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Young+
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Y+R+ Drawing Register

Project
260116 - Lot 1192 - Hanleys Farm (QT)

PLEASE ACKNOWLEDGE RECEIPT OF DRAWINGS

Reasons: AB - As Built, AN - For Application, AP - For Approval,

BC - For Building Consent, CM - For Comment, CO - For Construction,

IN - For Information, PL - For Proposal, PR - For Pricing,

RC - For Resource Consent, TN - For Tender, MU - Multiple

ISSUE NO.	1
ISSUED BY	SN
DAY	9
MONTH	11
YEAR	26
ISSUE REASON	BC

DRG NO.	DRAWING/DOCUMENT TITLE	SIZE	SCALE	
Y+R+ Drawing Register				
A3-0000	COVER	A3	None	1
A3-0001	PROJECT INFORMATION	A3	None	1
A3-2200	SITE PLAN	A3	1:200	1
A3-3000	FOUNDATION SLAB SETOUT PLAN	A3	1:100	1
A3-3200	FLOOR PLAN	A3	1:100	1
A3-3203	ROOF PLAN	A3	1:100	1
A3-3204	RCP	A3	1:100	1
A3-4200	BUILDING ELEVATIONS - NORTH & EAST	A3	1:100	1
A3-4201	BUILDING ELEVATIONS - SOUTH & WEST	A3	1:100	1
A3-4500	BUILDING SECTIONS	A3	1:100	1
A3-4501	BUILDING SECTIONS	A3	1:100	1
A3-4502	BUILDING SECTIONS	A3	As indicated	1
A3-9420	WALL TYPES SCHEDULES	A3	As indicated	1
A3-9450	WINDOW SCHEDULE	A3	As indicated	1
A3-9451	DOOR SCHEDULE	A3	As indicated	1
A3-D-3100	DETAILS - FOUNDATION	A3	1:5	1
A3-D-3101	DETAILS - FOUNDATION	A3	As indicated	1
A3-D-3102	DETAILS - FOUNDATION	A3	None	1
A3-D-4200	DETAILS - BUILDING ENVELOPE	A3	1:5	1
A3-D-4201	DETAILS - BUILDING ENVELOPE ROOF	A3	1:5	1
A3-D-4202	DETAILS - BUILDING ENVELOPE ROOF	A3	1:5	1
A3-D-4203	DETAILS - BUILDING ENVELOPE ROOF	A3	1:5	1
A3-D-4204	DETAILS - BUILDING ENVELOPE ROOF	A3	As indicated	1
A3-D-4205	DETAILS - BUILDING ENVELOPE ROOF	A3	As indicated	1
A3-D-4206	DETAILS - BUILDING ENVELOPE ROOF	A3	1:5	1
A3-D-4207	DETAILS - BUILDING ENVELOPE ROOF	A3	1:5	1
A3-D-4510	DETAILS - EXTERIOR JOINERY - WINDOW	A3	1:5	1
A3-D-4511	DETAILS - EXTERIOR JOINERY - SLIDER	A3	1:5	1
A3-D-4512	DETAILS - EXTERIOR JOINERY - DOOR	A3	1:5	1
A3-D-4513	DETAILS - GARAGE DOOR	A3	1:5	1
A3-D-4514	DETAILS - EXTERIOR JOINERY - SHROUD	A3	1:5	1
A3-D-4515	DETAILS - EXTERIOR JOINERY - SHROUD	A3	1:1	1
A3-D-5100	DETAILS - INTERTENANCY	A3	As indicated	1
A3-D-5101	DETAILS - INTERTENANCY	A3	1:5	1

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DRG NO.	DRAWING/DOCUMENT TITLE	SIZE	SCALE	
A3-D-5103	DETAILS - FIRE	A3	1:1	1
A3-D-5104	DETAILS - FIRE	A3	None	1
A3-D-6200	DETAILS - INTERIOR	A3	1:5	1
A3-D-6201	DETAILS - INTERIOR	A3	1:10	1
A3-D-7700	DETAILS - HWC	A3	As indicated	1
DISTRIBUTION				DH - Download and Hardcopy, DL - By Download, E - Extranet Issue, EH - Email and Hardcopy, EM - Email, EX - Extranet, HC - Hardcopy, US - CD, MU - Multiple
Queenstown Lakes District Council				
	QLDC BC Submission			EX
ELECTRONIC FORMATS				
	pdf			x

DOCUMENT AND DRAWING ISSUE REGISTER

V220808

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LOT 1192, HANLEYS FARM

Proposal for:

FOWLER HOMES

260116

21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

4d Edwin St Mt Eden Auckland 1024 NZ +64 9 520 6444
120 Tennyson St Napier 4110 NZ +64 6 929 9945
L1 Unit A 179 Glenda Dr Queenstown 9300 NZ +64 3 974 4394
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This image is an architectural visualisation only. Materials, colours, finishes and details are indicative and intended to illustrate the design intent and may change in the final built outcome. All design elements are subject to development and approval. All landscaping elements are illustrative only, refer to the drawings for selected landscaping elements and for all cladding, material selections.

DRAWING INDEX

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REV DATE	DESCRIPTION
A3-0000	COVER	1	09/11/2026	BC-CONSTRUCTION
A3-0001	PROJECT INFORMATION	1	09/11/2026	BC-CONSTRUCTION
A3-2200	SITE PLAN	1	09/11/2026	BC-CONSTRUCTION
A3-3000	FOUNDATION SLAB SETOUT PLAN	1	09/11/2026	BC-CONSTRUCTION
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A3-D-6201	DETAILS - INTERIOR	1	09/11/2026	BC-CONSTRUCTION
A3-D-7700	DETAILS - HWC	1	09/11/2026	BC-CONSTRUCTION

Number of sheets: 39

STAMP

09/11/2026

BC-CONSTRUCTION

1

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
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Te Kāhui Whaihanga
New Zealand Institute
of Architects
Practice 2026

SHEET NAME
COVER

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
NONE

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A3-0000

REVISION
1

Plotted: 9/11/2026 2:20:34 pm File: Autodesk Docs://260116 - Lot 1192 - Hanleys Farm (QT)/260116 - Lot 1192 - Hanleys Farm.rvt

ADDITIONAL GUIDELINES

DENSITY	1 RESIDENTIAL UNIT PER LOT (A RESIDENTIAL FLAT IS ALLOWED WITH THE MAIN DWELLING).
BUILDING HEIGHT	MAX 8.0M. MAX 4.0M WITHIN 2.0M OF AN INTERNAL BOUNDARY (LOTS ≥380M²). ACCESSORY BUILDINGS MAX 3.5M.
BUILDING COVERAGE	LOTS <550M²: MAX 60%. LOTS ≥550M²: MAX 50%.
ROAD SETBACK	ROAD SETBACKMIN 4.0M, MAX 6.0M (LARGER AT HFDR DISCRETION). VERANDAHS, PORCHES, PERGOLAS AND UNROOFED BALCONIES MAY ENCROACH 1.0M IF ≤4.0M HIGH.
GARAGE SETBACK	MIN 5.0M FROM THE ROAD BOUNDARY AND 0.5M BEHIND THE FRONT WALL.
CORNER LOTS	MIN 3.0M FROM THE SPLAY BOUNDARY AND 1.5M FROM THE OTHER ROAD BOUNDARY.
INTERNAL SETBACKS, LOTS <380M²	ONE 3.0M, ALL OTHERS 1.0M.
INTERNAL SETBACKS, LOTS ≥380M²	ONE 3.0M. ONE 1.5M FROM THE BOUNDARY MEETING THE ROAD (FRONTAGE >12.5M, SINGLE ROAD). ALL OTHERS 1.0M (FRONT SITES) OR 1.5M (REAR SITES).
SETBACK EXCEPTIONS	EAVES MAY ENCROACH 400MM. ACCESSORY BUILDINGS ≤3.5M HIGH WITH NO OPENINGS TO THE BOUNDARY MAY SIT IN A 1.0M SETBACK. NO SETBACK WHERE A COMMON WALL IS SHARED ON THE BOUNDARY.
RECESSION PLANES, LOTS <380M²	MEASURED FROM INTERNAL BOUNDARIES (NOT ROAD). PER THE PLAN ON P14 OF THE GUIDELINES. NOT APPLICABLE TO SHARED COMMON WALLS.
RECESSION PLANES, LOTS ≥380M² (FLAT SITES ≤6°)	NORTH 55°, EAST/WEST 45°, SOUTH 35°. START HEIGHT IS 3.5M, OR 2.5M WITHIN 12M OF A REAR BOUNDARY OR ON REAR SITES. GABLE ENDS MAY PENETRATE BY UP TO ⅓ OF THE GABLE HEIGHT. NOT APPLICABLE TO ACCESSORY BUILDINGS OR SHARED COMMON WALLS.
WINDOW SILLS	ABOVE GROUND FLOOR, MIN 1.5M ABOVE FLOOR LEVEL IF WITHIN 4.0M OF AN INTERNAL BOUNDARY (NOT APPLICABLE TO RESERVE-FACING OR OPAQUE GLAZING).
FENCING	NO FENCING WITHIN THE FRONT YARD SIDE AND REAR BOUNDARIES: 1.8M HIGH,SET BACK 1.0M BEHIND THE FRONT WALL CORNER SITES: ON SECONDARY ROAD BOUNDARY HALF OF THE FENCE AT LEAST MUST BE EITHER ≤1M HIGH OR ≥30% TRANSPARE
DRIVEWAYS AND PARKING	AT LEAST 1 GARAGE OR CARPORT. DOOR OR OPENING ≤40% OF STREET FRONTAGE. ONE DRIVEWAY AND CROSSOVER, NO GATES. MAX 4.5M WIDE AT THE CROSSOVER. 0.4M MINIMUM OFFSET FROM THE SIDE BOUNDARY (LANDSCAPE STRIP ≥400MM).
ACCESSORY BUILDINGS	MAX 12M² AND 3.5M HIGH (EXCLUDING GARAGES), NOT VISIBLE FROM THE STREET

PLANNING CONTROLS (QUEENSTOWN - JACKS POINT ZONE)

41.5.1.2 BUILDING HEIGHT

a. RESIDENTIAL (R) ACTIVITY AREAS 8M
b. RURAL LIVING ACTIVITY AREAS 5M
c. ALL OTHER BUILDINGS AND STRUCTURES 4M

41.5.1.4 RECESSION PLANES (FLAT SITES ONLY)

NO PART OF ANY BUILDING SHALL PROTRUDE THROUGH THE FOLLOWING RECESSION LINES INCLINED TOWARDS THE SITE AT.

i. NORTHERN BOUNDARY: 55°
ii. WESTERN AND EASTERN BOUNDARIES: 45°
iii. SOUTHERN BOUNDARIES: 35°

COMMENCING AT:
iv. 3.5M ABOVE GROUND LEVEL AT ANY GIVEN POINT ALONG ANY INTERNAL SITE BOUNDARY UP TO A DISTANCE OF 12M FROM A REAR INTERNAL BOUNDARY; AND
v. 2.5M ABOVE GROUND LEVEL AT ANY GIVEN POINT ALONG ANY INTERNAL SITE BOUNDARY WITHIN 12M OF A REAR INTERNAL BOUNDARY OR ANY INTERNAL SITE BOUNDARY OF A REAR SITE;

EXCEPT THAT WITHIN THE RESIDENTIAL HANLEY DOWNS (R (HD)) ACTIVITY AREAS, THIS RULE SHALL NOT APPLY TO:
i. SITES SMALLER THAN 380M² CREATED BY SUBDIVISION;
ii. A MEDIUM DENSITY RESIDENTIAL DEVELOPMENT CONSENTED UNDER RULE 41.4.1.5;

41.5.1.5 WINDOW SILL HEIGHTS

WITHIN THE R(HD) AND THE R(HD-SH) ACTIVITY AREAS, WINDOW SILL HEIGHTS ABOVE THE FIRST STOREY SHALL NOT BE SET LOWER THAN 1.5M ABOVE THE FLOOR LEVEL WHERE THE EXTERNAL FACE OF THE WINDOW IS WITHIN 4M OF AN INTERNAL SITE BOUNDARY, EXCEPT WHERE BUILDINGS FACE RESERVES OR WHERE OPAQUE GLASS IS USED FOR WINDOWS

41.5.1.6 BUILDING COVERAGE

a. ON ANY SITE WITHIN THE R(JP), R(JP-SH) ACTIVITY AREAS, BUILDINGS SHALL NOT EXCEED A MAXIMUM SITE COVERAGE OF 45%; AND
b. (ON ANY SITE WITHIN THE R(HD) AND R(HD-SH) ACTIVITY AREAS, BUILDINGS SHALL NOT EXCEED A MAXIMUM SITE COVERAGE OF 50%.

EXCEPT THAT:

RESIDENTIAL ACTIVITY IN THE R(JP), R(JP-SH), R(HD), AND R(HD-SH) ACTIVITY AREAS CONSENTED UNDER RULE 41.4.1.5 OR 41.4.1.6 (MEDIUM DENSITY RESIDENTIAL DEVELOPMENT) OR UNDER RULE 27.7.5.2 OR 27.5.5, SHALL NOT EXCEED A MAXIMUM SITE COVERAGE OF 60%.

41.5.1.7 BUILDING SETBACKS

a. TWO SETBACKS OF 4.5M, WITH ALL REMAINING SETBACKS OF 2M; OR
b. ONE SETBACK OF 6M, ONE SETBACK OF 3.5M AND ALL OTHER SETBACKS OF 2M;

EXCEPT THAT:

1. ANY RESIDENTIAL UNIT MAY ENCROACH INTO A SETBACK BY UP TO 1M FOR AN AREA NO GREATER THAN 6M2 PROVIDED THE COMPONENT OF THE BUILDING INFRINGING THE SETBACK HAS NO WINDOWS OR OPENINGS;
2. ACCESSORY BUILDINGS FOR RESIDENTIAL ACTIVITIES, INCLUDING GARAGES, MAY ENCROACH INTO THE SETBACK WHERE THEY ARE NO MORE THAN 3.5M IN HEIGHT AND WHERE NO WINDOWS OR OPENINGS ARE ORIENTATED TOWARD AN INTERNAL BOUNDARY;
3. NO SETBACKS ARE REQUIRED WHEN BUILDINGS SHARE A COMMON WALL AT THE BOUNDARY.

41.5.1.8 BUILDING SETBACKS IN THE RESIDENTIAL HANLEY DOWN AREA

THE RESIDENTIAL (HANLEY DOWNS) ACTIVITY AREAS, BUILDINGS FOR ALL ACTIVITIES, EXCEPT FOR BUILDINGS LOCATED ON SITES SMALLER THAN 380M² AND CREATED PURSUANT TO SUBDIVISION RULE 27.7.5.2, SHALL BE SUBJECT TO THE FOLLOWING MINIMUM SETBACK R

1. ONE INTERNAL SETBACK OF 3M;
2. A ROAD SET BACK OF AT LEAST 3M, PROVIDED THAT ANY GARAGE IS SET BACK AT LEAST 4.5M FROM THE HYPERLINK ROAD BOUNDARY;
3. FOR SITES FRONTING A SINGLE HYPERLINK ROAD AND WITH A FRONTAGE EXCEEDING 12.5M, ONE INTERNAL HYPERLINK SETBACK OF 1.5M FROM AN INTERNAL BOUNDARY THAT INTERSECTS WITH A HYPERLINKROAD BOUNDARY; AND
4. ALL REMAINING INTERNAL SETBACKS OF 1M; AND ALL ERMAINING INTERNAL SETBACKS ON REAR SITES OF 1.5M

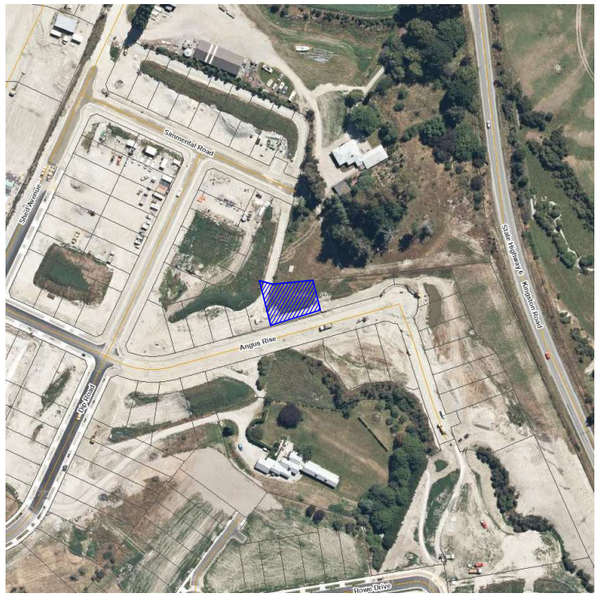
EXCEPT THAT:

5. ACCESSORY BUILDINGS FOR RESIDENTIAL ACTIVITIES, INCLUDING GARAGESM MAY ENCROACH INTO ANY 1M INTERNAL SETBACK INTERNAL BOUNDARY
6. THE EAVES OF ANY RESIDENRIAL UNIT MAY ENCROACH INTO THE SETBACK BY NO MORE THAN 400MM
7. NO SETBACKS ARE REQUIRED WHEN BUILDINGS SHARE A COMMON WALL AT THE BOUNDARY

PLANNING ZONE



AERIAL IMAGE



LEGAL DESCRIPTION

CATEGORY	DESCRIPTION	REFERENCE
SITE ADDRESS	21 ANGUS RISE, HANLEYS FARM, JACKS POINT, QUEENSTOWN	QLDC PDP
TERRITORIAL AUTHORITY	QUEENSTOWN LAKES DISTRICT COUNCIL	
LOT	Lot 1192	QLDC PDP
DEPOSITED PLAN	DP 629299	QLDC PDP
SITE AREA	742 m²	CT
ZONE	JACKS POINT RESORT	QLDC PDP
WIND ZONE	HIGH	BRANZ MAPS
EXPOSURE ZONE	B	BRANZ MAPS
EARTHQUAKE ZONE	ZONE 3	BRANZ MAPS
CLIMATE ZONE	ZONE 6	BRANZ MAPS

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CLIENT
FOWLER HOMES

PROJECT NAME
LOT 1192, HANLEYS FARM

PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

STAMP

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SHEET NAME
PROJECT INFORMATION

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
NONE

SHEET SIZE
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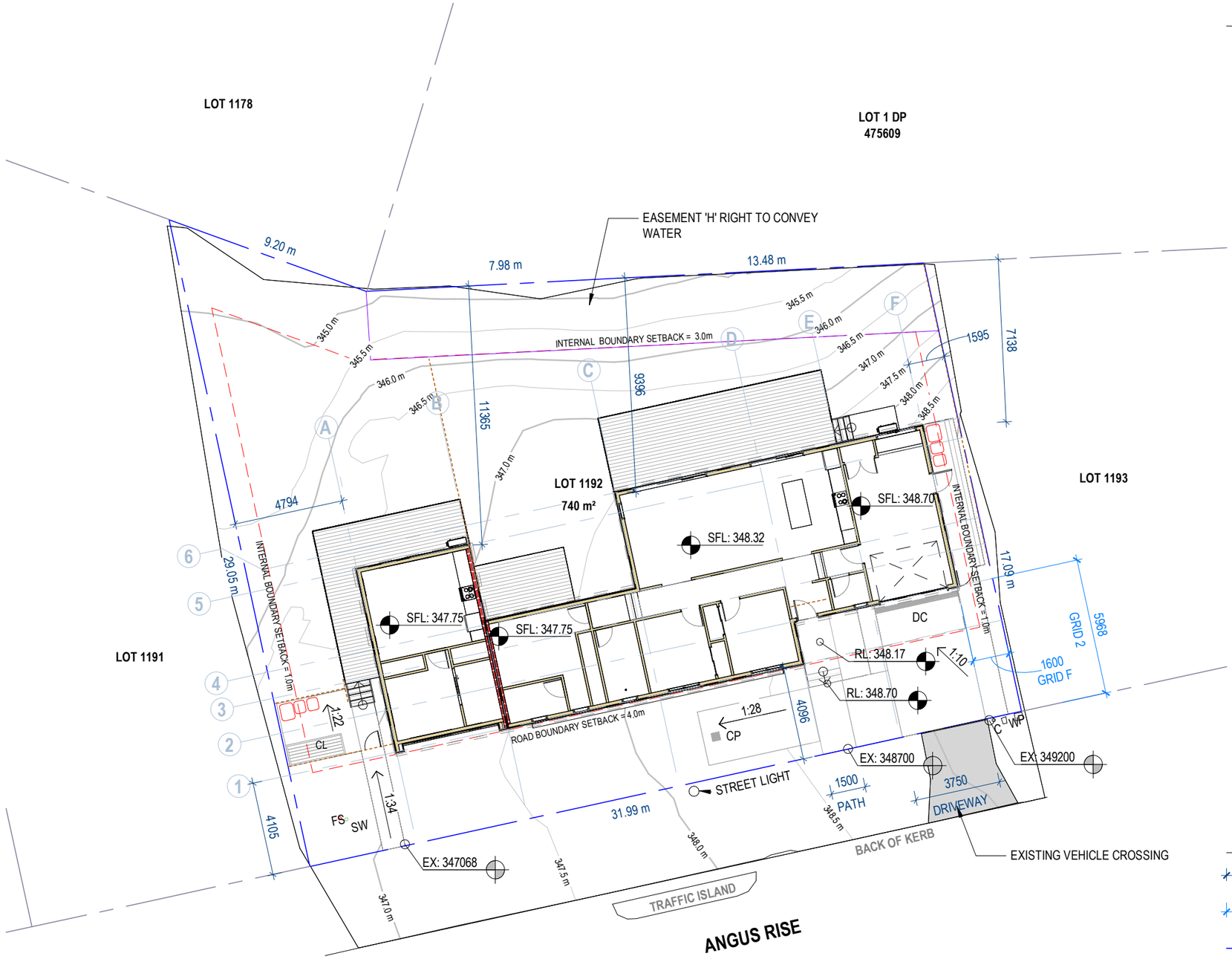
PRINT IN COLOUR

SHEET NUMBER
A3-0001

REVISION
1

File: Autodesk Docs://260116 - Lot 1192 - Hanleys Farm (QT)/260116 - Lot 1192 - Hanleys Farm.rvt
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V220808



SHEET NOTES

- REFER TO SPECIFICATION SECTION 1250/1240 FOR SITE ESTABLISHMENT.
- DRAWINGS TO BE READ IN CONJUNCTION WITH APPROVED RESOURCE CONSENT AND EPA DOCUMENTATION (IF APPLICABLE).
- GRIDS ARE TO FACE OF TIMBER STRUCTURE U.N.O.
- SET OUT DIMENSIONS ARE SHOWN FROM BOUNDARY TO GRID. TO BE READ IN CONJUNCTION WITH SHEET 2200.
- READ IN CONJUNCTION WITH STRUCTURAL DOCUMENTATION FOR FOUNDATION DESIGN.
- SLIP RESISTANCE REQUIREMENTS FOR MAIN ENTRY, DECKING AND EXT. STEPS TO COMPLY WITH NZBC D1/AS1 TABLE 2. REFER TO THE COF (COEFFICIENT OF FRICTION) ADEQUATE SLIP RESISTANCE WHEN TESTED IN ACCORDANCE WITH AS/NZS 3661.1:1993. TESTING RESULTS FOR BOTH WET AND DRY CONDITIONS MUST NOT BE BELOW 0.4 COF.
- EXTERIOR STAIRS TO ALIGN WITH THE REQUIREMENTS FOR COMMON STAIRWAYS SET-OUT IN NZBC D1/AS1 SECTION 4.1. HANDRAIL TO BE PROVIDED TO ONE SIDE TO ANY EXTERIOR STAIR WITH THREE OR MORE RISERS AS PER SECTION 6.0 D1/AS1. HANDRAIL PROFILES TO COMPLY WITH FIG. 26
- FINAL BUILDING SET-OUT, LEVELS, AND POSITIONING SHALL BE VERIFIED BY A REGISTERED SURVEYOR AGAINST ALL LEGAL BOUNDARIES, EASEMENTS, DATUM LEVELS, AND CONSENT DOCUMENTATION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SITE CONDITIONS, AND SET-OUTPRIOR TO COMMENCING ANY WORKS.
- SITE INFORMATION AND LEVELS AS PER ALPINE LAND SURVEYORS LTD, TOPO PLAN DATED SEPTEMBER 2026.
- SITE AREA AND LEGAL DESCRIPTION AS EXTRACTED FROM QUEENSTOWN LAKES PROPOSED DISTRICT PLAN
- REFER LANDSCAPE PLAN FOR PLANTING, FENCING & SERVICES AREA DETAILS

SITE COVERAGE

	AREA (m²)	COVERAGE (%)	MAX.	COMPLIANCE
TOTAL SITE AREA	742 m²	100.0%	-	-
BUILDING COVERAGE	187 m²	25.2%	50%	YES

LEGEND

- DIM — DIMENSION FROM BOUNDARY TO GRID / STRUCTURE
- DIM — BUILDING SETOUT DIM TO GRID
- PROPERTY BOUNDARY
- YARD SETBACK
- EASEMENT BOUNDARY
- ROOF OUTLINE
- CP — TYPE 1 CATCHPIT TO E1/AS1 3.6.1–3.6.2 WITH REMOVABLE VEHICLE -RATED GRATE, SILT TRAP AND TRAPPED OUTLET CONNECTED TO SW SYSTEM
- DC — CHANNEL DRAIN, ALLPROOF TRAFFICABLE OR SIMILAR CONNECTED TO SW SYSTEM VIA CP

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PROJECT NUMBER
260116

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
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SHEET NAME
SITE PLAN

PROJECT STATUS
BC-CONSTRUCTION

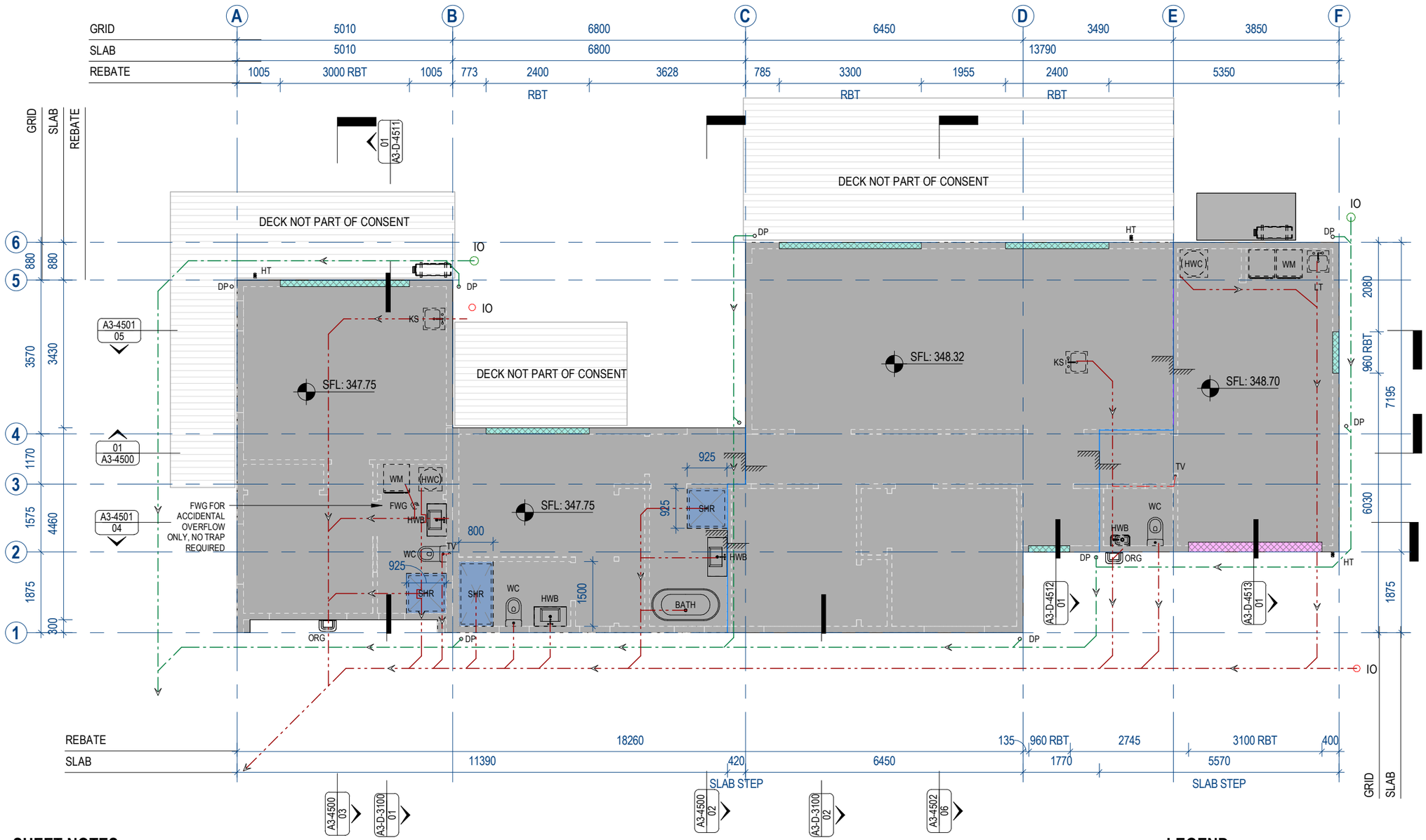
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SHEET SIZE **A3=100%**
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SHEET NUMBER **A3-2200**
REVISION **1**

File: Autodesk Docs://260116 - Lot 1192 - Hanleys Farm (QT)/260116 - Lot 1192 - Hanleys Farm.rvt

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V220808



SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF STRUCTURE U.N.O.
- GRIDS ARE TO FACE OF STRUCTURE U.N.O.
- READ IN CONJUNCTION WITH STRUCTURAL DOCUMENTATION FOR FOUNDATION DESIGN.
- DRAWINGS TO BE READ IN CONJUNCTION WITH FOUNDATION AND EXTERIOR JOINERY DETAILS.
- CONTRACTOR TO COORDINATE ALL PENETRATIONS BETWEEN P&D DRAWINGS AND SLAB PLAN.
- ALL PLUMBING TO COMPLY WITH AS/NZS 3500.2, PLUS LOCAL COUNCIL AUTHORITY.
- DRAINLAYER CONTRACTOR IS TO CONFIRM ALL LOCATIONS AND INVERTED LEVELS OF EXISTING MANHOLES / WASTEWATER AND STORMWATER CONNECTIONS PRIOR TO UNDERTAKING WORK. PROVIDE COUNCIL WITH AN AS-BUILT DRAINAGE PLAN ON COMPLETION.
- LAY ON EXCAVATED TRENCHES WITH CORRECT FALL IN APPROVED BEDDING MATERIALS.
- ALL KITCHEN SINKS, LAUNDRY TUBS AND BASINS TO HAVE INTEGRAL OVERFLOWS (MINIMUM 0.25L/S FLOW RATE).
- HWC RELIEF PIPES DISCHARGES TO FOUL WATER SYSTEM VIA A TUNDISH IN ACCORDANCE WITH AS/NZS 3500.2:2021 CLAUSE 4.6.8.1 (b) AND AS/NZS 3500.4, CLAUSE 5.11.3 (h).
- OVERFLOW RELIEF GULLY (ORG) TO BE MIN. 150mm BELOW LOWEST FIXTURE.
- EDGE OF ORG RISER TO BE 75MM ABOVE FINISHED ADJACENT SURFACE LEVEL EXCEPT WHERE THE GULLY RISER IS LOCATED IN A PATH OR PAVED AREA, WHERE IT SHALL BE FINISHED AT A LEVEL SO AS TO PREVENT ANY PONDING AND INGRESS OF WATER.
- ALL PIPEWORK WITHIN 1M OF HOT WATER UNITS AND WHERE EXPOSED TO SUNLIGHT OR POTENTIAL MECHANICAL DAMAGE TO BE COPPER TO NZS3501, TABLE 1.
- ALL FIXTURES CONNECTING TO DRAINS UNDER SLAB TO HAVE MIN DN65mm RECOMMENDED DN80 CONNECTION AT SLAB LEVEL. MIN DRAINS TO BE 100mm.
- UNVENTED LENGTHS MUST NOT EXCEED 2.5m.
- UVENTED BRANCH DRAINS AND FIXTURE WASTE PIPE COMBINED LENGTHS MUST NOT EXCEED 10m IN ACCORDANCE WITH AS:NZS 3500.2

WW PIPE WORK GRADES

THE FOLLOWING ARE MINIMUM GRADES FOR WASTEWATER PIPE WORK TO BE LAID/SUSPENDED AT, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

NOMINAL PIPE SIZE (MM)	MINIMUM GRADES OF PIPE
40	2.5% (1:40)
50	2.5% (1:40)
65	2.5% (1:40)
80	1.65% (1:60)
100	1.65% (1:60)
150	1.0% (1:100)
225	0.65% (1:150)

SW PIPE WORK GRADES

THE FOLLOWING ARE MINIMUM GRADES FOR STORMWATER PIPE WORK TO BE LAID/SUSPENDED AT, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

NOMINAL PIPE SIZE (MM)	MINIMUM GRADES OF PIPE
80	1.1% (1:90)
100	1.0% (1:100)
150	0.5% (1:200)
225	0.3% (1:350)

FIXTURES

HWB	HANDWASH BASIN / VANITY	DN40
SHR	SHOWER	DN40
KS	KITCHEN SINK	DN40
WM	WASHING MACHINE	DN40
LT	LAUNDRY TUB	DN40
WC	TOILET	DN100
BATH	BATH	DN40
HWC	HOT WATER CYLINDER	DN65
WS	WASTE STACK	DN100
TV	TERMINAL VENT	DN50
DP	DOWNPIPE	DN80
HT	HOSE TAP	-
ORG	OVERFLOW RELIEF GULLY	-
FWG	FLOOR WASTE GULLY	DN65

LEGEND

- DIM — SETOUT DIMENSION
- PROPOSED CONCRETE SLAB
- JOINERY REBATE (REFER TO DETAILS FOR DEPTH & WIDTH)
- GARAGE DOOR REBATE (REFER TO DETAILS FOR DEPTH & WIDTH)
- SHOWER REBATE (REFER STRUCTURE)
- PRIVATE WASTEWATER
- PRIVATE STORMWATER
- VENT

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CLIENT
FOWLER HOMES

PROJECT NAME
LOT 1192, HANLEYS FARM

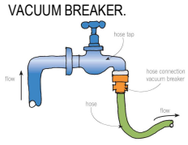
PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

BACKFLOW PREVENTION

NOTE: HOSE TAPES CONNECTED TO THE POTABLE WATER SUPPLY SYSTEM REQUIRE BACKFLOW PROTECTION, AND THE MINIMUM ACCEPTABLE TYPE OF BACKFLOW PREVENTION DEVICE IS A PERMANENTLY ATTACHED HOSE CONNECTION VACUUM BREAKER.



