Jennian
HOMES

PROPOSED SECOND FLOOR ADDITION ABOVE EXISTING GARAGE FOR:

JANINE UTTON
93 STALKER ROAD,
LOWER SHOTOVER, QUEENSTOWN

PROJECT: JCO26005

FRANCHISE: JENNIAN

NEW HOME CONSULTANT: BREE MEYERS

SHEET	PLAN SET INDEX	Transmittal Set ID
01	COVER PAGE	A
02	LOCATION PLAN	A
03	SITE PLAN	A
04	EXISTING & DEMOLITION GROUND FLOOR PLAN	A
05	EXISTING & DEMOLITION ELEVATIONS	A
06	DRAINAGE PLAN	A
07	FIRST FLOOR DRAINAGE PLAN	A
08	PROPOSED GROUND FLOOR PLAN	A
09	PROPOSED FIRST FLOOR PLAN	A
10	PROPOSED FIRST FLOOR WALL FRAMING & FIRE DESIGN PLAN	A
11	PROPOSED MIDFLOOR JOIST & FIRE DESIGN PLAN	A
12	PROPOSED ELEVATIONS	A
13	CROSS SECTIONS	A
14	CROSS SECTIONS	A
15	DETAILS	A
16	DETAILS	A
17	STAIR DETAIL	A
18	DETAILS	A
19	DETAILS	A
20	HWC DETAILS	A
21	PROPRIETARY SHOWER BASE DETAILS	A

PSL
ARCHITECTURALDESIGN

03 544 1829
admin@psl.nz
www.psl.nz



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PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON

93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:

LOCATION PLAN

Project:	JCO26005	Date:	6/10/2026
Job:	PSL26206	Scale:	@ A3
Revision:	WDA WORKING DRAWINGS	Drawn:	AR/JB

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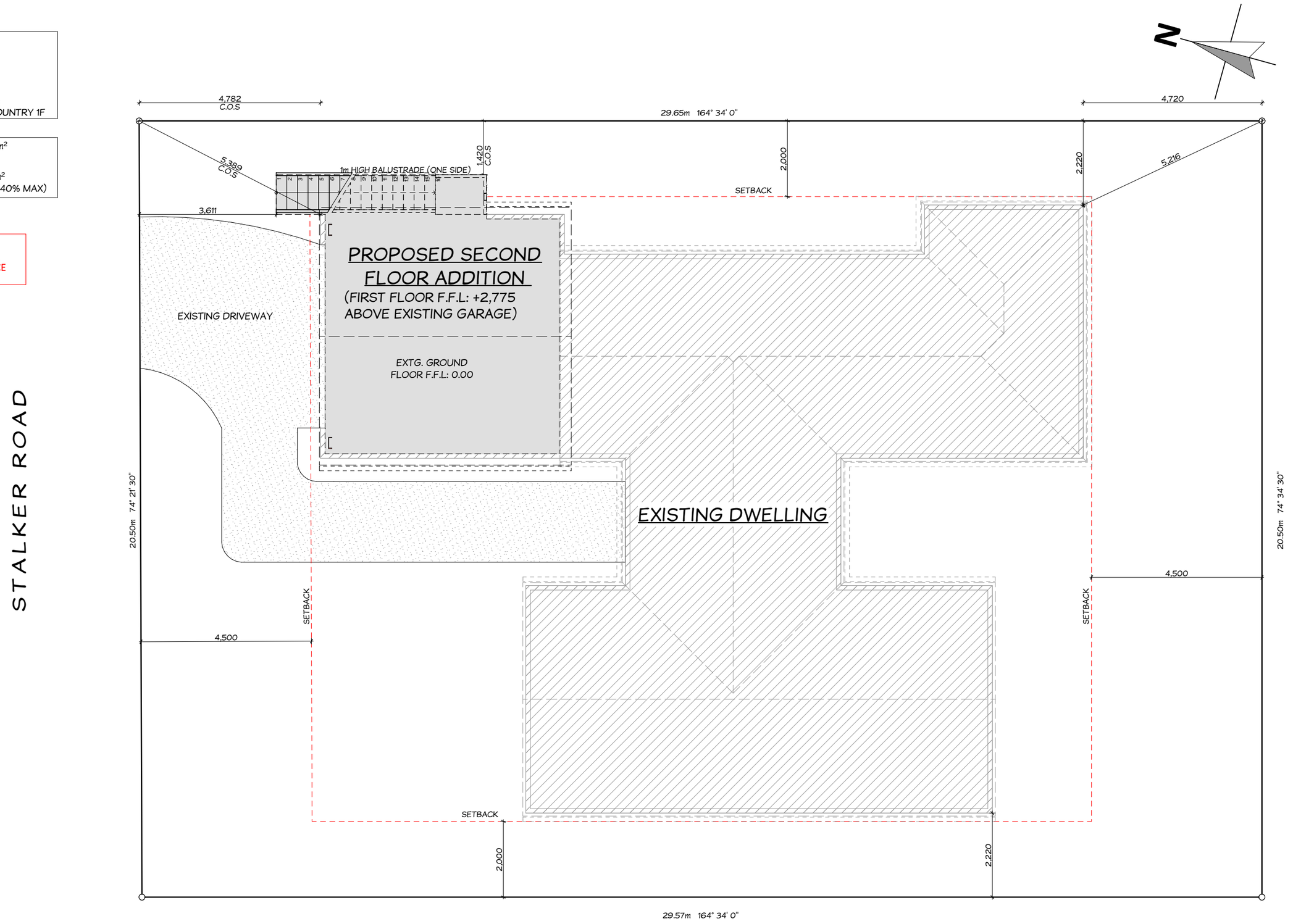
NOTES

LOT 821 DP 503962
607m2

WIND ZONE	VERY HIGH
EARTHQUAKE ZONE	3
CORROSION ZONE	B
SNOW LOADING	N5 (330m) (0.63kPa)
COUNCIL ZONE	QLDC SHOTOVER COUNTRY 1F

EXISTING SITE COVERAGE AREA:	213.34m²
PROPOSED EXTENSION AREA:	5.83m²
PROPOSED SITE COVERAGE AREA:	219.17m²
PROPOSED SITE COVERAGE:	36.1% (40% MAX)

RMA COMPLIANCE
BUILDING DESIGN COVERED BY RESOURCE CONSENT: 261009



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JANINE UTTON
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:
SITE PLAN

Project:	JCO26005	Date:	6/10/2026
Job:	PSL26206	Scale:	1:100 @ A3
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NOTES

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DIMENSIONS
- *ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.*
- *BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION.*
- *DOOR/WINDOW OPENING SIZE = H x W.*
- *OFFSET JOINERY IS DIMENSIONED OTHERWISE CONSIDERED CENTRED IN WALL SPACE.*
- *ALL SIZES GIVEN FOR WINDOWS AND DOORS ARE ROUGH OPENING SIZES ONLY.*

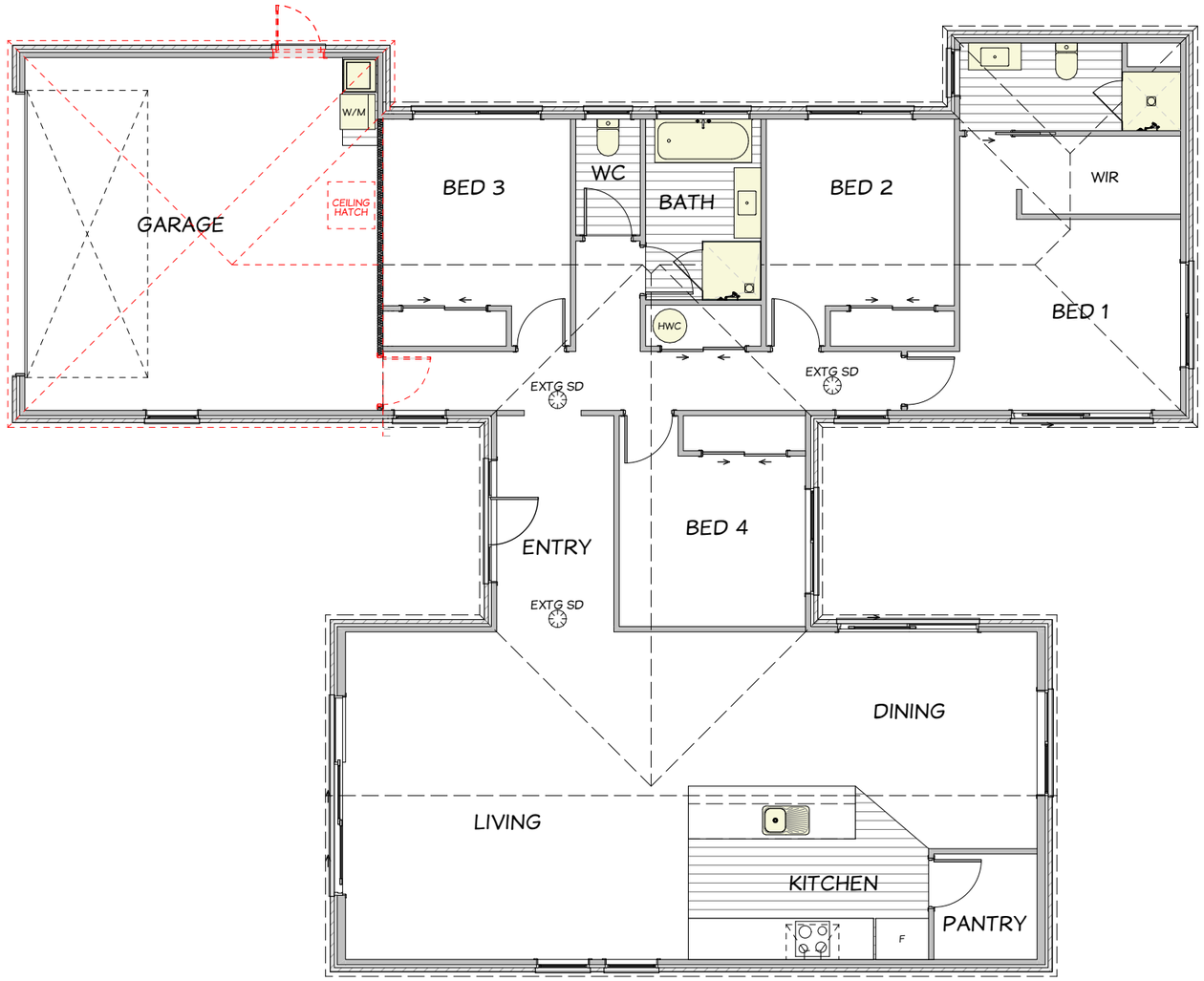
STUD HEIGHT:
STUD HEIGHT IS 2,420 UNLESS NOTED OTHERWISE

LEGEND:

- *EXISTING BUILDING ELEMENTS*
- *BUILDING ELEMENTS TO BE DEMOLISHED*

2/05

3/05



4/05

1/05

PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:
EXISTING & DEMOLITION GROUND FLOOR PLAN

Project:	JCO26005	Date:	6/10/2026
Job:	PSL26206	Scale:	1:100 @ A3
Revision:	WDA WORKING DRAWINGS	Drawn:	AR/JB

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NOTES

CONCRETE
FIRTH FOUNDATION
WALL AND SOFFIT CLADDING
JAMES HARDIE LINEA WEATHERBOARD
70 SERIES CLAY BRICK VENEER
TRAPEZOIDAL
5-RIB ROOFING
WINDOWS AND DOORS
POWDER-COATED ALUMINIUM DOORS &/OR WINDOWS
SECTIONAL (INSULATED AS SPECIFIED) GARAGE DOOR
RAIN WATER SYSTEMS
GUTTER AND FASCIA SYSTEM - METAL

EXISTING DWELLING

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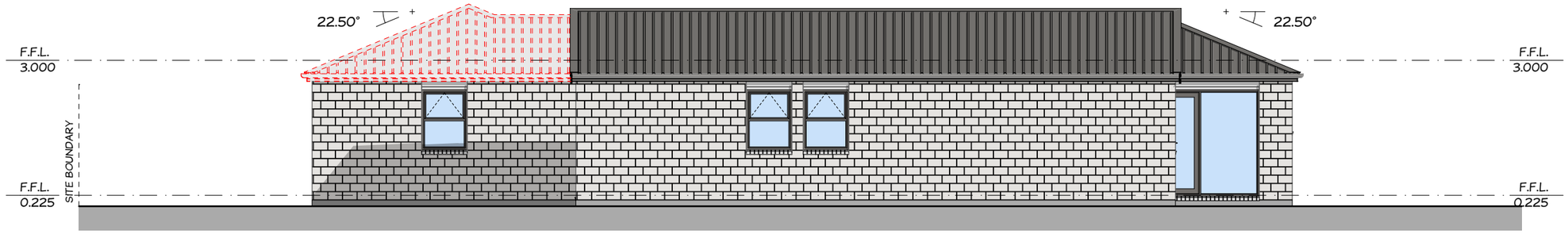
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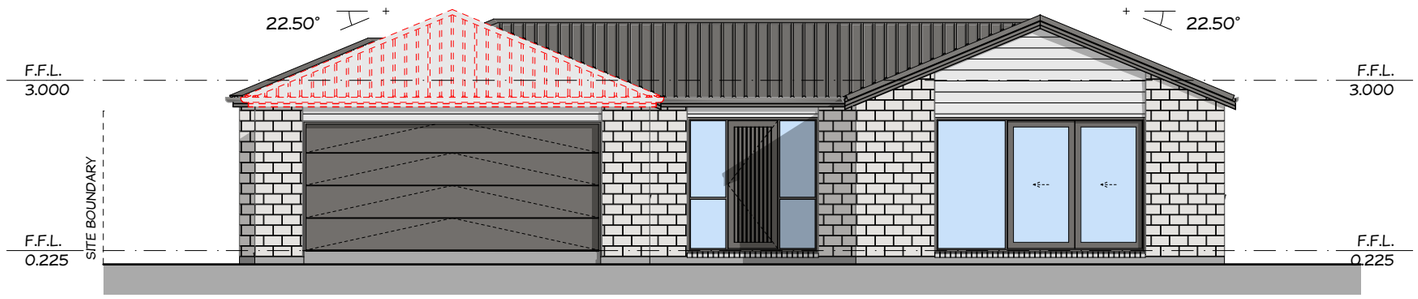
LEGEND:

EXISTING BUILDING ELEMENTS

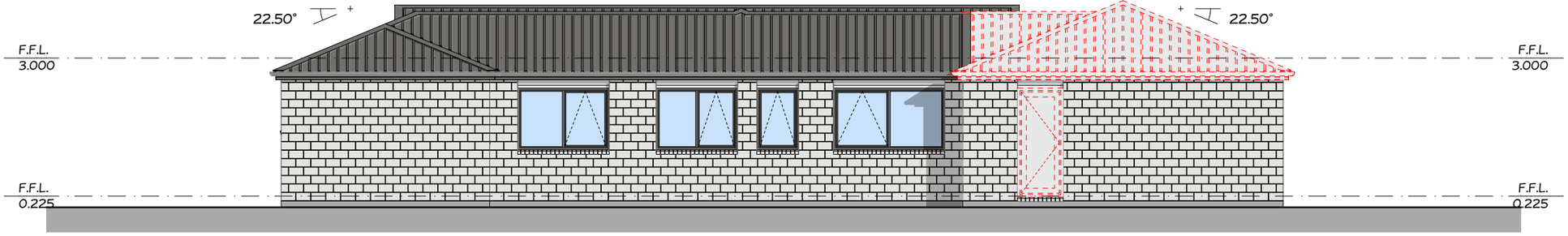
BUILDING ELEMENTS TO BE DEMOLISHED



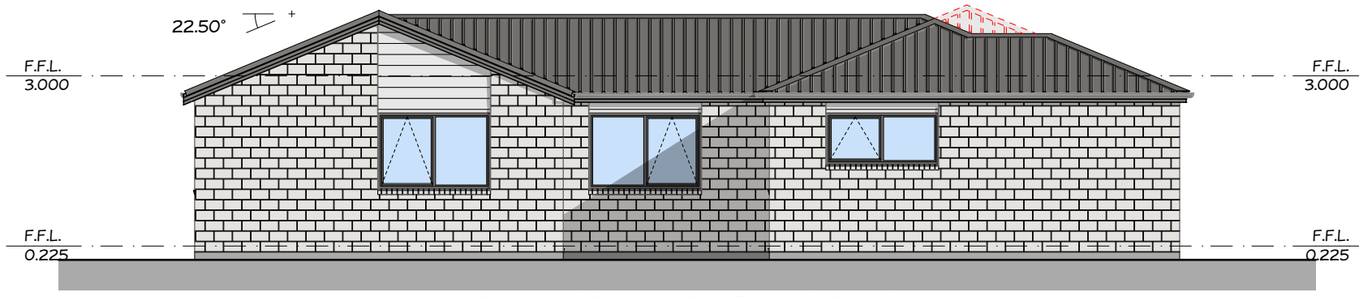
1 EXISITNG WEST ELEVATION 1:100



2 EXISTING NORTH ELEVATION 1:100



3 EXISTING EAST ELEVATION 1:100



4 EXISTING SOUTH ELEVATION 1:100

PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:
EXISTING & DEMOLITION ELEVATIONS

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NOTES

DOWNPIPE CALCULATIONS
PROPOSED ROOF AREA.
70m² MAXIMUM ROOF PLAN AREA PER 80Ø DOWNPIPE TO COMPLY WITH THE NEW ZEALAND BUILDING CODE ACCEPTABLE SOLUTION E1/AS1 (SURFACE WATER) FOR 25-35° ROOF PITCH CONTRIBUTORY HOUSE PLAN ROOF AREA: 46.7m². MIN. NUMBER OF DOWNPIPES REQUIRED: "1". ACTUAL NUMBE R OF DOWNPIPES USED "2"

EXISTING ROOF AREA.
85m² MAXIMUM ROOF PLAN AREA PER 80Ø DOWNPIPE TO COMPLY WITH THE NEW ZEALAND BUILDING CODE ACCEPTABLE SOLUTION E1/AS1 (SURFACE WATER) FOR 0-25° ROOF PITCH CONTRIBUTORY HOUSE PLAN ROOF AREA: 193.23m². MIN. NUMBER OF DOWNPIPES REQUIRED: "3". ACTUAL NUMBE R OF DOWNPIPES USED "6"

HOT WATER CYLINDER NOTES
REFER TO HWC DETAILS SHEET FOR FURTHER GUIDANCE ON HWC INSTALLATION, INSULATOIN AND DISCHARGE PIPE SIZES

EXTERNAL HOSE TAPS
ALL EXTERNAL TAPS TO BE FITTED WITH BACKFLOW PREVENTION AS PER G12 TABLE 2

WATER SUPPLY
ALL COLD-WATER SUPPLY PIPEWORK SHALL BE MEDIUM/HIGH-DENSITY POLYETHYLENE (MDPE/HDPE), ARRANGED AND FIXED SO THAT ALL JOINTS ARE IN A FULLY 'RELAXED' CONDITION, WITHOUT ANY STRESS OR TENSION.

