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Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3:	Revision:	Sheet No.:
Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	**COVER PAGE**	LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	**1** **of 41 sheets**

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

GENERAL NOTES:
Contractor is to confirm all Dimensions on site before commencing work.
All discrepancies or omissions must be confirmed with the Designer before commencing work.
Unless noted otherwise all dimensions are nominal, including timber sizes. Finished timber sizes shall be greater than or equal to those noted in NZS
3604 part 2.2
All work is to be carried out in accordance with the New Zealand Building Code and local bylaws as they apply eg: QLDC
BI: Structure. Unless noted otherwise all timber is to be SG8, and all timber framing is to comply with NZS 3604 Pt 2.2 Amendment 2, 2006.
B2: Durability. Unless noted otherwise all timber is to be CCA treated to HI .2 min. Where Galvanized Brackets and fixings are in contact with CCA
treated timber, and are likely to be regularly wetted in service (ie:Deck Framing) the Galv fixings are to be powder coated to prevent corrosion.
CI-4: Refer to the Smoke alarm positions on the Floor Plans. to comply with NZS 4514:2021
Interconnected smoke alarms for new build houses
DI: Access. Ensure all surfaces along exterior access routes are non-slip to the requirements of the code. The minimum level of finish would be:
"Exposed Concrete: Broomed Finished.
"Timber Deck: Non Slip finish.
"Tiles: Non-slip type.
"Interior Tiled floors in Bathrooms.
EI: Surface Water. Minimum pipe gradients and sizes.
Impervious surfaces 1: I 00 fall min.
All pipes passing through concrete are to be lagged in Denso Tape.
E3: 10mm Aqualine Gib behind all wet areas on HI.2 framing.
Impervious surface finishes to all Bathrooms, Laundries and wet areas.
F2: All glazing to comply with NZS 4223 part 3 and to the following.
Framed Shower screen and Bath enclosuresGrade A glazing material as per Table 3. I.
Panels and doors with one urrframed edge 5mm min thick Toughened Safety Glass
Frameless pivot or hinge doors 6mm min thick Toughened Safety Glass
Glazing within 1500mm above abutting FFL, or standing area of a bath or shower Grade A safety Glazing material in accordance with Table 3.1
Glazing greater than 1500mm above the abutting FFL, or standing level of a bath or shower Annealed glass to NZS 4223: Part 4
G9: Electricity. All Electrical work is to comply with electrical codes of practice and a Certificate of Compliance left with the homeowner.
GI3: Foul Water. All work is to comply with GI3/AS3-AS3500. Minimum Gradients: 50mm drains 1:40, 65mm drains 1:40, 100mm drains 1:60

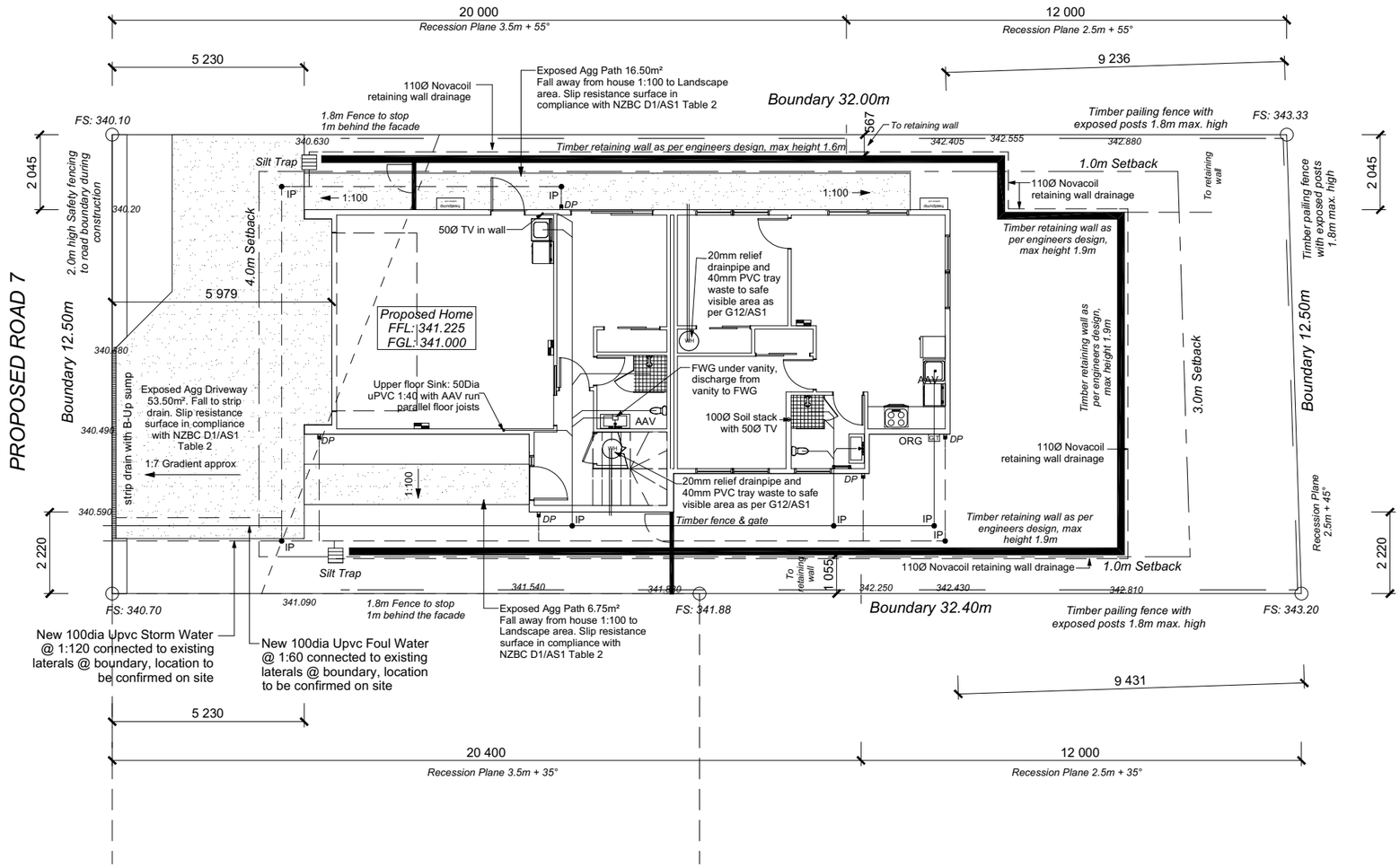
SITE INFORMATION
LEGAL DESCRIPTION
LOT 829 Hanleys Farm
Site Area: 403.00 sqm
Address: Lot 829 Hanleys Farm
Jacks Point

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

Lower Floor Area (Foundation): 114.22m²
Upper Floor Area: 119.05m²
Floor Area (Total): 233.87m²
Site Coverage: 29.54%

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

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



PROPOSED SITE PLAN
1:150

DRAINAGE LEGEND

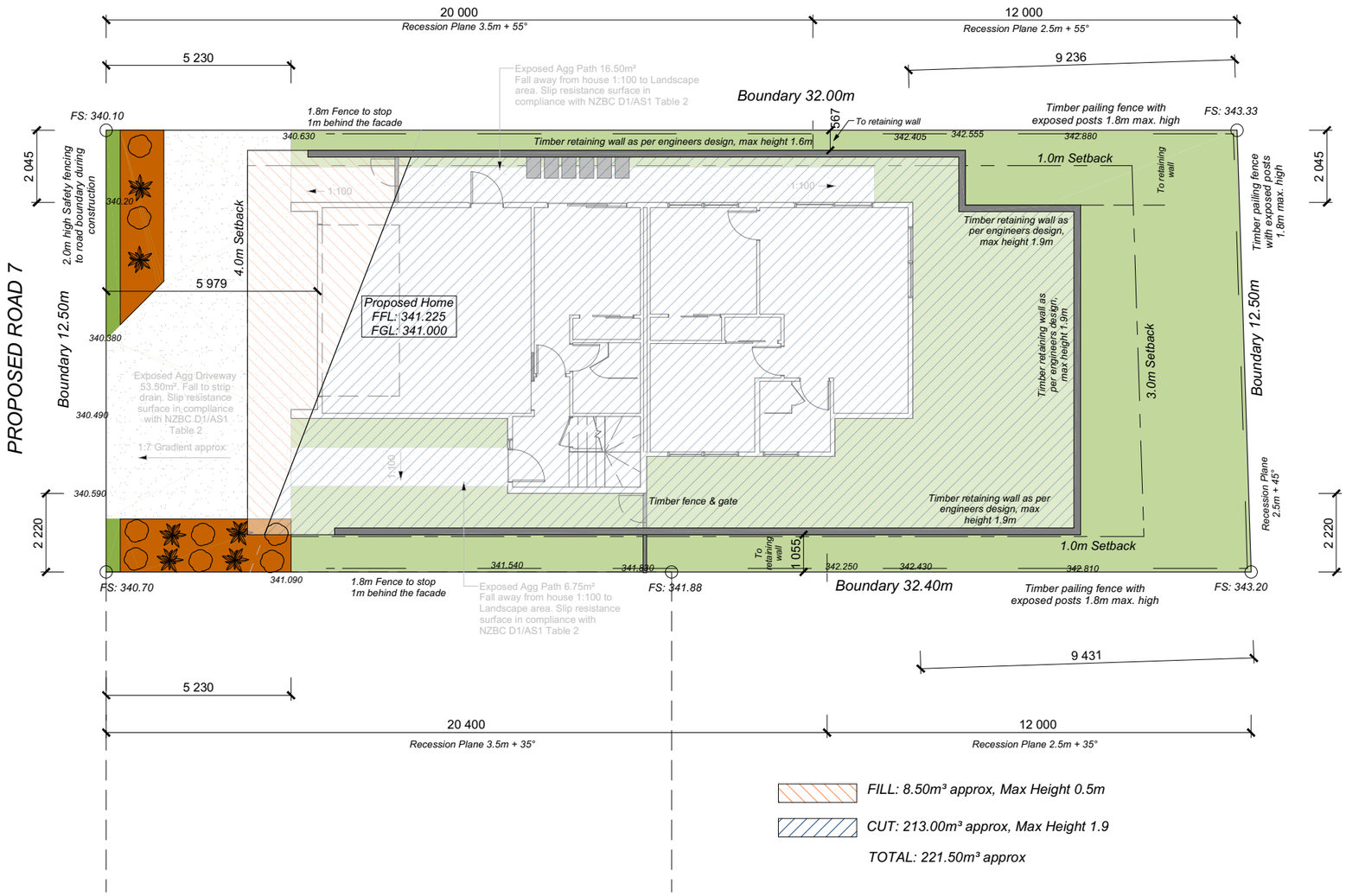
- - - - - - - - -	Stormwater DN100mm uPVC
———————	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

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

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED SITE PLAN**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:150 Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **2** **of 41 sheets**

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



FILL: 8.50m³ approx, Max Height 0.5m

CUT: 213.00m³ approx, Max Height 1.9

TOTAL: 221.50m³ approx

North

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

Hedging to be maintained to a height of 1.2m.

Fencing cannot exceed 1.8m high from the Original ground level

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

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

BINS

PROPOSED LANDSCAPE PLAN
1:150

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED LANDSCAPE PLAN**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **3** **of 41 sheets**

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

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

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

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

All windows and doors centered in room unless shown otherwise

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

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

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

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

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

Concrete Work Standard:
Maxraft as per engineering design.

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

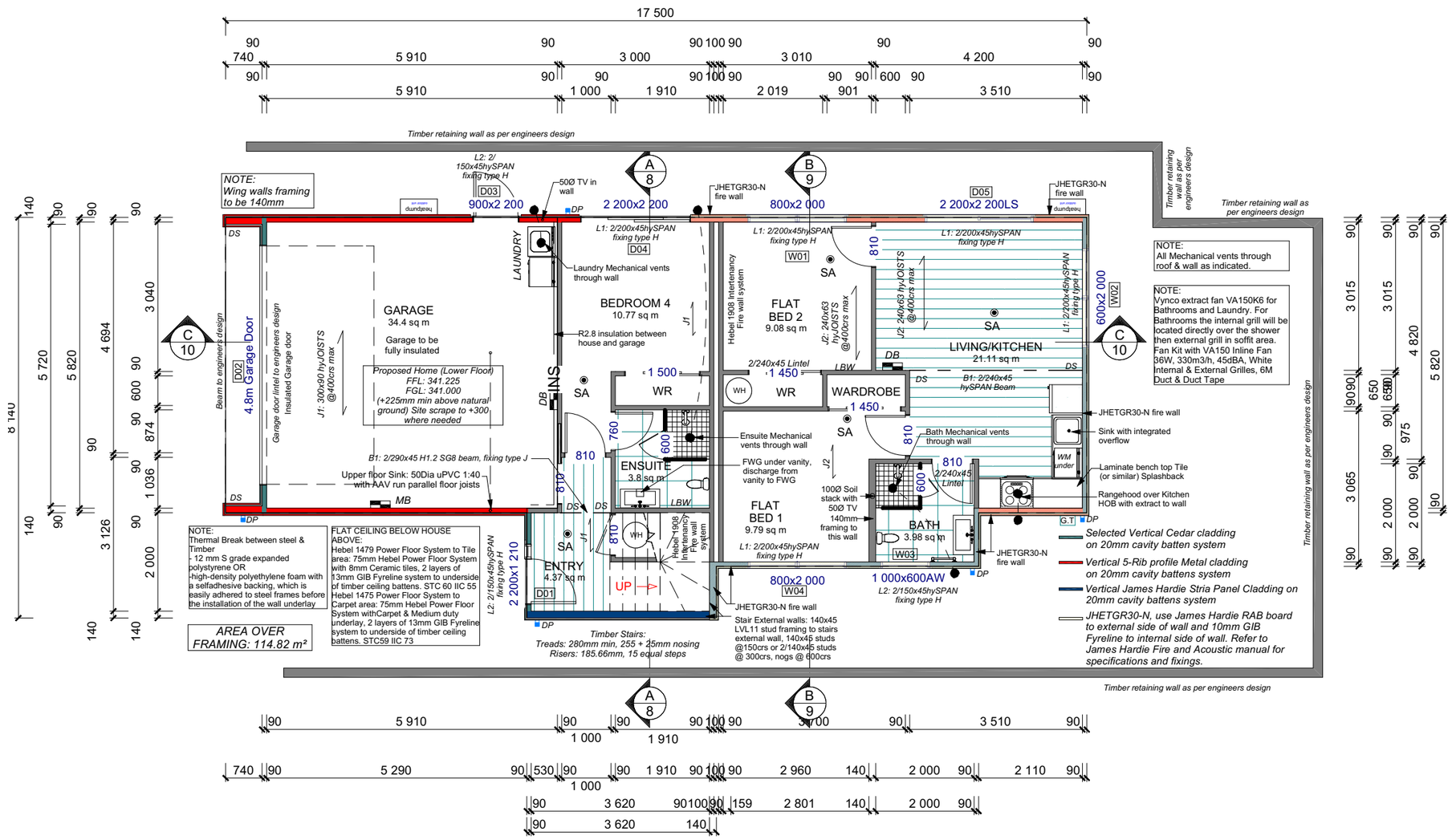
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

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

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

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

DWELLING AREAS
Lower Floor Foundation/Framing Area: 114.82m² (Perimeter: 52.76m)
Upper Floor Framing Area: 119.05m² (Perimeter: 51.28m)



PROPOSED LOWER FLOOR PLAN
1:100

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED LOWER FLOOR PLAN**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **4** **of 41 sheets**

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

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

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FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

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

INTERNAL TRIMS
Scotia: Square stopped
Skirting: 60x12mm Pine, single bevel edge
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Pink Batts Thermal Insulation:
Walls: R2.8 Wall (90mm thick)
Ceiling: 5.0 Wall (220mm thick)

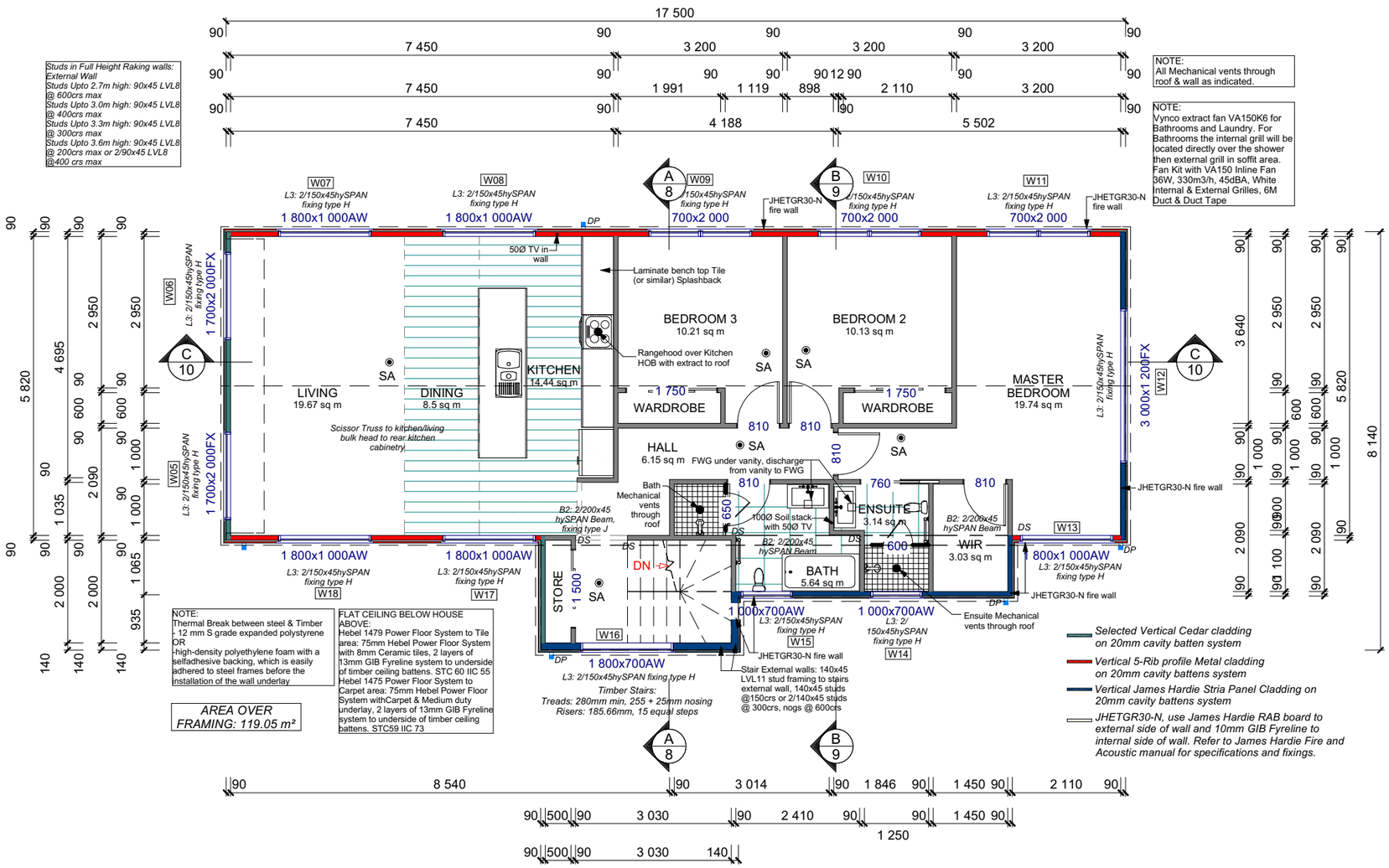
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Level 4 Finishes Use Aqualine at wet area.

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

DWELLING AREAS
Lower Floor Foundation/Framing Area: 114.82m² (Perimeter: 52.76m)
Upper Floor Framing Area: 119.05m² (Perimeter: 51.28m)



PROPOSED UPPER FLOOR PLAN
1:100

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED UPPER FLOOR PLAN**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **5** **of 41 sheets**

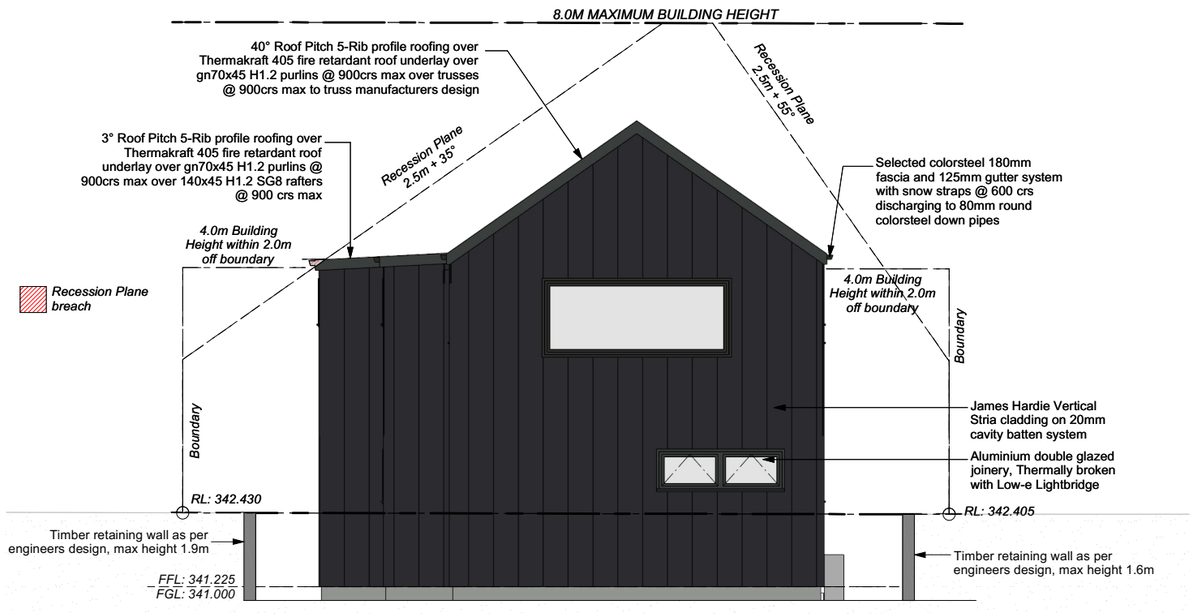
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BUILDING ENVELOPE RISK MATRIX		
ELEVATION NORTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	High	4
Total		18



PROPOSED NORTH ELEVATION
1:100

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



PROPOSED EAST ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- 5-RIB PROFILE ROOFING -COLORSTEEL EBONY - LRV 5%
- 5-RIB CLADDING - COLORSTEEL EBONY - LRV 5%
- VERTICAL CEDAR CLADDING - DRYDENS DUNE
- VERTICAL STRIA CLADDING - RESENE BEBONY - LRV 8%
- SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL EBONY - LRV 5%
- EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL EBONY - LRV 5%
- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - EBONY - LRV 5%

NOTES:

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

Selected Vertical Cedar cladding on 20mm cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 800crs max

40mm Schist Veneer on 9mm Backing board on 20mm cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 400crs max

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

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

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

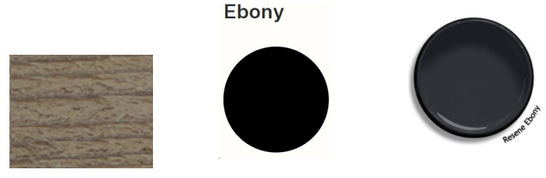
Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

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

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

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

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

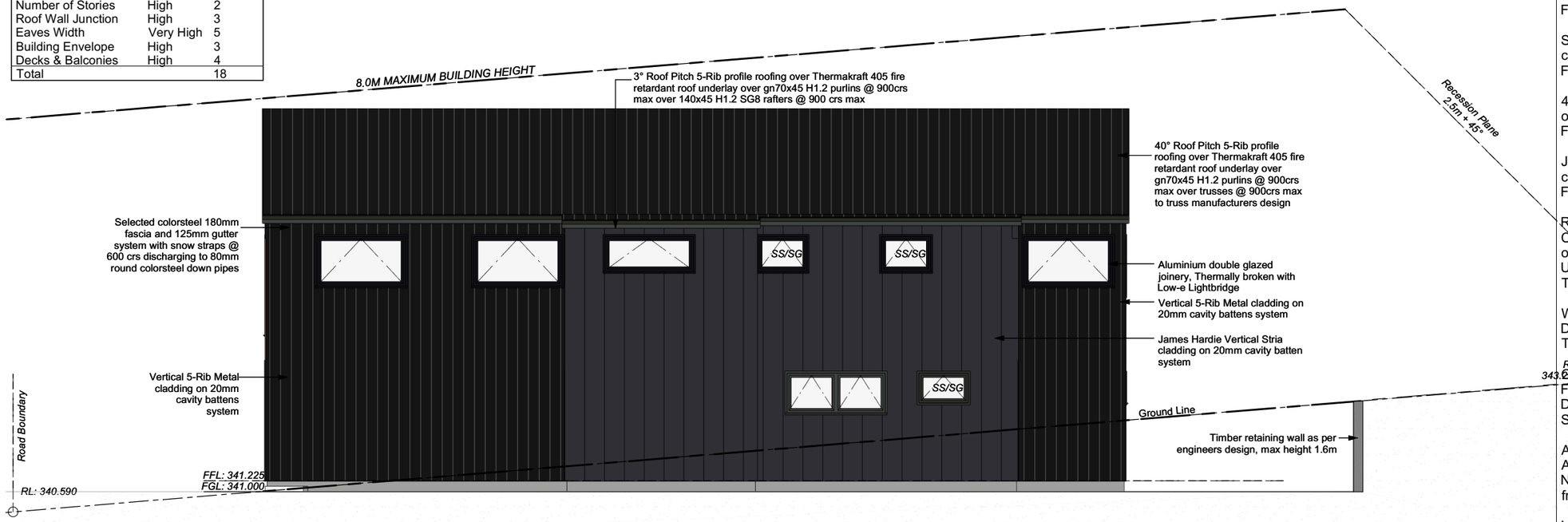


DRYDENS DUNE | *COLORSTEEL EBONY* | *RESENE EBONY*

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED ELEVATIONS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **6** **of 41 sheets**

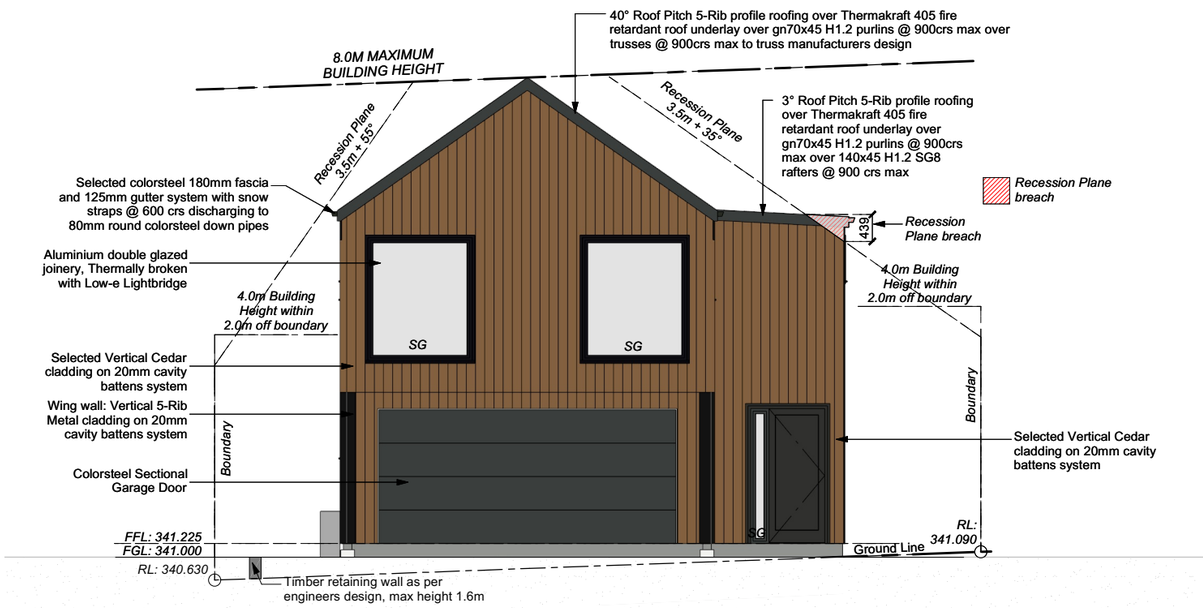
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BUILDING ENVELOPE RISK MATRIX		
ELEVATION SOUTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	High	4
Total		18



PROPOSED SOUTH ELEVATION
1:100

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



PROPOSED WEST ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- 5-RIB PROFILE ROOFING -COLORSTEEL EBONY - LRV 5%
- 5-RIB CLADDING - COLORSTEEL EBONY - LRV 5%
- VERTICAL CEDAR CLADDING - DRYDENS DUNE
- VERTICAL STRIA CLADDING - RESENE BEBONY - LRV 8%
- SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL EBONY - LRV 5%
- EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL EBONY - LRV 5%
- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - EBONY - LRV 5%

