Young and Richards Ltd

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Young+
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Y+R+ Drawing Register

Project
260115 - 12 Forage Road, Hanleys Farm (QT)

PLEASE ACKNOWLEDGE RECEIPT OF DRAWINGS

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

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

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

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

ISSUE NO.	1
ISSUED BY	SN
DAY	12
MONTH	11
YEAR	26
ISSUE REASON	BC

DRG NO.	DRAWING/DOCUMENT TITLE	SIZE	SCALE	
Y+R+ Drawing Register				
A3-0000	COVER	A3	None	1
A3-0001	PROJECT INFORMATION	A3	None	1
A3-2200	SITE PLAN	A3	1:150	1
A3-3000	FOUNDATION SLAB SETOUT PLAN	A3	1:100	1
A3-3200	FLOOR PLAN	A3	1:100	1
A3-3203	ROOF PLAN	A3	1:100	1
A3-3204	RCP	A3	1:100	1
A3-4200	BUILDING ELEVATIONS - EAST & WEST	A3	1:100	1
A3-4201	BUILDING ELEVATIONS - NORTH & SOUTH	A3	As indicated	1
A3-4500	BUILDING CROSS SECTIONS	A3	1:100	1
A3-4501	BUILDING LONG SECTIONS	A3	1:100	1
A3-9420	WALL TYPES SCHEDULES	A3	As indicated	1
A3-9450	WINDOW SCHEDULE	A3	1:75	1
A3-9451	DOOR SCHEDULE	A3	1:75	1
A3-D-3100	DETAILS - FOUNDATION	A3	1:5	1
A3-D-3101	DETAILS - FOUNDATION	A3	As indicated	1
A3-D-3102	DETAILS - FOUNDATION	A3	None	1
A3-D-4200	DETAILS - BUILDING ENVELOPE	A3	1:5	1
A3-D-4201	DETAILS - BUILDING ENVELOPE	A3	1:5	1
A3-D-4202	DETAILS - BUILDING ENVELOPE - ROOF	A3	1:5	1
A3-D-4203	DETAILS - BUILDING ENVELOPE - ROOF	A3	1:5	1
A3-D-4204	DETAILS - BUILDING ENVELOPE - ROOF	A3	1:5	1
A3-D-4205	DETAILS - BUILDING ENVELOPE - ROOF	A3	As indicated	1
A3-D-4206	DETAILS - BUILDING ENVELOPE - ROOF	A3	1:5	1
A3-D-4208	DETAILS - BUILDING ENVELOPE - ROOF	A3	1:1	1
A3-D-4510	DETAILS - EXTERIOR JOINERY - WINDOW	A3	1:5	1
A3-D-4511	DETAILS - EXTERIOR JOINERY - SLIDER	A3	1:5	1
A3-D-4512	DETAILS - EXTERIOR JOINERY - DOOR	A3	1:5	1
A3-D-4513	DETAILS - GARAGE DOOR	A3	As indicated	1
A3-D-4514	DETAILS - EXTERIOR JOINERY - SHROUD	A3	1:5	1
A3-D-4515	DETAILS - EXTERIOR JOINERY - ENTRY DOOR	A3	1:5	1
A3-D-5100	DETAILS - INTERTENANCY	A3	1:5	1
A3-D-5101	DETAILS - INTERTENANCY	A3	As indicated	1
A3-D-5102	DETAILS - INTERTENANCY	A3	As indicated	1
A3-D-6200	DETAILS - INTERIOR	A3	1:5	1

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A3-D-6201	DETAILS - INTERIOR	A3	1:10	1
A3-D-7700	DETAILS - HWC	A3	As indicated	1
DISTRIBUTION				DH - Download and Hardcopy, DL - By Download, E - Extranet Issue, EH - Email and Hardcopy, EM - Email, EX - Extranet, HC - Hardcopy, US - CD, MU - Multiple
Fowler Homes Queenstown Limited				
	Jason McGirr			EX
	Callum Brennan			EX
Queenstown Lakes District Council				
	QLDC BC Submission			EX
ELECTRONIC FORMATS				
	pdf			x

DOCUMENT AND DRAWING ISSUE REGISTER

V220808

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12 FORAGE ROAD

Proposal for:

FOWLER HOMES

260115

12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371



This image is an architectural visualisation only. Materials, colours, finishes and details are indicative and intended to illustrate the design intent and may change in the final built outcome. All design elements are subject to development and approval. All landscaping elements are illustrative only, refer to the drawings for selected landscaping elements and for all cladding, material selections.

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DRAWING INDEX

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REV DATE	DESCRIPTION
A3-0000	COVER	1	12/11/2026	BC-CONSTRUCTION
A3-0001	PROJECT INFORMATION	1	12/11/2026	BC-CONSTRUCTION
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A3-D-4206	DETAILS - BUILDING ENVELOPE - ROOF	1	12/11/2026	BC-CONSTRUCTION
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A3-D-4510	DETAILS - EXTERIOR JOINERY - WINDOW	1	12/11/2026	BC-CONSTRUCTION
A3-D-4511	DETAILS - EXTERIOR JOINERY - SLIDER	1	12/11/2026	BC-CONSTRUCTION
A3-D-4512	DETAILS - EXTERIOR JOINERY - DOOR	1	12/11/2026	BC-CONSTRUCTION
A3-D-4513	DETAILS - GARAGE DOOR	1	12/11/2026	BC-CONSTRUCTION
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A3-D-5100	DETAILS - INTERTENANCY	1	12/11/2026	BC-CONSTRUCTION
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A3-D-6200	DETAILS - INTERIOR	1	12/11/2026	BC-CONSTRUCTION
A3-D-6201	DETAILS - INTERIOR	1	12/11/2026	BC-CONSTRUCTION
A3-D-7700	DETAILS - HWC	1	12/11/2026	BC-CONSTRUCTION

Number of sheets: 37

STAMP

12/11/2026

BC-CONSTRUCTION

1

THE FINE PRINT

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Te Kāhui Whaihanga
New Zealand Institute of Architects
Practice 2026

SHEET NAME
COVER

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
NONE

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A3-0000

REVISION
1

Plotted: 12/11/2026 11:11:44 am File: Autodesk Docs://260115 - 12 Forage Road (QT)/260115 - 12 Forage Road.rvt

V220808

ADDITIONAL GUIDELINES

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

PLANNING CONTROLS (QUEENSTOWN - JACKS POINT ZONE)

41.5.1.2 BUILDING HEIGHT

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

41.5.1.4 RECESSION PLANES (FLAT SITES ONLY)

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

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

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

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

41.5.1.5 WINDOW SILL HEIGHTS

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

41.5.1.6 BUILDING COVERAGE

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

EXCEPT THAT:

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

41.5.1.7 BUILDING SETBACKS

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

EXCEPT THAT:

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

41.5.1.8 BUILDING SETBACKS IN THE RESIDENTIAL HANLEY DOWN AREA

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

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

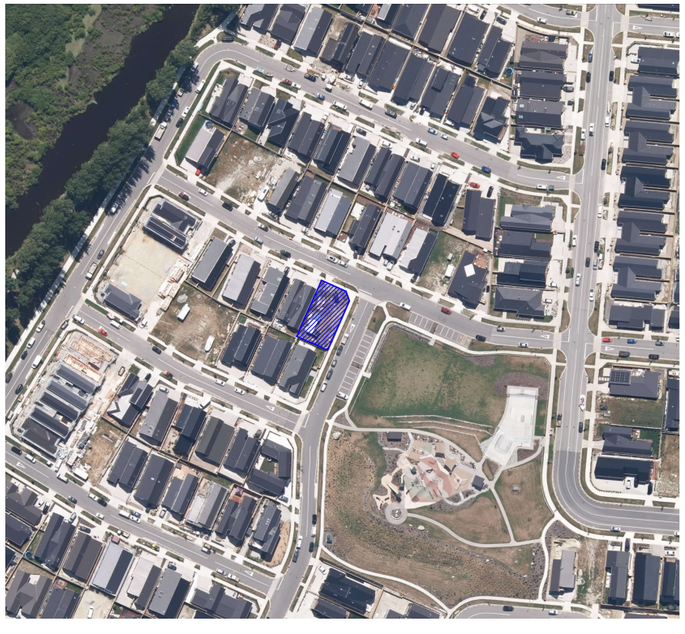
EXCEPT THAT:

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

PLANNING ZONE



AERIAL IMAGE



LEGAL DESCRIPTION

CATEGORY	DESCRIPTION	REFERENCE
SITE ADDRESS	12 FORAGE RD JACKS POINT QUEENSTOWN 9371	QLDC PDP
TERRITORIAL AUTHORITY	QUEENSTOWN LAKES DISTRICT COUNCIL	
LOT	LOT 7205	QLDC PDP
DEPOSITED PLAN	DP 600460	QLDC PDP
SITE AREA	400 m²	QLDC PDP
ZONE	JACKS POINT RESORT	QLDC PDP
WIND ZONE	VERY HIGH	BRANZ MAPS
EXPOSURE ZONE	B	BRANZ MAPS
EARTHQUAKE ZONE	ZONE 3	BRANZ MAPS
CLIMATE ZONE	ZONE 6	BRANZ MAPS

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CLIENT
FOWLER HOMES

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PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
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NONE

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A3=100%

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A3-0001

REVISION
1

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V220808



SHEET NOTES

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

LEGEND

- DIM — DIMENSION FROM BOUNDARY TO GRID
- DIM — BUILDING SETOUT DIM TO GRID
- PROPERTY BOUNDARY
- YARD SETBACK

SITE COVERAGE

	AREA (m²)	COVERAGE (%)	MAX.	COMPLIANCE
TOTAL SITE AREA	400 m²	100.0%	–	–
BUILDING COVERAGE	207 m²	51.7%	60%	YES

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CLIENT
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SHEET NAME
SITE PLAN

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
1 : 150

SHEET SIZE
A3=100%

PRINT IN COLOUR

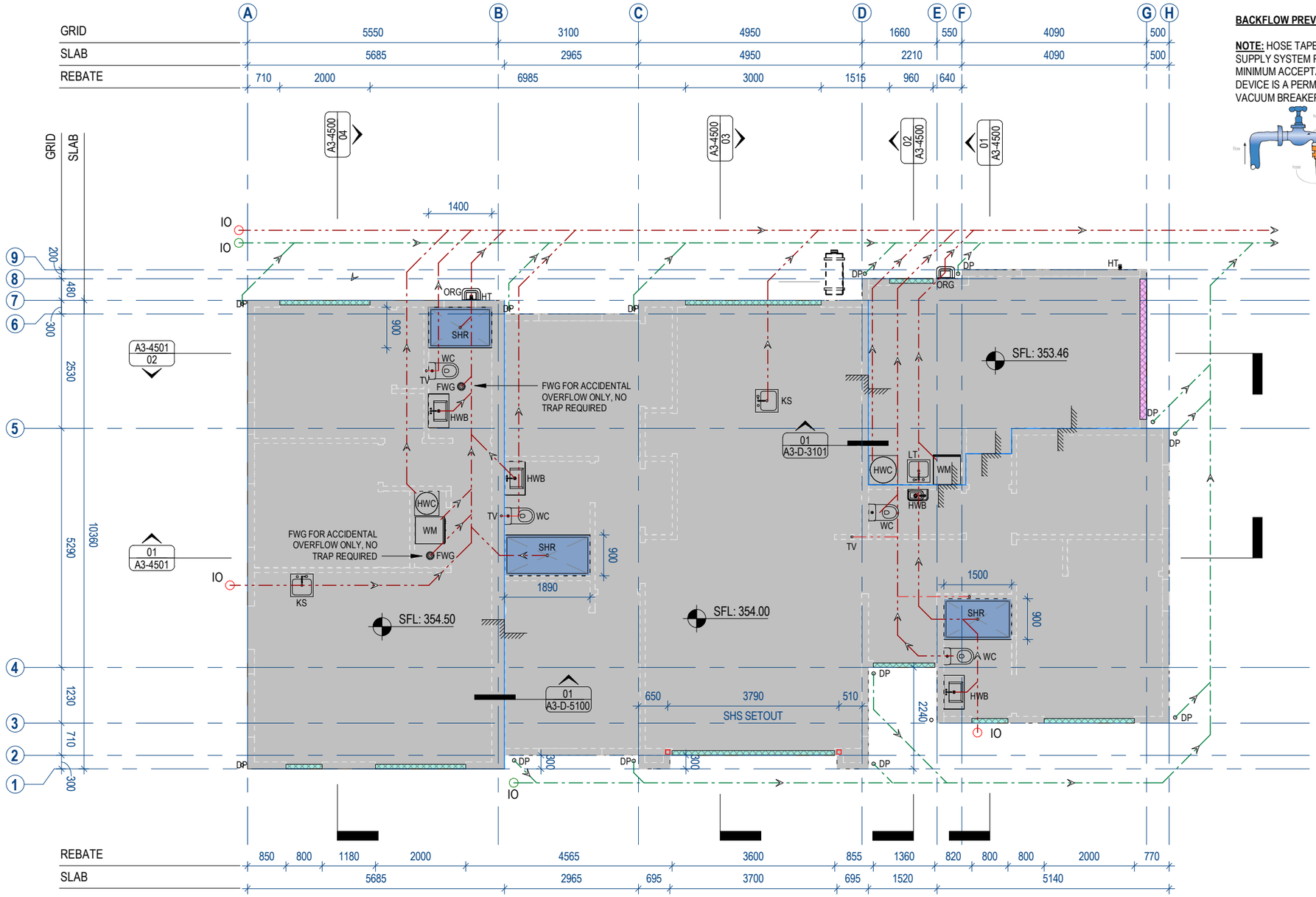
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A3-2200

REVISION
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V220808



REBATE: 850 | 800 | 1180 | 2000 | 4565 | 3600 | 855 | 1360 | 820 | 800 | 800 | 2000 | 770

SLAB: 5685 | 2965 | 695 | 3700 | 695 | 1520 | 5140

BACKFLOW PREVENTION

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

HT=HOSE TAP WITH BACKFLOW PREVENTION DEVICE

SHEET NOTES

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

WW PIPE WORK GRADES

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

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

SW PIPE WORK GRADES

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

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

FIXTURES

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

LEGEND

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

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CLIENT
FOWLER HOMES

PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

THE FINE PRINT

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- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
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SHEET NAME
FOUNDATION SLAB SETOUT PLAN

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 100**

SHEET SIZE **A3=100%**

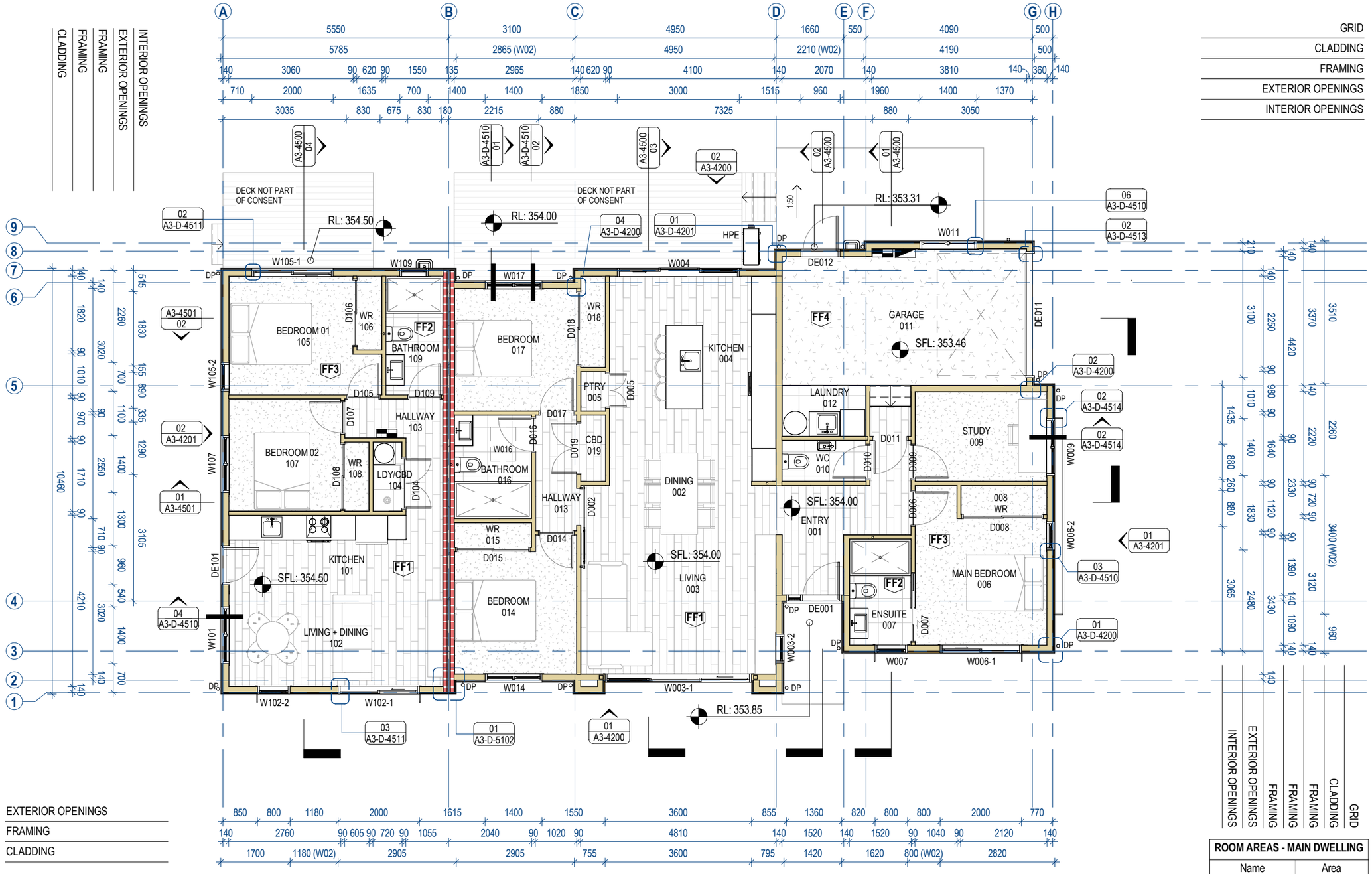
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SHEET NUMBER **A3-3000**

REVISION **1**

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GRID
CLADDING
FRAMING
EXTERIOR OPENINGS
INTERIOR OPENINGS

EXTERIOR OPENINGS
FRAMING
CLADDING

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JACKS POINT
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PROJECT NUMBER
260115

KEY PLAN

STAMP

INTERIOR OPENINGS
EXTERIOR OPENINGS
FRAMING
FRAMING
FRAMING
CLADDING
GRID

SHEET NOTES

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

	GROSS FLOOR AREA
MAIN DWELLING	144.34 m²
UNIT	57.50 m²
TOTAL GFA	201.84 m²

LEGEND

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

ABBREVIATIONS

DP	DOWNPIPE
HPE	HEAT PUMP EXTERIOR UNIT

ROOM AREAS - UNIT	
Name	Area
KITCHEN	9.46 m²
LIVING + DINING	12.56 m²
HALLWAY	4.00 m²
LDY/CBD	1.18 m²
BEDROOM 01	9.52 m²
WR	1.08 m²
BEDROOM 02	7.54 m²
WR	0.99 m²
BATHROOM	4.05 m²

ROOM AREAS - MAIN DWELLING	
Name	Area
ENTRY	7.01 m²
DINING	12.99 m²
LIVING	16.38 m²
KITCHEN	13.67 m²
PTRY	0.58 m²
MAIN BEDROOM	10.84 m²
ENSUITE	3.90 m²
WR	1.47 m²
STUDY	7.11 m²
WC	2.01 m²
GARAGE	19.54 m²
LAUNDRY	2.51 m²
HALLWAY	2.83 m²
BEDROOM	9.43 m²
WR	1.14 m²
BATHROOM	4.80 m²
BEDROOM	9.02 m²
WR	1.34 m²
CBD	0.97 m²

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SHEET NAME
FLOOR PLAN

PROJECT STATUS
BC-CONSTRUCTION

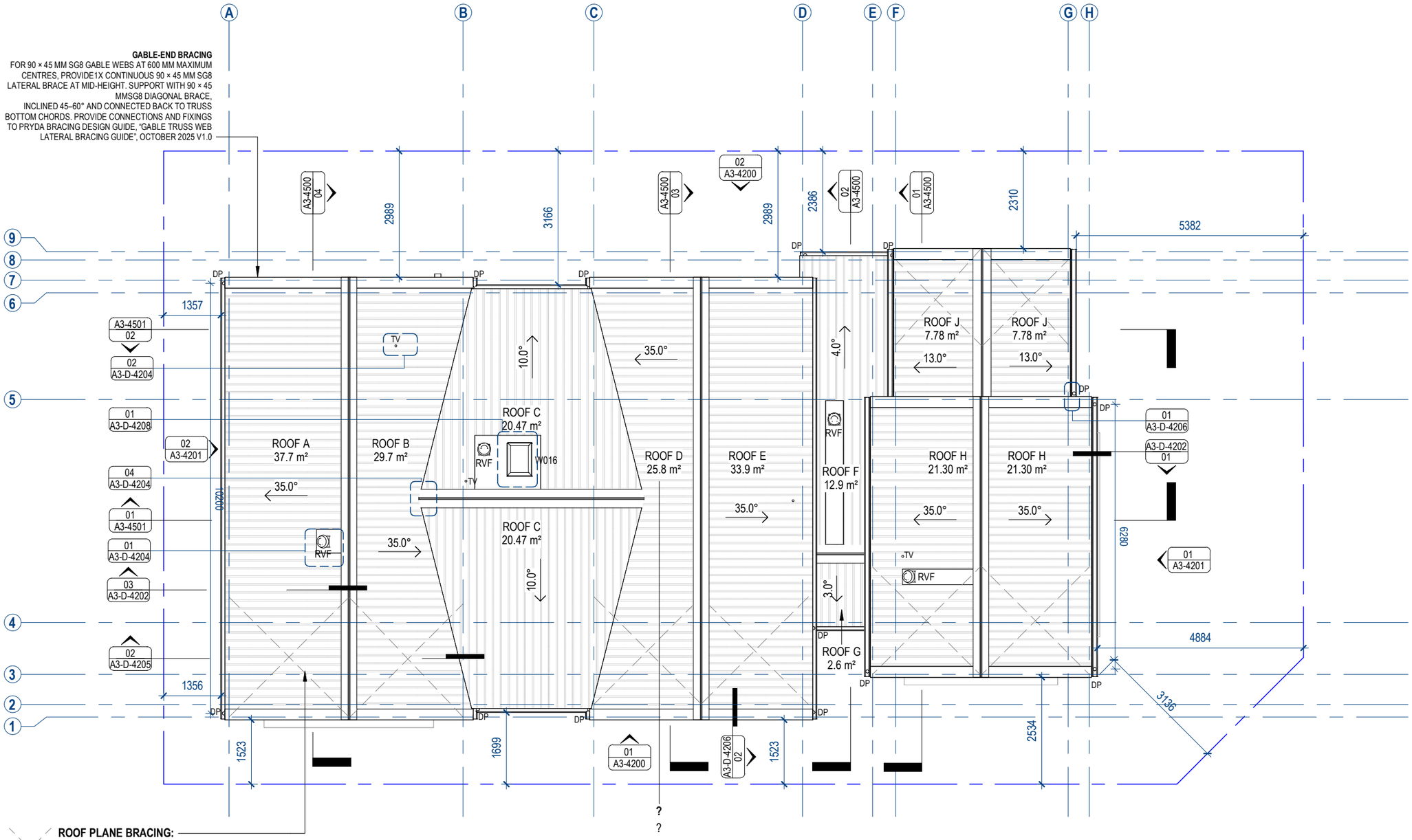
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SHEET SIZE **A3=100%**
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SHEET NUMBER **A3-3200**
REVISION **1**

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



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

SHEET NOTES

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

GUTTERS & DOWNPIPES CALCULATIONS

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

ROOF A:
GUTTER LENGTH SERVED BY OUTLET: 5.1m
MAX CAPACITY ROOF AREA: 49.79m² = OK

ROOF B: VALLEY GUTTER CALCS
VALLEY WIDTH (LOWER SIDE): 220MM
VALLEY UPSTAND: 30MM, FREEBOARD: 30MM
MAX CAPACITY ROOF AREA: 17.41m² = OK

ROOF C:
GUTTER LENGTH SERVED BY OUTLET: 1.4m
MAX CAPACITY ROOF AREA: 36.25m² = OK

ROOF D: VALLEY GUTTER CALCS
VALLEY WIDTH (LOWER SIDE): 220MM
VALLEY UPSTAND: 30MM, FREEBOARD: 30MM
MAX CAPACITY ROOF AREA: 17.41m² = OK

ROOF E:
GUTTER LENGTH SERVED BY OUTLET: 8.3m
MAX CAPACITY ROOF AREA: 53.36m² = OK

ROOF F:
GUTTER LENGTH SERVED BY OUTLET: 1m
MAX CAPACITY ROOF AREA: 32.31m² = OK

ROOF G:
GUTTER LENGTH SERVED BY OUTLET: 1.3m
MAX CAPACITY ROOF AREA: 35.38m² = OK

ROOF H:
GUTTER LENGTH SERVED BY OUTLET: 3.1m
MAX CAPACITY ROOF AREA: 45.15m² = OK

ROOF J:
GUTTER LENGTH SERVED BY OUTLET: 3.4m
MAX CAPACITY ROOF AREA: 46.08m² = OK

DOWNPIPE NZMRM 5.7.3
DOWNPIPE CAPACITY CALC:
MAX CAPACITY ROOF AREA PER DP: 75.25m² = OK

ABBREVIATIONS

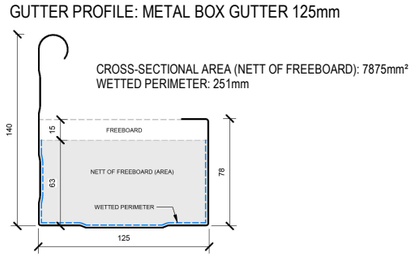
DP	DOWNPIPE
TV	TERMINAL VENT
RVF	ROOF VENTILATION FAN

LEGEND

DIM — CLEARANCE TO BOUNDARY

PROFILED METAL ROOFING

GUTTER PROFILE: METAL BOX GUTTER 125mm



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CLIENT
FOWLER HOMES

PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

THE FINE PRINT

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SHEET NAME
ROOF PLAN

PROJECT STATUS
BC-CONSTRUCTION

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

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PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

SHEET NOTES

- CONSULT WITH THE FRAMING SUB CONTRACTOR AS REQUIRED ON ALL OFFSET AND STRUCTURAL SET OUTS AS REQUIRED BY THE DRAWINGS.
- ALL ELECTRICAL WORK IS TO COMPLY WITH AS/NZS3000.
- BATHROOM / LAUNDRY EXTRACT VENTILATION SYSTEM MIN. 25L/s EXTRACTION RATE.
- KITCHEN EXTRACT VENITLATION SYSTEM MIN. 50L/s EXTRACTION RATE.
- ALL LIGHT SWITCHES TO BE LOCATED 1000MM ABOVE FFL UNLESS NOTED OTHERWISE.
- ALL DOWNLIGHTS TO BE CA OR IC-F RATED.
- ALL EXTERIOR WALL OR SOFFIT LIGHTS TO BE A MIN. IP65 RATED FITTING.
- POWER AND DATA OUTLETS ARE LOCATED 500MM ABOVE FFL AND 500MM AWAY FROM INTERNAL CORNERS.
- ALL HABITABLE SPACES AND ACCESS ROUTES SHALL HAVE ARTIFICIAL LIGHTING TO PROVIDE MIN. 20 LUX AT FLOOR LEVEL TO MEET ACCEPTABLE SOLUTION REQUIREMENTS OF NZBC G8/AS1.
- INDOOR HEAT PUMP UNIT TO BE INSTALLED AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. MOUNTED WITH 150MM MIN. CLEARANCE TO CEILING AND 100MM MIN. CLEARANCE EITHER SIDE OF THE UNIT.
- ALL SMOKE ALARMS INDICATED ARE TYPE 1 AND TO BE INTERCONNECTED AS PER C/AS1 AND PER NZS 4514: 2021. WIRELESS ALARMS TO HAVE MIN. 10-YEAR SEALED NON-REMOVABLE BATTERY. INTERCONNECTION BETWEEN ALARMS CAN BE WIRELESS.

