

MACFIE ARCHITECTURE

NEW DWELLING & ALTERATIONS for SAM AUSTIN, issued: 14/10/2026



Project Sheet List

Sheet Number	Current Revision	Current Revision Date	Sheet Name	Sheet Issue Date	By
01	A	14/10/2026	VIEW FROM CUL DE SAC	14/10/2026	RW
A0-00	A	14/10/2026	PROJECT INFORMATION	14/10/2026	RW
A0-01	A	14/10/2026	EXISTING SITE PLAN	14/10/2026	RW
A0-11	A	14/10/2026	PROPOSED SITE PLAN	14/10/2026	RW
A0-12	A	14/10/2026	SITE COVERAGES	14/10/2026	RW
A1-01	A	14/10/2026	EXISTING GROUND FLOOR	14/10/2026	RW
A1-02	A	14/10/2026	EXISTING FIRST FLOOR	14/10/2026	RW
A1-11	A	14/10/2026	PROPOSED GROUND FLOOR	14/10/2026	RW
A1-12	A	14/10/2026	PROPOSED FIRST FLOOR	14/10/2026	RW
A1-13	A	14/10/2026	GROUND FLOOR DIMENSION PLAN	14/10/2026	RW
A1-14	A	14/10/2026	FIRST FLOOR DIMENSION PLAN	14/10/2026	RW
A1-15	A	14/10/2026	PROPOSED SLAB PLAN	14/10/2026	RW
A1-16	A	14/10/2026	FIRST FLOOR FRAMING	14/10/2026	RW
A1-17	A	14/10/2026	ROOF FRAMING & LINTELS	14/10/2026	RW
A1-20	A	14/10/2026	PROPOSED ROOF PLAN	14/10/2026	RW
A1-21	A	14/10/2026	REFLECTED CEILING PLAN GROUND FLOOR	14/10/2026	RW
A1-22	A	14/10/2026	REFLECTED CEILING PLAN FIRST FLOOR	14/10/2026	RW
A2-11	A	14/10/2026	NORTHERN ELEVATION	14/10/2026	RW
A2-12	A	14/10/2026	EASTERN ELEVATION	14/10/2026	RW
A2-13	A	14/10/2026	SOUTHERN ELEVATION	14/10/2026	RW
A2-14	A	14/10/2026	WESTERN ELEVATION	14/10/2026	RW
A3-00	A	14/10/2026	SPECIFICATIONS	14/10/2026	RW
A3-01	A	14/10/2026	SECTIONS	14/10/2026	RW
A3-02	A	14/10/2026	CROSS SECTIONS	14/10/2026	RW
A3-03	A	14/10/2026	CROSS SECTIONS	14/10/2026	RW
A4-01	A	14/10/2026	JOINERY SCHEDULE	14/10/2026	RW
A4-02	A	14/10/2026	PLUMBING SCHEMATIC	14/10/2026	RW
A4-03	A	14/10/2026	GROUND FLOOR DRAINAGE PLAN	14/10/2026	RW
A4-04	A	14/10/2026	FIRST FLOOR DRAINAGE PLAN	14/10/2026	RW
A5-11	A	14/10/2026	ISOMETRIC VIEWS 01	14/10/2026	RW
A5-12	A	14/10/2026	ISOMETRIC VIEWS 02	14/10/2026	RW
A6-01	A	14/10/2026	DETAILS - STONE CLADDING	14/10/2026	RW
A6-02	A	14/10/2026	DETAILS - SC JOINERY	14/10/2026	RW
A6-03	A	14/10/2026	DETAILS - WB VC JOINERY	14/10/2026	RW
A6-04	A	14/10/2026	DETAILS- WB VC	14/10/2026	RW
A6-05	A	14/10/2026	DETAILS - WB DF	14/10/2026	RW
A6-06	A	14/10/2026	DETAILS - WET AREA	14/10/2026	RW
A6-07	A	14/10/2026	DETAILS - WET AREA	14/10/2026	RW
A6-08	A	14/10/2026	DETAILS - ROOF	14/10/2026	RW
A6-09	A	14/10/2026	DETAILS - PENETRATIONS & GUTTER	14/10/2026	RW
A6-10	A	14/10/2026	DETAILS - FLASHINGS	14/10/2026	RW
A6-11	A	14/10/2026	DETAILS - SKYLIGHTS	14/10/2026	RW

SITE ASSETS

Wastewater pipe	<2.5m	N/A	
Wastewater manhole	<2.5m	N/A	
Stormwater pipe	<2.5m	N/A	
Stormwater manhole	<2.5m	N/A	
Overland flow path			
Flood Plane			
Flood Sensitive			
Flood Prone			

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

PROJECT INFORMATION:

LOT:	1
CT:	CT OT17A/333
DP:	25043
TA:	QUEENSTOWN
CORROSION ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	High
SITE AREA:	1071m²

PLANNING INFORMATION:

RMA ZONE:	Suburban Residential - Low Density
CONTROLS:	
OVERLAYS & DESIGNATIONS:	

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

H1 REPORT BY:

pink batts®
BROUGHT TO YOU BY COMFORTECH®

ENGINEERING BY:

DHC

DEVELOPMENT ENGINEERING BY:

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

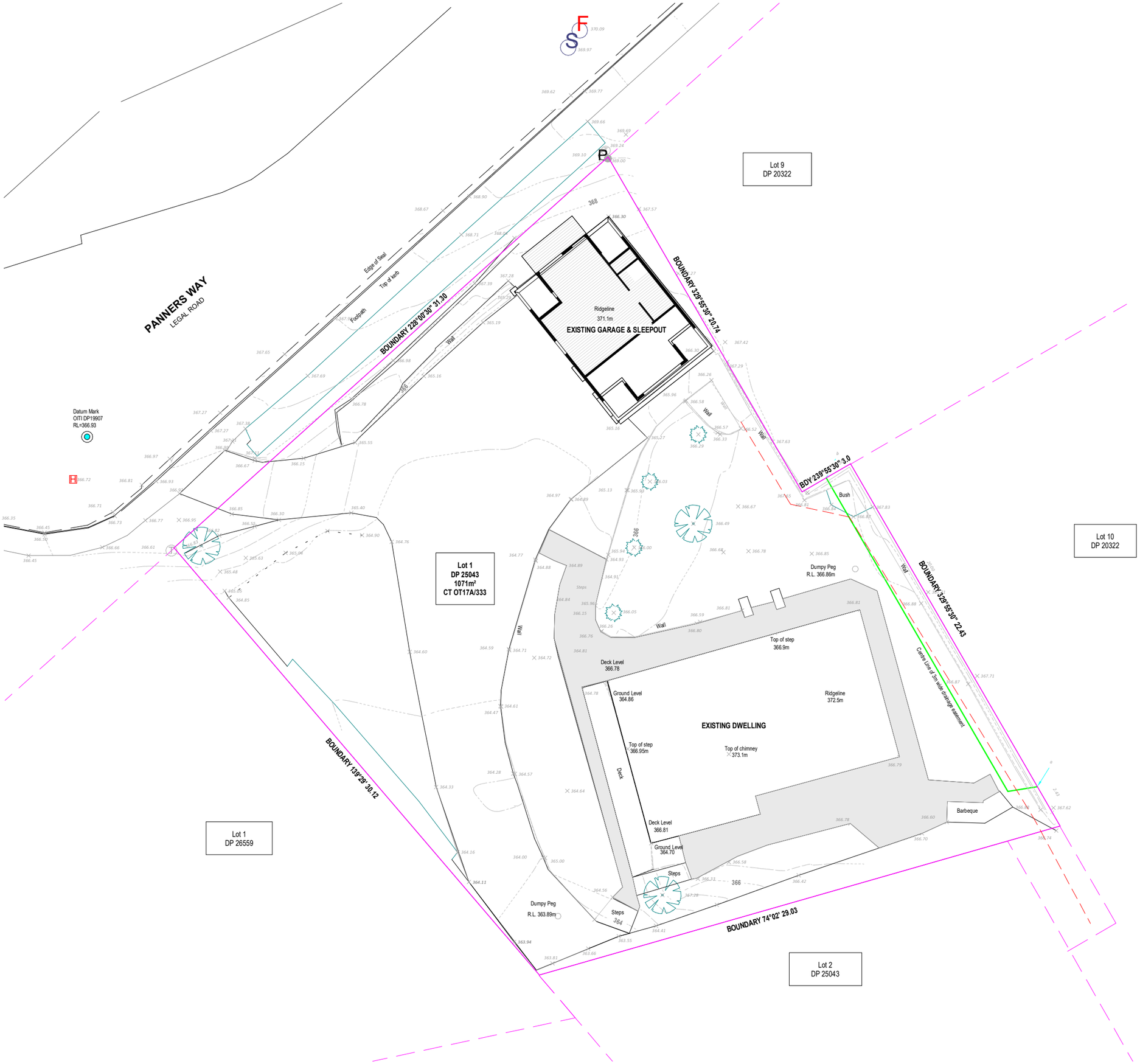
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

N

issue date:
14/10/2026
scale at A3:
sheet name:
PROJECT INFORMATION

sheet:
A0-00
revision :
A

DR: RW RV: MM ID : MAD26032



GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NDS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

PROJECT INFORMATION:

LOT:	1
CT:	CT OT17A/333
DP:	25043
TA:	QUEENSTOWN
CORROSION ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	High
SITE AREA:	1071m²

PLANNING INFORMATION:

RMA ZONE:	Suburban Residential - Low Density

CONTROLS:

OVERLAYS & DESIGNATIONS:

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

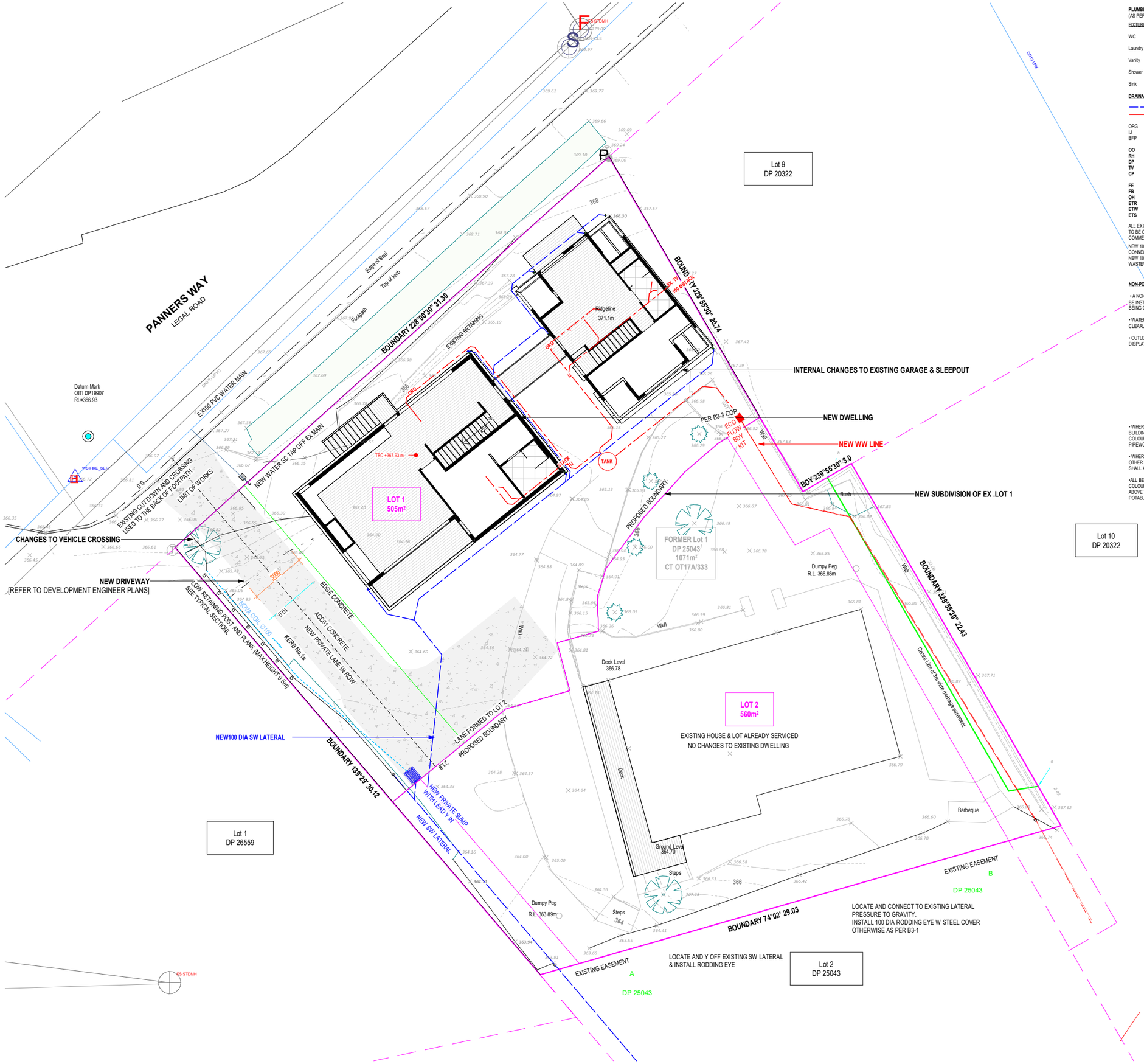
MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date: 14/10/2026
scale at A3: 1 : 200
sheet name:
EXISTING SITE PLAN

sheet: A0-01
revision : A

DR: RW RV: MM ID : MAD26032



PLUMBING FIXTURE WASTEPIPE SIZES
(AS PER AS/NZS 3500.2)

FIXTURE	Ø	MIN GRADIENT
WC	80mm	1:60
Laundry	50mm	1:40
Vanity	50mm	1:40
Shower	50mm	1:40
Sink	50mm	1:40

DRAINAGE LEGEND:

— —	=	100Ø uPVC STORMWATER SEWER
———	=	100Ø uPVC WASTE WATER SEWER
ORG	=	OVERFLOW RELIEF GULLY
IJ	=	INSPECTION JOINT
BFP	=	BACKFLOW PREVENTION DEVICE
OO	=	OVERFLOW OUTLET
RH	=	RAINHEAD
DP	=	DOWN PIPE
TV	=	TERMINAL VENT
CP	=	CESSPIT
FE	=	FLUSH EAVE
FB	=	FLUSH BARGE
OH	=	OVERHANG
ETR	=	EXTRACT THROUGH ROOF
ETW	=	EXTRACT THROUGH WALL
ETS	=	EXTRACT THROUGH SOFFIT

ALL EXISTING PRIVATE STORMWATER AND WASTEWATER LINES & CONNECTIONS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION COMMENCEMENT
NEW 100DIA UPVC SEWER (MIN 1 IN 60 FALL) TO EXISTING WASTEWATER CONNECTION TO MAINS
NEW 100DIA UPVC STORMWATER DRAINS (MIN 1 IN 100 FALL) TO EXISTING WASTEWATER CONNECTION

NON-POTABLE WATER SUPPLY:

• A NON-POTABLE WATER SUPPLY SYSTEM USED FOR PERSONAL HYGIENE SHALL BE INSTALLED IN A MANNER THAT AVOIDS THE LIKELIHOOD OF ILLNESS OR INJURY BEING CAUSED BY THE SYSTEM.

• WATER PIPES AND OUTLETS PROVIDED WITH NON-POTABLE WATER SHALL BE CLEARLY IDENTIFIED.

• OUTLETS FOR NON-POTABLE WATER SHALL BE IDENTIFIED NON-POTABLE, BY DISPLAYING THE SAFETY SIGN



• WHERE A NON-POTABLE WATER SUPPLY IS RETICULATED AROUND THE BUILDING. ALL NON-POTABLE WATER SUPPLY PIPEWORK SHALL BE LILAC COLOURED OR MADE READILY IDENTIFIABLE AS NON-POTABLE WATER SUPPLY PIPEWORK USING PERMANENT IDENTIFICATION MARKINGS

• WHERE A NON-POTABLE WATER SUPPLY IS RETICULATED AROUND A BUILDING OTHER THAN A HOUSEHOLD UNIT, THE POTABLE WATER SUPPLY PIPEWORK SHALL ALSO BE MADE READILY IDENTIFIABLE AS CONTAINING POTABLE WATER

•ALL BELOW GROUND NON-POTABLE WATER SUPPLY PIPEWORK SHALL BE LILAC COLOURED OR INSTALLED WITH UNDERGROUND MARKING TAPE LAID 150 MM ABOVE THE PIPE WHICH IDENTIFIES THE PIPEWORK BELOW AS CONTAINING NON-POTABLE WATER.

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

PROJECT INFORMATION:

LOT:	1
CT:	CT OT17A/333
DP:	25043
TA:	QUEENSTOWN
CORROSION ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	High
SITE AREA:	1071m²

PLANNING INFORMATION:

RMA ZONE:	Suburban Residential - Low Density
CONTROLS:	
OVERLAYS & DESIGNATIONS:	

CONSTRUCTION WORK :
TO COMPLY WITH FS/AS1 - FENCE WILL SAFEGUARD PEOPLE AND PROPERTY

CONSTRUCTION FENCING TO SITE :
NON-PULIC AREAS:
PROVIDE AND MAINTAIN A 1 METRE HIGH SITE FENCE TO NON-PUBLIC AREAS.
CONSTRUCT USING:
WARRATAH STAKES AT 1.5 METRE CENTRES FITTED WITH SAFETY CAPS & PLASTIC SAFETY MESH

PUBLIC AREAS:
PROVIDE AND MAINTAIN A SITE FENCE, 2 METRES HIGH FROM GROUND LEVEL ON THE SIDE ACCESSIBLE TO THE PUBLIC. CONSTRUCT TO COMPLY WITH NZBC F5/AS1
CONSTRUCTION AND DEMOLITION HAZARDS.
CONSTRUCT AS REQUIRED FOR PUBLIC AREAS.
CONSTRUCT USING:
GALVANIZED CHAIN LINK NETTING WITH A 50MM X 50MM MAXIMUM GRID SIZE
POSTS AT 2.5 METRE CENTRES MAXIMUM GAP AT THE BOTTOM OF THE FENCE NO GREATER THAN 100MM

NEW DRIVEWAY :
INSTALL 100MM OF STANDARD BASECOURSE M4 COMPACTED TO 95% RELATIVE COMPACTION, AND COVER THIS WITH A 30MM DEPTH OF 20MM NO-FINES CHIPS. REINFORCE WITH 665 GRADE 300 MESH, PLUS A D12 BAR TO ALL EDGES, AND POUR THE ORDINARY GRADE (20MPA) CONCRETE SLAB (100MM)

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

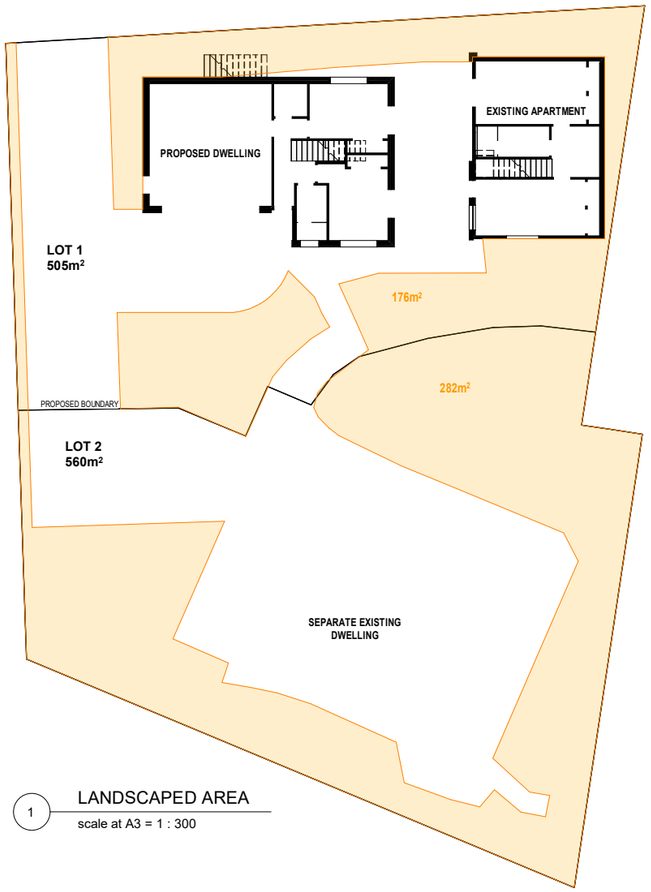
N

issue date: 14/10/2026
scale at A3: As indicated
sheet name:
PROPOSED SITE PLAN

sheet: A0-11
revision : A

DR: RW RV: MM ID : MAD26032

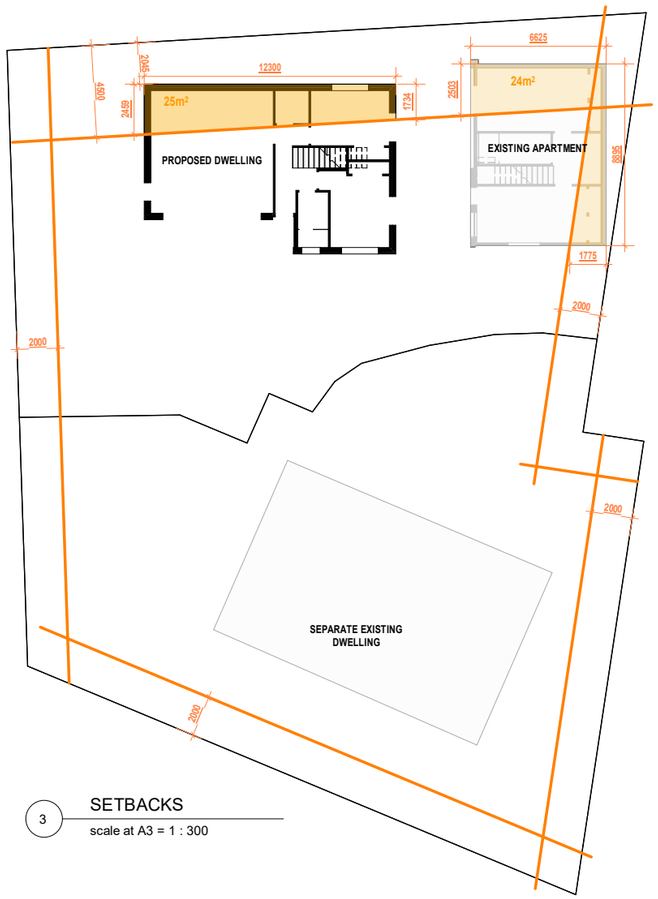
SUBURBAN RESIDENTIAL - LOW DENSITY			
Building Height Maximum	Maximum	Rolling 8m above ground	COMPLIANT
HIRB North	Maximum	North : 2.5m + 55°	COMPLIANT
	Maximum	East & West : 2.5m + 45°	COMPLIANT
	Maximum	South : 2.5m + 35°	COMPLIANT
Setbacks	Minimum	Road : 4.5m	N/C (proposed 2m setback)
		Other : 2.0m	Existing side infringement
Building Coverage **Lot 1**	Maximum	40% of 505m² = **202m²**	**161m² 32%** (COMPLIANT)
Landscape Area **Lot 1**	Minimum	30% of 505m² = **151m²**	**176m² 34%** (COMPLIANT)
Building Coverage **Lot 2**	Maximum	40% of 560m² = **224m²**	**128m² 23%** (COMPLIANT)
Landscape Area **Lot 2**	Minimum	30% of 560m² = **168m²**	**282m² 50%** (COMPLIANT)



1 LANDSCAPED AREA
scale at A3 = 1 : 300

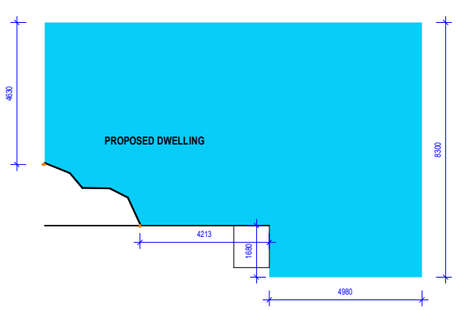


2 BUILDING COVERAGE
scale at A3 = 1 : 300

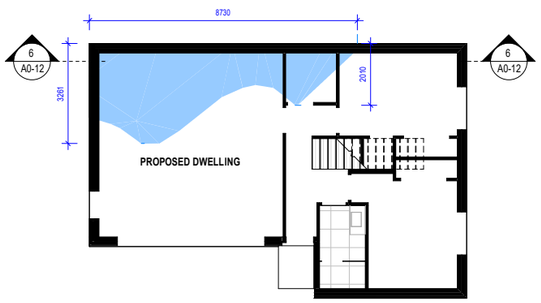


3 SETBACKS
scale at A3 = 1 : 300

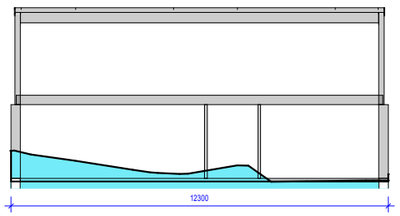
EARTHWORKS			
EARTHWORKS AREA :			
	CUT AREA A		= 85m²
EARTHWORKS VOLUME :			
	CUT VOL A	85m² x 0.7	= 60m³



4 EARTHWORKS - BELOW FFL (SLAB)
scale at A3 = 1 : 200



5 EARTHWORKS - ABOVE FFL
scale at A3 = 1 : 200



6 EARTHWORKS - SECTION
scale at A3 = 1 : 200

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO EE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

PROJECT INFORMATION:

LOT:	1
CT:	CT OT17A/333
DP:	25043
TA:	QUEENSTOWN
CORROSION ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	High
SITE AREA:	1071m²

PLANNING INFORMATION:

RMA ZONE:	Suburban Residential - Low Density
CONTROLS:	
OVERLAYS & DESIGNATIONS:	

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

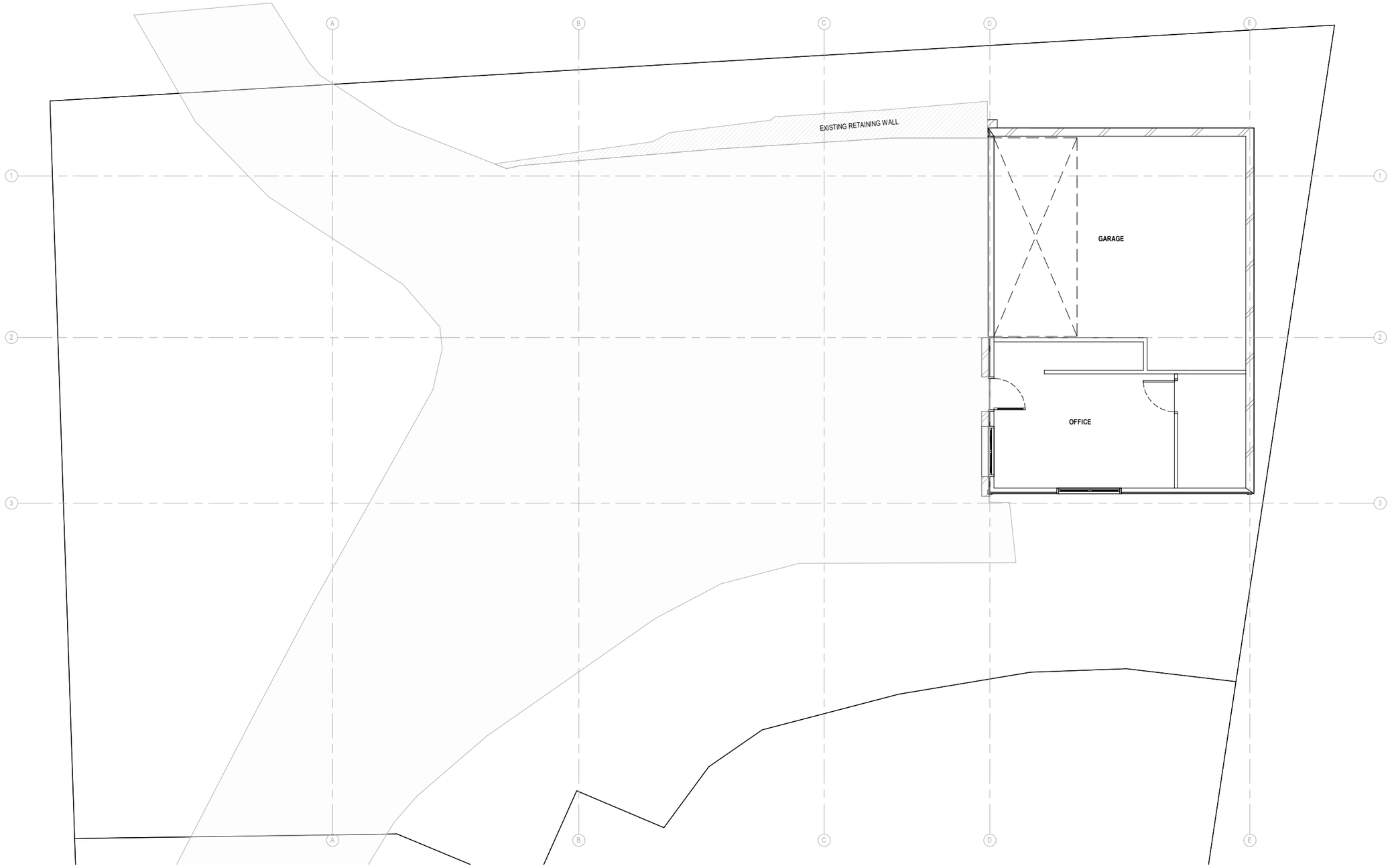
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date:
14/10/2026
scale at A3:
As indicated
sheet name:
SITE COVERAGES

sheet:
A0-12
revision :
A

DR: RW RV: MM ID : MAD26032

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.



EXISTING FLOOR AREA

INTERNAL FLOOR AREA - MEASURED FROM OUTSIDE OF EXTERNAL WALL STUD, UNLESS STATED OTHERWISE...

Existing Ground Floor	57 m²	**+365.310**
Existing First Floor	44 m²	**+367.930**
	101 m²	

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

N

issue date:
14/10/2026
scale at A3:
1 : 100
sheet name:
EXISTING GROUND FLOOR

sheet:
A1-01
revision :
A

DR: RW RV: MM ID : MAD26032



GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

EXISTING FLOOR AREA

INTERNAL FLOOR AREA - MEASURED FROM OUTSIDE OF EXTERNAL WALL STUD, UNLESS STATED OTHERWISE...

Existing Ground Floor	57 m²	**+365.310**
Existing First Floor	44 m² 101 m²	**+367.930**

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

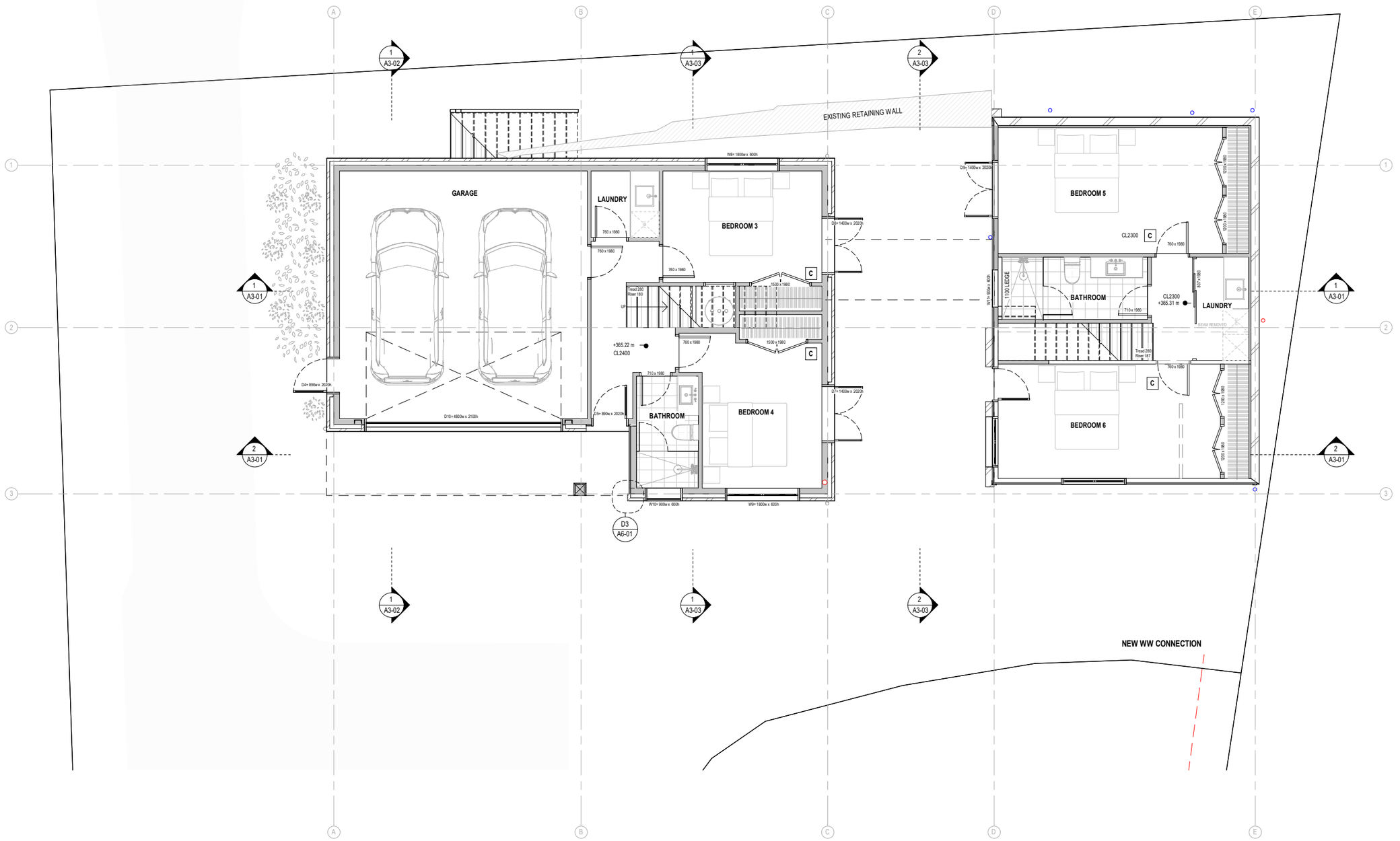
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

N

issue date:
14/10/2026
scale at A3:
1 : 100
sheet name:
EXISTING FIRST FLOOR

sheet:
A1-02
revision :
A

DR: RW RV: MM ID : MAD26032



GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZS CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO EE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

WALL KEY :

EXISTING TIMBER STUD	=	
PROPOSED TIMBER STUD	=	
EXISTING CONCRETE BLOCK	=	
DEMOLISHED WALL	=	

FLOOR KEY :

POLISHED CONCRETE FLOOR	=	
CARPET	=	C
SELECTED TIMBER OVERLAY	=	
SELECTED TILE	=	

PROPOSED FLOOR AREA

INTERNAL FLOOR AREA - MEASURED FROM OUTSIDE OF EXTERNAL WALL STUD, UNLESS STATED OTHERWISE...

Proposed Ground Floor	90 m²	**+365.222**
Proposed First Floor	87 m²	**+367.930**
Existing Ground Floor	57 m²	**+365.310**
Existing First Floor	40 m²	**+367.930**
	274 m²	

Total Floor Area:

Existing Apartment	94 m²
New Dwelling	177 m²

HANDRAILS :

TO BE INSTALLED 900MM MINIMUM & 1000MM MAXIMUM ABOVE STAIRS.

FIRE RESISTANT DOOR HARDWARE :
FIRE RESISTANT HANDWARE TO BE INSTALLED ON MAIN EGRESS DOORWAYS ON EACH DWELLING

EXTERNAL STAIRS : **280mm** TREAD MINIMUM **190mm** RISER MAXIMUM

ALL STAIRS TO BE INSTALLED WITH ACROSS PROFILE & TO BE COATED & TO COMPLY WITH D1/AS1 TABLE 2

INTERNAL STAIRS : **280mm** TREAD MINIMUM
PRIMARY **190mm** RISER MAXIMUM

TO COMPLY WITH D1/AS1 TABLE 2

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

N

issue date:
14/10/2026
scale at A3:
1:100
sheet name:
PROPOSED GROUND FLOOR

sheet:
A1-11
revision :
A

DR: RW RV: MM ID : MAD26032



REPLACE FLOORING SUBSTRATE AND UPGRADE EXISTING BATHROOM

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO EE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

WALL KEY :

EXISTING TIMBER STUD	=	
PROPOSED TIMBER STUD	=	
EXISTING CONCRETE BLOCK	=	
DEMOLISHED WALL	=	

FLOOR KEY :

POLISHED CONCRETE FLOOR	=	
CARPET	=	C
SELECTED TIMBER OVERLAY	=	
SELECTED TILE	=	

PROPOSED FLOOR AREA

INTERNAL FLOOR AREA - MEASURED FROM OUTSIDE OF EXTERNAL WALL STUD, UNLESS STATED OTHERWISE...

Proposed Ground Floor	90 m²	**+365.222**
Proposed First Floor	87 m²	**+367.930**
Existing Ground Floor	57 m²	**+365.310**
Existing First Floor	40 m² 274 m²	**+367.930**

Total Floor Area:

Existing Apartment	94 m²
New Dwelling	177 m²

HANDRAILS :
TO BE INSTALLED 900MM MINIMUM & 1000MM MAXIMUM ABOVE STAIRS.

FIRE RESISTANT DOOR HARDWARE :
FIRE RESISTANT HANDWARE TO BE INSTALLED ON MAIN EGRESS DOORWAYS ON EACH DWELLING

EXTERNAL STAIRS : **280mm** TREAD MINIMUM **190mm** RISER MAXIMUM
ALL STAIRS TO BE INSTALLED WITH ACROSS PROFILE & TO BE COATED & TO COMPLY WITH D1/AS1 TABLE 2

INTERNAL STAIRS : **280mm** TREAD MINIMUM
PRIMARY **190mm** RISER MAXIMUM
TO COMPLY WITH D1/AS1 TABLE 2

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

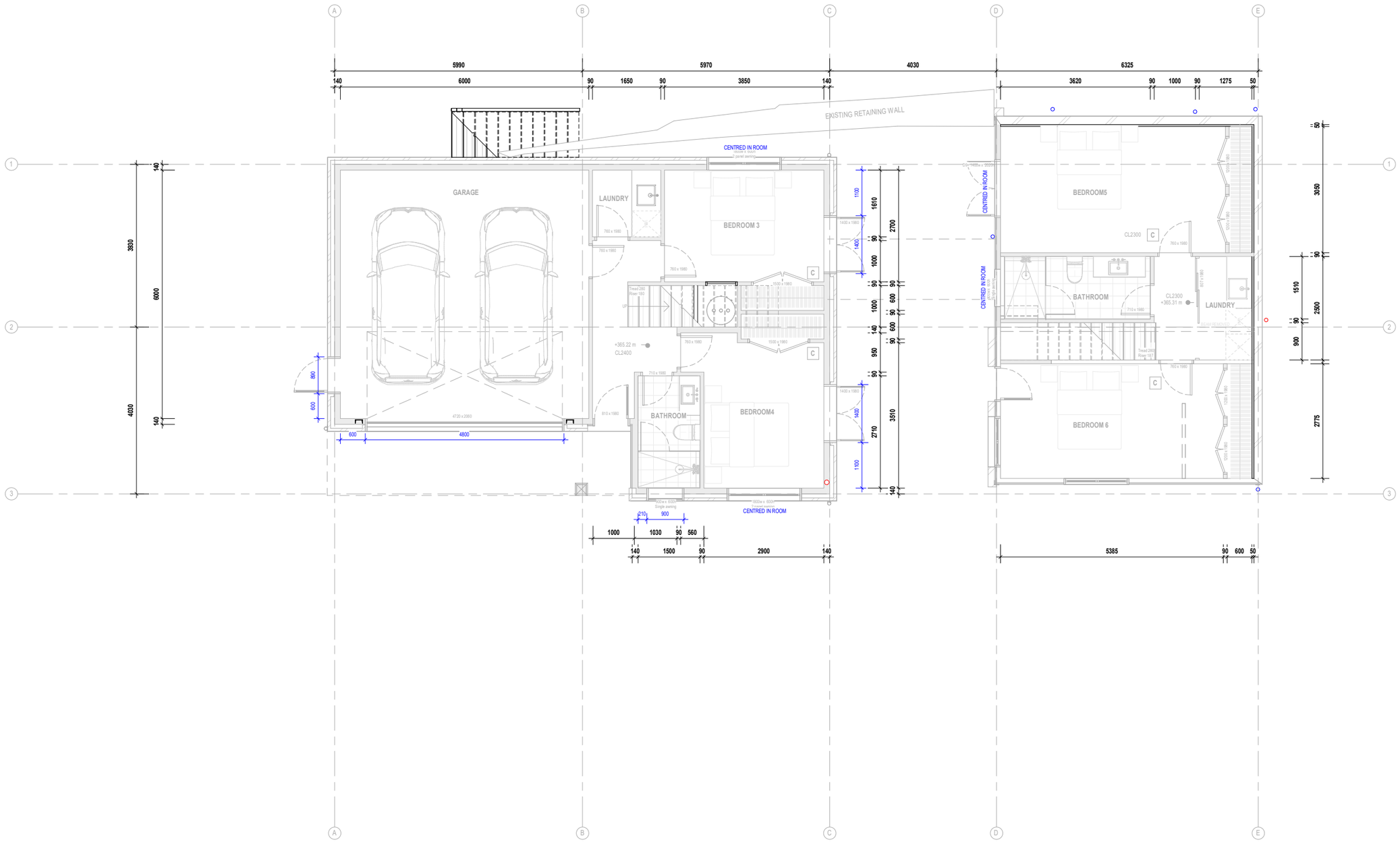
N

issue date:
14/10/2026
scale at A3:
1:100
sheet name:
PROPOSED FIRST FLOOR

sheet:
A1-12
revision :
A

DR: RW RV: MM ID : MAD26032

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO EE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.



