

| Contents: | |
|---|---|
| Sheet 1 : | Cover Sheet |
| Sheet 2 : | Site Plan |
| Sheet 3 : | Landscape Plan |
| Sheet 4 : | Lower Floor Plan |
| Sheet 5 : | Upper Floor Plan |
| Sheet 6 : | Elevations |
| Sheet 7 : | Elevations |
| Sheet 8 : | Cross Section AA |
| Sheet 9 : | Cross Section BB |
| Sheet 10 : | Cross Section CC |
| Sheet 11 : | Roof Plan |
| Sheet 12 : | Foundation Plan |
| Sheet 13 : | Foundation Setout Plan |
| Sheet 14 : | Bracing Plan |
| Sheet 15 : | Drainage Plan |
| Sheet 16 : | Floor Framing Plan |
| Sheet 17 : | Plumbing Schematic |
| Sheet 18 : | Electrical Plan |
| Sheet 19 : | Window & Door Schedule |
| Sheet 20 : | Bathroom Plan |
| Sheet 21 : | Fire System Details |
| Sheet 22 : | Fire System Details |
| Sheet 23 : | Fire System Details |
| Sheet 24 : | Fire System Details |
| Sheet 25 : | Framing Details |
| Sheet 26 : | Framing Details |
| Sheet 27 : | Velux Details |
| Sheet 28 : | Details |
| Sheet 29 : | Details |
| Sheet 30 : | Details |
| Sheet 31 : | Details |
| Sheet 32 : | Details |
| Sheet 33 : | Details |
| Sheet 34 : | Details |
| Sheet 35 : | Details |
| Sheet 36 : | Details |
| Sheet 37 : | Details |
| Sheet 38 : | Details |
| Sheet 39 : | Wet Area Details |
| Sheet 40 : | Wet Area Details |
| Sheet 41 : | Wet Area Details |
| Sheet 42 : | Truss Design |

Client / Address

Poppy Kupreichik & John Sharrock
Lot 813 Hanleys Farm, Jacks Point,
Queenstown

Drawing Title:

**COVER PAGE**

Legal Description
LOT 813 Hanleys Farm
Site Area: 515.00 sqm
Address:
LOT 813 Hanleys Farm
Jacks Point
Queenstown - 9371

General Notes:
Do not scale drawing.
Contractors shall verify all dimensions on site prior to construction.
All work shall be carried out in accordance with local authority regulations.
Do not copy drawing without prior consent.

**Scale @ A3:**

Drawn by: J Rana

Checked by: J Rana

Project Number: 2025-42

Revision: 05 Date: 27/11/2025

Revision:
1: COORDINATION ISSUE: 22/10/2025
2: COORDINATION ISSUE: 31/10/2025
3: COORDINATION ISSUE: 13/11/2025
4: COORDINATION ISSUE: 20/11/2025
5: COORDINATION ISSUE: 27/11/2025

Sheet No.:

**1**

**of 42 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

GENERAL NOTES:
Contractor is to confirm all Dimensions on site before commencing work.
All discrepancies or omissions must be confirmed with the Designer before commencing work.
Unless noted otherwise all dimensions are nominal, including timber sizes. Finished timber sizes shall be greater than or equal to those noted in NZS
3604 part 2.2
All work is to be carried out in accordance with the New Zealand Building Code and local bylaws as they apply eg: QLDC
BI: Structure. Unless noted otherwise all timber is to be SG8, and all timber framing is to comply with NZS 3604 Pt 2.2 Amendment 2, 2006.
B2: Durability. Unless noted otherwise all timber is to be CCA treated to HI .2 min. Where Galvanized Brackets and fixings are in contact with CCA
treated timber, and are likely to be regularly wetted in service (ie:Deck Framing) the Galv fixings are to be powder coated to prevent corrosion.
CI-4: Refer to the Smoke alarm positions on the Floor Plans. Ensure only approved 'hush type' smoke alarms to AS3786, BS5446 pt!, or UL 217 as
per NZBC F7 / AS I are installed.
DI: Access. Ensure all surfaces along exterior access routes are non-slip to the requirements of the code. The minimum level of finish would be:
"Exposed Concrete: Broomed Finished.
"Timber Deck: Non Slip finish.
"Tiles: Non-slip type.
"Interior Tiled floors in Bathrooms.
EI: Surface Water. Minimum pipe gradients and sizes. Impervious surfaces 1: I 00 fall min.
All pipes passing through concrete are to be lagged in Denso Tape.
E3: 10mm Aqualine Gib behind all wet areas on HI.2 framing. Impervious surface finishes to all Bathrooms, Laundries and wet areas.
F2: All glazing to comply with NZS 4223 part 3 and to the following.
Framed Shower screen and Bath enclosuresGrade A glazing material as per Table 3. I.
Panels and doors with one urrframed edge 5mm min thick Toughened Safety Glass
Frameless pivot or hinge doors 6mm min thick Toughened Safety Glass
Glazing within 1500mm above abutting FFL, or standing area of a bath or shower Grade A safety Glazing material in accordance with Table 3.1
Glazing greater than 1500mm above the abutting FFL, or standing level of a bath or shower Annealed glass to NZS 4223: Part 4
G9: Electricity. All Electrical work is to comply with electrical codes of practice and a Certificate of Compliance left with the homeowner.
GI3: Foul Water. All work is to comply with GI3/AS3-AS3500. Minimum Gradients: 50mm drains 1:40, 65mm drains 1:40, 100mm drains 1:60

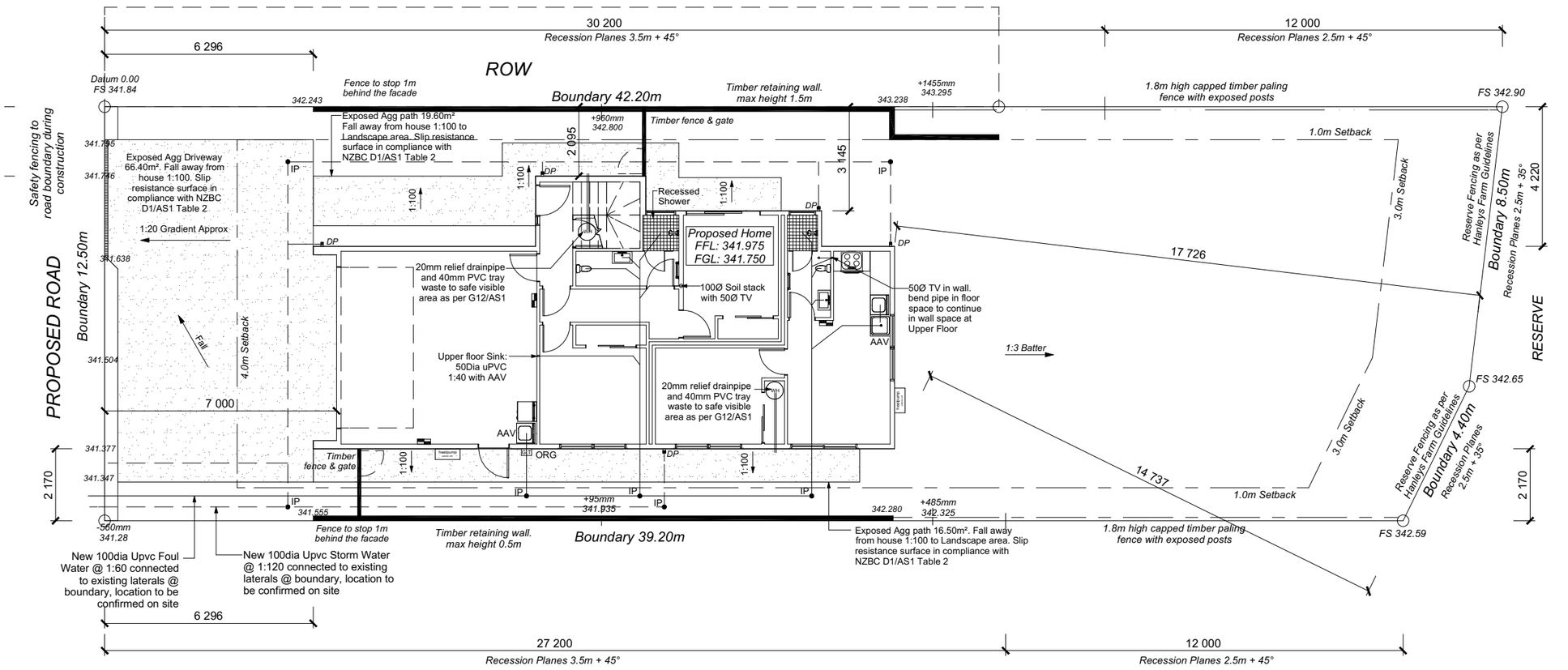
**SITE INFORMATION**

LEGAL DESCRIPTION
LOT 813 Hanleys Farm
Site Area: 515.00 sqm
Address: Lot 813 Hanleys Farm
Jacks Point

SITE DETAILS/PROJECT AREAS
Wind Zone: High
Wind Region: A
Lee Zone: No
Snow Loading: N5 upto 0.9Kpa
Corrosion Zone: Zone B
Earthquake Zone: Zone 3
Terrain: Inland
Exposure: Exposed
Topography: Gentle
Sea Spray Zone: No

Lower Floor Area (Foundation): 113.51m²
Upper Floor Area: 117.74m²
Floor Area (Total): 231.25m²
Site Coverage: 22.86%

Sediment control and site safety requirements are noted in the attached Specifications.




# PROPOSED SITE PLAN
## 1:150

**DRAINAGE LEGEND**

| | |
|---|---|
| ---------- | Stormwater DN100mm uPVC |
| ———— | Sewer Drain DN100mm uPVC |
| DP | Downpipe |
| GT | Gully Trap |
| ORG | Overflow Relief Gully |
| TV | Terminal Vent |
| AAV | Air Admittance Valve |
| IP | Inspection Point |

**DRAWING NOTES**

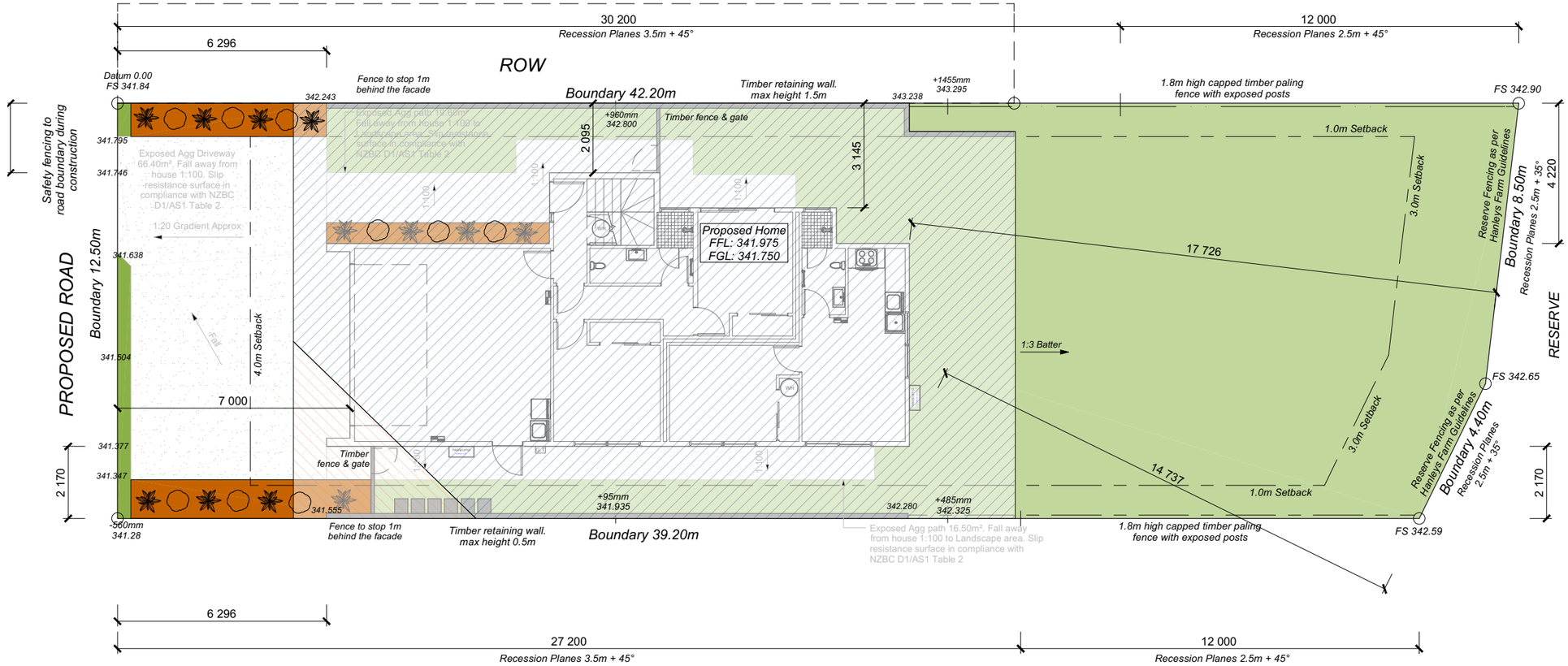
Verify all dimensions, sizes and levels on site prior to commencing any work.
All work is to comply with the NZBC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED SITE PLAN** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: 1:150<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**2**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

North

NOTE:- Fencing (including the retaining walls) cannot exceed 1.8m high from the natural ground level- Timber retaining walls and associated drainage to be constructed under schedule 1 not part of consent shown for Planning Purposes.- Retaining walls meets QLDC setback from boundary rules




FILL: 2.20m³ approx, Max Height 0.3m

CUT: 191.00m³ approx, Max Height 1.5m

TOTAL: 193.20m³ approx

Note:
All plants to be selected as per Hanleys Farm Design Guidelines list.

Hedging to be maintained to a height of 1.2m.

Fencing cannot exceed 1.8m high from the natural ground level

Planting mixture of Red Tussock, Kowhai & Ribbonwood or similar as per guidelines

1.2m high @ 600mm crs hedge (Selected from the species list 7.3 of the guidelines )

BINS

# PROPOSED LANDSCAPE PLAN
## 1:150

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED LANDSCAPE PLAN** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**3**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work Unless noted otherwise all timbers H1 .2 SG8 to NZS3604:2011 and NZS3602:2003. All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents.

SMOKE ALARMS
to comply with NZS 4514:2021
Interconnected smoke alarms for new build houses.

Dimensions shown are to the frame, GIB thickness not shown.

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

All windows and doors centered in room unless shown otherwise

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

WALL FRAMING: Stud Height: 2400mm Lower floor 2465mm to u/s of bottom chord)

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

INTERNAL DOORS: Height: 1980mm (leaves)
Type: Hollow core flush panel

INTERNAL TRIMS
Scotia: Square stopped
Skirting: 60x12mm Pine, single bevel edge
Architrave: 60x12mm Pine, single bevel edge

Concrete Work Standard:
Maxraft as per engineering design.

Insulation
Pink Batts Thermal Insulation:
Walls: R2.8 Wall (90mm thick)
Ceiling: 5.0 Wall (220mm thick)

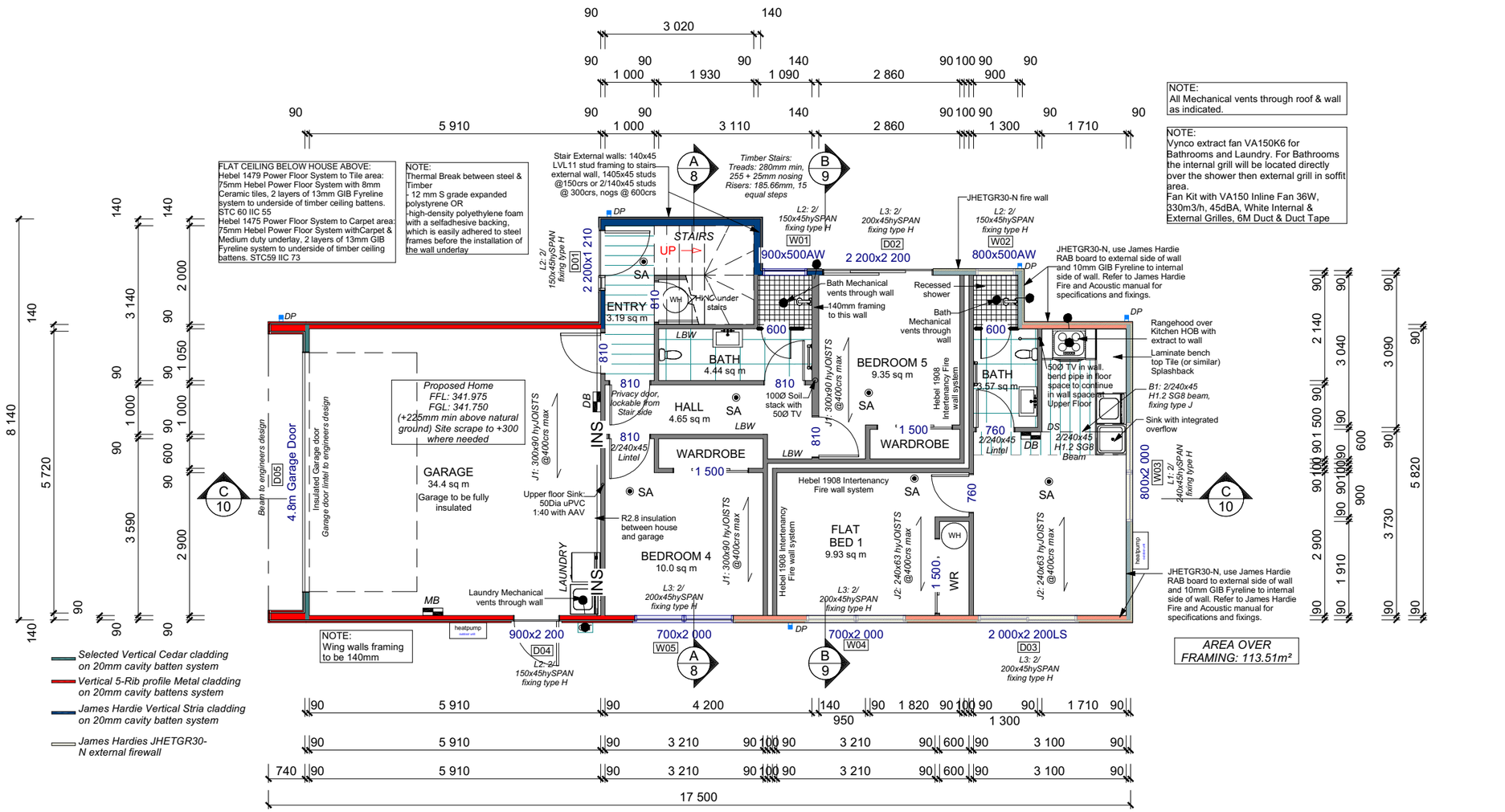
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

Wall Framing; 90x45 LVL8 Studs Wall Framing @600crs max unless stated other on Plans

Rondo ceiling battens fixed as per manufacturers specifications with 13mm Standard Gib Board.
Level 4 Finishes Use Aqualine at wet area.

**ROOF & WALL CLADDINGS**
Roof : Colorsteel 5-RIB Profile Colorsteel
Walls :Colortseel 5-RIB Profile Metal Vertical Cladding
Selected Vertical Cedar Cladding
James Hardie Vertical Stria Cladding
with a 20mm cavity

**DWELLING AREAS**
Lower Floor Framing/Foundation Area: 113.51m² (Perimeter: 52.760m)
Upper Floor Framing Area: 117.74m² (Perimeter: 51.280m)




# PROPOSED LOWER FLOOR PLAN
## 1:100

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED LOWER FLOOR PLAN** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: 1:100<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**4**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work Unless noted otherwise all timbers H1 .2 SG8 to NZS3604:2011 and NZS3602:2003. All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents.

SMOKE ALARMS
to comply with NZS 4514:2021
Interconnected smoke alarms for new build houses.

Dimensions shown are to the frame, GIB thickness not shown.

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

All windows and doors centered in room unless shown otherwise

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

WALL FRAMING: Stud Height: 2400mm Lower floor 2465mm to u/s of bottom chord)

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

INTERNAL DOORS: Height: 1980mm (leaves)
Type: Hollow core flush panel

INTERNAL TRIMS
Scotia: Square stopped
Skirting: 60x12mm Pine, single bevel edge
Architrave: 60x12mm Pine, single bevel edge

Concrete Work Standard:
Maxraft as per engineering design.

Insulation
Pink Batts Thermal Insulation:
Walls: R2.8 Wall (90mm thick)
Ceiling: 5.0 Wall (220mm thick)

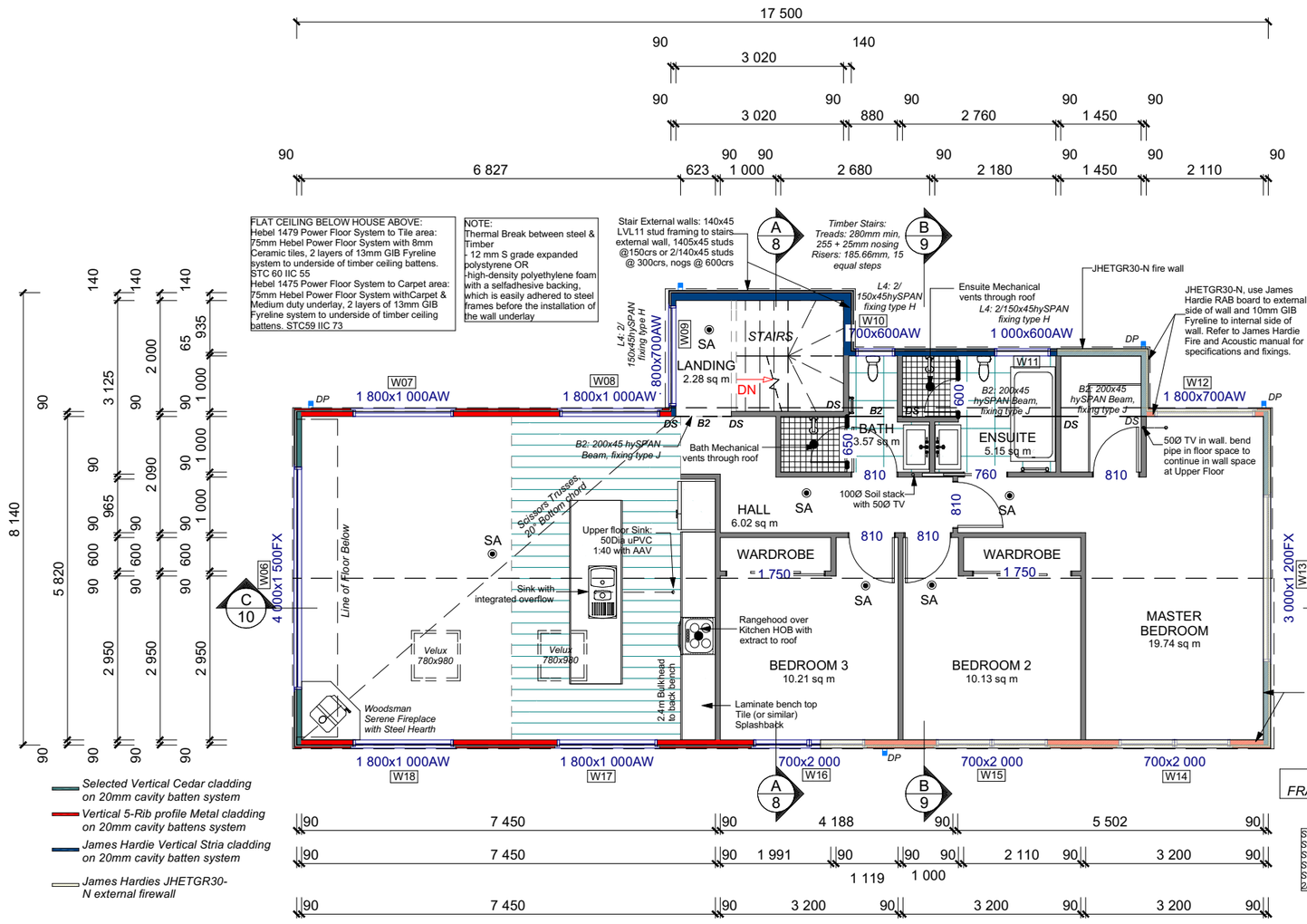
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

Wall Framing; 90x45 LVL8 Studs Wall Framing @600crs max unless stated other on Plans

Rondo ceiling battens fixed as per manufacturers specifications with 13mm Standard Gib Board.
Level 4 Finishes Use Aqualine at wet area.

**ROOF & WALL CLADDINGS**
Roof : Colorsteel 5-RIB Profile Colorsteel
Walls :Colortseel 5-RIB Profile Metal Vertical Cladding
Selected Vertical Cedar Cladding
James Hardie Vertical Stria Cladding
with a 20mm cavity

**DWELLING AREAS**
Lower Floor Framing/Foundation Area: 113.51m² (Perimeter: 52.760m)
Upper Floor Framing Area: 117.74m² (Perimeter: 51.280m)




NOTE:
All Mechanical vents through roof & wall as indicated.

NOTE:
Vynco extract fan VA150K6 for Bathrooms and Laundry. For Bathrooms the internal grill will be located directly over the shower then external grill in soffit area.
Fan Kit with VA150 Inline Fan 36W, 330m3/h, 45dBA, White Internal & External Grilles, 6M Duct & Duct Tape

*Studs in Full Height Raking walls: External Wall*
*Studs Upto 2.7m high: 90x45 LVL8 @ 600crs max*
*Studs Upto 3.0m high: 90x45 LVL8 @ 400crs max*
*Studs Upto 3.3m high: 90x45 LVL8 @ 300crs max*
*Studs Upto 3.6m high: 90x45 LVL8 @ 200crs max or 2/90x45 LVL8 @400 crs max*

# PROPOSED UPPER FLOOR PLAN
## 1:100

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED UPPER FLOOR PLAN** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: 1:100<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**5**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

| BUILDING ENVELOPE RISK MATRIX | | |
|---|---|---|
| ELEVATION NORTH | | |
| RISK CRITERIA | RISK | SCORE |
| Wind Zone | High | 1 |
| Number of Stories | High | 2 |
| Roof Wall Junction | High | 3 |
| Eaves Width | Very High | 5 |
| Building Envelope | High | 3 |
| Decks & Balconies | High | 4 |
| Total | | 18 |

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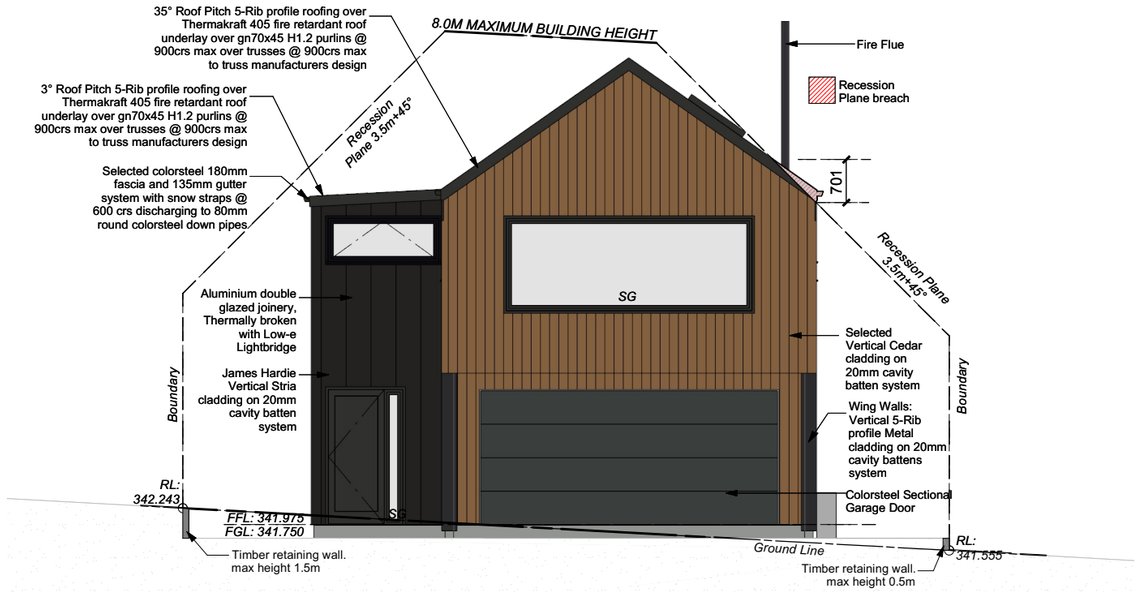
COLORSTEEL FLAXPOD




RESENE BAKORA



DRYDENS DUNE




# PROPOSED NORTH ELEVATION
## 1:100

*ETERNAL COLOUR SCHEDULE:*

*- 5-RIB PROFILE ROOFING -COLORSTEEL FLAXPOD - LRV 7%*
*- 5-RIB CLADDING - COLORSTEEL FLAXPOD - LRV 7%*
*- VERTICAL CEDAR CLADDING - DRYDENS DUNE*
*- VERTICAL STRIA CLADDING - RESENE BAKORA - LRV 5%*
*- SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL FLAXPOD - LRV 7%*
*- EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL FLAXPOD - LRV 7%*
*- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD - LRV 7%*

NOTES:

WALL CLADDING
Vertical 5-RIB Metal cladding on 20mm cavity battens system as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 800crs max

Selected Vertical Cedar cladding on 20mm cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 400crs max

James Hardie Vertical Striq cladding on 20mm cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

ROOFING
Colorsteel 5-Rib profile or similar (fall as noted):
over Thermkraft 405 Fire retardant Self Supporting Roofing Underlay over 70x45 H1.2 purlins @ 900crs max over Trusses @ 900crs max to truss manufacturers design

WINDOWS AND DOORS
Double glazed Windows Doors Aluminum Joinery System.
Thermally Broken & LowE Lightbridge

Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

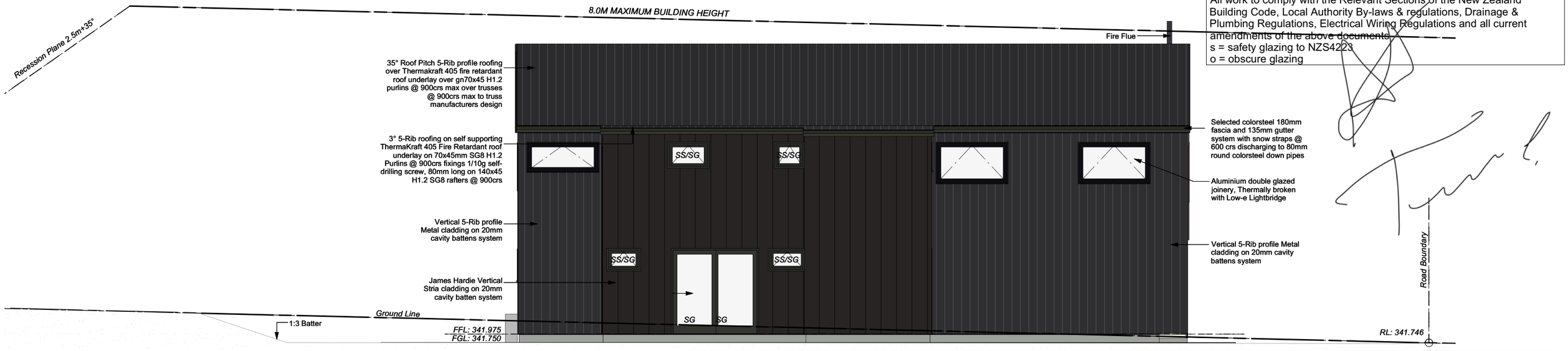
All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contract as per table 21 of E2/AS1. Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3 Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

INSULATION
Ceiling: Pink Batts R 5.0 Ceiling Batts
Wall: Pink Batts R 2.8 Wall Batts

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents.
s = safety glazing to NZS4223
o = obscure glazing

| BUILDING ENVELOPE RISK MATRIX | | |
|---|---|---|
| ELEVATION EAST | | |
| RISK CRITERIA | RISK | SCORE |
| Wind Zone | High | 1 |
| Number of Stories | High | 2 |
| Roof Wall Junction | High | 3 |
| Eaves Width | Very High | 5 |
| Building Envelope | High | 3 |
| Decks & Balconies | High | 4 |
| Total | | 18 |




# PROPOSED EAST ELEVATION
## 1:100

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED ELEVATIONS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: 1:100<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**6**<br>**of 42 sheets** |

| BUILDING ENVELOPE RISK MATRIX | | |
|---|---|---|
| ELEVATION SOUTH | | |
| RISK CRITERIA | RISK | SCORE |
| Wind Zone | High | 1 |
| Number of Stories | High | 2 |
| Roof Wall Junction | High | 3 |
| Eaves Width | Very High | 5 |
| Building Envelope | High | 3 |
| Decks & Balconies | High | 4 |
| Total | | 18 |