ROOF INSULATION: EARTHWOOL GLASSWOOL CEILING INSULATION

- 330mm SINGLE LAYER R7.0 TO ALL PARALLEL CHORD AND 35° TRUSS ROOF SPACES UNLESS STATED OTHERWISE. INSULATION TO COVER BOTTOM CHORD.
- 210mm SINGLE LAYER R5.2 TO LOWERED CEILING AREA. (REFER RCP)
- WHERE GAP TO ROOF / PURLIN AREA IS RESTRICTED, INSTALL ROLL PANEL VENT – G502CL ACROSS EAVE TO MAINTAIN 25MM AIR GAP BETWEEN UNDERSIDE ROOFING UNDERLAY AND INSULATION.
- 175mm SINGLE LAYER R3.6 WHERE CONSTRAINED ROOF SPACE (REFER RCP & SECTIONS)

LEGEND

- C01 - 13mm GIB STANDARD CEILING - DRY AREA
- C02 - 13mm GIB AQUALINE CEILING - WET AREA
- 175mm SINGLE LAYER CEILING INSULATION
- 210mm SINGLE LAYER CEILING INSULATION
- DUCTING FOR MECHANICAL EXTRACTION THROUGH CEILING SPACE
- (S) INTERCONNECTED SMOKE ALARM - REFER A3-9677
- BATHROOM OR KITCHEN EXTRACT VIA 150mm DIA FLEXI DUCT THROUGH ROOF COWL/ EALL EXTRACT

THE FINE PRINT

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SHEET NAME
RCP

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 100**

SHEET SIZE **A3=100%**

PRINT IN COLOUR

SHEET NUMBER **A3-3204**

REVISION **1**

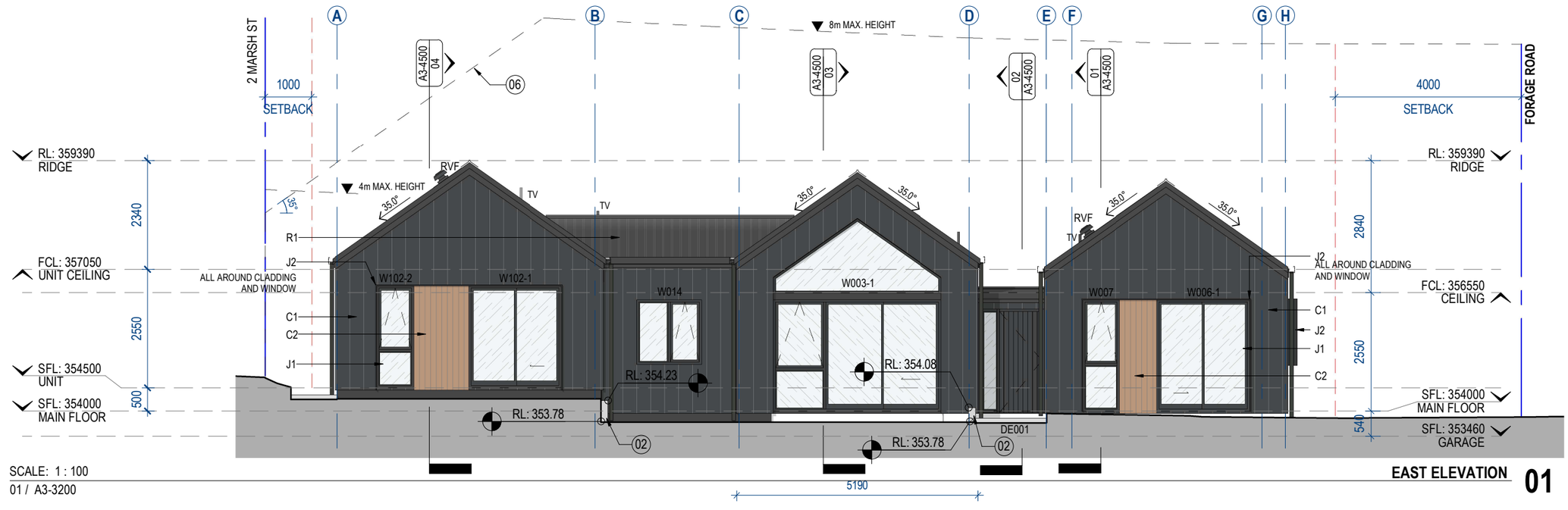
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V220808



SCALE: 1 : 100
01 / A3-3200

WEST ELEVATION **02**



SCALE: 1 : 100
01 / A3-3200

EAST ELEVATION **01**

SHEET NOTES

- GRIDS ARE TO FACE OF STRUCTURE U.N.O.
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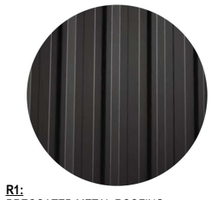
ABBREVIATIONS

DP	DOWNPIPE
EF	EXTRACT FAN
HPE	HEAT PUMP EXTERIOR UNIT
RVF	ROOF VENTILATION FAN
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KEYNOTES

(02) LANDSCAPE RETAINING (<500mm)
(03) RECESSION PLANE ALONG WESTERN BOUNDARY WITHIN 12M OF INTERNAL BOUNDARY: 2.5m + 45°
(04) RECESSION PLANE ALONG WESTERN BOUNDARY UP TO 12M OF INTERNAL BOUNDARY: 3.5m + 45°
(05) RECESSION PLANE ALONG SOUTHERN BOUNDARY WITHIN 12M OF INTERNAL BOUNDARY: 2.5m + 35°
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MATERIALS & FINISHES



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



C1:
VERTICAL FIBRE CEMENT CLADDING
300MM GROOVED ON 20MM CAVITY
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C2:
VERTICAL SHIPLAP TIMBER
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COLOUR: OILED TIMBER



J1:
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PROPRIETARY ALUMINIUM SHROUD
COLOUR: POWDERCOATED
FALXPOD MATT

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AUCKLAND | HAWKE'S BAY | QUEENSTOWN

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CLIENT
FOWLER HOMES

PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

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SHEET NAME
BUILDING ELEVATIONS - EAST & WEST

PROJECT STATUS
BC-CONSTRUCTION

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

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

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V220808

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

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTAL
WIND ZONE	0	0	1	(2)	2
NUMBER OF STOREYS	(0)	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	(1)	3	5	1
EAVES WIDTH	0	1	2	(5)	5
ENVELOPE COMPLEXITY	0	(1)	3	6	1
DECK DESIGN	(0)	2	4	6	0
				TOTAL:	9

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

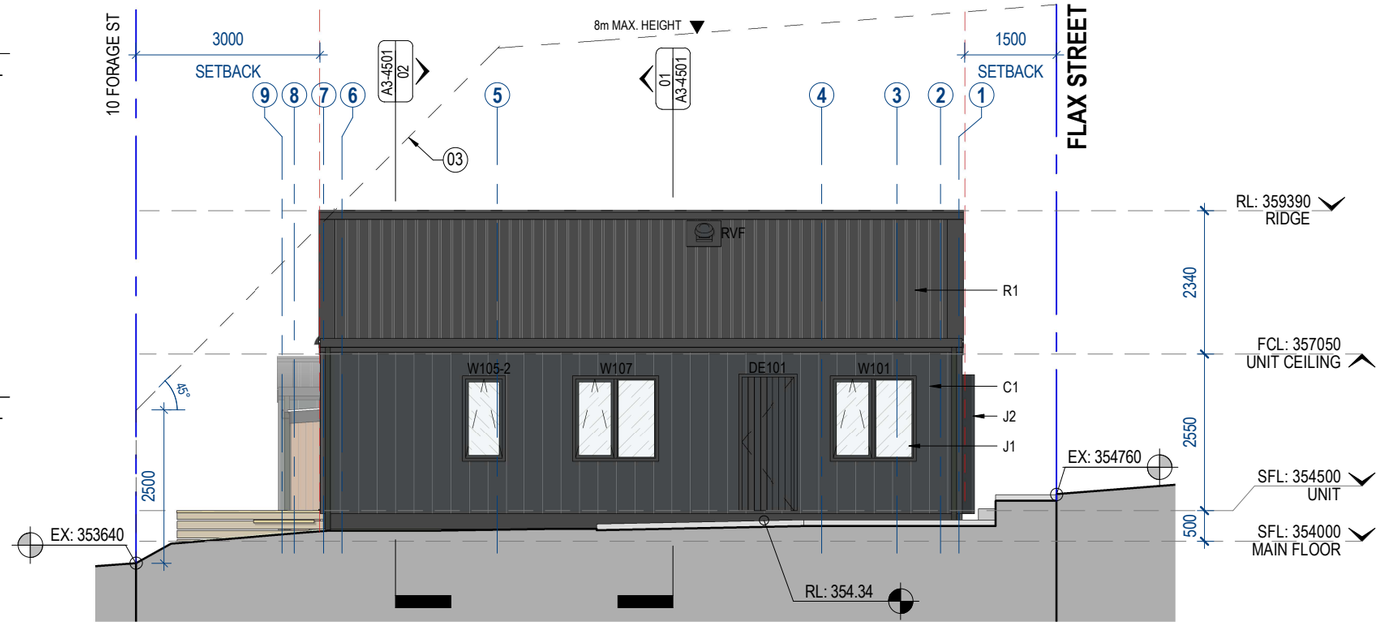
RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTAL
WIND ZONE	0	0	1	(2)	2
NUMBER OF STOREYS	(0)	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	(1)	3	5	1
EAVES WIDTH	0	1	2	(5)	5
ENVELOPE COMPLEXITY	0	(1)	3	6	1
DECK DESIGN	(0)	2	4	6	0
				TOTAL:	9

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

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

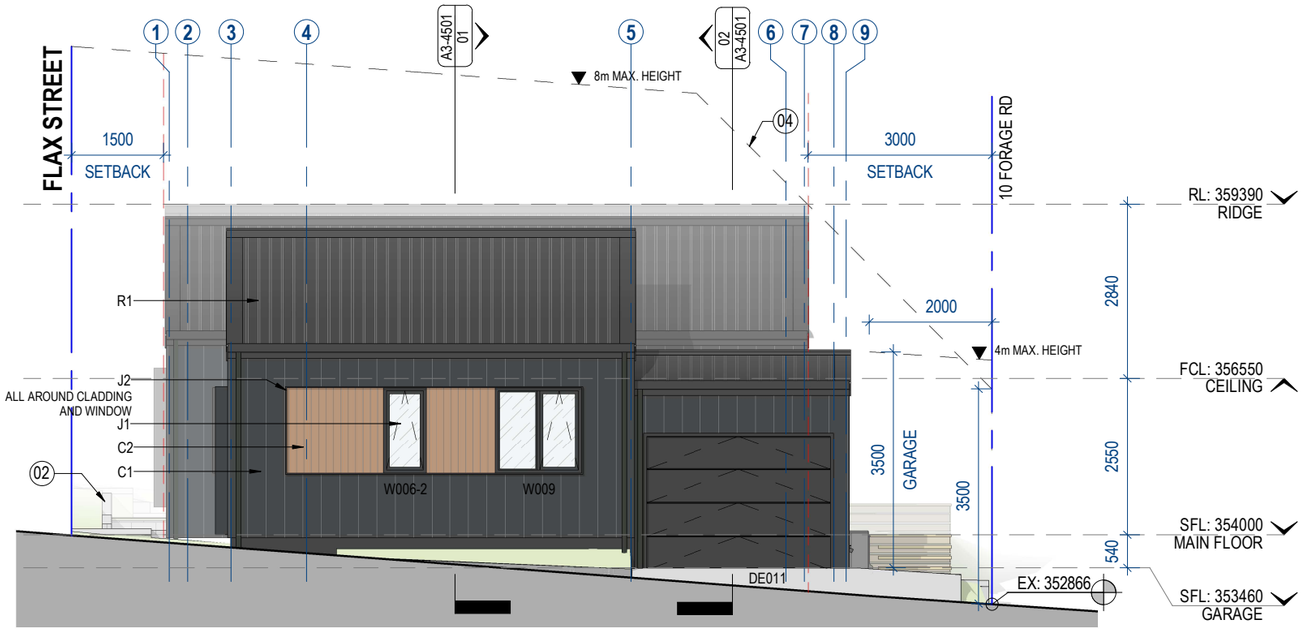
NZBC CLAUSE E2: BUILDING ENVELOPE RISK MATRIX — **SOUTH ELEVATION**

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



SCALE: 1 : 100
01 / A3-3200

SOUTH ELEVATION **02**



SCALE: 1 : 100
01 / A3-3200

NORTH ELEVATION **01**

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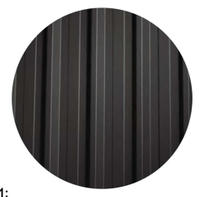
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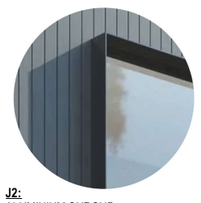
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FOWLER HOMES

PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

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SHEET NAME
BUILDING ELEVATIONS - NORTH & SOUTH

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
As indicated

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A3=100%

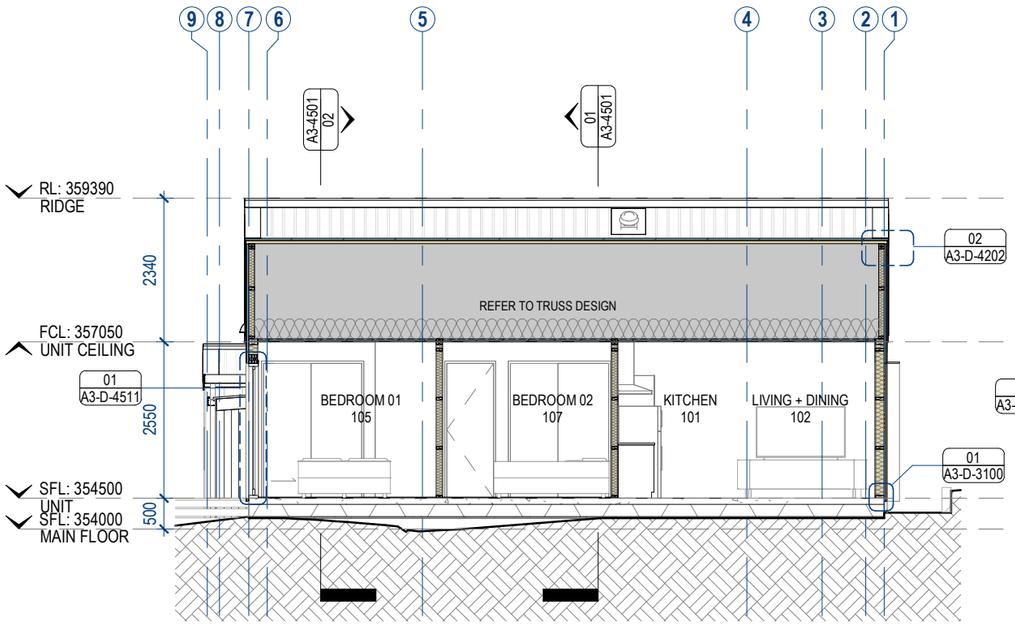
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REVISION
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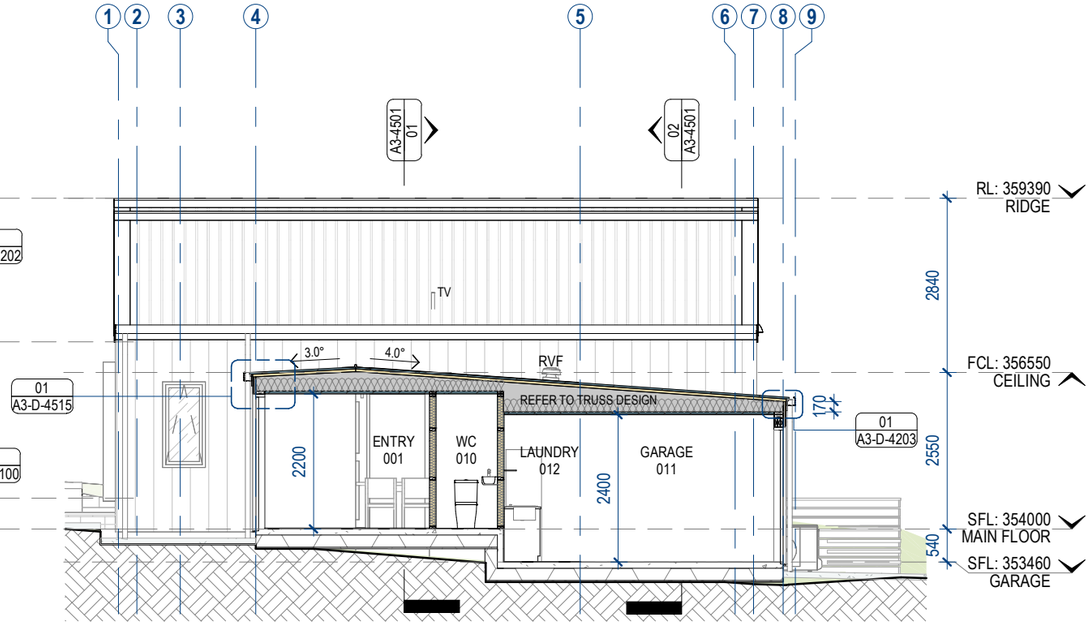
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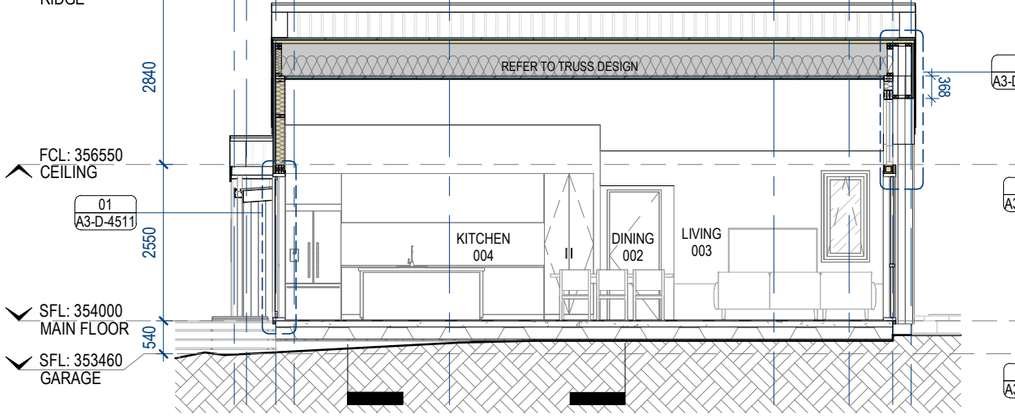
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BUILDING CROSS SECTION 04



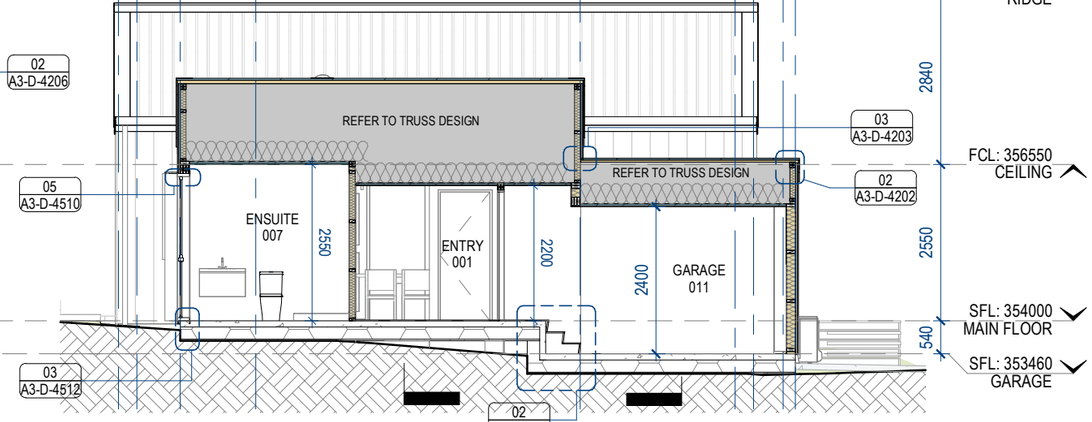
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BUILDING CROSS SECTION 02



SCALE: 1 : 100
01 / A3-3000

BUILDING CROSS SECTION 03



SCALE: 1 : 100
01 / A3-3000

BUILDING CROSS SECTION 01

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ABBREVIATIONS

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

LEGEND

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

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PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

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KEY PLAN

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Practice 2026

SHEET NAME
BUILDING CROSS SECTIONS

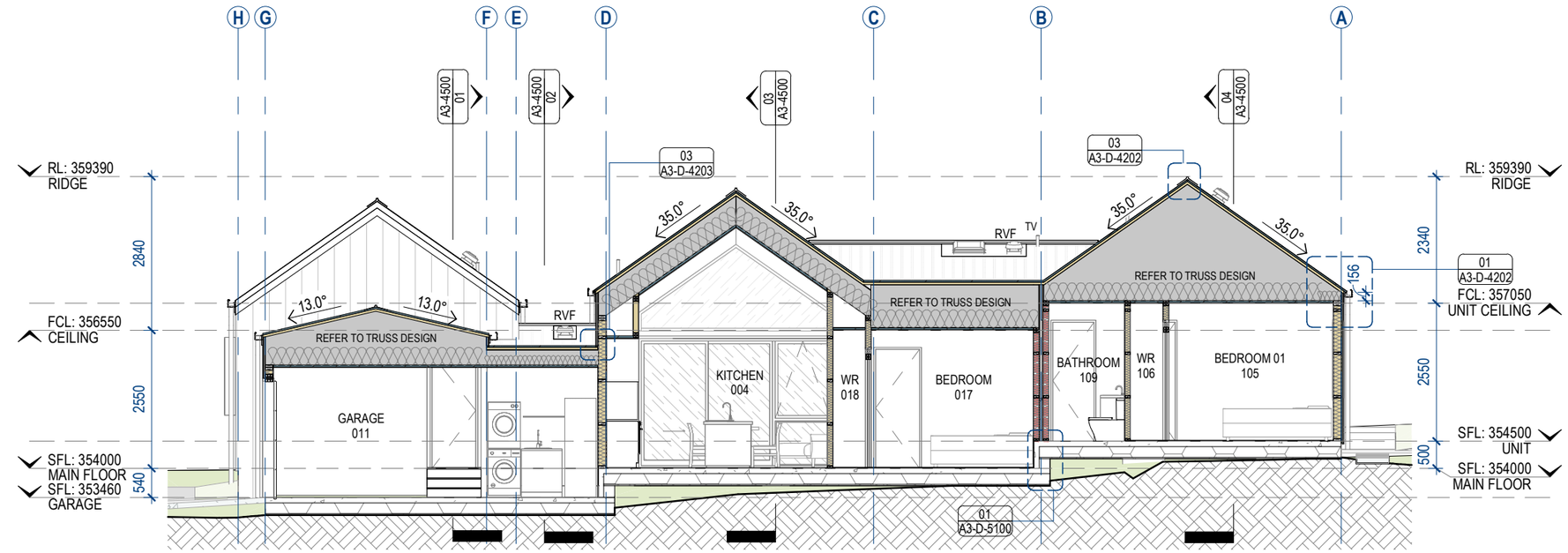
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BC-CONSTRUCTION

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SHEET SIZE **A3=100%**
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REVISION **1**

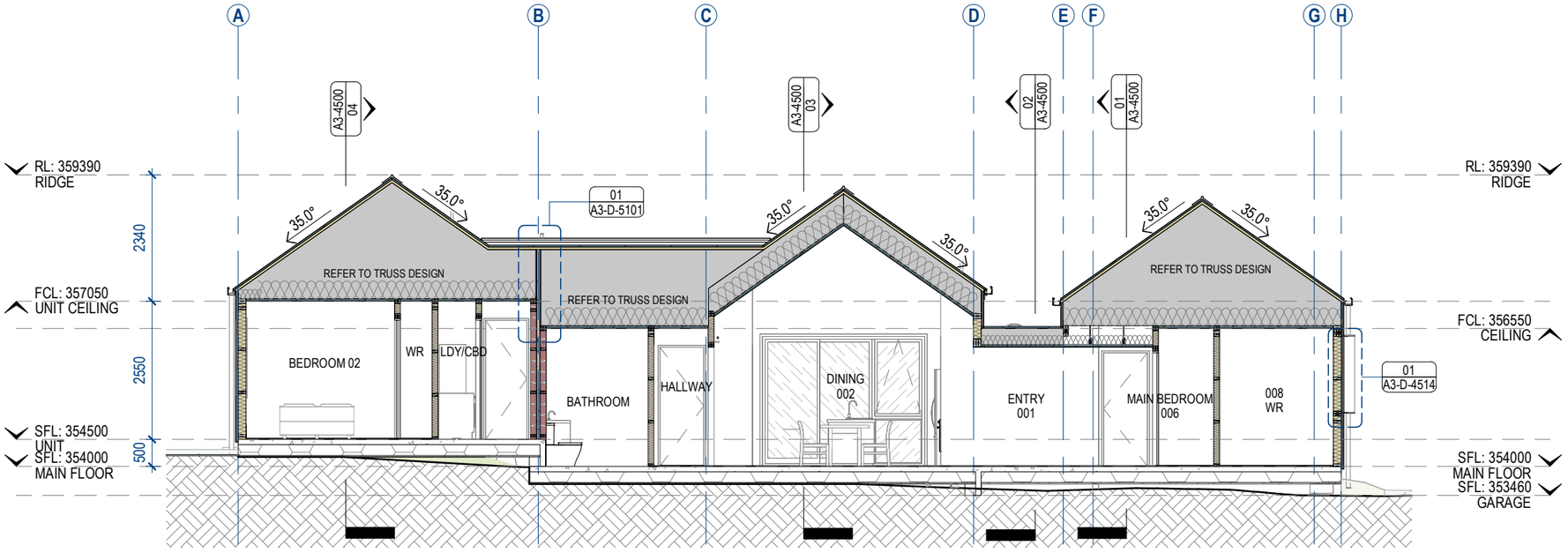
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SCALE: 1 : 100
01 / A3-3000

BUILDING LONG SECTION **02**



SCALE: 1 : 100
01 / A3-3000

BUILDING LONG SECTION **01**

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SHEET NAME
BUILDING LONG SECTIONS

PROJECT STATUS
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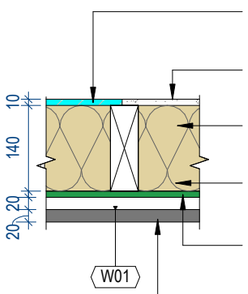
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REVISION **1**

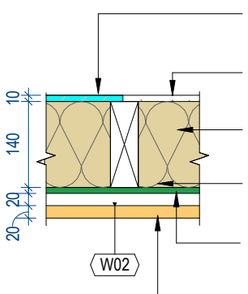
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EXTERIOR WALL TYPES

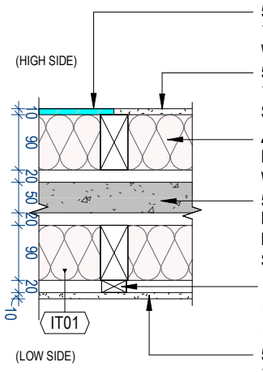


5113G 4.2
10MM PLASTERBOARD WALL - WET AREAS
5113G 4.1
10MM PLASTERBOARD WALL - STANDARD
3821 4.10
H1.2 WALL FRAMING - REFER SPEC
4711EW 4.1
EARTHWOOL® EXT. WALL INSULATION - 140MM R4.1
4161MP 4.1
MASONS UNI® FLEXIBLE AIR BARRIER
4231HO 4.1
JAMES HARDIE® OBLIQUE™ WEATHERBOARDS



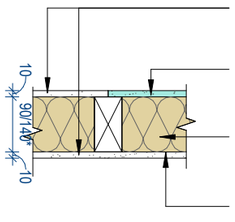
5113G 4.2
10MM PLASTERBOARD WALL - WET AREAS
5113G 4.1
10MM PLASTERBOARD WALL - STANDARD
3821 4.10
H1.2 WALL FRAMING - REFER SPEC
4711EW 4.1
EARTHWOOL® EXT. WALL INSULATION - 140MM R4.1
4161MP 4.1
MASONS UNI® FLEXIBLE AIR BARRIER
4221HV 4.2
SELECTED TIMBER VERTICAL SHIPLAP WEATHERBOARD

INTERTENANCY WALL



5113G 4.2
10MM PLASTERBOARD WALL - WET AREAS
5113G 4.1
10MM PLASTERBOARD WALL - STANDARD
4711EW 4.3
EARTHWOOL® INTERIOR WALL INSULATION - 90MM R2.4
5171RI 4.1
RCS INTEGRA CENTRAL BARRIER INTERTENANCY SYSTEM - INTA120A
20MM BATTENS FIXED TO WALL FRAMING OR CONCRETE EDGE TO SUPPORT LINING. (ENSURE DPM BETWEEN TIMBER AND CONC.)
5113G 4.1
10MM PLASTERBOARD WALL - STANDARD

INTERIOR WALL TYPES



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

* REFER TO FLOOR PLAN FOR 140mm FRAMING LOCATION

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

SCALE: 1 : 10

WALL TYPE SCHEDULE **01**

WALL FRAMING REQUIREMENTS

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

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

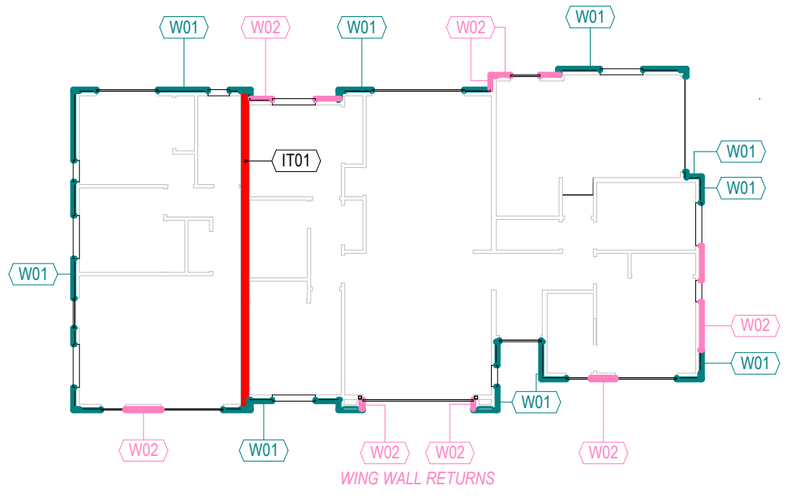
LINTELS/OPENINGS:
- REFER PRENAIL TRUSS AND FRAMING LAYOUT AND STRUCTURAL ENGINEER'S DOCUMENTATION FOR LINTEL SIZES AND FIXING REQUIREMENTS.

