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



Contents:


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


Client / Address

Ben and Alexis Bryden + Andi and Alison Bozhiqi
Lot 1166 Hanleys Farm, Queenstown

Drawing Title:

**COVER PAGE**

Legal Description
LOT 1166 Hanleys Farm
Site Area: 400.00 sqm
Address:
LOT 1166 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: 2026-06

Revision: 07 Date: 11/05/2026

Revision:
1: COORDINATION ISSUE: 18/02/2026
2: COORDINATION ISSUE: 12/03/2026
3: COORDINATION ISSUE: 07/04/2026
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Sheet No.:

**1**

**of 41 sheets**

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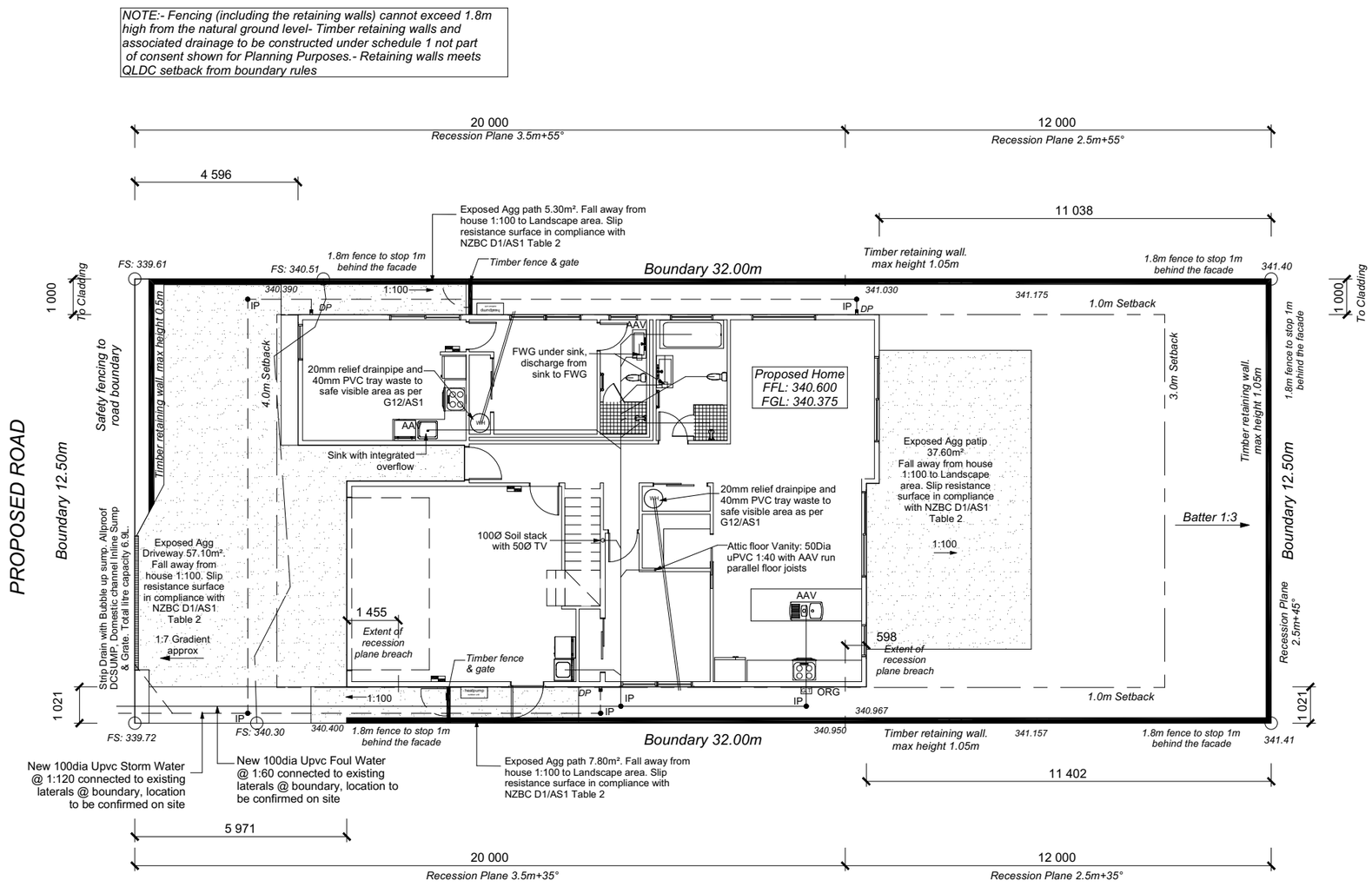
GENERAL NOTES:
Contractor is to confirm all Dimensions on site before commencing work.
All discrepancies or omissions must be confirmed with the Designer before commencing work.
Unless noted otherwise all dimensions are nominal, including timber sizes. Finished timber sizes shall be greater than or equal 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.
Cl-4: Refer to the Smoke alarm positions on the Floor Plans. Ensure only approved 'hush type' smoke alarms to AS3786, BS5446 pt!, or UL 217 as
per NZBC F7 / AS I are installed.
DI: Access. Ensure all surfaces along exterior access routes are non-slip to the requirements of the code. The minimum level of finish would be:
"Exposed Concrete: Broomed Finished.
"Timber Deck: Non Slip finish.
"Tiles: Non-slip type.
"Interior Tiled floors in Bathrooms.
El: 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 Hl.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.
Gl3: Foul Water. All work is to comply with Gl3/AS3-AS3500.
Minimum Gradients: 50mm drains 1:40, 65mm drains 1:40, 100mm drains 1:60

**SITE INFORMATION**
LEGAL DESCRIPTION
LOT 1166 Hanleys Farm
Site Area: 400.00 sqm
Address: LOT 1166 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

Floor Area (Foundation): 153.66m²
Attic Floor Area: 54.22m²
Floor Area (Total): 207.88m²
Site Coverage: 38.42%

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




# PROPOSED SITE PLAN
## 1:150

**DRAINAGE LEGEND**

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

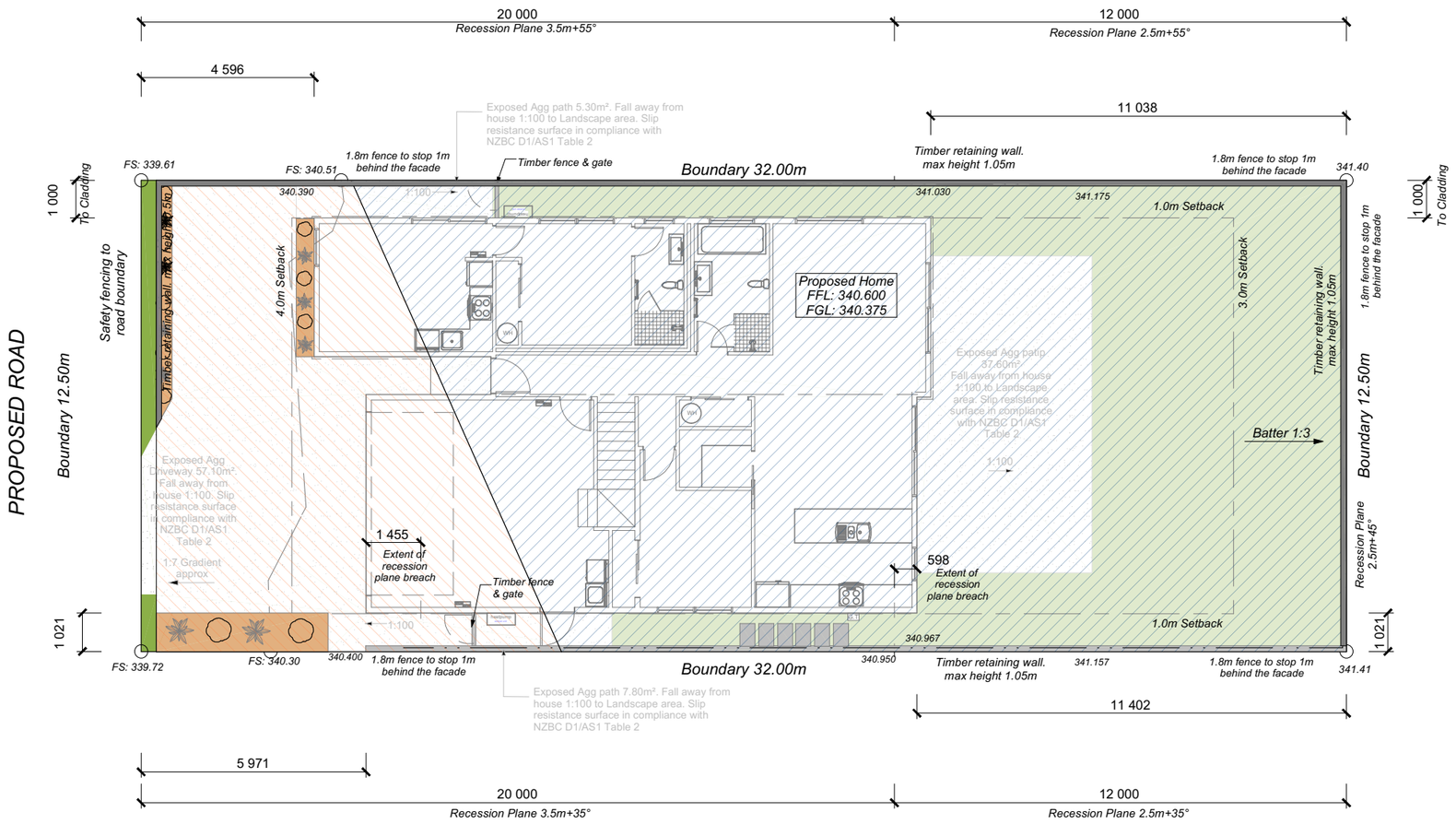
**DRAWING NOTES**
Verify all dimensions, sizes and levels on site prior to commencing any work.
All work is to comply with the NZBC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED SITE PLAN** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: 1:150<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**2**<br>**of 41 sheets** |

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North

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




*FILL: 29.80m³ approx, Max Height 0.5m*

*Cut: 155.10m³ approx, Max Height 1.05m*

*TOTAL: 184.90m³ approx*

*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*

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

*Hedging to be maintained to a height of 1.2m.*

*Fencing cannot exceed 1.8m high from the natural ground level*

# PROPOSED LANDSCAPE PLAN
## 1:150

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED LANDSCAPE PLAN** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3:**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**3**<br>**of 41 sheets** |

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North

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

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

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

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

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

All windows and doors centered in room unless shown otherwise

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

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

FLOOR FINISHES: Carpet & Tiles/ Vinyl Planking

KITCHEN HOB: Electric & Gas 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: 3.6 Wall (180mm thick)

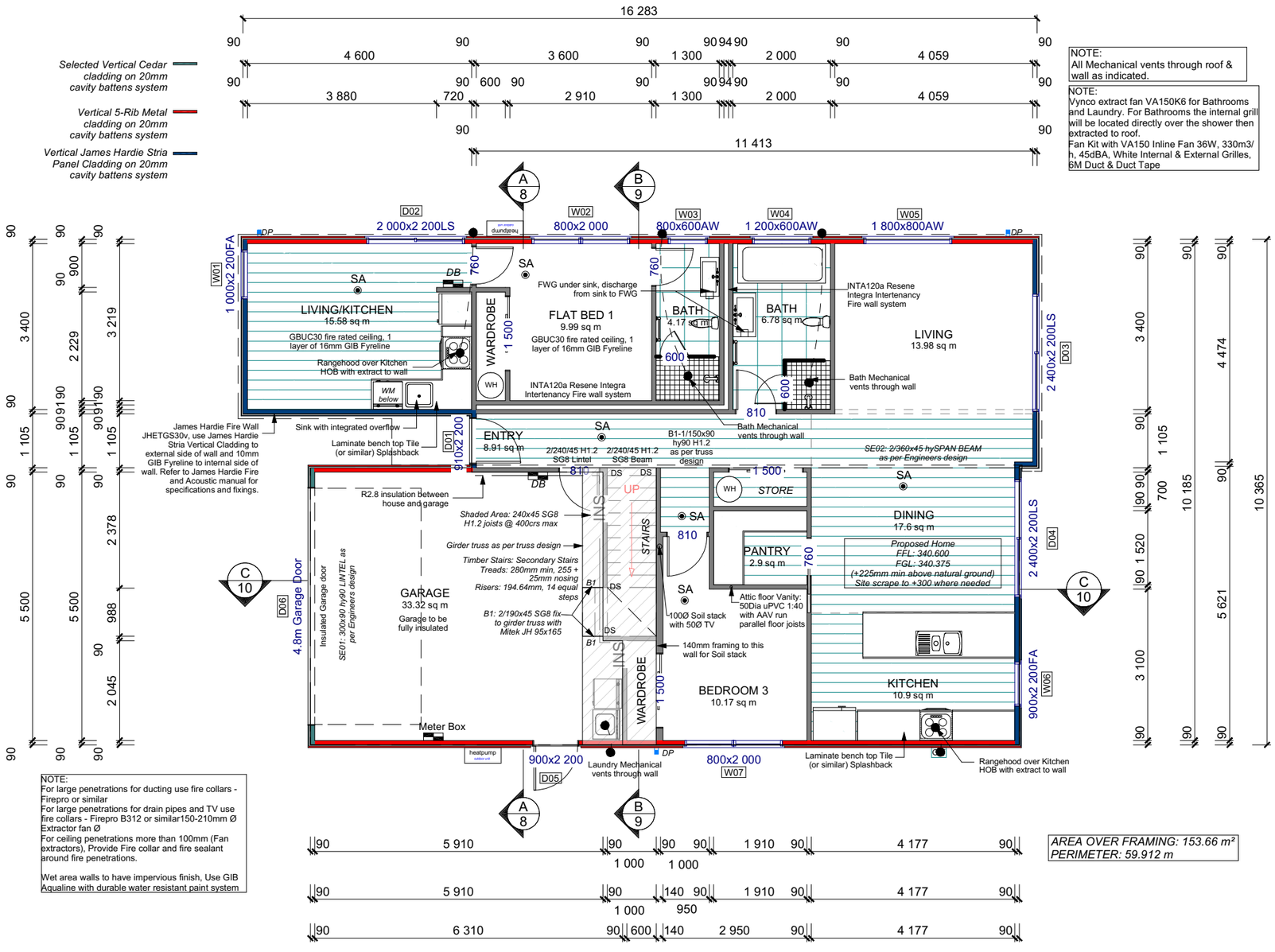
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

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
James Hardie Stria Panel Cladding (400mm Profile) with a 20mm cavity

**DWELLING AREAS**
Framing/Foundation Area: (Lower Floor): 153.66m² (Perimeter: 59.912m)
Attic Framing Area: 54.22m² (Perimeter: 40.434m)




NOTE:
For large penetrations for ducting use fire collars - Firepro or similar
For large penetrations for drain pipes and TV use fire collars - Firepro B312 or similar150-210mm Ø Extractor fan Ø
For ceiling penetrations more than 100mm (Fan extractors), Provide Fire collar and fire sealant around fire penetrations.

