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SPECIFICATION

PRODUCER STATEMENTS, BRACING CALCS, INSULATION CALCULATION

PROPOSED DWELLING FOR SCOTT & SARAH WHYTE LOT 1190 HANLEYS FARM QUEENSTOWN



THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.

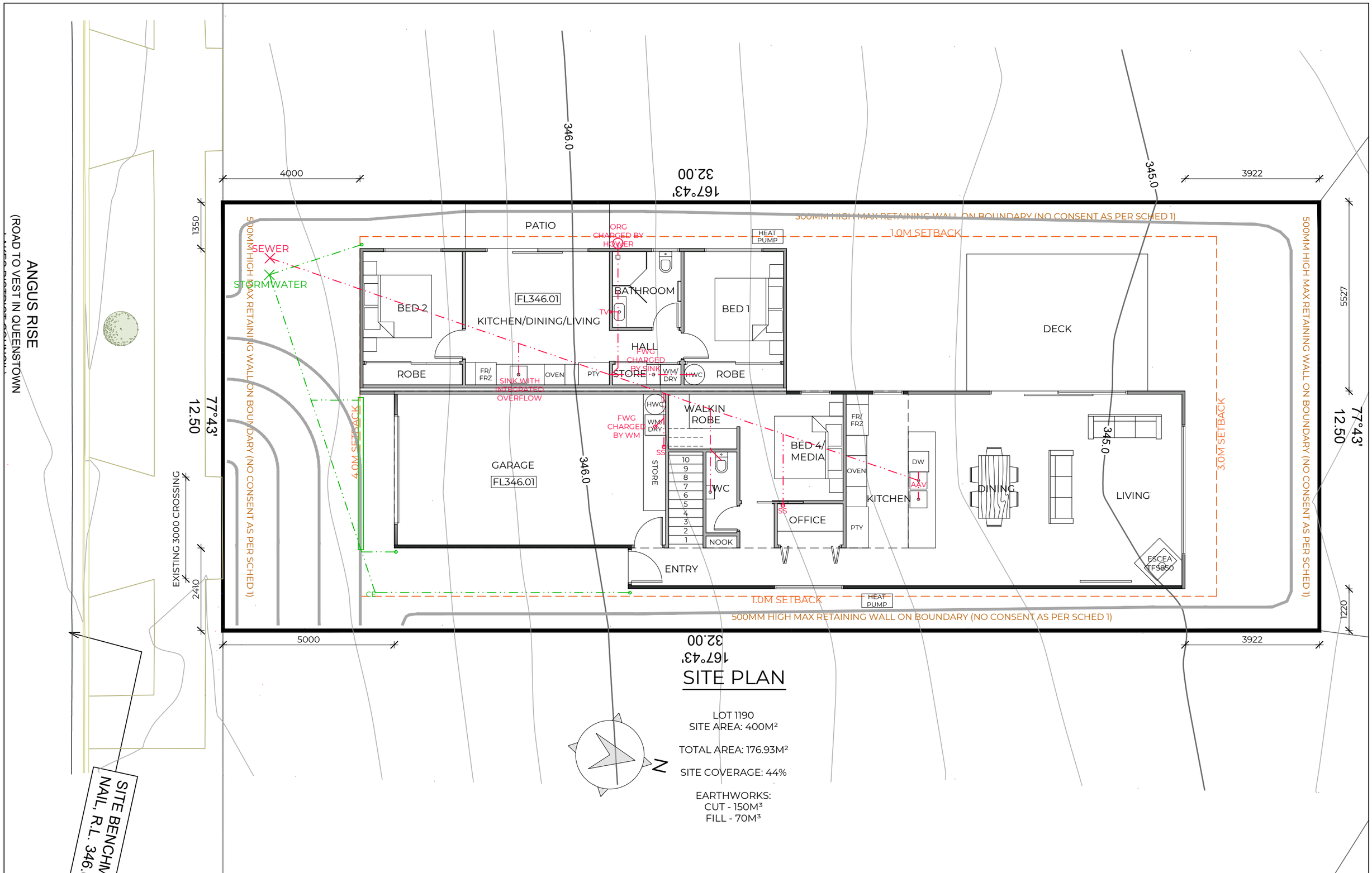
NOTE

All construction shall comply with the New Zealand Building Code & NZS 3604 and all subsequent amendments.
The contractor shall confirm all dimensions and levels BEFORE construction begins.
Do not scale off drawings, use only figured dimensions.
All work shall be carried out in accordance with good trade practice.
If the contractor is unsure about any aspects of the construction please phone!

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PROPOSED DWELLING FOR THE WHYTES LOT 1190 HANLEYS FARM QUEENSTOWN

WIND | HIGH	PAGE CONTENT | TITLE PAGE	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 11/11/26	PAGE NO. | L00
EXPOSURE | ZONE B	SCALE | 1:00	



SITE PLAN

LOT 1190
SITE AREA: 400M²

TOTAL AREA: 176.93M²

SITE COVERAGE: 44%

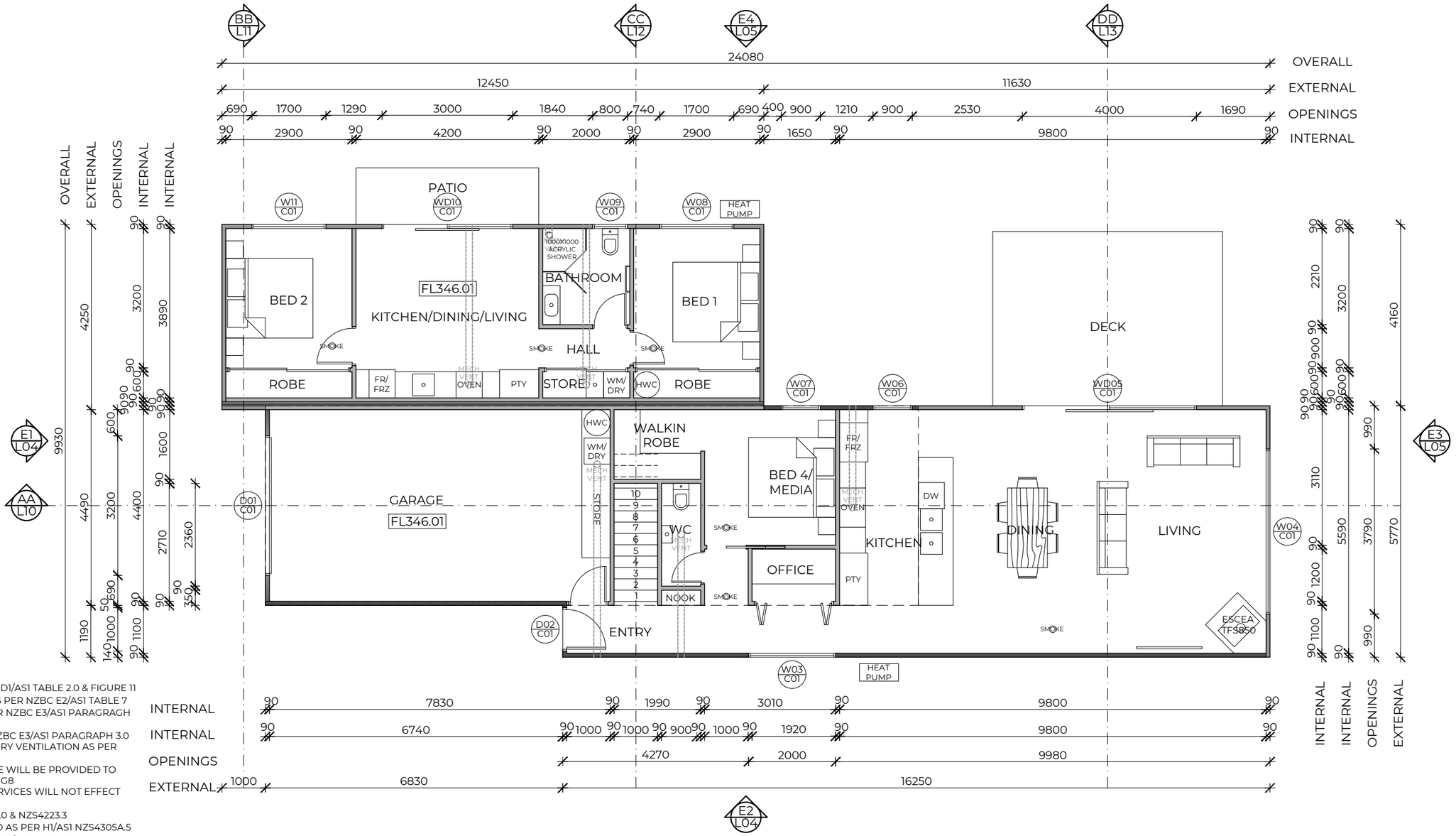
EARTHWORKS:
CUT - 150M³
FILL - 70M³

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PROPOSED DWELLING
FOR
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LOT 1190
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | SITE PLAN
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE |11/11/26
EXPOSURE | ZONE B	SCALE | 1:100

PAGE NO. \| L01



NOTES:
STEP ENTRANCE AS PER NZBC D1/AS1 TABLE 2.0 & FIGURE 11
ALL FLASHING DIMENSIONS AS PER NZBC E2/AS1 TABLE 7
WALL & FLOOR LININGS AS PER NZBC E3/AS1 PARAGRAGH 3.1.1 & 3.2.1
FIXTURE JUNCTIONS AS PER NZBC E3/AS1 PARAGRAPH 3.0
BATHROOM, ENSUITE & LAUNDRY VENTILATION AS PER NZBC G4/AS1 PARAGRAPH 1.5
MINIMUM 20 LUX ILLUMINANCE WILL BE PROVIDED TO ACCESS ROUTES AS PER NZBC G8
ANGLE OF INFLUENCE FOR SERVICES WILL NOT EFFECT THE ADJOINING BOUNDARIES
GLAZING AS PER F2/AS1 PARA 1.0 & NZS4223.3
HOT WATER PIPING INSULATED AS PER H1/AS1 NZS4305A.5
SLIP RESISTANT ENTRY AS PER D1/AS1 (TABLE 2)
HOT WATER SYSTEM INSULATED AS PER H1/AS1 NZS4305 S.5
ENERGY WORKS CERTIFICATE WILL BE PROVIDED ON COMPLETION
HOT WATER TEMP 50°
WORK SITE BARRIERS AS PER NZBC F5/AS1
INTERCONNECTED SMOKE ALARMS AS PER NZS4514:2021

LOWER FLOOR PLAN

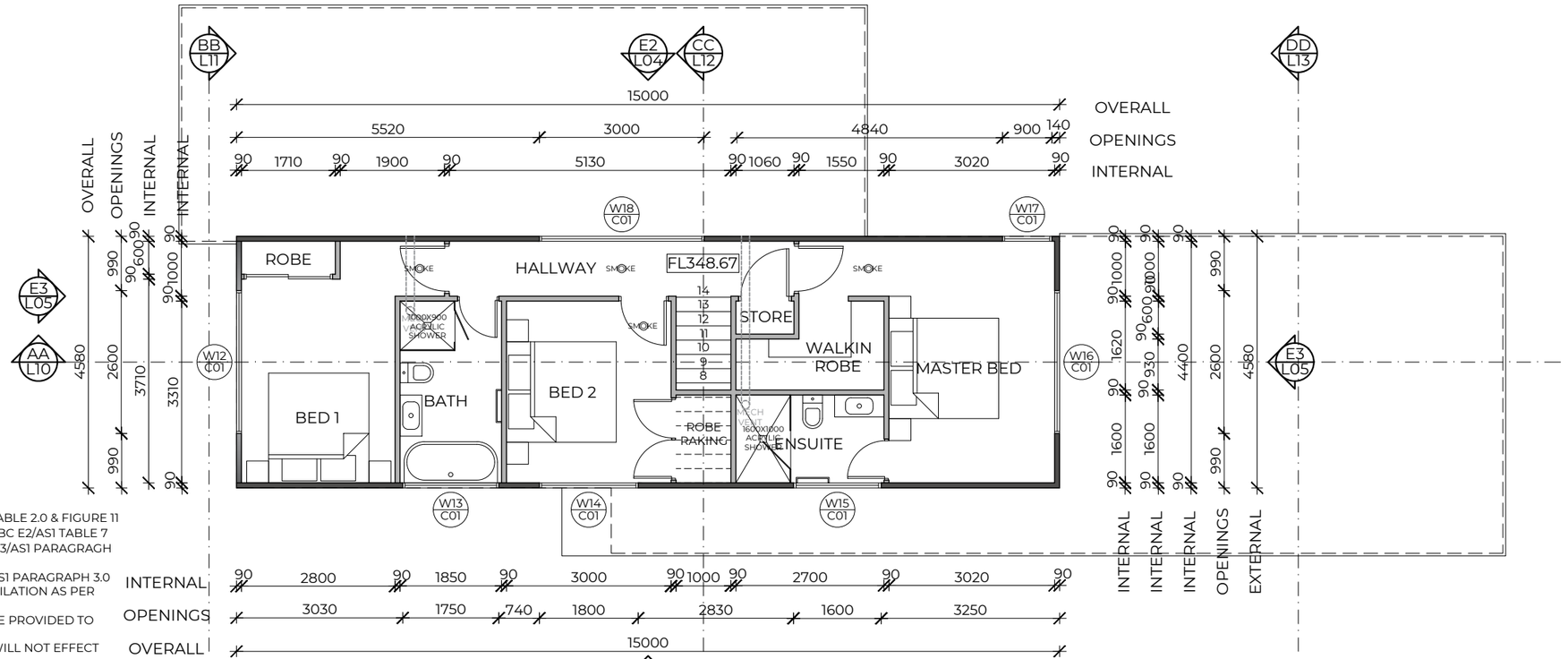
TOTAL AREA: 176.93M²
FLAT AREA: 50.67M²

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PROPOSED DWELLING
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LOT 1190
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | LOWER FLOOR PLAN
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE 21/10/06
EXPOSURE | ZONE B	SCALE | 1:100

PAGE NO. \| L02



NOTES:
STEP ENTRANCE AS PER NZBC D1/AS1 TABLE 2.0 & FIGURE 11
ALL FLASHING DIMENSIONS AS PER NZBC E2/AS1 TABLE 7
WALL & FLOOR LININGS AS PER NZBC E3/AS1 PARAGRAGH 3.1.1 & 3.2.1
FIXTURE JUNCTIONS AS PER NZBC E3/AS1 PARAGRAPH 3.0
BATHROOM, ENSUITE & LAUNDRY VENTILATION AS PER NZBC G4/AS1 PARAGRAPH 1.5
MINIMUM 20 LUX ILLUMINANCE WILL BE PROVIDED TO ACCESS ROUTES AS PER NZBC G8
ANGLE OF INFLUENCE FOR SERVICES WILL NOT EFFECT THE ADJOINING BOUNDARIES
GLAZING AS PER F2/AS1 PARA 1.0 & NZS4223.3
HOT WATER PIPING INSULATED AS PER H1/AS1 NZS4305A.5
SLIP RESISTANT ENTRY AS PER D1/AS1 (TABLE 2)
HOT WATER SYSTEM INSULATED AS PER H1/AS1 NZS4305 S.5
ENERGY WORKS CERTIFICATE WILL BE PROVIDED ON COMPLETION
HOT WATER TEMP 50°
WORK SITE BARRIERS AS PER NZBC F5/AS1
INTERCONNECTED SMOKE ALARMS AS PER NZS4514:2021

UPPER FLOOR PLAN

AREA: 68.70M²

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PROPOSED DWELLING
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HANLEYS FARM
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WIND | HIGH	PAGE CONTENT | UPPER FLOOR PLAN
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE 11/11/26
EXPOSURE | ZONE B	SCALE | 1:100

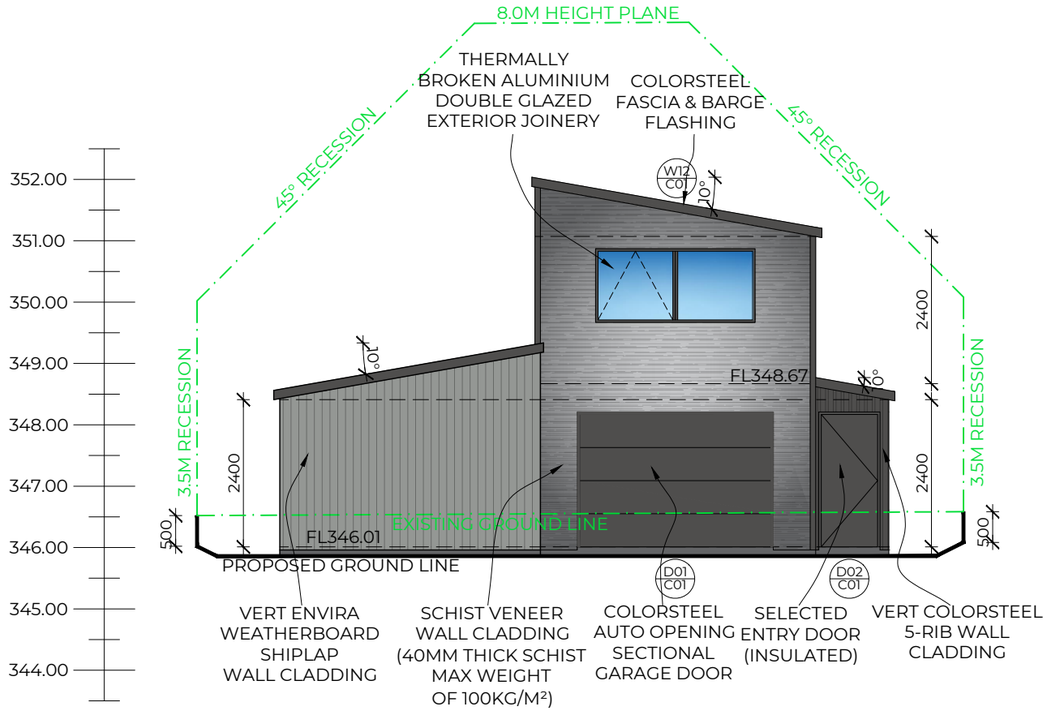
PAGE NO. \| L03

MATERIAL	COLOUR	LRV	M² / % (222.20M²)
COLORSTEEL 5-RIB ROOF CLADDING	IRONSAND	8%	
VERT ENVIRA SHIPLAP WALL CLADDING	HALF GUNSMOKE	35%	75.16M² / 34%
SCHIST VENEER WALL CLADDING	BAGGED	NA	13.93M² / 6%
COLORSTEEL 5-RIB WALL CLADDING	IRONSAND	8%	133.11M² / 60%
DOUBLE GLAZED ALUMINIUM EXTERIOR JOINERY	IRONSAND	8%	
COLORSTEEL SPOUTING & FASCIA	IRONSAND	8%	
COLORSTEEL AUTO OPENING GARAGE DOOR	IRONSAND	8%	

