View this plan in augmented reality.
Scan this code with your phone or iPad

ENGINEER SUPPORTING DOCUMENTATION

ENSURE ALL REPORTS ARE READ IN FULL AN INCONJUNCTION WITH PLANS PRIOR TO CONSTRUCTION.

GEOTECHNICAL REPORT
REFER TO GEOTECHNICAL REPORT BY KIRK ROBERTS
'GEOTECHNICAL BEARING CAPACITY REPORT'
REFERENCE NUMBER: 2555379
DATED: 3/12/25

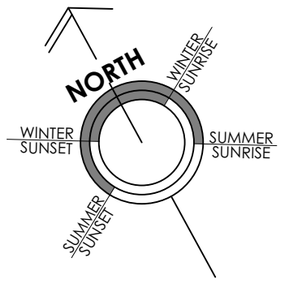
ENGINEER DESIGN
REFER TO E3 CONSULTANTS
'REPORT, STRUCTURAL DESIGN CALCULATIONS AND PLANS'
REFERENCE NUMBER: -
DATED: -

SHEET INDEX

SHEET #	LAYOUT NAME
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1.2	SITE PLAN - DWELLING SETOUT
1.3	SITE PLAN - LEVELS & RETAINING
1.4	RETAINING WALL ELEVATIONS
2.1	GROUND FLOOR PLAN
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2.3	FIRST FLOOR PLAN
2.4	FIRST FLOOR PLAN - DIMENSIONS
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6.11.1	MiTek CANTILEVERED OUTRIGGER DETAILS
7.1	KITCHEN & BATHROOM PLAN
8.1	EROSION CONTROL
8.2	WIND ZONE CALCULATION
9.1	ENGINEERED DETAILS
10	TEAMING UP WITH CLASSIC BUILDERS

ANDREWS

PROJECT No: **QT105161** | LOT: **2023** | DP: **613113** | ADDRESS: **37 METZGER ROAD, JACKS POINT, HANLEY'S FARM, QUEENSTOWN** | DATE: **2/02/2026** | STATUS: **PRECONSENT** | REVISION: **PC**



LOT 2023
DP 613113
SITE AREA 512m²

WIND ZONE	**HIGH**
EQ ZONE	**3**
EXPOSURE ZONE	**B**
CLIMATE ZONE	**6**
SUBSOIL CLASS	**-**
PLANNING ZONE	**RESORT (DP2)**

SITE COVERAGE - 60% MAX.

DWELLING (O/CLADDING) = 201.22m²
SITE AREA = 512m²
= 39.30%

SNOW LOAD
LOCATION N5
GROUND LOAD 1.5kPa
ROOF LOAD 1.5kPa

EASEMENTS

(T) RIGHT TO DRAIN WATER

GETOECH REPORT SUMMARY

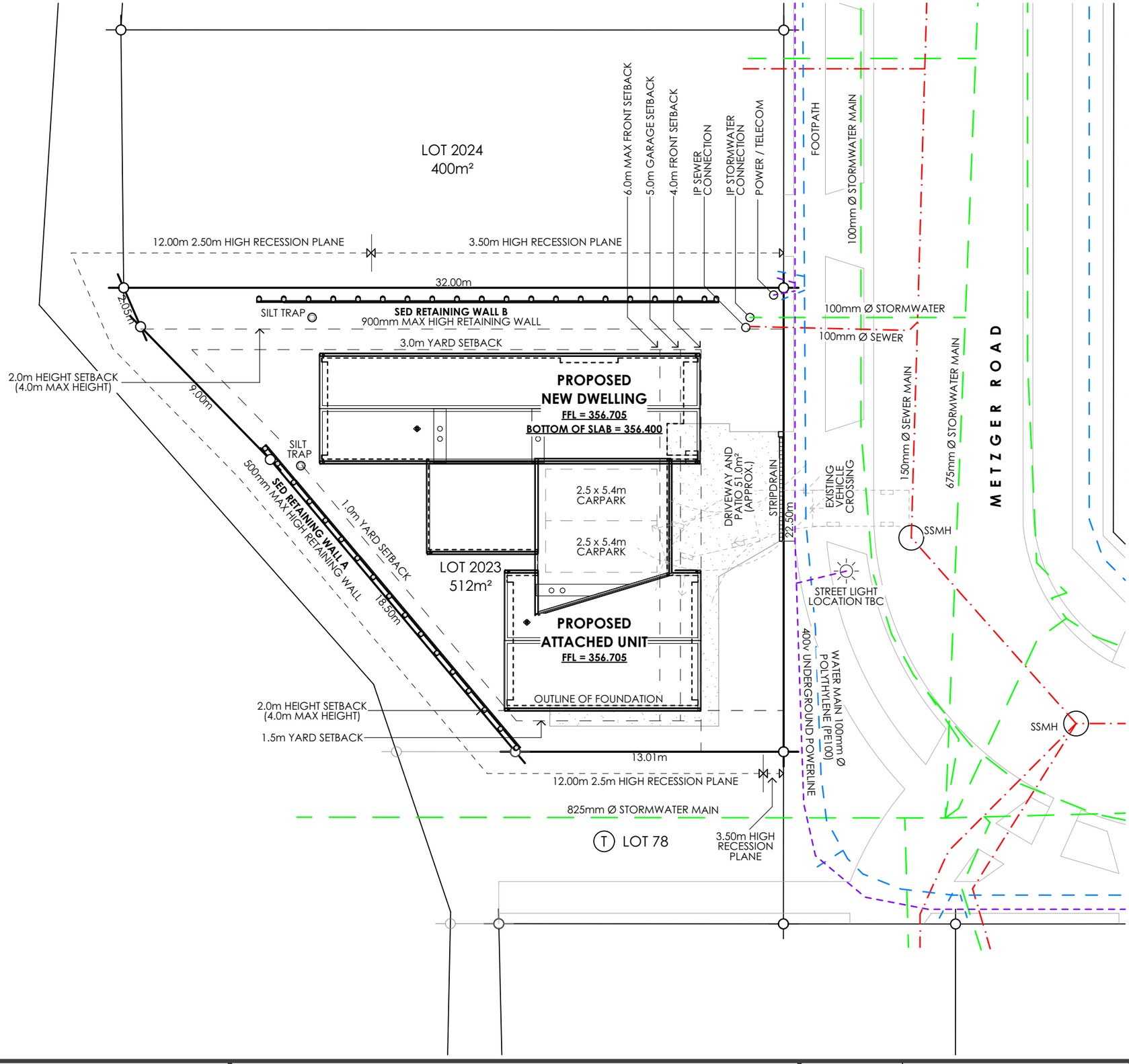
GEOTECH REPORT SUMMARY:
CONTRACTORS TO ENSURE GEOTECH REPORT READ IN FULL PRIOR TO CONSTRUCTION.

REFER TO GEOTECH REPORT COMPILED BY 'KIRK ROBERTS' (REFERENCE NUMBER 2555379).

• THE LIQUEFACTION HAZARD FOR THE SITE IS CLASSIFIED AS LOW RISK.

• THE SITE FAILS TO MEET THE DEFINITION OF "GOOD GROUND" IN ACCORDANCE WITH NZS3604:2011. AS SUCH, A MINIMUM GUBC OF 200 KPA IS RECOMMENDED FOR FOUNDATION DESIGN

• EARTHWORKS SHALL BE CONDUCTED IN ACCORDANCE WITH THE QLDC LAND DEVELOPMENT AND SUBDIVISION CODE OF PRACTICE AND NZS4431:2022. TABLE 3 PROVIDES AN OVERVIEW OF ASPECTS FROM THE ABOVE REPORTING HOWEVER DOES NOT REMOVE THE REQUIREMENT TO READ THE REPORT IN FULL.



GENERAL NOTES:

CONSTRUCTION AND DEMOLITION HAZARDS TO COMPLY WITH NZBC F5/AS1.

LOCATE ALL SITE BOUNDARY PEGS PRIOR TO COMMENCEMENT OF WORKS.

LOCATE ALL SERVICES CONNECTIONS, PIPES AND MANHOLES PRIOR TO COMMENCEMENT OF WORKS.

TERRITORIAL AUTHORITIES TO INSPECT THE BUILDING PLATFORM CONSTRUCTION AND FOUNDATION AND SLAB CONSTRUCTION PRIOR TO THE CONCRETE POUR, TO ENSURE THE DESIGN CRITERIA HAS BEEN MET.

VEHICLE CROSSING MIN. CLEARANCES FROM BERM OBSTRUCTIONS;
0.5m FROM WATER METERS.
1.0m FROM EDGE OF SW CPS.
1.0m FROM STREETLIGHTS AND SIGNS.
2.0m FROM STREET TREES.

PAVED GROUND CLEARANCES:
FGL = MIN. 110mm BELOW FFL TO PAVED AREAS FOR BRICK VENEER
FGL = MIN. 150mm BELOW FFL TO PAVED AREAS FOR ALL OTHER CLADDINGS

UNPAVED GROUND CLEARANCES:
FGL = MIN. 185mm BELOW FFL TO UNPAVED AREAS FOR BRICK VENEER
FGL = MIN. 225mm BELOW FFL TO UNPAVED AREAS FOR ALL OTHER CLADDINGS

EXTERNAL ENTRY ACCESS SURFACE:
NZBC: D1/AS1 TABLE 2: SLIP RESISTANCE FOR WALKING SURFACES

MATERIALS REQUIRED TO BE TESTED AS PER NZBC D1/AS1, TABLE 2, ARE TO ACHIEVE A SRV CLASSIFICATION OF NOT LESS THAN 39.

CONCRETE: - *BROOM FINISH*
- ACCEPTABLE SLIP RESISTANCE WET OR DRY
- LEVEL SURFACES INCLUDING SLOPES NO STEEPER THAN 1:50.

CONCRETE: - *EXPOSED AGGREGATE*
- ACCEPTABLE SLIP RESISTANCE DRY OR TESTED IF WET
- LEVEL SURFACES INCLUDING SLOPES NO STEEPER THAN 1:50.

PAVING: - *WIRE CUT*
- ACCEPTABLE SLIP RESISTANCE WET OR DRY
- LEVEL SURFACES INCLUDING SLOPES NO STEEPER THAN 1:50.

MAIN FRONT ENTRY: - *TIMBER*
- MIN. 100mm STEP DOWN FROM FFL
- MIN. H4 TREATED TIMBER WITH GROUND CONTACT.
- MIN. H3.2 FOR ALL OTHER TIMBERS

DRIVEWAY SURFACE:
DRIVEWAY AREA IS TO BE FORMED AND SEALED WITH AN ALL-WEATHER SURFACE

WASTE MANAGEMENT AREA
THE WASTE MANAGEMENT AREA MUST NOT BE VISABLE TO ANY LEGAL ROAD, GROUND FLOOR OF ADJOINING RESIDENTIAL SITES, AND OPEN SPACE ZONES.

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	CLASSIC BUILDERS DESIGN AND BUILD
LEGAL DESCRIPTION :	**LOT 2023 - DP 613113**
SITE ADDRESS :	**37 METZGER ROAD, JACKS POINT, HANLEY'S FARM**
CITY :	**QUEENSTOWN**
COUNCIL :	**QUEENSTOWN LAKES DISTRICT COUNCIL**

JAMES & NATALIE ANDREWS

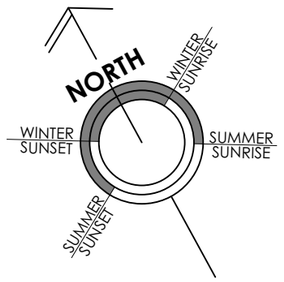
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DRAWN:	**B. CLARK**
CONSULTANT:	**D.TURNBULL**
BRANCH:	**QUEENSTOWN**

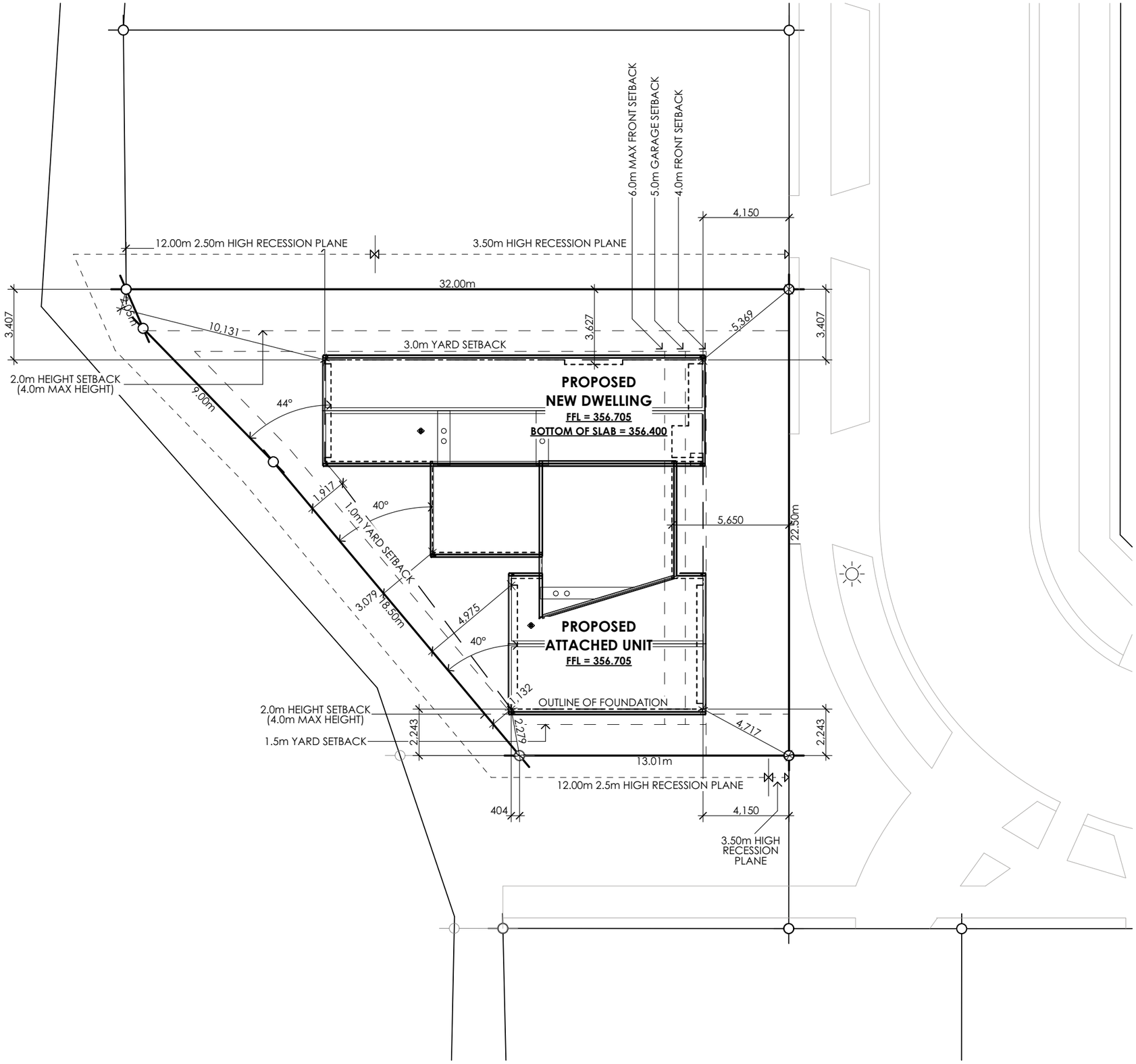
SITE PLAN

PROJECT NUMBER :	**QT105161**
PROJECT STATUS :	**PRECONSENT**
DATE : **2/02/2026**	REVISION : **REV. PC**
SCALE :	**1:200 AT A3**
SHEET NUMBER :	**1.1**



LOT 2023
DP 613113
SITE AREA 512m²

WIND ZONE	HIGH
EQ ZONE	3
EXPOSURE ZONE	B
CLIMATE ZONE	6
SUBSOIL CLASS	-
PLANNING ZONE	RESORT (DP2)



GENERAL NOTES:

LOCATE ALL SITE BOUNDARY PEGS PRIOR TO COMMENCEMENT OF WORKS.

LOCATE ALL SERVICES CONNECTIONS, PIPES AND MANHOLES PRIOR TO COMMENCEMENT OF WORKS.

SITE DIMENSIONS ARE MEASURED FROM SLAB EDGE TO BOUNDARY.

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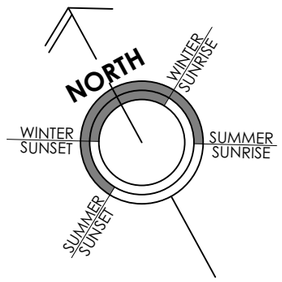
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CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN
DATE :	2/02/2026
REVISION :	REV. PC
SCALE :	1:200 AT A3
SHEET NUMBER :	1.2

SITE PLAN - DWELLING SETOUT



LOT 2023
DP 613113
SITE AREA 512m²

WIND ZONE	**HIGH**
EQ ZONE	**3**
EXPOSURE ZONE	**B**
CLIMATE ZONE	**6**
SUBSOIL CLASS	**-**
PLANNING ZONE	**RESORT (DP2)**

GENERAL NOTES:
LOCATE ALL SITE BOUNDARY PEGS PRIOR TO COMMENCEMENT OF WORKS.

LOCATE ALL SERVICES CONNECTIONS, PIPES AND MANHOLES PRIOR TO COMMENCEMENT OF WORKS.

ALL LEVELS ARE IN RELATION TO NZVD16 DATUM.

ALL OVERLAND FLOW PATHS ARE TO BE DIRECTED TO THE STREET OR SURFACE CATCHMENTS TO PROTECT PEOPLE AND OTHER PROPERTIES IN ACCORDANCE WITH NZBC E1.

GETOECH REPORT SUMMARY

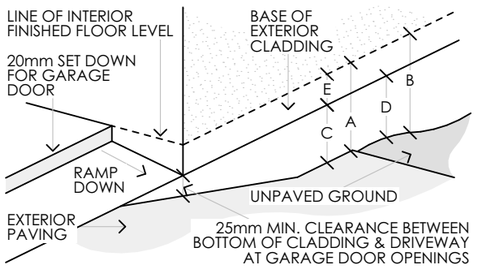
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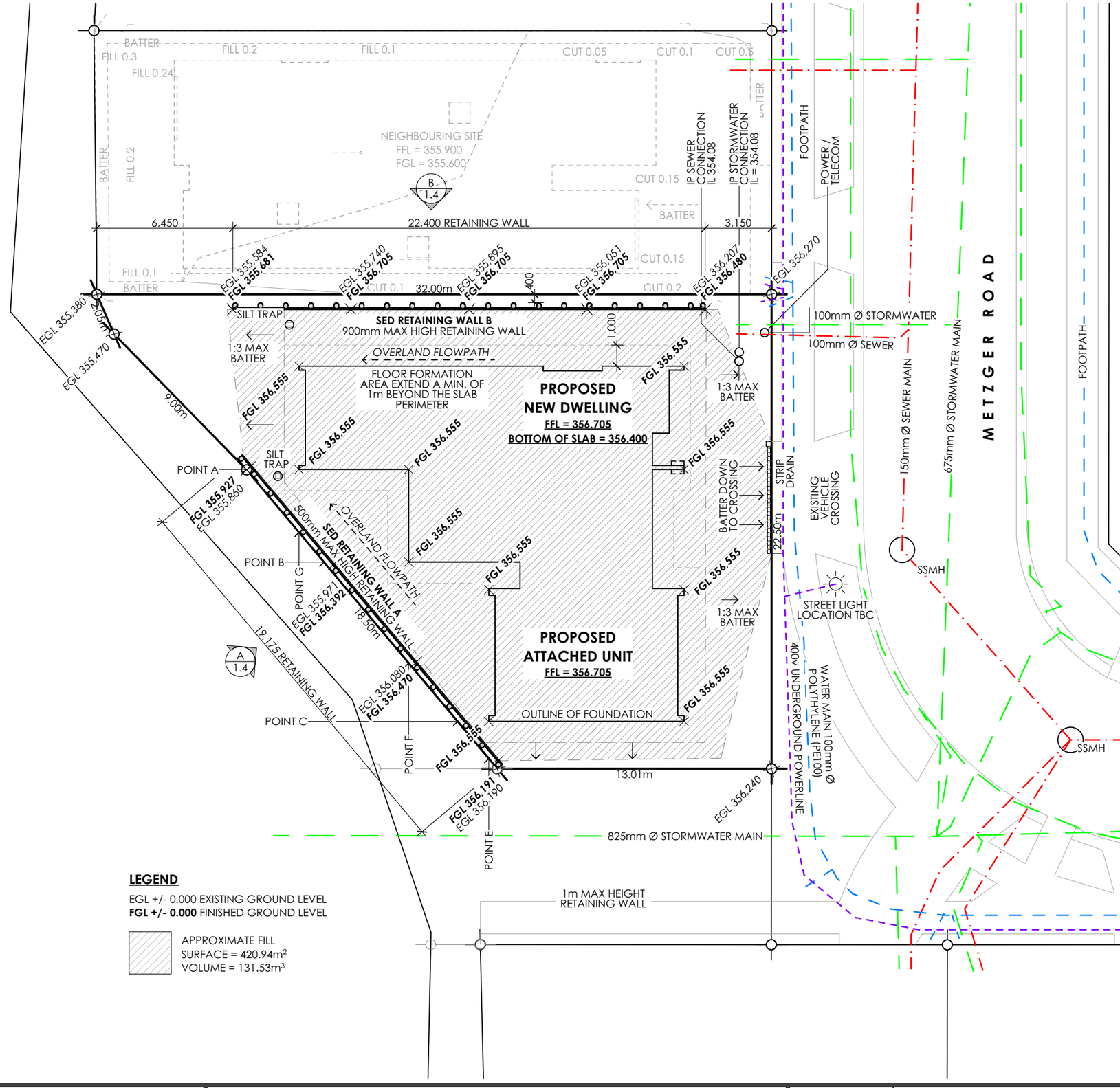
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MINIMUM CLEARANCES (mm)	MASONRY VENEER		OTHER CLADDINGS				
	A	B	A	B	C	D	E
CONCRETE SLABS	100	150	150	225	100	175	50

REFERENCE: NZBC E2/AS1
TABLE 18 MINIMUM CLEARANCES



LEGEND

EGL +/- 0.000 EXISTING GROUND LEVEL
FGL +/- 0.000 FINISHED GROUND LEVEL

APPROXIMATE FILL
SURFACE = 420.94m²
VOLUME = 131.53m³

EARTHWORKS MANAGEMENT PLAN GUIDELINES:

TEMPORARY CONSTRUCTION AREA:
SITE ACCESS TO ONE ENTRY / EXIT POINT. ENSURE ALL-WEATHER ACCESS IS PROVIDED IN A MANNER THAT PREVENTS THE ACCESS FROM BECOMING A SOURCE OF SEDIMENT.

EARLY SW DRAINAGE CONNECTION:
TO AVOID LOCALISED EROSION, CONNECT TEMPORARY OR PERMANENT DOWNPIPES TO THE STORMWATER SYSTEM AS SOON AFTER LAYING THE ROOF AS POSSIBLE.

STOCKPILES:
STOCKPILES SHOULD BE PLACED UPSLOPE OF PERIMETER CONTROLS & COVERED WHEN NOT IN USE.

INSTALL PERIMETER CONTROLS:
SILT FENCE OR OTHER BARRIER (STRAW BALE, BUND ETC.) TO INTERCEPT SEDIMENT LADEN RUNOFF. THE CONTOURS OF THE SITE WILL DETERMINE THE NUMBER & SPACING OF SILT FENCES REQUIRED.

MINIMISE DISTURBED AREAS WHEN WORKING:
PRESERVE AS MUCH GRASSED AREA AS POSSIBLE TO REDUCE SEDIMENT DISCHARGE & FILTER SEDIMENTS FROM OTHER AREAS. ONCE GRADING IS COMPLETE, STABILISE BARE SOIL AS SOON AS POSSIBLE.

CONCRETE WASTE & WASHING:
WASTE CONCRETE & HOUSEHOLD PAINT SHOULD NOT BE ALLOWED TO WASH OFF-SITE.

DIVERT OVERLAND FLOW:
DIVERTING OVERLAND FLOW AWAY FROM THE SITE WORKS WILL REDUCE RUNOFF FROM TRAVELLING ACROSS DISTURBED LAND.

OVERLAND FLOW PATHS:
ALL OVERLAND FLOW PATHS TO BE FORMED BY A 30mm 'V' CHANNEL IN GROUND DIRECTED TO YARD SUMPS OR ROAD. GROUND TO HAVE SLIGHT FALL TO FLOW PATH CHANNEL.

WHERE OVERLAND FLOW PATH IS DIRECTED TO ROAD BOUNDARY, SITE TO HAVE AN APPROX. 100mm FALL ACROSS SITE. GROUND TO FALL AWAY FROM HOUSE, AND AWAY FROM NEIGHBOURING PROPERTIES AND DIRECTED TO 'V' CHANNELS.

RETAINING WALLS:
RETAINING WALLS AND ANY EXCAVATION REQUIRED TO CONSTRUCT THE RETAINING WALLS ARE TO BE CONTAINED WITHIN THE SITE BOUNDARIES.

PROPOSED ENGINEER DESIGNED TIMBER RETAINING WALLS SHOWN MAY REQUIRE MODIFICATION ON SITE AND TO BE CONFIRMED WITH BY ENGINEER.

A SAFETY BARRIER - UNDER BUILDING CODE CLAUSE F4 SAFETY FROM FALLING, A BARRIER IS REQUIRED WHERE PEOPLE CAN FALL MORE THAN 1m FROM THE TOP OF THE RETAINING WALL, BUT THIS ONLY APPLIES WHERE IT CAN REASONABLY BE EXPECTED THAT THERE WILL BE PEOPLE. IF THE WALL IS LOCATED WHERE PEOPLE ARE NOT GENERALLY EXPECTED TO BE, A BARRIER IS NOT REQUIRED (DETERMINATION NO. 99/012 (12 OCTOBER 1999)).

EROSION CONTROL:
PREVENTATIVE MEASURES SHOULD BE TAKEN WHERE NECESSARY TO AVOID EROSION OF NEIGHBOURING PROPERTIES.
THIS MAY INCLUDE:
- TEMPORARY FENCING TO PREVENT ACCESS TO UPPER SIDE OF CUT
- GEOTEXTILE FABRIC PEGGED OVER THE CUT FACE
- BATTERING OF LARGER CUTS
- CONSTRUCTING RETAINING WALLS AS SOON AS PRACTICAL AFTER SITE CUTS
- LONG LENGTHS OF RETAINING TO BE CONSTRUCTED IN SHORTER SECTIONS

EARTHWORKS ARE NOT TO BE LEFT FOR ANY EXTENSIVE PERIOD OF TIME TO MINIMISE POSSIBILITY OF EROSION.

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LEGAL DESCRIPTION : LOT 2023 - DP 613113
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JAMES & NATALIE ANDREWS

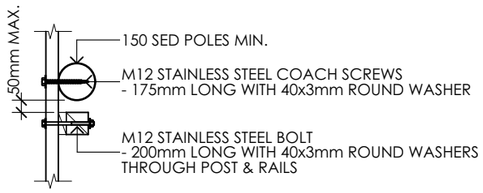
CLIENT SIGNATURE / DATE :

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DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

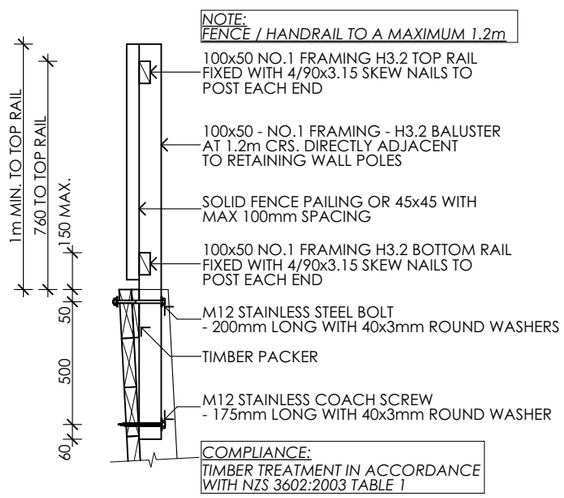
SITE PLAN - LEVELS & RETAINING

PROJECT NUMBER : QT105161
PROJECT STATUS : PRECONSENT
DATE : 2/02/2026 REVISION : REV. PC
SCALE : 1:200 AT A3
SHEET NUMBER : 1.3



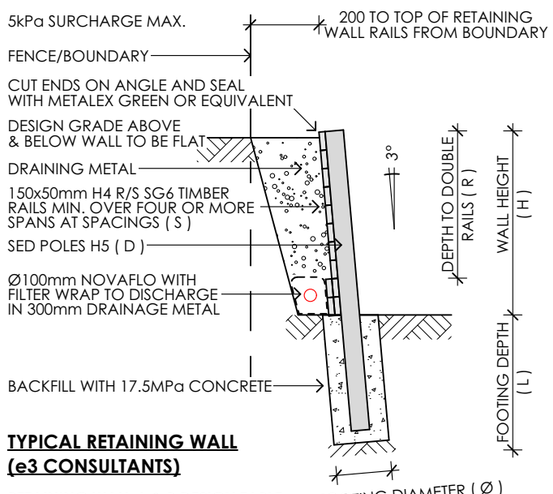
NOTE:
REFER TO E3 CONSULTANTS ENGINEERS DESIGN REPORT REF: 2891 FOR FURTHER DETAIL ON CALCULATIONS ETC.

PLAN VIEW



FENCE / HANDRAIL CONNECTION DETAIL - FACED FIXED

NOT TO SCALE



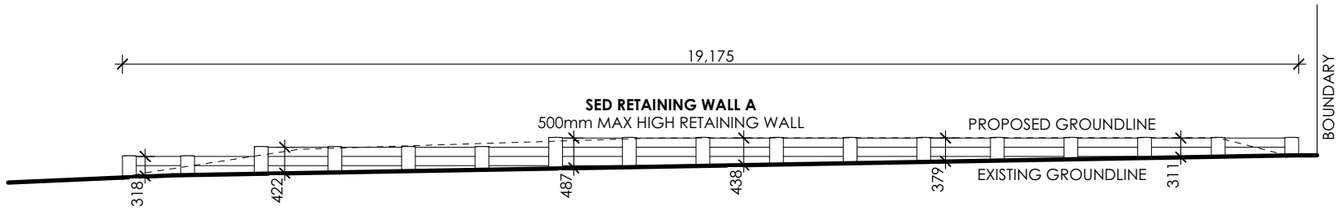
TYPICAL RETAINING WALL (e3 CONSULTANTS)

RETAINING WALL A & B DESIGN TABLE
5kPa SURCHARGE.

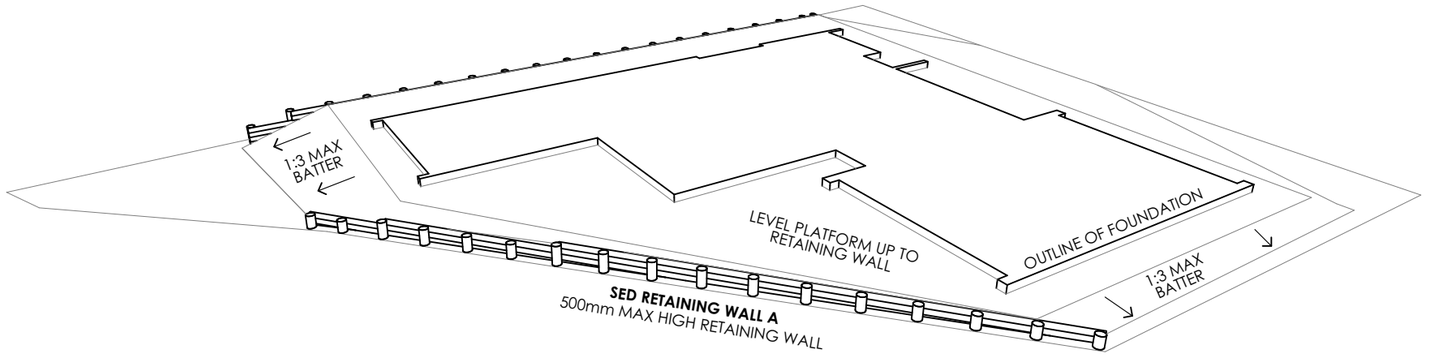
HEIGHT RETAINED (H)	SED POLE DIAMTER (D)	HOLE DIAMETER (Ø)	POLE SPACINGS (S)	EMBEDMENT (L)
1.0m	150mm	0.300m	1.2m	H + 500mm, 600mm MIN.

RAILS

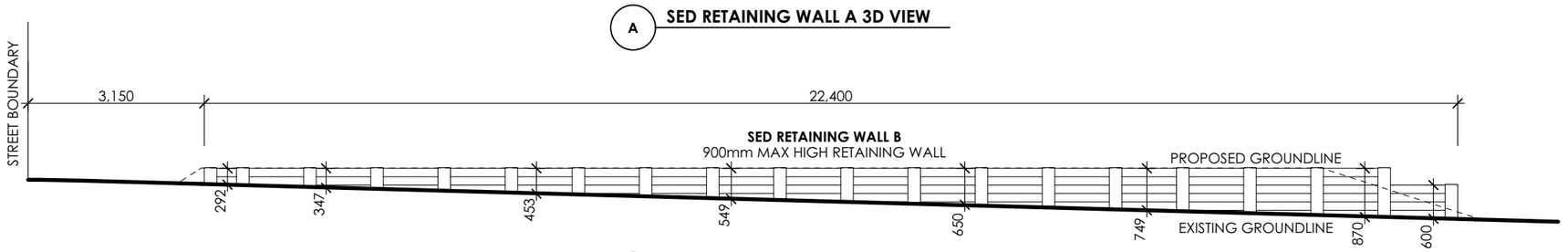
DESCRIPTION	MAX DEPTH (m)
50mm ROUGH SAWN TIMBER RAILS (SG6 - H4)	1.0m



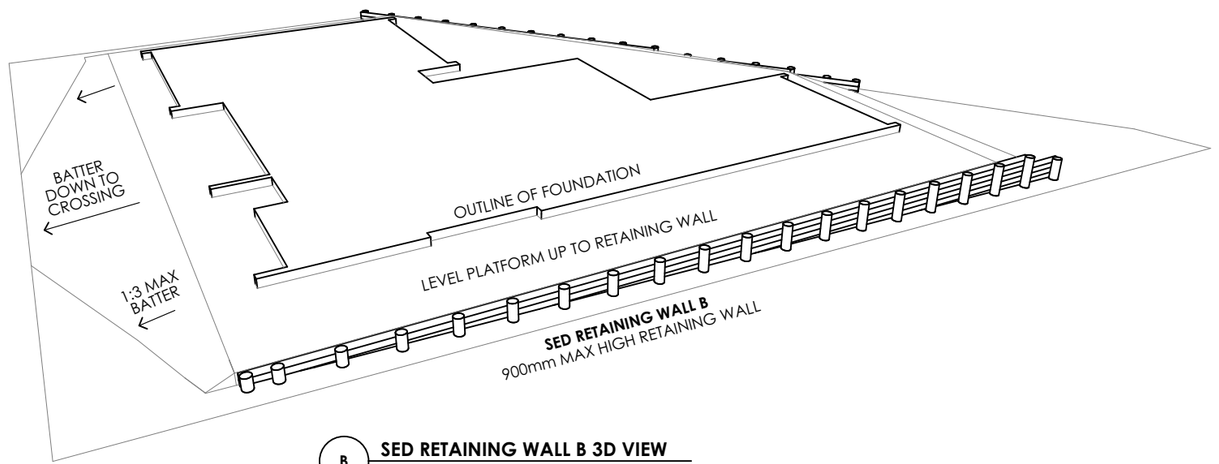
A **SED RETAINING WALL A**
SHEET 1.3



A **SED RETAINING WALL A 3D VIEW**



B **SED RETAINING WALL B**
SHEET 1.3



B **SED RETAINING WALL B 3D VIEW**

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CLASSIC BUILDERS DESIGN AND BUILD

LEGAL DESCRIPTION :	LOT 2023 - DP 613113
SITE ADDRESS :	37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY :	QUEENSTOWN
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JAMES & NATALIE ANDREWS

CLIENT SIGNATURE / DATE :

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DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

RETAINING WALL ELEVATIONS

PROJECT NUMBER :	QT105161
PROJECT STATUS :	PRECONSENT
DATE :	2/02/2026
REVISION :	REV. PC
SCALE :	1:50, 1:100, 1:200 AT A3
SHEET NUMBER :	1.4

WALL CLADDING LEGEND:

(A) **COLORSTEEL MAXAM, FREEMANGROUP ALPINE TRAY PROFILED METAL EXTERIOR CLADDING**
· STEEL (INCLUDING COLORSTEEL®) LIMITED TO 60%

153.74m² - 57.0%

(B) **CAVITECLAD THERMASHELL 75mm EIFS EXTERIOR CLADDING SYSTEM**
· PAINTED PLASTER STYLE MATERIALS LIMITED TO 70%

74.62m² - 27.7%

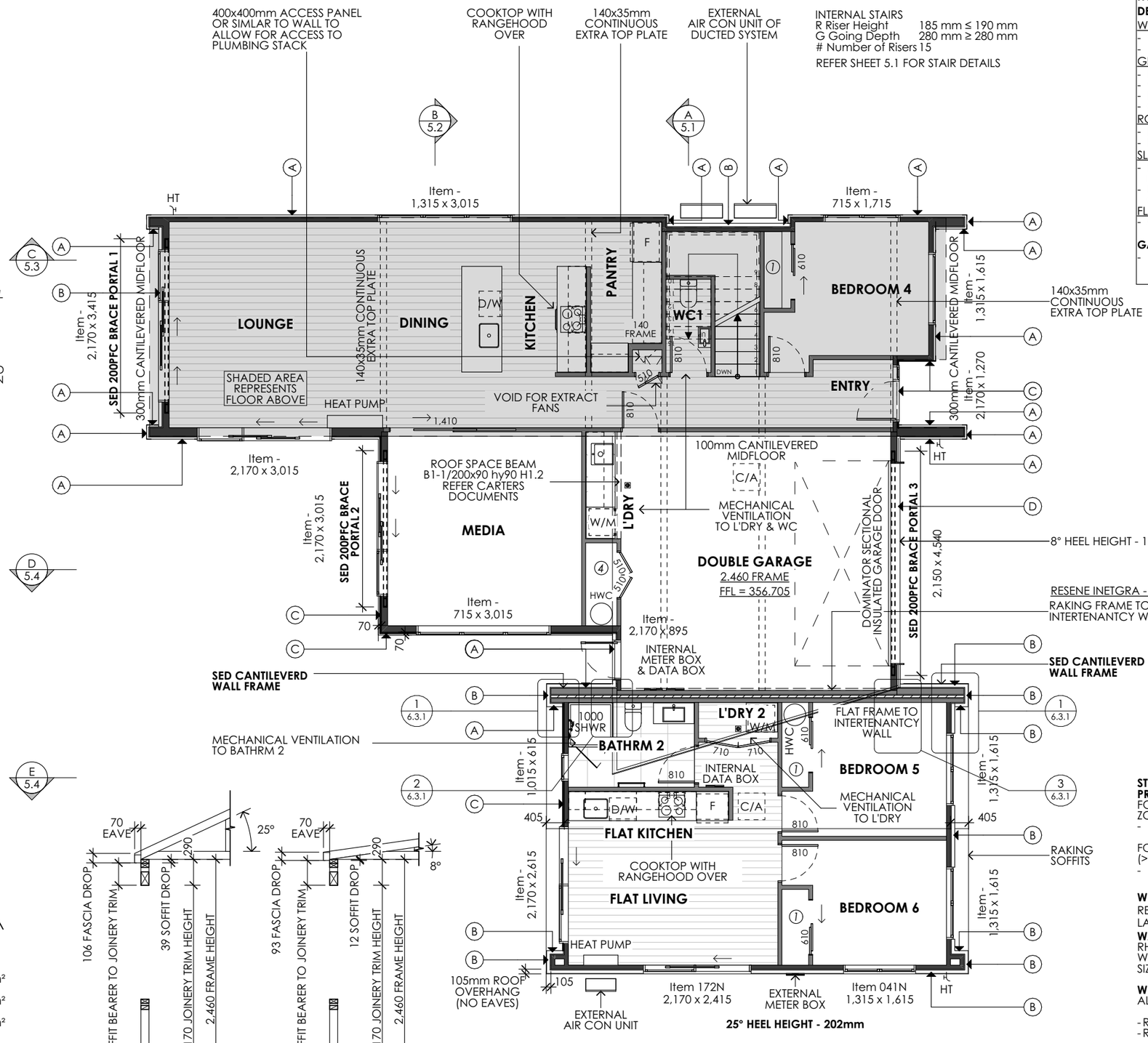
(C) **14mm JAMES HARDIES VERTICAL 200mm & 300mm OBLIQUE WEATHERBOARD EXTERIOR CLADDING**
· WEATHERBOARDS AND SIMILAR CLADDING MATERIALS (SUCH AS TIMBER AND BOARD AND BATTEN) LIMITED TO 70% PER MATERIAL

37.12m² - 13.7%

(D) **40mm MCKENZIE STONE SCHIST VENEER ON 9mm FIBRE CEMENT SHEET**
· UN-RENDERED BRICK LIMITED TO 15% (AND NO MORE THAN 15% OF ANY ELEVATION);

4.18m² - 1.6%

TOTAL CLADDING AREA
269.66m²



ELEVATION KEY

NORTH

GROUND FLOOR DWELLING AREAS

O/FRAME	= 196.56m²
O/CLADDING	= 201.22m²
O/ROOF	= 122.21m²

SITE INFORMATION

WIND ZONE	HIGH
EARTHQUAKE ZONE	3
EXPOSURE ZONE	B

H1 SUMMARY:

DESCRIPTION	R VALUE
WALL INSULATION	
- 90mm WALL	R2.8 ECOINSULATION
- 140mm WALL	R3.2 ECOINSULATION
GLAZING INSULATION	
- DOORS	R0.50
- WINDOWS	R0.50
- ENTRY DOOR	R0.18
- GARAGE DOOR	R1.31
ROOF INSULATION	
- ROOF PERIMETER	R3.4 ECOINSULATION
- FLAT ROOF	R7.0 ECOINSULATION
SLAB INSULATION	
- PERIMETER INSULATION	QUICKEDGE
- UNDER SLAB	50mm XPS to 600mm OF PERIMETER WITH 50mm EPS TO REST
FLOOR	
- MIDFLOOR	R4.2 DIRTHERM

GARAGE INSULATION
- GARAGE EXTERNAL AND INTERNALS WALLS ARE TO BE INSULATED

STRUCTURAL STEEL (BEAMS & PORTALS) PROTECTIVE COATINGS SYSTEMS
FOR ENCLOSED STEEL WITHIN SEASPRAY ZONE (<500m FROM COAST)
- CARBOLINE TG-2016-130450

FOR ENCLOSED STEEL WITHIN ZONE B OR C (>500m FROM COAST)
- CARBOLINE TG-2016-130451

WET AREAS:
REFER TO THE KITCHEN & BATHROOM LAYOUT FOR LININGS AND SUBSTRATES.

WATER HEATING:
RHEEM 180L MAINS PRESSURE ELECTRIC WATER HEATER
SIZE = 1770(H)x490(W) - 44kg APP. WT EMPTY

WINDOW & DOOR JOINERY:
ALL GLAZING TO COMPLY WITH *NZS 4223*.

- RESIDENTIAL SERIES WINDOWS AND DOORS
- RESIDENTIAL SERIES SLIDING DOORS
- -
- DOMINATOR INSULATED GARAGE DOOR

WINDOW & DOOR SIZES SHOWN ARE TO TRIMMED OPENINGS.

INT HINGED DOOR TRIM HEIGHT = 2040
INT CAVITY SLIDER TRIM HEIGHT = 2075

GENERAL NOTES:

(4) = No. OF SHELVES IN CUPBOARDS / WARDROBES

STEEL FIXINGS
ALL STRUCTURAL FIXINGS TO BE HOT DIPPED GALVANISED STEEL UNLESS ENCLOSED BY BUILDING UNDERLAY OR STATED OTHERWISE.

STUD SIZE AND SPACING:
STUDS IN LOADBEARING EXTERNAL WALLS FOR 'LOWER OF TWO STOREYS' FOR STUDS;
- UP TO 3.0m 90x45 AT 300mm CRS.
- UP TO 2.4m 90x45 AT 400mm CRS.
- UP TO 2.4m 140x45 AT 400mm CRS.
- UP TO 2.4m 140x45 AT 600mm CRS.
- UP TO 2.4m 190X45 AT 400mm CRS.

STUDS IN LOADBEARING EXTERNAL WALLS FOR 'SINGLE OR TOP STOREY' FOR STUDS;
- UP TO 2.4m 90x45 AT 600mm CRS.
- UP TO 2.4m 190x45 AT 600mm CRS.

STUDS IN LOADBEARING INTERNAL WALLS FOR 'SINGLE OR TOP STOREY' FOR STUDS;
- UP TO 2.4m 90x45 AT 600mm CRS.

STUDS IN LOADBEARING INTERNAL WALLS FOR 'LOWER OF TWO STOREYS' FOR STUDS;
- UP TO 2.4m 90x45 AT 400mm CRS.

STUDS IN NON LOADBEARING INTERNAL WALLS FOR STUDS;
- UP TO 2.4m 90x45 AT 600mm CRS.

BOTTOM PLATE FIXING
BOTTOM PLATES FIXED WITH LUMBERLOK BOTTOM PLATE ANCHORS ON DPC

TIMBER TREATMENT:
H1.2 EXTERNAL FRAMING
H1.2 INTERNAL FRAMING

TIMBER MOISTURE:
ENSURE A TIMBER MOISTURE CONTENT WITHIN 12-18% BEFORE FIXING OF INTERNAL LININGS AS PER NZS3602:2003, TABLE 4 & BRANZ BU585.

TIMBER GRADE:
ALL STRUCTURAL TIMBER - MIN SG8 UNLESS NOTED OTHERWISE.

WALL CLADDINGS:
COLORSTEEL MAXAM, FREEMANGROUP ALPINE TRAY PROFILED METAL EXTERIOR CLADDING OVER DRAINED & VENTILATED CAVITY

CAVITECLAD THERMASHELL 75mm EIFS EXTERIOR CLADDING SYSTEM OVER DRAINED & VENTILATED CAVITY WITH SPECIALIZED PLASTER FINISH

14mm JAMES HARDIES VERTICAL 200mm & 300mm OBLIQUE WEATHERBOARD EXTERIOR CLADDING OVER DRAINED & VENTILATED CAVITY WITH SELECTED PAINT FINISH

40mm MCKENZIE STONE SCHIST VENEER ON 9mm FIBRE CEMENT SHEET OVER DRAINED & VENTILATED CAVITY

UNDERLAY -
APPROVED BUILDING WRAP
FPS BUILDING WRAP

FLASHINGS
ALL FLASHINGS ARE TO BE IN ACCORDANCE NZBC E2: EXTERNAL MOISTURE, SECTION 4.3.
- 0.75mm BMT uPVC FLASHINGS
- 0.70mm BMT ALUMINIUM FLASHINGS
- 0.55mm BMT GALVANISED STEEL FLASHINGS
- 0.55mm BMT ALUMINIUM-ZINC - MAGNESIUM (COMBINATIONS) COSTED STEEL FLASHINGS
- 0.45mm BMT STAINLESS STEEL FLASHINGS

ROOF CLADDING:
COLORSTEEL MAXAM, FREEMANGROUP ALPINE TRAY PROFILED METAL ROOFING, 0.4 BMT - 25° & 8° PITCH , O/HANG AS SHOWN

UNDERLAY -
APPROVED R2 SELF SUPPORTING ROOF UNDERLAY
THERMAKRAFT COVERTEK 407 UNDERLAY

FREEMAN GROUP 165mm FASCIA AND FREEMAN GROUP 125mm QUAD SPOUTING WITH SNOW STRAPS WITH FREEMAN GROUP 80mm ALUMINIUM ROUND DOWNPIPES

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	CLASSIC BUILDERS DESIGN AND BUILD
LEGAL DESCRIPTION :	LOT 2023 - DP 613113
SITE ADDRESS :	37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY :	QUEENSTOWN
COUNCIL :	QUEENSTOWN LAKES DISTRICT COUNCIL

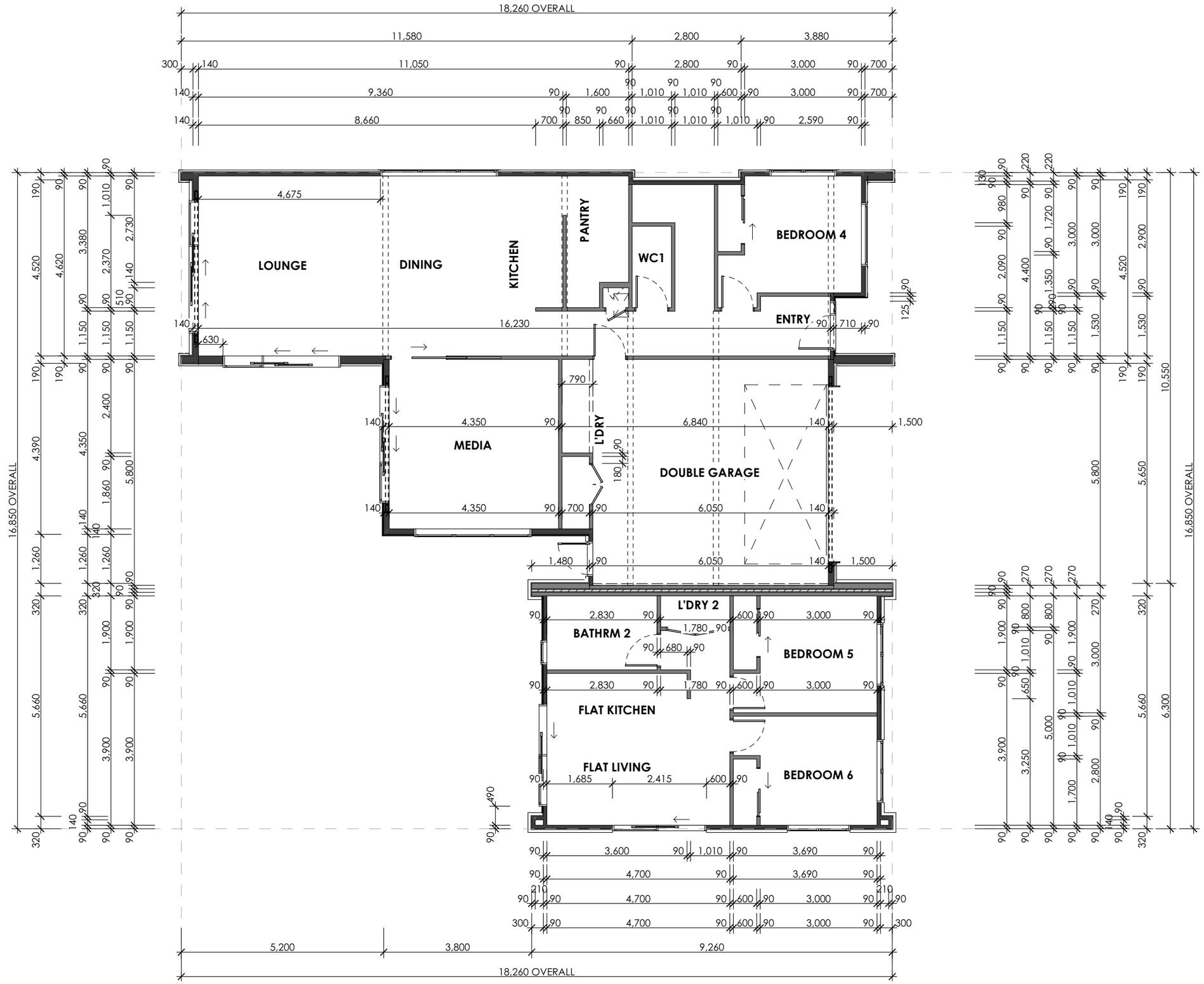
JAMES & NATALIE ANDREWS

CLIENT SIGNATURE / DATE :

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DRAWN:	B. CLARK	PROJECT NUMBER :	QT105161
CONSULTANT:	D.TURNBULL	PROJECT STATUS :	PRECONSENT
BRANCH:	QUEENSTOWN	DATE : 2/02/2026	REVISION : REV. PC
		SCALE :	1:100 AT A3
GROUND FLOOR PLAN		SHEET NUMBER :	2.1



DWELLING AREAS

GROUND FLOOR (OVER FRAME)	= 196.56m²
GROUND FLOOR (OVER CLADDING)	= 201.22m²
GROUND FLOOR (OVER ROOF)	= 122.21m²
FIRST FLOOR (OVER FRAME)	= 85.37m²
FIRST FLOOR (OVER CLADDING)	= 88.55m²
FIRST FLOOR (OVER ROOF)	= 92.74m²
STAIR / VOID	= 5.93m²
MAIN DWELLING TOTAL (OVER FRAME)	= 228.73m²
ATTACHED UNIT TOTAL (OVER FRAME)	= 53.20m²

SITE INFORMATION

WIND ZONE	HIGH
EARTHQUAKE ZONE	3
EXPOSURE ZONE	B

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CLASSIC BUILDERS DESIGN AND BUILD

LEGAL DESCRIPTION : LOT 2023 - DP 613113

SITE ADDRESS : 37 METZGER ROAD, JACKS POINT, HANLEY'S FARM

CITY : QUEENSTOWN

COUNCIL : QUEENSTOWN LAKES DISTRICT COUNCIL

JAMES & NATALIE ANDREWS

CLIENT SIGNATURE / DATE :

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DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

GROUND FLOOR PLAN - DIMENSIONS

PROJECT NUMBER :	QT105161
PROJECT STATUS :	PRECONSENT
DATE :	2/02/2026
REVISION :	REV. PC
SCALE :	1:100 AT A3
SHEET NUMBER :	2.2

WALL CLADDING LEGEND:

(A) **COLORSTEEL MAXAM, FREEMANGROUP ALPINE TRAY PROFILED METAL EXTERIOR CLADDING**
· STEEL (INCLUDING COLORSTEEL®) LIMITED TO 60%

153.74m² - 57.0%

(B) **CAVITECLAD THERMASHELL 75mm EIFS EXTERIOR CLADDING SYSTEM**
· PAINTED PLASTER STYLE MATERIALS LIMITED TO 70%

74.62m² - 27.7%

(C) **14mm JAMES HARDIES VERTICAL 200mm & 300mm OBLIQUE WEATHERBOARD EXTERIOR CLADDING**
· WEATHERBOARDS AND SIMILAR CLADDING MATERIALS (SUCH AS TIMBER AND BOARD AND BATTEN) LIMITED TO 70% PER MATERIAL

37.12m² - 13.7%

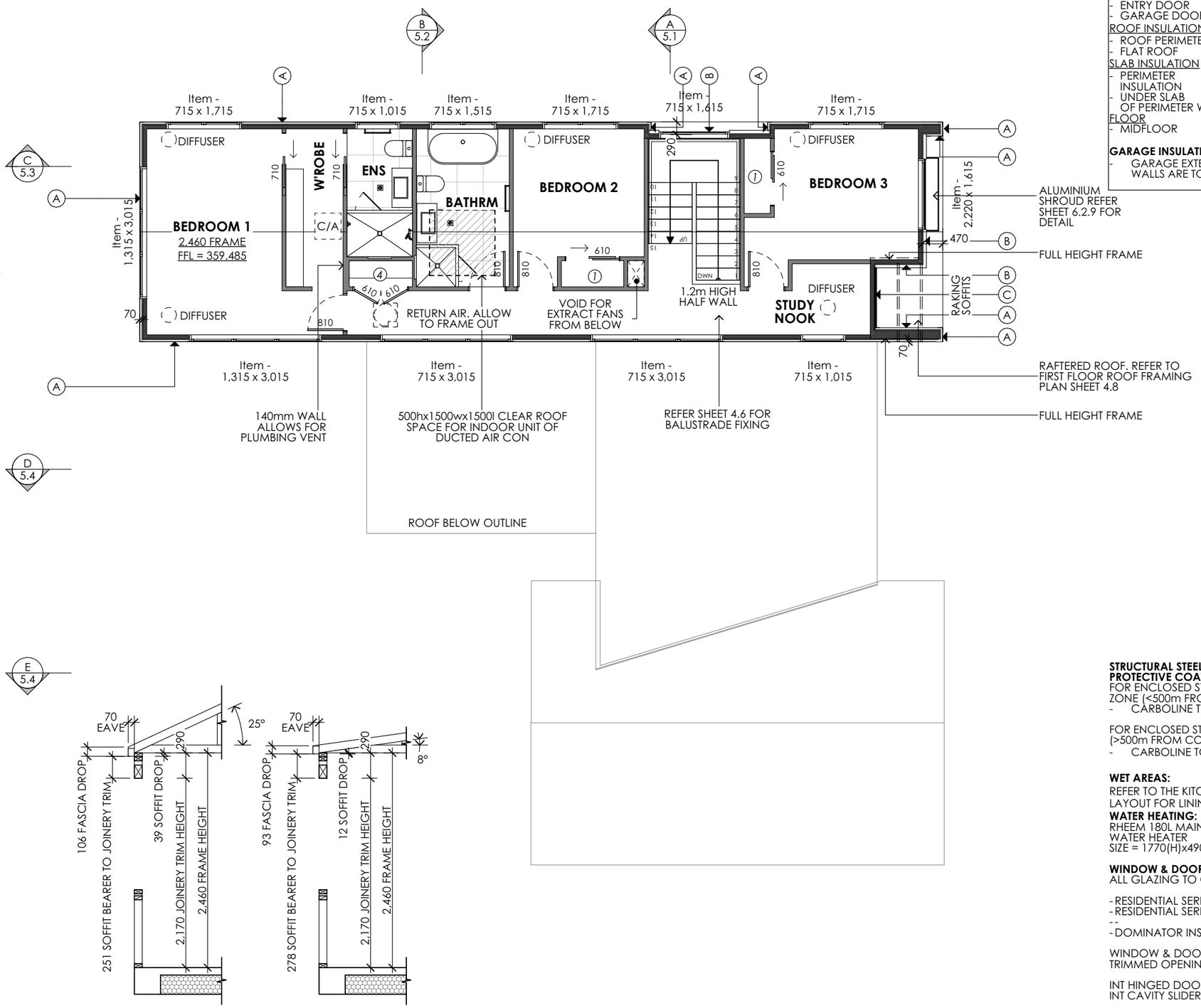
(D) **40mm MCKENZIE STONE SCHIST VENEER ON 9mm FIBRE CEMENT SHEET**
· UN-RENDERED BRICK LIMITED TO 15% (AND NO MORE THAN 15% OF ANY ELEVATION);

4.18m² - 1.6%

TOTAL CLADDING AREA
269.66m²

INTERNAL STAIRS
R Riser Height 185 mm ≤ 190 mm
G Going Depth 280 mm ≥ 280 mm
Number of Risers 15

REFER SHEET 5.1 FOR STAIR DETAILS



FIRST FLOOR DWELLING AREAS

O/FRAME	= 85.37m²
O/CLADDING	= 88.55m²
O/ROOF	= 92.74m²

SITE INFORMATION

WIND ZONE	HIGH
EARTHQUAKE ZONE	3
EXPOSURE ZONE	B

H1 SUMMARY:

DESCRIPTION	R VALUE
WALL INSULATION	
- 90mm WALL	R2.8 ECOINSULATION
- 140mm WALL	R3.2 ECOINSULATION
GLAZING INSULATION	
- DOORS	R0.50
- WINDOWS	R0.50
- ENTRY DOOR	R0.18
- GARAGE DOOR	R1.31
ROOF INSULATION	
- ROOF PERIMETER	R3.4 ECOINSULATION
- FLAT ROOF	R7.0 ECOINSULATION
SLAB INSULATION	
- PERIMETER INSULATION	QUICKEDGE
- UNDER SLAB	50mm XPS to 600mm OF PERIMETER WITH 50mm EPS TO REST
FLOOR	
- MIDFLOOR	R4.2 DIRTHERM

GARAGE INSULATION
- GARAGE EXTERNAL AND INTERNALS WALLS ARE TO BE INSULATED

GENERAL NOTES:

(4) = No. OF SHELVES IN CUPBOARDS / WARDROBES

STEEL FIXINGS
ALL STRUCTURAL FIXINGS TO BE HOT DIPPED GALVANISED STEEL UNLESS ENCLOSED BY BUILDING UNDERLAY OR STATED OTHERWISE.

STUD SIZE AND SPACING:
STUDS IN LOADBEARING EXTERNAL WALLS FOR 'LOWER OF TWO STOREYS' FOR STUDS;
- UP TO 2.4m 90x45 AT 400mm CRS.
- UP TO 3.0m 90x45 AT 300mm CRS.
- UP TO 2.4m 140x45 AT 600mm CRS.
- UP TO 2.4m 190X45 AT 600mm CRS.

STUDS IN LOADBEARING EXTERNAL WALLS FOR 'SINGLE OR TOP STOREY' FOR STUDS;
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- UP TO 2.4m 90x45 AT 400mm CRS.

STUDS IN NON LOADBEARING INTERNAL WALLS FOR STUDS;
- UP TO 2.4m 90x45 AT 600mm CRS.

BOTTOM PLATE FIXING
BOTTOM PLATES FIXED AS PER NZS3604. REFER SHEET 6.5.2 FOR DETAIL

TIMBER TREATMENT:
H1.2 EXTERNAL FRAMING
H1.2 INTERNAL FRAMING

TIMBER MOISTURE:
ENSURE A TIMBER MOISTURE CONTENT WITHIN 12-18% BEFORE FIXING OF INTERNAL LININGS AS PER NZS3602:2003, TABLE 4 & BRANZ BU585.

TIMBER GRADE:
ALL STRUCTURAL TIMBER - MIN SG8 UNLESS NOTED OTHERWISE.

WALL CLADDINGS:
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40mm MCKENZIE STONE SCHIST VENEER ON 9mm FIBRE CEMENT SHEET OVER DRAINED & VENTILATED CAVITY

UNDERLAY -
APPROVED BUILDING WRAP
FPS BUILDING WRAP

FLASHINGS
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ROOF CLADDING:
COLORSTEEL MAXAM, FREEMANGROUP ALPINE TRAY PROFILED METAL ROOFING, 0.4 BMT - 25° & 8° PITCH , O/HANG AS SHOWN

UNDERLAY -
APPROVED R2 SELF SUPPORTING ROOF UNDERLAY
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FREEMAN GROUP 165mm FASCIA AND FREEMAN GROUP 125mm QUAD SPOUTING WITH SNOW STRAPS WITH FREEMAN GROUP 80mm ALUMINIUM ROUND DOWNPIPES

STRUCTURAL STEEL (BEAMS & PORTALS) PROTECTIVE COATINGS SYSTEMS
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- CARBOLINE TG-2016-130450

FOR ENCLOSED STEEL WITHIN ZONE B OR C (>500m FROM COAST)
- CARBOLINE TG-2016-130451

WET AREAS:
REFER TO THE KITCHEN & BATHROOM LAYOUT FOR LININGS AND SUBSTRATES.

WATER HEATING:
RHEEM 180L MAINS PRESSURE ELECTRIC WATER HEATER
SIZE = 1770(H)x490(W) - 44kg APP. WT EMPTY

WINDOW & DOOR JOINERY:
ALL GLAZING TO COMPLY WITH *NZS 4223*.

- RESIDENTIAL SERIES WINDOWS AND DOORS
- RESIDENTIAL SERIES SLIDING DOORS
--
- DOMINATOR INSULATED GARAGE DOOR

WINDOW & DOOR SIZES SHOWN ARE TO TRIMMED OPENINGS.

INT HINGED DOOR TRIM HEIGHT = 2040
INT CAVITY SLIDER TRIM HEIGHT = 2075

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CLASSIC BUILDERS DESIGN AND BUILD	
LEGAL DESCRIPTION :	LOT 2023 - DP 613113
SITE ADDRESS :	37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY :	QUEENSTOWN
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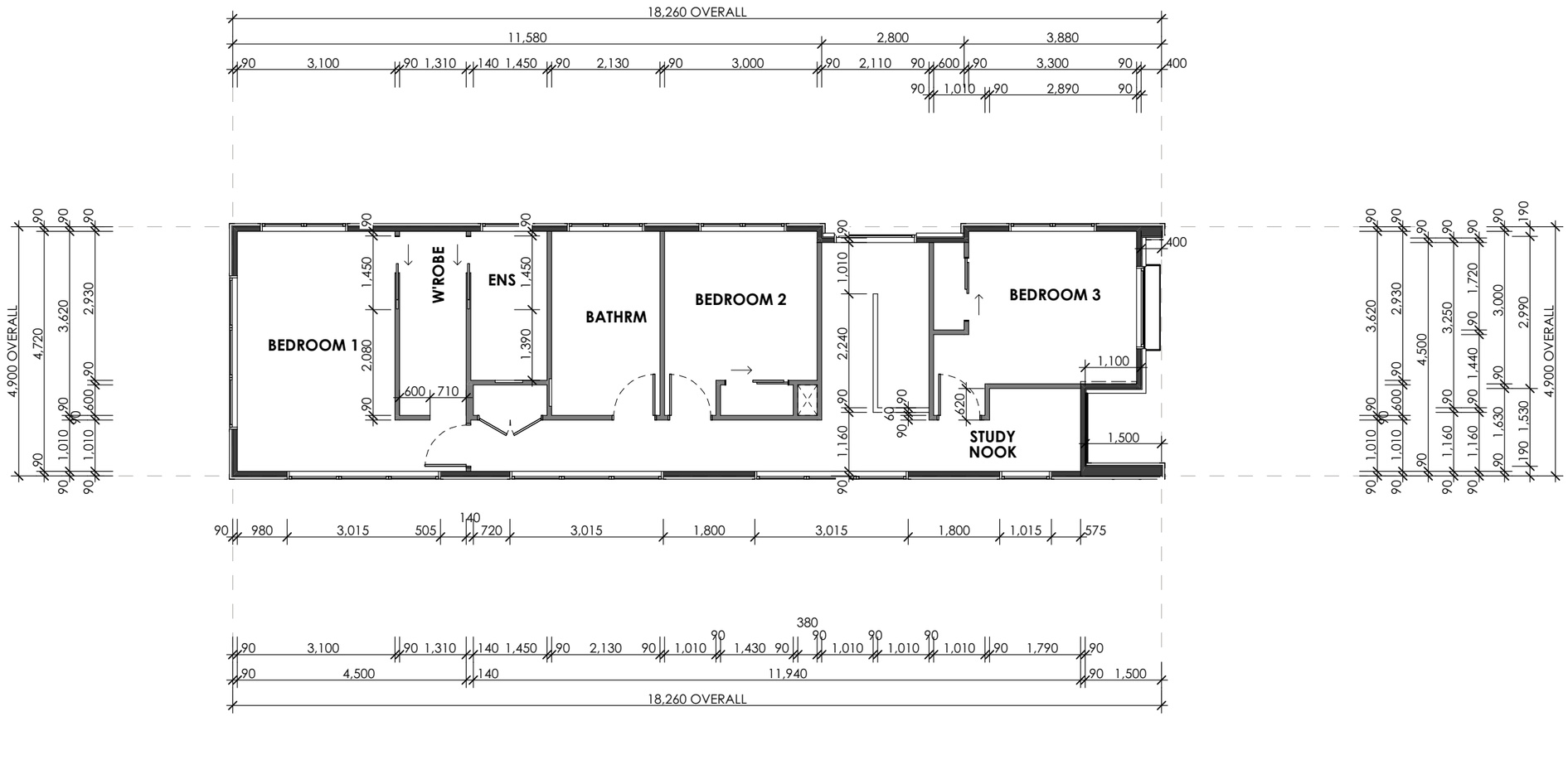
JAMES & NATALIE ANDREWS

CLIENT SIGNATURE / DATE :

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DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN
PROJECT NUMBER :	QT105161
PROJECT STATUS :	PRECONSENT
DATE :	2/02/2026
REVISION :	REV. PC
SCALE :	1:100 AT A3
SHEET NUMBER :	2.3

FIRST FLOOR PLAN



DWELLING AREAS

GROUND FLOOR (OVER FRAME)	= 196.56m²
GROUND FLOOR (OVER CLADDING)	= 201.22m²
GROUND FLOOR (OVER ROOF)	= 122.21m²
FIRST FLOOR (OVER FRAME)	= 85.37m²
FIRST FLOOR (OVER CLADDING)	= 88.55m²
FIRST FLOOR (OVER ROOF)	= 92.74m²
STAIR / VOID	= 5.93m²
MAIN DWELLING TOTAL (OVER FRAME)	= 228.73m²
ATTACHED UNIT TOTAL (OVER FRAME)	= 53.20m²

SITE INFORMATION

WIND ZONE	HIGH
EARTHQUAKE ZONE	3
EXPOSURE ZONE	B

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CLASSIC BUILDERS DESIGN AND BUILD

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JAMES & NATALIE ANDREWS

CLIENT SIGNATURE / DATE :

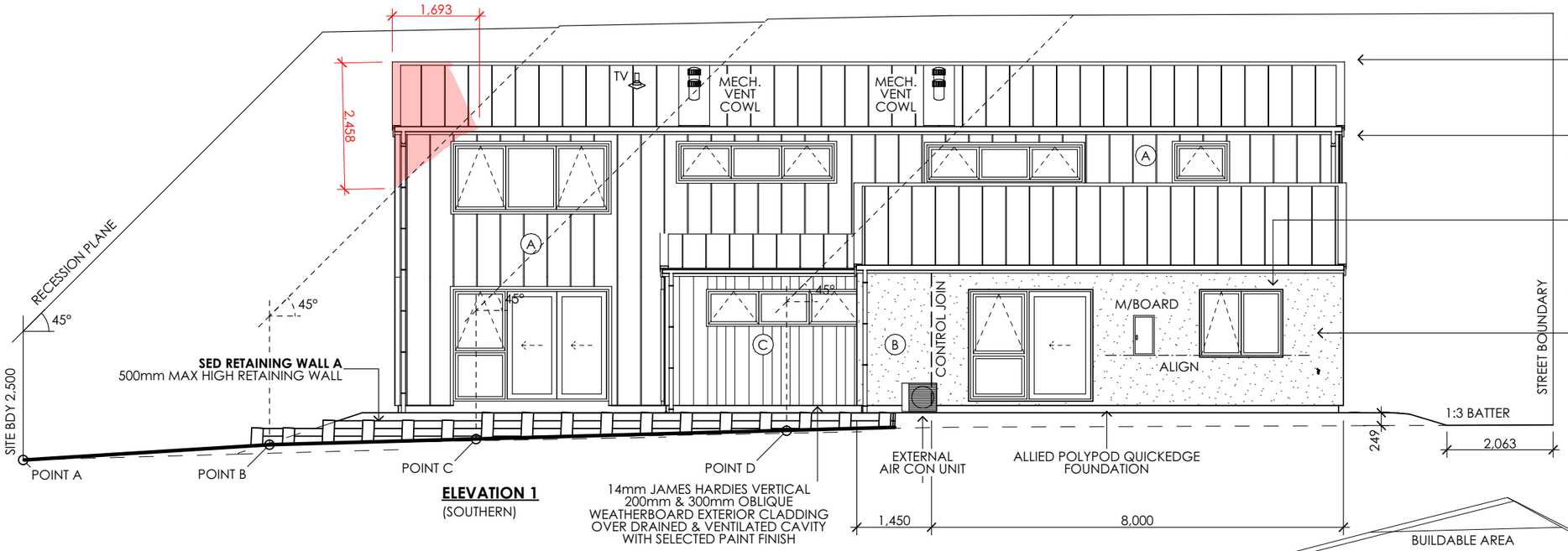
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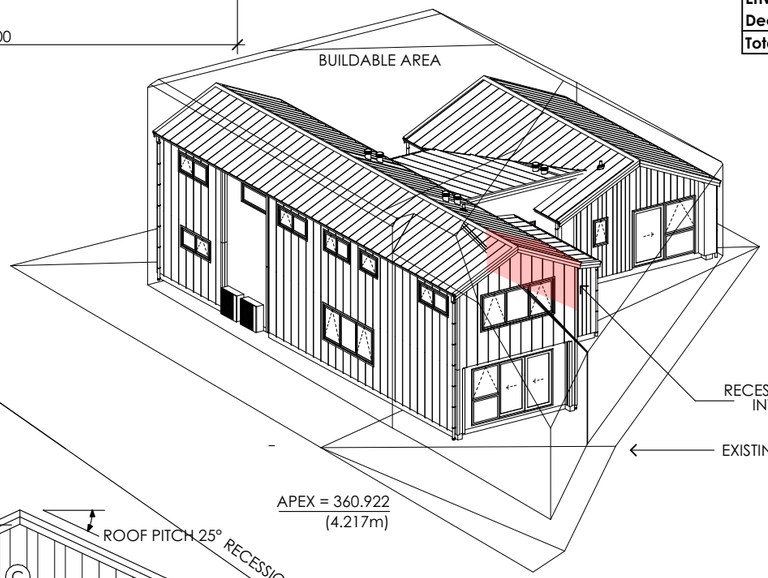
DRAWN:	**B. CLARK**
CONSULTANT:	**D.TURNBULL**
BRANCH:	**QUEENSTOWN**

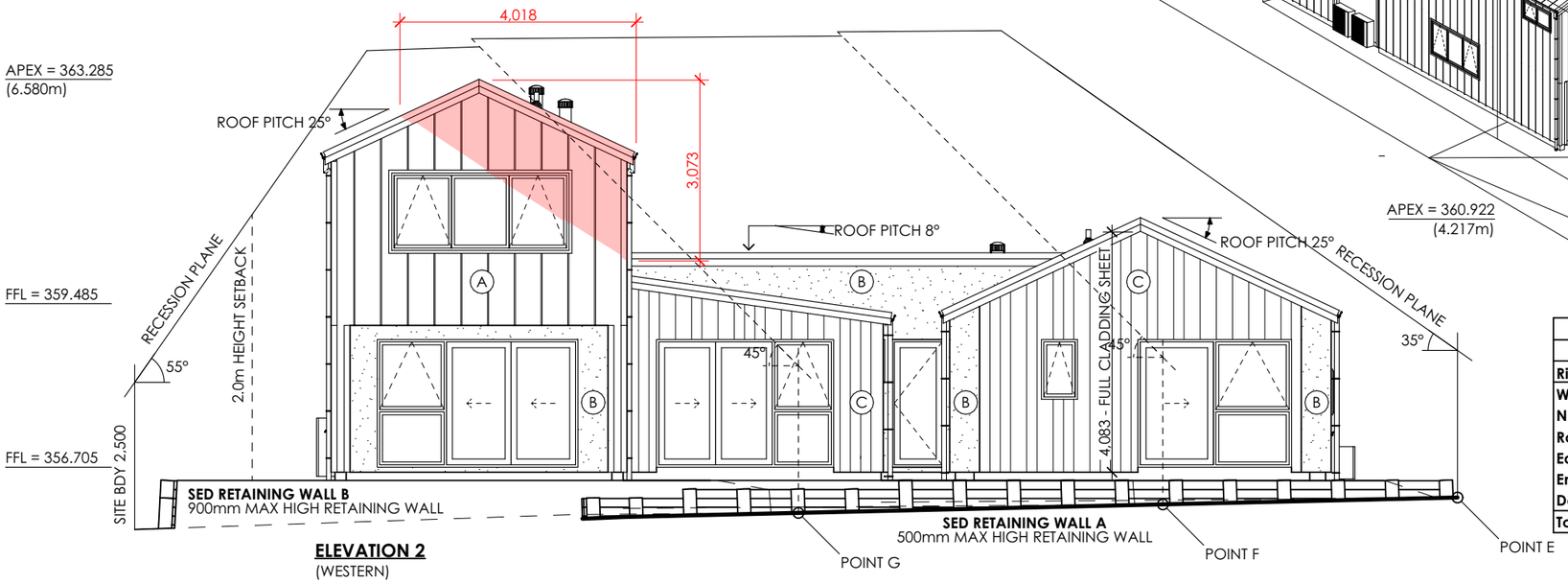
FIRST FLOOR PLAN - DIMENSIONS

PROJECT NUMBER :	**QT105161**
PROJECT STATUS :	**PRECONSENT**
DATE : **2/02/2026**	REVISION : **REV. PC**
SCALE :	**1:100 AT A3**
SHEET NUMBER :	**2.4**



ELEVATION 1
(SOUTHERN)





ELEVATION 2
(WESTERN)

COMPACTED HARDFILL OVER 600mm TO BE CERTIFIED BY A CPENG AND A CERTIFICATE TO BE PROVIDED TO COUNCIL AT FOUNDATION INSPECTION.

