

DRAWING LIST	
No	**SHEET NAME**
A0.00	TITLE
A0.01	SITE PLAN - CONCEPT
A0.10	FLOOR PLAN - CONCEPT
A0.20	ELEVATIONS - CONCEPT
A0.21	ELEVATIONS - CONCEPT
A0.25	SECTIONS - CONCEPT
A0.26	SECTIONS - CONCEPT
A0.27	SECTIONS - CONCEPT
A0.30	3D PERSPECTIVE
A0.31	3D PERSPECTIVE
A0.32	3D PERSPECTIVE
A1.00	NOTES & LEGENDS
A1.01	NOTES & LEGENDS
A1.02	SITE PLAN
A1.03	SITE SET OUT PLAN
A1.04	SITE DRAINAGE PLAN
A1.11	PROPOSED FLOOR PLAN
A1.12	WALL FRAMING AND LININGS PLAN
A1.20	FINISHES PLAN
A1.30	FOUNDATION PLAN

DRAWING LIST	
No	**SHEET NAME**
A1.31	FOUNDATION DETAILS
A1.32	FOUNDATION DETAILS
A1.33	FOUNDATION DETAILS
A1.40	DRAINAGE PLAN
A1.41	DRAINAGE DETAILS
A1.42	DRAINAGE DETAILS
A1.60	INSULATION & VENTILATION PLAN
A1.70	ELECTRICAL PLAN
A1.80	REFLECTED CEILING PLAN
A1.90	ROOF PLAN
A2.01	ELEVATIONS
A2.02	ELEVATIONS
A3.00	SECTIONS
A3.01	SECTIONS
A3.02	SECTIONS
A5.00	DETAILS - PLAN
A5.01	DETAILS - PLAN
A5.02	DETAILS - PLAN
A5.10	DETAILS - SECTION
A5.11	DETAILS - SECTION
A5.12	DETAILS - SECTION
A5.20	WINDOW & DOOR DETAILS
A5.21	WINDOW & DOOR DETAILS
A5.22	WINDOW & DOOR DETAILS
A5.23	DOOR DETAILS
A5.24	DOOR DETAILS
A5.25	DOOR DETAILS
A5.26	GARAGE DOOR DETAILS
A5.30	DETAILS - ASSORTED
A6.01	EXTERNAL WINDOW SCHEDULE
A6.02	EXTERNAL DOOR SCHEDULE
A6.05	INTERNAL DOOR SCHEDULE
A7.01	WET AREA DETAILS

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PROJECT

LOT 2050 HANLEYS

JOE OBRIEN

20 ROWE DRIVE

TITLE

TITLE

DRAWING STATUS

CONSENT

SITE NOTES

ADDRESS:	20 ROWE DRIVE, HANLEYS FARM, JACKS POINT, QUEENSTOWN 9371
LEGAL DESCRIPTION:	LOT 2050 DP 613113
SITE AREA:	1126m²
PROPERTY ID:	181480
WIND ZONE:	HIGH WIND
SNOW LOAD:	2.0 kPa
EXPOSURE ZONE:	ZONE B
EARTHQUAKE ZONE:	ZONE 3
CLIMATE ZONE:	ZONE 6

DEVELOPMENT STANDARDS

ZONE: JACKS POINT RESORT ZONE R(HD)-G, SUBDIVISION AND DEVELOPERS RULES (READ IN CONJUNCTION WITH SUBDIVISION RCA AND DESIGN GUIDELINES)

BUILDING HEIGHT
MAX BUILDING HEIGHT: 8m
PROPOSED: 5.9m

BUILDING INTERNAL SETBACKS
PERMITTED: 3m/1.0m INTERNAL BDY
PROPOSED: REFER TO SITE PLAN

BUILDING FRONT SETBACKS
PERMITTED: 4.0m FRONT
PROPOSED: REFER TO SITE PLAN

BUILDING COVERAGE
PERMITTED: 60%
PROPOSED: 44% (244m² GF GROSS)

WINDOW SILL HEIGHTS ABOVE FIRST STORY
PERMITTED: 1.5m

RECESSION PLANES:
PERMITTED: REFER DESIGN GUIDE 8.5
PROPOSED: REFER ELEVATIONS

BIN STORAGE:
PERMITTED: OUT OF PUBLIC VIEW
PROPOSED: REFER SITE PLAN

CLOTHES LINE & DRYING AREAS:
PERMITTED: OUT OF PUBLIC VIEW

FRONT YARD LANDSCAPING:
PERMITTED: HERITAGE SPECIES
PROPOSED: REFER SITE PLAN

OUTDOOR LIVING:
PERMITTED: 50m² MAIN RESIDENCE
PROPOSED: REFER SITE PLAN

PERMITTED: 35m² FLAT
PROPOSED: REFER SITE PLAN

GENERAL NOTES

ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH:

- WITH A1.00 & A1.01 NOTES & LEGENDS
- SPECIFICATIONS AND APPENDIX
- WHERE APPLICABLE MANUFACTURER SPECIFICATIONS AND INSTALLATION MANUALS
- ENGINEERS DRAWINGS AND DOCUMENTATION, INCL INSPECTION SCHEDULE
- GEOTECH REPORT
- TRUSS AND FRAME DESIGN AND DOCUMENTATION
- H1 REPORT
- E2 RISK MATRIX
- SEDIMENT CONTROL PLAN
- COUNCIL CONSENTED CONDITIONS AND INSPECTION SCHEDULE

- ANY 3D DRAWINGS ARE INDICATIVE ONLY, AND ARE TO BE READ IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS
- CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER
- ALL LINTEL SIZES AND TRUSS DESIGN AS PER TRUSSTECH FRAME AND TRUSS DESIGN AND STRUCTURAL DRAWINGS AND DETAILS
- POSITION OF WIRELESS INTERCONNECTED DOMESTIC SMOKE ALARM COMPLYING WITH NZS 4514 SHOWN AS SM

FLOOR FINISHES NOTES

SELECTED OVERLAY FLOORING, QUICKSTEP OR SIMILAR. KITCHEN AREA USE WATERPROOF SEALANT AT JOINTS AND FULL PERIMETER OF FLOORING IN ACCORD. E3/AS1 AND MANUFACTURERS SPECIFICATION

SELECTED 600x600 TILES

SELECTED CARPET

SELECTED GARAGE CARPET

FOUNDATION NOTES

- MAXSLAB BASE FOUNDATION READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN AND SLAB DRAWINGS
- POSITION, WIDTH AND DEPTH OF EXTERNAL WINDOW AND DOOR REBATES IN SLAB TO BE CONFIRMED ON SITE FROM SELECTED JOINERY PROFILE
- CONFIRM ALL DRAINAGE BEFORE COMMENCING CONCRETE SLAB WORKS
- DRAIN PIPES PENETRATING THROUGH FOUNDATIONS TO BE SLEEVED IN UPVC PIPE WITH HESSIAN PACKING TO FILL VOID BETWEEN, WIDTH OF SLEEVE TO BE PIPE DIAMETER PLUS 20mm
- **ALLOWED 6mm OVER HANG TO FRAMING EDGE**
- **NO EDGE INSULATION**

INSULATION NOTES

R4.1 WALL INSULATION TO (140) WALLS SHOWN AS

SELECTED ACOUSTIC BATTS SHOWN AS

1 LAYER OF R3.2 PINK BATTS CEILING INSULATION (160MM THICK) TO CEILINGS SHOWN AS

2 LAYERS OF R3.2 PINK BATTS CEILING INSULATION (160MM THICK, 320MM TOTAL) TO CEILINGS SHOWN AS

NOTES:
- ALL INSULATION INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION DETAILS
- READ DRAWING IN CONJUNCTION WITH H1 REPORT FOR COMPLIANCE DETAILS
- GARAGE INCLUDED IN INSULATION CALCULATIONS
- SLAB CALCULATED AS MAXSLAB 300 R2.19

CEILING LEGEND

4.5MM HARDIFLEX SOFFIT PANEL

13mm STANDARD GIB

13mm GIB AQUALINE

ACCESS PANEL TO CEILING SHOWN AS **AP**

ELECTRICAL NOTES

- ELECTRICAL INSTALLATION TO COMPLY WITH NZECP
- ALL ELECTRICAL OUTLETS AND LIGHTS TO BE CONFIRMED ON SITE WITH CLIENT BEFORE INSTALLATION
- DATA,TV OUTLETS AND USB POWER POINTS TO BE CONFIRMED ON SITE
- WHERE RECESSED DOWN LIGHTS PENETRATE INSULATION, IC RATED FITTING TO BE USED
- EXTERIOR POWER OUTLETS TO HAVE APPROPRIATE IP RATING TO SUIT CONDITIONS
- **UNDER TILE HEATING TO TILED AREAS CONFIRM SPECIFICATION WITH CLIENT**
- ALL LIGHT FITTINGS TO PROVIDE MIN ILLUMNACE TO COMPLY WITH NZBC G8/AS1
- **DUCTED HEAT PUMP THROUGHOUT (CONFIRM SYSTEM AND CO-ORDINATE WITHIN FIRST FLOOR FRAMING)**
- POSITION OF INTERCONNECTED WIRELESS DOMESTIC SMOKE ALARM COMPLYING WITH NZS 4514 SHOWN AS SM

ELECTRICAL LEGEND

LEGEND

- SWITCH BOARD
- LIGHT SWITCH
- INTERNAL DOWNLIGHT
- EXTERNAL DOWNLIGHT
- WALL LIGHT
- E — EXTERNAL POWER OUTLET
- DOUBLE POWER OUTLET
- D — DATA OUTLET
- A — AERIAL OUTLET
- EXTRACT IN/OUT
- HTR — HEATED TOWEL RAIL
- MIRROR LIGHT/LED
- SM — INTERCONNECTED SMOKE ALARM
- STAIR LIGHTS

ROOF NOTES

SPOUTING
- COLORSTEEL125mm QUAD EQUIVALENT
- ARI 10 YEAR 58mm/hr
- SPOUTING CROSS SECTION SIZE = 6967mm²
- ROOF SERVICEABLE AREA = 125m²

DOWNPIPE
- 80mmØ COLORSTEEL DOWNPIPE
- RAINFALL INTENSITY = 58mm/hr
- ROOF SERVICEABLE AREA=185m² (CALCULATOR MRM)

GUTTERS, ALLOW FOR OVERFLOW ALONG GUTTER WITH PROPRIETARY GUTTER BRACKETS

GUTTER AND DOWNPIPES SIZES REFER TO MRM CALCULATIONS

DRAINAGE NOTES

- ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC NZS3500.2
- DRAINAGE PLAN TO BE CONFIRMED ON SITE WITH PLUMBER
- ALL INVERTS OF DRAINS TO BE CONFIRMED TO SUIT SITE
- ALL HOT WATER TO BE SUPPLIED FROM SELECTED 300L HOT WATER CYLINDER TO MAIN RESIDENCE AND 180L MIN. HOT WATER CYLINDER TO FLAT
- HEAT PUMP TO DISCHARGE OVER GULLY
- DRAIN PIPES PENETRATING THROUGH FOUNDATIONS TO BE SLEEVED IN UPVC PIPE WITH HESSIAN PACKING TO FILL VOID BETWEEN, WIDTH OF SLEEVE TO BE PIPE DIAMETER PLUS 20mm
- DRAIN PIPES THROUGH FOUNDATION TO AVOID INTERFERENCE WITH REINFORCING STEEL

PLUMBING NOTES

- ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500:2
- DRAINAGE PLAN TO BE CONFIRMED ON SITE WITH PLUMBER
- ALL INVERTS OF DRAINS TO BE CONFIRMED ONSITE
- HOT AND COLD WATER MIN. NOMINAL PIPE SIZES TO TABLE 4: NZBC/G12 (UP TO 20m)
- ALL UNDER SLAB DRAINAGE TO BE 100mm dia. AT 1:60 FALL MIN REDUCED AT SLAB FLOOR LEVEL AS REQUIRED
- CONFIRM BATHROOM FITTING AND FIXTURES LOCATIONS ONSITE PRIOR TO INSTALLATION
- WHERE REQUIRED ALL OUTSIDE TAPS TO BE HEAT TRACED OFF MAIN WATER SUPPLY
- CONTRACTOR TO ALLOW PROVISIONS OF DRAIN DOWN OF HOT AND COLD WATER SYSTEMS FOR FROST/FREEZE PROTECTION
- **ALL VANITY, BASINS, KITCHEN SINKS, LAUNDRY TUBS TO HAVE BUILT IN OVERFLOW AND FIXTURES TO BE FITTED WITH PROPRIETARY TAP FLOW RETRACTORS TO ENSURE FLOW RATE IS BELOW CAPACITY OF OVERFLOW**

LEGEND

TAG	DESCRIPTION	PIPE SIZE ABOVE FLOOR
DW	DISHWASHER	50mmØ
S	KITCHEN SINK	50mmØ @1:40
T	TUB	50mmØ @1:40
WHB	HAND BASIN	50mmØ @1:40
WC	TOILET	100mmØ @1:60
SH	SHOWER	65mmØ @1:40
BA	BATH	65mmØ @1:40
WM	WASHING MACHINE	
AV	AIR ADMITTANCE VALVE	
ORG	OVERFLOW RELIEF GULLY	
GT	GULLY TRAP	
HT	HOSE TAP	
IO	INSPECTION OPENING	
TV	TERMINAL VENT	80mmØ

TERMINAL VENT TERMINATION TO COMPLY WITH NZBC AS/NZS3500
ACCEPTABLE MATERIALS:
PIPES AND FITTING: PVC (AS/NZS 1260)
TRAPS: PVC (AS2887)
EXPANSION JOINTS: PVC (NZS7643)

- STORMWATER DRAINAGE
- SEWER DRAINAGE

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No.	Description	Date
1	CONSENT	16.11.26

SHEET TITLE
NOTES & LEGENDS

PROJECT INFORMATION
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

PROJECT NO 2658	DRAWING NO A1.00
DRAWING STATUS	CONSENT
DATE	16 / 11 / 2026
SCALE AS INDICATED	REV 1

WALL SCHEDULE

TYPE	DESCRIPTION
WT01	0.40mm CORRUGATE CLADDING OVER 20mm CAVIBAT SYSTEM OVER COVERTEK 407 UNDERLAY OVER 140x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @ 600mm CRS WITH DWANGS @800mm CRS WITH INSULATION ON SELECTED LINING
WT02	0.40mm CORRUGATE CLADDING OVER 20mm CAVIBAT SYSTEM OVER COVERTEK 407 UNDERLAY OVER 90x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @ 600mm CRS WITH DWANGS @800mm CRS WITH INSULATION ON SELECTED LINING
WT03	JHETGR30-N FIRE RATED SYSTEM - 0.40mm COLORSTEEL CLADDING ON 20mm CAVIBAT SYSTEM ON 6mm RAB OVER 140 x 45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @ 600mm CRS WITH DWANGS @ 800mm CRS WITH INSULATION AND SELECTED WALL LINING.
WT04	SELECTED SHIPLAP VERTICAL WEATHERBOARDS OVER 20mm CAVITY BATTENS OVER COVERTEK 407 UNDERLAY OVER 140x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @ 600mm CRS WITH DWANGS @ 480mm CRS WITH SELECTED LINING
WT05	PEDRACLAD® 40mm ISLAND STONE FULLY ADHERED ON 9MM ETERPAN BOARD ON 20mm CAVITY BATTEN ON COVERTEK 407 UNDERLAY OVER 140x45mm H1.2 TREATED TIMBER WALL FRAMING @ 400mm CTRS WITH DWANGS @400mm CRS WITH INSULATION WITH SELECTED LINING
WT10	GBTLAB 60 TWO-WAY FRR DOUBLE TIMBER-FRAMED SYSTEM, 286 TO 316 MM OVERALL, ACHIEVING FRR 60/60/60. LINE EACH SIDE WITH 1 LAYER 10MM GIB STANDARD PLASTERBOARD ON 90X45 H1.2 SG8 TIMBER FRAMING @600mmCRS WITH DWANGS @800mm CRS WITH INSULATION ONE SIDE ON 30mm CAVITY ON 25mm THICK GIB BARRIERLINE CENTRAL BARRIER ON 30mm CAVITY WITH 140X45 H1.2 SG8 TIMBER FRAMING @600mm CRS WITH DWANGS @800mm CRS WITH INSULATION WITH 10mm GIB STANDARD. CONSTRUCT, SEAL AND FINISH STRICTLY TO THE CURRENT GIB GBTLAB 60 SYSTEM SPECIFICATION
WT15	SELECTED WALL LINING OVER 140x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @ 600mm CTRS WITH SELECTED WALL LINING
WT20	SELECTED WALL LINING OVER 90x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @ 600mm CTRS WITH SELECTED WALL LINING

DOWNPIPE SCHEDULE

MARK	DESCRIPTION	MAX CATCHMENT AREA	ACTUAL CATCHMENT AREA
DP01	80mm DIA COLORSTEEL DOWN PIPE	125m²	30m²
DP02	80mm DIA COLORSTEEL DOWN PIPE	125m²	38m²
DP03	80mm DIA COLORSTEEL DOWN PIPE	125m²	63m²
DP04	80mm DIA COLORSTEEL DOWN PIPE	125m²	43m²
DP05	80mm DIA COLORSTEEL DOWN PIPE	125m²	39m²
DP06	80mm DIA COLORSTEEL DOWN PIPE	125m²	60m²
DP07	80mm DIA COLORSTEEL DOWN PIPE	125m²	34m²

ROOF SCHEDULE

No.	DESCRIPTION
RT02	0.40mm CORRUGATE ROOF CLADDING ON COVERTEK 407 ROOFING UNDERLAY ON 70X45 H1.2 SG8 PURLINS ON FLAT @ 900mm CRS

INTERNAL DOOR...

MARK	TYPE	Comments
ID01	DT01	FLAT BEDROOM
ID02	DT01	FLAT BEDROOM
ID03	DT01	FLAT BATHROOM
ID08	DT01	GARAGE
ID09	DT01	FLEXI ROOM
ID12	DT01	BEDROOM 1
ID14	DT01	BEDROOM 2
ID16	DT01	BATHROOM
ID18	DT01	WARDROBE
ID19	DT01	ENSUITE
ID20	DT01	MASTER BEDROOM

DT01: 11

ID11	DT02	LINEN

DT02: 1

ID06	DT03	FLAT ROBE
ID07	DT03	FLAT ROBE

DT03: 2

ID10	DT04	STORAGE

DT04: 1

ID13	DT05	BEDROOM 1
ID15	DT05	BEDROOM 2

DT05: 2

ID04	DT06	FLAT STORAGE
ID05	DT06	FLAT LAUNDRY

DT06: 2

VENTILATION SCHEDULE

ROOM	AREA	5% VENTILATION REQ	COMMENTS
BATHROOM	8 m²	0.40 m²	MECH EXTRACT + WINDOW OPENING PROVIDING 0.42m²
BEDROOM 1	10 m²	0.52 m²	WINDOW OPENING ED06 PROVIDING 2.10m²
BEDROOM 2	11 m²	0.53 m²	WINDOW OPENING ED07 PROVIDING 2.10m²
DINING	16 m²	0.78 m²	WINDOW OPENING ED05 PROVIDING 2.4m²
ENSUITE	5 m²	0.25 m²	WINDOW OPENING W08 PROVIDING 1.30m²
FLAT BATHROOM	6 m²	0.30 m²	WINDOW OPENING W02 PROVIDING 0.70m²
FLAT BEDROOM 1	9 m²	0.43 m²	WINDOW OPENING W13 PROVIDING 0.63m²
FLAT BEDROOM 2	9 m²	0.43 m²	WINDOW OPENING W14 PROVIDING 0.63m²
FLAT LIVING / KITCHEN / HALL	21 m²	1.07 m²	MECH EXTRACT + WINDOW OPENING ED10 & W12 PROVIDING 3.37m²
FLEXI ROOM	11 m²	0.54 m²	WINDOW OPENING W03 PROVIDING 0.8m²
GARAGE	40 m²	1.99 m²	WINDOW OPENING ED01 AND ED09 PROVIDING 10.85m²
KITCHEN	17 m²	0.86 m²	MECH EXTRACT + WINDOW OPENING ED05 PROVIDING 2.4m²
LDRY	1 m²	0.06 m²	MECH EXTRACT
LIVING	23 m²	1.15 m²	WINDOW OPENING ED03 & ED04 PROVIDING 8.0m²
MASTER BEDROOM	16 m²	0.79 m²	WINDOW OPENING W07 & ED08 PROVIDES 4.6m²

EXTERNAL WINDOW & DOOR

- DIMENSIONS SHOWN ARE TO ITEM SIZE ONLY FOR TRIM OUT SIZE SEE BELOW EACH ITEM
- ALL ITEMS TO BE LOW-E ARGON FILLED IGU DOUBLE GLAZED UNITS
- EXTERNAL ALUMINIUM DOUBLE GLAZED WINDOW AND DOOR JOINERY PROFILE TO BE **RESIDENTIAL** THERMALLY BROKEN SUITE WITH DOUBLE GLAZING (R0.5MIN)
- ALL WINDOW AND DOOR JOINERY PROFILES & REBATES TO BE CONFIRMED WITH JOINERY SUPPLIER PRIOR TO SLAB BEING POURED
- ALL HARDWARE & GLAZING FINISHES TO BE CONFIRMED
- JOINERY MANUFACTURER TO SITE MEASURE ALL OPENINGS ON SITE BEFORE MANUFACTURER
- FOR ALL DOORS REFER TO PLANS FOR HINGING PRIOR TO MANUFACTURER
- ALL WORK TO COMPLY WITH THE RELEVANT CLAUSES OF NZBC AND NZS 4223
- JOINERY COLOUR TO BE CONFIRMED WITH ARCHITECT BEFORE MANUFACTURER
- **SG - SAFETY GLASS**

INTERNAL DOOR NOTES

- DIMENSIONS SHOWN ARE TO ITEM SIZE ONLY FOR TRIM OUT SIZE SEE BELOW EACH ITEM
- JOINERY MANUFACTURER TO SITE MEASURE ALL OPENINGS ON SITE BEFORE MANUFACTURER
- FOR ALL DOORS REFER TO PLANS FOR HINGING PRIOR TO MANUFACTURER
- LOCKWOOD VELOCITY HARDWARE TO DOORS
- ALL INTERNAL DOORS SIZED WITH 30mm PINE REVEALS
- DIMENSIONS SHOWN ARE FOR DOOR SIZES ONLY, FOR TRIM SIZES SEE BELOW EACH ITEM

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No.	Description	Date
1	CONSENT	16.11.26

SHEET TITLE

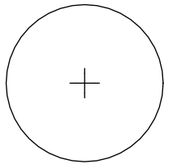
NOTES & LEGENDS

PROJECT INFORMATION

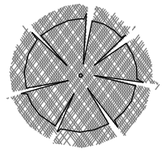
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A1.01
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 50	REV 1

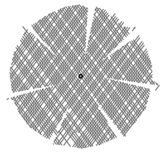
PLANTING SCHEDULE



- SMALL TO MEDIUM TREE STRUCTURES SELECTED FROM SECTION 7.3 OF HANLEYS FARM DESIGN GUIDE LINES



- GRASSES SELECTED FROM SECTION 7.3 OF HANLEYS FARM DESIGN GUIDE LINES



- SHRUBS SELECTED FROM SECTION 7.3 OF HANLEYS FARM DESIGN GUIDE LINES

LANDSCAPING NOTES

- FRONT BOUNDARY LANDSCAPING STRIP TO BE PLANTED WITH PRIMARILY HERITAGE SPECIES IN ACCORDANCE WITH HANLEYS FARM DESIGN MANUAL
- ALL LANDSCAPING PLANT SELECTIONS SUBJECT TO AVAILABILITY AND CONFIRMATION ON SITE. CONFIRM SELECTIONS COMPLY WITH HANLEYS FARM DESIGN GUIDE LINES
- PROVIDE IRRIGATION SYSTEM TO FRONT GARDEN

1 SITE PLAN
1 : 150

FENCING NOTES

MINIMUM REQUIREMENT:
- NO FENCE TO FRONT LANDSCAPED AREA
- 1.8m MAX ABOVE ORIGINAL GROUND LEVEL

FENCING OPTIONS:
- TIMBER FRAMED FENCE WITH TIMBER PAILING, CAPPED
- TIMBER LOOK COMPOSITE TIMBER FENCING
- FENCE POST AND RAILS CONSTRUCTED FROM METAL
- FINISHES MUST BE NATURAL, STAINED TIMBER OR DARK GREY IN COLOUR WITH MATT FINISH

SITE NOTES

ADDRESS:	20 ROWE DRIVE, HANLEYS FARM, JACKS POINT, QUEENSTOWN 9371
LEGAL DESCRIPTION:	LOT 2050 DP 613113
SITE AREA:	1126m²
PROPERTY ID:	181480
WIND ZONE:	HIGH WIND
SNOW LOAD:	2.0 kPa
EXPOSURE ZONE:	ZONE B
EARTHQUAKE ZONE:	ZONE 3
CLIMATE ZONE:	ZONE 6

DEVELOPMENT STANDARDS

ZONE: JACKS POINT RESORT ZONE R(HD)-G, SUBDIVISION AND DEVELOPERS RULES (READ IN CONJUNCTION WITH SUBDIVISION RCA AND DESIGN GUIDELINES)

BUILDING HEIGHT
MAX BUILDING HEIGHT: 8m
PROPOSED: 5.9m

BUILDING INTERNAL SETBACKS
PERMITTED: 3m/1.0m INTERNAL BDY
PROPOSED: REFER TO SITE PLAN

BUILDING FRONT SETBACKS
PERMITTED: 4.0m FRONT
PROPOSED: REFER TO SITE PLAN

BUILDING COVERAGE
PERMITTED: 60%
PROPOSED: 44% (244m² GF GROSS)

WINDOW SILL HEIGHTS ABOVE FIRST STORY
PERMITTED: 1.5m

RECESSION PLANES:
PERMITTED: REFER DESIGN GUIDE 8.5
PROPOSED: REFER ELEVATIONS

BIN STORAGE:
PERMITTED: OUT OF PUBLIC VIEW
PROPOSED: REFER SITE PLAN

CLOTHES LINE & DRYING AREAS:
PERMITTED: OUT OF PUBLIC VIEW

FRONT YARD LANDSCAPING:
PERMITTED: HERITAGE SPECIES
PROPOSED: REFER SITE PLAN

OUTDOOR LIVING:
PERMITTED: 50m² MAIN RESIDENCE
PROPOSED: REFER SITE PLAN

PERMITTED: 35m² FLAT
PROPOSED: REFER SITE PLAN

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No.	Description	Date
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SHEET TITLE
SITE PLAN

PROJECT INFORMATION
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

PROJECT NO 2658	DRAWING NO A1.02
DRAWING STATUS	CONSENT
DATE	16 / 11 / 2026
SCALE AS INDICATED	REV 1



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No.	Description	Date
1	CONSENT	16.11.26

SHEET TITLE

SITE SET OUT PLAN

PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

1 SITE SET OUT PLAN
1 : 150

PROJECT NO 2658	DRAWING NO A1.03
DRAWING STATUS	CONSENT
DATE	16 / 11 / 2026
SCALE 1 : 150	REV 1



1 SITE DRAINAGE PLAN

1 : 150

DRAINAGE NOTES

- ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC NZS3500.2
- DRAINAGE PLAN TO BE CONFIRMED ON SITE WITH PLUMBER
- ALL INVERTS OF DRAINS TO BE CONFIRMED TO SUIT SITE
- ALL HOT WATER TO BE SUPPLIED FROM SELECTED 300L HOT WATER CYLINDER TO MAIN RESIDENCE AND 180L MIN. HOT WATER CYLINDER TO FLAT
- HEAT PUMP TO DISCHARGE OVER GULLY
- DRAIN PIPES PENETRATING THROUGH FOUNDATIONS TO BE SLEEVED IN UPVC PIPE WITH HESSIAN PACKING TO FILL VOID BETWEEN, WIDTH OF SLEEVE TO BE PIPE DIAMETER PLUS 20mm
- DRAIN PIPES THROUGH FOUNDATION TO AVOID INTERFERENCE WITH REINFORCING STEEL

PLUMBING NOTES

- ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500:2
- DRAINAGE PLAN TO BE CONFIRMED ON SITE WITH PLUMBER
- ALL INVERTS OF DRAINS TO BE CONFIRMED ONSITE
- HOT AND COLD WATER MIN. NOMINAL PIPE SIZES TO TABLE 4: NZBC/G12 (UP TO 20m)
- ALL UNDER SLAB DRAINAGE TO BE 100mm dia. AT 1:60 FALL MIN REDUCED AT SLAB FLOOR LEVEL AS REQUIRED
- CONFIRM BATHROOM FITTING AND FIXTURES LOCATIONS ONSITE PRIOR TO INSTALLATION
- WHERE REQUIRED ALL OUTSIDE TAPS TO BE HEAT TRACED OFF MAIN WATER SUPPLY
- CONTRACTOR TO ALLOW PROVISIONS OF DRAIN DOWN OF HOT AND COLD WATER SYSTEMS FOR FROST/FREEZE PROTECTION
- **ALL VANITY, BASINS, KITCHEN SINKS, LAUNDRY TUBS TO HAVE BUILT IN OVERFLOW AND FIXTURES TO BE FITTED WITH PROPRIETARY TAP FLOW RETRACTORS TO ENSURE FLOW RATE IS BELOW CAPACITY OF OVERFLOW**

LEGEND

TAG	DESCRIPTION	PIPE SIZE ABOVE FLOOR
DW	DISHWASHER	50mmØ
S	KITCHEN SINK	50mmØ @1:40
T	TUB	50mmØ @1:40
WHB	HAND BASIN	50mmØ @1:40
WC	TOILET	100mmØ @1:60
SH	SHOWER	65mmØ @1:40
BA	BATH	65mmØ @1:40
WM	WASHING MACHINE	
AV	AIR ADMITTANCE VALVE	
ORG	OVERFLOW RELIEF GULLY	
GT	GULLY TRAP	
HT	HOSE TAP	
IO	INSPECTION OPENING	
TV	TERMINAL VENT	80mmØ

TERMINAL VENT TERMINATION TO COMPLY WITH NZBC AS/NZS3500
ACCEPTABLE MATERIALS:
PIPES AND FITTING: PVC (AS/NZS 1260)
TRAPS: PVC (AS2887)
EXPANSION JOINTS: PVC (NZS7643)

STORMWATER DRAINAGE
SEWER DRAINAGE

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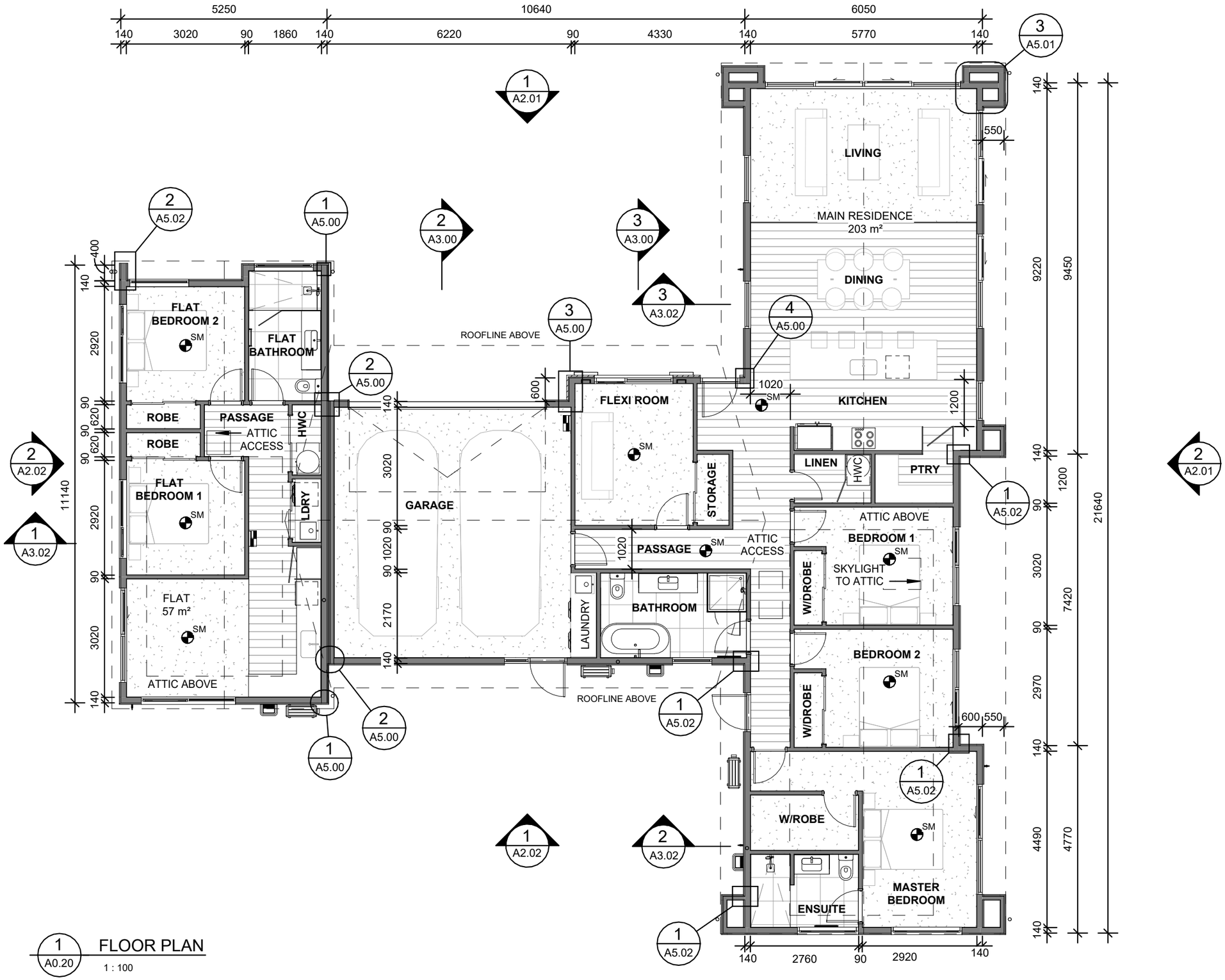
SHEET TITLE