Wet area walls to have impervious finish, Use GIB Aqualine with durable water resistant paint system

# PROPOSED LOWER FLOOR PLAN
## 1:100

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED LOWER FLOOR PLAN** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: 1:100<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**4**<br>of 41 sheets |

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

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

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

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

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

All windows and doors centered in room unless shown otherwise

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

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

FLOOR FINISHES: Carpet & Tiles/ Vinyl Planking

KITCHEN HOB: Electric & Gas 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: 3.6 Wall (180mm thick)

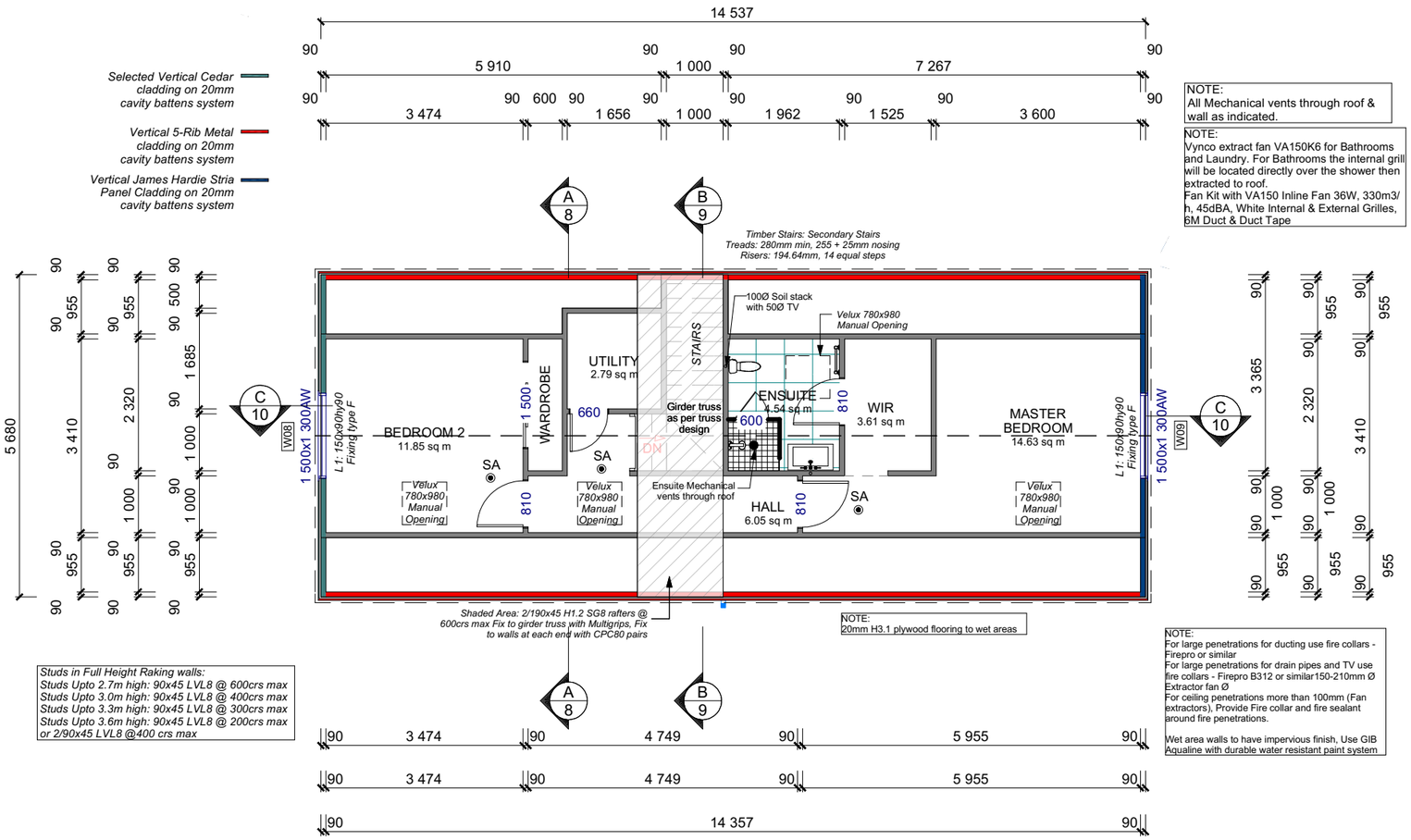
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

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
James Hardie Stria Panel Cladding (400mm Profile) with a 20mm cavity

**DWELLING AREAS**
Framing/Foundation Area: (Lower Floor): 153.66m² (Perimeter: 59.912m)
Attic Framing Area: 54.22m² (Perimeter: 40.434m)



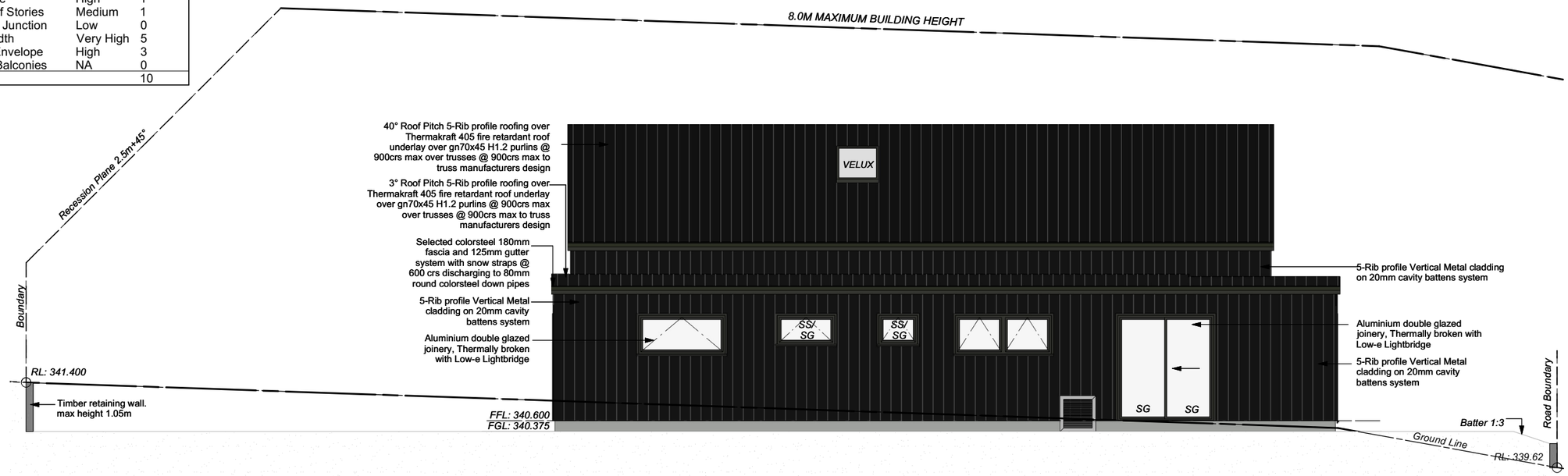

*Studs in Full Height Raking walls:*
*Studs Upto 2.7m high: 90x45 LVL8 @ 600crs max*
*Studs Upto 3.0m high: 90x45 LVL8 @ 400crs max*
*Studs Upto 3.3m high: 90x45 LVL8 @ 300crs max*
*Studs Upto 3.6m high: 90x45 LVL8 @ 200crs max or 2/90x45 LVL8 @400 crs max*

# PROPOSED ATTIC FLOOR PLAN
## 1:100

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED ATTIC FLOOR PLAN** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3: 1:100**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**5**<br>**of 41 sheets** |

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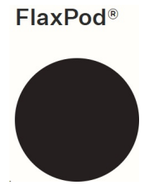
| BUILDING ENVELOPE RISK MATRIX | | |
|---|---|---|
| ELEVATION NORTH | | |
| RISK CRITERIA | RISK | SCORE |
| Wind Zone | High | 1 |
| Number of Stories | Medium | 1 |
| Roof Wall Junction | Low | 0 |
| Eaves Width | Very High | 5 |
| Building Envelope | High | 3 |
| Decks & Balconies | NA | 0 |
| Total | | 10 |







RESENE ELEMENT




COLORSTEEL FLAXPOD



DRYDENS DRIFTWOOD

## PROPOSED NORTH ELEVATION
## 1:100

*ETERNAL COLOUR SCHEDULE:*

- *5-RIB PROFILE ROOFING -COLORSTEEL FLAXPOD - LRV 7%*
- *5-RIB CLADDING - COLORSTEEL FLAXPOD - LRV 7%*
- *STRIA PANEL CLADDING - RESENE ELEMENT- LRV 6%*
- *VERTICAL CEDAR CLADDING - DRYDENS DRIFTWOOD*
- *SECTIONAL GARAGE DOOR - COLORSTEEL FLAXPOD - LRV 7%*
- *EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL FLAXPOD - LRV 7%*
- *COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD - LRV 7%*
- *ENTRY DOOR - TIDAL DRIFT MATTE - LRV 13%*

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

James Hardie Stria Panel 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

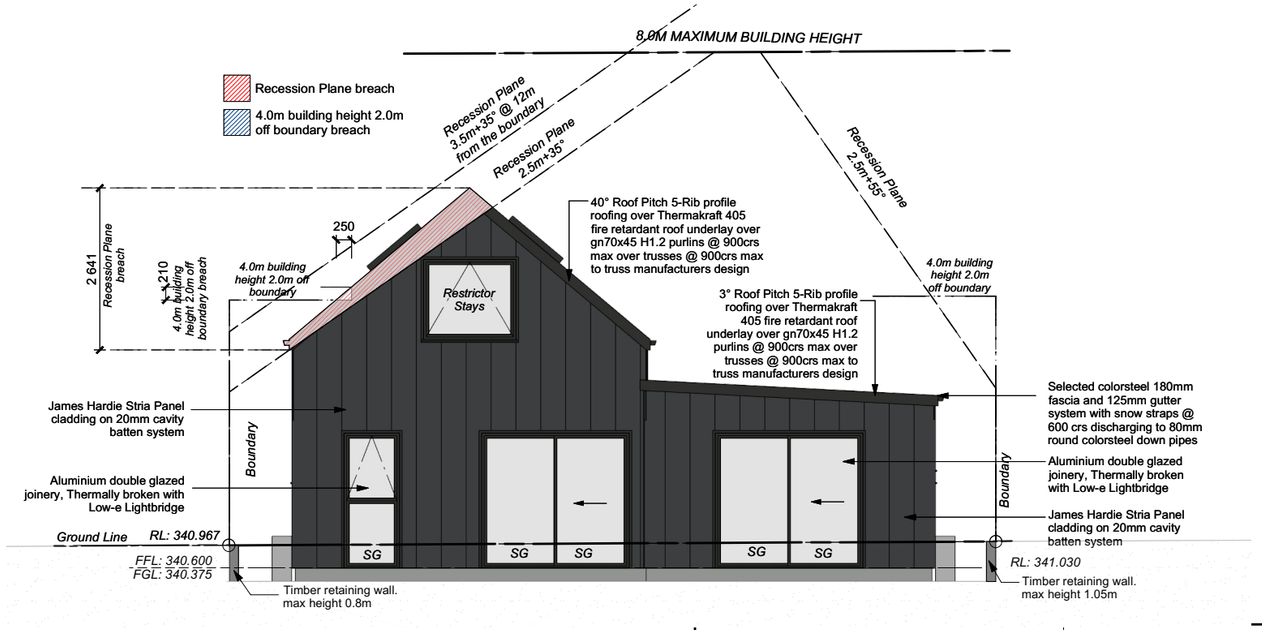
Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

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

| BUILDING ENVELOPE RISK MATRIX | | |
|---|---|---|
| ELEVATION EAST | | |
| RISK CRITERIA | RISK | SCORE |
| Wind Zone | High | 1 |
| Number of Stories | Medium | 1 |
| Roof Wall Junction | Low | 0 |
| Eaves Width | Very High | 5 |
| Building Envelope | High | 3 |
| Decks & Balconies | NA | 0 |
| Total | | 10 |




## PROPOSED EAST ELEVATION
## 1:100

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

Client / Address
Ben and Alexis Bryden + Andi and Alison Bozhiqi
Lot 1166 Hanleys Farm, Queenstown

Drawing Title:
**PROPOSED ELEVATIONS**

Legal Description
LOT 1166 Hanleys Farm
Site Area: 400.00 sqm
Address:
LOT 1166 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
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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 | Medium | 1 |
| Roof Wall Junction | Low | 0 |
| Eaves Width | Very High | 5 |
| Building Envelope | High | 3 |
| Decks & Balconies | NA | 0 |
| Total | | 10 |




RESENE ELEMENT

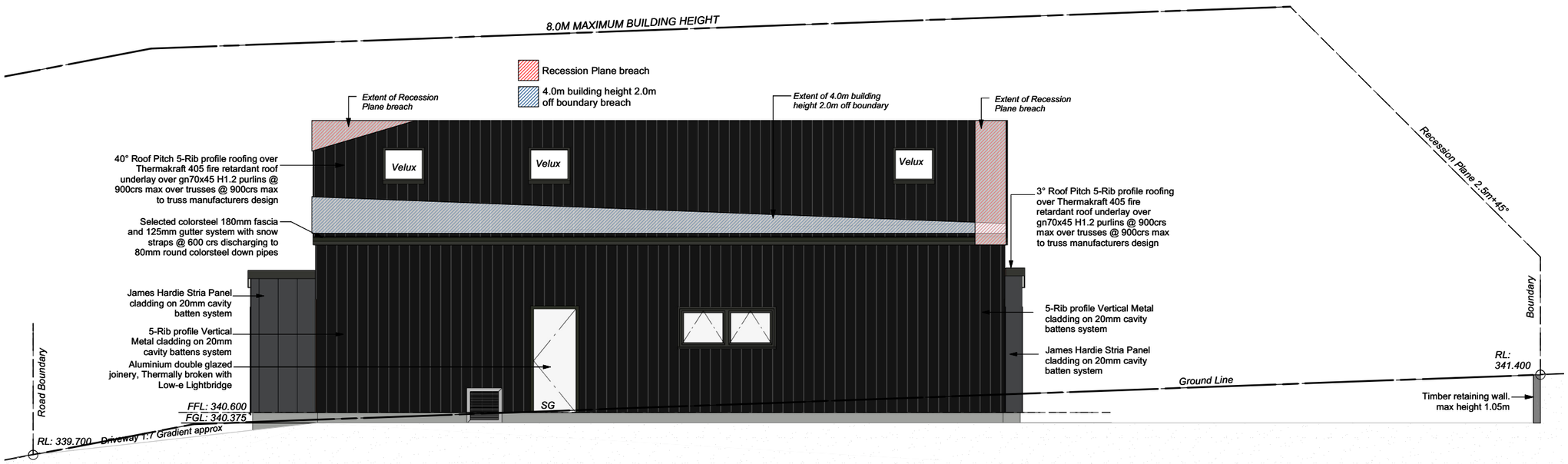
FlaxPod®



COLORSTEEL FLAXPOD



DRYDENS DRIFTWOOD




# PROPOSED SOUTH ELEVATION
## 1:100

*ETERNAL COLOUR SCHEDULE:*

*- 5-RIB PROFILE ROOFING -COLORSTEEL FLAXPOD - LRV 7%*
*- 5-RIB CLADDING - COLORSTEEL FLAXPOD - LRV 7%*
*- STRIA PANEL CLADDING - RESENE ELEMENT- LRV 6%*
*- VERTICAL CEDAR CLADDING - DRYDENS DRIFTWOOD*
*- SECTIONAL GARAGE DOOR - COLORSTEEL FLAXPOD - LRV 7%*
*- EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL FLAXPOD - LRV 7%*
*- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD - LRV 7%*
*- ENTRY DOOR - TIDAL DRIFT MATTE - LRV 13%*

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

James Hardie Stria Panel 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

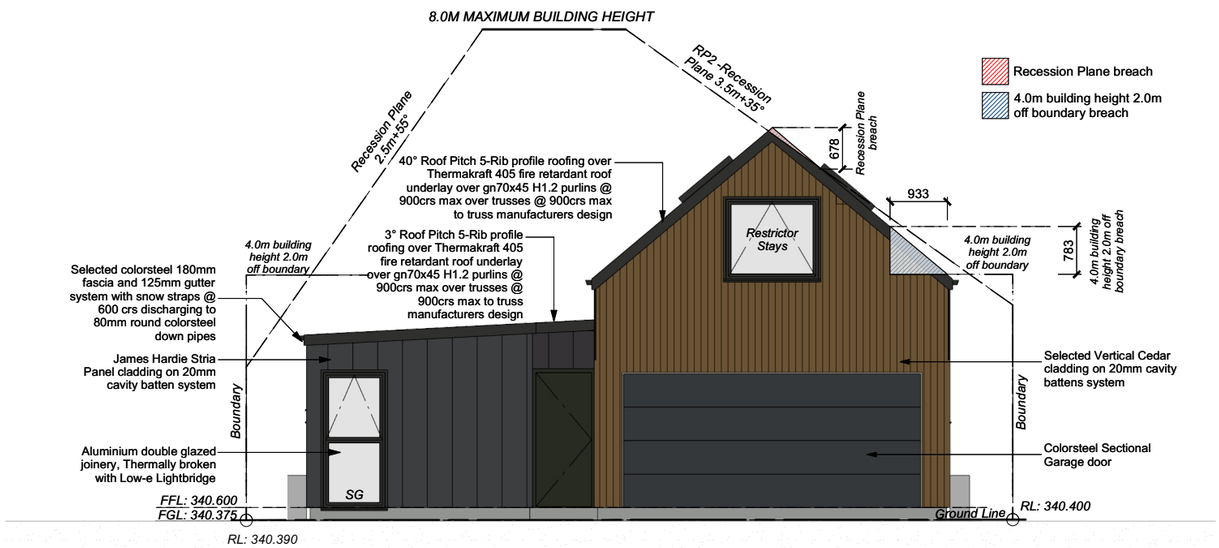
Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

