JASON RHIND
DRAUGHTSMAN

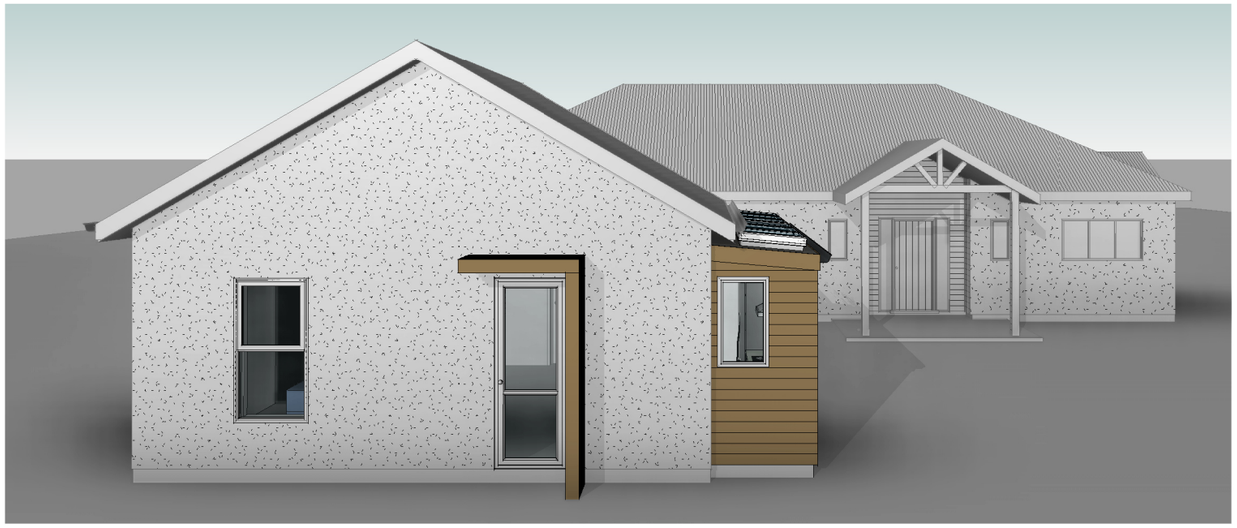
LICENSED BUILDING PRACTITIONER
BUILDING CONFIDENCE

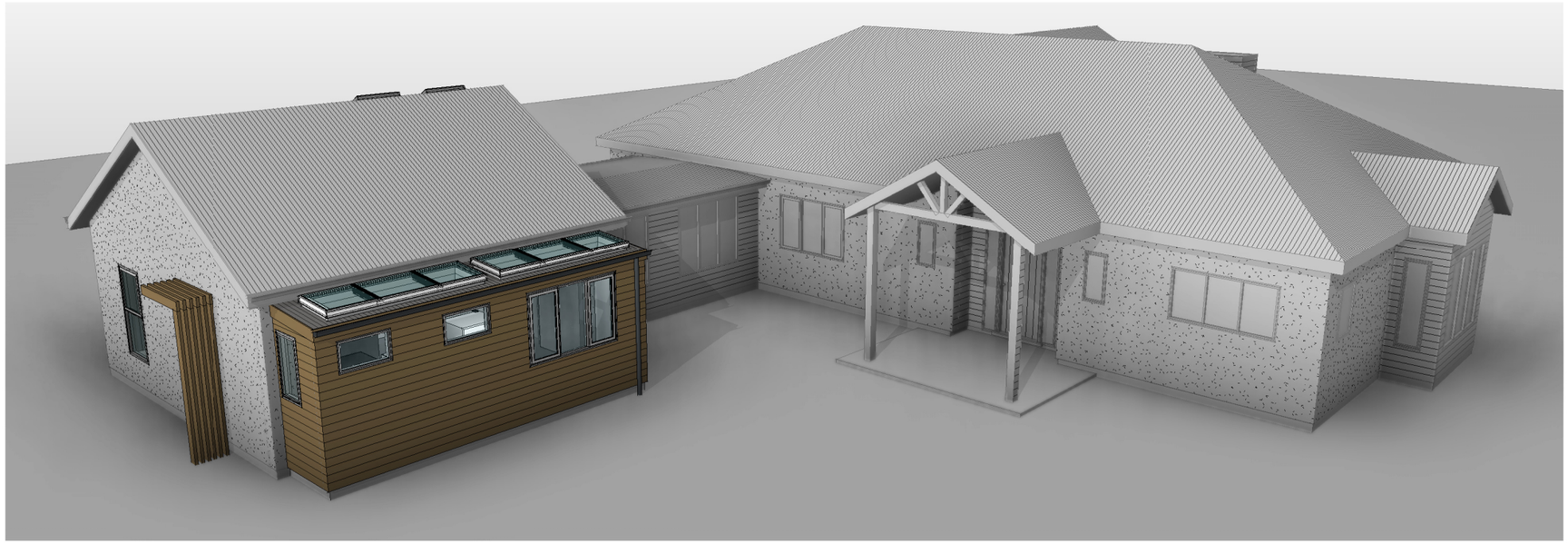
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

PROPOSED GARAGE CONVERSION

21 SYLVAN STREET, LAKE HAYES ESTATE
QUEENSTOWN
for
Laura Ramos & Steven Woods

Sheet List		
Sheet Number	Sheet Name	Revision
A100	SITE PLAN	10.11.26
A101	FLOORPLAN - EXISTING & DEMO	10.11.26
A102	FLOORPLAN - PROPOSED	10.11.26
A103	SANITARY PLUMBING	10.11.26
A104	HOT & COLD WATER	10.11.26
A201	ELEVATIONS	10.11.26
A301	SECTION A	10.11.26
A302	SECTION B	10.11.26
A500	FOOTING DETAILS	10.11.26
A501	DOOR INSTALLATION - PRECAST PANEL	10.11.26
A502	WINDOW INSTALLATION - PRECAST PANEL	10.11.26
A503	HARMONY ARRAY ROOF WINDOW INSTALLATION	10.11.26
A504	ADLUX SKYLIGHT INSTALLATION	10.11.26
A510-A514	WEATHERBOARD CLADDING DETAILS	10.11.26
A520-A521	WET AREA DETAILS	10.11.26
A600	JOINERY SCHEDULE	10.11.26







SITE DESCRIPTION

Lot 101 Deposited Plan 333981
21 Sylvan Street, Lake Hayes Estate
QUEENSTOWN

VALUATION NUMBER:	2907411100
LAND AREA:	1990m²
BUILD AREA:	62m²

SITE NOTES

EXPOSURE ZONE:	B
EARTHQUAKE ZONE:	3
CLIMATE ZONE:	6
RAINFALL:	34mm/hr

(10-minute rainfall intensity with an annual probability of exceedance of 10%)

WIND ZONE:		HIGH
Region	*A*	
Lee Zone	*No*	
Roughness	*Open*	
Topo Class	*T1*	
Exposure	*Exposed*	
SOIL CLASS:		D - Deep or Soft
SNOW LOAD:		Zone N5, Altitude 340m 2KPa snow load per NZS3604:2011

EARTHWORKS

All earthworks are expected to be a 'complying activity' with regard to QLDC and ORC earthworks rules.

Reference should be made to QLDC publication 'CONSTRUCTION SITES – ENVIRONMENTAL SITE MANAGEMENT'.

Care must be taken to:
AVOID DUST - dampen exposed soil areas using sprinklers
PREVENT SEDIMENT & SOIL RUN-OFF - avoid unnecessary vegetation clearance and install silt fences & contour drains as appropriate
KEEP ROADS CLEAN - install a metal aggregate crossing point, ensure vehicles are clean before leaving site

QLDC Proposed District Plan considerations

The site is located within the 'Suburban Residential' Zone of the QLDC Proposed District Plan.

It is anticipated the proposal will comply with all Activity & Standards Rules for this zone as well as the District Wide Rules & Provisions.

BRIEF PROJECT DESCRIPTION

This project involves the conversion of an existing garage into a separate self contained flat. As the use of the existing building use is currently 'SH' as defined by Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005 and the proposed use is 'SR', a change of use occurs.

Construction works involve internal alterations to an the existing bathroom and laundry and creation of a new kitchen and bathroom within the existing garage space. A small extension is proposed in the area of the existing garage door and all existing single glazed windows in the area of works are to be replaced by thermally broken IGU's .

Plumbing and drainage are to be connected to the existing reticulated drainage.

Fire and acoustic separation is to be achieved by the installation of an GIB intertenancy wall with an FRR or 60/60/60 and STC 55.

A 150mm channel drain is to be installed across the existing garage door entrance where the required 150mm ground clearance can not be achieved.

REV	DESCRIPTION	DATE
A	For Consent	10.11.26

PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
for
Laura Ramos & Steven Woods

SITE PLAN

JASON RHIND
DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

Date	10.11.26
Drawn by	JDR
Checked by	-

A100

Scale 1 : 200

C1-C6 FIRE PROTECTION

PROPOSED RISK GROUP SR C/AS1 Applies
2 Firecells - 30/30/30 fire separation required
Seperation provided by GIB GBTLA 60R Intertenancy Wall (FRR 60/60/60 STC55)

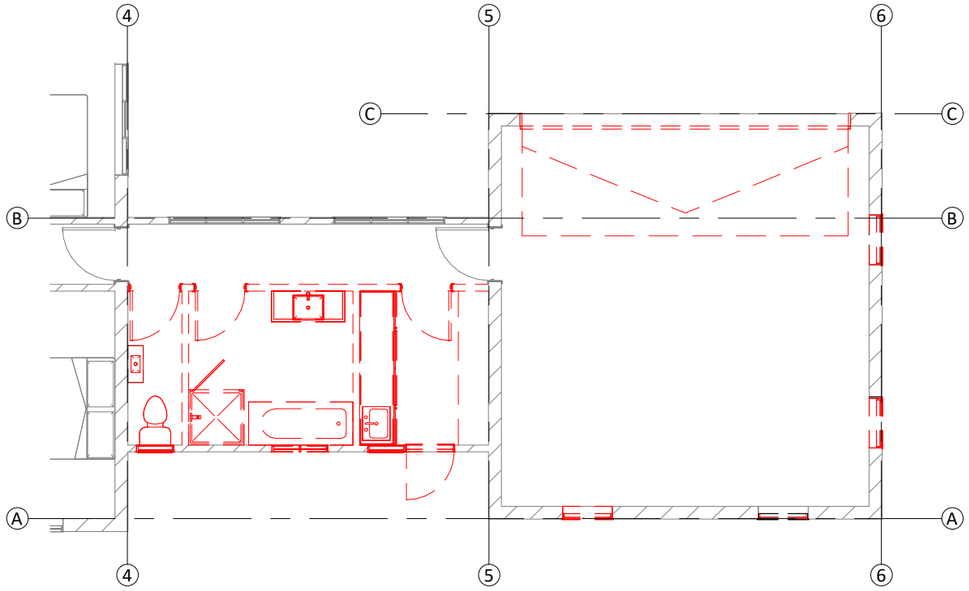
MAX. DEOP Length = 11.3m (Allowable = 25m)
MAX Total Open Path Length = 21.0m (Allowable = 60m)

DOWNLIGHTS - DOWNLIGHTS WHERE FITTED ARE TO BE 'IC-F' RATED per AS/NZS 60598.2.2

FIRE PROTECTION

SD Indicates Smoke detectors (additional detectors shown on proposed floorplan)

INTERCONNECTED SMOKE DETECTORS TO BE INSTALLED THROUGHOUT DWELLING COMPLYING WITH NZBC F7/AS1 & NZS4514:2021. SMOKE DETECTORS ARE TO BE LOCATED IN ALL BEDROOMS, LIVING SPACES & HALLWAYS AT MAX. 10m SPACING



2 FLOORPLAN - DEMO
1 : 100



1 FLOORPLAN - EXISTING
1 : 100

REV	DESCRIPTION	DATE
A	For Consent	10.11.26

PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
for
Laura Ramos & Steven Woods

FLOORPLAN - EXISTING & DEMO

JASON RHIND DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

Date	10.11.26
Drawn by	JDR
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Scale	As indicated

A101

FLOORING LEGEND

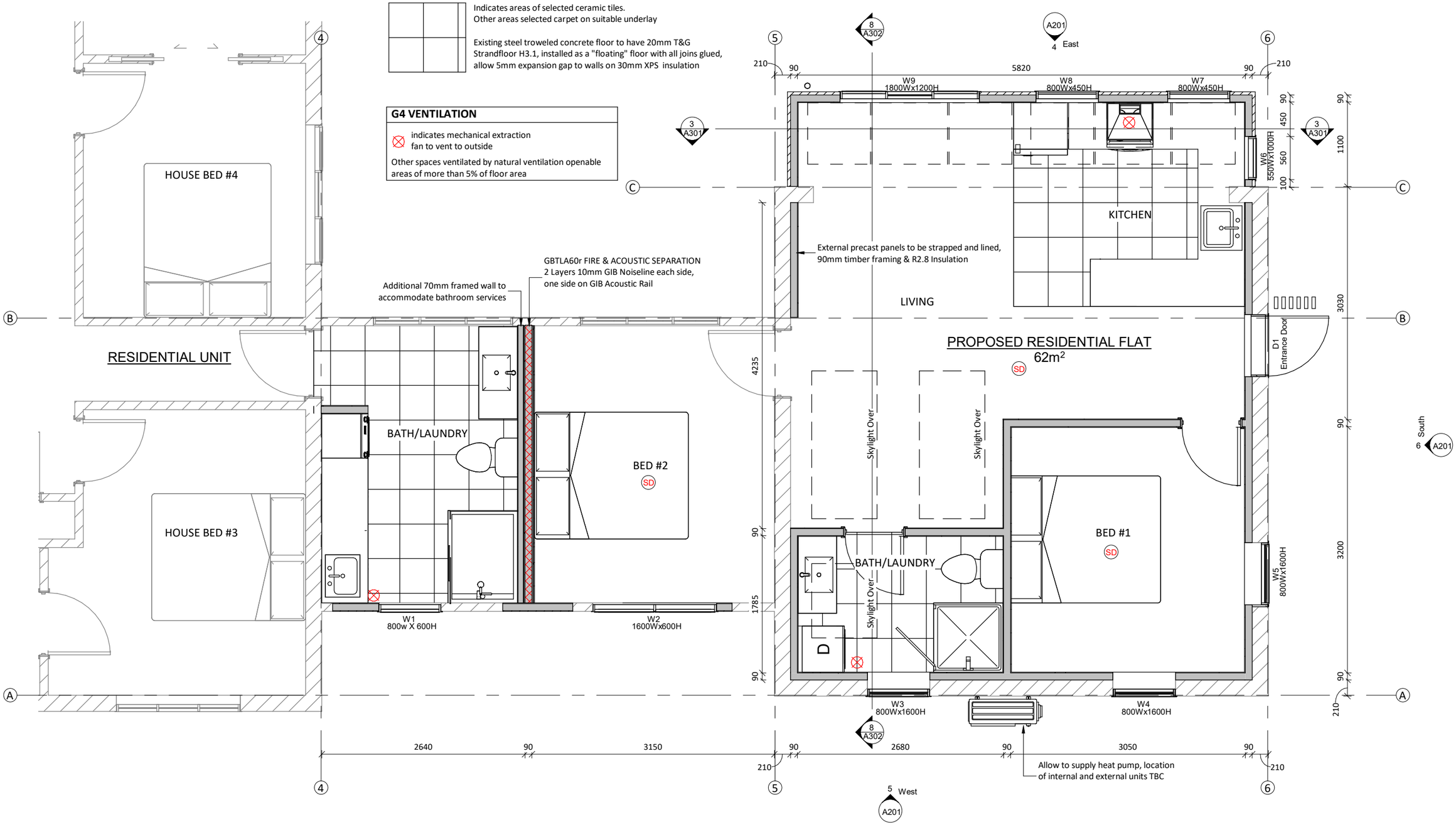
Indicates areas of selected ceramic tiles.
Other areas selected carpet on suitable underlay

Existing steel troweled concrete floor to have 20mm T&G Strandfloor H3.1, installed as a "floating" floor with all joins glued, allow 5mm expansion gap to walls on 30mm XPS insulation

G4 VENTILATION

⊗ indicates mechanical extraction fan to vent to outside

Other spaces ventilated by natural ventilation openable areas of more than 5% of floor area



3 FLOORPLAN - PROPOSED
1 : 50

C1-C6 FIRE PROTECTION (Refer sheet A101 for further compliance information)

INTERCONNECTED SMOKE DETECTORS TO BE INSTALLED THROUGHOUT DWELLING COMPLYING WITH NZBC F7/AS1 & NZS4514:2021. SMOKE DETECTORS ARE TO BE LOCATED IN ALL BEDROOMS, LIVING SPACES & HALLWAYS AT MAX. 10m SPACING

FIRE PROTECTION

(SD) Indicates Smoke detectors (additional detectors shown on proposed floorplan)