SITE DRAINAGE PLAN

PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no	2658	Drawing no	A1.04
Drawing status	CONSENT		
Date	16 / 11 / 2026		
Scale	As indicated	REV	1



1 A0.20 FLOOR PLAN

1 : 100

GENERAL NOTES

ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH:

- WITH A1.00 & A1.01 NOTES & LEGENDS
- SPECIFICATIONS AND APPENDIX
- WHERE APPLICABLE MANUFACTURER SPECIFICATIONS AND INSTALLATION MANUALS
- ENGINEERS DRAWINGS AND DOCUMENTATION, INCL INSPECTION SCHEDULE
- GEOTECH REPORT
- TRUSS AND FRAME DESIGN AND DOCUMENTATION
- H1 REPORT
- E2 RISK MATRIX
- SEDIMENT CONTROL PLAN
- COUNCIL CONSENTED CONDITIONS AND INSPECTION SCHEDULE

- ANY 3D DRAWINGS ARE INDICATIVE ONLY, AND ARE TO BE READ IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS
- CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER
- ALL LINTEL SIZES AND TRUSS DESIGN AS PER TRUSSTECH FRAME AND TRUSS DESIGN AND STRUCTURAL DRAWINGS AND DETAILS
- POSITION OF WIRELESS INTERCONNECTED DOMESTIC SMOKE ALARM COMPLYING WITH NZS 4514 SHOWN AS SM

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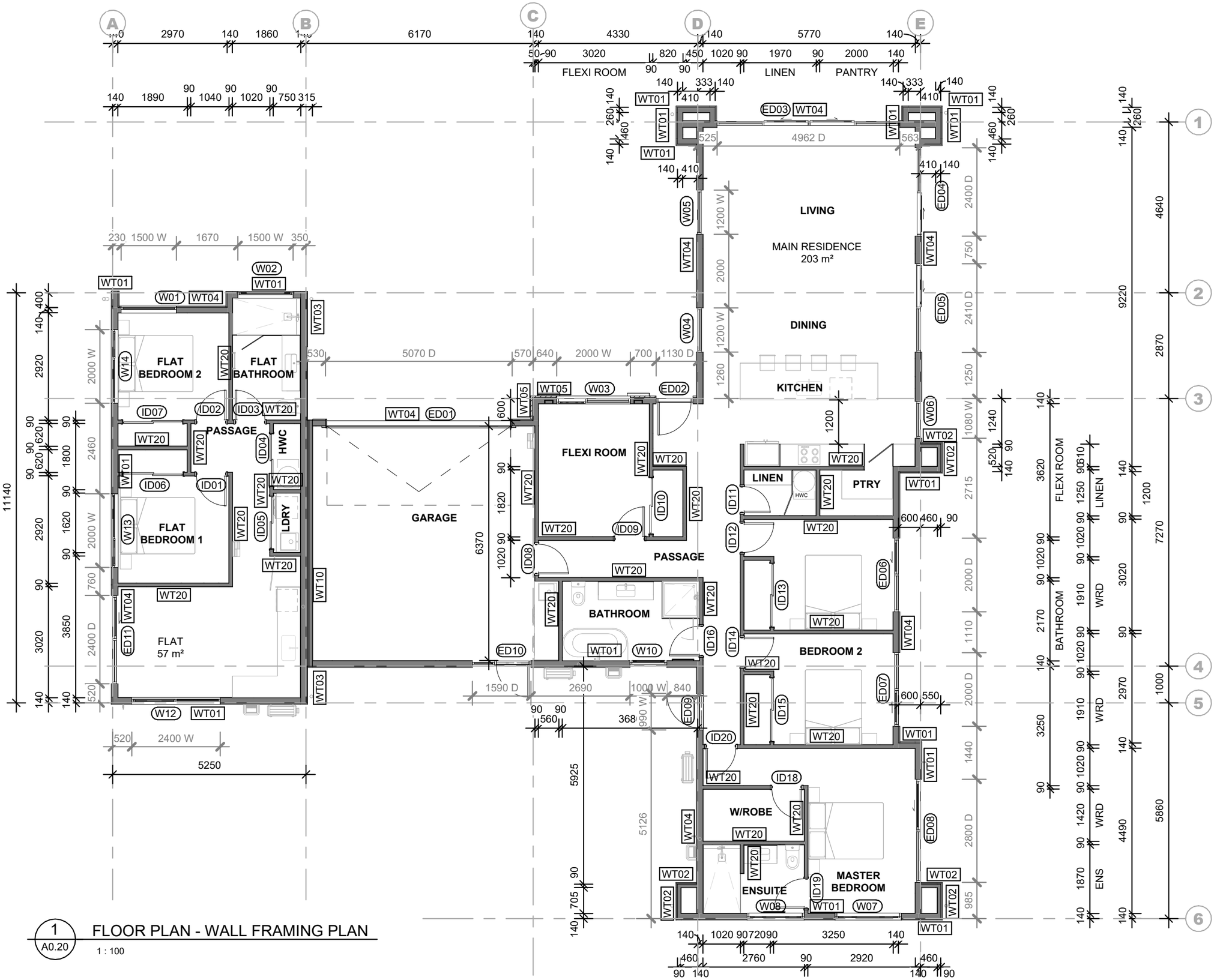
SHEET TITLE

PROPOSED FLOOR PLAN

PROJECT INFORMATION

PROJECT NAME:	LOT 2050 HANLEYS
CLIENT:	JOE OBRIEN
ADDRESS:	20 ROWE DRIVE

PROJECT NO	2658	DRAWING NO	A1.11
DRAWING STATUS			CONSENT
DATE			16 / 11 / 2026
SCALE	AS INDICATED	REV	1



1 FLOOR PLAN - WALL FRAMING PLAN
A0.20
1 : 100

WALL SCHEDULE1

TYPE	DESCRIPTION
WT01	0.40mm CORRUGATE CLADDING OVER 20mm CAVIBAT SYSTEM OVER COVERTEK 407 UNDERLAY OVER 140x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @ 600mm CRS WITH DWANGS @800mm CRS WITH INSULATION ON SELECTED LINING
WT02	0.40mm CORRUGATE CLADDING OVER 20mm CAVIBAT SYSTEM OVER COVERTEK 407 UNDERLAY OVER 90x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @ 600mm CRS WITH DWANGS @800mm CRS WITH INSULATION ON SELECTED LINING
WT03	JHETGR30-N FIRE RATED SYSTEM - 0.40mm COLORSTEEL CLADDING ON 20mm CAVIBAT SYSTEM ON 6mm RAB OVER 140 x 45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @ 600mm CRS WITH DWANGS @ 800mm CRS WITH INSULATION AND SELECTED WALL LINING.
WT04	SELECTED SHIPLAP VERTICAL WEATHERBOARDS OVER 20mm CAVITY BATTENS OVER COVERTEK 407 UNDERLAY OVER 140x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @ 600mm CRS WITH DWANGS @ 480mm CRS WITH SELECTED LINING
WT05	PEDRACLAD® 40mm ISLAND STONE FULLY ADHERED ON 9MM ETERPAN BOARD ON 20mm CAVITY BATTEN ON COVERTEK 407 UNDERLAY OVER 140x45mm H1.2 TREATED TIMBER WALL FRAMING @ 400mm CTRS WITH DWANGS @400mm CRS WITH INSULATION WITH SELECTED LINING
WT10	GBTLAB 60 TWO-WAY FRR DOUBLE TIMBER-FRAMED SYSTEM, 286 TO 316 MM OVERALL, ACHIEVING FRR 60/60/60. LINE EACH SIDE WITH 1 LAYER 10MM GIB STANDARD PLASTERBOARD ON 90X45 H1.2 SG8 TIMBER FRAMING @600mmCRS WITH DWANGS @800mm CRS WITH INSULATION ONE SIDE ON 30mm CAVITY ON 25mm THICK GIB BARRIERLINE CENTRAL BARRIER ON 30mm CAVITY WITH 140X45 H1.2 SG8 TIMBER FRAMING @600mm CRS WITH DWANGS @800mm CRS WITH INSULATION WITH 10mm GIB STANDARD. CONSTRUCT, SEAL AND FINISH STRICTLY TO THE CURRENT GIB GBTLAB 60 SYSTEM SPECIFICATION
WT15	SELECTED WALL LINING OVER 140x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @ 600mm CTRS WITH SELECTED WALL LINING
WT20	SELECTED WALL LINING OVER 90x45mm SG8 H1.2 TREATED TIMBER WALL FRAMING @ 600mm CTRS WITH SELECTED WALL LINING

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No.	Description	Date
1	CONSENT	16.11.26

SHEET TITLE

WALL FRAMING AND LININGS PLAN

PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

PROJECT NO 2658	DRAWING NO A1.12
DRAWING STATUS	CONSENT
DATE	16 / 11 / 2026
SCALE 1 : 100	REV 1

LINING NOTES

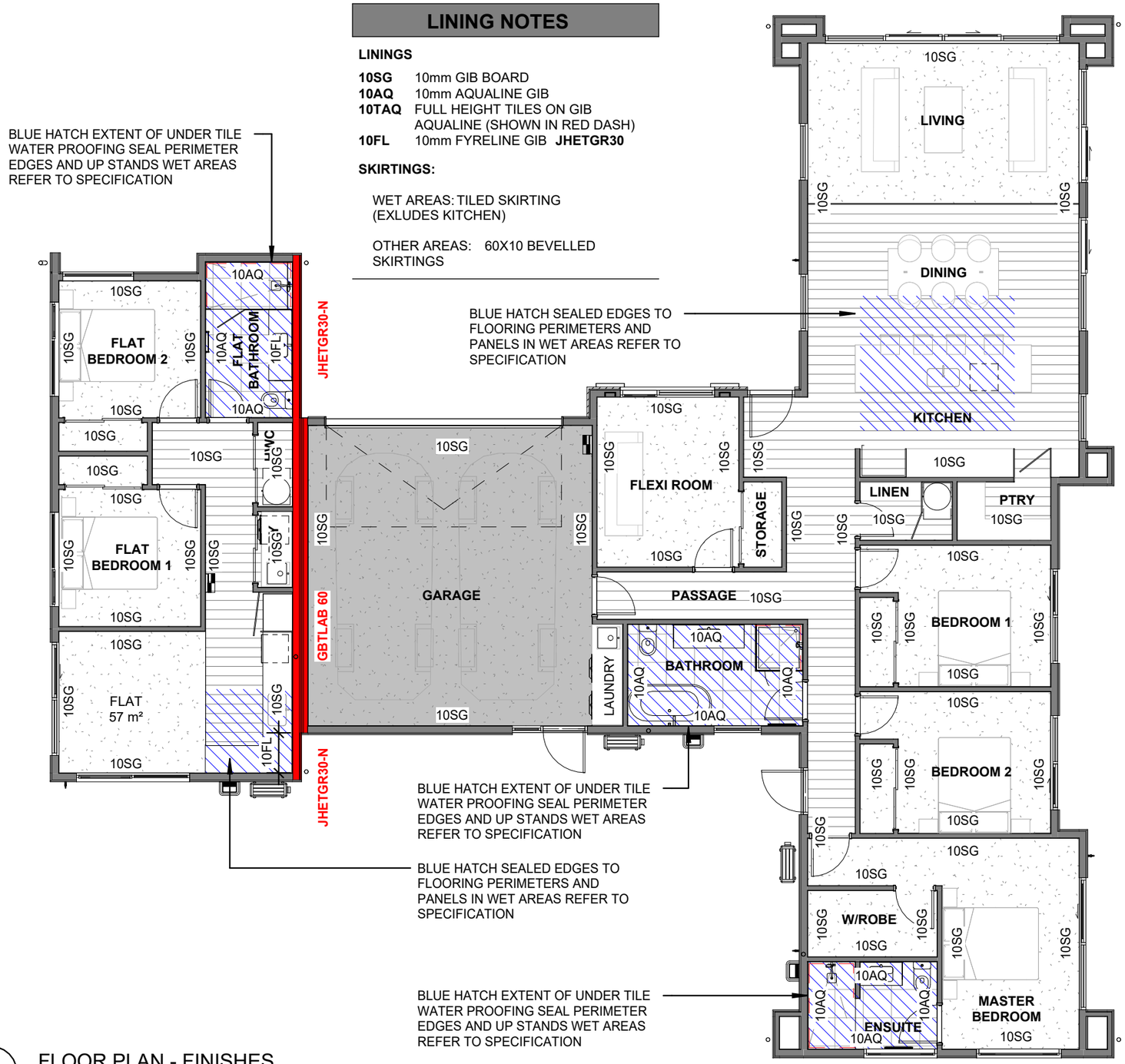
LININGS

10SG 10mm GIB BOARD
10AQ 10mm AQUALINE GIB
10TAQ FULL HEIGHT TILES ON GIB AQUALINE (SHOWN IN RED DASH)
10FL 10mm FYRELINE GIB **JHETGR30**

SKIRTINGS:

WET AREAS: TILED SKIRTING (EXLUDES KITCHEN)

OTHER AREAS: 60X10 BEVELLED SKIRTINGS



1 / A0.20 FLOOR PLAN - FINISHES

1 : 100

FLAT FINISHES

BEDROOM

- GIB BOARD THROUGHOUT WALLS AND CEILING
- GIB STOPPING WITH LEVEL 4 PAINT FINISH
- PINE SKIRTINGS

DINING/LIVING

- GIB BOARD THROUGHOUT WALLS AND CEILING
- GIB STOPPING WITH LEVEL 4 PAINT FINISH
- PINE SKIRTINGS

BATHROOM

- FULL HEIGHT TILES TO SHOWER ENCLOSURE OVER FLOOR SYSTEM WITH 1:50 FALL TO ALLPROOF CHANNEL DRAIN
- GIB AQUALINE WITH LEVEL 4 PAINT THROUGHOUT
- VANITY (CONFIRM FINISH WITH CLIENT)
- GLASS MIRROR ABOVE VANITY (TOUGHENED SAFETY GLASS)
- HEATED TOWEL RAIL SHOWN AS HTR
- PROVIDE LIGHTING OVER MIRROR AND VANITY
- PROVIDE IMPERVIOUS UPSTAND BEHIND VANITY 150MM MIN, SEAL BETWEEN UPSTAND AND BENCH
- PROVIDE VENTILATION FAN REFER ELECTRICAL PLAN
- ALL PLUMBING FITTING AND FIXTURES TO BE CONFIRMED WITH CLIENT
- ALLOW FOR UNDER TILE HEATING

KITCHEN

- KITCHEN JOINERY FINISH AND DESIGN TO BE CONFIRMED BY CLIENT
- ALLOW FOR OVERHEAD RANGE HOOD
- ALLOW FOR UNDER BENCH DISH WASHER
- ELECTRICAL HOB
- ELECTRICAL OVEN
- IMPERVIOUS SPLASH BACK BEHIND KITCHEN BENCH
- READ IN CONJUNCTION WITH ELECTRICAL PLAN
- ALL PLUMBING FITTINGS AND FIXTURES TO BE CONFIRMED WITH CLIENT

LAUNDRY

- GIB BOARD THROUGHOUT WALLS AND CEILING
- SPLASH BACK/SEALED BEHIND BENCH/TUB

FLOOR FINISHES NOTES

SELECTED OVERLAY FLOORING, QUICKSTEP OR SIMILAR. KITCHEN AREA USE WATERPROOF SEALANT AT JOINTS AND FULL PERIMETER OF FLOORING IN ACCORD. E3/AS1 AND MANUFACTURERS SPECIFICATION

SELECTED 600x600 TILES

SELECTED CARPET

SELECTED GARAGE CARPET

MAIN DWELLING FINISHES

BATHROOM

- FULL HEIGHT TILES TO SHOWER ENCLOSURE OVER FLOOR SYSTEM WITH 1:50 FALL TO ALLPROOF CHANNEL DRAIN
- GIB AQUALINE WITH LEVEL 4 PAINT THROUGHOUT
- VANITY (CONFIRM FINISH WITH CLIENT)
- GLASS MIRROR ABOVE VANITY (TOUGHENED SAFETY GLASS)
- HEATED TOWEL RAIL SHOWN AS HTR
- PROVIDE LIGHTING OVER MIRROR AND VANITY
- PROVIDE IMPERVIOUS UPSTAND BEHIND VANITY & BATH 150MM MIN, SEAL BETWEEN UPSTAND AND BENCH
- PROVIDE FULL HEIGHT TILES ABOVE BATH
- PROVIDE VENTILATION FAN REFER ELECTRICAL PLAN
- ALL PLUMBING FITTING AND FIXTURES TO BE CONFIRMED WITH CLIENT
- **ALLOW FOR UNDER TILE HEATING**

ENSUITE

- FULL HEIGHT TILES TO SHOWER ENCLOSURE OVER TILED FLOOR SYSTEM WITH 1:50 FALL TO ALLPROOF CHANNEL DRAIN
- GIB AQUALINE WITH LEVEL 4 PAINT THROUGHOUT
- VANITY (CONFIRM FINISH WITH CLIENT)
- GLASS MIRROR ABOVE VANITY (TOUGHENED SAFETY GLASS)
- HEATED TOWEL RAIL SHOWN AS HTR
- PROVIDE LIGHTING OVER MIRROR AND VANITY
- PROVIDE IMPERVIOUS UPSTAND BEHIND VANITY 150MM MIN, SEAL BETWEEN UPSTAND AND BENCH
- PROVIDE VENTILATION FAN REFER ELECTRICAL PLAN
- ALL PLUMBING FITTING AND FIXTURES TO BE CONFIRMED WITH CLIENT
- ALLOW FOR UNDER TILE HEATING

KITCHEN

- KITCHEN JOINERY FINISH AND DESIGN BY CLIENT
- ALLOW FOR OVERHEAD RANGE HOOD
- ALLOW FOR UNDER BENCH DISH WASHER
- ELECTRICAL HOB
- ELECTRICAL OVEN
- IMPERVIOUS SPLASH BACK BEHIND KITCHEN BENCH
- READ IN CONJUNCTION WITH ELECTRICAL PLAN
- ALL PLUMBING FITTINGS AND FIXTURES TO BE CONFIRMED WITH CLIENT

LAUNDRY

- LAUNDRY TUB INSET WITH JOINERY. DESIGN BY CLIENT
- WASHING MACHINE/DRYER SUPPLIED BY CLIENT
- ALLOW IMPERVIOUS SPLASH BACK BEHIND INSET TUB

BEDROOMS

- GIB BOARD THROUGHOUT WALLS AND CEILING
- GIB STOPPING WITH LEVEL 4 PAINT FINISH
- PINE SKIRTINGS

DINING/LIVING

- GIB BOARD THROUGHOUT WALLS AND CEILING
- GIB STOPPING WITH LEVEL 4 PAINT FINISH
- PINE SKIRTINGS

GARAGE

- GIB BOARD THROUGHOUT WALLS AND CEILING
- GIB STOPPING WITH LEVEL 4 PAINT FINISH
- PINE SKIRTINGS

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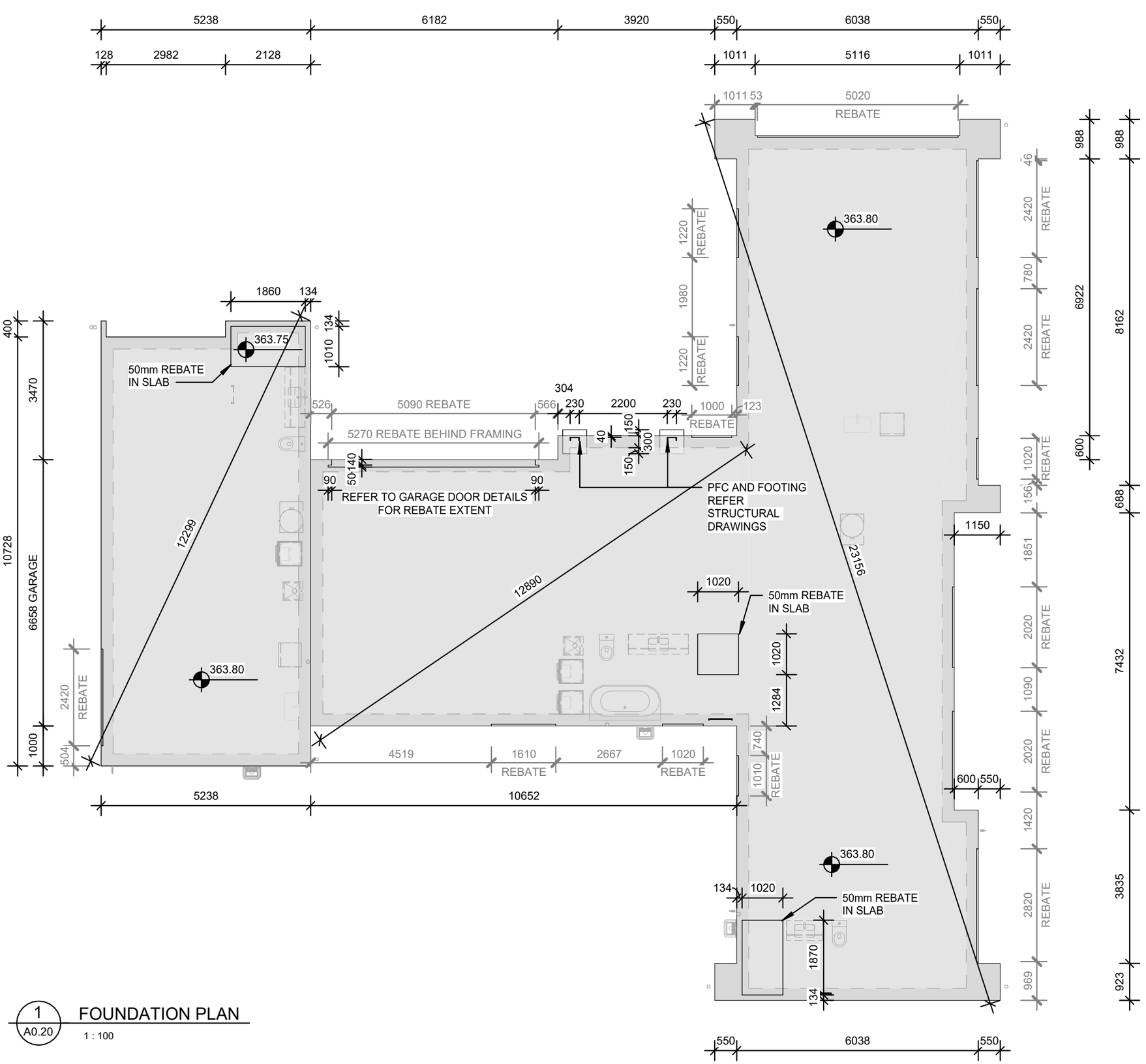
SHEET TITLE

FINISHES PLAN

PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A1.20
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale As indicated	REV 1



1 / A0.20 FOUNDATION PLAN

1 : 100

FOUNDATION NOTES

- MAXSLAB BASE FOUNDATION READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN AND SLAB DRAWINGS
- POSITION, WIDTH AND DEPTH OF EXTERNAL WINDOW AND DOOR REBATES IN SLAB TO BE CONFIRMED ON SITE FROM SELECTED JOINERY PROFILE
- CONFIRM ALL DRAINAGE BEFORE COMMENCING CONCRETE SLAB WORKS
- DRAIN PIPES PENETRATING THROUGH FOUNDATIONS TO BE SLEEVED IN UPVC PIPE WITH HESSIAN PACKING TO FILL VOID BETWEEN, WIDTH OF SLEEVE TO BE PIPE DIAMETER PLUS 20mm
- **ALLOWED 6mm OVER HANG TO FRAMING EDGE**
- **NO EDGE INSULATION**

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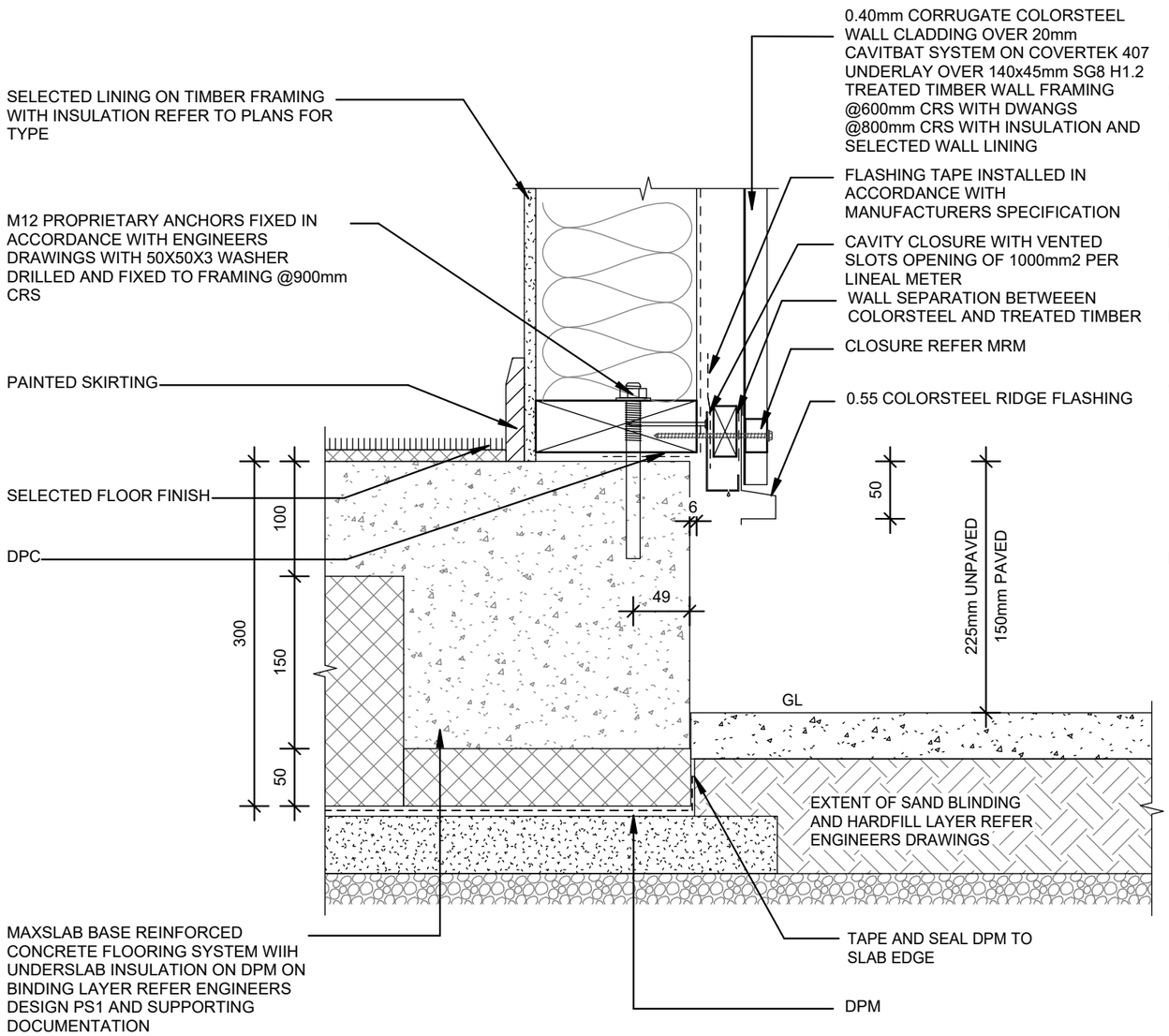
SHEET TITLE

FOUNDATION PLAN

PROJECT INFORMATION

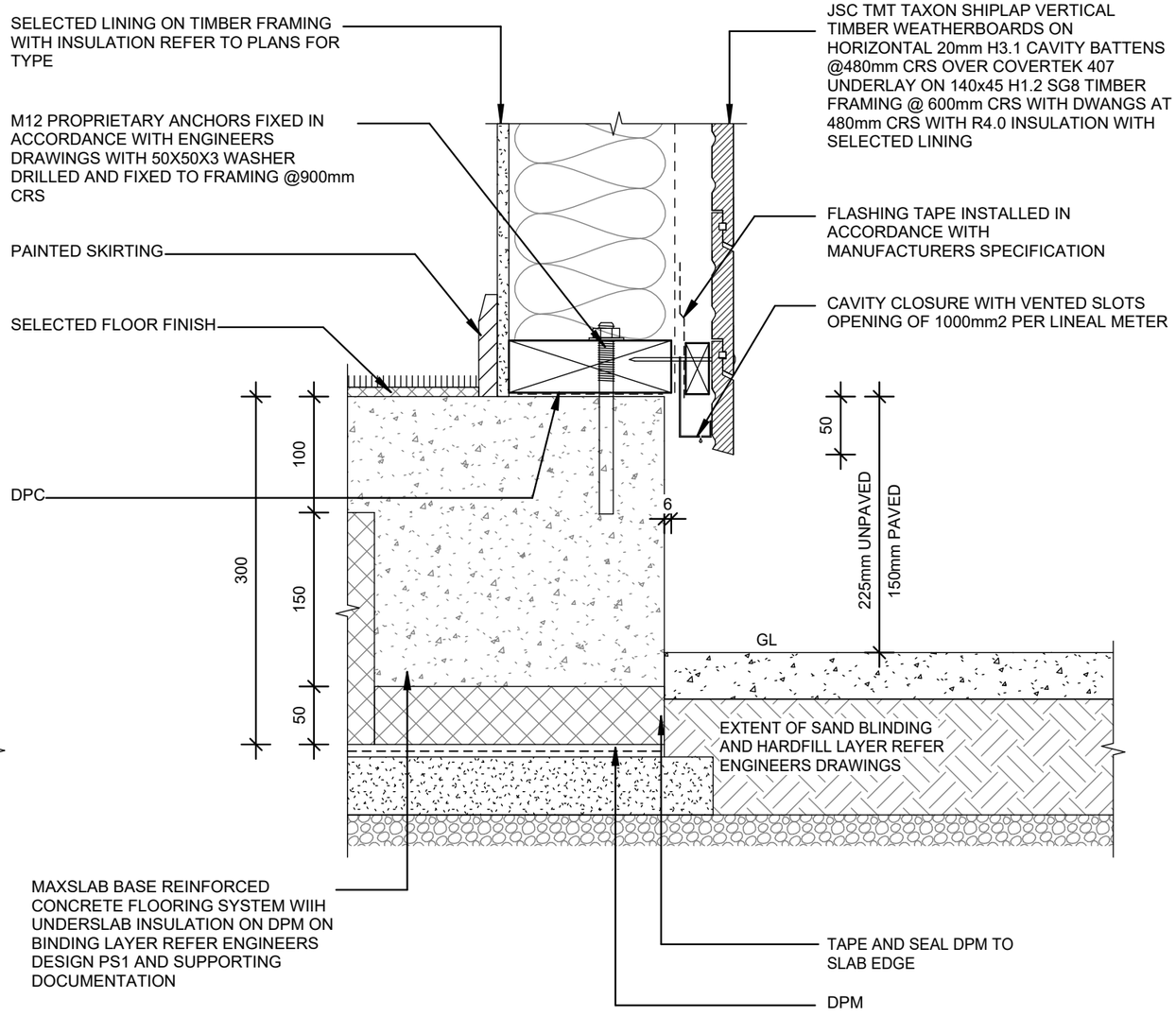
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no	2658	Drawing no	A1.30
Drawing status	CONSENT		
Date	16 / 11 / 2026		
Scale	As indicated	REV	1



1 A3.00 FOUNDATION DETAIL 1

1 : 5



2 A3.02 FOUNDATION DETAIL 2

1 : 5

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SHEET TITLE

FOUNDATION DETAILS

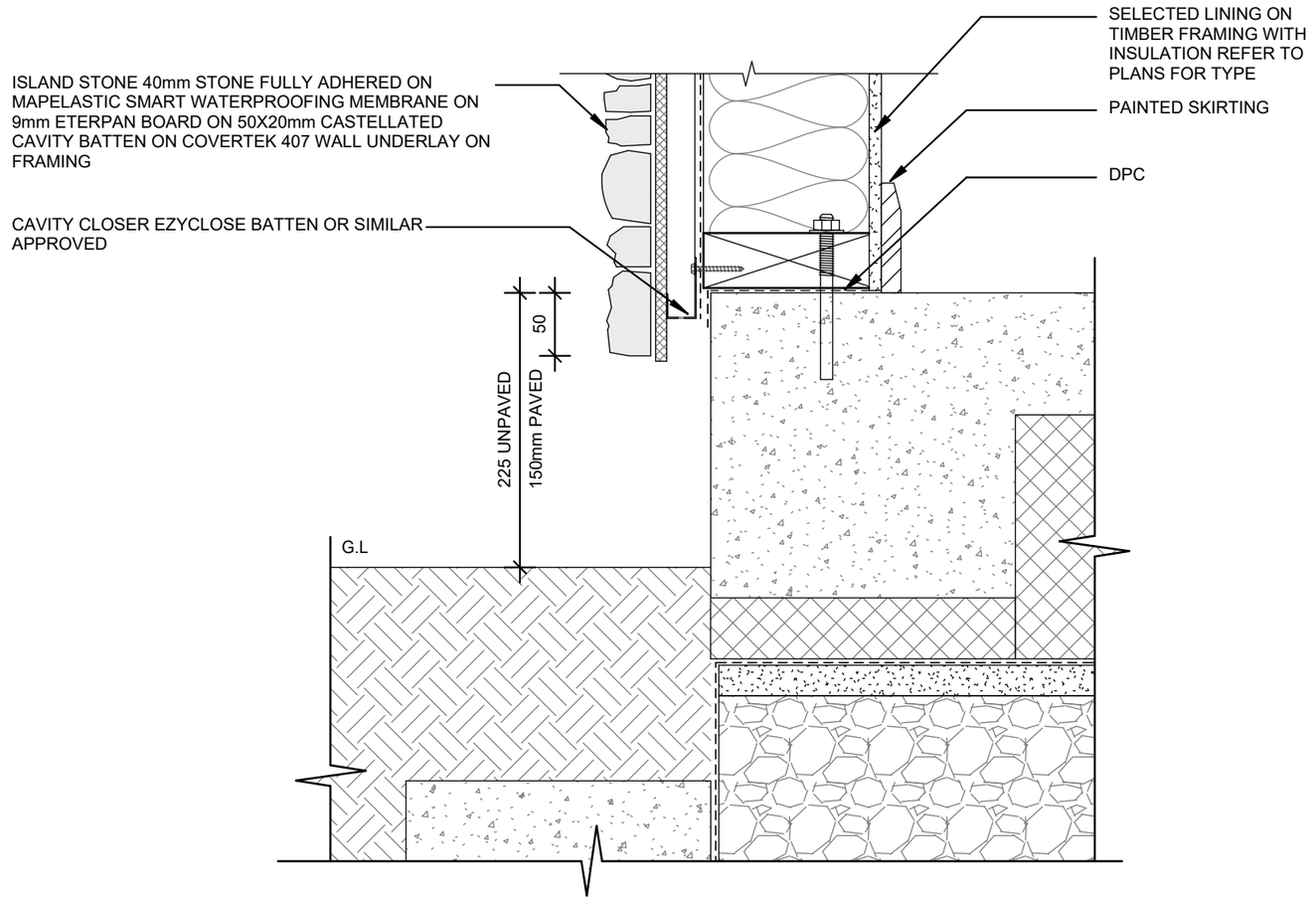
PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS

CLIENT: JOE OBRIEN

ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A1.31
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 5	REV 1



1 A3.00 FOUNDATION DETAIL 3

1 : 5

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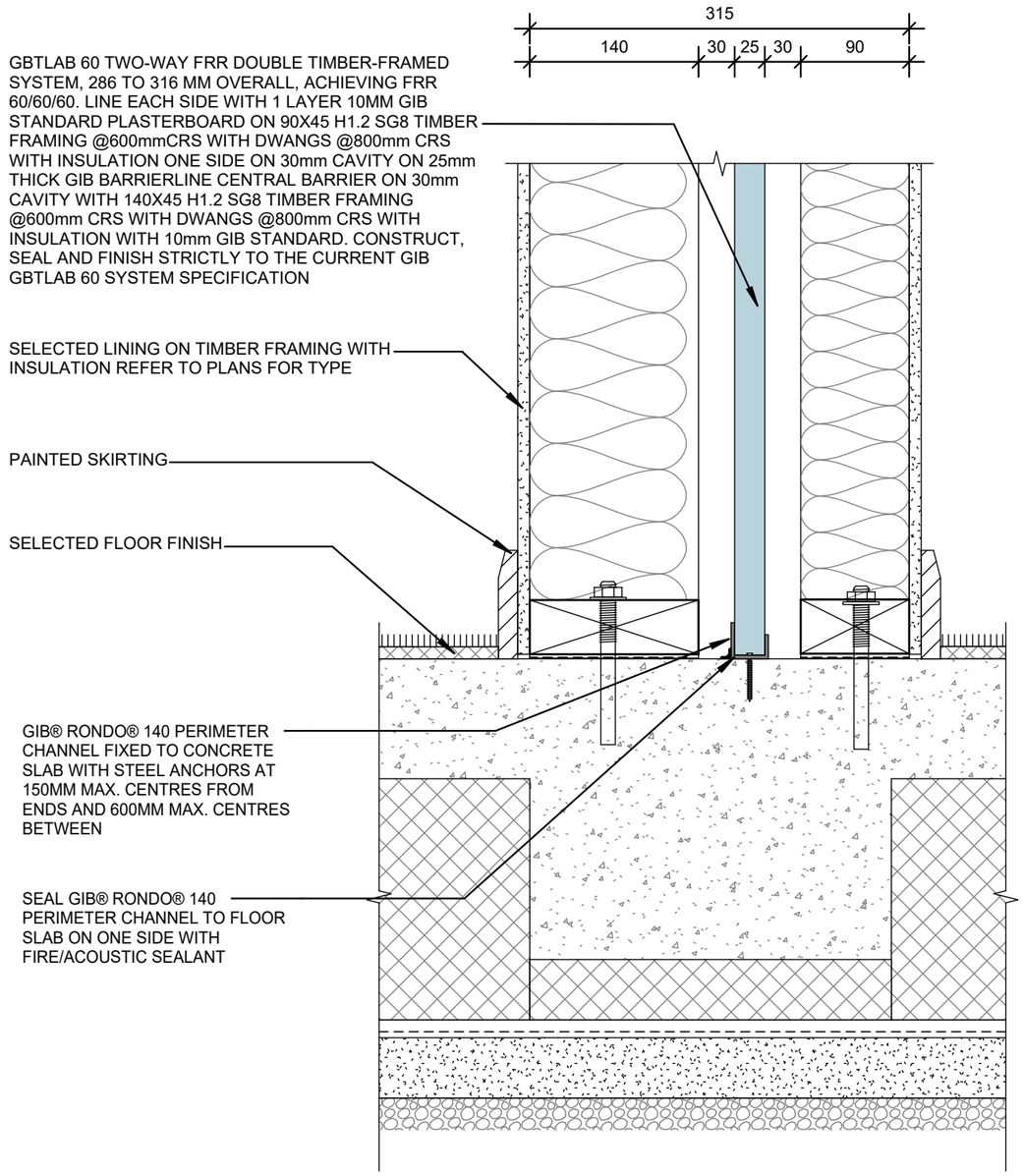
SHEET TITLE

FOUNDATION DETAILS

PROJECT INFORMATION

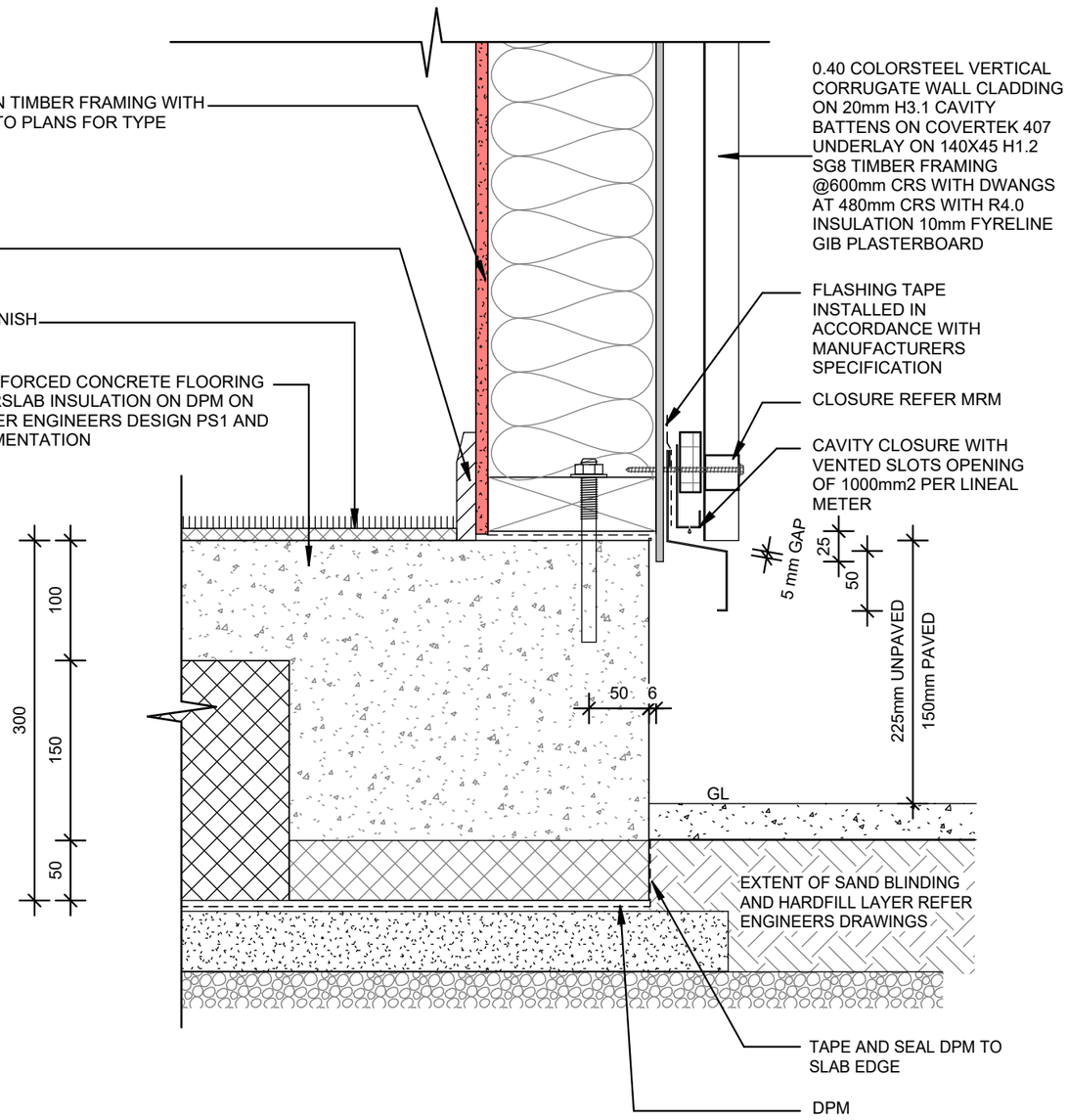
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A1.32
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 5	REV 1



1 A3.02 FOUNDATION DETAIL 4

1 : 5



2 FOUNDATION DETAIL 5

1 : 5

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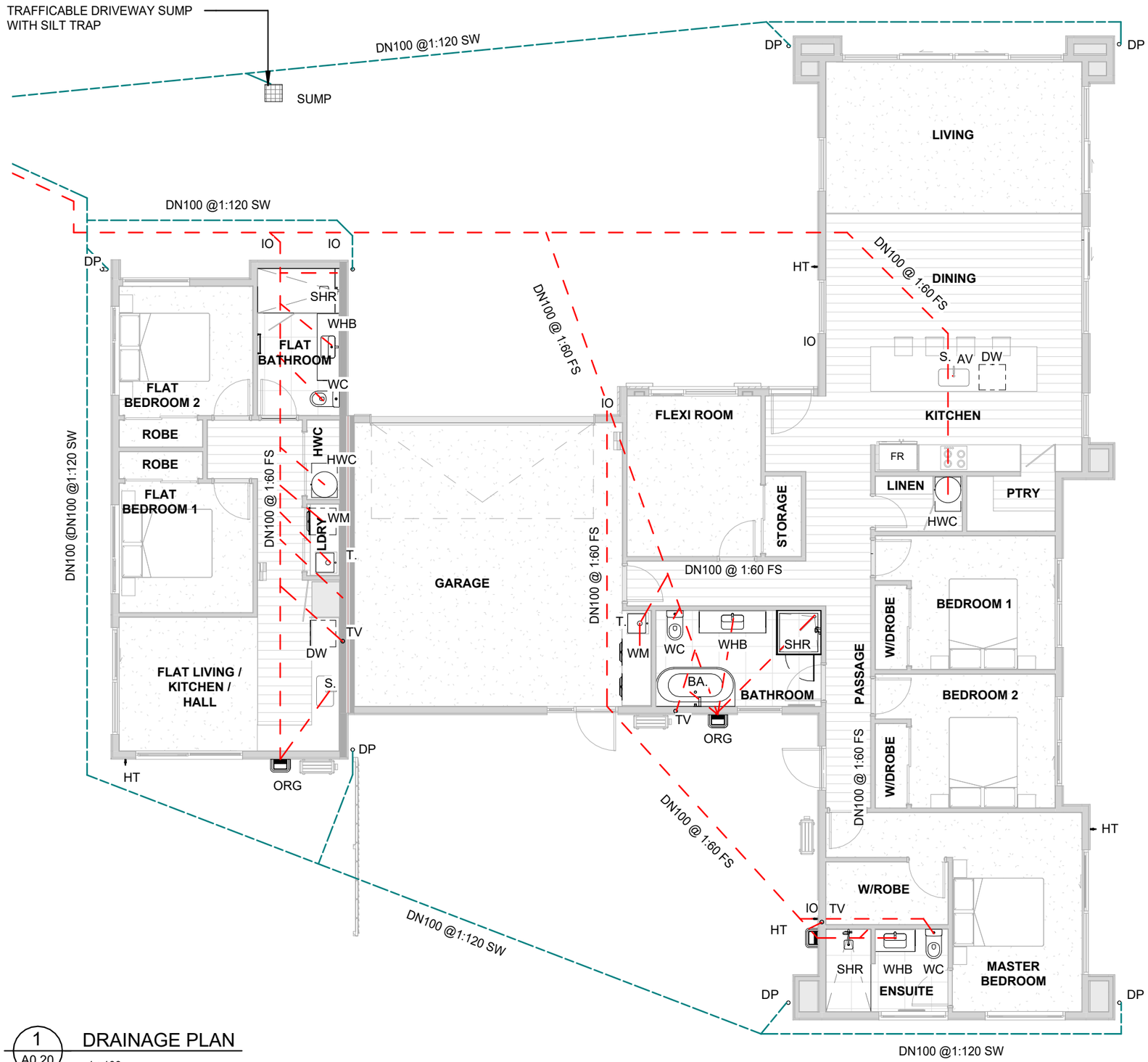
SHEET TITLE

FOUNDATION DETAILS

PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

PROJECT NO 2658	DRAWING NO A1.33
DRAWING STATUS	CONSENT
DATE	16 / 11 / 2026
SCALE 1 : 5	REV 1



1 A0.20 DRAINAGE PLAN

1 : 100

DRAINAGE NOTES

- ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC NZS3500.2
- DRAINAGE PLAN TO BE CONFIRMED ON SITE WITH PLUMBER
- ALL INVERTS OF DRAINS TO BE CONFIRMED TO SUIT SITE
- ALL HOT WATER TO BE SUPPLIED FROM SELECTED 300L HOT WATER CYLINDER TO MAIN RESIDENCE AND 180L MIN. HOT WATER CYLINDER TO FLAT
- HEAT PUMP TO DISCHARGE OVER GULLY
- DRAIN PIPES PENETRATING THROUGH FOUNDATIONS TO BE SLEEVED IN UPVC PIPE WITH HESSIAN PACKING TO FILL VOID BETWEEN, WIDTH OF SLEEVE TO BE PIPE DIAMETER PLUS 20mm
- DRAIN PIPES THROUGH FOUNDATION TO AVOID INTERFERENCE WITH REINFORCING STEEL

PLUMBING NOTES

- ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500:2
- DRAINAGE PLAN TO BE CONFIRMED ON SITE WITH PLUMBER
- ALL INVERTS OF DRAINS TO BE CONFIRMED ONSITE
- HOT AND COLD WATER MIN. NOMINAL PIPE SIZES TO TABLE 4: NZBC/G12 (UP TO 20m)
- ALL UNDER SLAB DRAINAGE TO BE 100mm dia. AT 1:60 FALL MIN REDUCED AT SLAB FLOOR LEVEL AS REQUIRED
- CONFIRM BATHROOM FITTING AND FIXTURES LOCATIONS ONSITE PRIOR TO INSTALLATION
- WHERE REQUIRED ALL OUTSIDE TAPS TO BE HEAT TRACED OFF MAIN WATER SUPPLY
- CONTRACTOR TO ALLOW PROVISIONS OF DRAIN DOWN OF HOT AND COLD WATER SYSTEMS FOR FROST/FREEZE PROTECTION
- **ALL VANITY, BASINS, KITCHEN SINKS, LAUNDRY TUBS TO HAVE BUILT IN OVERFLOW AND FIXTURES TO BE FITTED WITH PROPRIETARY TAP FLOW RETRACTORS TO ENSURE FLOW RATE IS BELOW CAPACITY OF OVERFLOW**

LEGEND

TAG	DESCRIPTION	PIPE SIZE ABOVE FLOOR
DW	DISHWASHER	50mmØ
S	KITCHEN SINK	50mmØ @1:40
T	TUB	50mmØ @1:40
WHB	HAND BASIN	50mmØ @1:40
WC	TOILET	100mmØ @1:60
SH	SHOWER	65mmØ @1:40
BA	BATH	65mmØ @1:40
WM	WASHING MACHINE	
AV	AIR ADMITTANCE VALVE	
ORG	OVERFLOW RELIEF GULLY	
GT	GULLY TRAP	
HT	HOSE TAP	
IO	INSPECTION OPENING	
TV	TERMINAL VENT	80mmØ

TERMINAL VENT TERMINATION TO COMPLY WITH NZBC AS/NZS3500
ACCEPTABLE MATERIALS:
PIPES AND FITTING: PVC (AS/NZS 1260)
TRAPS: PVC (AS2887)
EXPANSION JOINTS: PVC (NZS7643)

STORMWATER DRAINAGE

SEWER DRAINAGE

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No.	Description	Date
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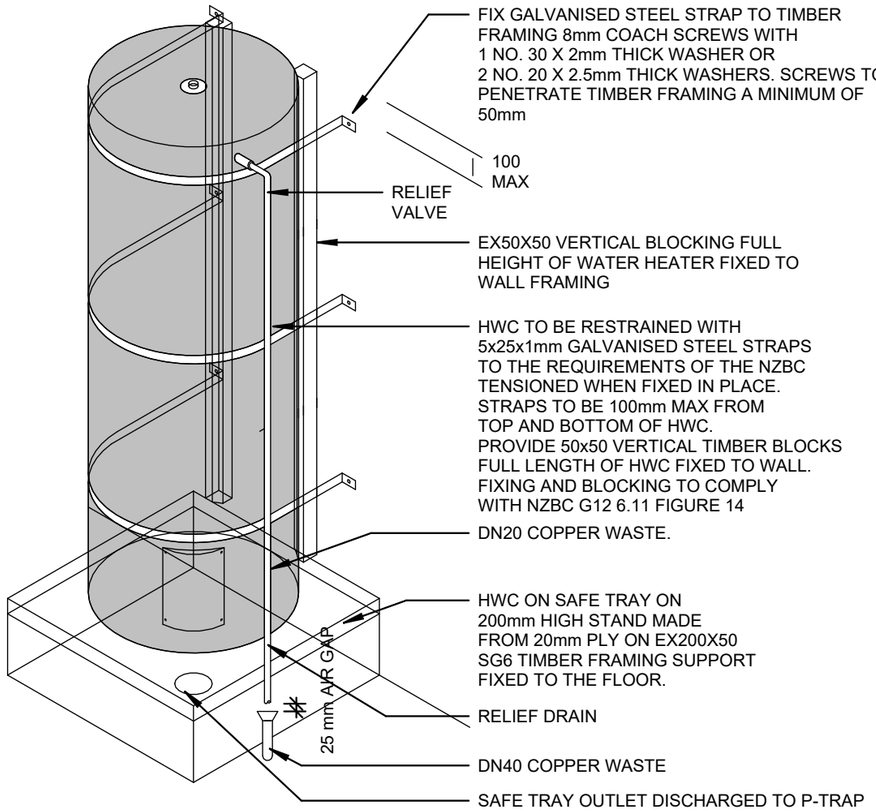
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DRAINAGE PLAN

PROJECT INFORMATION

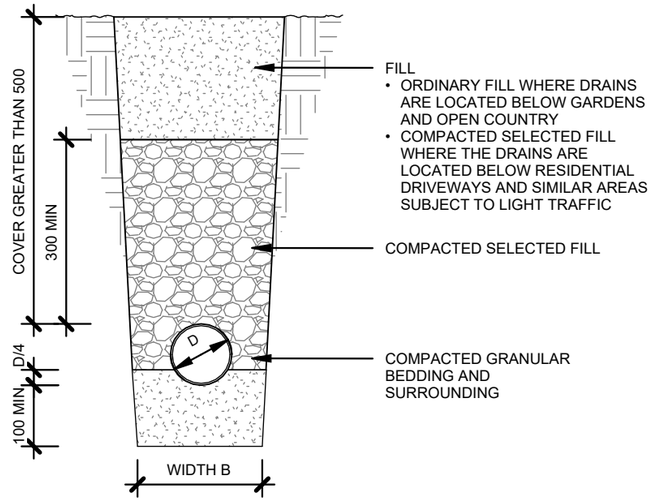
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

PROJECT NO	2658	DRAWING NO	A1.40
DRAWING STATUS	CONSENT		
DATE	16 / 11 / 2026		
SCALE	AS INDICATED	REV	1

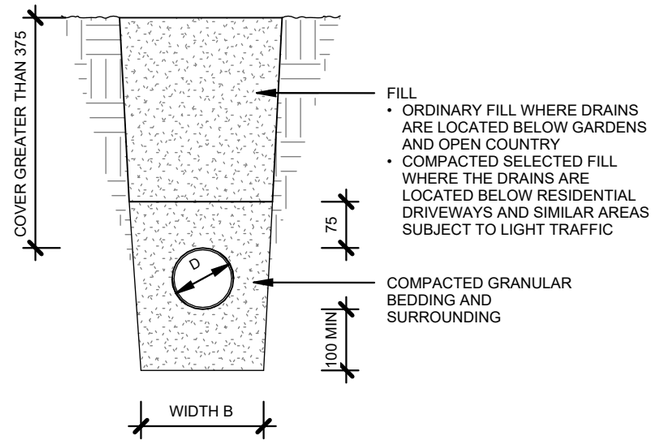


1 CYLINDER DETAILS

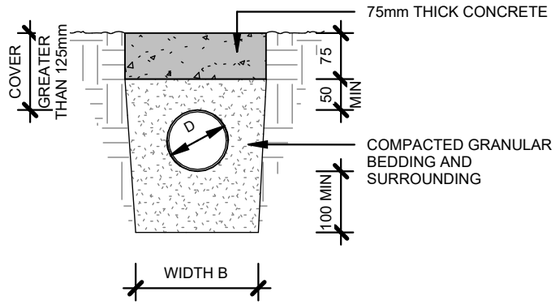
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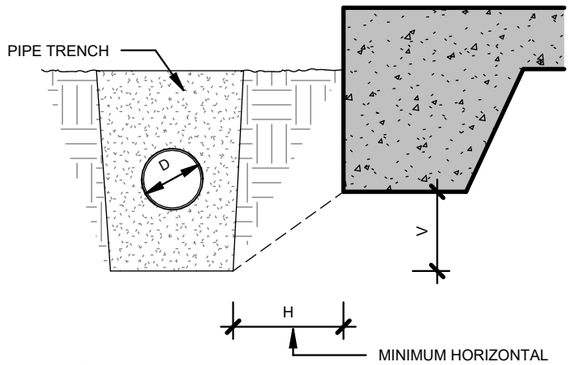
COVER GREATER THAN 500mm



COVER GREATER THAN 375mm



COVER GREATER THAN 125mm



PIPE TRENCH TO BUILDING FOUNDATION

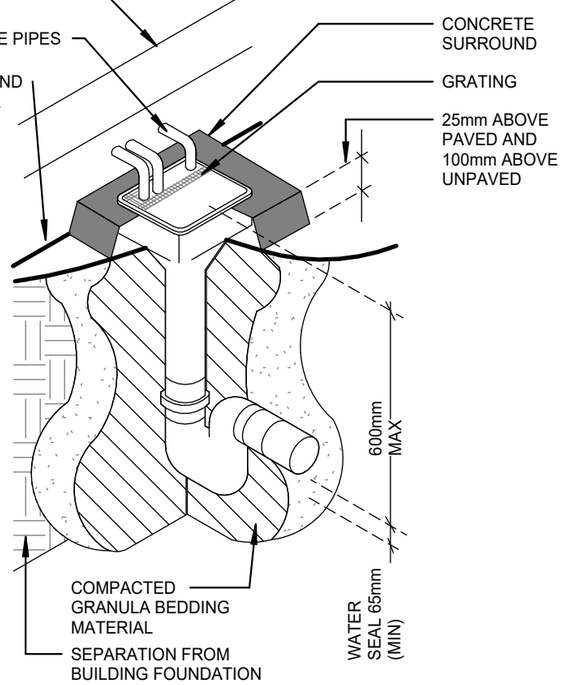
NOTES:

1. THE WIDTH B OF THE TRENCH SHALL BE NO LESS THAN THE PIPE DIAMETER D PLUS 200 MM.TRENCH WIDTH AT THE TOP OF THE PIPE SHALL BE NO MORE THAN 600 MM UNLESS THE PIPE(S) IN THE TRENCH ARE COVERED WITH CONCRETE, AS SHOWN IN FIGURE "COVER GREATER THAN 125MM".

2. ACCEPTABLE FILL MATERIALS ARE:
   - BEDDING MATERIAL OF CLEAN GRANULAR NON-COHESIVE MATERIAL WITH A MAXIMUM PARTICLE SIZE OF 20 MM, OR
   - SELECTED COMPACTED FILL OF ANY FINE-GRAINED SOIL OR GRANULAR MATERIAL WHICH IS FREE FROM TOPSOIL AND RUBBISH AND HAS A MAXIMUM PARTICLE SIZE OF 20 MM, OR
   - ORDINARY FILL WHICH MAY COMPRISE ANY FILL OREXCAVATED MATERIAL.

2 DRAINAGE DETAILS

1 : 10



3 ORG GULLY DETAILS

1 : 10

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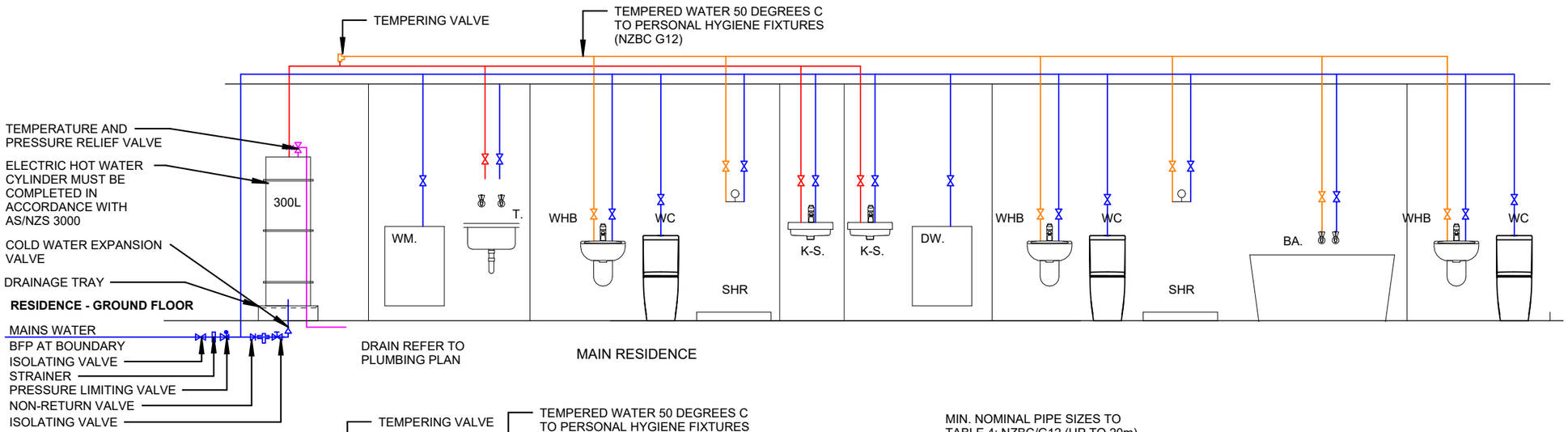
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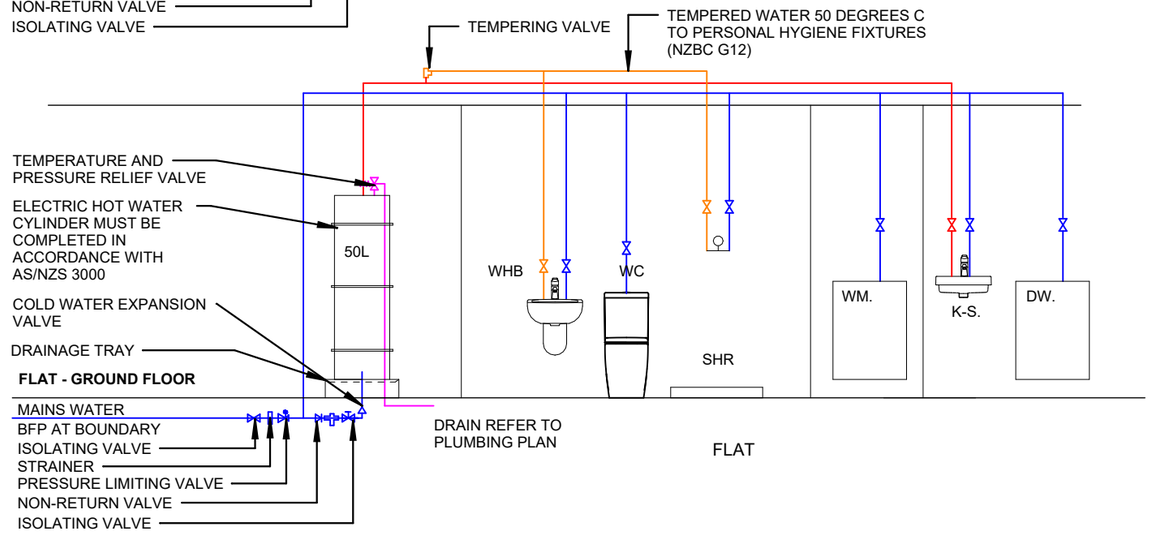
DRAINAGE DETAILS

PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A1.41
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale As indicated	REV 1





MIN. NOMINAL PIPE SIZES TO
TABLE 4: NZBC/G12 (UP TO 20m)

S - SINK	DN 15mm
B - BASIN	DN 10mm
WC - TOILET	DN 12.5mm
BA - BATH	DN 15mm
SHR - SHOWER	DN 20mm

LEGEND:

- HOT WATER - 60 DEG
- COLD WATER
- TEMPERED WATER - 50 DEG
- DRAINPIPE DISCHARGED EXTERNALLY TO SAFE AND VISIBLE LOCATION

POLYBUTENE PIPES.
PIPES MUST MEET THE MATERIAL AND
PERFORMANCE REQUIREMENTS
OF AS/NZS 2642

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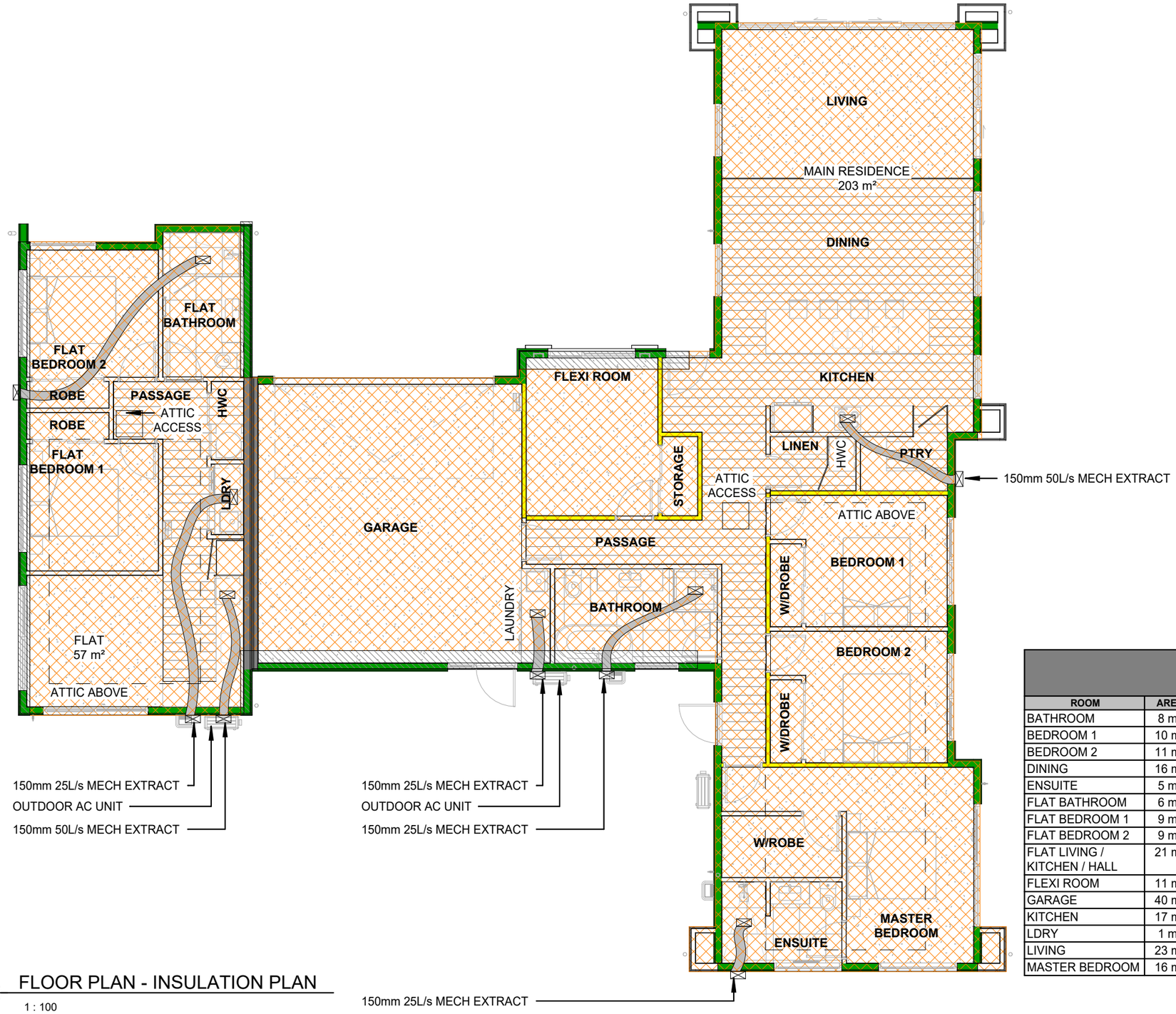
SHEET TITLE

DRAINAGE DETAILS

PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A1.42
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 50	REV 1