PROPOSED FLOOR AREA

INTERNAL FLOOR AREA - MEASURED FROM OUTSIDE OF EXTERNAL WALL STUD, UNLESS STATED OTHERWISE...

Proposed Ground Floor	90 m²	+365.222
Proposed First Floor	87 m²	+367.930
Existing Ground Floor	57 m²	+365.310
Existing First Floor	40 m²	+367.930
	274 m²	

Total Floor Area:

Existing Apartment	94 m²
New Dwelling	177 m²

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

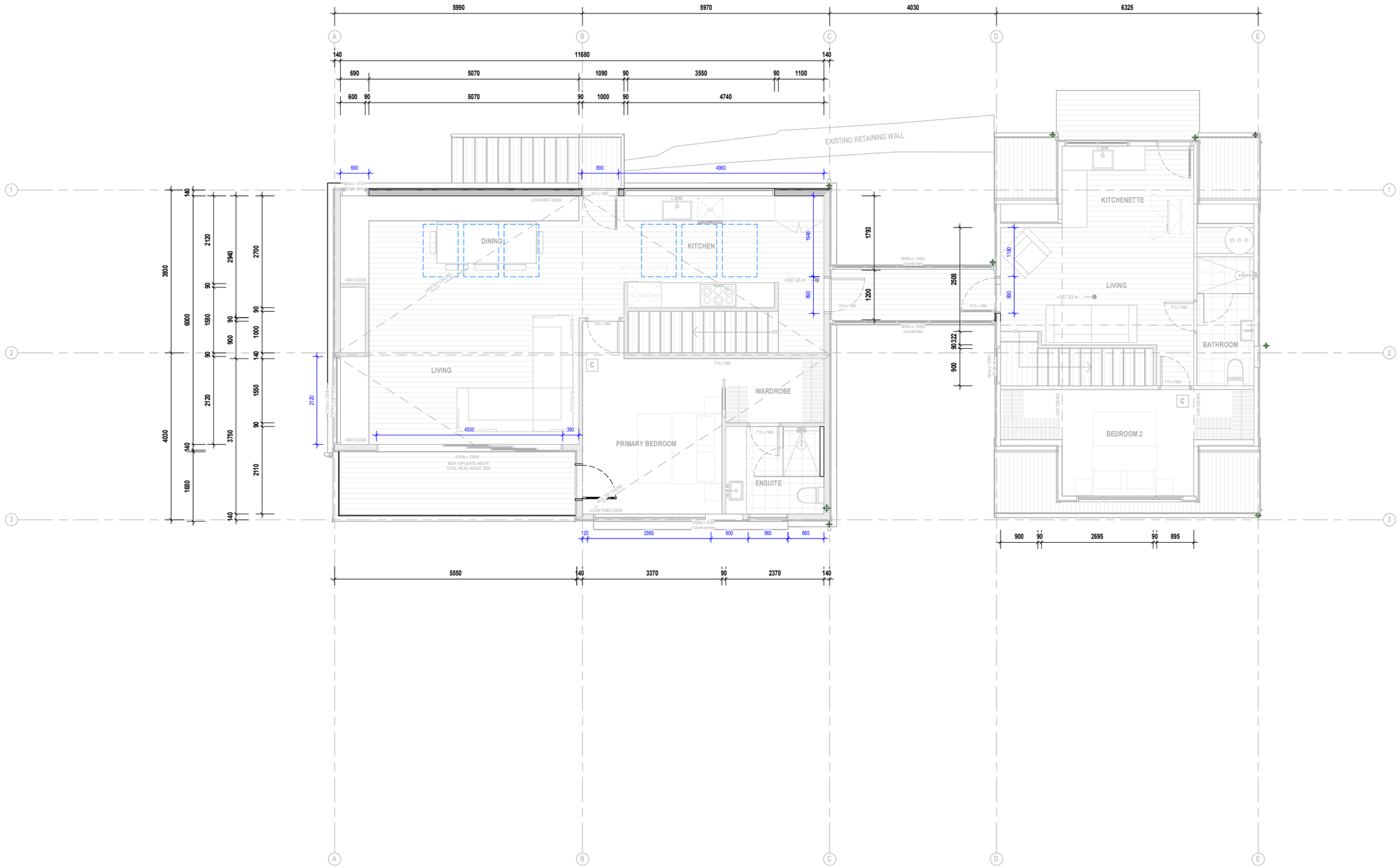
MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

N

issue date:
14/10/2026
scale at A3:
1:100
sheet name:
GROUND FLOOR DIMENSION PLAN
sheet:
A1-13
revision :
A

DR: RW RV: MM ID : MAD26032



GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO EE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

WALL KEY :

EXISTING TIMBER STUD	=	
PROPOSED TIMBER STUD	=	
EXISTING CONCRETE BLOCK	=	
DEMOLISHED WALL	=	

FLOOR KEY :

POLISHED CONCRETE FLOOR	=	
CARPET	=	C
SELECTED TIMBER OVERLAY	=	
SELECTED TILE	=	

PROPOSED FLOOR AREA

INTERNAL FLOOR AREA - MEASURED FROM OUTSIDE OF EXTERNAL WALL STUD, UNLESS STATED OTHERWISE...

Proposed Ground Floor	90 m²	+365.222
Proposed First Floor	87 m²	+367.930
Existing Ground Floor	57 m²	+365.310
Existing First Floor	40 m²	+367.930
	274 m²	

Total Floor Area:

Existing Apartment	94 m²
New Dwelling	177 m²

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

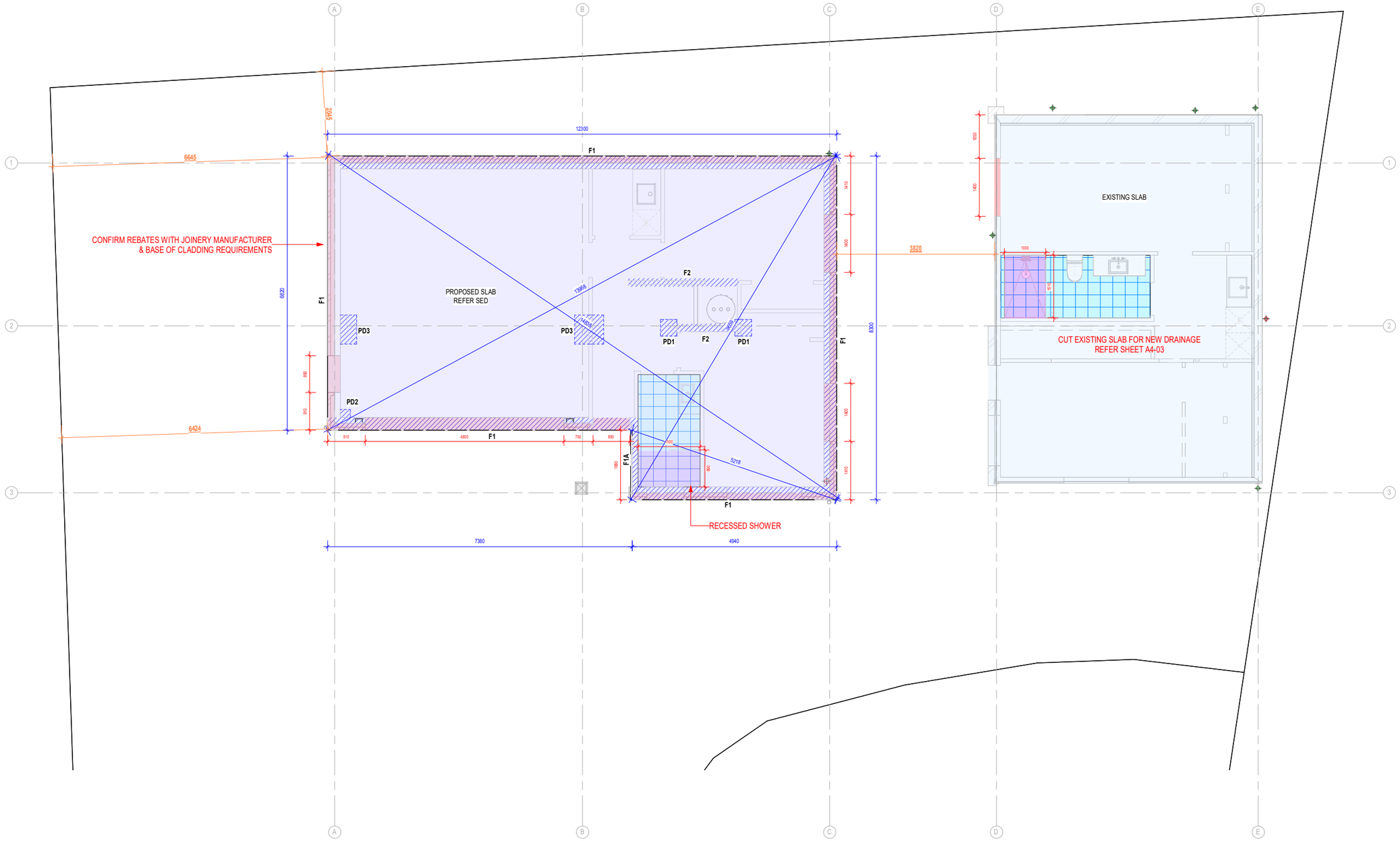
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

N

issue date:
14/10/2026
scale at A3:
1:100
sheet name:
FIRST FLOOR DIMENSION PLAN
sheet:
A1-14
revision :
A

DR: RW RV: MM ID : MAD26032

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.



CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

DHC

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

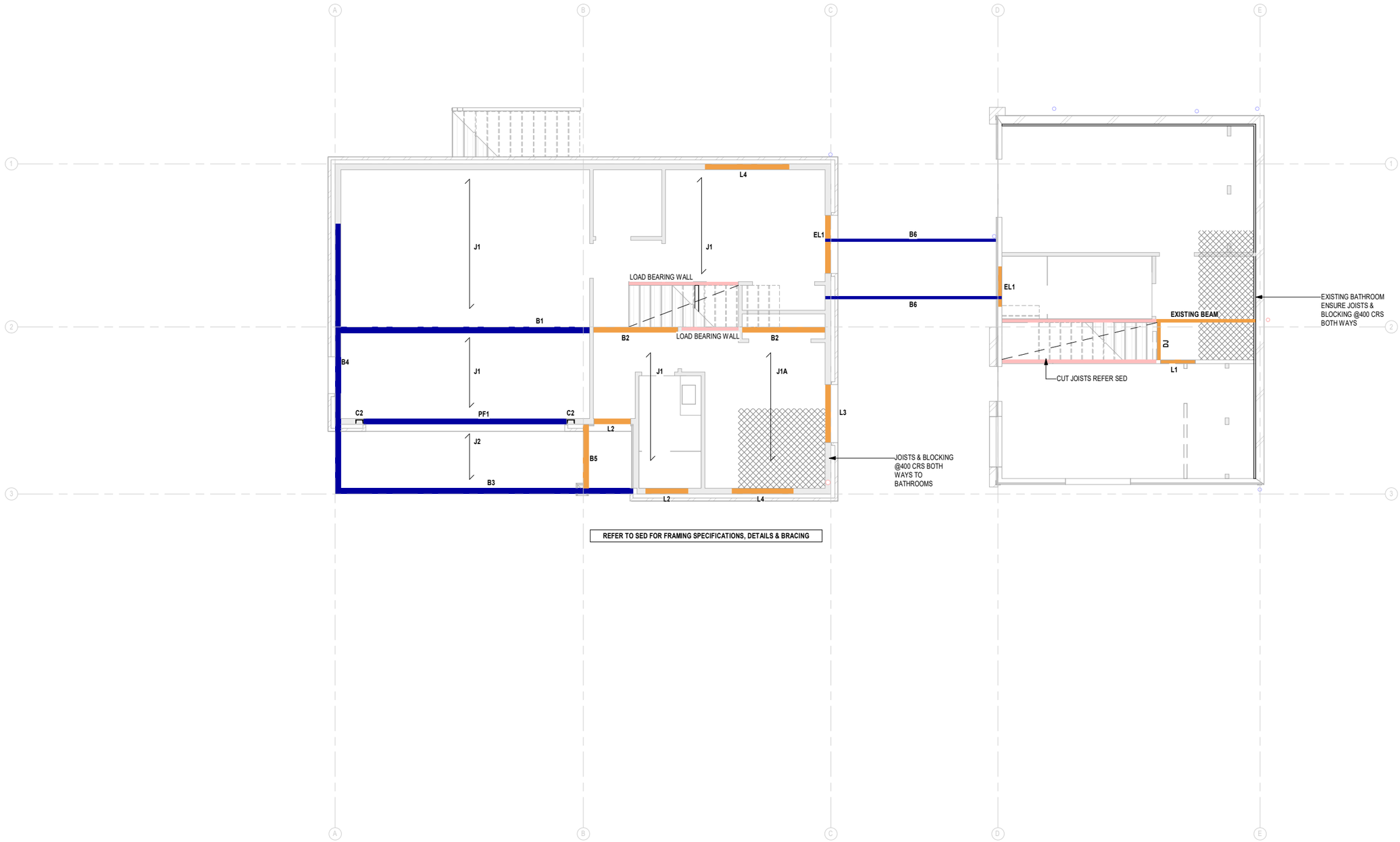
N

issue date:
14/10/2026
scale at A3:
1:100
sheet name:
PROPOSED SLAB PLAN

sheet:
A1-15
revision :
A

DR: RW RV: MM ID : MAD26032

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NDS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.



REFER TO SED FOR FRAMING SPECIFICATIONS, DETAILS & BRACING

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

DHC

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

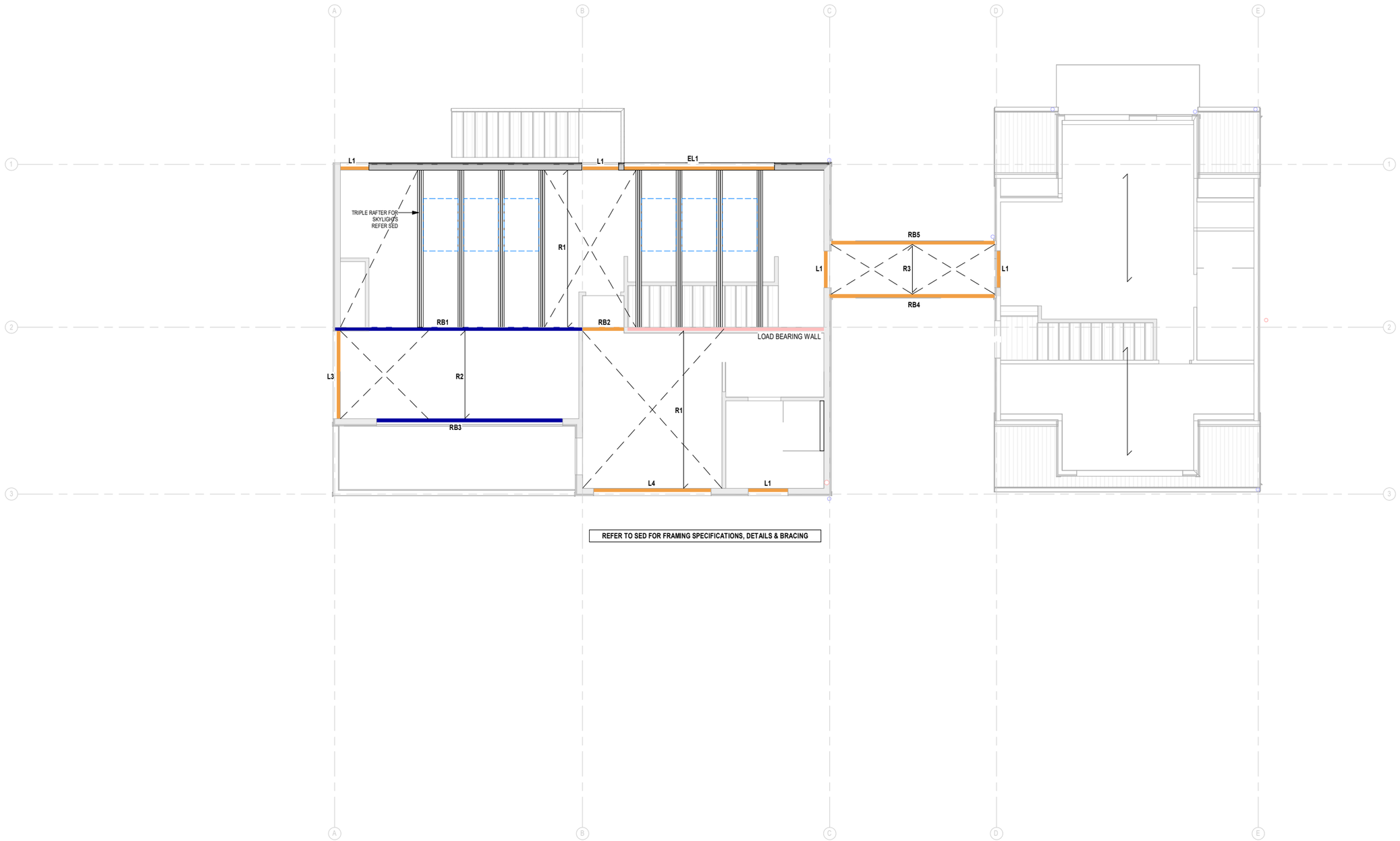
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

N

issue date:
14/10/2026
scale at A3:
1:100
sheet name:
FIRST FLOOR FRAMING

sheet:
A1-16
revision :
A

DR: RW RV: MM ID : MAD26032



REFER TO SED FOR FRAMING SPECIFICATIONS, DETAILS & BRACING

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NDS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

DHC

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

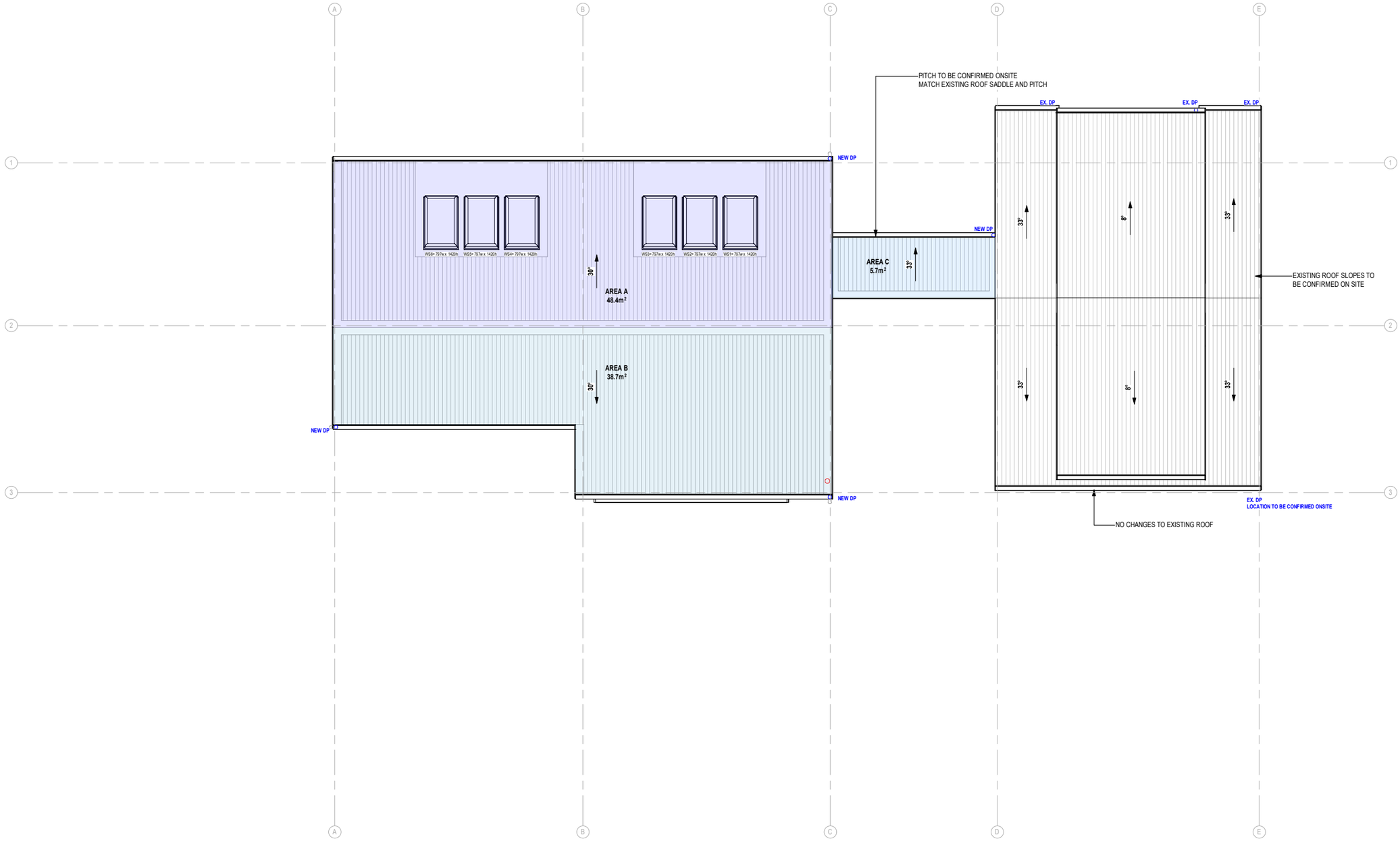
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

N

issue date:
14/10/2026
scale at A3:
1:100
sheet name:
ROOF FRAMING & LINTELS

sheet:
A1-17
revision :
A

DR: RW RV: MM ID : MAD26032



GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

ROOF BRACING -
1 ROOF BRACE PER 50M²
A PAIR OF TENSIONED AND CROSSED LUMBERLOK STRIP BRACES OVER TOP CHORDS/RAFTERS INSTALLED @ 45° ± 5° TO THE RAFTER OR PURLIN LINE. FIXED WITH 5 X 30MM X 3.15 DIA. NAILS EACH END AND 1 X 30MM X 3.15 DIA. NAIL AT CROSSING (AFTER TENSIONING) OR A HIP OR VALLEY RAFTER RUNNING CONTINUOUSLY FROM RIDGE TO THE TOP PLATE IN ACCORDANCE WITH NZS 3604:2011



ROOF KEY

OO	=	OVERFLOW OUTLET
RH	=	RAINHEAD
DP	=	DOWN PIPE
TV	=	TERMINAL VENT
CP	=	CESSPIT
FE	=	FLUSH EAVE
FB	=	FLUSH BARGE
OH	=	OVERHANG
ETR	=	EXTRACT THROUGH ROOF
ETW	=	EXTRACT THROUGH WALL
ETS	=	EXTRACT THROUGH SOFFIT

SPOUTING
CROSS-SECTIONAL AREA OF EXTERNAL GUTTER, BASED ON 100MM/H RAINFALL INTENSITY AS PER FIGURE 15 & PARAGRAPHS 5.1.2 AND 5.1.3, E1/AS1
NUMBER OF DOWNPIPES SPECIFIED AS PER TABLE 5, E1/AS1

ROOF AREA A (MAIN ROOF)	PITCH	30°
	AREA	48.4m²
	GUTTER X/S	8627mm²
ROOF AREA B (MAIN ROOF)	PITCH	30°
	AREA	38.7m²
	GUTTER X/S	8627mm²
ROOF AREA A (LINK)	PITCH	33°
	AREA	5.7m²
	GUTTER X/S	8627mm²

METALCRAFT HALF ROUND
GUTTER X/S 8627mm²

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

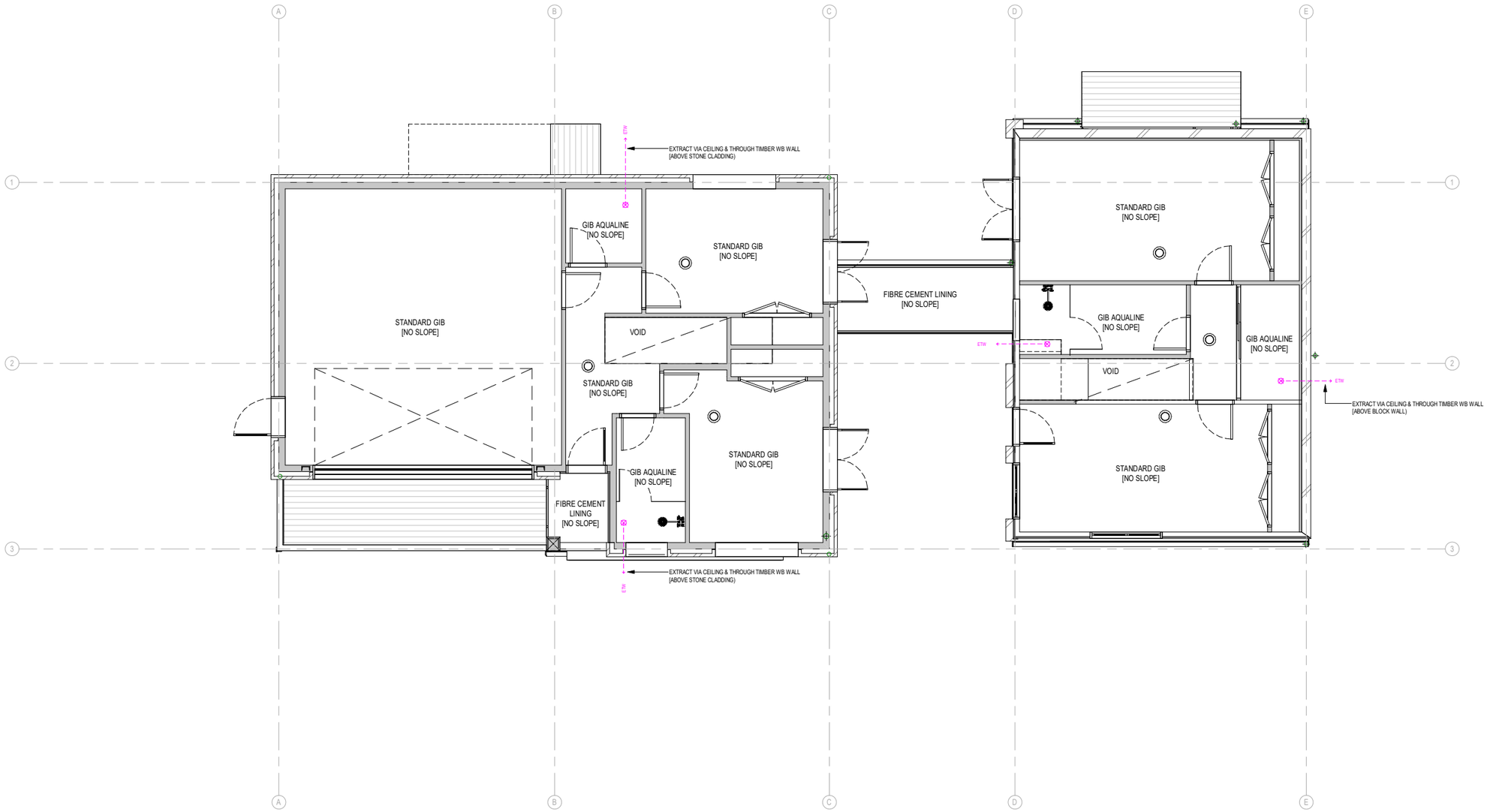
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

N

issue date:
14/10/2026
scale at A3:
1 : 100
sheet name:
PROPOSED ROOF PLAN

sheet:
A1-20
revision :
A

DR: RW RV: MM ID : MAD26032



GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

MECHANICAL VENTILATION :
SPACES IN HOUSEHOLD UNITS THAT CONTAIN COOKTOPS, SHOWERS AND/OR BATHS MUST HAVE MECHANICAL EXTRACT FANS INSTALLED TO REMOVE MOISTURE GENERATED BY THESE FIXTURES. MECHANICAL EXTRACTOR FANS (INCLUDING ASSOCIATED DUCTING) MUST HAVE A FLOWRATE NOT LESS THAN :

25 L/s FOR SHOWERS & BATHS,
50 L/s FOR COOKTOPS,
40 L/s FOR LAUNDRY

ETW	=	EXTRACTOR THROUGH WALL
ETS	=	EXTRACTOR THROUGH SOFFIT
ETR	=	EXTRACTOR THROUGH ROOF

SMOKE DETECTORS : **SD**
ALLOW TO INSTALL INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH NZBC F7/AS1, C/AS1 & C/AS2
REFER SPECIFICATION TO NEW ZEALAND STANDARD NZS 4514

C1/AS1
RECESSED LUMINARIES:
TO BE RATED IC, IC-F OR IC-4 FOR INSULATION TO BE INSTALLED OVER

D1/AS1
ARTIFICIAL LIGHTING :
HALLWAYS AND INTERNAL ROOMS WITH NO WINDOWS SHALL BE PROVIDED WITH ADEQUATE ARTIFICIAL LIGHTING WHICH, WHEN ACTIVATED IN THE ABSENCE OF SUFFICIENT NATURAL LIGHT WILL ENABLE SAFE MOVEMENT

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

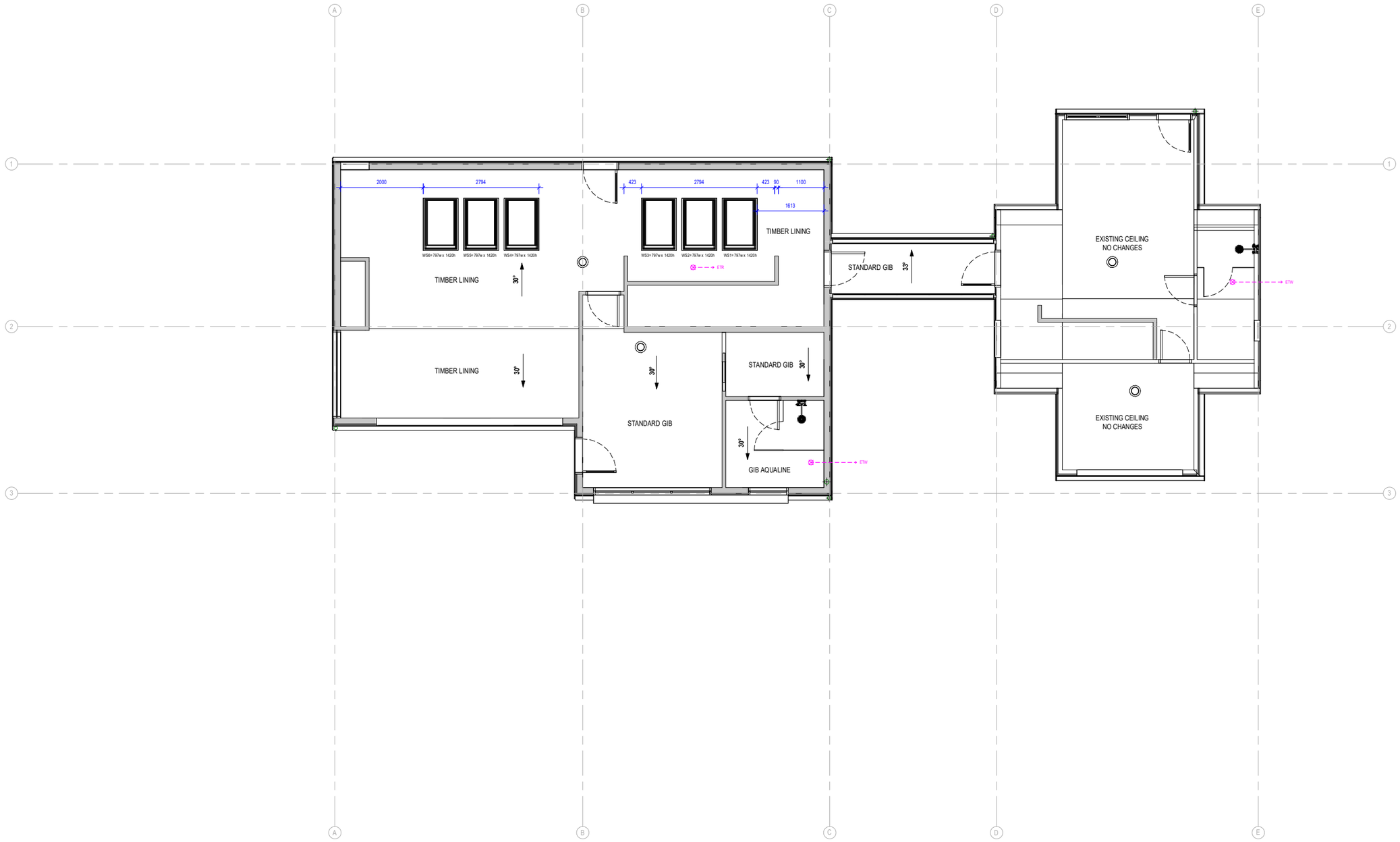
N

address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date:
14/10/2026
scale at A3:
1:100
sheet name:
REFLECTED CEILING PLAN
GROUND FLOOR

sheet:
A1-21
revision :
A

DR: RW RV: MM ID : MAD26032



GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

MECHANICAL VENTILATION :
SPACES IN HOUSEHOLD UNITS THAT CONTAIN COOKTOPS, SHOWERS AND/OR BATHS MUST HAVE MECHANICAL EXTRACT FANS INSTALLED TO REMOVE MOISTURE GENERATED BY THESE FIXTURES. MECHANICAL EXTRACTOR FANS (INCLUDING ASSOCIATED DUCTING) MUST HAVE A FLOWRATE NOT LESS THAN :

25 L/s FOR SHOWERS & BATHS,
50 L/s FOR COOKTOPS,
40 L/s FOR LAUNDRY

ETW	=	EXTRACTOR THROUGH WALL
ETS	=	EXTRACTOR THROUGH SOFFIT
ETR	=	EXTRACTOR THROUGH ROOF

SMOKE DETECTORS : **SD**
ALLOW TO INSTALL INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH NZBC F7/AS1, C/AS1 & C/AS2
REFER SPECIFICATION TO NEW ZEALAND STANDARD NZS 4514

C1/AS1
RECESSED LUMINARIES:
TO BE RATED IC, IC-F OR IC-4 FOR INSULATION TO BE INSTALLED OVER

D1/AS1
ARTIFICIAL LIGHTING :
HALLWAYS AND INTERNAL ROOMS WITH NO WINDOWS SHALL BE PROVIDED WITH ADEQUATE ARTIFICIAL LIGHTING WHICH, WHEN ACTIVATED IN THE ABSENCE OF SUFFICIENT NATURAL LIGHT WILL ENABLE SAFE MOVEMENT

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

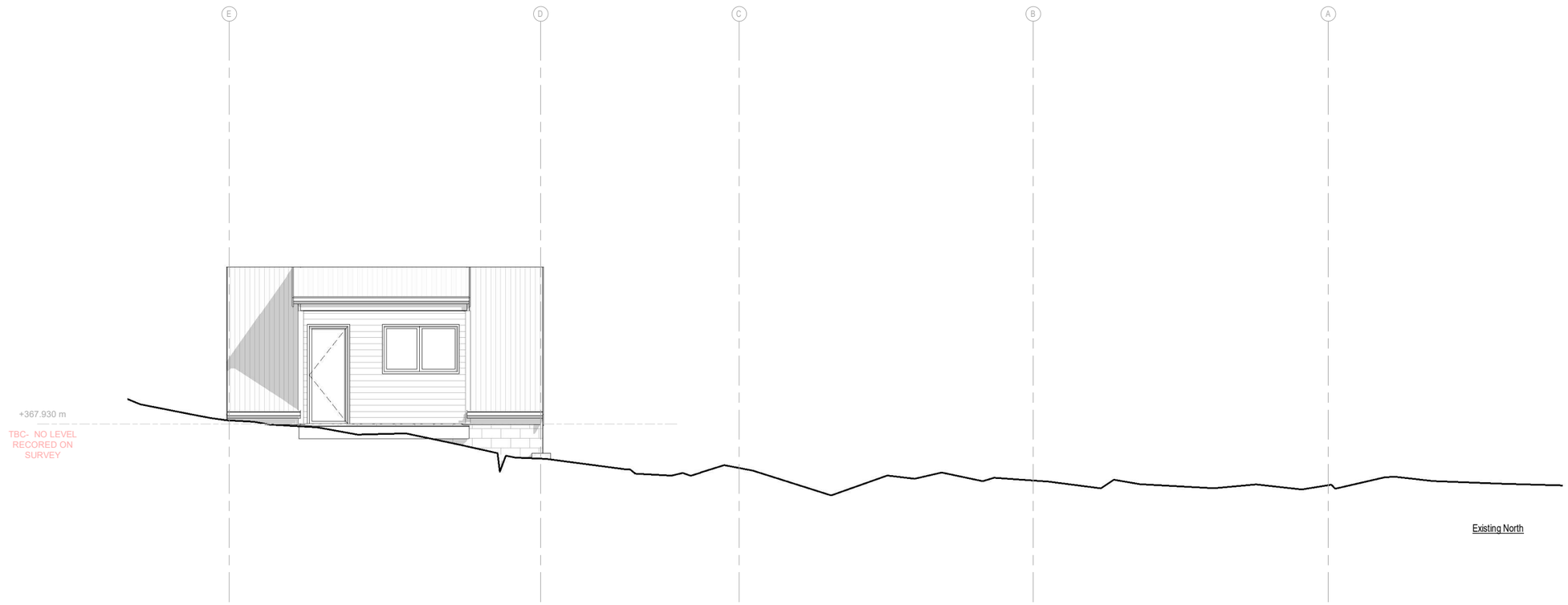
address :
26 PANNERS WAY,
QUEENSTOWN 9300

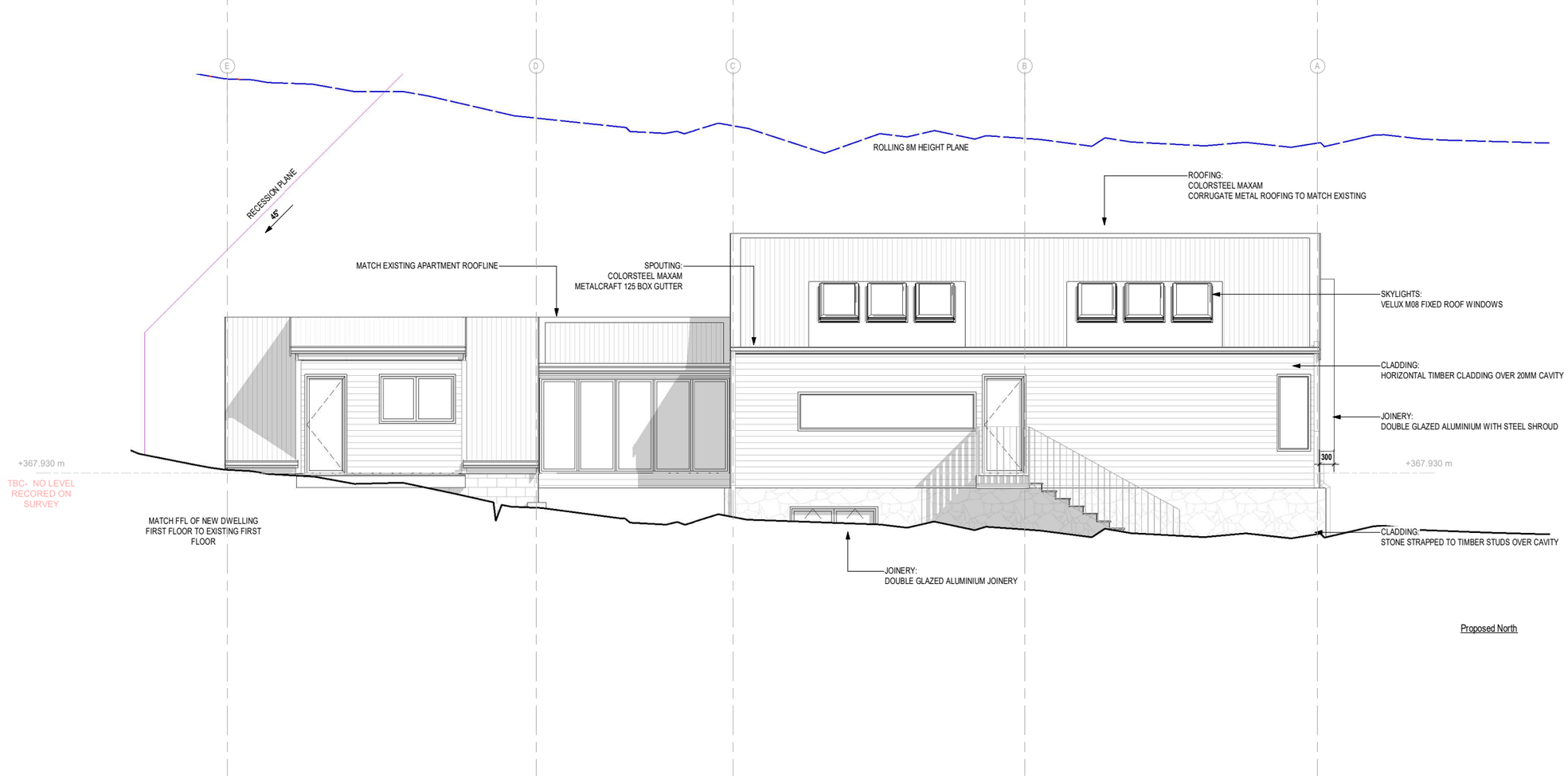
N

issue date:
14/10/2026
scale at A3:
1:100
sheet name:
REFLECTED CEILING PLAN
FIRST FLOOR

sheet:
A1-22
revision :
A

DR: RW RV: MM ID : MAD26032





GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW
		FOR BUILDING CONSENT	

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

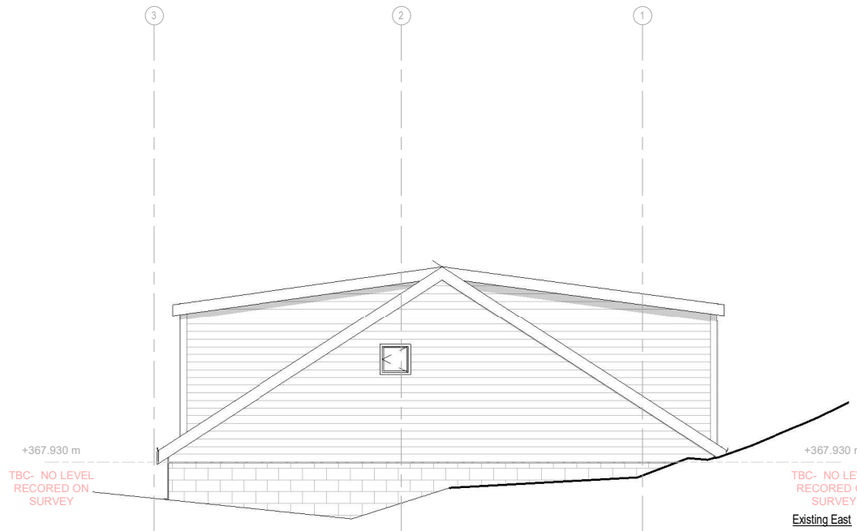
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

