NEW RESIDENCE

FOR

RYAN
LOT 4 EASTBURN ROAD
CROWN RANGE ESTATE

CONCEPT ISSUE V11 29/10/2025

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Images

SCALE:

NOTES:

- Subject to council approval
- All measurements to be confirmed on site by the contractor prior to the commencement of work

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REVISION HISTORY:

INITIAL ISSUE:	29/10/2025	CONCEPT

SHEET: **A01** REV:

DESIGNED: S Railton
DRAWN: TECHNICIAN?

PROJECT NOTES:

Lot of 4 DP 336049
Site Area: 8044m²
Main House Floor area: 253m²
Garage Floor Area: 57m²
Loft Floor Area: 35.20m²
Total Size: 345.2m²
Site coverage: 3.8%

Planning District: QLDC
Planning Zone: Wakatipu Basin Rural Amenity Zone
Resource Consent: TBC

Wind Zone: Very High
EQ Zone: 2
Exposure Zone: B
Snow Zone: 2kPa



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Site Plan

SCALE: 1:500, 1:100

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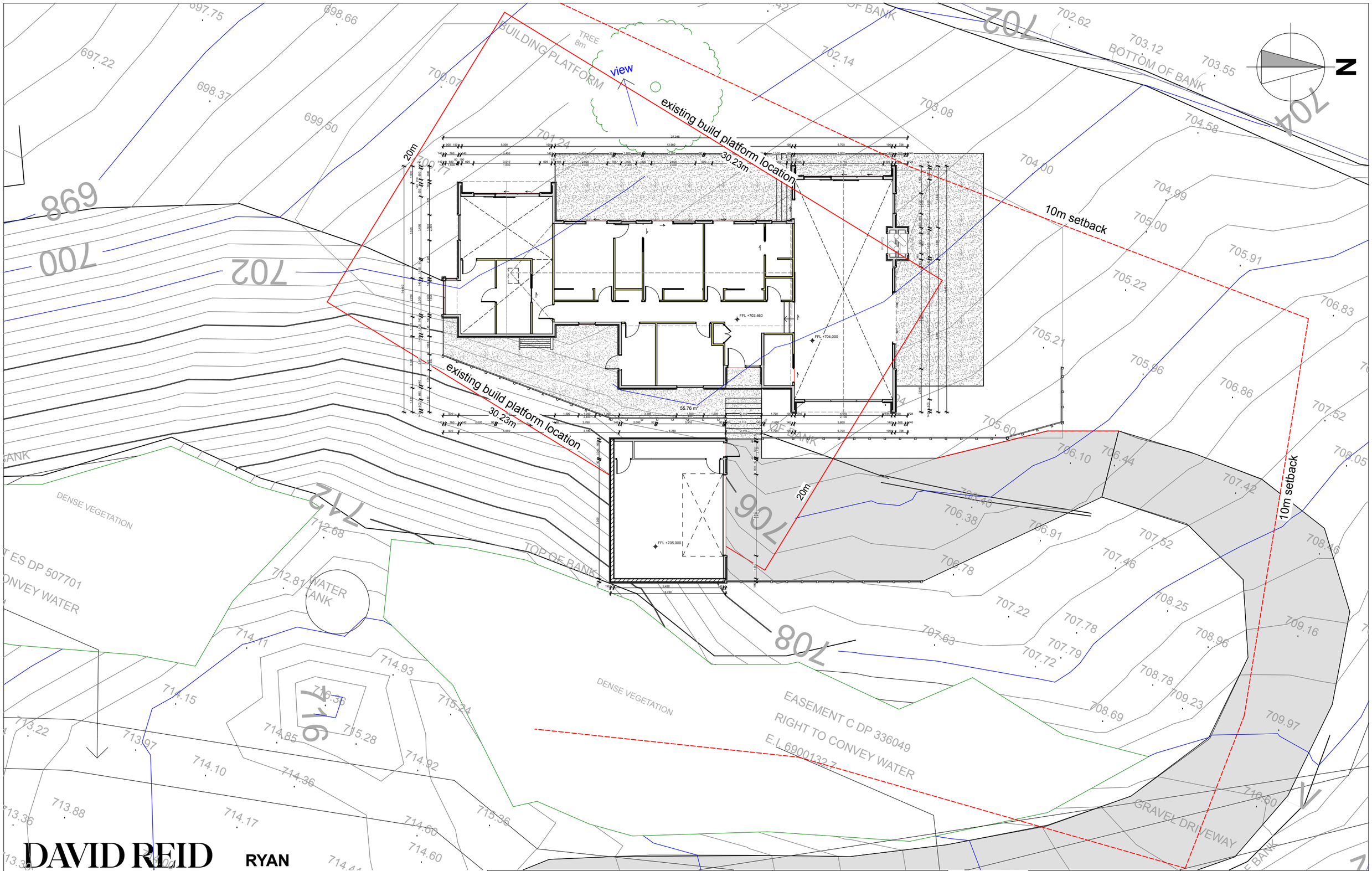
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Part Site Plan