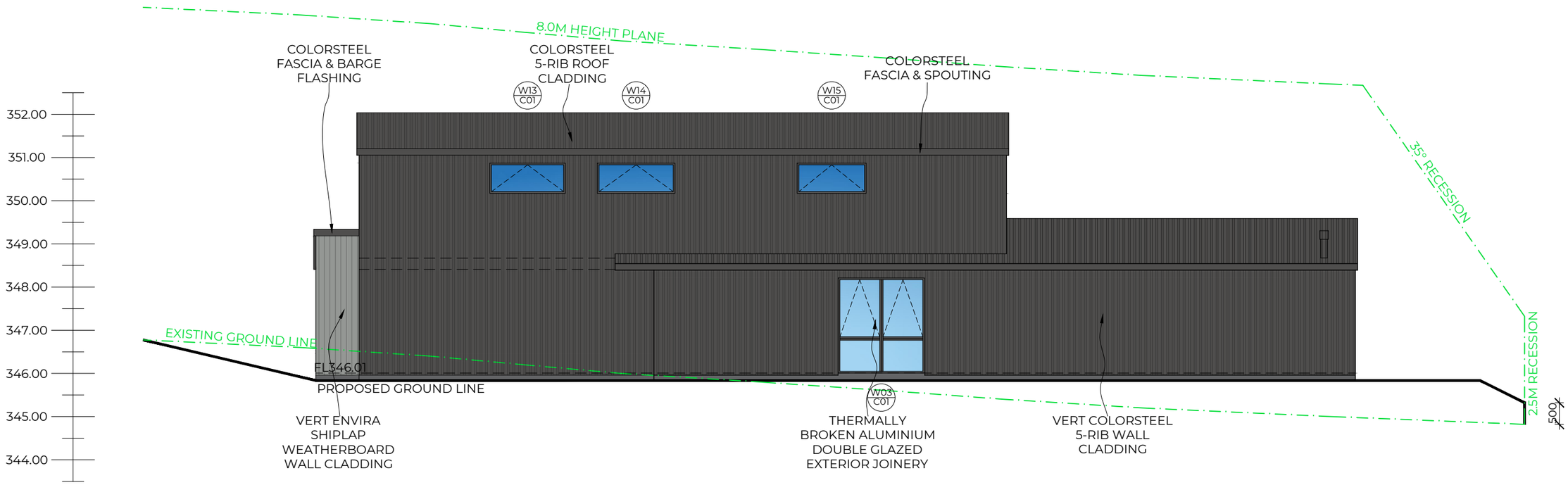


RISK MATRIX

	RISK SEVERITY			
RISK FACTOR	LOW	MED	HIGH	V.HIGH
WIND ZONE (PER NZS 3604)	0	0	①	2
NUMBER OF STOREYS	0	1	2	④
ROOF/WALL INTERSECTION DESIGN	0	1	3	⑤
EAVE WIDTH	0	1	2	⑤
ENVELOPE COMPLEXITY	0	1	③	6
DECK DESIGN	⓪	2	4	6
TOTAL SCORE				18



E1 SOUTH ELEVATION



E2 EAST ELEVATION

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PROPOSED DWELLING
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LOT 1190
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QUEENSTOWN

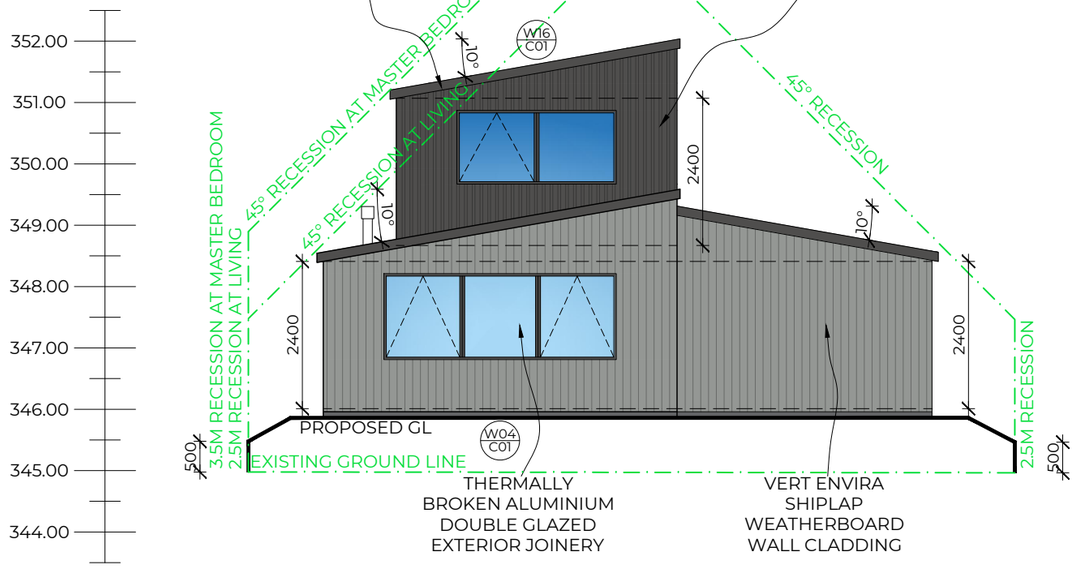
WIND | HIGH	PAGE CONTENT | ELEVATIONS	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 11/11/26	PAGE NO. | L04
EXPOSURE | ZONE B	SCALE | 1:100	

MATERIAL	COLOUR	LRV	M² / % (222.20M²)
COLORSTEEL 5-RIB ROOF CLADDING	IRONSAND	8%	
VERT ENVIRA SHIPLAP WALL CLADDING	HALF GUNSMOKE	35%	75.16M² / 34%
SCHIST VENEER WALL CLADDING	BAGGED	NA	13.93M² / 6%
COLORSTEEL 5-RIB WALL CLADDING	IRONSAND	8%	133.11M² / 60%
DOUBLE GLAZED ALUMINIUM EXTERIOR JOINERY	IRONSAND	8%	
COLORSTEEL SPOUTING & FASCIA	IRONSAND	8%	
COLORSTEEL AUTO OPENING GARAGE DOOR	IRONSAND	8%	

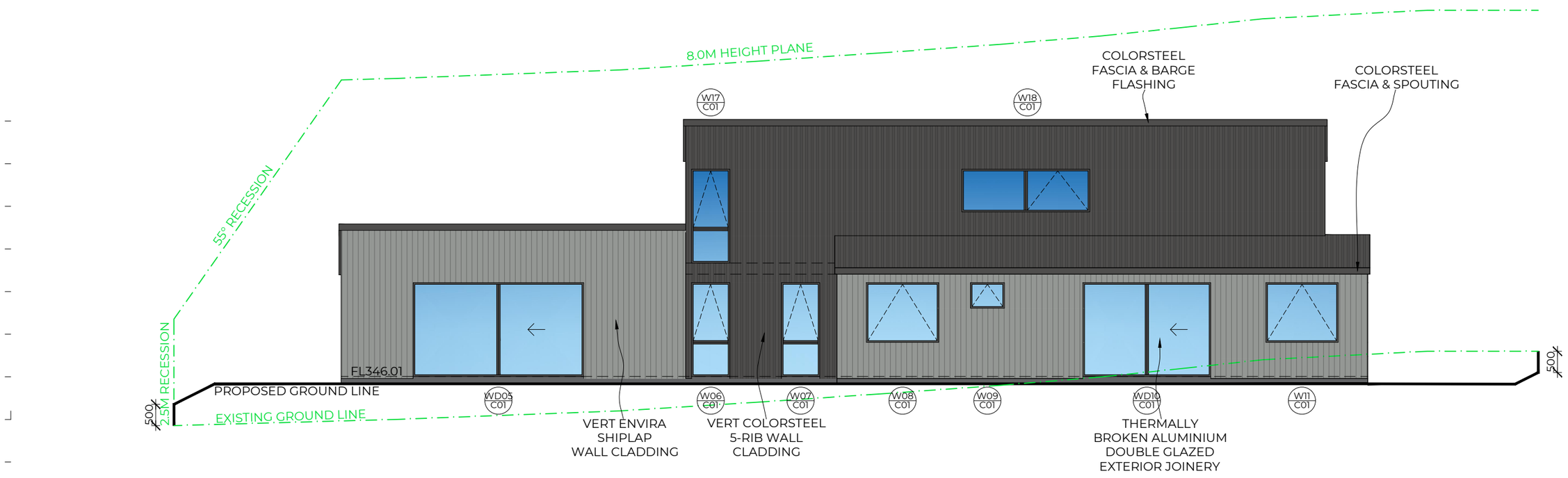


RISK MATRIX

	RISK SEVERITY			
RISK FACTOR	LOW	MED	HIGH	V.HIGH
WIND ZONE (PER NZS 3604)	0	0	①	2
NUMBER OF STOREYS	0	1	2	④
ROOF/WALL INTERSECTION DESIGN	0	1	3	⑤
EAVE WIDTH	0	1	2	⑤
ENVELOPE COMPLEXITY	0	1	③	6
DECK DESIGN	⓪	2	4	6
TOTAL SCORE				18



E3 NORTH ELEVATION

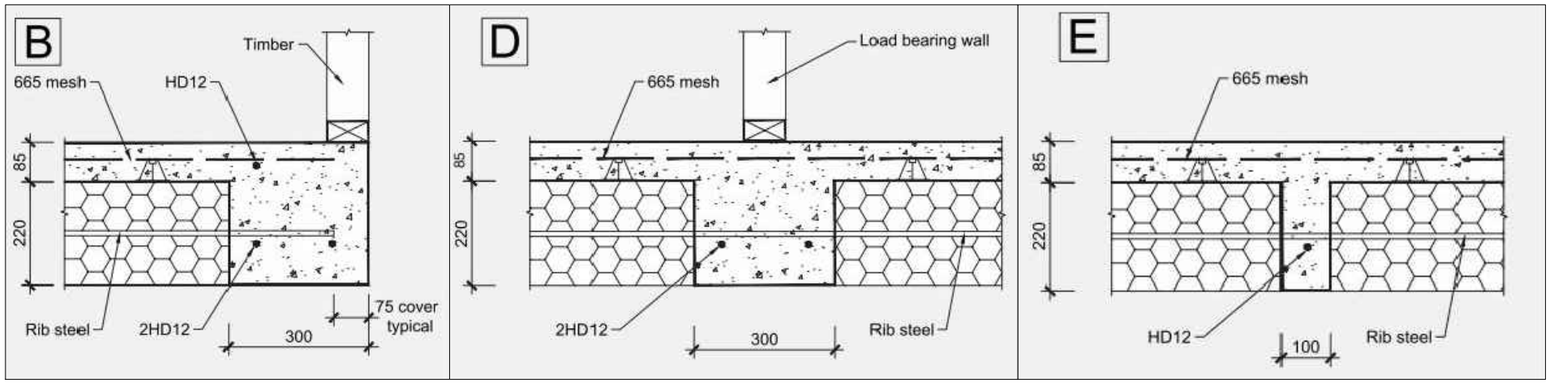


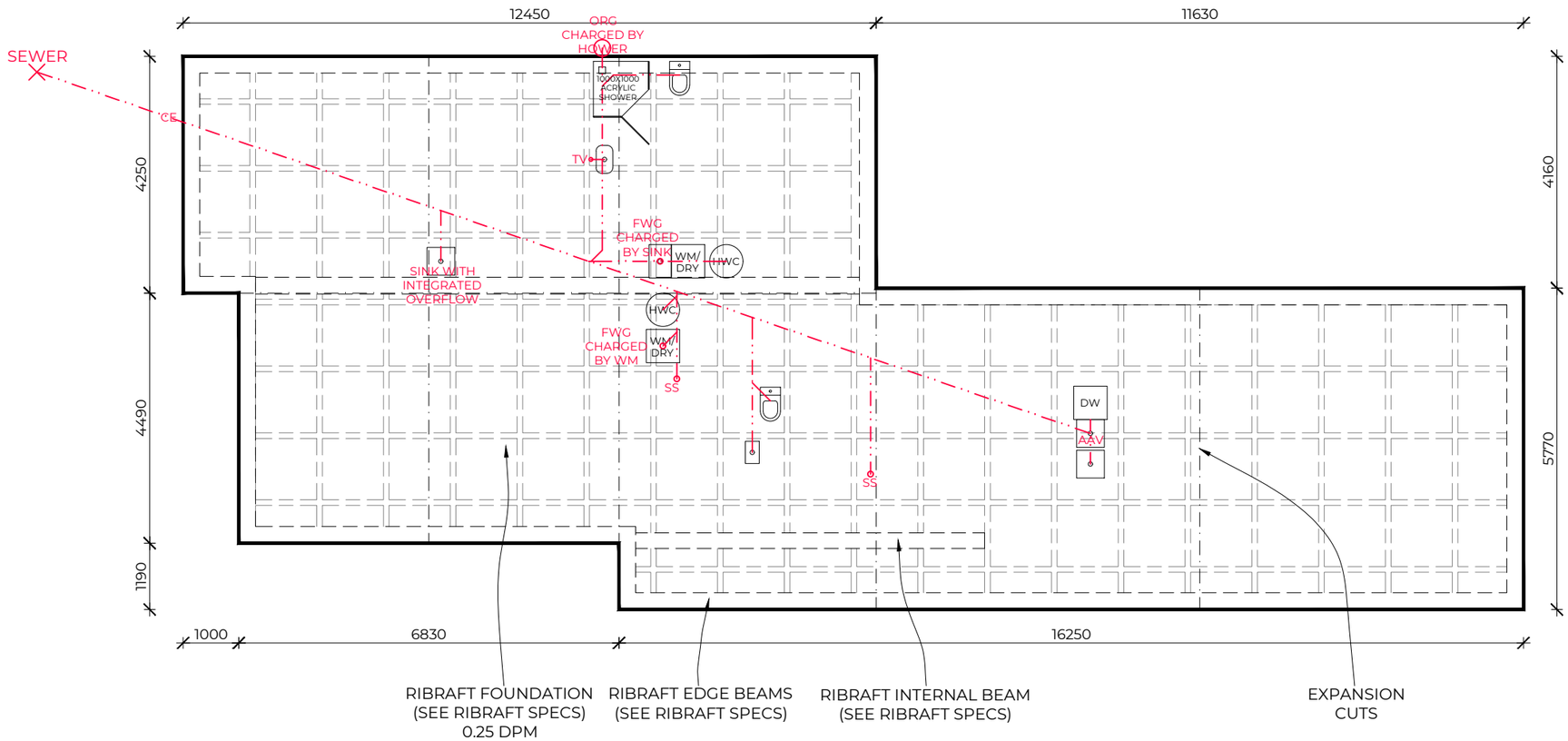
E4 WEST ELEVATION

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PROPOSED DWELLING
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LOT 1190
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | ELEVATIONS	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 11/11/26	PAGE NO. | L05
EXPOSURE | ZONE B	SCALE | 1:100	





SEWER NOTES:

ALL PIPE WORK EXTERNAL TO THE SLAB WILL BE RAN IN 100MM ⌀ UPVC PIPES @ 1:60 GRADIENT
SLEEVE ALL PIPE WORK PENETRATING CONCRETE
DISHWASER TO BE CONNECTED IN BELOW KITCHEN SINK
KITCHEN SINK/DISHWASHER 65MM ⌀ @ 1:40
WASHING MACHINE 65MM ⌀ @ 1:40
BASINS 65MM ⌀ @ 1:40
SHOWERS 65MM ⌀ @ 1:40
TOILETS 100MM ⌀ @ 1:60
IO INSPECTION OPENING TO BE INSTALLED
ALL DESIGNED AS PER AS/NZS3500.2
ANGLE OF INFLUENCE FOR SERVICES WILL NOT EFFECT THE ADJOINING BOUNDARIES
65MM⌀ TERMINAL VENTS
100MM⌀ SOIL STACK

SLAB PLAN

20MPA CONCRETE MINIMUM
THERMATHENE BLACK 0.25 DPM
NOTE: COMPACTED HARDFILL AS PER THE GEOTECH REPORT AND TESTED TO DETERMINE 300kPa BY A SUITABLY QUALIFIED ENGINEER

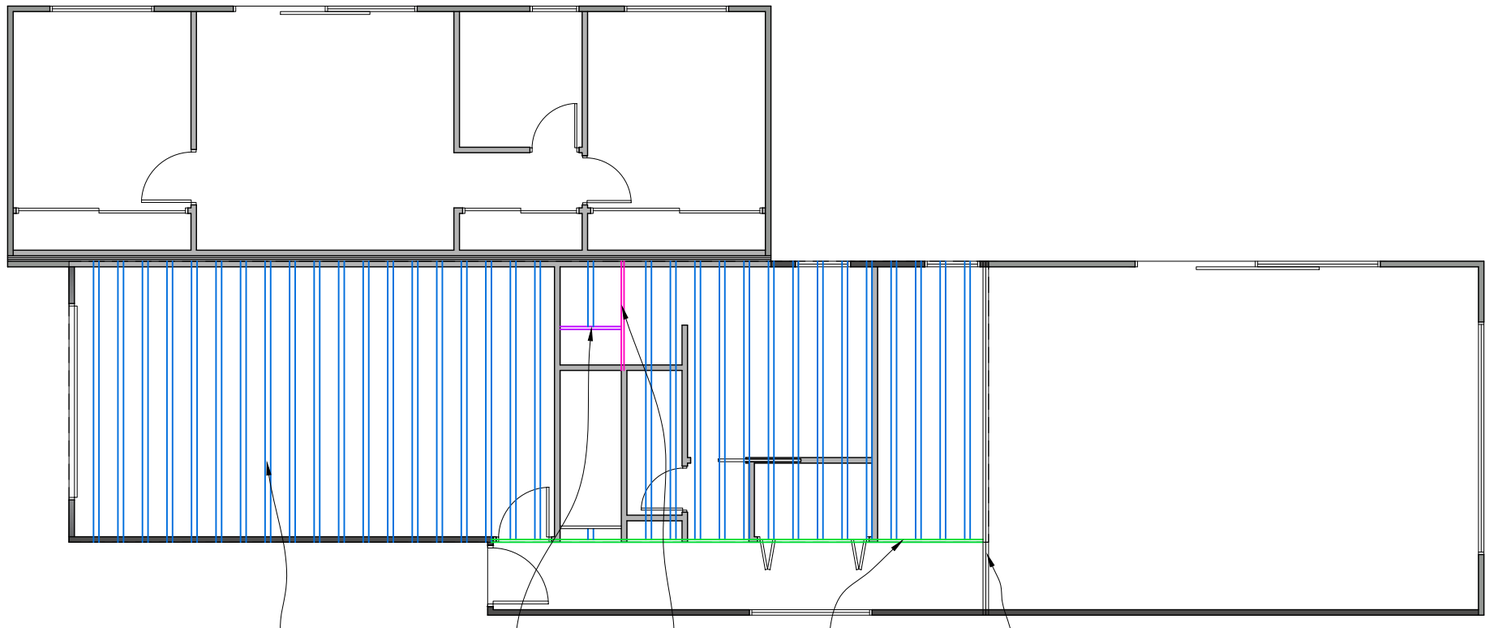
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PROPOSED DWELLING
FOR
THE WHYTES
LOT 1190
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | SLAB PLAN
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 11/11/26
EXPOSURE | ZONE B	SCALE | 1:100

PAGE NO. \| L06

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x **diameter** (mm) and type	Number/ Location	**Length** (mm) x **diameter** (mm) and type	Number/ Location
Bottom plate to floor framing at:				
(a) External walls and internal wall bracing elements	100 x 3.75	2 at 600 mm centres	90 x 3.15	3 at 600 mm centres
(b) Internal walls (may be nailed to floor decking)	100 x 3.75	1 at 600 mm centres	90 x 3.15	1 at 600 mm centres
(c) Trimmer not exceeding 4.2 m long	100 x 3.75	4 (end nailed)	90 x 3.15	6 (end nailed)



JOIST PLAN

NOTE: 20MM PARTICLEBOARD FLOORING
19MM JAMES HARDIE SECURA IN BATHROOMS
(SEE POSISTRUT SPECS FOR
CONSTRUCTION DETAIL & BLOCKING)

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PROPOSED DWELLING
FOR
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LOT 1190
HANLEYS FARM
QUEENSTOWN

WIND | HIGH
EARTHQUAKE | ZONE 3
SNOW | N5 (2.0kPa)
EXPOSURE | ZONE B

PAGE CONTENT | JOIST PLAN
DATE | 11/11/26
SCALE | 1:100
PAGE NO. | L07

Two-way FRR – timber frame external wall

Specification	Performance	Specifications	
GWTLE 30	FRR 30/30/30	Lining	1 x 10mm GIB Weatherline® exterior side 1 x 10mm GIB Fyreline® internal side
		LB/NLB	LB

FRAMING

Stud size: 90mm minimum. 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 at 1350mm centres maximum.

