Newman Family

Lot 4154 Hanleys Farm, AH GONG ,
Jacks Point, AH GONG , Queenstown

Layout	Sheet Name
A001	Site Plan
A002	Excavation Plan
A003	Foundation Plan
A004	Manoeuvring Diagrams
A005	Manoeuvring Diagrams
A101	Ground Floor Plan
A102	First Floor Plan
A103	Ground Floor - Wall Framing and Dimension Plan
A104	First Floor - Wall Framing and Dimension Plan
A105	Roof Framing Plan
A106	Roof Plan
A201	Elevations
A202	Elevations
A401	Sections
A402	Sections
A403	Sections
A404	Sections
A405	Sections
A501	Door & Window Schedule

RevID	Change Name	Date
A	Concept Issue	03/06/2025
B	Truss and Engineering Issue	11/11/2025

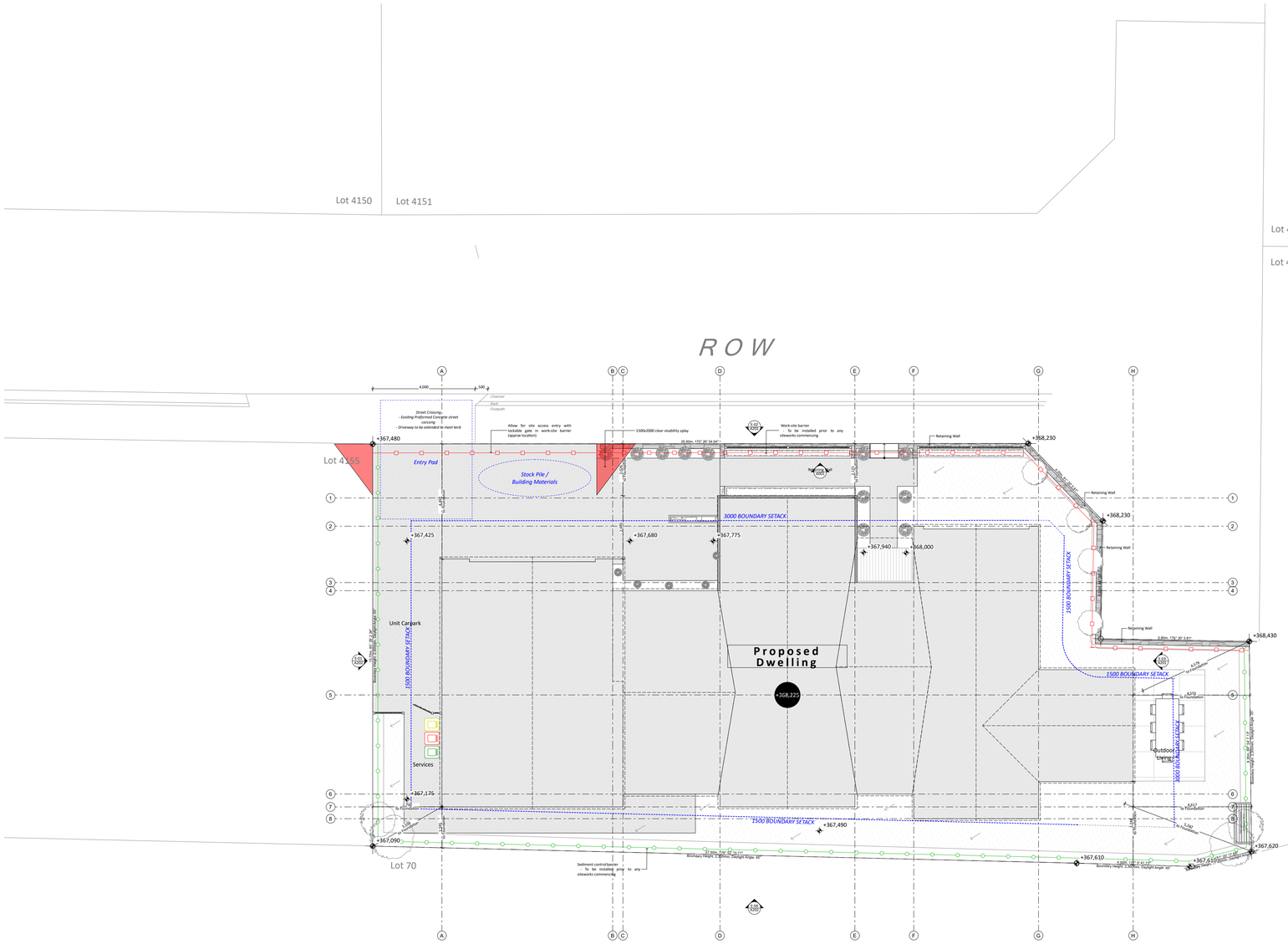
Newman Residence

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REVISION NO.	B

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1. Site Plan
SCALE 1:100

E-13 Retaining Wall
Scale 1:100

NORTH

PROJECT INFO:

Address:	Lot 4154 Hanleys Farm Jacks Point, AH GONG Queenstown, 9371	
Legal Description:	Lot 4154 DP NA	
Title:	905377	
Site Area:	504m² (more or less)	
Building Area:		
	(over framing)	251.00m²
Loft Area:	(over framing)	67.40m²
Site Coverage:	54.03%	
Planning Zone:	Jacks Point (DP4C)	
Wind Zone:	High	
Earthquake Zone:	2	
Exposure Zone:	Zone B	
Sea Spray Zone:	-	
Climate Zone:	6	
Altitude:	368m	

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway - TBC

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

All drawings to be read in conjunction with engineering/ consultants documentation.

Confirm all existing services on site.

Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.

All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

Clothes Lines
- Clothes lines and drying areas shall be located so they are not visable to public viewing

Fencing
- 1800 high capped vertical timber palings with exposed posts 1000mm behind dwelling edge

Landscaping
- Hedges height limited to 1800mm height for side boundaries

- Hedges in front yard shall be limited to 1200mm high

- Hedges and fencing at rear facing reserve limited to 1000mm in height

SEDIMENT CONTROLS

Sediment controls to be taken during the construction process. To be read in conjunction with QLDC Guidance Document Earthworks.

