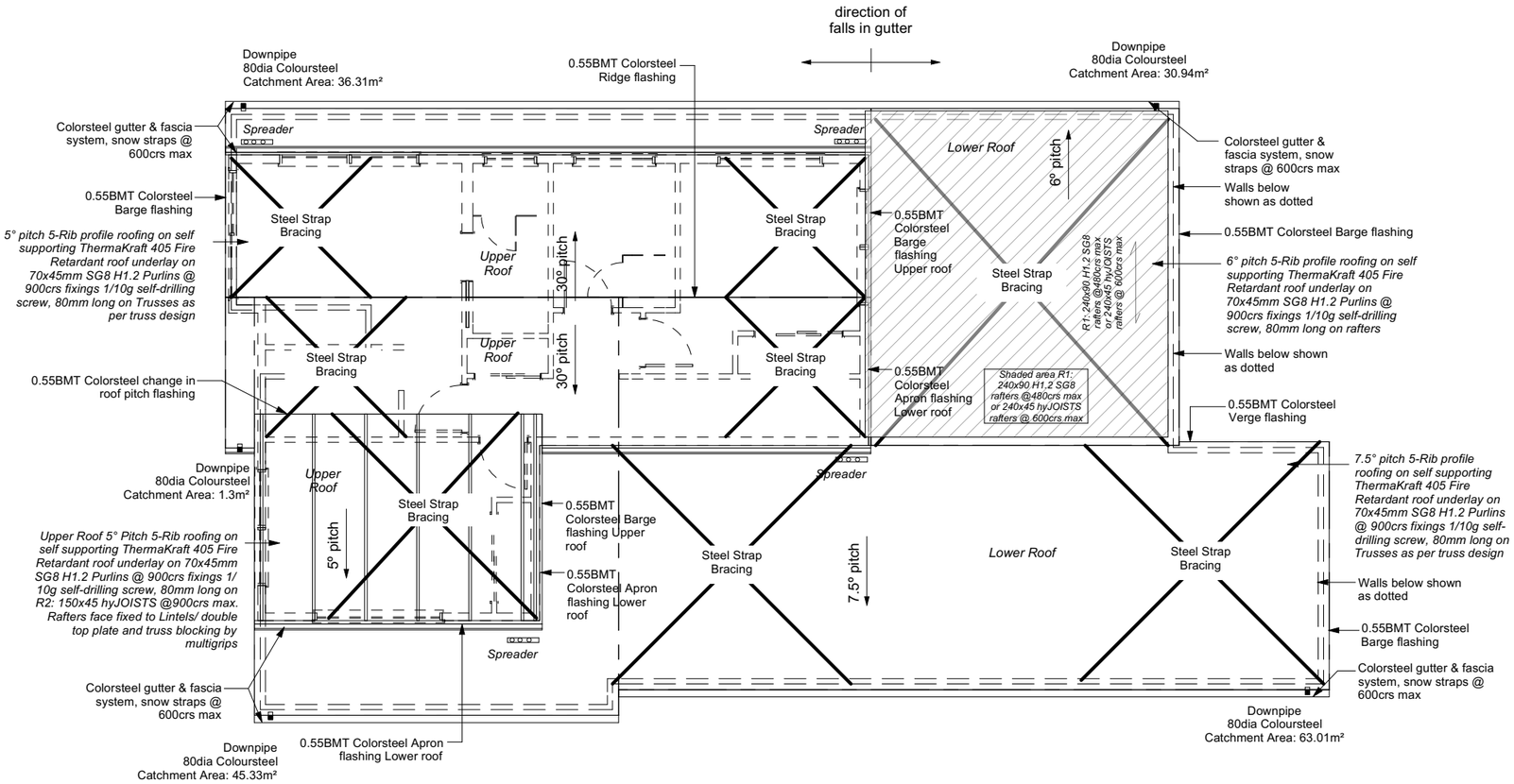
Gutter: Coloured Steel Quad Gutter
Fascia: 180mm Metal Fascia
Downpipes: Colorsteel Round 80mmdia
Soffits: Hardiflex 4.5mm
Snow straps @ 600mm crs.
Underlay: Thermakraft 405 fire retardant roof underlay

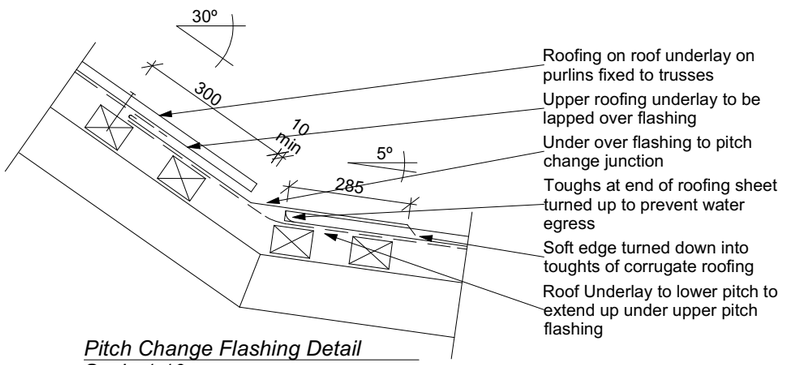
Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn tension capacity. After tensioning strap, fix to each rafter with 2/ 60x3.15mm nails. Fold down strap and fix with 3/ 60x3.15mm nails each into the top chord and into the top plate.

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

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

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



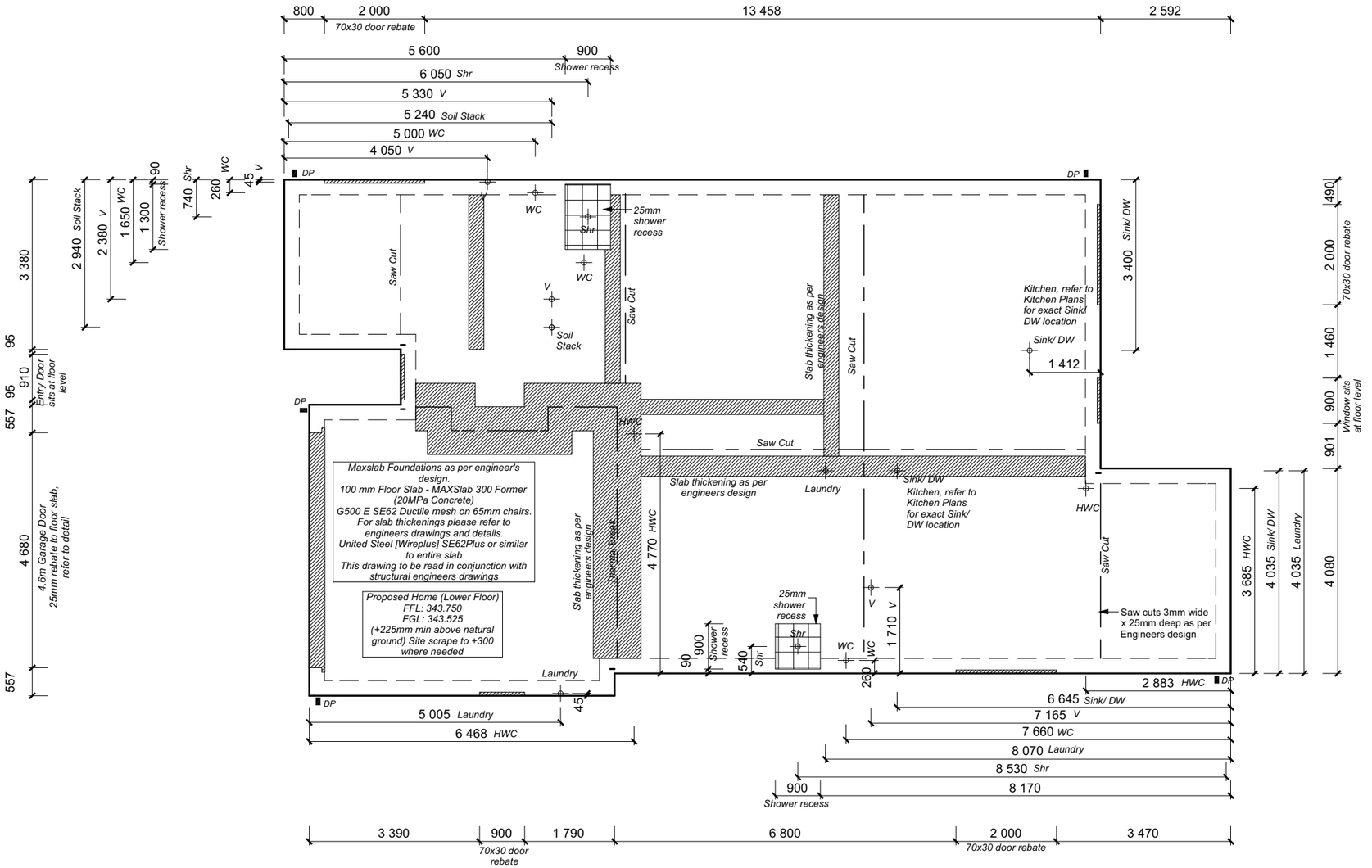


Pitch Change Flashing Detail
Scale 1:10

PROPOSED ROOF PLAN
1:100

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED ROOF PLAN**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **12** **of 42 sheets**

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FOUNDATION PLAN NOTES

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

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

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

PROPOSED FOUNDATION PLAN
1:100

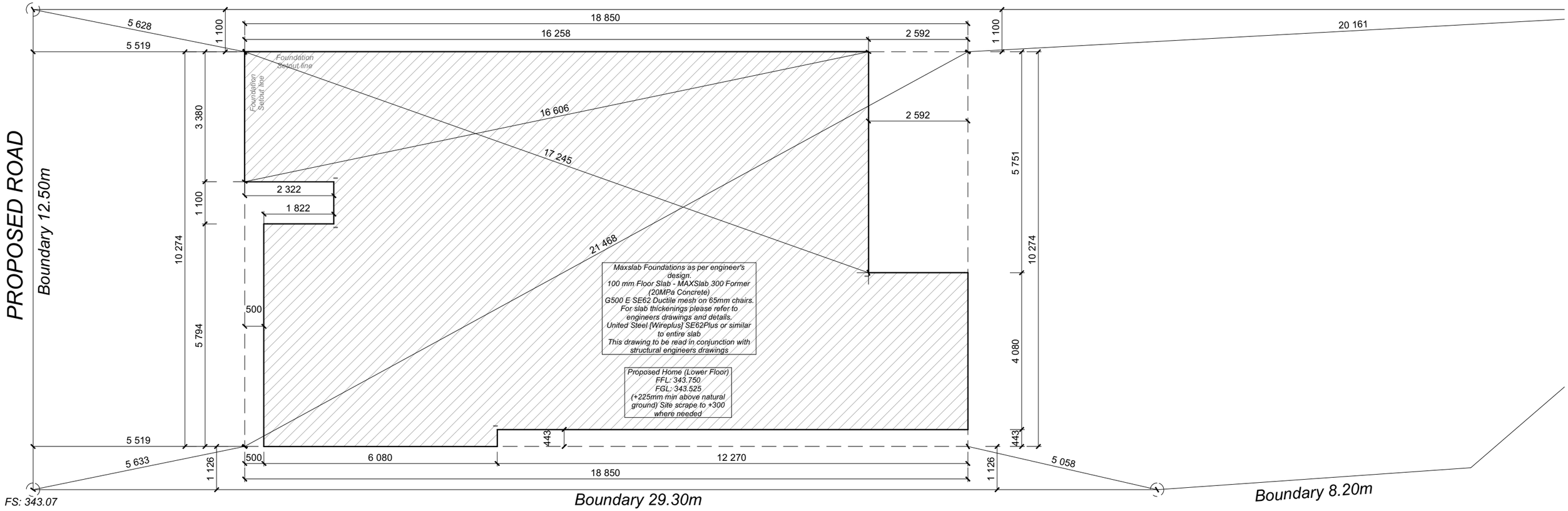
Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED FOUNDATION PLAN**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **13** **of 42 sheets**

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

SET OUT PLAN NOTES

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All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

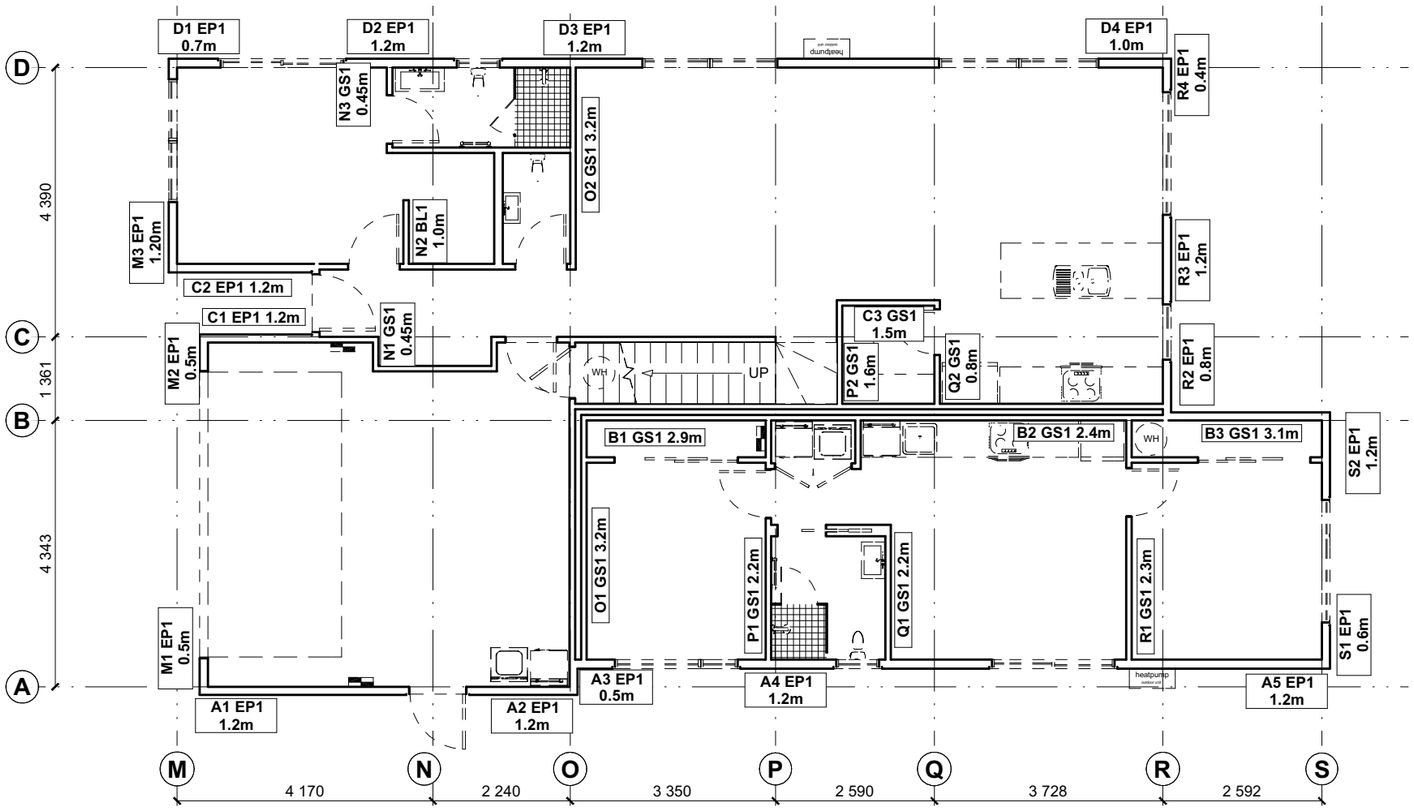
These foundations are design to the findings and recommendations in the site specific Geotech report.



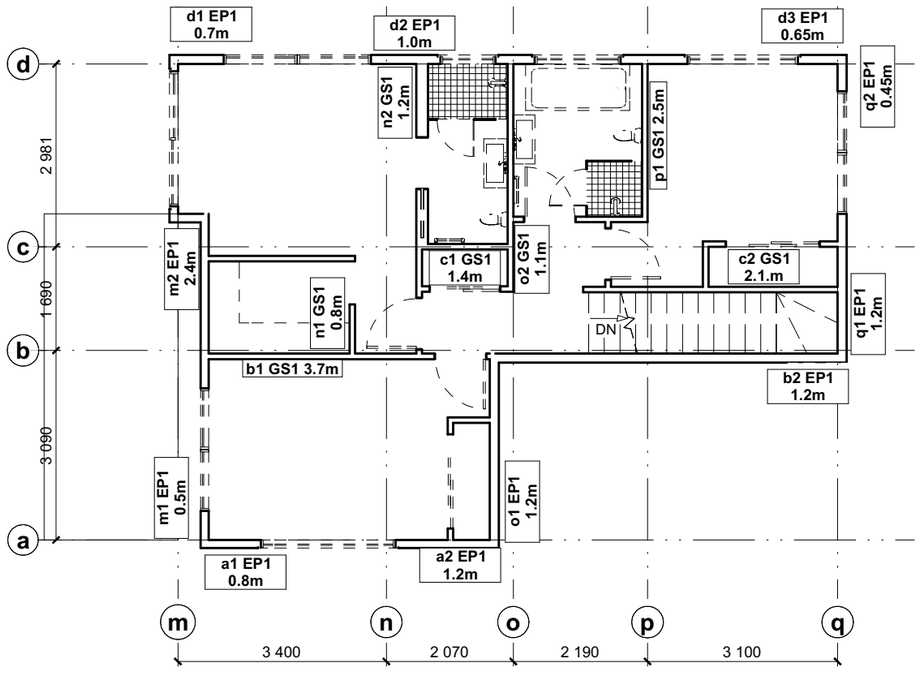
PROPOSED FOUNDATION SETOUT PLAN
1:105

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED FOUNDATION SETOUT PLAN**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:105** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **14** **of 42 sheets**

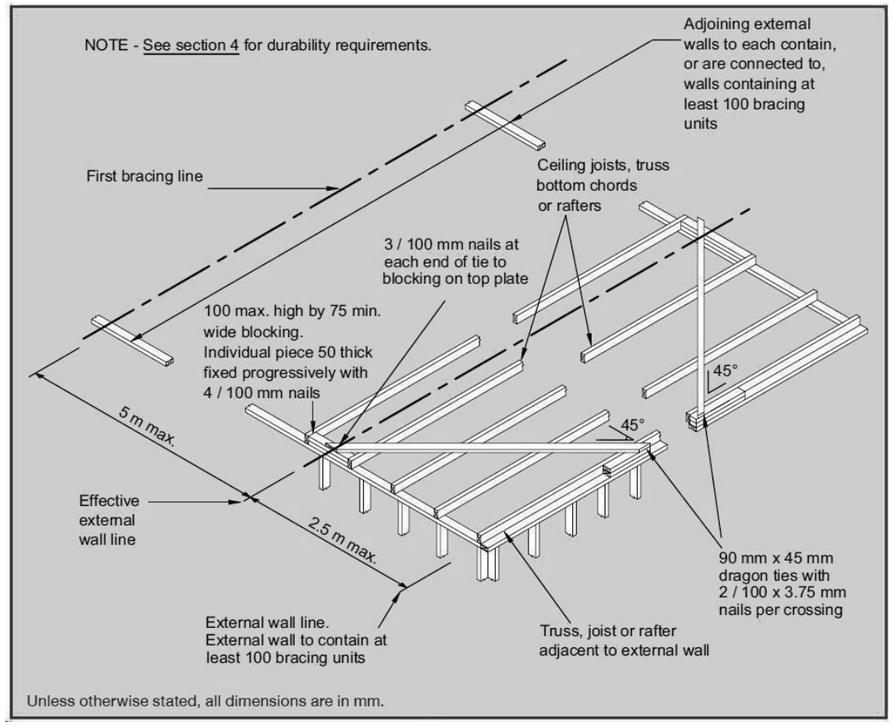
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PROPOSED LOWER FLOOR BRACING PLAN
1:100



PROPOSED UPPER FLOOR BRACING PLAN
1:100



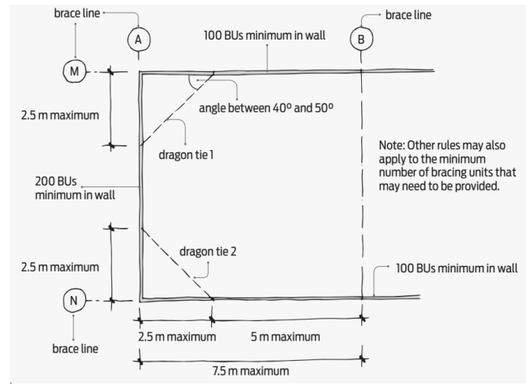
8.7.3.4

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

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

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

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



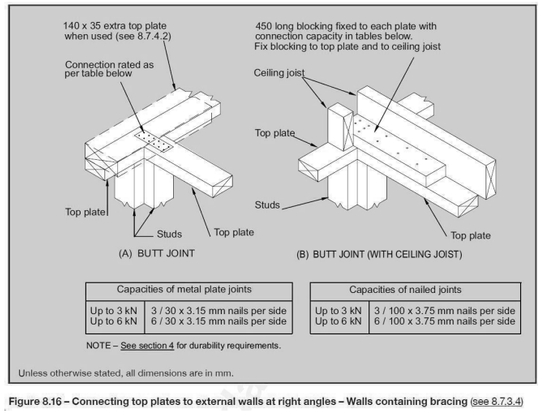


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

BRACING PLAN NOTES

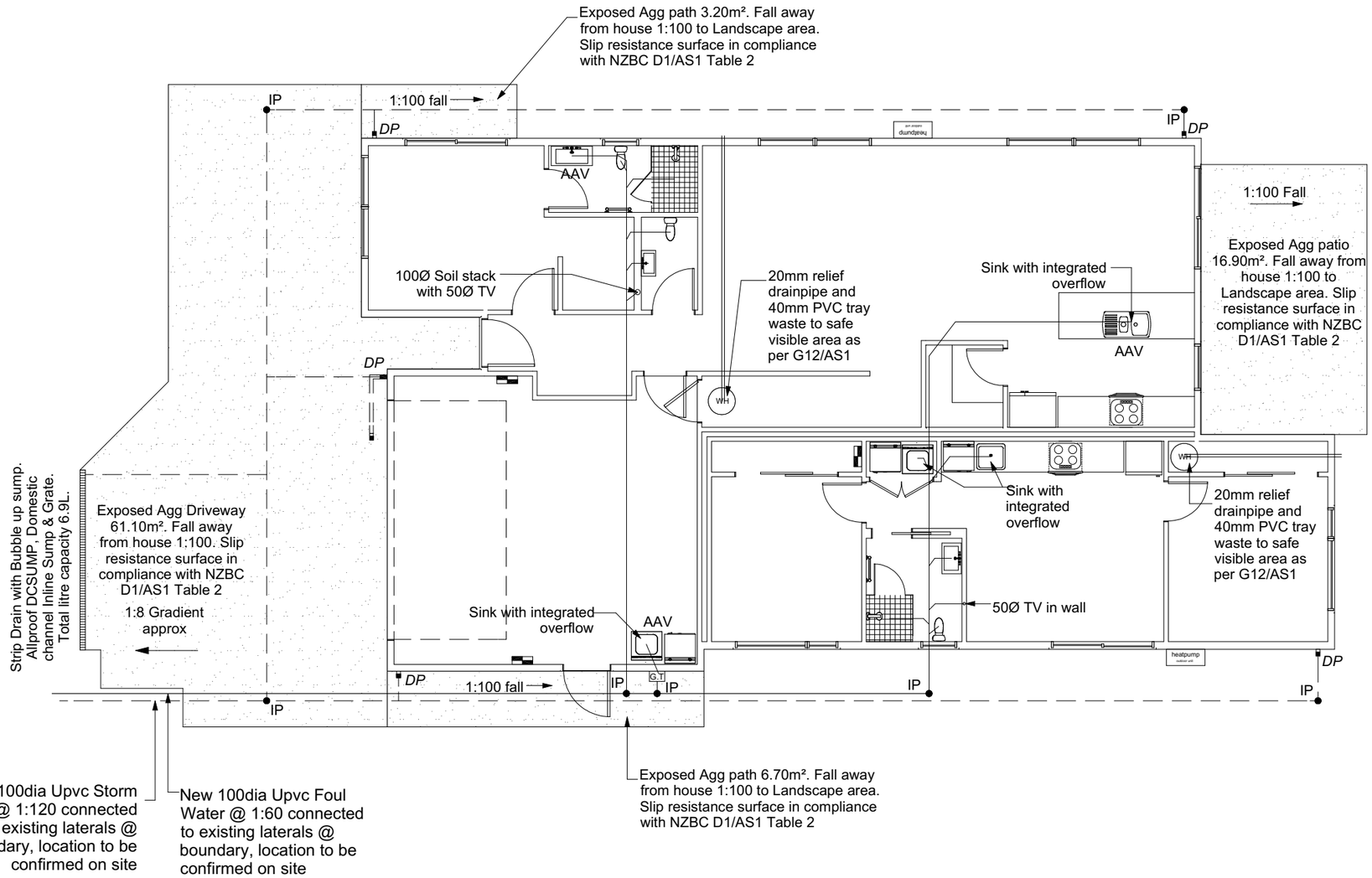
Wall bracing designed in accordance with NZS 3604:2011 & GIB Ezybrace system
Refer to attached calculations.
Bracing Designed to:
Wind: High
Earthquake: 3