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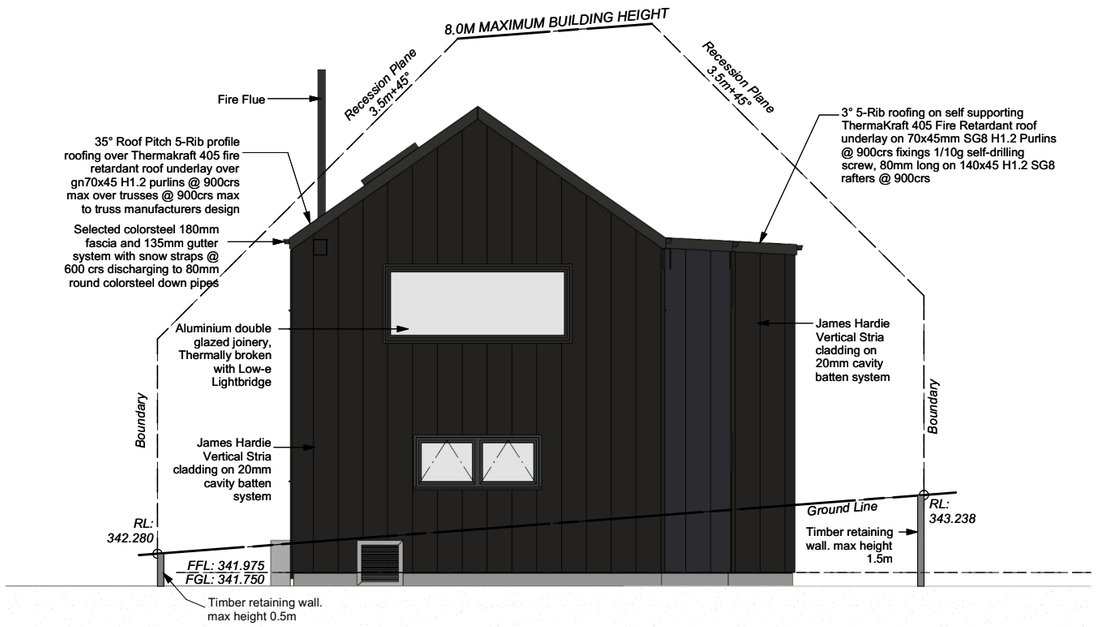
COLORSTEEL FLAXPOD




RESENE BAKORA



DRYDENS DUNE




# PROPOSED SOUTH ELEVATION
## 1:100

| BUILDING ENVELOPE RISK MATRIX | | |
|---|---|---|
| ELEVATION WEST | | |
| RISK CRITERIA | RISK | SCORE |
| Wind Zone | High | 1 |
| Number of Stories | High | 2 |
| Roof Wall Junction | High | 3 |
| Eaves Width | Very High | 5 |
| Building Envelope | High | 3 |
| Decks & Balconies | High | 4 |
| Total | | 18 |

*ETERNAL COLOUR SCHEDULE:*

- *5-RIB PROFILE ROOFING -COLORSTEEL FLAXPOD - LRV 7%*
- *5-RIB CLADDING - COLORSTEEL FLAXPOD - LRV 7%*
- *VERTICAL CEDAR CLADDING - DRYDENS DUNE*
- *VERTICAL STRIA CLADDING - RESENE BAKORA - LRV 5%*
- *SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL FLAXPOD - LRV 7%*
- *EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL FLAXPOD - LRV 7%*
- *COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD - LRV 7%*

NOTES:

WALL CLADDING
Vertical 5-RIB Metal cladding on 20mm cavity battens system as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 800crs max

Selected Vertical Cedar cladding on 20mm cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 400crs max

James Hardie Vertical Striq cladding on 20mm cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

ROOFING
Colorsteel 5-Rib profile or similar (fall as noted):
over Thermkraft 405 Fire retardant Self Supporting Roofing Underlay over 70x45 H1.2 purlins @ 900crs max over Trusses @ 900crs max to truss manufacturers design

WINDOWS AND DOORS
Double glazed Windows Doors Aluminum Joinery System.
Thermally Broken & LowE Lightbridge

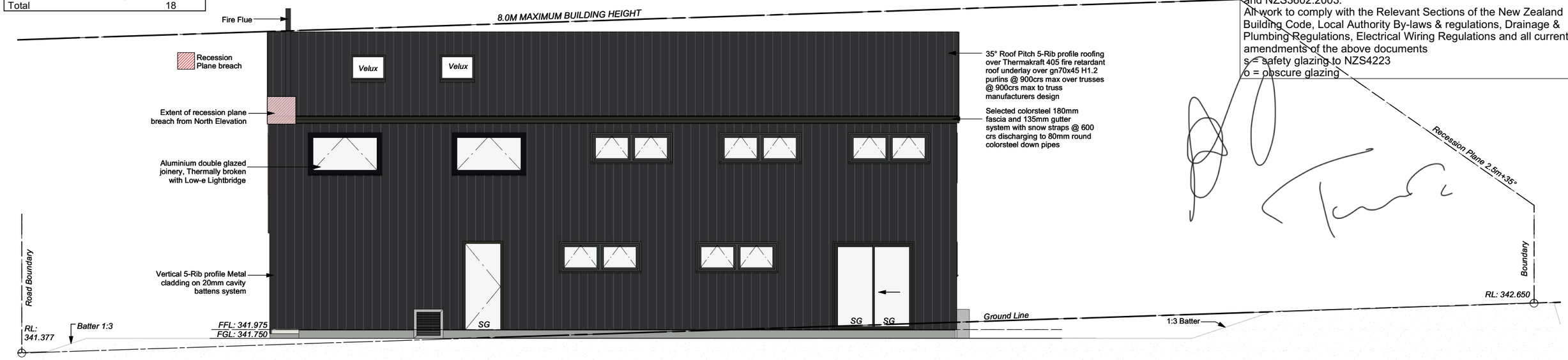
Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contract as per table 21 of E2/AS1. Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3 Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

INSULATION
Ceiling: Pink Batts R 5.0 Ceiling Batts
Wall: Pink Batts R 2.8 Wall Batts

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing



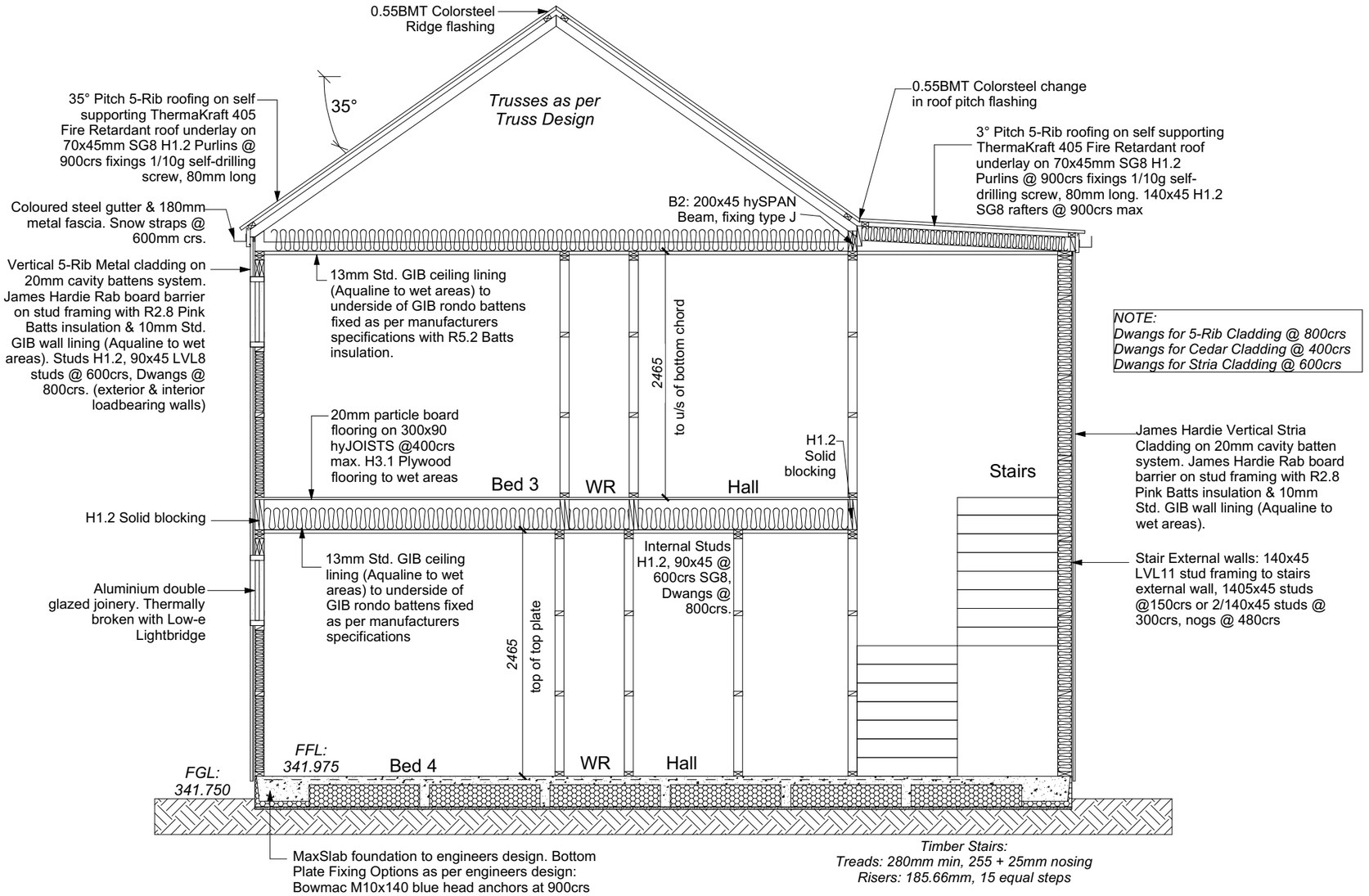

# PROPOSED WEST ELEVATION
## 1:100

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED ELEVATIONS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: 1:100<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**7**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

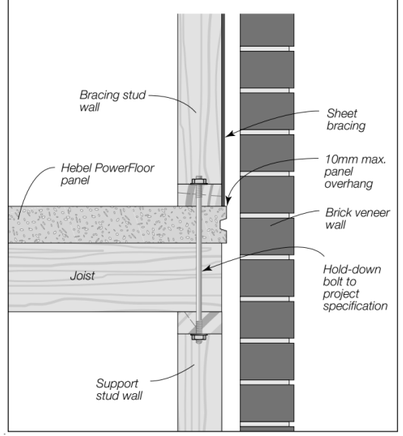
GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing

Note:
Upper Floor Bottom Plate Fixings:
-hand-driven nails to external walls and internal wall bracing elements – 2 x 100 x 3.75 mm nails at 600 mm maximum centres
-hand-driven nails to unbraced internal walls – 1 x 100 x 3.75 mm nail at 600 mm maximum centres
-power-driven nails to external walls and internal wall bracing element – 3 x 90 x 3.15 mm nails at 600 mm maximum centres
-power-driven nails to unbraced internal walls – 1 x 90 x 3.15 mm nail at 600 mm maximum centres.




*NOTE:*
*Dwangs for 5-Rib Cladding @ 800crs*
*Dwangs for Cedar Cladding @ 400crs*
*Dwangs for Stria Cladding @ 600crs*

*Fig 3.26 Hold-down of External Bracing Wall Over Support Wall*



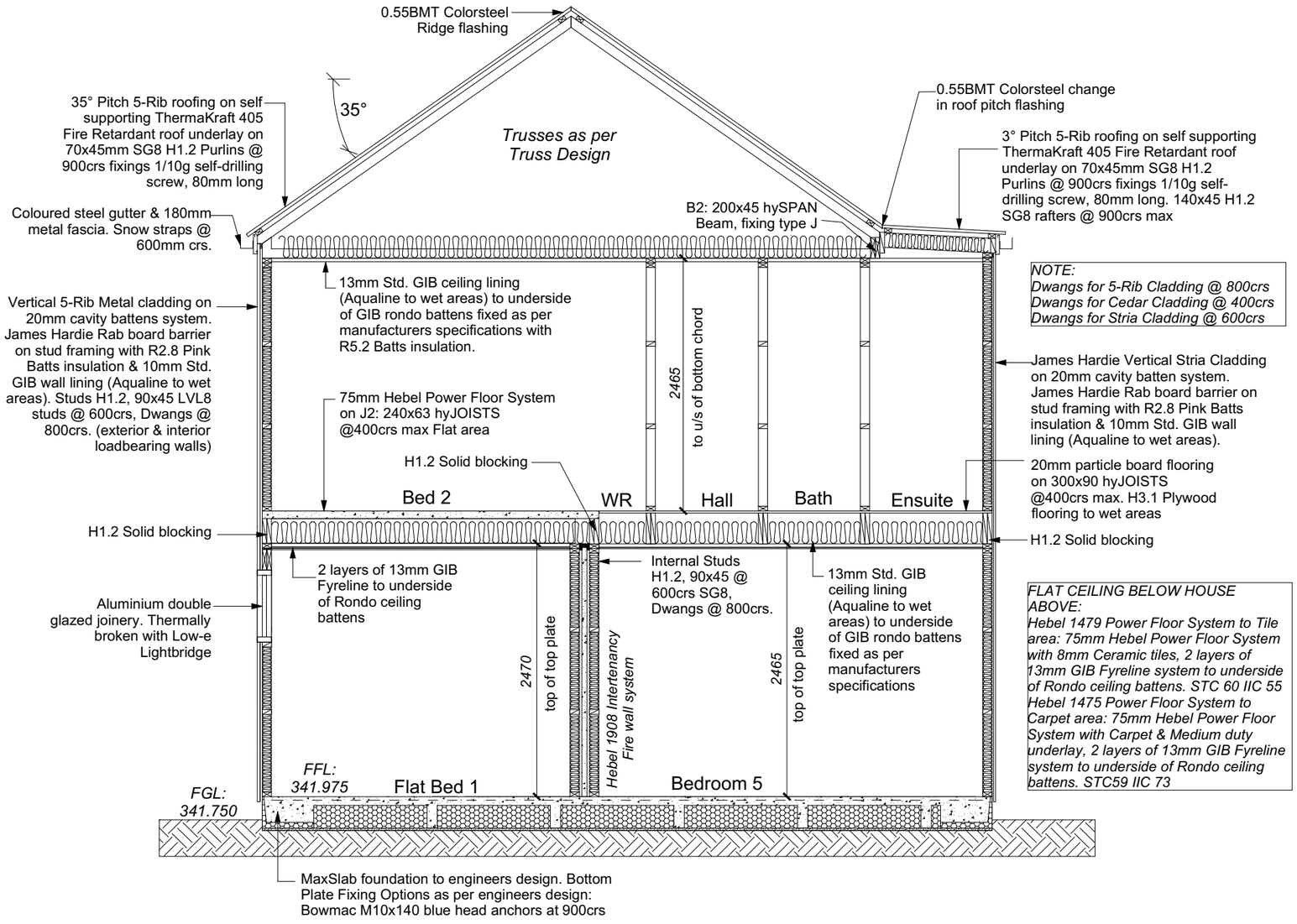

# PROPOSED SECTION AA
## 1:50

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED CROSS SECTIONS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations.<br>Do not copy drawing without prior consent. | **Scale @ A3: 1:50**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**8**<br>**of 42 sheets** |

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GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing

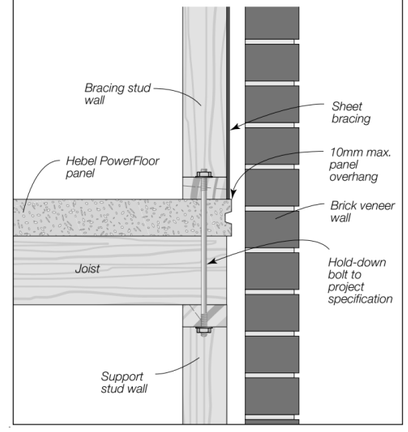
Note:
Upper Floor Bottom Plate Fixings:
-hand-driven nails to external walls and internal wall bracing elements – 2 x 100 x 3.75 mm nails at 600 mm maximum centres
-hand-driven nails to unbraced internal walls – 1 x 100 x 3.75 mm nail at 600 mm maximum centres
-power-driven nails to external walls and internal wall bracing element – 3 x 90 x 3.15 mm nails at 600 mm maximum centres
-power-driven nails to unbraced internal walls – 1 x 90 x 3.15 mm nail at 600 mm maximum centres.




*NOTE:*
*Dwangs for 5-Rib Cladding @ 800crs*
*Dwangs for Cedar Cladding @ 400crs*
*Dwangs for Stria Cladding @ 600crs*

*FLAT CEILING BELOW HOUSE ABOVE:*
*Hebel 1479 Power Floor System to Tile area: 75mm Hebel Power Floor System with 8mm Ceramic tiles, 2 layers of 13mm GIB Fyreline system to underside of Rondo ceiling battens. STC 60 IIC 55*
*Hebel 1475 Power Floor System to Carpet area: 75mm Hebel Power Floor System with Carpet & Medium duty underlay, 2 layers of 13mm GIB Fyreline system to underside of Rondo ceiling battens. STC59 IIC 73*

*Fig 3.26 Hold-down of External Bracing Wall Over Support Wall*

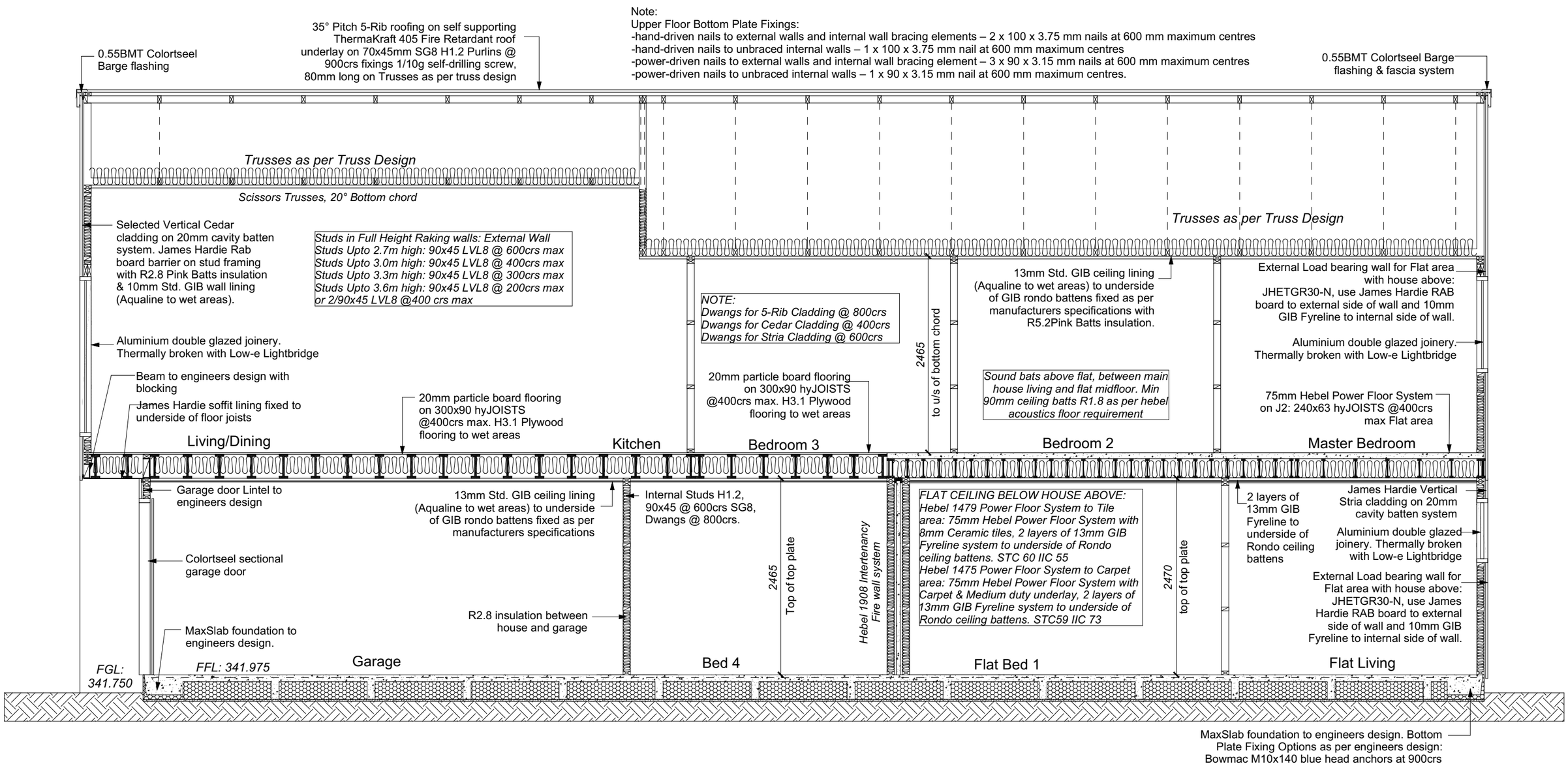



# PROPOSED SECTION BB
## 1:50

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED CROSS SECTIONS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3: 1:50**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**9**<br>**of 42 sheets** |

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GENERAL NOTES:
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Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing

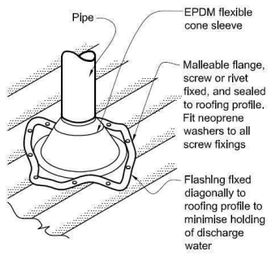



# PROPOSED SECTION BB
## 1:50

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED CROSS SECTIONS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: 1:50<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**10**<br>of 42 sheets |

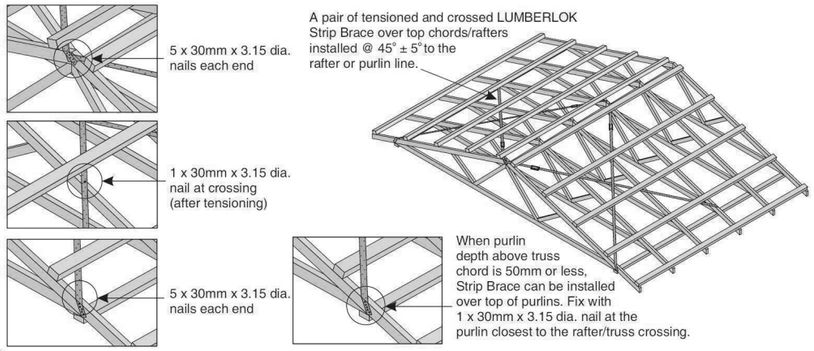
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

**Figure 53:** **Flashing for small pipes**
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6




NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.




NOTES:

ROOFING
Colorsteel 5-RIB profile or similar (fall as noted):
Colorsteel 5-RIB profile or similar roofing
over Thermkraft 405 Fire retardant Self Supporting Roofing
Underlay over 70x45 H1.2 purlins @ 900crs max over
Trusses @ 900crs max to truss manufacturers design

Purlins : 70x45 SG8 H1.2 @ 900crs, fixings, 1/10g self-drilling screw, 80mm long. End span of purlins to be 600crs as per E2 Table 11.

Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure.
Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contract as per table 21 of E2/AS1.
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

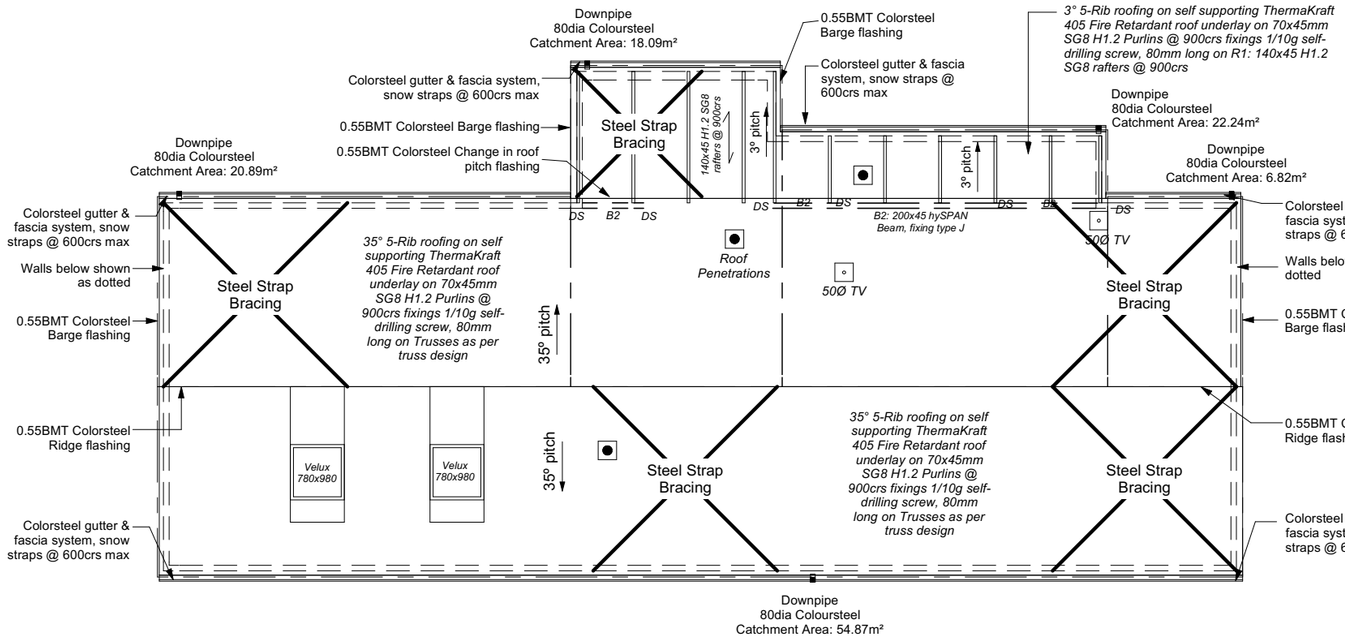
Gutter: Coloured Steel Quad Gutter
Fascia: 180mm Metal Fascia
Downpipes: Colorsteel Round 80mmdia
Soffits: Hardiflex 4.5mm
Snow straps @ 600mm crs.
Underlay: Thermakraft 405 fire retardant roof underlay

Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn tension capacity. After tensioning strap, fix to each rafter with 2/ 60x3.15mm nails. Fold down strap and fix with 3/ 60x3.15mm nails each into the top chord and into the top plate.

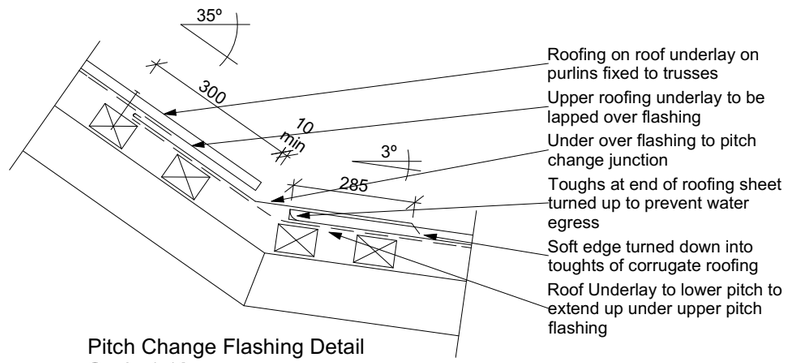
Downpipes: Round 80mmdia Colorsteel
As per NZBC E1/AS1 Table 5 80dia downpipes can collect up to 80m² of 0-25º roof plan area.

Use Coloured steel Quad Gutter As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm² can collect up to 80m² of 0-25º roof plan area.
Refer to the specifications for exact calculations.

Use Lumberlock top plate fixing chart attached to the main specifications to determine top plate fixings.



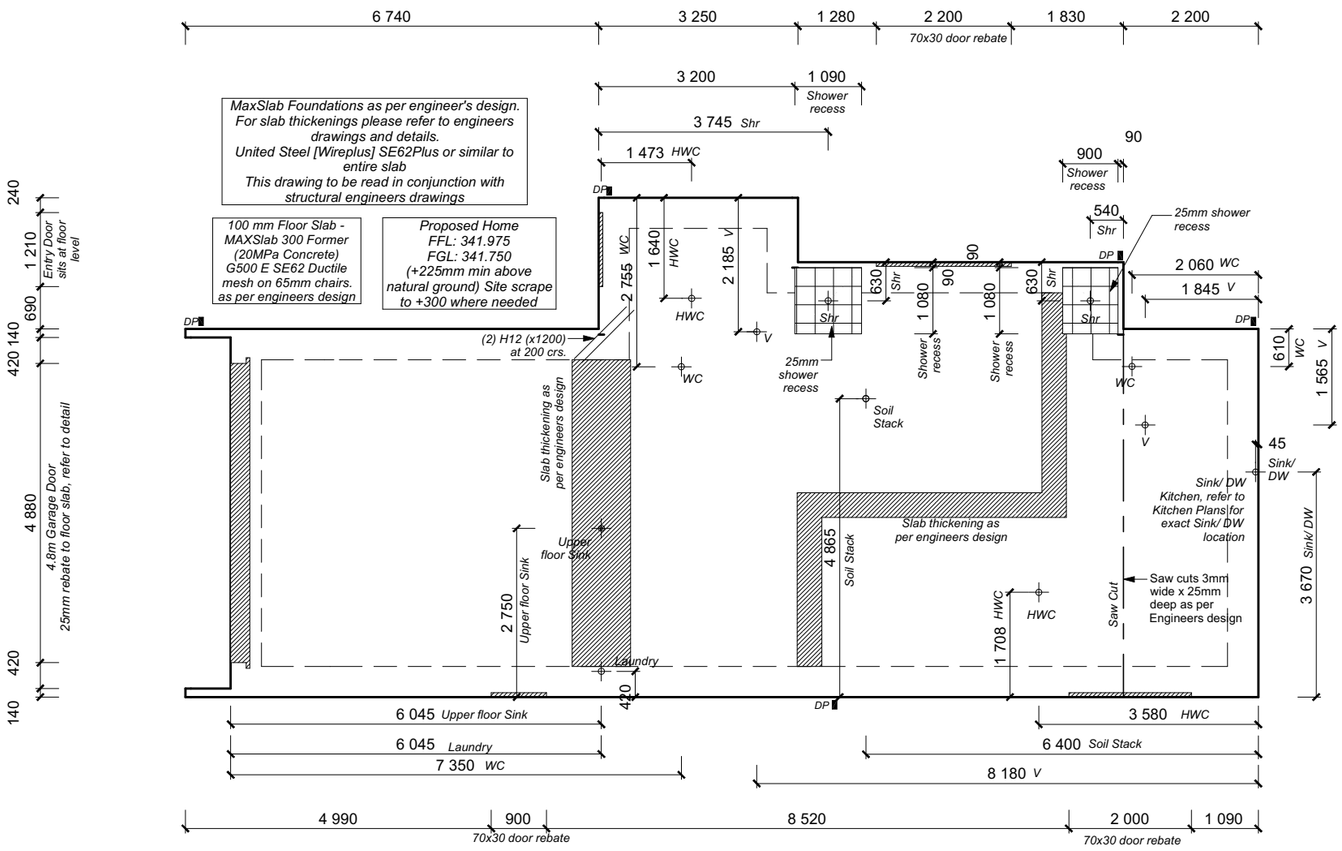

## PROPOSED ROOF PLAN
## 1:100




Pitch Change Flashing Detail
Scale 1:10

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED ROOF PLAN** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3: 1:100**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**11**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION




## PROPOSED FOUNDATION PLAN
**1:100**

**FOUNDATION PLAN NOTES**

All dimensions over foundation face.
No construction joints / shrinkage control joints under marked tile areas where possible.
The maximum plan dimension of concrete between shrinkage control joints is 6m with mesh to slab.
No saw cuts under length of load bearing and bracing walls. (As fixing may not achieve full strength if embedded in sawcuts).
Flexible silicone bondage sealer to fill the saw cuts through vinyl floor areas.
Supplementary reinforcing to internal corners to comply with NZS 3604:2011 clause 7.5.8.6.4.
W/C location indicated on plan has assumed a 170mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.
Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.
Earth bar to be bonded to the reinforcing mesh
Refer to Truss design for exact location of slab thickenings

All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

These foundations are design to the findings and recommendations in the site specific Geotech report.