Provide stabilized entry pad & wash down area for contractor vehicles in accordance with Territorial Authority sediment control for small sites.

A runoff diversion bund will be included in the site access way if required.
All sediment on footpaths and roads to be removed as soon as practicable.

All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained daily as required.

All ground cover vegetation and trees outside the immediate building area to be preserved during the building phase.

Stockpiles (if any) to be covered with an impervious sheet.

Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.

Person responsible for implimentation and maintenance is Main Contractor TBC

SEDIMENT CONTROL FENCE:
Refer to QLDC Guidance Document Earthworks

Sediment control fence:

WORK-SITE BARRIERS

Work-site barriers to be installed in accordance with NZBC F5/AS1 Table 1, all work-site barriers to be erected prior to commencement of works.

Work-site Barrier:

Example of Typical Retaining Wall Details.
Details are dependant on Engineers Design.

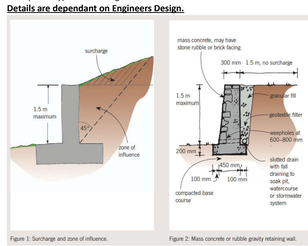
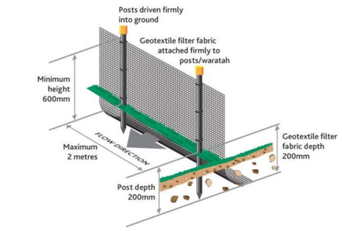
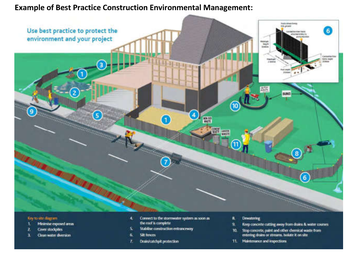


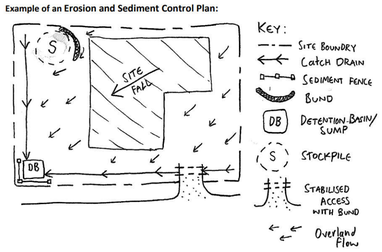
Figure 1: Surcharge and zone of influence. Figure 2: Mass concrete or rubble gravity retaining wall.



Example of Best Practice Construction Environmental Management:



Example of an Erosion and Sediment Control Plan:



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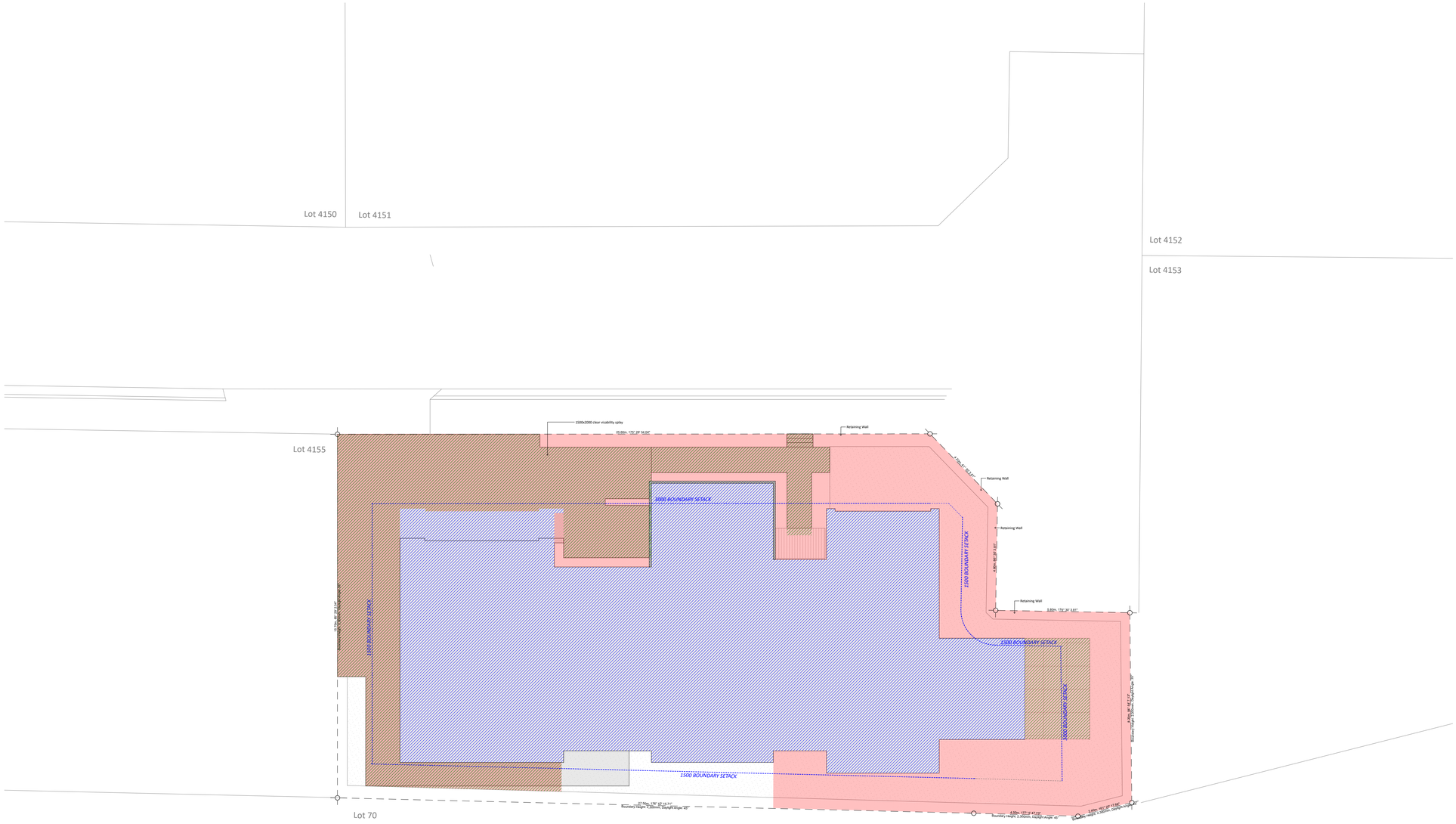
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A	Concept Issue	03/06/2025
B	Truss and Engineering Issue	11/11/2025