SCALE: 1:200, 1:100

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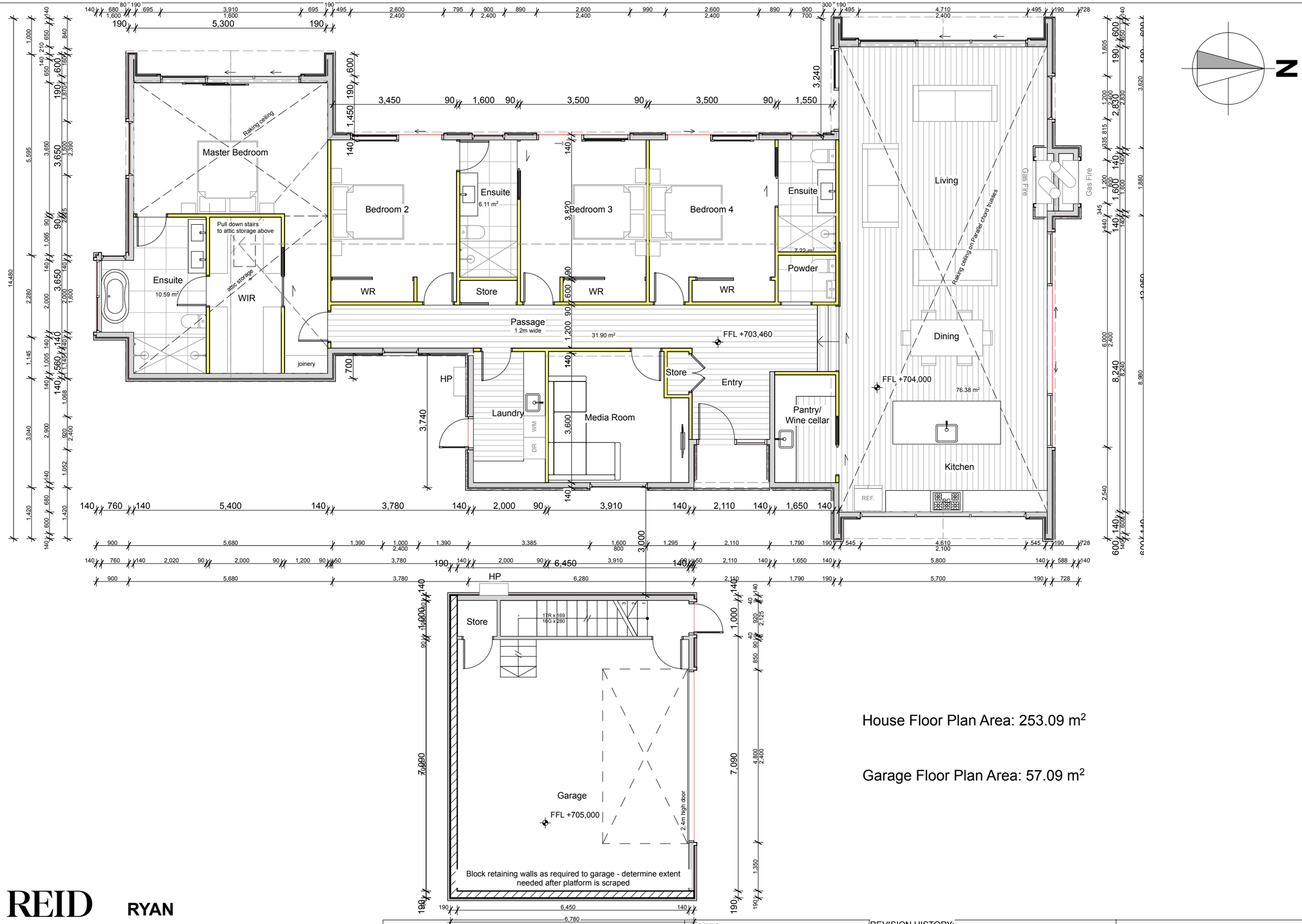
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House Floor Plan Area: 253.09 m²

Garage Floor Plan Area: 57.09 m²

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Ground Floor Plan

SCALE: 1:100

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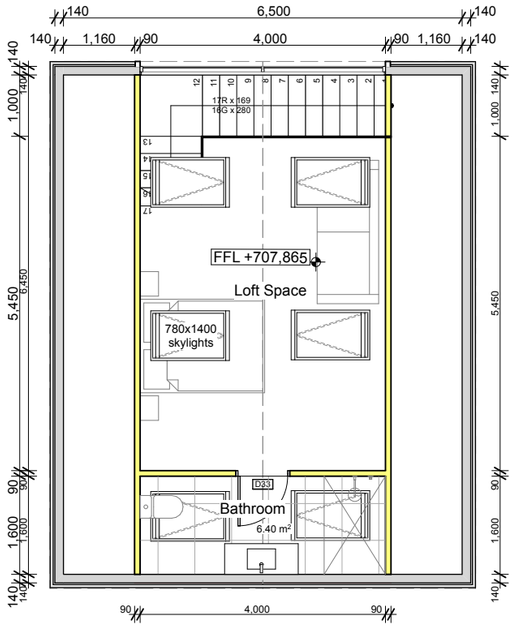
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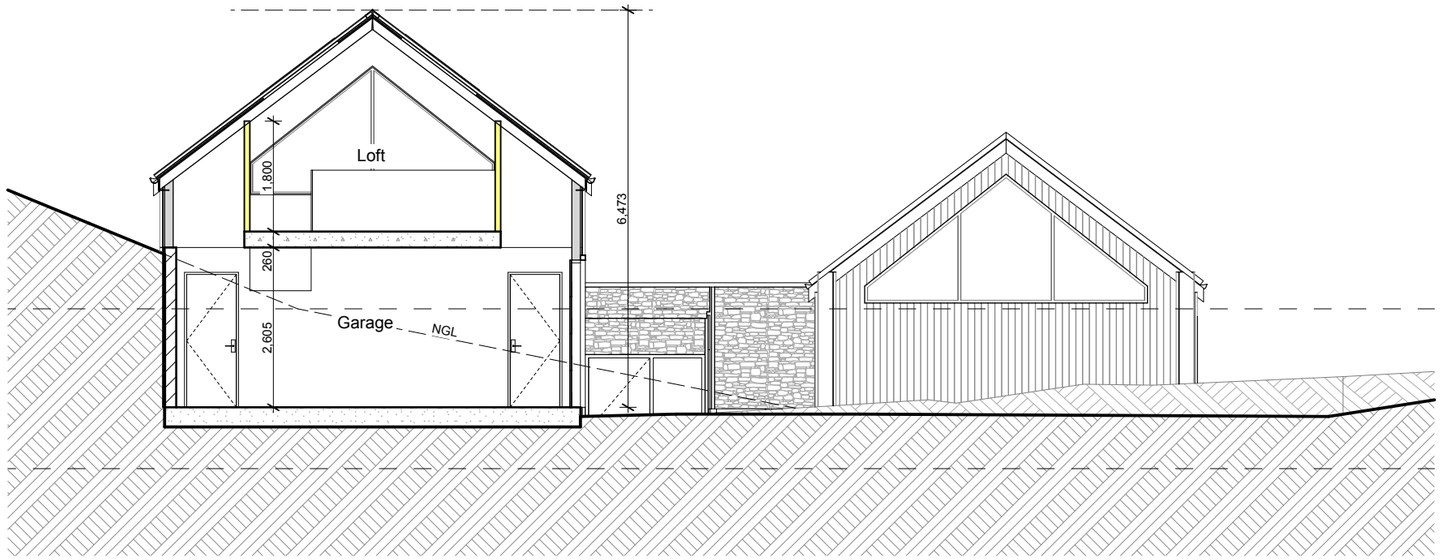
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Floor Plan Area: 35.20 m^2

