PLANS MUST BE VIEWED IN COLOUR
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NOTES

SITE
- WIND ZONE : VERY HIGH
- EARTHQUAKE ZONE : ZONE 3
- EXPOSURE ZONE : ZONE B
- SNOW LOAD : 2kPa
- APPROX SITE ELEVATION OF 370m

BUILDING
- EXISTING STUD HEIGHT VARIES 2400 STUD - 3500 STUD
- EXISTING STUD HEIGHT VARIES 2400 STUD - 3500 STUD (GARAGE)
- EXISTING EXTERIOR FRAMING GENERALLY H1.2 SG8 90x45 TIMBER FRAMING
- **NEW** EXTERIOR FRAMING TO BE : H1.2 SG8 140x45 TIMBER FRAMING
- EXISTING : 2.2m - 2.4m HEAD HEIGHT ALL EXISTING EXTERNAL ALUMINIUM JOINERY
- **NEW** 2.2m - 2.4m HEAD HEIGHT TO ALL EXTERNAL ALUMINIUM JOINERY
- EXISTING FLOOR STRUCTURE : ENGINEER DESIGNED 100mm CONCRETE SLAB 25 SERIES CONCRETE BLOCK FOUNDATION
- **NEW** FLOOR STRUCTURE : ENGINEER DESIGN 100mm CONCRETE SLAB - TBC
- HEATING :
  EXISTING FIRE AND ELECTRIC HEAT PUMPS
- WATER :
  EXISTING GAS CALIFONTS

ROOF
- EXISTING ALPINE TRAY LONGRUN ROOFING
- **NEW** ROOFING : MATCHING ALPINE TRAY LONGRUN ROOFING
- ALL **NEW** ROOFING TO BE COLORSTEEL MAXAM
- 35° EXISTING ROOF PITCH
- 2° EXISTING ENTRY ROOF PITCH
- 3° EXISTING LOWER ROOF PITCH
- **NEW** MATCHING 35° ROOF PITCH TO LIVING ADDITION AND NEW GARAGE

CLADDING
- EXISTING RUSTICATED TIMBER WEATHERBOARD
- EXISTING 150mm SCHIST STONE VENEER
- **NEW** MATCHING ENVIRA TIMBER RUSTICATED WEATHERBOARDS OVER 40x20 H3.1 CAVITY BATTENS. MATCHING RUSTICATED WEATHERBOARD ABOVE BLOCK WALL
- NEW GARAGE - 20 SERIES BLOCK RETAINING WALL BY ENGINEER DESIGN
- 7mm ECOPLY BARRIER AS RIGID AIR BARRIER AND EXTERNAL BRACING ELEMENTS

ALL CLADDINGS ON CAVITY

INSULATION
CEILING :
- EXISTING R4.0 CEILING INSULATION
- EXISTING R2.8 WALL + R1.0 MASONRY INSULATION
- R5.0 SKILLION CEILING INSULATION - **TBC**

WALL :
- EXISTING R2.8 WALL INSULATION
- R2.8 WALL INSULATION - **TBC**

FLOOR :
- EXISTING R3.9 MIDFLOOR SILENCER
- EXISTING 1.2m PERIMETER 50mm POLY UNDERSLAB
- 50mm XPS UNDERSLAB - **TBC**

WINDOW & DOORS :
- EXISTING DOUBLE GLAZED ALUMINIUM JOINERY
- DOUBLE GLAZED ARGON FILLED LOW-E ALUMINIUM JOINERY

INTERIOR
- INTERNAL DOOR HEIGHT : 1.98m
- FLOORING :
- L = SELECTED TIMBER OVERLAY - TBC

CONFIRM ORIENTATION WITH OWNER PRIOR TO LAYING

CEILING LINING :
- 13mm STANDARD GIB CEILING LININGS
- MATCHING TIMBER T & G LINING TO LIVING ADDITION

WALL LINING :
- 10mm STANDARD GIB WALL LININGS

GENERAL
- APPROX POSITION OF EXISTING SWITCHBOARD AND METERBOARD SHOWN ALLOW TO CONFIRM ON SITE WITH OWNER.
- EMH - POSITION OF EXISTING MAN HOLE CONFIRM WITH OWNER ON SITE.
- SMOKE ALARMS ; EXISTING HARDWIRED SMOKE ALARMS
- LIGHTING IS TO BE OWNER SELECTED TO PROVIDE A MINIMUM OF 20LUX AS PER G8 AND IF DOWNLIGHT LUMINAIRES ARE TO BE INSTALLED THIS SHALL BE DONE IN ACCORDANCE WITH AS/NZS 60598.2.2