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

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

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

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



WING WALL RETURNS

READ IN CONJUNCTION WITH ELEVATIONS FOR TERMINATIONS AND JUNCTIONS BETWEEN CLADDINGS

WALL FINISHES

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

FLOOR & CEILING FINISHES

FLOORING SCHEDULE

TYPE	DESCRIPTION
FF1	SELECTED TIMBER OR LAMINATE FLOORING. 14mm THICK. PREPRIMED FJP TIMBER SKIRTING THROUGHOUT, PAINT FINISH
FF2	SELECTED 10mm TILE. CERAMIC OR PORCELAIN ON APPROVED MAPEI ADHESIVE AND MAPEI WATERPROOFING MEMBRANE FOR ALL WET AREAS. REFER DETAILS.
FF3	SELECTED INTERIOR_CARPET. 8MM SOLUTION DYED NYLON OR WOOL, LOOP PILE ON 12mm PLUSH CARPET UNDERLAY. 90 x 10 PREPRIMED FJP TIMBER SKIRTING THROUGHOUT, PAINT FINISH.
FF4	SELECTED GARAGE CARPET INSTALLED PER MANUFACTURER SPECIFICATION. BELGOTEX GRAND PRIX OR SIMILAR. 90 x 10 PREPRIMED FJP TIMBER SKIRTING THROUGHOUT, PAINT FINISH.

CEILING SCHEDULE

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

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info@youngrichards.com www.youngrichards.com

CLIENT
FOWLER HOMES

PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

THE FINE PRINT
- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDER'S RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED, REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

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SHEET NAME
WALL TYPES SCHEDULES

PROJECT STATUS
BC-CONSTRUCTION

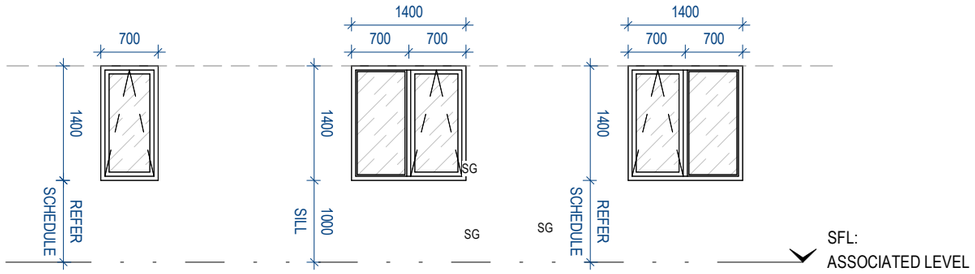
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SHEET SIZE **A3=100%**
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SHEET NUMBER **A3-9420**
REVISION **1**

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WINDOW ASSEMBLY TYPES



TYPE 101

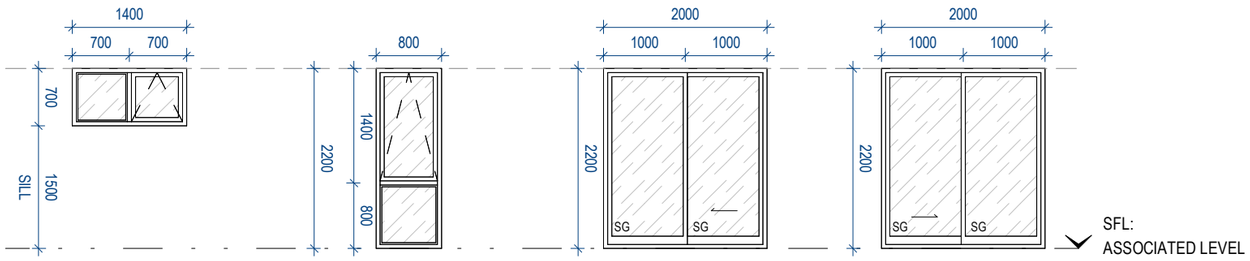
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FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE

TYPE 201

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

TYPE 202

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



TYPE 203

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

TYPE 211

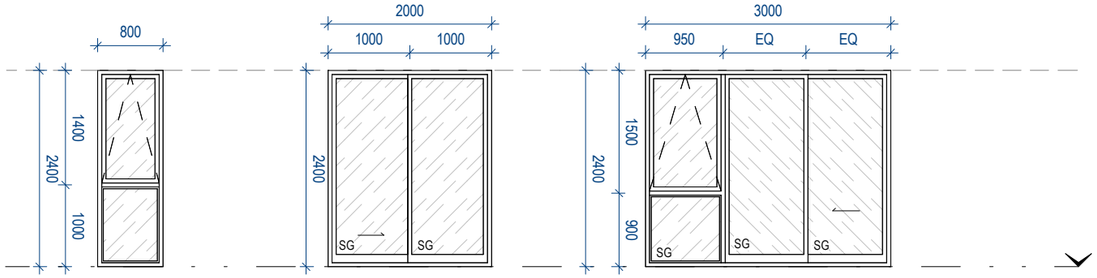
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HEIGHT	2200
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	

TYPE S201

WIDTH	2000
HEIGHT	2200
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE

TYPE S202

WIDTH	2000
HEIGHT	2200
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE



TYPE 212

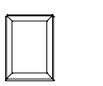
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DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	

TYPE S211

WIDTH	2000
HEIGHT	2400
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE

TYPE S301

WIDTH	3000
HEIGHT	2400
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDER COATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE



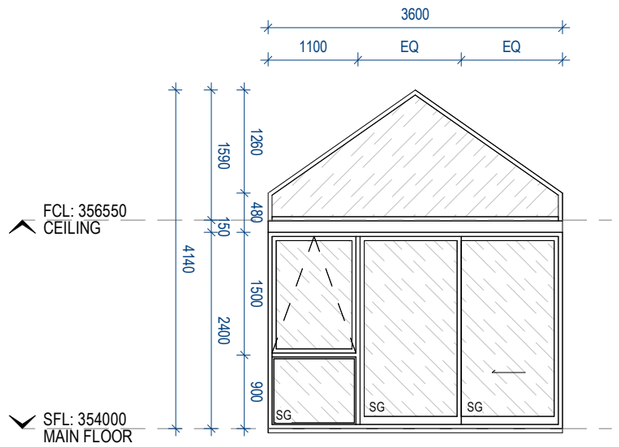
SKYLIGHT

WIDTH	550
HEIGHT	770
DESCRIPTION	REFER TO SPEC
FRAME FINISH	POWDERCOATED
HARDWARE	REFER TO SPEC
GLAZING	REFER SCHEDULE

WINDOW SCHEDULE

MARK	TYPE	ROOM	GLAZING	SILL HEIGHT
W003-1	TYPE 311	LIVING	AGP SOLUX-E®, DOUBLE GLAZED	0
W003-2	TYPE 101	LIVING	AGP SOLUX-E®, DOUBLE GLAZED	1000
W004	TYPE S301	KITCHEN	AGP SOLUX-E®, DOUBLE GLAZED, SAFETY GLASS	0
W006-1	TYPE S211	MAIN BEDROOM	AGP SOLUX-E®, DOUBLE GLAZED, SAFETY GLASS	0
W006-2	TYPE 101	MAIN BEDROOM	AGP SOLUX-E®, DOUBLE GLAZED	1000
W007	TYPE 212	ENSUITE	AGP SOLUX-E®, DOUBLE GLAZED, FROSTED	0
W009	TYPE 201	STUDY	AGP SOLUX-E®, DOUBLE GLAZED	1000
W011	TYPE 203	GARAGE	AGP SOLUX-E®, DOUBLE GLAZED	1500
W014	TYPE 201	BEDROOM	AGP SOLUX-E®, DOUBLE GLAZED	1000
W016	SKYLIGHT	BATHROOM	AGP SOLUX-E®, DOUBLE GLAZED, FROSTED	N/A
W017	TYPE 202	BEDROOM	AGP SOLUX-E®, DOUBLE GLAZED	1000
W101	TYPE 202	LIVING + DINING	AGP SOLUX-E®, DOUBLE GLAZED	1300
W102-1	TYPE S201	LIVING + DINING	AGP SOLUX-E®, DOUBLE GLAZED, SAFETY GLASS	500
W102-2	TYPE 211	LIVING + DINING	AGP SOLUX-E®, DOUBLE GLAZED	500
W105-1	TYPE S202	BEDROOM 01	AGP SOLUX-E®, DOUBLE GLAZED, SAFETY GLASS	500
W105-2	TYPE 101	BEDROOM 01	AGP SOLUX-E®, DOUBLE GLAZED	1300
W107	TYPE 202	BEDROOM 02	AGP SOLUX-E®, DOUBLE GLAZED	800
W109	TYPE 101	BATHROOM	AGP SOLUX-E®, DOUBLE GLAZED, FROSTED	1300
Grand total: 18				

TYPE	QUANTITY
SKYLIGHT	1
TYPE 101	4
TYPE 201	2
TYPE 202	3
TYPE 203	1
TYPE 211	1
TYPE 212	1
TYPE 311	1
TYPE S201	1
TYPE S202	1
TYPE S211	1
TYPE S301	1
Grand total: 18	



SHEET NOTES

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

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

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

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

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

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

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

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AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
FOWLER HOMES

PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

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SHEET NAME
WINDOW SCHEDULE

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
1 : 75

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A3-9450

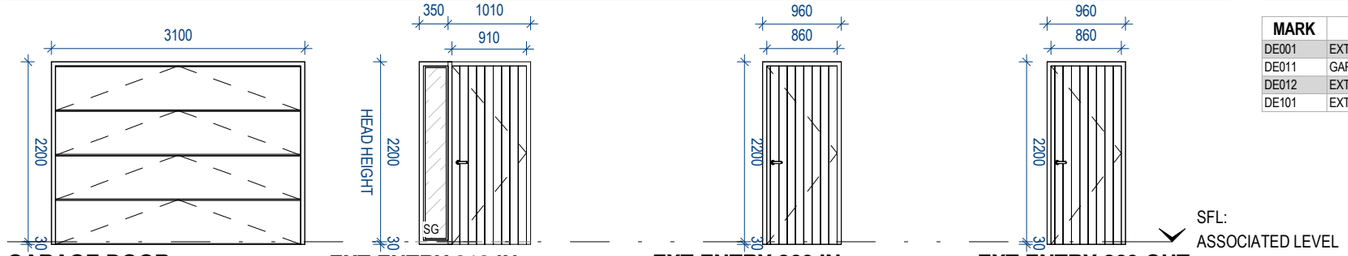
REVISION
1

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Plotted: 12/11/2026 11:11:53 am

V220808

EXTERIOR DOOR ASSEMBLY TYPES



GARAGE DOOR

CLEAR OPENING REQ.	
LEAF WIDTH	3000
LEAF HEIGHT	2180
LEAF THICKNESS	45
CORE	POLYSTYRENE
FRAME THICKNESS	45
FIRE RATING	
BRAND/ MODEL	

EXT ENTRY 910 IN

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

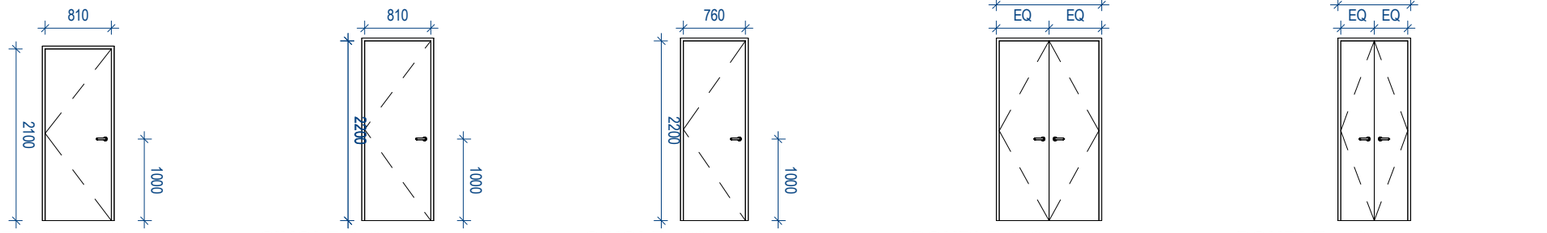
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CLEAR OPENING REQ.	
LEAF WIDTH	860
LEAF HEIGHT	2180
LEAF THICKNESS	45
CORE	POLYSTYRENE
FRAME THICKNESS	45
FIRE RATING	
BRAND/ MODEL	

EXT ENTRY 860 OUT

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

INTERIOR DOOR ASSEMBLY TYPES



SINGLE 810 x 2100

CLEAR OPENING REQ.	
LEAF WIDTH	810
LEAF HEIGHT	2100
LEAF THICKNESS	30
CORE	POLYSTYRENE
FRAME THICKNESS	30
FIRE RATING	
BRAND/ MODEL	

SINGLE 810

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

SINGLE 760

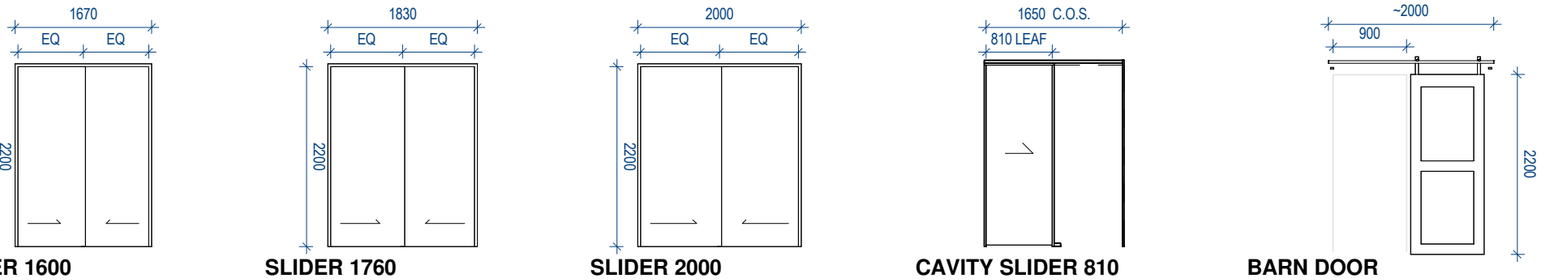
CLEAR OPENING REQ.	
LEAF WIDTH	760
LEAF HEIGHT	2200
LEAF THICKNESS	30
CORE	POLYSTYRENE
FRAME THICKNESS	30
FIRE RATING	
BRAND/ MODEL	

DOUBLE 610

CLEAR OPENING REQ.	
LEAF WIDTH	610
LEAF HEIGHT	2200
LEAF THICKNESS	30
CORE	POLYSTYRENE
FRAME THICKNESS	
FIRE RATING	
BRAND/ MODEL	

DOUBLE 410

CLEAR OPENING REQ.	
LEAF WIDTH	410
LEAF HEIGHT	2200
LEAF THICKNESS	30
CORE	POLYSTYRENE
FRAME THICKNESS	
FIRE RATING	
BRAND/ MODEL	



SLIDER 1600

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

SLIDER 1760

CLEAR OPENING REQ.	
LEAF WIDTH	905
LEAF HEIGHT	2200
LEAF THICKNESS	30
CORE	POLYSTYRENE
FRAME THICKNESS	30
FIRE RATING	
BRAND/ MODEL	

SLIDER 2000

CLEAR OPENING REQ.	
LEAF WIDTH	990
LEAF HEIGHT	2200
LEAF THICKNESS	30
CORE	POLYSTYRENE
FRAME THICKNESS	30
FIRE RATING	
BRAND/ MODEL	

CAVITY SLIDER 810

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

BARN DOOR

CLEAR OPENING REQ.	
LEAF WIDTH	900
LEAF HEIGHT	2200
LEAF THICKNESS	30
CORE	POLYSTYRENE
FRAME THICKNESS	
FIRE RATING	
BRAND/ MODEL	

INTERIOR DOOR SCHEDULE

MARK	TYPE
D002	BARN DOOR
D005	DOUBLE 410
D006	SINGLE 810 x 2100
D007	CAVITY SLIDER 810
D008	SLIDER 2000
D009	SINGLE 810 x 2100
D010	SINGLE 810 x 2100
D011	SINGLE 810 x 2100
D014	SINGLE 810
D015	SLIDER 1760
D016	SINGLE 810
D017	SINGLE 810
D018	SLIDER 1760
D019	DOUBLE 610
MAIN DWELLING: 14	

MARK	TYPE
D104	DOUBLE 610
D105	SINGLE 760
D106	SLIDER 1600
D107	SINGLE 760
D108	SLIDER 1600
D109	SINGLE 760
UNIT: 6	

TYPE	QUANTITY
SLIDER 2000	1
SLIDER 1760	2
SLIDER 1600	2
SINGLE 810 x 2100	4
SINGLE 810	3
SINGLE 760	3
DOUBLE 610	2
DOUBLE 410	1
CAVITY SLIDER 810	1
BARN DOOR	1
TOTAL: 20	

EXTERIOR DOOR SCHEDULE

MARK	TYPE	NOTES
DE001	EXT ENTRY 910 IN	
DE011	GARAGE DOOR	
DE012	EXT ENTRY 860 OUT	
DE101	EXT ENTRY 860 IN	

TYPE	QUANTITY
GARAGE DOOR	1
EXT ENTRY 910 IN	1
EXT ENTRY 860 OUT	1
EXT ENTRY 860 IN	1
Grand total: 4	

SHEET NOTES

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

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

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

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

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

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

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

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CLIENT
FOWLER HOMES

PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

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SHEET NAME
DOOR SCHEDULE

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
1 : 75

SHEET SIZE
A3=100%

PRINT IN COLOUR

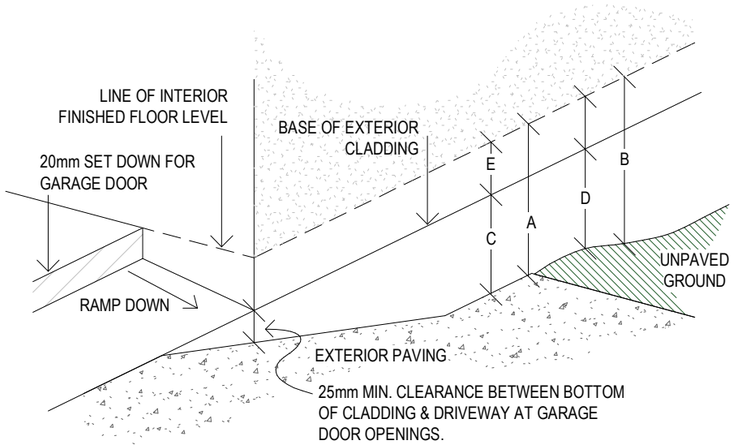
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REVISION
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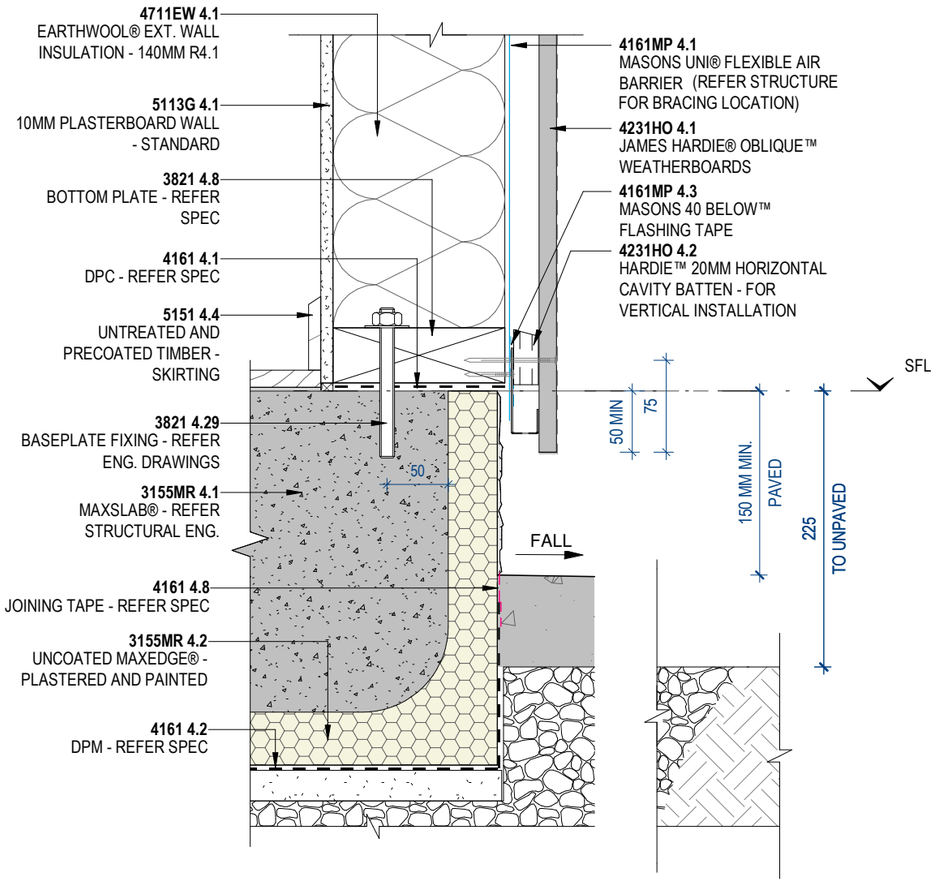
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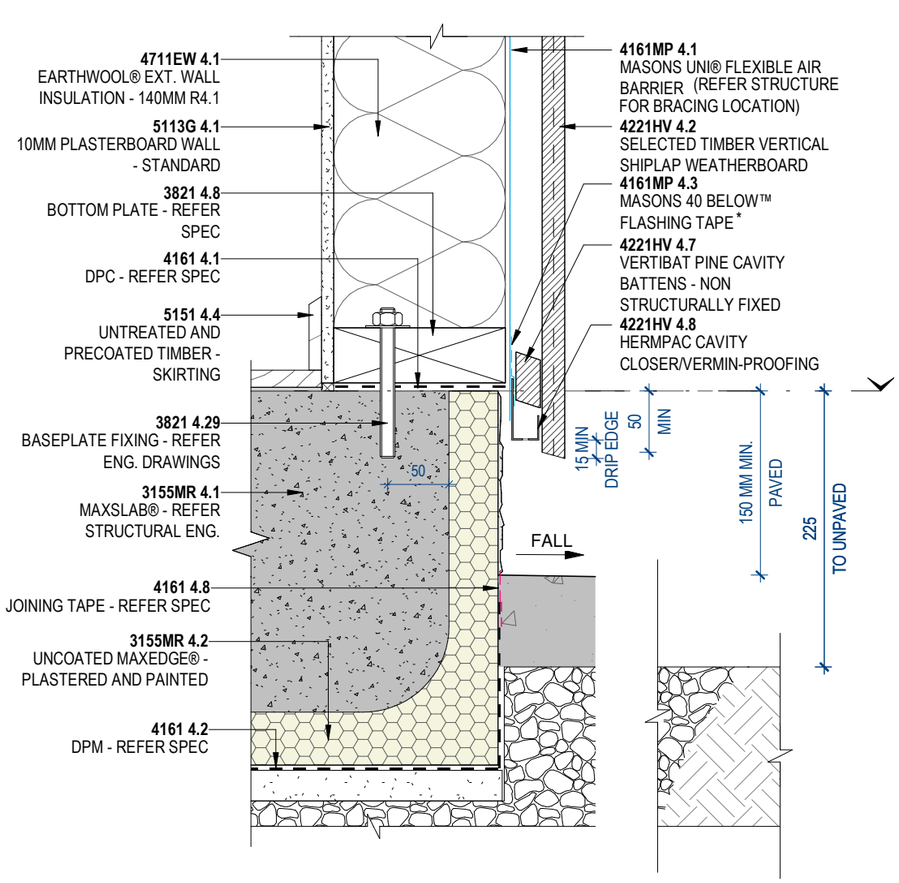


MINIMUM CLEARANCES (mm)	MASONRY VENEER		OTHER CLADDINGS				
	A	B	A	B	C	D	E
CONCRETE SLABS	100	150	150	225	100	175	50
REFERENCE: NZBC E2/AS1 (4th Ed) Fig 9.1.2.1: MINIMUM CLEARANCES							