SCALE	1:200, 1:100,
SCALE DOUBLED AT A3	1:140.6491
DRAWN	NW
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Site Plan

A001



1. Excavation Plan
SCALE 1:100

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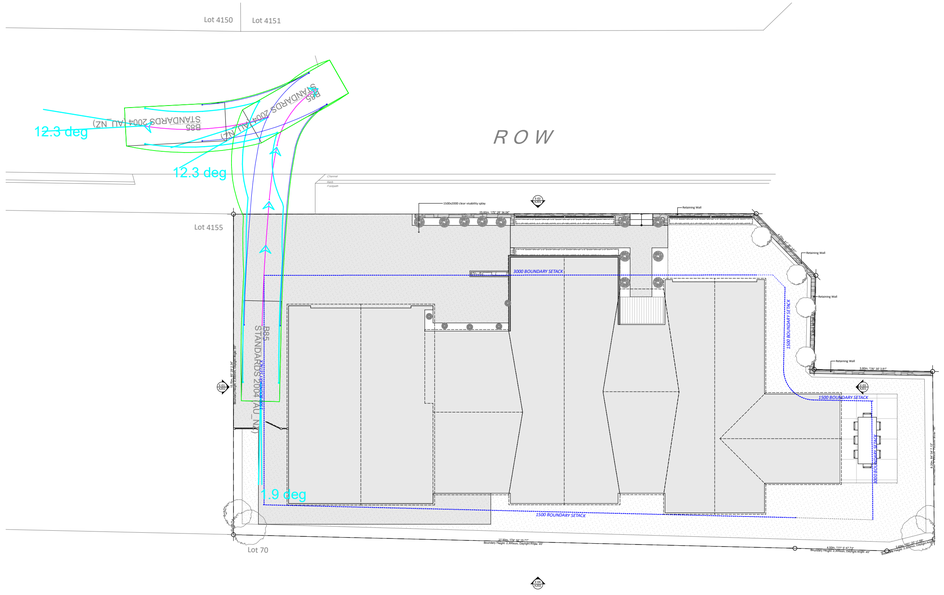
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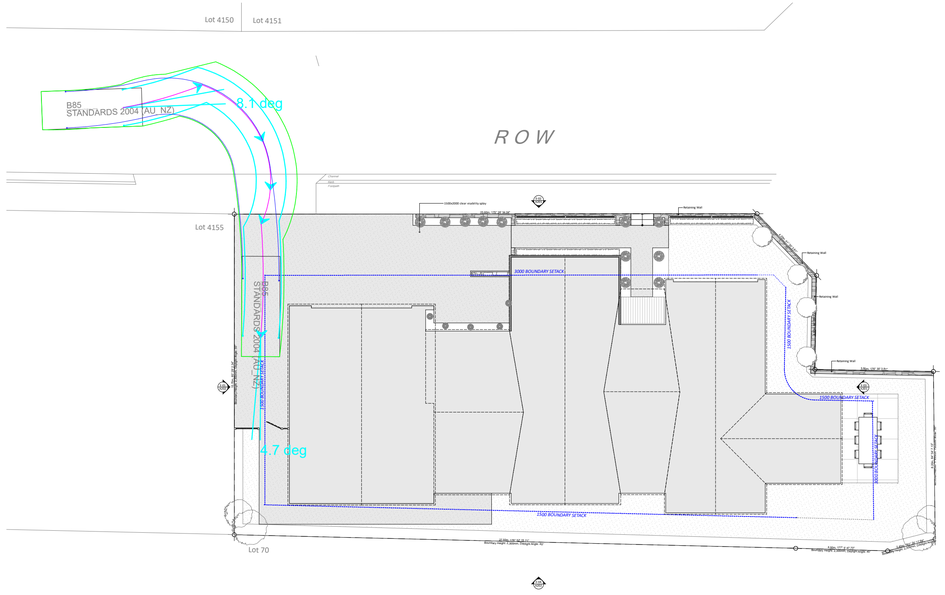
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CHECKED	DWA
JOB NO.	DW1684
REVISION NO.	B