NOTES:

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

Selected Vertical Cedar cladding on 20mm cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 800crs max

40mm Schist Veneer on 9mm Backing board on 20mm cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 400crs max

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

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

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

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Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

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INSULATION
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Wall: Pink Batts R 2.8 Wall Batts

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o = obscure glazing

Ebony


DRYDENS DUNE


COLORSTEEL EBONY



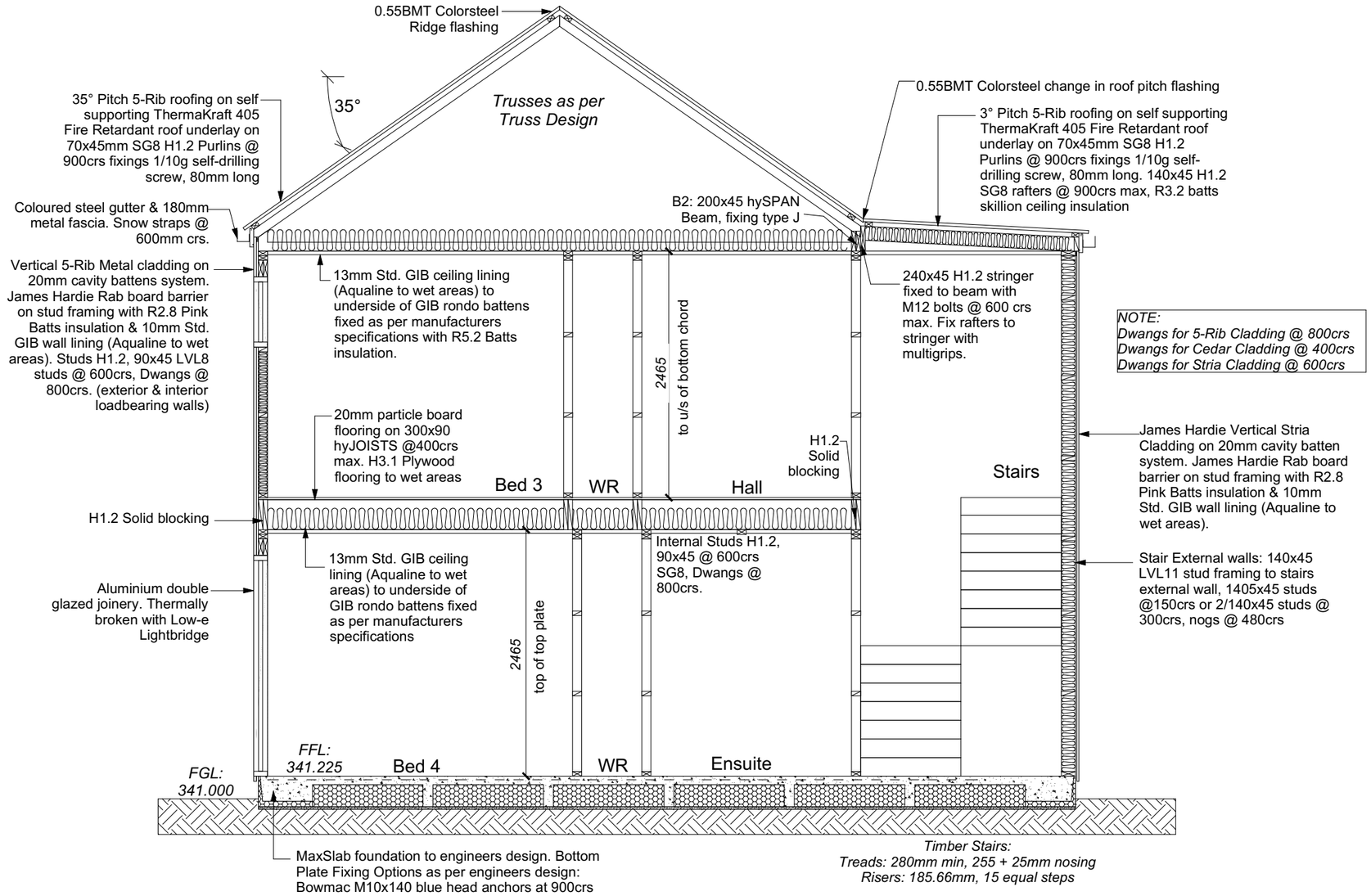
RESENE EBONY

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Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED ELEVATIONS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **7** **of 41 sheets**

GENERAL NOTES:
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All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing

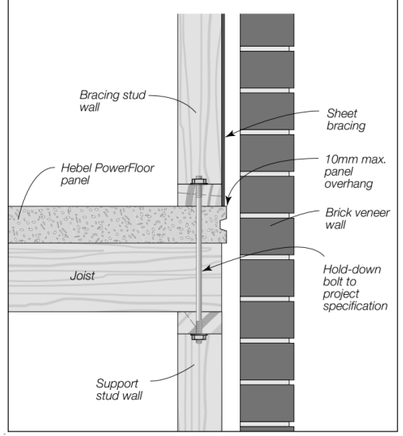
Note:
Upper Floor Bottom Plate Fixings:
-hand-driven nails to external walls and internal wall bracing elements – 2 x 100 x 3.75 mm nails at 600 mm maximum centres
-hand-driven nails to unbraced internal walls – 1 x 100 x 3.75 mm nail at 600 mm maximum centres
-power-driven nails to external walls and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



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

Timber Stairs:
Treads: 280mm min, 255 + 25mm nosing
Risers: 185.66mm, 15 equal steps

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



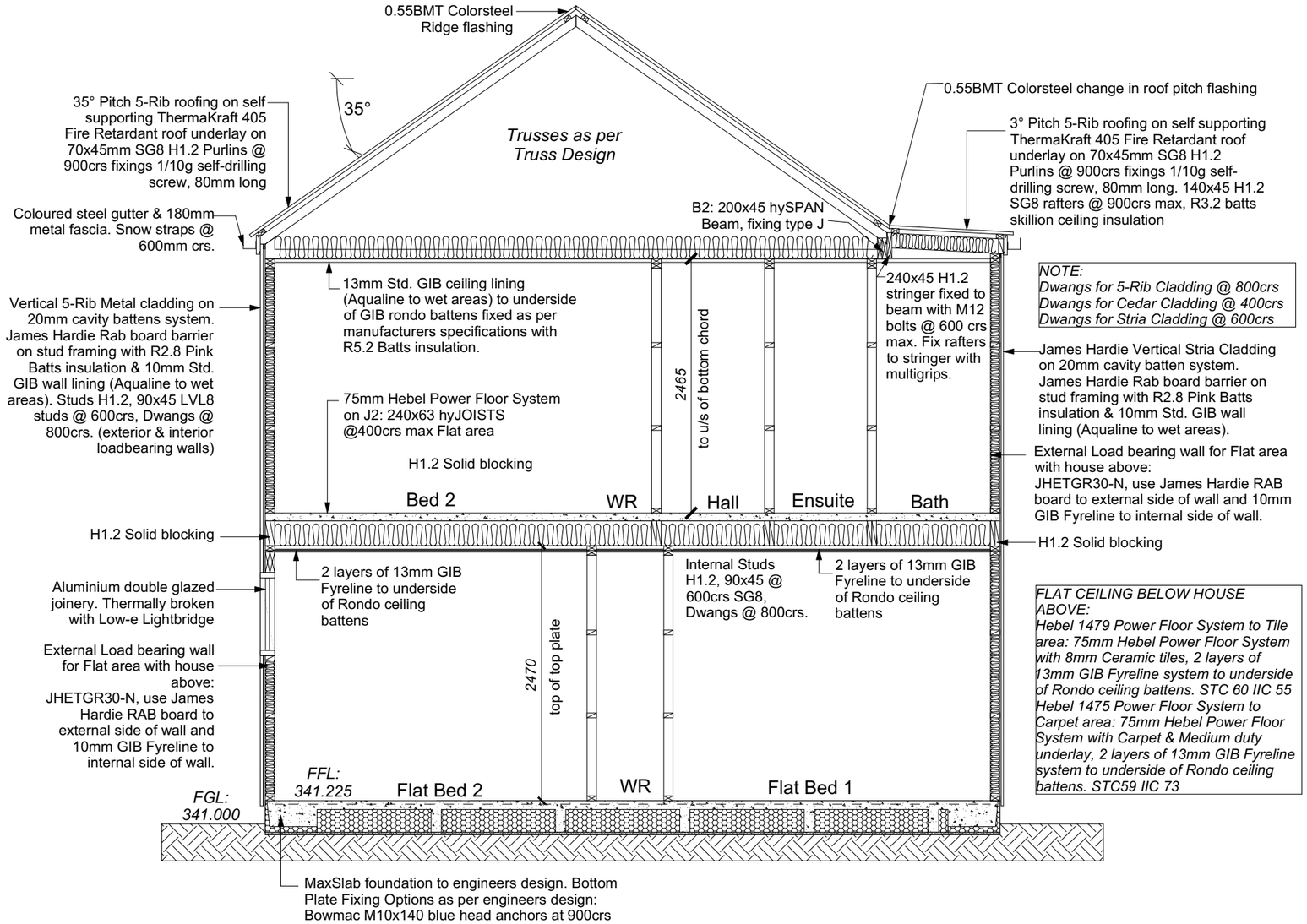
PROPOSED SECTION AA
1:50

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:50** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **8** **of 41 sheets**

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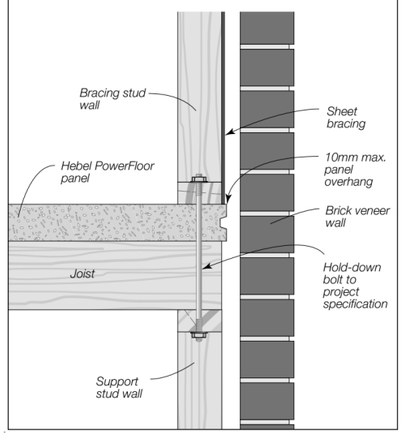
Note:
Upper Floor Bottom Plate Fixings:
-hand-driven nails to external walls and internal wall bracing elements – 2 x 100 x 3.75 mm nails at 600 mm maximum centres
-hand-driven nails to unbraced internal walls – 1 x 100 x 3.75 mm nail at 600 mm maximum centres
-power-driven nails to external walls and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



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

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

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

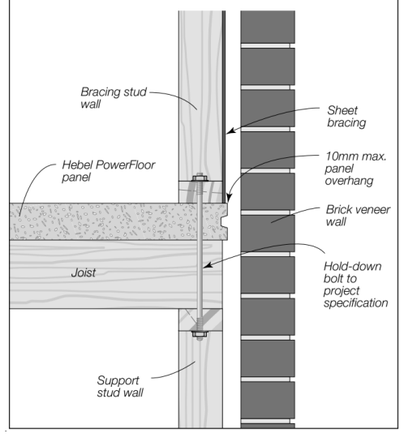


PROPOSED SECTION BB
1:50

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:50** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **9** **of 41 sheets**

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

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

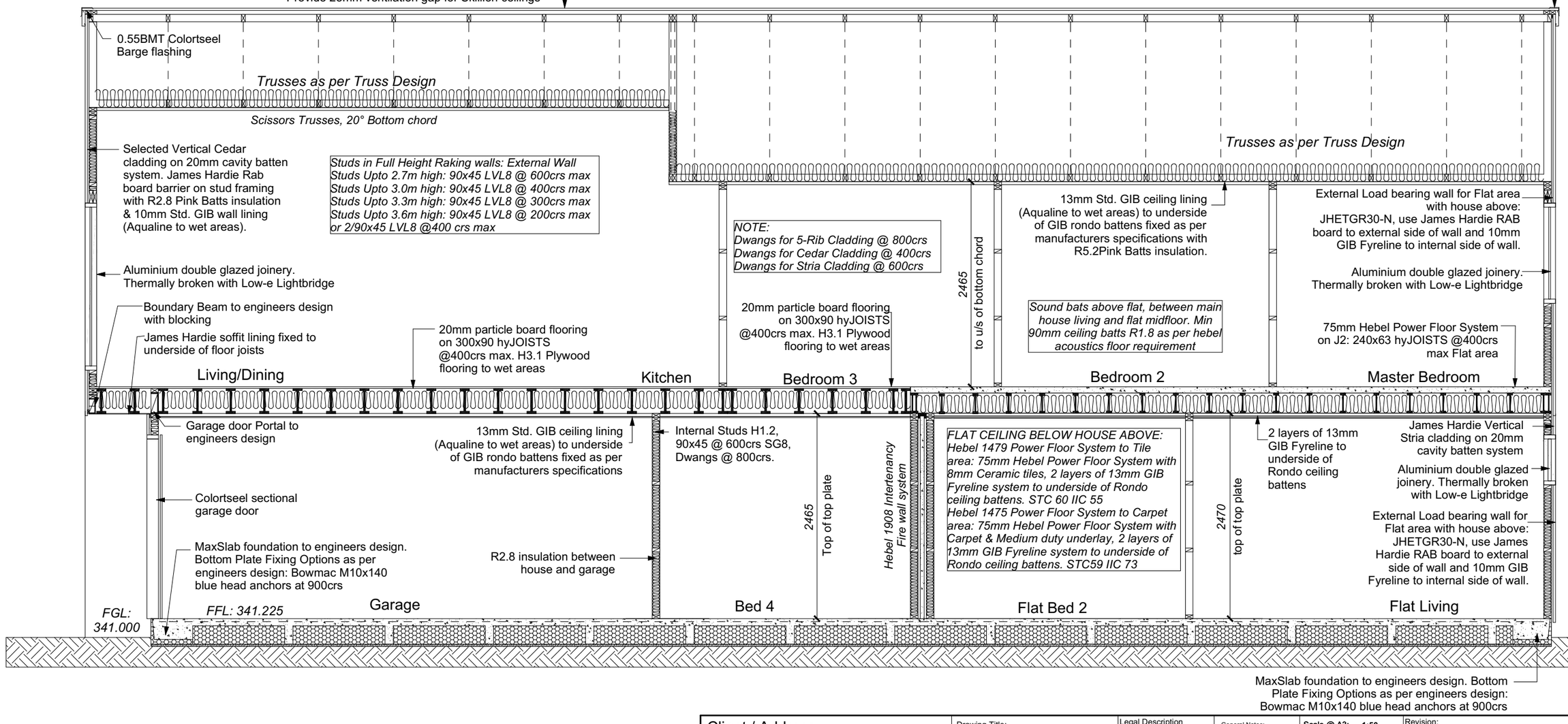


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35° Pitch 5-Rib roofing on self supporting ThermaKraft 405 Fire Retardant roof underlay on 70x45mm SG8 H1.2 Purlins @ 900crs fixings 1/10g self-drilling screw, 80mm long on Trusses as per truss design.
Provide 25mm ventilation gap for Skillion ceilings

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

0.55BMT Colortseel Barge flashing & fascia system

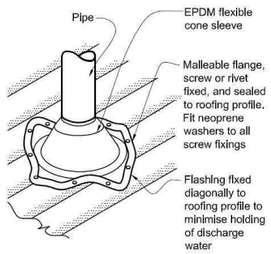


PROPOSED SECTION CC
1:50

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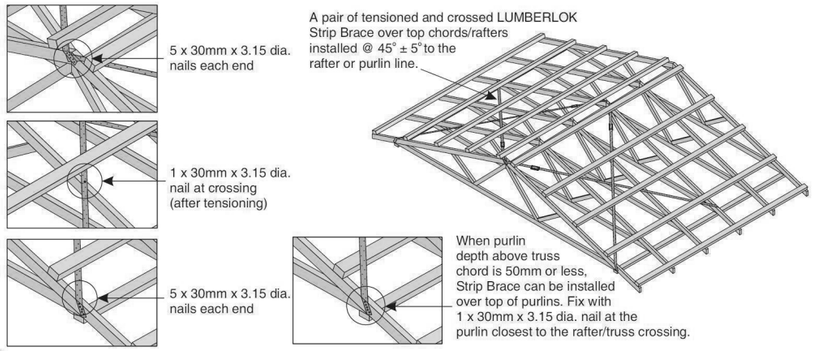
Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:50** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **10** **of 41 sheets**

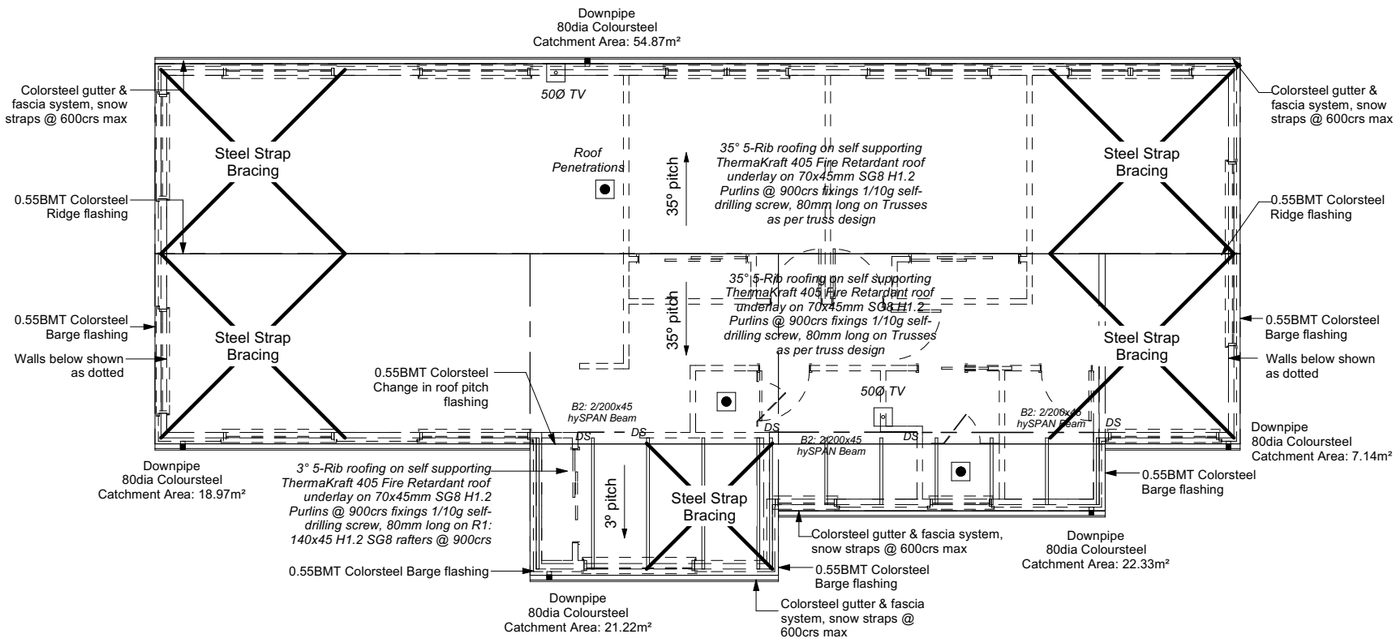
Figure 53: **Flashing for small pipes**
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



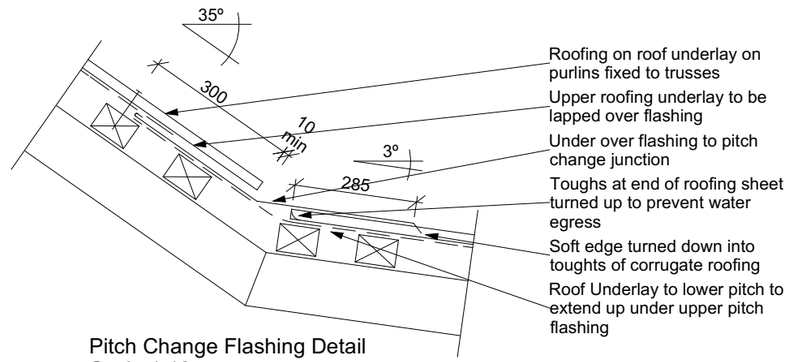
NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

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





PROPOSED ROOF PLAN
1:100



Pitch Change Flashing Detail
Scale 1:10

NOTES:

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

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

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

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

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

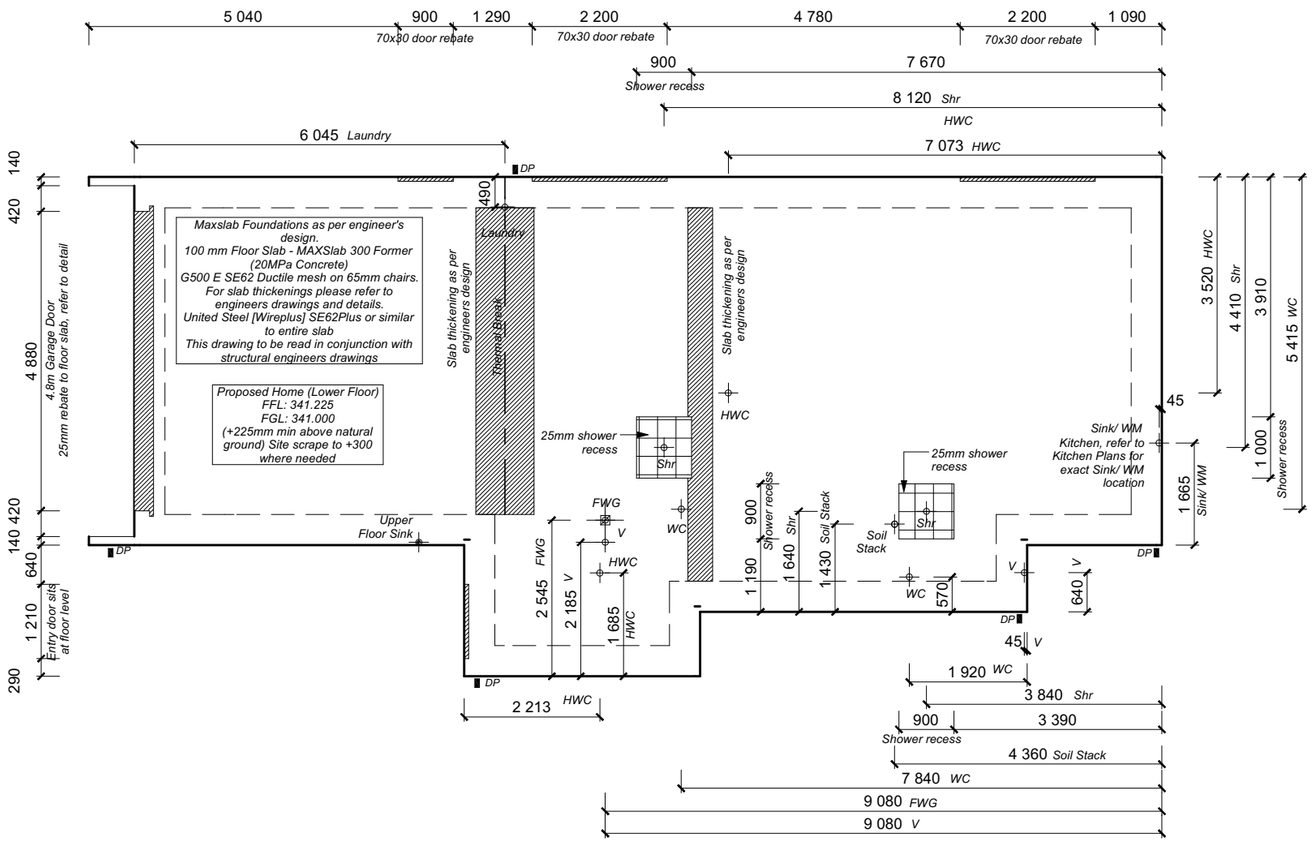
Downpipes: Round 80mmdia Colorsteel
As per NZBC E1/AS1 Table 5 80dia downpipes can collect up to 80m² of 0-25º roof plan area.

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

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

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED ROOF PLAN**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **11** **of 41 sheets**

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PROPOSED FOUNDATION PLAN
1:100

FOUNDATION PLAN NOTES

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

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

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

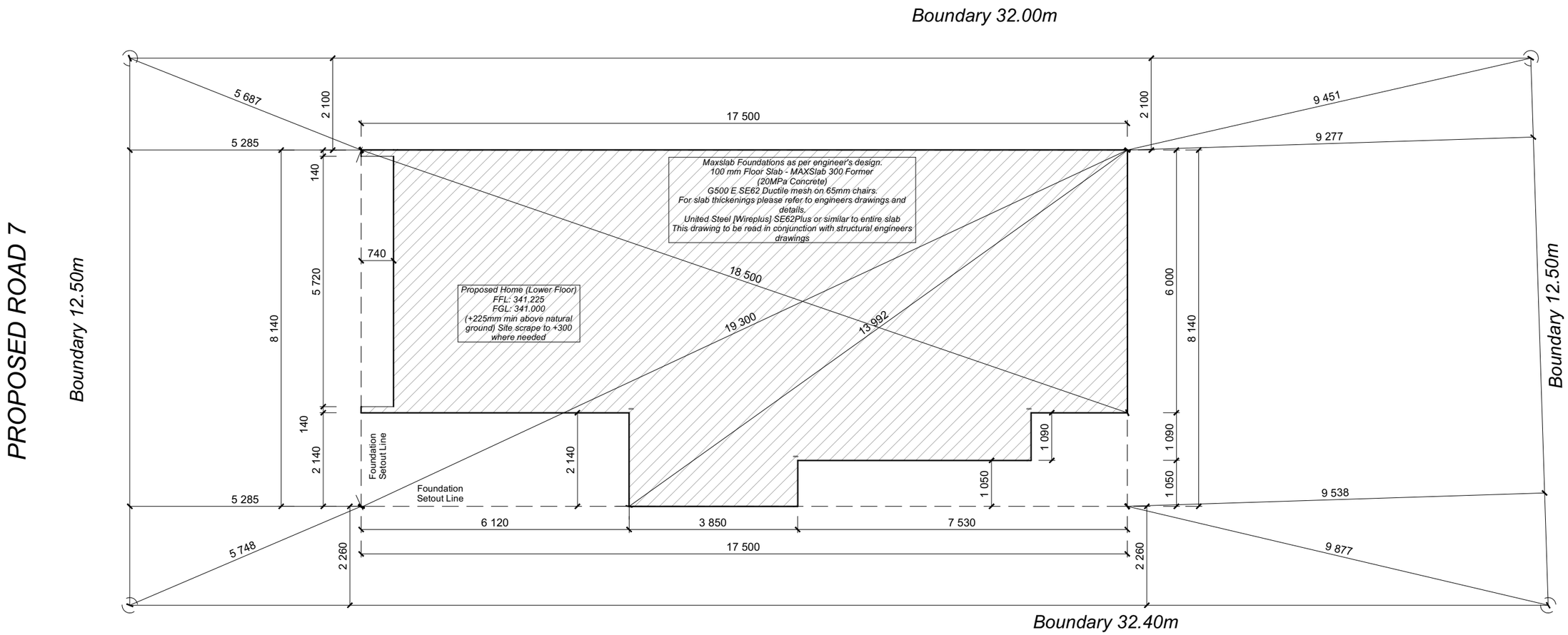
Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED FOUNDATION PLAN**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **12** **of 41 sheets**

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SET OUT PLAN NOTES

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

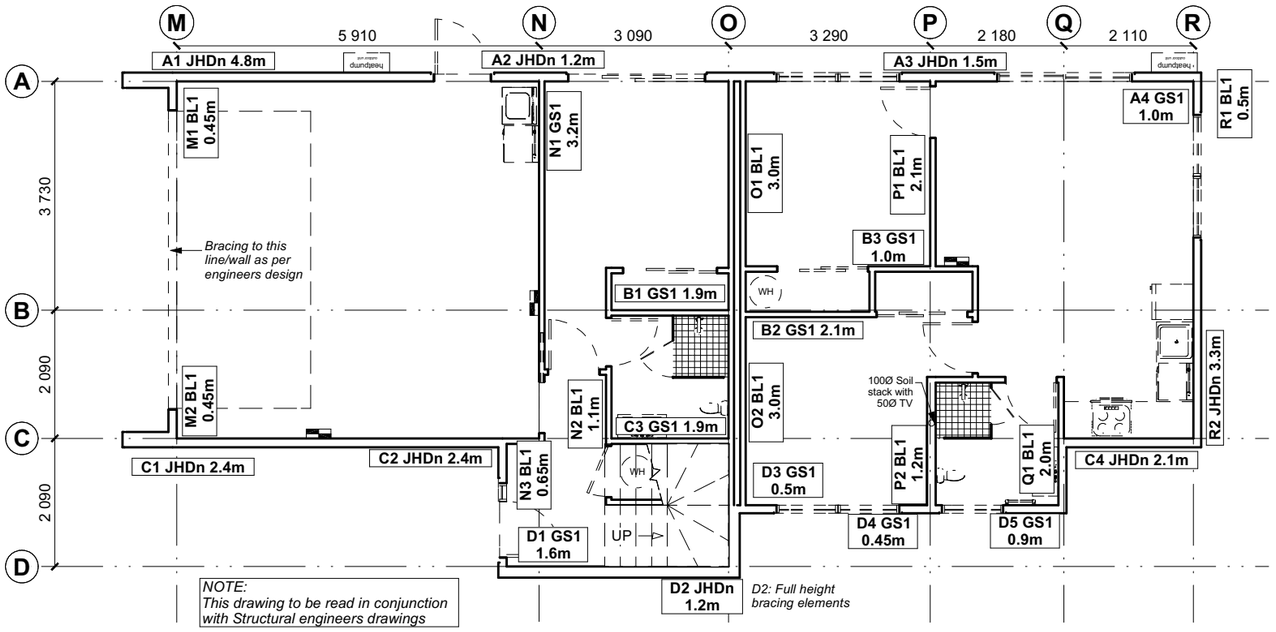
These foundations are design to the findings and recommendations in the site specific Geotech report.