INSTALL CONVENIENTLY LOCATED ISOLATING VALVES TO TURN OFF EACH GROUP OF FITTINGS, AND INSTALL A SMALL ISOLATING VALVE ALONGSIDE EACH TOILET CISTERN NOT INTEGRALLY FITTED WITH ONE.

FOUL WATER/SANITARY PLUMBING
DRAINAGE SYSTEM TO NEW ZEALAND BUILDING CODE ACCEPTABLE SOLUTION G13/AS1 (SANITARY PLUMBING) & G13/AS2 (DRAINAGE).

FIXTURE DISCHARGE PIPE SIZES & GRADIENTS

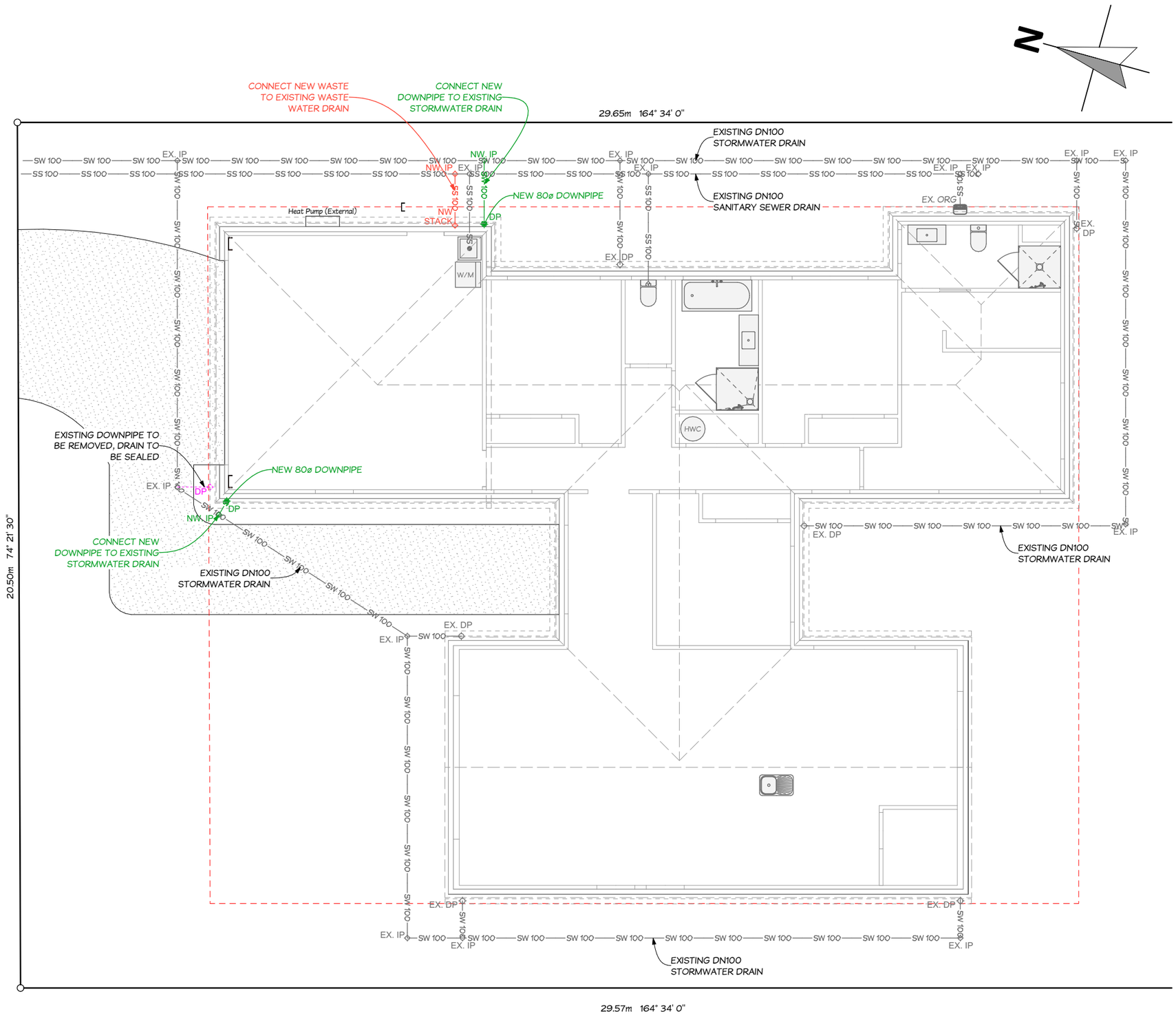
SANITARY FIXTURE OR APPLIANCE	DISCHARGE PIPE (mm) GRADIENT	MINIMUM
SS MAIN DRAIN	100Ø	1:100
SW MAIN DRAIN	100Ø	1:100
TERMINAL VENT	80Ø	N/A

PIPE SIZES, GRADES & LAYOUT TO BE CONFIRMED BY A REGISTERED PLUMBER

EXISTING DWELLING
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PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:
DRAINAGE PLAN

Project:	JCO26005	Date:	6/10/2026
Job:	PSL26206	Scale:	1:100 @ A3
Revision:	WDA WORKING DRAWINGS	Drawn:	AR/JB

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FIXTURE DRAINAGE
REFER TO GROUND FLOOR DRAINAGE PLAN & PLUMBING ISOMETRIC FOR FURTHER DETAILS ON WASTEWATER CONNECTION TO WASTEWATER SYSTEM

PIPES
TO BE RUN THROUGH JOISTS TO EXTERNAL STACK

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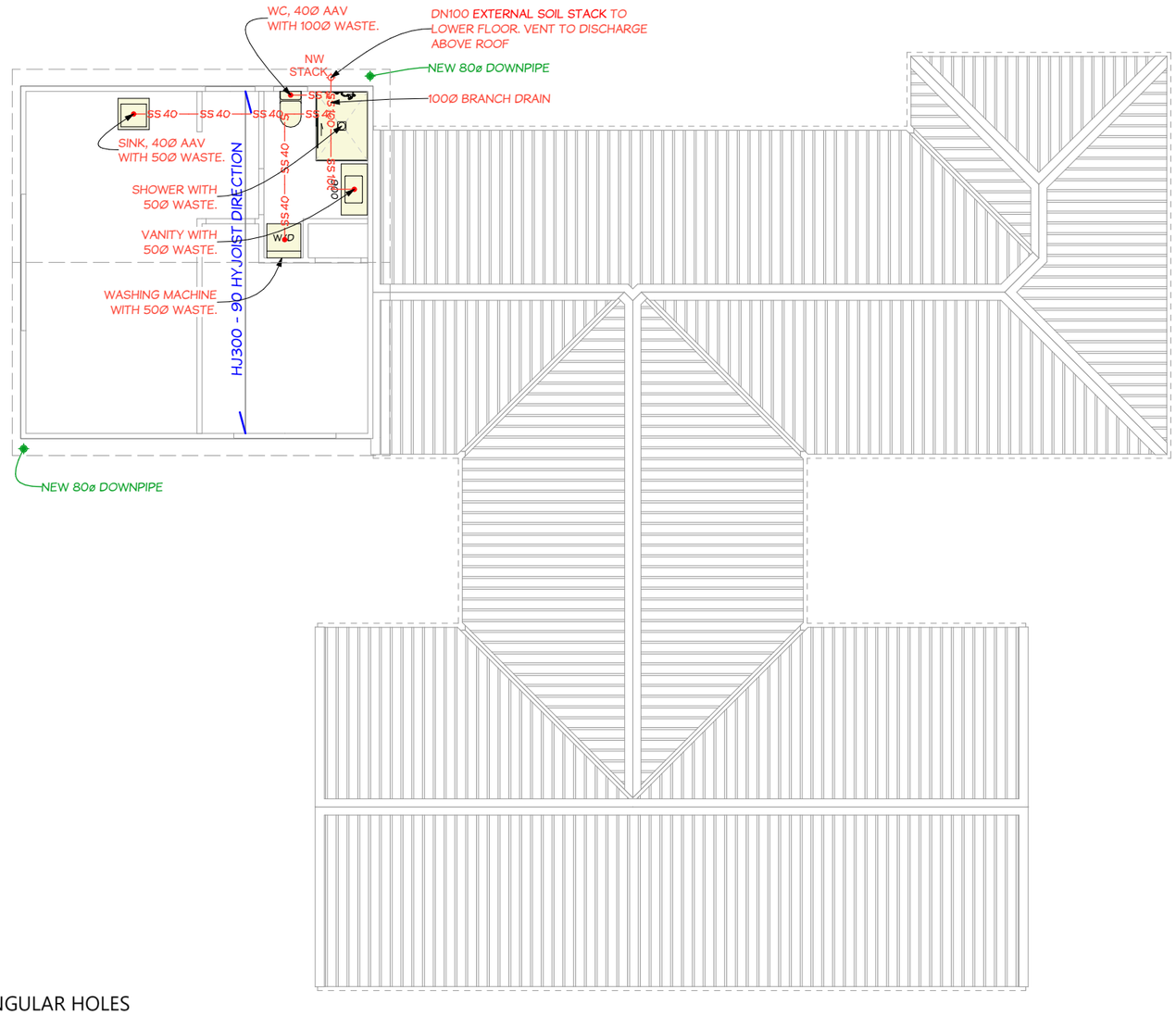
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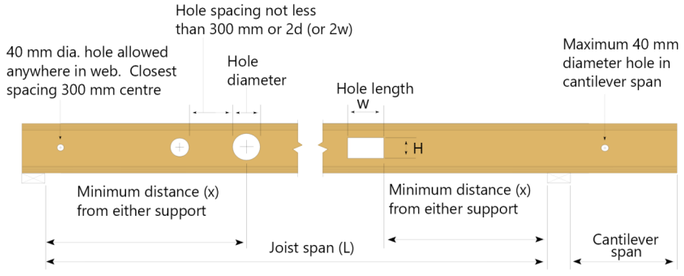
FIXTURE DISCHARGE PIPE SIZES & GRADIENTS

SANITARY FIXTURE OR APPLIANCE	DISCHARGE PIPE (mm)	MINIMUM GRADIENT
BASIN/VANITY	40Ø	1:40
BATHTUB	40Ø	1:40
SHOWER	40Ø	1:40
WC	100Ø	1:60
KITCHEN SINK	50Ø	1:40
LAUNDRY TUB	50Ø	1:40
SS MAIN DRAIN	100Ø	1:100
SW MAIN DRAIN	100Ø	1:100
TERMINAL VENT	80Ø	N/A

PIPE SIZES, GRADES & LAYOUT TO BE CONFIRMED BY A REGISTERED PLUMBER



CIRCULAR HOLES



RECTANGULAR HOLES

Joist span (m)	Hole size (mm)	Minimum distance from either support (m)
6.0	100	0.5

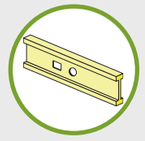
1. Data applies for floor joists not supporting offset load bearing walls and with a maximum 1.8 kN concentrated live load.

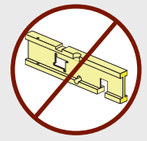
2. Square and rectangular holes centred mid height of joist.

3. Maximum of three holes per span except that holes less than 75 mm in diameter, height or width need not be considered in the total.

4. The spacing between holes to be not less than 300mm or twice the greatest dimension (diameter, 'W' or 'H') of either hole.

5. Cut all holes carefully. Do not overcut. Do not cut flanges.


Do cut in web area as specified


Do not cut, notch or bore through flange

PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:
FIRST FLOOR DRAINAGE PLAN

Project: JCO26005
Job: PSL26206
Revision: WDA WORKING DRAWINGS
Date: 6/10/2026
Scale: 1:100, 1:1.305, 1:1 @ A3
Drawn: AR/JB

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STUD HEIGHT:
STUD HEIGHT IS 2,420 UNLESS NOTED OTHERWISE

EXISTING WALL FRAMING AS PER LEGACY APPROVED CONSENTED PLANS BC170952

90x45 STUDS UP TO 2.4m - AT 400mm crs
(SINGLE OR TOP STOREY)
140x45 STUDS UP TO 3.6m - AT 400mm crs
(RAKING WALL)

INTERIOR FRAMING
90x45 STUDS UP TO 2.4m - AT 600mm crs

IMPORTANT NOTE:
EXISTING PLANS INDICATE THAT EXTERNAL WALLS ARE LINED WITH HOMERAB AIR BARRIER TO BE CONFIRMED ON-SITE

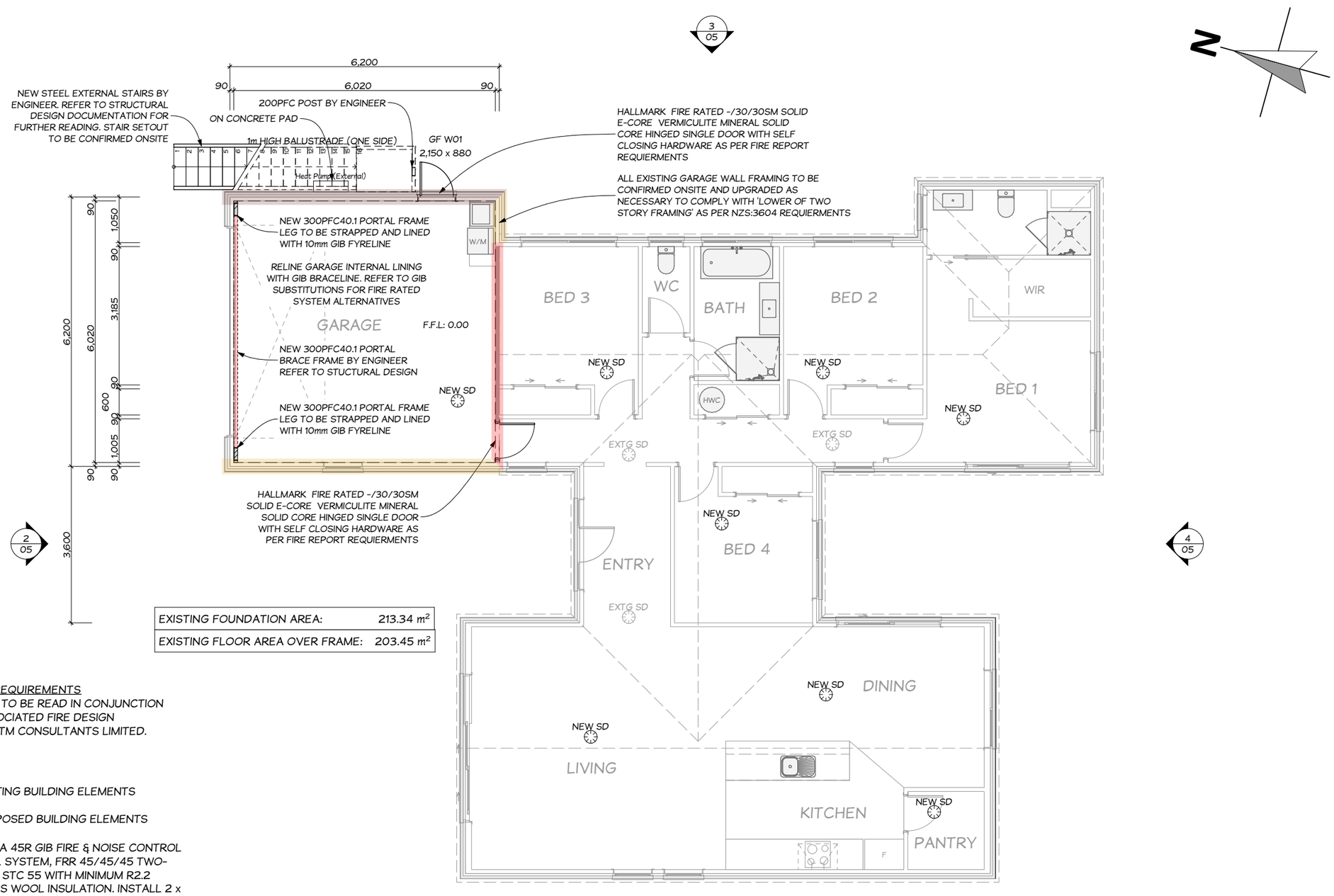
ACCESS
ACCESS DOORS TO COMPLY WITH NZBC D1 2.1 SLIP RESISTANCE MAXIMUM STEP HEIGHT TO COMMON/MAIN PRIVATE STAIRWAYS WITH A RISE OF 190mm MAX. & TREAD DEPTH OF 280mm MIN.

SMOKE ALARMS - INTERCONNECTED - BATTERY
NEW SD — INTERCONNECTED DOMESTIC SMOKE ALARM COMPLYING WITH NZBC ACCEPTABLE SOLUTIONS C/AS1 WITH 10 YEAR BATTERY. HEAT DETECTOR RECOMMENDED TO KITCHEN.

EXTG SD — EXISTING SMOKE DETECTORS

STRUCTURAL ENGINEER
MORRIS STRUCTURAL LIMITED
171 RUTHERFORD STREET, NELSON, 7010
PHONE: 021 1188 063
EMAIL: andrew@morrisstructural.nz

PROVIDE 24 HOURS NOTICE BEFORE ANY REQUIRED INSPECTION.



EXISTING FOUNDATION AREA:	213.34 m^2
EXISTING FLOOR AREA OVER FRAME:	203.45 m^2

FIRE SAFETY REQUIREMENTS
THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ASSOCIATED FIRE DESIGN PREPARED BY TM CONSULTANTS LIMITED.

LEGEND:

EXISTING BUILDING ELEMENTS

PROPOSED BUILDING ELEMENTS

GBTLA 45R GIB FIRE & NOISE CONTROL WALL SYSTEM, FRR 45/45/45 TWO-WAY, STC 55 WITH MINIMUM R2.2 GLASS WOOL INSULATION. INSTALL 2 x 13mm GIB STANDARD PLASTERBOARD BOTH SIDES. GIB LINING INSTALLED OVER GIB RAIL ON SIDE ONLY.