HT=HOSE TAP WITH BACKFLOW PREVENTION DEVICE

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SHEET NAME
FOUNDATION SLAB SETOUT PLAN

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
1 : 100

SHEET SIZE
A3=100%

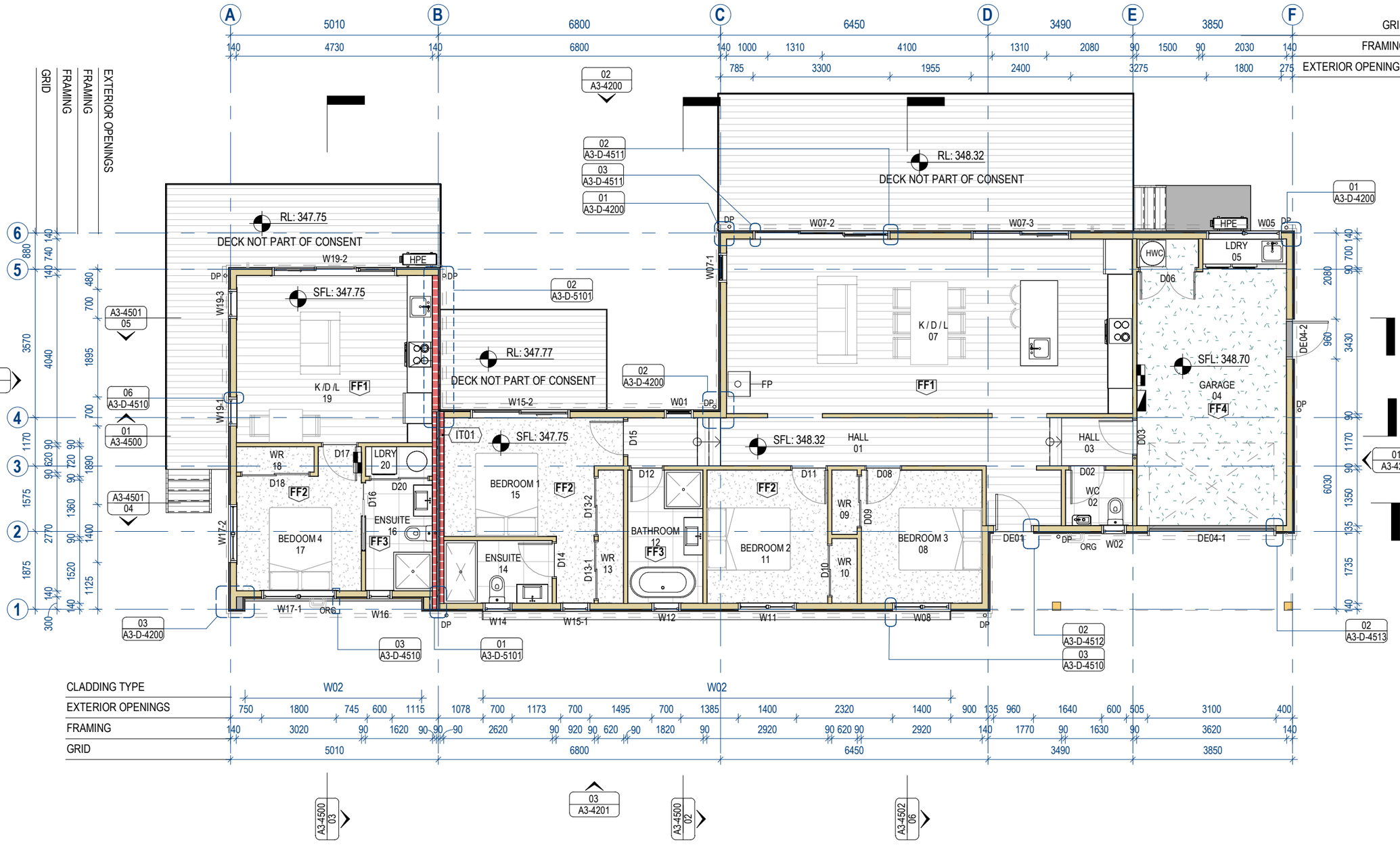
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SHEET NUMBER
A3-3000

REVISION
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SHEET NOTES

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- GRIDS ARE TO FACE OF STRUCTURE U.N.O.
- REFER TO STRUCTURAL DOCUMENTATION FOR CALCULATIONS, DESIGN AND JUNCTIONS STRUCTURAL DETAILING.
- ALL TIMBER TREATMENT TO COMPLY WITH NZS 3602, 3604 AND E2/AS1, REFER TO SPECIFICATION.
- THE CONTRACTOR IS TO CAREFULLY CONSULT WITH THE FRAMING SUB-CONTRACTOR AS REQUIRED ON ALL OFFSETS AND AND STRUCTURAL SETOUTS AS REQUIRED BY THE DRAWINGS
- THE BUILDER, ALUMINIUM FABRICATOR AND TRUSS AND FRAME SUPPLIER ARE TO LIAISE ON ALL REQUIRED CLEAR OPENINGS FOR THE WINDOWS AND DOORS TO FULFILL THE INTENT OF THE DRAWINGS.
- PROPOSED DECKS ARE NOT PART OF THIS BUILDING CONSENT APPLICATION AND ARE EXEMPT UNDER SCHEDULE 1 OF THE BA 04.
- **ALL SMOKE ALARMS INDICATED ARE TYPE 1 AND TO BE INTERCONNECTED AS PER C/AS1 AND PER NZS 4514: 2021. WIRELESS ALARMS TO HAVE MIN. 10-YEAR SEALED NON-REMOVABLE BATTERY. INTERCONNECTION BETWEEN ALARMS CAN BE WIRELESS.**
- R4.1 BULK WALL INSULATION TO EXTERNAL WALLS
- R2.4 BULK WALL INSULATION TO INTERNAL WALLS

GROSS FLOOR AREA	
UNIT	39.70 m²
MAIN DWELLING	143.70 m²
TOTAL AREA	183.41 m²

LEGEND

- SETOUT DIMENSION
- OUTLINE OF ROOF ABOVE
- FF1 - TIMBER FLOORING - REFER SPEC
- FF2 - CARPET - REFER SPEC
- FF3 - TILED FLOORING - REFER SPEC
- FF4 - GARAGE CARPET - REFER SPEC
- FIRE RATED WALL
- COMBINED METER BOX / SWITCH BOARD
- COMMS / PATCH PANNEL

ABBREVIATIONS

DP	DOWNPIPE
FP	FIRE PLACE - METRO WEE WOODY WOODBURNER

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CLIENT
FOWLER HOMES

PROJECT NAME
LOT 1192, HANLEYS FARM

PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

STAMP

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SHEET NAME
FLOOR PLAN

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
1 : 100

SHEET SIZE
A3=100%

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SHEET NUMBER
A3-3200

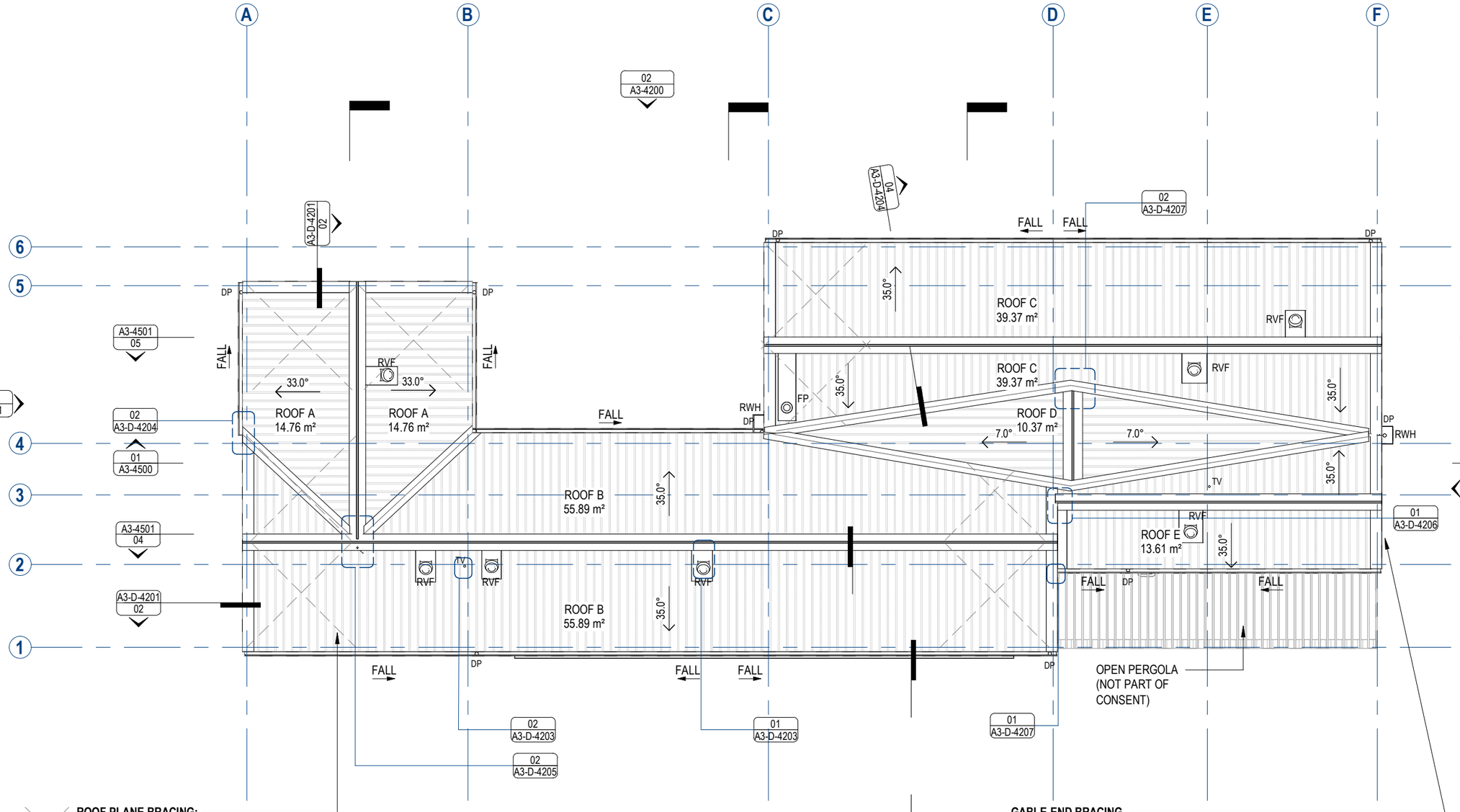
REVISION
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ROOF PLANE BRACING:
PROVIDE A PAIR OF TENSIONED CROSSED LUMBERLOK STRIP BRACE OVER TOP CHORDS; FIX WITH 5/30X3.15 NAILS EACH END AND 1/30X3.15 NAIL AT CROSSING (INSTALLED AS PER LUMBERLOK ROOF BRACING SPECIFICATION

GABLE-END BRACING
FOR 90 × 45 MM SG8 GABLE WEBS AT 600 MM MAXIMUM CENTRES, PROVIDE1X CONTINUOUS 90
× 45 MM SG8 LATERAL BRACE AT MID-HEIGHT. SUPPORT WITH 90 × 45 MMSG8 DIAGONAL BRACE,
INCLINED 45–60° AND CONNECTED BACK TO TRUSS BOTTOM CHORDS.
PROVIDE CONNECTIONS AND FIXINGS TO PRYDA BRACING DESIGN GUIDE,
"GABLE TRUSS WEB
LATERAL BRACING GUIDE", OCTOBER 2025 V1.0

SHEET NOTES

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- GRIDS ARE TO FACE OF STRUCTURE U.N.O.
- DETAILING REFERENCING HAS BEEN OMITTED ON SIMILAR AND MIRRORED SITUATIONS FOR CLARITY.
- ALL TIMBER TREATMENT TO COMPLY WITH NZS 3602, 3604 AND E2/AS1, REFER TO SPECIFICATION.
- EAVE DIMENSIONS ARE FROM FACE OF STRUCTURE TO INTERNAL FACE OF FASCIA.
- GUTTER FALLS TO COMPLY WITH E1/AS1.
- ROOF VENT TO BE MINIMUM 150MM ABOVE ROOF CLADDING AND MINIMUM 600MM ABOVE EAVES.
- ALL GUTTERS TO BE AT MIN. 1:500
- ALL DOWNPIPES TO ME MIN. Ø80mm

GUTTERS & DOWNPIPES CALCULATIONS

NZMRM 5.4.7 GUTTER CAPACITY CALCULATOR
RAINFALL INTENSITY QUEENSTOWN (RCP 8.5)
10 MIN, 2% AEP INTENSITY: 59mm/hr

ROOF A:
GUTTER LENGTH SERVED BY OUTLET: 3.3m
MAX CAPACITY ROOF AREA: 43.5sqm = OK

ROOF B:
GUTTER LENGTH SERVED BY OUTLET: UP TO 7.5m
MAX CAPACITY ROOF AREA: 49.82sqm = OK

ROOF C:
GUTTER LENGTH SERVED BY OUTLET: 7.0m
MAX CAPACITY ROOF AREA: 49.4sqm = OK

ROOF E:
GUTTER LENGTH SERVED BY OUTLET: 3.3m
MAX CAPACITY ROOF AREA: 50sqm = OK

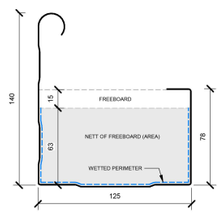
DOWNPIPE NZMRM 5.7.3 DOWNPIPE CAPACITY CALC:
MAX CAPACITY ROOF AREA PER DP: 75.25sqm = OK

VALLEY GUTTER CALCS: ROOF A/B
VALLEY WIDTH (LOWER SIDE): 130MM
VALLEY UPSTAND: 20MM, FREEBOARD: 30MM

MAX CAPACITY ROOF AREA: 204sqm = OK

VALLEY GUTTER CALCS: ROOF C/D
VALLEY WIDTH (LOWER SIDE): 130MM
VALLEY UPSTAND: 30MM, FREEBOARD: 20MM
MAX CAPACITY ROOF AREA: 36.32sqm = OK

GUTTER PROFILE:
METAL BOX GUTTER 125mm



LEGEND

PROFILED METAL ROOFING

ABBREVIATIONS

DP	DOWNPIPE
TV	TERMINAL VENT
RWH	RAINWATER HEAD - 0.75BMT COLORSTEEL TO MATCH ROOF.

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CLIENT
FOWLER HOMES

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LOT 1192, HANLEYS FARM

PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

STAMP

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SHEET NAME
ROOF PLAN

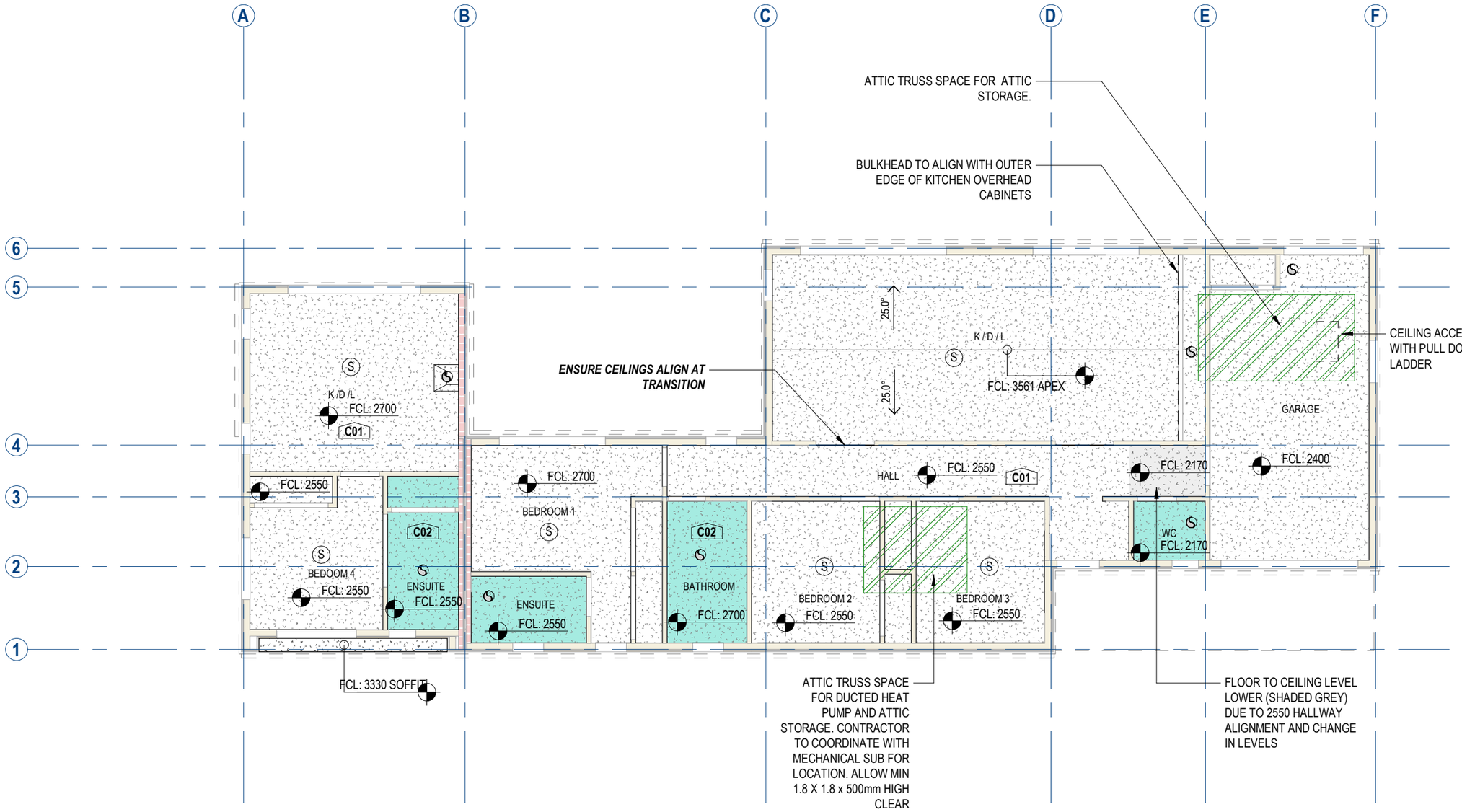
PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 100**
SHEET SIZE **A3=100%**
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SHEET NUMBER **A3-3203**
REVISION **1**

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V220808



SHEET NOTES

- CONSULT WITH THE FRAMING SUB CONTRACTOR AS REQUIRED ON ALL OFFSET AND STRUCTURAL SET OUTS AS REQUIRED BY THE DRAWINGS.
- ALL ELECTRICAL WORK IS TO COMPLY WITH AS/NZS3000.
- BATHROOM / LAUNDRY EXTRACT VENTILATION SYSTEM MIN. 25L/s EXTRACTION RATE.
- KITCHEN EXTRACT VENITLATION SYSTEM MIN. 50L/s EXTRACTION RATE.
- ALL LIGHT SWITCHES TO BE LOCATED 1000MM ABOVE FFL UNLESS NOTED OTHERWISE.
- ALL DOWNLIGHTS TO BE CA OR IC-F RATED.
- ALL EXTERIOR WALL OR SOFFIT LIGHTS TO BE A MIN. IP65 RATED FITTING.
- POWER AND DATA OUTLETS ARE LOCATED 500MM ABOVE FFL AND 500MM AWAY FROM INTERNAL CORNERS.
- ALL HABITABLE SPACES AND ACCESS ROUTES SHALL HAVE ARTIFICIAL LIGHTING TO PROVIDE MIN. 20 LUX AT FLOOR LEVEL TO MEET ACCEPTABLE SOLUTION REQUIREMENTS OF NZBC G8/AS1.
- INDOOR HEAT PUMP UNIT TO BE INSTALLED AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. MOUNTED WITH 150MM MIN. CLEARANCE TO CEILING AND 100MM MIN. CLEARANCE EITHER SIDE OF THE UNIT.
-
- ALL SMOKE ALARMS INDICATED ARE TYPE 1 AND TO BE INTERCONNECTED AS PER C/AS1 AND PER NZS 4514: 2021. WIRELESS ALARMS TO HAVE MIN. 10-YEAR SEALED NON-REMOVABLE BATTERY. INTERCONNECTION BETWEEN ALARMS CAN BE WIRELESS.
- WHERE ATTIC STORAGE SHOWN, PROVIDE 20MM CD GRADE PLYWOOD FLOORING OR SIMILAR. WHERE THERE IS RISK OF PANEL SIZE CHANGE DUE TO CHANGES IN MOISTURE LEVELS, ALLOW A 2 TO 3 MM EXPANSION GAP BETWEEN SHEETS. USE ONLY FLATHEAD NAILS OR SCREW, WITH OR WITHOUT CONSTRUCTION ADHESIVES. STANDARD FIXING PATTERN: UNLESS OTHERWISE SPECIFIED FASTEN EDGES AND ENDS OF SHEETS @ 150 MM CENTRES, AND WITHIN THE PANEL @ NO MORE THAN 300 MM CENTRES.

ROOF INSULATION:

- 330mm SINGLE LAYER R7.0 EARTHWOOL GLASSWOOL CEILING INSULATION TO ALL TRUSS ROOF SPACES. INSULATION TO COVER BOTTOM CHORD.
- 210mm SINGLE LAYER R5.2 CEILING INSULATION TO SCISSOR TRUSS AREA.
- WHERE GAP TO ROOF / PURLIN AREA IS RESTRICTED, INSTALL ROLL PANEL VENT – G502CL ACROSS EAVE TO MAINTAIN 25MM AIR GAP BETWEEN UNDERSIDE ROOFING UNDERLAY AND INSULATION.
- 90MM R2.8 INSULATION BETWEEN BOTTOM CHORDS WHERE ATTIC STORAGE INSTALLED (BELOW PLYWOOD)

LEGEND

- C02 - 13mm GIB AQUALINE CEILING - WET AREA
- C01 - 13mm GIB STANDARD CEILING - DRY AREA
- ATTIC STORAGE
- DUCTING FOR MECHANICAL EXTRACTION THROUGH CEILING SPACE
- (S) INTERCONNECTED SMOKE ALARM - REFER A3-9677
- BATHROOM OR KITCHEN EXTRACT VIA 150mm DIA FLEXI DUCT THROUGH ROOF COWL

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SHEET NAME
RCP

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 100**

SHEET SIZE **A3=100%**

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SHEET NUMBER **A3-3204**

REVISION **1**

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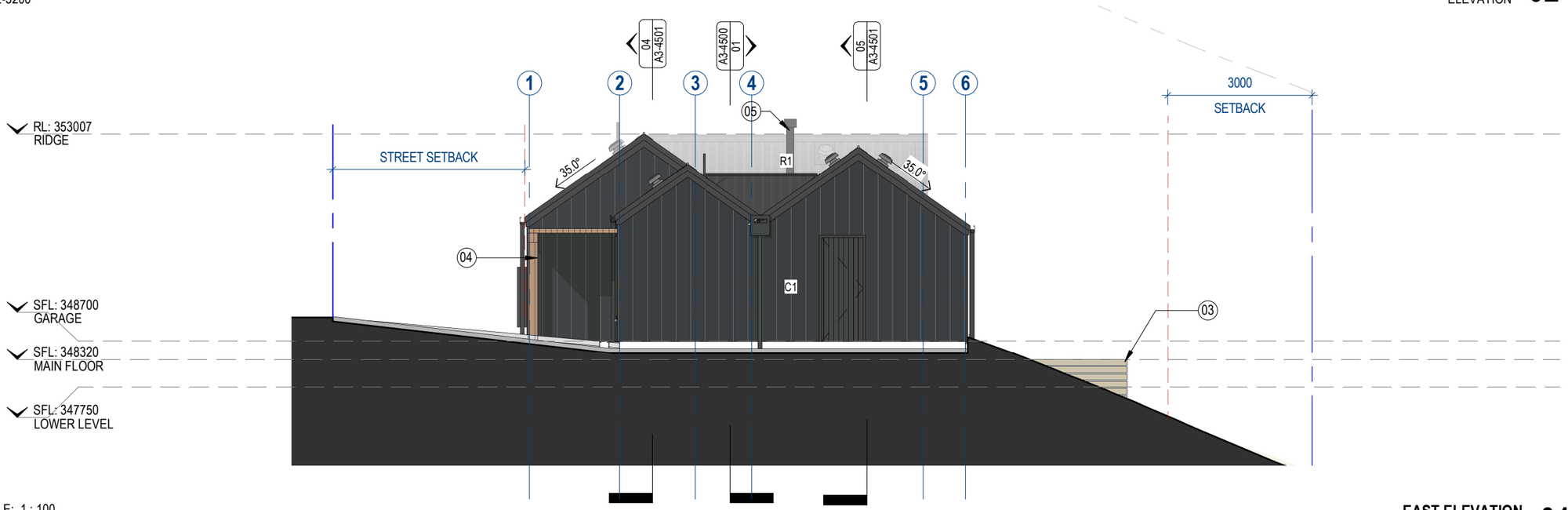
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V220808



SCALE: 1 : 100
01 / A2-3200

NORTH ELEVATION 02
ELEVATION



SCALE: 1 : 100
01 / A3-3200

EAST ELEVATION 01
ELEVATION

SHEET NOTES

- GRIDS ARE TO FACE OF STRUCTURE U.N.O.
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- ROOF VENT TO BE MINIMUM 150MM ABOVE ROOF CLADDING AND MINIMUM 600MM ABOVE EAVES.
- **PER 8.0 BUILDING CONTROLS - DP11, THE SITE IS NOT DEEMED AS A 'FLAT SITE' GIVEN GROUND SLOPE NORTH-SOUTH EXCEEDS 6 DEGREES. REGARDLESS, RECESSION PLANES ARE COMPLIANT (NOT SHOWN FOR CLARITY)**

KEYNOTES

01 EXISTING NATURAL GROUND AT SECTION CUT

02 LANDSCAPE RETAINING (<500mm)

03 DECK BASE BOARDS

04 STAINED TIMBER ENTRANCE PERGOLA AND POSTS

05 INSTALL FLUE PER METROFIRES STANDARD FLUE KIT MANUAL.
A) IF THE FLUE PIPE IS WITHIN 3 METRES OF THE RIDGE, THE FLUE PIPE MUST PROTRUDE AT LEAST 600MM ABOVE THE RIDGE OF THE ROOF.
B) IF THE DISTANCE FROM THE RIDGE IS MORE THAN 3 METRES, THE FLUE PIPE MUST PROTRUDE AT LEAST 1000MM ABOVE ROOF PENETRATION.

MATERIALS & FINISHES



R1:
PRECOATED METAL ROOFING
TRAPEZOIDAL PROFILE
COLOUR: COLORSTEEL FLAXPOD, LRV: 7%
(METAL FASCIAS, GUTTERS AND DOWNPIPES TO MATCH)



C1:
VERTICAL FIBRE CEMENT CLADDING
300MM GROOVED ON 20MM CAVITY
COLOUR: DULUX RAWENE, LRV: 7%



C2:
VERTICAL SHIPLAP TIMBER WEATHERBOARD CLADDING
COLOUR: OILED TIMBER



J1:
ALUMINIUM WINDOWS & SLIDING DOORS
THERMALLY BROKEN ALUMINIUM JOINERY
COLOUR: POWDERCOATED FLAXPOD
MATT



J2:
ALUMINIUM SHROUD
PROPRIETARY ALUMINIUM SHROUD
COLOUR: POWDERCOATED
FALXPOD MATT

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info@youngrichards.com www.youngrichards.com

CLIENT
FOWLER HOMES

PROJECT NAME
LOT 1192, HANLEYS FARM

PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

STAMP

THE FINE PRINT

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SHEET NAME
BUILDING ELEVATIONS - NORTH & EAST

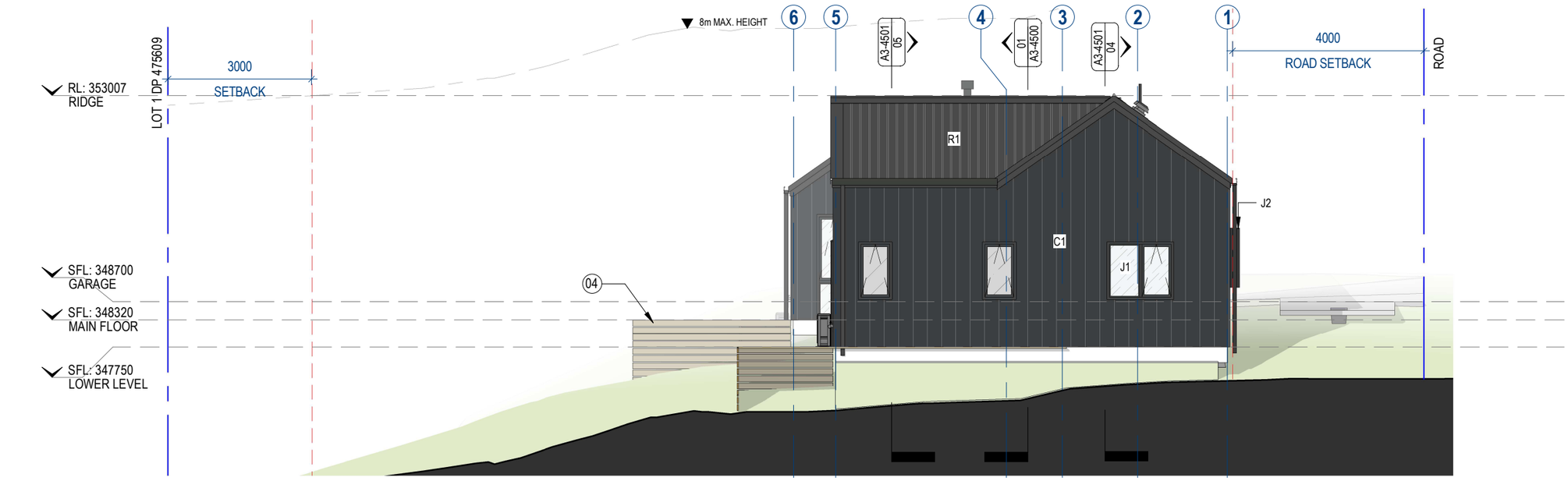
PROJECT STATUS
BC-CONSTRUCTION

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SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A3-4200**
REVISION **1**

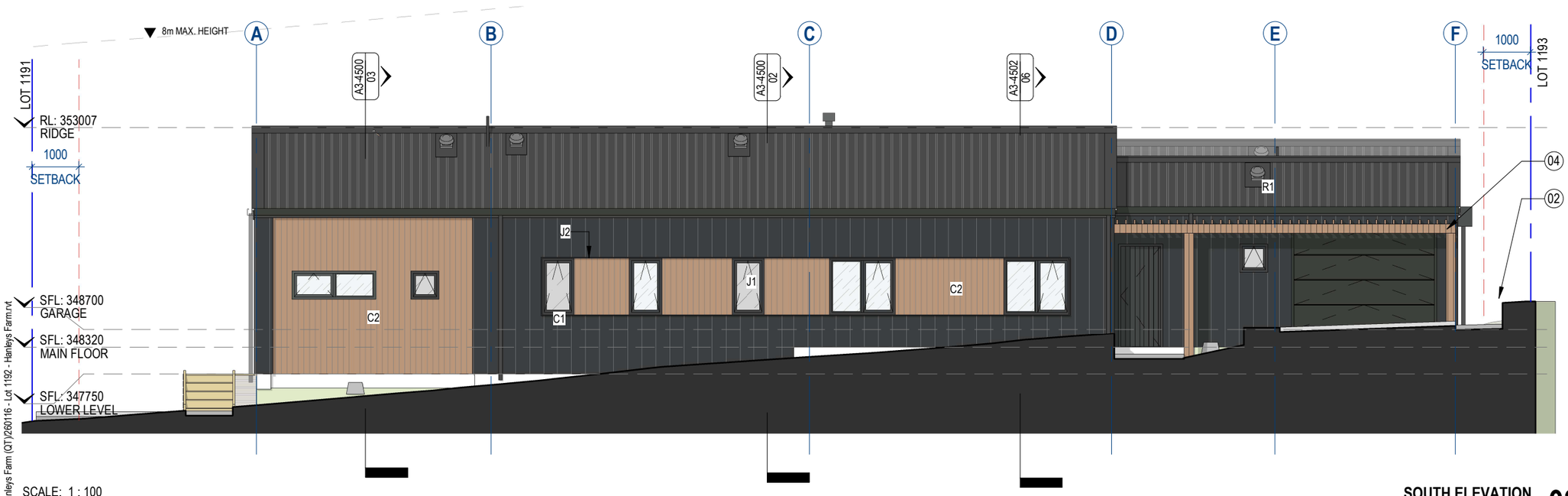
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V220808



SCALE: 1 : 100
01 / A3-3200

WEST ELEVATION
ELEVATION **04**



SCALE: 1 : 100
01 / A2-3200

SOUTH ELEVATION
ELEVATION **03**

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FOWLER HOMES

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PROJECT ADDRESS
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HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

STAMP

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SHEET NAME
BUILDING ELEVATIONS - SOUTH & WEST

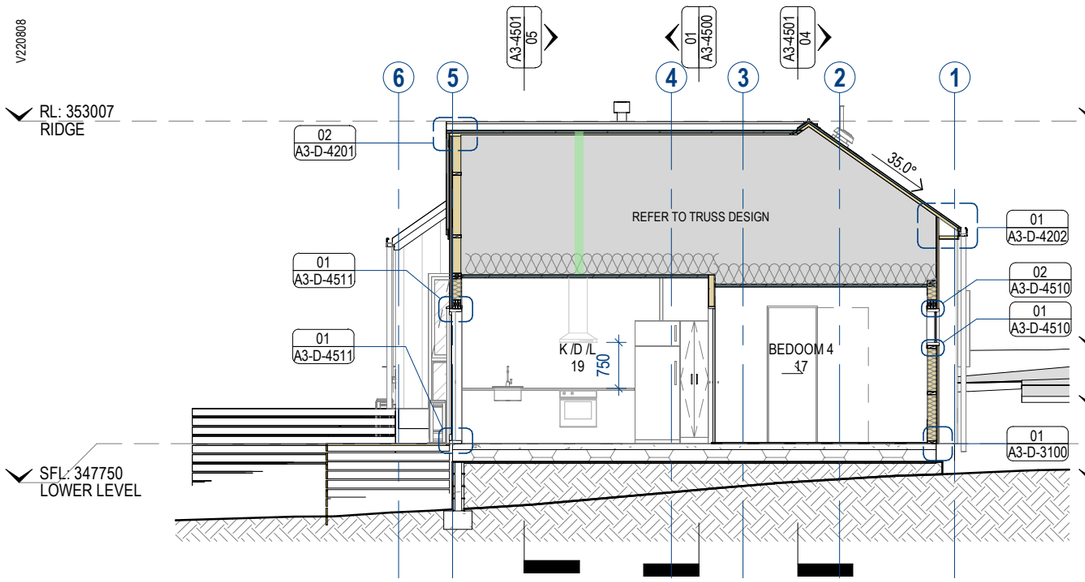
PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 100**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A3-4201**
REVISION **1**

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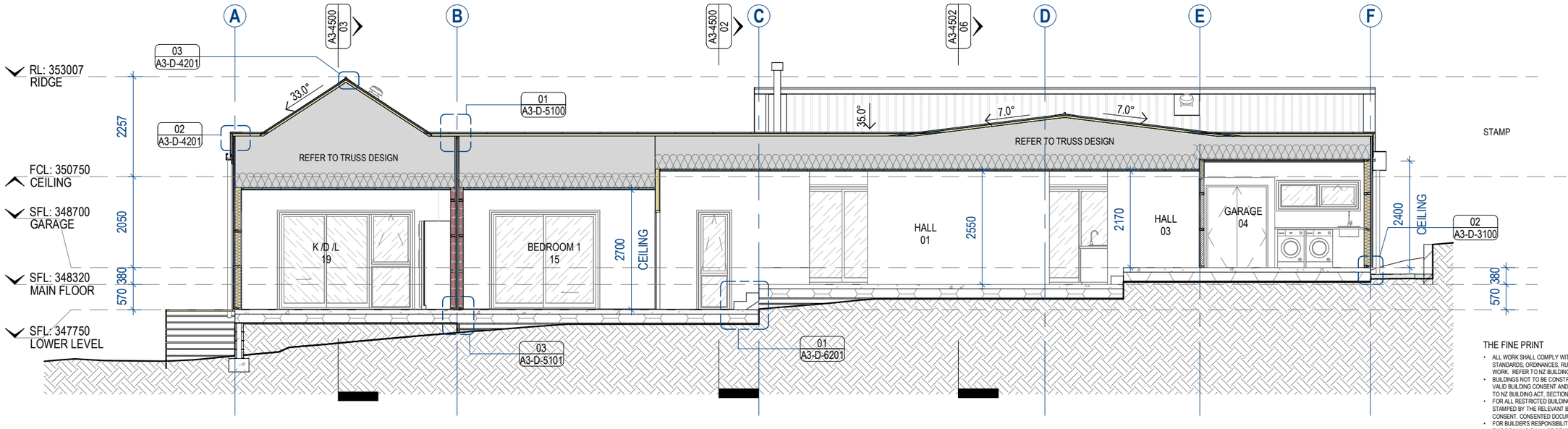
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SCALE: 1 : 100
02 / A2-4200

SECTION 03 **03**

SECTION 02 **02**



SCALE: 1 : 100
01 / A2-4200

SECTION 01 **01**

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NOTE: CRITICAL JUNCTION. ENSURE SCISSOR TRUSS CORNER ALIGNS WITH ADJACENT FLAT CEILING AT WALL FINISH LINE

ABBREVIATIONS

DP	DOWNPIPE
HPE	HEAT PUMP EXTERIOR UNIT
RVF	ROOF VENT FAN
TV	TERMINAL VENT

LEGEND

- DIM — SETOUT DIMENSION
- TRUSS
- FIRE RATED WALL
- VERTICAL METAL CLADDING
- THERMAL INSULATION
- DUCTING FOR MECHANICAL EXTRACTION THROUGH CEILING SPACE / BEHIND KITCHEN JOINERY PANELLING