INSULATION

Inclusion of insulation is optional and depends on the building's thermal performance requirements. Mineral wool, glass wool or polyester fibrous insulation materials are acceptable.

WALL LINING / SHEATHING

Exterior side – 1 layer of 10mm GIB Weatherline® sheet fixed vertically. Use full height sheets where possible. All sheet joints and edges must be formed over solid timber framing. Sheet joints are touch fitted. A 10mm gap between sheet edges must be left at floor levels, formed over framing or solid construction materials.

Internal side – 1 layer of 10mm GIB Fyreline® fixed vertically or horizontally. When fixing vertically, full height sheets must be used where possible. All sheet joints must be formed over solid timber framing. Sheet joints are touch fitted.

FASTENING THE LINING / SHEATHING

Exterior side fasteners
41mm x 6g GIB® Grabber® Ceramic Coated High Thread Screws.

Internal side fasteners
41mm x 6g GIB® Grabber® High Thread Drywall Screws.

Maximum fastener centres
Place fasteners at 300mm centres around the sheet perimeter and intermediate studs.

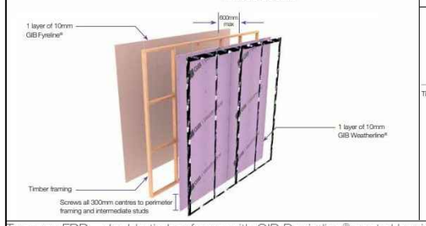
Note that GIB Weatherline® perimeter and intermediate fasteners are commonly at closer centres depending on Wind Loading requirements.

Place fasteners at 12mm from bound sheet edges and 18mm from sheet ends and cut edges.

JOINTING

Exterior side
No plaster stopping required. Unless the entire surface is protected with a self-adhesive WRB, all joints and screw fixings must be taped with GIB Weatherline® Flashing Tape. No tape is required over mid-sheet fasteners under a structural cavity batten.

Internal side
All fastener heads must be stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled GIB® Site Guide.



Specification number	Performance	Specifications	
GBUC 30	FRR 30/30/30	Lining	1 layer 16mm GIB Fyreline®
		LB/NLB	Load bearing

FRAMING

Timber or steel roof or floor/ceiling framing designed to meet structural criteria for strength and serviceability under dead and live loads.

The separation distance between the ceiling linings and any flooring or roofing material shall be 90mm minimum.

Linings shall be supported by framing members with a minimum width of 35mm spaced at 600mm centres maximum.

Solid nogs shall be provided at 1200mm centres maximum and to the perimeter of the fire rated ceiling.

If timber-framed construction applies, the nogs shall be 70mm x 35mm minimum.

CEILING LINING

1 layer of 16mm GIB Fyreline® shall be fixed at right angles to the underside of the framing members.

All sheet joints must occur over solid framing.

Sheets shall be touch fitted.

Alternatively, longitudinal sheet edges may be back-blocked using a 300mm-wide strip of 16mm GIB Fyreline® adhered with GIB-Cove® Bond in accordance with the procedure outlined in the current "GIB® Site Guide".

FASTENING THE LINING

Fasteners

Timber frame	Steel frame
41mm x 6g GIB® Grabber® High Thread Drywall Screws	32mm x 6g GIB® Grabber® Self Tapping Drywall Screws

Fastener centres
Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends. This distance may be reduced to 12mm from sheet ends at butt joints on furring channels.

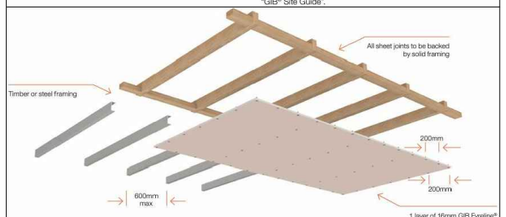
Place fasteners at 200mm centres around the sheet perimeters, along each intermediate framing member and where sheet end butt joints occur.

WALL/CEILING JUNCTIONS

The internal angle between the ceiling and walls must be protected by GIB-Cove® adhered with GIB-Cove® Bond, or boxed corners (square stopped) filled and taped in accordance with the publication entitled "GIB® Site Guide".

JOINTING

All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".



Two way FRR – double timber frame with GIB Barrierline® central barrier

Specification number	Performance		Specifications	
GBTLAB 60a	STC	68	Lining	2 x 10mm GIB® Standard each side
	Rw	66	LB/NLB	Load bearing
	FRR	60/60/60	Partition	300–330mm wide

TIMBER FRAMING

Stud size	Space between frames
90mm	80–110mm

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).

Maximum height as determined by NZS 3604 stud and top plate tables for load-bearing walls.

CENTRAL BARRIER

- Allow a 25–40mm gap between each timber frame and the GIB Barrierline® central barrier.
- Fix GIB® Rondo® 140 Perimeter Channels to the concrete floor with steel fasteners at 600mm centres and no more than 50mm from channel ends using 3.5mm x 30mm or 4.0mm x 25mm concrete nails or 6mm x 40mm concrete anchors.
- A 5mm gap between GIB® Rondo® 140 Perimeter Channels will let any collected rain water escape.
- GIB® Rondo® 140 Perimeter Channel to be sealed to the floor slab on one side with exterior fire/accoustic sealant.
- Install 25mm GIB Barrierline® into GIB® H-Studs at 600mm centres.
- Cap GIB Barrierline® ends with GIB® Rondo® 140 Perimeter Channel.
- Offset GIB® H-Studs from wall studs to allow attachment of GIB® Wall Clips to both frames. Nog as required where no framing exists.
- Place two GIB® Wall Clips (one each side) no more than 600mm below the top of each GIB® H-Stud, no further apart than 3000mm vertically.
- Fix GIB® Rondo® 140 Perimeter Channel at wall ends to both timber frames with GIB® Wall Clips or GIB® Wall Straps placed no further apart than 3000mm vertically.
- Use no more than two GIB® Wall Clips or GIB® Wall Straps (one each side) for each 3000mm length of GIB® H-Stud or GIB® Rondo® 140 Perimeter Channel.
- In the roof space, fix a 13mm GIB Weatherline® or 13mm GIB Fyreline® Laminate to one side of the GIB Barrierline® with GIB® Laminator Screws or 40mm x 8g chipboard screws on a 400mm grid, and at no more than 100mm from sheet edges.
- Extend the laminate at least 200mm below ceiling level.
- Once erected, protect the GIB Barrierline® and laminate from rain. The use of suitable sheeting can avoid delays in allowing the board to dry before wall linings are installed.
- If the specification calls for a 90 minute FRR a 10mm GIB Weatherline® laminate can be used.

SOUND CONTROL INFILL

Install Pink® Batts® R2.2 (90mm) glass wool insulation between the studs and nogs in both frames.

WALL LINING

2 layers of 10mm GIB® Standard each side.

Fix inner sheets vertically. Where sheet end butt joints are unavoidable they must be formed over framing. Use full height sheets where possible.

Outer layer sheets can be fixed vertically or horizontally. If fixed vertically, outer layer sheet joints must be offset 600mm from those of the inner layer. Use full height sheets where possible.

If the wall lining forms part of the structural bracing system, the inner layer lining type and fixings must comply with the published bracing system. Check requirements for specific bracing element hold-down connections.

FASTENING THE LINING

Fasteners
Inner layer: 32mm x 6g GIB® Grabber® High Thread Drywall Screws.

Outer layer: 41mm x 6g GIB® Grabber® High Thread Drywall Screws.

Fastener centres
Fix inner layer sheets to each stud and plate with fasteners at 300mm centres. When fixing outer layer sheets vertically, offset sheet joints from the inner layer. Fix the perimeter of each outer layer sheet to the frame with fasteners at 300mm centres. Adhesive fix the outer layer to the inner layer with dabs of GIBFix® adhesive down the centre line at 300mm centres. Do not place GIBFix® adhesive at sheet edges or within 200mm of screw fixings.

If fixing outer layer 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 the horizontal joint crosses. Adhesive fix the outer layer to the inner layer with dabs of GIBFix® adhesive down the centre line at 300mm centres. Do not place GIBFix® adhesive at sheet edges or within 200mm of screw fixings. Place screws no closer than 12mm from paperbound sheet edges and 18mm from any sheet end or cut edge.

BUILDING SERVICE PENETRATIONS

GIB® Interleanary Barrier Systems allow installation of plumbing and electrical services in the cavities either side of the central barrier. Back-to-back services and penetrations are permitted within the limitations given below. A minimum of 10 mm clearance must be provided between plumbing or electrical services and the central barrier.

Plumbing services up to 65 mm in diameter and electrical services up to 90 x 50 mm do not need specialist fire-stopping where they penetrate the wall linings. The maximum number of unprotected service penetration is limited to two per nominally

Two way FRR – double timber frame with GIB Barrierline® central barrier

Specification number	Performance		Specifications	
GBTLAB 60a	STC	68	Lining	2 x 10mm GIB® Standard each side
	Rw	66	LB/NLB	Load bearing
	FRR	60/60/60	Partition	300–330mm wide

600 mm wide framing cavity. Plumbing service penetrations through wall linings must have neatly-cut holes with 6 mm maximum clearance around the plumbing service. Fill the gap with a general purpose flexible sealant.

Suitable proprietary fire-stopping is required for wall lining penetrations larger than 90 x 50 mm or 65 mm in diameter, and for penetrations through the GIB Barrierline® core in the roof space.

WET AREA WALL LINING

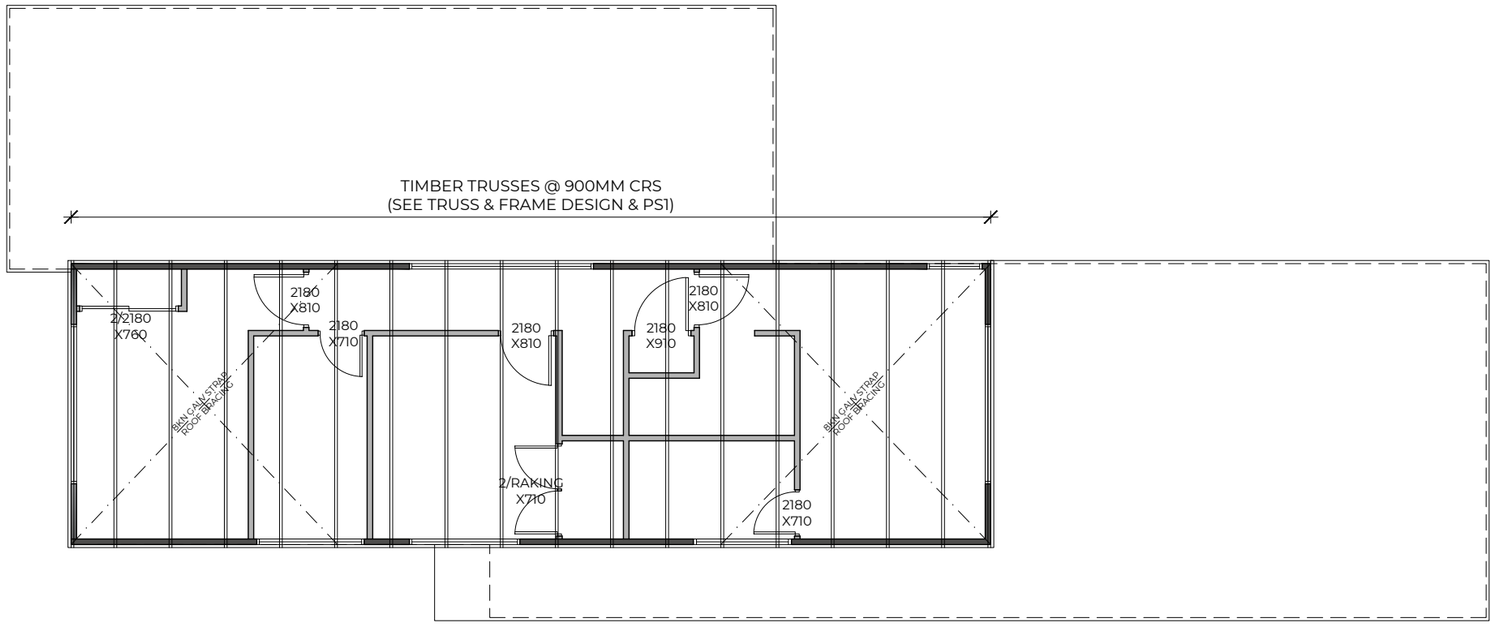
If the outer layer of 10mm GIB® Standard plasterboard wall lining is substituted with 10mm GIB Aqualine®, the FRR and noise control rating will be retained.

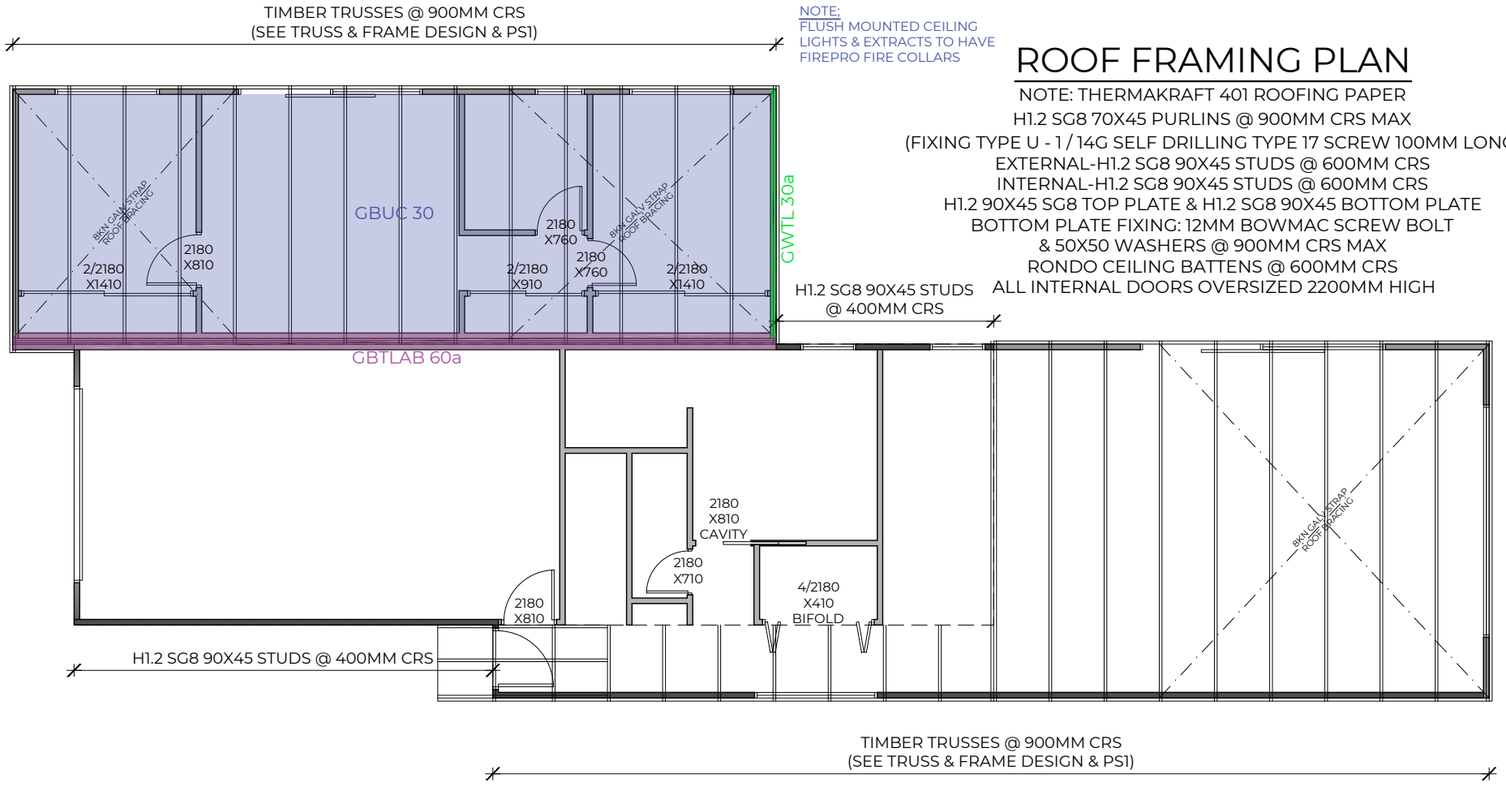
JOINTING

Central Barrier: Unstopped.
Inner layer wall lining: Unstopped.
Roof Laminate Layer: Unstopped

Outer layer wall lining: All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled GIB® Site Guide. Wall to ceiling junctions are to be reinforced with paper tape and square stopped or finished with GIB-Cove®.