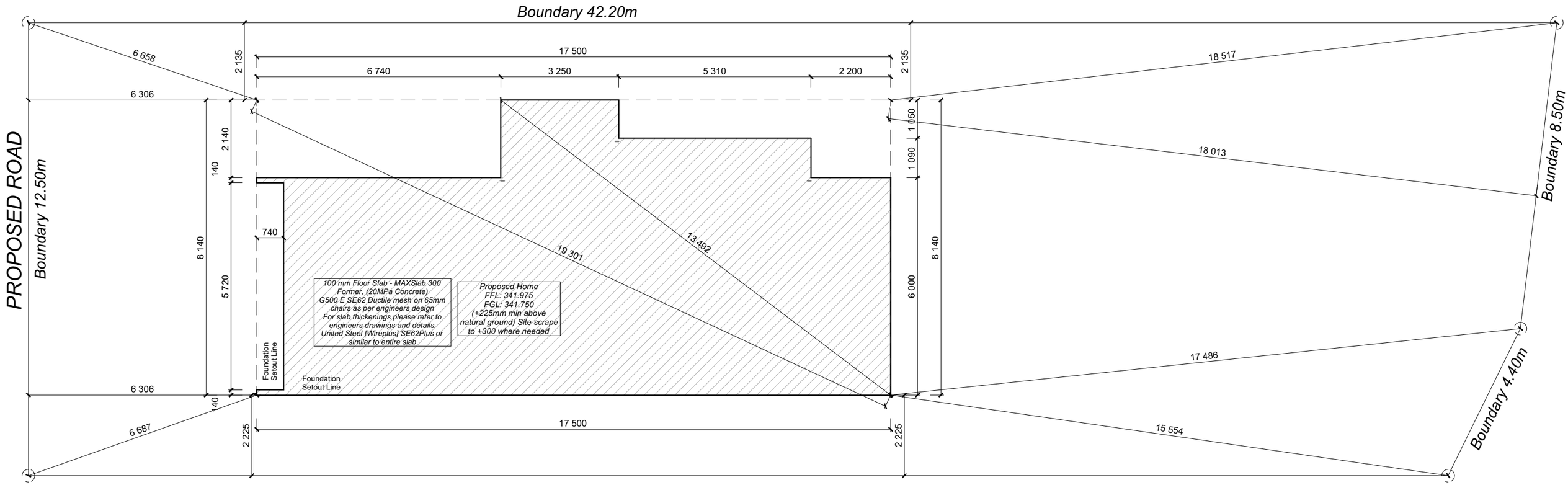
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|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED FOUNDATION PLAN** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3: 1:100**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**12**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

**SET OUT PLAN NOTES**

All dimensions over foundation face.
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

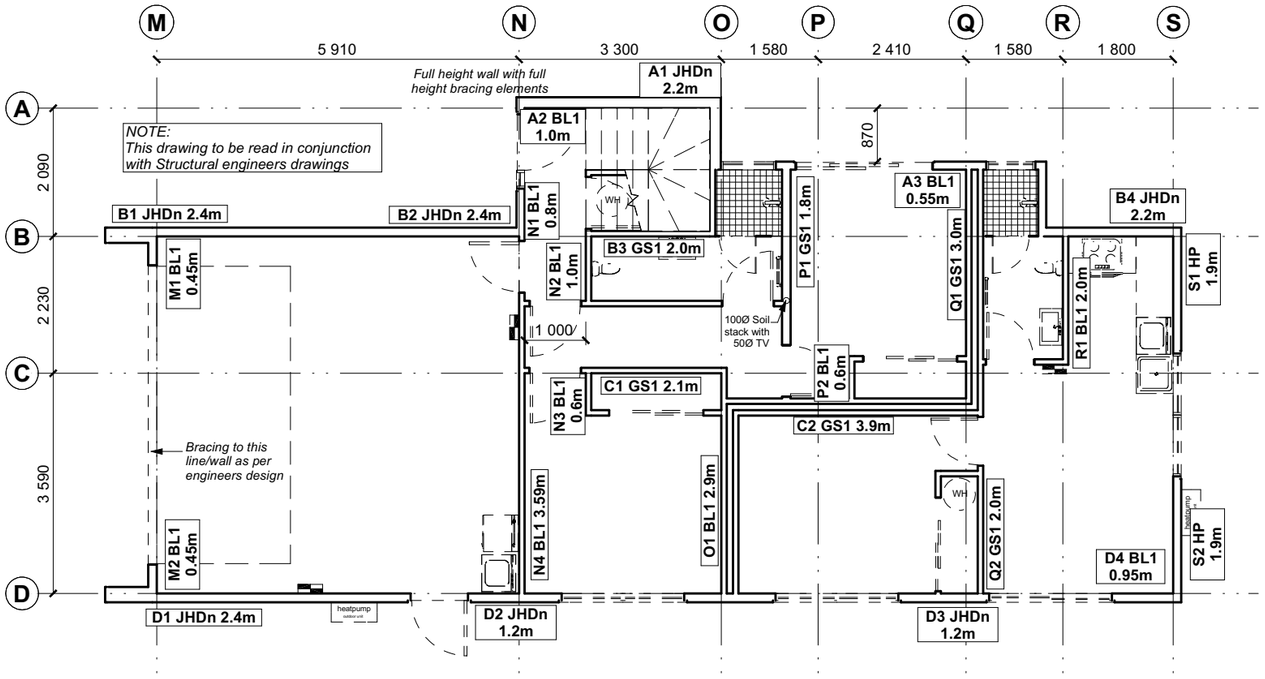
These foundations are design to the findings and recommendations in the site specific Geotech report.



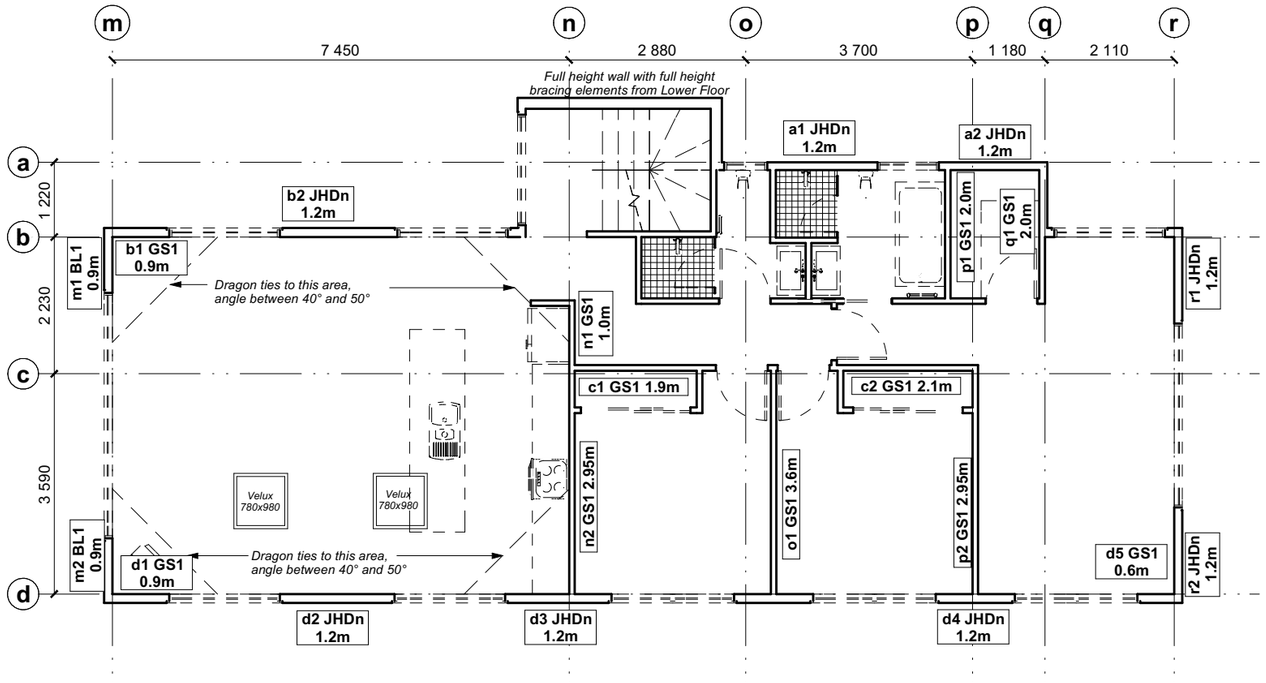

# PROPOSED FOUNDATION SETOUT PLAN
## 1:105

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED FOUNDATION SETOUT PLAN** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3: 1:105**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**13**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

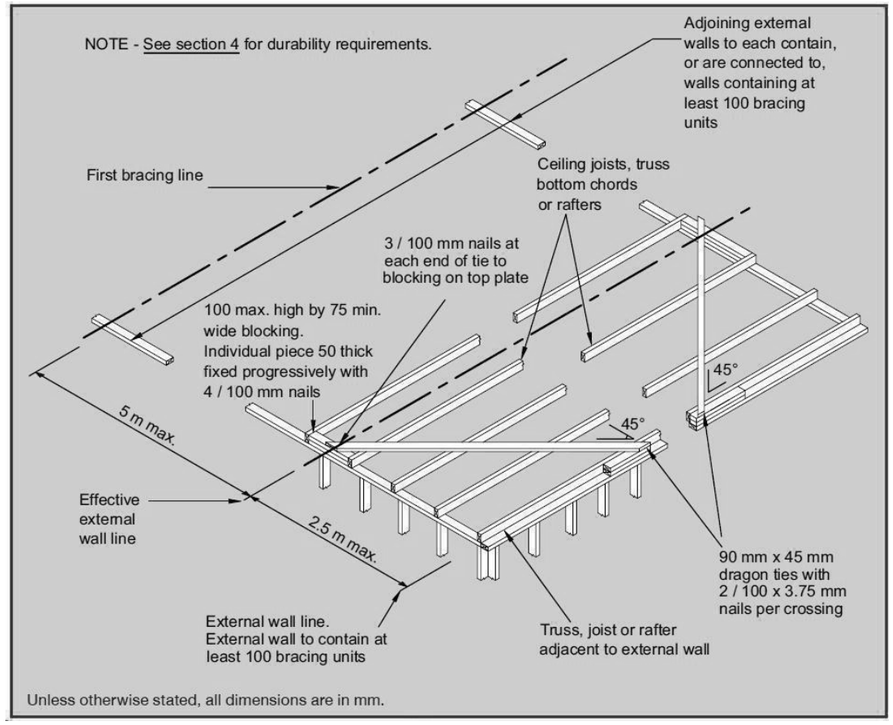



# PROPOSED LOWER FLOOR BRACING PLAN
## 1:100




# PROPOSED UPPER FLOOR BRACING PLAN
## 1:100

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION




**8.7.3.4**

Each *wall* that contains one or more *wall bracing elements* shall be connected at the *top plate* level, either directly, or through a *framing* member in the line of the *wall*, to *external walls* at right angles to it. *Top plate* fixing(s) of the *capacity* in tension or compression along the line of the *wall bracing element* are given as follows:

(a) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 125 *bracing units*: to at least one such *external wall* by a fixing as shown in figure 8.16 of 6 kN *capacity*;

(b) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each of 6 kN *capacity*;

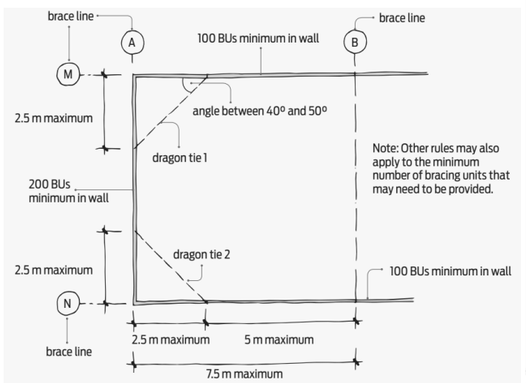
(c) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 *bracing units*.

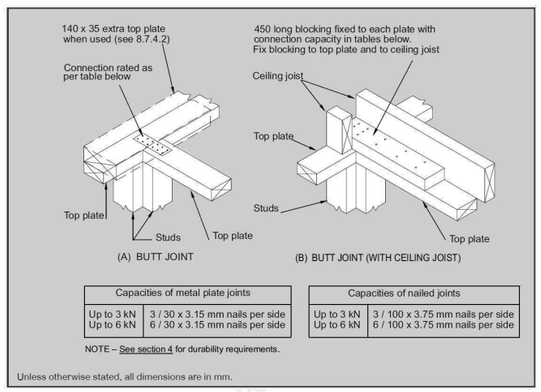
**BRACING PLAN NOTES**

Wall bracing designed in accordance with NZS 3604:2011 & GIB Ezybrace system
Refer to attached calculations.
Bracing Designed to:
Wind: High
Earthquake: 3

**BRACING LEGEND**

A — Brace Line Label
A1 GS1 1.1m — Brace Length / Brace Type / Brace Number




| Capacities of metal plate joints | |
|---|---|
| Up to 3 kN | 3 / 30 x 3.15 mm nails per side |
| Up to 6 kN | 6 / 30 x 3.15 mm nails per side |

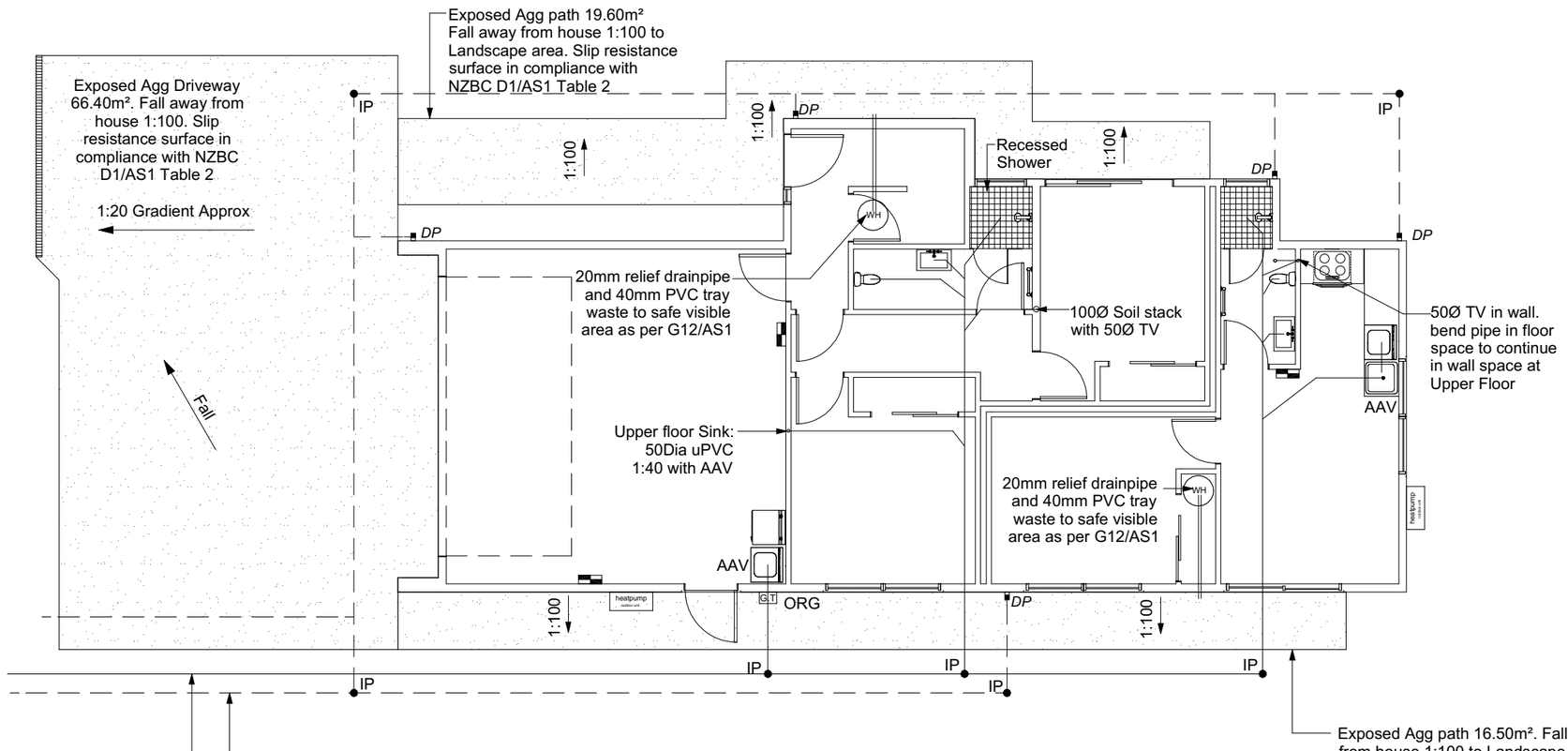
| Capacities of nailed joints | |
|---|---|
| Up to 3 kN | 3 / 100 x 3.75 mm nails per side |
| Up to 6 kN | 6 / 100 x 3.75 mm nails per side |

NOTE – See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

**Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing** (see 8.7.3.4)

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED BRACING PLANS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**14**<br>**of 42 sheets** |




## PROPOSED DRAINAGE PLAN
## 1:100

**DRAINAGE LEGEND**

| | |
|---|---|
| - - - - - - - - - | Stormwater DN100mm uPVC |
| ——————— | Sewer Drain DN100mm uPVC |
| DP | Downpipe |
| GT | Gully Trap |
| ORG | Overflow Relief Gully |
| TV | Terminal Vent |
| AAV | Air Admittance Valve |
| IP | Inspection Point |

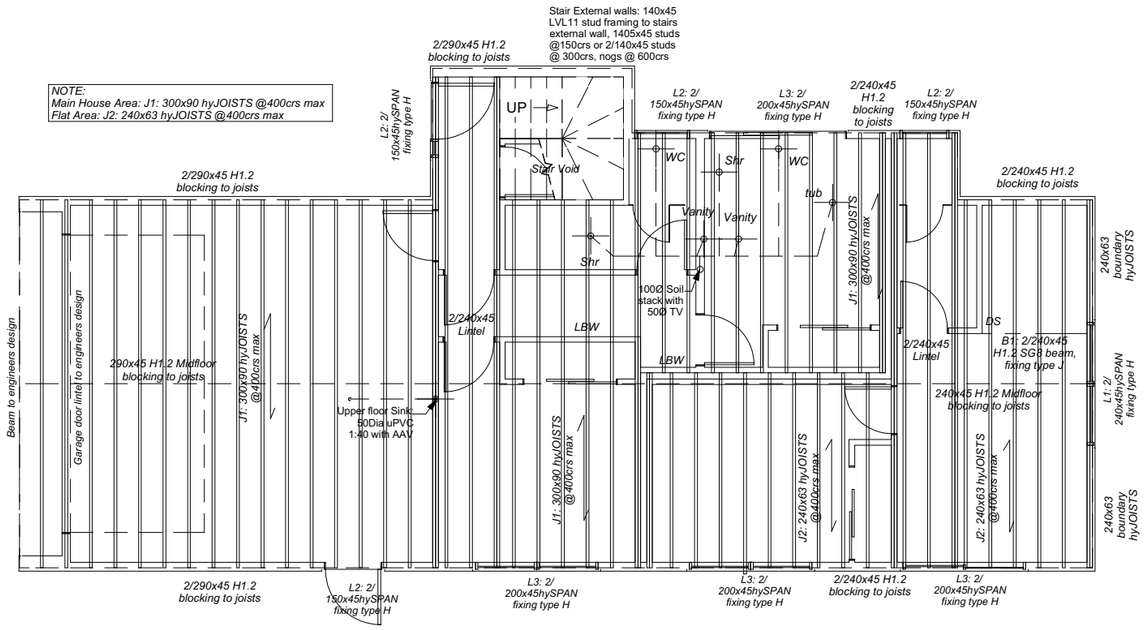
| | | |
|---|---|---|
| Plumbing Schedule | NZBC G13/AS3 & AS3500 | |
| Kitchen | | |
| Sink: | Ø50mm @1:40 | (3 discharge units) |
| Bathrooms | | |
| Vanity: | Ø40mm @ 1:40 | (1 discharge units per basin) |
| Shower: | Ø40mm @1:40 | (2 discharge units) |
| Bath: | Ø40mm @1:40 | (4 discharge units) |
| WC: | Ø100mm @1:40 | (4 discharge units) |
| Laundry Sink: | Ø40mm @1:30 | (5 discharge units) |
| Drainage Schedule | NZBC G13/AS3 & AS3500 | |
| Main Foulwater | | |
| Vented Drain | Ø100mm @1:60 | |
| Stormwater Drain | Ø100mm @1:60 (1:120max) | |
| Terminal Vent | Ø80mm | |
| Heatpump | Drain over DP | |
| ORG | Overflow Relief Gully | |

Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13/AS3 & AS3500.
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS3 5.8.1)

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED DRAINAGE PLAN** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: 1:100<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**15**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
Fixings shall comply with NZ 3604:2011 Section 4 Durability Tables 4.1-4.3
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents



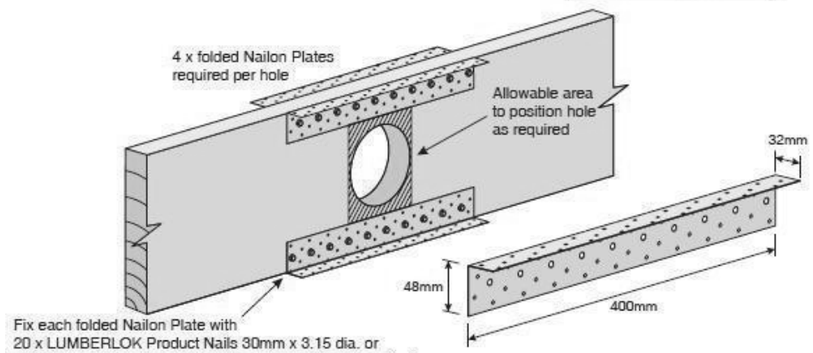

## PROPOSED FLOOR FRAMING PLAN
**1:100**

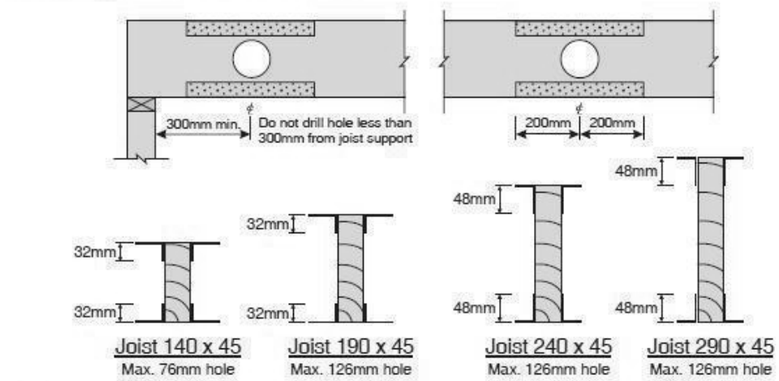
01/2012

# LUMBERLOK®
## FLOOR JOIST STIFFENER

- Suitable for running pipes/ducting through joists
- Maintains timber joist strength and stiffness
- Allows flexibility of hole location within specific areas
- Able to be retro fitted after pipes/ducting are installed
- One stock item for all floor joist sizes

**NOT TO BE USED IN EXTERIOR SITUATIONS**

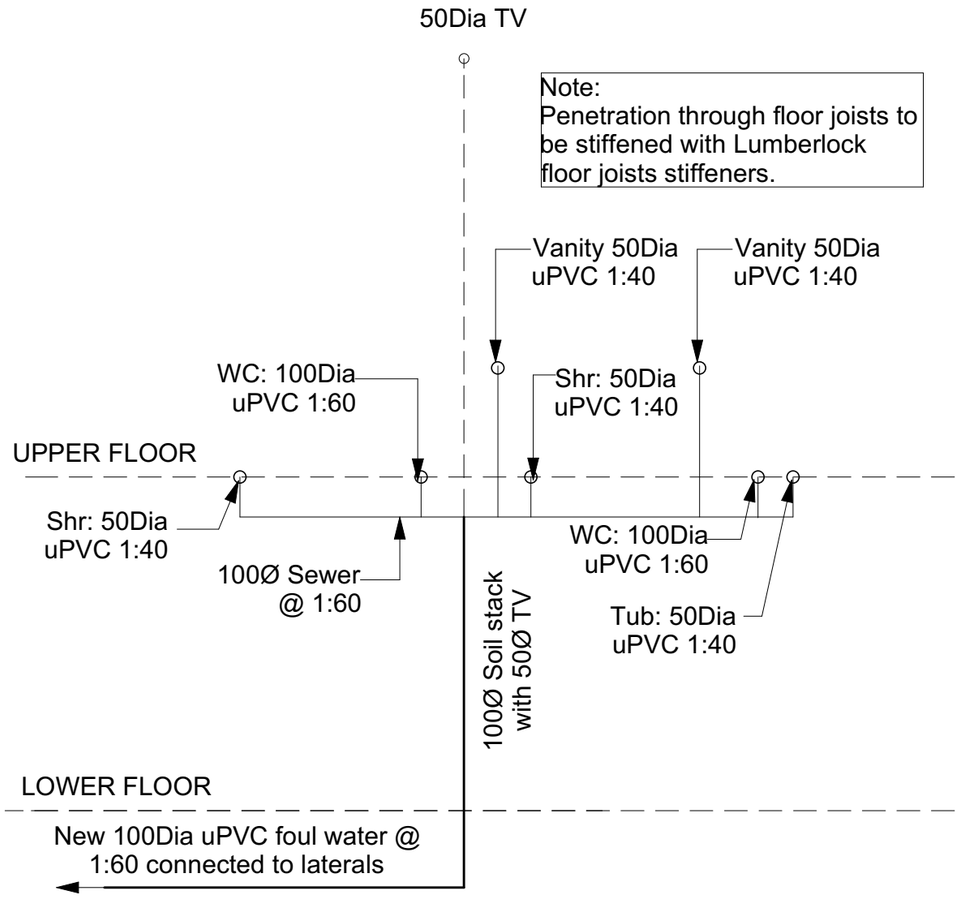



**Code:** FJS
**Material:** 1.55mm G300 Z275 Galvanised Steel
**Packed:** 8 x Folded Nailon Plate per Carton

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED FLOOR FRAMING PLAN** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations.<br>Do not copy drawing without prior consent. | **Scale @ A3: 1:100**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**16**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



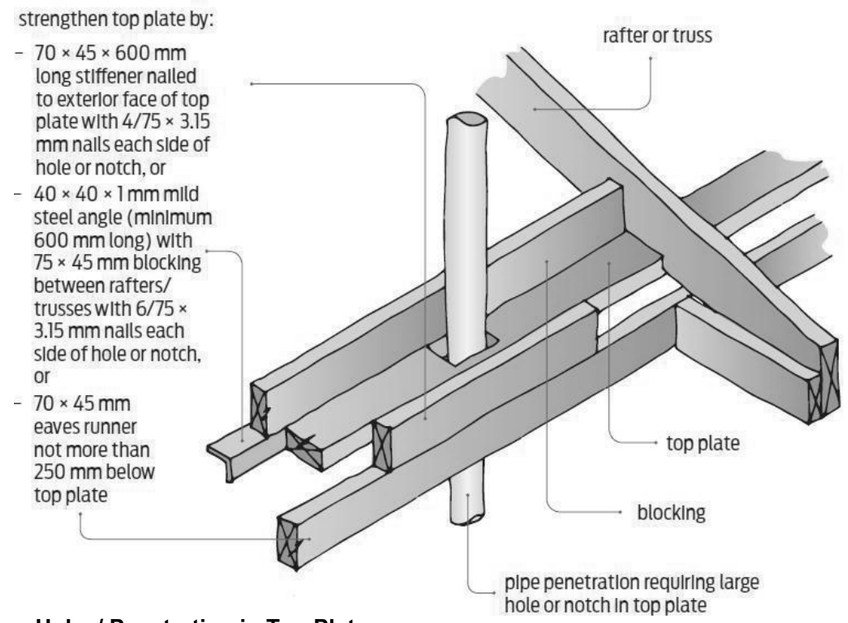

## PROPOSED PLUMBING SCHEMATIC
## NTS

| | | |
|---|---|---|
| Plumbing Schedule | NZBC G13/AS3 & AS3500 | |
| Kitchen | | |
| Sink: | Ø50mm @1:40 | (3 discharge units) |
| Bathrooms | | |
| Vanity: | Ø40mm @ 1:40 | (1 discharge units per basin) |
| Shower: | Ø40mm @1:40 | (2 discharge units) |
| Bath: | Ø40mm @1:40 | (4 discharge units) |
| WC: | Ø100mm @1:40 | (4 discharge units) |
| Laundry Sink: | Ø40mm @1:30 | (5 discharge units) |
| Drainage Schedule | NZBC G13/AS3 & AS3500 | |
| Main Foulwater | | |
| Vented Drain | Ø100mm @1:60 | |
| Stormwater Drain | Ø100mm @1:60 (1:120max) | |
| Terminal Vent | Ø80mm | |
| Heatpump | Drain over DP | |
| ORG | Overflow Relief Gully | |

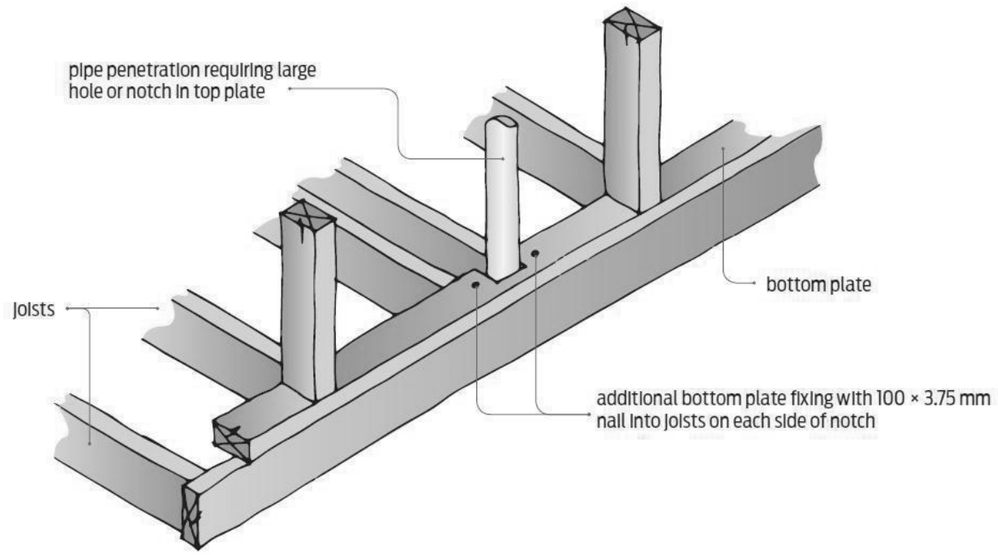
Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13/AS3 & AS3500.
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS3 5.8.1)

**DRAINAGE LEGEND**

| | |
|---|---|
| ---------- | Stormwater DN100mm uPVC |
| ———— | Sewer Drain DN100mm uPVC |
| DP | Downpipe |
| GT | Gully Trap |
| ORG | Overflow Relief Gully |
| TV | Terminal Vent |
| AAV | Air Admittance Valve |
| IP | Inspection Point |



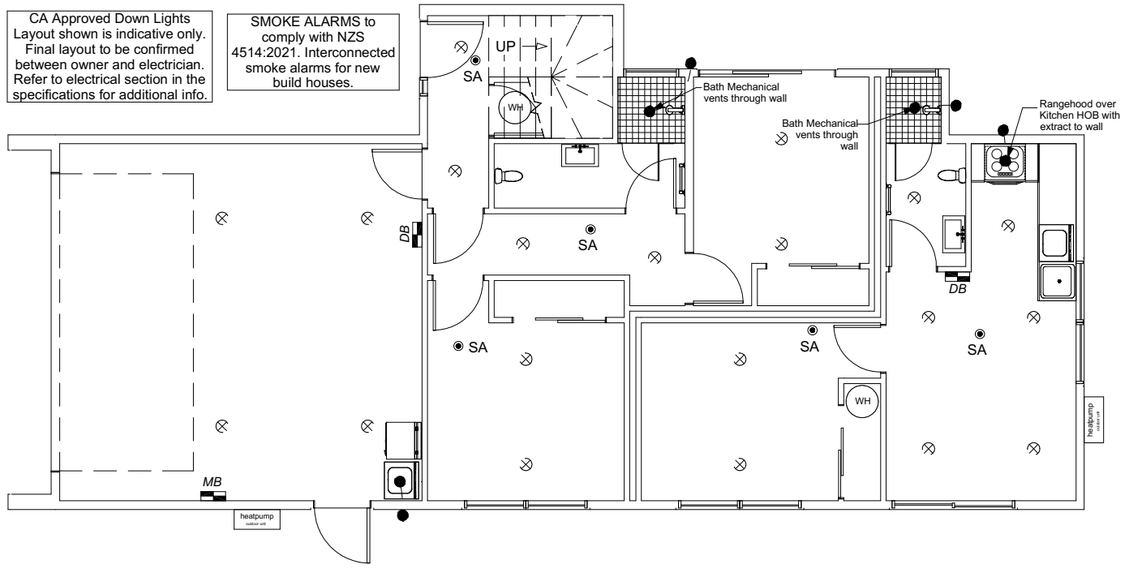

**Holes/ Penetration in Top Plates**



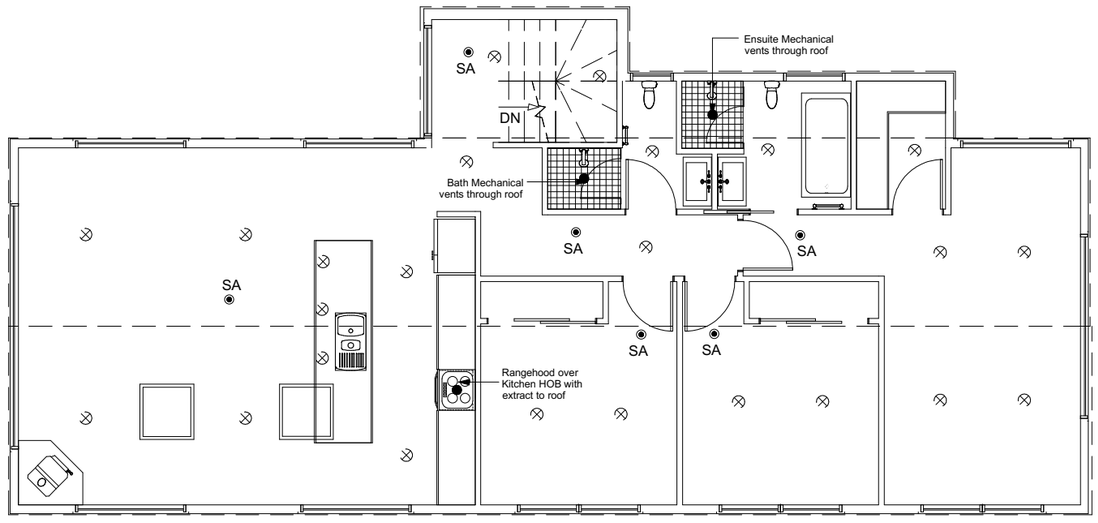

**Holes/ Penetration in Bottom Plates**

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED PLUMBING SCHEMATIC** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: NTS<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**17**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION




# PROPOSED LOWER FLOOR ELECTRICAL PLAN
## 1:100




# PROPOSED UPPER FLOOR ELECTRICAL PLAN
## 1:100

| LEGEND | |
|---|---|
| Refer to Electrical Section in Specification for further details | |
| Ceiling Pan | ◯ |
| CA Approved Down Light | ⊗ |
| Exterior Bulkhead Light | ◍ |
| Exterior Wall Light | ◗ |
| Fluorescent Double | ⊢—⊣ |
| Light Switch | ◟ |
| Two Way Light Switch | ◟ |
| Single Power Socket | ◡ |
| Double Power Socket | ◡ |
| Outside Waterproof Plug | ◒ |
| Telephone/Data Outlet | ▼ |
| TV Jack | TV |
| Sky Connection | SKY |
| Bathroom Heater | ▬ |
| Bathroom Extractor/Light | ■ |
| Electrical Plan in indicative only and is to be confirmed onsite with electrician and client | |

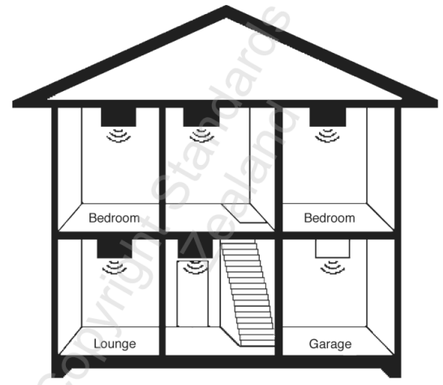
**NZS 4514:2021**

**Example B3 Multi-level house**

In a multi-level house (see Figure B3), a smoke alarm is required to be fitted on each level. Most houses of this type have only one escape path from the upper level, through the lower level.