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

| BUILDING ENVELOPE RISK MATRIX | | |
|---|---|---|
| ELEVATION WEST | | |
| RISK CRITERIA | RISK | SCORE |
| Wind Zone | High | 1 |
| Number of Stories | Medium | 1 |
| Roof Wall Junction | Low | 0 |
| Eaves Width | Very High | 5 |
| Building Envelope | High | 3 |
| Decks & Balconies | NA | 0 |
| Total | | 10 |




# PROPOSED WEST ELEVATION
## 1:100

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

Client / Address
Ben and Alexis Bryden + Andi and Alison Bozhiqi
Lot 1166 Hanleys Farm, Queenstown

Drawing Title:
**PROPOSED ELEVATIONS**

Legal Description
LOT 1166 Hanleys Farm
Site Area: 400.00 sqm
Address:
LOT 1166 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: 2026-06
Revision: 07 Date: 11/05/2026

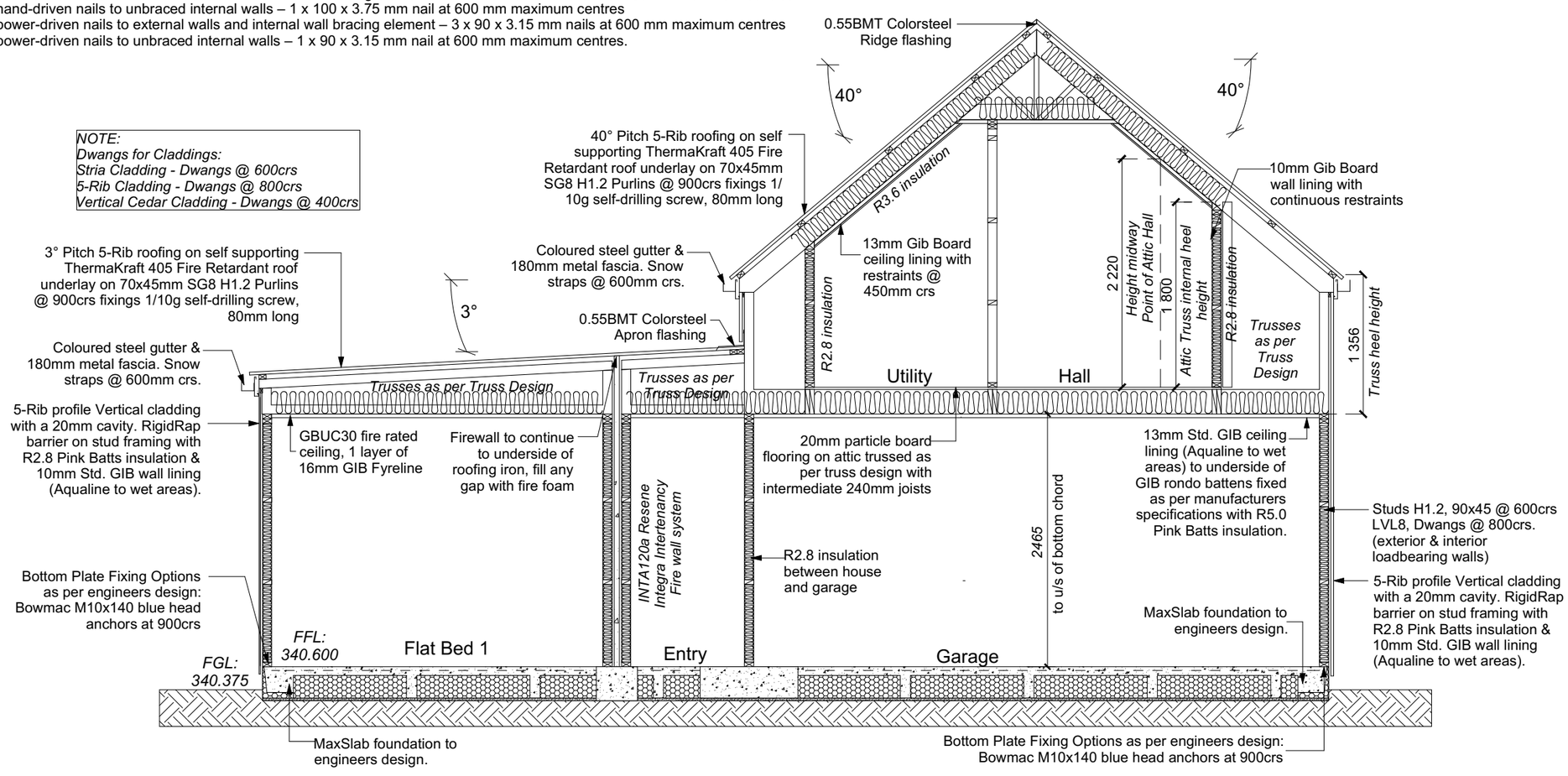
Revision:
1: COORDINATION ISSUE: 18/02/2026
2: COORDINATION ISSUE: 12/03/2026
3: COORDINATION ISSUE: 07/04/2026
4: COORDINATION ISSUE: 14/04/2026
5: COORDINATION ISSUE: 25/04/2026
6: BUILDING CONSENT ISSUE: 01/05/2026
7: BUILDING CONSENT ISSUE: 11/05/2026

Sheet No.:
**7**
**of 41 sheets**

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

GENERAL NOTES:
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Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
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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.



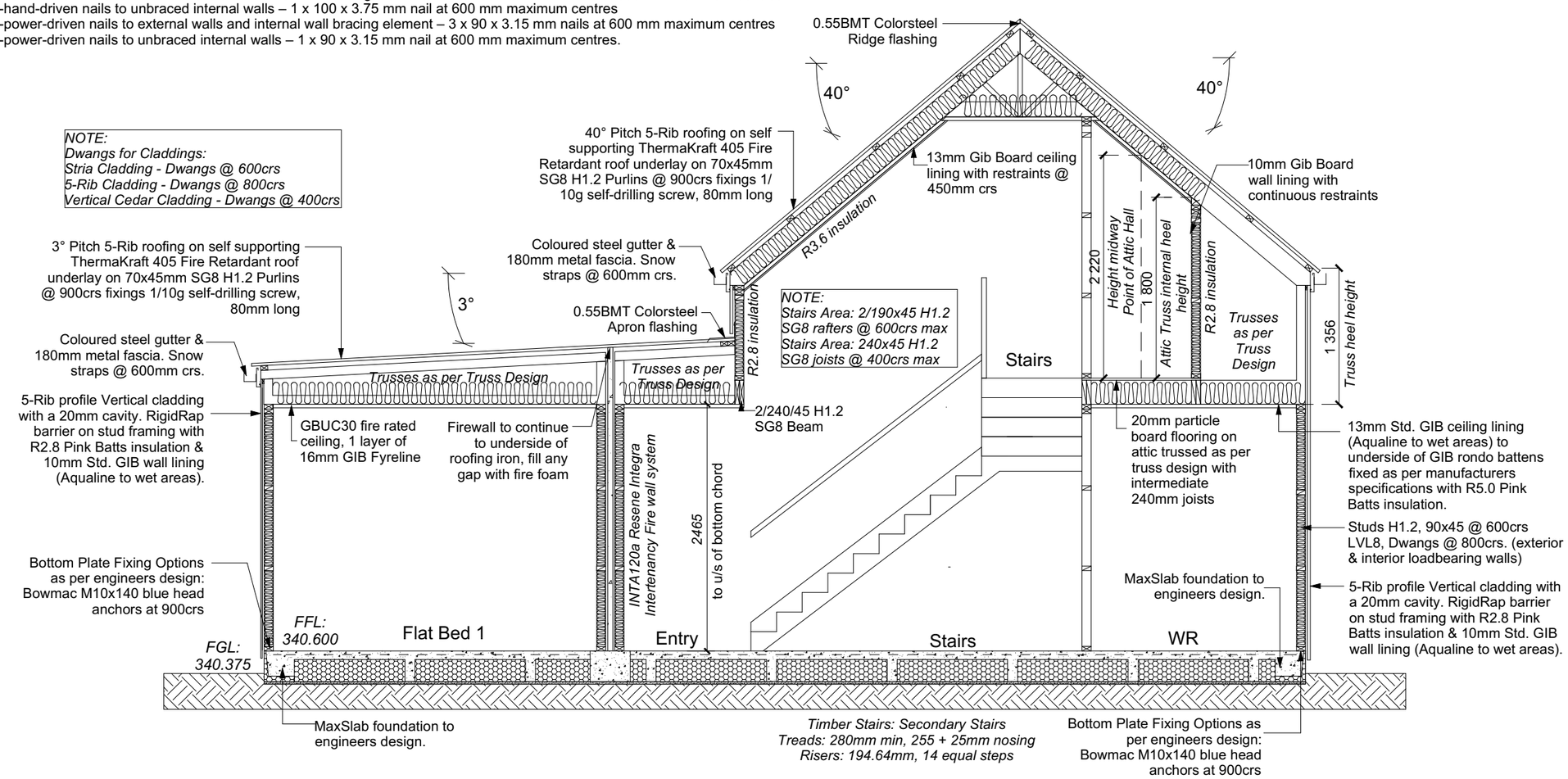

# PROPOSED SECTION AA
## 1:50

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED CROSS SECTIONS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: 1:50<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**8**<br>**of 41 sheets** |

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

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




## PROPOSED SECTION BB
**1:50**

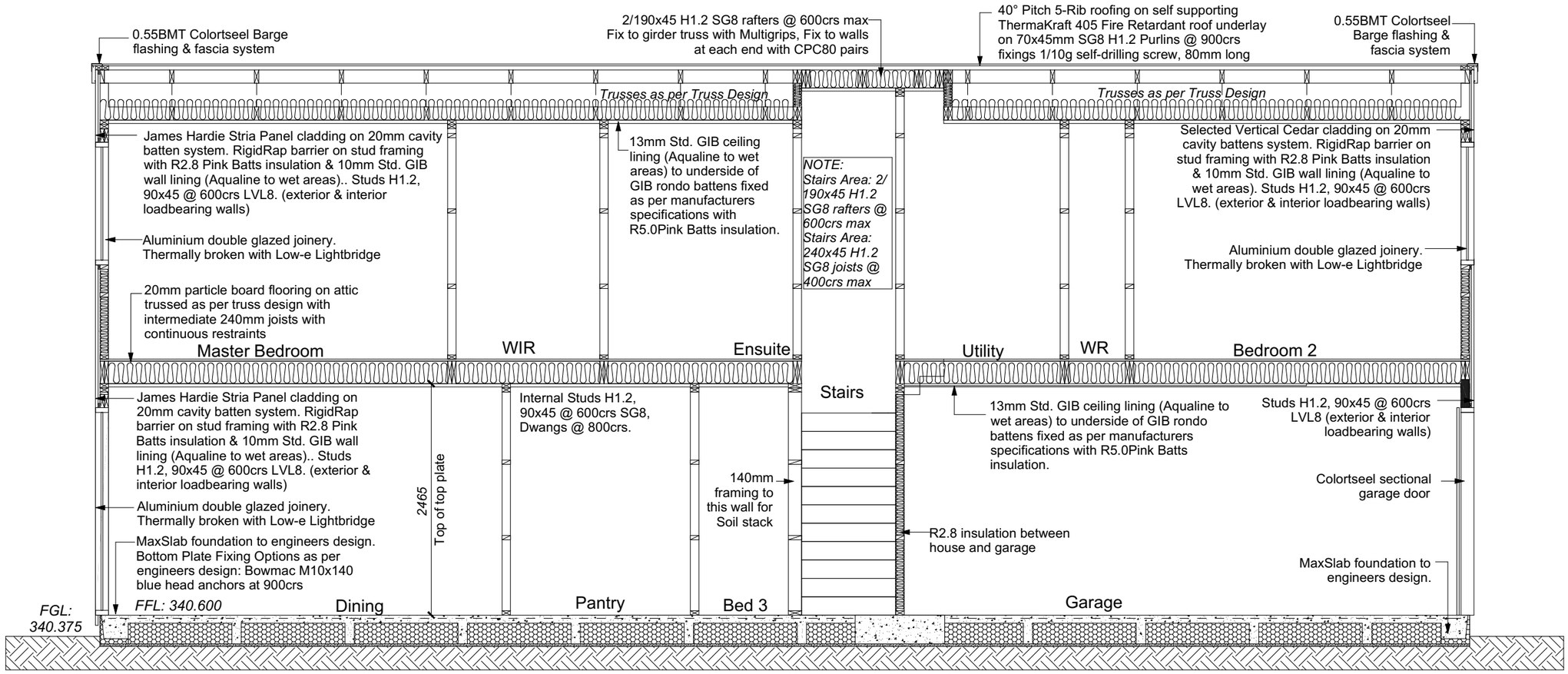
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|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED CROSS SECTIONS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: 1:50<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**9**<br>**of 41 sheets** |

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

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

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 Claddings:*
*Stria Cladding - Dwangs @ 600crs*
*5-Rib Cladding - Dwangs @ 800crs*
*Vertical Cedar Cladding - Dwangs @ 400crs*



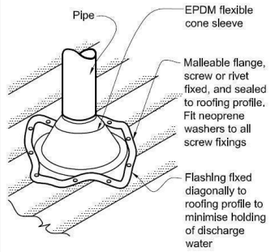

*Timber Stairs: Secondary Stairs*
*Treads: 280mm min, 255 + 25mm nosing*
*Risers: 194.64mm, 14 equal steps*

## PROPOSED SECTION CC
**1:50**

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED CROSS SECTIONS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: 1:50<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**10**<br>**of 41 sheets** |