STAMP

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CLIENT
FOWLER HOMES

PROJECT NAME
LOT 1192, HANLEYS FARM

PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

SHEET NAME
BUILDING SECTIONS

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
1 : 100

SHEET SIZE
A3=100%

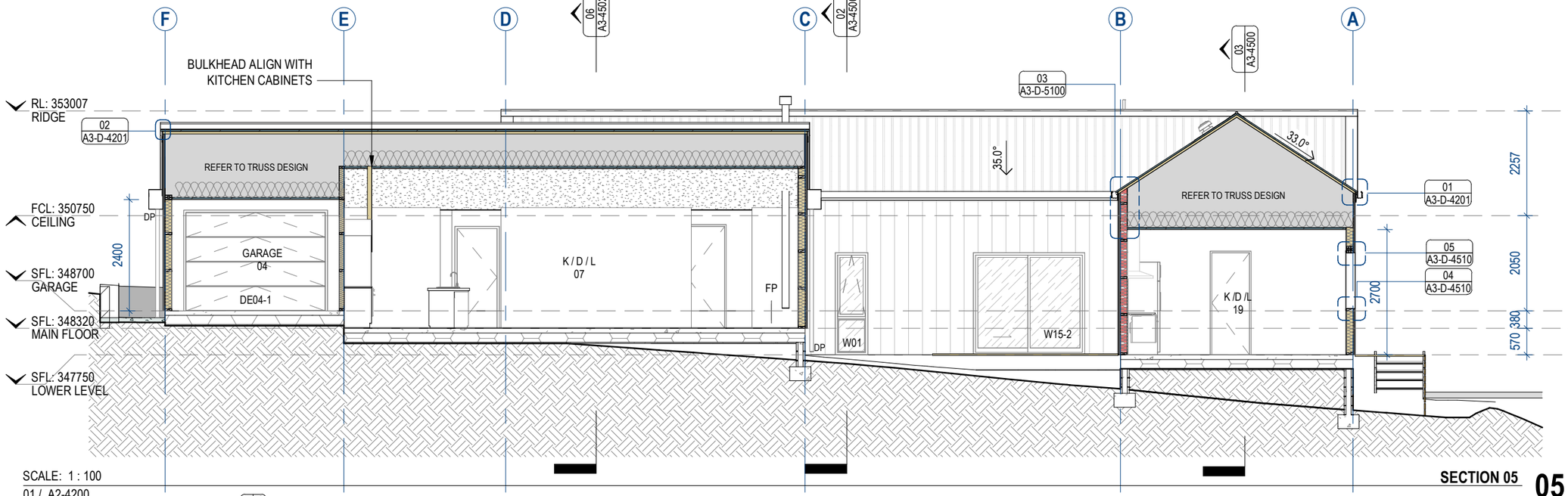
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REVISION
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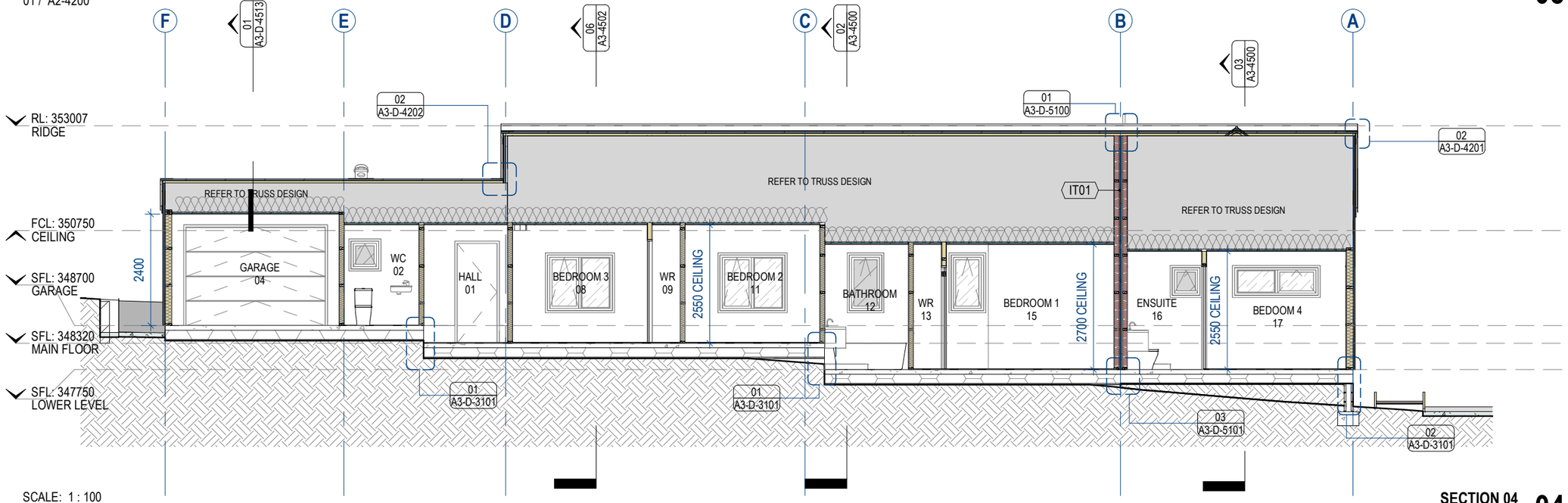
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V220808



SCALE: 1 : 100
01 / A2-4200

SECTION 05 **05**



SCALE: 1 : 100
01 / A2-4200

SECTION 04 **04**

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ABBREVIATIONS

DP	DOWNPIPE
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SHEET NAME
BUILDING SECTIONS

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 100**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A3-4501**
REVISION **1**

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Plotted: 9/11/2026 2:20:44 pm

V220808

NZBC CLAUSE E2: BUILDING ENVELOPE RISK MATRIX — **EAST ELEVATION**

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTAL
WIND ZONE	0	0	(1)	2	1
NUMBER OF STOREYS	(0)	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	(1)	3	5	1
EAVES WIDTH	0	1	2	(5)	5
ENVELOPE COMPLEXITY	(0)	1	3	6	0
DECK DESIGN	(0)	2	4	6	0
				TOTAL:	7

NZBC CLAUSE E2: BUILDING ENVELOPE RISK MATRIX — **WEST ELEVATION**

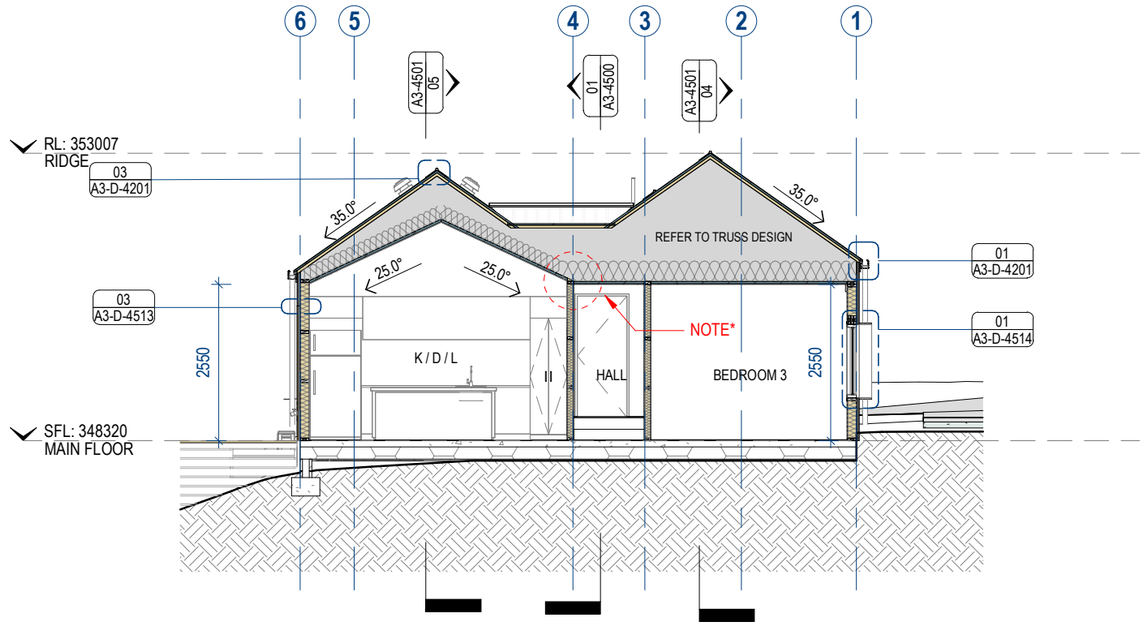
RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTAL
WIND ZONE	0	0	(1)	2	1
NUMBER OF STOREYS	(0)	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	(1)	3	5	1
EAVES WIDTH	0	1	2	(5)	5
ENVELOPE COMPLEXITY	(0)	1	3	6	0
DECK DESIGN	(0)	2	4	6	0
				TOTAL:	7

NZBC CLAUSE E2: BUILDING ENVELOPE RISK MATRIX — **NORTH ELEVATION**

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTAL
WIND ZONE	0	0	(1)	2	1
NUMBER OF STOREYS	(0)	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	(1)	3	5	1
EAVES WIDTH	0	1	2	(5)	5
ENVELOPE COMPLEXITY	0	(1)	3	6	1
DECK DESIGN	(0)	2	4	6	0
				TOTAL:	8

NZBC CLAUSE E2: BUILDING ENVELOPE RISK MATRIX — **SOUTH ELEVATION**

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTAL
WIND ZONE	0	0	(1)	2	1
NUMBER OF STOREYS	(0)	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	(1)	3	5	1
EAVES WIDTH	0	1	2	(5)	5
ENVELOPE COMPLEXITY	(0)	1	3	6	0
DECK DESIGN	(0)	2	4	6	0
				TOTAL:	7



SCALE: 1 : 100

02 / A2-4200

SECTION 06 **06**

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- TRUSS
- FIRE RATED WALL
- VERTICAL METAL CLADDING
- THERMAL INSULATION
- DUCTING FOR MECHANICAL EXTRACTION THROUGH CEILING SPACE / BEHIND KITCHEN JOINERY PANELLING

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info@youngrichards.com www.youngrichards.com

CLIENT
FOWLER HOMES

PROJECT NAME
LOT 1192, HANLEYS FARM

PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

STAMP

THE FINE PRINT

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SHEET NAME
BUILDING SECTIONS

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **As indicated**

SHEET SIZE **A3=100%**

PRINT IN COLOUR

SHEET NUMBER **A3-4502**

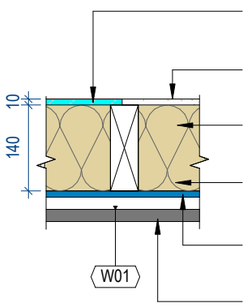
REVISION **1**

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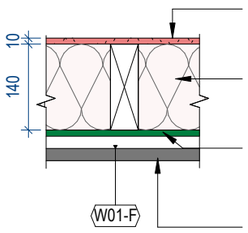
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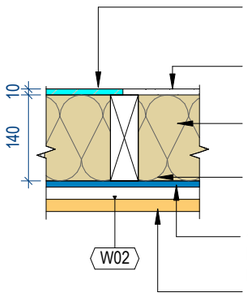
EXTERIOR WALL TYPES



5113G 4.2
10MM PLASTERBOARD WALL - WET AREAS
5113G 4.1
10MM PLASTERBOARD WALL - STANDARD
3821 4.10
H1.2 WALL FRAMING - REFER SPEC
4711EW 4.1
EARTHWOOL® EXT. WALL INSULATION - 140MM R4.1
4161MP 4.1
MASONS UNI® FLEXIBLE AIR BARRIER
4231HO 4.1
JAMES HARDIE® OBLIQUE™ WEATHERBOARDS

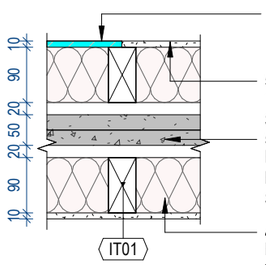


5171G 4.1
10MM PLASTERBOARD WALL - FYRELINE
4711EW 4.1
EARTHWOOL® EXT. WALL INSULATION - 140MM R4.1
4231HI 4.1
JAMES HARDIE FRR 30/30/30 SYSTEM - EXTERNAL TIMBER FRAMED WALL JHETGR30-N
4231HO 4.1
JAMES HARDIE® OBLIQUE™ WEATHERBOARDS



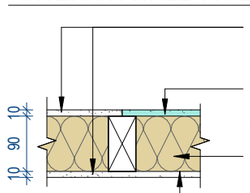
5113G 4.2
10MM PLASTERBOARD WALL - WET AREAS
5113G 4.1
10MM PLASTERBOARD WALL - STANDARD
3821 4.10
H1.2 WALL FRAMING - REFER SPEC
4711EW 4.1
EARTHWOOL® EXT. WALL INSULATION - 140MM R4.1
4161MP 4.1
MASONS UNI® FLEXIBLE AIR BARRIER
4221HV 4.2
SELECTED TIMBER VERTICAL SHIPLAP WEATHERBOARD

INTERTENANCY WALL



5113G 4.2
10MM PLASTERBOARD WALL - WET AREAS
5113G 4.1
10MM PLASTERBOARD WALL - STANDARD
5171RI 4.1
RCS INTEGRA CENTRAL BARRIER INTERTENANCY SYSTEM - INTA120A
4711EW 4.3
EARTHWOOL® INTERIOR WALL INSULATION - 90MM R2.4

INTERIOR WALL TYPES



5113G 4.1
10MM PLASTERBOARD WALL - STANDARD
5113G 4.2
10MM PLASTERBOARD WALL - WET AREAS
3821 4.10
H1.2 WALL FRAMING - REFER SPEC
4711EW 4.3
EARTHWOOL® INTERIOR WALL INSULATION - 90MM R2.4

* REFER TO FLOOR PLAN FOR 140mm FRAMING LOCATION

TILES NOT SHOWN FOR CLARITY. REFER WALL FINISHES NOTES. PROVIDE 13MM GIB AQUALINE TO WALLS TO BE LINED WITH TILES

FLOOR & CEILING FINISHES

FLOORING SCHEDULE

TYPE	Description
FF1	SELECTED LAMINATE FLOORING. 9.5mm QUICK-STEP MAJESTIC, COLOUR: DESERT OAK WARM NATURAL. ON 2mm COMBI-LAY STANDARD UNDERLAY. 90 x 10 PREPRIMED FJP TIMBER SKIRTING THROUGHOUT, PAINT FINISH
FF2	SELECTED INTERIOR_CARPET. 8MM SOLUTION DYED NYLON, LOOP PILE ON 12mm PLUSH CARPET UNDERLAY. 90 x 10 PREPRIMED FJP TIMBER SKIRTING THROUGHOUT, PAINT FINISH.
FF3	SELECTED 10mm TILE. CERAMIC OR PORCELAIN ON APPROVED MAPEI ADHESIVE AND MAPEI WATERPROOFING MEMBRANE FOR ALL WET AREAS. REFER DETAILS.
FF4	SELECTED GARAGE CARPET INSTALLED PER MANUFACTURER SPECIFICATION. BELGOTEX GRAND PRIX OR SIMILAR. 90 x 10 PREPRIMED FJP TIMBER SKIRTING THROUGHOUT, PAINT FINISH.

CEILING SCHEDULE

Type Mark	Description
C01	13MM GIB PLASTERBOARD STANDARD CEILING LINING, SQUARE STOPPED. FIXED TO 35mm GIB RONDO 310 BATTEN. LEVEL 4 PAINT FINISH - REFER SPEC
C02	13MM GIB AQUALINE WET AREA CEILING LINING, SQUARE STOPPED. FIXED TO 35mm GIB RONDO 310 BATTERN. LEVEL 4 PAINT FINISH - REFER SPEC

WALL FRAMING REQUIREMENTS

- FRAMING TO NZS 3604:2011, SUBJECT TO THE APPLICABLE B1/AS1 MODIFICATIONS. ENGINEER'S SPECIFIC DETAILS TAKE PRECEDENCE. USE SG8 FRAMING UNLESS A HIGHER GRADE IS SPECIFIED.
- TIMBER BOTTOM PLATE FIXED OVER DPC WITH 12MM RAMSET TRUBOLTS @ 600MM CTRS MAX WITH 50 X 50MM X 3MM THICK WASHERS OR OTHER APPROPRIATE PROPRIETARY FIXING, ENSURE FIXING IS WITHIN 150MM FROM EACH END OF EVERY PLATE.
- FOR TIMBER BRACED WALLS AND BOTTOM PLATE FIXING TO BRACING ELEMENTS, REFER STRUCTURAL ENGINEER'S DOCUMENTS FOR ADDITIONAL FIXING REQUIREMENTS.

EXTERNAL WALLS:
- REFER STRUCTURAL ENGINEER'S DOCUMENTATION FOR ALL SED EXTERNAL FRAMED WALLS.
- TYPICAL 140×45 SG8 H1.2 STUDS AT 600 MM MAX.
- ALL DWANGS/NOGS:
  - HERMPAC VERTICAL SHIPLAP CLADDING, 400MM MIN / 480MM MAX CRS.
  - JAMES HARDIE OBLIQUE WEATHERBOARD CLADDING AT 800 CRS (OR 600 CRS WHERE REQ. FOR FIRE RATED SYSTEM).

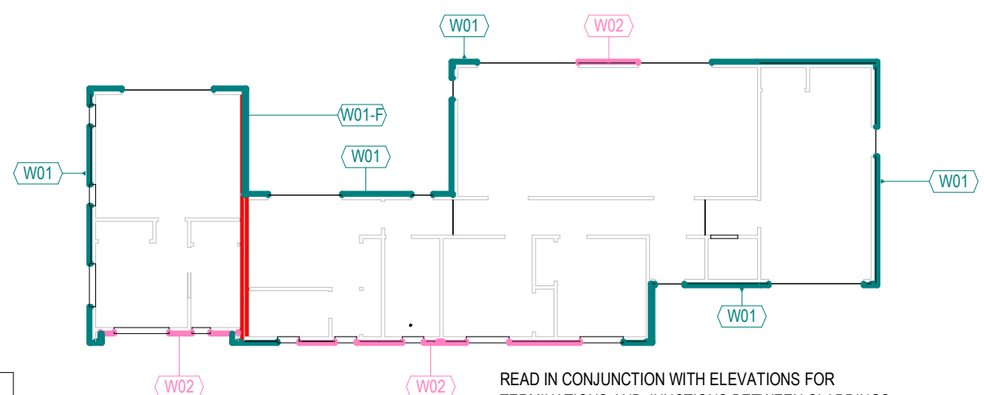
LINTELS/OPENINGS:
- REFER PRENAIL TRUSS AND FRAMING LAYOUT AND STRUCTURAL ENGINEER'S DOCUMENTATION FOR LINTEL SIZES AND FIXING REQUIREMENTS.

INTERNAL NON-LOADBEARING WALLS:
- 90×45 SG8 H1.2 STUDS AT 600 MM MAX CRS, DWANGS/NOGS AT 800 CRS. MAXIMUM STUD HEIGHT 3.0 M. REDUCE SPACING WHERE REQUIRED BY LININGS OR FIXTURES.

INTERNAL LOADBEARING WALLS:
- SIZE STUDS TO NZS 3604 TABLE 8.2 OR THE ENGINEER'S SCHEDULE; DO NOT APPLY THE PARTITION SPECIFICATION.

BASIC NAILING:
- STUD TO PLATE: 3/90×3.15 MM POWER-DRIVEN END NAILS AT EACH CONNECTION. NOG TO STUD: 2/90×3.15 MM POWER-DRIVEN END NAILS AT EACH END. OTHER FRAMING CONNECTIONS TO TABLE 8.19.

UPLIFT FIXINGS:
- PROVIDE ADDITIONAL STUD-TO-TOP-PLATE CONNECTIONS TO TABLE 8.18. PROVIDE LINTEL, TRIMMING-STUD AND BRACING HOLD-DOWN CONNECTIONS TO THE STRUCTURAL ENGINEER'S DRAWINGS.



READ IN CONJUNCTION WITH ELEVATIONS FOR TERMINATIONS AND JUNCTIONS BETWEEN CLADDINGS

WALL FINISHES

- TYPICALLY LINE INTERIOR WALLS WITH 10MM STANDARD GIB PLASTERBOARD WALL LINING AND ALL WET AREAS WITH 10MM GIB AQUALINE INCLUDING LAUNDRIES (UNO OR REFER BRACING PLANS FOR BRACING REQUIREMENTS).
- ALL BATHROOMS, ENSUITES, WC WALLS TO BE FULLY TILED. LINE WITH 13MM GIB AQUALINE TO ALL TILED WALLS AND FIX IN ACCORDANCE WITH GIB WET AREA SYSTEMS.
- WHERE TILE FLOORING AND PLASTERBOARD WALL FINISH, PROVIDE 100MM HIGH TILE SKIRTING.
- ALL PLASTERBOARD WALLS TO BE L4 STOPPED WITH PAINT FINISH UNO.

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SHEET NAME
WALL TYPES SCHEDULES

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
As indicated

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A3-9420

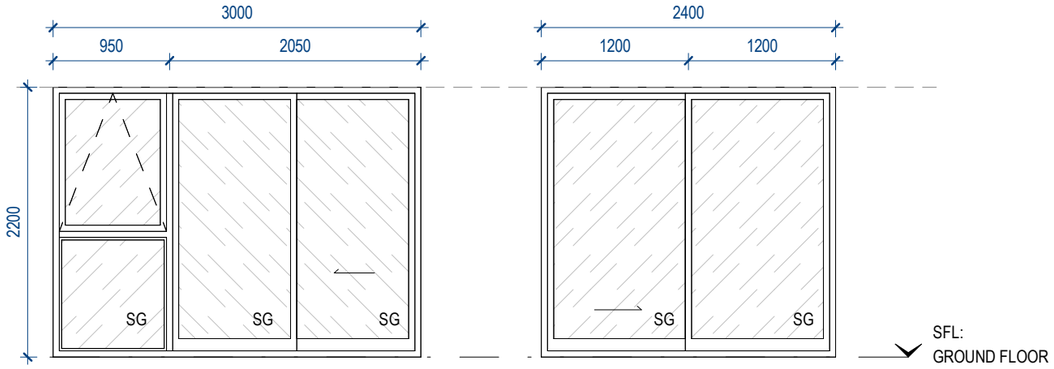
REVISION
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Plotted: 9/11/2026 2:20:44 pm

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WINDOW ASSEMBLY TYPES

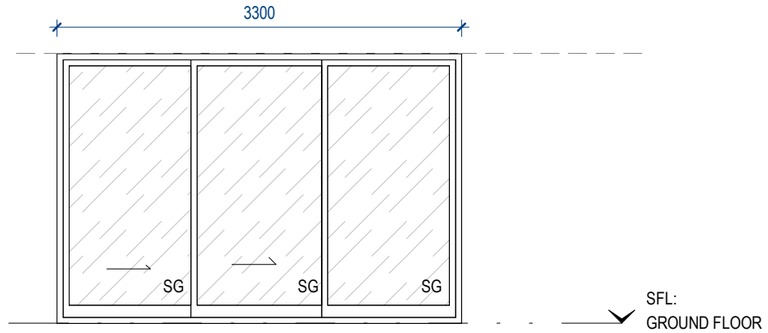


TYPE S302

WIDTH	3000
HEIGHT	2200
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE

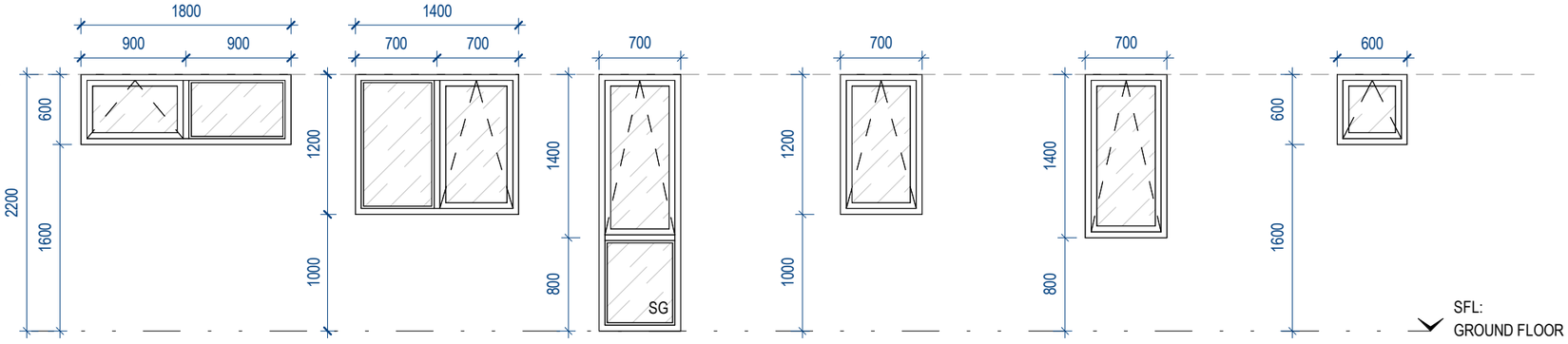
TYPE S201

WIDTH	2400
HEIGHT	2200
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE



TYPE S301

WIDTH	3300
HEIGHT	2200
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE



TYPE 201

WIDTH	1800
HEIGHT	600
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE

TYPE 202

WIDTH	1400
HEIGHT	1200
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE

TYPE 211

WIDTH	700
HEIGHT	2200
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE

TYPE 102

WIDTH	700
HEIGHT	1200
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE

TYPE 103

WIDTH	700
HEIGHT	1400
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE

TYPE 101

WIDTH	600
HEIGHT	600
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE

WINDOW SCHEDULE

MARK	TYPE	ROOM	GLAZING
W01	TYPE 211	HALL	AGP SOLUX-E®, DOUBLE GLAZED
W02	TYPE 101	WC	AGP SOLUX-E®, DOUBLE GLAZED, FROSTED
W05	TYPE 201	LDRY	AGP SOLUX-E®, DOUBLE GLAZED
W07-1	TYPE 211	K / D / L	AGP SOLUX-E®, DOUBLE GLAZED
W07-2	TYPE S301	K / D / L	AGP SOLUX-E®, DOUBLE GLAZED, SAFETY GLASS
W07-3	TYPE S201	K / D / L	AGP SOLUX-E®, DOUBLE GLAZED, SAFETY GLASS
W08	TYPE 202	BEDROOM 3	AGP SOLUX-E®, DOUBLE GLAZED
W11	TYPE 202	BEDROOM 2	AGP SOLUX-E®, DOUBLE GLAZED
W12	TYPE 102	BATHROOM	AGP SOLUX-E®, DOUBLE GLAZED, FROSTED
W14	TYPE 102	ENSUITE	AGP SOLUX-E®, DOUBLE GLAZED, FROSTED
W15-1	TYPE 102	BEDROOM 1	AGP SOLUX-E®, DOUBLE GLAZED
W15-2	TYPE S201	BEDROOM 1	AGP SOLUX-E®, DOUBLE GLAZED, SAFETY GLASS
W16	TYPE 101	ENSUITE	AGP SOLUX-E®, DOUBLE GLAZED, FROSTED
W17-1	TYPE 201	BEDOOM 4	AGP SOLUX-E®, DOUBLE GLAZED
W17-2	TYPE 202	BEDOOM 4	AGP SOLUX-E®, DOUBLE GLAZED
W19-1	TYPE 102	K /D /L	AGP SOLUX-E®, DOUBLE GLAZED
W19-2	TYPE S302	K /D /L	AGP SOLUX-E®, DOUBLE GLAZED, SAFETY GLASS
W19-3	TYPE 102	K /D /L	AGP SOLUX-E®, DOUBLE GLAZED
Grand total: 18			

TYPE	QUANTITY
TYPE 101	2
TYPE 102	5
TYPE 201	2
TYPE 202	3
TYPE 211	2
TYPE S201	2
TYPE S301	1
TYPE S302	1
Grand total: 18	

SHEET NOTES

DIMENSIONS AND CONVENTIONS:
- DOORS AND WINDOWS ARE SHOWN AS BEING VIEWED FROM THE OUTSIDE.
- REFER TO GROUND PLANS FOR ALL DOOR SWING INFORMATION.

DESIGN CRITERIA AND COMPLIANCE:
- REFER TO REPORT BY SPECIALIST FOR H1 CALCULATIONS.
- REFER TO ARCHITECTURAL SPECIFICATION 4521 SERIES FOR MANUFACTURER DETAILS, FRAME MATERIAL AND FINISH.
- ALL EXTERIOR JOINERY TO BE INSTALLED IN ACCORDANCE WITH AAA/WANZ RECOMMENDATIONS, COMPLETE WITH ALL NECESSARY FLASHINGS AND TO MANUFACTURER INSTALLATION GUIDELINES. REFER TO SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
- EXTERIOR JOINERY MANUFACTURER IS RESPONSIBLE FOR THE PERFORMANCE, COMPLIANCE WITH B1, B2, E2 & F2 & NZS 3504, CERTIFICATION, WARRANTIES, ANY NECESSARY SHOP DRAWINGS OF PROPRIETARY UNITS AND FOR PROVIDING ON REQUEST BY BCA THE PRODUCT COMPLIANCE STATEMENT AND ALL TEST REPORTS FOR ALL WINDOW & DOORS SYSTEMS.
- NET OPENABLE AREA MINIMUM >5% OF FLOOR AREA IN ALL BEDROOMS TO GUARANTEE CROSS VENTILATION REQUIRED BY NZBC.

THRESHOLDS:
- ALL THRESHOLDS/SET DOWNS, NIBS & REBATES MUST BE FULLY COORDINATED ON SLABS WITH ALL JOINERY UNITS AS PER SETOUT 3800 SERIES AND DETAILING 4500 SERIES.

GLAZING:
- ALL GLAZING TO COMPLY WITH NZS 4223:2016, APPENDIX A, NZBC F2/AS1.
- ALL GRADE A SAFETY GLASS TO BE TOUGHENED SAFETY GLASS. CLASS A OR IN ACCORDANCE WITH NZS2208 TABLE 3.1 AND 3.2.
- ALL GLAZING TO BE DOUBLE GLAZED INSULATED UNITS, REFER TO H1 REPORT FOR R-VALUE
- ALL GLAZING IS CLEAR OR ETCHLITE WHERE REQUIRED FOR PRIVACY U.N.O.
- ALL GLAZING IN BATHROOMS TO BE ETCHLITE AND SAFETY GLASS.

HARDWARE:
- ALL INTERNAL DOOR HARDWARE TO BE SCHLAGE MEDIO SERIES ALBA, LEVER STYLE HANDLES
- ALL BEDROOMS AND BATHROOM DOORS TO BE PRIVACY SET
- ALL CUPBOARD AND STORAGE DOORS TO BE DUMMY SET
- ALL OTHER DOORS TO BE PASSAGE SET UNO.
- ALL HARDWARE BRUSHED SATIN CHROME
- CONTRACTOR TO ALLOW FOR WARDROBE SLIDING DOOR SYSTEMS AS REQUIRED INCL. TRACK AND ROLLERS. ALLOW FOR RECESSED DOOR PULL.
- ALL WINDOW / DOOR JAMB REVEAL/LINERS TO BE 19mm H3.1 FJ PINE, PAINT FINISH.

GARAGE DOOR:
- ALL GARAGE DOORS TO BE DOMINATOR STEEL SECTIONAL, SIERRA SERIES.

DOOR UNDERCUTS:
- PROVIDE 15MM UNDERCUTS TO ALL DOORS TO ROOMS WITH MECHANICAL EXTRACT SUCH AS BATHROOMS.

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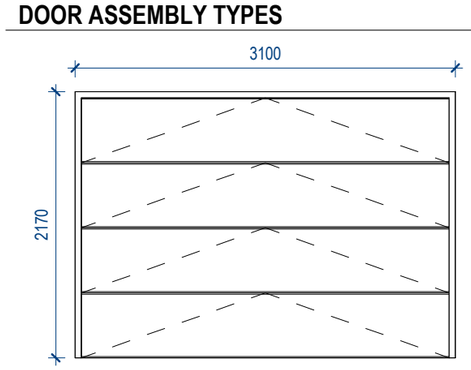
REVISION
1

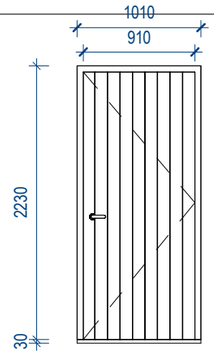
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Plotted: 9/11/2026 2:20:45 pm

V220808

DOOR ASSEMBLY TYPES



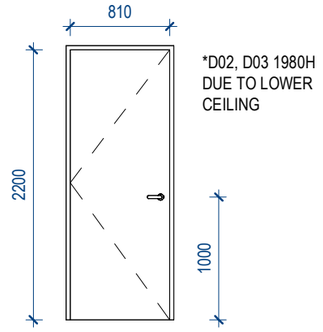


GARAGE DOOR

CLEAR OPENING REQ.	
LEAF WIDTH	3000
LEAF HEIGHT	2120
LEAF THICKNESS	45
CORE	POLYSTYRENE
FRAME THICKNESS	45
FIRE RATING	
BRAND/ MODEL	

EXT ENTRY 910 IN

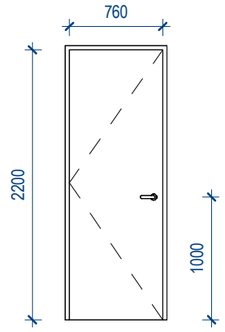
CLEAR OPENING REQ.	860 MIN. CLEAR
LEAF WIDTH	910
LEAF HEIGHT	2180
LEAF THICKNESS	45
CORE	POLYSTYRENE
FRAME THICKNESS	45
FIRE RATING	
BRAND/ MODEL	



*D02, D03 1980H DUE TO LOWER CEILING

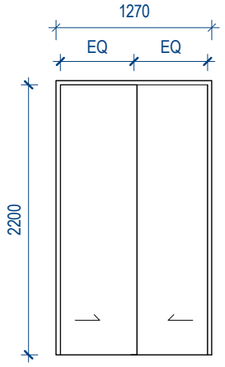
SINGLE 810

CLEAR OPENING REQ.	
LEAF WIDTH	810
LEAF HEIGHT	2200
LEAF THICKNESS	30
CORE	POLYSTYRENE
FRAME THICKNESS	30
FIRE RATING	
BRAND/ MODEL	



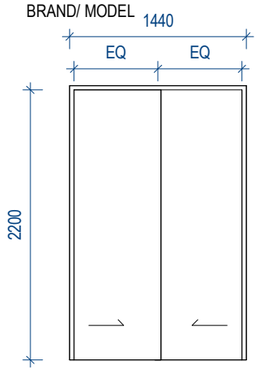
SINGLE 760

CLEAR OPENING REQ.	
LEAF WIDTH	760
LEAF HEIGHT	2200
LEAF THICKNESS	30
CORE	POLYSTYRENE
FRAME THICKNESS	30
FIRE RATING	
BRAND/ MODEL	



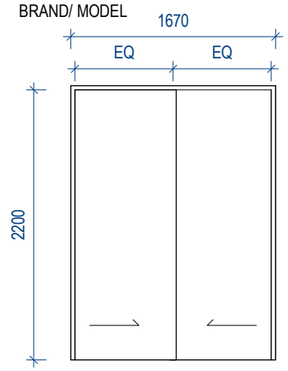
SLIDER 1200

CLEAR OPENING REQ.	
LEAF WIDTH	625
LEAF HEIGHT	2200
LEAF THICKNESS	30
CORE	POLYSTYRENE
FRAME THICKNESS	30
FIRE RATING	
BRAND/ MODEL	



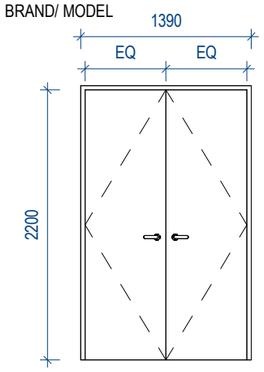
SLIDER 1370

CLEAR OPENING REQ.	
LEAF WIDTH	710
LEAF HEIGHT	2200
LEAF THICKNESS	30
CORE	POLYSTYRENE
FRAME THICKNESS	30
FIRE RATING	
BRAND/ MODEL	



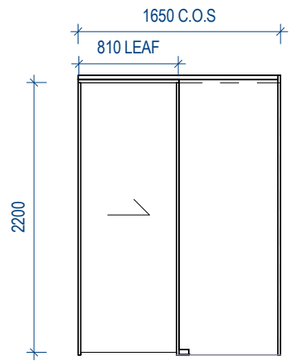
SLIDER 1600

CLEAR OPENING REQ.	
LEAF WIDTH	825
LEAF HEIGHT	2200
LEAF THICKNESS	30
CORE	POLYSTYRENE
FRAME THICKNESS	30
FIRE RATING	
BRAND/ MODEL	



DOUBLE 660

CLEAR OPENING REQ.	
LEAF WIDTH	660
LEAF HEIGHT	2200
LEAF THICKNESS	30
CORE	POLYSTYRENE
FRAME THICKNESS	30
FIRE RATING	
BRAND/ MODEL	



CAVITY SLIDER 810

CLEAR OPENING REQ.	
LEAF WIDTH	810
LEAF HEIGHT	1980
LEAF THICKNESS	30
CORE	POLYSTYRENE
FRAME THICKNESS	
FIRE RATING	
BRAND/ MODEL	

DOOR SCHEDULES

EXTERIOR DOOR SCHEDULE

MARK	TYPE	YR_NOTES
DE01	EXT ENTRY 860 IN	
DE04-1	GARAGE DOOR	
DE04-2	EXT ENTRY 860 OUT	

TYPE	QUANTITY
GARAGE DOOR	1
EXT ENTRY 860 OUT	1
EXT ENTRY 860 IN	1
Grand total: 3	

INTERIOR DOOR SCHEDULE

Mark	Type
D02	SINGLE 810 (1980H)
D03	SINGLE 810 (1980H)
D06	DOUBLE 660
D08	SINGLE 810
D09	SLIDER 1200
D10	SLIDER 1200
D11	SINGLE 810
D12	SINGLE 760
D13-1	SLIDER 1370
D13-2	SLIDER 1370
D14	SINGLE 810
D15	SINGLE 810
D16	CAVITY SLIDER 810
D17	SINGLE 810
D18	SLIDER 1600
D20	SLIDER 1370
Total: 16	

TYPE	QUANTITY
SLIDER 1600	1
SLIDER 1370	3
SLIDER 1200	2
SINGLE 810 (1980H)	2
SINGLE 810	5
SINGLE 760	1
DOUBLE 660	1
CAVITY SLIDER 810	1
Grand total: 16	

SHEET NOTES

DIMENSIONS AND CONVENTIONS:
- DOORS AND WINDOWS ARE SHOWN AS BEING VIEWED FROM THE OUTSIDE.
- REFER TO GROUND PLANS FOR ALL DOOR SWING INFORMATION.