1 FLOOR PLAN - INSULATION PLAN

1 : 100

INSULATION NOTES

R4.1 WALL INSULATION TO (140) WALLS SHOWN AS

SELECTED ACOUSTIC BATTS SHOWN AS

1 LAYER OF R3.2 PINK BATTS CEILING INSULATION (160MM THICK) TO CEILINGS SHOWN AS

2 LAYERS OF R3.2 PINK BATTS CEILING INSULATION (160MM THICK, 320MM TOTAL) TO CEILINGS SHOWN AS

NOTES:

- ALL INSULATION INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION DETAILS
- READ DRAWING IN CONJUNCTION WITH H1 REPORT FOR COMPLIANCE DETAILS
- GARAGE INCLUDED IN INSULATION CALCULATIONS
- SLAB CALCULATED AS MAXSLAB 300 R2.19

VENTILATION SCHEDULE

ROOM	AREA	5% VENTILATION REQ	COMMENTS
BATHROOM	8 m²	0.40 m²	MECH EXTRACT + WINDOW OPENING PROVIDING 0.42m²
BEDROOM 1	10 m²	0.52 m²	WINDOW OPENING ED06 PROVIDING 2.10m²
BEDROOM 2	11 m²	0.53 m²	WINDOW OPENING ED07 PROVIDING 2.10m²
DINING	16 m²	0.78 m²	WINDOW OPENING ED05 PROVIDING 2.4m²
ENSUITE	5 m²	0.25 m²	WINDOW OPENING W08 PROVIDING 1.30m²
FLAT BATHROOM	6 m²	0.30 m²	WINDOW OPENING W02 PROVIDING 0.70m²
FLAT BEDROOM 1	9 m²	0.43 m²	WINDOW OPENING W13 PROVIDING 0.63m²
FLAT BEDROOM 2	9 m²	0.43 m²	WINDOW OPENING W14 PROVIDING 0.63m²
FLAT LIVING / KITCHEN / HALL	21 m²	1.07 m²	MECH EXTRACT + WINDOW OPENING ED10 & W12 PROVIDING 3.37m²
FLEXI ROOM	11 m²	0.54 m²	WINDOW OPENING W03 PROVIDING 0.8m²
GARAGE	40 m²	1.99 m²	WINDOW OPENING ED01 AND ED09 PROVIDING 10.85m²
KITCHEN	17 m²	0.86 m²	MECH EXTRACT + WINDOW OPENING ED05 PROVIDING 2.4m²
LDRY	1 m²	0.06 m²	MECH EXTRACT
LIVING	23 m²	1.15 m²	WINDOW OPENING ED03 & ED04 PROVIDING 8.0m²
MASTER BEDROOM	16 m²	0.79 m²	WINDOW OPENING W07 & ED08 PROVIDES 4.6m²

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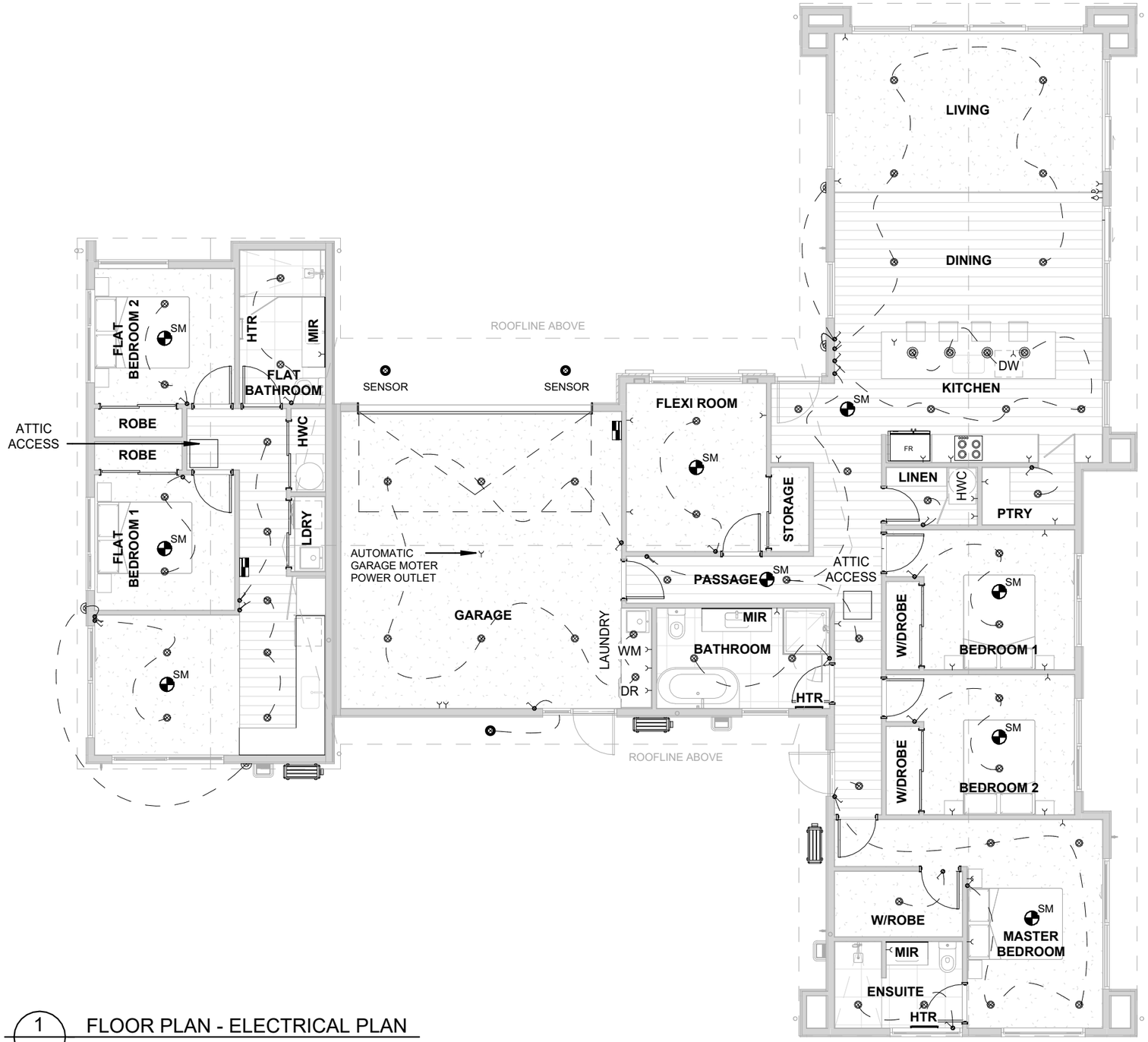
SHEET TITLE

INSULATION & VENTILATION PLAN

PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

PROJECT NO 2658	DRAWING NO A1.60
DRAWING STATUS	CONSENT
DATE	16 / 11 / 2026
SCALE AS INDICATED	REV 1



1 FLOOR PLAN - ELECTRICAL PLAN

1 : 100

ELECTRICAL NOTES

- ELECTRICAL INSTALLATION TO COMPLY WITH NZECP
- ALL ELECTRICAL OUTLETS AND LIGHTS TO BE CONFIRMED ON SITE WITH CLIENT BEFORE INSTALLATION
- DATA,TV OUTLETS AND USB POWER POINTS TO BE CONFIRMED ON SITE
- WHERE RECESSED DOWN LIGHTS PENETRATE INSULATION, IC RATED FITTING TO BE USED
- EXTERIOR POWER OUTLETS TO HAVE APPROPRIATE IP RATING TO SUIT CONDITIONS
- **UNDER TILE HEATING TO TILED AREAS CONFIRM SPECIFICATION WITH CLIENT**
- ALL LIGHT FITTINGS TO PROVIDE MIN ILLUMNACE TO COMPLY WITH NZBC G8/AS1
- **DUCTED HEAT PUMP THROUGHOUT (CONFIRM SYSTEM AND CO-ORDINATE WITHIN FIRST FLOOR FRAMING)**
- POSITION OF INTERCONNECTED WIRELESS DOMESTIC SMOKE ALARM COMPLYING WITH NZS 4514 SHOWN AS SM

ELECTRICAL LEGEND

LEGEND

- SWITCH BOARD
- LIGHT SWITCH
- INTERNAL DOWNLIGHT
- EXTERNAL DOWNLIGHT
- WALL LIGHT
- E — EXTERNAL POWER OUTLET
- DOUBLE POWER OUTLET
- D — DATA OUTLET
- A — AERIAL OUTLET
- EXTRACT IN/OUT
- HTR — HEATED TOWEL RAIL
- MIRROR LIGHT/LED
- SM — INTERCONNECTED SMOKE ALARM
- STAIR LIGHTS

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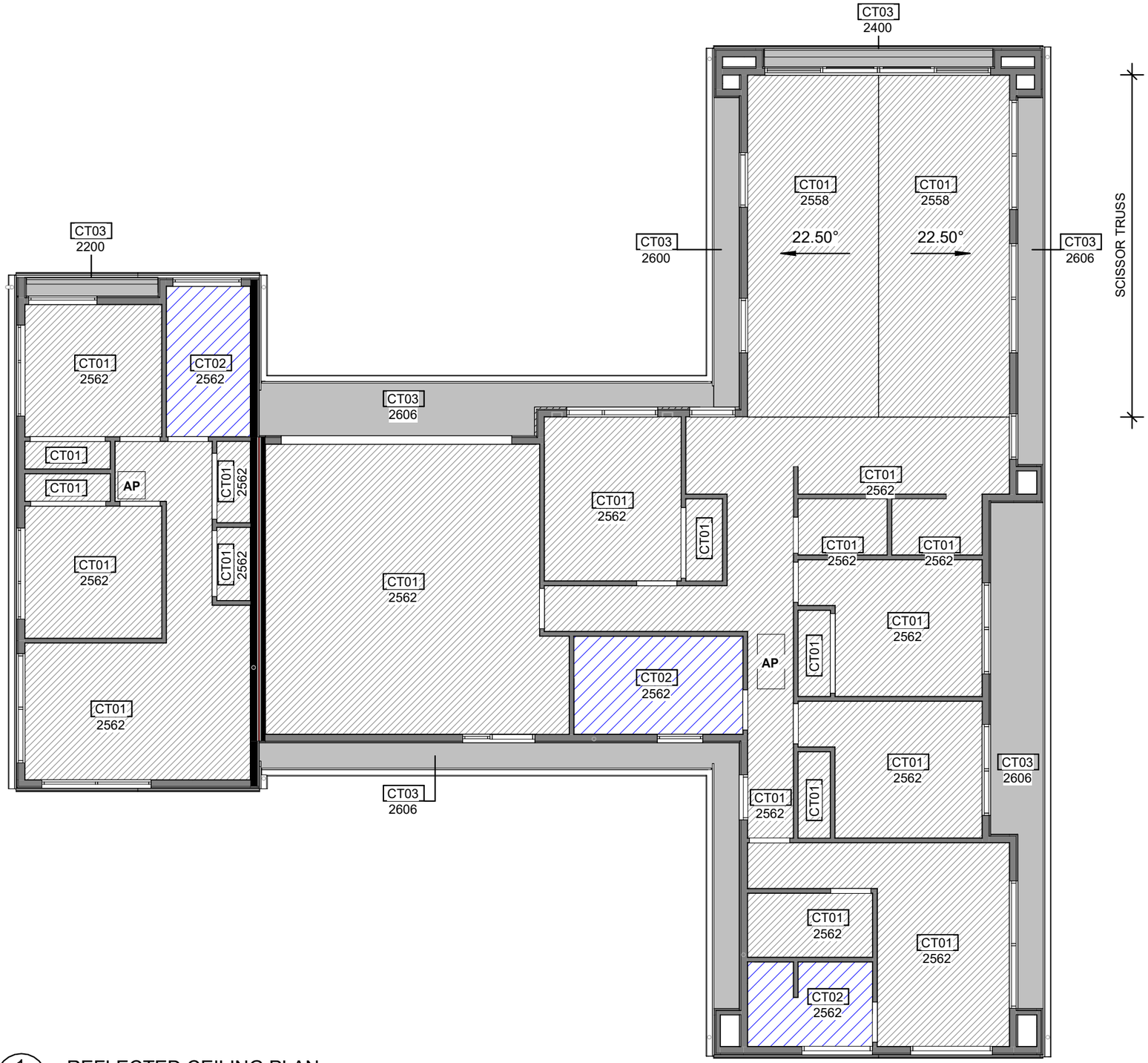
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ELECTRICAL PLAN

PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A1.70
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale As indicated	REV 1



1 REFLECTED CEILING PLAN

1 : 100

CEILING LEGEND

- 4.5MM HARDIFLEX SOFFIT PANEL
- 13mm STANDARD GIB
- 13mm GIB AQUALINE

ACCESS PANEL TO CEILING SHOWN AS **AP**

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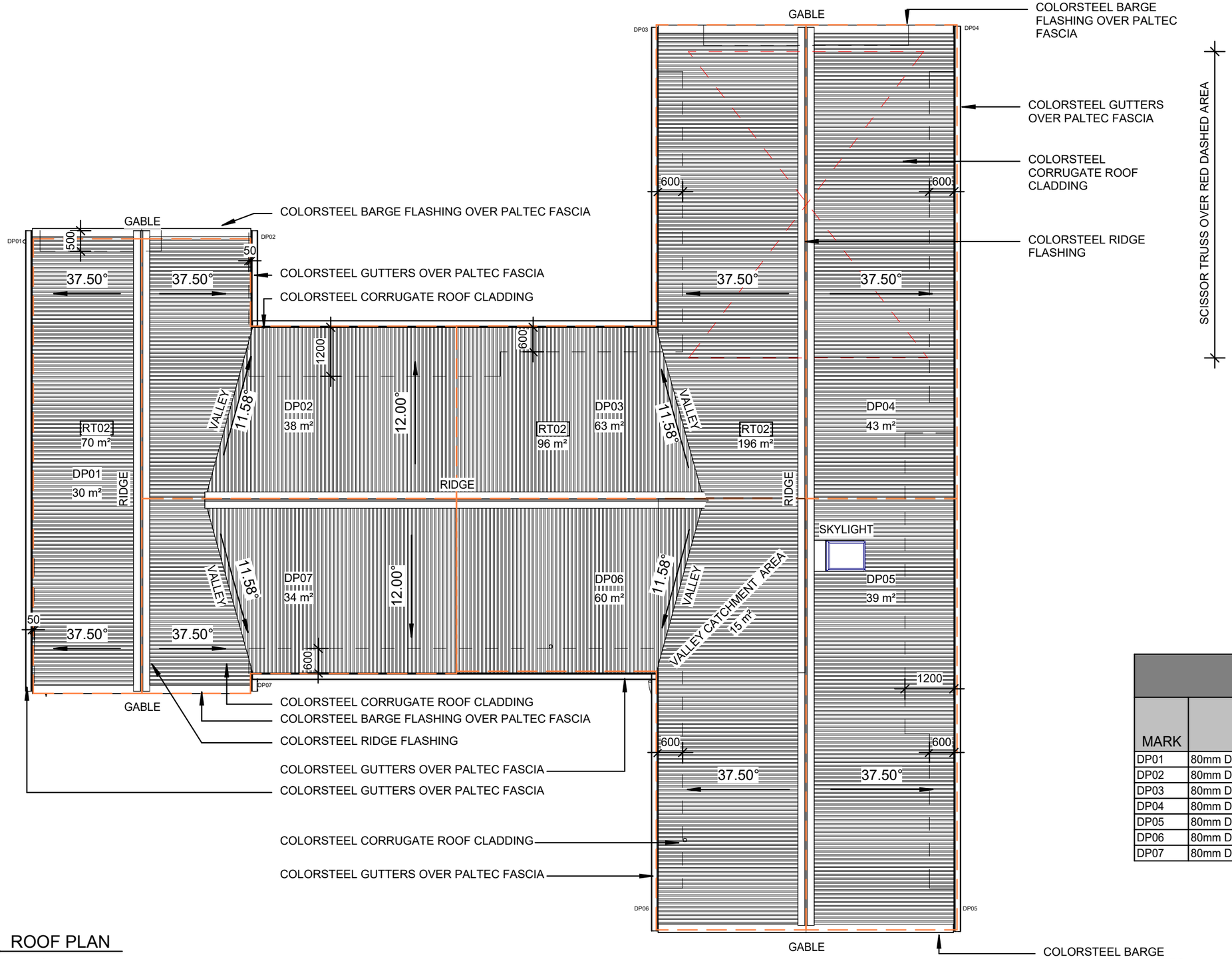
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REFLECTED CEILING PLAN

PROJECT INFORMATION

PROJECT NAME:	LOT 2050 HANLEYS
CLIENT:	JOE OBRIEN
ADDRESS:	20 ROWE DRIVE

PROJECT NO	2658	DRAWING NO	A1.80
DRAWING STATUS	CONSENT		
DATE	16 / 11 / 2026		
SCALE	AS INDICATED	REV	1



1 A0.25 ROOF PLAN

1 : 100

ROOF NOTES

SPOUTING
- COLORSTEEL125mm QUAD EQUIVALENT
- ARI 10 YEAR 58mm/hr
- SPOUTING CROSS SECTION SIZE = 6967mm²
- ROOF SERVICEABLE AREA = 125m²

DOWNPIPE
- 80mmØ COLORSTEEL DOWNPIPE
- RAINFALL INTENSITY = 58mm/hr
- ROOF SERVICEABLE AREA=185m² (CALCULATOR MRM)

GUTTERS, ALLOW FOR OVERFLOW ALONG GUTTER WITH PROPRIETARY GUTTER BRACKETS

GUTTER AND DOWNPIPES SIZES REFER TO MRM CALCULATIONS

DOWNPIPE SCHEDULE

MARK	DESCRIPTION	MAX CATCHMENT AREA	ACTUAL CATCHMENT AREA
DP01	80mm DIA COLORSTEEL DOWN PIPE	125m²	30m²
DP02	80mm DIA COLORSTEEL DOWN PIPE	125m²	38m²
DP03	80mm DIA COLORSTEEL DOWN PIPE	125m²	63m²
DP04	80mm DIA COLORSTEEL DOWN PIPE	125m²	43m²
DP05	80mm DIA COLORSTEEL DOWN PIPE	125m²	39m²
DP06	80mm DIA COLORSTEEL DOWN PIPE	125m²	60m²
DP07	80mm DIA COLORSTEEL DOWN PIPE	125m²	34m²

ROOF SCHEDULE

No.	DESCRIPTION
RT02	0.40mm CORRUGATE ROOF CLADDING ON COVERTEK 407 ROOFING UNDERLAY ON 70X45 H1.2 SG8 PURLINS ON FLAT @ 900mm CRS

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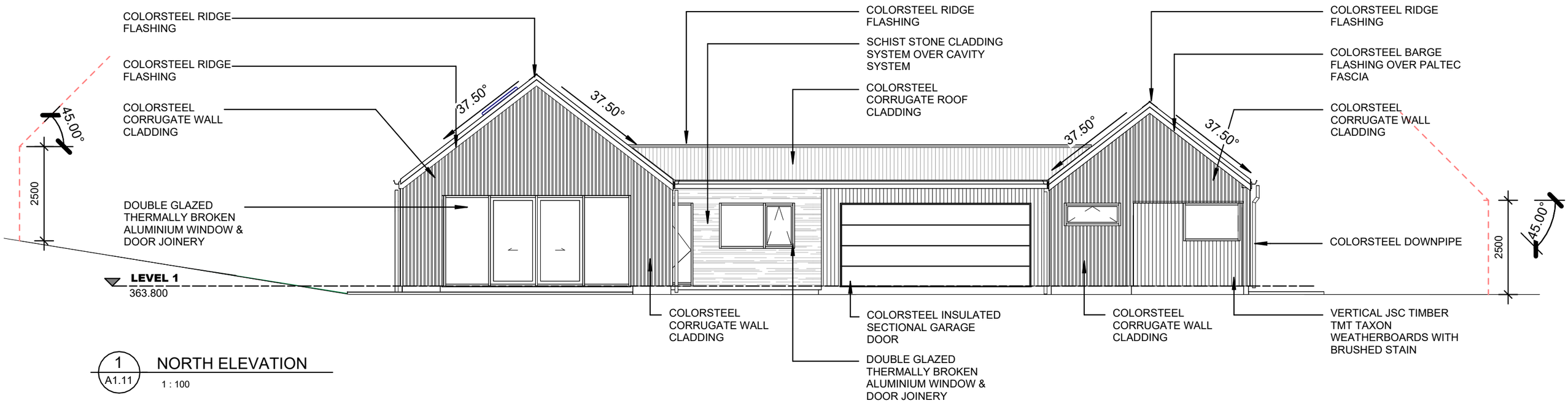
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ROOF PLAN

PROJECT INFORMATION

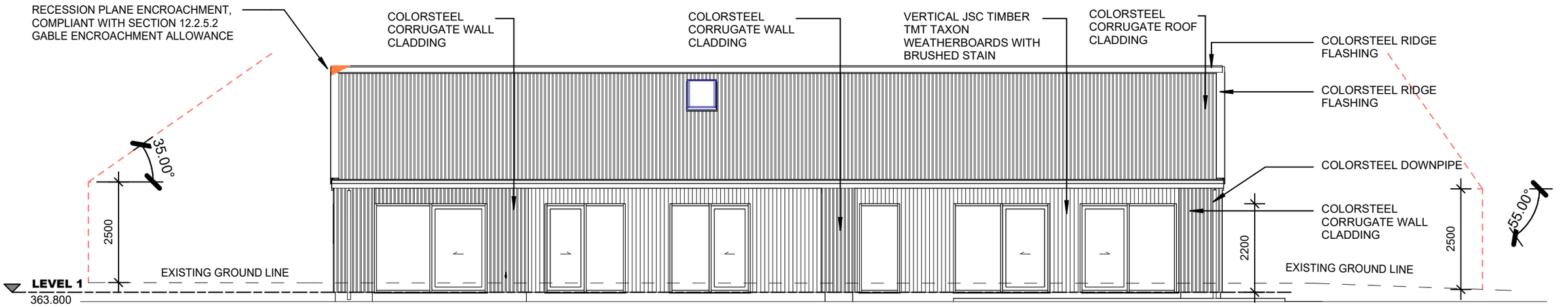
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A1.90
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale As indicated	REV 1



1 / A1.11 NORTH ELEVATION

1 : 100



2 / A1.11 EAST ELEVATION

1 : 100

EXTERIOR FINISHES
SCHIST STONE CLADDING



180mm SCHIST STONE OVER CAVITY SYSTEM OVER FRAMING

EXTERIOR FINISHES
WALL CLADDING



VERTICAL JSC TIMBER TMT TAXON WEATHERBOARDS WITH WOODX DAMPER BRUSHED STAIN

EXTERIOR FINISHES
WALL CLADDING



CORRUGATE WALL CLADDING IRONSAND LRV 8%

EXTERIOR FINISHES
WINDOWS & DOORS



POWDER COATED IRONSAND LRV 8% WINDOW & DOOR JOINERY

EXTERIOR FINISHES
ROOF CLADDING



CORRUGATE ROOF CLADDING IRONSAND LRV 8%

EXTERIOR FINISHES
GARAGE DOOR



ENTRANCE DOOR /INSULATED SECTIONAL DOOR IRONSAND LRV 8%

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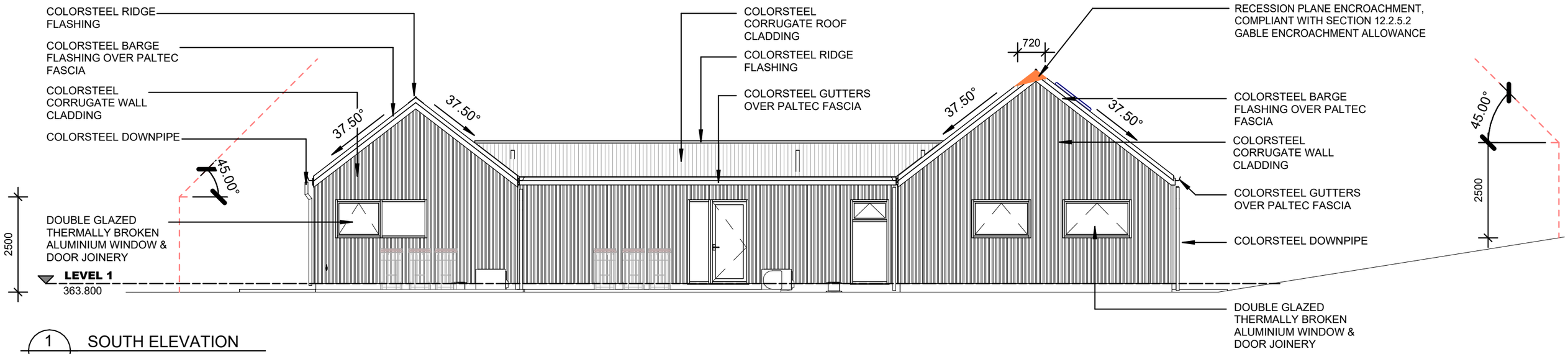
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ELEVATIONS

PROJECT INFORMATION

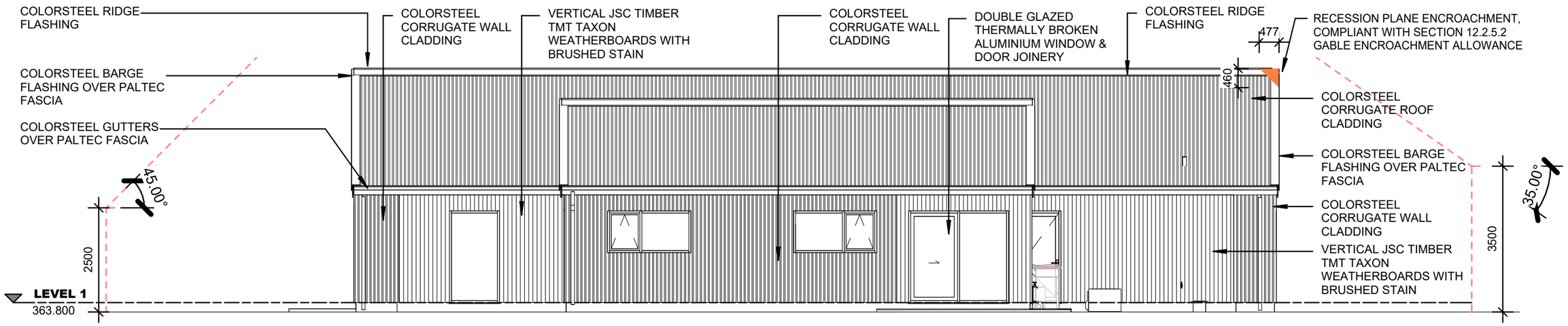
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no	2658	Drawing no	A2.01
Drawing status	CONSENT		
Date	16 / 11 / 2026		
Scale	As indicated	REV	1



1 A1.11 SOUTH ELEVATION

1 : 100



2 A1.11 WEST ELEVATION

1 : 100

EXTERIOR FINISHES
SCHIST STONE CLADDING



180mm SCHIST STONE OVER CAVITY SYSTEM OVER FRAMING

EXTERIOR FINISHES
WALL CLADDING



VERTICAL JSC TIMBER TMT TAXON WEATHERBOARDS WITH WOODX DAMPER BRUSHED STAIN

EXTERIOR FINISHES
WALL CLADDING



CORRUGATE WALL CLADDING IRONSAND LRV 8%

EXTERIOR FINISHES
WINDOWS & DOORS



POWDER COATED IRONSAND LRV 8% WINDOW & DOOR JOINERY

EXTERIOR FINISHES
ROOF CLADDING



CORRUGATE ROOF CLADDING IRONSAND LRV 8%

EXTERIOR FINISHES
GARAGE DOOR



ENTRANCE DOOR /INSULATED SECTIONAL DOOR IRONSAND LRV 8%

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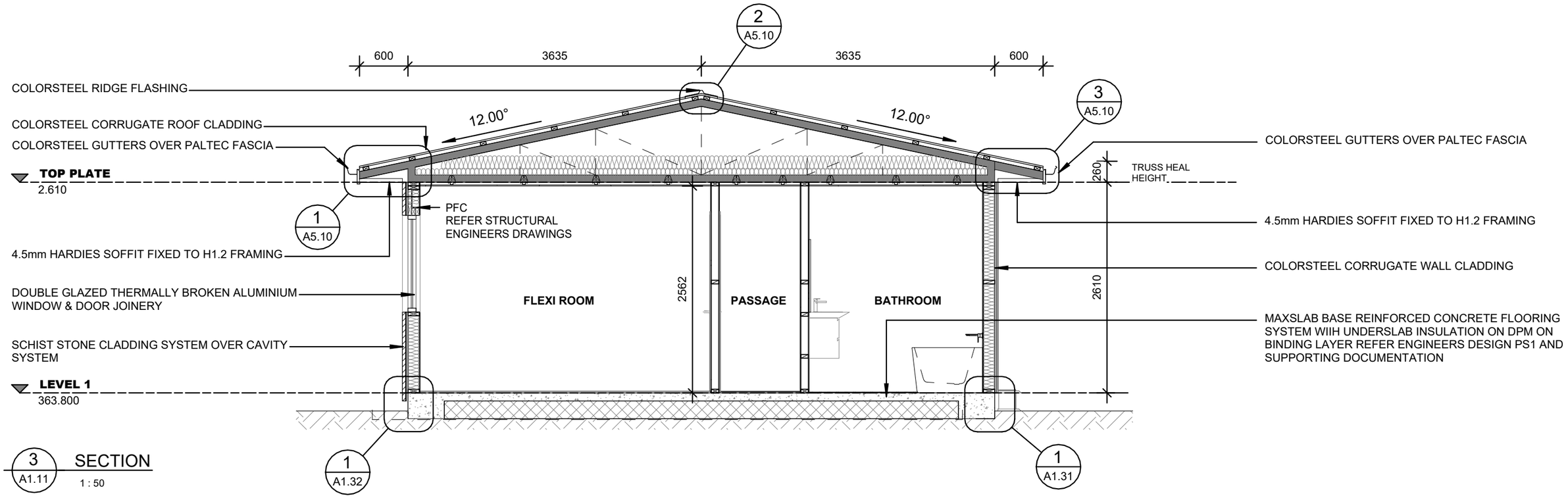
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ELEVATIONS

PROJECT INFORMATION

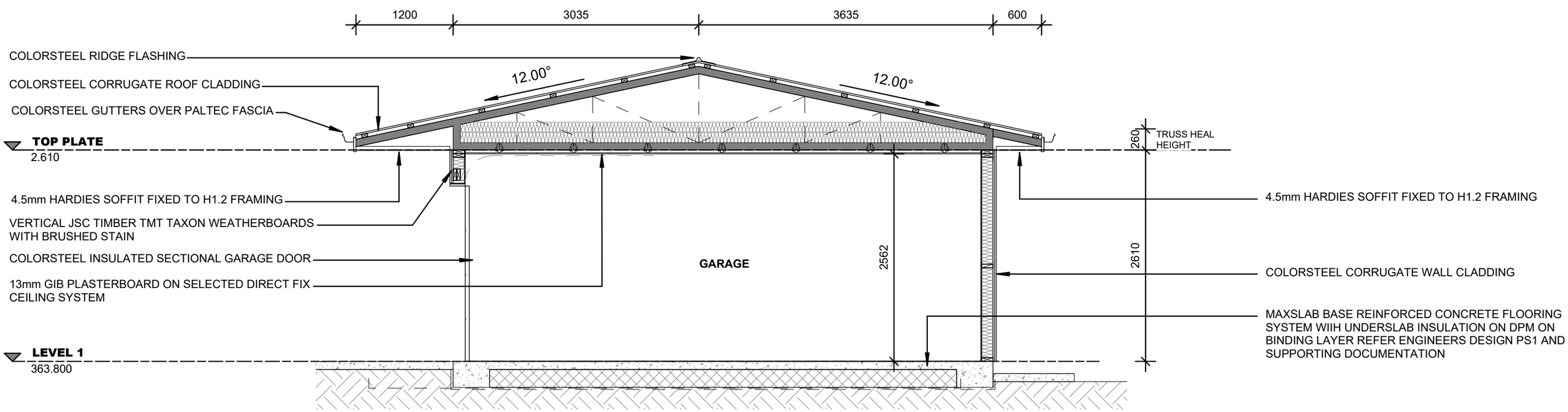
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A2.02
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale As indicated	REV 1