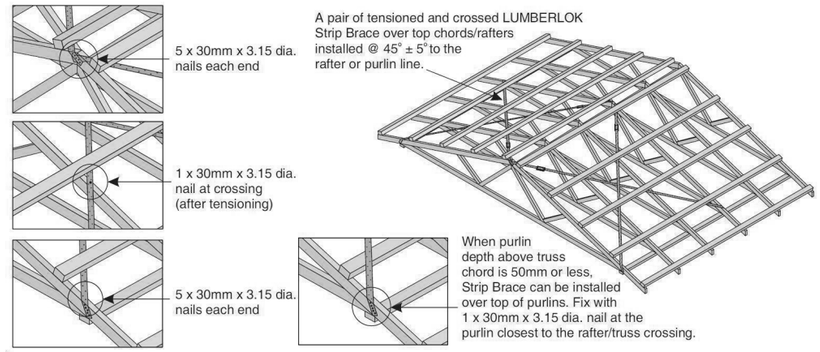
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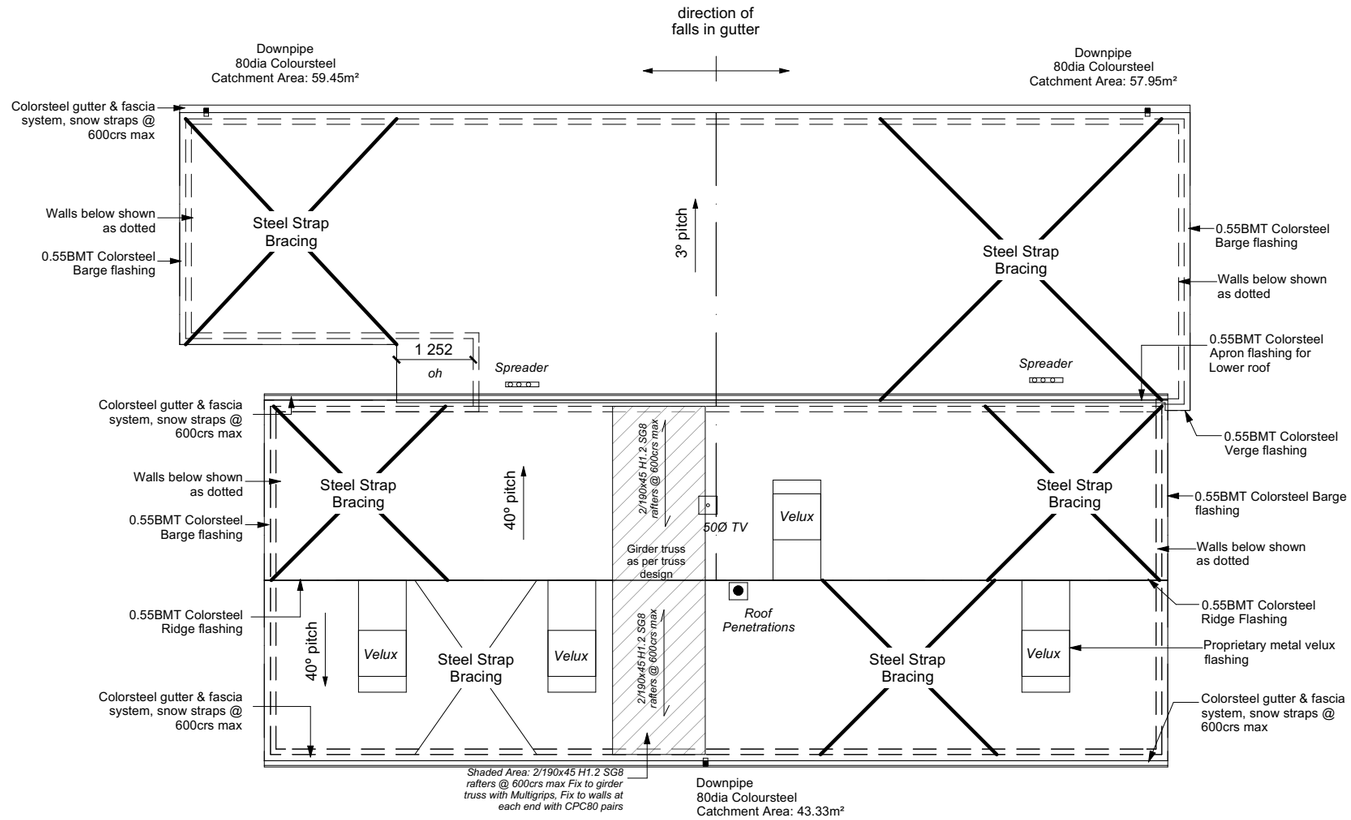
**Figure 53: Flashing for small pipes**
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6




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

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




NOTES:

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

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

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

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

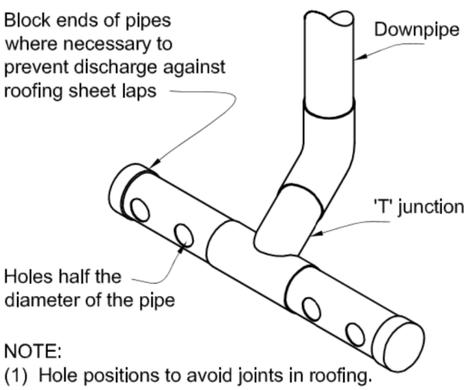
Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn tension capacity. After tensioning strap, fix to each rafter with 2/ 60x3.15mm nails. Fold down strap and fix with 3/ 60x3.15mm nails each into the top chord and into the top plate.

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

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

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

**Figure 20: Spreader for roof discharge**
Paragraph 8.1.6



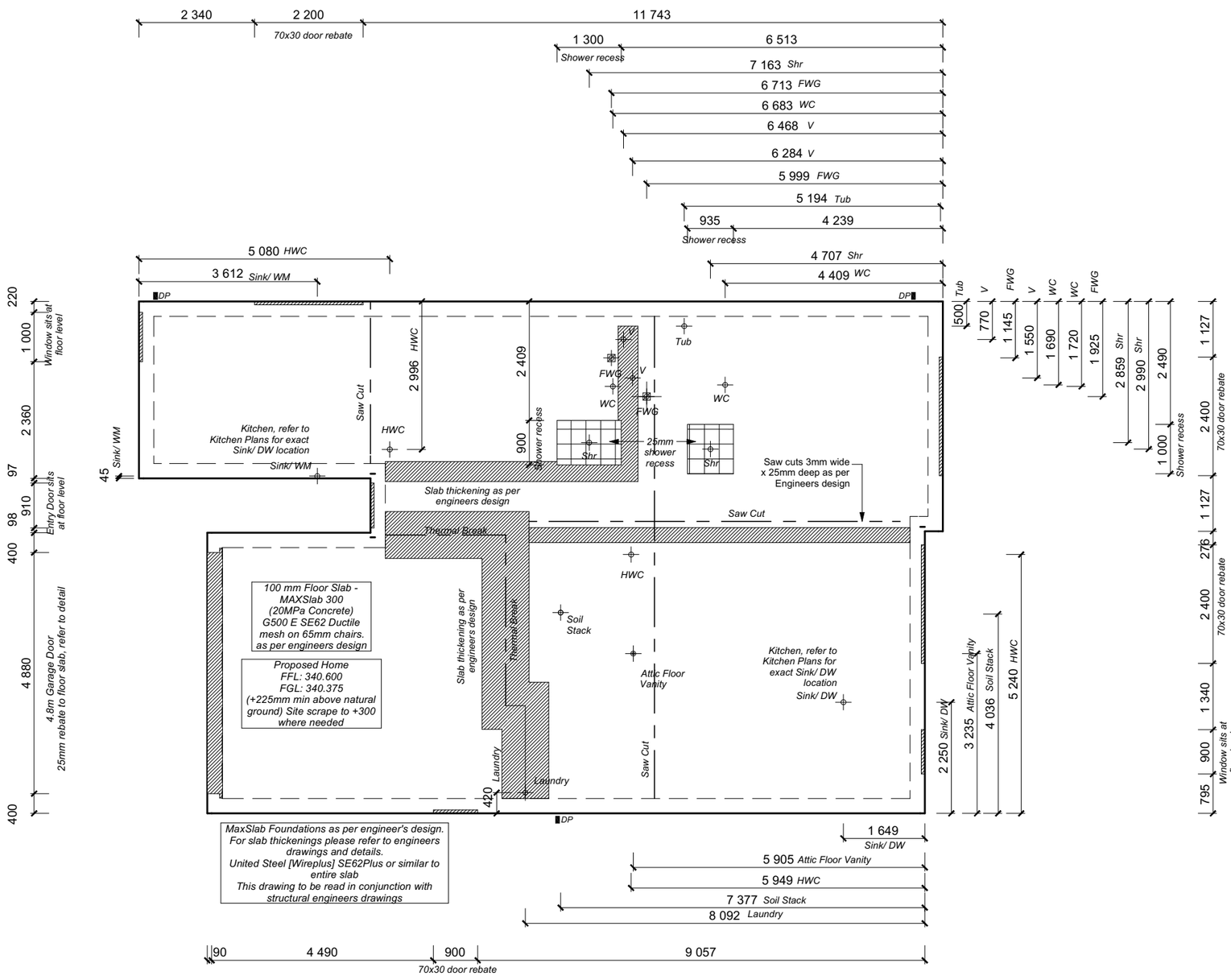

NOTE:
(1) Hole positions to avoid joints in roofing.
(2) When downpipe is located in corner, spreader to be L-shaped.

*SPREADER DETAIL*

# PROPOSED ROOF PLAN
## 1:100

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED ROOF PLAN** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm Jacks Point Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: 1:100<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**11**<br>**of 41 sheets** |

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




**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.

# PROPOSED FOUNDATION PLAN
## 1:100

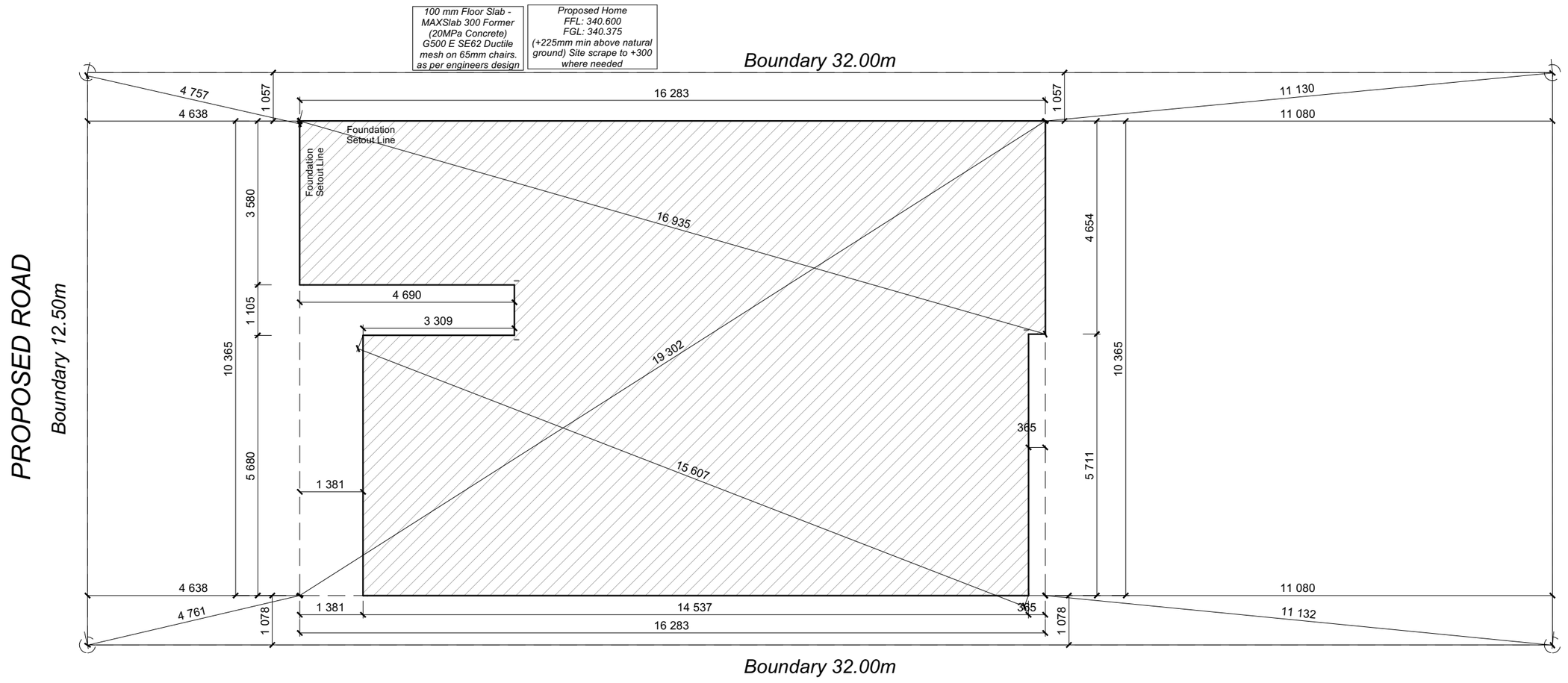
| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED FOUNDATION PLAN** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3: 1:100**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**12**<br>**of 41 sheets** |

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

**SET OUT PLAN NOTES**

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

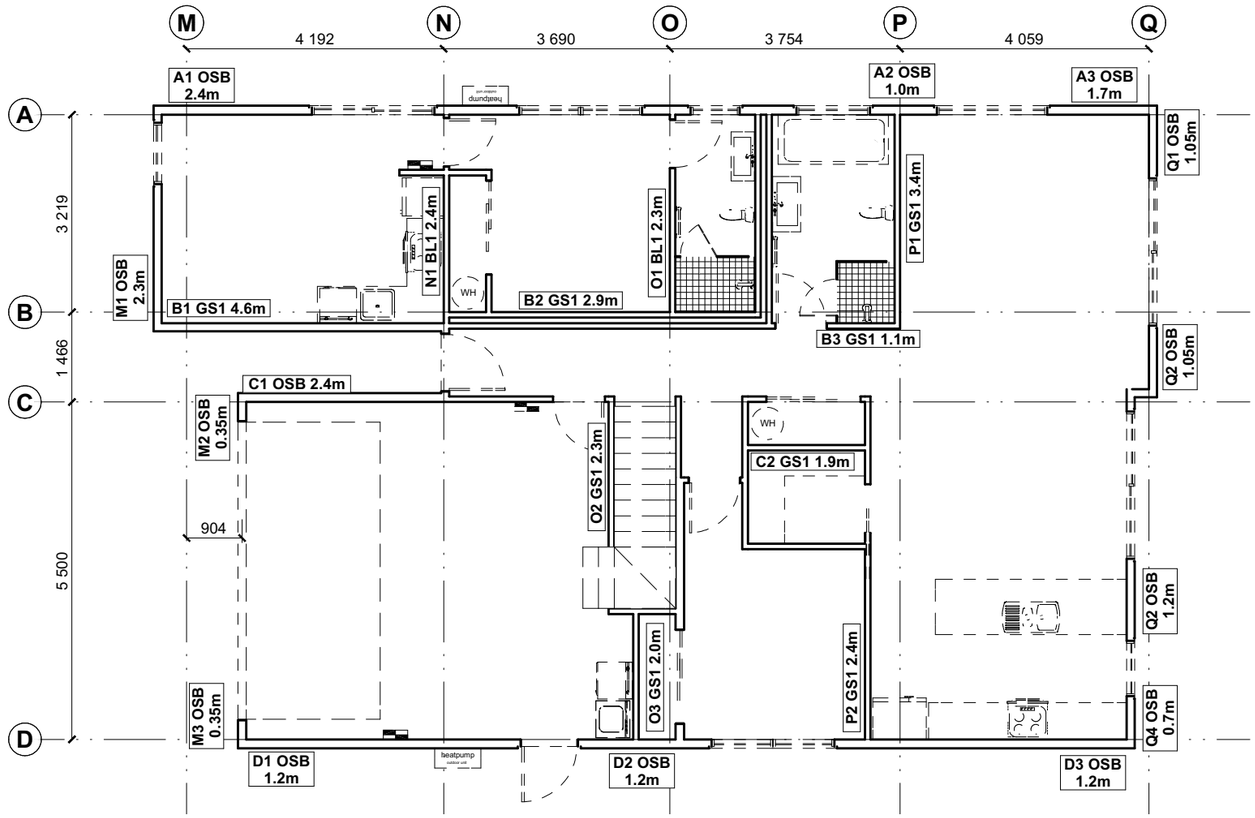
These foundations are design to the findings and recommendations in the site specific Geotech report.