DESIGN CRITERIA AND COMPLIANCE:
- REFER TO REPORT BY SPECIALIST FOR H1 CALCULATIONS.
- REFER TO ARCHITECTURAL SPECIFICATION 4521 SERIES FOR MANUFACTURER DETAILS, FRAME MATERIAL AND FINISH.
- ALL EXTERIOR JOINERY TO BE INSTALLED IN ACCORDANCE WITH AAA/WANZ RECOMMENDATIONS, COMPLETE WITH ALL NECESSARY FLASHINGS AND TO MANUFACTURER INSTALLATION GUIDELINES. REFER TO SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
- EXTERIOR JOINERY MANUFACTURER IS RESPONSIBLE FOR THE PERFORMANCE, COMPLIANCE WITH B1, B2, E2 & F2 & NZS 3504, CERTIFICATION, WARRANTIES, ANY NECESSARY SHOP DRAWINGS OF PROPRIETARY UNITS AND FOR PROVIDING ON REQUEST BY BCA THE PRODUCT COMPLIANCE STATEMENT AND ALL TEST REPORTS FOR ALL WINDOW & DOORS SYSTEMS.
- NET OPENABLE AREA MINIMUM >5% OF FLOOR AREA IN ALL BEDROOMS TO GUARANTEE CROSS VENTILATION REQUIRED BY NZBC.

THRESHOLDS:
- ALL THRESHOLDS/SET DOWNS, NIBS & REBATES MUST BE FULLY COORDINATED ON SLABS WITH ALL JOINERY UNITS AS PER SETOUT 3800 SERIES AND DETAILING 4500 SERIES.

GLAZING:
- ALL GLAZING TO COMPLY WITH NZS 4223:2016, APPENDIX A, NZBC F2/AS1.
- ALL GRADE A SAFETY GLASS TO BE TOUGHENED SAFETY GLASS. CLASS A OR IN ACCORDANCE WITH NZS2208 TABLE 3.1 AND 3.2.
- ALL GLAZING TO BE DOUBLE GLAZED INSULATED UNITS, REFER TO H1 REPORT FOR R-VALUE
- ALL GLAZING IS CLEAR OR ETCHLITE WHERE REQUIRED FOR PRIVACY U.N.O.
- ALL GLAZING IN BATHROOMS TO BE ETCHLITE AND SAFETY GLASS.

HARDWARE:
- ALL INTERNAL DOOR HARDWARE TO BE SCHLAGE MEDIO SERIES ALBA, LEVER STYLE HANDLES
- ALL BEDROOMS AND BATHROOM DOORS TO BE PRIVACY SET
- ALL CUPBOARD AND STORAGE DOORS TO BE DUMMY SET
- ALL OTHER DOORS TO BE PASSAGE SET UNO.
- ALL HARDWARE BRUSHED SATIN CHROME
- CONTRACTOR TO ALLOW FOR WARDROBE SLIDING DOOR SYSTEMS AS REQUIRED INCL. TRACK AND ROLLERS. ALLOW FOR RECESSED DOOR PULL.
- ALL WINDOW / DOOR JAMB REVEAL/LINERS TO BE 19mm H3.1 FJ PINE, PAINT FINISH.

GARAGE DOOR:
- ALL GARAGE DOORS TO BE DOMINATOR STEEL SECTIONAL, SIERRA SERIES.

DOOR UNDERCUTS:
- PROVIDE 15MM UNDERCUTS TO ALL DOORS TO ROOMS WITH MECHANICAL EXTRACT SUCH AS BATHROOMS.

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CLIENT
FOWLER HOMES

PROJECT NAME
LOT 1192, HANLEYS FARM

PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

STAMP

THE FINE PRINT
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SHEET NAME
DOOR SCHEDULE

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
As indicated

SHEET SIZE
A3=100%

PRINT IN COLOUR

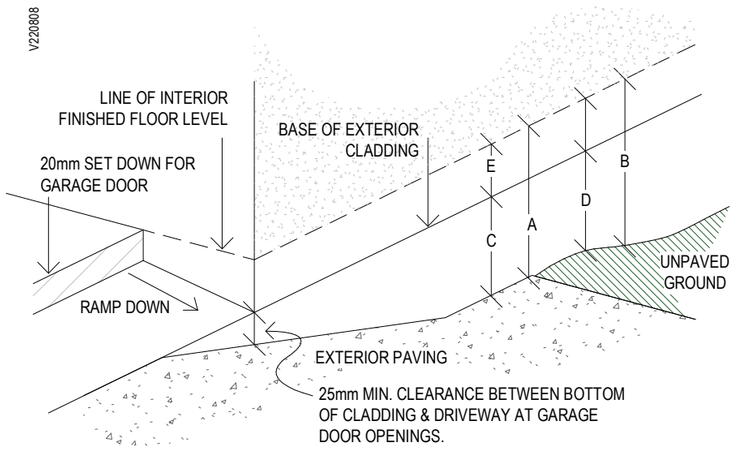
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REVISION
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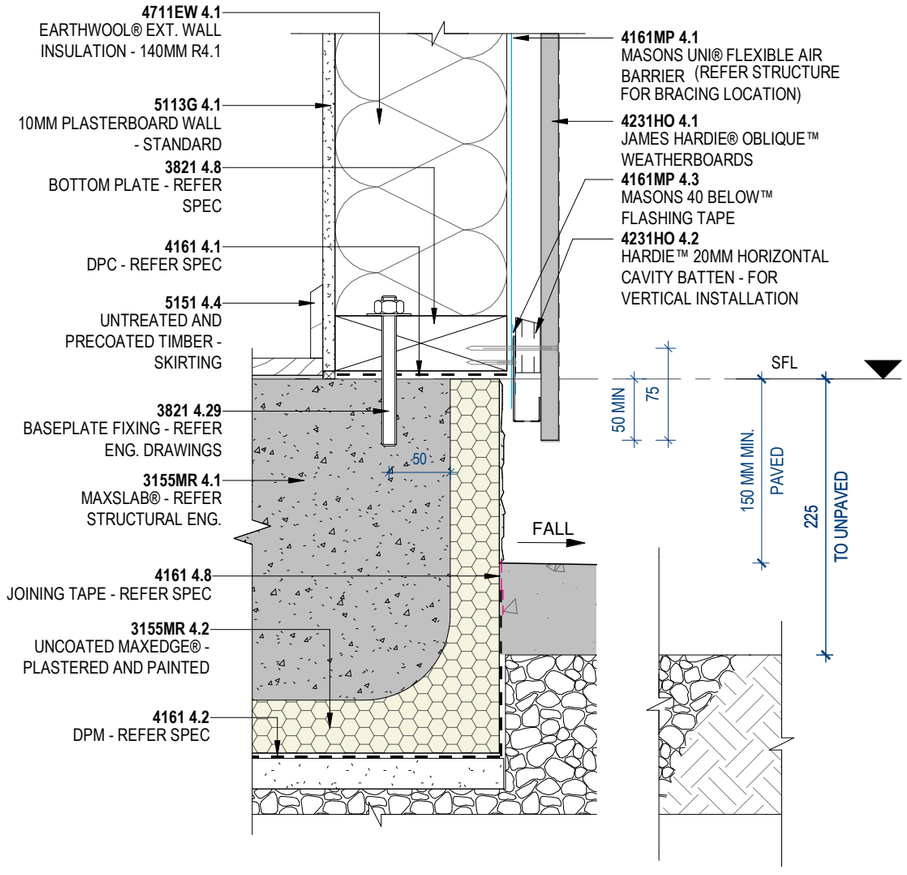
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V220808

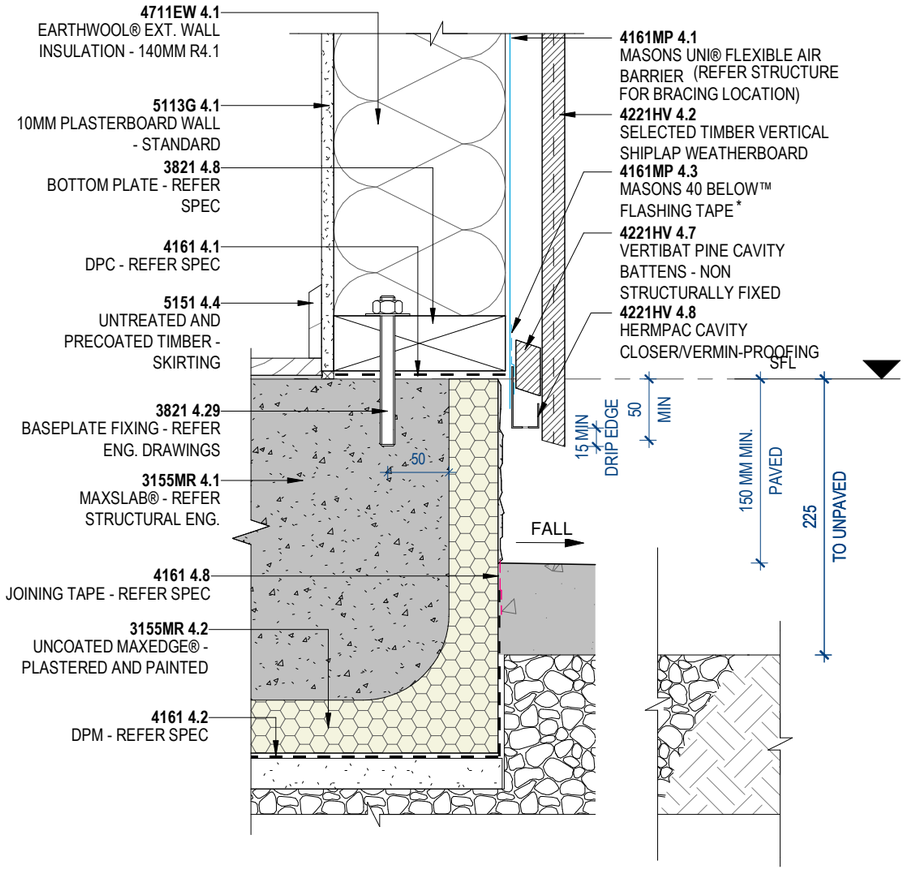


MINIMUM CLEARANCES (mm)	MASONRY VENEER		OTHER CLADDINGS				
	A	B	A	B	C	D	E
CONCRETE SLABS	100	150	150	225	100	175	50
REFERENCE: NZBC E2/AS1 (4th Ed) Fig 9.1.2.1: MINIMUM CLEARANCES							



SCALE: 1 : 5
01 / A3-3000

TYP JH OBLIQUE WB WALL TO CONCRETE SLAB **02**
VERT JH OBLIQUE WEATHERBOARD



SCALE: 1 : 5
01 / A3-3000

TYP EXT WALL TO CONCRETE SLAB **01**
VERT. SHIPLAP WEATHERBOARD + BUILDING PAPER

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CLIENT
FOWLER HOMES

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PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

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SHEET NAME
DETAILS - FOUNDATION

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
1 : 5

SHEET SIZE
A3=100%

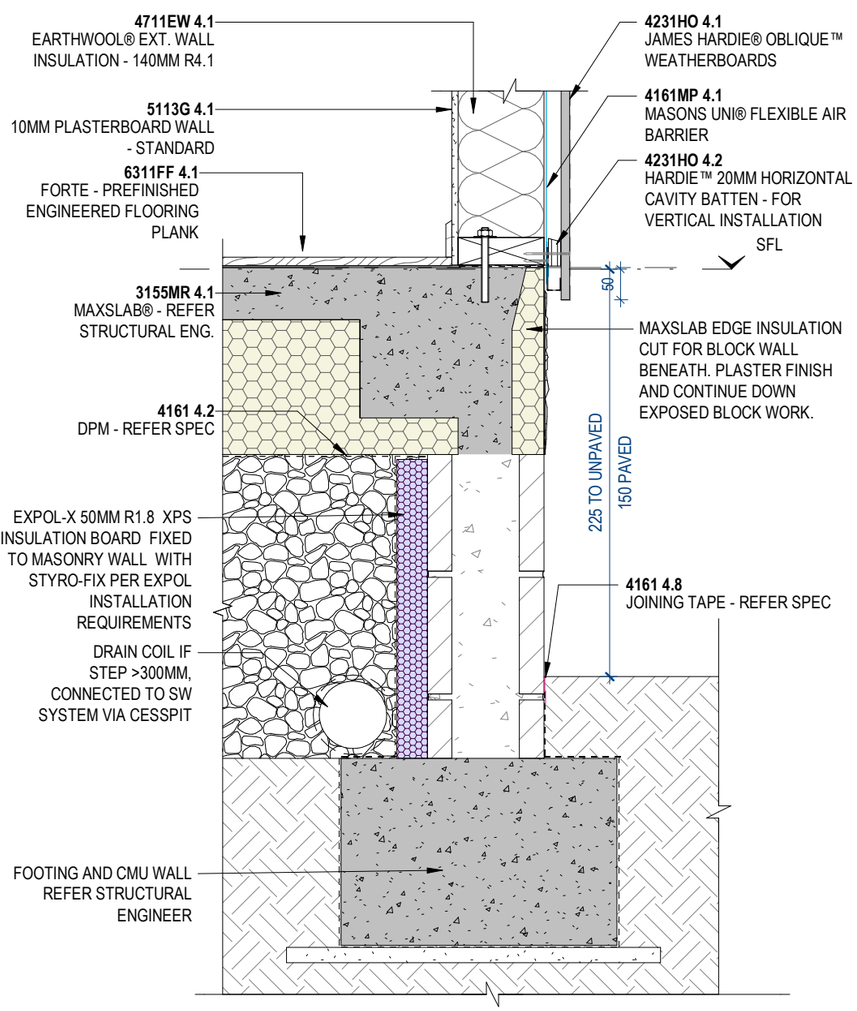
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SHEET NUMBER
A3-D-3100

REVISION
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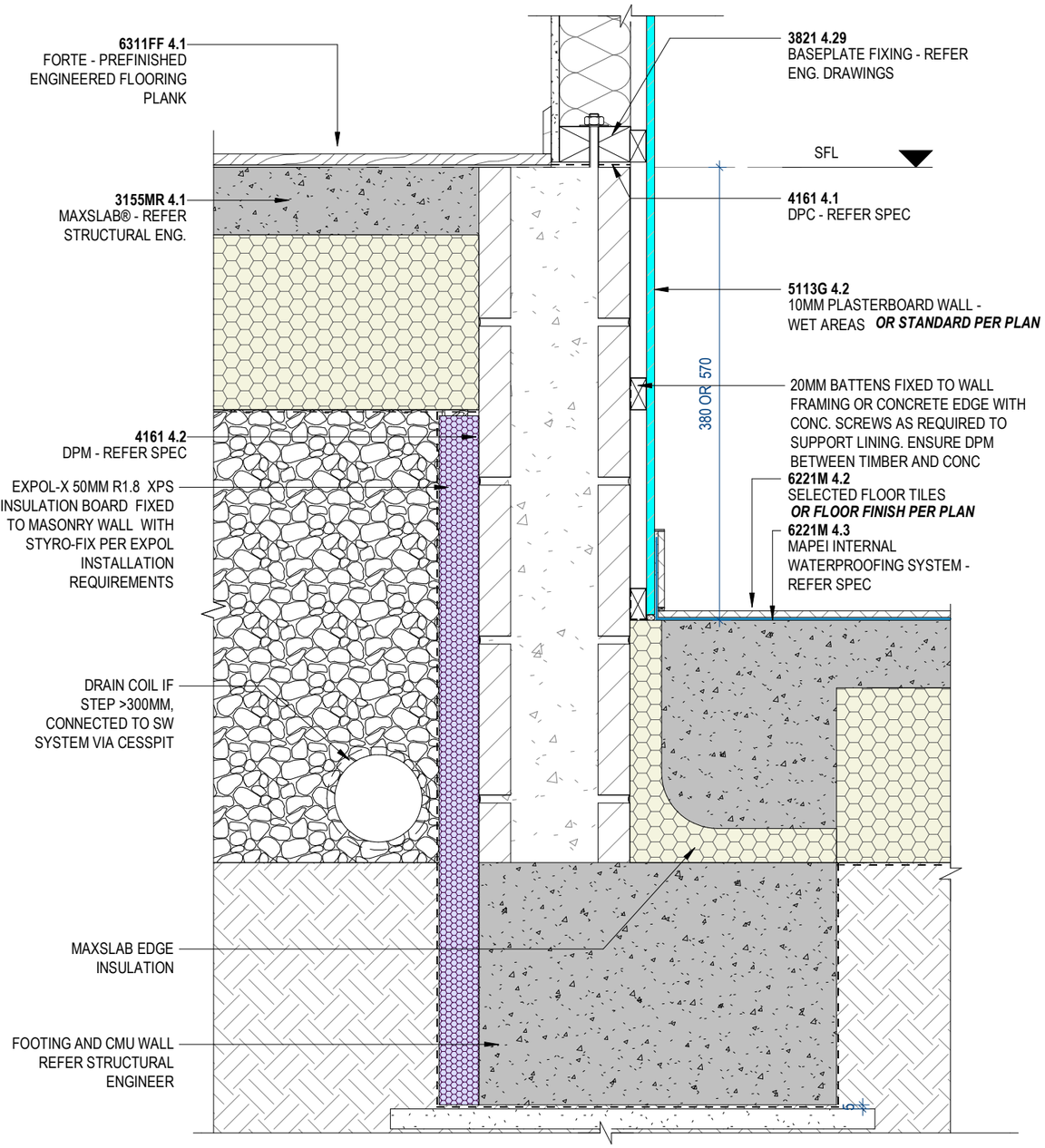
V220808



SCALE: 1 : 10

04 / A3-4501

TYP. STEPPED FOUNDATION SLAB **02**



SCALE: 1 : 7

04 / A3-4501

TYP. STEPPED FOUNDATION SLAB **01**

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FOWLER HOMES

PROJECT NAME
LOT 1192, HANLEYS FARM

PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

STAMP

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SHEET NAME
DETAILS - FOUNDATION

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **As indicated**

SHEET SIZE **A3=100%**

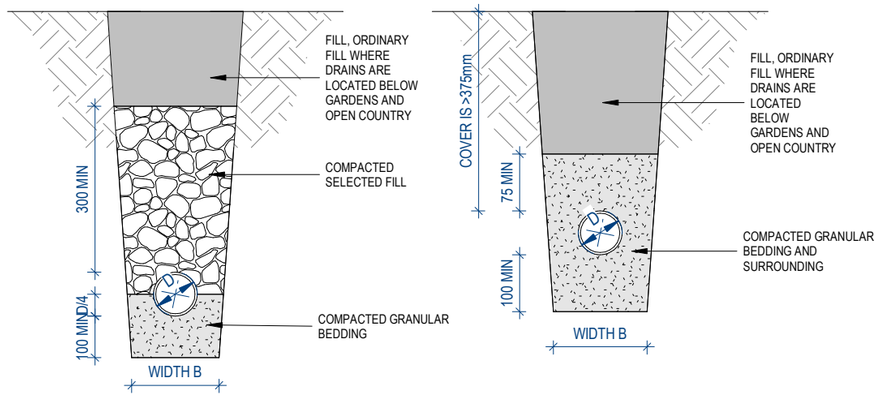
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REVISION **1**

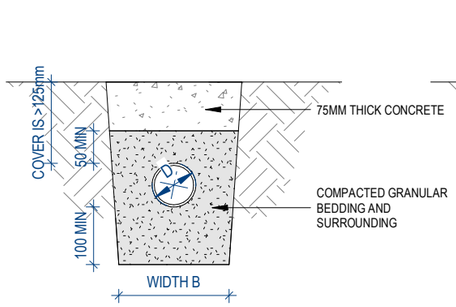
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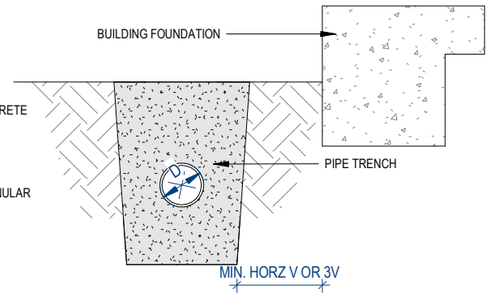


COVER GREATER THAN 500MM BEDDING TYPE 'B' OF NZS 4452

COVER GREATER THAN 375MM BEDDING TYPE 'D' OF NZS 4452



COVER GREATER THAN 125MM



RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION

NOTE:

1. THE WIDTH B OF THE TRENCH SHALL BE NO LESS THAN THE PIPE DIAMETER D PLUS 200MM. TRENCH WIDTH AT THE TOP OF THE PIPE SHALL BE NO MORE THAN 600MM UNLESS THE PIPE(S) IN THE TRENCH ARE COVERED WITH CONCRETE, AS SHOWN IN FIGUE 13 (C).
2. ACCEPTABLE FILL MATERIALS SHOWN ARE:
   A) BEDDING MATERIAL OF CLEAN GRANULAR NONCOHESIVE MATERIAL WITH A MAXIMUM PAR CLE SIZE OF 20MM, OR
   B) SELECTED COMPACTED FILL OF ANY FINE-GRAINED SOIL OR GRANULAR MATERIAL WHICH IS FREE FROM TOPSOIL AND RUBBISH AND HAS A MAXIMUM PAR CLE SIZE OF 20MM, OR
   C) ORDINARY FILL WHICH MAY COMPRISE ANY FILL OR EXCAVATED MATERIAL.

MINIMUM HORIZONTAL SEPARATION V OR 3V
V WHEN TRENCH CLOSED WITHIN 48 HOURS
3V WHEN TRENCH CLOSED GREATER THAN 48 HOURS

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QUEENSTOWN 9371

PROJECT NUMBER
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SHEET NAME
DETAILS - FOUNDATION

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
NONE

SHEET SIZE
A3=100%

PRINT IN COLOUR

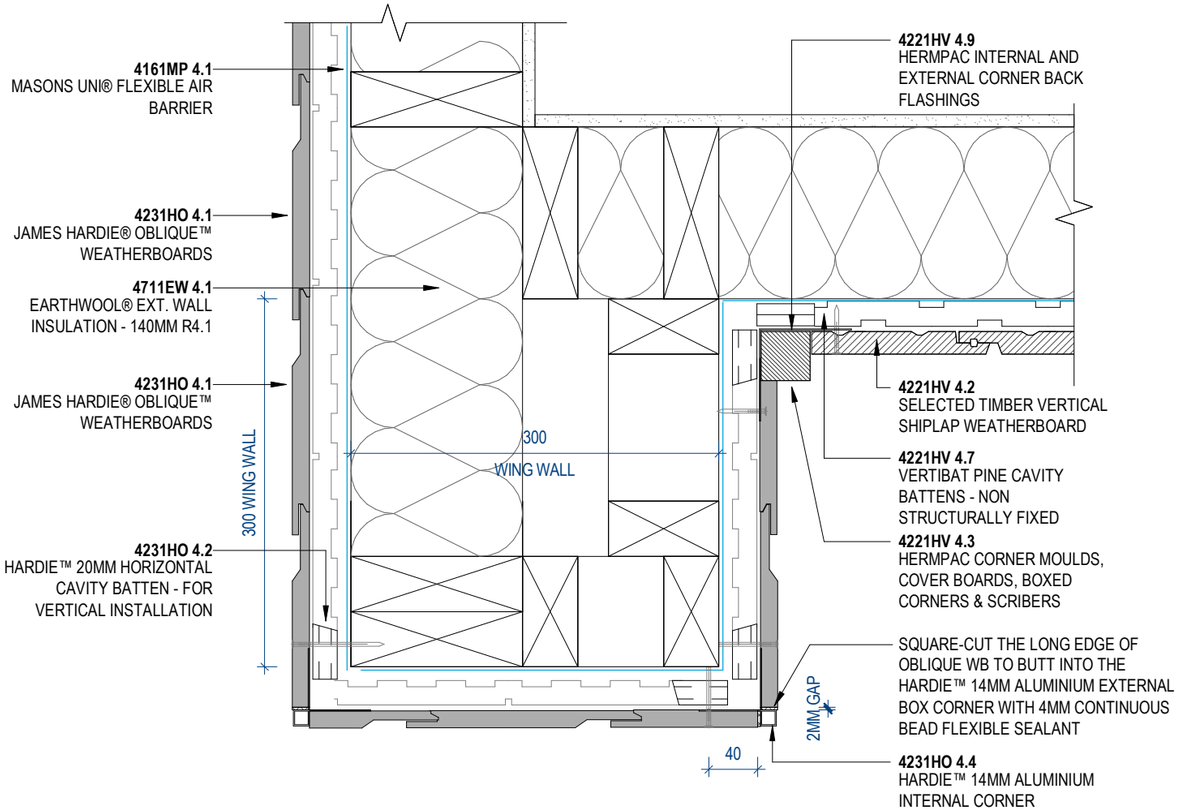
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A3-D-3102

REVISION
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V220808

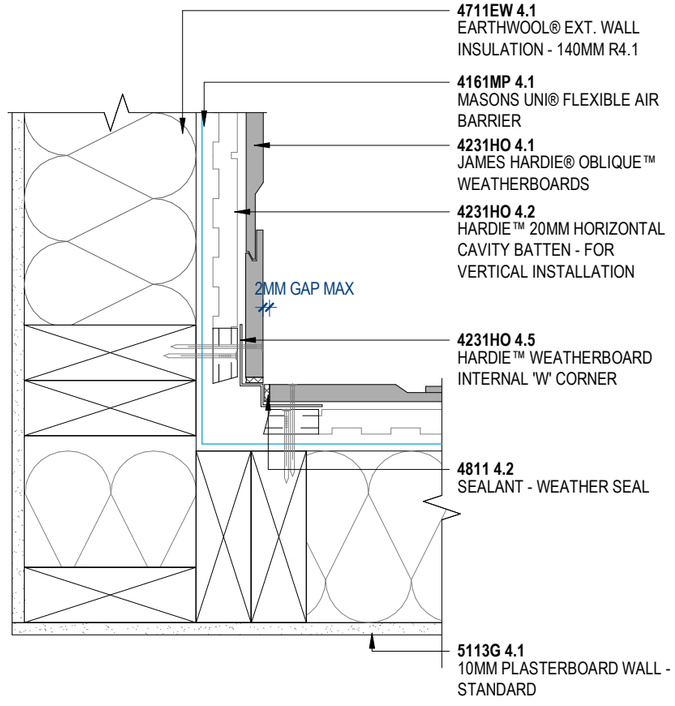


SCALE: 1 : 5

01 / A3-3200

TYP WING WALL PLAN 03

JH OBLIQUE TO VERT. SHIPLAP WEATHERBOARD



SCALE: 1 : 5

01 / A3-3200

TYP INTERNAL CORNER 02

JH OBLIQUE WB CLADDING

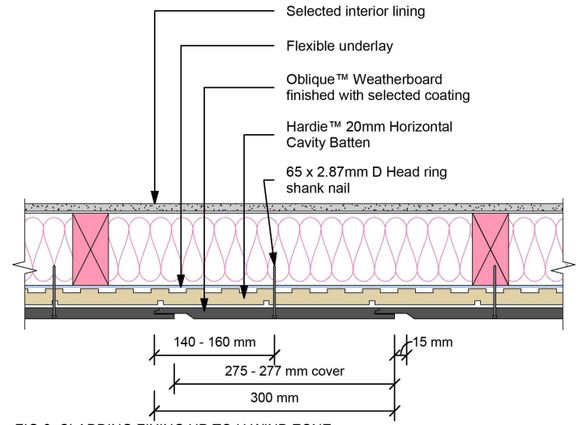


FIG 6: CLADDING FIXING UP TO H WIND ZONE

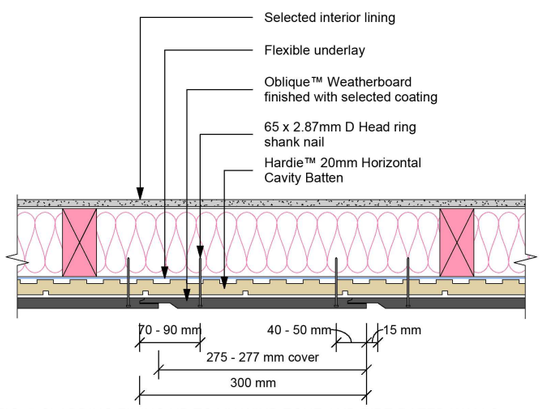
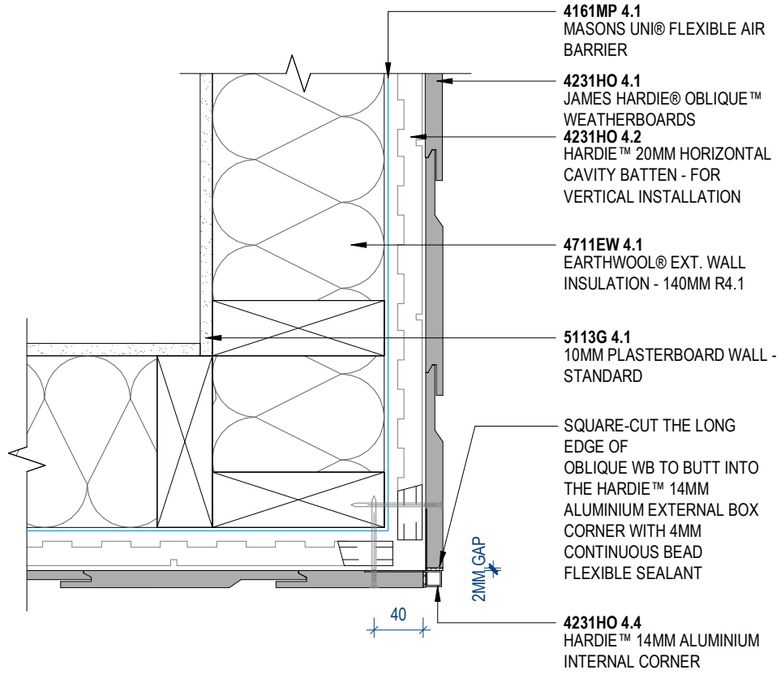


FIG. 7 CLADDING FIXING UP TO VH WIND ZONE AND FIRE RATED WALLS

SCALE: 1 : 5

JH OBLIQUE - FIXING DETAILS 04



SCALE: 1 : 5

01 / A3-3200

TYP EXTERNAL CORNER 01

JH OBLIQUE WB CLADDING

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DETAILS - BUILDING ENVELOPE

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SHEET SCALE **1 : 5**

SHEET SIZE **A3=100%**

PRINT IN COLOUR

SHEET NUMBER **A3-D-4200**

REVISION **1**

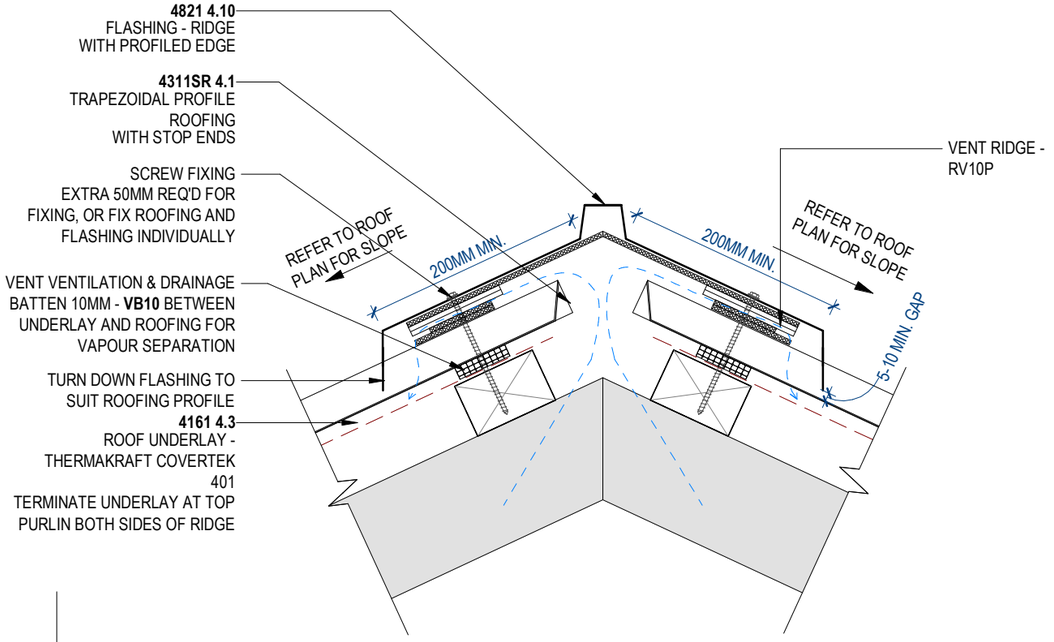
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Plotted: 9/11/2026 2:20:46 pm

V220808

PURLIN FIXINGS:
PROVIDE 70 × 45 MM SG8 PURLINS LAID ON FLAT, SPANNING BETWEEN TRUSSES AT 900 MM CENTRES. FIX EACH PURLIN TO EACH TRUSS WITH ONE 10G × 80 MM SELF-DRILLING SCREW, FIXING TYPE T UNDER NZS 3604:2011 TABLE 10.10, FOR THE HIGH WIND ZONE. PURLINS SHALL BE CONTINUOUS OVER AT LEAST TWO SPANS, WITH BUTT JOINTS OVER SUPPORTS AND ADJACENT JOINTS STAGGERED, IN ACCORDANCE WITH CLAUSE 10.2.1.16.3.

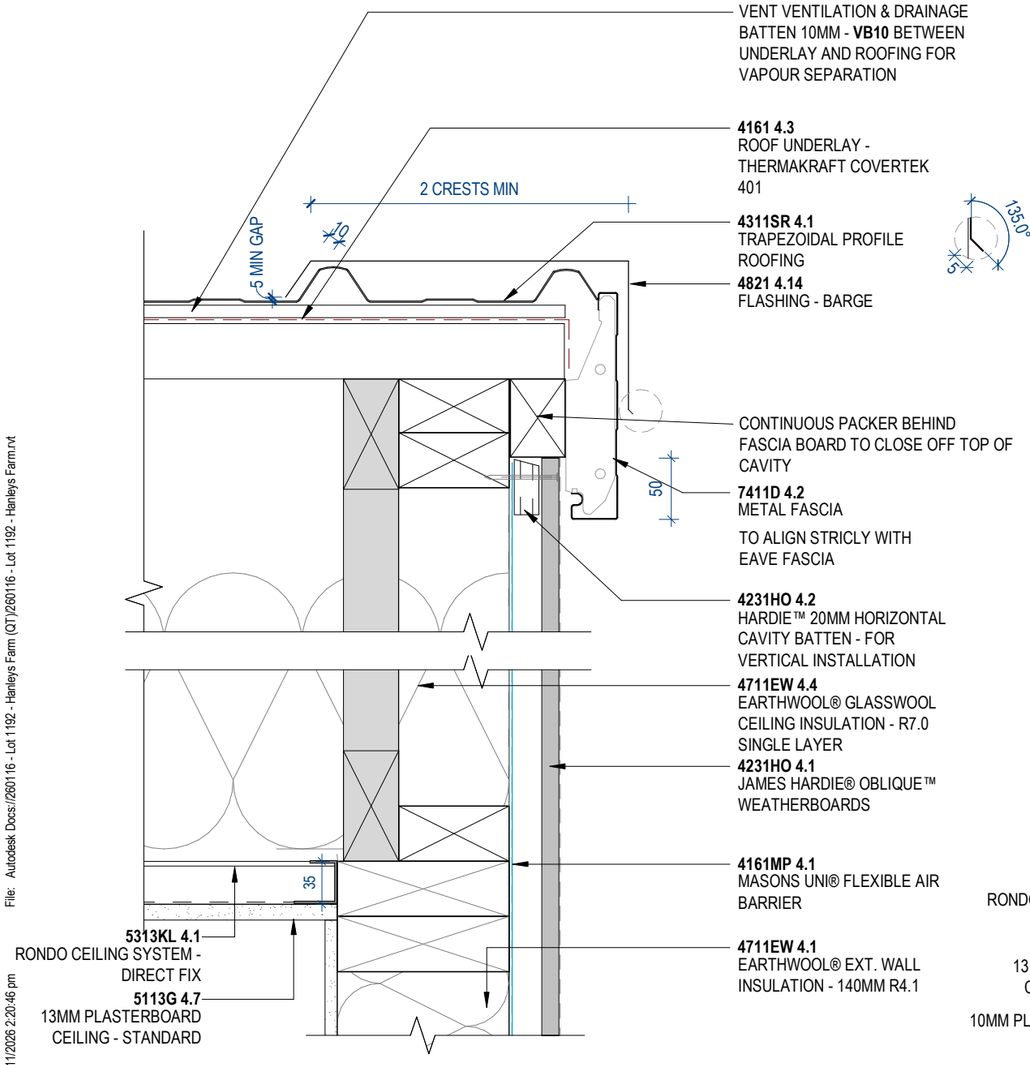
SPANS REDUCED TO 600 MM MAXIMUM FOR ROOF-SHEET END SPANS AND DOUBLE-SPAN SHEETS, IN ACCORDANCE WITH STRATCO'S PUBLISHED SPAN LIMITS.