SCALE: 1 : 5
04 / A3-4500

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



SCALE: 1 : 5
01 / A3-3000

TYP EXT WALL TO CONCRETE SLAB **01**
VERTICAL SHIPLAP CLADDING

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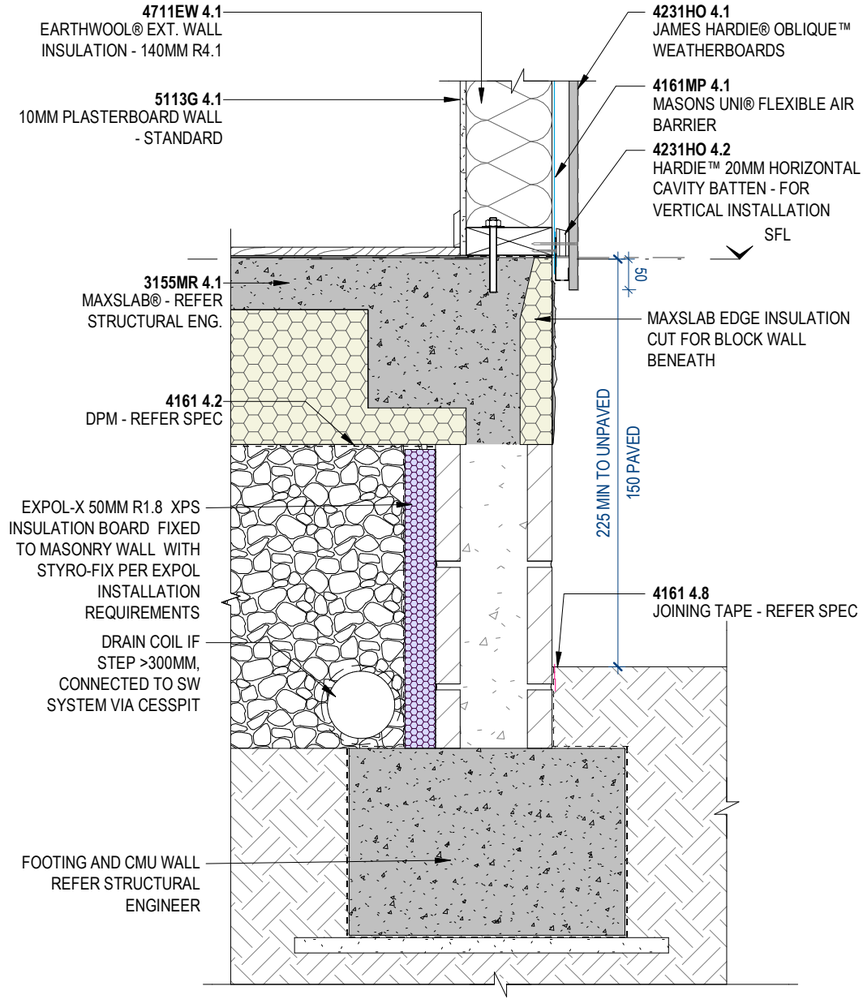
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BC-CONSTRUCTION

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SHEET SIZE **A3=100%**
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REVISION **1**

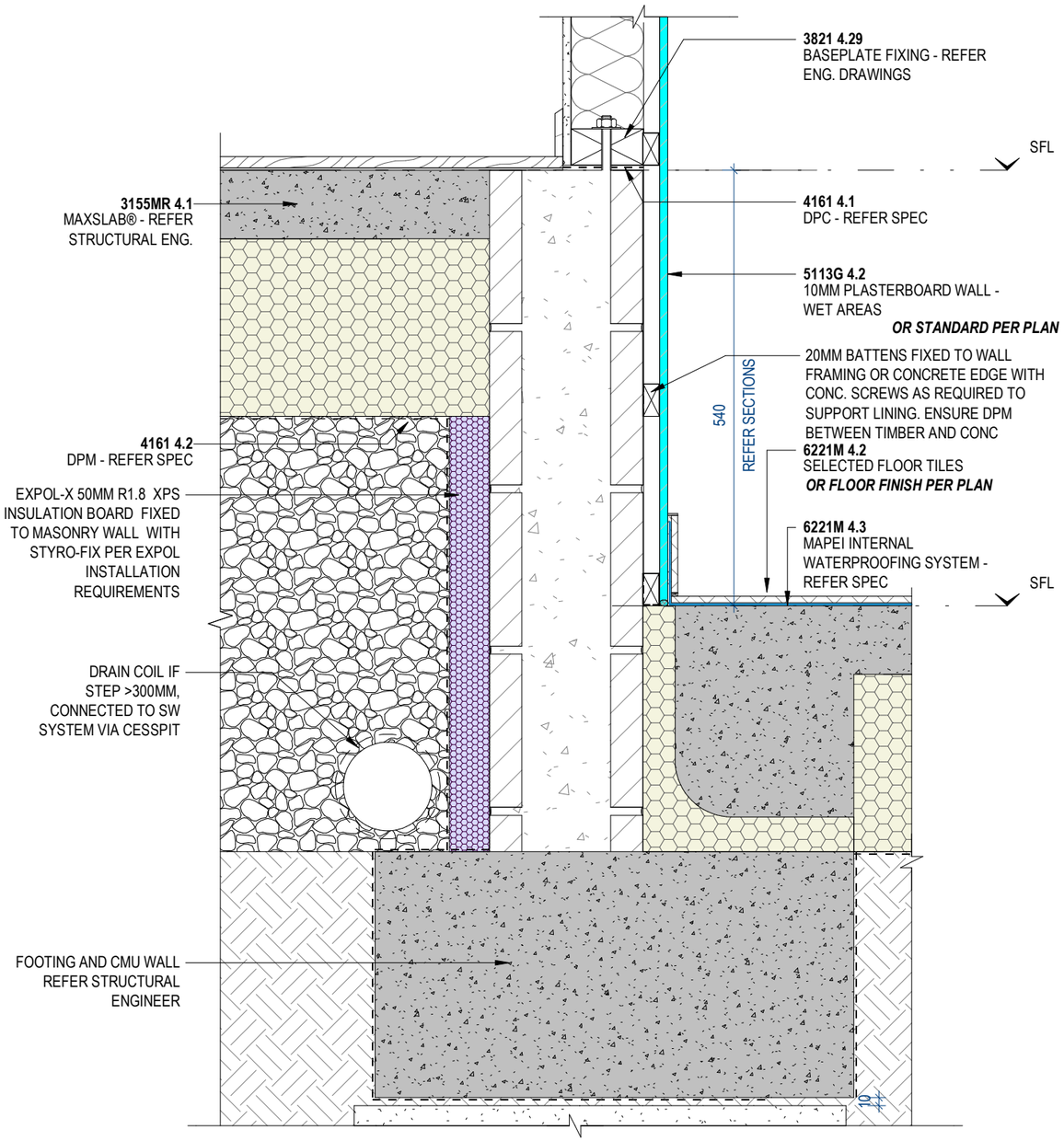
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SCALE: 1 : 10

TYP. CMU FOUNDATION **02**



SCALE: 1 : 7

01 / A3-3000

TYP. STEPPED FOUNDATION **01**

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12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
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PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **As indicated**

SHEET SIZE **A3=100%**

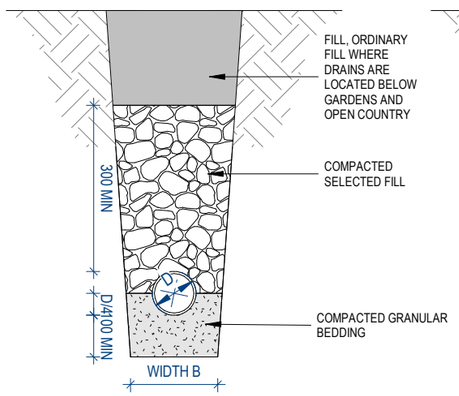
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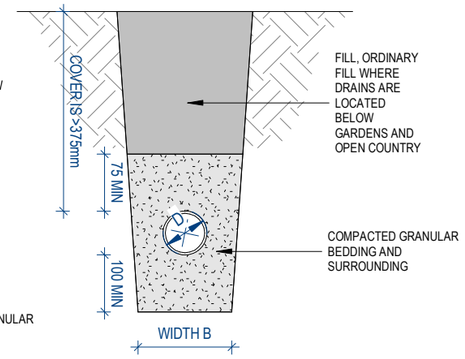
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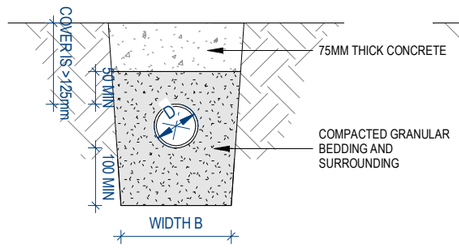
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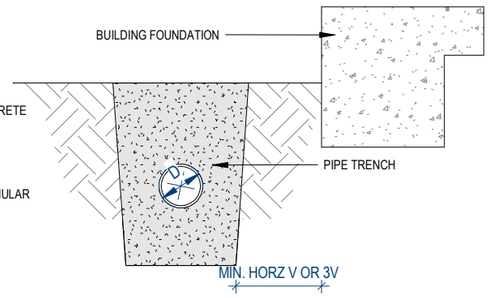
COVER GREATER THAN 500MM BEDDING TYPE 'B' OF NZS 4452



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



COVER GREATER THAN 125MM



RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION

NOTE:

1. THE WIDTH B OF THE TRENCH SHALL BE NO LESS THAN THE PIPE DIAMETER D PLUS 200MM. TRENCH WIDTH AT THE TOP OF THE PIPE SHALL BE NO MORE THAN 600MM UNLESS THE PIPE(S) IN THE TRENCH ARE COVERED WITH CONCRETE, AS SHOWN IN FIGUE 13 (C).
2. ACCEPTABLE FILL MATERIALS SHOWN ARE:
   A) BEDDING MATERIAL OF CLEAN GRANULAR NONCOHESIVE MATERIAL WITH A MAXIMUM PAR CLE SIZE OF 20MM, OR
   B) SELECTED COMPACTED FILL OF ANY FINE-GRAINED SOIL OR GRANULAR MATERIAL WHICH IS FREE FROM TOPSOIL AND RUBBISH AND HAS A MAXIMUM PAR CLE SIZE OF 20MM, OR
   C) ORDINARY FILL WHICH MAY COMPRISE ANY FILL OR EXCAVATED MATERIAL.
3. MINIMUM HORIZONTAL SEPARATION V OR 3V V WHEN TRENCH CLOSED WITHIN 48 HOURS. 3V WHEN TRENCH CLOSED GREATER THAN 48 HOURS

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PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

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SHEET NAME
DETAILS - FOUNDATION

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
NONE

SHEET SIZE
A3=100%

PRINT IN COLOUR

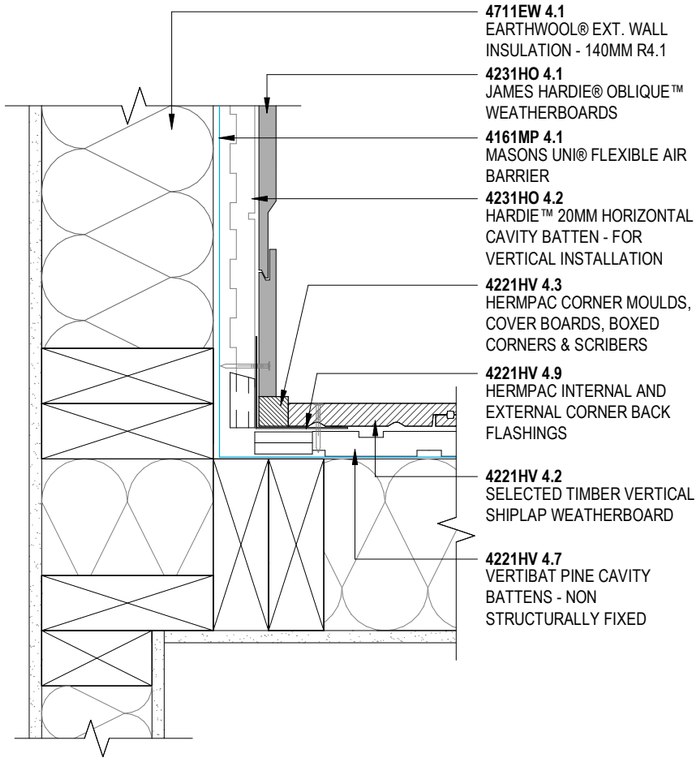
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REVISION
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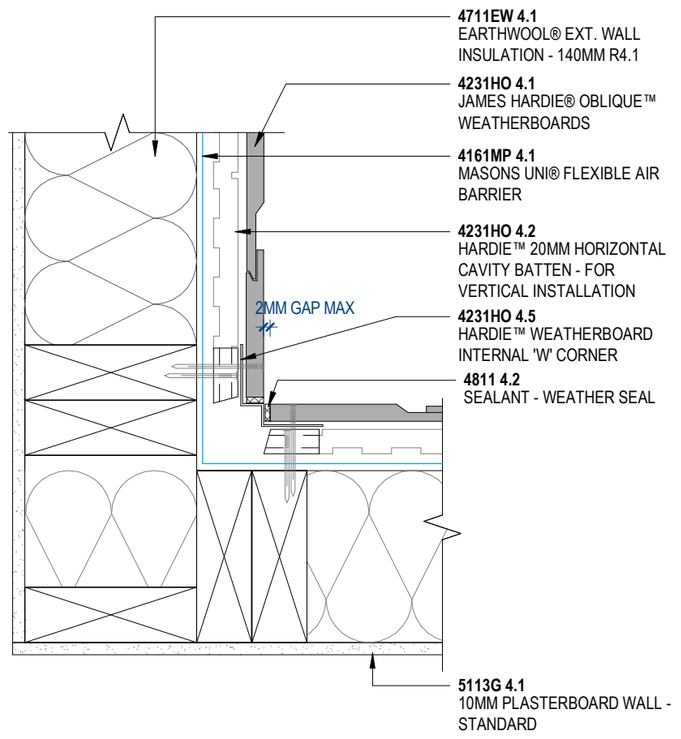
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V220808



SCALE: 1 : 5
01 / A3-3200

INTERNAL CORNER: JH OBLIQUE + TIMBER SHIPLAP 04
JH OBLIQUE TO VERT. SHIPLAP WEATHERBOARD



SCALE: 1 : 5
01 / A3-3200

INTERNAL CORNER: JH OBLIQUE 02
JH OBLIQUE WB CLADDING

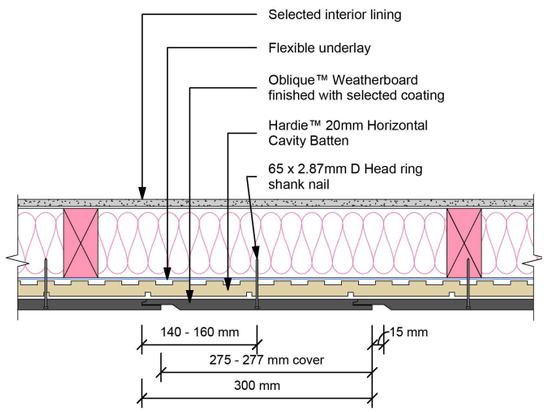


FIG 6: CLADDING FIXING UP TO HIGH WIND ZONE

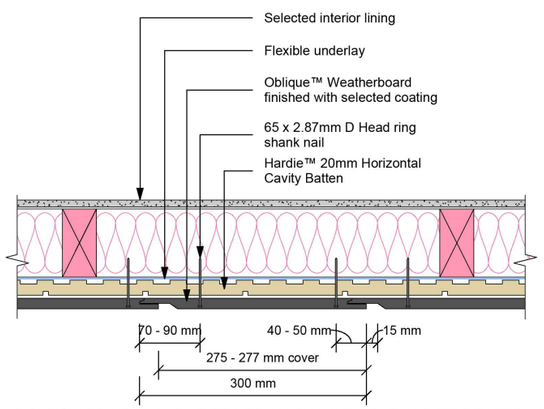
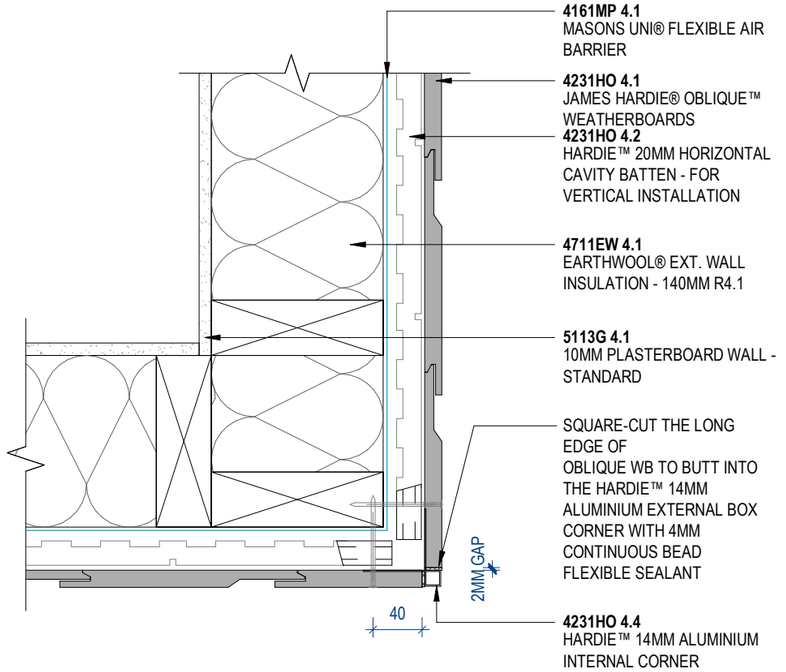


FIG. 7 CLADDING FIXING UP TO VERY HIGH WIND ZONE AND FIRE RATED WALLS

SCALE: NONE

JH OBLIQUE - FIXING DETAILS 03



SCALE: 1 : 5
01 / A3-3200

TYP EXTERNAL CORNER 01
JH OBLIQUE WB CLADDING

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PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
1 : 5

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A3-D-4200

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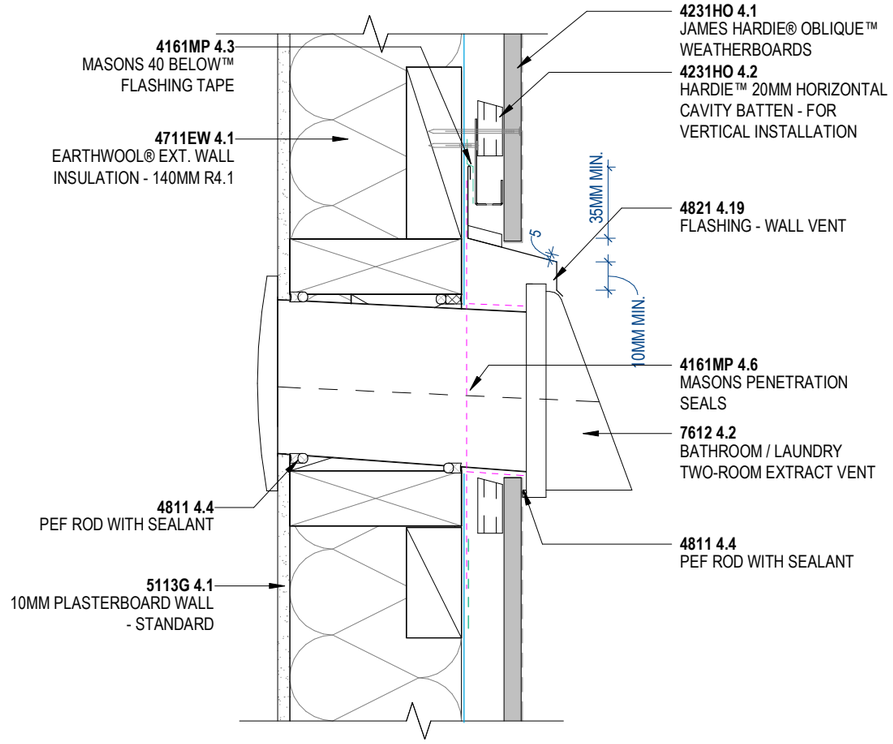
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JACKS POINT
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PROJECT NUMBER
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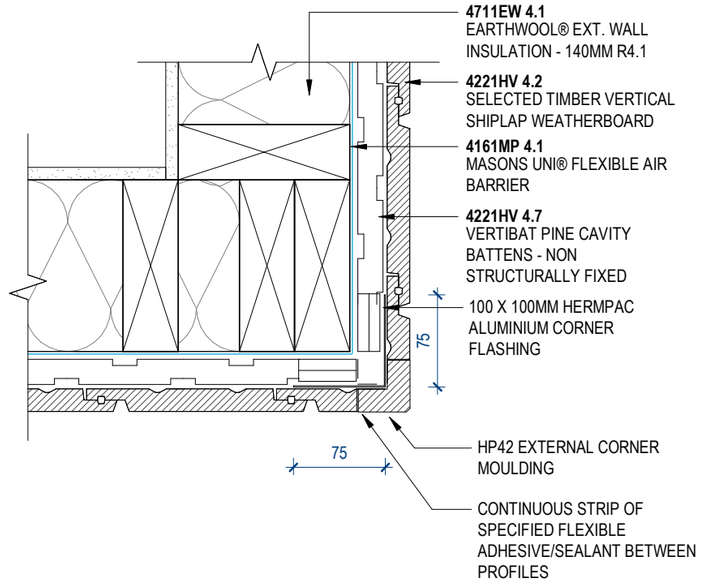
STAMP



SCALE: 1 : 5

TYP VENTILATION FAN WALL PENETRATION
JH OBLIQUE

02



SCALE: 1 : 5
01 / A3-3200

TYP EXTERNAL CORNER
VERTICAL SHIPLAP CLADDING

01

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A3-D-4201

REVISION
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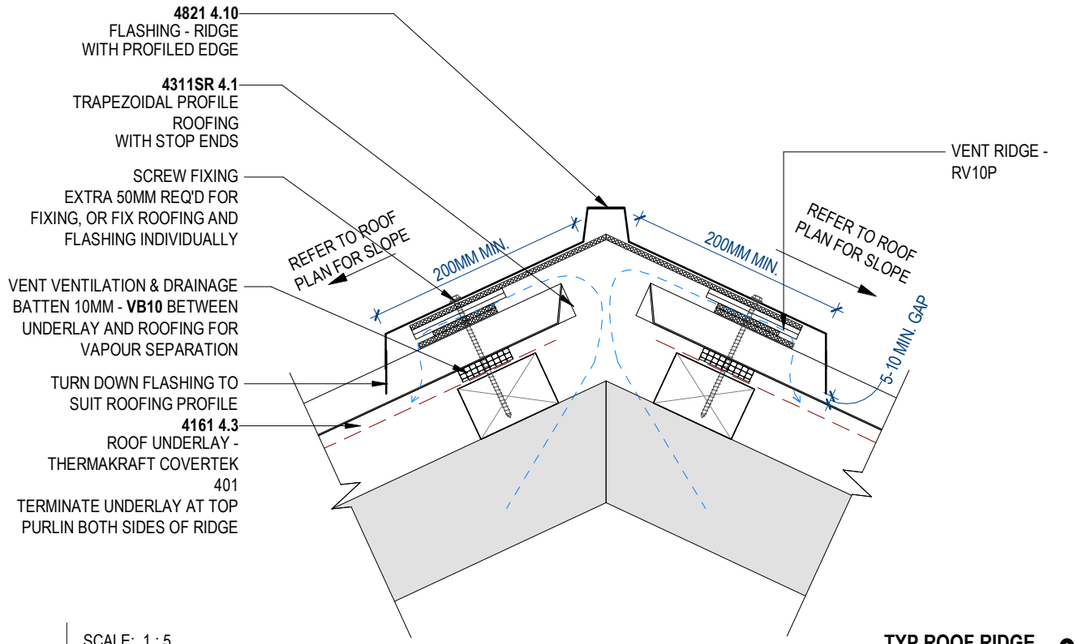
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V220808

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

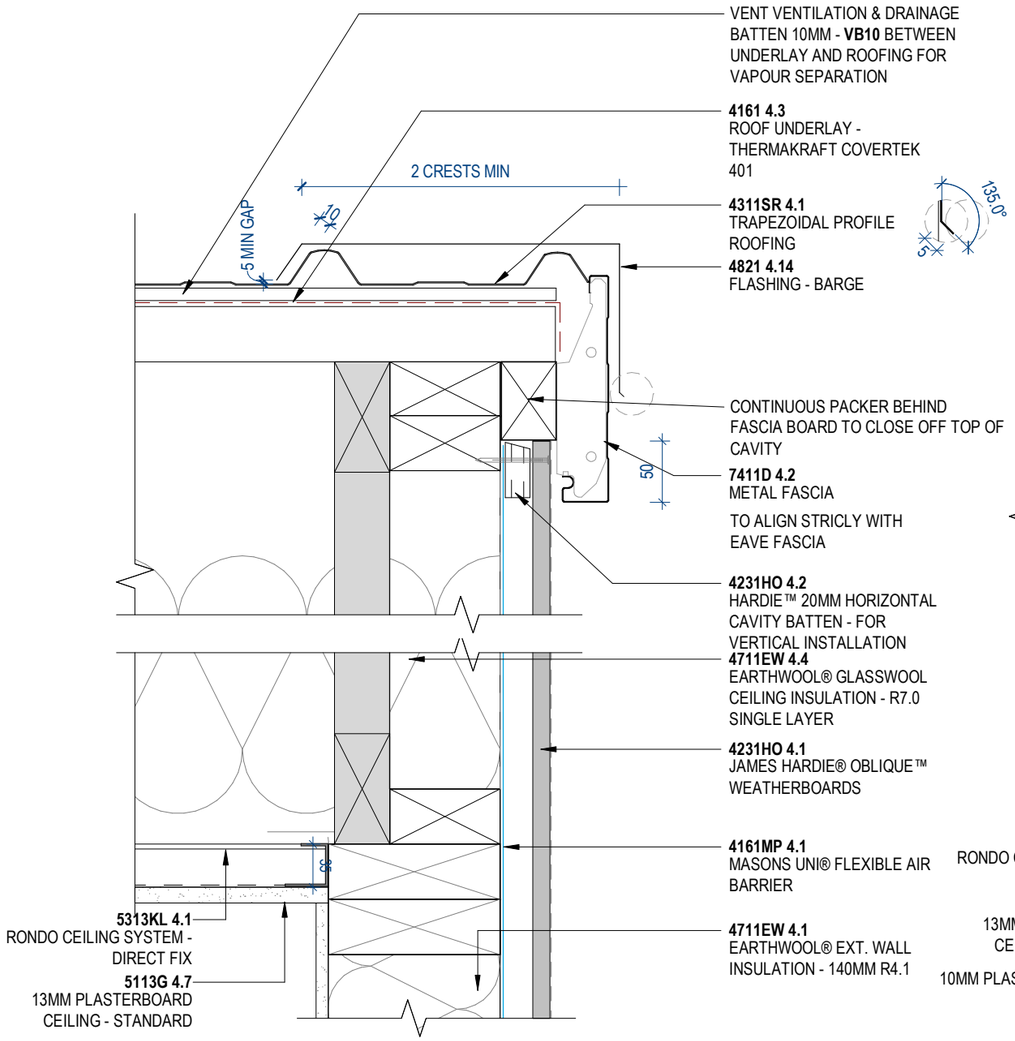
SPANS REDUCED TO 600 MM MAXIMUM FOR ROOF-SHEET END SPANS AND DOUBLE-SPAN SHEETS, IN ACCORDANCE WITH STRATCO'S PUBLISHED SPAN LIMITS.