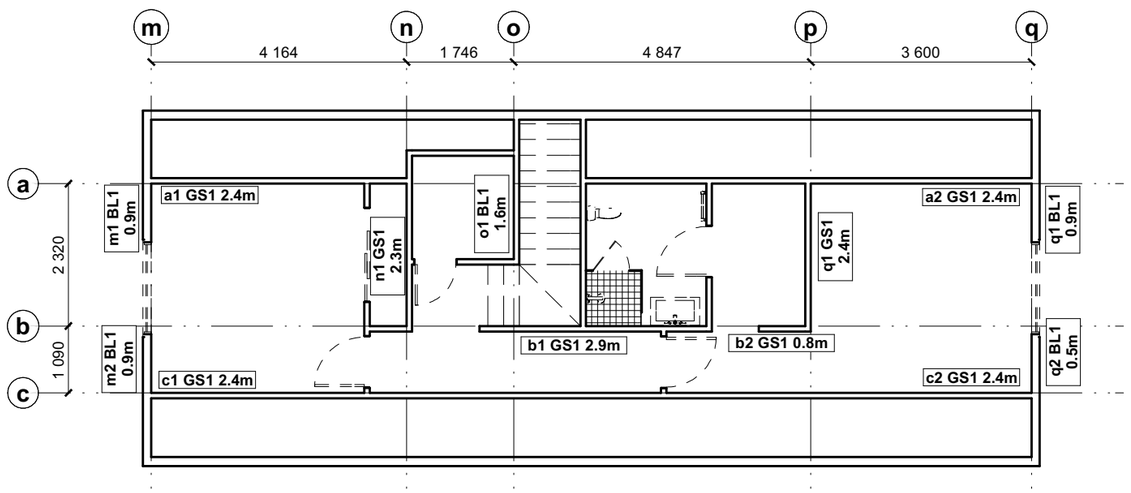

## PROPOSED FOUNDATION SETOUT PLAN
**1:100**

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED FOUNDATION SETOUT PLAN** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3: 1:100**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**13**<br>**of 41 sheets** |

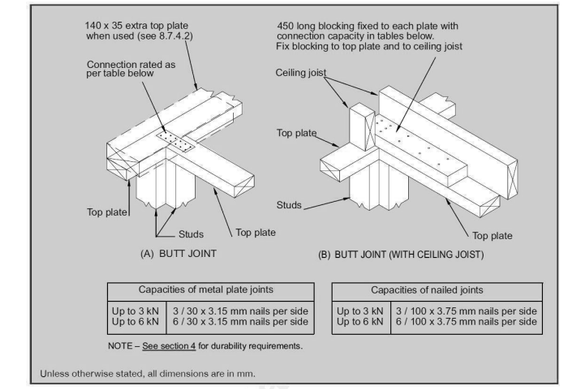
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION




## PROPOSED LOWER FLOOR BRACING PLAN
## 1:100




## PROPOSED ATTIC FLOOR BRACING PLAN
## 1:100




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

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

NOTE – See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

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

**8.7.3.4**

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

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

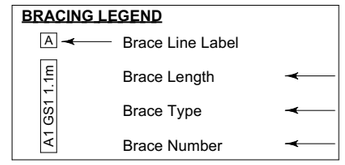
(b) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each of 6 kN *capacity*;

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

**BRACING PLAN NOTES**

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

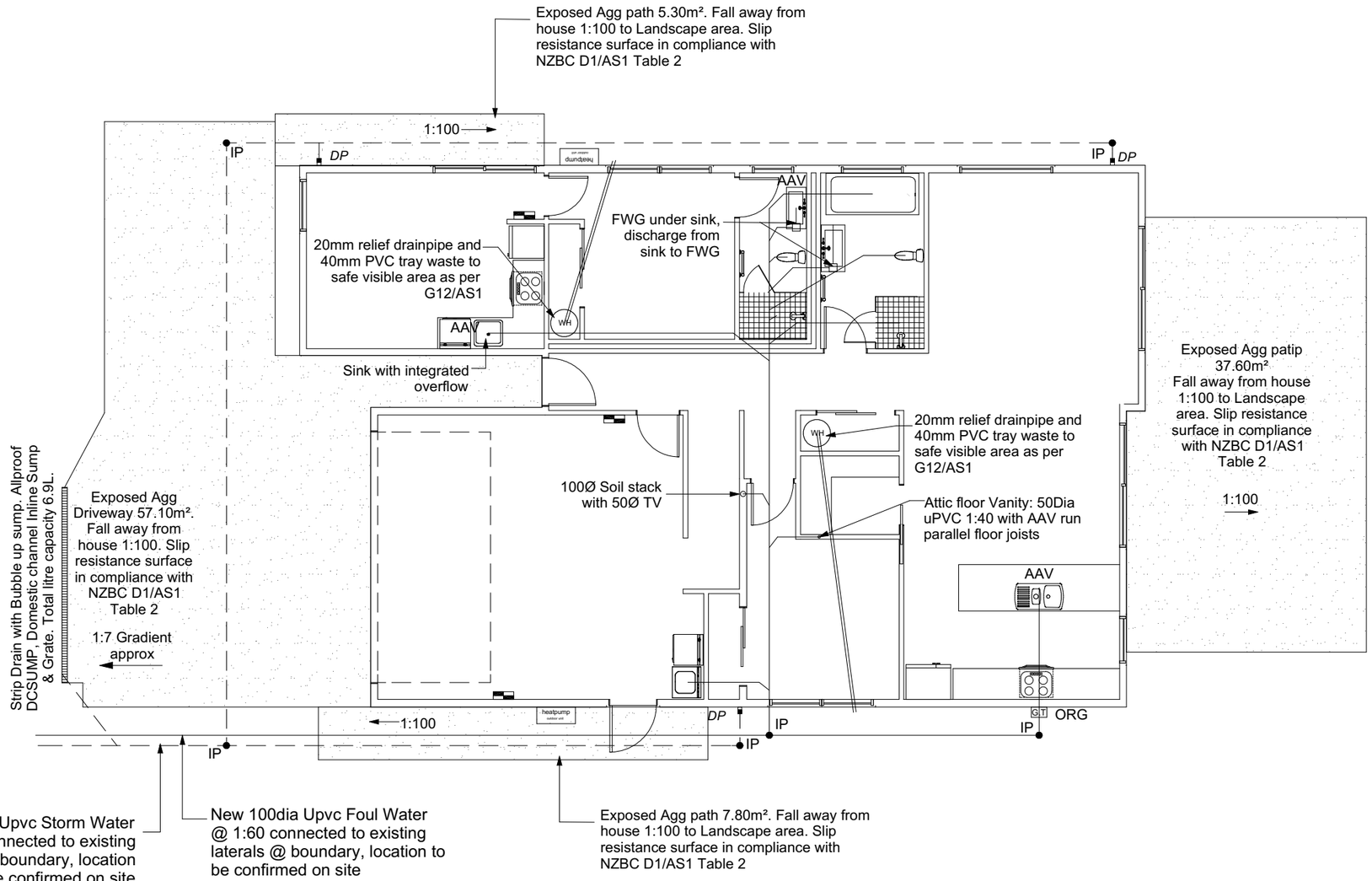
**BRACING LEGEND**




| | | | |
|---|---|---|---|
| Client / Address | Drawing Title: | Legal Description | General Notes: |
| Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | **PROPOSED BRACING PLANS** | LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. |

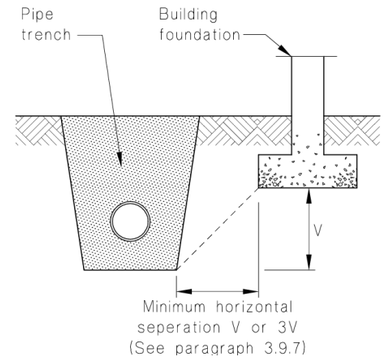
| | | | |
|---|---|---|---|
| Scale @ A3: | | Revision: | Sheet No.: |
| Drawn by: J Rana | | 1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | **14** |
| Checked by: J Rana | | | |
| Project Number: 2026-06 | | | **of 41 sheets** |
| Revision: 07 | Date: 11/05/2026 | | |

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




# PROPOSED DRAINAGE PLAN
## 1:100

**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 |

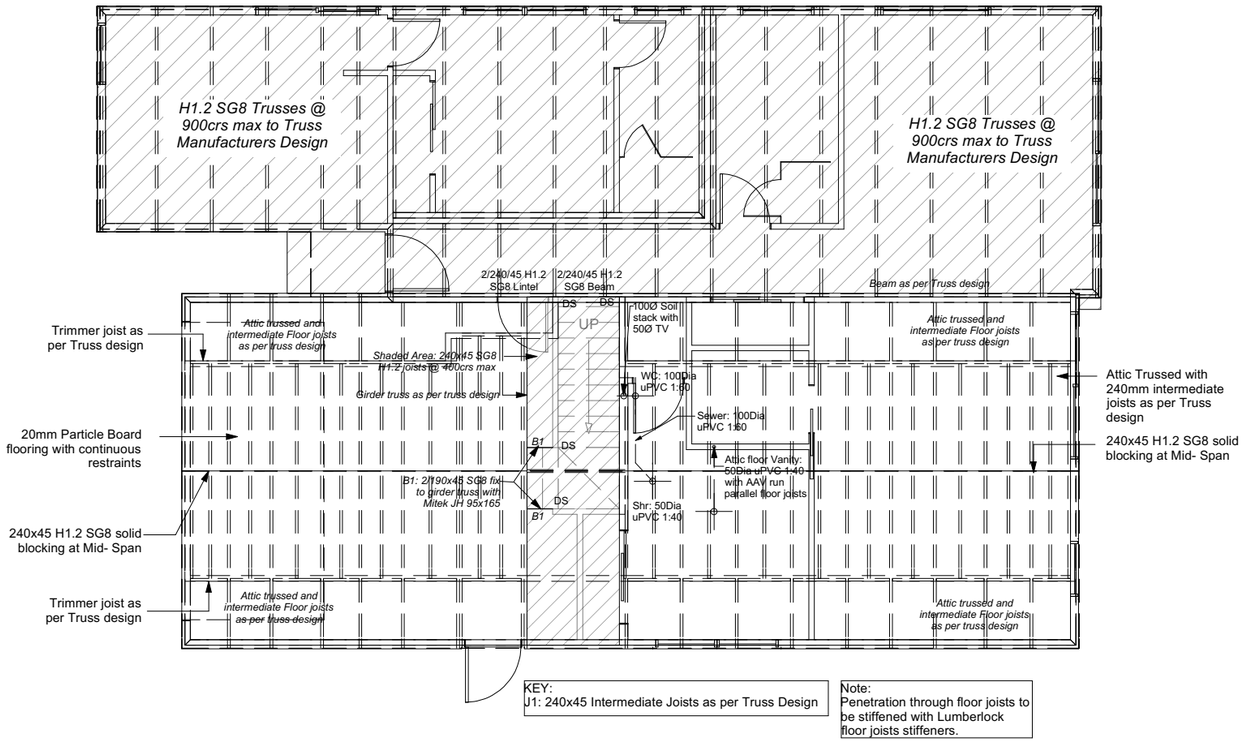
| | | |
|---|---|---|
| Plumbing Schedule | NZBC G13/AS3 & AS3500 | |
| Kitchen | | |
| Sink: | Ø50mm @1:40 | (3 discharge units) |
| Bathrooms | | |
| Vanity: | Ø40mm @ 1:40 | (1 discharge units per basin) |
| Shower: | Ø40mm @1:40 | (2 discharge units) |
| Bath: | Ø40mm @1:40 | (4 discharge units)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

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

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED DRAINAGE PLAN** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: 1:100<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**15**<br>of 41 sheets |

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

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
Fixings shall comply with 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




KEY:
J1: 240x45 Intermediate Joists as per Truss Design

Note:
Penetration through floor joists to be stiffened with Lumberlock floor joists stiffeners.

# PROPOSED FLOOR FRAMING PLAN
## 1:100

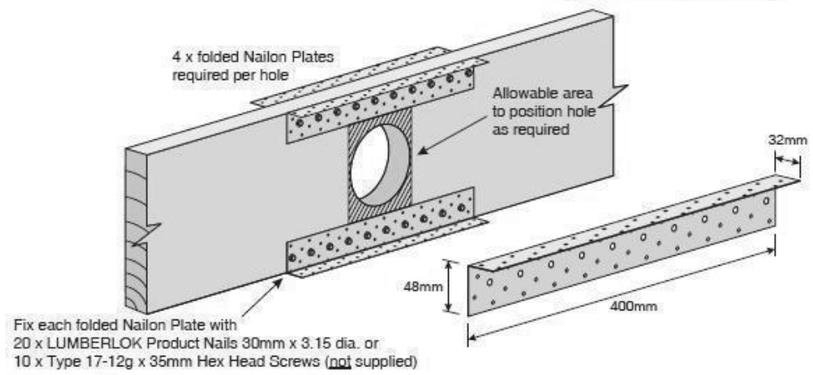
LUMBERLOK®

01/2012

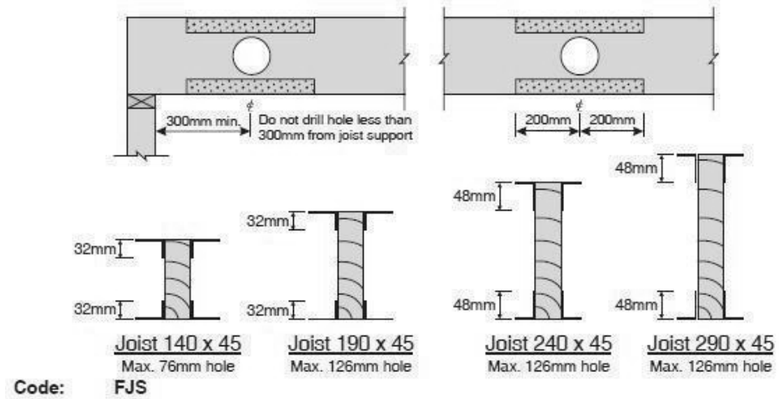
## FLOOR JOIST STIFFENER

- 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)

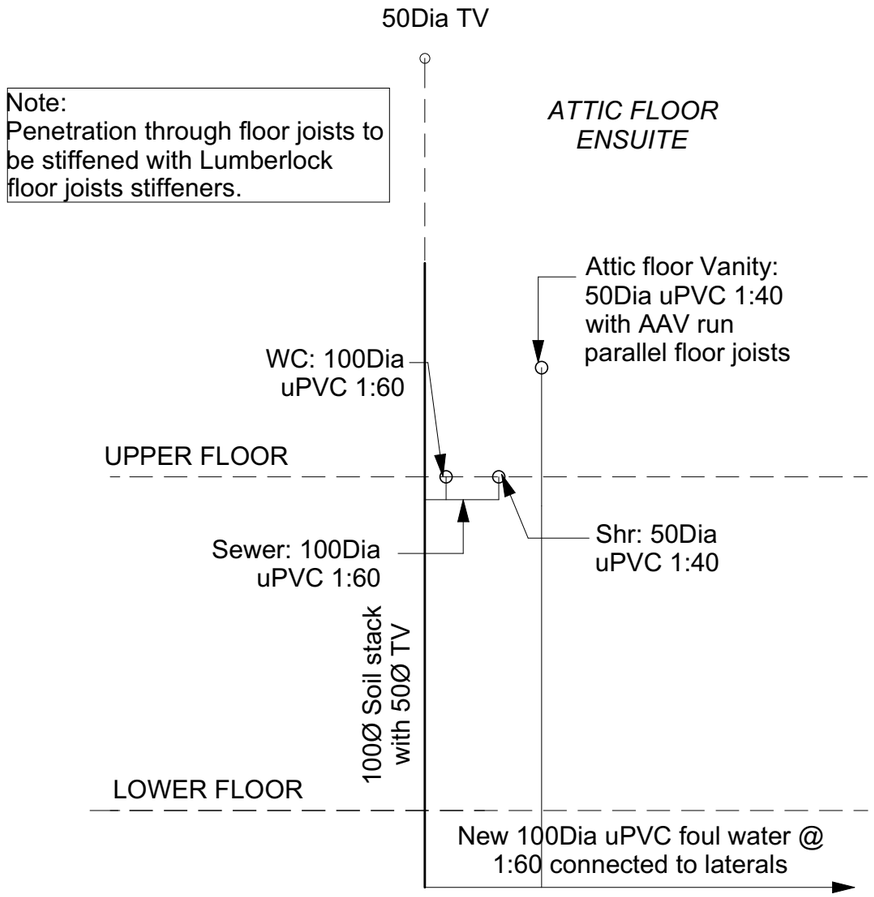



| Joist 140 x 45 | Joist 190 x 45 | Joist 240 x 45 | Joist 290 x 45 |
|---|---|---|---|
| Max. 76mm hole | Max. 126mm hole | Max. 126mm hole | Max. 126mm hole |

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

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED FLOOR FRAMING PLAN** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3: 1:100**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**16**<br>**of 41 sheets** |