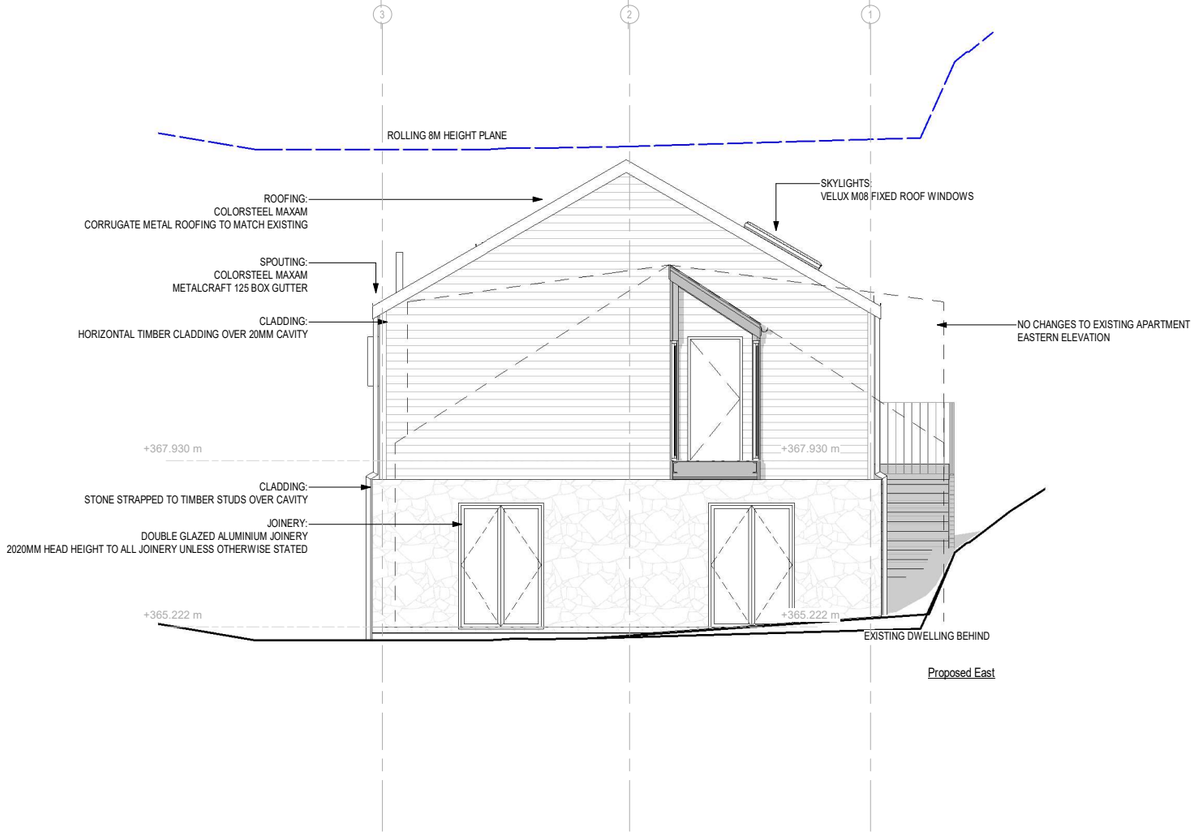
issue date:
14/10/2026
scale at A3:
1 : 100
sheet name:
NORTHERN ELEVATION

sheet:
A2-11
revision :
A

DR: RW RV: MM ID : MAD26032



Existing East



Proposed East

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN

project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date:
14/10/2026

scale at A3:
1 : 100

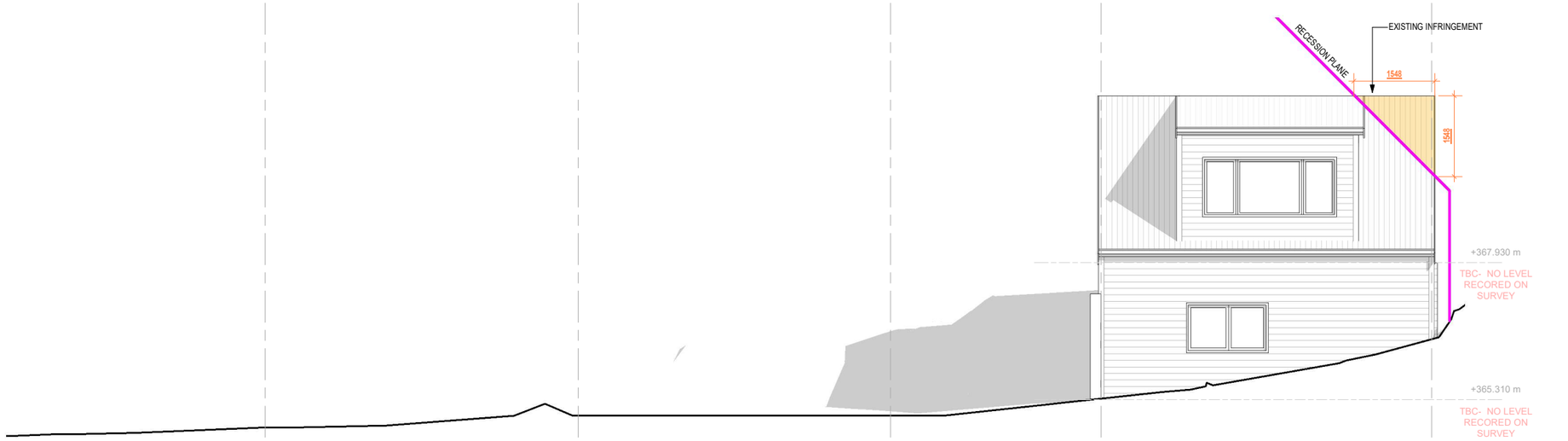
sheet name:
EASTERN ELEVATION

sheet:
A2-12

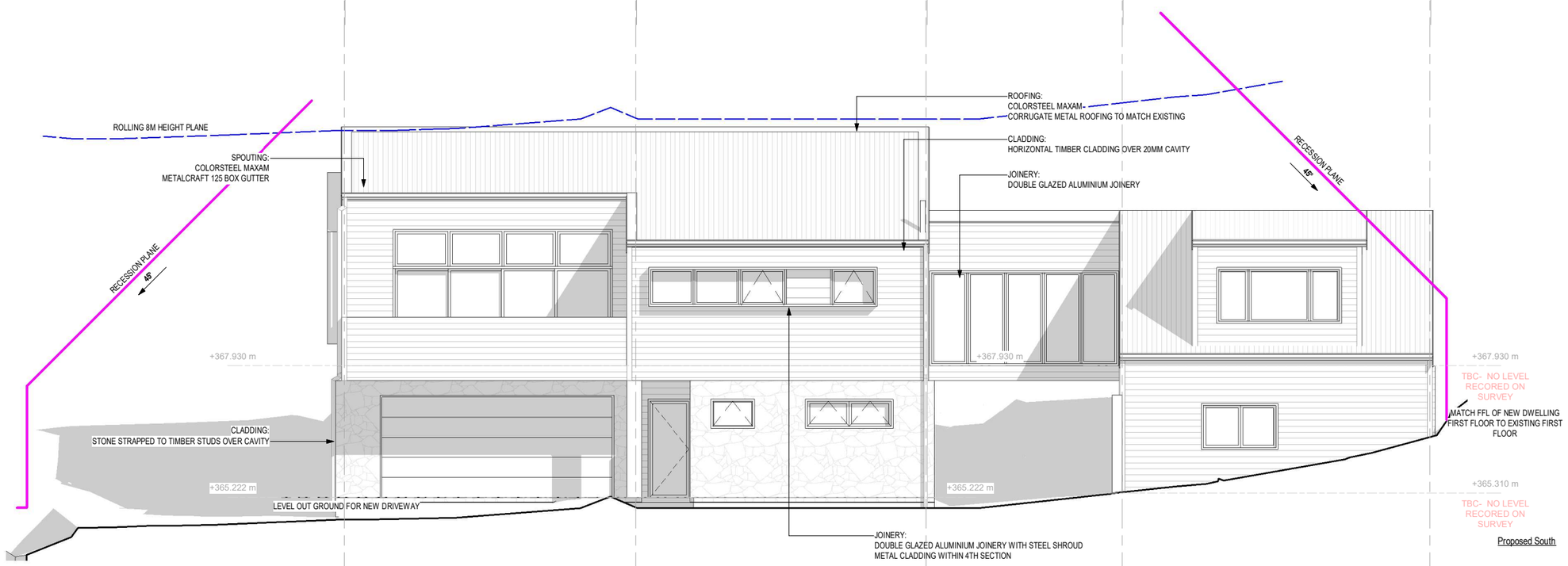
revision :
A

DR: RW RV: MM ID : MAD26032

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.



Existing South



Proposed South

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

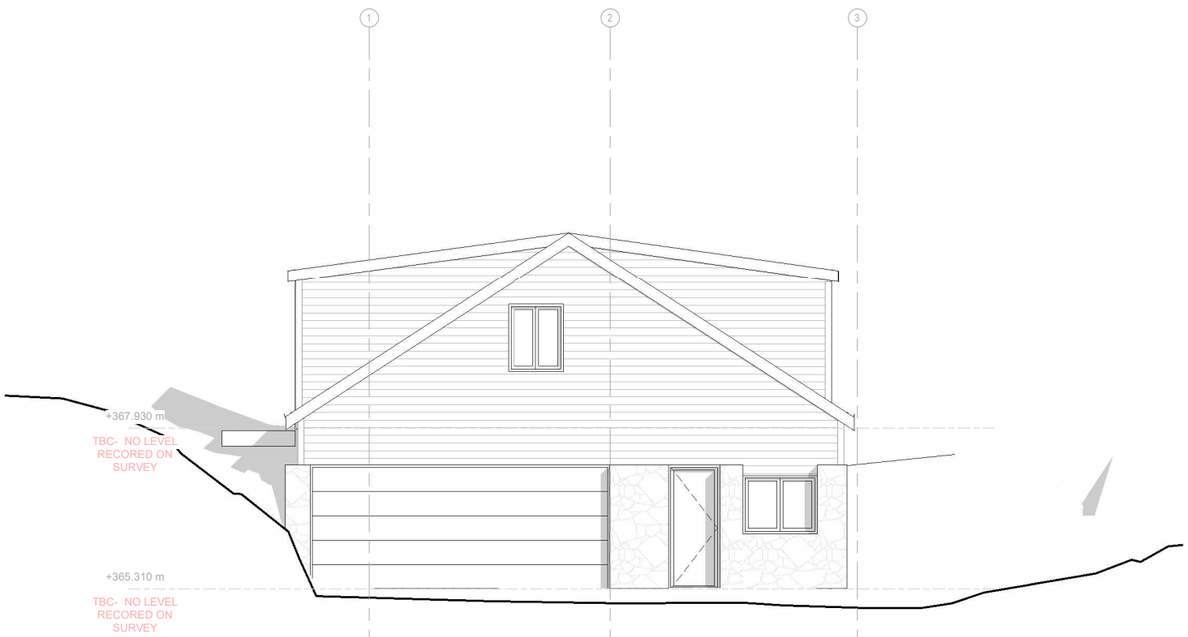
address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date:
14/10/2026
scale at A3:
1 : 100
sheet name:
SOUTHERN ELEVATION

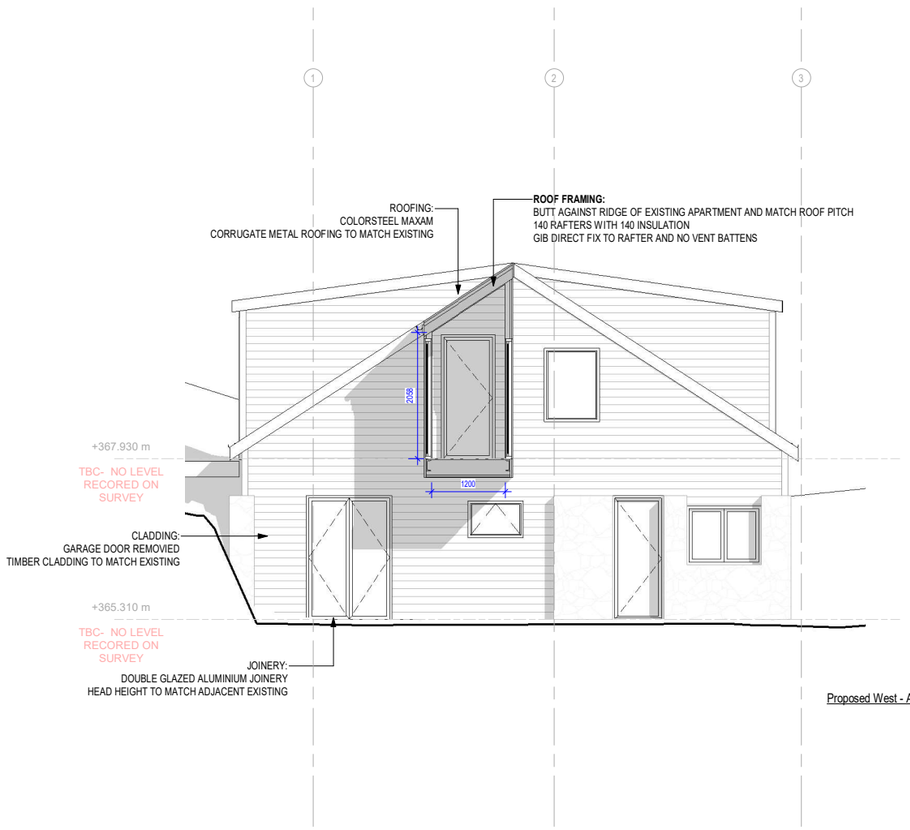
sheet:
A2-13
revision :
A

DR: RW RV: MM ID : MAD26032

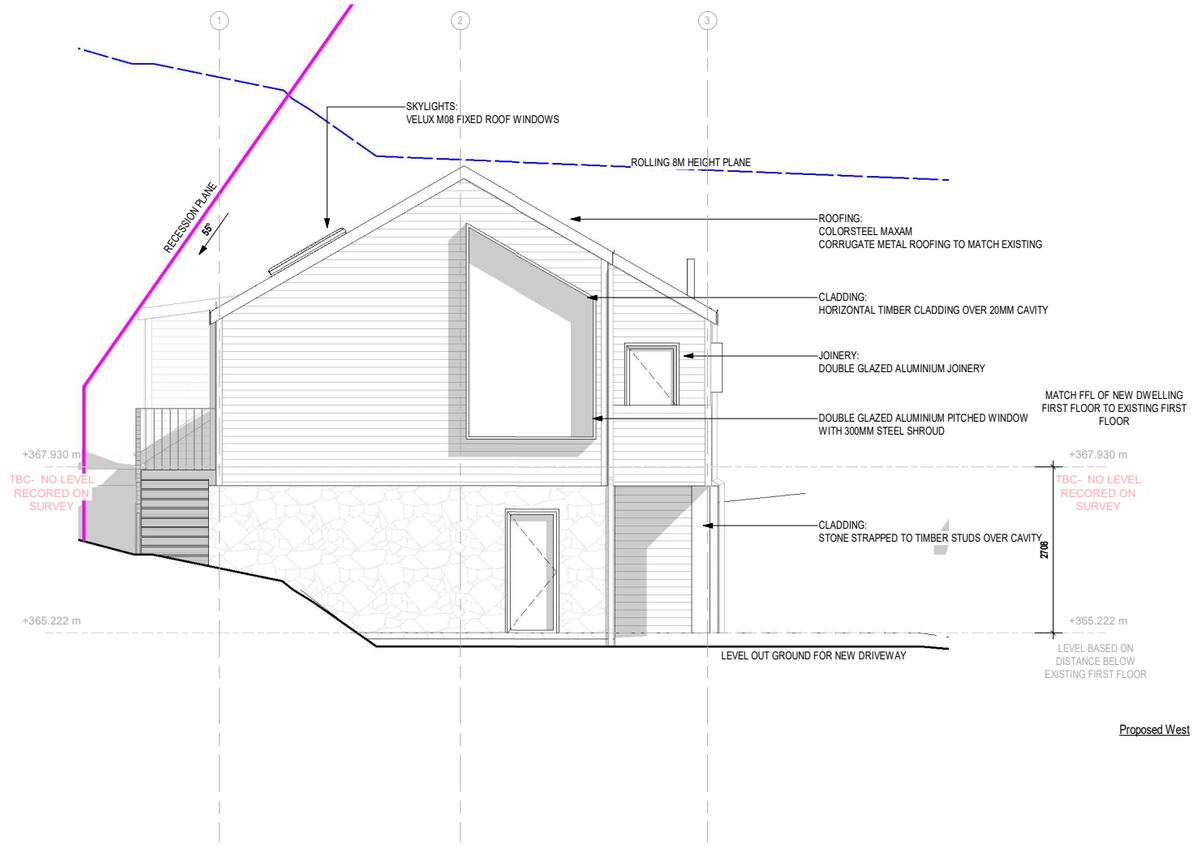
GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.



Existing West



Proposed West - Apartment



Proposed West

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date:
14/10/2026
scale at A3:
1 : 100
sheet name:
WESTERN ELEVATION

sheet:
A2-14
revision :
A

DR: RW RV: MM ID : MAD26032

SPECIFICATIONS :

1. SKILLION ROOF FRAMING:
(refer to engineers specifications)

R1 = H1.2 SG8 2/240 x 45 rafters @ **600crs** Type E fixings
R2 = H1.2 SG8 240 x 45 rafters @ **600crs** Type E fixings
R3 = H1.2 SG8 140 x 45 rafters @ **480crs** Type E fixings

R4.5 165mm PinkBatts skillion insulation with
25mm minimum between insulation and roof underlay

13mm Gib Standard ceiling lining over GIB Rondo battens @ 600 ctrs

2. ROOFING

Metalcraft corrugate longrun roofing
VENT Ventilation & Drainage Batten 20mm – VB20 & ridge vent fixed over Thermakraft CoverTek 405 roofing underlay
over H1.2 SG8 90 x 45 purlins @ 900 ctrs ,
600crs end span to comply with E2/AS1

1 / 10g self-drilling screw, 80 mm long, Alternative fixing capacity (2.4kN)
refer to NZS3604:2011 Table10.10
12G x 65mm or 14G x 75mm with load spreading washer

3. FASCIA / BARGES:

H3.1 pine fascia and barge
Colorsteel Maxx spouting & 80mm downpipes
4.5mm HardieSoffit lining fixed to H1.2 SG8 90 x 45 soffit framing @ 600 ctrs

4. EXTERNAL WALLS:

(UP TO 2.7m)

H1.2 SG8 140 x 45 framing @ 600crs
with nogging @ max 800 ctrs

(UP TO 4.8m)

H1.2 SG8 140 x 90 framing @ 400crs
with nogging @ max 800 ctrs

Top plate fixed to studs with 2/90 x 3.15 skewed nails + 2 wire dogs (4.7kN)

Bottom plate fixed to concrete slab with Proprietary anchors 150 mm of each end of the plate and at a maximum of 900 mm centres

R3.2 PinkBatts Ultra 140mm Wall

10mm Gib Standard plasterboard lining

5. INTERNAL LOAD BEARING WALLS
(refer to engineers specifications)

(UP TO 2.4m)
H1.2 SG8 90 x 45 framing @ 600 ctrs
with nogging @ max 800 ctrs

(UP TO 3.0m)
H1.2 SG8 90 x 45 framing @ 300 ctrs
with nogging @ max 800 ctrs

(UP TO 3.6m)
H1.2 SG8 90 x 90 framing @ 600 ctrs
with nogging @ max 800 ctrs

(UP TO 4.2m)
H1.2 SG8 90 x 90 framing @ 300 ctrs
with nogging @ max 800 ctrs

(UP TO 4.8m)
H1.2 SG8 140 x 90 framing @ 400crs
with nogging @ max 800 ctrs

(studs at 400 crs in bathrooms)
10mm Gib plasterboard lining

Top plate fixed to studs with 2/90 x 3.15 skewed nails + 2 wire dogs (4.7kN)
Bottom plate fixed to concrete slab with Proprietary anchors 150 mm of each end of the plate and at a maximum of 900 mm centres

6. INTERNAL NON LOAD BEARING WALLS :

(UP TO 3.0m)
H1.2 SG8 90 x 45 framing @ 600 ctrs
with nogging @ max 800 ctrs

(studs at 400 crs in bathrooms)
10mm Gib plasterboard lining

R2.8 PinkBatts Ultra 90mm Wall (Internal garage wall)

6.1. INTERNAL STRAPPING :
Existing block walls in original garage converted to bedroom

50 Timber strapping fixed to internal block walls

R1.2 Pink® Batts® Masonry Wall

10mm Gib Standard plasterboard lining

7. TIMBER BEVEL BACK WEATHERBOARDS :

Weathertex weatherboards over 20mm H3.1 cavity battens over
Thermakraft Watergate wall underlay on SG8 H1.2 treated framing studs @ 600crs and nogs at 800crs max

8. SCHIST :

Selected Stone Veneer over Specified 9mm fibre cement sheet substrate with 3 coats of Mulseal sealant on vertical 70x45mm H3.2 structural timber cavity battens @ 400mm crs. max. over building wrap to timber wall framing.

Stone veneer ties Galv. EH veneer ties @600mm crs. horizontal, @300mm crs. vertical (by Structural Engineer) 100mmL, 12g Tek screws through backing board, battens and into stud.

9. EXTERNAL JOINERY:

Residential aluminium joinery with double glazing to comply with NZS 4223:2016

Glass in doors over 0.5m2 to be toughened both faces
Bathroom joinery to have toughened and obscure glazing

Low E IGU argon filled double glazing

10. SLAB:
(refer to engineers specifications)

100mm SLAB (SE62 MESH) OVER DPM
ON 25mm SAND BINDING OVER MIN. 150mm COMPACTED BASE ON STIFF GROUND

Refer to engineers details

11. MIDFLOOR:

Timber midfloor refer to engineers specifications
Bottom plate fixed to midfloor with 3/90 x 3.15 nails @ 600crs

Timber flooring overlay

R3.2 PinkBatts Ultra Narrow Wall 140mm

12. WET AREAS:

Ceramic tiles over Mapelastic AquaDefense Membrane on concrete slab

Ceramic tiles over Mapelastic AquaDefense Membrane over H3.2 plywood to timber midfloor

Villaboard lining to walls with tiles

10mm GIB Aqualine® plasterboard to walls
13mm GIB Aqualine® plasterboard to ceiling

Frameless glass showers to be recessed into slab for level entry
Recessed shower cubbies / ledges where illustrated on plans

13. STEEL STRUCTURE:

Structure steel refer to engineer

Thermax B® thermal break for use on steel framing, if required

14. VELUX SKYLIGHTS

Velux roof skylights installed as per A6-11

15. TIMBER DECK

As per engineers specifications

Figure 8B: Gutter/wall junction
Paragraphs 5.1 and 5.2

NOTE: (1) The upstand at the lower edge of the *apron flashing* may be preformed to a larger size and then trimmed on site to suit.
(2) The transition *flashing* bridges gap at the end of the fascia to protect the soffit *framing*.
(3) *Wall underlay* omitted for clarity.

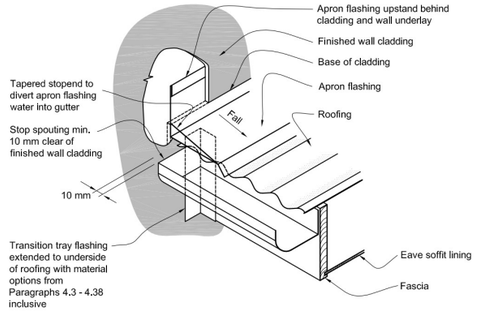


Figure 54: Soaker flashing for pipe penetrations
Paragraph 8.4.17

NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.

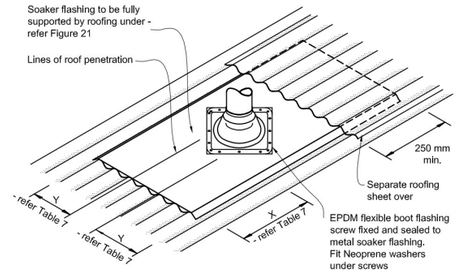
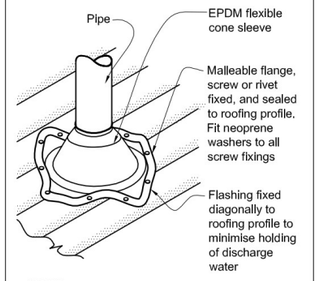


Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



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.

Figure 41: Soft edge flashing
Paragraphs 4.6, 8.4.12 and 8.4.11

NOTE: *Apron flashing* cover varies according to *wind zone* - refer Table 7.

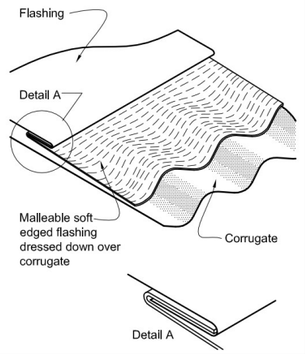


Table 9: Maximum catchment areas above penetrations
Paragraph 8.1.7 and Figure 22

Penetration width	Maximum roof length above penetrations in metres
800 to 1200 mm	4 m
600 to 800 mm	6 m
400 to 600 mm	8 m
0 to 400 mm	10 m

NOTE: Refer to Table 17 for profiled metal roofing.

Figure 21: Penetration support
Paragraphs 8.1.7 and 8.4.17

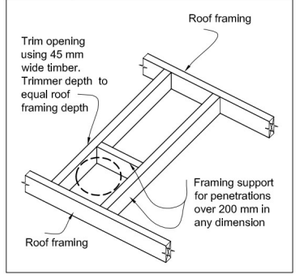
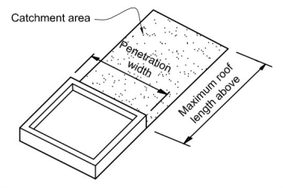
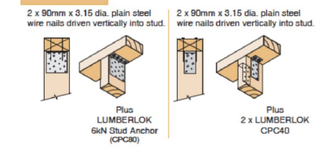


Figure 22: Catchment area for penetrations
Paragraphs 8.1.6, 8.1.7, Tables 9 and 17

NOTE:
(1) Profiled metal roofing - refer Table 17 for maximum roof lengths above penetrations.
(2) Other roof cladding - refer Table 9 for maximum roof lengths above penetrations.



FIXING TYPE B 4.7kN

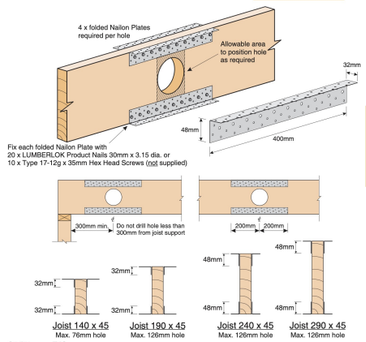


LUMBERLOK® 01/2012

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

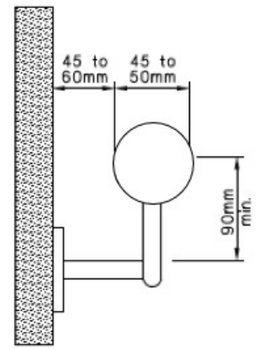


Code: FJS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Folded Nailon Plate per Carton

MiTek

51

©Copyright 2017 MiTek Holdings, Inc. All rights reserved.



GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZS CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

PROJECT INFORMATION:

LOT:	1
CT:	CT OT17A/333
DP:	25043
TA:	QUEENSTOWN
CORROSION ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	High
SITE AREA:	1071m²

PLANNING INFORMATION:

RMA ZONE:	Suburban Residential - Low Density
CONTROLS:	
OVERLAYS & DESIGNATIONS:	

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

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

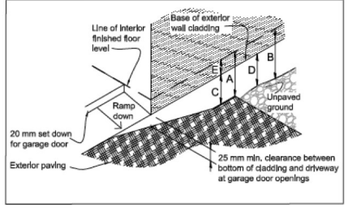
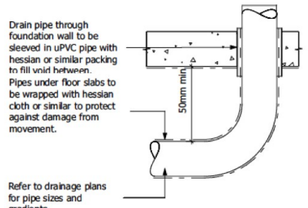


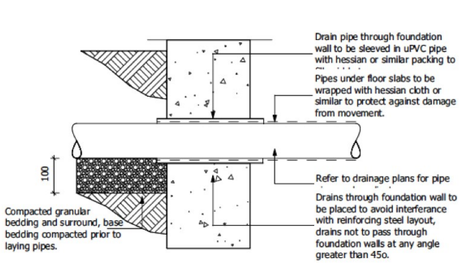
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

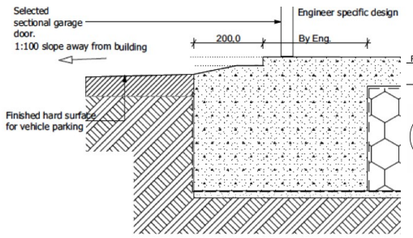
Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor Refer Note 1)					100	175	50 2)

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



PENETRATION THROUGH SLAB
SCALE 1:10





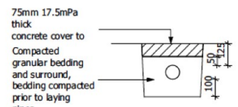
GARAGE DOOR FOUNDATION DETAIL
SCALE 1:10

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

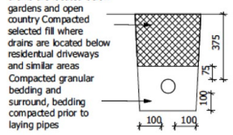
FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

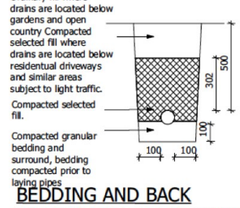
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY, QUEENSTOWN 9300
issue date:
14/10/2026
sheet name:
SPECIFICATIONS
scale at A3:
sheet:
A3-00
revision :
A
DR: RW RV: MM ID : MAD26032



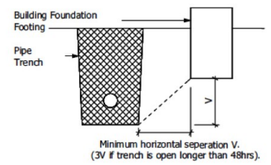
BEDDING AND BACK FILLING 125-375mm COVER
SCALE 1:20



BEDDING AND BACK FILLING 375-500mm COVER
SCALE 1:20

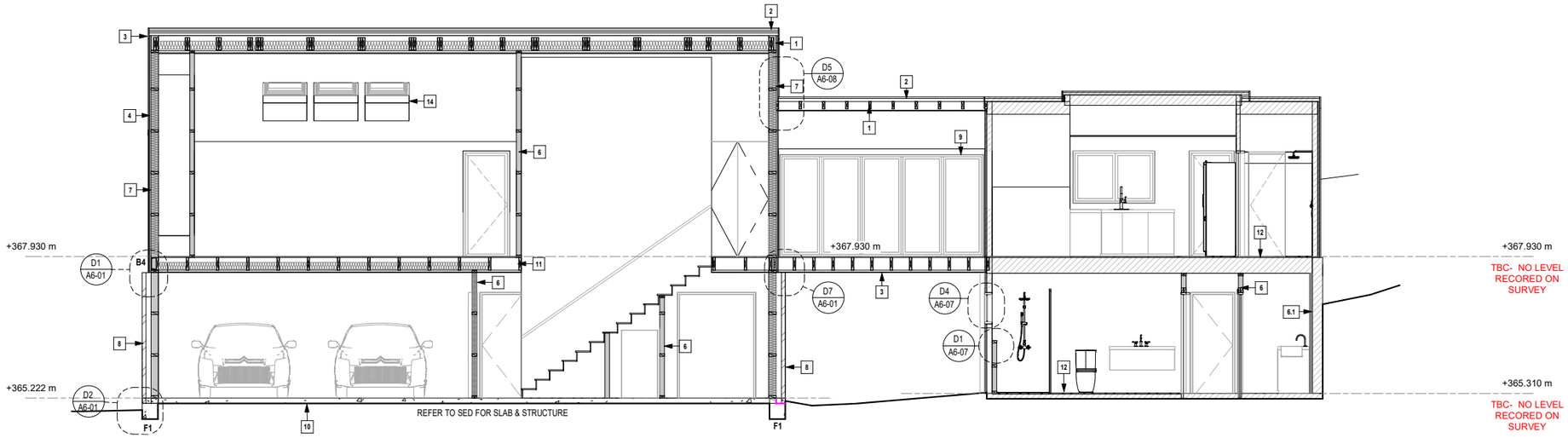


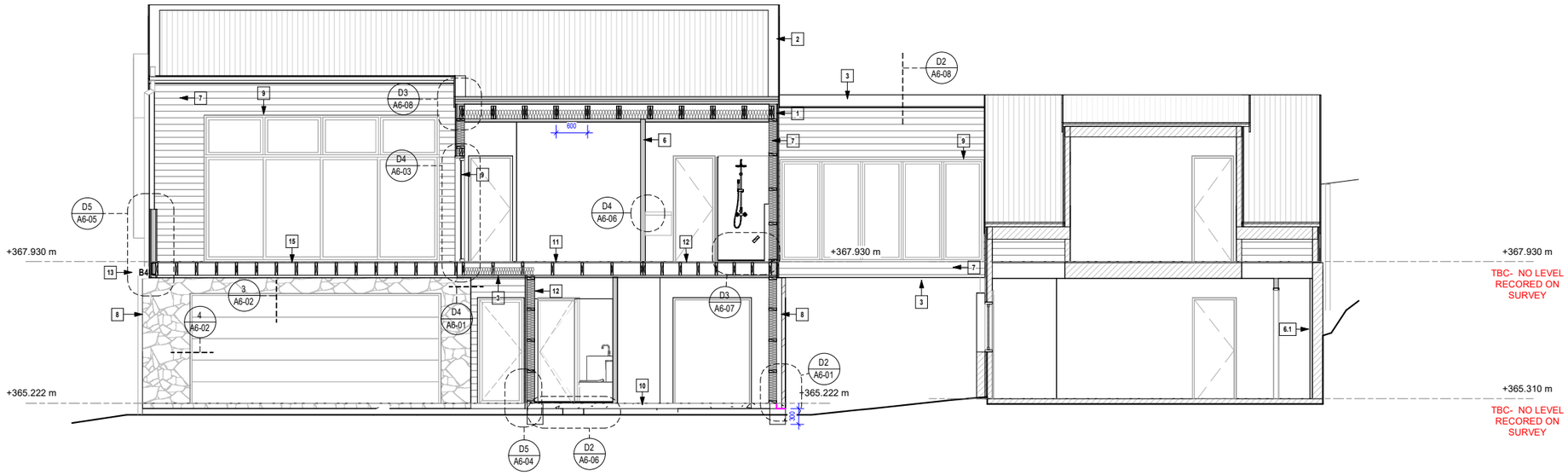
BEDDING AND BACK FILLING 500mm OR MORE COVER
SCALE 1:20



RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION
SCALE 1:20

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.





CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

DHC

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

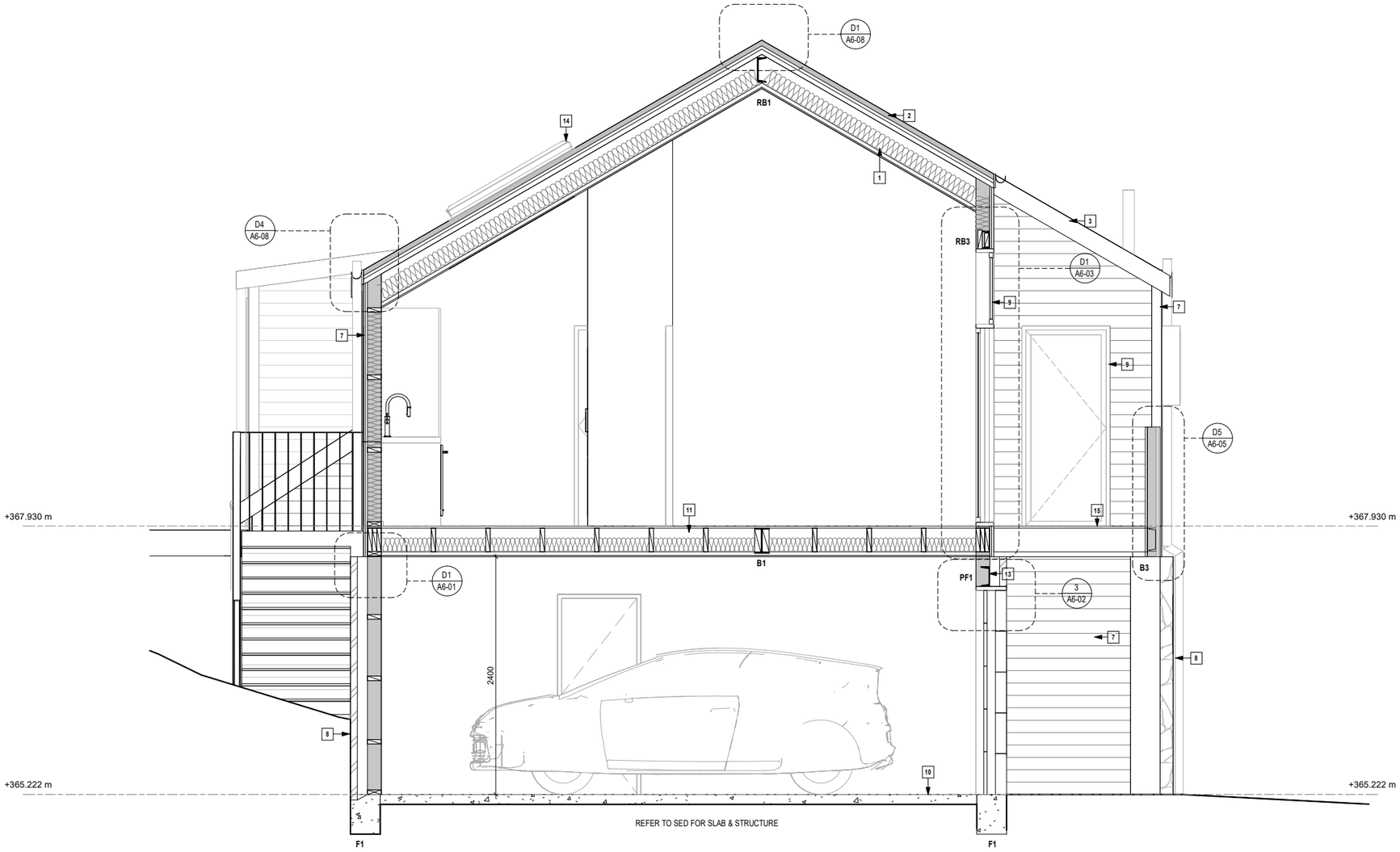
address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date:
14/10/2026
scale at A3:
1 : 100
sheet name:
SECTIONS

sheet:
A3-01
revision :
A

DR: RW RV: MM ID : MAD26032

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.



CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

DHC

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

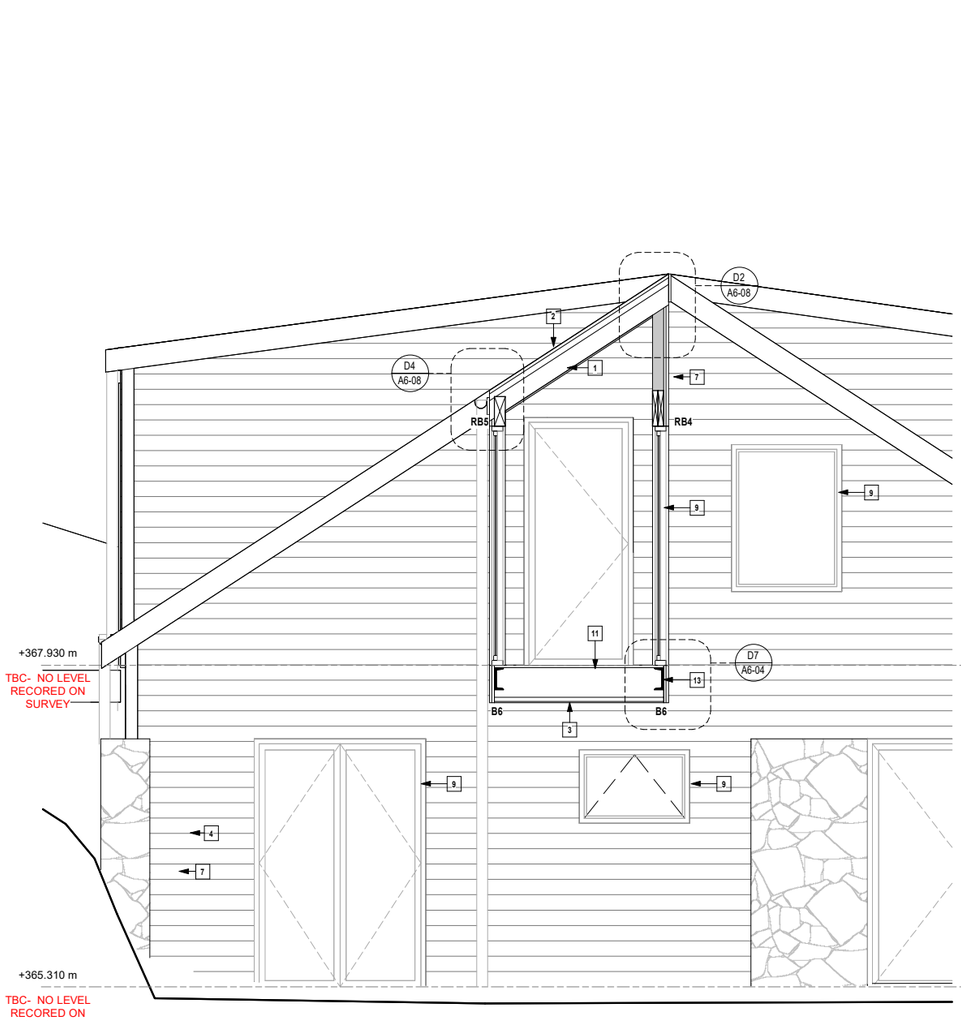
address :
26 PANNERS WAY,
QUEENSTOWN 9300

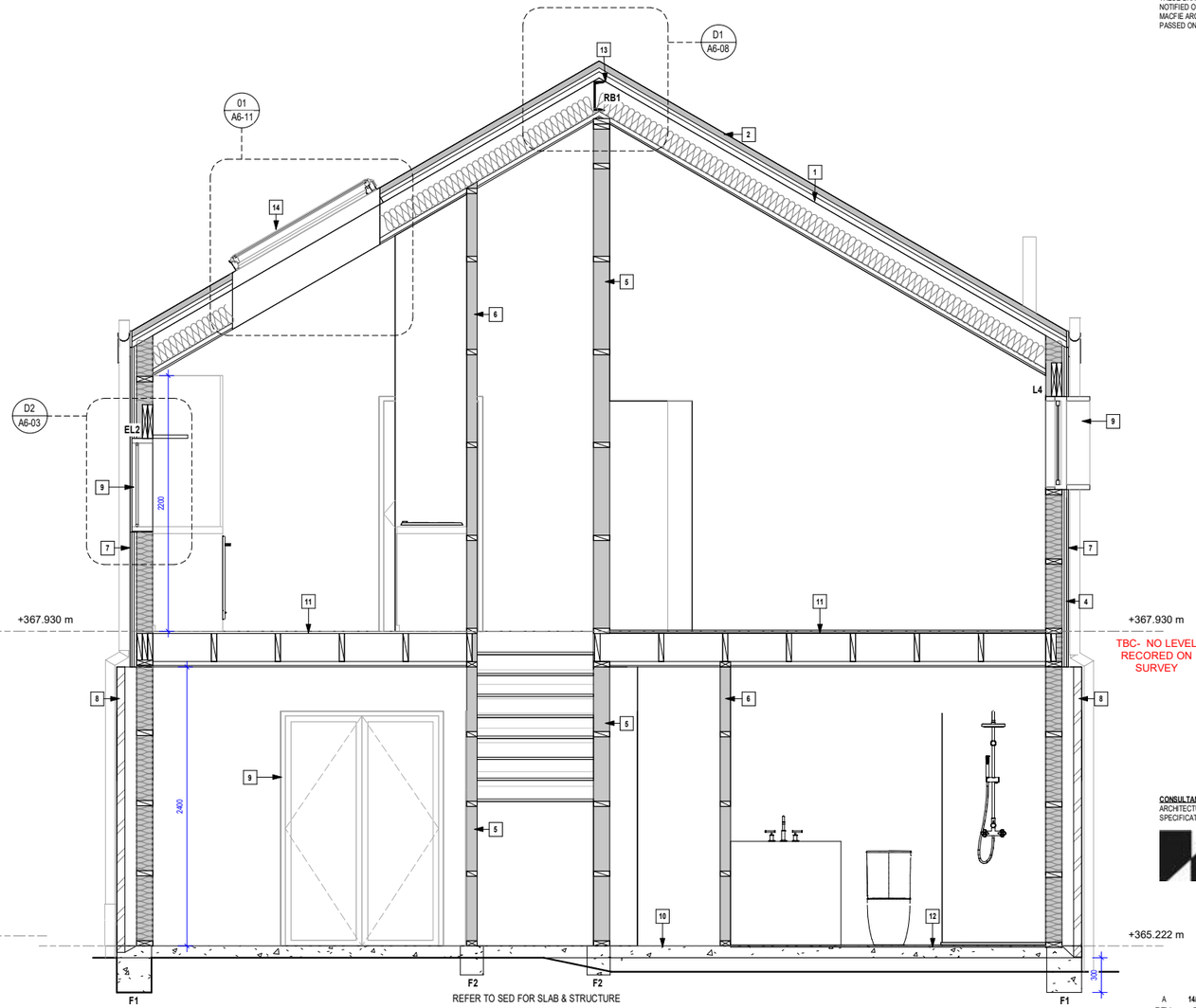
issue date:
14/10/2026
scale at A3:
1 : 50
sheet name:
CROSS SECTIONS

sheet:
A3-02
revision :
A

DR: RW RV: MM ID : MAD26032

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.





REFER TO SED FOR SLAB & STRUCTURE

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

DHC

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

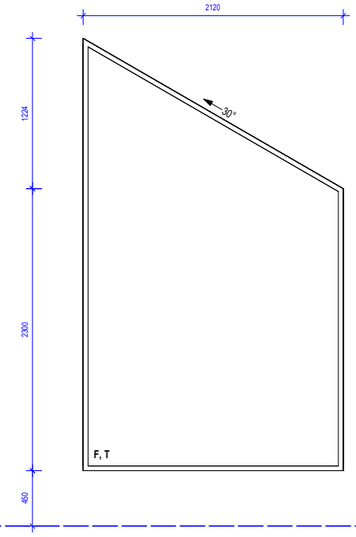
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

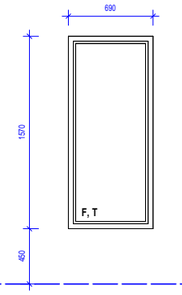
issue date:
14/10/2026
scale at A3:
1 : 50
sheet name:
CROSS SECTIONS

sheet:
A3-03
revision :
A

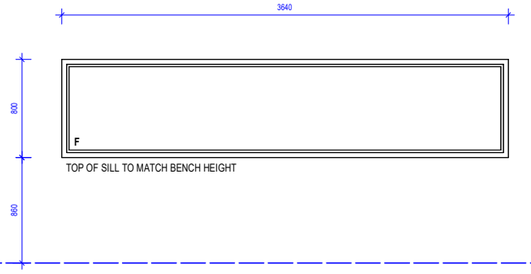
DR: RW RV: MM ID : MAD26032



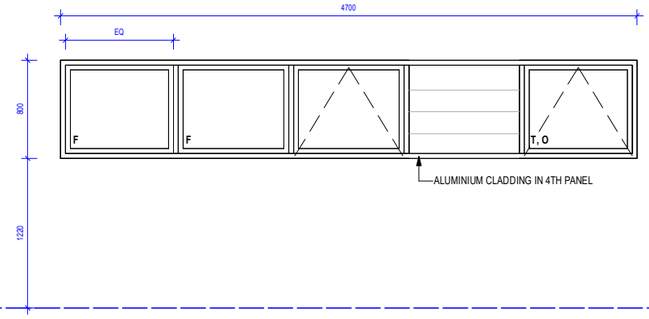
ID	CONSTRUCTION	W(mm)	H(mm)	SILL HEIGHT (mm)	FACINGS
1	Pitched, single pane	2120	3524	450	Steel shroud



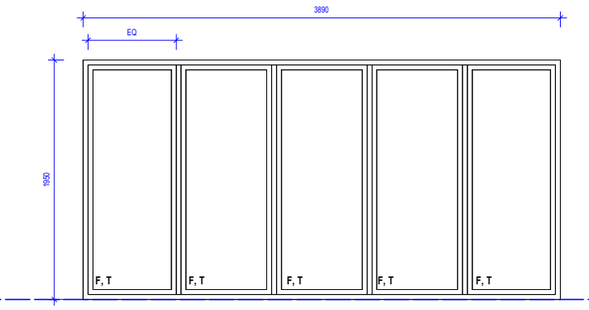
ID	CONSTRUCTION	W(mm)	H(mm)	SILL HEIGHT (mm)	FACINGS
2	Single pane	690	1570	450	-



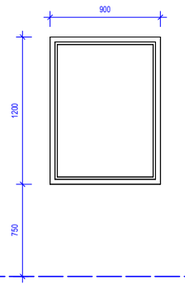
ID	CONSTRUCTION	W(mm)	H(mm)	SILL HEIGHT (mm)	FACINGS
3	Fixed single pane	3640	800	860	-



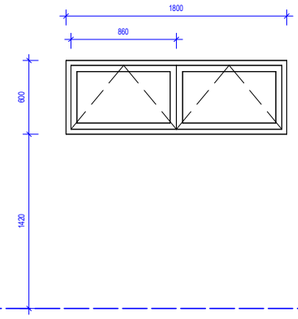
ID	CONSTRUCTION	W(mm)	H(mm)	SILL HEIGHT (mm)	FACINGS
4	5 panel awning	4700	800	1220	Steel shroud



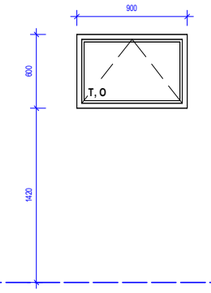
ID	CONSTRUCTION	W(mm)	H(mm)	SILL HEIGHT (mm)	FACINGS
5	5 panel fixed	3890	1950	0	-
6	5 panel fixed	3890	1950	0	-



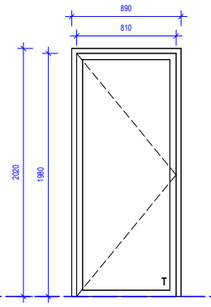
ID	CONSTRUCTION	W(mm)	H(mm)	SILL HEIGHT (mm)	FACINGS
7	Single pane	900	1200	600	-



ID	CONSTRUCTION	W(mm)	H(mm)	SILL HEIGHT (mm)	FACINGS
8	2 panel awning	1800	600	1420	-
9	2 panel awning	1800	600	1420	-



ID	CONSTRUCTION	W(mm)	H(mm)	SILL HEIGHT (mm)	FACINGS
10	Single awning	900	600	1420	-
11	Single awning	900	600	1420	-



ID	CONSTRUCTION	W(mm)	H(mm)	REBATED
1	Single hinge glazed	890	2020	REBATE
2	Single hinge glazed	890	2020	REBATE
3	Single hinge glazed	890	2020	REBATE
4	Single hinge glazed	890	2020	REBATE
5	Single hinge glazed	890	2020	REBATE

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

GENERAL NOTES

WINDOW/DOOR JOINERY
DOUBLE GLAZED ALUMINIUM JOINERY.
CONSTRUCTION R VALUE EQUAL TO OR GREATER THAN= R0.46

DOUBLE GLAZED DOORS AND WINDOW TO NZS 4223 (ALL PARTS).

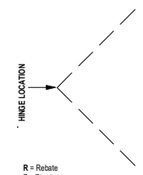
ALL DOORS AND BATHROOM WINDOWS TO BE SAFETY GLASS

ALL SHOWER DOORS TO BE SAFETY GLASS.

ALL DIMENSIONS TO BE CONFIRMED ON SITE BY JOINERY MANUFACTURER BEFORE JOINERY IS FABRICATED.

ALL REBATES TO BE CONFIRMED ON SITE BY MANUFACTURER AND CONTRACTOR BEFORE JOINERY IS FABRICATED

WINDOWS WITH SILLS LESS THAN 760MM TO FFL AND WITH >1M FALL REQUIRE OPENING RESTRICTORS



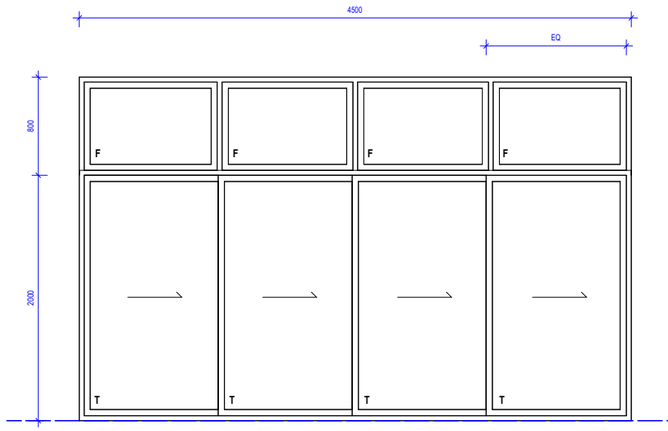
R = Rebate
F = Fixed
T = Toughened Safety
O = Obscure

WINDOW SCHEDULE

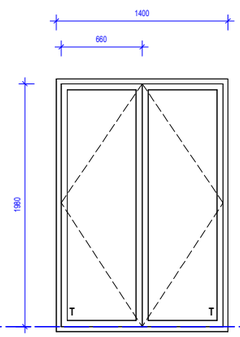
ID	CONSTRUCTION	W(mm)	H(mm)	SILL HEIGHT (mm)	FACINGS
1	Pitched, single pane	2120	3524	450	Steel shroud
2	Single pane	690	1570	450	-
3	Fixed single pane	3640	800	860	-
4	5 panel awning	4700	800	1220	Steel shroud
5	5 panel fixed	3890	1950	0	-
6	5 panel fixed	3890	1950	0	-
7	Single pane	900	1200	600	-
8	2 panel awning	1800	600	1420	-
9	2 panel awning	1800	600	1420	-
10	Single awning	900	600	1420	-
11	Single awning	900	600	1420	-
S1	Velux M08 Fixed	797	1420		
S2	Velux M08 Fixed	797	1420		
S3	Velux M08 Fixed	797	1420		
S4	Velux M08 Fixed	797	1420		
S5	Velux M08 Fixed	797	1420		
S6	Velux M08 Fixed	797	1420		

DOOR SCHEDULE - INTERNAL

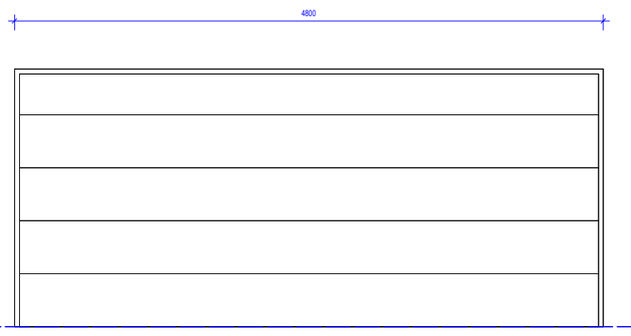
ID	CONSTRUCTION	W(mm)	H(mm)	
1	Single hinge	760	1980	Solid core
2	Single hinge	760	1980	Solid core
3	Single hinge	760	1980	Solid core
4	Single hinge	760	1980	Solid core
5	Single hinge	760	1980	Solid core
6	Single hinge	760	1980	Solid core
7	Single hinge	760	1980	Solid core
8	Single hinge	710	1980	Solid core
9	Single hinge	710	1980	Solid core
10	Single hinge	710	1980	Solid core
11	Single hinge	710	1980	Solid core
12	Single hinge	710	1980	Solid core
13	Double hinge	1200	1980	Solid core
14	Double hinge	1200	1980	Solid core
15	Double hinge	1200	1980	Solid core
16	Double hinge	1200	1980	Solid core
17	Double hinge	1500	1980	Solid core
18	Double hinge	1500	1980	Solid core
19	3 Panel Slider	807	1980	Solid core
20	Single cavity slider	710	1980	Solid core
21	Single hinge	810	1980	Solid core



ID	CONSTRUCTION	W(mm)	H(mm)	REBATED



ID	CONSTRUCTION	W(mm)	H(mm)	REBATED
6	4 galzed panel sliders w top light	4500	2040	REBATE
7	Double Hinge Glazed	1400	2020	REBATE
8	Double Hinge Glazed	1400	2020	REBATE
9	Double Hinge Glazed	1400	2020	REBATE



ID	CONSTRUCTION	W(mm)	H(mm)	REBATED
10	Aluminium sectional garage door	4800	2100	

DOOR SCHEDULE - EXTERNAL

ID	CONSTRUCTION	W(mm)	H(mm)	REBATED
1	Single hinge glazed	890	2020	REBATE
2	Single hinge glazed	890	2020	REBATE
3	Single hinge glazed	890	2020	REBATE
4	Single hinge glazed	890	2020	REBATE
5	Single hinge glazed	890	2020	REBATE
6	4 galzed panel sliders w top light	4500	2040	REBATE
7	Double Hinge Glazed	1400	2020	REBATE
8	Double Hinge Glazed	1400	2020	REBATE
9	Double Hinge Glazed	1400	2020	REBATE
10	Aluminium sectional garage door	4800	2100	

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date: 14/10/2026
scale at A3: As indicated
sheet name:
JOINERY SCHEDULE

sheet: A4-01
revision : A

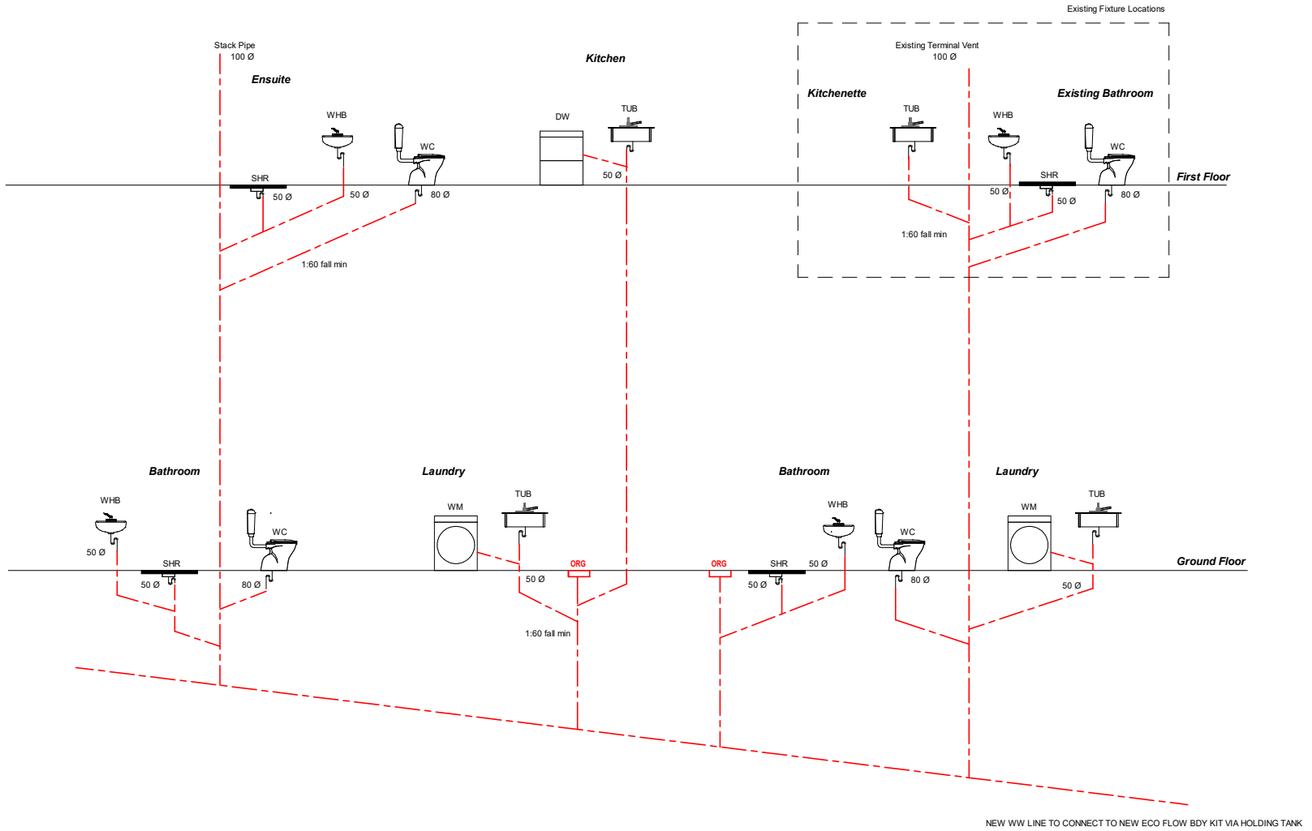
DR: RW RV: MM ID : MAD26032

PLUMBING SCHEMATIC

All new plumbing fixtures to connect to existing wastewaster lines

New 100dia uPVC Sewer (Min 1 in 60 fall) to existing wastewater line

All fixtures 1:60 falls



GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

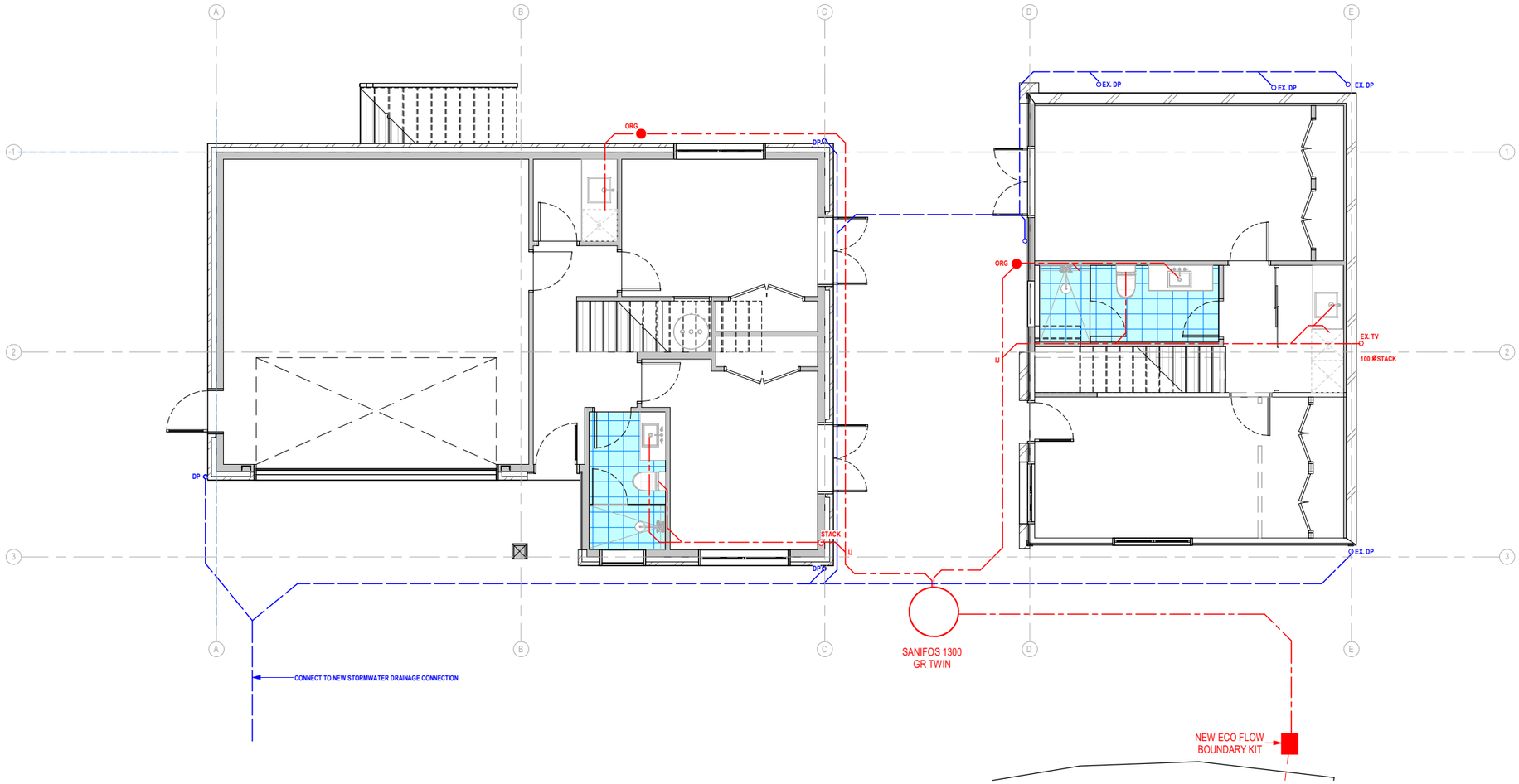
address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date:
14/10/2026
scale at A3:
1 : 200
sheet name:
PLUMBING SCHEMATIC

sheet:
A4-02
revision :
A

DR: RW RV: MM ID : MAD26032

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.



CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

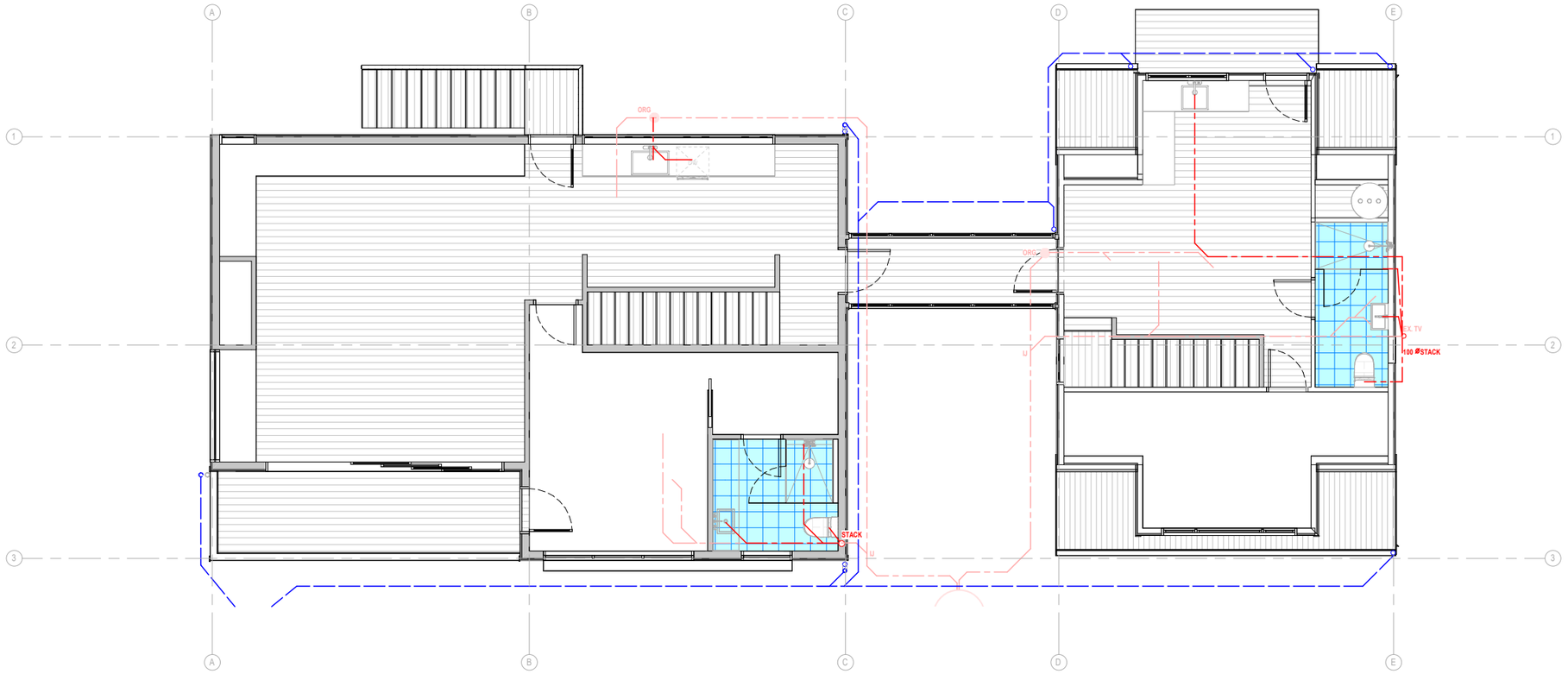
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

N

issue date:
14/10/2026
scale at A3:
1:100
sheet name:
GROUND FLOOR DRAINAGE PLAN
sheet:
A4-03
revision :
A

DR: RW RV: MM ID : MAD26032

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.



CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

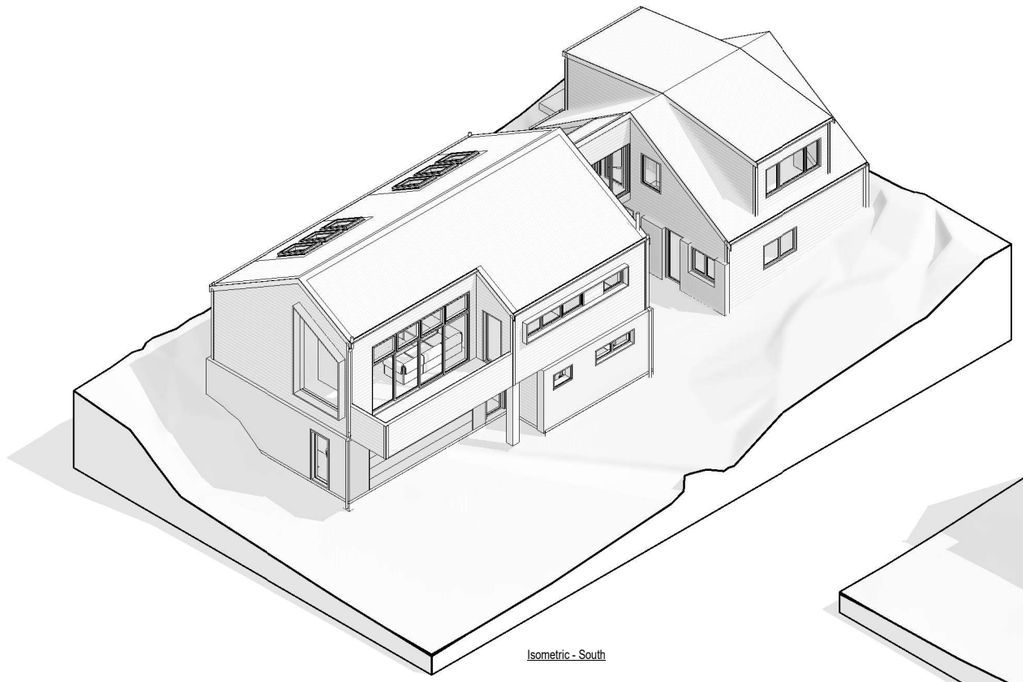
MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

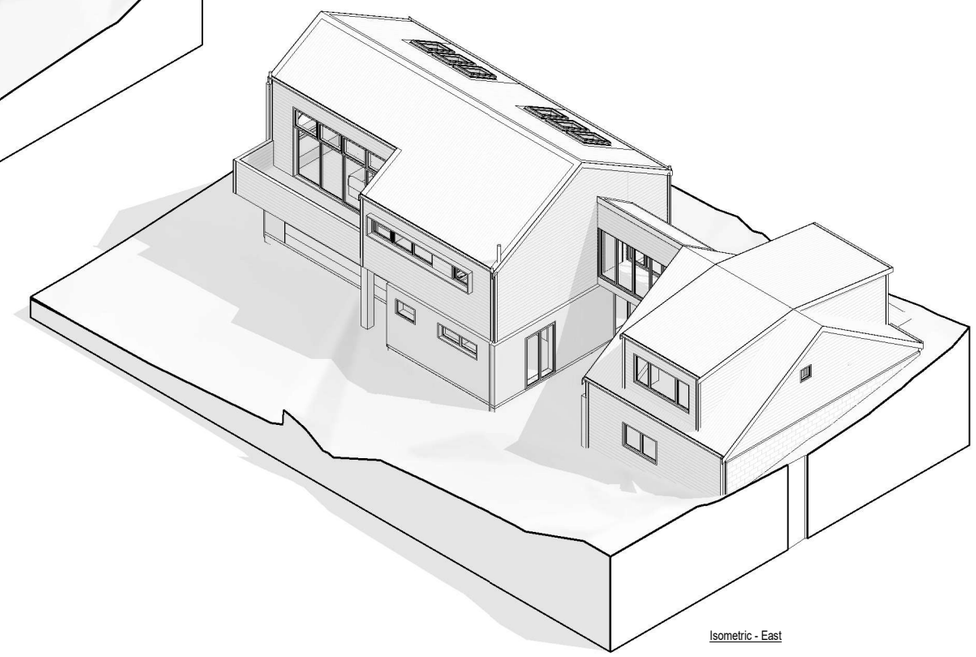
N

issue date:
14/10/2026
scale at A3:
1:100
sheet name:
FIRST FLOOR DRAINAGE PLAN
sheet:
A4-04
revision :
A

DR: RW RV: MM ID : MAD26032



Isometric - South



Isometric - East

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

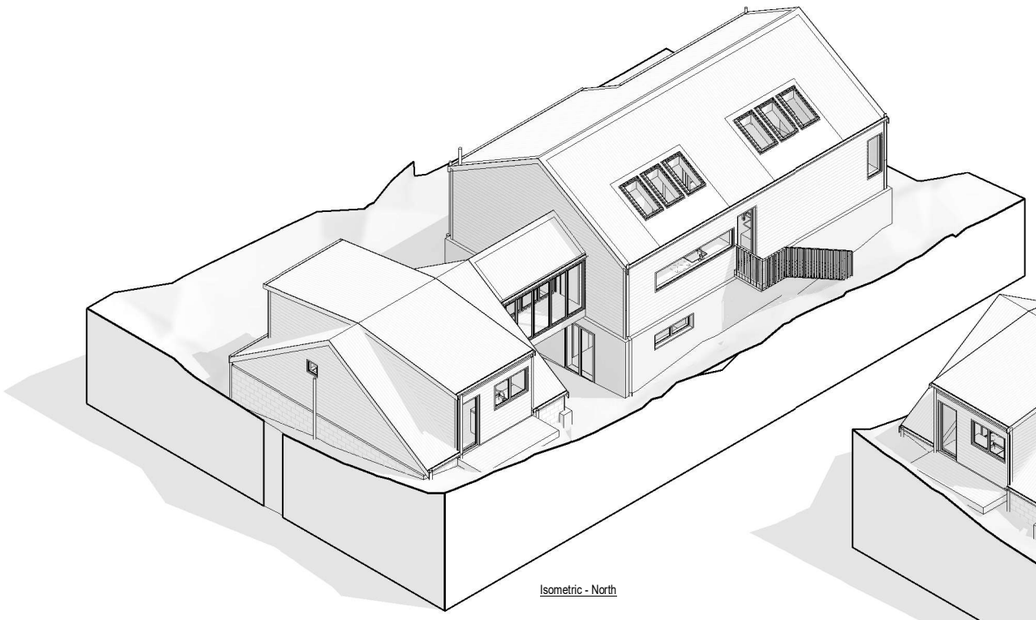
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

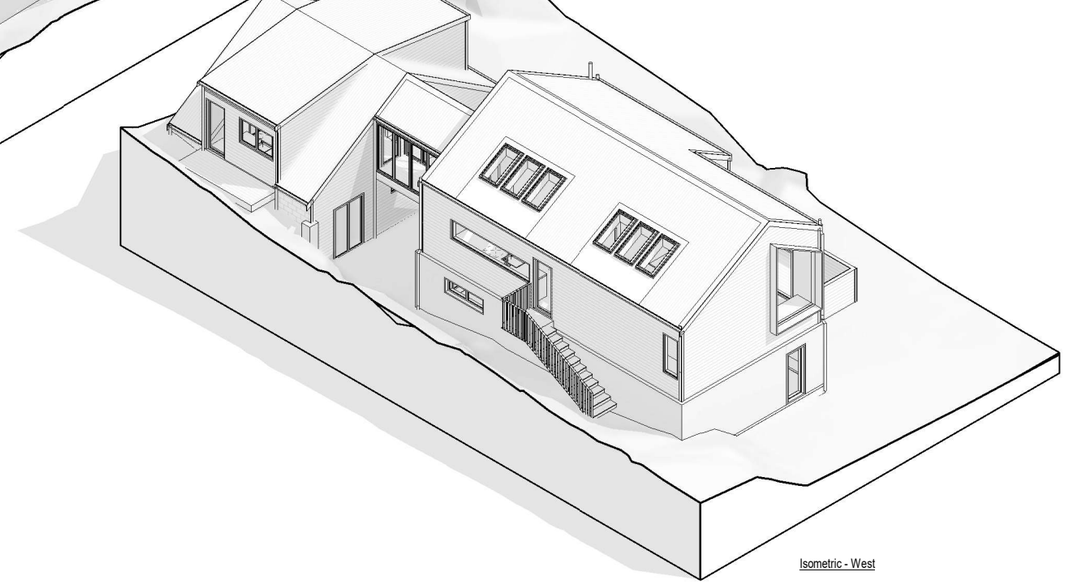
issue date:
14/10/2026
scale at A3:
sheet name:
ISOMETRIC VIEWS 01

sheet:
A5-11
revision :
A

DR: RW RV: MM ID : MAD26032



Isometric - North



Isometric - West

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

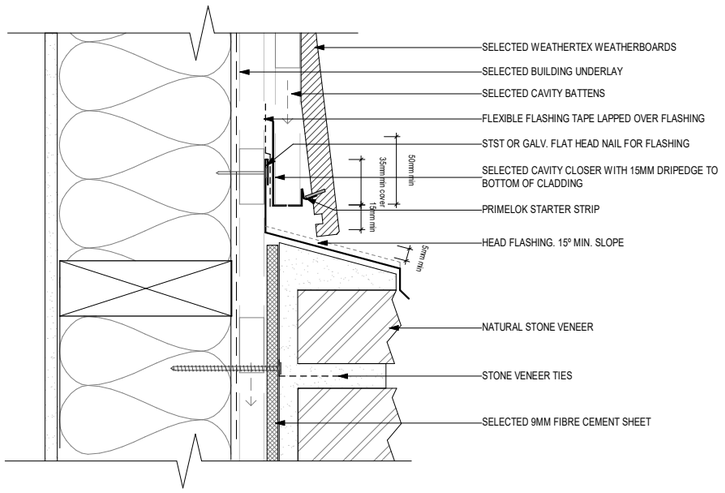
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