Sleeping occupants on the upper level need to be quickly alerted to an alarm originating from elsewhere in the house as the escape path may rapidly become untenable. To ensure all occupants are alerted, all smoke alarms are required to be interconnected.

A smoke alarm has been positioned in each bedroom and in the primary escape path for each level (gallery and lounge/dining). A smoke alarm is also required in the family room where an undetected fire could grow significantly and compromise the only escape from the upper level through the lounge/dining area.



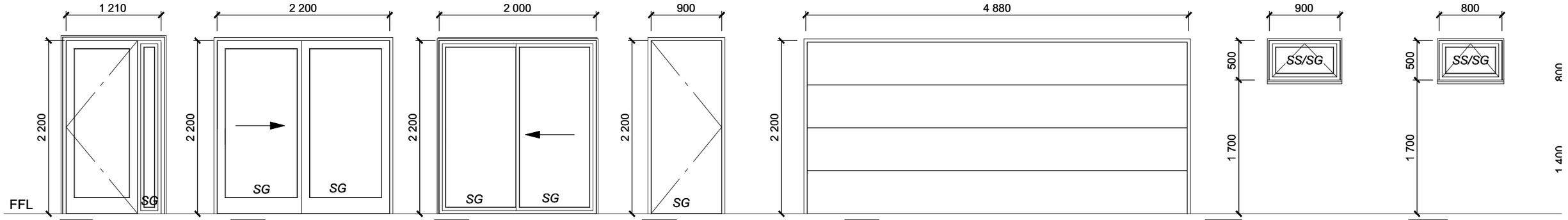

= Required

= Optional heat alarm

Copyright Standards New Zealand

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED ELECTRICAL PLAN** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**18**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION




D01

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Door as per Client selection

D02

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D03

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D04

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D04

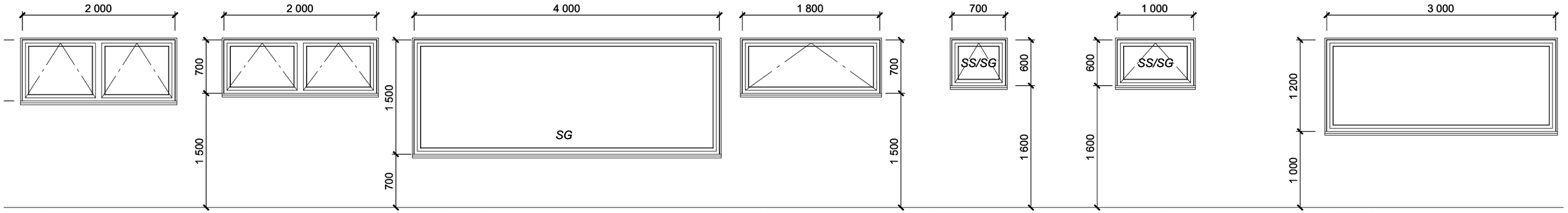
Colorsteel Sectional Garage Door
2 x remote controls
Standard Range Automatic opener

W01

35mm Aluminium suite double glazed
Tiled Reveals
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridge

W02

35mm Aluminium suite double glazed
Tiled Reveals
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridg




W03

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge

W04, 05, 14 ,15 & 16

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge

W06

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

W12

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge

W10

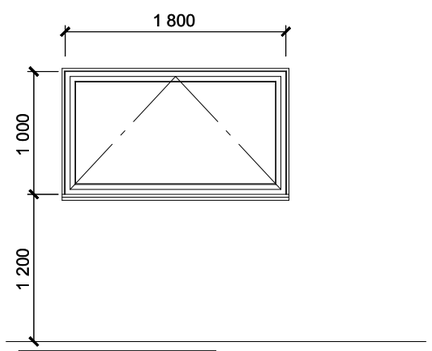
35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridge

W11

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridge

W13

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge




W07, 08, 17 & 18

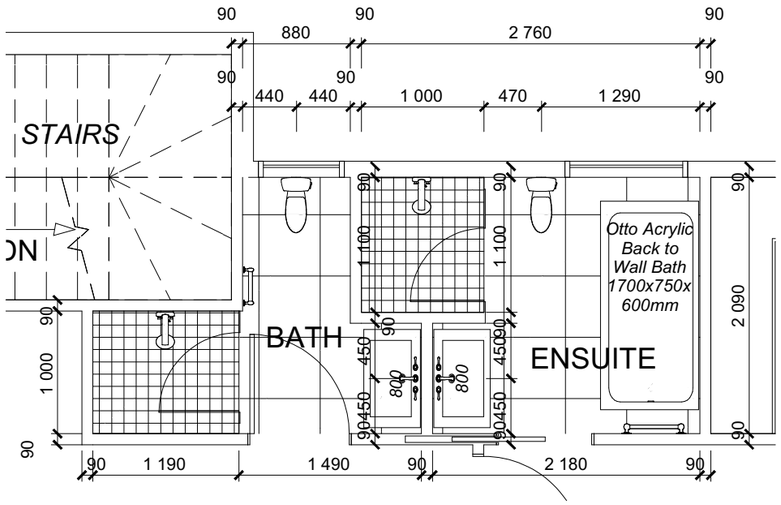
35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge

# EXTERIOR DOOR & WINDOW SCHEDULE
## 1:50

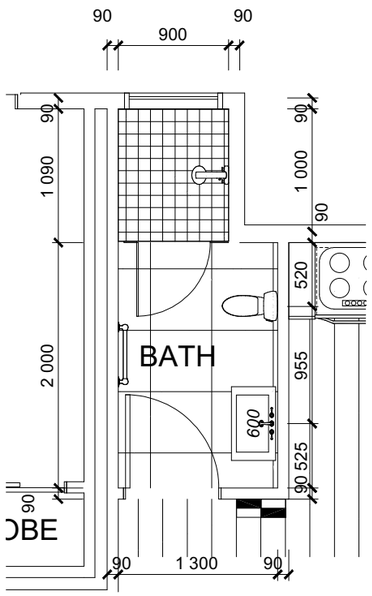
GENERAL NOTES:
All dimensions are nominal and are to be checked on site before commencing work
All dimensions are over reveals
All window and door glazing is to comply with the requirements of NZS 4223
SG = Safety Glazing to NZS 4223
O= Obscure Safety Glazing
Thermally Broken & LowE Lightbridge
All reveals are 18mm fin H3.2 Painted Pinus Radiata Clears
All windows & doors elevated from the outside

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED WINDOW & DOOR SCHEDULE** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**19**<br>**of 42 sheets** |

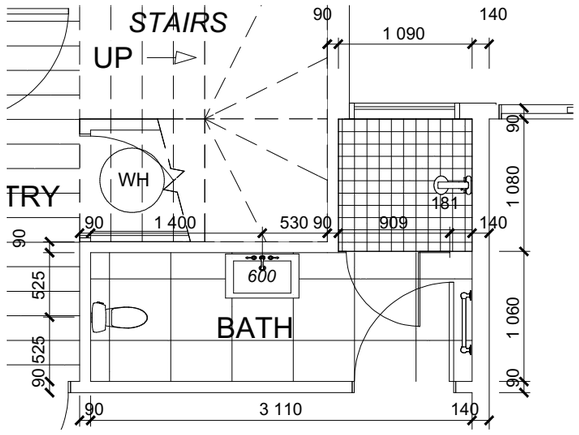
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION




*MAIN HOUSE BATH & MASTER BEDROOM ENSUITE UPPER FLOOR*
*1:50*




*FLAT BATH LOWER FLOOR*
*1:50*




*MAIN HOUSE BATH LOWER FLOOR*
*1:50*

| *Bathroom Specifications* | |
|---|---|
| *Lot* | *Lot - 813* |
| *Hardware Colour* | *Brushed Nickel* |
| *Vanity Colour* | *French Oak* |
| | |
| *Main Bathroom* | |
| *Vanity* | *VCBC Soft Solid 800* |
| *Vanity Mixer* | *Elysian Basin Mixer Extended* |
| *Basin* | *Sleek Round Semi- Recessed L580* |
| *Shower Mixer* | *Elysian Minimal Mixer* |
| *Shower Rail* | *Caroma Luna Multifunction* |
| *Bath* | *Otto Acrylic Back to Wall Bath 1700x750x600mm* |
| *Bath Mixer* | *Elysian Minimal Mixer & Spout Set* |
| *Toilet* | *Elementi Uno CC* |
| *Heated Towel Rail* | *Heated Towel Warmer LeVivi 825x450mm Slimline 7 Bar Round* |
| *Toilet Roll Holder* | *Aura Toilet Roll Holder* |
| | |
| *Master Ensuite* | |
| *Vanity* | *VCBC Soft Solid 800mm* |
| *Vanity Mixer* | *Elysian Basin Mixer Extended* |
| *Basin* | *Sleek Round Semi- Recessed L580* |
| *Shower Mixer* | *Elysian Minimal Mixer* |
| *Shower Rail* | *Caroma Luna Multifunction* |
| *Toilet* | *Elementi Uno CC* |
| *Heated Towel Rail* | *Heated Towel Warmer LeVivi 825x450mm Slimline 7 Bar Round* |
| *Toilet Roll Holder* | *Aura Toilet Roll Holder* |
| | |
| *Flat Bathroom* | |
| *Vanity* | *VCBC Soft Solid 600mm SLIM* |
| *Vanity Mixer* | *Elysian Basin Mixer Extended* |
| *Basin* | *Mini Moon Kordura (Matte) Counter Top (MOO345)* |
| *Shower Mixer* | *Elysian Minimal Mixer* |
| *Shower Rail* | *Caroma Luna Multifunction* |
| *Toilet* | *Elementi Uno CC* |
| *Heated Towel Rail* | *Heated Towel Warmer LeVivi 825x450mm Slimline 7 Bar Round* |
| *Toilet Roll Holder* | *Aura Toilet Roll Holder* |
| | |
| *Vanity Main House lower level* | |
| *Vanity* | *VCBC Soft Solid 600mm SLIM* |
| *Vanity Mixer* | *Elysian Basin Mixer Extended* |
| *Basin* | *Mini Moon Kordura (Matte) Counter Top (MOO345)* |
| *Shower Rail* | *Caroma Luna Multifunction* |
| *Shower Mixer* | *Elysian Minimal Mixer* |
| *Heated Towel Rail* | *Heated Towel Warmer LeVivi 825x450mm Slimline 7 Bar Round* |
| *Toilet* | *Elementi Uno CC* |
| *Toilet Roll Holder* | *Aura Toilet Roll Holder* |
| | |
| *Kitchen Mixers* | |
| *Main Kitchen* | *Elysian commercial pull out - Brushed Nickel* |
| *Flat Kitchen* | *Elysian Kitchen Mixer* |

# PROPOSED BATHROOM LAYOUTS
**1:50**

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**PROPOSED BATHROOM LAYOUTS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3:**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**20**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

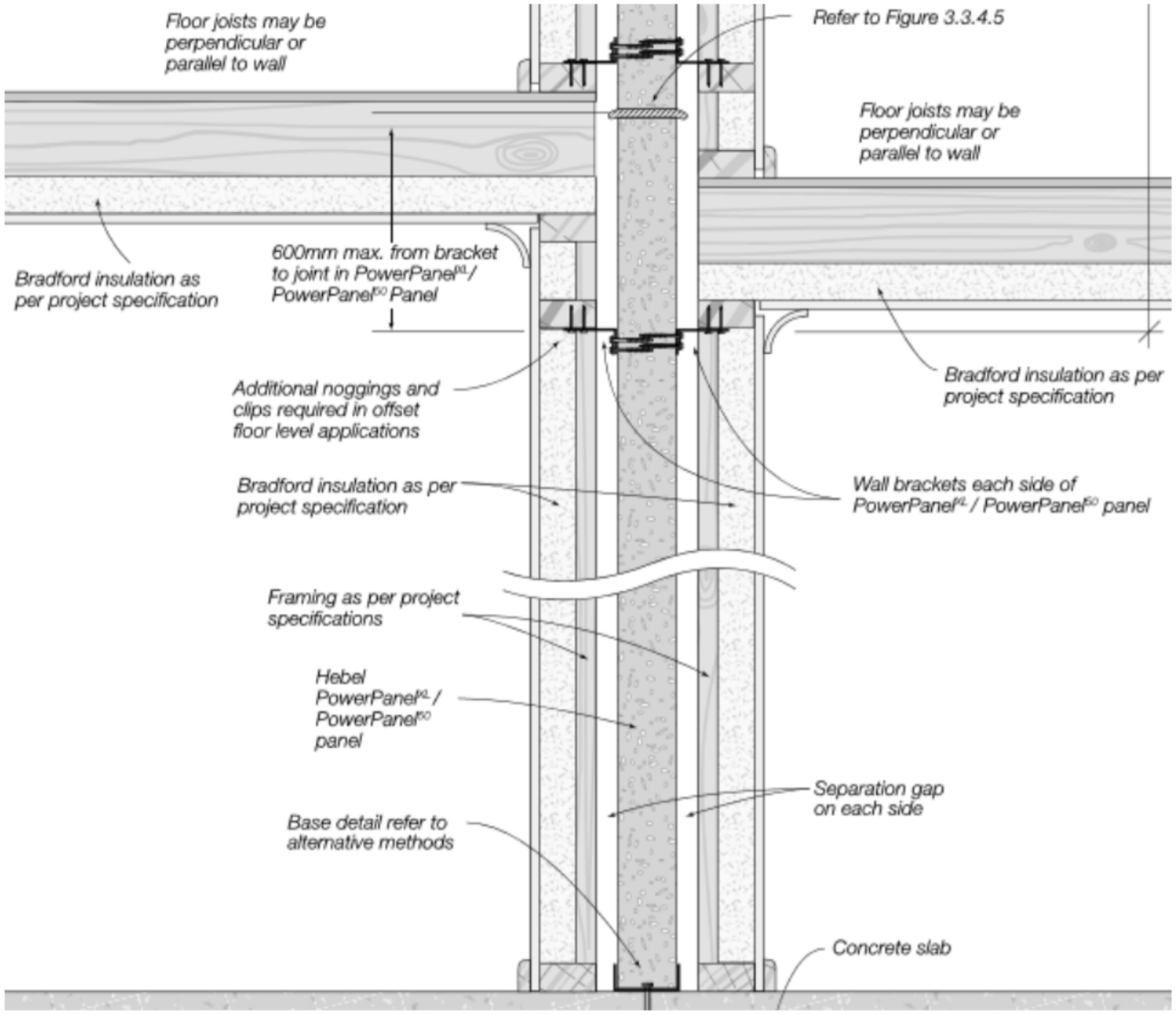



Table 1.1.1 Hebel intertenancy wall system using PowerPanel[XL]

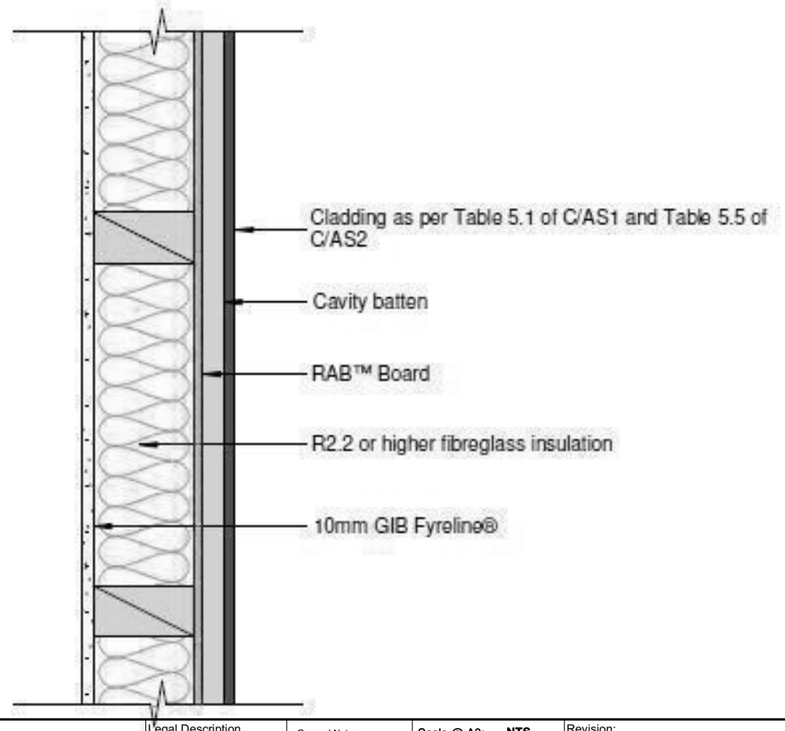
| System | | Wall thickness | | FRL | STC | | Cavity insulation | Wall lining both sides |
|---|---|---|---|---|---|---|---|---|
| Separation gap | | Separation gap | | | Separation gap | | | |
| 10mm | 20mm | 10mm | 20mm | | 10mm | 20mm | | |
| Hebel 1908 | Hebel 1909 | 295 | 315 | 90/90/90 | 59 | 60 | 90mm Bradford insulation min. R1.8 - both sides (Or equivalent insulation with min. density of 8.4kg/m3) | 1x10mm plasterboard (lining mass min. 5.7 kg/m2) |
| Hebel 1912 | Hebel 1913 | 301 | 321 | | 64 | 64 | 90mm Bradford insulation min. R1.8 - both sides (Or equivalent insulation with min. density of 8.4kg/m3) | 1x13mm plasterboard (lining mass min. 8.5 kg/m2) |
| Hebel 1916 | Hebel 1917 | 315 | 335 | | 64 | 64 | 90mm Bradford insulation min. R1.8 - both sides (Or equivalent insulation with min. density of 8.4kg/m3) | 2x10mm plasterboard (lining mass min. 5.7 kg/m2) |
| Hebel 1920 | Hebel 1921 | 327 | 347 | | 65 | 65 | 90mm Bradford insulation min. R1.8 - both sides (Or equivalent insulation with min. density of 8.4kg/m3) | 2x13mm plasterboard (lining mass min. 8.5 kg/m2) |

NOTE - *Hebel Intertenancy Firewall System*

TRUCTION DOCUMENTATION

| JHETGR30-N | Fire Resistance 30/30/30 | STC 42 | |
|---|---|---|---|
| **Cladding** | Cladding system as per Table 5.1 of C/AS1 and Table 5.5 of C/AS2 | **Lining** | 10mm GIB Fyreline® |
| **Framing** | Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 800mm centres maximum | **Insulation** | Fibreglass insulation 90mm thick, R2.2 or higher. |
| **Cavity Batten** | As per cladding manufacturer technical specification | **Underlay** | RAB™ Board |
| **Cladding Fixing** | As per cladding manufacturer technical specification | **Lining Fixing** | Fix GIB Fyreline® with 41mm x 6g GIB® Grabber® High Thread Drywall Screws 300mm centre around the sheet perimeter and intermediate studs. Fixing to be 12mm from bound sheet edges and 18mm from sheet ends |
| **RAB™ Board Fixing** | RAB™ Board 6mm: 40 x 2.8mm fibre cement nail at 150mm centres to entire framing<br>RAB™ Board 9mm: 50 x 2.8mm fibre cement nail at 150mm centres to entire framing<br>Fixing to be 12mm from sheet edges | | |

For further information refer to James Hardie rigid air barrier technical specification




Client / Address
Poppy Kupreichik & John Sharrock
Lot 813 Hanleys Farm, Jacks Point, Queenstown

Drawing Title:
**FIRE SYSTEM DETAILS**

Legal Description
LOT 813 Hanleys Farm
Site Area: 515.00 sqm
Address:
LOT 813 Hanleys Farm
Jacks Point
Queenstown - 9371

General Notes:
Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.

Scale @ A3: NTS
Drawn by: J Rana
Checked by: J Rana
Project Number: 2025-42
Revision: 05 Date: 27/11/2025

Revision:
1: COORDINATION ISSUE: 22/10/2025
2: COORDINATION ISSUE: 31/10/2025
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4: COORDINATION ISSUE: 20/11/2025
5: COORDINATION ISSUE: 27/11/2025

Sheet No.: **21** of 42 sheets

**Figure 3.3.2.1 Base connection - Continuous deflection head track**

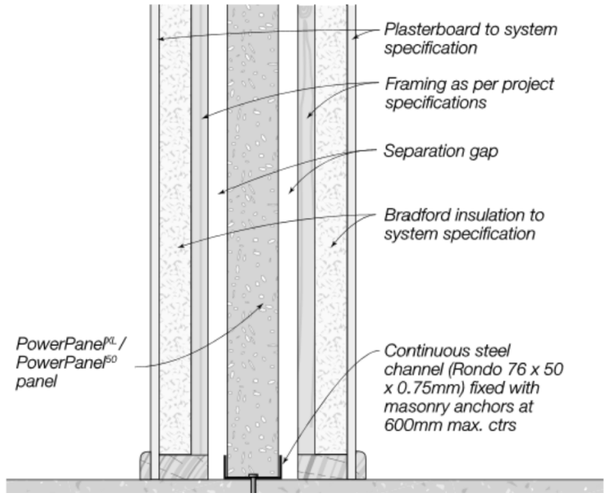



**Figure 3.3.2.2 Base connection - Continuous steel angle**

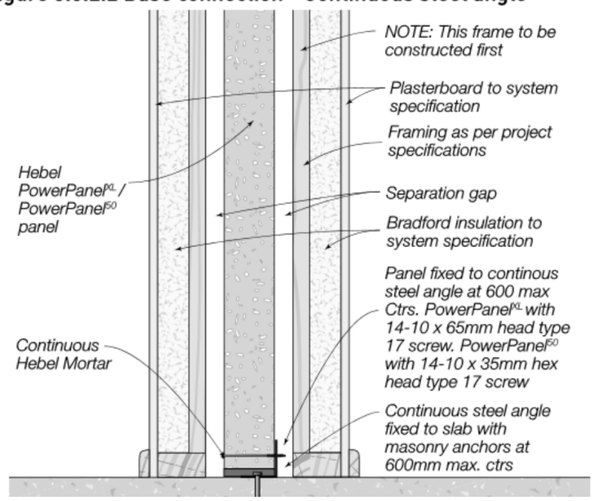



**Figure 3.3.2.3 Base connection - Wall bracket**

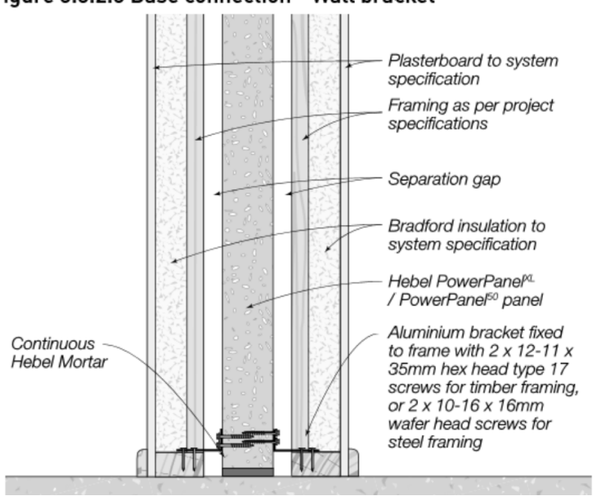
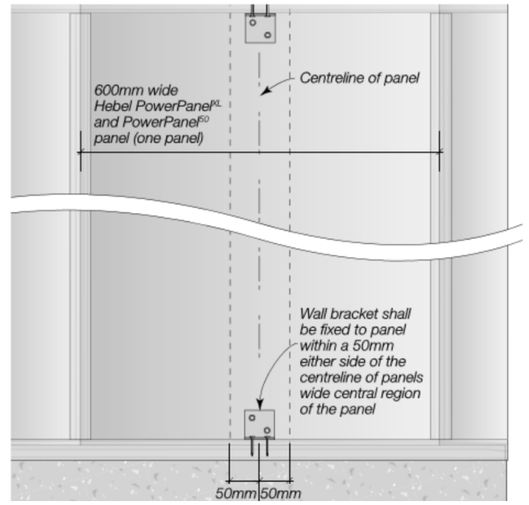
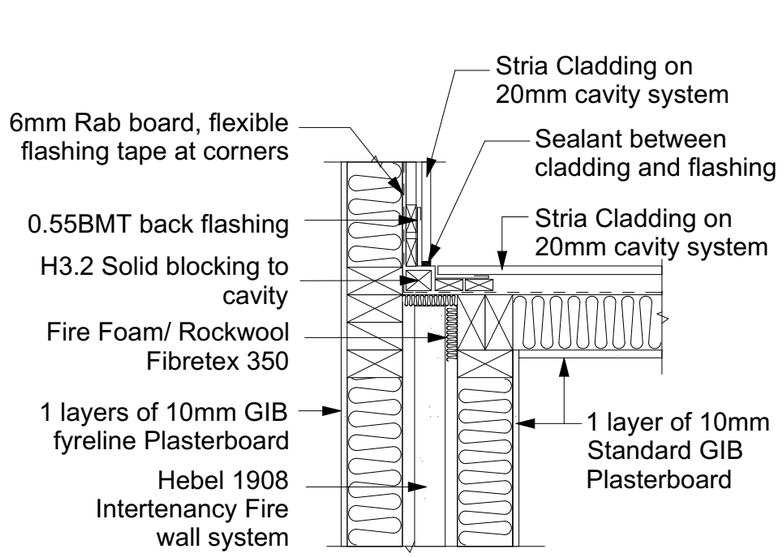
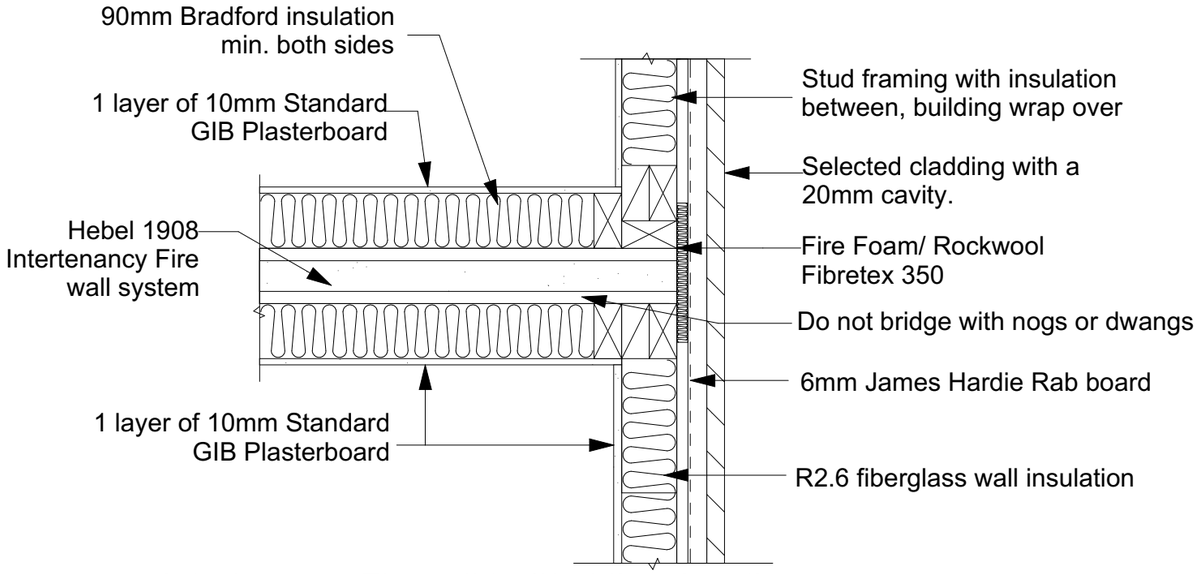



**Figure 3.3.3.1 Bracket fixing**




*Intertenancy Firewall to Cladding Junction*
*1:10*



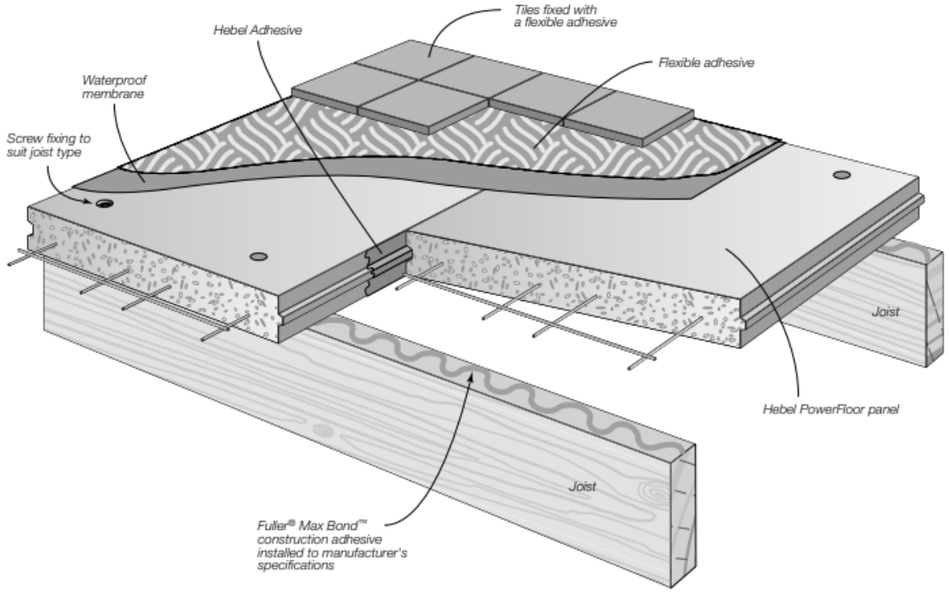

*Intertenancy Firewall to Cladding Junction*
*1:10*

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**FIRE SYSTEM DETAILS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations.<br>Do not copy drawing without prior consent. | **Scale @ A3: As Shown**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**22**<br>**of 42 sheets** |

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## Hebel PowerFloor System 8mm Ceramic Tiles

Recommended for: Rigid, lightweight floor system for wet areas while maintaining a high level of thermal insulation.




*NOTE: Patching of recesses at fixings or localised chipping may be required prior to installation of floor coverings.*

### 8mm Ceramic Tiles On Flexible Adhesive

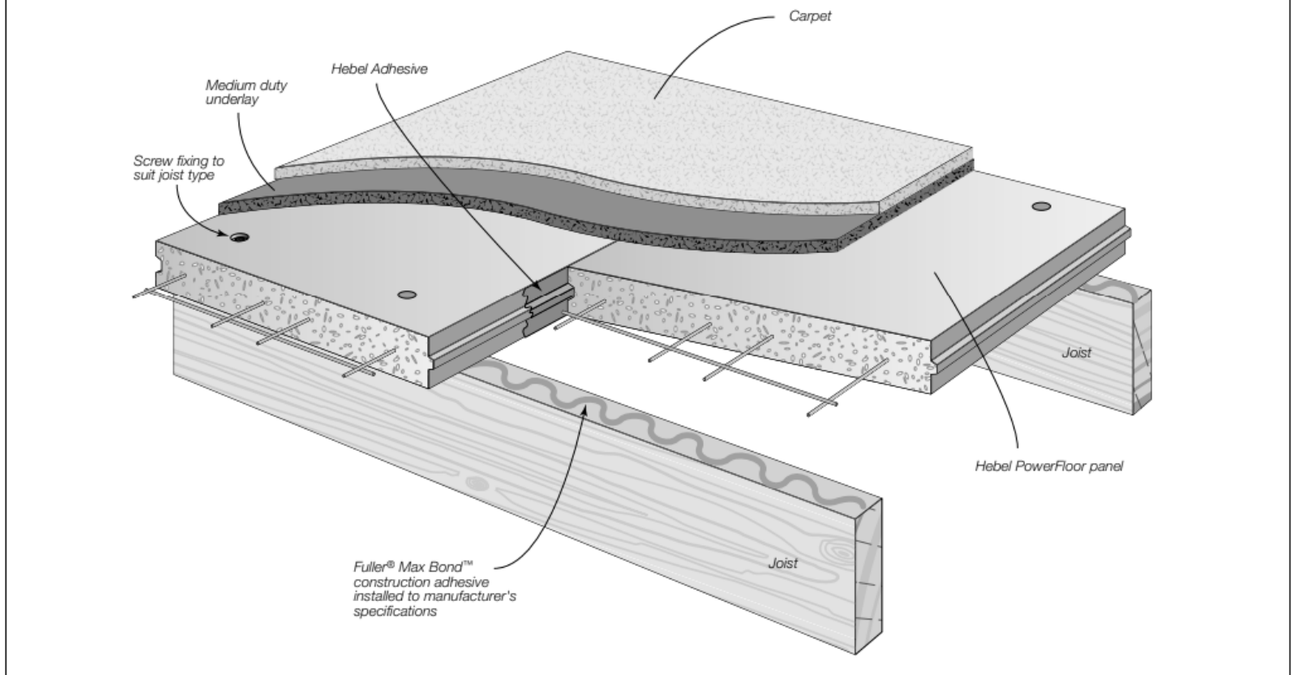
| System Number | System Description | Fire* | Acoustic**** | | | | Thermal*** |
|---|---|---|---|---|---|---|---|
| | | FRR | $R_{w/STC}$ | $R_w+C_{tr}$ | IIC | $L_{nw}+C_1$ | R-value |
| Hebel 1478 | 1 x 13mm GIB Fyreline | 30/30/30 | 58 | 50 | 51 | 58 | 2.64 |
| Hebel 1479 | 2 x 13mm GIB Fyreline | 60/60/60 | **60** | 53 | **55** | 54 | 2.72 |
| Hebel 1481 | 2 x 16mm GIB Fyreline | 90/90/90 | **61** | 54 | **56** | 53 | 2.75 |

*Note*
** Fire exposure is from underside.*
*** Suitable underfloor insulation may be installed to achieve floor R-value of R1.3 as required by NZBC Clause H1 (Energy Efficiency).*
****Thermal R-values in table include the addition of floor covering.*
***** The acoustic performance is based on systems using 8mm ceramic tiles, 30mm concrete screed, min. 4.5mm Rubber underlay, min. 90mm ceiling batts R1.8, Resilient mounts, 28mm Rondo Furring Channels: cc 600mm and joist size of 190mm.*

*IMPORTANT: The NZ Code sound insulation requirements states a separating floor between occupancies to achieve a STC ≥ 55 and IIC ≥ 55. Bold figures equal NZ compliance.*

## Hebel PowerFloor System Carpet

Recommended for: Rigid, lightweight floor system with high impact sound insulation.