NOTE;
FLUSH MOUNTED CEILING LIGHTS & EXTRACTS TO HAVE FIREPRO FIRE COLLARS

ROOF FRAMING PLAN

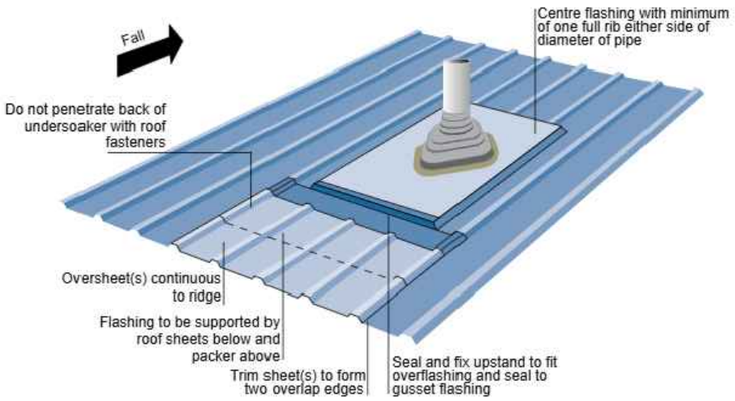
NOTE: THERMAKRAFT 401 ROOFING PAPER
H1.2 SG8 70X45 PURLINS @ 900MM CRS MAX
(FIXING TYPE U - 1 / 14G SELF DRILLING TYPE 17 SCREW 100MM LONG)
EXTERNAL-H1.2 SG8 90X45 STUDS @ 600MM CRS
INTERNAL-H1.2 SG8 90X45 STUDS @ 600MM CRS
H1.2 90X45 SG8 TOP PLATE & H1.2 SG8 90X45 BOTTOM PLATE
BOTTOM PLATE FIXING: 12MM BOWMAC SCREW BOLT
& 50X50 WASHERS @ 900MM CRS MAX
RONDO CEILING BATTENS @ 600MM CRS
ALL INTERNAL DOORS OVERSIZED 2200MM HIGH

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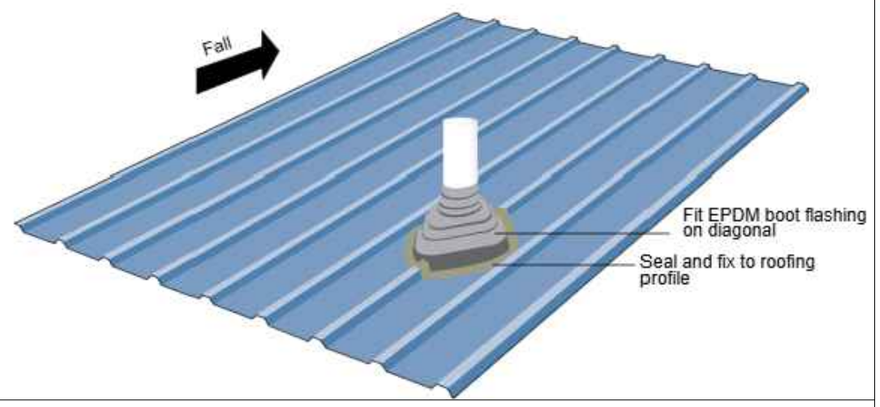
PROPOSED DWELLING
FOR
THE WHYTES
LOT 1190
HANLEYS FARM
QUEENSTOWN

WIND | HIGH		PAGE CONTENT | ROOF FRAMING PLAN
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 11/11/26	PAGE NO. | L08
EXPOSURE | ZONE B	SCALE | 1:100	

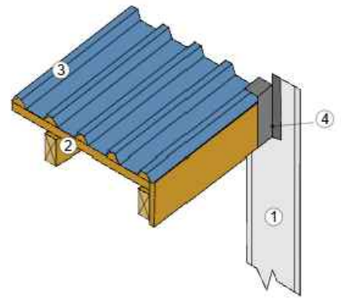
9.5.1B Over-flashed Boot with Soaker Level Curb on Trapezoidal Profile



9.5B Direct-fixed Boot on Trapezoidal Profiles

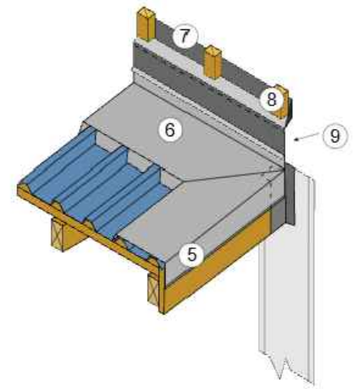


8.5.4.1D Apron Termination: Steps 1 - 4

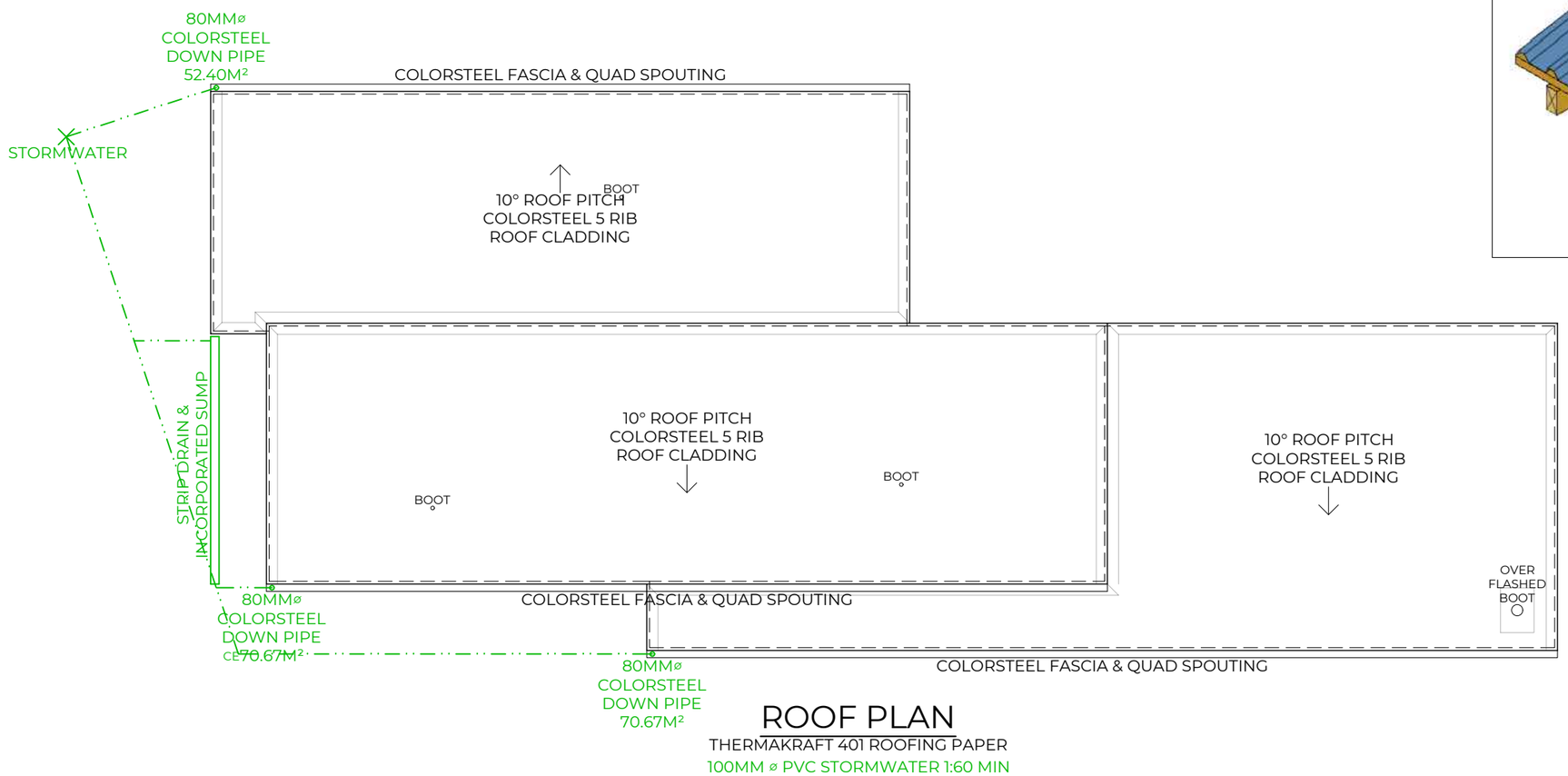


1. Install soaker/underflashing to the top of the apron flashing.
2. Construct the roof and install the fascia.
3. Install the roofing underlay and cladding.
4. Install a soaker/underflashing folded over the cladding to cover a minimum of 1 rib and to the top of the apron.

8.5.4.1E Apron Termination: Steps 5 - 9



5. Install the barge flashing.
6. Install the apron flashing, rivet and seal to the barge flashing.
7. Install a Z-flashing with a kickout to cover the top of the apron flashing.
8. Install wall cladding on cavity battens, covering the top half of the Z-flashing.
9. Apply sealant between the cladding and the flashings.



ROOF PLAN

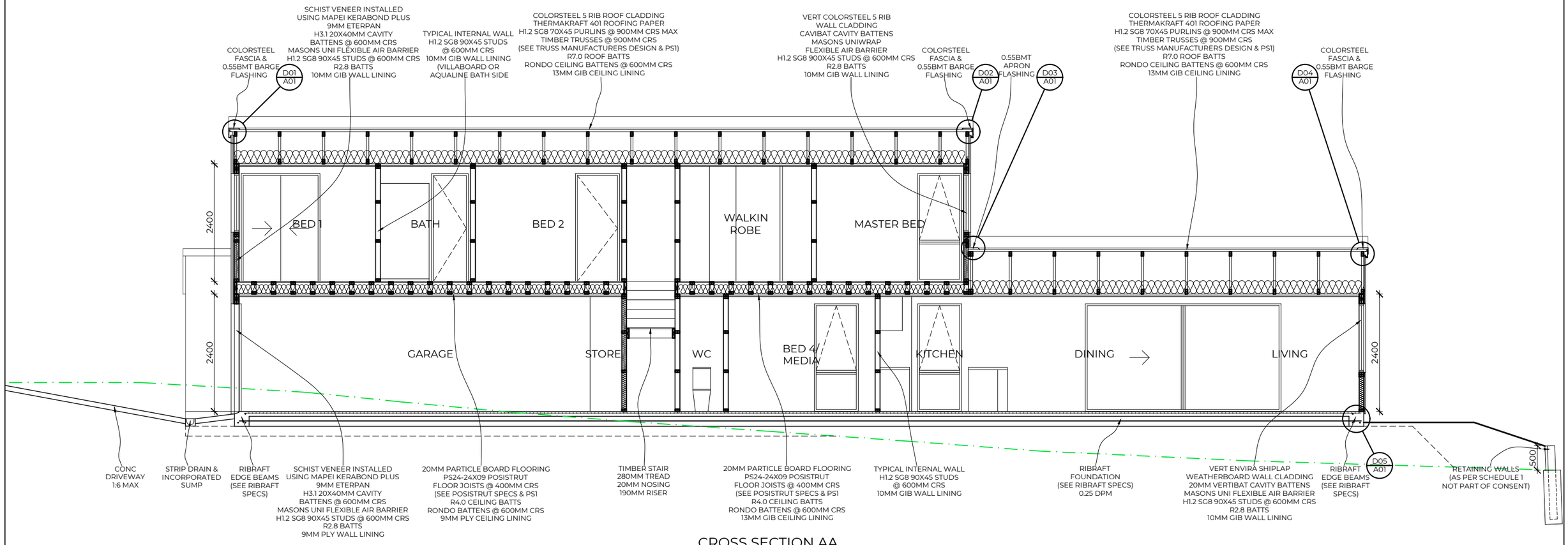
THERMAKRAFT 401 ROOFING PAPER

100MM ⌀ PVC STORMWATER 1:60 MIN

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PROPOSED DWELLING FOR
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LOT 1190
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | ROOF PLAN	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 11/11/26	PAGE NO. | L09
EXPOSURE | ZONE B	SCALE | 1:100	



CROSS SECTION AA

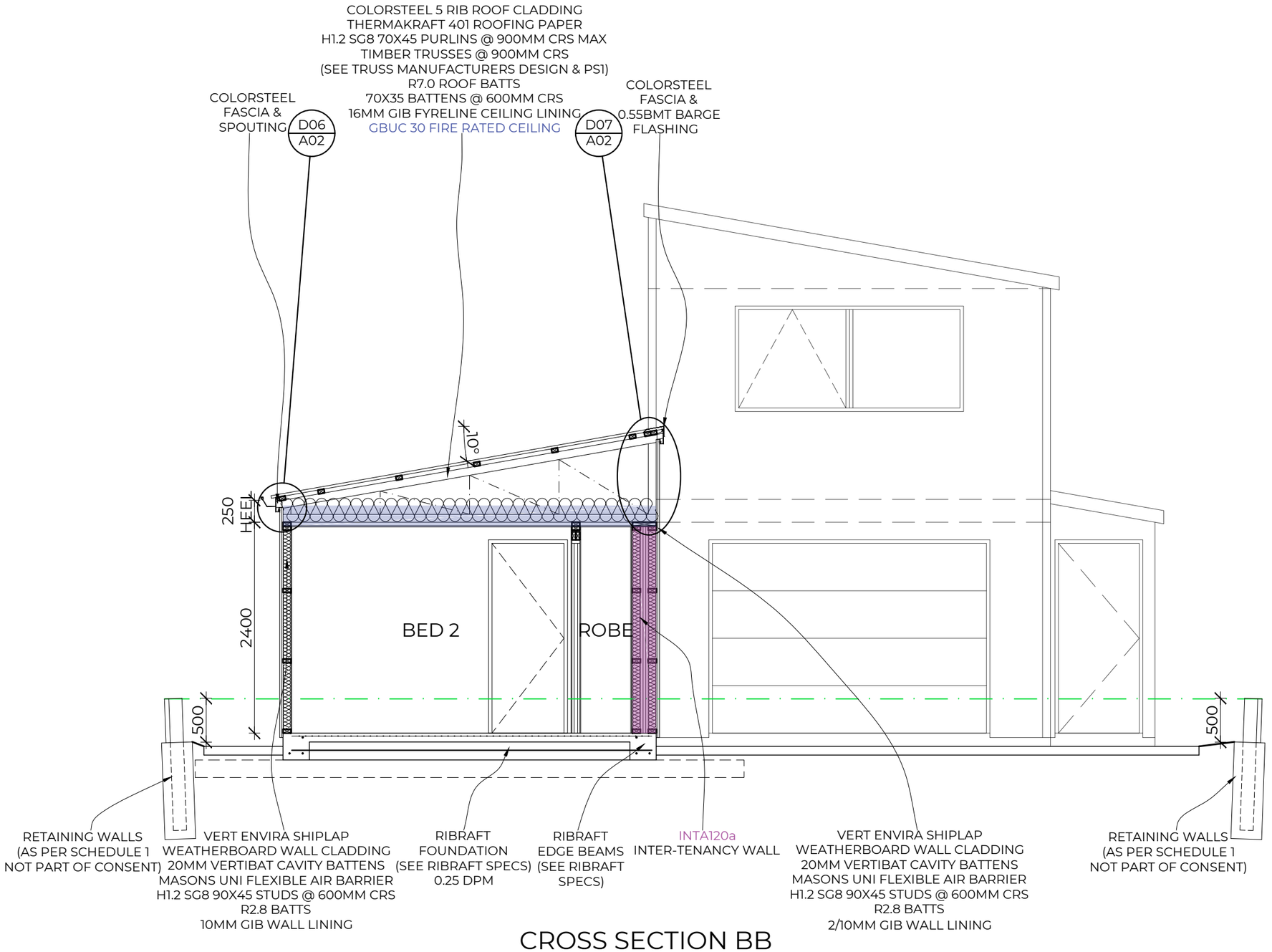
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PROPOSED DWELLING
FOR
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WIND | HIGH	
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 11/11/26
EXPOSURE | ZONE B	SCALE | 1:80

PAGE CONTENT |
CROSS SECTION AA

PAGE NO. |
L10

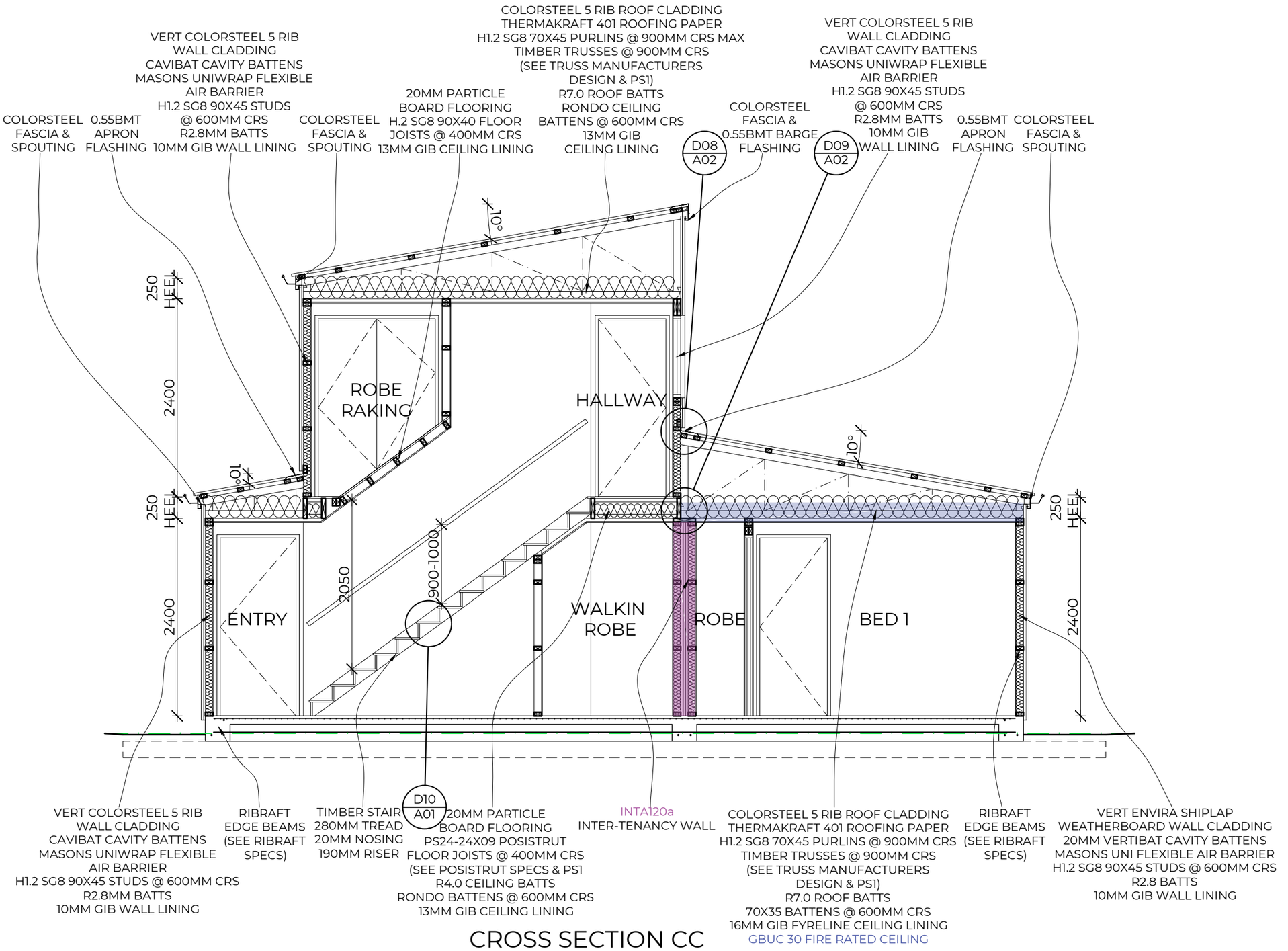


CROSS SECTION BB

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PROPOSED DWELLING
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HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | CROSS SECTION BB	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 11/11/26	PAGE NO. | L11
EXPOSURE | ZONE B	SCALE | 1:50	