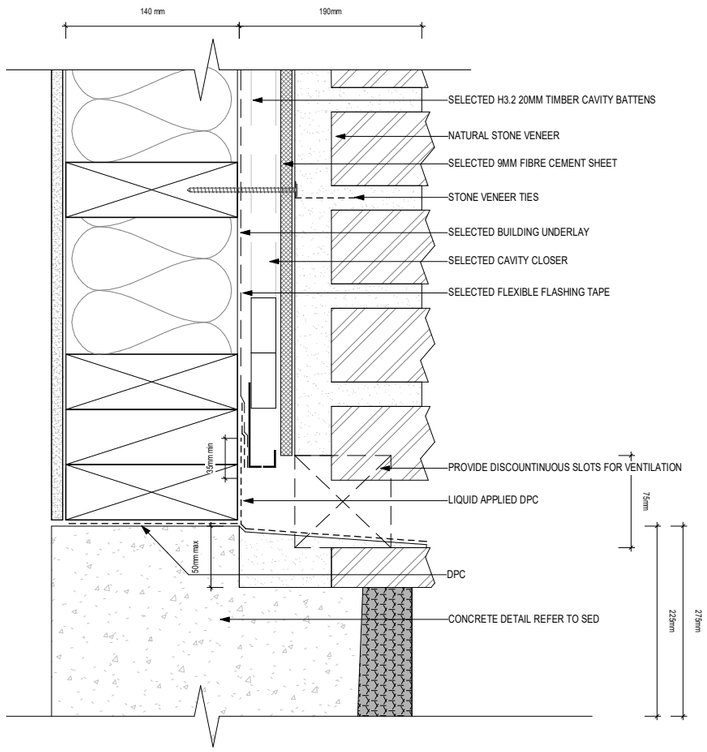
issue date:
14/10/2026
scale at A3:
sheet name:
ISOMETRIC VIEWS 02

sheet:
A5-12
revision :
A

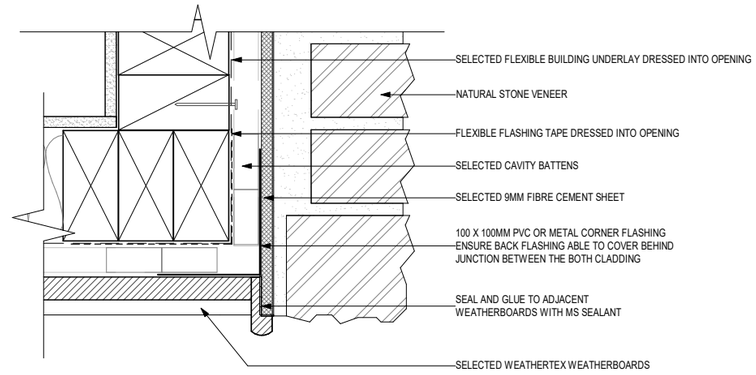
DR: RW RV: MM ID : MAD26032



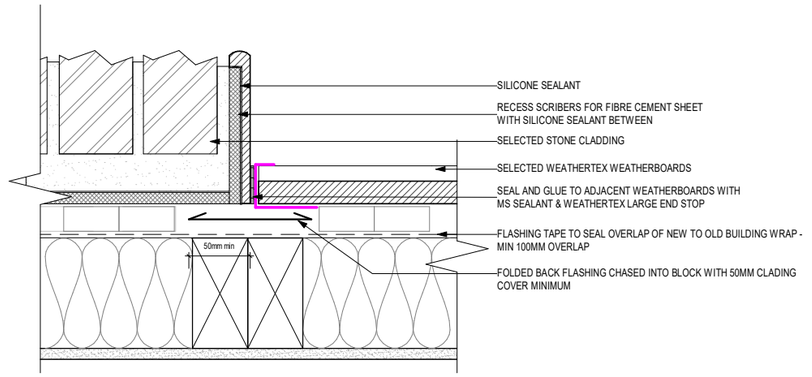
D1 SC VC - Top of Stone
scale at A3 = 1 : 5



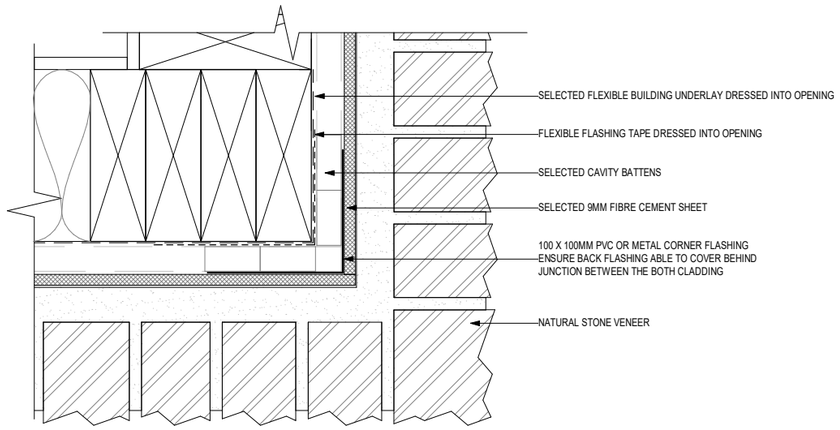
D2 SC VC - Base of cladding
scale at A3 = 1 : 5



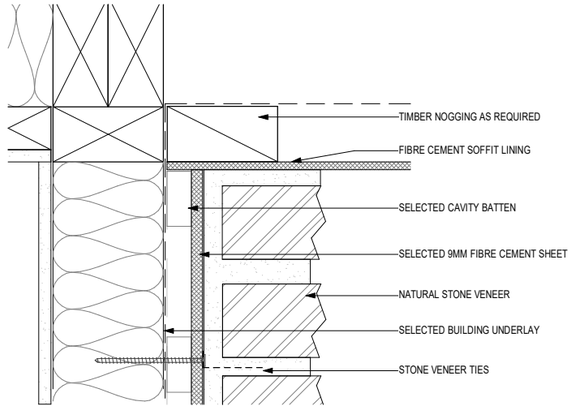
D3 BB to SC - External Corner Detail
scale at A3 = 1 : 5



D4 SC & BB - Change in Cladding
scale at A3 = 1 : 5



D5 SC - External Corner Detail
scale at A3 = 1 : 5



D7 SC to Soffit Lining
scale at A3 = 1 : 5

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

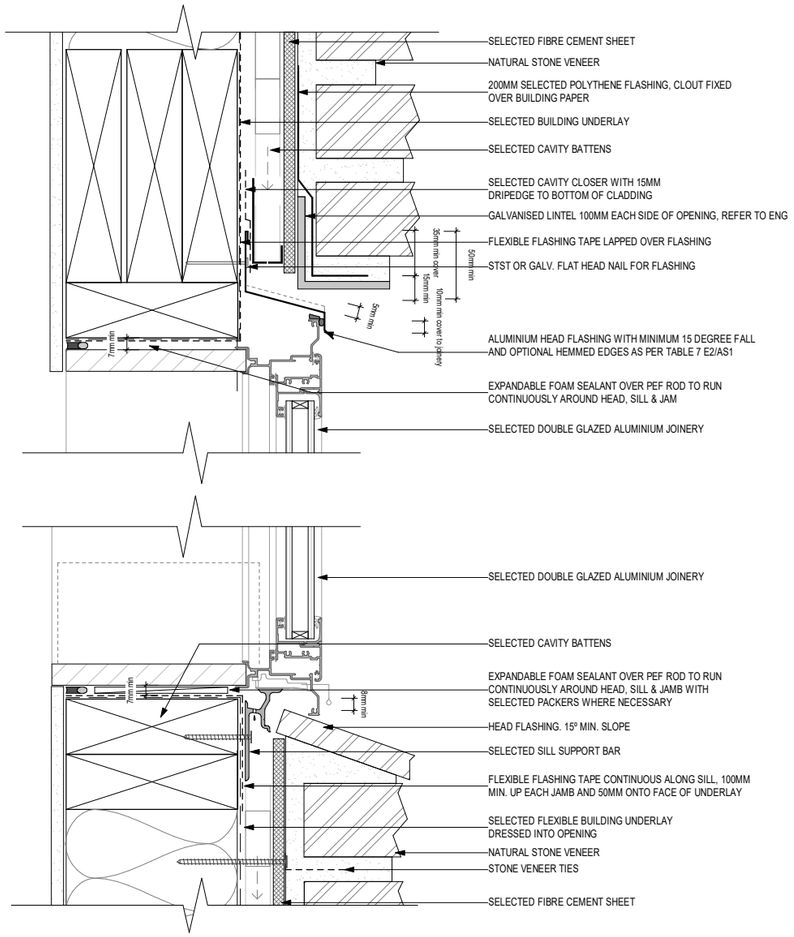
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date: 14/10/2026
scale at A3: 1 : 5
sheet name:
DETAILS - STONE CLADDING

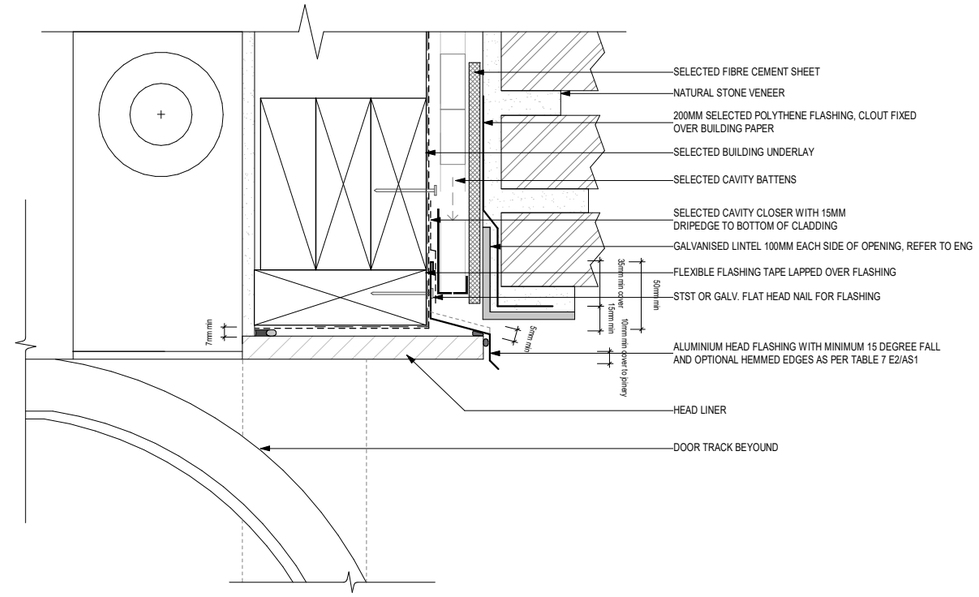
sheet: A6-01
revision : A

DR: RW RV: MM ID : MAD26032



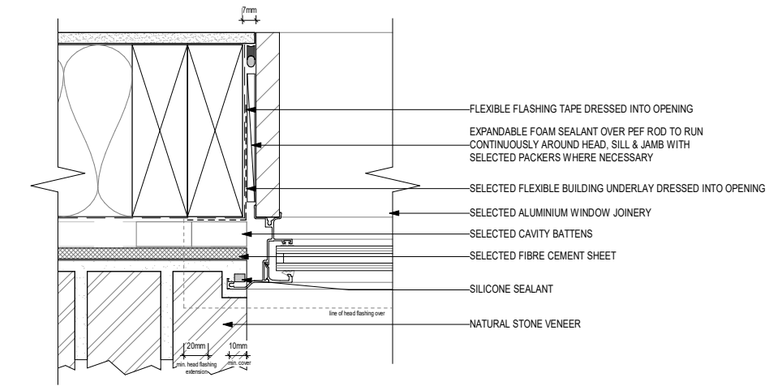
1 SC VC AJ - Window Head & Sill Details

scale at A3 = 1 : 5



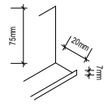
3 SC VC - Garage Head Detail

scale at A3 = 1 : 5

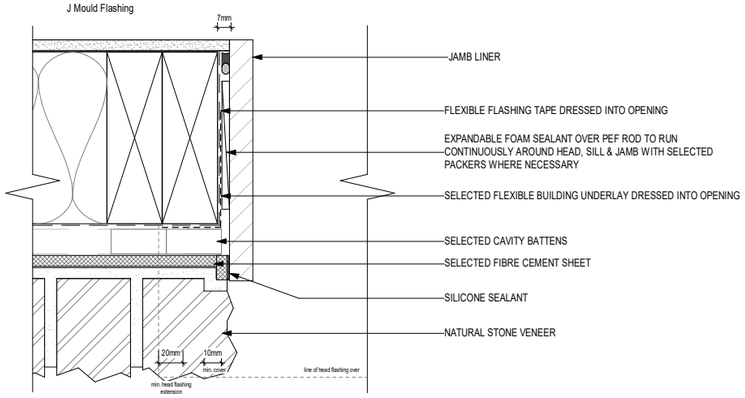


2 SC VC AJ - Window Jamb Details

scale at A3 = 1 : 5



J Mould Flashing



4 SC VC - Garage Jamb Detail

scale at A3 = 1 : 5

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NDS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

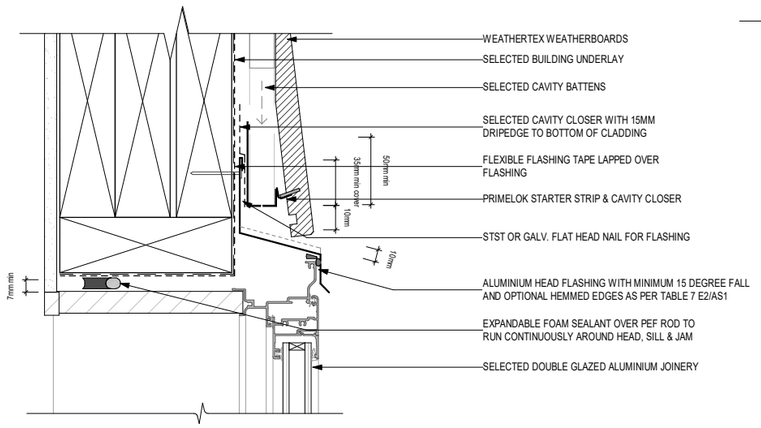
address :
26 PANNERS WAY,
QUEENSTOWN 9300

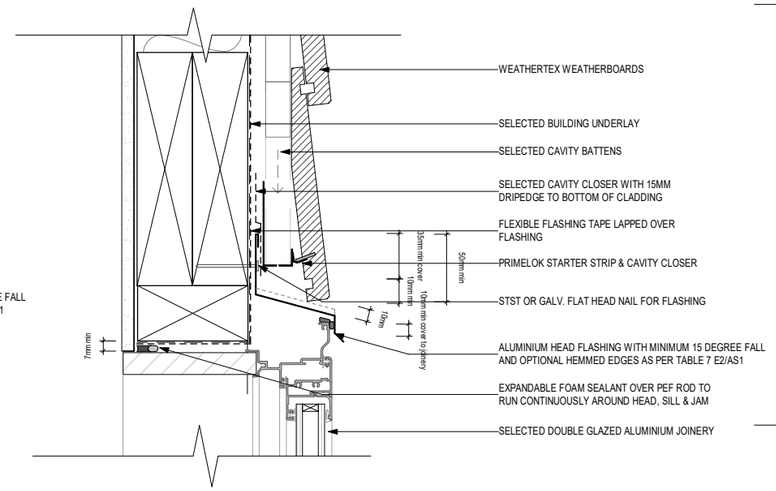
issue date: 14/10/2026
scale at A3: 1 : 5
sheet name:
DETAILS - SC JOINERY

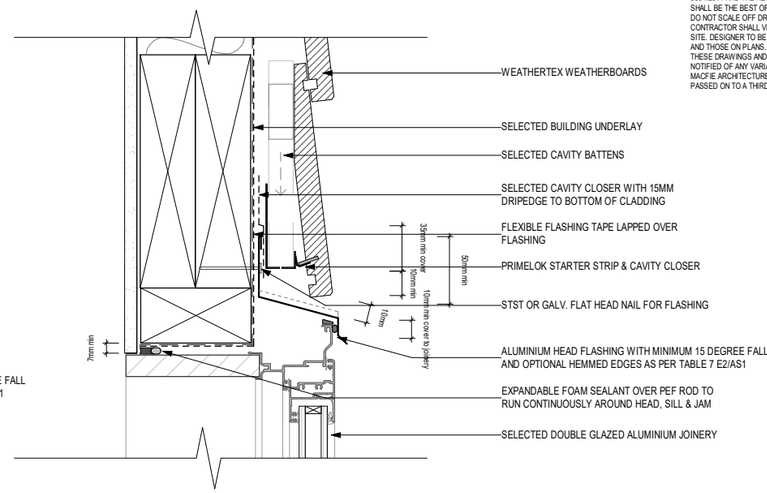
sheet: A6-02
revision : A

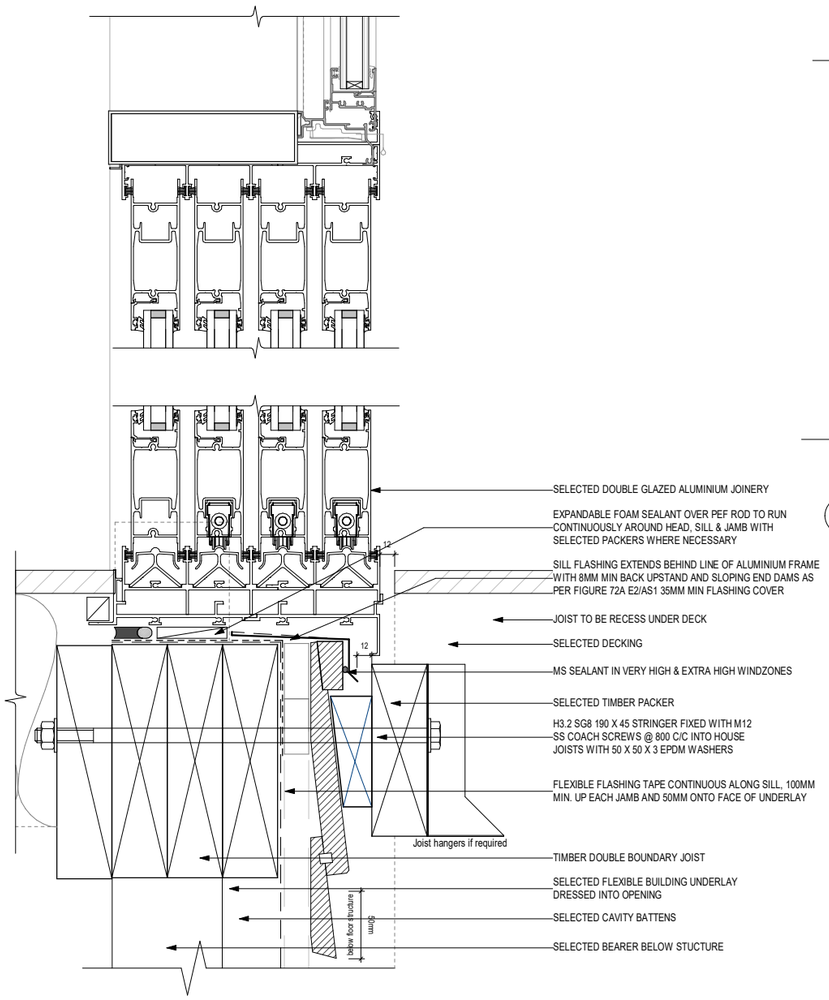
DR: RW RV: MM ID : MAD26032

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

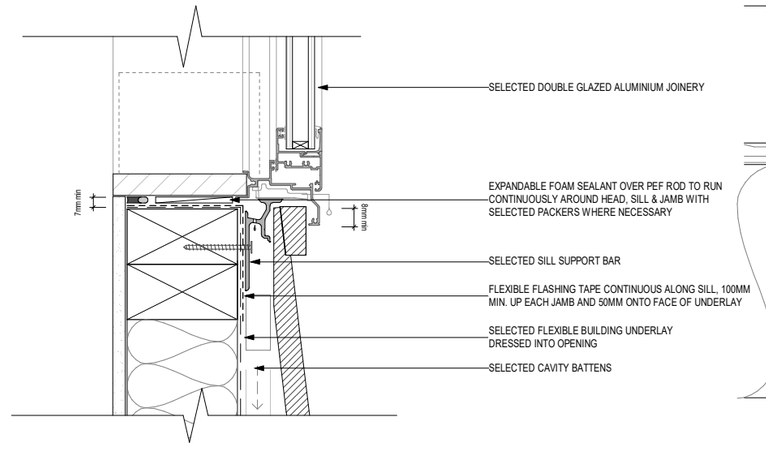




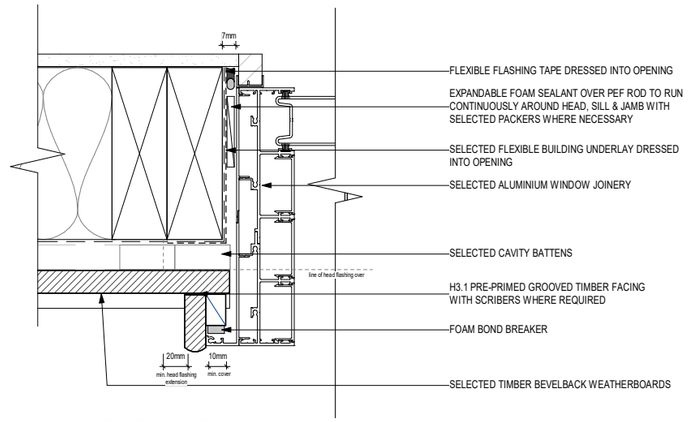




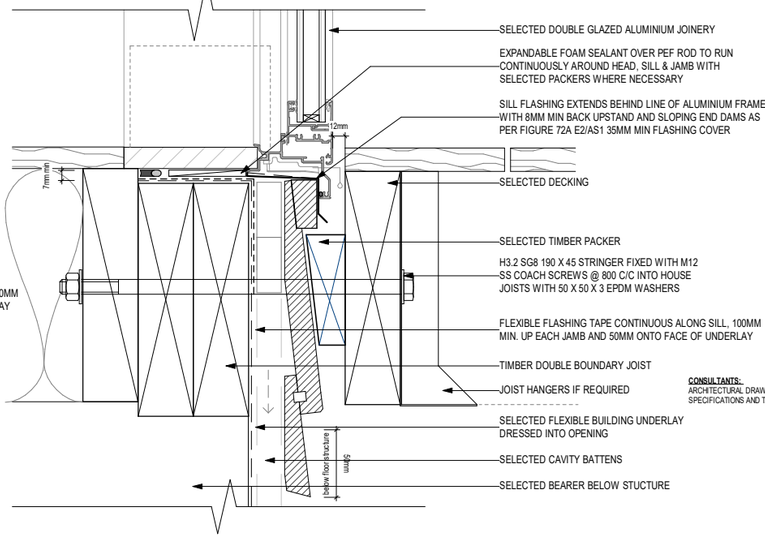
D1 BB VC AJ - 4 Panel Slider +TopLight Head & Sill Details On Timber 140mm
scale at A3 = 1 : 5



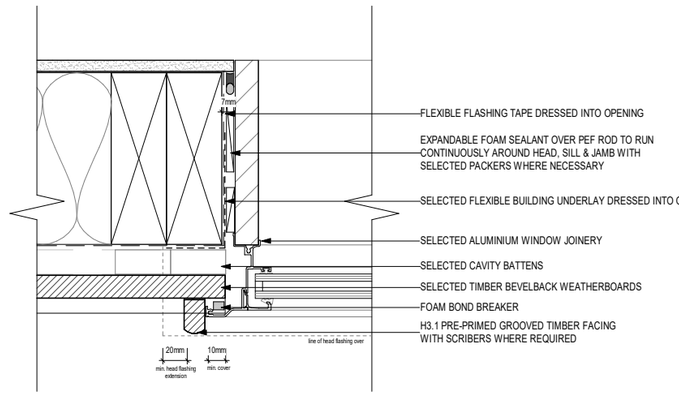
D2 BB VC AJ - Window Head & Sill Details
scale at A3 = 1 : 5



D3 BB VC AJ - 4 Panel Window Jamb Details 140mm
scale at A3 = 1 : 5



D4 BB VC AJ - Door Head & Sill To Deck
scale at A3 = 1 : 5



D5 BB VC AJ - Window Jamb Details
scale at A3 = 1 : 5

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW
		FOR BUILDING CONSENT	

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

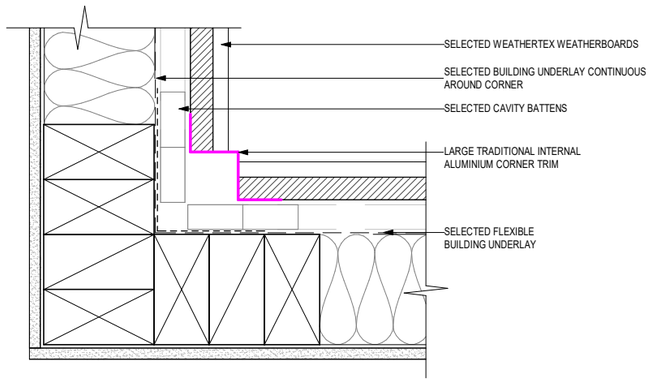
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS
address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date: 14/10/2026
scale at A3: 1 : 5
sheet name:
DETAILS - WB VC JOINERY

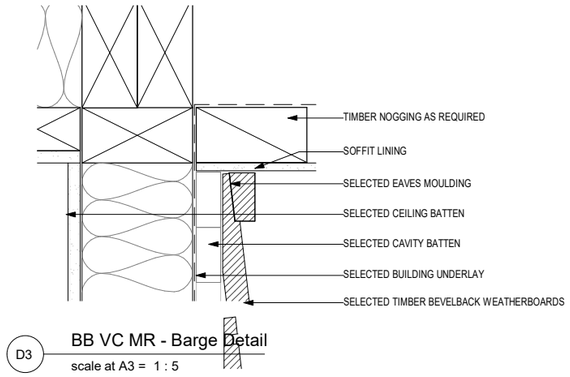
sheet: A6-03
revision : A

DR: RW RV: MM ID : MAD26032

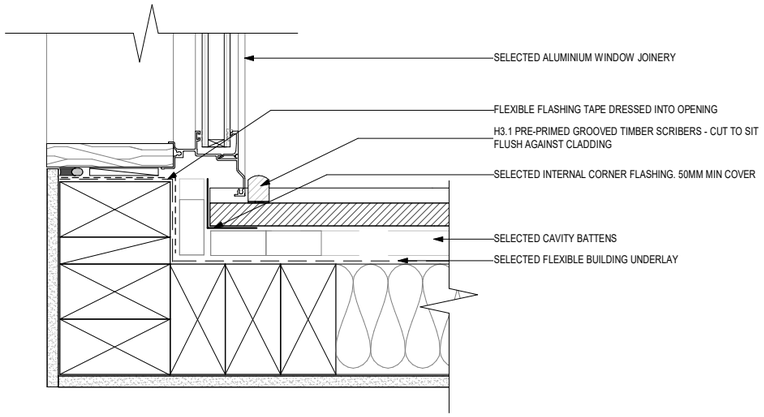
GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.



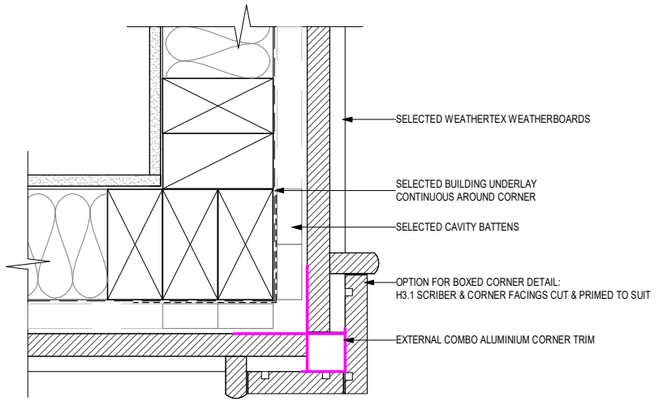
D1 BB VC - Internal Corner Mould
scale at A3 = 1 : 5



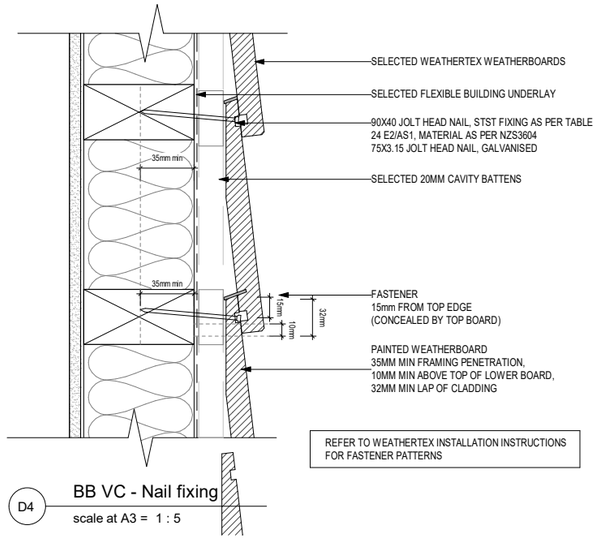
D3 BB VC MR - Barge Detail
scale at A3 = 1 : 5



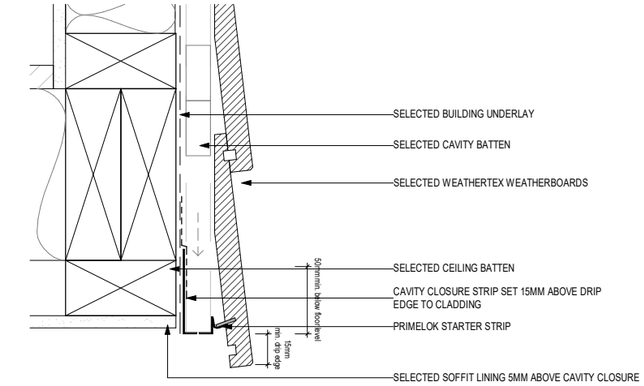
D6 BB VC AJ - Internal Corner Boxed To Joinery
scale at A3 = 1 : 5



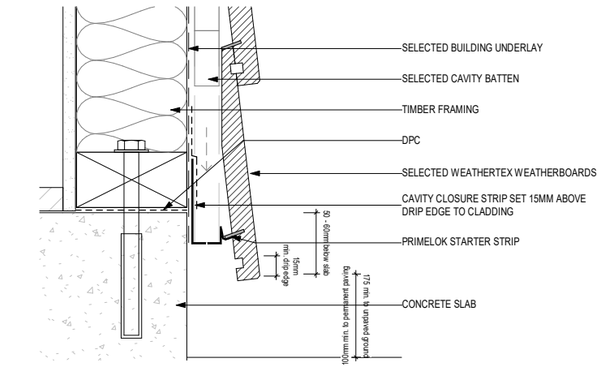
D2 BB VC - External Corner Detail
scale at A3 = 1 : 5



D4 BB VC - Nail fixing
scale at A3 = 1 : 5



D7 BB VC - Base OF Wall Overhang
scale at A3 = 1 : 5



D5 BB VC - Base OF Wall On Concrete
scale at A3 = 1 : 5

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

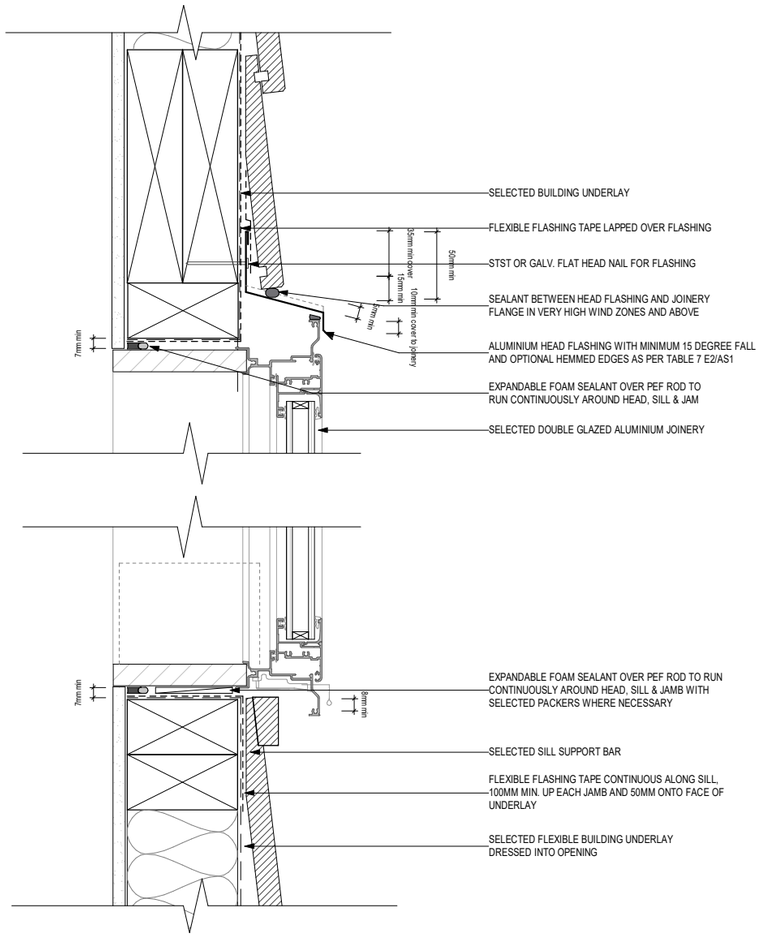
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date: 14/10/2026
scale at A3: 1 : 5
sheet name:
DETAILS- WB VC

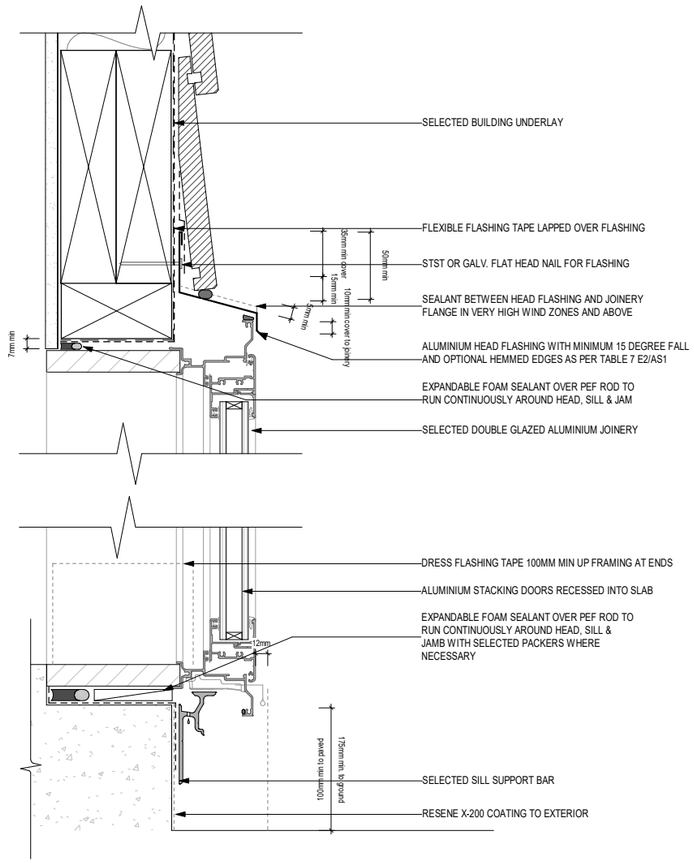
sheet: A6-04
revision : A

DR: RW RV: MM ID : MAD26032



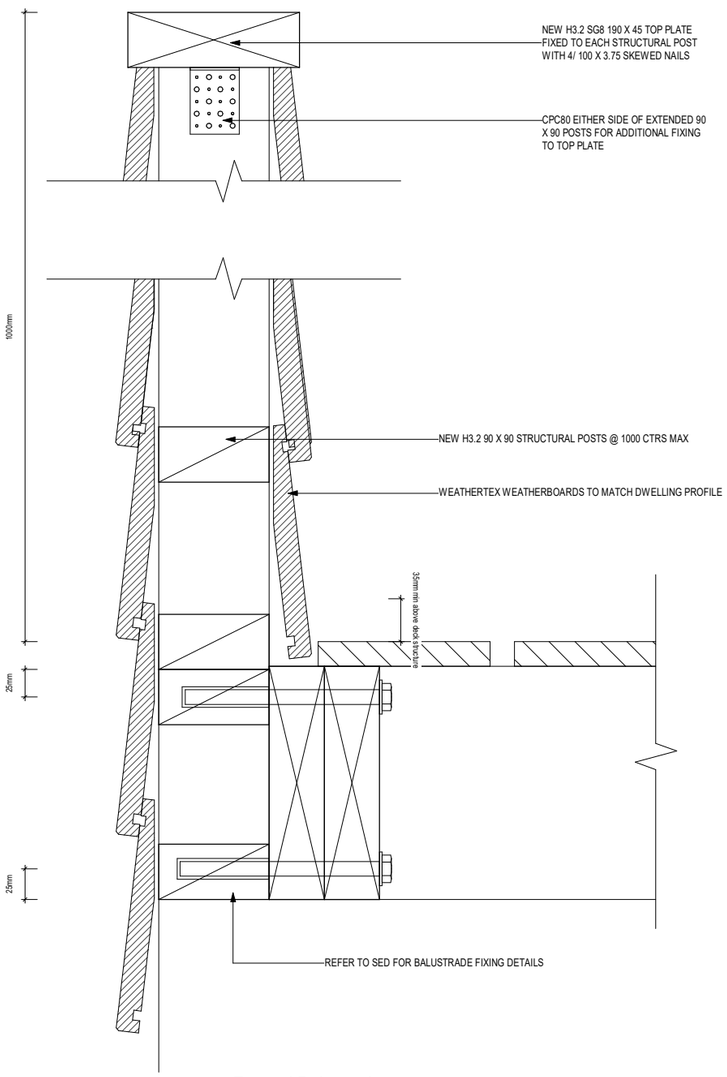
D1 BB DF AJ - Window Head & Sill Details

scale at A3 = 1 : 5



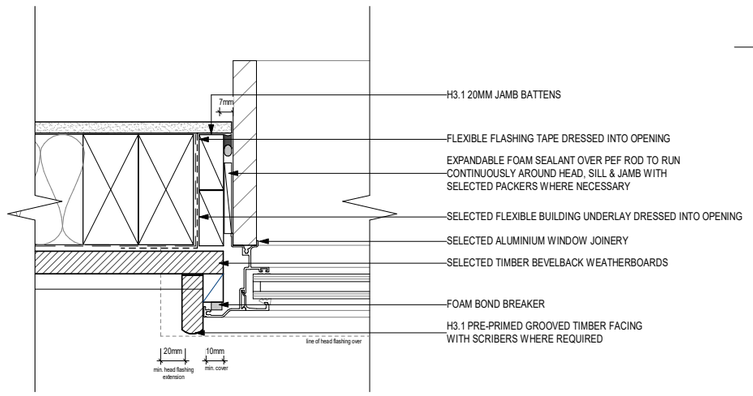
D3 BB DF AJ - Door Head & Sill On Concrete

scale at A3 = 1 : 5



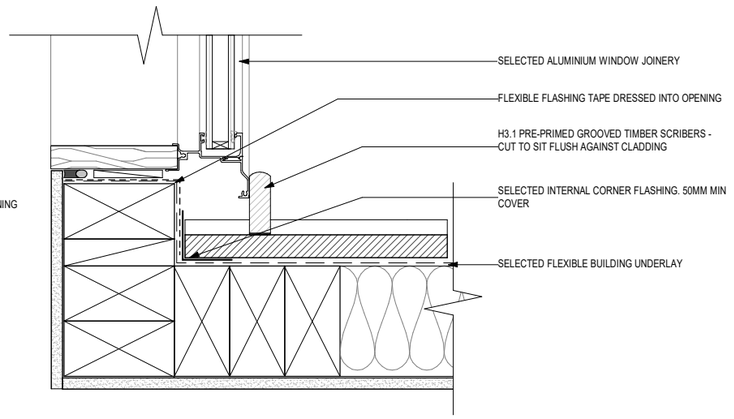
D5 Framed Balustrades

scale at A3 = 1 : 5



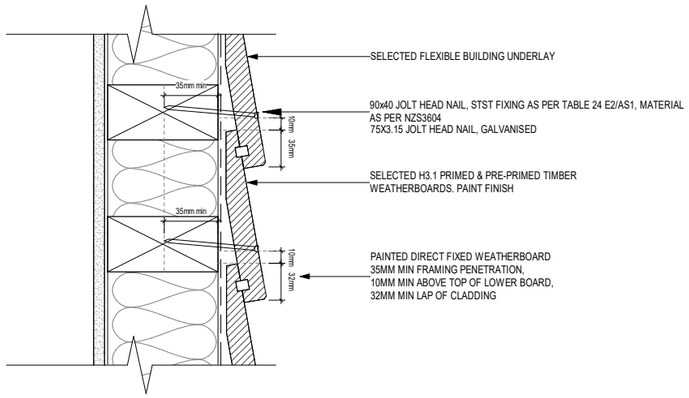
D2 BB DF AJ - Window Jamb Details

scale at A3 = 1 : 5



D4 BB DF AJ - Internal Corner Boxed To Joinery

scale at A3 = 1 : 5



D6 BB DF - Nail fixing

scale at A3 = 1 : 5

GENERAL NOTES:

TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CONSULTANTS:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN

project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

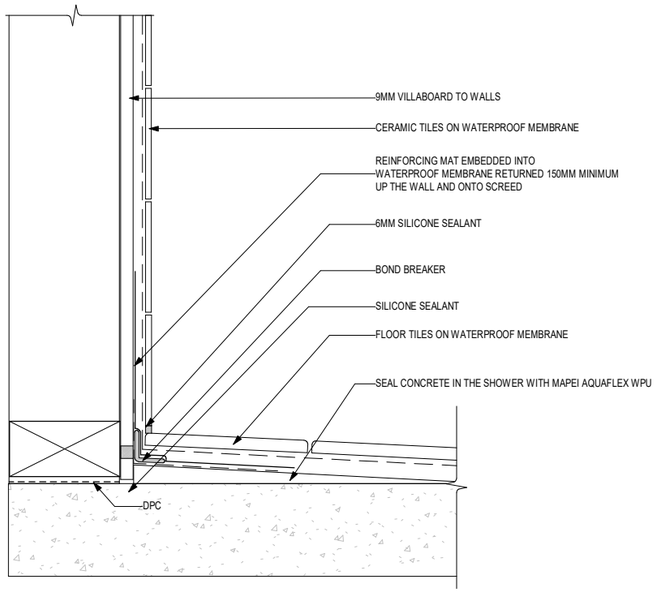
issue date: 14/10/2026
scale at A3: 1 : 5

sheet name:
DETAILS - WB DF

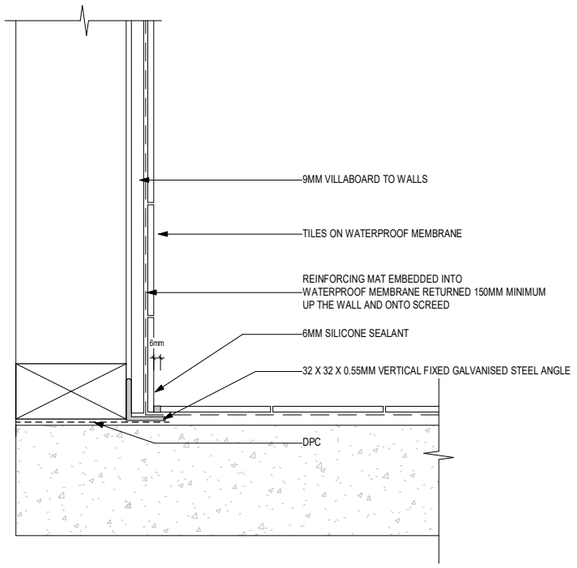
sheet: A6-05
revision : A

DR: RW RV: MM ID : MAD26032

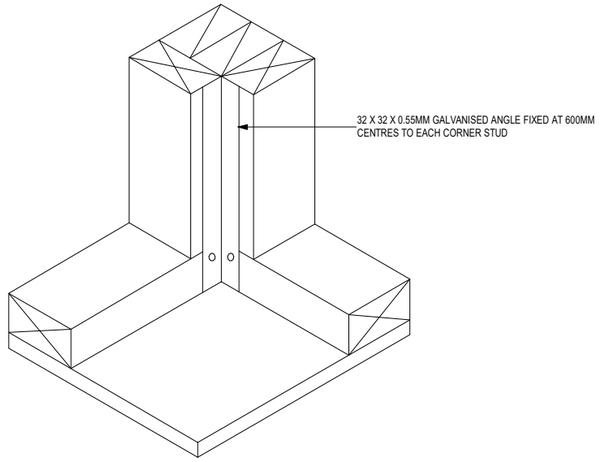
GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.