Resource Consent

Plan Index :

01 Title Page
02 Site Plan
03 Existing Floor Plans
04 Revised Floor Plan
05 Elevations I
06 Elevations II
07 New Garage Floor Plan & Elevations

Residence Alterations & Additions, New Garage

For : R & S Richardson Family Trust

195 Tucker Beach Road, Queenstown

VARCOE McMILLAN
ARCHITECTURE

Job # 24 - 2890
Printed 23/09/2025

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Building Confidence

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BOUNDARY 21.55m
BOUNDARY 30.81m
BOUNDARY 52.51m
BOUNDARY 35.2m
BOUNDARY 37.59m
BOUNDARY 90.78m
NORTH

EXISTING POOL
EXISTING SEPTIC TANK
EXISTING 25000L POTABLE WATER SUPPLY TANK
2.7m² LIVING ADDITION BREACH TO EXISTING BUILDING PLATFORM
6430
876
362.48m
FFL 225 (362.48 msl)
NEW ADDITION
NEW STONE CHIMNEY FOR RE-USED FIRE PLACE
EASEMENT
FFL 362.48 msl
FFL 363.24 msl
EXISTING RESIDENCE
NEW ADDITION
FFL 225 (362.48 msl)
NEW ASPHALT TO MAKE GOOD EXISTING DRIVEWAY AND NEW LAYOUT
NEW STACK STONE RETAINING LANDSCAPE WALL
REFORM EXISTING DRIVEWAY
10000
3417
EXISTING POOL SHED
FFL 225 (363.24msl)
NEW ADDITION
INTERNAL ALTERATIONS UNDER SCHEDULE 1
FFL 362.86 msl
INTERNAL ALTERATIONS
NEW GARAGE
FFL 225 (363.085 msl)
ALLOW TO RESHAPE EXISTING GROUND REQUIRE. ALLOW TO CONFIRM EXTENT ON SITE
3531
EXISTING IRRIGATION WATER TANK
REFER SHEET 07 - NEW GARAGE FLOOR PLAN & ELEVATIONS FOR MORE DETAIL
ALLOW TO RETAIN IF REQUIRE. CONFIRM EXTENT ON SITE
10035
BUILDING PLATFORM

COMPLIANCE WITH NZBC F5 -
TAKE ALL PRACTICAL STEPS TO MINIMISE OR ISOLATE ANY HAZARDS, ALONG WITH FALL PROTECTION, SAFETY NETS AND FENCING OF PROPERTY, MAIN CONTRACTOR TO SUPPLY HEATH & SAFETY PLAN FOR CONSTRUCTION WORK TO OWNER PRIOR TO COMMENCING WORK ON SITE. ALL FENCING TO BE 2m min IN HEIGHT WITH A SUITABLE BARRIER MATERIAL THAT IS COMPLIANT WITH ALL STANDARDS & REGULATIONS SET OUT IN NZBC F5.

1 SITE PLAN
1:200

PROPERTY INFO	
WIND REGION:	A
EXPOSURE ZONE:	ZONE B
CLIMATE ZONE:	06
RAINFALL INTENSITY RANGE:	20-30
WIND ZONE:	**VERY HIGH**
EARTHQUAKE ZONE:	**ZONE 3**
SNOW LOAD:	**2kPa**

SITE AREA - 4611.0m²
BUILDING AREA - 497.3m² approx
SITE COVERAGE - 10.8%
LOT 16
DP 433642

IMPORTANCE LEVEL: LEVEL 2
COUNCIL ZONE: FERRY HILL RURAL RESIDENTIAL SUB ZONE

NEW ADDITION(S) EARTHWORKS
CUT : 11.61m³

GARAGE EARTHWORKS
CUT : 93.45m³
APPROX LANDSCAPING FILL : 33.68m³

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Residence Alterations & Additions, New Garage