SAFETY GLAZING
ALL GLAZING PANELS WITHIN 800mm OF FFL AND MORE THAN 500mm WIDE. SAFETY GLASS TO ALL BATHROOM, ENS & HINGED DOORS TO COMPLY WITH NZS 4223.3.2016.

ALL SAFETY GLAZING IS CALCULATED BY 'NZ WINDOWS' AND IDENTIFIED ON THE FINAL WINDOW SCHEDULE WHICH REMAINS ON SITE.

IN THE CASE OF ANY DISCREPANCIES THE WINDOW SCHEDULE SUPPLIED IS TO TAKE PRECEDENCE.

RESTRICTOR STAYS
NZBC: F4/AS1, CLAUSE 2.1.1
RESTRCTOR STAYS TO WINDOWS THAT HAVE A HEIGHT LESS THAN 760mm FROM THE FLOOR LEVEL OR FIXTURE/FURNITURE ADJACENT TO THE WINDOW. RESTRICTOR STAYS MUST BE FITTED TO LIMIT THE MAX. OPENING SO THAT A 100mm SPHERE CANNOT PASS THROUGH.

ROOF WILL COMPLY WITH CONDITION 2.3 OF THE CONSENT NOTICE.

BUILDING ENVELOPE RISK MATRIX		
ELEVATIONS 1		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Very high risk	6
Deck design	Low risk	0
Total Risk Score:		**16**

BUILDING ENVELOPE RISK MATRIX		
ELEVATIONS 2		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Very high risk	6
Deck design	Low risk	0
Total Risk Score:		**16**

WALL CLADDING LEGEND:

(A) **COLORSTEEL MAXAM, FREEMANGROUP ALPINE TRAY PROFILED METAL EXTERIOR CLADDING**
· *STEEL (INCLUDING COLORSTEEL®) LIMITED TO 60%*

153.74m² -57.0%

(B) **CAVITECLAD THERMASHELL 75mm EIFS EXTERIOR CLADDING SYSTEM**
· *PAINTED PLASTER STYLE MATERIALS LIMITED TO 70%*

74.62m² - 27.7%

(C) **14mm JAMES HARDIES VERTICAL 200mm & 300mm OBLIQUE WEATHERBOARD EXTERIOR CLADDING**
· *WEATHERBOARDS AND SIMILAR CLADDING MATERIALS (SUCH AS TIMBER AND BOARD AND BATTEN) LIMITED TO 70% PER MATERIAL*

37.12m² - 13.7%

(D) **40mm MCKENZIE STONE SCHIST VENEER ON 9mm FIBRE CEMENT SHEET**
· UN-RENDERED BRICK LIMITED TO 15% (AND NO MORE THAN 15% OF ANY ELEVATION);

4.18m² - 1.6%

TOTAL CLADDING AREA
269.66m²

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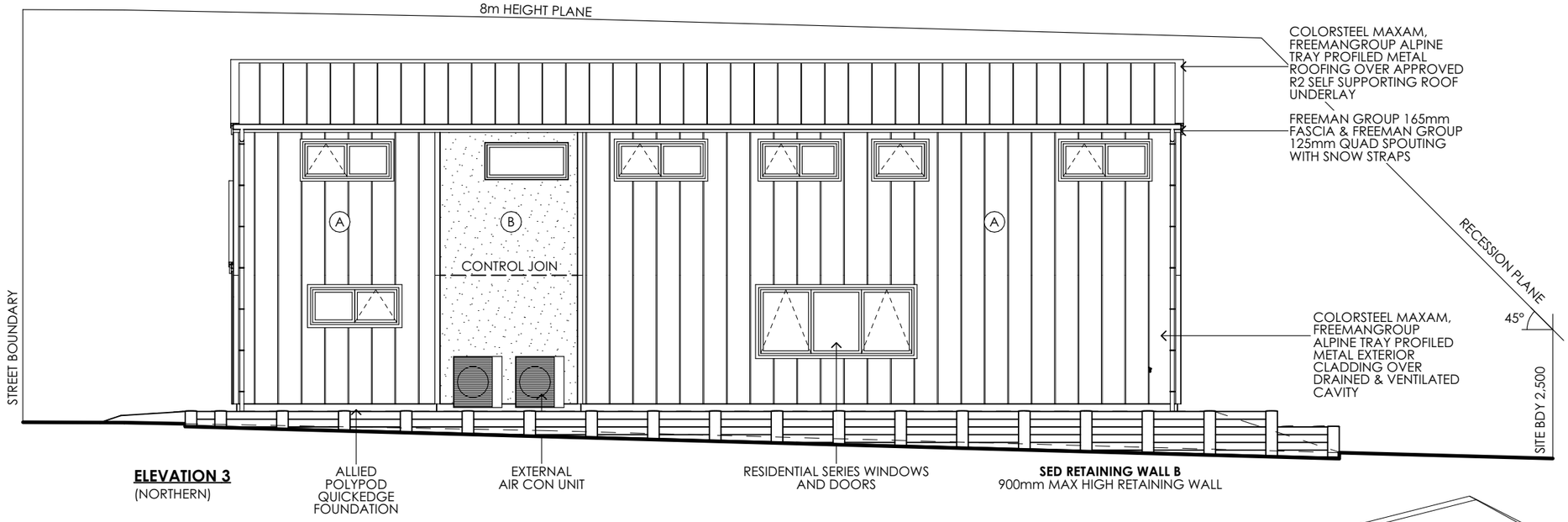
	CLASSIC BUILDERS DESIGN AND BUILD
LEGAL DESCRIPTION :	**LOT 2023 - DP 613113**
SITE ADDRESS :	**37 METZGER ROAD, JACKS POINT, HANLEY'S FARM**
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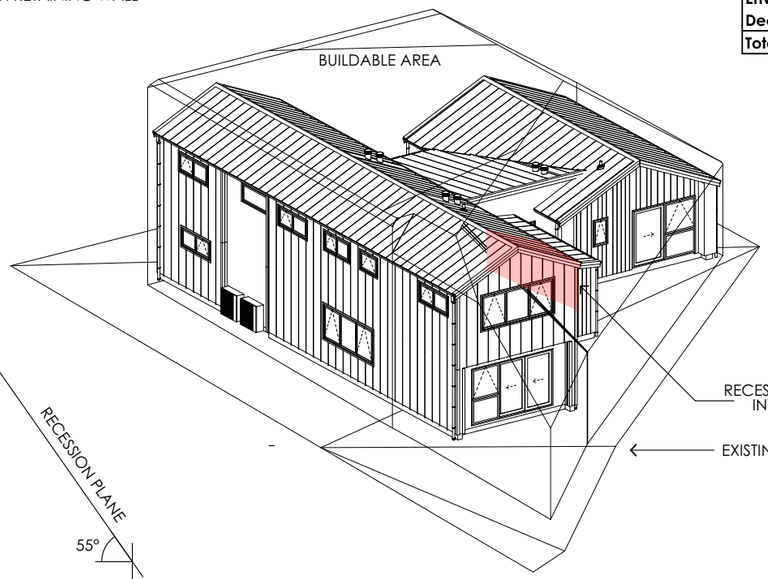
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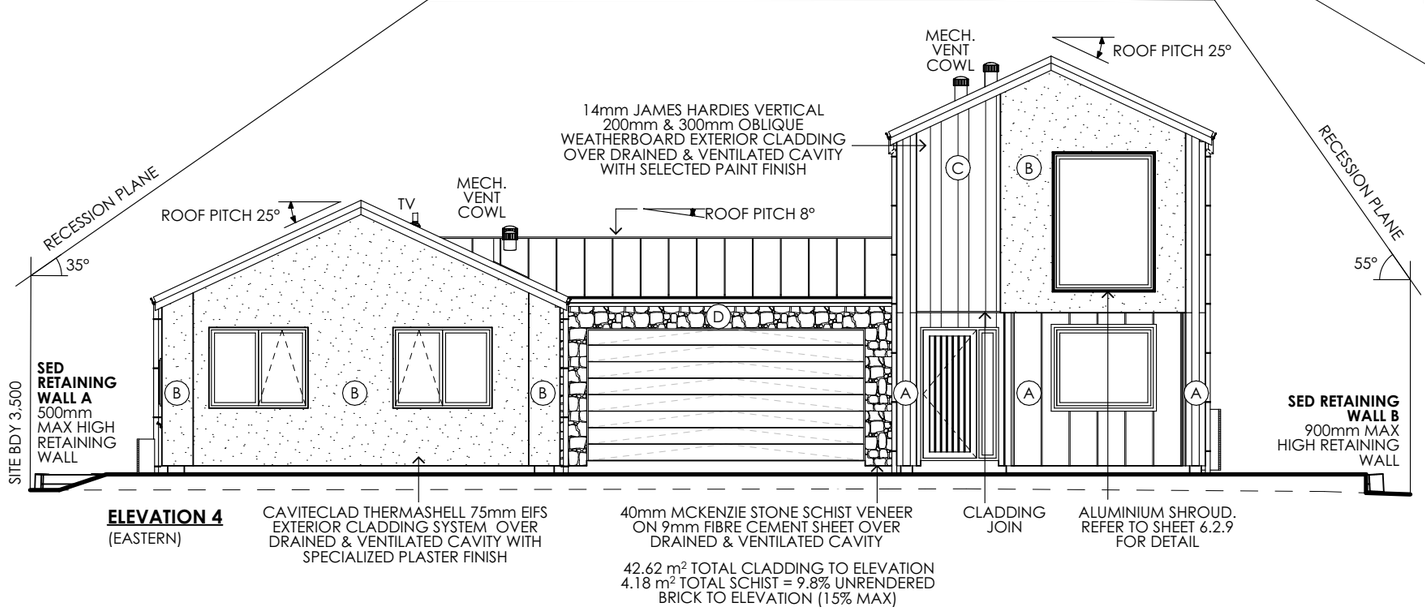
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DRAWN:	**B. CLARK**	PROJECT NUMBER :	**QT105161**
CONSULTANT:	**D.TURNBULL**	PROJECT STATUS :	**PRECONSENT**
BRANCH:	**QUEENSTOWN**	DATE : **2/02/2026**	REVISION : **REV. PC**
ELEVATIONS 1 & 2		SCALE :	**1:100, 1:10 AT A3**
		SHEET NUMBER :	**3.1**



ELEVATION 3
(NORTHERN)





ELEVATION 4
(EASTERN)

CAVITECLAD THERMASHELL 75mm EIFS EXTERIOR CLADDING SYSTEM OVER DRAINED & VENTILATED CAVITY WITH SPECIALIZED PLASTER FINISH

40mm MCKENZIE STONE SCHIST VENEER ON 9mm FIBRE CEMENT SHEET OVER DRAINED & VENTILATED CAVITY

CLADDING JOIN

ALUMINIUM SHROUD. REFER TO SHEET 6.2.9 FOR DETAIL

42.62 m² TOTAL CLADDING TO ELEVATION
4.18 m² TOTAL SCHIST = 9.8% UNRENDERED BRICK TO ELEVATION (15% MAX)

COMPACTED HARDFILL OVER 600mm TO BE CERTIFIED BY A CPENG AND A CERTIFICATE TO BE PROVIDED TO COUNCIL AT FOUNDATION INSPECTION.

SAFETY GLAZING
ALL GLAZING PANELS WITHIN 800mm OF FFL AND MORE THAN 500mm WIDE. SAFETY GLASS TO ALL BATHROOM, ENS & HINGED DOORS TO COMPLY WITH NZS 4223.3.2016.

ALL SAFETY GLAZING IS CALCULATED BY 'NZ WINDOWS' AND IDENTIFIED ON THE FINAL WINDOW SCHEDULE WHICH REMAINS ON SITE.

IN THE CASE OF ANY DISCREPANCIES THE WINDOW SCHEDULE SUPPLIED IS TO TAKE PRECEDENCE.

RESTRICTOR STAYS
NZBC: F4/AS1, CLAUSE 2.1.1
RESTRCTOR STAYS TO WINDOWS THAT HAVE A HEIGHT LESS THAN 760mm FROM THE FLOOR LEVEL OR FIXTURE/FURNITURE ADJACENT TO THE WINDOW. RESTRICTOR STAYS MUST BE FITTED TO LIMIT THE MAX. OPENING SO THAT A 100mm SPHERE CANNOT PASS THROUGH.

ROOF WILL COMPLY WITH CONDITION 2.3 OF THE CONSENT NOTICE.

BUILDING ENVELOPE RISK MATRIX		
ELEVATIONS 3		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Very high risk	6
Deck design	Low risk	0
Total Risk Score:		**16**

WALL CLADDING LEGEND:

(A) **COLORSTEEL MAXAM, FREEMANGROUP ALPINE TRAY PROFILED METAL EXTERIOR CLADDING**
· *STEEL (INCLUDING COLORSTEEL®) LIMITED TO 60%*

153.74m² -57.0%

(B) **CAVITECLAD THERMASHELL 75mm EIFS EXTERIOR CLADDING SYSTEM**
· *PAINTED PLASTER STYLE MATERIALS LIMITED TO 70%*

74.62m² - 27.7%

(C) **14mm JAMES HARDIES VERTICAL 200mm & 300mm OBLIQUE WEATHERBOARD EXTERIOR CLADDING**
· *WEATHERBOARDS AND SIMILAR CLADDING MATERIALS (SUCH AS TIMBER AND BOARD AND BATTEN) LIMITED TO 70% PER MATERIAL*

37.12m² - 13.7%

(D) **40mm MCKENZIE STONE SCHIST VENEER ON 9mm FIBRE CEMENT SHEET**
· UN-RENDERED BRICK LIMITED TO 15% (AND NO MORE THAN 15% OF ANY ELEVATION);

4.18m² - 1.6%

TOTAL CLADDING AREA
269.66m²

BUILDING ENVELOPE RISK MATRIX		
ELEVATIONS 4		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Very high risk	6
Deck design	Low risk	0
Total Risk Score:		**16**

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CLASSIC BUILDERS DESIGN AND BUILD

LEGAL DESCRIPTION :	**LOT 2023 - DP 613113**
SITE ADDRESS :	**37 METZGER ROAD, JACKS POINT, HANLEY'S FARM**
CITY :	**QUEENSTOWN**
COUNCIL :	**QUEENSTOWN LAKES DISTRICT COUNCIL**

JAMES & NATALIE ANDREWS

CLIENT SIGNATURE / DATE :

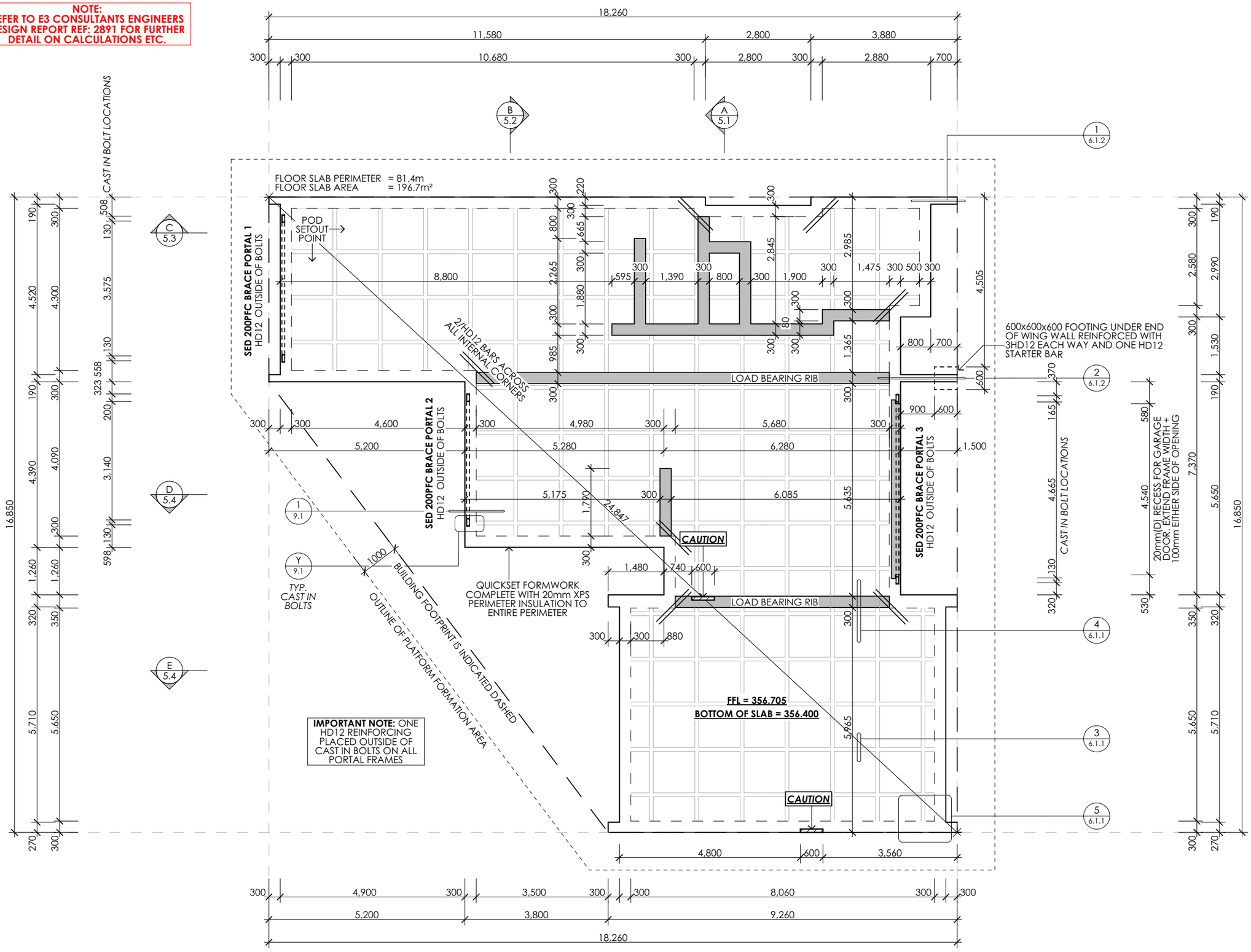
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DRAWN:	**B. CLARK**
CONSULTANT:	**D.TURNBULL**
BRANCH:	**QUEENSTOWN**

ELEVATIONS 3 & 4

PROJECT NUMBER :	**QT105161**
PROJECT STATUS :	**PRECONSENT**
DATE : **2/02/2026**	REVISION : **REV. PC**
SCALE :	**1:100 AT A3**
SHEET NUMBER :	**3.2**

NOTE:
REFER TO E3 CONSULTANTS ENGINEERS DESIGN REPORT REF: 2891 FOR FURTHER DETAIL ON CALCULATIONS ETC.



1 6.1.1 **CAUTION!**
MAINS POWER AND WATER SUPPLY TO PENETRATE FLOOR WITHIN THIS SHADED AREA. IF MAINS POWER OR WATER SUPPLY IS REQUIRED IN ALTERNATIVE LOCATION ENSURE NO BRACING ELEMENTS ARE TO BE INSTALLED ABOVE. REFER TO BRACING PLAN FOR BRACE LOCATIONS.

1 6.1.2

1 6.1.3 **SETTING OUT:**

1 6.1.4 **IMPORTANT! - IF UNSURE OF ANY SETTING OUT DIMENSIONS OR IF ANY FURTHER DIMENSIONS ARE REQUIRED TO ASSIST WITH SITE SET OUT, PLEASE CONTACT THE DESIGNER FOR FURTHER CLARIFICATION.**

1 6.1.5 **DO NO SCALE FROM THIS DRAWING**

1 9.1 THIS PLAN IS TO BE READ IN CONJUNCTION WITH SHEET 1.2 - DWELLING SETOUT PLAN.

FOUNDATION NOTES:

SYSTEM:	ALLIED POLYPOD QUICKEDGE FOUNDATION
TOPPING SLAB:	85mm THICK FLOOR
STRENGTH:	25 MPa CONCRETE
MESH:	APPROVED SE62 MESH
PODS:	1100x1100x220mm POLYSTYRENE PODS
INSULATION:	50mm XPS to 600mm OF PERIMETER WITH 50mm EPS TO REST OF UNDERSLAB QUICKEDGE INSULATION PERIMETER INSULATION
MEMBRANE:	0.25mm POLYTHENE DPC MEMBRANE

GENERAL NOTES:

THE FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS OF THE GEOTECH REPORT.

THE MINIMUM BEARING CAPACITIES FOR A BUILDING TYPE 'D', SHALL EXCEED 200kPa.

COMPACTED HARDFILL OVER 600mm TO BE CERTIFIED BY A CPENG AND A CERTIFICATE TO BE PROVIDED TO COUNCIL AT FOUNDATION INSPECTION.

FLOOR SLAB DESIGNED IN ACCORDACE WITH ALLIED SUPERSLAB TECHNICAL MANUAL 2021.

LOADBEARING RIBS REQUIRED UNDER ALL ROOF LOADS AS INDICATED ON THE ATTACHED TRUSS LAYOUT, AND UNDER ALL WALLS SUPPORTING A SECOND FLOOR LEVEL.

REFER TO SHEET 7.1 FOR FOUNDATION CONSTRUCTION DETAILS.

EXPOSURE ZONE B

GETOECH REPORT SUMMARY

GEOTECH REPORT SUMMARY: CONTRACTORS TO ENSURE GEOTECH REPORT READ IN FULL PRIOR TO CONSTRUCTION.

REFER TO GEOTECH REPORT COMPILED BY 'KIRK ROBERTS' (REFERENCE NUMBER 2555379).

- THE LIQUEFACTION HAZARD FOR THE SITE IS CLASSIFIED AS LOW RISK.
- THE SITE FAILS TO MEET THE DEFINITION OF "GOOD GROUND" IN ACCORDANCE WITH NZS3604:2011. AS SUCH, A MINIMUM GUBC OF 200 KPA IS RECOMMENDED FOR FOUNDATION DESIGN
- EARTHWORKS SHALL BE CONDUCTED IN ACCORDANCE WITH THE QLDC LAND DEVELOPMENT AND SUBDIVISION CODE OF PRACTICE AND NZS4431:2022. TABLE 3 PROVIDES AN OVERVIEW OF ASPECTS FROM THE ABOVE REPORTING HOWEVER DOES NOT REMOVE THE REQUIREMENT TO READ THE REPORT IN FULL.

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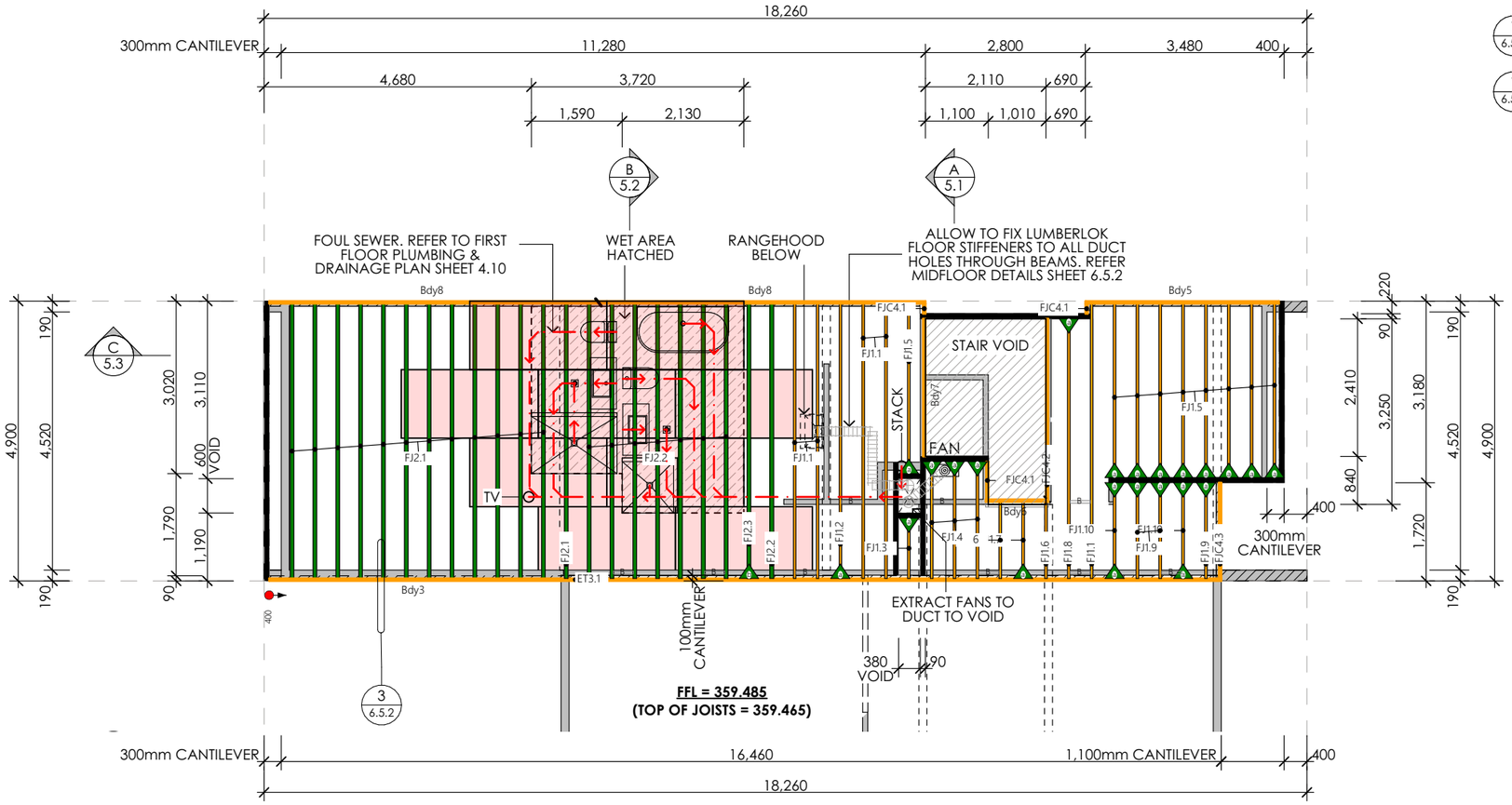
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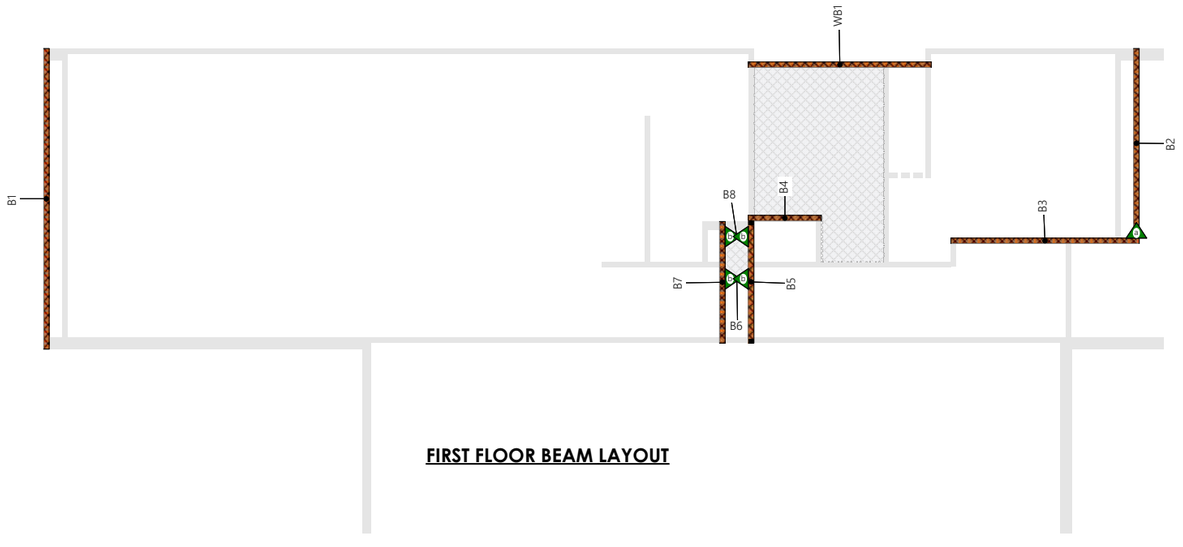
DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

FOUNDATION PLAN

PROJECT NUMBER :	QT105161
PROJECT STATUS :	PRECONSENT
DATE : 2/02/2026	REVISION : REV. PC
SCALE :	1:100, 1:10 AT A3
SHEET NUMBER :	4.1



FIRST FLOOR JOIST LAYOUT



FIRST FLOOR BEAM LAYOUT

1 6.5.1

1 6.5.2

Label	Member Type	Member Size	No/Length (m)
Quantities determined by layITout			
FJ1.1	hyJOIST	HJ300 45	5/5.0
FJ1.2	hyJOIST	HJ300 45	1/5.0
FJ1.3	hyJOIST	HJ300 45	1/1.2
FJ1.4	hyJOIST	HJ300 45	3/2.1
FJ1.5	hyJOIST	HJ300 45	9/3.1*
FJ1.6	hyJOIST	HJ300 45	2/1.4
FJ1.7	hyJOIST	HJ300 45	1/1.4
FJ1.8	hyJOIST	HJ300 45	1/4.6
FJ1.9	hyJOIST	HJ300 45	3/1.8*
FJ1.10	hyJOIST	HJ300 45	2/1.8*
FJ2.1	hyJOIST	HJ300 63	13/5.0
FJ2.2	hyJOIST	HJ300 63	8/5.0
FJ2.3	hyJOIST	HJ300 63	1/5.0
ET3.1	truFRAME H1.2	300 x 45	2/5.9*
FJC4.1	hySPAN H1.2	300 x 45	3/1.0
FJC4.2	hySPAN H1.2	300 x 45	1/3.3*
FJC4.3	hySPAN H1.2	300 x 45	1/1.8*
Bdy8	truFRAME H1.2	300 x 45	1/5.8
Bdy8	truFRAME H1.2	300 x 45	1/5.8
Bdy7	hySPAN H1.2	300 x 45	1/2.5
Bdy6	truFRAME H1.2	300 x 45	1/1.1
Bdy5	truFRAME H1.2	300 x 45	1/3.4
Bdy3	truFRAME H1.2	300 x 45	1/5.2
B	hyJOIST	HJ300 45	9/0.353

Bracket codes		
a	JHIB30050	23
b	JHIB30065	1

Symbols:
- yyy Denotes start point for laying members at yyy mm centres
- Indicates blocking
- Hangers required
- # Length decreased by specifier
- Indicates rimboard

Label	Member Type	Member Size	No/Length (m)
Beam schedule - user specified			
WB1	hy90 H1.2	300 x 90	1/3.1
B1	hy90 H1.2	300 x 90	1/5.0
B2	hy90 H1.2	300 x 90	1/3.2
B3	hy90 H1.2	300 x 90	1/3.2
B4	hy90 H1.2	300 x 90	1/1.3
B5	hy90 H1.2	300 x 90	1/2.1
B6	hy90 H1.2	300 x 90	1/1.0
B7	hy90 H1.2	300 x 90	1/2.1
B8	hy90 H1.2	300 x 90	1/1.0

Bracket codes		
a	LVSIA-V	1
b	BSH220	4

Symbols:
- Post support
- Beam below floor joists
- Floor level beam

SETTING OUT:

IMPORTANT! - ENSURE POSITIONING OF JOISTS DO NOT CONFLICT WITH PLUMBING WASTE. IF UNSURE OF ANY SETTING OUT DIMENSIONS OR IF ANY FURTHER DIMENSIONS ARE REQUIRED TO ASSIST WITH SITE SET OUT, PLEASE CONTACT THE DESIGNER FOR FURTHER CLARIFICATION.

DO NO SCALE FROM THIS DRAWING

LEGEND:

LOADBEARING WALLS ABOVE

LOADBEARING WALLS BELOW

TIMBER MIDFLOOR MEMBERS
- 3600/2400 (L) x 1200 (W) x 20mm (D) STRANDFLOOR WITH H3.1 STRANDFLOOR TO WET AREAS.
- 290x45mm H1.2 SG8 JOISTS AT 400mm MAX. CENTRES. AND A MAX. SPAN OF 5.2m. SOLID BLOCKING AT MIDSPAN

GENERAL NOTES:

REFER TO DESIGN IT CERTIFICATE FOR ALL MIDFLOOR JOISTS AND BEAMS.

REFER TO HJ240 45 & HJ300 45 BROCHURE FOR PLACEMENT OF HOLES AND NOTCHES IN FLOOR JOISTS.

BEFORE LOADING JOISTS AND ATTACHMENT OF FLOORING:
INSTALL BLOCKING AS REQUIRED BETWEEN JOISTS AT SUPPORTS AS PER THE HyJOIST DESIGN & INSTALLATION GUIDE FIGURE 3.
INSTALL TEMPORARY BATTENS ACROSS JOISTS AT MAX. 2.5m CRS TO HOLD JOISTS STRAIGHT BETWEEN SUPPORTS.
INSTALL FLOORING PROGRESSIVELY ACROSS FLOOR, REMOVING BATTENS AS REQUIRED.

PERMANENT INTERMEDIATE BLOCKING IS NOT RECOMMENDED.

WHERE JOISTS RUN PARALLEL WITH BRACED NON LOAD BEARING WALLS:
90x45 SOLID BLOCKING SHALL BE PROVIDED BELOW BRACED WALL, SPACED BETWEEN JOISTS AT 1.2m MAX. CRS.

WHERE JOISTS RUN PARALLEL WITH NON BRACED WALLS:
THE WALL SHALL BE WITHIN 150mm FROM A JOIST MEASURED FROM CENTRE.

WET AREAS:

H3.1 STRANDFLOOR -

'A WET AREA FLOOR IS ANY AREA WHICH IS SUPPLIED WITH WATER FROM A WATER SUPPLY SYSTEM E.G. KITCHENS, BATHROOMS, TOILETS, SHOWER ROOMS, LAUNDRIES, CHANGING ROOMS, EN-SUITES ETC.'

'THE STRANDFLOOR IN THESE AREAS MUST BE PROTECTED BY AN INTEGRALLY WATERPROOF SHEET MATERIAL (E.G. POLYVINYLCHLORIDE) WITH SEALED JOINS; OR AN APPROPRIATE(1) WET AREA MEMBRANE WHICH IS THEN PROTECTED WITH A FLOOR COVERING OF YOUR CHOICE.'

'(1) AN APPROPRIATE WET AREA MEMBRANE IS ONE THAT COMPLIES WITH AS/NZS 4858 OR WHICH CARRIES A CURRENT BRANZ APPRAISAL.'

STRANDFLOOR FIXINGS:
ALL NAILS MUST BE HOT DIPPED GALVANISED
ALL NAILS MUST BE PUNCHED BELOW THE SURFACE JUST PRIOR TO SANDING.

STAPLE FASTENING MUST NOT BE USED FOR TONGUE & GROOVE PANELS, ALL FASTENINGS ARE TO BE 15mm FROM THE EDGE OF THE PANEL TO CLEAR TONGUE AND GROOVE PROFILE AND 10mm IN FROM ENDS SUPPORTED BY JOISTS.
FOR SQUARE EDGE PANELS ALL FASTENINGS ARE TO BE PLACED 10mm FROM THE EDGE AND ENDS OF THE PANEL.

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CLASSIC BUILDERS DESIGN AND BUILD

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SITE ADDRESS : 37 METZGER ROAD, JACKS POINT, HANLEY'S FARM

CITY : QUEENSTOWN

COUNCIL : QUEENSTOWN LAKES DISTRICT COUNCIL

JAMES & NATALIE ANDREWS

CLIENT SIGNATURE / DATE :

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DRAWN: B. CLARK

CONSULTANT: D.TURNBULL

BRANCH: QUEENSTOWN

MIDFLOOR FRAMING PLAN

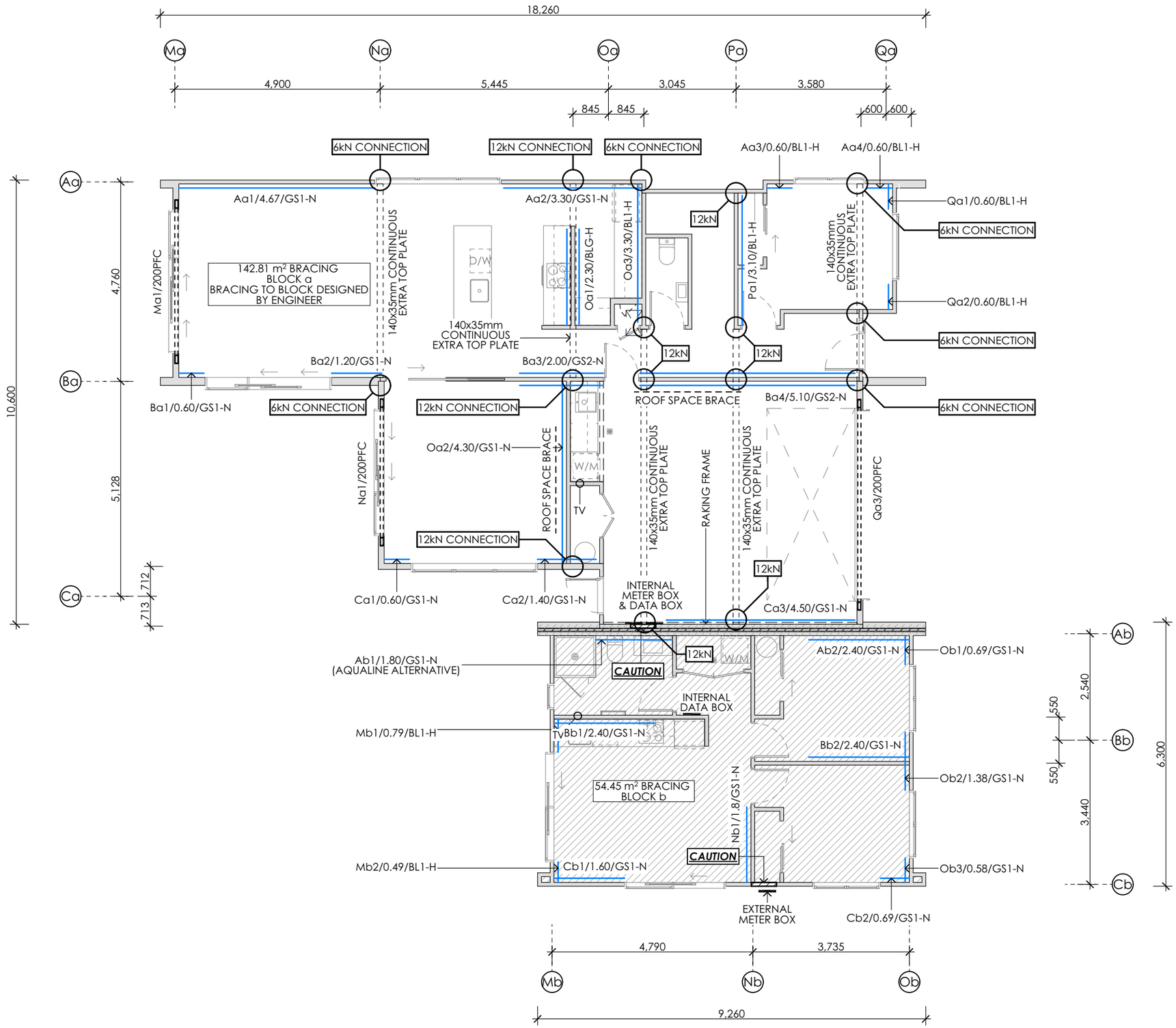
PROJECT NUMBER : QT105161

PROJECT STATUS : PRECONSENT

DATE : 2/02/2026 REVISION : REV. PC

SCALE : 1:100 AT A3

SHEET NUMBER : 4.2



1/6.6.1
1/6.6.2
1/6.6.3

CAUTION!

MAINS POWER AND WATER SUPPLY TO PENETRATE FLOOR WITHIN THIS SHADED AREA. IF MAINS POWER OR WATER SUPPLY IS REQUIRED IN ALTERNATIVE LOCATION ENSURE NO BRACING ELEMENTS ARE TO BE INSTALLED ABOVE. REFER TO BRACING PLAN FOR BRACE LOCATIONS.

NOTE:
BUILDER TO ENSURE ALL SPECIFIED BRACES FIT ON-SITE AND COMPLY WITH THE RELATIVE FIXING PATTERNS AND DETAILS. IF ANY DISCREPANICES OCCUR BETWEEN ON-SITE BRACES OR INSTALLATION AND CONSENTED PLANS, PLEASE CONTACT THE DESIGNER TO RESOLVE.

BUILDING LOCATION:

WIND ZONE:	HIGH
EARTHQUAKE ZONE:	3

BRACING NOTE:

BRACING CALCULATIONS IN THE SUPPORTING DOCUMENTS TO THE BUILDING CONSENT SHOW COMPLIANCE WITH NZS3604:2011, CLAUSE 5.4.

THE BRACING ELEMENTS SHOWN ON THE BRACING PLAN ARE SHOWN OVER THE FULL LENGTH OF THE WALL FOR EASE OF CONSTRUCTION AND TO ACHIEVE A BETTER FINISH.

NZS3604:2011, CLAUSE 8.7.3.4 REQUIREMENTS ARE CHECKED BASED ON THE BRACING LENGTH IN THE BRACING CALCULATIONS.

CEILING CONTROL JOINTS

CEILING CONTROL JOINTS ARE TO BE LOCATED EVERY 12m OR AS INDICTAED ON PLANS.

TOP PLATES CONNECTIONS

TOP PLATE CONNECTIONS WITHIN WALLS NOT CONTAINING WALL BRACING ELEMENTS SHALL BE HALVED AND NAILED AT THE JOINTS OR BE BUTTED OVER BLOCKING AND NAILED

IN-LINE TOP PLATE CONNECTIONS WITHIN WALLS CONTAINING WALL BRACING ELEMENTS SHALL BE JOINTED ACCORDING TO THE BRACING CAPACITY OF THE HIGHEST-RATED INDIVIDUAL WALL BRACING ELEMENTS:

- LESS THAN 100 BUS, USE 3kN CAPACITY CONNECTIONS
- MORE THAN 100 BUS, USE 6kN CAPACITY CONNECTIONS.

TOP PLATE CONNECTIONS WITHIN WALLS CONTAINING 1 OR MORE BRACING ELEMENTS ARE REQUIRED TO CONNECT EITHER DIRECTLY, OR THROUGH A FRAMING MEMBER IN THE LINE OF THE WALL, TO PERPENDICULAR EXTERNAL WALLS:

LESS THAN - 125 BU'S	CONNECT TO 1 EXTERNAL WALL WITH A MIN. 6kN CAPACITY CONNECTION
LESS THAN - 250 BU'S	CONNECT TO 2 EXTERNAL WALLS WITH A MIN. 6kN CAPACITY CONNECTION
MORE THAN - 250 BU'S	CONNECT TO 2 EXTERNAL WALL WITH A MIN. 2.4kN CAPACITY CONNECTIONS FOR EVERY 100 BU'S

IF A DOUBLE TOP PLATE IS USED AND JOINTS IN THE TOP PLATES ARE STAGGERED, NEITHER THE 3kN OR 6kN CAPACITY CONNECTIONS ARE REQUIRED ACCORDING TO NZS 3604:2011, FIGURE 8.15, NOTE (2).

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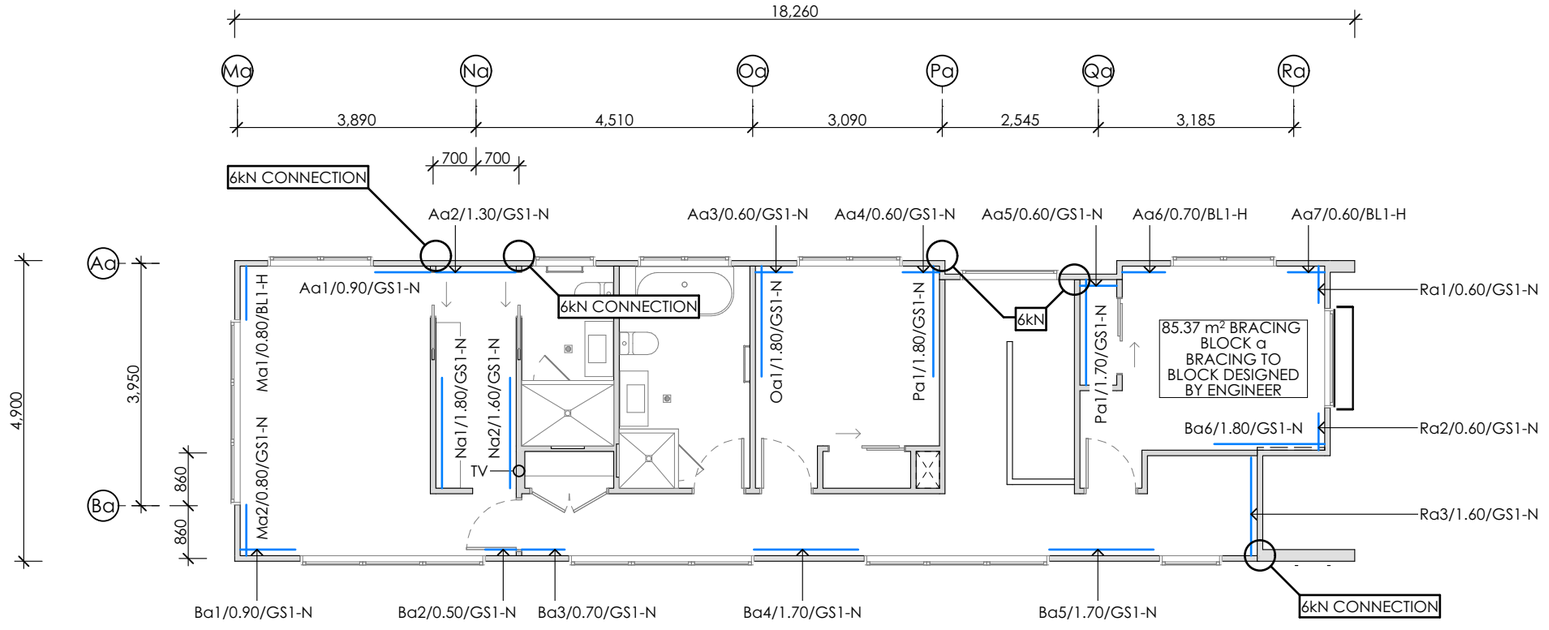
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DRAWN:	B. CLARK	PROJECT NUMBER :	QT105161
CONSULTANT:	D.TURNBULL	PROJECT STATUS :	PRECONSENT
BRANCH:	QUEENSTOWN	DATE : 2/02/2026	REVISION : REV. PC
		SCALE :	1:100, 1:10 AT A3
		SHEET NUMBER :	4.3

GROUND FLOOR BRACING PLAN



1/6.6.1
1/6.6.2
1/6.6.3

CAUTION!

MAINS POWER AND WATER SUPPLY TO PENETRATE FLOOR WITHIN THIS SHADED AREA. IF MAINS POWER OR WATER SUPPLY IS REQUIRED IN ALTERNATIVE LOCATION ENSURE NO BRACING ELEMENTS ARE TO BE INSTALLED ABOVE. REFER TO BRACING PLAN FOR BRACE LOCATIONS.

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BUILDING LOCATION:

WIND ZONE:	HIGH
EARTHQUAKE ZONE:	3

BRACING NOTE:

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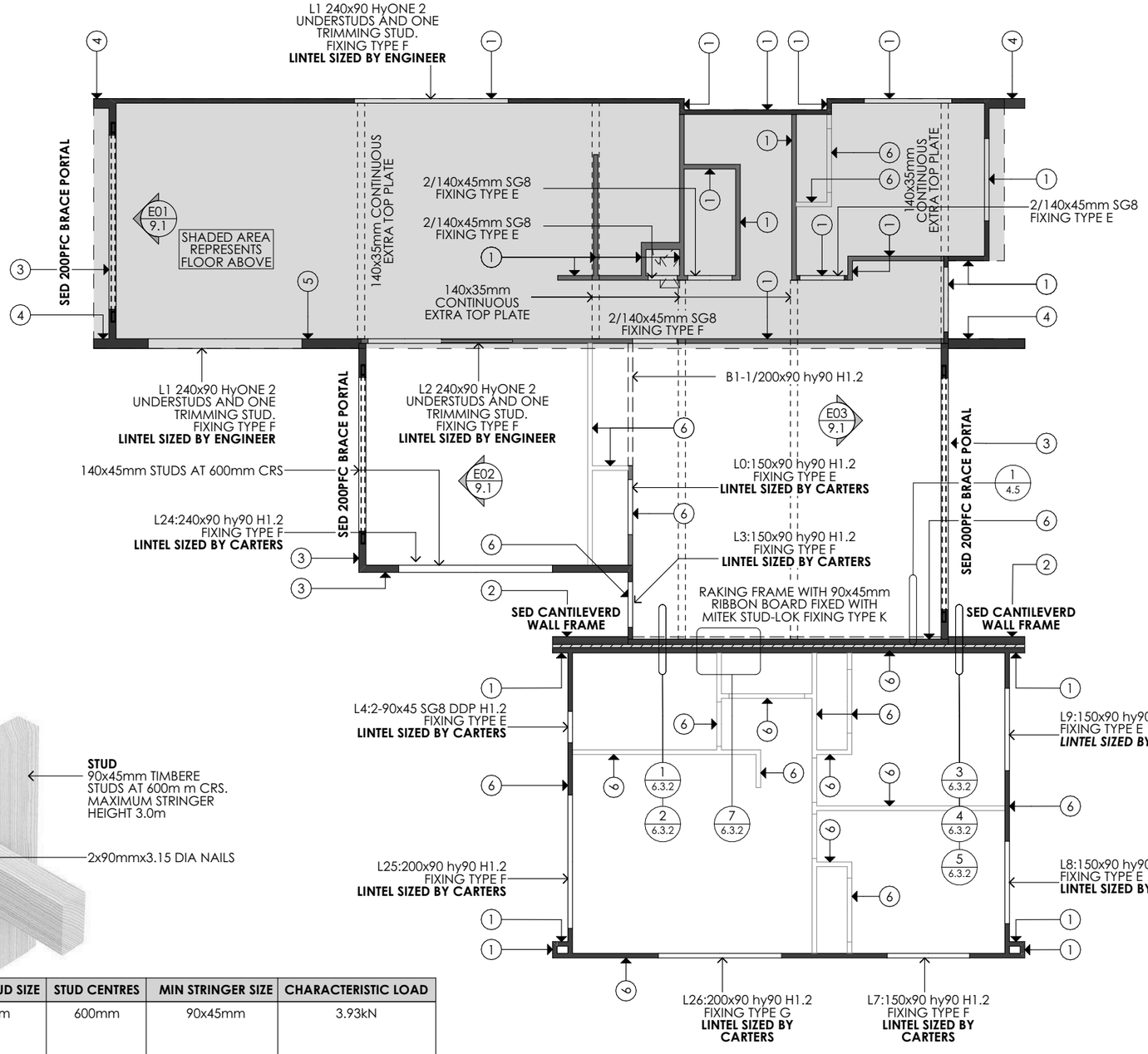
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BRANCH:	**QUEENSTOWN**

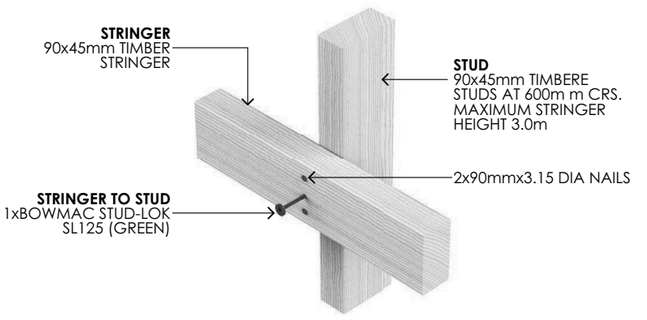
FIRST FLOOR BRACING PLAN

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DATE : **2/02/2026**	REVISION : **REV. PC**
SCALE :	**1:100, 1:10 AT A3**
SHEET NUMBER :	**4.4**

STUD SIZE AND SPACING LEGEND:

1. UP TO 2.4m 90x45 AT 400mm CRS.
2. UP TO 2.4m 140x45 AT 400mm CRS.
3. UP TO 2.4m 140x45 AT 600mm CRS.
4. UP TO 2.4m 190x45 AT 400mm CRS.
5. UP TO 2.4m 190x45 AT 600mm CRS.
6. UP TO 2.4m 90x45 AT 600mm CRS.





FIXING TYPE	DESCRIPTION	MINIMUN STUD SIZE	STUD CENTRES	MIN STRINGER SIZE	CHARACTERISTIC LOAD
K	2x90mmx3.15 DIA NAILS + 1xBOWMAC STUD-LOK SL125 (GREEN)	90x45mm	600mm	90x45mm	3.93kN

1/4.5 **MITEK STUDLOK STRINGER TO STUD FIXING TYPE K**

1/6.10.1

GENERAL
THE LINTELS HAVE BEEN SIZED USING ONE OF THE FOLLOWING:

HY90, HYONE AND HYSPAN LINTELS HAVE BEEN SIZED USING THE DESIGNIT FOR HOUSES - NEW ZEALAND SERIES 6 SOFTWARE.

GANGLAM AND FLITCH BEAMS HAVE BEEN SIZED USING THE MITEK BEAM PROGRAM V1.10 JUNE 2011.

ANY TREATED LVL PRODUCT IS H3.1, WHICH SATISFIES THE MINIMUM TREATMENT REQUIREMENT OF H1.2 AS PER NZS3602.

UNLESS OTHERWISE STATED THE TIMBER GRADE FOR ALL LINTELS IS SG8. LINTELS NOT SHOWN ARE TO BE SELECTED AS PER NZS3604: 2011.

LINTEL FIXINGS & STUD TO TOP PLATE FIXINGS HAVE BEEN CALCULATED USING MITEK STRUCTURAL FIXINGS ON-SITE GUIDE 2023 EDITION.

ALL LINTELS ARE TO BE INSTALLED TO THE UNDERSIDE OF THE DOUBLE TOP PLATE AND FRAMED DOWN TO SUIT OPENING HEIGHT.

STUD TO TOP PLATE FIXING → TYPE B

LINTEL SIZE AND FIXING → 200x90Hy90 TYPE H

NOTE: ALL STUD TO TOP PLATE FIXINGS TO BE FIXING TYPE 'B' TO ALL LOAD BEARING WALLS

HEAD AND SILL TRIMMERS
WHERE HEAD AND SILL TRIMMERS HAVE BEEN USED, THEY SHOULD BE SIZED APPROPRIATLY IN ACCORDANCE WITH NZS3604:2011, TABLE 8.15 - SILL AND HEAD TRIMMERS FOR ALL WIND ZONES.

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CLASSIC BUILDERS DESIGN AND BUILD

LEGAL DESCRIPTION :	LOT 2023 - DP 613113
SITE ADDRESS :	37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY :	QUEENSTOWN
COUNCIL :	QUEENSTOWN LAKES DISTRICT COUNCIL

JAMES & NATALIE ANDREWS

CLIENT SIGNATURE / DATE :

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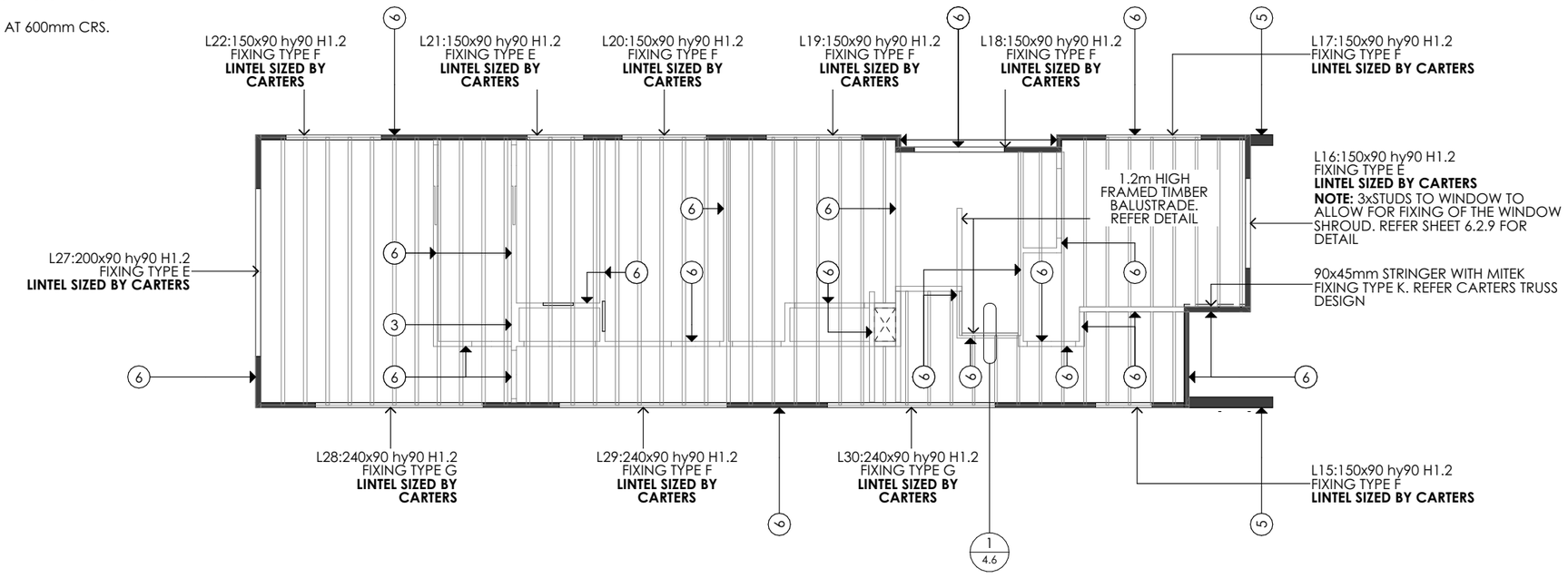
DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

GROUND FLOOR LINTELS & FIXINGS PLAN

PROJECT NUMBER :	QT105161
PROJECT STATUS :	PRECONSENT
DATE : 2/02/2026	REVISION : REV. PC
SCALE :	1:100 AT A3
SHEET NUMBER :	4.5

STUD SIZE AND SPACING LEGEND:

1. UP TO 2.4m 90x45 AT 400mm CRS.
2. UP TO 2.4m 140x45 AT 400mm CRS.
3. UP TO 2.4m 140x45 AT 600mm CRS.
4. UP TO 2.4m 190x45 AT 400mm CRS.
5. UP TO 2.4m 190x45 AT 600mm CRS.
6. UP TO 2.4m 90x45 AT 600mm CRS.



1/6.10.1

THE LINTELS HAVE BEEN SIZED USING ONE OF THE FOLLOWING:

HY90, HYONE AND HYSPAN LINTELS HAVE BEEN SIZED USING THE DESIGNIT FOR HOUSES - NEW ZEALAND SERIES 6 SOFTWARE.

GANGLAM AND FLITCH BEAMS HAVE BEEN SIZED USING THE MITEK BEAM PROGRAM V1.10 JUNE 2011.

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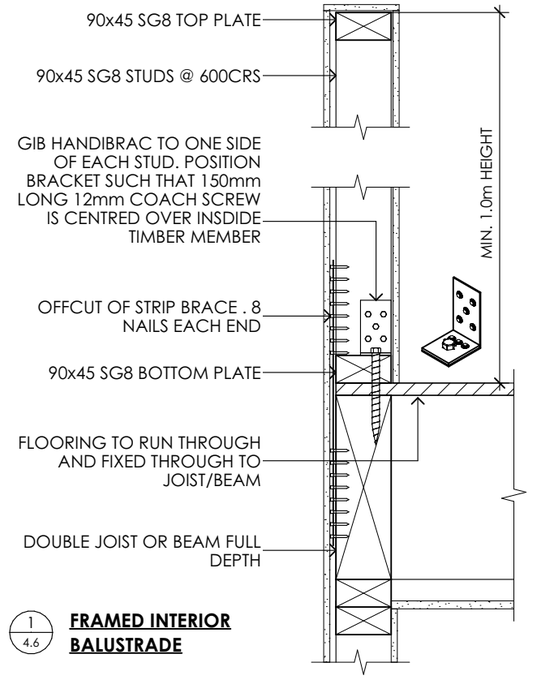
LINTEL FIXINGS & STUD TO TOP PLATE FIXINGS HAVE BEEN CALCULATED USING MITEK STRUCTURAL FIXINGS ON-SITE GUIDE 2018 EDITION.

ALL LINTELS ARE TO BE INSTALLED TO THE UNDERSIDE OF THE DOUBLE TOP PLATE AND FRAMED DOWN TO SUIT OPENING HEIGHT.

STUD TO TOP PLATE FIXING → TYPE B

LINTEL SIZE AND FIXING → 200x90Hy90 TYPE H

NOTE: ALL STUD TO TOP PLATE FIXINGS TO BE FIXING TYPE 'B' TO ALL LOAD BEARING WALLS



1/4.6 **FRAMED INTERIOR BALUSTRADE**

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	CLASSIC BUILDERS DESIGN AND BUILD
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JAMES & NATALIE ANDREWS

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DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

FIRST FLOOR LINTELS & FIXINGS PLAN

PROJECT NUMBER :	QT105161
PROJECT STATUS :	PRECONSENT
DATE : 2/02/2026	REVISION : REV. PC
SCALE :	1:100, 1:10 AT A3
SHEET NUMBER :	4.6

LOADBEARING WALLS

1/6.4.1 TRUSS LAYOUT IS AS PER CARTERS MANUFACTURING BUILDABLE TRUSS LAYOUT - JOB No. QN1448386C1

1/6.11.1 FOR TRUSS TO TOP PLATE FIXING, REFER TO CARTERS MANUFACTURING BUILDABLE TRUSS LAYOUT

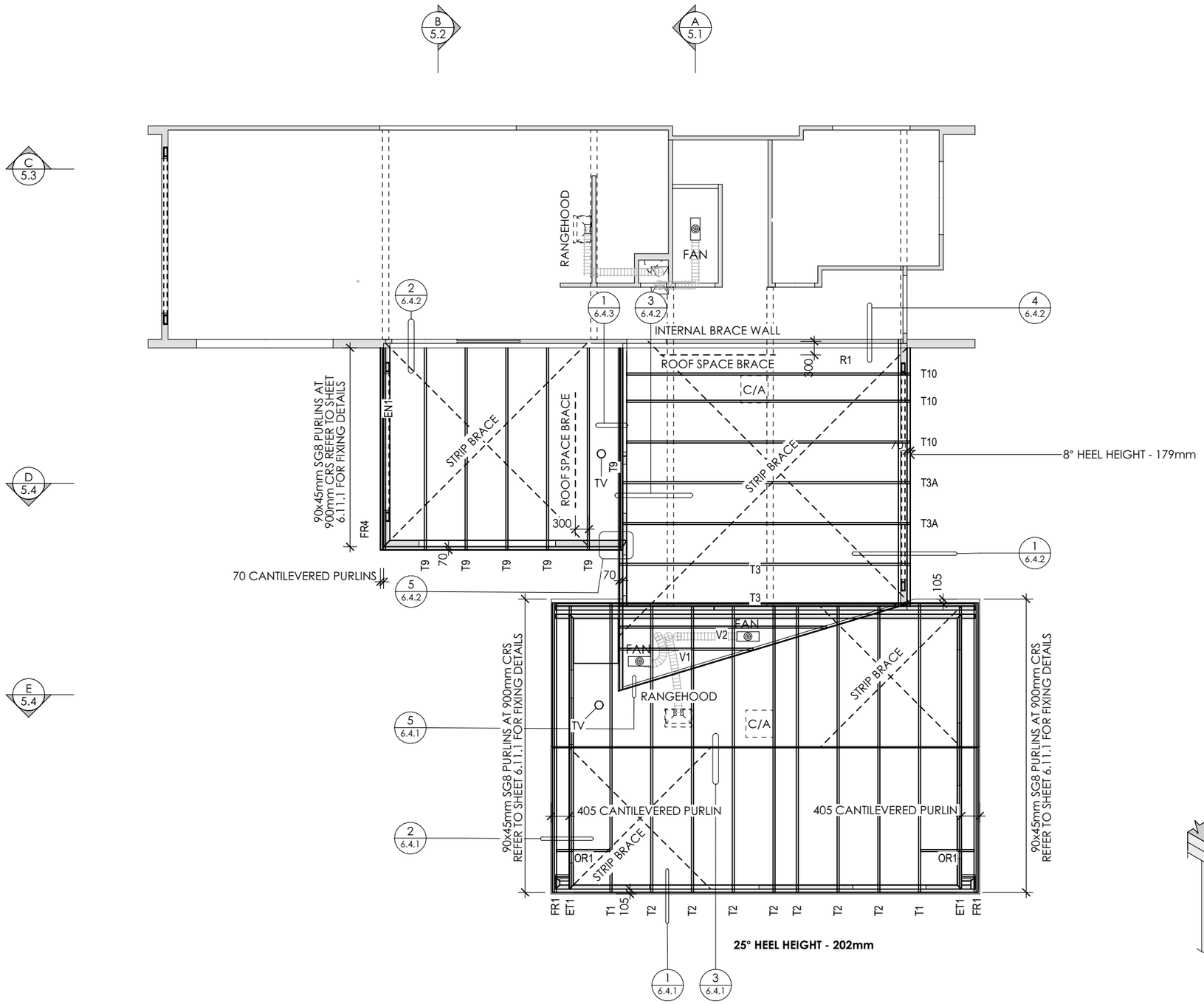
1/6.4.2 **CEILING ACCESS:**
COMPLIANCE: NZS3604:2011 - SECTION 13.3
MIN. 600mm x 600mm CEILING OPENING WITH MIN. 600mm HEIGHT CLEARANCE

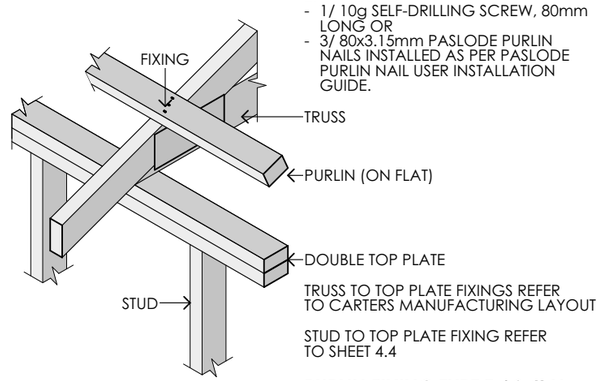
1/6.4.3 *FIXING:*
90x45mm TRIMMER JOISTS
90x45mm CURTAILED JOISTS
3/90x3.15mm SKEW NAILS TO EACH CONNECTION

ROOF BRACING:
COMPLIANCE: NZS3604:2011 - SECTION 10.3 & SECTION 10.4

ROOF BRACES ARE REQUIRED
- EVERY 50m² FOR LIGHT WEIGHT ROOFS
- EVERY 25m² FOR HEAVY WEIGHT ROOFS

- MINIMUM OF 2 BRACES PER EACH RIDGE LINE.
- STRAP BRACES AND HIP OR VALLEY RAFTERS SHALL BE COUNTED AS ONE ROOF BRACE.
- NO SPECIFIC PROVISIONS ARE REQUIRED FOR FLAT ROOFS LESS THAN 5°





PURLINS 90x45mm AT MAX. 900mm CRS / MAX. SPAN 900mm
2.4kN FIXING:
- 1/ 10g SELF-DRILLING SCREW, 80mm LONG OR
- 3/ 80x3.15mm PASLODE PURLIN NAILS INSTALLED AS PER PASLODE PURLIN NAIL USER INSTALLATION GUIDE.