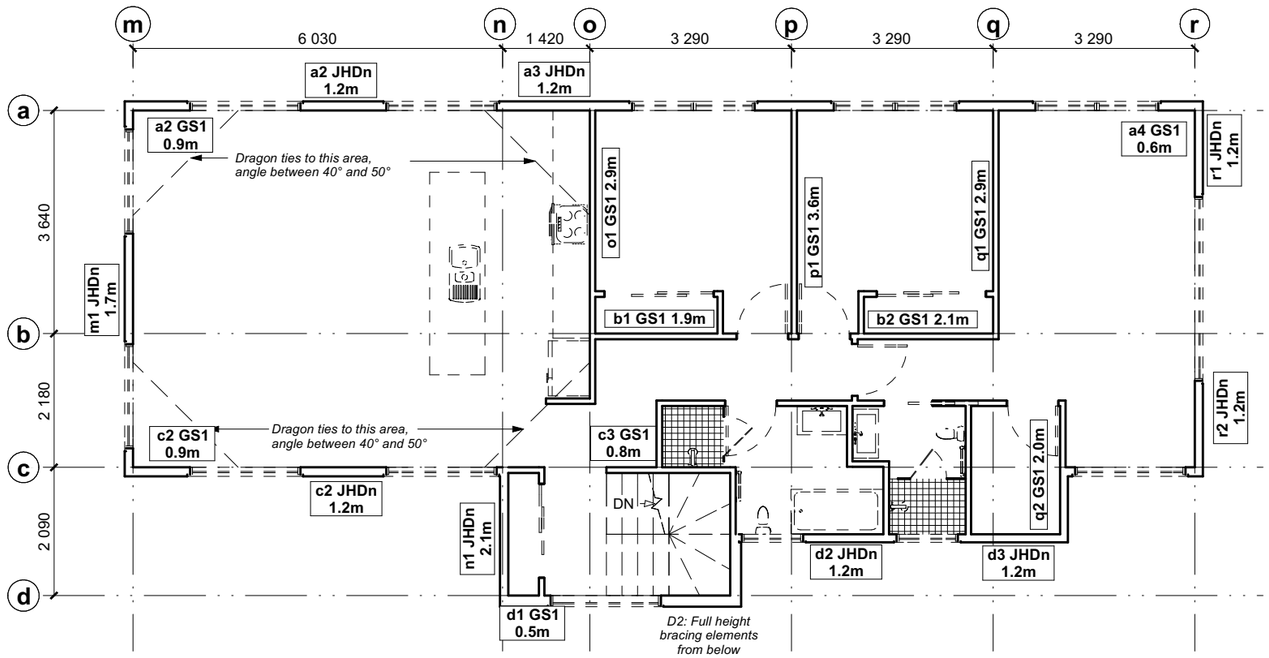
PROPOSED FOUNDATION SETOUT PLAN
1:105

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED FOUNDATION SETOUT PLAN**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:105** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **13** **of 41 sheets**

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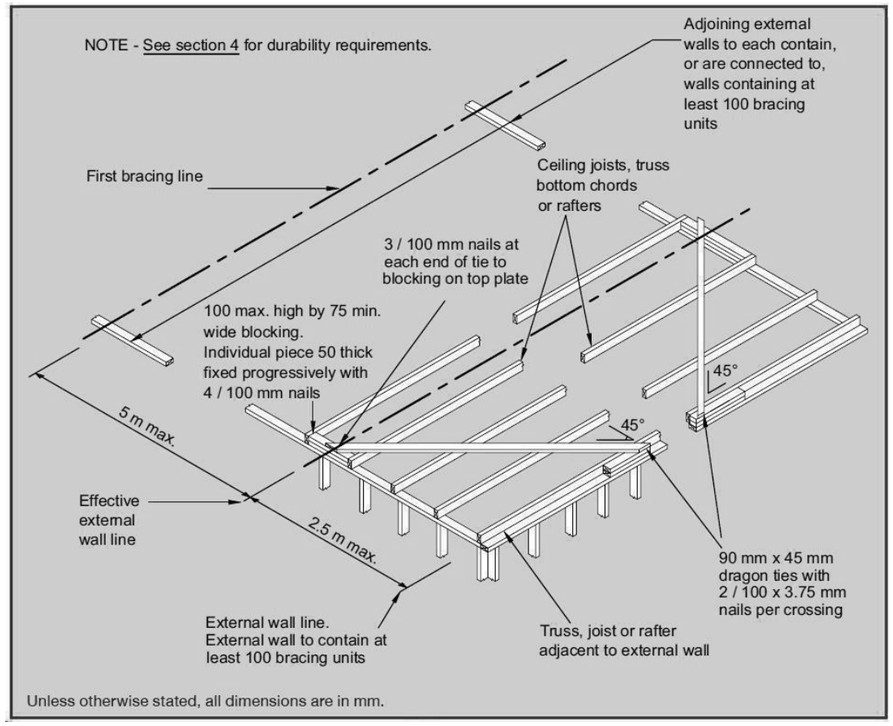


PROPOSED LOWER FLOOR BRACING PLAN
1:100



PROPOSED UPPER FLOOR BRACING PLAN
1:100

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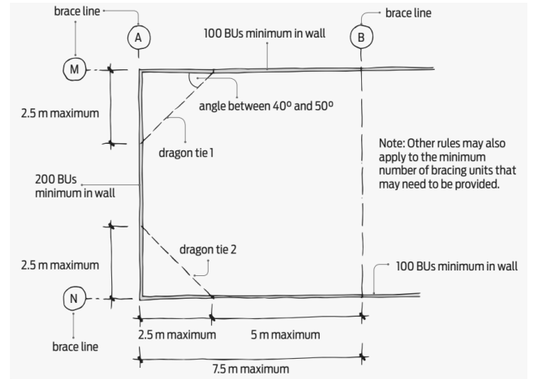


8.7.3.4
Each *wall* that contains one or more *wall bracing elements* shall be connected at the *top plate* level, either directly, or through a *framing* member in the line of the *wall*, to *external walls* at right angles to it. *Top plate* fixing(s) of the *capacity* in tension or compression along the line of the *wall bracing element* are given as follows:

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

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

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



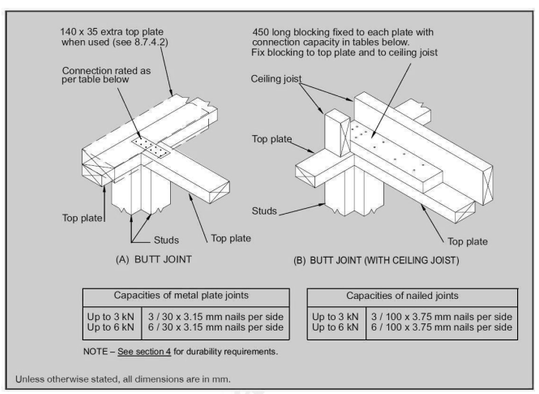


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

BRACING PLAN NOTES

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

BRACING LEGEND

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

Client / Address: Sunit and Harpreet Singh, Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED BRACING PLANS**	Legal Description: LOT 829 Hanleys Farm; Site Area: 403.00 sqm; Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: / Drawn by: J Rana / Checked by: J Rana / Project Number: 2025-47 / Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025; 2: COORDINATION ISSUE: 25/02/2026; 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **14** of 41 sheets

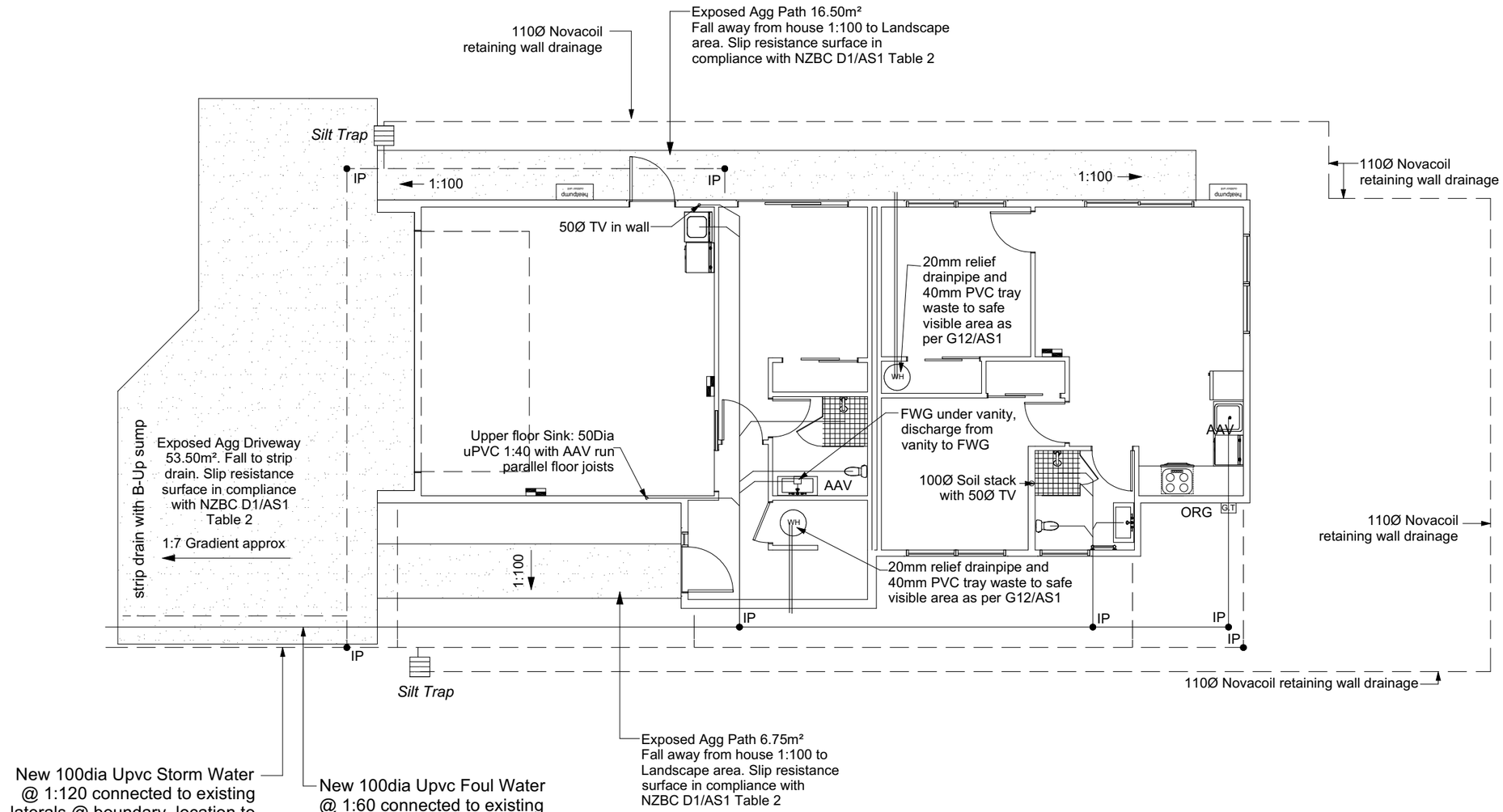
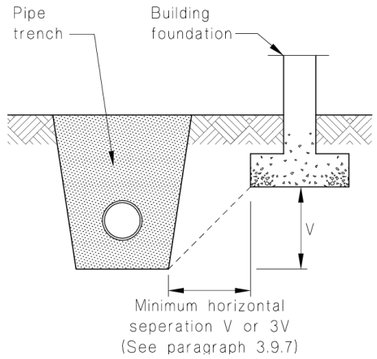


Figure 14: **Relationship of Pipe Trench to Building Foundation**
Paragraph 3.9.7



DRAINAGE LEGEND

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

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

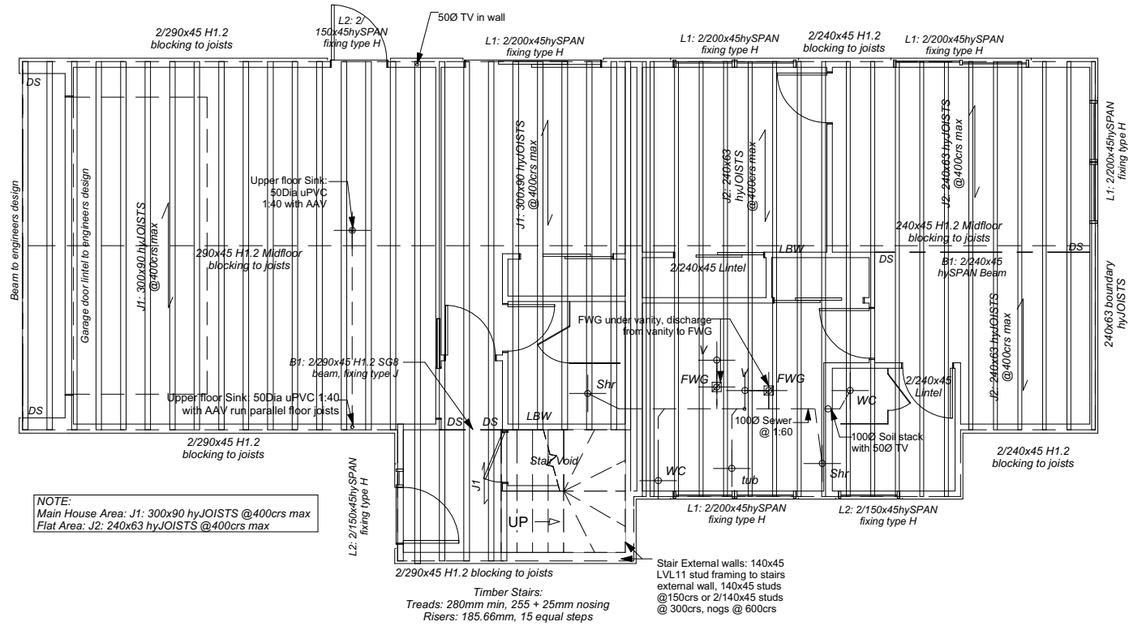
Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13/AS3 & AS3500.
All drains passing through concrete, provide sleeve or wrap in durable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

PROPOSED DRAINAGE PLAN
1:100

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED DRAINAGE PLAN**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **15** **of 41 sheets**

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Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents



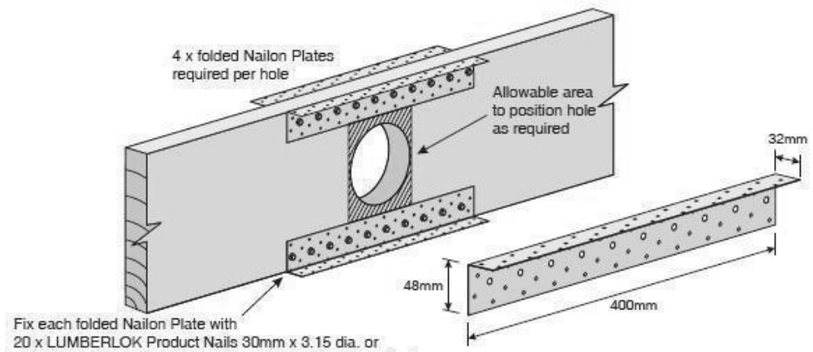
PROPOSED FLOOR FRAMING PLAN
1:100

01/2012

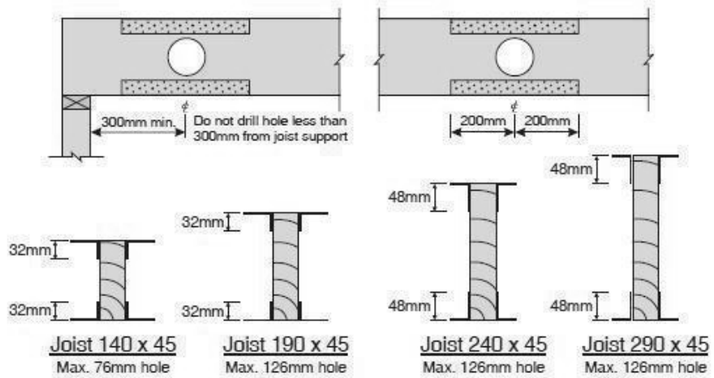
LUMBERLOK®
FLOOR JOIST STIFFENER

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

NOT TO BE USED IN EXTERIOR SITUATIONS



Fix each folded Nailon Plate with 20 x LUMBERLOK Product Nails 30mm x 3.15 dia. or 10 x Type 17-12g x 35mm Hex Head Screws (not supplied)

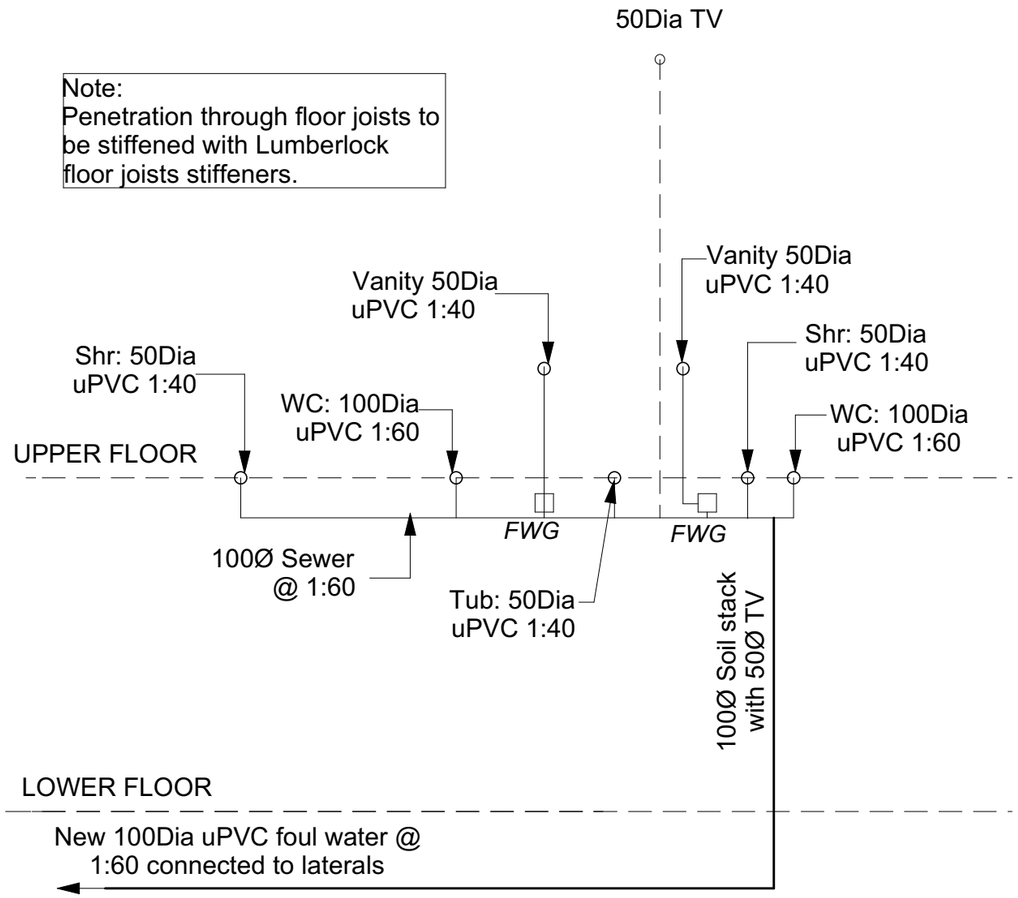


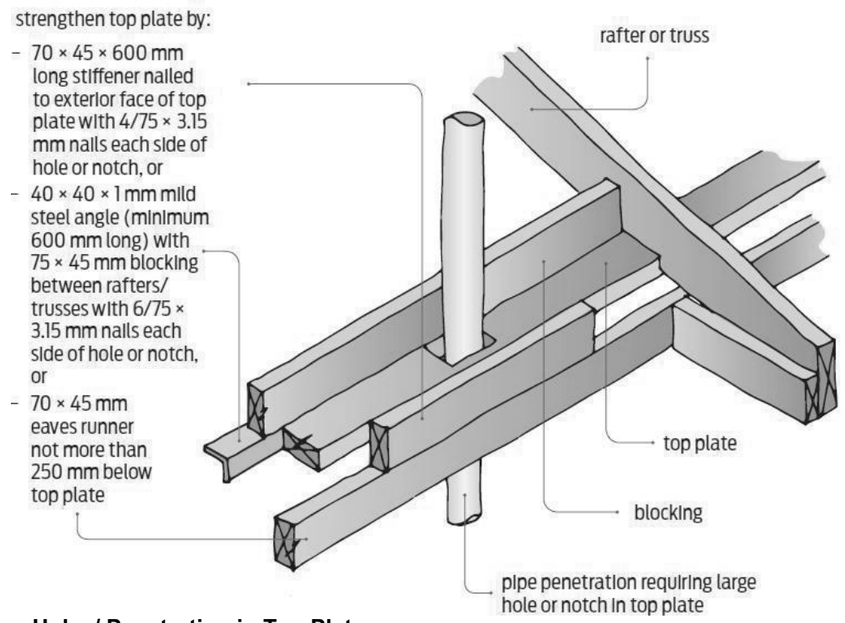
Joist 140 x 45	Joist 190 x 45	Joist 240 x 45	Joist 290 x 45
Max. 76mm hole	Max. 126mm hole	Max. 126mm hole	Max. 126mm hole

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

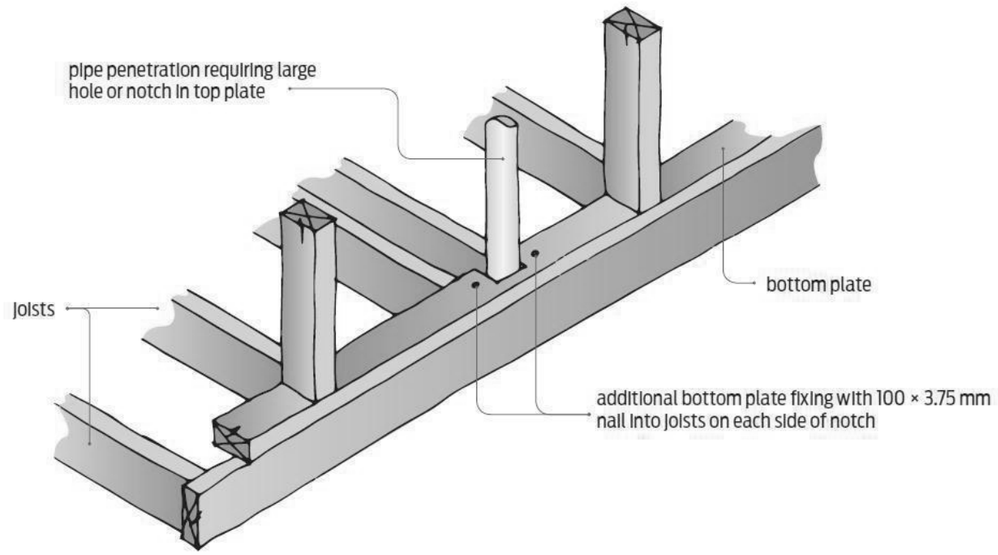
Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED FLOOR FRAMING PLAN**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **16** **of 41 sheets**

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





Holes/ Penetration in Top Plates



Holes/ Penetration in Bottom Plates

PROPOSED PLUMBING SCHEMATIC
NTS

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

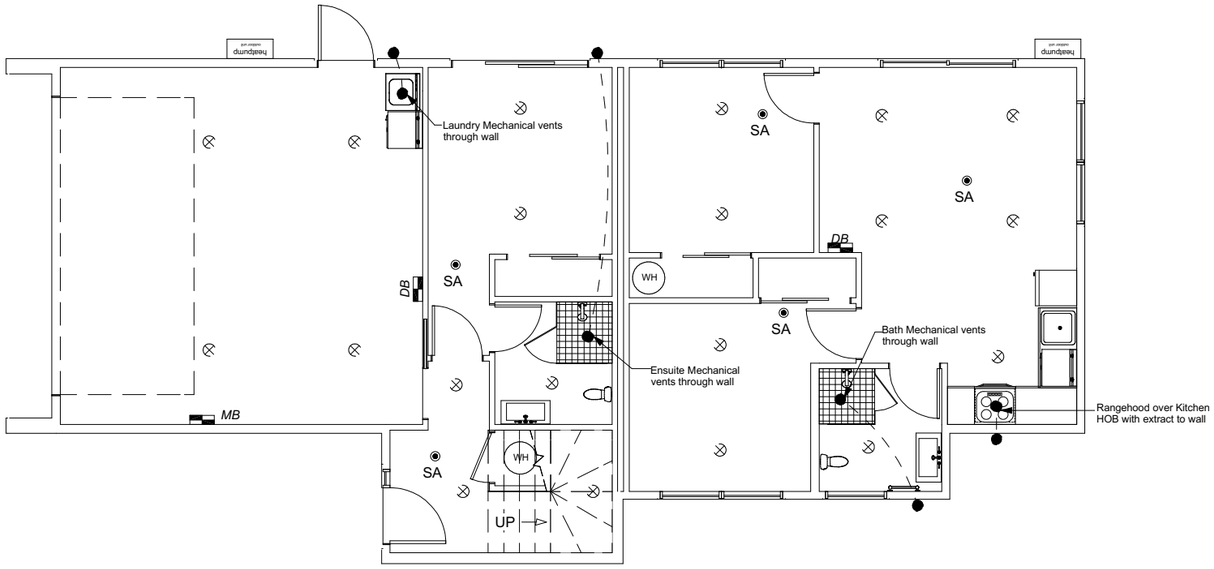
Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13/AS3 & AS3500.
All drains passing through concrete, provide sleeve or wrap in durable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

DRAINAGE LEGEND

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

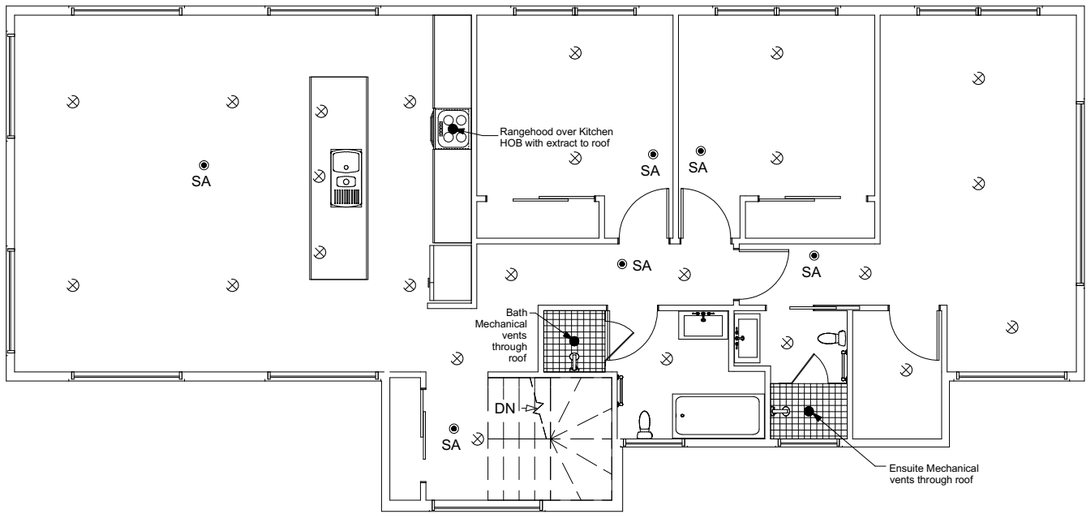
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED PLUMBING SCHEMATIC**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: NTS Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **17** **of 41 sheets**