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Garage / Loft Floor Plan

SCALE: 1:100

NOTES:

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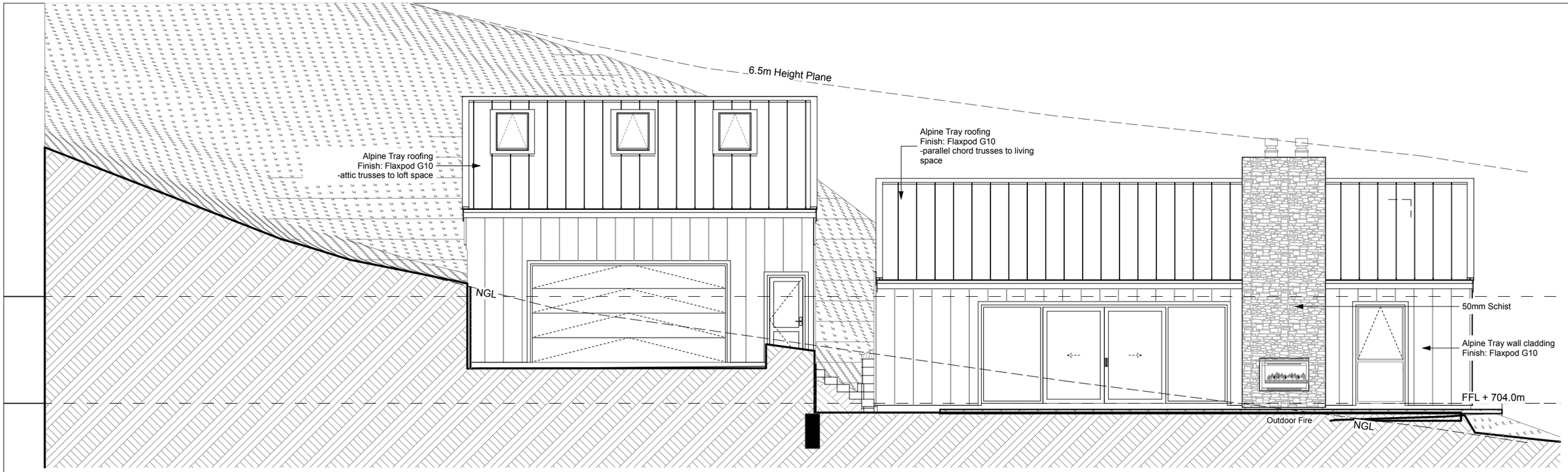
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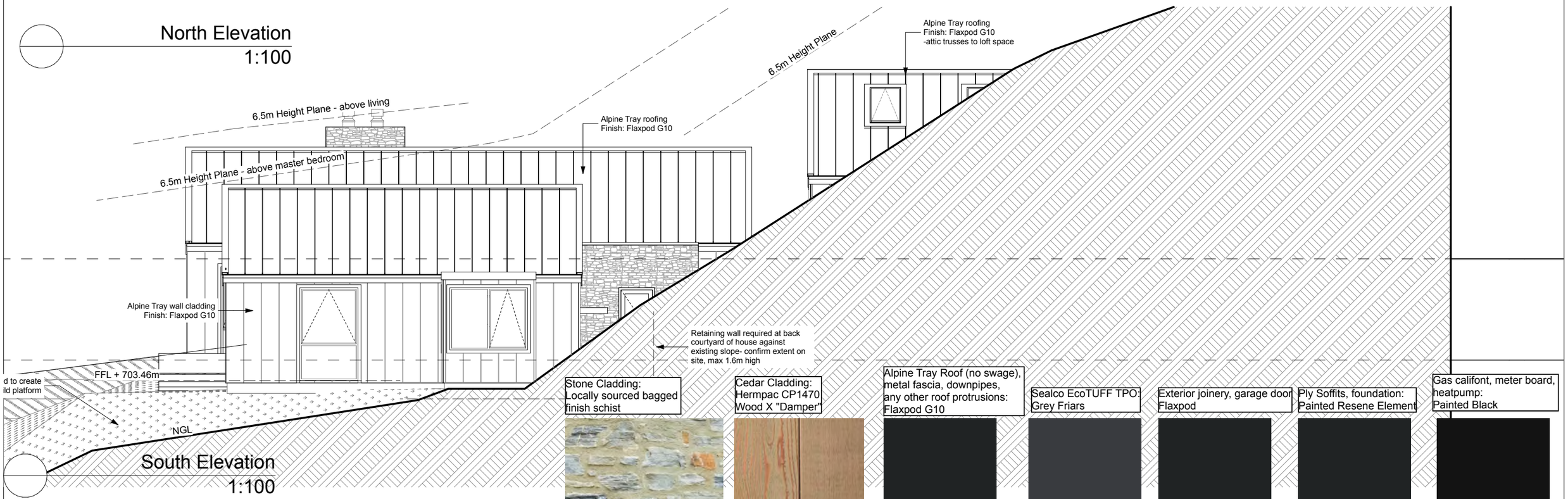
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SHEET: A05
REV:

DESIGNED: S Railton
DRAWN: TECHNICIAN?



North Elevation
1:100



South Elevation
1:100

Stone Cladding: Locally sourced bagged finish schist	Cedar Cladding: Hermpac CP1470 Wood X "Damper"	Alpine Tray Roof (no swage), metal fascia, downpipes, any other roof protrusions: Flaxpod G10	Sealco EcoTUFF TPO: Grey Friars	Exterior joinery, garage door Flaxpod	Ply Soffits, foundation: Painted Resene Element	Gas califont, meter board, heatpump: Painted Black

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Exterior Elevations

SCALE: 1:100

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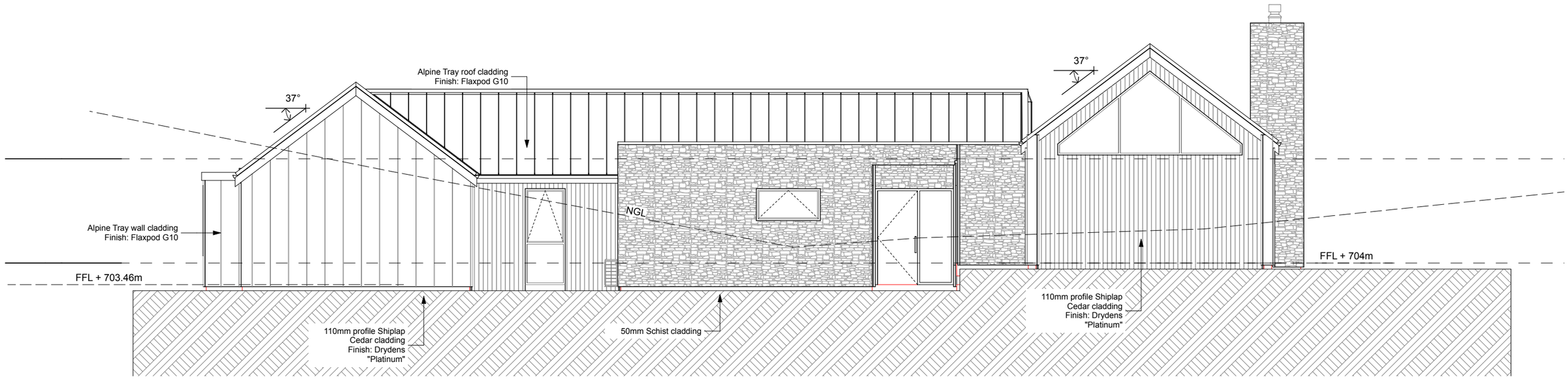
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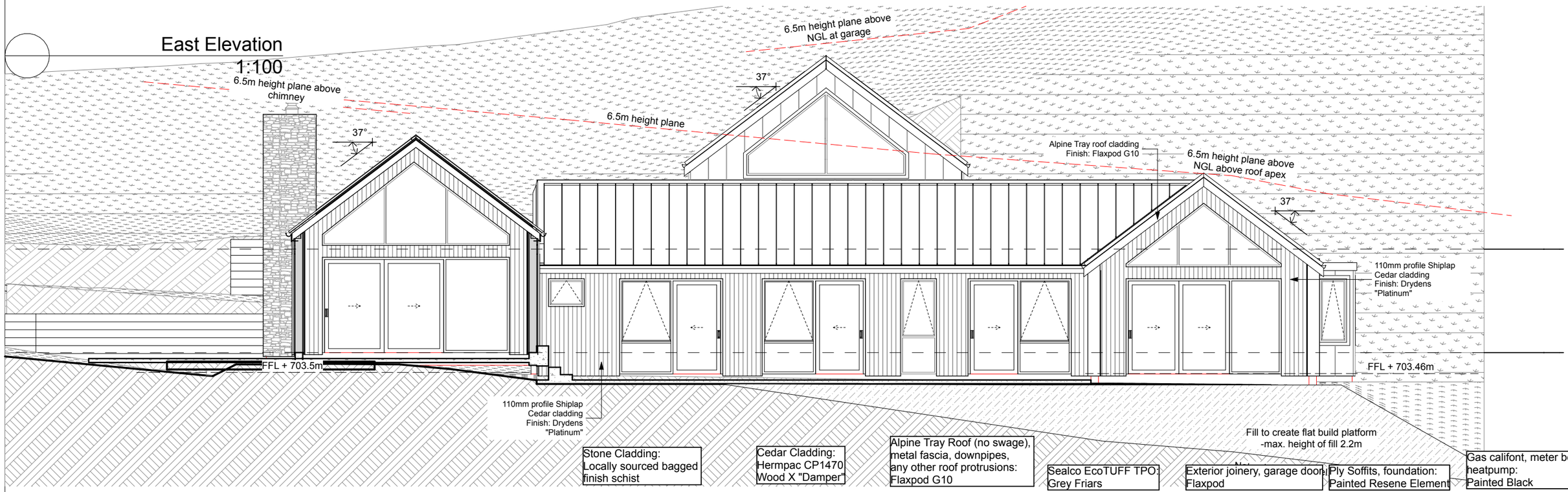
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REV:

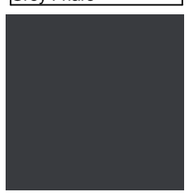
DESIGNED: S Railton
DRAWN: TECHNICIAN?