REV	DESCRIPTION	DATE
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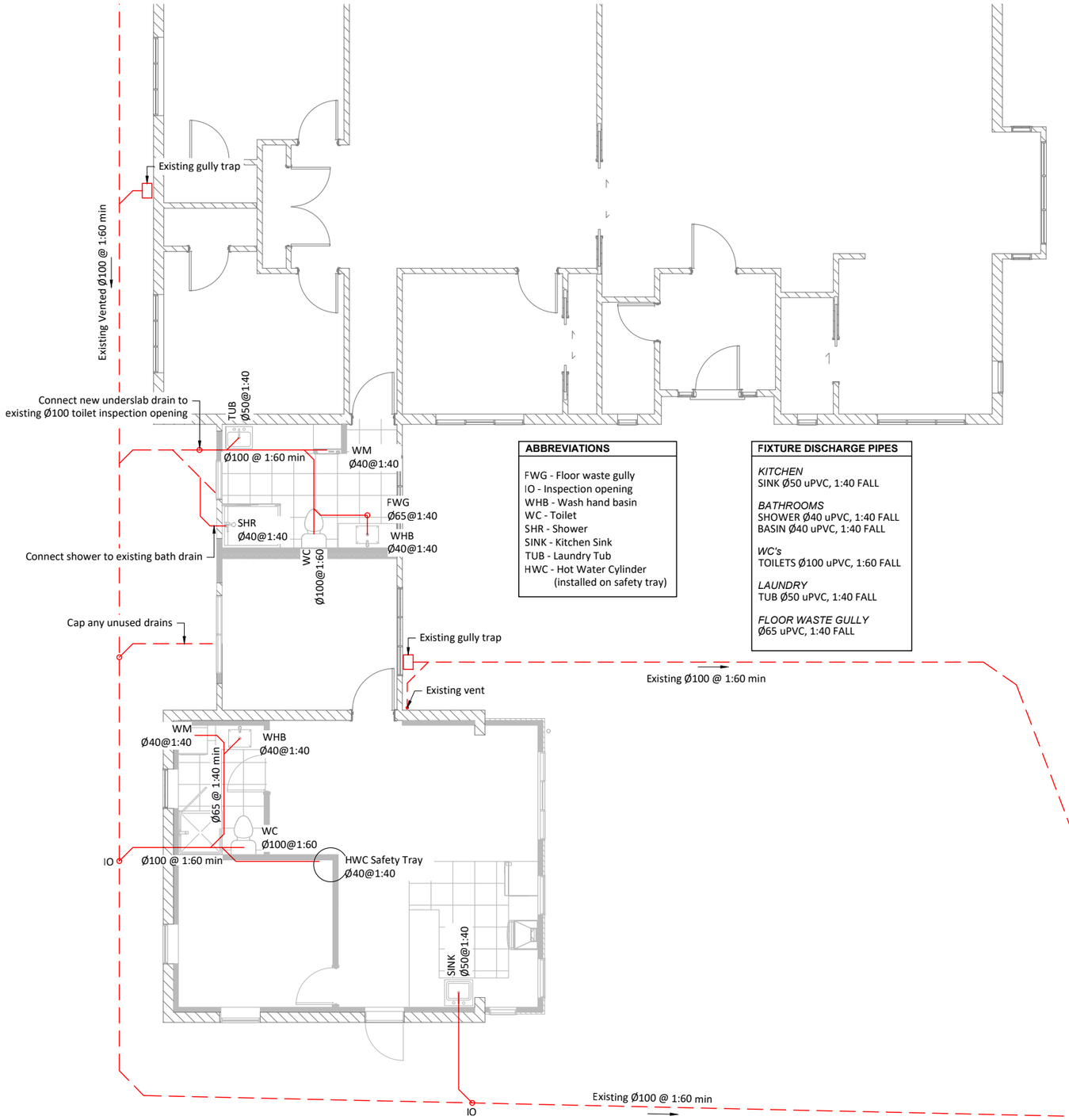
PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
for
Laura Ramos & Steven Woods

FLOORPLAN - PROPOSED

JASON RHIND
DRAUGHTSMAN
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Phone: 027 6080231

Date	10.11.26
Drawn by	JDR
Checked by	-
Scale	As indicated

A102



ABBREVIATIONS

FWG - Floor waste gully
IO - Inspection opening
WHB - Wash hand basin
WC - Toilet
SHR - Shower
SINK - Kitchen Sink
TUB - Laundry Tub
HWC - Hot Water Cylinder (installed on safety tray)

FIXTURE DISCHARGE PIPES

KITCHEN
SINK Ø50 uPVC, 1:40 FALL

BATHROOMS
SHOWER Ø40 uPVC, 1:40 FALL
BASIN Ø40 uPVC, 1:40 FALL

WC's
TOILETS Ø100 uPVC, 1:60 FALL

LAUNDRY
TUB Ø50 uPVC, 1:40 FALL

FLOOR WASTE GULLY
Ø65 uPVC, 1:40 FALL

SANITARY PLUMBING & DRAINAGE NOTES

ALL SANITARY PLUMBING TO COMPLY WITH AS/NZS 3500.2

FOULWATER DRAINS TO BE Ø100mm uPVC LAID AT MAXIMUM PRACTICABLE GRADE BUT NOT LESS THAN 1:60

ALL DRAINS SHALL BE WATER TESTED TO COMPLY WITH NZS 7643 SECTION 11 OR AIR TESTED TO COMPLY WITH AS/NZS 3500:2 CLAUSE 13.3

PIPEWORK IN CONTACT WITH CONCRETE TO BE WRAPPED IN A DURABLE, FLEXIBLE MATERIAL OR PASSED THROUGH A SLEEVE OR DUCT.

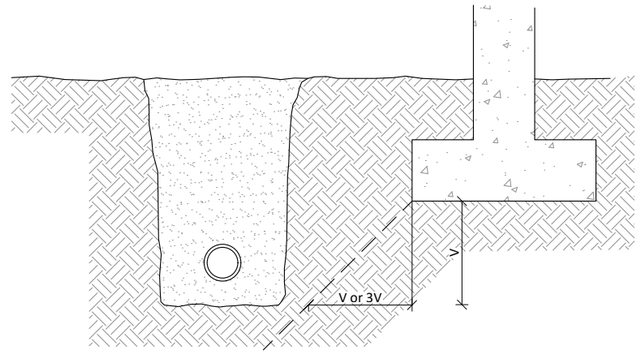
DRAINS AND FITTING POSITIONS SHOWN FOR CLARITY, PLUMBER / DRAINLAYER TO CONSIDER OPTIMAL POSITION AND LAYOUT WHEN INSTALLING

DRAINAGE EXCAVATIONS MUST NOT ENCROACH THROUGH A 2H:1V PLANE OF INFLUENCE THAT EXTENDS OUT AND DOWNWARD FROM THE FOUNDATIONS

DRAINLAYER TO PROVIDE AS-BUILT DRAWINGS UPON COMPLETION

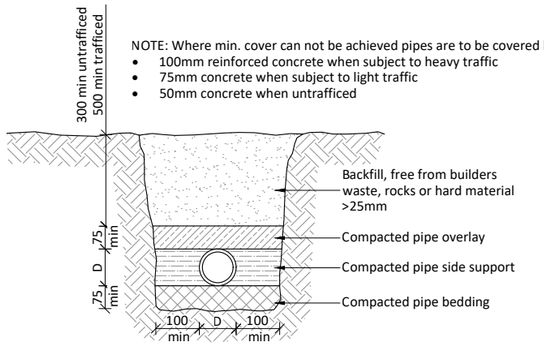
DRAINS UNDER CONCRETE SLABS

ANY PIPE RUNNING UNDER A CONCRETE SLAB FLOOR FROM A FIXTURE IS DEEMED TO BE A "DRAIN". AS SUCH IT MUST BE AT LEAST DN65 AND CONNECTED AS IF A DRAIN.



Pipe trenches running parallel to footings are not to be within 'V' horizontally of building footings for trenches open < 48hrs or '3V' for trenches open longer

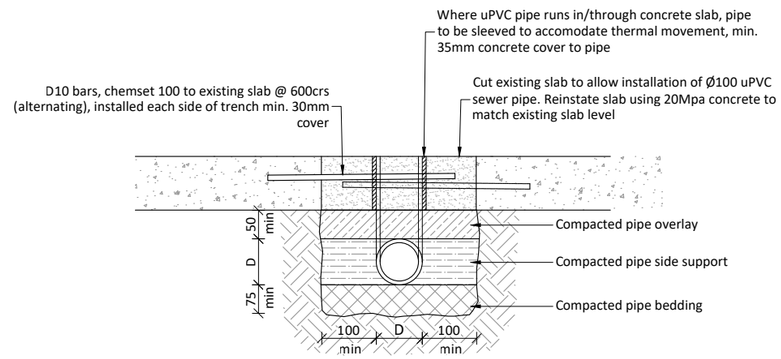
PIPES IN CLOSE PROXIMITY TO FOOTINGS



NOTE: Where min. cover can not be achieved pipes are to be covered by:
- 100mm reinforced concrete when subject to heavy traffic
- 75mm concrete when subject to light traffic
- 50mm concrete when untrafficed

* Pipe bedding, side support & overlay material to be crushed rock 7mm nominal size or free running sand

PIPE BEDDING DETAILS



* Pipe bedding, side support & overlay material to be crushed rock 7mm nominal size or free running sand

PIPES IN/THROUGH EXISTING SLAB

REV	DESCRIPTION	DATE
A	For Consent	10.11.26

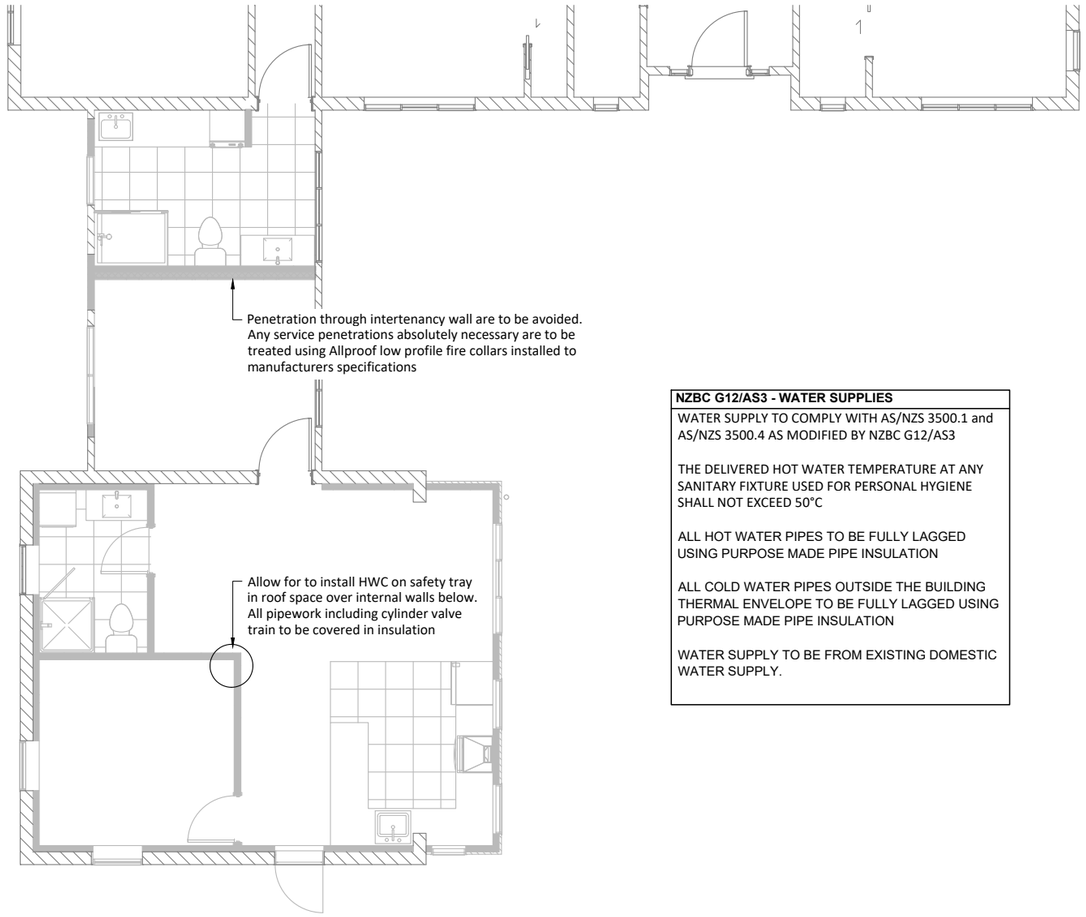
PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
for
Laura Ramos & Steven Woods

SANITARY PLUMBING PLAN

JASON RHIND DRAUGHTSMAN
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Phone: 027 6080231

Date	10.11.26
Drawn by	JDR
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Scale	1 : 100

A103



NZBC G12/AS3 - WATER SUPPLIES

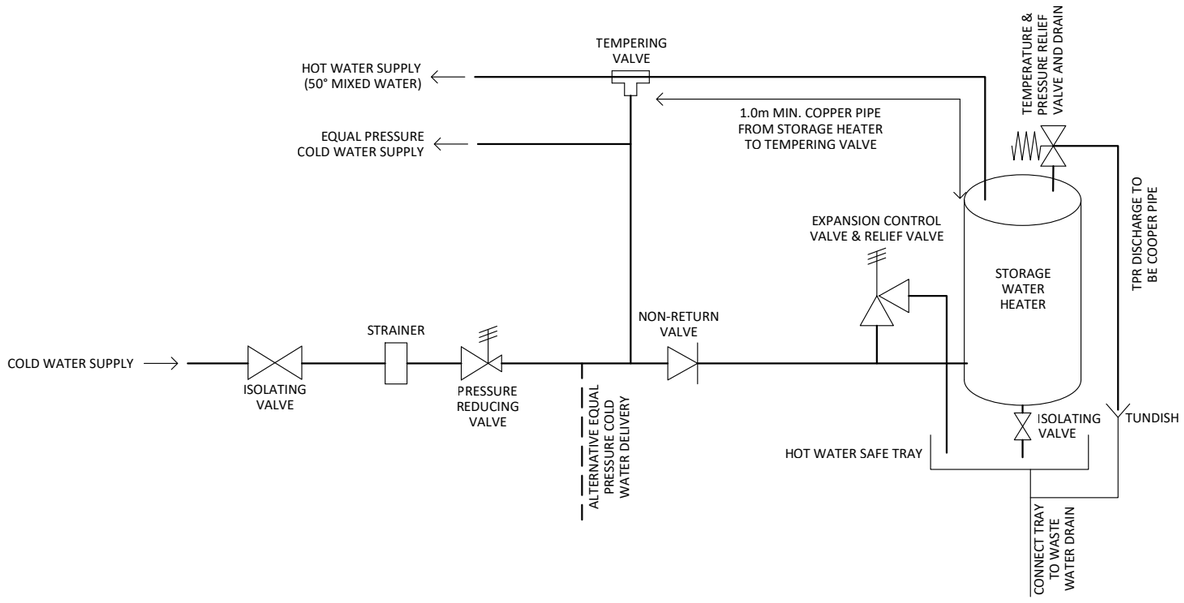
WATER SUPPLY TO COMPLY WITH AS/NZS 3500.1 and AS/NZS 3500.4 AS MODIFIED BY NZBC G12/AS3

THE DELIVERED HOT WATER TEMPERATURE AT ANY SANITARY FIXTURE USED FOR PERSONAL HYGIENE SHALL NOT EXCEED 50°C

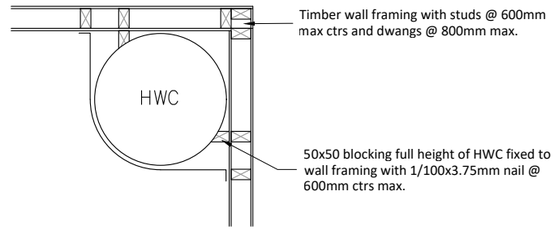
ALL HOT WATER PIPES TO BE FULLY LAGGED USING PURPOSE MADE PIPE INSULATION

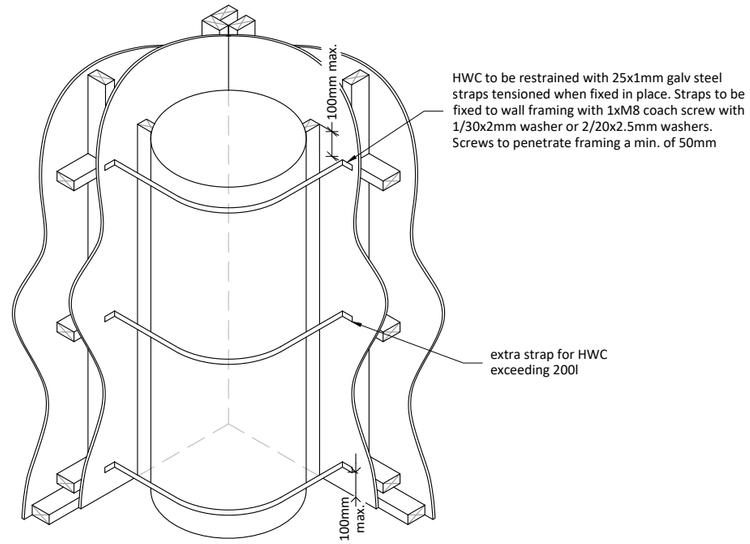
ALL COLD WATER PIPES OUTSIDE THE BUILDING THERMAL ENVELOPE TO BE FULLY LAGGED USING PURPOSE MADE PIPE INSULATION

WATER SUPPLY TO BE FROM EXISTING DOMESTIC WATER SUPPLY.



MAINS PRESSURE HOT WATER CIRCUIT





Notes:
1. Straps shall not be installed where they clash with water heater inlets, outlets or controls.
2. Where the 100 mm maximum strap distance from the top or bottom of the storage water heater cannot be achieved, straps may be placed within the top and bottom 25% with one additional strap placed centrally for water heaters < 200 litres, and two additional evenly spaced straps for water heaters 200 - 360 litres.
3. A maximum total of four straps are required when complying with Note 2.