TRUSS TO TOP PLATE FIXINGS REFER TO CARTERS MANUFACTURING LAYOUT

STUD TO TOP PLATE FIXING REFER TO SHEET 4.4

PURLIN FIXING TYPE T / 2.4kN

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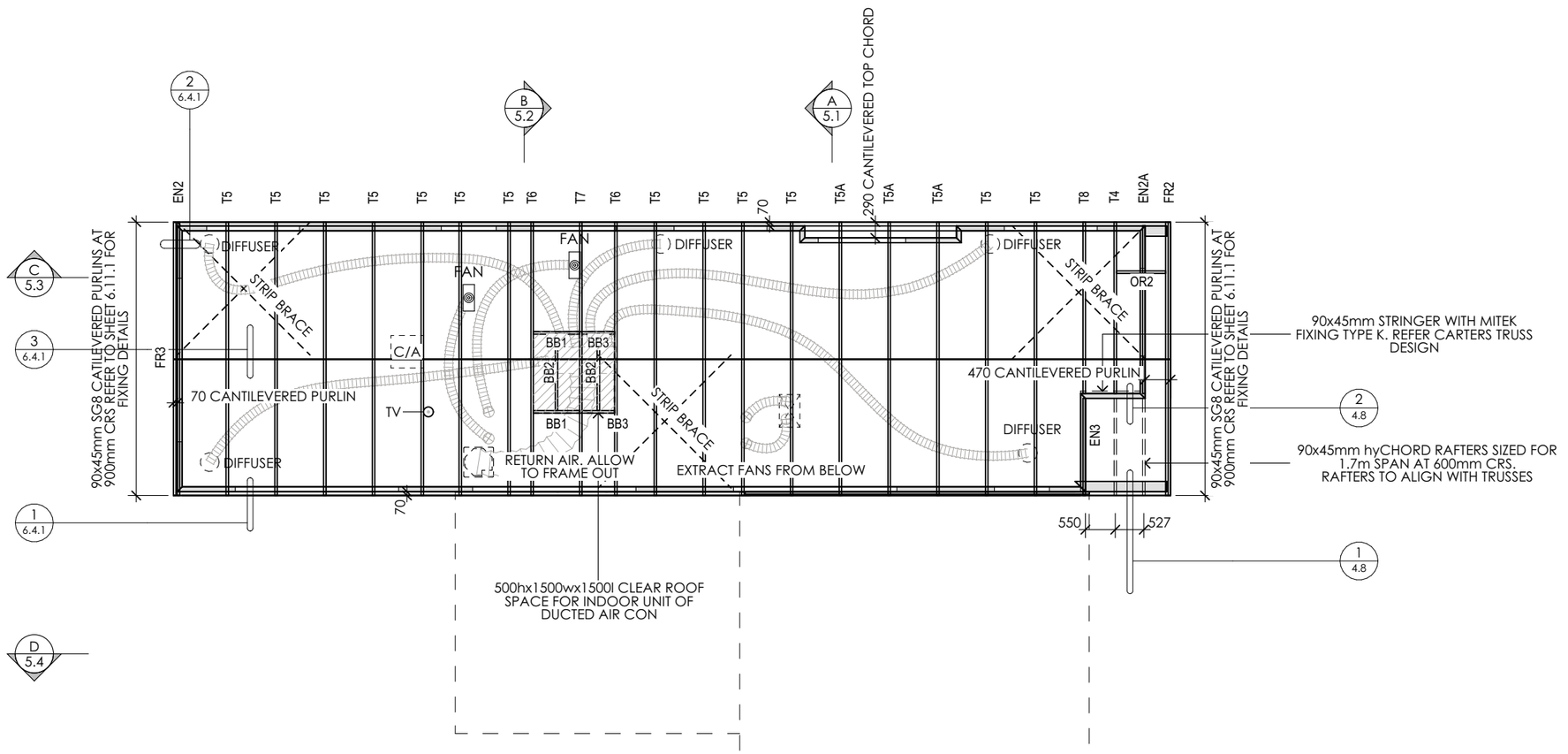
CLASSIC BUILDERS DESIGN AND BUILD
LEGAL DESCRIPTION : LOT 2023 - DP 613113
SITE ADDRESS : 37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY : QUEENSTOWN
COUNCIL : QUEENSTOWN LAKES DISTRICT COUNCIL

JAMES & NATALIE ANDREWS

CLIENT SIGNATURE / DATE :

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DRAWN:	B. CLARK	PROJECT NUMBER :	QT105161
CONSULTANT:	D.TURNBULL	PROJECT STATUS :	PRECONSENT
BRANCH:	QUEENSTOWN	DATE : 2/02/2026	REVISION : REV. PC
		SCALE :	1:100 AT A3
GROUND FLOOR ROOF FRAMING PLAN		SHEET NUMBER :	4.7



LOADBEARING WALLS

1/6.4.1

TRUSS LAYOUT IS AS PER CARTERS MANUFACTURING BUILDABLE TRUSS LAYOUT - JOB No. QN1448386C1

1/6.11.1

FOR TRUSS TO TOP PLATE FIXING, REFER TO CARTERS MANUFACTURING BUILDABLE TRUSS LAYOUT

1/6.4.2

CEILING ACCESS:

COMPLIANCE: NZS3604:2011 - SECTION 13.3

MIN. 600mm x 600mm CEILING OPENING WITH MIN. 600mm HEIGHT CLEARANCE

FIXING:

90x45mm TRIMMER JOISTS
90x45mm CURTAILED JOISTS
3/90x3.15mm SKEW NAILS TO EACH CONNECTION

ROOF BRACING:

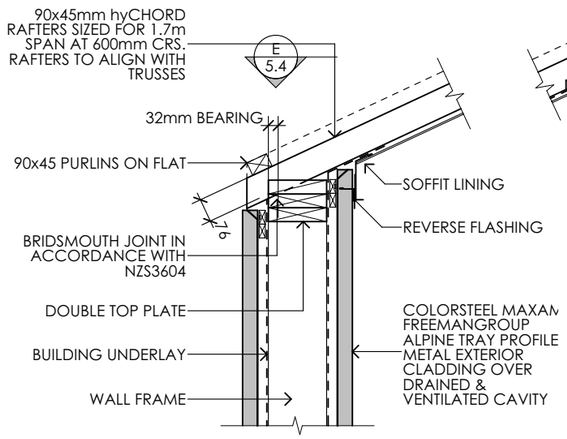
COMPLIANCE: NZS3604:2011 - SECTION 10.3 & SECTION 10.4

ROOF BRACES ARE REQUIRED
- EVERY 50m² FOR LIGHT WEIGHT ROOFS
- EVERY 25m² FOR HEAVY WEIGHT ROOFS

- MINIMUM OF 2 BRACES PER EACH RIDGE LINE.
- STRAP BRACES AND HIP OR VALLEY RAFTERS SHALL BE COUNTED AS ONE ROOF BRACE.
- NO SPECIFIC PROVISIONS ARE REQUIRED FOR FLAT ROOFS LESS THAN 5°

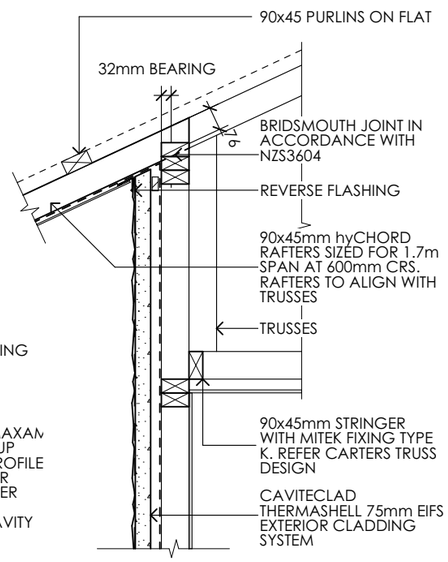
RAFTER FIXING AT WALL FRAME (BOTH SIDES)

LUMBERLOK CPC40 CLEATS BOTH SIDES
4/LUMBERLOK PRODUCT NAILS 30mm x 3.15 DIA.
AND 2/TYPE 17-14g x 75mm HEX HEAD SCREWS.



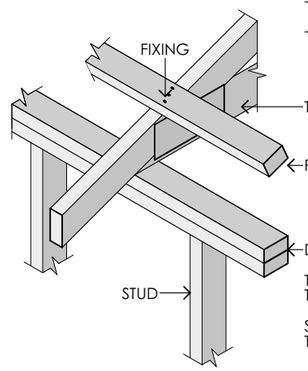
1/4.8 **RAFTER TO WALL CONNECTION DETAIL**

STRUCTURAL DETAIL ONLY. REFER TO CLADDING DETAILS FOR WEATHERPROOFING



2/4.8 **RAFTER TO WALL CONNECTION DETAIL**

STRUCTURAL DETAIL ONLY. REFER TO CLADDING DETAILS FOR WEATHERPROOFING



PURLINS 90x45mm AT MAX. 900mm CRS / MAX. SPAN 900mm
2.4kN FIXING:
- 1/ 10g SELF-DRILLING SCREW, 80mm LONG OR
- 3/ 80x3.15mm PASLODE PURLIN NAILS INSTALLED AS PER PASLODE PURLIN NAIL USER INSTALLATION GUIDE.

TRUSS TO TOP PLATE FIXINGS REFER TO CARTERS MANUFACTURING LAYOUT

STUD TO TOP PLATE FIXING REFER TO SHEET 4.4

PURLIN FIXING TYPE T / 2.4kN

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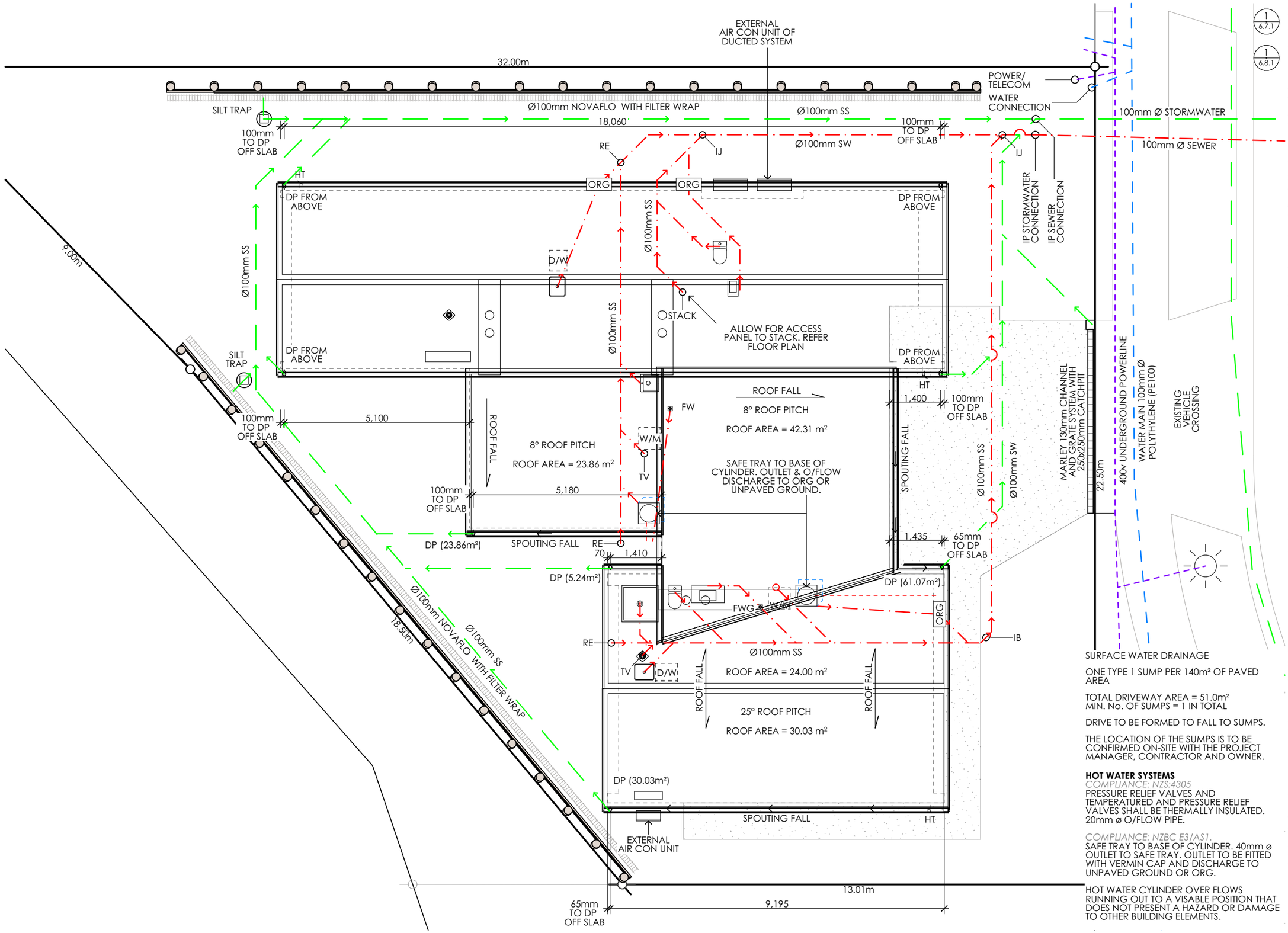
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DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

FIRST FLOOR ROOF FRAMING PLAN

PROJECT NUMBER :	QT105161
PROJECT STATUS :	PRECONSENT
DATE :	2/02/2026
REVISION :	REV. PC
SCALE :	1:20, 1:100 AT A3
SHEET NUMBER :	4.8



1 / 6.7.1

1 / 6.8.1

GERENAL NOTES:
TRENCHES SHOULD BE EXCAVATED TO ALLOW FOR THE SPECIFIED DEPTH OF BEDDING, THE PIPES DIAMETER AND THE MINIMUM RECOMMENDED COVER, OVERLAY PLUS BACKFILL, ABOVE THE PIPES.

MIN. COVER AS PER AS/3500.2, TABLE 3.2.7:
AS/3500.3, TABLE 6.2.5:
- ROADS & STREETS: 750mm
- DRIVEWAYS & SIMILAR AREAS: 600mm (SUBJECT TO TRAFFIC)
- FOOTPATHS & GARDENS: 300mm
- CONSTRUCTION TRAFFIC: 750mm

MINIMUM DRAIN GRADIENTS HAVE BEEN IDENTIFIED, WHERE DRAINS SHALL BE LAYED AT A MAXIMUM PRACTICAL GRADIENT.

SANITARY PLUMBING
AS/NZS 3500.2.2021 - SECTIONS 3 & 4
PIPE SIZES AND FALLS
FIXTURES:

SHOWER	Ø65mm	1:40
BATH	Ø65mm	1:40
BASIN	Ø65mm	1:40
WHB	Ø65mm	1:40
TOILET	Ø100mm	1:60
KITCHEN SINK	Ø100mm	1:60
SCULLERY SINK	Ø65mm	1:40
LAUNDRY TUB + WM	Ø65mm	1:40

SANITARY DRAINAGE

SEWERAGE LINES	Ø100mm	1:60

VENT SIZES

TERMINAL VENT	Ø50mm	N/A
AAV	Ø40mm	N/A

PIPE SIZES, GRADES AND LAYOUT TO BE CONFIRMED BY A REGISTERED PLUMBER / DRAINLAYER AND CONTRACTOR TO PROVIDE AN AS-BUILT LAYOUT TO COUNCIL.

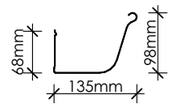
SURFACE WATER
COMPLIANCE: NZBC E1/AS1
STORMWATER DRAINAGE

STORMWATER DRAINS	100Ø
PIPE GRADIENT	1:120 MIN.

COMPLIANCE: E1/AS1 SECTION 3.0 PARAGRAPH 3.2 SIZING OF DRAINS FIGURE 3.

FREEMAN GROUP 80mm ALUMINIUM ROUND DOWNPIPES.
MAX. 1/ PER 70m² OF ROOF AREA.
COMPLIANCE: E1/AS1 TABLE 5.

FREEMAN GROUP 125mm QUAD SPOUTING WITH SNOW STRAPS
CROSS-SECTIONA AREA = 7163mm²



SURFACE WATER DRAINAGE

ONE TYPE 1 SUMP PER 140m² OF PAVED AREA

TOTAL DRIVEWAY AREA = 51.0m²
MIN. No. OF SUMPS = 1 IN TOTAL

DRIVE TO BE FORMED TO FALL TO SUMPS.

THE LOCATION OF THE SUMPS IS TO BE CONFIRMED ON-SITE WITH THE PROJECT MANAGER, CONTRACTOR AND OWNER.

HOT WATER SYSTEMS
COMPLIANCE: NZS:4305
PRESSURE RELIEF VALVES AND TEMPERATURED AND PRESSURE RELIEF VALVES SHALL BE THERMALLY INSULATED. 20mm ø O/FLOW PIPE.

COMPLIANCE: NZBC E3/AS1.
SAFE TRAY TO BASE OF CYLINDER. 40mm ø OUTLET TO SAFE TRAY. OUTLET TO BE FITTED WITH VERMIN CAP AND DISCHARGE TO UNPAVED GROUND OR ORG.

HOT WATER CYLINDER OVER FLOWS RUNNING OUT TO A VISABLE POSITION THAT DOES NOT PRESENT A HAZARD OR DAMAGE TO OTHER BUILDING ELEMENTS.

ROOF GUTTER / RAINFALL INTENSITIES CALC:
COMPLIANCE:
E1/AS1 APPENDIX A RAINFALL INTENSITIES, TABLE A - 10% AEP INTENSITY mm/HR
ABBREVIATIONS:
(CSAG) CROSS SECTIONAL AREA OF GUTTER
(RFI) RAIN FALL INTENSITY

RFI FOR QUEENSTOWN	= 34mm/HR
CSAG FOR 100mm/HR RFI	= 7163mm²
CSAG FOR 56mm/HR RFI	= 11174mm²
MAX. PLAN AREA OF ROOF	= 140m²

HOSE TAPS
HOSE TAPS CONNECTED TO POTABLE WATER SUPPLY SHALL BE INSTALLED WITH A PERMANENT ATTACHED VACUUM BREAKER.

WATER SUPPLIES NZBC
COMPLIANCE: NZS4305:1996, TABLE 5
HOT WATER PIPE

Ø10mm PIPE	(MAX. LENGTH 25m)
Ø15mm PIPE	(MAX. LENGTH 12m)
Ø20mm PIPE	(MAX. LENGTH 7m)

COLD WATER SUPPLIES TO BE LAYED UNDER FLOOR INSULATION (IF ANY) OR LAGGED TO PREVENT UNINTENTIONAL HEATING IN LOCATIONS SUBJECT TO HIGH TEMPERATURES.

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	CLASSIC BUILDERS DESIGN AND BUILD
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SITE ADDRESS :	37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
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JAMES & NATALIE ANDREWS

CLIENT SIGNATURE / DATE :

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DRAWN:	B. CLARK	PROJECT NUMBER :	QT105161
CONSULTANT:	D.TURNBULL	PROJECT STATUS :	PRECONSENT
BRANCH:	QUEENSTOWN	DATE : 2/02/2026	REVISION : REV. PC
		SCALE :	1:100 AT A3
		SHEET NUMBER :	4.9

GROUND FLOOR PLUMBING & DRAINAGE PLAN

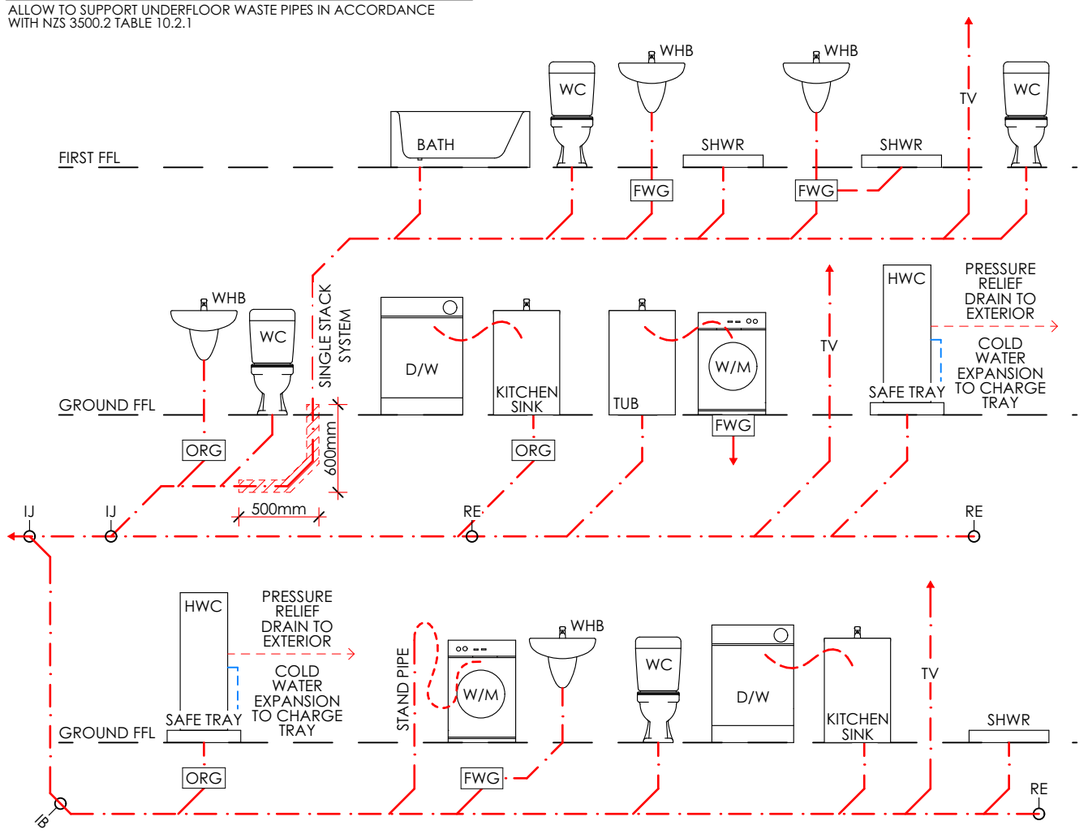
NOTES:
- IN DOMESTIC OR RESIDENTIAL BUILDINGS, FIXTURES SHALL BE CONNECTED TO THE STACK INDIVIDUALLY OR THROUGH FLOOR WASTE GULLIES. IN ACCORDANCE WITH AS/NZS 3500.2 9.2.2.

- NO CONNECTIONS WITHIN HATCHED DISTANCES. NO CONNECTIONS PERMITTED IN ACCORDANCE WITH AS/NZS 3500.2 6.8.

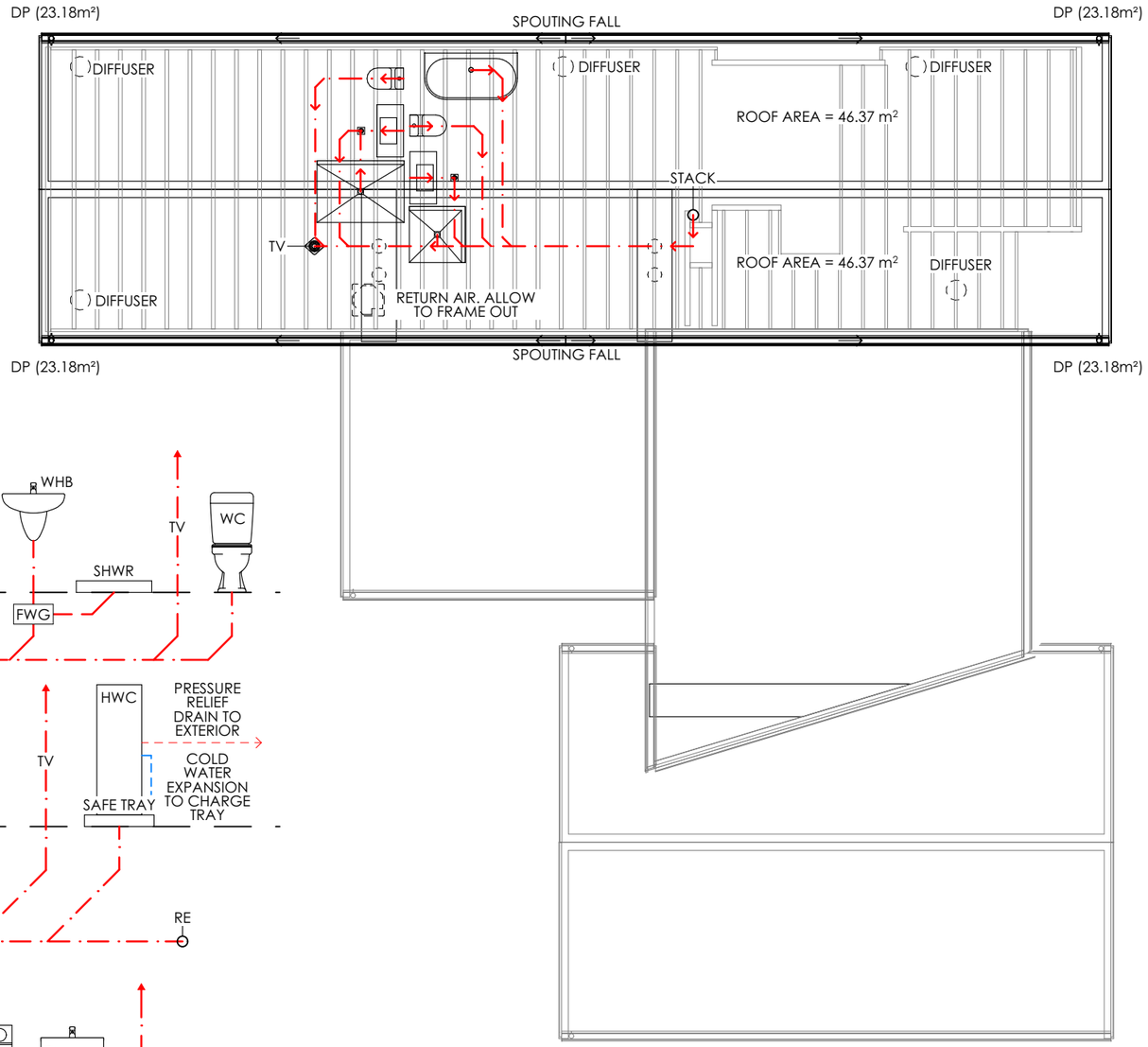
MAXIMUM SPACING OF BRACKETS, CLIPS AND HANGERS
(ADAPTED FROM NZS 3500.2 TABLE 10.2.1)

PIPEWORK MATERIAL	MAXIMUM SPACING OF SUPPORTS (M)	
	VERTICAL PIPES	GRADED PIPES
PVGU DN 40–50	2	1
PVGU DN 65–150	2.5	1.2
PVC-U DN > 150	3	1.5
PP	2	1
PE	2	1

ALLOW TO SUPPORT UNDERFLOOR WASTE PIPES IN ACCORDANCE WITH NZS 3500.2 TABLE 10.2.1



PLUMBING AND DRAINAGE SCHEMATIC
NOT TO SCALE



1/6.7.1
1/6.8.1

GERENAL NOTES:
TRENCHES SHOULD BE EXCAVATED TO ALLOW FOR THE SPECIFIED DEPTH OF BEDDING, THE PIPES DIAMETER AND THE MINIMUM RECOMMENDED COVER, OVERLAY PLUS BACKFILL, ABOVE THE PIPES.

MIN. COVER AS PER AS/3500.2, TABLE 3.2.7:
AS/3500.3, TABLE 6.2.5:
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- DRIVEWAYS & SIMILAR AREAS: 600mm (SUBJECT TO TRAFFIC)
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MINIMUM DRAIN GRADIENTS HAVE BEEN IDENTIFIED, WHERE DRAINS SHALL BE LAYED AT A MAXIMUM PRACTICAL GRADIENT.

SANITARY PLUMBING
AS/NZS 3500.2.2021 - SECTIONS 3 & 4
PIPE SIZES AND FALLS
FIXTURES:

SHOWER	Ø65mm	1:40
BATH	Ø65mm	1:40
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WHB	Ø65mm	1:40
TOILET	Ø100mm	1:60
KITCHEN SINK	Ø100mm	1:60
SCULLERY SINK	Ø65mm	1:40
LAUNDRY TUB + WM	Ø65mm	1:40

SANITARY DRAINAGE

SEWERAGE LINES	Ø100mm	1:60

VENT SIZES

TERMINAL VENT	Ø50mm	N/A
AAV	Ø40mm	N/A

PIPE SIZES, GRADES AND LAYOUT TO BE CONFIRMED BY A REGISTERED PLUMBER / DRAINLAYER AND CONTRACTOR TO PROVIDE AN AS-BUILT LAYOUT TO COUNCIL.

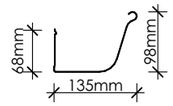
SURFACE WATER
COMPLIANCE: NZBC E1/AS1
STORMWATER DRAINAGE

STORMWATER DRAINS	100Ø
PIPE GRADIENT	1:120 MIN.

COMPLIANCE: E1/AS1 SECTION 3.0 PARAGRAPH 3.2 SIZING OF DRAINS FIGURE 3.

FREEMAN GROUP 80mm ALUMINIUM ROUND DOWNPIPES.
MAX. 1/ PER 70m² OF ROOF AREA.
COMPLIANCE: E1/AS1 TABLE 5.

FREEMAN GROUP 125mm QUAD SPOUTING WITH SNOW STRAPS
CROSS-SECTIONA AREA = 7163mm²



ROOF GUTTER / RAINFALL INTENSITIES CALC:
COMPLIANCE:
E1/AS1 APPENDIX A RAINFALL INTENSITIES, TABLE A - 10% AEP INTENSITY mm/HR
ABBREVIATIONS:
(CSAG) CROSS SECTIONAL AREA OF GUTTER
(RFI) RAIN FALL INTENSITY

RFI FOR QUEENSTOWN	= 34mm/HR
CSAG FOR 100mm/HR RFI	= 7163mm²
CSAG FOR 56mm/HR RFI	= 11174mm²
MAX. PLAN AREA OF ROOF	= 140m²

HOT WATER SYSTEMS
COMPLIANCE: NZS:4305
PRESSURE RELIEF VALVES AND TEMPERATURED AND PRESSURE RELIEF VALVES SHALL BE THERMALLY INSULATED. 20mm ø O/FLOW PIPE.

COMPLIANCE: NZBC E3/AS1.
SAFE TRAY TO BASE OF CYLINDER. 40mm ø OUTLET TO SAFE TRAY. OUTLET TO BE FITTED WITH VERMIN CAP AND DISCHARGE TO UNPAVED GROUND OR ORG.

HOT WATER CYLINDER OVER FLOWS RUNNING OUT TO A VISABLE POSITION THAT DOES NOT PRESENT A HAZARD OR DAMAGE TO OTHER BUILDING ELEMENTS.

HOSE TAPS
HOSE TAPS CONNECTED TO POTABLE WATER SUPPLY SHALL BE INSTALLED WITH A PERMANENT ATTACHED VACUUM BREAKER.

WATER SUPPLIES NZBC
COMPLIANCE: NZS4305:1996, TABLE 5
HOT WATER PIPE

Ø10mm PIPE	(MAX. LENGTH 25m)
Ø15mm PIPE	(MAX. LENGTH 12m)
Ø20mm PIPE	(MAX. LENGTH 7m)

COLD WATER SUPPLIES TO BE LAYED UNDER FLOOR INSULATION (IF ANY) OR LAGGED TO PREVENT UNINTENTIONAL HEATING IN LOCATIONS SUBJECT TO HIGH TEMPERATURES.

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CLASSIC BUILDERS DESIGN AND BUILD
LEGAL DESCRIPTION : LOT 2023 - DP 613113
SITE ADDRESS : 37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY : QUEENSTOWN
COUNCIL : QUEENSTOWN LAKES DISTRICT COUNCIL

JAMES & NATALIE ANDREWS

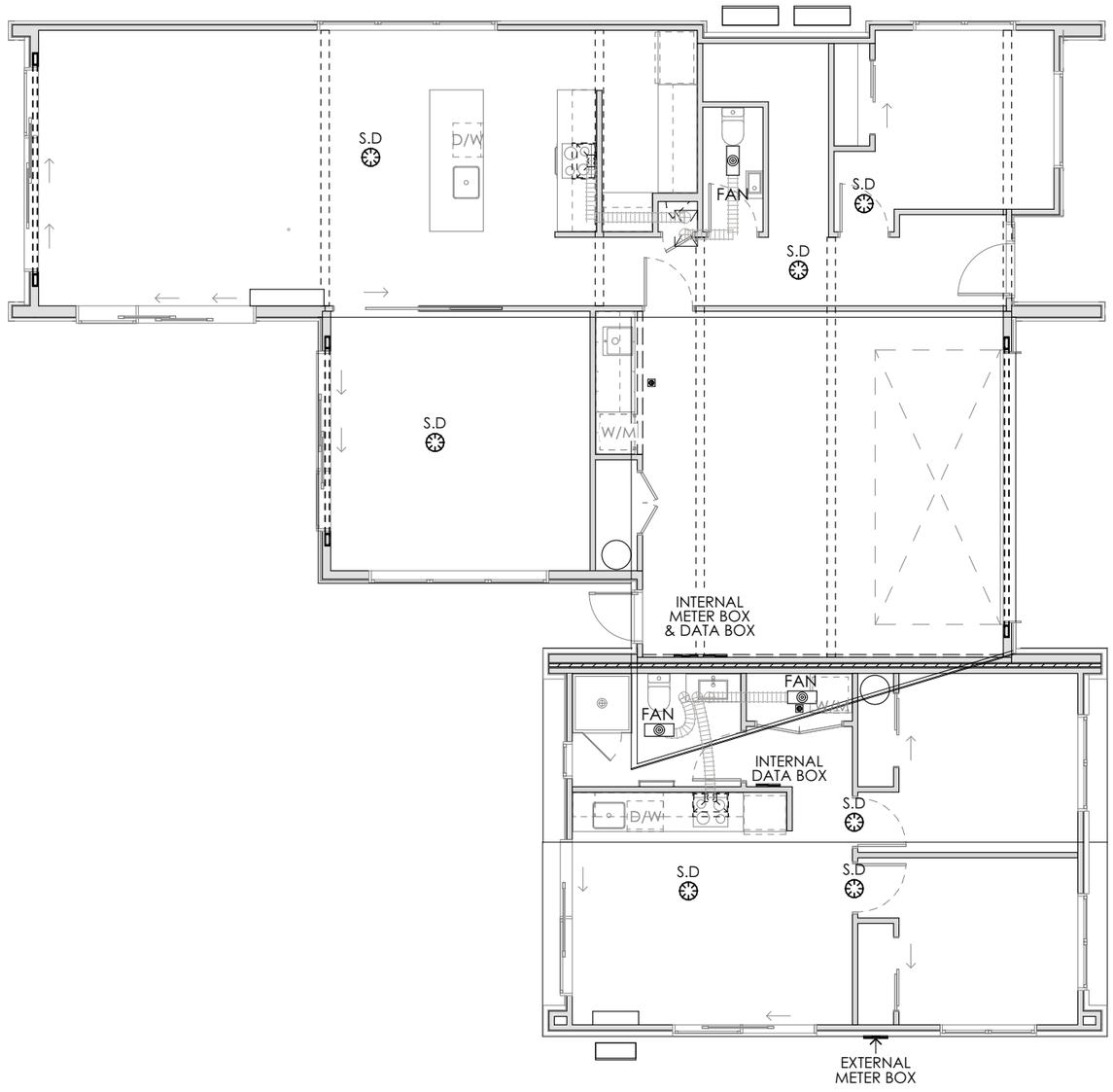
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DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

FIRST FLOOR PLUMBING & DRAINAGE PLAN

PROJECT NUMBER : QT105161
PROJECT STATUS : PRECONSENT
DATE : 2/02/2026 REVISION : REV. PC
SCALE : 1:100 AT A3
SHEET NUMBER : 4.10



NOTE TO ELECTRICAL CONTRACTOR: CONTRACTOR TO CROSS CHECK BRACING PLAN TO ENSURE ELECTRICAL MAINS CABLE DOES NOT PENETRATE THROUGH BOTTOM PLATE IN LOCATION OF AN EXTERNAL OR INTERNAL WALL BRACE.

GENERAL
POSTITION OF ALL ELECTRICAL FITTINGS ARE INDICATIVE ONLY. CONTRACTOR TO CONFIRM EXACT POSITION WITH OWNER ON SITE PRIOR TO INSTALLATION.

ELECTRICAL CONTRACTOR IS TO ENSURE FUSE BOX / DISTRIBUTION BOARD IS NOT LOCATED IN A BRACED WALL. CHECK BRACING PLAN FOR GIB BOARD BRACING.

LIGHTING
ALL LIGHTING TO BE "IC RATED" TYPE LUMINAIRES IN ACCORDANCE WITH AS/NZS 60598.2.2 TO COMPLY WITH NZBC H1/AS1 ENERGY EFFICIENCY.

LIGHTING TO BE PROVIDED TO ACCESS ROUTES TO COMPLY WITH D1/AS1 & G8/AS1.

ELECTRICAL CONTRACTOR TO ENSURE SPACES WITHIN THE BUILDING HAVE ADEQUATE ARTIFICAL LIGHTING (ILLUMINANCE OF NO LESS THAN 20 LUX AT FLOOR LEVEL, TOTAL WATTAGE/m² OF FLOOR AREA AS PER TABLE 1) TO COMPLY WITH NZBC G8/AS1.

DOWNLIGHT SYMBOL = **DL**
EXTERIOR LIGHT SYMBOL = **EL**

FIRE SAFETY - NZBC:C1/AS1 & NZS4514:2021
PURPOSE GROUP SH - RESIDENTIAL:

INTERCONNECTED SMOKE ALARMS SHALL BE EITHER WIRED OR WIRELESS AS PER NZS 4514:2021, FIGURE 2.2 - TYPICAL FIELD WIRING WITH INTERCONNECTIONS AND COMPLY WITH NZS 4514:2021, SECTION 2.6 - COMMISSIONING.

2.2.1 GENERAL
a) SMOKE ALARMS SHALL BE LOCATED ON OR NEAR THE CEILING.
b) SMOKE ALARMS SHALL BE LOCATED IN BEDROOMS, LIVING SPACES, HALLWAYS AND LANDINGS WITHIN THE BUILDING. PROTECTION IN OTHER SPACES IS OPTIONAL.
c) WHERE A KITCHEN IS SEPERATED FROM THE LIVING SPACES AND HALLWAYS BY DOORS THAT CAN BE CLOSED, AN ALARM SPECIFIED BY ITS MANUFACTURER AS SUITABLE FOR A KITCHEN SHALL BE LOCATED IN THE KITCHEN. THIS MAY BE A HEAT ALARM TO AVOID NUISANCE ACTIVATIONS.
e) ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT WHEN ONE ACTIVATES, ALL ALARMS WILL SOUND.

2.2.2 SPACING
a) THE DISTANCE FROM ANY WALL TO A SMOKE ALARM SHALL NOT EXCEED 5m.
b) SMOKE ALARMS SHALL BE WITHIN 10m OF EACH OTHER IN ANY DIRECTION.

2.2.3 CEILINGS
a) IN ROOMS WITH FLAT CEILINGS, OR WITH CEILING SLOPES LESS THAN 1 IN 10 (<5.71°): AT LEAST 200mm FROM THE WALL.
b) IN ROOMS WITH CEILING SLOPES GREATER THAN 1 IN 10 (>5.71°): ON THE HIGH SIDE OF THE CEILING, BETWEEN 200mm AND 500mm FROM THE APEX.
c) IN ROOMS WHERE A CEILING MOUNT IS NOT POSSIBLE: BETWEEN 100mm AND 300mm FROM THE CEILING.

VENTING
EXTRACTOR FAN NOTE:
- DUCTED TO SOFFIT THROUGH ROOF SPACE (FLOW RATE 25L PER SECOND)

RANGEHOOD EXTRACTOR FAN NOTE:
- DUCTED TO SOFFIT THROUGH ROOF SPACE OR THROUGH THE ROOF (FLOW RATE 50L PER SECOND)

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LEGAL DESCRIPTION :	LOT 2023 - DP 613113
SITE ADDRESS :	37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY :	QUEENSTOWN
COUNCIL :	QUEENSTOWN LAKES DISTRICT COUNCIL

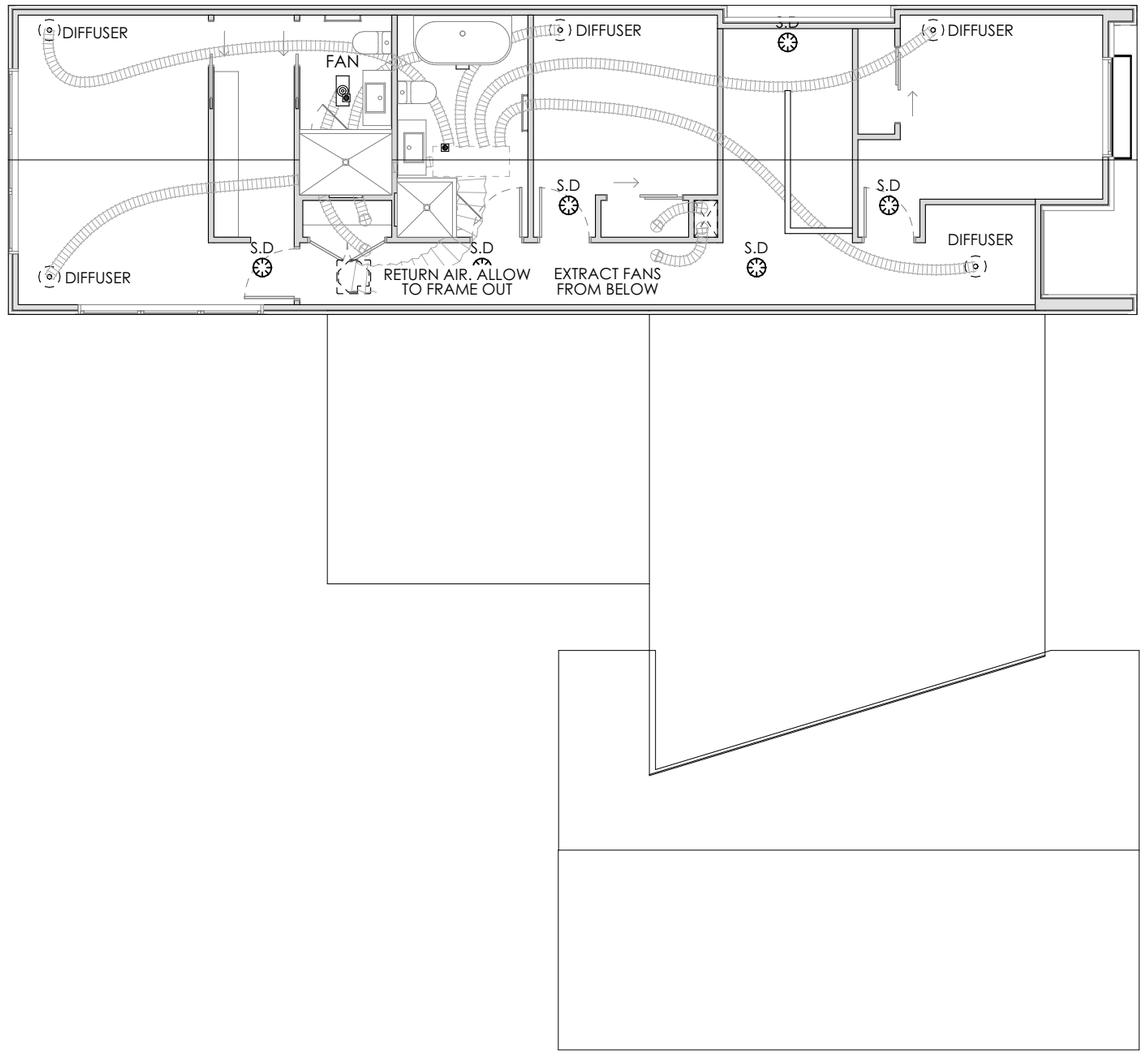
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DRAWN:	B. CLARK	PROJECT NUMBER :	QT105161
CONSULTANT:	D.TURNBULL	PROJECT STATUS :	PRECONSENT
BRANCH:	QUEENSTOWN	DATE : 2/02/2026	REVISION : REV. PC
		SCALE :	1:100 AT A3
		SHEET NUMBER :	4.11

GROUND FLOOR ELECTRICAL PLAN



NOTE TO ELECTRICAL CONTRACTOR: CONTRACTOR TO CROSS CHECK BRACING PLAN TO ENSURE ELECTRICAL MAINS CABLE DOES NOT PENETRATE THROUGH BOTTOM PLATE IN LOCATION OF AN EXTERNAL OR INTERNAL WALL BRACE.

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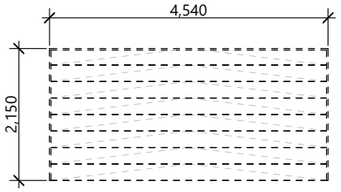
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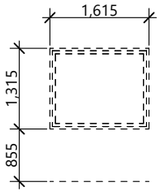
DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

FIRST FLOOR ELECTRICAL PLAN

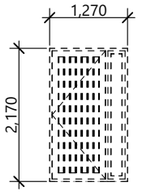
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PROJECT STATUS : PRECONSENT
DATE : 2/02/2026 REVISION : REV. PC
SCALE : 1:100 AT A3
SHEET NUMBER : 4.12



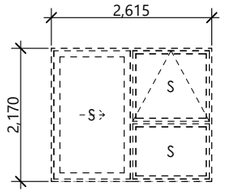
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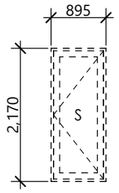
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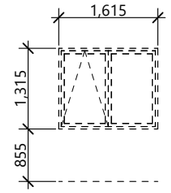
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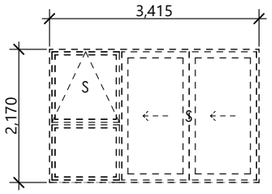
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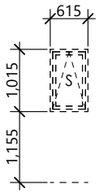
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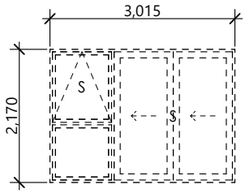
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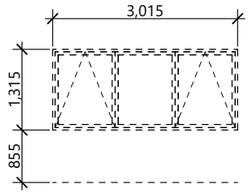
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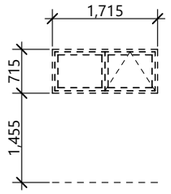
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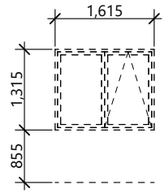
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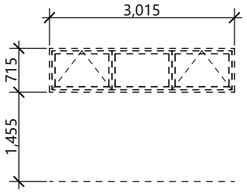
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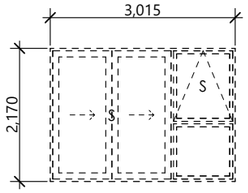
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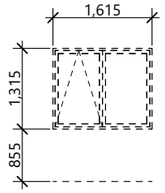
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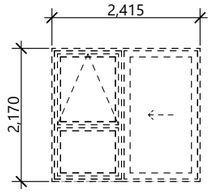
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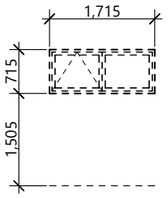
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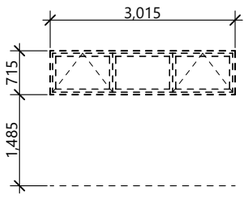
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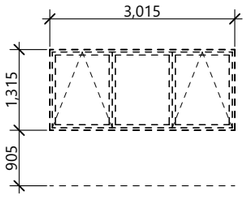
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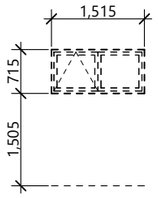
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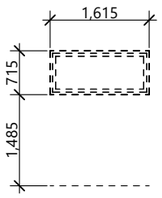
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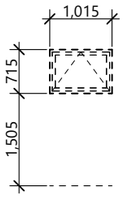
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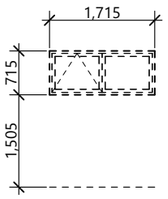
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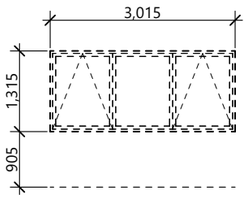
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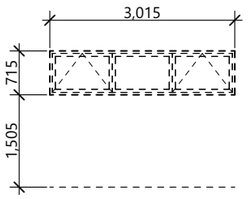
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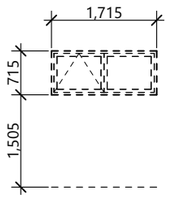
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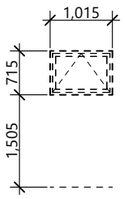
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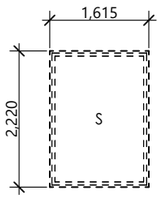
Item -
TOTAL AREA 2.16m²



Item -
TOTAL AREA 1.23m²



Item -
TOTAL AREA 0.73m²



Item -
TOTAL AREA 3.59m²

SAFETY GLAZING

ALL GLAZING PANELS WITHIN 800mm OF FFL AND MORE THAN 500mm WIDE. SAFETY GLASS TO ALL BATHROOM, ENS & HINGED DOORS TO COMPLY WITH NZS 4223.3.2016.

ALL GLAZING WITHIN BATHROOMS AND ENSUITES LOCATED WITHIN 2000mm OF THE FFL SHALL BE SAFETY GLASS IN ACCORDANCE WITH NZS 4223.3:2016, CLAUSE 8.1.

ALL SAFETY GLAZING IS CALCULATED BY 'NZ WINDOWS' AND IDENTIFIED ON THE FINAL WINDOW SCHEDULE WHICH REMAINS ON SITE.

IN THE CASE OF ANY DISCREPANCIES THE WINDOW SCHEDULE SUPPLIED IS TO TAKE PRECEDENCE

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COUNCIL : QUEENSTOWN LAKES DISTRICT COUNCIL

CLIENT SIGNATURE / DATE :

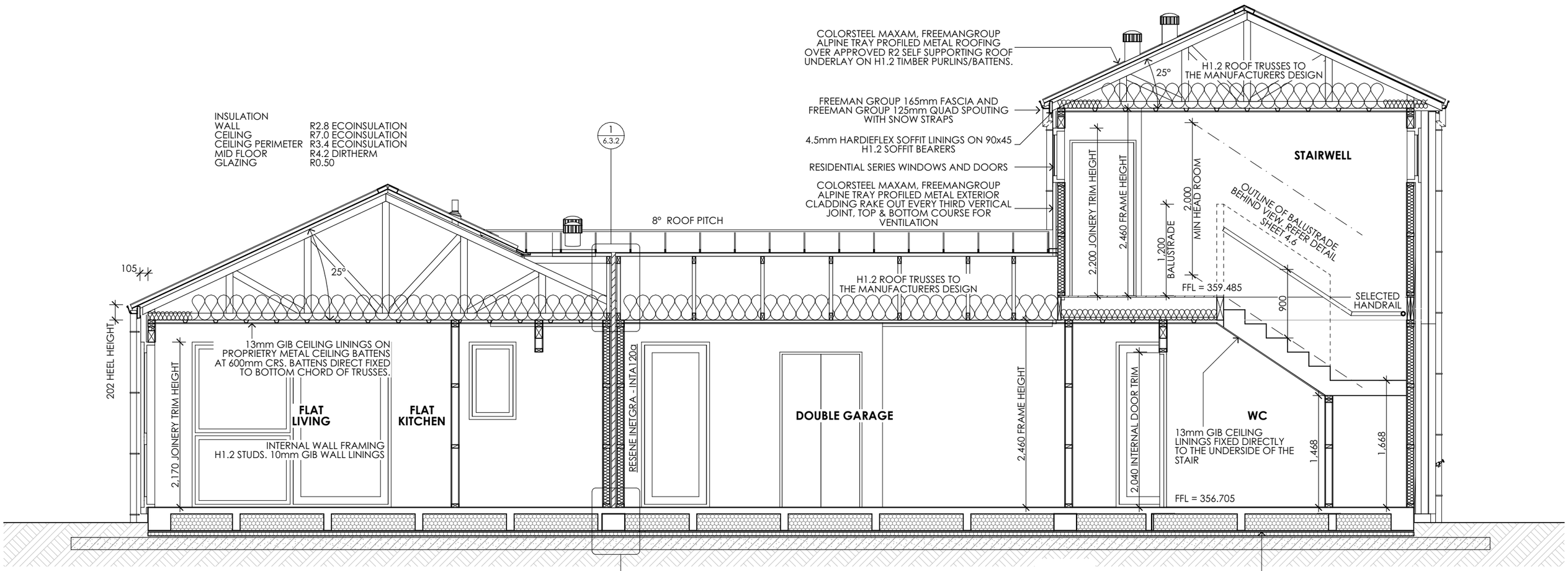
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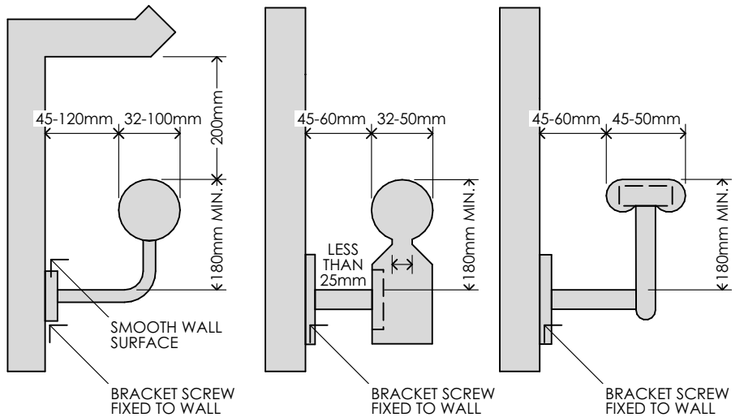
JOINERY SCHEDULE

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2 6.3.2

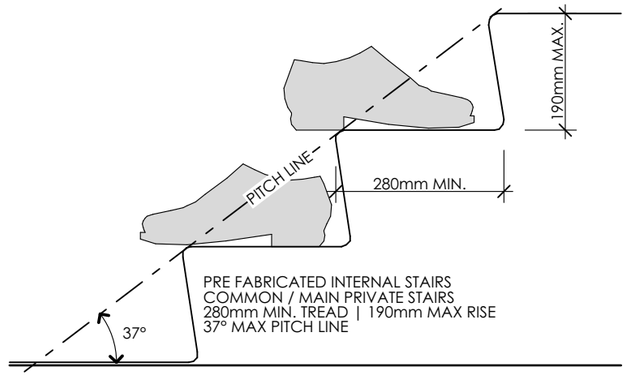
A CROSS SECTION
SHEET 2.1, 2.3



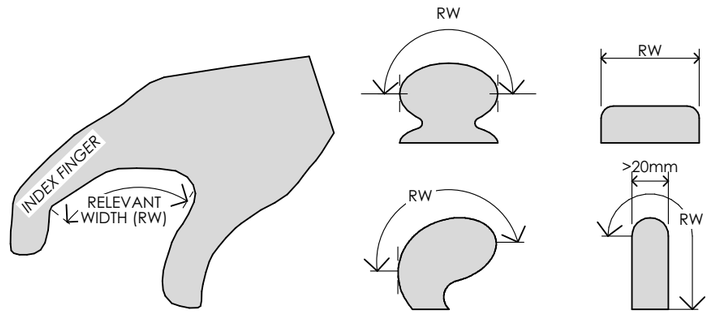
NOTE - THE PROFILES SHOWN COMPLY WITH THE PROVISIONS FOR ACCESSIBLE HANDRAILS

THE CLEARANCES APPLY TO ALL HANDRAILS AND THE MAXIMUM DIMENSION MUST BE USED FOR ROUGH TEXRTURED WALL SURFACES

HANDRAIL PROFILES AND CLEARANCES
- ACCEPTABLE PROFILES AND CLEARANCES FOR ACCESSIBLE STAIRWAYS



COMMON STAIRWAYS AND MAIN PRIVATE STAIRWAYS



- RW SHALL NOT EXCEED 80mm
- RW (RELEVANT WIDTH) IS MEASURED AROUND THE UPPER SURFACE PERIMETER OF THE HANDRAIL SECTION BETWEEN THE VERTICAL TANGENTS ON EITHER SIDE
- VARIATIONS IN SHAPE ARE ACCEPTABLE PROVIDED THE EFFECTIVE GRIP IS NOT REDUCED.

HANDRAIL PROFILES
- DETERMINATION OF RELEVANT WIDTH FOR PRIVATE AND COMMON STAIRWAYS

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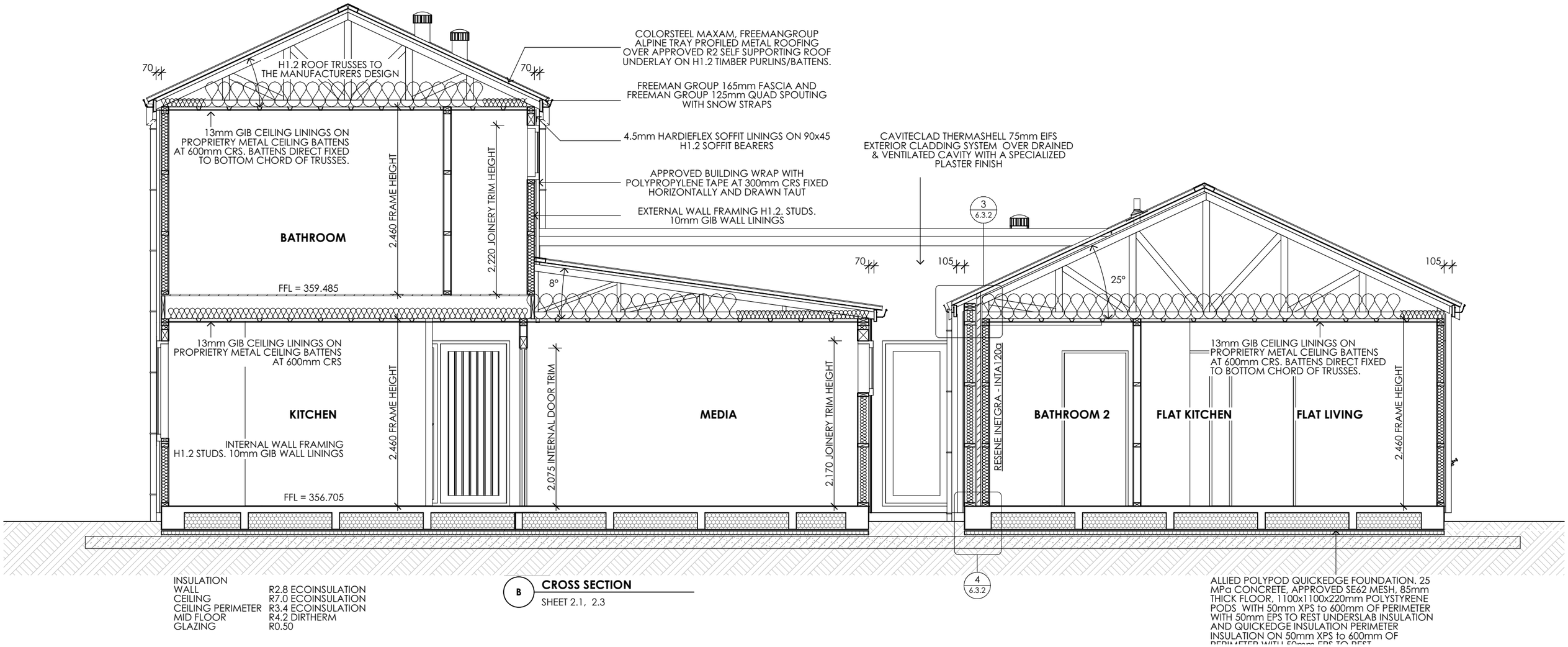
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CROSS SECTION A & STAIR DETAILS

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INSULATION	
WALL	R2.8 ECOINSULATION
CEILING	R7.0 ECOINSULATION
CEILING PERIMETER	R3.4 ECOINSULATION
MID FLOOR	R4.2 DIRTHERM
GLAZING	R0.50

B **CROSS SECTION**

SHEET 2.1, 2.3

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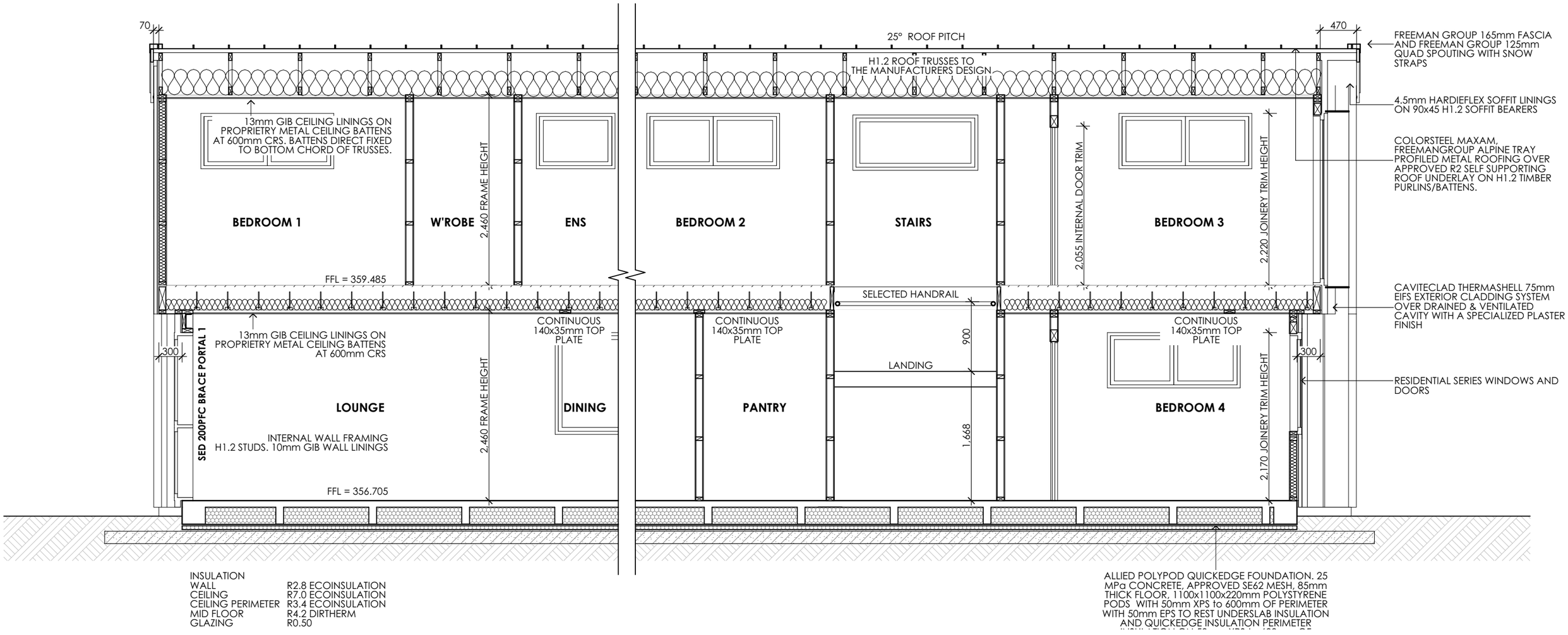
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CROSS SECTION B

PROJECT NUMBER :	QT105161
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SCALE :	1:50 AT A3
SHEET NUMBER :	5.2



INSULATION

WALL	R2.8 ECOINSULATION
CEILING	R7.0 ECOINSULATION
CEILING PERIMETER	R3.4 ECOINSULATION
MID FLOOR	R4.2 DIRTHERM
GLAZING	R0.50

C CROSS SECTION

SHEET 2.1, 2.3

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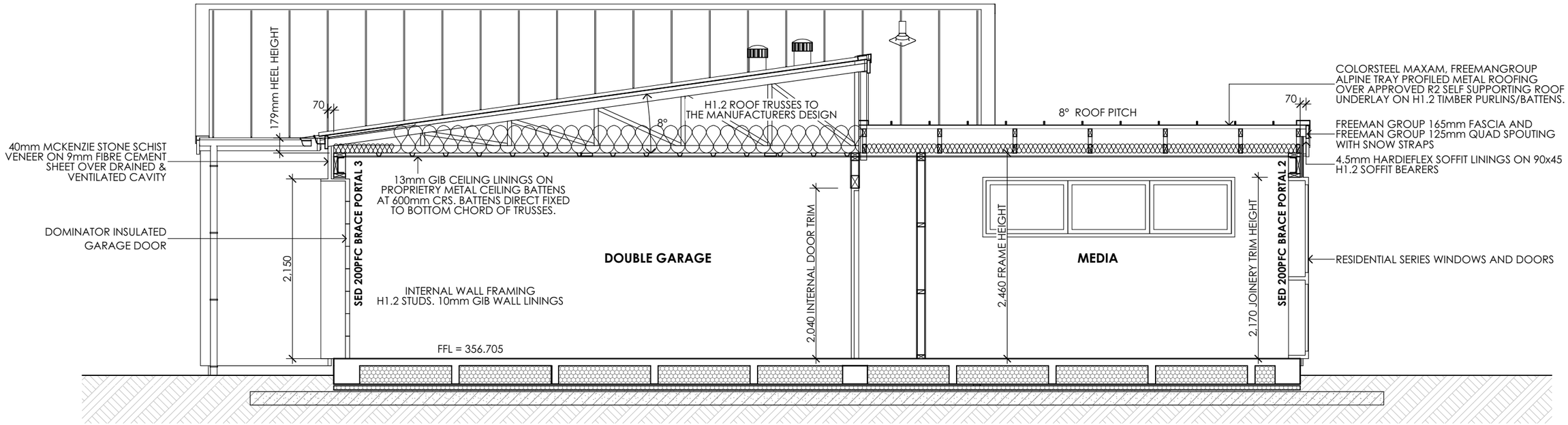
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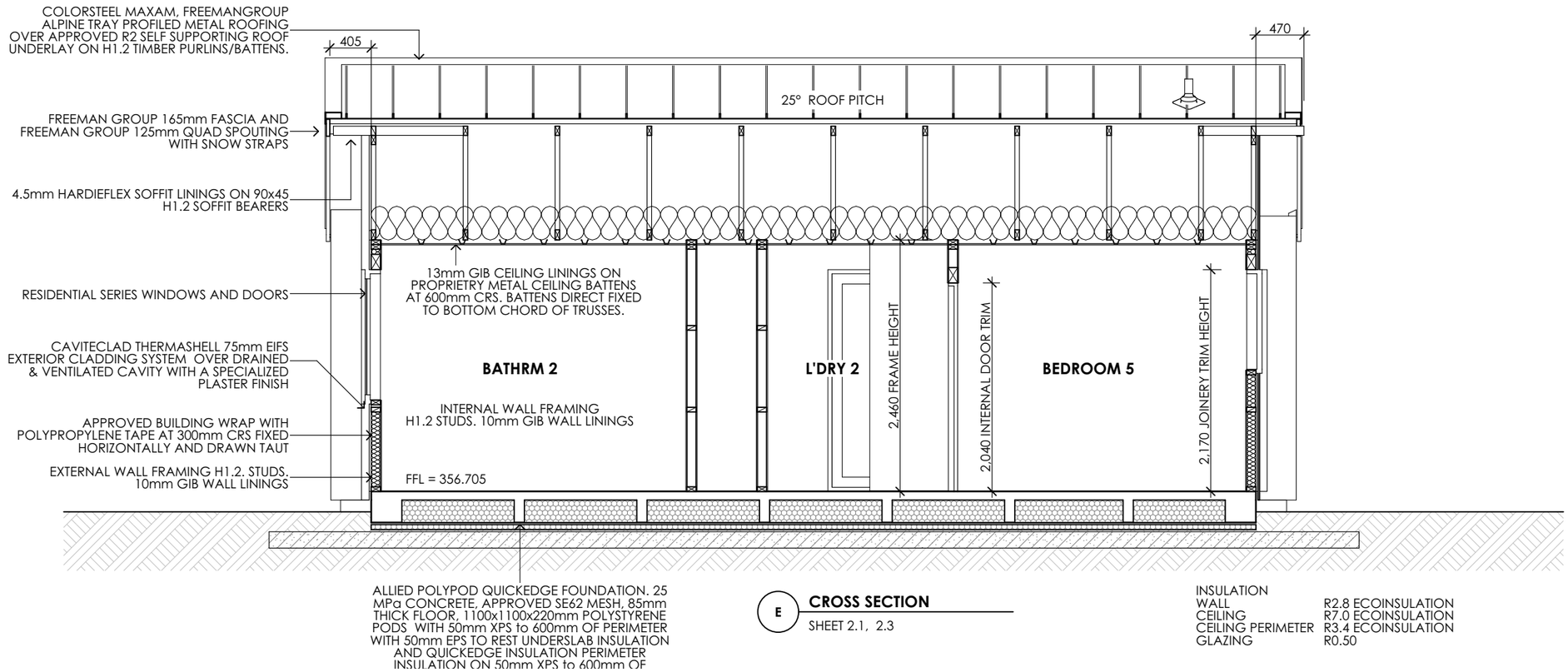
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CROSS SECTION C

PROJECT NUMBER :	QT105161
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SCALE :	1:50 AT A3
SHEET NUMBER :	5.3