*NOTE: Patching of recesses at fixings or localised chipping may be required prior to installation of floor coverings.*

### Carpet Floor Coverings

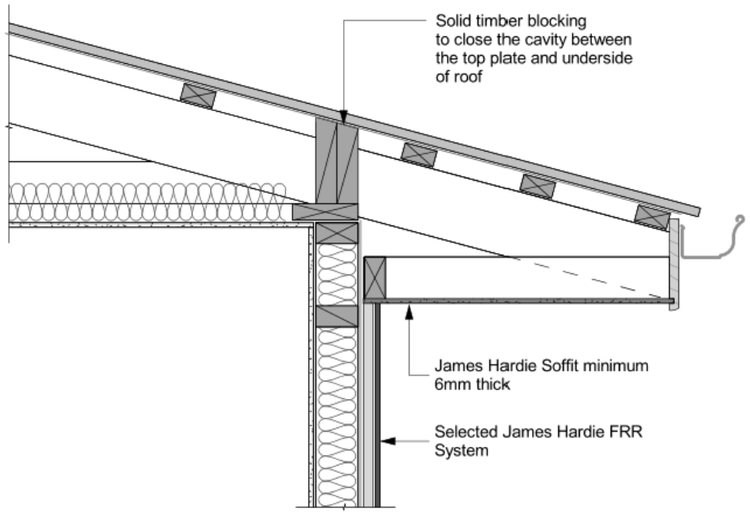
| System Number | System Description | Fire* | Acoustic**** | | | | Thermal*** |
|---|---|---|---|---|---|---|---|
| | | FRR | $R_{w/STC}$ | $R_w+C_{tr}$ | IIC | $L_{nw}+C_1$ | R-value |
| Hebel 1474 | 1 x 13mm GIB Fyreline | 30/30/30 | **56** | 49 | **71** | 36 | 2.91 |
| Hebel 1475 | 2 x 13mm GIB Fyreline | 60/60/60 | **58** | 52 | **73** | 35 | 2.99 |
| Hebel 1476 | 2 x 16mm GIB Fyreline | 90/90/90 | **59** | 53 | **73** | 35 | 3.02 |

*Note*
** Fire exposure is from underside.*
*** Suitable underfloor insulation may be installed to achieve floor R-value of R1.3 as required by NZBC Clause H1 (Energy Efficiency).*
****Thermal R-values in table include the addition of floor covering.*
***** The acoustic performance is based on systems using min. 90mm ceiling batts R1.8, Resilient mounts, 28mm Rondo Furring Channels: cc 600mm and joist size of 190mm.*

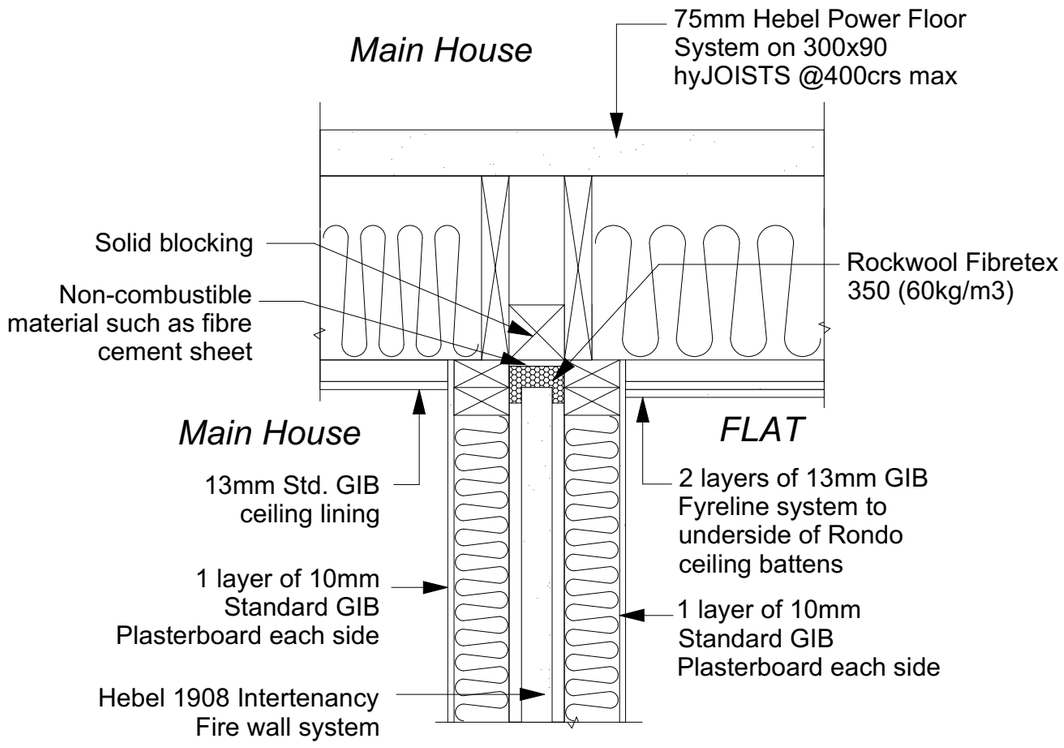
*IMPORTANT: The NZ Code sound insulation requirements states a separating floor between occupancies to achieve a STC ≥ 55 and IIC ≥ 55. Bold figures equal NZ compliance.*

| Client / Address | Drawing Title: | Legal Description | General Notes: | Scale @ A3: | Revision: | Sheet No.: |
|---|---|---|---|---|---|---|
| Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | **FIRE SYSTEM DETAILS** | LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | 1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | **23** of 42 sheets |

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**EXTERNAL FIRE WALL TO ROOF DETAIL**




*Intertenancy Firewall to Mid-Floor Detail*
*1:10*

# Two way FRR — timber frame

| Specification number | Performance | | Specifications | |
|---|---|---|---|---|
| **GBTL 30** | **FRR** | 30/30/30 | **Lining** | 1 layer 10mm GIB Fyreline® each side |
| | **STC** | 33 | **LB/NLB** | Load bearing |
| | **Rw** | 34 | | |

## FRAMING

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 at 1200mm centres maximum.

## WALL HEIGHTS AND FRAMING DIMENSIONS

Non-loadbearing — Framing dimensions and height as determined by NZS 3604 stud tables for non-loadbearing partitions.

Loadbearing — Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

## LINING

1 layer of 10mm GIB Fyreline® each side of the frame.

Vertical or horizontal fixing permitted. All sheet joints must be formed over solid timber framing. Sheets shall be touch fitted.

Vertical fixing — Stagger longitudinal sheet joints on opposite sides of the wall. When sheet end butt joints are unavoidable, they shall be formed over nogs and offset on opposite sides of the frame.

Horizontal fixing — Horizontal joints on opposite sides of the wall can be formed over the same row of nogs. Sheet end butt joints shall be formed over studs and offset on opposite sides of the frame.

## FASTENING THE LINING

**Fasteners**
41mm x 6g GIB® Grabber® High Thread Drywall Screws.

**Fastener centres**
Place fasteners at 300mm centres to perimeter framing and intermediate studs.

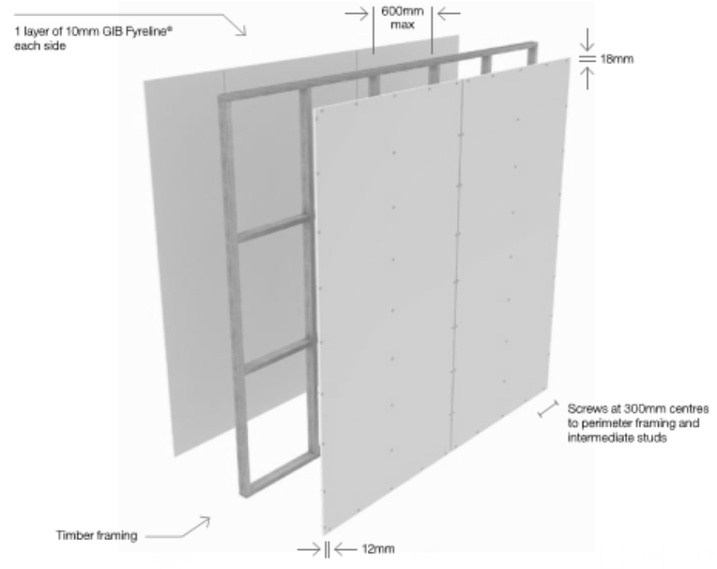
Place fasteners 50mm from sheet corners along plates. At wall corners place an additional fastener 50–60mm vertically, no closer than 10mm from plate-to-stud joints.

Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends.

Place fasteners at 200mm centres along sheet end butt joints.

## JOINTING

All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".




| | | | | | | |
|---|---|---|---|---|---|---|
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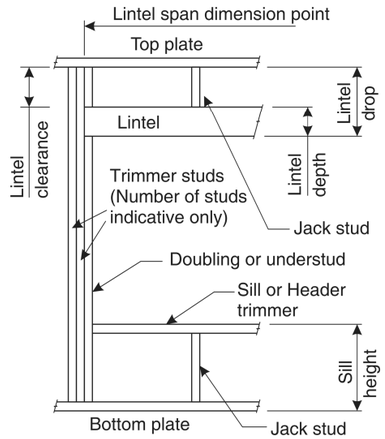
# LINTEL FIXING SCHEDULE

## ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
## NZS 3604:2011

### NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

### DEFINITIONS




### Lintel Supporting Girder Trusses:

| Roof Tributary Area | Light Roof | | | Heavy Roof | | |
|---|---|---|---|---|---|---|
| | Wind Zone | | | Wind Zone | | |
| | L, M, H | VH | EH | L, M, H | VH | EH |
| 8.6 $m^2$ | G | G | H | G | G | H |
| 11.6 $m^2$ | G | H | H | G | G | H |
| 12.1 $m^2$ | G | H | H | G | H | H |
| 15.3 $m^2$ | H | H | - | G | H | H |
| 19.1 $m^2$ | H | - | - | G | H | - |
| 20.9 $m^2$ | H | - | - | H | H | - |
| 21.8 $m^2$ | H | - | - | H | - | - |
| 34.3 $m^2$ | - | - | - | H | - | - |

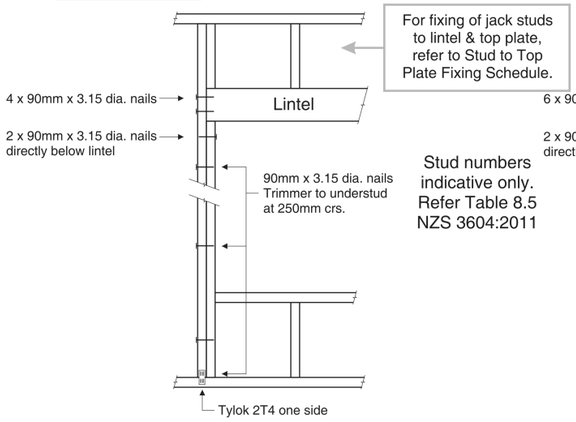
Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

### SELECTION CHART FOR LINTEL FIXING

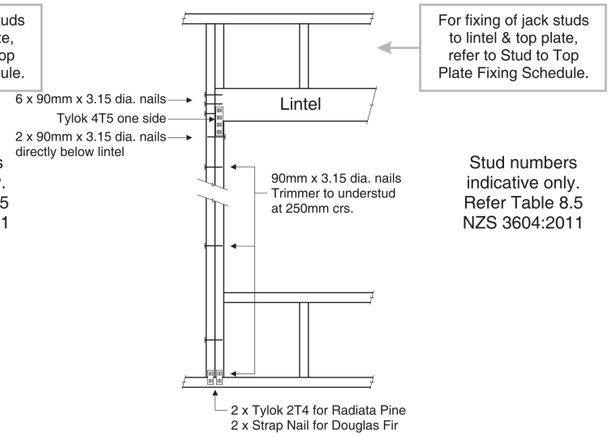
| Lintel Span | Loaded Dimension (See Fig. 1.3 NZS 3604:2011) | Light Roof | | | | | Heavy Roof | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Wind Zone | | | | | Wind Zone | | | | |
| | | L | M | H | VH | EH | L | M | H | VH | EH |
| 0.7 | 2.0 | E | E | E | E | F | E | E | E | E | E |
| | 3.0 | E | E | E | F | F | E | E | E | E | F |
| | 4.0 | E | E | F | F | F | E | E | E | F | F |
| | 5.0 | E | F | F | F | G | E | E | F | F | F |
| | 6.0 | E | F | F | G | G | E | E | F | F | G |
| 0.9 | 2.0 | E | E | E | F | F | E | E | E | E | F |
| | 3.0 | E | E | F | F | F | E | E | E | F | F |
| | 4.0 | E | E | F | F | F | E | E | F | F | F |
| | 5.0 | E | F | F | F | G | E | E | F | F | F |
| | 6.0 | E | F | F | G | G | E | E | F | F | G |
| 1.0 | 2.0 | E | E | E | F | F | E | E | E | E | F |
| | 3.0 | E | E | F | F | F | E | E | E | F | F |
| | 4.0 | E | F | F | F | G | E | E | F | F | F |
| | 5.0 | E | F | F | G | G | E | E | F | F | G |
| | 6.0 | E | F | F | G | G | E | E | F | F | G |
| 1.2 | 2.0 | E | E | F | F | F | E | E | E | F | F |
| | 3.0 | E | E | F | F | F | E | E | F | F | F |
| | 4.0 | E | F | F | G | G | E | E | F | F | G |
| | 5.0 | E | F | F | G | G | E | E | F | F | G |
| | 6.0 | F | F | G | G | H | E | E | F | G | G |
| 1.5 | 2.0 | E | E | F | F | F | E | E | E | F | F |
| | 3.0 | E | F | F | F | G | E | E | F | F | F |
| | 4.0 | E | F | F | G | G | E | E | F | F | G |
| | 5.0 | F | F | G | G | H | E | E | F | G | G |
| | 6.0 | F | F | G | H | H | E | E | F | G | H |
| 2.0 | 2.0 | E | F | F | F | G | E | E | F | F | F |
| | 3.0 | E | F | F | G | G | E | E | F | F | G |
| | 4.0 | F | F | G | G | H | E | E | F | G | G |
| | 5.0 | F | F | G | H | H | E | E | F | G | H |
| | 6.0 | F | G | G | H | H | E | F | G | H | H |
| 2.4 | 2.0 | E | F | F | G | G | E | E | F | F | G |
| | 3.0 | F | F | G | G | H | E | E | F | G | G |
| | 4.0 | F | F | G | H | H | E | E | F | G | H |
| | 5.0 | F | G | G | H | H | E | F | G | H | H |
| | 6.0 | F | G | H | H | - | E | F | G | H | H |
| 3.0 | 2.0 | E | F | F | G | G | E | E | F | F | G |
| | 3.0 | F | F | G | H | H | E | E | F | G | H |
| | 4.0 | F | G | G | H | H | E | F | G | H | H |
| | 5.0 | F | G | H | H | - | E | F | G | H | H |
| | 6.0 | F | G | H | - | - | E | F | G | H | - |
| 3.6 | 2.0 | F | F | G | G | H | E | E | F | G | G |
| | 3.0 | F | F | G | H | H | E | F | G | G | H |
| | 4.0 | F | G | H | H | - | E | F | G | H | H |
| | 5.0 | F | G | H | - | - | E | F | G | H | - |
| | 6.0 | G | H | H | - | - | E | F | H | - | - |
| 4.2 | 2.0 | F | F | G | G | H | E | E | F | G | G |
| | 3.0 | F | G | H | H | - | E | F | G | H | H |
| | 4.0 | F | G | H | - | - | E | F | G | H | - |
| | 5.0 | G | H | H | - | - | E | F | H | - | - |
| | 6.0 | G | H | - | - | - | E | F | H | - | - |
| 4.5 | 2.0 | F | F | G | H | H | E | E | F | G | H |
| | 3.0 | F | G | H | H | - | E | F | G | H | H |
| | 3.4 | F | G | H | H | - | E | F | G | H | - |
| | 4.0 | F | G | H | - | - | E | F | G | H | - |
| | 5.0 | G | H | - | - | - | E | F | H | - | - |
| | 6.0 | G | H | - | - | - | E | F | H | - | - |
| 4.8 | 2.0 | F | F | G | H | H | E | E | F | G | H |
| | 3.0 | F | G | H | H | - | E | F | G | H | H |
| | 3.2 | F | G | H | H | - | F | F | G | H | - |
| | 4.0 | F | G | H | - | - | E | F | H | H | - |
| | 5.0 | G | H | - | - | - | E | F | H | - | - |
| | 6.0 | G | H | - | - | - | E | F | H | - | - |

## LINTEL FIXING OPTIONS

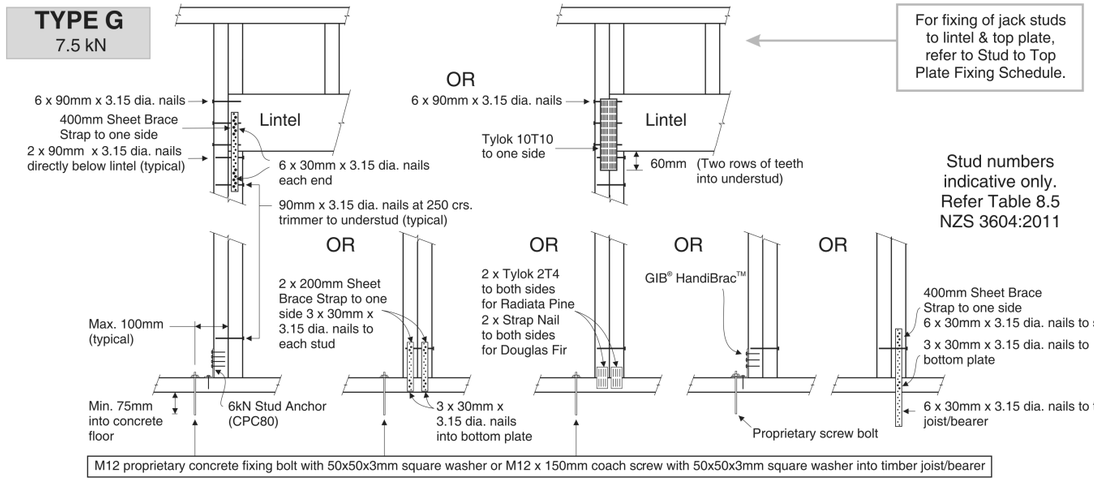
**TYPE E**
1.4 kN



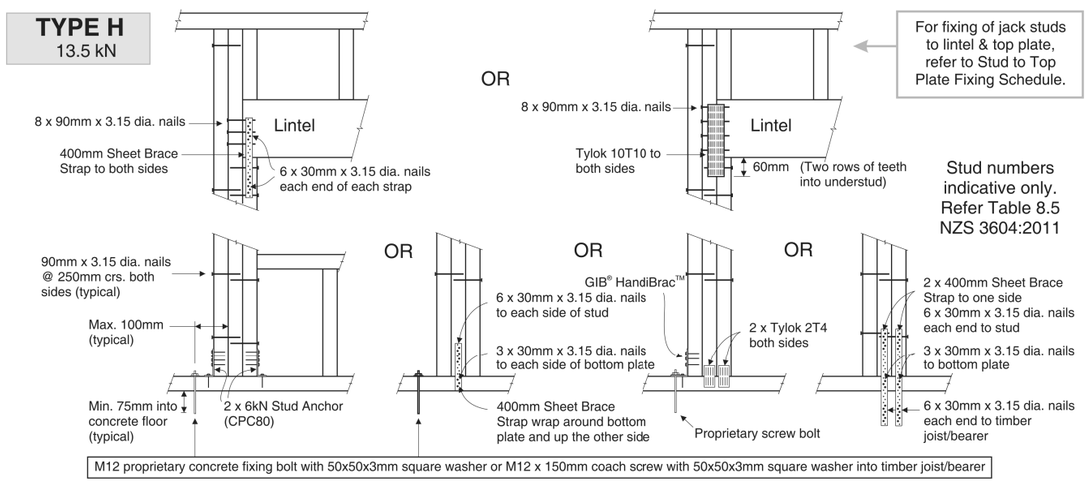

**TYPE F**
4.0 kN




**TYPE G**
7.5 kN




**TYPE H**
13.5 kN




| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**FRAMING DETAILS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3: As Shown**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**25**<br>**of 42 sheets** |

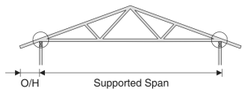
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

# STUD TO TOP PLATE FIXING SCHEDULE
## ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

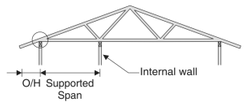
### NOTE:

- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kP
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- ★ All fixings assume top plate thickness of 45mm maximum.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

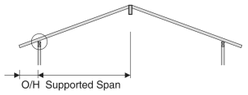
### LOADED DIMENSION DEFINITION



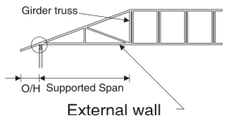

External wall
Standard truss



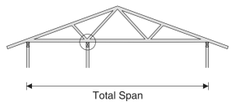

External wall
Internally supported truss




External wall
Rafter roof



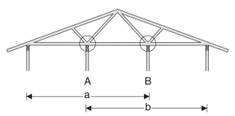

External wall
Jack truss




Internal wall
Internally supported truss
(overhang dimension does not apply)

EXTERNAL WALL
LOADED DIMENSION =
$\frac{\text{SUPPORTED SPAN}}{2}$ + O/H

INTERNAL WALL
LOADED DIMENSION =
$\frac{\text{TOTAL SPAN}}{2}$




Multiple internal walls
(overhang dimension does not apply)

MULTIPLE INTERNAL WALL
LOADED DIMENSION FOR
WALL A = $\frac{a}{2}$
WALL B = $\frac{b}{2}$

### FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)

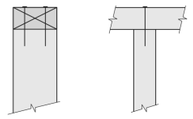
**Wind Zones L, M, H, VH, EH, as per NZS 3604:2011**

| **Loaded Dimension (m)** Stud Centres | | | Light Roof Wind Zone | | | | | Heavy Roof Wind Zone | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 300mm | 400mm | 600mm | L | M | H | VH | EH | L | M | H | VH | EH |
| 3.0 | 2.3 | 1.5 | A | A | B | B | B | A | A | B | B | B |
| 4.0 | 3.0 | 2.0 | A | A | B | B | B | A | A | B | B | B |
| 5.0 | 3.8 | 2.5 | A | B | B | B | B | A | A | B | B | B |
| 6.0 | 4.5 | 3.0 | A | B | B | B | B | A | A | B | B | B |
| 7.0 | 5.3 | 3.5 | A | B | B | B | B | A | A | B | B | B |
| 8.0 | 6.0 | 4.0 | A | B | B | B | B | A | A | B | B | B |
| 9.0 | 6.8 | 4.5 | B | B | B | B | B | A | A | B | B | B |
| 10.0 | 7.5 | 5.0 | B | B | B | B | B | A | A | B | B | B |
| 11.0 | 8.3 | 5.5 | B | B | B | B | B | A | A | B | B | B |
| 12.0 | 9.0 | 6.0 | B | B | B | B | B | A | A | B | B | B |

### FIXING OPTIONS

**FIXING TYPE A**
**0.7 kN**

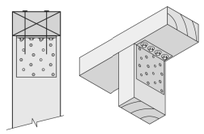
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



**FIXING TYPE B**
**4.7 kN**

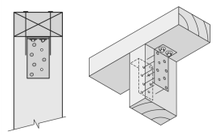
**CHOOSE ANY OF THE 3 OPTIONS BELOW**

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

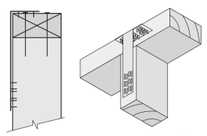
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
Stud Strap
(one face only)

**Note:**
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

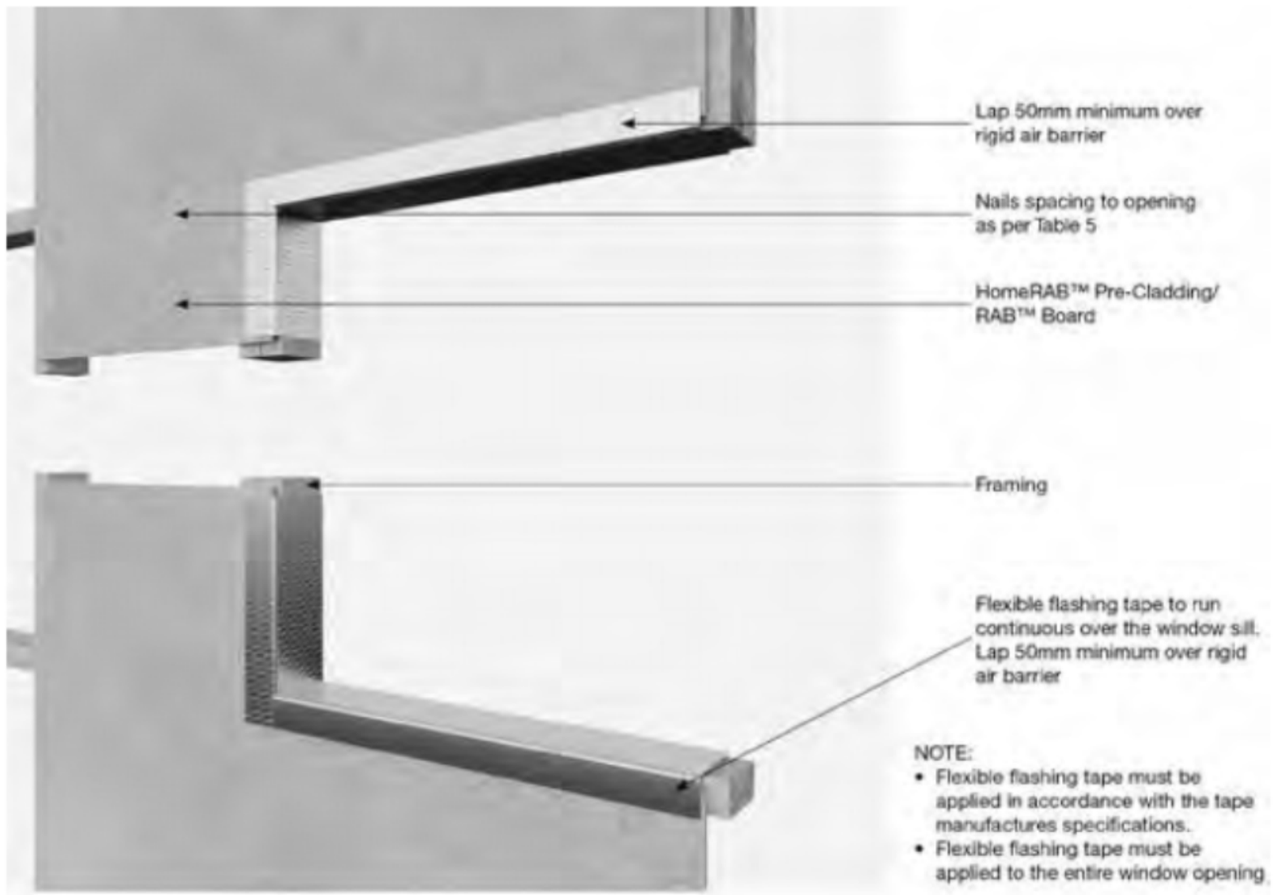
| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**FRAMING DETAILS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3: As Shown**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**26**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

## Figure 19: Window sealing with flashing tapes

interactive assembly instructions available
http://wksp.nz/jh-rab-win

Get **WORKING**SPEC from Apple App Store/Google Play




| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3:**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**27**<br>**of 42 sheets** |

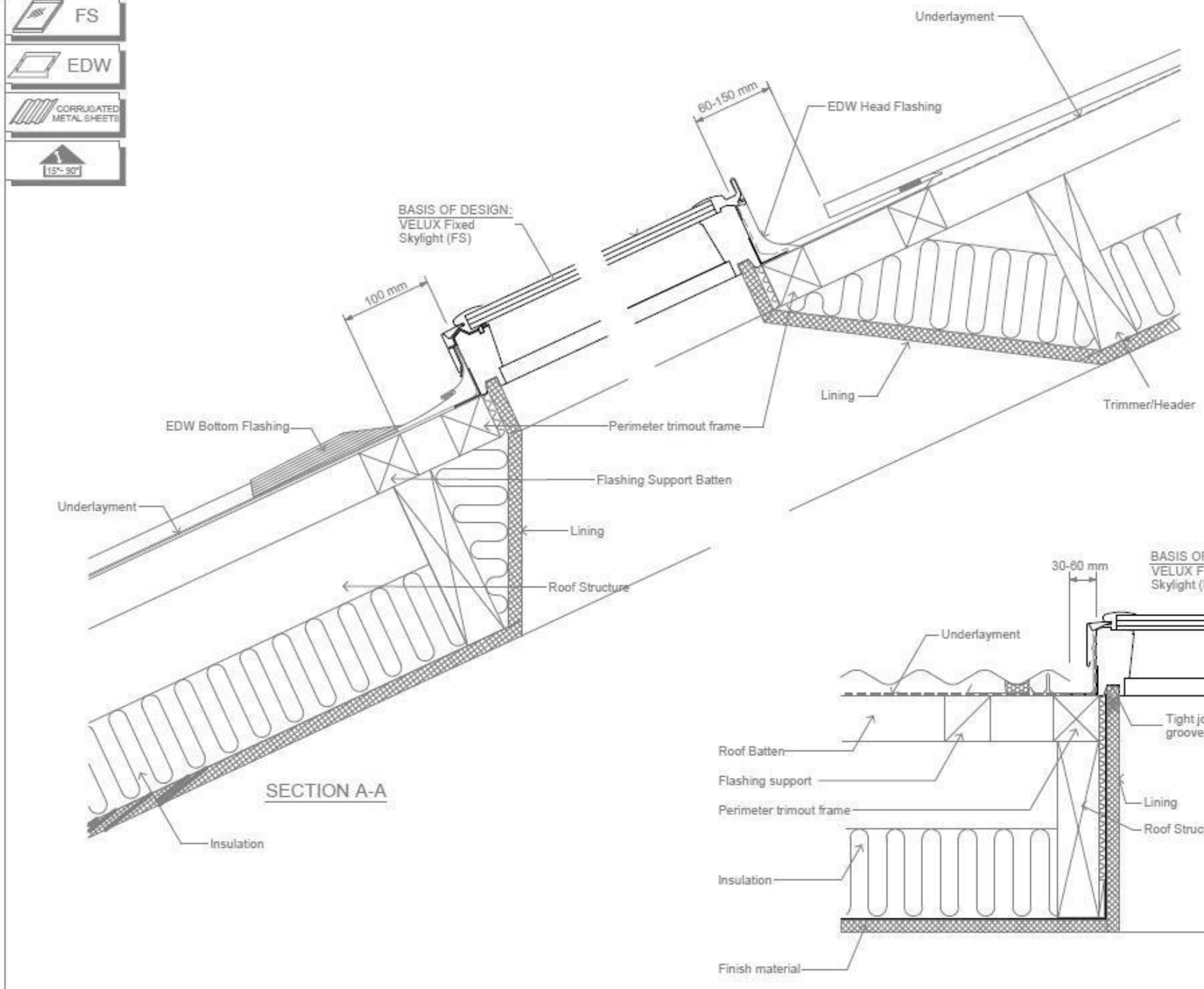
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FS

EDW

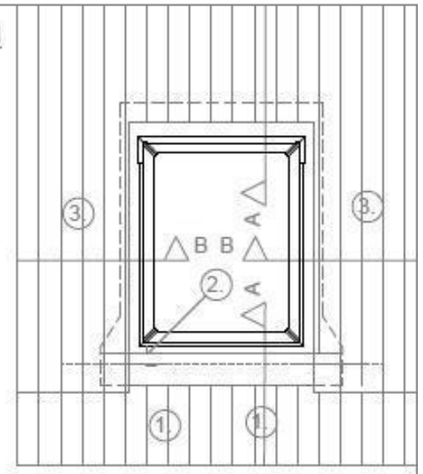
CORRUGATED METAL SHEETS

15°- 90°




SECTION A-A

ELEVATION




VELUX Skylight installed in new metal roofing.