For : R & S Richardson Family Trust

195 Tucker Beach Road, Queenstown

Site Plan
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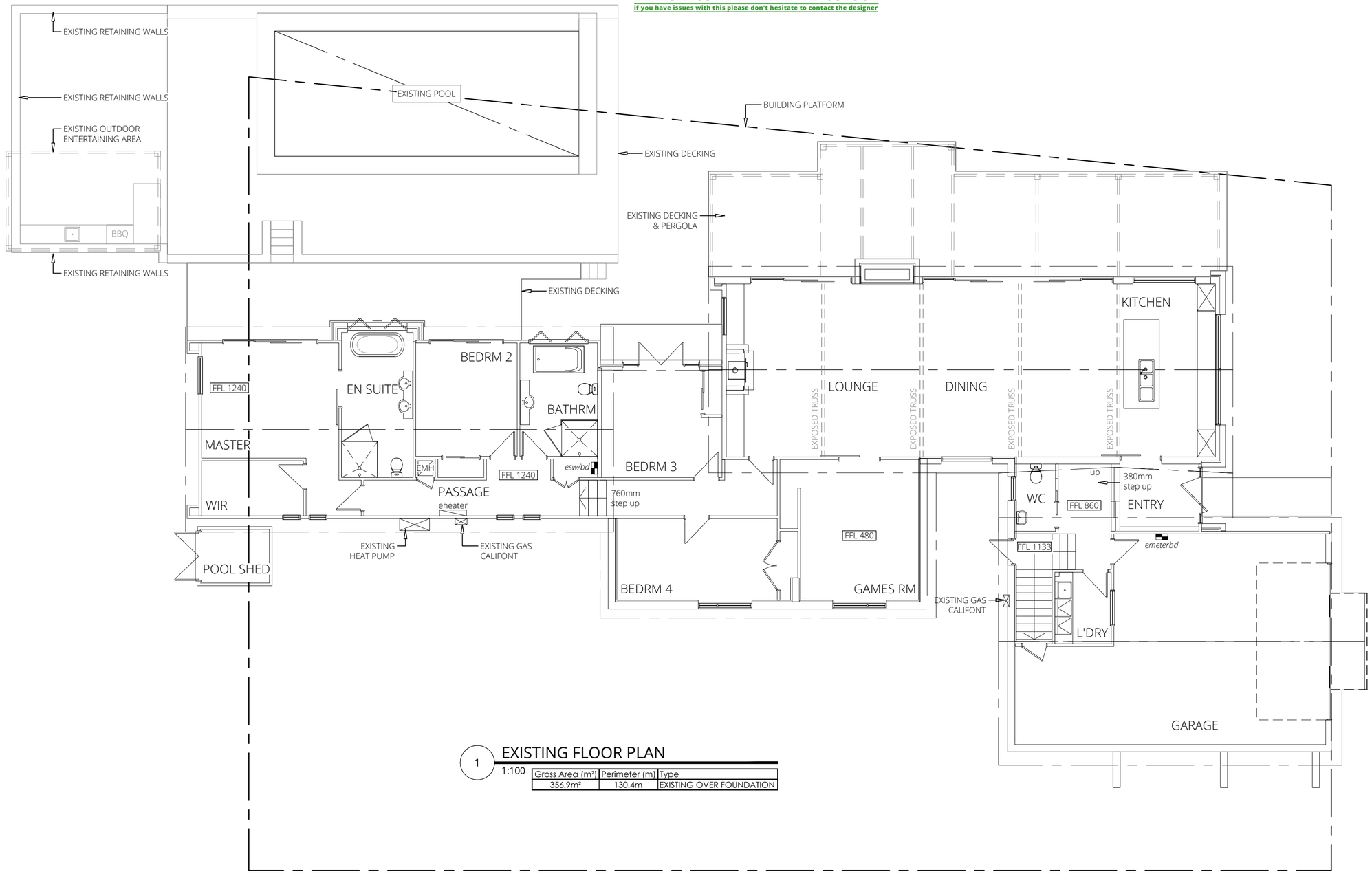
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Approved: Gordon McMillan
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Date: September 2025
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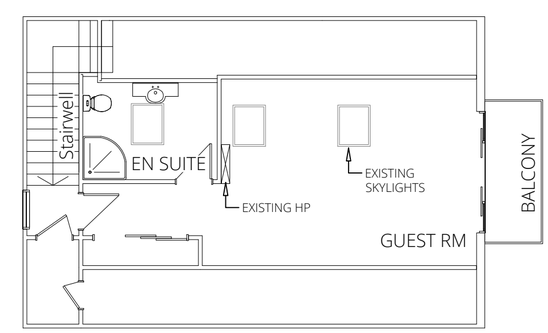
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1 EXISTING FLOOR PLAN