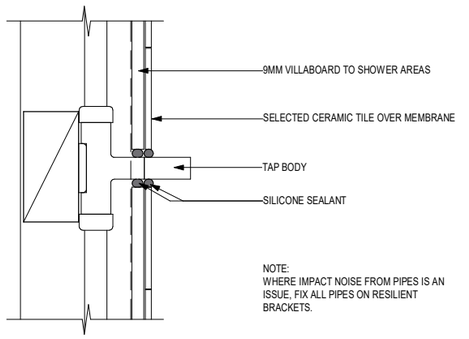
D1 Tiled Shower to Wall (Slope)
scale at A3 = 1 : 5



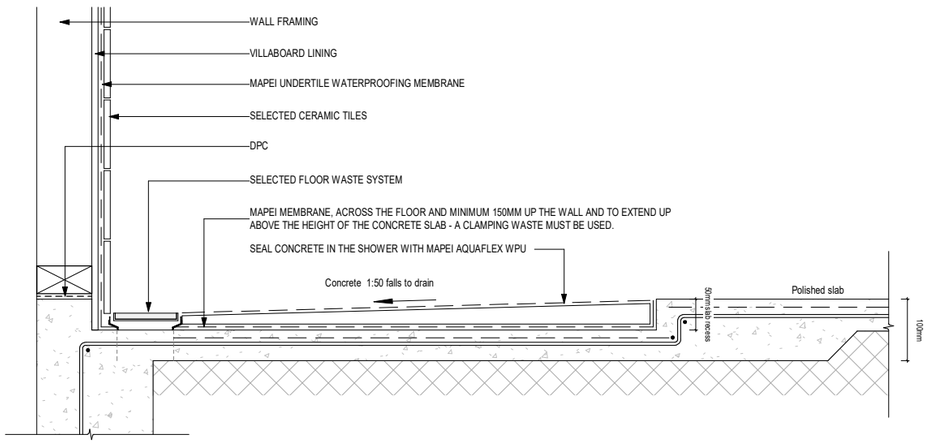
D3 Shower corner plan view
scale at A3 = 1 : 5



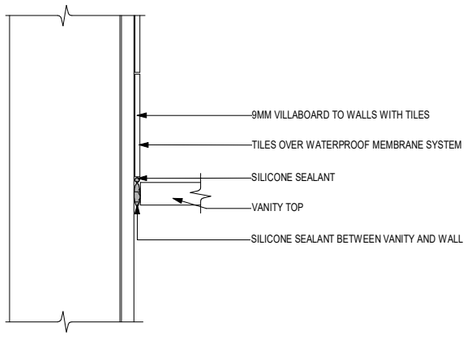
D5 Shower Corner Reinforcement
scale at A3 = 1 : 5



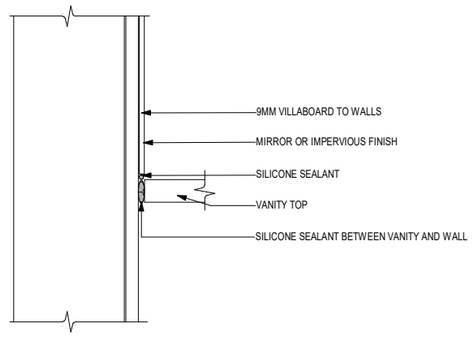
D6 Tap penetration
scale at A3 = 1 : 5



D2 Concrete Shower Detail
scale at A3 = 1 : 10



D4 Vanity To Wall (Tile)
scale at A3 = 1 : 5



D7 Vanity To Wall (mirrior)
scale at A3 = 1 : 5

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

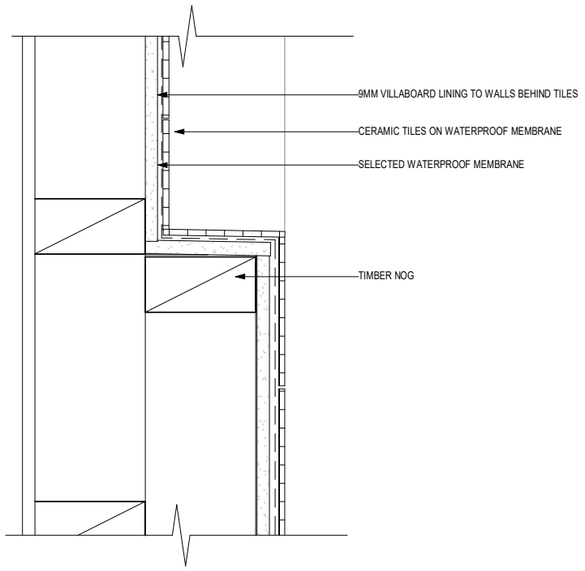
client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date: 14/10/2026
scale at A3: As indicated
sheet name:
DETAILS - WET AREA

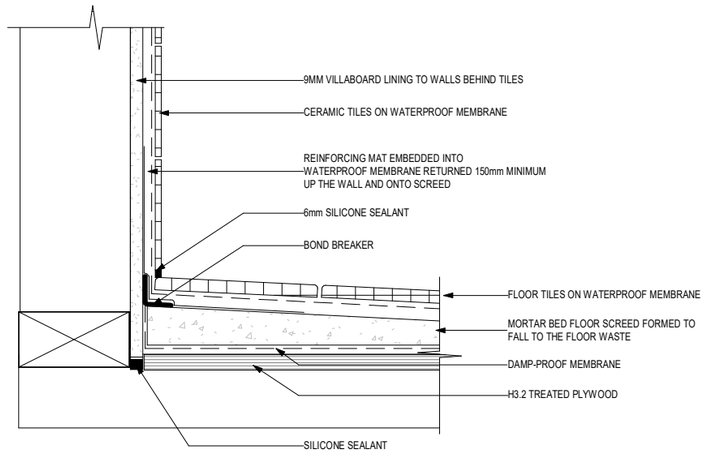
sheet: A6-06
revision : A

DR: RW RV: MM ID : MAD26032



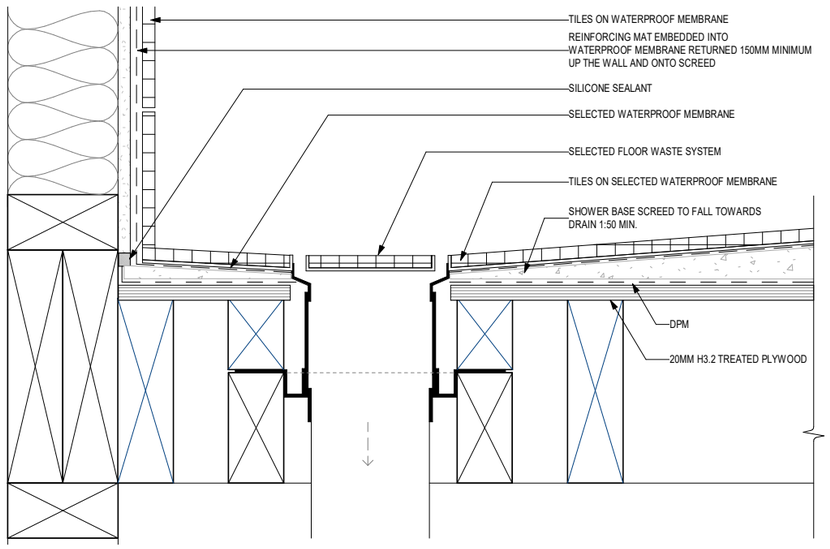
D1 WA - TILED SHOWER LEDGE

scale at A3 = 1 : 5



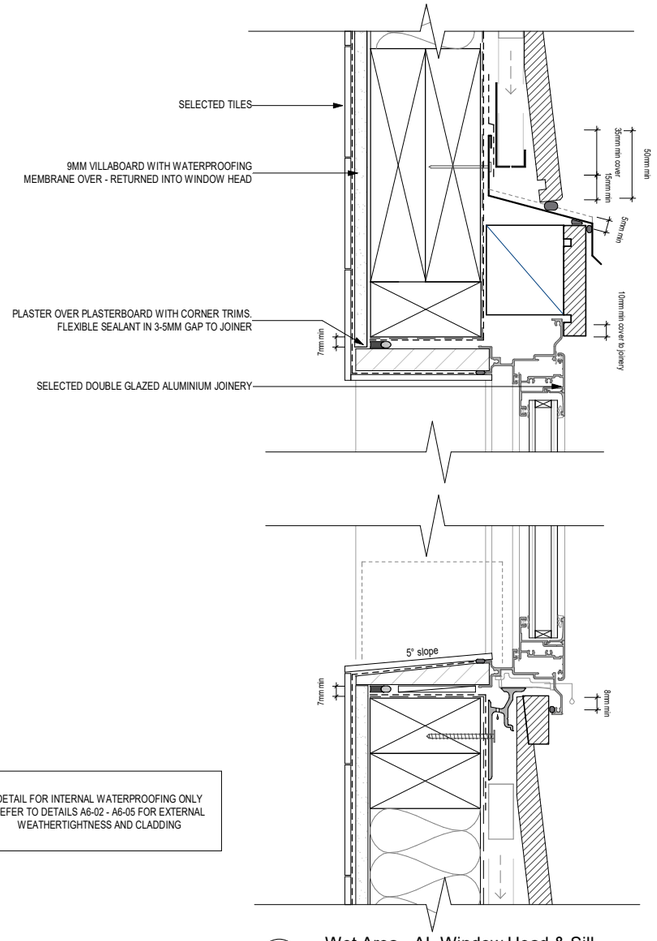
D2 WA - TILED SHOWER - WALL TO FLOOR

scale at A3 = 1 : 5



D3 WA - RECESSED SHOWER

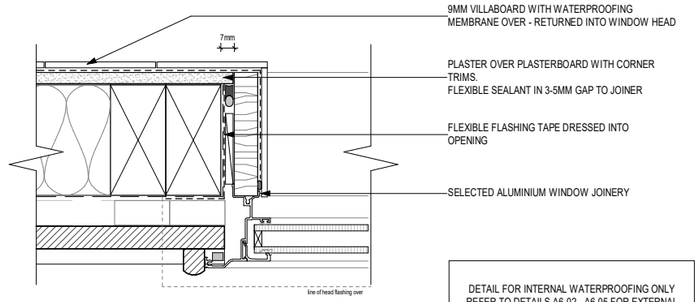
scale at A3 = 1 : 5



DETAIL FOR INTERNAL WATERPROOFING ONLY REFER TO DETAILS A6-02 - A6-05 FOR EXTERNAL WEATHERTIGHTNESS AND CLADDING

D4 Wet Area - AL Window Head & Sill

scale at A3 = 1 : 5



DETAIL FOR INTERNAL WATERPROOFING ONLY REFER TO DETAILS A6-02 - A6-05 FOR EXTERNAL WEATHERTIGHTNESS AND CLADDING

D5 Wet Area - AL Window Jamb Details

scale at A3 = 1 : 5

GENERAL NOTES:

TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CONSULTANTS:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN

project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date: 14/10/2026

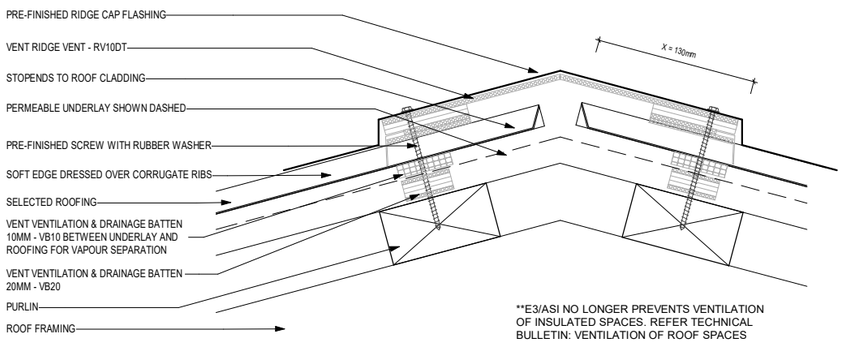
scale at A3: 1 : 5

sheet name:
DETAILS - WET AREA

sheet: A6-07

revision : A

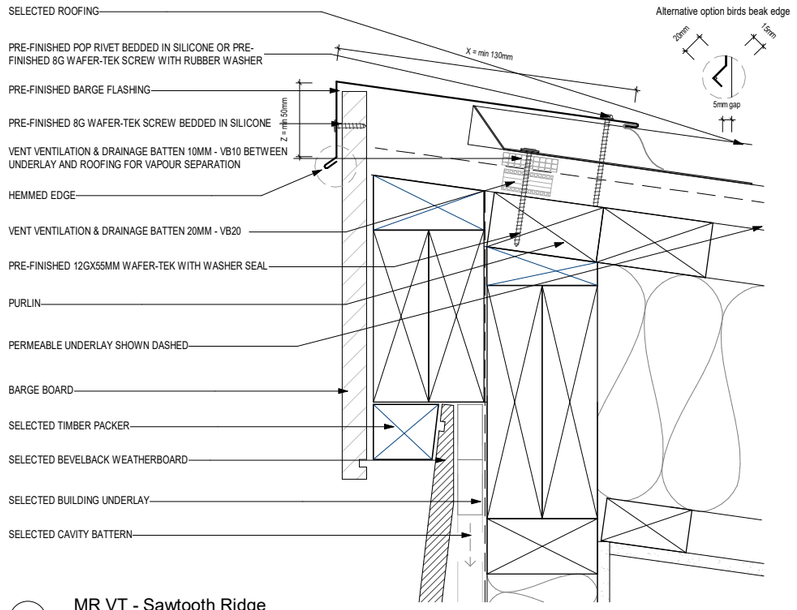
DR: RW RV: MM ID : MAD26032



**E3/ASI NO LONGER PREVENTS VENTILATION OF INSULATED SPACES. REFER TECHNICAL BULLETIN: VENTILATION OF ROOF SPACES

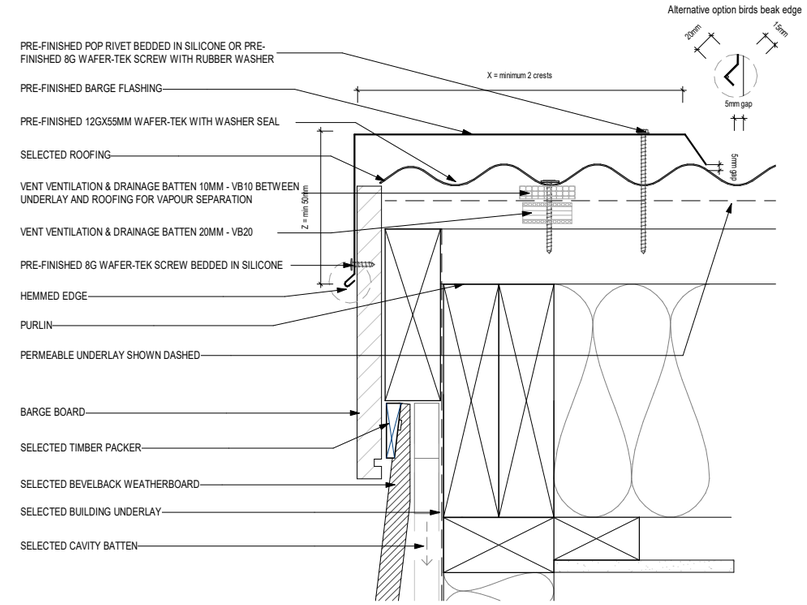
D1 MR VT - Ridge Detail

scale at A3 = 1 : 5



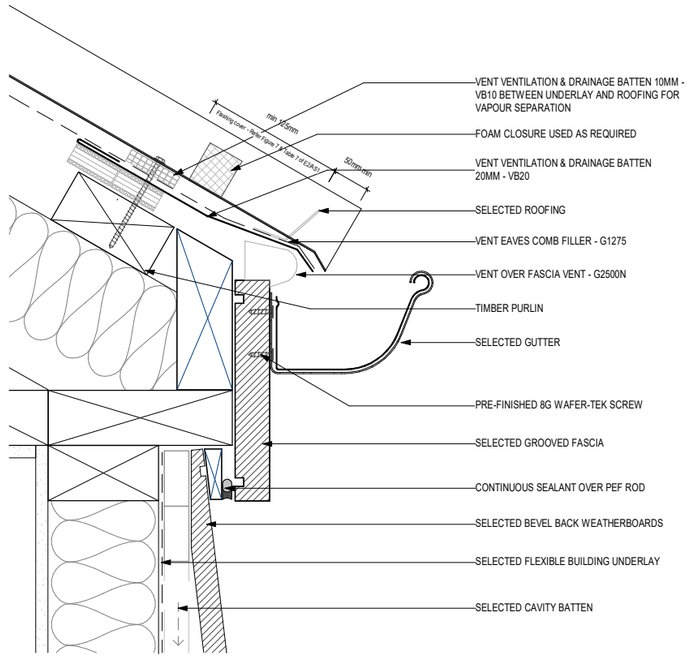
D2 MR VT - Sawtooth Ridge

scale at A3 = 1 : 5



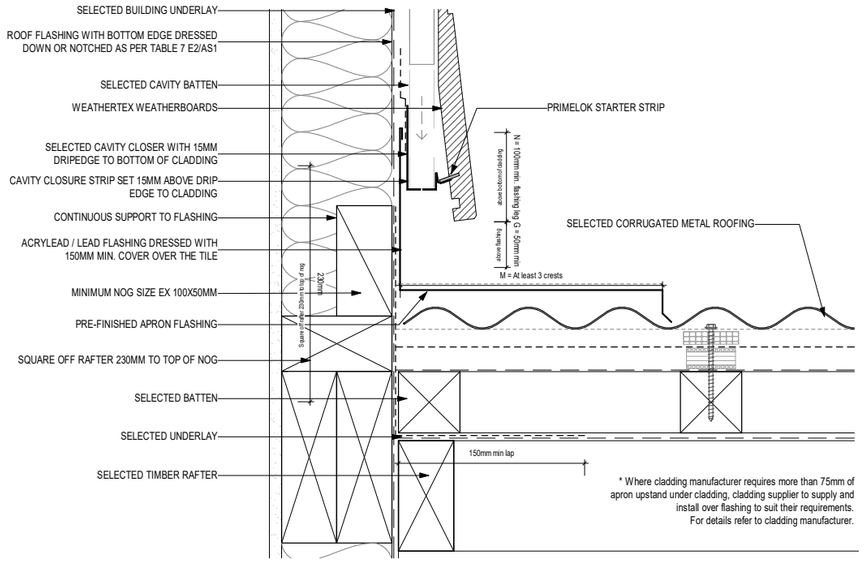
D3 MR VT - Barge With Profiled Cladding

scale at A3 = 1 : 5



D4 BB VC MR - Eaves Detail No Overhang

scale at A3 = 1 : 5



D5 BB VC MR - Parallel Apron Flashing

scale at A3 = 1 : 5

GENERAL NOTES:

TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NDS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CONSULTANTS:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN

project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date: 14/10/2026

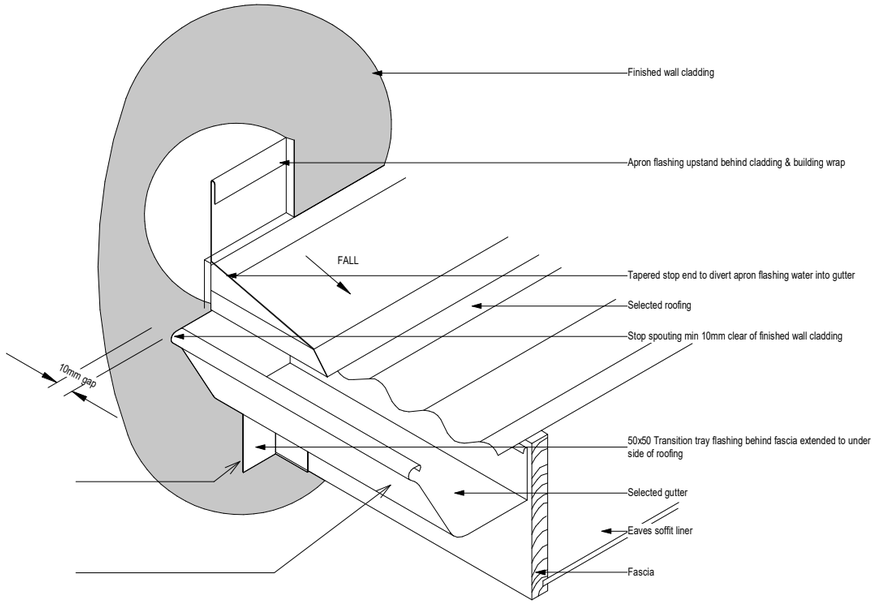
scale at A3: 1 : 5

sheet name:
DETAILS - ROOF

sheet: A6-08

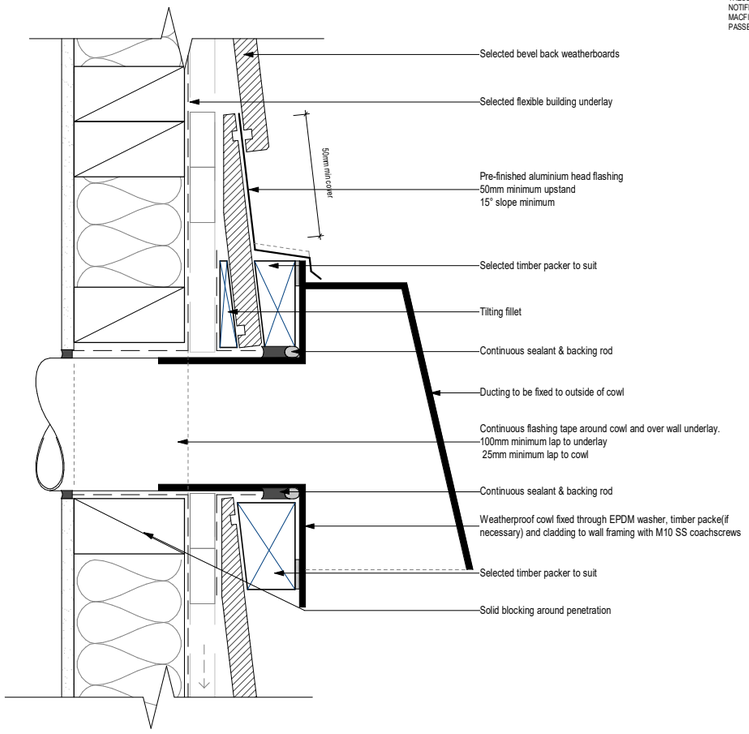
revision : A

DR: RW RV: MM ID : MAD26032



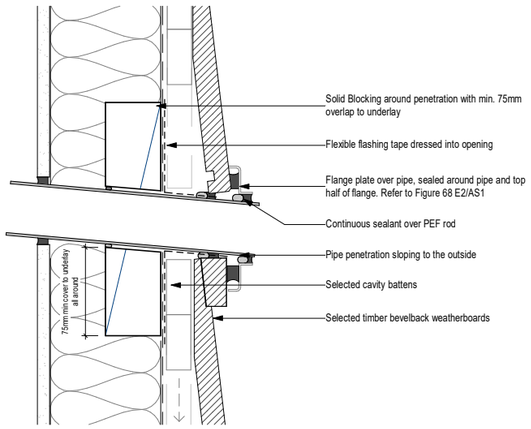
1 MR - Parallel Apron Diverter Junction Detail

scale at A3 = 1 : 5



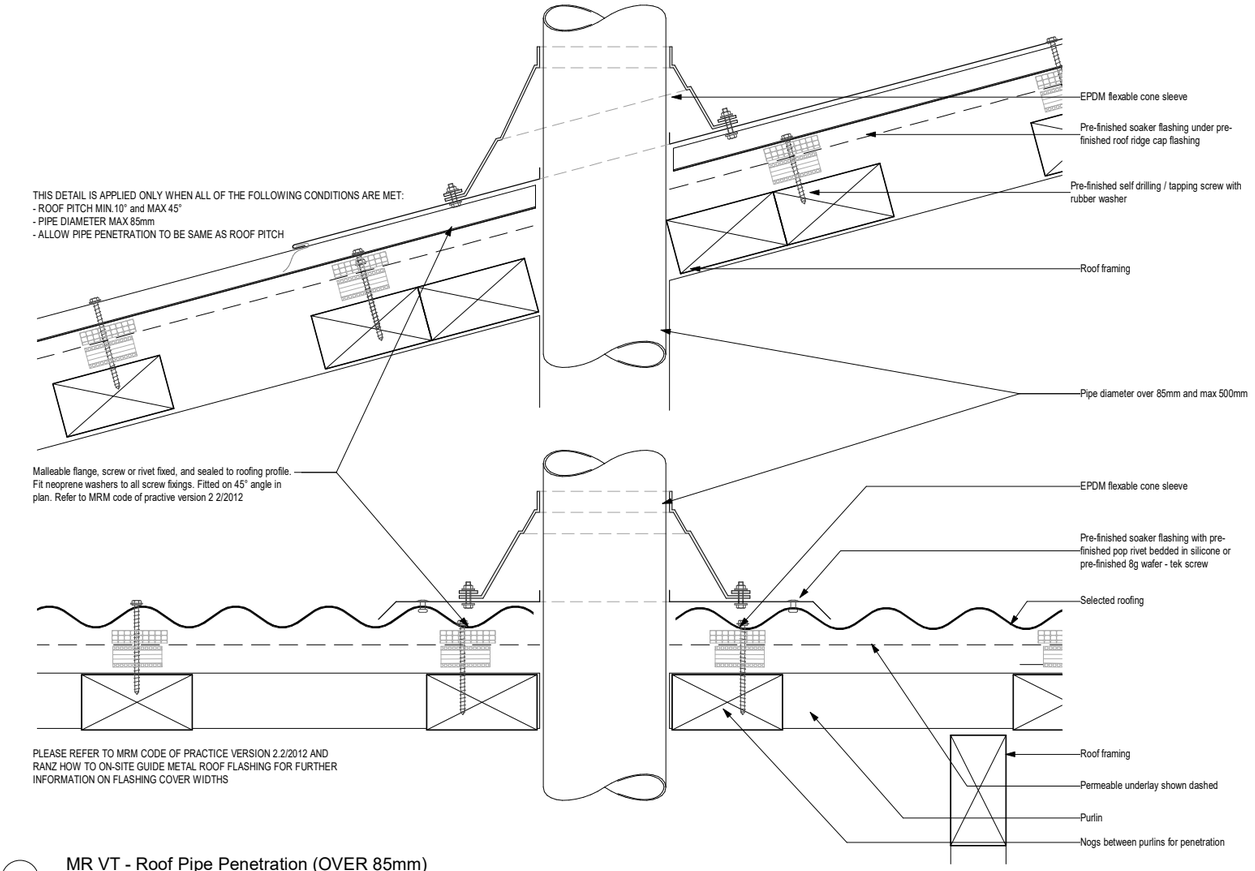
2 BB VC - Mechanical Vent Penetration Detail

scale at A3 = 1 : 5



3 BB VC - Pipe Penetration Detail

scale at A3 = 1 : 5



4 MR VT - Roof Pipe Penetration (OVER 85mm)

scale at A3 = 1 : 5

GENERAL NOTES:

TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CONSULTANTS:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN

project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

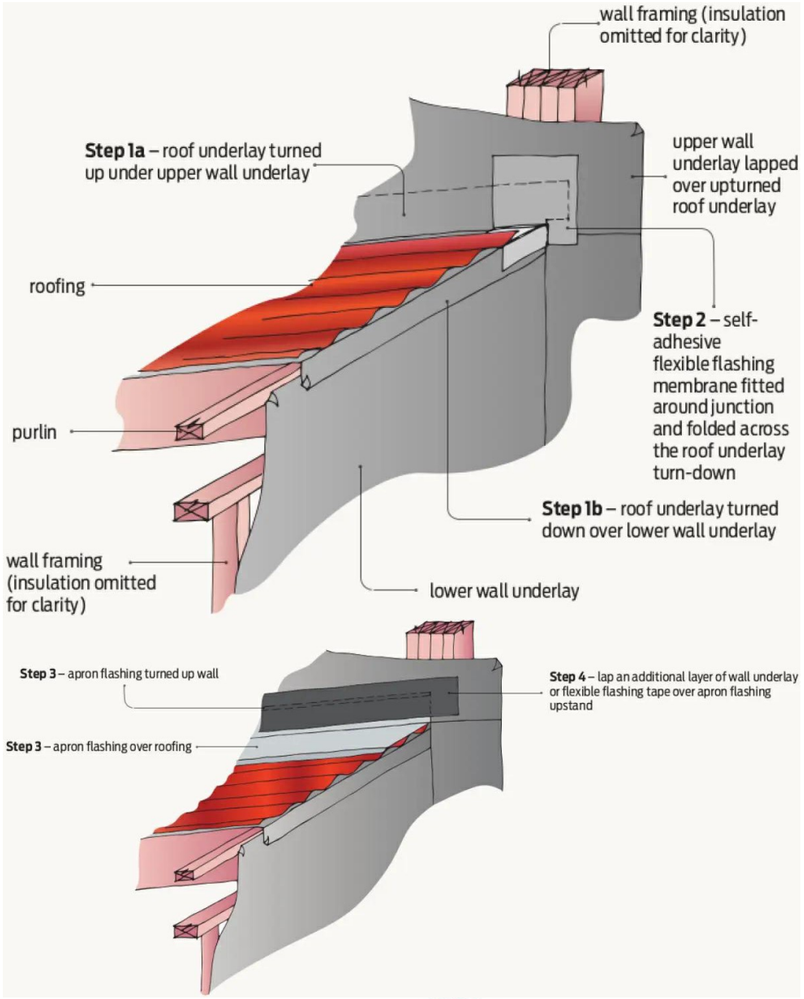
issue date: 14/10/2026
scale at A3: 1 : 5

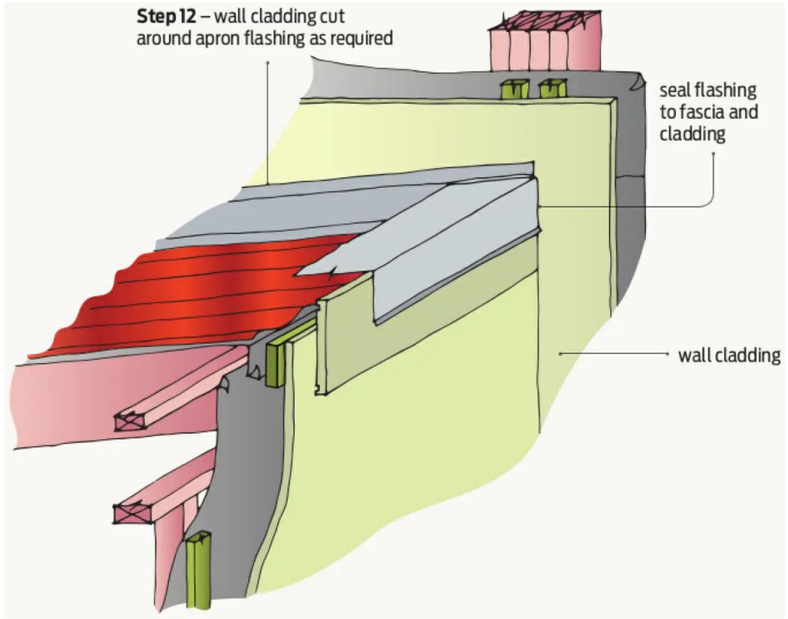
sheet name:
DETAILS - PENETRATIONS & GUTTER

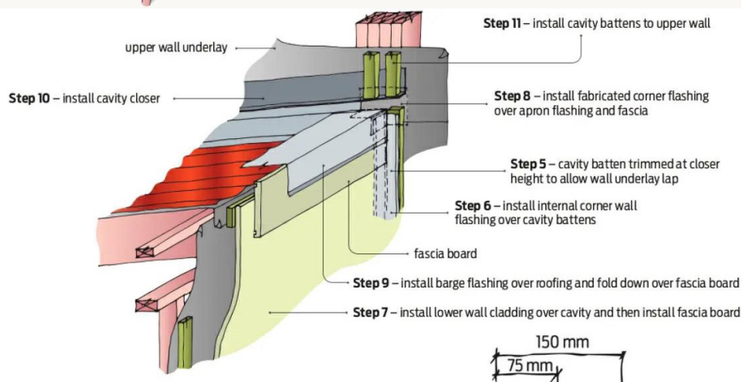
sheet: A6-09
revision : A

DR: RW RV: MM ID : MAD26032

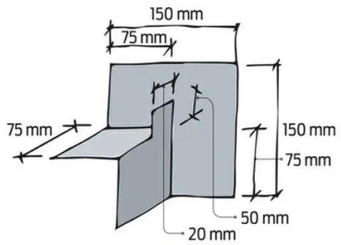
MONO PITCHED ROOF APEX TO WALL







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



fabricated corner flashing fitted over apron flashing before barge flashing installed

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NDS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date: 14/10/2026
scale at A3:
sheet name:
DETAILS - FLASHINGS

sheet: A6-10
revision : A

DR: RW RV: MM ID : MAD26032

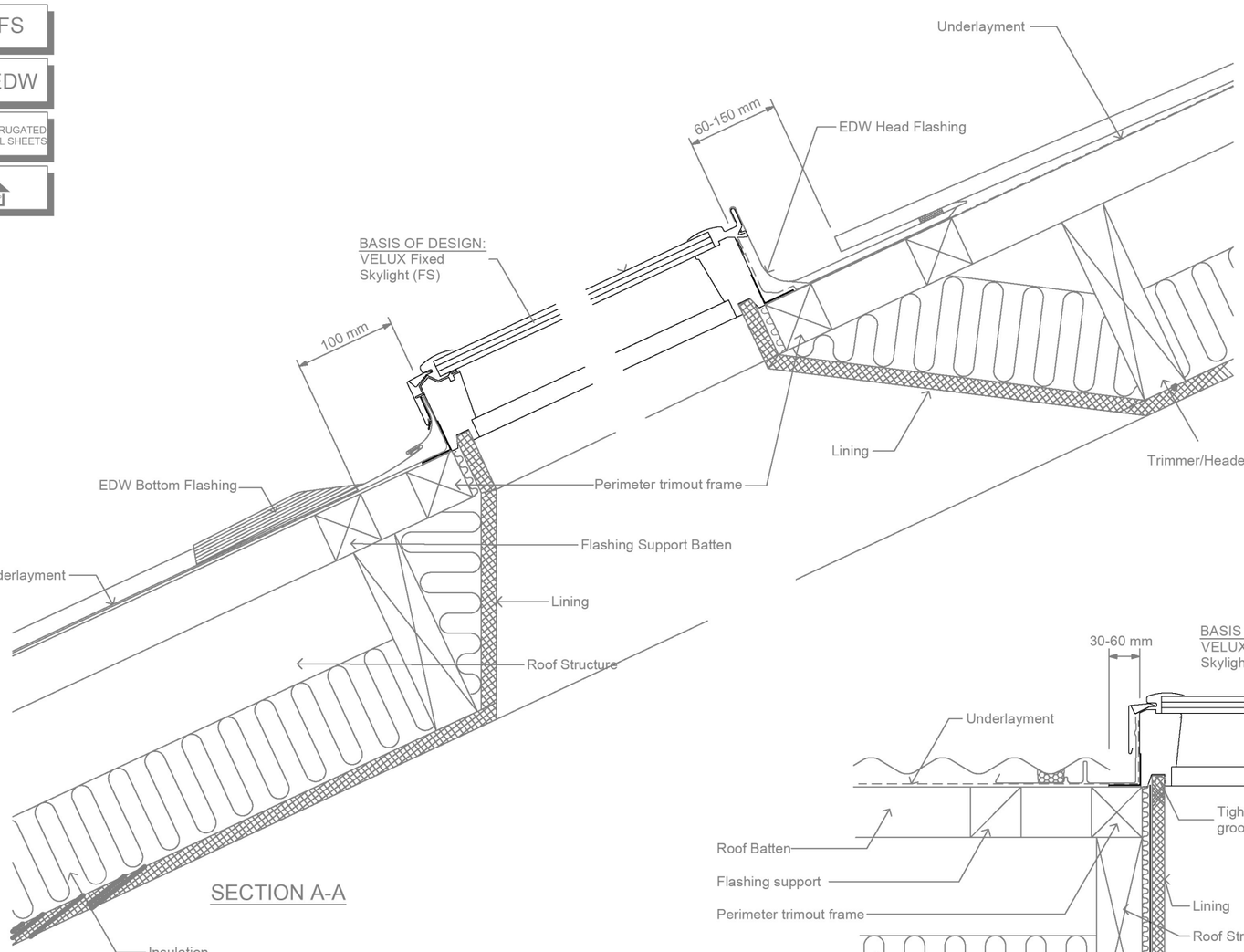
GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
DO NOT SCALE OFF DRAWING.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS ON SITE. DESIGNER TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSIONS AND THOSE ON PLANS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION. DESIGNER TO BE NOTIFIED OF ANY VARIATION. THESE DRAWINGS REMAIN THE PROPERTY OF MACFIE ARCHITECTURE LTD AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT WRITTEN CONSENT.