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



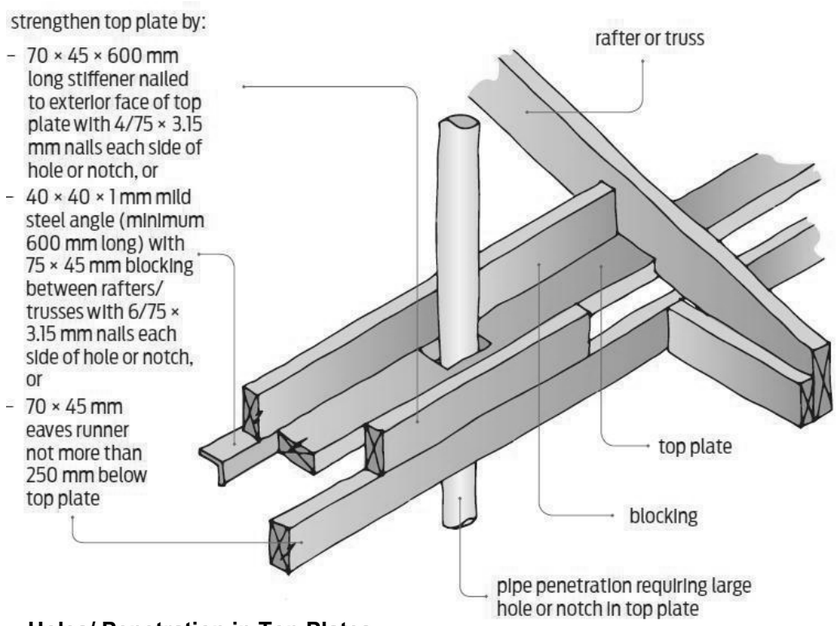

## PROPOSED PLUMBING SCHEMATIC
## NTS

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

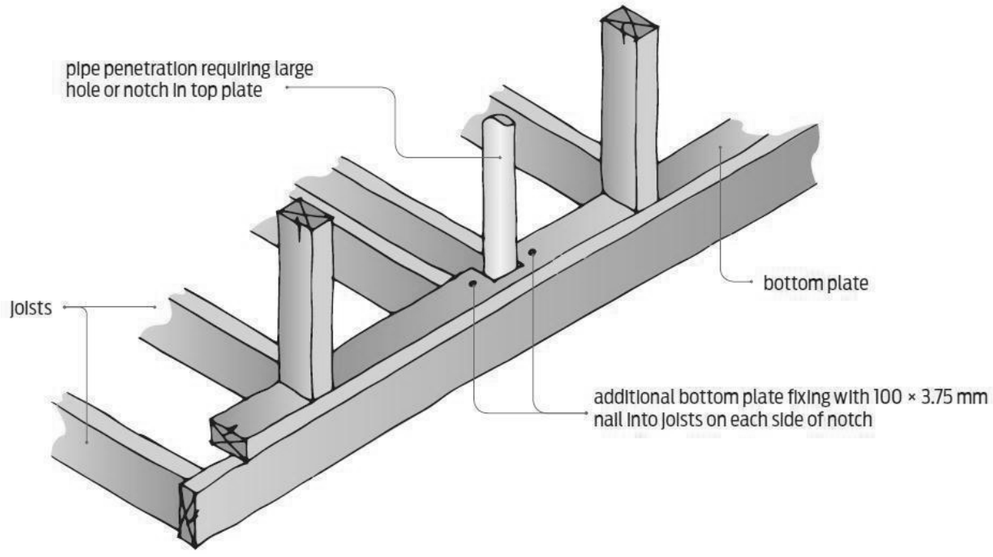
Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13/AS3 & AS3500.
All drains passing through concrete, provide sleeve or wrap in durable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

**DRAINAGE LEGEND**

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



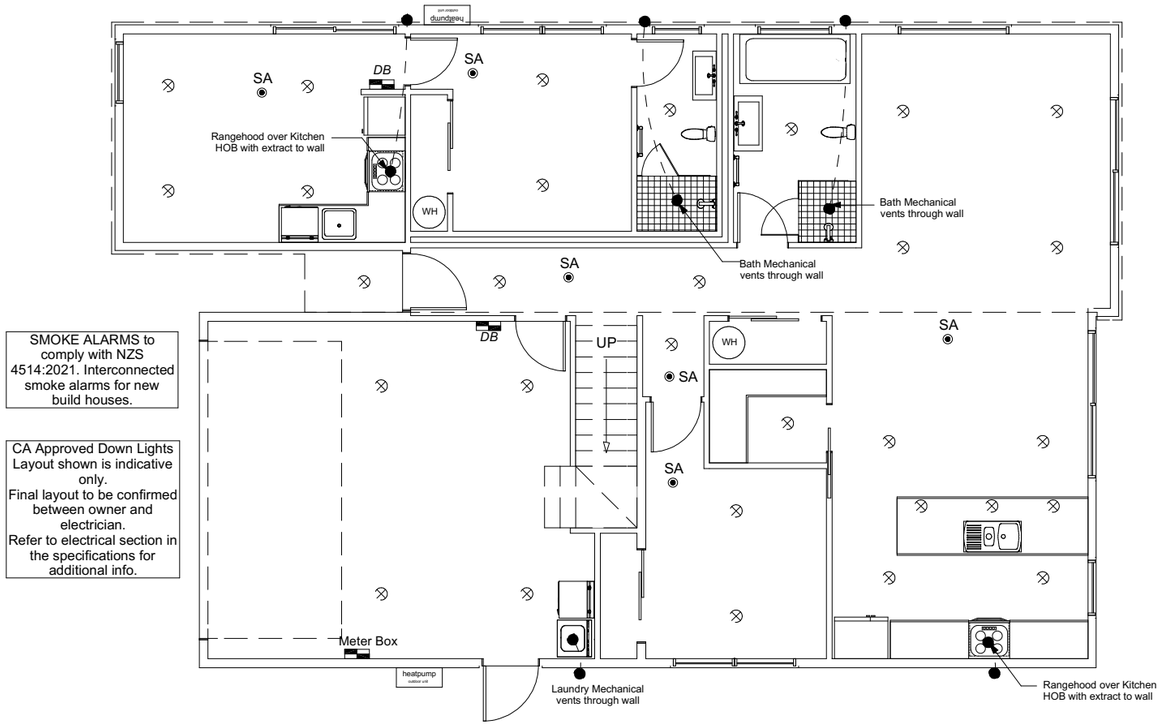

**Holes/ Penetration in Top Plates**




**Holes/ Penetration in Bottom Plates**

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED PLUMBING SCHEMATIC** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: NTS<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**17**<br>**of 41 sheets** |

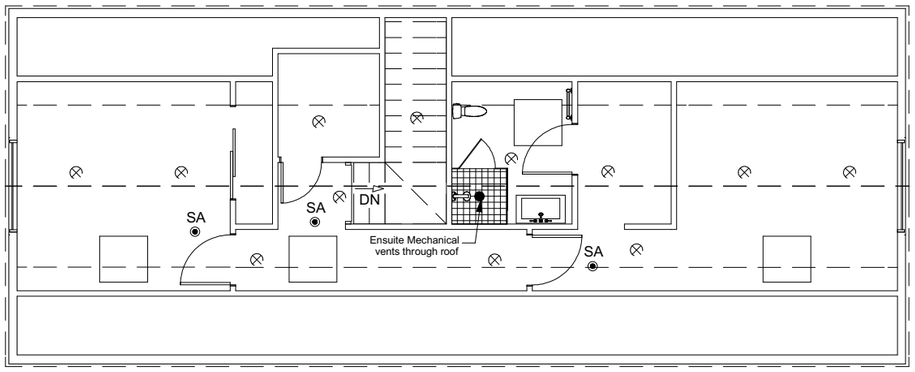
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION




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

CA Approved Down Lights Layout shown is indicative only.
Final layout to be confirmed between owner and electrician.
Refer to electrical section in the specifications for additional info.

## PROPOSED LOWER FLOOR ELECTRICAL PLAN
**1:100**




## PROPOSED ATTIC FLOOR ELECTRICAL PLAN
**1:100**

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

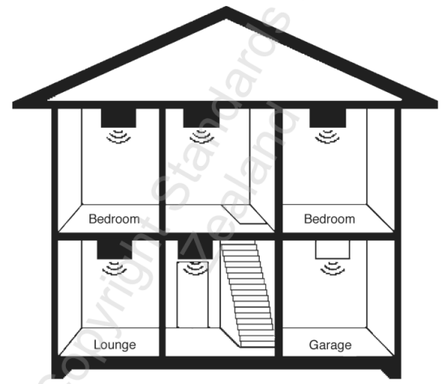
**NZS 4514:2021**

### Example B3 Multi-level house

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

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

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



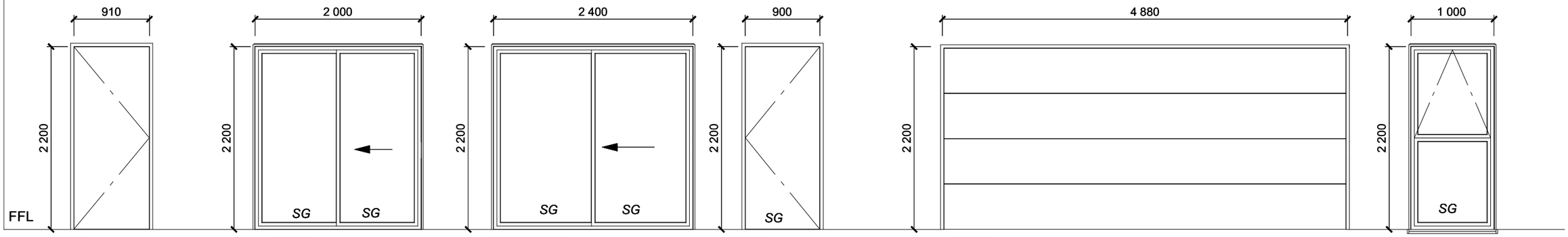

= Required

= Optional heat alarm

Copyright Standards New Zealand

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED ELECTRICAL PLAN** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3:**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**18**<br>**of 41 sheets** |

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




**D01**

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

**D02**

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

**D03 & 04**

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

**D05**

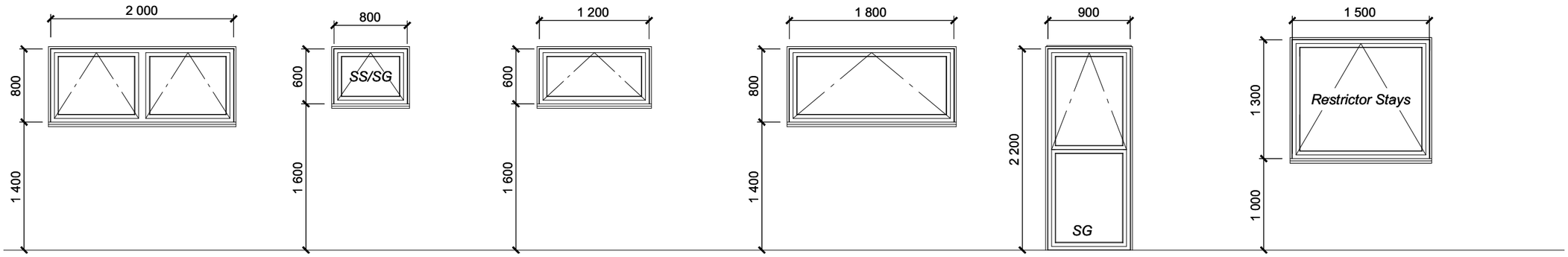
35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

**D06**

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

**W01**

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 & 07**

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

**W04**

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**

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

**W06**

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

**W08 & 09**

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

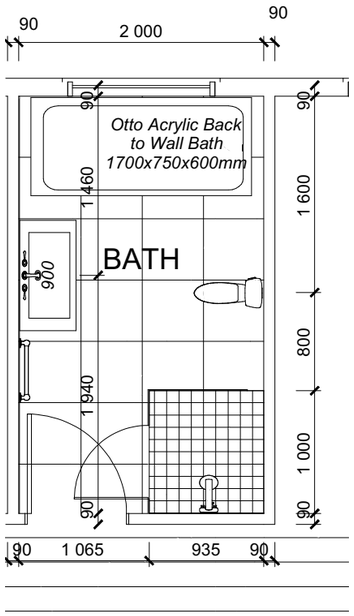
# EXTERIOR DOOR & WINDOW SCHEDULE

## 1:50

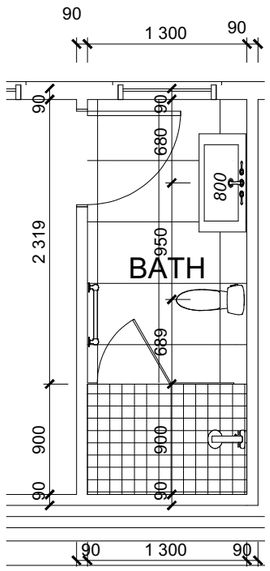
GENERAL NOTES:
All dimensions are nominal and are to be checked on site before commencing work
All dimensions are over reveals
All window and door glazing is to comply with the requirements of NZS 4223
SG = Safety Glazing to NZS 4223
O= Obscure Safety Glazing
Thermally Broken & LowE Lightbridge
All reveals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

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED WINDOW & DOOR SCHEDULE** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**19**<br>**of 41 sheets** |

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

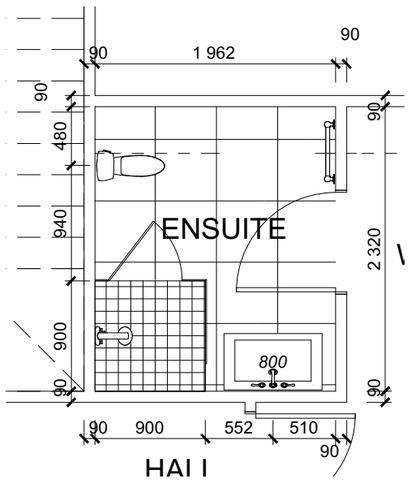



*MAIN HOUSE BATH LOWER FLOOR*
*1:50*




*FLAT BATH LOWER FLOOR*
*1:50*

| *Bathroom Specifications* | |
|---|---|
| *Lot* | *1166* |
| *Hardware Colour* | *Brushed Nickel* |
| *Vanity Colour* | *Orignal Oak* |
| | |
| *Main Bathroom* | |
| *Vanity* | *VCBC Soft Solid 900* |
| *Vanity Mixer* | *Elysian Basin Mixer Extended* |
| *Basin* | *Sleek Rectangle Ceramic (Gloss) Counter Top (A055)* |
| *Shower Mixer* | *Elysian Minimal Mixer* |
| *Shower Rail* | *Caroma Luna Multifunction* |
| *Bath* | *Otto Acrylic Back to Wall Bath 1700x750x600mm* |
| *Bath Mixer* | *Elysian Minimal Mixer & Spout Set* |
| *Toilet* | *Elementi Uno CC* |
| *Heated Towel Rail* | *Heirloom Genesis slimline heated towel rail, 825mm x 450mm* |
| *Toilet Roll Holder* | *Magra Toilet Roll Holder* |
| | |
| *Master Ensuite* | |
| *Vanity* | *VCBC Soft Solid 800mm* |
| *Vanity Mixer* | *Elysian Basin Mixer Extended* |
| *Basin* | *Sleek Rectangle Ceramic (Gloss) Counter Top (A055)* |
| *Shower Mixer* | *Elysian Minimal Mixer* |
| *Shower Rail* | *Caroma Luna Multifunction* |
| *Toilet* | *Elementi Uno CC* |
| *Heated Towel Rail* | *Heirloom Genesis slimline heated towel rail, 825mm x 450mm* |
| *Toilet Roll Holder* | *Magra Toilet Roll Holder* |
| | |
| *Flat Bathroom* | |
| *Vanity* | *VCBC Soft Solid 800mm SLIM* |
| *Vanity Mixer* | *Elysian Basin Mixer Extended* |
| *Basin* | *Cube Kordura (Matte) Counter Top (CUBE)* |
| *Shower Mixer* | *Elysian Minimal Mixer* |
| *Shower Rail* | *Caroma Luna Multifunction* |
| *Toilet* | *Elementi Uno CC* |
| *Heated Towel Rail* | *Heirloom Genesis slimline heated towel rail, 825mm x 450mm* |
| *Toilet Roll Holder* | *Magra Toilet Roll Holder* |
| | |
| *Kitchen Mixers* | |
| *Main Kitchen* | *Eden Kitchen Mixer* |
| *Flat Kitchen* | *Eden Kitchen Mixer* |