East Elevation
1:100



West Elevation
1:100

Stone Cladding: Locally sourced bagged finish schist	Cedar Cladding: Hermpac CP1470 Wood X "Damper"	Alpine Tray Roof (no swage), metal fascia, downpipes, any other roof protrusions: Flaxpod G10	Sealco EcoTUFF TPO: Grey Friars	Exterior joinery, garage door: Flaxpod	Ply Soffits, foundation: Painted Resene Element	Gas califont, meter board, heatpump: Painted Black
						

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LOT 4 EASTBURN ROAD
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Exterior Elevations
SCALE: 1:100

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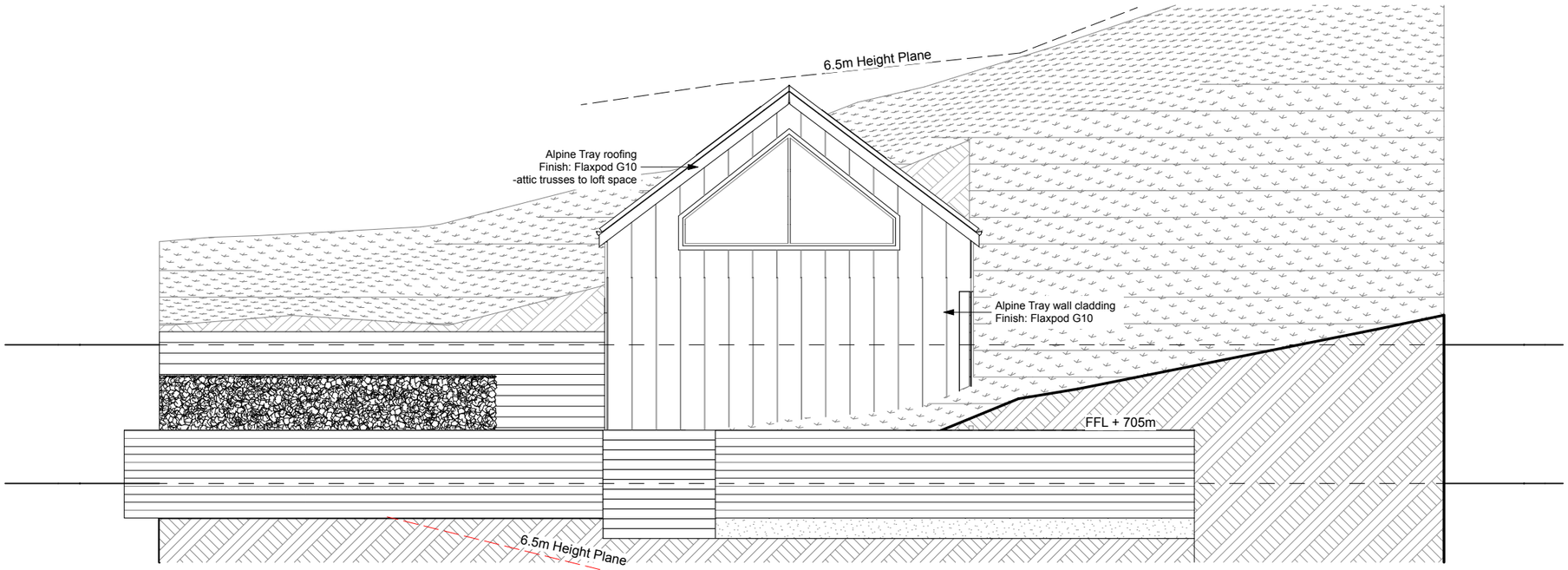
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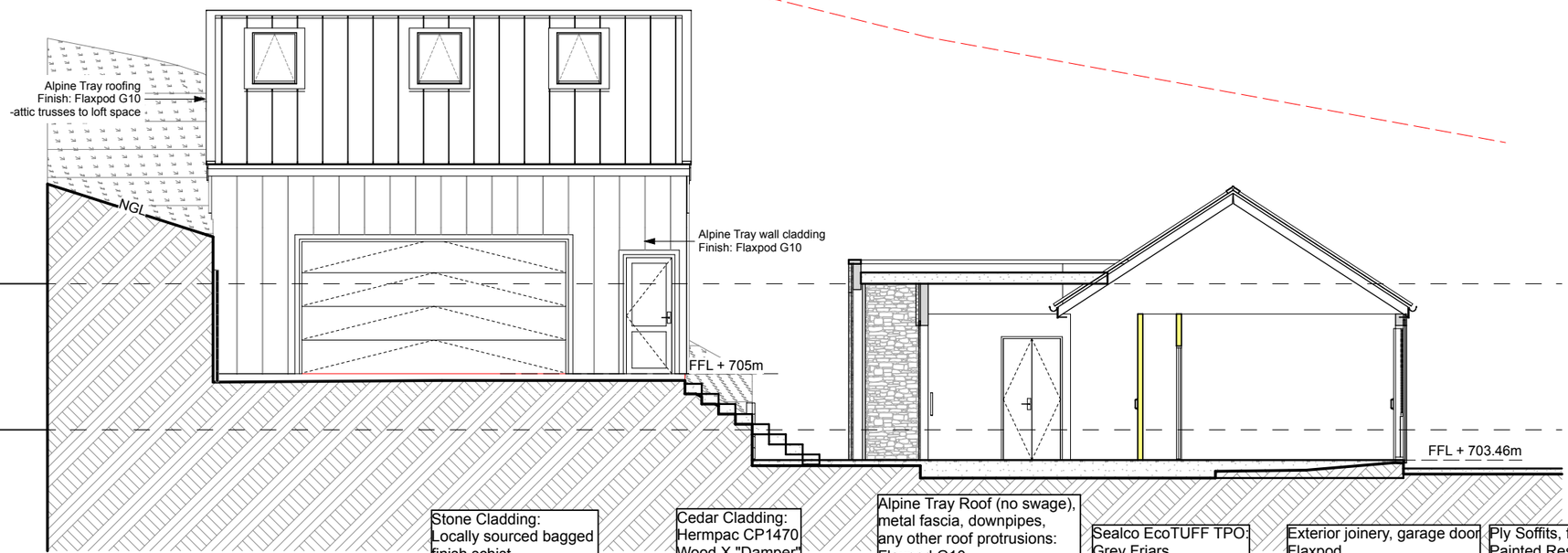
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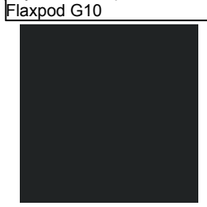
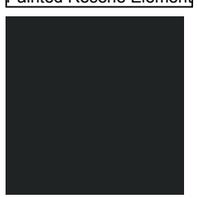
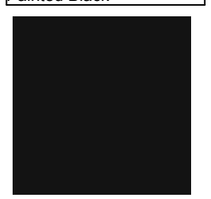
West Elevation