3 A1.11 SECTION

1 : 50



2 A1.11 SECTION

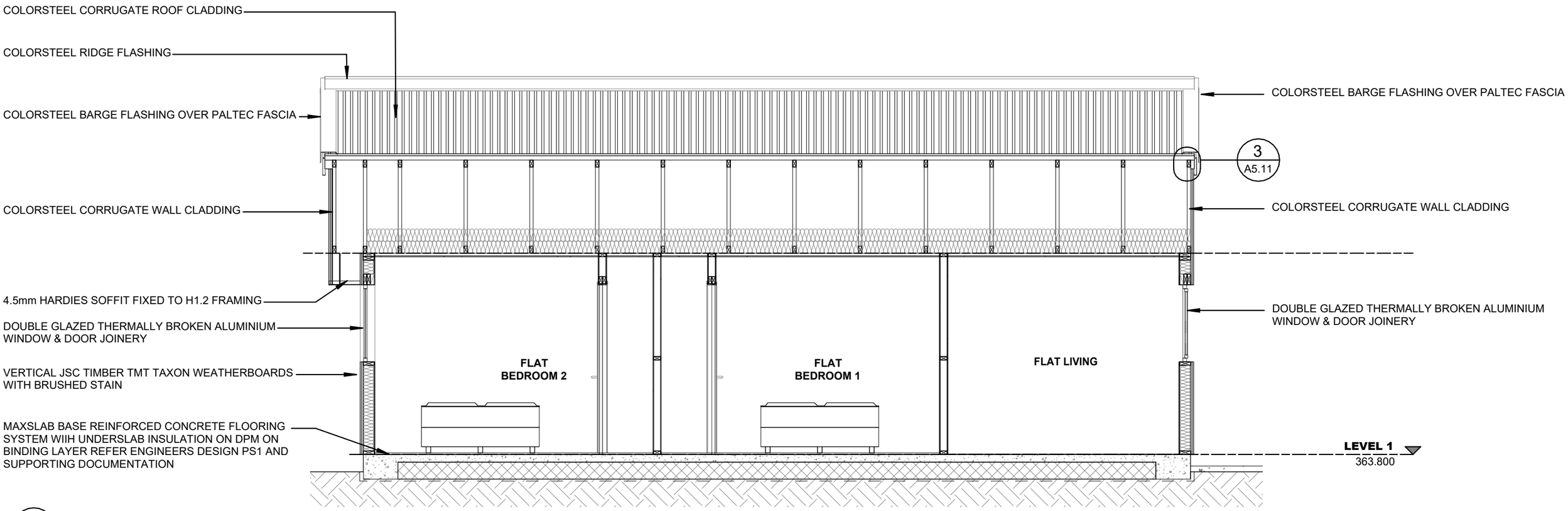
1 : 50

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LOT 2050 HANLEYS

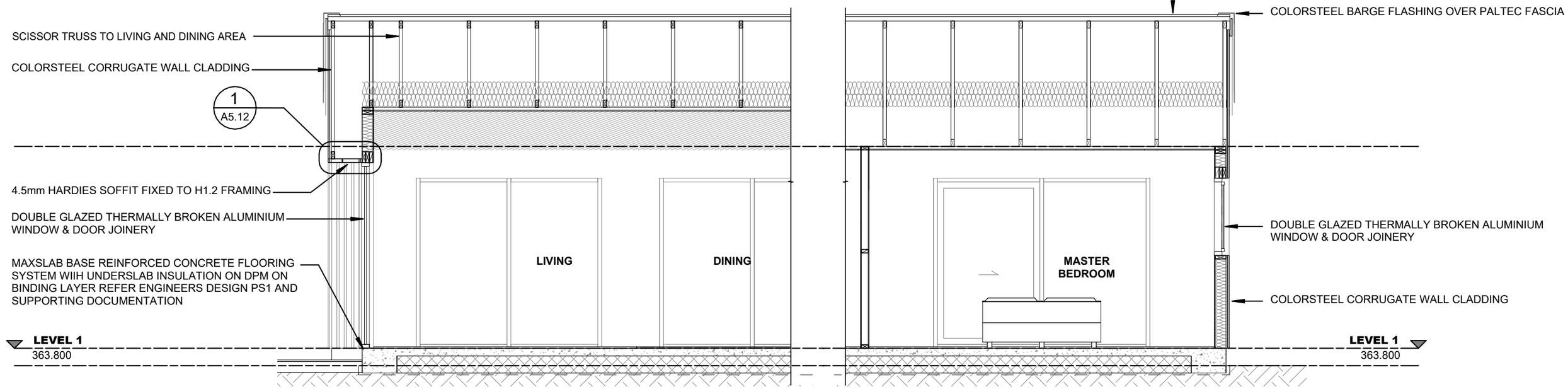
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SHEET No A3.00 SCALE 1 : 50



1 A0.10 SECTION

1 : 50



2 A0.10 SECTION

1 : 50

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No.	Description	Date
1	CONSENT	16.11.26

SHEET TITLE

SECTIONS

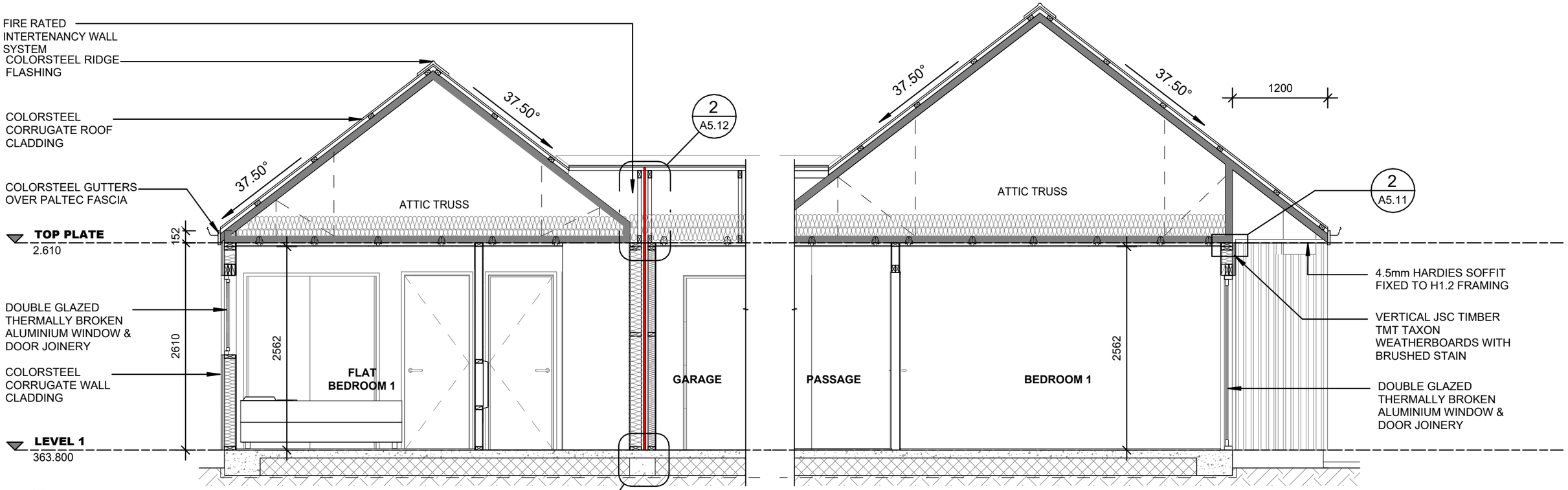
PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS

CLIENT: JOE OBRIEN

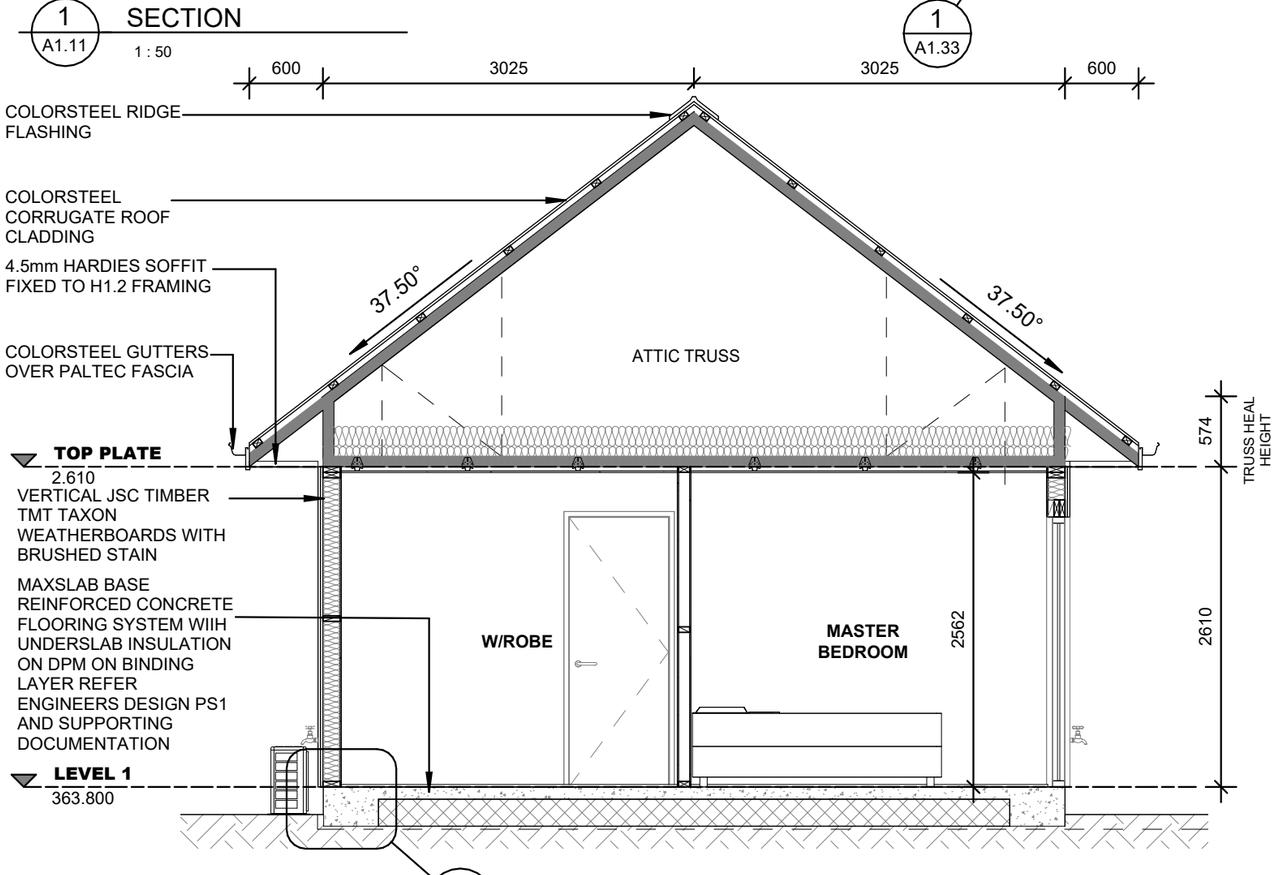
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A3.01
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 50	REV 1



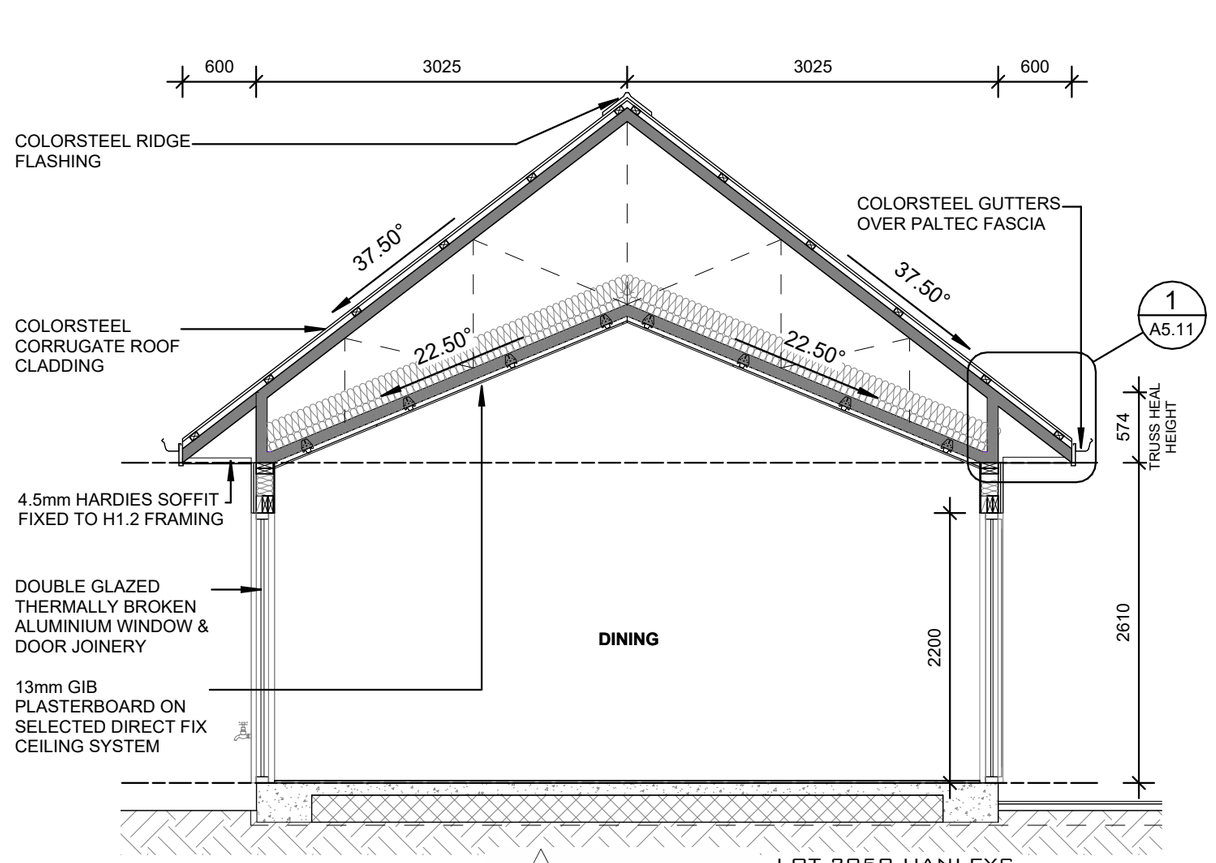
1 A1.11 SECTION

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2 A1.11 SECTION

1 : 50



3 A1.11 SECTION

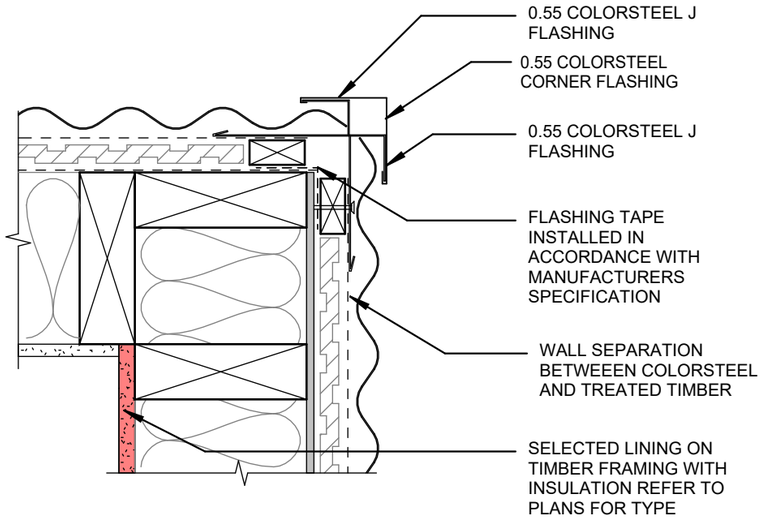
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LOT 2050 HANLEYS

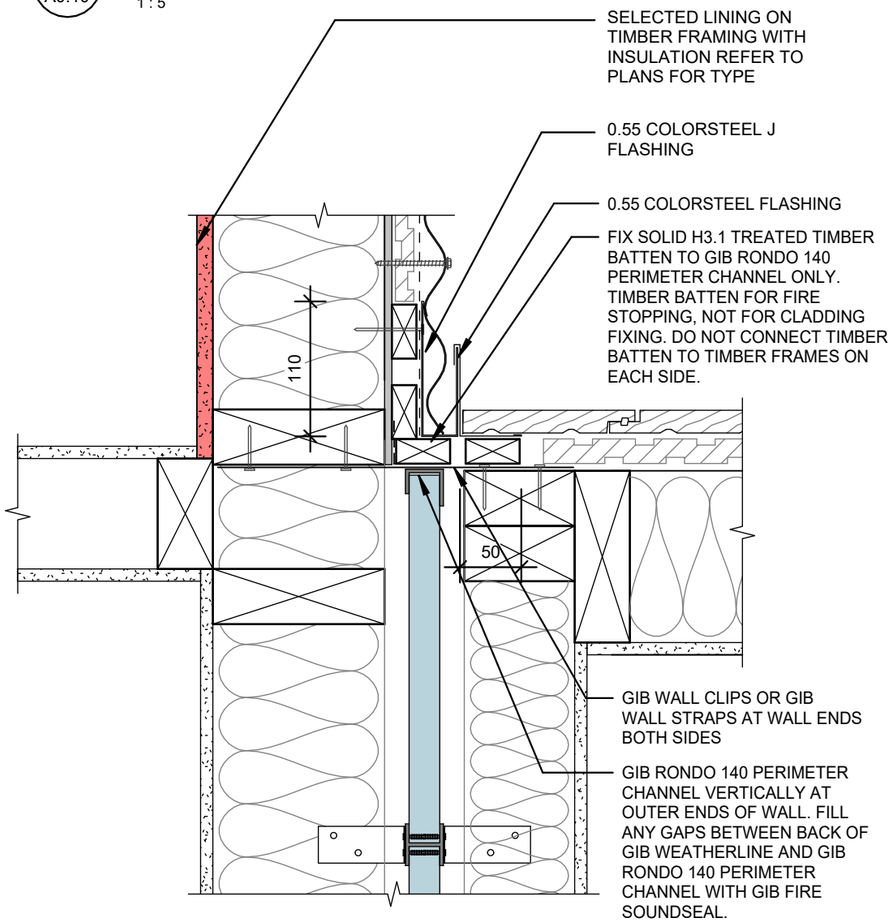
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SHEET No A3.02 SCALE 1 : 50



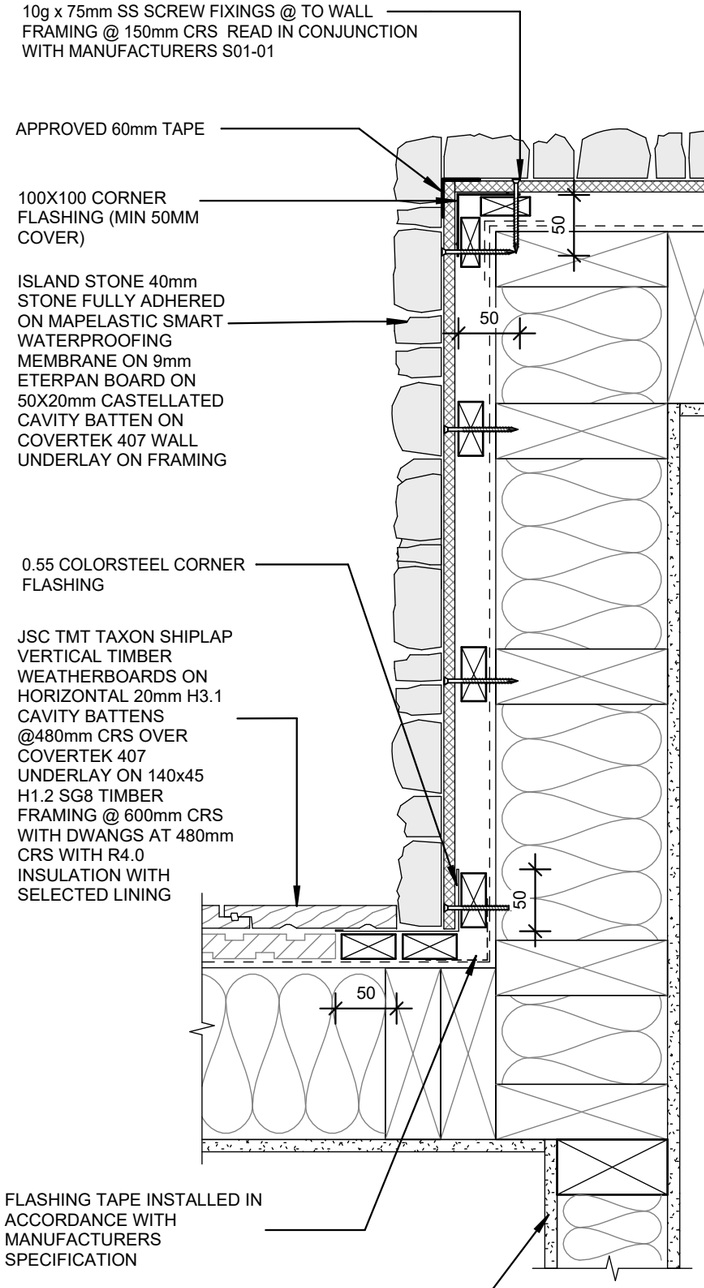
1 A0.10 FIRE WALL CLADDING EXTERNAL CORNER

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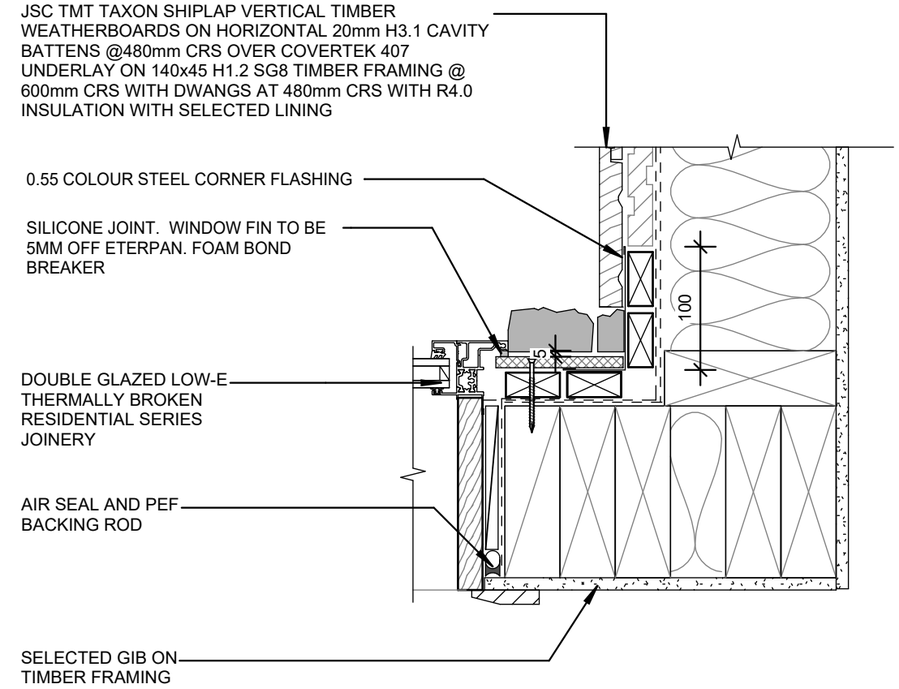
2 A1.11 FIRE WALL CLADDING INTERNAL CORNER

1 : 5



3 A0.10 WEATHERBOARD TO STONE CLADDING

1 : 5



4 A1.11 STONE TO CORRUGATE

1 : 5

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No.	Description	Date
1	CONSENT	16.11.26

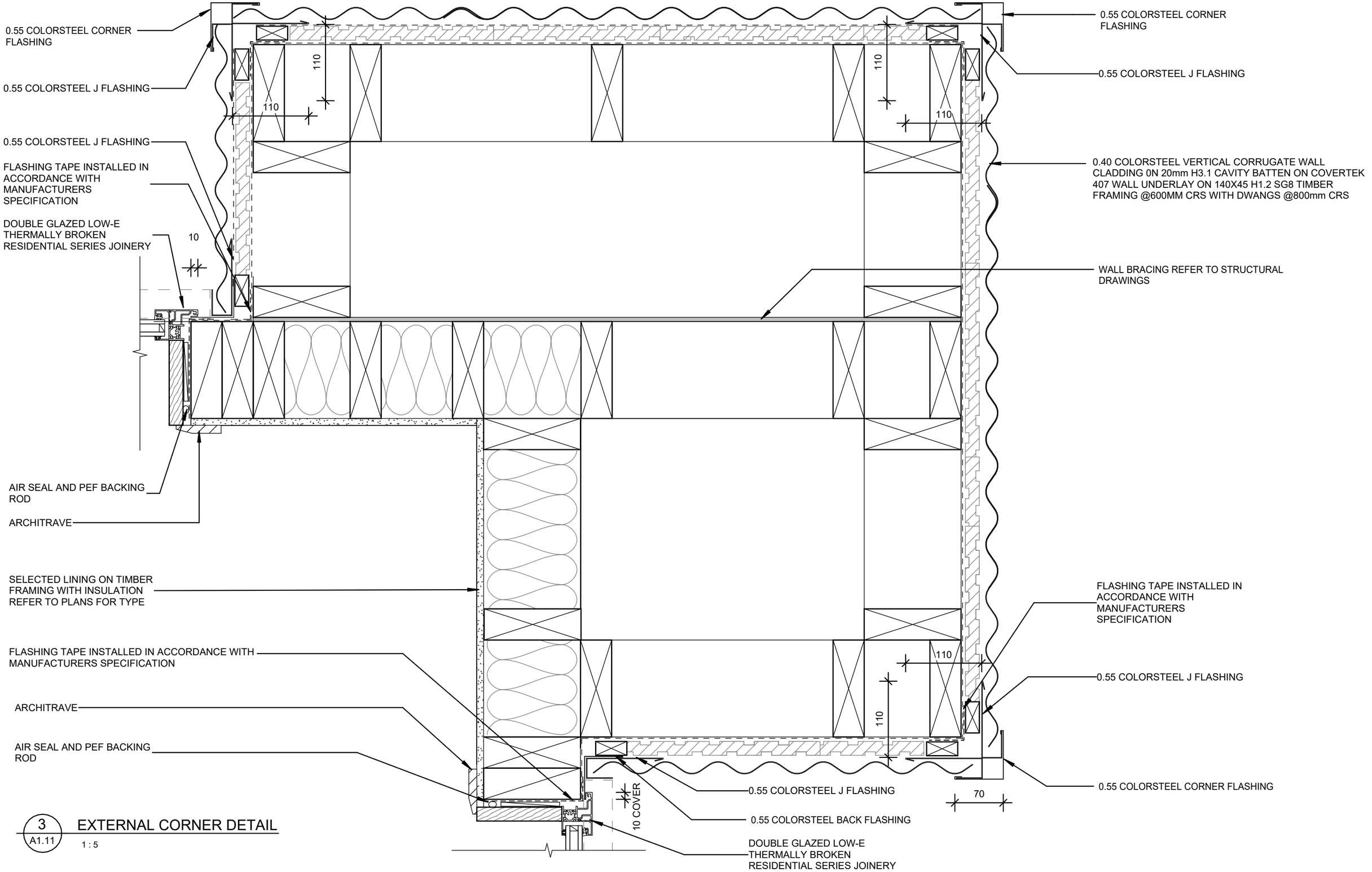
SHEET TITLE

DETAILS - PLAN

PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A5.00
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 5	REV 1



3 / A1.11 EXTERNAL CORNER DETAIL

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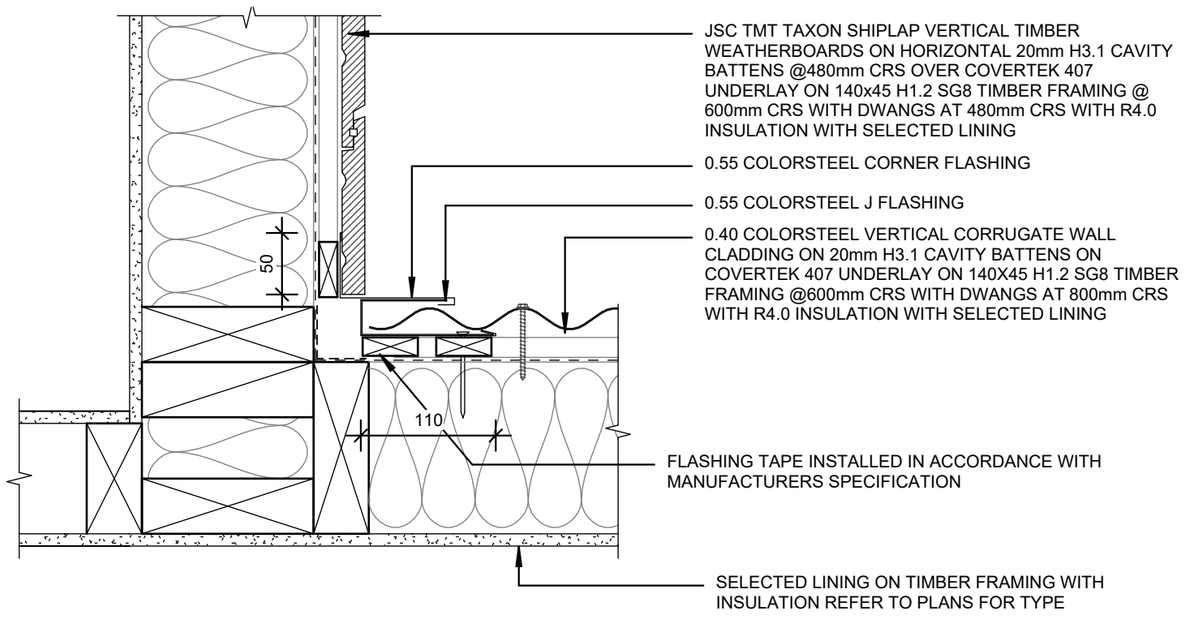
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DETAILS - PLAN

PROJECT INFORMATION

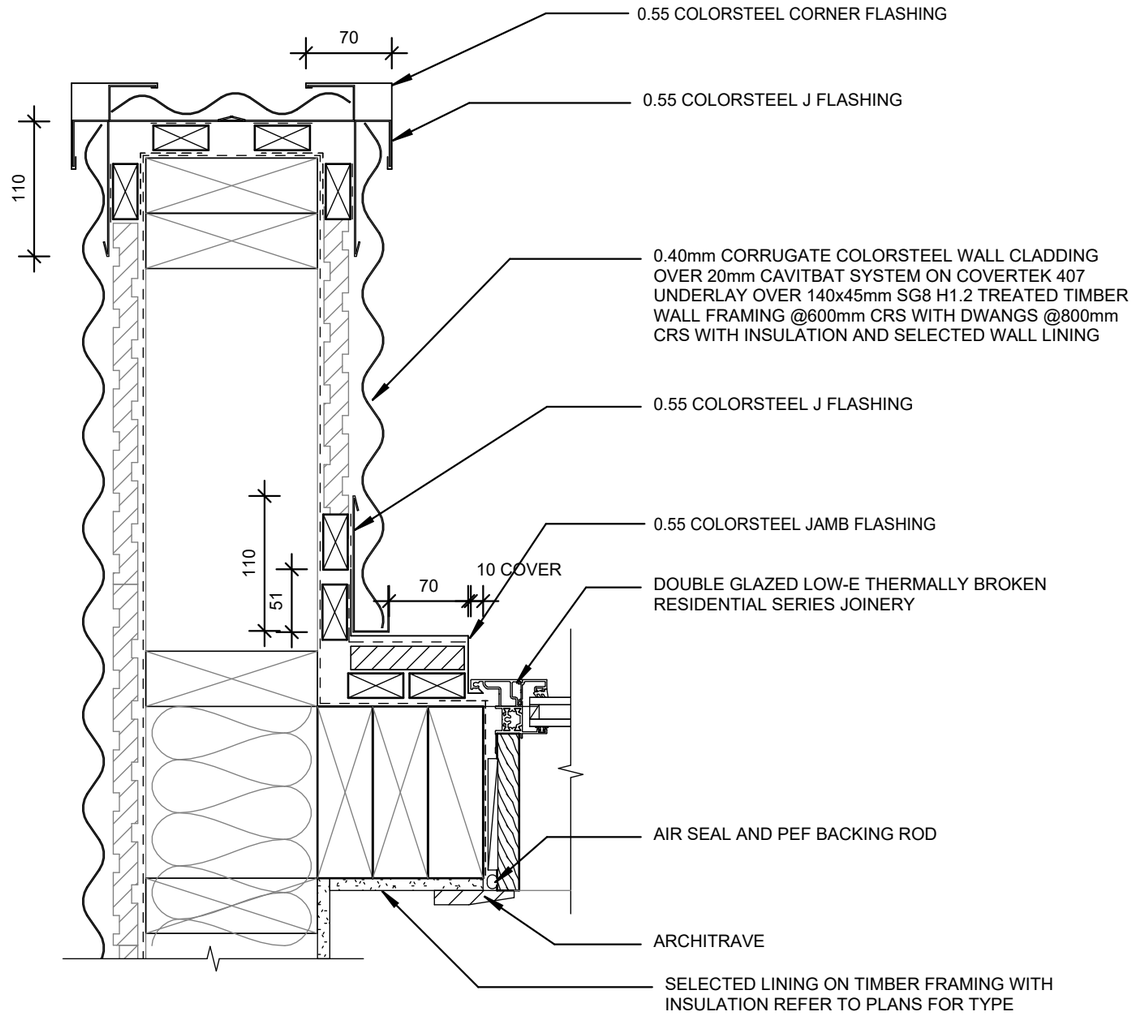
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CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A5.01
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 5	REV 1



1 A1.11 EXTERNAL CORNER DETAIL 2

1 : 5



2 A1.11 EXTERIOR WING PLAN DETAIL

1 : 5

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No.	Description	Date
1	CONSENT	16.11.26

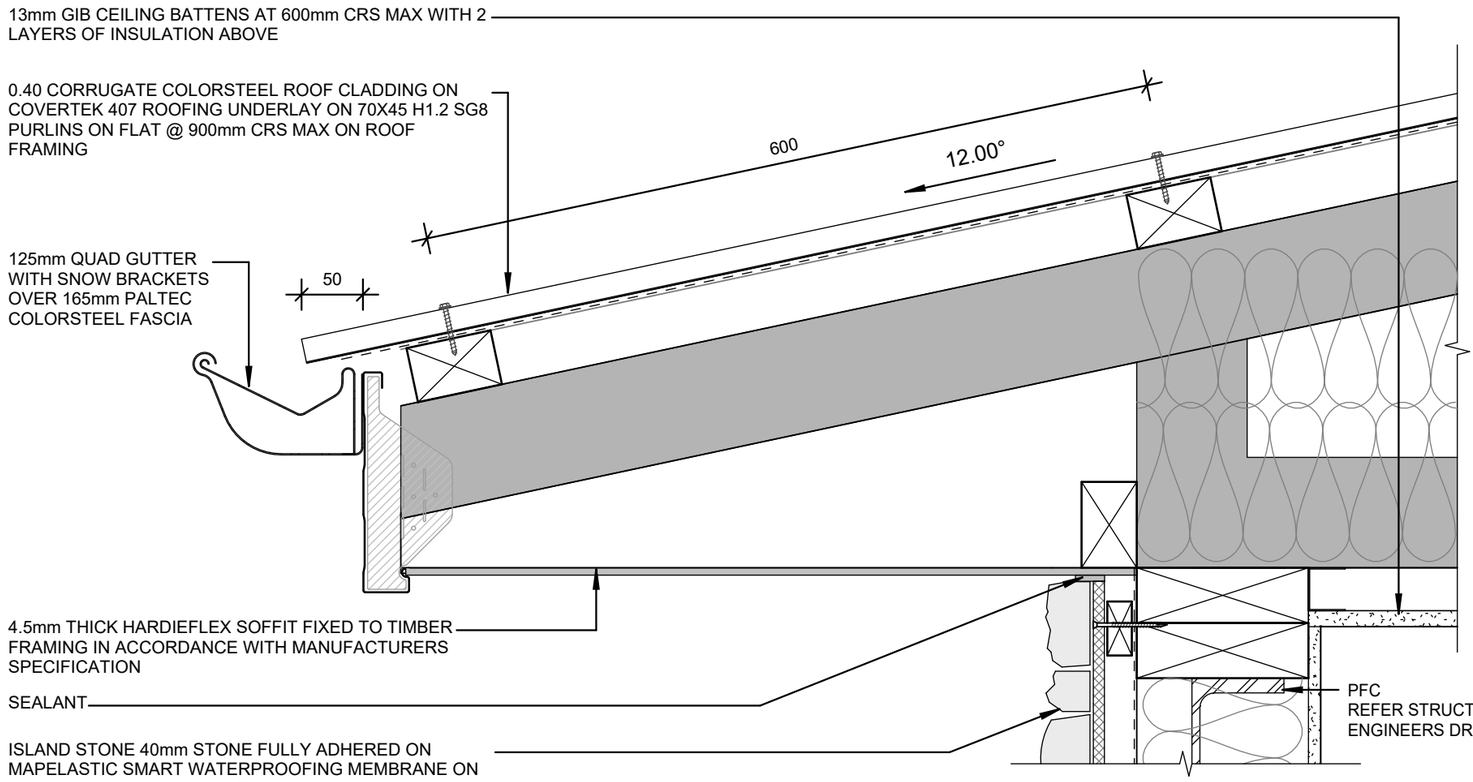
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DETAILS - PLAN