GBUW30B GIB FIRE RATED WALL SYSTEM, 30/30/30 ONE-WAY FRR. 2 LAYERS 10mm GIB FYRELINE ONE SIDE.

JAMES HARDIE 30/30/30 TWO-WAY FRR JHETGR30-B, FROM INTERNAL PROVIDED BY 10mm GIB FYRELINE OR SIMILAR, EXTERNAL PROVIDED BY EXISTING 70mm BRICK VENEER OVER EXISTING HOMERAB WALL UNDERLAY

NOTE:
CONTRACTOR TO CONFIRM AT CONSTRUCTION STAGE THAT ALL EXISTING WALLS INTENDED TO BE TWO-WAY FIRE RATED ARE LINED WITH EXISTING HOMERAB WALL UNDERLAY AS PER EXISTING LEGACY PLANS AND THEREFORE WILL COMPLY WITH JAMES HARDIE FIRE AND ACOUSTIC RATED SYSTEMS JHETGR30-B & JHETGL30

SUBSTITUTE STANDARD GIB LININGS WITH APPROVED FIRE RATED GIB LINING SYSTEMS TO ALL WALLS REQUIRED TO ACHIEVE THE SPECIFIED FIRE RESISTANCE RATING, INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS INCLUDING FIXINGS, JOINTING, AND FIRE STOPPING TO ALL PENETRATIONS. CONFIRM EXACT LOCATIONS AND EXTENTS OF FIRE RATED WALLS ON SITE PRIOR TO INSTALLATION AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.

PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:
PROPOSED GROUND FLOOR PLAN

Project:	JCO26005	Date:	6/10/2026
Job:	PSL26206	Scale:	1:100 @ A3
Revision:	WDA WORKING DRAWINGS	Drawn:	AR/JB

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NOTES

EXISTING DWELLING

ALTHOUGH PREMIER SERVICES LIMITED HAS MADE EVERY ATTEMPT TO ENSURE THE ACCURACY OF ITS INFORMATION, WE RELY ON HISTORICAL INFORMATION HELD BY OTHERS (E.G. TERRITORIAL AUTHORITY). PREMIER SERVICES LIMITED CANNOT BE HELD RESPONSIBLE FOR LIQUIDATED DAMAGES FROM ANY ERRORS, OMISSIONS, MISINTERPRETATION ARISING FROM INFORMATION PROVIDED BY OTHERS.

EXISTING TIMBER FRAMING TO REMAIN
ALL ITEMS TO REMAIN UNCHANGED ARE SHOWEN SHADED LIGHTER. CHECK ALL TIMBER MEMBERS ARE IN GOOD CONDITION AND REPLACE ANY THAT AREN'T AS PER NZS 3602:2003 & NZS 3604:2011.

DIMENSIONS

- ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.
- BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION.
- DOOR/WINDOW OPENING SIZE = H x W.
- OFFSET JOINERY IS DIMENSIONED OTHERWISE CONSIDERED CENTRED IN WALL SPACE.
- ALL SIZES GIVEN FOR WINDOWS AND DOORS ARE ROUGH OPENING SIZES ONLY.

GLAZING

ALL GLAZING TO COMPLY WITH NZS 4223 INCLUDING SAFETY GLASS TO SHOWER DOORS AND SCREENS

ACCESS

ACCESS DOORS TO COMPLY WITH NZBC D1 2.1 SLIP RESISTANCE MAXIMUM STEP HEIGHT TO COMMON/MAIN PRIVATE STAIRWAYS WITH A RISE OF 190mm MAX. & TREAD DEPTH OF 280mm MIN.

KITCHENETTE AREA HYGIENE

KITCHENETTE AREA WALL LININGS TO BE GIB BOARD WITH "ENVIROPOXY" PAINT AND CERAMIC TILE SPLASH BACKS TO ALL BENCHES. KITCHEN FLOOR TO CONSIST OF NON-SLIP VINYL SHEET FLOOR OVER THE WHOLE OF THE KITCHENETTE. KITCHENETTE CEILING LINING TO BE FINISHED WITH 3 COATS OF SEMI-GLOSS PAINT.

WET AREA WALL LININGS

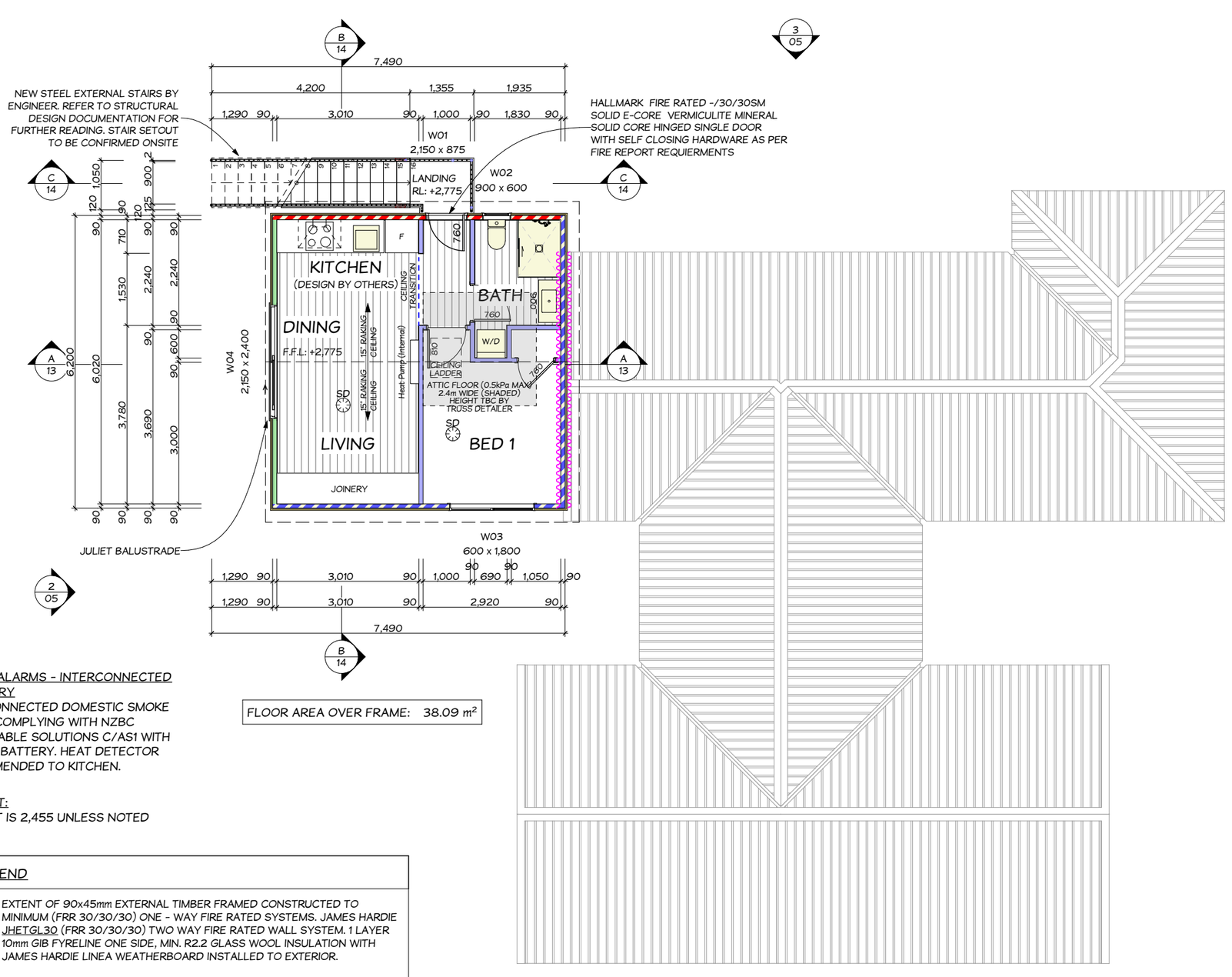
WET AREAS WALLS TO BE LINED WITH 10mm GIB AQUALINE FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (c).

WATER SPLASH FINISH

AQUALINE FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (c).

LIGHTING DESIGN

ILLUMINANCE AT FLOOR LEVEL SHALL BE NO LESS THAN 20 LUX AS PER NZBC ACCEPTABLE SOLUTION G8/AS1.
CONTRACTOR TO SUBMIT LIGHTING DESIGN TO BUILDING OWNER PRIOR TO INSTALLATION FOR APPROVAL. LIGHTING TO BE SUPPLIED TO AMENITIES AREAS BY OWNER, THE BALLANCE OF LIGHTING, REQURIED UNDER THE BUILDING ACT, IS THE TENANT RESPONSIBILITY.



SMOKE ALARMS - INTERCONNECTED - BATTERY

SD — INTERCONNECTED DOMESTIC SMOKE ALARM COMPLYING WITH NZBC ACCEPTABLE SOLUTIONS C/AS1 WITH 10 YEAR BATTERY. HEAT DETECTOR RECOMMENDED TO KITCHEN.

STUD HEIGHT:

STUD HEIGHT IS 2,455 UNLESS NOTED OTHERWISE

FLOOR AREA OVER FRAME: 38.09 m^2

WALL LEGEND

- EXTENT OF 90x45mm EXTERNAL TIMBER FRAMED CONSTRUCTED TO MINIMUM (FRR 30/30/30) ONE - WAY FIRE RATED SYSTEMS. JAMES HARDIE JHETGL30 (FRR 30/30/30) TWO WAY FIRE RATED WALL SYSTEM. 1 LAYER 10mm GIB FYRELINE ONE SIDE, MIN. R2.2 GLASS WOOL INSULATION WITH JAMES HARDIE LINEA WEATHERBOARD INSTALLED TO EXTERIOR.
- EXTENT OF 90x45mm EXTERNAL TIMBER FRAMED CONSTRUCTED TO MINIMUM (FRR 30/30/30) TWO - WAY FIRE RATED SYSTEMS. JAMES HARDIE JHETGL30 (FRR 30/30/30) TWO WAY FIRE RATED WALL SYSTEM. 1 LAYER 10mm GIB FYRELINE ONE SIDE, MIN. R2.2 GLASS WOOL INSULATION WITH JAMES HARDIE LINEA WEATHERBOARD INSTALLED TO EXTERIOR.
- EXTENT OF WALLS BELOW THE ROOFLINE INSTALLED WITH GBTLA 45R GIB FIRE & NOISE CONTROL WALL SYSTEM, FRR 45/45/45 TWO-WAY, STC 55 WITH MINIMUM R2.2 GLASS WOOL INSULATION. INSTALL 2 x 13mm GIB STANDARD PLASTERBOARD BOTH SIDES. GIB LINING INSTALLED OVER GIB RAIL ON SIDE ONLY.
- EXTENT OF GENERAL 90x45mm EXTERNAL TIMBER FRAMING
- EXTENT 90mm INTERNAL TIMBER FRAMED WALL

SUBSTITUTE STANDARD GIB LININGS WITH APPROVED FIRE RATED GIB LINING SYSTEMS TO ALL WALLS REQUIRED TO ACHIEVE THE SPECIFIED FIRE RESISTANCE RATING, INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS INCLUDING FIXINGS, JOINTING, AND FIRE STOPPING TO ALL PENETRATIONS. CONFIRM EXACT LOCATIONS AND EXTENTS OF FIRE RATED WALLS ON SITE PRIOR TO INSTALLATION AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.

PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:
PROPOSED FIRST FLOOR PLAN

Project:	JCO26005	Date:	6/10/2026
Job:	PSL26206	Scale:	1:100 @ A3
Revision:	WDA WORKING DRAWINGS	Drawn:	AR/JB

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NOTES

DIMENSIONS
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- OFFSET JOINERY IS DIMENSIONED OTHERWISE CONSIDERED CENTRED IN WALL SPACE.
- ALL SIZES GIVEN FOR WINDOWS AND DOORS ARE ROUGH OPENING SIZES ONLY.

FRAMING

TIMBER GRADES
UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SG8.

ENCLOSED FRAMING TREATMENT
ALL ENCLOSED FRAMING SHALL BE PRESERVATIVE TREATED "H1.2".

EMBEDDED TIMBER IN GROUND/CONCRETE
ALL TIMBER EMBEDDED INTO GROUND OR CONCRETE SHALL BE PRESERVATIVE TREATED "H5".

EXPOSED FRAMING TREATMENT
ALL FRAMING EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED "H3.2".

FRAMING SIZE/SPACING

EXTERIOR FRAMING
90x45 STUDS UP TO 2.4m - AT 600mm CRS
(SINGLE OR TOP STOREY)

INTERIOR FRAMING
90x45 STUDS UP TO 2.4m - AT 600mm CRS
(SINGLE OR TOP STOREY)

EXTERNAL STUD FRAMING:
WALL PLATES

TOP PLATES: DOUBLE 90x45
BOTTOM PLATE: 90x45

INTERIOR STUD FRAMING:
WALL PLATES

TOP PLATES: 90x45 PLUS 140x35
BOTTOM PLATE: 90x45

NOG CENTRES
NOGS @ 800mm CRS MAX.

STRUCTURAL ENGINEER
MORRIS STRUCTURAL LIMITED
171 RUTHERFORD STREET, NELSON, 7010
PHONE: 021 1188 063
EMAIL: andrew@morrisstructural.nz

PROVIDE 24 HOURS NOTICE BEFORE ANY REQUIRED INSPECTION.

ENGINEER BRACING DESIGN
REFER TO ENGINEER DOCUMENTS PREPARED BY MORRIS STRUCTURAL LIMITED FOR BRACING DESIGN REQUIREMENTS.

FIRE SAFETY REQUIREMENTS
THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ASSOCIATED FIRE DESIGN PREPARED BY TM CONSULTANTS LIMITED.

TRUSS DESIGN
REFER TO TRUSS MANUFACTURERS PLAN CARTERS (REF: QN1461579C1) FOR TRUSS DESIGN, LINTELS, LINTEL & STUD FIXINGS

STUD TO TOP PLATE FIXING LEGEND

LUMBERLOK STUD TO TOP PLATE FIXING TYPE "B"

NOTE: TYPE "B" LUMBERLOK STUD TO TOP PLATE FIXINGS AS SHOWN WITH ALL OTHER STUD TO TOP PLATE FIXINGS TYPE "A" IN ACCORDANCE WITH TRUSS MANUFACTURERS PRODUCER STATEMENT.

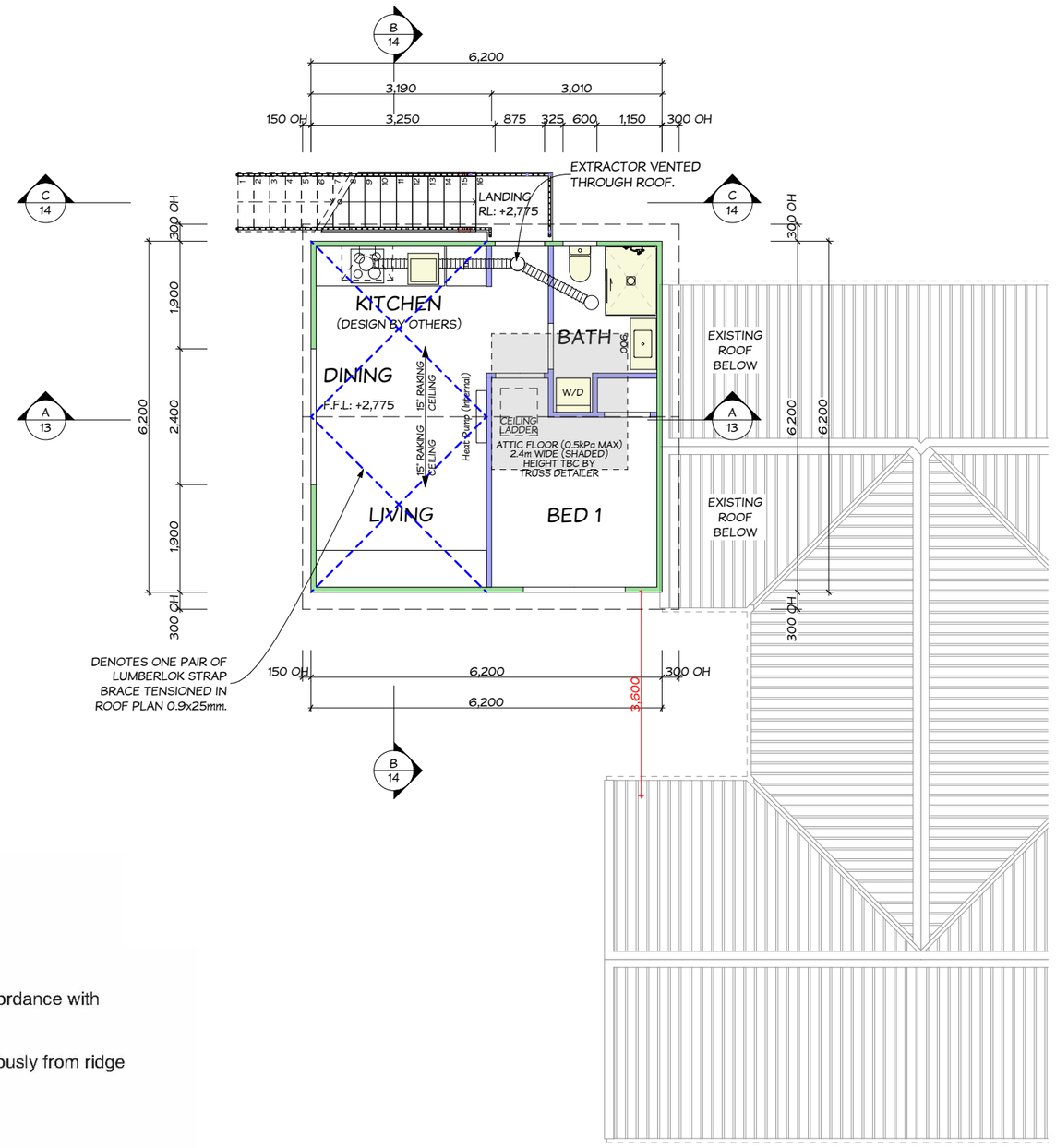
REFER TO DETAILS.

