J & A Love

64 Rowe Drive Hanley's Farm

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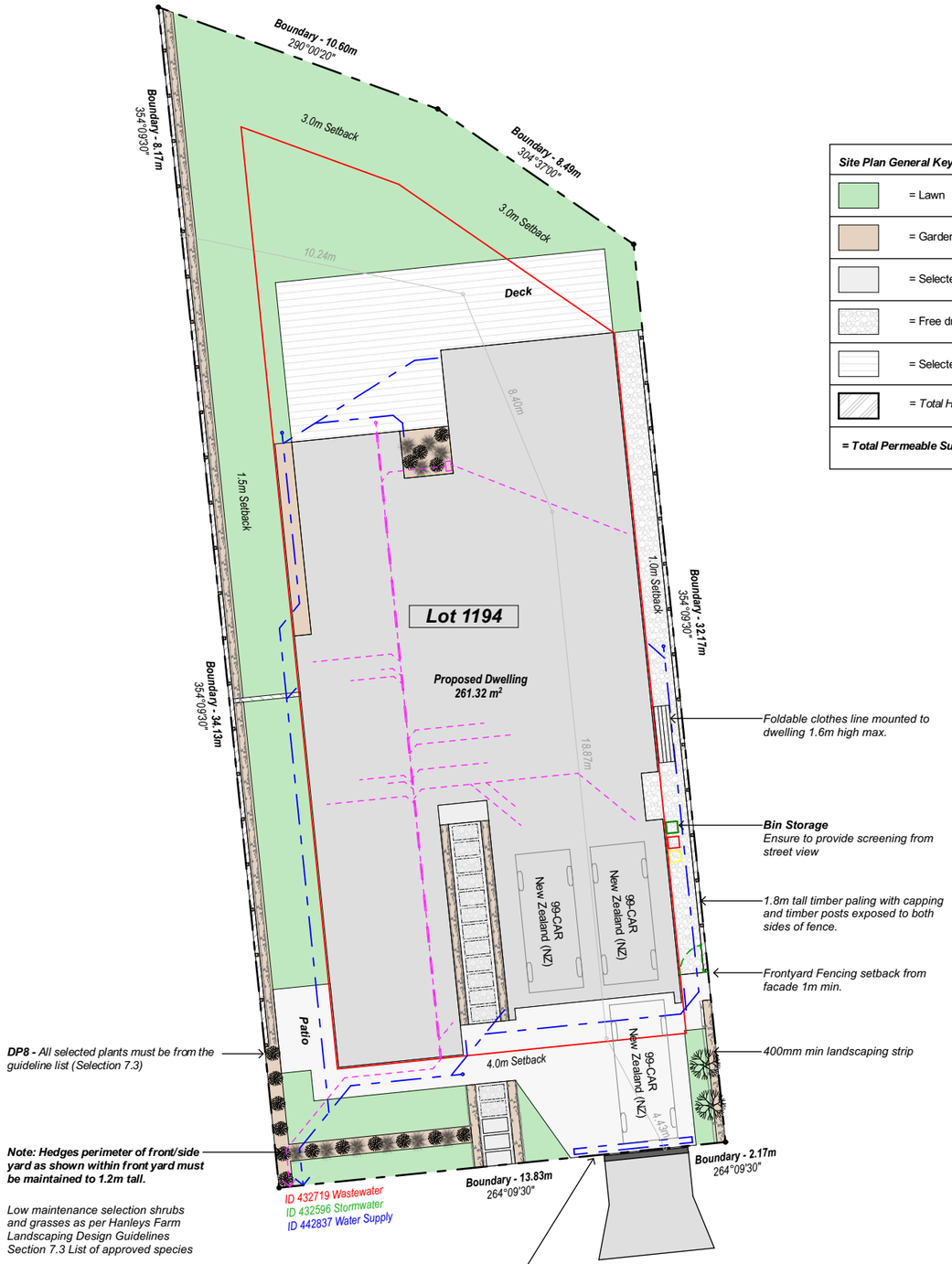


GENERAL SITE NOTES:

Wind Zone:	*Very High*
Earthquake Zone:	*3*
Snow zone:	*N5*
Exposure Zone:	*B*

House Floor Area Over Frame
261.32m²

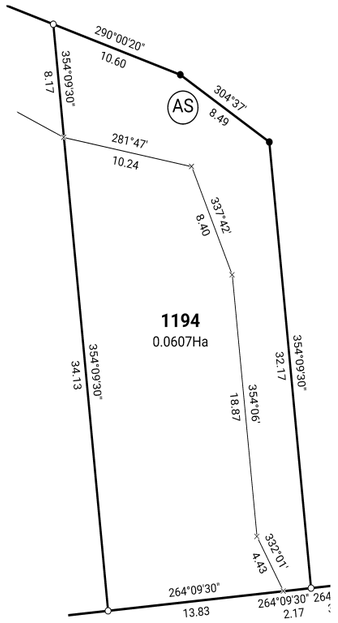
Total Site Area
607m²



Site Plan
Scale 1:200 @ A3

Site Plan General Key	
= Lawn	167.98m²
= Garden finish - All beds to be bark finish	39.65m²
= Selected Exposed Agg / Concrete finish	50.28m²
= Free draining metal on weed matt	36.83m²
= Selected Free Draining Timber Deck	50.69m²
= *Total House Footprint Area*	261.32m²
= Total Permeable Surface Area	***292.15m² = (48%)***

N



Site Plan

Landscaping:

Landscaping to be confirmed by the client.

General:

Concept subject to TA rules and regulations
All dimensions to be confirmed on site

Sediment Control:

All ground cover / vegetation outside of immediate build area to maintained throughout period of house build. This includes all grass verges on the street frontage.

Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with imperious sheets.

Roof downpipes are to be connected to the installed storm water drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.

Steps & Paths:

A step/s or appropriate landscaping is to be provided if drop from external doors is greater than 190mm from FFL to FGL.

All access routes must provide a non-slip surface in accordance to NZBC D1/AS

Table 2, Floor tiles to be non-slip and have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles

Convey surface water from sealed drive to an appropriate approved outfall.

Boundary Dimensions and bearings subject to confirmation

E1/AS1 - 2.0.1
2.0.1 Suspended floors and slabs on ground shall be at least 150 mm above the finished level of the surrounding ground immediately adjacent to the building, and:
a) For sites level with or above the road, no less than 150 mm above the road crown on at least one cross-section through the building and roadway.
b) For sites below the road, no less than 150 mm above the lowest point on the site boundary.

Contractor must check all dimensions and levels on site prior to construction.

The provisions of the New Zealand Building Code override anything that is inconsistent in these specifications and plans and must be complied with.

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GENERAL SITE NOTES:

Wind Zone:	Very High
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Snow zone:	N5
Exposure Zone:	B

House Floor Area Over Frame
261.32m²

Total Site Area
607m²

INTEGRA Lightweight Concrete Intertenancy System
System: INTA120A

6mm James Hardie RAB.
System: JHETVR60-N

Smart Meter

SD Smoke Detector



Floor Plan
Scale 1:100 @ A3

General Notes:

Smoke Alarms (hush type)
Smoke Alarms to be fitted as indicted on plan.
(To comply with F7 & C/AS1 Type 1 Domestic Alarm system)
New smoke alarms to be fitted in accordance with NZS4514:2021 2.2.1.
Smoke alarms to be interconnected wirelessly if cannot be wired.

Miscellaneous:
Dimensions shown are to frame (90mm) GIB Thickness not shown.
Entry through external doors
Mechanical Ventilation
Air Seals to have PEF Rod & Low expansion foam
All windows and doors entered in room unless shown otherwise

Wall Framing:

Designed to	Very High Wind Zone
Stud Height	2610mm (underside of truss)

Lintels and Beams:
Lintels and Beams can be found on the Truss and Frame Design

Building Wrap:
Ecoply Barrier (bracing elements installed as noted on bracing plan)

Doors:

All internal doors:	2200mm
Robe Doors:	2200mm
Type:	Hollow Core MDF
Front Door:	APL Axis Vertical Solid 860mm Mannex Powder coat AX00

Insulation:
Refer to H1 Plans and Calculations for all Insulation requirements

Wall Cladding:

- JSC Board & Batten on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

- JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

- 0.40BMT Dimond Corrugate cladding with selected Zinacore Colorcote finish on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Wall & Ceiling Linings:

Walls:	Standard 10mm GIB (check bracing plan) 10mm GIB Aqualine (Bathrooms) 9mm Villaboard (Behind Tiled Areas)
Ceiling:	Standard 13mm GIB 13mm GIB Aqualine (Bathrooms)

Floor Finishes:
Carpet, Tiles, Timber Planks & Concrete (Garage)

Interior & Exterior Joinery:
Exterior: Aluminium Double Pane joinery, Low E4/ Argon.
Thermally Broken R0.50 Double Glazed to NZS 4223.3:2016

Interior: Shelf & Rail

Water Heating:
Rheem 250L HWC with safe tray,
Rheem 180L HWC with safe tray (Unit)

Heating:
Metro Wee Rad Woodburner
Underfloor heating

Kitchen Cooktop:
Electric Hob

Electrical:
Note: Manufacturers instructions and installation requirements must be adhered to for all lights and down light specification TBC by Client. All clearances from timber and insulation **MUST** be adhered to and installation to be carried out by a registered electrician to NZECP

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Framing Plan

Scale 1:100 @A3

TIMBER SCHEDULE

Element		Treatment	Grade	Size	Spacing
Exterior Wall Framing	-Studs -Dwangs	H1.2 H1.2	LVL8 SG 8	90x45mm 90x45mm	600mm - By Others 480mm (For JSC) 800mm (For Metal Cladding)
Exterior Wall Framing	-Studs -Dwangs	H1.2 H1.2	LVL8 SG 8	140x45mm 140x45mm	600mm - By Others 480mm (For JSC) 800mm (For Metal Cladding)
Interior Wall Framing	-Studs -Dwangs	H1.2 H1.2	LVL8 SG 8	90x45mm 90x45mm	600mm - By Others 1350mm max
Roof Framing	-Trusses -Purlins	H1.2 H1.2	By Others SG 8	By Others 70x45mm	By Others 900mm max Intermediate 600mm Periphery

Note: Ensure to review cladding manufacturers literature for dwang and stud spacings

MAS

Drawing Title
Love Residence
64 Rowe Drive
Hanley's Farm

Client
J & A Love
Hanley's Farm
Queenstown

Project Info
Lot No: 1194
DP No: 622777
Wind Zone: Very High
Corrosion Zone: C
Snow Zone: Truss Designer
Quake Zone: 3

Drawing Info
Drawn: MAS
Date: 29.10.2026
Scale: Stated
Sheet No: 015845-SH-04
Rev: 0

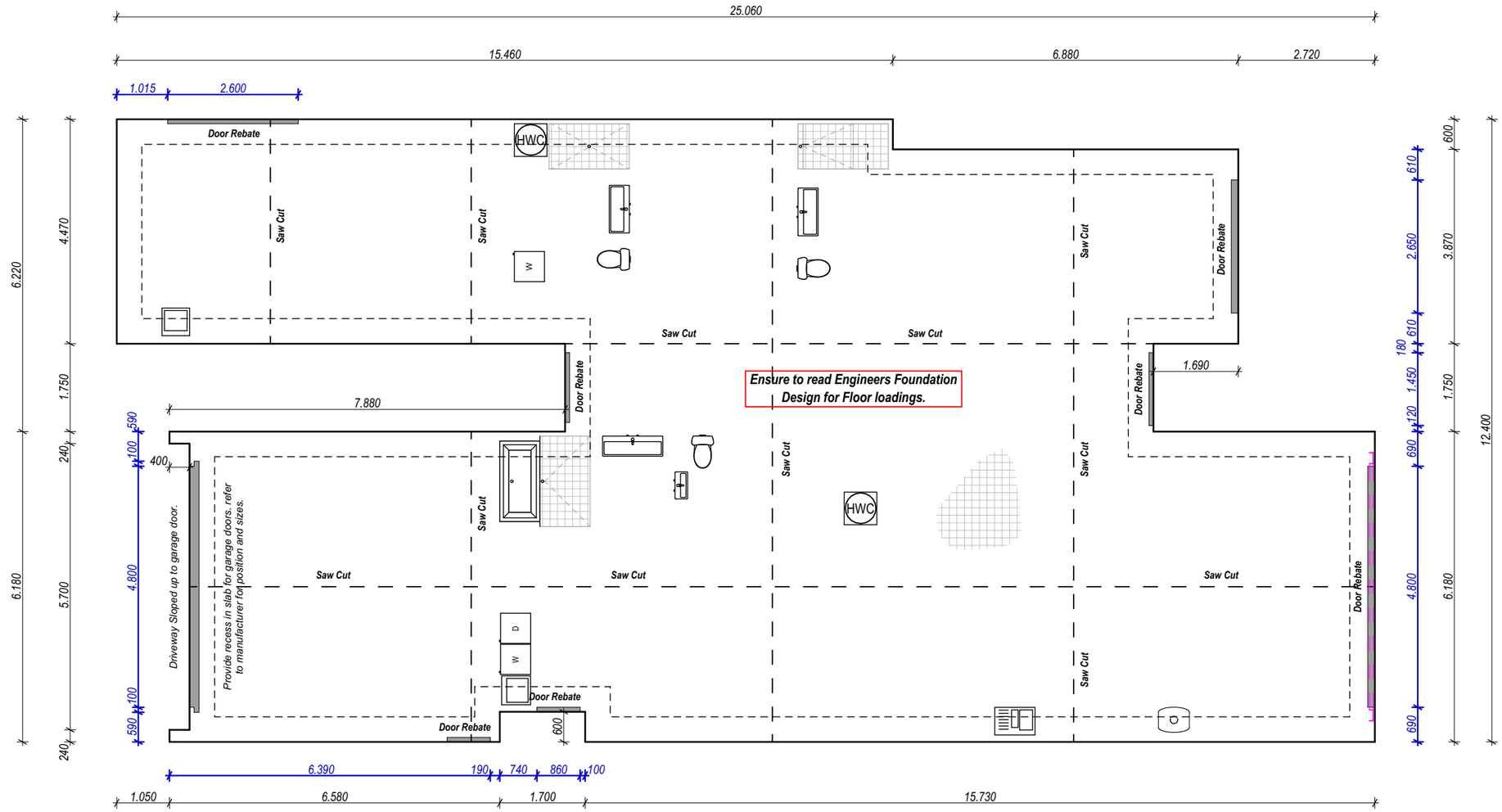
Date	Issue	Rev
09.10.2026	Issued for Developers Approval	C
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Framing Plan

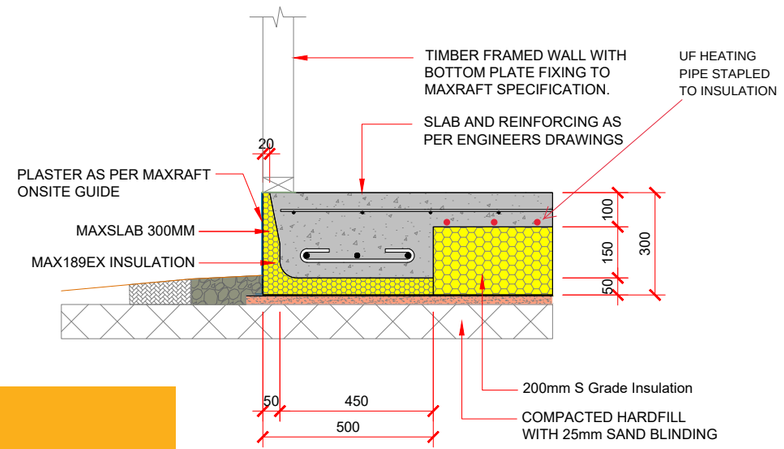
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Foundation Plan
Scale 1:100 @A3



MAXSLAB 300MM

UNDERFLOOR HEATING STAPLED TO POLY (100MM SLAB)

Foundation Notes:

- Maxslab 300mm Foundation As Per Engineers Design with underfloor heating and with MAX189EX Edge Insulation

- Engineer Designed Slab: with 200mm Expol ThermaSlab H Poly slab insulation. Underfloor heating comprising of 16 mm composite multilayer pipework and fittings, BRANZ appraised and installed in accordance with manufacturer's specifications.

- All dimensions over foundation face.

- Avoid construction joints & shrinkage controls under tiled areas. No shrinkage control cuts to be placed in parallel under framing that is to be used as a bracing element/ load bearing walls.

- Maximum dimension (in plan) between shrinkage controls is 6m with mesh. (Standard joint to be formed with 25mm min sawcut and free joint to be formed at 24m crs max

- Supplementary reinforcing (2/D12 1200mm long) to internal corners where shrinkage controls do not meet the internal corner to comply with NZS 3604 2011 clause 7.5.8.6.4

- WC riser locations have an assumed offset of 140mm from internal framing (manufacturer's technical specs should be consulted to confirm offset) Contractor to consult manufacturers documentation to determine the correct location for all wastes positioned through floor slabs.

- Minimum heights of concrete slab on ground above surrounding ground levels to be:

- Brick - 100mm to sealed surface, 150mm to unsealed ground
- Other Cladding - 150mm to sealed surface. 225mm to unsealed ground.

- Make allowances in slab for earthing of Meter board. Run Earth wire through PVC pipe.

- Earth Bar to be bonded to the reinforcing mesh

- Provide recess in slab for garage doors, confirm requirements with garage door supplier.

- Read foundation plan in conjunction with truss designers layout and specifications for slab thickening locations

All reinforcing is to be Ductility Class 500E, in accordance with NZS 4671

Bottom Plate Fixings
For internal and external walls, where slab edge is formed with in-situ concrete, anchors shall be set not less than 90mm into the concrete, maintaining minimum edge distance of 50mm Proprietary anchors shall be within 150mm of each end of the plate and be spaced at a maximum 900mm crs max. As per NZS3604:2011. DPC between bottom plate & floor slab.

Foundation Details:
Refer to sheet Sheet 12 for details

Ground Conditions:
This consent has been based on ground conditions as defined in the Engineers Soil investigation.

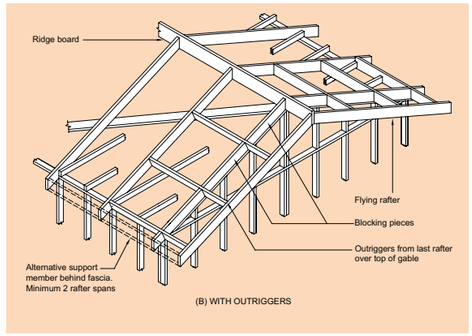
Reinforcing:
All reinforcing is to be Ductility Class 500E, in accordance with NZS 4671

Protection of Fixings:
Fixings shall comply with NZS 3604:2011 section 4 Durability Tables 4.1-4.3

Concrete Strength:
All concrete to comply with NZS 3604:2011 Section 4 Durability Clause 4.5.2

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Note all gable ends that extend 600mm are to be formed with SG8 H1.2 90x45 outriggers at 900mm crs (extending 750mm max) - To be fixed with 2/90x3.15 skew nails + 2 wire dogs as per NZS3604:2011 table 10.11 and figure 10.16 as shown

Figure 54: Soaker flashing for pipe penetrations
Paragraph 8.4.17

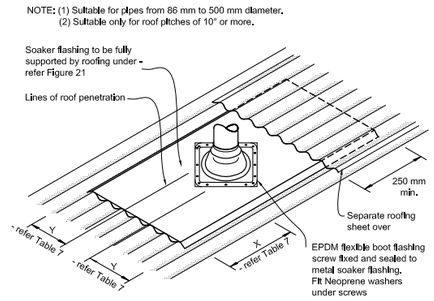
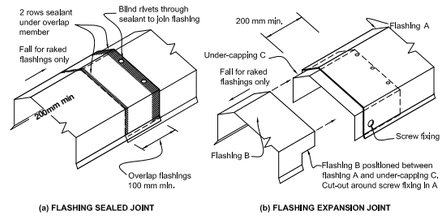
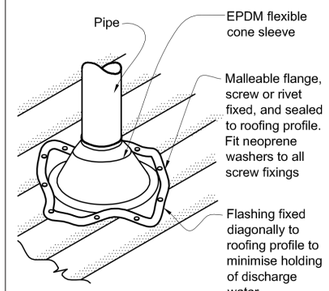


Figure 6: Joints in metal flashings
Paragraphs 4.5.2, 8.4.11.1, 9.6.7

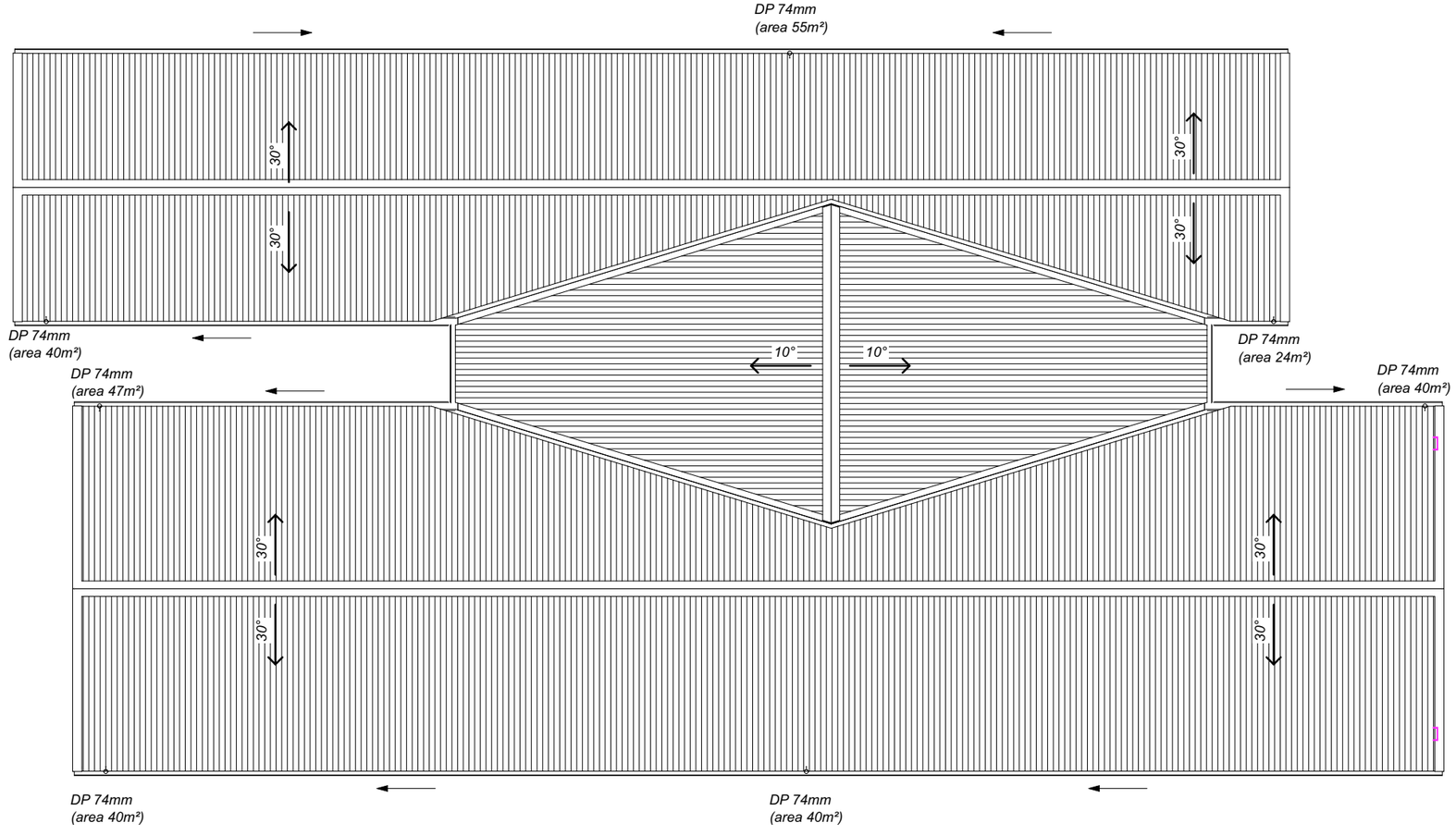


To be located every 8m on ridge as per E2/AS1 4.5.2 (b)

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.