HOT WATER CYLINDER SEIMIC RESTRAINT

REV	DESCRIPTION	DATE
A	For Consent	10.11.26

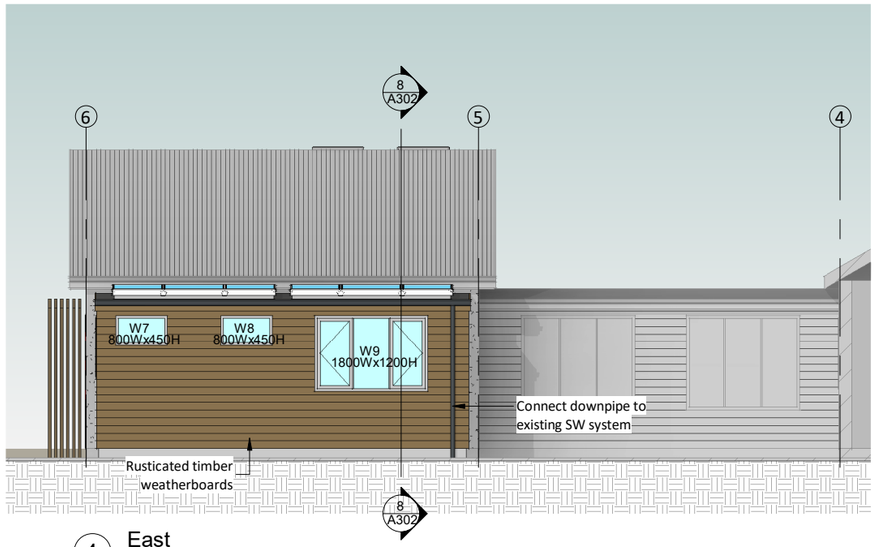
PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
for
Laura Ramos & Steven Woods

HOT & COLD WATER

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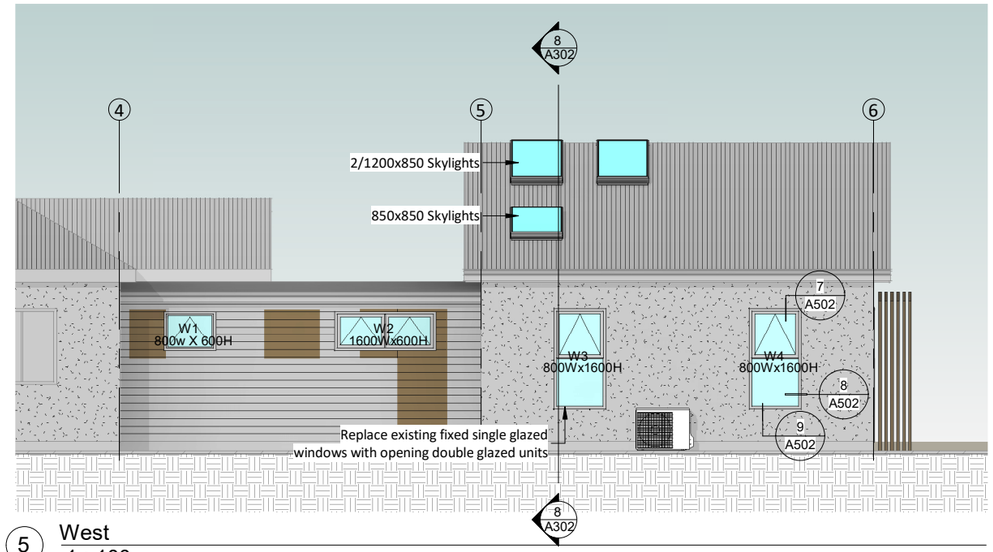
Date	10.11.26
Drawn by	JDR
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Scale	1 : 100

A104



4 East
1 : 100

NZBC E2/AS1 - RISK MATRIX	EAST
RISK FACTOR	RISK SCORE
A - WIND ZONE	1
B - NUMBER OF STOREYS	0
C - ROOF / WALL INTERSECTION	1
D - EAVES WIDTH	5
E - ENVELOPE COMPLEXITY	1
F - DECK DESIGN	0
TOTAL RISK SCORE	**8**



5 West
1 : 100

NZBC E2/AS1 - RISK MATRIX	WEST
RISK FACTOR	RISK SCORE
A - WIND ZONE	1
B - NUMBER OF STOREYS	0
C - ROOF / WALL INTERSECTION	1
D - EAVES WIDTH	5
E - ENVELOPE COMPLEXITY	1
F - DECK DESIGN	0
TOTAL RISK SCORE	**8**



6 South
1 : 100

NZBC E2/AS1 - RISK MATRIX	SOUTH
RISK FACTOR	RISK SCORE
A - WIND ZONE	1
B - NUMBER OF STOREYS	0
C - ROOF / WALL INTERSECTION	1
D - EAVES WIDTH	5
E - ENVELOPE COMPLEXITY	1
F - DECK DESIGN	0
TOTAL RISK SCORE	**8**

CLADDING LEGEND

H3 Horizontal rusticated weatherboard
on 20mm H3 vertical cavity battens
on Covertek 405 wall underlay

FASCIA - H3 Timber Fascia, PAINT FINISH
GUTTER/DOWNPIPES - Colorsteel

REV	DESCRIPTION	DATE
A	For Consent	10.11.26

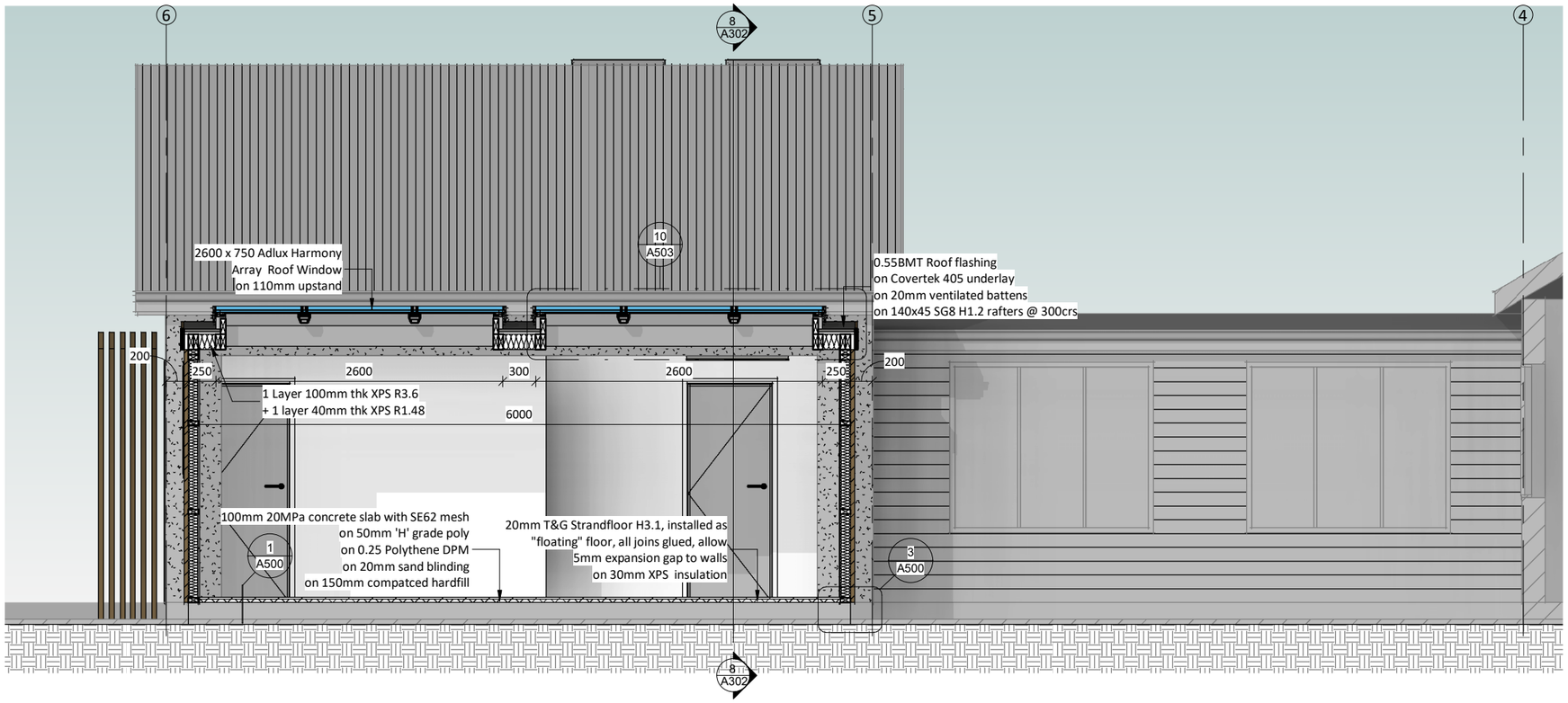
PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
for
Laura Ramos & Steven Woods

ELEVATIONS

JASON RHIND
DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

Date	10.11.26
Drawn by	JDR
Checked by	-
Scale	As indicated

A201



3 Section A
1 : 50

INSULATION SPECIFICATIONS

FLOOR
30mm XPS R1.1
50mm 'H' grade poly R1.39

WALLS
STRAPPED AND LINED PRECAST
R2.8 BATTS (90mm THICK)
90mm TIMBER FRAMED WALLS
R2.8 BATTS (90mm THICK)

ROOF
'POP-OUT' ROOF
1 LAYER 100mm EXPOL X (R3.6)
1 LAYER 40mm EXPOL X (R1.48)
TRUSSED ROOF
1 LAYER R1.8 BATTS (95mm THICK) +
1 LAYER R5.0 BATTS (225mm THICK)

GENERAL CONSTRUCTION SPECIFICATIONS

FLOOR SLAB
EXISTING SLAB ON GRADE WITH 50mm POLY INSULATION
SLAB EXTENSION - 100mm 20MPa CONCRETE SLAB ON GROUND WITH SE62 MESH & 50mm 'H' GRADE POLY UNDER
20mm T&G STRANDFLOOR H3.1, INSTALLED AS "FLOATING" FLOOR, ALL JOINS GLUED, ALLOW 5mm EXPANSION GAP TO WALLS

DAMP PROOF MEMBRANE
0.25mm POLYTHENE

DAMP PROOF COURSE
THERMAKRAFT 'PERIMETER', BITUMEN IMPREGNATED KRAFT PAPER BETWEEN ALL TIMBER TO CONCRETE JUNCTIONS

EXTERIOR WALL CLADDING
H3 HORIZONTAL RUSTICATD WEATHERBOARDS INSTALLED TO MANUFACTURERS SPECIFICATIONS

CAVITY BATTENS
20x45 VERTICAL H3.1 TIMBER BATTENS TO FORM 20mm CAVITY

WALL UNDERLAY
ECOPLY BARRIER RIGID AIR BARRIER INSTALLED TO MANUFACTURERS SPECIFICATION

WALL FRAMING
90x45 SG8 H1.2 STUDS @ 400crs, DWANGS @ 800crs
90x45 SG8 H1.2 BOTTOM PLATE AND DOUBLE TOP PLATE

EXTERNAL WALL INTERNAL STRAPPING
WHERE EXISTING CONCRETE PRE-CAST PANELS FORM PART OF AN EXTERNAL WALL, THEY ARE TO BE STRAPPED INTERNALLY USING 90x45 H1.2 STUDS @ 600crs, TOP & BOTTOM PLATE. NO DWANGS REQUIRED.

INTERIOR WALL LININGS
INTERNAL WALLS
(except bathroom)
10mm GIB STANDARD PLASTERBOARD FIXED PER MANUFACTURERS SPECIFICATION. FINISHED USING 1 COAT WALLBOARD SEALER AND 2 COATS OF ACRYLIC PAINT.

BATHROOMS
10mm GIB AQUALINE FIXED PER MANUFACTURERS SPECIFICATION. FINISHED USING A PIGMENTED SEALER UNDERCOAT AND 2 COATS OF SEMI-GLOSS PAINT (WHERE NOT TILED).

CEILING LININGS
BEDROOMS
13mm GIB STANDARD PLASTERBOARD FIXED PER MANUFACTURERS SPECIFICATION. FINISHED USING 1 COAT WALLBOARD SEALER AND 2 COATS OF ACRYLIC PAINT.
or
BATHROOM
13mm GIB AQUALINE FIXED PER MANUFACTURERS SPECIFICATION. FINISHED USING A PIGMENTED SEALER UNDERCOAT AND 2 COATS OF SEMI-GLOSS PAINT.
or
KITCHEN/DINING
SELECTED 9mm PLY GROOVED SHEET FIXED USING STRUCTURAL ADHESIVE PINS @ 150mm crs TO SHEETS EDGES AND 300mm crs TO INTERMEDIATE SUPPORTS. FINISHED USING 3 COATS RESENE AQUAQCLEAR ACRYLIC POLYURETHANE

CEILING BATTENS
RONDO 310 SERIES METAL CEILING BATTENS @ 600CRS

'POP-OUT' ROOF CONSTRUCTION
RAFTERS
140x45 SG8 H1.2 @300crs

VENTILATED CAVITY BATTENS
20mm POLYPROPYLENE VENTILATED CAVITY BATTENS

ROOF UNDERLAY
COVERTEK 405, FIXED TO PURLINS WITH 8-10mm STAPLES AT 300CRS, UPPER SHEET TO LAP 150 MIN. OVER LOWER SHEET

ROOF CLADDING
'POP-OUT' ROOF TO BE FLASHED USING 0.55 BMT COLORSTEEL CUSTOM FLASHINGS
ROOF PITCH: 5°

REV	DESCRIPTION	DATE
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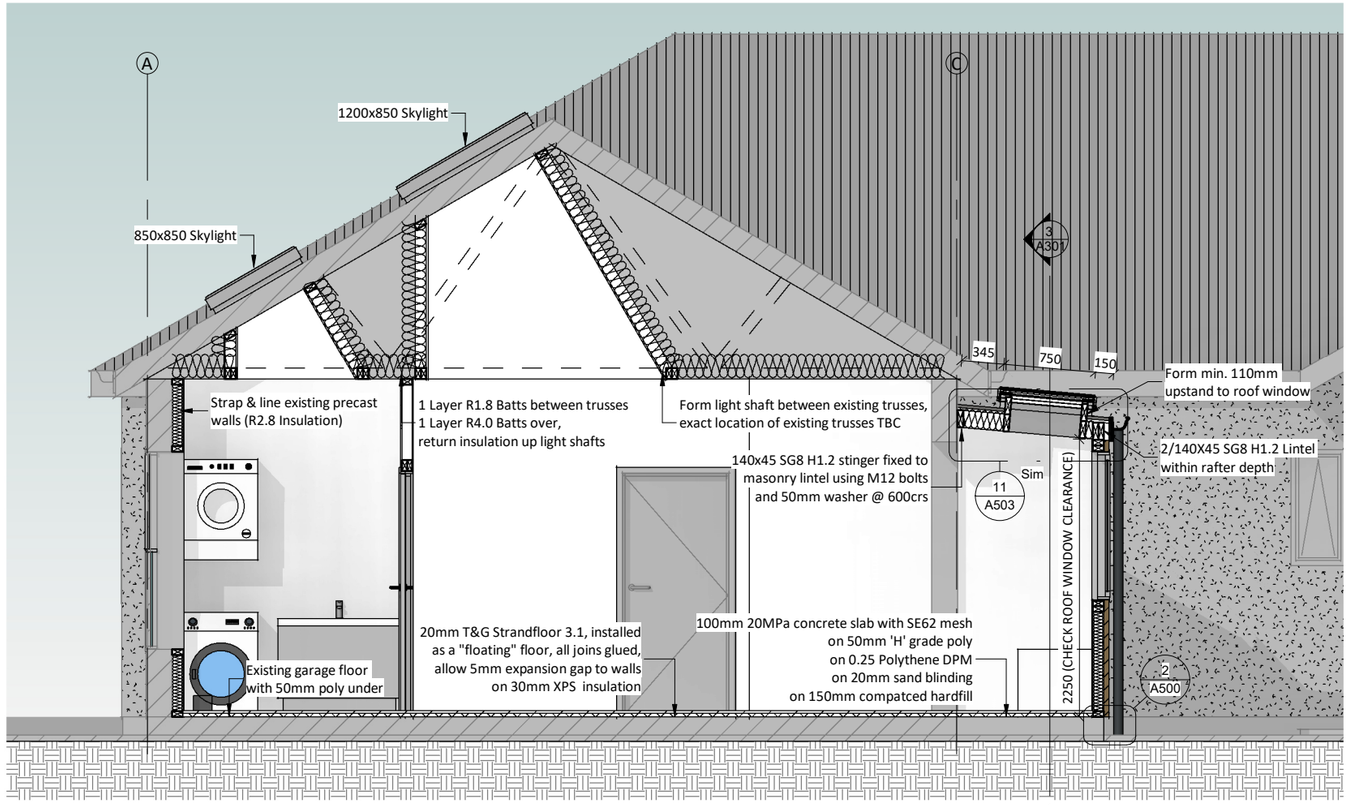
PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
for
Laura Ramos & Steven Woods

SECTION A

JASON RHIND
DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

Date	10.11.26
Drawn by	JDR
Checked by	-
Scale	As indicated

A301



8 Section B
1 : 50

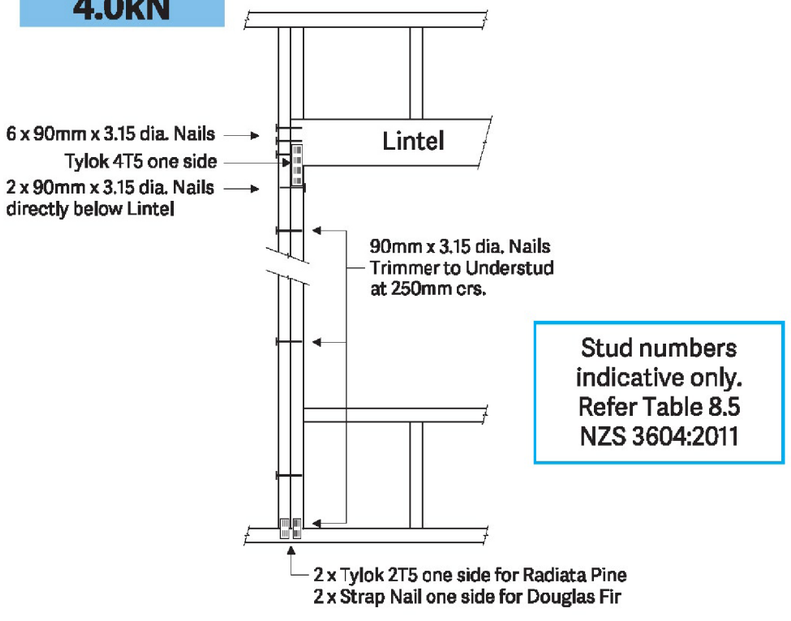
INSULATION SPECIFICATIONS

FLOOR
30mm XPS R1.1
50mm 'H' grade poly R1.39

WALLS
STRAPPED AND LINED PRECAST
R2.8 BATTS (90mm THICK)
90mm TIMBER FRAMED WALLS
R2.8 BATTS (90mm THICK)

ROOF
'POP-OUT' ROOF
1 LAYER 100mm EXPOL X (R3.6)
1 LAYER 40mm EXPOL X (R1.48)
TRUSSED ROOF
1 LAYER R1.8 BATTS (95mm THICK) +
1 LAYER R5.0 BATTS (225mm THICK)