SCALE 1:100 @A3



North Elevation

SCALE 1:100 @A3

Stone Cladding: Locally sourced bagged finish schist	Cedar Cladding: Hermpac CP1470 Wood X "Damper"	Alpine Tray Roof (no swage), metal fascia, downpipes, any other roof protrusions: Flaxpod G10	Sealco EcoTUFF TPO: Grey Friars	Exterior joinery, garage door Flaxpod	Ply Soffits, foundation: Painted Resene Element	Gas califont, meter board, heatpump: Painted Black
						

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Elevations

SCALE: 1:100

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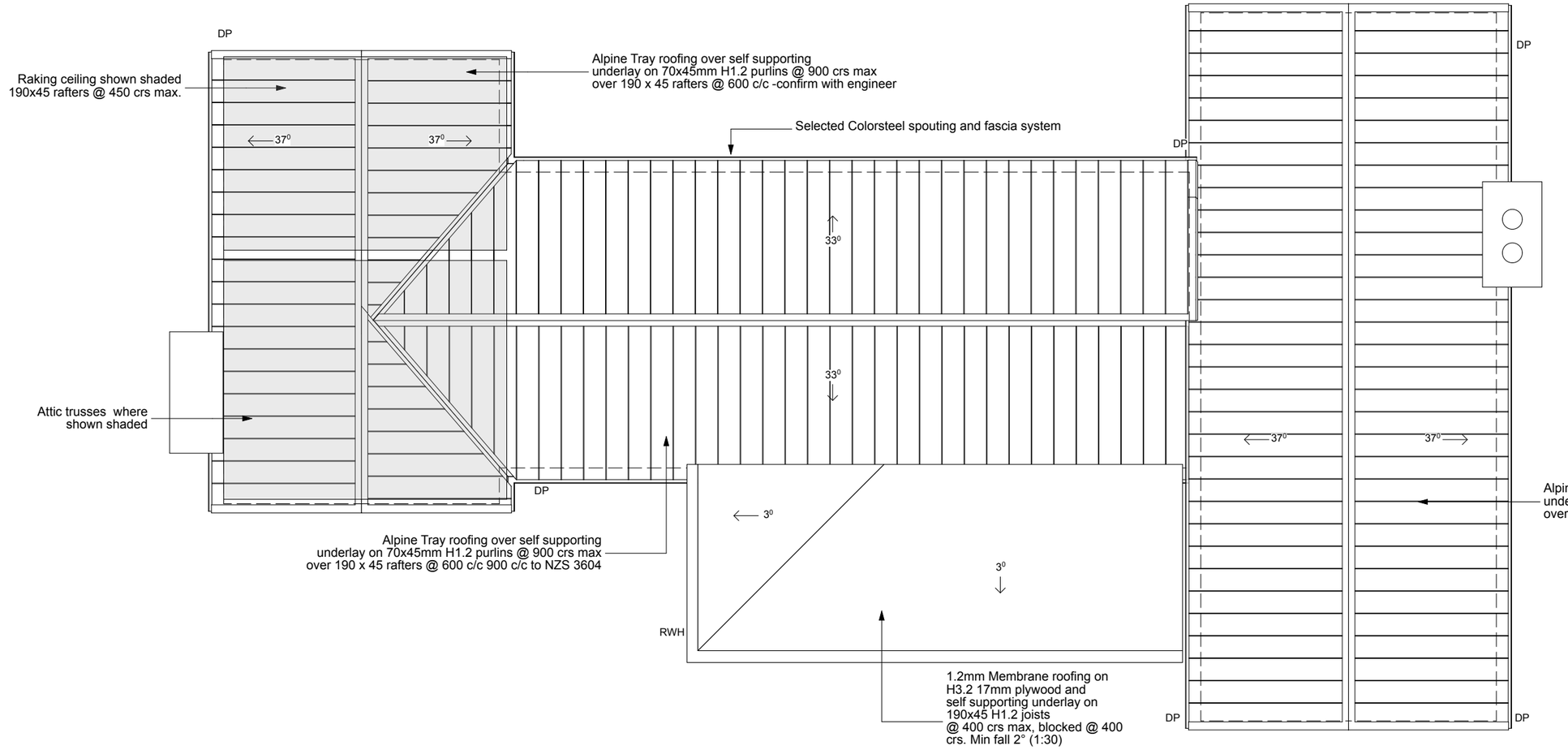
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INITIAL ISSUE:	29/10/2025	CONCEPT

SHEET: A08 REV:

DESIGNED: S Railton
DRAWN: TECHNICIAN?