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



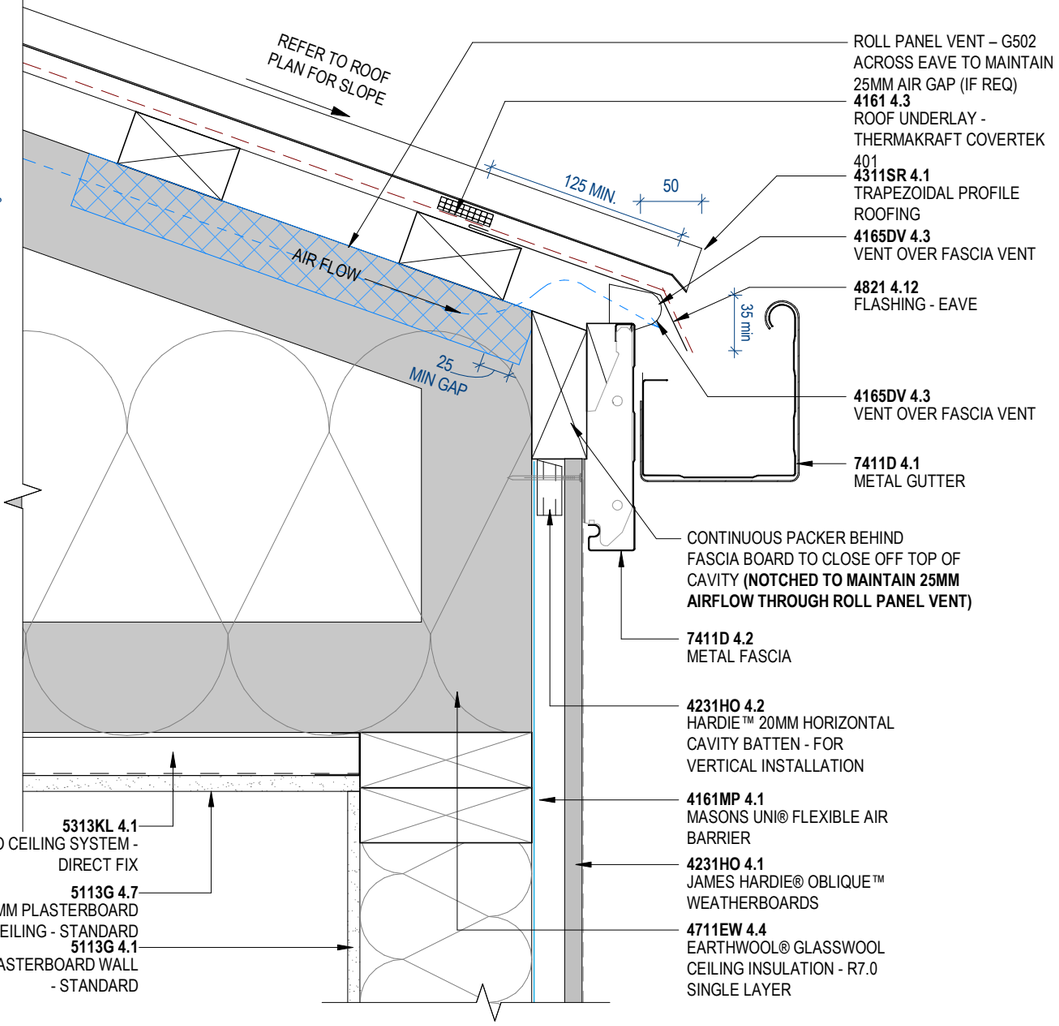
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01 / A3-3203

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



SCALE: 1 : 5
01 / A3-4500

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



SCALE: 1 : 5
01 / A3-3203

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

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CLIENT
FOWLER HOMES

PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

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

PROJECT STATUS
BC-CONSTRUCTION

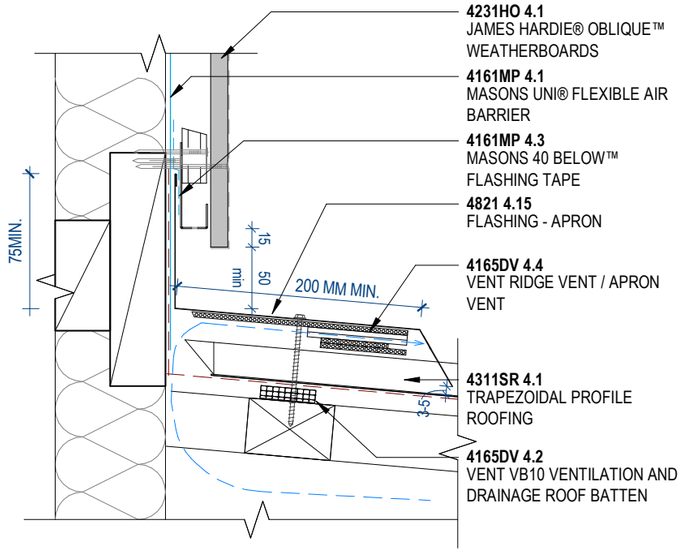
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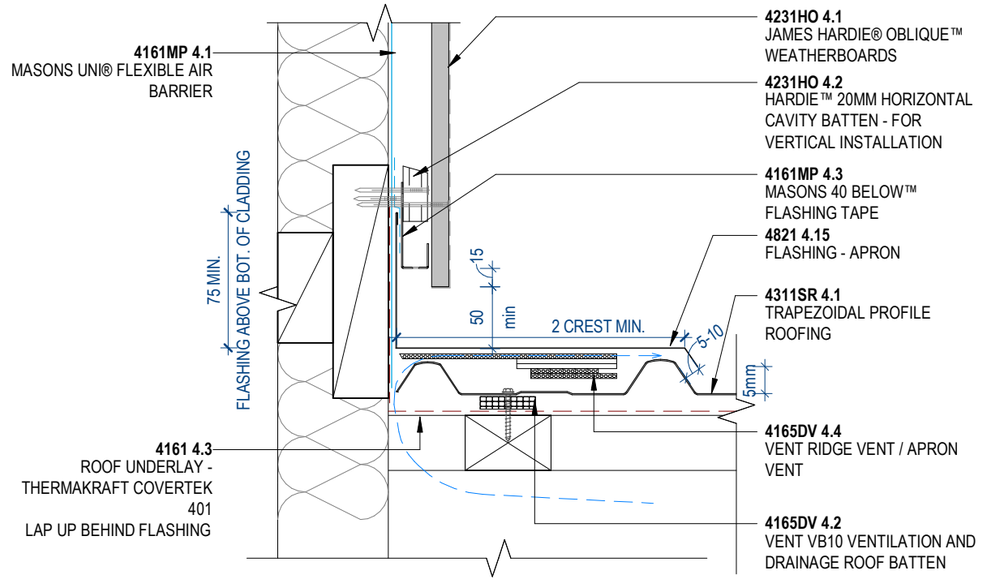
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SCALE: 1 : 5

TYP APRON FLASHING **02**

T-RIB PMR + JH OBLIQUE

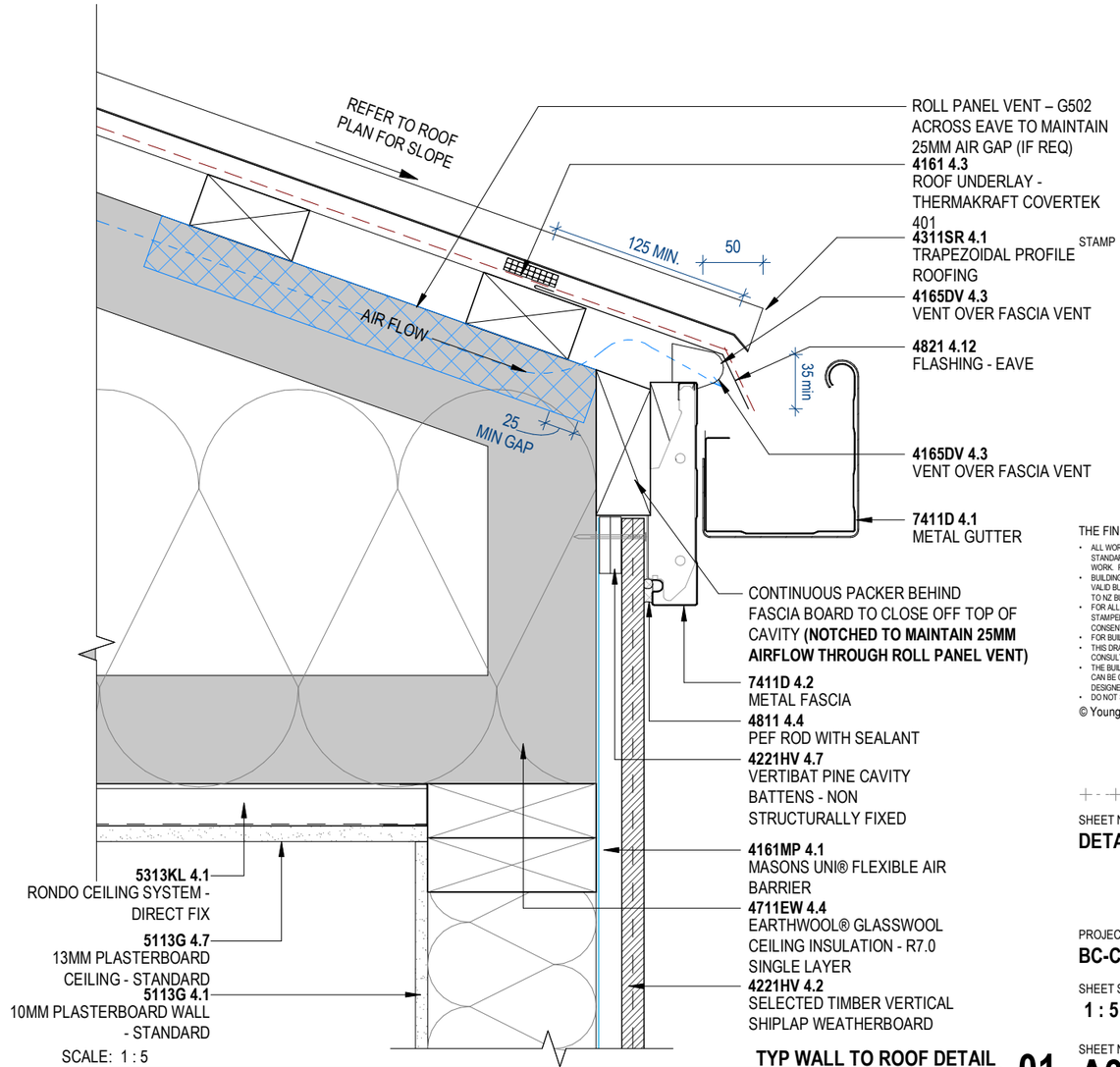


SCALE: 1 : 5

01 / A3-4500

TYP APRON FLASHING (PARALLEL) **03**

T-RIB PMR + JH OBLIQUE



SCALE: 1 : 5

02 / A3-4500

TYP WALL TO ROOF DETAIL **01**

VERTICAL SHIPLAP WB CLADDING

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PROJECT NUMBER
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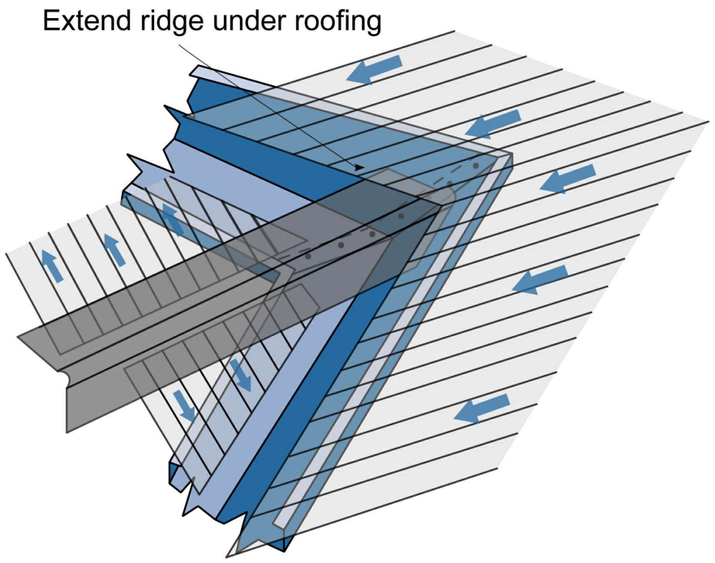
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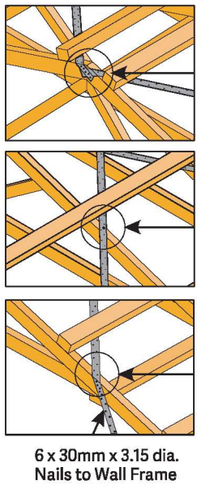
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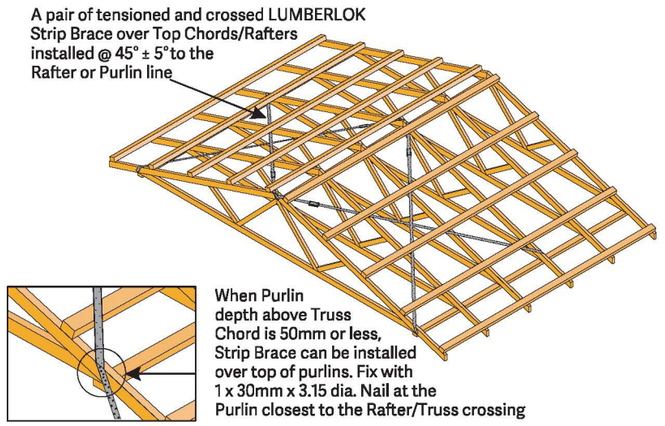
V220808



SCALE: 1 : 5
01 / A3-3203

VALLEY JUNCTION AT APEX **04**
MRM RCOP FIGURE 5.5.1B





SCALE: 1 : 5

MITEK ROOF BRACE **03**

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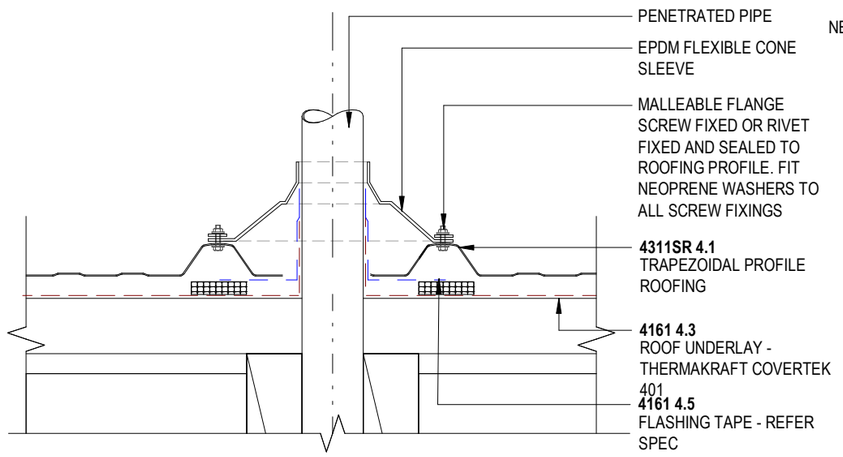
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PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

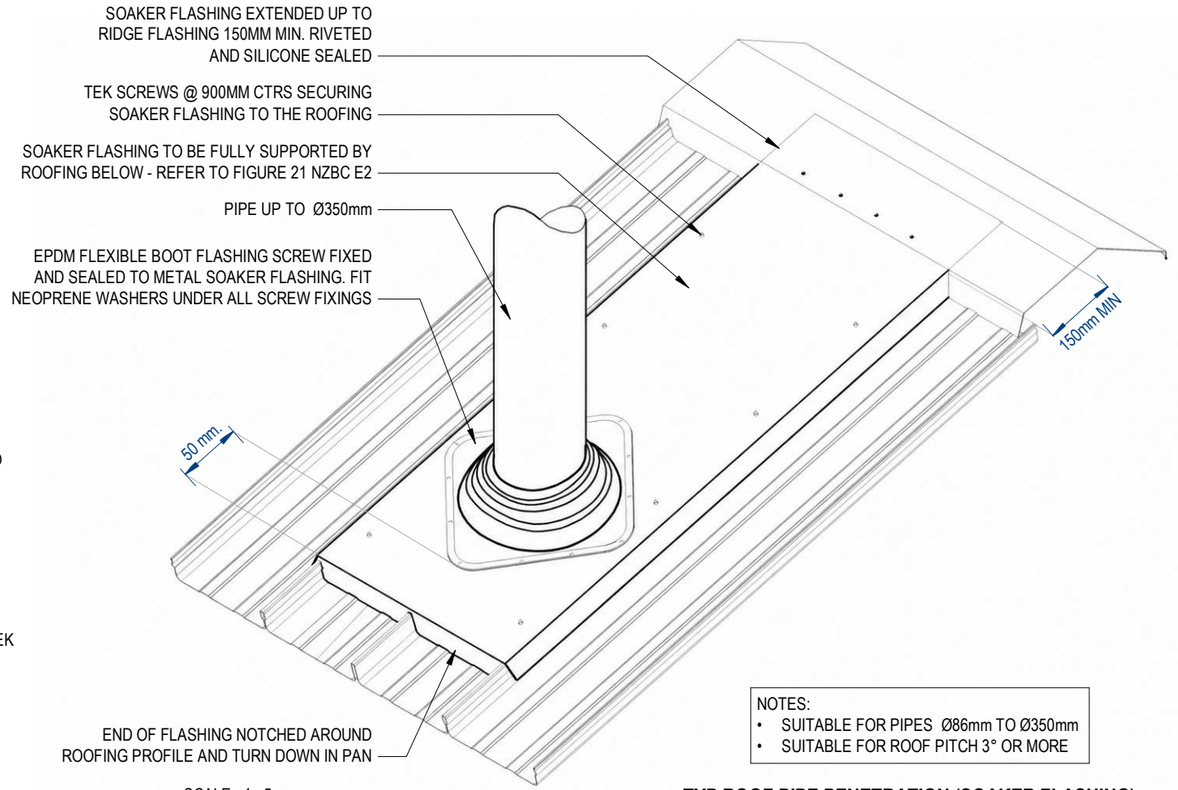
KEY PLAN

STAMP



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01 / A3-3203

TYP ROOF PIPE PENETRATION (SLEEVE SECTION) **02**
NZBC E2/AS1 FIGURE 53



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

SCALE: 1 : 5
01 / A3-3203

TYP ROOF PIPE PENETRATION (SOAKER FLASHING) **01**
NZBC E2/AS1 FIGURE 54

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DETAILS - BUILDING ENVELOPE - ROOF

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

SHEET NUMBER **A3-D-4204**
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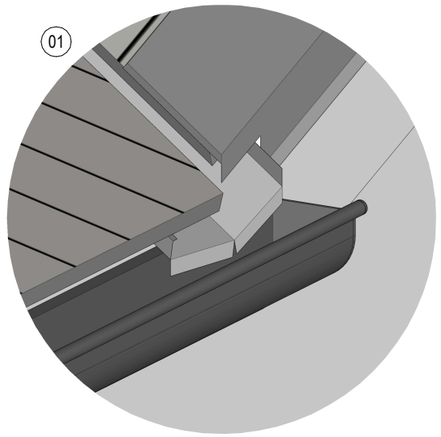
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VALLEYS =
20mm MINIMUM FREEBOARD
UP TO 8 DEGREE ROOF PITCH
15mm MINIMUM FREEBOARD
OVER 8 DEGREE ROOF PITCH

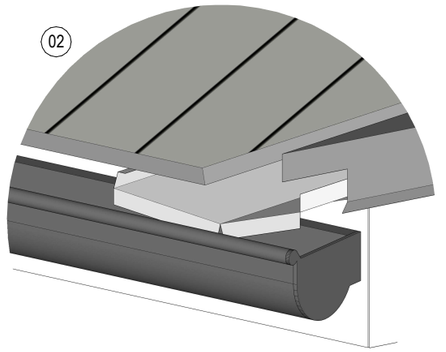
SCALE: 1 : 5
01 / A3-3203

TYP ROOF VALLEY 02
PROFILED METAL ROOFING + TRUSS

01



02



SCALE: NONE

ASYMMETRIC VALLEY GUTTER 3D 01

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QUEENSTOWN 9371

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DETAILS - BUILDING ENVELOPE - ROOF

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BC-CONSTRUCTION

SHEET SCALE
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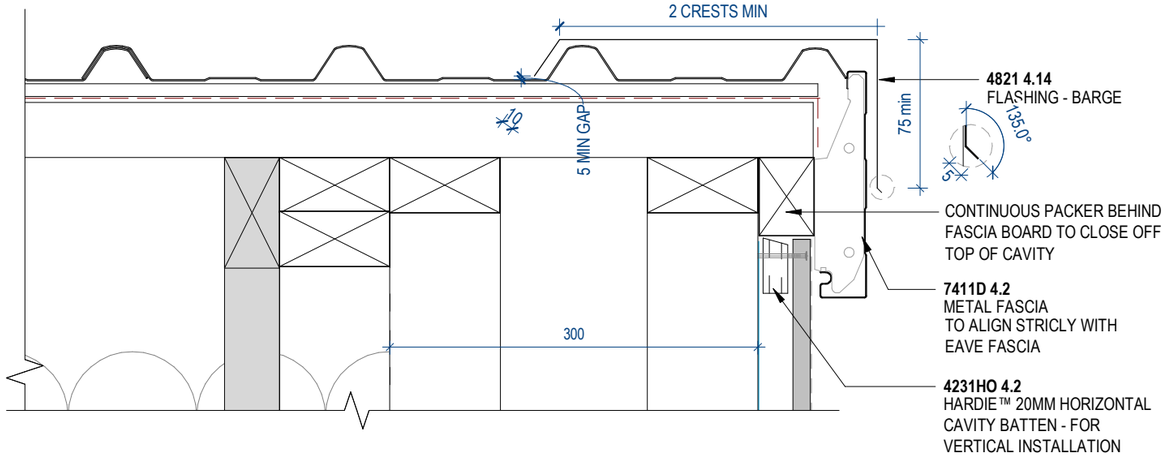
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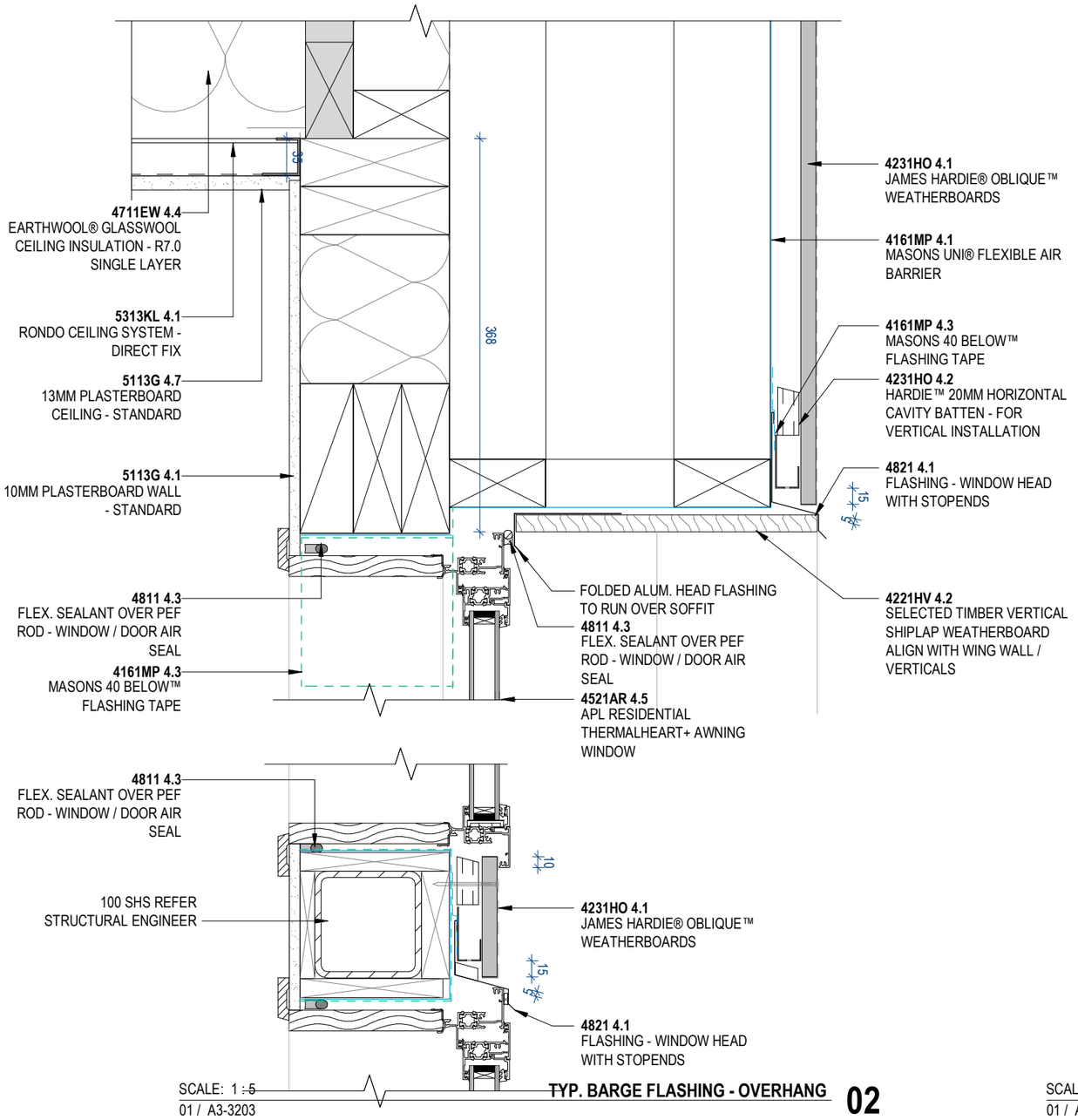
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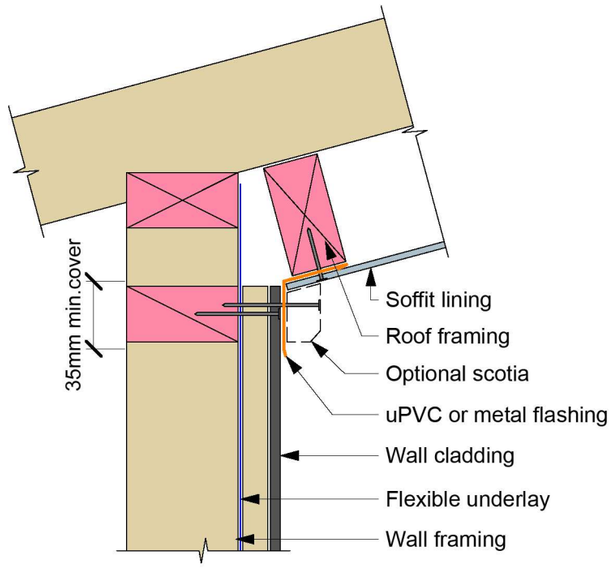




SCALE: 1 : 5

TYP. BARGE FLASHING - OVERHANG **02**

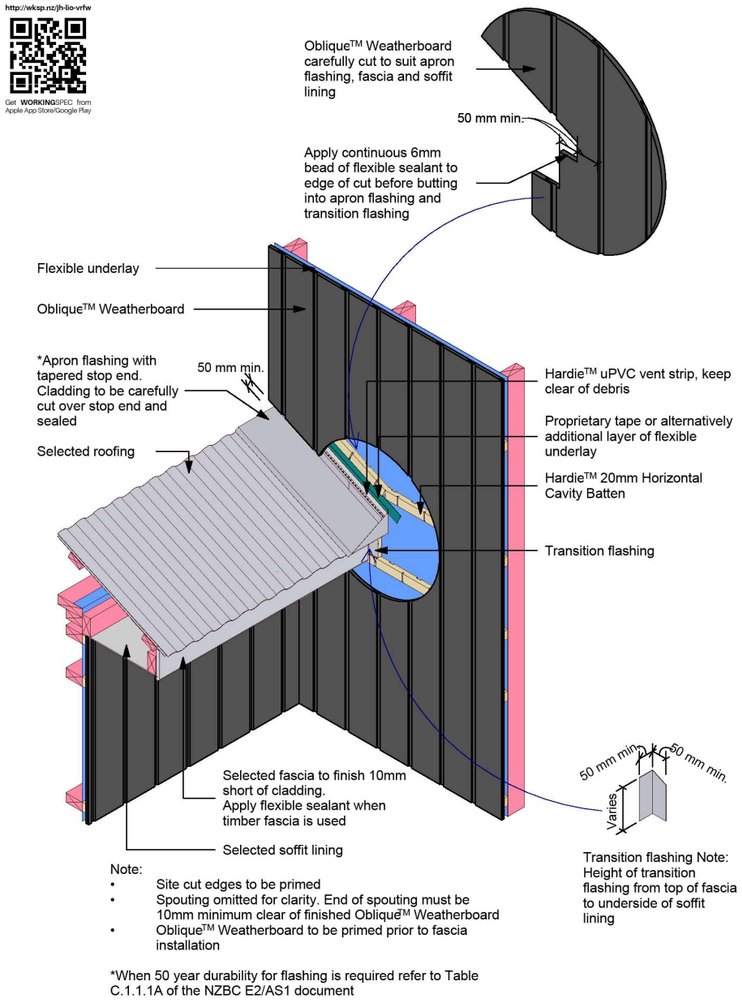
01 / A3-3203



SCALE: 1 : 5

SLOPING SOFFIT **03**

Interactive assembly instructions available
http://wksp.nz/jh-lio-vrfw
Get WORKINGSPEC from Apple App Store/Google Play



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

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

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

SCALE: NONE

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

01 / A3-3203 JH OBLIQUE CLADDING

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DETAILS - BUILDING ENVELOPE - ROOF