PROVIDE PROPRIETARY CONCEALED CLIPS AT EVERY SHEET OVERLAP AND SHEET EDGE AT EACH PURLIN, SECURED WITH TWO CLASS 4 TYPE 17 10G × 30 MM WAFER-HEAD TIMBER SCREWS PER CLIP.



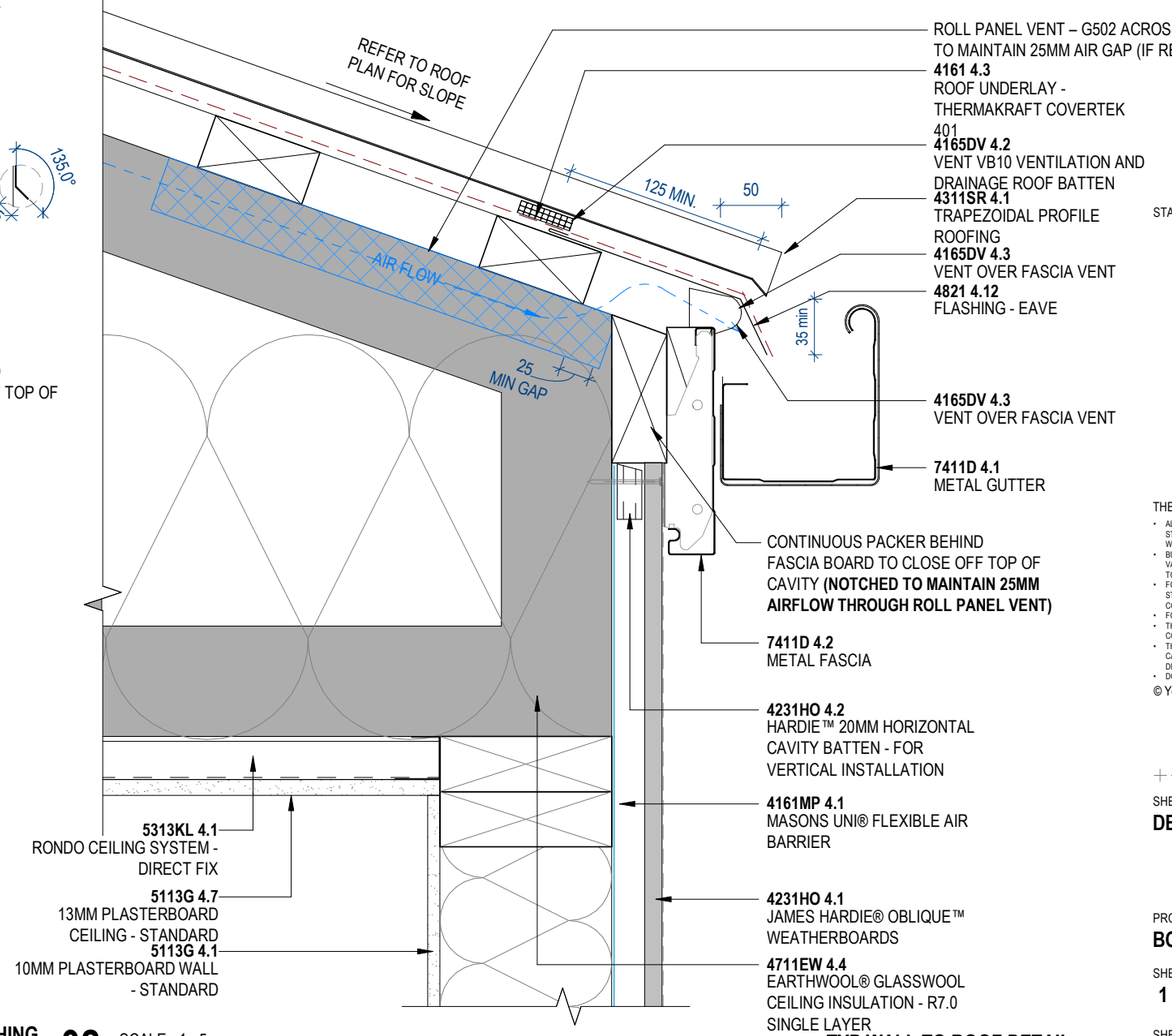
SCALE: 1 : 5
1 / A3-3203

TYP ROOF RIDGE **03**
PROFILED METAL ROOFING + TRUSS



SCALE: 1 : 5
1 / A3-3203

TYP. BARGE FLASHING **02**
JH OBLIQUE CLADDING



SCALE: 1 : 5
1 / A3-3203

TYP WALL TO ROOF DETAIL **01**
JH OBLIQUE CLADDING

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PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

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DETAILS - BUILDING ENVELOPE ROOF

PROJECT STATUS
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SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A3-D-4201**
REVISION **1**

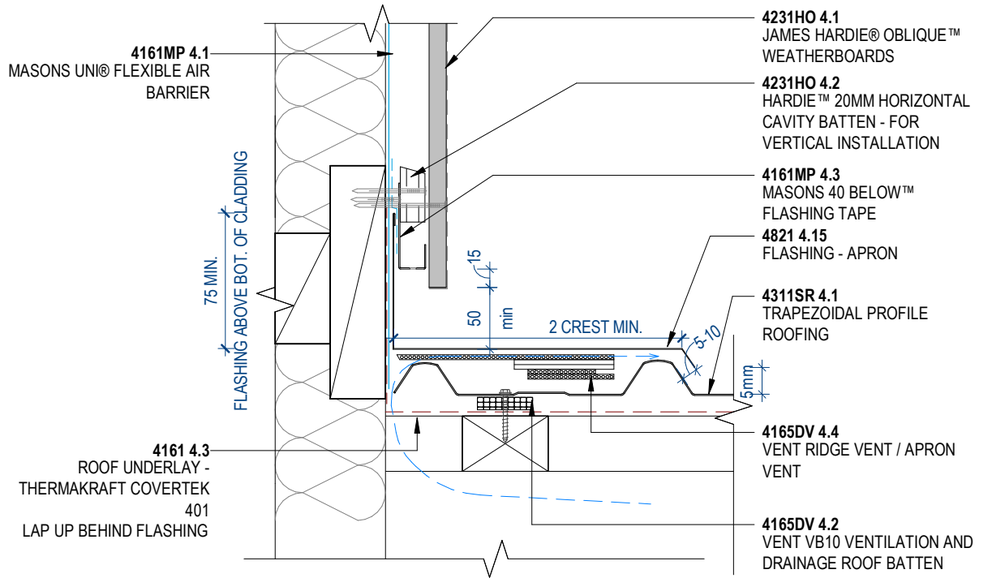
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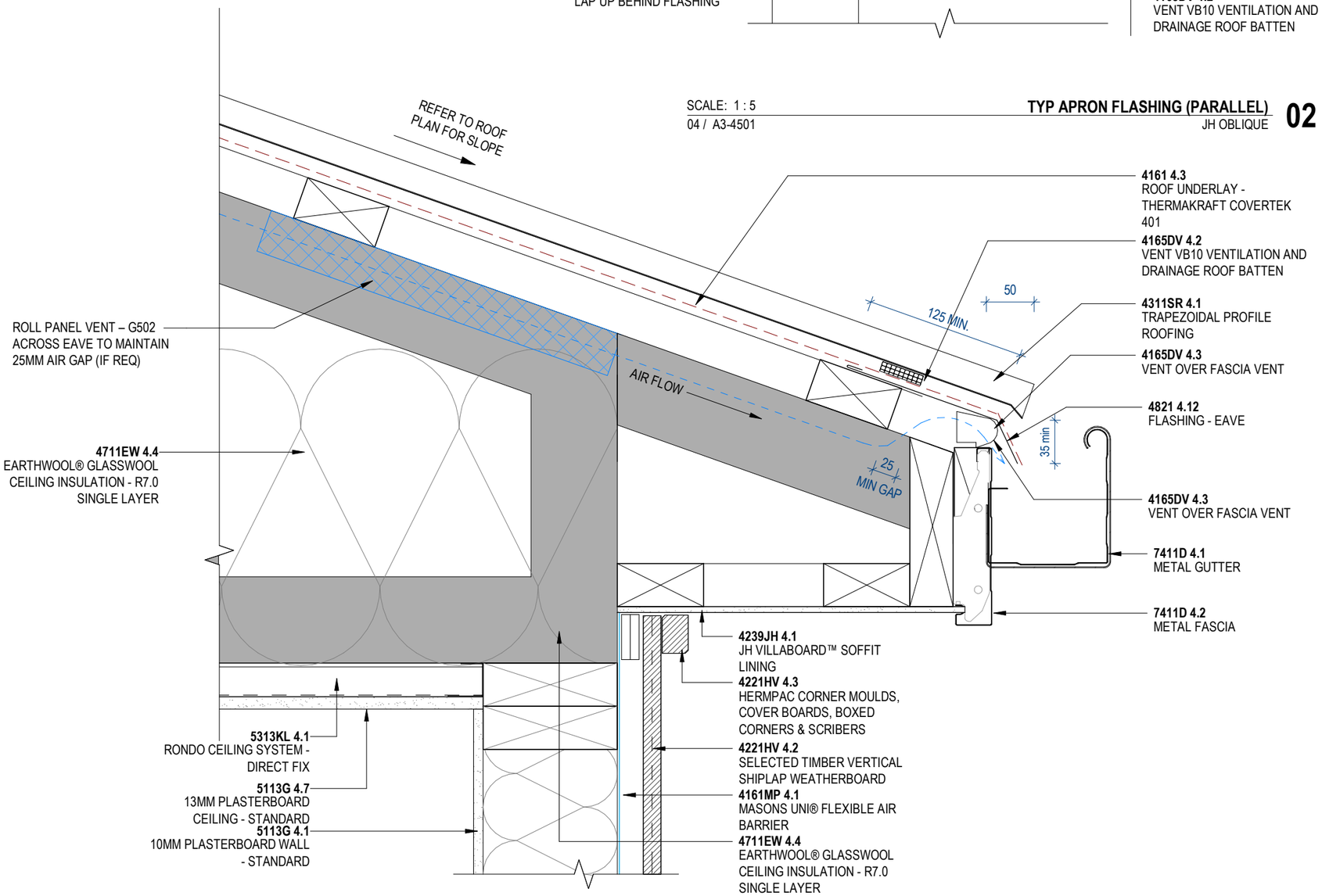
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SCALE: 1 : 5
04 / A3-4501

TYP APRON FLASHING (PARALLEL) **02**
JH OBLIQUE



SCALE: 1 : 5
03 / A3-4500

ROOF EAVE DETAIL (WHERE SOFFIT) **01**
VERTI. SHIPLAP WEATHERBOARD CLADDING

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PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

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DETAILS - BUILDING ENVELOPE ROOF

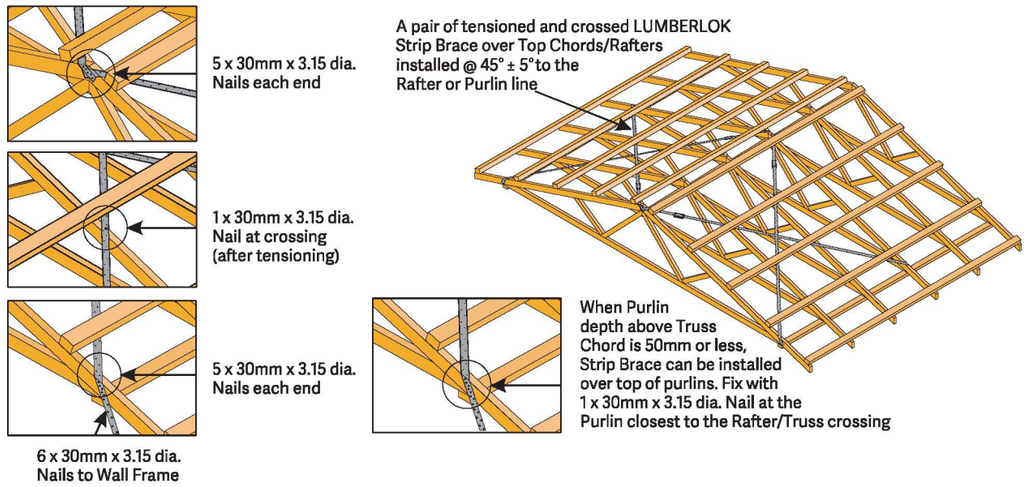
PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 5**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A3-D-4202**
REVISION **1**

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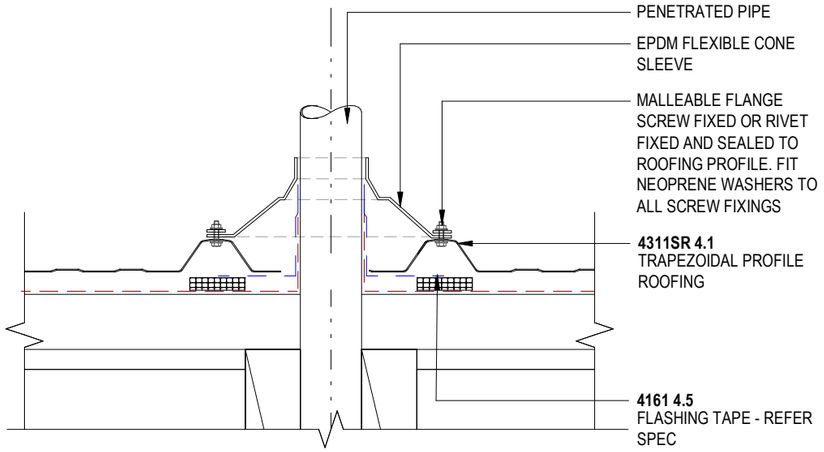
V220808



SCALE: 1 : 5

ROOF PLAN BRACING **03**

MITEK LUMBERLOK STRIP BRACE

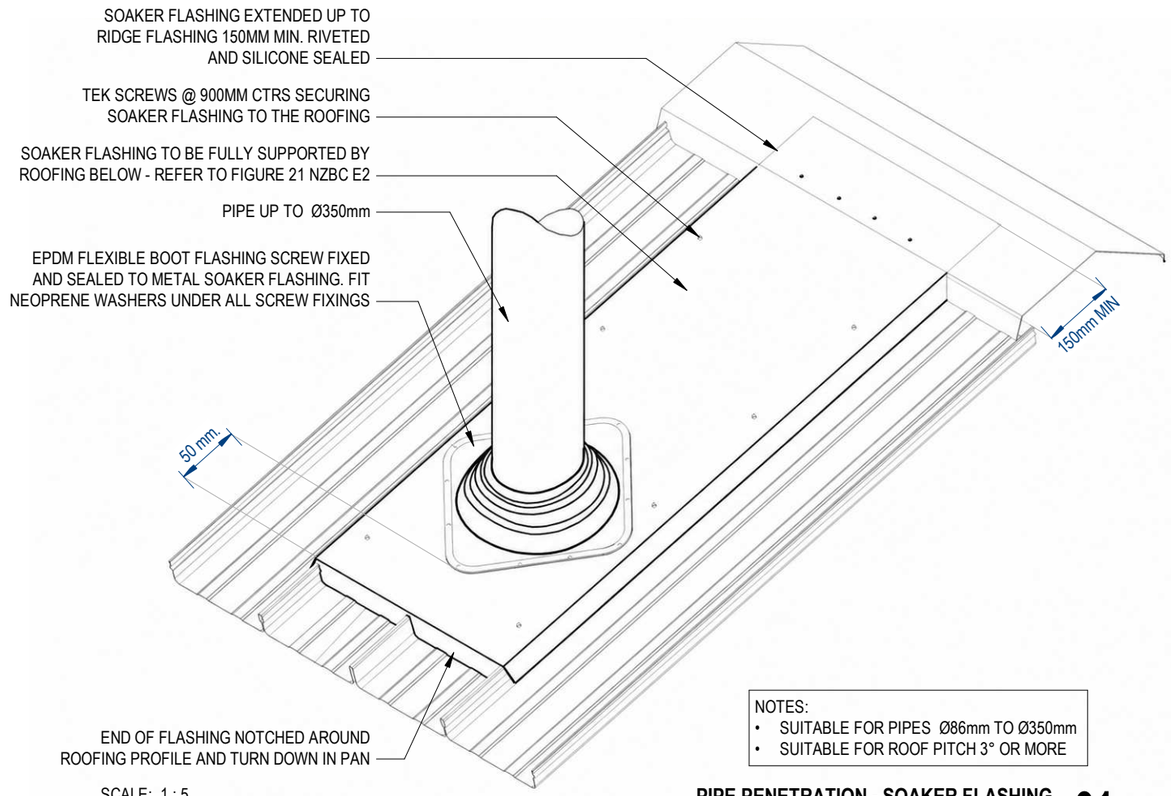


SCALE: NONE

1 / A3-3203

TYP ROOF PIPE PENETRATION (SLEEVE SECTION) **02**

NZBC E2/AS1 FIGURE 53



NOTES:
- SUITABLE FOR PIPES Ø86mm TO Ø350mm
- SUITABLE FOR ROOF PITCH 3° OR MORE

SCALE: 1 : 5

1 / A3-3203

PIPE PENETRATION - SOAKER FLASHING **01**

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HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

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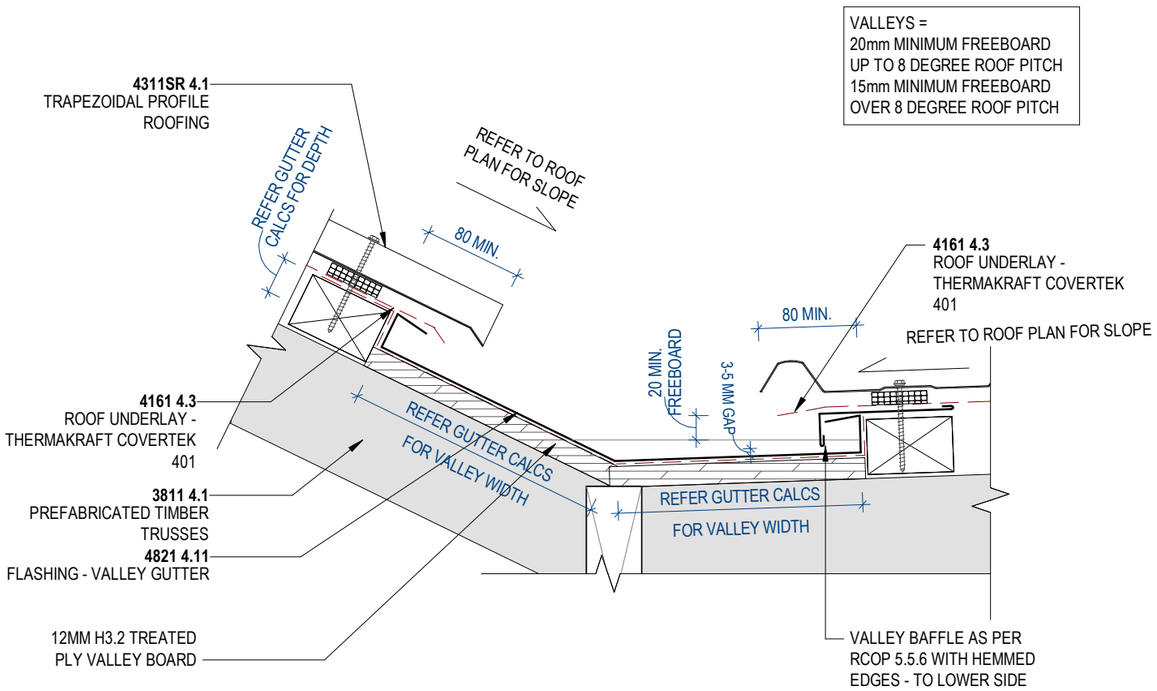
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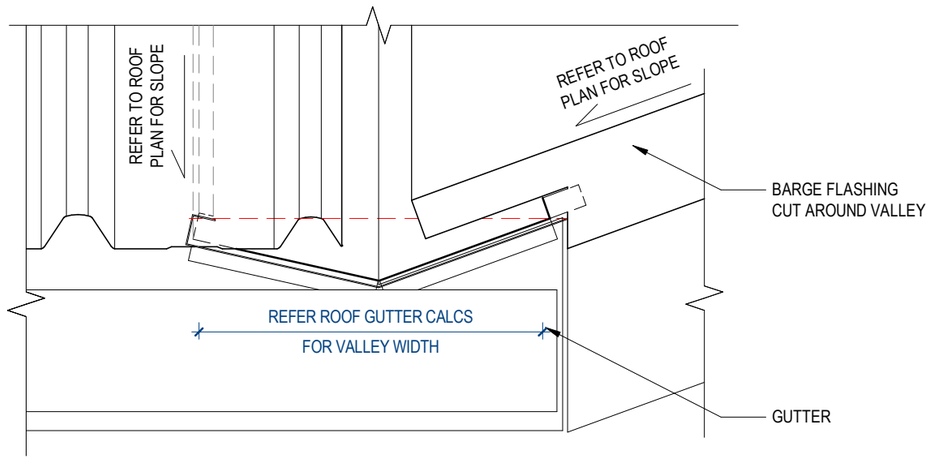
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VALLEYS =
20mm MINIMUM FREEBOARD
UP TO 8 DEGREE ROOF PITCH
15mm MINIMUM FREEBOARD
OVER 8 DEGREE ROOF PITCH

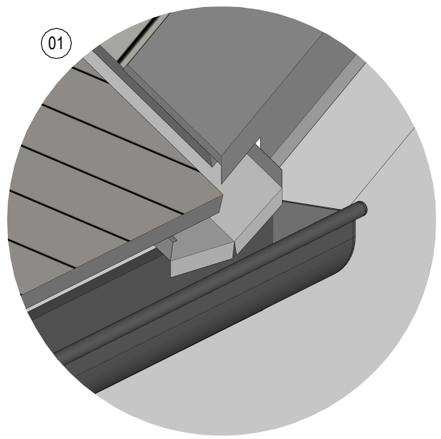
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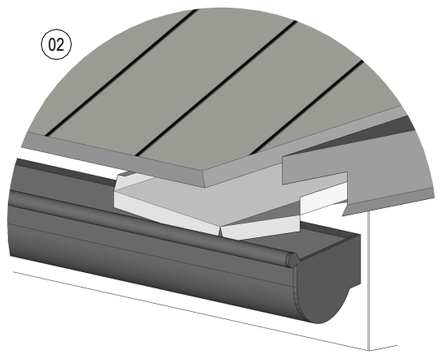
TYP. ASYMMETRIC VALLEY SECTION 04



SCALE: 1 : 5
02 / A3-D-4204

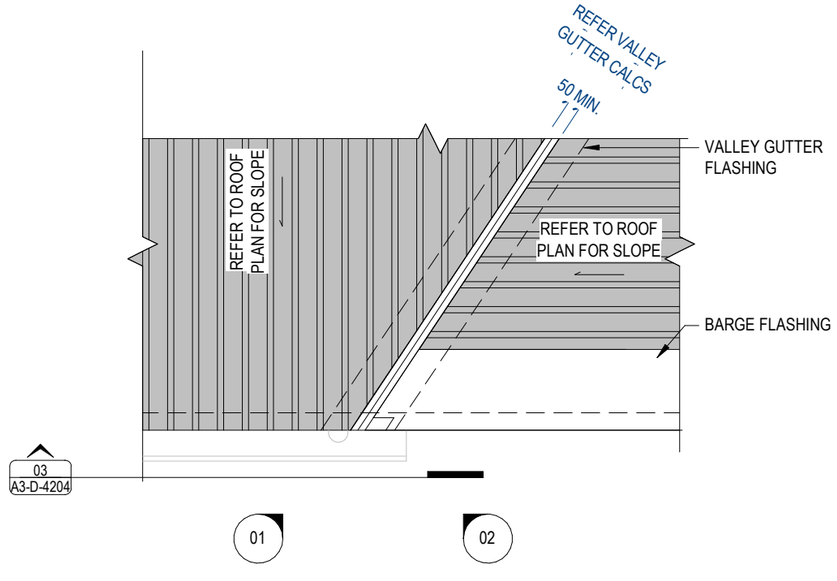
ASYMMETRIC VALLEY GUTTER TO GUTTER ELEVATION 03





SCALE: 1 : 1

ASYMMETRIC VALLEY GUTTER 3D SCHEMATIC 01



SCALE: 1 : 25
1 / A3-3203

ASYMMETRIC VALLEY GUTTER PLAN DETAIL 02

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SHEET SIZE
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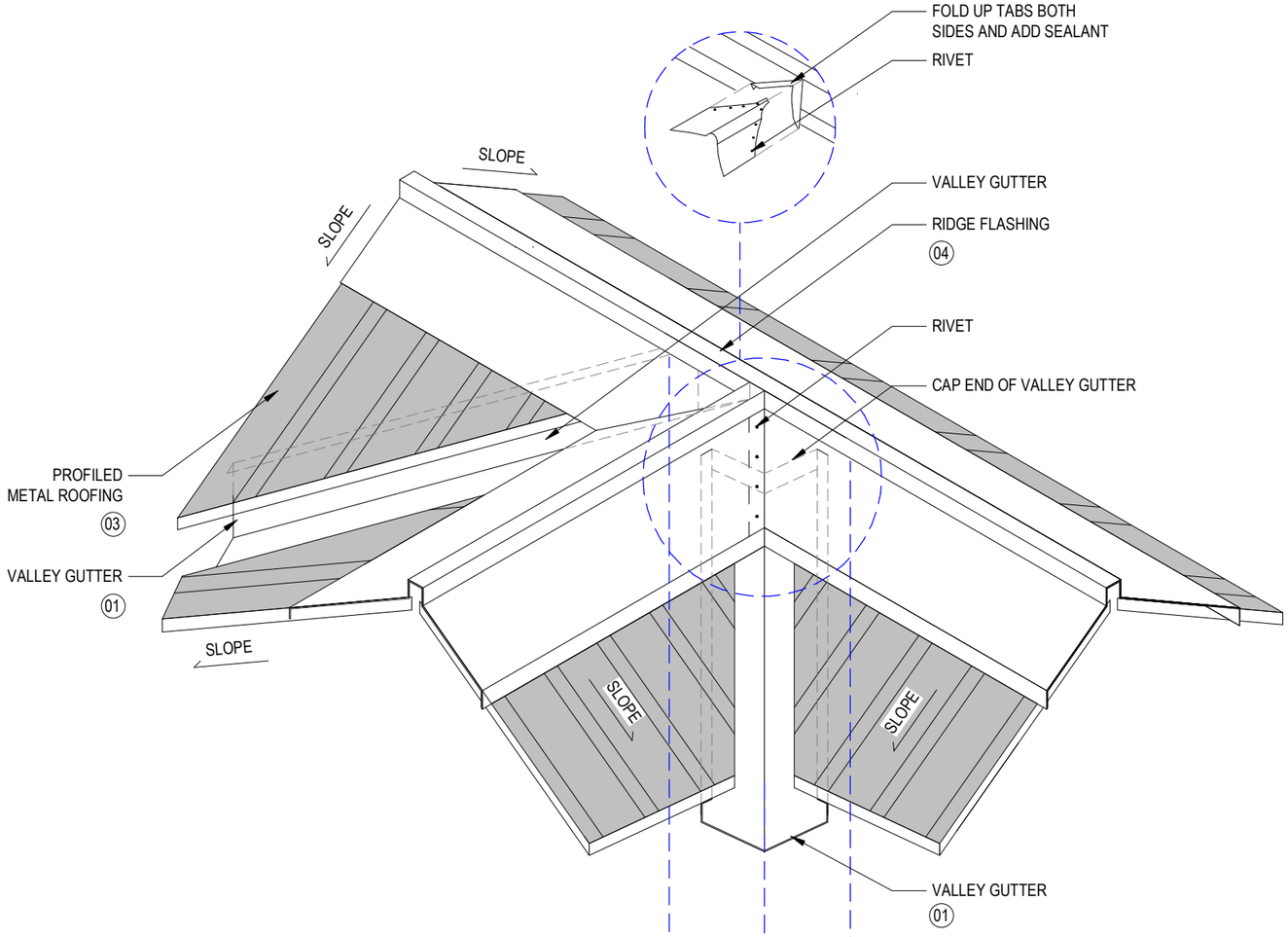
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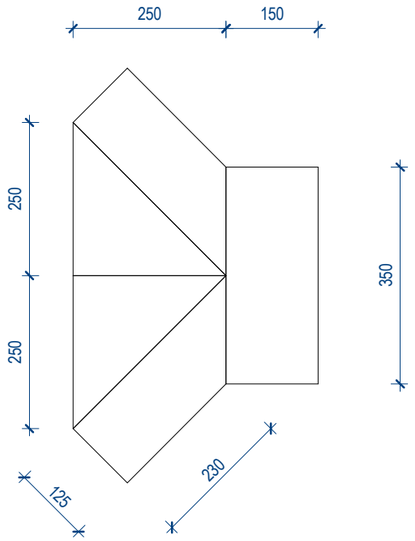
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REVISION
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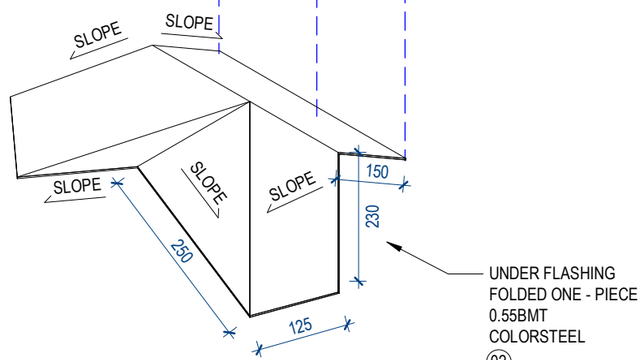
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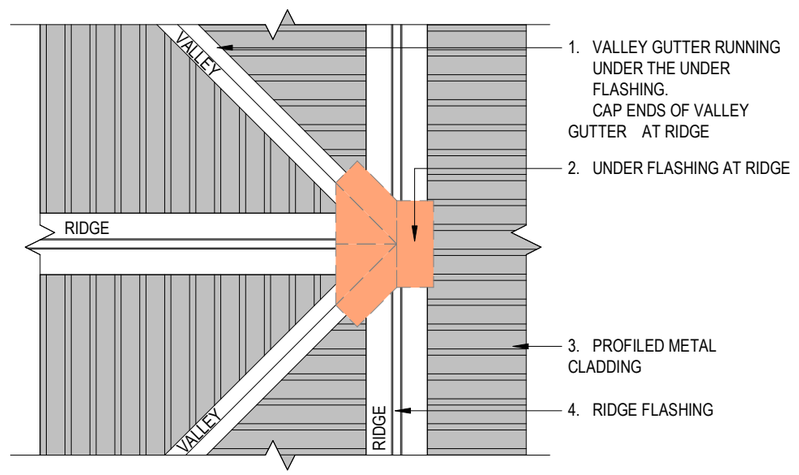
PLAN



ISOMETRIC

SCALE: 1 : 10
1 / A3-3203

ROOF RIDGE FLASHING JUNCTION 02



SCALE: 1 : 25

TYP. ASYMMETRIC VALLEY PLAN 01

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REVISION
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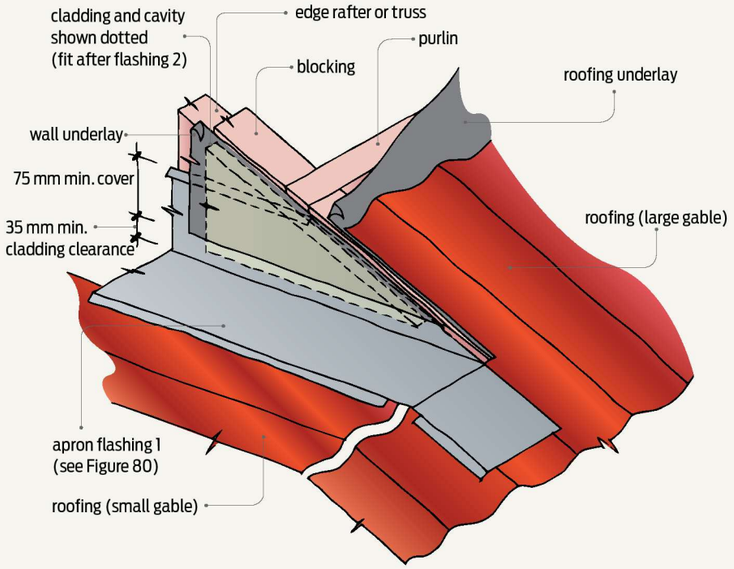


Figure 79a **Flashing the junction – Step 1.**

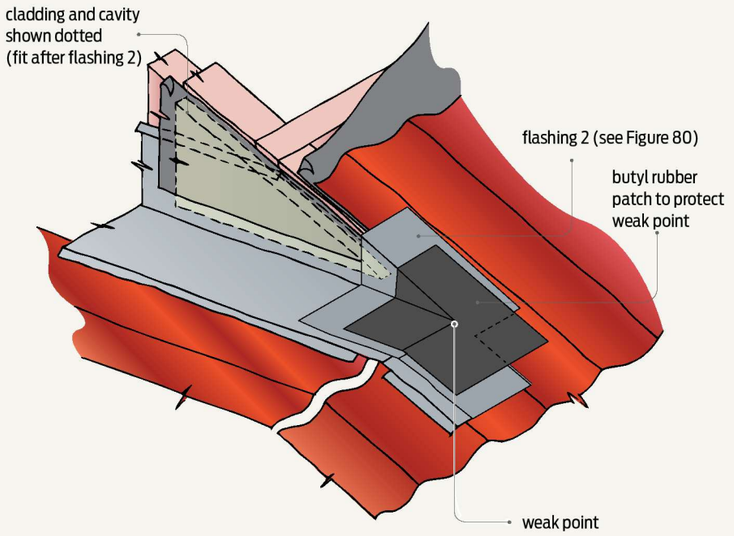
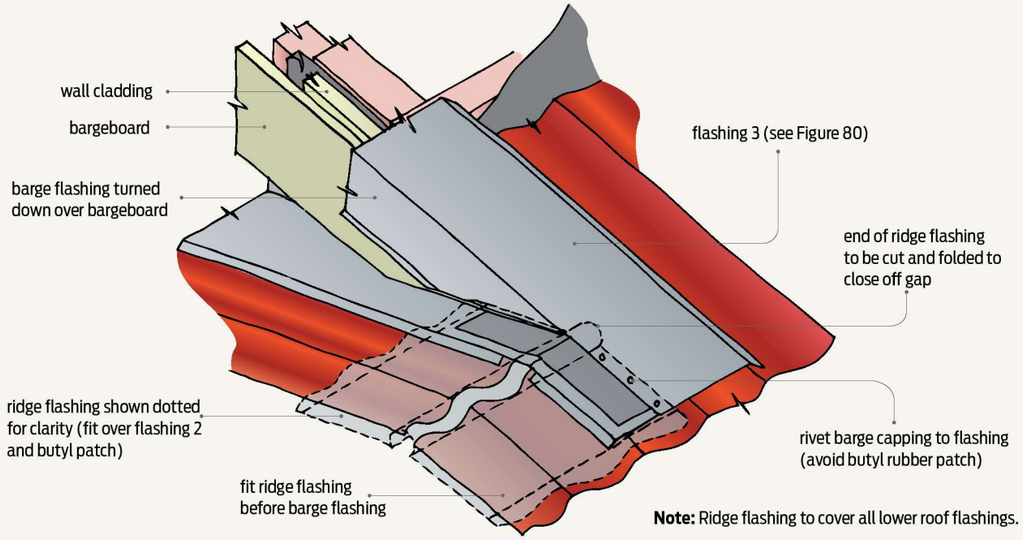
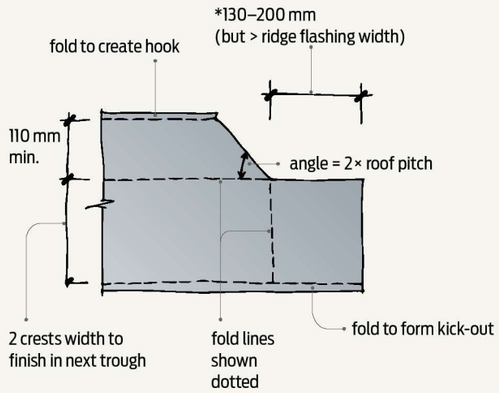


Figure 79b **Step 2.**

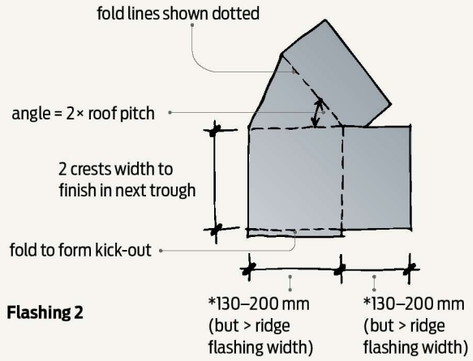


Note: Ridge flashing to cover all lower roof flashings.