BRACING LEGEND

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

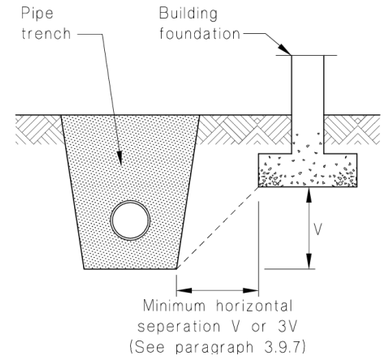
Client / Address: Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED BRACING PLANS**	Legal Description: LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **15** of 42 sheets

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



PROPOSED DRAINAGE PLAN
1:100

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



DRAINAGE LEGEND

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

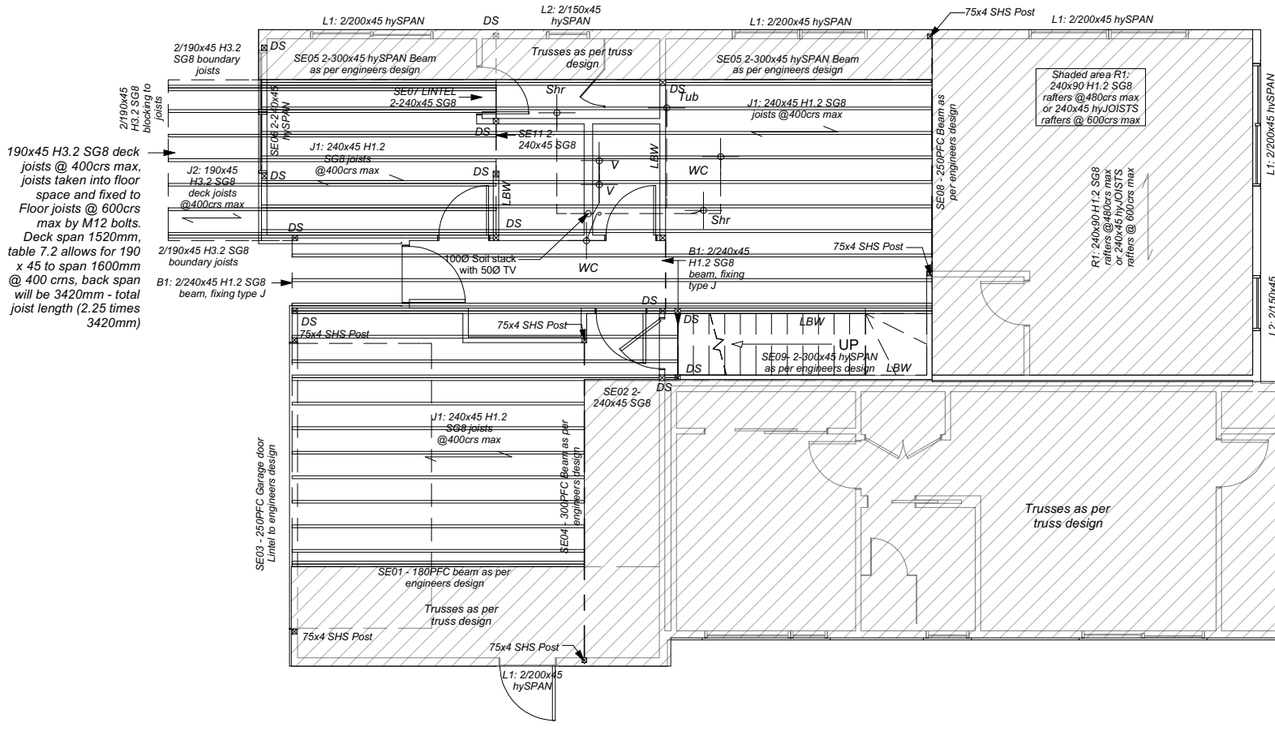
Plumbing Schedule	NZBC G13/AS3 & AS3500	
Kitchen		
Sink:	Ø50mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:50	(4 discharge units)
Laundry Sink:	Ø40mm @1:30	(5 discharge units)
Drainage Schedule	NZBC G13/AS3 & AS3500	
Main Foulwater	Ø100mm @1:60	
Vented Drain	Ø100mm @1:60	
Stormwater Drain	Ø100mm @1:120 max	
Terminal Vent	Ø50mm	
Heatpump	Drain over DP	
ORG	Overflow Relief Gully	

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

Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3: 1:100	Revision:	Sheet No.:
Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	**PROPOSED DRAINAGE PLAN**	LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	**16** of 42 sheets

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

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
Fixings shall comply with NZ 3604:2011 Section 4 Durability Tables 4.1-4.3
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents



PROPOSED FLOOR FRAMING PLAN
1:100

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

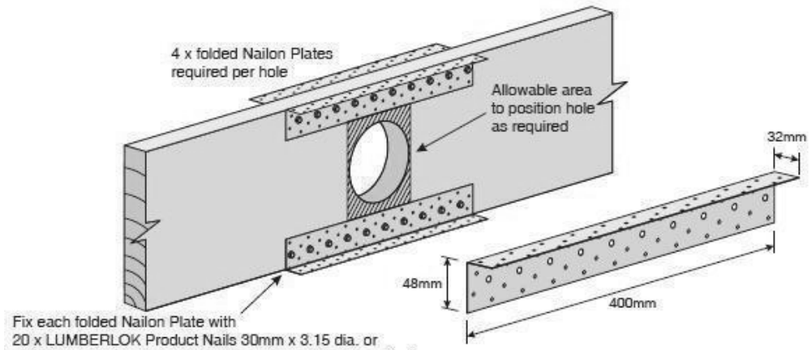
LUMBERLOK®

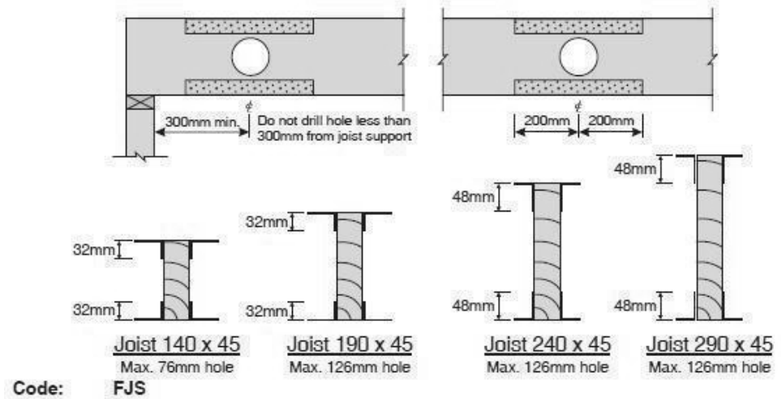
01/2012

FLOOR JOIST STIFFENER

- Suitable for running pipes/ducting through joists
- Maintains timber joist strength and stiffness
- Allows flexibility of hole location within specific areas
- Able to be retro fitted after pipes/ducting are installed
- One stock item for all floor joist sizes

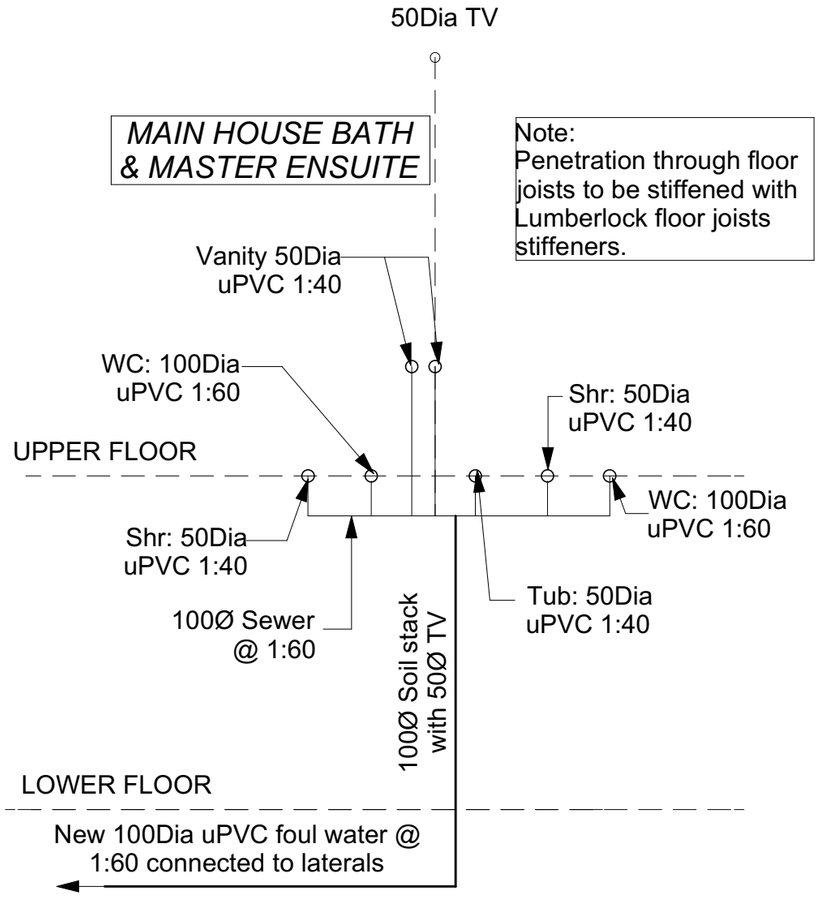
NOT TO BE USED IN EXTERIOR SITUATIONS





Code: FJS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Folded Nailon Plate per Carton

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED FLOOR FRAMING PLAN**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **17** **of 42 sheets**



PROPOSED PLUMBING SCHEMATIC
NTS

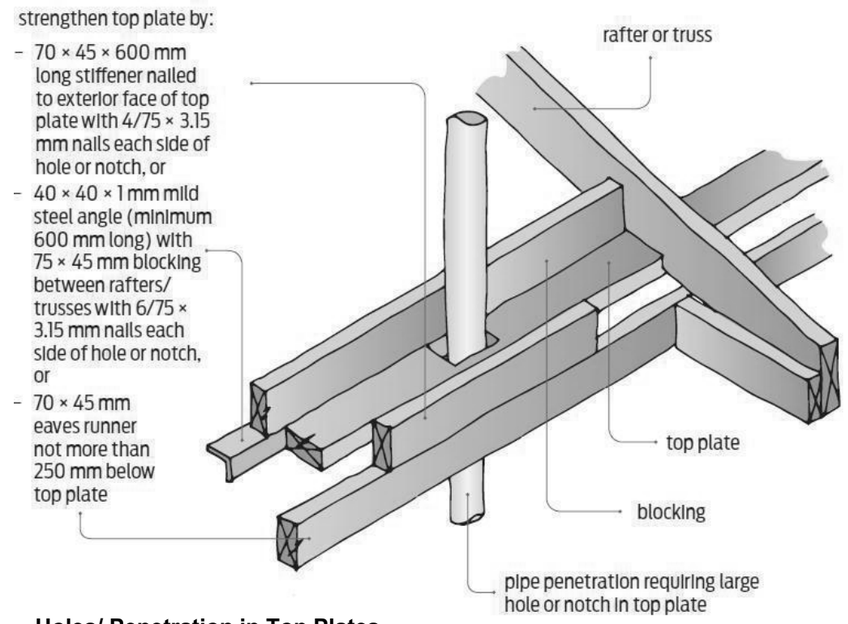
Plumbing Schedule	NZBC G13/AS3 & AS3500	
Kitchen		
Sink:	Ø50mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:50	(4 discharge units)
Laundry Sink:	Ø40mm @1:30	(5 discharge units)
Drainage Schedule	NZBC G13/AS3 & AS3500	
Main Foulwater	Ø100mm @1:60	
Vented Drain	Ø100mm @1:60	
Stormwater Drain	Ø100mm @1:120 max	
Terminal Vent	Ø50mm	
Heatpump	Drain over DP	
ORG	Overflow Relief Gully	

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

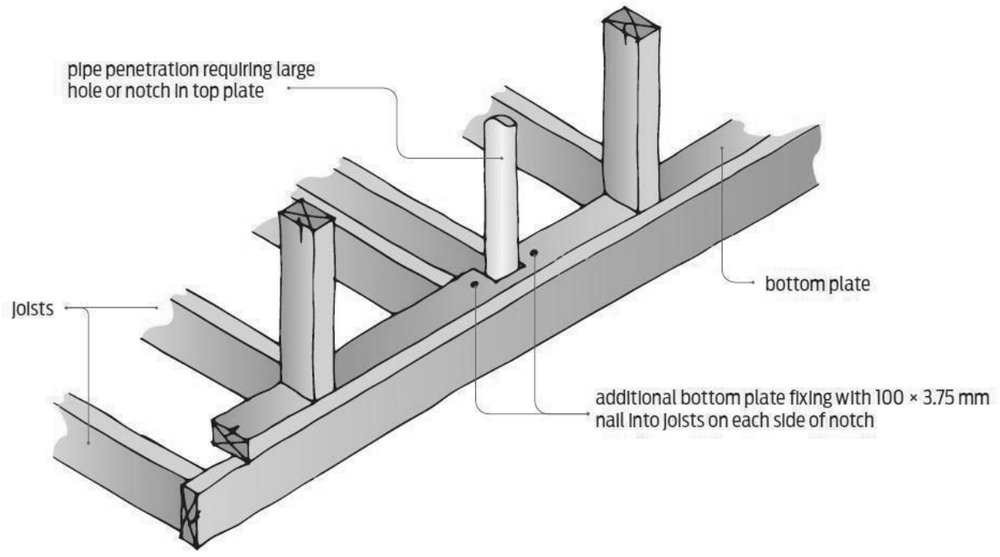
DRAINAGE LEGEND

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

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

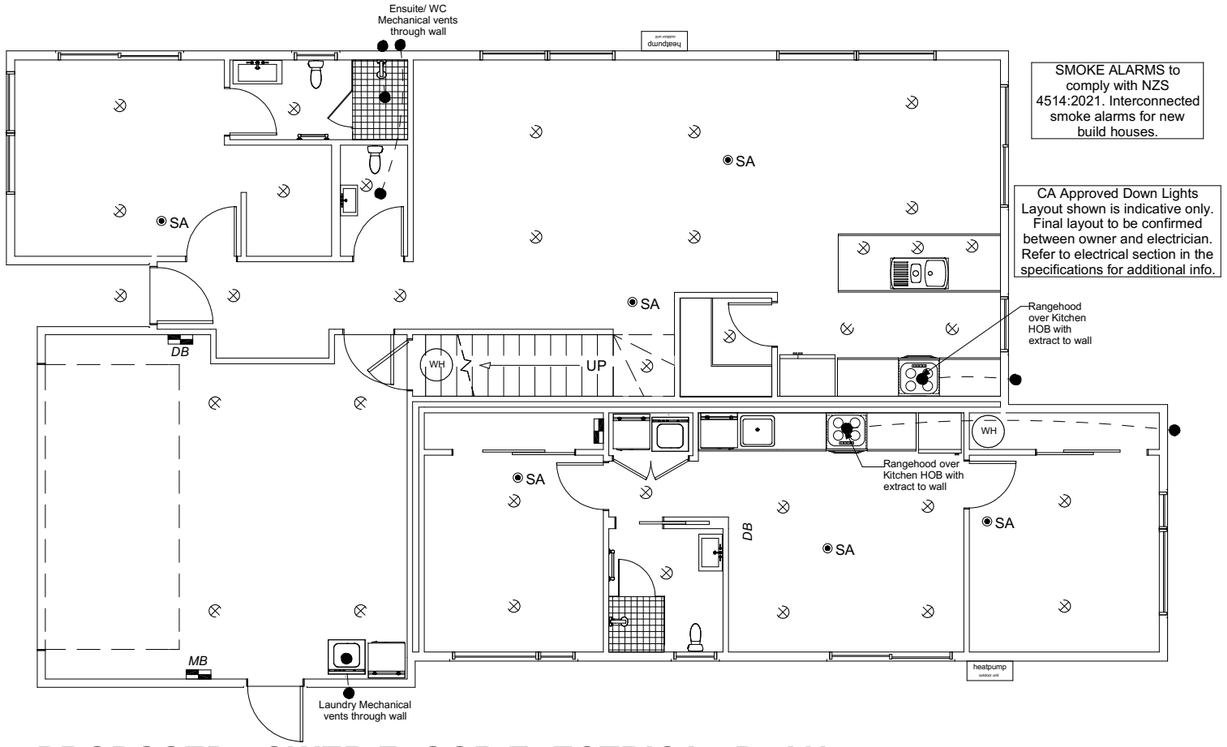


Holes/ Penetration in Top Plates



Holes/ Penetration in Bottom Plates

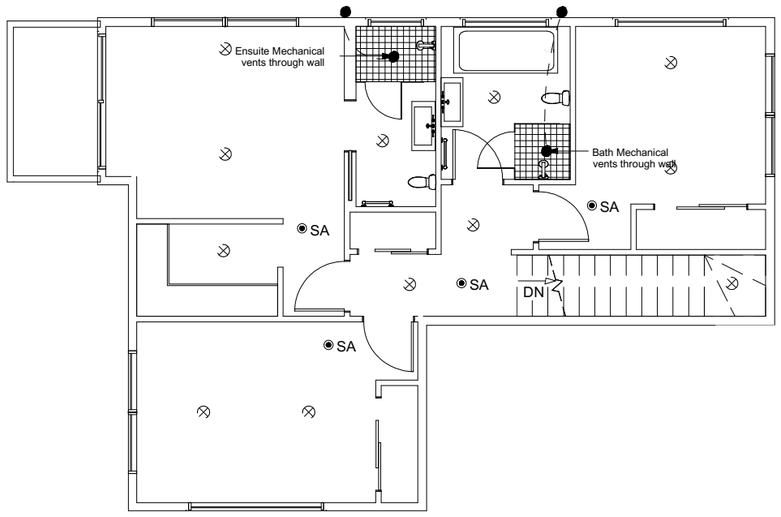
Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED PLUMBING SCHEMATIC**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: NTS Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **18** **of 42 sheets**



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

CA Approved Down Lights Layout shown is indicative only. Final layout to be confirmed between owner and electrician. Refer to electrical section in the specifications for additional info.

PROPOSED LOWER FLOOR ELECTRICAL PLAN
1:100



PROPOSED UPPER FLOOR ELECTRICAL PLAN
1:100

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

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

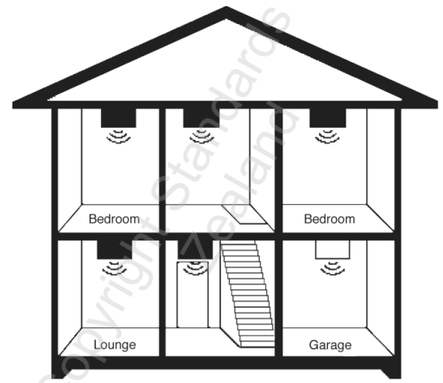
NZS 4514:2021

Example B3 Multi-level house

In a multi-level house (see Figure B3), a smoke alarm is required to be fitted on each level. Most houses of this type have only one escape path from the upper level, through the lower level.

Sleeping occupants on the upper level need to be quickly alerted to an alarm originating from elsewhere in the house as the escape path may rapidly become untenable. To ensure all occupants are alerted, all smoke alarms are required to be interconnected.

A smoke alarm has been positioned in each bedroom and in the primary escape path for each level (gallery and lounge/dining). A smoke alarm is also required in the family room where an undetected fire could grow significantly and compromise the only escape from the upper level through the lounge/dining area.