D **CROSS SECTION**
SHEET 2.1, 2.3



E **CROSS SECTION**
SHEET 2.1, 2.3

INSULATION	
WALL	R2.8 ECOINSULATION
CEILING	R7.0 ECOINSULATION
CEILING PERIMETER	R3.4 ECOINSULATION
GLAZING	R0.50

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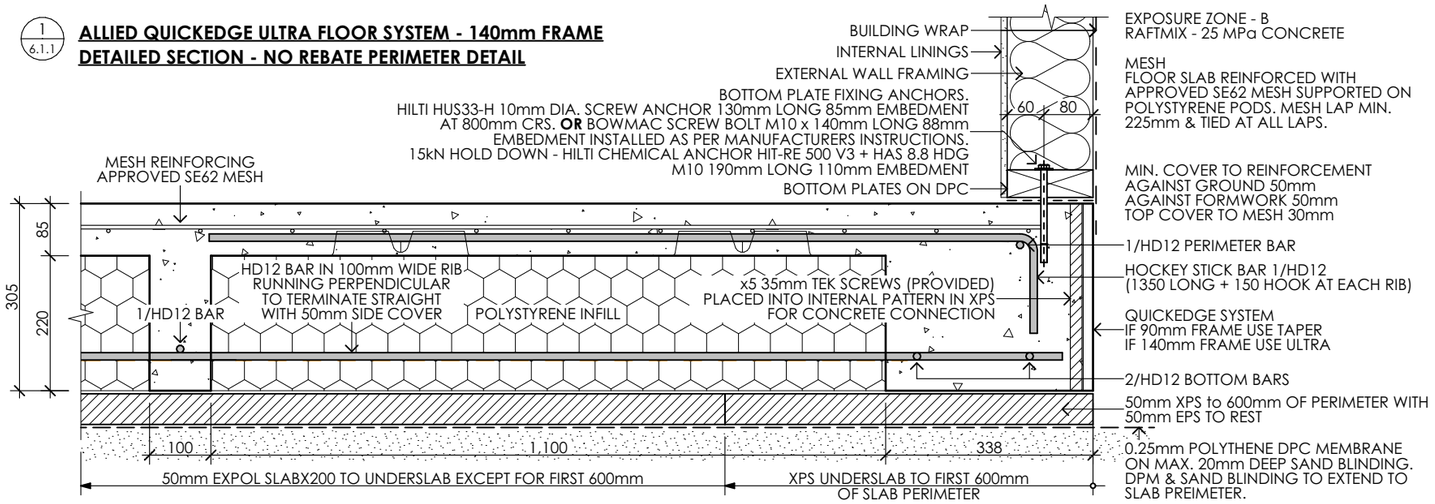
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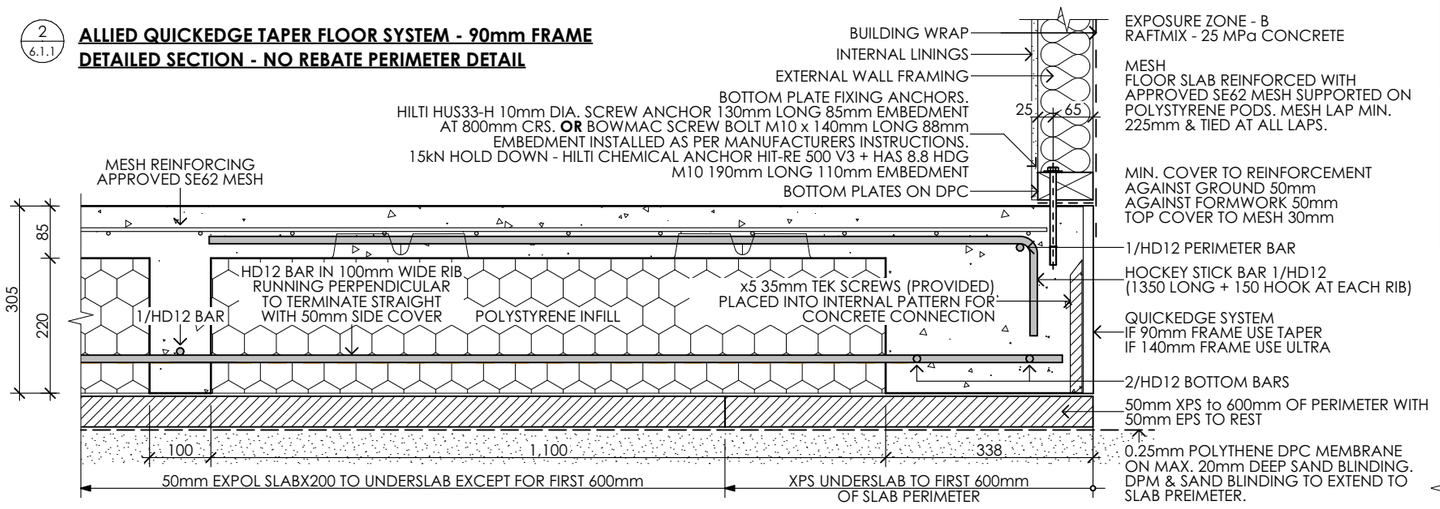
CROSS SECTIONS D & E

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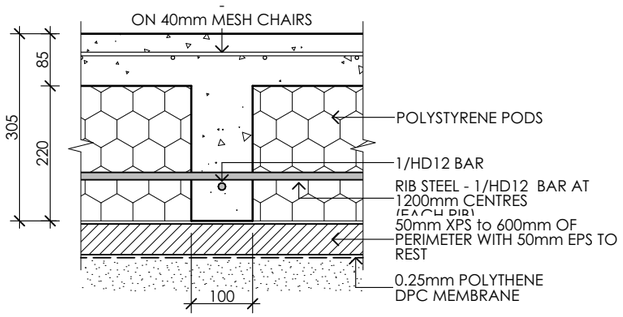
1 / 6.1.1 ALLIED QUICKEDGE ULTRA FLOOR SYSTEM - 140mm FRAME DETAILED SECTION - NO REBATE PERIMETER DETAIL



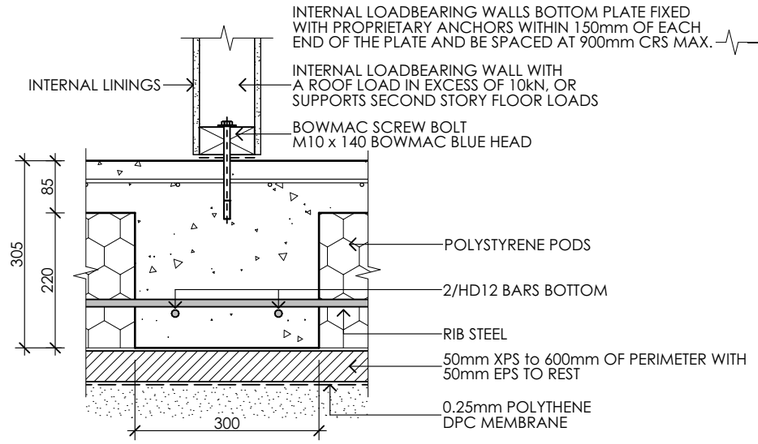
2 / 6.1.1 ALLIED QUICKEDGE TAPER FLOOR SYSTEM - 90mm FRAME DETAILED SECTION - NO REBATE PERIMETER DETAIL



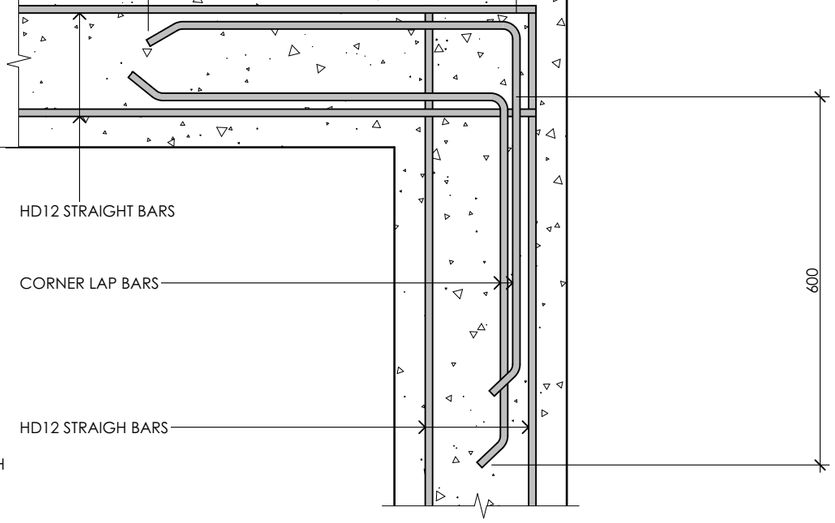
3 / 6.1.1 ALLIED SUPER SLAB FLOOR SYSTEM INTERNAL RIB



4 / 6.1.1 ALLIED SUPER SLAB FLOOR SYSTEM INTERNAL SLAB THICKENING



5 / 6.1.1 ALLIED SUPER SLAB FLOOR SYSTEM TYPICAL CORNER LAPS DETAIL



3.1 BUILDING TYPES AND LOADING SUITABLE FOR THE ALLIED SUPER SLAB SYSTEM

1 / 4.1

TABLE 1

BUILDING TYPE	NUMBER OF STORIES	GROUND FLOOR EXTERNAL WALLS	SECOND STORY EXTERNAL WALLS	ROOF	MIN. BEARING CAPACITIES AND PENETROMETER BLOWS	WITHIN SCOPE OF ALLIED TECHNICAL MANUAL
A	SINGLE STORY	LIGHT		LIGHT	150 kPa	YES
B		HEAVY		LIGHT	200 kPa	YES
C		HEAVY		HEAVY	200 kPa	YES
D	DOUBLE STORY	LIGHT	LIGHT	LIGHT	200 kPa	YES
E		HEAVY	LIGHT	LIGHT	300 kPa	YES
F		HEAVY	LIGHT	HEAVY	300 kPa	NO, SPECIFIC DESIGN
G		HEAVY	HEAVY	HEAVY	300 kPa	NO, SPECIFIC DESIGN

TABLE 2

NZS3604/B1 PENETROMETER TESTING CRITERIA FOR GEOTECHNICAL ULTIMATE BEARING	NUMBER OF BLOWS PER 100mm - UPPER 600mm SUBGRADE	NUMBER OF BLOWS PER 100mm - BELOW 600mm SUBGRADE
300 kPa (GOOD GROUND)	5	3
200 kPa	3.33	2
150 kPa	2.5	1.5

MBIE / STOCKWELL PENETROMETER CRITERIA TESTING CRITERIA FOR ULTIMATE GEOTECHNICAL ULTIMATE BEARING	NUMBER OF BLOWS PER 100mm - UPPER 600mm SUBGRADE	NUMBER OF BLOWS PER 100mm - BELOW 600mm SUBGRADE
300 kPa	3	3
200 kPa	2	2
150 kPa	1.5	1.5

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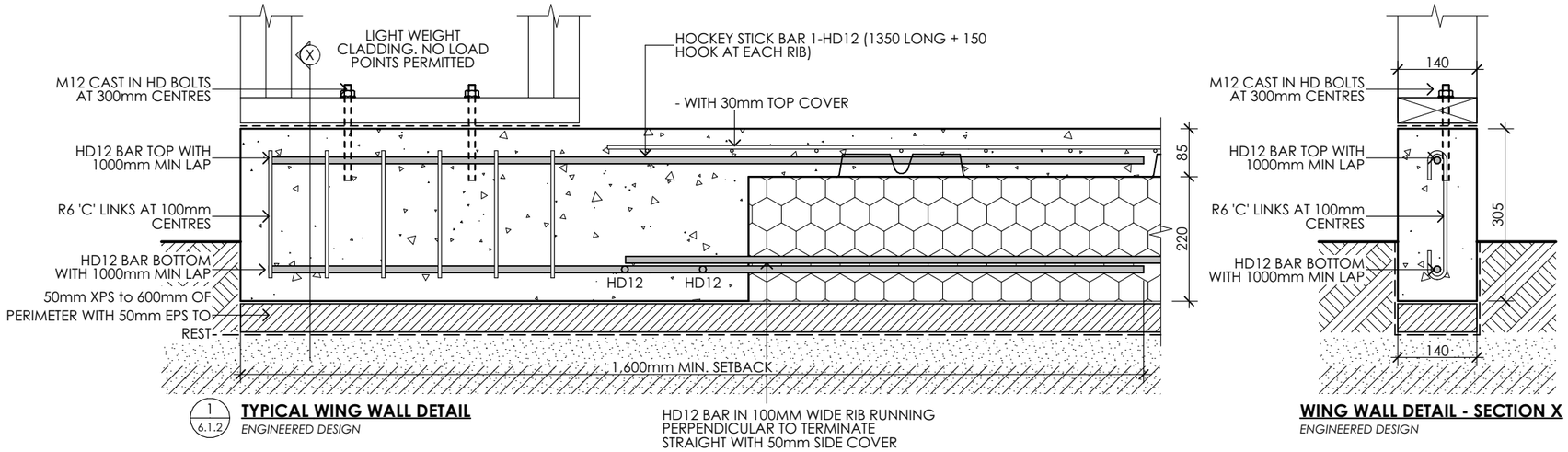
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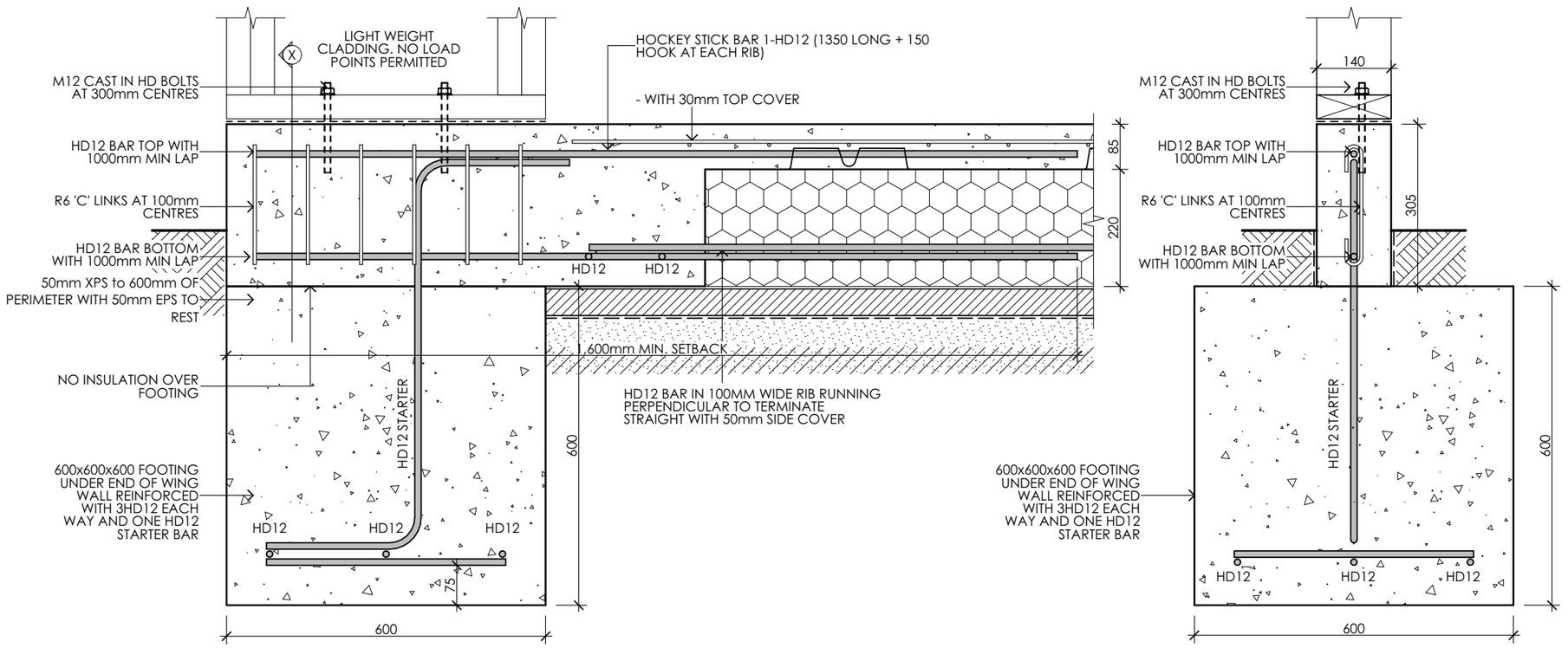


1 6.1.2 **TYPICAL WING WALL DETAIL**

ENGINEERED DESIGN

WING WALL DETAIL - SECTION X

ENGINEERED DESIGN



2 6.1.2 **WING WALL FOOTING DETAIL**

ENGINEERED DESIGN

WING WALL DETAIL - SECTION X

ENGINEERED DESIGN

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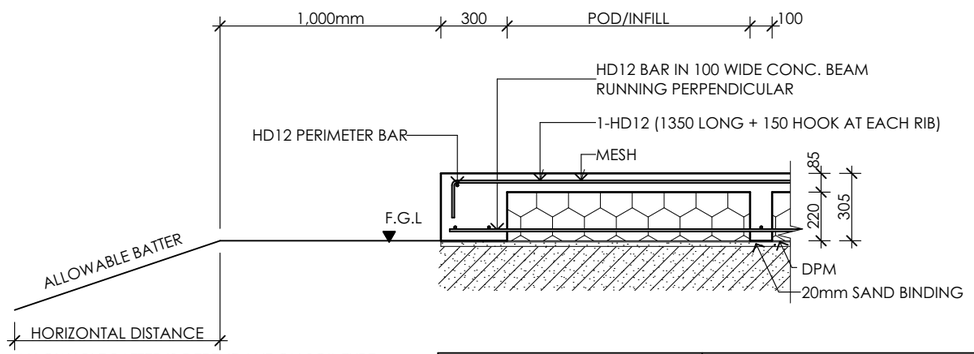
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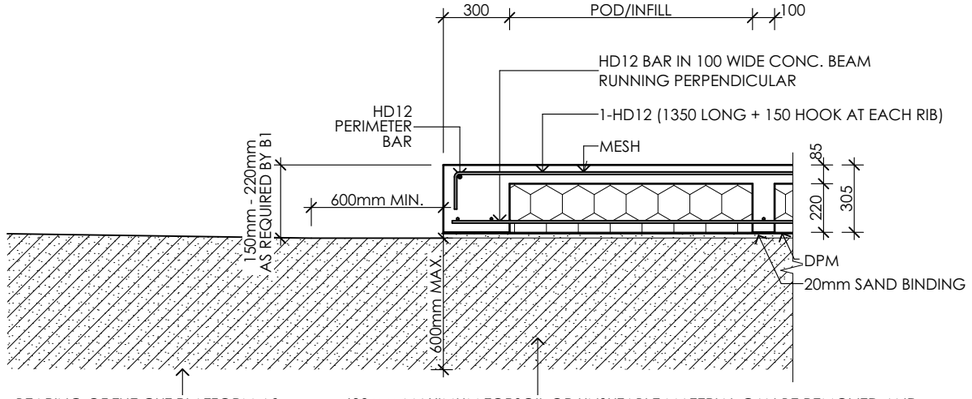


ALLOWABLE BATTER IS DEPENDANT ON SOIL TYPE OR SPECIFIC ADVICE FROM A GEOTECHNICAL ENGINEER

SOIL TYPE	VERTICAL:HORIZONTAL DISTANCE
ROCK OR COMPACTED HARDFILL	1:1
CLAY (COHESIVE SOIL)	1:2.5
SANDS (NON COHESIVE SOIL)	1:3.5

1
6.1.3

FIGURE 5
SAFE BATTERS FOR RAISED BUILDING PLATFORM
REF: FIGURE 5 SUPERSLAB TECHNICAL MANUAL



BEARING OF THE CUT PLATFORM AS PER TABLE 1.
SUBGRADE PREPARED IN ACCORDANCE WITH NZS4431

600mm MAXIMUM TOPSOIL OR UNSUTABLE MATERIAL CAN BE REMOVED AND REPLACED WITH WELL GRADED COMPACTED HARDFILL. SHOULD DEPTHS BE LARGER THE 600mm OR IF THE HARDFILL CAN NOT BE EXTENDED PASSED THE BUIDING ENVELOPE AS SHOWN, EITHER A GEOTECHNICAL ENGINEEER SHALL CERTIFY THE CUT PLATFORM AND COMPACTED SUBGRADE COMPLIES WITH 'GOOD GROUND' AS DEFINED BY THIS DOCUMENT OR SPECIFIC DESIGN CAN BE COMPLETED BY THE STRUCTURAL ENGINEER

2
6.1.3

FIGURE 6
DEEP TOP SOIL SUBGRADE LIMITATIONS
REF: FIGURE 6 SUPERSLAB TECHNICAL MANUAL

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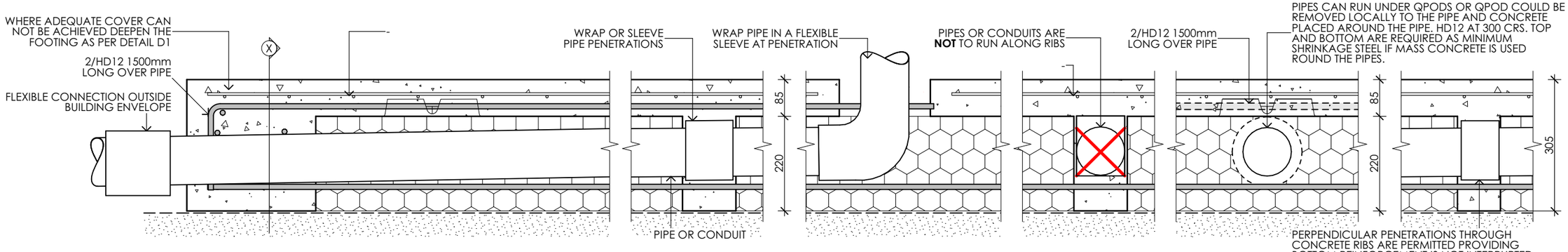
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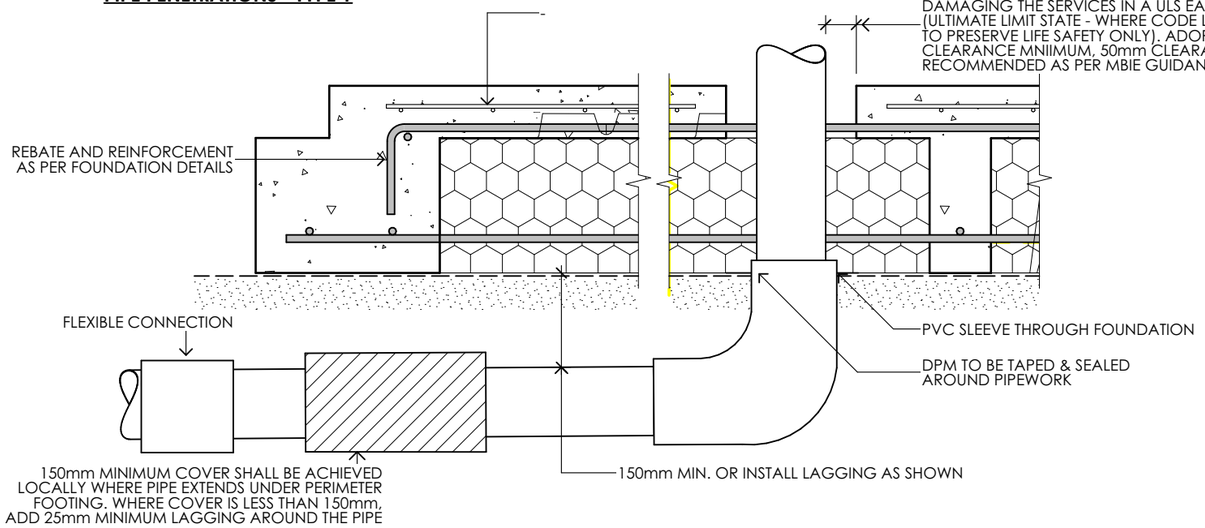
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1/4.1

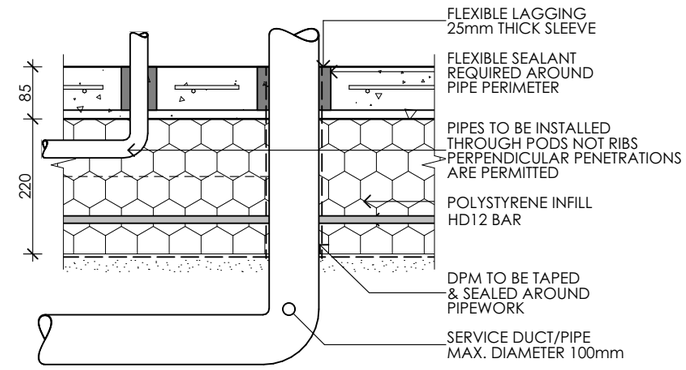
1/6.1.4 PIPE PENETRATION DETAILS FOR HIGH SEISMIC ZONES
REFER TO MBIE GUIDELINES SECTION A FIGURE S14 & S15 AND BUILDING CODE CLAUSE G13



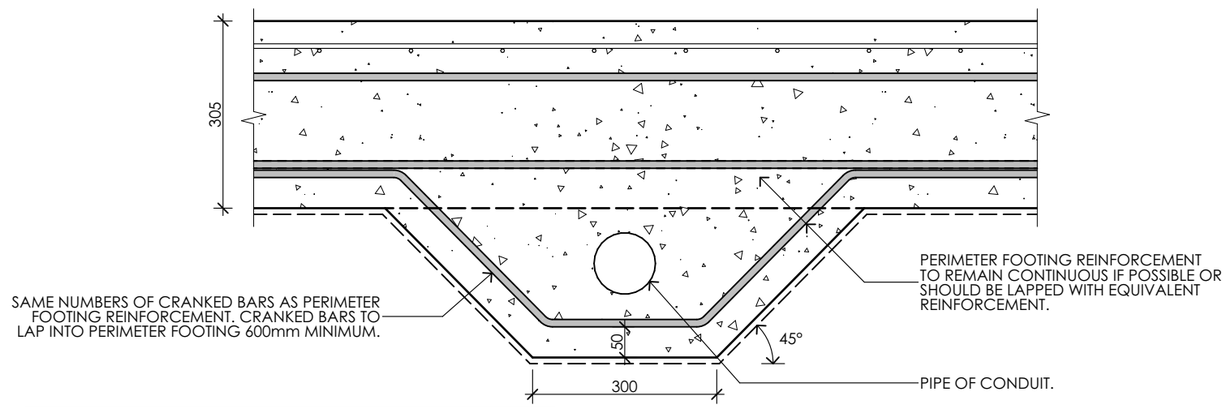
PIPE PENETRATIONS - TYPE 1



CROSS SECTION X

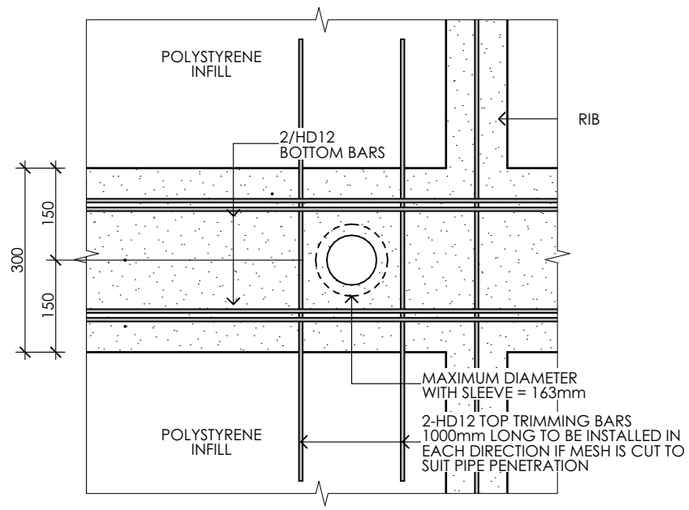


PIPE PENETRATIONS - TYPE 2



DETAIL D1 - TYPICAL DEPPEND EDGE PENETRATION DETAIL FOR TYPE 1 WHERE PIPES CLASH WITH BOTTOM REINFORCEMENT TO BE EXTENDED AS REQUIRED BACK INTO THE SLAB. (112.5mm DIAMETER MAX.)

2/6.1.4 TYPICAL SERVICES PENETRATIONS DETAIL
REF: FIGURE 11 SUPERSLAB TECHNICAL MANUAL



3/6.1.4 TYPICAL PENETRATION IN LOAD BEARING THICKENING - PIPE CENTRAL
REF: FIGURE 12 SUPERSLAB TECHNICAL MANUAL

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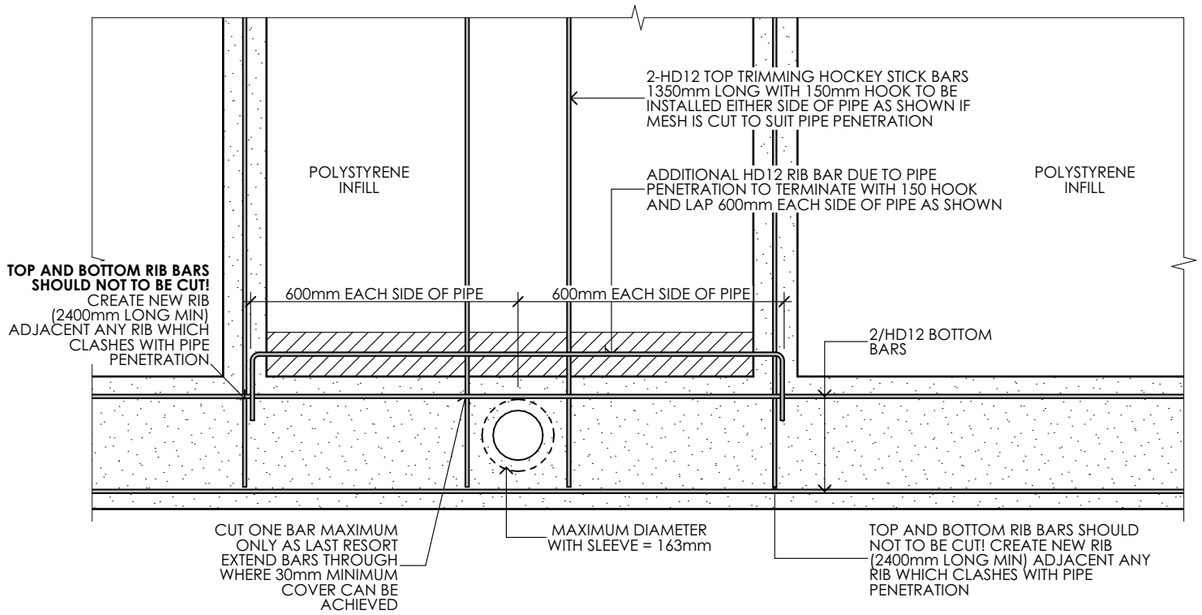
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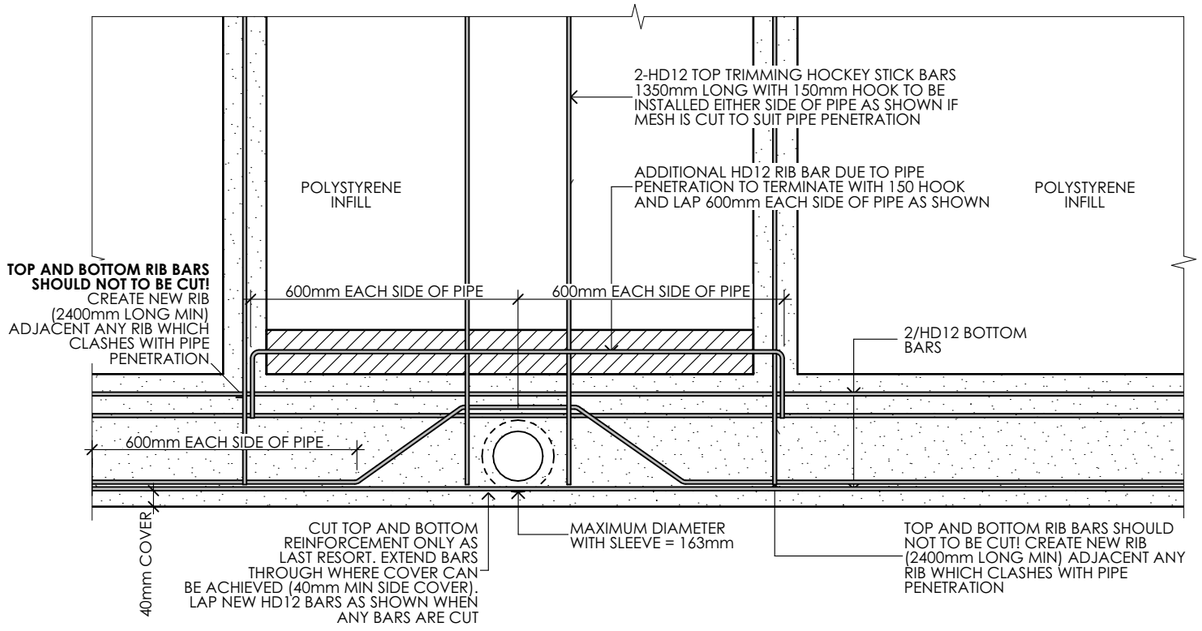
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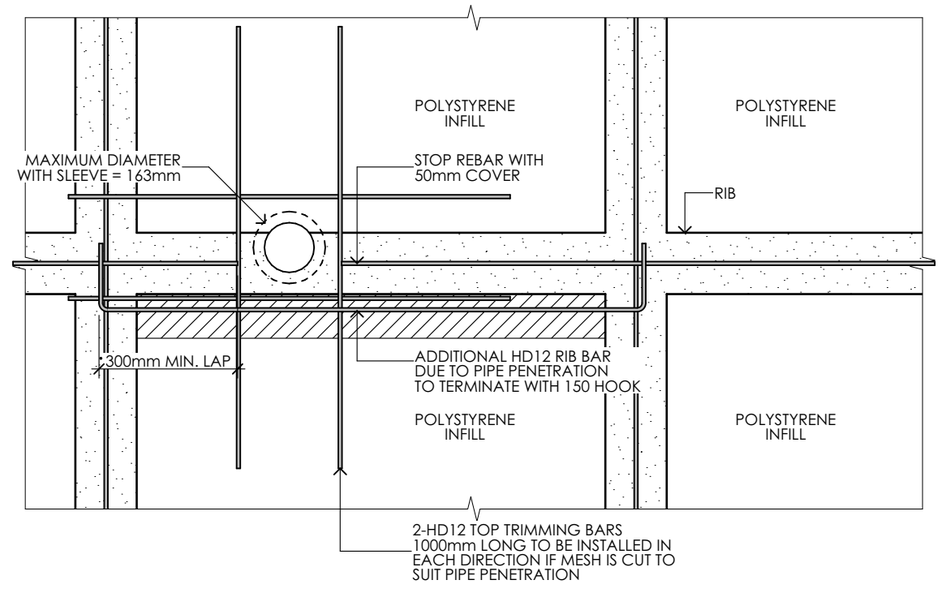


1 / 6.1.5 **TYPICAL SERVICES THROUGH PERIMETER FOOTING**
REF: FIGURE 10 SUPERSLAB TECHNICAL MANUAL

OR

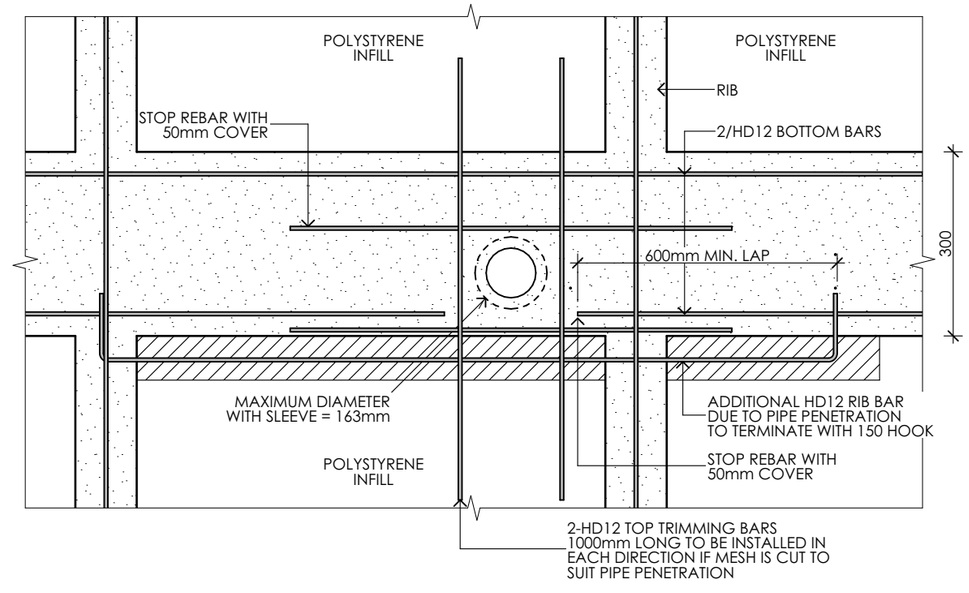


2 / 6.1.5 **TYPICAL SERVICES THROUGH PERIMETER FOOTING**
REF: FIGURE 10 SUPERSLAB TECHNICAL MANUAL



3 / 6.1.5 **TYPICAL SERVICES THROUGH RIBS**
REF: FIGURE 12 SUPERSLAB TECHNICAL MANUAL

OR



4 / 6.1.5 **TYPICAL PENETRATION IN LOAD BEARING THICKENING - PIPE NOT CENTRAL**
REF: FIGURE 12 SUPERSLAB TECHNICAL MANUAL

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JAMES & NATALIE ANDREWS

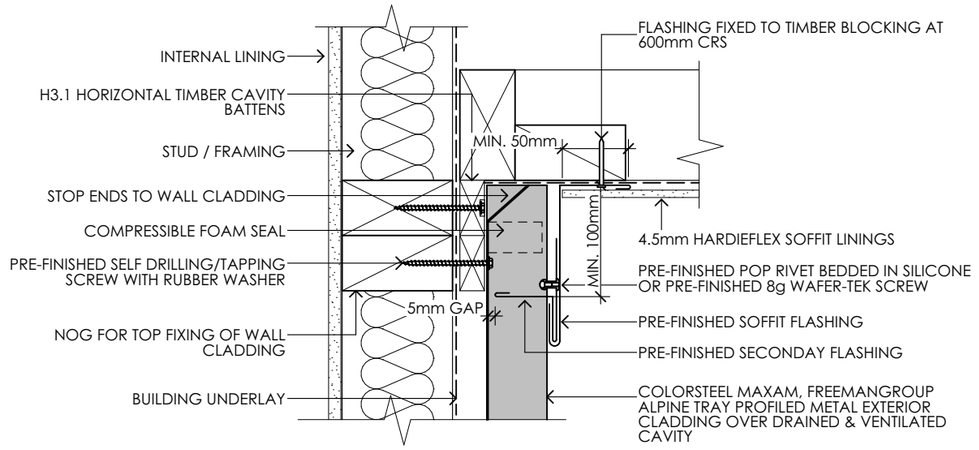
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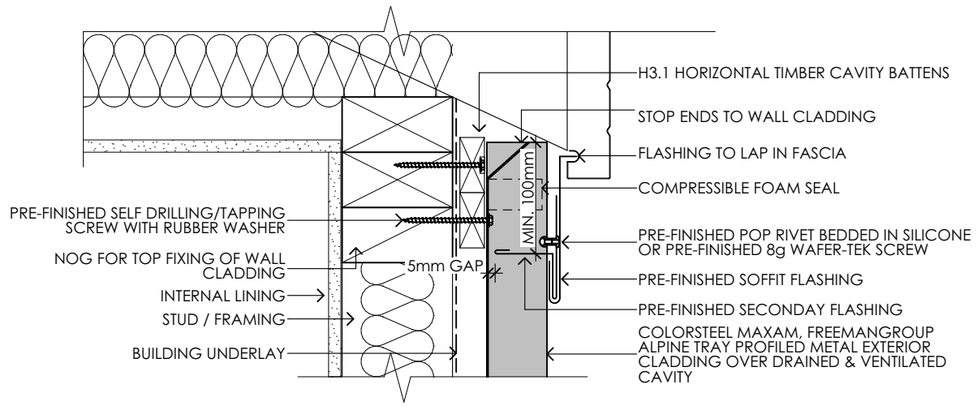
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CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

FOUNDATION DETAILS

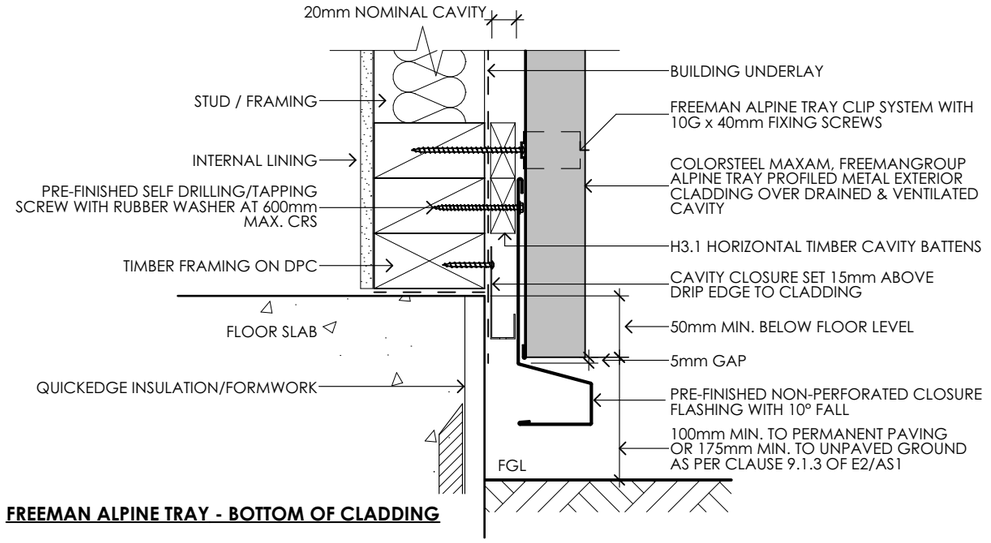
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PROJECT STATUS :	PRECONSENT
DATE :	2/02/2026
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SHEET NUMBER :	6.1.5



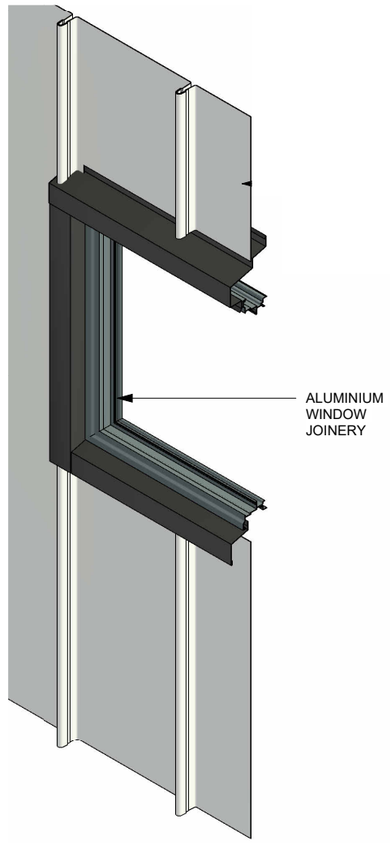
FREEMAN ALPINE TRAY - WALL TO HARDIEFLEX SOFFIT JUNCTION

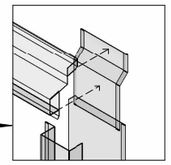


FREEMAN ALPINE TRAY - WALL TO HARDIEFLEX FLUSH SOFFIT JUNCTION

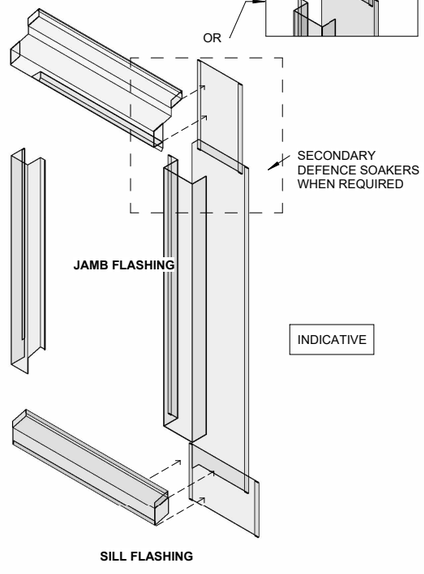


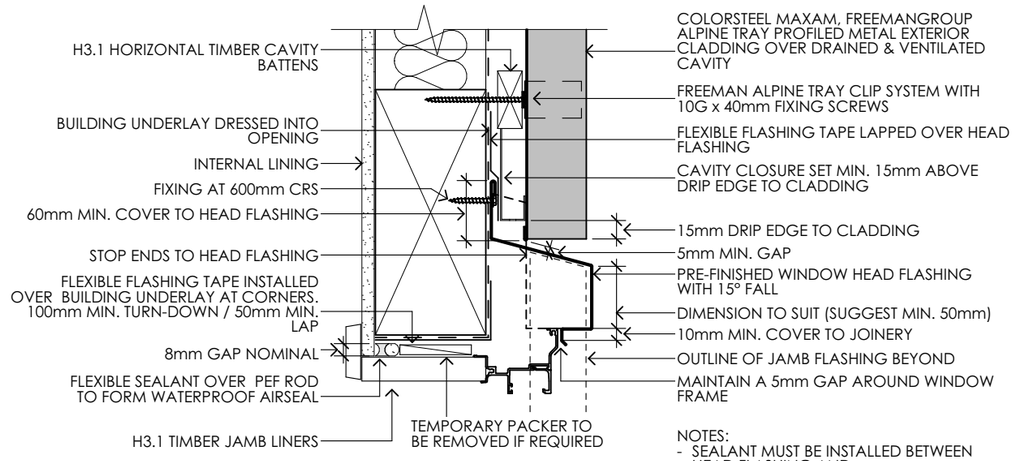
FREEMAN ALPINE TRAY - BOTTOM OF CLADDING





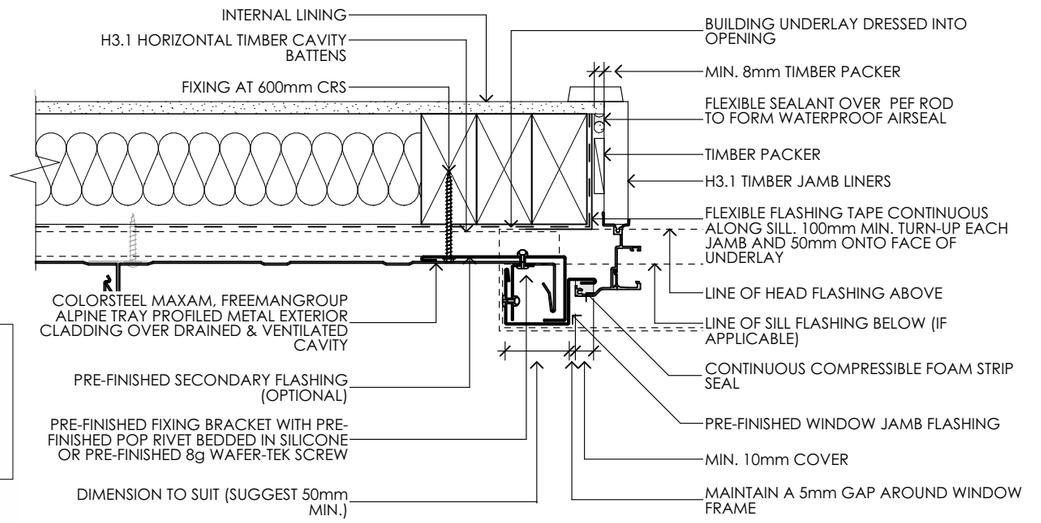
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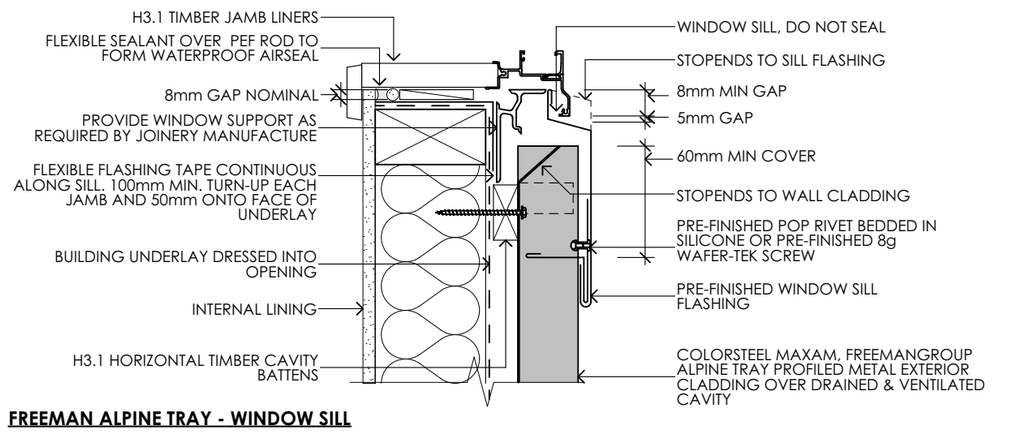


NOTES:
- SEALANT MUST BE INSTALLED BETWEEN HEAD FLASHING AND JOINERY TRIM IN VH AND EH WIND ZONES AND SED PRESSURES

FREEMAN ALPINE TRAY - DOOR / WINDOW HEAD



FREEMAN ALPINE TRAY - DOOR / WINDOW JAMB



FREEMAN ALPINE TRAY - WINDOW SILL

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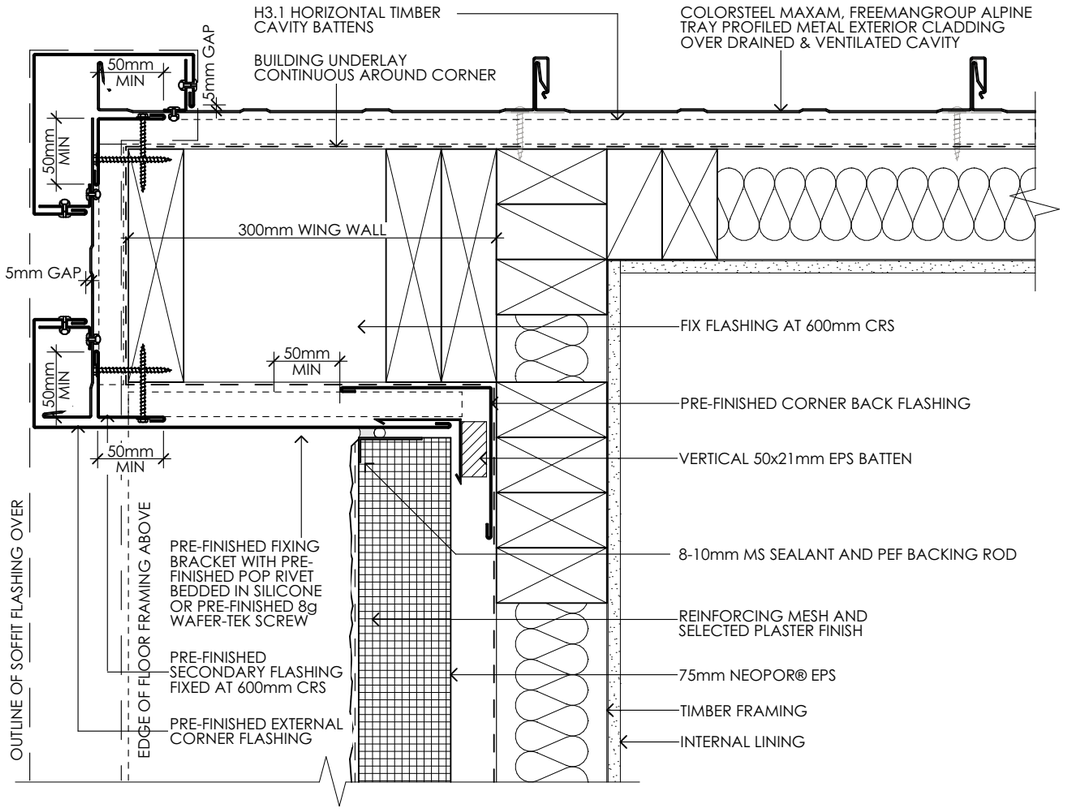
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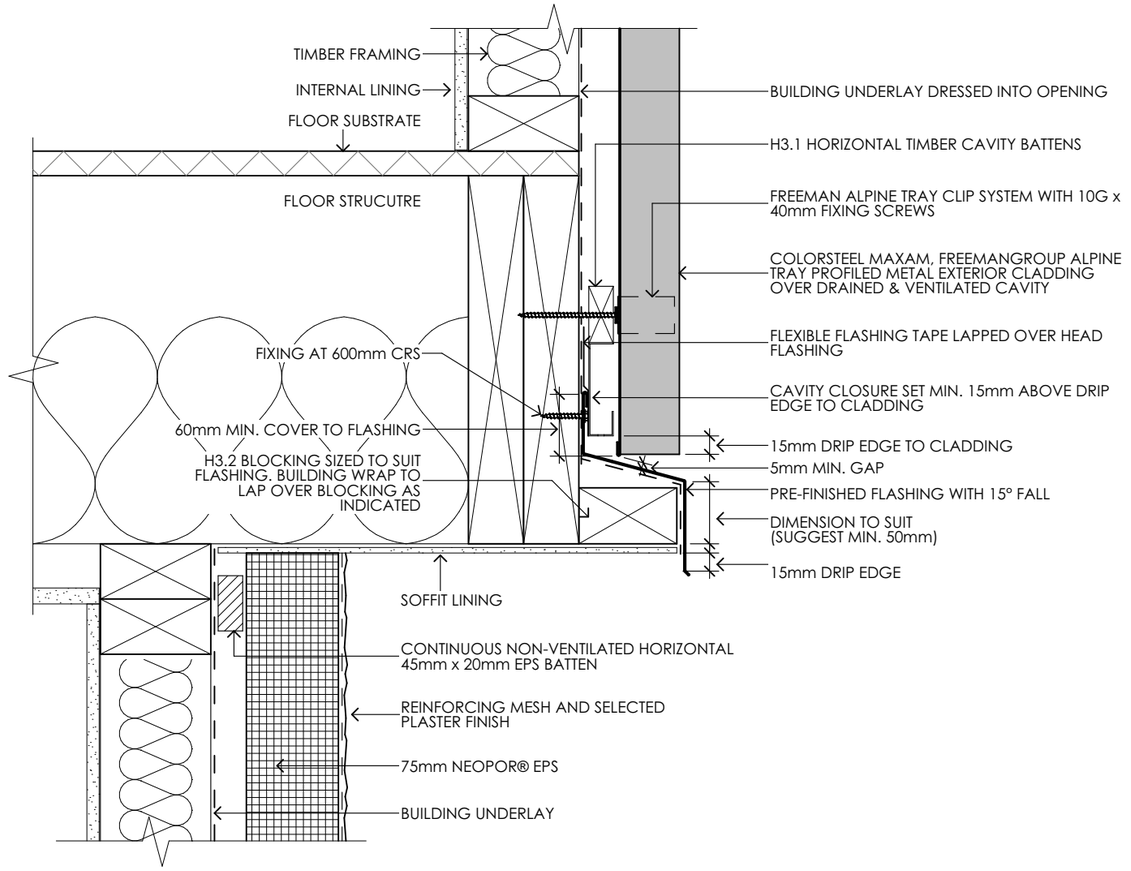
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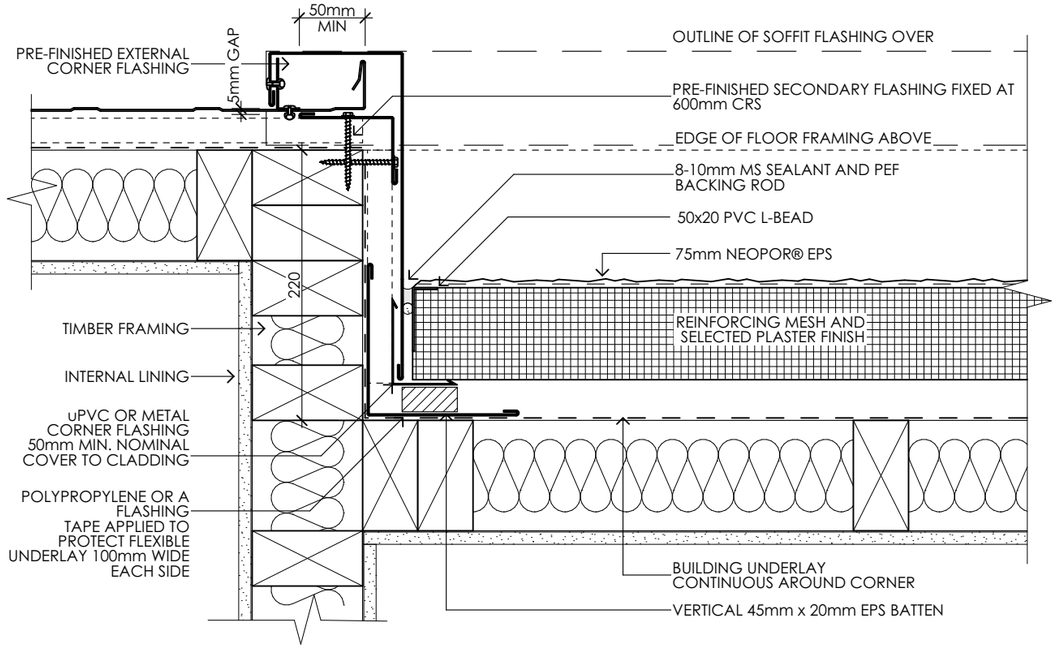
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CONSULTANT:	D.TURNBULL	PROJECT STATUS :	PRECONSENT
BRANCH:	QUEENSTOWN	DATE : 2/02/2026	REVISION : REV. PC
		SCALE :	1:5 AT A3
CLADDING DETAILS		SHEET NUMBER :	6.2.1



WING WALL FLASHING AND FREEMAN ALPINE TRAY VERTICAL CLADDING TO EZPANEL



THERMASHELL EXTERIOR CLADDING SYSTEM - WALL TO SOFFIT JUNCTION

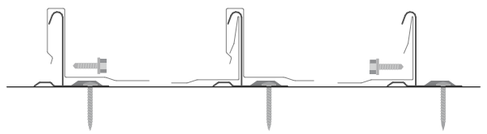


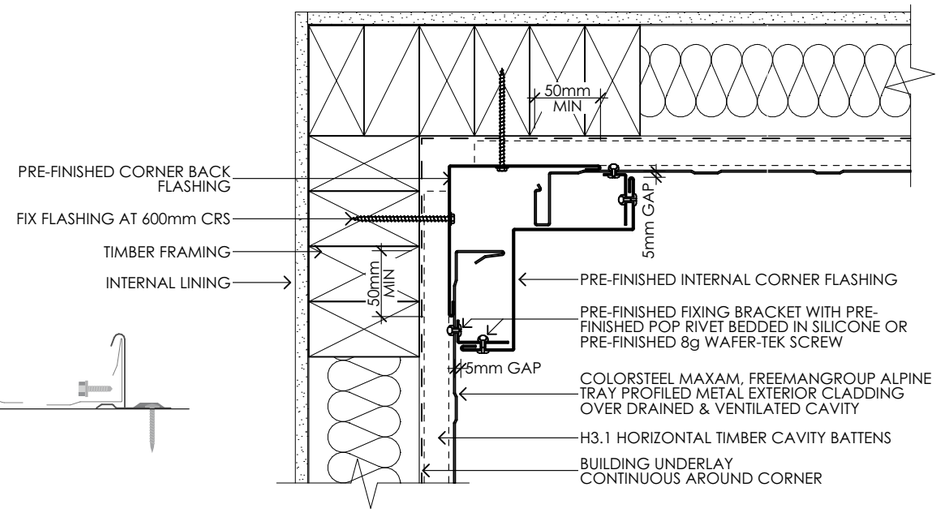
FREEMAN ALPINE TRAY - EXTERNAL AND INTERNAL CORNER

FIXING TO TIMBER: USE 10 X 40MM, SQUARE DRIVE, WAFER-HEAD TIMBER SCREW PER CLIP. CLIPS ARE AT EVERY SHEET OVERLAP AND EDGE AT TIMBER SUPPORTS.

TO AVOID DAMAGE TO THE SHEETING WALK OVER PURLINS.

WEAR RUBBER-SOLED SHOES AND WALK IN THE PANS. DO NOT WALK DIRECTLY ON END SPANS PURLINS.





FREEMAN ALPINE TRAY - INTERNAL CORNER

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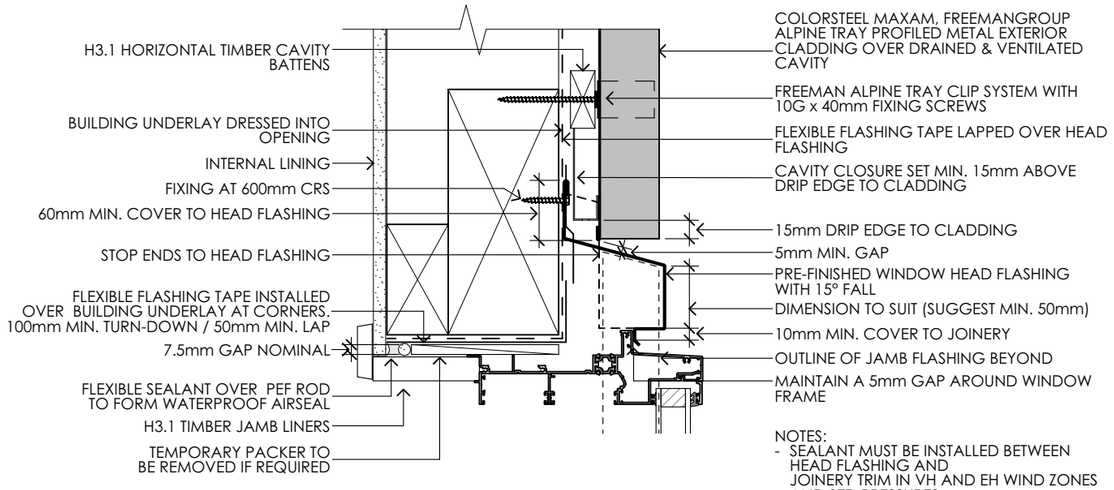
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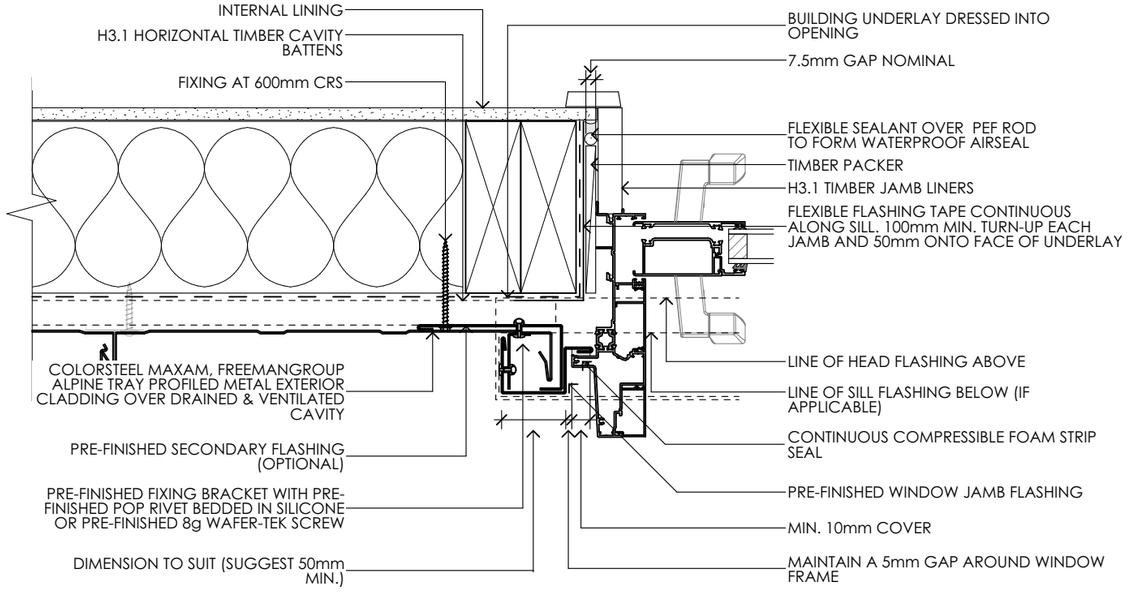
DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

CLADDING DETAILS

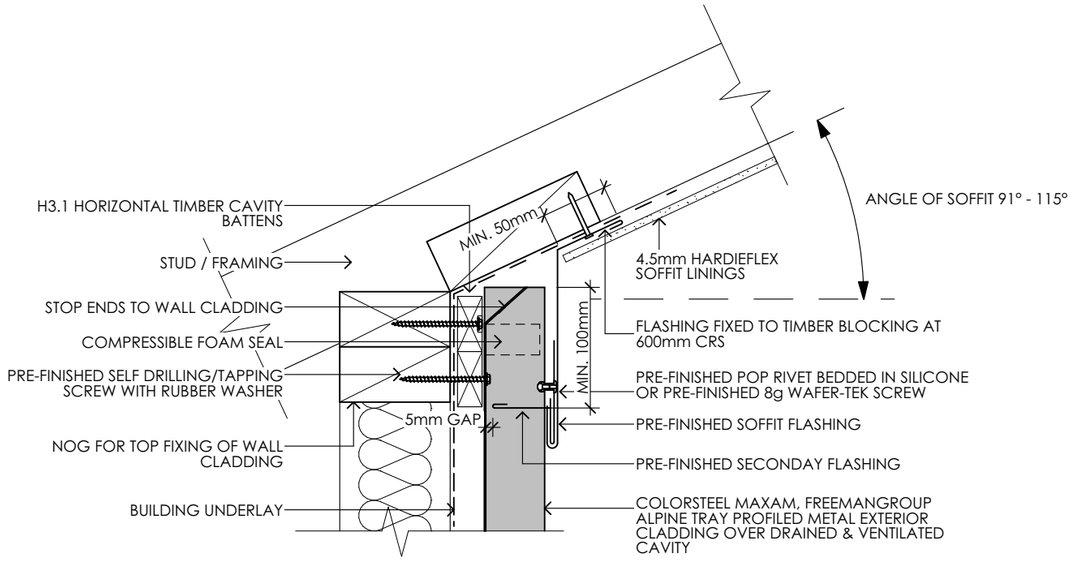
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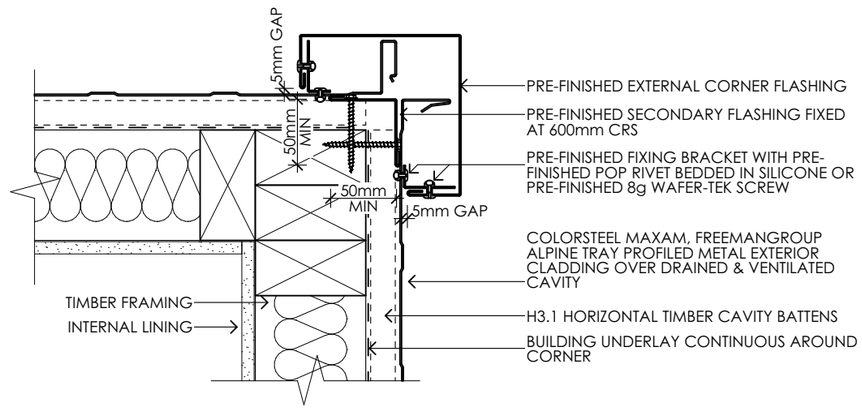
ALPINE TRAY - SLIDING DOOR HEAD DETAIL



ALPINE TRAY - SLIDING DOOR JAMB DETAIL



FREEMAN ALPINE TRAY - SLOPING SOFFIT TO WALL JUNCTION



FREEMAN ALPINE TRAY - EXTERNAL CORNER

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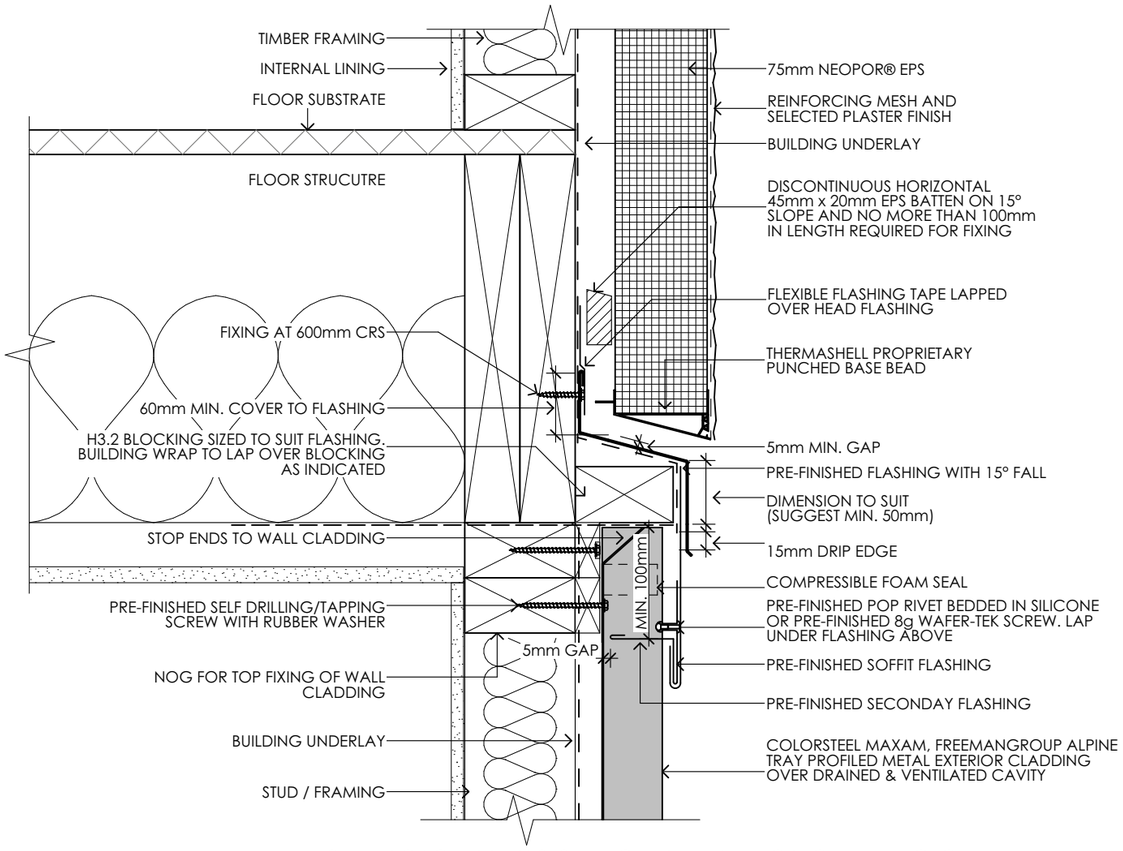
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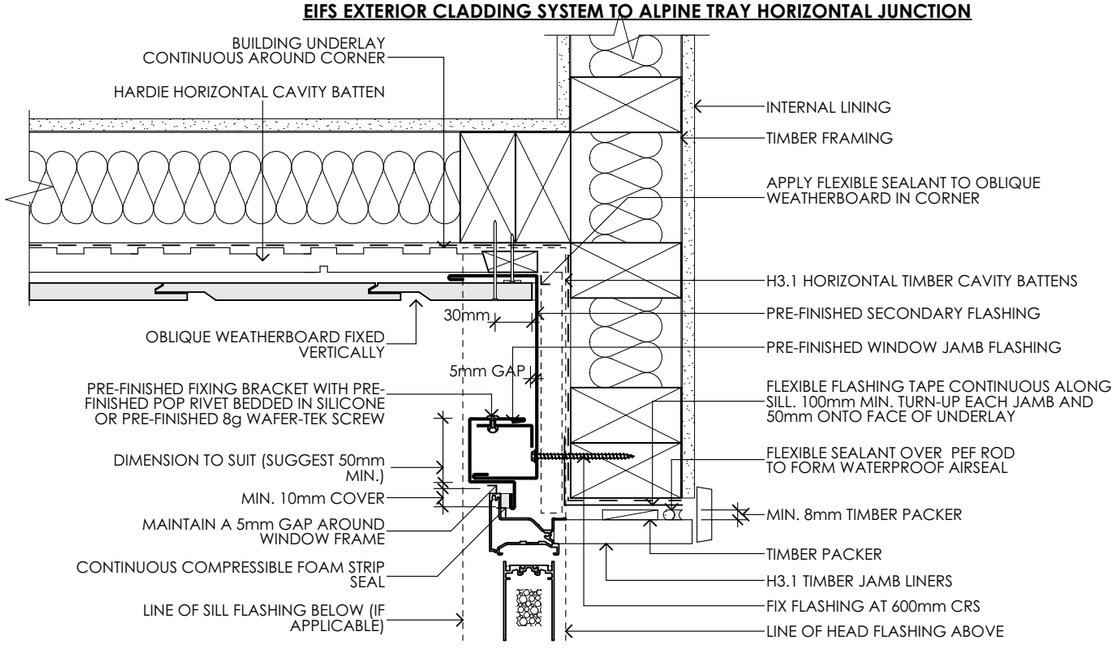
DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

