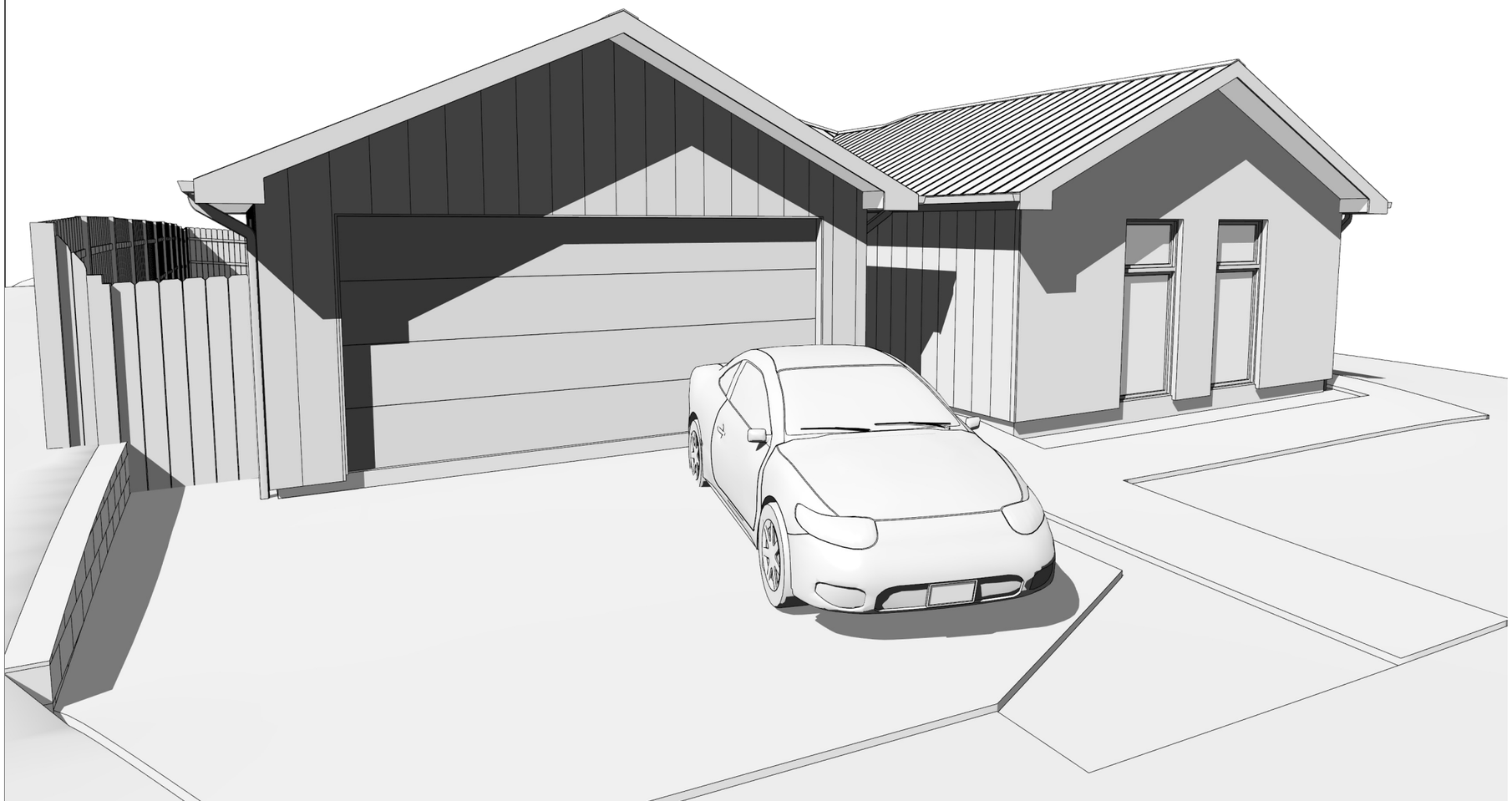
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Queenstown Lakes District Council

Lot 1143, Hanleys Farm - Home & Income



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ROBERTSON BUILT LTD.

MASTER BUILDERS

SITESAFE MEMBER

New Build

For: Global Homes

Lot 1143, Hanleys Farm

Sheet Title: Title Page

Drawn By: PWR

Issue Date: 15/11/2026

Scale: as indicated @ A3

Rev	Date	Issue
3	17/08/2026	DEVELOPER REVIEW
4	5/09/2026	PRICING ISSUE
5	19/10/2026	CONSENT ISSUE

Sheet No.

A000

Contractor to verify all measurements on site.

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LEGEND

- BOUNDARY MARK
- WATER TOBY
- WATER LATERAL CONNECTION
- STORMWATER LATERAL CONNECTION
- WASTEWATER LATERAL CONNECTION
- POWER BOX
- FIBRE CONNECTION
- TREE
- 342.0 CONTOUR MAJOR 1.0m
- CONTOUR MINOR 0.2m
- TOP OF BANK
- BOTTOM OF BANK
- ROAD CROWN
- EDGE OF SEAL
- KERBS
- EDGE OF CONCRETE
- BOUNDARY
- ADJACENT BOUNDARY

SITE BENCHMARK:
NAIL, R.L. 340.65m

ANGUS RISE
(ROAD TO VEST IN QUEENSTOWN LAKES DISTRICT COUNCIL)

LOT 1143
LT 629299
512m²

LOT AREAS, BOUNDARY DIMENSIONS, EASEMENT AND COVENANT AREAS ARE PRELIMINARY AND ARE SUBJECT TO APPROVALS FROM QUEENSTOWN LAKES DISTRICT COUNCIL AND LAND INFORMATION NEW ZEALAND.

LOT 1144
LT 629299

LOT 1142
LT 629299

LOT 1146
LT 629299

LOT 1141
LT 629299

298°16'40" 16.00

28°16'40" 32.00

118°16'40" 16.00

28°16'40" 32.00

0m 3m 6m 9m

NOTES

PLAN INFORMATION

1. THIS PLAN INCLUDES INFORMATION FROM SITE SURVEYS OF VISIBLE SERVICES AND SURFACE FEATURES EXISTING AT THE TIME OF SURVEY, AUGUST 2026.
2. DIGITAL FORMAT FILES ARE AVAILABLE ON REQUEST TO PATERSONS.
3. SUBJECT BOUNDARY DIMENSIONS ARE CALCULATED FROM DRAFT TITLE PLAN, LT 629299.
4. BOUNDARY DIMENSIONS FOR ADJACENT PARCELS ARE SOURCED FROM THE LINZ DIGITAL CADASTRAL DATABASE (DCDB), LANDONLINE, AUGUST 2026. NO WARRANTIES ARE GIVEN BY PATERSONS AS TO ADJACENT PARCEL BOUNDARY AND EASEMENT ACCURACY RECORDED IN THE DCDB.

GENERAL DISCLAIMER

5. THIS PLAN AND ITS CONTENTS SHOULD NOT BE USED FOR ANY REASON OTHER THAN ITS INTENDED PURPOSE.
6. THE USER OF THIS SURVEY INFORMATION SHOULD CONFIRM THE CORRECTNESS OF ANY UTILITY SERVICES INDICATED ON THE PLAN WITH THE UTILITY PROVIDERS. UTILITY PROVIDERS SHOULD BE CONSULTED TO MARK OUT UNDERGROUND SERVICES ON THE GROUND PRIOR TO ANY CONSTRUCTION ON OR NEAR THE SITE. LEVELS OF UTILITIES FROM OTHER SOURCES MAY NOT BE EXPRESSED IN THE SAME TERMS AS THIS PLAN AND SURVEY INFORMATION.
7. REFER TO THE RECORD OF TITLE (RT) AND TITLE PLAN(S) FOR ANY REGISTERED EASEMENT(S), COVENANT(S), AND / OR INTEREST(S).

DATUM INFORMATION

CO-ORDINATE DATUM	NZGD2000
MERIDIONAL CIRCUIT	MOUNT NICHOLAS CIRCUIT
ORIGIN POINT	AP 200 DP 629299
ORIGIN OF COORDINATES	427761.768mE 808239.998mN
VERTICAL DATUM	DUNEHT1958
ORIGIN OF LEVELS	AP 200 DP 629299
REDUCED LEVEL	339.23m

REV	DATE	NOTE

STATUS **FOR INFORMATION**

patersons.
Land Professionals

CLIENT
GLOBAL INTERIOR BUILDING LIMITED
ANGUS RISE, JACKS POINT
LOT 1143 LT 629299

DRAWING TITLE
TOPOGRAPHIC SURVEY

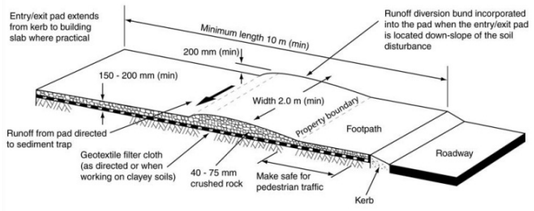
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DESIGNED		
DRAWN	JP	13.08.26
REVIEWED	ML	14.08.26
APPROVED		

PROJECT **P261490**
DRAWING NO **001**
SHEET **101**
REVISION
SCALE (A3) **1:150**

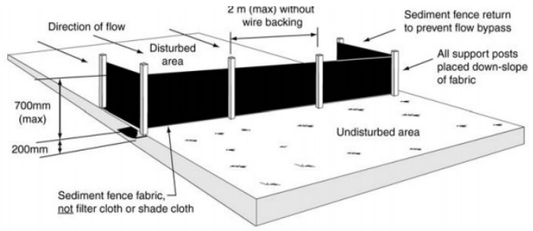
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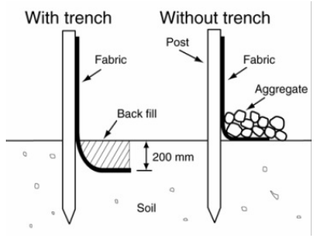
Stabilised Entry/Exit Pad - Building Sites

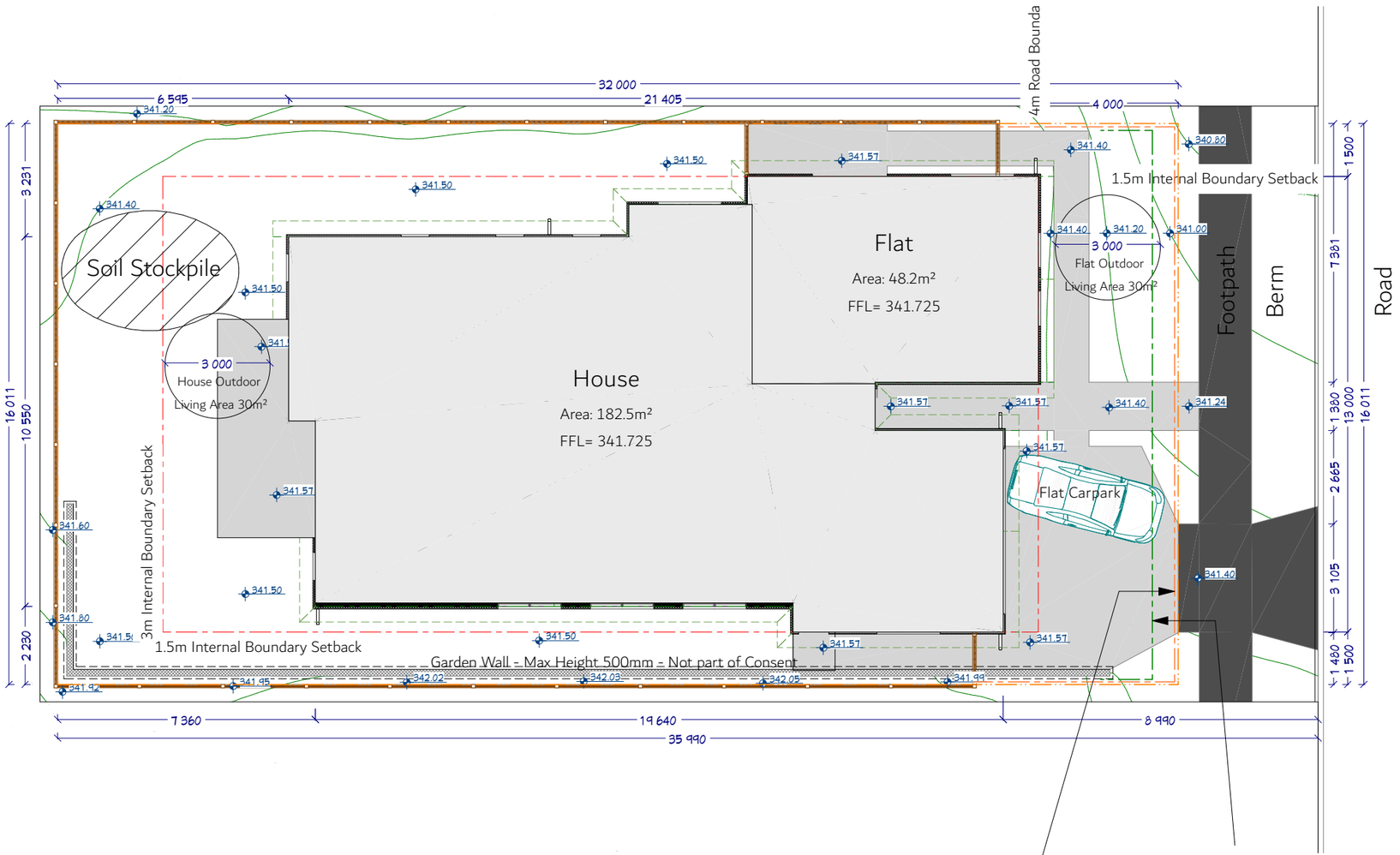


Sediment Fence Construction Details



Sediment Fence Installations





SITE INFORMATION:	
Legal Description:	Lot 1143 DP629299
Site Area:	512m²
Dwelling floor area over frame:	
- House:	182.5m²
- Flat:	48.2m²
- Total:	230.7m²
- Site Coverage:	45.1%
Climate Zone:	6
Earthquake Zone:	3
Exposure Zone:	B
Rainfall Range:	20-30
Wind Region:	A
Wind Zone:	High

Sediment control

1. The site manager is responsible for ensuring compliance with this management plan during the construction period
2. All vehicle entry/exit to be via existing driveway.
3. All excavated material to be stockpiled behind existing house.
4. All sediment controls to comply with local authorities and NZBC E1 requirements.
5. Biosock or similar to be laid at driveway end to control Runoff should this occur.

Site fencing

1. Compliant temporary site fencing to be provided along road boundary. Min 1.8m high fencing.
2. All other site boundaries to be secured by boundary fences

1. All work to comply with NZ building code + NZS3604
2. Contractor shall verify all dimensions on site prior to construction
3. Drawings not to be read in isolation from other architectural drawings and/or relevant supporting information
4. All drawings released prior to building consent being issued are preliminary & subject to change without notice. To obtain a stamped building consent set of drawings, please contact the designer.
5. If in doubt, please ask
6. Please provide 48 hours min. notice for Consultants and/or Designer to provide information for purposes of council site inspection
7. New cladding details are in line with NZBC/E2. Refer to specific details for more information.

ROBERTSON BUILT LTD.

New Build

For: Global Homes
Lot 1143, Hanleys Farm

Sheet Title: Site Plan 1:150
Drawn By: PWR
Issue Date: 15/11/2026

Scale: as indicated @ A3

Rev	Date	Issue
4	5/09/2026	PRICING ISSUE
5	19/10/2026	CONSENT ISSUE
6	15/11/2026	RFI 1

Sheet No. A002

Contractor to verify all measurements on site.

BC261435

APPROVED

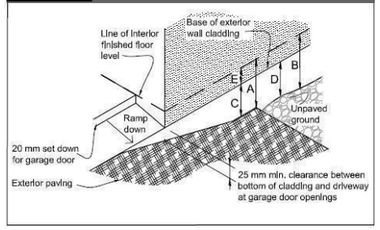
Queenstown Lakes District Council

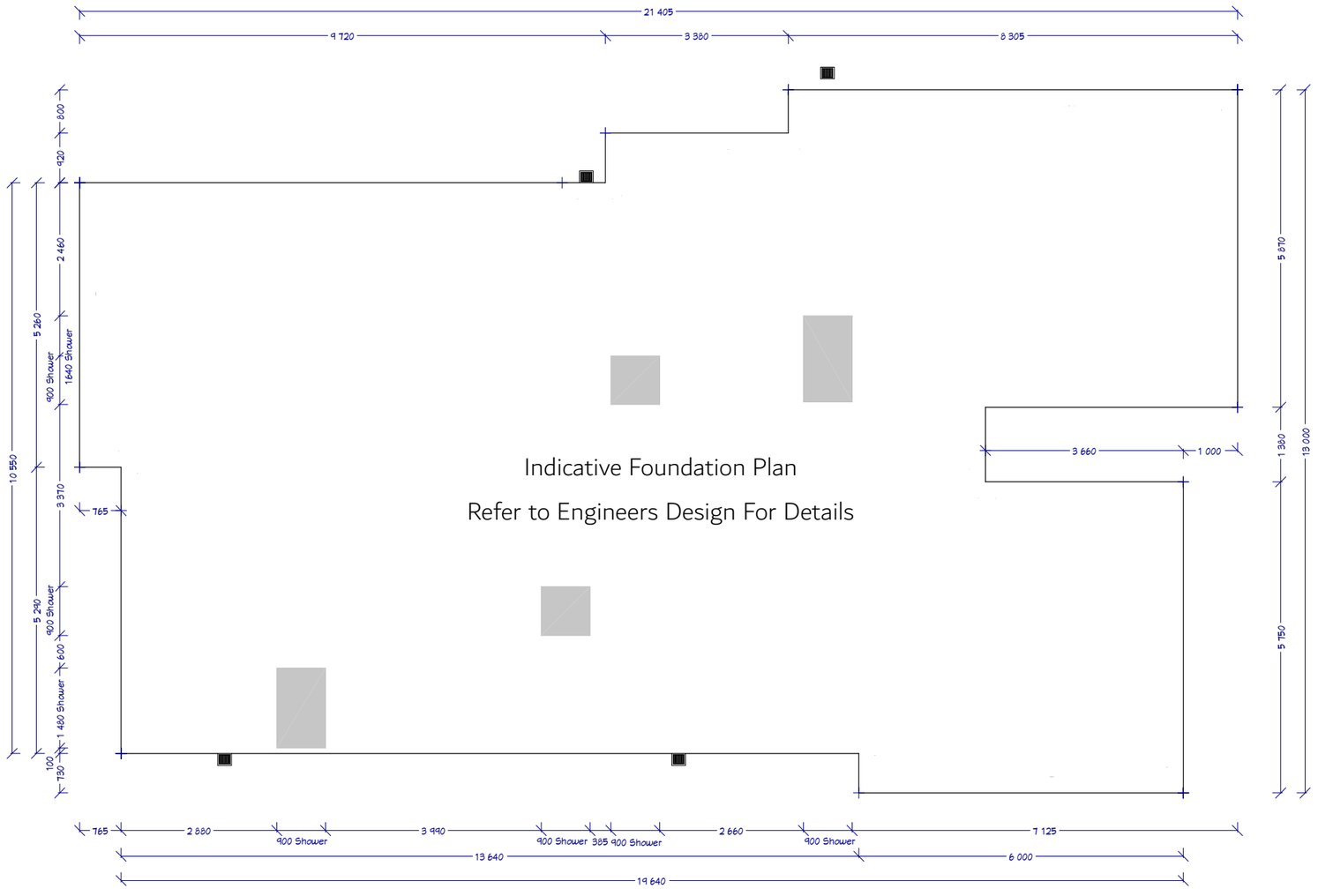
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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.

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





Indicative Foundation Plan

Refer to Engineers Design For Details

SITE INFORMATION:

Legal Description:	Lot 1143 DP629299
Site Area:	512m²
Dwelling floor area over frame:	
- House:	182.5m²
- Flat:	48.2m²
- Total:	230.7m²
- Site Coverage:	45.1%
Climate Zone:	6
Earthquake Zone:	3
Exposure Zone:	B
Rainfall Range:	20-30
Wind Region:	A
Wind Zone:	High

Foundation notes:

FFL = GL + 225mm

Top soil and existing non-engineered fill material to be removed from the proposed building footprint. Localised over-excavation may be required. Confirm if subgrade is suitable with supervising engineers inspection once excavation is complete.

All foundation works to engineers plans & specifications.

All concrete construction to comply with NZS3109.