Roof Plan
Scale 1:100 @A3

Roof:

Pitch:
30° & 10° for the dwelling

Cladding:
0.40BMT Dimond Corrugate Colorcote roofing with selected Zinacore Colorcote finish on heavy weight self supporting roofing underlay. Installed to manufacturers specifications

Flashings:
0.55 BMT Colorcote provided by roofing manufacturer to match roof with selected Colorcote Zinacore finish.

Roofing Underlay:
Thermakraft 215 or similar approved.

Spouting:
Continuous Colorcote Zinacore Half Round Spouting with concealed brackets at 800mm crs max. Snow straps recommended at 600crs

Downpipe:
80mm dia Colorcote Zinacore downpipes

Fascia:
Selected 185 Colorcote Zinacore fascia

Purlins:
70x45mm H1.2 treated SG8 purlins at 900mm crs max for intermediate span and 600crs for end span of 0.40mm BMT roofing fixed to trusses with 1/10g x 80mm self-drilling screw

Trusses:
Selected nail plate trusses at 900mm crs fixed to manufacturers specifications

Top Plate Fixings:
As per Truss and Frame Design

Bracing:
0.91mm x 53mm G300 Z275 Galvanised Steel Lumberlok Multi-Brace. fixed to top chord and top plate.

Penetrations:
Shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

Refer to the Mitek documents in the specification for purlin/ batten fixing, truss fixing, stud to top plate fixing & lintel fixing schedules.

Referenced Documents

MRM
NZ Metal roofing manufacturers inc

Total Roof Plan Area = 286m²

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Roof Framing Key

	190x45 SG8, H1.2 treated rafters @600 crs max as per NZS3604:2011. Connections as shown.
	Steel Portal as per Engineers Design.
	Additional timber lintels as per Truss Design. Generally all lintels as per Truss & Frame design.
	Prolam PL12H3-600150 Ridge Beam 540x135 Visual
	Walls Below as per Truss Design.
	Trusses by others
Purlins:	Generally 70x45mm H1.2 treated SG8 purlins at 900mm crs max for intermediate span and 600crs for end span of 0.55mm BMT roofing fixed to trusses with 1/10g x 80mm self-drilling screw.

Roof Framing Plan

Scale 1:100 @A3

MAS

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Love Residence
64 Rowe Drive
Hanley's Farm

Client
J & A Love
Hanley's Farm
Queenstown

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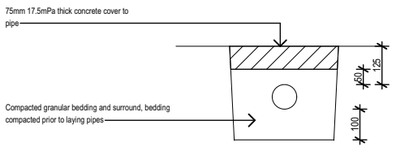
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Rev: 0

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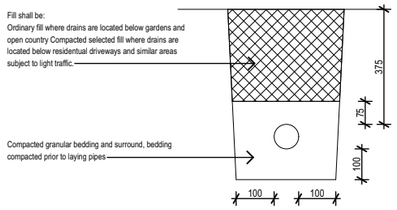
Roof Framing Plan

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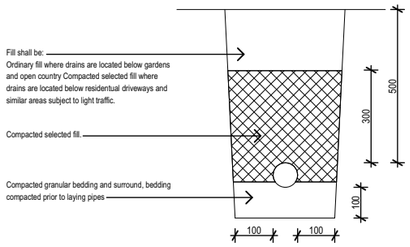
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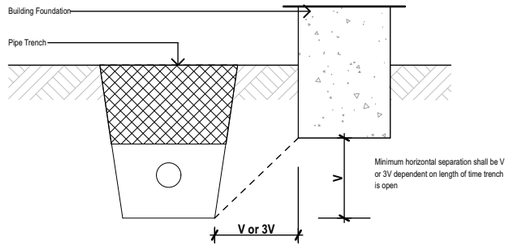
Bedding and Back Filling 125 - 375mm Cover
SCALE 1:20



Bedding and Back Filling 375 - 500mm Cover
SCALE 1:20

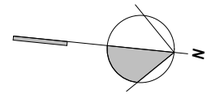


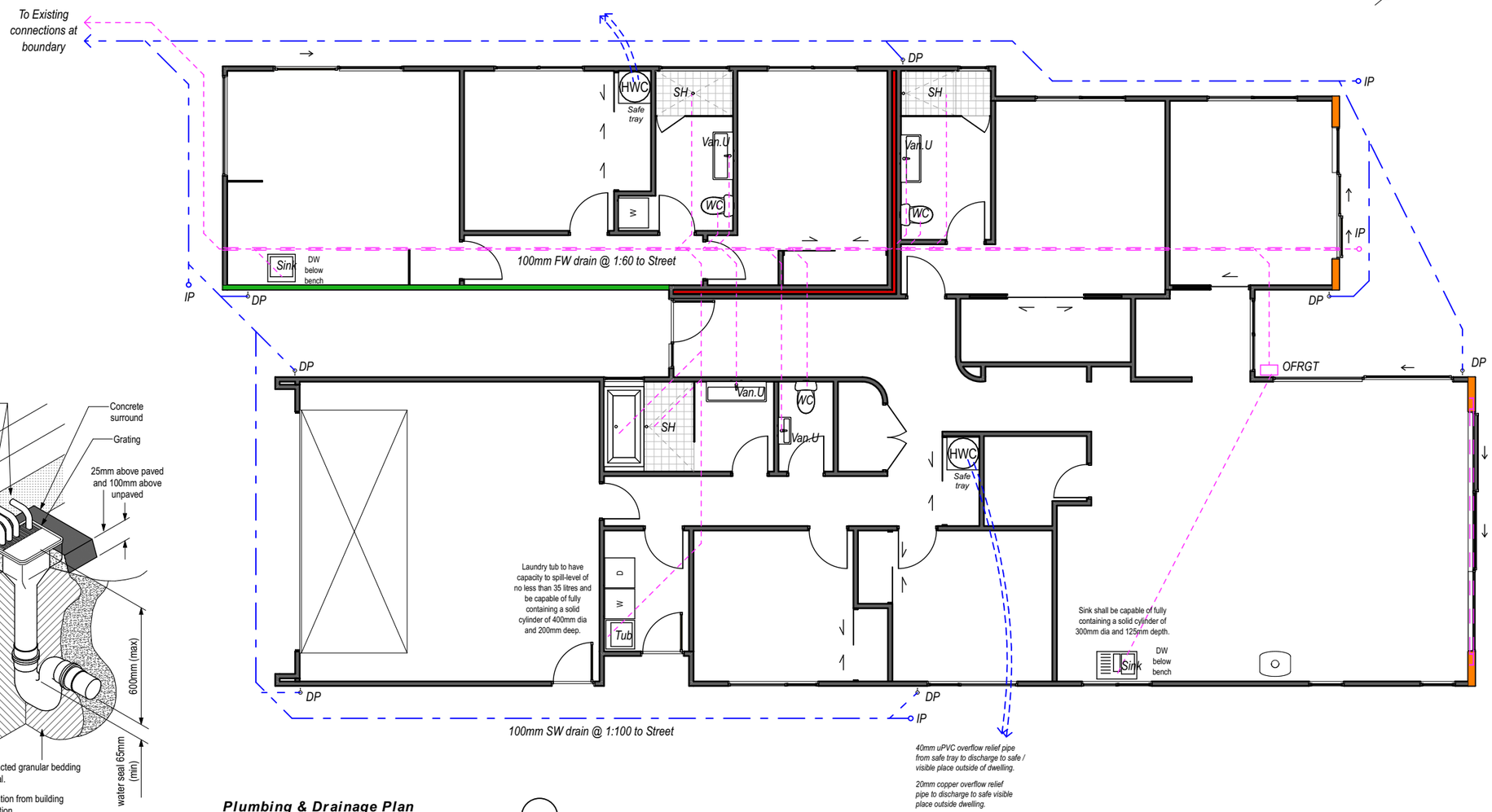
Bedding and Back Filling 500mm or more Cover
SCALE 1:20



NZBC G13/AS2 5.6.1 For light timber framed and concrete masonry buildings constructed to NZS 3604 or NZS 4229 in accordance with B1/AS1 pipe trenches which are open for no longer than 48 hours shall be located no closer than V to the underside of any building foundation, as shown in Figure 8. Where the trench is to remain open for periods longer than 48 hours the minimum horizontal separation shall increase to 3V in all ground except rock.

Relationship of pipe trench to foundation
SCALE 1:20





Plumbing & Drainage Plan
Scale 1:100 @A3

Gully Trap

Plumbing / Drainage:

General
All Plumbing and Drainage by a Registered Plumber and Drainage Layer to comply with current regulations. As built drawings are to be prepared prior to backfilling any trench or covering any work

Water Supplies
All water supplies are to be installed in accordance with G12 / AS1

NOTE: The water supply system shall be tested to ensure watertightness. An acceptable testing method is to:
a) Subject the hot and cold system to a pressure of 1500 kPa for a period of not less than 15 minutes, and
b) Inspect the system to ensure that there are no leaks.
AS PER G12/AS1

Water Supplies Pipe Sizes
All water pipe Polybutylene. Buteline
Pipe to shower - Ø20mm.
Pipe to basin and WC - Ø15mm
Pipe supports located at 1.5m max. at vertical pipe run, and 0.75m max. at horizontal pipe run.
Pipe design for runs no greater than 20m.

Water Heating
Rheem 250L HWC with safe tray,
Rheem 180L HWC with safe tray (Unit)

Pipe Insulation
Isopipe Closed-Cell Elastomeric Insulation by Allproof Industries 13mm min
Water supply systems shall be installed to comply with Protection of freezing as requirements of NZBC G12 7.2.

Sanitary Plumbing & Drainage
All Sanitary Plumbing & Drainage to be installed in accordance with AS/NZS3500.2:2021

Sanitary Pipe Sizes & Gradients

LEGEND - AS/NZS 3500.2:2021

Ref	Fixture	Waste Size	Gradient	DUs
WC	Water Closet	100mm	1:40	4
B	Bath	65mm	1:40	4
SH	Shower	65mm	1:40	2
S	Kitchen Sink	65mm	1:40	3
Van.U	Vanity Unit	65mm	1:40	1
TUB	Laundry Tub	65mm	1:40	5
GT	Gully Trap	100mm	1:60	
TV	Terminal Vent	80mm	N/A	
BT	Boundary Trap	100mm	N/A	
DP	Down Pipe	80mm	N/A	
IP	Inspection Point	100mm	N/A	
HT	Hose Tap	N/A	N/A	

Note: ORG to be positioned so top of gully dish is no less than 150mm below overflow of lowest fixture

Stormwater Drainage
All stormwater drainage to be installed in accordance with E1/AS1

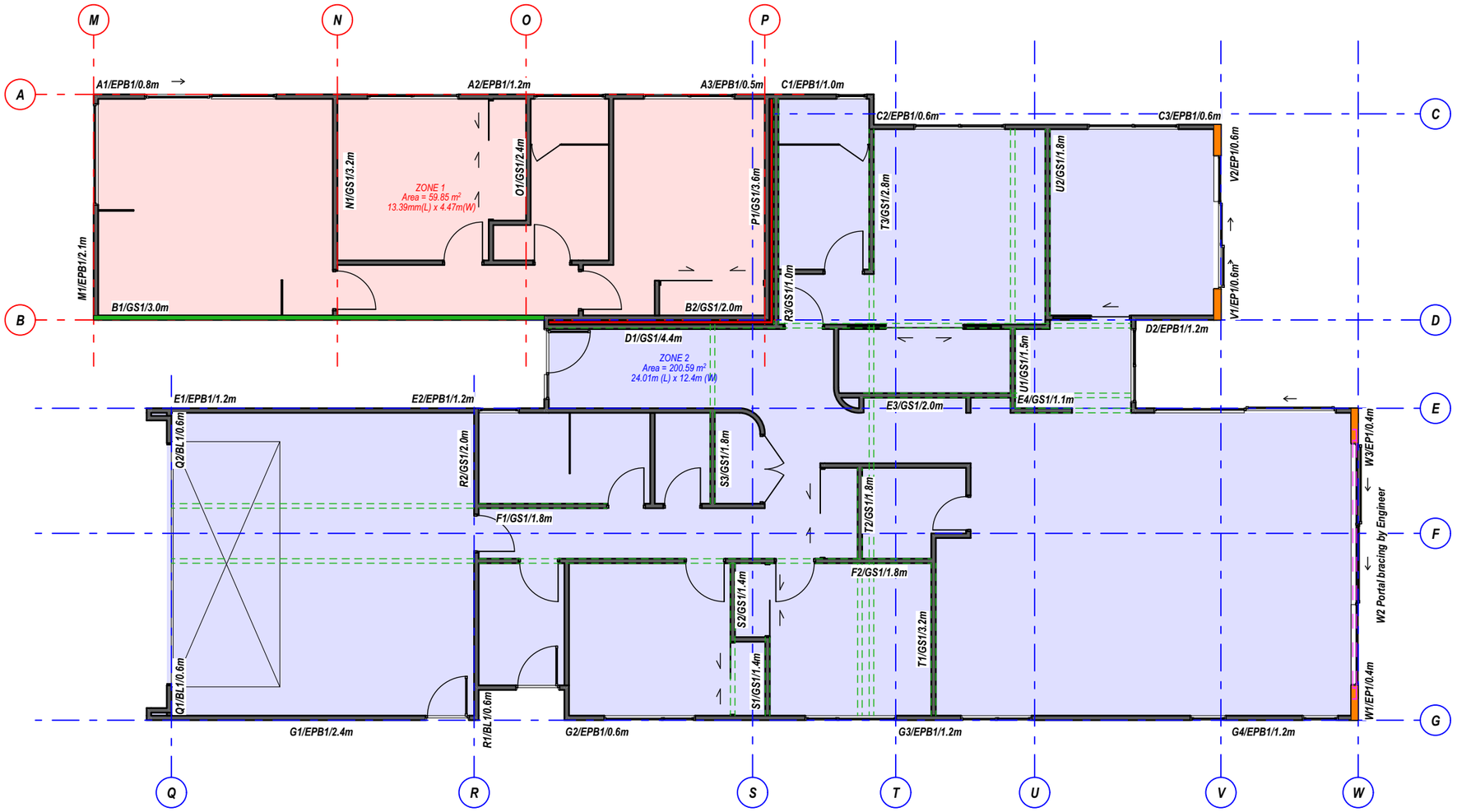
Drain Bedding/ Backfilling
Refer to E1/AS1 Figure 13

Key
- 100mm uPVC surface water drain at 1:100 to Street. (SW)
- 100mm uPVC foul water drain at 1:60 gradient to Street. (FW)
- Ip - Inspection point - Stormwater
- Downpipes - 80mm dia Colorcote
- Ip - Inspection point - Foulwater
- 80mm MDV (Main drain vent) for max 30 fixture discharge units - to terminate 150mm above roof with vermin proofing cowl and flash penetration with Dektite boot flashing

Please read in conjunction with site plan on Sheet 01

MAS

Drawing Title: Love Residence, 64 Rowe Drive, Hanley's Farm	Client: J & A Love, Hanley's Farm, Queenstown	Project Info: Lot No: 1194; DP No: 622777; Wind Zone: Very High; Corrosion Zone: C; Snow Zone: Truss Designer; Quake Zone: 3	Drawing Info: Drawn MAS; Date 29.10.2026; Scale Stated; Sheet No 015845-SH-08; Rev 0	Date / Issue / Rev: 09.10.2026 Issued for Developers Approval C; 12.10.2026 Issued for Internal Review D; 29.10.2026 Issued for Council Submission 0	Plumbing & Drainage Plan	DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL	All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour



Bracing Plan
Scale 1:100 @A3

= = = = *Top plate or truss to continue to external wall (shown dashed). Connection rating at intersections as shown (6kN unless otherwise stated)*

Bracing

Refer to the Pryda documents in the specification for purlin/batten fixing, truss fixing, stud to top plate fixing & lintel fixing schedules.

Lintels are shown on the Truss design. (All Lintels SG8 unless stated otherwise)

Bracing plan to be read in conjunction with supplementary bracing calculations

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

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

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

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

Table 4: Summary P21 Ratings for 2.4m High Ecoply® Barrier Wall Elements

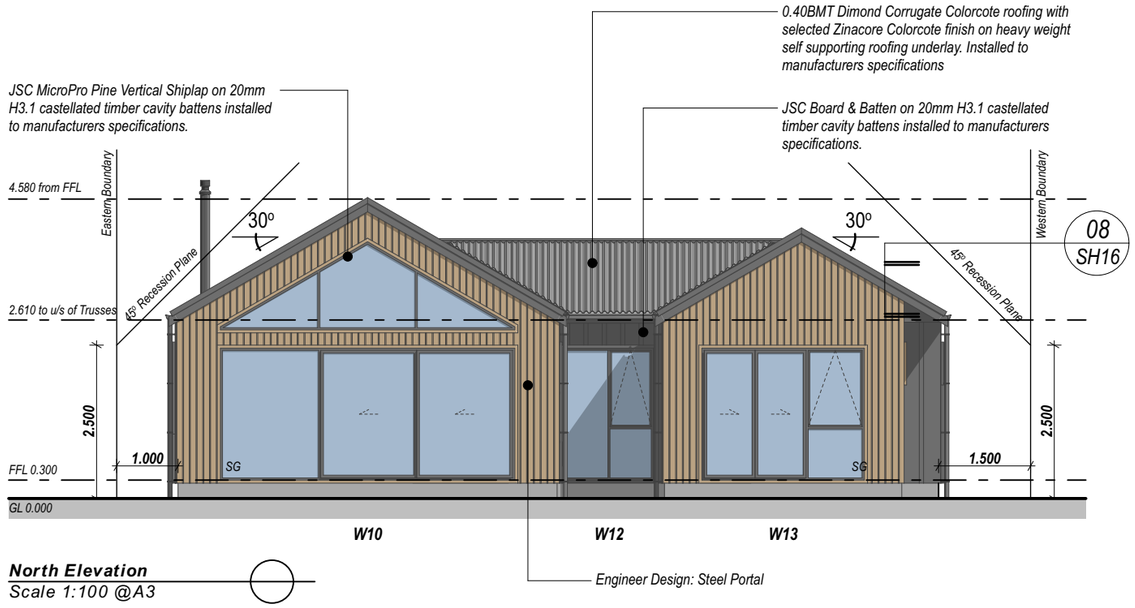
Specification No.	Minimum Wall Length	Lining Requirements	Hold-Down	BUs/m Wind	BUs/m Earthquake
EPB1	0.4m	Ecoply® Barrier one side	Yes GIB HandiBrac®	80	95
	0.6m			95	105
	1.2m			120	135
EP2	0.6m	Ecoply Barrier or Ecoply each side	Yes GIB HandiBrac®	105	115
EPBS	0.4m	Ecoply Barrier one side	No additional fastening[1]	60	60
	0.6m			60	65
	1.2m			65	70
	2.4m			80	90
EPBG	0.4m	Ecoply Barrier one side and 10mm GIB® Standard plasterboard other side	Yes GIB HandiBrac®	100	115
	1.2m			150	150

[1] As per NZS 3604: 2011. No specific additional fastening required.