CLADDING DETAILS

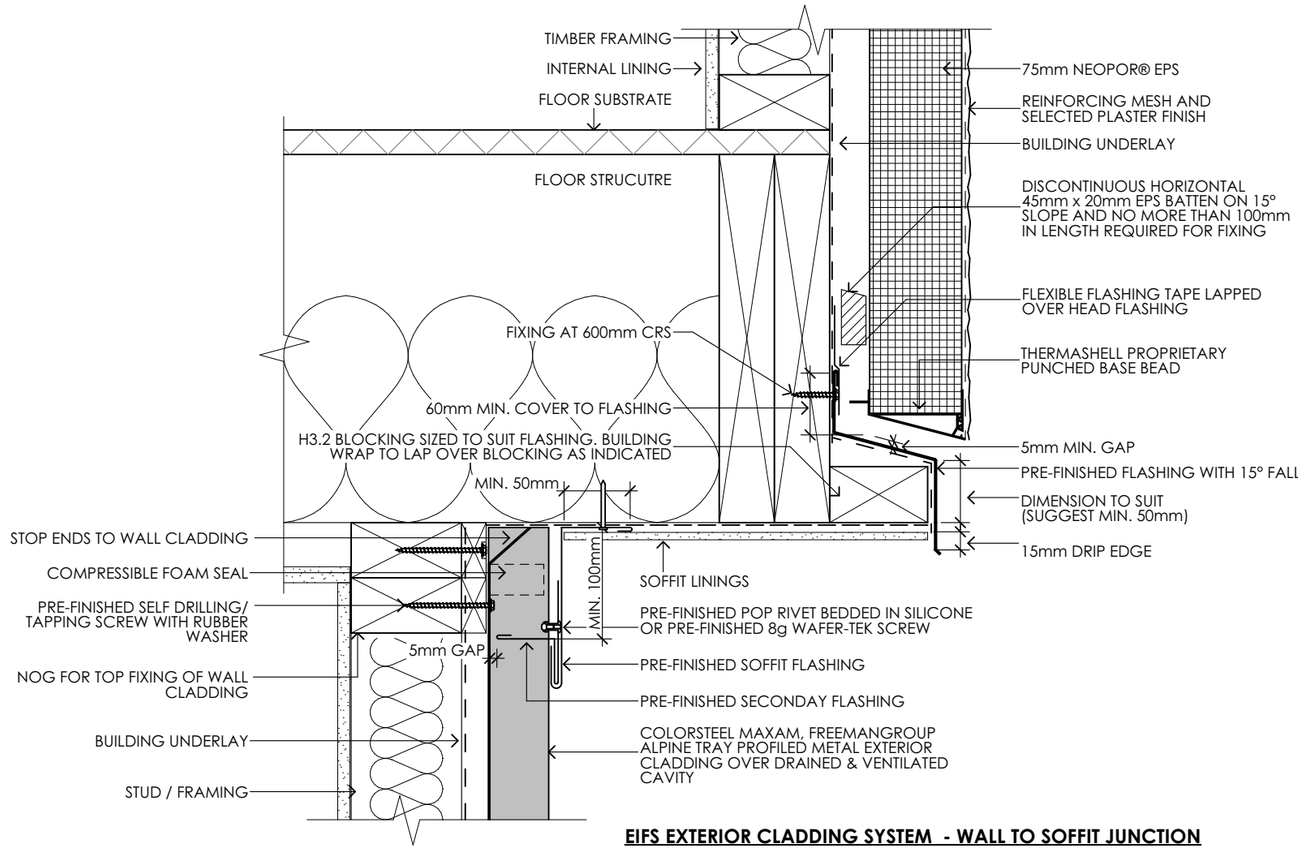
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SHEET NUMBER :	6.2.3



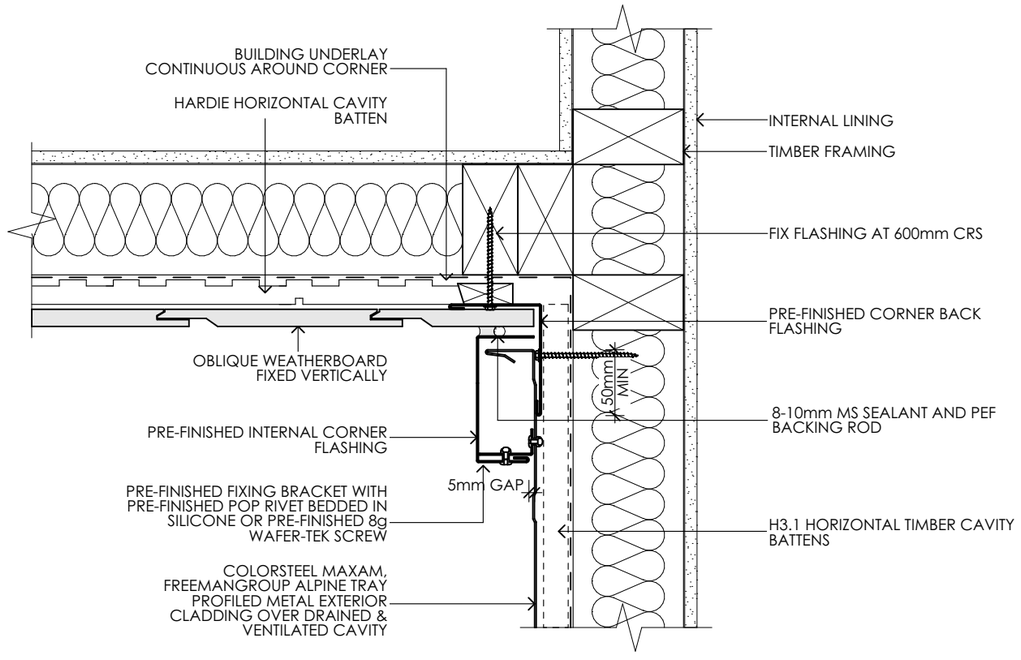
EIFS EXTERIOR CLADDING SYSTEM TO ALPINE TRAY HORIZONTAL JUNCTION



ALPINE TRAY INTERNAL CORNER WITH ENTRY DOOR JAMB DETAIL



EIFS EXTERIOR CLADDING SYSTEM - WALL TO SOFFIT JUNCTION



OBLIQUE WEATHERBOARD & ALPINE TRAY INTERNAL CORNER DETAIL

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CLIENT SIGNATURE / DATE :

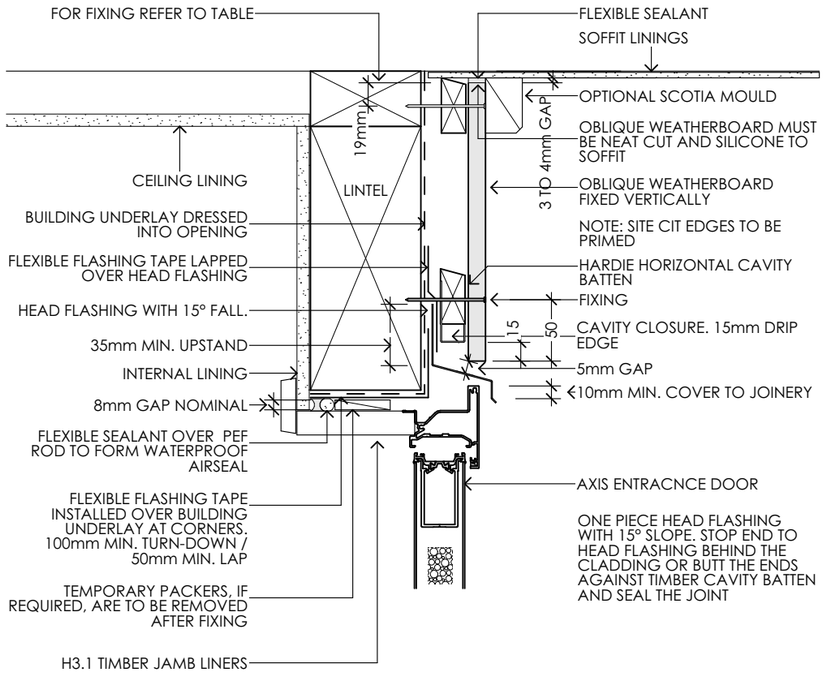
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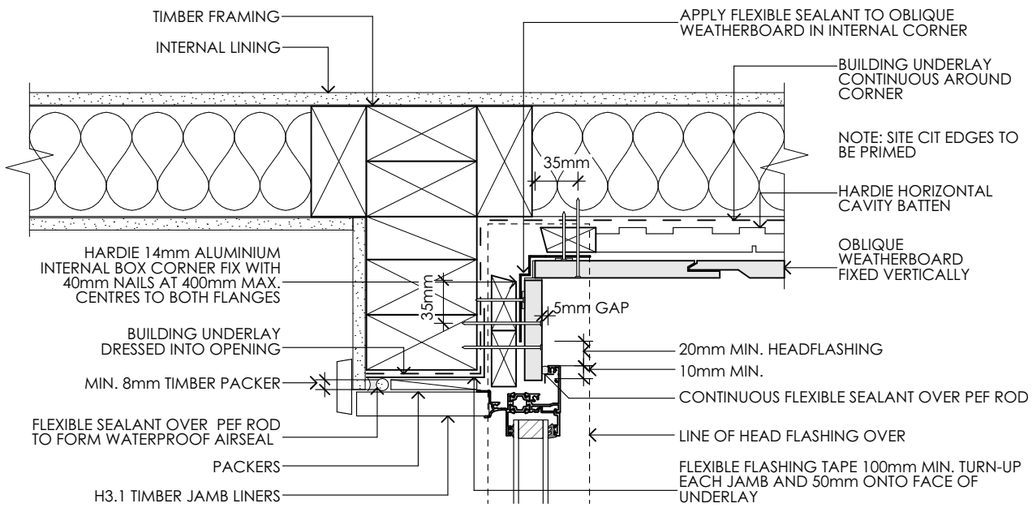
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CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

CLADDING DETAILS

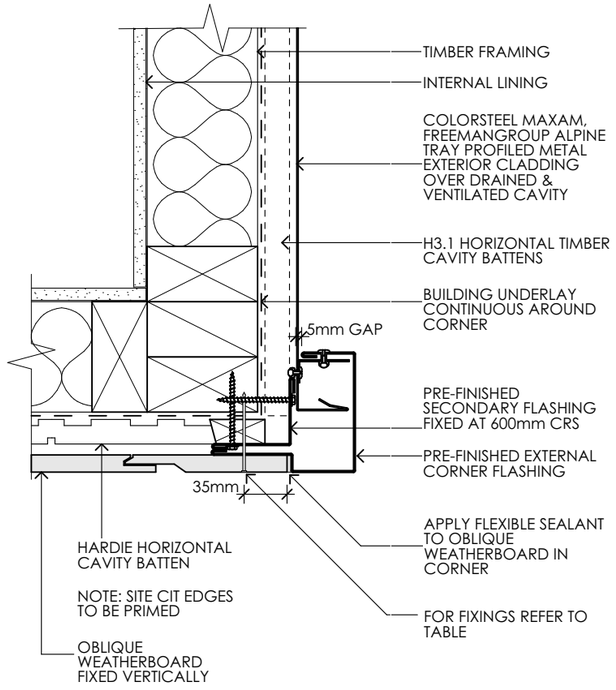
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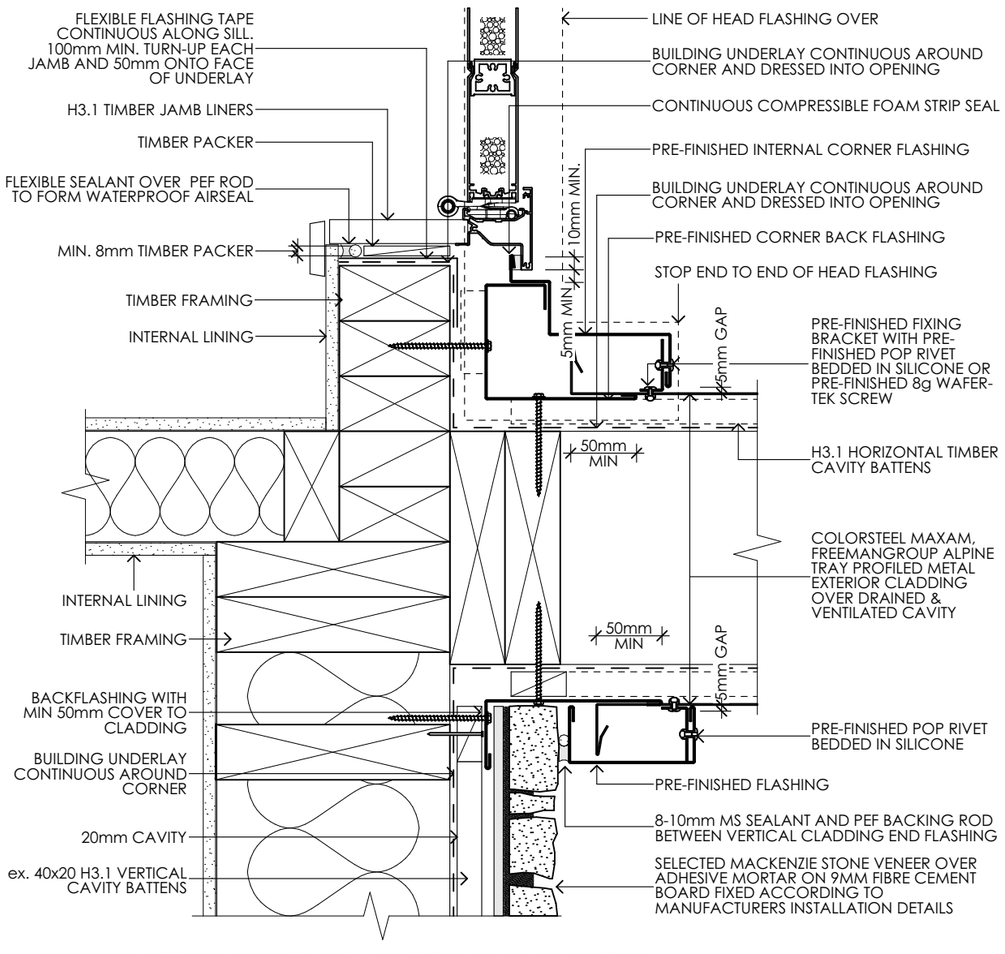
OBLIQUE WEATHERBOARD 14mm VERTICAL CLADDING - AXIS ENTRY DOOR HEAD DETAIL



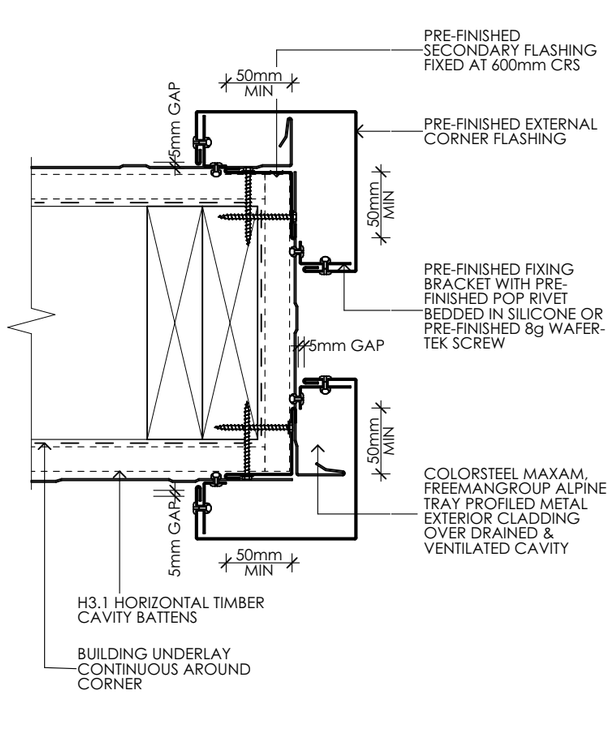
OBLIQUE WEATHERBOARD 14mm VERTICAL CLADDING - AXIS ENTRY DOOR JAMB DETAIL



OBLIQUE WEATHERBOARD TO VERTICAL METAL TRANSITION DETAIL



SHIST WALL INTERNAL CORNER AND AXIS ENTRY DOOR JAMB DETAIL



FREEMAN ALPINE TRAY - WING WALL DETAIL

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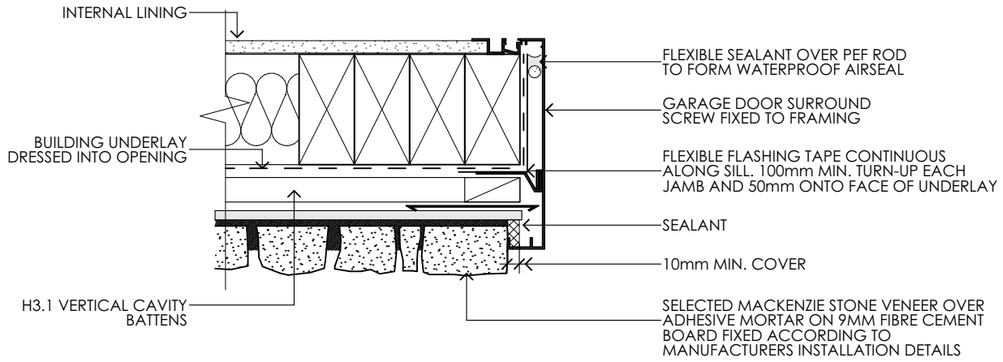
CLASSIC BUILDERS DESIGN AND BUILD	
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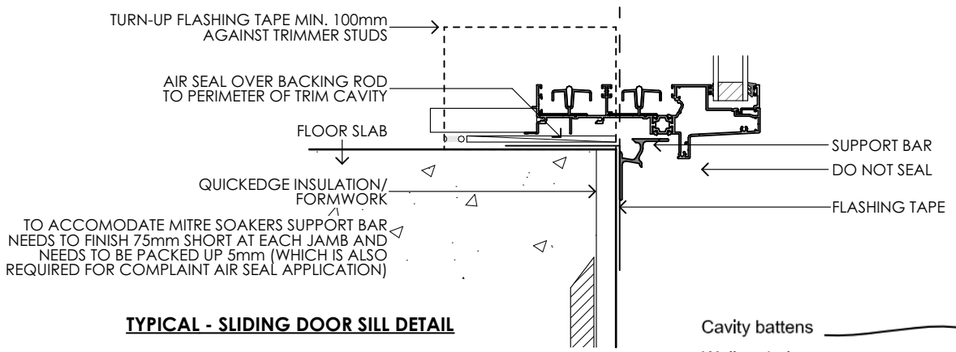
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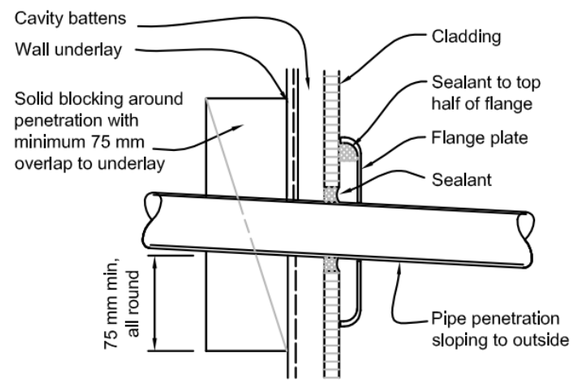
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CONSULTANT:	D.TURNBULL	PROJECT STATUS :	PRECONSENT
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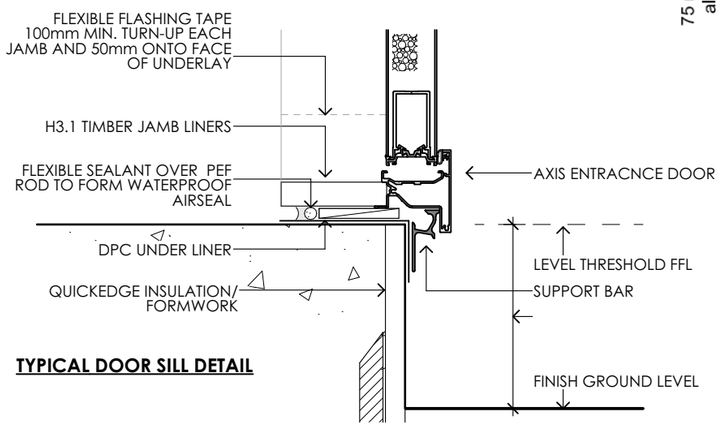
SHIST GARAGE DOOR JAMB DETAIL



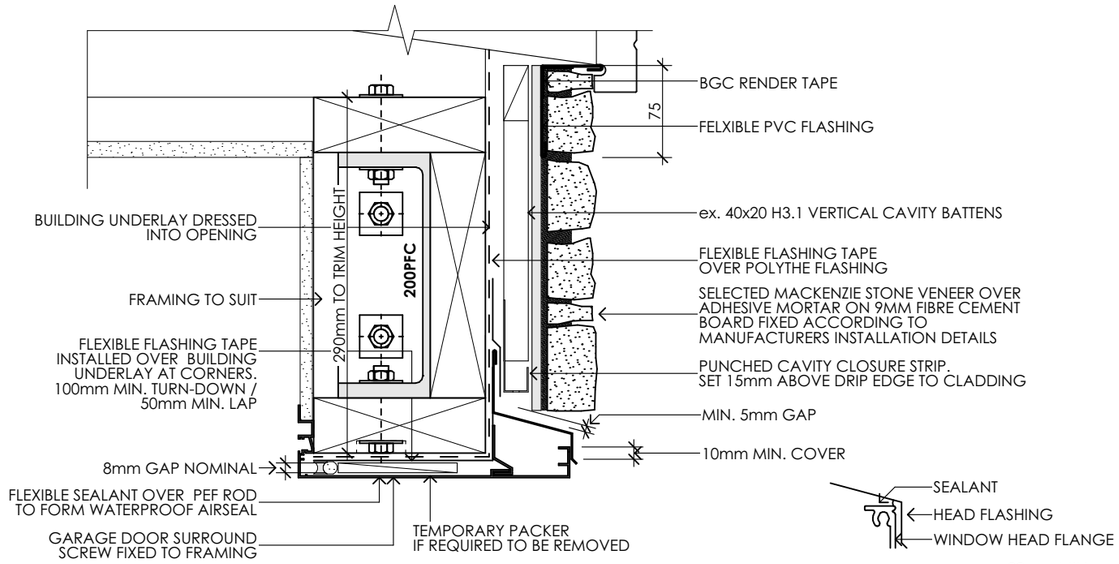
TYPICAL - SLIDING DOOR SILL DETAIL



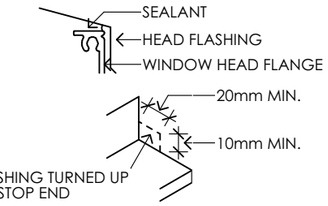
TYPICAL PIPE PENETRATION DETAIL

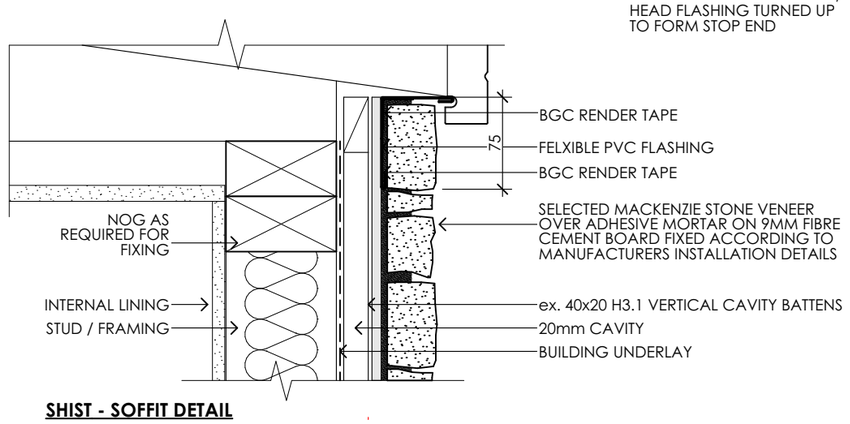


TYPICAL DOOR SILL DETAIL

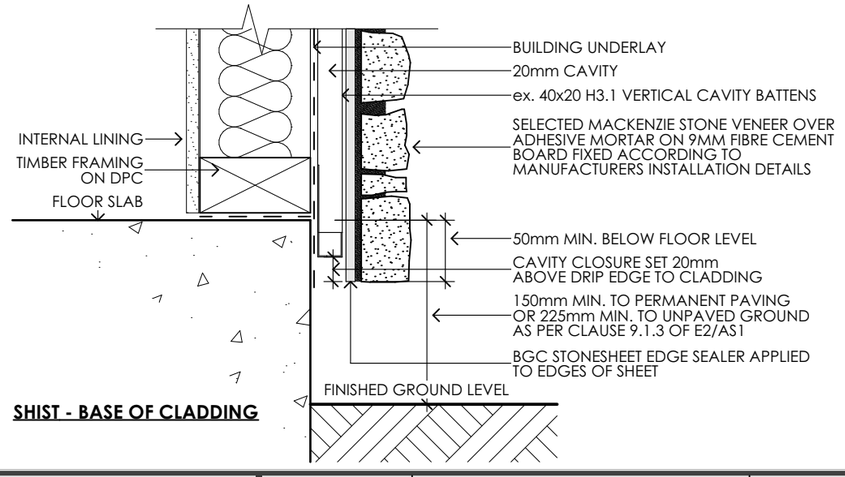


SCHIST PFC LINTEL / GARAGE DOOR HEAD DETAIL





SHIST - SOFFIT DETAIL



SHIST - BASE OF CLADDING

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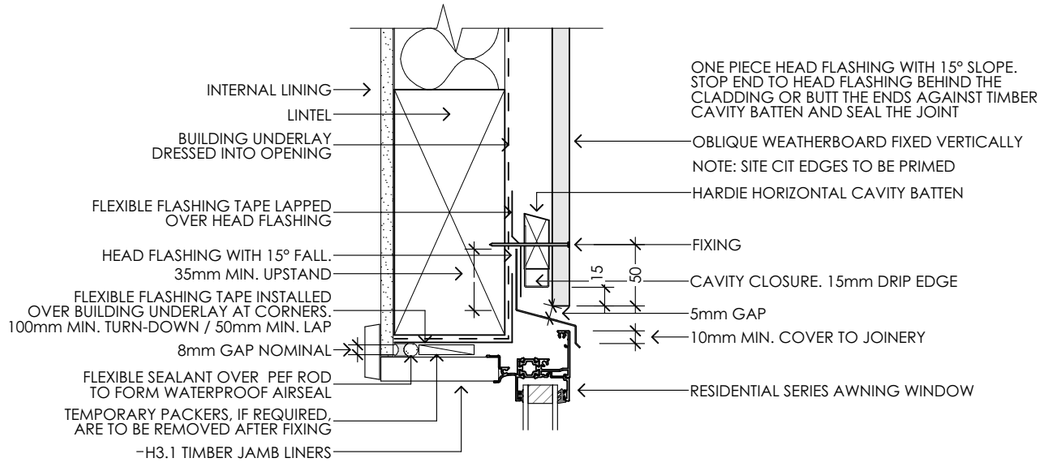
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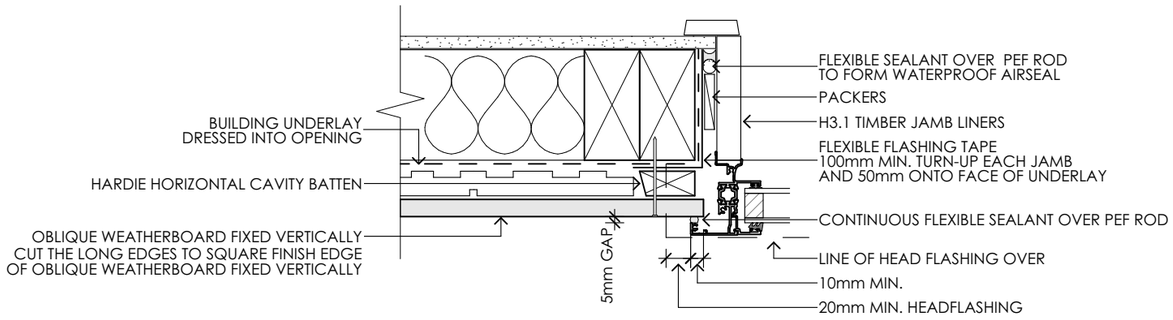
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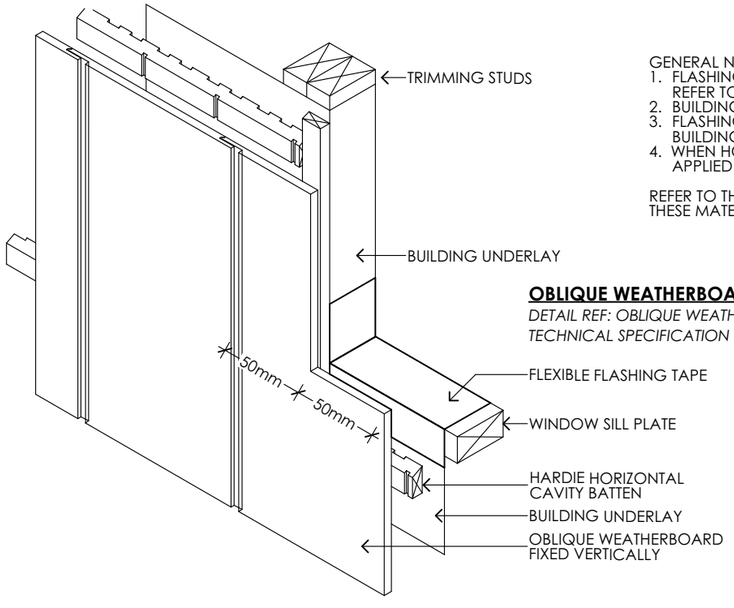
OBLIQUE WEATHERBOARD 14mm VERTICAL CLADDING - DOOR / WINDOW HEAD

DETAIL REF: OBLIQUE WEATHERBOARD 14mm VERTICAL INSTALLATION TECHNICAL SPECIFICATION OCT.2022. FIGURE 19



OBLIQUE WEATHERBOARD 14mm VERTICAL CLADDING - DOOR / WINDOW JAMB

DETAIL REF: OBLIQUE WEATHERBOARD 14mm VERTICAL INSTALLATION TECHNICAL SPECIFICATION OCT.2022. FIGURE 17



GENERAL NOTES FOR MATERIALS SELECTION
1. FLASHING MATERIALS MUST BE SELECTED BASED ON ENVIRONMENTAL EXPOSURE, REFER TO NZS 3604 & TABLE 20 OF NZBC CLAUSE E2/AS1.
2. BUILDING UNDERLAY MUST COMPLY WITH ACCEPTABLE SOLUTION E2/AS1.
3. FLASHING TAPE MUST HAVE PROVEN COMPATIBILITY WITH THE SELECTED BUILDING WRAP AND OTHER MATERIALS WITH WHICH IT COMES INTO CONTACT.
4. WHEN HOMERAB PRE-CLADDING/RAB BOARD IS USED FLASHING TAPE TO BE APPLIED TO THE ENTIRE OPENING.

REFER TO THE MANUFACTURES OR SUPPLIER FOR TECHNICAL INFORMATION FOR THESE MATERIALS

OBLIQUE WEATHERBOARD 14mm VERTICAL CLADDING - JAMB SILL

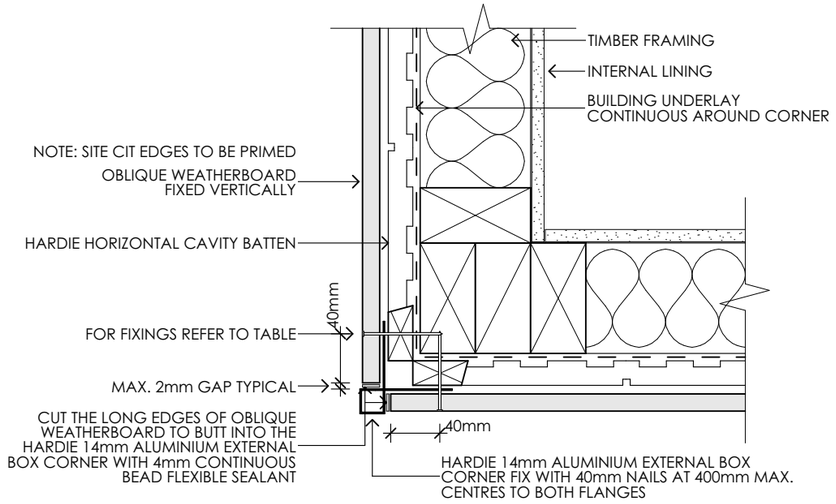
DETAIL REF: OBLIQUE WEATHERBOARD 14mm VERTICAL INSTALLATION TECHNICAL SPECIFICATION OCT.2022. FIGURE 17

NOTE:
SEAL SITE CUT EDGES PRIOR TO INSTALLATION.
WINDOW FRAME OMITTED FOR CLARITY

FLASHING TAPE LAP REQUIREMENTS AS PER E2/AS1.
MIN. 100mm TURNED DOWN
MIN. 100mm TURNED UP
MIN. 50mm TURNED OUT (FROM WALL)
MAX. 100mm TURNED OUT (FROM SILL SUPPORT BAR)
MIN. 50mm LAP

ENSURE FLASHING TAPES ARE LAPPED BY MIN. 100mm WHEN JOINING.

FLASHING TAPES MUST BE INSTALLED TO MEET THE REQUIREMENTS OF TAPE MANUFACTURE.

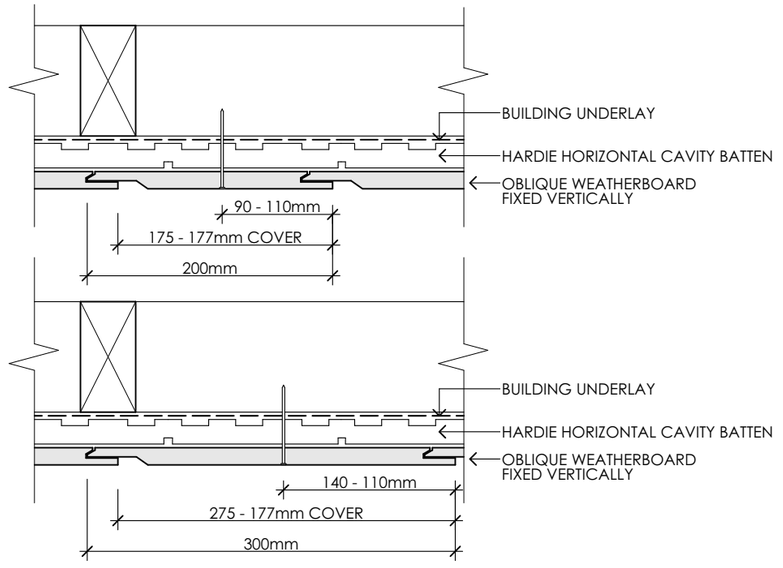


OBLIQUE WEATHERBOARD 14mm VERTICAL CLADDING - EXT. ALUMINIUM BOX CORNER DETAIL

DETAIL REF: OBLIQUE WEATHERBOARD 14mm VERTICAL INSTALLATION TECHNICAL SPECIFICATION OCT.2022. FIGURE 8

FASTENER - SIZE AND LAYOUT

OBLIQUE WEATHERBOARD OVER FLEXIBLE UNDERLAY UP TO AND INCLUDING VH WIND ZONES		
OBLIQUE WEATHERBOARD 200	FIX ONE NAIL 100mm FROM BOTTOM EDGE OF BOARD PER NOG/ PLATE. REFER FIGURE 4	65x2.87mm D HEAD OR 65x2.87mm ROUNDRIVE RING SHANK NAILS OR 75x3.15mm HARDIE FLEX NAILS
OBLIQUE WEATHERBOARD 300	FIX ONE NAIL 150mm FROM BOTTOM EDGE OF BOARD PER NOG/ PLATE. REFER FIGURE 4	65x2.87mm D HEAD OR 65x2.87mm ROUNDRIVE RING SHANK NAILS



OBLIQUE WEATHERBOARD 14mm VERTICAL CLADDING - FIXING UP TO VH WIND ZONE

DETAIL REF: OBLIQUE WEATHERBOARD 14mm VERTICAL INSTALLATION TECHNICAL SPECIFICATION OCT 2022. FIGURE 4

NOG SPACINGS:
- UP TO VH WIND ZONE SHALL HAVE NOGS SPACED AT 600mm CRS. MAX.
- EH AND SED WIND ZONES SHALL HAVE NOGS SPCAED AT 400mm CRS. MAX.

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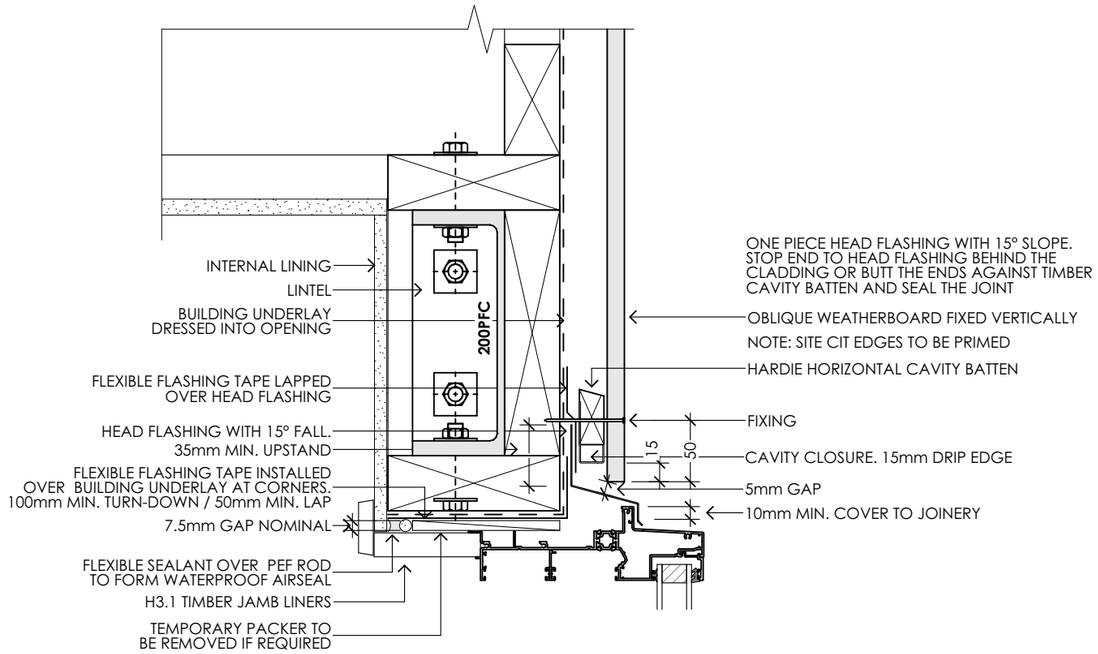
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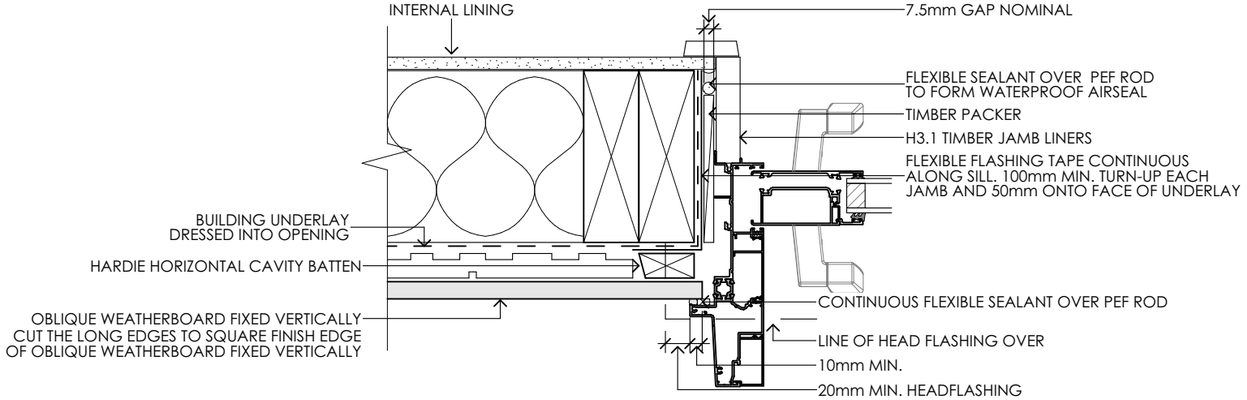
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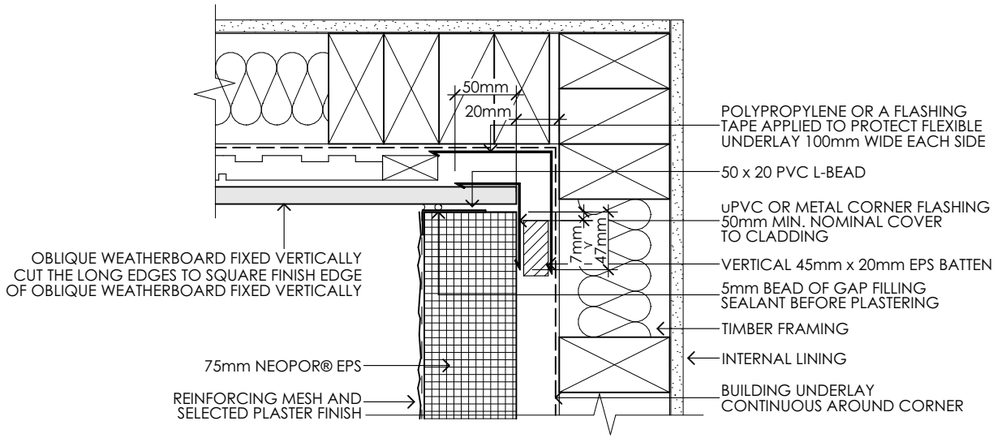
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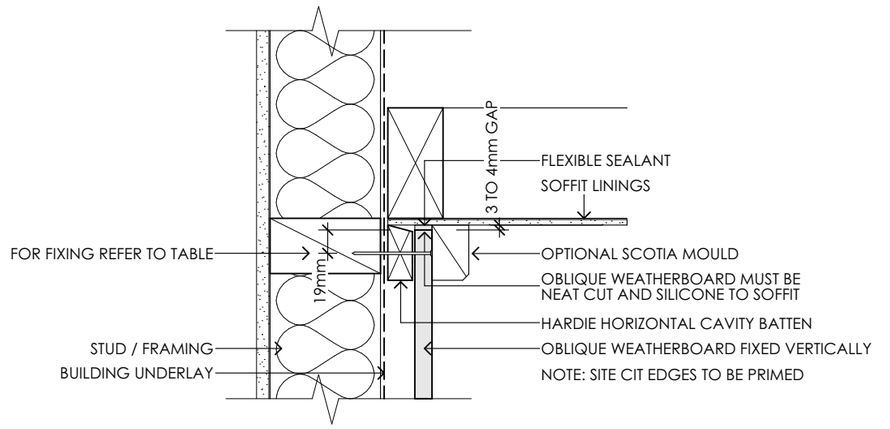
OBLIQUE WEATHERBOARD 14mm VERTICAL CLADDING - SLIDING DOOR HEAD DETAIL



OBLIQUE WEATHERBOARD 14mm VERTICAL CLADDING - SLIDING DOOR JAMB DETAIL

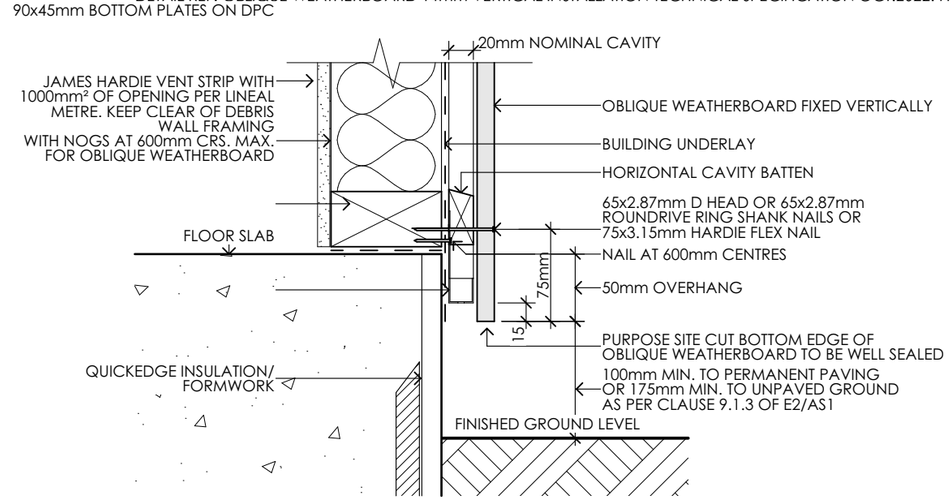


THERMASHELL - INTERNAL CORNER DETAIL TO FLAT SHEET CLADDING



OBLIQUE WEATHERBOARD 14mm VERTICAL CLADDING - SOFFIT DETAIL

DETAIL REF: OBLIQUE WEATHERBOARD 14mm VERTICAL INSTALLATION TECHNICAL SPECIFICATION OCT.2022. FIGURE 12



OBLIQUE VERTICAL WEATHERBOARD - FOUNDATION DETAIL

DETAIL REF: OBLIQUE WEATHERBOARD VERTICAL INSTALLATION TECHNICAL SPECIFICATION OCT 2022. FIGURE 6 & E2/AS1

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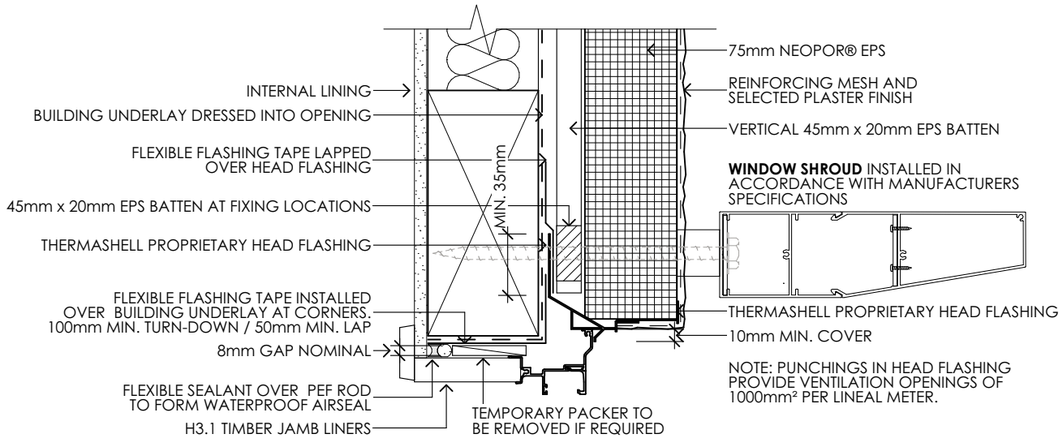
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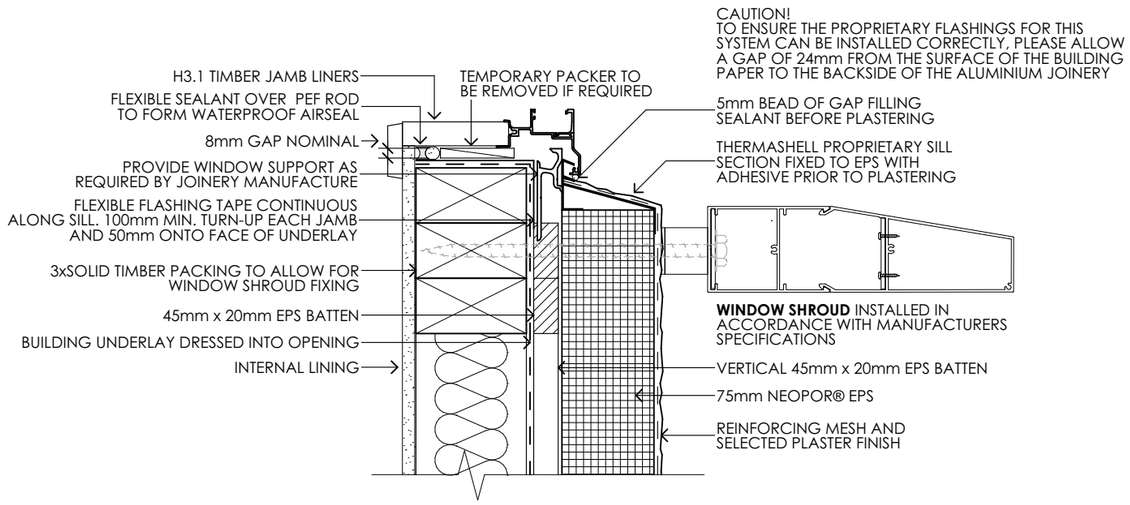
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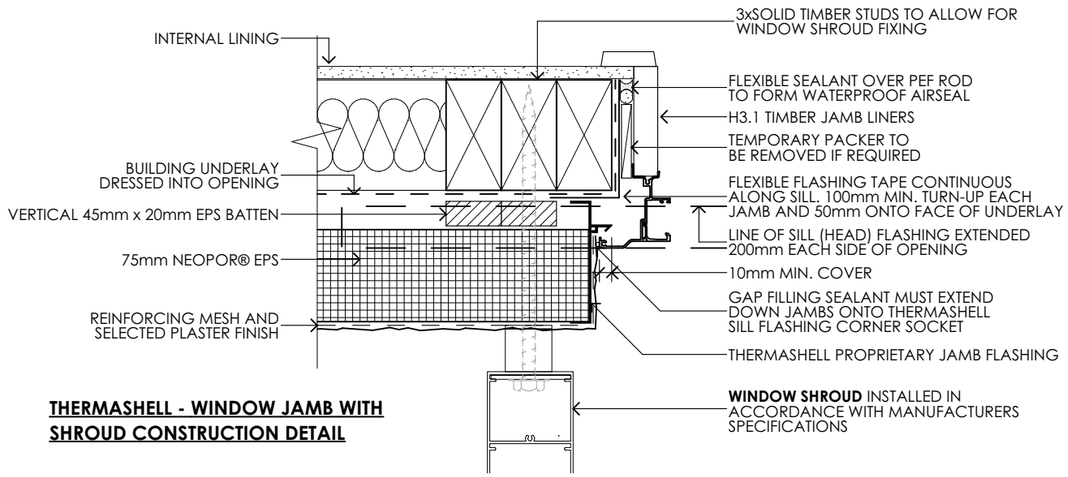
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THERMASHELL - WINDOW HEAD WITH SHROUD CONSTRUCTION DETAIL



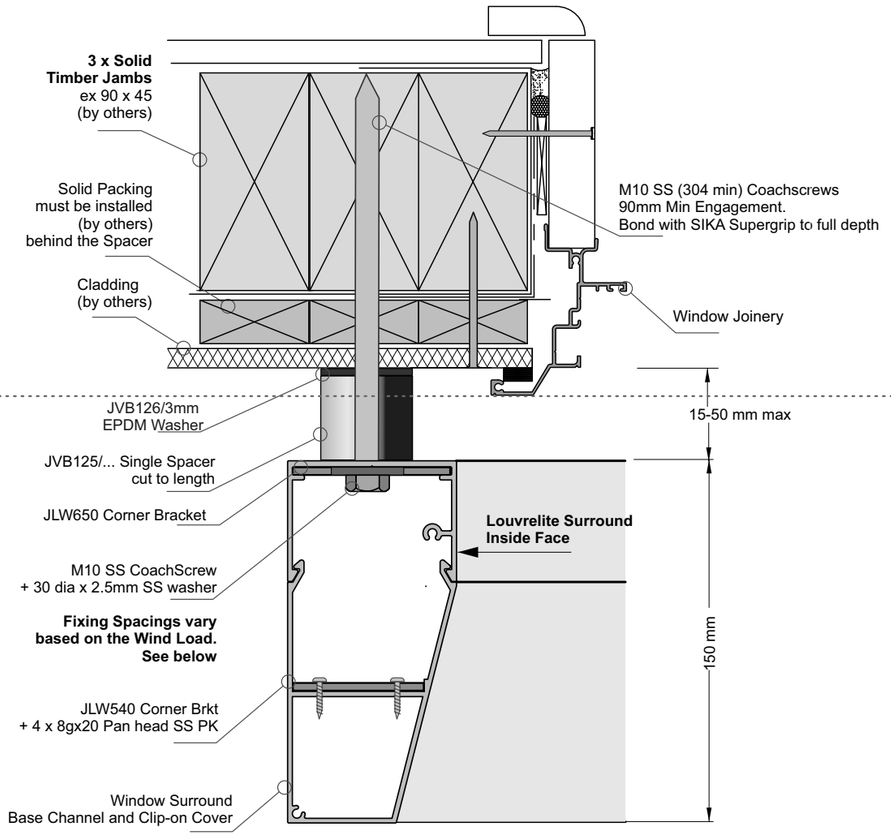
THERMASHELL - WINDOW SILL WITH SHROUD CONSTRUCTION DETAIL



THERMASHELL - WINDOW JAMB WITH SHROUD CONSTRUCTION DETAIL

Juralco Louvrelite® Window Surround System
Typical Installation through a Cladding Facade + Packers into Timber

All Building Construction and Waterproofing by others

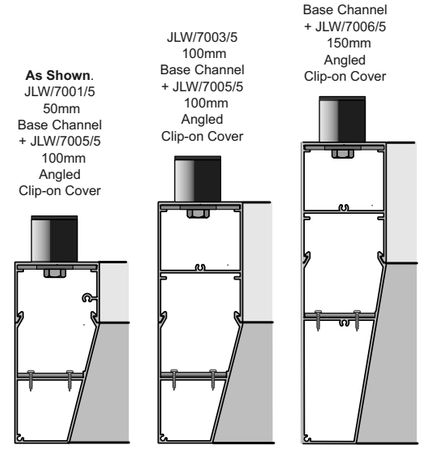


Installation Options
- Four corners, all mitred, no End Caps
- Four Corners Butted with 4 x End Caps
- Two corners Butted with 2 x End caps
  other 2 x corners mitred

Wind Loads		Fixings					Spacers	
NZS3604 Zone	ULS kPa	Substrate	Size	Type	No fixings ea Jamb	Max Spacing fixing	Max Cavity Depth	Max Offset from Cladding
Low	1.2	Timber	M10	Coach screw	2	2500	Solid packing at Fixings	50
Medium	1.6				3	1250		
High	2.2				4	800		
Very High	2.9				5	650		
SED	3.0				5	650		

Important Notes
- All dimensions mm
- Assume all fixings to adequate Timber structure by others
- All fastenings, SS304 Class 70 minimum
- Fixing spacings specified are a maximum. Spacings less than those specified are acceptable
- Specification is only for the solid fixing of the LouvreLite Window surround system at each Jamb, for the maximum sizes outlined.
- Other fixing specifications are outside this PS1 and require a Project specific design

Louvrelite Window Surrounds



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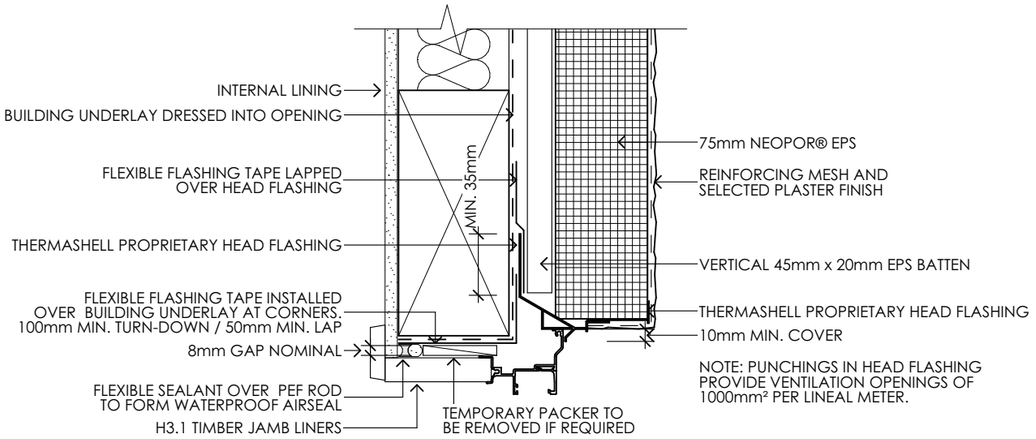
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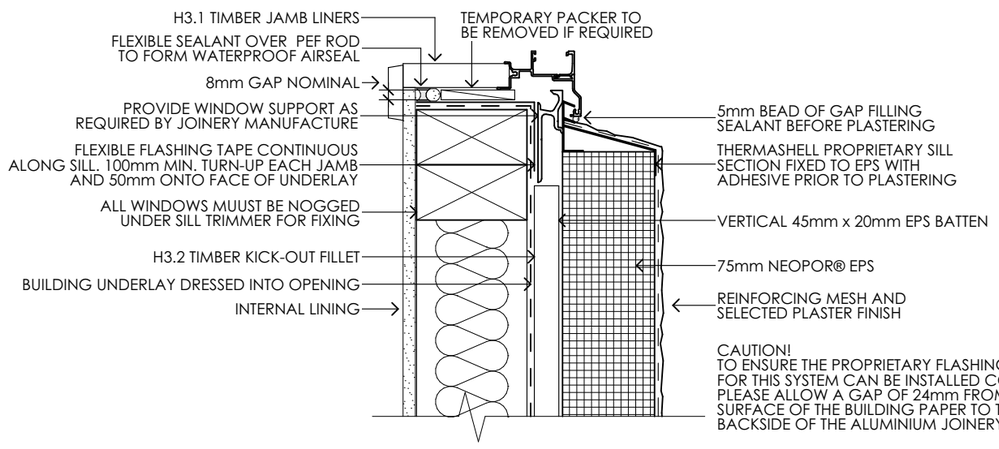
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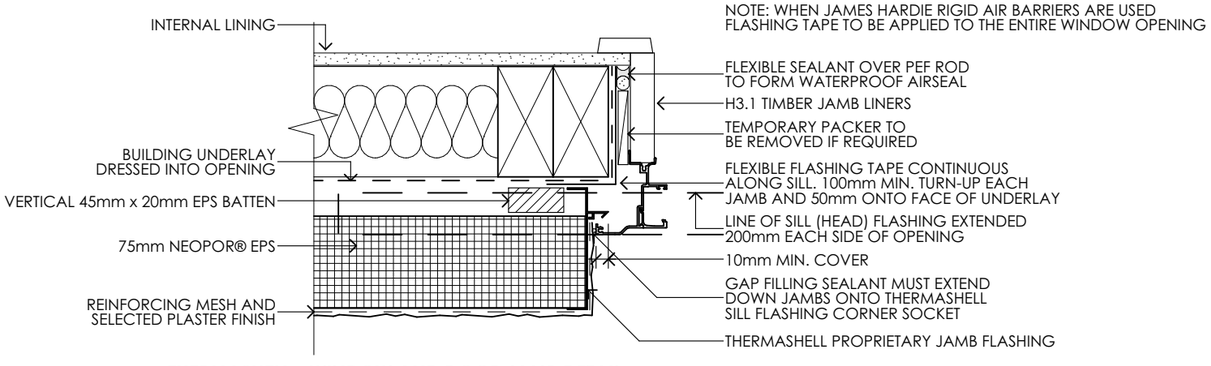
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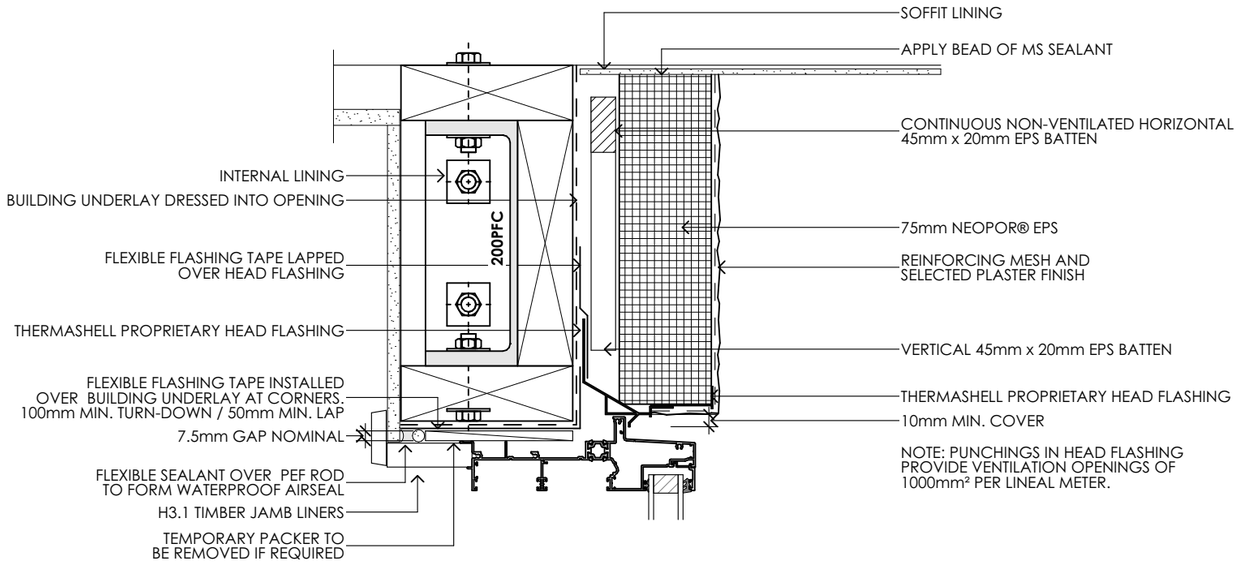
THERMASHELL - WINDOW AND DOOR HEAD DETAIL



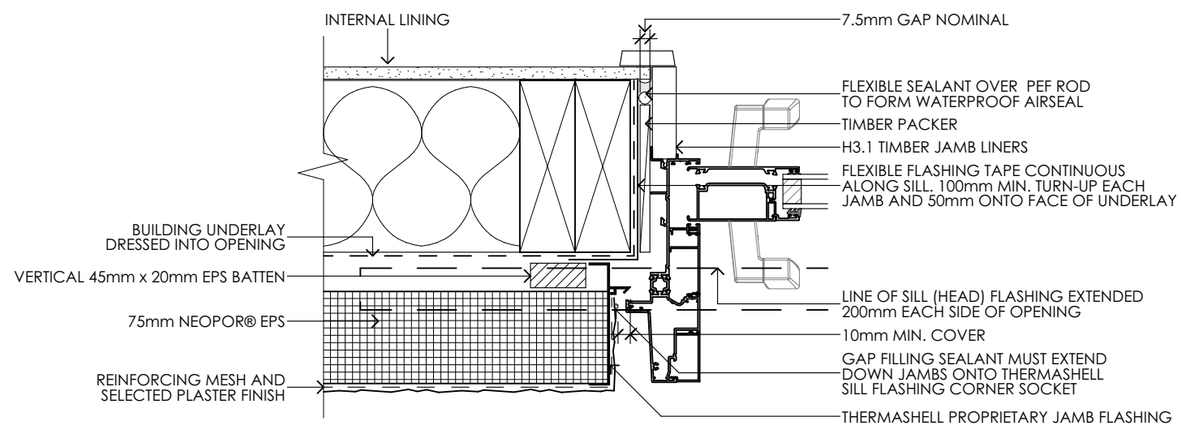
THERMASHELL - WINDOW SILL DETAIL



THERMASHELL - WINDOW AND DOOR JAMB DETAIL



THERMASHELL - SLIDING DOOR HEAD DETAIL



THERMASHELL - SLIDING DOOR JAMB DETAIL

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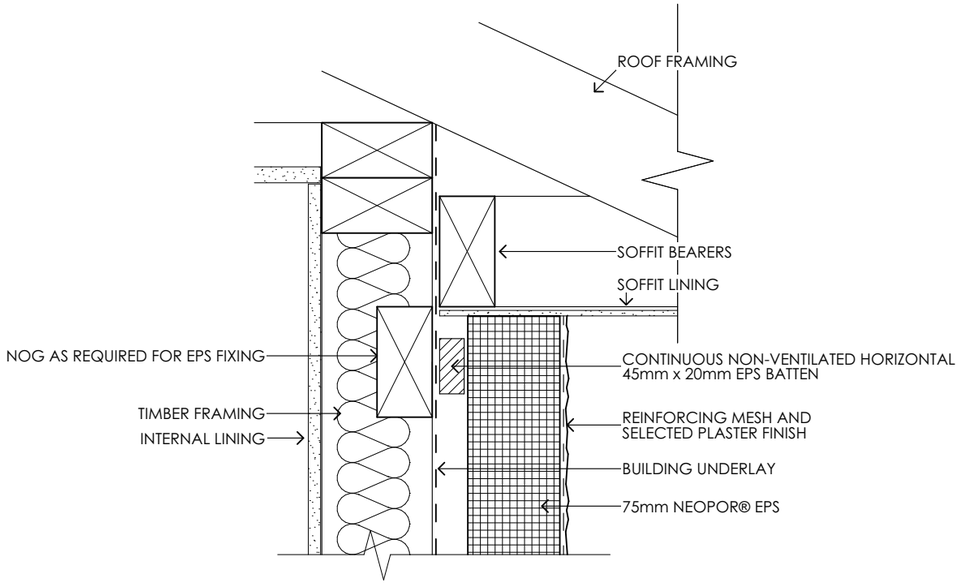
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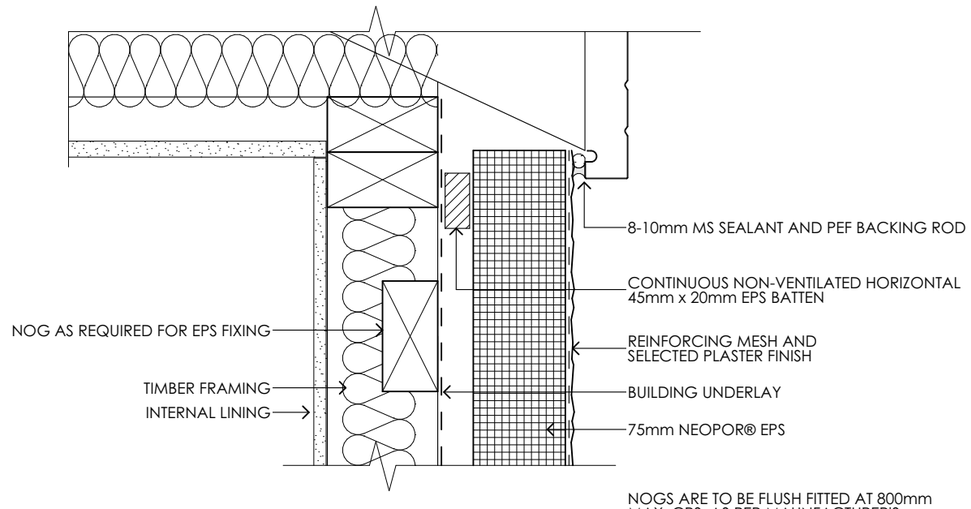
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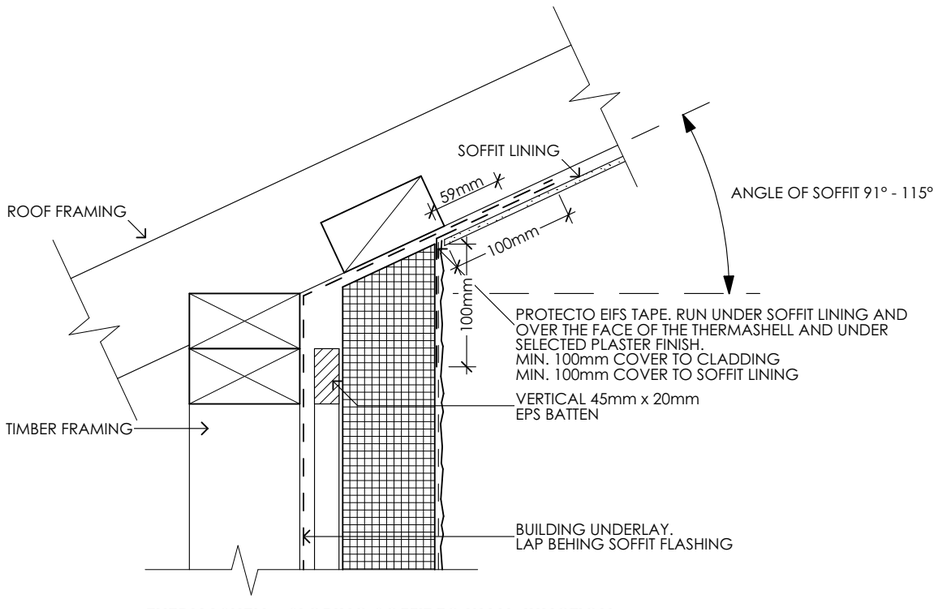
THERMASHELL - WALL TO SOFFIT JUNCTION

NOGS ARE TO BE FLUSH FITTED AT 800mm MAX. CRS. AS PER MAUNFACTURER'S SPECIFICATIONS

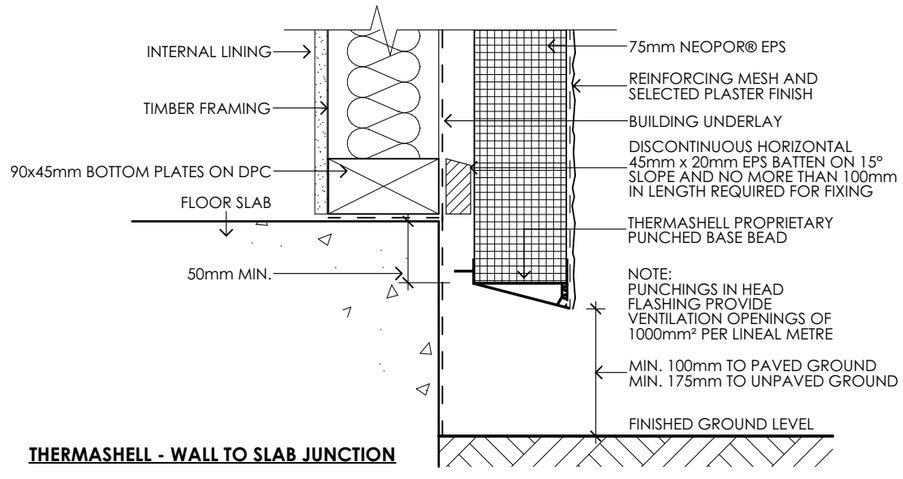


THERMASHELL - WALL TO SOFFIT JUNCTION

NOGS ARE TO BE FLUSH FITTED AT 800mm MAX. CRS. AS PER MAUNFACTURER'S SPECIFICATIONS



THERMASHELL - SLOPING SOFFIT TO WALL JUNCTION



THERMASHELL - WALL TO SLAB JUNCTION

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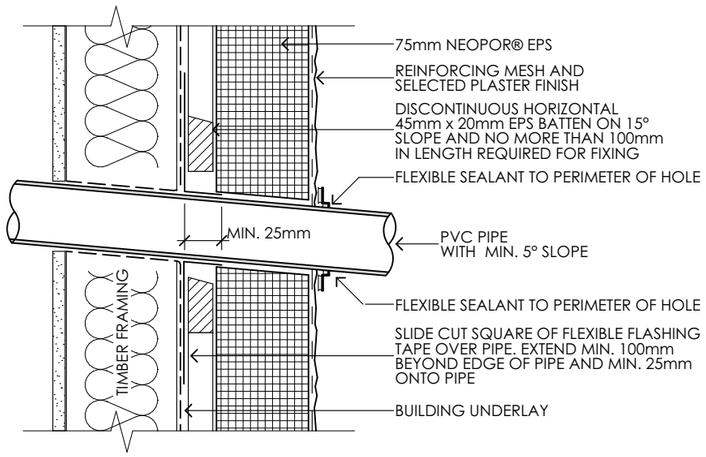
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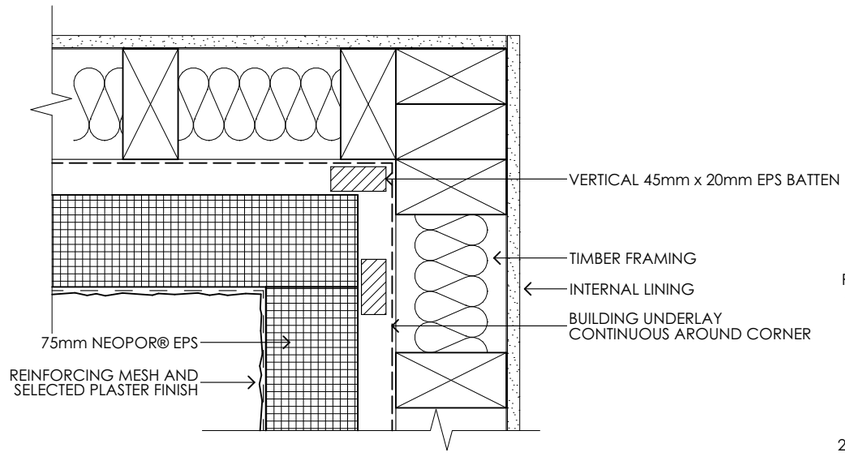
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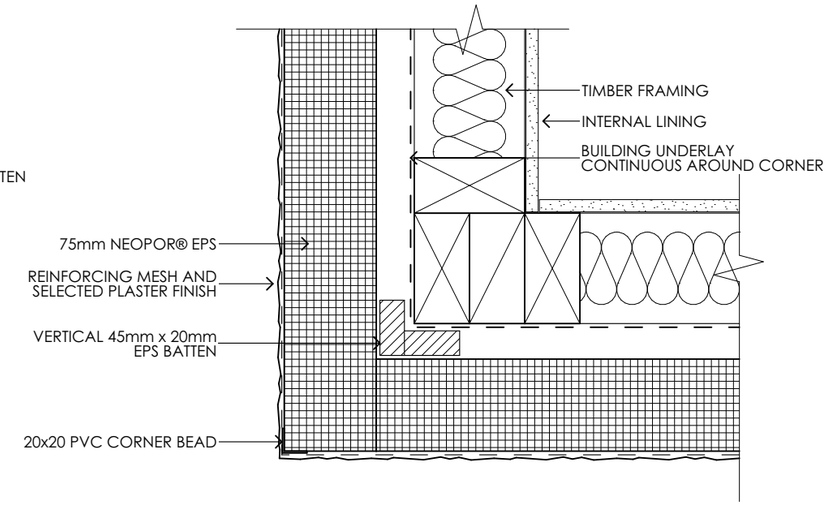
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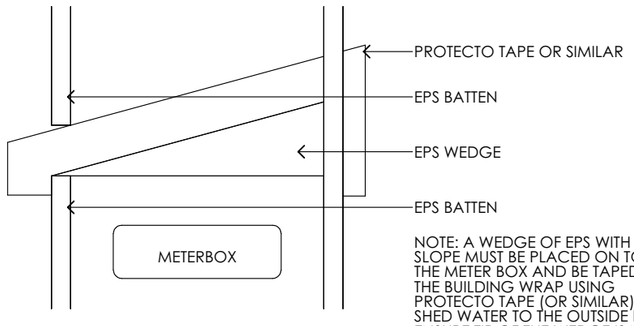
THERMASHELL - PIPE PENETRATION DETAIL