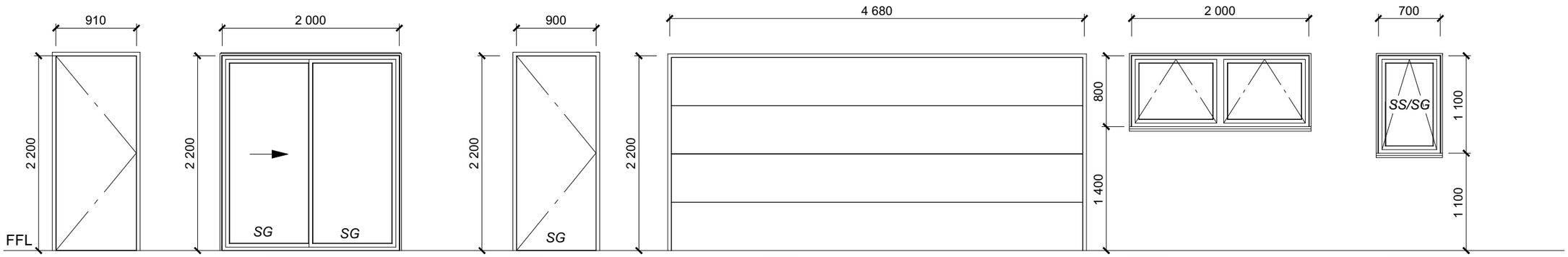


= Required

= Optional heat alarm

Copyright Standards New Zealand

Client / Address: Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED ELECTRICAL PLAN**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **19** of 42 sheets



D01

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

D02, 03, 04 & 07

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

D05

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

D06

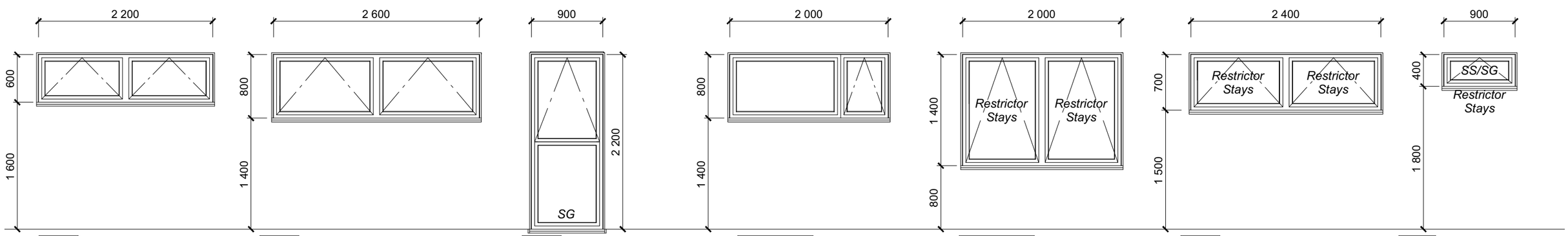
Colorsteel Sectional Garage Door
2 x remote controls
Standard Range Automatic opener

W01

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

W02 & 07

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



W03

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

W04

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

W05

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

W06 & 08

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

W09 & 14

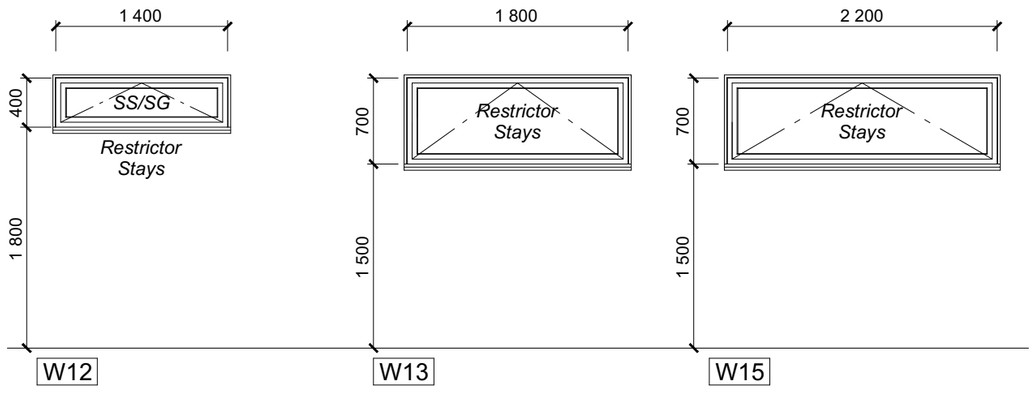
35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge

W10

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

W11

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



W12

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

W13

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

W15

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

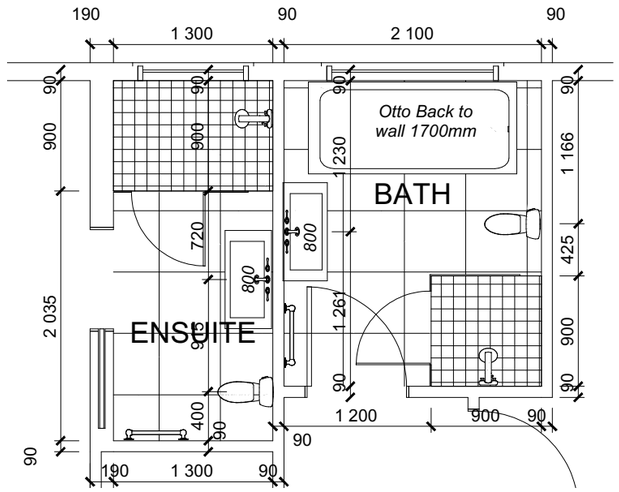
EXTERIOR DOOR & WINDOW SCHEDULE

1:50

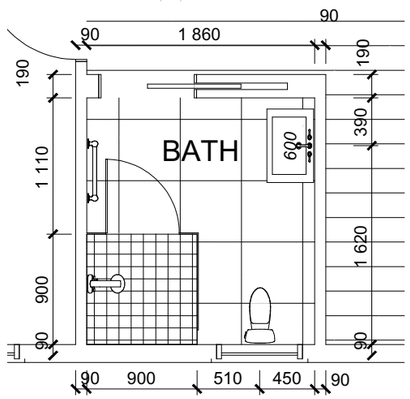
GENERAL NOTES:
All dimensions are nominal and are to be checked on site before commencing work
All dimensions are over reveals
All window and door glazing is to comply with the requirements of NZS 4223
SG = Safety Glazing to NZS 4223
O= Obscure Safety Glazing
Thermally Broken & LowE Lightbridge
All reveals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

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED WINDOW & DOOR SCHEDULE**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **20** **of 42 sheets**

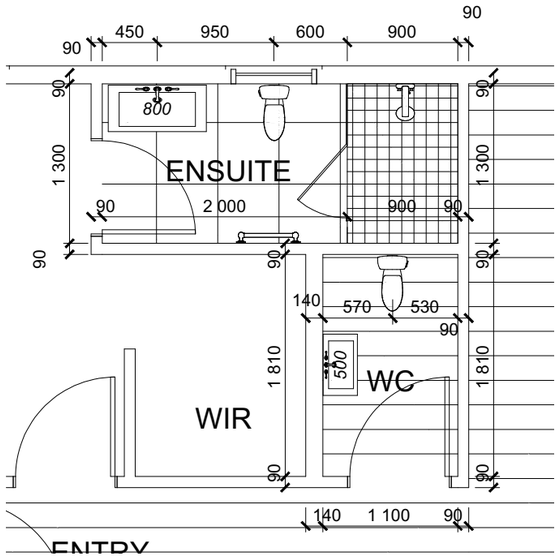
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



MASTER BED ENSUITE & MAIN BATH UPPER FLOOR
1:50



FLAT BATH LOWER FLOOR
1:50



BED 4 ENSUITE & WC LOWER FLOOR
1:50

Bathroom Specifications	
Lot	*1184*
Hardware Colour	*Brushed Nickel*
Vanity Colour	*White Gloss*
Main Bathroom	
Vanity	*VCBC Soft Solid 800 SLIM*
Vanity Mixer	*Elysian Basin Mixer Extended*
Basin	*Emma Petite*
Shower Mixer	*Elysian Minimal Mixer*
Shower Rail	*Caroma Luna Multifunction*
Bath	*Otto Back to wall 1700mm*
Bath Mixer	*Elysian Minimal Mixer & Spout Set*
Toilet	*Elementi Uno CC*
Heated Towel Rail	*Heirloom Genesis slimline heated towel rail, 825mm x 450mm*
Toilet Roll Holder	*Magra Toilet Roll Holder*
Master Ensuite	
Vanity	*VCBC Soft Solid 800 SLIM*
Vanity Mixer	*Elysian Basin Mixer Extended*
Basin	*Emma Petite*
Shower Mixer	*Elysian Minimal Mixer*
Shower Rail	*Caroma Luna Multifunction*
Toilet	*Elementi Uno CC*
Heated Towel Rail	*Heirloom Genesis slimline heated towel rail, 825mm x 450mm*
Toilet Roll Holder	*Magra Toilet Roll Holder*
Bedroom 4 Ensuite	
Vanity	*VCBC Soft Solid 800 SLIM*
Vanity Mixer	*Elysian Basin Mixer Extended*
Basin	*Emma Petite*
Shower Mixer	*Elysian Minimal Mixer*
Shower Rail	*Caroma Luna Multifunction*
Toilet	*Elementi Uno CC*
Heated Towel Rail	*Heirloom Genesis slimline heated towel rail, 825mm x 450mm*
Toilet Roll Holder	*Magra Toilet Roll Holder*
WC	
Vanity	*VCBC Soft Mini 500*
Vanity Mixer	*Elysiain Mixer (std height)*
Basin	*Built in basin*
Toilet	*Elementi Uno CC*
Toilet Roll Holder	*Magra Toilet Roll Holder*
Flat Bathroom	
Vanity	*VCBC Soft Solid 600 SLIM*
Vanity Mixer	*Elysian Basin Mixer Extended*
Basin	*Emma Petite*
Shower Mixer	*Elysian Minimal Mixer*
Shower Rail	*Caroma Luna Multifunction*
Toilet	*Elementi Uno CC*
Heated Towel Rail	*Heirloom Genesis slimline heated towel rail, 825mm x 450mm*
Toilet Roll Holder	*Magra Toilet Roll Holder*
Main Kitchen	*Elysian Kitchen Mixer - Brushed Nickel*
Flat Kitchen	*Elysian Kitchen Mixer - Brushed Nickel*

PROPOSED BATHROOM LAYOUTS
1:50

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED BATHROOM LAYOUTS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **21** **of 42 sheets**

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

INTA120A
TIMBER FRAME
120 MINUTE

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



Framing to comply with

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

INTEGRA central barrier to comply with

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

Insulation

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

Linings

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

Jointing

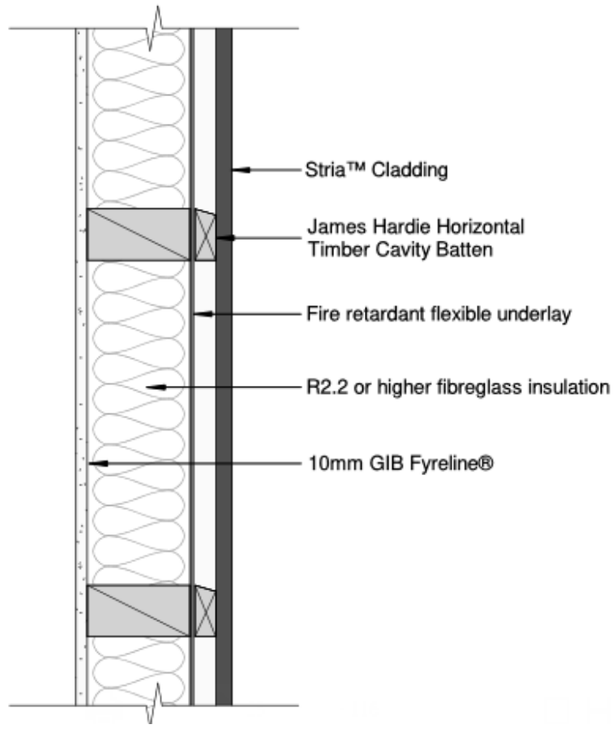
- Jointing and finishing of plasterboard is to be as per the manufacturer's instructions to meet requirements of AS/NZS 2589:2017.

Technical Info

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

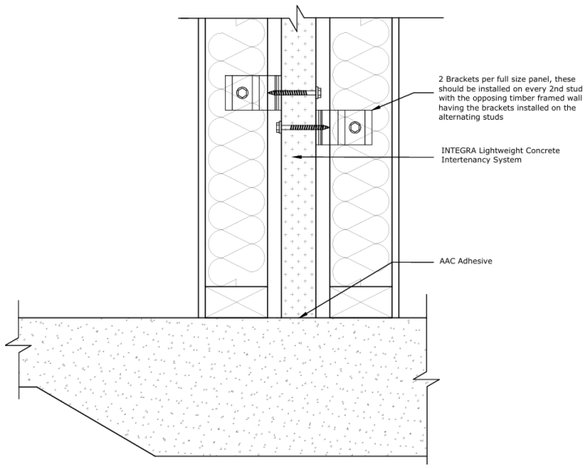
JHETGS30v	Fire Resistance 30/30/30	STC 46	
Cladding	Stria™ Cladding - Vertical	**Lining**	10mm GIB Fyreline®
Framing	Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 600mm centres maximum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

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

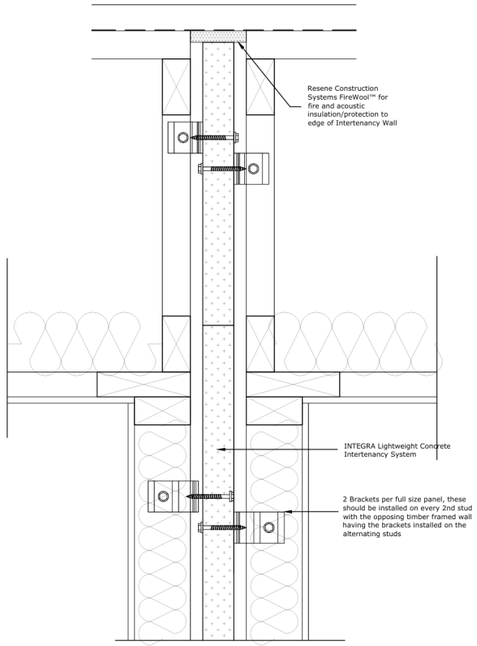


Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3: As Shown	Revision:	Sheet No.:
Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	**FIRE SYSTEM DETAILS**	LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	**22** of 42 sheets

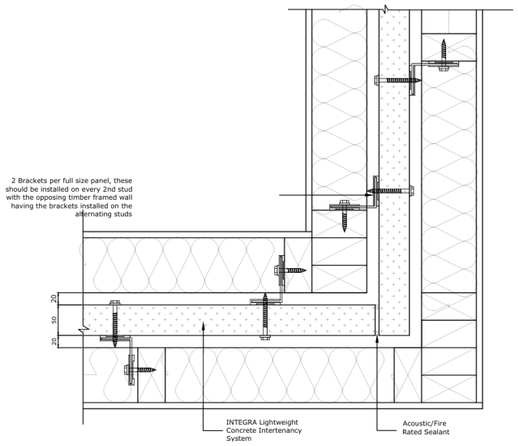
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



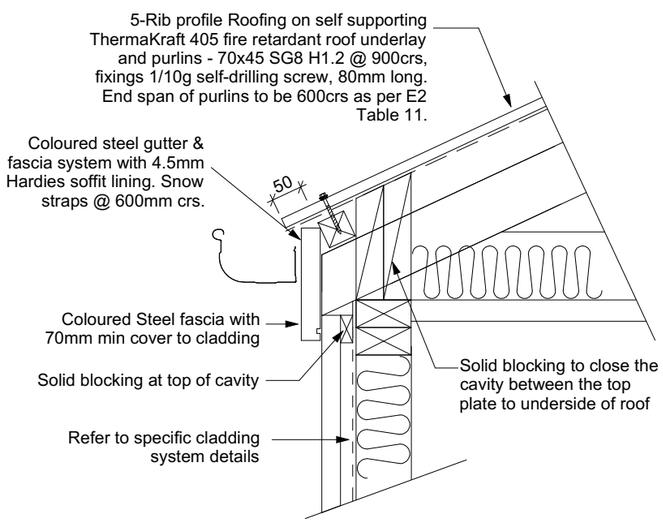
INTA120a Foundation or Intermediate Floor Slab
NTS



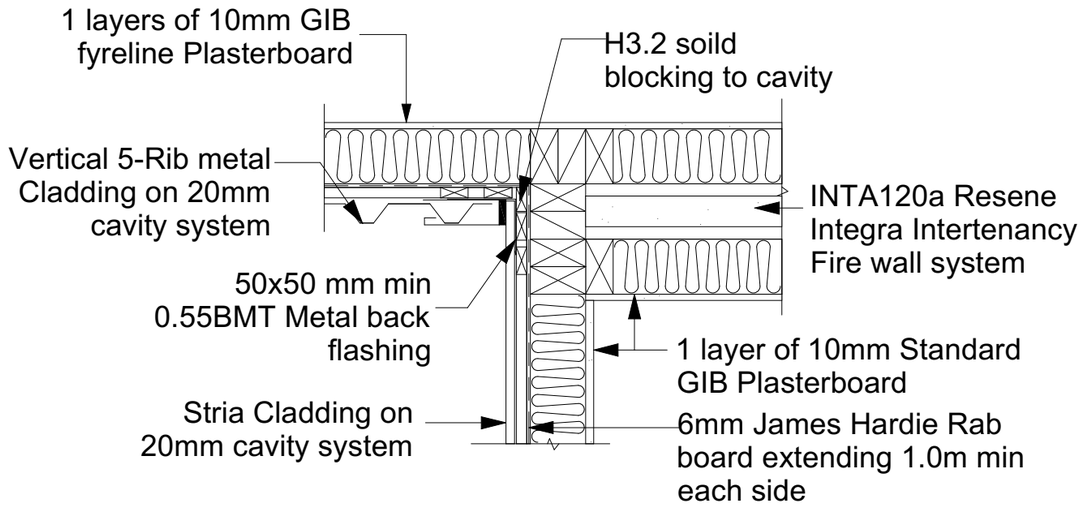
INTA120a Roof Truss Section
NTS



INTA120a Corner - Internal Linings both Sides
NTS



External Fire Rated to Roof Detail
1:10



Intertenancy Firewall to Cladding Junction
1:10

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

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **FIRE SYSTEM DETAILS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: **As Shown** Drawn by: J Rana **As Shown** Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **23** **of 42 sheets**

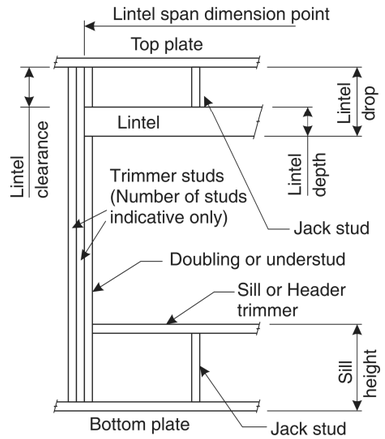
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

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

DEFINITIONS



Lintel Supporting Girder Trusses:

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

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

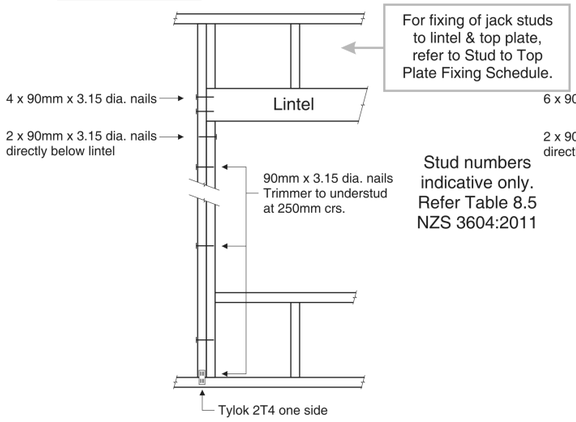
SELECTION CHART FOR LINTEL FIXING

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

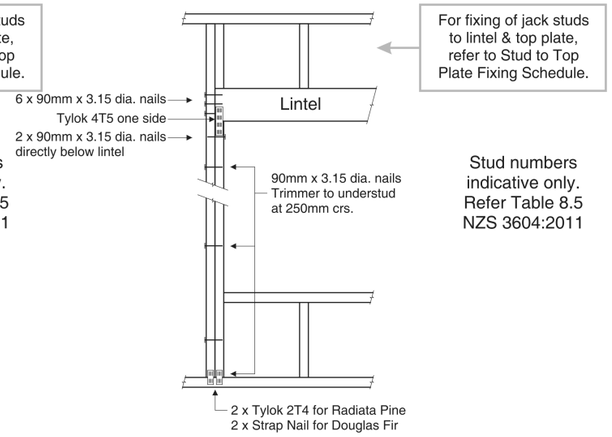
LINTEL FIXING OPTIONS

LUMBERLOK

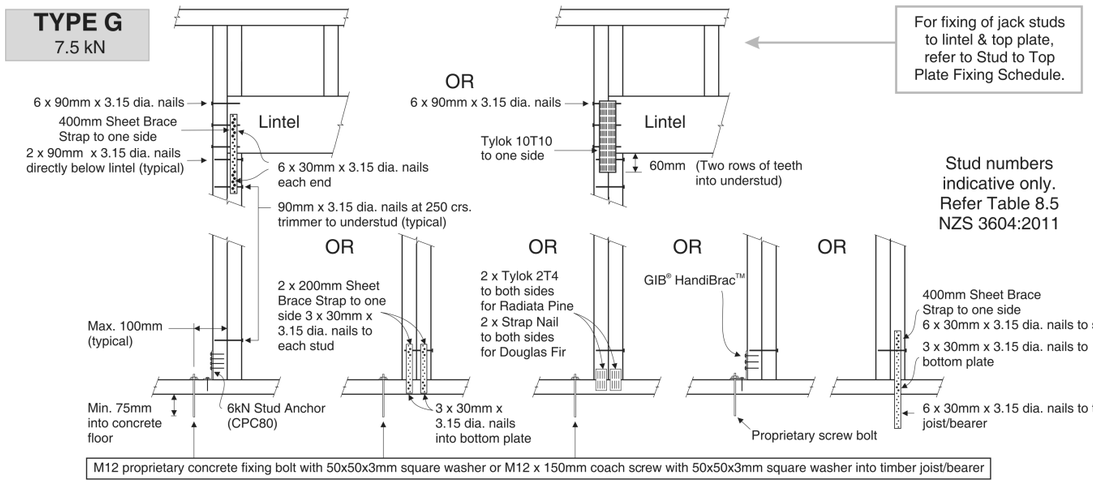
TYPE E
1.4 kN



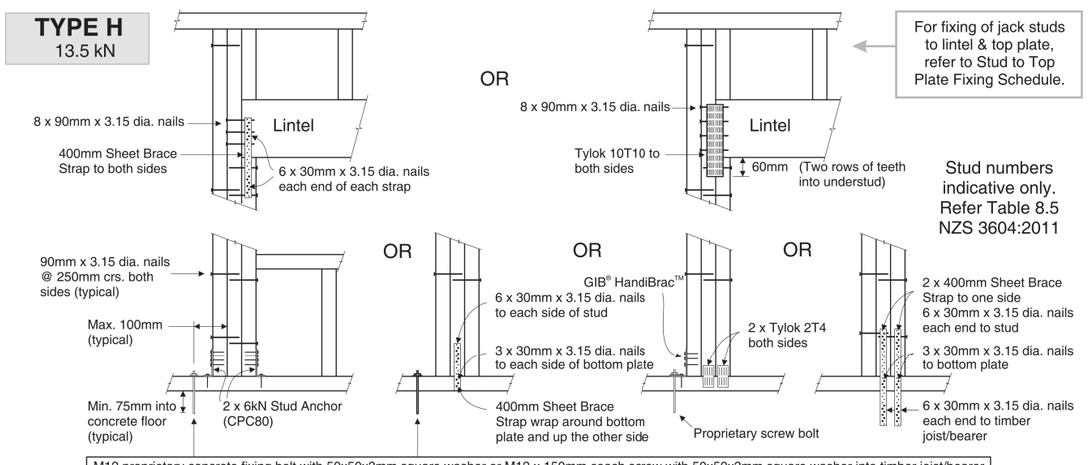
TYPE F
4.0 kN



TYPE G
7.5 kN



TYPE H
13.5 kN



Client / Address: Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **FRAMING DETAILS**	Legal Description: LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: As Shown Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **24** of 42 sheets

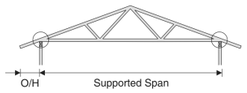
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

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

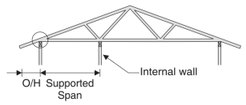
NOTE:

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

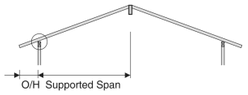
LOADED DIMENSION DEFINITION



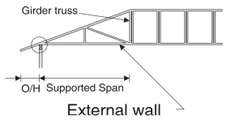
External wall
Standard truss



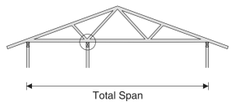
External wall
Internally supported truss



External wall
Rafter roof



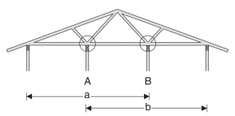
External wall
Jack truss



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

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

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



Multiple internal walls
(overhang dimension does not apply)

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

FIXING SELECTION CHART

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

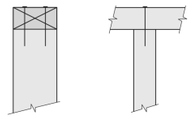
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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

FIXING OPTIONS

FIXING TYPE A 0.7 kN

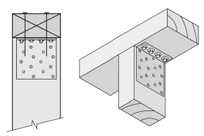
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B 4.7 kN

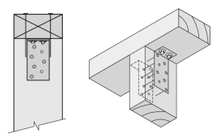
CHOOSE ANY OF THE 3 OPTIONS BELOW

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



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

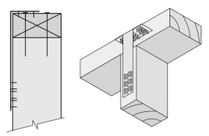
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

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

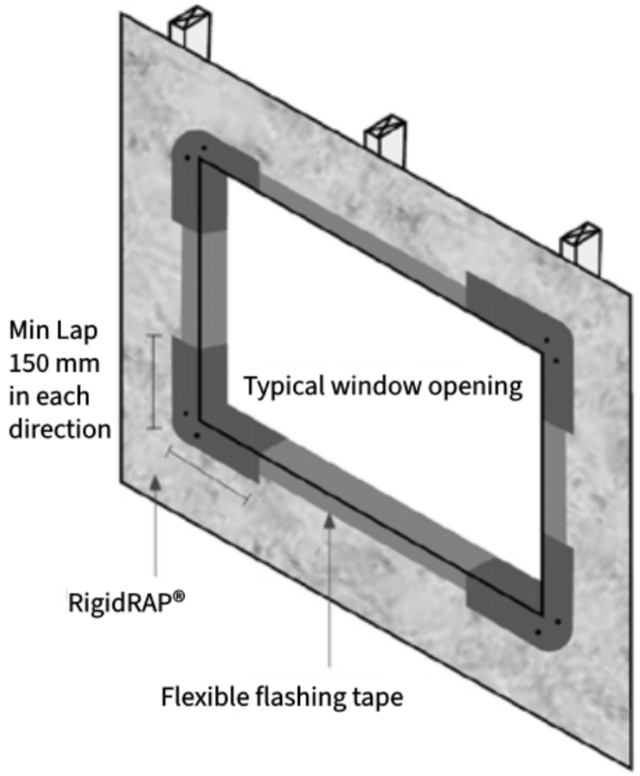


Plus
LUMBERLOK
Stud Strap
(one face only)