MAS

Drawing Title: Love Residence, 64 Rowe Drive, Hanley's Farm	Client: J & A Love, Hanley's Farm, Queenstown	Project Info: Lot No: 1194, DP No: 622777, Wind Zone: Very High, Corrosion Zone: C, Snow Zone: Truss Designer, Quake Zone: 3	Drawing Info: Drawn MAS, Date 29.10.2026, Scale Stated, Sheet No 015845-SH-09, Rev 0	Date / Issue / Rev: 09.10.2026 Issued for Developers Approval C; 12.10.2026 Issued for Internal Review D; 29.10.2026 Issued for Council Submission 0	Bracing Plan	DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL. *All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour* C M Y K

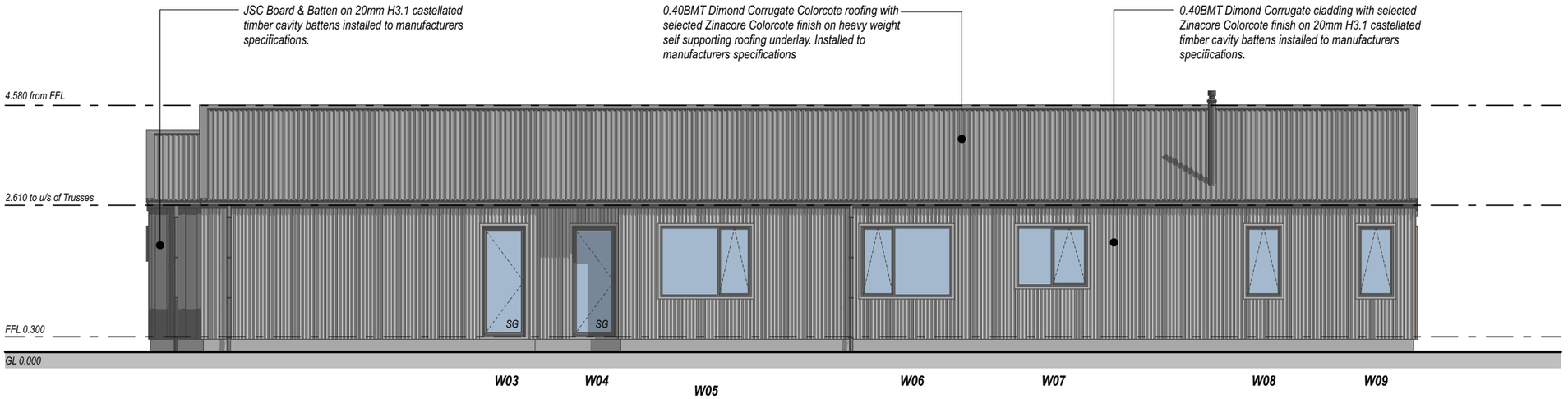
BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**13**



North Elevation
Scale 1:100 @A3

SG - Safety Glass

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**12**



East Elevation
Scale 1:100 @A3

SG = Safety Glazing

MAS

Drawing Title
Love Residence
64 Rowe Drive
Hanley's Farm

Client
J & A Love
Hanley's Farm
Queenstown

Project Info
Lot No: 1194
DP No: 622777
Wind Zone: Very High
Corrosion Zone: C
Snow Zone: Truss Designer
Quake Zone: 3

Drawing Info
Drawn: MAS
Date: 29.10.2026
Scale: Stated
Sheet No: 015845-SH-10
Rev: 0

Date	Issue	Rev
09.10.2026	Issued for Developers Approval	C
12.10.2026	Issued for Internal Review	D
29.10.2026	Issued for Council Submission	0

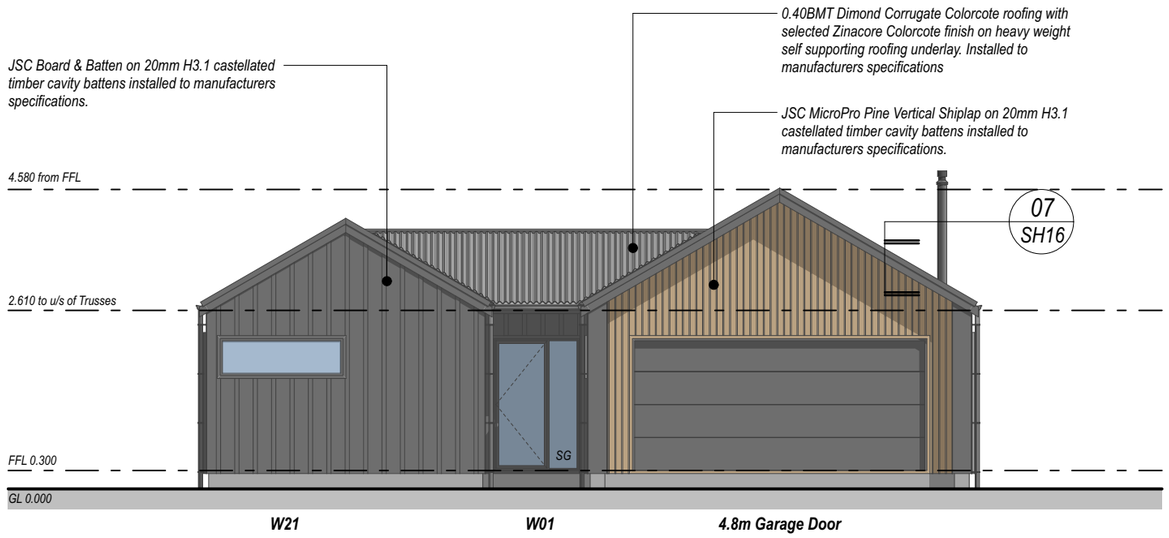
Elevations

DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL
All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour

C M Y K

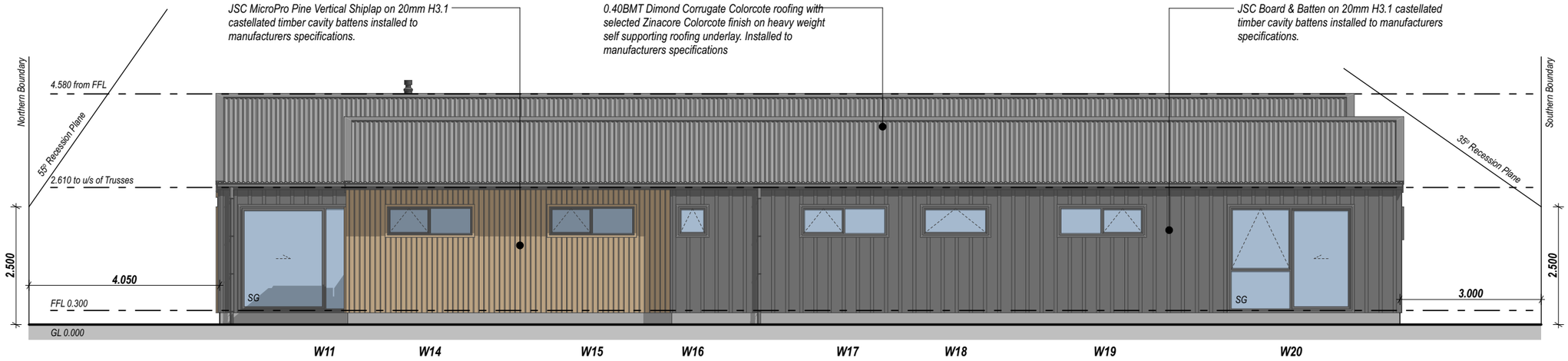
BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**13**

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**12**



South Elevation
Scale 1:100 @A3

SG - Safety Glass



West Elevation
Scale 1:100 @A3

SG = Safety Glazing

Drawing Title
Love Residence
64 Rowe Drive
Hanley's Farm

Client
J & A Love
Hanley's Farm
Queenstown

Project Info
Lot No: 1194
DP No: 622777
Wind Zone: Very High
Corrosion Zone: C
Snow Zone: Truss Designer
Quake Zone: 3

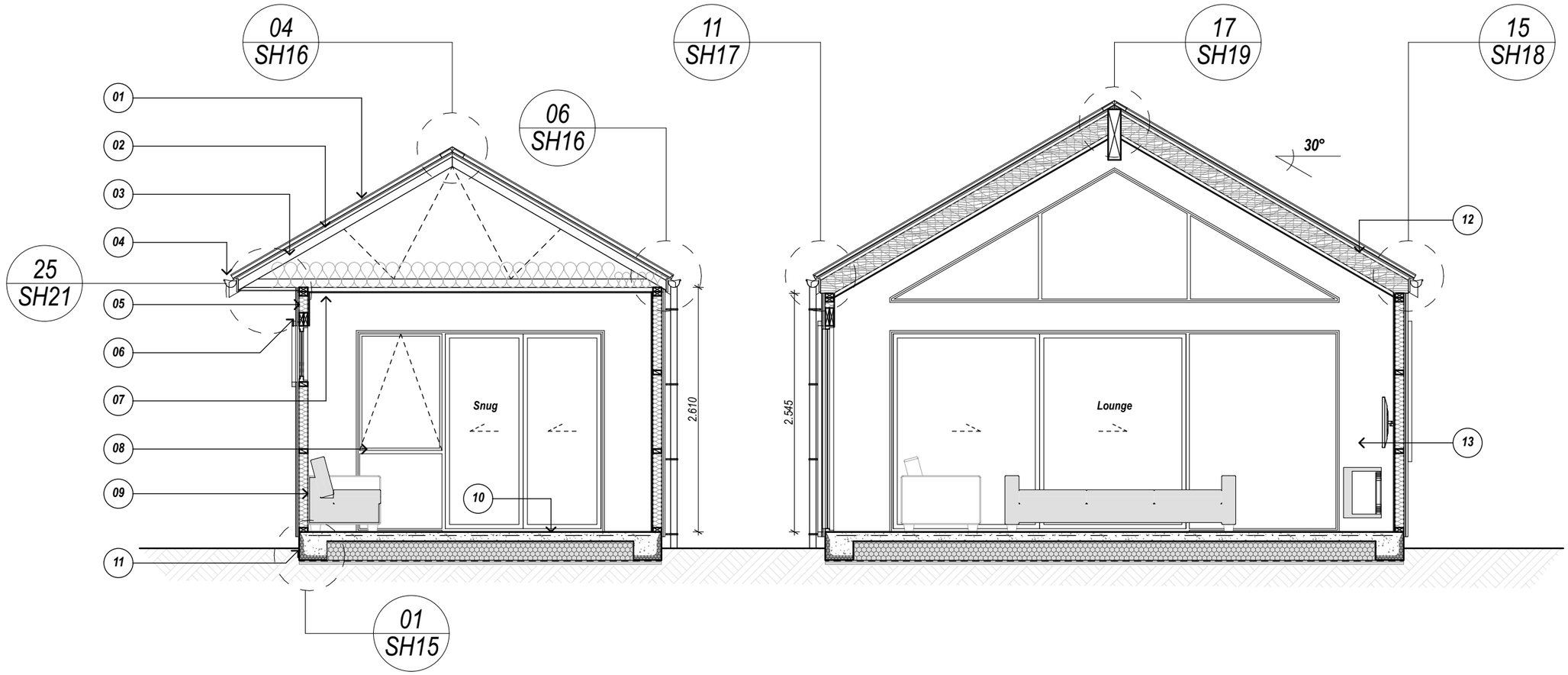
Drawing Info
Drawn: MAS
Date: 29.10.2026
Scale: Stated
Sheet No: 015845-SH-11
Rev: 0

Date	Issue	Rev
09.10.2026	Issued for Developers Approval	C
12.10.2026	Issued for Internal Review	D
29.10.2026	Issued for Council Submission	0

Elevations

DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL
All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour

C M Y K



Cross Section A-1

Scale 1:50

01 *0.40BMT Dimond Corrugte Colorcote roofing with selected Zinacore Colorcote finish on heavy weight self supporting roofing underlay. Installed to manufacturers specifications*

02 *70x45mm H1.2 treated SG8 purlins at 900mm crs max for intermediate span and 600crs for end span of 0.40mm BMT roofing fixed to trusses with 1/10g x 80mm self-drilling screw.*

03 *H1.2 designed treated nail plate trusses @ 900mm crs fixed as per manufacturers specifications*

04 *Continuous half round spouting with exposed brackets @ 800mm crs max. Snow straps recommended @ 600crs*

Selected 185 Continuous Colorcote fascia

05 *H1.2 treated LVL8 wall framing. Refer to Framing Plan for sizes and spacings. 10mm thick Gib Standard wall lining generally, stopped to level 4 finish and painted. Refer to Bracing Plan*

Ecoply Barrier to entire dwelling.

06 *JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.*

07 *Generally 13mm thick Gib ceiling lining, stopped and painted on Gib Rondo system - Follow GIB specifications for all requirements.*

Refer to H1 Calculations for all Insulation requirements

08 *Selected double glazed thermally broken aluminium joinery. Read in conjunction with H1 Plans and calculations.*

Ensure low profile batts are used at roof and wall junction to ensure 25mm min air gap between underside of roofing underlay and insulation.

09 *10mm thick Gib Standard wall lining generally, stopped to level 4 finish and painted.*

10 ***Engineer Designed Slab:*** *100mm slab with 200mm S Grade Poly slab insulation. Underfloor heating comprising of 16 mm composite multilayer pipework and fittings, BRANZ appraised and installed in accordance with manufacturer's specifications.*

11 ***Engineer Designed -*** *Maxslab 300 with MAX189EX Edge Insulation and 200mm S Grade insulation underslab*

12 *Prolam PL12H3-600150 Ridge Beam 540x135 Visual*
190x45 Rafters @ 600 crs

13 ***Engineer Designed: Steel Portal and Wind Beam to this wall***

MAS

Drawing Title	Client	Project Info	Drawing Info
Love Residence 64 Rowe Drive Hanley's Farm	J & A Love Hanley's Farm Queenstown	Lot No: 1194 DP No: 622777 Wind Zone: Very High Corrosion Zone: C Snow Zone: Truss Designer Quake Zone: 3	Drawn: MAS Date: 29.10.2026 Scale: Stated Sheet No: 015845-SH-12 Rev: 0

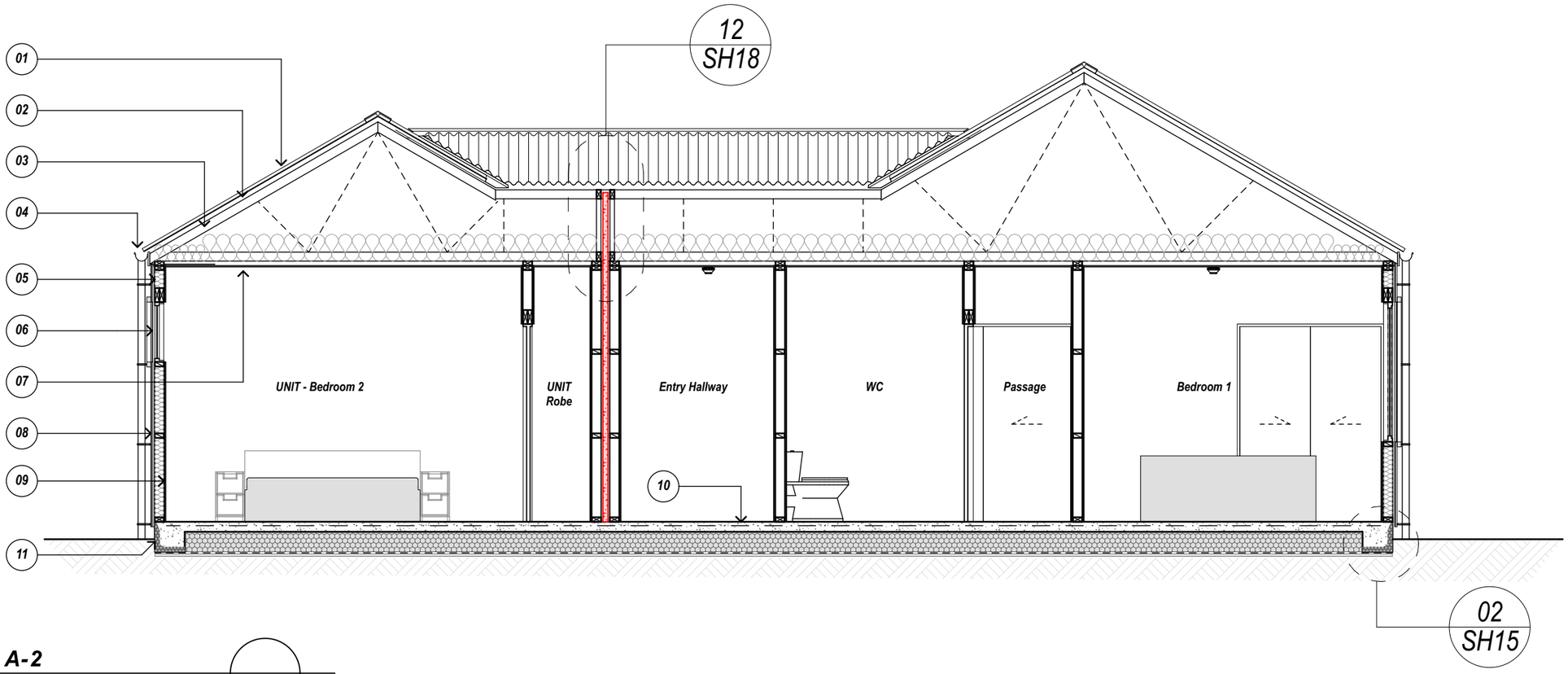
Date	Issue	Rev
09.10.2026	Issued for Developers Approval	C
12.10.2026	Issued for Internal Review	D
29.10.2026	Issued for Council Submission	0

Cross Section A1

DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL

All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour

C M Y K



Cross Section A-2

Scale 1:50

01 *0.40BMT Dimond Corrugate Colorcote roofing with selected Zinacore Colorcote finish on heavy weight self supporting roofing underlay. Installed to manufacturers specifications*

02 *70x45mm H1.2 treated SG8 purlins at 900mm crs max for intermediate span and 600crs for end span of 0.40mm BMT roofing fixed to trusses with 1/10g x 80mm self-drilling screw.*

03 *H1.2 designed treated nail plate trusses @ 900mm crs fixed as per manufacturers specifications*

04 *Continuous half round spouting with exposed brackets @ 800mm crs max. Snow straps recommended @ 600crs*

Selected 185 Continuous Colorcote fascia

05 *H1.2 treated LVL8 wall framing. Refer to Framing Plan for sizes and spacings. 10mm thick Gib Standard wall lining generally, stopped to level 4 finish and painted. Refer to Bracing Plan*

Ecoply Barrier to entire dwelling.

06 *Selected double glazed thermally broken aluminium joinery. Read in conjunction with H1 Plans and calculations.*

07 *Generally 13mm thick Gib ceiling lining, stopped and painted on Gib Rondo system - Follow GIB specifications for all requirements.*

Refer to H1 Calculations for all Insulation requirements

Ensure low profile batts are used at roof and wall junction to ensure 25mm min air gap between underside of roofing underlay and insulation.

08 *JSC Board & Batten on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.*

09 *10mm thick Gib Standard wall lining generally, stopped to level 4 finish and painted.*

10 ***Engineer Designed Slab:*** *100mm slab with 200mm S Grade Poly slab insulation. Underfloor heating comprising of 16 mm composite multilayer pipework and fittings, BRANZ appraised and installed in accordance with manufacturer's specifications.*

11 ***Engineer Designed -*** *Maxslab 300 with MAX189EX Edge Insulation and 200mm S Grade insulation underslab*

MAS

Drawing Title
Love Residence
64 Rowe Drive
Hanley's Farm

Client
J & A Love
Hanley's Farm
Queenstown

Project Info
Lot No: 1194
DP No: 622777
Wind Zone: Very High
Corrosion Zone: C
Snow Zone: Truss Designer
Quake Zone: 3

Drawing Info
Drawn: MAS
Date: 29.10.2026
Scale: Stated
Sheet No: 015845-SH-13
Rev: 0

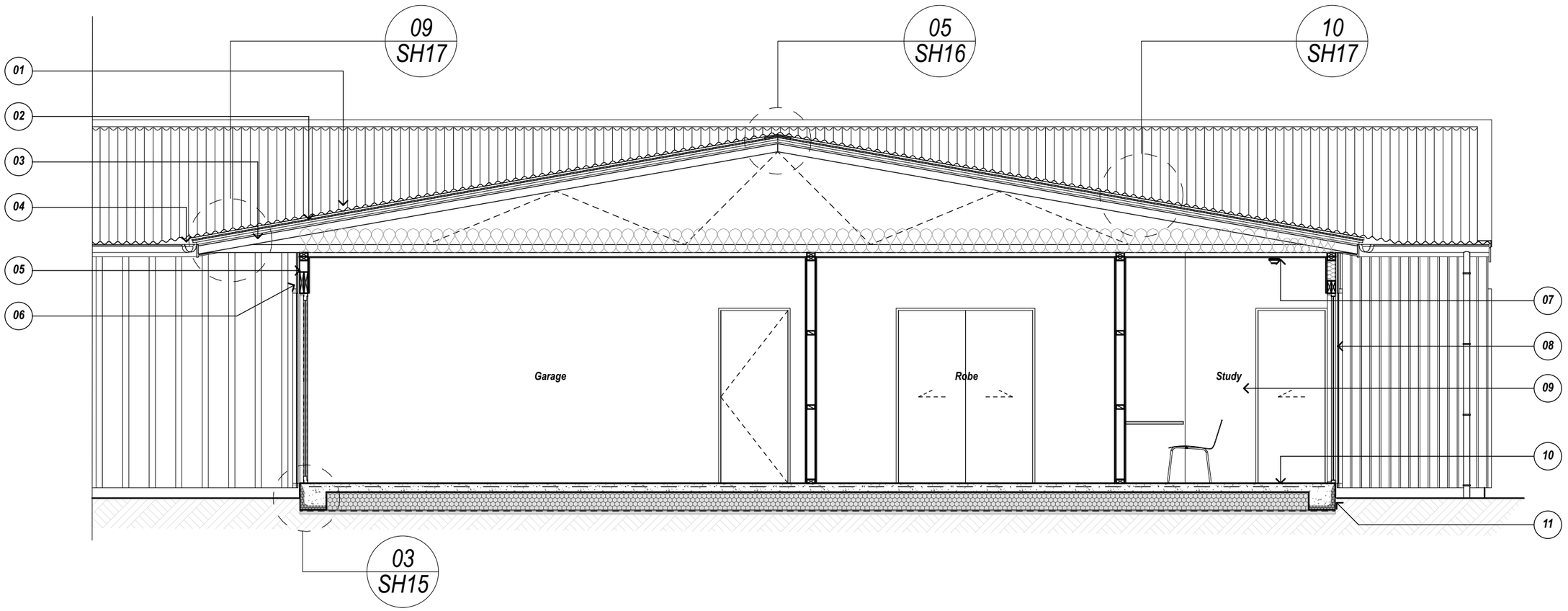
Date	Issue	Rev
09.10.2026	Issued for Developers Approval	C
12.10.2026	Issued for Internal Review	D
29.10.2026	Issued for Council Submission	0

Cross Section A2

DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL

All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour

C M Y K



Cross Section A-3

Scale 1:50

01 *0.40BMT Dimond Corrugate Colorcote roofing with selected Zinacore Colorcote finish on heavy weight self supporting roofing underlay. Installed to manufacturers specifications*

02 *70x45mm H1.2 treated SG8 purlins at 900mm crs max for intermediate span and 600crs for end span of 0.40mm BMT roofing fixed to trusses with 1/10g x 80mm self-drilling screw.*

03 *H1.2 designed treated nail plate trusses @ 900mm crs fixed as per manufacturers specifications*

04 *Continuous half round spouting with exposed brackets @ 800mm crs max. Snow straps recommended @ 600crs*

Selected 185 Continuous Colorcote fascia

05 *H1.2 treated LVL8 wall framing. Refer to Framing Plan for sizes and spacings. 10mm thick Gib Standard wall lining generally, stopped to level 4 finish and painted. Refer to Bracing Plan*

Ecoply Barrier to entire dwelling.

06 *JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.*

07 *Generally 13mm thick Gib ceiling lining, stopped and painted on Gib Rondo system - Follow GIB specifications for all requirements.*

Refer to H1 Calculations for all Insulation requirements

Ensure low profile batts are used at roof and wall junction to ensure 25mm min air gap between underside of roofing underlay and insulation.