TYPE F 4.0kN



Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

FIXING SCHEDULE (applicable to 'Pop-Out' extension. Other structural framing/roofing existing)

RAFTER TO RIBBON PLATE/LINTEL
PAIR OF MULTIGRIPS PER RAFTER OR 120x47 JOIST HANGER

RAFTER TO TOP PLATE
2/90x3.15 SKEW NAILS + 2 WIRE DOGS (4.7kN) PER NZS3604:2011 TABLE 10.1 OR PAIR OF CPC40

TOP PLATE TO SUPPORTING MEMBERS @ 600CRS
2/90x3.15 END NAILS & 2 WIRE DOGS (4.7kN) PER NZS3604:2011 TABLE 8.18

LINTELS
MITEK TYPE F FIXING (4.0kN)

TRIMMING TO JACK STUDS
2/90x3.15 SKEW NAILS IMMEDIATELY UNDER LINTEL & 2/90x3.15 SKEW NAILS @ 600CRS

BOTTOM PLATE TO CONCRETE SLAB
M10x140 BOWMAC BLUE HEAD BOLT COMPLETE WITH 50mm SQUARE WASHER @ 600mm CRS & WITHIN 150mm OF PLATE ENDS. MIN EDGE DISTANCE 55mm. DPC BETWEEN CONCRETE AND BOTTOM PLATE

WINDOW FIXING
INSTALL WINDOWS AND DOORS USING PAIRS OF 75 x 3.15 min. GALVANISED JOLT HEAD NAILS THROUGH REVEALS INTO FRAMING @ 450mm CRS ALONG SILLS, JAMBS & HEADS, AND A MAXIMUM OF 150mm FROM REVEAL ENDS

REV	DESCRIPTION	DATE
A	For Consent	10.11.26

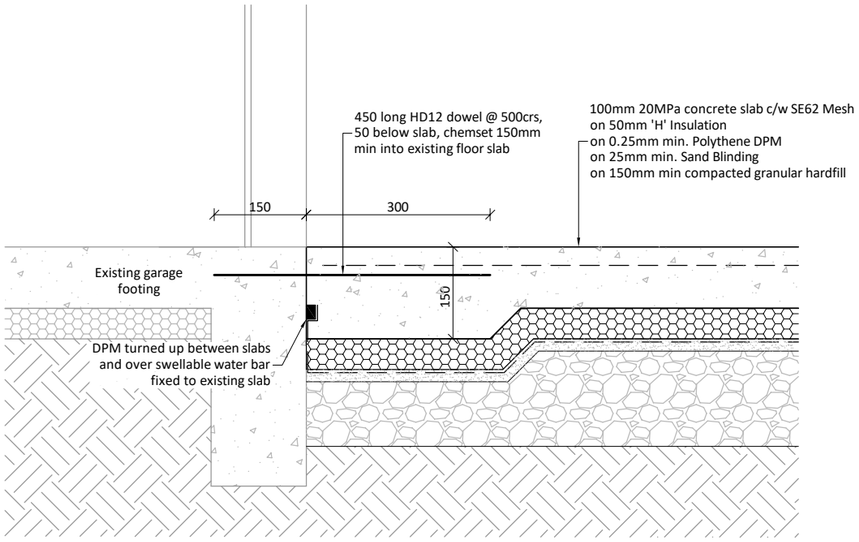
PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
for
Laura Ramos & Steven Woods

SECTION B

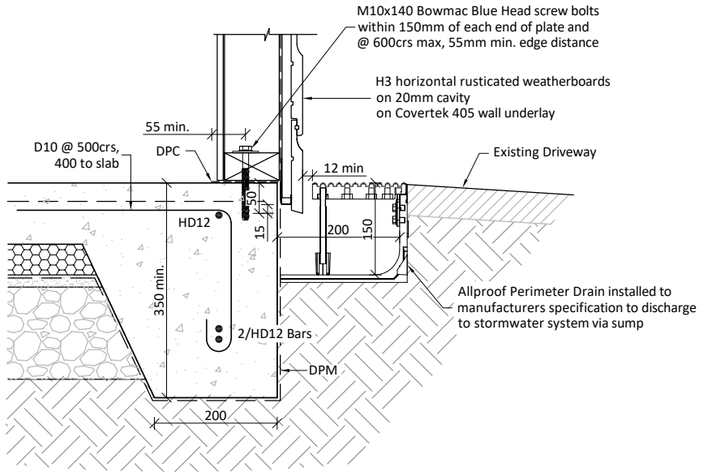
JASON RHIND
DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

Date	10.11.26
Drawn by	JDR
Checked by	-
Scale	As indicated

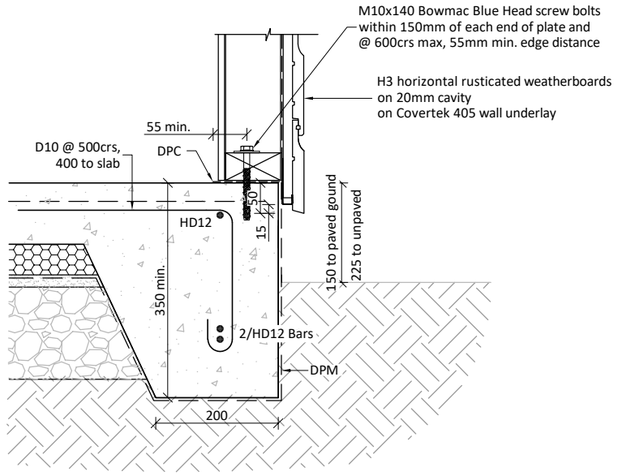
A302



1 / A301 FOOTING DETAIL
Scale 1:10



2 / A302 FOOTING DETAIL
Scale 1:10



3 / A301 FOOTING DETAIL
Scale 1:10

REV	DESCRIPTION	DATE
A	For Consent	10.11.26

PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
for
Laura Ramos & Steven Woods

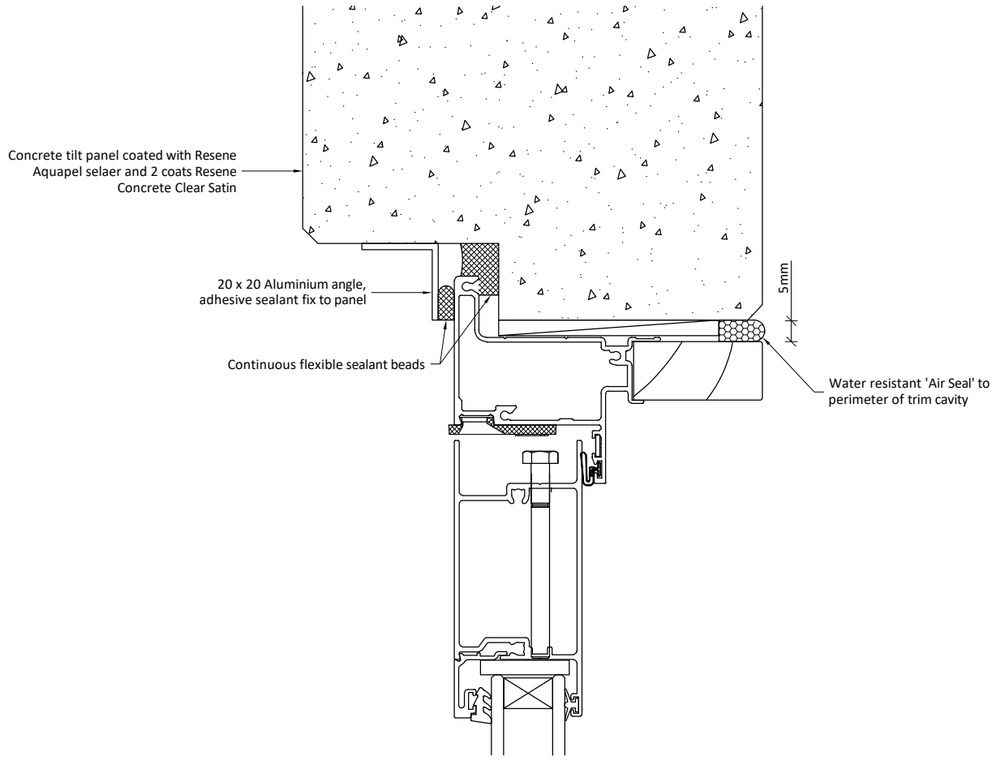
FOOTING DETAILS

JASON RHIND
DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

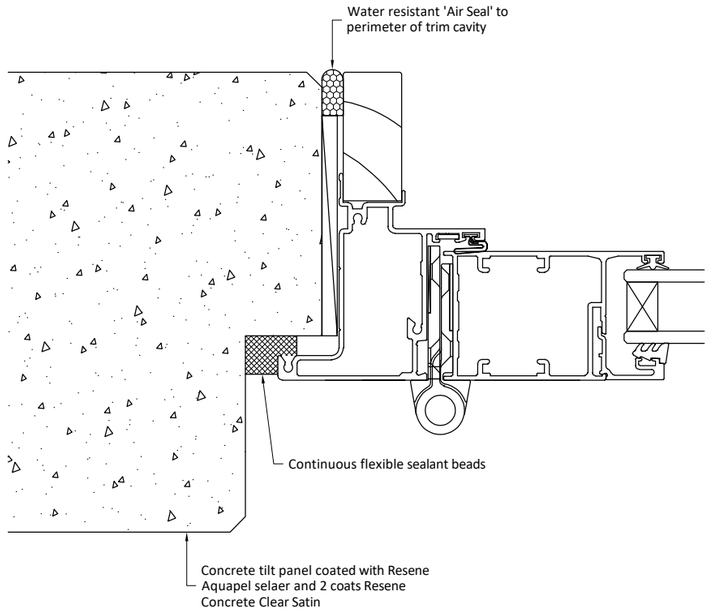
Date	10.11.26
Drawn by	JDR
Checked by	-

A500

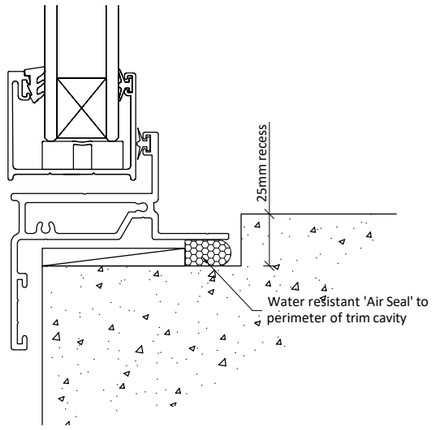
Scale 1 : 10



4 / A201 HEAD DETAIL
SCALE 1:2



6 / A201 JAMB DETAIL
SCALE 1:2



5 / A201 SILL DETAIL
SCALE 1:2

REV	DESCRIPTION	DATE
A	For Consent	10.11.26

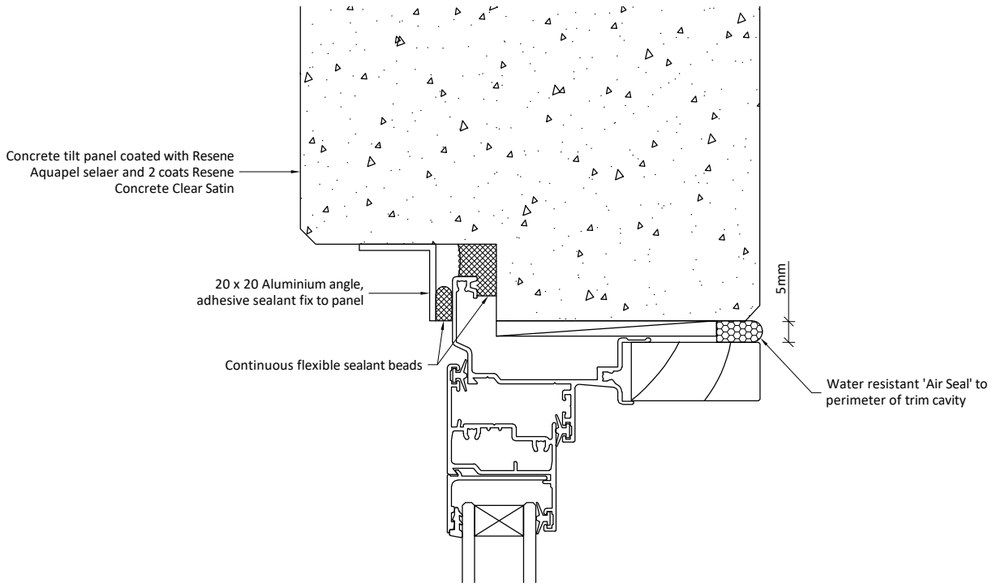
PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
for
Laura Ramos & Steven Woods

PRECAST PANEL
DOOR INSTALLATION

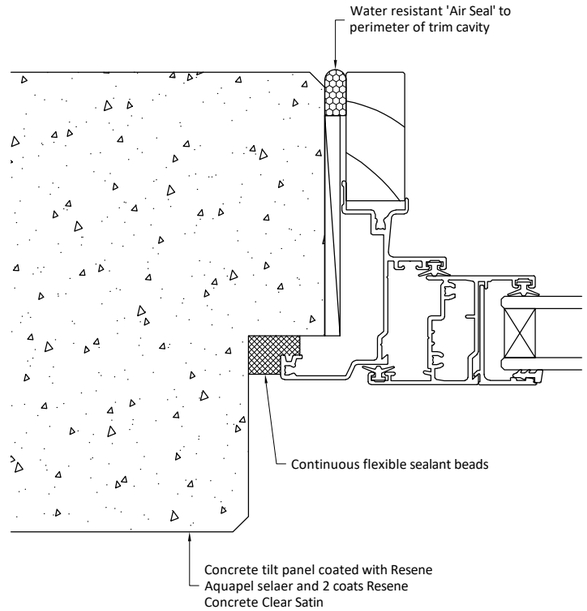
JASON RHIND
DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

Date	10.11.26
Drawn by	JDR
Checked by	-
Scale	1 : 2

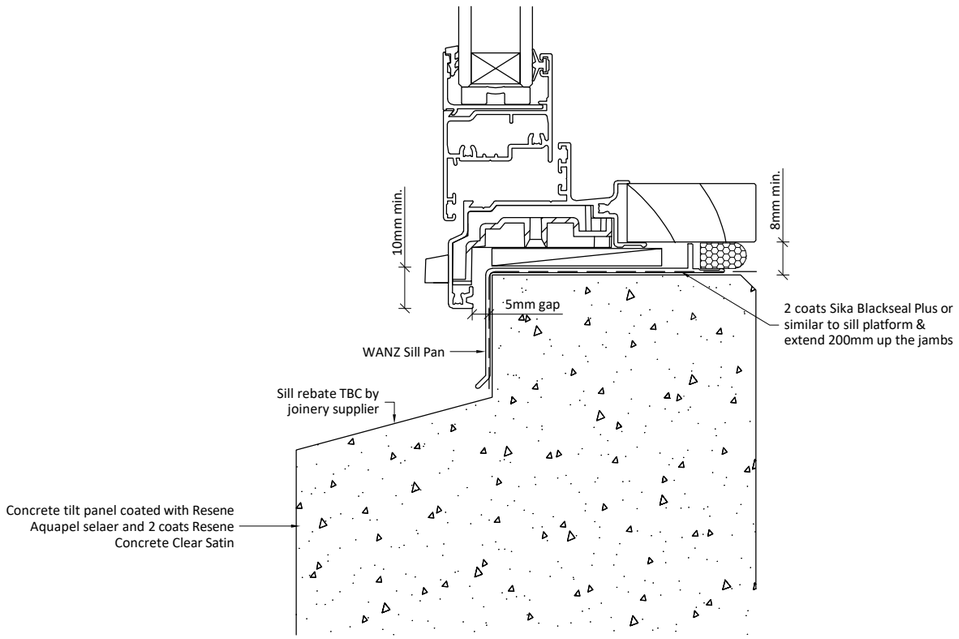
A501



7 A201 HEAD DETAIL
SCALE 1:2



9 A201 JAMB DETAIL
SCALE 1:2



8 A201 SILL DETAIL
SCALE 1:2

REV	DESCRIPTION	DATE
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PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
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Laura Ramos & Steven Woods