Notify engineer and architect of any discrepancies.

Take care to protect and cure all concrete adequately, and in accordance With NZS3109. 9. Apply a curing compound to all concrete floor slabs immediately on completion of the surface finishing, or alternatively, cure by ponding.

MAXSlab 300 Insulated Slab System

Slab cuts as shown.

All dimensions and rebates are to be read in conjunction with entire set of plans, manuals and specifications before construction commences. Refer to designer if dimensions do not align.

ROBERTSON BUILT LTD.

MASTER BUILDERS

SITESAFE MEMBER

New Build

For: Global Homes

Lot 1143, Hanleys Farm

Sheet Title: Foundation Plan 1:100

Drawn By: PWR

Issue Date: 15/11/2026

Scale: as indicated @ A3

Rev	Date	Issue
1	4/07/2026	DEVELOPED DESIGN
2	5/09/2026	PRICING ISSUE
3	19/10/2026	CONSENT ISSUE

Sheet No. A003

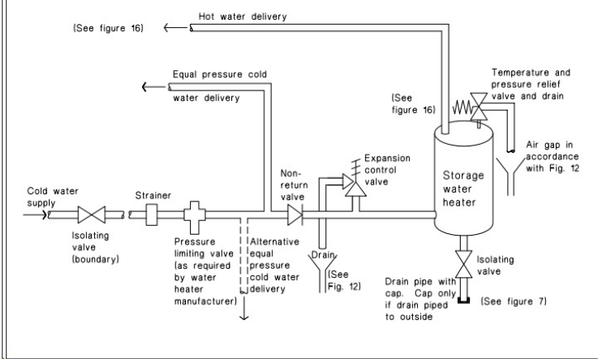
Contractor to verify all measurements on site.

BC261435

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Queenstown Lakes District Council

Figure 8(b): Mains Pressure Storage Water Heater System (unvented) - Expansion Control Valve
Paragraphs 6.1.2 and 6.2.1 c)



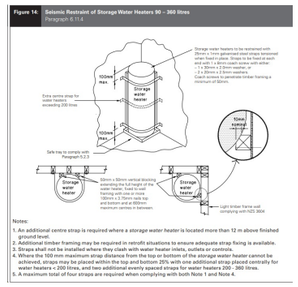
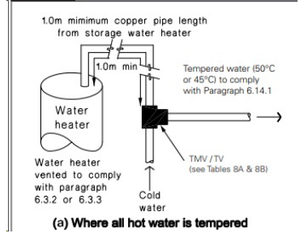


Figure 16: Tempering Valve or Thermostatic mixing Valve Installation
Tables 8A and 8B



(a) Where all hot water is tempered

SITE INFORMATION:

Legal Description:	Lot 1143 DP629299
Site Area:	512m²
Dwelling floor area over frame:	
- House:	182.5m²
- Flat:	48.2m²
- Total:	230.7m²
- Site Coverage:	45.1%
Climate Zone:	6
Earthquake Zone:	3
Exposure Zone:	B
Rainfall Range:	20-30
Wind Region:	A
Wind Zone:	High

Drainage:

Sewer 100mm @ 1:100 fall min

Stormwater 100mm @ 1:120 fall min

Waste pipes:

Kitchen and laundry 50mm @ 1:40 fall min

All others 40mm @ 1:40 fall

Soil pipes 100mm @ 1:60 fall

Drainage Legend:

- = sanitary sewer drain.
- = storm water drain.
- = waste pipe
- (DP) = downpipe - min 80mm
- GT = gully trap
- TV = 80mm terminal vent
- IO = inspection opening
- FW = floor waste gulley

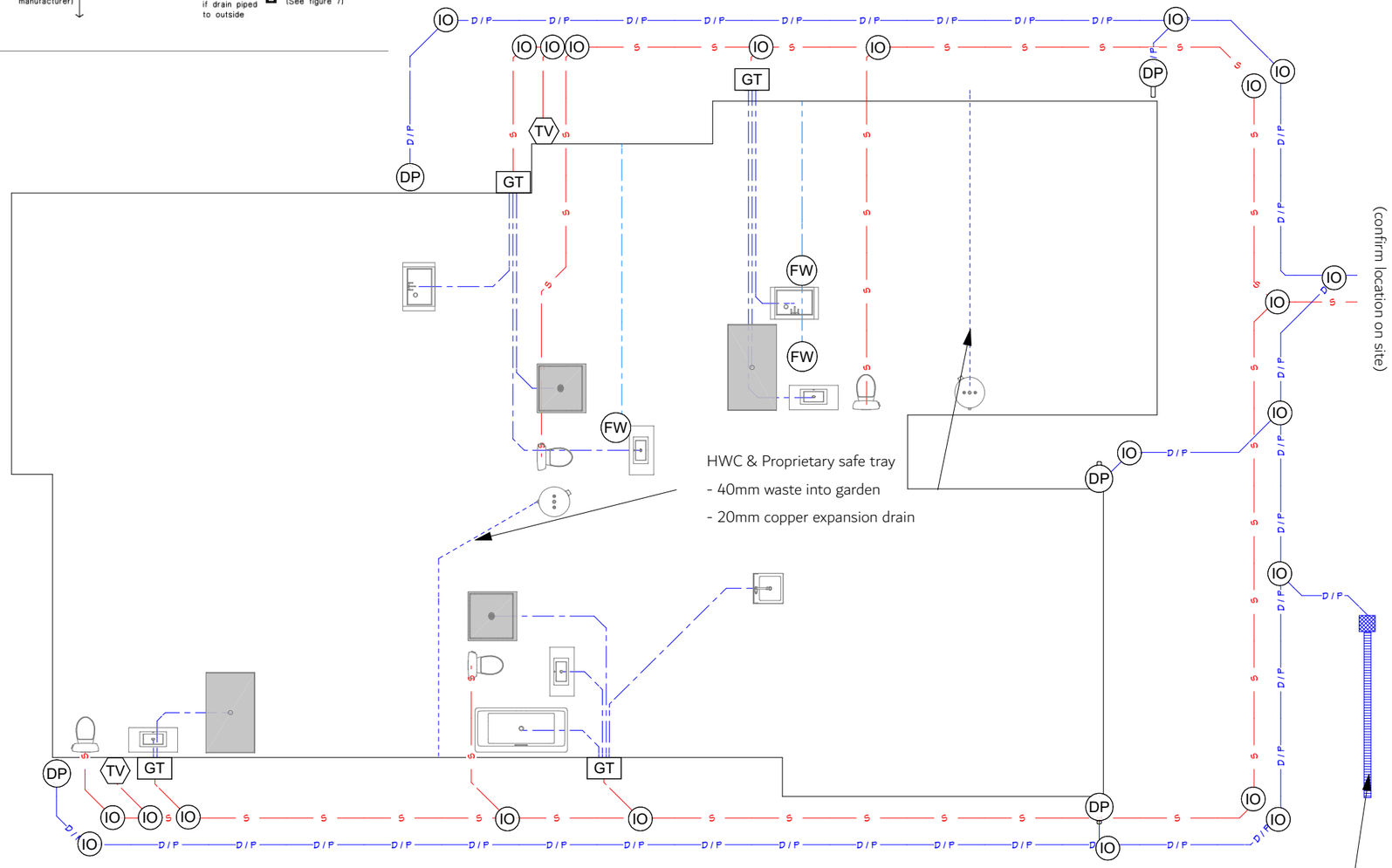
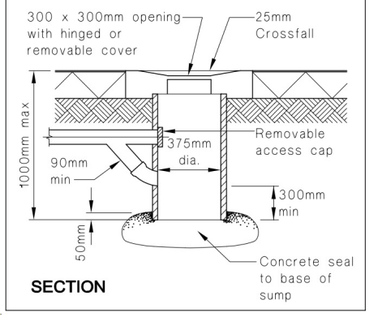


Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



Plumbing & Drainage notes:

1 All Plumbing and Drainage to comply with New Zealand Building Code and other approved documents sections G12 and G13.

2 One gully trap must have the rim 150mm below the overflow level of the lowest fixture.

3 All work to be carried out by a licensed and registered plumber / drainlayer.

4 All waste pipe sizes, fall venting, and inspection points to be confirmed by a licensed and registered plumber / drainlayer.

5 Exact location and routes of drains / pipes to be determined on site. Layout shown is indicative only.

6 Hot water by new hot water cylinder.

7 All fixtures more than 3.5m from gully traps to be fitted with air admittance valves.

8 Confirm sewer and stormwater connections on site before construction.

9 Connect all services to the appropriate connections.

10 Support and Thermal Movement of Foul Water Drainage system to NZBC G13 Clauses 6.2 & 6.3.

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

ROBERTSON BUILT LTD.

New Build

For: Global Homes

Lot 1143, Hanleys Farm

Sheet Title: Drainage Plan 1:100

Drawn By: PWR

Issue Date: 15/11/2026

Scale: as indicated @ A3

Rev	Date	Issue
2	5/09/2026	PRICING ISSUE
3	19/10/2026	CONSENT ISSUE
4	15/11/2026	RFI 1

Sheet No. A004

Contractor to verify all measurements on site.

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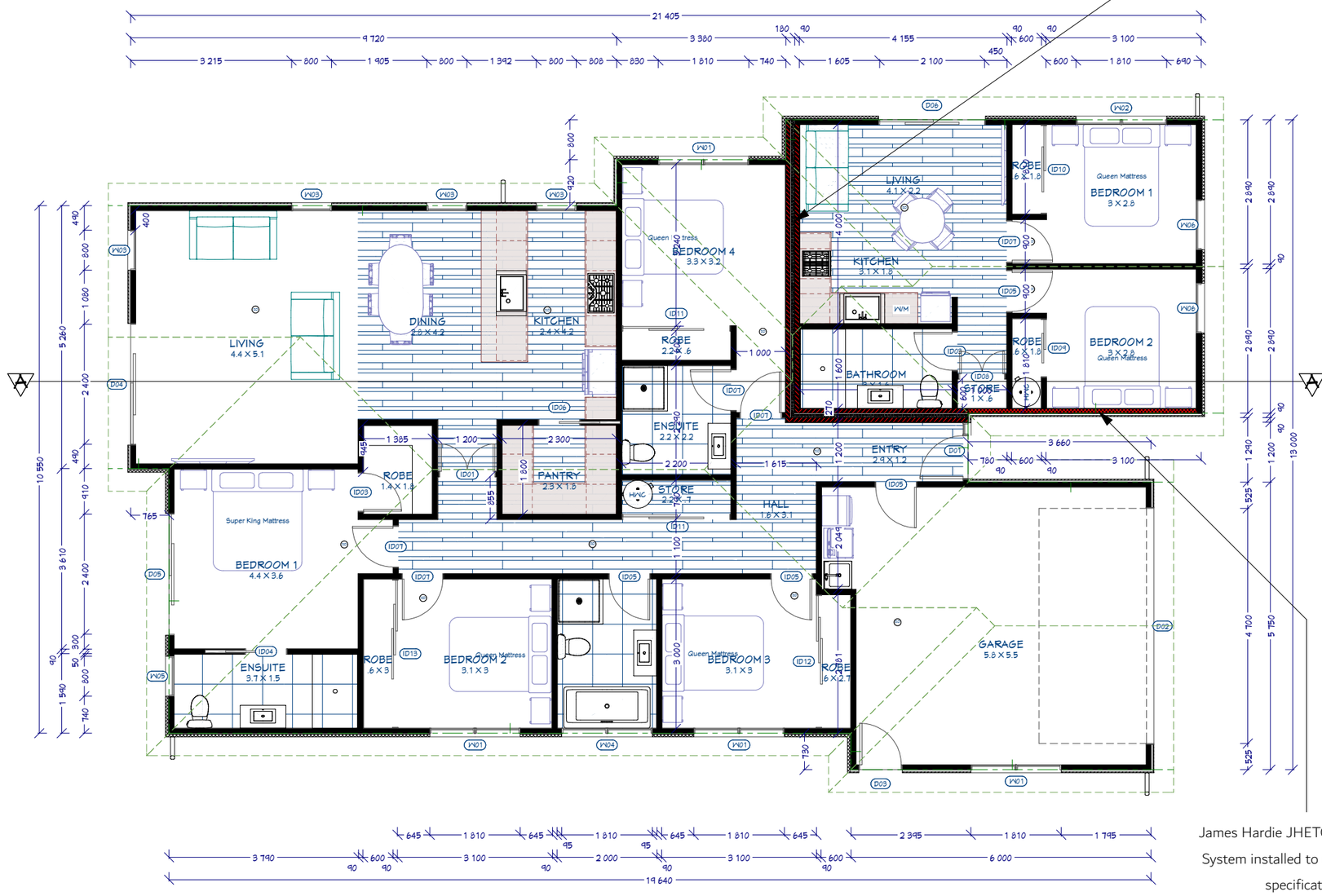
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Framing:

Wall framing:	90x45 h1.2 sg8 pinus radiata framing. @ 600 crs max. Dwangs @ 800 crs max.
Ceiling battens:	70x35 h1.2 sg8 ceiling battens on flat @ 600 crs (1200 max. Span)
Fixing details:	
Bottom plate to floor slab:	Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise
Stud to bottom plate:	As per design by others
Top plate to stud:	As per design by others
Lintel to stud:	As per design by others
Ceiling batten to ceiling joist or rafter:	2/75x3.15 hand-driven nails or 2/75x3.06 power-driven nails

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



James Hardie JHETGO30v Firewall System installed to manufacturers specifications

SITE INFORMATION:

Legal Description:	Lot 1143 DP629299
Site Area:	512m²
Dwelling floor area over frame:	
- House:	182.5m²
- Flat:	48.2m²
- Total:	230.7m²
- Site Coverage:	45.1%
Climate Zone:	6
Earthquake Zone:	3
Exposure Zone:	B
Rainfall Range:	20-30
Wind Region:	A
Wind Zone:	High

Smoke alarm notes:

Smoke/security alarms complying with NZS 4514:2021 to comply with NZBC C/AS1 requirements.

Interconnected & hush button required.

Located on/near ceiling in all bedrooms, living spaces, hallways, and landings within the building.

Flooring and cladding notes:

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

Resene Construction Systems Integra Cladding & Linea Oblique Weatherboard, over 20mm cavity.

All works to NZS3604, as per engineered design, or as per manufacturer instructions.

Internal lining notes:

Internal wall linings to be 10mm gib standard board, stopped & paint to level 4 finish unless noted otherwise.

Internal ceiling linings to be 13mm gib standard board, stopped & paint to level 4 finish unless noted otherwise

All wet area internal linings to be gib aqualine, stopped & paint to level 4 finish unless noted otherwise

All wet areas are to have a paint system comprising a sealer coat of Resene sureseal with 2 top coats of water based enamel paint (resene spacecote, kitchen & bathroom) suitable, for wet areas, to create a impervious easily cleanable finish

ROBERTSON BUILT LTD.

MASTER BUILDERS

SITESAFE MEMBER

New Build

For: Global Homes

Lot 1143, Hanleys Farm

Sheet Title: Floor Plan 1:100

Drawn By: PWR

Issue Date: 15/11/2026

Scale: as indicated @ A3

Rev	Date	Issue
3	17/08/2026	DEVELOPER REVIEW
4	5/09/2026	PRICING ISSUE
5	19/10/2026	CONSENT ISSUE

Sheet No. A101

Contractor to verify all measurements on site.

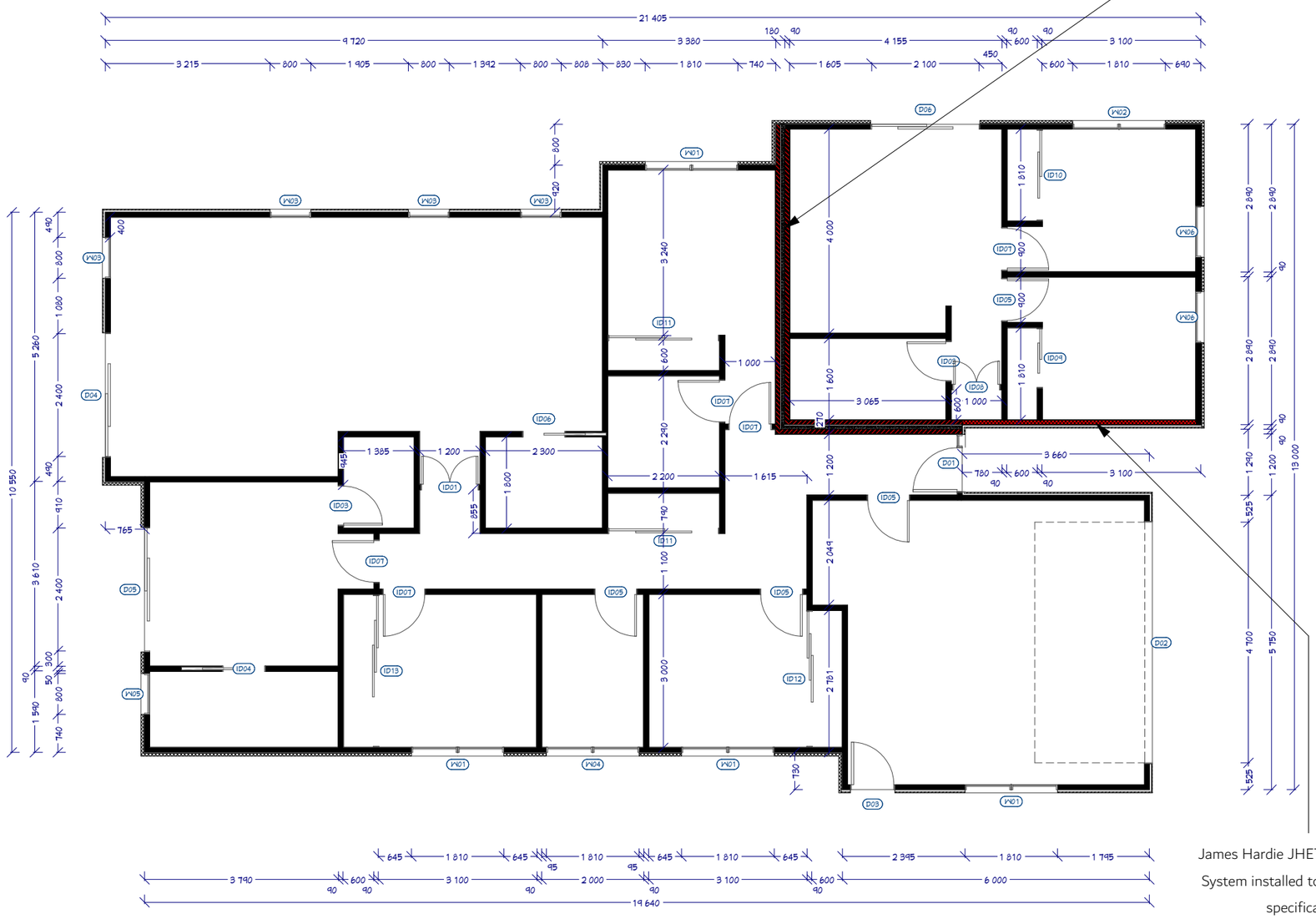
BC261435

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Queenstown Lakes District Council

Framing:

Wall framing:	90x45 h1.2 sg8 pinus radiata framing. @ 600 crs max. Dwangs @ 800 crs max.
Ceiling battens:	70x35 h1.2 sg8 ceiling battens on flat @ 600 crs (1200 max. Span)
Fixing details:	
Bottom plate to floor slab:	Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise
Stud to bottom plate:	As per design by others
Top plate to stud:	As per design by others
Lintel to stud:	As per design by others
Ceiling batten to ceiling joist or rafter:	2/75x3.15 hand-driven nails or 2/75x3.06 power-driven nails



SITE INFORMATION:

Legal Description:	Lot 1143 DP629299
Site Area:	512m²
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- House:	182.5m²
- Flat:	48.2m²
- Total:	230.7m²
- Site Coverage:	45.1%
Climate Zone:	6
Earthquake Zone:	3
Exposure Zone:	B
Rainfall Range:	20-30
Wind Region:	A
Wind Zone:	High

Smoke alarm notes:

Smoke/security alarms complying with NZS 4514:2021 to comply with NZBC C/AS1 requirements.

Interconnected & hush button required.

Located on/near ceiling in all bedrooms, living spaces, hallways, and landings within the building.

Flooring and cladding notes:

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

Resene Construction Systems Integra Cladding & Linea Oblique Weatherboard, over 20mm cavity.

All works to NZS3604, as per engineered design, or as per manufacturer instructions.