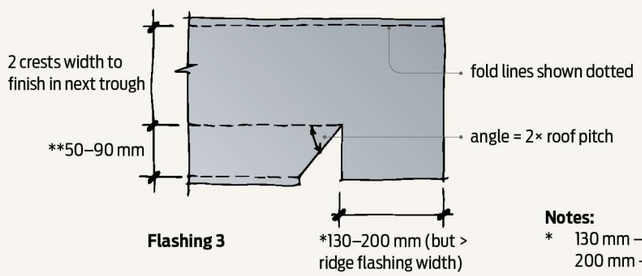
Figure 79c **Step 3.**



Apron flashing 1



Flashing 2



Flashing 3

Notes:

* 130 mm – L, M, H wind zones, roof pitches ≥ 10°
200 mm – VH, EH wind zones, all roof pitches

** 50 mm – L, M, H wind zones, roof pitches ≥ 10°
70 mm – VH wind zone, all roof pitches
90 mm – EH wind zone, all roof pitches

Figure 80 **Flashing shapes.**

STEP 1 – FLASHING 1 IS A TYPICAL APRON ROOF FLASHING. THE FLASHING UPSTAND IS CARRIED UP UNDER THE CLADDING AND WALL UNDERLAY AND THE FLASHING APRON IS EXTENDED OVER THE RIDGE OF THE SMALLER GABLE (SEE FIGURE 79A).

STEP 2 – FLASHING 2 COVERS BOTH THE APRON FLASHING UPSTAND AND THE WALL UNDERLAY. IT IS FOLDED OVER THE LARGE GABLE ROOF AND THE APRON FLASHING AND ALSO EXTENDED OVER THE RIDGE OF THE SMALLER GABLE (SEE FIGURE 79B).

STEP 3 – FIT A BUTYL RUBBER PATCH OVER FLASHING 2 (SEE FIGURE 79B).

STEP 4 – A RIDGE FLASHING IS FITTED OVER THE SMALLER GABLE RIDGE BUTTING UP TO THE WALL CLADDING, AND THE BARGEBOARD IS INSTALLED OVER THE RIDGE. FLASHING 3 IS A STANDARD BARGE FLASHING THAT, ON THE LARGE GABLE ROOF, EXTENDS BEYOND THE RIDGELINE OF THE SMALLER GABLE AND ALIGNS WITH THE BOTTOM EDGE OF THE RIDGE FLASHING (SEE FIGURE 79C).

SOURCE: BRANZ BUILD SUPPLEMENT - FLASHINGS, SECTION 4.2

SCALE: 1 : 5

1 / A3-3203

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QUEENSTOWN 9371

PROJECT NUMBER
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DETAILS - BUILDING ENVELOPE ROOF

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SHEET SCALE **1 : 5**
SHEET SIZE **A3=100%**
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SHEET NUMBER **A3-D-4206**
REVISION **1**

RIDGE TO BARGE JUNCTION 01

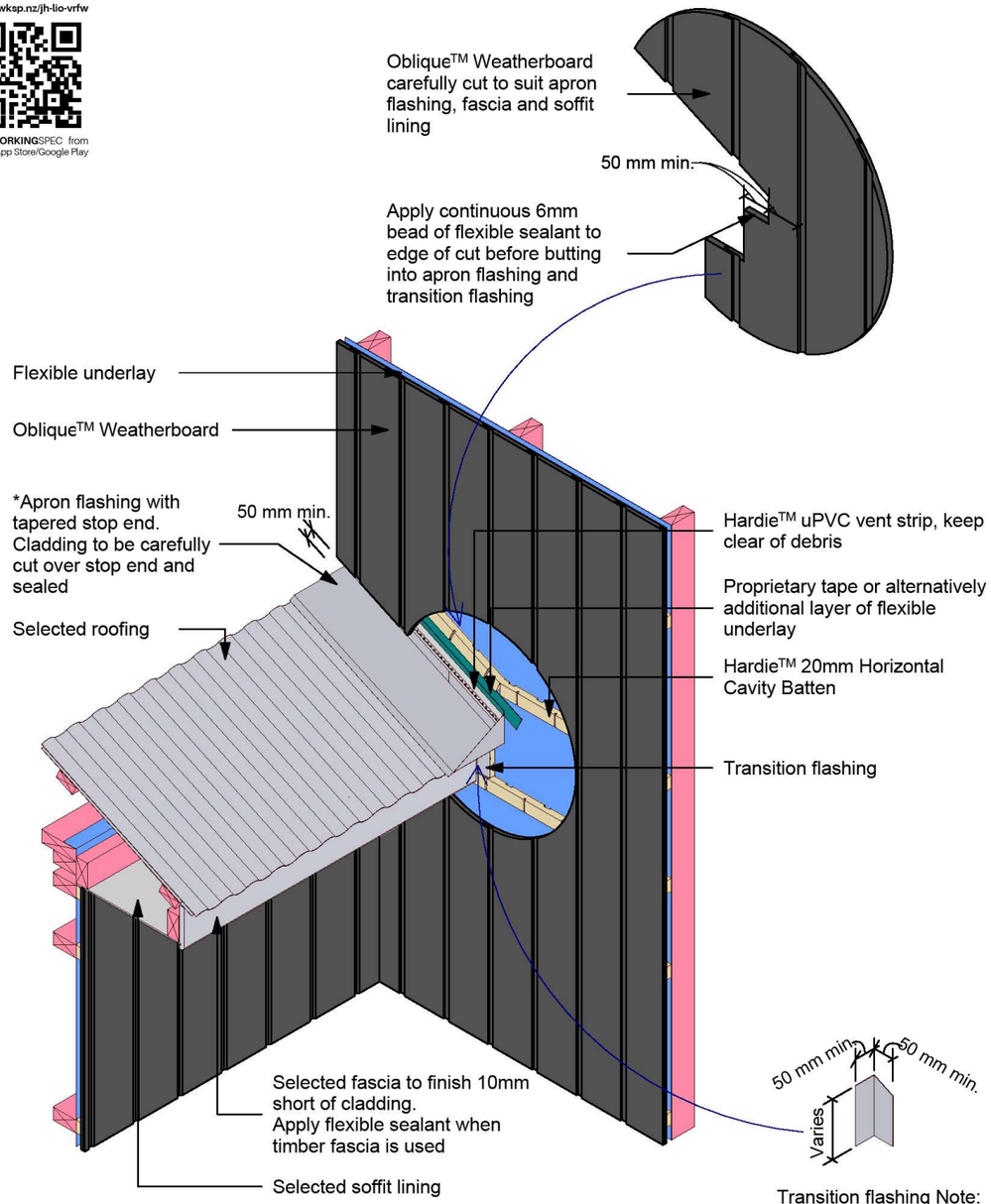
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Interactive assembly instructions available

http://wksp.nz/jh-lio-vrfw

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Note:

- Site cut edges to be primed
- Spouting omitted for clarity. End of spouting must be 10mm minimum clear of finished Oblique™ Weatherboard
- Oblique™ Weatherboard to be primed prior to fascia installation

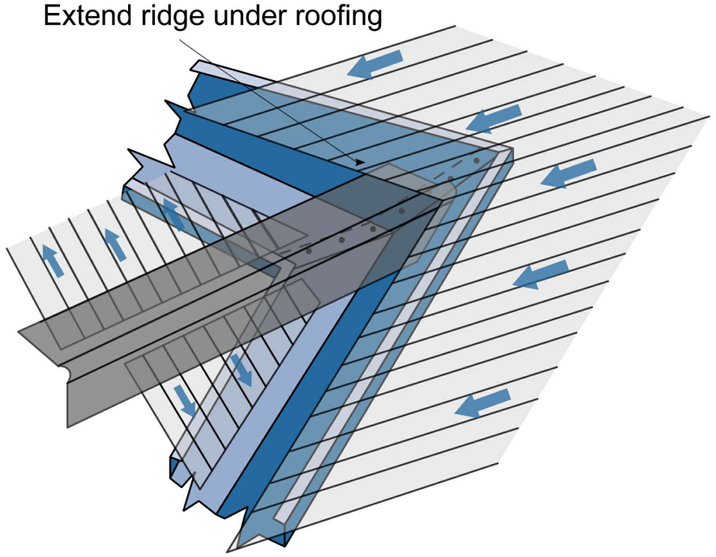
*When 50 year durability for flashing is required refer to Table C.1.1.1A of the NZBC E2/AS1 document

Transition flashing Note: Height of transition flashing from top of fascia to underside of soffit lining

SCALE: 1 : 5
1 / A3-3203

ROOF TO WALL JUNCTION - JH OBLIQUE 3D **01**

Extend ridge under roofing



SCALE: 1 : 5
1 / A3-3203

VALLEY JUNCTION AT APEX **02**
MRM RCOP FIGURE 5.5.1B

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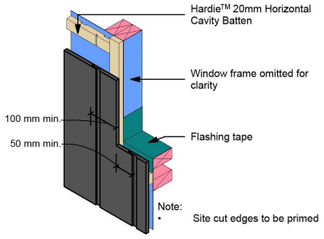
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BC-CONSTRUCTION

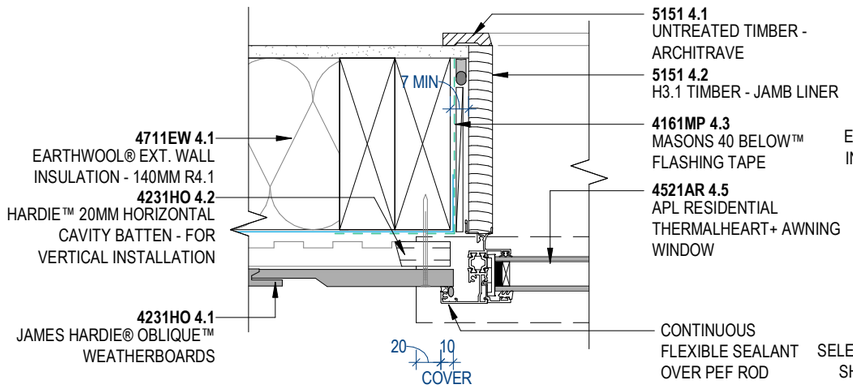
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REVISION **1**

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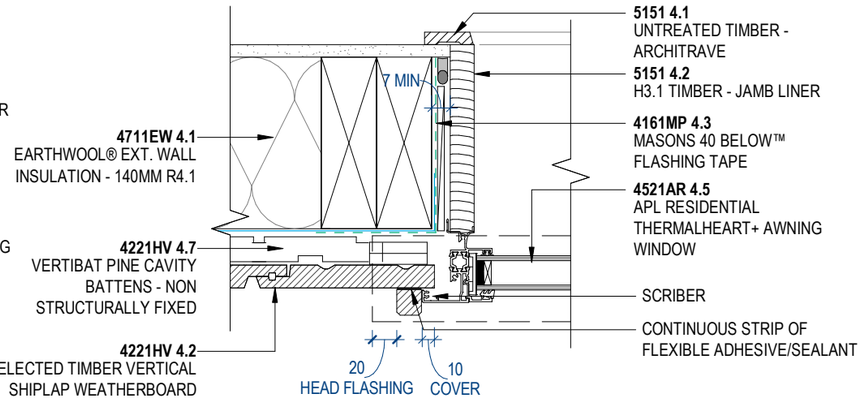
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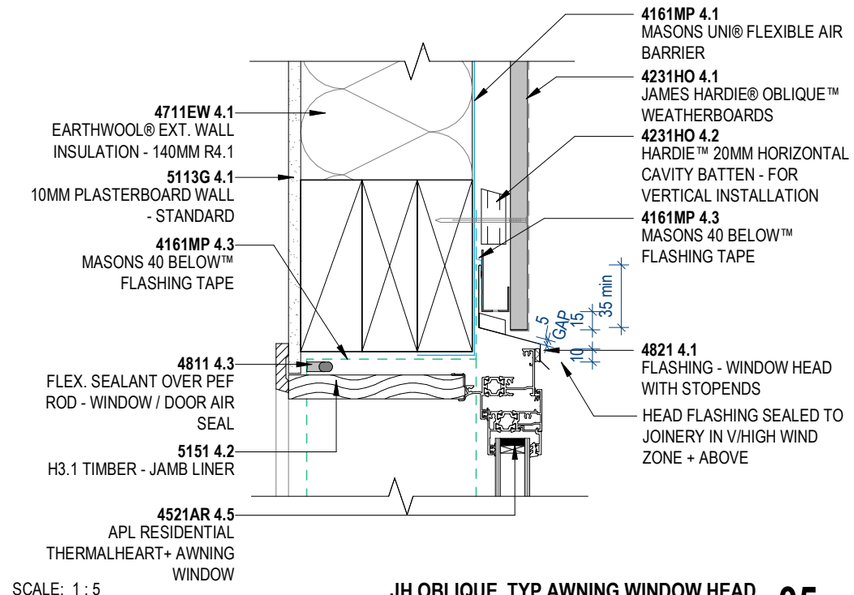
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01 / A3-3200

JH OBLIQUE_TYP AWNING WINDOW JAMB **06**
JH OBLIQUE WB + BUILDING PAPER



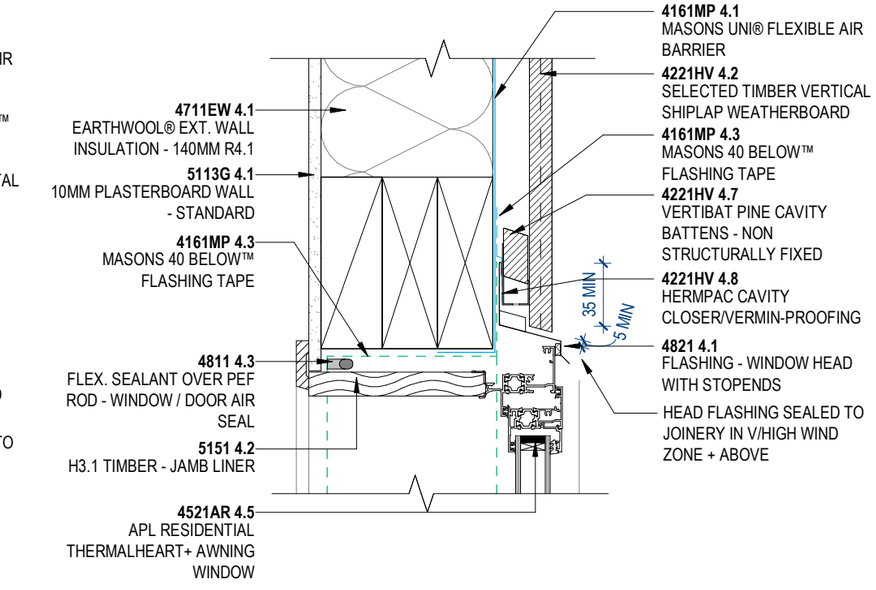
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VERT. SHIPLAP WB_TYP AWNING WINDOW JAMB **03**
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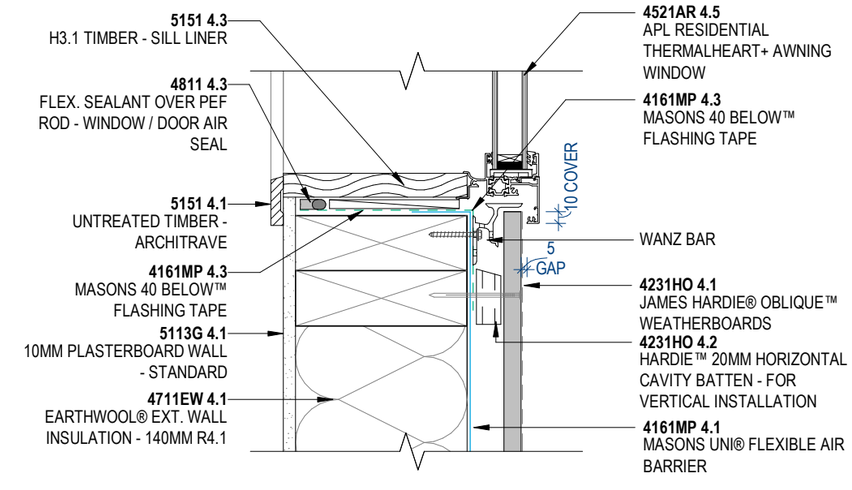
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JH OBLIQUE_TYP AWNING WINDOW HEAD **05**
JH OBLIQUE WB + BUILDING PAPER



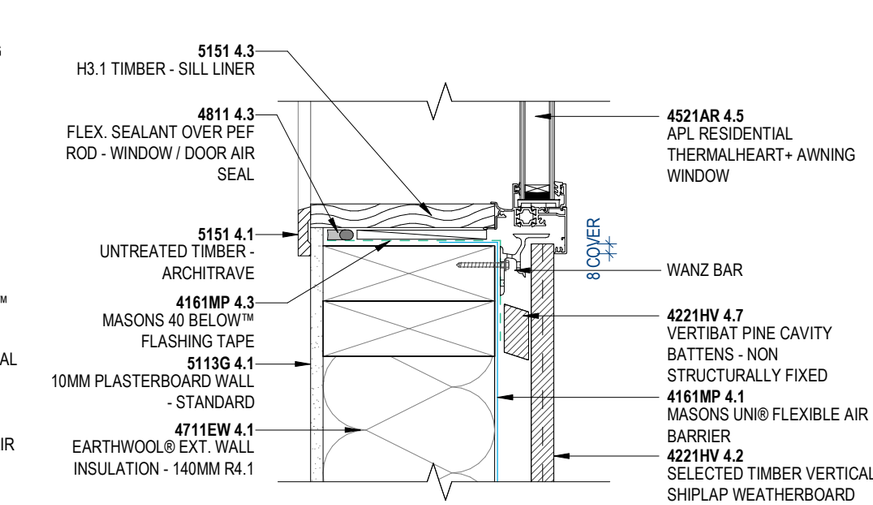
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03 / A3-4500

VERT. SHIPLAP WB_TYP AWNING WINDOW HEAD **02**
VERT. SHIPLAP WEATHERBOARD + BUILDING PAPER



SCALE: 1 : 5
05 / A3-4501

JH OBLIQUE_TYP AWNING WINDOW SILL **04**
JH OBLIQUE WB + BUILDING PAPER



SCALE: 1 : 5
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VERT. SHIPLAP WB_TYP AWNING WINDOW SILL **01**
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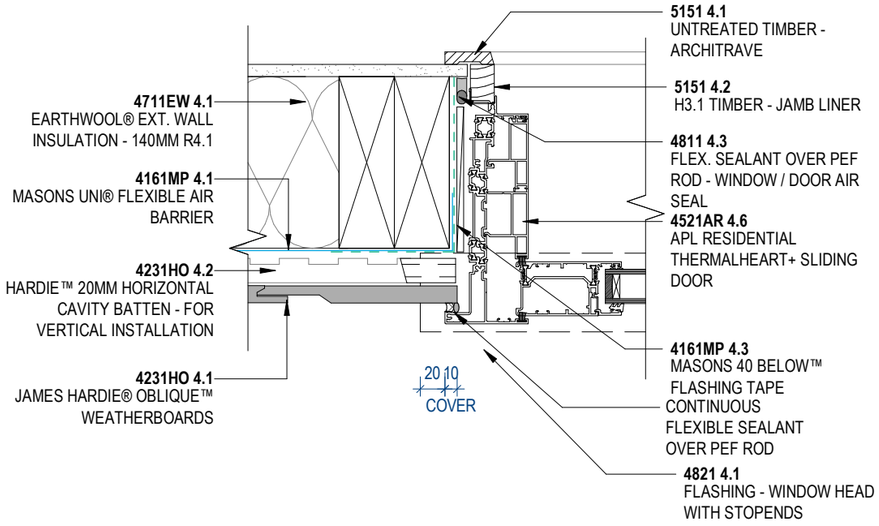
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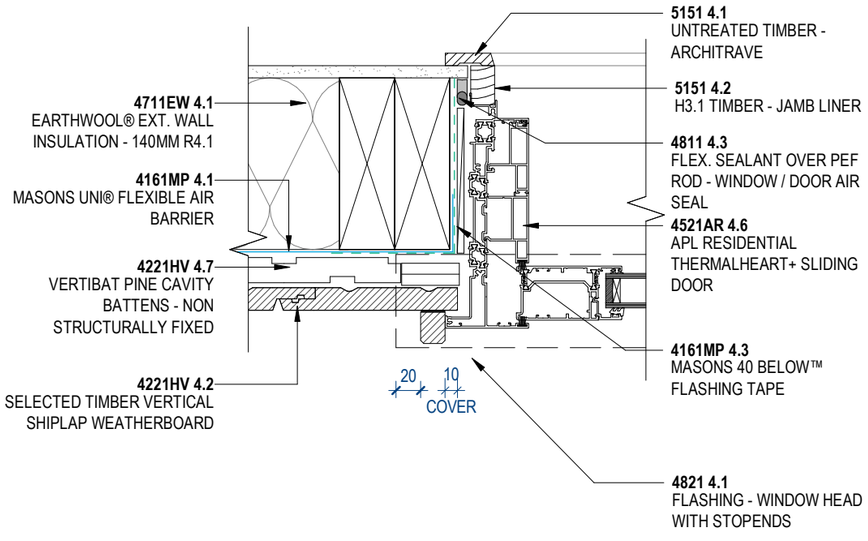
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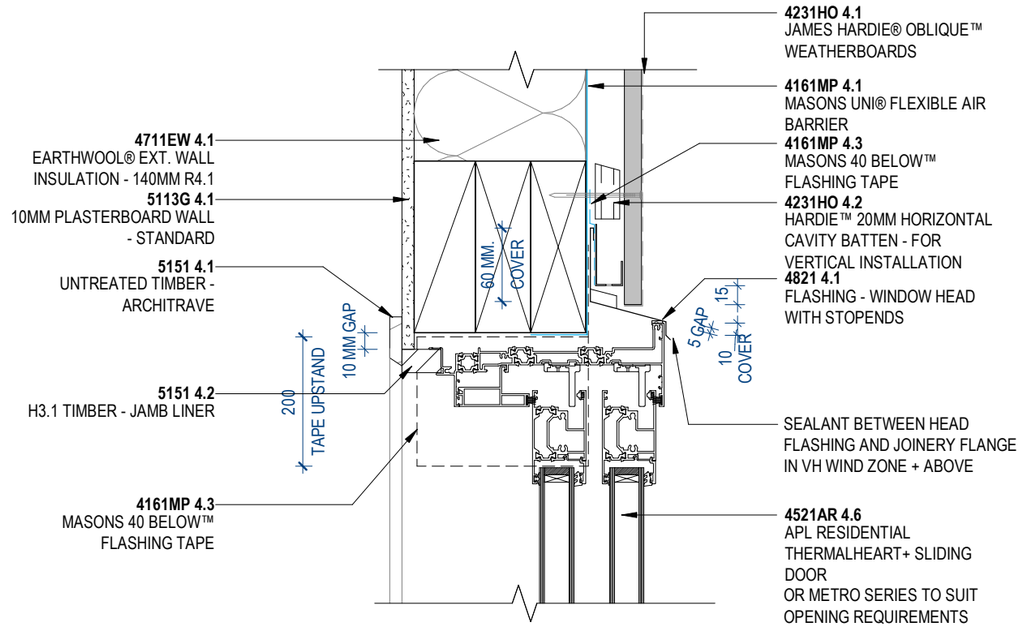
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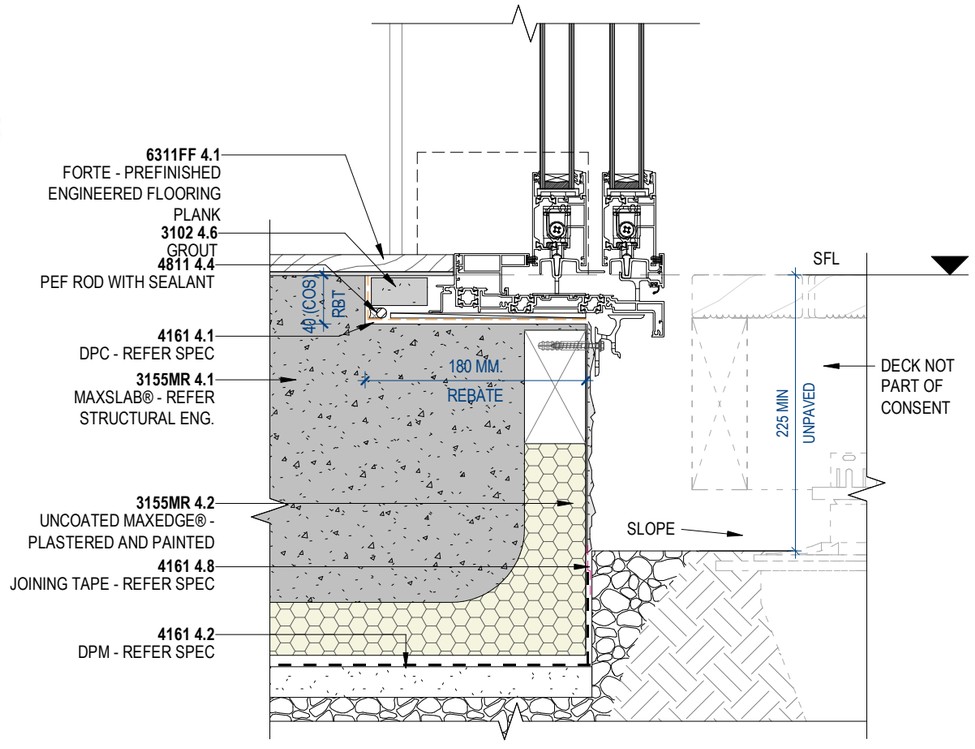
JH OBLIQUE_TYP MULTI-SLIDER JAMB **03**
JH OBLIQUE CLADDING



SCALE: 1 : 5
01 / A3-3200

VERT. SHIPLAP WB_TYP MULTI-SLIDER JAMB **02**
VERT. SHIPLAP CLADDING





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01 / A3-3000

JH OBLIQUE_TYP MULTI-SLIDER HEAD AND SILL **01**
JH OBLIQUE CLADDING

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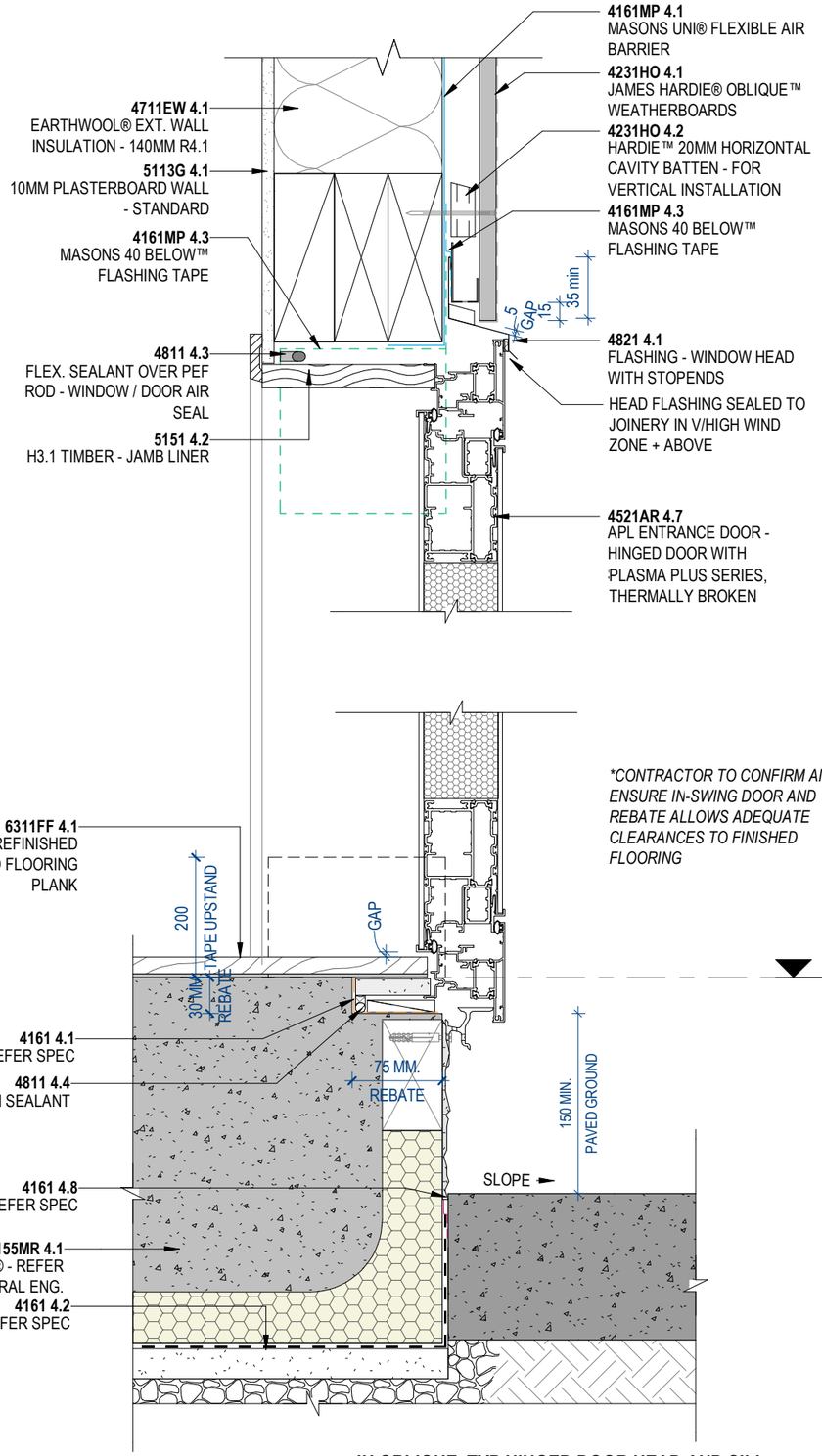
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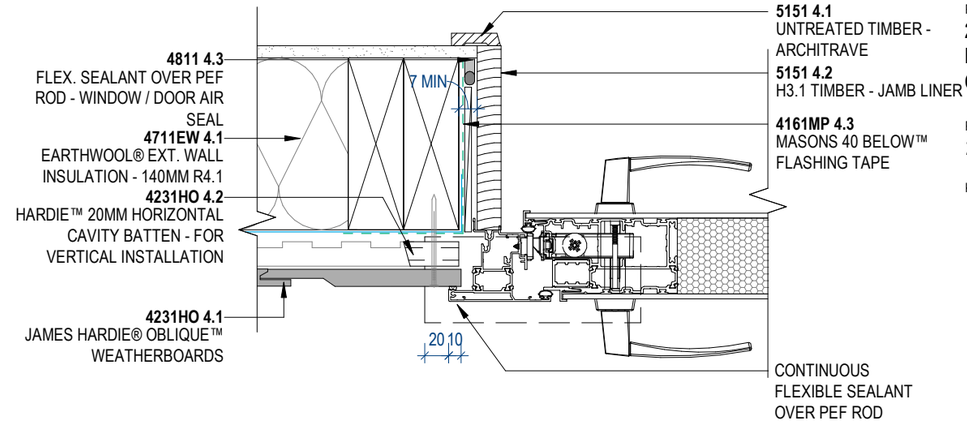
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JH OBLIQUE_TYP HINGED DOOR HEAD AND SILL 01
JH OBLIQUE - INWARD OPENING (OUTWARD SIMILAR)



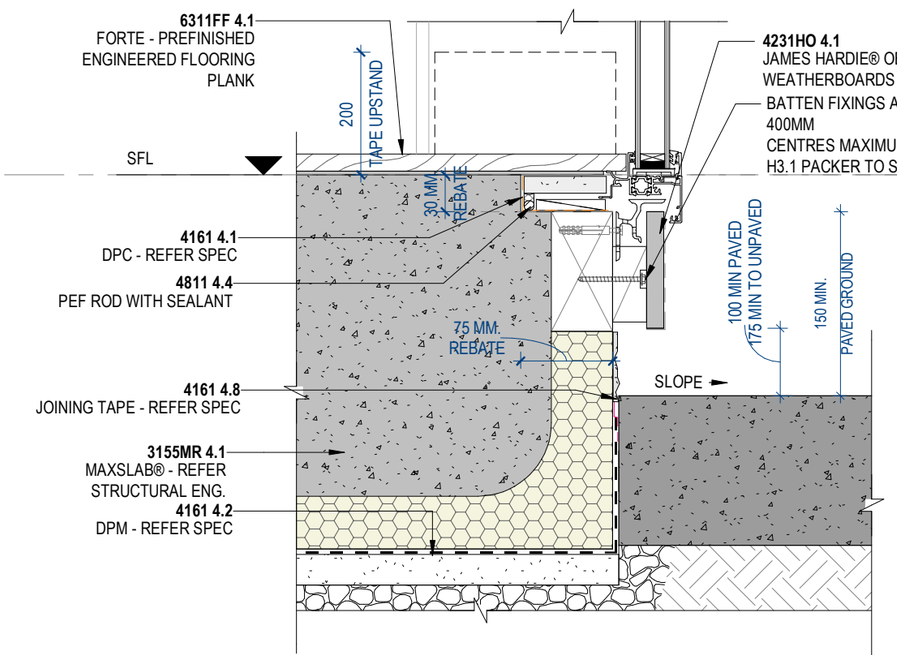
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JH OBLIQUE_TYP HINGED DOOR JAMB 02
JH OBLIQUE - INWARD OPENING (OUTWARD SIMILAR)

**CONTRACTOR TO CONFIRM AND ENSURE IN-SWING DOOR AND REBATE ALLOWS ADEQUATE CLEARANCES TO FINISHED FLOORING*

SCALE: 1 : 5
01 / A3-3000

JH OBLIQUE_TYP HINGED DOOR HEAD AND SILL 01
JH OBLIQUE - INWARD OPENING (OUTWARD SIMILAR)