Excavation Plan

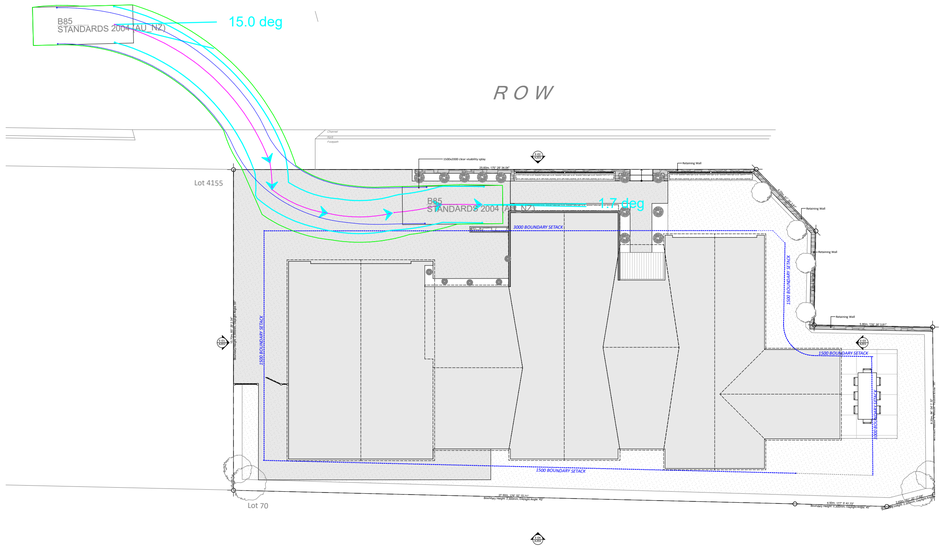
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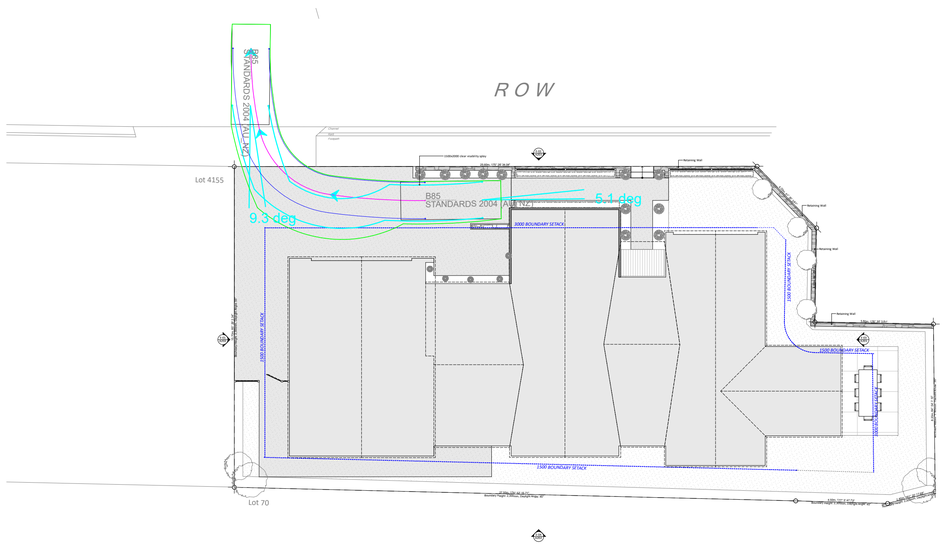
1. Manoeuvring Diagram 1
Scale 1:150



1. Manoeuvring Diagram 2
Scale 1:150



1. Manoeuvring Diagram 3
Scale 1:150



1. Manoeuvring Diagram 4
Scale 1:150

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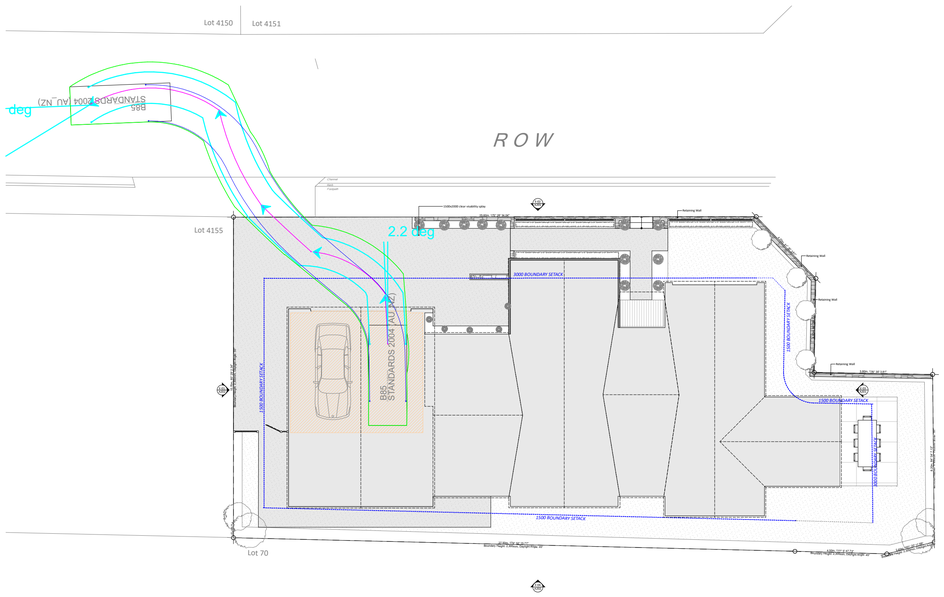
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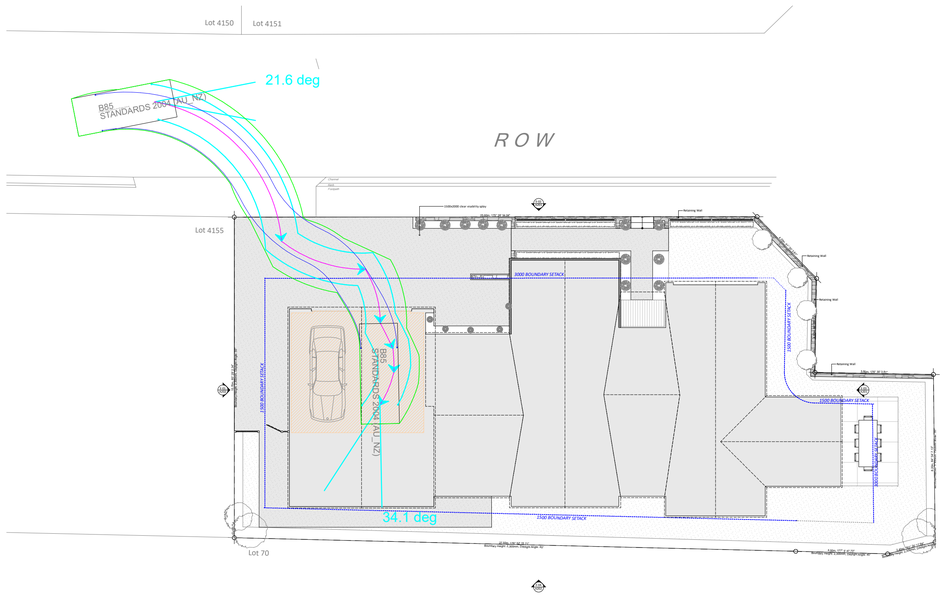
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Manoeuvring Diagrams