CROSS SECTION CC

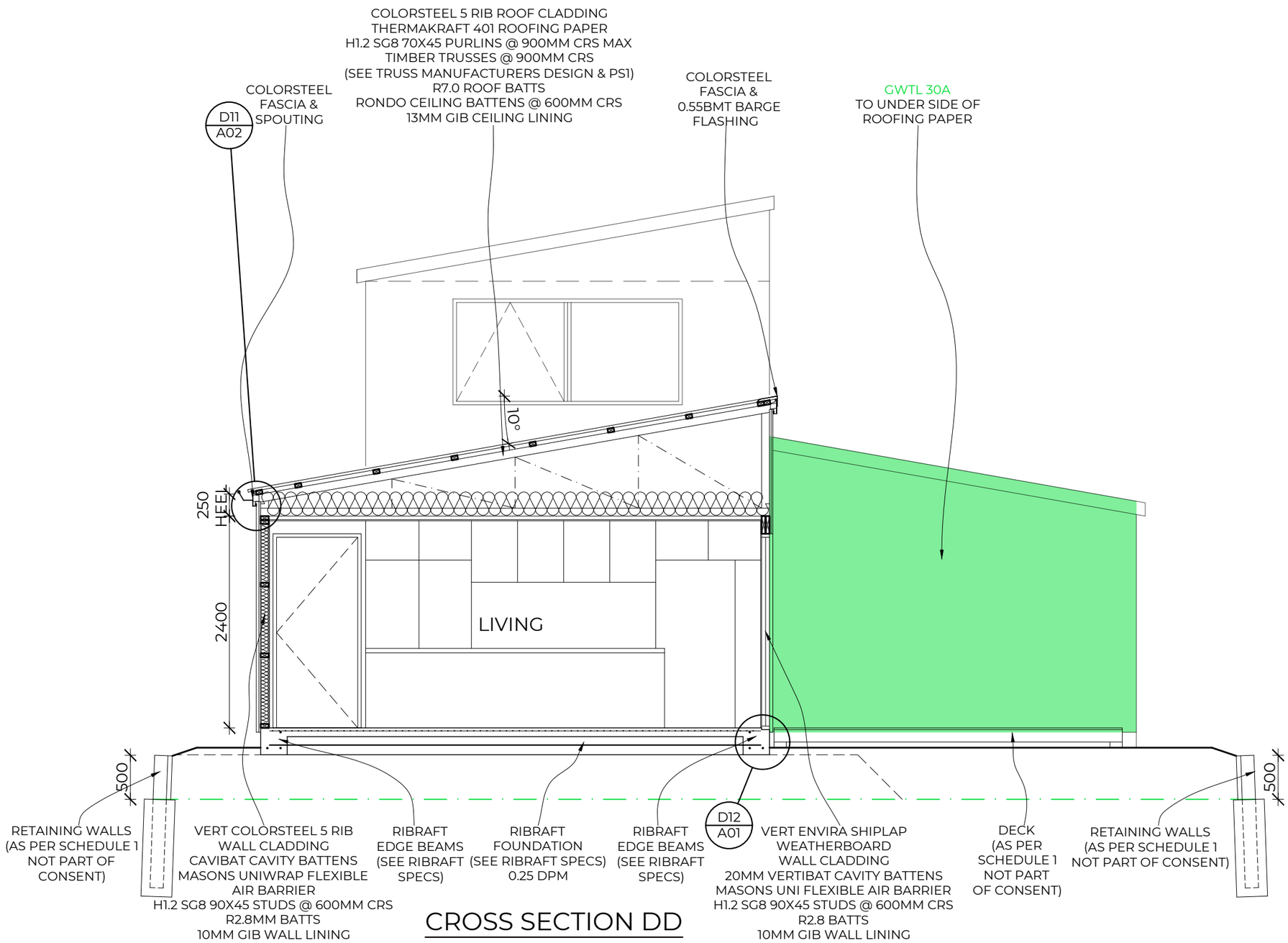
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PROPOSED DWELLING
FOR
THE WHYTES
LOT 1190
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 11/11/26
EXPOSURE | ZONE B	SCALE | 1:50

PAGE CONTENT |
CROSS SECTION CC

PAGE NO. |
L12



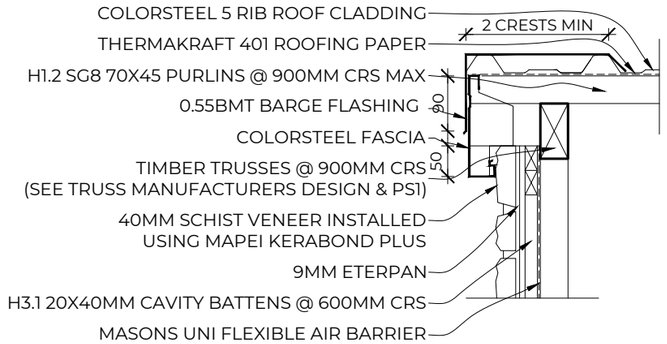
CROSS SECTION DD

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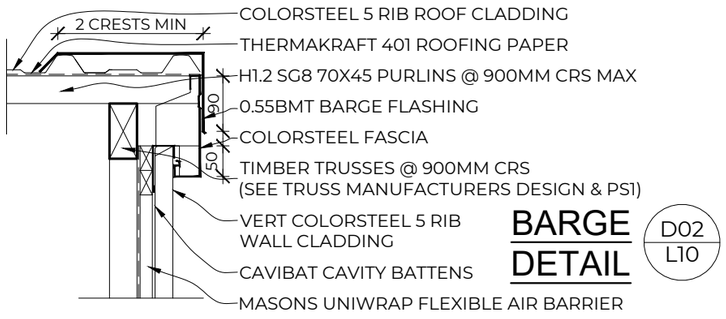
PROPOSED DWELLING
FOR
THE WHYTES
LOT 1190
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | CROSS SECTION DD
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 11/11/26
EXPOSURE | ZONE B	SCALE | 1:50

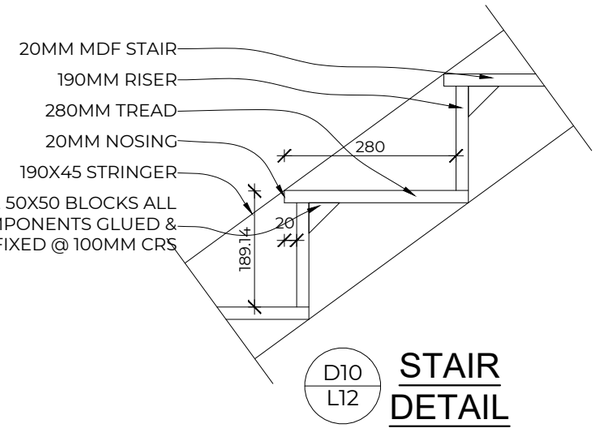
PAGE NO. \| L13



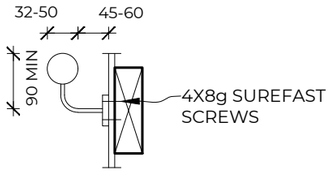
D01 / L10 **BARGE DETAIL**



BARGE DETAIL D02 / L10

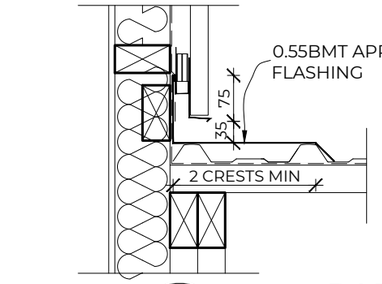


D10 / L12 **STAIR DETAIL**

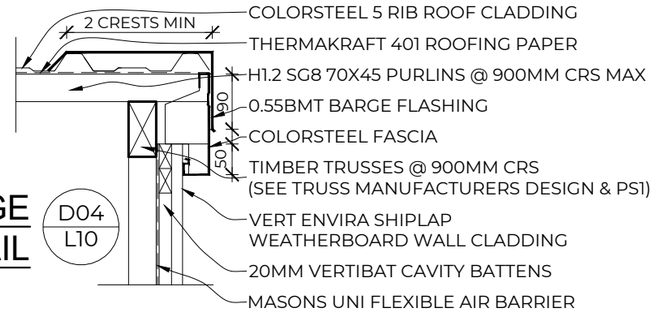


HANDRAIL DETAIL

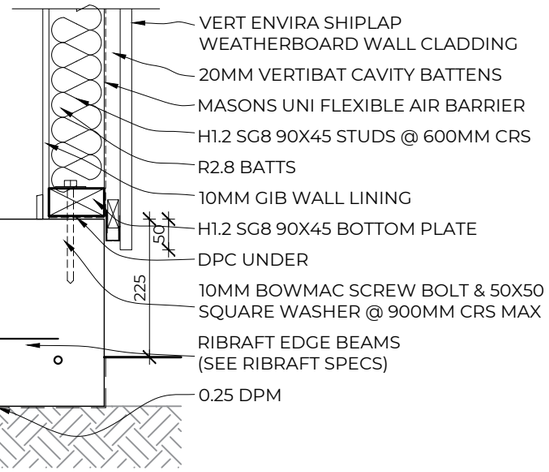
900-1000MM HIGH



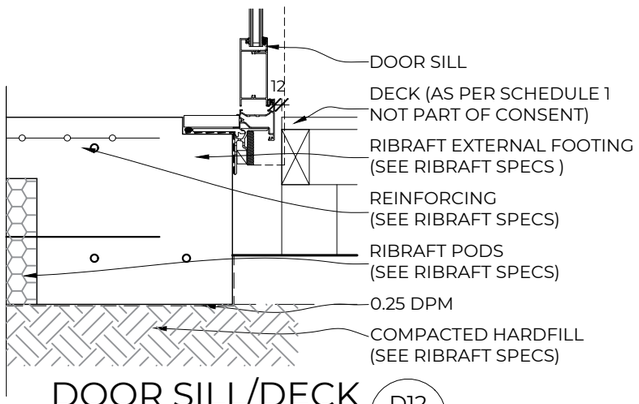
APRON DETAIL D03 / L10



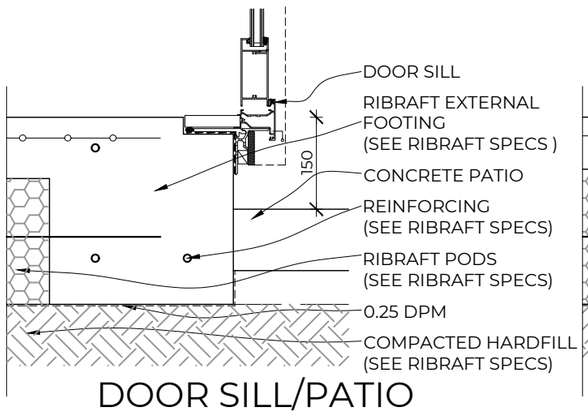
BARGE DETAIL D04 / L10



FOOTING DETAIL D05 / L10



DOOR SILL/DECK FOOTING DETAIL D12 / L13



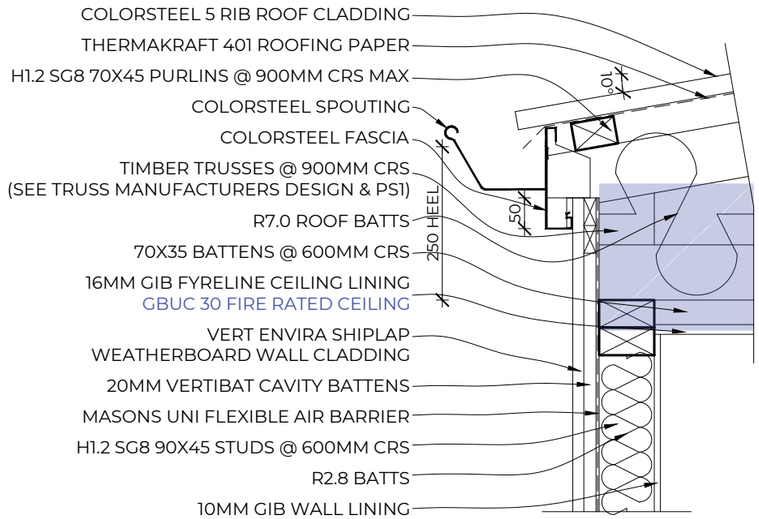
DOOR SILL/PATIO FOOTING DETAIL

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PROPOSED DWELLING
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LOT 1190
HANLEYS FARM
QUEENSTOWN

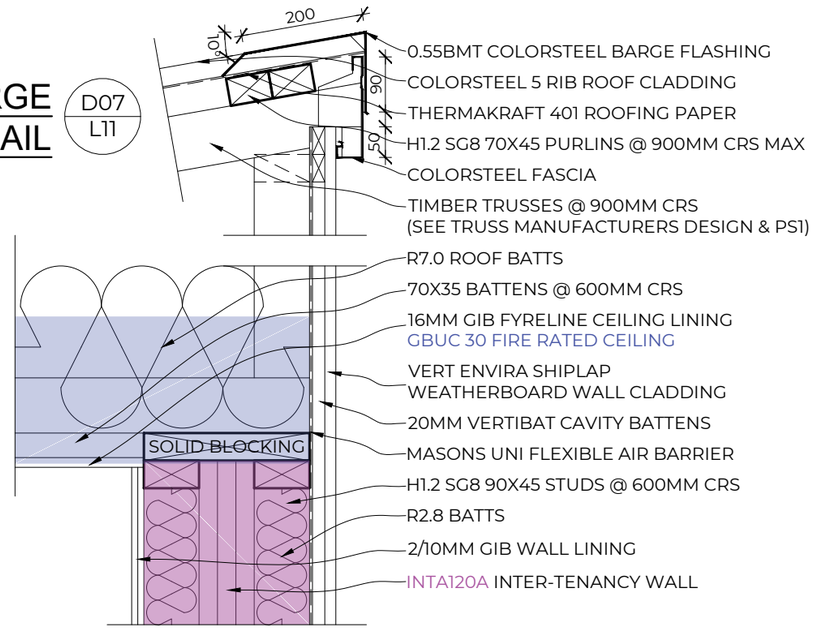
WIND | HIGH	PAGE CONTENT | DETAILS
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 11/11/26
EXPOSURE | ZONE B	SCALE | 1:10

PAGE NO. \| A01



D06 / L11

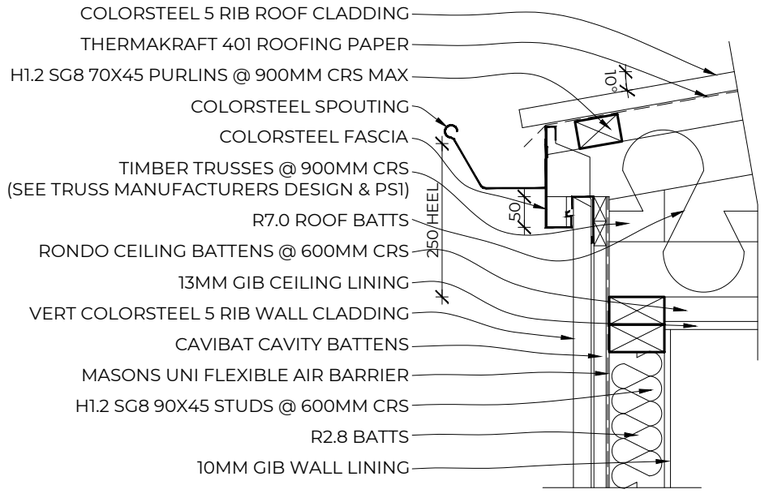
EAVE DETAIL



BARGE DETAIL

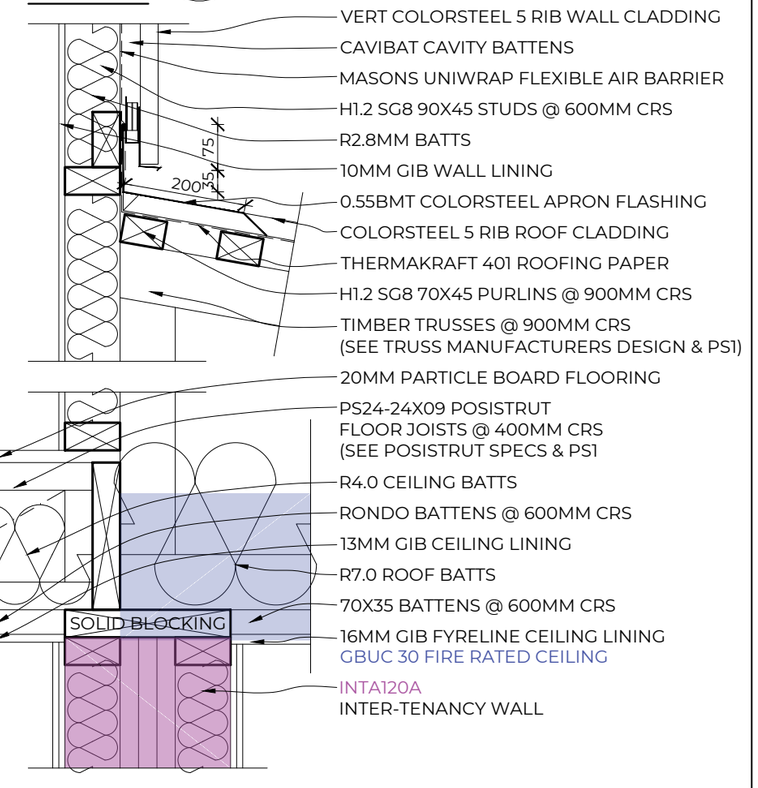
D07 / L11

INTERTENANCY WALL TERMINATION DETAIL



D / L13

EAVE DETAIL



APRON DETAIL

D08 / L12

INTERTENANCY WALL TERMINATION DETAIL

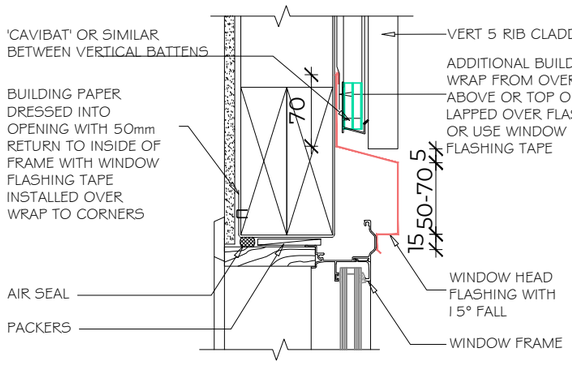
D09 / L12

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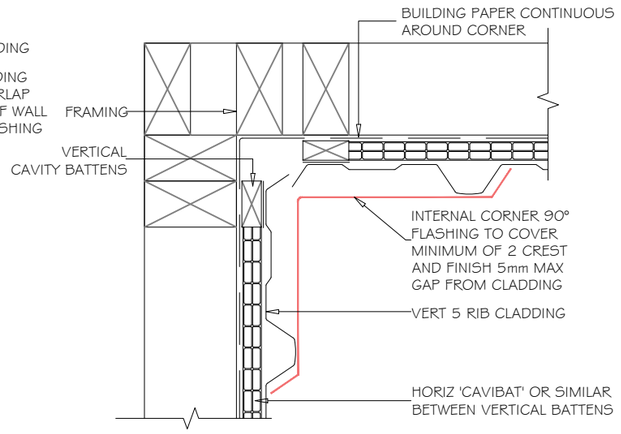
PROPOSED DWELLING
FOR
THE WHYTES
LOT 1190
HANLEYS FARM
QUEENSTOWN