EXTRACTORS:

RANGEHOOD DUCTING
VENTING OUT SOFFIT
(50L/s)

EXTRACTOR FAN DUCTING
VENTING OUT SOFFIT
(25L/s IN BATHROOMS)

CONFIRM VENT LOCATIONS PRIOR TO FABRICATION OF ROOF FRAMING - VENTS SHOWN INDICATIVE ONLY



Roof Bracing Options

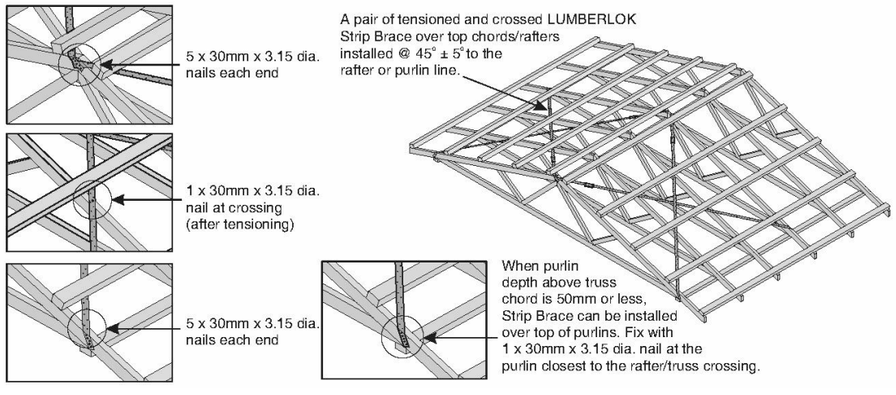
i) ROOF PLANE BRACE

Each roof plane brace can be:

- A hip or valley rafter running continuously from ridge to the top plate in accordance with NZS 3604:2011 Clauses 10.2.1.3.2 or 10.2.1.3.3

OR

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



SUBSTITUTE STANDARD GIB LININGS WITH APPROVED FIRE RATED GIB LINING SYSTEMS TO ALL WALLS REQUIRED TO ACHIEVE THE SPECIFIED FIRE RESISTANCE RATING, INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS INCLUDING FIXINGS, JOINTING, AND FIRE STOPPING TO ALL PENETRATIONS. CONFIRM EXACT LOCATIONS AND EXTENTS OF FIRE RATED WALLS ON SITE PRIOR TO INSTALLATION AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.

PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:
PROPOSED FIRST FLOOR WALL FRAMING & FIRE DESIGN PLAN

Project:	JCO26005	Date:	6/10/2026
Job:	PSL26206	Scale:	1:100 @ A3
Revision:	WDA WORKING DRAWINGS	Drawn:	AR/JB

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NOTES

TIMBER GRADES
UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SG8.

ENCLOSED FRAMING TREATMENT
ALL ENCLOSED FRAMING SHALL BE PRESERVATIVE TREATED "H1.2".

DIMENSIONS
- ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.
- BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION.

PLYWOOD FLOORING
FOR WET AREAS PLYWOOD SUBSTRATE TO BE 19mm OR 21mm THICK PLYWOOD. H3.2 . FOR NON-WET AREA PLYWOOD INSTALL 19mm OR 21mm THICK H1.2 TREATED PLYWOOD. PLYWOOD TO BE FIXED AS PER NZS3604 SECTION 7. FIXINGS AT STANDARD FIXING PATTERN 150mm CRS AT SHEET EDGES AND WITHIN THE PANEL AT NO MORE THAN 300mm CRS.

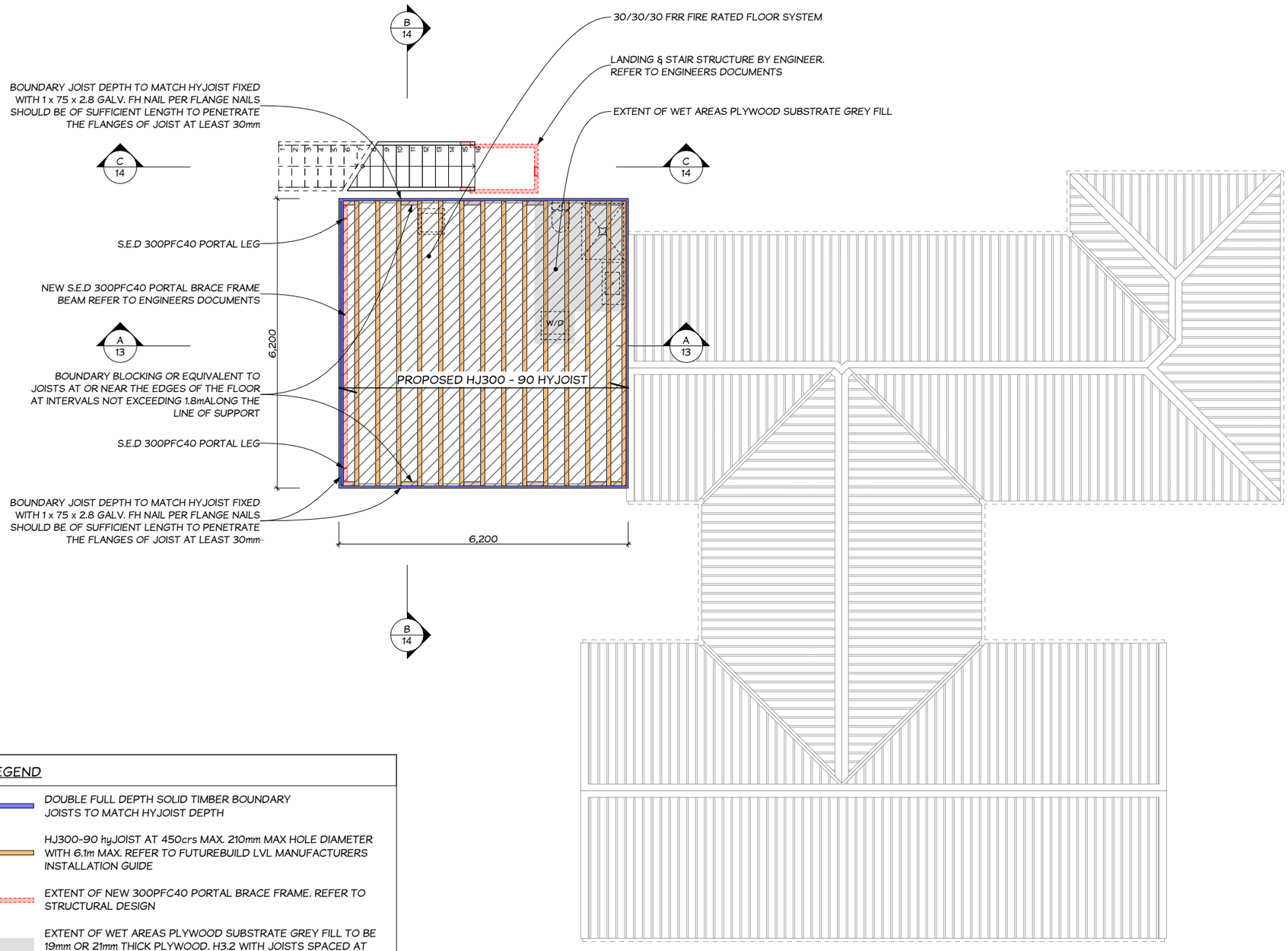
PLUMBING WASTES
CONFIRM POSITION OF WASTE PIPES PRIOR TO SETTING OUT FLOOR FRAMING.

STRUCTURAL ENGINEER
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EMAIL: andrew@morrisstructural.nz

PROVIDE 24 HOURS NOTICE BEFORE ANY REQUIRED INSPECTION.

FIRE SAFETY REQUIREMENTS
THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ASSOCIATED FIRE DESIGN PREPARED BY TM CONSULTANTS LIMITED.

ENGINEER BRACING DESIGN
REFER TO ENGINEER DOCUMENTS PREPARED BY MORRIS STRUCTURAL LIMITED FOR BRACING DESIGN REQUIREMENTS.



LEGEND

- DOUBLE FULL DEPTH SOLID TIMBER BOUNDARY JOISTS TO MATCH HYJOIST DEPTH
- HJ300-90 hyJOIST AT 450crs MAX. 210mm MAX HOLE DIAMETER WITH 6.1m MAX. REFER TO FUTUREBUILD LVL MANUFACTURERS INSTALLATION GUIDE
- EXTENT OF NEW 300PFC40 PORTAL BRACE FRAME. REFER TO STRUCTURAL DESIGN
- EXTENT OF WET AREAS PLYWOOD SUBSTRATE GREY FILL TO BE 19mm OR 21mm THICK PLYWOOD. H3.2 WITH JOISTS SPACED AT 400C/C. PLYWOOD MUST BE SUPPORTED WITH DWANGS SPACED AT 400mm IN EACH DIRECTION
- GBCJ 30 GIB FIRE RATED CEILING SYSTEM, 30/30/30 FRR. 1 LAYER 13mm GIB FYRELINE FIXED TO UNDERSIDE OF JOISTS. NOGS FIXED ON THE FLAT TO RECEIVE GIB LININGS SHALL BE 70mm X 45mm MIN. SPACED 600mm OR 1200mm FOR JOISTS SPACED 450mm. PLACE FASTENERS AT 150mm CENTRES AROUND THE PERIMETER OF EACH SHEET AND AT 200mm CENTRES ALONG EACH JOIST AND AT THE CENTRE OF EACH NOG. FLOORING TO BE MIN. 20mm PLYWOOD FIXED AS PER NZS3604:2011

SUBSTITUTE STANDARD GIB LININGS WITH APPROVED FIRE RATED GIB LINING SYSTEMS TO ALL WALLS REQUIRED TO ACHIEVE THE SPECIFIED FIRE RESISTANCE RATING, INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS INCLUDING FIXINGS, JOINTING, AND FIRE STOPPING TO ALL PENETRATIONS. CONFIRM EXACT LOCATIONS AND EXTENTS OF FIRE RATED WALLS ON SITE PRIOR TO INSTALLATION AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.

PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:
PROPOSED MIDFLOOR JOIST & FIRE DESIGN PLAN

Project:	JCO26005	Date:	6/10/2026
Job:	PSL26206	Scale:	1:100 @ A3
Revision:	WDA WORKING DRAWINGS	Drawn:	AR/JB

11/21.

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NOTES

PROPOSED MATERIALS

ROOFING

5-RIB ROOFING

0.4mm BMT 5-RIB COIL COATED ROOFING FIXED WITH 12 GUAGE SCREW TO "T1" FIXING PATTERN AS PER NZBC E2/AS1 TABLE 8.4.4.2D (T1 FIXING PATTERN IS - FIX EVERY CREST...).

GUTTER AND FASCIA SYSTEM - METAL

CONTINUOUS COIL COATED FASCIA AND EXTERNAL METAL GUTTER SYSTEM

WALL CLADDING

JAMES HARDIE LINEA WEATHERBOARD

JAMES HARDIE LINEA (16mm) WEATHERBOARD ON 45x20mm VERTICAL H3.1 TIMBER BATTENS

ROOFING/FLASHING MATERIALS

COLORSTEEL MAXAM.

SOFFIT

HARDIEFLEX SOFFIT LINING

JAMES HARDIE 4.5mm HARDIE FLEX SOFFIT LINING. PACK AS REQUIRED TO SUIT SELECTED FASCIA DEPTH

POWDER-COATED ALUMINIUM JOINERY

POWDER COATED ALUMINIUM JOINERY UNITS. ALL GLAZING SHALL COMPLY WITH NZS4223. CONTRACTOR TO COMFIRM ALL OPENING SIZES WITH JOINERY MANUFACTURER PRIOR TO FABRICATION.

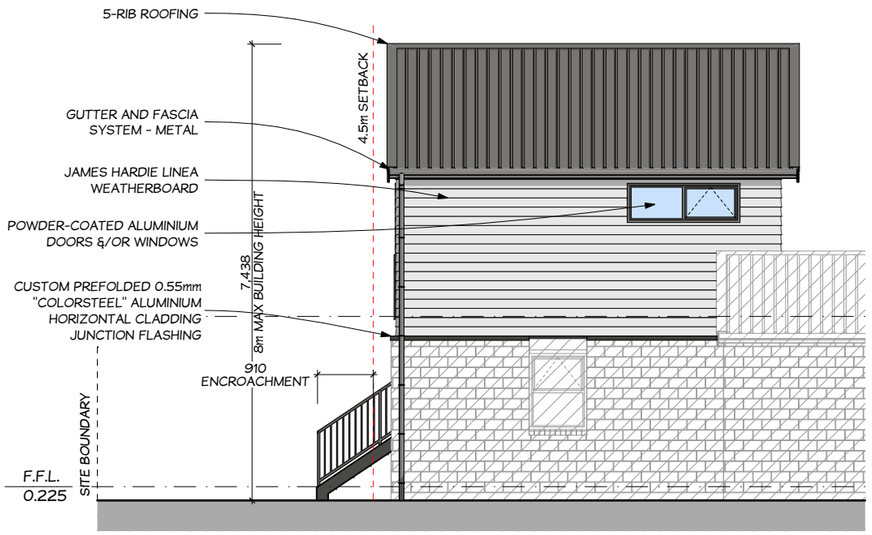
O DENOTES OBSCURE GLAZED JOINERY.
SG DENOTES GRADE "A" SAFETY GLAZING.

ANY SILL HEIGHTS ARE MEASURED FROM FINISHED FLOOR LEVEL. ALL WINDOWS TO BE FINISHED AT SOFFIT LEVEL UNLESS OTHERWISE SHOWN.

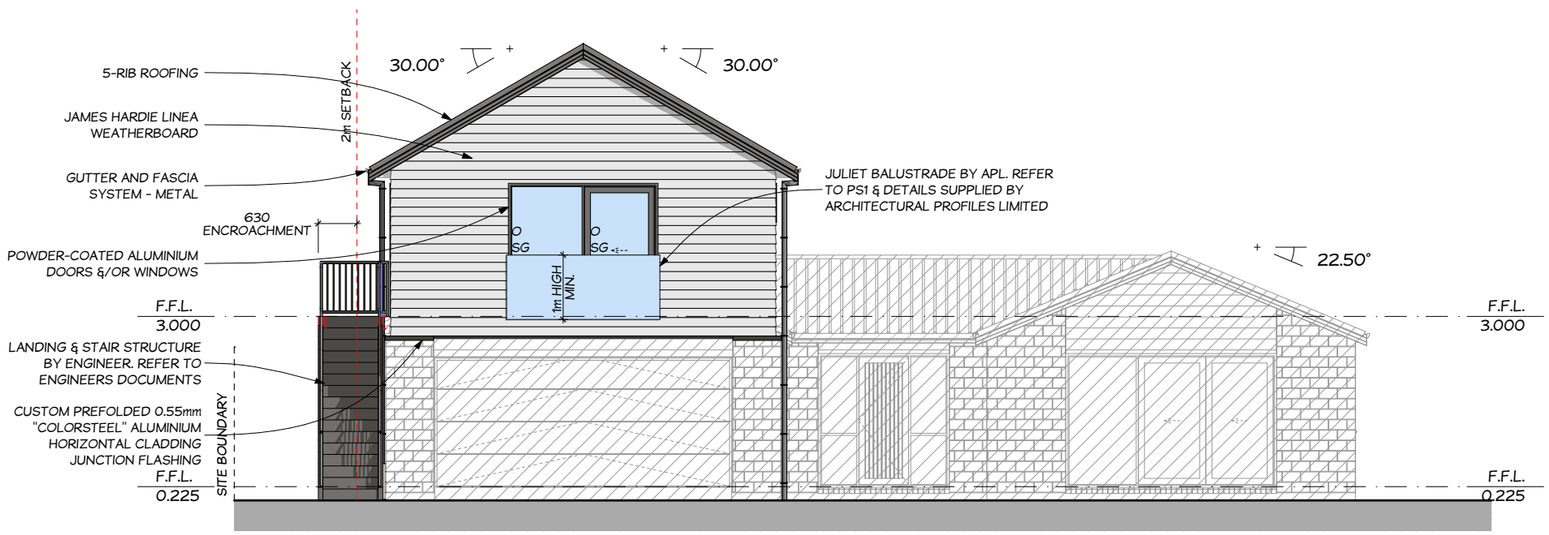
LEGEND:

EXTENT OF EXISTING BUILDING ELEMENTS TO REMAIN

BUILDING ENVELOPE RISK MATRIX		
All Building Faces		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		10



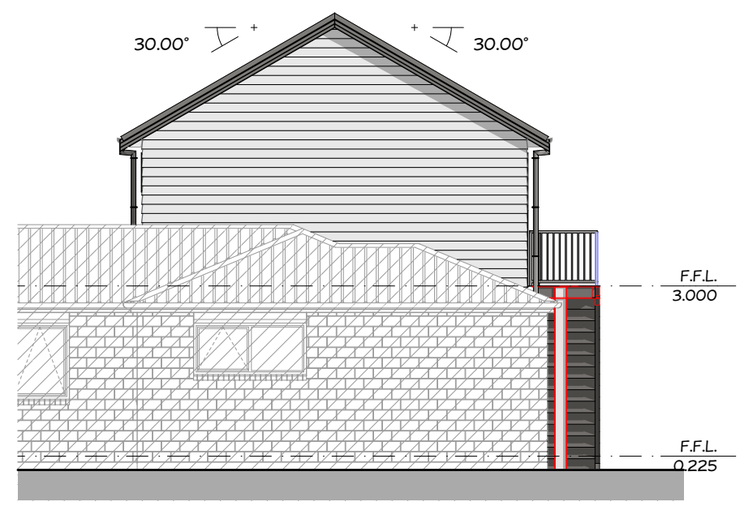
1 PROPOSED WEST ELEVATION 1:100



2 PROPOSED NORTH ELEVATION 1:100



3 PROPOSED EAST ELEVATION 1:100



4 PROPOSED SOUTH ELEVATION 1:100

PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON

93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:

PROPOSED ELEVATIONS

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NOTES

LEGEND:

EXISTING BUILDING ELEMENTS

GBTLA 45R GIB FIRE & NOISE CONTROL WALL SYSTEM, FRR 45/45/45 TWO-WAY, STC 55 WITH MINIMUM R2.2 GLASS WOOL INSULATION. INSTALL 2 x 13mm GIB STANDARD PLASTERBOARD BOTH SIDES. GIB LINING INSTALLED OVER GIB RAIL ON SIDE ONLY.