PROJECT NOTES:

Alpine Tray over self supporting underlay on 70x45 H1.2 purlins depending on gauge @ 450mm crs on approved nail plate trusses @ 900 crs min. 185mm Colorsteel Fascia.

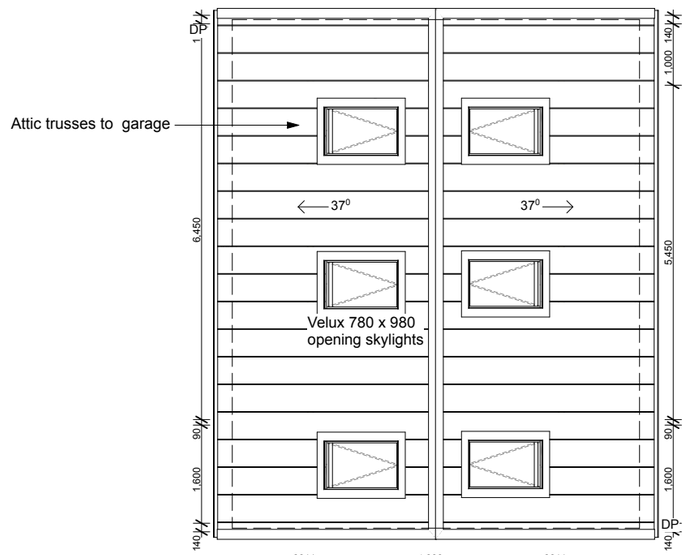
All external gutters to be Quad gutters, finish and colour to match roofing. To fall @ 1:100 min. towards downpipe.

All downpipes to be 80mm Circular downpipes, colour and finish to match roofing.

Refer to truss manufacturers documents for roof bracing requirements.

Snow straps and brackets to be provided to all external gutters @ 600 crs.

5 Rib Roofing: Intermediate purlin spacing to be 0.9m and end spacing to be 0.6m with crest fixing type T2 (hit 1, miss 1...) in accordance with NZBC E2/AS1 table 15.



GENERAL NOTES:

For roof lengths less than 8m use oversized holes in accordance with NZBC E2/AS1

For roof lengths between 8-12m use profiled washers in accordance with NZBC E2/AS1

Fix the top 50% (closest to the ridge) with conventional fixings and fix the lower 50% with sealing washers fixed over profiled washers using oversized holes and positioning fixing in centre of hole.

All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

All Flashings to be 0.55 BMT colorsteel fixed in accordance with NZS3604:2011 and meeting the durability requirements of NZBC E2/AS1 Table 20,21,22

All trusses to be designed & approved by a qualified truss manufacturer able to issue a producer statement prior to building consent approval, which shall guarantee satisfactory performance within the parameters of this design. The truss system design shall include bracing in accordance with NZS3604:2011.