1:100

Gross Area (m²)	Perimeter (m)	Type
356.9m²	130.4m	EXISTING OVER FOUNDATION



2 EXISTING LOFT FLOOR PLAN

1:100

*NO WORK TO BE DONE

Residence Alterations & Additions, New Garage

For : R & S Richardson Family Trust

195 Tucker Beach Road, Queenstown

Existing Floor Plans
Resource Consent

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Approved Gordon McMillan
Job # 24 - 2890
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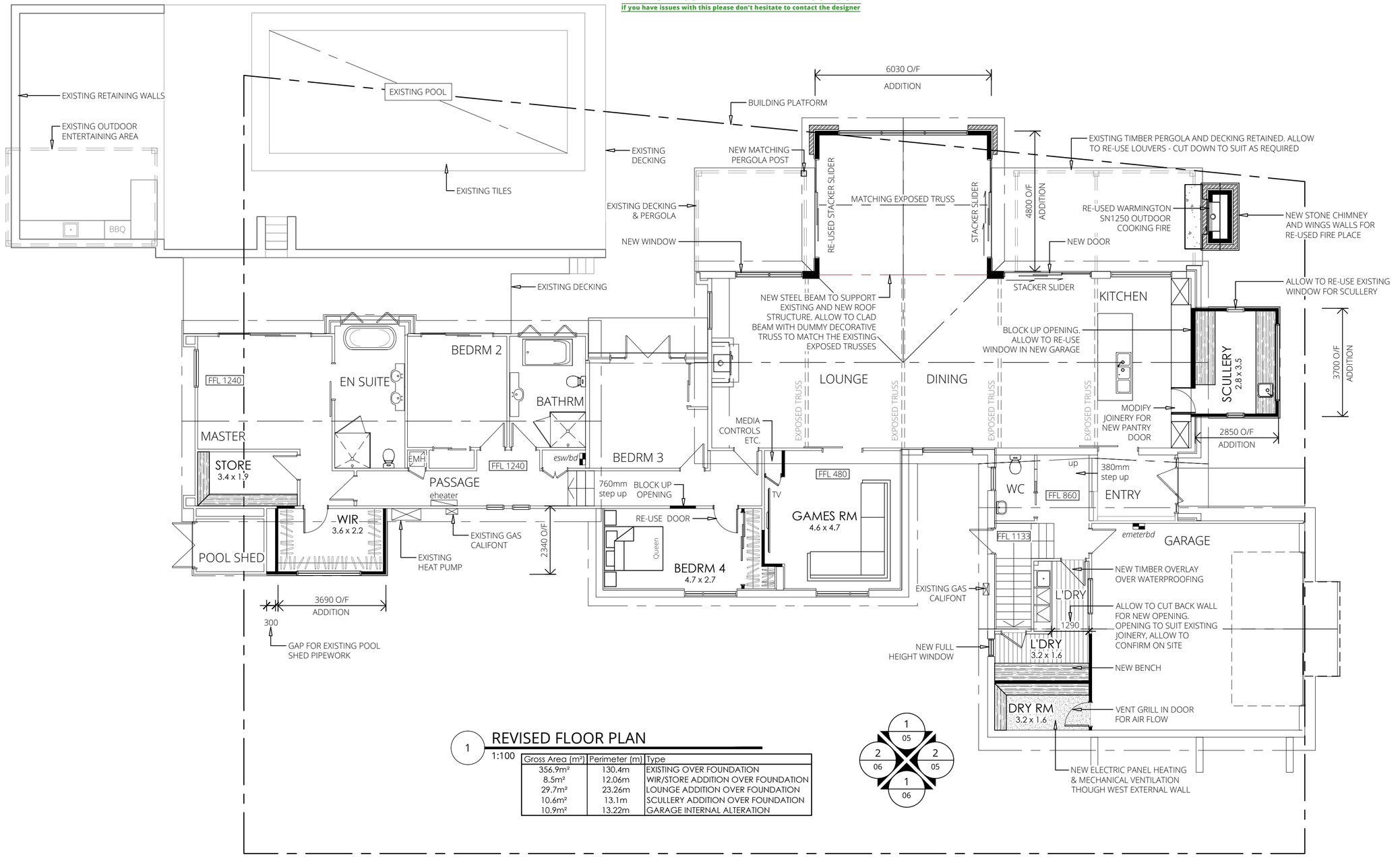
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1 REVISED FLOOR PLAN
1:100

Gross Area (m²)	Perimeter (m)	Type
356.9m²	130.4m	EXISTING OVER FOUNDATION
8.5m²	12.06m	WIR/STORE ADDITION OVER FOUNDATION
29.7m²	23.26m	LOUNGE ADDITION OVER FOUNDATION
10.6m²	13.1m	SCULLERY ADDITION OVER FOUNDATION
10.9m²	13.22m	GARAGE INTERNAL ALTERATION

Residence Alterations & Additions, New Garage

Revised Floor Plan
Resource Consent

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Date September 2025
Printed 23/09/2025