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

Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3: As Shown	Revision:	Sheet No.:
Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	**FRAMING DETAILS**	LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	**25** of 42 sheets

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

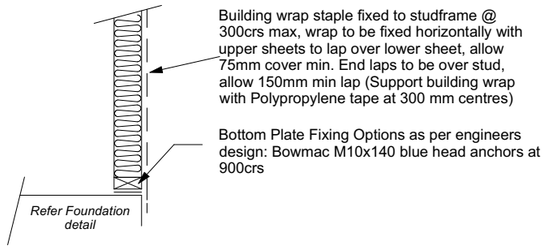


Installing Window Opening
Refer to IBS RigidRAP® approved selection of flexible flashing tapes.
Flashing window openings must be carried out in accordance with WANZ Guide to E2/ASI (6), substituting building wraps for IBS RigidRAP®.
• Cut the flashing tape for the sill at least 200mm wider than the opening.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

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

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **26** **of 42 sheets**

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



Stud framing to slab
Scale 1:20

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

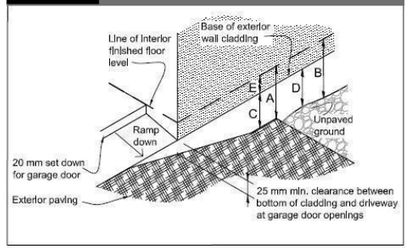
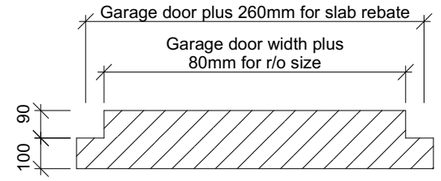


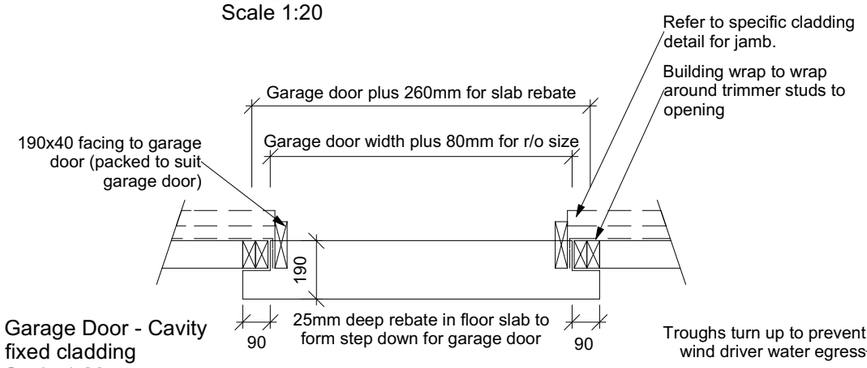
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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

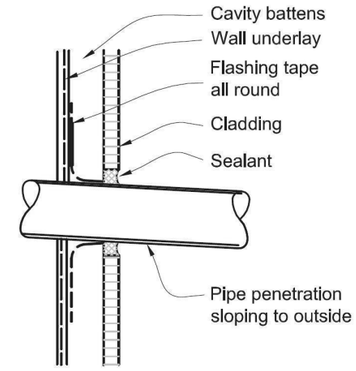
NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



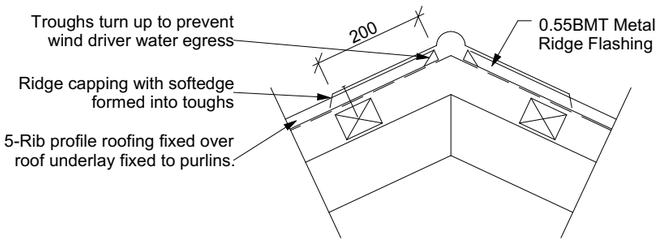
Garage Door Rebate
Scale 1:20



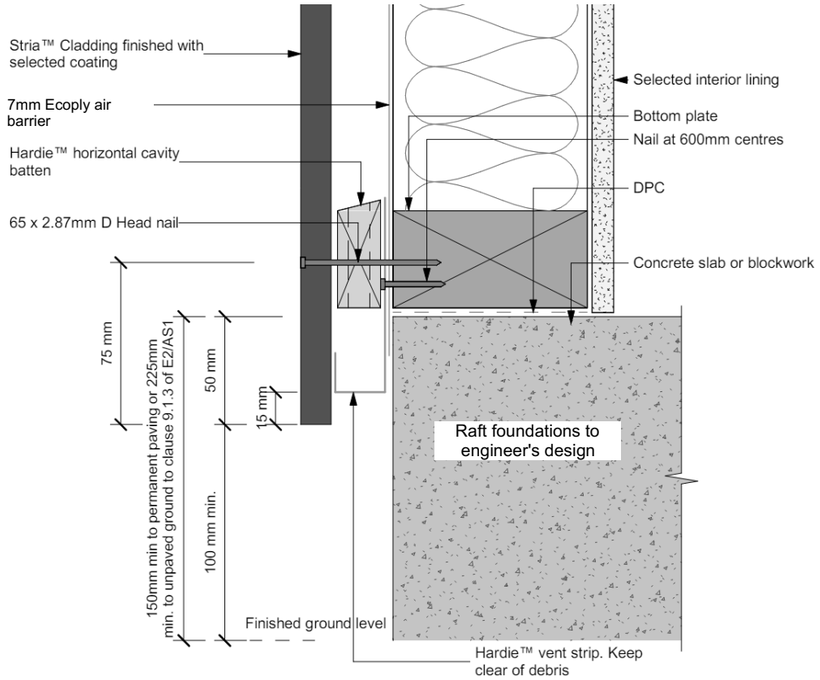
Garage Door - Cavity fixed cladding
Scale 1:20



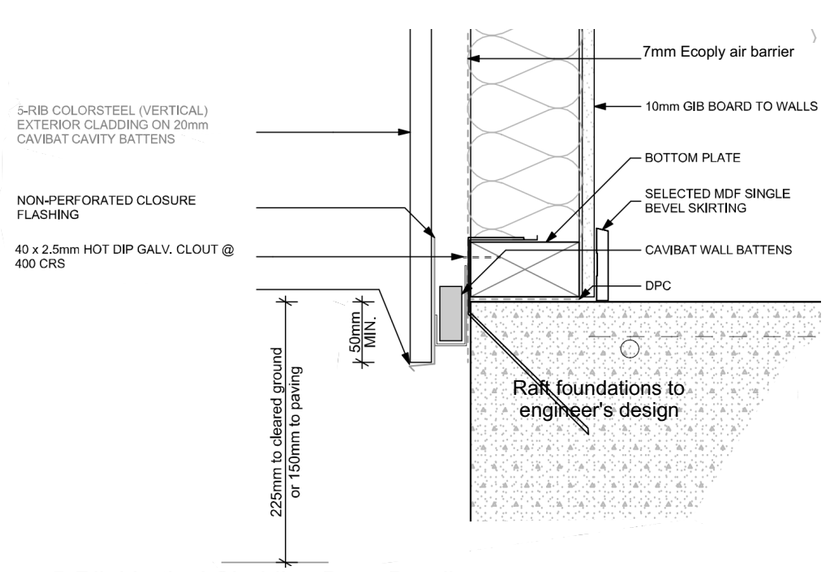
(a) **CAVITY WITH FLASHING TAPE**



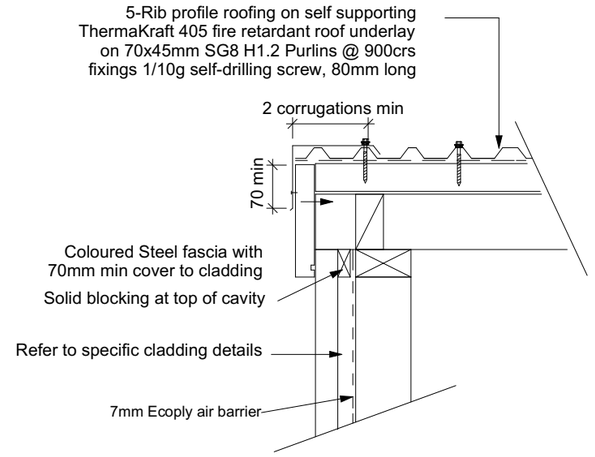
Metal Ridge Capping
Scale 1:10



Stria Panel Base Detail
NTS



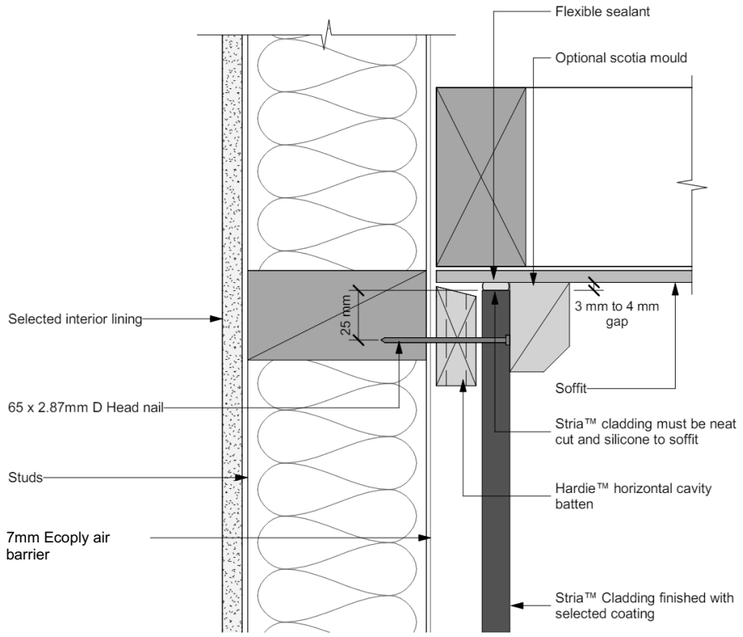
5-Rib Vertical Cladding Base Detail
NTS



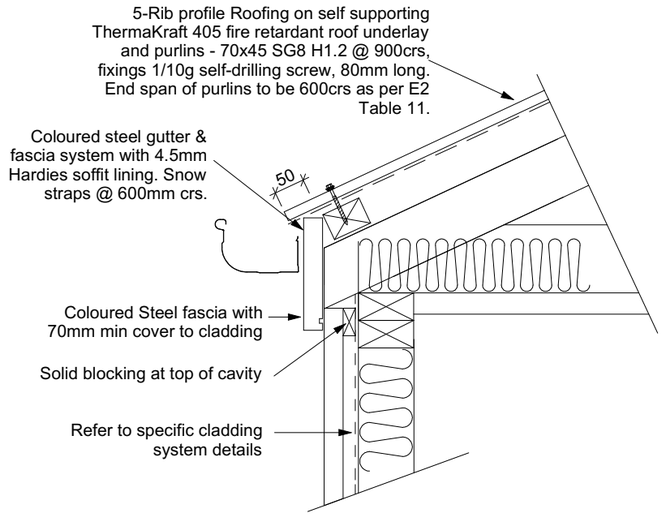
Barge to Fascia Detail
NTS

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **27** **of 42 sheets**

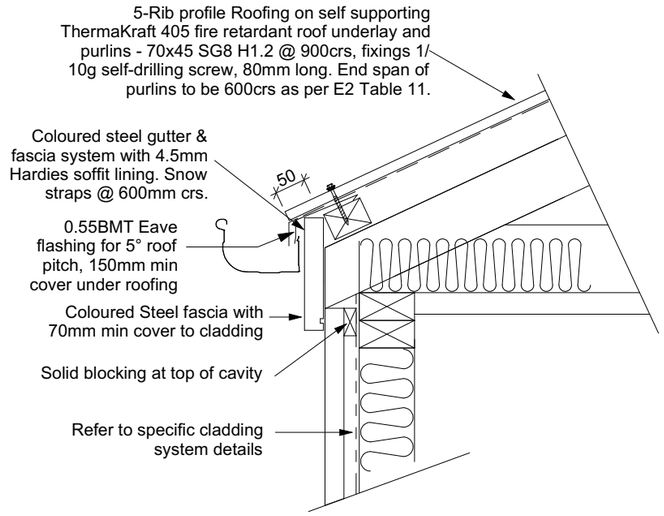
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



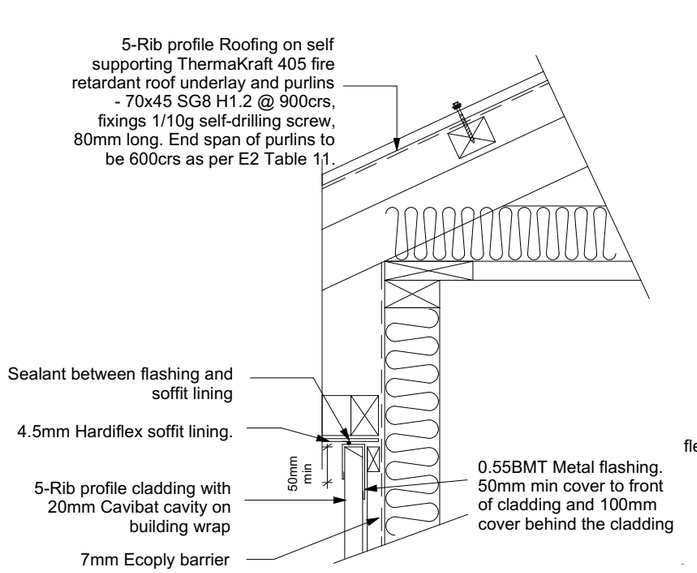
Stria Panel Soffit Detail
NTS



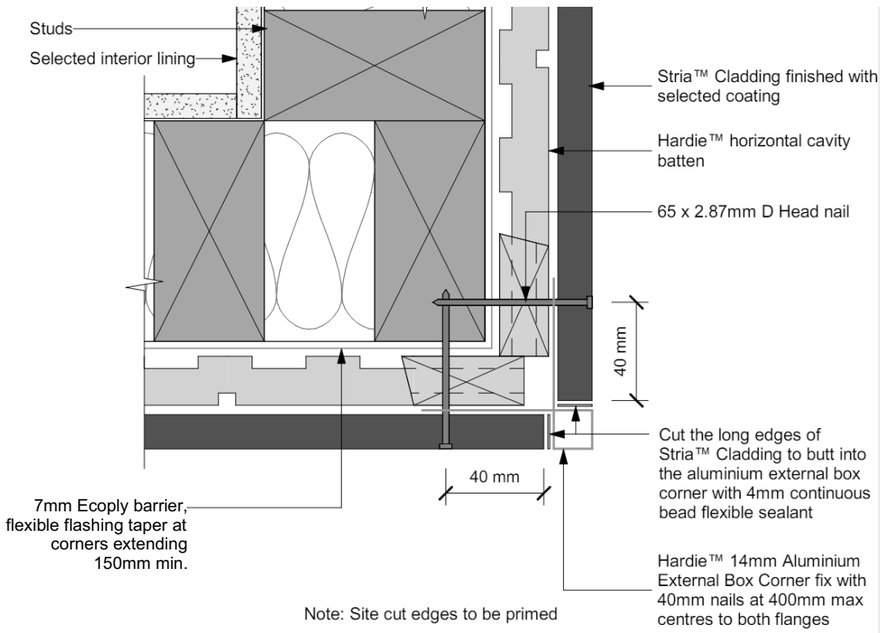
Eave to Fascia Detail
1:10



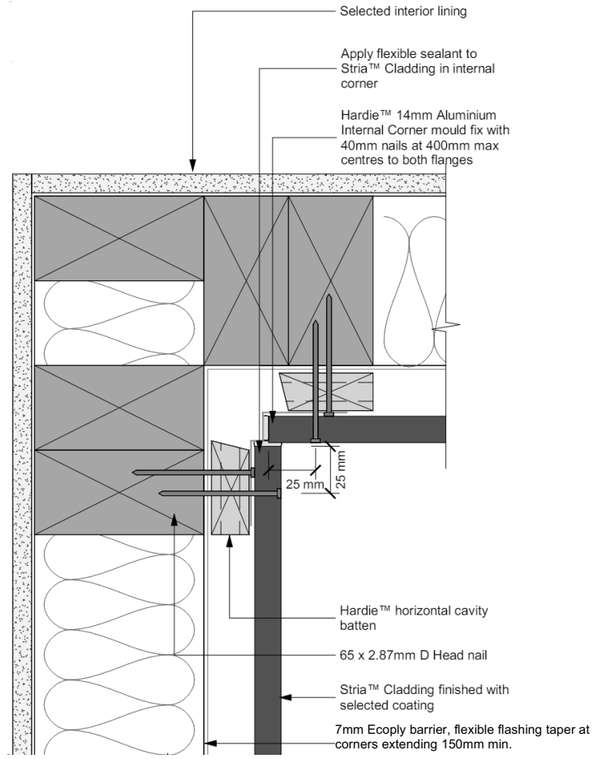
Eave to Fascia Detail (Roof Pitch below 10°)
1:10



5-Rib Cladding Eave Soffit Detail
Scale 1:10



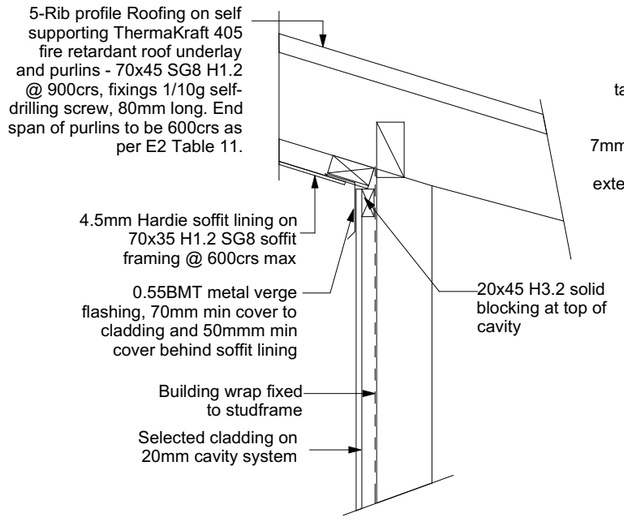
Stria Cladding External Corner
NTS



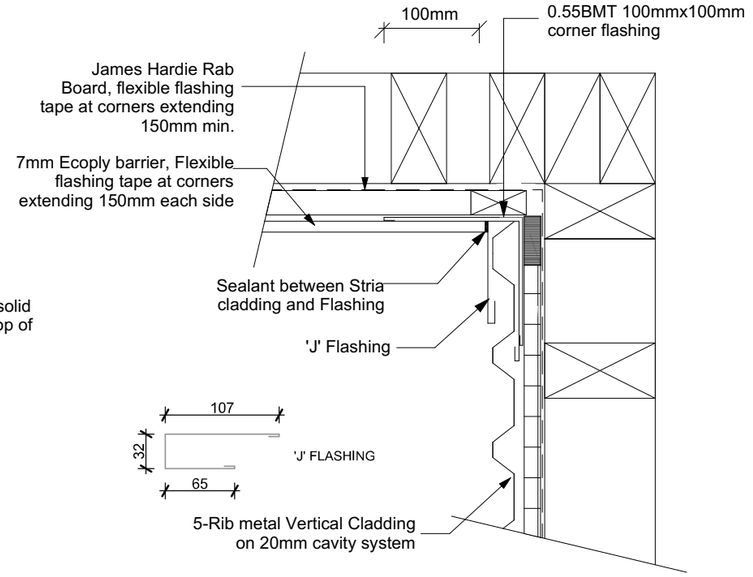
Stria Cladding Internal Corner
NTS

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **28** **of 42 sheets**

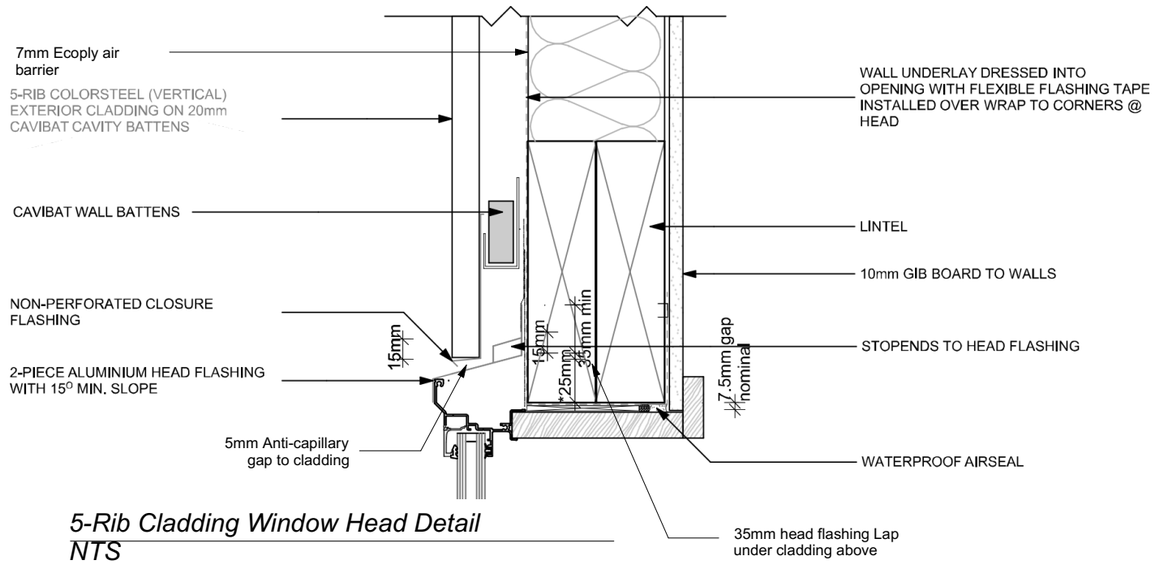
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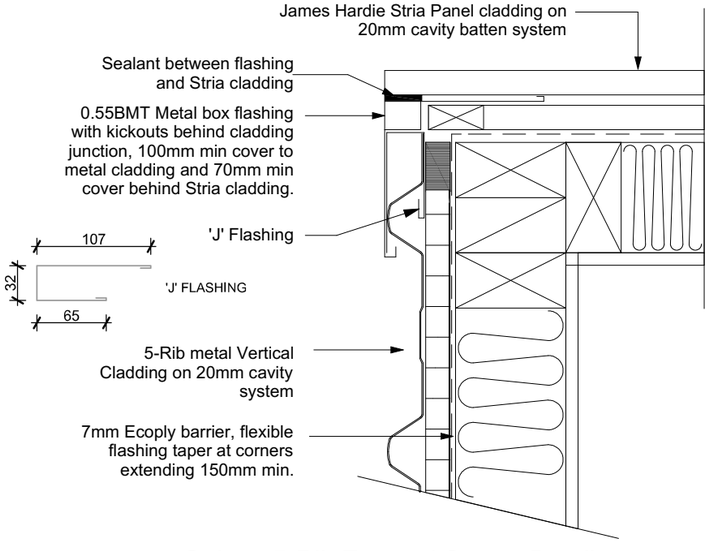
Reverse Soffit Detail
Scale 1:10



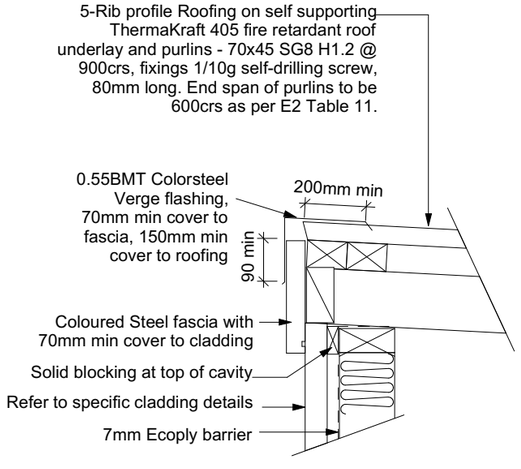
Stria to 5-Rib Cladding Internal Corner Detail
Scale 1:5



5-Rib Cladding Window Head Detail
NTS



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



Cladding Verge Detail
Scale 1:10

General notes for materials selection

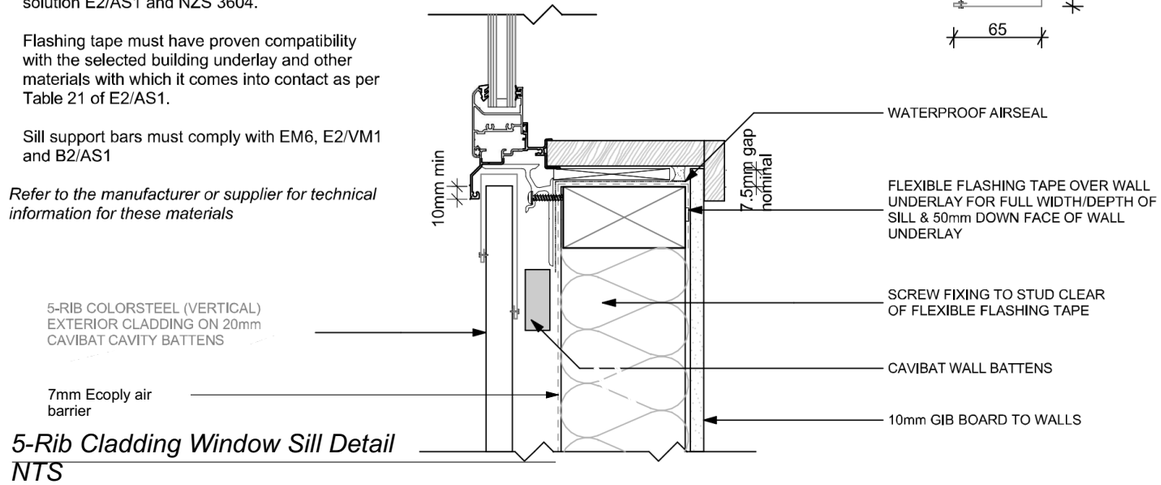
Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1.