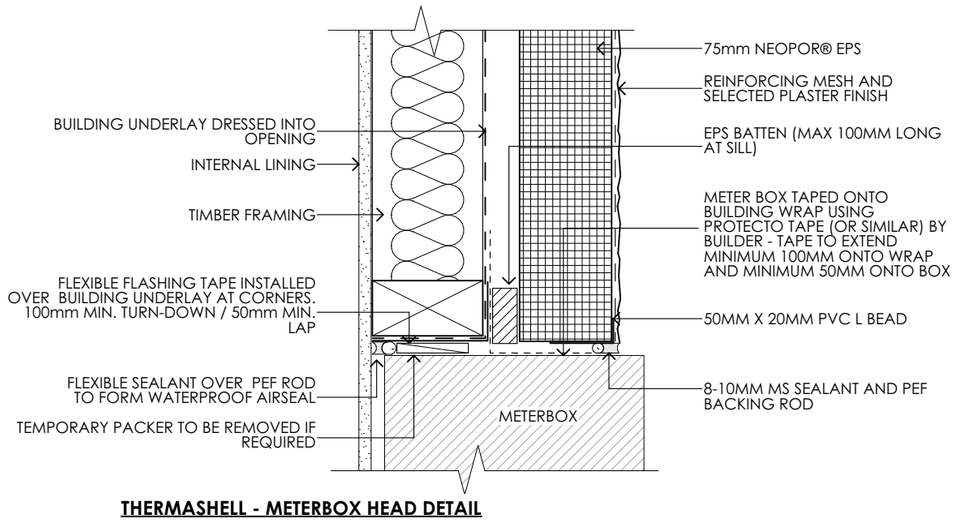
THERMASHELL - INTERNAL CORNER DETAIL



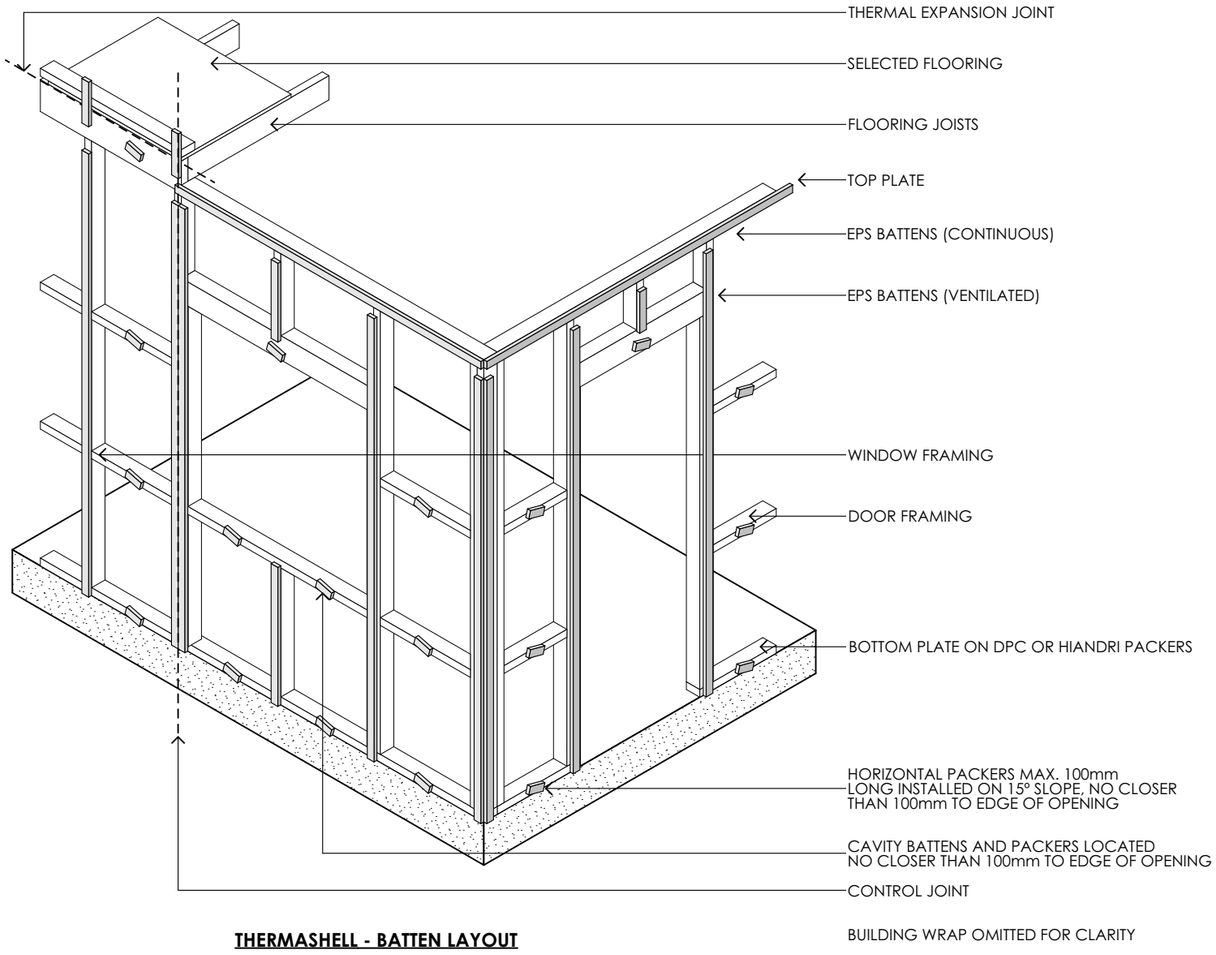
THERMASHELL - EXTERNAL CORNER DETAIL



THERMASHELL - WALL METER BOX FLASHING



THERMASHELL - METERBOX HEAD DETAIL



THERMASHELL - BATTEN LAYOUT

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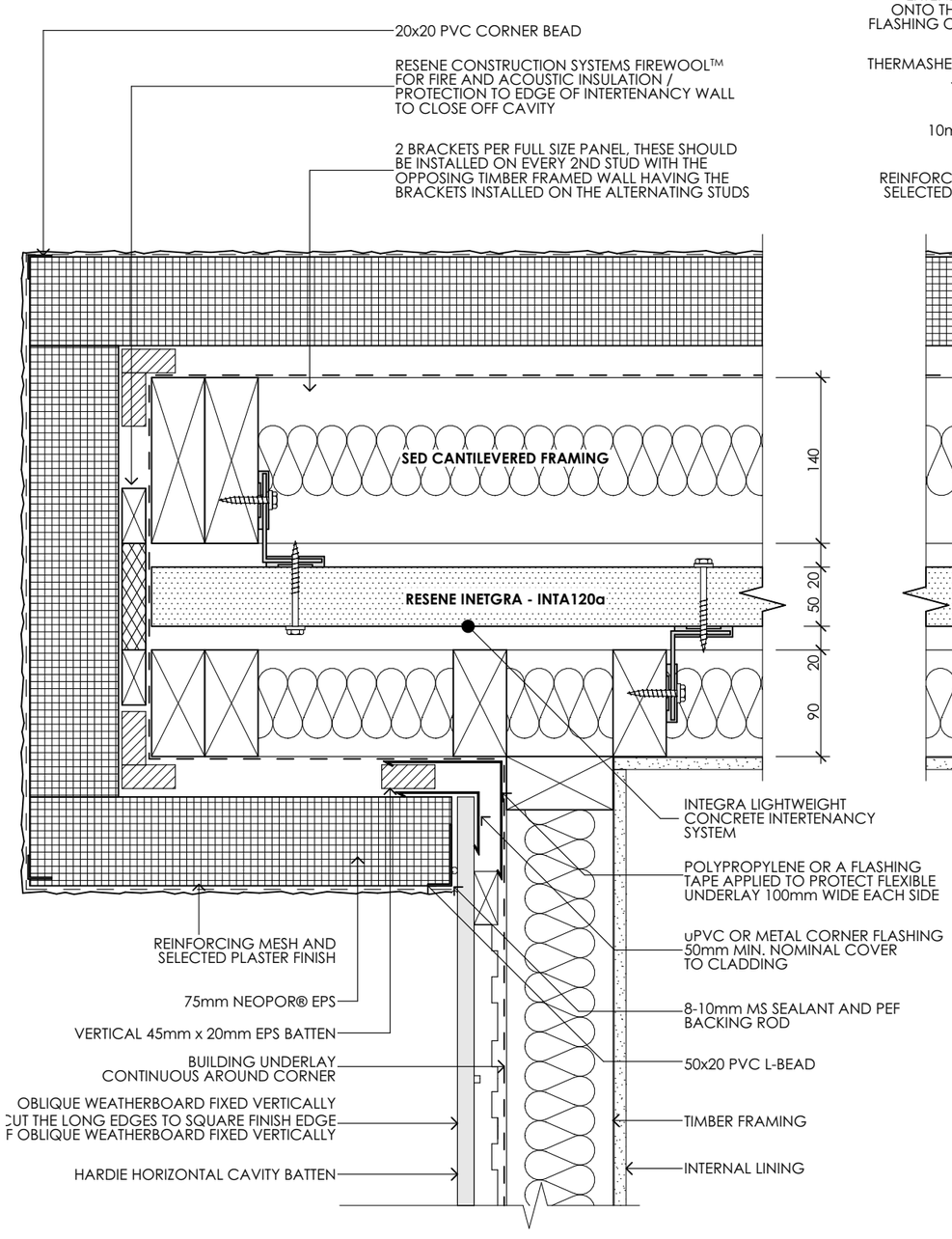
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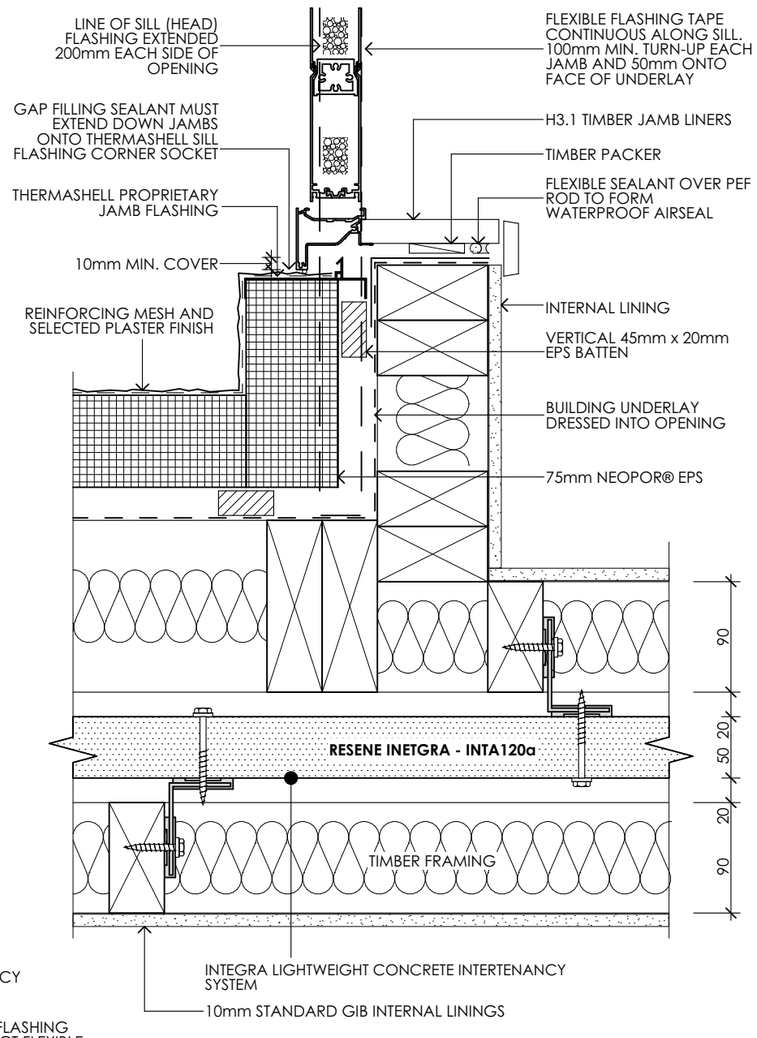
DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

CLADDING DETAILS

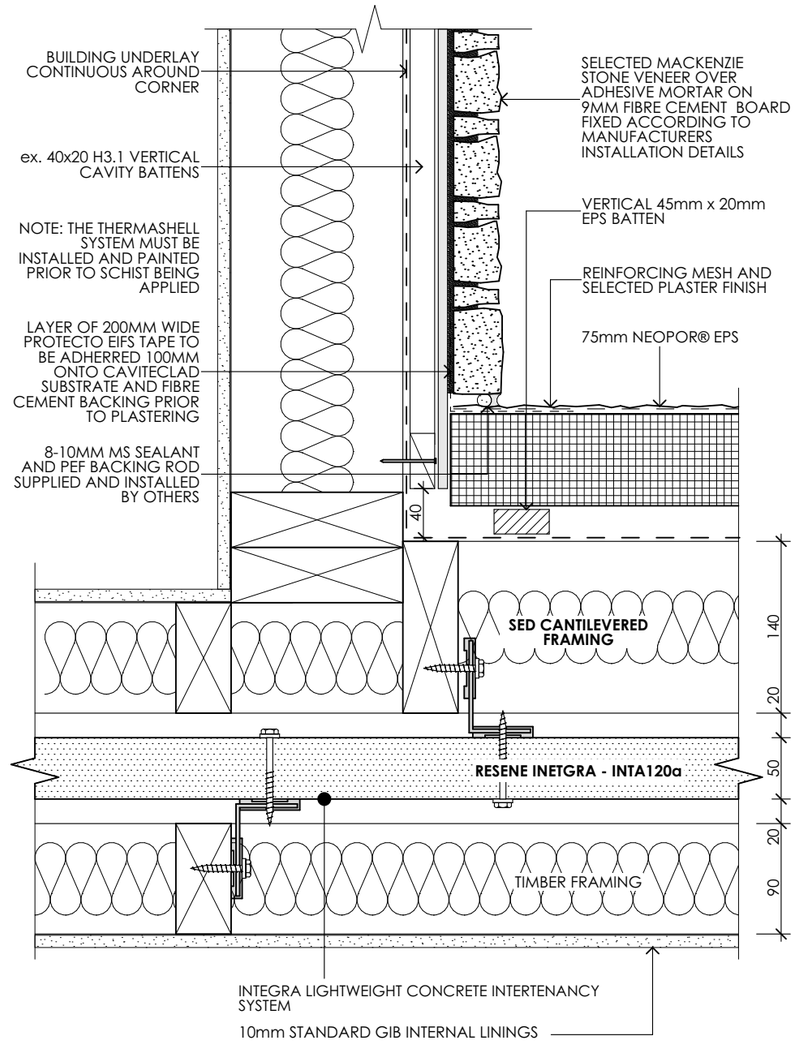
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PROJECT STATUS :	PRECONSENT
DATE : 2/02/2026	REVISION : REV. PC
SCALE :	1:5 AT A3
SHEET NUMBER :	6.2.12



1 6.3.1 **INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM - WALL PROJECTION - PLAN VIEW**



2 6.3.1 **GARAGE JUNCTION AT LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM**



3 6.3.1 **GARAGE JUNCTION AT LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM**

INTEGRA LIGHTWEIGHT CONCRETE
INTENANCY SYSTEM NOTE:

- PLASTER SYSTEMS AAC ADHESIVE TO BE USED TO MORTAR ALL INTEGRA PANEL JOINS.
- CAVITY SIZE TO BE 20-40mm WIDE.
- STUDS TO BE LOCATED AT A MAXIMUM OF 600mm CENTRE AND DWANGS/NOGS AT 800mm CENTRES. WHERE THERE IS A NEED FOR FIRE-STOPPING, MINERAL WOOL OR CERAMIC FIBRE CAVITY INSULATION MUST BE USED, THE WOOL/INSULATION SHOULD HAVE A MINIMUM DENSITY OF 40KG/M³, OR AS SPECIFIED BY A FIRE ENGINEER.
- WHERE FIRE SEPARATIONS MEET OTHER FIRE SEPARATIONS OR FIRE RATED PARTS OF EXTERNAL WALLS, THEY SHALL HAVE THE JUNCTION FIRE STOPPED OVER ITS FULL LENGTH.
- THE INTEGRA INTERTENANCY SYSTEM SHALL TERMINATE AS CLOSE AS POSSIBLE TO THE EXTERNAL ROOF CLADDING AND PRIMARY ELEMENTS PROVIDING ROOF SUPPORT, WITH ANY GAPS FULLY FIRE STOPPED.
- ACOUSTIC SEALANT TO BE APPLIED TO THE PERIMETER OF THE INTERTENANCY WALL TO WHICH THE PLASTERBOARD LININGS HAVE BEEN FASTENED. THE ACOUSTIC SEALANT SHOULD ALSO BE USED TO SEAL AROUND ANY PENETRATIONS TO ENSURE NO GAPS ARE LEFT

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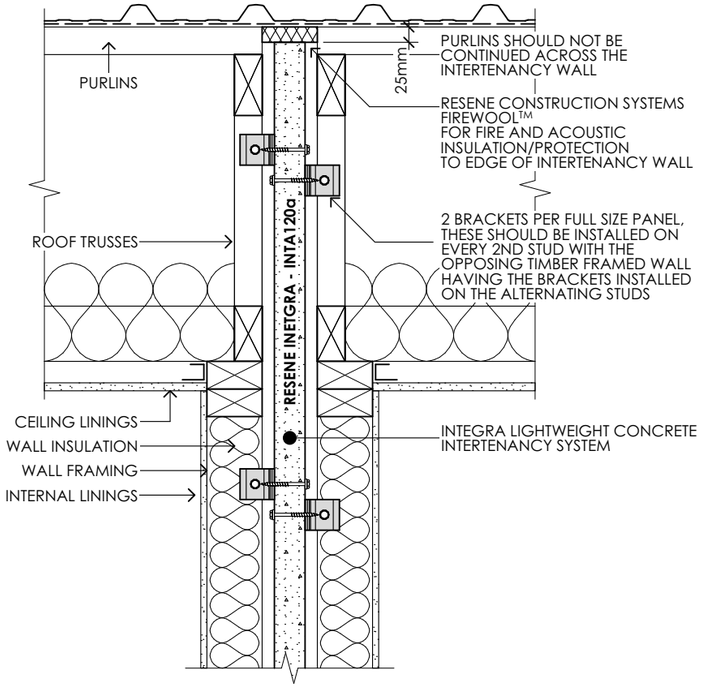
	CLASSIC BUILDERS DESIGN AND BUILD
LEGAL DESCRIPTION :	LOT 2023 - DP 613113
SITE ADDRESS :	37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY :	QUEENSTOWN
COUNCIL :	QUEENSTOWN LAKES DISTRICT COUNCIL

CLIENT SIGNATURE / DATE :

JAMES & NATALIE ANDREWS

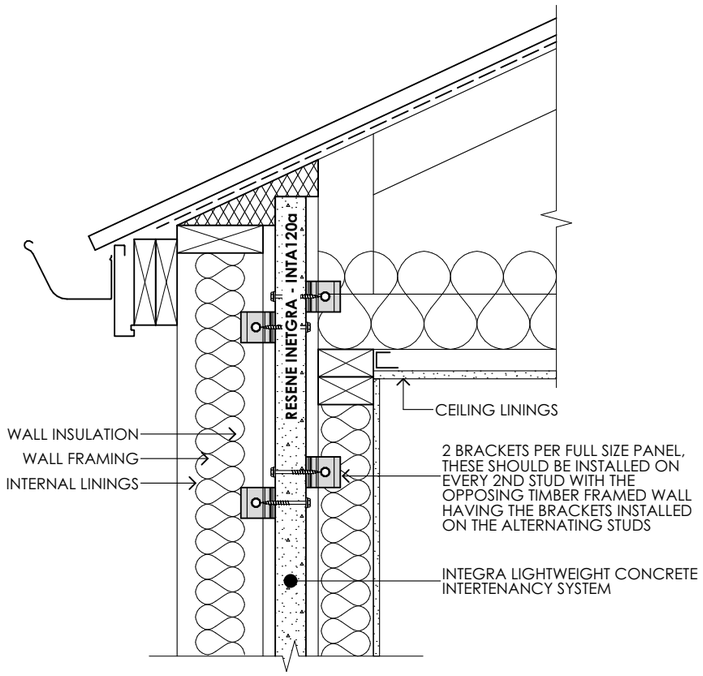
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CONSULTANT:	D.TURNBULL	PROJECT STATUS :	PRECONSENT
BRANCH:	QUEENSTOWN	DATE : 2/02/2026	REVISION : REV. PC
		SCALE :	1:5 AT A3
FIRE WALL DETAILS		SHEET NUMBER :	**6.3.1**



1 6.3.2 **INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM - ROOF TRUSS SECTION**

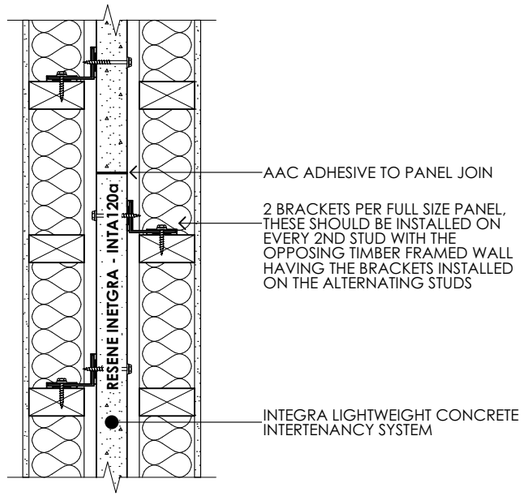
DETAIL REF: RCS DRAWINGS _ SHEET 34.19.90 _ DATE 1/11/2017



3 6.3.2 **INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM - ROOF TRUSS SECTION**

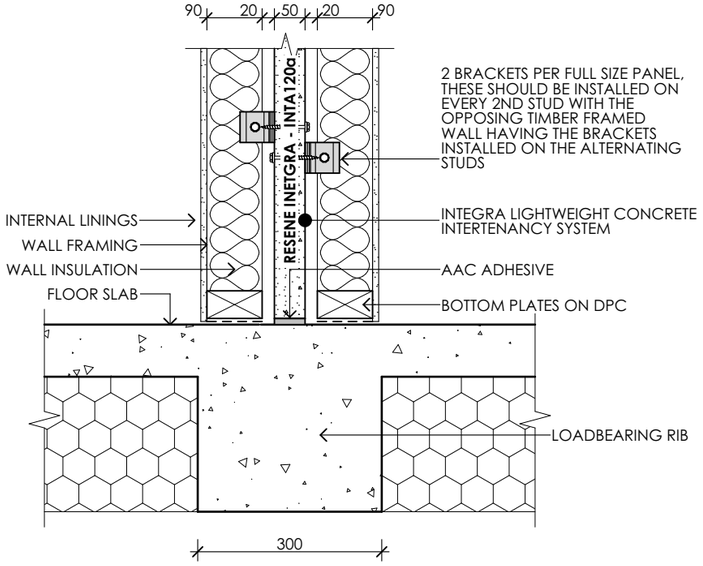
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- ACOUSTIC SEALANT TO BE APPLIED TO THE PERIMETER OF THE INTERTENANCY WALL TO WHICH THE PLASTERBOARD LININGS HAVE BEEN FASTENED. THE ACOUSTIC SEALANT SHOULD ALSO BE USED TO SEAL AROUND ANY PENETRATIONS TO ENSURE NO GAPS ARE LEFT



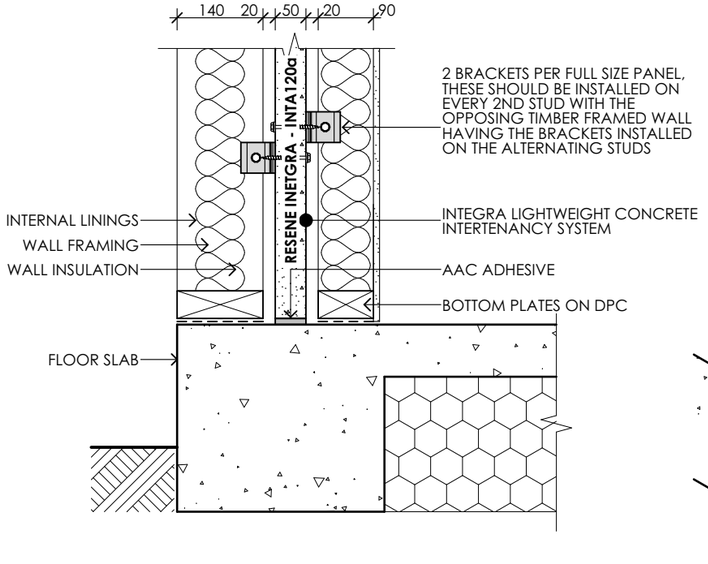
6 6.3.2 **INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM - WALL PLAN - PANEL JOIN**

DETAIL REF: RCS DRAWINGS _ SHEET 34.19.17 _ DATE 1/12/2018

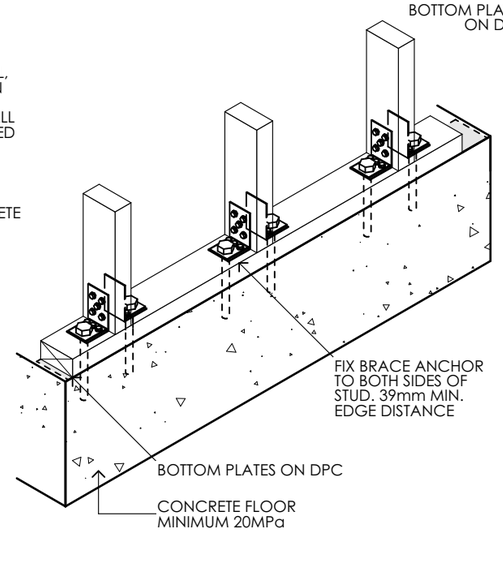


2 6.3.2 **INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM - FOUNDATION FLOOR SLAB**

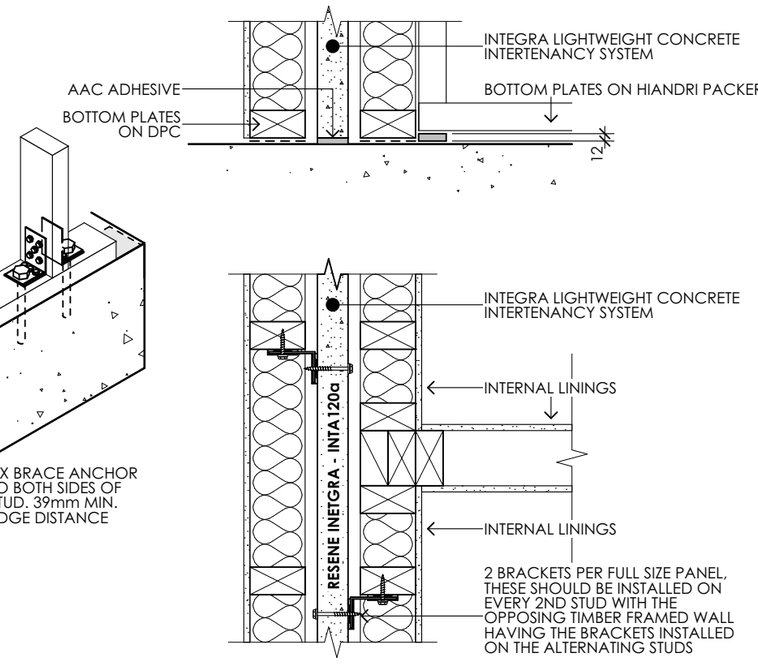
DETAIL REF: RCS DRAWINGS _ SHEET 34.19.10 _ DATE 1/12/2018



4 6.3.2 **INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM - FOUNDATION FLOOR SLAB**



5 6.3.2 **CANTILEVERED WALL BOTTOM PLATE FIXING**



7 6.3.2 **INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM - T-JUNCTION . INTERNAL WALL MEETING INTERTENANCY WALL**

DETAIL REF: RCS DRAWINGS _ SHEET 34.19.60 _ DATE 1/12/2018

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CLASSIC BUILDERS DESIGN AND BUILD

LEGAL DESCRIPTION : LOT 2023 - DP 613113

SITE ADDRESS : 37 METZGER ROAD, JACKS POINT, HANLEY'S FARM

CITY : QUEENSTOWN

COUNCIL : QUEENSTOWN LAKES DISTRICT COUNCIL

JAMES & NATALIE ANDREWS

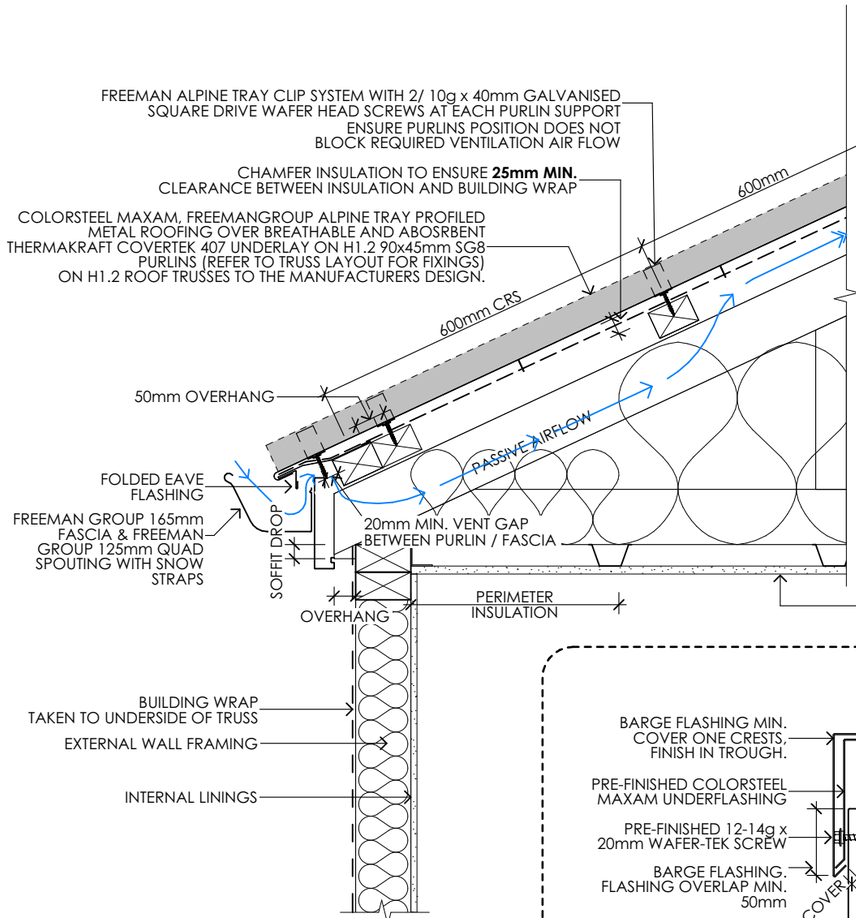
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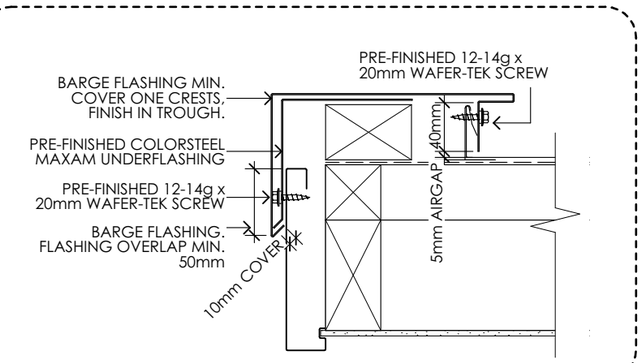
DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

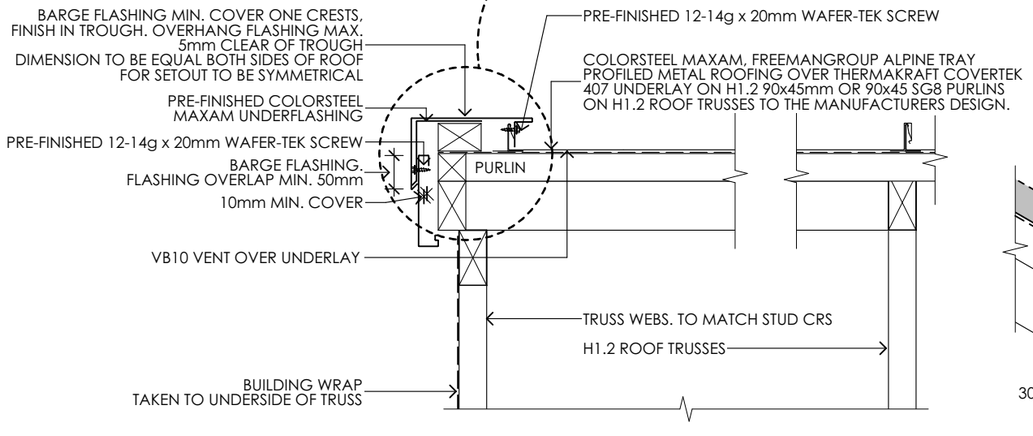
FIRE WALL DETAILS

PROJECT NUMBER : QT105161
PROJECT STATUS : PRECONSENT
DATE : 2/02/2026 REVISION : REV. PC
SCALE : 1:10 AT A3
SHEET NUMBER : 6.3.2

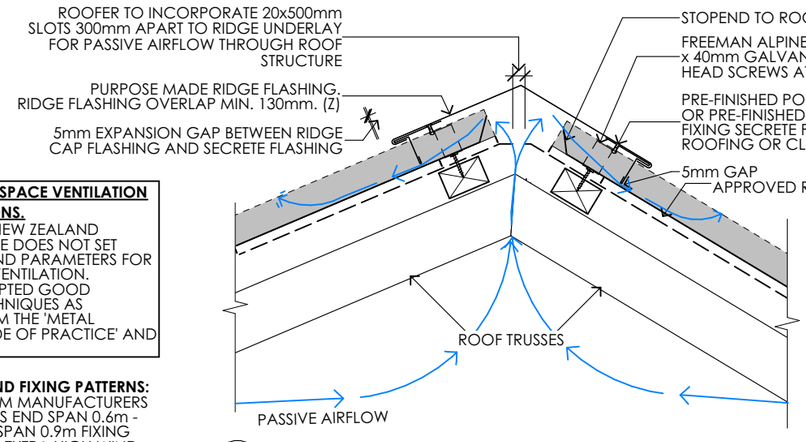


1 / 6.4.1 **PROFILED METAL ROOFING EAVES DETAIL**
FREEMAN ALPINE TRAY SS675 - TRAY PROFILE





2 / 6.4.1 **PROFILED METAL ROOFING BARGE FLASHING DETAIL**
FREEMAN ALPINE TRAY SS675 - TRAY PROFILE

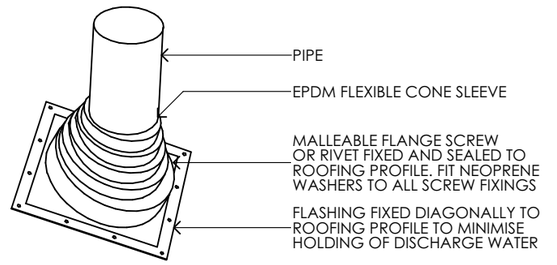


3 / 6.4.1 **PROFILED METAL ROOFING RIDGE AND HIP FLASHING DETAIL**
FREEMAN ALPINE TRAY SS675 - TRAY PROFILE

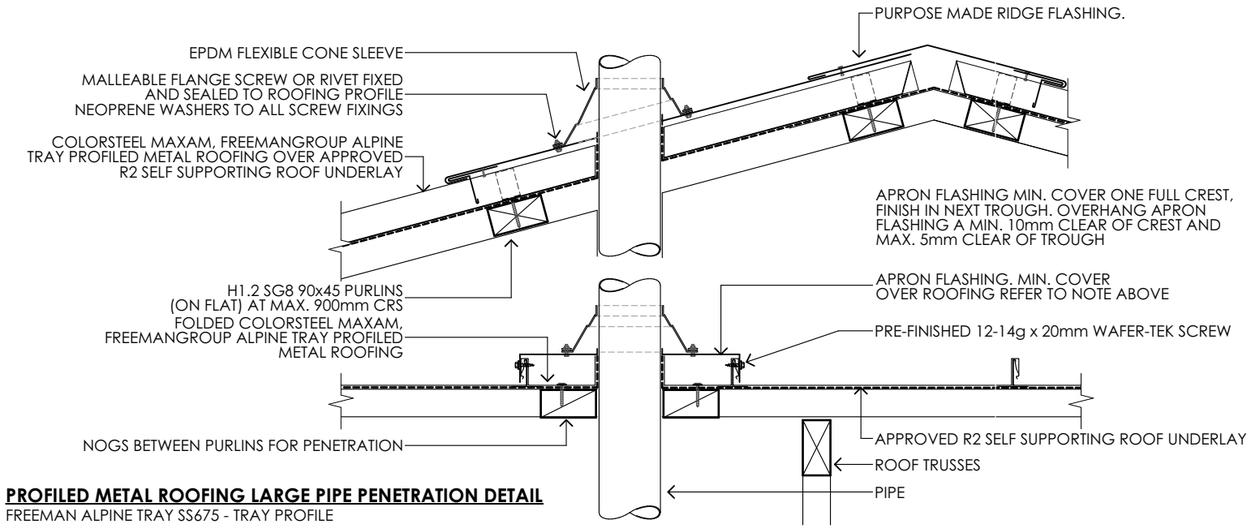
PURLIN OFF SET FOR LOW / MEDIUM / HIGH WIND ZONES WHERE PITCH ≥ 10°

ROOF PITCH	8-15°	15-30°	30-45°
DIMENSION 'X'	165mm	150mm	150mm

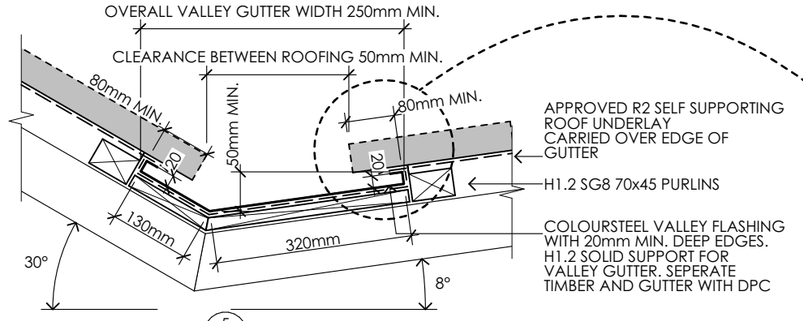
FOR STANDARD RIDGE USING ex. 50mm PURLINS ON FLAT



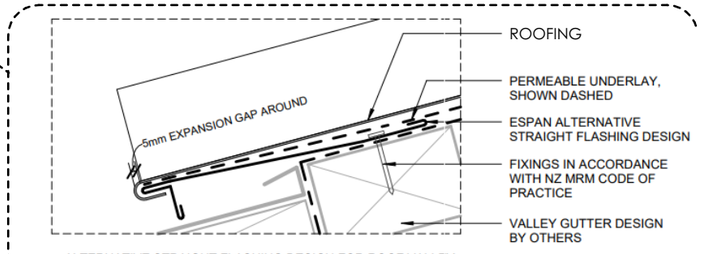
6 / 6.4.1 **FLASHING FOR SMALL PIPES**
- MAX. ROOF PITCH FOR FLASHING 45° MIN. PITCH 10° IF BASE OF FLANGE COVERS ONE OR MORE COMPLETE TROUGHS
- FOR PIPES UP TO 85mm DIAMETER



4 / 6.4.1 **PROFILED METAL ROOFING LARGE PIPE PENETRATION DETAIL**
FREEMAN ALPINE TRAY SS675 - TRAY PROFILE



5 / 6.4.1 **PROFILED METAL ROOFING VALLEY DETAIL**



ALTERNATIVE STRAIGHT FLASHING DESIGN FOR ROOF VALLEY AND ASYMETRICAL ROPOF VALLEY

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	CLASSIC BUILDERS DESIGN AND BUILD
LEGAL DESCRIPTION :	LOT 2023 - DP 613113
SITE ADDRESS :	37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY :	QUEENSTOWN
COUNCIL :	QUEENSTOWN LAKES DISTRICT COUNCIL

JAMES & NATALIE ANDREWS

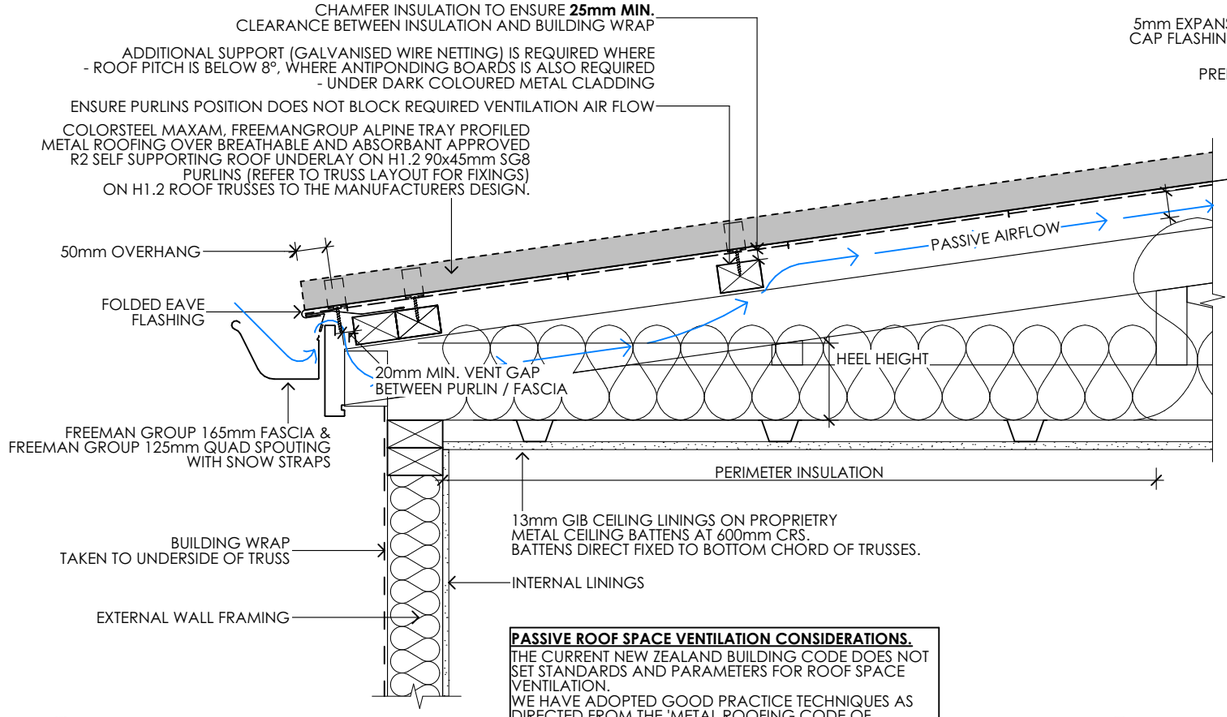
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CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

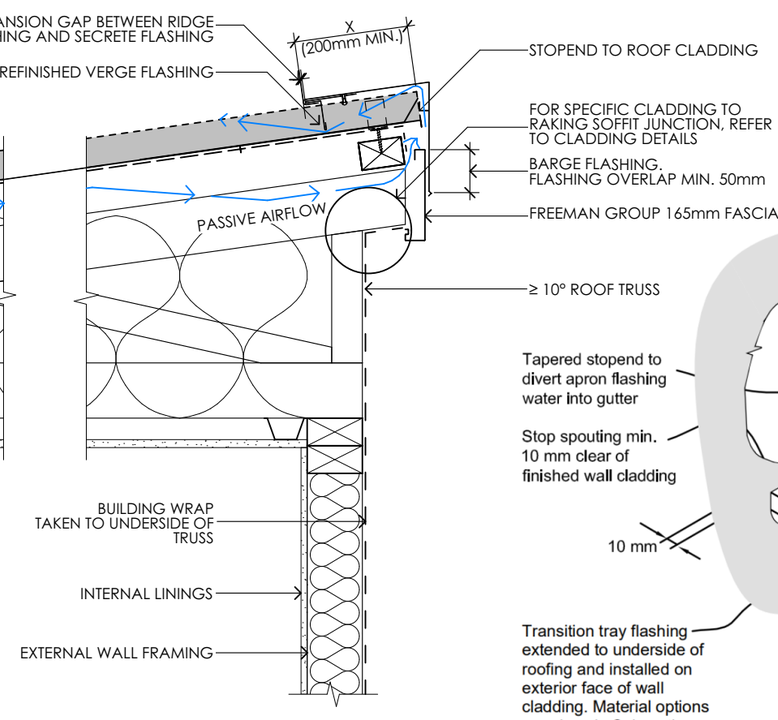
ROOF DETAILS

PROJECT NUMBER :	QT105161
PROJECT STATUS :	PRECONSENT
DATE :	2/02/2026
REVISION :	REV. PC
SCALE :	1:10, 1:5 AT A3
SHEET NUMBER :	6.4.1

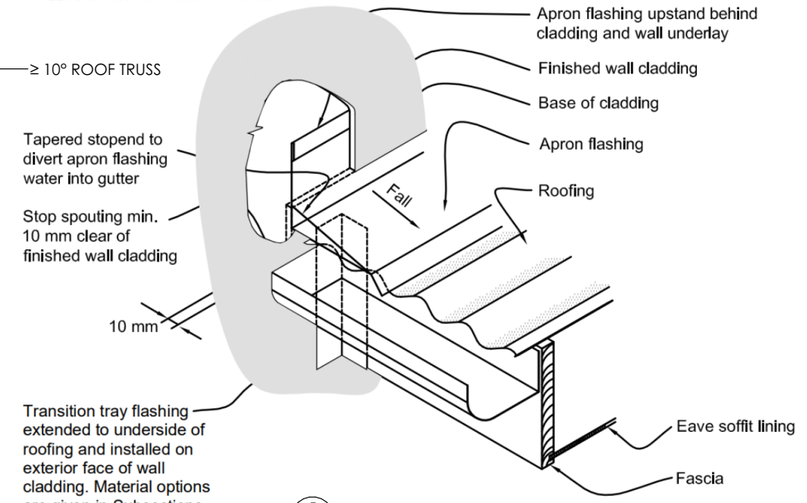


PASSIVE ROOF SPACE VENTILATION CONSIDERATIONS.
THE CURRENT NEW ZEALAND BUILDING CODE DOES NOT SET STANDARDS AND PARAMETERS FOR ROOF SPACE VENTILATION.
WE HAVE ADOPTED GOOD PRACTICE TECHNIQUES AS DIRECTED FROM THE 'METAL ROOFING CODE OF PRACTICE' AND 'BRANZ BU630'

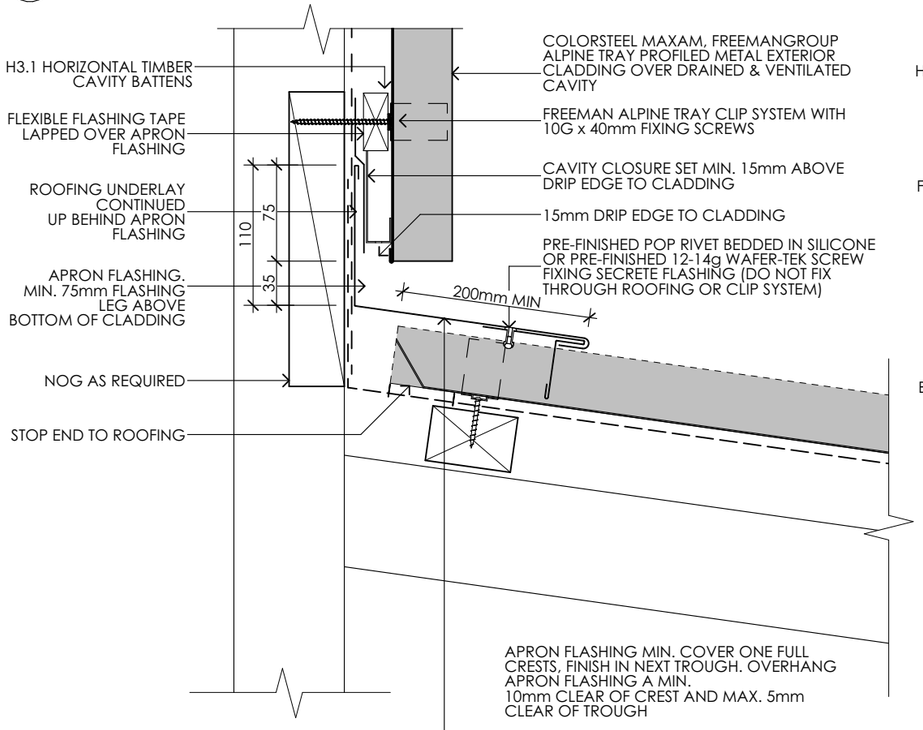
1/6.4.2 **PROFILED METAL ROOFING EAVES DETAIL**



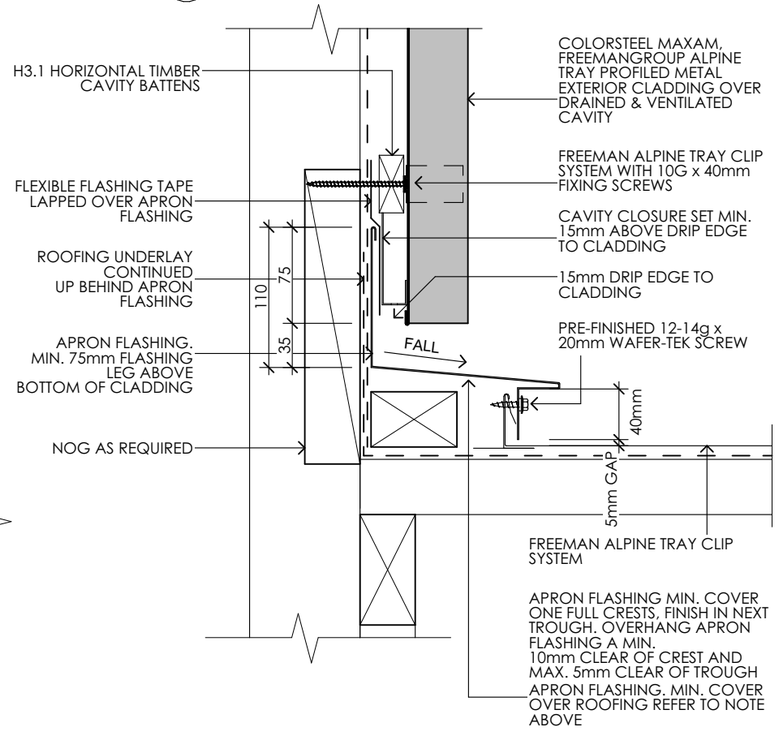
3/6.4.2 **PROFILED METAL ROOFING RAKING EAVES DETAIL**



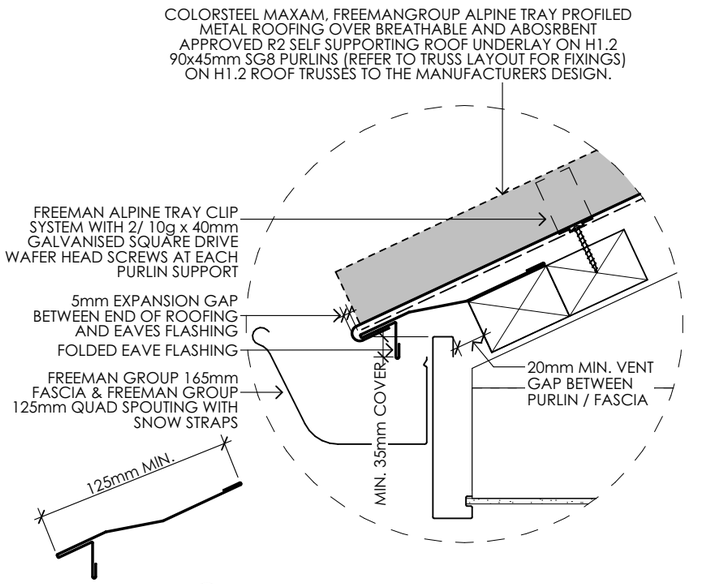
5/6.4.2 **GUTTER/WALL JUNCTION DETAIL**



2/6.4.2 **PROFILED METAL ROOF APRON FLASHING**



4/6.4.2 **PROFILED METAL ROOF PARALLEL APRON FLASHING**



6/6.4.2 **PROFILED METAL ROOFING EAVES FLASHING**
FREEMAN ALPINE TRAY SS675 - TRAY PROFILE

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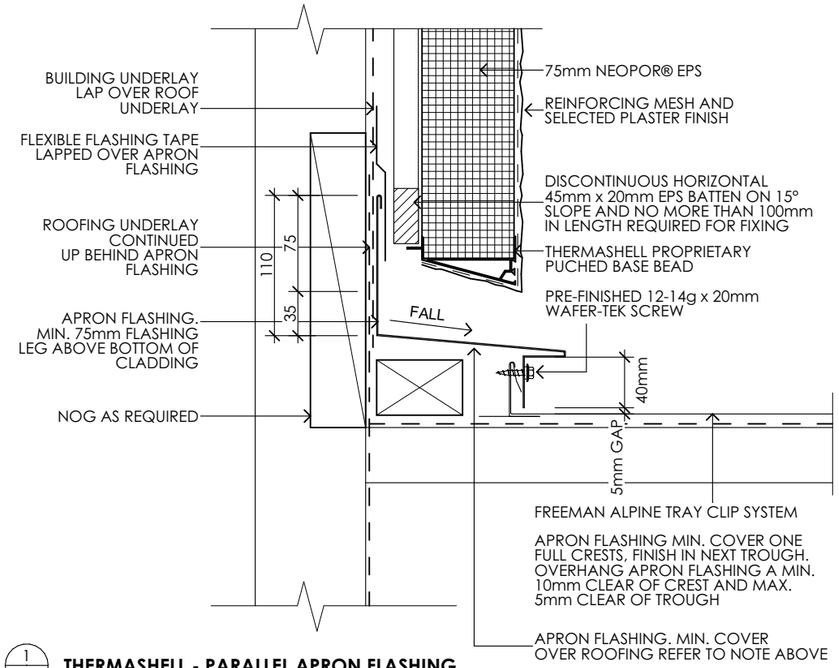
	CLASSIC BUILDERS DESIGN AND BUILD
LEGAL DESCRIPTION :	**LOT 2023 - DP 613113**
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JAMES & NATALIE ANDREWS

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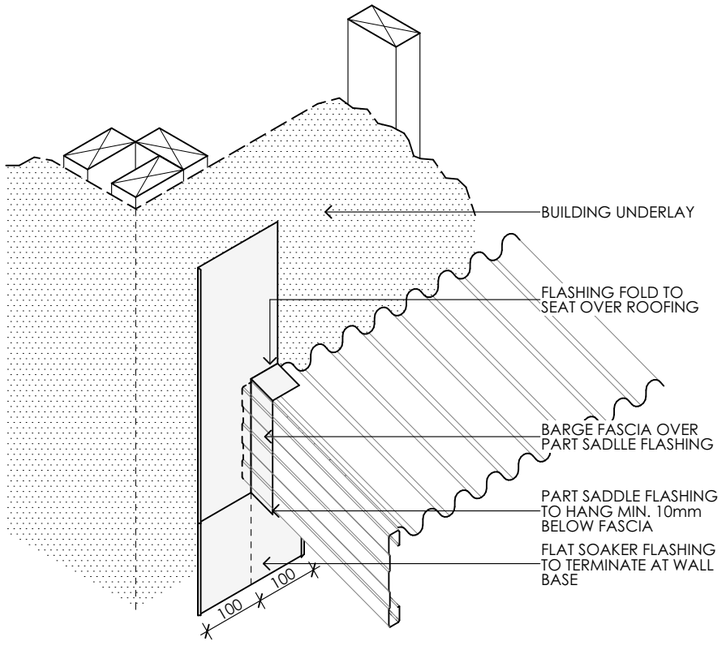
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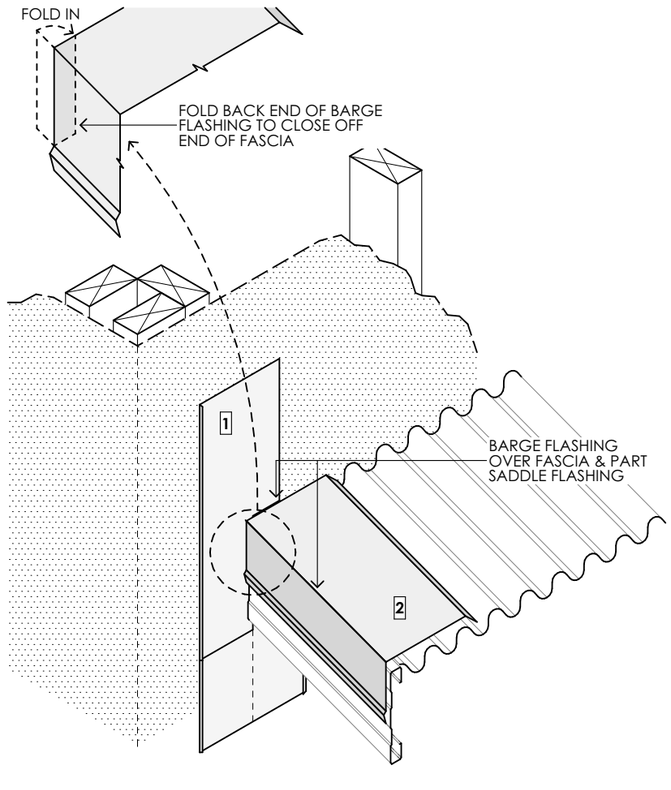
DRAWN:	**B. CLARK**	PROJECT NUMBER :	**QT105161**
CONSULTANT:	**D.TURNBULL**	PROJECT STATUS :	**PRECONSENT**
BRANCH:	**QUEENSTOWN**	DATE : **2/02/2026**	REVISION : **REV. PC**
		SCALE :	**1:5, 1:10 AT A3**
ROOF DETAILS		SHEET NUMBER :	**6.4.2**



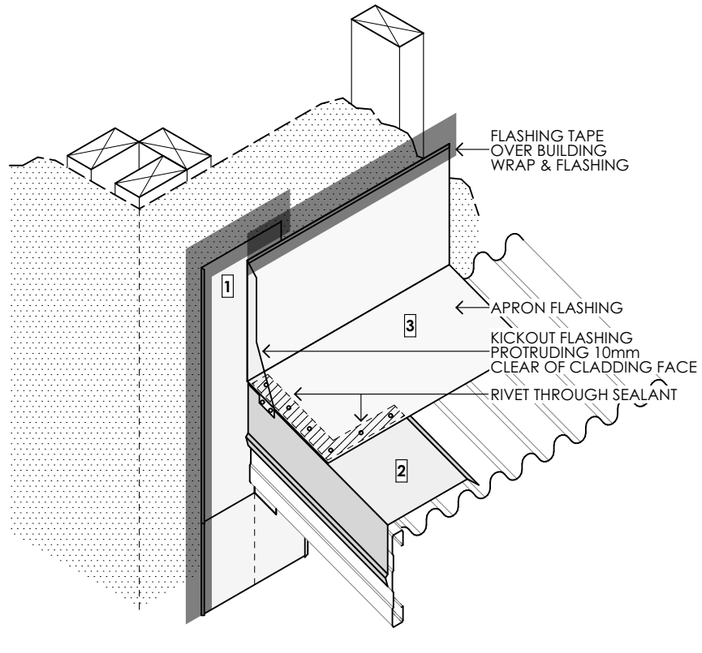
1 / 6.4.3 **THERMASHELL - PARALLEL APRON FLASHING**

NOTE: ROOF JUNCTION DETAIL IS COMPLIANT FOR BOTH ROOF RUNNING AWAY FROM EXTERNAL WALL AND RUNNING PARRALLEL WITH EXTERNAL WALL.





CAUTIONARY NOTE:
IF ANY DOUBT OR CONFUSION EXISTS CONTACT THE DESIGNER PRIOR TO COMMENCEMENT OR ANY WORKS. NO LIABILITY SHALL BE HELD BY THE DESIGNER FOR ANY FAILURE WHATSOEVER DUE TO MIS-INTERPRETATION OR NON-TRADESMAN LIKEPRACTICE. PS1 OR PS4 SHALL BE SUPPLIED BY THE QUALIFIED ROOFER AND/OR LICENCED TRADESMAN PRIOR TO COMPLETION. OBTAINING & SHAPING THE FLASHING IS THE RESPONSIBILITY OF THE ROOFER.



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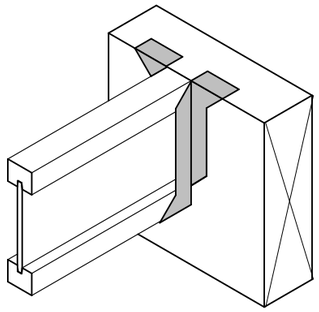
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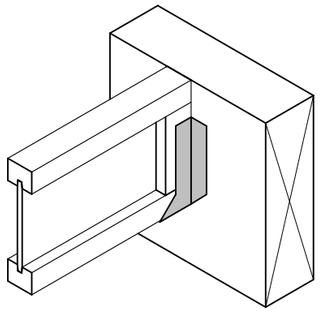
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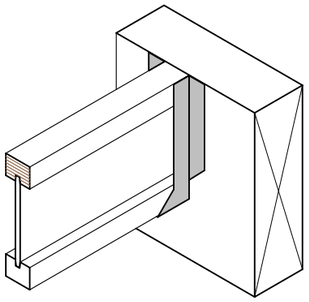
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CONSULTANT:	**D.TURNBULL**	PROJECT STATUS :	**PRECONSENT**
BRANCH:	**QUEENSTOWN**	DATE : **2/02/2026**	REVISION : **REV. PC**
		SCALE :	**1:5 AT A3**
ROOF DETAILS		SHEET NUMBER :	**6.4.3**



TOP MOUNT HANGER

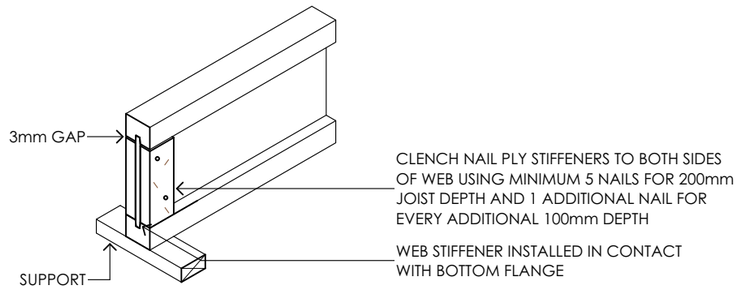


PARTIAL DEPTH FACE MOUNT HANGER WITH PACKING TO WEB



FULL DEPTH FACE MOUNT HANGER

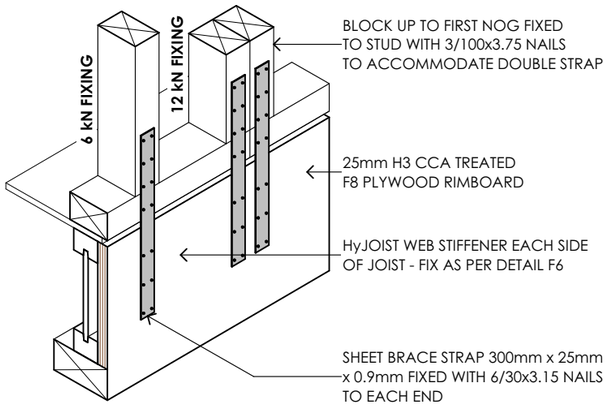
HyJOIST JOIST HANGER CONNECTION DETAILS



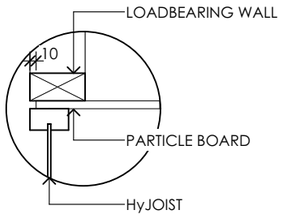
INSTALLATION OF WEB STIFFENERS

STIFFENER / PACKER	NAIL LENGTH	THICKNESS *
45 mm FLANGE	18 mm	50 mm
63 mm FLANGE	27 mm	75 mm
90 mm FLANGE	39 mm	100 mm

*PLYWOOD OF APPROPRIATE THICKNESS IS AVAILABLE AS AN ACCESSORY PRODUCT

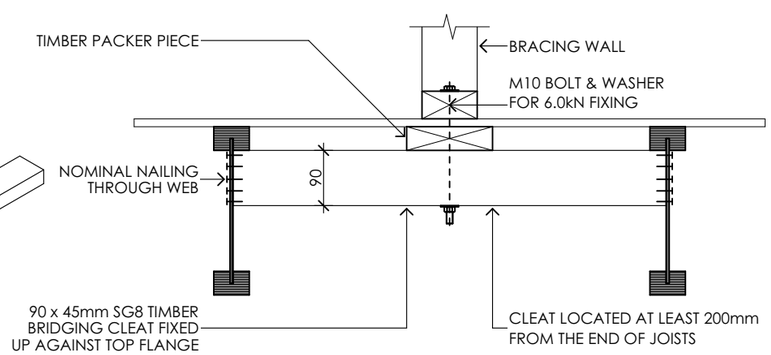


TIE-DOWN FOR EXTERNAL BRACING WALL USING RIMBOARD
6 & 12kN FIXING DETAILS

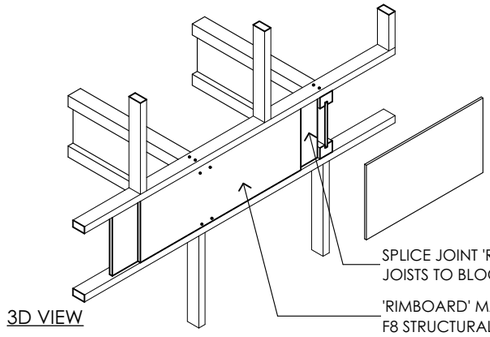


FLOORING EDGE DETAIL

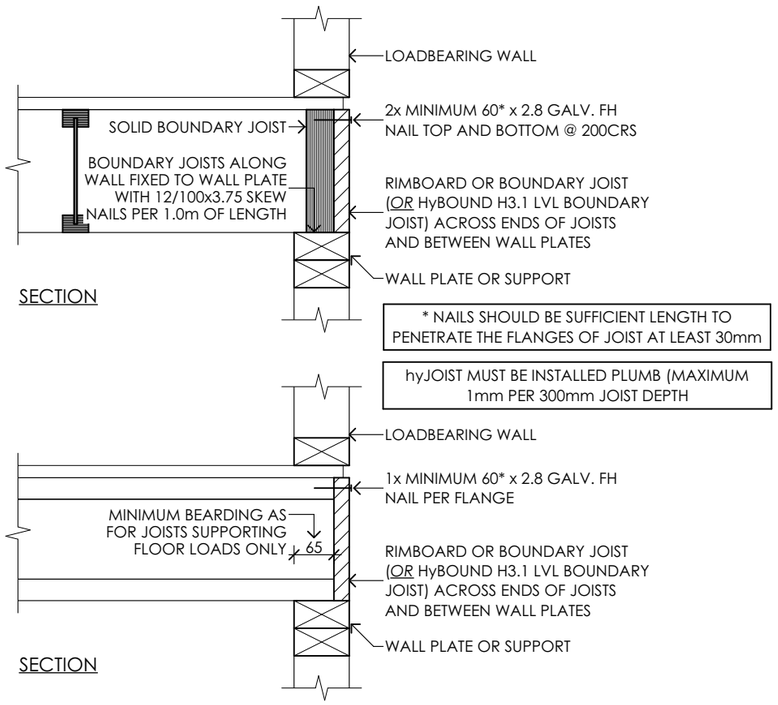
NAILING DOWN TO SUPPORTS

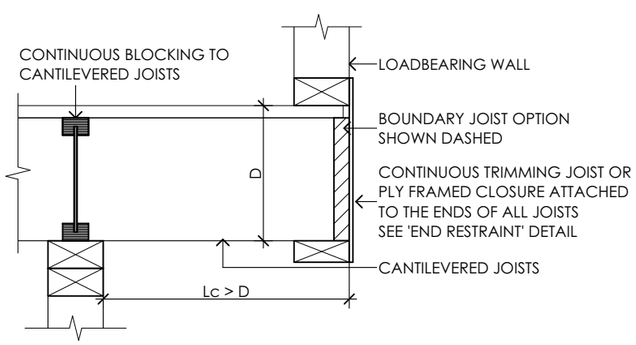


TIE-DOWN TO INTERNAL BRACING WALL



END RESTRAINT - USING RIMBOARD OR BOUNDARY JOIST





CANTILEVER SUPPORTING LOAD BEARING WALL

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CLASSIC BUILDERS DESIGN AND BUILD
LEGAL DESCRIPTION : LOT 2023 - DP 613113
SITE ADDRESS : 37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY : QUEENSTOWN
COUNCIL : QUEENSTOWN LAKES DISTRICT COUNCIL

JAMES & NATALIE ANDREWS

CLIENT SIGNATURE / DATE :

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DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

MIDFLOOR DETAILS

PROJECT NUMBER : QT105161
PROJECT STATUS : PRECONSENT
DATE : 2/02/2026 REVISION : REV. PC
SCALE : 1:10 AT A3
SHEET NUMBER : 6.5.1

1.7 WEB HOLES FOR hyJOIST®

Holes may be cut through the web of hyJOIST provided they are located within the central part of the span as specified below. For hole sizes other than those included below refer to the web hole calculator in designIT®. For cases involving non-uniform loading or where the possibility of locating the hole closer to supports needs to be assessed, use the web hole option in the floor joist calculator in designIT.