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SHEET SIZE **A3=100%**

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SHEET NUMBER **A3-D-4206**

REVISION **1**

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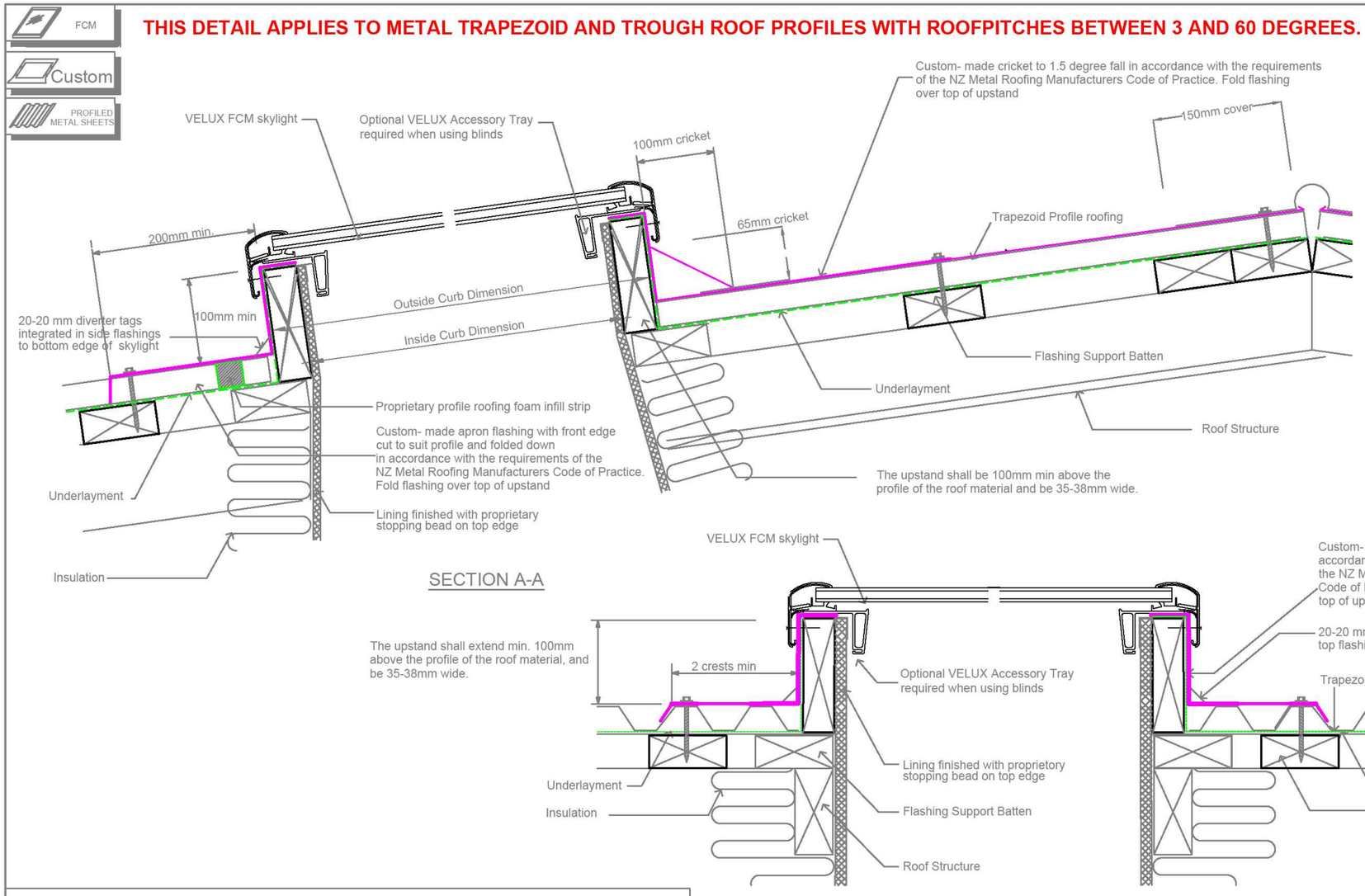
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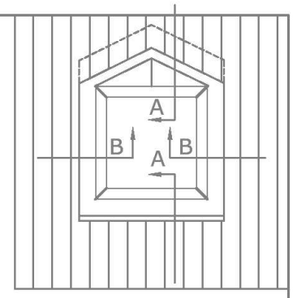
PROFILED METAL SHEETS

THIS DETAIL APPLIES TO METAL TRAPEZOID AND TROUGH ROOF PROFILES WITH ROOFPITCHES BETWEEN 3 AND 60 DEGREES.



SECTION A-A

SECTION B-B



ELEVATION

Custom-made flashing in accordance with New Zealand Metal Roofing Manufacturers Code of Practice. Ensure all flashings meet the requirements for your projects' location.

Please note:
Below 15 degrees:- Any condensation that forms on the glass due to high humidity may drip

BRANZ APPRAISED CUSTOM WATER-SHED FLASHING

No cricket or diverter required when skylight is less than 600mm wide, and catchment less than 40 sqm.

Custom flashings must be designed to meet the requirements set out in the latest version of the New Zealand Metal Roof and Wall Cladding Code of Practice, and shall be manufactured and installed by a specialist flashing contractor to the latest trade practices.

The flashing and installation must be guaranteed against weathertightness by the specialist flashing contractor.

Insulation material meeting the requirements of NZBC/H1 is required in the cavities of the lightwell structure.

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	Name	Date
Drawn by		Feb 19
Checked by		Feb 19
Drawing No.		

VELUX Low Pitch Fixed Skylight in Trapezoidal Steel Roof with metal water-shed flashing (3-60 degrees)

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SHEET NAME
DETAILS - BUILDING ENVELOPE - ROOF

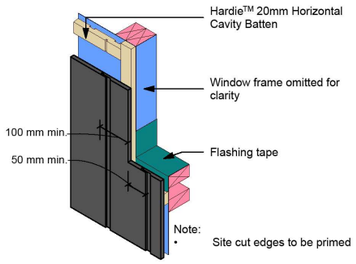
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BC-CONSTRUCTION

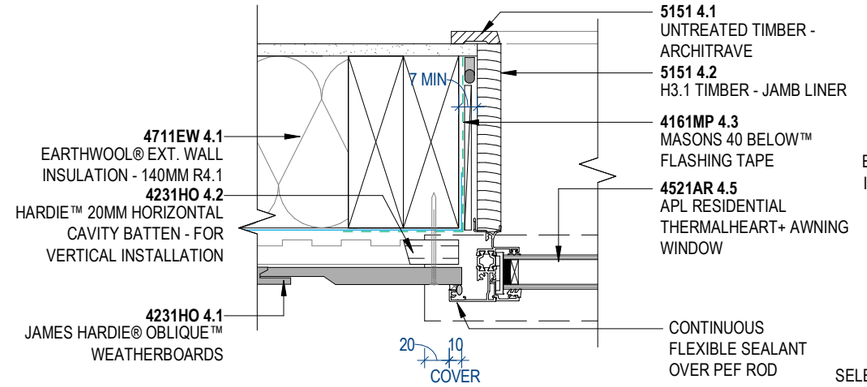
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REVISION **1**

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V220808

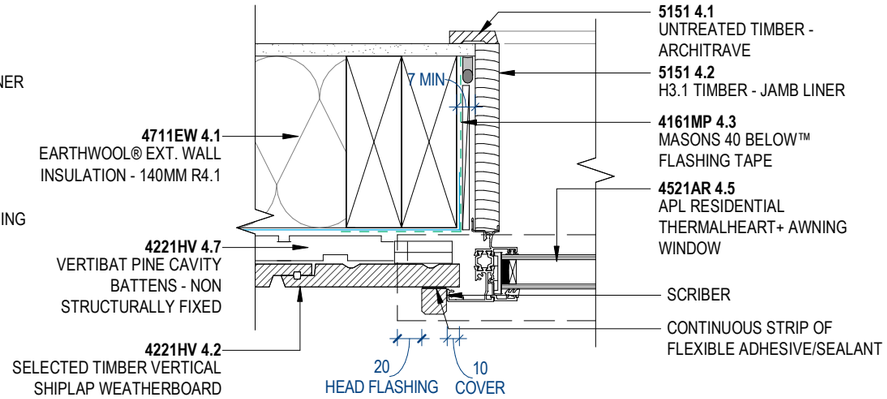




SCALE: 1 : 5
01 / A3-3200

JH OBLIQUE_TYP AWNING WINDOW JAMB 06

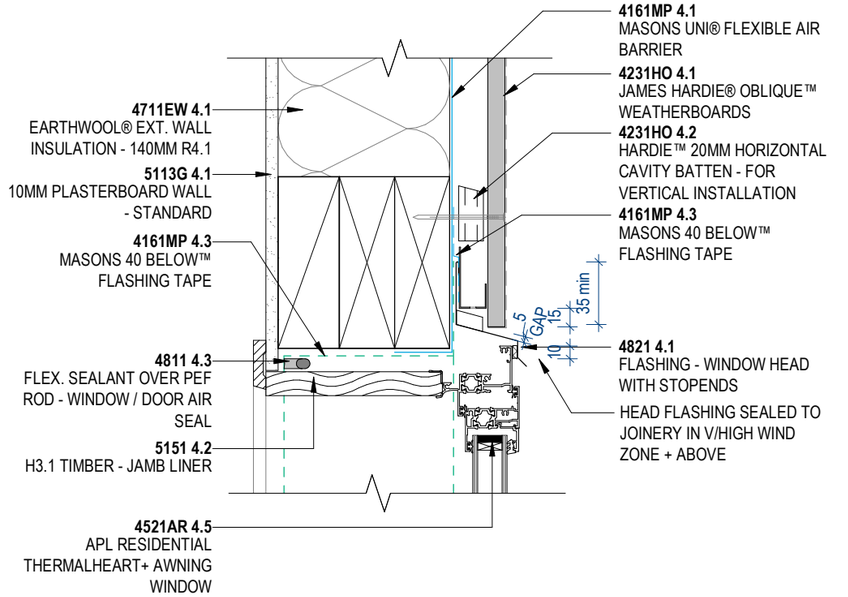
JH OBLIQUE CLADDING



SCALE: 1 : 5
01 / A3-3200

VERT. SHIPLAP_TYP AWNING WINDOW JAMB 03

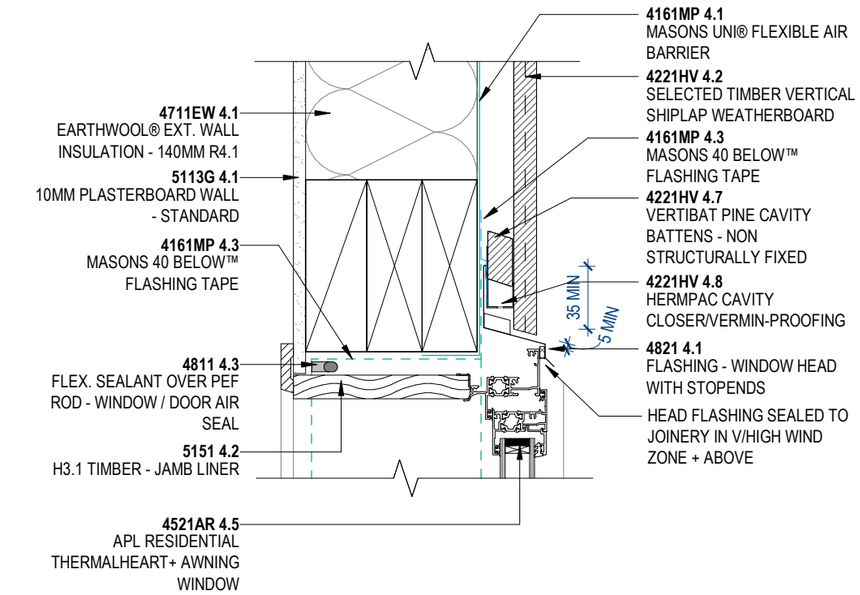
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SCALE: 1 : 5
01 / A3-4500

JH OBLIQUE_TYP AWNING WINDOW HEAD 05

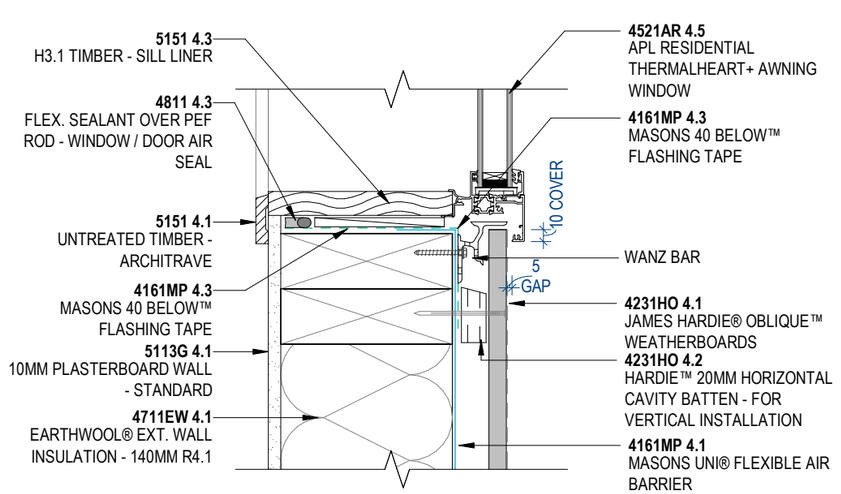
JH OBLIQUE CLADDING



SCALE: 1 : 5
01 / A3-3200

VERT. SHIPLAP_TYP AWNING WINDOW HEAD 02

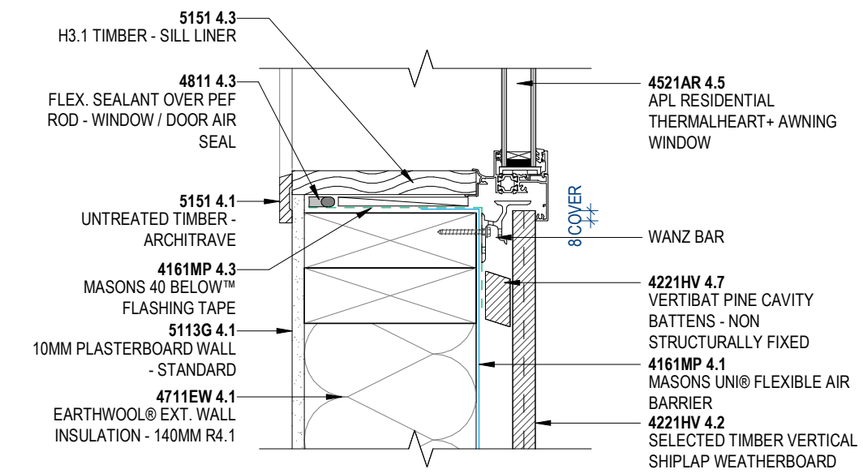
VERTICAL SHIPLAP CLADDING



SCALE: 1 : 5
01 / A3-3200

JH OBLIQUE_TYP AWNING WINDOW SILL 04

JH OBLIQUE CLADDING



SCALE: 1 : 5
01 / A3-3200

VERT. SHIPLAP_TYP AWNING WINDOW SILL 01

VERTICAL SHIPLAP CLADDING

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CLIENT
FOWLER HOMES

PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

THE FINE PRINT

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

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
1 : 5

SHEET SIZE
A3=100%

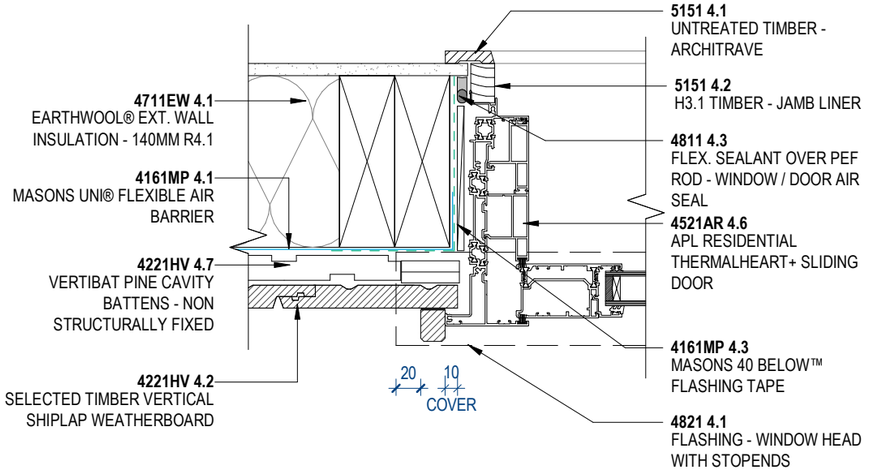
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SHEET NUMBER
A3-D-4510

REVISION
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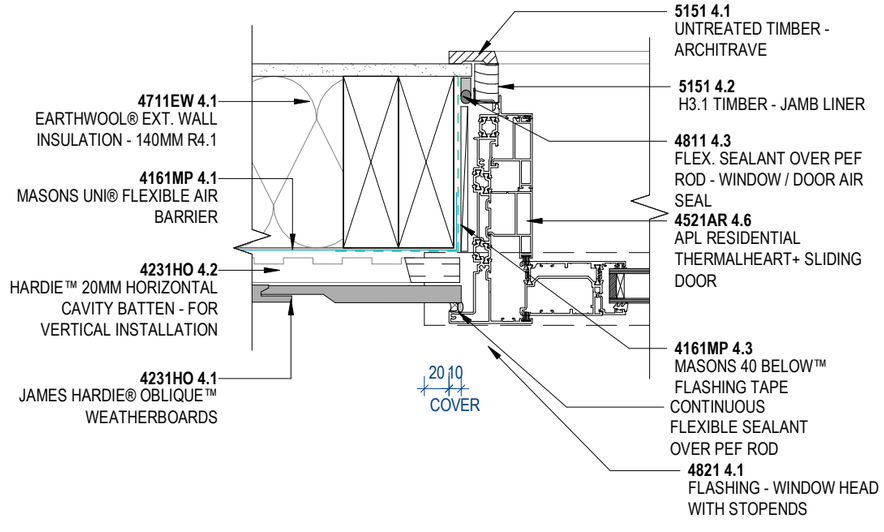
V220808



SCALE: 1 : 5
01 / A3-3200

VERT. SHIPLAP_TYP MULTI SLIDER JAMB 03

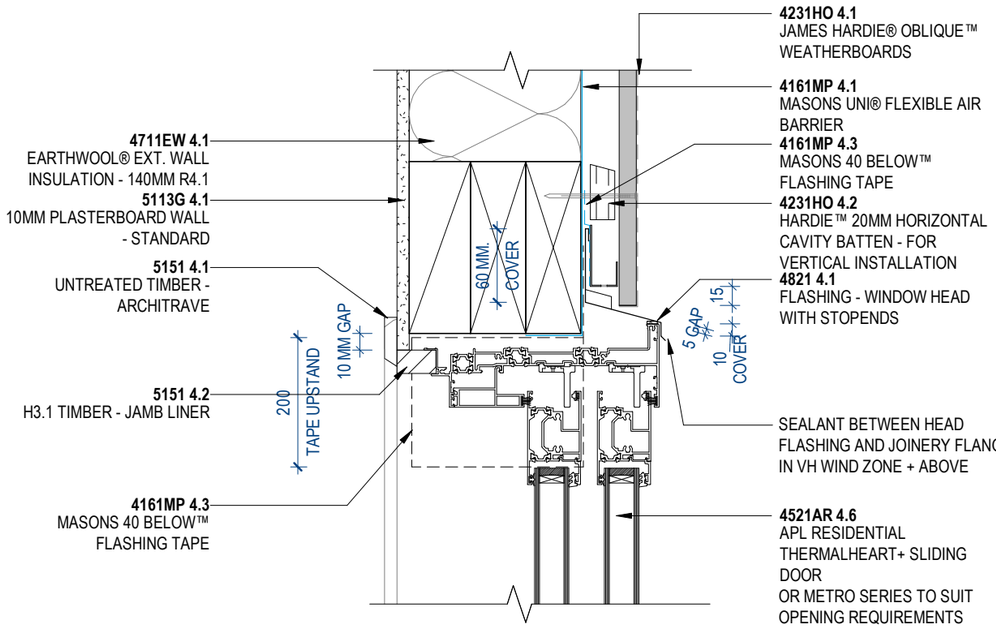
VERTICAL SHIPLAP CLADDING

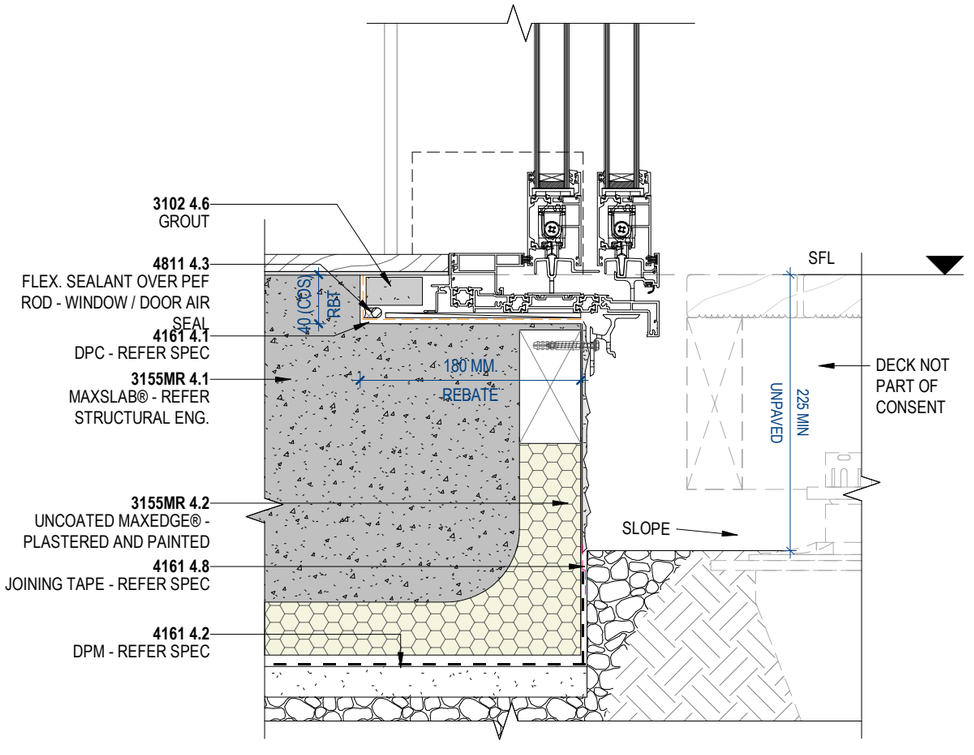


SCALE: 1 : 5
01 / A3-3200

JH OBLIQUE_TYP MULTI SLIDER JAMB 02

JH OBLIQUE CLADDING





SCALE: 1 : 5
03 / A3-4500

JH OBLIQUE_TYP MULTI SLIDER HEAD AND SILL 01

JH OBLIQUE CLADDING

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CLIENT
FOWLER HOMES

PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

THE FINE PRINT

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

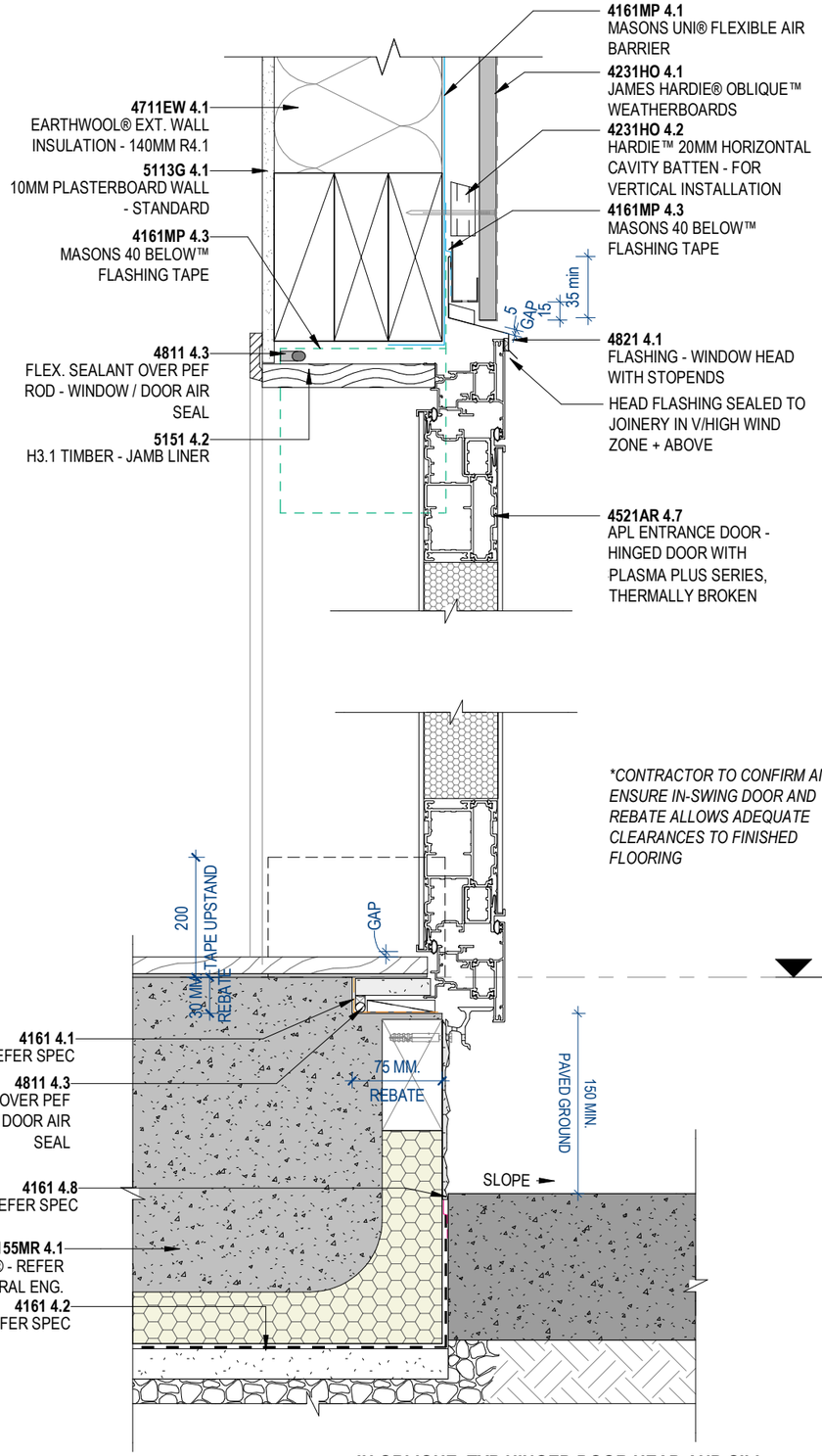
PROJECT STATUS
BC-CONSTRUCTION

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

SHEET NUMBER **A3-D-4511**
REVISION **1**

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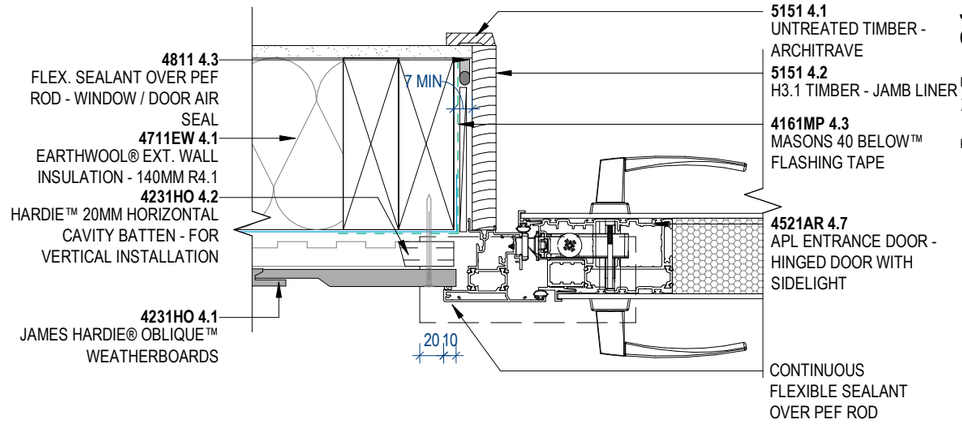


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JH OBLIQUE_TYP HINGED DOOR HEAD AND SILL **01**