GBCJ30 GIB FIRE RATED CEILING SYSTEM, 30/30/30 FRR. 1 LAYER 13mm GIB FYRELINE.

JHETGL30 JAMES HARDIE FIRE RATED WALL SYSTEM, 30/30/30 FRR. 1 LAYER 10mm GIB FYRELINE ONE SIDE, JAMES HARDIE LINEA WEATHERBOARD 1 SIDE.

LININGS

WALL LININGS
10mm GIB AQUALINE TO BATHROOM / ENSUITE
10mm GIB STANDARD PLASTER BOARD
CEILING LININGS
13mm GIB STANDARD PLASTER BOARD
13mm GIB AQUALINE TO BATHROOM / ENSUITE
WATER SPLASH FINISH
AQUALINE FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (c).

CEILING BATTENS

CEILING BATTENS - DIRECT FIXED
- 35mm METAL BATTENS DIRECT FIXED TO TRUSSES AT 600crs GENERALLY

UNDERLAYS

WALL UNDERLAY
MARSHALL TEKTON WALL UNDERLAY
STRAPPING SUPPORT REQUIRED WHERE STUDS EXCEED 450mm CENTRES
ROOF UNDERLAY
MARSHALL HYDRA
SELF SUPPORTING ROOF UNDERLAY

ROOF PURLIN/BATTEN

70x45 H1.2 SG8 PURLINS AT 600 crs FOR END SPANS (RIDGE & GUTTER) AND 900 crs TO MAIN ROOF AREA 1/10g SELF-DRILLING SCREW, 80mm LONG

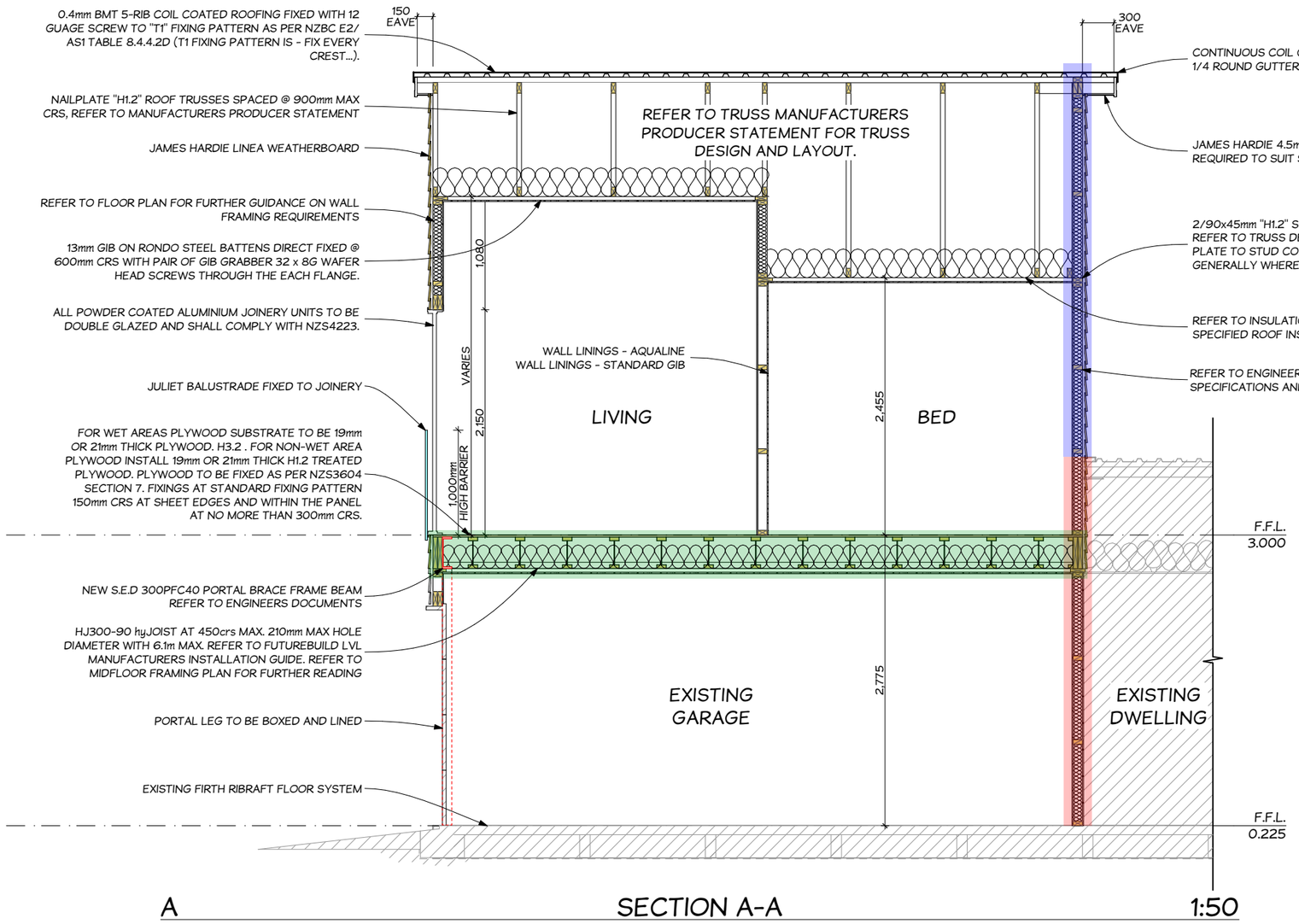
STRUCTURAL ENGINEER
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PHONE: 021 1188 063
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TRUSS DESIGN
REFER TO TRUSS MANUFACTURERS PLAN CARTERS (REF: QN1461579C1) FOR TRUSS DESIGN, LINTELS, LINTEL & STUD FIXINGS



A SECTION A-A 1:50

INSULATION NZBC H1 EDITION 6
(THERMAL ENVELOPE EXCLUDES GARAGE)

WALLS:			
R2.8	ULTRA (LIVING EXTERNAL WALLS & GARAGE INTERNAL WALL)		
CEILING:			ROLL PANEL
R7.0	ULTRA/SUPERBATT 460mm WIDE		YES
WINDOWS AND DOORS:			THERMALLY BROKEN
R0.42	ALUMINIUM JOINERY, DBL GLAZED		YES
R0.45	SOLID TIMBER DOOR		YES
FLOOR:	TYPE	UNDER - MIDFLOOR FRAMING	
R3.6	NZS: 3604	SILENCER MIDFLOOR R3.6	

SUBSTITUTE STANDARD GIB LININGS WITH APPROVED FIRE RATED GIB LINING SYSTEMS TO ALL WALLS REQUIRED TO ACHIEVE THE SPECIFIED FIRE RESISTANCE RATING, INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS INCLUDING FIXINGS, JOINTING, AND FIRE STOPPING TO ALL PENETRATIONS. CONFIRM EXACT LOCATIONS AND EXTENTS OF FIRE RATED WALLS ON SITE PRIOR TO INSTALLATION AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.

PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:
CROSS SECTIONS

Project: JCO26005
Job: PSL26206
Revision: WDA WORKING DRAWINGS
Date: 6/10/2026
Scale: 1:50 @ A3
Drawn: AR/JB

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NOTES

LEGEND:

EXISTING BUILDING ELEMENTS

JHETGL30 JAMES HARDIE FIRE RATED WALL SYSTEM, 30/30/30 FRR. 1 LAYER 10mm GIB FYRELINE ONE SIDE, JAMES HARDIE LINEA WEATHERBOARD 1 SIDE.

GBCJ30 GIB FIRE RATED CEILING SYSTEM, 30/30/30 FRR. 1 LAYER 13mm GIB FYRELINE.

GBUW30B GIB FIRE RATED WALL SYSTEM, 30/30/30 ONE-WAY FRR. 2 LAYERS 10mm GIB FYRELINE ONE SIDE.

JAMES HARDIE 30/30/30 TWO-WAY FRR JHETGR30-B, FROM INTERNAL PROVIDED BY 10mm GIB FYRELINE OR SIMILAR, EXTERNAL PROVIDED BY EXISTING 70mm BRICK VENEER OVER EXISTING HOMERAB WALL UNDERLAY

LININGS

WALL LININGS
10mm GIB AQUALINE TO BATHROOM / ENSUITE
10mm GIB STANDARD PLASTER BOARD
CEILING LININGS
13mm GIB STANDARD PLASTER BOARD
13mm GIB AQUALINE TO BATHROOM / ENSUITE
WATER SPLASH FINISH
AQUALINE FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (c).

CEILING BATTENS

CEILING BATTENS - DIRECT FIXED
- 35mm METAL BATTENS DIRECT FIXED TO TRUSSES AT 600crs GENERALLY

UNDERLAYS

WALL UNDERLAY
MARSHALL TEKTON WALL UNDERLAY
STRAPPING SUPPORT REQUIRED WHERE STUDS EXCEED 450mm CENTRES
ROOF UNDERLAY
MARSHALL HYDRA
SELF SUPPORTING ROOF UNDERLAY

ROOF PURLIN/BATTEN

70x45 H1.2 SG8 PURLINS AT 600 crs FOR END SPANS (RIDGE & GUTTER) AND 900 crs TO MAIN ROOF AREA 1/10g SELF-DRILLING SCREW, 80mm LONG

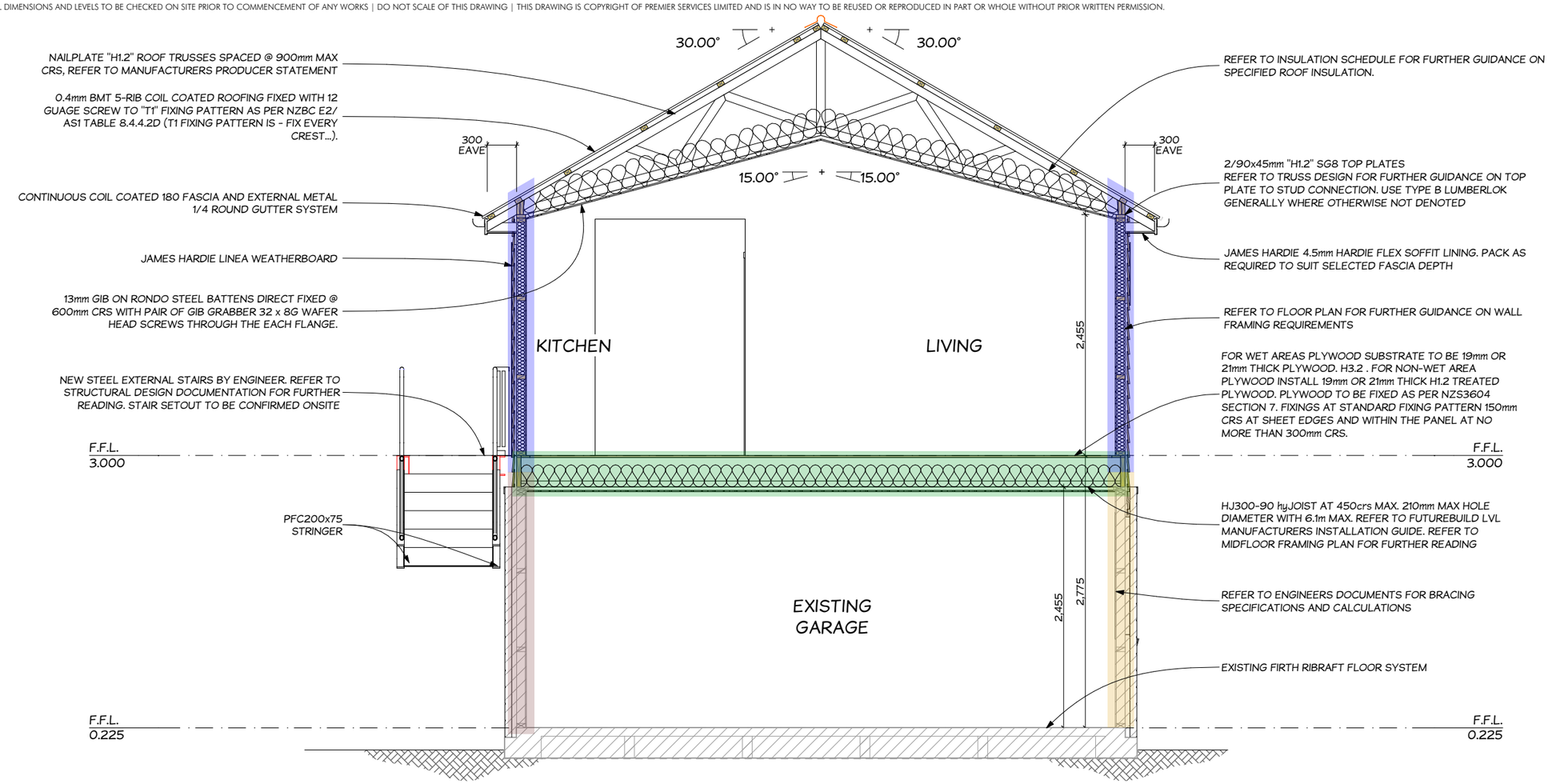
STRUCTURAL ENGINEER
MORRIS STRUCTURAL LIMITED
171 RUTHERFORD STREET, NELSON, 7010
PHONE: 021 1188 063
EMAIL: andrew@morrisstructural.nz

PROVIDE 24 HOURS NOTICE BEFORE ANY REQUIRED INSPECTION.

ENGINEER BRACING DESIGN
REFER TO ENGINEER DOCUMENTS PREPARED BY MORRIS STRUCTURAL LIMITED FOR BRACING DESIGN REQUIREMENTS.

FIRE SAFETY REQUIREMENTS
THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ASSOCIATED FIRE DESIGN PREPARED BY TM CONSULTANTS LIMITED.

TRUSS DESIGN
REFER TO TRUSS MANUFACTURERS PLAN CARTERS (REF: QN1461579C1) FOR TRUSS DESIGN, LINTELS, LINTEL & STUD FIXINGS

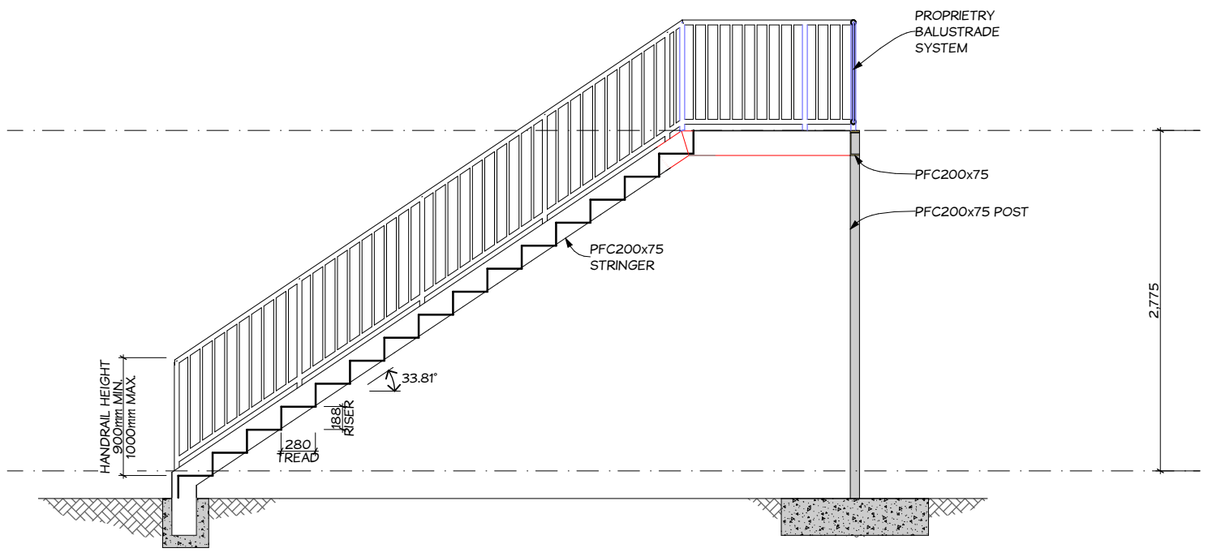


B SECTION B-B 1:50

INSULATION NZBC H1 EDITION 6
(THERMAL ENVELOPE EXCLUDES GARAGE)

WALLS:			
R2.8	ULTRA (LIVING EXTERNAL WALLS & GARAGE INTERNAL WALL)		
CEILING:			ROLL PANEL
R7.0	ULTRA/SUPERBATT 460mm WIDE		YES
WINDOWS AND DOORS:			THERMALLY BROKEN
R0.42	ALUMINIUM JOINERY, DBL GLAZED		YES
R0.45	SOLID TIMBER DOOR		YES
FLOOR:	TYPE	UNDER - MIDFLOOR FRAMING	
R3.6	NZS: 3604	SILENCER MIDFLOOR R3.6	

SUBSTITUTE STANDARD GIB LININGS WITH APPROVED FIRE RATED GIB LINING SYSTEMS TO ALL WALLS REQUIRED TO ACHIEVE THE SPECIFIED FIRE RESISTANCE RATING, INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS INCLUDING FIXINGS, JOINTING, AND FIRE STOPPING TO ALL PENETRATIONS. CONFIRM EXACT LOCATIONS AND EXTENTS OF FIRE RATED WALLS ON SITE PRIOR TO INSTALLATION AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.