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

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

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

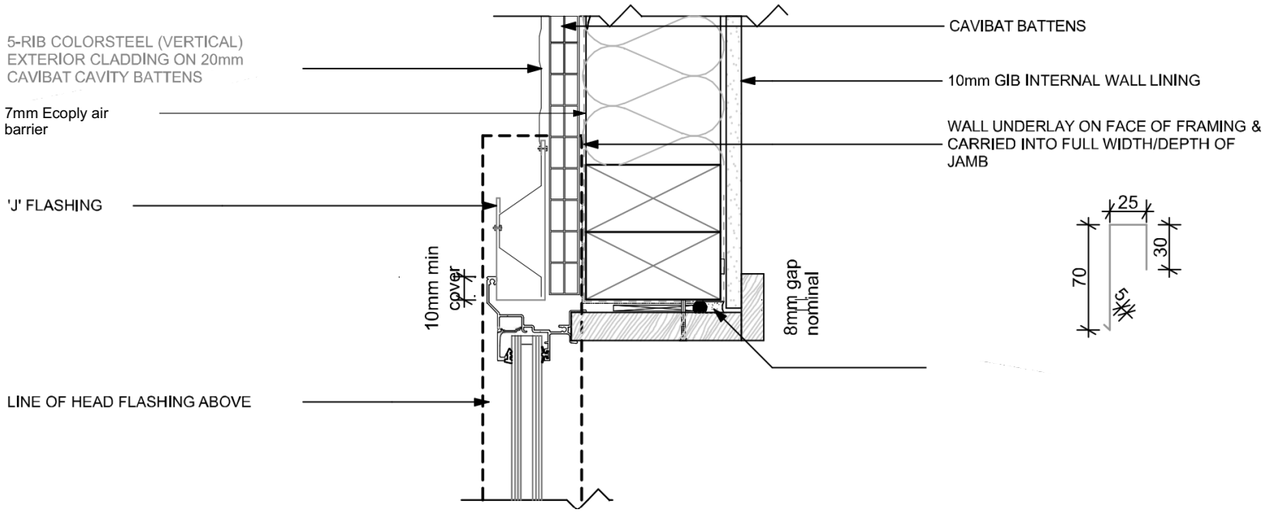
Refer to the manufacturer or supplier for technical information for these materials



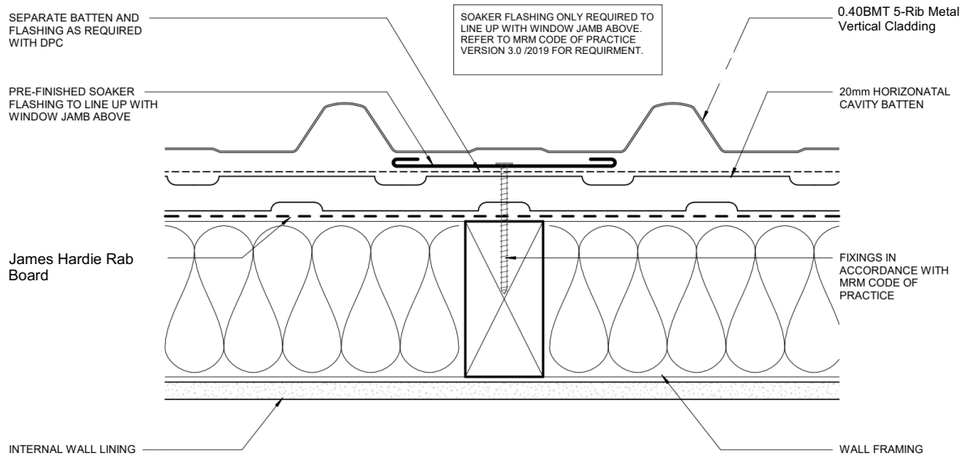
5-Rib Cladding Window Sill Detail
NTS

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **29** **of 42 sheets**

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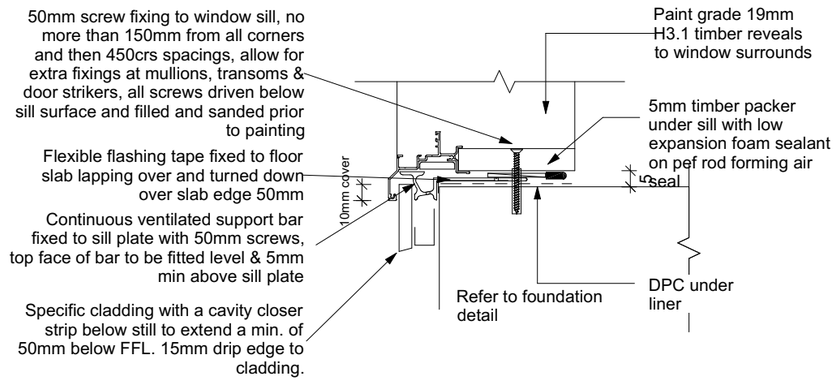


5-Rib Cladding Window Jamb Detail
NTS

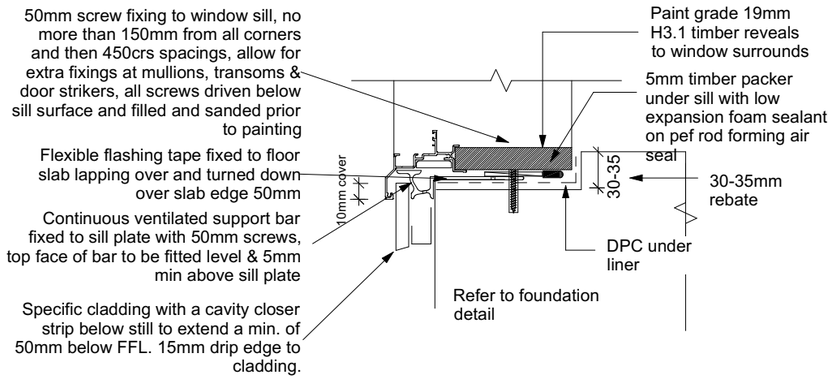


5-Rib Cladding Soaker Flashing
NTS

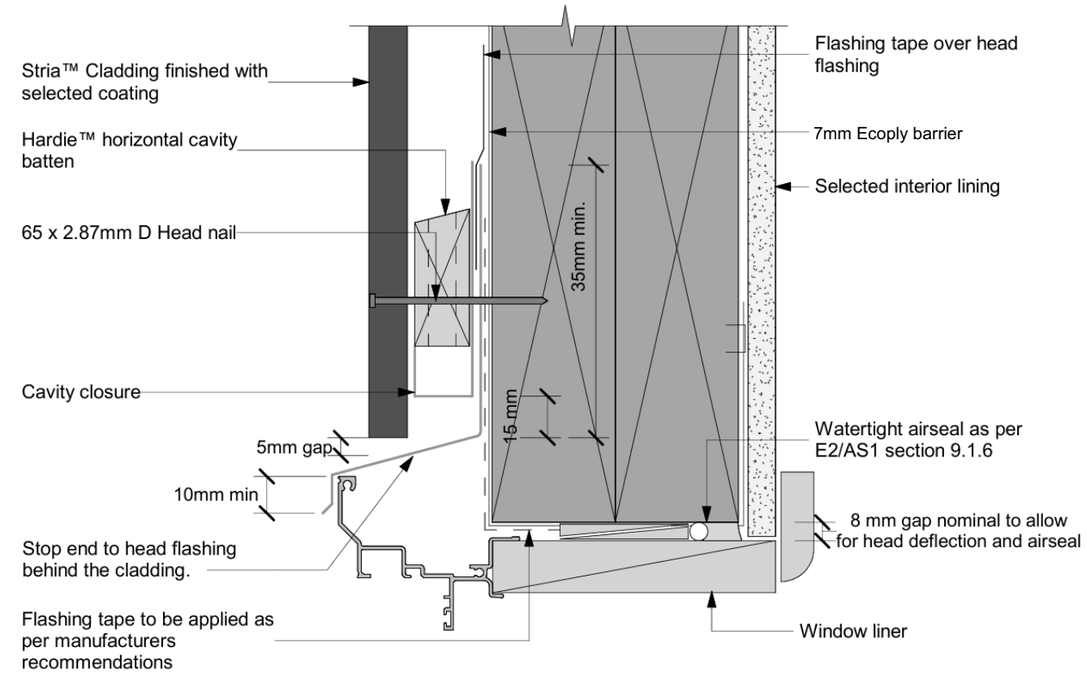
5-Rib Cladding Window Jamb Detail
NTS



Window Sill to Slab Detail
1:5



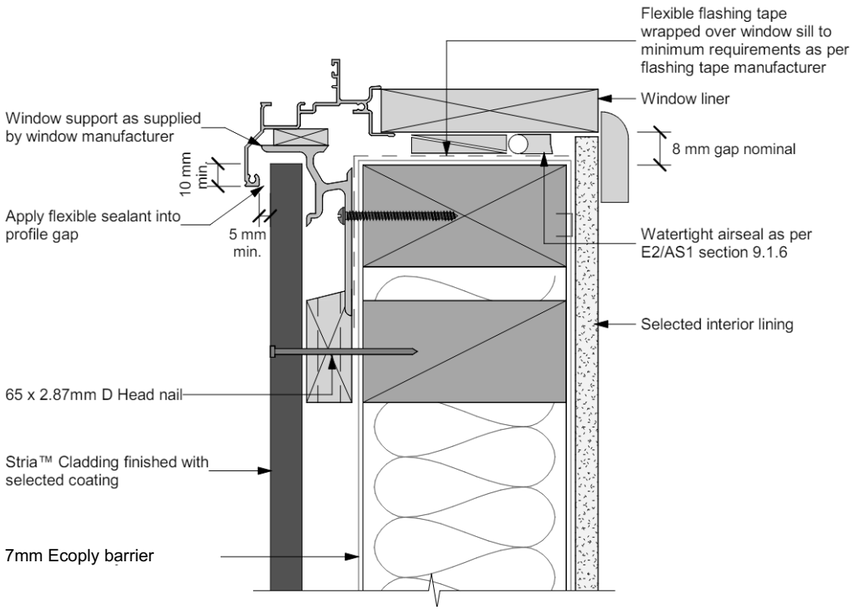
Window Sill to Slab Detail Rebated
1:5



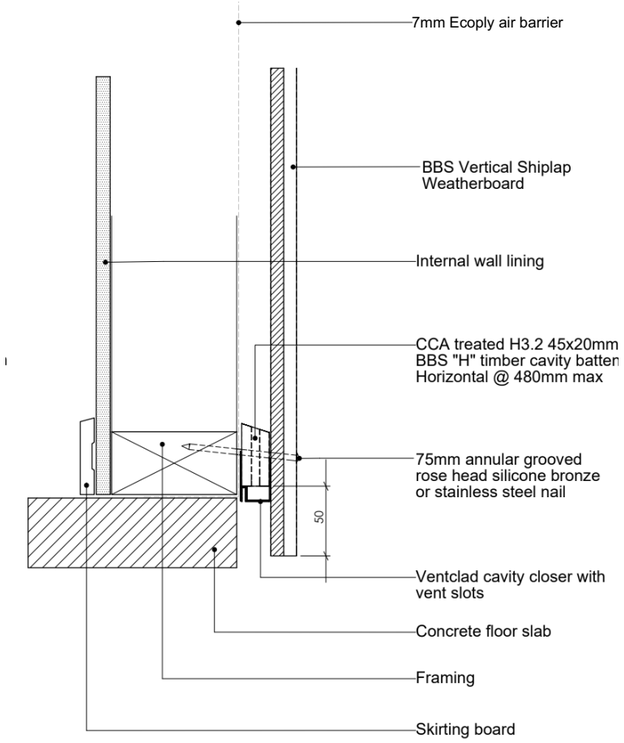
Stria Cladding Window Head Detail
NTS

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **30** **of 42 sheets**

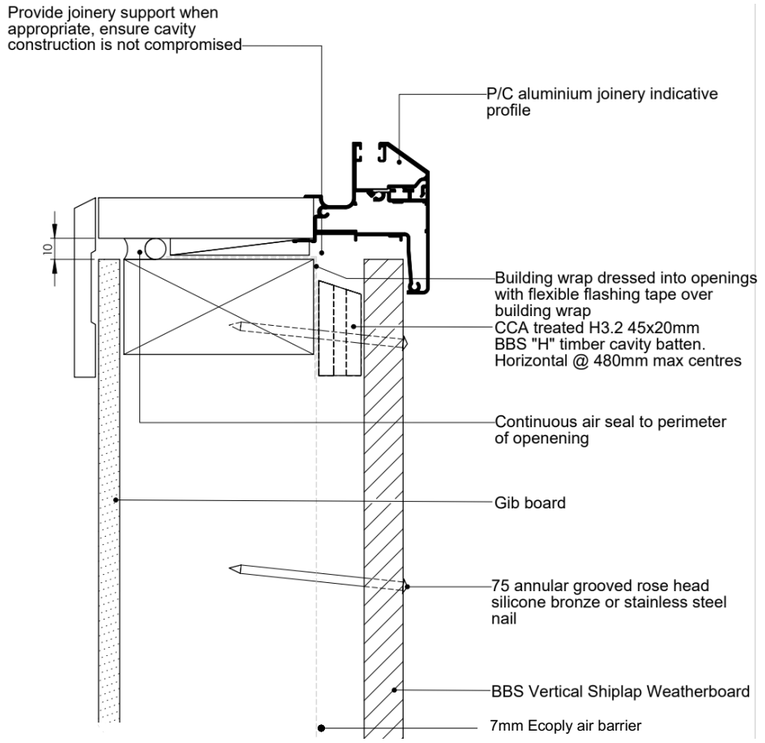
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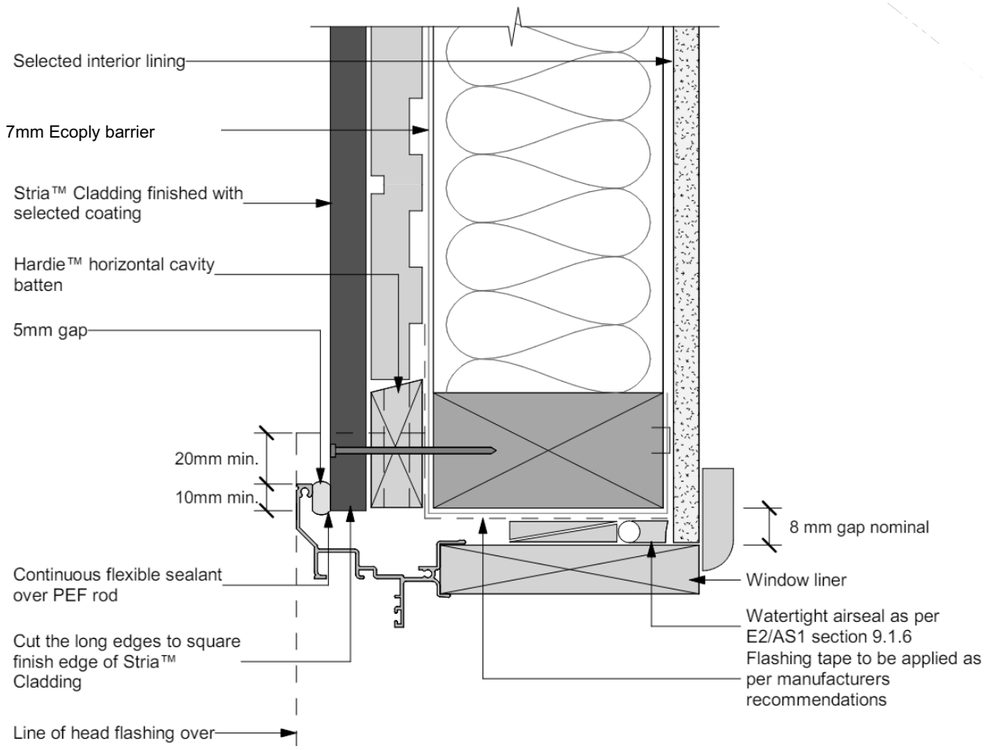
Stria Cladding Window Sill Detail
NTS



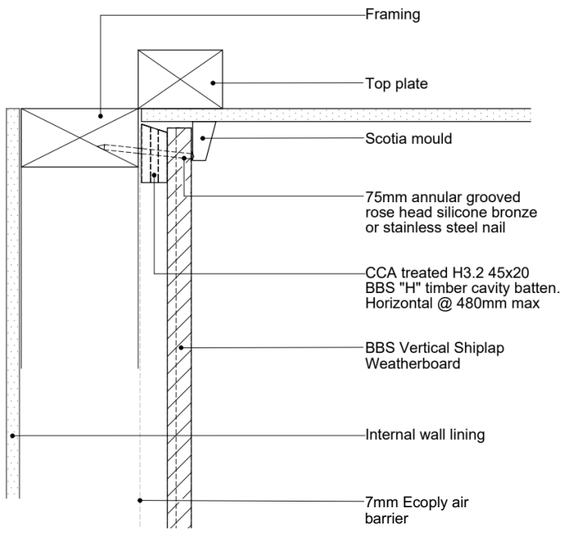
Shiplap Base Detail
NTS



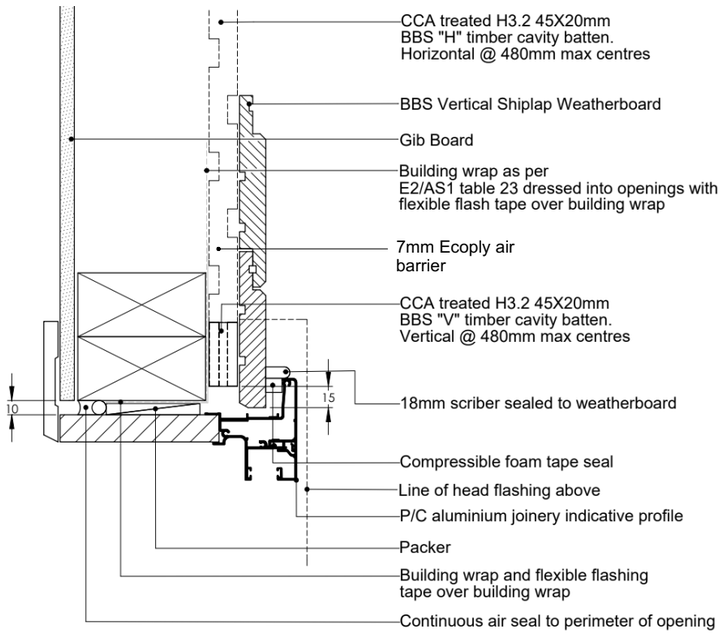
Shiplap Window Sill Detail
NTS



Stria Cladding Window Jamb Detail
NTS



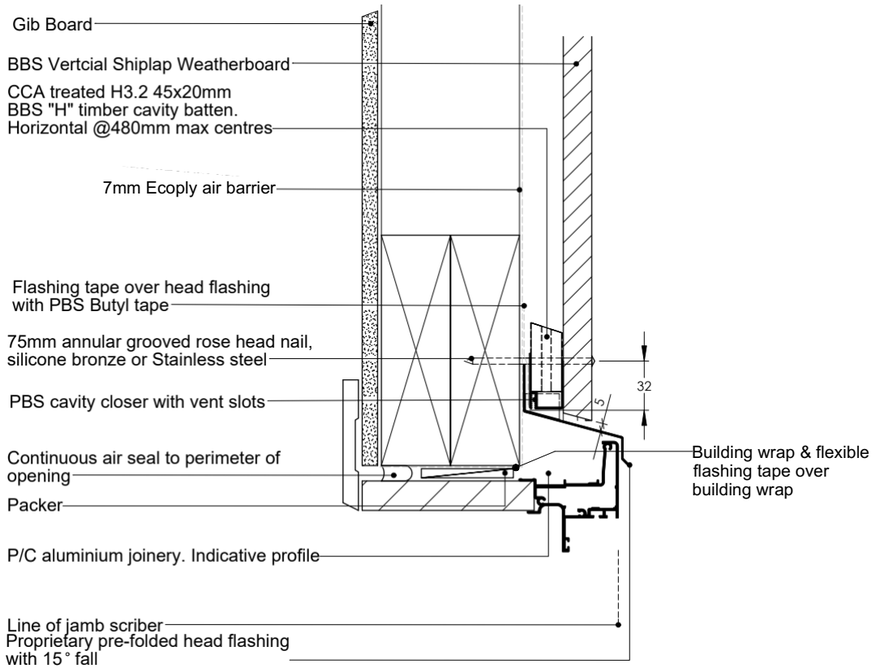
Shiplap Soffit Detail
NTS

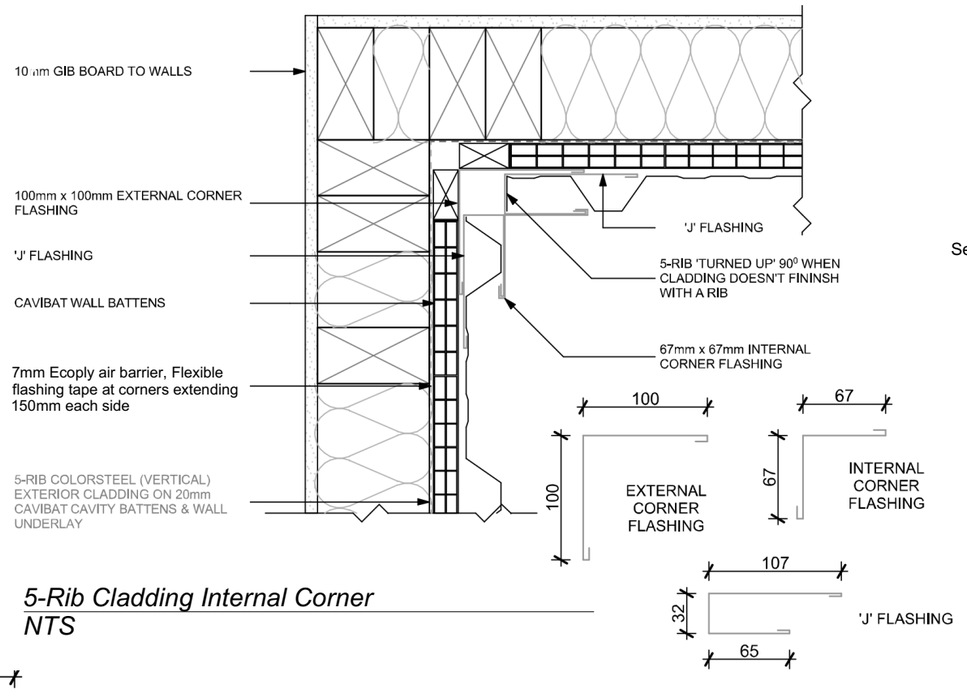


Shiplap Window Jamb Detail
NTS

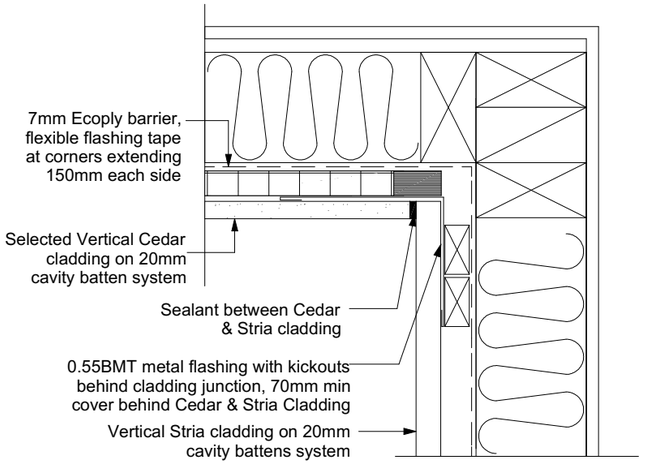
Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **31** **of 42 sheets**