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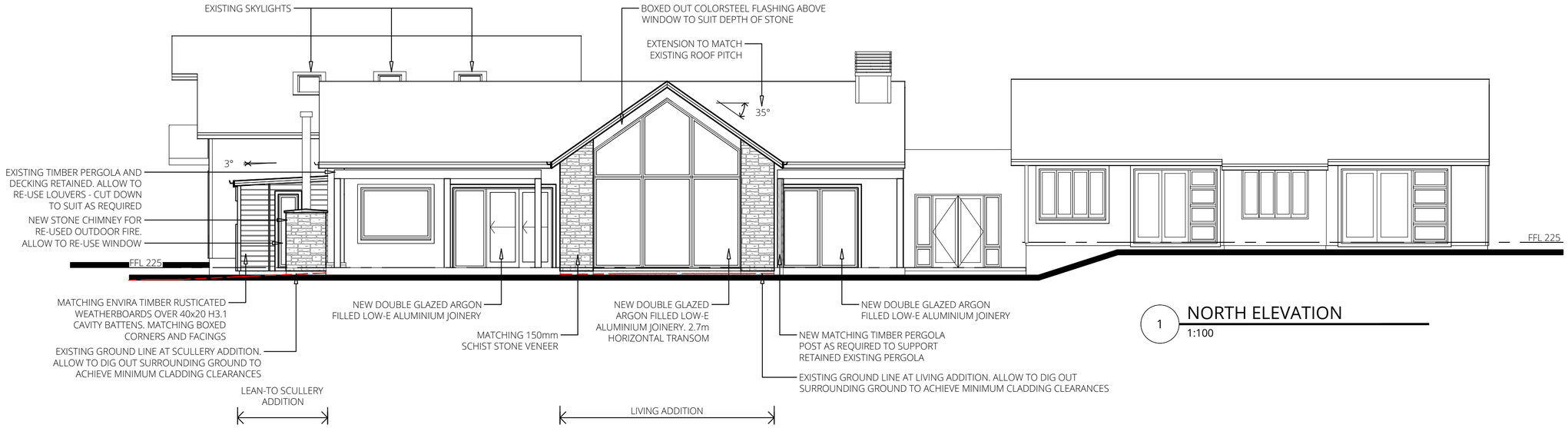
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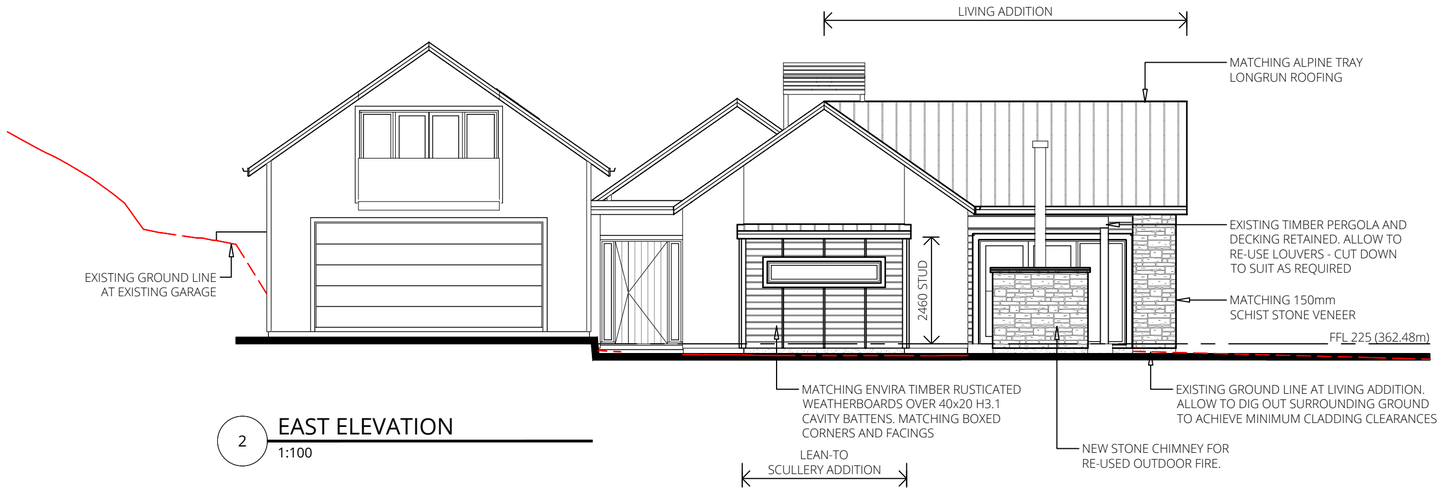
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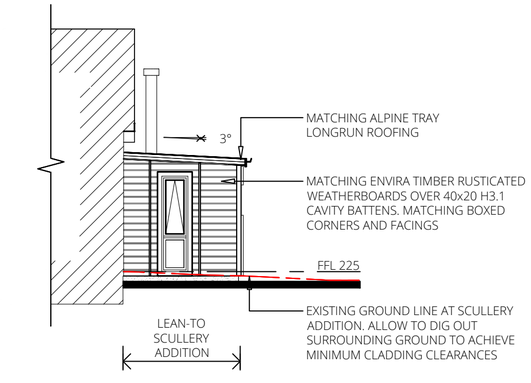
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1 NORTH ELEVATION
1:100