WIND | HIGH
EARTHQUAKE | ZONE 3
SNOW | N5 (2.0kPa)
EXPOSURE | ZONE B

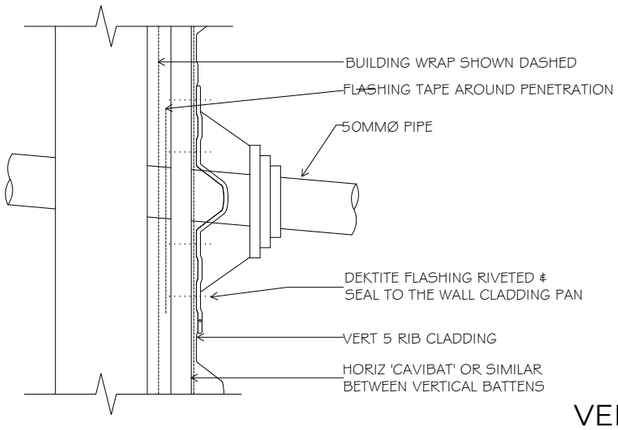
PAGE CONTENT | DETAILS
DATE | 11/11/26
SCALE | 1:10
PAGE NO. | A02



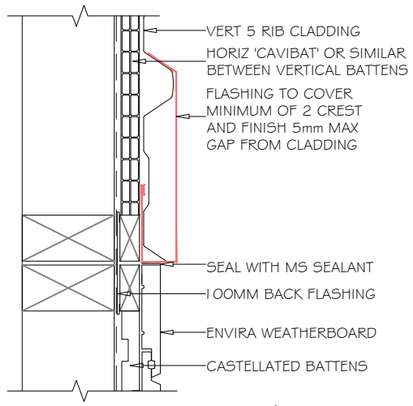
WINDOW HEAD VERTICAL 5 RIB



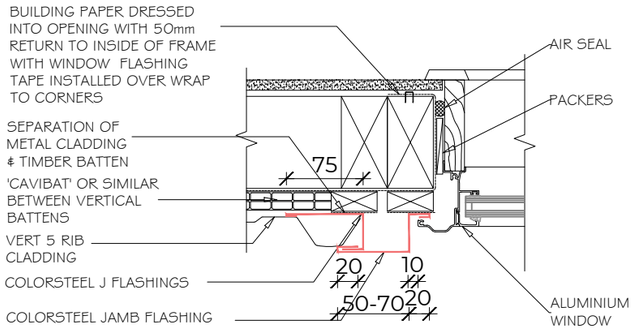
INTERNAL CORNER 5 RIB



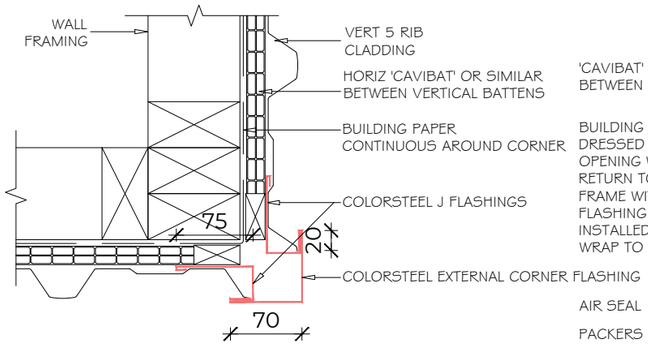
PIPE PENETRATION 5 RIB



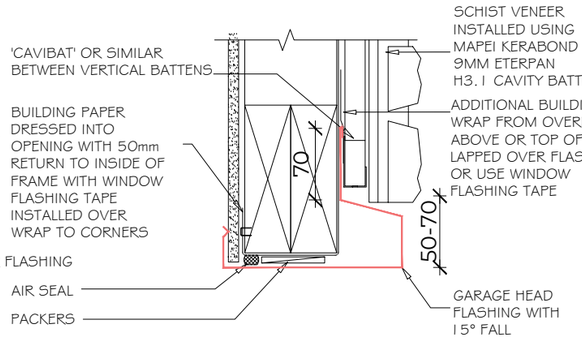
VERT JUNCTION 5 RIB/ENVIRA



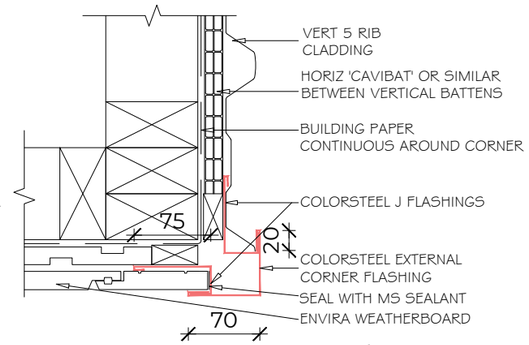
WINDOW JAMB VERTICAL 5 RIB



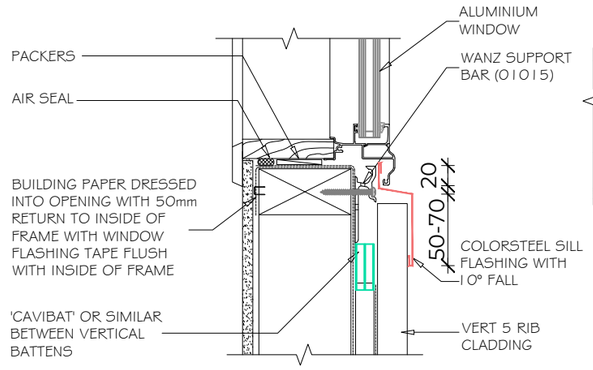
EXTERNAL CORNER 5 RIB



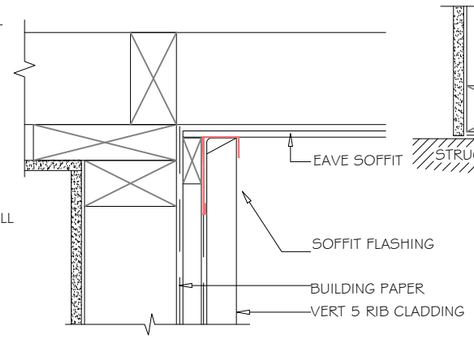
GARAGE HEAD SCHIST



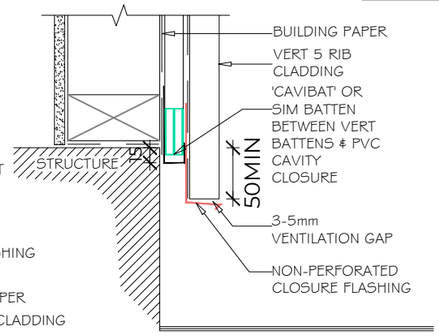
EXTERNAL CORNER 5 RIB/ENVIRA



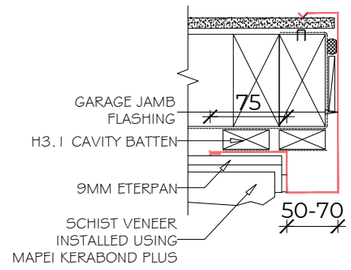
WINDOW SILL VERTICAL 5 RIB



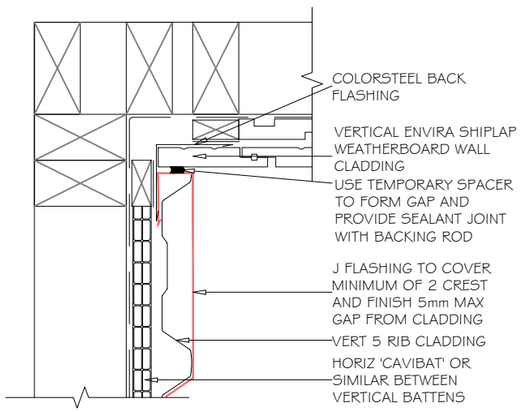
SOFFIT 5 RIB



CLADDING BASE 5 RIB



GARAGE JAMB SCHIST



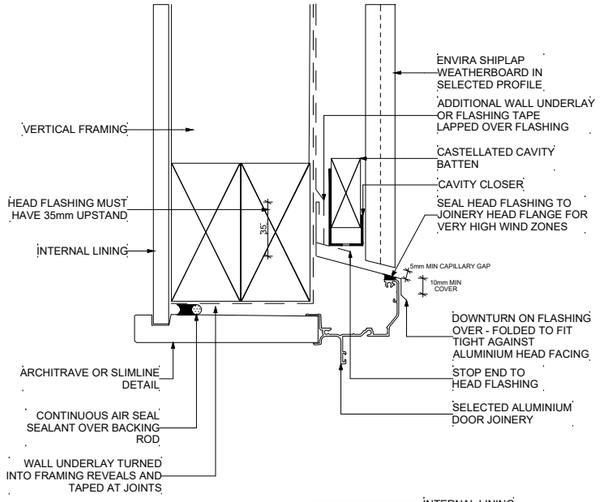
INTERNAL CORNER CEDAR/5 RIB

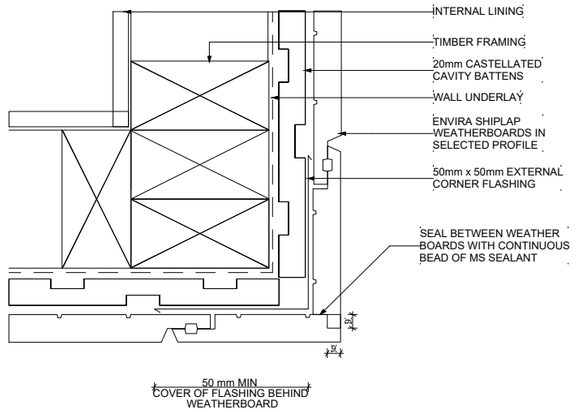
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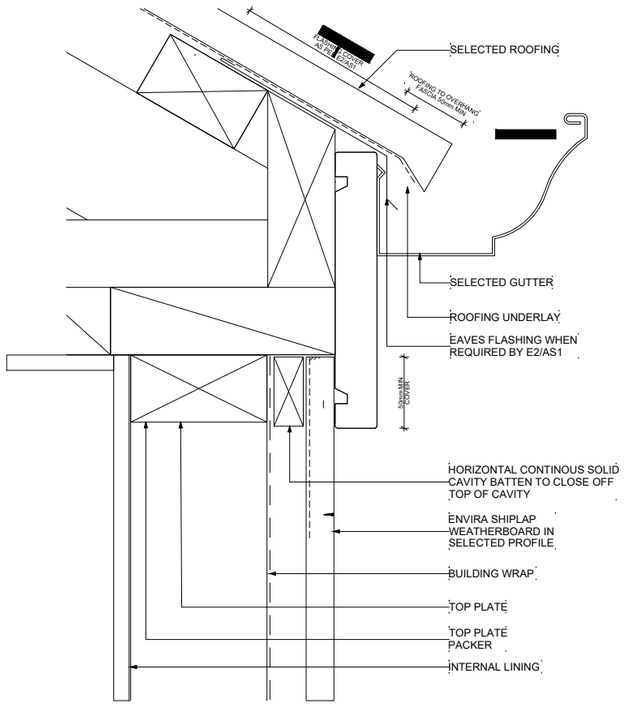
PROPOSED DWELLING
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THE WHYTES
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HANLEYS FARM
QUEENSTOWN

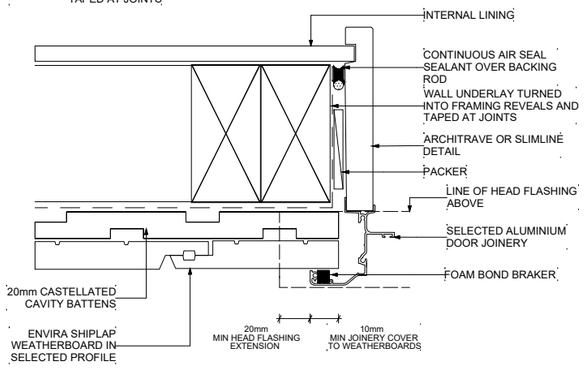
WIND | HIGH	PAGE CONTENT | 5 RIB DETAILS
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SNOW | N5 (2.0kPa)	DATE | 11/11/26
EXPOSURE | ZONE B	SCALE | 1:6

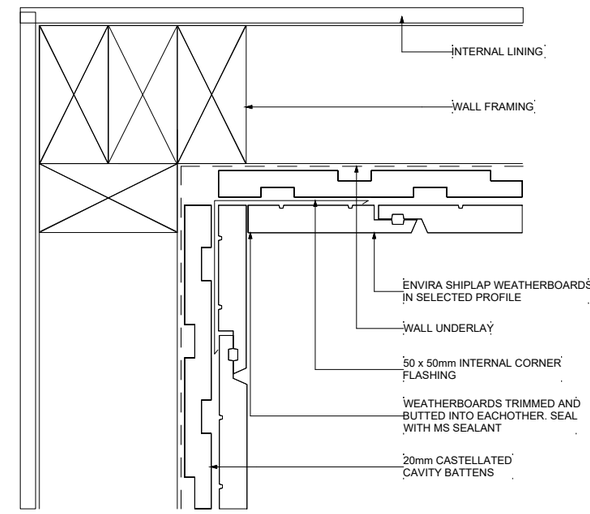
PAGE NO. | A03

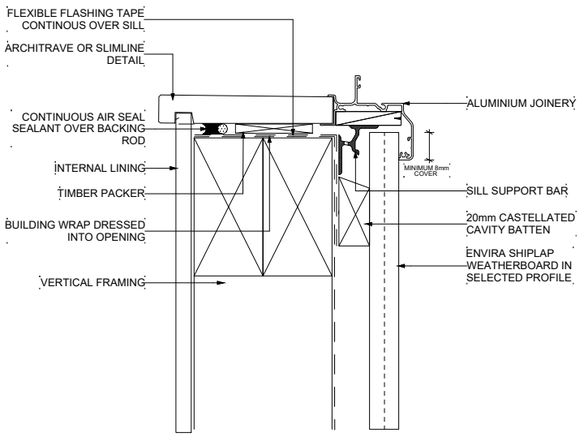


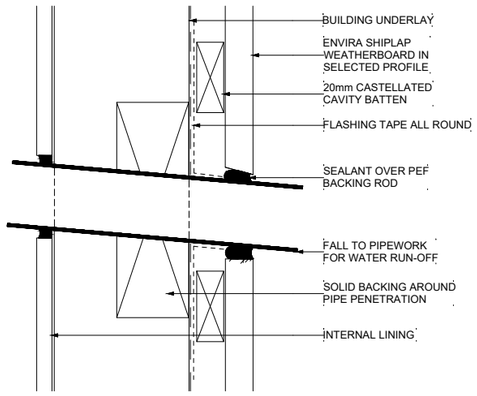


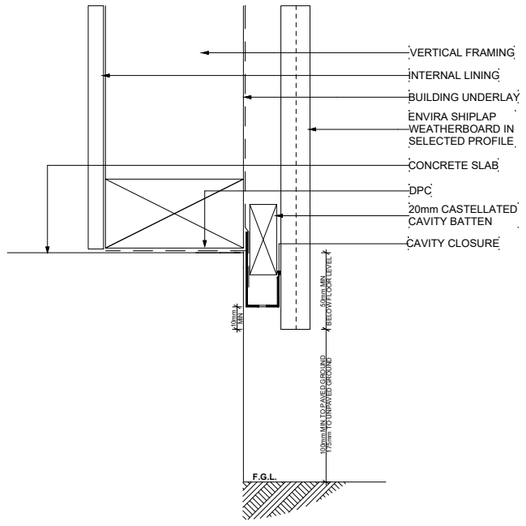










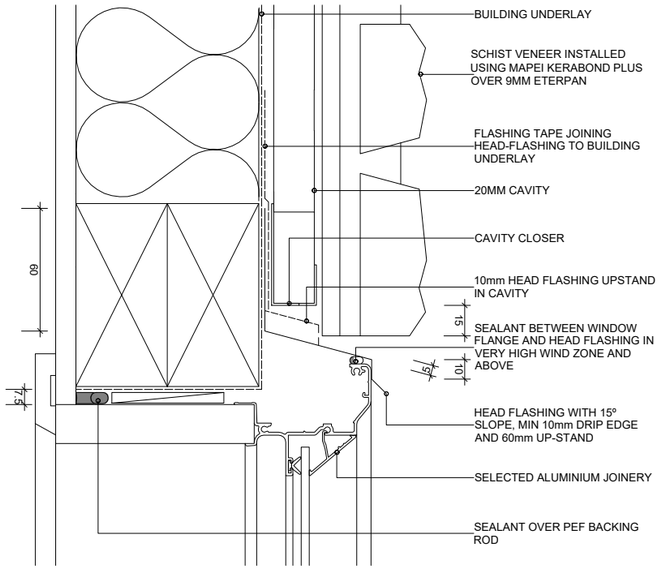


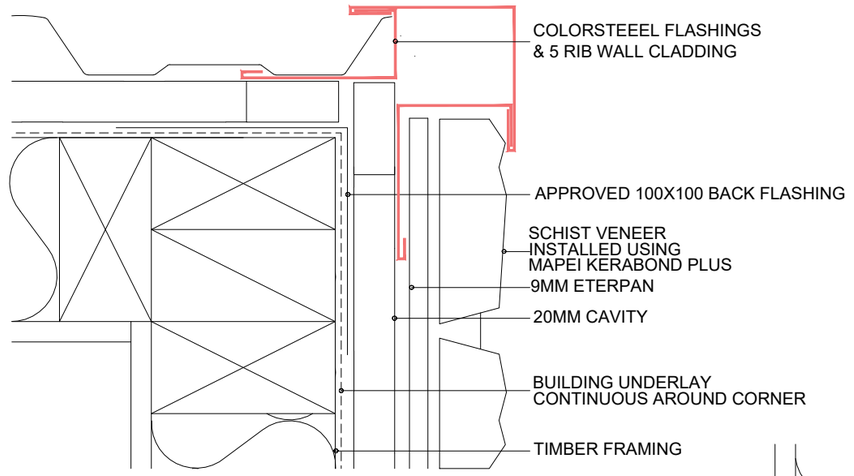
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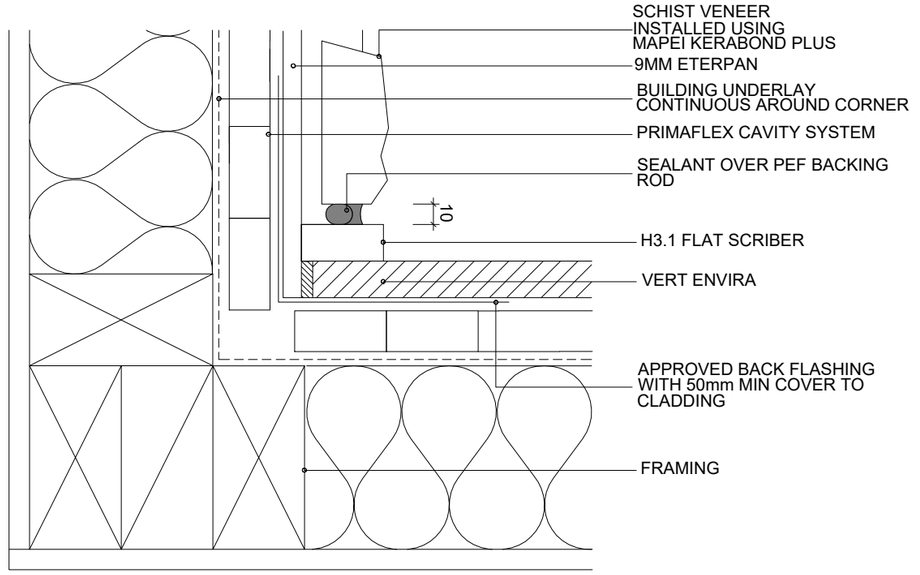
PROPOSED DWELLING
FOR
THE WHYTES
LOT 1190
HANLEYS FARM
QUEENSTOWN