PROPOSED LOWER FLOOR ELECTRICAL PLAN
1:100

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



PROPOSED UPPER FLOOR ELECTRICAL PLAN
1:100

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

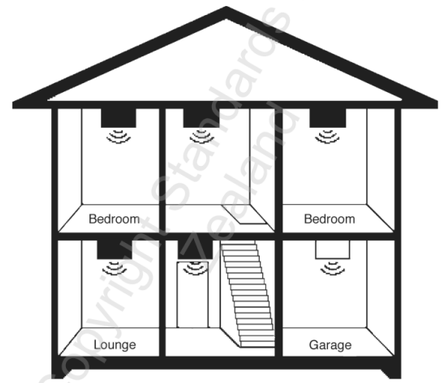
NZS 4514:2021

Example B3 Multi-level house

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

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

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

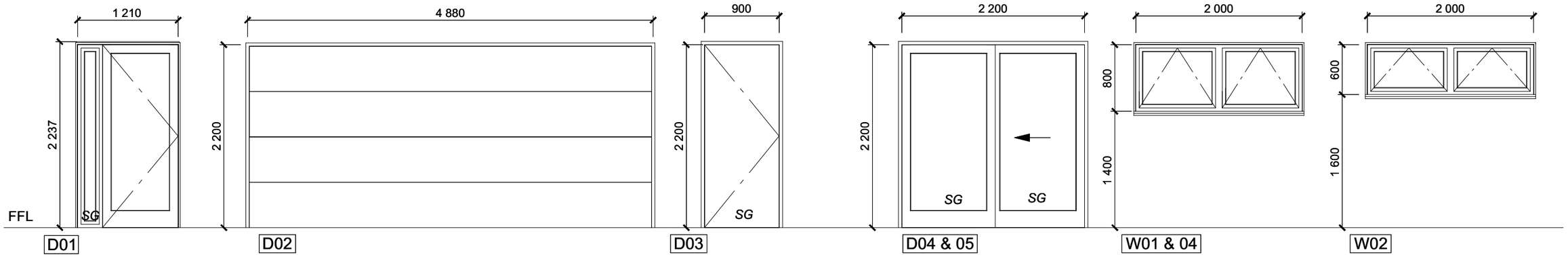


= Required

= Optional heat alarm

Copyright Standards New Zealand

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED ELECTRICAL PLAN**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **18** **of 41 sheets**



D01

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

D02

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

D03

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

D04 & 05

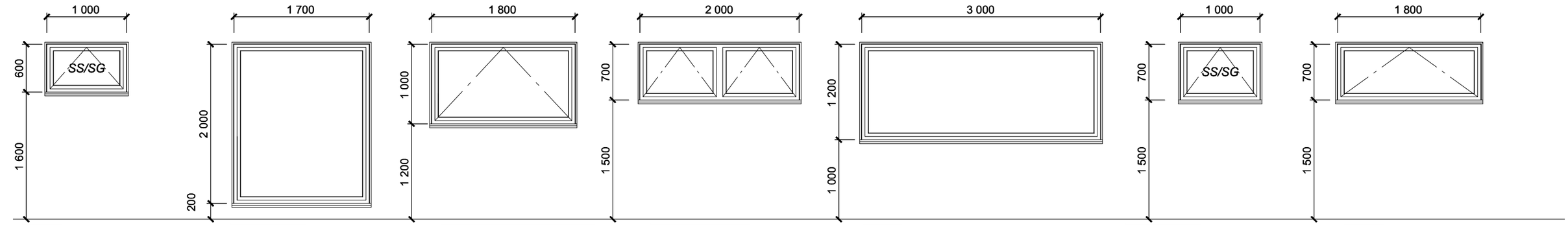
35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

W01 & 04

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

W02

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



W03

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

W05 & 06

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

W07, 08, 13, 17 & 18

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

W09, 10 & 11

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

W12

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

W14 & 15

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

W16

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

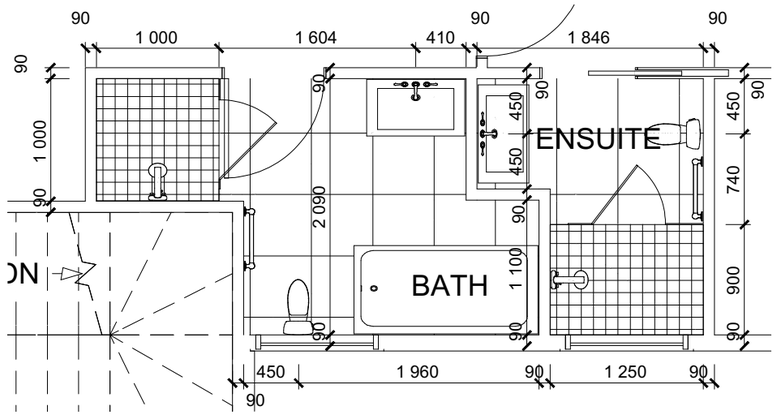
EXTERIOR DOOR & WINDOW SCHEDULE

1:50

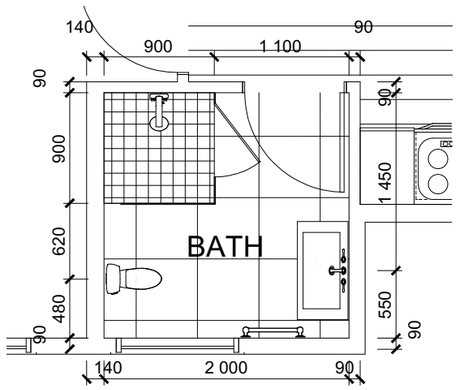
GENERAL NOTES:
All dimensions are nominal and are to be checked on site before commencing work
All dimensions are over reveals
All window and door glazing is to comply with the requirements of NZS 4223
SG = Safety Glazing to NZS 4223
O= Obscure Safety Glazing
Thermally Broken & LowE Lightbridge
All reveals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

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED WINDOW & DOOR SCHEDULE**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **19** **of 41 sheets**

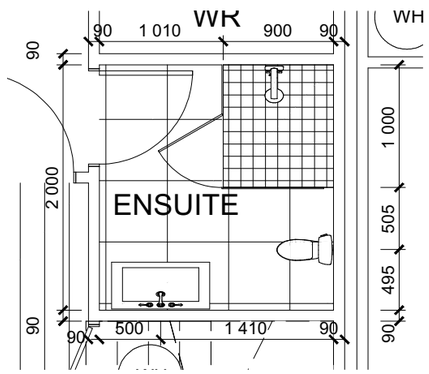
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



MAIN HOUSE BATH & MASTER BED ENSUITE UPPER FLOOR
1:50



FLAT BATH LOWER FLOOR
1:50



MAIN HOUSE BED 4 ENSUITE LOWER FLOOR
1:50

PROPOSED BATHROOM LAYOUTS
1:50

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

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **PROPOSED BATHROOM LAYOUTS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **20** **of 41 sheets**

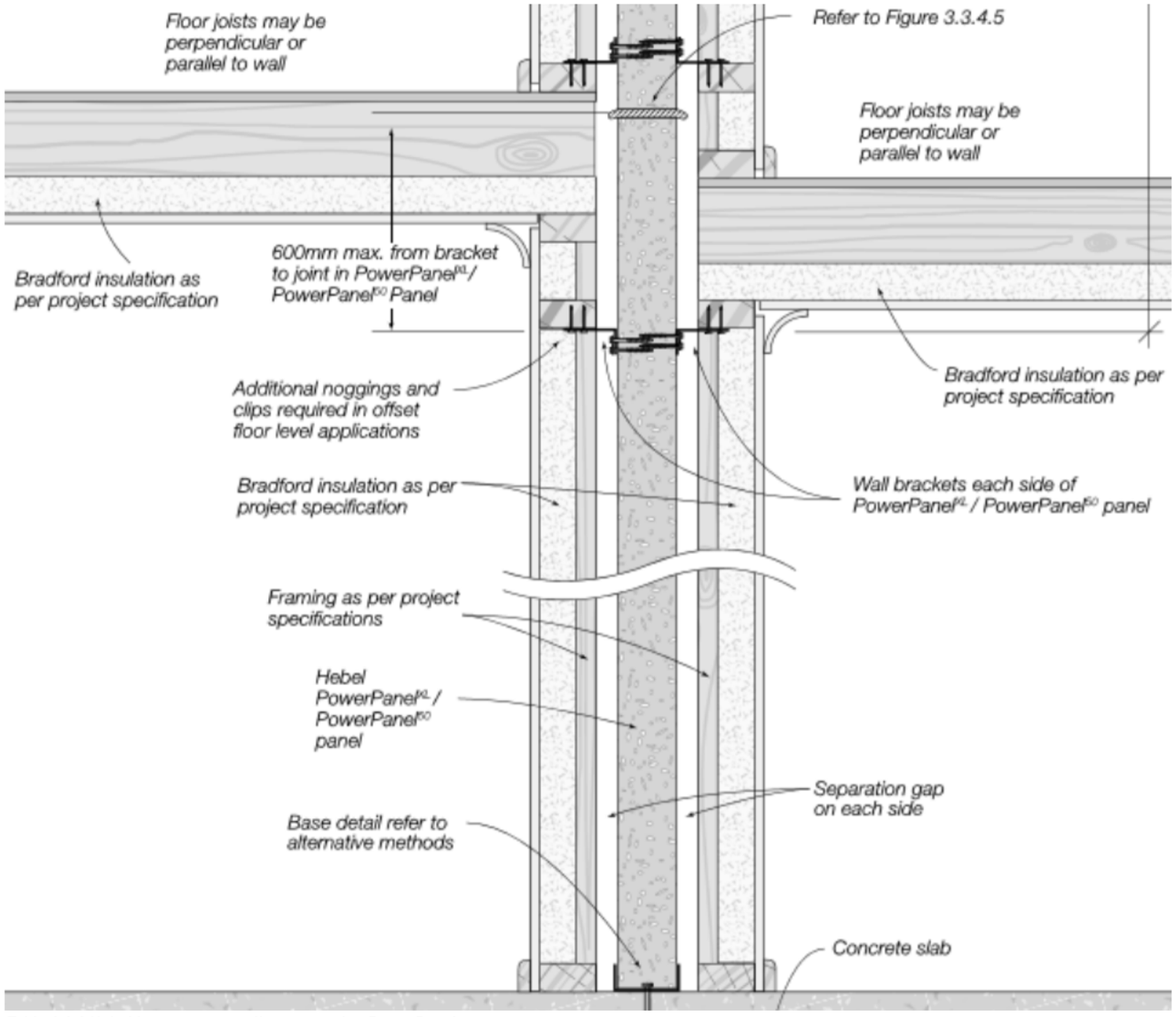


Table 1.1.1 Hebel intertenancy wall system using PowerPanel^{XL}

System		Wall thickness		FRL	STC		Cavity insulation	Wall lining both sides
Separation gap		Separation gap			Separation gap			
10mm	20mm	10mm	20mm		10mm	20mm		
Hebel 1908	Hebel 1909	295	315	90/90/90	59	60	90mm Bradford insulation min. R1.8 - both sides (Or equivalent insulation with min. density of 8.4kg/m^3)	1x10mm plasterboard (lining mass min. 5.7 kg/m2)
Hebel 1912	Hebel 1913	301	321		64	64	90mm Bradford insulation min. R1.8 - both sides (Or equivalent insulation with min. density of 8.4kg/m^3)	1x13mm plasterboard (lining mass min. 8.5 kg/m2)
Hebel 1916	Hebel 1917	315	335		64	64	90mm Bradford insulation min. R1.8 - both sides (Or equivalent insulation with min. density of 8.4kg/m^3)	2x10mm plasterboard (lining mass min. 5.7 kg/m2)
Hebel 1920	Hebel 1921	327	347		65	65	90mm Bradford insulation min. R1.8 - both sides (Or equivalent insulation with min. density of 8.4kg/m^3)	2x13mm plasterboard (lining mass min. 8.5 kg/m2)

NOTE - *Hebel Intertenancy Firewall System*

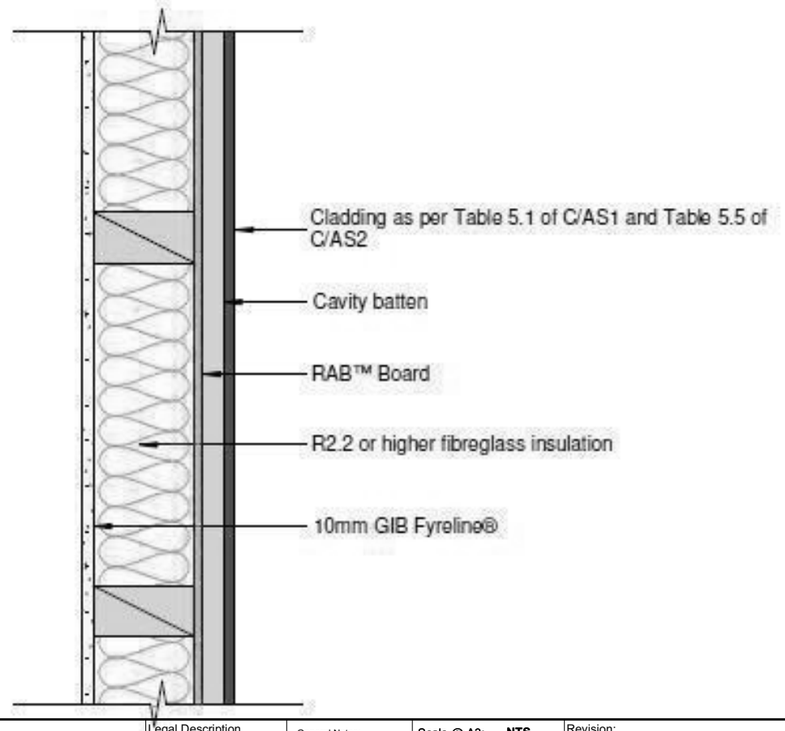
TRUCTION DOCUMENTATION

JHETGR30-N

Fire Resistance 30/30/30 **STC** 42

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

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



Client / Address
Sunit and Harpreet Singh
Lot 829 Hanleys Farm, Jacks Point, Queenstown

Drawing Title:
FIRE SYSTEM DETAILS

Legal Description
LOT 829 Hanleys Farm
Site Area: 403.00 sqm
Address:
LOT 829 Hanleys Farm
Jacks Point
Queenstown - 9371

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

Scale @ A3: NTS
Drawn by: J Rana
Checked by: J Rana
Project Number: 2025-47
Revision: 03 Date: 15/03/2026

Revision:
1: COORDINATION ISSUE: 05/12/2025
2: COORDINATION ISSUE: 25/02/2026
3: COORDINATION ISSUE: 15/03/2026

Sheet No.: **21** of 41 sheets

Figure 3.3.2.1 Base connection - Continuous deflection head track

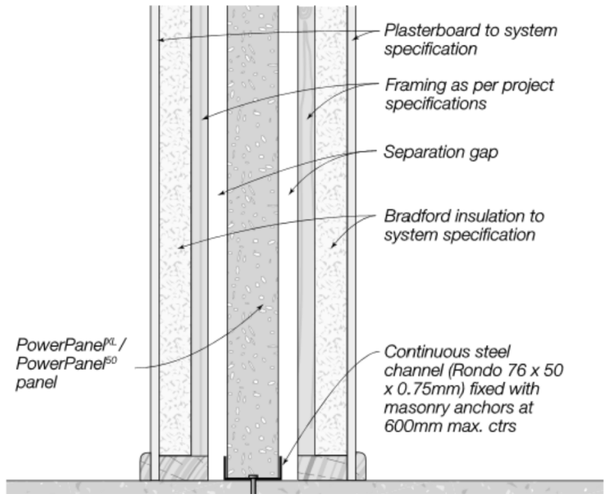


Figure 3.3.2.2 Base connection - Continuous steel angle

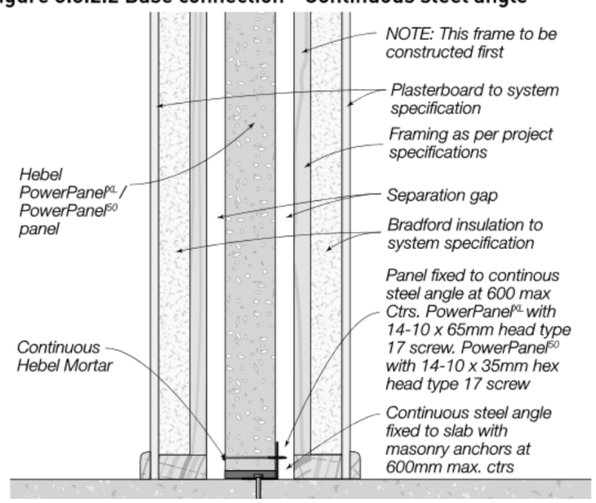


Figure 3.3.2.3 Base connection - Wall bracket

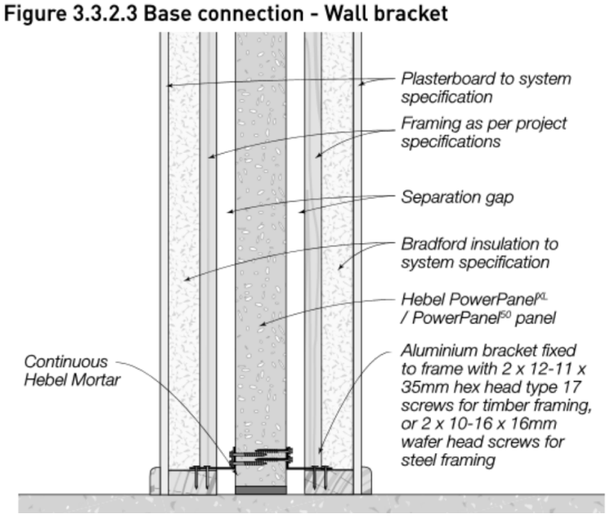
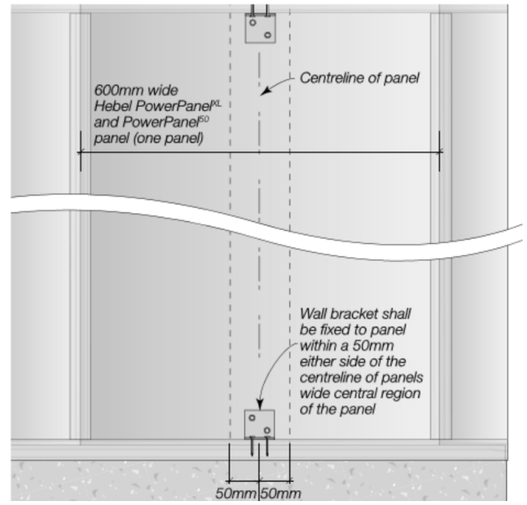
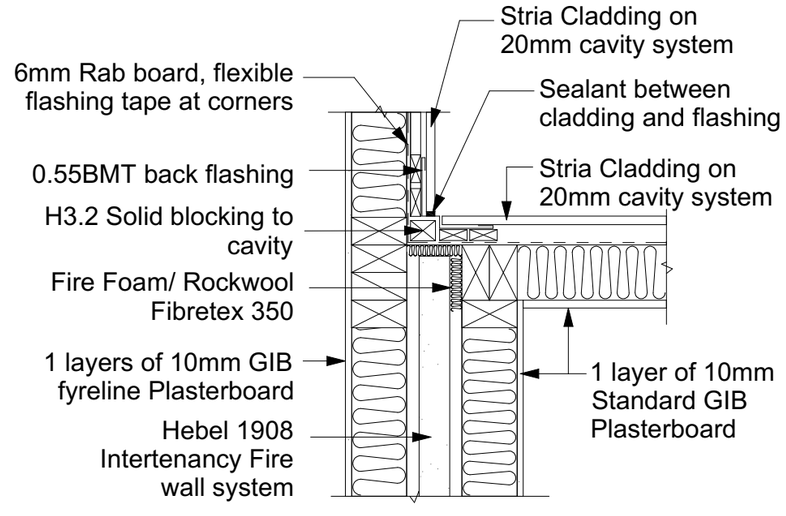


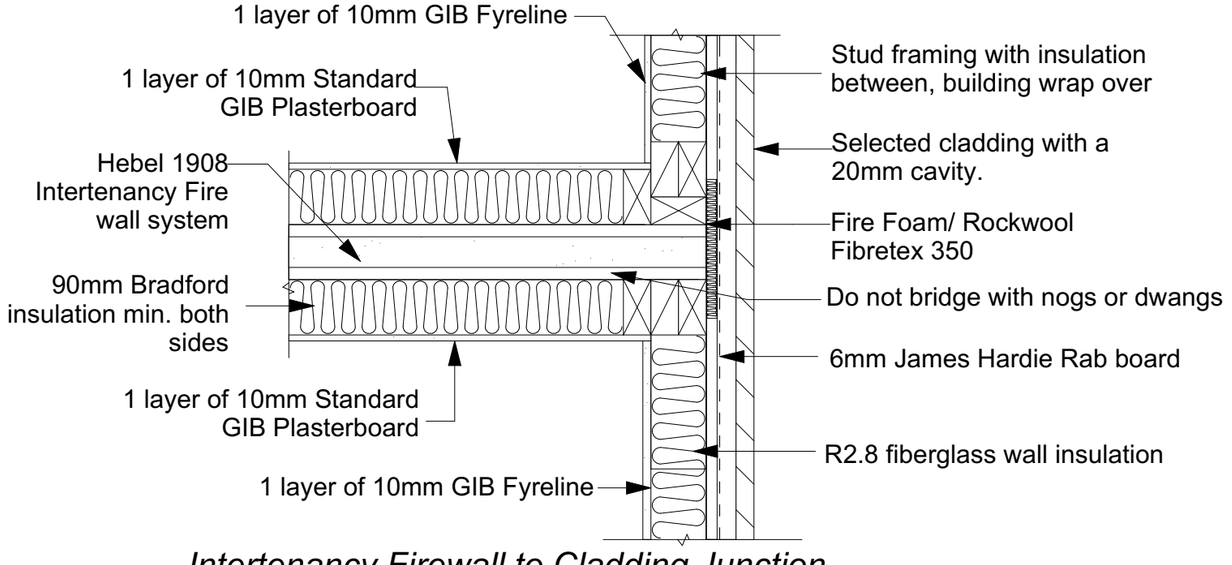
Figure 3.3.3.1 Bracket fixing



:10



Intertenancy Firewall to Cladding Junction
1:10



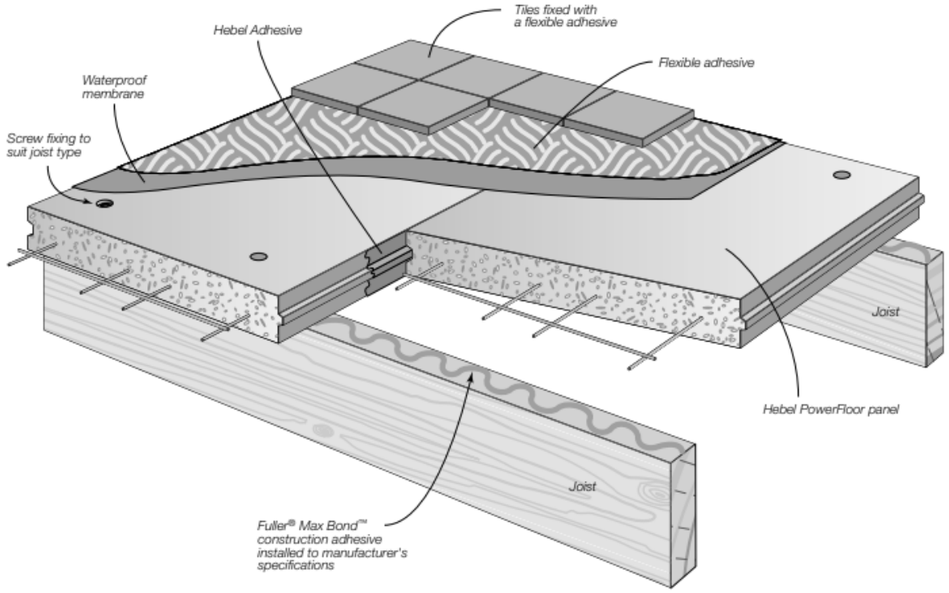
Intertenancy Firewall to Cladding Junction
1:10

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **FIRE SYSTEM DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **22** **of 41 sheets**

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Hebel PowerFloor System 8mm Ceramic Tiles

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



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

8mm Ceramic Tiles On Flexible Adhesive

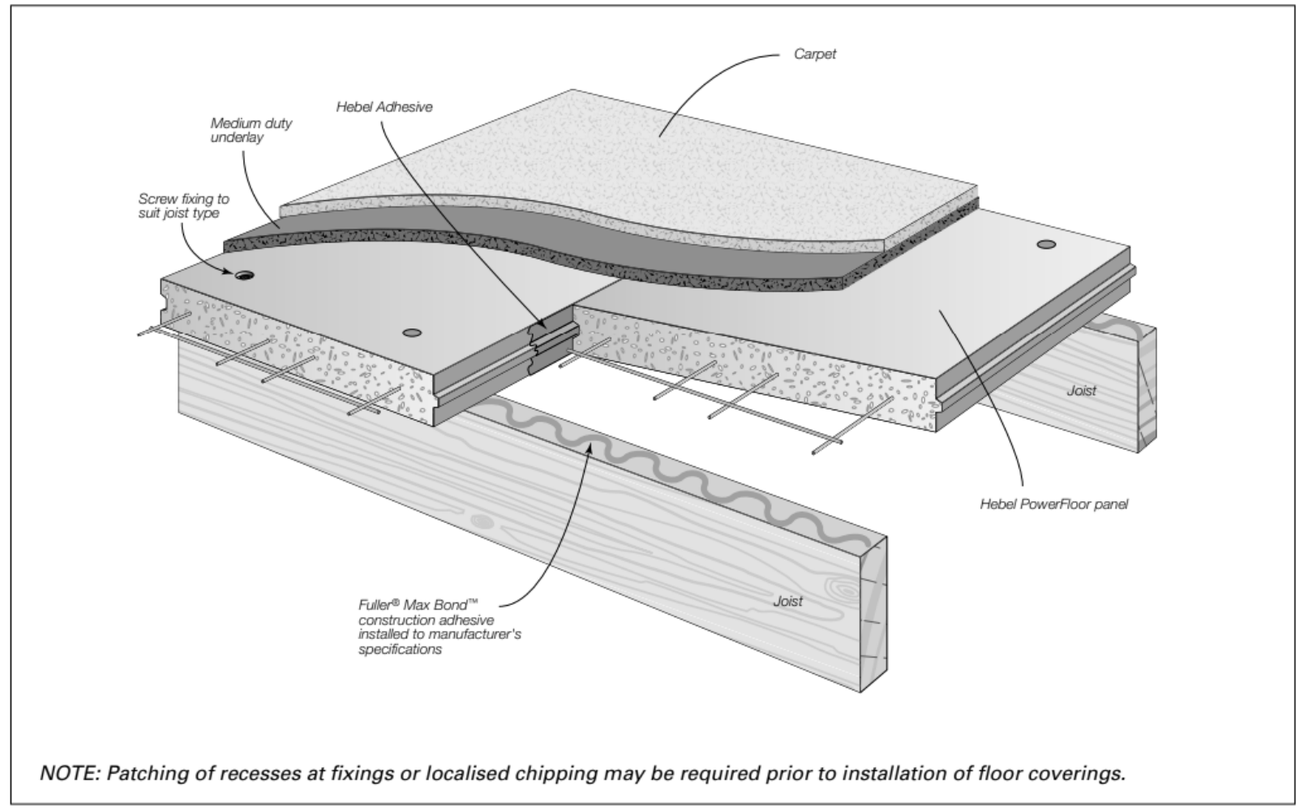
System Number	System Description	Fire*	Acoustic****				Thermal***
		FRR	$R_{w/STC}$	R_w+C_{tr}	IIC	$L_{nw}+C_1$	R-value
Hebel 1478	1 x 13mm GIB Fyreline	30/30/30	58	50	51	58	2.64
Hebel 1479	2 x 13mm GIB Fyreline	60/60/60	**60**	53	**55**	54	2.72
Hebel 1481	2 x 16mm GIB Fyreline	90/90/90	**61**	54	**56**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

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

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

Hebel PowerFloor System Carpet

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



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

Carpet Floor Coverings

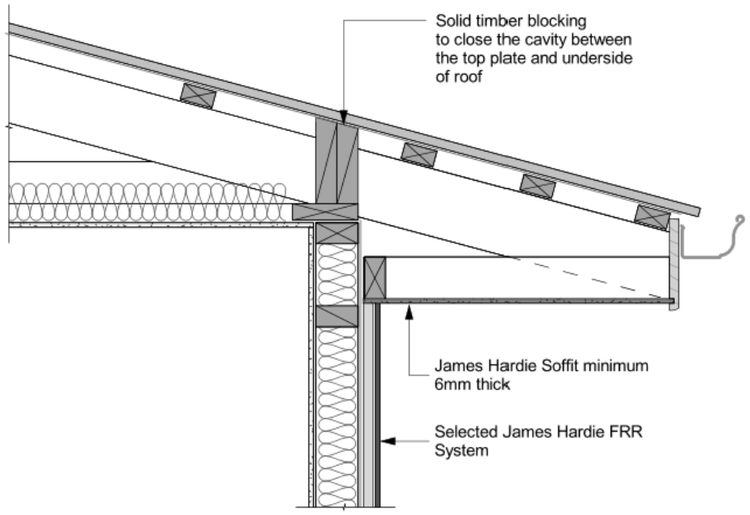
System Number	System Description	Fire*	Acoustic****				Thermal***
		FRR	$R_{w/STC}$	R_w+C_{tr}	IIC	$L_{nw}+C_1$	R-value
Hebel 1474	1 x 13mm GIB Fyreline	30/30/30	**56**	49	**71**	36	2.91
Hebel 1475	2 x 13mm GIB Fyreline	60/60/60	**58**	52	**73**	35	2.99
Hebel 1476	2 x 16mm GIB Fyreline	90/90/90	**59**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

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

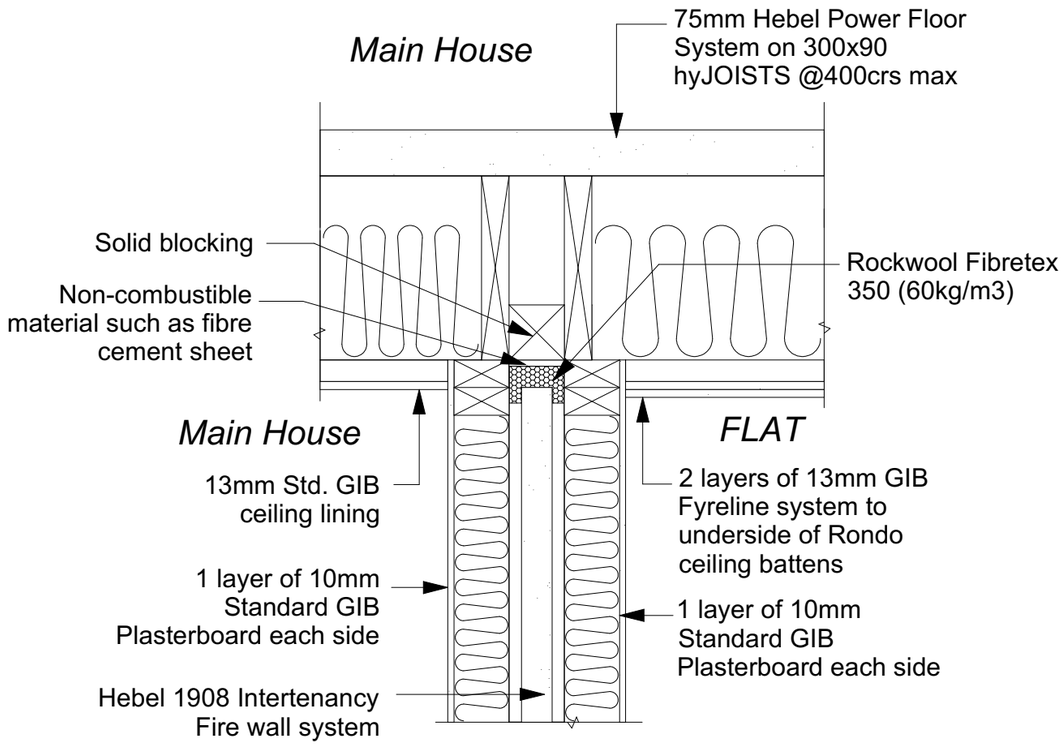
IMPORTANT: The NZ Code sound insulation requirements states a separating floor between occupancies to achieve a STC ≥ 55 and IIC ≥ 55. Bold figures equal NZ compliance.

Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3:	Revision:	Sheet No.:
Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	**FIRE SYSTEM DETAILS**	LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	**23** of 41 sheets

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



EXTERNAL FIRE WALL TO ROOF DETAIL



Intertenancy Firewall to Mid-Floor Detail
1:10

Two way FRR — timber frame

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

FRAMING

Framing to comply with:

- NZBC B1 — Structure: AS1 Clause 3 — Timber (NZS 3604) or VM1 Clause 6 — Timber (NZS 3603).
- NZBC B2 — Durability: AS1 Clause 3.2 — Timber (NZS 3602).
- Studs at 600mm centres maximum.
- Nogs at 1200mm centres maximum.

WALL HEIGHTS AND FRAMING DIMENSIONS

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

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

LINING

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

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

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

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

FASTENING THE LINING

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

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

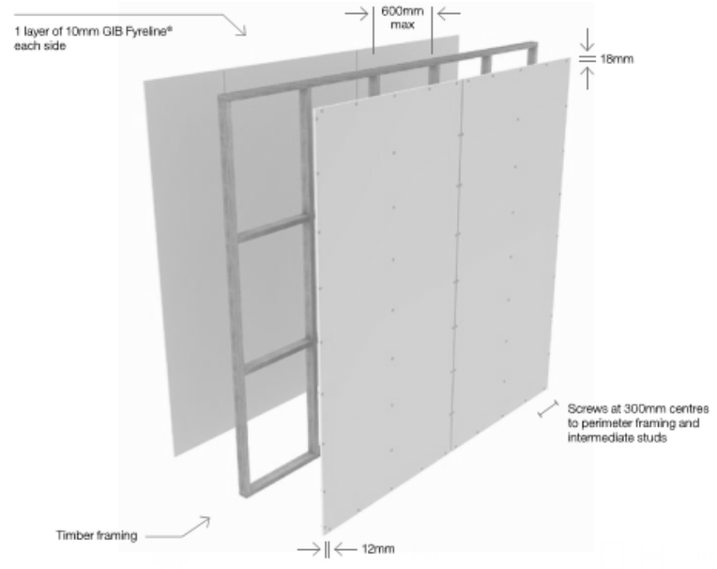
Place fasteners 50mm from sheet corners along plates. At wall corners place an additional fastener 50–60mm vertically, no closer than 10mm from plate-to-stud joints.

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

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

JOINTING

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



Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **FIRE SYSTEM DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **24** **of 41 sheets**

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

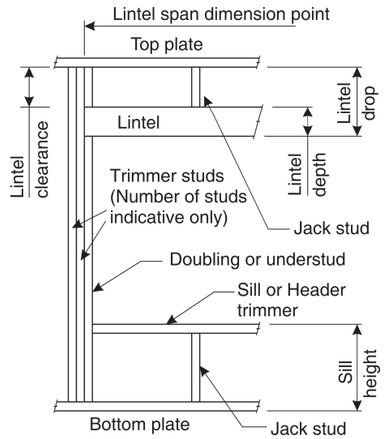
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

NOTE:

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

DEFINITIONS



Lintel Supporting Girder Trusses:

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

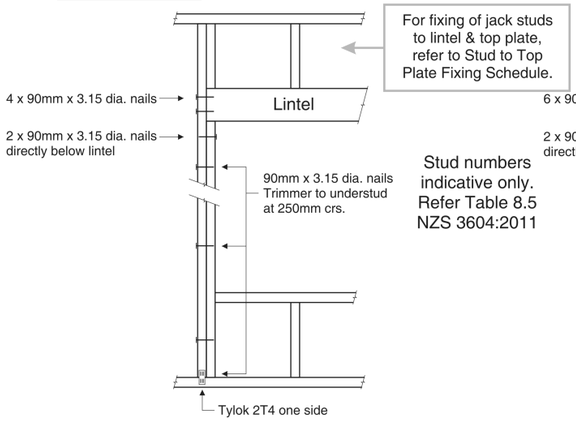
Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

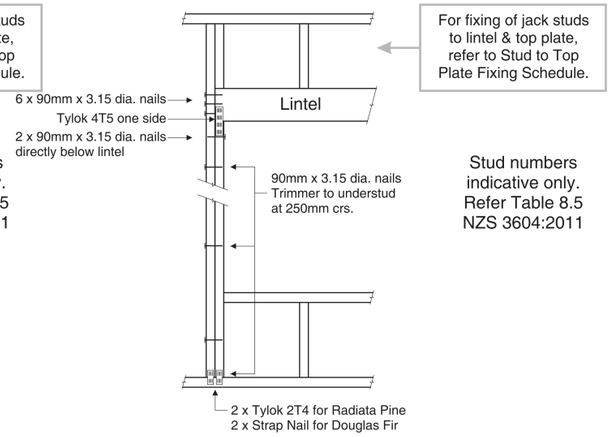
Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof					Heavy Roof				
		Wind Zone					Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	F	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	E	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	E	F	F	E	E	E	E	F
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

LINTEL FIXING OPTIONS

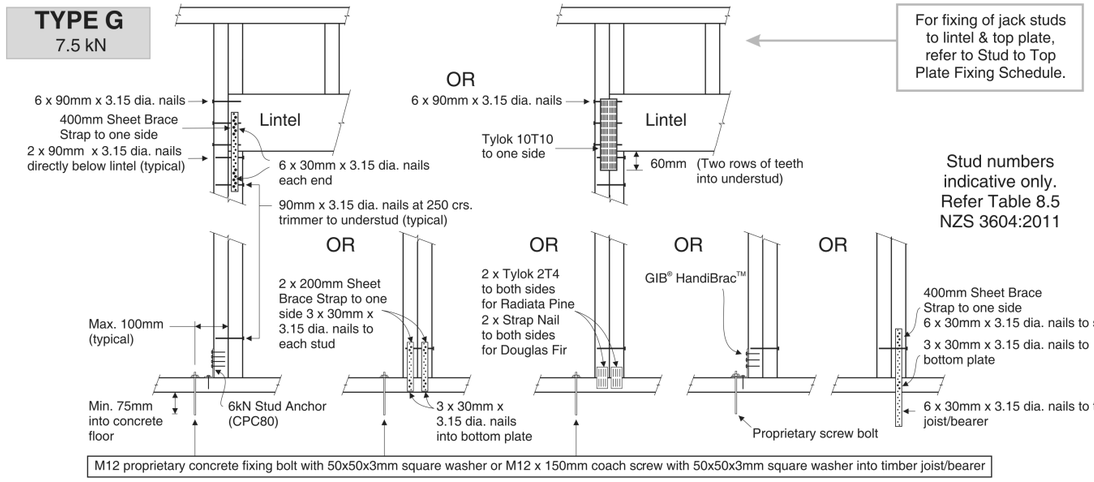
TYPE E
1.4 kN



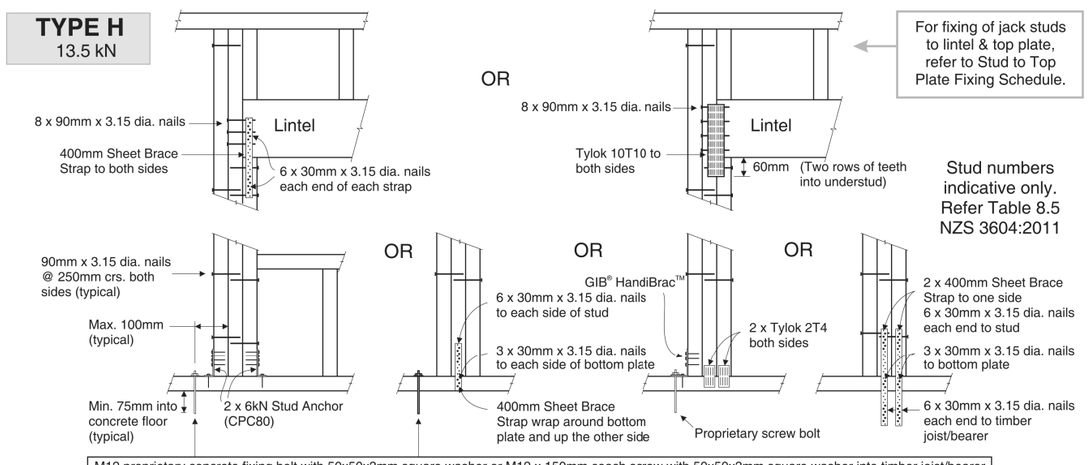
TYPE F
4.0 kN



TYPE G
7.5 kN



TYPE H
13.5 kN



Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **FRAMING DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **25** **of 41 sheets**

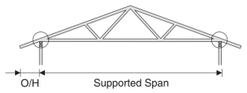
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

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

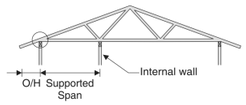
NOTE:

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

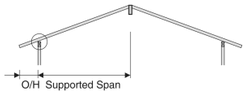
LOADED DIMENSION DEFINITION



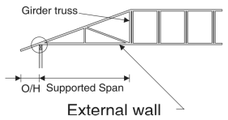
External wall
Standard truss



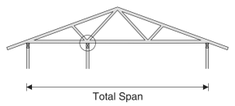
External wall
Internally supported truss



External wall
Rafter roof



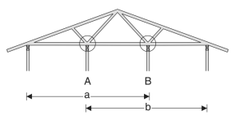
External wall
Jack truss



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

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

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



Multiple internal walls
(overhang dimension does not apply)

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

FIXING SELECTION CHART

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

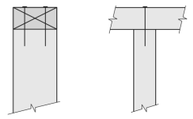
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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

FIXING OPTIONS

FIXING TYPE A
0.7 kN

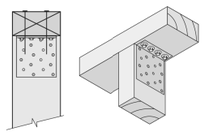
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B
4.7 kN

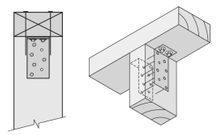
CHOOSE ANY OF THE 3 OPTIONS BELOW

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



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

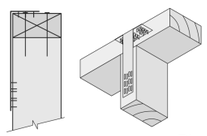
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

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



Plus
LUMBERLOK
Stud Strap
(one face only)

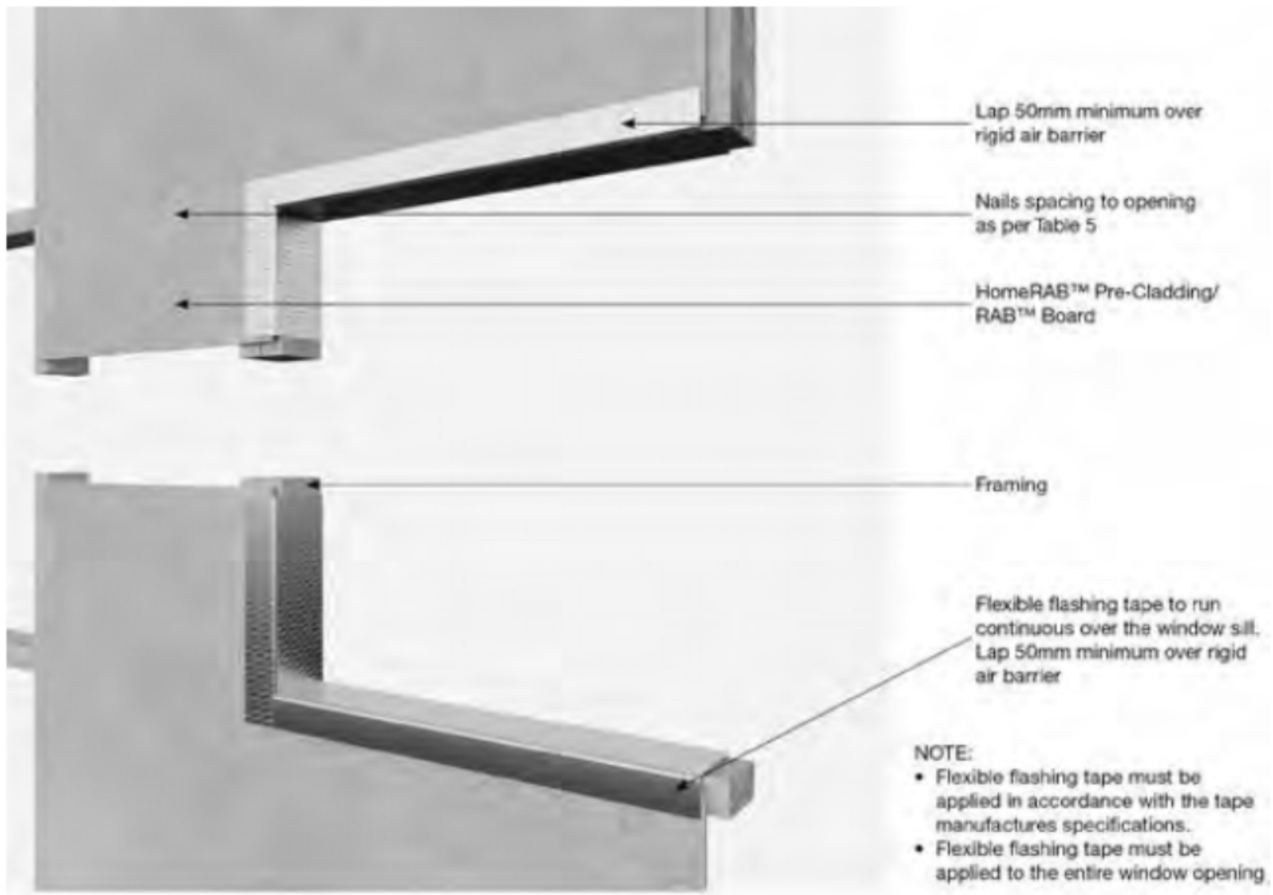
Note:
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **FRAMING DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: As Shown Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **26** **of 41 sheets**

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

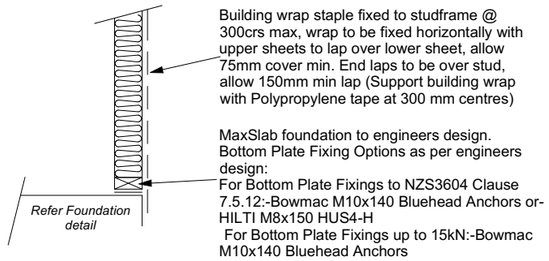
Figure 19: Window sealing with flashing tapes

interactive assembly instructions available
http://wksp.nz/jh-rab-win
Get WORKINGSPEC from Apple App Store/Google Play



Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **27** **of 41 sheets**

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



Stud framing to slab
Scale 1:20

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

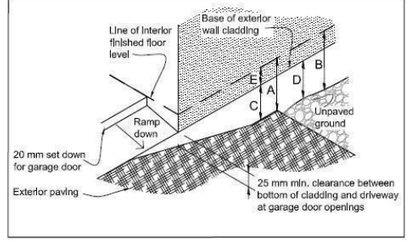
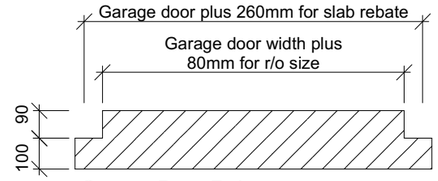


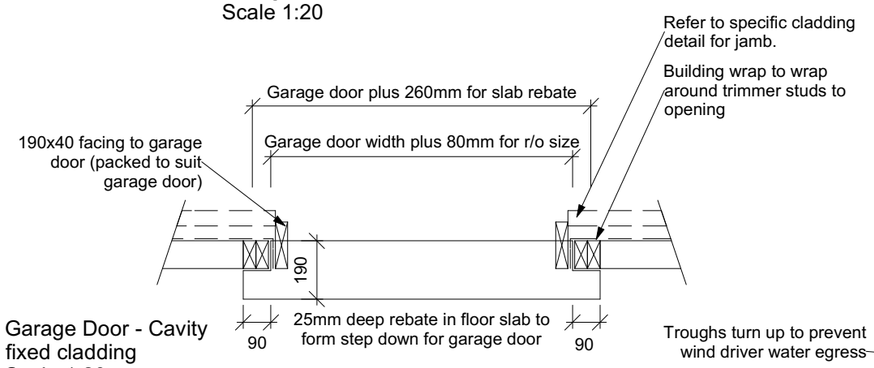
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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

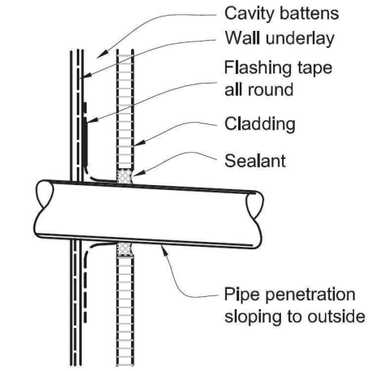
NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



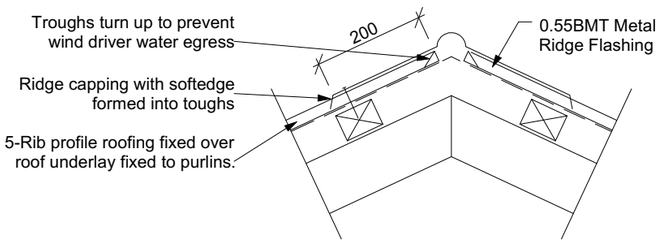
Garage Door Rebate
Scale 1:20



Garage Door - Cavity fixed cladding
Scale 1:20

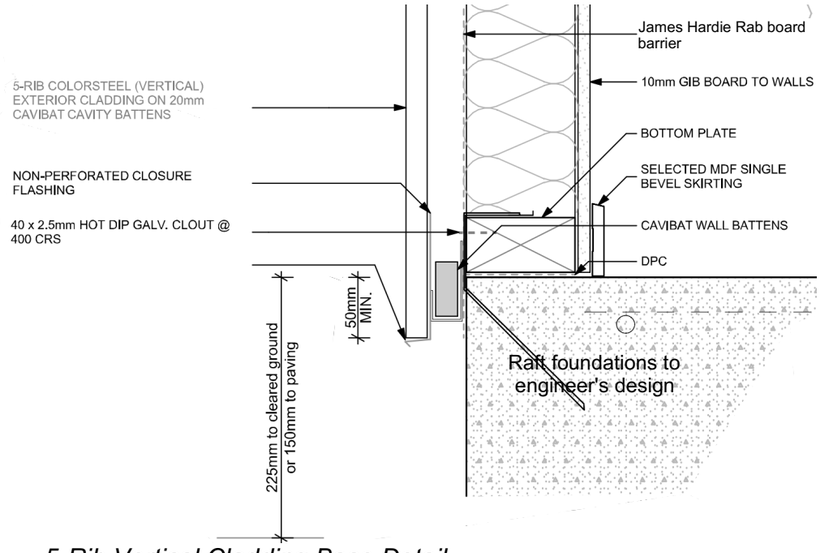


(a) **CAVITY WITH FLASHING TAPE**

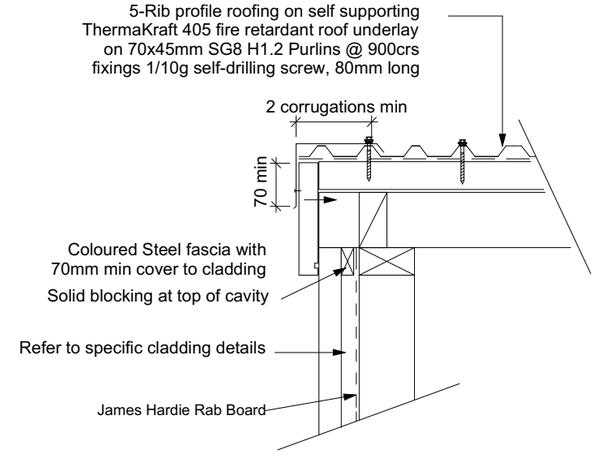


Metal Ridge Capping
Scale 1:10

Stria Panel Base Detail
NTS



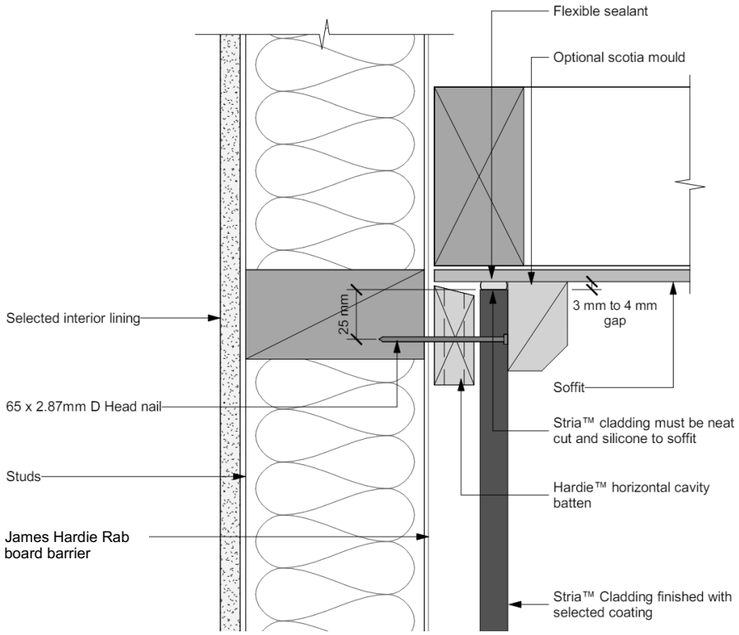
5-Rib Vertical Cladding Base Detail
NTS



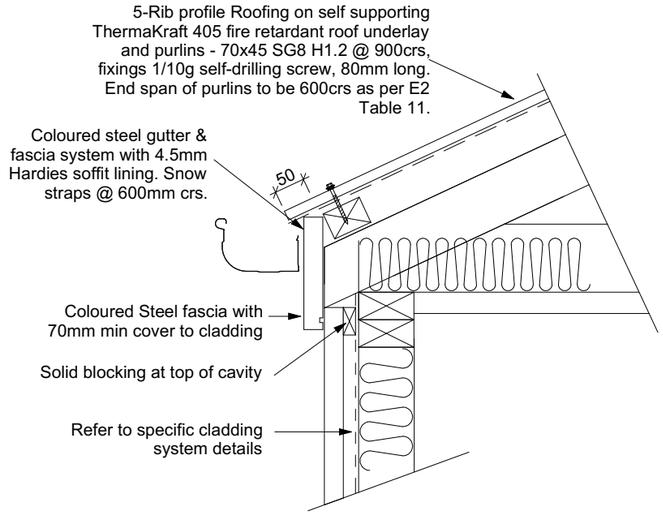
Barge to Fascia Detail
NTS

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **28** **of 41 sheets**

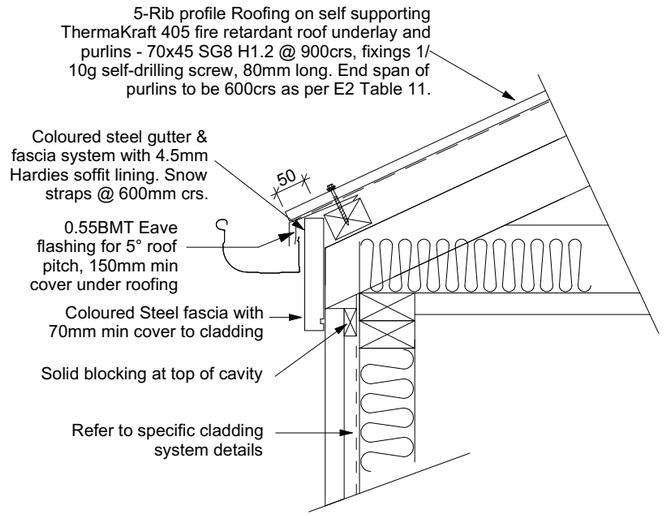
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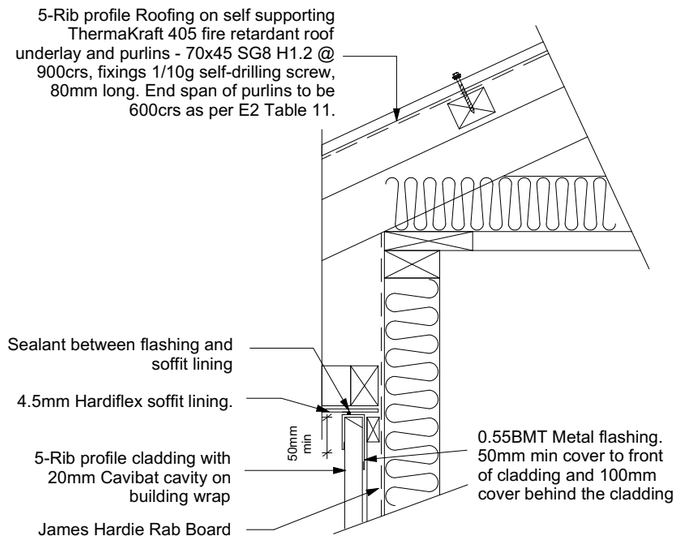
Stria Panel Soffit Detail
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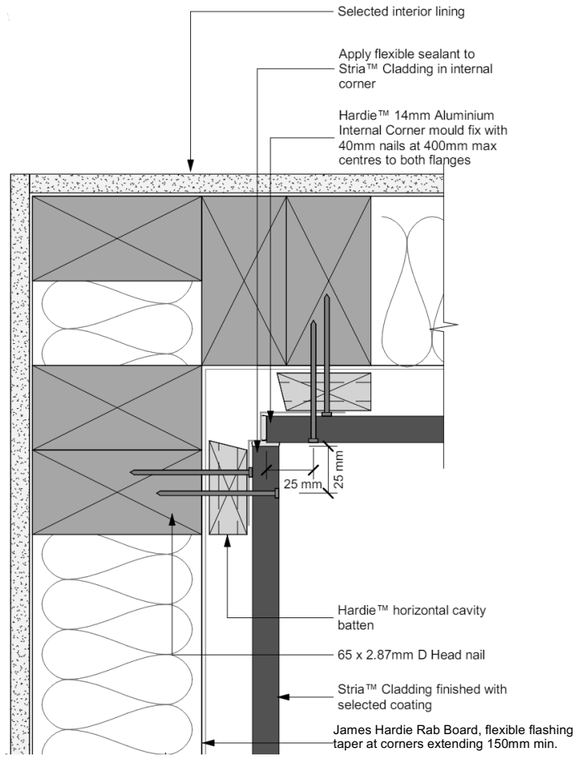
Eave to Fascia Detail
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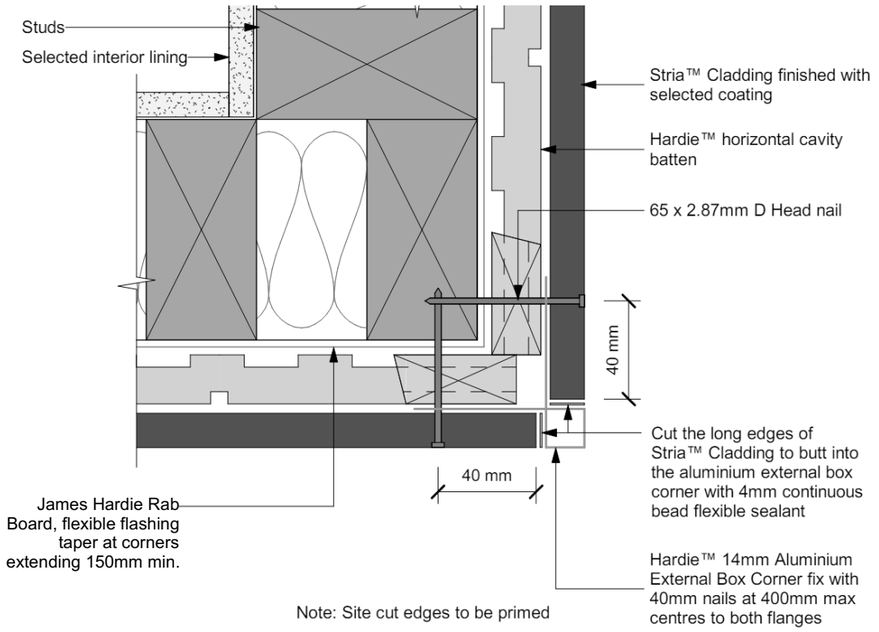
Eave to Fascia Detail (Roof Pitch below 10°)
1:10