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

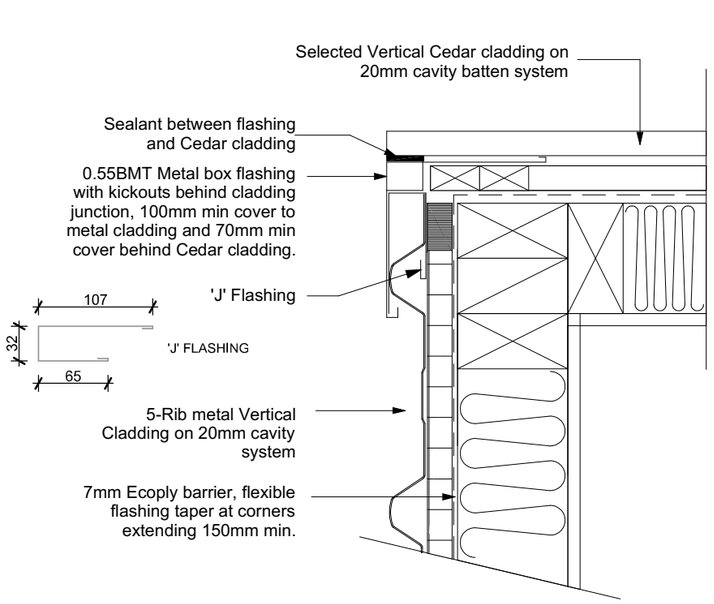




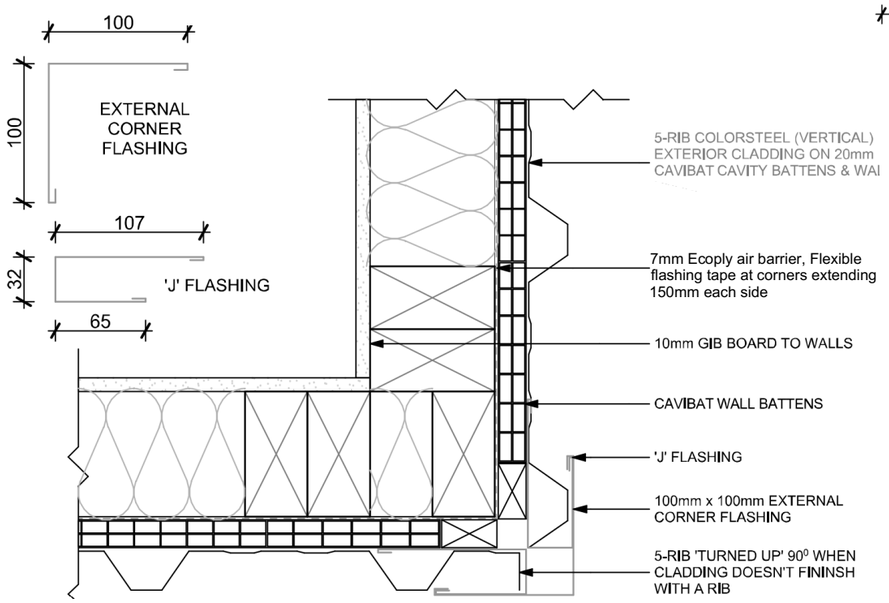
5-Rib Cladding Internal Corner
NTS



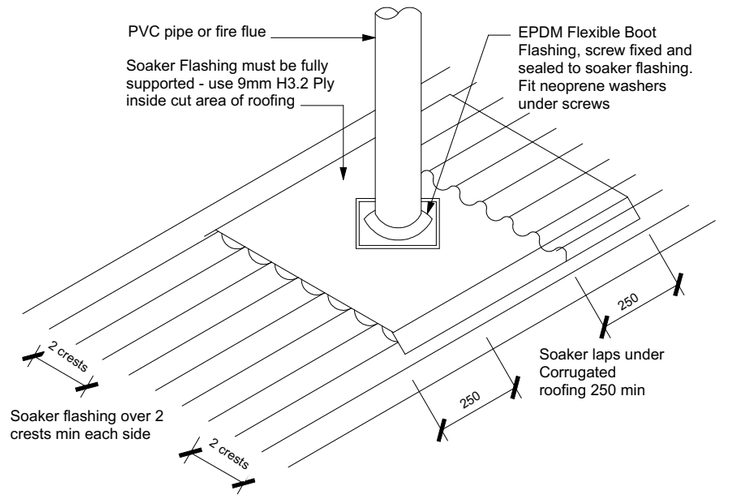
Cedar to Stria Internal Corner Detail
Scale 1:5



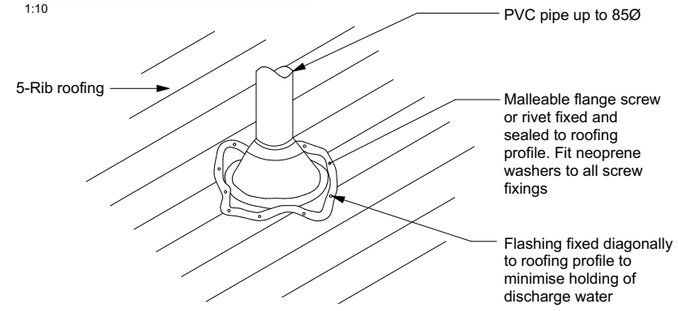
Cedar to 5-Rib External Corner Detail
Scale 1:5



5-Rib Cladding External Corner
NTS



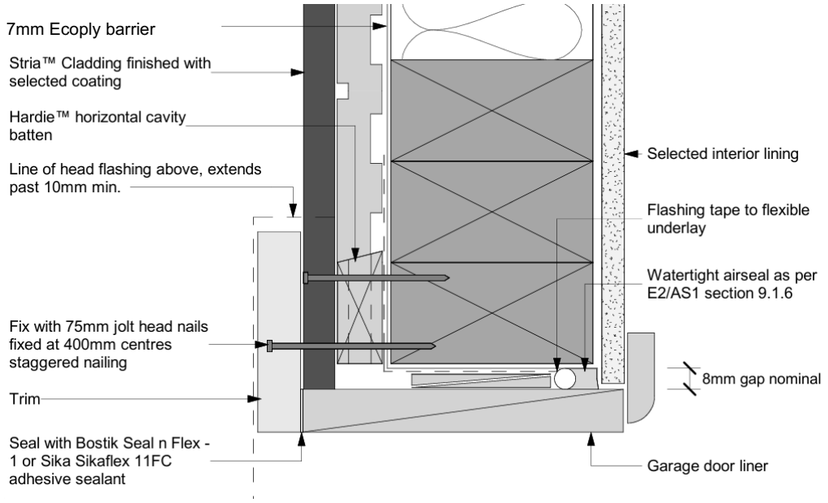
Large Penetration Through Roof
1:10



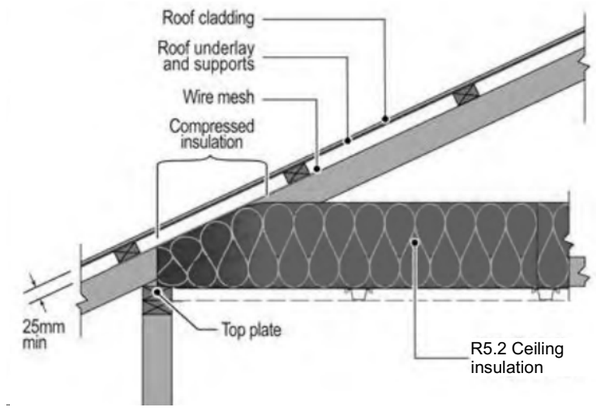
Small Penetration Through Roof (Up to 85 Diameter)
1:10

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **32** **of 42 sheets**

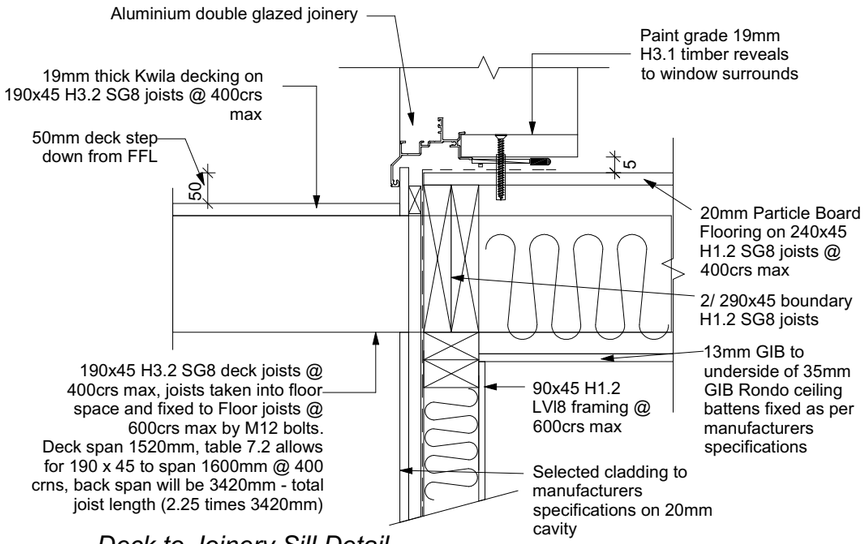
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



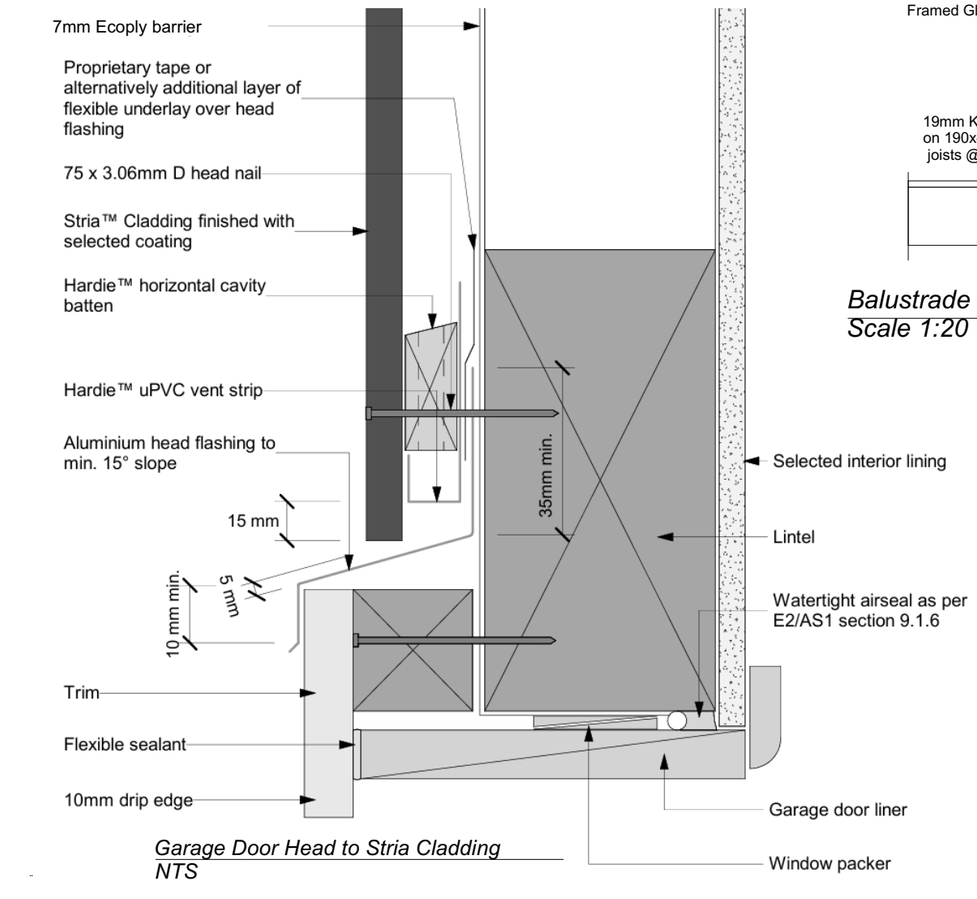
Garage Door Jamb to Stria Cladding
NTS



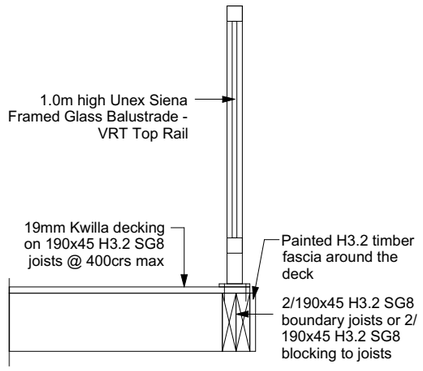
Ceiling Insulation Clearance Detail
NTS



Deck to Joinery Sill Detail
scale 1:10

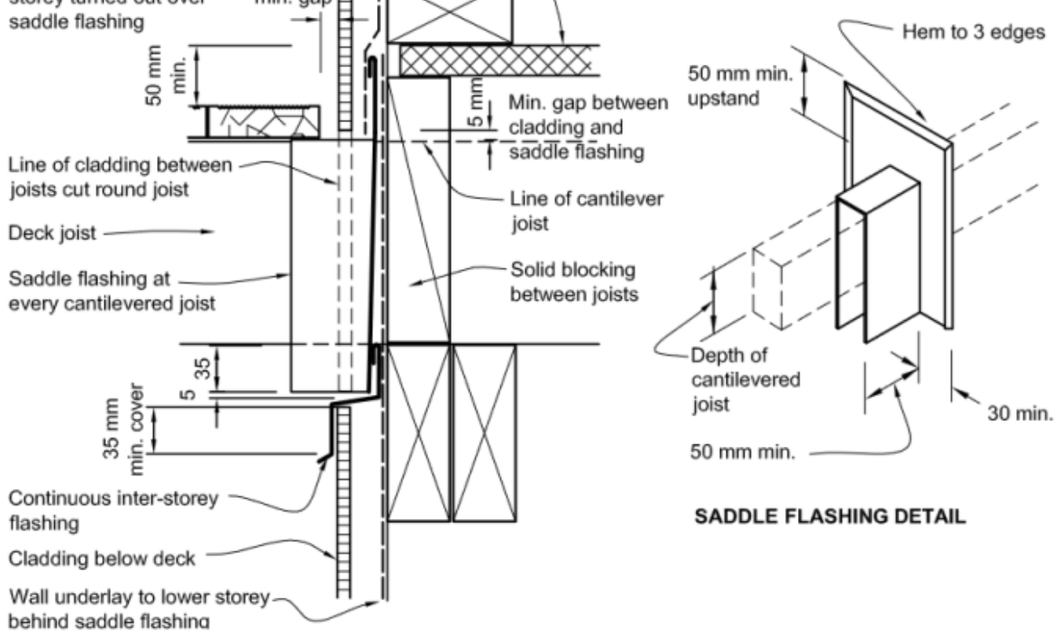


Garage Door Head to Stria Cladding
NTS



Balustrade to Double boundary Joists Detail
Scale 1:20

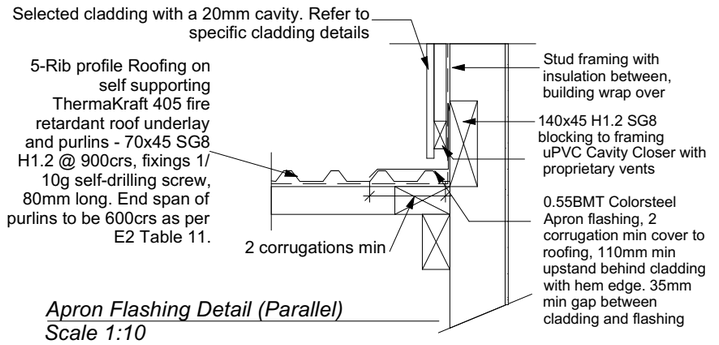
NOTE:
(1) *Building wrap* at back of *cavity* shall be taped around joist penetrations.
(2) The back of the *saddle flashing* shall be positioned behind the cladding.
(3) Saddle flashing terminates over inter-storey *flashing*.



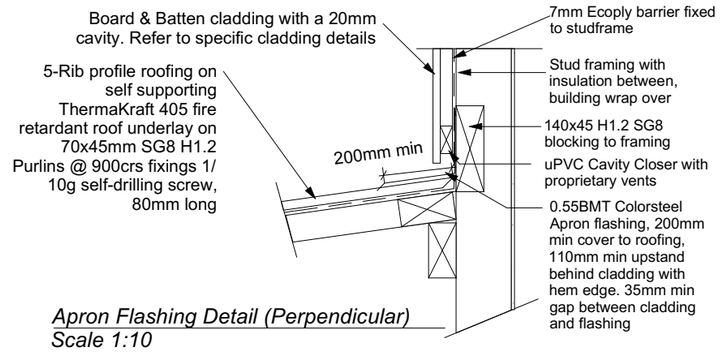
Deck Saddle Flashing Detail
Scale 1:10

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **33** **of 42 sheets**

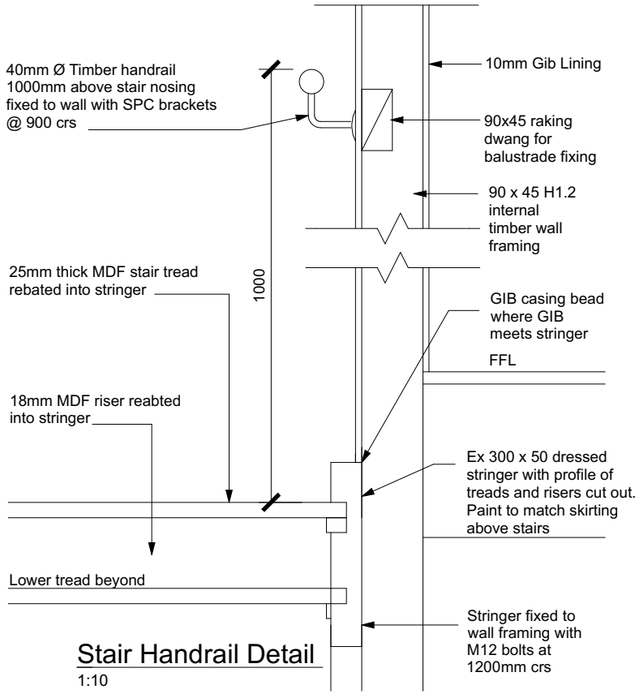
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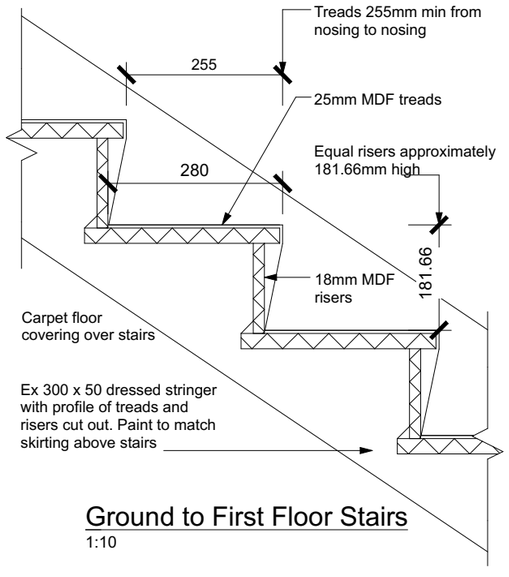
Apron Flashing Detail (Parallel)
Scale 1:10



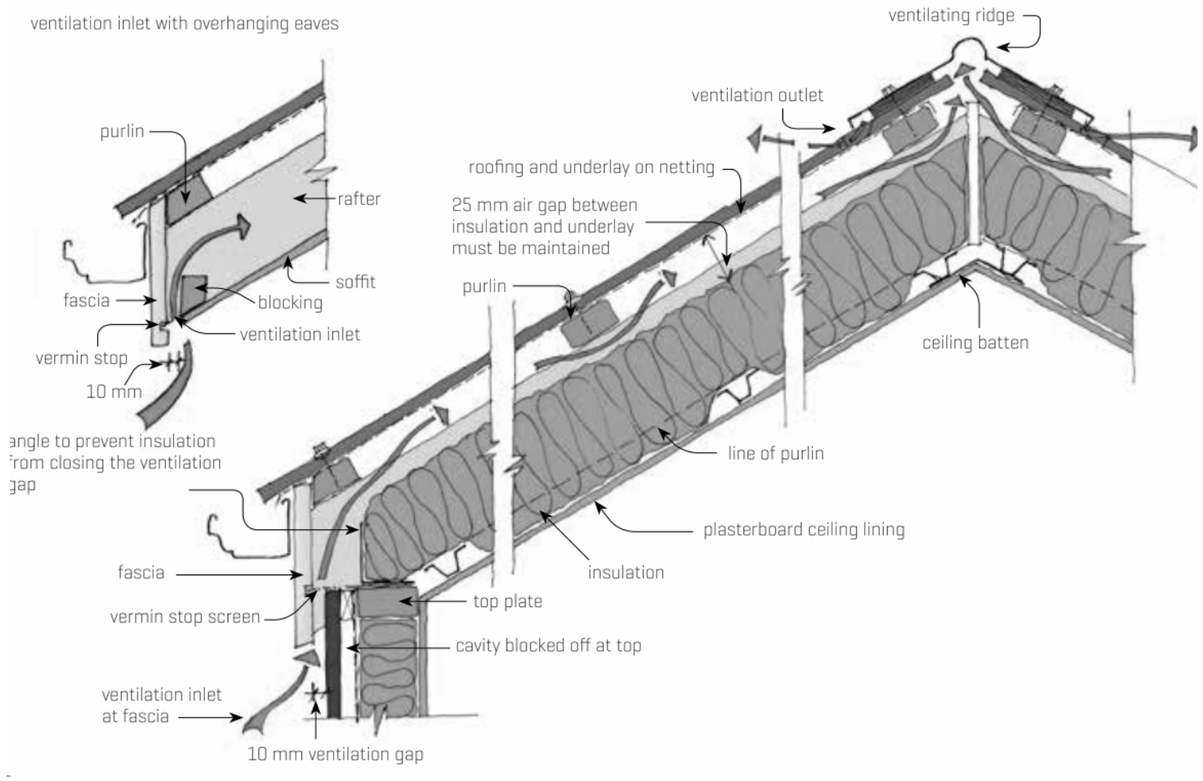
Apron Flashing Detail (Perpendicular)
Scale 1:10