FS

EDW

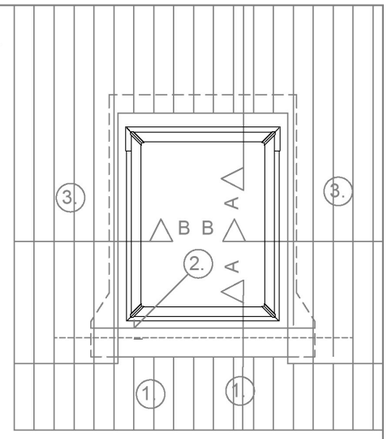
CORRUGATED METAL SHEETS

15°- 90°



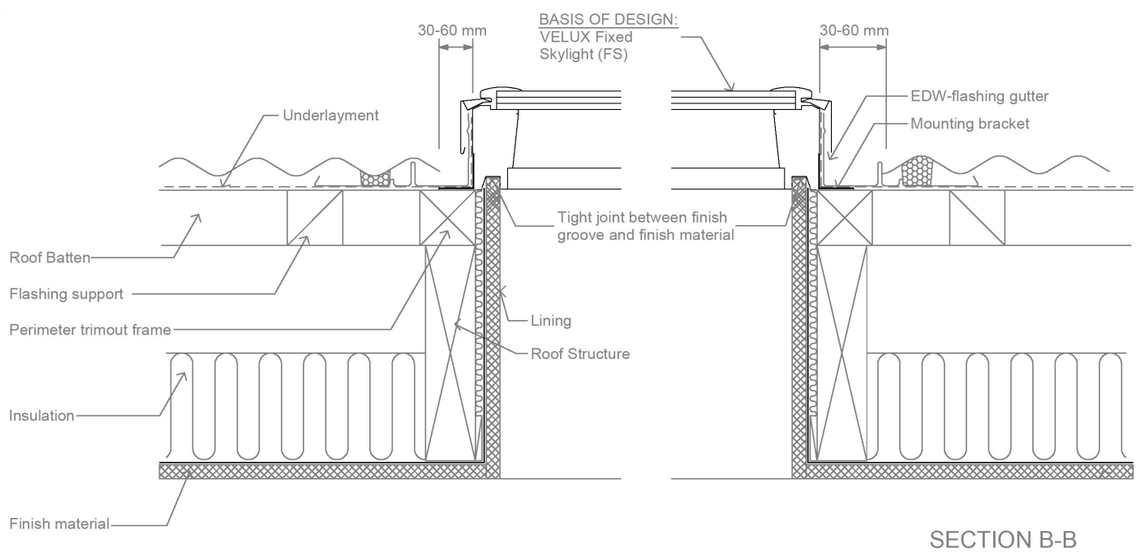
SECTION A-A

ELEVATION



VELUX Skylight installed in new metal roofing.

1. The sheets are fitted 100 mm from the bottom frame
2. The flashing is mounted
3. Fit the metal sheets



SECTION B-B

FS - Fixed Skylight and EDW Flashing in Corrugated Metal Roof	VELUX Sky-Product Management	NEW ZEALAND LTD. 0800 650 445		Name / Date
			Drawn by	Jan 18
			Checked by	Jan 18
			Drawing No.	

This drawing is an instrument of service and is provided for informational use only.
© 2011 VELUX GROUP
® VELUX is a registered trademark

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

REV.	DATE	DESCRIPTION	BY
A	14/10/2026	BC ISSUE	RW

FOR BUILDING CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
SAM AUSTIN
project :
NEW DWELLING & ALTERATIONS

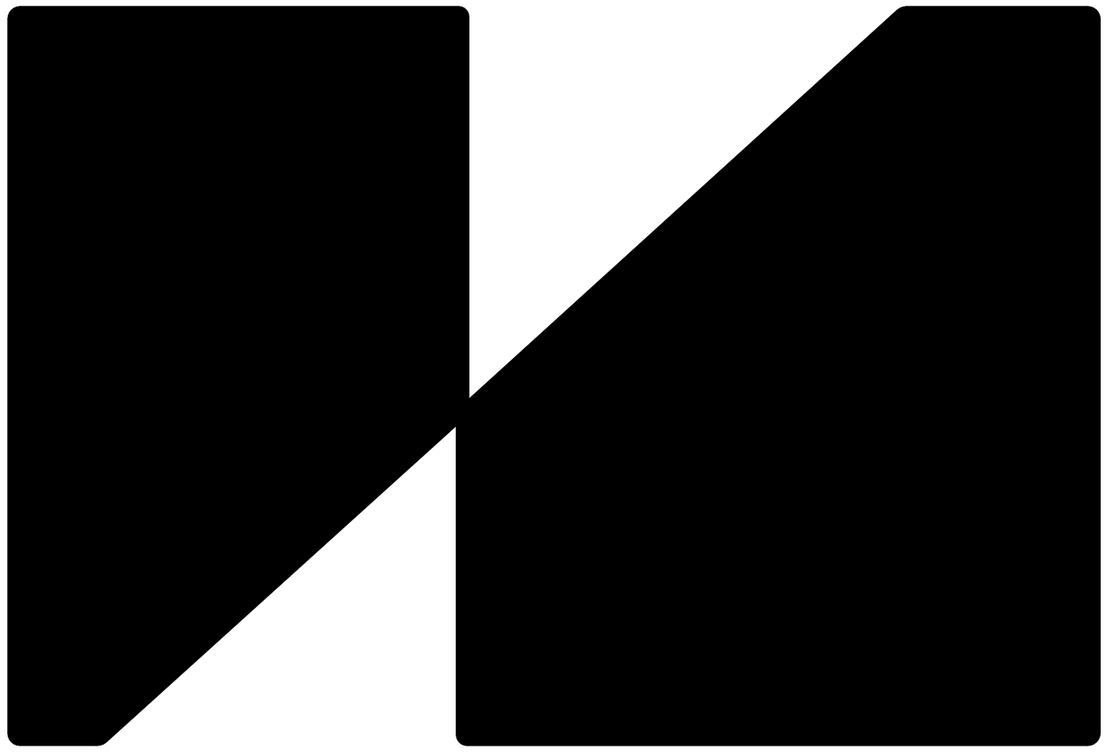
address :
26 PANNERS WAY,
QUEENSTOWN 9300

issue date: 14/10/2026
scale at A3:
sheet name:
DETAILS - SKYLIGHTS

sheet: A6-11
revision : A

DR: RW RV: MM ID : MAD26032

info@dhc.nz
09 520 0355
www.dhc.nz



26 Paneers Way, Queenstown

Structural Drawings

Project No 14374

1.GENERAL NOTES :

1.1 All work to be in accordance with New Zealand Building Code. All codes refer to the current edition plus all amendments.
1.2 These drawings are to read in conjunction with the drawings and specification of other consultants. E.g. Architect, Mechanical, Building Services, Electrical, etc. The Principal Consultant must be notified of any discrepancy.
1.3 No dimension are to be scaled from these drawings. All dimensions to be established on site.
1.4 During construction, the structure shall be maintained in a stable state by means of temporary propping, bracing and guying, and no part shall be overstressed.
1.5 During construction, all suspended floors and beams shall be propped U.N.O. for 28 days minimum.
1.6 Temporary propping is the responsability of the contractor.
1.7 If during construction any part of the work shows signs of distress, excessive deflection, conflict of components or other indications of a problem, the Contractor shall immediately notify the Engineer who shall investigate and issue such instructions as are considered necessary.
1.8 Precast unit end seating shall be to manufacturer recommendations U.N.O.

2. CONCRETE NOTES :

2.1 Materials and workmanship to be accordance with **NZS 3109**.
2.2 For minimum cover to principal reinforcement refer to **NZ 3101** clause 5.11.3.3 or shall be minimum:

MEMBER	AGAINST NATURAL GROUND	AGAINST BOXING OR SCREED CONCRETE	EXPOSED TO WEATHER	NOT EXPOSED WEATHER
Foundations, Beams, Columns (Principal reinforcing)	75mm	50mm	50mm	35mm

2.3 Slump and mix design shall be:

MEMBER	CONCRETE SLUMP (MAX)	CONCRETE MIX DESIGN
Beams and Columns Slab on Grade Suspended Slabs	120mm 80mm 80mm	Refer to Concrete Specification

2.3 No holes or chase are to be made in concrete members other than those shown on drawings.
2.5 Concrete grades:

Piles	- **20MPa** at 28 Days
Foundations	- **20MPa** at 28 Days
Slab on Grade	- **20MPa** at 28 Days
Suspended Slab, Beams	- N/A
Columns	- N/A
Precast Panels	- N/A
Masonry Infill	- **20MPa** at 28 Days

2.6 Allowance is to made for all cast-in cleats and bolts for fixing roof and floor beams etc.
2.7 Slabs on ground shall be sawcut 1/4 of slab thickness to approved dimension between 24 and 48 hours after pouring unless otherwise instructed. Alternate wires and/or bars are to be cut 40mm from joints and no laps are to occur at joints. Alternative construction may supersede these details ie. pours in panels or strips. Sawcut grids 5000 x 5000 maximum unless otherwise noted.
2.8 Suspended slabs and beam are likely to have a hog (precamber). This must be allowed for in construction and setting out of floor levels and in calculation of concrete topping volumes.
2.9 Suspended floors are to be poured to thickness – and NOT to a level.
2.9a All concrete that is to be poured against is to be scabbled to 5mm amplitude.

3. REINFORCEMENT NOTES :

3.1 Reinforcement is shown diagrammatically and is not necessarily shown in true projection.
3.2 Reinforcing has been designated:

a. High Yield deformed grade 500E (fy =**500 MPa**) e.g. D20H
b. High Yield plain grade 500E (fy =**500 MPa**) e.g. R20H
c. Mild Steel deformed grade 300E (fy =**300 MPa**) e.g. D16
d. Mild Steel plain grade 300E (fy =**300 MPa**) e.g. R6

3.3 Laps in concrete reinforcement to be made only in the positions shown and shall be (unless shown otherwise):

DEFORMED BARS	D10	D12	D16	D20	D25	D32	D40
Grade 300	400	480	640	800	1000	1250	1600
Grade 500	650	800	1050	1300	1650	2100	2600

3.5 Reinforcement mesh lapPed with a minimum of 2 cross wire but not less than: **SE62 - SE72** Mesh - Lap Length: 300mm
SE82 - SE92 Mesh - Lap Length: 400mm

3.6 Where laps are not shown on the drawings, reinforcement in slabs and walls may, if approved, be lapped at random in a staggered pattern.
3.7 No welding, heating or reverse bending of bars is permitted without the consent of the engineer.
3.8 Reinforcement in slabs is to be supported on stools or other approved methods - starters to be tied in place before pouring.
3.9 All steel to be compliment with **AS/NZS 4671** or equivalent. Steel reinforcing material shall be ductility class "E".

4. BLOCKWORK NOTES :

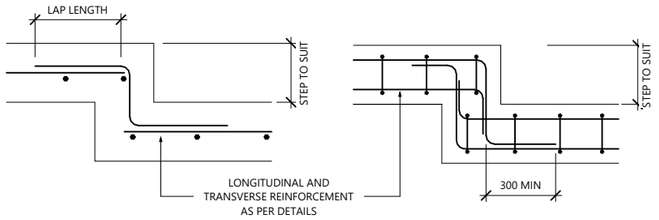
4.1 All blockwork shall be under the direct supervision of a registered Mason who shall provide continuous inspection. All work shall comply with **NZS 4210** Masonry Materials and Workmanship.
4.2 Masonry is to be constructed by the 'High Lift' method with clean out ports at every vertical bar and at the bottom of every lift. Bottom course to be open ended bond beam blocks placed upside down.
4.3 Fix vertical bars before laying blocks and place horizontal bars as laying proceeds.
4.4 All cells filled unless otherwise noted.
4.5 Concrete for filling blockwork to have a compressive strength as shown in CONCRETE Note 2.5 above and to have expanding admixture added on site and mixed immediately prior to placing.

5. STEELWORK NOTES :

5.1 All structural steelwork to be grade 300 unless noted otherwise complying with the appropriate standards listed in **NZS 3404**.
5.2 Bolted connections to be made with grade 8.8 bolts, snug tightened, to **AS 1252** with 2mm clearance to holes unless shown otherwise.
5.3 Bolt threads to be excluded from shear plane.
5.4 All welding to be arc welding in accordance with **AS/NZS 1554.1**. All welds to be 6mm fillet continuous unless noted otherwise.
5.5 Do not paint steelwork that is to be encased in concrete.
5.6 This set of structural steelwork drawings show the design intent. Shop drawings remain the responsibility of the contractor.
5.7 All holding down bolts and other fixing devices are to be set by a template and checked for level and position before concreting.
5.8 Check and verify all dimensions and levels on site before commencing fabrication of any structural steelwork.
5.9 Unless shown otherwise, all baseplates shall bear directly on 25 +/- 5mm of dry pack mortar.
5.10 Washers tapered where necessary, are to be used under all nuts & bolt heads.
5.11 All R.H.S members are to be capped and all joints sealed.
5.12 Where items are to be hot dip galvanised, allow for tolerances, vent holes etc. as necessary.
5.13 All welding symbols shown on the drawings are in accordance with **NZS 1100.501:1985.**

6. INSPECTION NOTES :

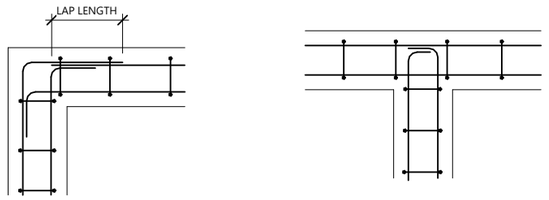
6.1 Adequate notice is required by the Engineer for inspection of the works. The Contractor must be satisfied that the works have been completed in accordance with the drawings and specification before confirming an inspection by the Engineer.



SINGLE LAYER REINF.
(ELEVATION)

DOUBLE LAYER REINF.
(ELEVATION)

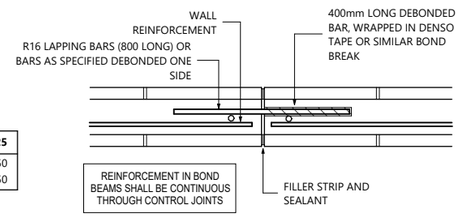
FOUNDATION STEPS



"L" JUNCTION - TYPE 1
(PLAN)

"T" JUNCTION - TYPE 1
(PLAN)

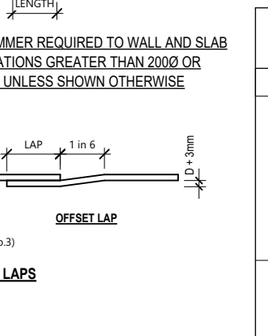
FOUNDATION JUNCTIONS

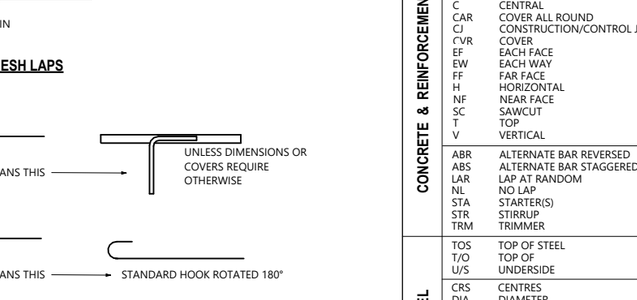


TYP. BLOCK WALL CONTROL JOINT

DEFORMED BARS	D10	D12	D16	D20	D25
GRADE 300	400	500	650	800	1050
GRADE 500	700	900	1200	1400	1750

LAPS IN MASONRY REINFORCEMENT

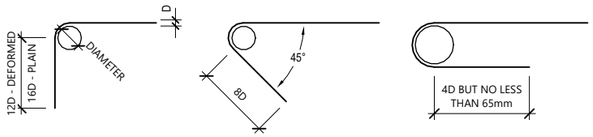




WALL JUNCTIONS AND TERMINATIONS

NOTES:
1. Details apply unless shown otherwise on drawings.
2. Standard laps to be used unless shown otherwise.

MIN. TRIMMER REQUIRED TO WALL AND SLAB PENETRATIONS GREATER THAN 200Ø OR 200 x 200 UNLESS SHOWN OTHERWISE



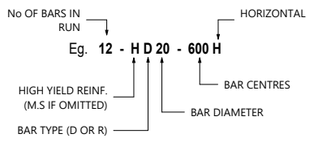
MAIN REINFORCEMENT

STEEL GRADE	BAR SIZE	MIN DIA. OF BEND
300 MPa	6 - 20	5D
500 MPa	25 - 40	6D

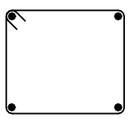
TIES AND STIRRUPS

STEEL GRADE	BAR SIZE	BAR TYPE	
		PLAIN	DEFORMED
300 MPa	6 - 20	2D	4D
500 MPa	25 - 40	3D	6D

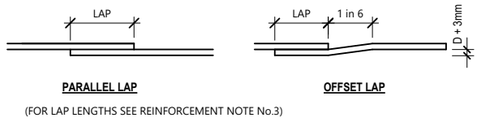
REINFORCING BENDS



REINFORCING IDENTIFICATION



BEAM AND COLUMN STIRRUPS

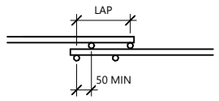


PARALLEL LAP

OFFSET LAP

(FOR LAP LENGTHS SEE REINFORCEMENT NOTE No.3)

REINFORCING LAPS



REINFORCING MESH LAPS

REINFORCING REPRESENTATION

COPYRIGHT
ALL RIGHTS RESERVED - NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN APPROVAL FROM DHC CONSULTING LIMITED.

SOME COMMON ABBREVIATIONS

GENERAL	COS	CHECK ON SITE
	ES	EQUALLY SPACED
	EXTG	EXISTING
	FL	FINISHED LEVEL
	GL	GROUND LEVEL
	LG	LONG
	NTS	NOT TO SCALE
	SED	SMALL END DIAMETER
	SFL	STRUCTURAL FINISHED LEVEL
	TBA	TO BE ADVISED
	TBC	TO BE CONFIRMED
	TYP	TYPICAL
	UNO	UNLESS NOTED OTHERWISE
CONCRETE & REINFORCEMENT	PC	PRECAST CONCRETE
	PCP	PRECAST CONCRETE PANEL
	PS	PRESTRESSED CONCRETE
	RC	REINFORCED CONCRETE
	REO	REINFORCEMENT
	B	BOTTOM
	C	CENTRAL
	CAR	COVER ALL ROUND
	CJ	CONSTRUCTION/CONTROL JOINT
	CVR	COVER
	EF	EACH FACE
	EW	EACH WAY
	FF	FAR FACE
	H	HORIZONTAL
	NF	NEAR FACE
	SC	SAWCUT
	T	TOP
	V	VERTICAL
	ABR	ALTERNATE BAR REVERSED
	ABS	ALTERNATE BAR STAGGERED
	LAR	LAP AT RANDOM
	NL	NO LAP
	STA	STARTER(S)
	STR	STIRRUP
	TRM	TRIMMER
STEEL	TOS	TOP OF STEEL
	T/O	TOP OF
	U/S	UNDERSIDE
	CRS	CENTRES
	DIA	DIAMETER
	PCD	PITCH CIRCLE DIAMETER
	R	RADIUS
	C/W	COMPLETE WITH
	HD	HOLDING DOWN (BOLTS)
	HD GALV	HOT DIP GALVANISED
WELDING	FW	FILLET WELD
	CFW	CONTINUOUS FILLET WELD
	FWAR	FILLET WELD ALL ROUND
	SVBW	SINGLE V BUTT WELD
	DVBW	DOUBLE V BUTT WELD
	SBBW	SINGLE BEVEL BUTT WELD
	DBBW	DOUBLE BEVEL BUTT WELD

DHC
30 Ponsonby Road, Auckland
09 520 0355
info@dhc.nz

GENERAL NOTES:
REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, LEVELS, SETDOWNS, NIBS, REBATES, DUCTS THROUGH FLOORS/WALLS, AND ALL OTHER SETTING OUT DETAILS, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

THIS DRAWING SET CONTAINS COLOUR.
ALL REPRODUCTION TO BE IN COLOUR.

NOTES:

1. ALL BLOCK WORK TO BE OBSERVATION **TYPE B**.

2. ALL WELDING TO BE TYPE S.

3. ALL STEEL WORK EXPOSED TO THE ATMOSPHERE SHALL BE TREATED TO **TSZ150S** OR **HDG600-D (OR 5L)** TO ACHIEVE A TIME TO FIRST MAINTENANCE OF **40 YEARS** FOR EXPOSURE **CATEGORY C4**. REFER ARCH. FOR FINAL COAT FINISH.

4. STEEL WORK WITHIN THE EXTERNAL WALL OR ROOF CAVITY WITH THE STEEL ON THE COLD SIDE OF THE DEW POINT SHALL BE TREATED TO **TSZ150S** OR **HDG600-D (OR 5L)** TO ACHIEVE A TIME TO FIRST MAINTENANCE OF **40 YEARS** FOR EXPOSURE **CATEGORY C4**. REFER ARCH. FOR FINAL COAT FINISH.

5. STEEL WORK WITHIN SUBFLOOR SPACES SHALL BE TREATED AS PER # 4.

6. ADDITIONALLY BOTTOM 100mm OF EXTERNAL CAST IN STEEL POSTS FROM TOP OF PILE/FOOTING TO BE COATED WITH A SELF PRIMING NON-CONDUCTIVE BARRIER COATING (EPOXY MASTIC OR SIM.) TO AT LEAST 350 MICRONS THICK.

7. ALL STRUCTURAL STEEL TO BE CONSTRUCTION CATEGORY 2 IN ACCORDANCE WITH AS/NZS 5131:2016

REV	DATE	AMENDMENT
A	05/10/2026	BC Set

26 Paneers Way, Queenstown

CLIENT

Sam Austin

ARCHITECT

MACFIE ARCHITECTURE

STANDARD NOTES AND DETAIL

CHECKED	APPROVED
DH	AH
DESIGNED	**DRAWN**
LJ	LJ
PROJECT NO.	**SCALE**
14374	1 : 20
DRAWING NO.	**REVISION**
S001	A

FOUNDATION SCHEDULE		
MARK	**SIZE**	**NOTE**
F1	300W x 300D	EDGE FOOTING AS PER DETAILS
F1A	300W x 300D	EDGE FOOTING AS PER DETAILS
F2	200W x 250D	INTERNAL THICKENING WITH 2HD12 AT BTM
PD1	400SQ x 320D	PAD WITH HD12 @150 CRS. AT BOTTOM EW.
PD2	550SQ x 300D	NEW PAD WITH HD12 @150 CRS. AT BOTTOM EW.
PD3	700 x 700 x 300D	PAD WITH HD12 @150 CRS. AT BOTTOM EW.

NOTES:

1. REFER TO ARCHITECT'S DRAWINGS FOR BOUNDARY LINE SURVEY INFORMATION

2. REFER TO ARCHITECTURAL DRAWINGS FOR SETOUT, REBATES & NIBS LOCATIONS

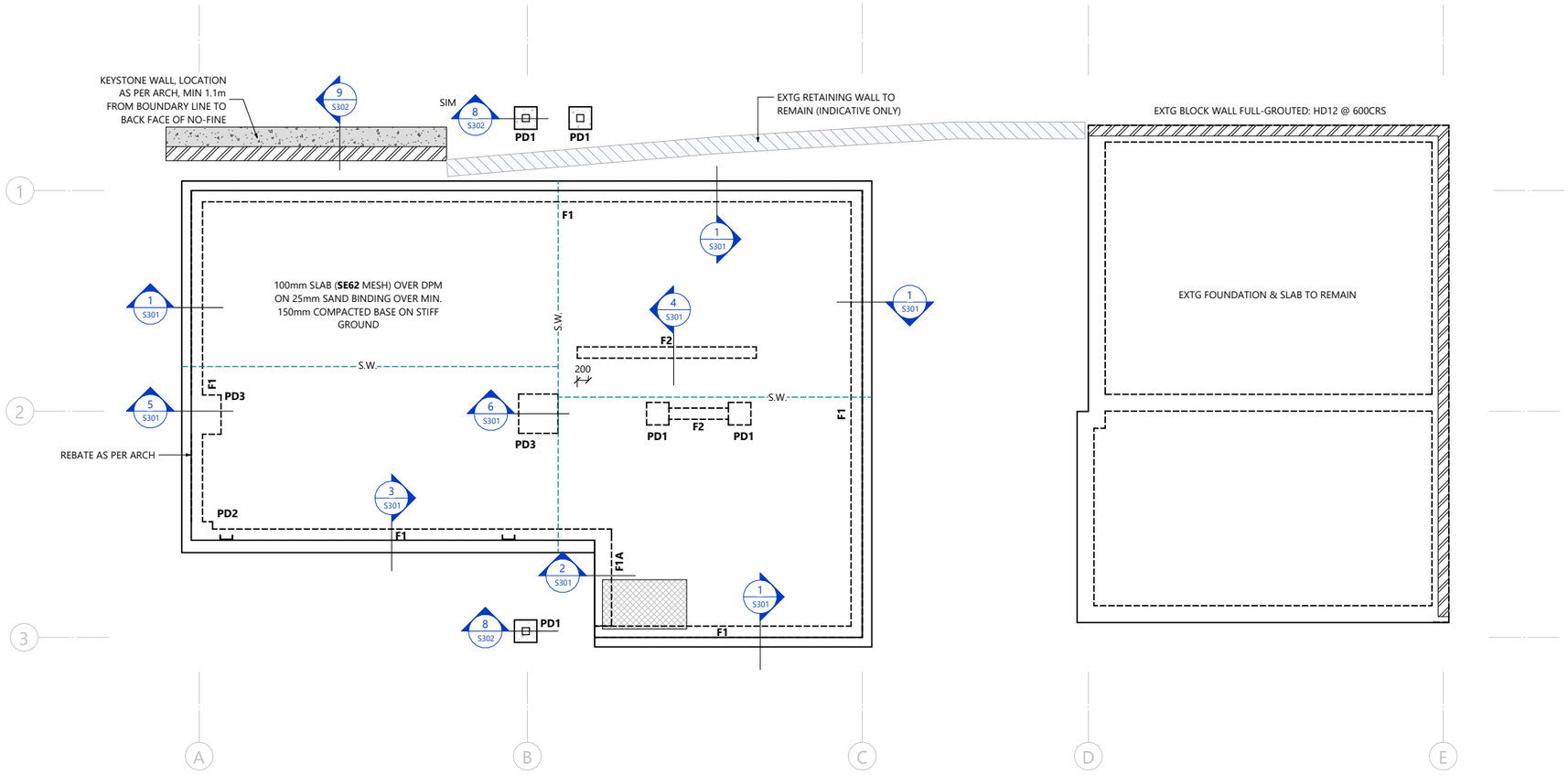
3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL TIMBER FRAMING.

4. ALL CONCRETE STRENGTH TO BE **20MPa** UNO. ALL MASONRY BLOCK WALL TO BE **20MPa** SOLID GROUTED.

5. CONTRACTOR TO CONFIRM LOCATION OF EXISTING SERVICES WITH ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION

6. FOUNDATION DESIGN IS BASED ON GEOTECHNICAL ASSESSMENT (SITE VISIT REPORT) *by geotage Engineering Geology & Geotechnics (REF: GL26-109 - 25/08/2026)*
REMOVE TOPSOIL AND SCHIST DEFECTS AS REQUIRED BY GIR. BUILDING FOUND PLATFORM SHALL BE CONFIRMED ON SITE BY THE GEO PRIOR TO FOUNDATION CONSTRUCTION.

7. FOUNDATION DEPTH MAY BE SUBJECT TO ON-SITE INSPECTION AND CONFIRMATION BY GEO.



FOUNDATION PLAN

1 : 50

NOTE:
REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, LEVELS, SETDOWNS, NIBS, REBATES, DUCTS THROUGH FLOORS/WALLS, AND ALL OTHER SETTING OUT DETAILS, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

THIS DRAWING SET CONTAINS COLOUR.
ALL REPRODUCTION TO BE IN COLOUR.

REV	DATE	AMENDMENT
A	05/10/2026	BC Set

DHC
30 Ponsonby Road, Auckland
09 520 0355
info@dhc.nz

ARCHITECT
MACFIE ARCHITECTURE

CLIENT
Sam Austin

26 Paneers Way, Queenstown

FOUNDATION PLAN

CHECKED	APPROVED
DH	AH
DESIGNED	**DRAWN**
LJ	LJ
PROJECT NO.	**SCALE**
14374	1 : 50
DRAWING NO.	**REVISION**
S101	A

RAFTER & JOIST SCHEDULE - NZS3604	
MARK	**DEFINITION**
R1	2/240x45 SG8 @ 600CRS, **TYPE E** FIXING AS PER NZS3604
R2	240x45 SG8 @ 600CRS, **TYPE E** FIXING AS PER NZS3604
R3	140x45 SG8 @ 480CRS, **TYPE E** FIXING AS PER NZS3604
J1	240x45 SG8 @ 600CRS
J1A	240x45 SG8 @ 400CRS
J2	190x45 SG8 @ 400CRS H3.2
J3	190x45 SG8 @ 400CRS H3.2

NOTE: RAFTERS MAY USE EQUIVALENT PROPRIETARY FIXINGS IN LIEU OF NZS 3604 TYPE E FIXING.

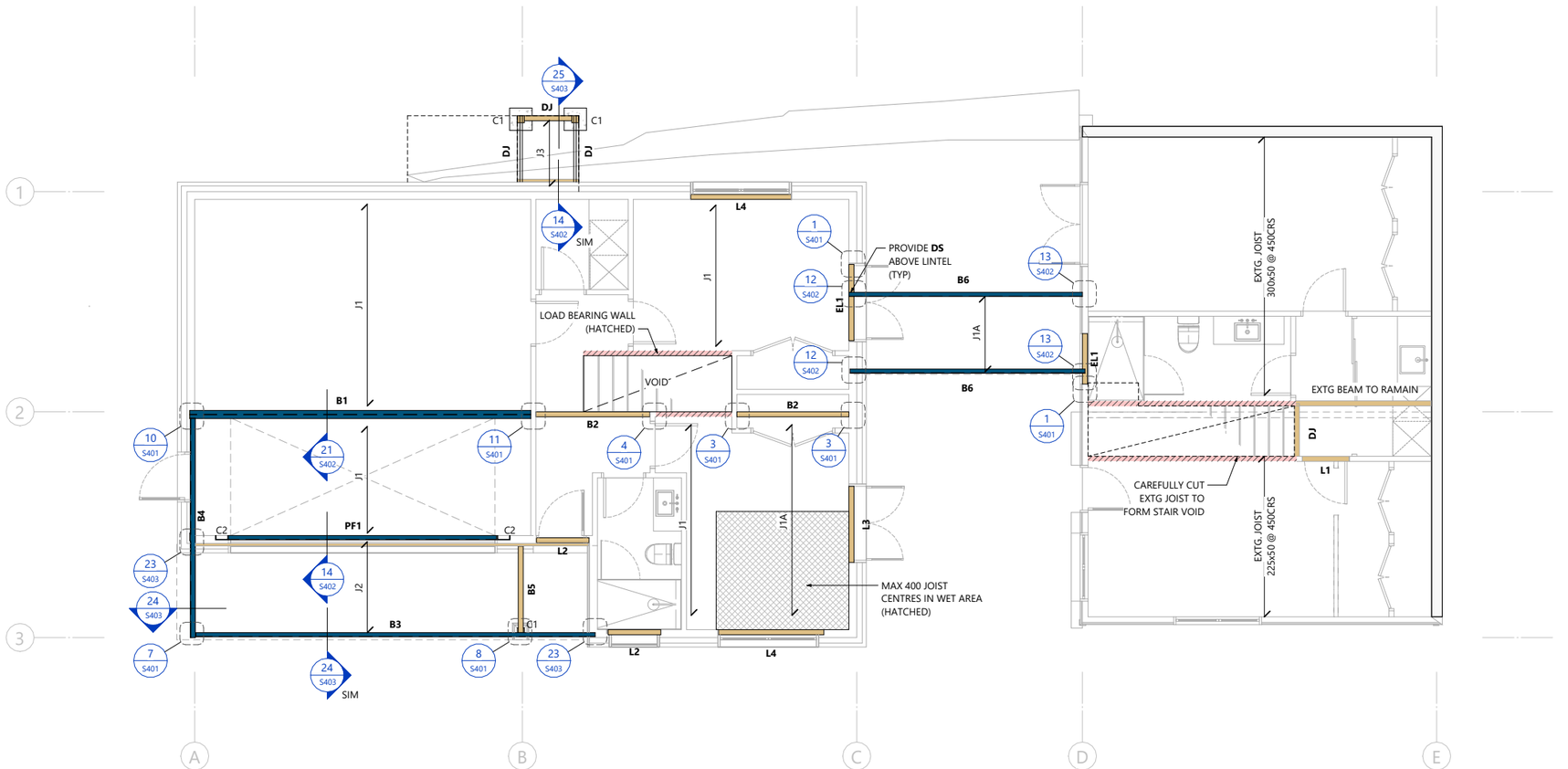
LINTEL SCHEDULE		
MARK	**SIZE**	**NOTES**
EL1	240x90 Hy90	AS PER DETAIL
L1	2/140x45 SG8	MITEK LINTEL FIXING TYPE F AT ROOF
L2	2/190x45 SG8	MITEK LINTEL FIXING TYPE F AT ROOF
L3	2/240x45 SG8	MITEK LINTEL FIXING TYPE F AT ROOF
L4	2/290x45 SG8	MITEK LINTEL FIXING TYPE F AT ROOF

COLUMN SCHEDULE		
MARK	**TYPE**	**COMMENTS**
C1	125SQ H5	
C2	230PFC	PORTAL LEG

FRAMING SCHEDULE		
MARK	**SIZE**	**NOTES**
B1	250UB31	
B2	2/240x45 SG8	
B3	230PFC	
B4	250PFC	CANTILEVERED BEAM
B5	2/190x45 SG8	H3.2, 2 MULTIGRIPS SS. AT ENDS
B6	180PFC	
PF1	230PFC	200PFC PORTAL FRAME

NOTE:

1. ALL FLOOR JOISTS, RAFTERS AND WALL FRAMING TO BE IN ACCORDANCE WITH NZS 3604 AND ARCHITECTURAL DRAWINGS.
2. PROVIDE JH95×165 JOIST HANGERS TO ALL TIMBER BEAMS AND DOUBLE-JOIST (DJ) CONNECTIONS, UNO.
3. PROVED MIN DOUBLE-STUD FOR LINTEL, BEAM SUPPORTS UNO.
4. ALL TIMBER TREATMENT, DURABILITY AND HAZARD CLASS TO COMPLY WITH NZS 3602 AND ARCH DRAWING.
5. VERIFY ALL MEMBER SIZES, SPANS, FIXINGS AND PENETRATIONS AGAINST ARCHITECTURAL, STRUCTURAL AND SERVICES DRAWINGS PRIOR TO CONSTRUCTION.
6. REFER TO STANDARD NOTE SHEET FOR STEEL PROTECTIVE COATING REQUIREMENTS.
7. REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS TO ENGINEER BEFORE PROCEEDING WITH WORK.
8. PROVIDE TEMPORARY BRACING, AND PROPPING AS NECESSARY TO ENSURE ADEQUATE SUPPORT OF EXISTING DURING CONSTRUCTION UNTIL PERMANENT LATERAL SUPPORTS ARE IN PLACE.



FIRST FLOOR FRAMING PLAN

1 : 50

NOTE:
REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, LEVELS, SETDOWNS, NIBS, REBATES, DUCTS THROUGH FLOORS/WALLS, AND ALL OTHER SETTING OUT DETAILS, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

THIS DRAWING SET CONTAINS COLOUR.
ALL REPRODUCTION TO BE IN COLOUR.

REV	DATE	AMENDMENT
A	05/10/2026	BC Set

DHC
30 Ponsonby Road, Auckland
09 520 0355
info@dhc.nz

ARCHITECT
MACFIE ARCHITECTURE

CLIENT
Sam Austin

26 Paneers Way, Queenstown

FIRST FLOOR FRAMING PLAN

CHECKED	APPROVED
DH	AH
DESIGNED	**DRAWN**
LJ	LJ
PROJECT NO.	**SCALE**
14374	1 : 50
DRAWING NO.	**REVISION**
S102	A

RAFTER & JOIST SCHEDULE - NZS3604	
MARK	**DEFINITION**
R1	2/240x45 SG8 @ 600CRS, **TYPE E** FIXING AS PER NZS3604
R2	240x45 SG8 @ 600CRS, **TYPE E** FIXING AS PER NZS3604
R3	140x45 SG8 @ 480CRS, **TYPE E** FIXING AS PER NZS3604
J1	240x45 SG8 @ 600CRS
J1A	240x45 SG8 @ 400CRS
J2	190x45 SG8 @ 400CRS H3.2
J3	190x45 SG8 @ 400CRS H3.2

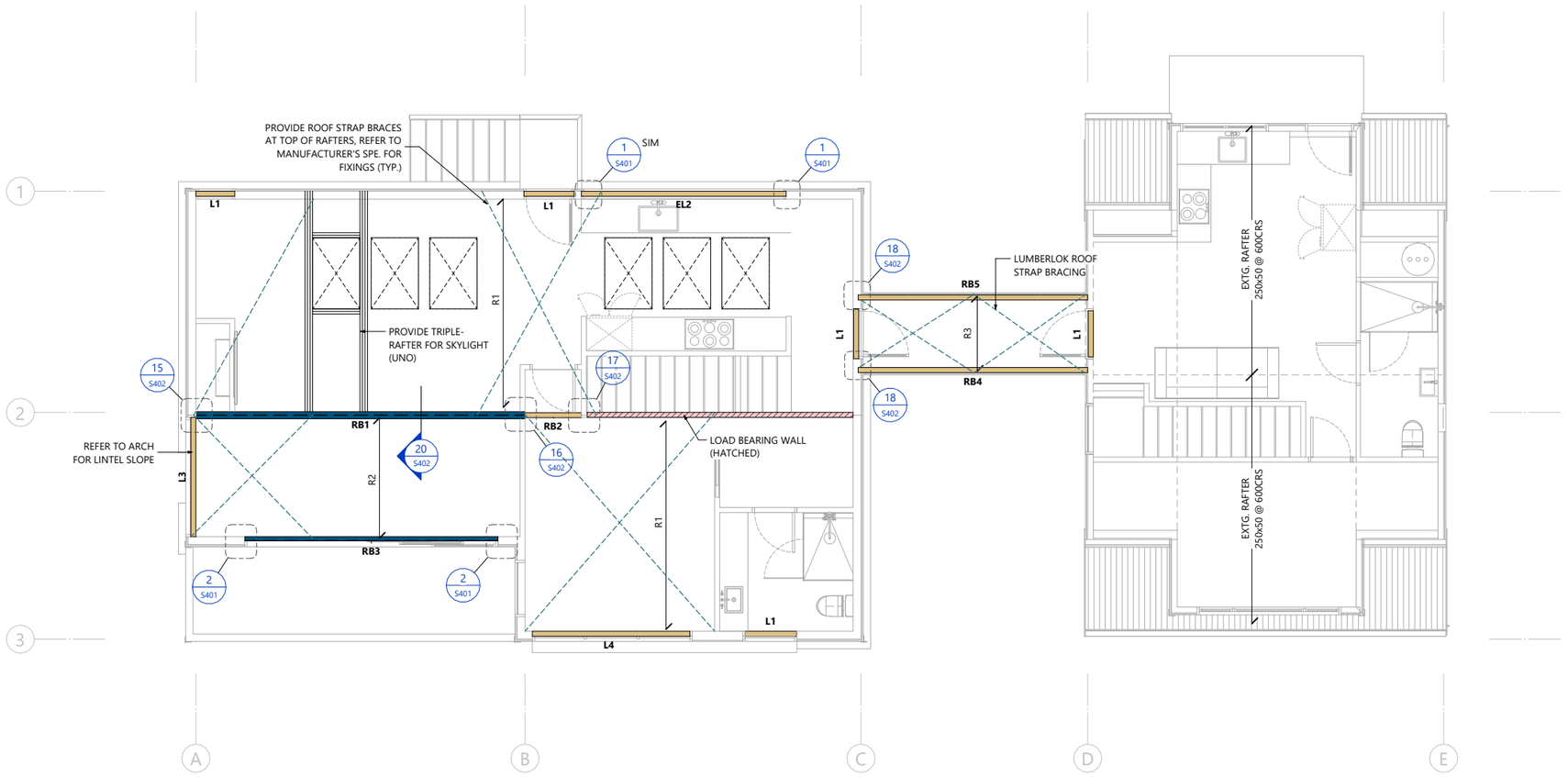
NOTE: RAFTERS MAY USE EQUIVALENT PROPRIETARY FIXINGS IN LIEU OF NZS 3604 TYPE E FIXING.

FRAMING SCHEDULE		
MARK	**SIZE**	**NOTES**
RB1	250UB26	
RB2	2/240x45 SG8	
RB3	180PFC	
RB4	2/290x45 SG8	
RB5	240x90 Hy90	

LINTEL SCHEDULE		
MARK	**SIZE**	**NOTES**
EL2	2/290x45 SG8	AS PER DETAIL
L1	2/140x45 SG8	MITEK LINTEL FIXING TYPE F AT ROOF
L3	2/240x45 SG8	MITEK LINTEL FIXING TYPE F AT ROOF
L4	2/290x45 SG8	MITEK LINTEL FIXING TYPE F AT ROOF

NOTE:

1. ALL FLOOR JOISTS, RAFTERS AND WALL FRAMING TO BE IN ACCORDANCE WITH NZS 3604 AND ARCHITECTURAL DRAWINGS.
2. PROVIDE JH95×165 JOIST HANGERS TO ALL TIMBER BEAMS AND DOUBLE-JOIST (DJ) CONNECTIONS, UNO.
3. PROVED MIN DOUBLE-STUD FOR LINTEL, BEAM SUPPORTS UNO.
4. ALL TIMBER TREATMENT, DURABILITY AND HAZARD CLASS TO COMPLY WITH NZS 3602 AND ARCH DRAWING.
5. VERIFY ALL MEMBER SIZES, SPANS, FIXINGS AND PENETRATIONS AGAINST ARCHITECTURAL, STRUCTURAL AND SERVICES DRAWINGS PRIOR TO CONSTRUCTION.
6. REFER TO STANDARD NOTE SHEET FOR STEEL PROTECTIVE COATING REQUIREMENTS.
7. REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS TO ENGINEER BEFORE PROCEEDING WITH WORK.
8. PROVIDE TEMPORARY BRACING, AND PROPPING AS NECESSARY TO ENSURE ADEQUATE SUPPORT OF EXISTING DURING CONSTRUCTION UNTIL PERMANENT LATERAL SUPPORTS ARE IN PLACE.