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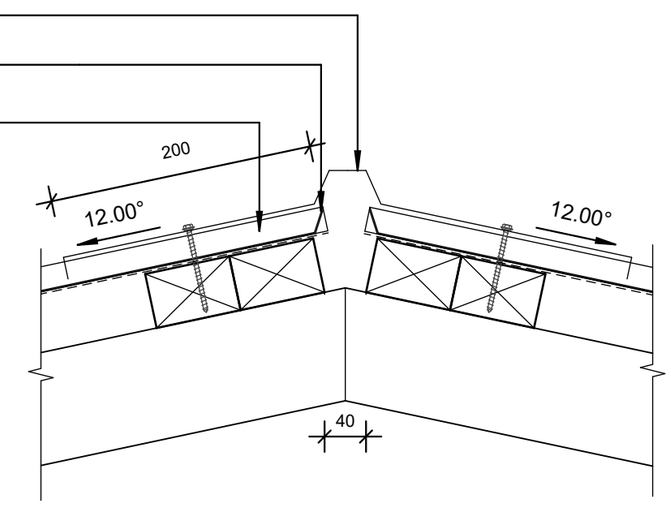
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A5.02
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 5	REV 1



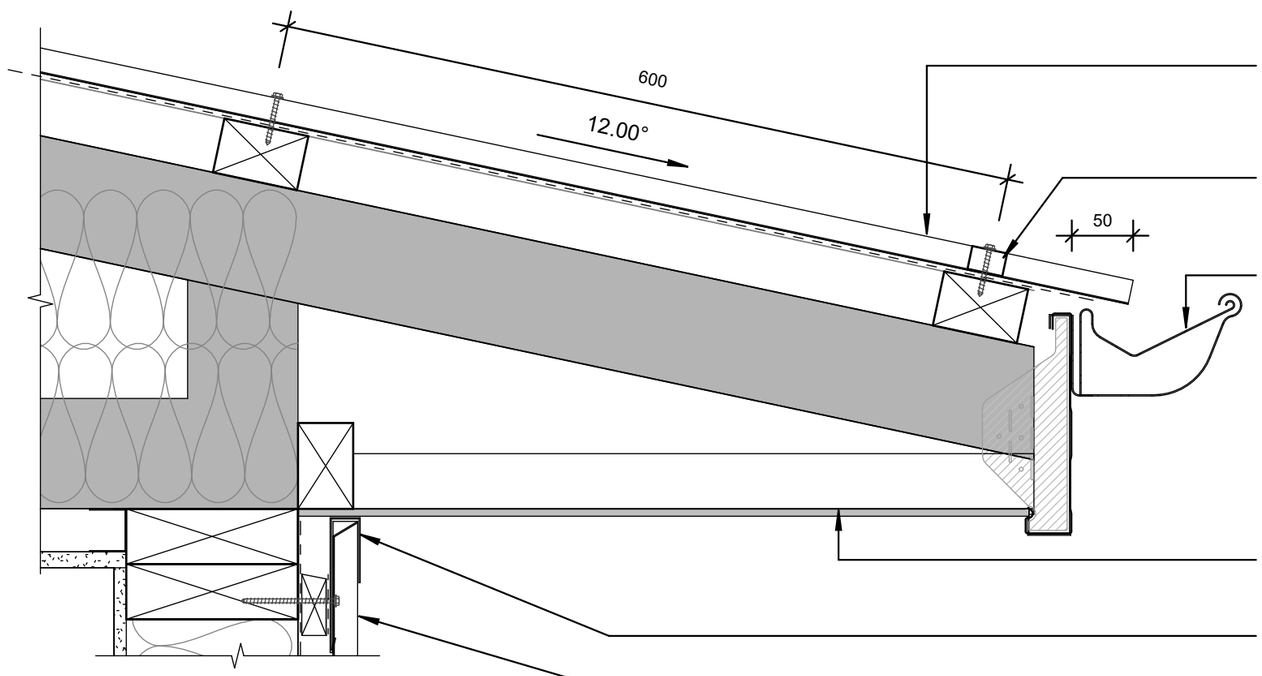
1 A3.00 EAVE DETAIL 1

1 : 5



2 A3.00 RIDGE DETAIL

1 : 5



3 A3.00 EAVE DETAIL 2

1 : 5

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No.	Description	Date
1	CONSENT	16.11.26

SHEET TITLE

DETAILS - SECTION

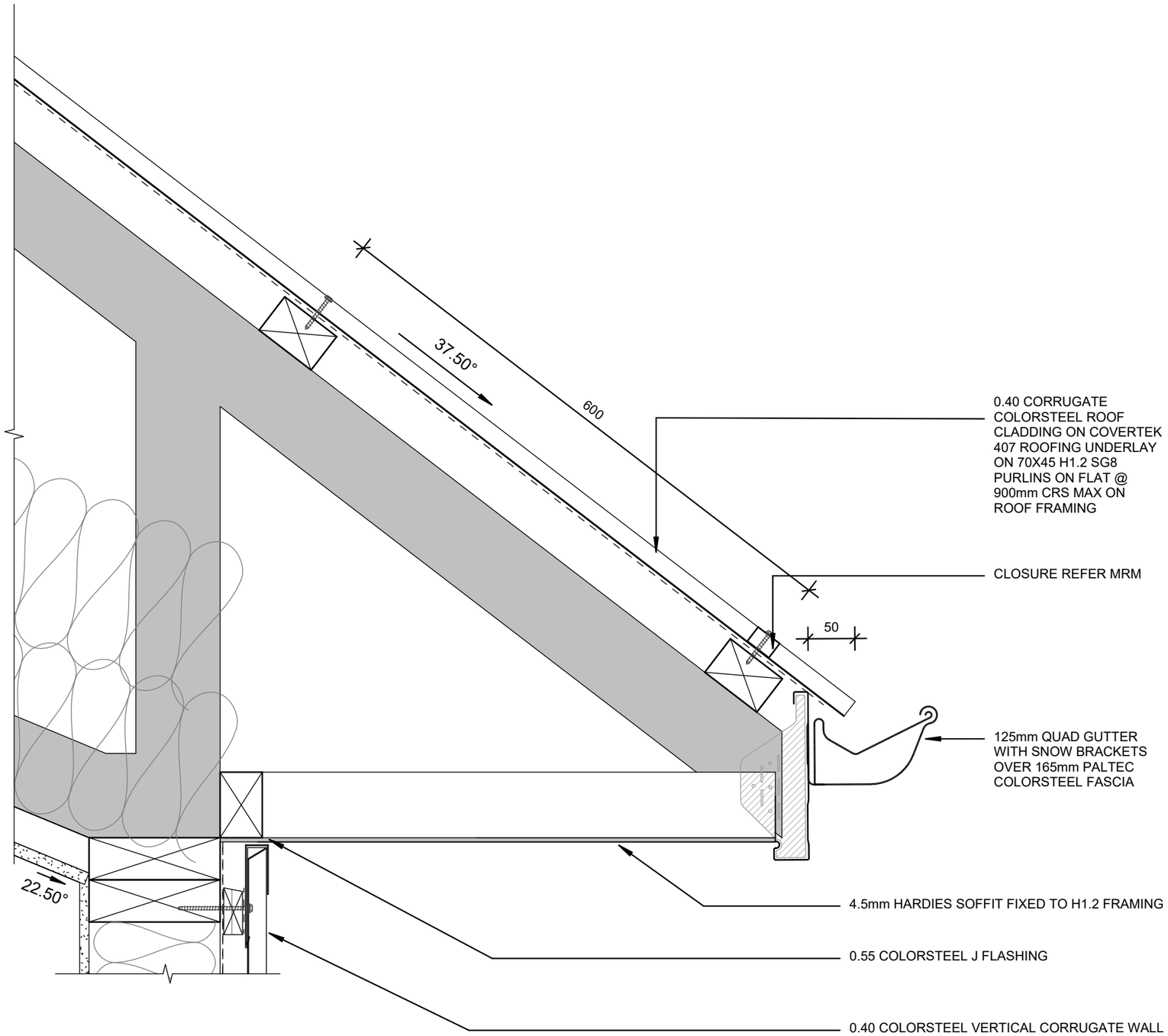
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PROJECT NAME: LOT 2050 HANLEYS

CLIENT: JOE OBRIEN

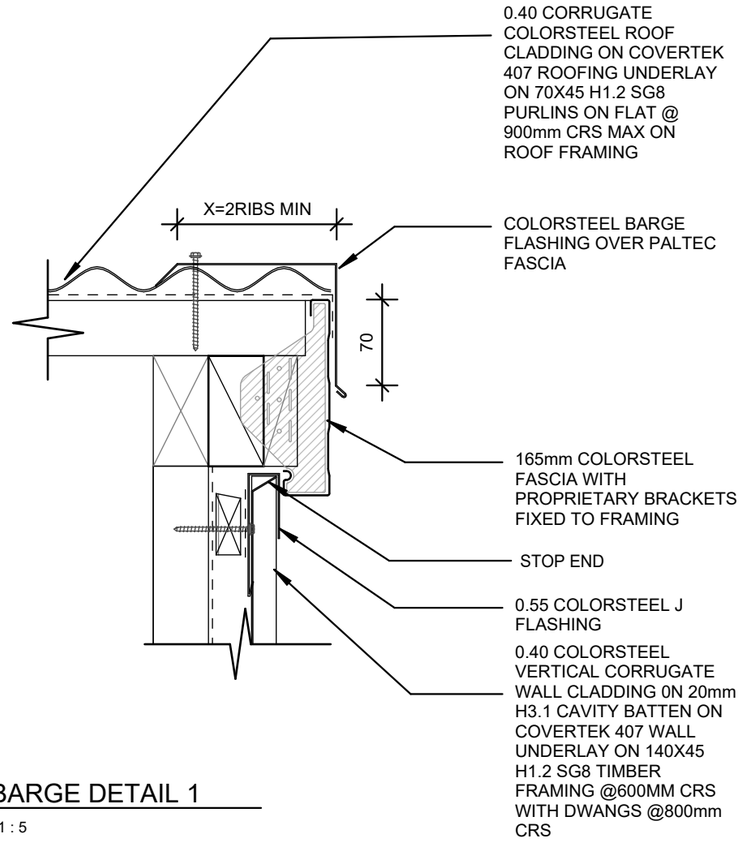
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Project no 2658	Drawing no A5.10
Drawing status	CONSENT
Date	16 / 11 / 2026
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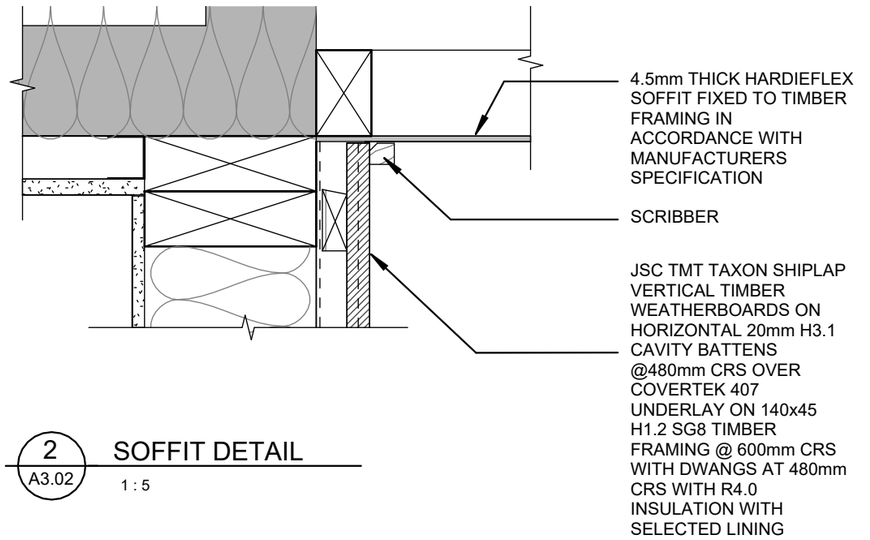
1 A3.02 EAVE DETAIL 3

1 : 5



3 A3.01 BARGE DETAIL 1

1 : 5



2 A3.02 SOFFIT DETAIL

1 : 5

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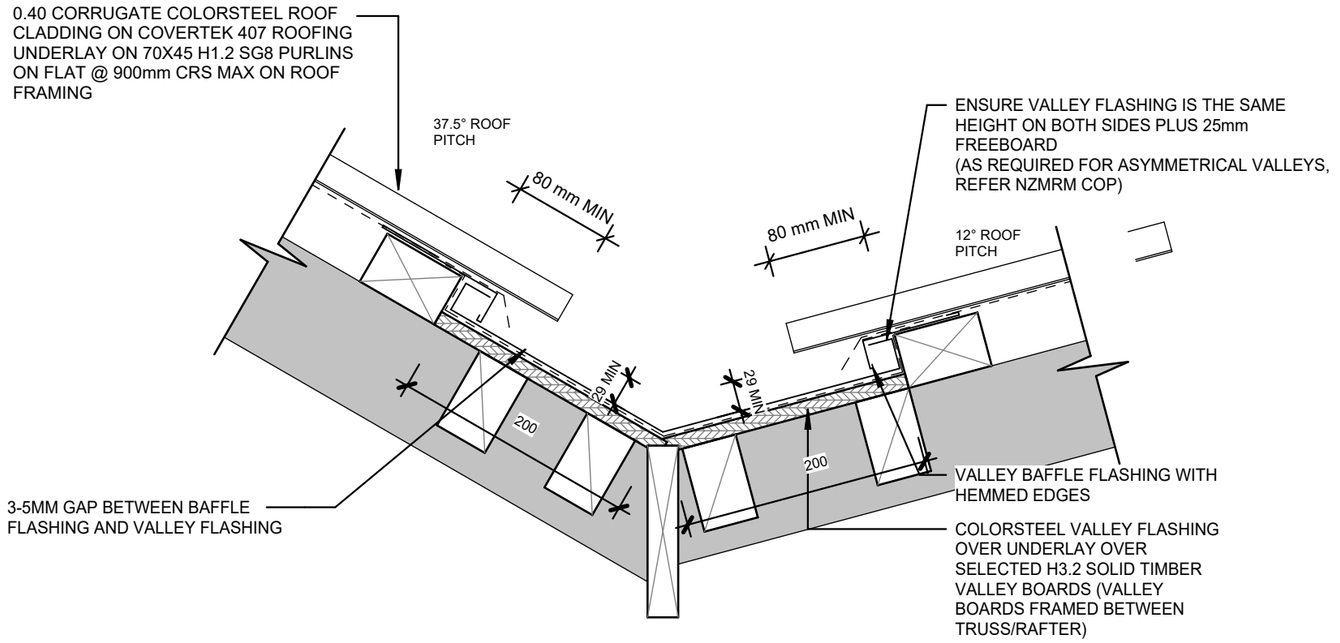
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DETAILS - SECTION

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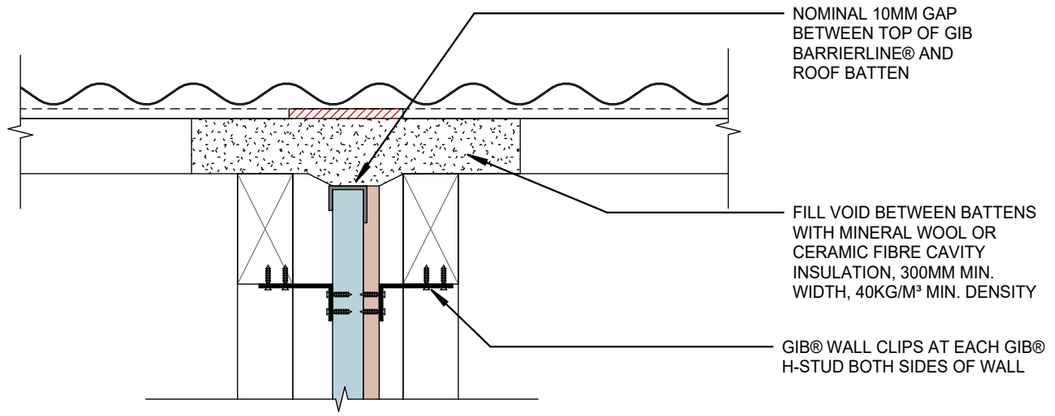
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

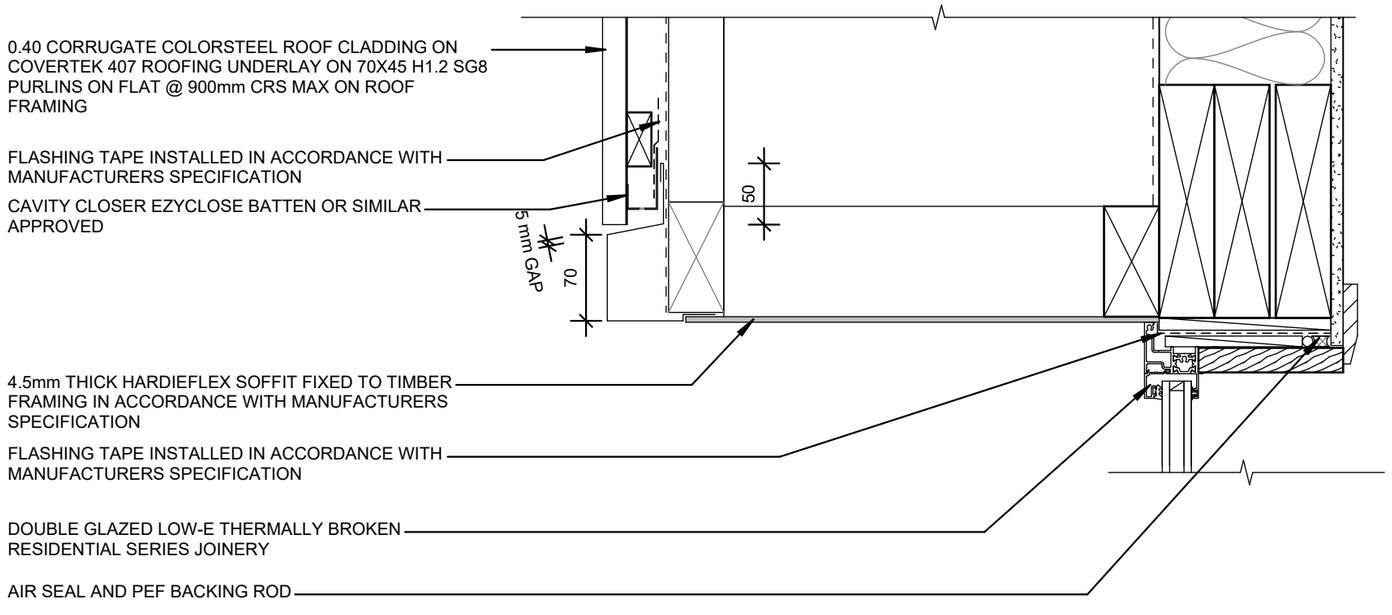
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Drawing status	CONSENT
Date	16 / 11 / 2026
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3 VALLEY DETAIL

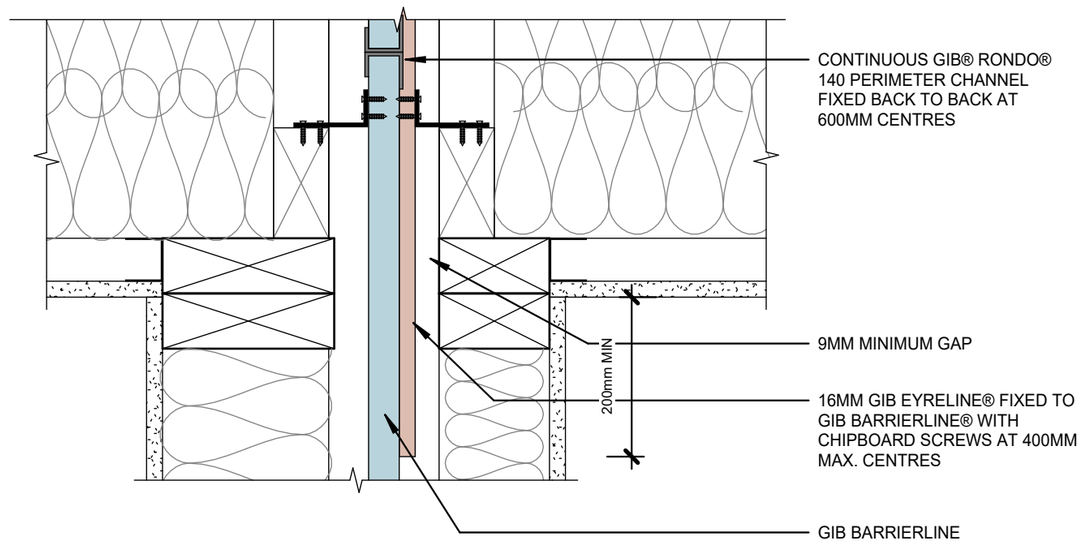
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1 A3.01 SOFFIT FULL HEIGHT GLAZING

1 : 5



2 A3.02 BARRIER LINE ROOF DETAIL

1 : 5

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No.	Description	Date
1	CONSENT	16.11.26

SHEET TITLE

DETAILS - SECTION

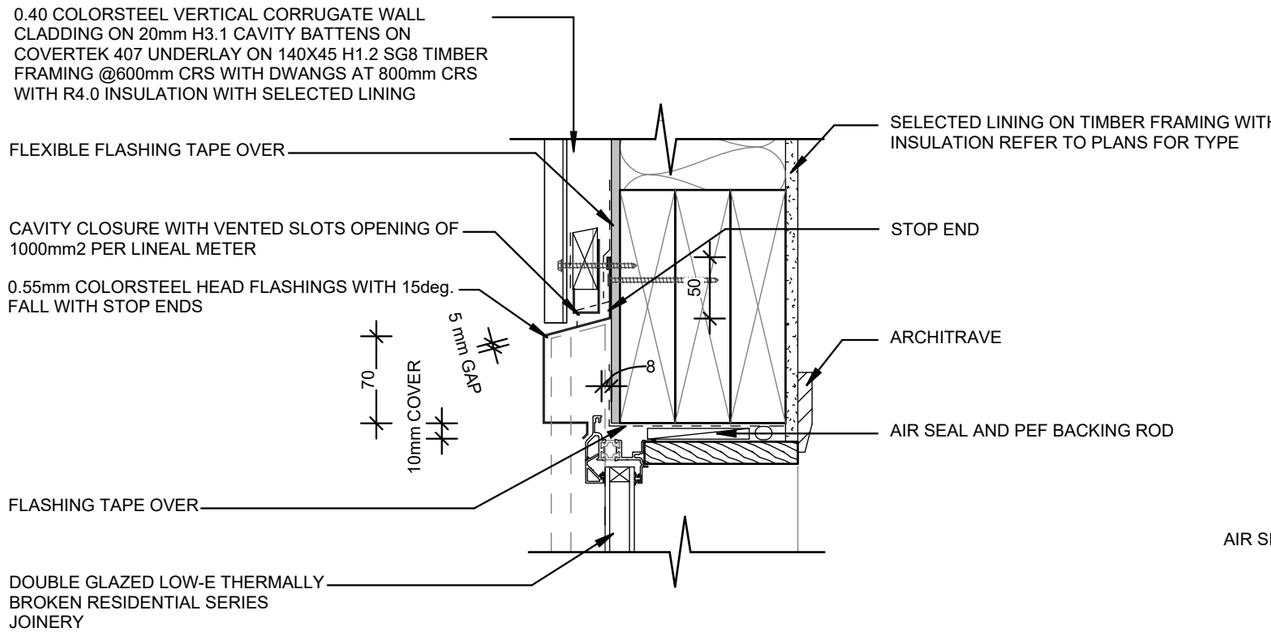
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PROJECT NAME: LOT 2050 HANLEYS

CLIENT: JOE OBRIEN

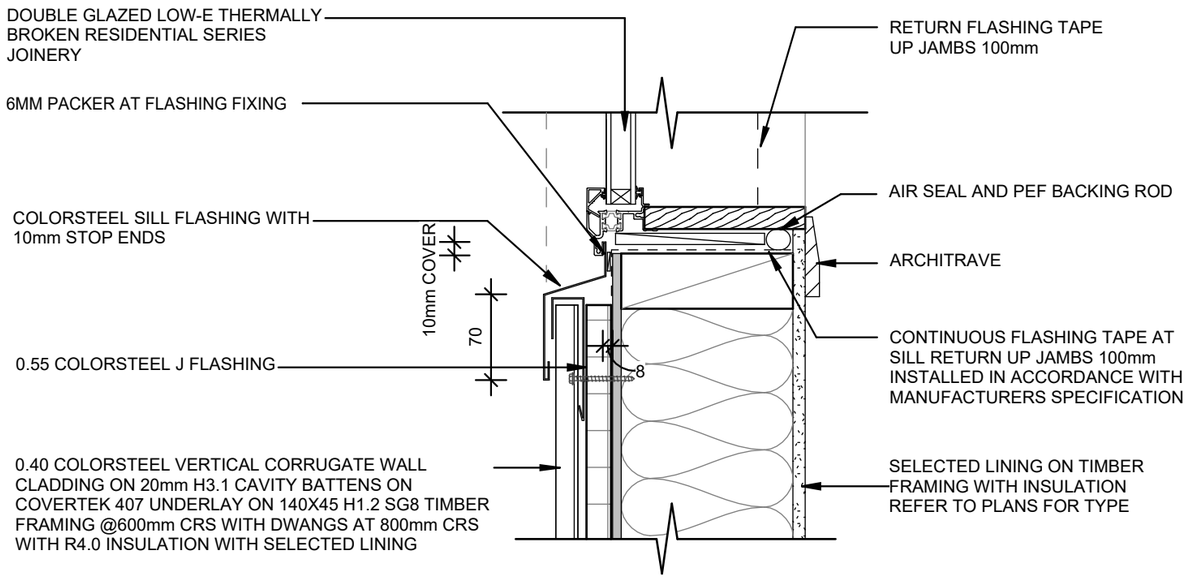
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Date	16 / 11 / 2026
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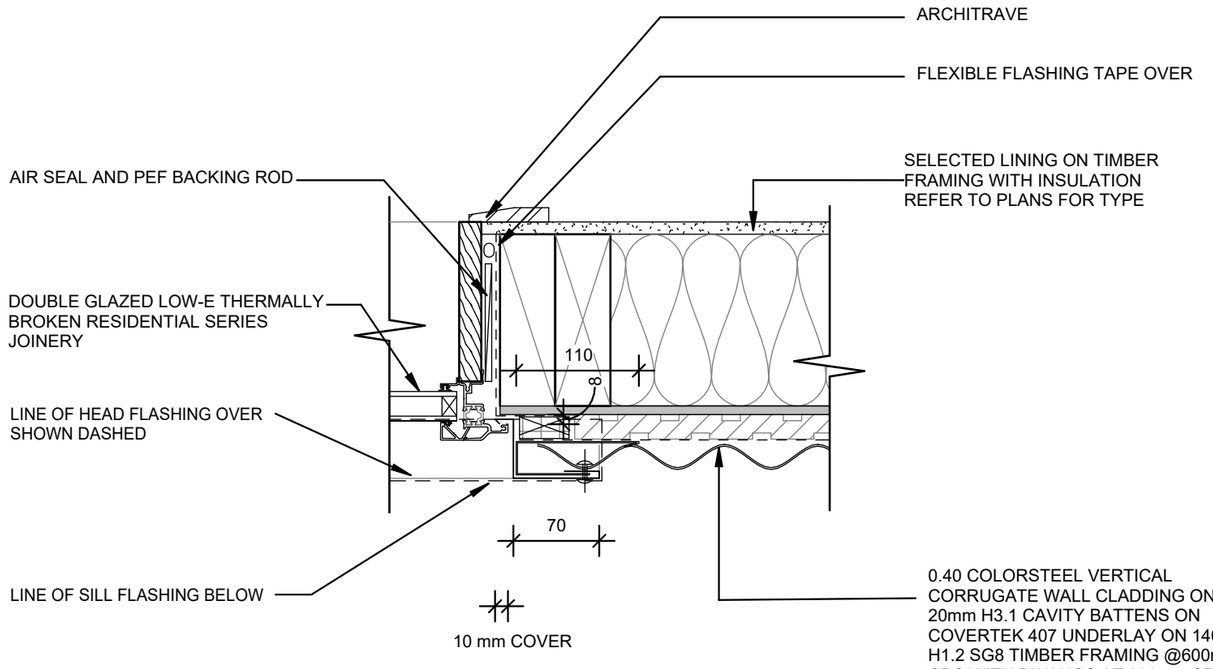
1 CORRUGATE WINDOW HEAD DETAIL

1 : 5



2 CORRUGATE WINDOW SILL DETAIL

1 : 5



3 CORRUGATE WINDOW JAMB DETAIL

1 : 5

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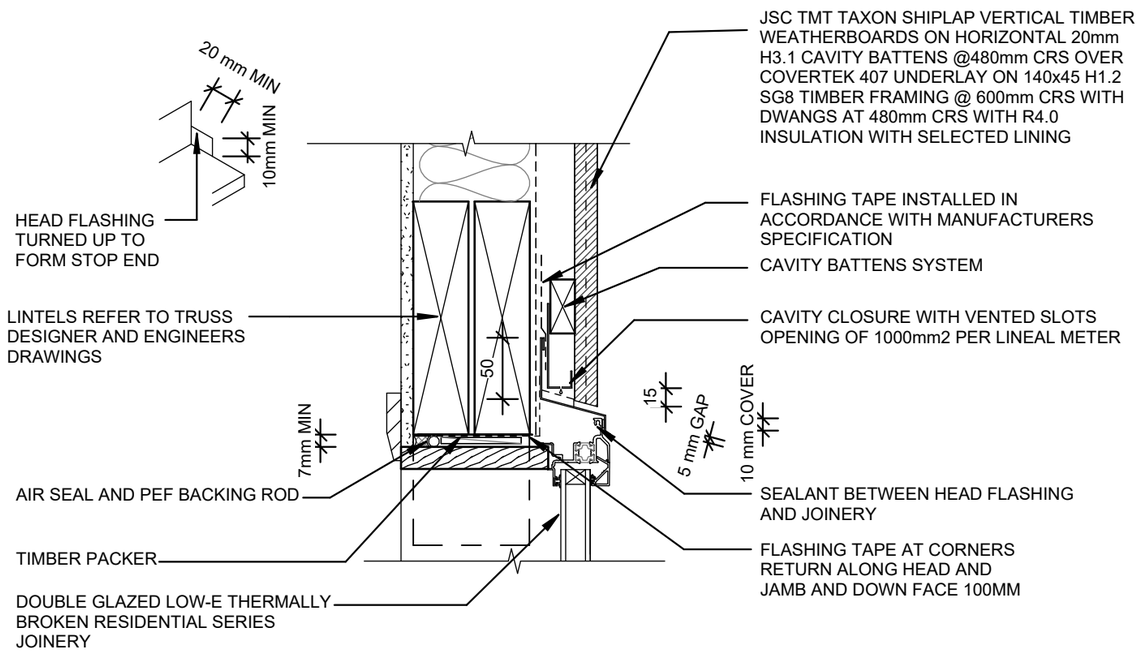
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WINDOW & DOOR DETAILS

PROJECT INFORMATION

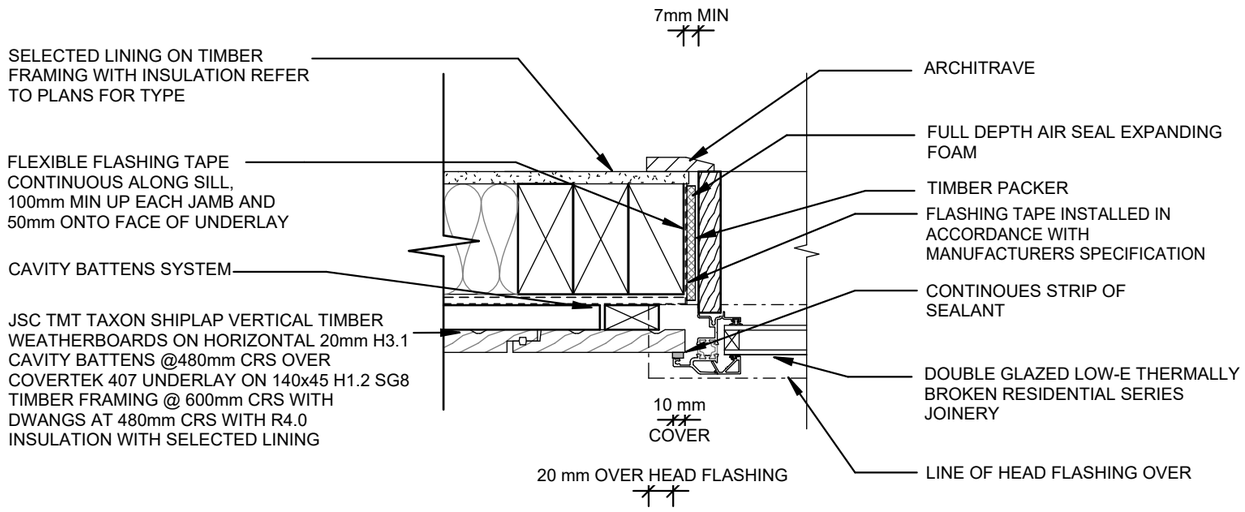
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A5.20
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 5	REV 1



1 SHIPLAP WINDOW HEAD DETAIL

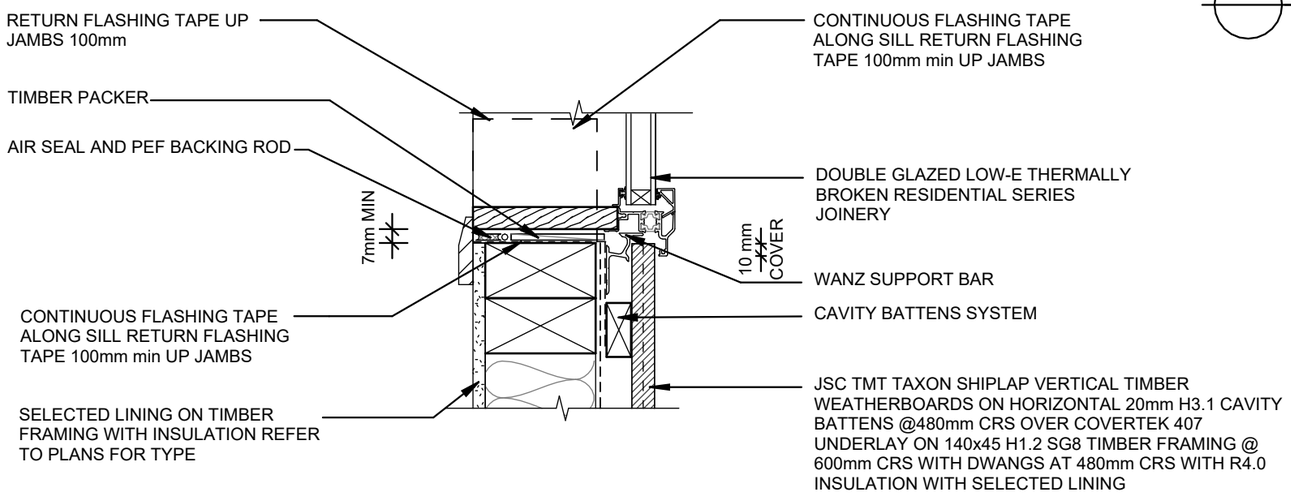
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NOTES:
- ALL NAIL FIXINGS PRE-DRILLED MINIMUM 1MM DIAMETER SMALLER THAN THE NAIL GAUGE.
- ALL TIMBER PRODUCTS TO BE PRECOATED & CUT ENDS AND EDGES AND ALL FRESH CUT SURFACES DOUBLE COATED AND SEALED BEFORE FIXING.
- ALL MATERIALS AND FIXTURES ARE TO COMPLY WITH E2/AS1 CLAUSE 2.2
- FOR NON-HEMMED CORNER FLASHINGS, ENSURE A MINIMUM 75MM COVER TO WEATHERBOARDS BEYOND THE POINT WHERE BRANZ BULLETIN 411 COMPLIANT WEATHERBOARD LAP OR REBATE COMBINATIONS TERMINATE AT THE CORNER JUNCTION. IN EXTRA HIGH WIND ZONE AND ABOVE, THE 75MM COVER REQUIREMENT REMAINS AND HEMMED EDGES MUST ALSO BE USED.
- REFER TO NZBC ACCEPTABLE SOLUTION E2/AS1 TABLE 21 FOR THE SEPARATION REQUIREMENTS BETWEEN CCA TREATED BATTENS AND METAL FLASHINGS.