JH OBLIQUE CLADDING - VERT SHIPLAP WB SIMILAR

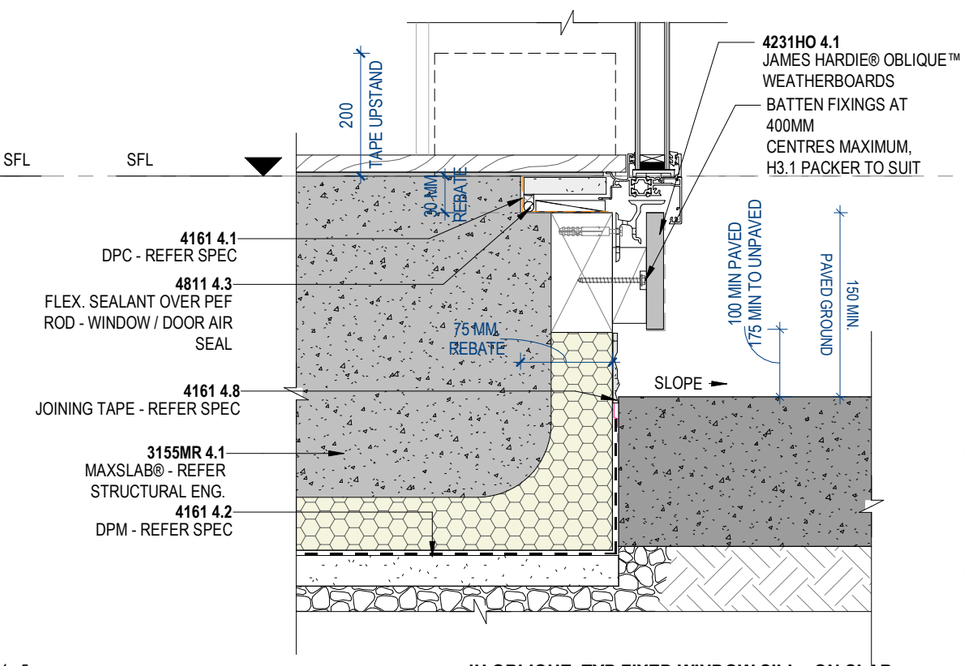
**CONTRACTOR TO CONFIRM AND ENSURE IN-SWING DOOR AND REBATE ALLOWS ADEQUATE CLEARANCES TO FINISHED FLOORING*



SCALE: 1 : 5

JH OBLIQUE_TYP HINGED DOOR JAMB **02**

JH OBLIQUE CLADDING - VERT SHIPLAP WB SIMILAR



SCALE: 1 : 5
01 / A3-4500

JH OBLIQUE_TYP FIXED WINDOW SILL - ON SLAB **03**

JH OBLIQUE CLADDING

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CLIENT
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PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

THE FINE PRINT

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SHEET NAME
DETAILS - EXTERIOR JOINERY - DOOR

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 5**

SHEET SIZE **A3=100%**

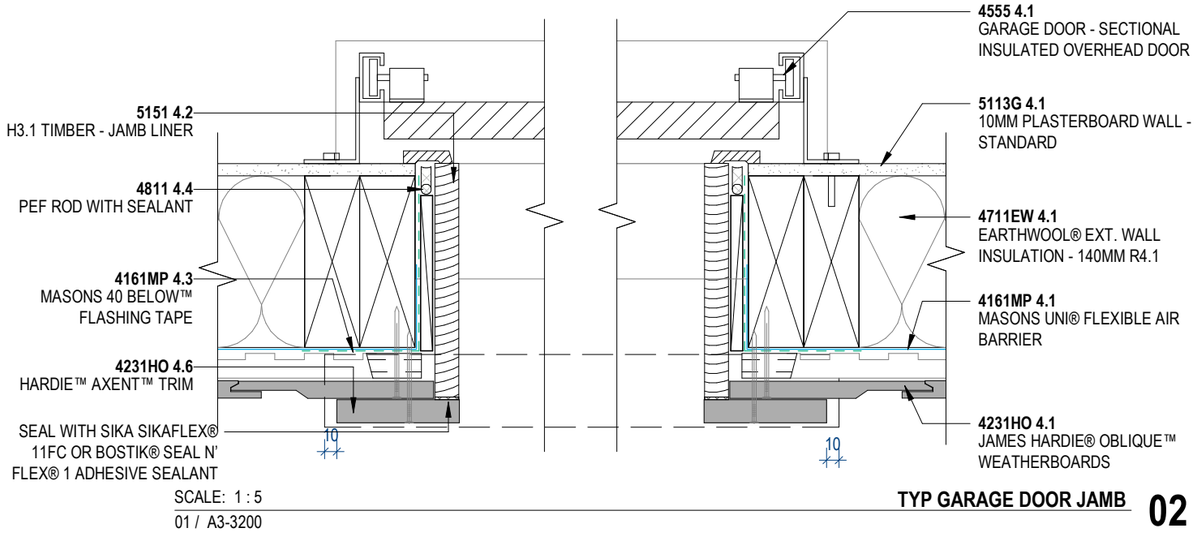
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SHEET NUMBER **A3-D-4512**

REVISION **1**

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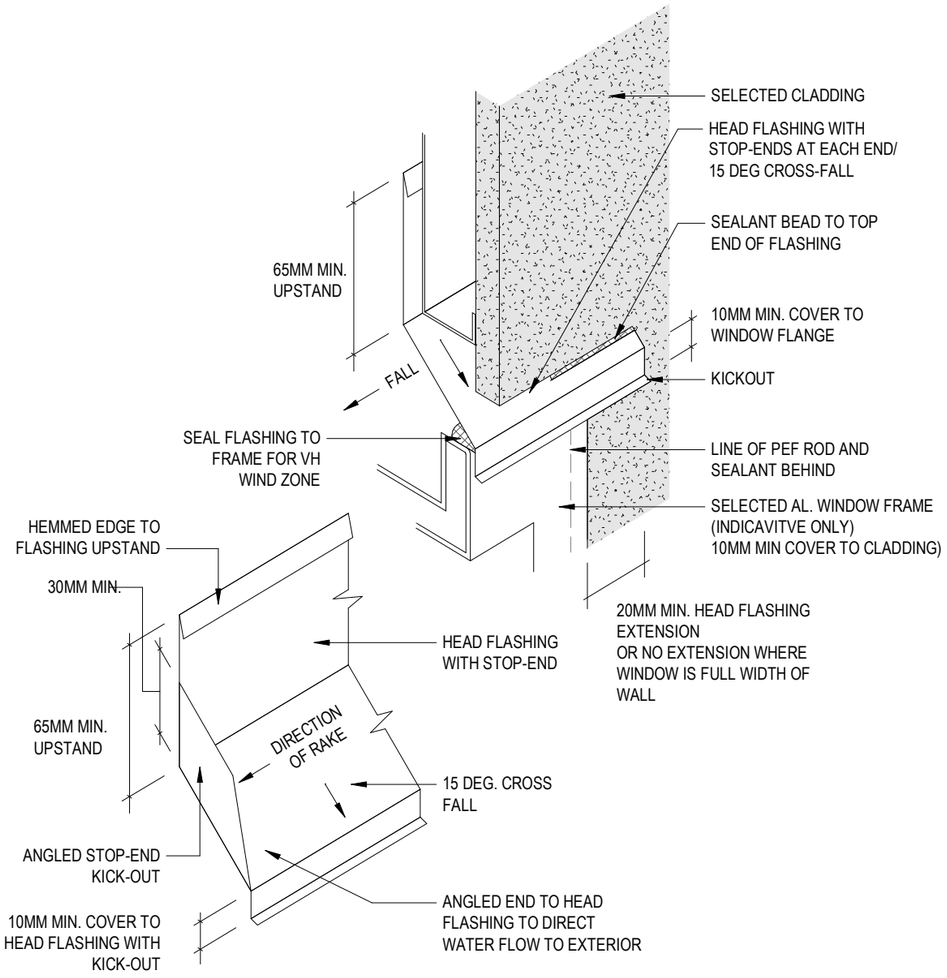
V220808



SCALE: 1 : 5

01 / A3-3200

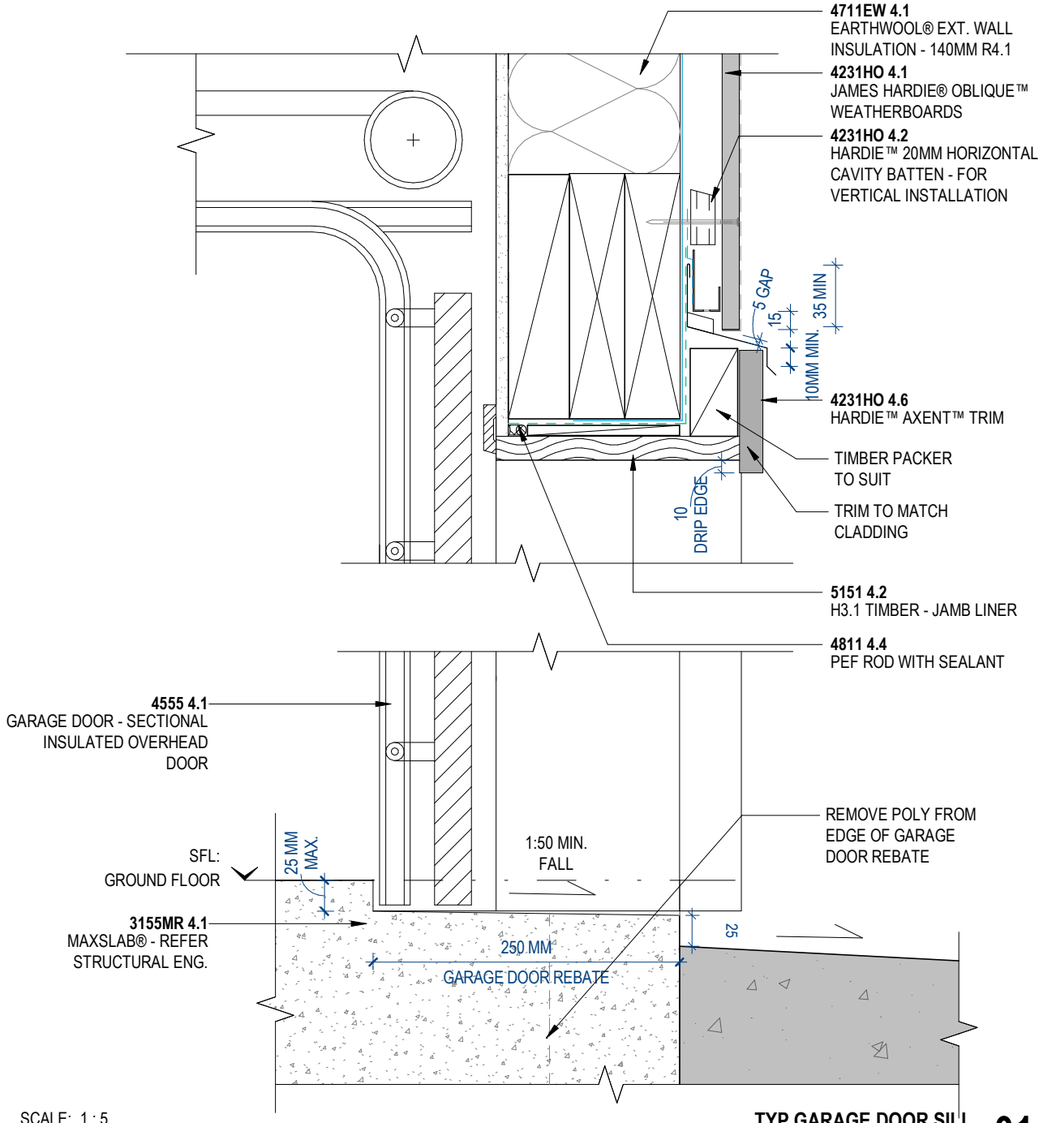
TYP GARAGE DOOR JAMB **02**



SCALE: 1 : 2

TYPICAL RAKED FLASHING WINDOW HEAD **03**

JH OBLIQUE CLADDING



SCALE: 1 : 5

TYP GARAGE DOOR SILL **01**

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CLIENT
FOWLER HOMES

PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

THE FINE PRINT

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

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **As indicated**

SHEET SIZE **A3=100%**

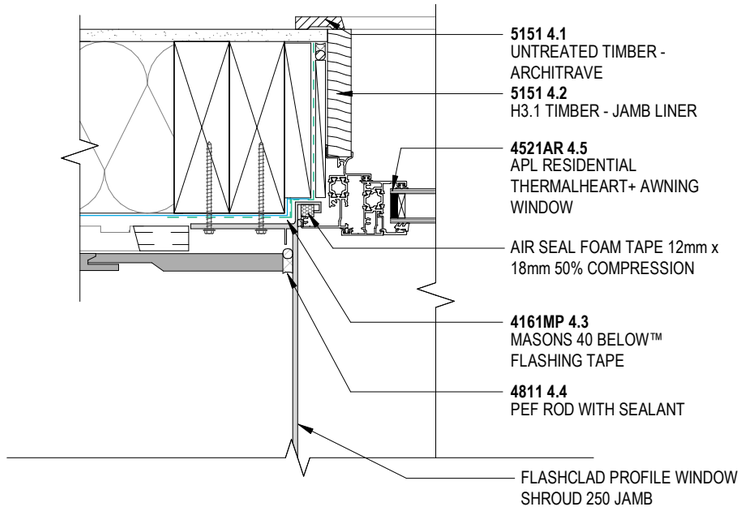
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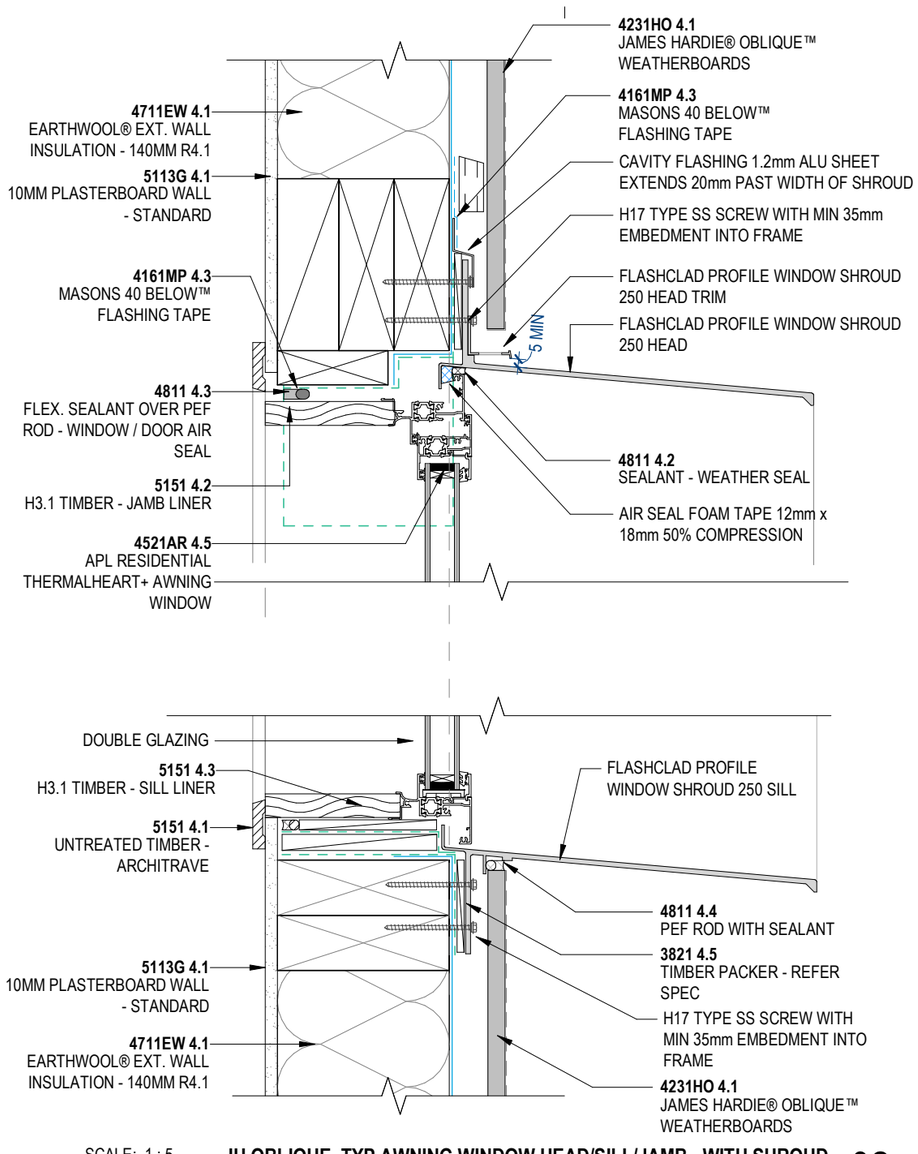
SHEET NUMBER **A3-D-4513**

REVISION **1**

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SCALE: 1 : 5
01 / A3-3200

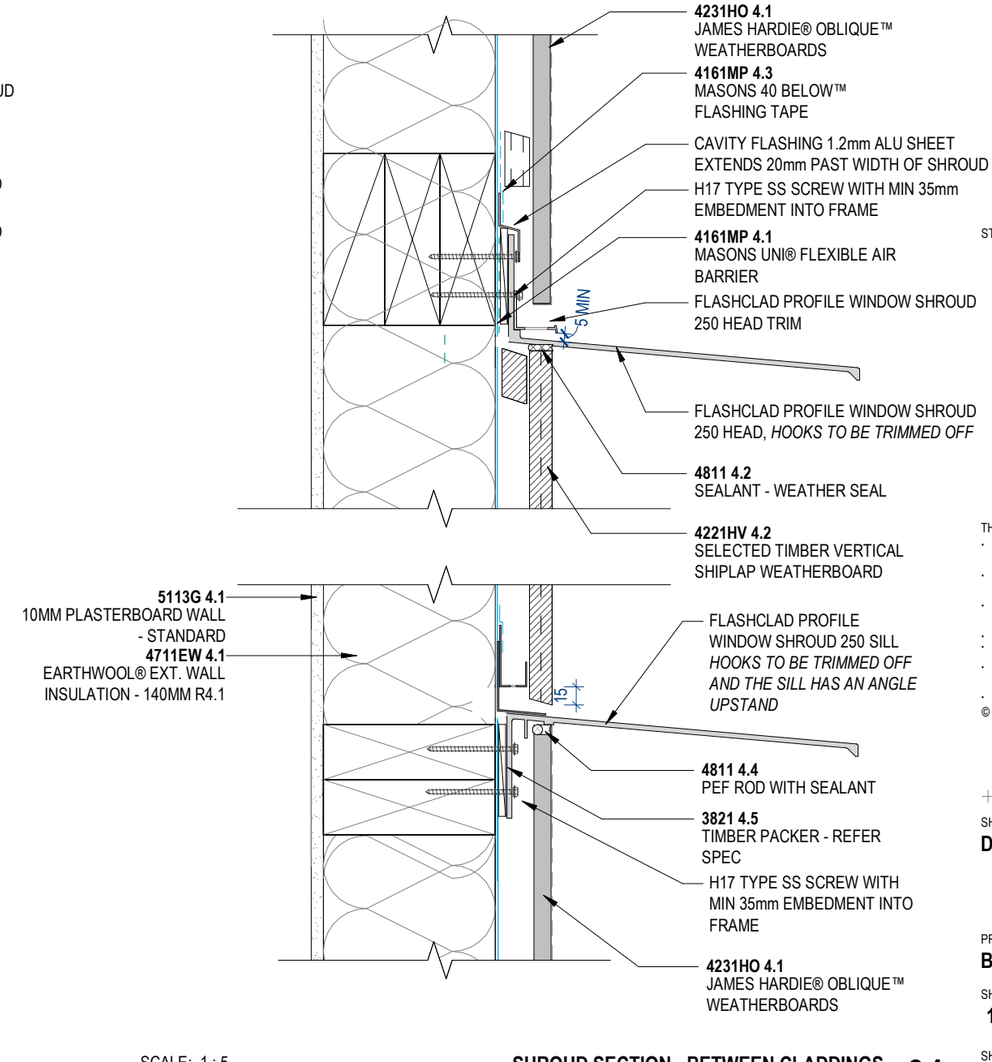
JH OBLIQUE_TYP AWNING WINDOW HEAD/SILL/JAMB - WITH SHROUD
JH OBLIQUE CLADDING

02

NOTE:
FLASHCLAD SHROUD DETAIL WHERE SHROUD SPANS BETWEEN CLADDINGS.

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

FOR PROJECT SPECIFIC REQUIREMENTS CONTACT JOSHUA PORTER, FLASHCLAD, 0211938062



SCALE: 1 : 5
01 / A3-4501

SHROUD SECTION - BETWEEN CLADDINGS

01

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PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

THE FINE PRINT

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SHEET NAME
DETAILS - EXTERIOR JOINERY - SHROUD

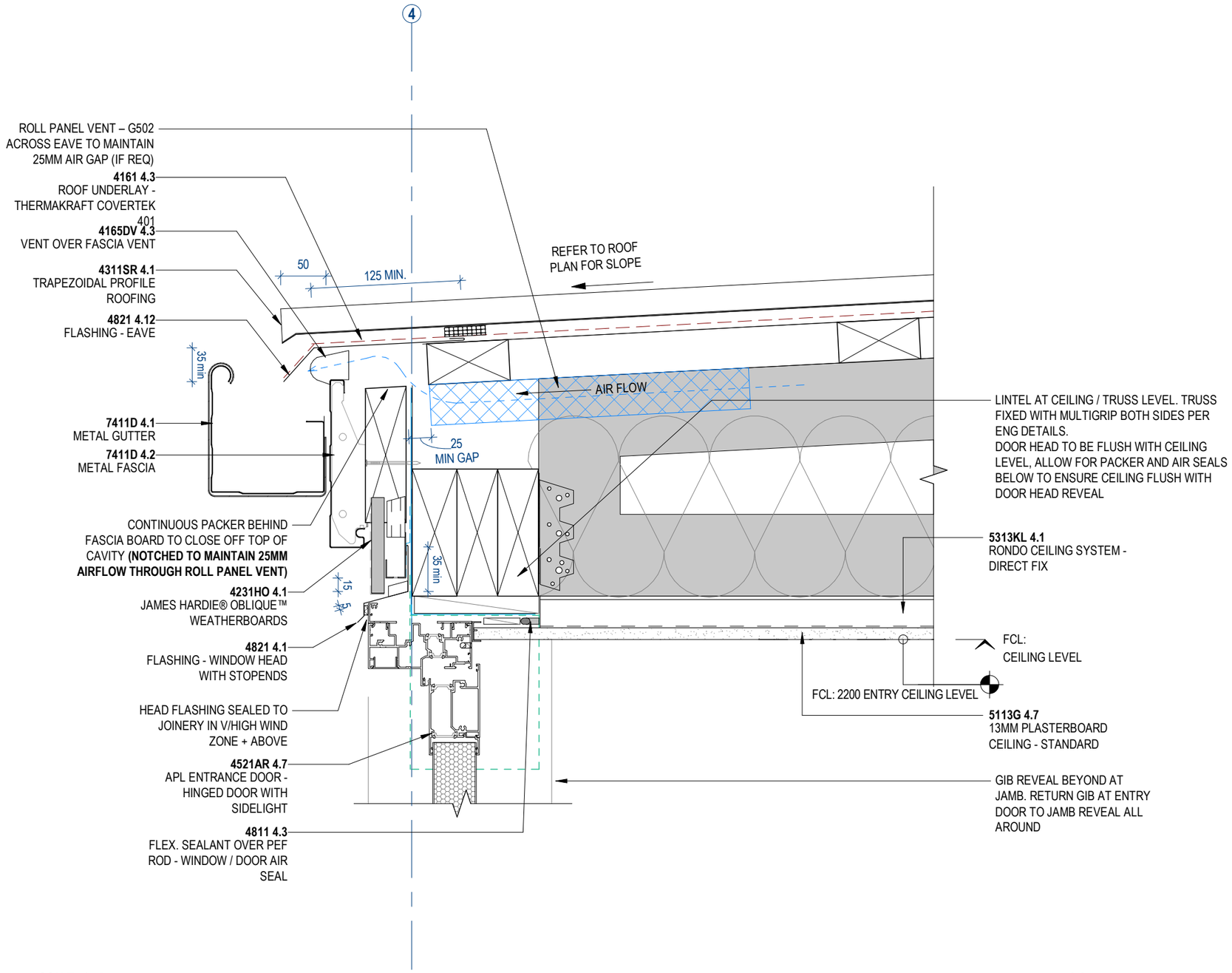
PROJECT STATUS
BC-CONSTRUCTION

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

SHEET NUMBER **A3-D-4514**
REVISION **1**

Plotted: 12/11/2026 11:11:59 am File: Autodesk Docs://260115 - 12 Forage Road (QT)/260115 - 12 Forage Road.rvt

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SCALE: 1 : 5

02 / A3-4500

ENTRY DOOR - HEAD DETAIL **01**

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FOWLER HOMES

PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

THE FINE PRINT

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SHEET NAME
DETAILS - EXTERIOR JOINERY - ENTRY DOOR

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 5**

SHEET SIZE **A3=100%**

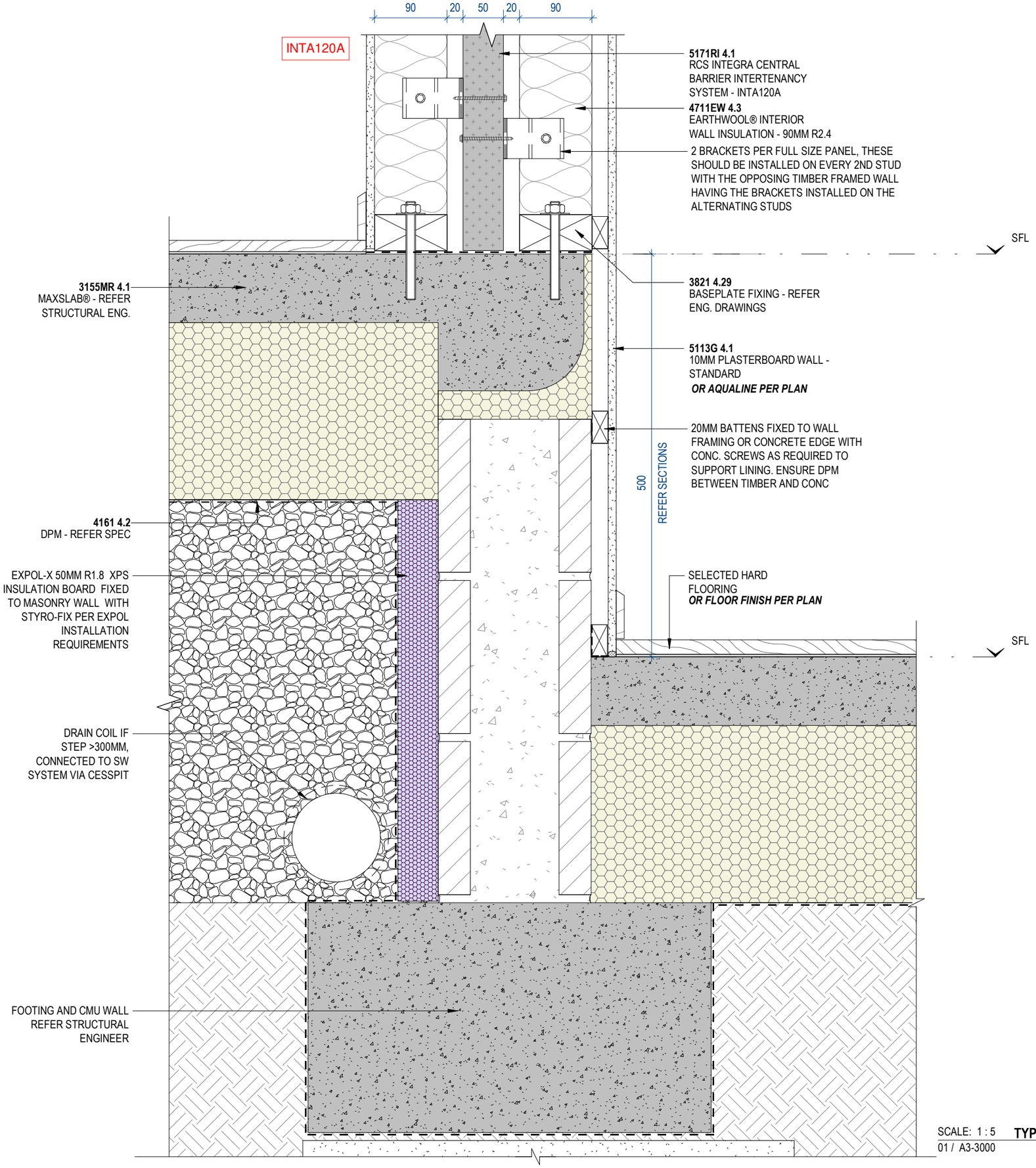
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SHEET NUMBER **A3-D-4515**

REVISION **1**

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SCALE: 1 : 5 **TYP INTERTENANCY WALL TO CONCRETE SLAB** **01**

01 / A3-3000 INTA120A

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CLIENT
FOWLER HOMES

PROJECT NAME
12 FORAGE ROAD

PROJECT ADDRESS
12 FORAGE RD
JACKS POINT
QUEENSTOWN 9371

PROJECT NUMBER
260115

KEY PLAN

STAMP

THE FINE PRINT

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SHEET NAME
DETAILS - INTERTENANCY

PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 5**

SHEET SIZE **A3=100%**

PRINT IN COLOUR

SHEET NUMBER **A3-D-5100**

REVISION **1**

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Resene Construction Systems

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

Framing to comply with

- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603)
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS 3602)
- Studs at 600mm centres maximum
- Nogs/Dwangs at 800mm centres
- Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

Barrier to comply with

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

Linings

- 1 layer of 10mm Standard Plasterboard on the outside of each framing line.
- Vertical fixing permitted. Sheets shall be touch fitted.
- When fixing vertically, full height sheets shall be used where possible.
- All sheet joints must be formed over solid timber framing.
- If the wall lining forms part of the structural bracing system, the lining type and fixings must comply with the published bracing system. Check requirements for specific bracing element hold down connections.