5-Rib Cladding Eave Soffit Detail
Scale 1:10



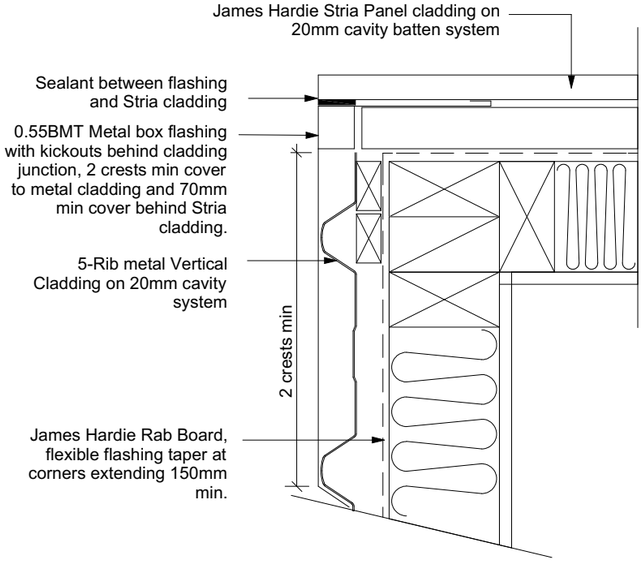
Stria Cladding Internal Corner
NTS



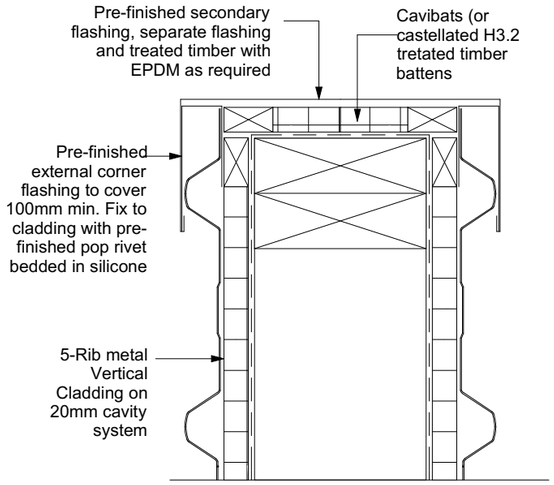
Stria Cladding External Corner
NTS

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **29** **of 41 sheets**

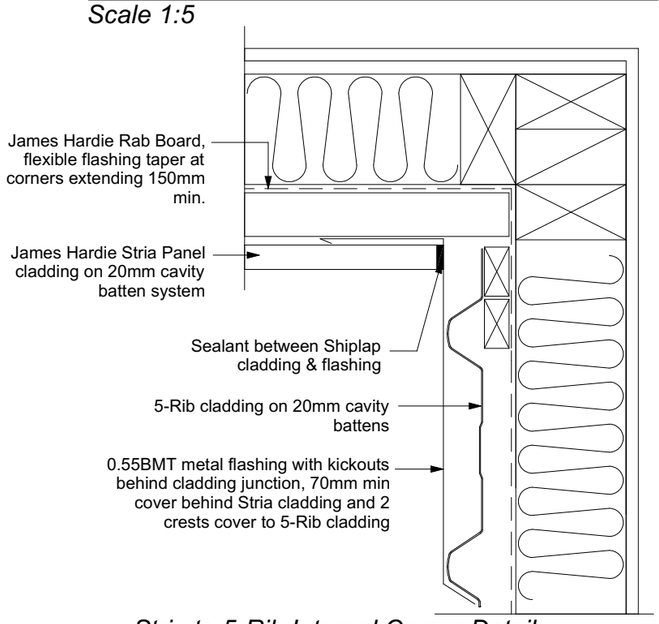
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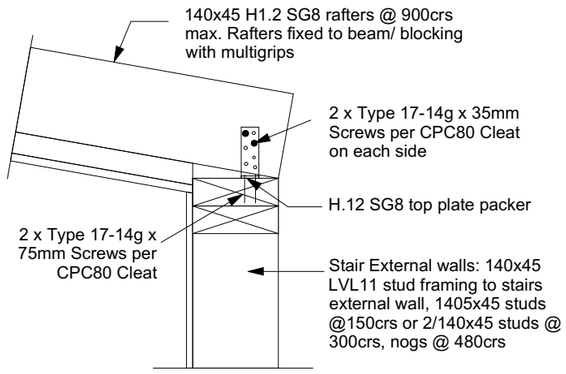
Stria to 5-Rib External Corner Detail
Scale 1:5



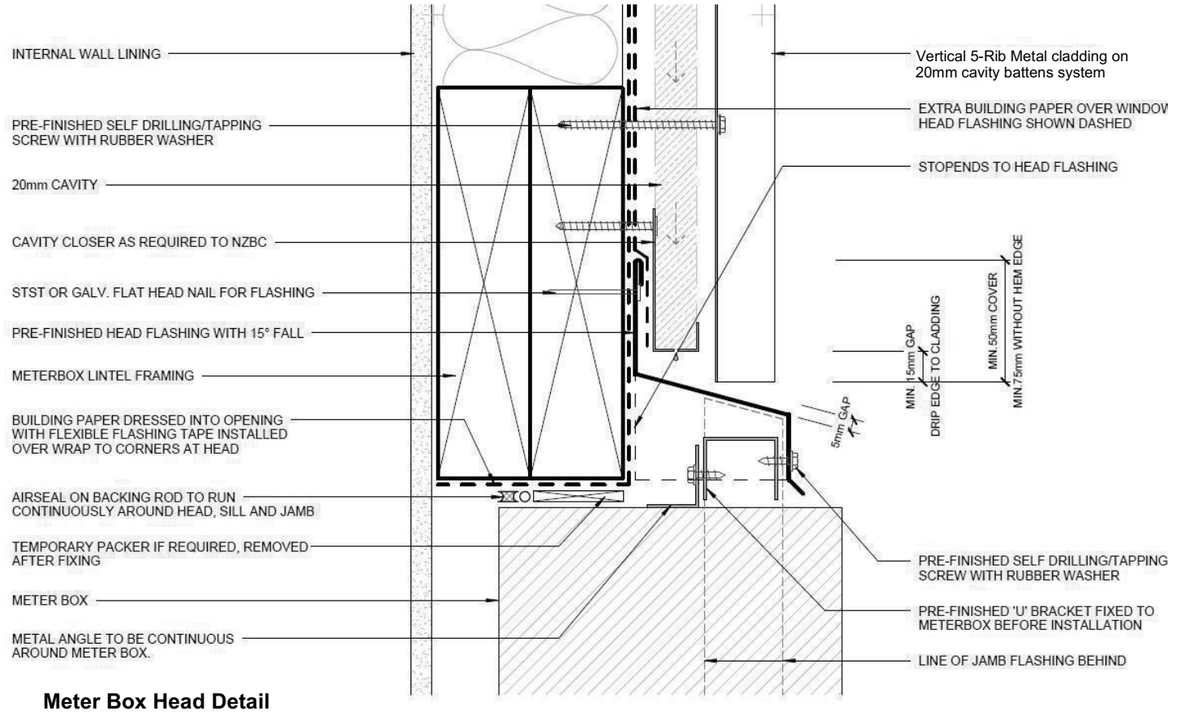
5-Rib Wing Wall Detail
Scale 1:5



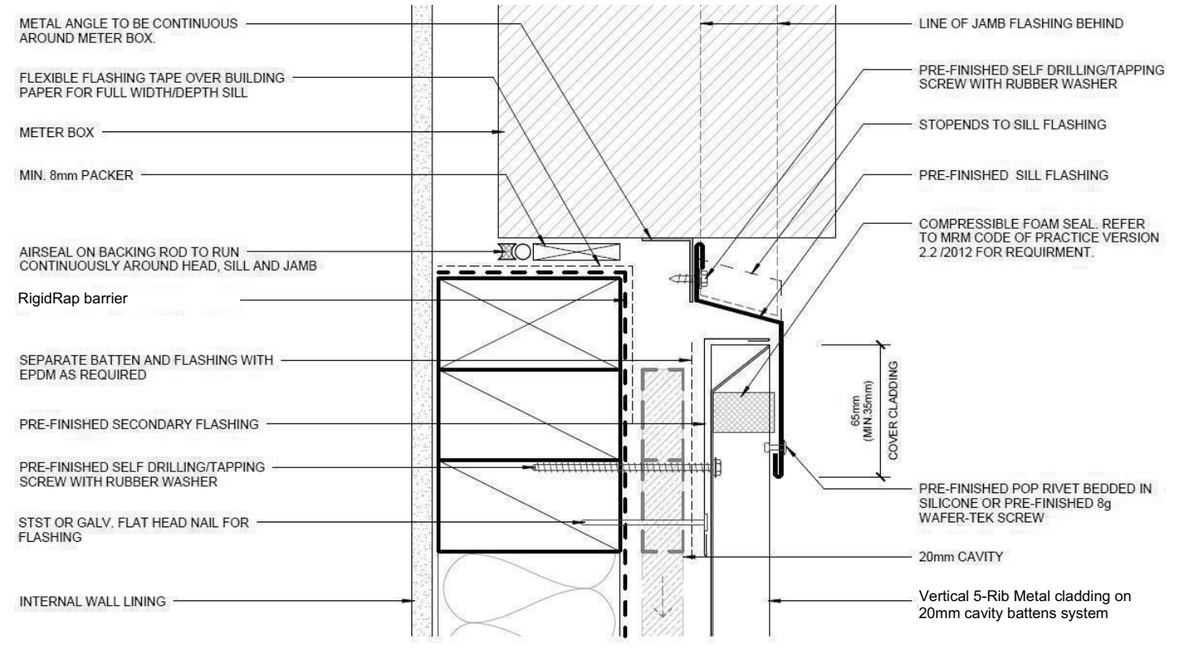
Stria to 5-Rib Internal Corner Detail
Scale 1:5



Rafter to Top Plate fixing detail
Scale 1:10



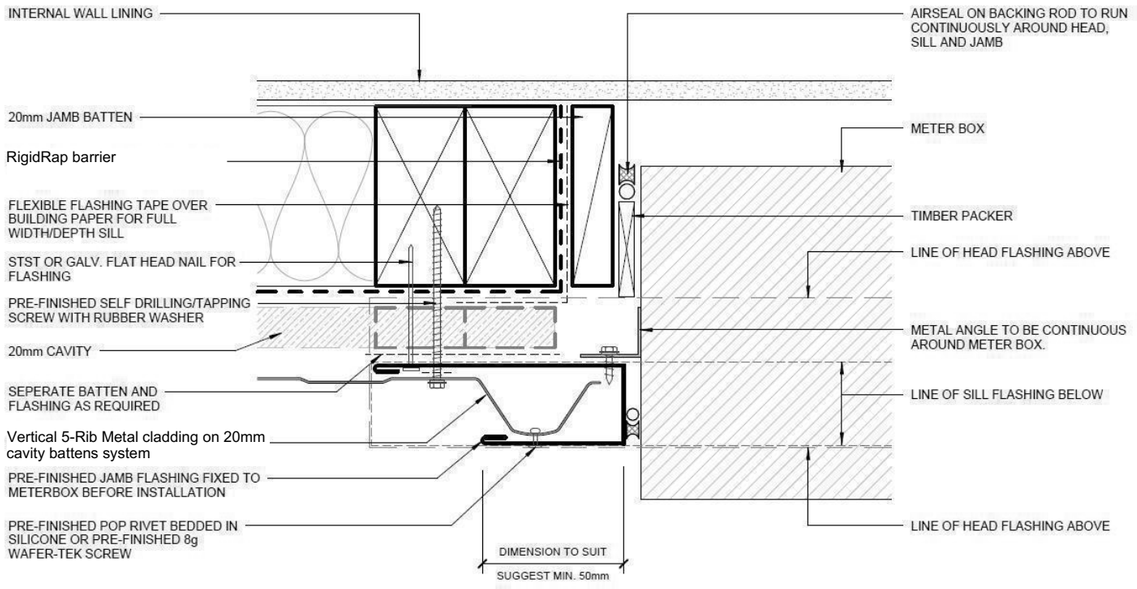
Meter Box Head Detail



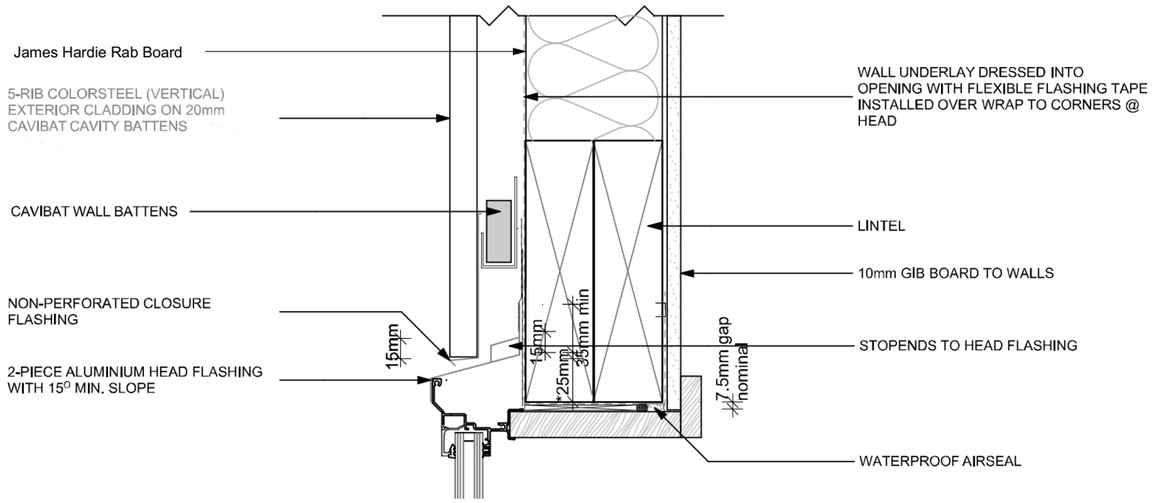
Meter Box Sill Detail

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **30** **of 41 sheets**

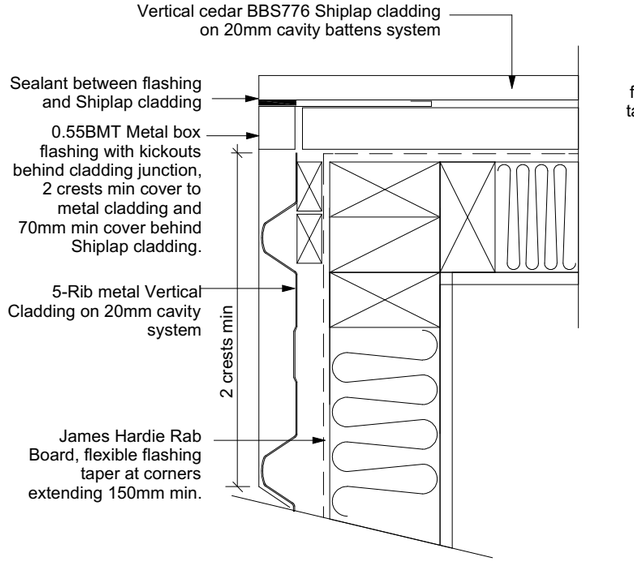
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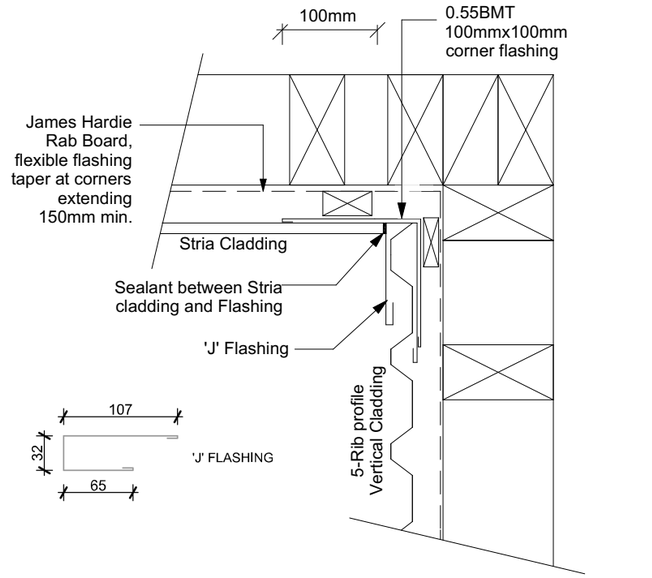
Meter Box Jamb Detail



5-Rib Cladding Window Head Detail
NTS



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



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

General notes for materials selection

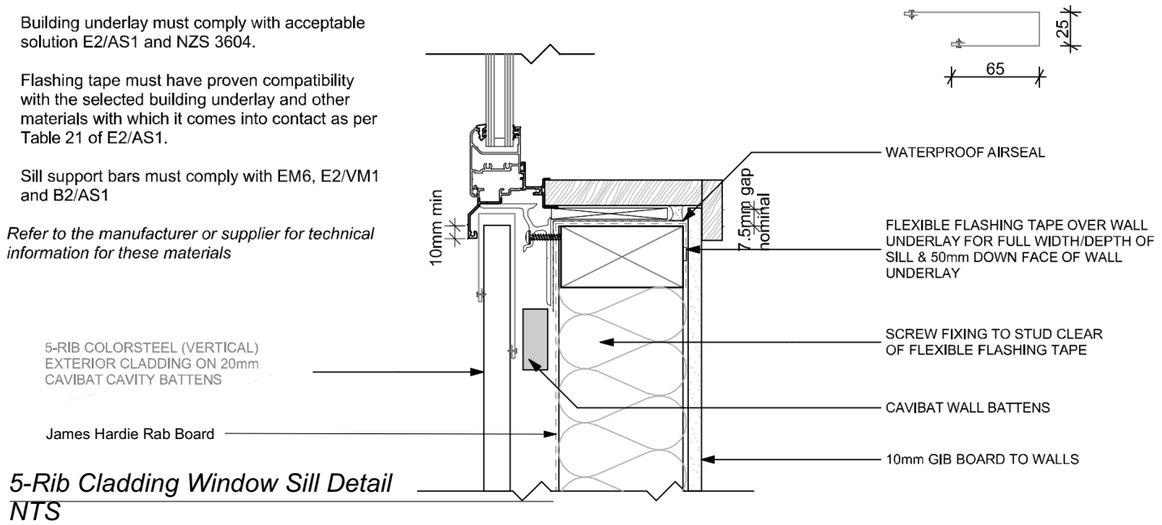
Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1.

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

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

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

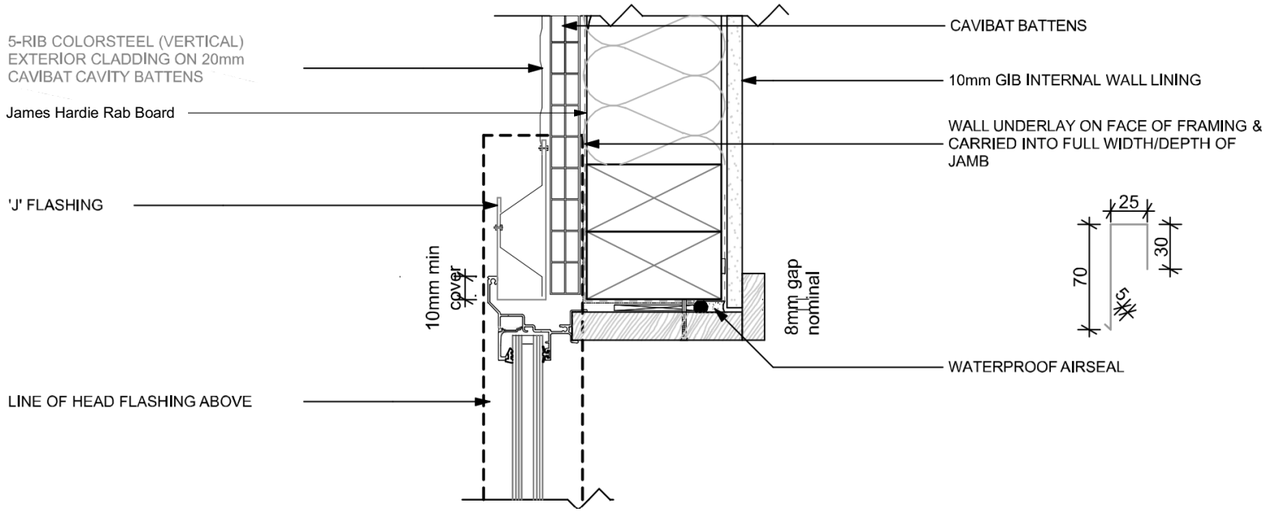
Refer to the manufacturer or supplier for technical information for these materials



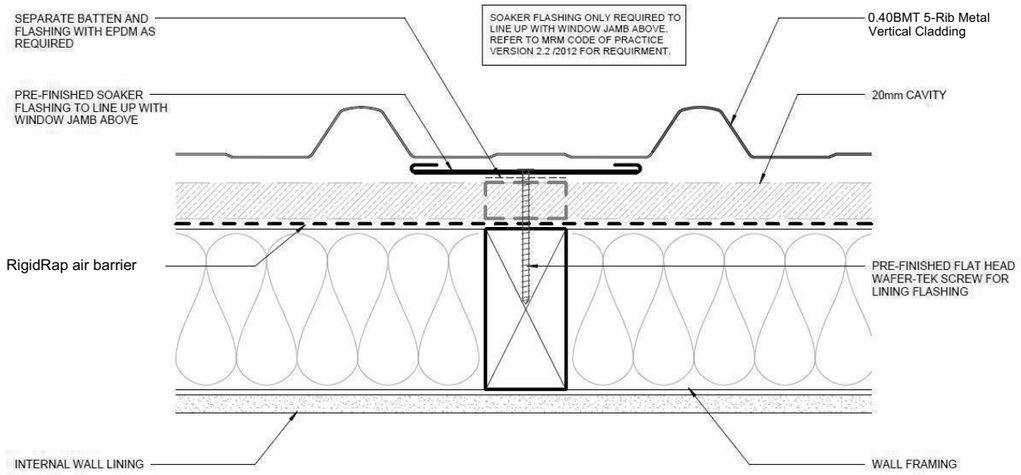
5-Rib Cladding Window Sill Detail
NTS

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **31** **of 41 sheets**

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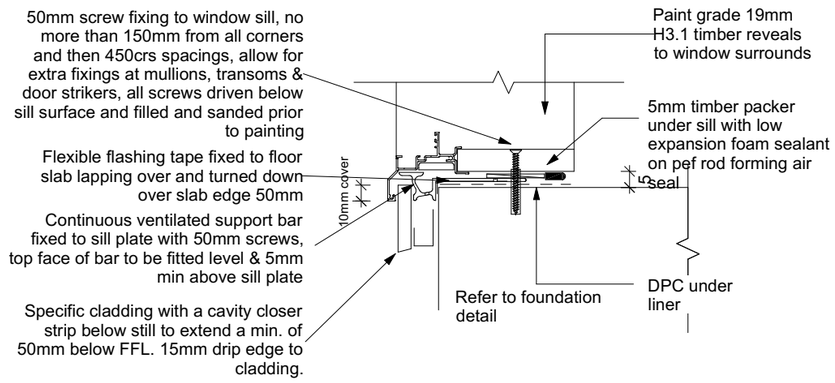