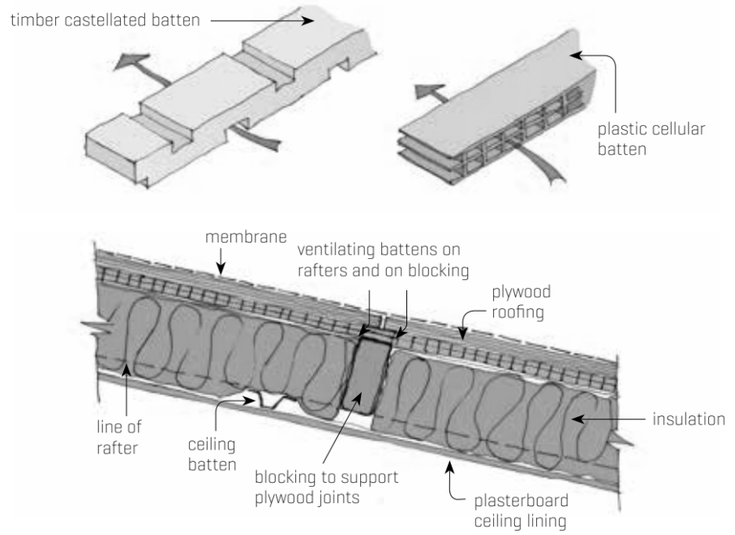


Stair Handrail Detail
1:10



Ground to First Floor Stairs
1:10

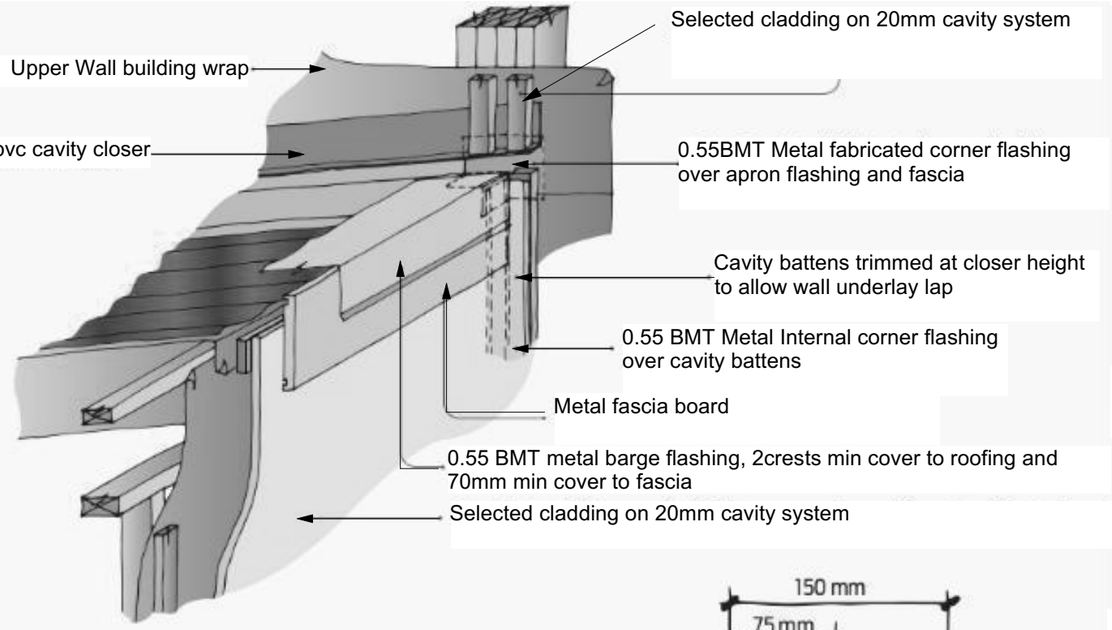




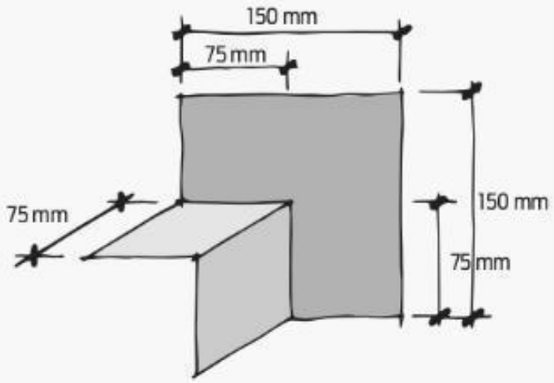
SKILLION CEILING DETAIL
NTS

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **34** **of 42 sheets**

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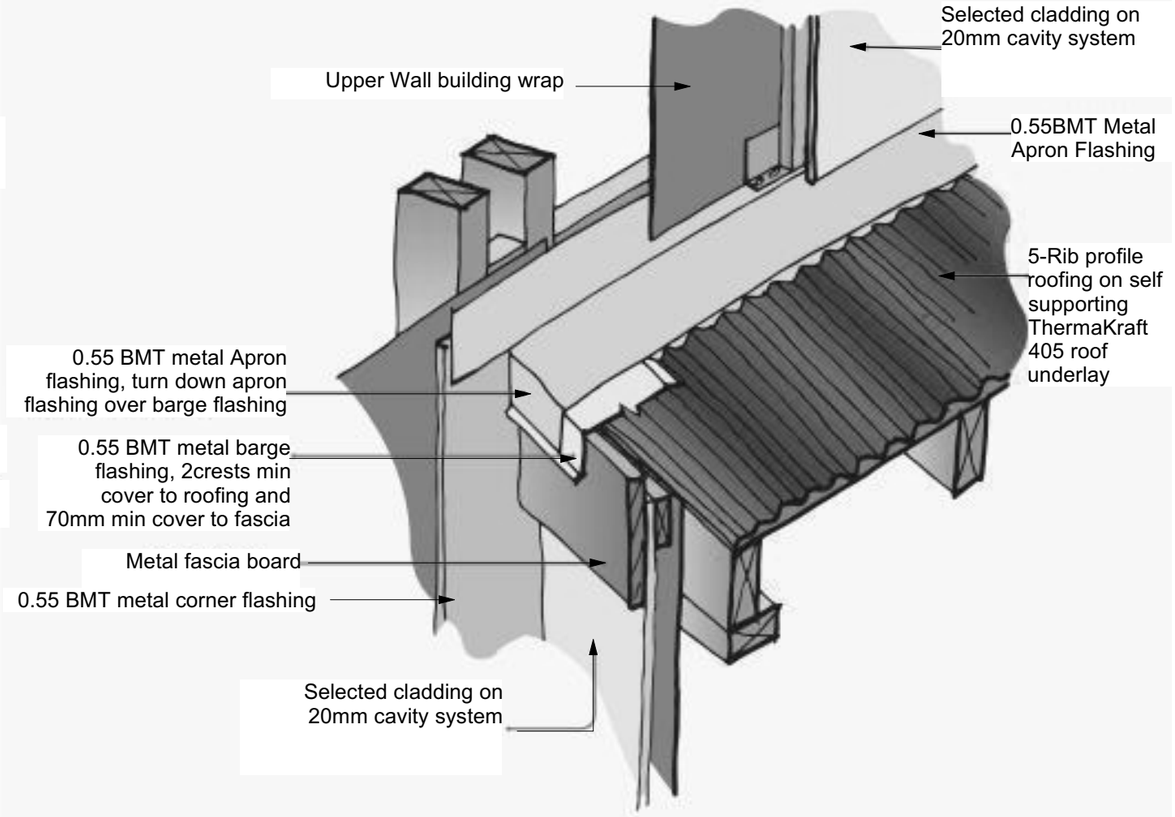


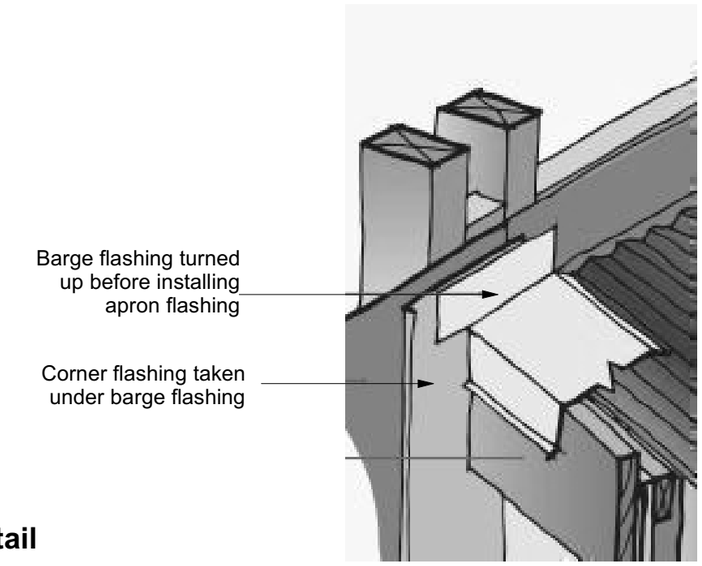
Note: All flashing dimensions (turn-ups and laps) to meet requirements of Acceptable Solution E2/AS1.



Roof barge to wall corner detail
NTS

0.55BMT Metal fabricated corner flashing fitted over apron flashing before barge flashing is installed

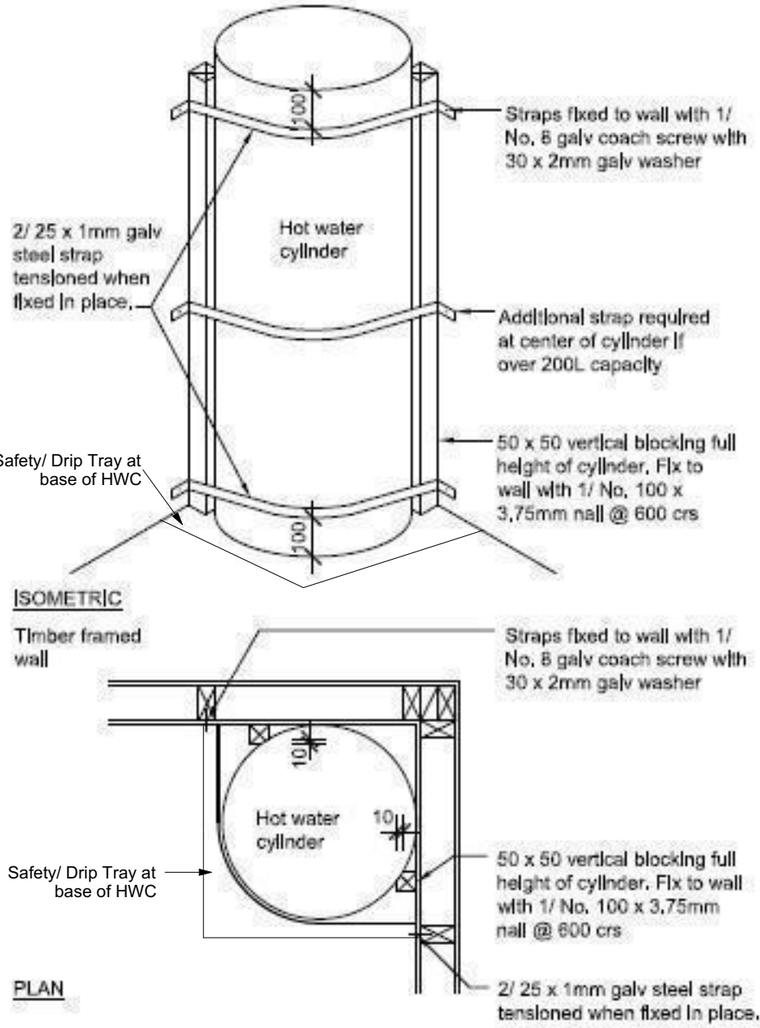




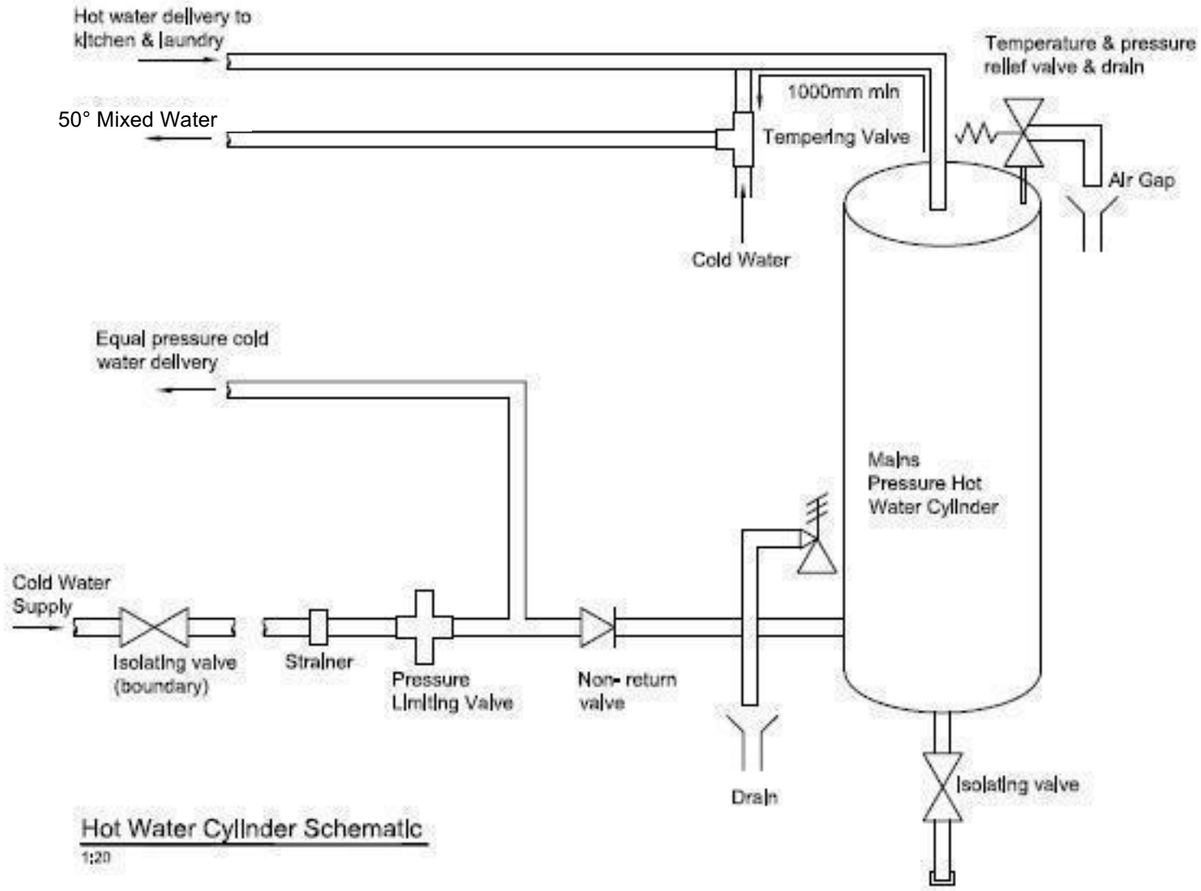
Roof barge to wall face cladding detail
NTS

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **35** **of 42 sheets**

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



Hot Water Cylinder Restraint Details
1:20



Hot Water Cylinder Schematic
1:20

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **36** **of 42 sheets**

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

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

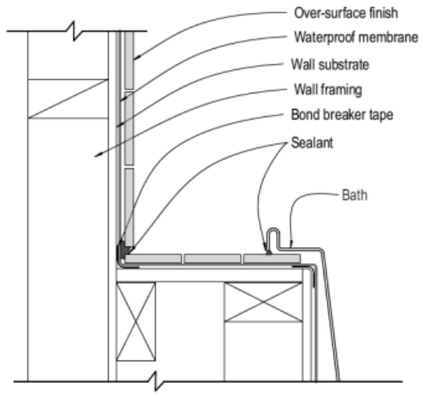


Figure 33: Bath over tiled surround

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

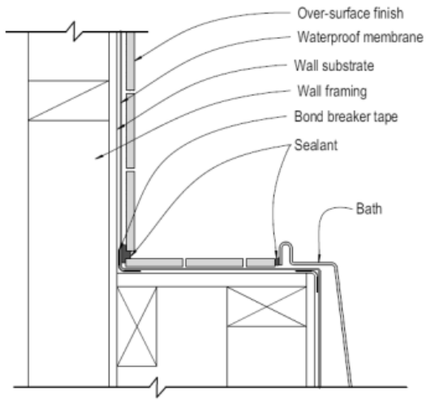
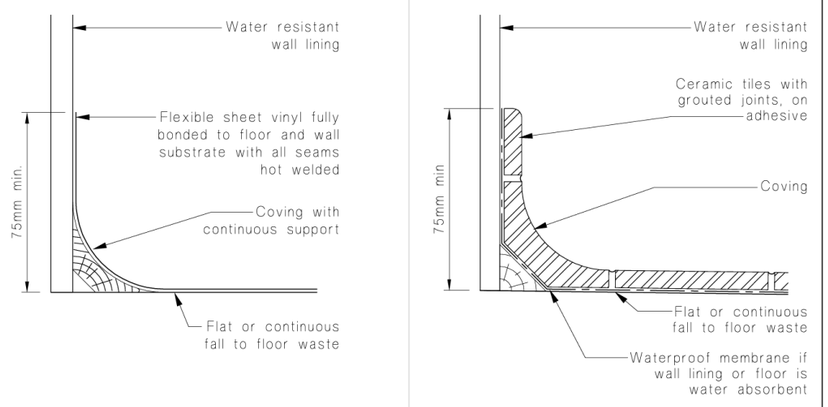


Figure 34: Bath with tiled surround

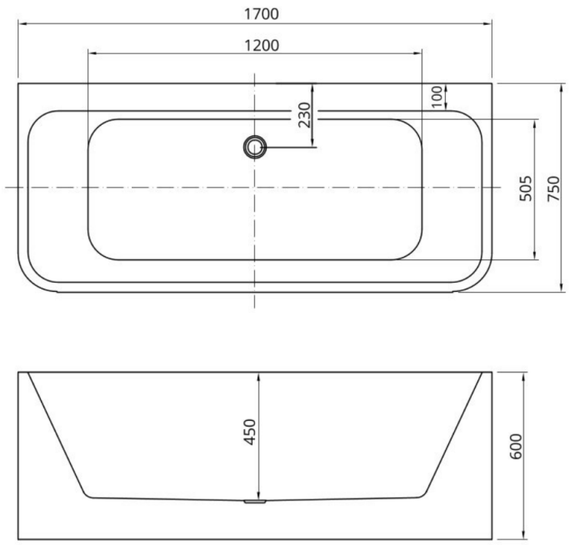
Notes:
1. Where a bath surround is required, the membrane must go over the substrate of the surround and extend down to the floor.

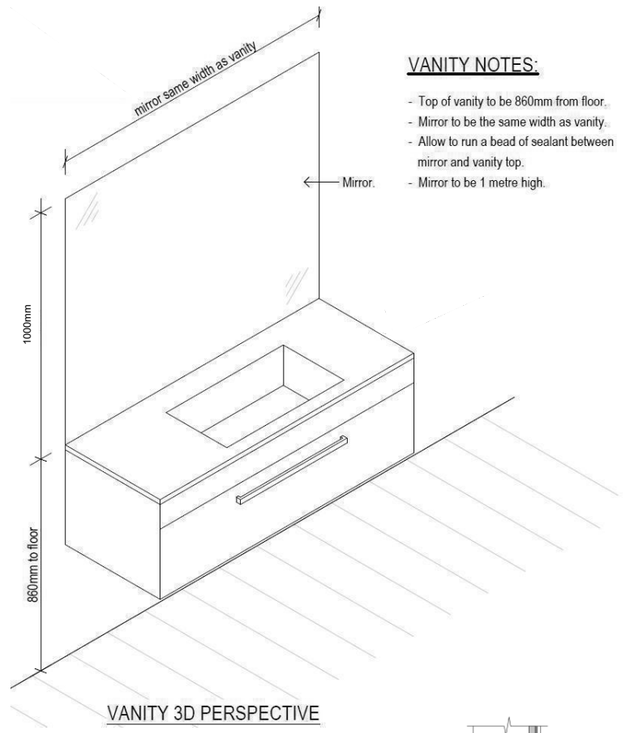
Figure 1: Floor Coverings at Wall Junctions
Paragraph 2.1.1



(a) Vinyl floor covering

(b) Ceramic tile covering

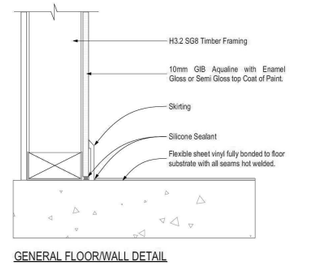




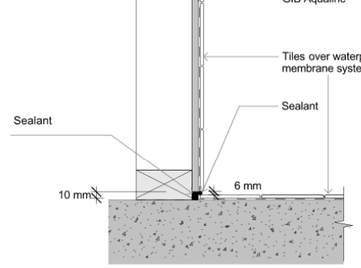
VANITY NOTES:

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

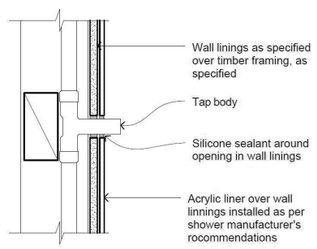
VANITY 3D PERSPECTIVE



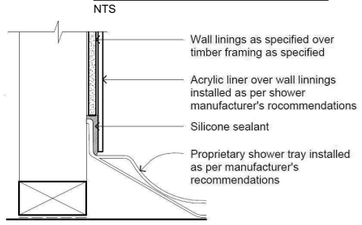
GENERAL FLOOR/WALL DETAIL



Tiled Floor to Wall detail
NTS

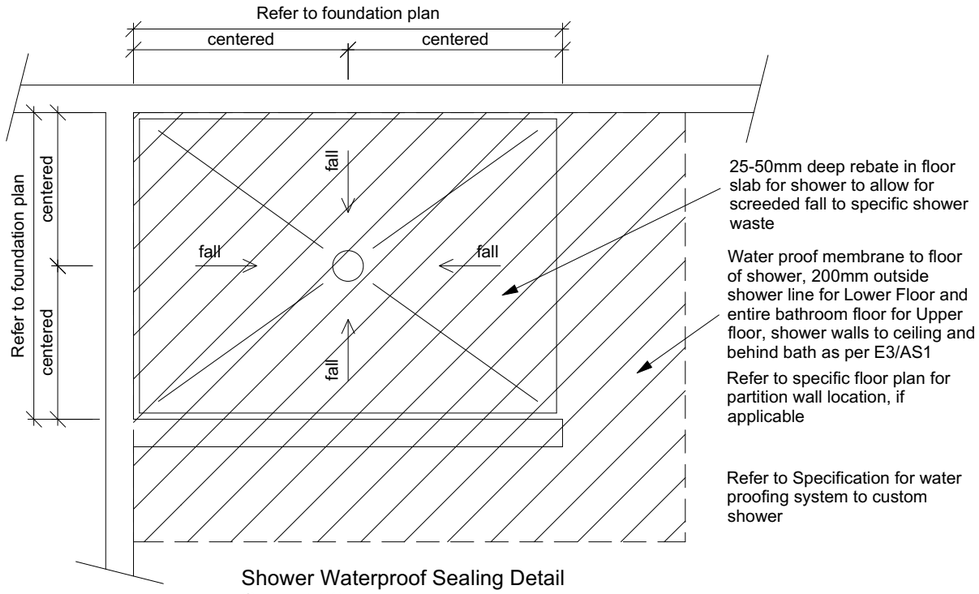


PENETRATION DETAIL

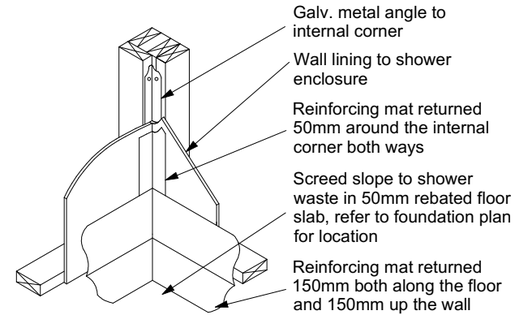


SHOWER TRAY DETAIL

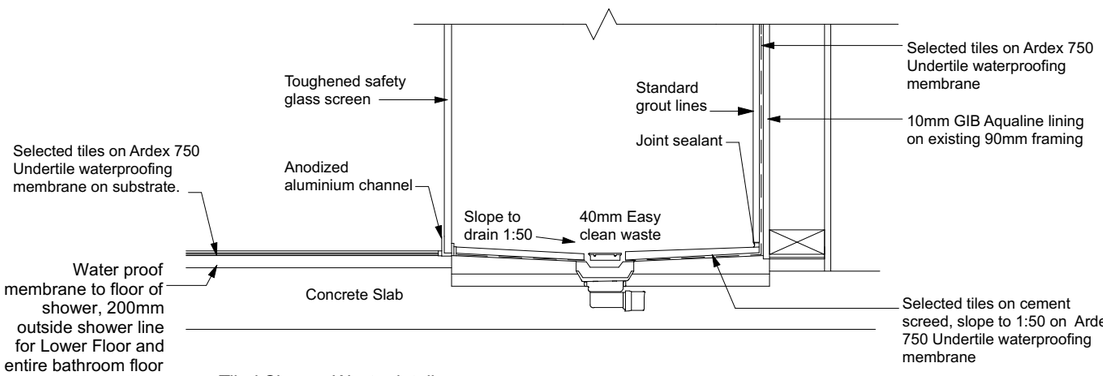
Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **WET AREA DETAILS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **37** **of 42 sheets**