Pitching height to be set at 2605mm above FFL

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Roof Plan

SCALE: 1:100

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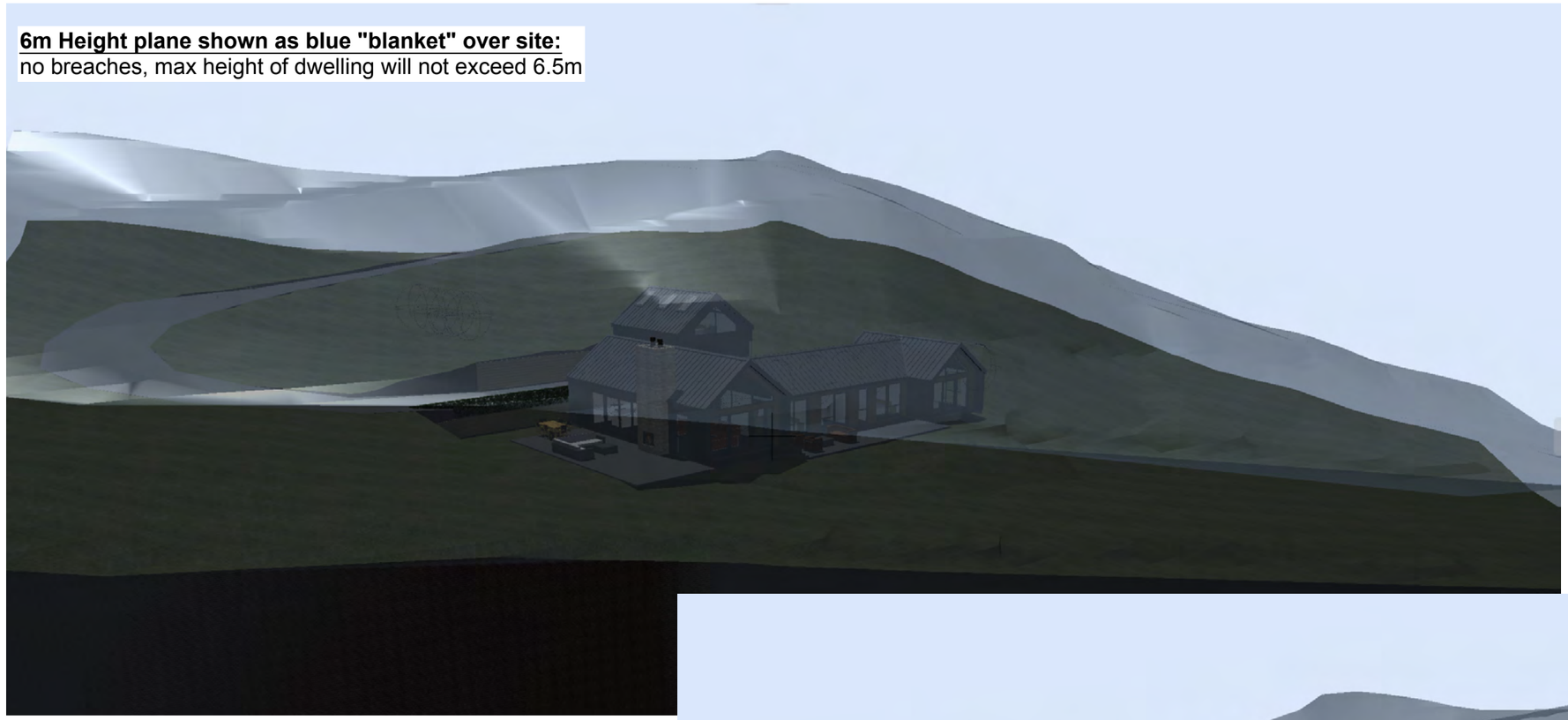
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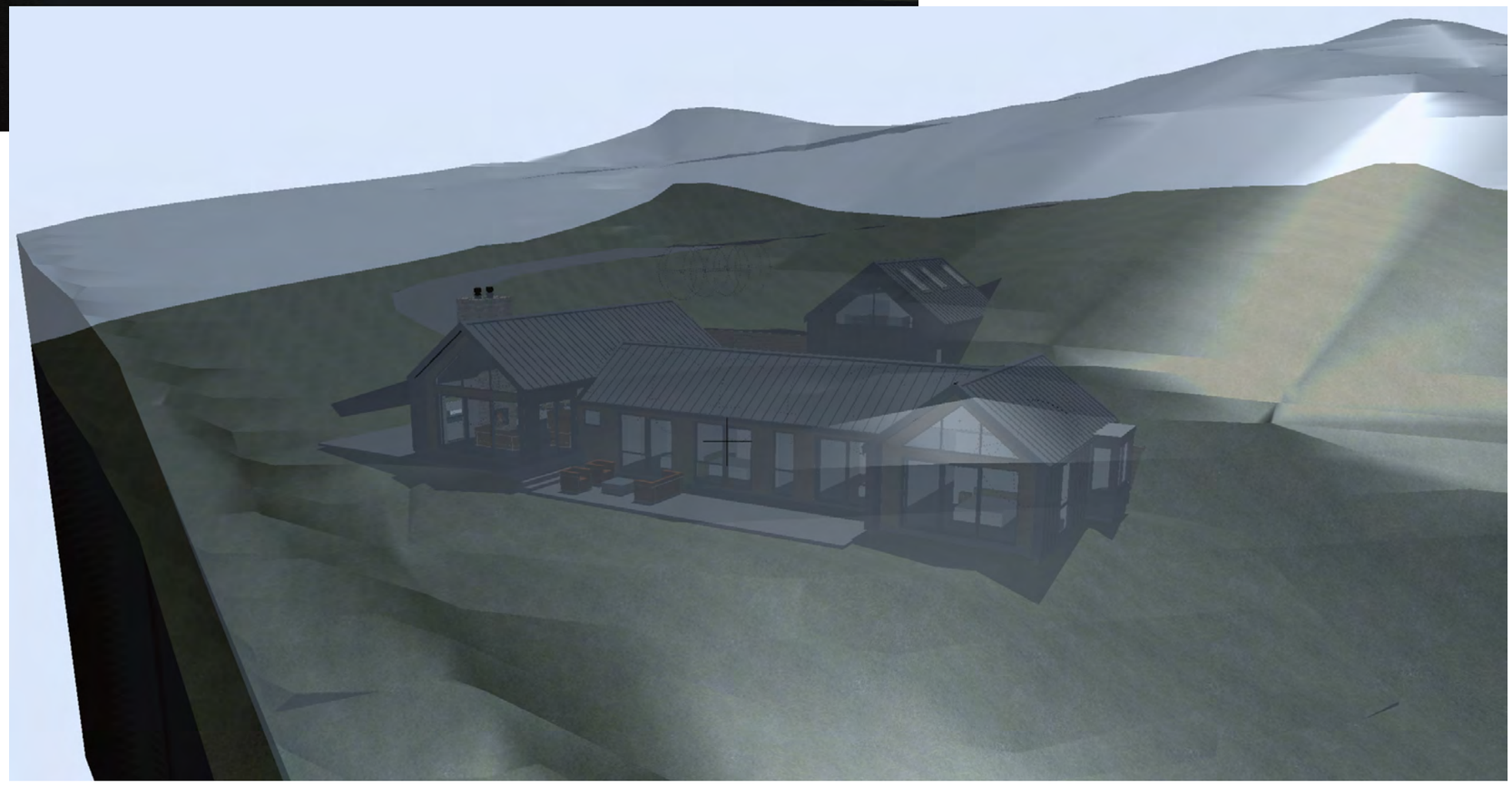
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SHEET: A09 REV:

DESIGNED: S Railton
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6m Height plane shown as blue "blanket" over site:
no breaches, max height of dwelling will not exceed 6.5m





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6.5m Height Plane Envelope

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