5-Rib Cladding Window Jamb Detail
NTS

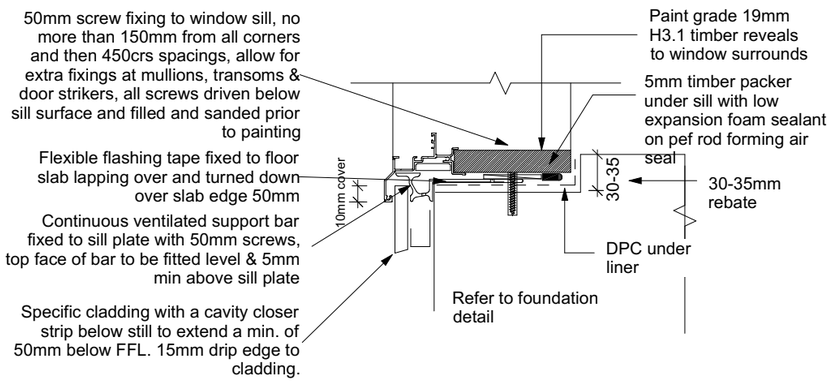


5-Rib Cladding Soaker Flashing
NTS

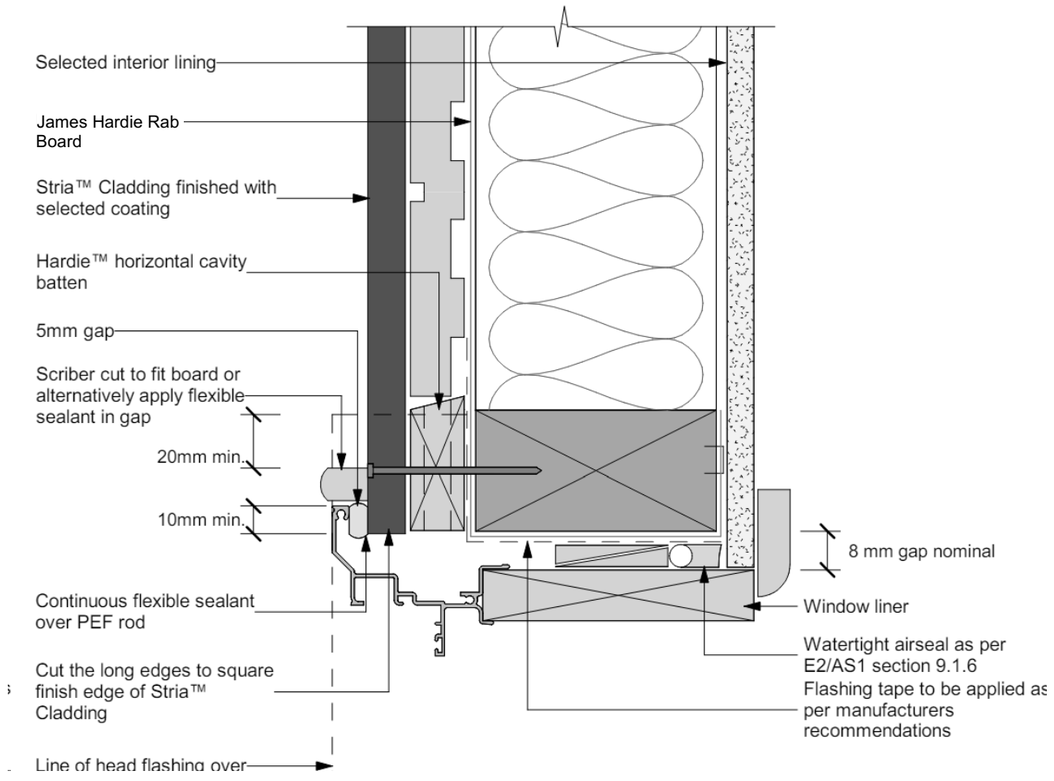
5-Rib Cladding Window Jamb Detail
NTS



Window Sill to Slab Detail
1:5



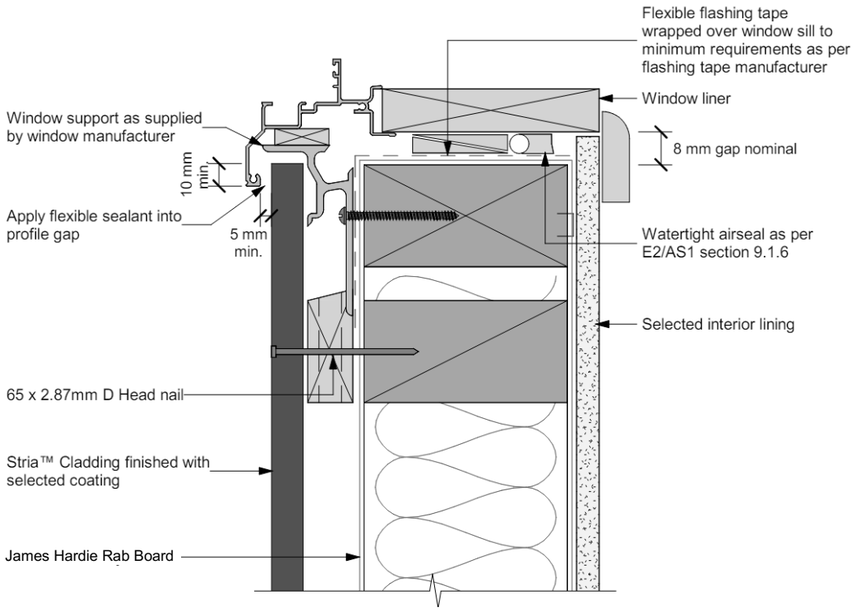
Window Sill to Slab Detail Rebated
1:5



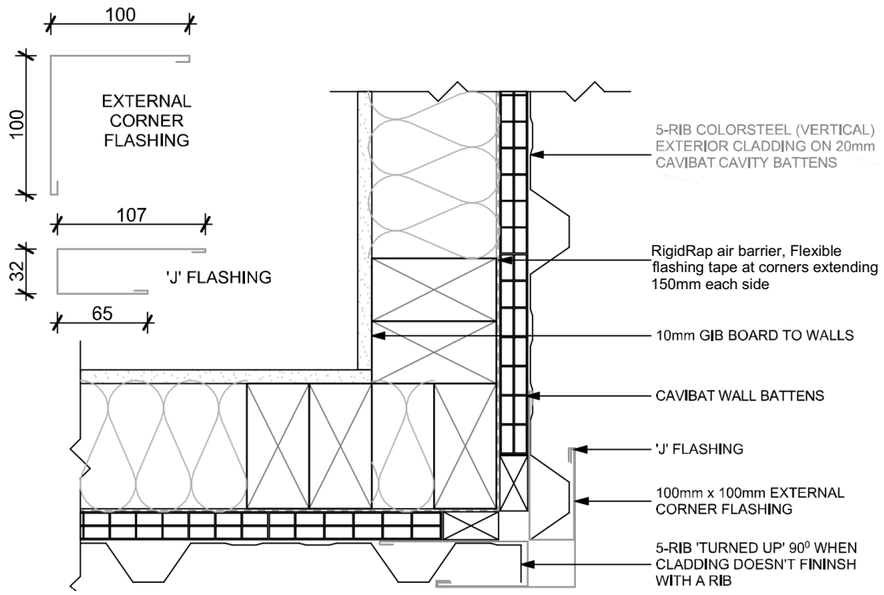
Stria Cladding Window Head Detail
NTS

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **32** **of 41 sheets**

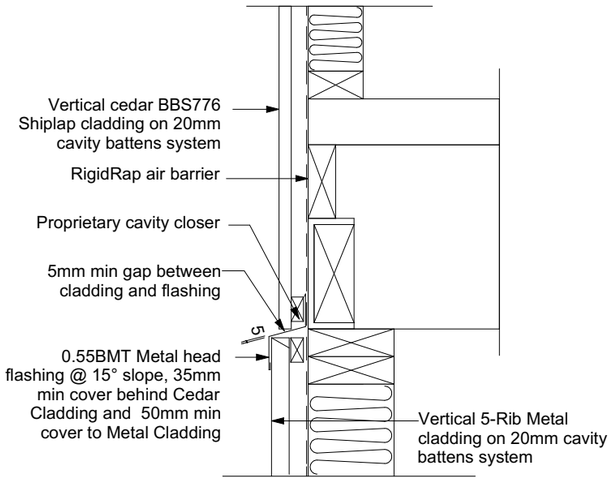
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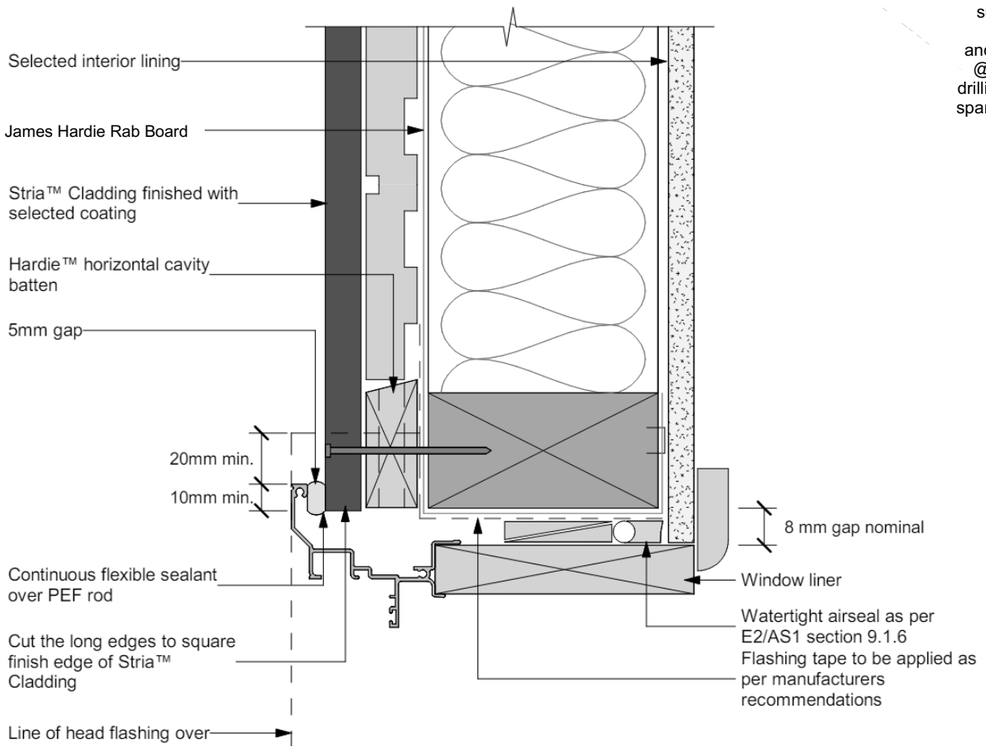
Stria Cladding Window Sill Detail
NTS



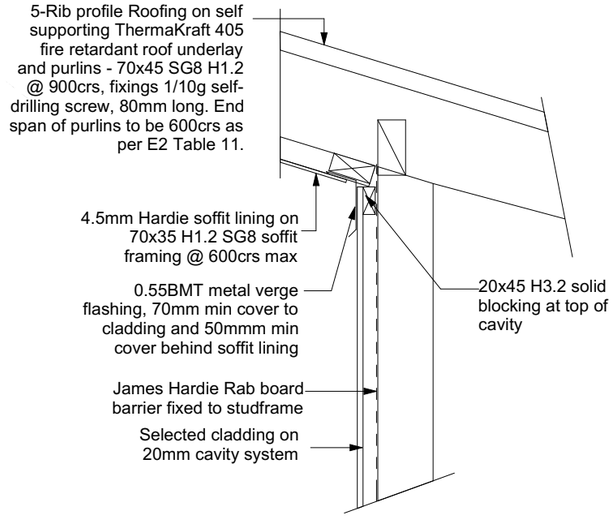
5-Rib Cladding External Corner
NTS



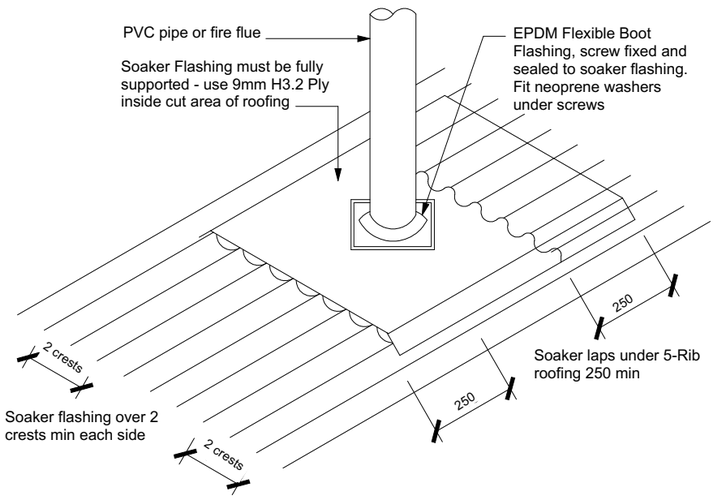
5-Rib to Cedar Cladding Horizontal Junction
Scale 1:10



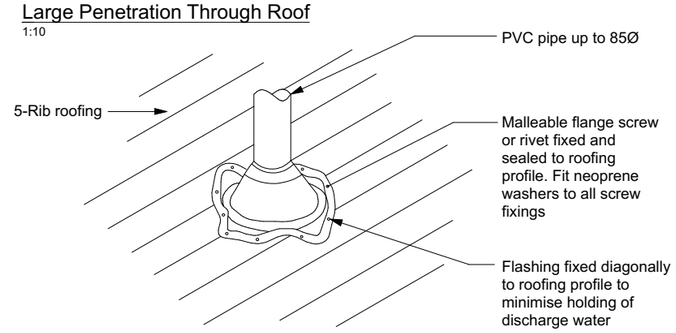
Stria Cladding Window Jamb Detail
NTS



Reverse Soffit Detail
Scale 1:10



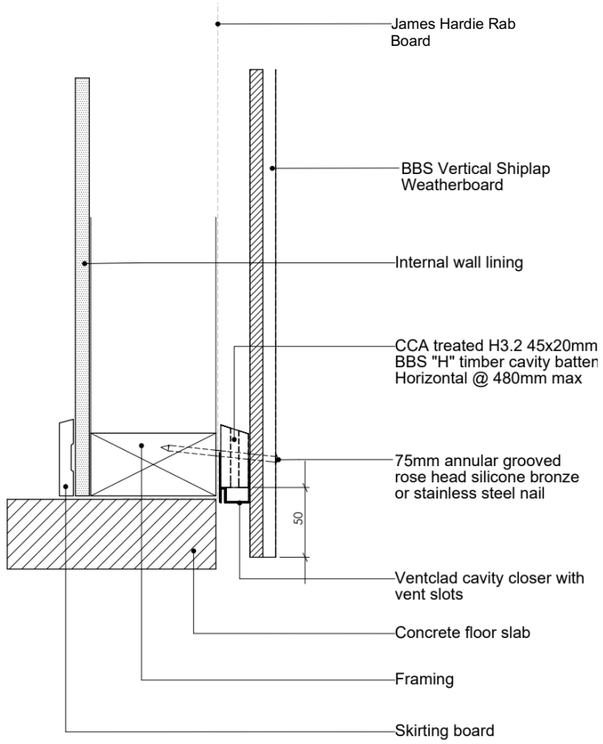
Large Penetration Through Roof
1:10



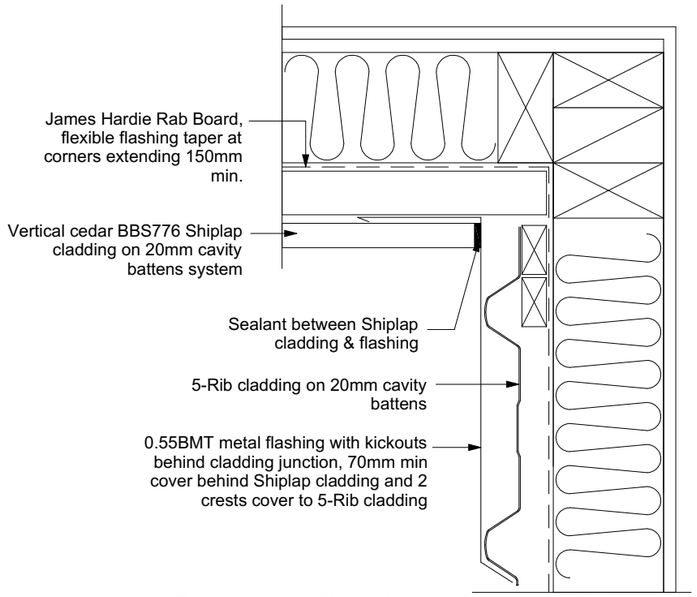
Small Penetration Through Roof (Up to 85 Diameter)
1:10

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **33** **of 41 sheets**

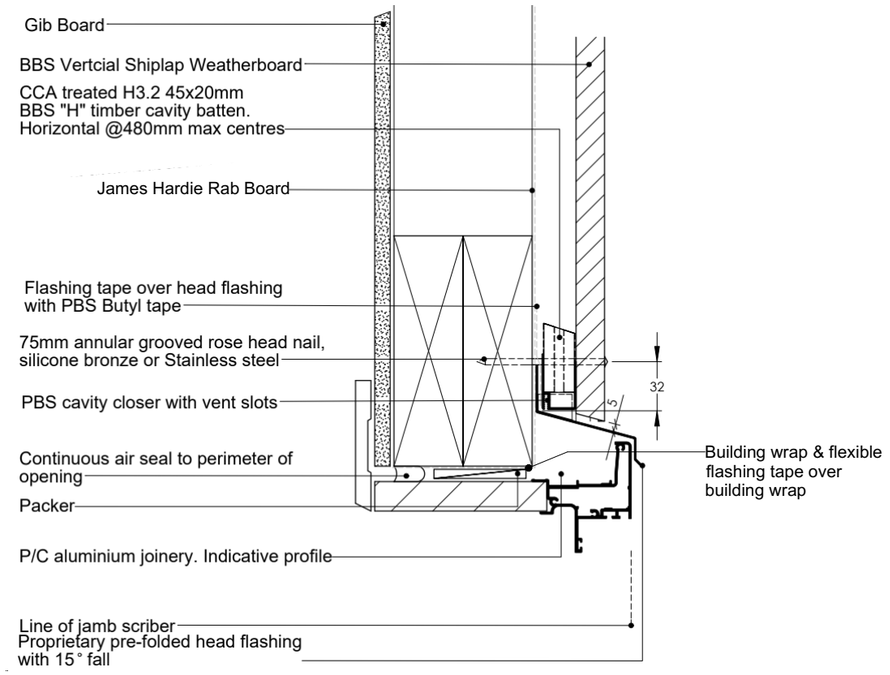
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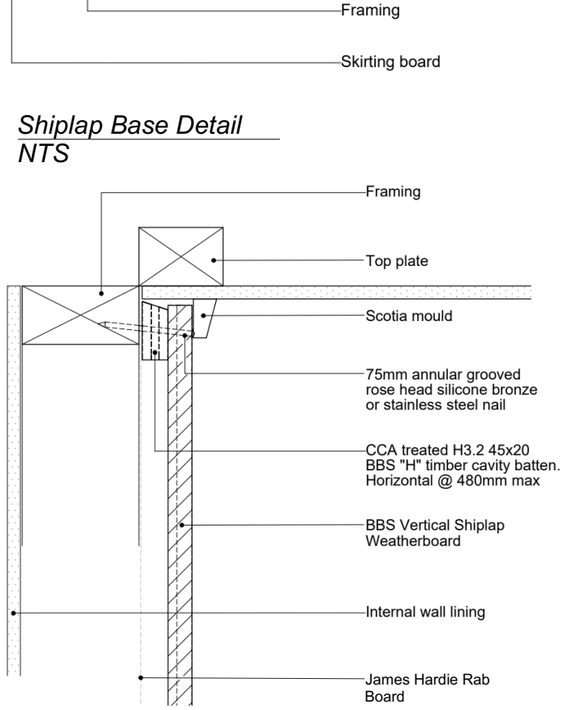


Shiplap Base Detail
NTS

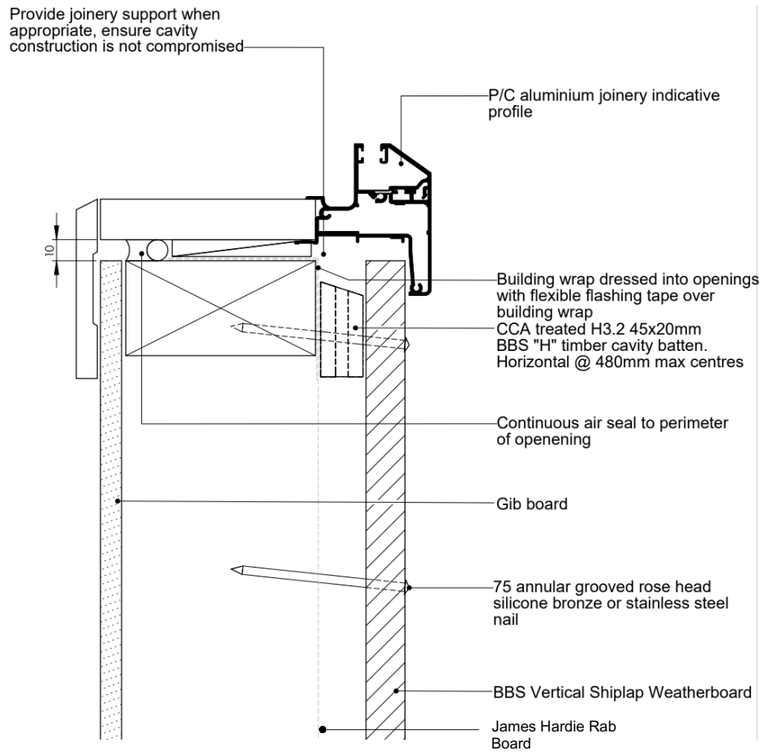


Shiplap to 5-Rib Internal Corner Detail
Scale 1:5

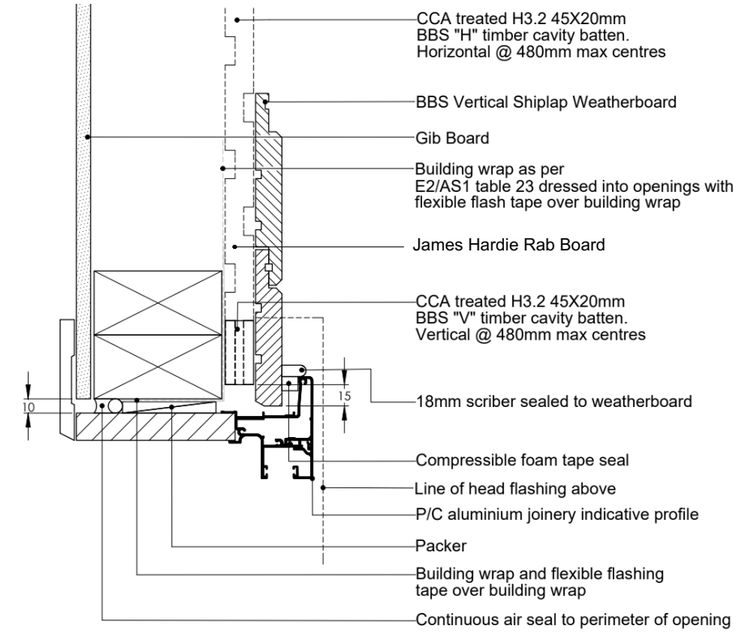




Shiplap Soffit Detail
NTS



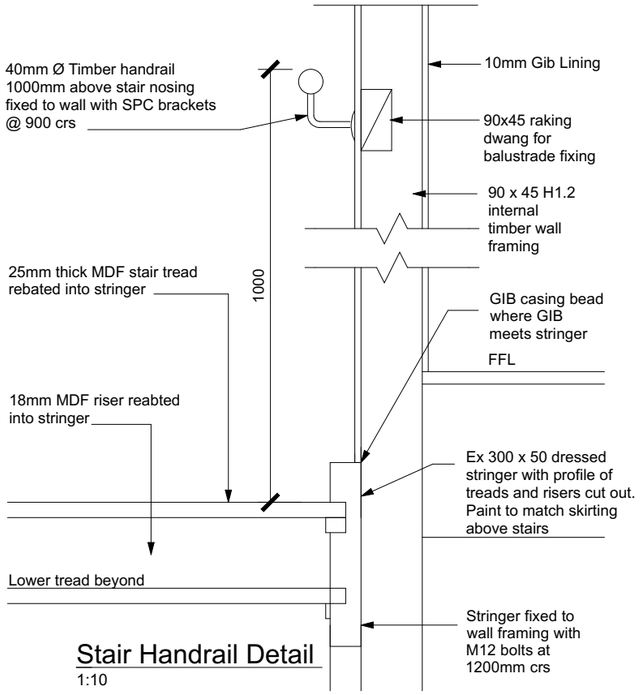
Shiplap Window Sill Detail
NTS



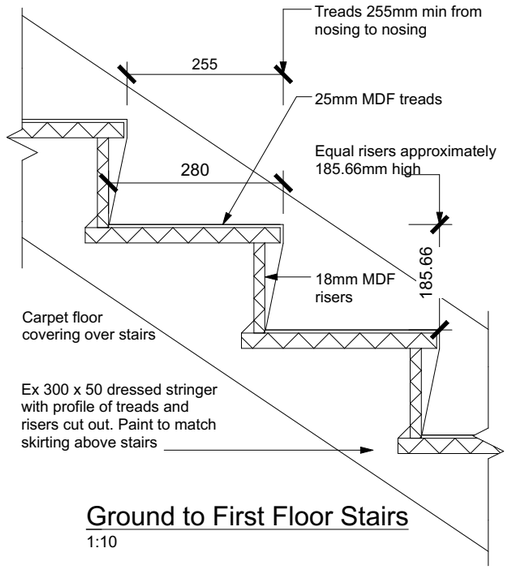
Shiplap Window Jamb Detail
NTS

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **34** **of 41 sheets**

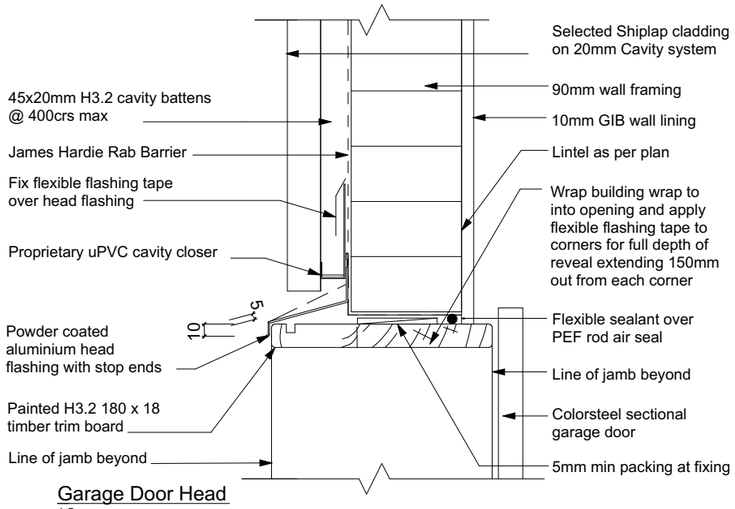
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