2 EAST ELEVATION
1:100



3 SCULLERY SOUTH ELEVATION
1:100

Elevations | Resource Consent
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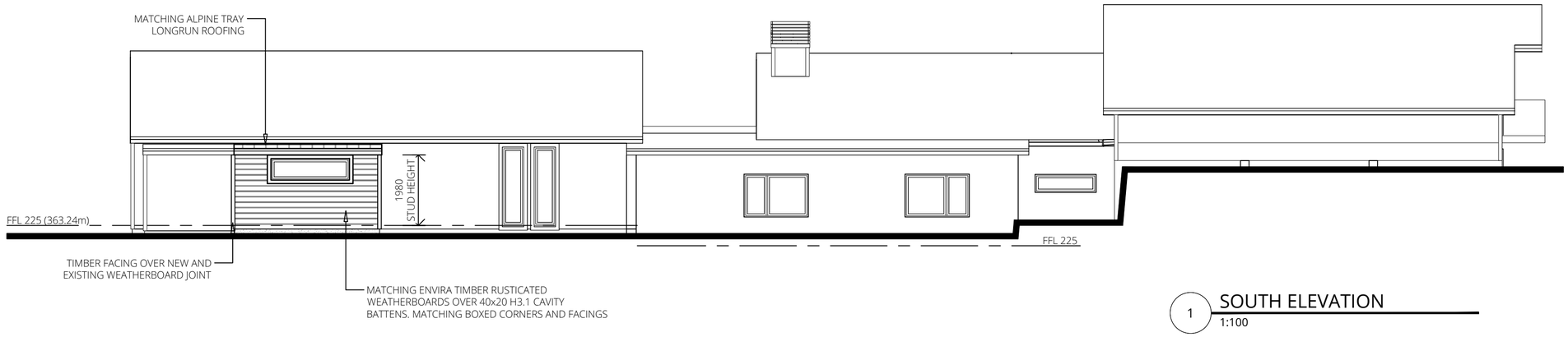
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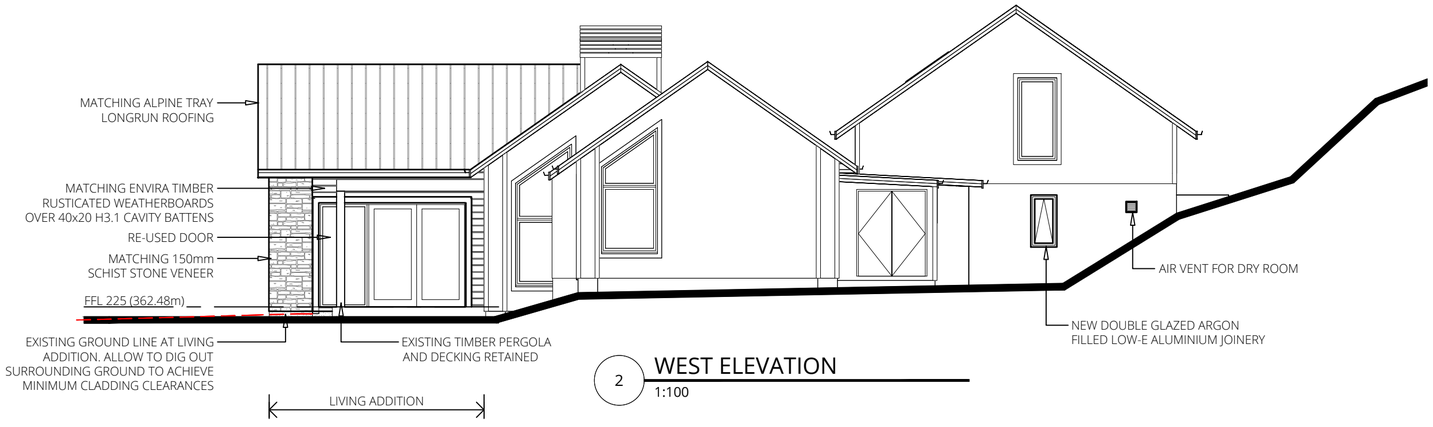
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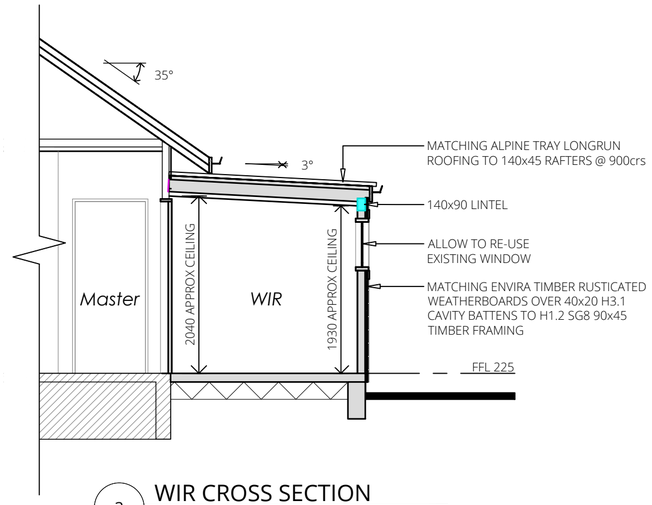
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1 SOUTH ELEVATION
1:100