Internal lining notes:

Internal wall linings to be 10mm gib standard board, stopped & paint to level 4 finish unless noted otherwise.

Internal ceiling linings to be 13mm gib standard board, stopped & paint to level 4 finish unless noted otherwise

All wet area internal linings to be gib aqualine, stopped & paint to level 4 finish unless noted otherwise

All wet areas are to have a paint system comprising a sealer coat of Resene sureseal with 2 top coats of water based enamel paint (resene spacecote, kitchen & bathroom) suitable, for wet areas, to create a impervious easily cleanable finish

ROBERTSON BUILT LTD.

New Build

For: Global Homes

Lot 1143, Hanleys Farm

Sheet Title: Framing Plan 1:100

Drawn By: PWR

Issue Date: 15/11/2026

Scale: as indicated @ A3

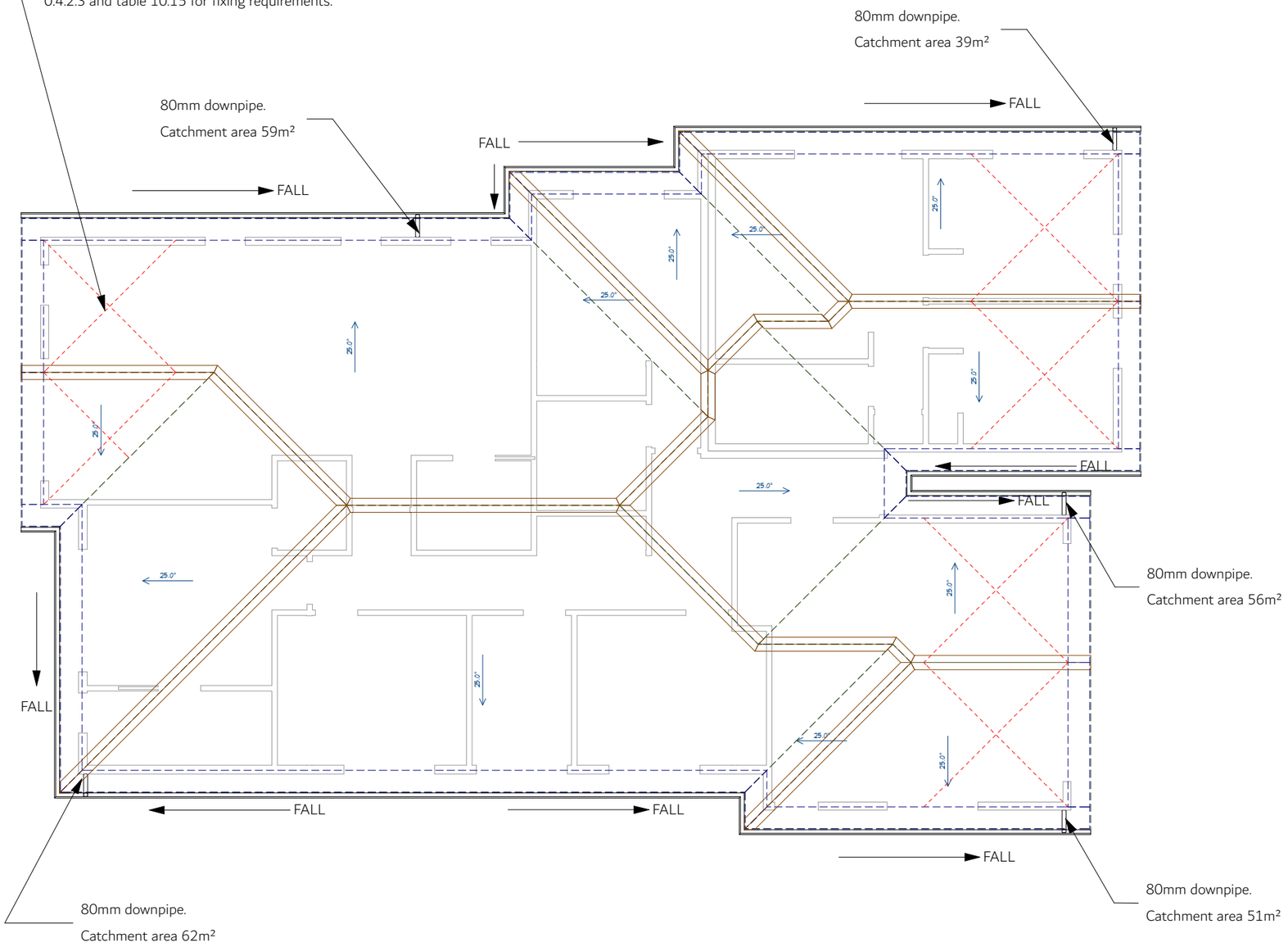
Rev	Date	Issue
1	19/10/2026	CONSENT ISSUE

Sheet No. A102

Contractor to verify all measurements on site.

BC261435
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Queenstown Lakes District Council

Roof Plane bracing. As per NZS3604 2011, 10.4 A diagonally opposed pair of continuous steel strips, each having a capacity of 4.0kN in tension, fixed to each r after that is intersected and the top plate. Refer to 1 0.4.2.3 and table 10.15 for fixing requirements.



SITE INFORMATION:

Legal Description:	Lot 1143 DP629299
Site Area:	512m²
Dwelling floor area over frame:	
- House:	182.5m²
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- Site Coverage:	45.1%
Climate Zone:	6
Earthquake Zone:	3
Exposure Zone:	B
Rainfall Range:	20-30
Wind Region:	A
Wind Zone:	High

Roof notes:

Roofing:

All roofing unless noted otherwise shall be 5-rib roofing profle, 0.40bmt longrun colorsteel endura on Covertek 407 self supporting roof underlay.

Downpipes:

All downpipes unless noted otherwise shall be 80mm colorsteel fixed back to cladding with colour matched standoff brackets.

Gutter:

All gutters unless noted otherwise shall be colorsteel endura with a cross sectional area of 4,000mm²

General notes:

All roofing to be installed as per manufacturers instructions and in accordance with the NZBC & the NZ Metal roof & wall cladding code of practice

All roof penetrations to be flashed by roofer. Allow to coordinate with other trades.

Framing notes:

Roof pitch 25°.

Trusses @ 900cts to manufactures specifications.

70x45mm H1.2 SG8 Timber purlins at 900mm crs, fixed with 1 / 14g self-drilling type 17 screws, 100mm l ong or 5.5kn alternative fixing to roof framing and tr usses. -600 max crs end span (top & bottm purlins)

Fibre cement soffit 450mm.

Ceiling battens 70x35

ROBERTSON BUILT LTD.

New Build

For: Global Homes
Lot 1143, Hanleys Farm

Sheet Title: Roof Plan 1:100
Drawn By: PWR
Issue Date: 15/11/2026

Scale: as indicated @ A3

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2	17/08/2026	DEVELOPER REVIEW
3	5/09/2026	PRICING ISSUE
4	19/10/2026	CONSENT ISSUE

Sheet No. A103

Contractor to verify all measurements on site.

BC261435

APPROVED

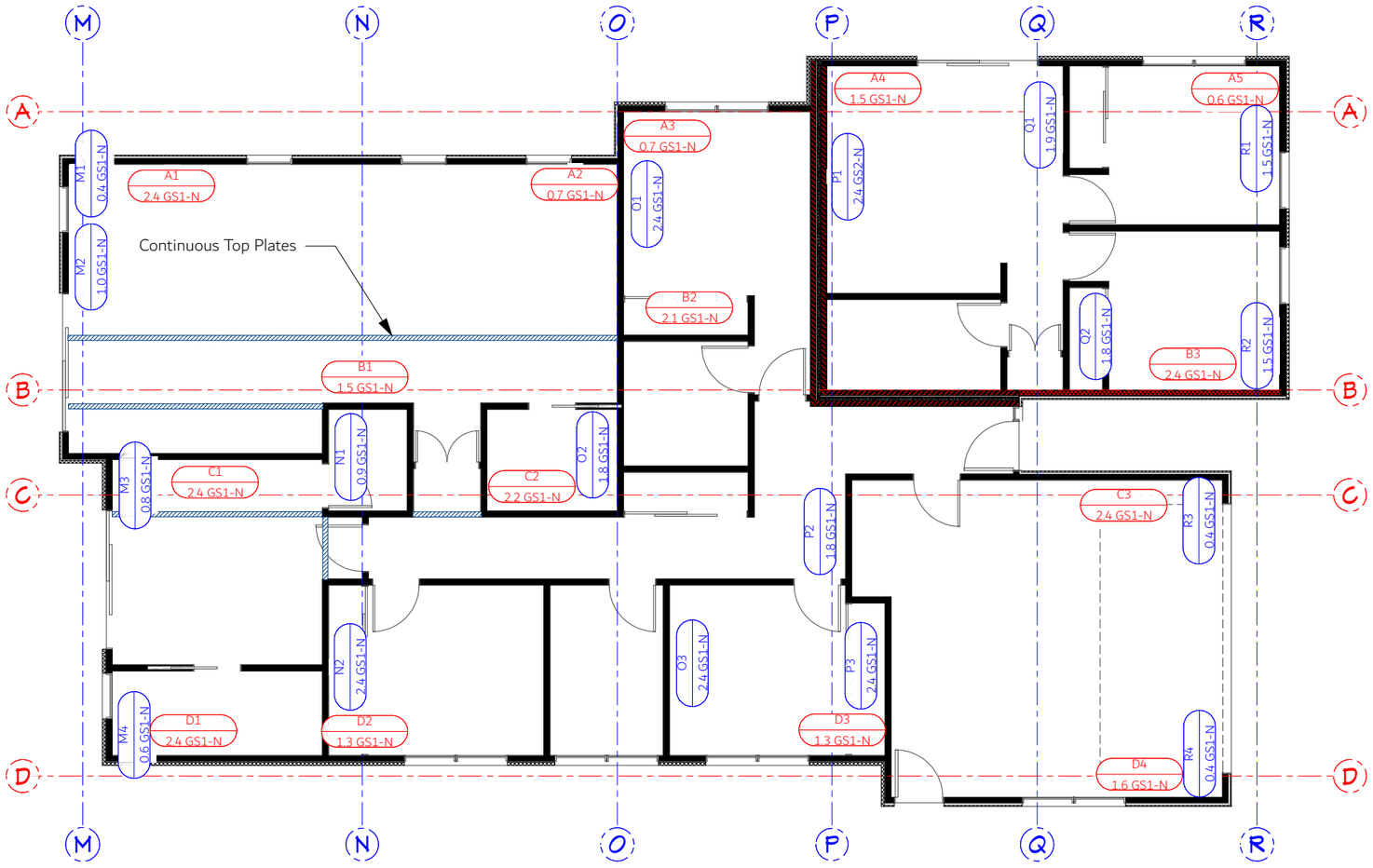
Queenstown Lakes District Council

Bracing Legend:

- Bracing line along
- a1 / 0.7 EPB1 — Bracing element along
- Bracing line across
- m1 / 0.5 EPB1 — Bracing element across

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

Existing GIB bracing taken from consented plans for original build. No new GIB bracing to be installed. Where braces identified are a combination of GIB & plywood, these are based on existing bracing GIB.



SITE INFORMATION:

Legal Description:	Lot 1143 DP629299
Site Area:	512m²
Dwelling floor area over frame:	
- House:	182.5m²
- Flat:	48.2m²
- Total:	230.7m²
- Site Coverage:	45.1%
Climate Zone:	6
Earthquake Zone:	3
Exposure Zone:	B
Rainfall Range:	20-30
Wind Region:	A
Wind Zone:	High

Timber lintel notes:

1 All lintels & fixings designed by truss manufacturer.

2 All timber lintels to be supported on (2) 90×45 studs well-spiked together, unless shown otherwise on drawings.

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

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

Bracing Key:

GS1-N - 10mm gib standard board one side, hold-downs not required

Bracing notes:

1 Number before bracing element type represents the length of bracing element.

2 All bracing elements to be installed in accordance with manufacturer's specifications.

3 For fire rated wall elements designated GS1 or BL1 are to be substituted with gib fyreline. thickness of gib fyreline shall be as per the fire system specification. For firewalls with two layers of fyreline gib fix first layer as bracing element, and second layer - as per fyreline gib specification.

ROBERTSON BUILT LTD.

New Build

For: Global Homes

Lot 1143, Hanleys Farm

Sheet Title: Bracing & Lintel Plan 1:100

Drawn By: PWR

Issue Date: 15/11/2026

Scale: as indicated @ A3

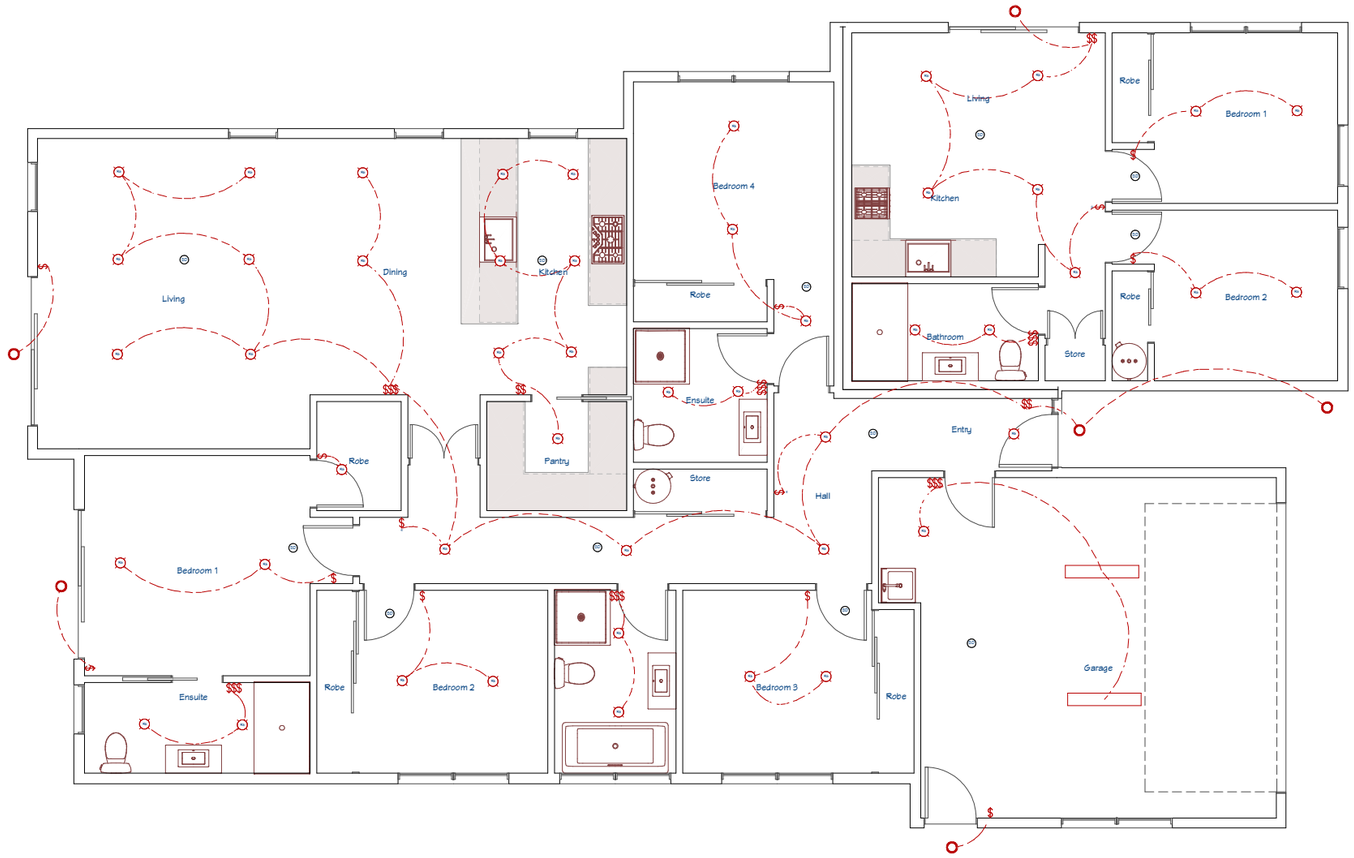
Rev	Date	Issue
1	19/10/2026	CONSENT ISSUE
2	15/11/2026	RFI 1

Sheet No. A104

Contractor to verify all measurements on site.

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LIGHTING SCHEDULE		
2D SYMBOL	DESCRIPTION	QTY
$	SWITCH - ROCKER	10
$$	2 GANG SWITCH	3
$$$	3 GANG SWITCH	6
$3	3-WAY SWITCH	1
$4	4-WAY SWITCH	2
	IC-F RATED DOWNLIGHT	48
	IC-F RATED DOWNLIGHT SOFFIT LIGHT	6
	LED BATTEN LIGHT	2



SITE INFORMATION:

Legal Description:	Lot 1143 DP629299
Site Area:	512m²
Dwelling floor area over frame:	
- House:	182.5m²
- Flat:	48.2m²
- Total:	230.7m²
- Site Coverage:	45.1%
Climate Zone:	6
Earthquake Zone:	3
Exposure Zone:	B
Rainfall Range:	20-30
Wind Region:	A
Wind Zone:	High

Electrical notes:

1 All electrical work shall be carried out in accordance with the electrical regulations including nzecp 51:2004.

2 The electrical contractor shall supply an electrical work certificate at the completion of the contract.

3 Water for domestic consumption - Mains pressure electric hot water cylinder.

4 Kitchen appliances: ceramic cooking top, electric oven, dishwasher & electric range hood ducted outside.

5 Heating - ducted heat pump - design by others

6 Ventilation - manrose (or similar) inline exhaust fans ducted outside via ceiling space/soffit.

Flow rates not less than:

25 l/s for showers & baths

50 l/s for cooktops

Note:

Extract fans, rangehood, heating and towel rail switches/circuits are required but not shown for clarity.

ROBERTSON BUILT LTD.

New Build

For: Global Homes

Lot 1143, Hanleys Farm

Sheet Title: Lighting Plan 1:100

Drawn By: PWR

Issue Date: 15/11/2026

Scale: as indicated @ A3

Rev	Date	Issue
1	19/10/2026	CONSENT ISSUE

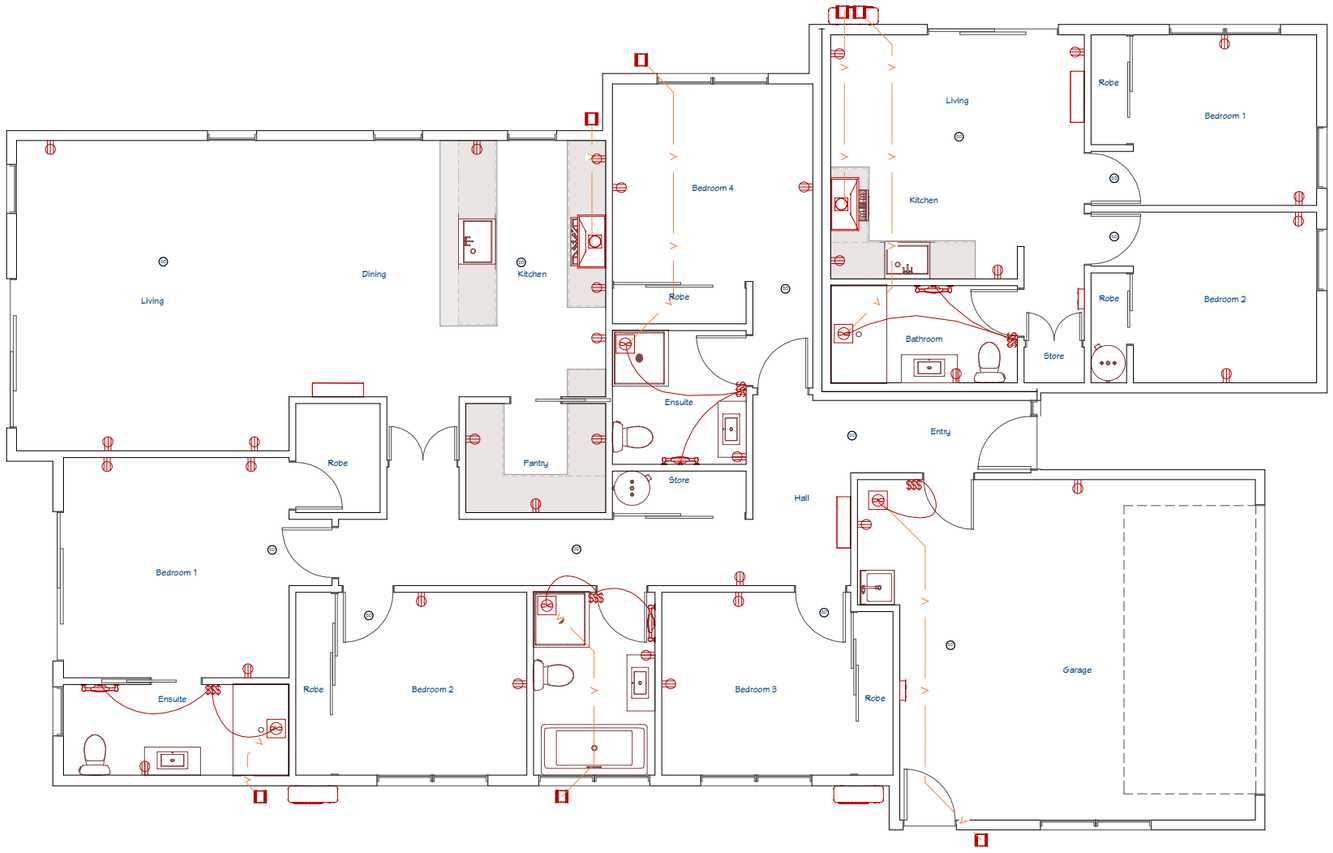
Sheet No. A105

Contractor to verify all measurements on site.