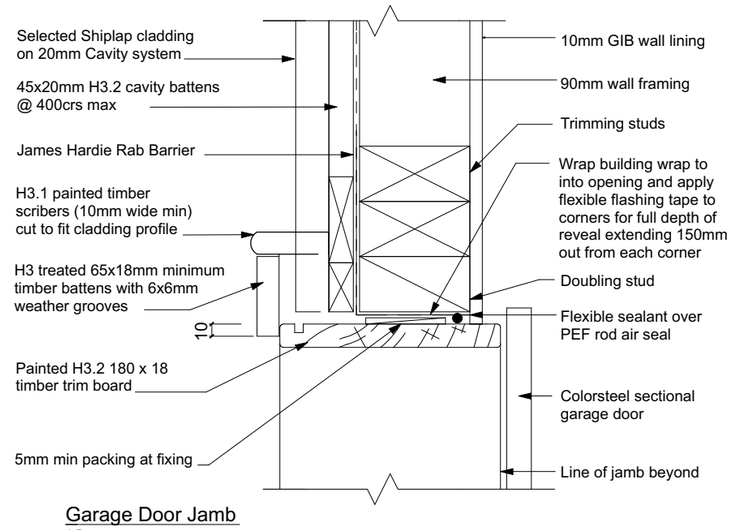
Stair Handrail Detail
1:10



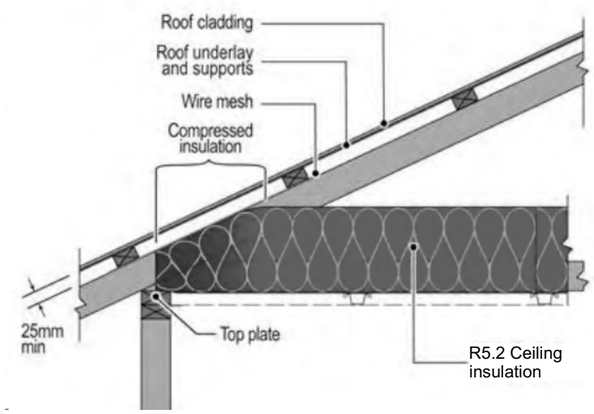
Ground to First Floor Stairs
1:10



Garage Door Head
1:5



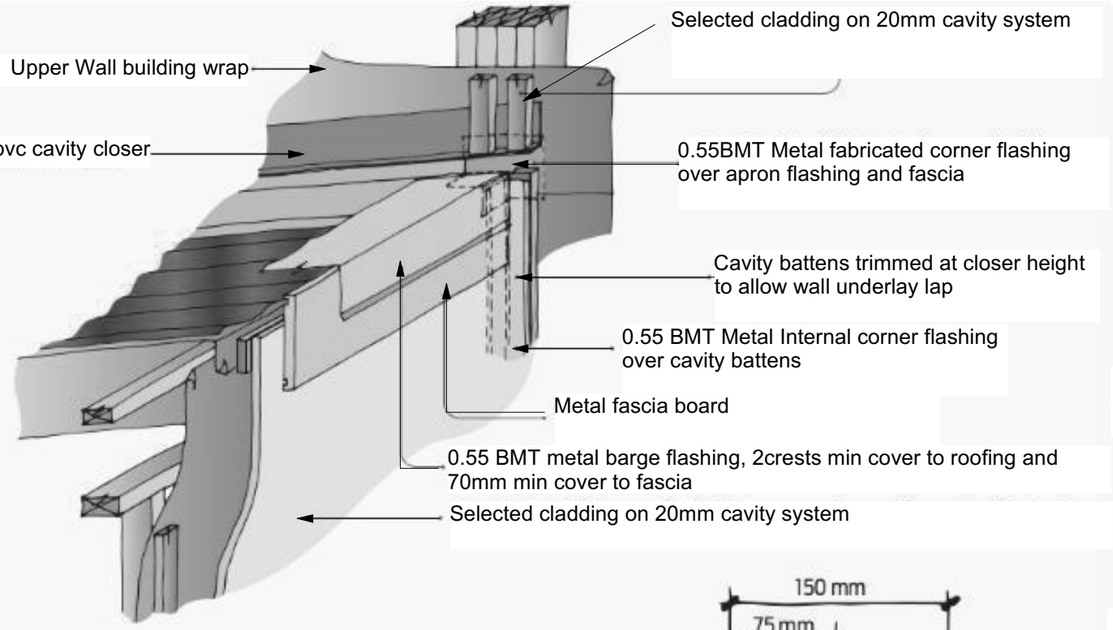
Garage Door Jamb
1:5



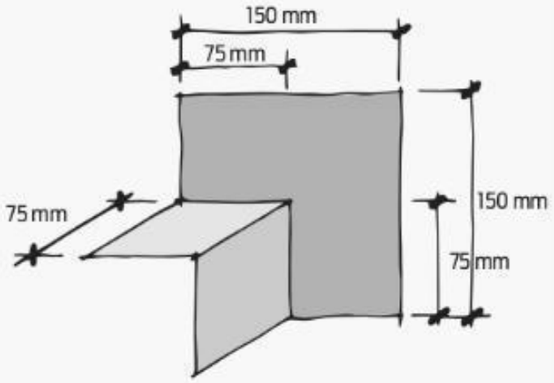
Ceiling Insulation Clearance Detail
NTS

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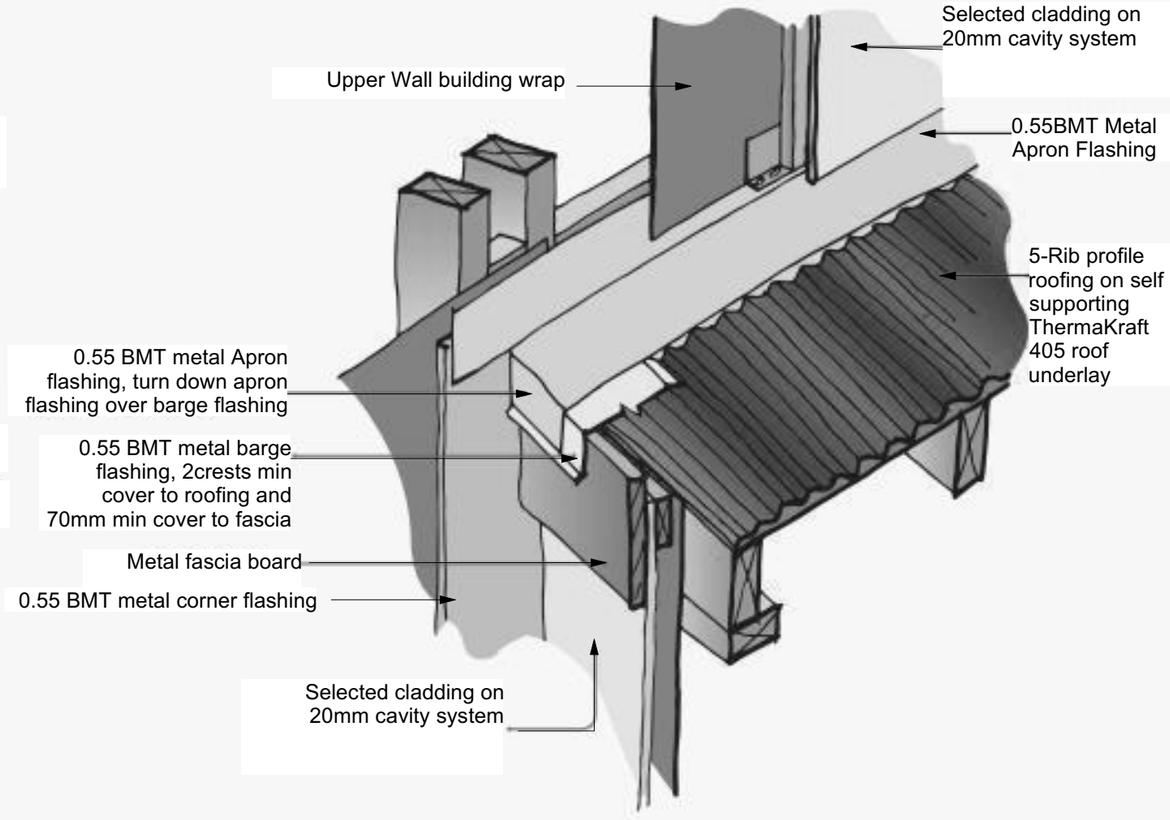


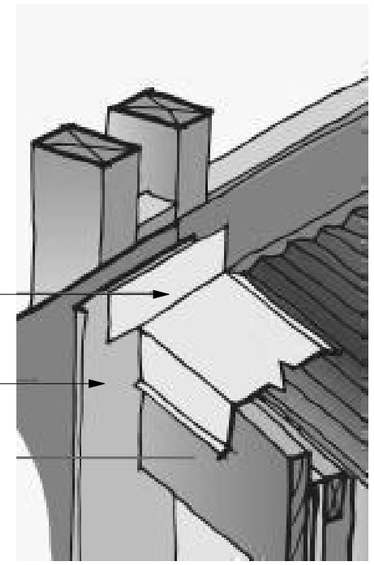
Note: All flashing dimensions (turn-ups and laps) to meet requirements of Acceptable Solution E2/AS1.



Roof barge to wall corner detail
NTS

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

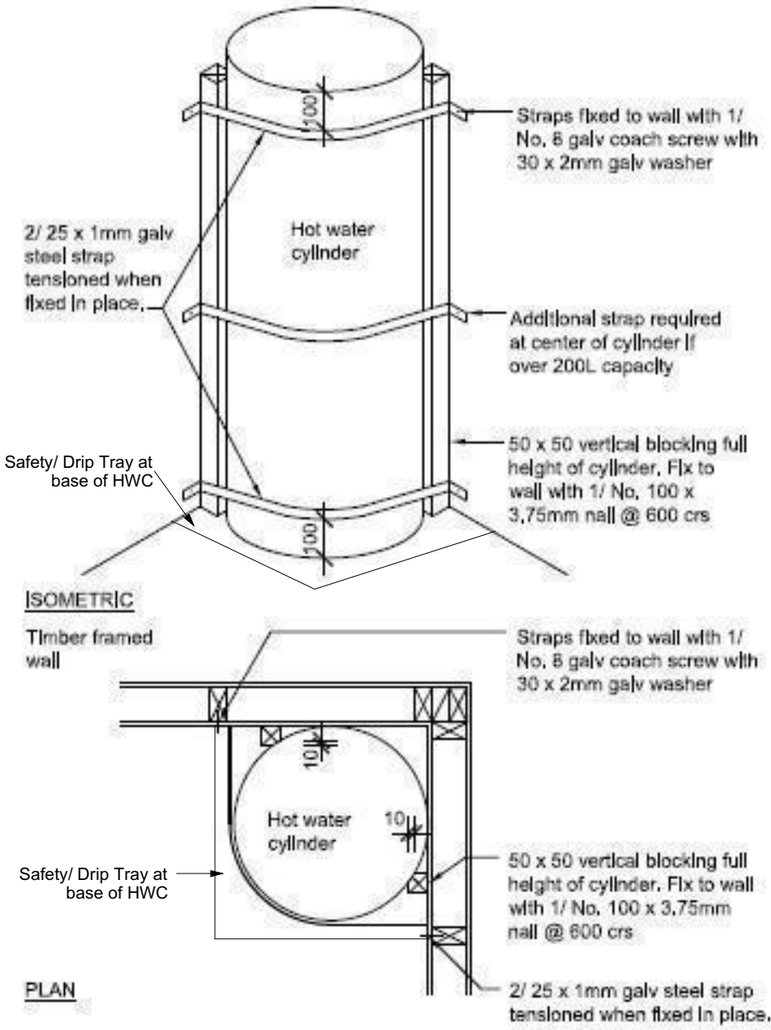




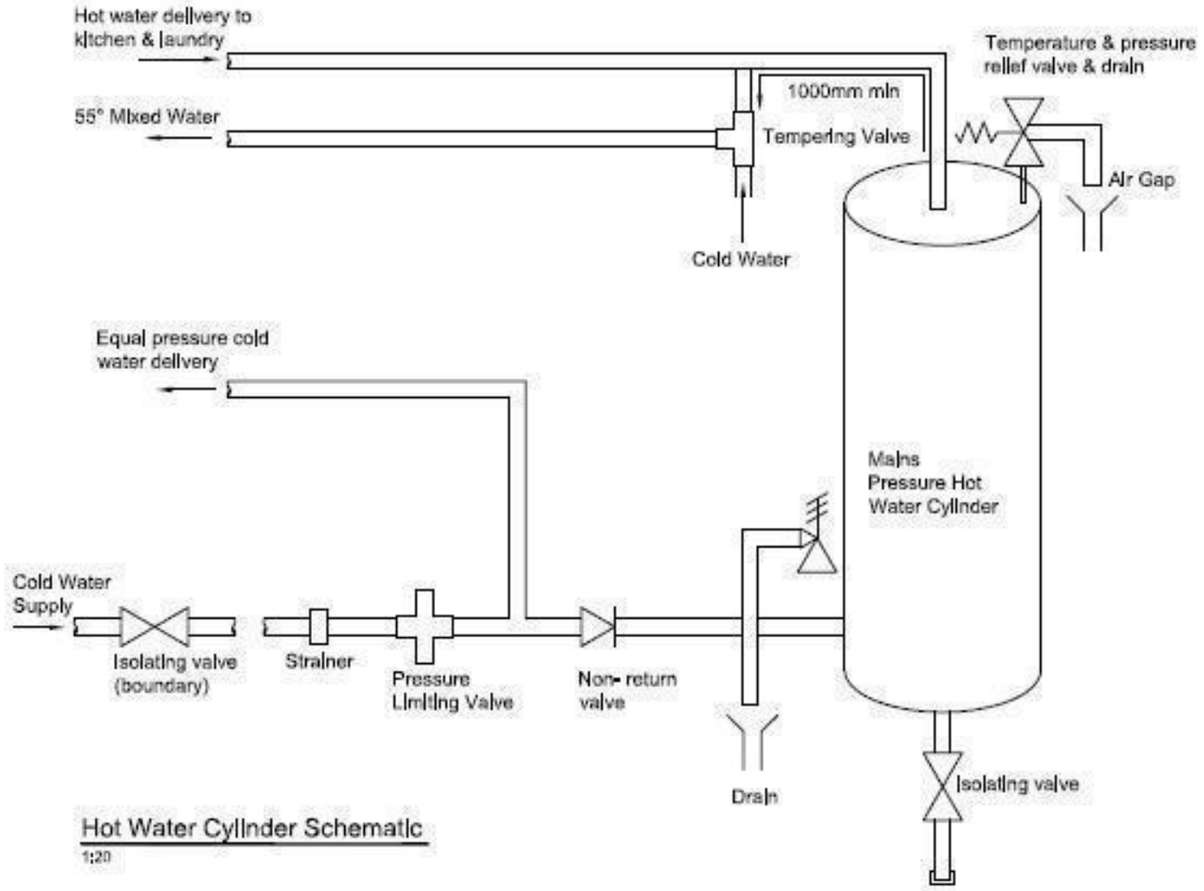
Roof barge to wall face cladding detail
NTS

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **36** **of 41 sheets**

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



Hot Water Cylinder Restraint Details
1:20



Hot Water Cylinder Schematic
1:20

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **37** **of 41 sheets**

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

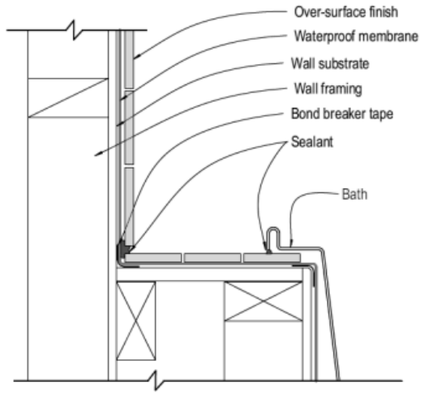


Figure 33: Bath over tiled surround

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

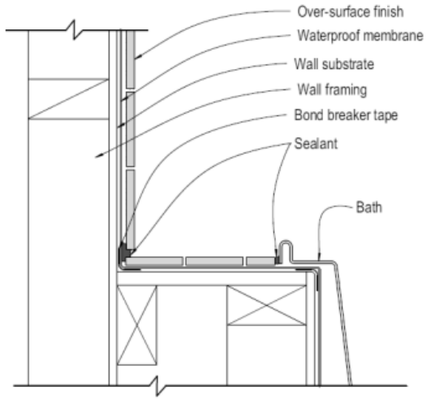
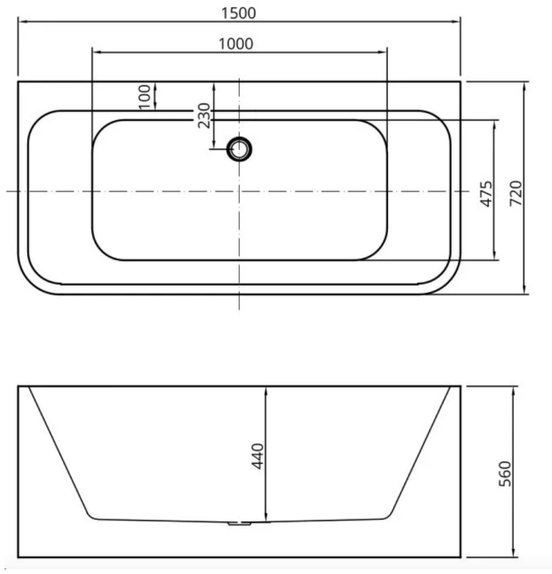


Figure 34: Bath with tiled surround

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



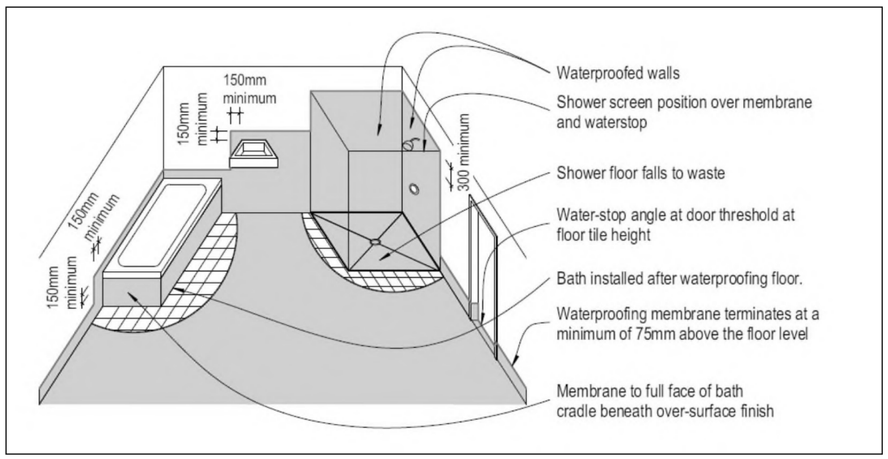
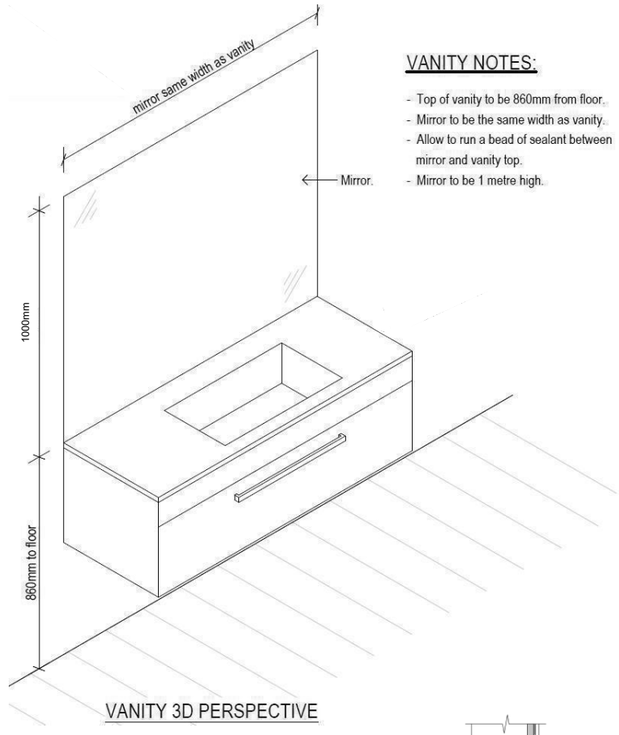


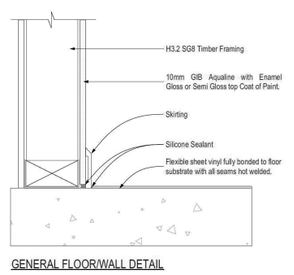
Figure 6: Typical extent of membrane in bathroom with hobless shower area



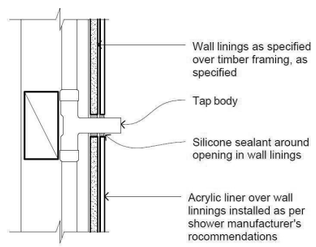
VANITY NOTES:

- Top of vanity to be 860mm from floor.
- Mirror to be the same width as vanity.
- Allow to run a bead of sealant between mirror and vanity top.
- Mirror to be 1 metre high.

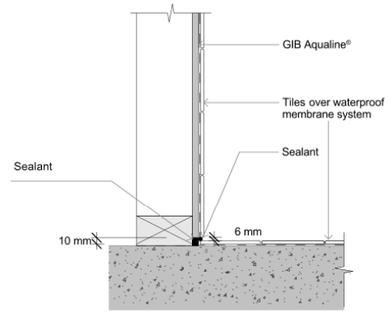
VANITY 3D PERSPECTIVE



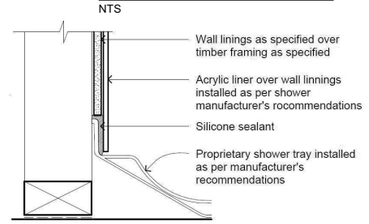
GENERAL FLOOR/WALL DETAIL



PENETRATION DETAIL



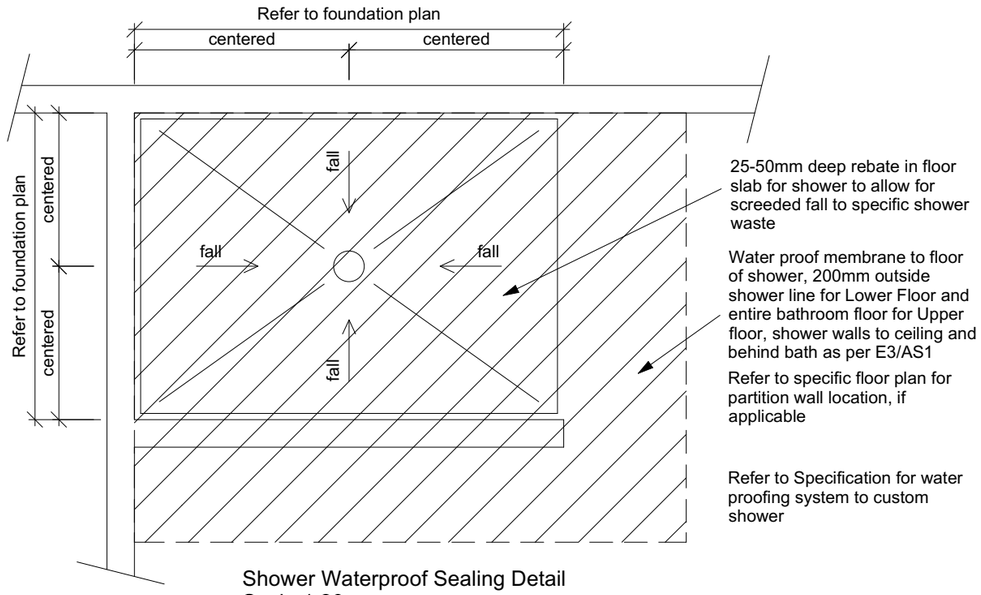
Tiled Floor to Wall detail
NTS



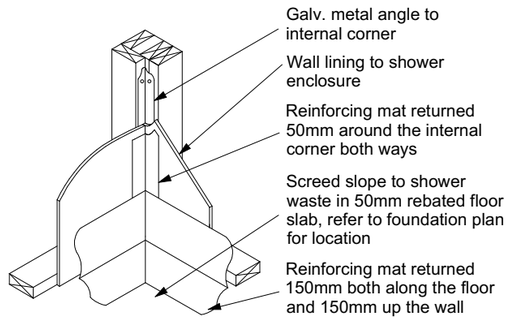
SHOWER TRAY DETAIL

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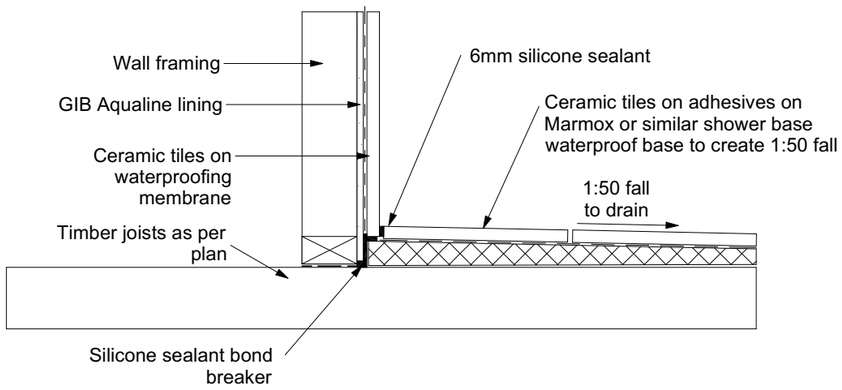
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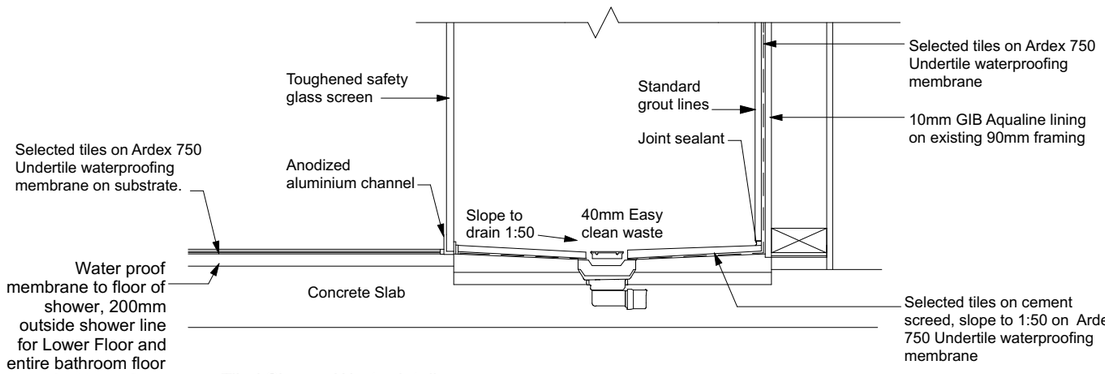
Shower Waterproof Sealing Detail
Scale 1:20



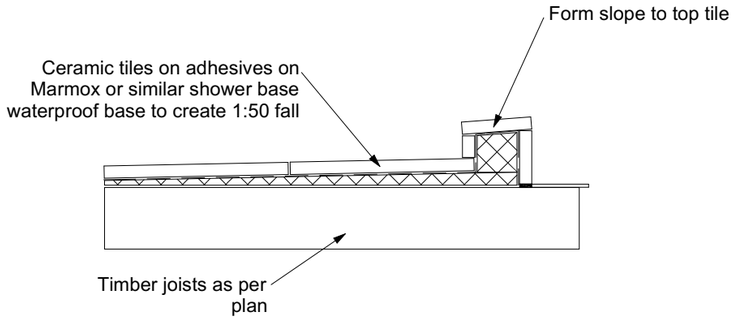
Custom Tile Shower Wall/Floor Junction Detail
Scale 1:20



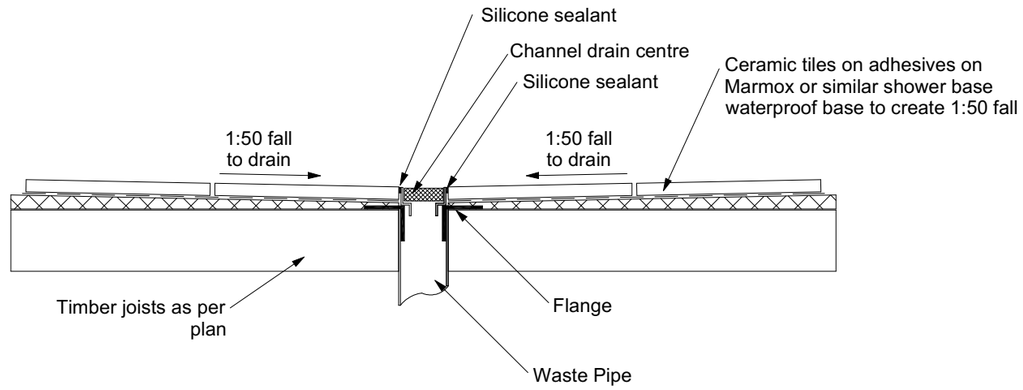
Tiled Shower Wall to Base Detail
scale 1:10



Tiled Shower Waste detail
1:10



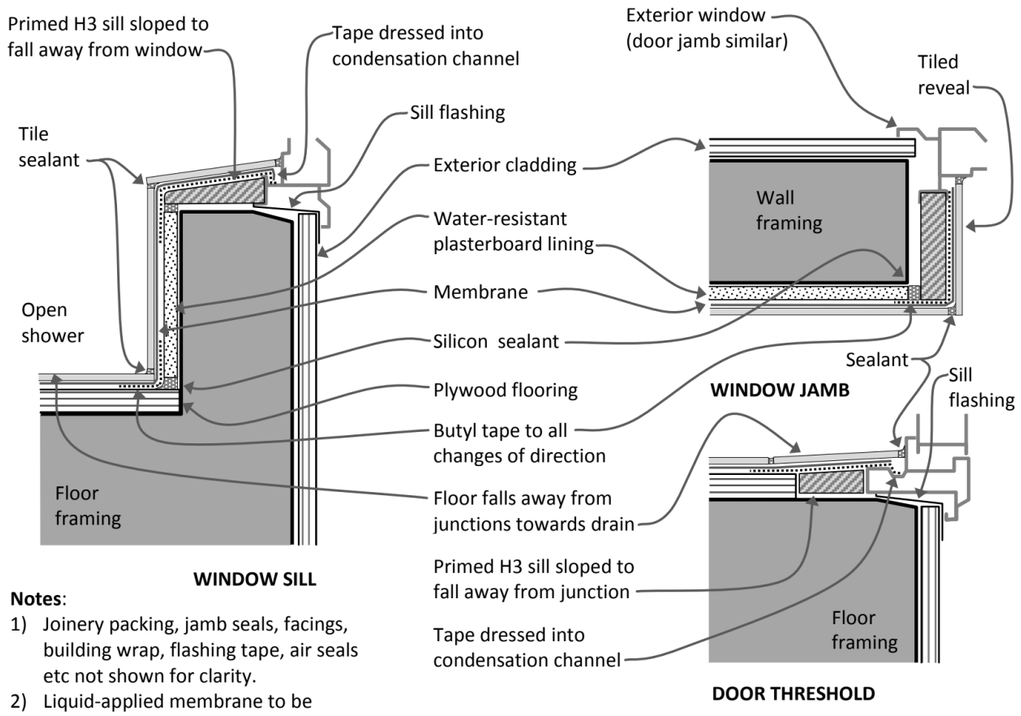
Tiled Shower Upstand Detail
scale 1:10



Tiled Shower Centre Channel Drain Detail
scale 1:10

Client / Address Sunit and Harpreet Singh Lot 829 Hanleys Farm, Jacks Point, Queenstown	Drawing Title: **WET AREA DETAILS**	Legal Description LOT 829 Hanleys Farm Site Area: 403.00 sqm Address: LOT 829 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-47 Revision: 03 Date: 15/03/2026	Revision: 1: COORDINATION ISSUE: 05/12/2025 2: COORDINATION ISSUE: 25/02/2026 3: COORDINATION ISSUE: 15/03/2026	Sheet No.: **39** **of 41 sheets**

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WINDOW SILL

Notes:

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

WINDOW DETAILS TO WET AREA
NTS

(not to scale)

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