1. The sheets are fitted 100 mm from the bottom frame
2. The flashing is mounted
3. Fit the metal sheets



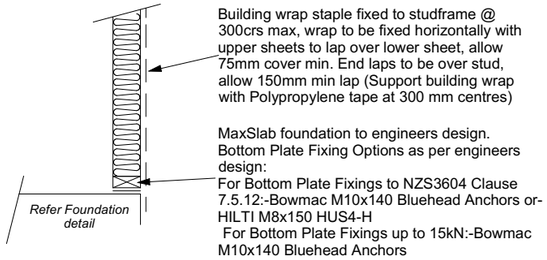

SECTION B-B

| | | | |
|---|---|---|---|
| FS - Fixed Skylight and EDW Flashing in Corrugated Metal Roof | VELUX Sky-Product Management | NEW ZEALAND LTD. 0800 650 445 | Drawn by: Name: Date: Jan 18 / Checked by: Name: Date: Jan 18 / Drawing No.: |

This drawing is an instrument of service and is provided for informational use only.
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| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address: Poppy Kupreichik & John Sharrock, Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title: **VELUX DETAILS** | Legal Description: LOT 813 Hanleys Farm, Site Area: 515.00 sqm, Address: LOT 813 Hanleys Farm, Jacks Point, Queenstown - 9371 | General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: As Shown; Drawn by: J Rana; Checked by: J Rana; Project Number: 2025-42; Revision: 05 Date: 27/11/2025 | Revision: 1: COORDINATION ISSUE: 22/10/2025; 2: COORDINATION ISSUE: 31/10/2025; 3: COORDINATION ISSUE: 13/11/2025; 4: COORDINATION ISSUE: 20/11/2025; 5: COORDINATION ISSUE: 27/11/2025 | Sheet No.: **28** of 42 sheets |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION




**Stud framing to slab**
**Scale 1:20**

**Figure 65: Levels and garage openings**
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

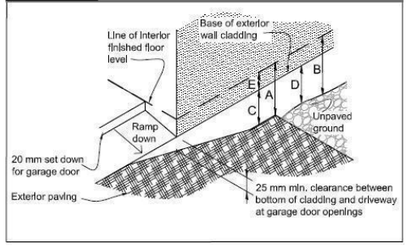
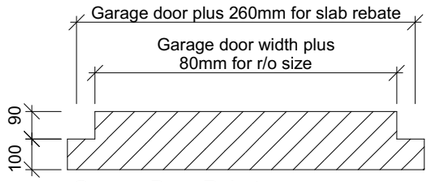


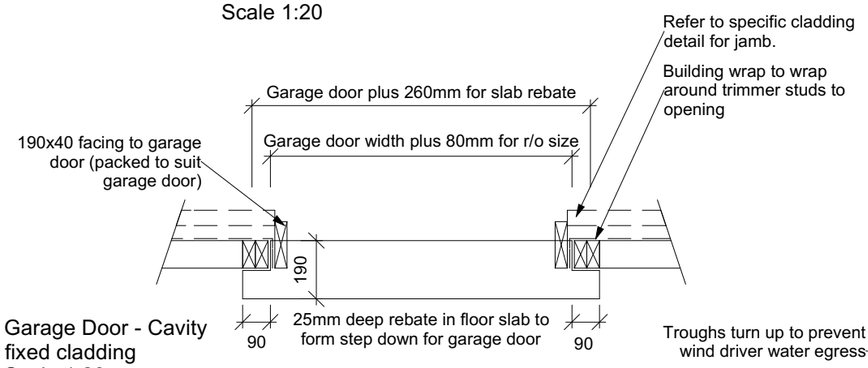

**Table 18: Minimum clearances**
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

| Minimum clearances (mm) | Masonry veneer | | Other claddings | | | | |
|---|---|---|---|---|---|---|---|
| | A | B | A | B | C | D | E |
| Concrete slab | 100 | 150 | 150 | 225 | 100 | 175 | 50 |
| Timber floor Refer Note 1) | | | | | 100 | 175 | 502) |

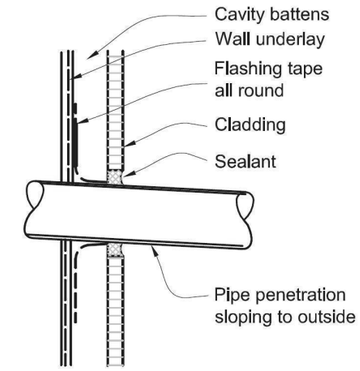
**NOTE:** 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



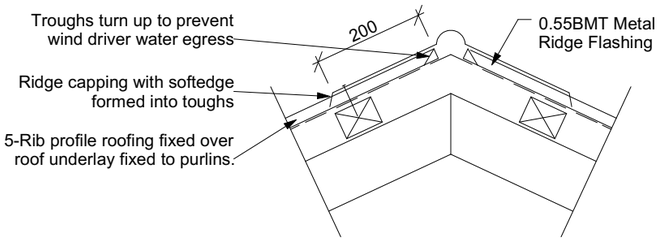

Garage Door Rebate
Scale 1:20




Garage Door - Cavity fixed cladding
Scale 1:20



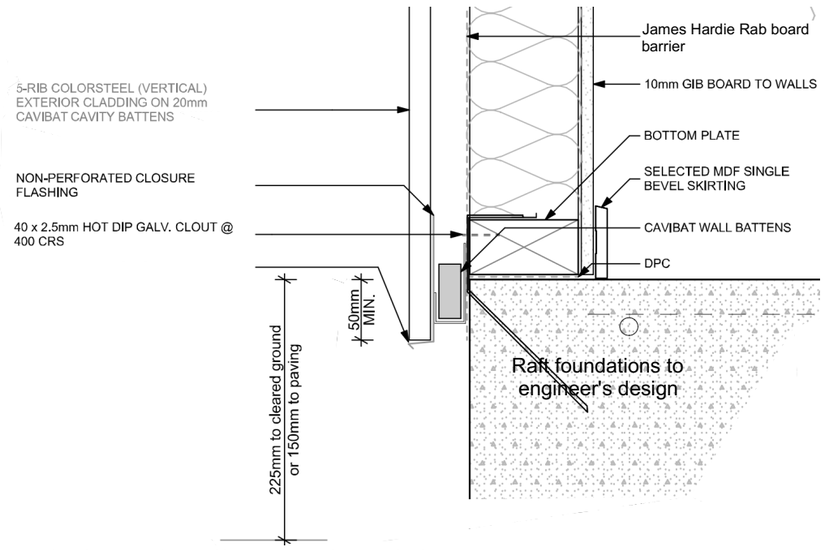

(a) **CAVITY WITH FLASHING TAPE**



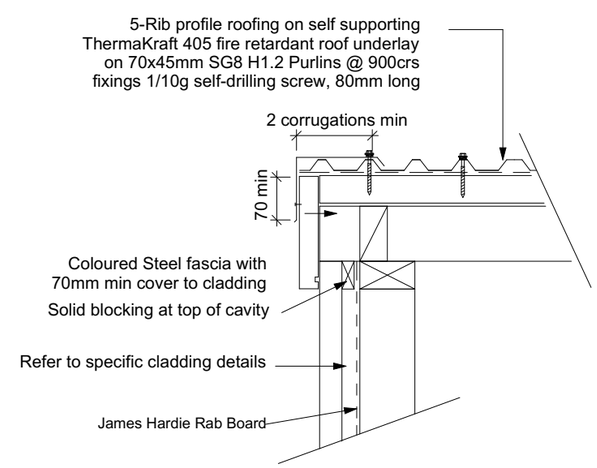

*Metal Ridge Capping*
*Scale 1:10*




*Stria Panel Base Detail*
*NTS*



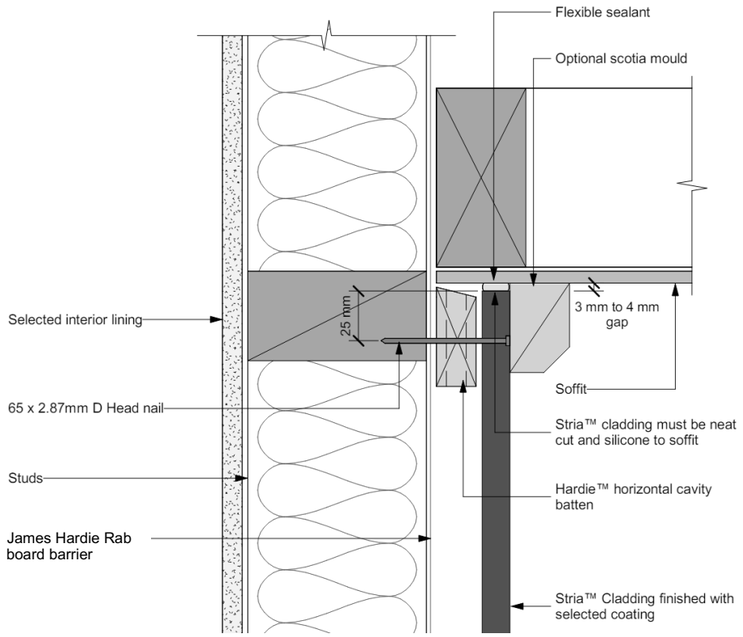

*5-Rib Vertical Cladding Base Detail*
*NTS*



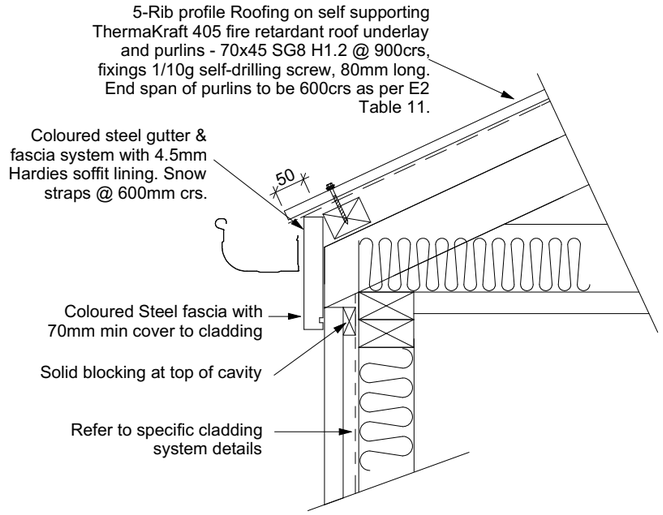

*Barge to Fascia Detail*
*NTS*

| Client / Address | Drawing Title: | Legal Description | General Notes: | Scale @ A3: | Revision: | Sheet No.: |
|---|---|---|---|---|---|---|
| Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | **DETAILS** | LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | 1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | **29**<br>**of 42 sheets** |

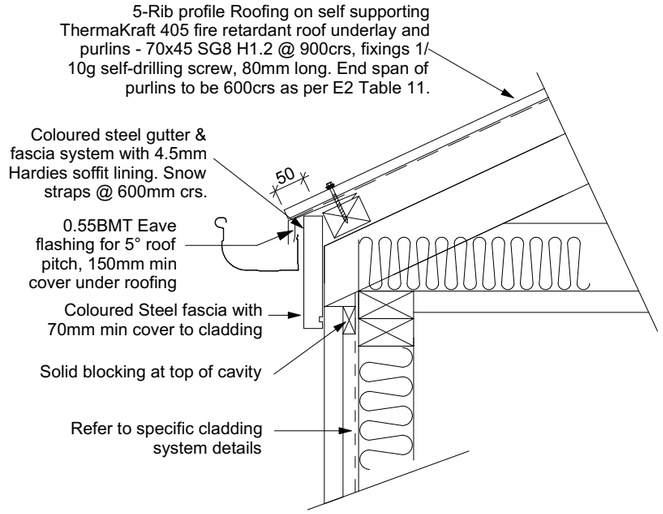
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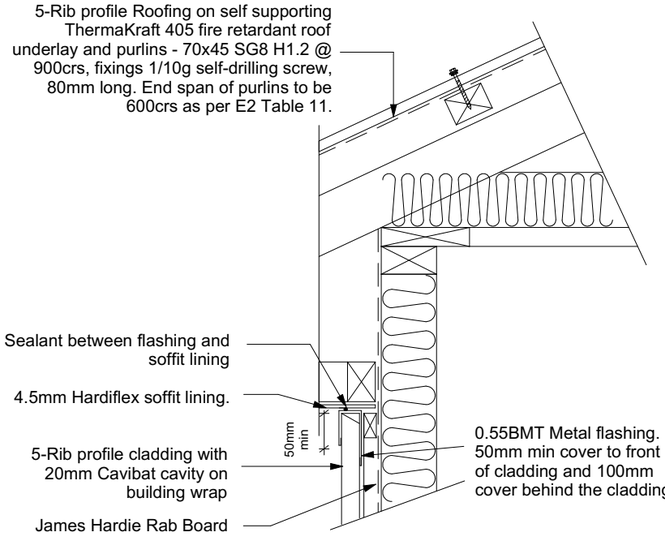

*Stria Panel Soffit Detail*
*NTS*



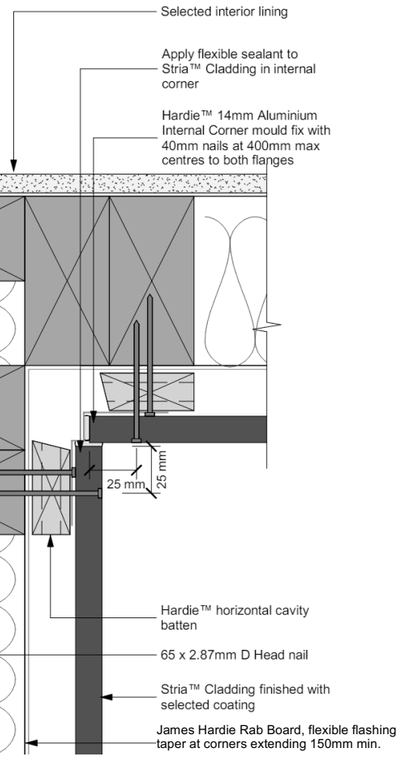

*Eave to Fascia Detail*
*1:10*



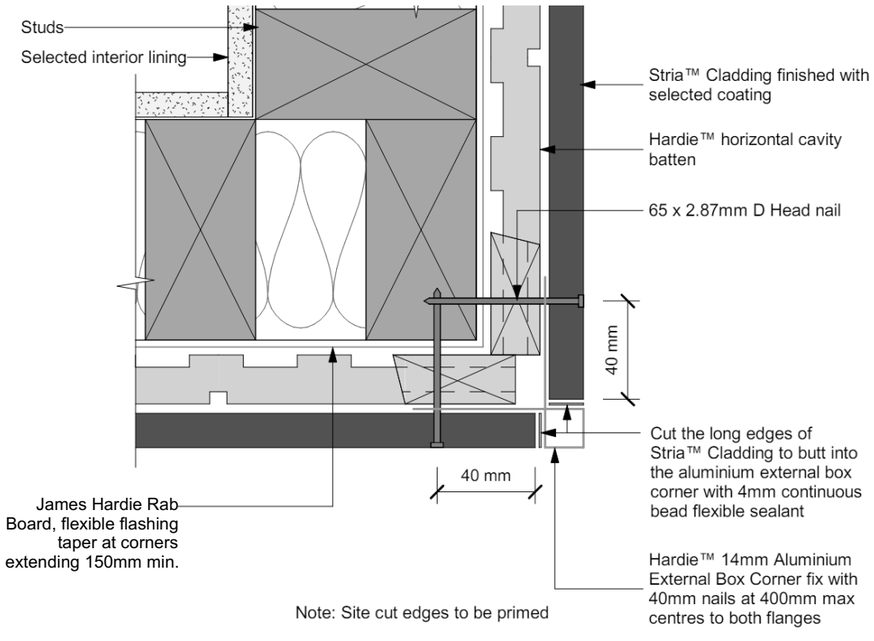

*Eave to Fascia Detail (Roof Pitch below 10°)*
*1:10*




*5-Rib Cladding Eave Soffit Detail*
*Scale 1:10*



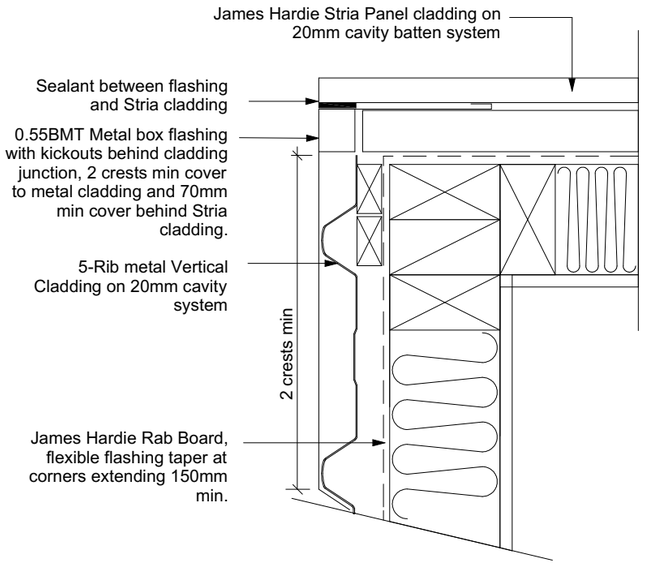

*Stria Cladding Internal Corner*
*NTS*



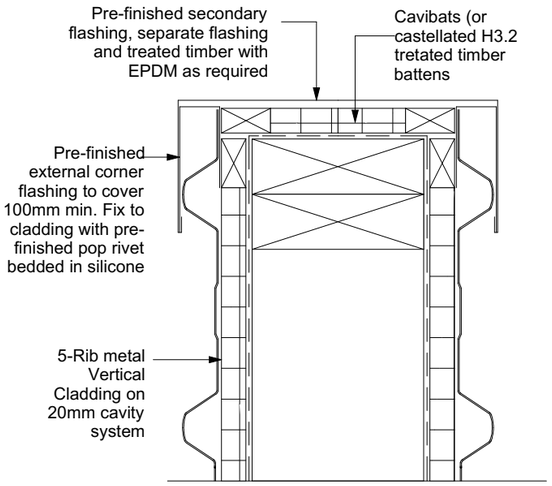

*Stria Cladding External Corner*
*NTS*

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**30**<br>**of 42 sheets** |

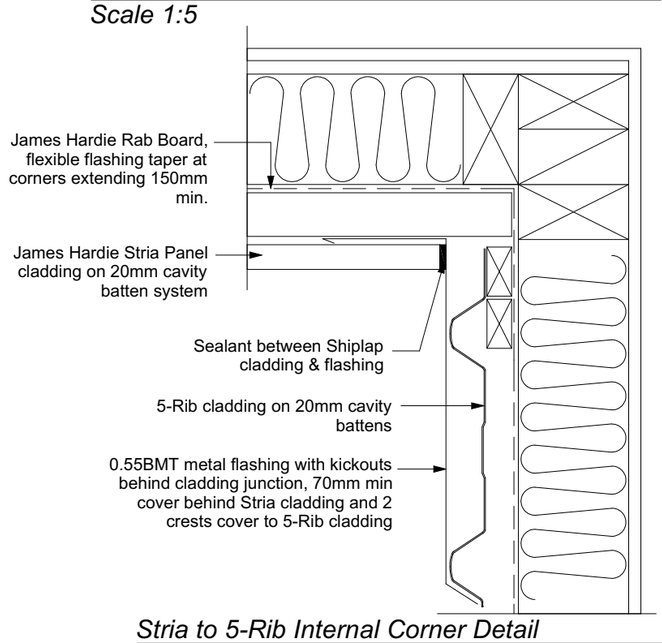
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



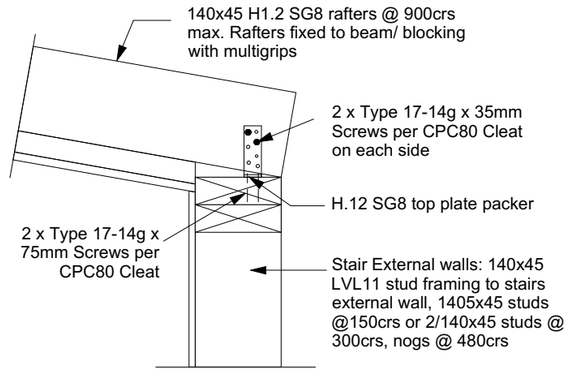

*Stria to 5-Rib External Corner Detail*
*Scale 1:5*



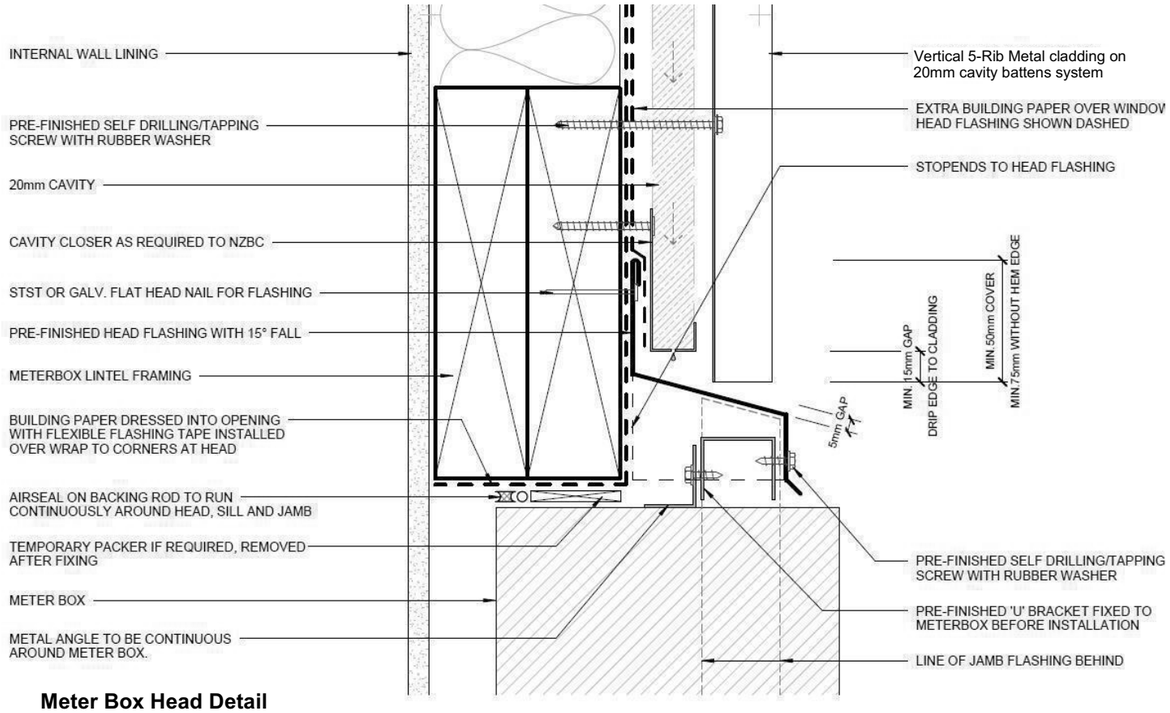

*5-Rib Wing Wall Detail*
*Scale 1:5*



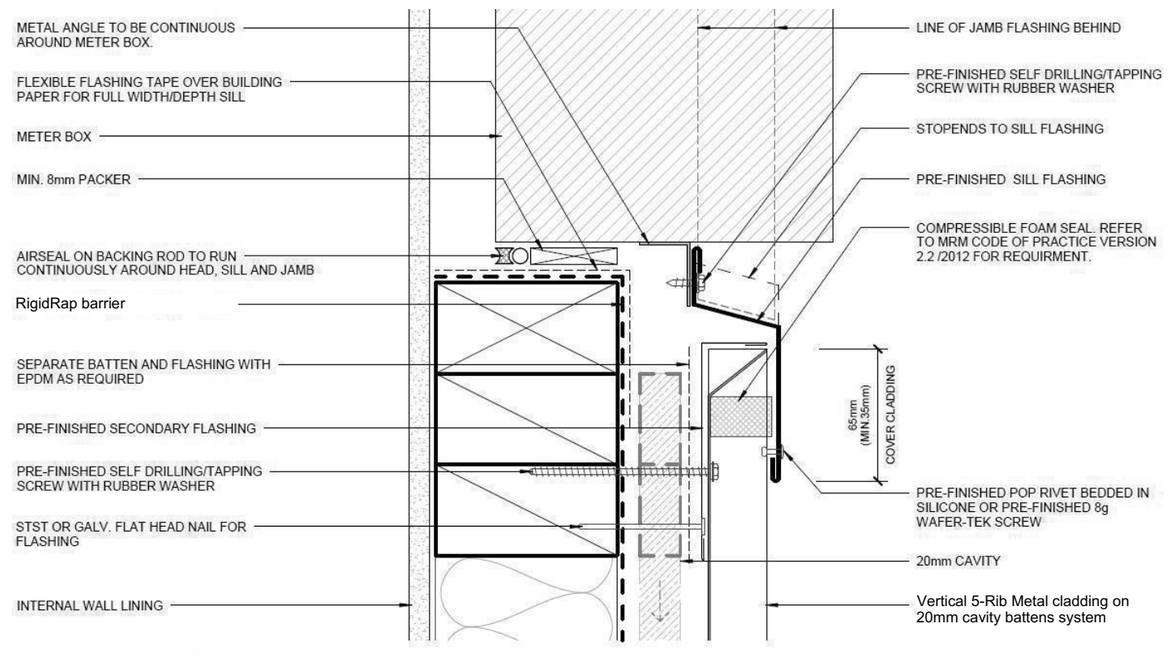

*Stria to 5-Rib Internal Corner Detail*
*Scale 1:5*




*Rafter to Top Plate fixing detail*
*Scale 1:10*



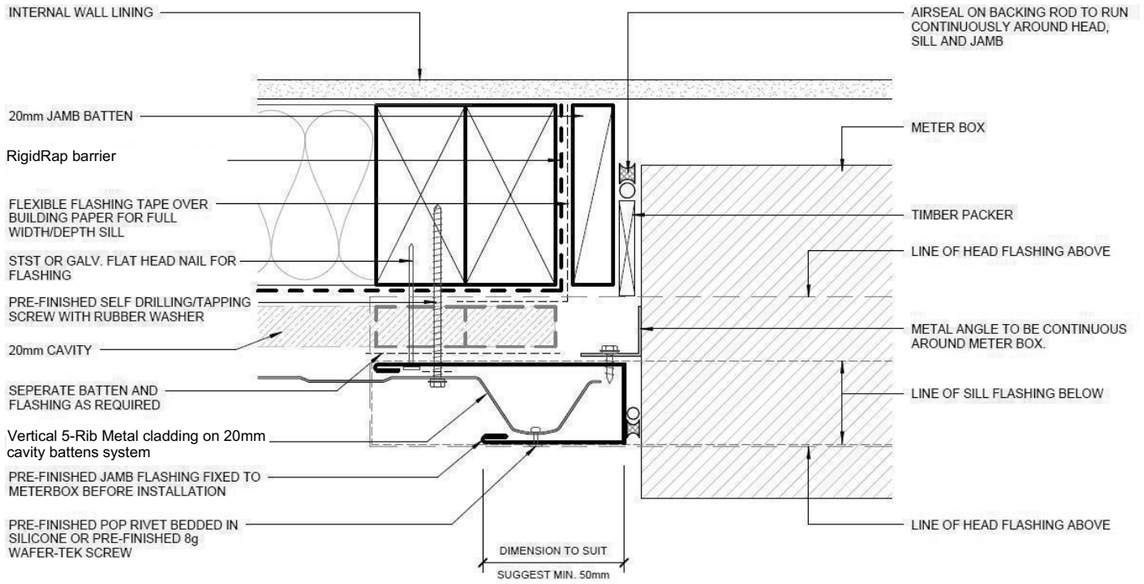

**Meter Box Head Detail**



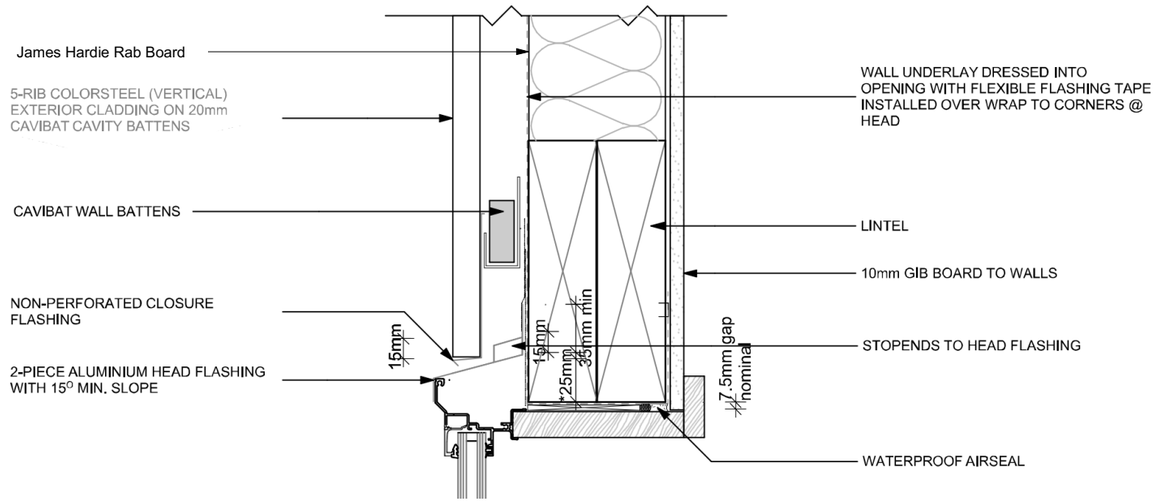

**Meter Box Sill Detail**

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**31**<br>**of 42 sheets** |

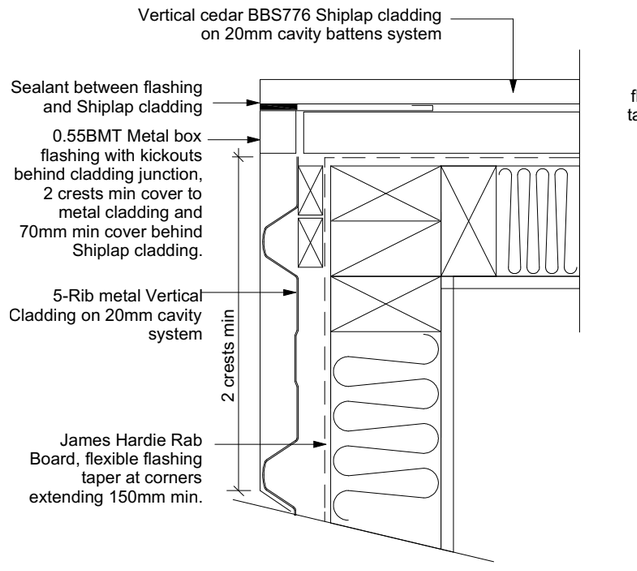
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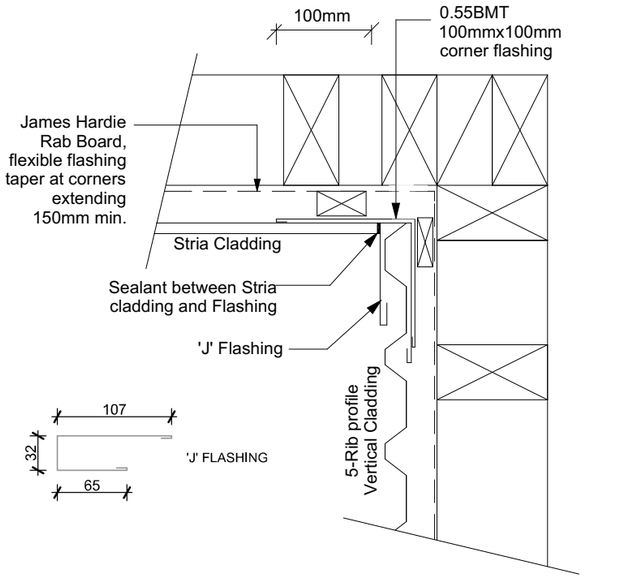

**Meter Box Jamb Detail**




*5-Rib Cladding Window Head Detail*
*NTS*




*Shiplap to 5-Rib External Corner Detail*
*Scale 1:5*




*Stria to 5-Rib Cladding Internal Corner Detail*
*Scale 1:5*

**General notes for materials selection**

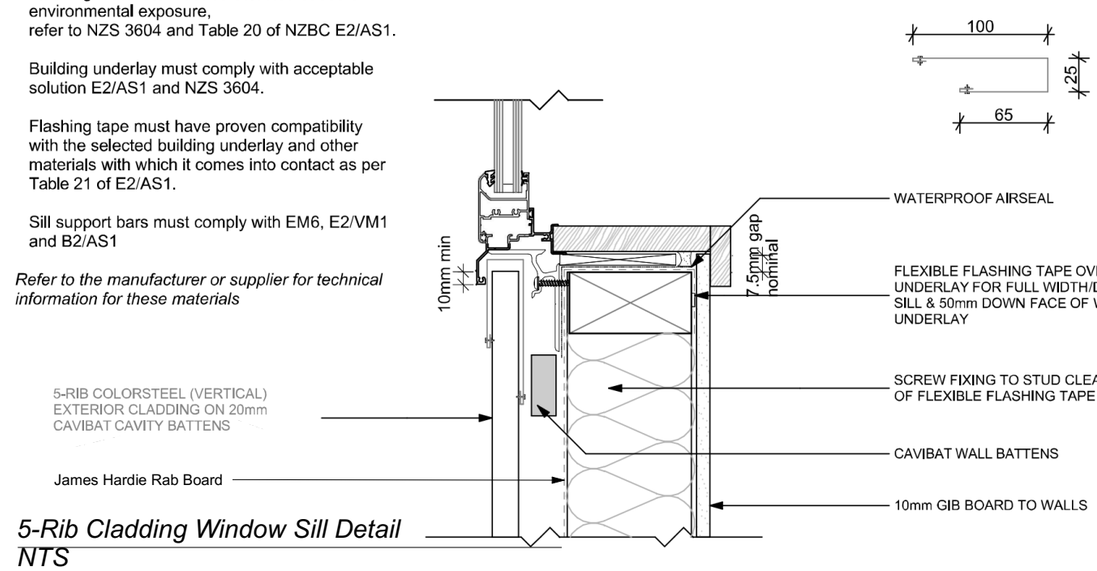
Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1.