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ELECTRICAL SCHEDULE		
2D SYMBOL	DESCRIPTION	QTY
SD	SMOKE DETECTOR 1	12
	220V	34
	ELECTRICAL PANEL - RECESSED	2
	TOWEL WARMER	4
	EXHAUST FAN	5
	HEAT PUMP - INTERIOR UNIT	3

ELECTRICAL SCHEDULE		
2D SYMBOL	DESCRIPTION	QTY
	BATHROOM WALL HEATER	4
	RANGEHOOD	2
	SOFFIT EXHAUST VENT	7
	HEAT PUMP - EXTERIOR UNIT	3



SITE INFORMATION:

Legal Description:	Lot 1143 DP629299
Site Area:	512m²
Dwelling floor area over frame:	
- House:	182.5m²
- Flat:	48.2m²
- Total:	230.7m²
- Site Coverage:	45.1%
Climate Zone:	6
Earthquake Zone:	3
Exposure Zone:	B
Rainfall Range:	20-30
Wind Region:	A
Wind Zone:	High

Electrical notes:

1 All electrical work shall be carried out in accordance with the electrical regulations including nzecp 51:2004.

2 The electrical contractor shall supply an electrical work certificate at the completion of the contract.

3 Water for domestic consumption - Mains pressure electric hot water cylinder.

4 Kitchen appliances: ceramic cooking top, electric oven, dishwasher & electric range hood ducted outside.

5 Heating - ducted heat pump - design by others

6 Ventilation - manrose (or similar) inline exhaust fans ducted outside via ceiling space/soffit.

Flow rates not less than:

25 l/s for showers & baths

50 l/s for cooktops

Note:

Extract fans, rangehood, heating and towel rail switches/circuits are required but not shown for clarity.

ROBERTSON BUILT LTD.

New Build

For: Global Homes

Lot 1143, Hanleys Farm

Sheet Title: Electrical Plan 1:100

Drawn By: PWR

Issue Date: 15/11/2026

Scale: as indicated @ A3

Rev	Date	Issue
1	19/10/2026	CONSENT ISSUE

Sheet No. A106

Contractor to verify all measurements on site.

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Ebony





Roofing & Aluminium:
- Currently shown as 5-rib "Colorsteel Ebony'
- Fascia, spouting & downpipes to match
- Aluminium joinery to match

Weatherboard:
- Currently shown as "Resene Charcoal'
- Weatherboard Profile - Linea Oblique

Plaster Cladding:
- Currently shown as Resene Integra Plaster over AAC Panel in Dulux "Franz Josef"



Street Elevation 1:50

Glazing Calculation:
Street Facade: 21.7m2
Glazing: 4.41m2 (20.3%)

ROBERTSON BUILT LTD.

New Build

For: Global Homes
Lot 1143, Hanleys Farm

Sheet Title: Street Elevation 1:50
Drawn By: PWR
Issue Date: 15/11/2026

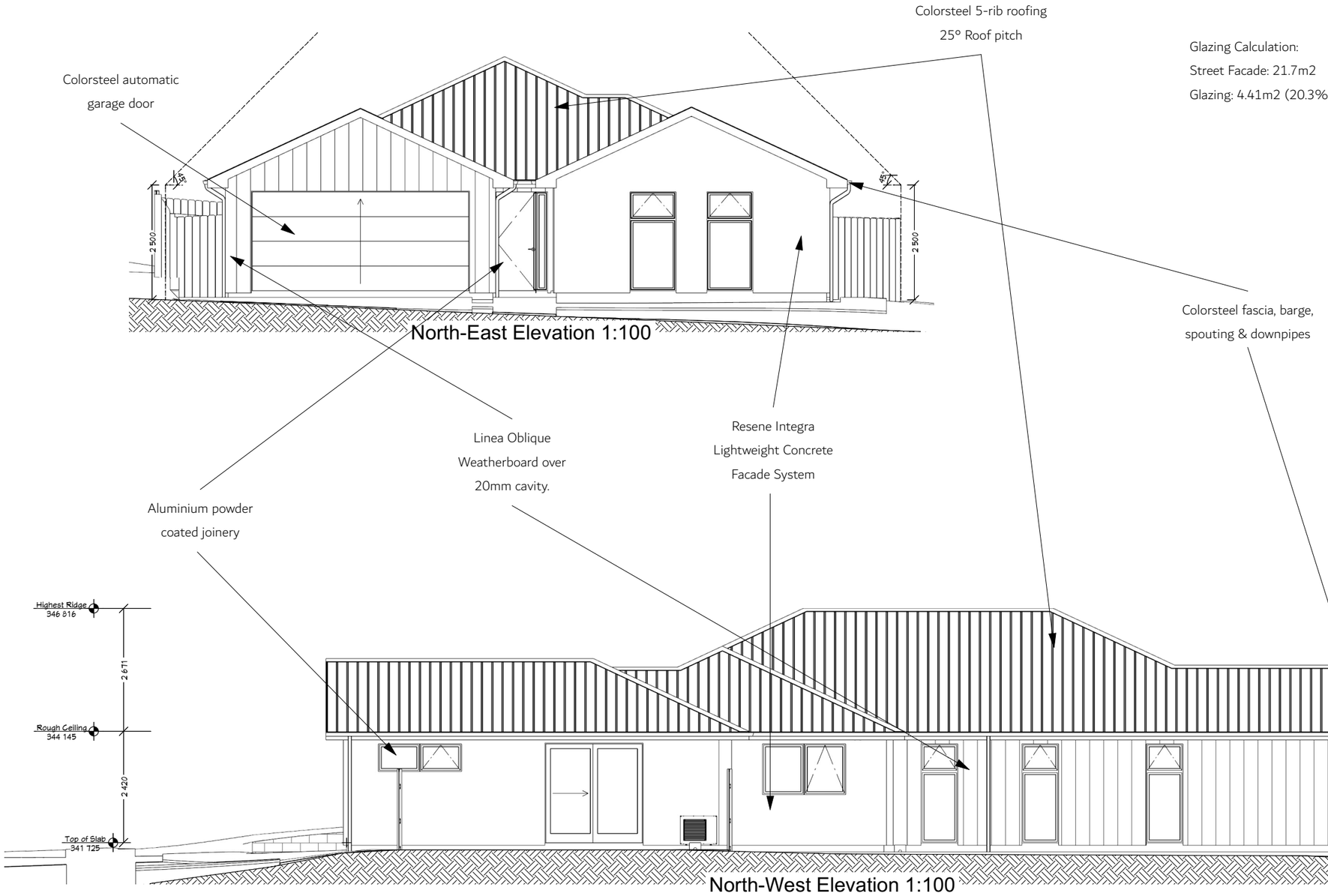
Scale:
as indicated
@ A3

Rev	Date	Issue
3	17/08/2026	DEVELOPER REVIEW
4	5/09/2026	PRICING ISSUE
5	19/10/2026	CONSENT ISSUE

Sheet No.
A201

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Building Envelope Risk Matrix:

Elevation:	North-East		North-West	
Risk Factor	Risk	Score	Risk	Score
Wind zone	High	1	High	1
Storeys	Low	0	Low	0
Roof/wall junctions	Low	0	Low	0
Eave Width	Med	1	Med	1
Envelope Complexity	Low	0	Low	0
Deck Design	Low	0	Low	0
Total Risk Score		2		2

R-VALUES SUMMARY:

- R5.0 Batts in ceiling
- R2.4 Batts in 90mm wall frames
- MAXSlab 300 Insulated Slab System
- R0.50 Thermally broken aluminium frame low-e double glazed external joinery

ROBERTSON BUILT LTD.

New Build

For: Global Homes
Lot 1143, Hanleys Farm

Sheet Title: House Elevations 1:100
Drawn By: PWR
Issue Date: 15/11/2026

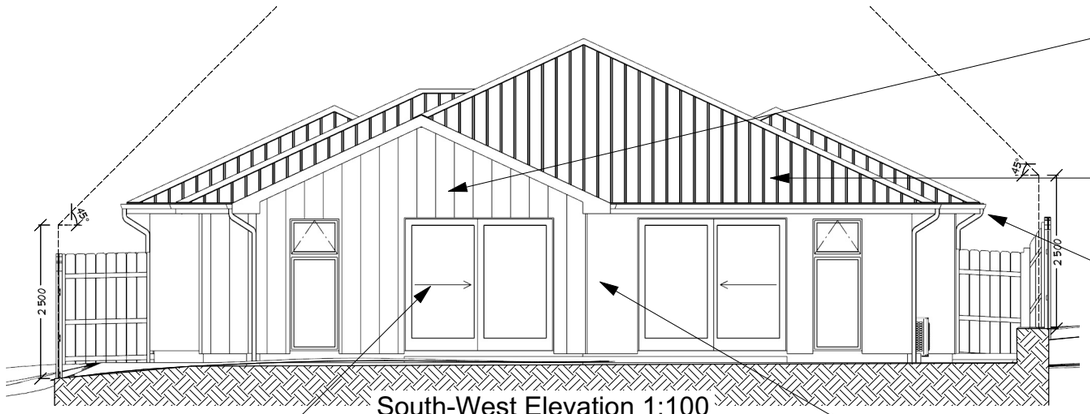
Scale: as indicated @ A3

Rev	Date	Issue
3	17/08/2026	DEVELOPER REVIEW
4	5/09/2026	PRICING ISSUE
5	19/10/2026	CONSENT ISSUE

Sheet No. A202

Contractor to verify all measurements on site.

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South-West Elevation 1:100

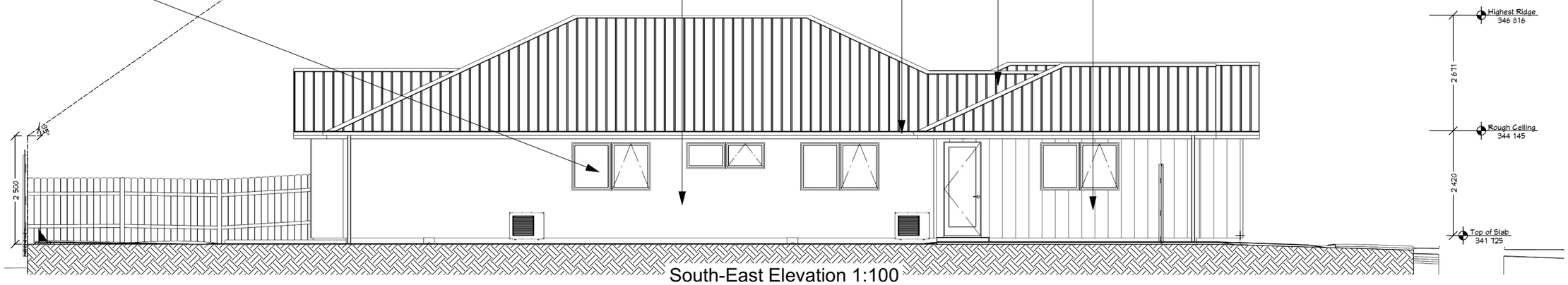
Linea Oblique Weatherboard over 20mm cavity.

Colorsteel 5-rib roofing 25° Roof pitch

Colorsteel fascia, barge, spouting & downpipes

Resene Integra Lightweight Concrete Facade System

Aluminium powder coated joinery



South-East Elevation 1:100

Building Envelope Risk Matrix:				
Elevation:	North-East		North-West	
Risk Factor	Risk	Score	Risk	Score
Wind zone	High	1	High	1
Storeys	Low	0	Low	0
Roof/wall junctions	Low	0	Low	0
Eave Width	Med	1	Med	1
Envelope Complexity	Low	0	Low	0
Deck Design	Low	0	Low	0
Total Risk Score		2		2

R-VALUES SUMMARY:

- R5.0 Batts in ceiling
- R2.4 Batts in 90mm wall frames
- MAXSlab 300 Insulated Slab System
- R0.50 Thermally broken aluminium frame low-e double glazed external joinery

ROBERTSON BUILT LTD.

New Build

For: Global Homes
Lot 1143, Hanleys Farm

Sheet Title: House Elevations 1:100
Drawn By: PWR
Issue Date: 15/11/2026

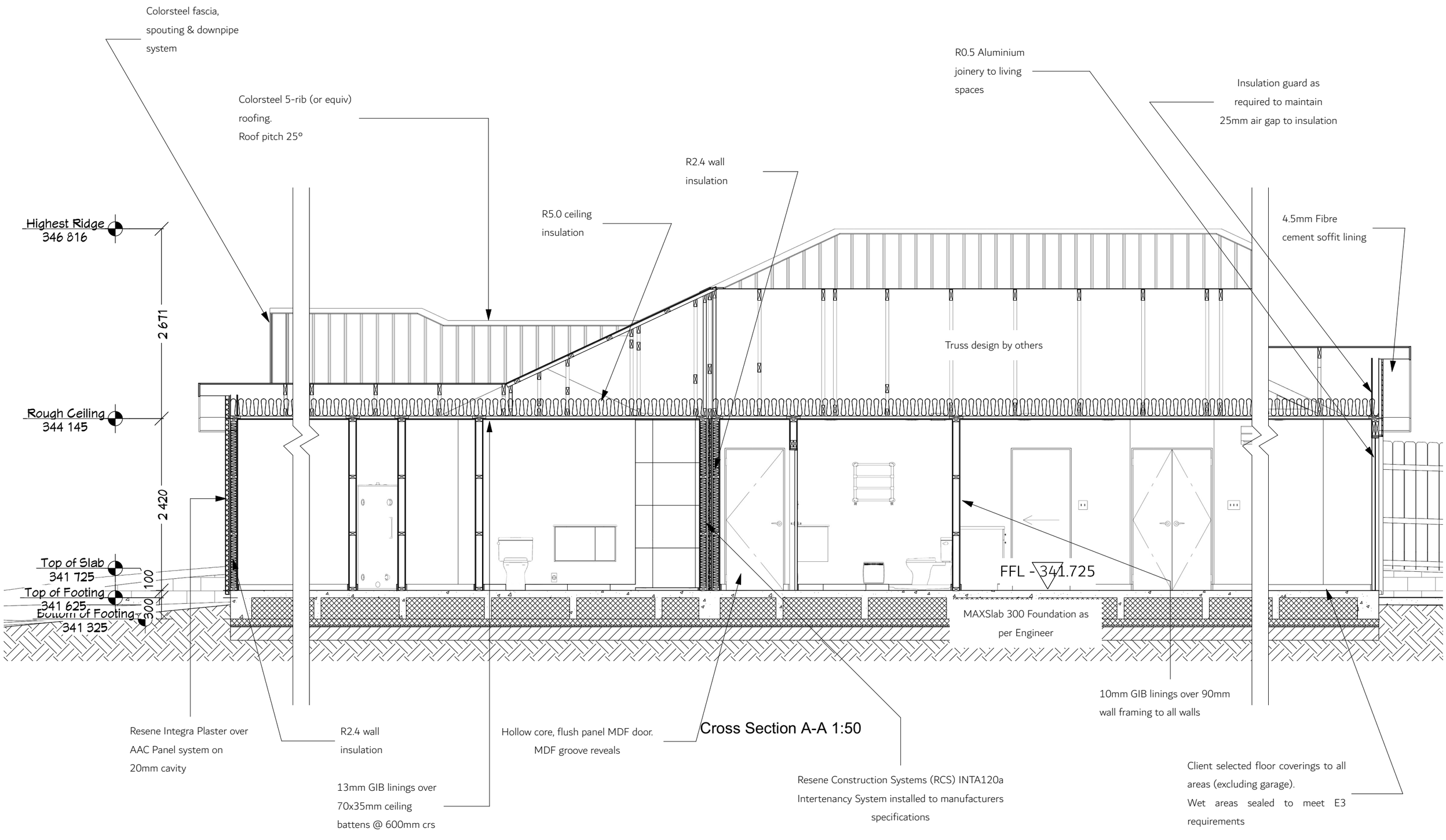
Scale: as indicated @ A3

Rev	Date	Issue
3	17/08/2026	DEVELOPER REVIEW
4	5/09/2026	PRICING ISSUE
5	19/10/2026	CONSENT ISSUE

Sheet No. A203

Contractor to verify all measurements on site.

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Cross Section A-A 1:50

ROBERTSON BUILT LTD.

New Build

For: Global Homes
Lot 1143, Hanleys Farm

Sheet Title: House Section 1:50
Drawn By: PWR
Issue Date: 15/11/2026

Scale: as indicated @ A3

Rev	Date	Issue
1	4/07/2026	DEVELOPED DESIGN
2	5/09/2026	PRICING ISSUE
3	19/10/2026	CONSENT ISSUE

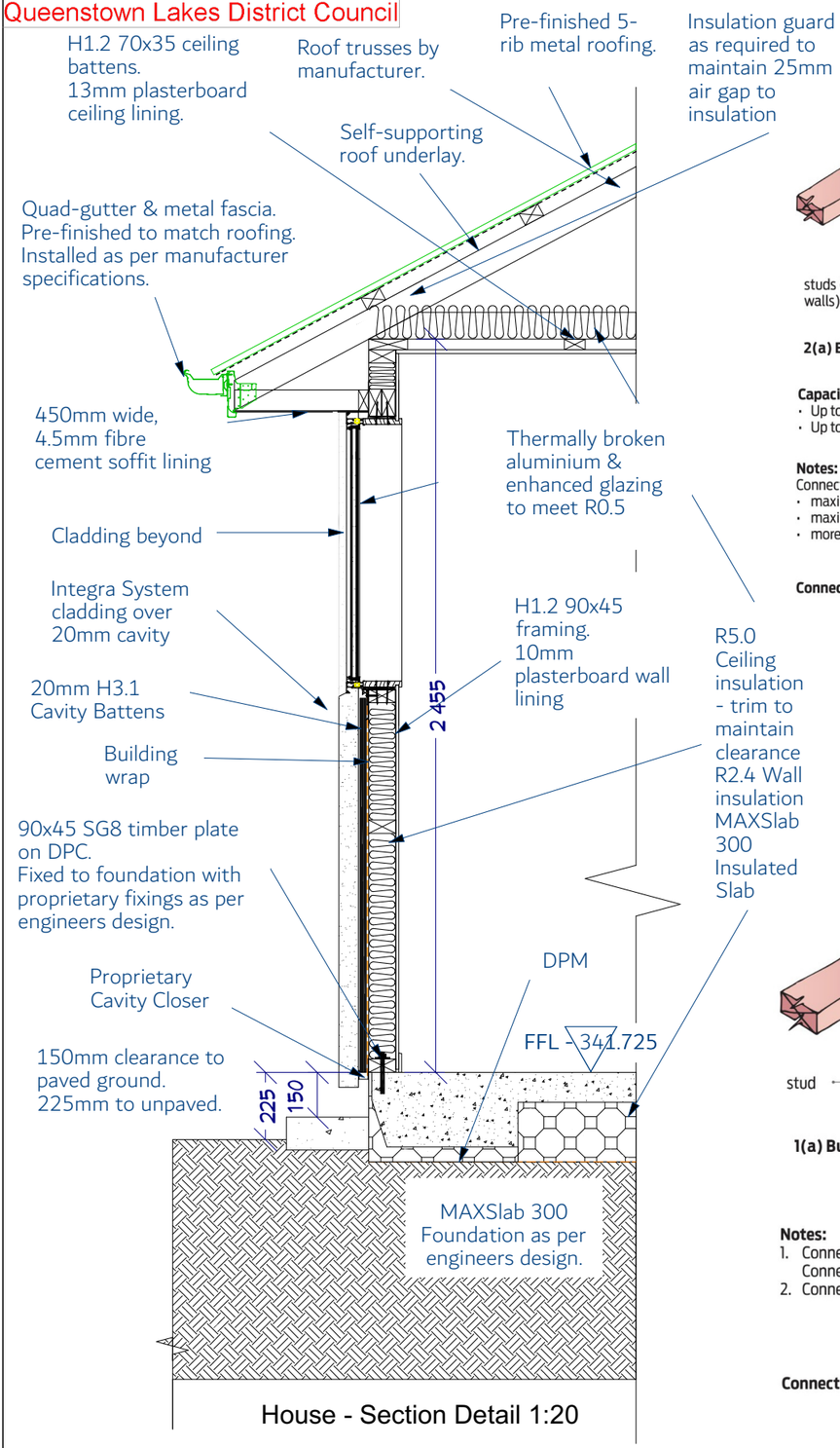
Sheet No. A301

Contractor to verify all measurements on site.