3 SHIPLAP WINDOW JAMB DETAIL

1 : 5



2 SHIPLAP WINDOW SILL DETAIL

1 : 5

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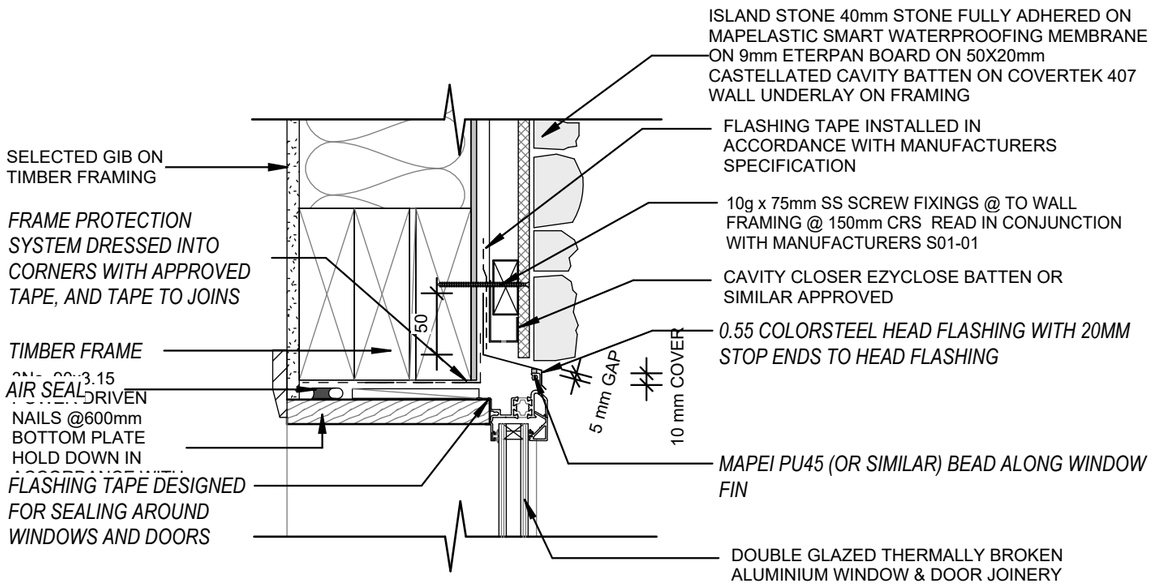
SHEET TITLE

WINDOW & DOOR DETAILS

PROJECT INFORMATION

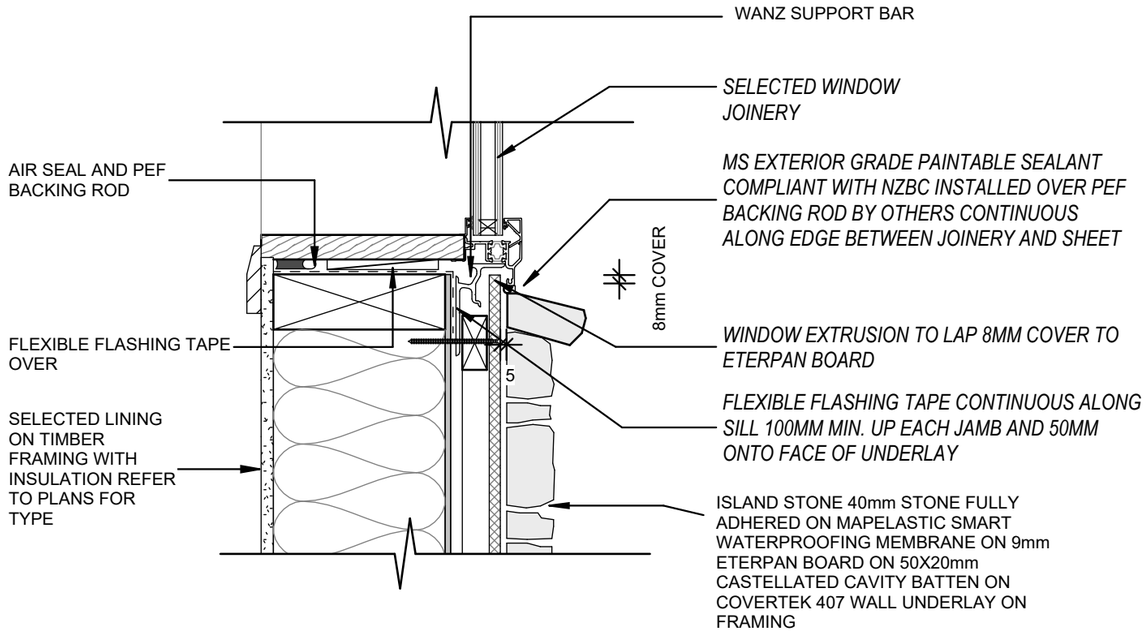
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A5.21
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 5	REV 1



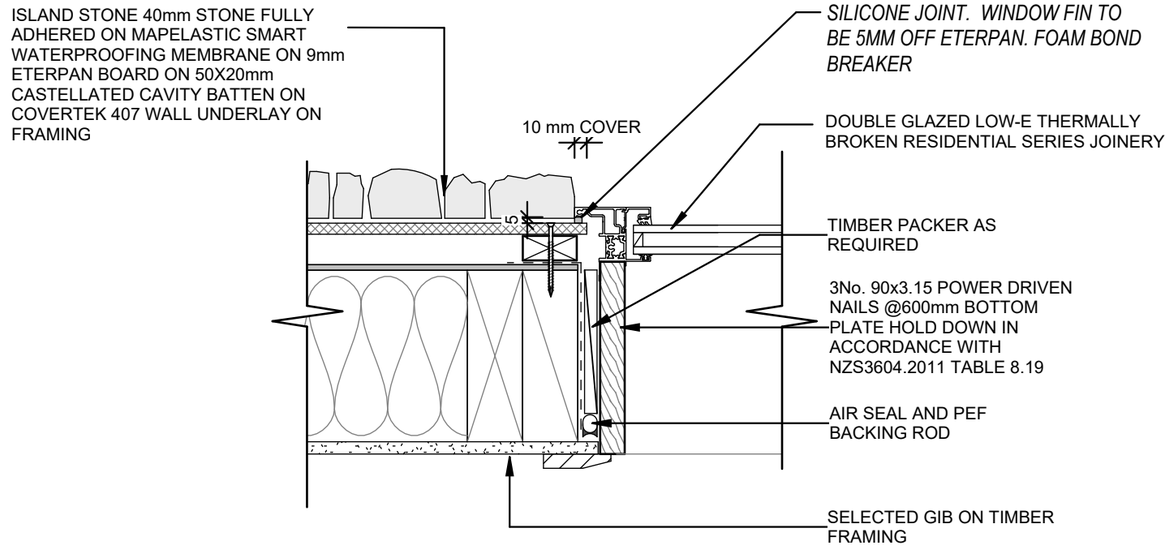
1 STONE WINDOW HEAD DETAIL

1 : 5



2 STONE WINDOW SILL DETAIL

1 : 5



3 STONE WINDOW JAMB DETAIL

1 : 5

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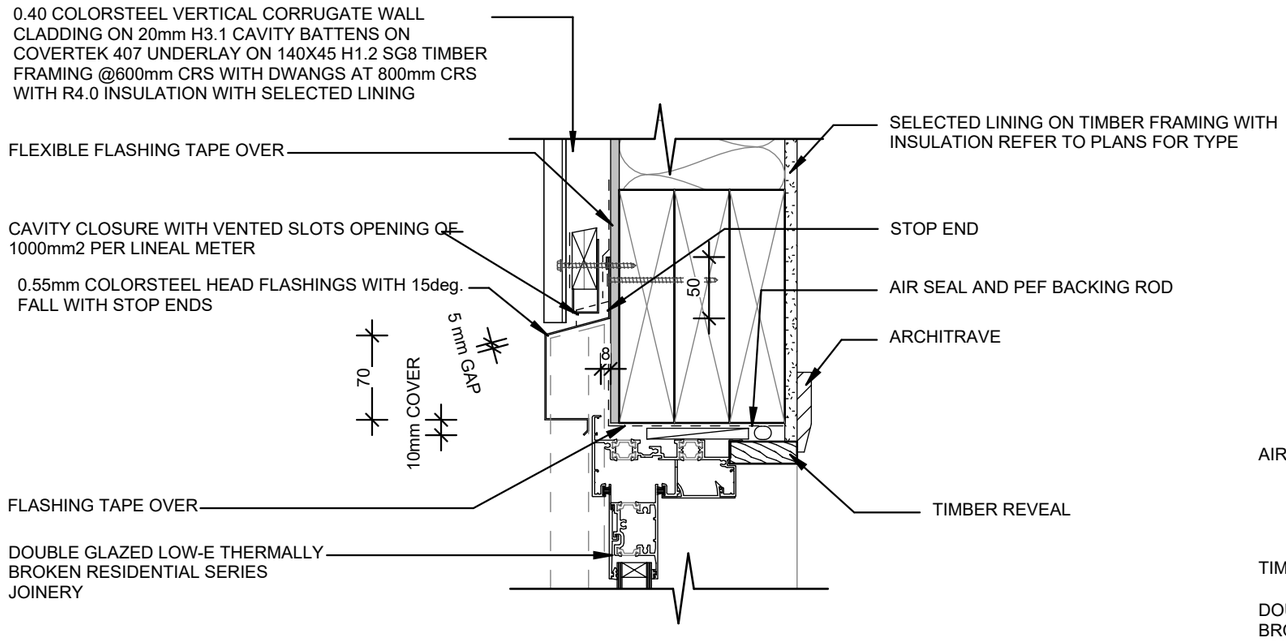
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WINDOW & DOOR DETAILS

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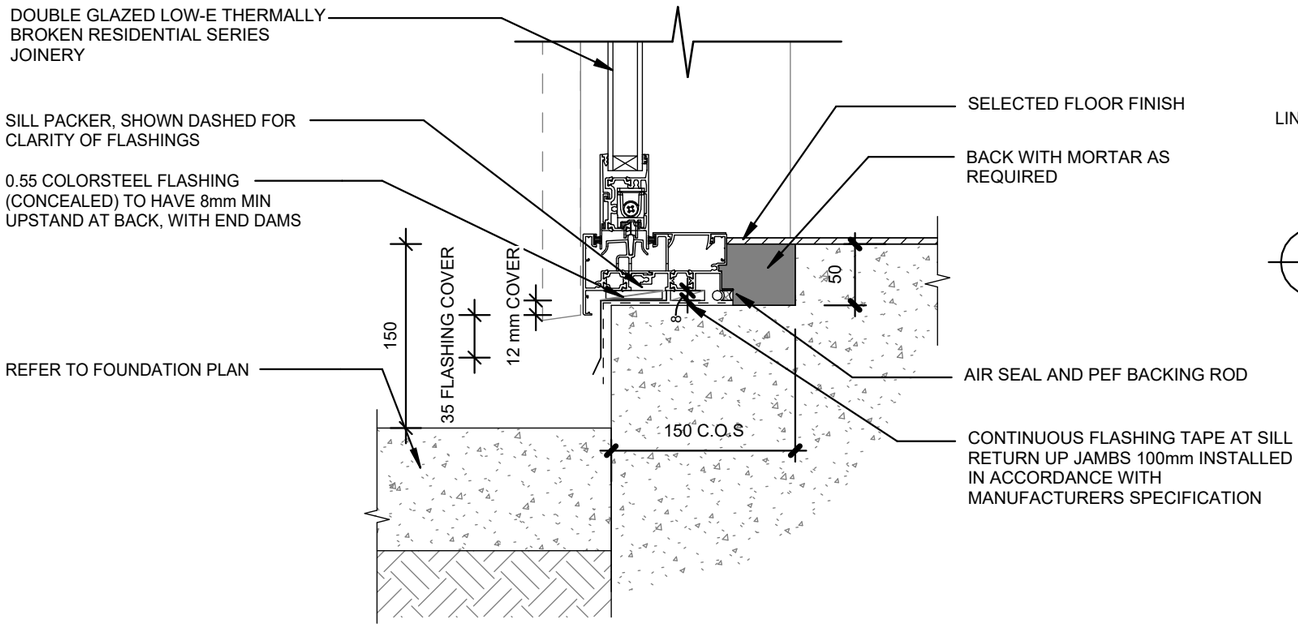
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CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A5.22
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 5	REV 1



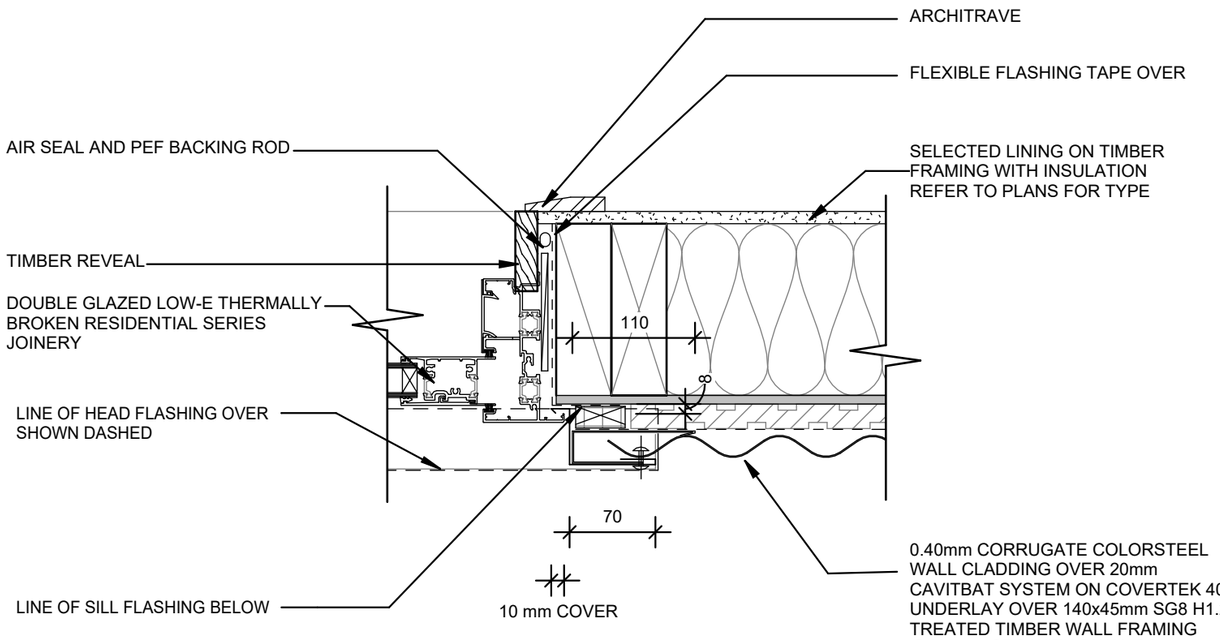
1 CORRUGATE SLIDING DOOR HEAD DETAIL

1 : 5



2 CORRUGATE SLIDING DOOR SILL DETAIL

1 : 5



3 CORRUGATE SLIDING DOOR JAMB DETAIL

1 : 5

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P- 02108873480

No.	Description	Date
1	CONSENT	16.11.26

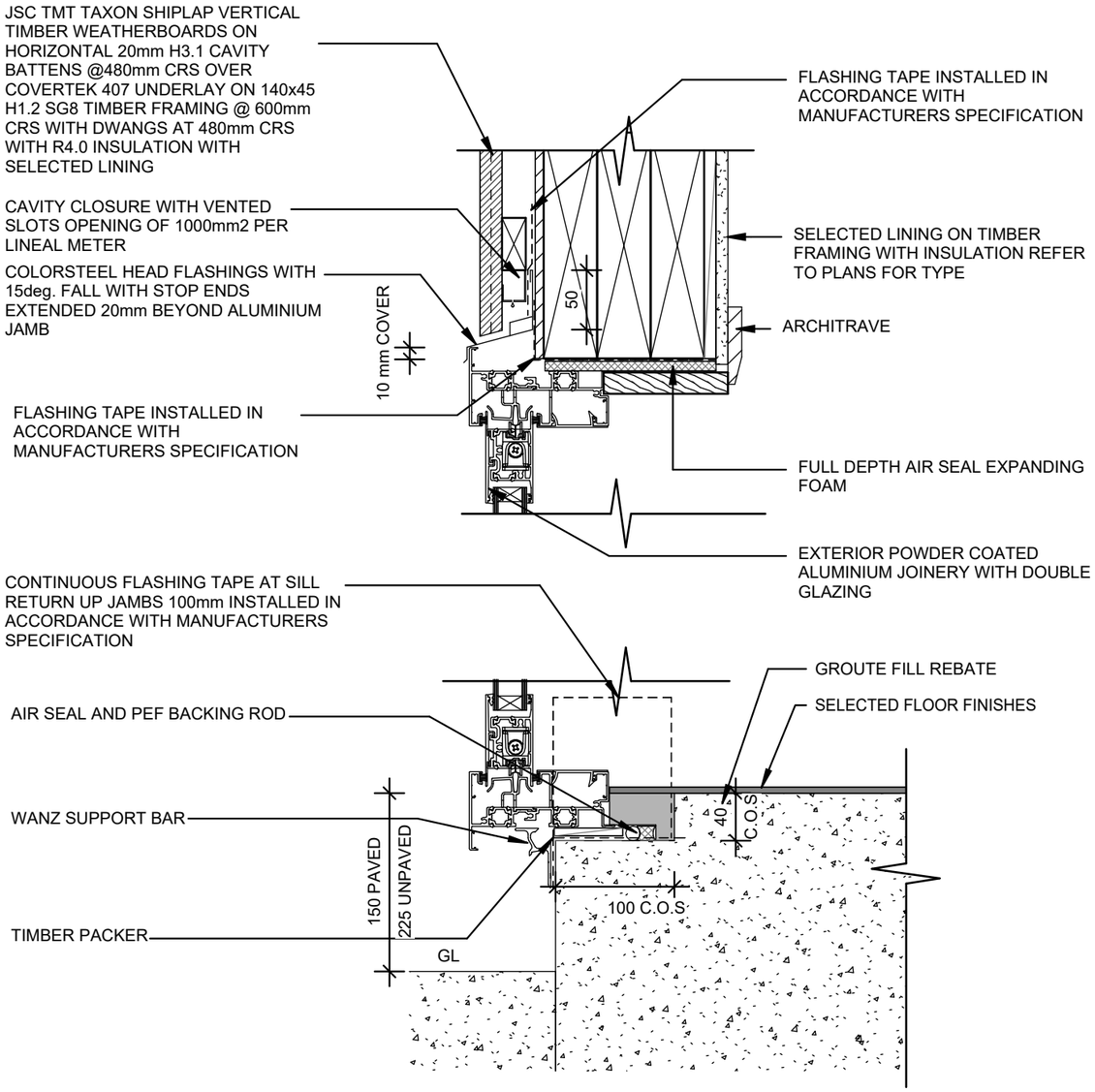
SHEET TITLE

DOOR DETAILS

PROJECT INFORMATION

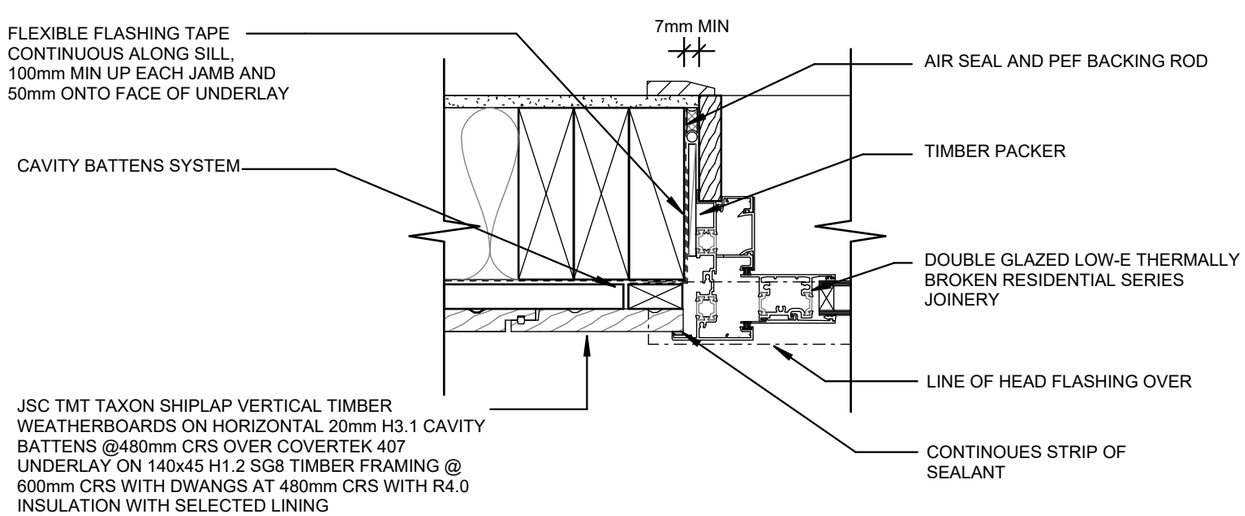
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A5.23
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 5	REV 1



1 SHIPLAP SLIDING DOOR HEAD/SILL DETAIL

1 : 5



2 SHIPLAP SLIDING DOOR JAMB DETAIL

1 : 5

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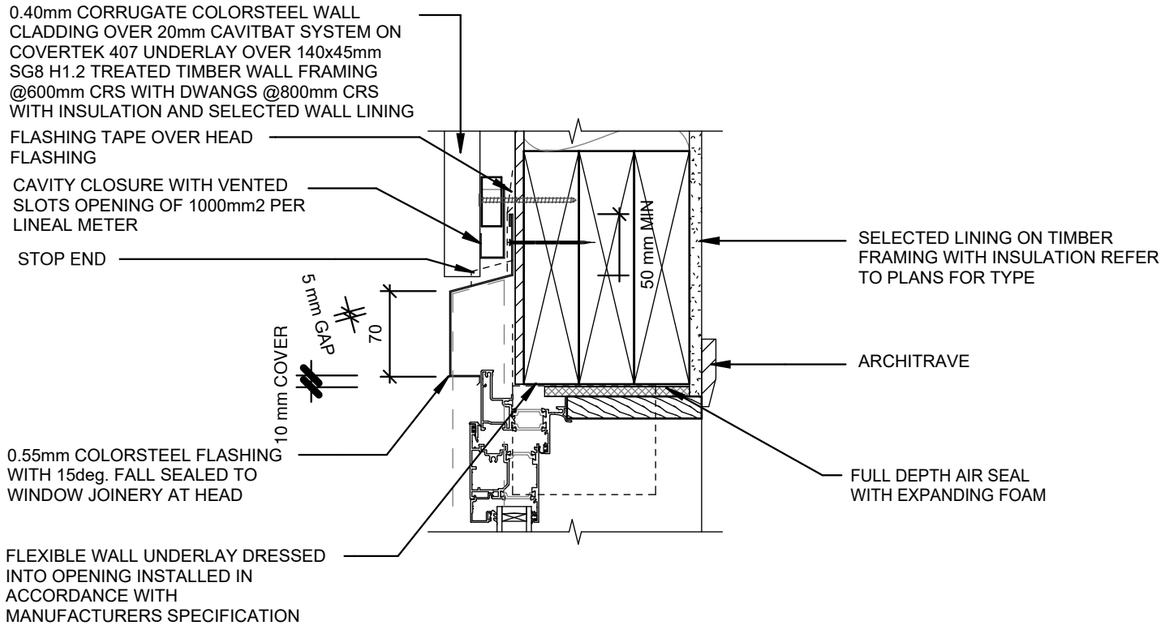
SHEET TITLE

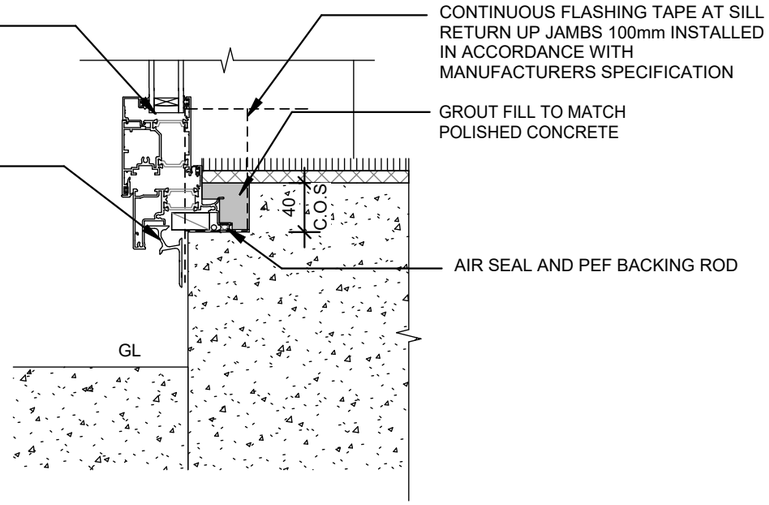
DOOR DETAILS

PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

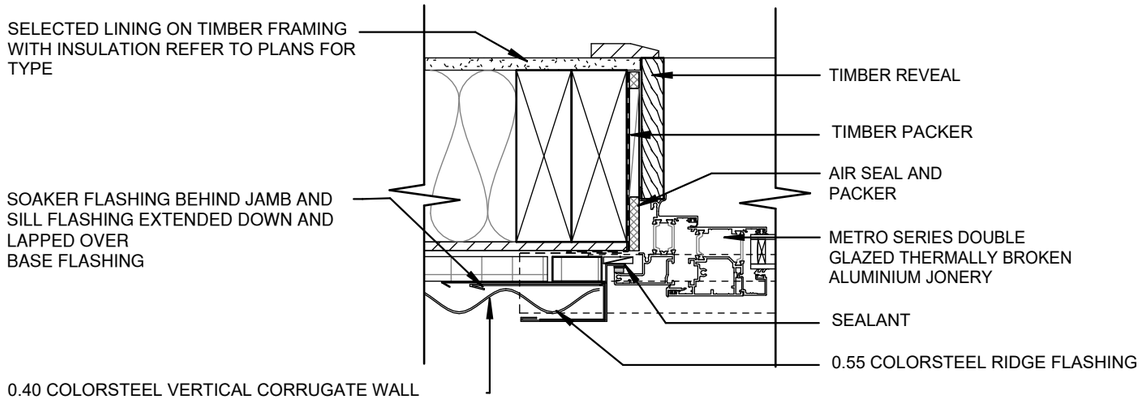
Project no 2658	Drawing no A5.24
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 5	REV 1





1 LAUNDRY DOOR HEAD DETAIL

1 : 5



2 LAUNDRY DOOR JAMB DETAIL

1 : 5

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No.	Description	Date
1	CONSENT	16.11.26

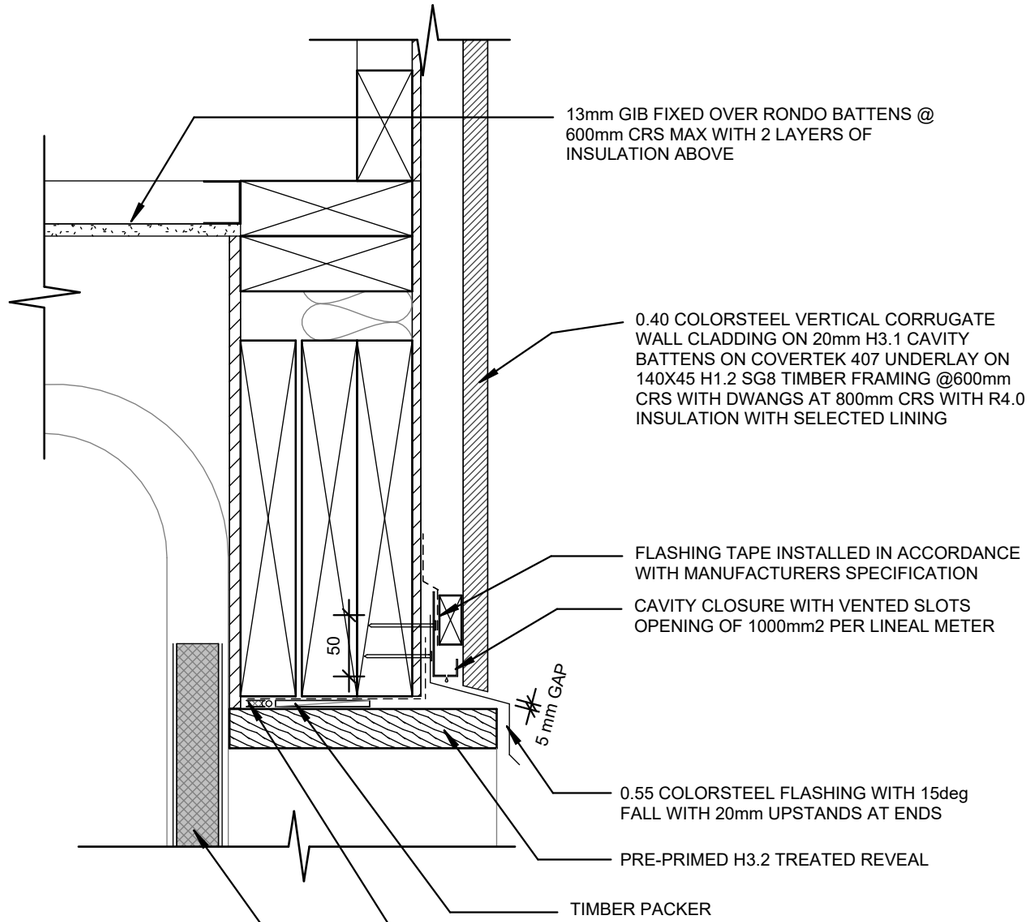
SHEET TITLE

DOOR DETAILS

PROJECT INFORMATION

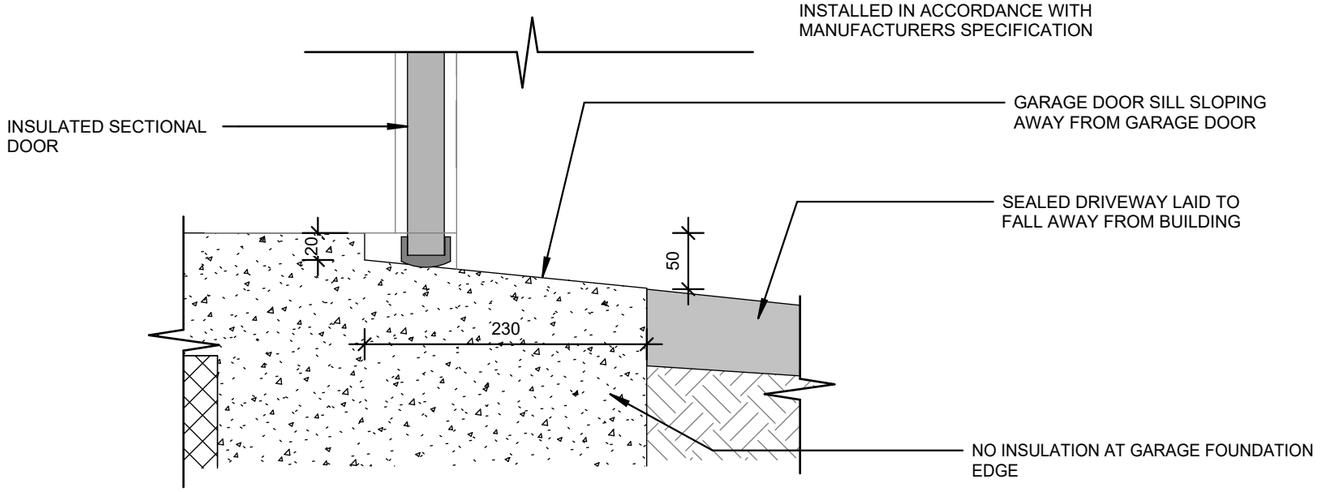
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A5.25
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 5	REV 1