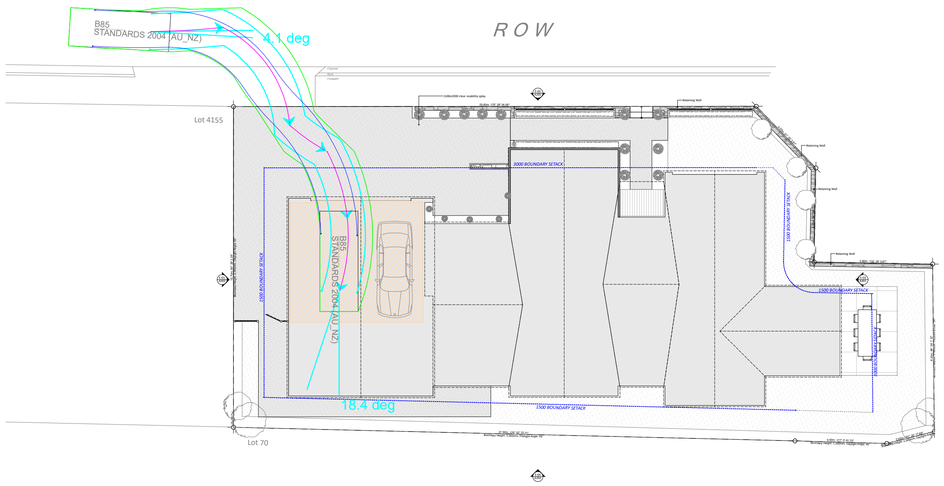
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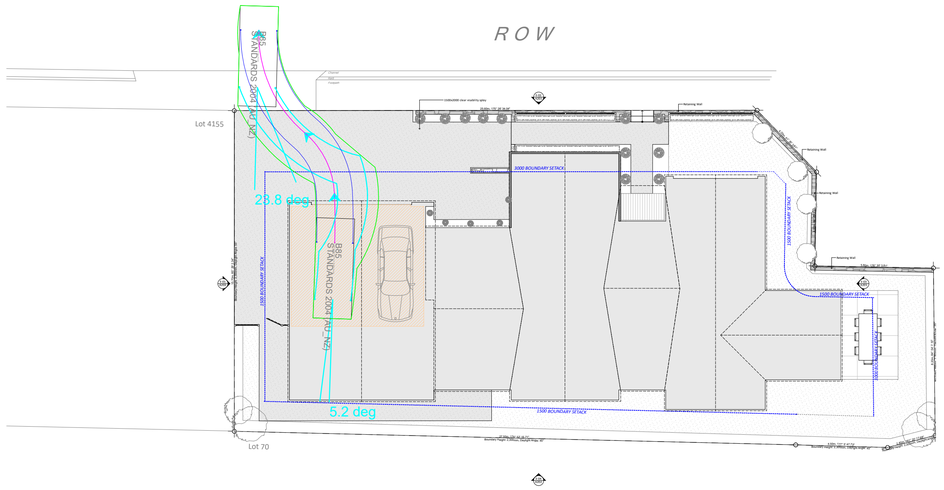
1. Manoeuvring Diagram 5
Scale 1:150



1. Manoeuvring Diagram 6
Scale 1:150



1. Manoeuvring Diagram 7
Scale 1:150



1. Manoeuvring Diagram 8
Scale 1:150

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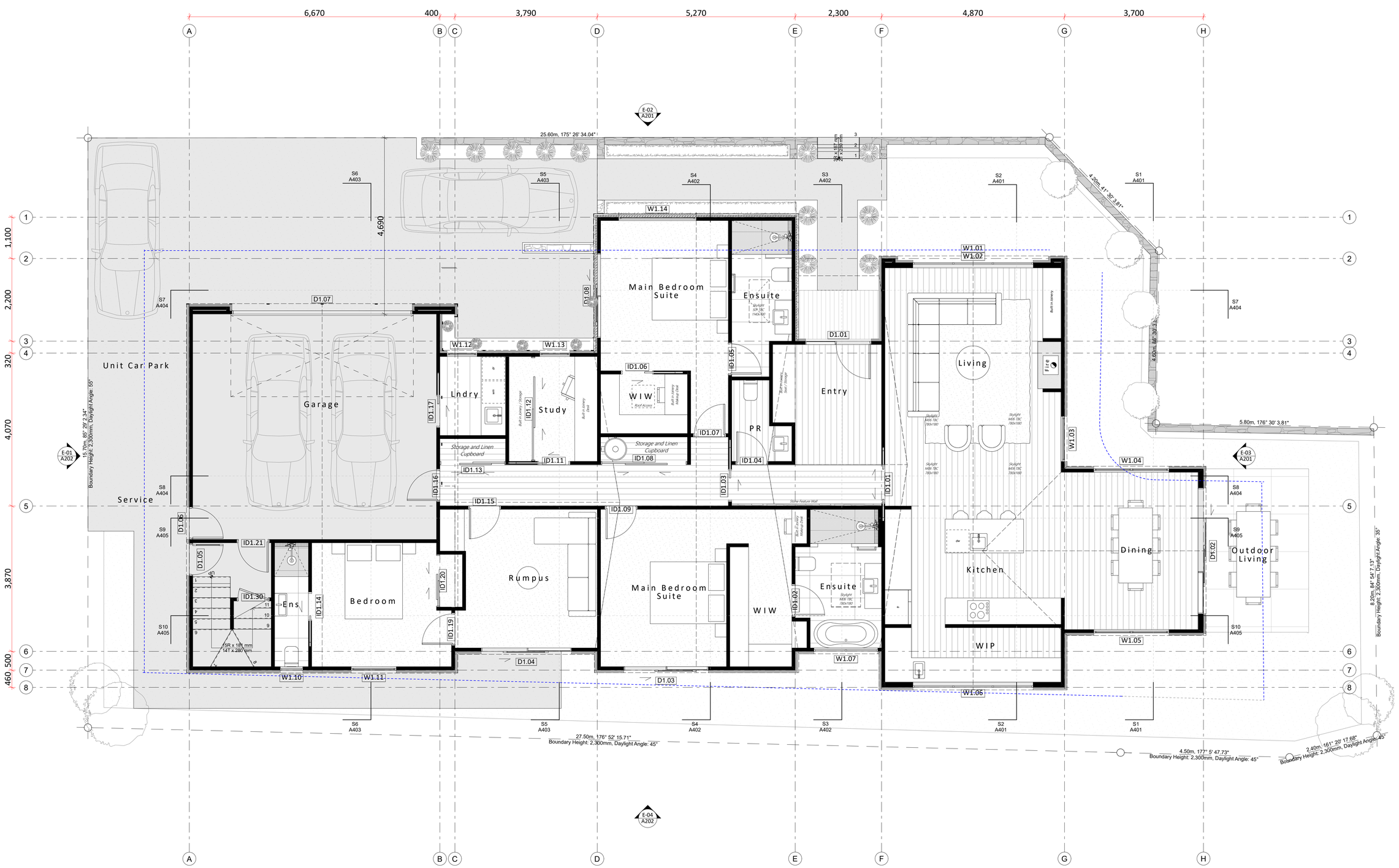
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SCALE	1:150
SCALE DOUBLED AT A3	
DRAWN	NW
CHECKED	DWA
JOB NO.	DW1684
REVISION NO.	B