*MASTER BEDROOM ENSUITE ATTIC FLOOR*
*1:50*

## PROPOSED BATHROOM LAYOUTS
**1:50**

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**PROPOSED BATHROOM LAYOUTS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction.<br>All work shall be carried out in accordance with local authority regulations.<br>Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**20**<br>**of 41 sheets** |

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

# INTA120A
# TIMBER FRAME
# 120 MINUTE

**INTEGRA Central Barrier with one layer of 10mm Standard Plasterboard to both framing lines**



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

### INTEGRA central barrier to comply with

- NZBC Clause B2 Durability
- NZBC Clause C1-C6 – Protection from Fire
- NZBC Clause F2 Hazardous Building Materials
- NZBC Clause G6 Airborne and Impact Sound

### Insulation

- In order to achieve the stated ratings the acoustic absorption product would need to be fibrous (glass fibre, polyester fibre or wool) and would need to have a minimum thickness of 75 mm.
- Minimum R-Value of 1.8

### Linings

- 1 layer of 10mm Standard Plasterboard on the outside of each framing line.
- Vertical fixing permitted.
- When fixing vertically, full height sheets shall be used where possible.
- If the wall lining forms part of the structural bracing system, the lining type and fixings must comply with the published bracing system. Check requirements for specific bracing element hold down connections.
- Fastened as per plasterboard manufacturer specifications
- Where sheet end butt joints are unavoidable they must be formed over framing. When fixing horizontally all longitudinal sheet joints must be formed over nogs

### Jointing

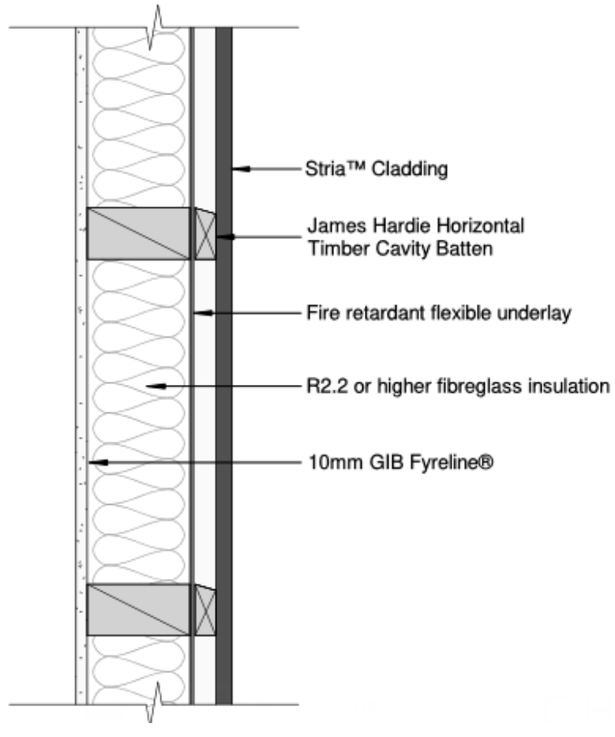
- Jointing and finishing of plasterboard is to be as per the manufacturer's instructions to meet requirements of AS/NZS 2589:2017.

### Technical Info

- STC Rating – 64
- Rw Rating – 62
- FRR – 120/120/120
- Cavity width – 20-40mm cavity
- Wall Width – 290-330mm

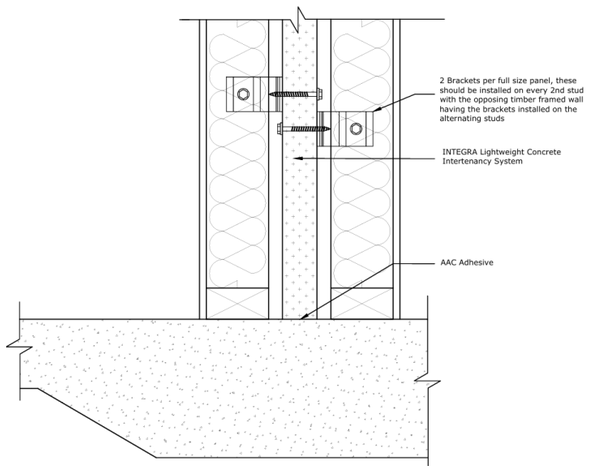
| JHETGS30v | Fire Resistance 30/30/30 | STC 46 | |
|---|---|---|---|
| **Cladding** | Stria™ Cladding - Vertical | **Lining** | 10mm GIB Fyreline® |
| **Framing** | Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 600mm centres maximum | **Insulation** | Fibreglass Insulation 90mm thick, R2.2 or higher. |
| **Cavity Batten** | James Hardie horizontal timber cavity batten 20mm | **Underlay** | A flexible underlay that complies with Table 23 of E2/AS1 and has a 'flammability index' not exceeding 5 can be used |
| **Cladding Fixing** | 65 x 2.87mm D-Head or round head nail to nog | **Lining Fixing** | Fix GIB Fyreline® with 41mm x 6g GIB® Grabber® High Thread Drywall Screws<br>300mm centre around the sheet perimeter and intermediate studs<br>Fixing to be 12mm from bound sheet edges and 18mm from sheet ends |

For further information refer to Stria™ Cladding vertical installation technical specification

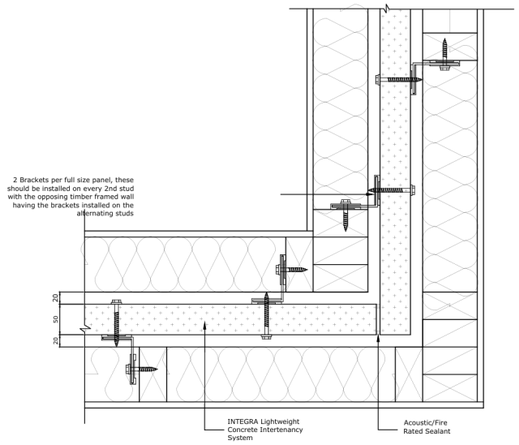



| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**FIRE WALL DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3: NTS**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**21**<br>**of 41 sheets** |

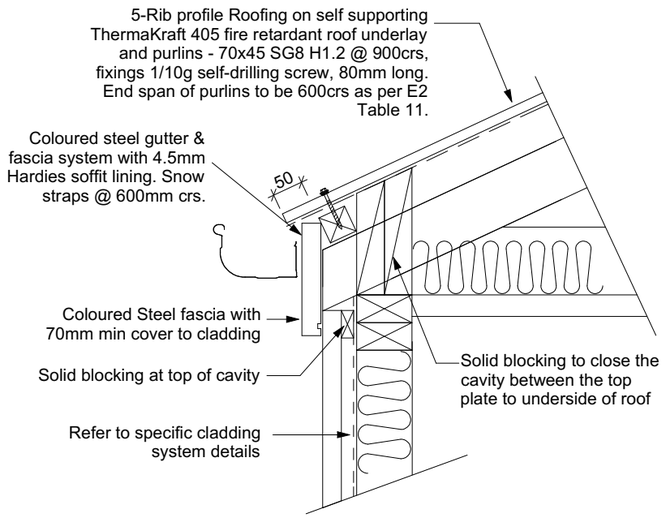
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



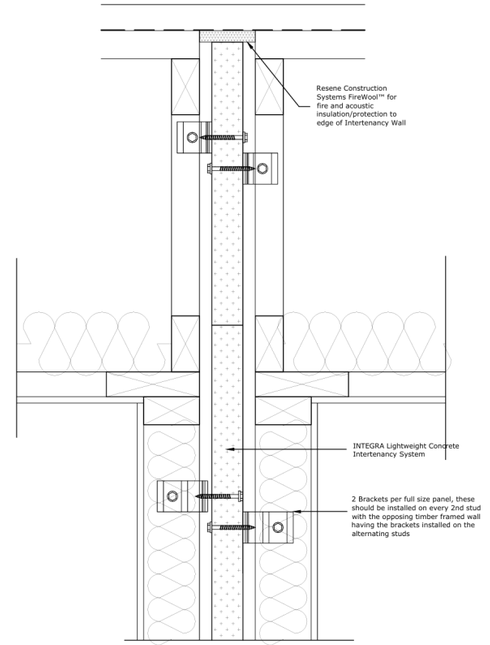

*INTA120a Foundation or Intermediate Floor Slab*
*NTS*



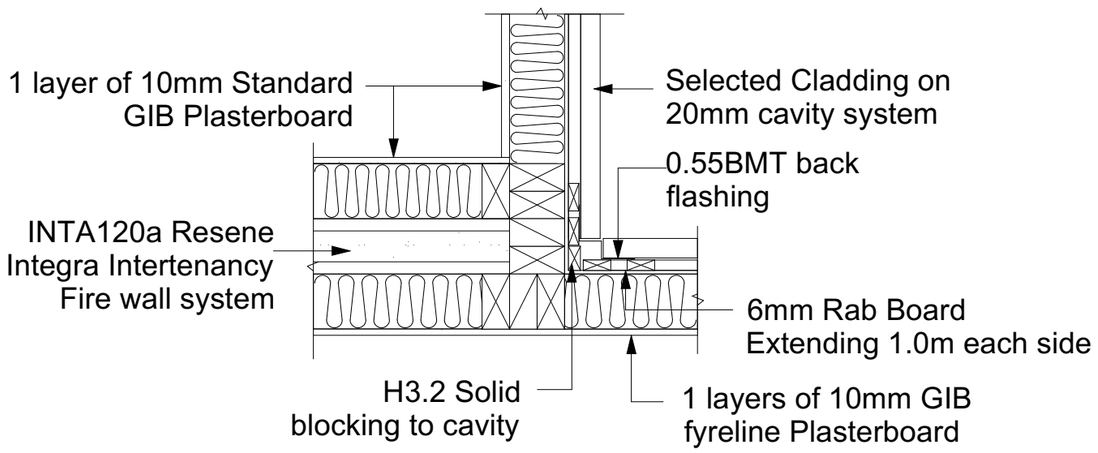

*INTA120a Corner - Internal Linings both Sides*
*NTS*



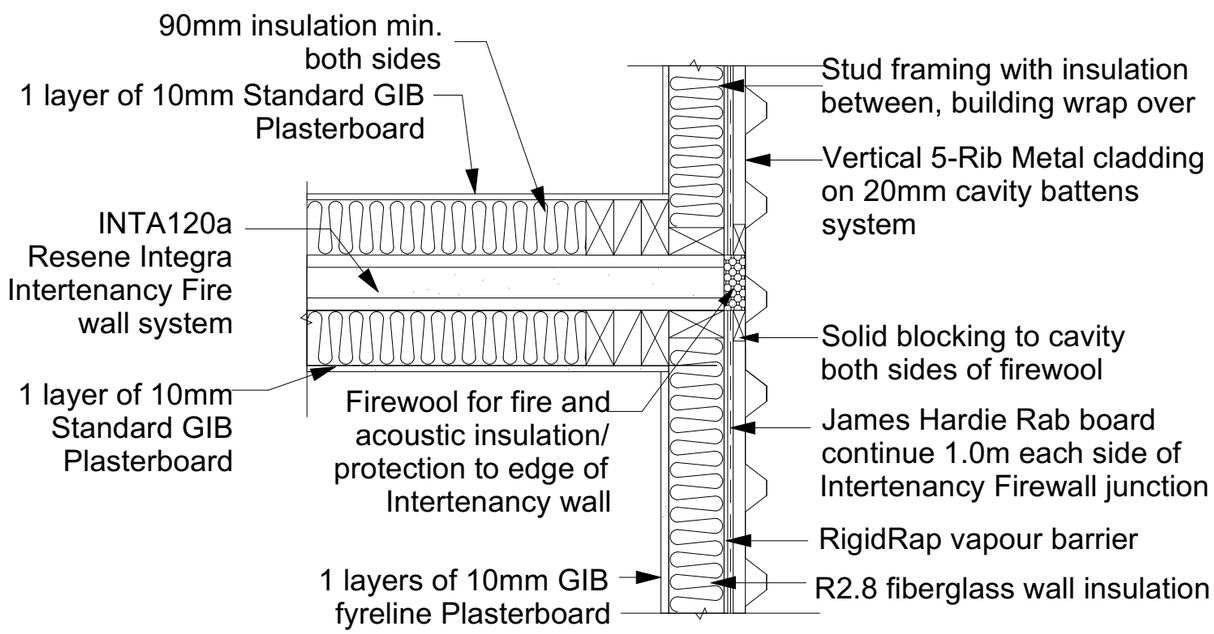

*External Fire Rated to Roof Detail*
*1:10*




*INTA120a Roof Truss Section*
*NTS*




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




*Intertenancy firewall to external wall junction detail*
*1:10*

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**FIRE WALL DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3: As Shown**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**22**<br>**of 41 sheets** |

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

# Universal ceiling systems

| Specification number | Performance | Specifications | |
|---|---|---|---|
| GBUC 30 | FRR 30/30/30 | Lining | 1 layer 16mm GIB Fyreline® |
| | | LB/NLB | Load bearing |

## FRAMING

Timber or steel roof or floor/ceiling framing designed to meet structural criteria for strength and serviceability under dead and live loads.

The separation distance between the ceiling linings and any flooring or roofing material shall be 90mm minimum.

Linings shall be supported by framing members with a minimum width of 35mm spaced at 600mm centres maximum.

Solid nogs shall be provided at 1200mm centres maximum and to the perimeter of the fire rated ceiling.

If timber-framed construction applies, the nogs shall be 70mm x 35mm minimum.

## CEILING LINING

1 layer of 16mm GIB Fyreline® shall be fixed at right angles to the underside of the framing members.

All sheet joints must occur over solid framing.

Sheets shall be touch fitted.

Alternatively, longitudinal sheet edges may be back-blocked using a 300mm-wide strip of 16mm GIB Fyreline® adhered with GIB-Cove® Bond in accordance with the procedure outlined in the current "GIB® Site Guide".

## FASTENING THE LINING

**Fasteners**

| Timber frame | Steel frame |
|---|---|
| 41mm x 6g GIB® Grabber® High Thread Drywall Screws | 32mm x 6g GIB® Grabber® Self Tapping Drywall Screws |

**Fastener centres**

Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends. This distance may be reduced to 12mm from sheet ends at butt joints on furring channels.

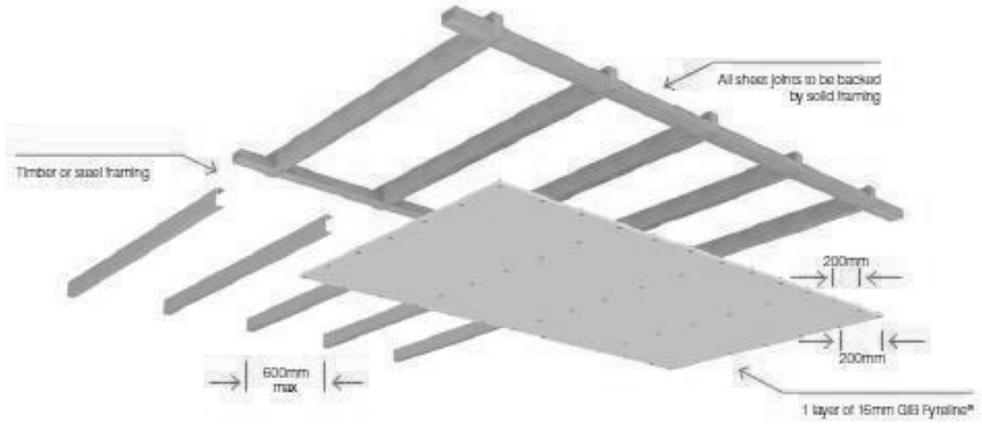
Place fasteners at 200mm centres around the sheet perimeters, along each intermediate framing member and where sheet end butt joints occur.