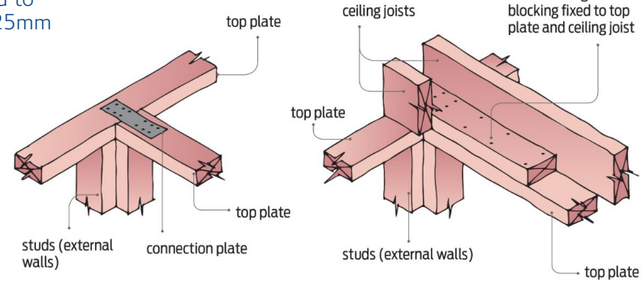
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House - Section Detail 1:20



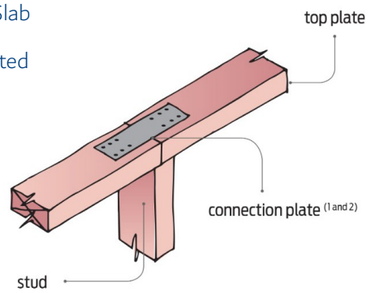
2(a) Butt joint

2(b) Butt joint with ceiling joist

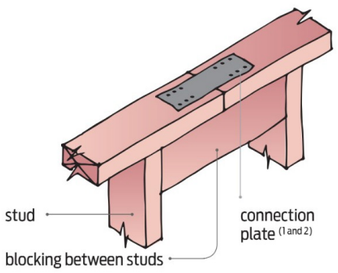
Capacities of nailed joints:
- Up to 3 kN: 3/100 × 3.75 mm nails per side.
- Up to 6 kN: 6/100 × 3.75 mm nails per side.

Notes:
Connection plate fixing capacity for each wall with:
- maximum 125 BUs: 6 kN to at least one external wall
- maximum 250 BUs: 6 kN to at least two external walls
- more than 250 BUs: 2.4 kN/100 BUs to at least two external walls.

Connecting top plates of external walls at right angles to other walls containing bracing.



1(a) Butt joint over stud



1(b) Butt joint over blocking

Notes:
1. Connection plate capacity = 3 kN, where bracing capacity < 100 BUs.
   Connection plate capacity = 6 kN, where bracing capacity > 100 BUs.
2. Connection plate not required when extra top plate is used and joints in plates are staggered.

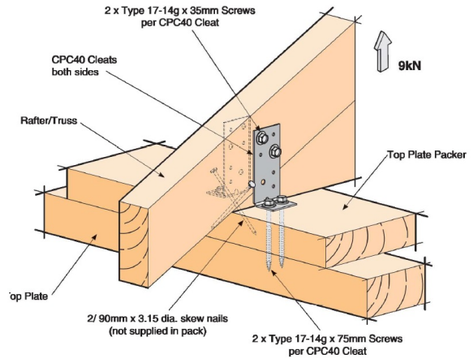
Connecting top plates in line in walls containing bracing.

LUMBERLOK®

01/2017

9kN TRUSS TO TOP PLATE FIXING

- Complies with Table 10.15 NZS 3604:2011
- Top mounted fixing allows additional face fixing if required

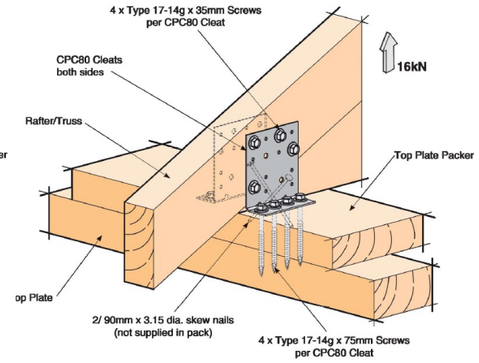


Code: 9KNTTP
Material: CPC40 1.55mm G300 Z275 Galvanised Steel
Packed: 2 x CPC40 Cleats
4 x Type 17-14g x 35mm Hex Head Galvanised Screws
4 x Type 17-14g x 75mm Hex Head Galvanised Screws

LUMBERLOK®

16kN TRUSS TO TOP PLATE FIXING

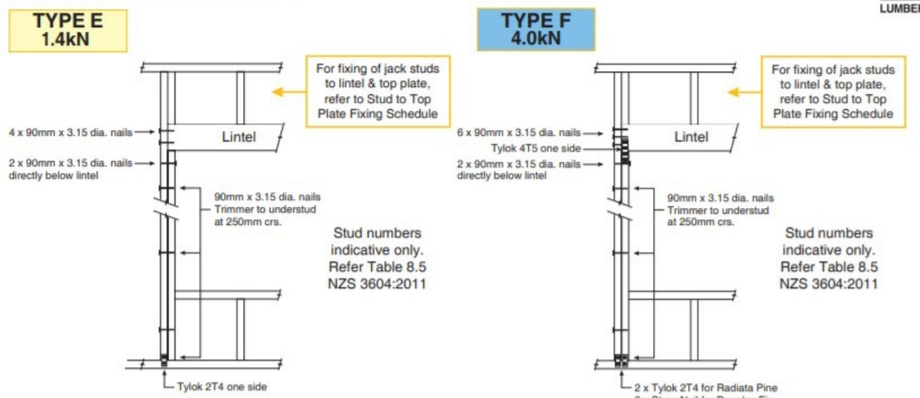
- Complies with Table 10.15 NZS 3604:2011
- Top mounted fixing allows additional face fixing if required

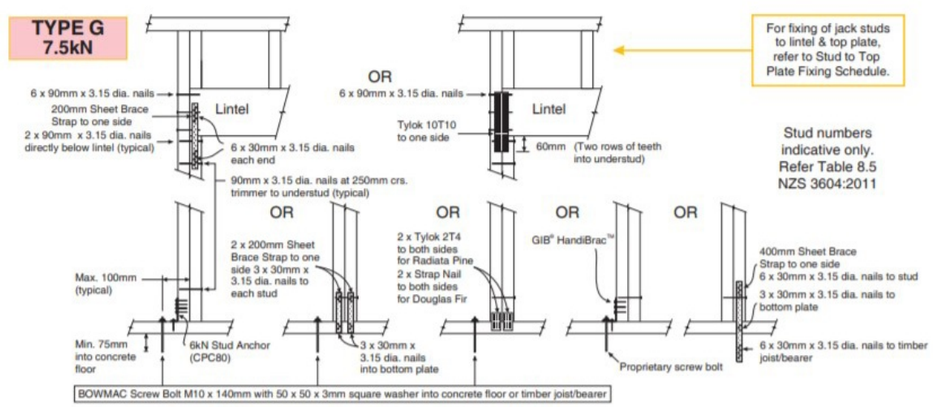


Code: 16KNTTP
Material: CPC80 1.55mm G300 Z275 Galvanised Steel
Packed: 2 x CPC80 Cleats
8 x Type 17-14g x 35mm Hex Head Galvanised Screws
8 x Type 17-14g x 75mm Hex Head Galvanised Screws

LUMBERLOK®

LINTEL FIXING OPTIONS





ROBERTSON BUILT LTD.

New Build

For: Global Homes
Lot 1143, Hanleys Farm

Sheet Title: Section & Framing Details
Drawn By: PWR
Issue Date: 15/11/2026

Scale: as indicated @ A3

Rev	Date	Issue
1	19/10/2026	CONSENT ISSUE

Sheet No. A302

Contractor to verify all measurements on site.

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Figure 43: Ridge to hip flashings
Paragraphs 8.4.11 and 8.4.12

NOTE: *Flashing* cover varies according to *wind* zone - refer Table 7.
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.

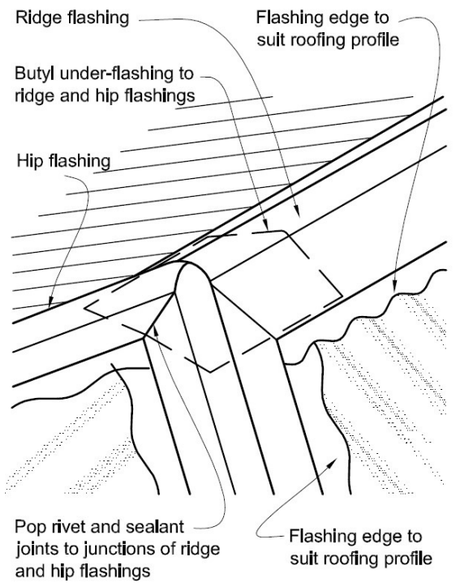
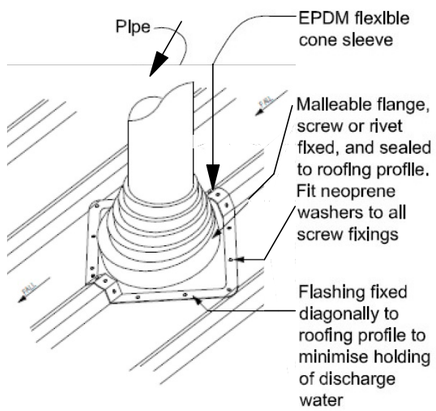


Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



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.

Table 14: Steel trapezoidal profiled roofing – 0.4 mm BMT and profile height 27 mm minimum(1), and minimum 5-rib profiles
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

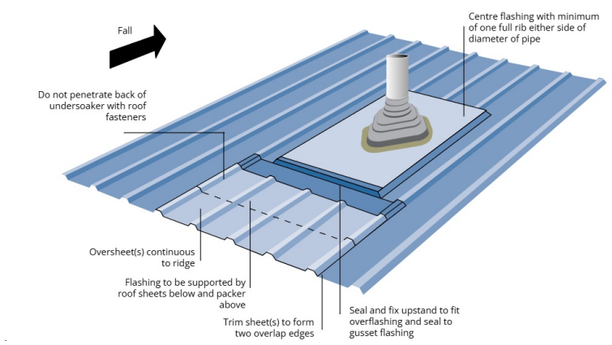
Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED

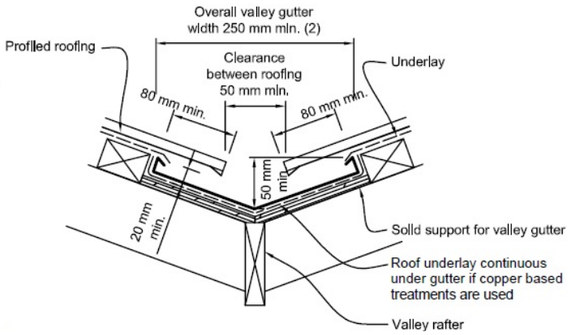
NOTE: T1 fixing pattern is – Fix every crest...
T2 fixing pattern is – Hit 1, miss 1...

Table 5: Downpipe Sizes for Given Roof Pitch and Area
Paragraph 4.2.1

Downpipe size (mm) (minimum internal sizes)	Roof pitch 0-25°	25-35°	35-45°	45-55°
	Plan area of roof served by the downpipe (m²)			
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

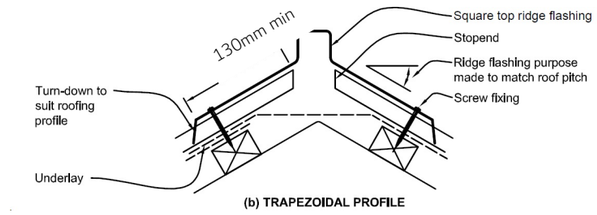
9.5.1B **Over-flashed Boot with Soaker Level Curb on Trapezoidal Profile**



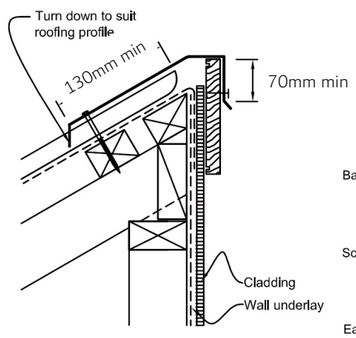


Roof Works:
All roof works to comply with E1/E2 and manufacturers specifications.
Roof to be 0.4BMT 5-rib or equivalent to roof.
Roof pitch 25° as shown on roofing plan.
Coloursteel fascia, gutter & spouting

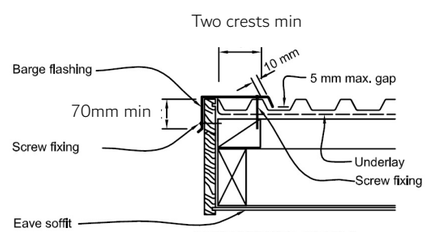
Gutter Size:	
Total roof area (plan):	267.2m² (roof plan)
Max roof area discharging to gutter:	62.0m² (roof plan)
Site rainfall Intensity:	48mm²/hr
Required external gutter (62m² x 0.48 x 1.1):	3,274mm²
Gutter Cross sectional area:	4,000mm²
Downpipe Size:	
Max roof area discharging to downpipe:	62.0m² (see roof plan)
Adjusted Catchment Area (62m² x 0.48 x 1.1):	32.7m²
Downpipe size per Table 5:	74mm (80mm)



(b) TRAPEZOIDAL PROFILE



(b) ROOF / WALL RIDGE



(b) TRAPEZOIDAL PROFILE

ROBERTSON BUILT LTD.

New Build

For: Global Homes
Lot 1143, Hanleys Farm

Sheet Title: Details - Roofing
Drawn By: PWR
Issue Date: 15/11/2026

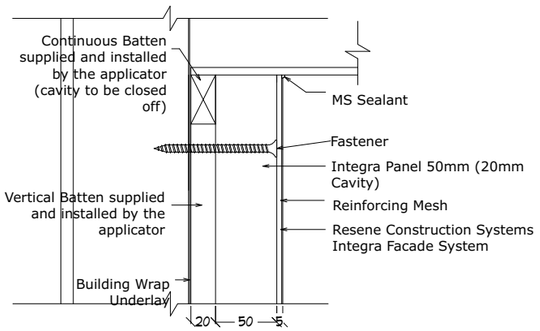
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Rev	Date	Issue
1	19/10/2026	CONSENT ISSUE

Sheet No. A401

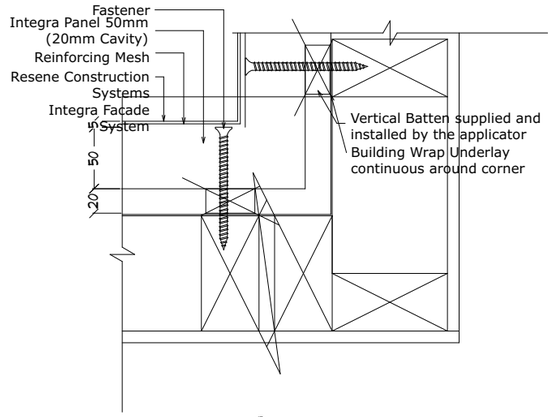
Contractor to verify all measurements on site.

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D01 Flat Soffit Junction

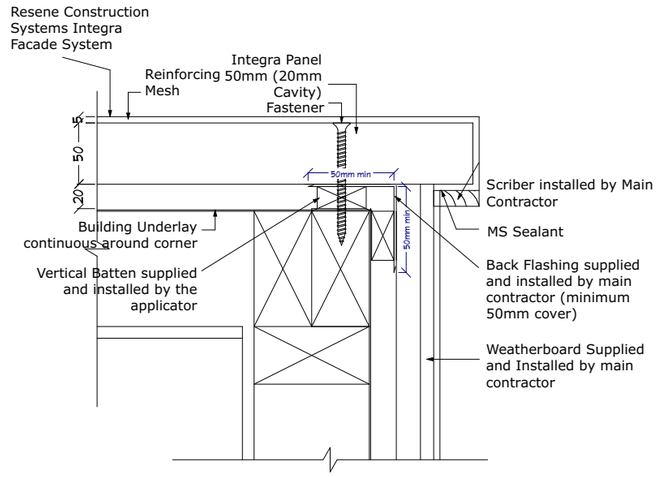
1:5



Mesh to be wrapped continuously around the internal corner, if there is a break in the mesh then an additional layer of Sticky Mesh must be used

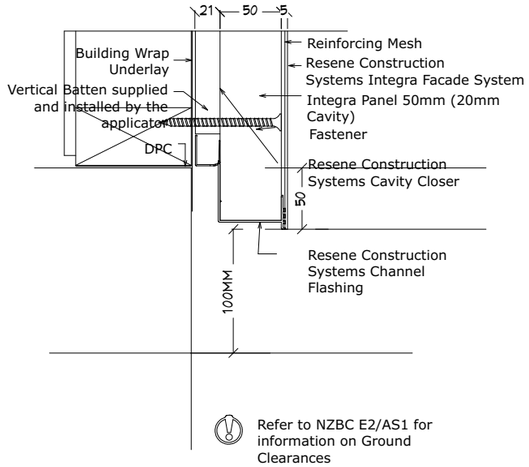
D02 Internal Corner

1:5



D03 Weatherboard Cladding Junction

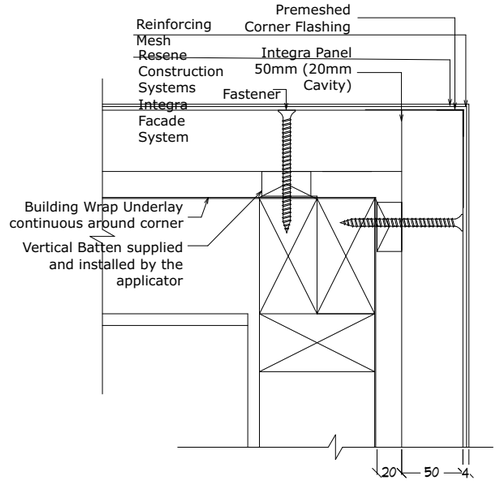
1:5



Refer to NZBC E2/AS1 for information on Ground Clearances

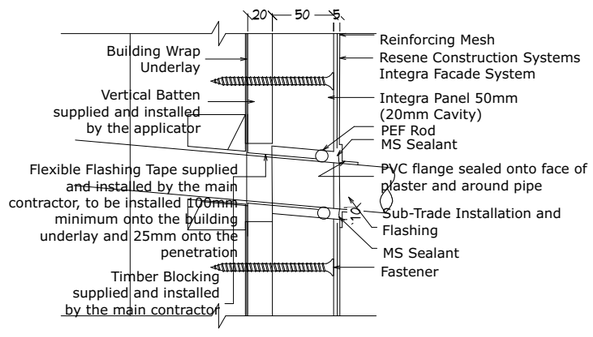
D04 Foundation Detail

1:5



D05 External Corner

1:5



The responsibility for the penetration is the responsibility of the main contractor, where possible and practical use a flange. It is important that there is adequate support for the penetration in the form of timber packing. The penetration should be angled slightly away from the cladding so any moisture is diverted away from the cladding.

D06 Pipe Penetration

1:5

ROBERTSON BUILT LTD.