C SECTION C-C 1:50

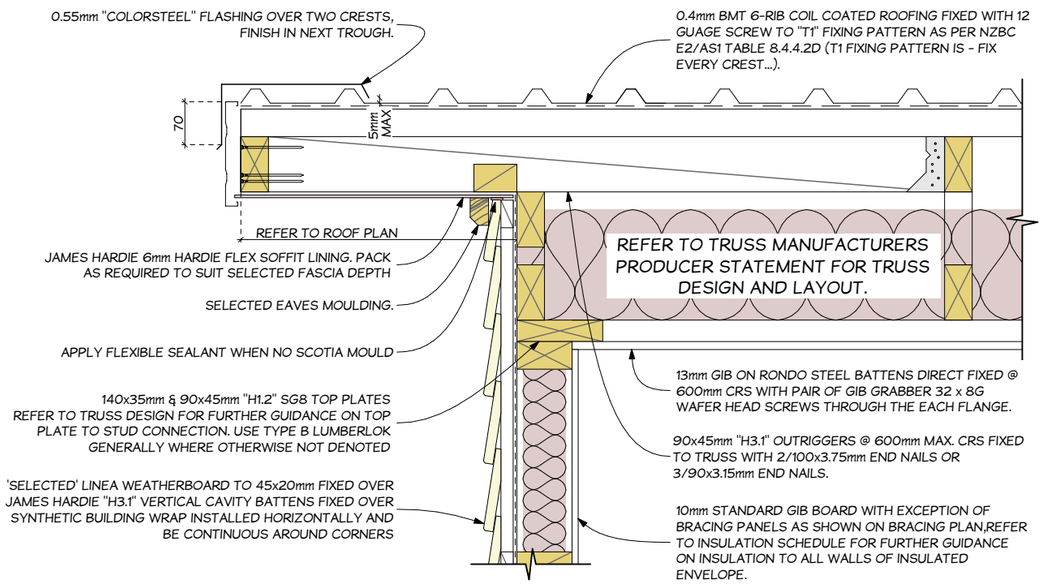
PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

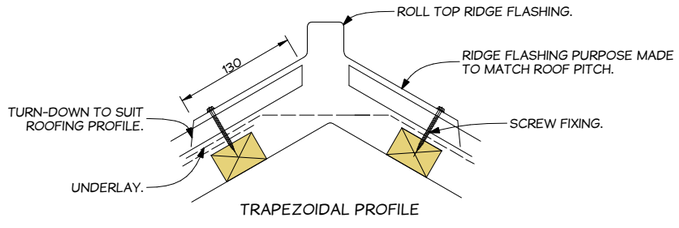
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CROSS SECTIONS

Project:	JCO26005	Date:	6/10/2026
Job:	PSL26206	Scale:	1:50 @ A3
Revision:	WDA WORKING DRAWINGS	Drawn:	AR/JB

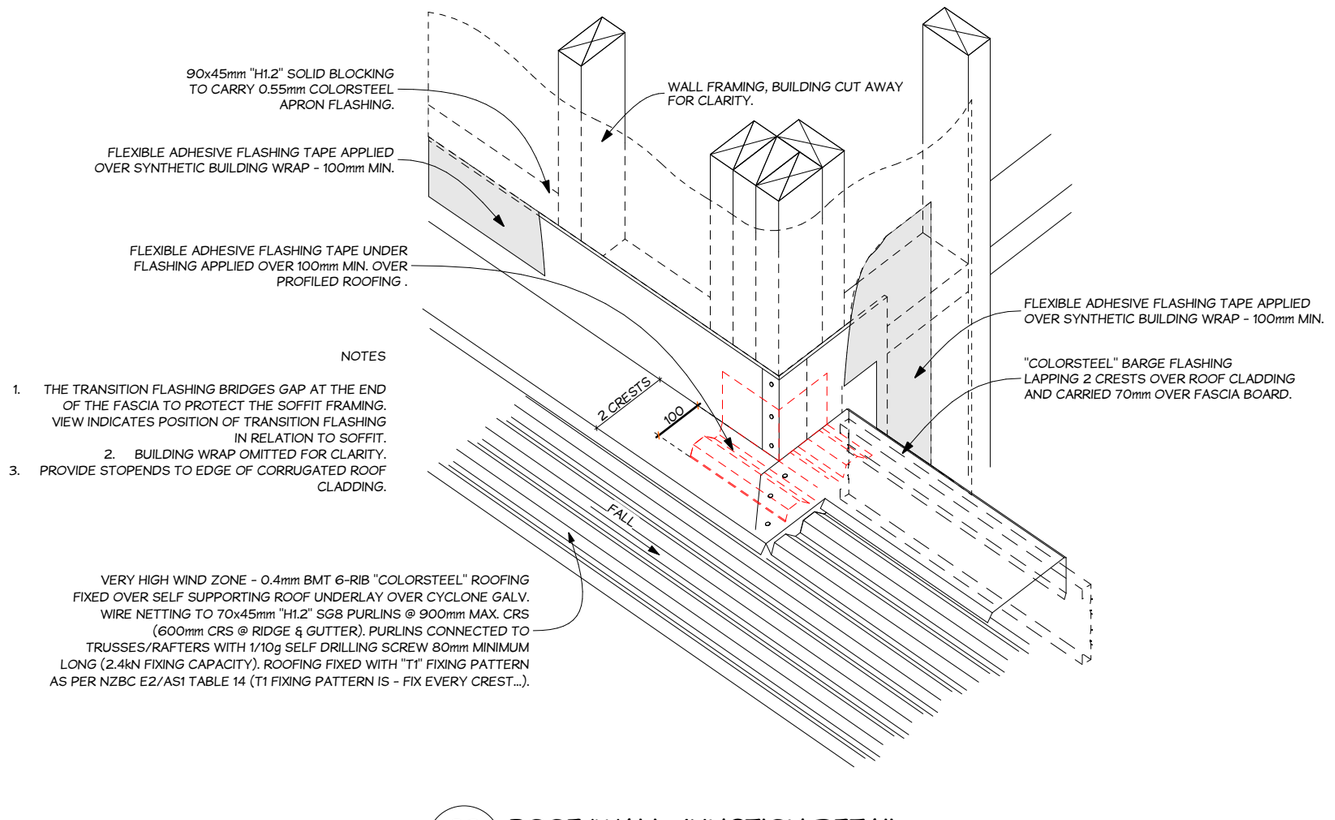
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01 . JH LINEA WEATHERBOARDS - BARGE DETAIL
1:10



02 . PROFILED METAL RIDGE & HIP FLASHINGS
not to scale



NOTES

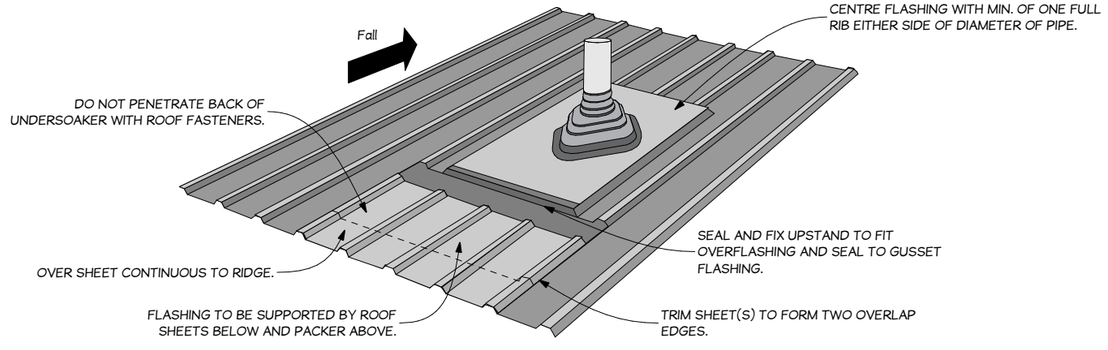
1. THE TRANSITION FLASHING BRIDGES GAP AT THE END OF THE FASCIA TO PROTECT THE SOFFIT FRAMING. VIEW INDICATES POSITION OF TRANSITION FLASHING IN RELATION TO SOFFIT.
2. BUILDING WRAP OMITTED FOR CLARITY.
3. PROVIDE STOPENDS TO EDGE OF CORRUGATED ROOF CLADDING.

VERY HIGH WIND ZONE - 0.4mm BMT 6-RIB "COLORSTEEL" ROOFING FIXED OVER SELF SUPPORTING ROOF UNDERLAY OVER CYCLONE GALV. WIRE NETTING TO 70x45mm "H1.2" SG8 PURLINS @ 900mm MAX. CRS (600mm CRS @ RIDGE & GUTTER). PURLINS CONNECTED TO TRUSSES/RAFTERS WITH 1/10g SELF DRILLING SCREW 80mm MINIMUM LONG (2.4kN FIXING CAPACITY). ROOFING FIXED WITH "T1" FIXING PATTERN AS PER NZBC E2/AS1 TABLE 14 (T1 FIXING PATTERN IS - FIX EVERY CREST...).

03 . ROOF/WALL JUNCTION DETAIL
1:10

NOTES

BOOT FLASHINGS FITTED TO AN OVER FLASHING ARE ACCEPTABLE AT PITCHES DOWN TO THE MINIMUM ALLOWED FOR THAT PROFILE. BOOT FLASHINGS MUST BE FIXED DIAGONALLY TO THE FALL OF THE ROOF AND PITCHES BELOW 10°. OVER FLASHING TO BE CONTINUOUS TO RIDGE/ APEX.



04 . OVER-FLASHED BOOT WITH SOAKER LEVEL CURB ON TRAPEZOIDAL PROFILE
1:10

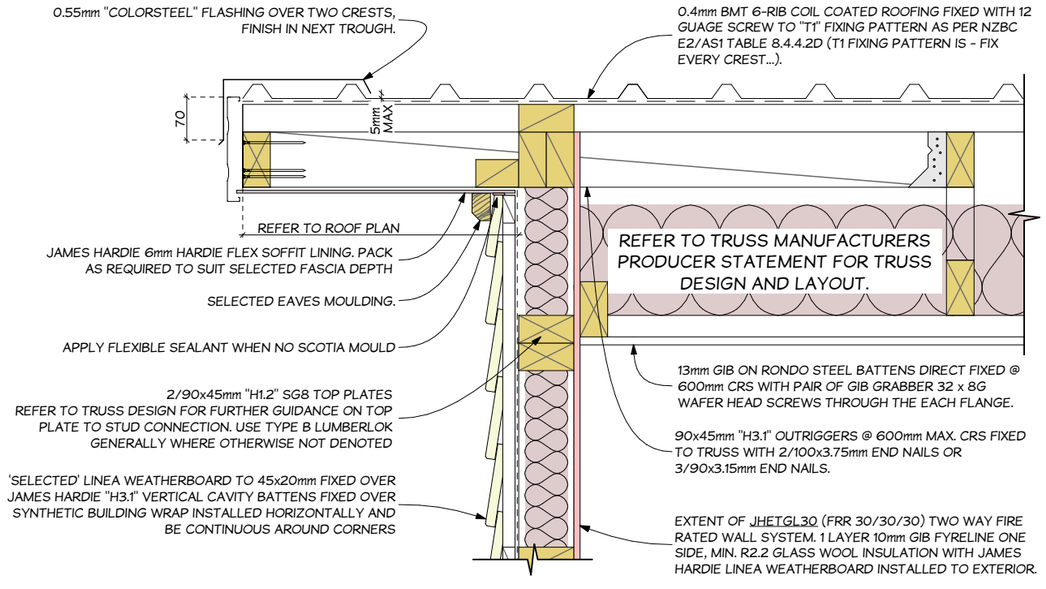
PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

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93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

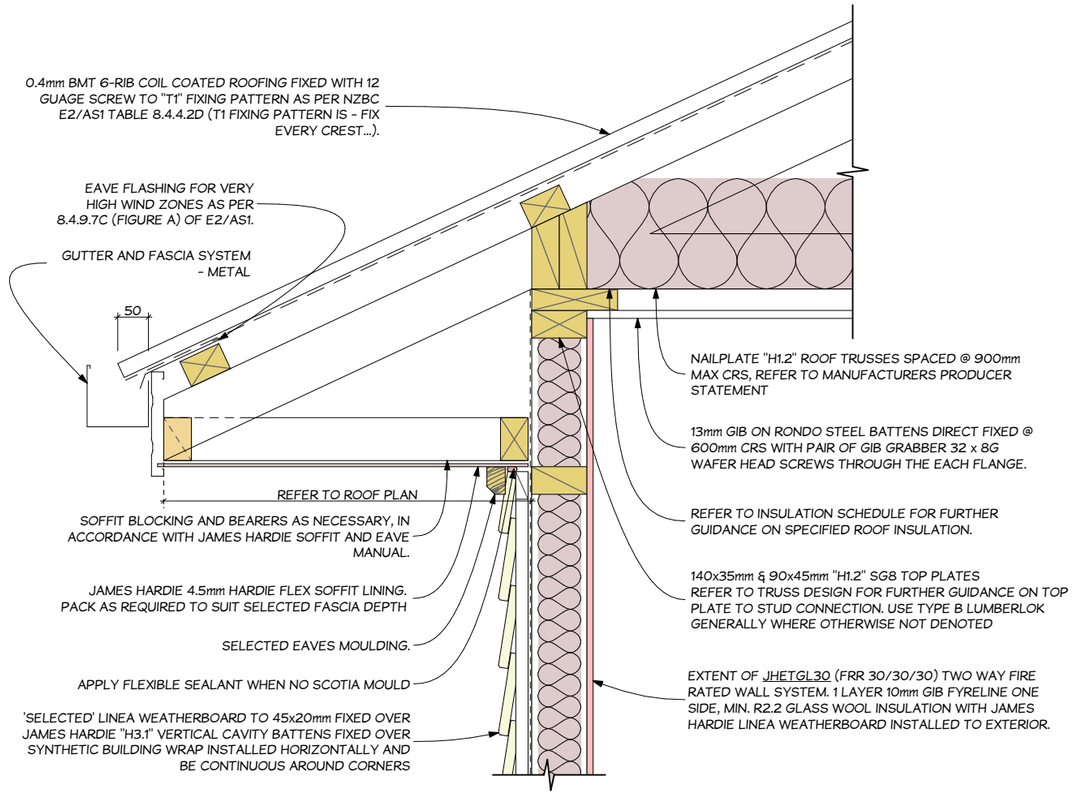
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DETAILS

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Job:	PSL26206	Scale:	1:10 @ A3
Revision:	WDA WORKING DRAWINGS	Drawn:	AR/JB

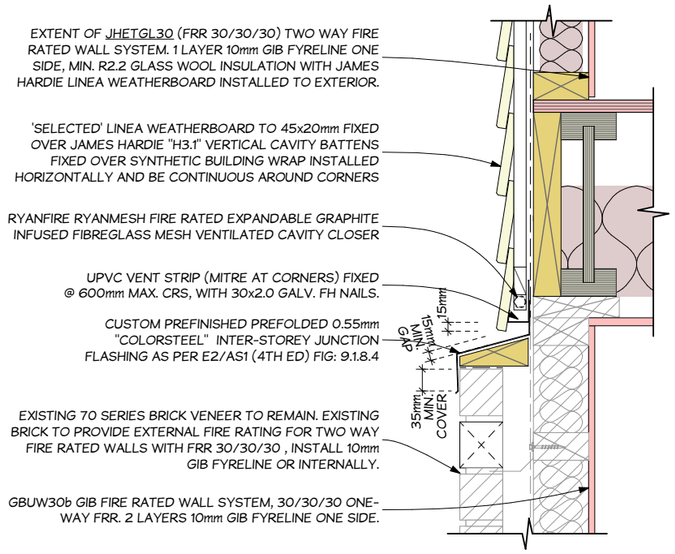
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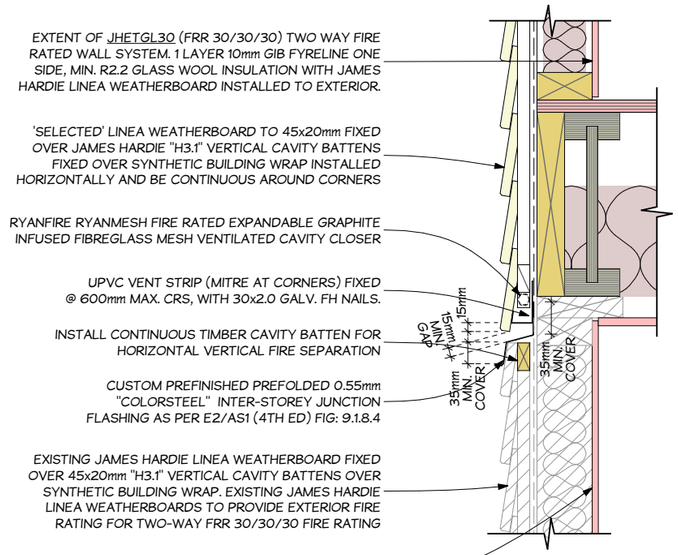
05 . JH LINEA WEATHERBOARDS - BARGE DETAIL
1:10 TWO-WAY FRR: 30/30/30



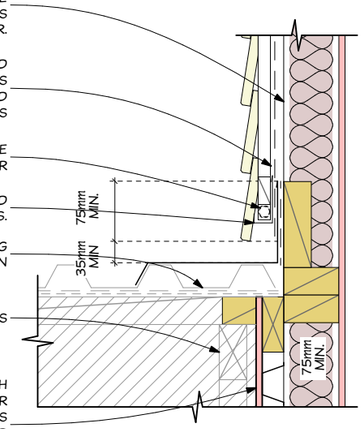
08 . JH LINEA WEATHERBOARDS - EAVE DETAIL
1:10 TWO-WAY FRR: 30/30/30



06 . BRICK/LINEA - INTER-STOREY JUNCTION
1:10 TWO-WAY FRR: 30/30/30



07 . JH LINEA W.BOARD - INTER-STOREY JUNCTION
1:10 TWO-WAY FRR: 30/30/30



09 . JH LINEA W.BOARDS - PARALLEL APRON FLASHING DETAIL
1:10 TWO-WAY FRR: 30/30/30

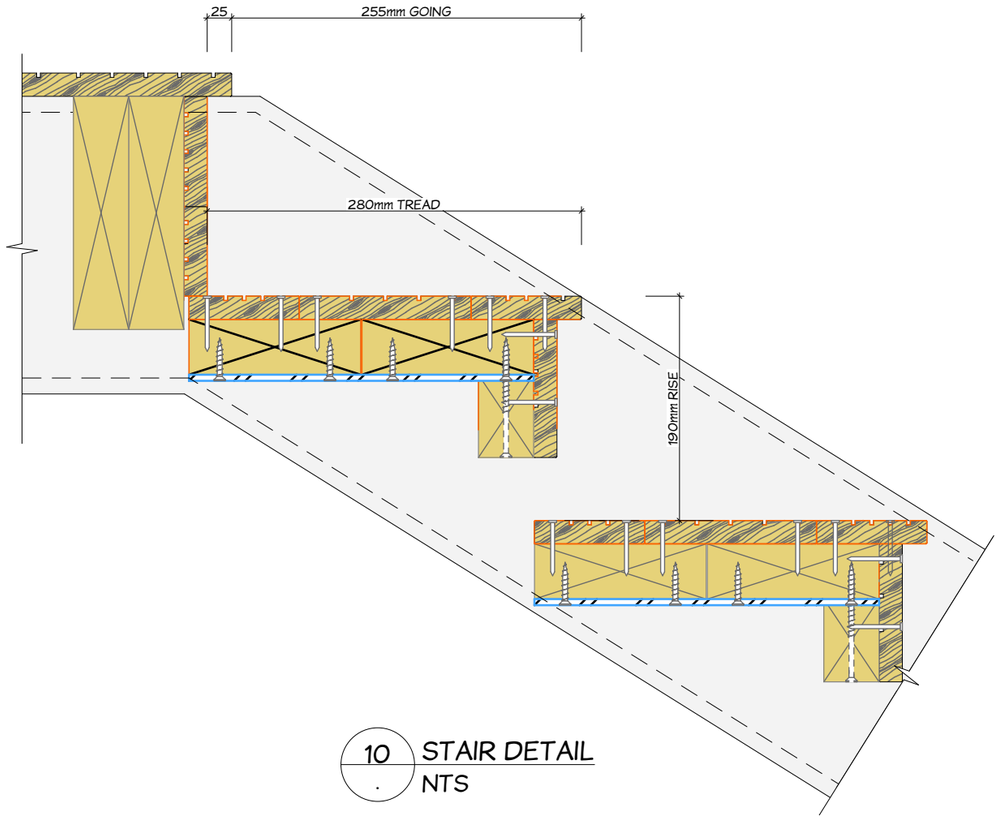
PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