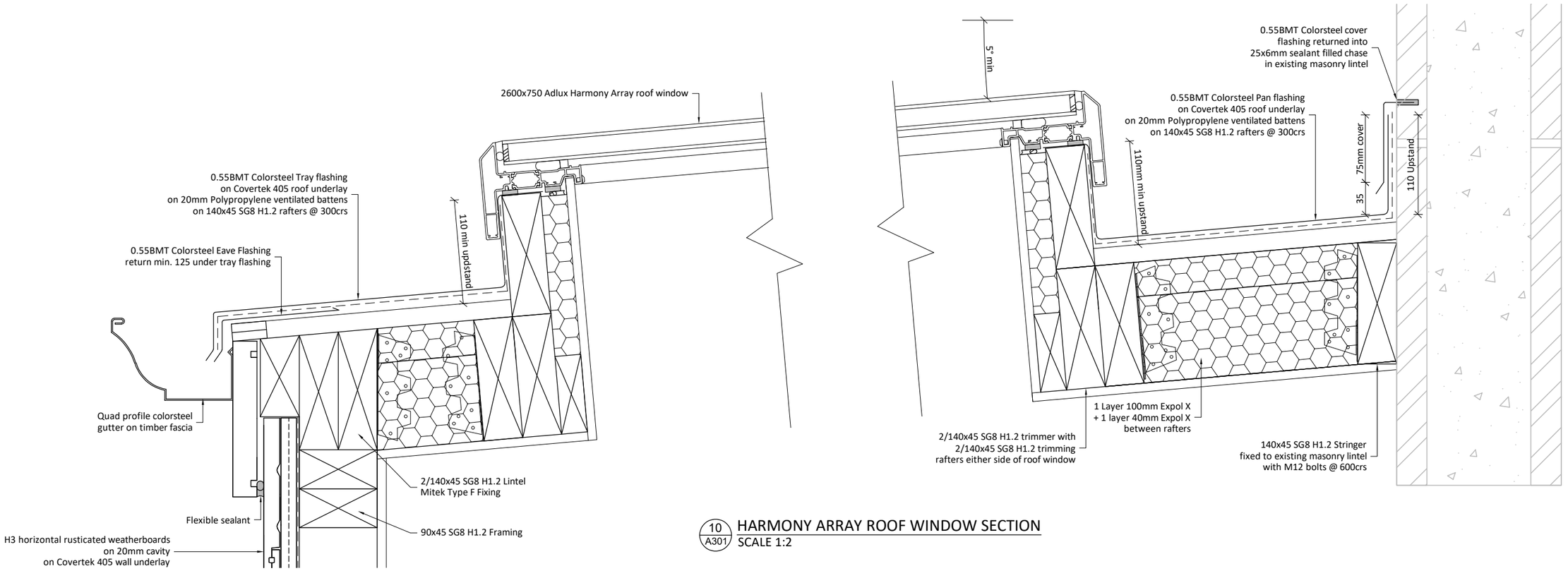
PRECAST PANEL
WINDOW INSTALL

JASON RHIND
DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

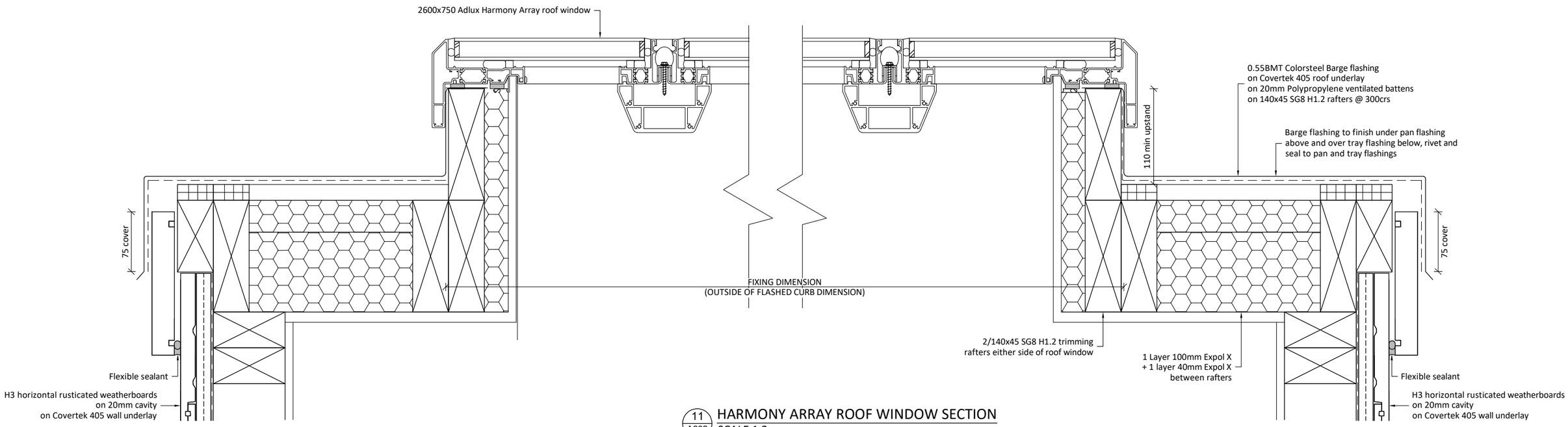
Date	10.11.26
Drawn by	JDR
Checked by	-

A502

Scale 1 : 2



10 / A301 HARMONY ARRAY ROOF WINDOW SECTION
SCALE 1:2



11 / A302 HARMONY ARRAY ROOF WINDOW SECTION
SCALE 1:2

REV	DESCRIPTION	DATE
A	For Consent	10.11.26

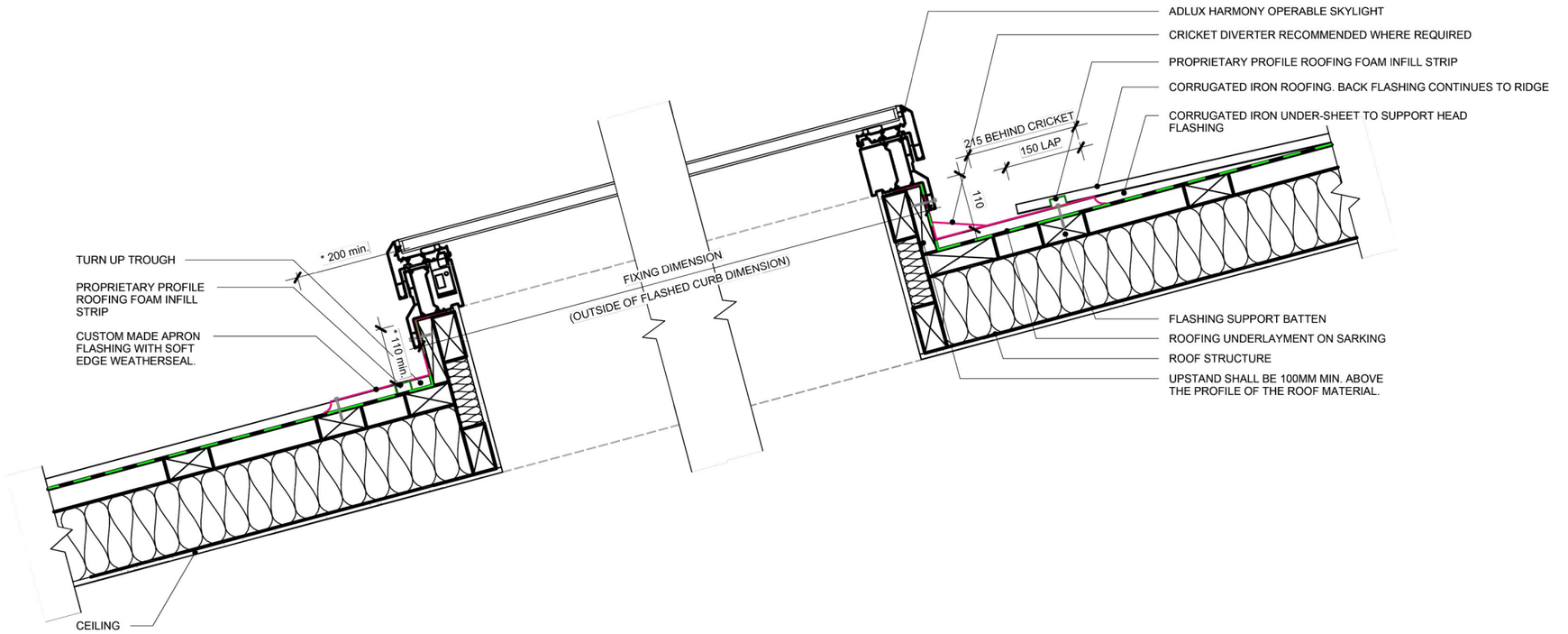
PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
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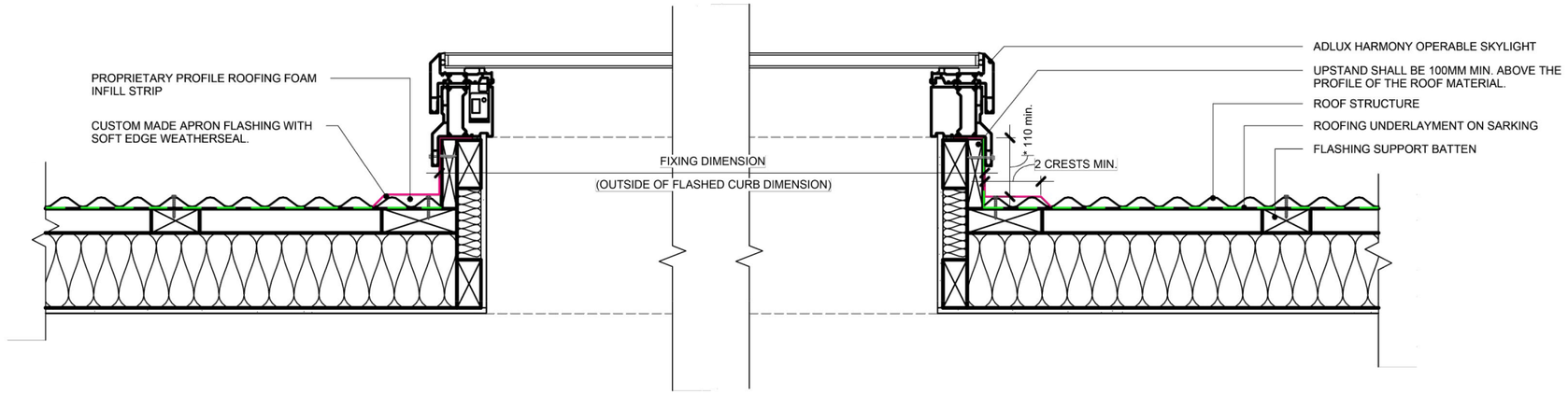
HARMONY ARRAY INSTALLATION

JASON RHIND
DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

Date	10.11.26
Drawn by	JDR
Checked by	-
Scale	1 :5

A503





Not to scale, do not scale from drawing. All details are generic in nature and should be read in conjunction with the roofing manufacturers' standard penetration details.

Note:
All flashing joints / laps to be riveted & sealed

* DIMENSIONS TO BE IN ACCORDANCE WITH NZBC CLAUSE E2.

ADLUX Industries Ltd. ©
30 Sistema Way,
Mangere P.O. Box 13866,
Onehunga, Auckland, New Zealand.
Ph: (09) 636 6866
Email: sales@adlux.co.nz

Harmony Roof Window - electric opening (Double Glazed) CORRUGATED ROOFING PROFILE (Back Tray) For roofs 5 - 60°

DATE: 03.06.2026

DWG No: HE-DG-CR-BT

REV	DESCRIPTION	DATE
A	For Consent	10.11.26

PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
for
Laura Ramos & Steven Woods

SKYLIGHT INSTALLATION

JASON RHIND DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

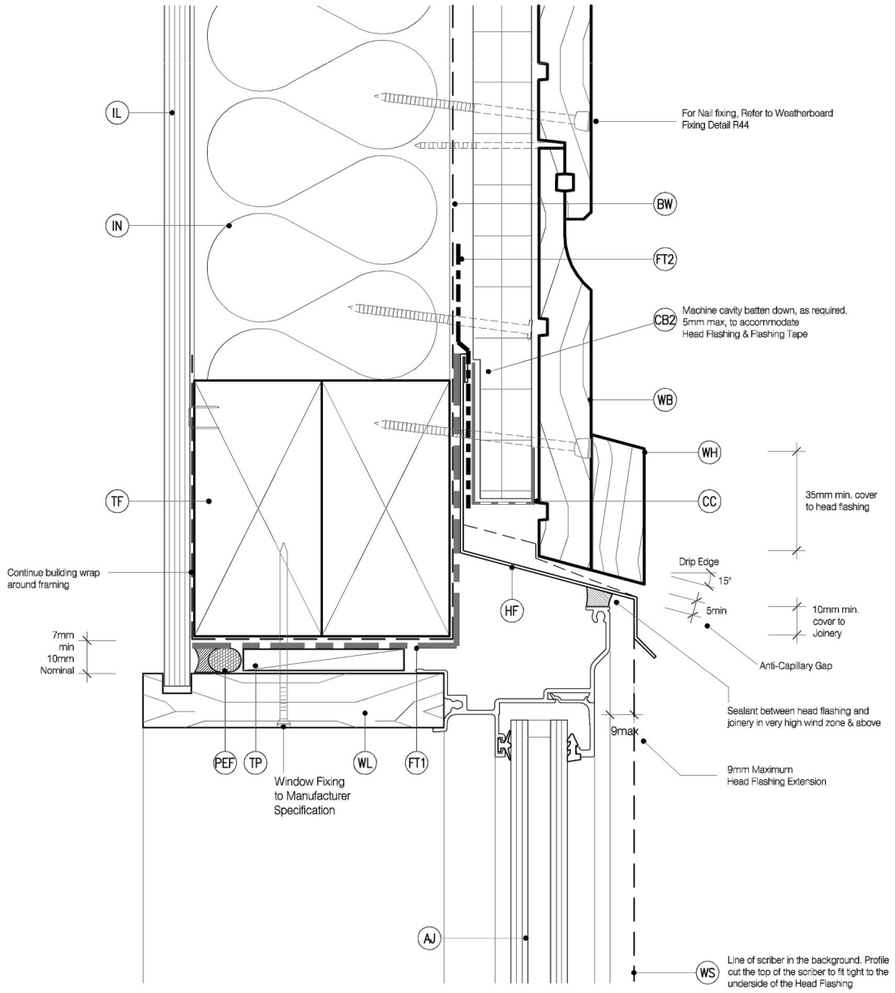
Date	10.11.26
Drawn by	JDR
Checked by	-
Scale	n.t.s

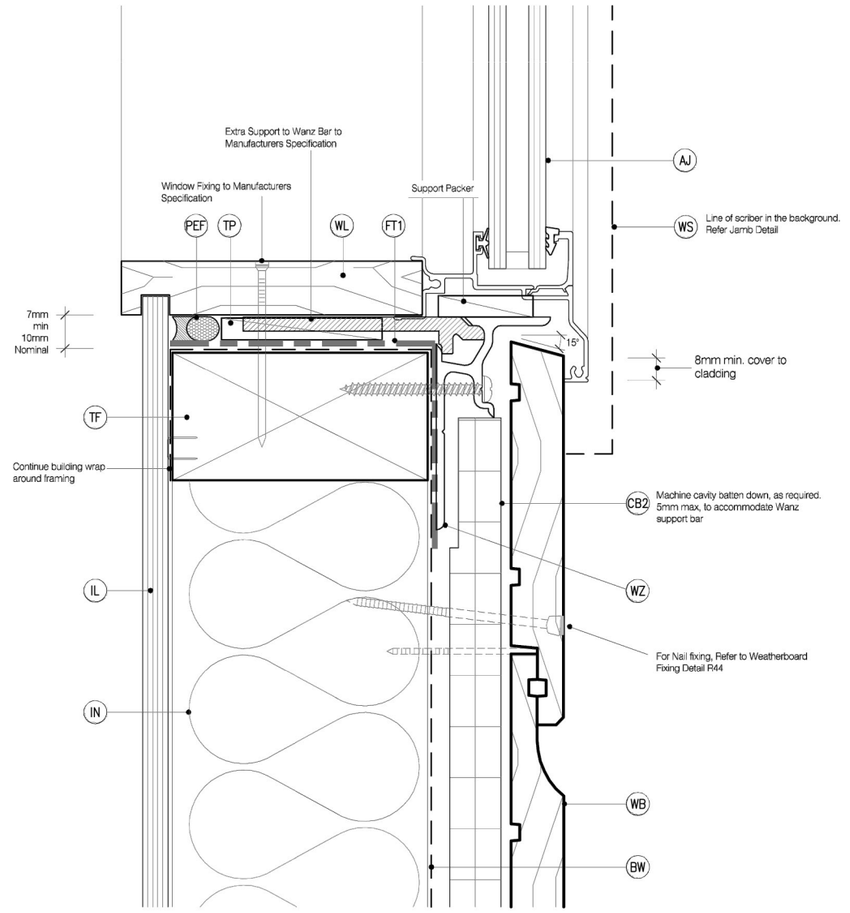
A504

WINDOW HEAD DETAIL R10

DENDRO
BY SOUTHERN PINE

WINDOW SILL DETAIL R11





LEGEND:

- (AJ) ALUMINIUM JOINERY: Selected double glazed aluminium joinery. To E2/AS1 9.1.10
- (BW) BUILDING WRAP: Flexible Wall Underlay, As per NZBC E2/AS1 - Table 23, In extra high wind zones, Ridgid Underlay required (9.1.7.2 E2/AS1)
- (CB2) CAVITY BATTEN, VERTICAL: 20mm x 45mm H3.2. To form a 20mm cavity.
- (CB3) CAVITY BATTEN, VERTICAL - STRUCTURAL : 45mm x 45mm SPP Radiata Pine, H3.2 45mm x 70mm SPP Radiata Pine, H3.2 To form a 45mm cavity
- (IN) INSULATION: Selected Insulation
- (CC) CAVITY CLOSURE: Cavity closure strip, positioned to give a 15mm Min drip edge to cladding
- (JM) J MOULD: Aluminium or PVC Flashing to seal off cavity, Continuous strip of flexible adhesive / sealant. Optional: Rustic Plug Sealed into negative detail
- (FT1) FLASHING TAPE: Flashing tape over wrap 70mm (50 min) turn-down required in corners only. Refer to Fig. 72 of NZBC E2/AS1
- (FT2) FLEXIBLE FLASHING TAPE: Flexible flashing tape lapped over aluminium head flashing or 2nd layer of Building Wrap, taped joint to top of timber frame
- (HF) HEAD FLASHING: Aluminium head flashing with minimum 15 degree fall, optional hemmed edges as per table 7 E2/AS1
- (IL) INTERNAL LINING: Selected Internal Lining
- (PEF) PEF ROD BACKING: Foam backing rod with sealant to cavity in Window perimeter that forms a waterproof air-seal. (Sealant 2:1 Ratio)
- (TF) TIMBER FRAME: H1.2 min treated timber framing
- (WB) WEATHER BOARD: Southern Pine H3.2 Rusticated Weatherboard. Profile to NZS 3617
- (TP) TIMBER PACKER: H3.2 Treated Packer
- (WH) WEATHERHEAD: (OPTIONAL) Southern Pine H3.2, Horizontal batten above window as necessary to suit profile, shaped to shed water, sealant to back of head scriber
- (WL) WINDOW LINER: As Specified
- (WS) WINDOW SCRIBER: Southern Pine H3.2, profile cut to fit weatherboard, sealant to back of scriber and 75 x 3.15mm Galvanised nail in 3mm predrilled hole.
- (WZ) WANZ SUPPORT: Provide window support as required by joinery manufacturer

LEGEND:

- (AJ) ALUMINIUM JOINERY: Selected double glazed aluminium joinery. To E2/AS1 9.1.10
- (BW) BUILDING WRAP: Flexible Wall Underlay, As per NZBC E2/AS1 - Table 23, In extra high wind zones, Ridgid Underlay required (9.1.7.2 E2/AS1)
- (CB2) CAVITY BATTEN, VERTICAL: 20mm x 45mm H3.2. To form a 20mm cavity.
- (CB3) CAVITY BATTEN, VERTICAL - STRUCTURAL : 45mm x 45mm SPP Radiata Pine, H3.2 45mm x 70mm SPP Radiata Pine, H3.2 To form a 45mm cavity
- (IN) INSULATION: Selected Insulation
- (CC) CAVITY CLOSURE: Cavity closure strip, positioned to give a 15mm Min drip edge to cladding
- (JM) J MOULD: Aluminium or PVC Flashing to seal off cavity, Continuous strip of flexible adhesive / sealant. Optional: Rustic Plug Sealed into negative detail
- (FT1) FLASHING TAPE: Flashing tape over wrap 70mm (50 min) turn-down required in corners only. Refer to Fig. 72 of NZBC E2/AS1
- (FT2) FLEXIBLE FLASHING TAPE: Flexible flashing tape lapped over aluminium head flashing or 2nd layer of Building Wrap, taped joint to top of timber frame
- (HF) HEAD FLASHING: Aluminium head flashing with minimum 15 degree fall, optional hemmed edges as per table 7 E2/AS1
- (IL) INTERNAL LINING: Selected Internal Lining
- (PEF) PEF ROD BACKING: Foam backing rod with sealant to cavity in Window perimeter that forms a waterproof air-seal. (Sealant 2:1 Ratio)
- (TF) TIMBER FRAME: H1.2 min treated timber framing
- (WB) WEATHER BOARD: Southern Pine H3.2 Rusticated Weatherboard. Profile to NZS 3617
- (TP) TIMBER PACKER: H3.2 Treated Packer
- (WH) WEATHERHEAD: (OPTIONAL) Southern Pine H3.2, Horizontal batten above window as necessary to suit profile, shaped to shed water, sealant to back of head scriber
- (WL) WINDOW LINER: As Specified
- (WS) WINDOW SCRIBER: Southern Pine H3.2, profile cut to fit weatherboard, sealant to back of scriber and 75 x 3.15mm Galvanised nail in 3mm predrilled hole.
- (WZ) WANZ SUPPORT: Provide window support as required by joinery manufacturer

REV	DESCRIPTION	DATE
A	For Consent	10.11.26

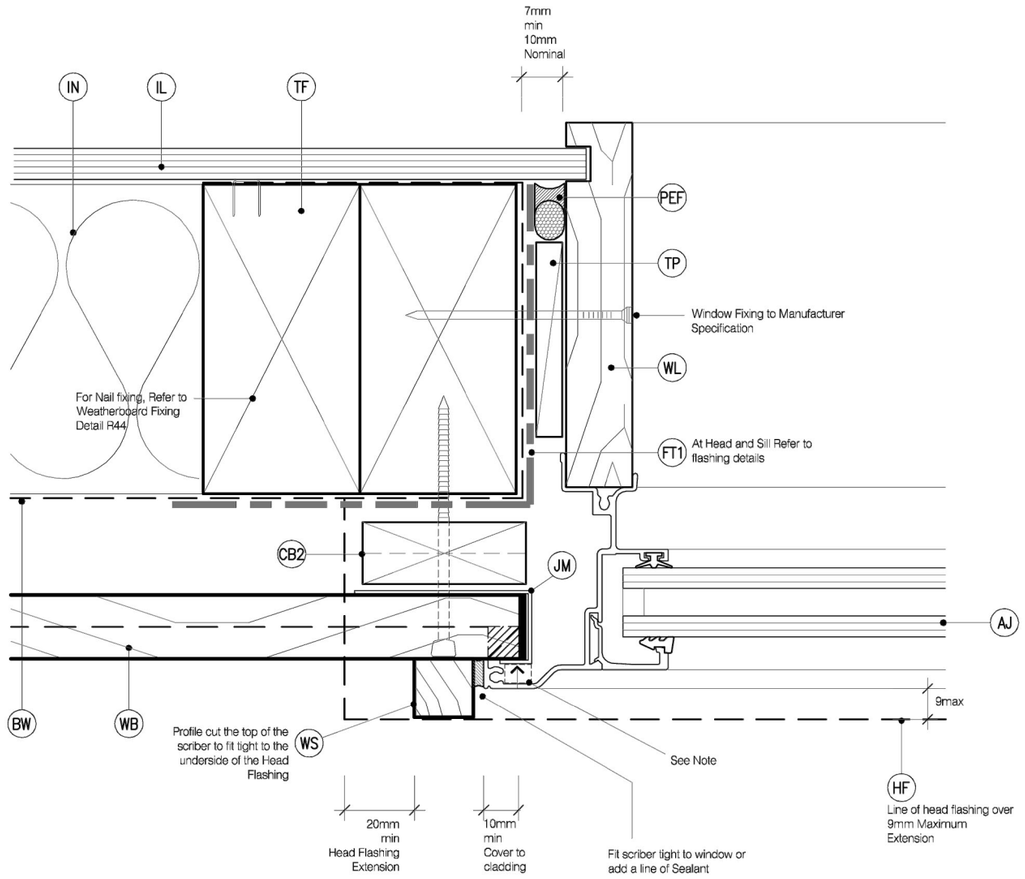
PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
for
Laura Ramos & Steven Woods

WEATHERBOARD DETAILS

JASON RHIND
DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

Date	10.11.26	A510	
Drawn by	JDR		
Checked by	-	Scale	n.t.s

WINDOW JAMB DETAIL R12



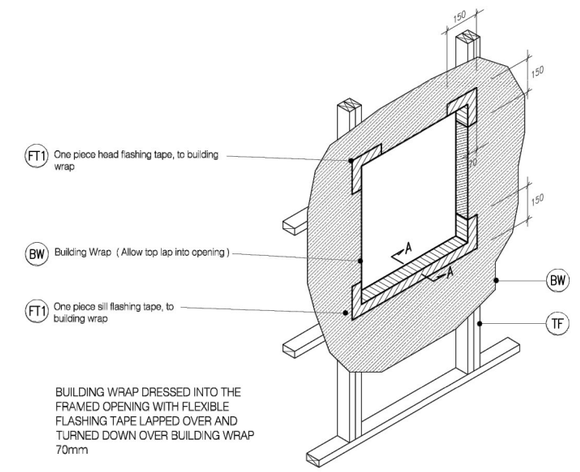
NOTE : No Scriber Option :
The Aluminium Joinery must sit hard against the back of the joinery flange and the timber weatherboards with a E.P.S Compressible bond breaker foam seal between

LEGEND :

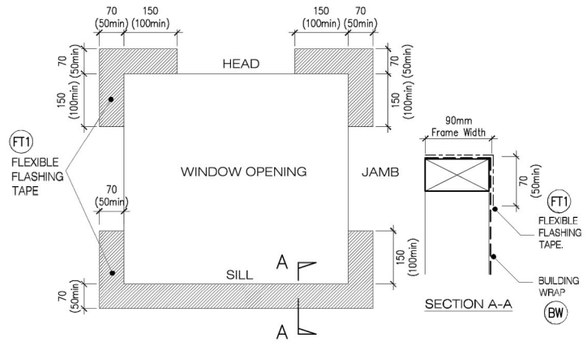
- (AJ) ALUMINIUM JOINERY: Selected double glazed aluminium joinery. To E2/AS1 9.1.10
- (BW) BUILDING WRAP: Flexible Wall Underlay, As per NZBC E2/AS1 - Table 23, In extra high wind zones, Ridgid Underlay required (9.1.7.2 E2/AS1)
- (CB2) CAVITY BATTEN, VERTICAL: 20mm x 45mm H3.2. To form a 20mm cavity.
- (CB3) CAVITY BATTEN, VERTICAL - STRUCTURAL : 45mm x 45mm SPP Radiata Pine, H3.2 45mm x 70mm SPP Radiata Pine, H3.2 To form a 45mm cavity
- (IN) INSULATION: Selected Insulation
- (CC) CAVITY CLOSURE: Cavity closure strip, positioned to give a 15mm Min drip edge to cladding
- (JM) J MOULD: Aluminium or PVC Flashing to seal off cavity, Continuous strip of flexible adhesive / sealant. Optional: Rustic Plug Sealed into negative detail
- (FT1) FLASHING TAPE: Flashing tape over wrap 70mm (50 min) turn-down required in corners only. Refer to Fig. 72 of NZBC E2/AS1
- (FT2) FLEXIBLE FLASHING TAPE: Flexible flashing tape lapped over aluminium head flashing or 2nd layer of Building Wrap, taped joint to top of timber frame
- (HF) HEAD FLASHING: Aluminium head flashing with minimum 15 degree fall, optional hemmed edges as per table 7 E2/AS1
- (IL) INTERNAL LINING: Selected Internal Lining
- (PEF) PEF ROD BACKING: Foam backing rod with sealant to cavity in Window perimeter that forms a waterproof air-seal. (Sealant 2:1 Ratio)
- (TF) TIMBER FRAME: H1.2 min treated timber framing
- (WB) WEATHER BOARD: Southern Pine H3.2 Rusticated Weatherboard. Profile to NZS 3617
- (TP) TIMBER PACKER: H3.2 Treated Packer
- (WH) WEATHERHEAD: (OPTIONAL) Southern Pine H3.2, Horizontal batten above window as necessary to suit profile, shaped to shed water, sealant to back of head scriber
- (WL) WINDOW LINER: As Specified
- (WS) WINDOW SCRIBER: Southern Pine H3.2, profile cut to fit weatherboard, sealant to back of scriber and 75 x 3.15mm Galvanised nail in 3mm predrilled hole.
- (WZ) WANZ SUPPORT: Provide window support as required by joinery manufacturer

DENDRO
BY SOUTHERN PINE

WINDOW FLASHING DETAIL R13

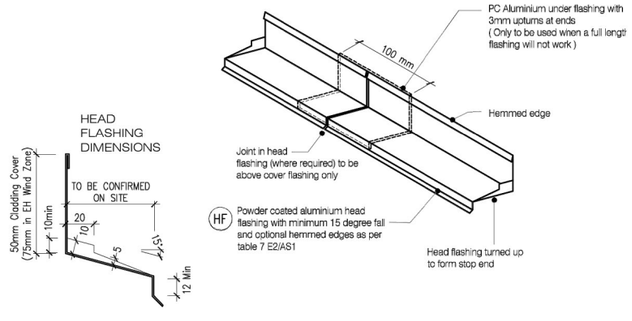


W4 / R13 TYPICAL WINDOW OPENING (FLASHING TAPE)
SCALE : N.T.S



W5 / R13 FLEXIBLE BUILDING WRAP AT OPENING
SCALE : 1 / 5 @ A1, 1 / 10 @ A3

1. DENDRO® is Southern Pine's premium product range of H3.2 treated, solid, clear weatherboards. Manufactured from, high quality, pruned NZ Radiata Pine. Product warranty, 25 years if used in accordance with the Installation & Maintenance Guide.
2. All Southern Pine Weatherboard profiles have been machined to be complaint with NZS 3617 and BRANZ BU411
3. The Southern Pine Weatherboard System, if designed and installed as per the Installation & Maintenance Guide, will meet the following provisions of the New Zealand Building Code (NZBC):
   - Clause B1 Structure: Performance B1.3.1, B1.3.2, B1.3.4 (a), (b), (c), (d) and (e) for the
   - Clause B2 Durability: Performance B2.3.1(b) and B2.3.2(b)
   - Clause E2 External Moisture: Performance E2.3.2, E2.3.3, E2.3.5, E2.3.7(b) and (c)
   - Clause F2 Hazardous Building Materials: Performance F2.3.1
4. This Weatherboard System must be installed by a qualified trade person. Restricted Building Work (RBW) requires a Licensed Building Practitioner (LBP) or supervised by an LBP. It is the specifies responsibility to ensure that the details are appropriate for the intended application and that additional detailing is obtained for a specific design or any areas that fall outside the scope of the Southern Pine Products & E2/AS1 Acceptable solution.



ONE PIECE PC ALUMINIUM HEAD FLASHING 15° SLOPE WITH 10mm min COVER TO JOINERY EXTEND 30mm min EITHER SIDE OF JOINERY WITH STOP ENDS

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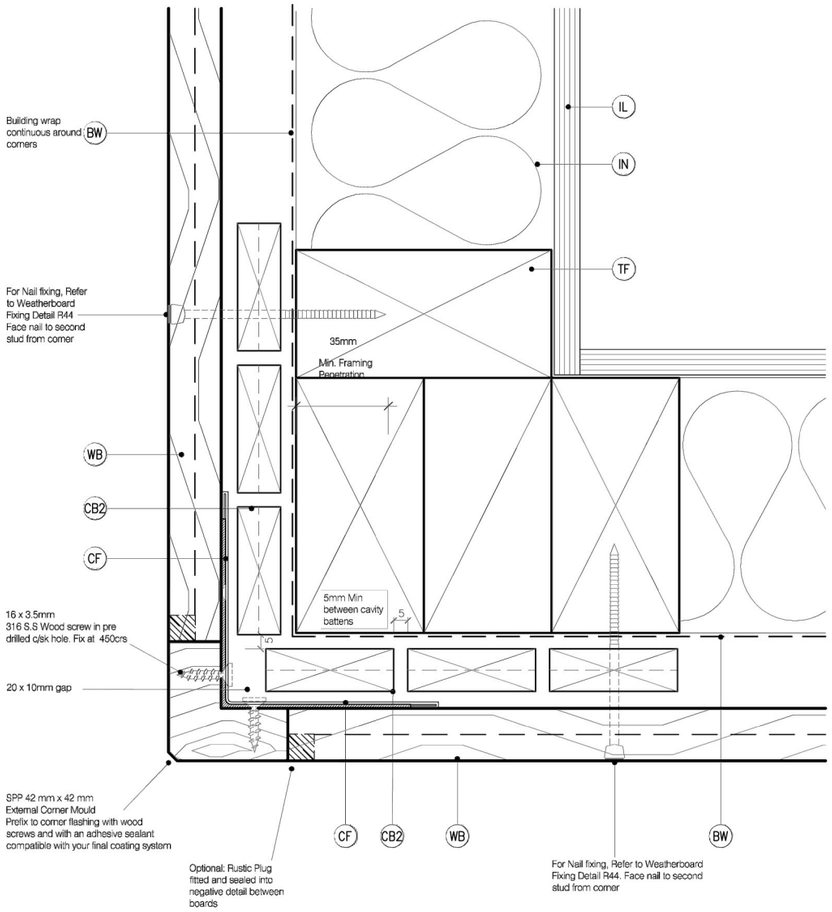
WEATHERBOARD DETAILS

JASON RHIND DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

Date	10.11.26
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Scale	n.t.s

A511

External Corner
R40

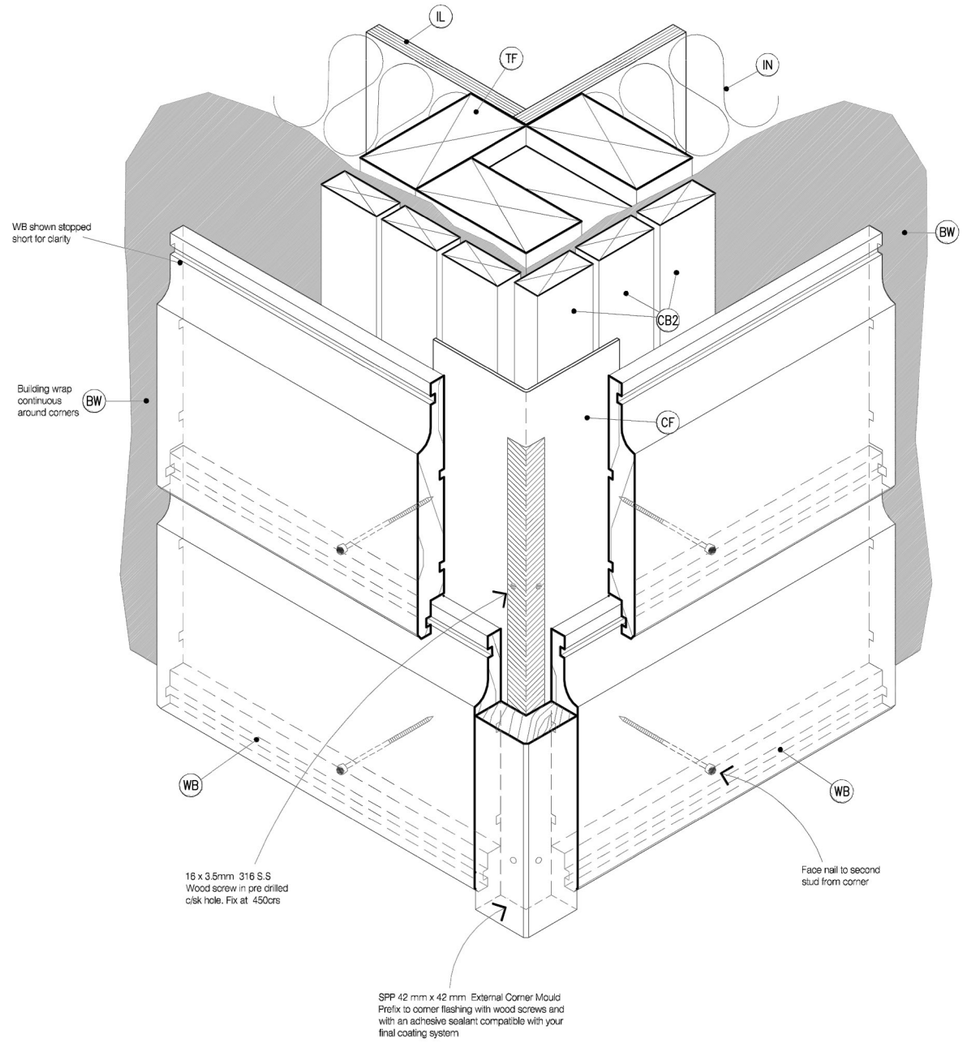


LEGEND:

- BW — BUILDING WRAP: Flexible Wall Underlay, As per NZBC E2/AS1 - Table 23, In extra high wind zones, Ridgid Underlay required (9.1.7.2 E2/AS1)
- CB2 — CAVITY BATTEN, VERTICAL: 20mm x 45mm H3.2. To form a 20mm cavity
- CB3 — CAVITY BATTEN, VERTICAL - STRUCTURAL : 45mm x 45mm SPP Radiata Pine, H3.2 45mm x 70mm SPP Radiata Pine, H3.2 To form a 45mm cavity
- IN — INSULATION: Selected Insulation
- CF — CORNER FLASHING: Aluminium, PVC or Stainless Steel corner flashing. Refer NZBC E2/AS1 4.3 75x75 NO, Hem or Hook Required (100x100 Required for Internal Flashing) EXTRA HIGH WIND ZONE 100x100 Hem or Hook to Flashing Edges, Refer NZBC E2/AS1 4.5.1
- CC — CAVITY CLOSURE: Cavity closure strip, positioned to give a 15mm Min drip edge to cladding
- IL — INTERNAL LINING: Selected Internal Lining
- FT3 — FLEXIBLE FLASHING TAPE: Flexible flashing tape lapped into corner, Refer NZBC E2/AS1 4.3.11 Flashing tape is recommended due to movement that may occur in corners. Not required by E2/AS1
- TF — TIMBER FRAME: H1.2 min Treated timber framing
- TP — TIMBER PACKER: H3.2 Treated Packer
- WB — WEATHER BOARD: Southern Pine H3.2 Rusticated Weatherboard. Profile to NZS 3617

DENDRO
BY SOUTHERN PINE

3D External Corner
R41



LEGEND:

- BW — BUILDING WRAP: Flexible Wall Underlay, As per NZBC E2/AS1 - Table 23, In extra high wind zones, Ridgid Underlay required (9.1.7.2 E2/AS1)
- CB2 — CAVITY BATTEN, VERTICAL: 20mm x 45mm H3.2. To form a 20mm cavity
- CB3 — CAVITY BATTEN, VERTICAL - STRUCTURAL : 45mm x 45mm SPP Radiata Pine, H3.2 45mm x 70mm SPP Radiata Pine, H3.2 To form a 45mm cavity
- IN — INSULATION: Selected Insulation
- CF — CORNER FLASHING: Aluminium, PVC or Stainless Steel corner flashing. Refer NZBC E2/AS1 4.3 75x75 NO, Hem or Hook Required (100x100 Required for Internal Flashing) EXTRA HIGH WIND ZONE 100x100 Hem or Hook to Flashing Edges, Refer NZBC E2/AS1 4.5.1
- CC — CAVITY CLOSURE: Cavity closure strip, positioned to give a 15mm Min drip edge to cladding
- IL — INTERNAL LINING: Selected Internal Lining
- FT3 — FLEXIBLE FLASHING TAPE: Flexible flashing tape lapped into corner, Refer NZBC E2/AS1 4.3.11 Flashing tape is recommended due to movement that may occur in corners. Not required by E2/AS1
- TF — TIMBER FRAME: H1.2 min Treated timber framing
- TP — TIMBER PACKER: H3.2 Treated Packer
- WB — WEATHER BOARD: Southern Pine H3.2 Rusticated Weatherboard. Profile to NZS 3617

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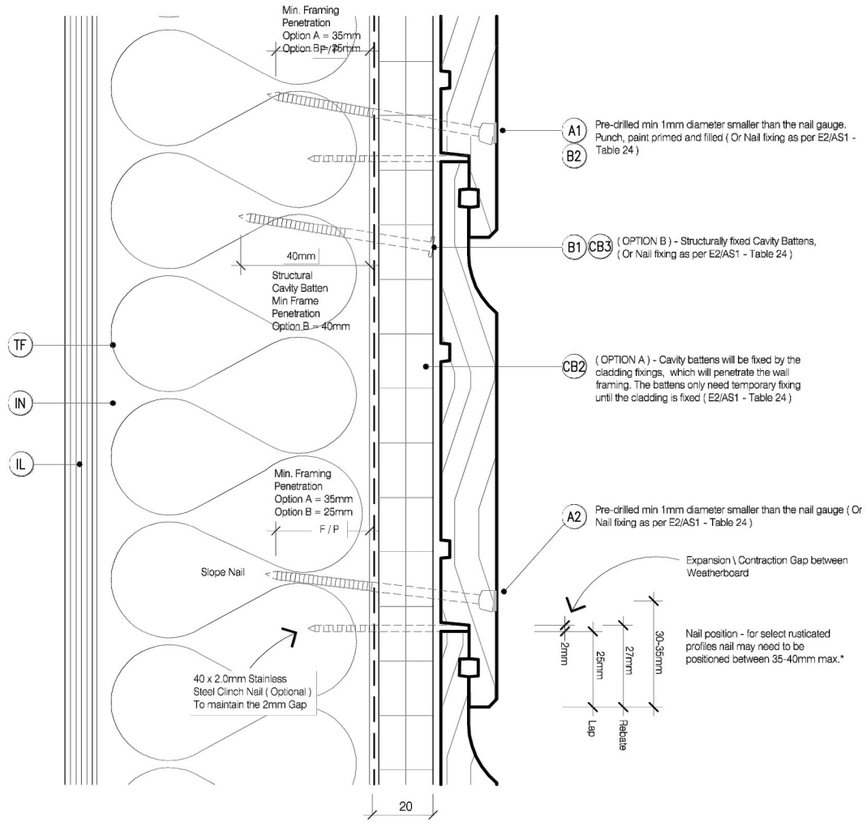
WEATHERBOARD DETAILS

JASON RHIND
DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

Date	10.11.26
Drawn by	JDR
Checked by	-
Scale	n.t.s

A512

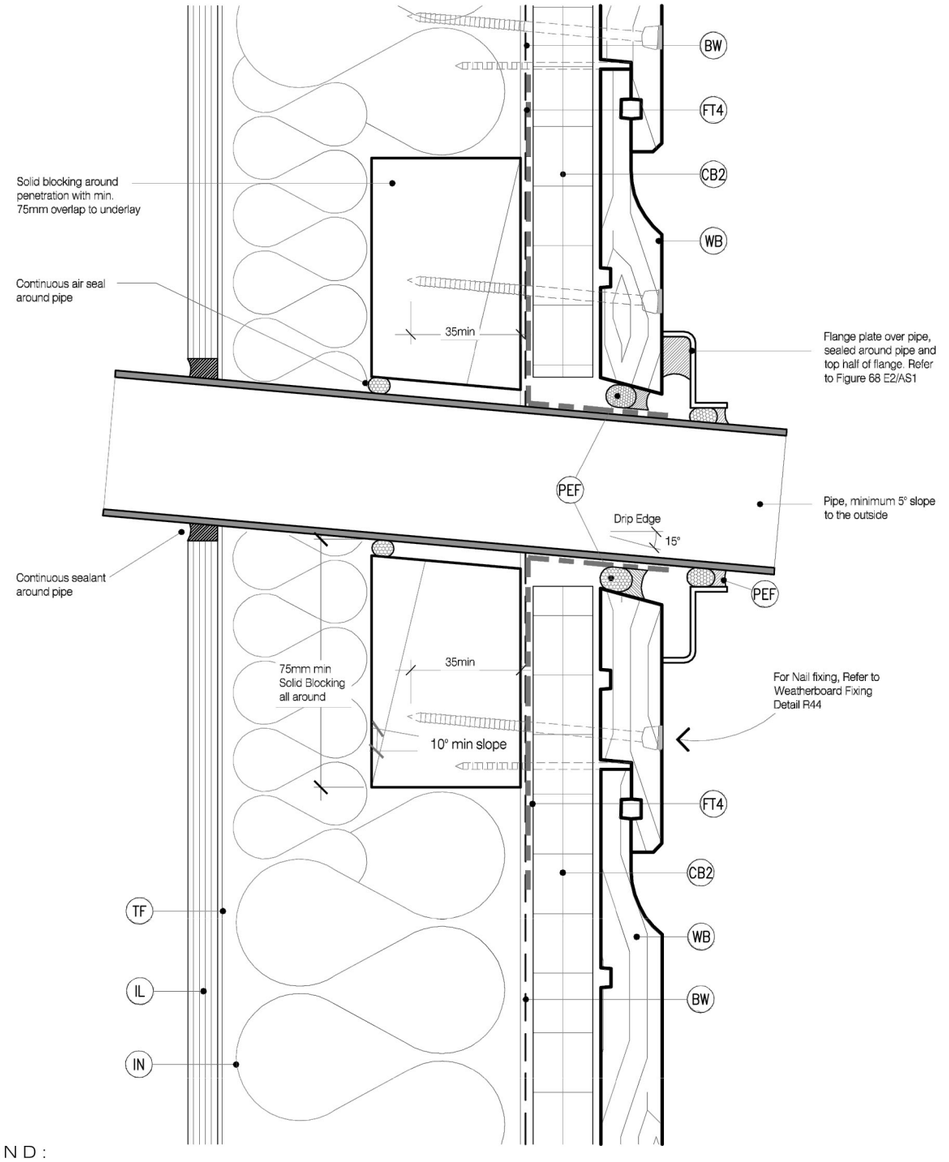
WEATHERBOARD FIXING R44



LEGEND :

- BW — BUILDING WRAP: Flexible Wall Underlay, As per NZBC E2/AS1 - Table 23, In extra high wind zones, Ridgid Underlay required (9.1.7.2 E2/AS1)
- CB2 — CAVITY BATTEN, VERTICAL: 20mm x 45mm H3.2. To form a 20mm cavity
- CB3 — CAVITY BATTEN, VERTICAL - STRUCTURAL : 45mm x 45mm SPP Radiata Pine, H3.2 45mm x 70mm SPP Radiata Pine, H3.2 To form a 45mm cavity
- IN — INSULATION: Selected Insulation
- CF — CORNER FLASHING: Aluminium, PVC or Stainless Steel corner flashing. Refer NZBC E2/AS1 4.3 75x75 NO, Hem or Hook Required (100x100 Required for Internal Flashing) EXTRA HIGH WIND ZONE 100x100 Hem or Hook to Flashing Edges, Refer NZBC E2/AS1 4.5.1
- CC — CAVITY CLOSURE: Cavity closure strip, positioned to give a 15mm Min drip edge to cladding
- IL — INTERNAL LINING: Selected Internal Lining
- FT3 — FLEXIBLE FLASHING TAPE: Flexible flashing tape lapped into corner, Refer NZBC E2/AS1 4.3.11 Flashing tape is recommended due to movement that may occur in corners. Not required by E2/AS1
- TF — TIMBER FRAME: H1.2 min Treated timber framing
- TP — TIMBER PACKER: H3.2 Treated Packer
- WB — WEATHER BOARD: Southern Pine H3.2 Rusticated Weatherboard. Profile to NZS 3617

PIPE PENETRATION R54



LEGEND :

- BC1 — BOXED CORNER COVER : 98x18 H3.2 Cover Batten to boxed corners
- BC2 — BOXED CORNER COVER: 85x18 H3.2 Cover Batten to boxed corners
- BW — BUILDING WRAP: Flexible Wall Underlay, As per NZBC E2/AS1 - Table 23, In extra high wind zones, Ridgid Underlay required (9.1.7.2 E2/AS1)
- CB2 — CAVITY BATTEN, VERTICAL: 20mm x 45mm H3.2. To form a 20mm cavity
- CB3 — CAVITY BATTEN, VERTICAL - STRUCTURAL : 45mm x 45mm SPP Radiata Pine, H3.2 45mm x 70mm SPP Radiata Pine, H3.2 To form a 45mm cavity
- CF — CORNER FLASHING: Aluminium, PVC or Stainless Steel corner flashing. Refer NZBC E2/AS1 4.3 75x75 NO, Hem or Hook Required (100x100 Required for Internal Flashing) EXTRA HIGH WIND ZONE 100x100 Hem or Hook to Flashing Edges, Refer NZBC E2/AS1 4.5.1
- FT3 — FLEXIBLE FLASHING TAPE: Flexible flashing tape lapped into corner, Refer NZBC E2/AS1 4.3.11 Flashing tape is recommended due to movement that may occur in corners. (Not required by E2/AS1)
- FT4 — FLEXIBLE FLASHING TAPE: Flexible flashing tape wrapped around pipe and over building wrap, Refer NZBC E2/AS1 4.3.11 & Figure 68
- IN — INSULATION: Selected Insulation
- PEF — PEF ROD BACKING: Foam backing rod with sealant to perimeter that forms a waterproof air-seal. (Sealant 2:1 Ratio)
- S — SCRIBER: Southern Pine H3.1, profile cut to fit weatherboard, sealant to back of scriber & 3.15mm 316 Stainless Steel nail in 3mm predrilled hole.
- TF — TIMBER FRAME: H1.2 min treated timber framing
- IL — INTERNAL LINING: Selected Internal Lining
- WB — WEATHER BOARD: Southern Pine H3.2 Rusticated Weatherboard. Profile to NZS 3617

REV	DESCRIPTION	DATE
A	For Consent	10.11.26

PROPOSED GARAGE CONVERSION
21 Sylvan Street, LHE
Queenstown
for
Laura Ramos & Steven Woods

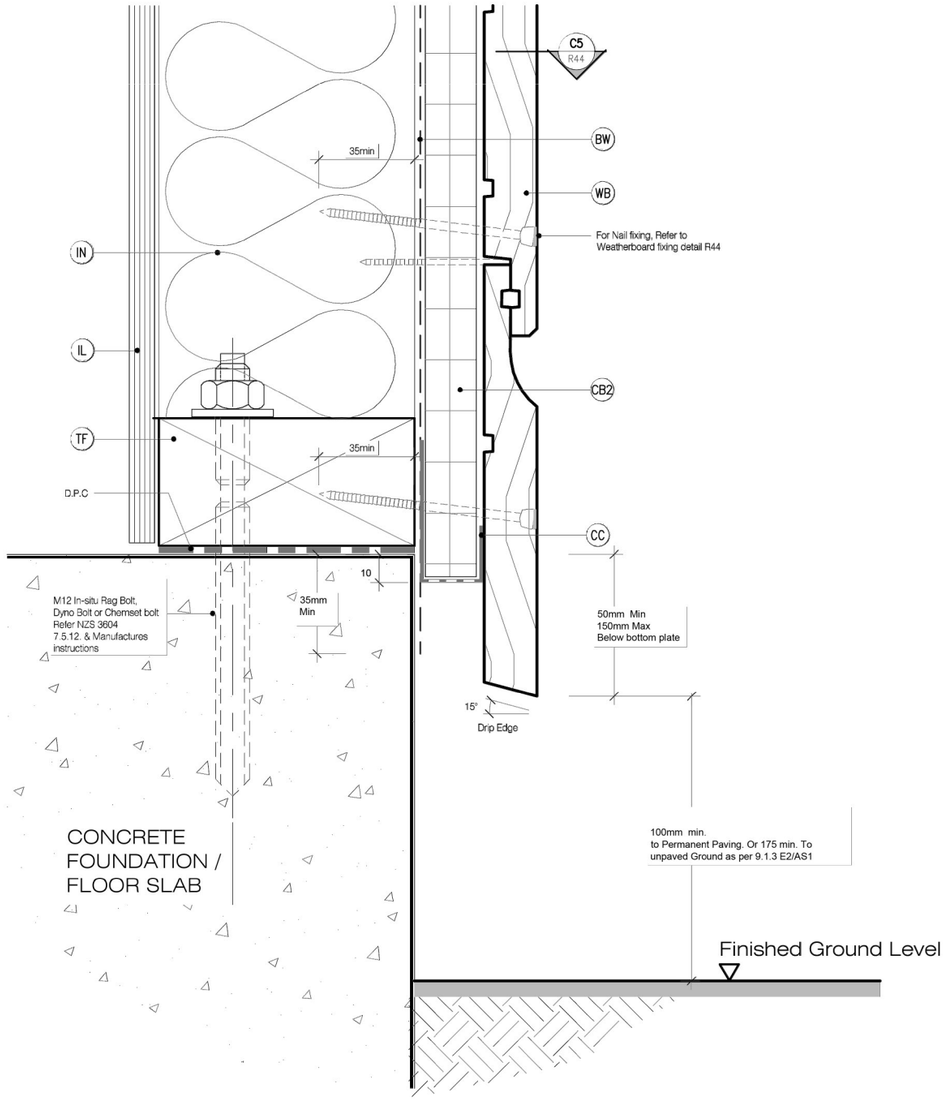
WEATHERBOARD DETAILS

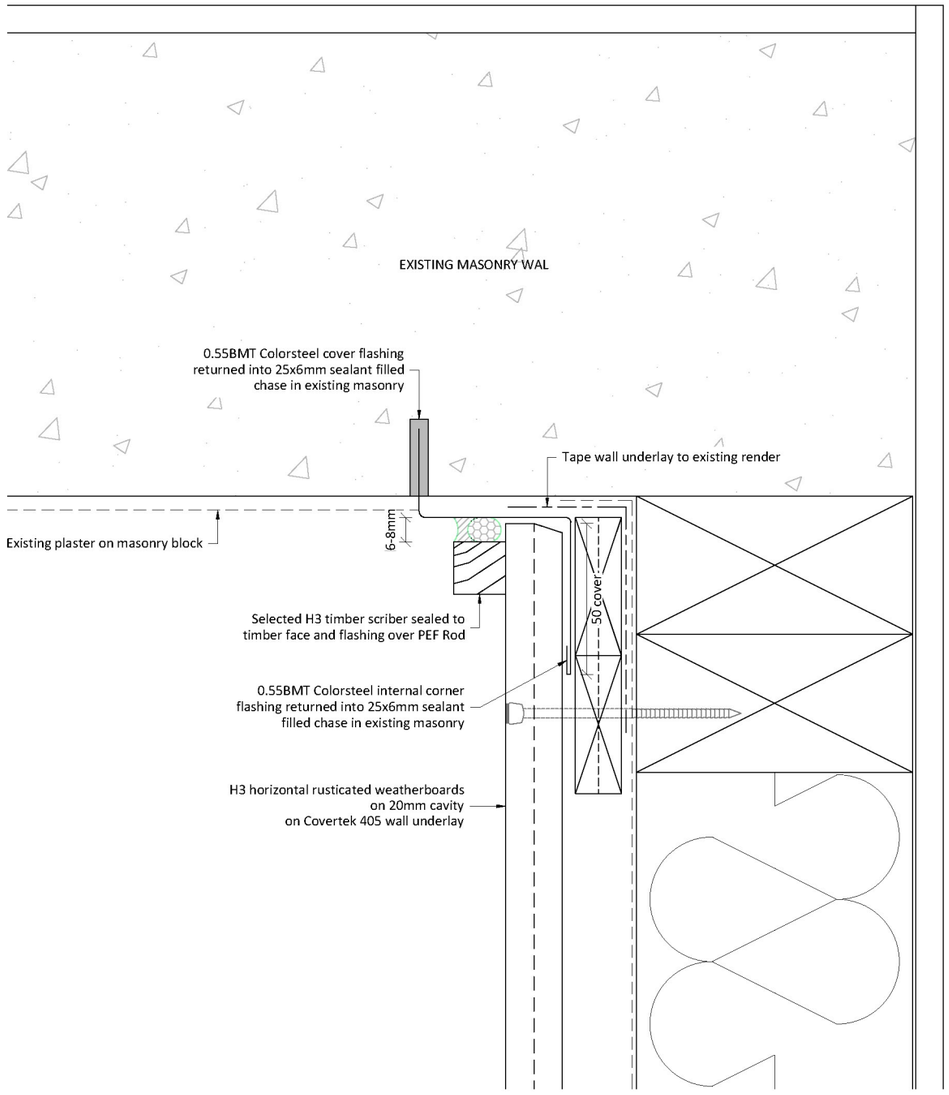
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Date	10.11.26	A513	
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Checked by	-	Scale	n.t.s