Building underlay must comply with acceptable solution E2/AS1 and NZS 3604.

Flashing tape must have proven compatibility with the selected building underlay and other materials with which it comes into contact as per Table 21 of E2/AS1.

Sill support bars must comply with EM6, E2/VM1 and B2/AS1

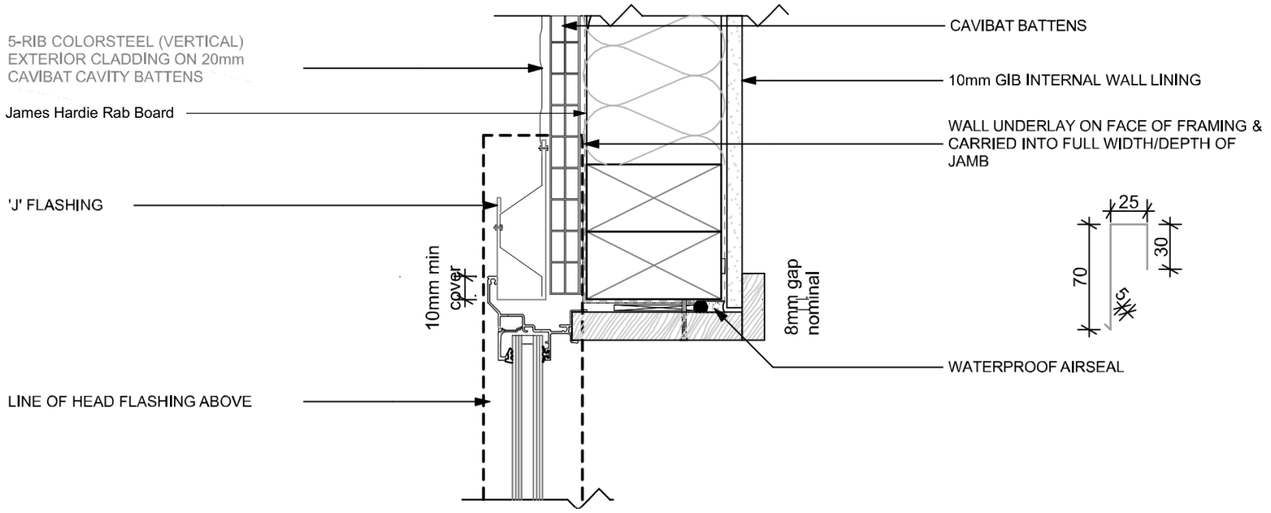
*Refer to the manufacturer or supplier for technical information for these materials*



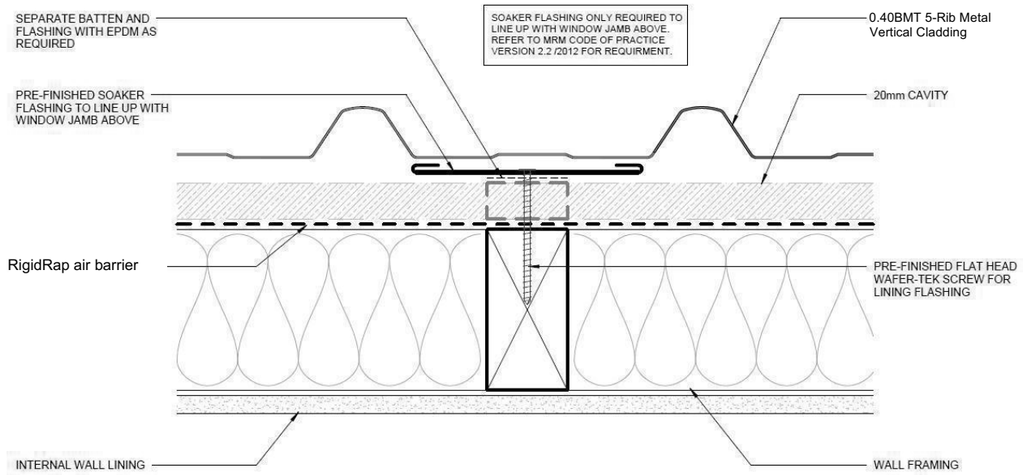

*5-Rib Cladding Window Sill Detail*
*NTS*

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3:**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**32**<br>**of 42 sheets** |

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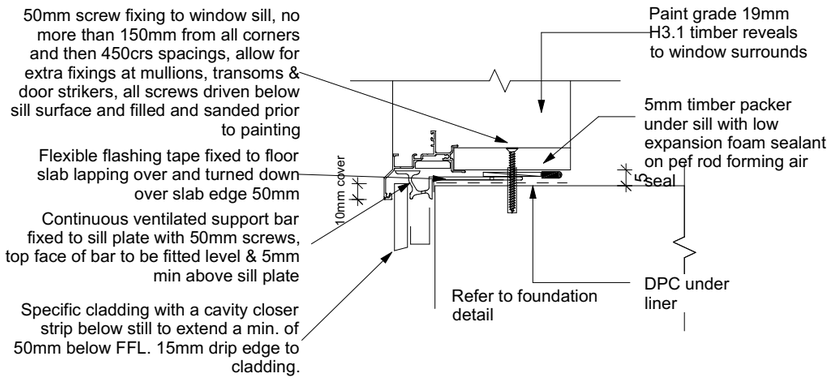



*5-Rib Cladding Window Jamb Detail*
*NTS*

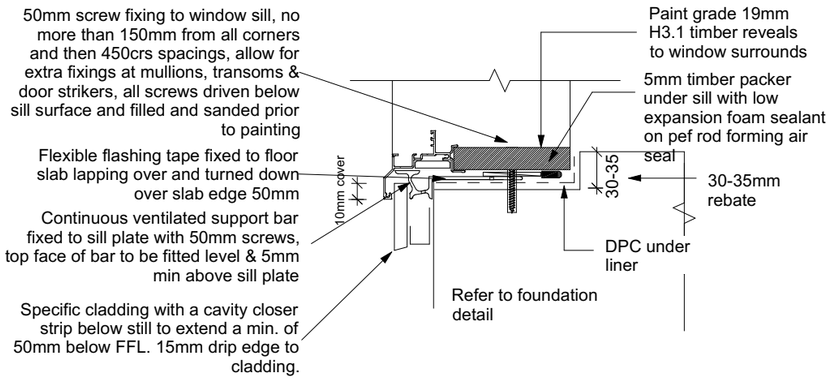



*5-Rib Cladding Soaker Flashing*
*NTS*

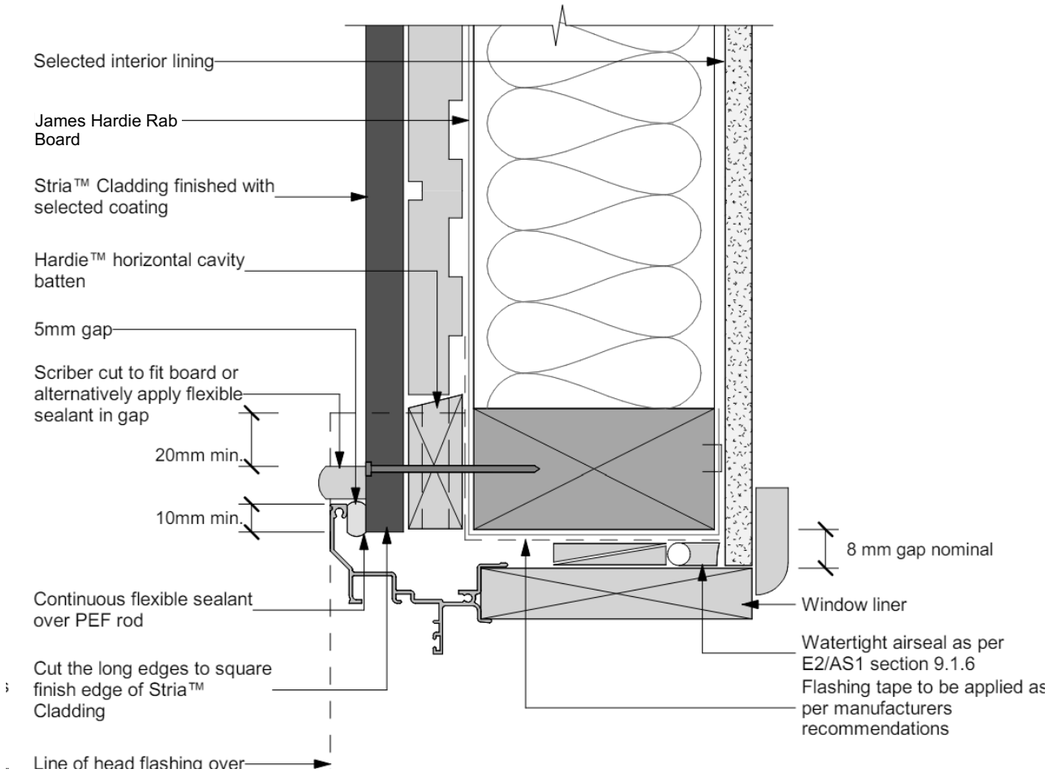
*5-Rib Cladding Window Jamb Detail*
*NTS*




*Window Sill to Slab Detail*
*1:5*



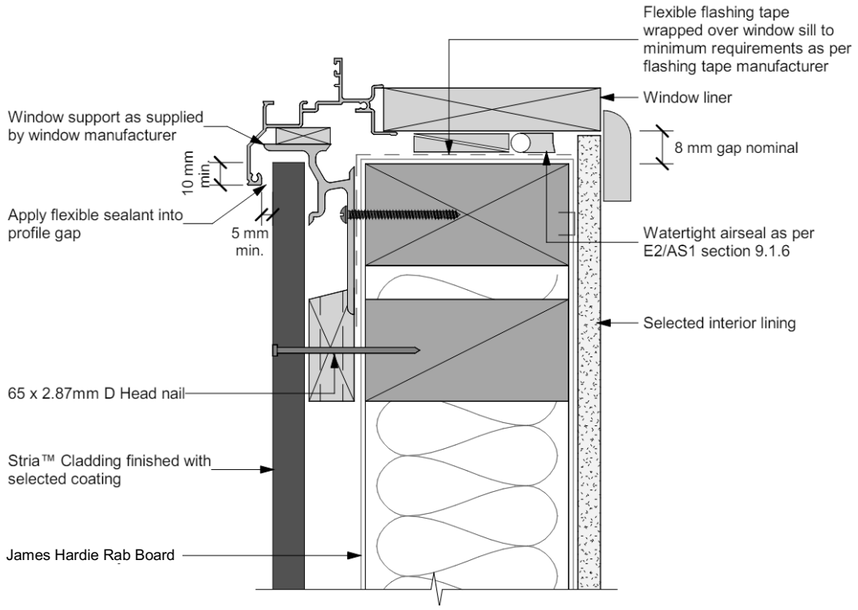

*Window Sill to Slab Detail Rebated*
*1:5*



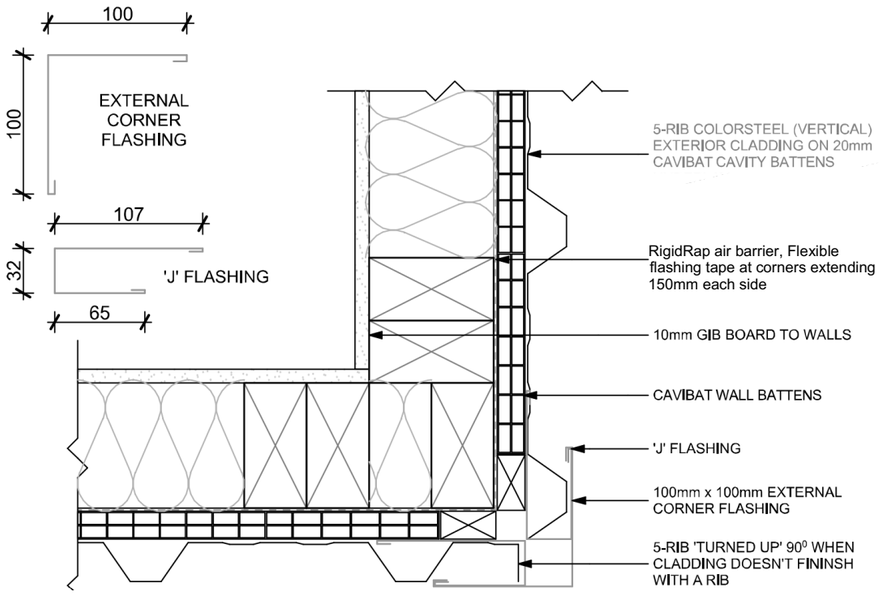

*Stria Cladding Window Head Detail*
*NTS*

| | | | | | | |
|---|---|---|---|---|---|---|
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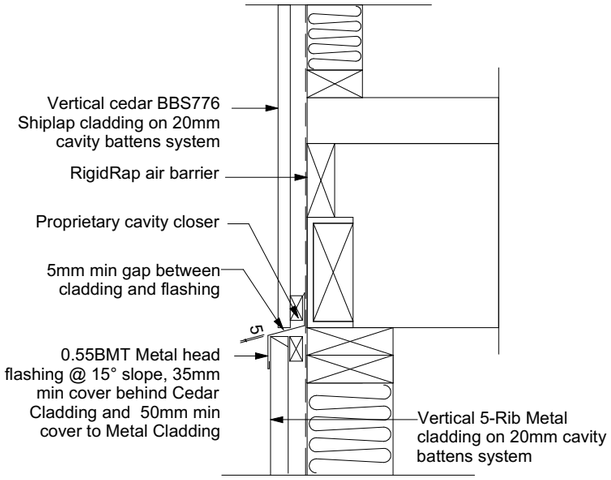
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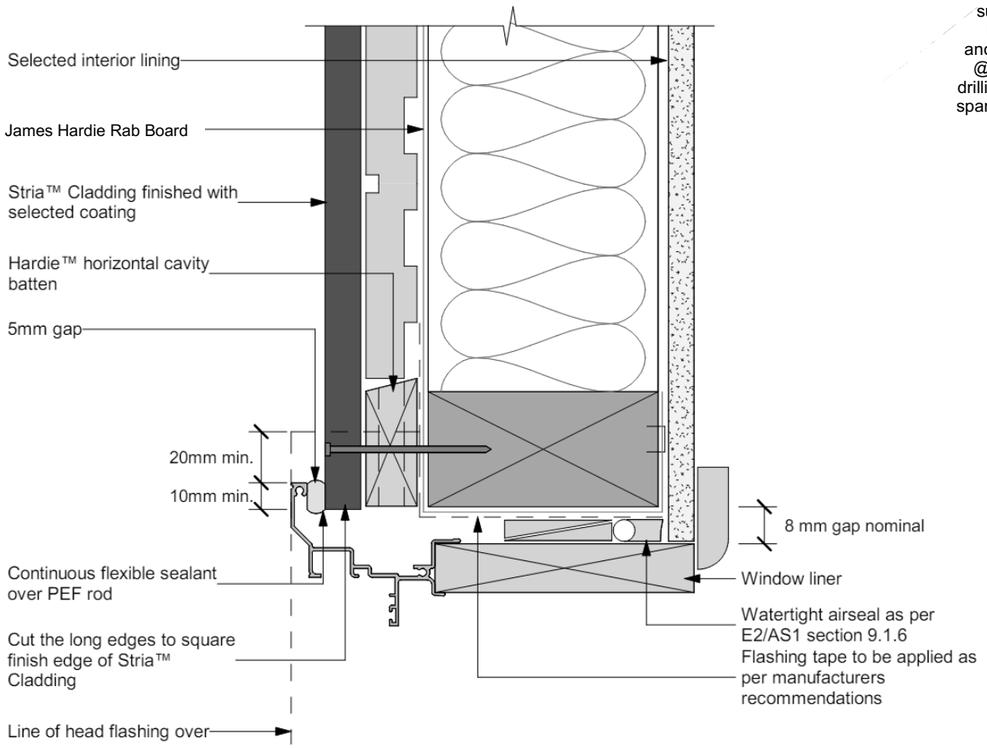

*Stria Cladding Window Sill Detail*
*NTS*



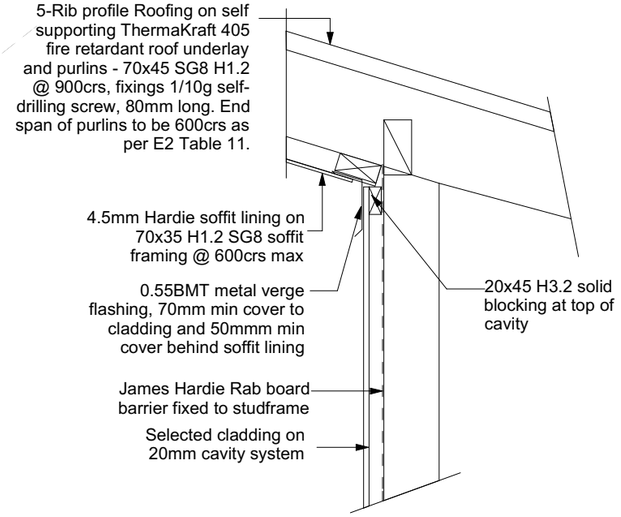

*5-Rib Cladding External Corner*
*NTS*



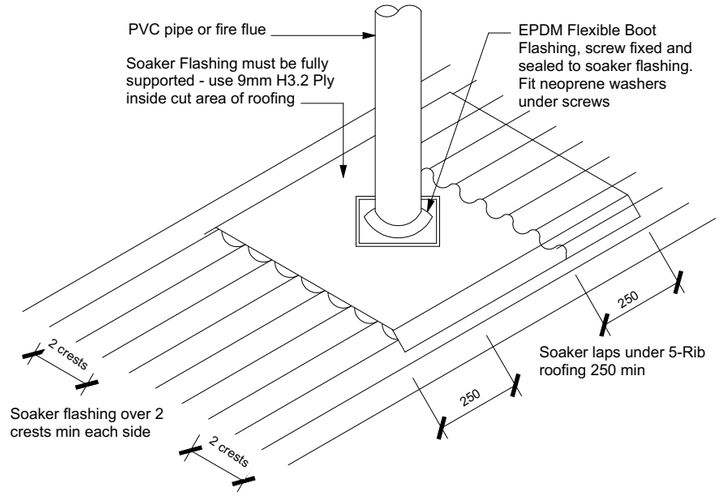

*5-Rib to Cedar Cladding Horizontal Junction*
*Scale 1:10*



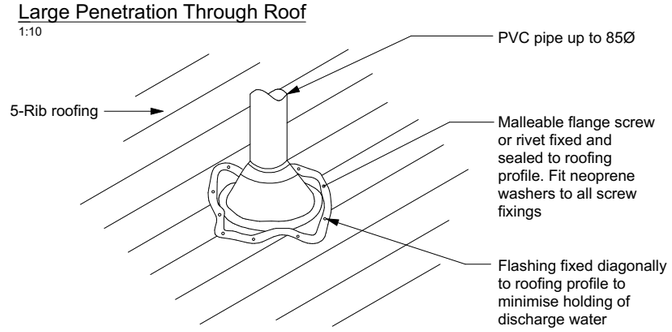

*Stria Cladding Window Jamb Detail*
*NTS*




*Reverse Soffit Detail*
*Scale 1:10*



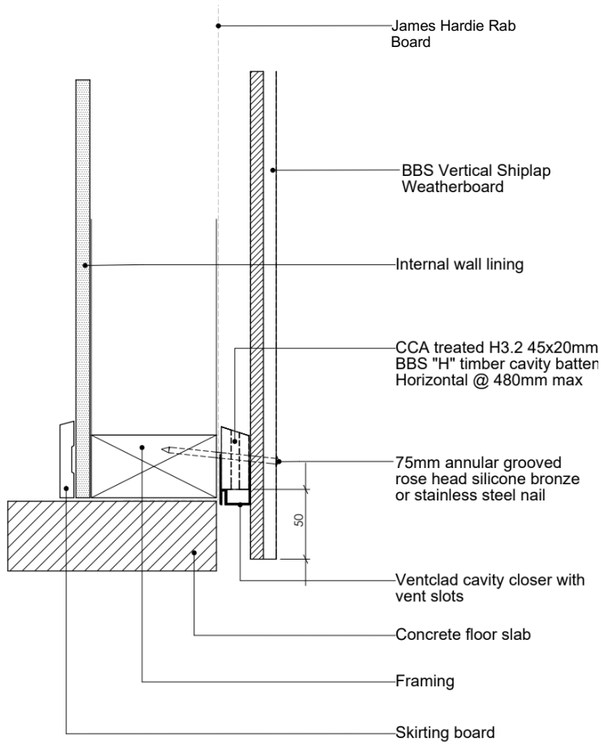

Large Penetration Through Roof
1:10



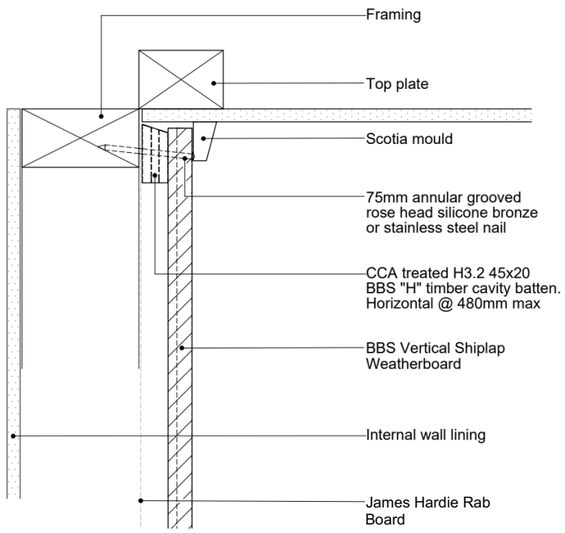

Small Penetration Through Roof (Up to 85 Diameter)
1:10

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point,<br>Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**34**<br>**of 42 sheets** |

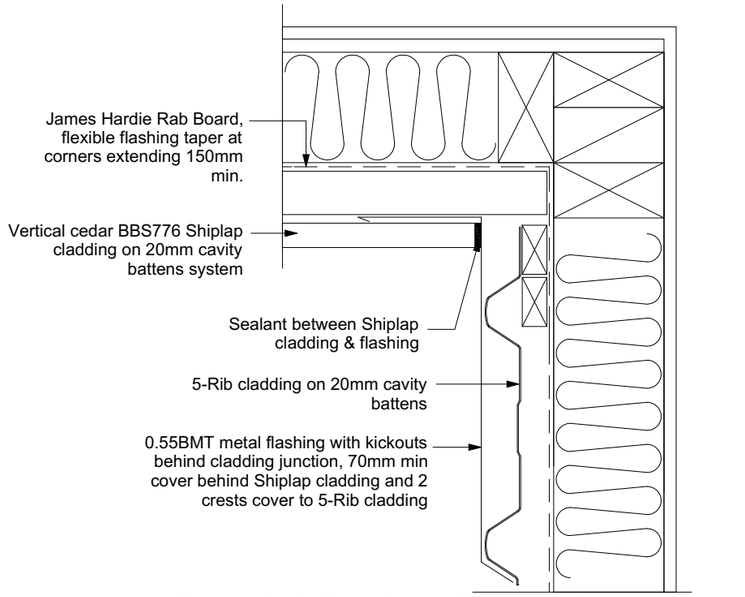
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



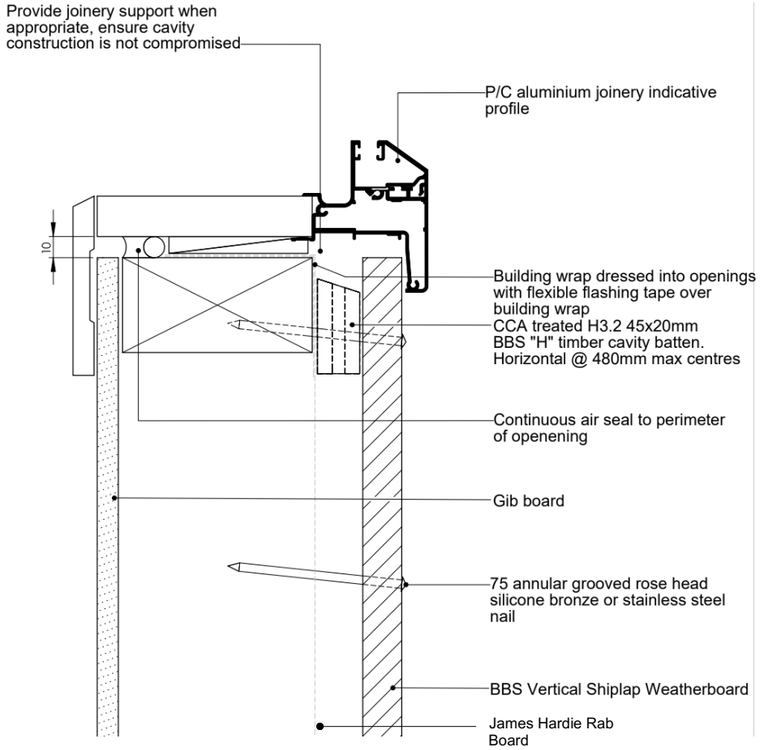

*Shiplap Base Detail*
*NTS*



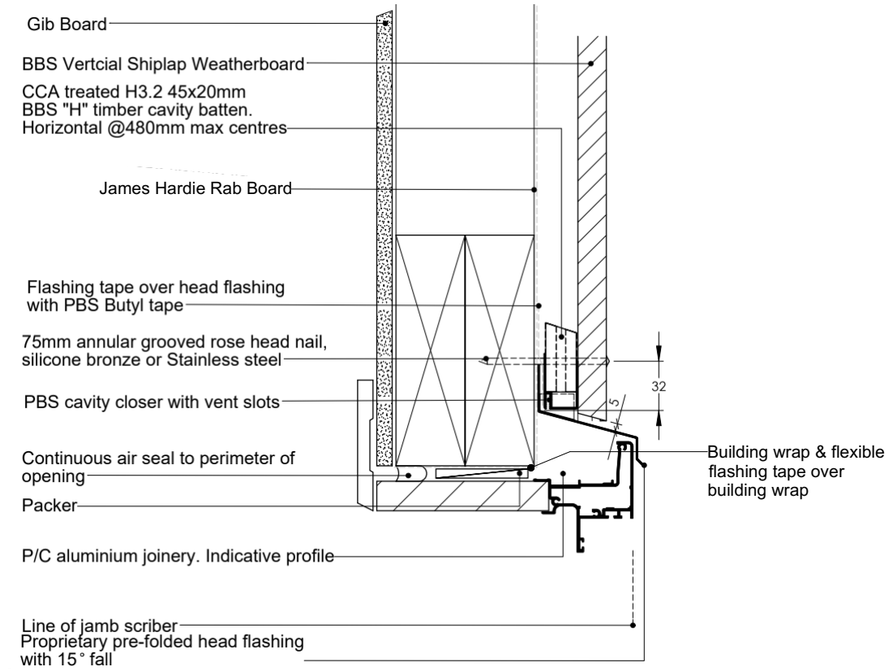

*Shiplap Soffit Detail*
*NTS*

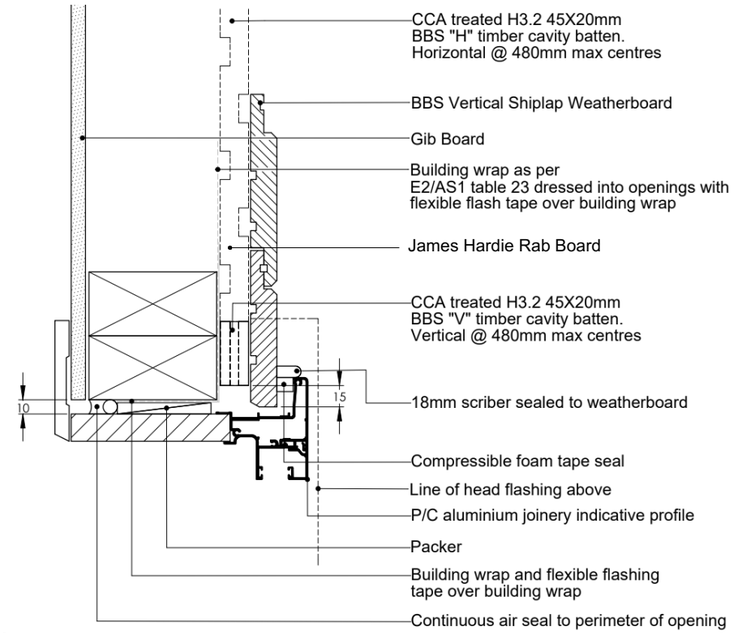



*Shiplap to 5-Rib Internal Corner Detail*
*Scale 1:5*




*Shiplap Window Sill Detail*
*NTS*

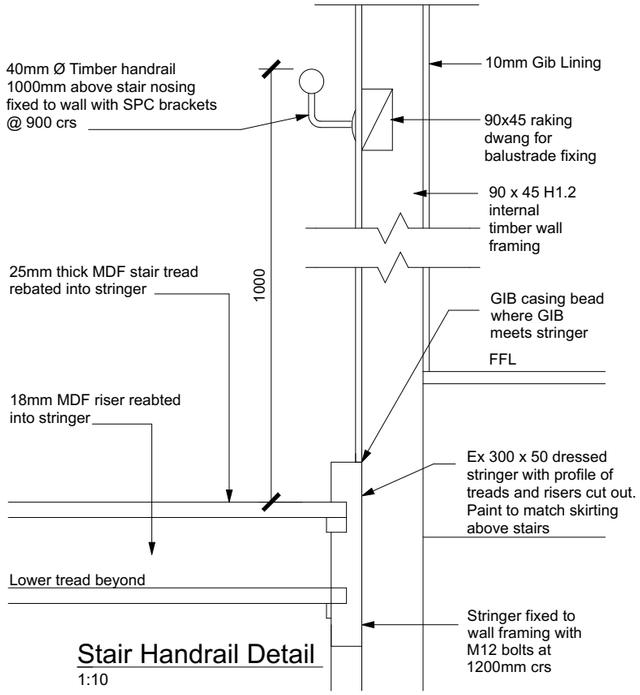


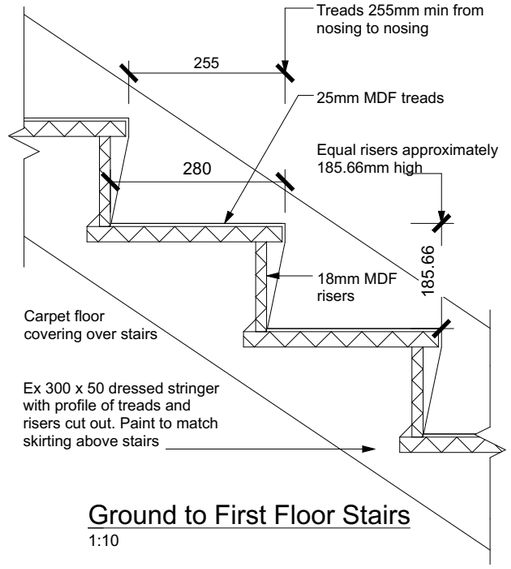

*Shiplap Window Jamb Detail*
*NTS*

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3:**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**35**<br>**of 42 sheets** |

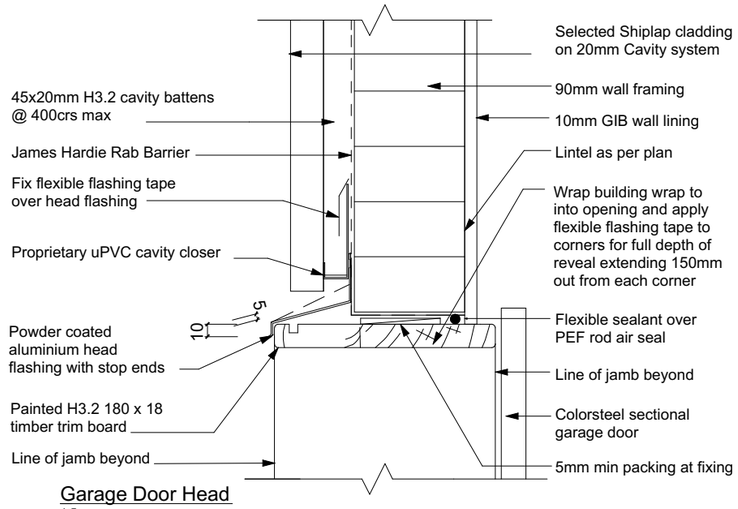
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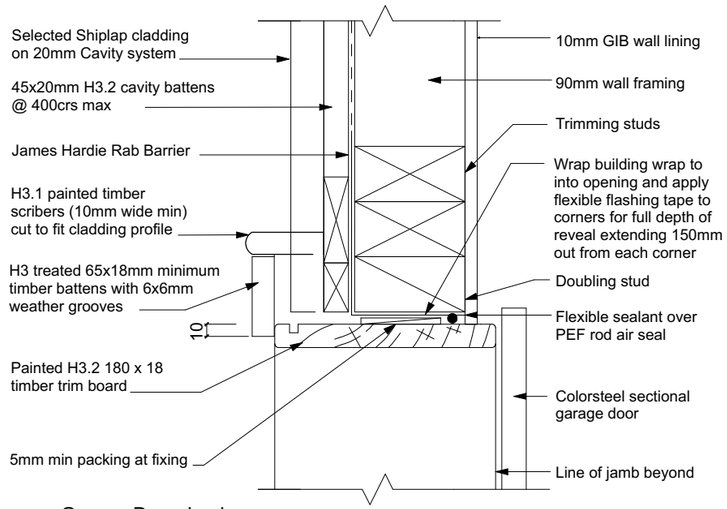