2 WEST ELEVATION
1:100



3 WIR CROSS SECTION
1:50

Residence Alterations & Additions, New Garage

For : R & S Richardson Family Trust

195 Tucker Beach Road, Queenstown

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Elevations II
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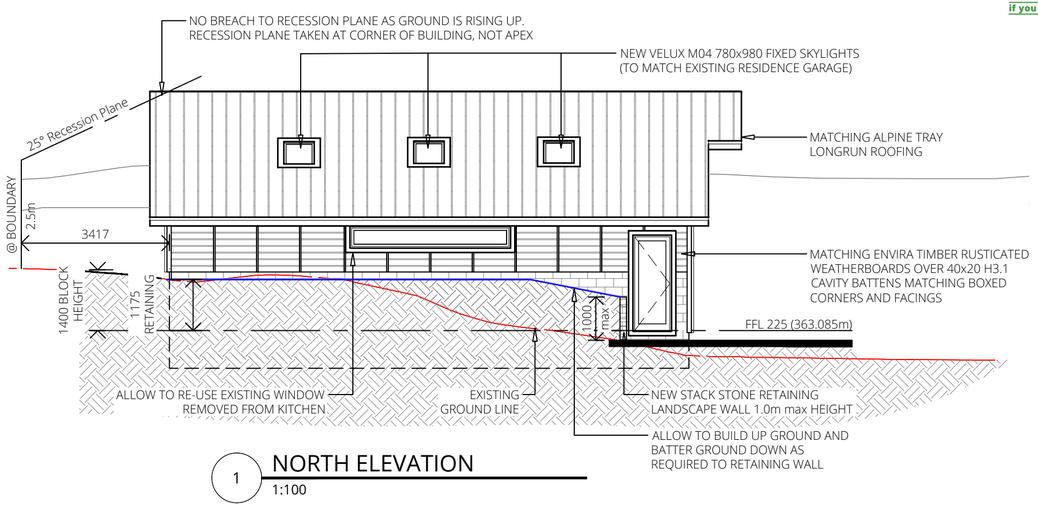
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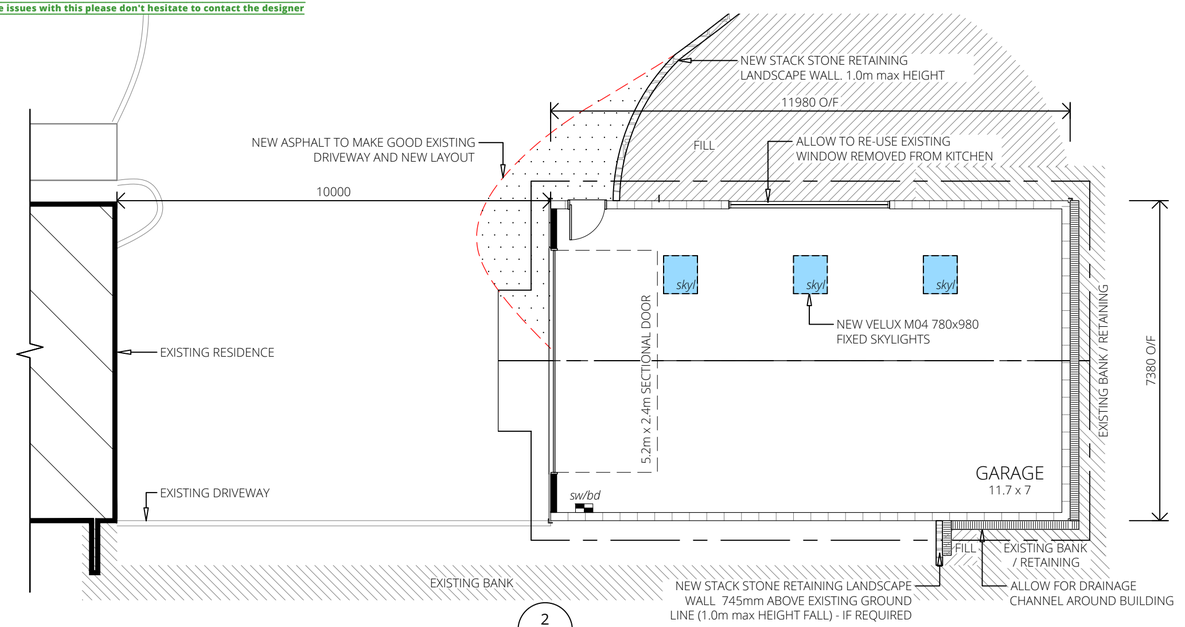
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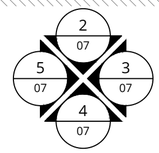
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ALL WORK TO COMPLY WITH THE NZ BUILDING CODE AND BEST TRADE PRACTICE