Manoeuvring Diagrams

A005



NORTH

PROJECT INFO:

Address:	Lot 4154 Hanleys Farm Jacks Point, AH GONG Queenstown, 9371	
Legal Description:	Lot 4154 DP NA	
Title:	905377	
Site Area:	504m² (more or less)	
Building Area:	(over framing)	251.00m²
Loft Area:	(over framing)	67.40m²
Site Coverage:	54.03%	
Planning Zone:	Jacks Point (DP4C)	
Wind Zone:	High	
Earthquake Zone:	2	
Exposure Zone:	Zone B	
Sea Spray Zone:	-	
Climate Zone:	6	
Altitude:	368m	

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway - TBC

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with NZBC D1/AS1/ table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc G4/AS1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, Interconnected type 1 domestic alarms to be installed to NZBC F7/AS1 with hush facility

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

H1 COMPLIANCE

Schedule method to be used when the window / wall ratio is less than 30%, there is less than 1.2 square metres of skylight, and less than 2.6 square metres of leadlight single glazing.

WINDOW TO WALL RATIO: TBC %

ROOF(TRUSS):	R7.0(275) or 2xR3.6(360) Fibreglass batts or similar
RAFTERS:	R7.0(275) Fibreglass batts or similar
WALL(90):	R2.6 Fibreglass batts or similar
WALL(140):	R3.2 Fibreglass batts or similar
FOUNDATION:	R1.4 Ribraft Foundation
UNDERSLAB:	R1.5 EXPOL EPB (50mm)
GLAZING	R0.5

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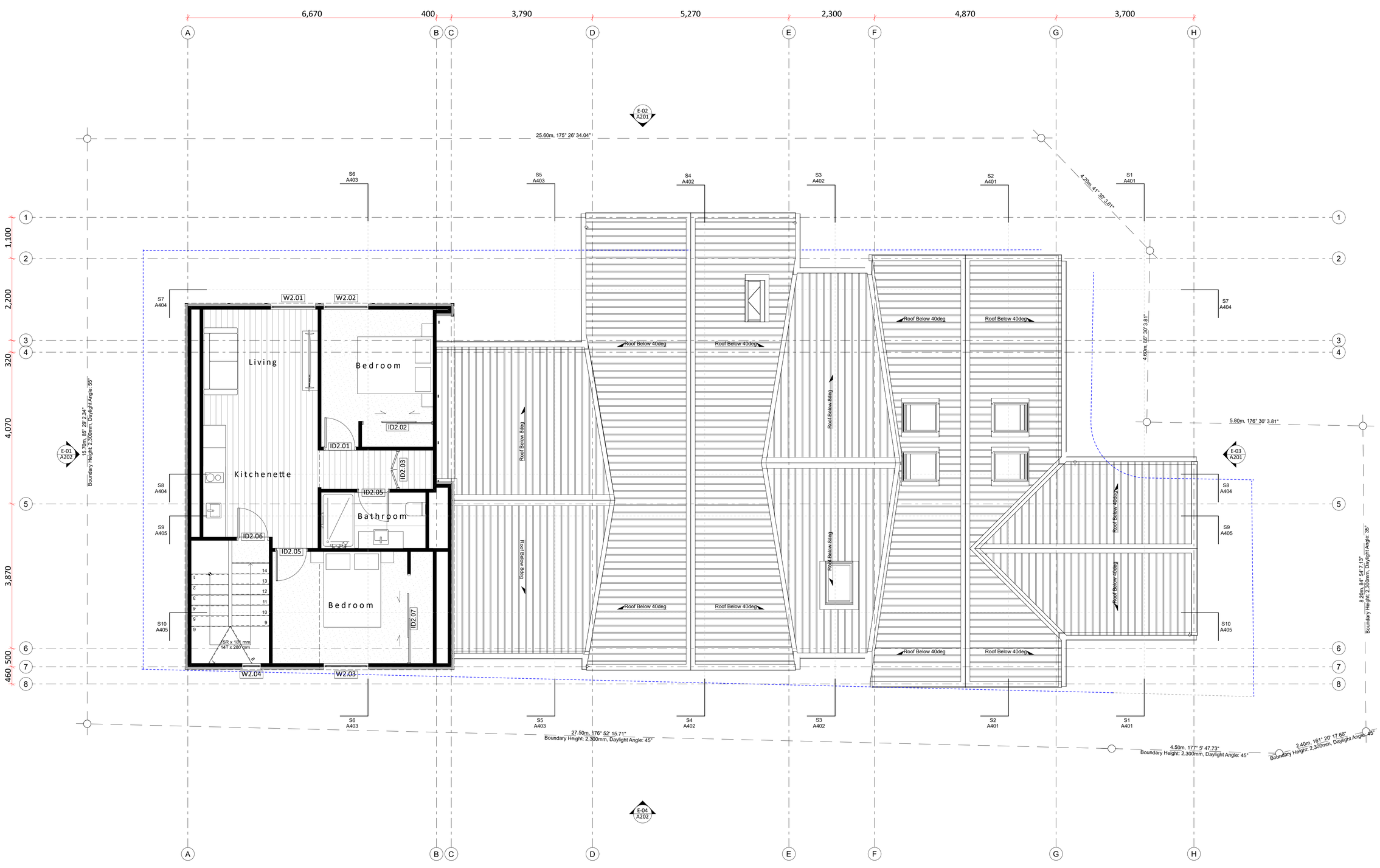
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SCALE	1:200, 1:50
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DRAWN	NW
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JOB NO.	DW1684
REVISION NO.	B