08 *Selected double glazed thermally broken aluminium joinery. Read in conjunction with H1 Plans and calculations.*

09 *10mm thick Gib Standard wall lining generally, stopped to level 4 finish and painted.*

10 ***Engineer Designed Slab:*** *100mm slab with 200mm S Grade Poly slab insulation. Underfloor heating comprising of 16 mm composite multilayer pipework and fittings, BRANZ appraised and installed in accordance with manufacturer's specifications.*

11 ***Engineer Designed -*** *Maxslab 300 with MAX189EX Edge Insulation and 200mm S Grade insulation underslab*

MAS

Drawing Title
Love Residence
64 Rowe Drive
Hanley's Farm

Client
J & A Love
Hanley's Farm
Queenstown

Project Info
Lot No: 1194
DP No: 622777
Wind Zone: Very High
Corrosion Zone: C
Snow Zone: Truss Designer
Quake Zone: 3

Drawing Info
Drawn: MAS
Date: 29.10.2026
Scale: Stated
Sheet No: 015845-SH-14
Rev: 0

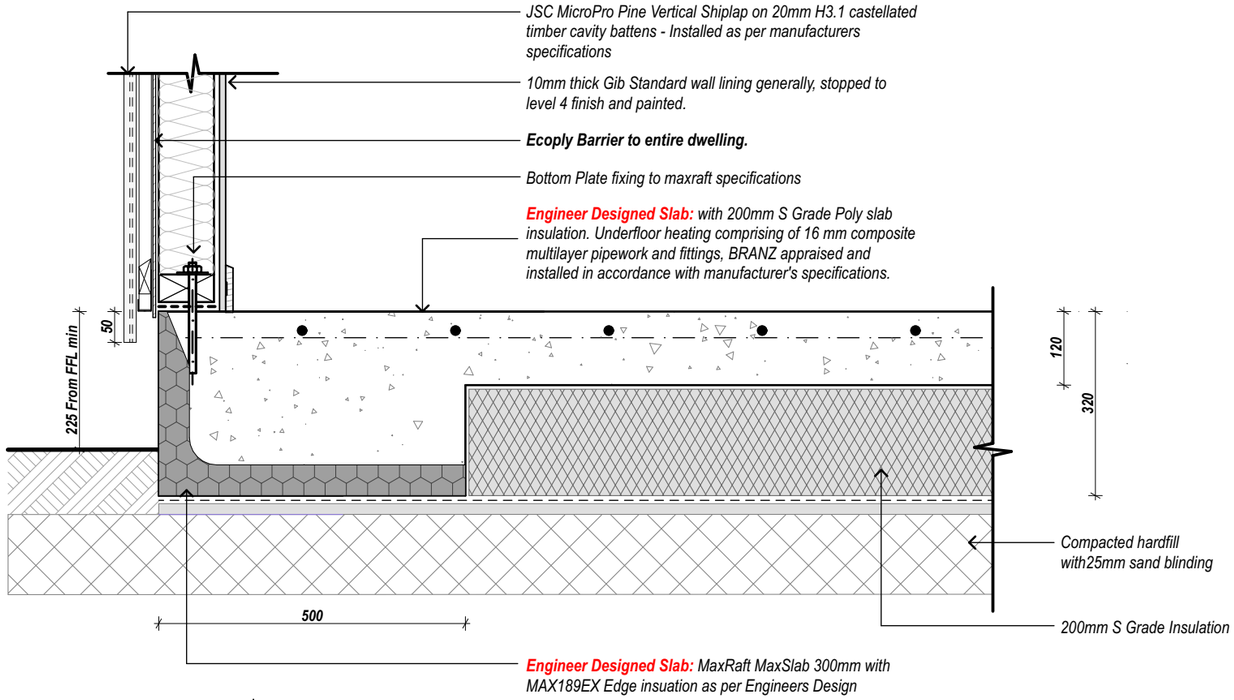
Date	Issue	Rev
09.10.2026	Issued for Developers Approval	C
12.10.2026	Issued for Internal Review	D
29.10.2026	Issued for Council Submission	0

Cross Section A3

DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL

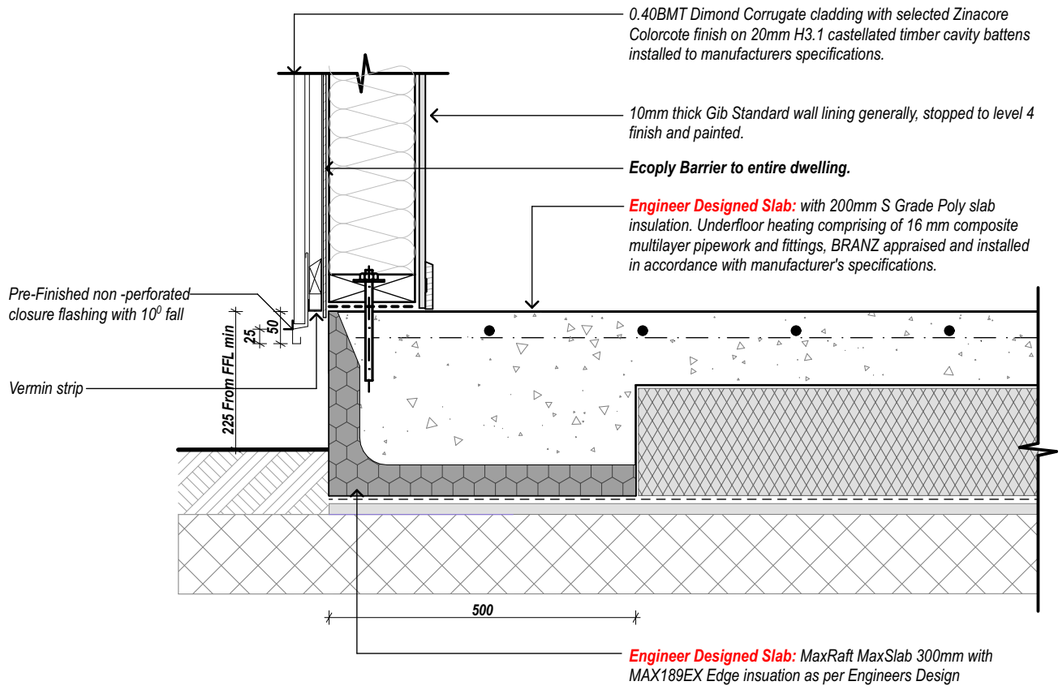
All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour

C M Y K

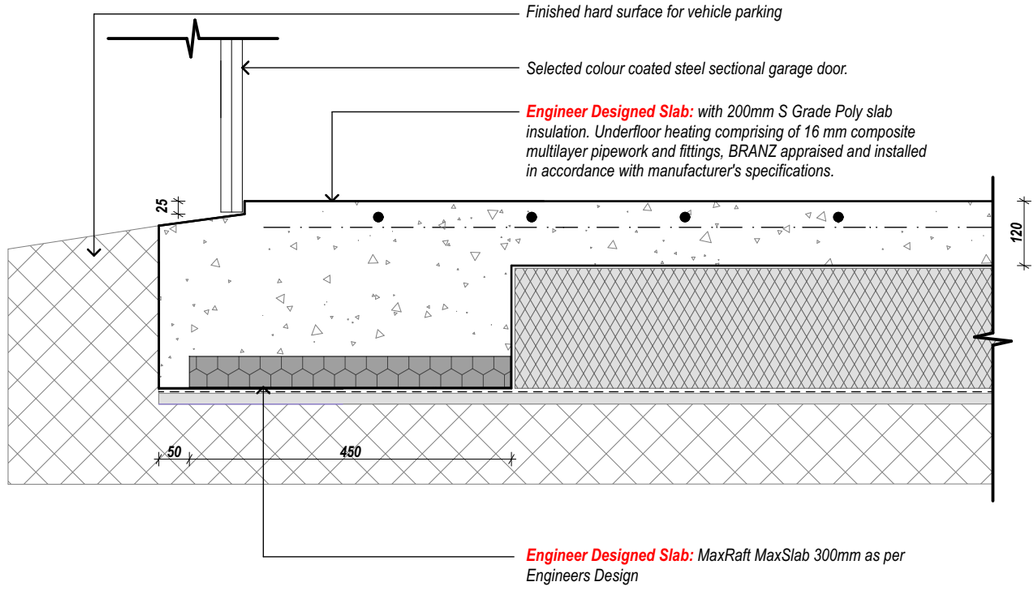


Detail	01
Scale 1:10	SH12

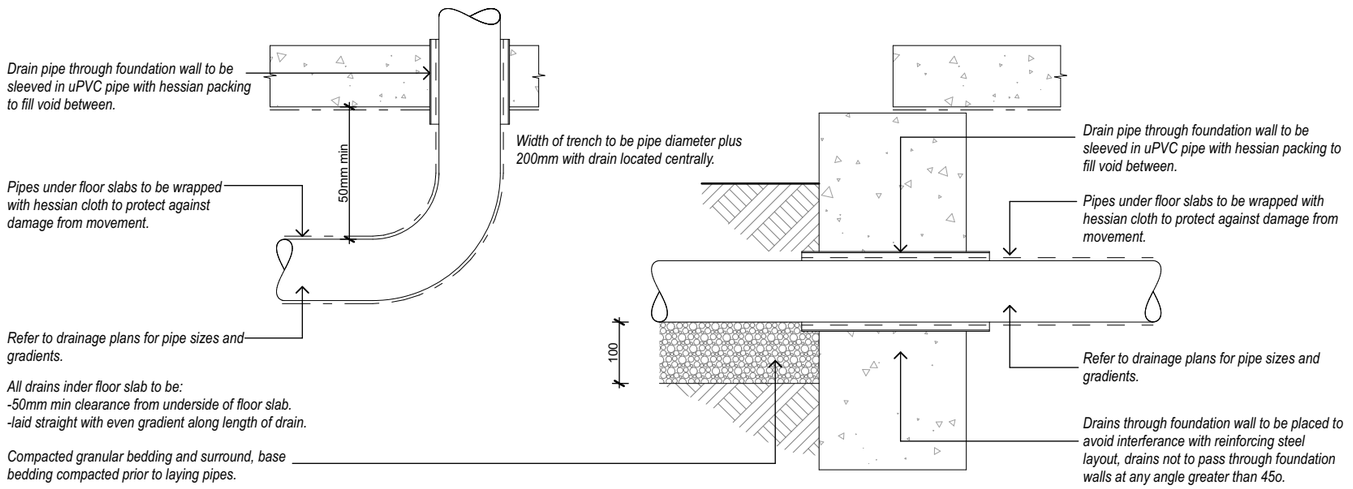
Specific Engineered floor by CPENG Engineer - Refer to engineers documentation for all structural details



Detail	02
Scale 1:10	SH13



Detail	03
Scale 1:10	SH14



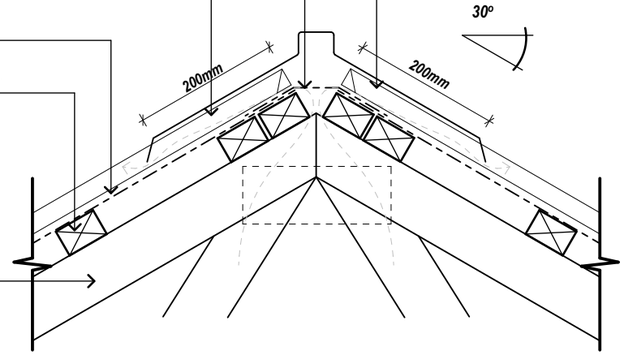
Pipe Penetration Through Slab Detail	-
Scale 1:10	-

MAS

Drawing Title	Client	Project Info			Drawing Info			Construction Details
Love Residence 64 Rowe Drive Hanley's Farm	J & A Love Hanley's Farm Queenstown	Lot No: 1194 DP No: 622777	Wind Zone: Very High Corrosion Zone: C	Snow Zone: Truss Designer Quake Zone: 3	Drawn: MAS Sheet No: 015845-SH-15	Date: 29.10.2026 Rev: 0	Scale: Stated	DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL *All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour*

Date	Issue	Rev
09.10.2026	Issued for Developers Approval	C
12.10.2026	Issued for Internal Review	D
29.10.2026	Issued for Council Submission	0

C M Y K



0.40BMT Dimond Corrugate Colorcote roofing with selected Zinacore Colorcote finish on heavy weight self supporting roofing underlay. Installed to manufacturers specifications

Roof underlay 200 long slits in underlay every 400 at ridge to allow ventilation

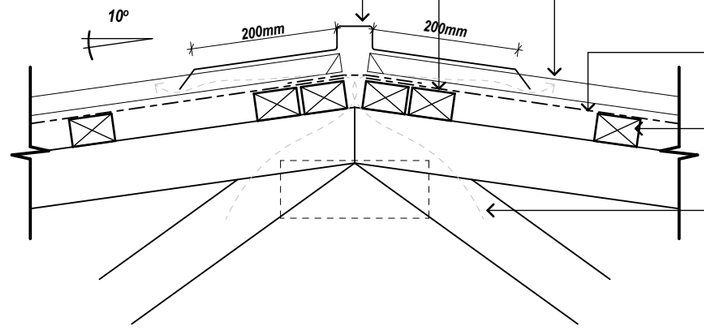
Rolled colorcote ridge flashing

Thermakraft 407 roofing underlay.

70x45mm H1.2 treated SG8 purlins at 900mm crs max for intermediate span and 600crs for end span of 0.40mm BMT roofing fixed to trusses with 1/10g x 80mm self-drilling screws.

H1.2 treated nail plate trusses @ 900mm crs fixed to truss manufacturers specifications

Detail	04
Scale 1:10	SH12



Rolled colorcote ridge flashing

Roof underlay 200 long slits in underlay every 400 at ridge to allow ventilation

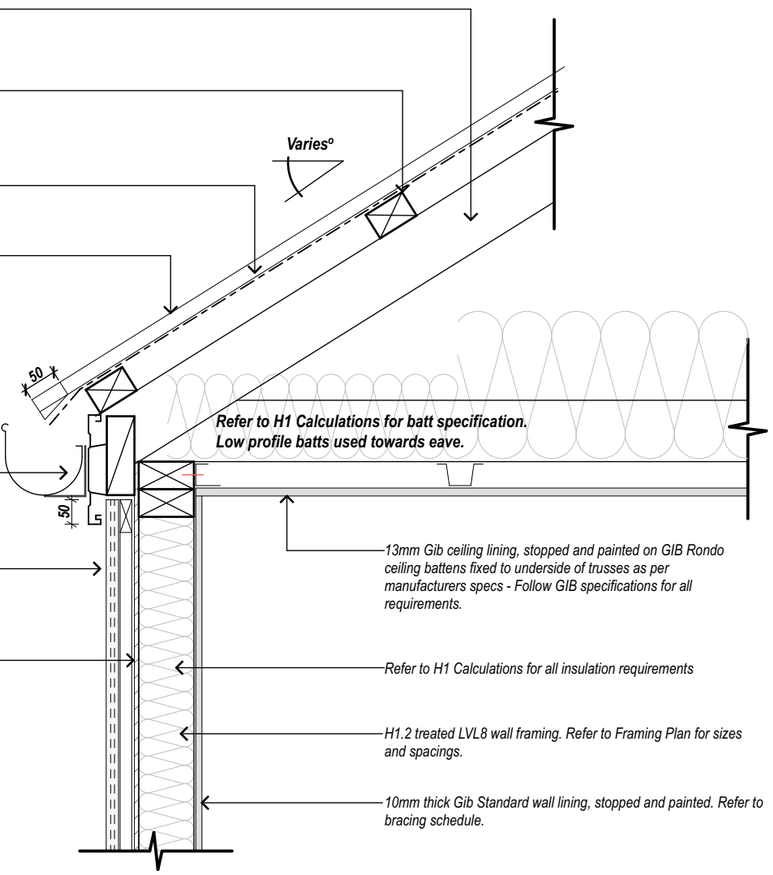
0.40BMT Dimond Corrugate Colorcote roofing with selected Zinacore Colorcote finish on heavy weight self supporting roofing underlay. Installed to manufacturers specifications

Thermakraft 407 roofing underlay.

70x45mm H1.2 treated SG8 purlins at 900mm crs max for intermediate span and 600crs for end span of 0.40mm BMT roofing fixed to trusses with 1/10g x 80mm self-drilling screws.

H1.2 treated nail plate trusses @ 900mm crs fixed to truss manufacturers specifications

Detail	05
Scale 1:10	SH14



H1.2 treated nail plate trusses @ 900mm crs fixed to truss manufacturers specifications

70x45mm H1.2 treated SG8 purlins at 900mm crs max for intermediate span and 600crs for end span of 0.40mm BMT roofing fixed to trusses with 1/10g x 80mm self-drilling screws.

Thermakraft 407 roofing underlay.

0.40BMT Dimond Corrugate Colorcote roofing with selected Zinacore Colorcote finish on heavy weight self supporting roofing underlay. Installed to manufacturers specifications

Continuous Half round Spouting with concealed brackets at 800mm crs max. Snow straps recommended at 600crs

Continuous 185 colorcote fascia

Note: Cavity must not be able to vent into roof space

JSC Board & Batten on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Ecoply Barrier to entire dwelling.

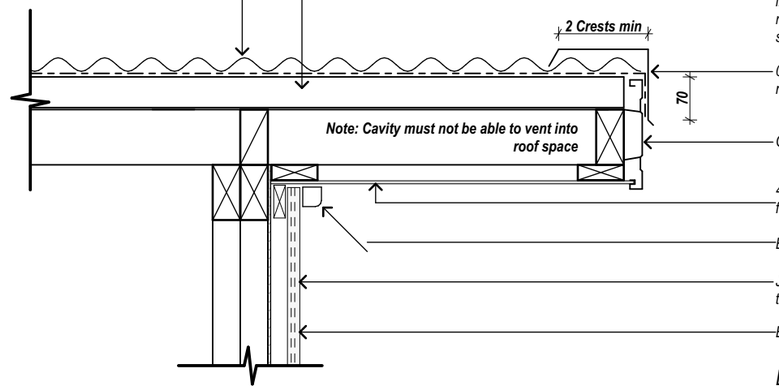
13mm Gib ceiling lining, stopped and painted on GIB Rondo ceiling battens fixed to underside of trusses as per manufacturers specs - Follow GIB specifications for all requirements.

Refer to H1 Calculations for all insulation requirements

H1.2 treated LVL8 wall framing. Refer to Framing Plan for sizes and spacings.

10mm thick Gib Standard wall lining, stopped and painted. Refer to bracing schedule.

Detail	06
Scale 1:10	SH12



0.40BMT Dimond Corrugate Colorcote roofing with selected Zinacore Colorcote finish on heavy weight self supporting roofing underlay. Installed to manufacturers specifications

70x45mm H1.2 treated SG8 purlins at 900mm crs max for intermediate span and 600crs for end span of 0.40mm BMT roofing fixed to trusses with 1/10g x 80mm self-drilling screws.

0.55BMT colorcote barge Flashing supplied by roofing manufacturer.

Continuous 185 colorcote fascia

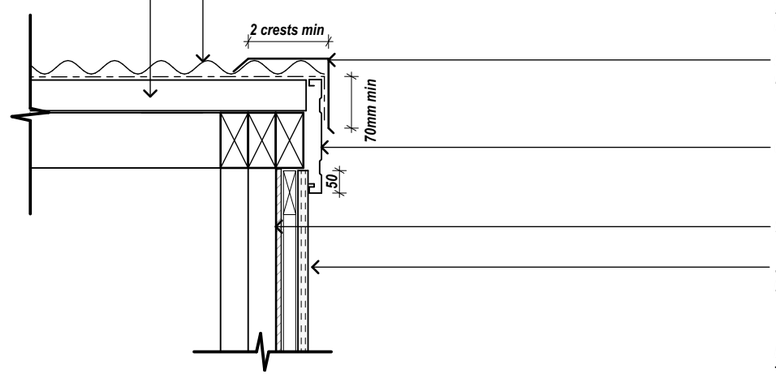
4.5mm thick James Hardie soffit lining fixed to eave framing, paint finish. Create negative detail ensure no joiners are used.

Eaves mould fitted tightly up against soffit lining

JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Ecoply Barrier to entire dwelling.

Detail	07
Scale 1:10	SH11



70x45mm H1.2 treated SG8 purlins at 900mm crs max for intermediate span and 600crs for end span of 0.40mm BMT roofing fixed to trusses with 1/10g x 80mm self-drilling screw.

0.40BMT Dimond Corrugate Colorcote roofing with selected Zinacore Colorcote finish on heavy weight self supporting roofing underlay. Installed to manufacturers specifications

0.55mm BMT Colorcote barge Flashing supplied by roofing manufacturer.

Continuious 185 Colorcote fascia

Ecoply Barrier to entire dwelling.