ROOF FRAMING AND LINTEL PLAN

1 : 50

NOTE:
REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, LEVELS, SETDOWNS, NIBS, REBATES, DUCTS THROUGH FLOORS/WALLS, AND ALL OTHER SETTING OUT DETAILS, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

THIS DRAWING SET CONTAINS COLOUR.
ALL REPRODUCTION TO BE IN COLOUR.

REV	DATE	AMENDMENT
A	05/10/2026	BC Set

DHC
30 Ponsonby Road, Auckland
09 520 0355
info@dhc.nz

ARCHITECT
MACFIE ARCHITECTURE

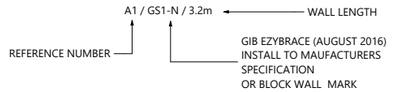
CLIENT
Sam Austin

26 Paneers Way, Queenstown

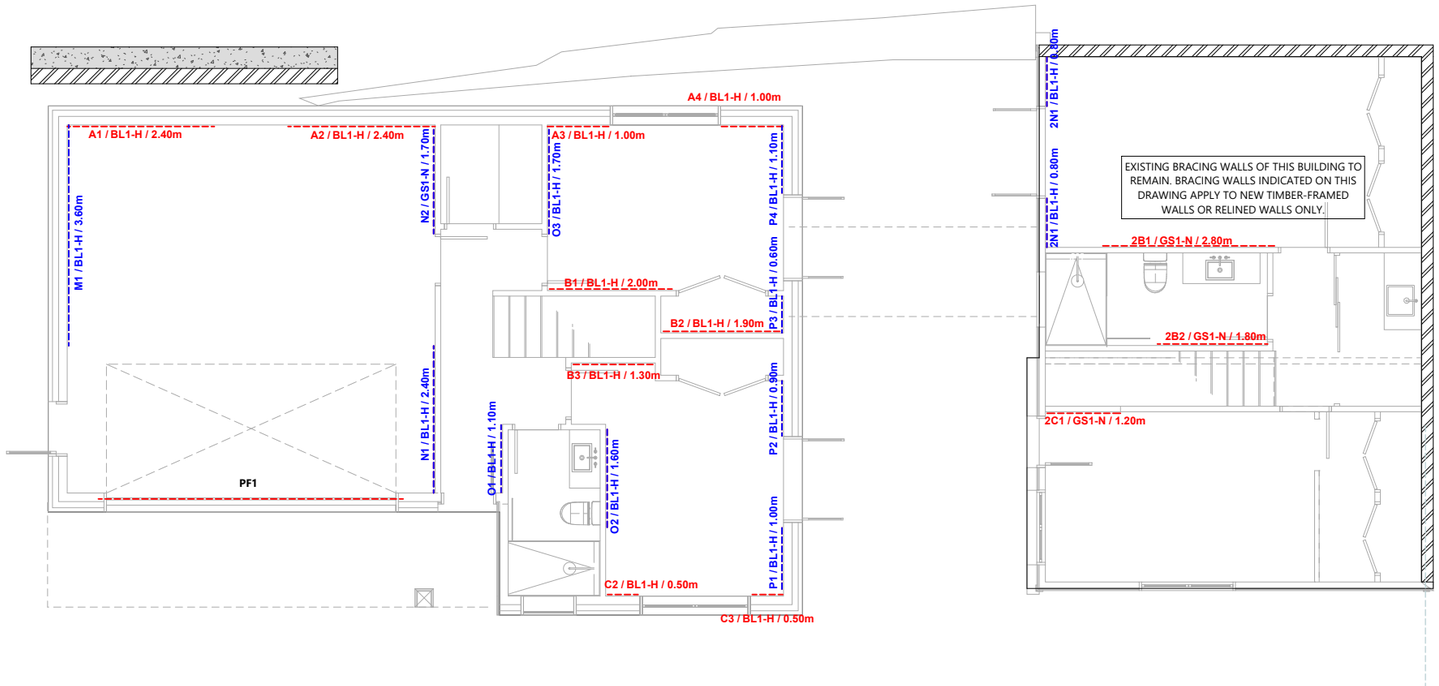
ROOF FRAMING PLAN

CHECKED	APPROVED
DH	AH
DESIGNED	**DRAWN**
LJ	LJ
PROJECT NO.	**SCALE**
14374	**1 : 50**
DRAWING NO.	**REVISION**
S103	**A**

KEY:



1. LENGTH OF BRACING ELEMENTS ARE MINIMUM ONLY. ACTUAL WALL LENGTH MAY VARY. REFER ARCH FOR WALL DIMENSIONS.
2. BRACING TO BE INSTALLED TO THE SIDE TO WHICH THEY ARE NOTED.
3. ALL BRACING TO COMPLY WITH REQUIREMENTS OF:
   - *NZS* 3604:2011
   - WINSTONE WALLBOARDS "*GIB BRACING SYSTEMS*" MANUAL AUGUST 2016
   - RAB BOARD "*JAMES HARDIE BRACING SYSTEMS*" MANUAL JANUARY 2022
   - ECOPLY BARRIER "UPDATED NAILING PATTERN FOR ECOPLY BRACING" MAY 2026 & "ECOPLY® BRACING SPECIFICATIONS" SEPT 2025



GROUND FLOOR BRACING PLAN

1 : 50

NOTE:
REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, LEVELS, SETDOWNS, NIBS, REBATES, DUCTS THROUGH FLOORS/WALLS, AND ALL OTHER SETTING OUT DETAILS, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

THIS DRAWING SET CONTAINS COLOUR.
ALL REPRODUCTION TO BE IN COLOUR.

REV	DATE	AMENDMENT
A	05/10/2026	BC Set

DHC
30 Ponsonby Road, Auckland
09 520 0355
info@dhc.nz

ARCHITECT
MACFIE ARCHITECTURE

CLIENT
Sam Austin

26 Paneers Way, Queenstown

GROUND FLOOR BRACING PLAN

CHECKED	APPROVED
DH	AH
DESIGNED	DRAWN
LJ	LJ
PROJECT NO.	SCALE
14374	1 : 50
DRAWING NO.	REVISION
S104	A

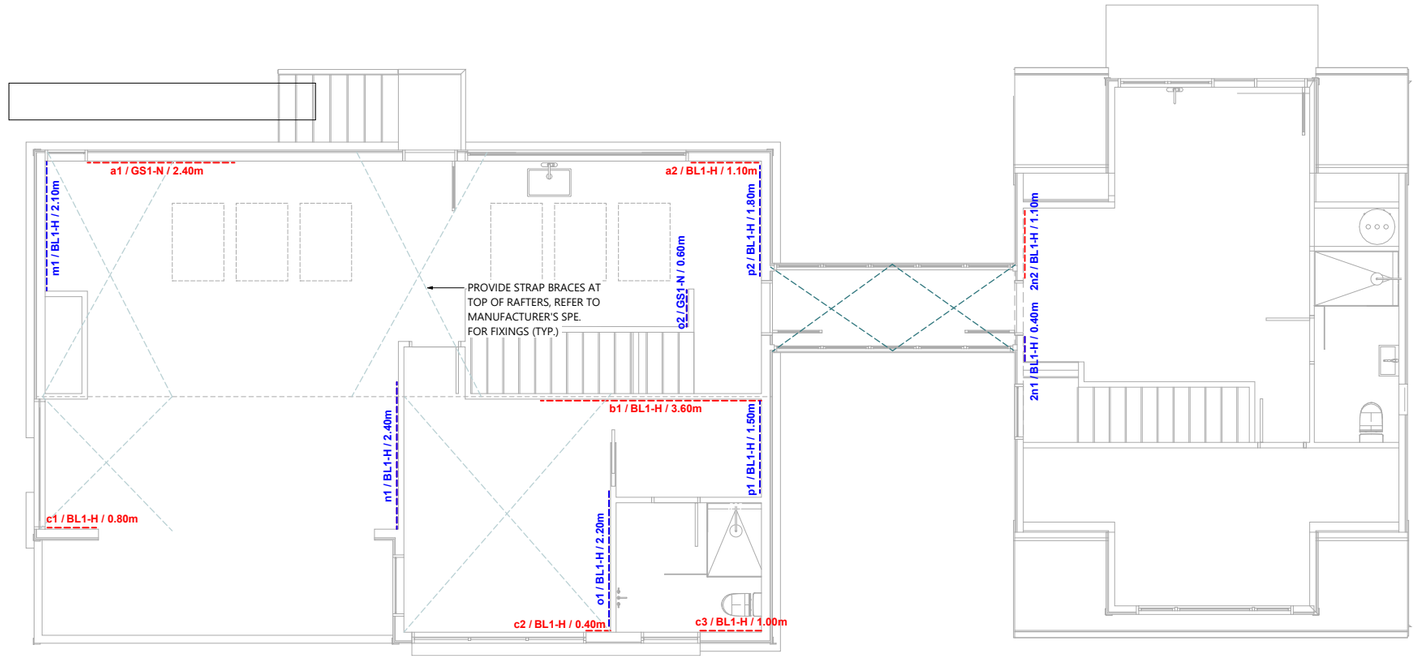
KEY:

A1 / GS1-N / 3.2m ← WALL LENGTH

REFERENCE NUMBER

GIB EZYBRACE (AUGUST 2016)
INSTALL TO MAUFACTURERS SPECIFICATION
OR BLOCK WALL MARK

1. LENGTH OF BRACING ELEMENTS ARE MINIMUM ONLY. ACTUAL WALL LENGTH MAY VARY. REFER ARCH FOR WALL DIMENSIONS.
2. BRACING TO BE INSTALLED TO THE SIDE TO WHICH THEY ARE NOTED.
3. ALL BRACING TO COMPLY WITH REQUIREMENTS OF:
   - *NZS* 3604:2011
   - WINSTONE WALLBOARDS "*GIB BRACING SYSTEMS*" MANUAL AUGUST 2016
   - RAB BOARD "*JAMES HARDIE BRACING SYSTEMS*" MANUAL JANUARY 2022
   - ECOPLY BARRIER "UPDATED NAILING PATTERN FOR ECOPLY BRACING" MAY 2026 & "ECOPLY® BRACING SPECIFICATIONS" SEPT 2025



FIRST FLOOR BRACING PLAN

1 : 50

NOTE:
REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, LEVELS, SETDOWNS, NIBS, REBATES, DUCTS THROUGH FLOORS/WALLS, AND ALL OTHER SETTING OUT DETAILS, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

THIS DRAWING SET CONTAINS COLOUR.
ALL REPRODUCTION TO BE IN COLOUR.

REV	DATE	AMENDMENT
A	05/10/2026	BC Set

DHC
30 Ponsonby Road, Auckland
09 520 0355
info@dhc.nz

ARCHITECT
MACFIE ARCHITECTURE

CLIENT
Sam Austin

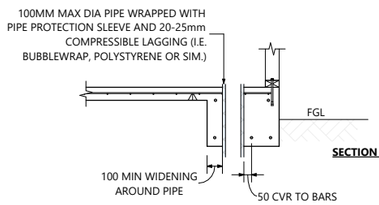
26 Paneers Way, Queenstown

FIRST FLOOR BRACING PLAN

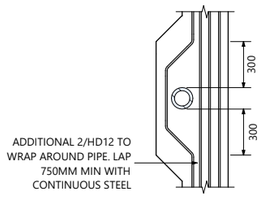
CHECKED	APPROVED
DH	AH
DESIGNED	DRAWN
LJ	LJ
PROJECT NO.	SCALE
14374	1 : 50
DRAWING NO.	REVISION
S105	A

CONSTRUCTION NOTES FOR SLAB

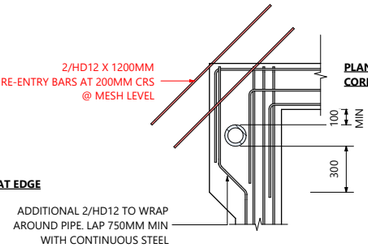
1. CLEAR ALL TOPSOIL AND ORGANIC MATERIAL TO FORM CLEAN AND LEVEL BUILDING PLATFORM.
2. REFER TO GEOTECHNICAL ASSESSMENT (SITE VISIT REPORT) BY *geotage Engineering Geology & Geotechnics (REF: **GL26-109** - 25/08/2026)* FOR ULTIMATE BEARING CAPACITY AND OTHER CONDITIONS.
3. IMPORT HARDFILL IF REQUIRED TO RAISE GROUND LEVEL. COMPACTED IN 150 LOOSE LAYERS.
4. COVER BUILDING PLATFORM WITH 25mm (MAX) SAND BLINDING.
5. COVER BLINDING WITH DPM, LAPPED AND TAPED, IN ACCORDANCE WITH NZS 3604.
6. CUT ANY THICKENING FOR INTERNAL LOAD BEARING WALLS AND REINFORCE AS SHOWN.
7. REFER TO ARCHITECT'S DRAWINGS FOR ALL SETOUT DIMENSIONS, REBATES AND SERVICES.
8. POUR **20MPa**, 100mm THICK CONCRETE SLAB, ALL THICKENINGS AND RIBS IN ONE OPERATION UNO.
9. SAW CUT AS SHOWN. 20mm DEEP IN CONCRETE SLAB IN ACCORDANCE WITH NZS 3604.
10. CURE SLAB IN ACCORDANCE WITH NZS 3604 AND GOOD TRADES PRACTICE.



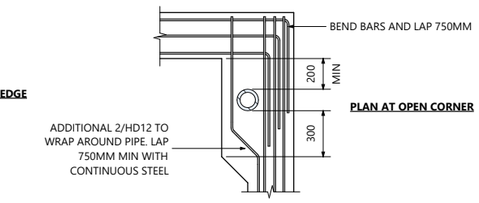
SECTION AT EDGE



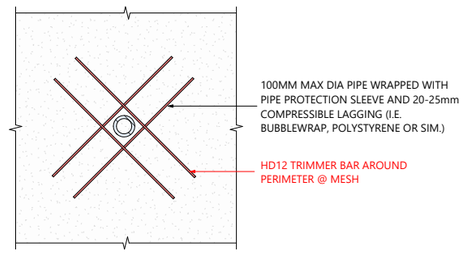
PLAN AT EDGE



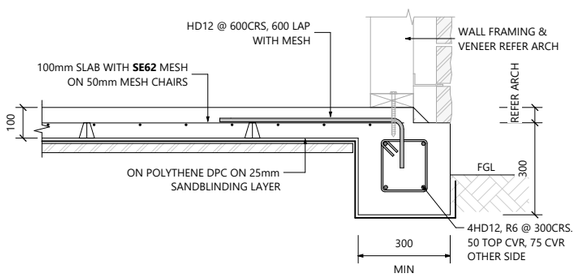
PLAN AT CLOSED CORNER



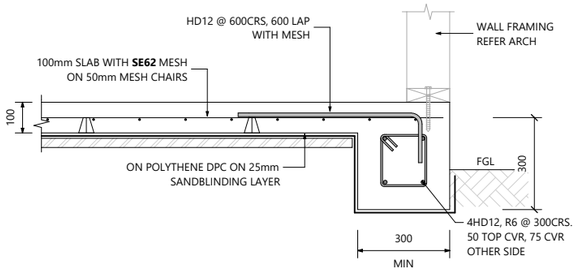
PLAN AT OPEN CORNER



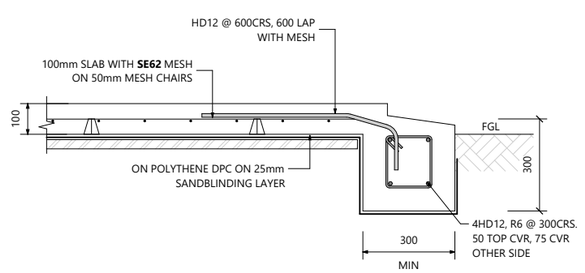
TYPICAL PENETRATION PLAN



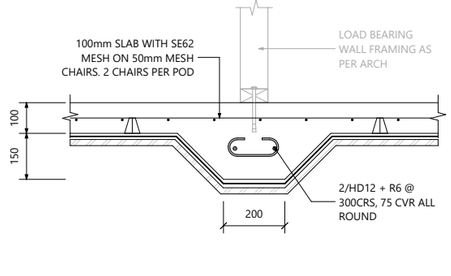
1 F1 - TYPICAL EDGE FOOTING - VENEER
1 : 10



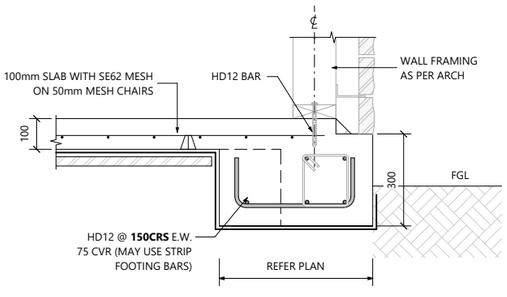
2 F1A - TYPICAL EDGE FOOTING
1 : 10



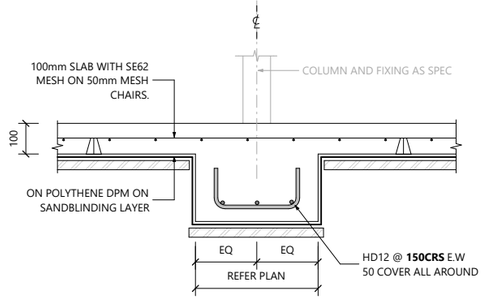
3 F1(A) - TYPICAL EDGE FOOTING DOOR REBATE
1 : 10



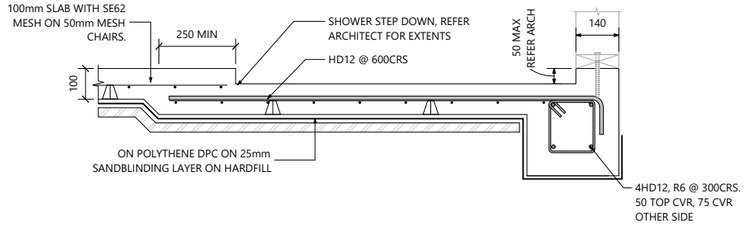
4 F2 - TYPICAL INTERNAL THICKENING
1 : 10



5 TYPICAL EXTERNAL PAD
1 : 10



6 TYPICAL INTERNAL PAD
1 : 10



7 SHOWER STEP DOWN - EDGE
1 : 10

NOTE:
REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, LEVELS, SETDOWNS, NIBS, REBATES, DUCTS THROUGH FLOORS/WALLS, AND ALL OTHER SETTING OUT DETAILS, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

THIS DRAWING SET CONTAINS COLOUR.
ALL REPRODUCTION TO BE IN COLOUR.

REV	DATE	AMENDMENT
A	05/10/2026	BC Set

DHC
30 Ponsonby Road, Auckland
09 520 0355
info@dhc.nz

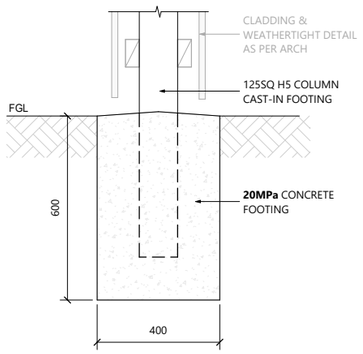
ARCHITECT
MACFIE ARCHITECTURE

CLIENT
Sam Austin

26 Paneers Way, Queenstown

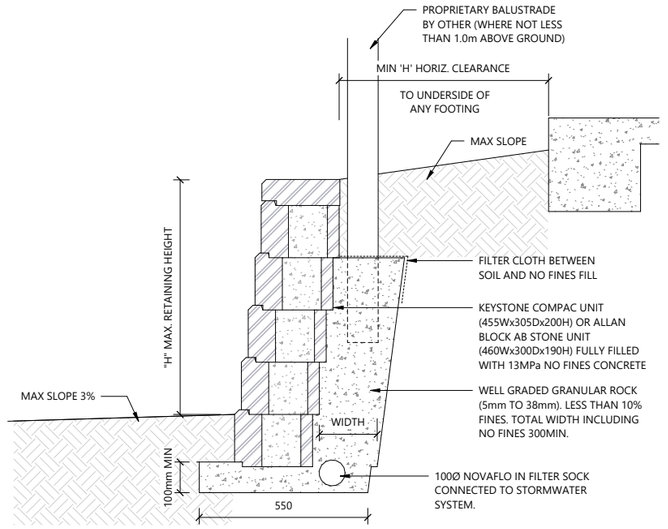
FOUNDATION DETAILS

CHECKED	APPROVED
DH	AH
DESIGNED	DRAWN
LJ	LJ
PROJECT NO.	SCALE
14374	As indicated
DRAWING NO.	REVISION
S301	A



8 PAD FOR EXTERNAL COLUMN

1 : 10



9 RW1 - KEYSTONE RETAINING WALL

1 : 10

SURCHARGE (KPa)	MAX SLOPE
2.5	18°

WALL DESIGN TABLE	
'H' MAX. (mm)	WIDTH (mm) NO FINES CONCRETE
800	250
1100	350

NOTE:
REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, LEVELS, SETDOWNS, NIBS, REBATES, DUCTS THROUGH FLOORS/WALLS, AND ALL OTHER SETTING OUT DETAILS, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

THIS DRAWING SET CONTAINS COLOUR.
ALL REPRODUCTION TO BE IN COLOUR.

REV	DATE	AMENDMENT
A	05/10/2026	BC Set

DHC
30 Ponsonby Road, Auckland
09 520 0355
info@dhc.nz

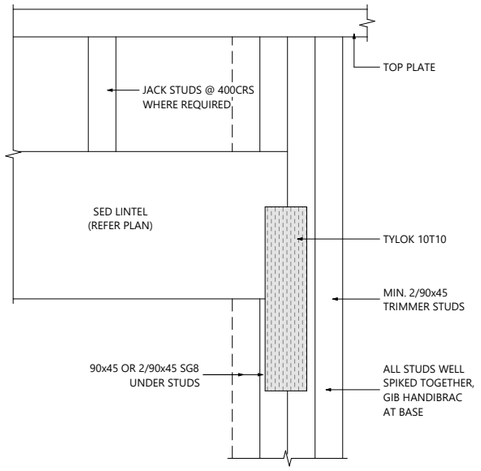
ARCHITECT
MACFIE ARCHITECTURE

CLIENT
Sam Austin

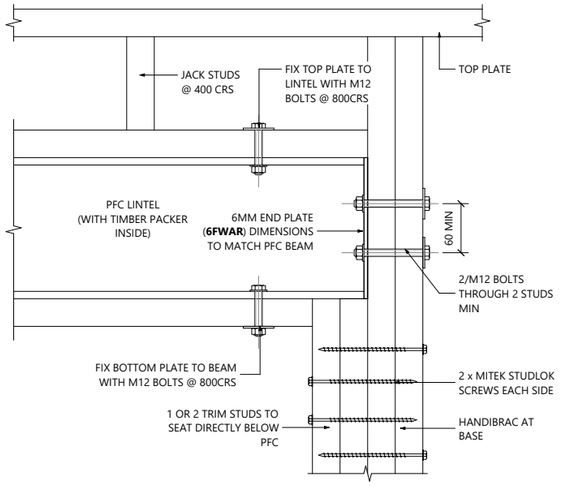
26 Paneers Way, Queenstown

FOUNDATION DETAILS

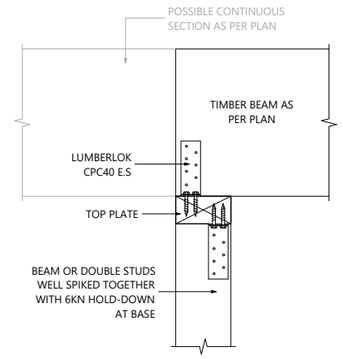
CHECKED	APPROVED
DH	AH
DESIGNED	DRAWN
LJ	LJ
PROJECT NO.	SCALE
14374	1 : 10
DRAWING NO.	REVISION
S302	A



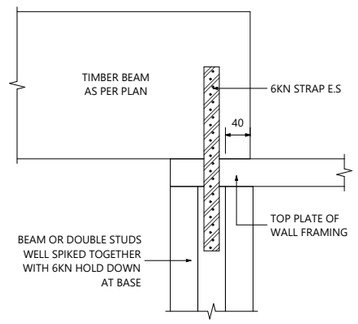
1 TIMBER LINTEL (SED) TO STUDS
1 : 5



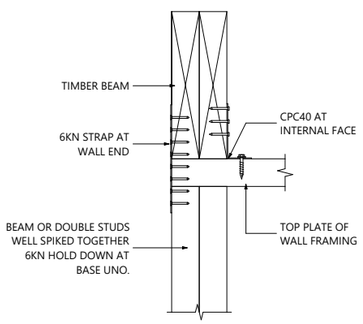
2 PFC LINTEL TO STUDS
1 : 5



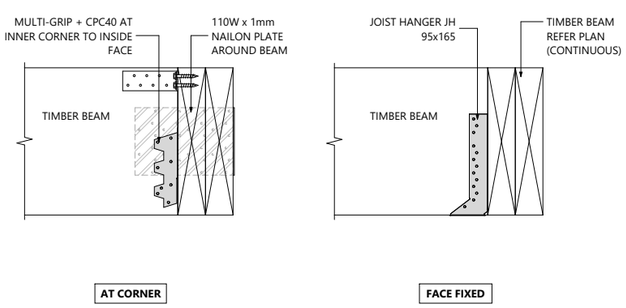
3 TIMBER BEAM TO TOP PLATE
1 : 5



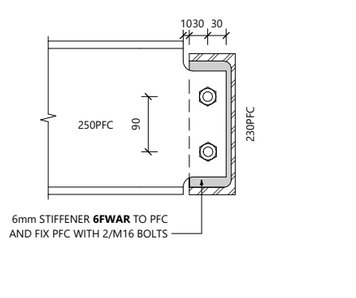
4 TIMBER BEAM TO TOP PLATE INLINE
1 : 5



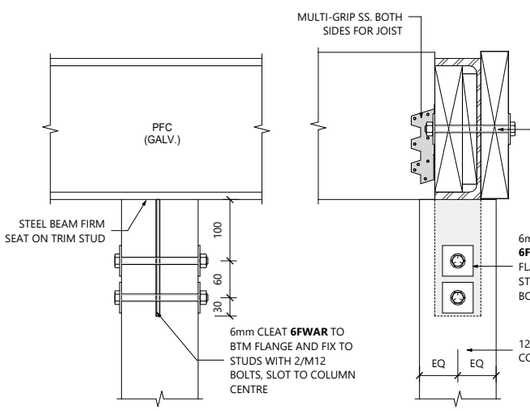
5 TIMBER BEAM TO STUD
1 : 5



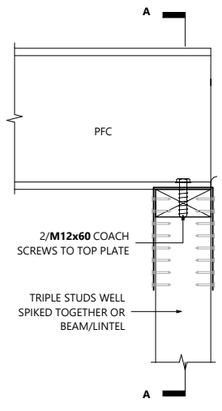
6 TIMBER BEAM TO TIMBER BEAM
1 : 5

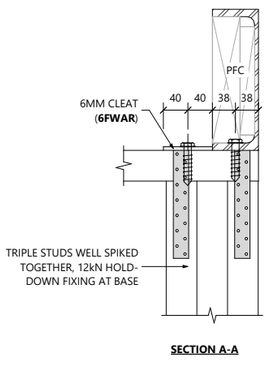


7 PFC TO PFC DETAIL
1 : 5



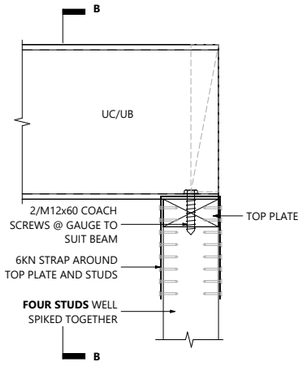
8 PFC BEAM TO TIMBER COLUMN
1 : 5

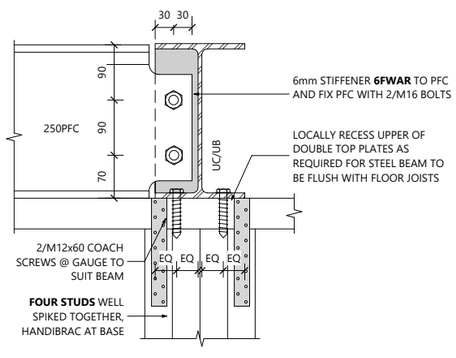




SECTION A-A

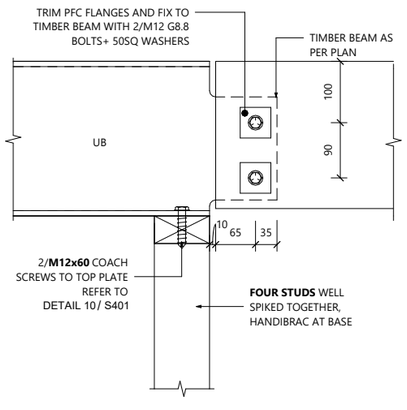
9 PFC BEAM TO TOP PLATE (EDGE)
1 : 5





SECTION B-B

10 250UB TO TOP PLATE
1 : 5



11 UB BEAM TO TIMBER BEAM INLINE
1 : 5

NOTE:
REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, LEVELS, SETDOWNS, NIBS, REBATES, DUCTS THROUGH FLOORS/WALLS, AND ALL OTHER SETTING OUT DETAILS, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

THIS DRAWING SET CONTAINS COLOUR. ALL REPRODUCTION TO BE IN COLOUR.

REV	DATE	AMENDMENT
A	05/10/2026	BC Set

DHC
30 Ponsonby Road, Auckland
09 520 0355
info@dhc.nz

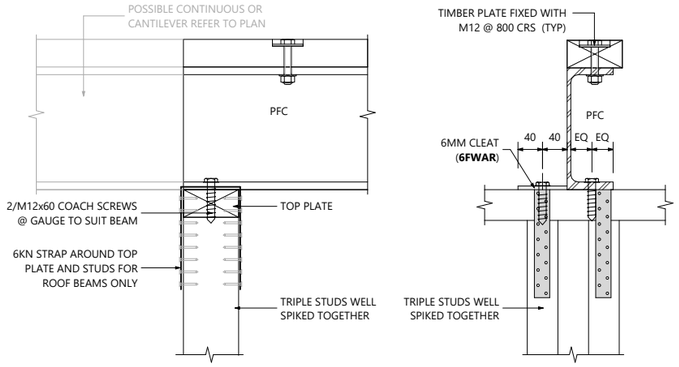
ARCHITECT
MACFIE ARCHITECTURE

CLIENT
Sam Austin

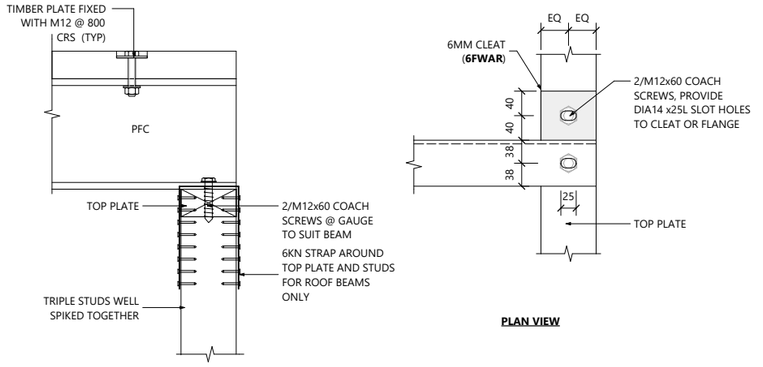
26 Paneers Way, Queenstown

STRUCTURAL DETAILS

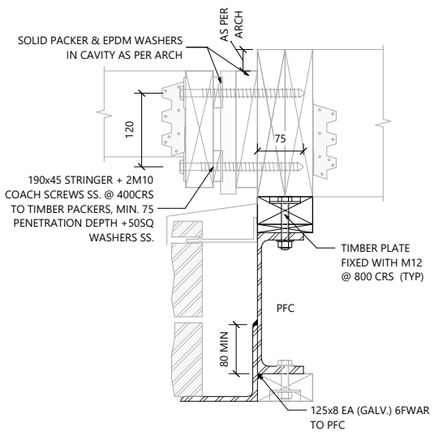
CHECKED	APPROVED
DH	AH
DESIGNED	**DRAWN**
LJ	LJ
PROJECT NO.	**SCALE**
14374	**1 : 5**
DRAWING NO.	**REVISION**
S401	**A**



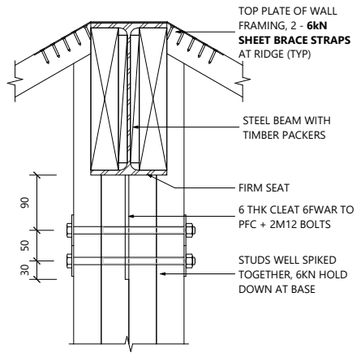
12 PFC BEAM TO TOP PLATE
1 : 5



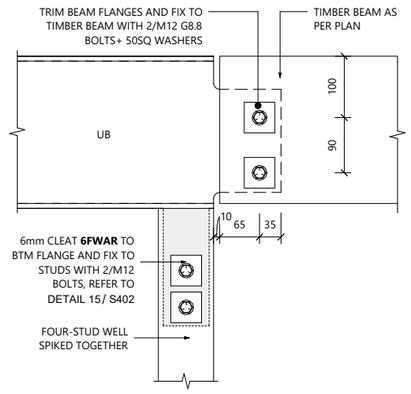
13 PFC BEAM TO TOP PLATE (SLOT HOLE)
1 : 5



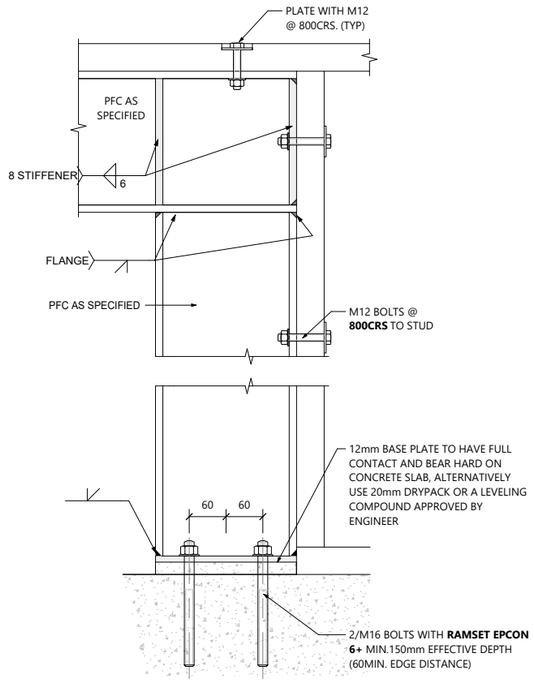
14 PFC BEAM SECTION -VENEER
1 : 5



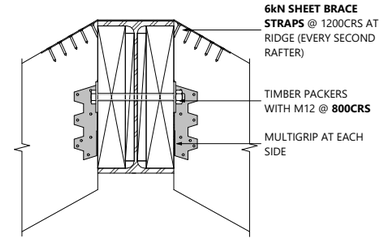
15 RIDGE BEAM TO STUD - UB
1 : 5



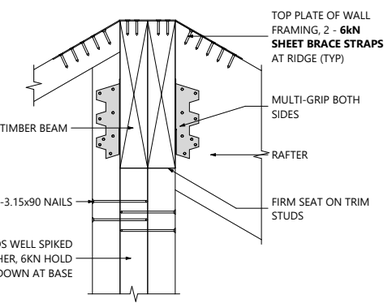
16 PFC BEAM TO TIMBER BEAM INLINE
1 : 5



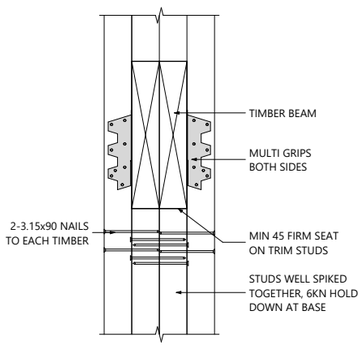
19 PORTAL PF1 - 150PFC COLUMN
1 : 5



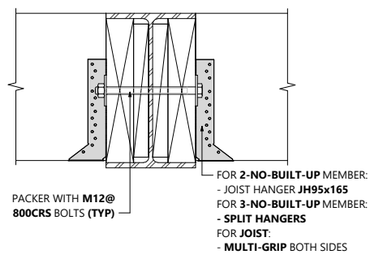
20 RAFTER TO RIDGE BEAM - UB
1 : 5



17 RIDGE BEAM TO STUD - TIMBER
1 : 5



18 TIMBER BEAM TO STUD (MID-HEIGHT)
1 : 5



21 BEAM/JOIST TO UB
1 : 5

NOTE:
REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, LEVELS, SETDOWNS, NIBS, REBATES, DUCTS THROUGH FLOORS/WALLS, AND ALL OTHER SETTING OUT DETAILS, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

THIS DRAWING SET CONTAINS COLOUR. ALL REPRODUCTION TO BE IN COLOUR.

REV	DATE	AMENDMENT
A	05/10/2026	BC Set

DHC
30 Ponsonby Road, Auckland
09 520 0355
info@dhc.nz

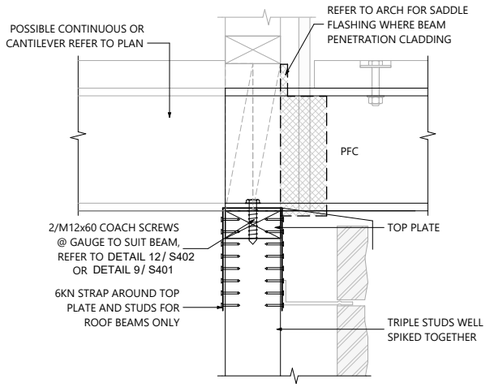
ARCHITECT
MACFIE ARCHITECTURE

CLIENT
Sam Austin

26 Paneers Way, Queenstown

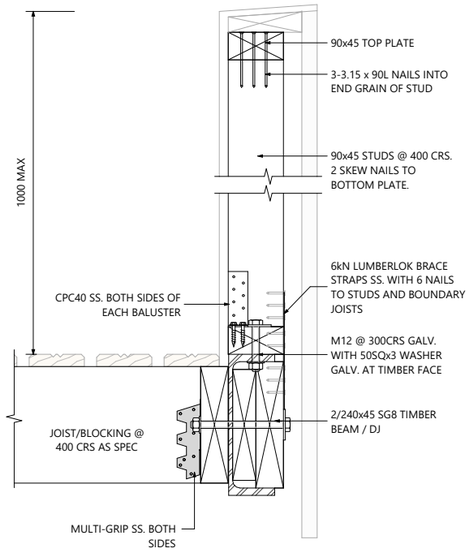
STRUCTURAL DETAILS

CHECKED	APPROVED
DH	AH
DESIGNED	**DRAWN**
LJ	LJ
PROJECT NO.	**SCALE**
14374	**1 : 5**
DRAWING NO.	**REVISION**
S402	**A**



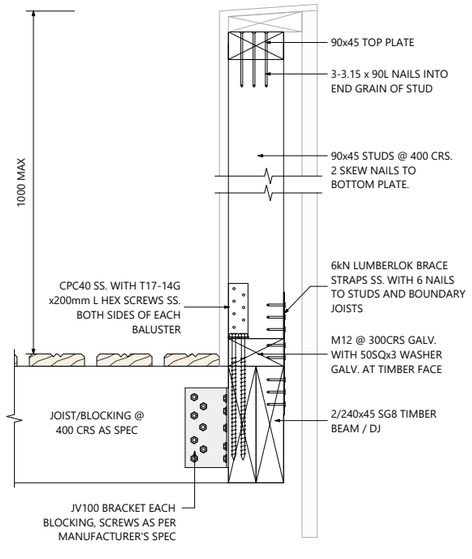
23 PFC BEAM TO TOP PLATE (PENETRATION)

1 : 5



24 SOLID BALUSTRADE

1 : 5



25 SOLID BALUSTRADE 2

1 : 5

NOTE:
REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, LEVELS, SETDOWNS, NIBS, REBATES, DUCTS THROUGH FLOORS/WALLS, AND ALL OTHER SETTING OUT DETAILS, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORKS.

DO NOT SCALE DRAWINGS.

THIS DRAWING SET CONTAINS COLOUR.
ALL REPRODUCTION TO BE IN COLOUR.

REV	DATE	AMENDMENT
A	05/10/2026	BC Set

DHC
30 Ponsonby Road, Auckland
09 520 0355
info@dhc.nz

ARCHITECT
MACFIE ARCHITECTURE

CLIENT
Sam Austin

26 Paneers Way, Queenstown

STRUCTURAL DETAILS

CHECKED	APPROVED
DH	AH
DESIGNED	**DRAWN**
LJ	LJ
PROJECT NO.	**SCALE**
14374	**1 : 5**
DRAWING NO.	**REVISION**
S403	**A**