Ground Floor Plan

A101



NORTH

PROJECT INFO:

Address:	Lot 4154 Hanleys Farm Jacks Point, AH GONG Queenstown, 9371	
Legal Description:	Lot 4154 DP NA	
Title:	905377	
Site Area:	504m² (more or less)	
Building Area:		
	(over framing)	251.00m²
Loft Area:	(over framing)	67.40m²
Site Coverage:	54.03%	
Planning Zone:	Jacks Point (DP4C)	
Wind Zone:	High	
Earthquake Zone:	2	
Exposure Zone:	Zone B	
Sea Spray Zone:	-	
Climate Zone:	6	
Altitude:	368m	

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway - TBC

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with NZBC D1/AS1/ table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc G4/AS1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, Interconnected type 1 domestic alarms to be installed to NZBC F7/AS1 with hush facility

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

H1 COMPLIANCE

Schedule method to be used when the window / wall ratio is less than 30%, there is less than 1.2 square metres of skylight, and less than 2.6 square metres of leadlight single glazing.

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ROOF(TRUSS):	R7.0(275) or 2xR3.6(360) Fibreglass batts or similar
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GLAZING	R0.5

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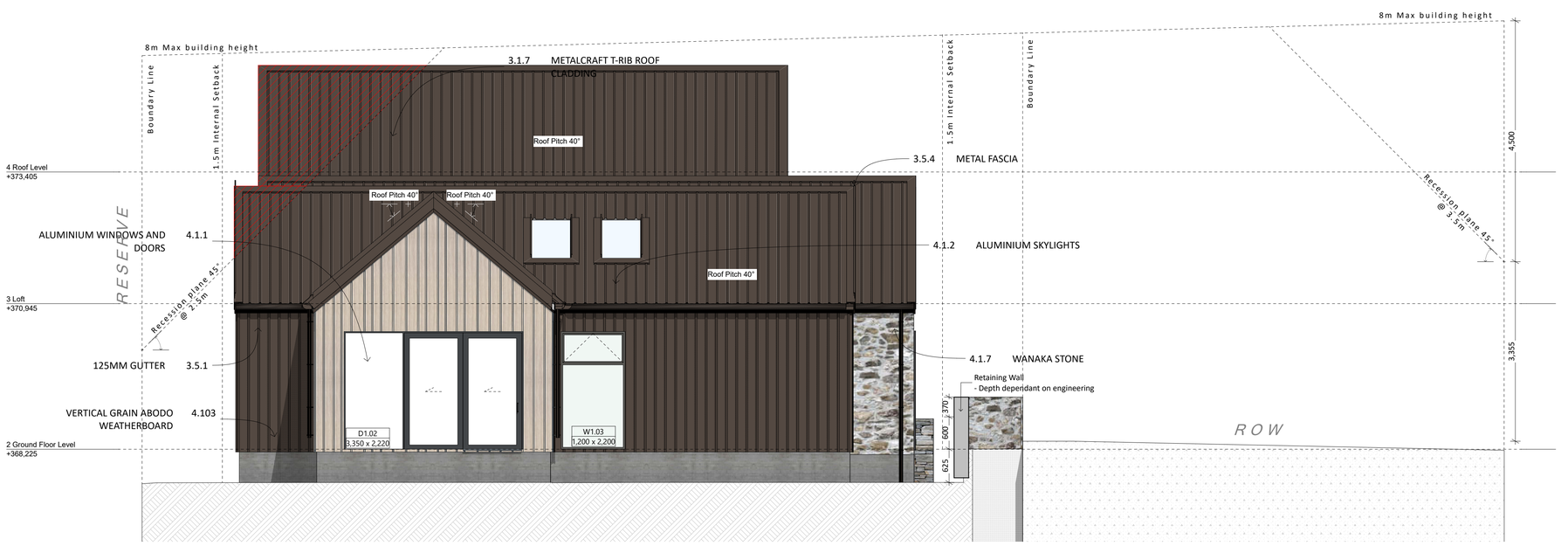
SCALE	1:200, 1:50
SCALE DOUBLED AT A3	
DRAWN	NW
CHECKED	DWA
JOB NO.	DW1684
REVISION NO.	B

First Floor Plan

A102



E-02 East Elevation
Scale 1:50



E-03 South Elevation
Scale 1:50

LEGEND

3.1.7 METALCRAFT T-RIB ROOF CLADDING
0.40mm BMT Metalcraft T-Rib Roof cladding laid over self-supporting roof underlay on ex 70x45 H1.2 purlins at 900crs over prefabrcated trusses installed as per manufacturers specifications.
Colour: Lignite (LRV 10%)

3.5.1 125MM GUTTER
Dimond Gutter 125mm profile, finish & colour to match roofing

3.5.4 METAL FASCIA
Metal 185mm fascia, finish & colour to match roofing

4.1.1 ALUMINIUM WINDOWS AND DOORS
Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) R0.5 R Value. Powdercoat Finish to aluminium color selected.
- R0.50 Value

4.1.2 ALUMINIUM SKYLIGHTS
Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) Powdercoat Finish to aluminium colour selected.

4.1.7 WANAKA STONE
Selected 45mm Wanaka Stone on 20mm drained cavity battens and 18mm IBS RigidRap XT.
Colour and finish to be selected by client.