JSC Board & Batten on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

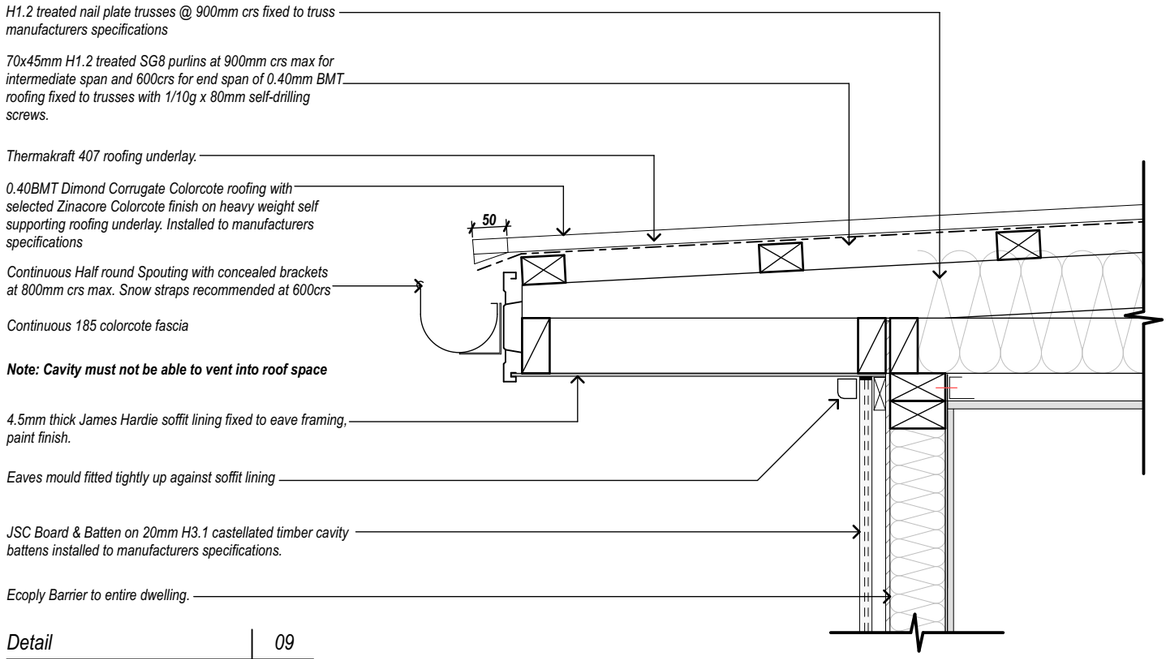
Detail	08
Scale 1:10	SH10

MAS

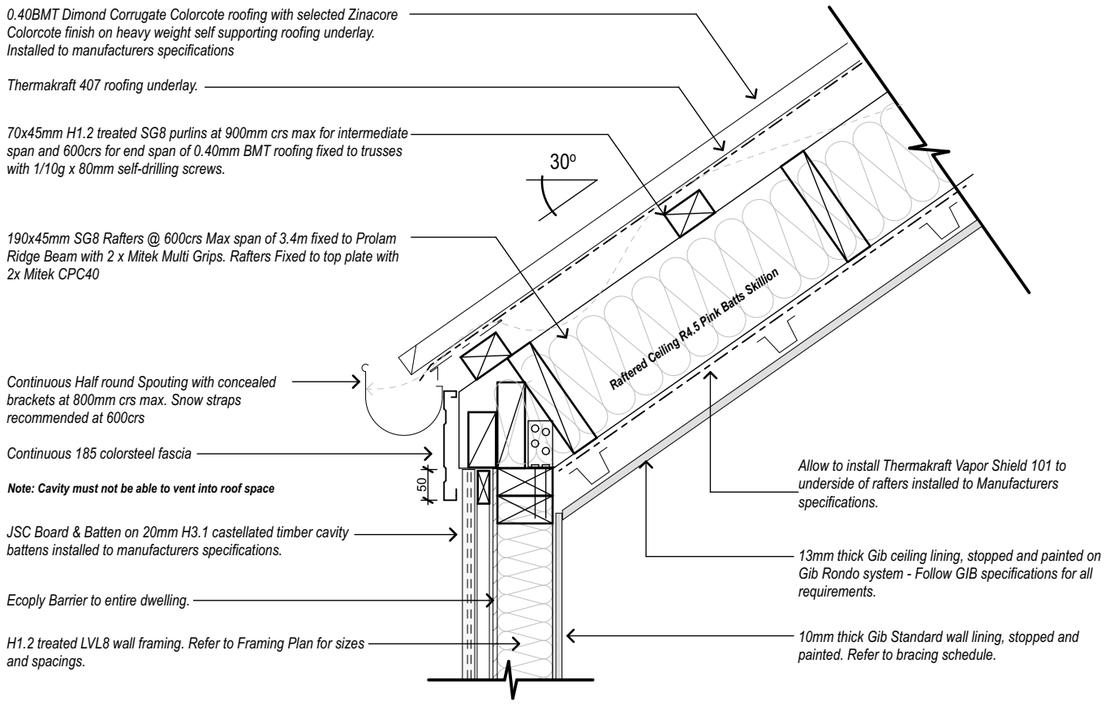
Drawing Title	Client	Project Info			Drawing Info			Construction Details
Love Residence 64 Rowe Drive Hanley's Farm	J & A Love Hanley's Farm Queenstown	Lot No: 1194 DP No: 622777	Wind Zone: Very High Corrosion Zone: C	Snow Zone: Truss Designer Quake Zone: 3	Drawn MAS	Date 29.10.2026	Scale Stated	DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL *All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour*
					Sheet No 015845-SH-16		Rev 0	

Date	Issue	Rev
09.10.2026	Issued for Developers Approval	C
12.10.2026	Issued for Internal Review	D
29.10.2026	Issued for Council Submission	0

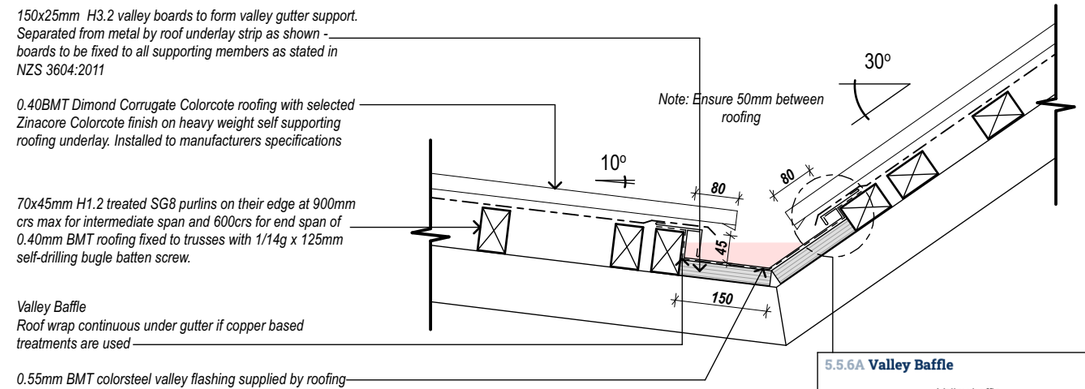
C M Y K



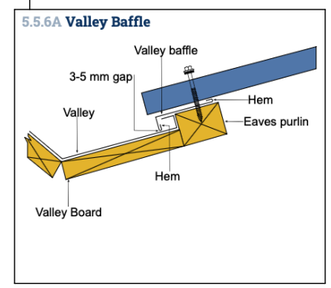
Detail	09
Scale 1:10	SH14

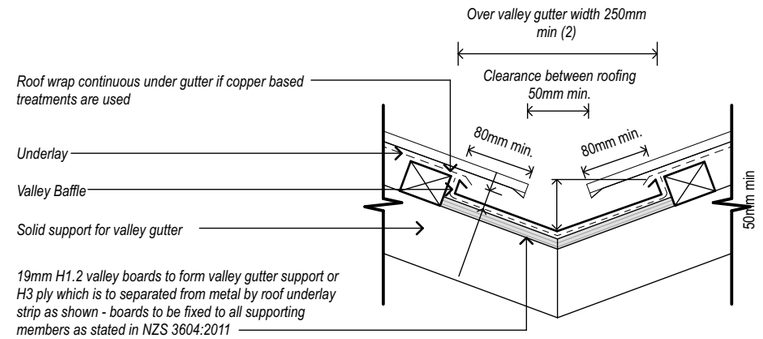


Detail	11
Scale 1:10	SH17

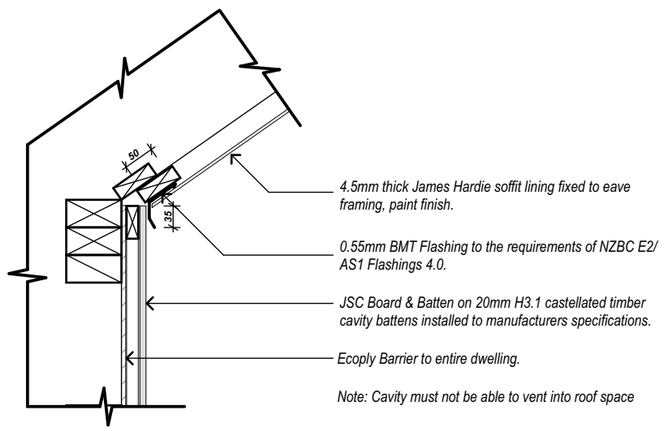


Irregular Pitch Valley Detail	10
Scale 1:10	SH14





Typical Valley Detail	-
Scale 1:10	-



Typical Raking Soffit	-
Scale 1:10	-

MAS

Drawing Title	Client	Project Info	Drawing Info
Love Residence 64 Rowe Drive Hanley's Farm	J & A Love Hanley's Farm Queenstown	Lot No: 1194 DP No: 622777 Wind Zone: Very High Corrosion Zone: C Snow Zone: Truss Designer Quake Zone: 3	Drawn: MAS Date: 29.10.2026 Scale: Stated Sheet No: 015845-SH-17 Rev: 0

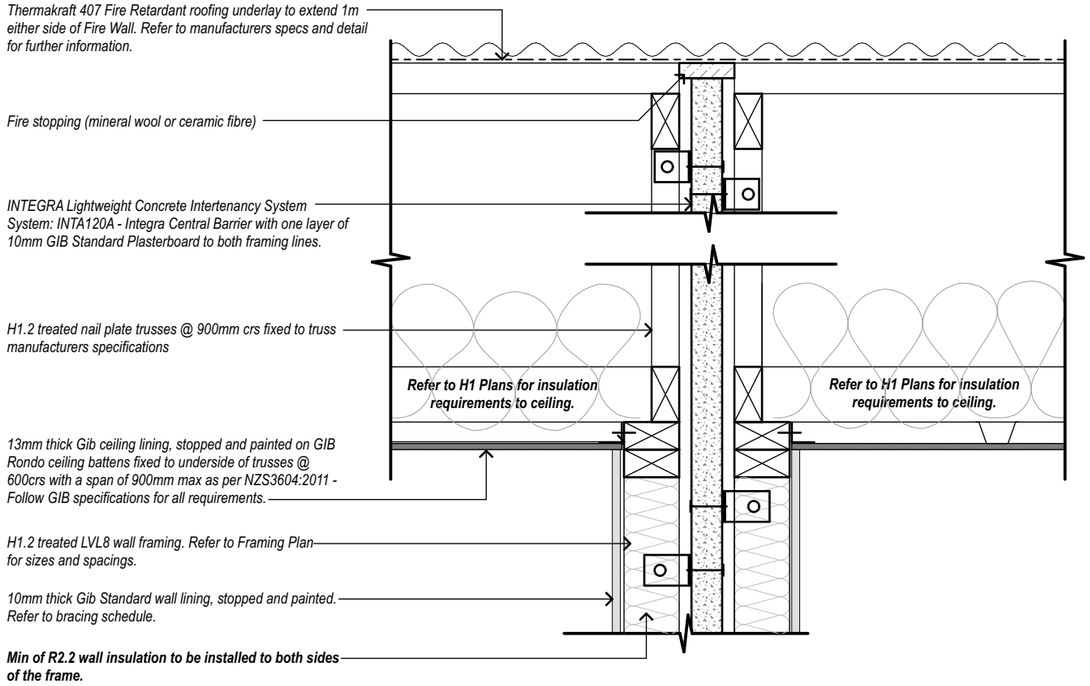
Date	Issue	Rev
09.10.2026	Issued for Developers Approval	C
12.10.2026	Issued for Internal Review	D
29.10.2026	Issued for Council Submission	0

Construction Details

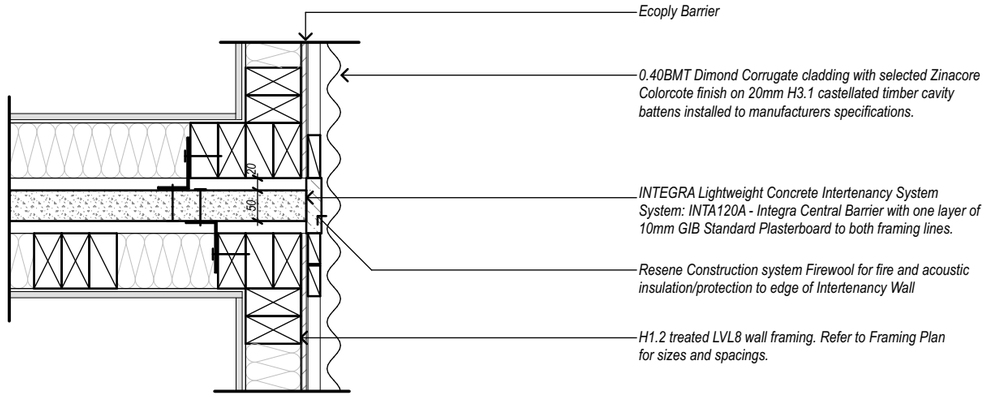
DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL

All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour

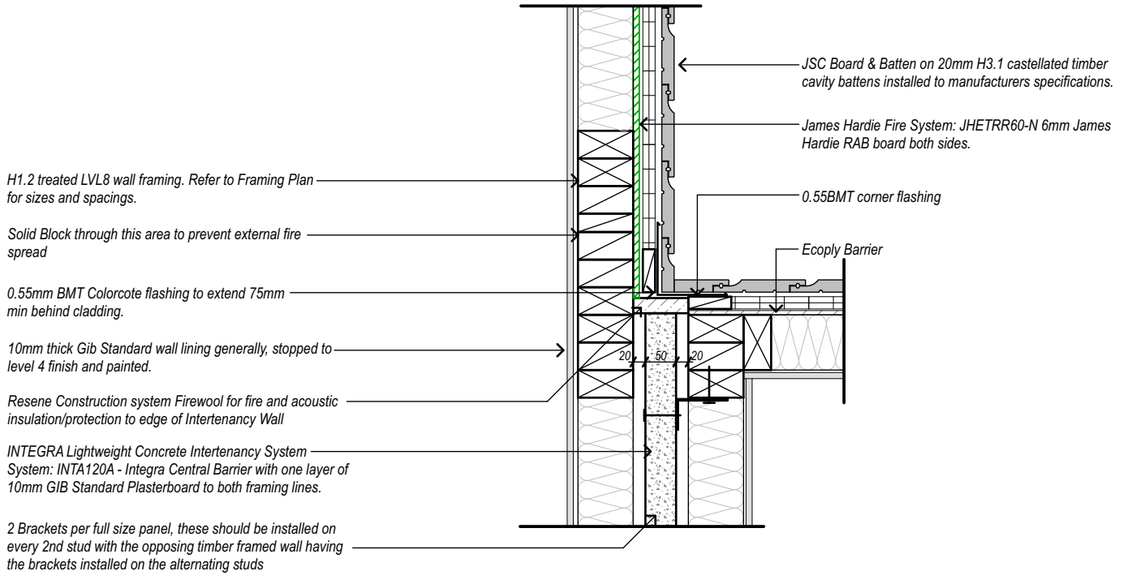
C M Y K



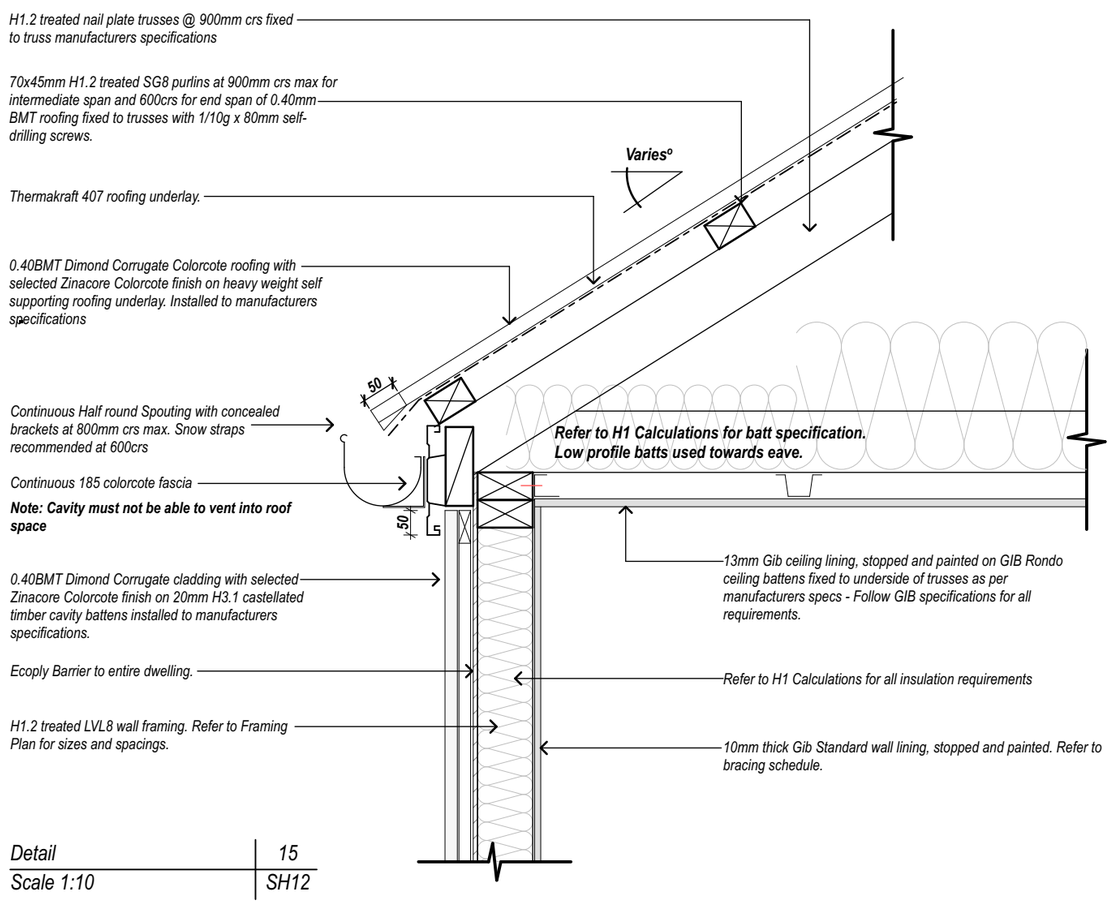
Detail	12
Scale 1:10	SH13



Detail	13
Scale 1:10	SH03



Detail	14
Scale 1:10	SH03



Detail	15
Scale 1:10	SH12

MAS

Drawing Title	Client	Project Info			Drawing Info			Construction Details
Love Residence 64 Rowe Drive Hanley's Farm	J & A Love Hanley's Farm Queenstown	Lot No: 1194 DP No: 622777	Wind Zone: Very High Corrosion Zone: C	Snow Zone: Truss Designer Quake Zone: 3	Drawn: MAS	Date: 29.10.2026	Scale: Stated	DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL *All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour*
					Sheet No: 015845-SH-18		Rev: 0	

Date	Issue	Rev
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C M Y K

INTA120A
TIMBER FRAME
120 MINUTE

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



Framing to comply with

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

INTEGRA central barrier to comply with

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

Insulation

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

Linings

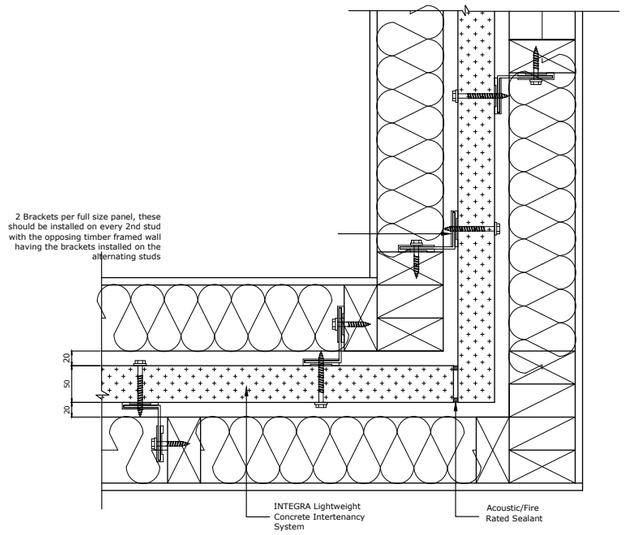
- 1 layer of 10mm Standard Plasterboard on the outside of each framing line.
- Vertical fixing permitted.
- When fixing vertically, full height sheets shall be used where possible.
- If the wall lining forms part of the structural bracing system, the lining type and fixings must comply with the published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

Jointing

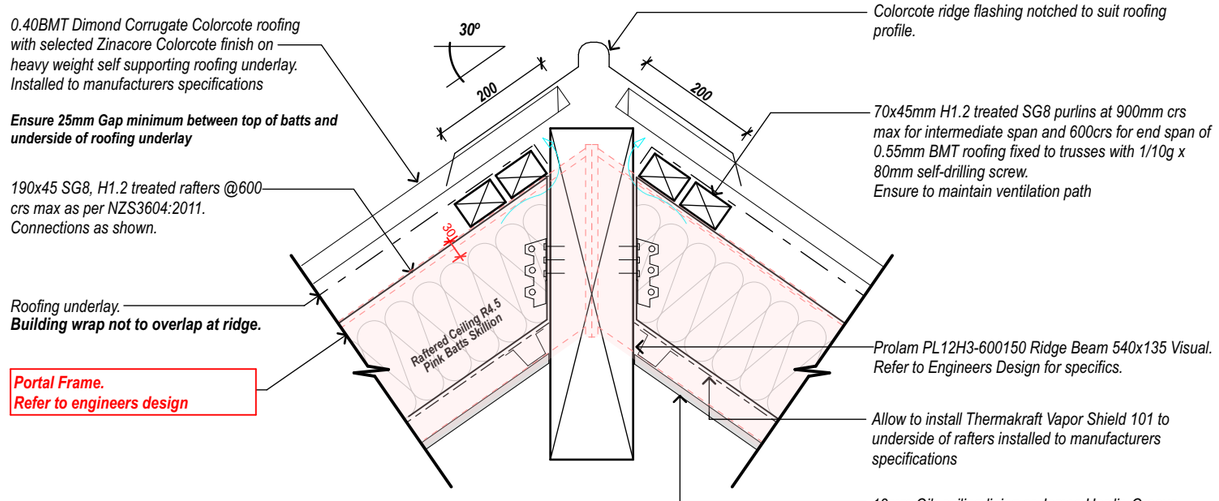
- Jointing and finishing of plasterboard is to be as per the manufacturer's instructions to meet requirements of AS/NZS 2589:2017.

Technical Info

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



Detail	*16*
Scale 1:10	*SH03*



Detail	*17*
Scale 1:10	*SH12*

MAS

Drawing Title	Client	Project Info	Drawing Info
Love Residence 64 Rowe Drive Hanley's Farm	J & A Love Hanley's Farm Queenstown	Lot No: 1194 DP No: 622777 Wind Zone: Very High Corrosion Zone: C Snow Zone: Truss Designer Quake Zone: 3	Drawn: MAS Date: 29.10.2026 Scale: Stated Sheet No: 015845-SH-19 Rev: 0

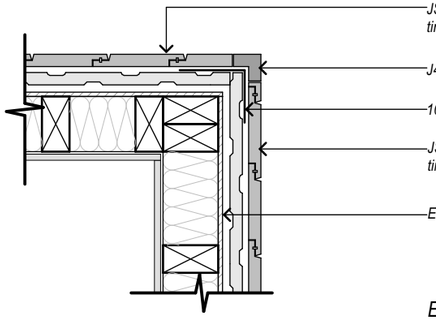
Date	Issue	Rev
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12.10.2026	Issued for Internal Review	D
29.10.2026	Issued for Council Submission	0

Construction Details

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C M Y K



JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

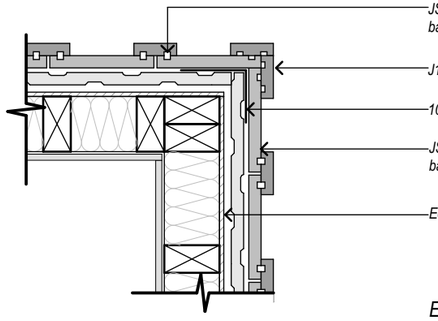
J42 or TMT42 External corner mould

100mm Cover Dynaflash back flashing.

JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Ecoply Barrier to entire dwelling.