SCALE: 1 : 5
02 / A3-4500

JH OBLIQUE_TYP FIXED WINDOW SILL - ON SLAB 03
JH OBLIQUE CLADDING

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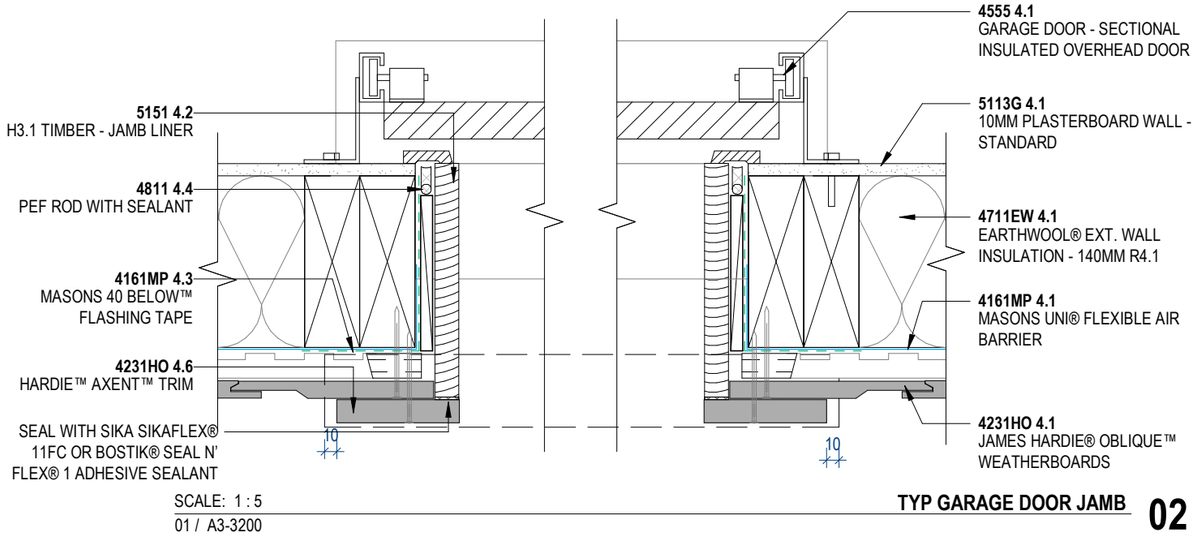
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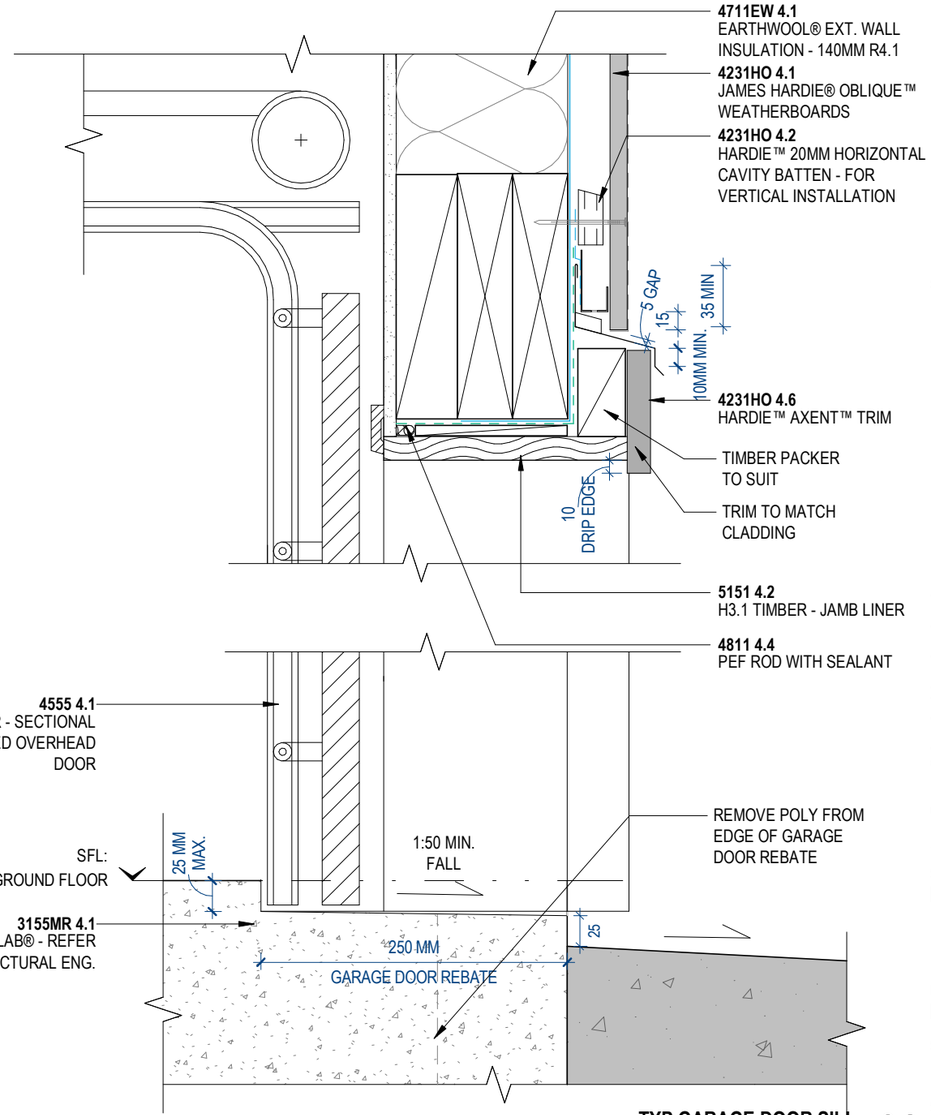
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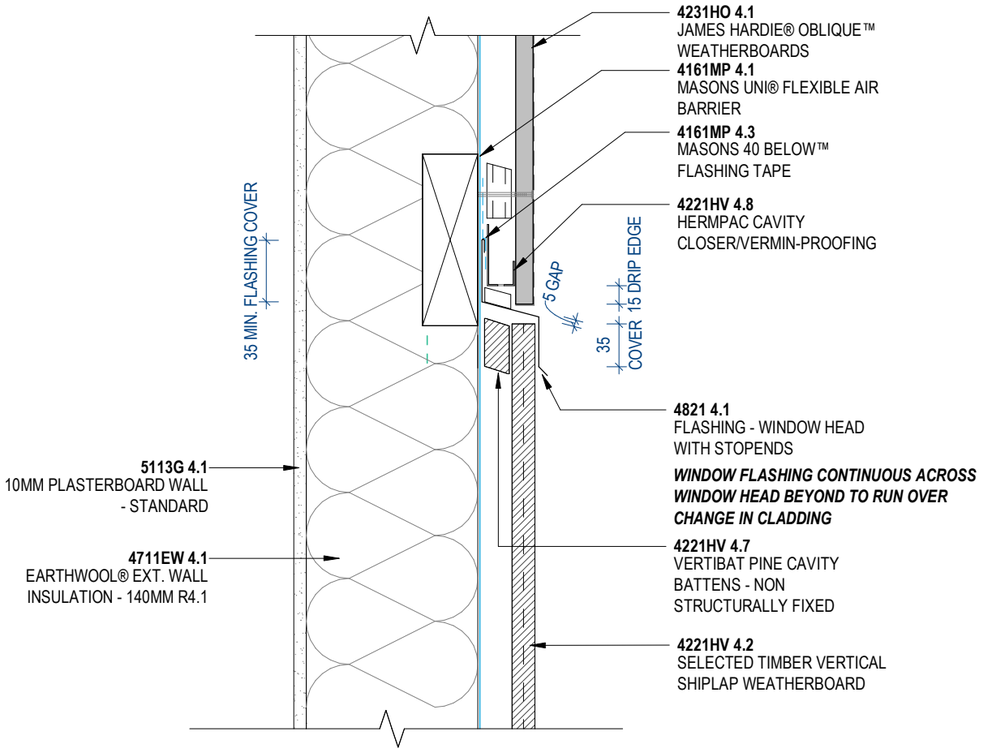
TYP GARAGE DOOR JAMB **02**



SCALE: 1 : 5

01 / A3-3000

TYP GARAGE DOOR SILL **01**



SCALE: 1 : 5

06 / A3-4502

TYP. CLADDING JUNCTION HORIZONTAL DETAIL **03**

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LOT 1192, HANLEYS FARM

PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

STAMP

THE FINE PRINT

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SHEET NAME
DETAILS - GARAGE DOOR

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 5**

SHEET SIZE **A3=100%**

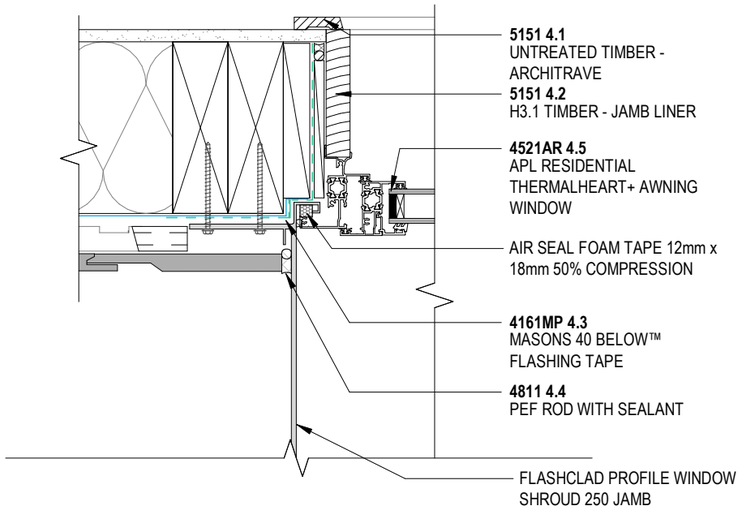
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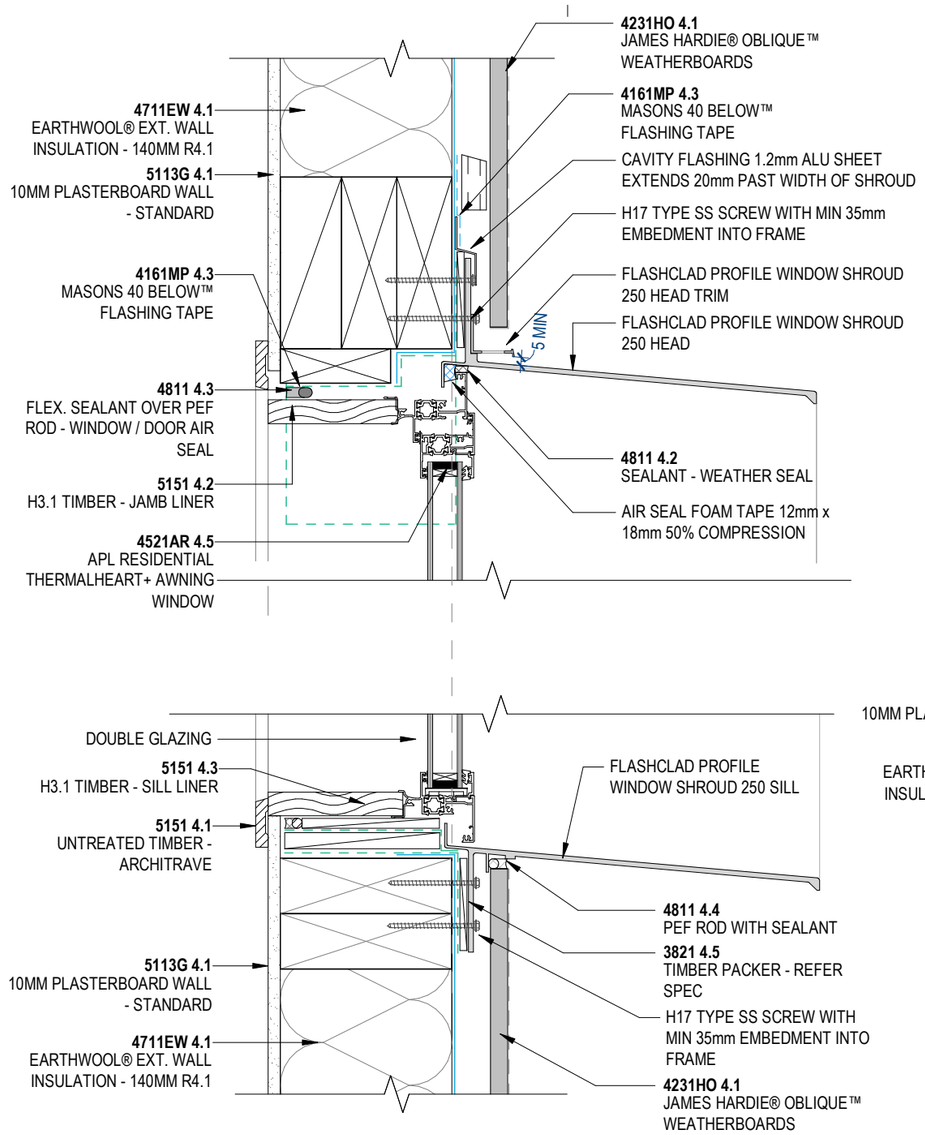
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REVISION **1**

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Plotted: 9/11/2026 2:20:49 pm

V220808





SCALE: 1 : 5

06 / A3-4502

JH OBLIQUE_TYP AWNING WINDOW HEAD - WITH SHROUD

JH OBLIQUE WB + BUILDING PAPER

01 SCALE: 1 : 5

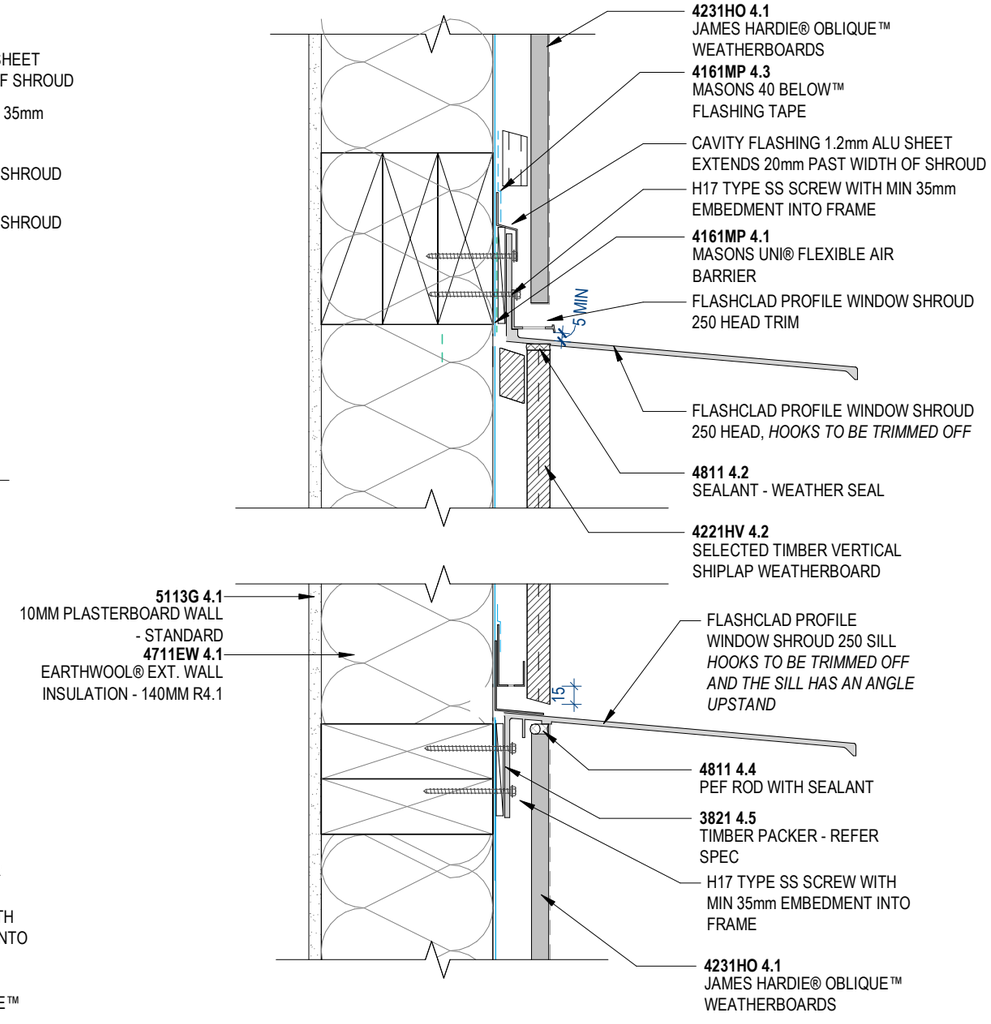
02 / A3-4500

NOTE:
FLASHCLAD SHROUD DETAIL WHERE SHROUD SPANS BETWEEN CLADDINGS.

WHERE SHROUD SPANS OVER WINDOWS AND CLADDING, ADJUSTMENT AT THE CLADDING ZONE THE WEATHERPROOF HOOKS ARE TRIMMED OFF AND SILL HAS AN ANGLE UPSTAND.

FOR SHROUDS EXCEEDING 6200MM, AN END-TO-END JOIN IS TO BE BACKFLASHED. REFER DETAILS FOLLOWING.

FOR PROJECT SPECIFIC REQUIREMENTS CONTACT JOSHUA PORTER, FLASHCLAD, 0211938062



SHROUD SECTION - BETWEEN CLADDINGS

02

SHEET NUMBER
A3-D-4514

REVISION
1

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CLIENT
FOWLER HOMES

PROJECT NAME
LOT 1192, HANLEYS FARM

PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

STAMP

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SHEET NAME
DETAILS - EXTERIOR JOINERY - SHROUD

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
1 : 5

SHEET SIZE
A3=100%

PRINT IN COLOUR

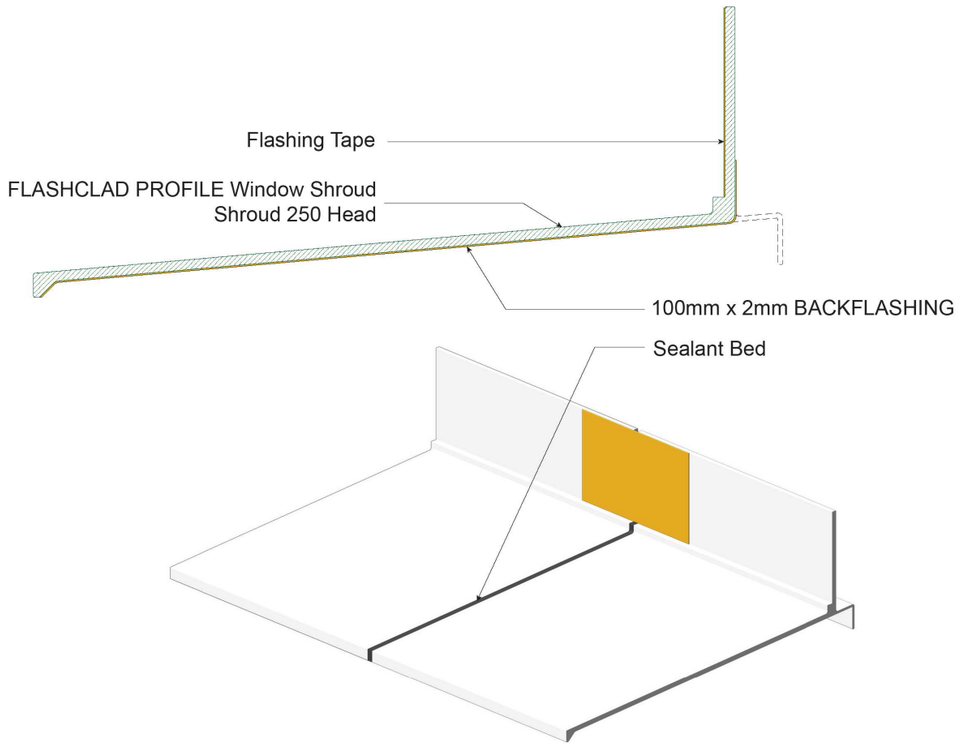
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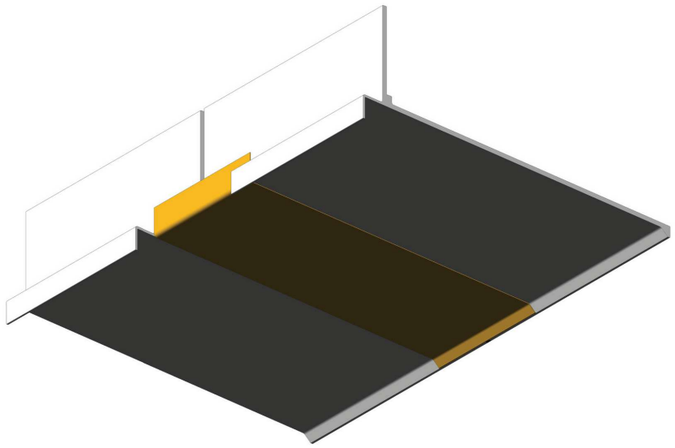
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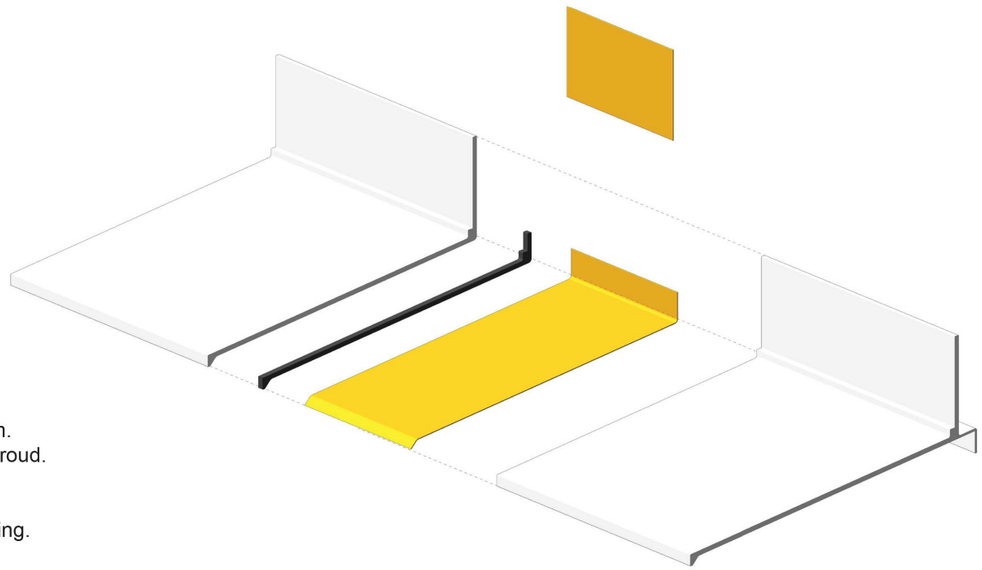
V220808

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DETAIL SCALE: Half Size







FLASHCLAD PROFILE Window Shroud:
Shroud 250 Head. At join back of shroud is trimmed to allow for the backflashing.

Flashing Tape:
Dressed over sealant at base and up to top of profile.

Backflashing:
Custom aluminium pressing formed to match underside of shroud profile. 100 mm x 2.0 mm.
Neatly spot welded to one side prior to powdercoating. Coverage of 50mm either side of shroud.

Sealant Bed:
Flexible joint sealant to fill and seal aluminium joints, allowing movement and weatherproofing.
Clean & prep surfaces. Tool smooth and flush.

FLASHCLAD

END TO END JOIN

Revision - June 2026

Window
SHROUD

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CLIENT
FOWLER HOMES

PROJECT NAME
LOT 1192, HANLEYS FARM

PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

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SHEET NAME
DETAILS - EXTERIOR JOINERY - SHROUD

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
1 : 1

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A3-D-4515

REVISION
1

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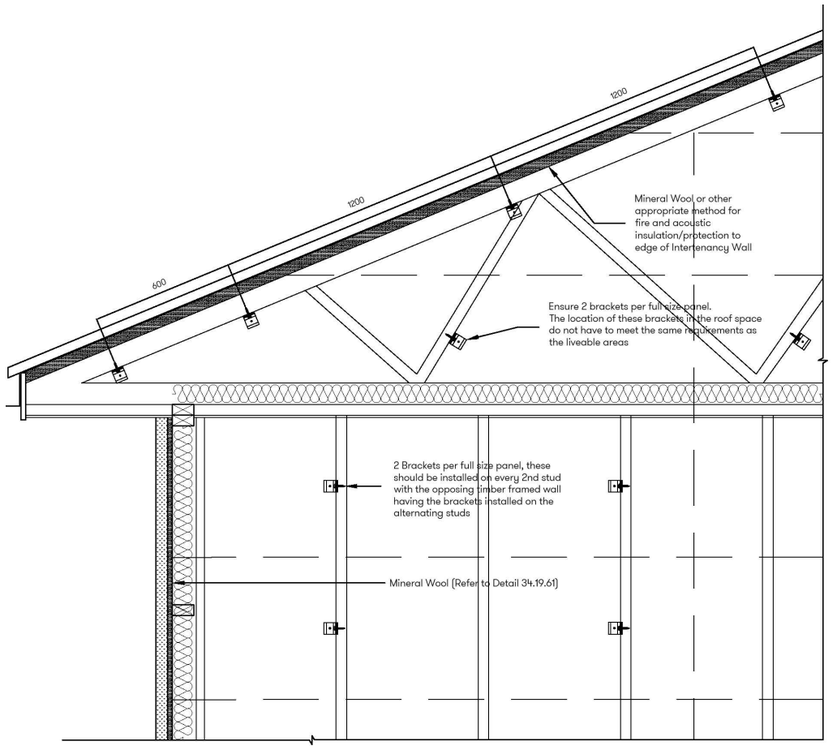
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V220808

RCS INTEGRA INTERTENANCY WALL NOTES:

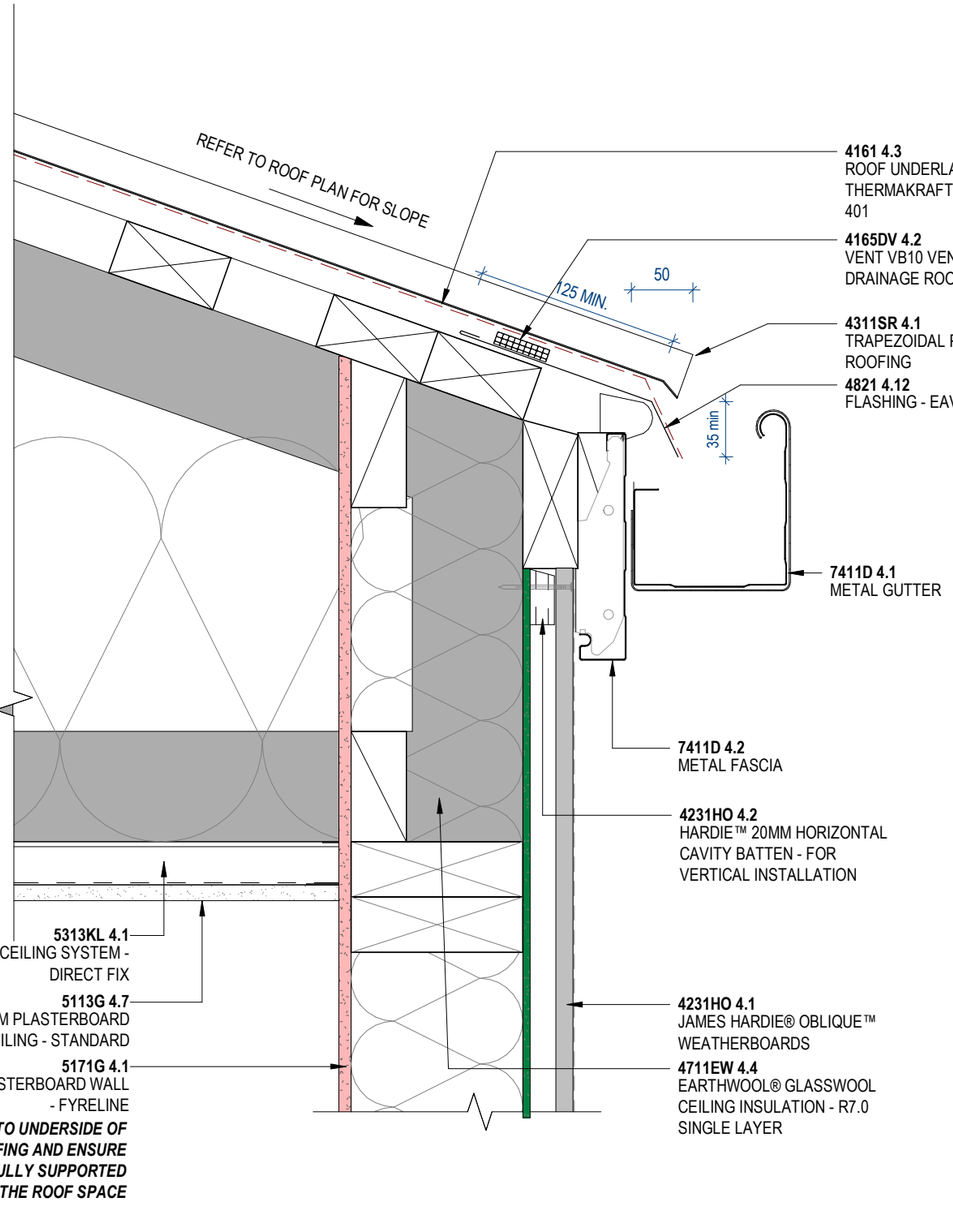
- PLASTER SYSTEMS AAC ADHESIVE TO BE USED TO MORTAR ALL PANEL JOINS
- CAVITY SIZE TO BE 20-40MM WIDE
- STUDS TO BE LOCATED AT A MAXIMUM OF 600 CENTRE AND DWANGS/NOGS AT 800MM CENTRES.
- WHERE THERE IS A NEED FOR FIRE-STOPPING, MINERAL WOOL OR CERAMIC FIBRE CAVITY INSULATION MUST BE USED, THE WOOL/INSULATION SHOULD HAVE
- A MINIMUM DENSITY OF 40KG/M³, OR AS SPECIFIED BY A FIRE ENGINEER WHERE FIRE SEPARATIONS MEET OTHER FIRE SEPARATIONS OR FIRE RATED PARTS OF EXTERNAL WALLS, THEY SHALL HAVE THE JUNCTION FIRE STOPPED OVER ITS FULL LENGTH
- THE INTEGRA INTERTENANCY SYSTEM SHALL TERMINATE AS CLOSE AS POSSIBLE TO THE EXTERNAL ROOF CLADDING AND PRIMARY ELEMENTS PROVIDING ROOF SUPPORT, WITH ANY GAPS FULLY FIRE STOPPED

DETAIL FROM INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM 34.19.08



SCALE: 1 : 10

RCS INTEGRA - WALL ELEVATION **02**

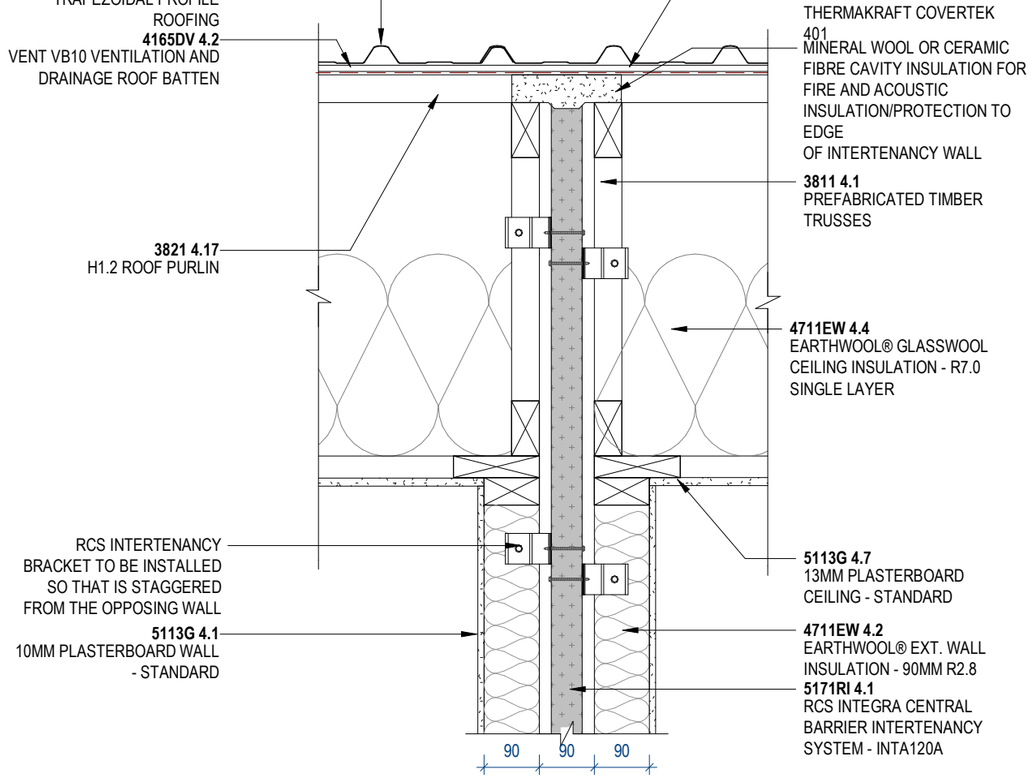


SCALE: 1 : 5

05 / A3-4501

WALL TO ROOF - AT FIRE RATED EXT. WALL **03**

JH OBLIQUE CLADDING



SCALE: 1 : 10

01 / A3-4500

TYP. INTERTENANCY WALL TO ROOF **01**

INTA120A

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CLIENT
FOWLER HOMES

PROJECT NAME
LOT 1192, HANLEYS FARM

PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

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SHEET NAME
DETAILS - INTERTENANCY

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **As indicated**

SHEET SIZE **A3=100%**

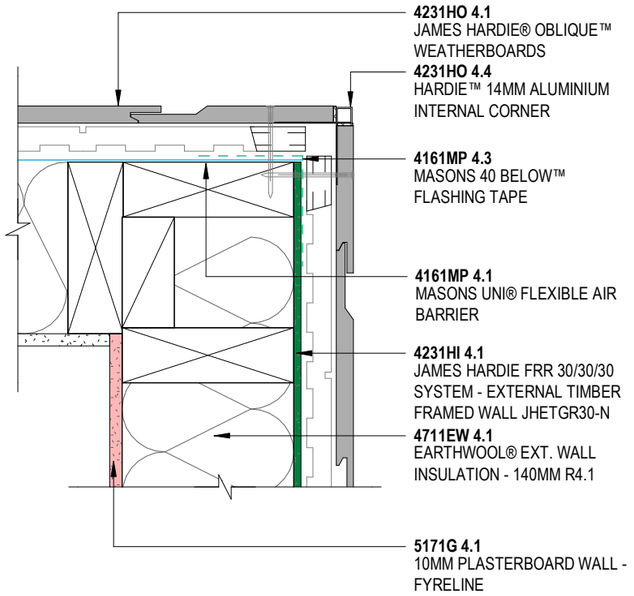
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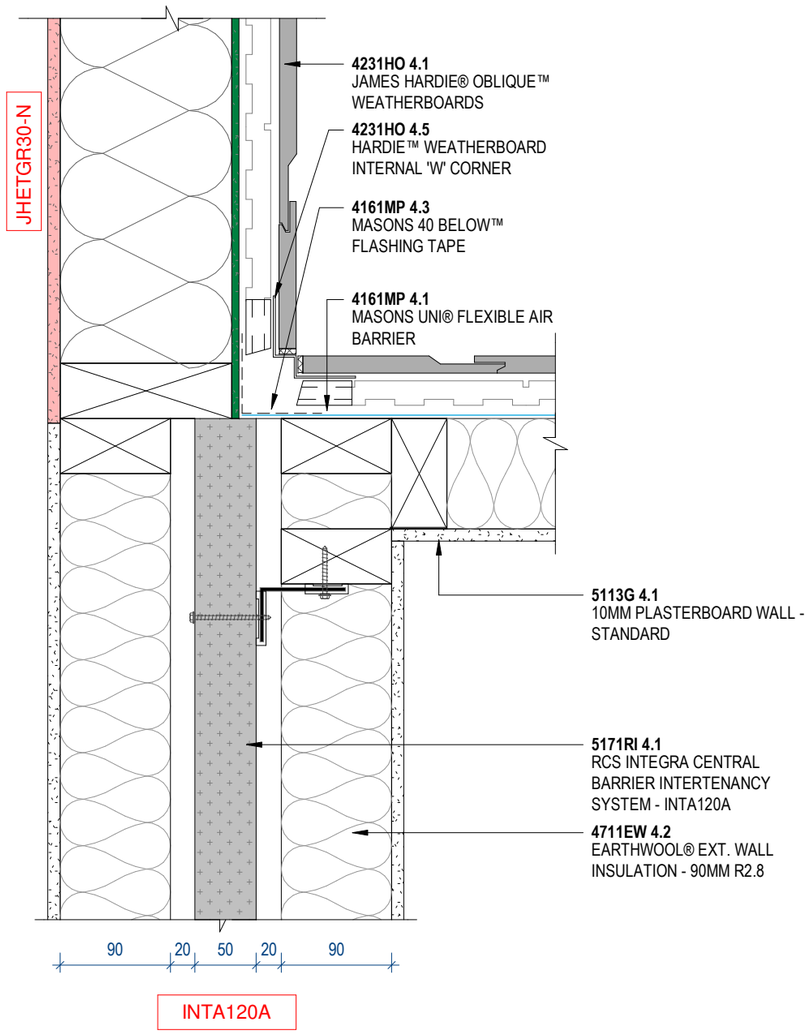
SHEET NUMBER **A3-D-5100**