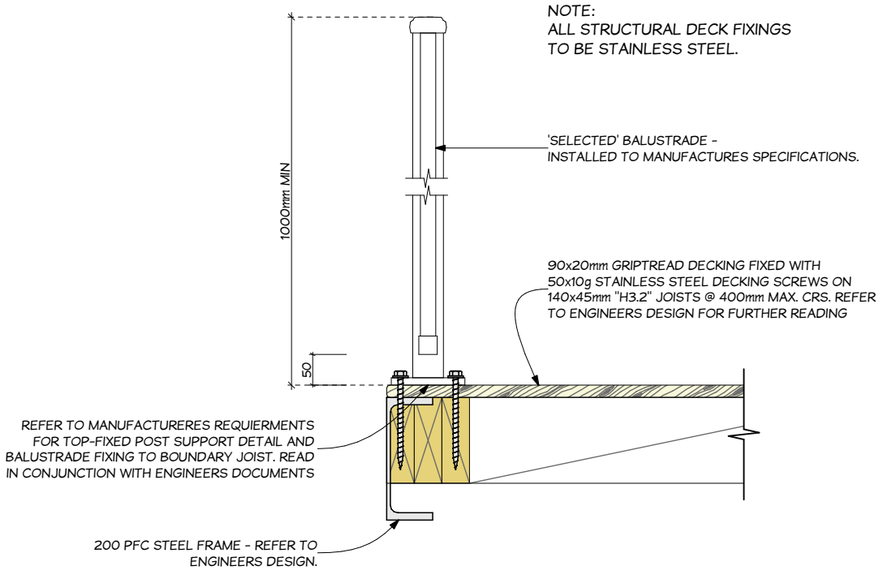
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DETAILS

Project:	JCO26005	Date:	6/10/2026
Job:	PSL26206	Scale:	1:10 @ A3
Revision:	WDA WORKING DRAWINGS	Drawn:	AR/JB

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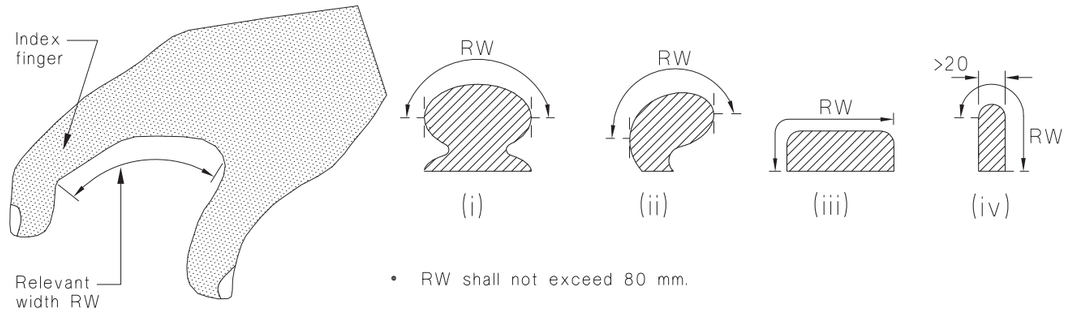


10 / . STAIR DETAIL
NTS



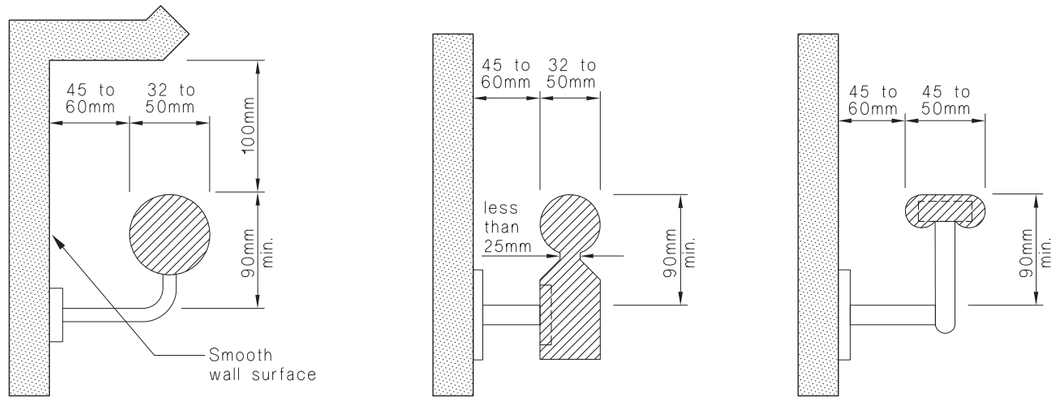
11 / . BALUSTER FIXING DETAIL
1:10

Figure 26: Handrail Profiles and Clearances
Paragraphs 6.0.8 and 6.0.9



- RW shall not exceed 80 mm.
- RW (relevant width) is measured around the upper surface perimeter of the handrail section between the vertical tangents on either side.
- Variations in shape are acceptable provided the effective grip is not reduced. For example, the side faces shown as vertical in details (iii) and (iv) are still acceptable even if slightly curved or sloped up to 5° from vertical.
- See fig. 26 (b) for wall clearances.

(a) Determination of relevant width for private and common stairways



The profiles shown comply with the provisions for accessible handrails.

The clearances apply to all handrails and the maximum dimension must be used for rough textured wall surfaces.

(b) Acceptable profiles and clearances for accessible stairways

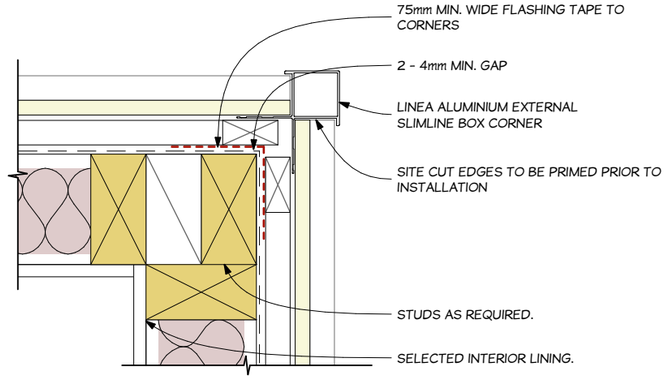
PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

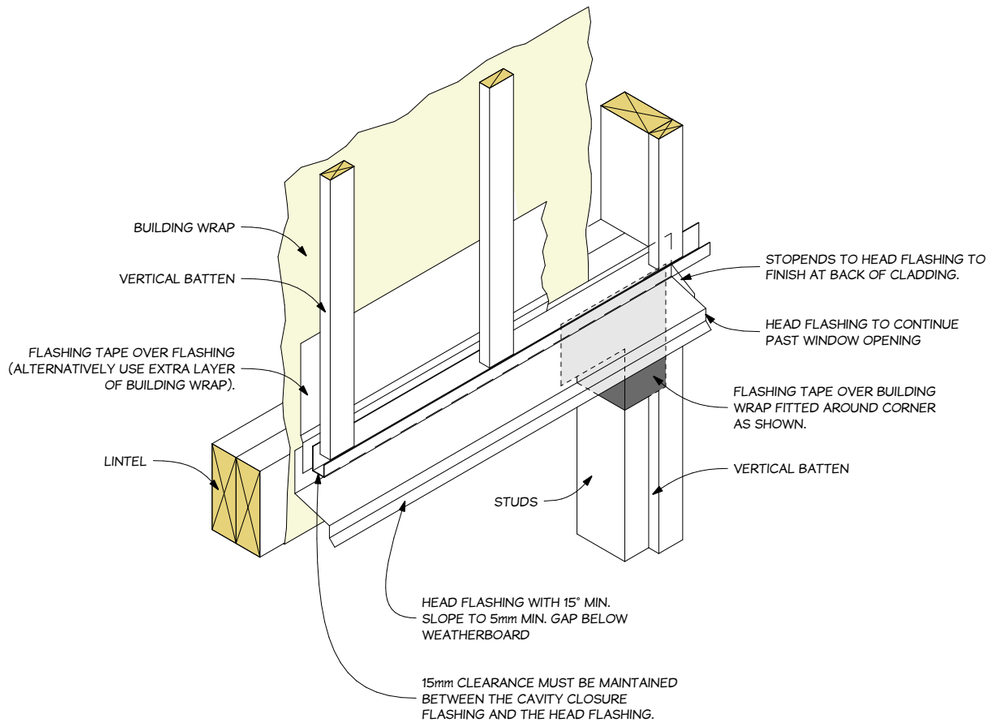
Drawing:
STAIR DETAIL

Project:	JCO26005	Date:	6/10/2026
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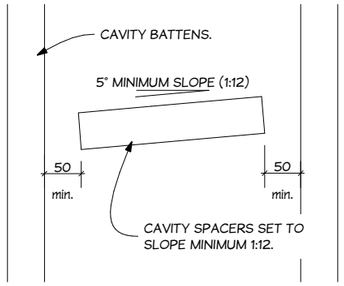
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12 . JH LINEA W.BOARDS - EXTERNAL CORNER
1:5



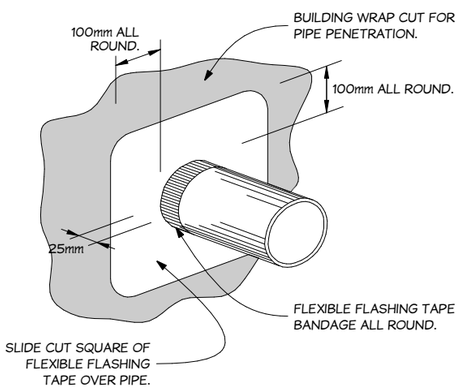
13 . HEAD FLASHING TERMINATION
not to scale



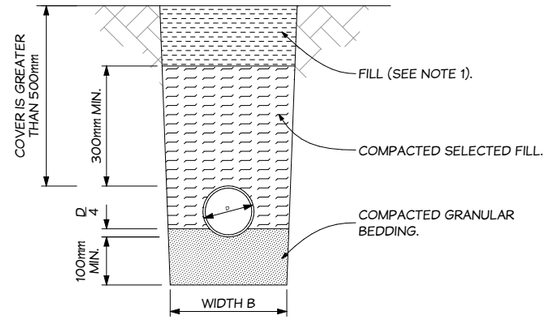
NOTE

SPACING OF CAVITY SPACERS WILL VARY TO SUIT INDIVIDUAL CLADDING FIXINGS.

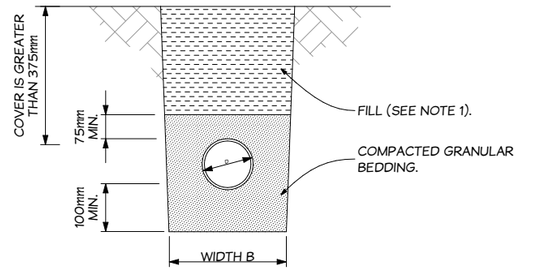
14 . CAVITY SPACERS
not to scale



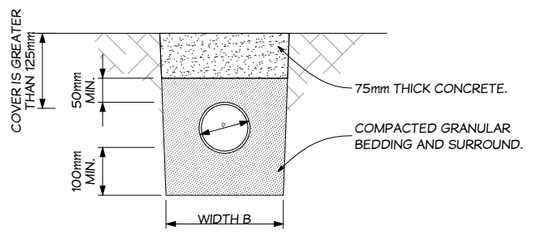
15 . GENERAL WALL PENETRATION
not to scale



(a) COVER GREATER THAN 500mm BEDDING TYPE "B" OF NZS4452



(b) COVER GREATER THAN 375mm BEDDING TYPE "D" OF NZS4452



(b) COVER GREATER THAN 125mm

NOTES

1. FILL SHALL BE...

- ORDINARY FILL WHERE DRAINS ARE LOCATED BELOW GARDENS AND OPEN COUNTRY.
- COMPACTED SELECTED FILL WHERE THE DRAINS ARE LOCATED BELOW RESIDENTIAL DRIVEWAYS AND SIMILAR AREAS SUBJECTED TO LIGHT TRAFFIC.

16 . DRAINAGE TRENCH BEDDING AND BACKFILLING
not to scale

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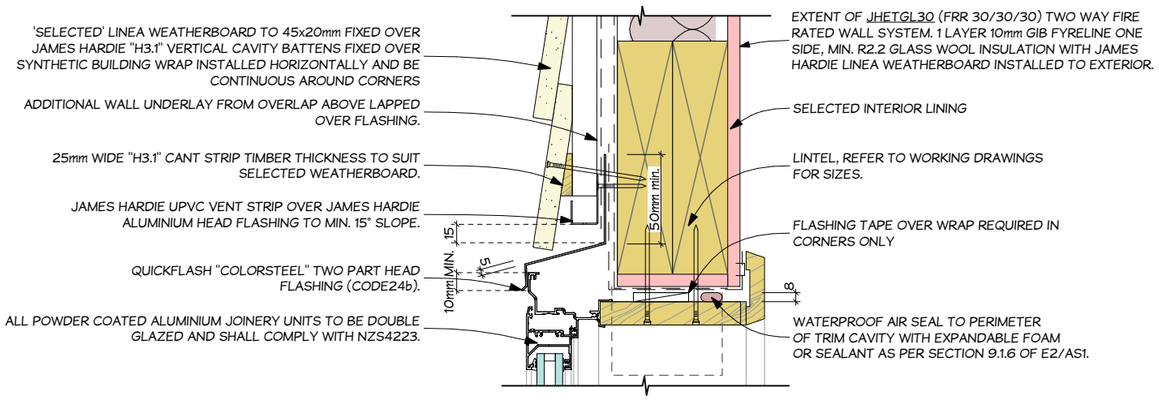
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:

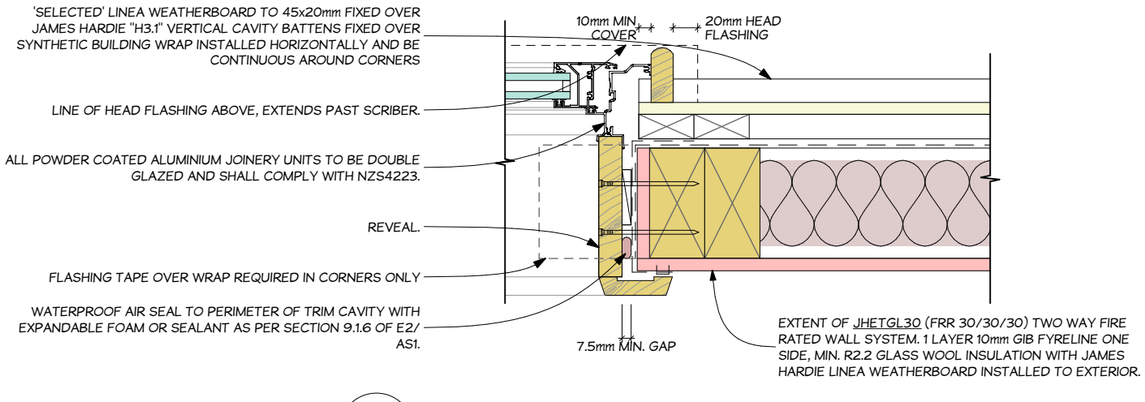
DETAILS

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Job:	PSL26206	Scale:	1:5 @ A3
Revision:	WDA WORKING DRAWINGS	Drawn:	AR/JB

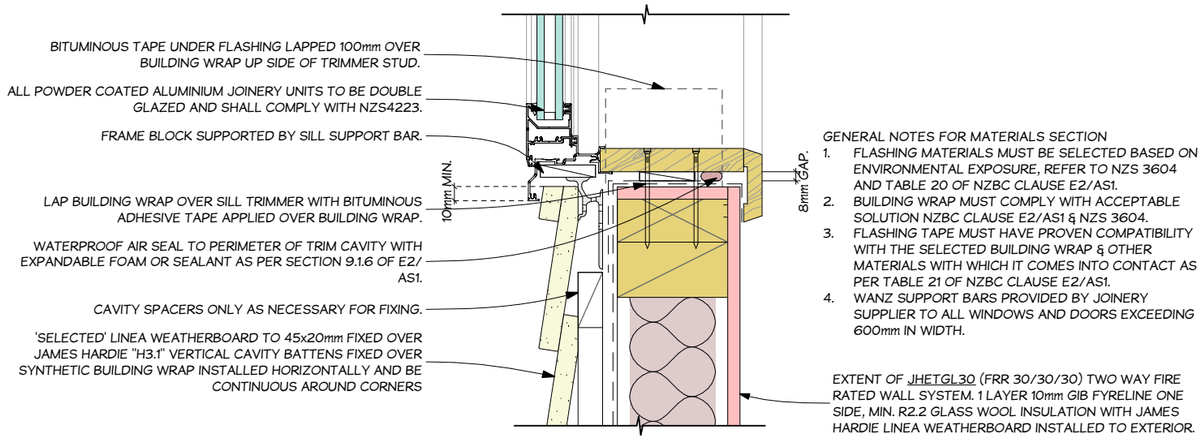
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17 . LINEA BOARD - HEAD DETAIL
1:5

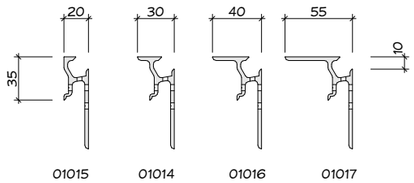


18 . LINEA BOARD - JAMB DETAIL
1:5



19 . LINEA BOARD - SILL DETAIL
1:5

ALL WINDOWS SHALL BE DOUBLE GLAZED EXCLUDING GARAGE AND SHALL HAVE WANZ SUPPORT BARS PROVIDED BY JOINERY SUPPLIER TO ALL WINDOWS AND DOORS EXCEEDING 600mm IN WIDTH.