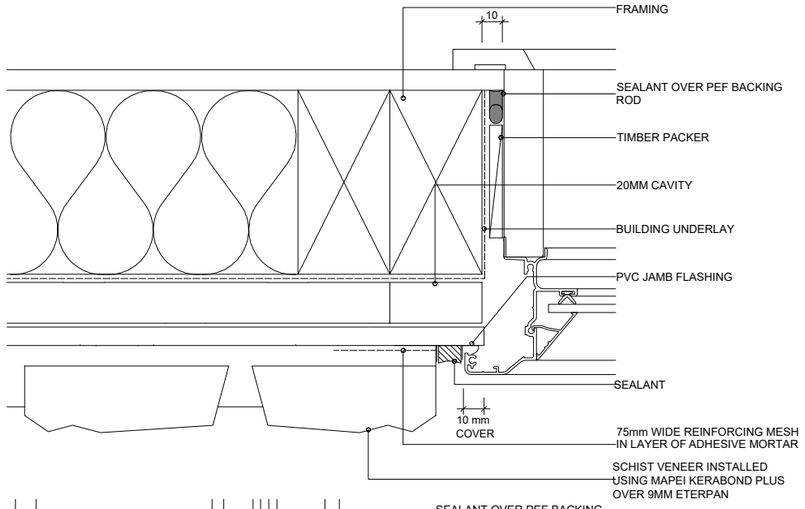
WIND | HIGH	PAGE CONTENT | VERT ENVIRA DETAILS
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 11/11/26
EXPOSURE | ZONE B	SCALE | 1:4

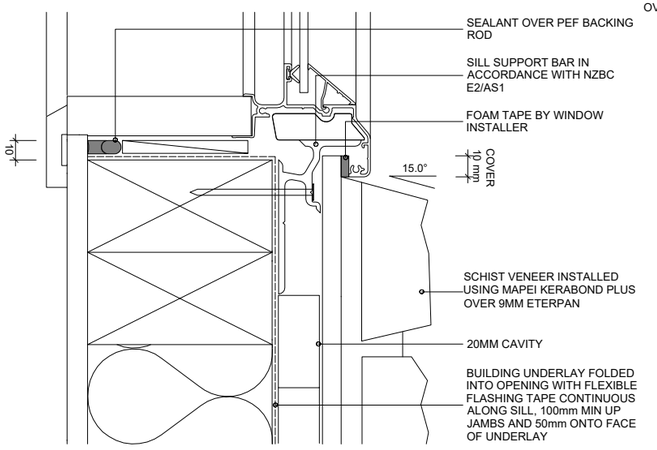
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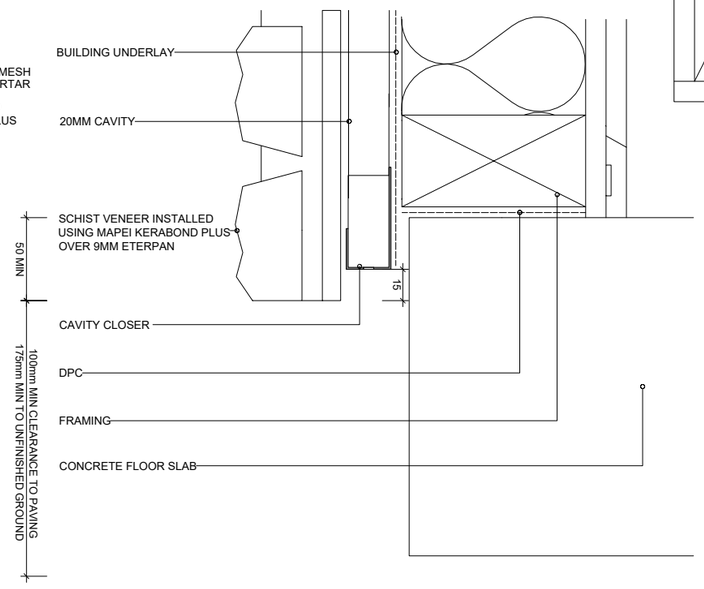












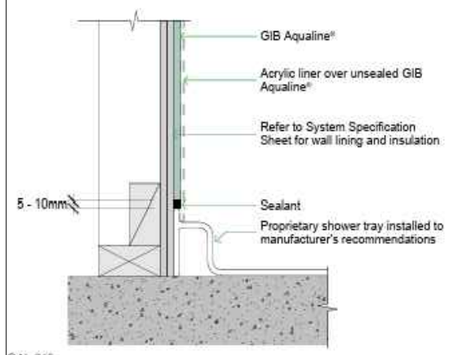
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PROPOSED DWELLING
FOR
THE WHYTES
LOT 1190
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | SCHIST DETAILS
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 11/11/26
EXPOSURE | ZONE B	SCALE | 1:3

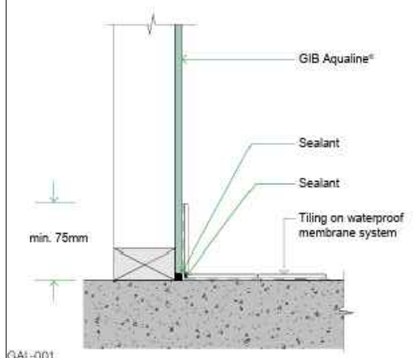
PAGE NO. \| A05

A: MOULDED SHOWER TRAY DOUBLE LINING JUNCTION



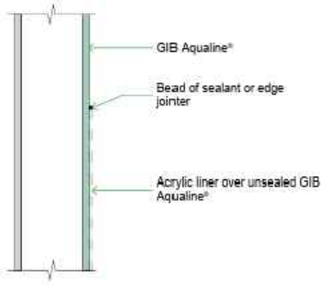
GAL-015

B: CERAMIC FLOOR SKIRTING LINING JUNCTION



GAL-001

C: UNSEALED PLASTERBOARD LINING



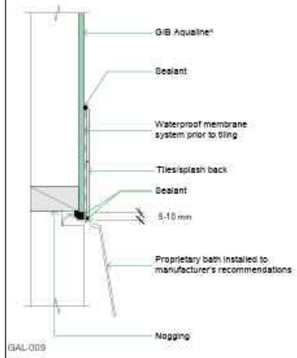
GAL-028

D: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.

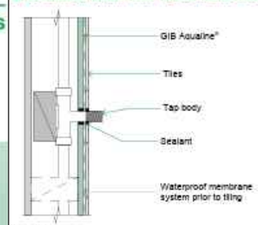


A: BATH LINING JUNCTION



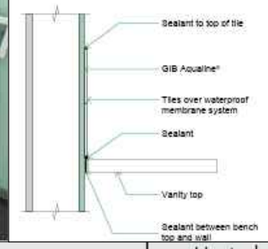
GAL-009

B: SEALING SEMI WET AREA PENETRATION

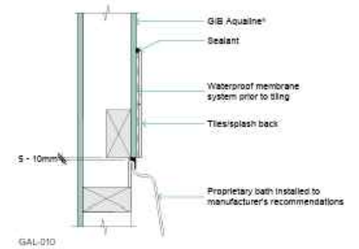


GAL-020

C: VANITY TOP LINING JUNCTION

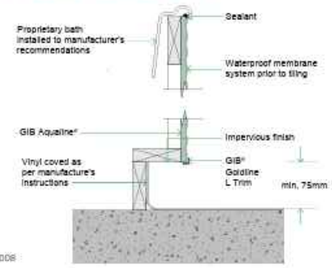


D: BATH LINING JUNCTION



GAL-010

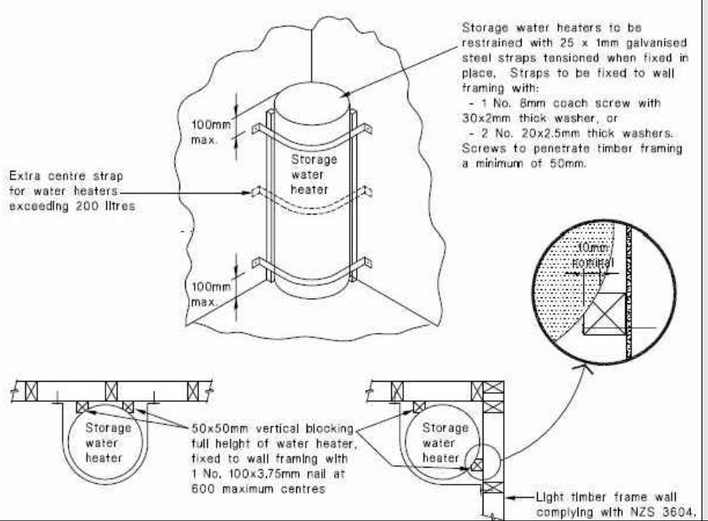
E: CRADLE VINYL LINING JUNCTION



GAL-008



Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



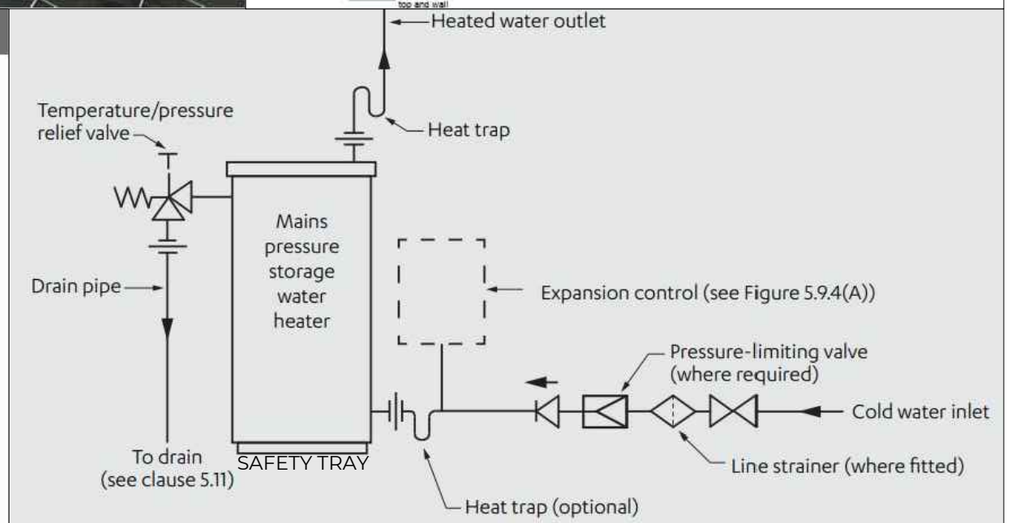
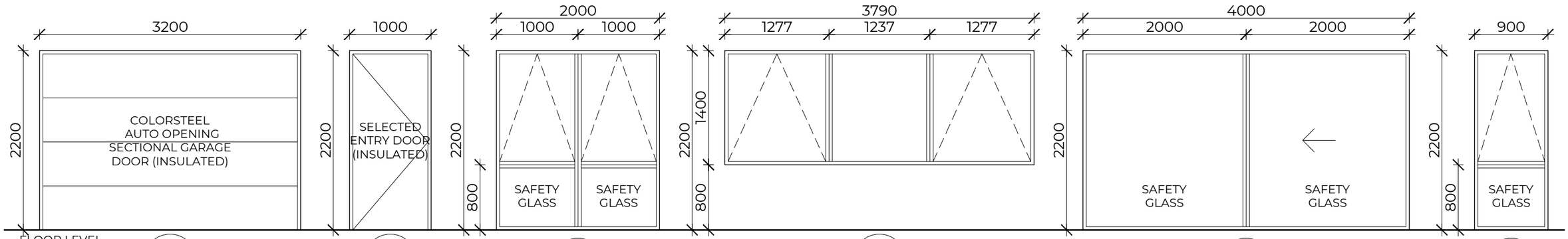


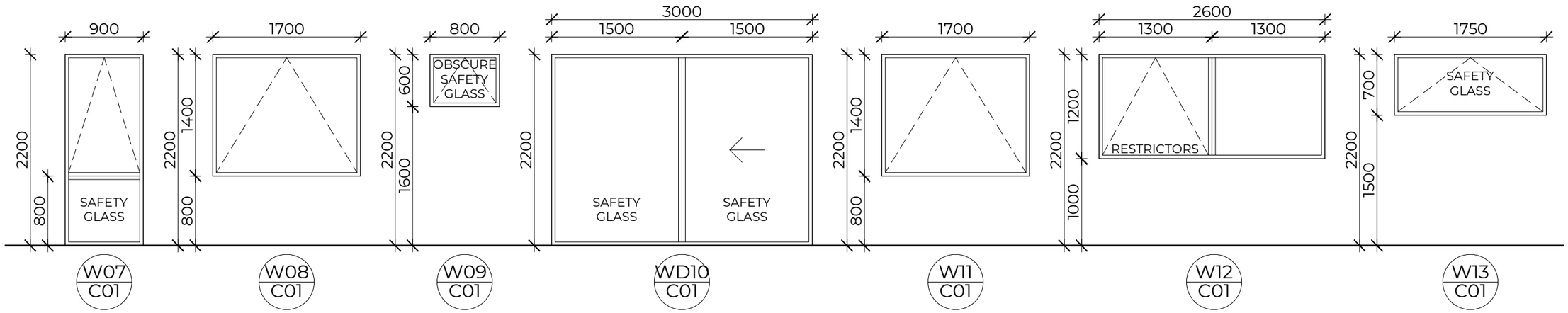
Figure 5.9.4(C) TYPICAL INSTALLATION OF A MAINS PRESSURE STORAGE WATER HEATER

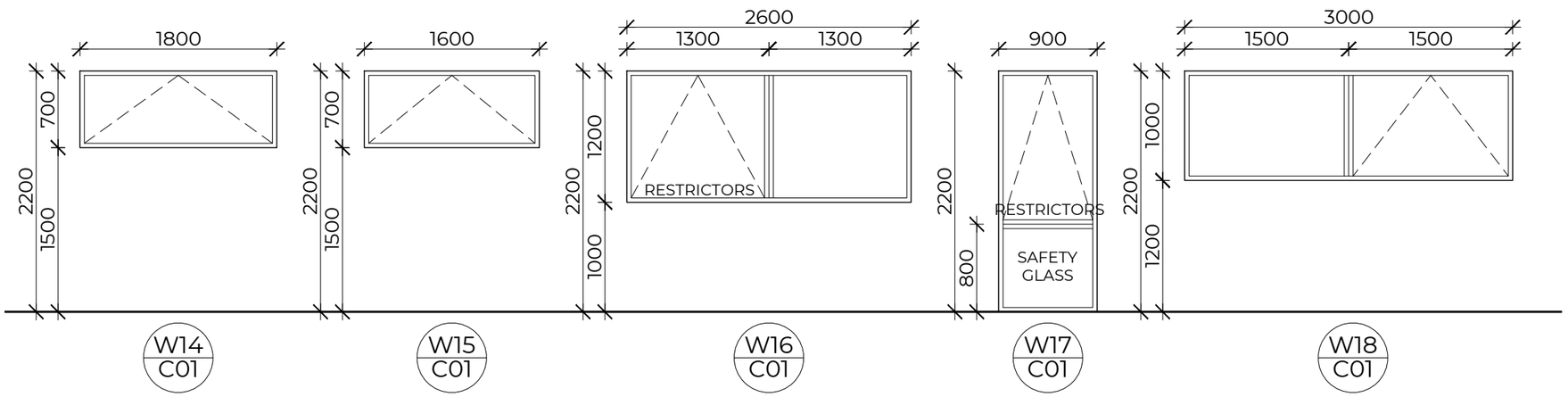
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PROPOSED DWELLING
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HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | FIXTURE DETAILS	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 11/11/26	PAGE NO. | A06
EXPOSURE | ZONE B	SCALE | NA	







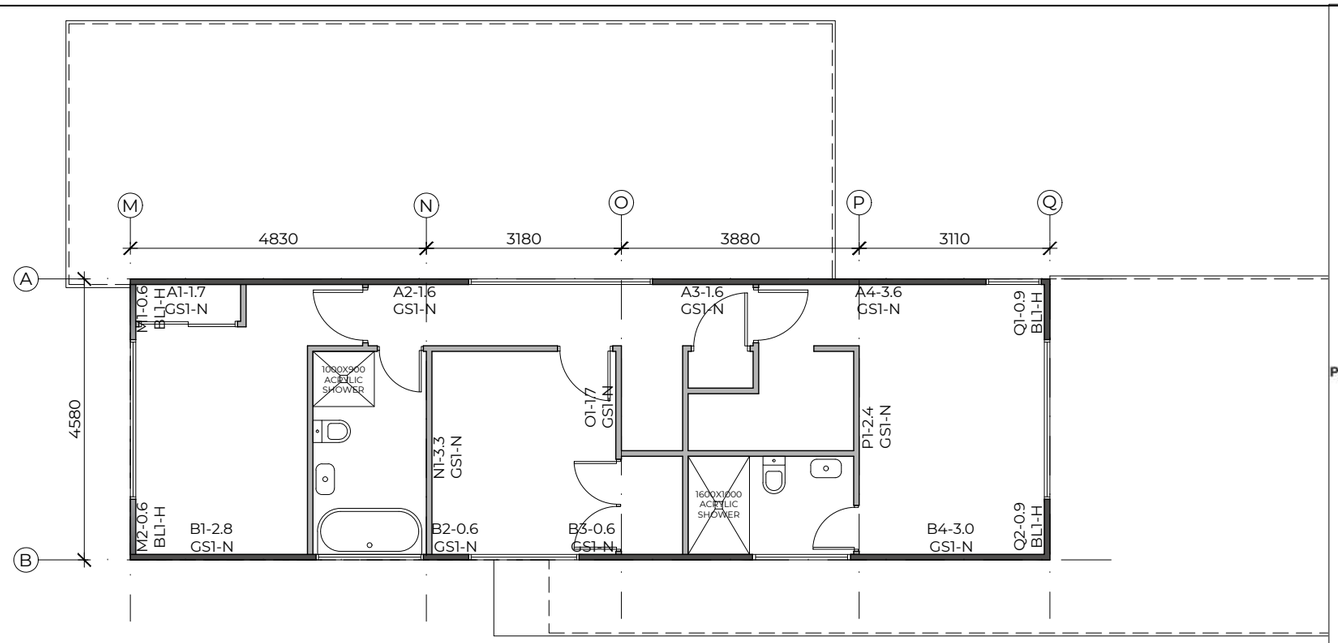
WINDOW & DOOR SCHEDULE

NOTE: R0.50 MIN AS PER H1 REPORT

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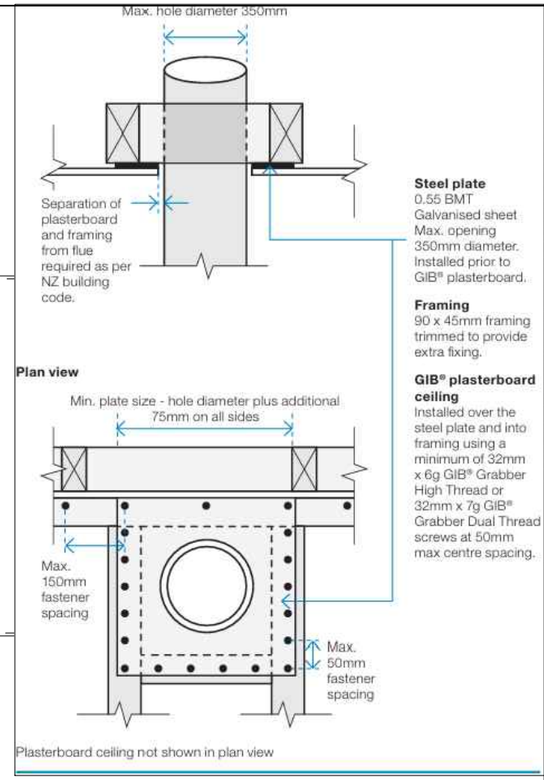
PROPOSED DWELLING
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THE WHYTES
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QUEENSTOWN