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1 NORTH ELEVATION
1:100





1 GARAGE FLOOR PLAN
1:100

Gross Area (m²)	Perimeter (m)	Type
88.4m²	38.72m	OVER FOUNDATION

EARTHWORKS

CUT :	93.45m³
LANDSCAPING FILL :	33.68m³

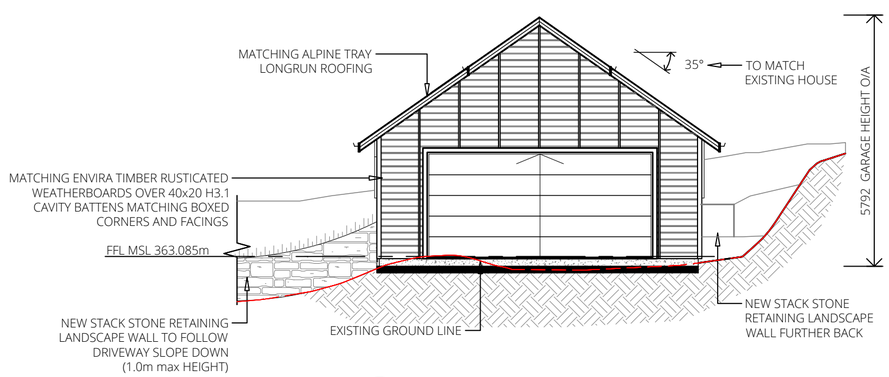
NOTES

BUILDING
- 2745 STUD HEIGHT
- 1400 RETAINING BLOCK HEIGHT - TBC
- EXTERIOR FRAMING TO BE : H1.2 SG8 140x45 TIMBER FRAMING STUDS @ 600crs
- 2.4m HEAD HEIGHT TO ALL EXTERNAL ALUMINIUM JOINERY
- FLOOR STRUCTURE : ENGINEER DESIGN CONCRETE
- NO CEILING TO GARAGE - TBC

GENERAL
- APPROX POSITION OF SWITCHBOARD SHOWN. ALLOW TO CONFIRM ON SITE WITH OWNER AGAINST BRACING PLAN. EXACT POSITION TO NOT TO CONFLICT WITH BRACING ELEMENTS
- LIGHTING IS TO BE OWNER SELECTED TO PROVIDE A MINIMUM OF 20LUX AS PER G8 AND IF DOWNLIGHT LUMINAIRES ARE TO BE INSTALLED THIS SHALL BE DONE IN ACCORDANCE WITH AS/NZS 60598.2.2

3 EAST ELEVATION
1:100

4 SOUTH ELEVATION
1:100



5 WEST ELEVATION
1:100

New Garage Floor Plan & Elevations
Resource Consent

Drawn Amy Meekin
Approved Gordon McMillan
Job # 24 - 2890
Date September 2025
Printed 23/09/2025
Drawing no. 07 of 07
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Residence Alterations & Additions, New Garage

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