20 . WANZ SUPPORT BAR SELECTION
1:5

PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON

93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:

DETAILS

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NOTES

HOT WATER CYLINDER

HOT WATER CYLINDER SHALL BE 250L ELECTRIC HOT WATER CYLINDER COMPLETE WITH PRESSURE REDUCING & RELIEF VALVES & TEMPERING VALVE, REFER TO HWC DETAILS FOR FURTHER GUIDANCE ON INSTALL AND DISCHARGE PIPES.

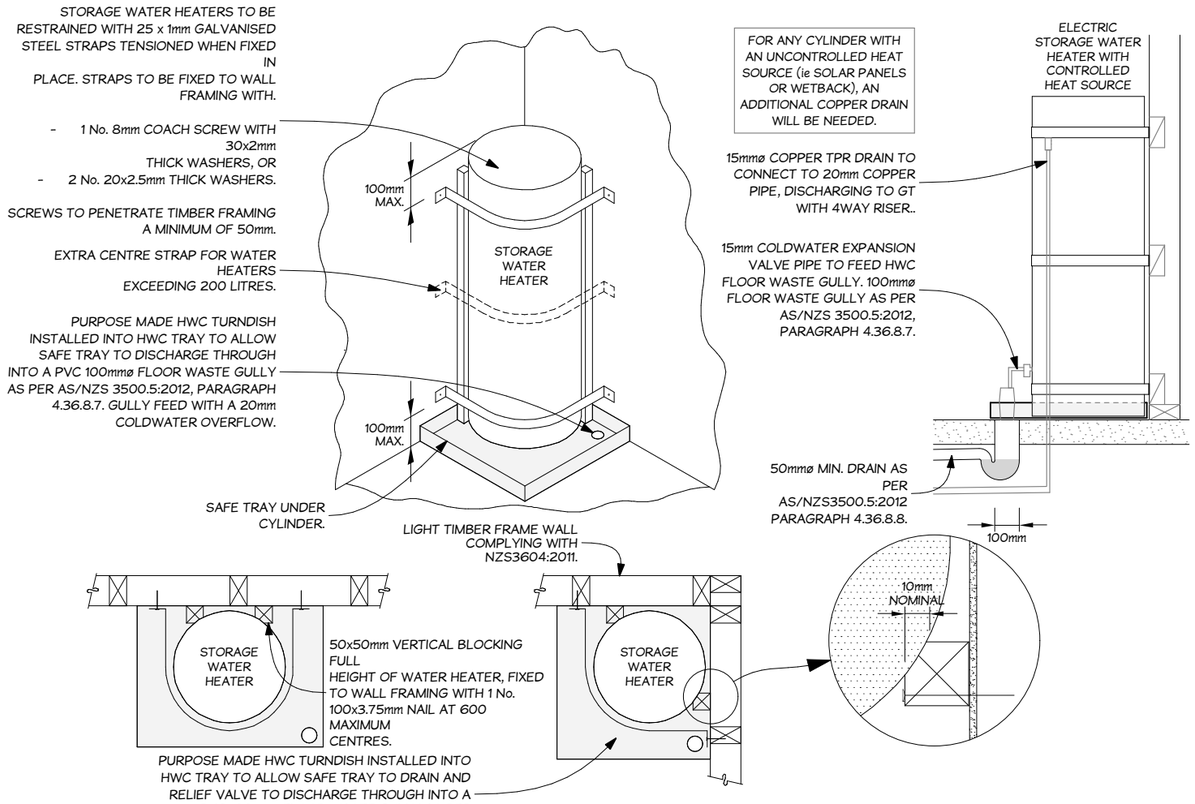
STORAGE WATER HEATER PIPE INSULATION

PIPING ASSOCIATED WITH STORAGE WATER HEATER SHALL BE THERMALLY INSULATED TO NZS4305. PROVIDE 25mm OF CLOSED CELL POLYMER (R0.6) INSULATION TO THE VENT PIPE FOR 300mm ABOVE THE STANDING WATER LEVEL AND THE FIRST 2m OF THE DISTRIBUTION PIPE.

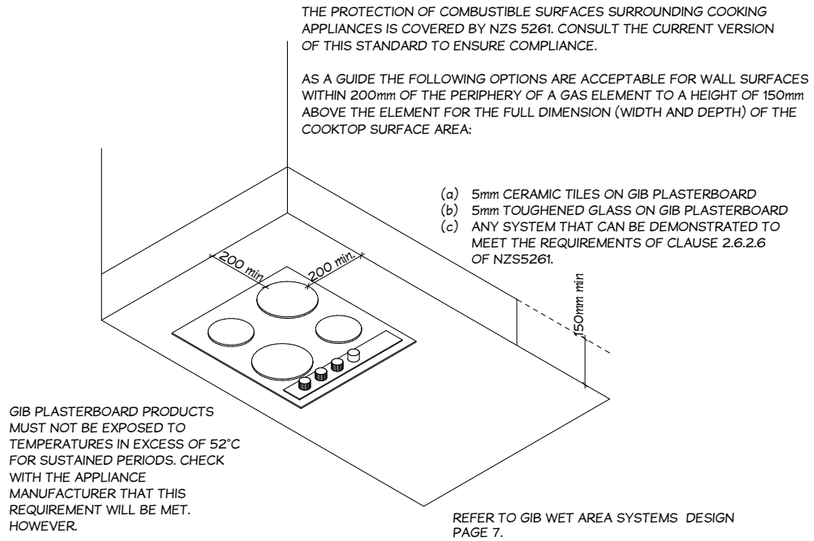
HOT WATER CYLINDER DISCHARGE PIPES

20mm COLDWATER LINE FEEDING FWG TO SAFETRAY WITH 50mmø MIN. OUTLET AS PER DETAILS & 15mm COPPER PIPE, CONNECTING TO 20mm COPPER PIPE AND BOTH DISCHARGING TO GT WITH 4 WAY RISER.

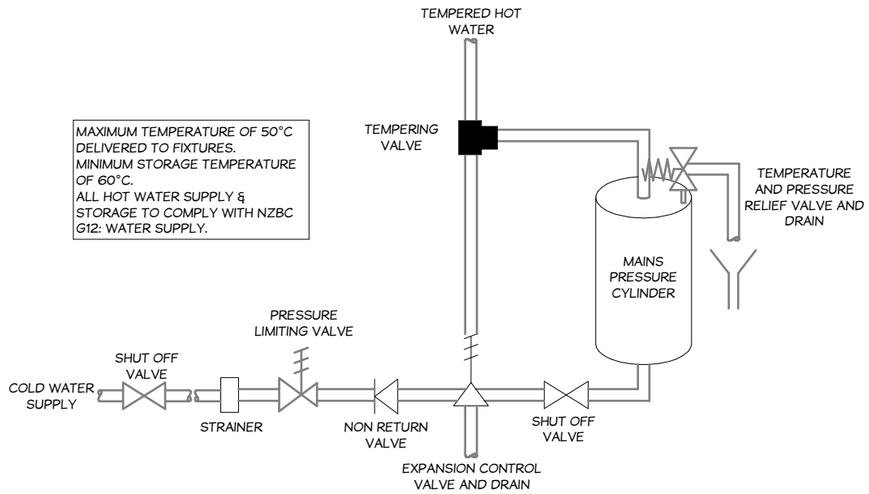
- BENCH TOP MADE FROM STAINLESS STEEL, DECORATIVE HIGH PRESSURE LAMINATE OR TILES TO COMPLY WITH G3: CLAUSE 1.1.3.
- WALL LININGS ADJACENT TO APPLIANCES AND FACILITIES SHALL HAVE SURFACES THAT CAN EASILY MAINTAINED IN A HYGIENIC CONDITION. WHERE A SPLASHBACK IS NOT PROVIDED, WALL LININGS WILL BE PAINTED WITH 2 COATS OF GLOSS PAINT (IMPERVIOUS COATING), TO COMPLY WITH G3: CLAUSE 1.6.



21. SEISMIC RESTRAINT & SAFE TRAY OF WATER HEATERS
not to scale



22. WALL SURFACES SURROUNDING COOKTOPS
not to scale



23. PRESSURE REDUCING & TEMPERING VALVES FOR WATER HEATERS
not to scale

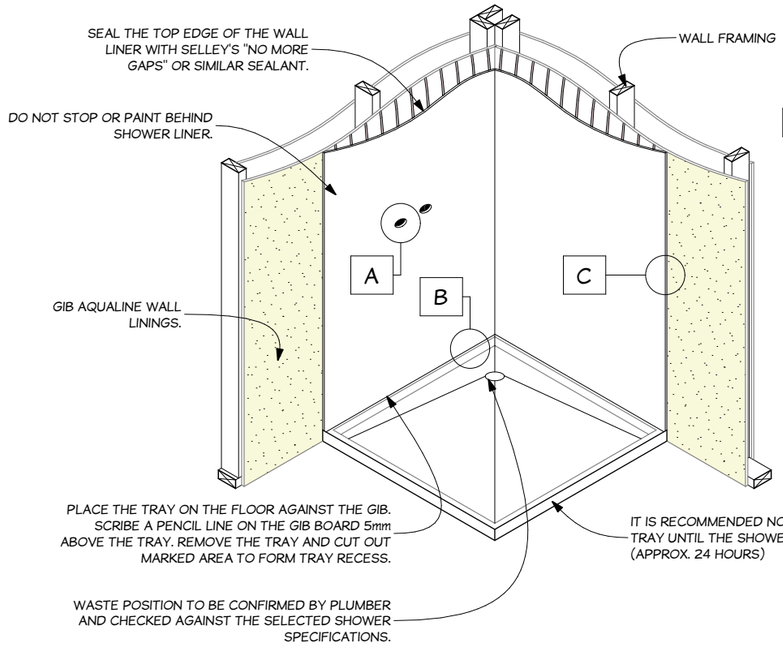
PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

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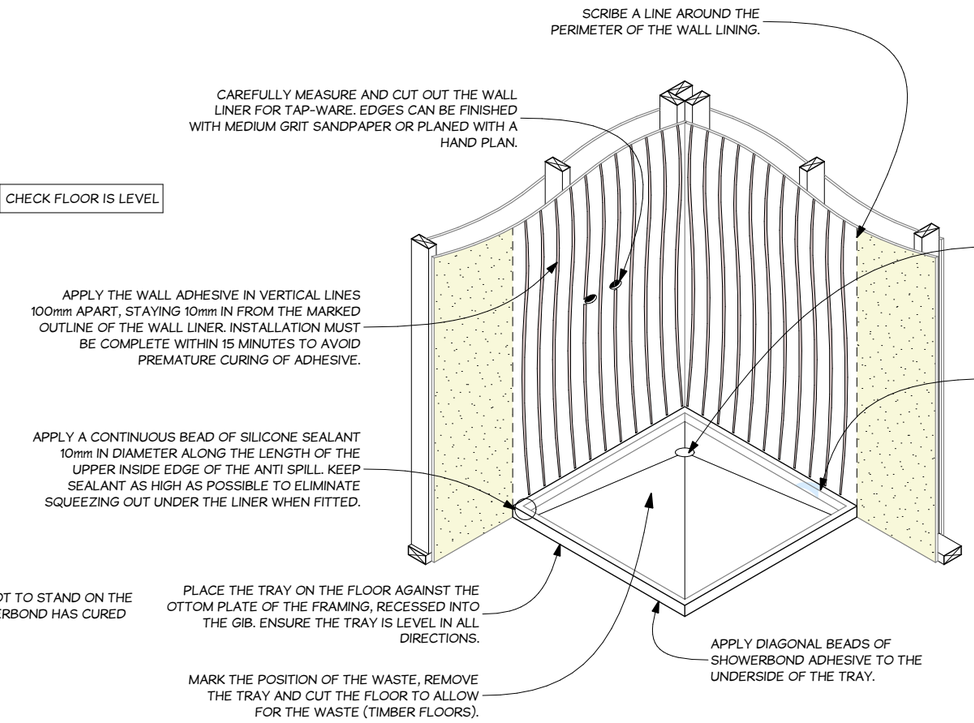
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HWC DETAILS

Project:	JCO26005	Date:	6/10/2026
Job:	PSL26206	Scale:	@ A3
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CHECK FLOOR IS LEVEL



INSTALL THE LOWER BODY SECTION OF THE EASY CLEAN WASTE. (IF THERE IS NO ACCESS TO THE PIPEWORK AFTER THE TRAY HAS BEEN INSTALLED (CONCRETE FLOOR) THE WASTE MUST BE INSTALLED TO THE PIPE WORK FIRST AND THE TRAY MOUNTED OVER THE TOP

THE TRAY IS SUPPLIED WITH A CLEAR PLASTIC FILM TO PREVENT SURFACE DAMAGE. REMOVE THE FILM FROM THE ANTISPILL (RAISED LIP AROUND THE REAR EDGES OF THE TRAY) AND WASTE AREAS ONLY LEAVING THE FILM INTACT ON THE REMAINDER OF THE TRAY. THIS WILL PROTECT THE SURFACE OF THE TRAY UNTIL INSTALLATION IS COMPLETE.

NOTES:

DO NOT GIB STOP OR PAINT THE AREA BEHIND THE WALL LINER PRIOR TO INSTALLATION

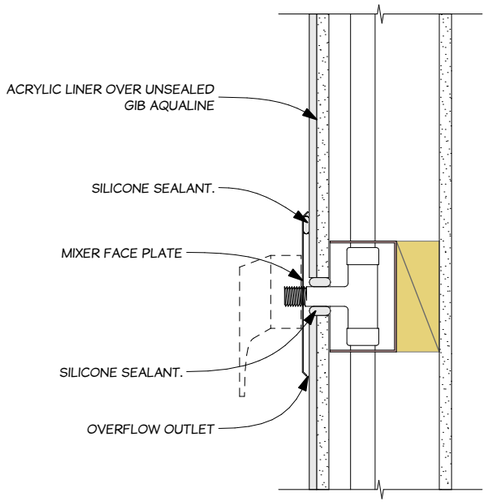
ENSURE THAT PLUMBING OUTLETS ARE SITUATED AS NOT TO OBSTRUCT THE DOOR WHEN OPENED.

TRIAL FIT THE WALL LINING BY OFFERING IT INTO THE REAR CORNER OF THE TRAY. WHEN CORRECTLY FITTED THE VERTICAL EDGE OF THE LINER WILL BE SITTING 3-10mm INSIDE THE EDGE OF THE TRAY. THE LINER SHOULD SIT SQUARE AND FLAT TO THE TRAY SURFACE

REFER TO INSTALLATION INSTRUCTIONS FOR FURTHER INFORMATION. INSTALLATION MAY VARY BETWEEN SPECIFIC SHOWER MANUFACTURER'S.

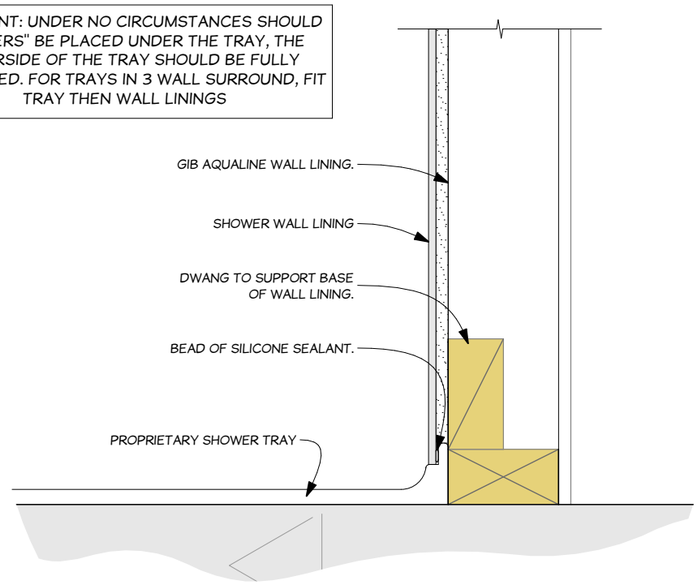
LOCATION OF SHOWER WASTE IS INDICATIVE ONLY AND MUST BE CONFIRMED AGAINST SELECTED SHOWER TRAY SPECIFICATIONS BEFORE PRE-PIPING AND POURING THE FLOOR SLAB.

24 . PROPRIETARY SHOWER BASE DETAIL
not to scale

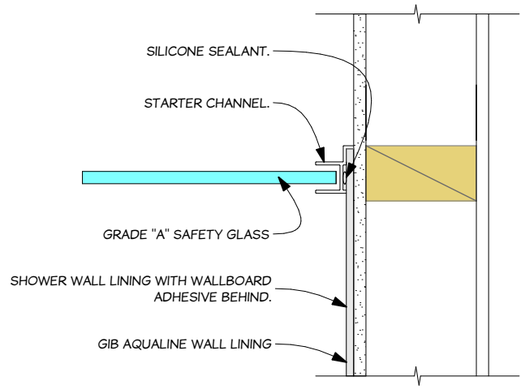


A SHOWER MIXER DETAIL
SCALE 1:5

IMPORTANT: UNDER NO CIRCUMSTANCES SHOULD "PACKERS" BE PLACED UNDER THE TRAY, THE UNDERSIDE OF THE TRAY SHOULD BE FULLY SUPPORTED. FOR TRAYS IN 3 WALL SURROUND, FIT TRAY THEN WALL LININGS



B SHOWER WALL BASE DETAIL
SCALE 1:5



C SHOWER ENCLOSURE/LINING INTERSECTION
SCALE 1:5

PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JANINE UTTON
93 STALKER ROAD, LOWER SHOTOVER, QUEENSTOWN

Drawing:
PROPRIETARY SHOWER BASE DETAILS

Project: JCO26005
Job: PSL26206
Revision: WDA WORKING DRAWINGS
Date: 6/10/2026
Scale: @ A3
Drawn: AR/JB