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

Lining Fixings

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

Acoustic Sealant

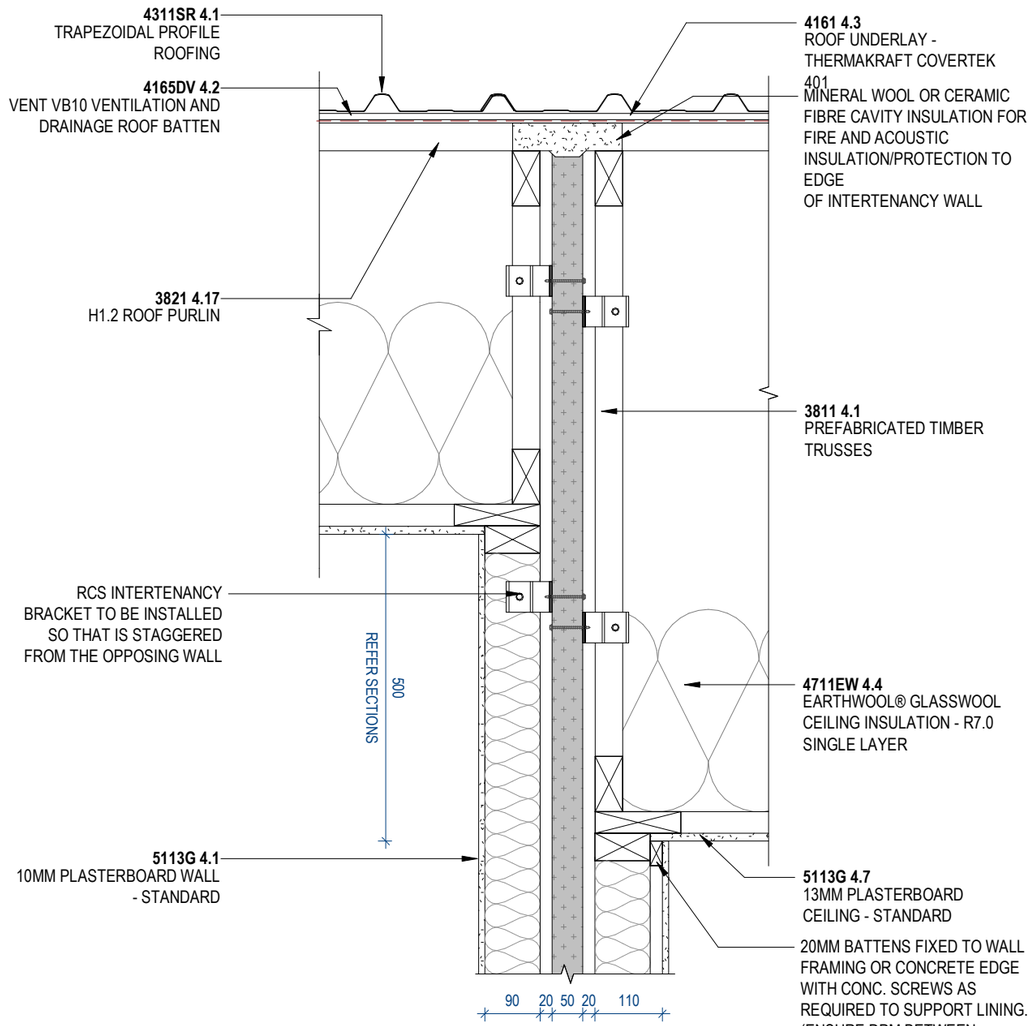
- A bead of acoustic sealant is required around the perimeter of the wall lining.

Jointing

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

SCALE: 1 : 1

INTEGRAM INTA120A SYSTEM SHEET **02**



SCALE: 1 : 10
01 / A3-4501

TYP. INTERTENANCY WALL TO ROOF **01**
INTA120A

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QUEENSTOWN 9371

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SHEET NAME
DETAILS - INTERTENANCY

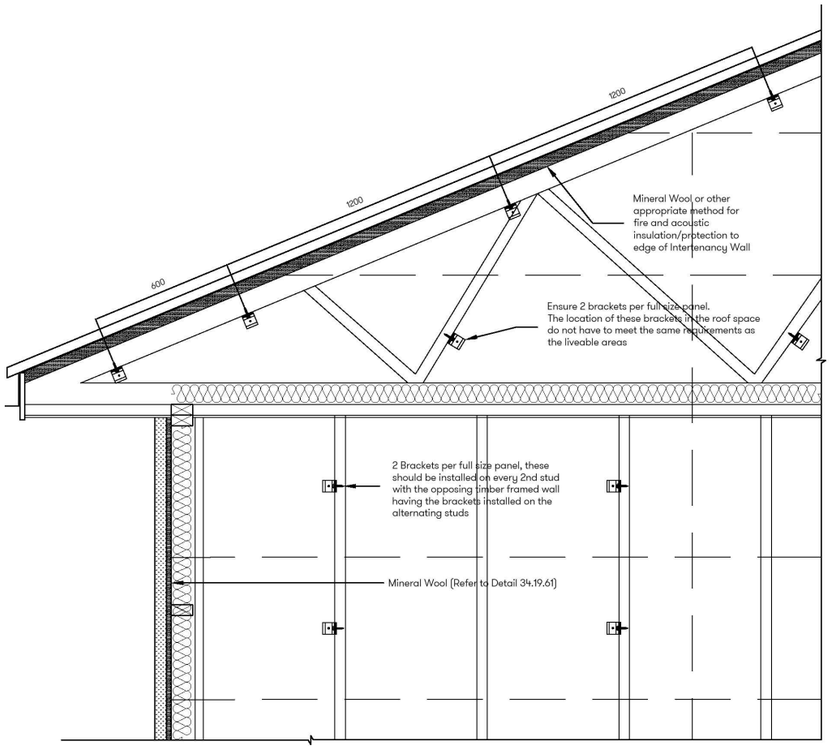
PROJECT STATUS
BC-CONSTRUCTION

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

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

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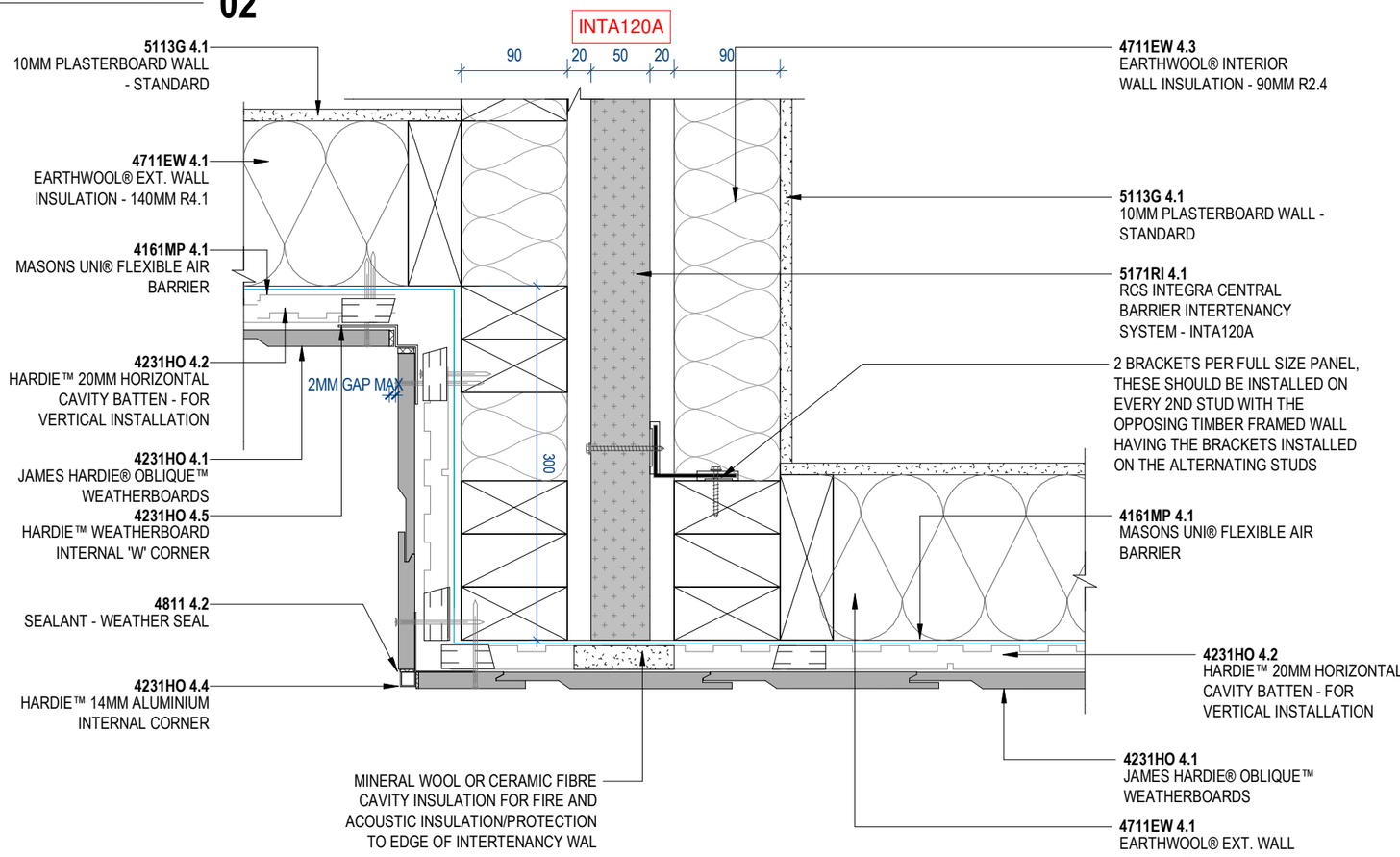
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RCS INTEGRA - WALL ELEVATION 02

RCS INTEGRA INTERTENANCY WALL NOTES:

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

DETAIL FROM INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM 34.19.08



SCALE: 1 : 5
01 / A3-3200

TYP. INTERTENANCY WALL TO EXTERIOR WALL 01
INTA120A

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PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE
As indicated

SHEET SIZE
A3=100%

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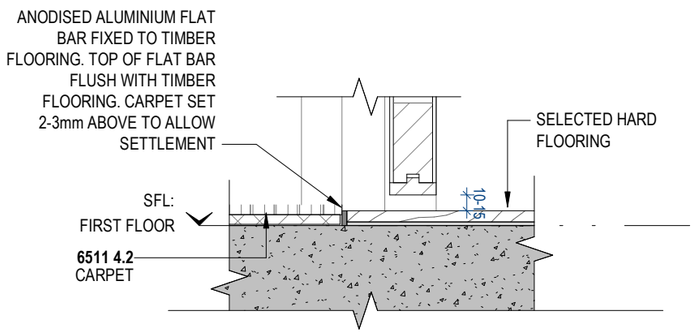
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A3-D-5102

REVISION
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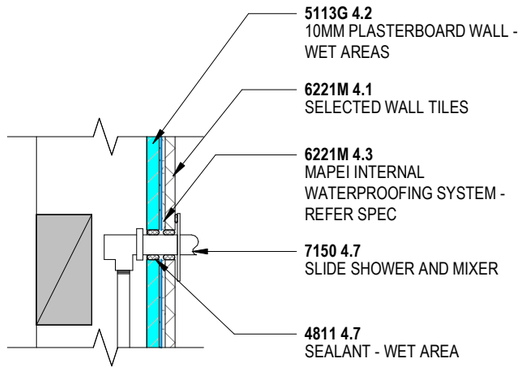
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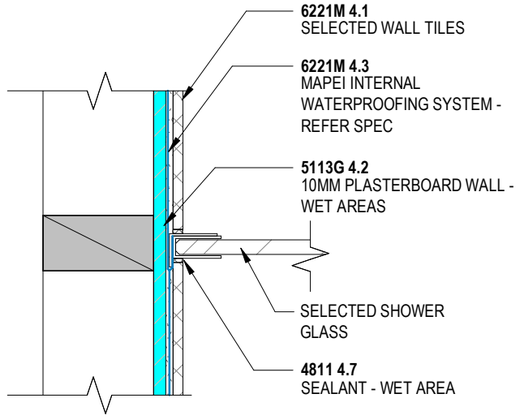
TYP INTERIOR TIMBER DOOR SILLS 06

CARPET TO HARD FLOORING



SCALE: 1 : 5

TYP. SHOWER HOSE PENETRATION 05



SCALE: 1 : 5

TYP. SHOWER SCREEN TO WALL 03

SCALE: 1 : 5

TYP VANITY / BENCH TO WALL JUNCTION 07

SCALE: 1 : 5

TYP. SHOWER MIXER PENETRATION 04

SCALE: 1 : 5

TYP. TILE SKIRTING TO WALL 02

SCALE: 1 : 5

TYP. SHOWER TO WALL 01

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JACKS POINT
QUEENSTOWN 9371

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SHEET SCALE
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SHEET SIZE
A3=100%

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A3-D-6200

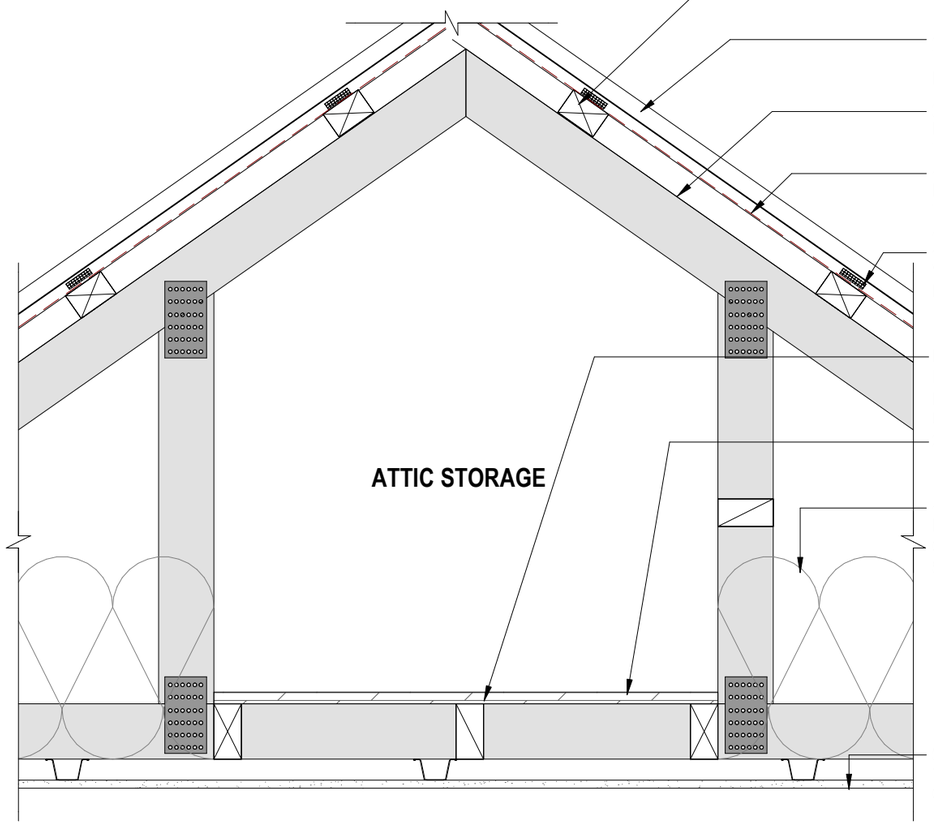
REVISION
1

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ATTIC STORAGE NOTES:

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



3821 4.17
H1.2 ROOF PURLIN

4311SR 4.1
TRAPEZOIDAL PROFILE ROOFING

3811 4.1
PREFABRICATED TIMBER TRUSSES

4161 4.3
ROOF UNDERLAY - THERMAKRAFT COVERTEK 401

4165DV 4.2
VENT VB10 VENTILATION AND DRAINAGE ROOF BATTEN

PROVIDE INTERMEDIATE SUPPORTS BETWEEN BOTTOM CHORD AS REQUIRED FOR PLYWOOD FIXING USING JOIST HANGERS

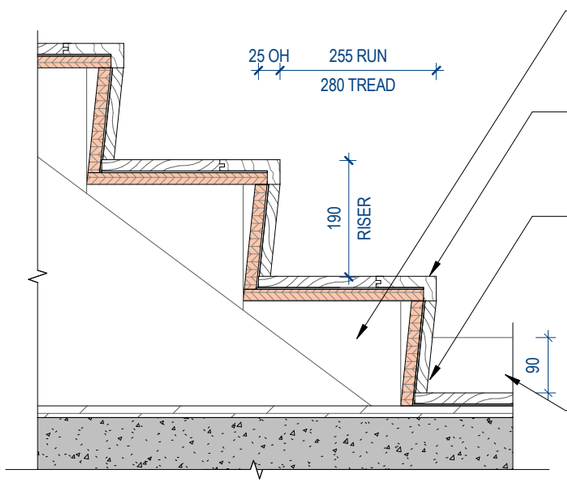
21MM PLYWOOD FLOOR AND WALLS

4711EW 4.4
EARTHWOOL® GLASSWOOL CEILING INSULATION - R7.0 SINGLE LAYER

5113G 4.7
13MM PLASTERBOARD CEILING - STANDARD

SCALE: 1 : 10

ATTIC TRUSS **01**



PLYWOOD STAIRS SUBSTRATE ON HIDDEN STRINGERS

PROPIETARY STAIR NOSING PROFILE WITH 25mm OVERHANG

SELECTED HARD FLOORING

TIMBER SKIRTING BUTT UP AGAINST STAIRS

SCALE: 1 : 10
01 / A3-4500

TYP. INTERIOR STAIR **02**

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JACKS POINT
QUEENSTOWN 9371

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260115

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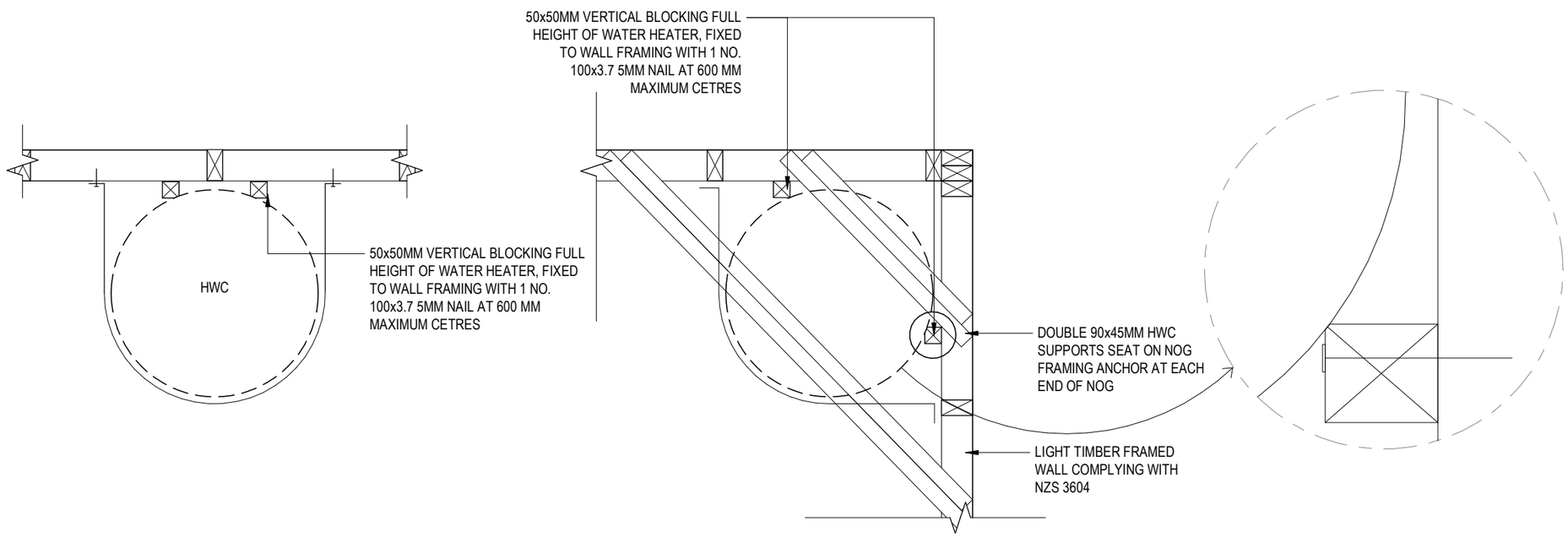
PROJECT STATUS
BC-CONSTRUCTION

SHEET SCALE **1 : 10**
SHEET SIZE **A3=100%**
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SHEET NUMBER **A3-D-6201**
REVISION **1**

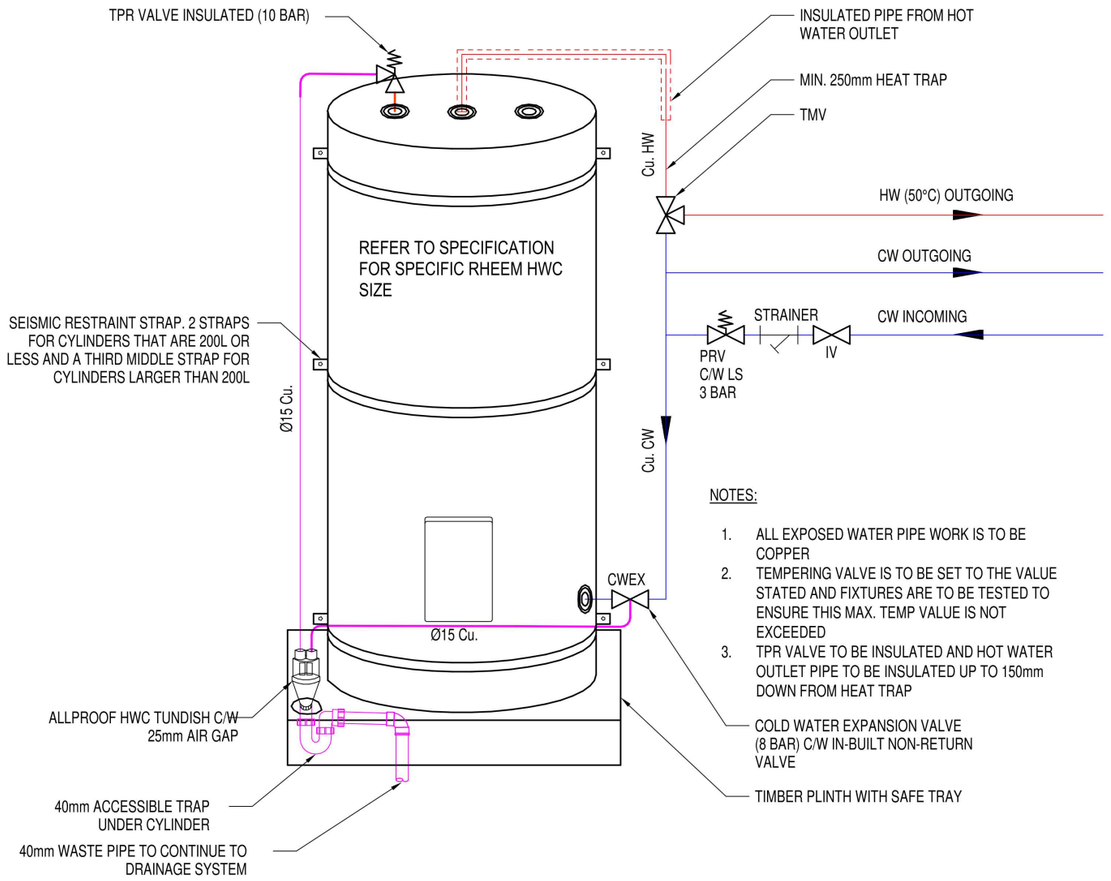
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SCALE: 1 : 5

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

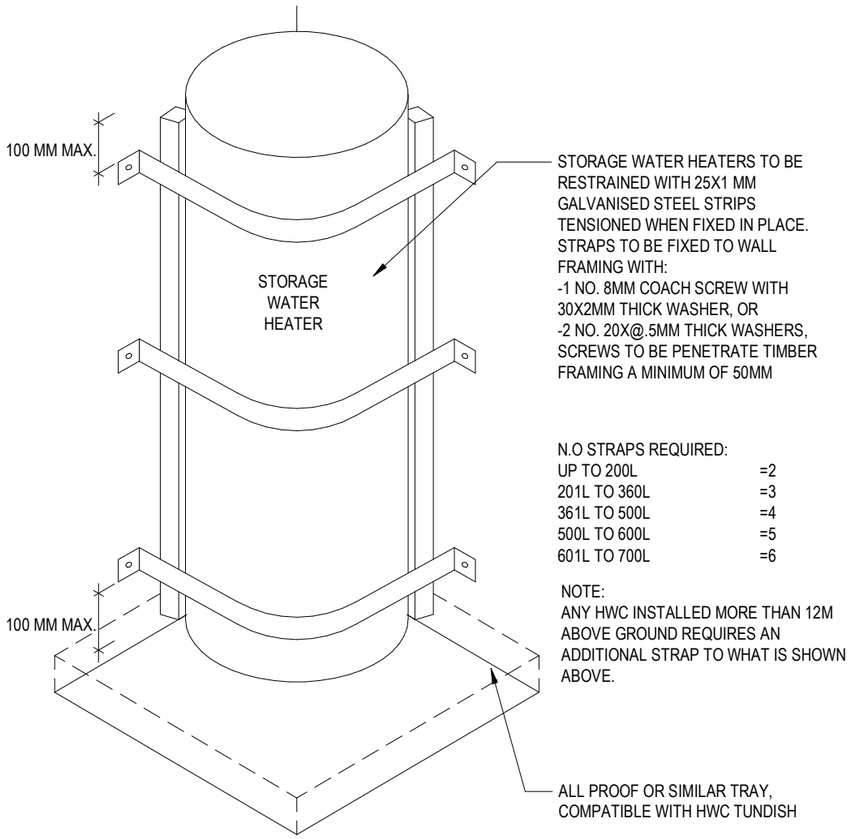


NOTES:

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

SCALE: NONE

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



N.O STRAPS REQUIRED:

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

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

SCALE: NONE

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

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