FIGURE 11: Circular & Rectangular Holes

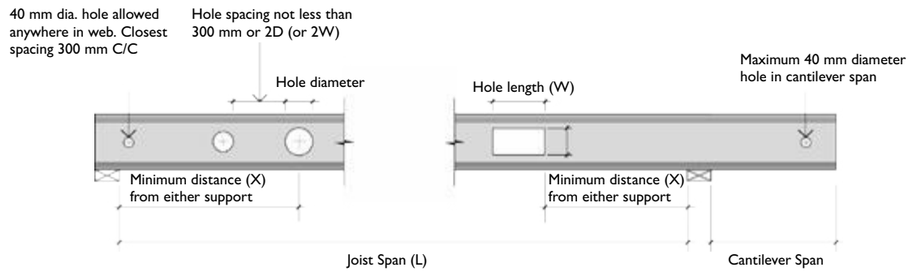


TABLE 5:

hyJOIST® section code	Maximum hole diameter (mm)	Minimum distance from support 'x'	Hole diameter (mm) Ø80	Ø110	Ø125	Ø150
			Circular holes – minimum distance 'x' from support – (m)			
HJ200 45	ø118	0.34L[1]	0.16L	0.28L	N/A	N/A
HJ240 63	ø158	0.38L	0.12L	0.21L	0.26L	0.33L
HJ240 90	ø158	0.38L	0.12L	0.21L	0.26L	0.33L
HJ300 63	ø218	0.41L	0.10L*	0.15L	0.18L	0.24L
HJ300 90	ø218	0.41L	0.10L*	0.10L*	0.14L	0.20L
HJ360 63	ø278	0.42L	0.3 m*	0.08L*	0.11L	0.16L
HJ360 90	ø278	0.40L	0.3 m*	0.3 m*	0.3 m*	0.05L*
HJ400 90	ø318	0.40L	0.3 m*	0.3 m*	0.3 m*	0.08L*

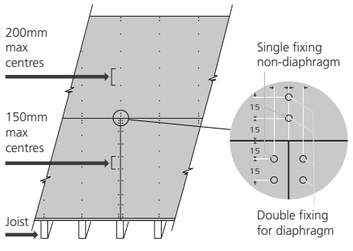
* Minimum distance from any support is 0.3 metres.
Example, if actual span 'L'= 4.0m then minimum distance 'X' from hole to support (see diagram) is 0.34 x 4.0 = 1.36m



Do cut in web area as specified



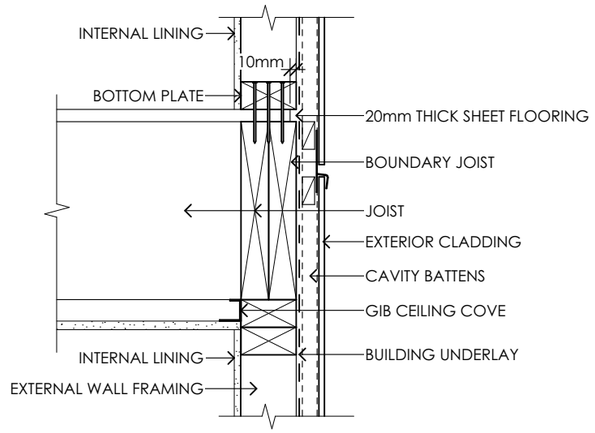
Do not cut, notch or bore through flange



Fastener Types

Timber Joists	Minimum Size	Fixing Centres mm (Edges)	(Intermediate)
Annular grooved particle board flooring nails	60mm	150	200
Galvanized Jolt head nails	60mm	150	200
Type 17 countersunk self drilling screws	45mm x8 gauge	150	200
Steel Joists			
Tek self drilling screw (corrosion resistant)	50mm x12 gauge	150	200
Adhesive			
Flexible solvent based elastomatic construction adhesive	5mm bead to the top of each joist and between sheets at ends and edges 2mm bead to the top of tongue		

1 / 4.2

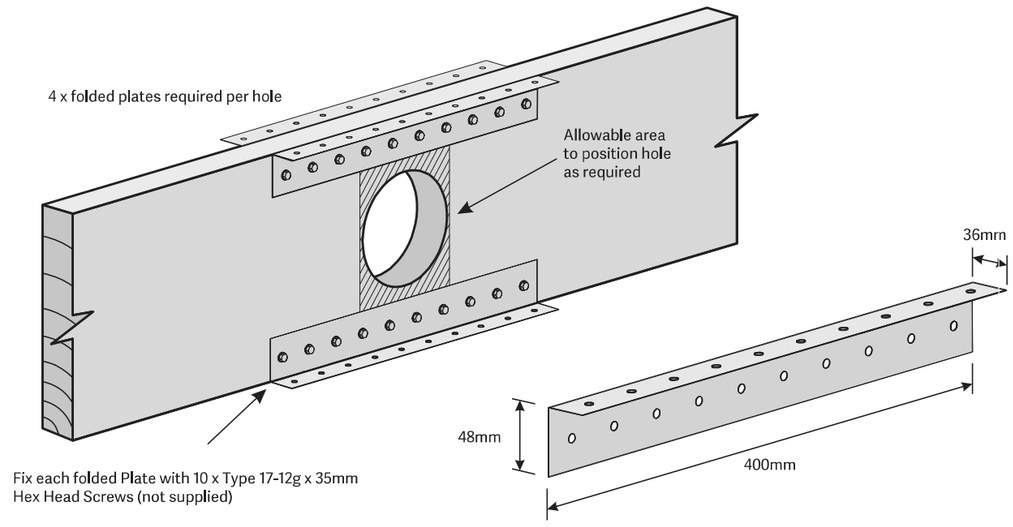


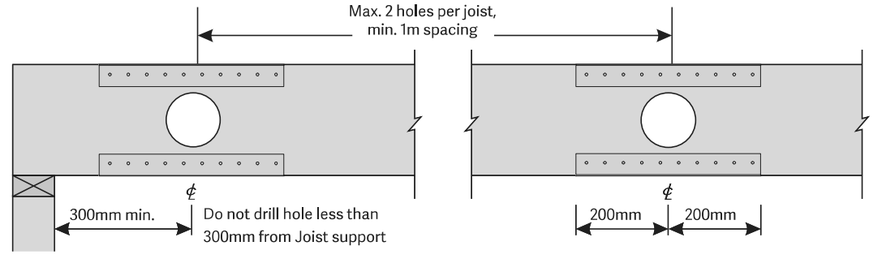
1 / 6.5.2

MIDFLOOR CONSTRUCTION DETAIL

NZS3604:2011 - TABLE 8.19
NAILING SCHEDULE FOR HAND-DRIVEN AND POWER-DRIVEN NAILS

JOINT	HAND-DRIVEN NAILS LENGTH (mm) x DIAMETER (mm) AND TYPE	HAND-DRIVEN NAILS NUMBER / LOCATION	POWER-DRIVEN NAILS LENGTH (mm) x DIAMETER (mm) AND TYPE	POWER-DRIVEN NAILS NUMBER / LOCATION
BOTTOM PLATE TO FLOOR FRAMING AT:				
(A) EXTERNAL WALLS AND INTERNAL WALL BRACING ELEMENTS	100 x 3.75	2 AT 600mm CRS.	90 x 3.15	3 AT 600mm CRS.
(B) INTERNAL WALLS (MAY BE NAILED TO FLOOR DECKING)	100 x 3.75	1 AT 600mm CRS.	90 x 3.15	1 AT 600mm CRS.
(C) TRIMMER NOT EXCEEDING 4.2m LONG	100 x 3.75	4 (END NAILED)	90 x 3.15	6 (END NAILED)





LUMBERLOK FLOOR JOIST STIFFENERS

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	CLASSIC BUILDERS DESIGN AND BUILD
LEGAL DESCRIPTION :	LOT 2023 - DP 613113
SITE ADDRESS :	37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY :	QUEENSTOWN
COUNCIL :	QUEENSTOWN LAKES DISTRICT COUNCIL

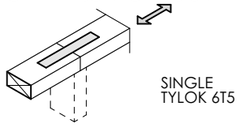
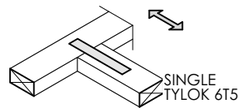
CLIENT SIGNATURE / DATE :

JAMES & NATALIE ANDREWS

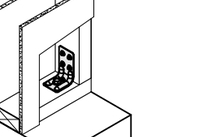
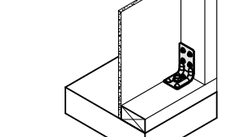
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DRAWN:	B. CLARK	PROJECT NUMBER :	QT105161
CONSULTANT:	D.TURNBULL	PROJECT STATUS :	PRECONSENT
BRANCH:	QUEENSTOWN	DATE : 2/02/2026	REVISION : REV. PC
MIDFLOOR DETAILS		SCALE :	1:10 AT A3
		SHEET NUMBER :	6.5.2

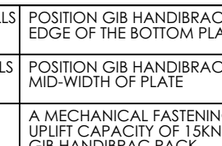
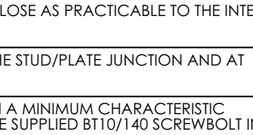
CONNECTING TOP PLATES

FIXING LOAD	CONNECTION TYPE	
	TOP PLATE JOINT OVER STUD	TOP PLATE JOINT
UP TO 3kN	 SINGLE TYLOK 6T5	 SINGLE TYLOK 6T5
	REF. FIG 8.15 NZS 3604:2011	REF. FIG 8.16 NZS 3604:2011

CONNECTING TOP PLATES - WALL CONTAINING BRACING

FIXING LOAD	CONNECTION TYPE	
	TOP PLATE JOINT OVER STUD	TOP PLATE JOINT
UP TO 6kN	 SINGLE TYLOK 6T10	 SINGLE TYLOK 6T10
	REF. FIG 8.15 NZS 3604:2011	REF. FIG 8.16 NZS 3604:2011

CONNECTING TOP PLATES - WALL CONTAINING BRACING OVER 250 BU'S

FIXING LOAD	CONNECTION TYPE	
	TOP PLATE JOINT OVER STUD	TOP PLATE JOINT
2.4kN PER 100 BU's	 PAIR OF STRIP BRACES	 PAIR OF STRIP BRACES
	REF. LUMBERLOK TOP PLATE JOINTING	REF. LUMBERLOK TOP PLATE JOINTING
	FIX STRIP BRACES TO EACH TOP PLATE WITH - 1/ 30 x 3.15 DIA. NAIL PER 1.0 kN (6 NAILS EACH END = 12 kN FIXING) - 1/ TYPE 17-14G x 35mm SCREW PER 3.0kN	
FOR BRACED WALLS EXCEEDING 500 BU'S PLEASE CONFER WITH DESIGNER		

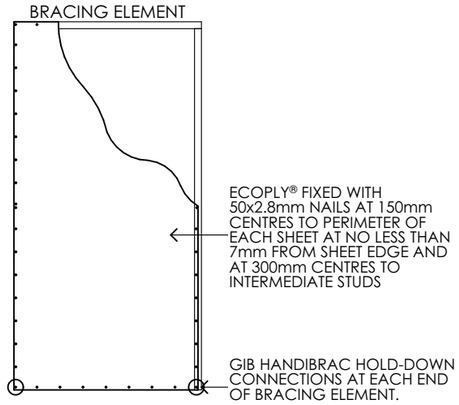
BOTTOM PLATE FIXINGS FOR GIB BRACING ELEMENTS

BRACE TYPE	CONCRETE SLABS	
	EXTERNAL WALLS	INTERNAL WALLS
GS1-N	AS PER NZS 3604:2011. NO SPECIFIC ADDITIONAL FASTENING REQUIRED	AS PER NZS 3604:2011. ALTERNATIVELY USE 75 x 3.8mm SHOT-FIRED FASTENERS WITH 16mm DISCS, 150mm AND 300mm FROM EACH END OF THE BRACING ELEMENT AND AT 600mm THEREAFTER
GS2-N	NOT APPICABLE	
GS2-NOM		
GSP-H BL1-H BLP-H	INTERMEDIATE FASTENINGS TO COMPLY WITH NZS 3604:2011. IN ADDITION: GIB HANDIBRAC® FIXINGS OR METAL WRAP-AROUND STRAP FIXINGS AND BOLT	
BLG-H	NOT APPICABLE	AS FOR GSP-H, BL1-H, BLP-H ON CONCRETE SLAB

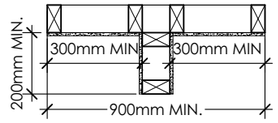
GIB HANDIBRAC - INTERNAL WALL

GIB HANDIBRAC - EXTERNAL WALL

EXTERNAL WALLS	POSITION GIB HANDIBRAC® AS CLOSE AS PRACTICABLE TO THE INTERNAL EDGE OF THE BOTTOM PLATE
INTERNAL WALLS	POSITION GIB HANDIBRAC® AT THE STUD/PLATE JUNCTION AND AT MID-WIDTH OF PLATE
HOLD-DOWN FASTENER	A MECHANICAL FASTENING WITH A MINIMUM CHARACTERISTIC UPLIFT CAPACITY OF 15KN OR USE SUPPLIED BT10/140 SCREWBOLT IN GIB HANDIBRAC PACK

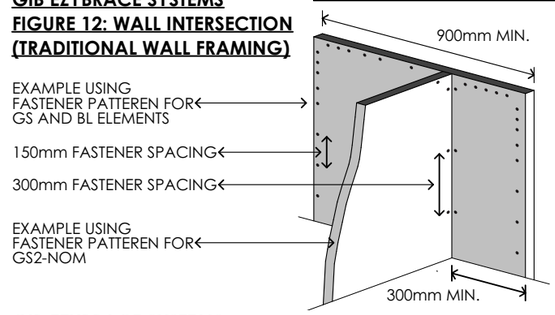


EP1 CONSTRUCTION DETAILS

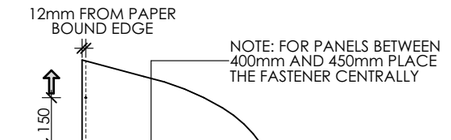


APPLICATION	PLYWOOD TREATMENT	FASTERNER MATERIAL
BRACING ON FRAMING EXPOSED TO GROUND ATMOSPHERE IN EXPOSURE ZONES' B & C	ECOPLY H3.1 LO SP/H3.2 CCA TREATED	HOT DIPPED GALVANISED OR BETTER
BRACING ON FRAMING EXPOSED TO GROUND ATMOSPHERE IN EXPOSURE ZONES' D	ECOPLY H3.1 LO SP/H3.2 CCA TREATED	STAINLESS STEEL

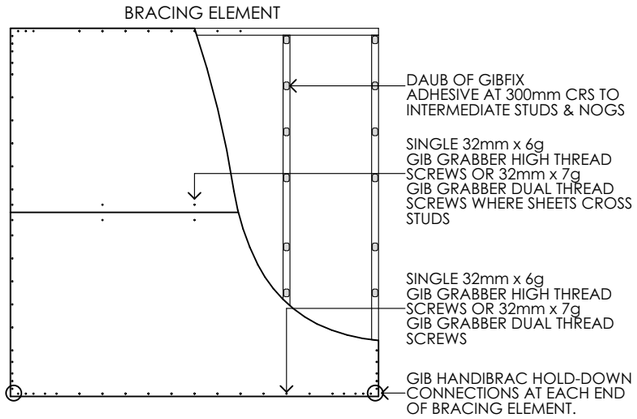
GIB EZYBRACE SYSTEMS
FIGURE 12: WALL INTERSECTION (TRADITIONAL WALL FRAMING)



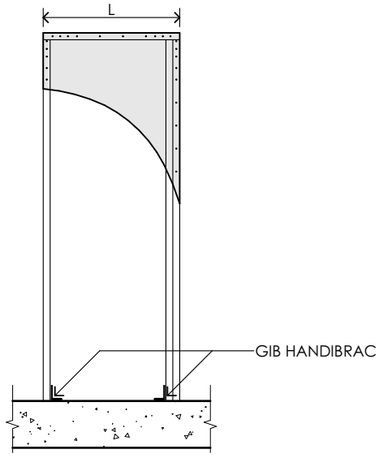
GIB EZYBRACE SYSTEMS
FIGURE 15: WALL INTERSECTION FASTENER PLACEMENT



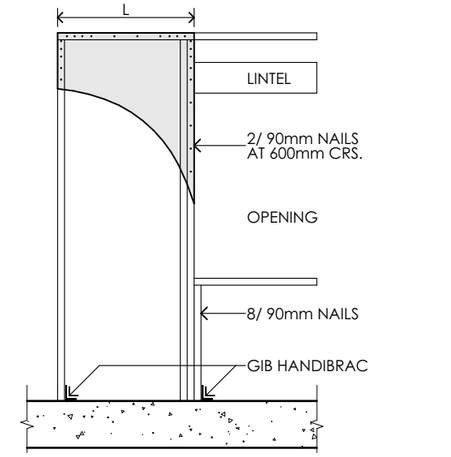
GIB® EZYBRACE FASTENER PATTERN
FOR ALL FOUR CORNERS OF BRACING ELEMENT



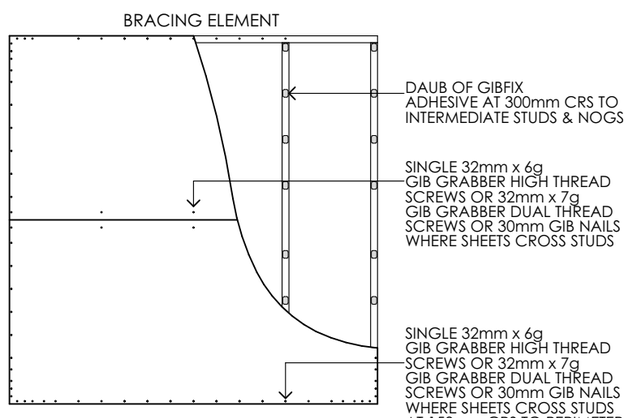
HORIZONTAL FIXING / BL1-H / BLG-H / BLP-H



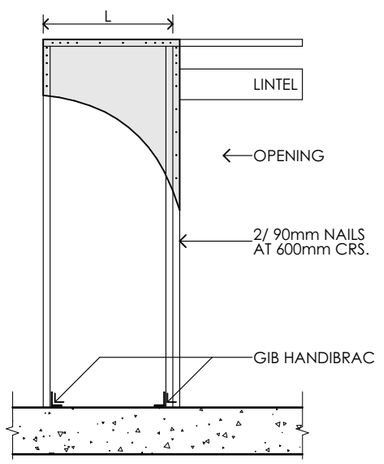
LENGTH OF GIB EZYBRACE® ELEMENTS ('H' TYPE) - OPTION A



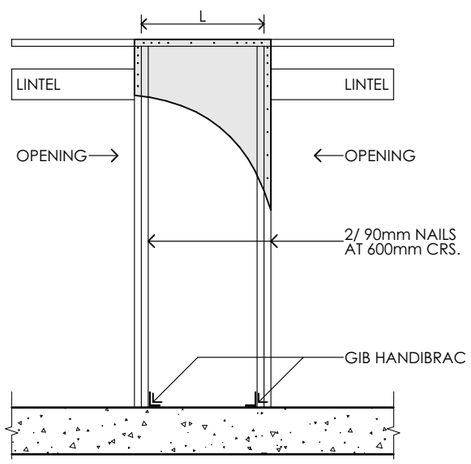
LENGTH OF GIB EZYBRACE® ELEMENTS ('H' TYPE) - OPTION B



HORIZONTAL FIXING / GS1-N & GS2-N



LENGTH OF GIB EZYBRACE® ELEMENTS ('H' TYPE) - OPTION C



LENGTH OF GIB EZYBRACE® ELEMENTS ('H' TYPE) - OPTION D

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CLASSIC BUILDERS DESIGN AND BUILD
LEGAL DESCRIPTION : LOT 2023 - DP 613113
SITE ADDRESS : 37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY : QUEENSTOWN
COUNCIL : QUEENSTOWN LAKES DISTRICT COUNCIL

JAMES & NATALIE ANDREWS

CLIENT SIGNATURE / DATE :

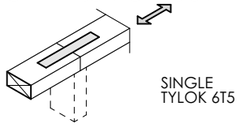
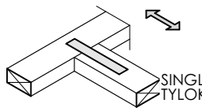
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DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

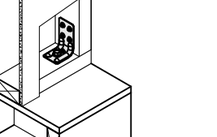
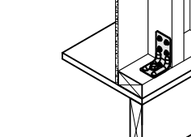
BRACING DETAILS - CONCRETE FLOOR

PROJECT NUMBER : QT105161
PROJECT STATUS : PRECONSENT
DATE : 2/02/2026 REVISION : REV. PC
SCALE : 1:20 AT A3
SHEET NUMBER : 6.6.1

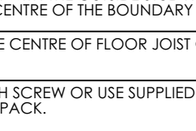
CONNECTING TOP PLATES

FIXING LOAD	CONNECTION TYPE	
	TOP PLATE JOINT OVER STUD	TOP PLATE JOINT
UP TO 3kN	 SINGLE TYLOK 6T5	 SINGLE TYLOK 6T5
	REF. FIG 8.15 NZS 3604:2011	REF. FIG 8.16 NZS 3604:2011

CONNECTING TOP PLATES - WALL CONTAINING BRACING

FIXING LOAD	CONNECTION TYPE	
	TOP PLATE JOINT OVER STUD	TOP PLATE JOINT
UP TO 6kN	 SINGLE TYLOK 6T10	 SINGLE TYLOK 6T10
	REF. FIG 8.15 NZS 3604:2011	REF. FIG 8.16 NZS 3604:2011

CONNECTING TOP PLATES - WALL CONTAINING BRACING OVER 250 BU'S

FIXING LOAD	CONNECTION TYPE	
	TOP PLATE JOINT OVER STUD	TOP PLATE JOINT
2.4kN PER 100 BU's FOR BRACED WALLS WITH 500 BU'S	 PAIR OF STRIP BRACES	 PAIR OF STRIP BRACES
	REF. LUMBERLOK TOP PLATE JOINTING	REF. LUMBERLOK TOP PLATE JOINTING
	FIX STRIP BRACES TO EACH TOP PLATE WITH - 1/ 30 x 3.15 DIA. NAIL PER 1.0 kN (6 NAILS EACH END = 12 kN FIXING) - 1/ TYPE 17-14G x 35mm SCREW PER 3.0kN	
FOR BRACED WALLS EXCEEDING 500 BU'S PLEASE CONFER WITH DESIGNER		

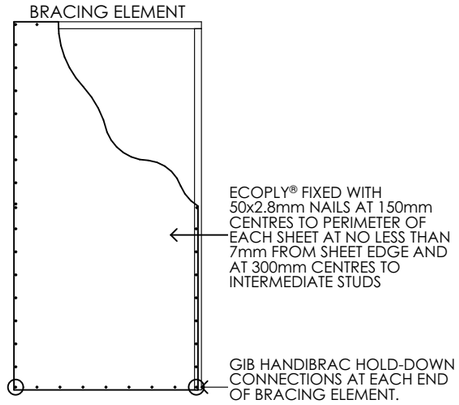
BOTTOM PLATE FIXINGS FOR GIB BRACING ELEMENTS

BRACE TYPE	TIMBER FLOORS
	EXTERNAL & INTERNAL WALLS
GS1-N GS2-N GS2-NOM	PAIRS OF 100 x 3.75mm FLAT HEAD HAND DRIVEN NAILS OR 3/ 90 x 3.15mm POWER DRIVEN NAILS AT 600mm CRS. IN ACCORDANCE WITH NZS 3604:2011.
GSP-H BL1-H BLP-H	PAIRS OF 100 x 3.75mm FLAT HEAD HAND DRIVEN NAILS OR 3/ 90 x 3.15mm POWER DRIVEN NAILS AT 600mm CRS. IN ACCORDANCE WITH NZS 3604:2011. IN ADDITION: GIB HANDIBRAC® FIXINGS OR METAL WRAP-AROUND STRAP FIXINGS AND BOLT AS ILLUSTRATED ON PG 15 & 16 OF GIB EZYBRACE® SYSTEMS SPECIFICATION AND INSTALLATION MANUAL.
BLG-H	

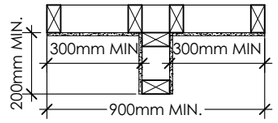
GIB HANDIBRAC - INTERNAL WALL

GIB HANDIBRAC - EXTERNAL WALL

EXTERNAL WALLS	POSITION GIB HANDIBRAC® FLUSH WITH THE OUTSIDE STUD FACE, AS CLOSE AS PRACTICABLE TO THE CENTRE OF THE BOUNDARY JOIST.
INTERNAL WALLS	POSITION GIB HANDIBRAC® IN THE CENTRE OF FLOOR JOIST OR FULL DEPTH SOLID BLOCK.
HOLD-DOWN FASTENER	12 x 150mm GALVANISED COACH SCREW OR USE SUPPLIED BT10/140 SCREWBOLT IN GIB HANDIBRAC® PACK.

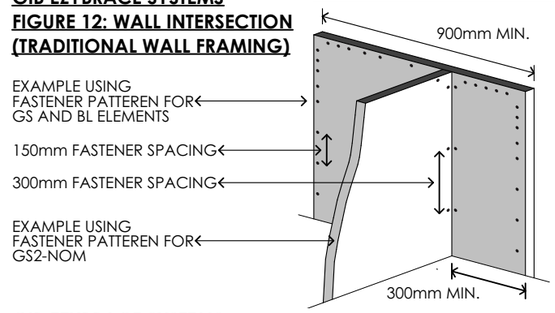


EP1 CONSTRUCTION DETAILS

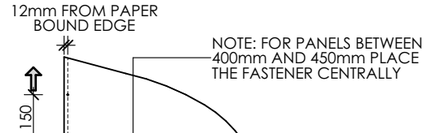


APPLICATION	PLYWOOD TREATMENT	FASTERNER MATERIAL
BRACING ON FRAMING EXPOSED TO GROUND ATMOSPHERE IN EXPOSURE ZONES' B & C	ECOPLY H3.1 LO SP/H3.2 CCA TREATED	HOT DIPPED GALVANISED OR BETTER
BRACING ON FRAMING EXPOSED TO GROUND ATMOSPHERE IN EXPOSURE ZONES' D	ECOPLY H3.1 LO SP/H3.2 CCA TREATED	STAINLESS STEEL

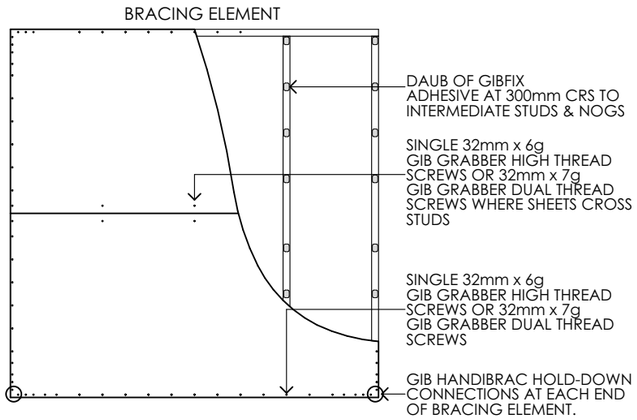
GIB EZYBRACE SYSTEMS
FIGURE 12: WALL INTERSECTION (TRADITIONAL WALL FRAMING)



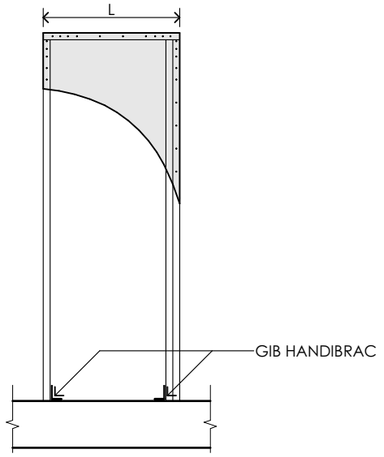
GIB EZYBRACE SYSTEMS
FIGURE 15: WALL INTERSECTION FASTENER PLACEMENT



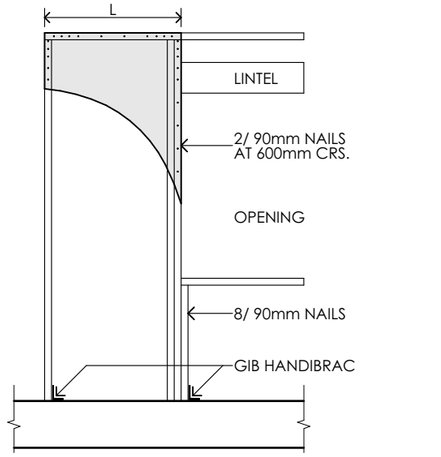
GIB® EZYBRACE FASTENER PATTERN
FOR ALL FOUR CORNERS OF BRACING ELEMENT



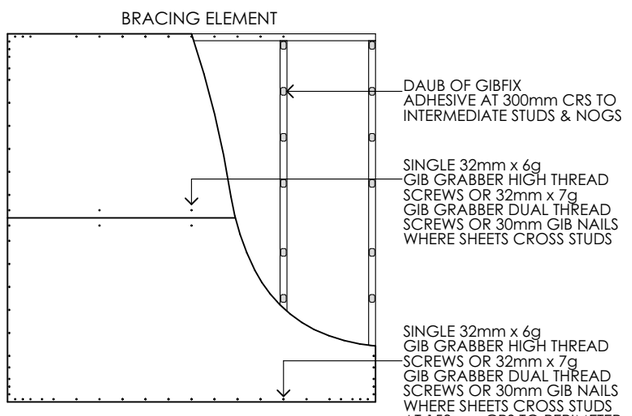
HORIZONTAL FIXING / BL1-H / BLG-H / BLP-H



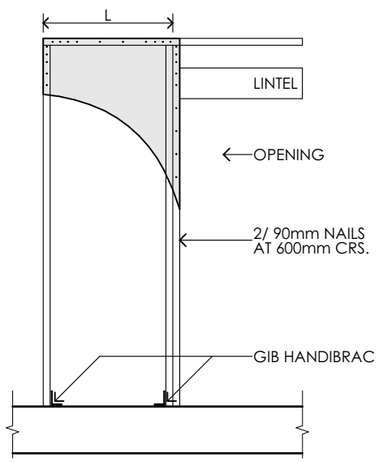
LENGTH OF GIB EZYBRACE® ELEMENTS ('H' TYPE) - OPTION A



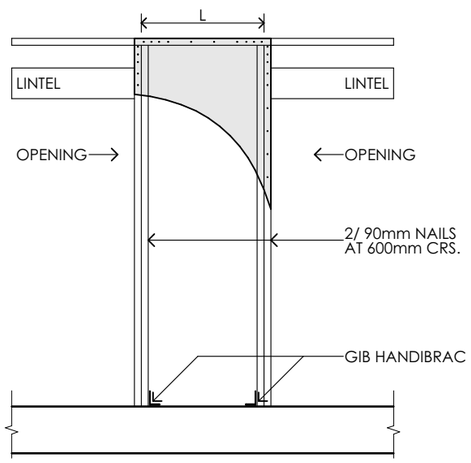
LENGTH OF GIB EZYBRACE® ELEMENTS ('H' TYPE) - OPTION B



HORIZONTAL FIXING / GS1-N & GS2-N



LENGTH OF GIB EZYBRACE® ELEMENTS ('H' TYPE) - OPTION C



LENGTH OF GIB EZYBRACE® ELEMENTS ('H' TYPE) - OPTION D

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CLASSIC BUILDERS DESIGN AND BUILD
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CITY : QUEENSTOWN
COUNCIL : QUEENSTOWN LAKES DISTRICT COUNCIL

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DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

BRACING DETAILS - TIMBER FLOOR

PROJECT NUMBER : QT105161
PROJECT STATUS : PRECONSENT
DATE : 2/02/2026 REVISION : REV. PC
SCALE : 1:20 AT A3
SHEET NUMBER : 6.6.2

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https://www.buildmagazine.org.nz/index.php/articles/show/top-plate-connections

WALLS WITH BRACING - IN-LINE CONNECTIONS

THE CONNECTIONS MUST BE IN BOTH TENSION AND COMPRESSION ALONG THE PLATE AND REQUIRE THE FOLLOWING CAPACITIES:

- 3kN CAPACITY CONNECTIONS FOR WALLS CONTAINING UP TO 100 BRACING UNITS (BUs).
- 6kN CAPACITY CONNECTIONS FOR WALLS CONTAINING MORE THAN 100 BUs.
- 6kN CAPACITY CONNECTIONS FOR WALLS WITH A CEILING DIAPHRAGM.

FIGURES 1(A) AND (B) GIVE FURTHER DETAIL.

THE 3kN AND 6kN CONNECTIONS CAN BE MADE USING METAL CONNECTION PLATES OR NAILED JOINTS WITH FIXINGS (SEE TABLE 1). HOWEVER, IF AN EXTRA TOP PLATE IS USED AND THE JOINTS ARE NOT ALIGNED WITH THE LOWER TOP PLATE, THE 3kN OR 6kN CAPACITY CONNECTIONS ARE NOT NORMALLY REQUIRED AS LONG AS THERE IS AT LEAST A 3kN/6kN NAILED JOINT CONNECTION (AS APPROPRIATE) BETWEEN TOP PLATE PAIRS.

TABLE 1: COMMON FIXING DETAILS FOR 3kN AND 6kN CONNECTIONS.
FIXING FOR METAL CONNECTION PLATES
- UP TO 3kN 3/30x3.15mm NAILS PER SIDE
- UP TO 6kN 6/30x3.15mm NAILS PER SIDE

FIXING FOR NAILED JOINTS
- UP TO 3kN 3/100x3.75mm NAILS PER SIDE
- UP TO 6kN 6/100x3.75mm NAILS PER SIDE

EACH INTERNAL WALL MUST HAVE THE FOLLOWING CONNECTION CAPACITY. A WALL WITH:

- UP TO 125 BUs REQUIRES A 6kN CONNECTION TO AT LEAST ONE EXTERNAL WALL
- UP TO 250 BUs REQUIRES 6kN CONNECTIONS TO AT LEAST TWO EXTERNAL WALLS
- MORE THAN 250 BUs REQUIRES MINIMUM CONNECTION CAPACITIES OF 2.4kN PER 100 BUs TO AT LEAST TWO EXTERNAL WALLS.

WORKED EXAMPLE

FIGURE 3: TOP PLATE CONNECTIONS

IN-LINE CONNECTIONS IN TOP PLATES

FOR THE IN-LINE CONNECTIONS AT M2, N2, N3 AND O2 IN FIGURE 3, IF THE TOTAL BUS IN THE BRACING LINES M, N OR O ARE:

- LESS THAN 100 BUs, USE 3kN CAPACITY CONNECTIONS
- MORE THAN 100 BUs, USE 6kN CAPACITY CONNECTIONS.

IF A DOUBLE TOP PLATE IS USED AND JOINTS IN THE TOP PLATES ARE STAGGERED, NEITHER THE 3kN OR 6kN CAPACITY CONNECTIONS ARE REQUIRED ACCORDING TO NZS 3604:2011, FIGURE 8.15, NOTE 2.

RIGHT ANGLE CONNECTIONS IN TOP PLATES

FOR THE RIGHT ANGLE CONNECTIONS AT M1 AND O1 IN FIGURE 3, WHERE BRACING LINE A HAS:

- UP TO 250 BUs, 6kN CONNECTIONS ARE REQUIRED AT EACH END OF LINE A
- MORE THAN 250 BUs, CONNECTIONS AT EACH END OF LINE A MUST HAVE A CAPACITY OF AT LEAST 2.4kN PER 100 BUs.

FOR CONNECTIONS AT N1 AND N4, WHERE BRACING LINE N HAS:

- UP TO 125 BUs, 6kN CONNECTION TO AN EXTERNAL WALL IS REQUIRED
- UP TO 250 BUs, 6kN CONNECTIONS TO EACH END OF THE WALL AT BOTH EXTERNAL WALLS ARE REQUIRED
- MORE THAN 250 BUs, A FIXING CAPACITY OF 2.4kN PER 100 BUs OF THE WALL AT BOTH EXTERNAL WALLS IS REQUIRED.

RIGHT ANGLE WALLS THAT ARE LATERALLY SUPPORTED

THE CONNECTION REQUIREMENTS OF THE WALL ON BRACING LINE B TO THE EXTERNAL WALL IN FIGURE 3 DEPENDS ON THE AMOUNT OF BRACING IN WALL B:

- IF THERE IS NO BRACING IN WALL B, A 3kN CONNECTION OR A HALVED JOINT OR A BUTT JOINT OVER A STUD OR BLOCKING MAY BE USED AT B1.
- IF THE BRACING DOES NOT EXCEED 125 BUs, USE A 6kN CONNECTION AT B1.
- IF THERE ARE BETWEEN 125 AND 250 BUs, A 6kN CONNECTION IS REQUIRED AT B1 AND THE WALL MUST BE CONNECTED TO AN EXTERNAL WALL WITH THE BOTTOM CHORD OF A TRUSS OR WITH A CEILING JOIST BETWEEN B2 AND B3 USING A 6kN CONNECTION.
- IF THERE ARE MORE THAN 250 BUs, THE CONNECTION AT B1 MUST BE 2.4kN PER 100 BUs AND THE WALL MUST BE CONNECTED TO EXTERNAL WALL O WITH A CONNECTING MEMBER BETWEEN B2 AND B3 USING A CONNECTION OF 2.4kN PER 100 BUs.

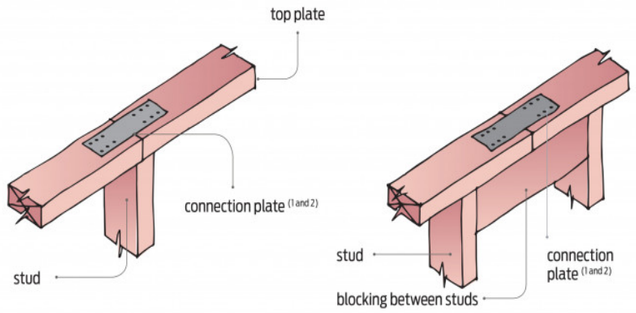
LATERAL SUPPORT FOR TOP PLATES

TOP PLATES MUST BE LATERALLY SUPPORTED BY ANY ONE OF THE FOLLOWING:

- A SHEET CEILING LINING WITH A MINIMUM DENSITY OF 600kg/m³.
- INTERSECTING BLOCKING (FIGURE 4(A)), CEILING JOISTS, RAFTERS OR TRUSSES.
- FRAMING MEMBERS AT MAXIMUM 2.5m SPACINGS.
- 70x45mm CONNECTING MEMBERS (FIGURE 4(B)).

IF THE CEILING HAS A DENSITY OF LESS THAN 600kg/m³ (SUCH AS SOFTBOARD) AND THE DISTANCE BETWEEN BRACING LINES IS BETWEEN 5-6m, A 90x45mm TOP PLATE MUST HAVE AN ADDITIONAL 140x35mm TOP PLATE.

FIGURE 1: CONNECTION TOP PLATES IN LINE WALLS CONTAINING BRACING.



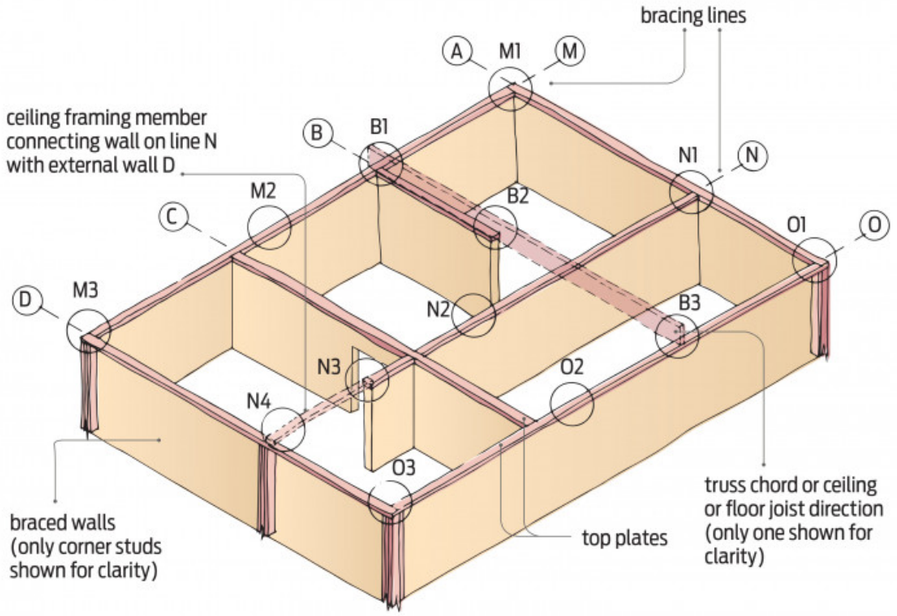
1(a) Butt joint over stud

1(b) Butt joint over blocking

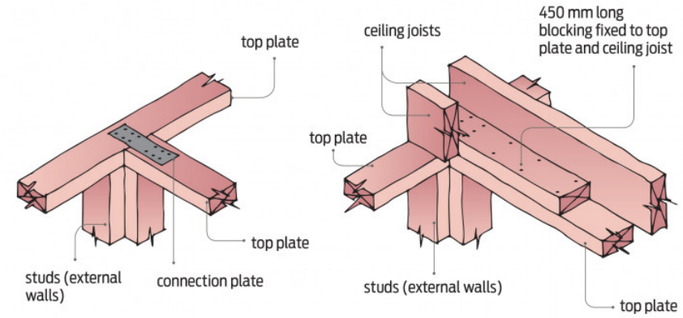
Notes:
1. Connection plate capacity = 3 kN, where bracing capacity < 100 BUs.
   Connection plate capacity = 6 kN, where bracing capacity > 100 BUs.
2. Connection plate not required when extra top plate is used and joints in plates are staggered.

Connecting top plates in line in walls containing bracing.

FIGURE 3: TOP PLATE CONNECTIONS
(FIGURE 3 DEMONSTRATES THE VARIOUS OPTIONS)



Top plate connections.



2(a) Butt joint

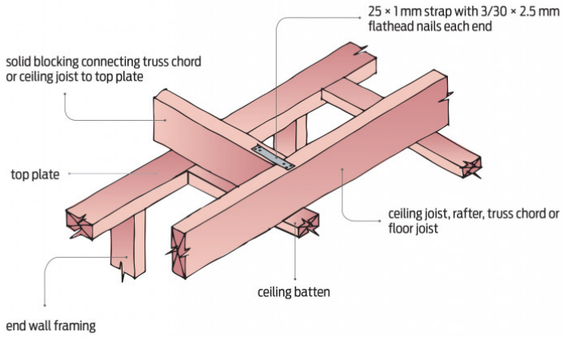
2(b) Butt joint with ceiling joist

Capacities of nailed joints:
- Up to 3 kN: 3/100 × 3.75 mm nails per side.
- Up to 6 kN: 6/100 × 3.75 mm nails per side.

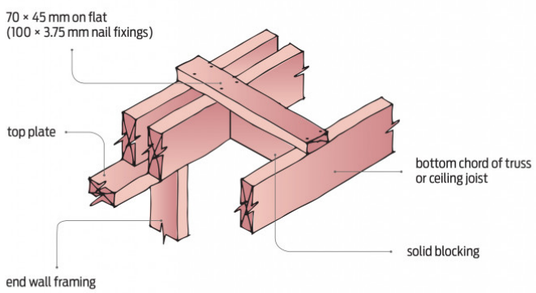
Notes:
Connection plate fixing capacity for each wall with:
- maximum 125 BUs: 6 kN to at least one external wall
- maximum 250 BUs: 6 kN to at least two external walls
- more than 250 BUs: 2.4 kN/100 BUs to at least two external walls.

Connecting top plates of external walls at right angles to other walls containing bracing.

FIGURE 4: CONNECTING MEMBERS PROVIDING LATERAL SUPPORT TO TOP PLATES



4(a) Solid blocking and ceiling batten connection



4(b) 70 × 45 mm connection to truss chords or ceiling joists

Connecting members providing lateral support to top plates.

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CITY :	QUEENSTOWN
COUNCIL :	QUEENSTOWN LAKES DISTRICT COUNCIL

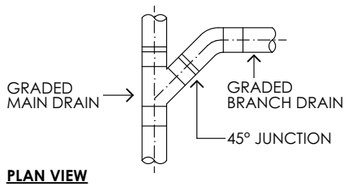
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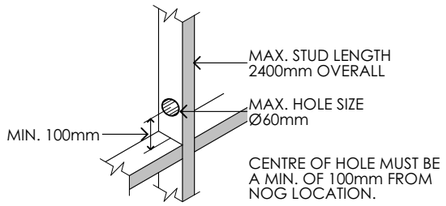
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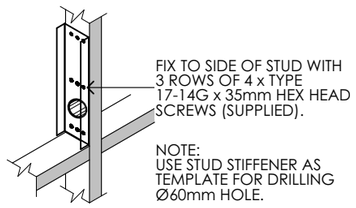
BRACING DETAILS - CONNECTING MEMBER CONNECTIONS



PLAN VIEW

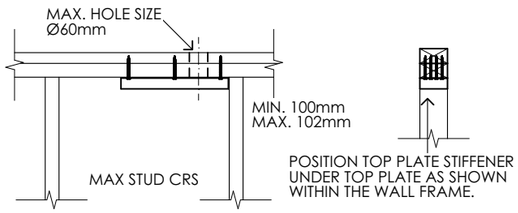
TYPICAL ARRANGEMENT FOR GRADED BRANCH DRAINS ENTERING MAIN DRAIN

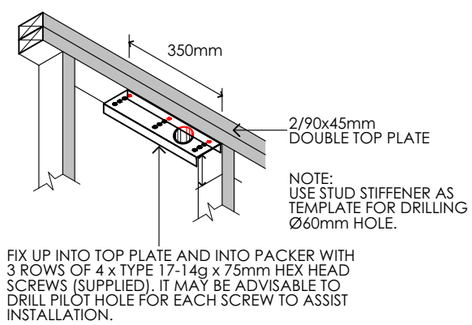




FRAMING STUD STIFFENER

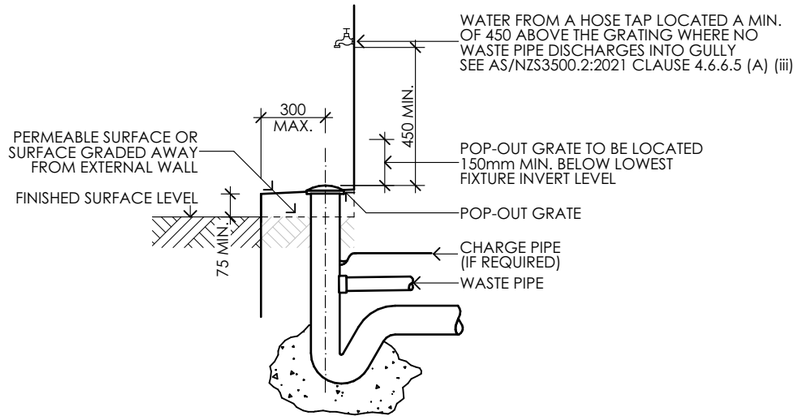
ALTERNATIVE SOLUTION TO FIGURE 8.20 NZS 3604:2011





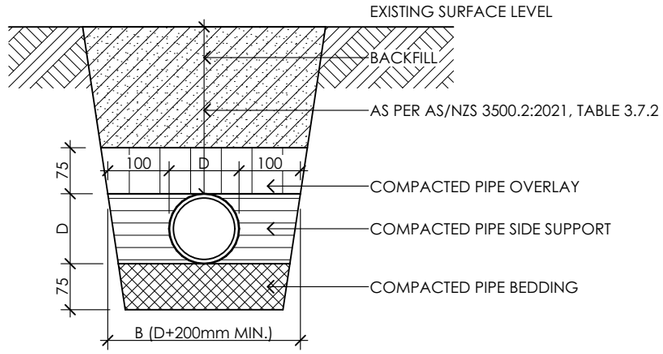
TOP PLATE STIFFENER

ALTERNATIVE SOLUTION TO FIGURE 8.20 NZS 3604:2011



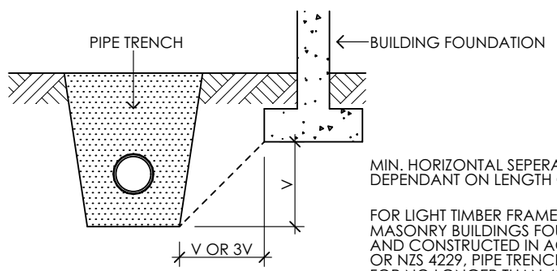
POSITIONING OF OVERFLOW RELIEF GULLY

AS/NZS3500.2:2021 - FIGURE 4.6.6.5 TYPICAL DETAILS OF OVERFLOW RELIEF GULLY



TYPICAL BEDDING OF DRAINS

AS/NZS 3500.2, FIGURE 5.4.4

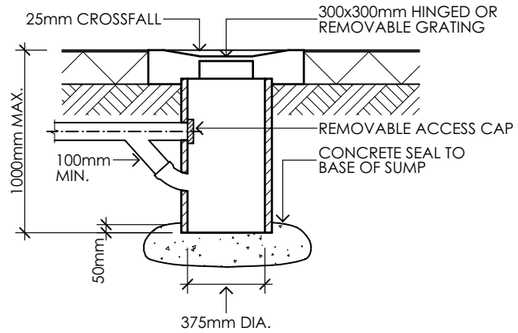


RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION

NZBC - E1/AS1 SURFACE WATER - FIGURE 14

MIN. HORIZONTAL SEPERATION SHALL BE V OR 3V DEPENDANT ON LENGTH OF TIME TRENCH OPEN

FOR LIGHT TIMBER FRAMED AND CONCRETE MASONRY BUILDINGS FOUNDED ON GOOD GROUND AND CONSTRUCTED IN ACCORDANCE WITH NZS 3604 OR NZS 4229, PIPE TRENCHES WHICH ARE OPEN FOR NO LONGER THAN 48 HOURS SHALL BE LOCATED NO CLOSER THAN 'V' TO THE UNDERSIDE OF ANY BUILDING FOUNDATION. WHERE THE TRENCH IS TO REMAIN OPEN FOR PERIODS LONGER THAN 48HRS, THE MIN. HORIZ. SEPARATION SHALL INCREASE TO 3V IN ALL GROUND EXCEPT ROCK.



TYPE-ONE SURFACE WATER SUMP

NZBC - E1/AS1 SURFACE WATER - FIGURE 8

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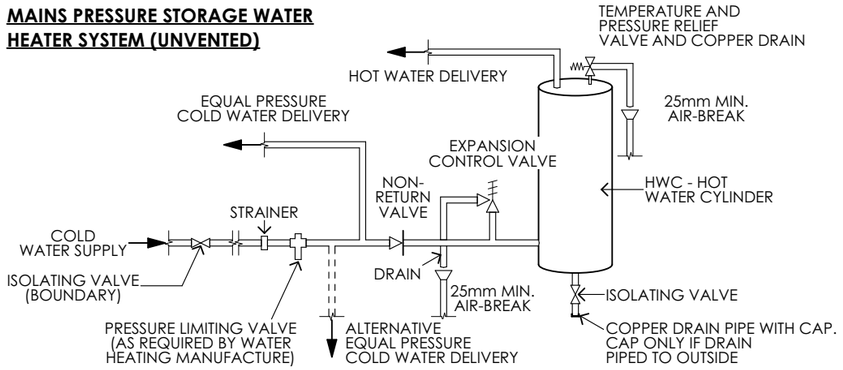
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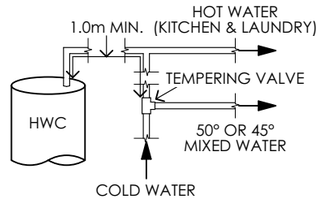
DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

PLUMBING & DRAINAGE DETAILS

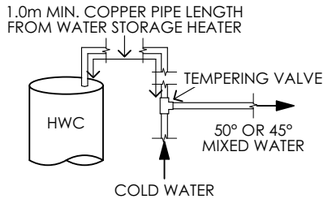
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PROJECT STATUS :	PRECONSENT
DATE : 2/02/2026	REVISION : REV. PC
SCALE :	1:20 AT A3
SHEET NUMBER :	6.7.1

MAINS PRESSURE STORAGE WATER HEATER SYSTEM (UNVENTED)





(A) WITH UNTEMPERED WATER TO LAUNDRY AND KITCHEN FIXTURES AND APPLIANCES

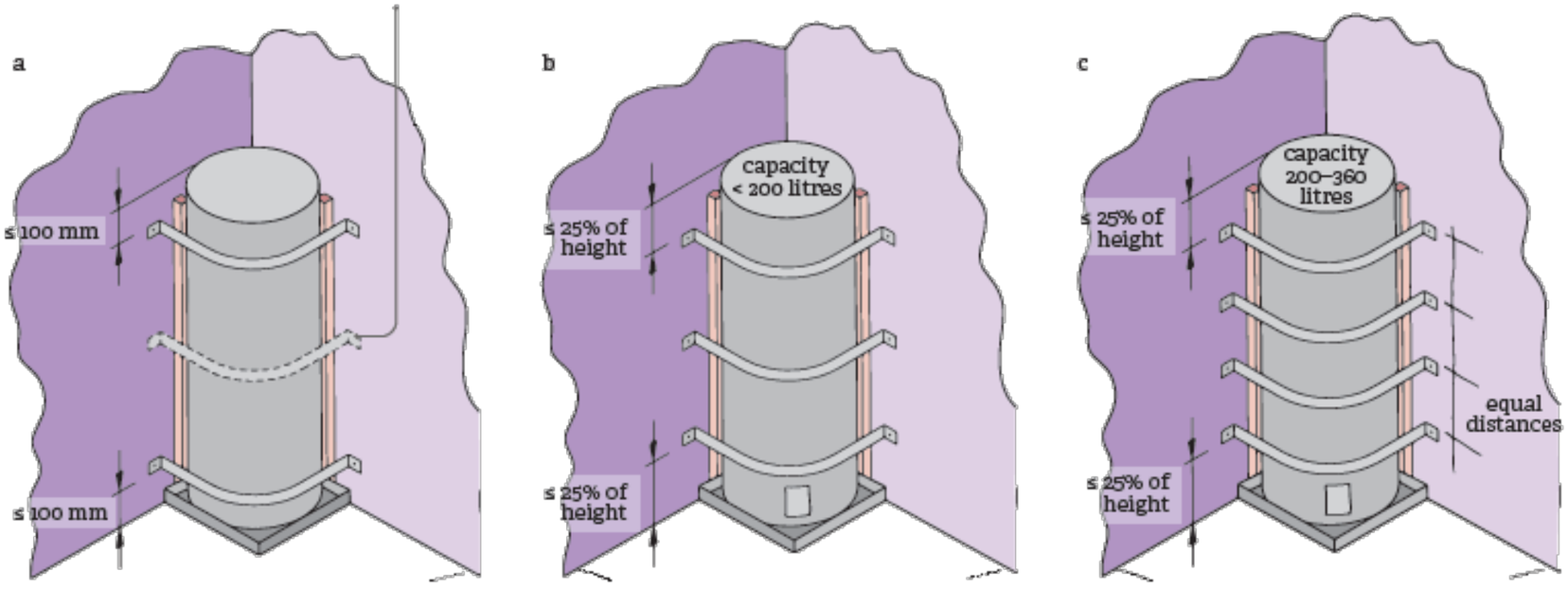


(B) WHERE ALL HOT WATER IS TEMPERED

NOTE: STORAGE WATER HEATER CONTROL THERMOSTAT SHALL BE SET AT A TEMPERATURE OF NOT LESS THAN 60°C TO PREVENT THE GROWTH OF LEGIONELLA BACTERIA

TEMPERING VALVE INSTULLATION

a third centre strap is required for storage tanks with capacity greater than 200 litres



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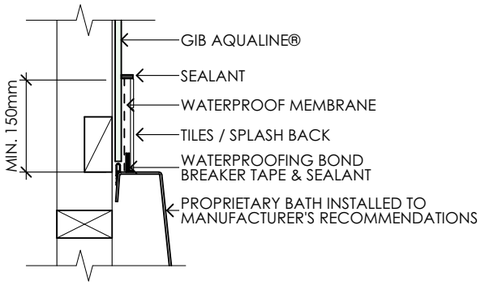
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CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

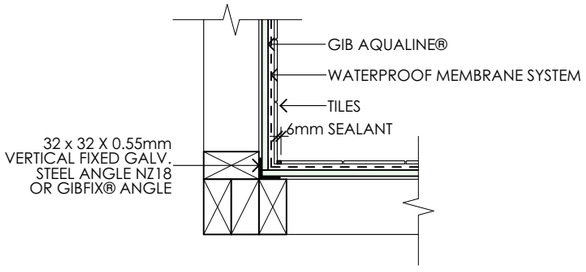
WATER HEATING DETAILS

PROJECT NUMBER :	QT105161
PROJECT STATUS :	PRECONSENT
DATE : 2/02/2026	REVISION : REV. PC
SCALE :	1:20, 1:50, 1:10 AT A3
SHEET NUMBER :	6.8.1



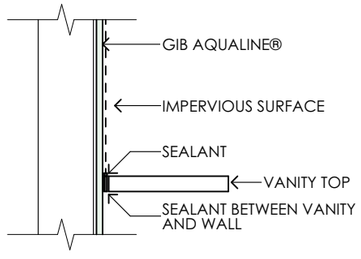
TILED WALL DETAIL - BATH SPLASH BACK LINING JUNCTION

DETAIL REF: MANUFACTURER'S BATH INSTALLATION INSTRUCTIONS & GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021



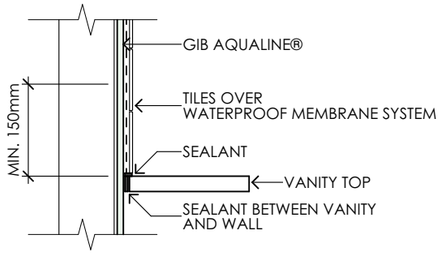
TILED WALL DETAIL - TILED INTERNAL CORNER (PLAN VIEW)

DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021



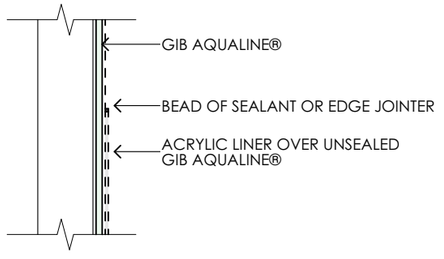
VANITY TOP LINING JUNCTION

DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021



TILED WALL DETAIL - VANITY TOP LINING JUNCTION

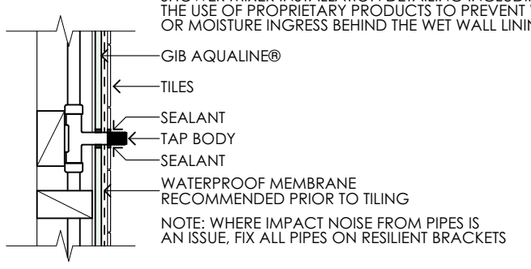
DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021



ACRYLIC LINER DETAIL - UNSEALED PLASTERBOARD LINING

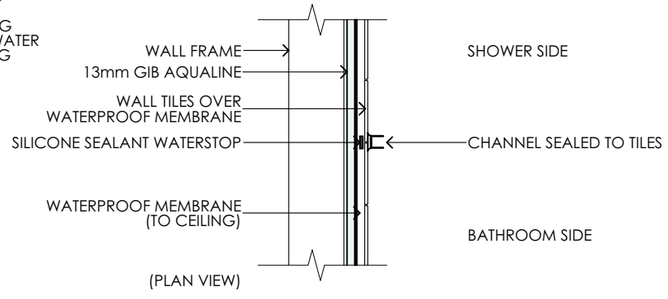
DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021

SHOWER MIXER PENETRATION IN WET WALL LININGS
REFER TO THE SHOWER MIXER MANUFACTURER FOR SHOWER MIXER INSTALLATION DETAILING INCLUDING THE USE OF PROPRIETARY PRODUCTS TO PREVENT WATER OR MOISTURE INGRESS BEHIND THE WET WALL LINING



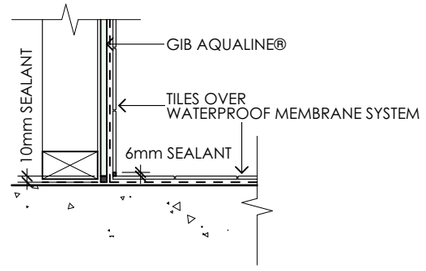
TILED WALL DETAIL - SEALING WET AREA PENETRATION

DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021



TILED SHOWER - SHOWER THRESHOLD, WALL SECTION

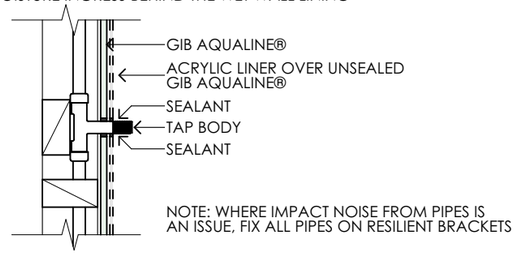
DETAIL REF: BEST TRADE PRATICE



TILED WALL DETAIL - CERAMIC FLOOR LINING JUNCTION

DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021

SHOWER MIXER PENETRATION IN WET WALL LININGS
REFER TO THE SHOWER MIXER MANUFACTURER FOR SHOWER MIXER INSTALLATION DETAILING INCLUDING THE USE OF PROPRIETARY PRODUCTS TO PREVENT WATER OR MOISTURE INGRESS BEHIND THE WET WALL LINING



ACRYLIC LINER DETAIL - SEALING SEMI WET AREA PENETRATION

DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021

WATERPROOFING BY TILER

2 COATS OF WATERPROOFING MEMBRANE WITH A MIN. 24 HOURS OF DRTING BETWEEN COAST

WATERSTOPS PHOTO EVIDENCE AND COMPLIANCE CHECKLIST TO BE SUPPLIED BY TILER TO CLASSIC BUILDERS

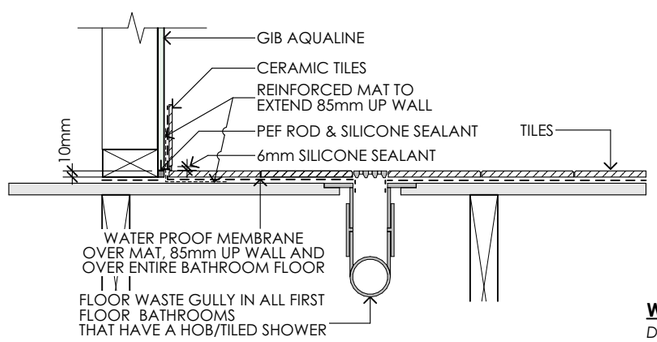
PROTECT ALL WATERPROOFING MATERIAL FROM DAMAGE BEFORE LAYING TILES.

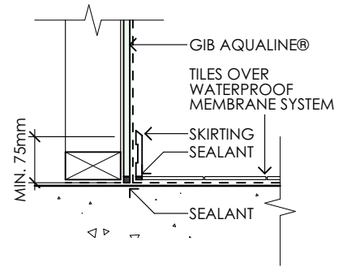
ALL PRODUCTS, METHODS, DRYING AND TESTING MUST COMPLY WITH AS/NZS 4858:2004 WET AREA MEMBRANES NZBC E3/AS1

0 = CONSTRUCTION ORDER

ALL APPLICATIONS OF WATERPROOFING PRODUCTS MUST BE STRICTLY APPLIED AND ALLOWED TO DRY FULLY AS PER MANUFACTURERS SPECIFICATIONS.

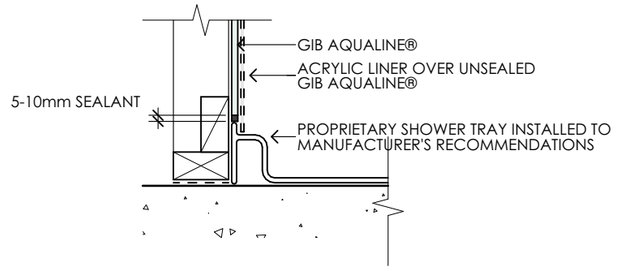
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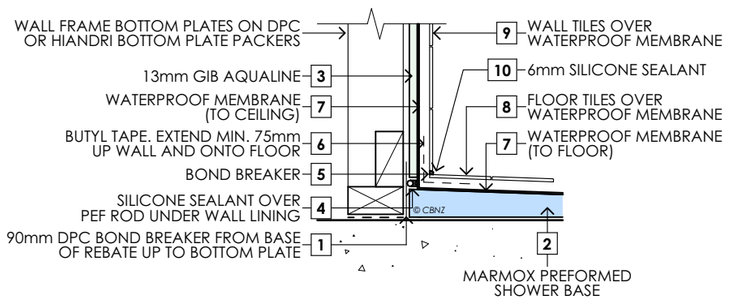
WALL DETAIL - CERAMIC FLOOR SKIRTING LINING JUNCTION

DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021



ACRYLIC LINER DETAIL - MOULDED SHOWER TRAY LINING JUNCTION

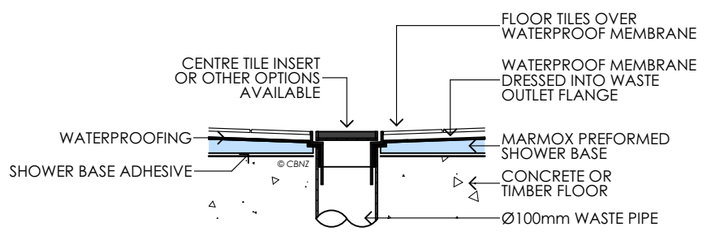
DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021



MARMOX TILED SHOWER - WALL AND FLOOR JUNCTION

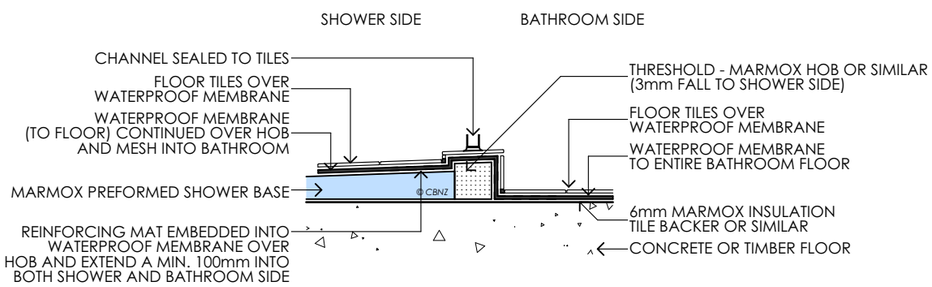
DETAIL REF: MARMOX M03 14.01.2025

FIRST FLOOR FLOOR WASTE DETAIL



MARMOX HOB TILED SHOWER - SHOWER WASTE JUNCTION

DETAIL REF: MARMOX M03 14.01.2025



MARMOX TILED SHOWER - SHOWER THRESHOLD, HOB JUNCTION

DETAIL REF: MARMOX M03 14.01.2025

classic builders

160 17TH AVE
TAURANGA SOUTH,
TAURANGA
P: (07) 571 2761
F: (07) 571 6152
W: classicbuilders.co.nz

CLASSIC BUILDERS DESIGN AND BUILD

LEGAL DESCRIPTION :	LOT 2023 - DP 613113
SITE ADDRESS :	37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY :	QUEENSTOWN
COUNCIL :	QUEENSTOWN LAKES DISTRICT COUNCIL

JAMES & NATALIE ANDREWS

CLIENT SIGNATURE / DATE :

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DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

WET AREA DETAILS

PROJECT NUMBER :	QT105161		
PROJECT STATUS :	PRECONSENT		
DATE :	2/02/2026	REVISION :	REV. PC
SCALE :	1:10 AT A3		
SHEET NUMBER :	6.9.1		

NON-TILED WALLS – TIMBER FRAMING

TIMBER WALL FRAMING
FRAMING DIMENSIONS MUST COMPLY WITH THE REQUIREMENTS OF NZS 3604:2011.
- THE MOISTURE CONTENT OF TIMBER FRAMING SHALL BE 18% OR LESS AT THE TIME OF LINING
- STUDS SHALL BE SPACED AT 600mm CENTRES MAXIMUM FOR BOTH 10mm AND 13mm GIB® PLASTERBOARD
- NOGS TO BE EVENLY SPACED WITH A MAXIMUM SPACING OF 1350mm. ALTERNATIVELY, NOGS MAY BE STAGGERED 150mm MAXIMUM EITHER SIDE OF A HORIZONTAL JOINT LINE
- NOGS ARE NOT REQUIRED BEHIND HORIZONTAL JOINTS EXCEPT IN SHOWER SITUATIONS OR SPECIFIC FIRE OR NOISE CONTROL SYSTEMS

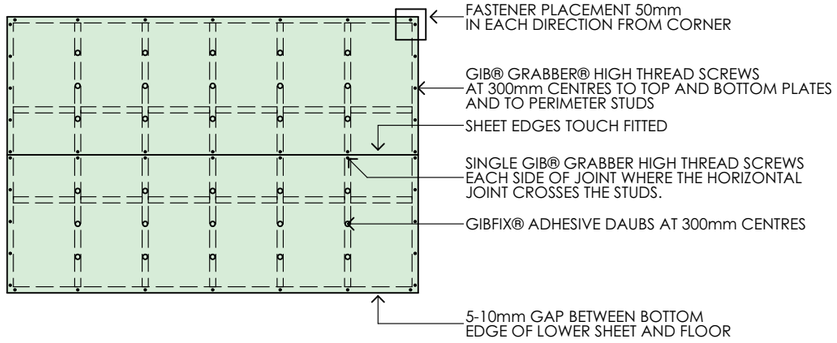
FASTENERS
- MINIMUM 32mm x 6G GIB® GRABBER® HIGH THREAD SCREWS.

FASTENER CENTRES
- 300mm CENTRES TO TOP AND BOTTOM PLATES AND TO PERIMETER STUDS
- SINGLE FASTENERS TO EACH STUD WHERE THE HORIZONTAL JOINT CROSSES THE STUDS
- PLACE FASTENERS 12mm FROM SHEET EDGES AND 18mm FROM SHEET ENDS
- DAUBS OF GIBFIX® ADHESIVE AT 300mm CENTRES TO INTERMEDIATE STUDS
- DO NOT PLACE ADHESIVE AT SHEET EDGES OR UNDER FASTENERS. SHEET EDGES AT DOOR OR WINDOW OPENINGS CAN BE ADHESIVE FIXED UNLESS FORMING PART OF THE PERIMETER OF A BRACING ELEMENT

FOR BRACING, NOISE CONTROL OR FIRE RATING APPLICATIONS INCLUDING FASTENER LENGTHS CONSULT THE RELEVANT GIB® TECHNICAL PUBLICATION.