## Stair Handrail Detail
1:10



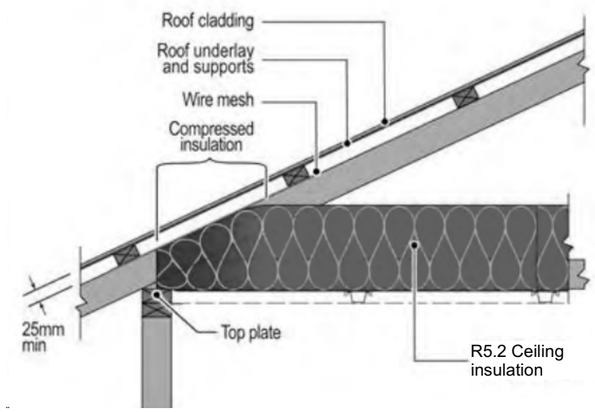

## Ground to First Floor Stairs
1:10




## Garage Door Head
1:5



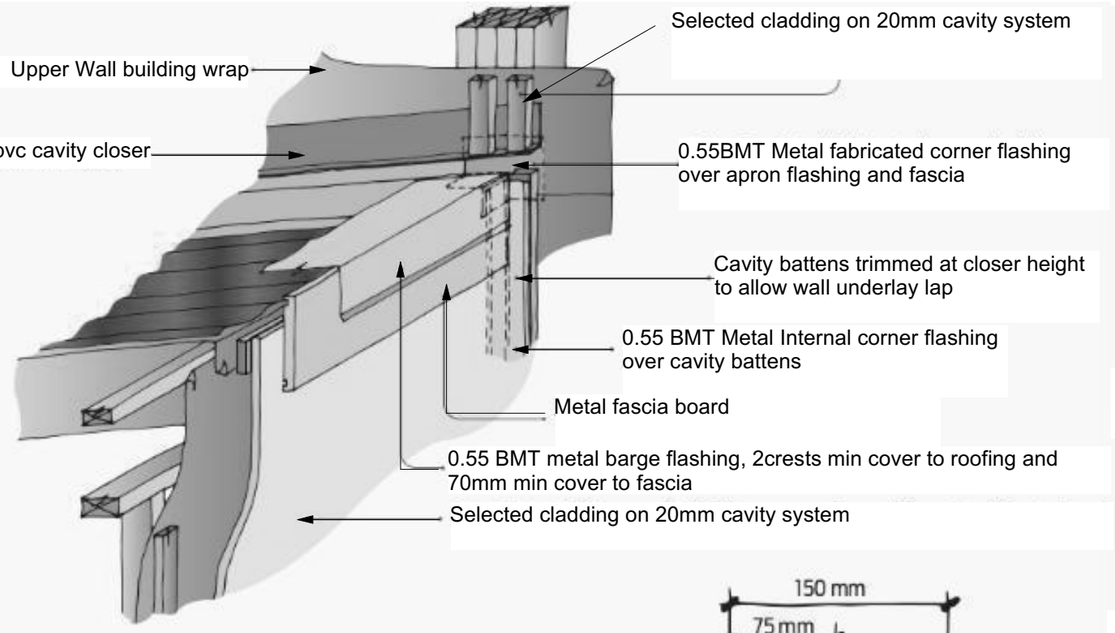

## Garage Door Jamb
1:5



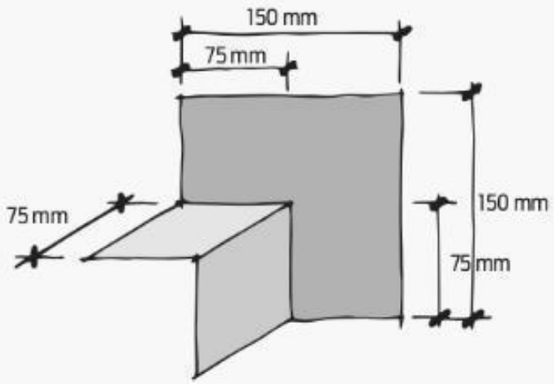

## *Ceiling Insulation Clearance Detail*
*NTS*

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| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point,<br>Queenstown | Drawing Title: | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing.<br>Contractors shall verify all dimensions on site prior to construction.<br>All work shall be carried out in accordance with local authority regulations.<br>Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**36**<br>**of 42 sheets** |

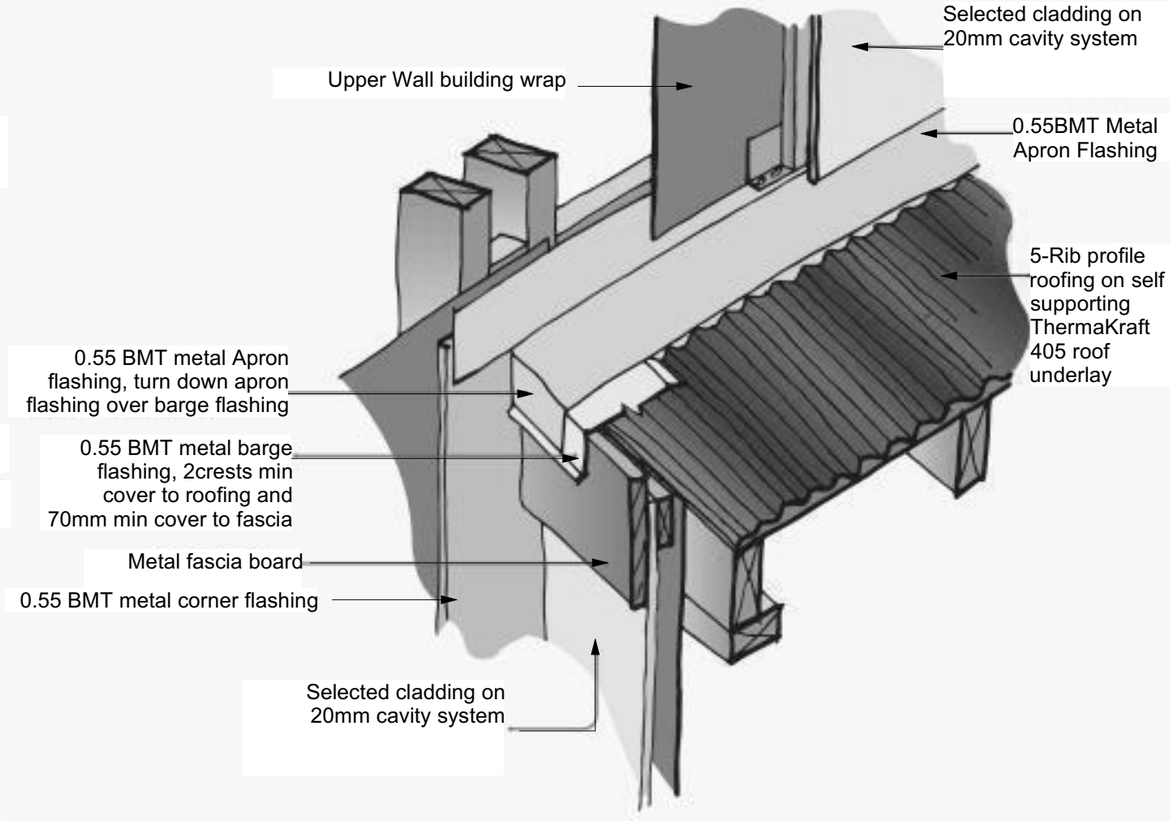


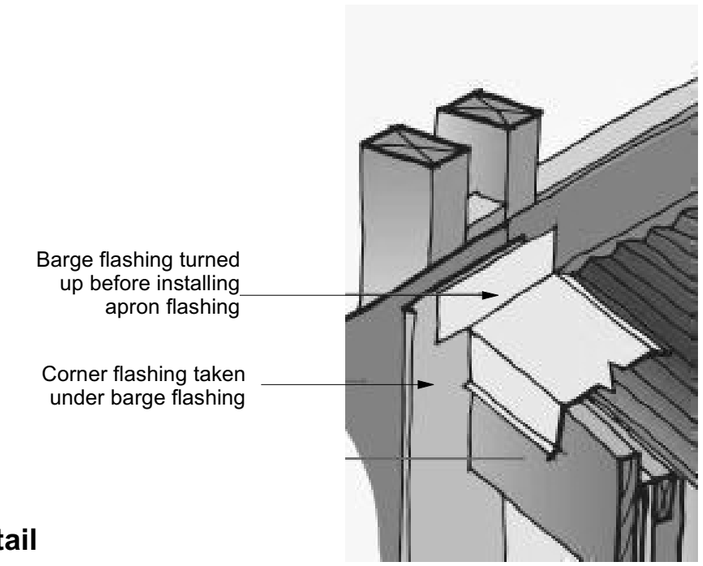

Note: All flashing dimensions (turn-ups and laps) to meet requirements of Acceptable Solution E2/AS1.




**Roof barge to wall corner detail**
**NTS**

0.55BMT Metal fabricated corner flashing fitted over apron flashing before barge flashing is installed

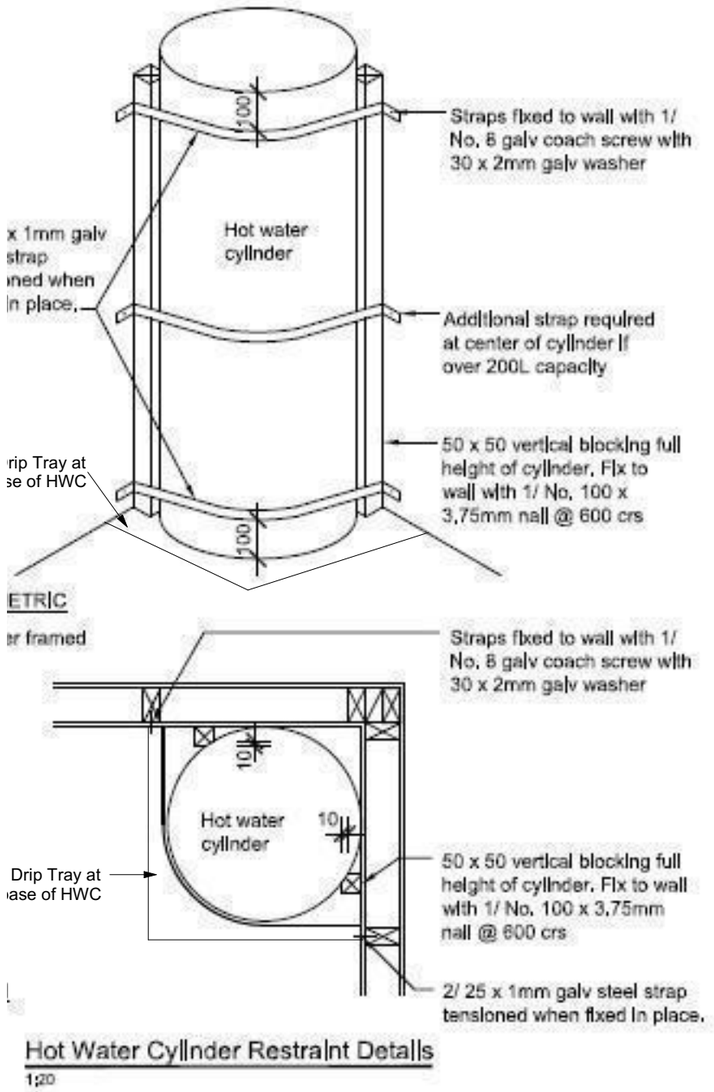



**Roof barge to wall face cladding detail**
**NTS**

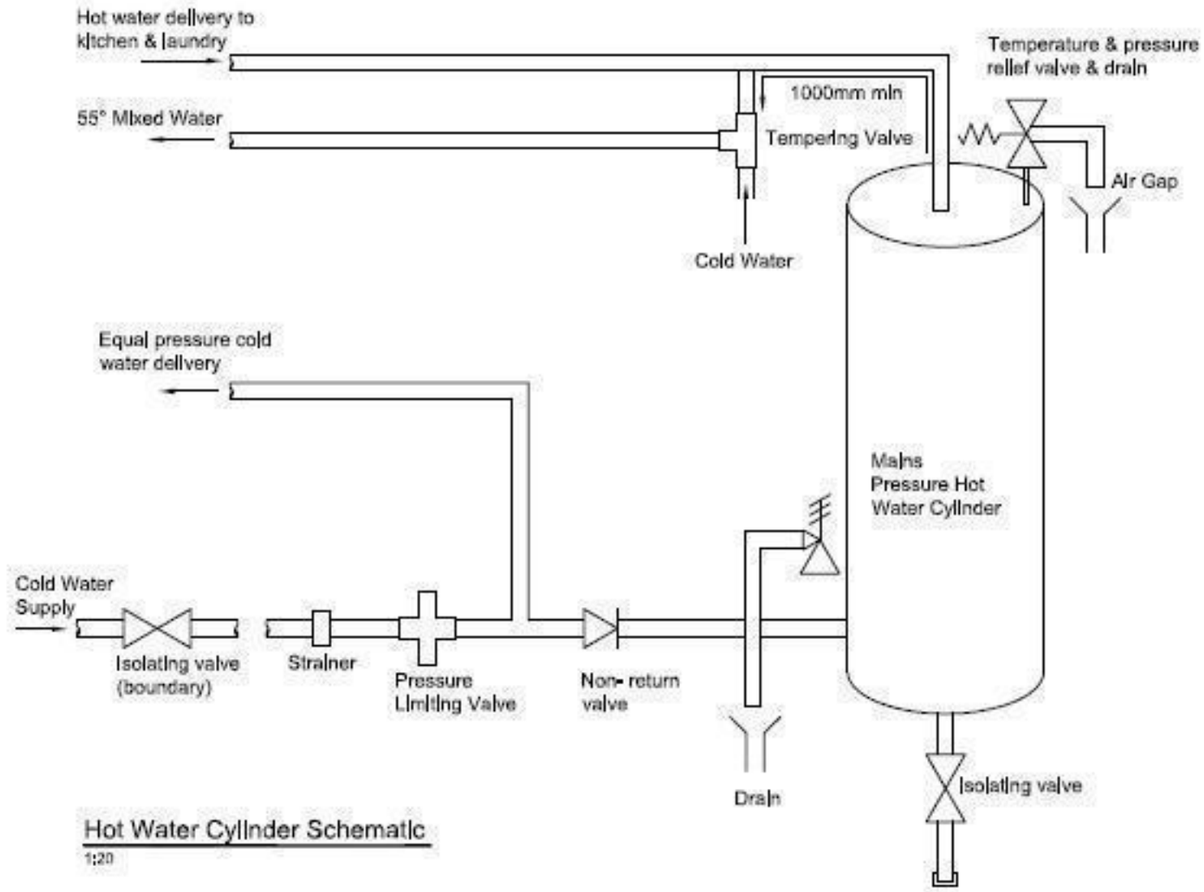
| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title: | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations.<br>Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**37**<br>**of 42 sheets** |

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION




## Hot Water Cylinder Restraint Details

1:20




## Hot Water Cylinder Schematic

1:20

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title: | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>38<br>of 42 sheets |

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Where a bath has a level surround, they must be installed with the waterproof membrane system continuous across the top of the surround under any over-surface finish and down the wall behind the bath as shown in Figures 33 or 34 below.

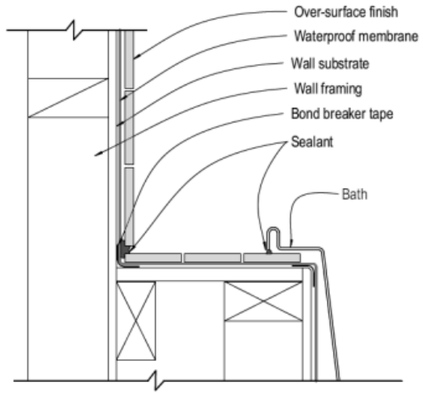



**Figure 33: Bath over tiled surround**

Notes:

1. Where a bath surround is required, the membrane must go over the substrate of the surround and extend down to the floor.

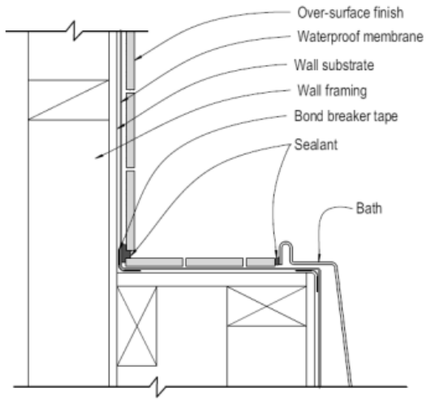
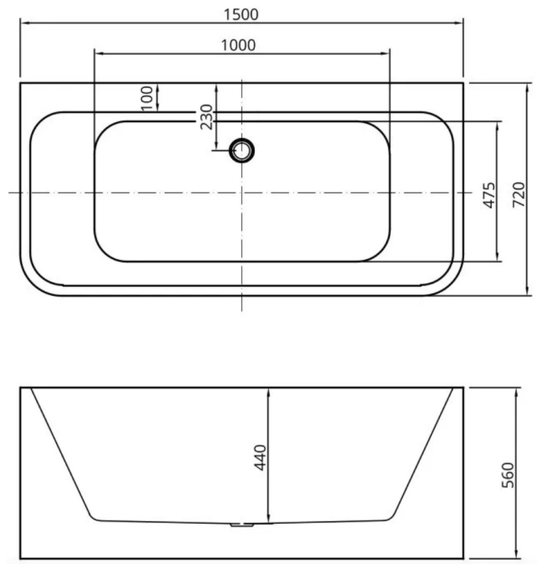



**Figure 34: Bath with tiled surround**

Notes:

1. Where a bath surround is required, the membrane must go over the substrate of the surround and extend down to the floor.



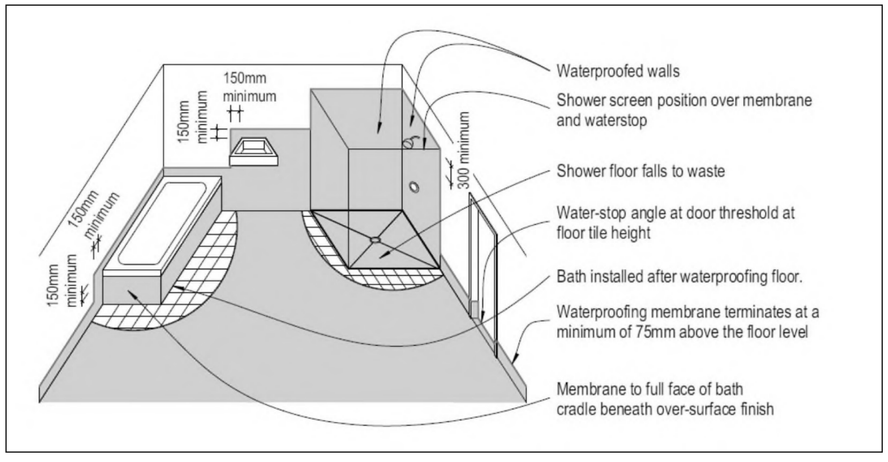
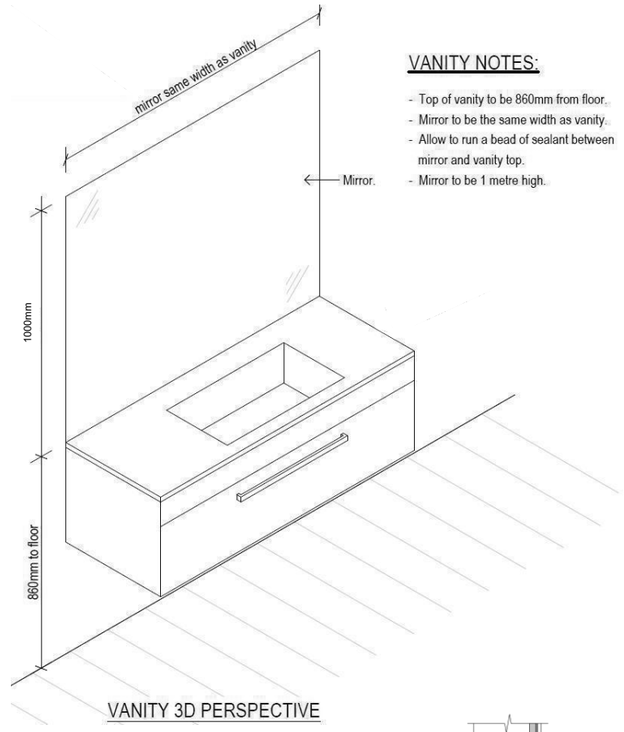
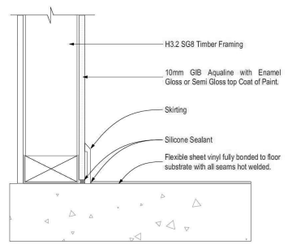



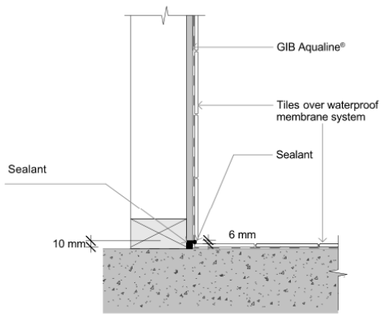

**Figure 6: Typical extent of membrane in bathroom with hobless shower area**




VANITY 3D PERSPECTIVE

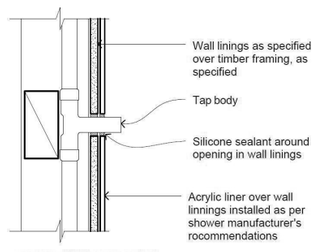



GENERAL FLOOR/WALL DETAIL

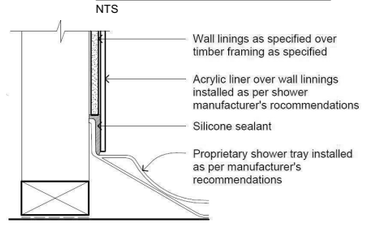



Tiled Floor to Wall detail

NTS



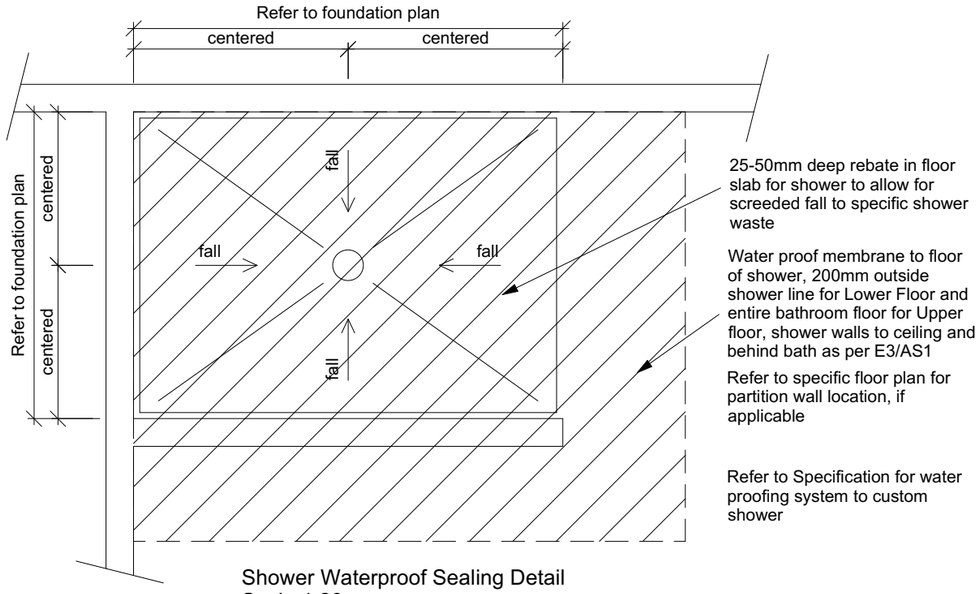

PENETRATION DETAIL



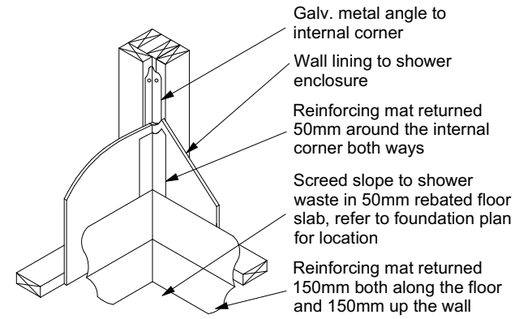

SHOWER TRAY DETAIL

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | Drawing Title:<br>**WET AREA DETAILS** | Legal Description<br>LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3:**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | Revision:<br>1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | Sheet No.:<br>**39**<br>**of 42 sheets** |

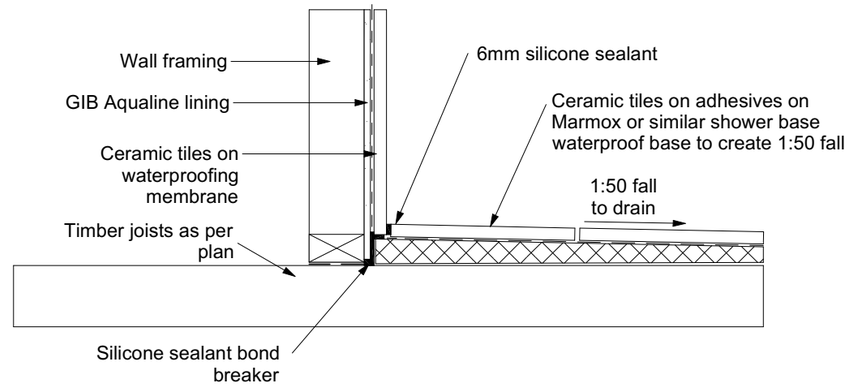
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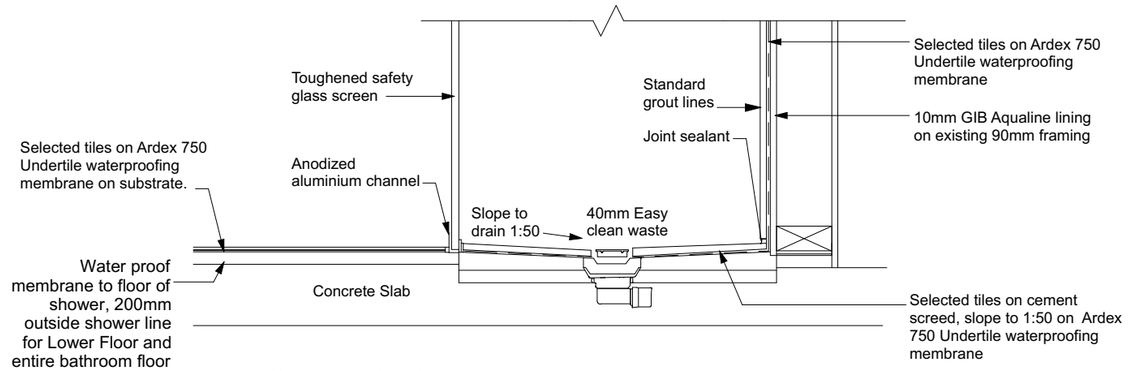

Shower Waterproof Sealing Detail
Scale 1:20



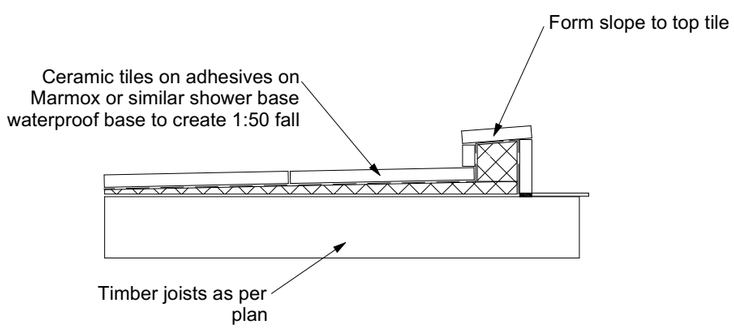

Custom Tile Shower Wall/Floor Junction Detail
Scale 1:20



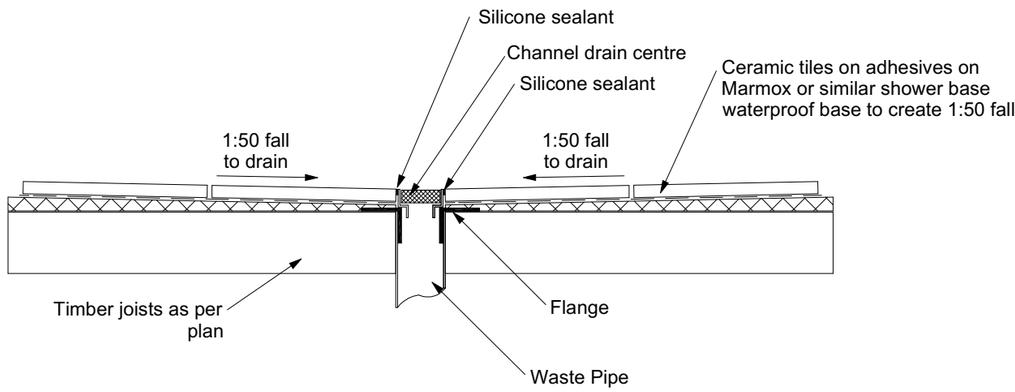

Tiled Shower Wall to Base Detail
scale 1:10




Tiled Shower Waste detail
1:10



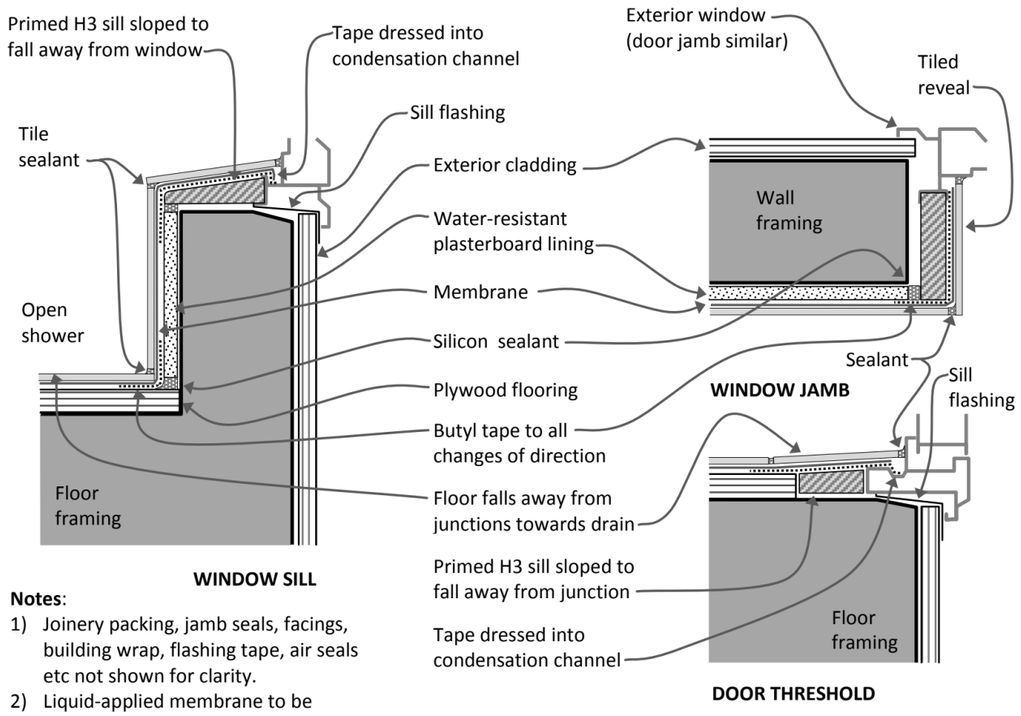

Tiled Shower Upstand Detail
scale 1:10




Tiled Shower Centre Channel Drain Detail
scale 1:10

| | | | | | | |
|---|---|---|---|---|---|---|
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**WINDOW SILL**

**Notes**:

1) Joinery packing, jamb seals, facings, building wrap, flashing tape, air seals etc not shown for clarity.
2) Liquid-applied membrane to be reinforced with fibreglass mesh where applied over dissimilar substrates.

*WINDOW DETAILS TO WET AREA*
*NTS*

**(not to scale)**

| | | | | | | |
|---|---|---|---|---|---|---|
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|---|---|---|---|---|---|---|
| Poppy Kupreichik & John Sharrock<br>Lot 813 Hanleys Farm, Jacks Point, Queenstown | **TRUSS DESIGN** | LOT 813 Hanleys Farm<br>Site Area: 515.00 sqm<br>Address:<br>LOT 813 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2025-42<br>Revision: 05 Date: 27/11/2025 | 1: COORDINATION ISSUE: 22/10/2025<br>2: COORDINATION ISSUE: 31/10/2025<br>3: COORDINATION ISSUE: 13/11/2025<br>4: COORDINATION ISSUE: 20/11/2025<br>5: COORDINATION ISSUE: 27/11/2025 | **42**<br>**of 42 sheets** |

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