External Corner Detail	18
Scale 1:10	SH03



JSC Board & Batten on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

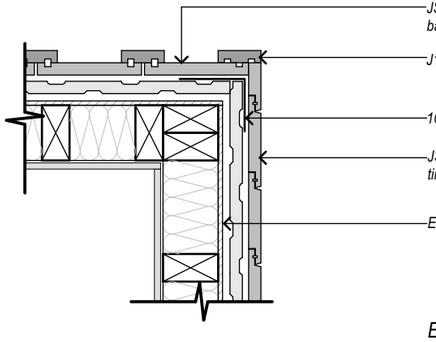
J124 & J123 External corner mould

100mm Cover Dynaflash back flashing.

JSC Board & Batten on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Ecoply Barrier to entire dwelling.

External Corner Detail	19
Scale 1:10	SH03



JSC Board & Batten on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

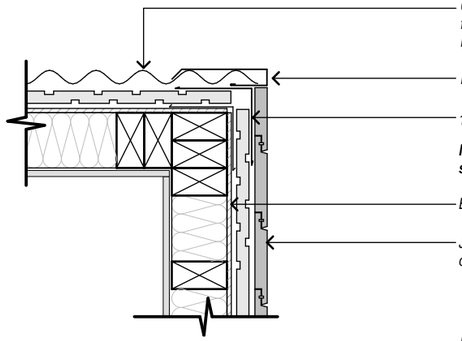
J123 External corner mould

100mm Cover Dynaflash back flashing.

JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Ecoply Barrier to entire dwelling.

External Corner Detail	20
Scale 1:10	SH03



0.40BMT Dimond Corrugate cladding with selected Zinacore Colorcote finish on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Pre-Finished 0.55BMT J Mold flashing

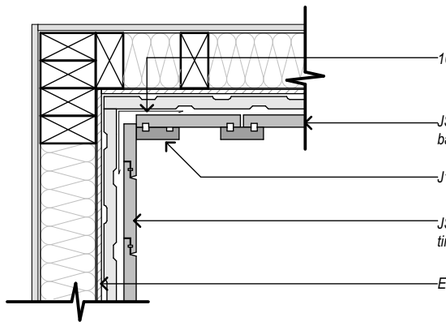
100mm Cover Dynaflash back flashing.

Note: Ensure separation between all treated timber and metal surfaces with EDPM or similar approved

Ecoply Barrier to entire dwelling.

JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

External Corner Detail	21
Scale 1:10	SH03



100mm Cover Dynaflash back flashing.

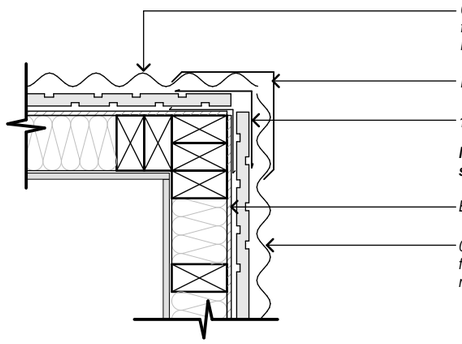
JSC Board & Batten on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

J123 Batten

JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Ecoply Barrier to entire dwelling.

Internal Corner Detail	22
Scale 1:10	SH03



0.40BMT Dimond Corrugate cladding with selected Zinacore Colorcote finish on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Pre-Finished 0.55BMT corner flashing - 2 crests min cover

100mm Cover Dynaflash back flashing.

Note: Ensure separation between all treated timber and metal surfaces with EDPM or similar approved

Ecoply Barrier to entire dwelling.

0.40BMT Dimond Corrugate cladding with selected Zinacore Colorcote finish on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

External Corner Detail	23
Scale 1:10	SH03

MAS

Drawing Title
Love Residence
64 Rowe Drive
Hanley's Farm

Client
J & A Love
Hanley's Farm
Queenstown

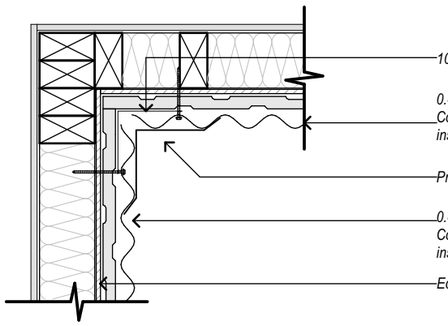
Project Info
Lot No: 1194
DP No: 622777
Wind Zone: Very High
Corrosion Zone: C
Snow Zone: Truss Designer
Quake Zone: 3

Drawing Info
Drawn: MAS
Date: 29.10.2026
Scale: Stated
Sheet No: 015845-SH-20
Rev: 0

Date	Issue	Rev
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29.10.2026	Issued for Council Submission	0

Construction Details
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100mm Cover Dynaflash back flashing.

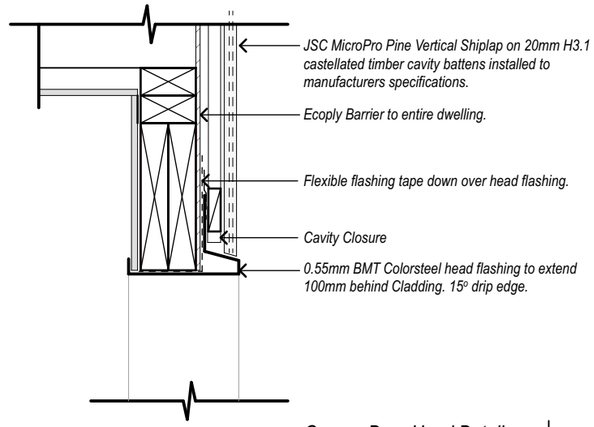
0.40BMT Dimond Corrugate cladding with selected Zinacore Colorcote finish on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Pre-Finished 0.55BMT corner flashing - 2 crests min cover

0.40BMT Dimond Corrugate cladding with selected Zinacore Colorcote finish on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Ecoply Barrier to entire dwelling.

Internal Corner Detail	24
Scale 1:10	SH03



JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

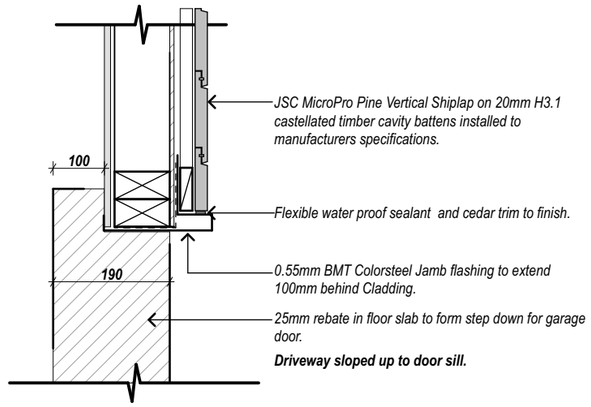
Ecoply Barrier to entire dwelling.

Flexible flashing tape down over head flashing.

Cavity Closure

0.55mm BMT Colorsteel head flashing to extend 100mm behind Cladding. 15º drip edge.

Garage Door Head Detail	-
Scale 1:10	-



JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

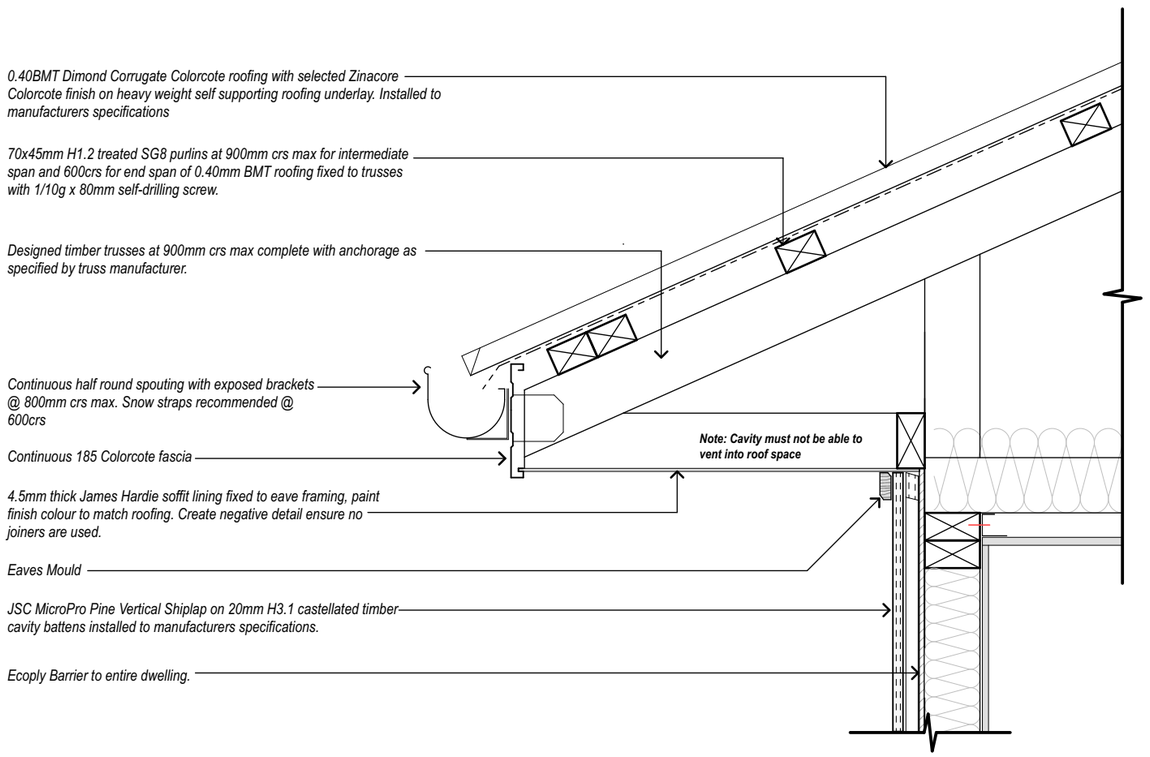
Flexible water proof sealant and cedar trim to finish.

0.55mm BMT Colorsteel Jamb flashing to extend 100mm behind Cladding.

25mm rebate in floor slab to form step down for garage door.

Driveway sloped up to door sill.

Garage Door Jamb Detail	-
Scale 1:10	-



0.40BMT Dimond Corrugate Colorcote roofing with selected Zinacore Colorcote finish on heavy weight self supporting roofing underlay. Installed to manufacturers specifications

70x45mm H1.2 treated SG8 purlins at 900mm crs max for intermediate span and 600crs for end span of 0.40mm BMT roofing fixed to trusses with 1/10g x 80mm self-drilling screw.

Designed timber trusses at 900mm crs max complete with anchorage as specified by truss manufacturer.

Continuous half round spouting with exposed brackets @ 800mm crs max. Snow straps recommended @ 600crs

Continuous 185 Colorcote fascia

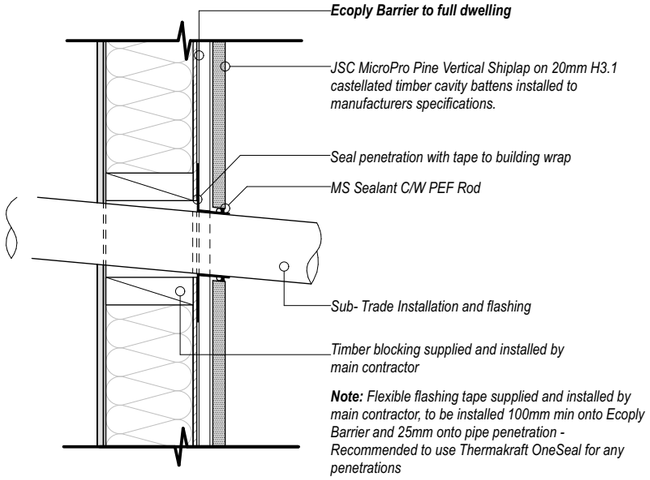
4.5mm thick James Hardie soffit lining fixed to eave framing, paint finish colour to match roofing. Create negative detail ensure no joiners are used.

Eaves Mould

JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Ecoply Barrier to entire dwelling.

Detail	25
Scale 1:10	SH21



Ecoply Barrier to full dwelling

JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Seal penetration with tape to building wrap

MS Sealant C/W PEF Rod

Sub- Trade Installation and flashing

Timber blocking supplied and installed by main contractor

Note: Flexible flashing tape supplied and installed by main contractor, to be installed 100mm min onto Ecoply Barrier and 25mm onto pipe penetration - Recommended to use Thermakraft OneSeal for any penetrations

Penetration Detail	
Scale 1:10	

MAS

Drawing Title
Love Residence
64 Rowe Drive
Hanley's Farm

Client
J & A Love
Hanley's Farm
Queenstown

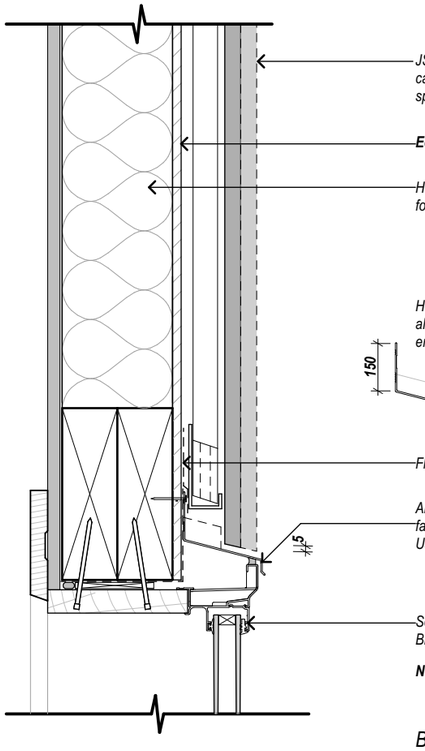
Project Info
Lot No: 1194
DP No: 622777
Wind Zone: Very High
Corrosion Zone: C
Snow Zone: Truss Designer
Quake Zone: 3

Drawing Info
Drawn: MAS
Date: 29.10.2026
Scale: Stated
Sheet No: 015845-SH-21
Rev: 0

Date	Issue	Rev
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JSC Board & Batten on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Ecoply Barrier to entire dwelling.

H1.2 treated LVL8 wall framing. Refer to Framing Plan for sizes and spacings.

Head flashing with 20mm stop-ends extended to edge of aluminium jamb facings on 20mm beyond scribers - ensure 35mm cover to flashing upstand

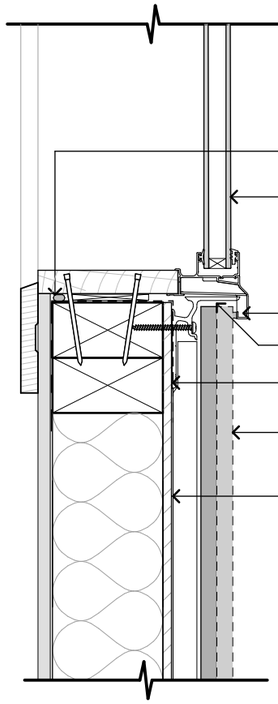
Flashing tape down over head flashing upstand

Aluminium head flashing - folded tight against head facing - 10mm min cover and 15° fall C/W Stop Ends. Use sealant in very high and extra high wind zones

Selected Aluminium Double Glazed joinery, Thermally Broken

Note: *Flexible flashing tape to full surround of opening*

Board & Batten Window Head	-
Scale 1:5	-



Continuous expanding foam air seal against PEF rod.

Selected Aluminium Double Glazed joinery, Thermally Broken

Compression foam tape seal

WANZ support bar as required

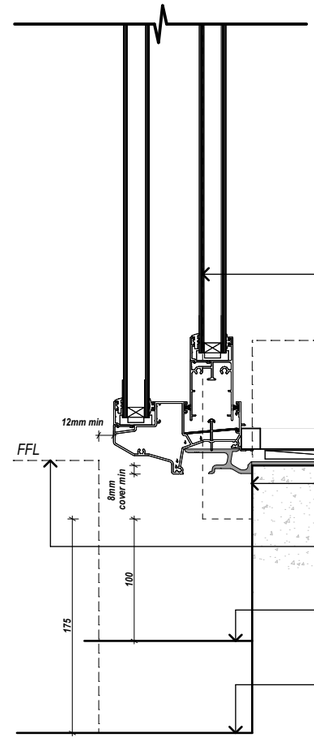
Flashing tape turned into framing reveals and taped at joints

JSC Board & Batten on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Ecoply Barrier to entire dwelling.

Note:
1- Window profile to be selected to achieve cover shown in details
2- Make allowances between packer at sills for support brackets for large windows. Such brackets require specific design, and shall be supplied by the window manufacturer

Board & Batten Window Sill	-
Scale 1:5	-



Note: All door rebates TBC with main contractor and window supplier

Line of selected cladding beyond. See cladding specific details.

Turn up flashing tape 100mm min against trimmer studs

Packer to suit air seal

Air seal

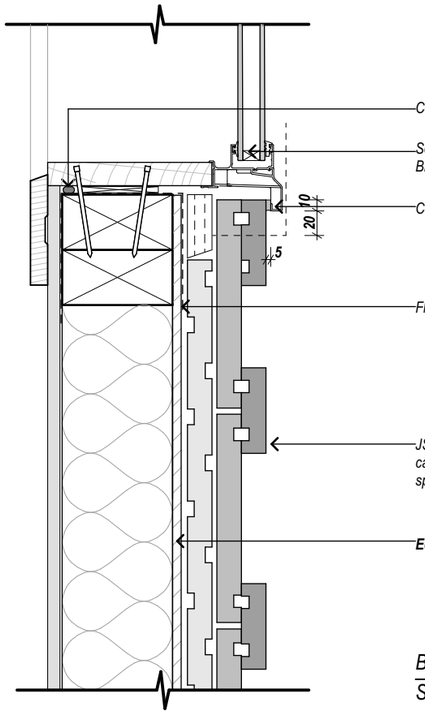
Top fixed WANZ support bar.

Line indicating deck.All Decks to be built under schedule 1

Bottom of cladding to Paved Surface.

Bottom of cladding to Unpaved Surface.

Typical Door Sill	-
Scale 1:5	-



Continuous expanding foam air seal against PEF rod.

Selected Aluminium Double Glazed joinery, Thermally Broken

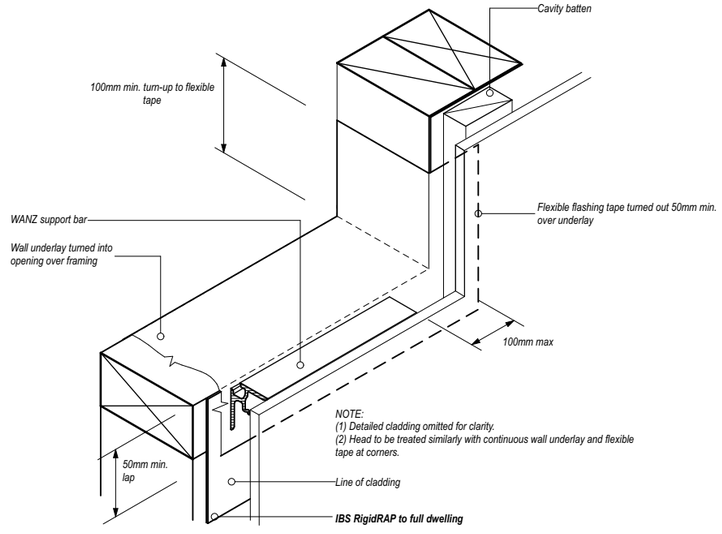
Compression foam tape seal

Flexible flashing tape to full surround of opening

JSC Board & Batten on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Ecoply Barrier to entire dwelling.

Board & Batten Window Jamb	-
Scale 1:5	-



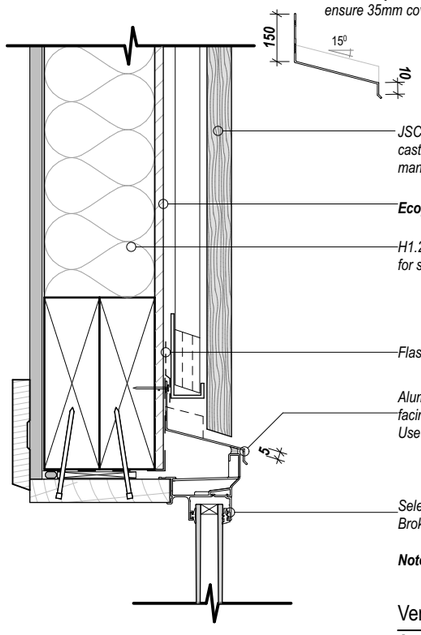
NOTE:
(1) Detailed cladding omitted for clarity.
(2) Head to be treated similarly with continuous wall underlay and flexible tape at corners.

Window & Door Prep	-
Scale NTS	-

MAS

Drawing Title	Client	Project Info			Drawing Info			Window Details
Love Residence 64 Rowe Drive Hanley's Farm	J & A Love Hanley's Farm Queenstown	Lot No: 1194 DP No: 622777	Wind Zone: Very High Corrosion Zone: C	Snow Zone: Truss Designer Quake Zone: 3	Drawn MAS	Date 29.10.2026	Scale Stated	DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL *All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour*
					Sheet No 015845-SH-22		Rev 0	

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Head flashing with 20mm stop-ends extended to edge of aluminium jamb facings on 20mm beyond scribers - ensure 35mm cover to flashing upstand

JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens - Installed as per manufacturers specifications

Ecoply Barrier to entire dwelling.

H1.2 treated LVL8 wall framing. Refer to Framing Plan for sizes and spacings.

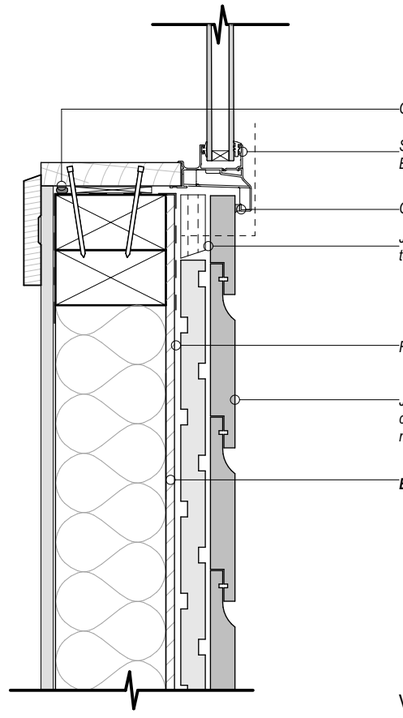
Flashing tape down over head flashing upstand

Aluminium head flashing - folded tight against head facing - 10mm min cover and 15° fall C/W Stop Ends. Use sealant in very high and extra high wind zones

Selected Aluminium Double Glazed joinery, Thermally Broken

***Note:** Flexible flashing tape to full surround of opening*

Vertical Shiplap Window Head	-
Scale 1:5	-



Continuous expanding foam air seal against PEF rod.