4.103 VERTICAL GRAIN ABODO WEATHERBOARD
Selected Vertical Abodo Weatherboard cladding over 20mm cavity on 18mm IBS RigidRap XT.
Colour and finish to be selected by client.

4.104 HORIZONTAL GRAIN ABODO WEATHERBOARD
Selected Horizontal Abodo Weatherboard cladding with decorative 20x70mm battens over 20mm cavity on 18mm IBS RigidRap XT. Colour and finish to be selected by client.

Building Materials

East
- Abodo Timber - 74.86%
- Stone - 25.14%

South
- Abodo Timber - 30.54%
- Steel - 58.35%
- Stone - 11.11%

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SCALE	1:14.6616, 1:1.9254, 1:1, 1:1.1445, 1:0.7085
SCALE DOUBLED AT A3	
DRAWN	DWA
CHECKED	DWA
JOB NO.	DW1684
REVISION NO.	B

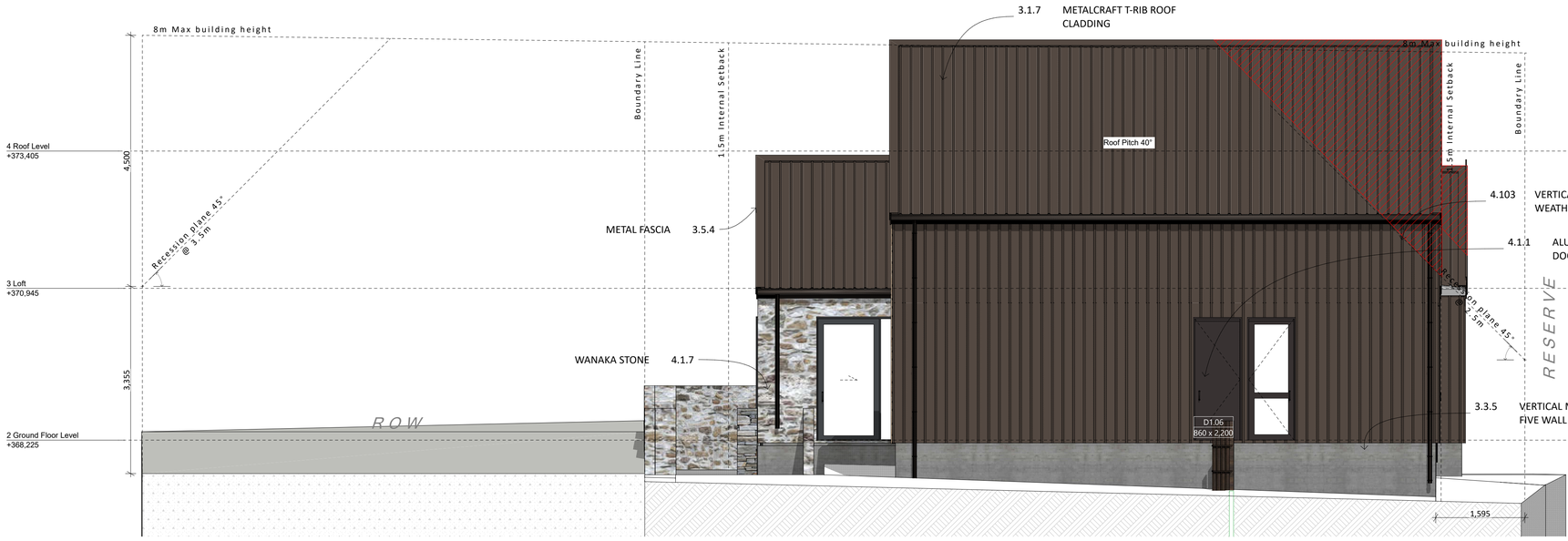
Elevations

A201



E-04 West Elevation

Scale 1:50



E-01 North Elevation

Scale 1:50

LEGEND

3.1.7 **METALCRAFT T-RIB ROOF CLADDING**
0.40mm BMT Metalcraft T-Rib Roof cladding laid over self-supporting roof underlay on ex 70x45 H1.2 purlins at 900crs over prefabrcated trusses installed as per manufacturers specifications.
Colour: Lignite (LRV 10%)

3.3.5 **VERTICAL METALCRAFT HI FIVE WALL CLADDINGS**
0.55mm BMT Vertical Dimond Hi Five wall cladding on 20mm cavity batten on 18mm IBS RigidRap XT.
Colour: Lignite (LRV 10%)

3.5.1 **125MM GUTTER**
Dimond Gutter 125mm profile, finish & colour to match roofing

3.5.4 **METAL FASCIA**
Metal 185mm fascia, finish & colour to match roofing

4.1.1 **ALUMINIUM WINDOWS AND DOORS**
Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) R0.5 R Value. Powdercoat Finish to aluminium color selected.
- R0.50 Value

4.1.2 **ALUMINIUM SKYLIGHTS**
Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) Powdercoat Finish to aluminium colour selected.

4.1.7 **WANAKA STONE**
Selected 45mm Wanaka Stone on 20mm drained cavity battens and 18mm IBS RigidRap XT.
Colour and finish to be selected by client.

4.103 **VERTICAL GRAIN ABODO WEATHERBOARD**
Selected Vertical Abodo Weatherboard cladding over 20mm cavity on 18mm IBS RigidRap XT.
Colour and finish to be selected by client.

Building Materials

West
- Abodo Timber - 6.10%
- Stone - 93.90%

North
- Abodo Timber - 0%
- Steel - 93.85%
- Stone - 6.15%

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General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractors must verify all dimensions on site before starting work or ordering materials.
Architectural drawings are to be read in conjunction with the full set of drawings and specifications. Landscape drawings are to be read in conjunction with consultants' documents and vice versa. All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commences.

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RevID	Change Name	Date
A	Concept Issue	03/06/2025
B	Truss and Engineering Issue	11/11/2025

SCALE	1:50
SCALE DOUBLED AT A3	
DRAWN	NW
CHECKED	DWA
JOB NO.	DW1684
REVISION NO.	B

Elevations

A202