New Build

For: Global Homes

Lot 1143, Hanleys Farm

Sheet Title: Details - Integra Cladding

Drawn By: PWR

Issue Date: 15/11/2026

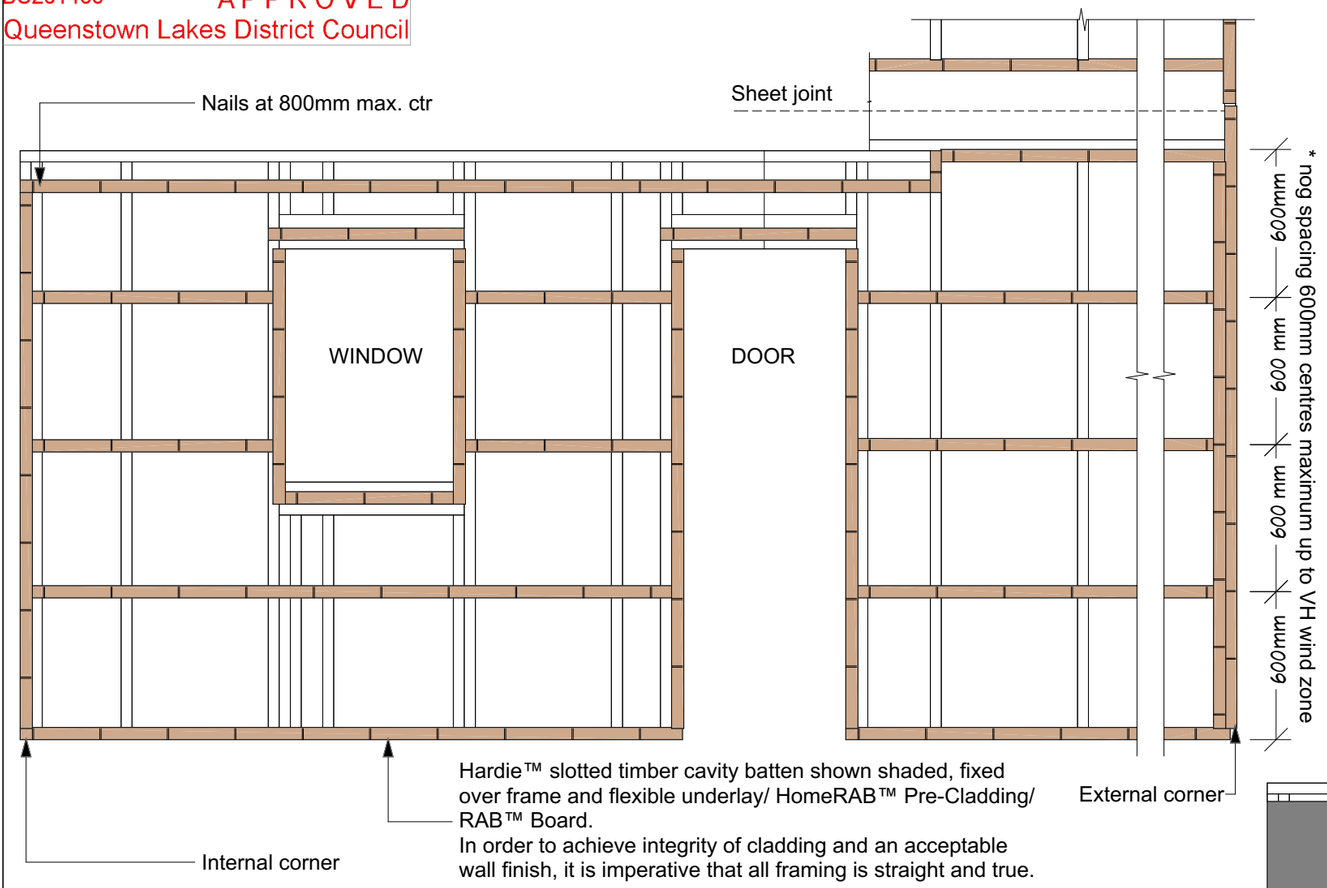
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Rev	Date	Issue
1	19/10/2026	CONSENT ISSUE
2	15/11/2026	RFI 1

Sheet No. A402

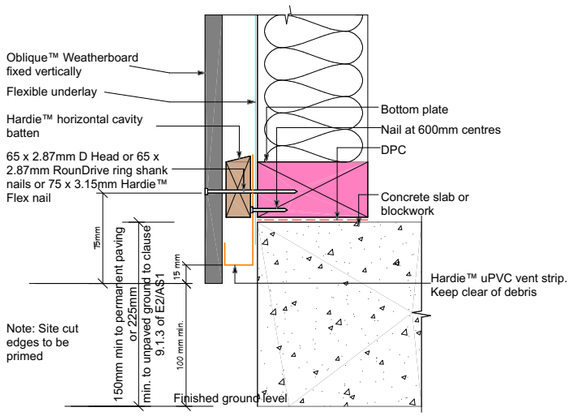
Contractor to verify all measurements on site.

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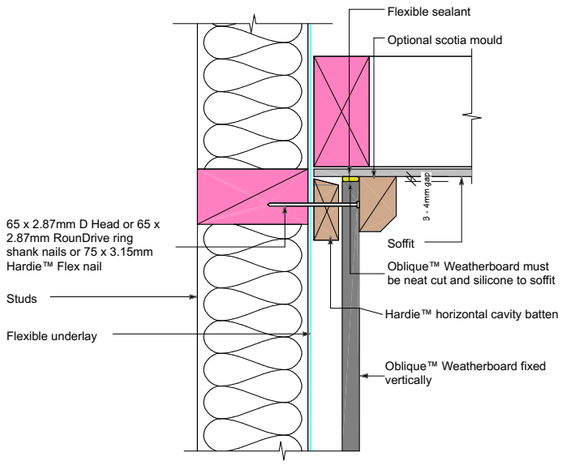
D01 Typical Frame/Batten Layout

1:25



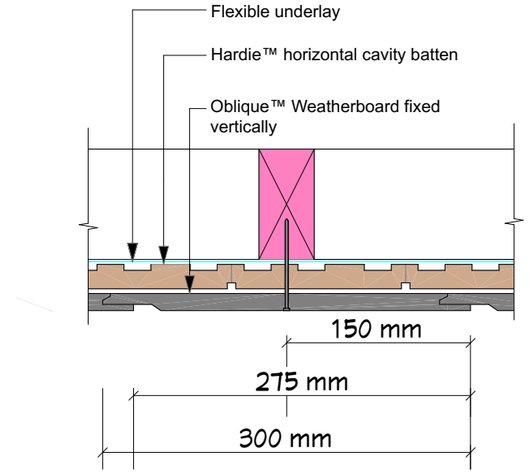
D03 Typical Foundation Slab

1:5



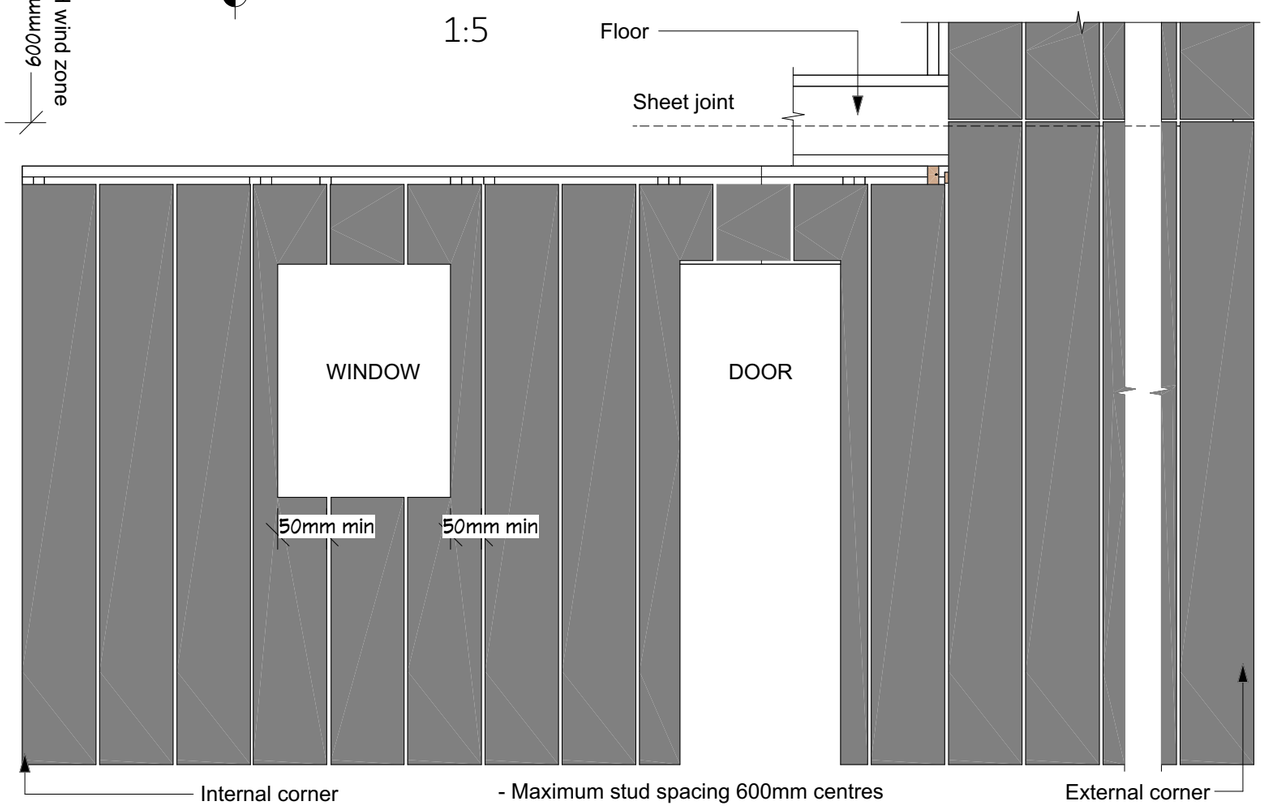
D04 Soffit Junction

1:5



D02 Typical Vertical Layout

1:5



D05 Typical Vertical Layout

1:25

ROBERTSON BUILT LTD.

New Build

For: Global Homes

Lot 1143, Hanleys Farm

Sheet Title: Details - Linea Oblique Cladding

Drawn By: PWR

Issue Date: 15/11/2026

Scale: as indicated @ A3

Rev	Date	Issue
1	19/10/2026	CONSENT ISSUE

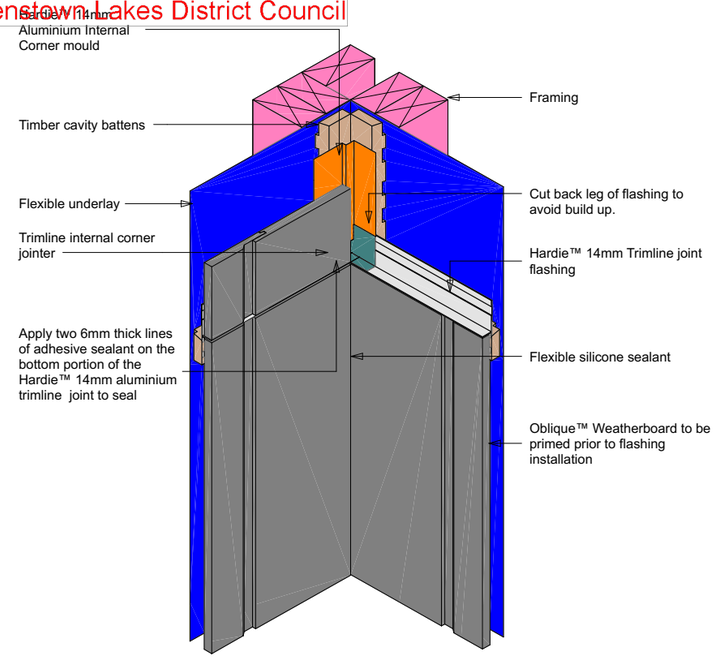
Sheet No. A403

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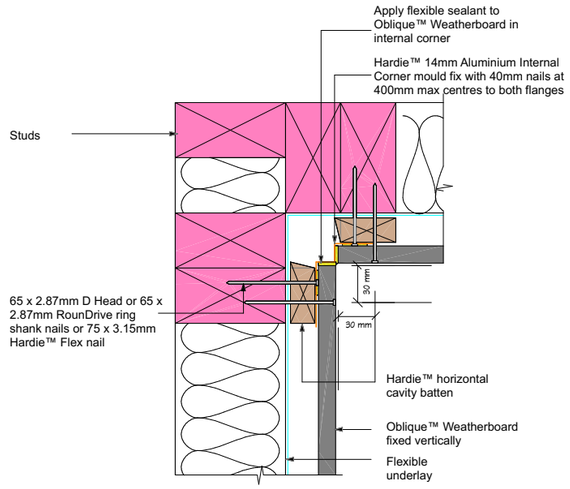
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D01 Wall Internal Corner

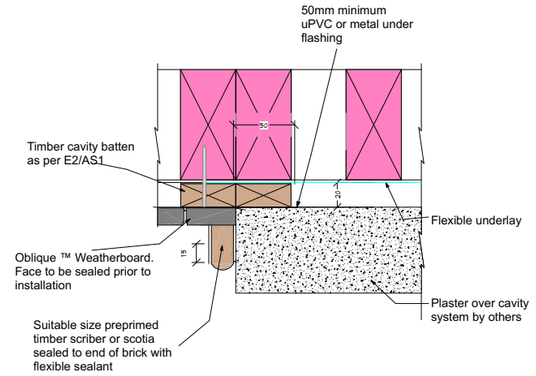
1:10



Note: Site cut edges to be primed

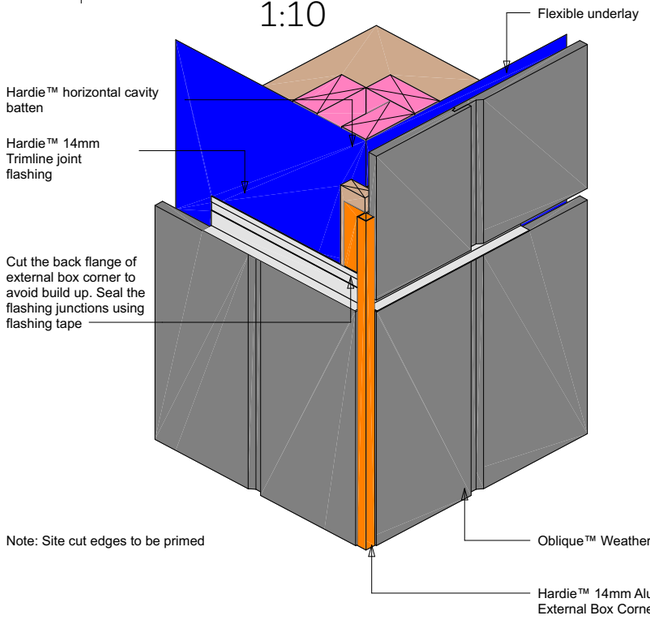
D02 Wall Internal Corner

1:5



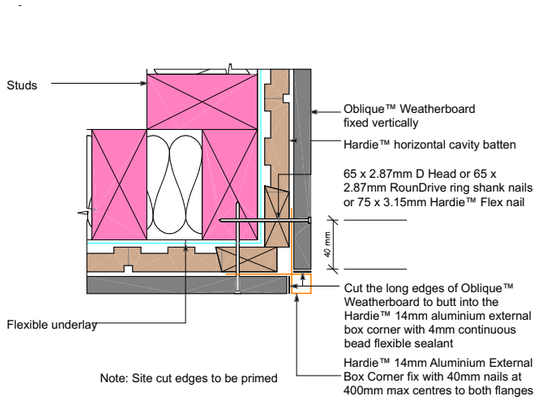
D03 Plaster Junction

1:5



D04 Wall External Corner

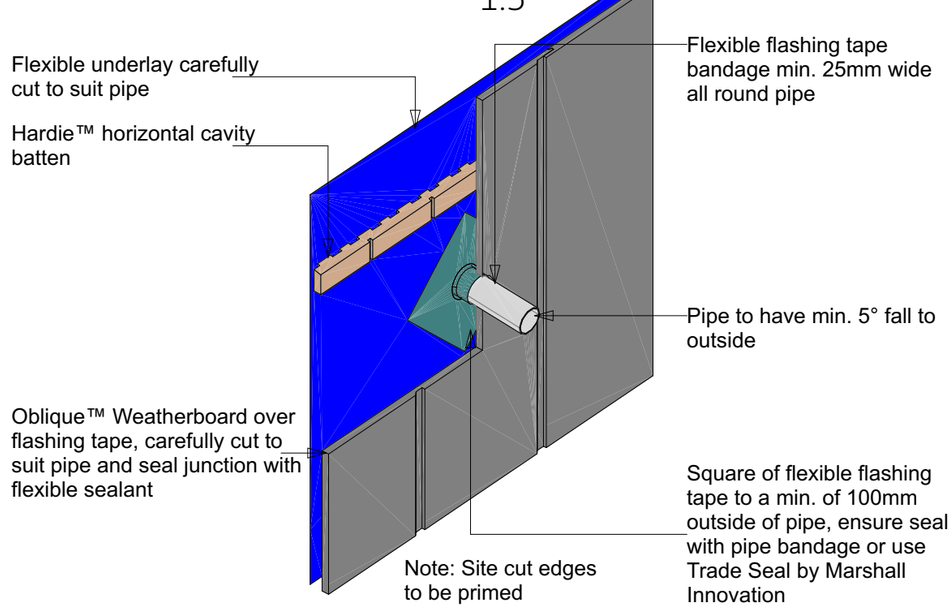
1:10



Note: Site cut edges to be primed

D05 Wall External Corner

1:5



D06 Cladding Penetration

1:10

ROBERTSON BUILT LTD.

MASTER BUILDERS

SITESAFE MEMBER

New Build

For: Global Homes

Lot 1143, Hanleys Farm

Sheet Title: Details - Linea Oblique Cladding

Drawn By: PWR

Issue Date: 15/11/2026

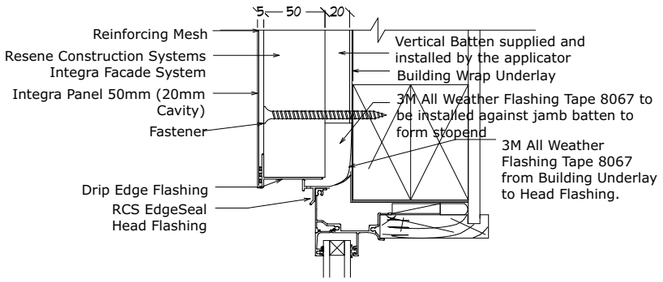
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Rev	Date	Issue
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Sheet No. A404

Contractor to verify all measurements on site.

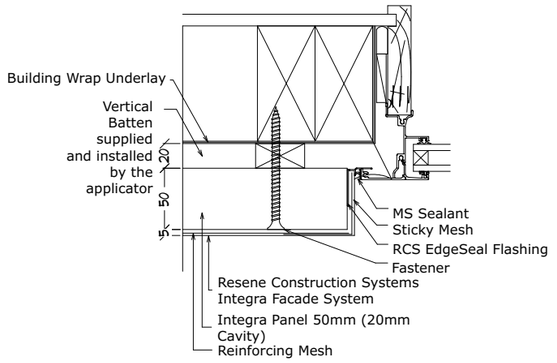
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Queenstown Lakes District Council



The RCS EdgeSealHead Flashing must be installed so that it extends 10mm either side of the jamb extrusion. Can be utilised on a sloping window head up to 25 degrees

D01 Aluminium Head

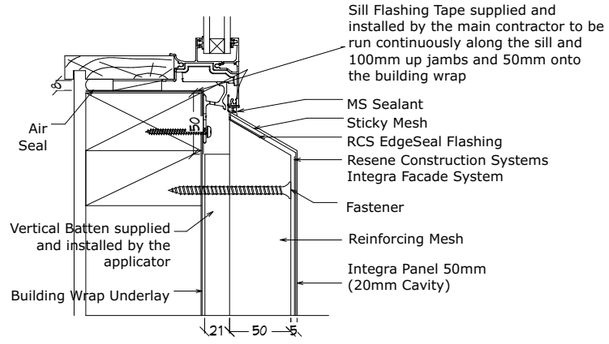
1:5



Allow a 25mm Gap between the back of the joinery and external facing timber framing to allow the jamb flashing to fit.

D02 Aluminium Jamb

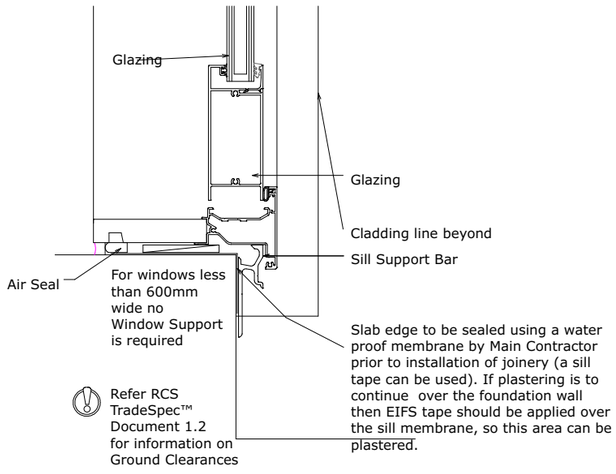
1:5



Allow a 25mm Gap between the back of the joinery and external facing timber framing to allow the sill flashing to fit.