1 GARAGE HEAD DETAIL

1 : 5



2 GARAGE DOOR SILL DETAIL

1 : 5

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No.	Description	Date
1	CONSENT	16.11.26

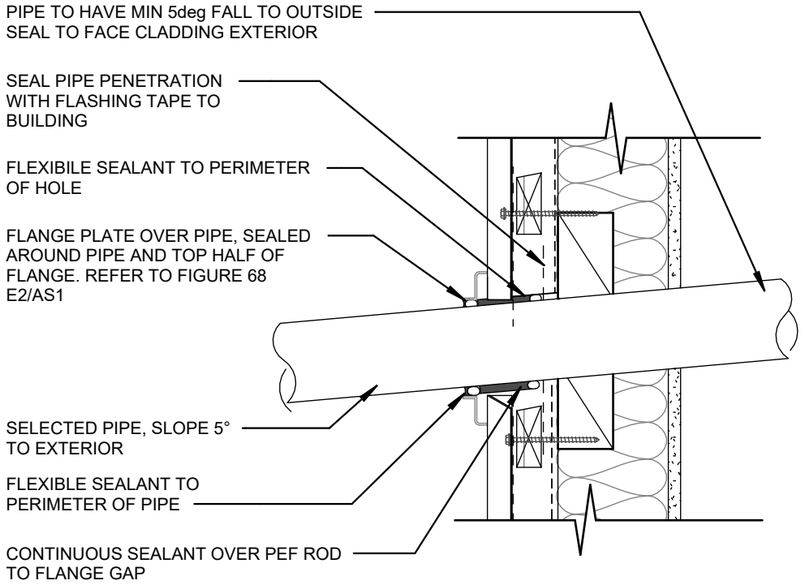
SHEET TITLE

GARAGE DOOR DETAILS

PROJECT INFORMATION

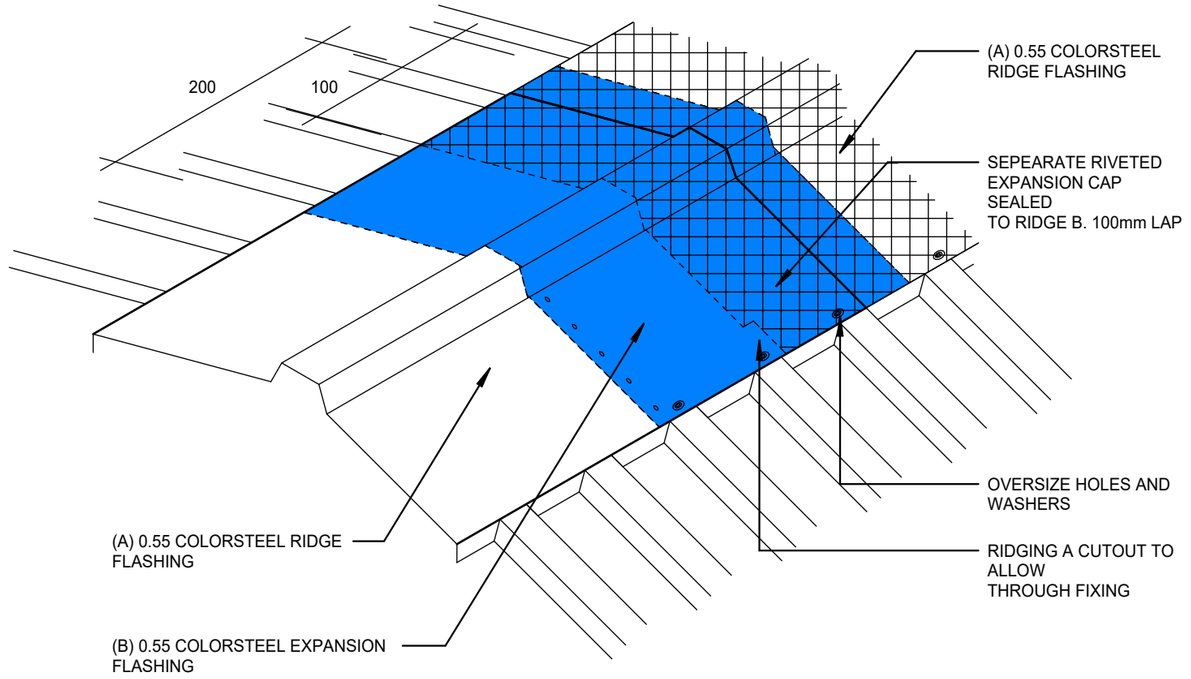
PROJECT NAME:	LOT 2050 HANLEYS
CLIENT:	JOE OBRIEN
ADDRESS:	20 ROWE DRIVE

PROJECT NO 2658	DRAWING NO A5.26
DRAWING STATUS	CONSENT
DATE	16 / 11 / 2026
SCALE 1 : 5	REV 1



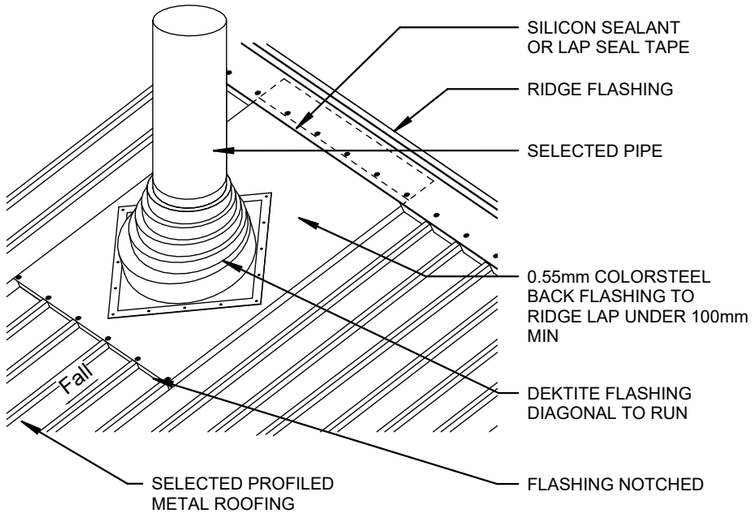
1 CORRUGATE PIPE PENETRATION DETAIL

1 : 5



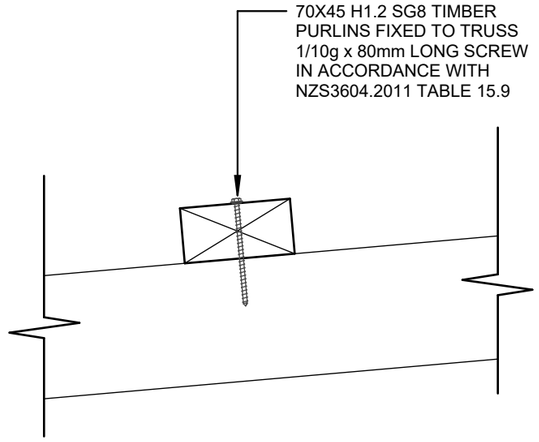
3 RIDGE DETAIL 2

1 : 5



2 ROOF PENETRATION DETAIL

1 : 20



4 PURLIN FIXING DETAIL

1 : 5

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No.	Description	Date
1	CONSENT	16.11.26

SHEET TITLE

DETAILS - ASSORTED

PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS

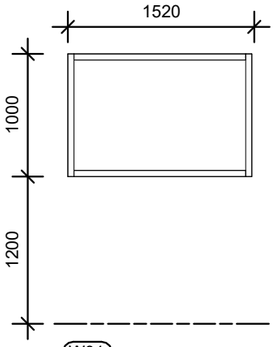
CLIENT: JOE OBRIEN

ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A5.30
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale As indicated	REV 1

EXTERNAL WINDOW & DOOR

- DIMENSIONS SHOWN ARE TO ITEM SIZE ONLY FOR TRIM OUT SIZE SEE BELOW EACH ITEM
- ALL ITEMS TO BE LOW-E ARGON FILLED IGU DOUBLE GLAZED UNITS
- EXTERNAL ALUMINIUM DOUBLE GLAZED WINDOW AND DOOR JOINERY PROFILE TO BE **RESIDENTIAL** THERMALLY BROKEN SUITE WITH DOUBLE GLAZING (R0.5MIN)
- ALL WINDOW AND DOOR JOINERY PROFILES & REBATES TO BE CONFIRMED WITH JOINERY SUPPLIER PRIOR TO SLAB BEING POURED
- ALL HARDWARE & GLAZING FINISHES TO BE CONFIRMED
- JOINERY MANUFACTURER TO SITE MEASURE ALL OPENINGS ON SITE BEFORE MANUFACTURER
- FOR ALL DOORS REFER TO PLANS FOR HINGING PRIOR TO MANUFACTURER
- ALL WORK TO COMPLY WITH THE RELEVANT CLAUSES OF NZBC AND NZS 4223
- JOINERY COLOUR TO BE CONFIRMED WITH ARCHITECT BEFORE MANUFACTURER
- **SG - SAFETY GLASS**



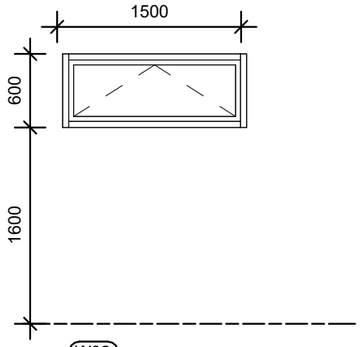
W01

FLAT BEDROOM

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1500 X 1000

TRIM SIZE 1520 X 1020



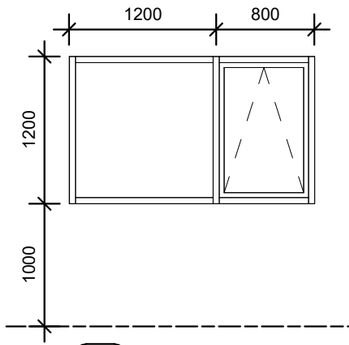
W02

FLAT BATHROOM

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1500 X 600

TRIM SIZE 1520 X 620



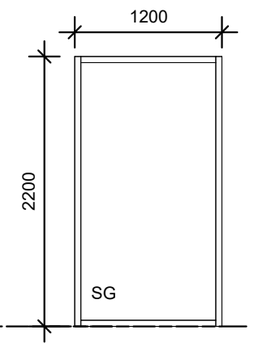
W03

FLEXI ROOM

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

2000 X 1200

TRIM SIZE 2020 X 1220



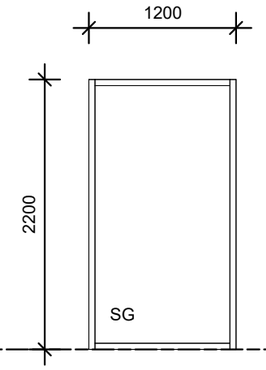
W04

DINING

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1200 X 2200

TRIM SIZE 1220 X 2220



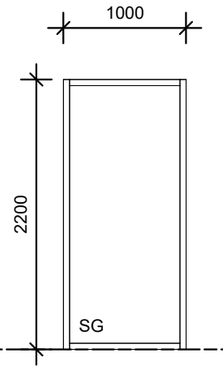
W05

LIVING

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1200 X 2200

TRIM SIZE 1220 X 2220



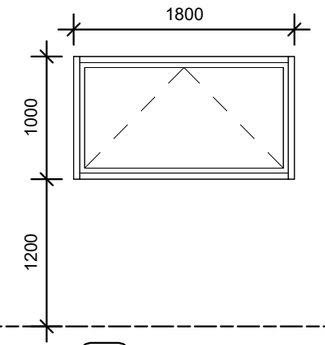
W06

KITCHEN

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1000 X 2200

TRIM SIZE 1020 X 2220



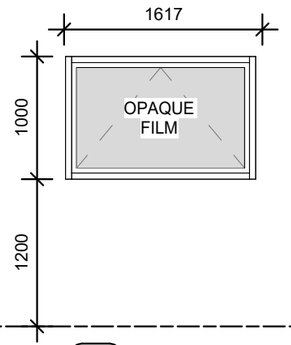
W07

MASTER BEDROOM

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1800 X 1000

TRIM SIZE 1820 X 1020



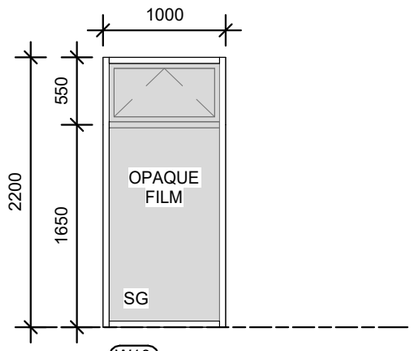
W08

ENSUITE

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1605 X 1000

TRIM SIZE 1625 X 1020



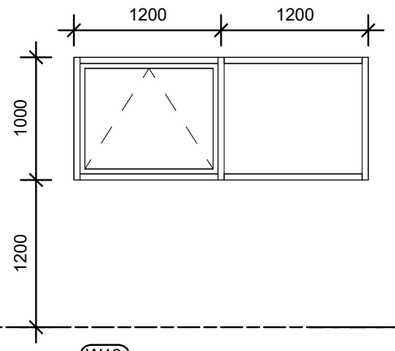
W10

BATHROOM

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1000 X 2200

TRIM SIZE 1020 X 2220



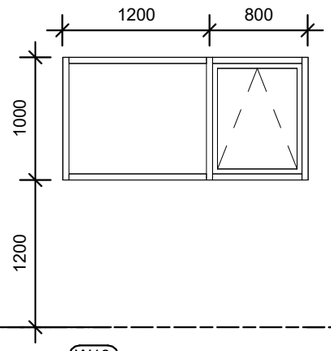
W12

FLAT LIVING

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

2400 X 1000

TRIM SIZE 2420 X 1020



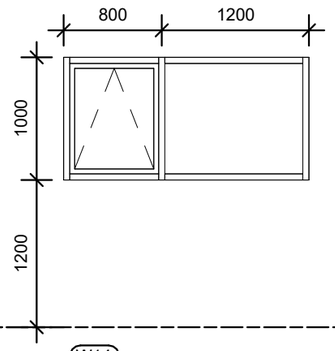
W13

FLAT BEDROOM

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

2000 X 1000

TRIM SIZE 2020 X 1020



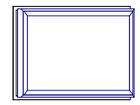
W14

FLAT BEDROOM

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

2000 X 1000

TRIM SIZE 2020 X 1020



SCALE SKEWED DUE TO VIEW NOT TAKEN PARALLEL

SKYLIGHT

S01 (FS) VELUX PITCHED ROOF FIXED SKYLIGHT
1140L x 700W

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No.	Description	Date
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SHEET TITLE

EXTERNAL WINDOW SCHEDULE

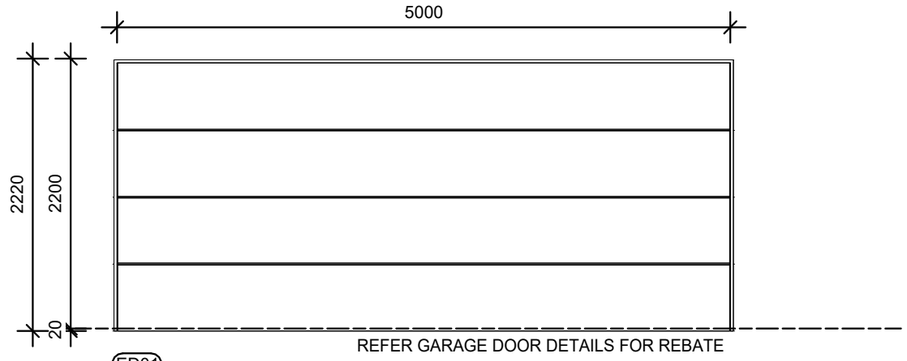
PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A6.01
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 50	REV 1

EXTERNAL WINDOW & DOOR

- DIMENSIONS SHOWN ARE TO ITEM SIZE ONLY FOR TRIM OUT SIZE SEE BELOW EACH ITEM
- ALL ITEMS TO BE LOW-E ARGON FILLED IGU DOUBLE GLAZED UNITS
- EXTERNAL ALUMINIUM DOUBLE GLAZED WINDOW AND DOOR JOINERY PROFILE TO BE **RESIDENTIAL** THERMALLY BROKEN SUITE WITH DOUBLE GLAZING (R0.5MIN)
- ALL WINDOW AND DOOR JOINERY PROFILES & REBATES TO BE CONFIRMED WITH JOINERY SUPPLIER PRIOR TO SLAB BEING POURED
- ALL HARDWARE & GLAZING FINISHES TO BE CONFIRMED
- JOINERY MANUFACTURER TO SITE MEASURE ALL OPENINGS ON SITE BEFORE MANUFACTURER
- FOR ALL DOORS REFER TO PLANS FOR HINGING PRIOR TO MANUFACTURER
- ALL WORK TO COMPLY WITH THE RELEVANT CLAUSES OF NZBC AND NZS 4223
- JOINERY COLOUR TO BE CONFIRMED WITH ARCHITECT BEFORE MANUFACTURER
- **SG - SAFETY GLASS**



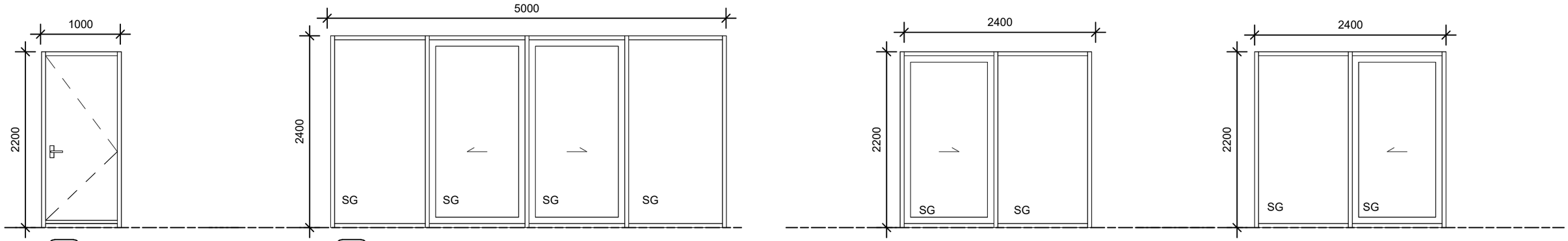
REFER GARAGE DOOR DETAILS FOR REBATE

ED01

GARAGE

INSULATED SECTION DOOR 5000 x 2200

TRIM SIZE 5040 x 2240



ED02

ENTRY

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

1000 X 2200

TRIM SIZE 1020 X 2220

ED03

LIVING

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

4962 X 2400

TRIM SIZE 4982 X 2420

ED04

LIVING

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

2400 X 2200

TRIM SIZE 2420 X 2220

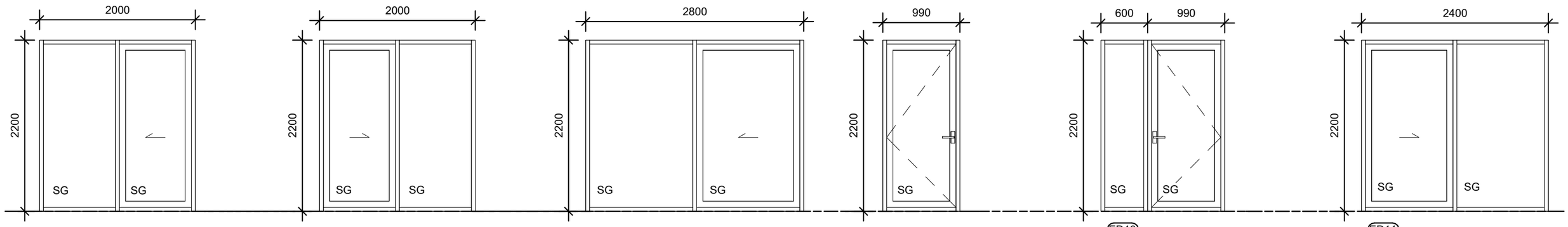
ED05

DINING

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

2400 X 2200

TRIM SIZE 2420 X 2220



ED06

BEDROOM 1

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

2000 X 2200

TRIM SIZE 2020 X 2220

ED07

BEDROOM 2

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

2000 X 2200

TRIM SIZE 2020 X 2220

ED08

MASTER BEDROOM

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

2800 X 2200

TRIM SIZE 2820 X 2220

ED09

PASSAGE

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

990 X 2200

TRIM SIZE 1010 X 2220

ED10

GARAGE

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

990 X 2200

TRIM SIZE 1010 X 2220

ED11

FLAT LIVING

THERMAL HEART LOW E DOUBLE GLAZED WINDOWS

2400 X 2200

TRIM SIZE 2420 X 2220

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P- 0210887348O

No.	Description	Date
1	CONSENT	16.11.26

SHEET TITLE

EXTERNAL DOOR SCHEDULE

PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS

CLIENT: JOE OBRIEN

ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A6.02
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 50	REV 1

INTERNAL DOOR NOTES

- DIMENSIONS SHOWN ARE TO ITEM SIZE ONLY FOR TRIM OUT SIZE SEE BELOW EACH ITEM
- JOINERY MANUFACTURER TO SITE MEASURE ALL OPENINGS ON SITE BEFORE MANUFACTURER
- FOR ALL DOORS REFER TO PLANS FOR HINGING PRIOR TO MANUFACTURER
- LOCKWOOD VELOCITY HARDWARE TO DOORS
- ALL INTERNAL DOORS SIZED WITH 30mm PINE REVEALS
- DIMENSIONS SHOWN ARE FOR DOOR SIZES ONLY, FOR TRIM SIZES SEE BELOW EACH ITEM

INTERNAL DOOR...

MARK	TYPE	Comments
ID01	DT01	FLAT BEDROOM
ID02	DT01	FLAT BEDROOM
ID03	DT01	FLAT BATHROOM
ID08	DT01	GARAGE
ID09	DT01	FLEXI ROOM
ID12	DT01	BEDROOM 1
ID14	DT01	BEDROOM 2
ID16	DT01	BATHROOM
ID18	DT01	WARDROBE
ID19	DT01	ENSUITE
ID20	DT01	MASTER BEDROOM

DT01: 11

ID11	DT02	LINEN

DT02: 1

ID06	DT03	FLAT ROBE
ID07	DT03	FLAT ROBE

DT03: 2

ID10	DT04	STORAGE

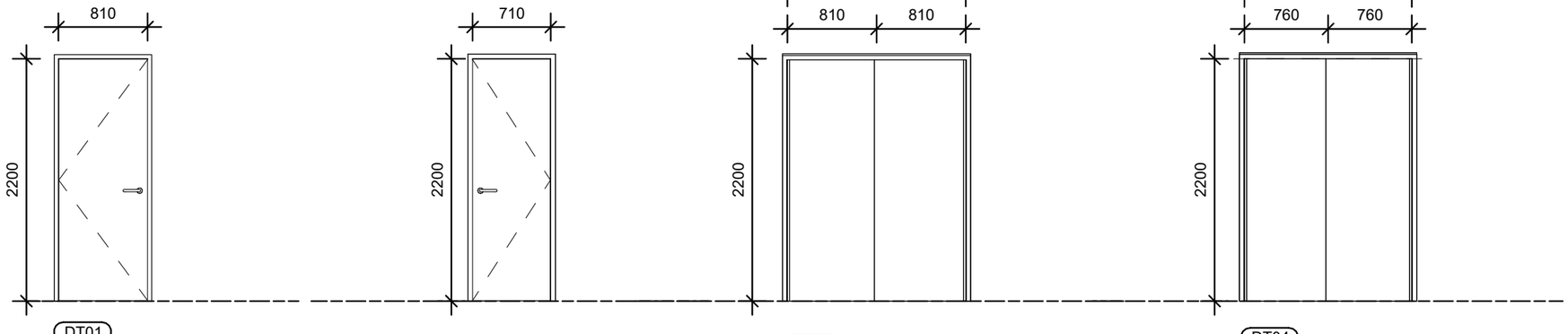
DT04: 1

ID13	DT05	BEDROOM 1
ID15	DT05	BEDROOM 2

DT05: 2

ID04	DT06	FLAT STORAGE
ID05	DT06	FLAT LAUNDRY

DT06: 2



TRIM SIZE 895 X 2270

FLUSH PANEL SOLID CORE DOOR

PAINT FINISH STANDARD
30mm PINE REVEALS

HARDWARE: TBC

TRIM SIZE 795 X 2270

FLUSH PANEL SOLID CORE DOOR

PAINT FINISH STANDARD
30mm PINE REVEALS

HARDWARE TBC

TRIM SIZE 1660 X 2270

FLUSH PANEL HOLLOW CORE DOORS

PAINT FINISH STANDARD
30mm PINE REVEALS

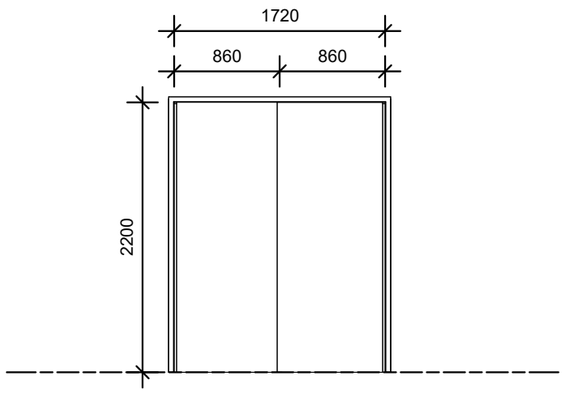
HARDWARE TBC

TRIM SIZE 1560 X 2270

FLUSH PANEL HOLLOW CORE DOORS

PAINT FINISH STANDARD
30mm PINE REVEALS

HARDWARE TBC

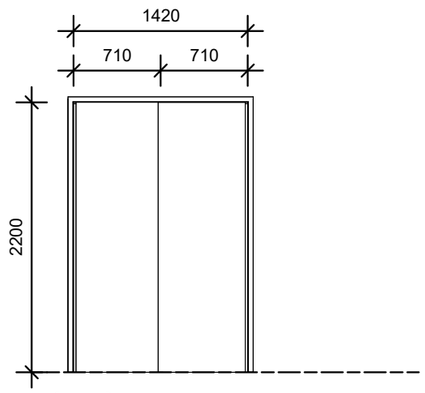


TRIM SIZE 1760 X 2270

FLUSH PANEL HOLLOW CORE DOORS

PAINT FINISH STANDARD
30mm PINE REVEALS

HARDWARE TBC



TRIM SIZE 1460 X 2270

FLUSH PANEL HOLLOW CORE DOORS

PAINT FINISH STANDARD
30mm REVEALS

HARDWARE: TBC

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No.	Description	Date
1	CONSENT	16.11.26

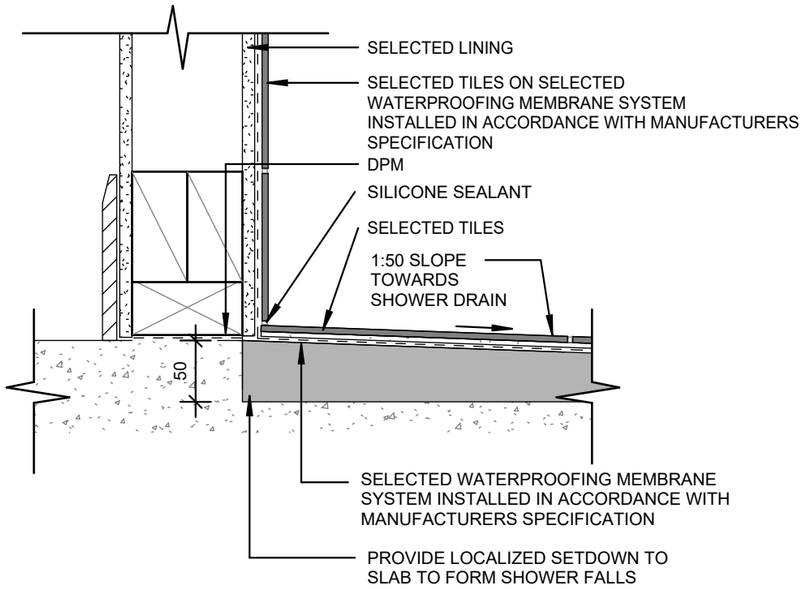
SHEET TITLE

INTERNAL DOOR SCHEDULE

PROJECT INFORMATION

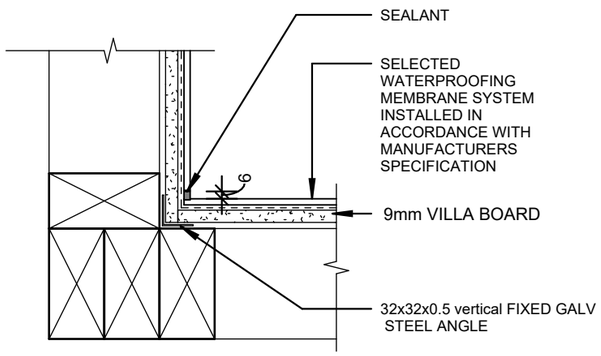
PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

PROJECT NO 2658	DRAWING NO A6.05
DRAWING STATUS	CONSENT
DATE	16 / 11 / 2026
SCALE 1 : 50	REV 1



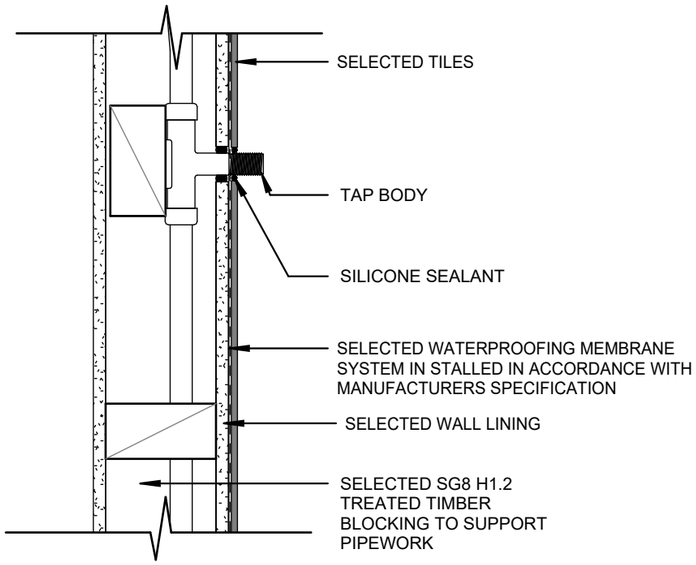
1 WET AREA DETAIL 1

1 : 5



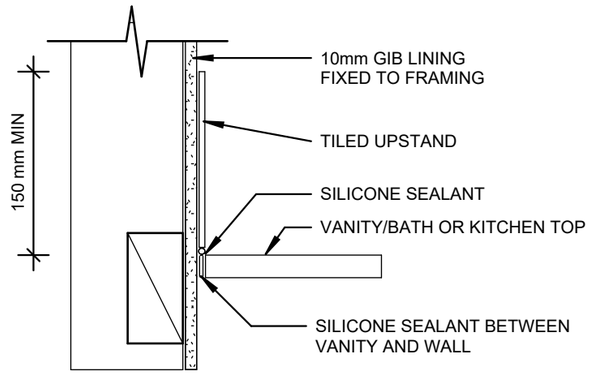
2 WET AREA DETAIL 2

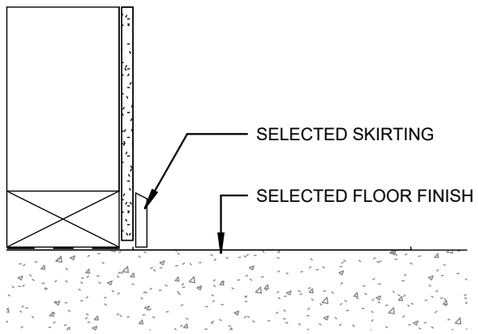
1 : 5



3 WET AREA DETAIL 3

1 : 5





4 WET AREA DETAIL 4

1 : 5

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No.	Description	Date
1	CONSENT	16.11.26

SHEET TITLE

WET AREA DETAILS

PROJECT INFORMATION

PROJECT NAME: LOT 2050 HANLEYS
CLIENT: JOE OBRIEN
ADDRESS: 20 ROWE DRIVE

Project no 2658	Drawing no A7.01
Drawing status	CONSENT
Date	16 / 11 / 2026
Scale 1 : 5	REV 1