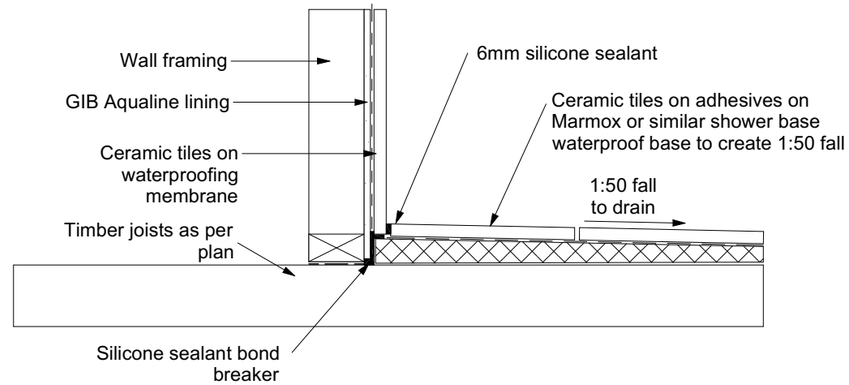
Shower Waterproof Sealing Detail
Scale 1:20



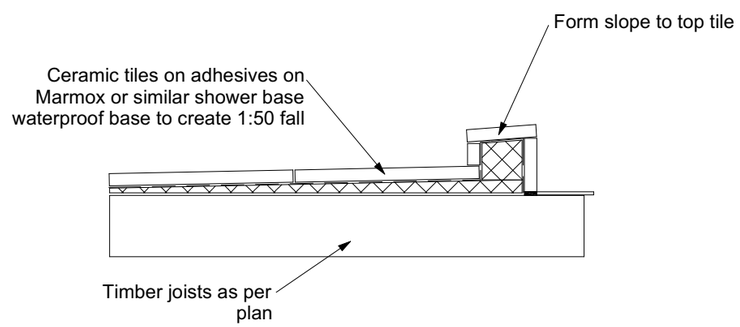
Custom Tile Shower Wall/Floor Junction Detail
Scale 1:20



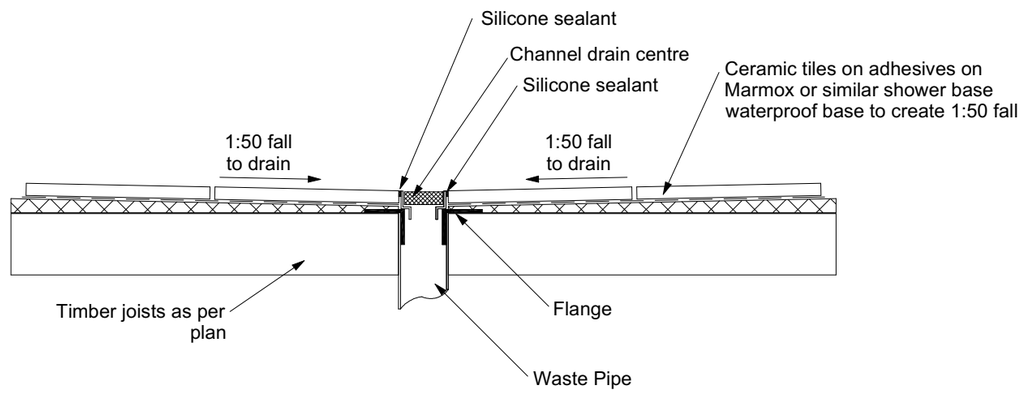
Tiled Shower Waste detail
1:10



Tiled Shower Wall to Base Detail
scale 1:10



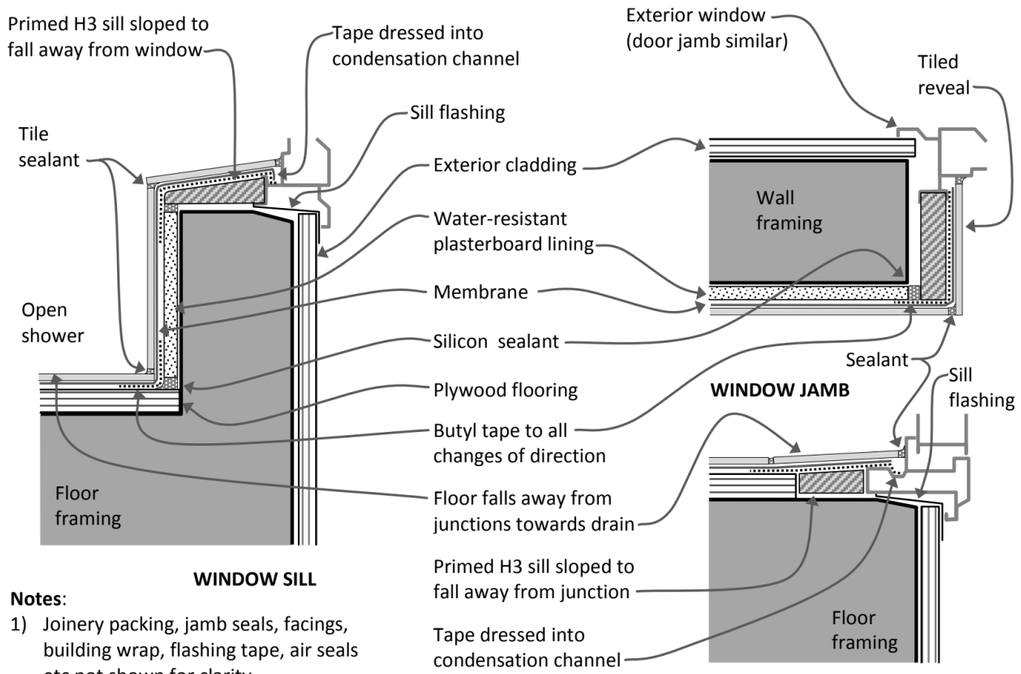
Tiled Shower Upstand Detail
scale 1:10



Tiled Shower Centre Channel Drain Detail
scale 1:10

Client / Address Nitika Dhillon, Jagtaranpreet Dhillon, Amritpal Singh Gossal, Kamalpreet Kaur Lot 1184 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **WET AREA DETAILS**	Legal Description LOT 1184 Hanleys Farm Site Area: 537.00 sqm Address: LOT 1184 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-32 Revision: 13 Date: 21/10/2026	Revision: 6: COORDINATION ISSUE: 14/08//2026 7: COORDINATION ISSUE: 18/08//2026 8: COORDINATION ISSUE: 26/08//2026 9: BUILDING CONSENT ISSUE: 09/09/2026 10: BUILDING CONSENT ISSUE: 10/09/2026 11: BUILDING CONSENT ISSUE: 09/10/2026 12: PLANNING RFI ISSUE: 19/10/2026 13: PLANNING RFI ISSUE: 21/10/2026	Sheet No.: **38** of 42 sheets

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WINDOW SILL

Notes:

1) Joinery packing, jamb seals, facings, building wrap, flashing tape, air seals etc not shown for clarity.
2) Liquid-applied membrane to be reinforced with fibreglass mesh where applied over dissimilar substrates.

WINDOW DETAILS TO WET AREA
NTS

(not to scale)

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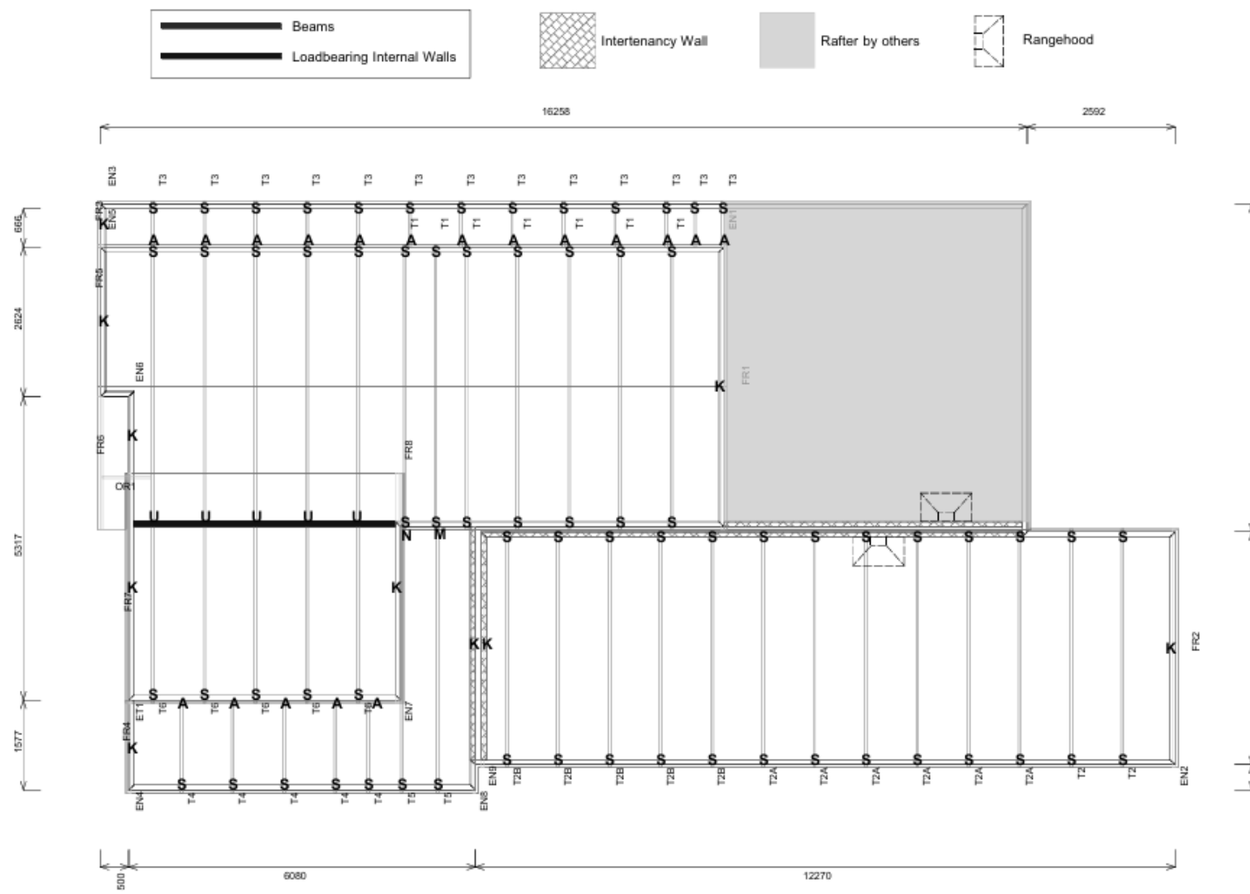
Buildable Consent Layout

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For valley/saddle truss fixing unless stated otherwise use a pair of wire

To exit full screen, press Esc

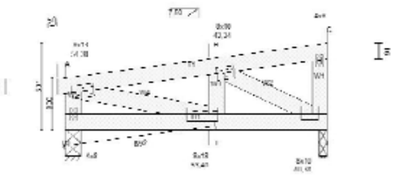
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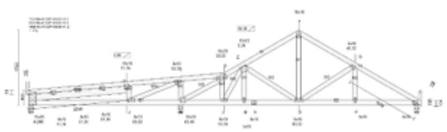
NOTE/S:

1. Used 300mm Heel Height measured as per plan.
2. Gable trusses are designed to support brick cladding only in single-storey dwellings where continuous support is provided. For other cladding types, gable trusses can accommodate fixings as per the manufacturer's requirements. Any situations outside these conditions may require a specific design from an engineer.
3. Additional girder loads have been considered to structural gable truss EN7 to support cladding loads
4. Additional loads applied to roof trusses T2B, T3, T4, T5, EN3, EN4, EN8, and EN9 to consider for sub-alpine snow drift loading.

T4:



T6:



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

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

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

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

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

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

Snow Zone:	Queenstown (N5)
Wind Area:	High
TC Restraints:	900 mm
Roof Material:	Galv Iron 0.55mm
Roof Pitch:	30.00 °, 7.50°,6.00°, 5.00°
Snow Altitude:	345.000 m
Design Wind Speed:	44.0 m/s
BC Restraints:	600 mm
Ceiling Material:	Standard Plaster Board 13mm
Ground Snow Load:	1.200 kPa
Truss Centres:	900 mm

MiTek

Drawn:	Kassie Potayre
Date:	1/09/2026

Job No: **QN1465072C1**
Customer: Maebelle Homes Limited
Job Name: Lot 1184
Address: Lot 1184, Hanleys Farm
,

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

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

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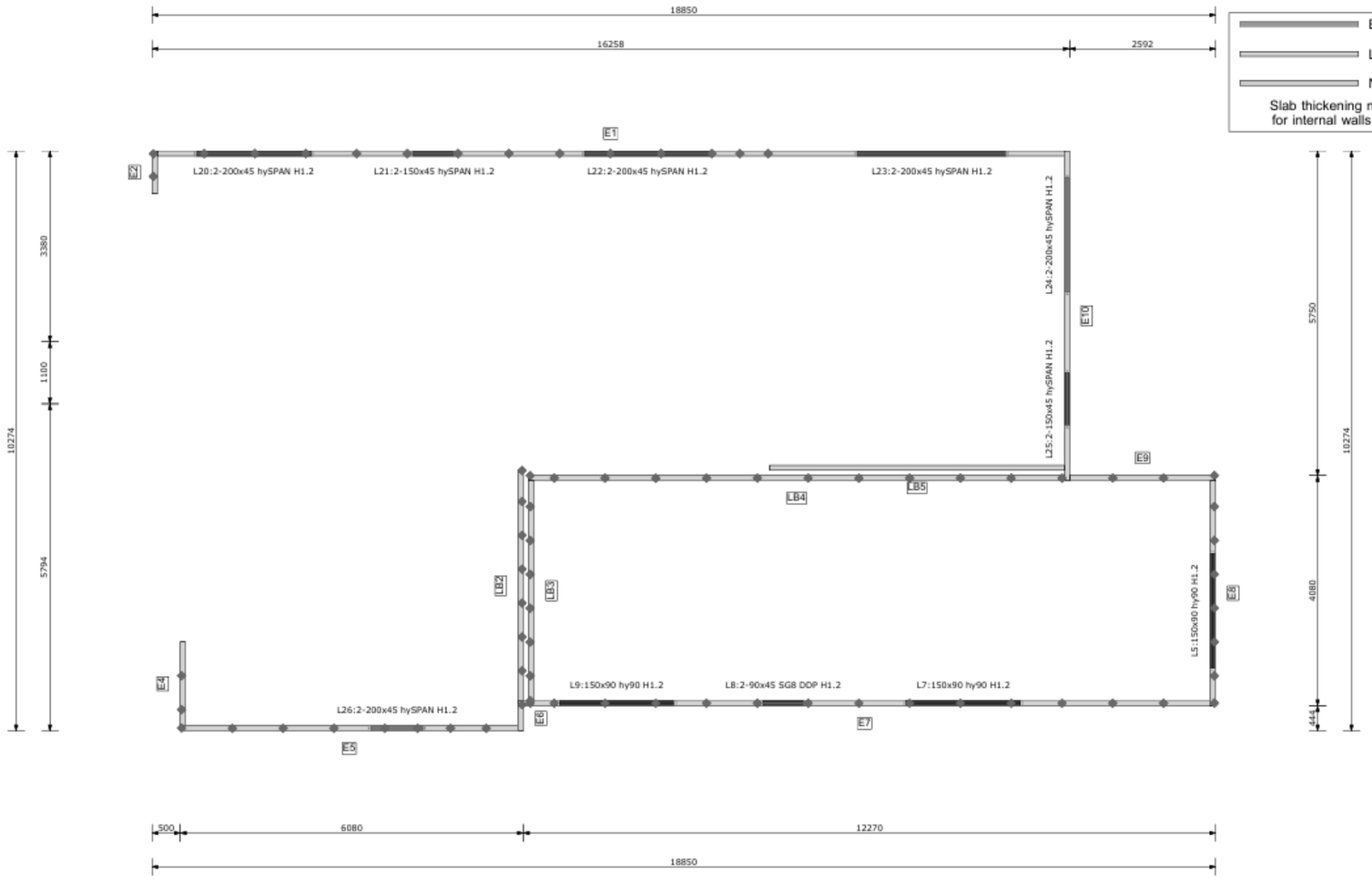
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Buildable Consent Layout

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

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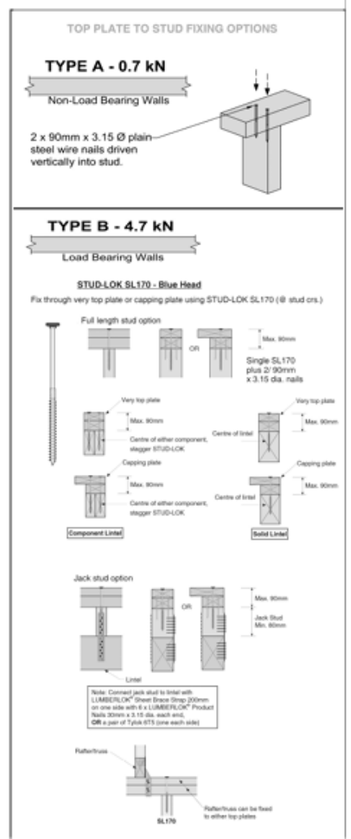


Beams
Loadbearing Walls
Non Loadbearing Walls

Slab thickening might not be required for internal walls, please check below

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

Lintel Fixings are as per the included reports.



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

MiTek SAPPHIRE™ Every Facet an Advantage.

Drawn:	Kassie Potayre
Date:	1/09/2026

Job No: **QN1465072C1**
Customer: Maebelle Homes Limited
Job Name: Lot 1184
Address: Lot 1184, Hanleys Farm
,

Notification of point loaded lintels or point loads on internal walls where the downward load is higher than 8kN (85mm raft type slab) or 10kN (100mm standard slab), or the upward load is greater than 10kN. These loads are Ultimate Limit State Loads

If no loads are shown, no thickening is required.

The lintels have been sized using one of the following:

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

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

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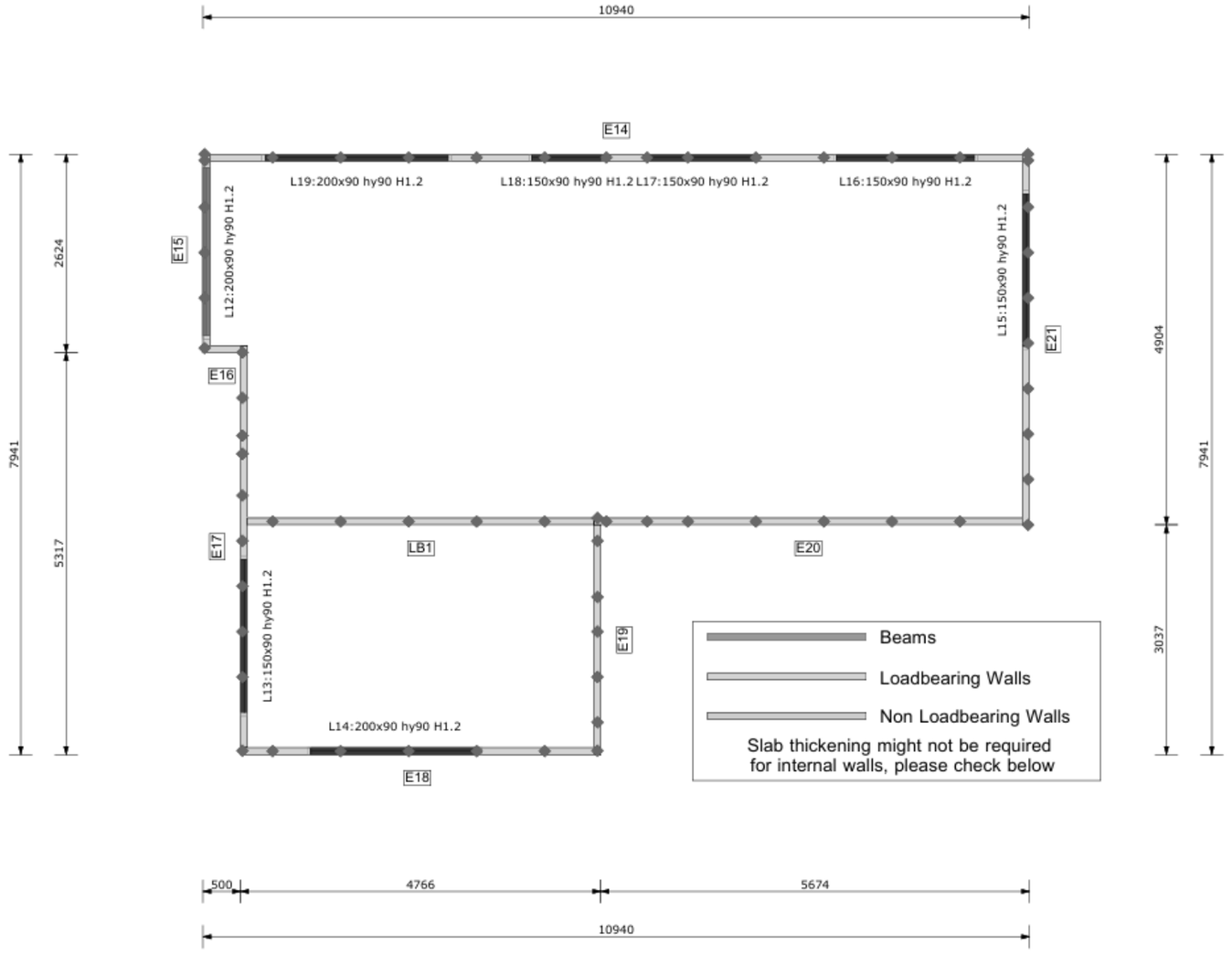
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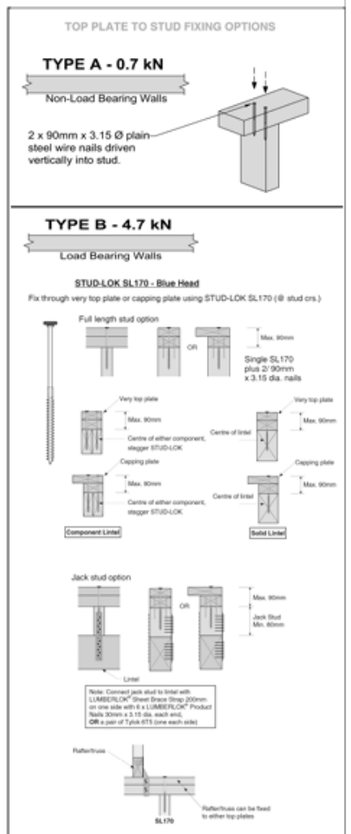
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MiTek SAPPHIRE™ Every Facet an Advantage.

Drawn:	Kassie Potayre
Date:	1/09/2026

Job No: **QN1465072C1**
Customer: Maebelle Homes Limited
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Address: Lot 1184, Hanleys Farm
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				Drawn by: J Rana		
				Checked by: J Rana		
				Project Number: 2026-32		
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