D03 Aluminium Window Sill

1:5



Refer RCS TradeSpec™ Document 1.2 for information on Ground Clearances

D04 Aluminium Sill - Concrete Slab

1:5

ROBERTSON BUILT LTD.

New Build

For: Global Homes

Lot 1143, Hanleys Farm

Sheet Title: Details - External Joinery

Drawn By: PWR

Issue Date: 15/11/2026

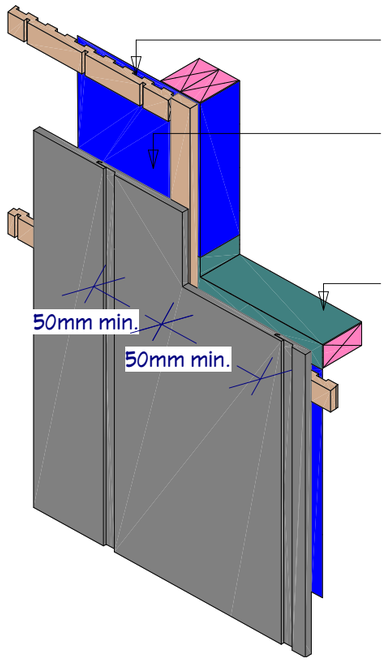
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Rev	Date	Issue
1	19/10/2026	CONSENT ISSUE

Sheet No. A405

Contractor to verify all measurements on site.

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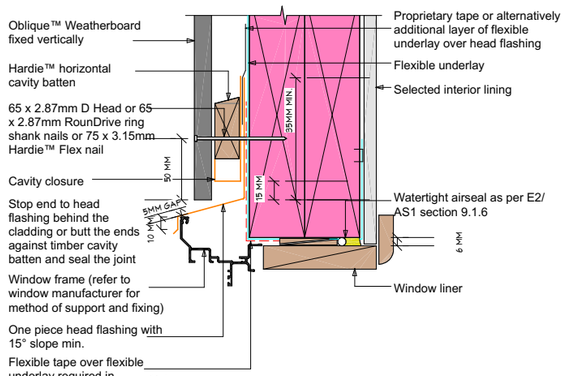
Hardie™ horizontal cavity batten

Window frame omitted for clarity

Flashing tape

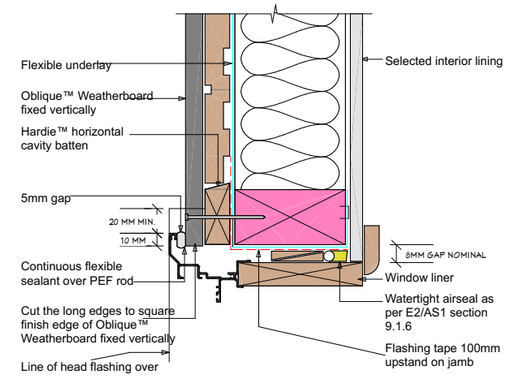
Note:
- Site cut edges to be primed
- Window frame omitted for clarity

D01 Aluminium Wrap Detail
1:10

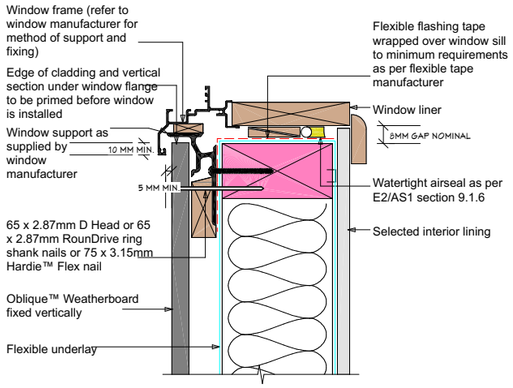


Note:
1. Site cut edges to be primed
2. Sealant must be installed between head flashing and window flange in VH and above wind zones. Refer to Figure 71 of E2/AS1

D02 Aluminium Head
1:5

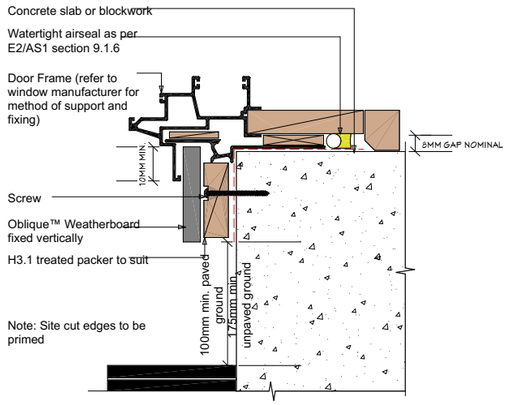


D03 Aluminium Jamb
1:5



General notes for materials selection
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of the NZBC E2/AS1
2. Flexible underlay must comply with acceptable solution E2/AS1
3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact
4. When HomeRAB™ Pre-Cladding/RAB™ Board is used flashing tape to be applied to the entire window opening

D04 Aluminium Window Sill
1:5



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

General notes for materials selection
1. Flexible underlay must comply with acceptable solution E2/AS1
2. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact

D05 Aluminium Sill - Concrete Slab
1:5

ROBERTSON BUILT LTD.

New Build

For: Global Homes
Lot 1143, Hanleys Farm

Sheet Title: Details - External Joinery
Drawn By: PWR
Issue Date: 15/11/2026

Scale: as indicated @ A3

Rev	Date	Issue
1	19/10/2026	CONSENT ISSUE

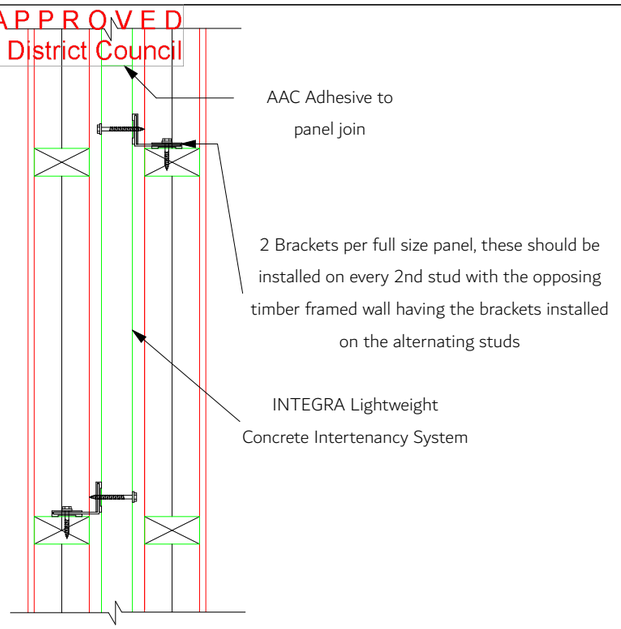
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Contractor to verify all measurements on site.

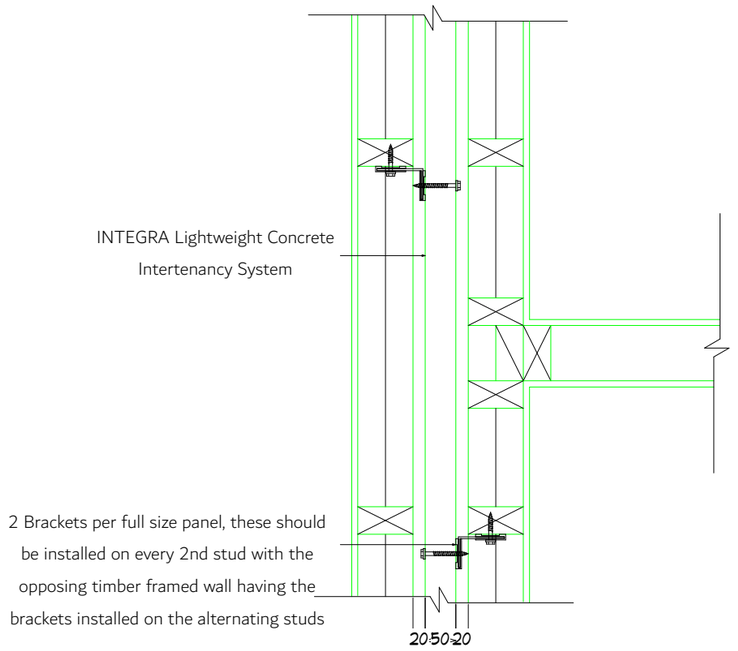
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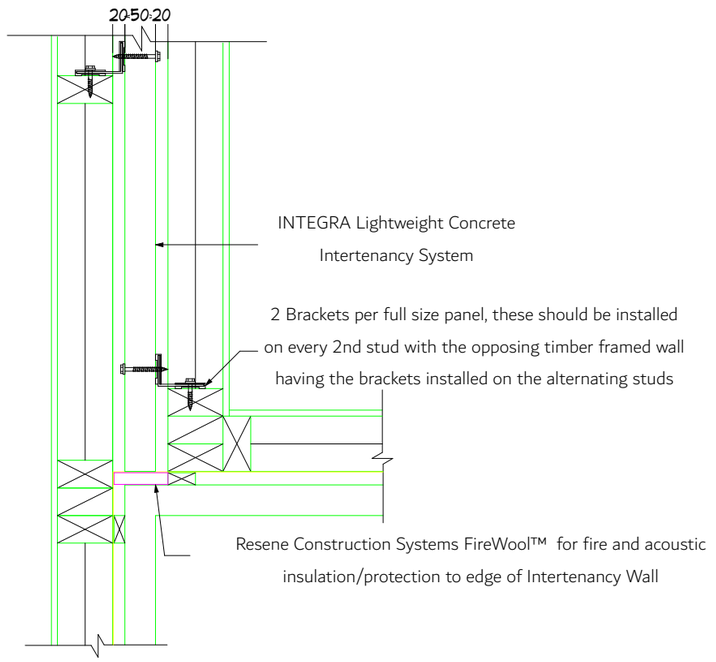
Queenstown Lakes District Council



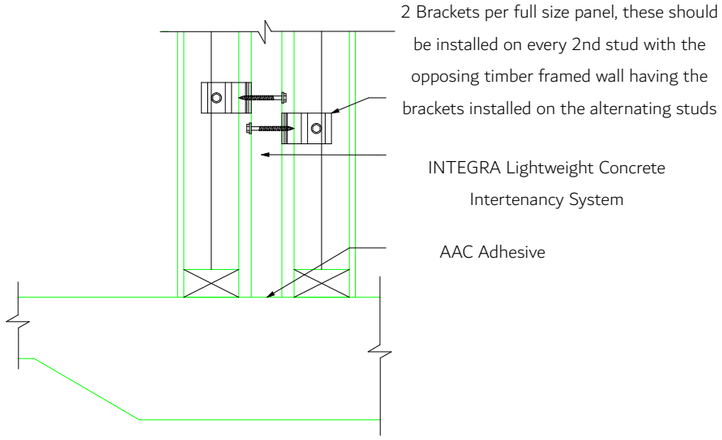
D01 Wall Plan
1:10



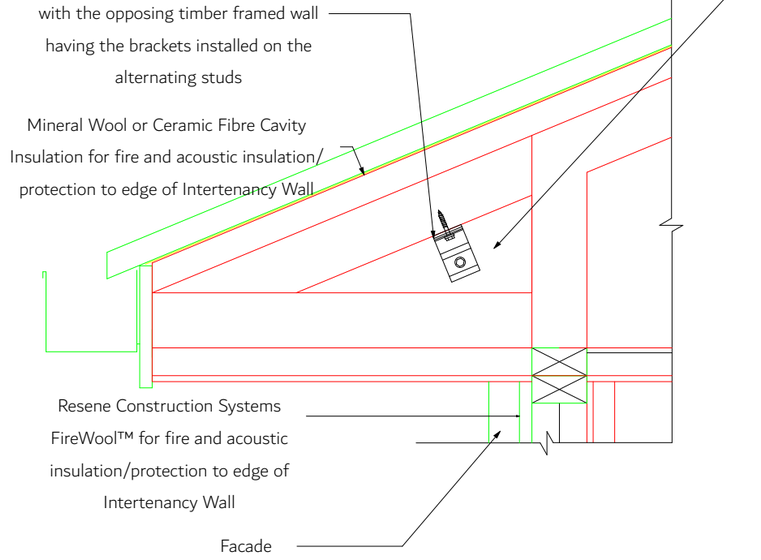
D02 T-Junction with Internal Wall
1:10



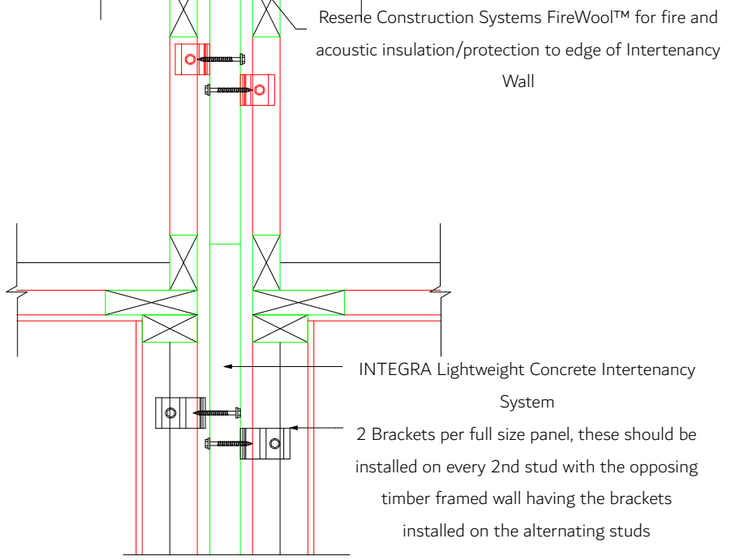
D03 T-Junction with Internal Corner
1:10



D04 Foundation Detail
1:10



D05 Roof Eave
1:10



D06 Roof Truss
1:10

ROBERTSON BUILT LTD.

MASTER BUILDERS

SITESAFE MEMBER

New Build

For: Global Homes

Lot 1143, Hanleys Farm

Sheet Title: Details - Integra Firewall

Drawn By: PWR

Issue Date: 15/11/2026

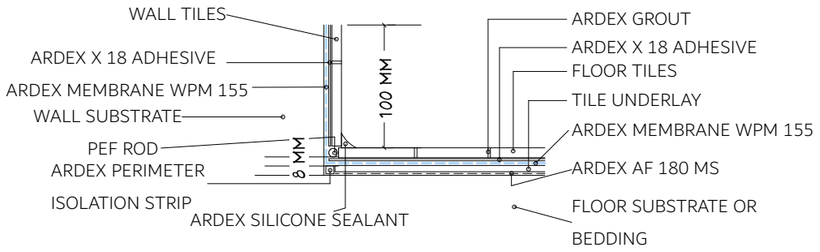
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Rev	Date	Issue
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Sheet No. A407

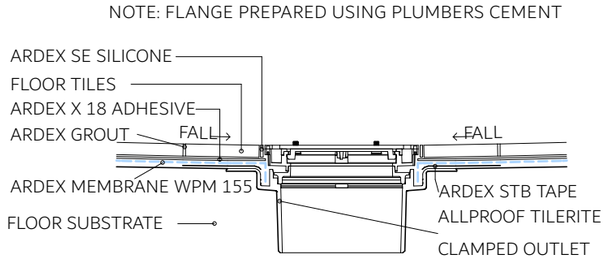
Contractor to verify all measurements on site.

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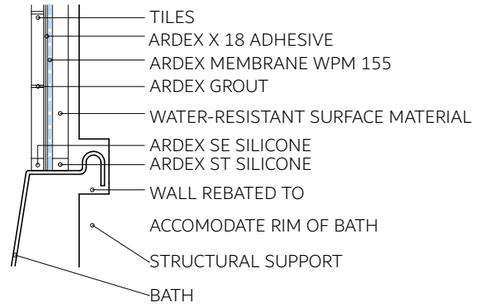
D01 Tiled Wall/Floor Junction

1:5



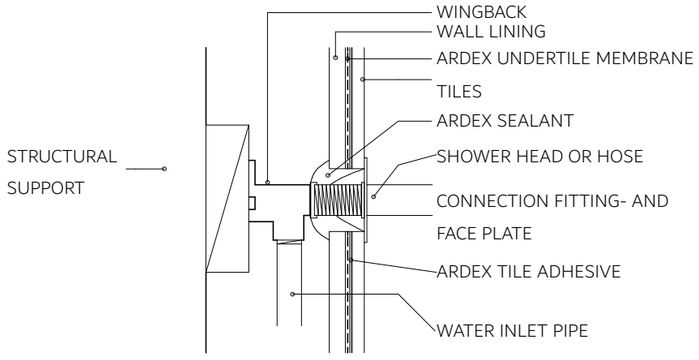
D02 Membrane Flange

1:5



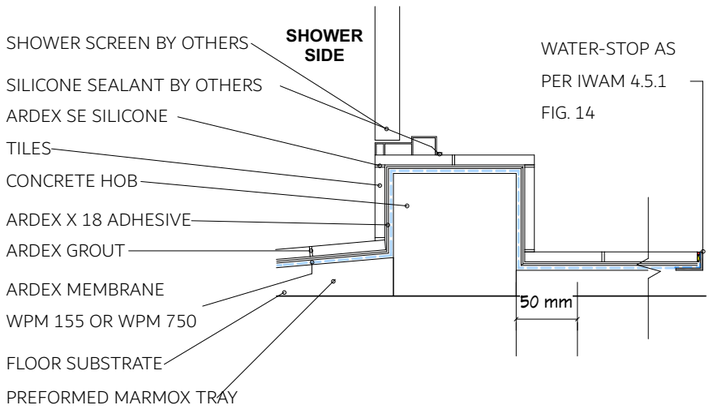
D03 Bath Wall Junction

1:5



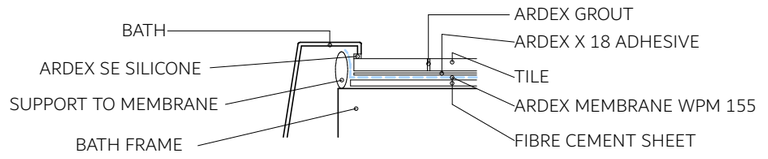
D04 Tile Area Penetration

1:5



D05 Shower Hob

1:5



D06 Bath Edge

1:5

ROBERTSON BUILT LTD.