REVISION **1**

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V220808

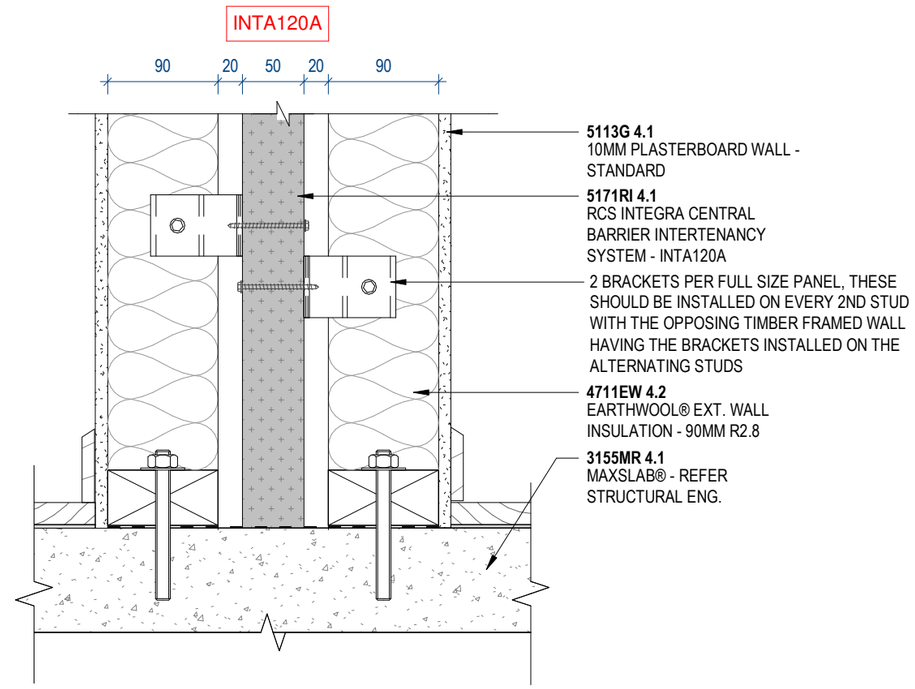




SCALE: 1 : 5
01 / A3-3200

TYP. INTERTENANCY WALL TO EXTERIOR WALL
JHETGR30-N

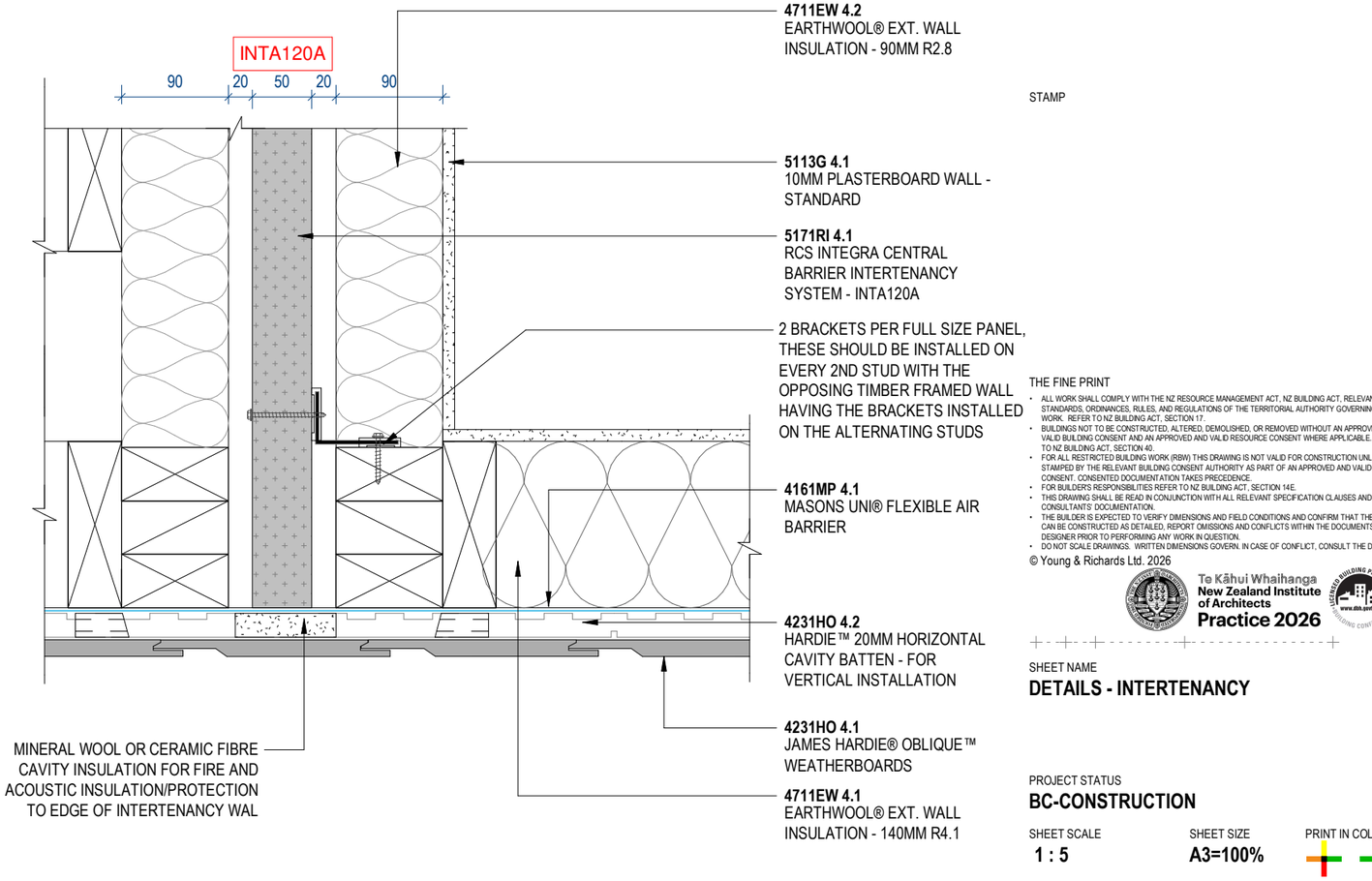
02



SCALE: 1 : 5
01 / A3-4500

TYP INTERTENANCY WALL TO CONCRETE SLAB
INTA120A

03



SCALE: 1 : 5
01 / A3-3200

TYP. INTERTENANCY WALL TO EXTERIOR WALL
INTA120A

01

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CLIENT
FOWLER HOMES

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HANLEYS FARM, JACKS POINT
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SHEET NAME
DETAILS - INTERTENANCY

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 5**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **01 A3-D-5101**
REVISION **1**

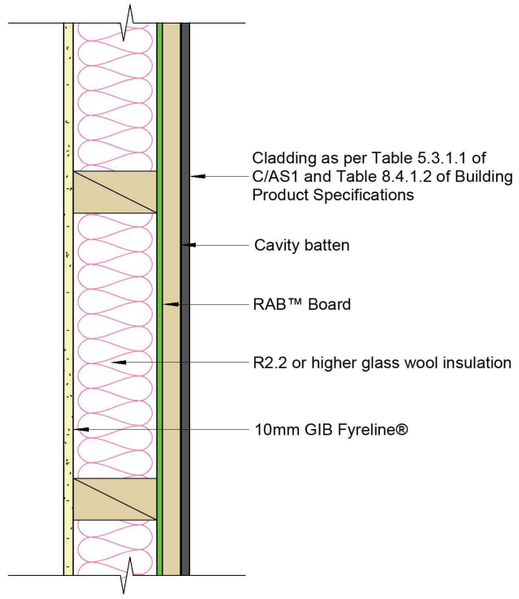
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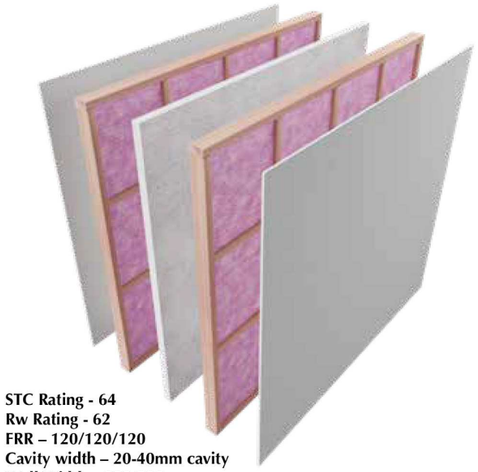
JHETGR30-N	Fire Resistance 30/30/30	STC 43	
Cladding	Cladding system as per Table 5.3.1.1 of C/AS1 and Table 8.4.1.2 of Building Product Specifications	**Lining**	10mm GIB Fyreline®
Framing	Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 800mm centres maximum	**Insulation**	Glass wool insulation 90mm thick, R2.2 or higher.
Cavity Batten	As per cladding manufacturer technical specification	**Underlay**	RAB™ Board
Cladding Fixing	As per cladding manufacturer technical specification	**Lining Fixing**	Fix GIB Fyreline® with 41mm x 6g GIB® Grabber® High Thread Drywall Screws 300mm centre around the sheet perimeter and intermediate studs Fixing to be 12mm from bound sheet edges and 18mm from sheet ends
RAB™ Board Fixing	RAB™ Board 6mm: 40 x 2.8mm fibre cement nail at 150mm centres to entire framing RAB™ Board 9mm: 50 x 2.8mm fibre cement nail at 150mm centres to entire framing Fixing to be 12mm from sheet edges		

No cladding required for wall applications enclosed within the roof spa
For further information refer to HomeRAB™ Pre-Cladding and RAB™ Board Installation Manu



Resene Construction Systems

INTA120a - Timber Frame – 120 minute - INTEGRA Lightweight Concrete with 1 layer of 10mm Standard Plasterboard to both framing lines



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

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
- Nogs/Dwangs at 800mm centres
- Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

Barrier to comply with

- NZBC Clause B1 Structure
- NZBC Clause B2 Durability
- NZBC Clause C1-C6 – Protection from Fire
- NZBC Clause F2 Hazardous Building Materials
- NZBC Clause G6 Airborne and Impact Sound

Linings

- 1 layer of 10mm Standard Plasterboard on the outside of each framing line.
- Vertical fixing permitted. Sheets shall be touch fitted.
- When fixing vertically, full height sheets shall be used where possible.
- All sheet joints must be formed over solid timber framing.
- 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.

Lining Fixings

- 32mm x 6g Drywall Screws
- Lining Fastener Centres 300mm centres to each stud and plate.
- Place fasteners 12mm from bound sheet edges and 18mm from sheet ends.
- If fixing sheets horizontally, fasteners to be placed at 300mm centres to top and bottom plates and perimeter studs. Install pairs of single fasteners to each stud where horizontal joint crosses.

Acoustic Sealant

- A bead of acoustic sealant is required around the perimeter of the wall lining.

Jointing

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

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SHEET NAME
DETAILS - FIRE

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
1 : 1

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A3-D-5103

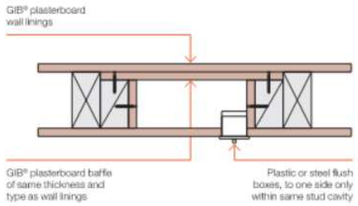
REVISION
1

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V220808

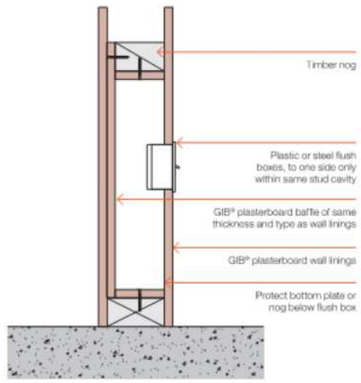
FLUSH BOXES IN TIMBER STUD WALLS

Plan view



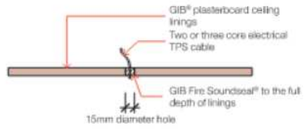
GFS260

Section view

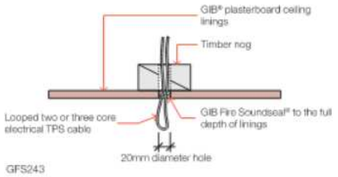


SINGLE AND LOOPED CABLE PENETRATION FOR SURFACE-MOUNTED ELECTRICAL FIXTURES

Section view

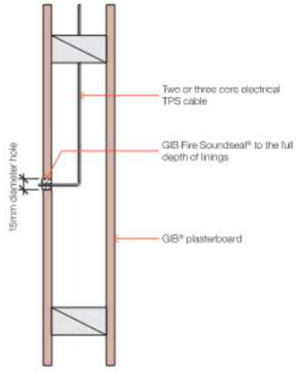


GFS240

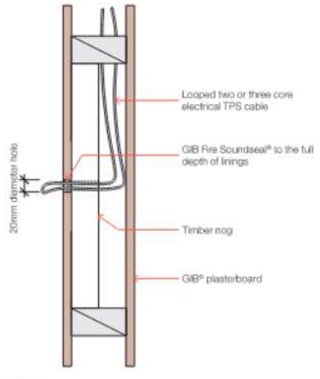


GFS243

Section view



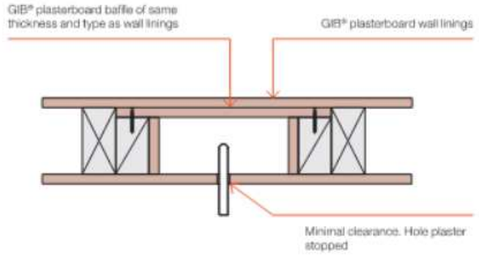
GFS241



GFS244

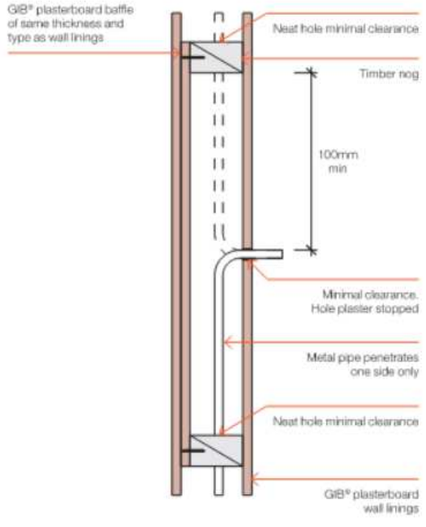
METAL PIPE IN TIMBER STUD WALL

Plan view



GFS264

Section view



Note: This detail applies to metal pipe only.

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FOWLER HOMES

PROJECT NAME
LOT 1192, HANLEYS FARM

PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

STAMP

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SHEET NAME
DETAILS - FIRE

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
NONE

SHEET SIZE
A3=100%

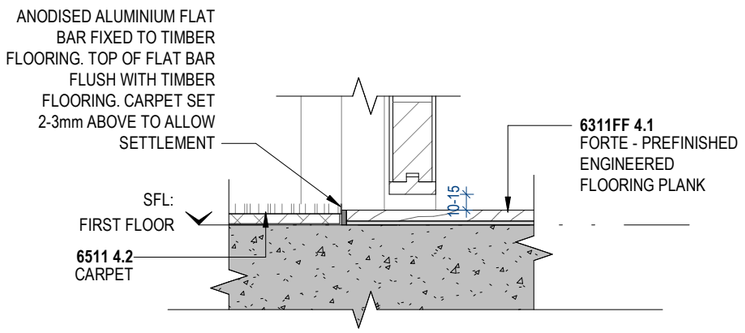
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SHEET NUMBER
A3-D-5104

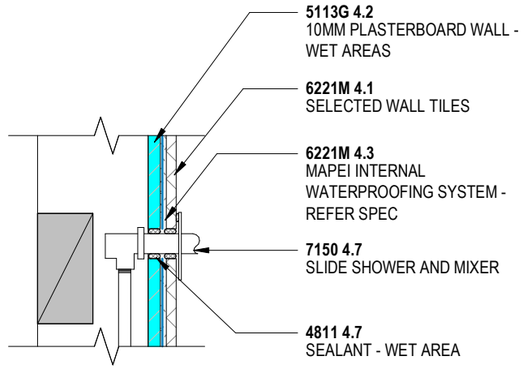
REVISION
1

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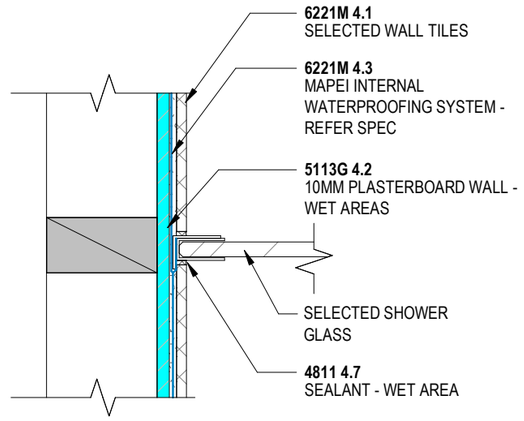
V220808



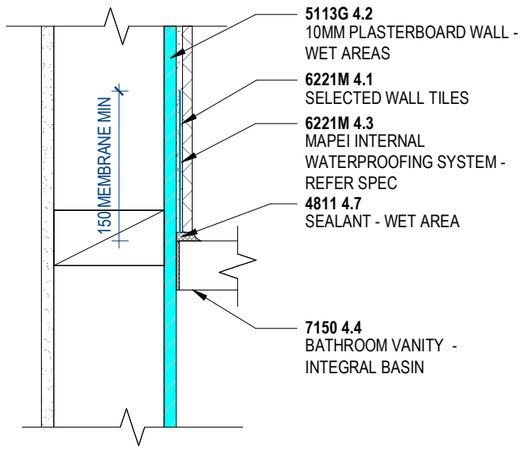
SCALE: 1 : 5 **TYP INTERNAL FLOOR FINISHES** **06**



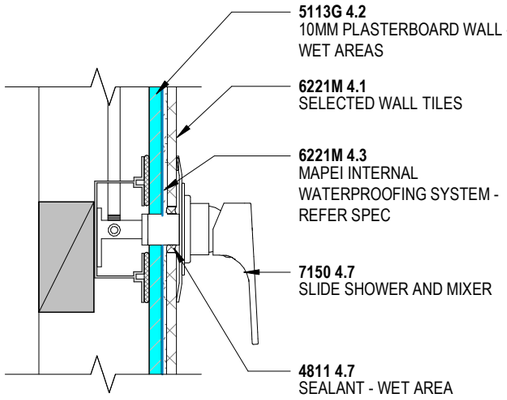
SCALE: 1 : 5 **TYP. SHOWER HOSE PENETRATION** **05**



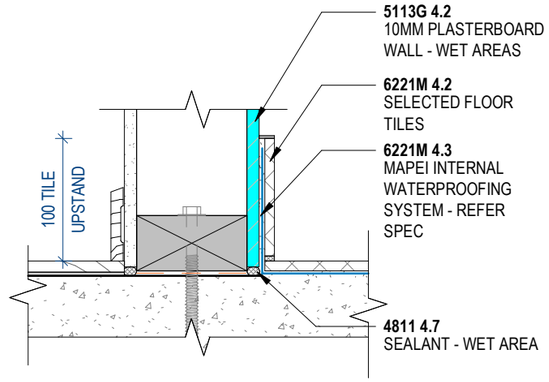
SCALE: 1 : 5 **TYP. SHOWER SCREEN TO WALL** **03**



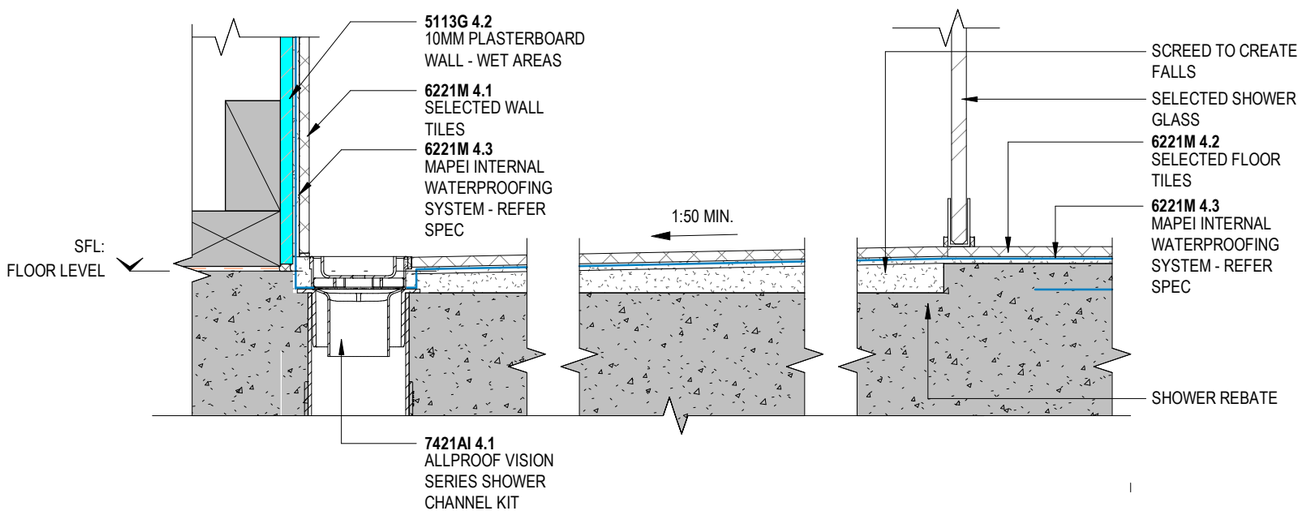
SCALE: 1 : 5 **TYP VANITY / BENCH TO WALL JUNCTION** **07**



SCALE: 1 : 5 **TYP. SHOWER MIXER PENETRATION** **04**



SCALE: 1 : 5 **TYP. TILE SKIRTING TO WALL** **02**



SCALE: 1 : 5 **TYP. SHOWER TO WALL** **01**

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PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

STAMP

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SHEET NAME
DETAILS - INTERIOR

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 5**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

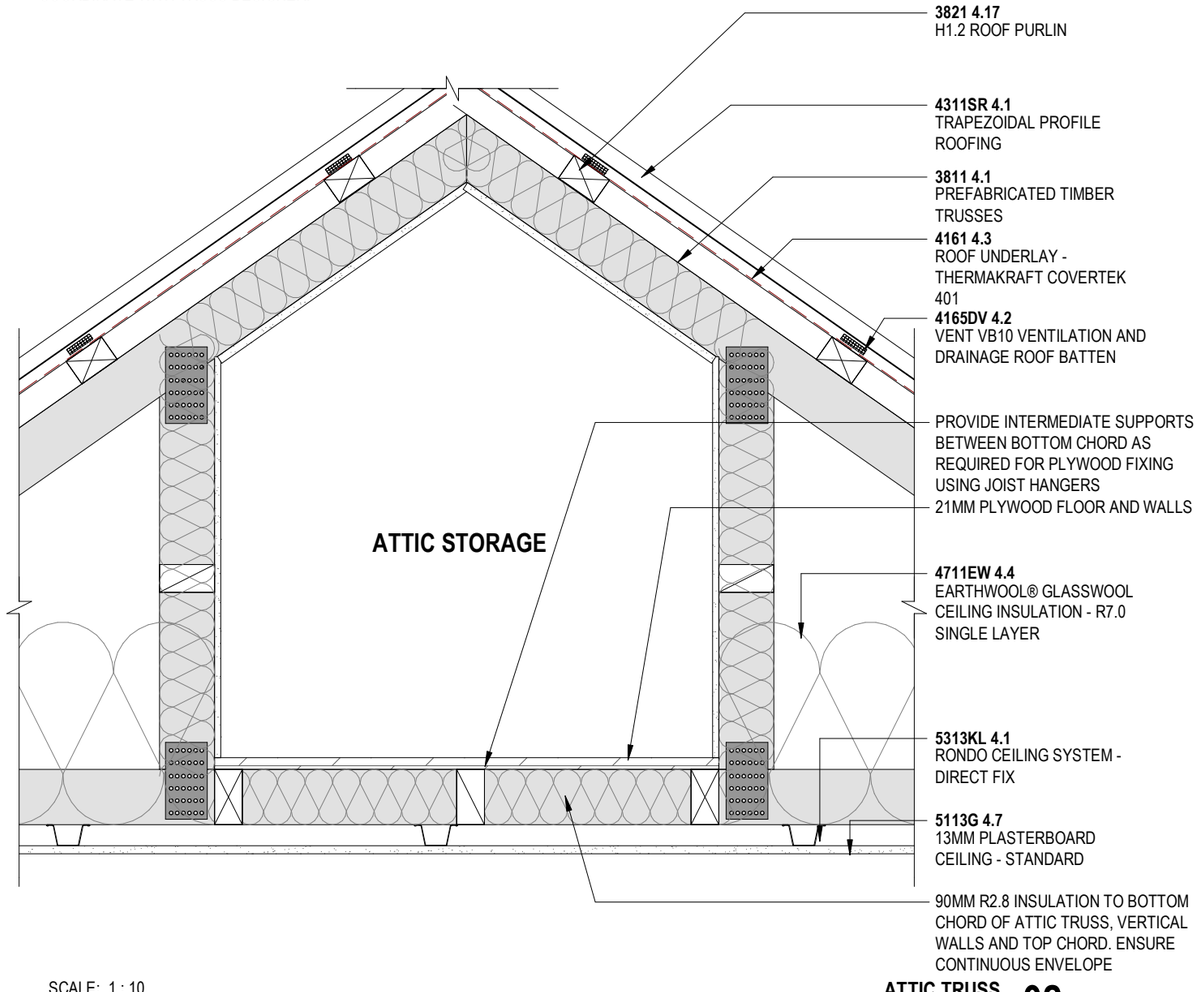
SHEET NUMBER **A3-D-6200**
REVISION **1**

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V220808

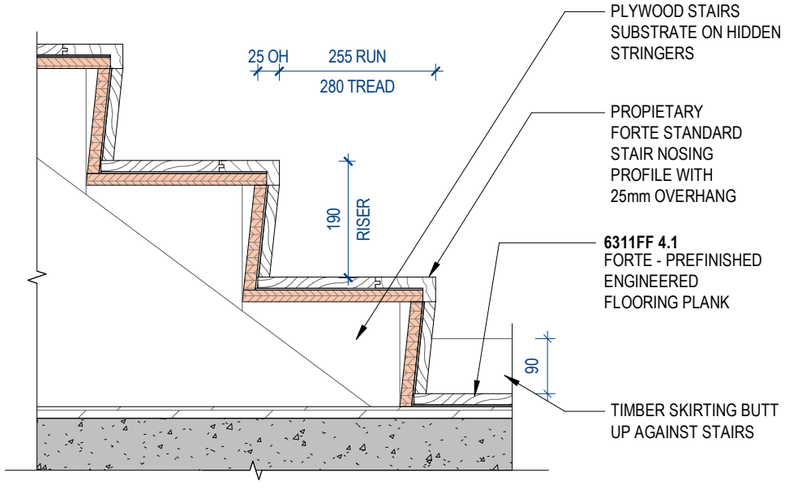
ATTIC STORAGE NOTES:

- 21 MM CD SQUARE-EDGE STRUCTURAL PLYWOOD, WITH INTERMEDIATE JOISTS AT 450 MM SUPPORT CENTRES. HAVE THE
- SUPPORT ALL SHEET EDGES AND JOINTS, USING 90 × 45 MM BLOCKING ON EDGE BETWEEN JOISTS WHERE REQUIRED.
- FIX WITH 10G × 45 MM CORROSION-RESISTANT SCREWS AT 150 MM CENTRES AROUND EVERY SHEET PERIMETER AND 300 MM CENTRES ALONG INTERMEDIATE SUPPORTS.
- ALLOW 2–3 MM GAPS BETWEEN SHEETS; LAY FACE GRAIN PERPENDICULAR TO JOISTS AND STAGGER JOINTS. KEEP SCREWS AT LEAST 10 MM FROM SHEET EDGES.
- COORDINATE WITH TRUSS DESIGNER.



SCALE: 1 : 10

ATTIC TRUSS **02**



SCALE: 1 : 10

01 / A3-4500

TYP. INTERIOR STAIR **01**

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PROJECT NAME
LOT 1192, HANLEYS FARM

PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

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SHEET NAME
DETAILS - INTERIOR

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 10**

SHEET SIZE **A3=100%**

PRINT IN COLOUR

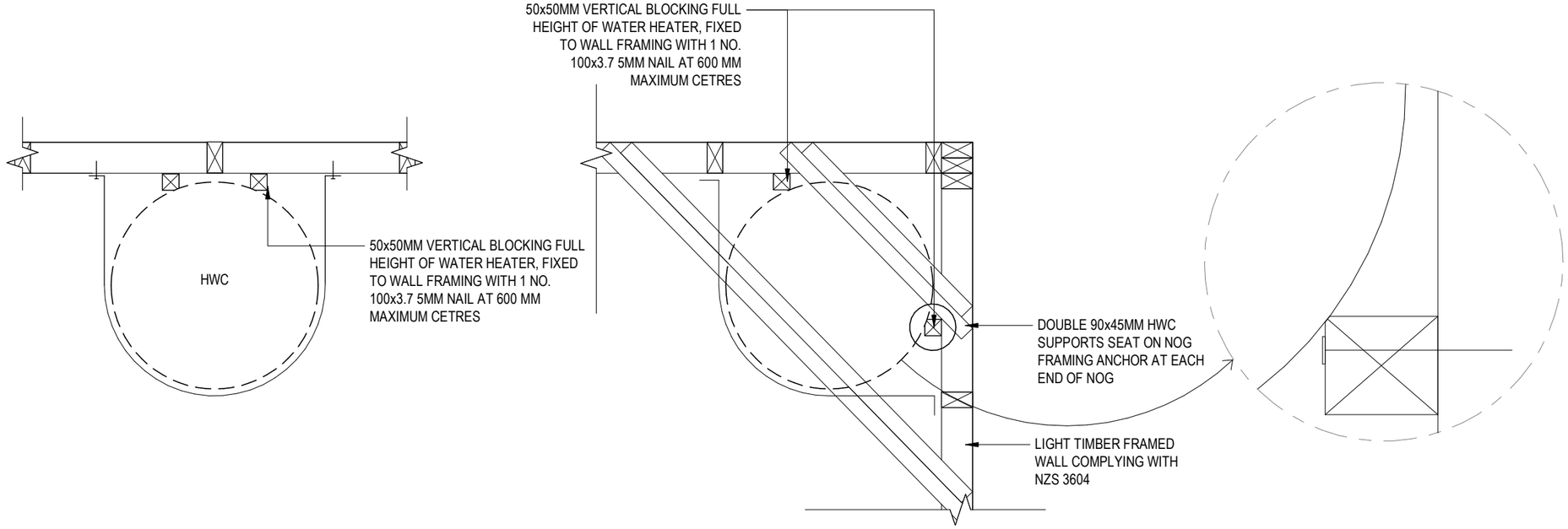
SHEET NUMBER **A3-D-6201**

REVISION **1**

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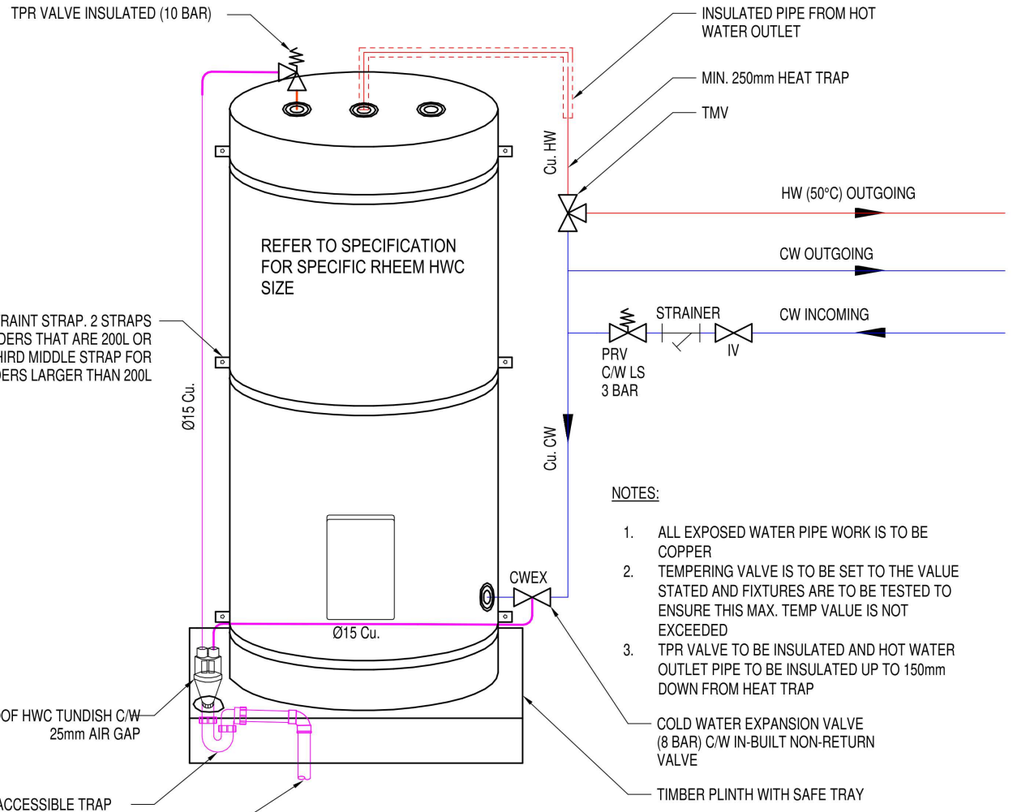
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V220808



SCALE: 1 : 5

TYP SEISMIC RESTRAINT OF STORAGE WATER HEATERS PLAN **02**

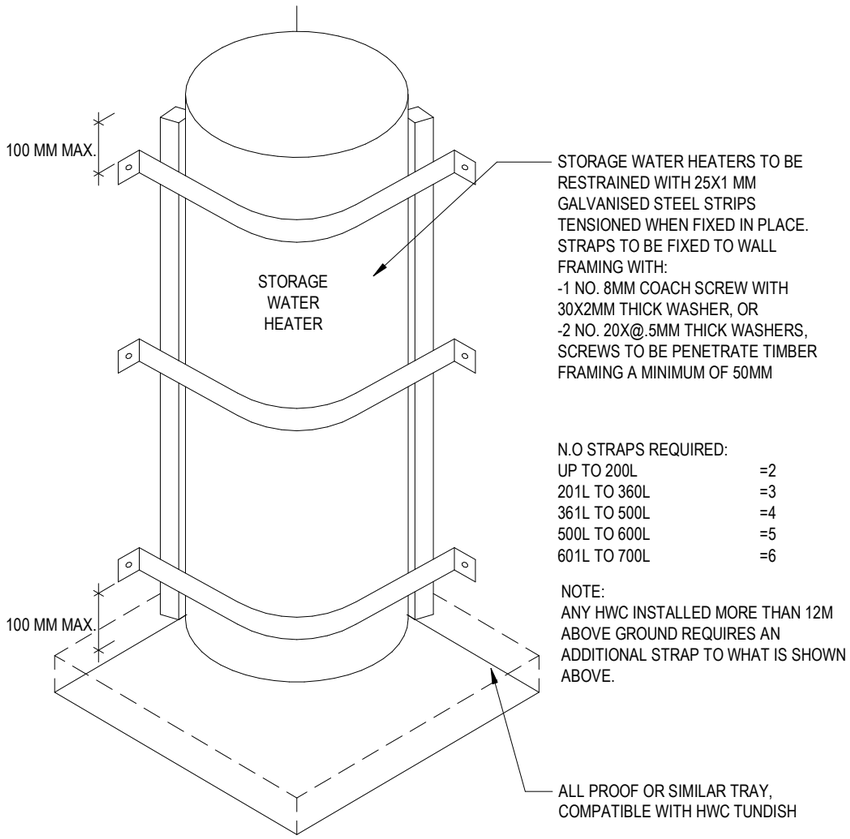


NOTES:

1. ALL EXPOSED WATER PIPE WORK IS TO BE COPPER
2. TEMPERING VALVE IS TO BE SET TO THE VALUE STATED AND FIXTURES ARE TO BE TESTED TO ENSURE THIS MAX. TEMP VALUE IS NOT EXCEEDED
3. TPR VALVE TO BE INSULATED AND HOT WATER OUTLET PIPE TO BE INSULATED UP TO 150mm DOWN FROM HEAT TRAP

SCALE: NONE

TYP VALVE AND BACKFLOW PREVENTION DEVICE DIAGRAM **03**



N.O STRAPS REQUIRED:

UP TO 200L	=2
201L TO 360L	=3
361L TO 500L	=4
500L TO 600L	=5
601L TO 700L	=6

NOTE:
ANY HWC INSTALLED MORE THAN 12M ABOVE GROUND REQUIRES AN ADDITIONAL STRAP TO WHAT IS SHOWN ABOVE.

SCALE: NONE

TYP SEISMIC RESTRAINT OF STORAGE WATER HEATERS **01**

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PROJECT ADDRESS
21 ANGUS RISE
HANLEYS FARM, JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260116

KEY PLAN

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SHEET NAME
DETAILS - HWC

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **As indicated**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A3-D-7700**
REVISION **1**

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Plotted: 9/11/2026 2:20:52 pm