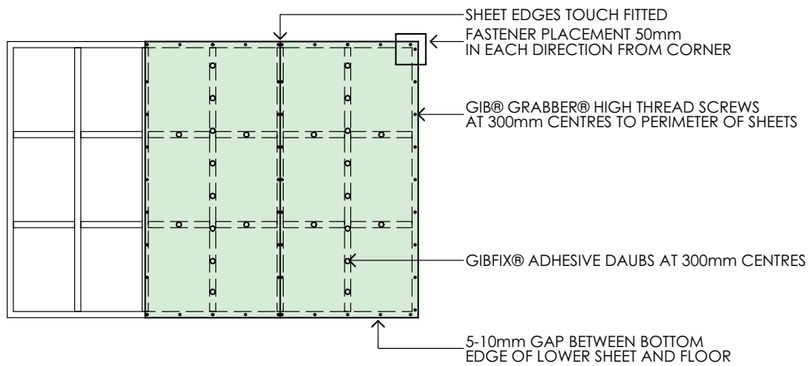
LINING
- USE MINIMUM 10mm GIB® PLASTERBOARD
- INSTALL THE SHEETS LEAVING A 5-10mm GAP AT THE FLOOR LINE TO ALLOW FOR MOVEMENT OF THE FRAMING MEMBERS AND TO ALLOW FOR CLEANING DIRT AND RUBBISH BEFORE SEALING
- SHEETS TO BE TOUCH FITTED.

JOINTING
- JOINTING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE INSTRUCTIONS IN THE GIB® SITE GUIDE.



FASTENING THE LININGS HORIZONTAL FIXINGS ONLY

DETAIL REF: GIB WET AREA SYSTEMS SPECIFICATION & INSTALLATION MANUAL FEB 2021.



FASTENING THE LININGS VERTICAL FIXINGS ONLY

DETAIL REF: GIB WET AREA SYSTEMS SPECIFICATION & INSTALLATION MANUAL FEB 2021.

TILED WALLS - TIMBER FRAMING

TIMBER WALL FRAMING
FRAMING DIMENSIONS AND SPACING MUST BE APPROPRIATE FOR THE TILE WEIGHT AND COMPLY WITH THE REQUIREMENTS OF NZS 3604:2011 TIMBER FRAMED BUILDINGS, OR RELEVANT SPECIFIC DESIGN STANDARD.

NOGS
FOR IMPACT PROTECTION IN SHOWER CUBICLES OR SHOWER OVER BATH SITUATIONS IT IS IMPORTANT THAT ALL SHEET JOINTS ARE MADE ON SOLID FRAMING. THIS MAY REQUIRE VERTICAL FIXING OR THE INSTALLATION OF ADDITIONAL NOGS. ALSO PROVIDE NOGS:
- ADJACENT TO EACH PIPE PENETRATION AND BEHIND SINK AND TUB FLASHINGS
- BETWEEN ALL STUDS ABOVE BATH FLANGES AND PREFORMED SHOWER BASES CORNER REINFORCING
- PRIOR TO LINING IN TILED AREAS (SHOWER CUBICLES AND SHOWER OVER BATH ONLY) THE INTERNAL CORNERS SHALL BE REINFORCED WITH A MINIMUM
- 32 x 32 x 0.55mm NZ18 OR 45 x 45 x 0.55mm GIBFIX® ANGLE. EACH LEG SHALL BE FASTENED TO THE FRAMING AT 300mm CENTRES

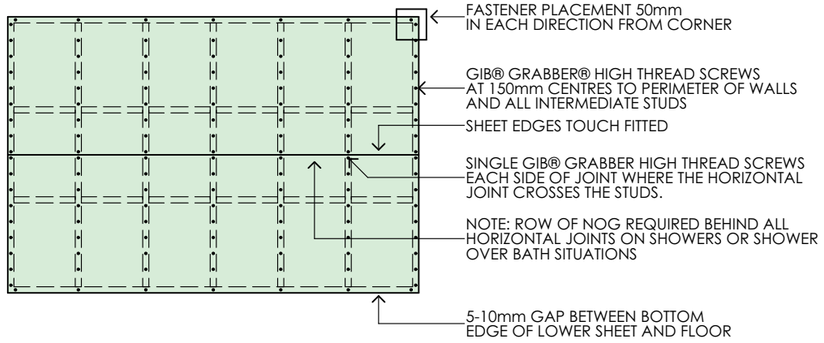
FASTENERS
- MINIMUM 32mm x 6G GIB® GRABBER® HIGH THREAD SCREWS

FASTENER CENTRES
- 150mm CENTRES TO PERIMETER OF WALL AND ALL INTERMEDIATE STUDS
- ADHESIVE IS NOT TO BE USED IN PLACE OF MECHANICAL FASTENERS
- PLACE FASTENERS 12mm FROM SHEET EDGES AND 18mm FROM SHEET ENDS
- SINGLE FASTENERS TO EACH STUD WHERE THE HORIZONTAL JOINT CROSSES THE STUDS
- WHERE RELEVANT, FASTENER LENGTHS MUST COMPLY WITH THE REQUIREMENTS OF GIB® FIRE RATED SYSTEMS OR GIB® NOISE CONTROL SYSTEMS

FOR BRACING, NOISE CONTROL OR FIRE RATING APPLICATIONS INCLUDING FASTENER LENGTHS CONSULT THE RELEVANT GIB® TECHNICAL PUBLICATION.

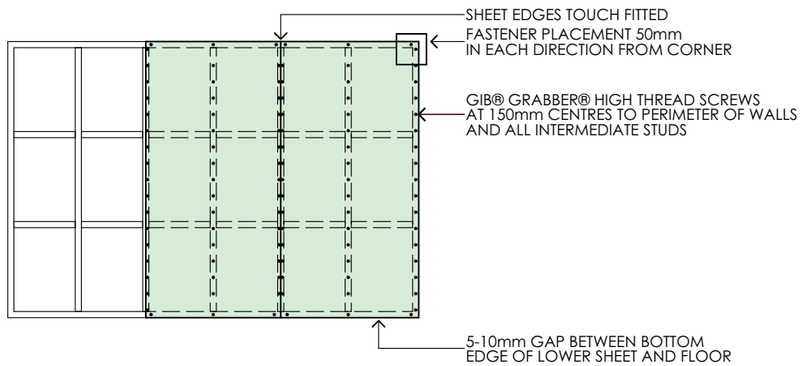
LINING AND TILE WEIGHTS
- USE MINIMUM 10mm GIB® PLASTERBOARD
- FOR MAXIMUM PERMITTED TILE WEIGHTS REFER TO PG 16 OF THIS MANUAL
- GIB® WET AREA LININGS MAY BE FIXED VERTICALLY OR HORIZONTALLY
- SHEETS ARE TOUCH FITTED
- PROVIDE A 5-10mm GAP AT THE WALL/FLOOR JUNCTION AND BETWEEN THE BOTTOM EDGE OF THE LINING AND ANY BATH RIM OR PREFORMED SHOWER BASE TO ALLOW FOR PLACEMENT OF SEALANT
- DO NOT TILE ON THE RESILIENT SIDE OF GIB RAIL® OR STWC ACOUSTIC CLIP (ST001) AND CHANNEL NOISE CONTROL SYSTEM
- GIB® WET AREA LININGS ARE SUITABLE FOR TILING FULL HEIGHT OF WALLS, BUT IF A WALL IS TO BE PARTIALLY TILED (E.G. HALF HIGH), ONLY THE AREA OF WALL UNDER THE TILES NEEDS TO BE FIXED AS REQUIRED FOR TILED AREAS. THE REMAINDER OF THE WALL MAY BE FIXED AS FOR NON-TILED AREAS

JOINTING
- JOINTING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE INSTRUCTIONS OF THE GIB® SITE GUIDE



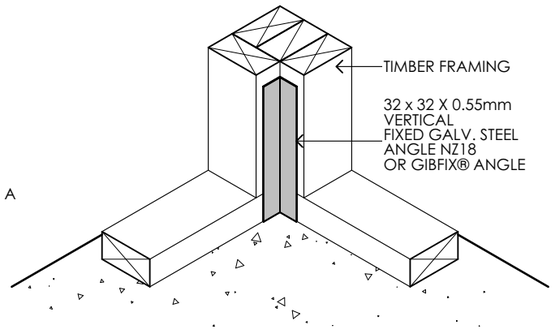
FASTENING THE LININGS HORIZONTAL FIXINGS ONLY

DETAIL REF: GIB WET AREA SYSTEMS SPECIFICATION & INSTALLATION MANUAL FEB 2021.



FASTENING THE LININGS VERTICAL FIXINGS ONLY

DETAIL REF: GIB WET AREA SYSTEMS SPECIFICATION & INSTALLATION MANUAL FEB 2021.



TILED WALL DETAIL - TILED INTERNAL CORNER METAL ANGLE

DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021

METAL ANGLE AND MAXIMUM TILE WEIGHTS

METAL ANGLES FOR TILED INTERNAL CORNERS
- PRIOR TO LINING IN TILED AREAS (SHOWER CUBICLES AND SHOWER OVER BATH ONLY) THE INTERNAL CORNERS SHALL BE REINFORCED WITH A MINIMUM 32 x 32 x 0.55mm GALVANISED METAL ANGLE.
- SUITABLE GIB® METAL ANGLE OPTIONS INCLUDE:
  - GIB® RONDO® NZ18 METAL ANGLE, AVAILABLE LENGTH: 3.0m
  - GIBFIX® ANGLE METAL ANGLE, AVAILABLE LENGTHS: 2.4m AND 2.7m
- EACH SIDE OF THE ANGLE IS SECURED TO THE FRAMING WITH AT 600mm CENTRES
- MINIMUM HEIGHT OF THE METAL ANGLE IS 1800mm

WATERPROOF MEMBRANE SYSTEMS
A WATERPROOF MEMBRANE SYSTEM MUST BE APPLIED TO ALL LINING MATERIALS USED AS A SUBSTRATE FOR CERAMIC TILES IN A SHOWER OR SHOWER OVER A BATH APPLICATION, OR ANY OTHER TILED APPLICATION EXPOSED TO FREQUENT WATER SPLASH.

TILES AND TILE WEIGHTS
IN AREAS LIKELY TO BE DIRECTLY EXPOSED TO WATER, TILES MAY BE CERAMIC, PORCELAIN OR STONE MUST COMPLY WITH THE OVER-SURFACE FINISH REQUIREMENTS OF THE IWAM CODE OF PRACTICE AND BE BEDDED WITH A SUITABLE TILE ADHESIVE ON THE WATERPROOF MEMBRANE SYSTEM. SEE FOR THE MINIMUM EXTENT OF WALL SURFACES REQUIRING IMPERVIOUS SHEET MATERIALS OR WATERPROOF MEMBRANE SYSTEMS PRIOR TO TILING.

SMALLER MOSAIC TILES ARE OFTEN LIGHTER, BUT THE INTEGRITY OF GROUT JOINTS MIGHT BE MORE PRONE TO IMPACT, WHILST HEAVIER TILES ARE LARGER AND HAVE LESS AND DEEPER GROUT AND SEALANT JOINTS. FOR MORE INFORMATION ALSO SEE AS 3958:2007 CERAMIC TILES - GUIDE TO THE INSTALLATION OF CERAMIC TILES.

ADHESIVE AND GROUT WEIGHTS
THE WEIGHT OF ADHESIVE AND GROUT CAN VARY DEPENDING ON THE TYPE OF TILE AND THE INSTALLATION PROCESS USED. THE MAXIMUM TILE WEIGHTS STATED IN TABLE 2 ARE CONSERVATIVE AND REFER TO THE TILE WEIGHT EXCLUDING GROUT AND ADHESIVE USED. AN ADDITIONAL 3kg/m² HAS BEEN FACTORED INTO TILE ADHESION TESTING ON TOP OF THE ABOVE STATED TILE WEIGHTS TO ACCOUNT FOR ADHESIVE AND GROUT WEIGHT USED DURING THE INSTALLATION OF THE TILE.

TABLE 2: RECOMMENDED MAXIMUM TILE WEIGHTS FOR GIB AQUALINE® / GIB TOUGHLINE AQUA® / GIB WEATHERLINE®

STUD CENTRES	FASTENERS CENTRES	LINING THICKNESS	TILE WEIGHT
600mm MAX.	150mm MAX.	10mm	26kg/m²
		13mm	40kg/m²

classic builders
160 17TH AVE
TAURANGA SOUTH,
TAURANGA
P: (07) 571 2761
F: (07) 571 6152
W: classicbuilders.co.nz

CLASSIC BUILDERS DESIGN AND BUILD
LEGAL DESCRIPTION : LOT 2023 - DP 613113
SITE ADDRESS : 37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY : QUEENSTOWN
COUNCIL : QUEENSTOWN LAKES DISTRICT COUNCIL

JAMES & NATALIE ANDREWS

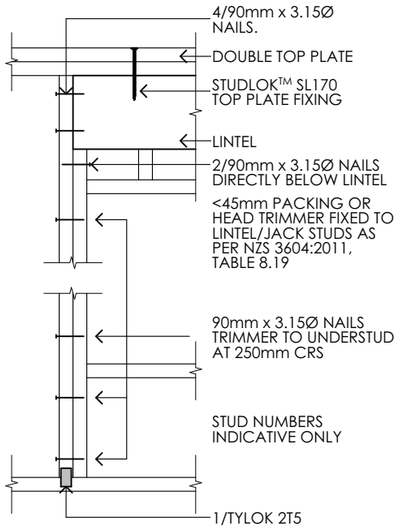
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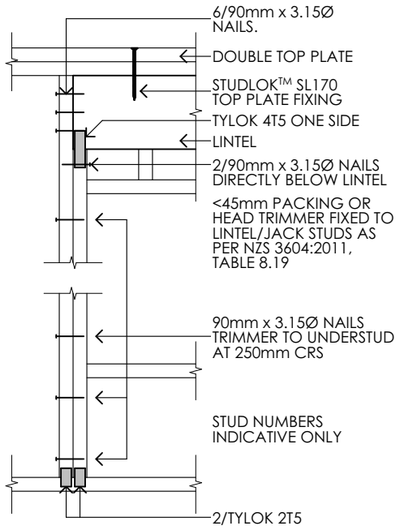
DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

WET AREA DETAILS

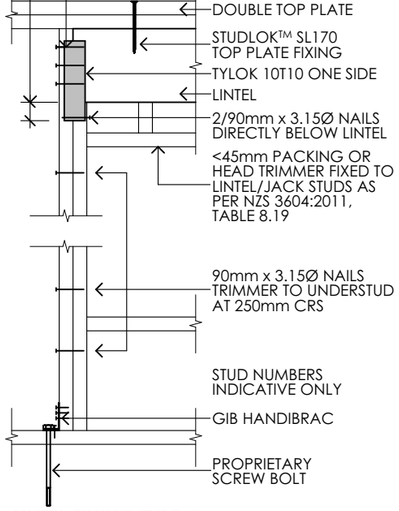
PROJECT NUMBER : QT105161
PROJECT STATUS : PRECONSENT
DATE : 2/02/2026 REVISION : REV. PC
SCALE : 1:20 AT A3
SHEET NUMBER : 6.9.2



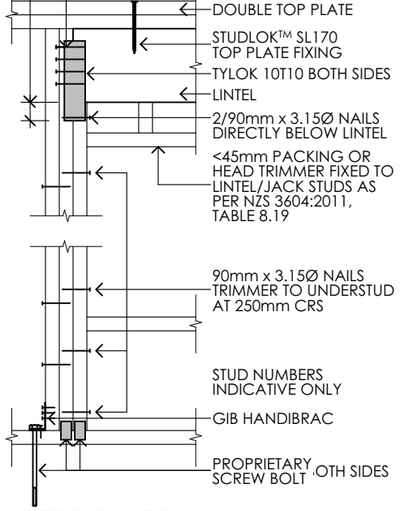
LINTEL FIXING TYPE E
(CHARACTERISTIC LOADING = 1.4kN)
(LIMIT STATE DESIGN REACTION = 1.12kN)



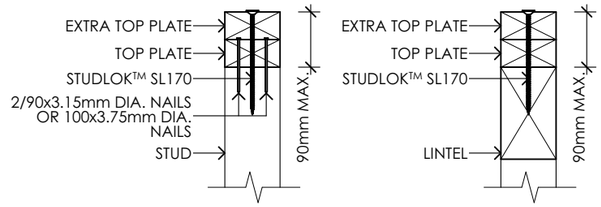
LINTEL FIXING TYPE F
(CHARACTERISTIC LOADING = 4.0kN)
(LIMIT STATE DESIGN REACTION = 3.2kN)



LINTEL FIXING TYPE G
(CHARACTERISTIC LOADING = 7.5kN)
(LIMIT STATE DESIGN REACTION = 6.0kN)



LINTEL FIXING TYPE H
(CHARACTERISTIC LOADING = 13.5kN)
(LIMIT STATE DESIGN REACTION = 10.8kN)

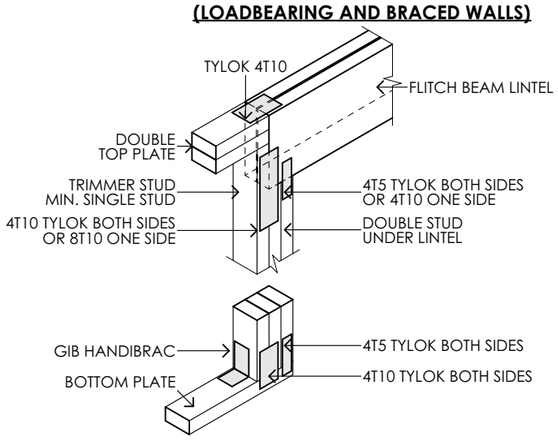


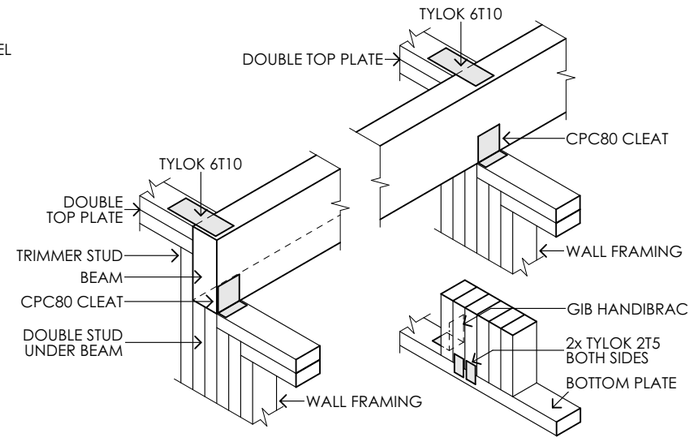
EXTRA TOP PLATE TO TOP PLATE FIXED WITH 2/100x3.75mm DIA. NAILS AT 500mm CRS. AS PER NZS 3604:2011, TABLE 8.19

NOTE: STAGGER EXTRA TOP PLATE TO TOP PLATE JOINTS TO AVOID IN LINE TOP PLATE CONNECTIONS AS PER NZS 3604:2011, FIGURE 8.15, NOTE 2

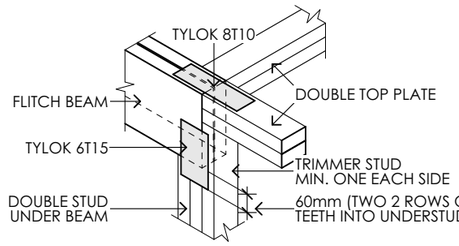
1/4.5

STUD TO DOUBLE TOP PLATE FIXING
(LOADBEARING AND BRACED WALLS)

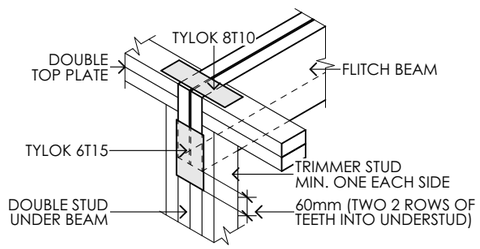




FLITCH BEAM - SIMPLY SUPPORTED BEAM DETAIL

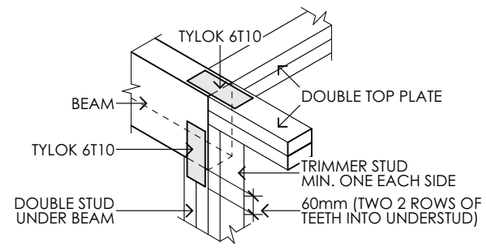


FLITCH BEAM POCKET - DETAIL 1

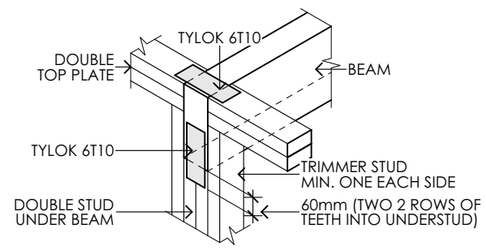


FLITCH BEAM POCKET - DETAIL 2

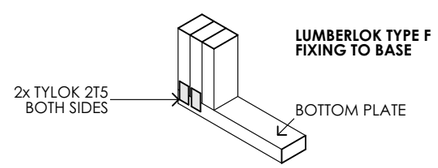
INTERNAL BEAM / WALL CONNECTION

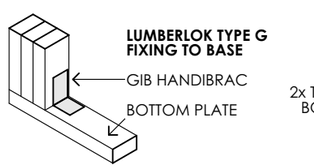


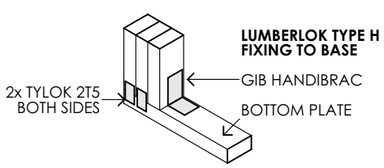
BEAM POCKET - DETAIL 1



BEAM POCKET - DETAIL 2







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LEGAL DESCRIPTION : LOT 2023 - DP 613113
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CITY : QUEENSTOWN
COUNCIL : QUEENSTOWN LAKES DISTRICT COUNCIL

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LINTEL / BEAM FIXING & CONNECTION DETAILS

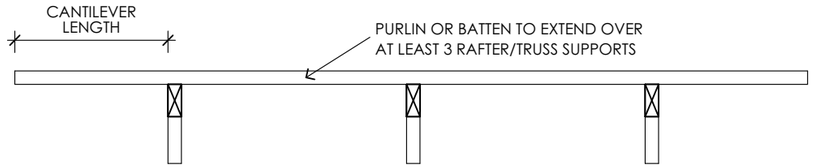
PROJECT NUMBER : QT105161
PROJECT STATUS : PRECONSENT
DATE : 2/02/2026 REVISION : REV. PC
SCALE : 1:20 AT A3
SHEET NUMBER : 6.10.1

OVERHANG OPTIONS

ALL GABLE END LOADING PARAMETERS ARE BASED ON THE DESIGN CONSIDERATIONS USED IN NZS 3604:2011 AND COVER HEAVY ROOF WEIGHT, EXTRA HIGH WIND LOAD AND SNOW LOAD OF UP TO 1.0 kPa.
ALL LIVE LOAD CONSIDERATIONS AS PER AS/NZS 1170.
ALL TIMBER TO BE MINIMUM GRADE SG8 AS DEFINED IN NZS 3604:2011.

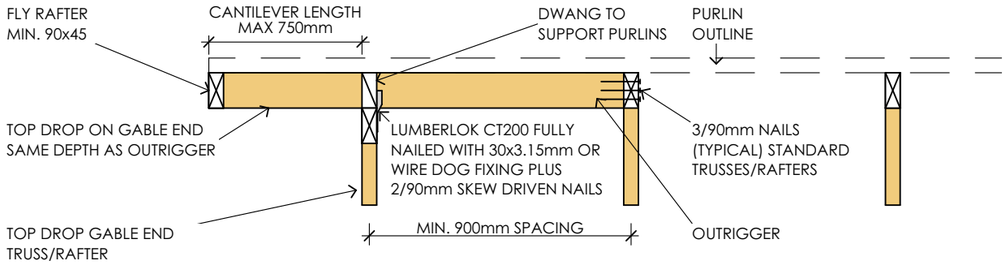
CANTILEVER PURLIN OPTION

SPANS AND CENTRES AS PER TABLE 1



CONSTRUCTION DETAILS FOR CANTILEVER OUTRIGGER OPTION

SPANS AND CENTRES AS PER TABLE 2



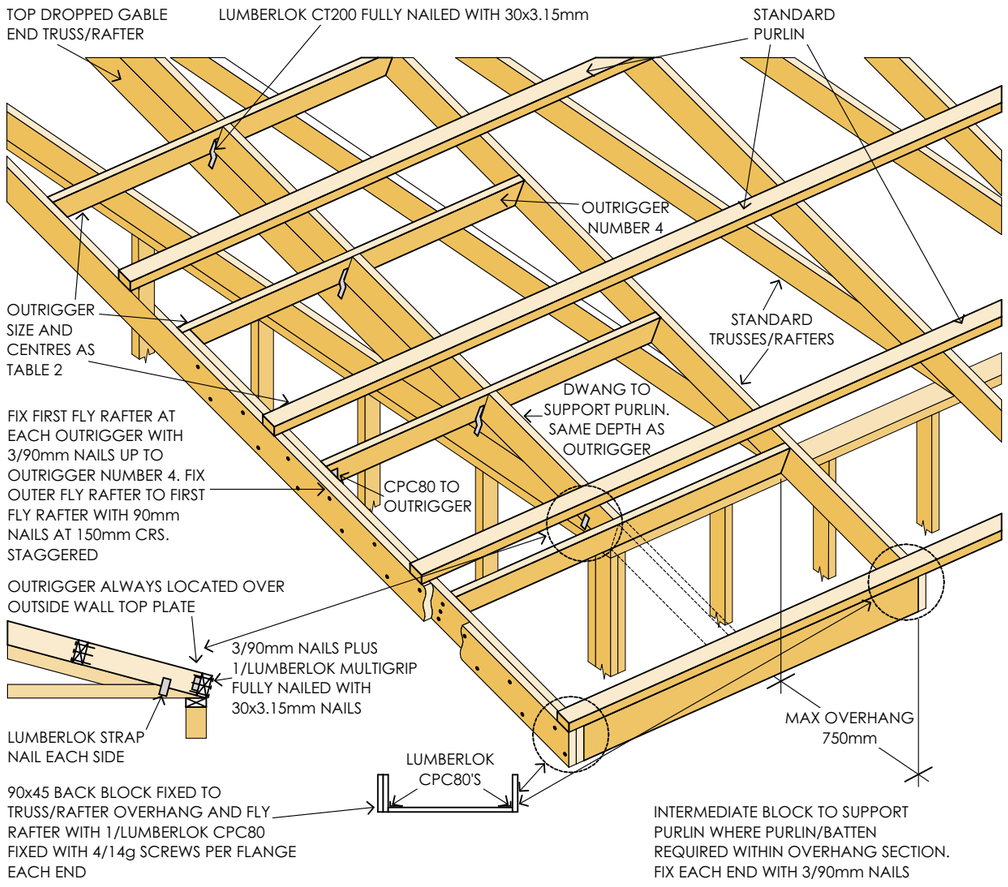


TABLE 1

PURLIN SIZE & ORIENTATION	MAX CANTILEVER LENGTH (mm)	OUTRIGGER CENTRES (mm)
45x45 ⊠	200	400
70x45 ⊠	300	900
90x45 ⊠	450	900

CANTILEVER OUTRIGGER OPTION

(NOTE: MAXIUMUM SIDEWALL OVERHANG OF 750mm
SEE DETAILS ON PAGE 3)

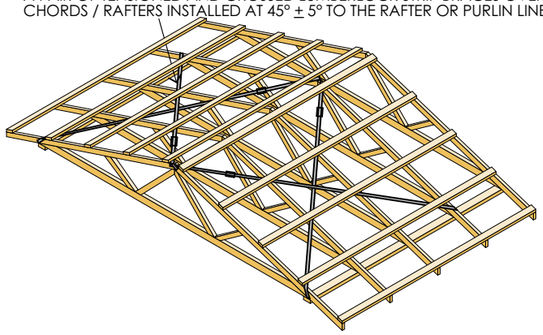
TABLE 2

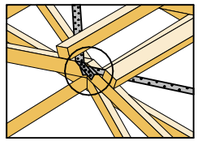
MAX CANTILEVER LENGTH 750mm	OUTRIGGER SIZE AND ORIENTATION	MAX CANTILEVER LENGTH (mm)	OUTRIGGER CENTRES (mm)
	70x45 ⊠	750	600
		600	900
	90x45 ⊠	750	900
		600	1200
	90x45 ⊠	750	400
		600	600

ROOF PLANE BRACE

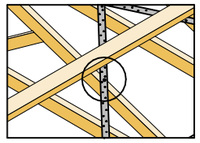
A PAIR OF TENSIONED AND CROSSED LUMBERLOCK STRIP BRACES RUNNING CONTINOUSLY FROM RIDGE TO TOP PLATE INSTALLED AS SHOWN.

A PAIR OF TENSIONED AND CROSSED LUMBERLOCK STRIP BRACES OVER TOP CHORDS / RAFTERS INSTALLED AT 45° ± 5° TO THE RAFTER OR PURLIN LINE

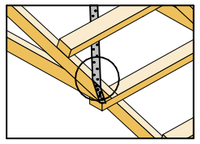




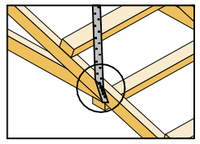
5 x 30mm x 3.15 DIA NAILS EACH END



1 x 30mm x 3.15 DIA NAILS AT CROSSING (AFTER TENSIONING)



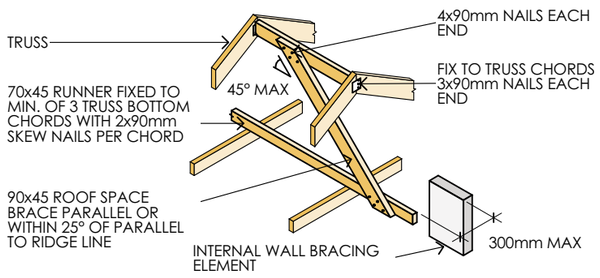
5 x 30mm x 3.15 DIA NAILS EACH END



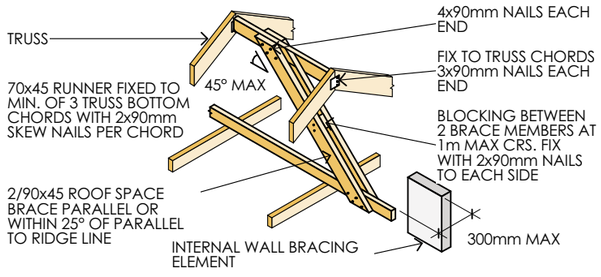
WHEN PURLIN DEPTH ABOVE TRUSS CHORD IS 50mm OR LESS, STRIP BRACES CAN BE INSTALLED OVER TOP OF PURLINS. FIX WITH 1 x 30mm x 3.15 DIA NAIL AT THE PURLIN CLOEST TO THE RAFTER / TRUSS CROSSING

ROOF SPACE BRACE

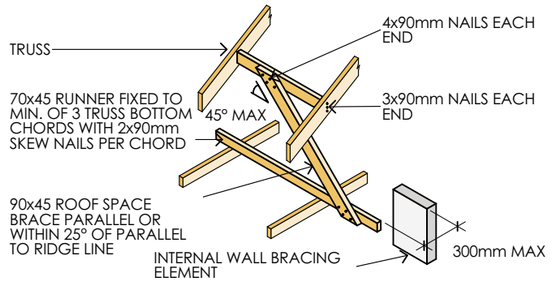
A) LESS THAN 2m LONG



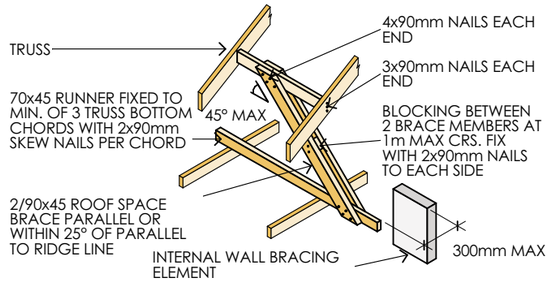
B) MORE THAN 2m LONG (MAX 4.8m)



C) NOT DIRECTLY UNDER THE RIDGE - LESS THAN 2m LONG



D) NOT DIRECTLY UNDER THE RIDGE - MORE THAN 2m LONG



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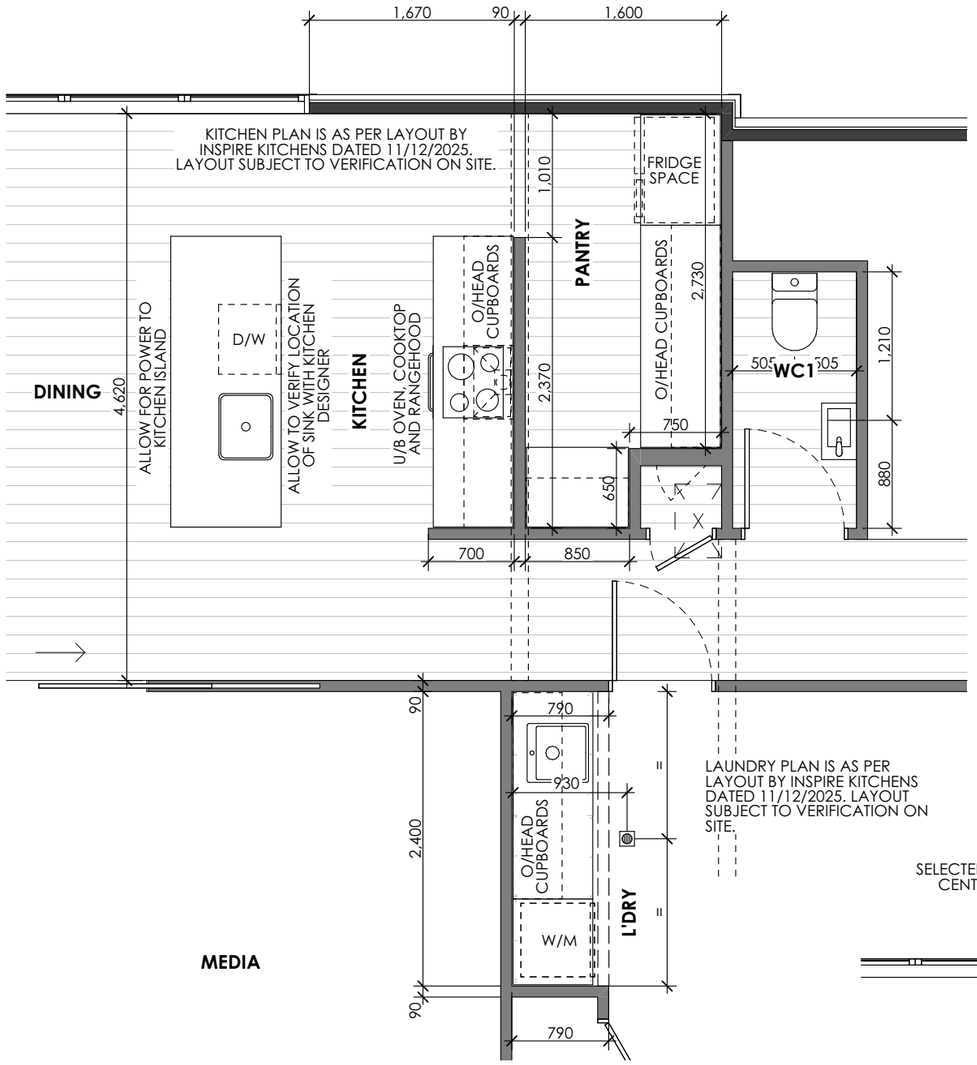
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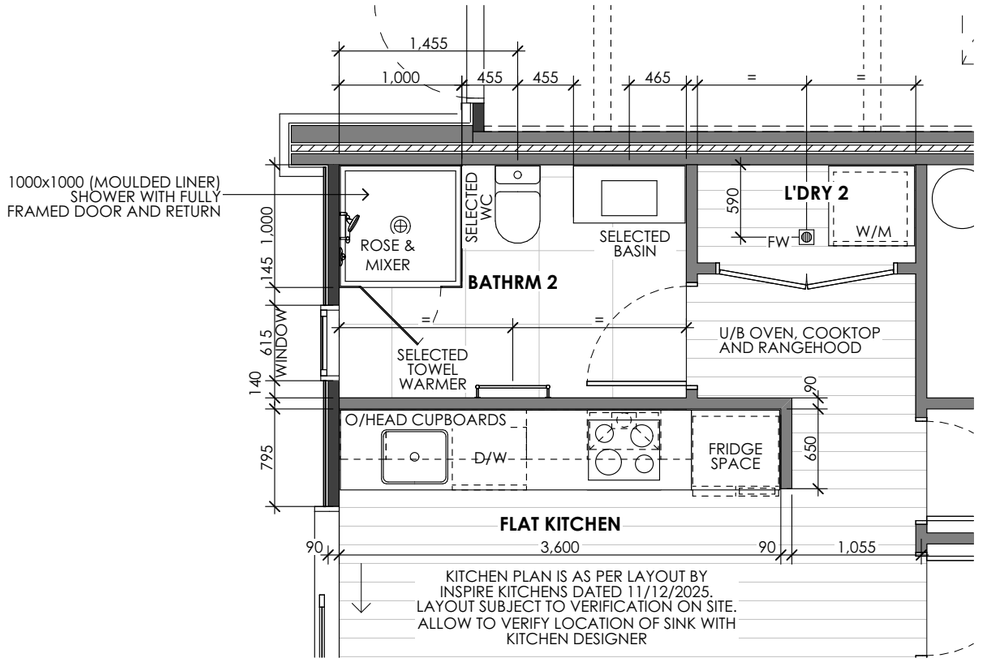
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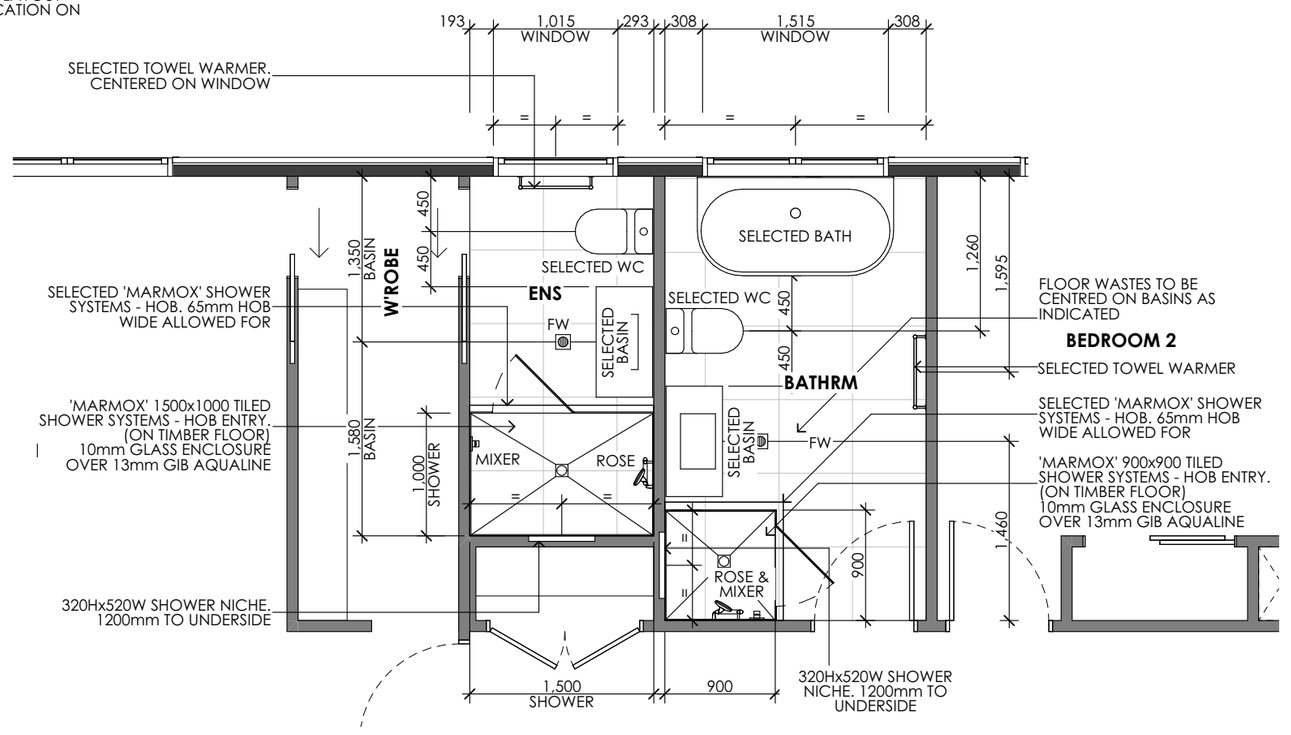
DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

MiTek CANTILEVERED OUTRIGGER DETAILS

PROJECT NUMBER : QT105161
PROJECT STATUS : PRECONSENT
DATE : 2/02/2026 REVISION : REV. PC
SCALE : NOT TO SCALE
SHEET NUMBER : 6.11.1







MEDIA

FOOD PREPERATION SURFACES:
COMPLIANCE: G3/AS1
FOOD PREPERATION SURFACES SHALL BE EASILY MAINTAINED IN A HYGENIC CONDITION. STAINLESS STEEL, DECORATIVE HIGH PRESSURE LAMINATE, AND TILES ARE EXAMPLES OF SUITABLE MATERIALS FOR THESE SURFACES.
FOOD PREPERATION SURFACES SHALL BE HIGH PRESSURE LAMINATE.

WATERPROOFING MEMBRANE
ARDEX WPM 001

WET AREAS:
KITCHEN, L'DRY & BATHROOM, FLOOR AND WALL LININGS TO COMPLY WITH NZBC ACCEPTABLE SOLUTION E3/AS1.

L'DRY FLOOR LINING IS TO BE SLAB-ON-GRADE CONCRETE FLOOR UNLESS STATED OTHERWISE.

FLOOR FINISHES LEGEND

TILES

LAMINATE

VINYL

KITCHEN & BATHROOM FLOORS SHALL HAVE A MINIMUM SLIP RESISTANCE VALUE OF 0.4 OR COMPLY WITH NZBC D1/AS1, TABLE 2.

SHOWERS:
ALL SHOWERS ARE TO BE ACRYLIC UNLESS SPECIFIED.

LINING:
GIB AQUALINE WALL & CEILING LININGS TO ALL BATHROOMS, WC AND ENSUITES.
TILES 25KG/M2 OR MORE TO BE FIXED OVER 13mm GIB

GLAZING:
ALL GLAZING WITHIN BATHROOMS AND ENSUITES LOCATED WITHIN 2000mm OF TJE FFL SHALL BE SAFETY GLASS IN ACCORDANCE WITH NZS 4223.3:2016, CLAUSE 8.1.

LAUNDRY:
IT IS GOOD PRACTICE TO VENT ANY DRYERS INSTALLED TO ATMOSPHERE.

WET AREAS SLIP RESISTANCE:
NON SLIP TILES TO HAVE MIN. SLIP RESISTANCE TO COMPLY WITH NZBC ACCEPTABLE SOLUTION D1/AS1 TABLE 2.

QUICK-STEP LAMINATE FLOOR TO HAVE A MIN. SLIP RESISTANCE TO COMPLY WITH NZBC ACCEPTABLE SOLUTION D1/AS1, TABLE 2.

A CONCRETE FLOOR HAVING A STEEL TROWEL OR POLISHED FINISH, SEALED AT EDGES WHERE WATERSPLASH MAY OCCUR. SLIP RESISTANCE TO COMPLY WITH NZBC ACCEPTABLE SOLUTION D1/AS1, TABLE 2.

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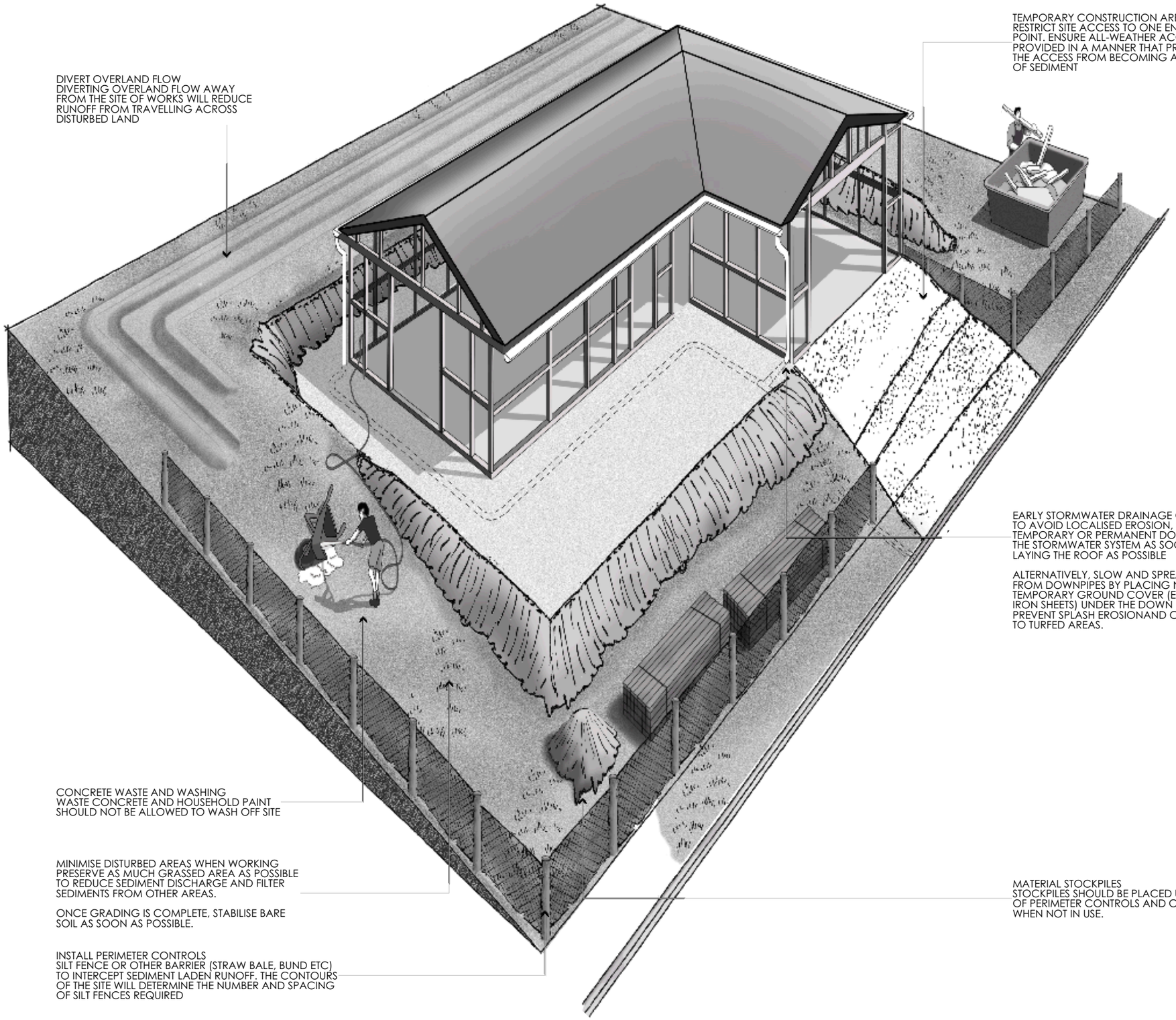
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KITCHEN & BATHROOM PLAN

PROJECT NUMBER : QT105161
PROJECT STATUS : PRECONSENT
DATE : 2/02/2026 REVISION : REV. PC
SCALE : 1:50 AT A3
SHEET NUMBER : 7.1



DIVERT OVERLAND FLOW
DIVERTING OVERLAND FLOW AWAY FROM THE SITE OF WORKS WILL REDUCE RUNOFF FROM TRAVELLING ACROSS DISTURBED LAND

TEMPORARY CONSTRUCTION AREA
RESTRICT SITE ACCESS TO ONE ENTRY/EXIT POINT. ENSURE ALL-WEATHER ACCESS IS PROVIDED IN A MANNER THAT PREVENTS THE ACCESS FROM BECOMING A SOURCE OF SEDIMENT

EARLY STORMWATER DRAINAGE CONNECTION
TO AVOID LOCALISED EROSION, CONNECT TEMPORARY OR PERMANENT DOWNPIPES TO THE STORMWATER SYSTEM AS SOON AFTER LAYING THE ROOF AS POSSIBLE

ALTERNATIVELY, SLOW AND SPREAD THE FLOW FROM DOWNPIPES BY PLACING NON-EROSIVE, TEMPORARY GROUND COVER (EG.ROOFING IRON SHEETS) UNDER THE DOWN PIPES TO PREVENT SPLASH EROSIONAND CONVEY WATER TO TURFED AREAS.

CONCRETE WASTE AND WASHING
WASTE CONCRETE AND HOUSEHOLD PAINT SHOULD NOT BE ALLOWED TO WASH OFF SITE

MINIMISE DISTURBED AREAS WHEN WORKING
PRESERVE AS MUCH GRASSED AREA AS POSSIBLE TO REDUCE SEDIMENT DISCHARGE AND FILTER SEDIMENTS FROM OTHER AREAS.

ONCE GRADING IS COMPLETE, STABILISE BARE SOIL AS SOON AS POSSIBLE.

INSTALL PERIMETER CONTROLS
SILT FENCE OR OTHER BARRIER (STRAW BALE, BUND ETC) TO INTERCEPT SEDIMENT LADEN RUNOFF. THE CONTOURS OF THE SITE WILL DETERMINE THE NUMBER AND SPACING OF SILT FENCES REQUIRED

MATERIAL STOCKPILES
STOCKPILES SHOULD BE PLACED UPSLOPE OF PERIMETER CONTROLS AND COVERED WHEN NOT IN USE.

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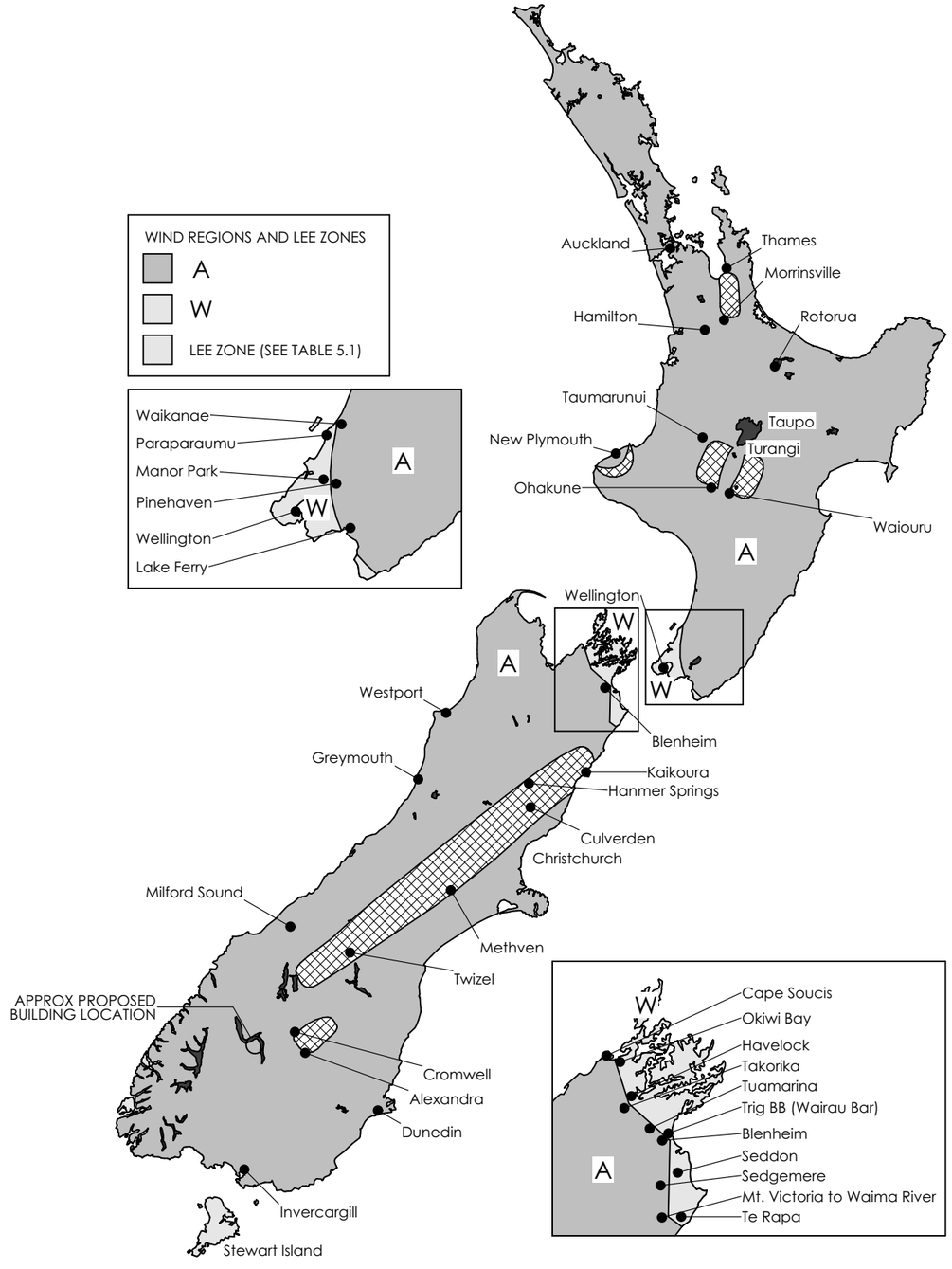
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BRANCH:	QUEENSTOWN

EROSION CONTROL

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SHEET NUMBER :	8.1



WIND ZONE CALCULATIONS TABLES TAKEN FROM LATEST EDITION OF NZS.3604 - TIMBER FRAMED BUILDINGS

TABLE 5.2 - PROCEDURE FOR DETERMINATION OF TOPOGRAPHIC CLASS, T1-T4

STEPS	ACTION			REFERENCE	VALUES AVAILABLE
1	DETERMINE HILL HEIGHT AND FORMATION			FIGURE 5.2	HILL, ESCARPMENT
2	DETERMINE SMOOTHED GRADIENT VALUE AND CLASS			FIGURE 5.2	LOW TO STEEP
3	DETERMINE TOPOGRAPHY			FIGURE 5.2	CREST / OUTER
4	DETERMINE SITE EXPOSURE			5.2.4	SHELTERED / EXPOSED
5	DETERMINE TOPOGRAPHIC CLASS			5.2.5, TABLE 5.3	-
IN THIS TABLE	GENTLE =	GRADIENT	< 0.05	i.e. SLOPE MAX.	1:20
	LOW =	GRADIENT	0.05 < 0.1	i.e. SLOPE MAX.	1:10
	MILD =	GRADIENT	0.1 < 0.15	i.e. SLOPE MAX.	1:6.7
	MODERATE =	GRADIENT	0.15 < 0.2	i.e. SLOPE MAX.	1:5
	STEEP =	GRADIENT	> 0.2	i.e. SLOPE MAX.	1:5

TABLE 5.3 - DETERMINATION OF TOPOGRAPHIC CLASS

TOPOGRAPHY	GENTLE	LOW	MILD	MODERATE	STEEP
CREST	T1	T2	T3	T4	T4
OUTER	T1	T1	T2	T2	T3

NOTE - ALL SITES OUTSIDE THE OUTER AND CREST ZONES ARE TOPOGRAPHIC CLASS T1 EXCEPT THAT:

1) SITES WITHIN VALLEYS WHICH ARE KNOWN TO HAVE ACCELERATED WIND FLOWS WITHIN THEM BECAUSE OF THEIR SHAPE AND EXPOSED MOUTHS SHALL BE CLASSED AS T4.

2) SITES IN AREAS WITH UNDULATIONS OF LESS THAN 10m IN HEIGHT, AND GRADIENTS LESS THAN 1:20 SHALL BE CLASSED AS T1.

TABLE 5.3 - DETERMINATION OF WIND ZONE

REGION	GROUND ROUGHNESS	TOPOGRAPHIC CLASS AND SITE EXPOSURE							
		T1		T2		T3		T4	
		SHELTERED	EXPOSED	SHELTERED	EXPOSED	SHELTERED	EXPOSED	SHELTERED	EXPOSED
A	URBAN	L	M	M	H	H	H	H	VH
	OPEN	M	H	H	VH	H	VH	VH	EH
W	URBAN	M	H	H	VH	H	VH	EH	EH
	OPEN	H	VH	VH	EH	VH	EH	SED	SED

NOTE - WIND SPEEDS BELOW ARE THE MAXIMUM ULTIMATE LIMIT STATE WIND SPEED FOR EACH WIND ZONE.

L = LOW WIND SPEED OF 32 m/s
M = MEDIUM WIND SPEED OF 37 m/s
H = HIGH WIND SPEED OF 44 m/s
VH = VERY HIGH WIND SPEED OF 50 m/s
EH = EXTRA HIGH WIND SPEED OF 55 m/s
SED = SPECIFIC ENGINEERING DESIGN

WINDS IN LEE ZONES SHALL BE INCREASED AS FOLLOWS:
- LOW WIND BECOMES HIGH
- MEDIUM WIND BECOMES VERY HIGH
- HIGH WIND, AND ABOVE BECOMES SED

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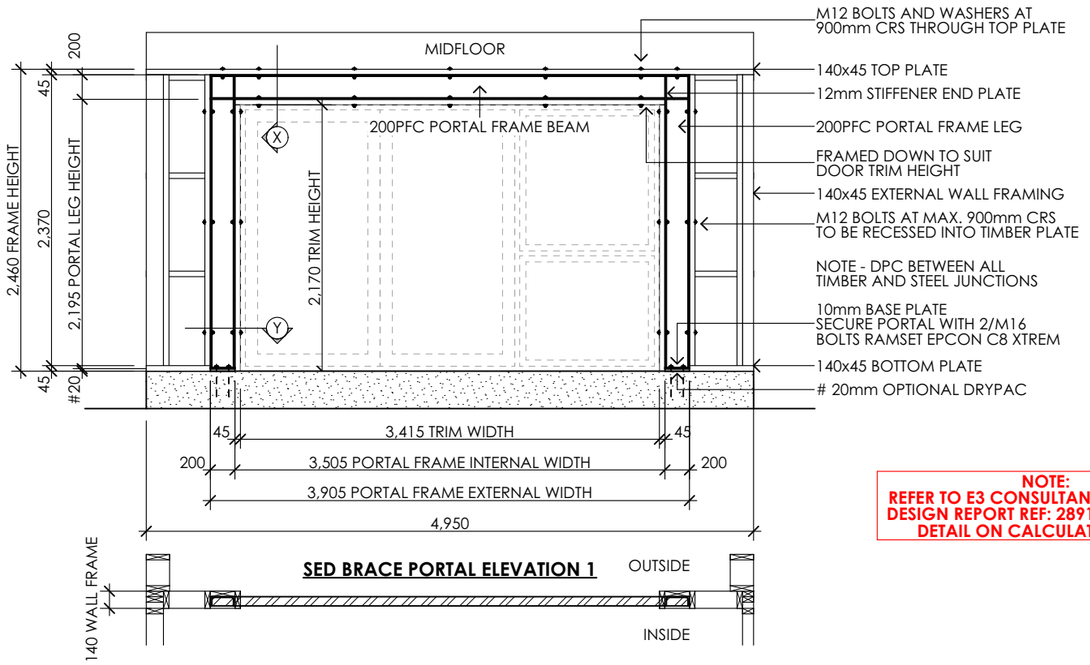
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CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

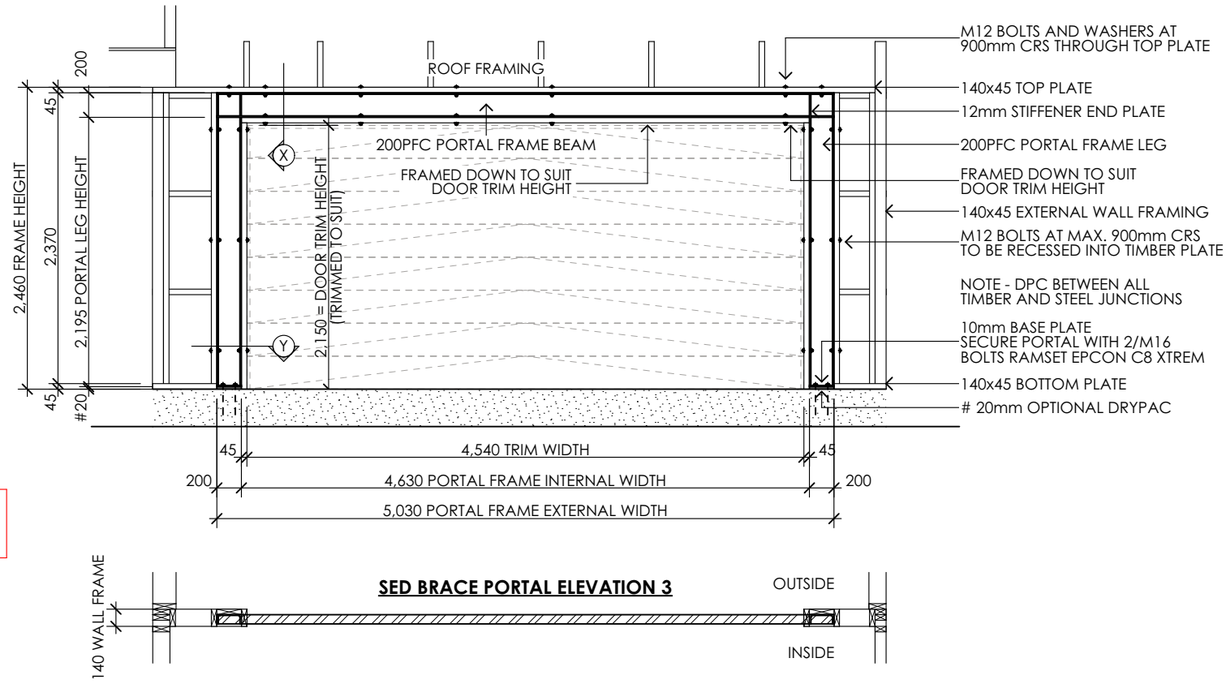
WIND ZONE CALCULATION

PROJECT NUMBER : QT105161
PROJECT STATUS : PRECONSENT
DATE : 2/02/2026 REVISION : REV. PC
SCALE : NOT TO SCALE
SHEET NUMBER : 8.2

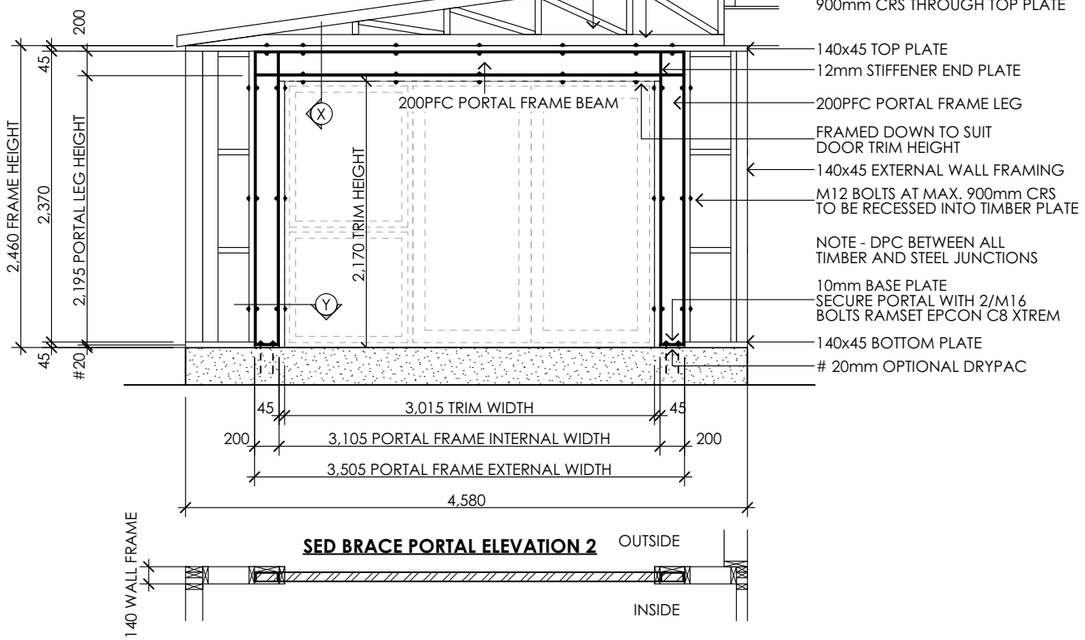


SED BRACE PORTAL ELEVATION 1

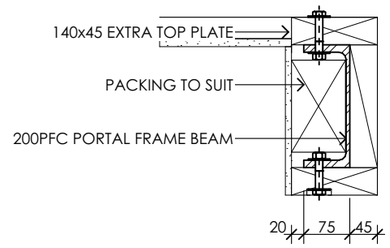
NOTE:
REFER TO E3 CONSULTANTS ENGINEERS DESIGN REPORT REF: 2891 FOR FURTHER DETAIL ON CALCULATIONS ETC.



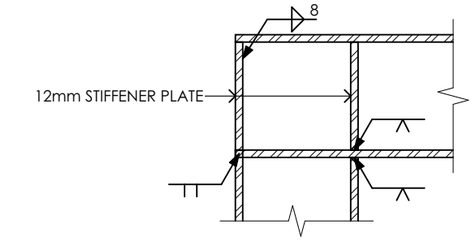
SED BRACE PORTAL ELEVATION 3



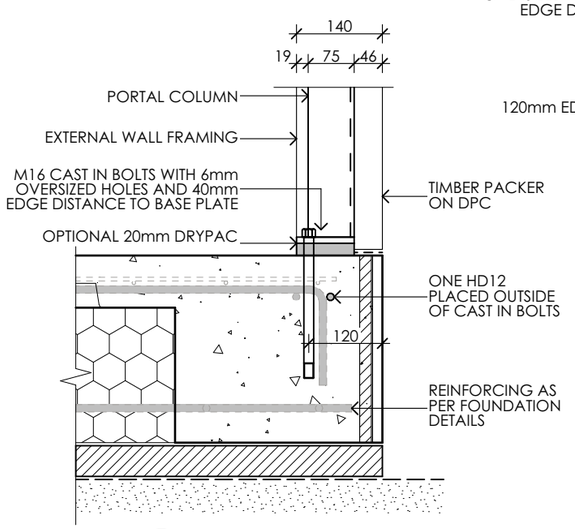
SED BRACE PORTAL ELEVATION 2



DETAIL X

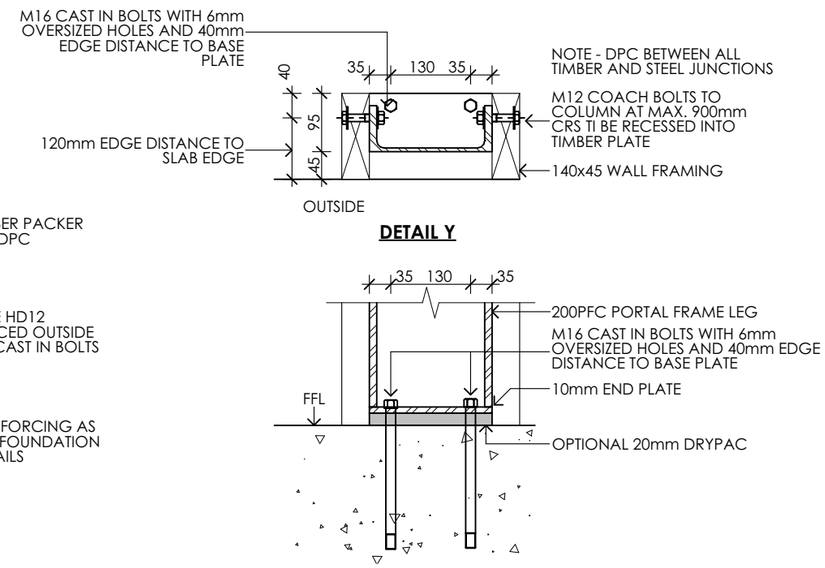


WELD DETAILS



PORTAL FRAME AT FOUNDATION EDGE DETAIL

1 / 9.1



DETAIL Y

DETAIL Z

classic builders

160 17TH AVE
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	CLASSIC BUILDERS DESIGN AND BUILD
LEGAL DESCRIPTION :	LOT 2023 - DP 613113
SITE ADDRESS :	37 METZGER ROAD, JACKS POINT, HANLEY'S FARM
CITY :	QUEENSTOWN
COUNCIL :	QUEENSTOWN LAKES DISTRICT COUNCIL

CLIENT SIGNATURE / DATE :

JAMES & NATALIE ANDREWS

THESE PLANS REMAIN THE PROPERTY OF **CLASSIC BUILDERS©** UNTIL A DESIGN CONTRACT HAS BEEN AGREED UPON.

THESE PLANS MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF **CLASSIC BUILDERS©**

DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

ENGINEERED DETAILS

PROJECT NUMBER :	QT105161
PROJECT STATUS :	PRECONSENT
DATE : 2/02/2026	REVISION : REV. PC
SCALE :	1:50, 1:10 AT A3
SHEET NUMBER :	9.1

TEAMING UP WITH CLASSIC BUILDERS

Finding a builder who can interpret the way you want to live inside and outside the walls you intend to build is important. Having confidence in their capability to deliver your vision into a real-life home is absolutely vital. To save you having to ask lots of questions, here's what you need to know about the Classic Builders client experience.

20+ YEARS OF HOME BUILDING EXPERIENCE

- We have a team of talented designers at Classic Builders HQ – no out-sourcing here. We use all our experience to perfect and polish your plan – eliminating wasted space, considering daily life and style in your home.
- We have built thousands of homes for Kiwi's throughout New Zealand, and the plan is to build thousands more.

QUALITY STICKLERS

- Our standards are high and every home we build undergoes at least 12 quality checks throughout the process.
- We are fully accountable for our work. If something isn't good enough the team comes running to rectify it.
- Even after your home is complete, we continue to back our workmanship and products with an After Care service and 10-year warranty!

LIKE CLOCKWORK

- Complicated, stressful, so much to do... not with us. We love building homes, so why can't you? The building experience we provide you with is designed to achieve this.
- We listen: you have plenty of opportunity to communicate with us and we listen – this is your future home after all.
- We educate: we give you as much or as little information as you need so that you feel in control of what is happening.
- We inform: you hear from someone, a specialist who knows what they're talking about, at least once a week.

THE ACCOUNTABILITY CONTINUES

- We'll stick around beyond your building being completed. We stay in touch, we fix, we touch up, and we send you maintenance reminders. We have an After Care service on call for you... for ten years.
- We have our work backed by what we think is the best warranty on the market! Our 10-year warranty has an edge on other warranties because it covers all defects for the first two years and major structural defects (including weather-tightness) for a further eight years.
- Covering defects in design, materials or workmanship means that any potential major problem is likely to be covered, giving you full confidence in your decision to build with us.

NO REST FOR THE DARING

- We are always improving, innovating and perfecting. Whether it's process, product, or people related, we are very comfortable working in a continuous state of problem-solving and change, always improving the Classic Builders client experience.

FOSTERING COMMUNITY

- We work with local suppliers and installers who love their work and growing their community as much as us.

VOLUME MEANS SAVINGS FOR YOU

- To meet our high quality standards, we team up with the most reliable and trusted national suppliers, manufacturers and brands out there.
- The number of homes we build for Kiwis throughout New Zealand puts us in the privileged position of being able to pass on our very competitive rates directly to you.

NEW ZEALAND THROUGH AND THROUGH

- We're proudly owned and operated by Kiwis.
- Being privately owned, Classic Builders' values and standards shine through wherever you are in New Zealand. A journey with Classic Builders in the North Island will be the same as one down south!

IT'S OUR PLEASURE TO BE A PART OF THE INITIAL STAGES OF BRINGING YOUR NEW HOME TO LIFE. WE LOOK FORWARD TO PROGRESSING THIS JOURNEY WITH YOU.



BUILDING DREAMS, CREATING FUTURES.