New Build

For: Global Homes
Lot 1143, Hanleys Farm

Sheet Title: Details - Tile Areas
Drawn By: PWR
Issue Date: 15/11/2026

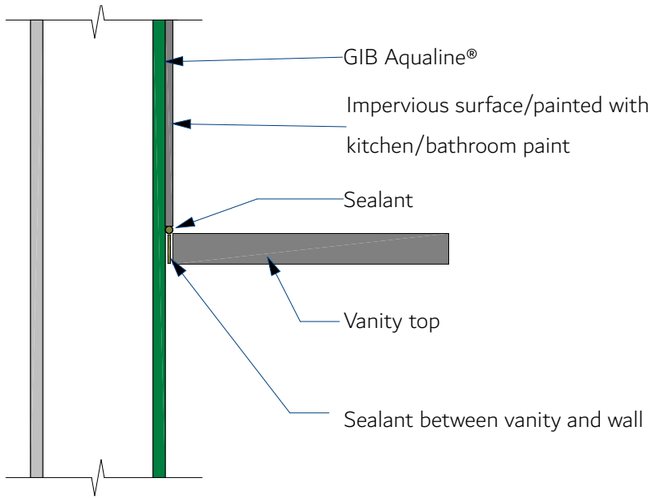
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Rev	Date	Issue
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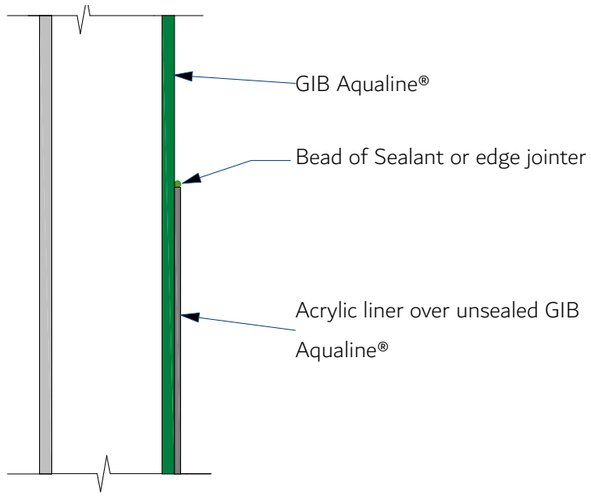
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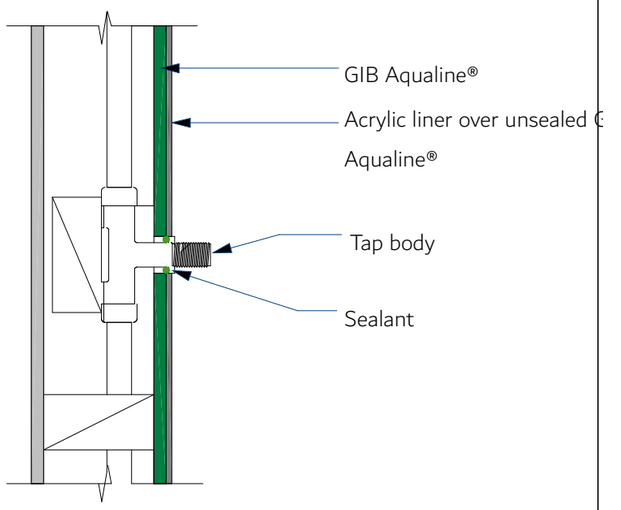
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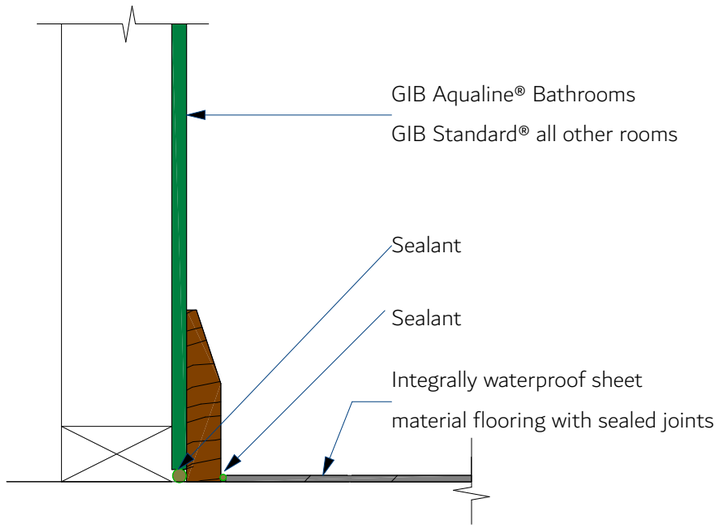
D01 Vanity Top Lining Junction
1:5



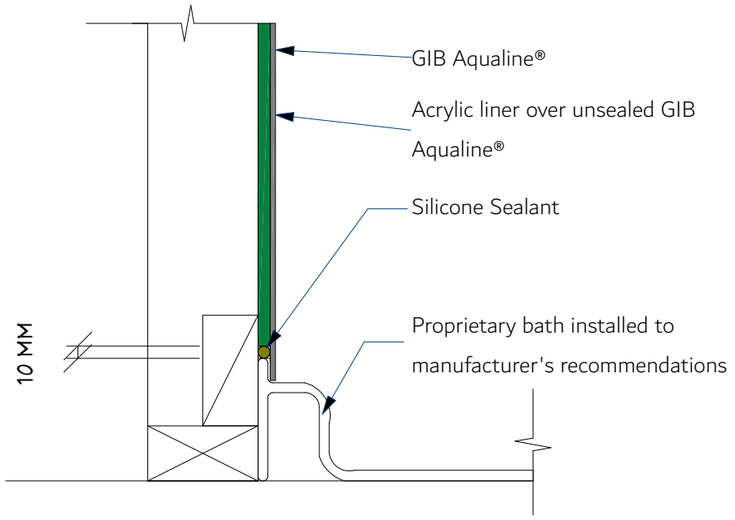
D02 Shower Liner to Plasterboard Lining
1:5



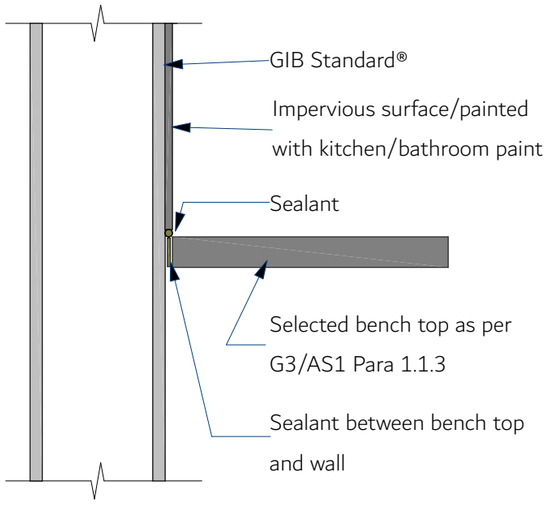
D03 Wet Area Penetration
1:5



D04 Wet Area Flooring
1:5



D05 Moulded Shower Tray Junction
1:5



D06 Benchtop Lining Junction
1:5

ROBERTSON BUILT LTD.

New Build

For: Global Homes
Lot 1143, Hanleys Farm

Sheet Title: Details - Wet Areas
Drawn By: PWR
Issue Date: 15/11/2026

Scale: as indicated @ A3

Rev	Date	Issue
1	19/10/2026	CONSENT ISSUE

Sheet No. A409

Contractor to verify all measurements on site.

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Table 5: Venting requirements
Paragraphs 5.3.2, 5.4.2, 5.7.1, 5.8.1, 5.8.2 and 5.8.1

Stacks

Stack vent: All stacks discharging to another stack or to a *drain* require an open vent, sized in accordance with Table 6. Venting with an *air admittance valve* is permitted only on second and subsequent stacks as at least one open vent (the stack vent, if acting as main *drain* vent) is required to ventilate the *drain*.

Relief vent: All stacks that receive discharges from 3 floor levels shall be vented with a *relief vent* sized in accordance with Table 6. *Relief vents* shall be open vented.

Fixtures connected to a stack

All connections to a stack, except the highest connection, require venting by either an open vent, or an *air admittance valve*, sized in accordance with Table 6.

Highest fixture connected to a stack

The individual highest connection to a stack requires venting by either an open vent, or an *air admittance valve*, sized in accordance with Table 6, if the *discharge pipe* is longer than:

- 6 m for 100 mm pipe,
- 1.5 m for 80 mm pipe, and
- 3.5 m for 65 to 32 mm pipes.

Soil fixtures connected to an unvented branch drain

All *soil fixtures* connected to an unvented branch *drain* require venting by either an open vent, or an *air admittance valve*, sized in accordance with Table 6.

Soil fixtures connected to a vented drain with a gradient of less then 1:60

All *soil fixtures* connected to a vented *drain*, where the branch and the vented *drain* are at a gradient of less than 1:60, require venting by either an open vent, or an *air admittance valve* sized in accordance with Table 6.

Individual soil fixtures connected to a vented drain with a gradient of 1:60 or steeper

Individual *soil fixtures* connected to a vented *drain*, where the branch and the vented *drain* are at a gradient of 1:60 or steeper, require venting by either an open vent, or an *air admittance valve*, sized in accordance with Table 6, if the *discharge pipe* is longer than:

- 6 m for 100 mm pipe, or includes a vertical drop greater than 2 m, and
- 1.5 m for 80 mm pipe *diameters*.

Fixtures discharging to a gully trap

1. *Fixtures* connected to a combined *waste pipe* require venting by either an open vent, or an *air admittance valve*, sized in accordance with Table 6.
2. Individual *fixture discharge pipes* over 3.5 m in length require venting by either an open vent, or an *air admittance valve*, sized in accordance with Table 6.
3. Where any 32 mm *discharge pipe* has a vertical drop of greater than 1.5 m it shall be vented with a 32 mm vent pipe or an *air admittance valve*.

Venting of main drains

Main *drains* discharging to the *sewer* or to an on-site disposal system are required to be vented with a minimum 80 mm open vent.

Venting of branch drains

Branch *drains* connected to a vented *drain* that exceed 10 m in length require venting with an open vent, sized in accordance with Table 6.

6.3 Thermal movement

6.3.1 The plumbing system shall accommodate without failure the expected longitudinal movement in pipes resulting from temperature changes. All copper and PVC-U pipes shall incorporate expansion joints. The provisions described in Section 6.4 of AS/NZS 2032 shall be used for PVC-U pipes.

6.3.2 At supports, and at wall and floor penetrations not incorporating expansion j oints, movement shall be accommodated using pipe sleeves or a durable and fl exible lagging material.

COMMENT:

1. Thermal expansion will cause a 10 m length of PVC-U to extend 0.8 mm for each 1° C rise of pipe temperature.
2. Provision for thermal movement by correctly locating expansion joints, with fixed and sliding supports, prevents damage to pipes and fixtures.

Figure 2: Multiple outlets
Paragraph 3.3.2

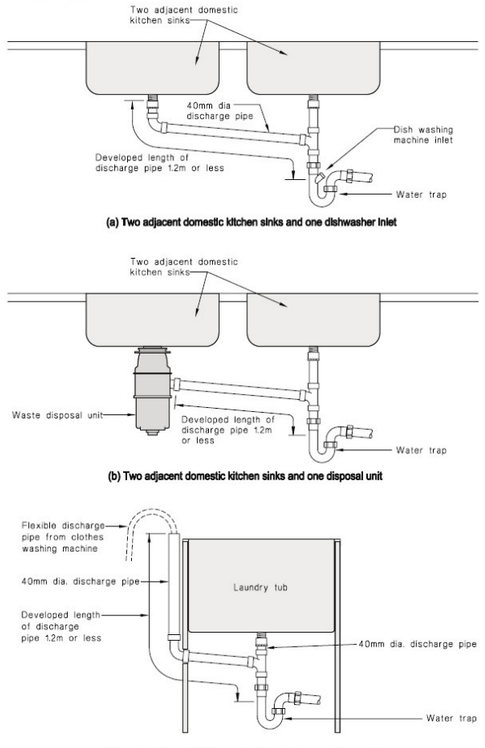


Figure 6: Soil fixture discharge pipes
Paragraphs 4.6.1 a), 4.6.2, 5.5.2 a)

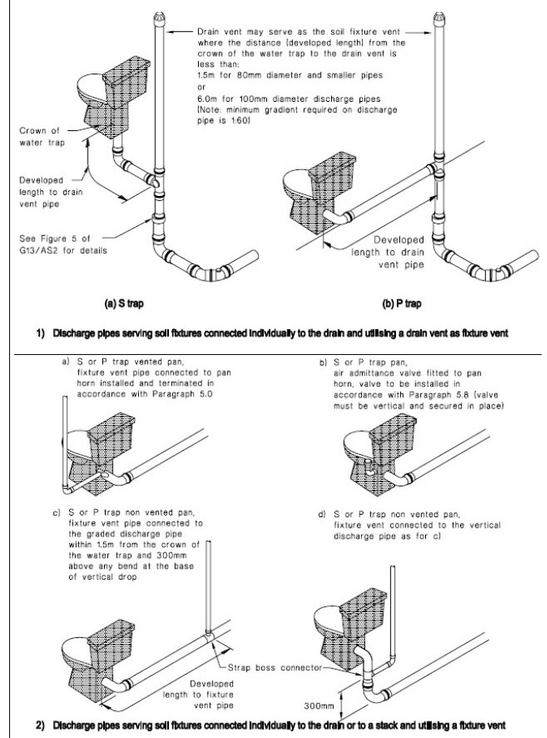
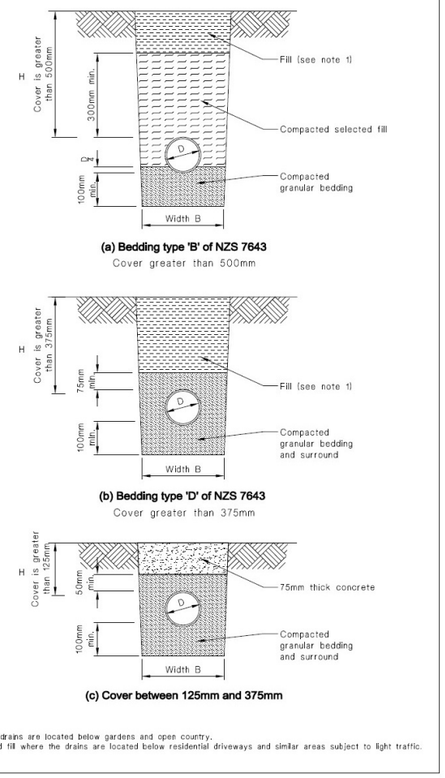


Figure 7: Bedding and backfilling
Paragraphs 5.2.1, 5.3.1 and 5.4.1



7.2 Protection from freezing

7.2.1 Where there is the likelihood of freezing, hot and cold water supply systems shall be protected in the following manner:

a) Piping outside of the building thermal envelope shall be insulated,

b) Piping buried in the ground shall be insulated or installed below a level affected by freezing, and

c) Storage water heater vent pipes shall be insulated (see Figure 17).

7.2.2 In climates where freezing temperatures are likely for a period of greater than 24 hours an expansion control valve is required in addition to vent pipe insulation (see Figure 17).

Figure 2: Details of gully traps
Paragraph 3.3.1

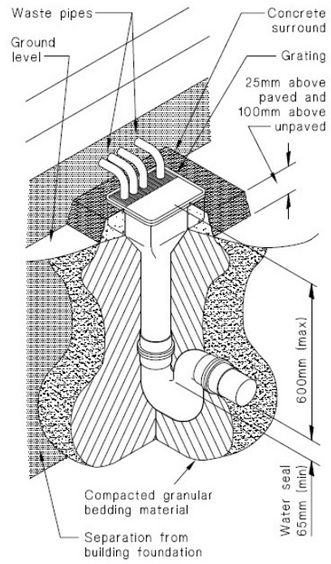
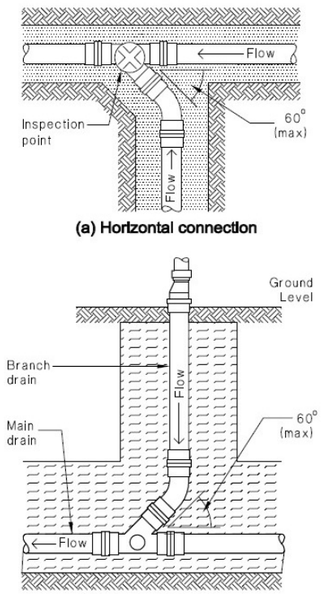


Figure 1: Connection of drains
Paragraph 3.2.1



7.3 Protection from damage

7.3.1 Water supply pipes shall be protected from the likelihood of damage.

7.3.2 Pipes below ground level

An acceptable method of protecting water supply pipes is to provide the minimum covers given below:

Cover Location

600 mm Residential driveways and similar areas subjected to occasional heavy traffic

450 mm Gardens, lawns or other areas not subjected to traffic

7.3.3 Movement in concrete or masonry

Pipes penetrating concrete or masonry elements shall be either wrapped with a flexible material, or passed through a sleeve or duct, to permit free m ovement for expansion and contraction.

Pipework in or under a concrete slab must be installed in a manner to achieve a 50 year durability.

ROBERTSON BUILT LTD.

New Build

For: Global Homes
Lot 1143, Hanleys Farm

Sheet Title: Details - Drainage
Drawn By: PWR
Issue Date: 15/11/2026

Scale: as indicated @ A3

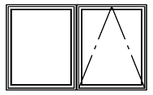
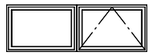
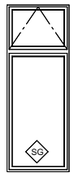
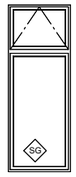
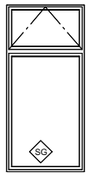
Rev	Date	Issue
1	19/10/2026	CONSENT ISSUE

Sheet No. A4010

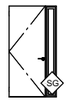
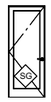
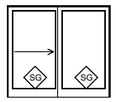
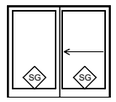
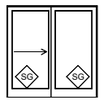
Contractor to verify all measurements on site.

BC261435
APPROVED
Queenstown Lakes District Council

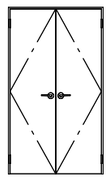
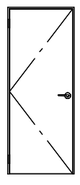
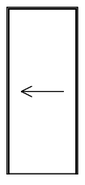
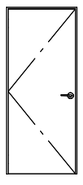
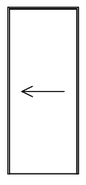
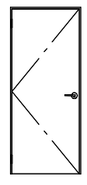
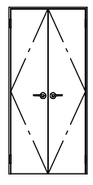
WINDOW SCHEDULE

EXTERIOR ELEVATION						
UNIT NUMBER	W01	W02	W03	W04	W05	W06
QUANTITY	4	1	4	1	1	2
DIMENSIONS	1 810X1 100	1 810X600	800X2 150	1 810X600	800X2 150	1 000X2 150
HEAD HEIGHT	1100	600	2150	600	2150	2150
SILL HEIGHT	1050	1550	0	1550	0	0
COMMENTS				OPAQUE	OPAQUE	

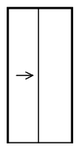
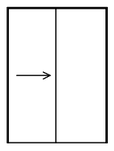
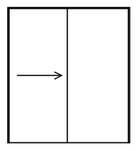
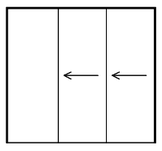
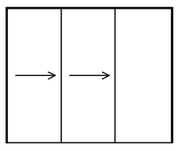
EXTERNAL DOOR SCHEDULE

EXTERIOR ELEVATION						
UNIT NUMBER	D01	D02	D03	D04	D05	D06
QUANTITY	1	1	1	1	1	1
DIMENSIONS	1 120X2 150	4 700X2 150	830X2 150 L EX	2 400X2 150 L EX	2 400X2 150 R EX	2 100X2 150 L EX
HEAD HEIGHT	2150	2150	2150	2150	2150	2150
SILL HEIGHT	0	0	0	0	0	0
COMMENTS						

INTERNAL DOOR SCHEDULE

EXTERIOR ELEVATION							
UNIT NUMBER	ID01	ID03	ID04	ID05	ID06	ID07	ID08
QUANTITY	1	2	1	4	1	5	1
DIMENSIONS	1 100X1 980 L/R IN	760X1 980 R IN	810X1 980 L	810X1 980 L IN	810X1 980 R	810X1 980 R IN	900X1 980 L/R IN
HEAD HEIGHT	1980	1980	1980	1980	1980	1980	1980
SILL HEIGHT	0	0	0	0	0	0	0
COMMENTS							

INTERNAL DOOR SCHEDULE

EXTERIOR ELEVATION					
UNIT NUMBER	ID09	ID10	ID11	ID12	ID13
QUANTITY	1	1	2	1	1
DIMENSIONS	1 140X2 400 L IN	1 750X2 400 L IN	2 140X2 400 L IN	2 632X2 400 R IN	2 940X2 400 L IN
HEAD HEIGHT	2400	2400	2400	2400	2400
SILL HEIGHT	0	0	0	0	0
COMMENTS					

Window & Door General Notes:

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

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

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

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

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

Interior Doors:

All interior doors to be 35mm hollow core MDF, paint finish, colour to be selected by client.

Bathroom & powder room doors to all be "polycore" doors for the better acoustic value.

(Unless noted otherwise)

Exterior Windows & Doors:

Exterior Doors to be Residential Series

Glass: R-value 0.50min, Double Glazed

SG = Nominates safety glass to NZS 4223-Part 3 - Safety glazing to all panels within 800mm of FFL, stairwell windows, bathroom, ensuite & WC areas

Finish: Powder coated finish, colour to be selected by client

Hardware: to match joinery (Unless noted otherwise)

All window & door opening sizes shown are nominal. Manufacturer to confirm all dimensions with site measure prior to fabrication

ROBERTSON BUILT LTD.

New Build

For: Global Homes

Lot 1143, Hanleys Farm

Sheet Title: Door & Window Schedule

Drawn By: PWR

Issue Date: 15/11/2026

Scale: as indicated @ A3

Rev	Date	Issue
1	4/07/2026	DEVELOPED DESIGN
2	5/09/2026	PRICING ISSUE
3	19/10/2026	CONSENT ISSUE

Sheet No. A501

Contractor to verify all measurements on site.