Selected Aluminium Double Glazed joinery, Thermally Broken

Compression foam tape seal

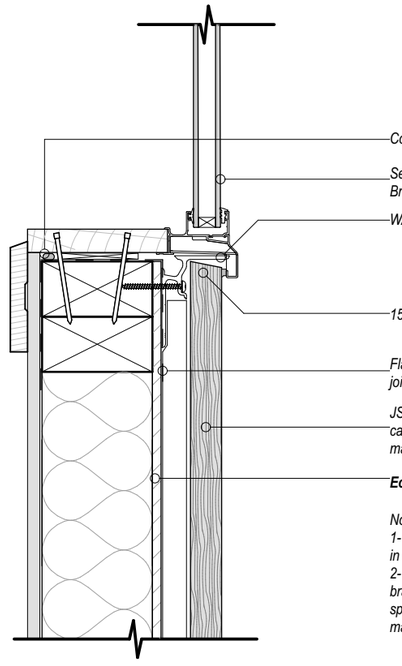
J mould flashing to seal off cavity and should be terminated to outside of cladding

Flexible flashing tape to full surround of opening

JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens - Installed as per manufacturers specifications

Ecoply Barrier to entire dwelling.

Vertical Shiplap Window Jamb	-
Scale 1:5	-



Continuous expanding foam air seal against PEF rod.

Selected Aluminium Double Glazed joinery, Thermally Broken

WANZ support bar as required

15° drip edge

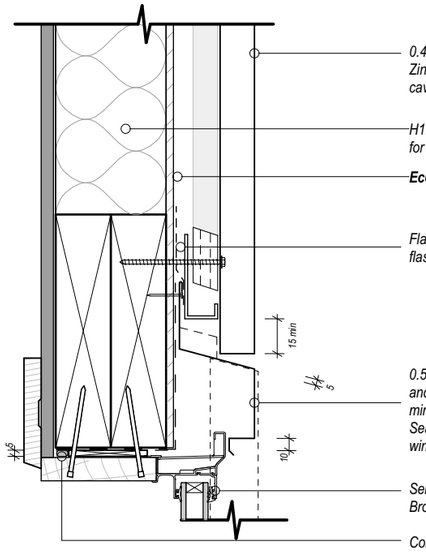
Flashing tape turned into framing reveals and taped at joints

JSC MicroPro Pine Vertical Shiplap on 20mm H3.1 castellated timber cavity battens - Installed as per manufacturers specifications

Ecoply Barrier to entire dwelling.

Note:
1- Window profile to be selected to achieve cover shown in details
2- Make allowances between packer at sills for support brackets for large windows. Such brackets require specific design, and shall be supplied by the window manufacturer

Vertical Shiplap Window Sill	-
Scale 1:5	-



0.40BMT Dimond Corrugate cladding with selected Zinacore Colorcote finish on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

H1.2 treated LVL8 wall framing. Refer to Framing Plan for sizes and spacings.

Ecoply Barrier to entire dwelling.

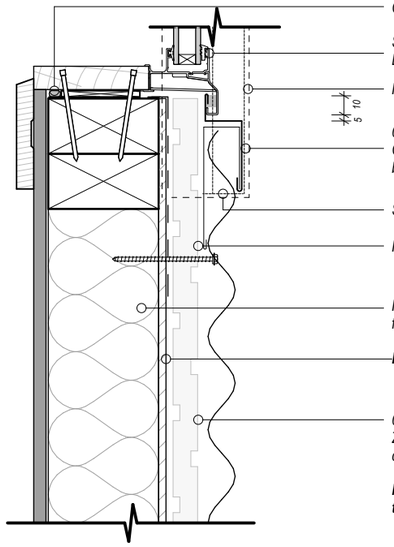
Flashing tape down over building paper and to extend over flashing up stand behind cavity batten to form separation.

0.55BMT Pre-Finished head flashing with 15° fall, stopends and 50mm upstand, folded tight against joinery with 10mm min cover.
Sealant applied between flashing and joinery for very high wind zones and above.

Selected Aluminium Double Glazed joinery, Thermally Broken

Continuous expanding foam air seal against PEF rod.

Vertical Metal Window Head	-
Scale 1:5	-



Continuous expanding foam air seal against PEF rod.

Selected Aluminium Double Glazed joinery, Thermally Broken

Head flashing above

0.55BMT Pre-Finished jamb flashing and riveted & sealed. Compressible foam seal as required to flashing return behind joinery flange.

Sill flashing below

Pre-Finished 0.55BMT J Mold flashing to finish.

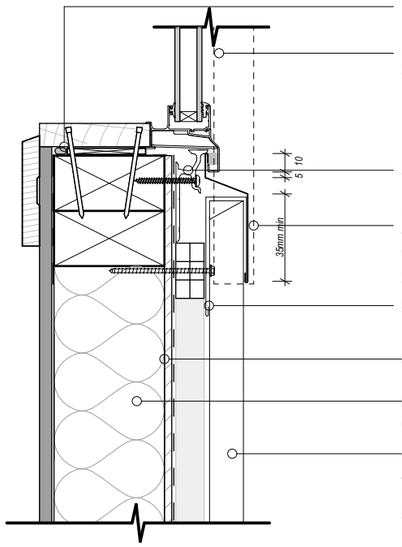
H1.2 treated LVL8 wall framing. Refer to Framing Plan for sizes and spacings.

Ecoply Barrier to entire dwelling.

0.40BMT Dimond Corrugate cladding with selected Zinacore Colorcote finish on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Note: Ensure separation provided between metal and treated timbers.

Vertical Metal Window Jamb	-
Scale 1:5	-



Continuous expanding foam air seal against PEF rod.

Selected Aluminium Double Glazed joinery, Thermally Broken

Packing and WANZ support bar as required

0.55BMT Pre-Finished sill flashing with 15° fall and riveted & sealed. Compressible foam seal as required to flashing return behind joinery flange.

Do not seal window joinery to sill

Pre-Finished 0.55BMT J Mold flashing to finish.

Ecoply Barrier to entire dwelling.

H1.2 treated LVL8 wall framing. Refer to Framing Plan for sizes and spacings.

0.40BMT Dimond Corrugate cladding with selected Zinacore Colorcote finish on 20mm H3.1 castellated timber cavity battens installed to manufacturers specifications.

Note: Ensure separation provided between metal and treated timbers.

Note:
1- Window profile to be selected to achieve cover shown in details
2- Make allowances between packer at sills for support brackets for large windows. Such brackets require specific design, and shall be supplied by the window manufacturer

Vertical Metal Window Sill	-
Scale 1:5	-

MAS

Drawing Title
Love Residence
64 Rowe Drive
Hanley's Farm

Client
J & A Love
Hanley's Farm
Queenstown

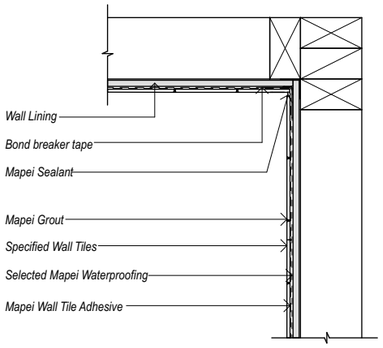
Project Info
Lot No: 1194
DP No: 622777
Wind Zone: Very High
Corrosion Zone: C
Snow Zone: Truss Designer
Quake Zone: 3

Drawing Info
Drawn: MAS
Date: 29.10.2026
Scale: Stated
Sheet No: 015845-SH-23
Rev: 0

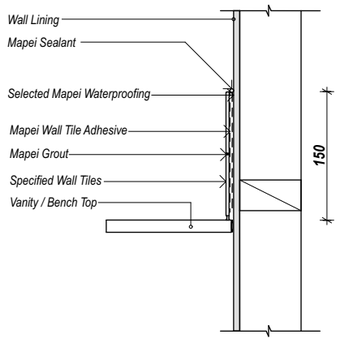
Date	Issue	Rev
09.10.2026	Issued for Developers Approval	C
12.10.2026	Issued for Internal Review	D
29.10.2026	Issued for Council Submission	0

Window Details
DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL
All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour

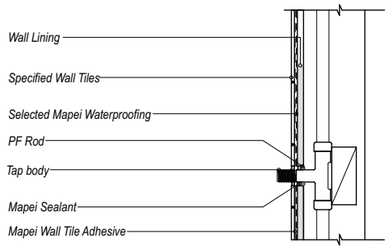
C M Y K



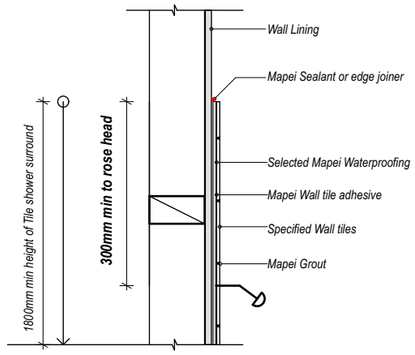
Corner
Scale 1:10



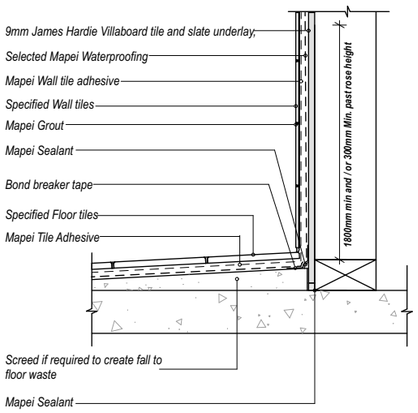
Vanity
Scale 1:10



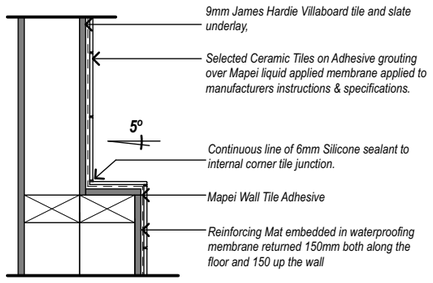
Penetration
Scale 1:10



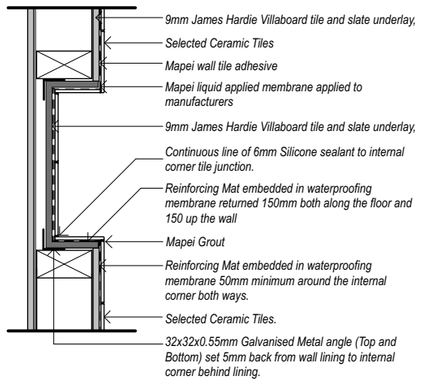
Shower Lining
Scale 1:10



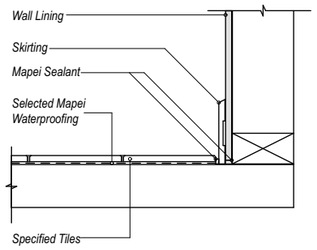
Shower Wall
Scale 1:10



Shower Recess
Scale 1:10



Shower Recess
Scale 1:10



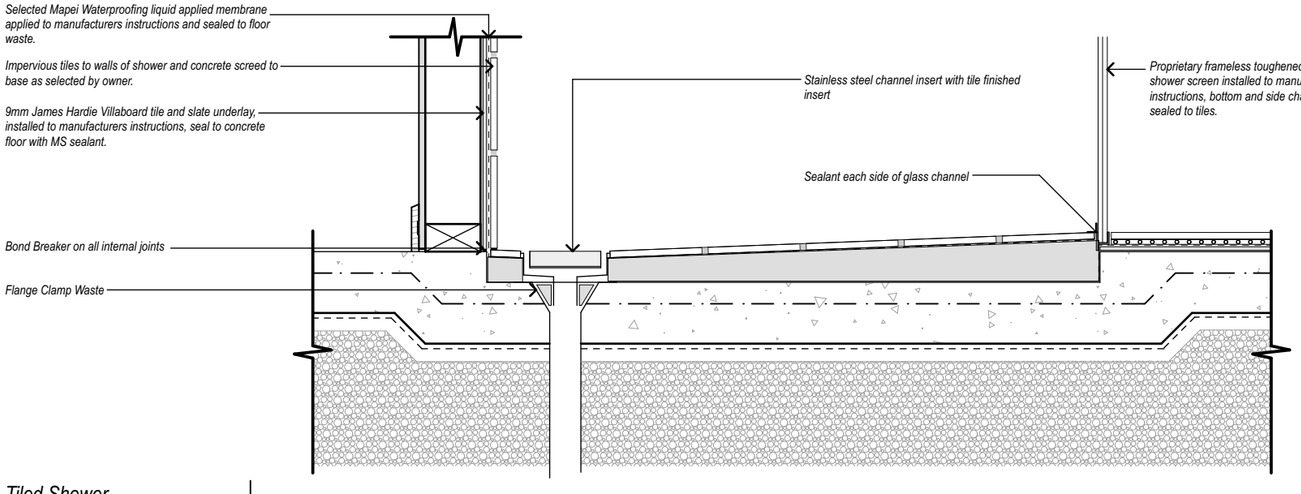
Tiled Floor
Scale 1:10

Waterproofing:

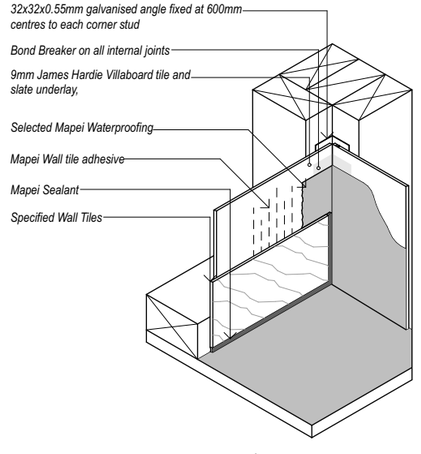
Wet area wall lining for tiles is to be 9mm Villaboard

Key construction notes for Villaboard:

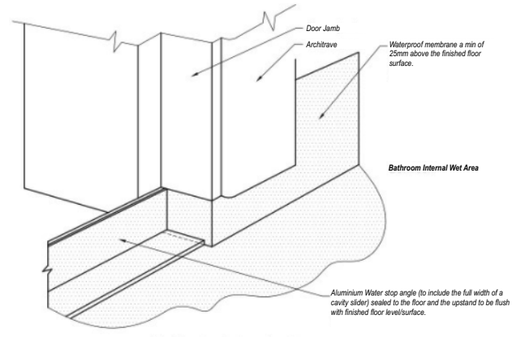
- Wall lining is the required distance from the floor
- Gap between wall lining and floor has been sealed
- Fixing at 150mm crs for all studs and dwangs
- Studs @ 400crs Dwangs at no more than 800crs
- Metal angle is fixed to the studs forming internal corner
- Membrane has been installed as per installation manual
- Bond Breakers installed
- Membrane thickness meets the manufacturers specifications for application thickness
- All joints formed as per manufacturers install details
- Control joints installed if required
- PS3 to be provided at completion of work to Consent Officer



Tiled Shower
Scale 1:10



Shower Corner
Scale 1:10



Typical Waterproofing Door Detail
Scale 1:10

MAS

Drawing Title: Love Residence, 64 Rowe Drive, Hanley's Farm	Client: J & A Love, Hanley's Farm, Queenstown	Project Info: Lot No: 1194; DP No: 622777; Wind Zone: Very High; Corrosion Zone: C; Snow Zone: Truss Designer; Quake Zone: 3	Drawing Info: Drawn MAS; Date 29.10.2026; Scale Stated; Sheet No 015845-SH-24; Rev 0	Waterproofing Details: DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL. All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour	C M Y K

Date	Issue	Rev
09.10.2026	Issued for Developers Approval	C
12.10.2026	Issued for Internal Review	D
29.10.2026	Issued for Council Submission	0

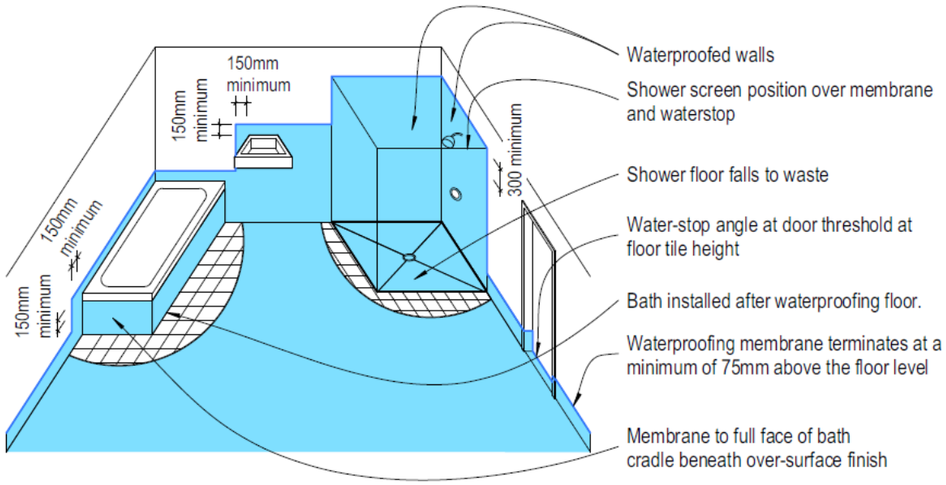
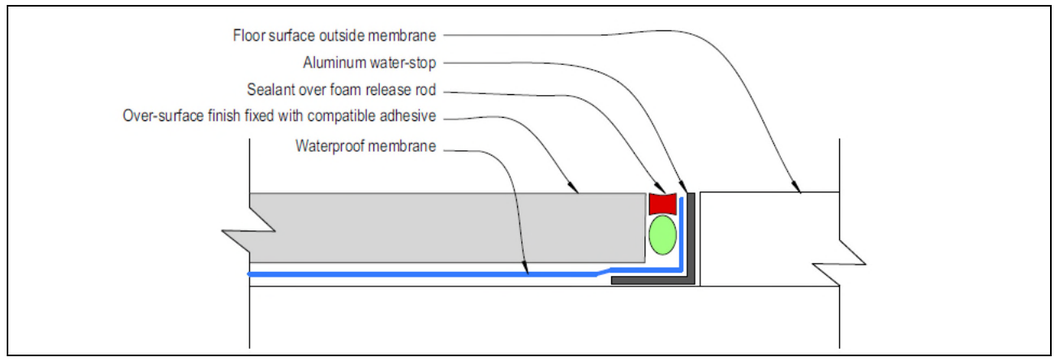


Figure 6: Extent of membrane in bathroom with hobless shower area

Notes:

1. Shower area shown with waterproof membrane system to provide waterproofing to floor and walls, and with rigid screen and door. Refer to Figure 10 (p30) for other options which affect the extent of membrane to shower floor, and to walls around and adjacent to the shower area.
2. Built-in bath shown. For both built-in and freestanding baths, the waterproof membrane system must extend under bath and up the wall(s) behind.
3. Refer to Figure 13 (p33) for extent of membrane if the bath has a shower over.
4. Wall-mounted wash hand basin shown. The waterproof membrane system must extend across the floor underneath all fixtures with water supplies (such as wash hand basins and plumbed vanities, whether floor- or wall-mounted), and up the wall behind.
5. Full-height membrane must be applied to all exposed faces of bath cradle, beneath any over-surface finish.
6. There is no need to apply waterproof membrane under an impervious lining.



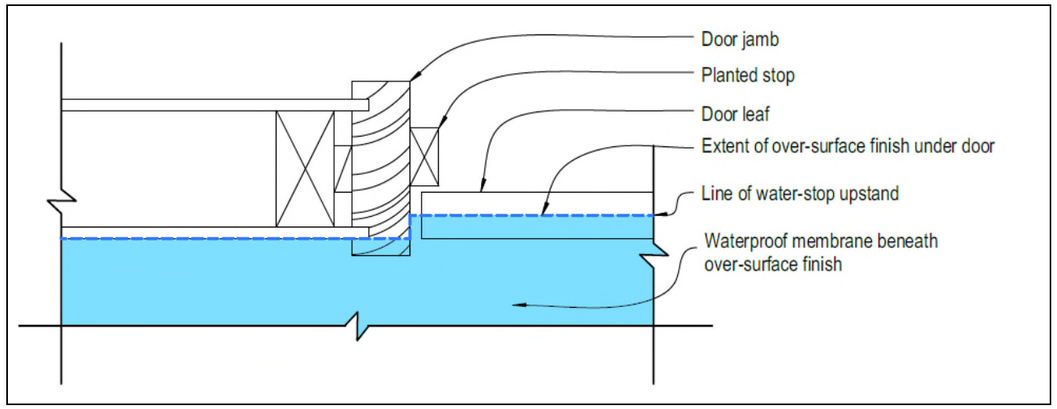


Figure 18: Plan view of water-stop under door jamb

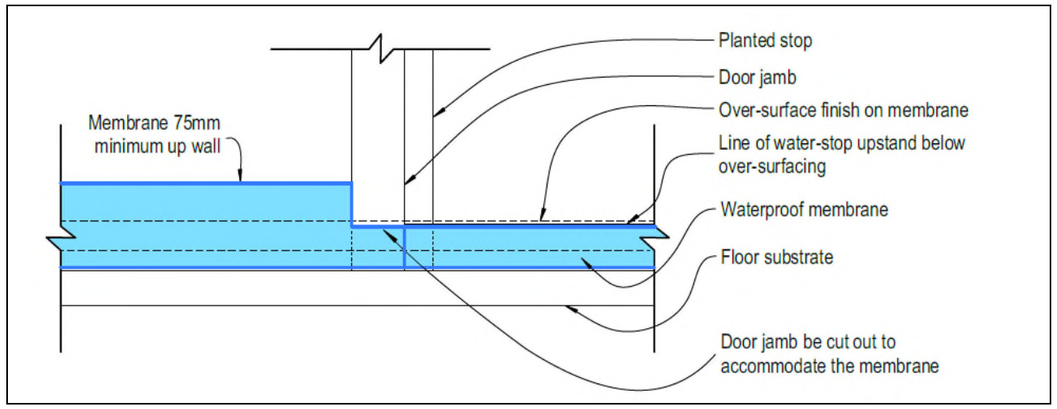


Figure 19: Elevation/edge of door jamb with water-stop under door

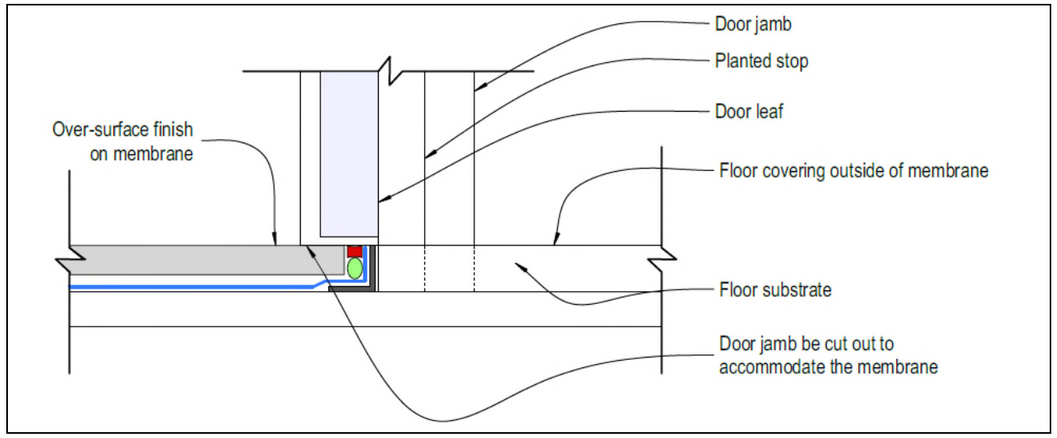
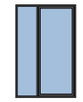
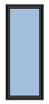
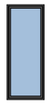
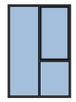
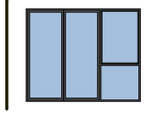
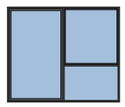


Figure 20: Face of door jamb with water-stop under door

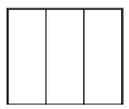
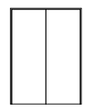
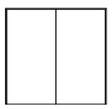
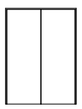
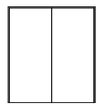
1. Where architraves will be used, these must be fitted after the waterproof membrane and the base of the architrave must align with the top of the cut-out in the door jamb. The architrave will obscure part of the upstand of the waterproof membrane.
2. Refer to Figure 14 (p45) for detailing of the water-stop.