DENDRO
BY SOUTHERN PINE

BASE OF WALL CONCRETE R61





12 / A200 INTERNAL CORNER - WEATHERBOARD TO EXISTING RENDER JUNCTION
SCALE 1:2

LEGEND:

- AF — APRON FLASHING: Materials as per E2/AS1 4.0, Coating to match roofing material or refer E2/AS1 Table 21. Flashing Cover 130mm min. (L,M & H ≥ 10°) All others 200mm Refer Table 7 E2/AS1
- BW — BUILDING WRAP: Flexible Wall Underlay, As per NZBC E2/AS1 - Table 23, In extra high wind zones, Ridgid Underlay required (9.1.7.2 E2/AS1)
- CB2 — CAVITY BATTEN, VERTICAL: 20mm x 45mm H3.2. To form a 20mm cavity.
- CB3 — CAVITY BATTEN, VERTICAL - STRUCTURAL : 45mm x 45mm SPP Radiata Pine, H3.2 45mm x 70mm SPP Radiata Pine, H3.2 To form a 45mm cavity
- CC — CAVITY CLOSURE: Cavity closure strip, positioned to give a 15mm Min drip edge to cladding
- IL — INTERNAL LINING: Selected Internal Lining
- IN — INSULATION: Selected Insulation
- HS — HEAD SOFFIT SCRIBER: Southern Pine H3.2, Horizontal batten. Fix with 75 x 3.15mm 316 S.S nail in 2.5mm predrilled hole. (Spaced off cladding with 5m EPDM washer to provide ventilation. Recommended moisture control, but it is not required by E2/AS1
- MR — METAL ROOFING : Selected Metal Roofing
- SL — SOFFIT LINING: Selected Soffit Lining
- TF — TIMBER FRAME: H1.2 min treated timber framing
- TP — TIMBER PACKER: Cant Strip, H3.2 Treated at 300crs to allow ventilation over the top of the wall.
- RU — ROOFING UNDERLAY: Selected Roofing Underlay As Per AS/AZS4200 with Mesh or Self Supported
- WB — WEATHER BOARD: Southern Pine H3.2 Rusticated Weatherboard. Profile to NZS 3617

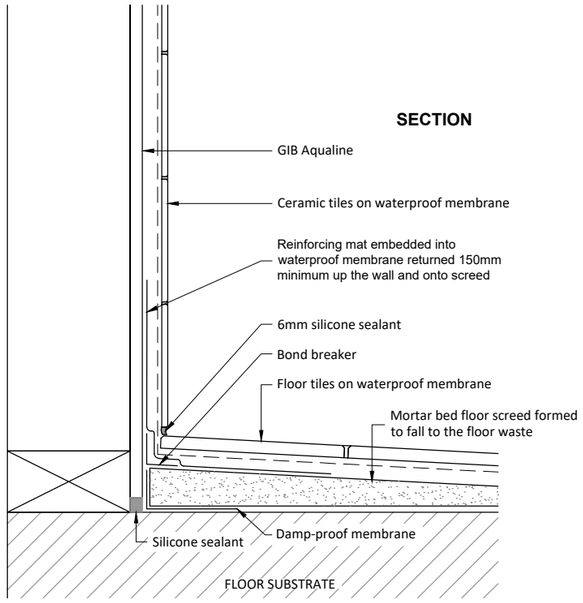
REV	DESCRIPTION	DATE
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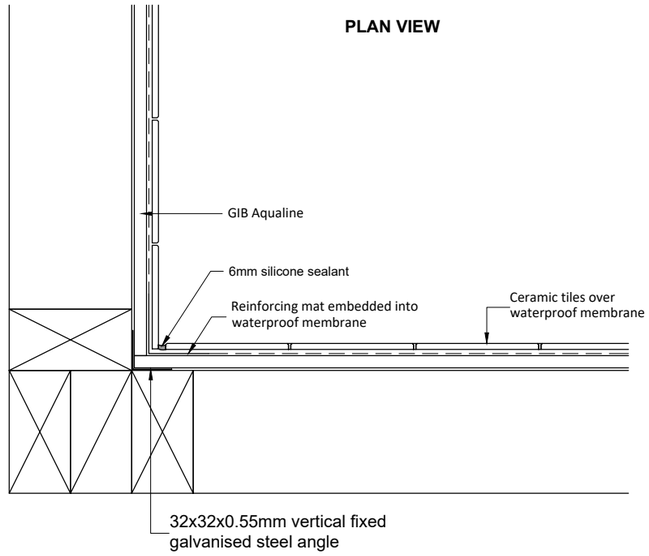
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WEATHERBOARD DETAILS

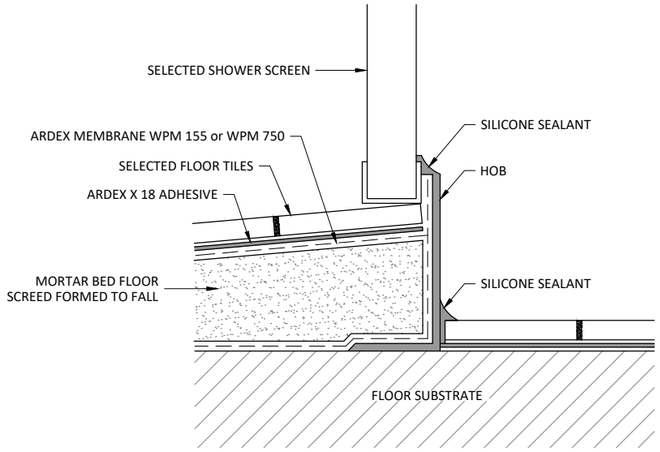
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Date	10.11.26	A514	
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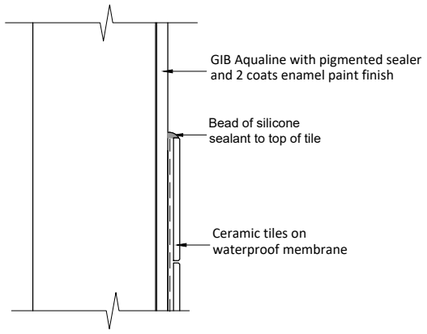




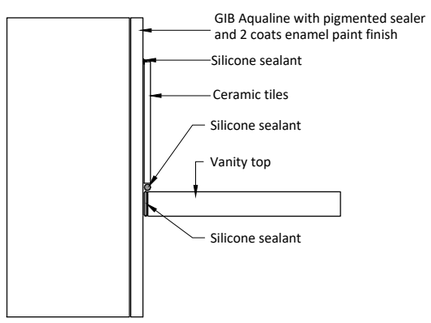
TILED SHOWER FLOOR TO WALL JUNCTION



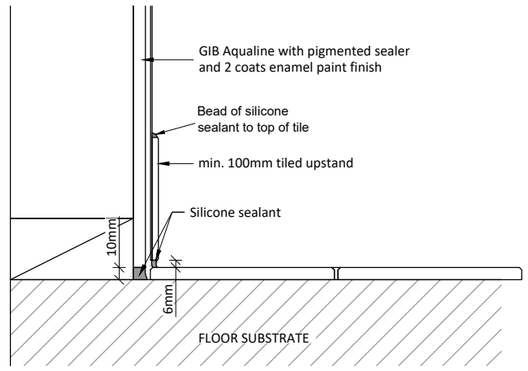
TILED SHOWER HOB



TOP OF SHOWER TILED WALL



VANITY TO WALL JUNCTION



TILED FLOOR TO WALL JUNCTION

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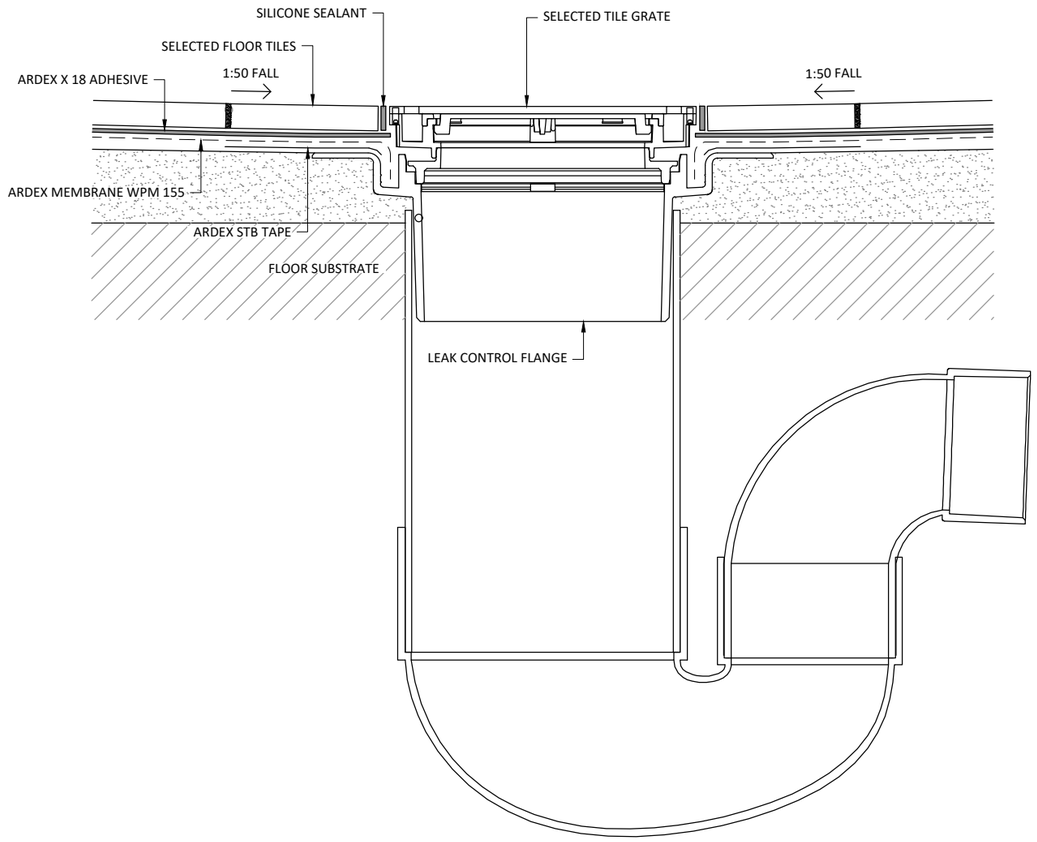
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WET AREA DETAILS

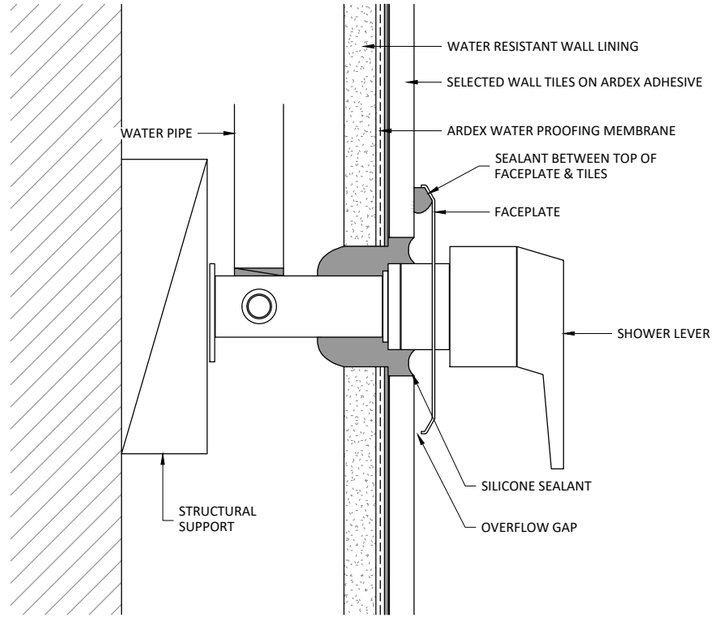
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Date	10.11.26
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Scale	n.t.s

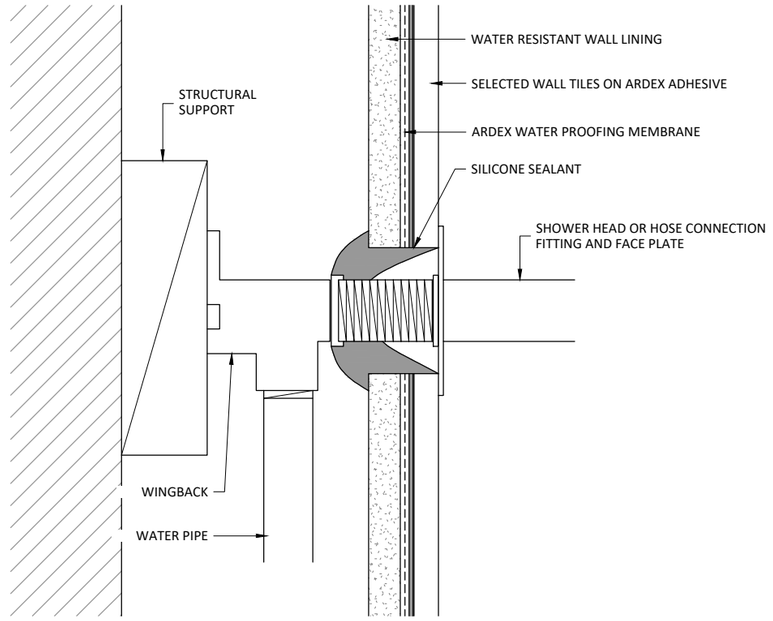
A520



TILED SHOWER WASTE DETAIL



TILED WALL PENETRATION - SHOWER LEVER



TILED WALL PENETRATION - OUTLET

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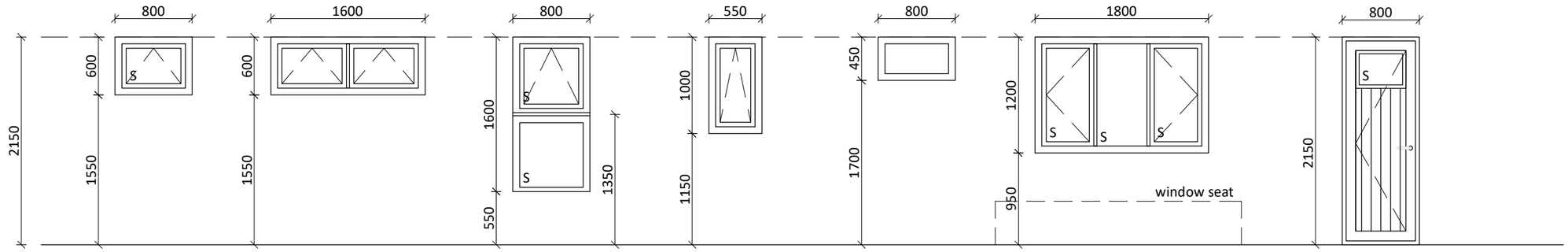
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WET AREA DETAILS

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Date	10.11.26
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Checked by	-
Scale	n.t.s

A521



WINDOW No	W1	W2	W3, W4, W5	W6	W7 & W8	W9	D1
TYPE	SINGLE AWNING	DOUBLE AWNING	SINGLE AWNING	SINGLE AWNING	SINGLE FIXED	TRIPLE CASEMENT	SELECTED ENTRANCE DOOR
GLASS TYPE	D/G CLEAR	D/G CLEAR	D/G CLEAR	D/G CLEAR	D/G CLEAR	D/G CLEAR	D/G CLEAR
OVERALL SIZE	800W x 600H	1600W x 600H	800W x 1600H	550W x 1000H	800W x 450H	1800W x 1200H	800W x 2150H

S - Denotes Grade A Safety Glass

JOINERY & GLAZING NOTES:

- All glazing, including shower glazing, shall comply with NZBC F2/AS1 and NZS 4223.3:2016.
- All aluminium joinery units are to achieve a constructed R value of R0.5m²K/W min. with thermally broken frames. IGU's are to use a thermally improved spacer, be 'Low E' and argon filled.
- Dimensions shown are indicate only. All openings are to be site measured prior to joinery fabrication. Particular note is to be taken of differing claddings and revels depths.
- W1, W2, W6 ,W7 W8 & W9 are to be installed with timber frames with flanges outside cladding.
- W3, W4, W5 & D1 are to be installed within existing concrete precast panel openings - flanges are to fit within existing opening.

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Queenstown
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EXTERNAL JOINERY

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Date	10.11.26
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A600

Scale 1 : 50