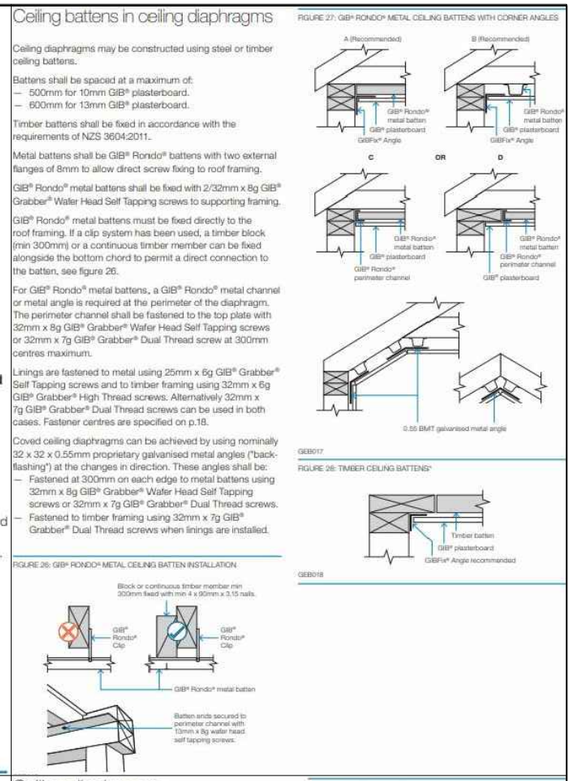
WIND | HIGH	PAGE CONTENT | WINDOW & DOOR SCHEDULE	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 11/11/26	PAGE NO. | C01
EXPOSURE | ZONE B	SCALE | 1:50	

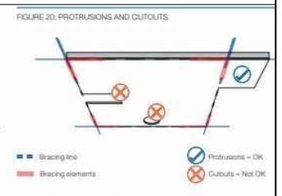


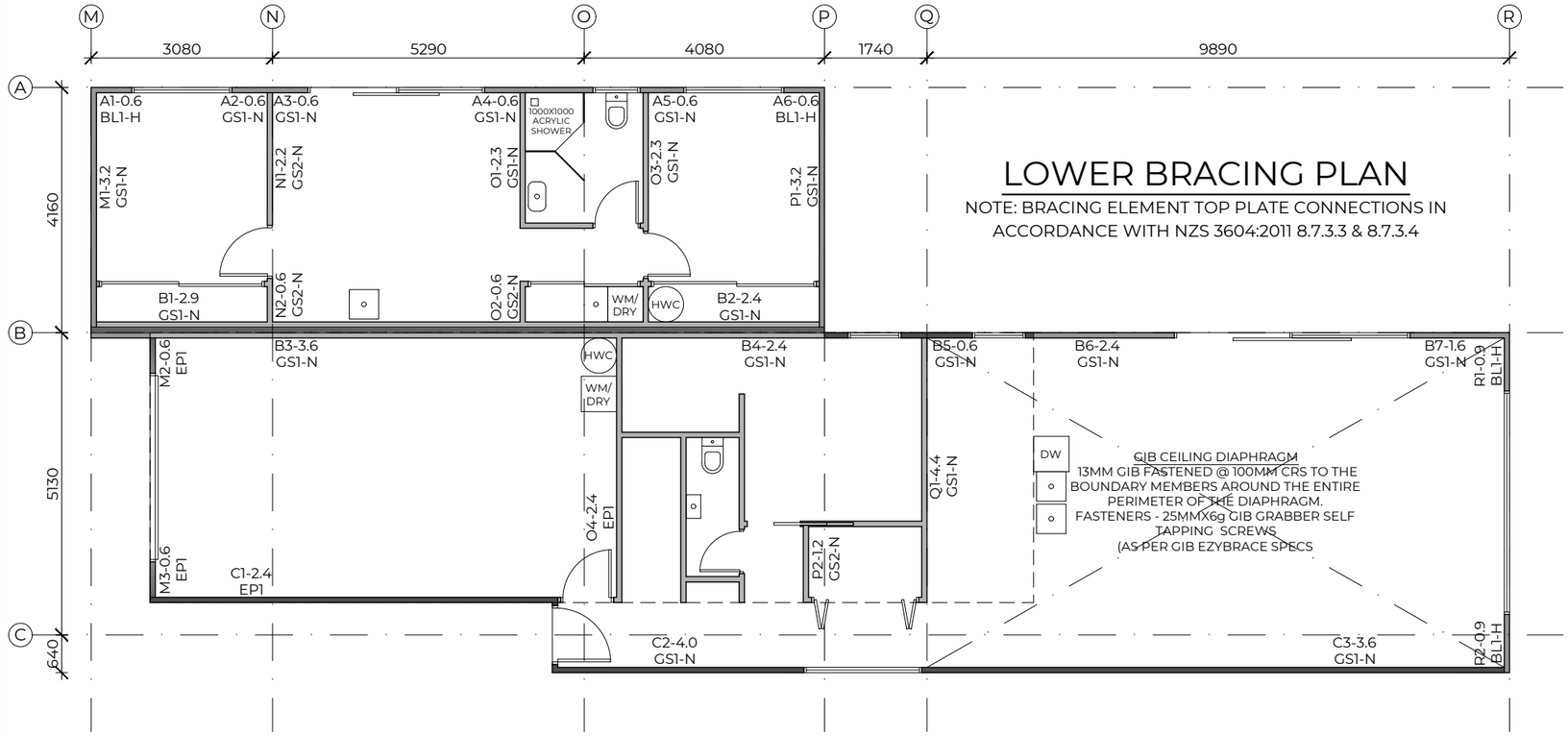
UPPER BRACING PLAN

NOTE: BRACING ELEMENT TOP PLATE CONNECTIONS IN ACCORDANCE WITH NZS 3604:2011 8.7.3.3 & 8.7.3.4









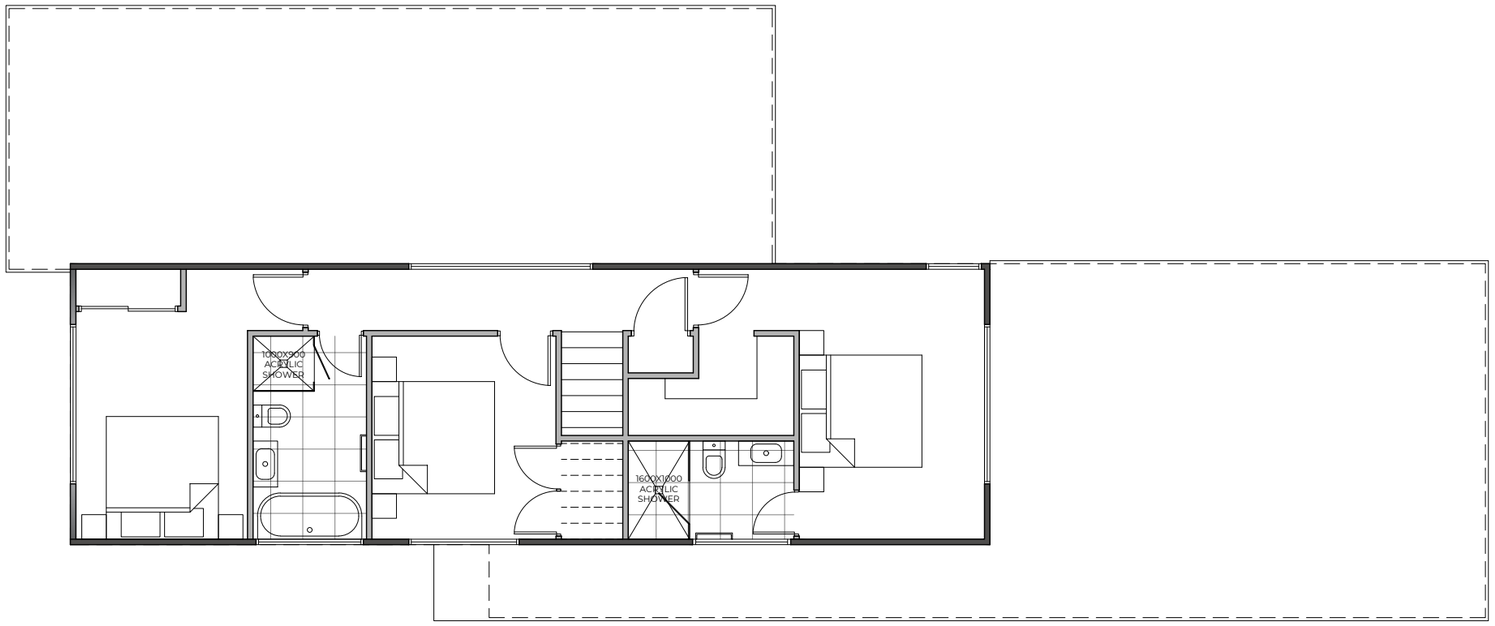
LOWER BRACING PLAN

NOTE: BRACING ELEMENT TOP PLATE CONNECTIONS IN ACCORDANCE WITH NZS 3604:2011 8.7.3.3 & 8.7.3.4

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PROPOSED DWELLING FOR
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LOT 1190
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | BRACING PLAN	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 11/11/26	PAGE NO. | S01
EXPOSURE | ZONE B	SCALE | 1:100	





FLOOR COVERINGS

TILES

CARPET

TIMBER

CONCRETE

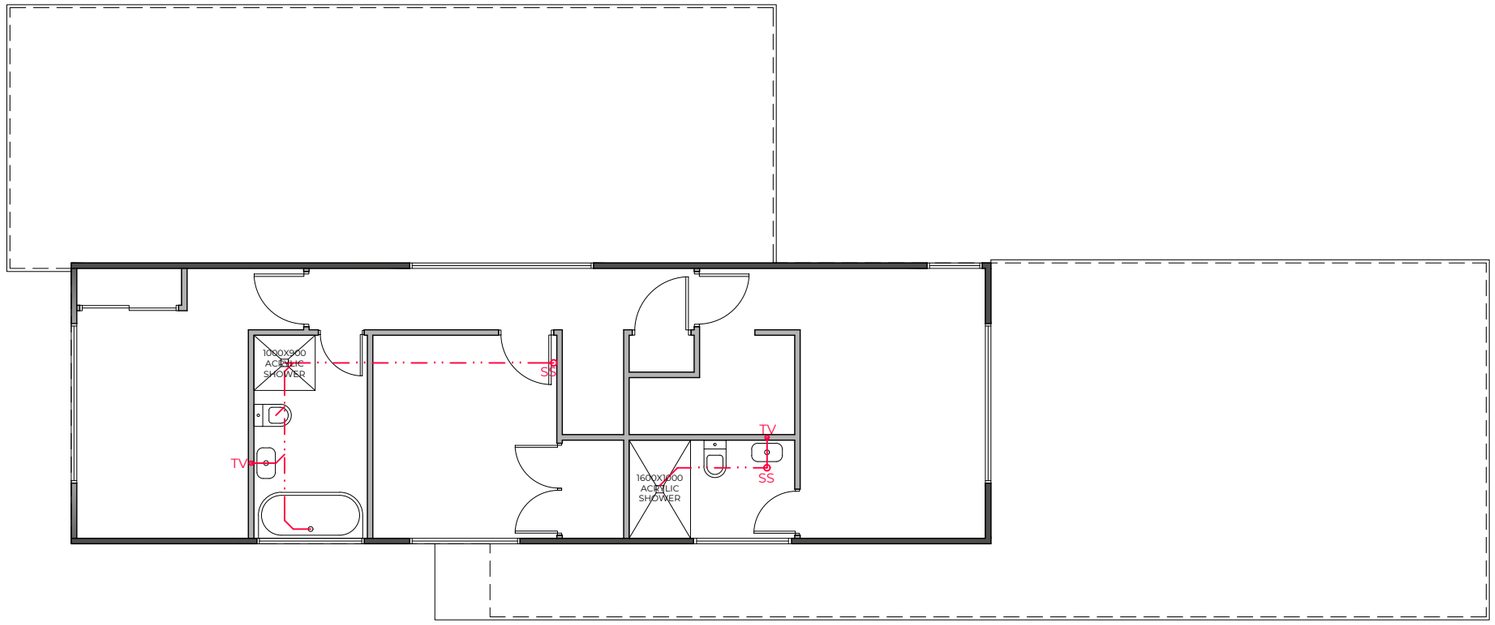
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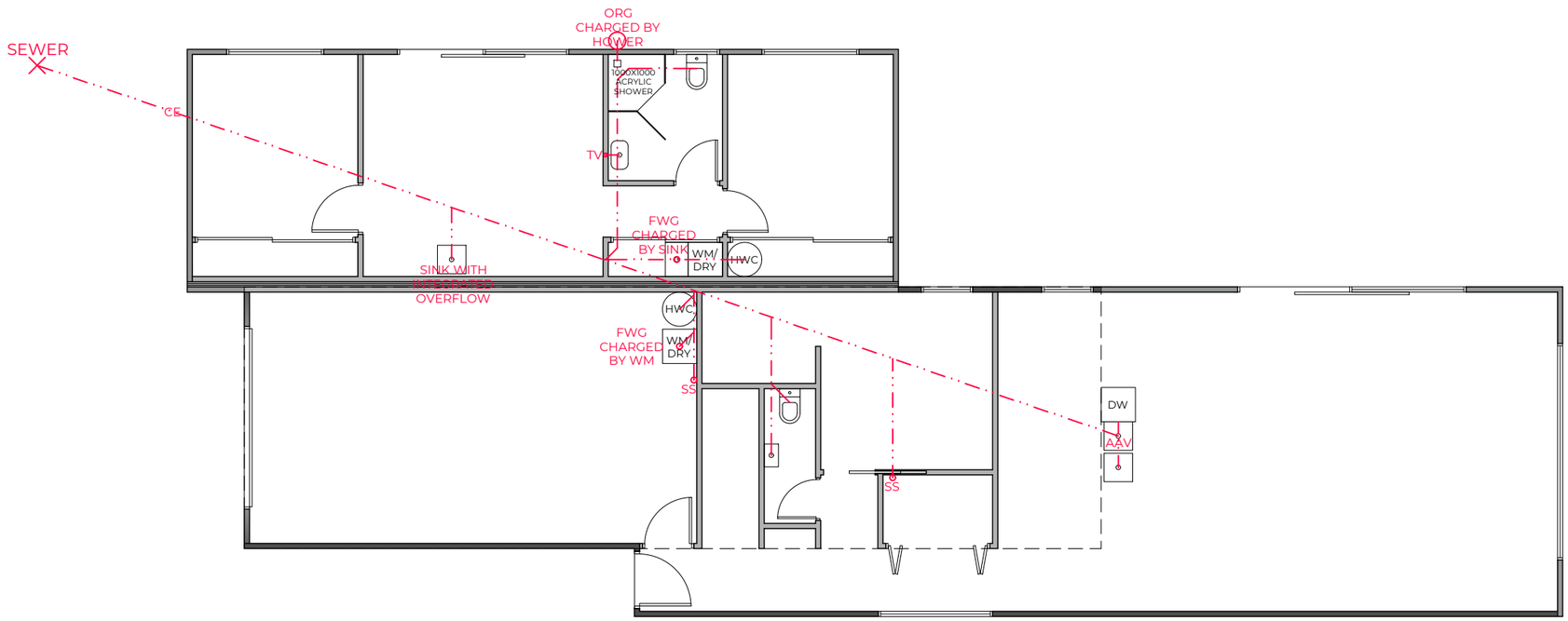
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PROPOSED DWELLING
FOR
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LOT 1190
HANLEYS FARM
QUEENSTOWN

WIND | HIGH	
EARTHQUAKE | ZONE 3	PAGE CONTENT | FLOOR COVERING PLAN
SNOW | N5 (2.0kPa)	DATE | 11/11/26
EXPOSURE | ZONE B	SCALE | 1:100

PAGE NO. \| F01





SEWER NOTES:

ALL PIPE WORK EXTERNAL TO THE SLAB WILL BE RAN IN 100MM ⌀ UPVC PIPES @ 1:60 GRADIENT
SLEEVE ALL PIPE WORK PENETRATING CONCRETE
DISHWASER TO BE CONNECTED IN BELOW KITCHEN SINK
KITCHEN SINK/DISHWASHER 65MM ⌀ @ 1:40
WASHING MACHINE 65MM ⌀ @ 1:40
BASINS 65MM ⌀ @ 1:40
SHOWERS 65MM ⌀ @ 1:40
TOILETS 100MM ⌀ @ 1:60
IO INSPECTION OPENING TO BE INSTALLED
ALL DESIGNED AS PER AS/NZS3500.2
ANGLE OF INFLUENCE FOR SERVICES WILL NOT EFFECT THE ADJOINING BOUNDARIES
65MM⌀ TERMINAL VENTS
100MM⌀ SOIL STACK

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WIND | HIGH	PAGE CONTENT | SOIL STACK PLAN
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 11/11/26
EXPOSURE | ZONE B	SCALE | 1:100

PAGE NO. \| SS01