Window List

ID	W x H Size	Lintel Size	3D Front View
W01	1.390×2.150		
W02	0.800×0.600		
W03	0.860×2.200		
W04	0.860×2.200		
W05	1.800×1.400		
W06	1.800×1.400		
W07	1.400×1.200		
W08	0.700×1.400		
W09	0.700×1.400		
W10	4.800×2.150		
W10 Above	4.800×1.700		
W11	3.600×2.200		
W12	1.450×2.150		
W13	2.650×2.150		
W14	1.800×0.600		
W15	1.800×0.600		
W16	0.600×0.600		
W17	1.800×0.600		
W18	1.400×0.600		
W19	1.800×0.600		
W20	2.600×2.200		

Note: Refer to Truss Design for all lintel sizes - This schedule is not for fabrication of joinery all openings to be measured on site prior to fabrication - read in conjunction with elevations

Door List

ID	W x H Size	Lintel Size	3D Front View
4.8m Garage Door	4.800×2.150		
D01	0.760×1.980		
D01 Unit	0.810×1.980		
D02	0.810×1.980		
D02 Unit	0.810×1.980		
D03	0.760×1.980		
D03 Unit	2.400×1.980		
D04	0.760×1.980		
D04 Unit	0.760×1.980		
D05	0.810×1.980		
D05 Unit	0.810×1.980		
D06	1.465×1.980		
D06 Unit	2.090×1.980		
D07	1.465×1.980		
D08	0.810×1.980		
D09	1.370×1.980		
D10	1.800×1.980		
D11	0.710×1.980		
D12	0.810×1.980		
D13	1.570×1.980		
D14	0.810×1.980		
D15	0.810×1.980		

Where timber treatments are used:

Floor framing protected from the weather but exposed to ground atmosphere		
H1.2	Radiata Pine - Douglas Fir	Jackstuds, subfloor braces, wall plates, floor joist to the sub-floor, blocking, walings and battens, nogs and diagonal boards,
H1.2	Radiata Pine - Douglas Fir	Interior solid wood flooring for ground floors
Enclosed roof framing and trusses		
H1.2	Radiata Pine - Douglas Fir	Framing and other members within or beneath a parapet
H1.2	Radiata Pine - Douglas Fir	Framing and other members within enclosed decks or balconies
H3.2	Radiata Pine	Framing and other members within enclosed cantilevered decks (including joist trimmers, nogs and blocking
H3.2	Radiata Pine - Douglas Fir	Framing and other members supporting enclosed cantilevered decks or balconies (including for cantilevered decks)
H3.1	Radiata Pine	Battens used behind cladding to form a cavity (H3.1 treatment can be either solvent-based or boren - H3.1 boren treatments supplied grey primer - painted)
H1.2	Radiata Pine - Douglas Fir	All other exterior wall framing and other members including exterior and boundary joists(H3.2 recommended around wet floor showers)
Interior wall framing		
H1.2	Radiata Pine - Douglas Fir	Interior walls(H3.2 recommended around wet floor showers)
H1.2	Radiata Pine - Douglas Fir	All mid-floor framing including boundary joists, ceiling framing, ceiling battens and double top plates
Interior Flooring		
H1.2	Pinus Species - Douglas Fir	Interior flooring
Other Framing		
None	Radiata Pine - Douglas Fir	All wall framing and roof framing (including trusses) protected from the weather, in unlined and unoccupied farm buildings and outbuildings, except buildings with high internal humidity such as saunas, spas etc.
H3.2	Radiata Pine	Framing exposed to the weather and above ground
H4	Radiata Pine	Framing exposed to the weather and above ground
H5	Radiata Pine	Framing, such as fence posts and and landscape timbers, that is exposed to the weather and in contact with the ground.

Note 1: For structural use of other species - refer to NZS 3602:2003 tables 1 & 2

Note 2: For non-structural use of Radiata Pine, Douglas Fir and other species - refer to NZS 3602:2003 table 3

Note 3: A higher treatment level also satisfies the level specified in this table

INTERIOR FINISHES SCHEDULE (Refer to Floor Plans)

Room	Floor	Walls	Ceiling
Entry	Laminate or similar	10mm Gib Standard, Paint Finish	13mm Gib Paint Finish
Kitchen	Laminate or similar	10mm Gib Standard, Paint Finish	13mm Gib Paint Finish
Dining	Carpet	10mm Gib Standard, Paint Finish	13mm Gib Paint Finish
Living	Carpet	10mm Gib Standard, Paint Finish	13mm Gib Paint Finish
Lounge	Carpet	10mm Gib Standard, Paint Finish	13mm Gib Paint Finish
Laundry	Laminate or similar	10mm Gib Aqualine, Paint Finish	13mm Gib Aqualine, Paint Finish
Garage	Concrete	10mm Gib Standard, Paint Finish	13mm Gib Paint Finish
Bathroom	Tiles	10mm Gib Aqualine, Paint Finish	13mm Gib Aqualine, Paint Finish
Cupboard	Carpet	10mm Gib Standard, Paint Finish	13mm Gib Paint Finish
Bedrooms	Carpet	10mm Gib Standard, Paint Finish	13mm Gib Paint Finish
Main Bedroom	Carpet	10mm Gib Standard, Paint Finish	13mm Gib Paint Finish
Ensuite	Tiles	10mm Gib Aqualine, Paint Finish	13mm Gib Aqualine, Paint Finish
WIR	Carpet	10mm Gib Standard, Paint Finish	13mm Gib Paint Finish

1. All walls are to be finished to level 4 as defined by Winstones Wallboards Limited. All fixings are to be in accordance with manufacturers specifications and to be screwed and glued fixed.
2. All wall and ceilings are to be finished with one coat of resene broadwall acrylic wall board sealer and finished with two coats of either Resene Zylone Space Coat or approved equivalent, refer to specification.
3. The skirting is to be 90x18mm, Bevelled top edge, confirm profile with owner.

MAS

Drawing Title
Love Residence
64 Rowe Drive
Hanley's Farm

Client
J & A Love
Hanley's Farm
Queenstown

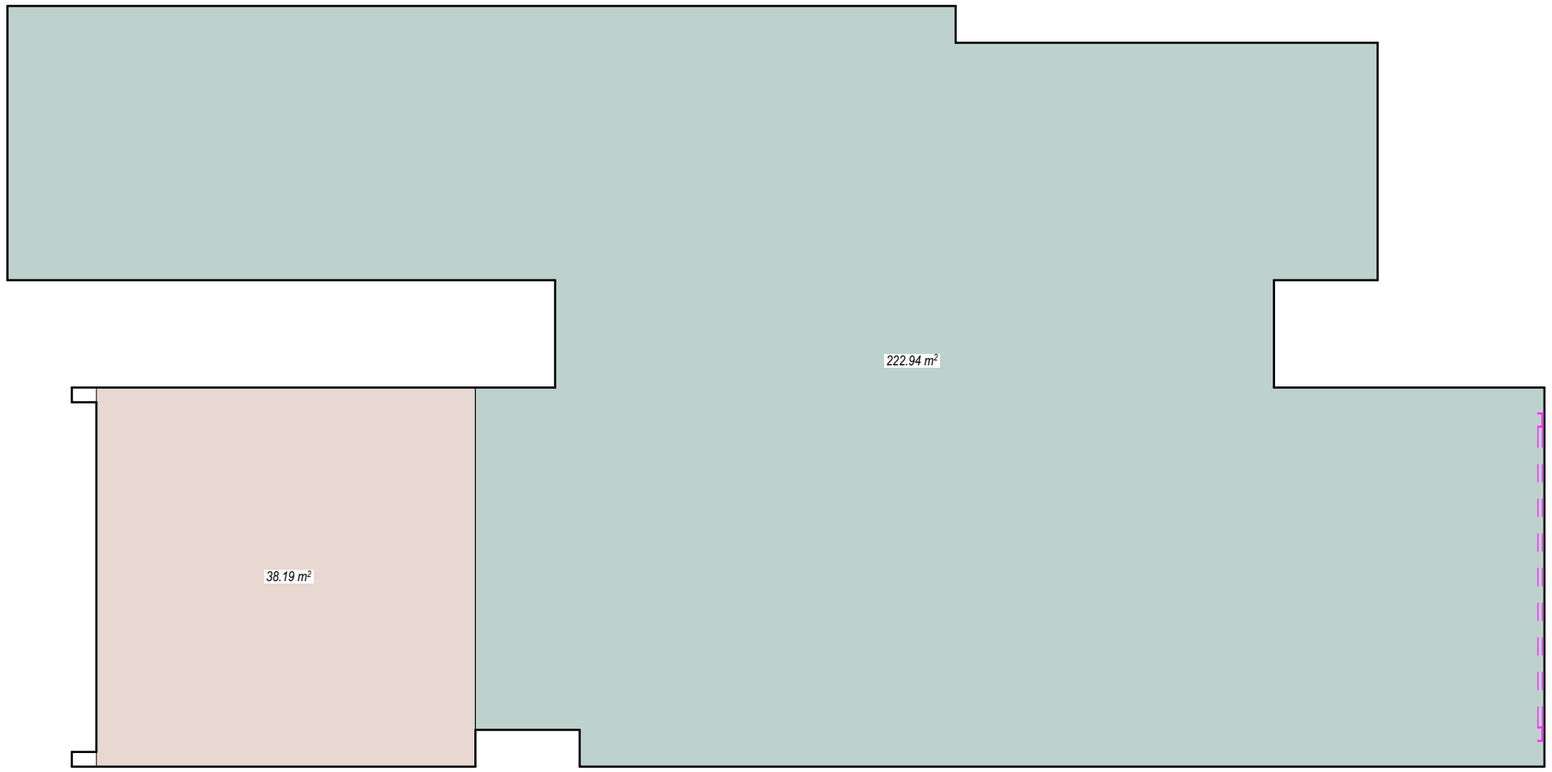
Project Info
Lot No: 1194
DP No: 622777
Wind Zone: Very High
Corrosion Zone: C
Snow Zone: Truss Designer
Quake Zone: 3

Drawing Info
Drawn: MAS
Date: 29.10.2026
Scale: Stated
Sheet No: 015845-SH-26
Rev: 0

Date	Issue	Rev
09.10.2026	Issued for Developers Approval	C
12.10.2026	Issued for Internal Review	D
29.10.2026	Issued for Council Submission	0

Schedules
DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL
All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour

C M Y K



H1 Floor Plan
Scale 1:100 @A3

Floor Insulation Key

222.94m² Insulated Floor Area
Perimeter = 80.9m

38.19m² Insulated Floor Area
(But not included in the H1 calculations)

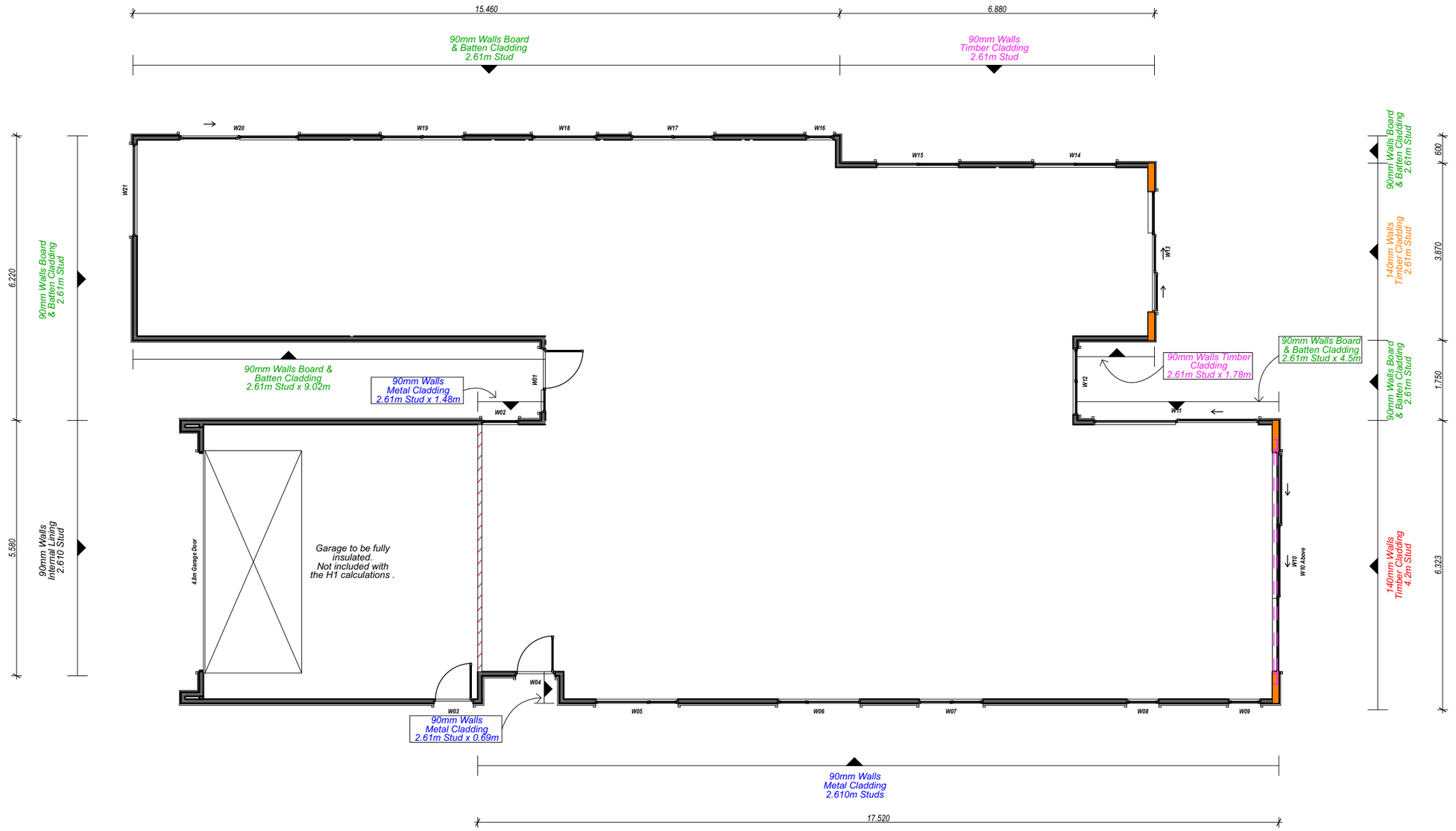
Foundation Type

Maxslab 300mm Foundation As Per Engineers Design with underfloor heating and with MAX189EX Edge Insulation

MAS

Drawing Title	Client	Project Info	Drawing Info		H1 Floor Plan
Love Residence 64 Rowe Drive Hanley's Farm	J & A Love Hanley's Farm Queenstown	Lot No: 1194 DP No: 622777 Wind Zone: Very High Corrosion Zone: C Snow Zone: Truss Designer Quake Zone: 3	Drawn: MAS Date: 29.10.2026 Scale: Stated Sheet No: 015845-SH-27 Rev: 0		DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL *All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour*

Date	Issue	Rev
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12.10.2026	Issued for Internal Review	D
29.10.2026	Issued for Council Submission	0



H1 Wall & Window Plan

Scale 1:100 @A3

Window / Wall Key

Window

Thermally Broken Aluminium Frame

Low E_4 / Clear Glass with Argon Gas &
Thermally Improved Spacer (Ug 1.10)= R0.50

Wall

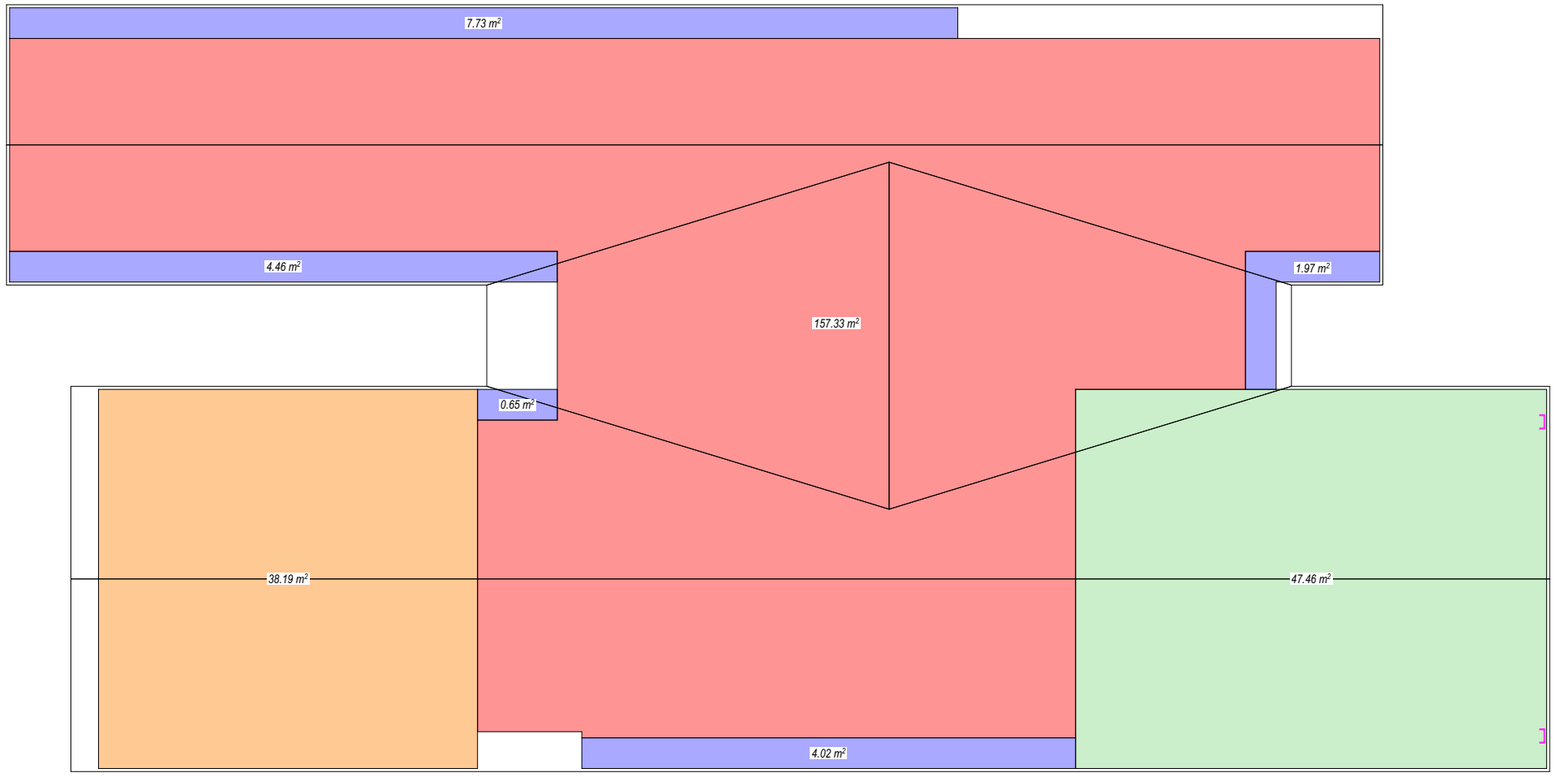
R2.8 Pink Batts Ultra (90mm Internal Wall)
R2.8 Pink Batts Ultra (90mm External Wall)
R4.0 Pink Batts Ultra (140mm Wall)

MAS

Drawing Title: Love Residence, 64 Rowe Drive, Hanley's Farm	Client: J & A Love, Hanley's Farm, Queenstown	Project Info: Lot No: 1194; DP No: 622777; Wind Zone: Very High; Corrosion Zone: C; Snow Zone: Truss Designer; Quake Zone: 3	Drawing Info: Drawn MAS; Date 29.10.2026; Scale Stated; Sheet No 015845-SH-28; Rev 0	H1 Wall & Window Plan	DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL *All Plans to Scale on A3 Sheets printed @ 100% - Print in Colour*

Date	Issue	Rev
09.10.2026	Issued for Developers Approval	C
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C M Y K



H1 Roof Plan
Scale 1:100 @A3

Roof Insulation Key

Raftered Ceiling R4.5 Pink Batts Skillion

= 47.46m² Insulated Roof Area

Roof Core R6.0 Pink Batts Ultra

= 157.33m² Insulated Roof Area

Roof Edge R3.6 Pink Batts Skillion

= 18.83m² Insulated Roof Area

Garage Roof R3.6 Pink Batts Classic (But not included in the H1 calculations)

= 38.19m² Insulated Roof Area

Note These R Values are not Construction R Values - Refer to Construction R Value Calculations

MAS

Drawing Title: Love Residence
64 Rowe Drive
Hanley's Farm

Client: J & A Love
Hanley's Farm
Queenstown

Project Info
Lot No: 1194
DP No: 622777
Wind Zone: Very High
Corrosion Zone: C
Snow Zone: Truss Designer
Quake Zone: 3

Drawing Info
Drawn: MAS
Date: 29.10.2026
Scale: Stated
Sheet No: 015845-SH-29
Rev: 0

Date	Issue	Rev
09.10.2026	Issued for Developers Approval	C
12.10.2026	Issued for Internal Review	D
29.10.2026	Issued for Council Submission	0

H1 Roof Plan

DO NOT SCALE - IF IN DOUBT ASK VIA EMAIL
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C M Y K