## WALL/CEILING JUNCTIONS

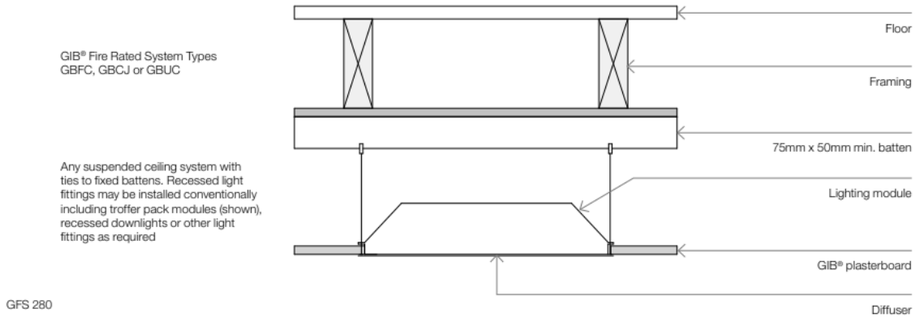
The internal angle between the ceiling and walls must be protected by GIB-Cove® adhered with GIB-Cove® Bond, or boxed corners (square stopped) filled and taped in accordance with the publication entitled "GIB® Site Guide".

## JOINTING

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

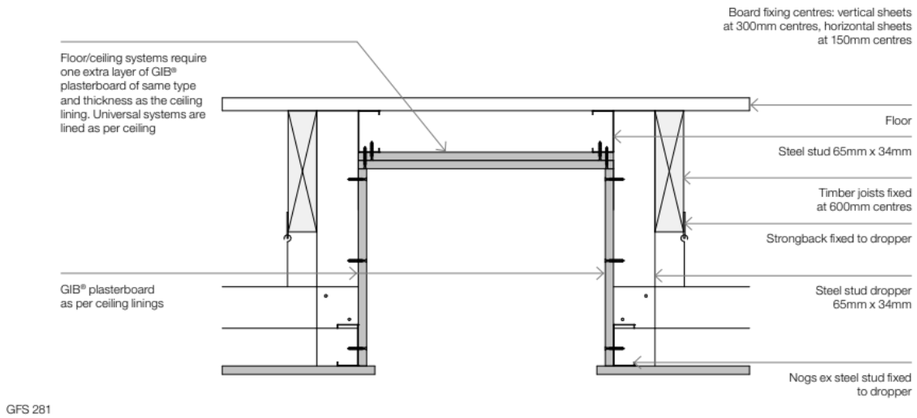



## SUSPENDED CEILING (SECTION VIEW)



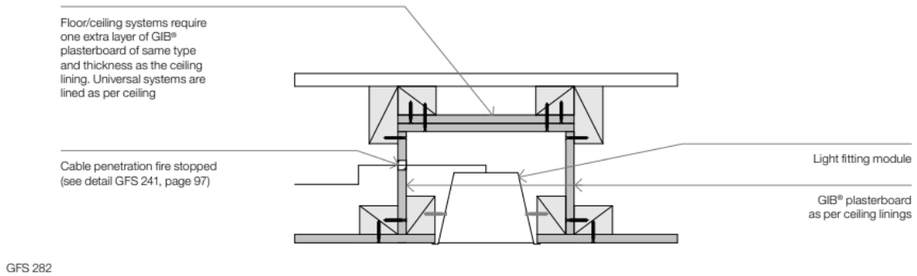

GFS 280

## SPRING OR CLIP FIXED LIGHT FITTING (SECTION VIEW)




GFS 281

## FRAME FIXED LIGHT FITTING (SECTION VIEW)




GFS 282

| Client / Address | Drawing Title: | Legal Description | General Notes: | Scale @ A3: | Revision: | Sheet No.: |
|---|---|---|---|---|---|---|
| Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | **FIRE WALL DETAILS** | LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | 1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | **23**<br>**of 41 sheets** |

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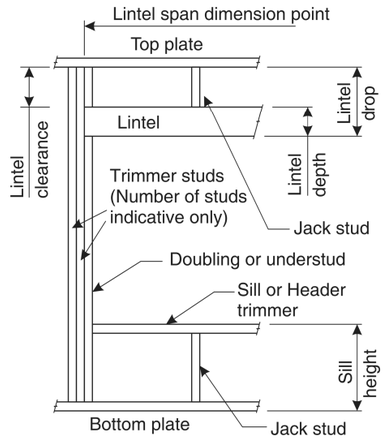
# LINTEL FIXING SCHEDULE

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

### NOTE:

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

### DEFINITIONS




### Lintel Supporting Girder Trusses:

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

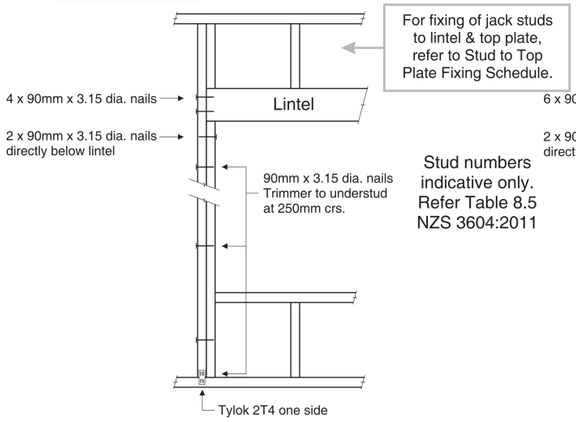
Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

### SELECTION CHART FOR LINTEL FIXING

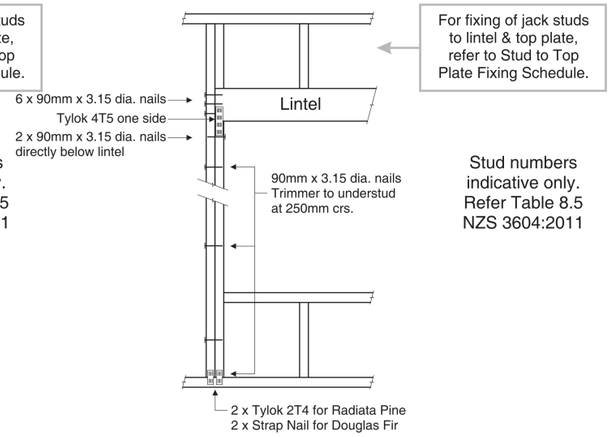
| Lintel Span | Loaded Dimension (See Fig. 1.3 NZS 3604:2011) | Light Roof Wind Zone | | | | | Heavy Roof Wind Zone | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | L | M | H | VH | EH | L | M | H | VH | EH |
| 0.7 | 2.0 | E | E | E | E | F | E | E | E | E | E |
| | 3.0 | E | E | E |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

### LINTEL FIXING OPTIONS

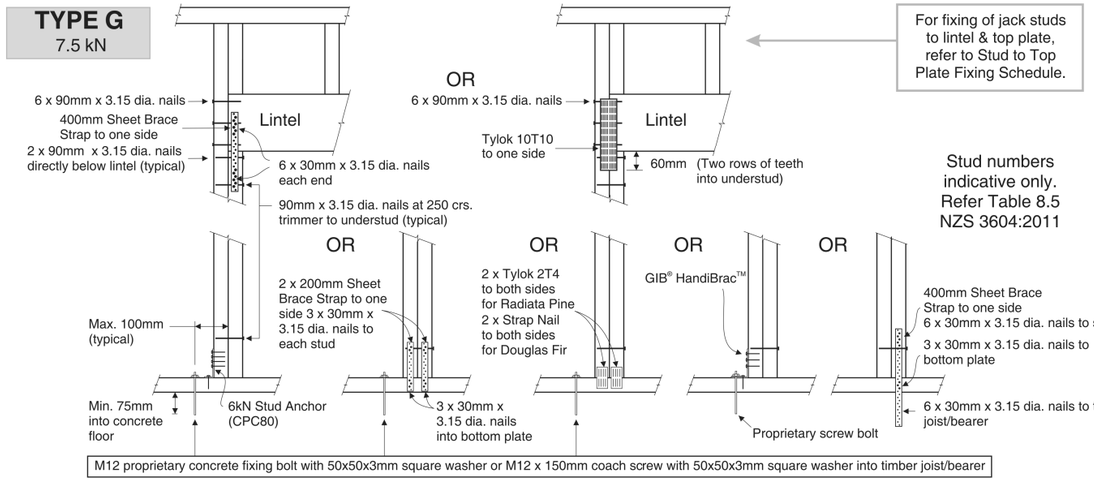
**TYPE E**
1.4 kN



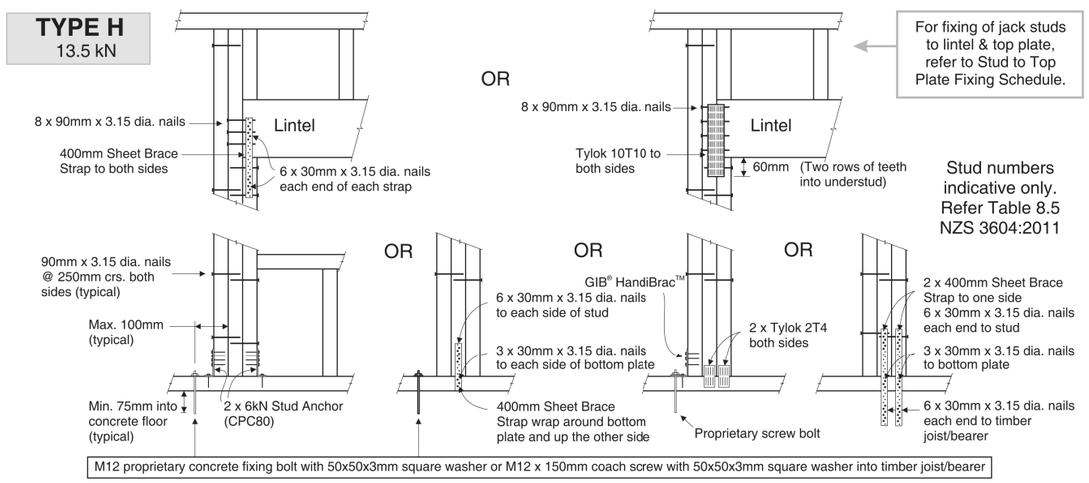

**TYPE F**
4.0 kN




**TYPE G**
7.5 kN




**TYPE H**
13.5 kN



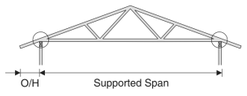

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**FRAMING DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3: As Shown**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**24**<br>**of 41 sheets** |

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

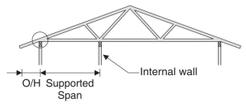
### NOTE:

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

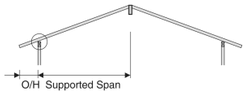
### LOADED DIMENSION DEFINITION



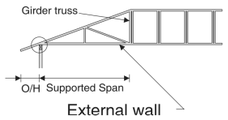

External wall
Standard truss



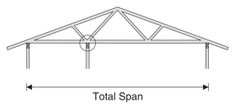

External wall
Internally supported truss




External wall
Rafter roof



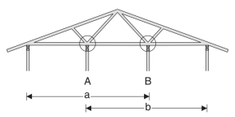

External wall
Jack truss




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

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

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




Multiple internal walls
(overhang dimension does not apply)

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

### FIXING SELECTION CHART

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

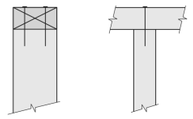
**Wind Zones L, M, H, VH, EH, as per NZS 3604:2011**

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

### FIXING OPTIONS

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

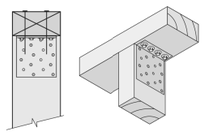
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



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

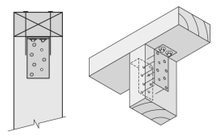
**CHOOSE ANY OF THE 3 OPTIONS BELOW**

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



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

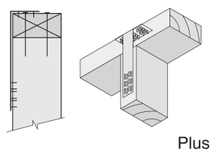
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

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



Plus
LUMBERLOK
Stud Strap
(one face only)

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

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**FRAMING DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3: **As Shown**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**25**<br>**of 41 sheets** |

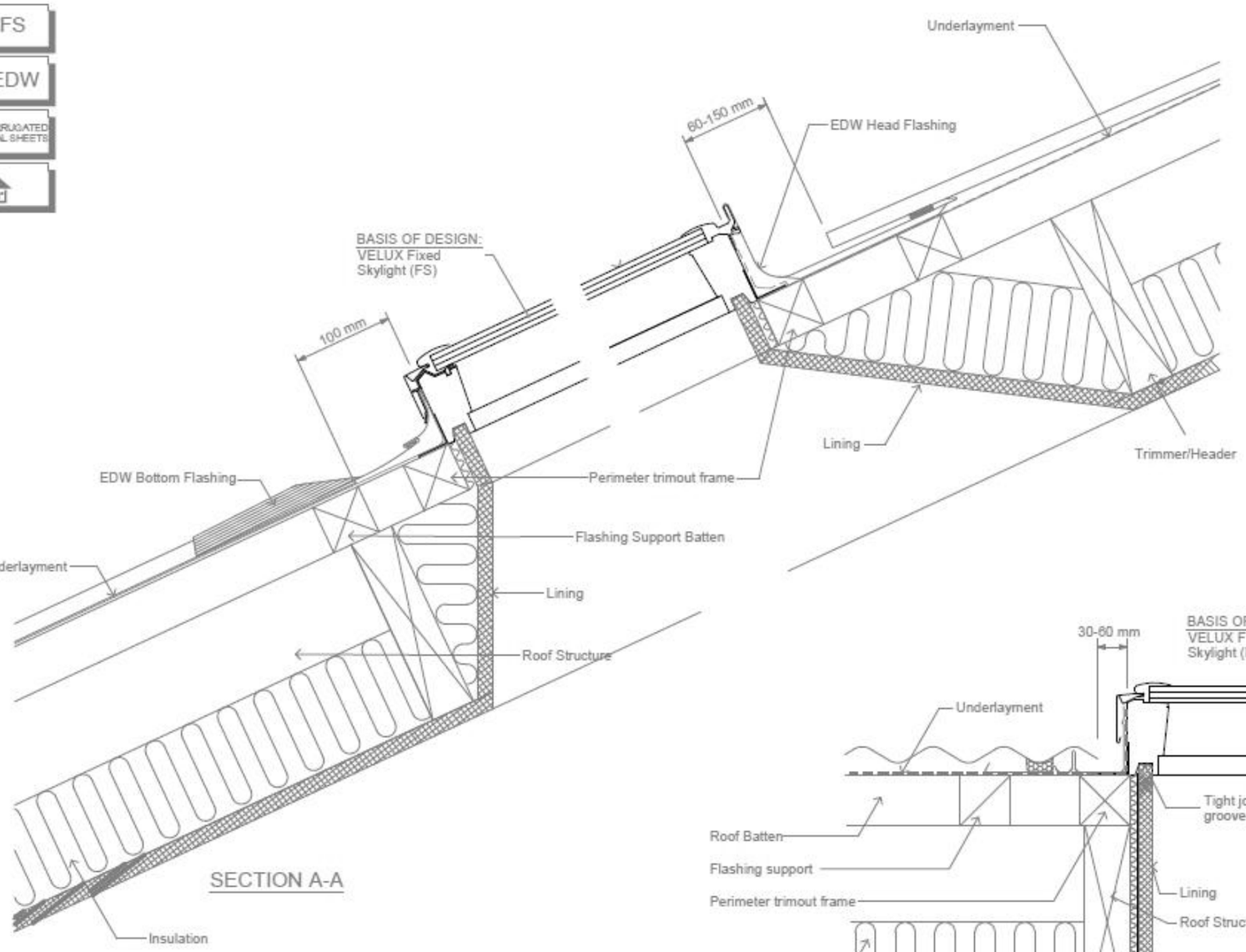
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

FS

EDW

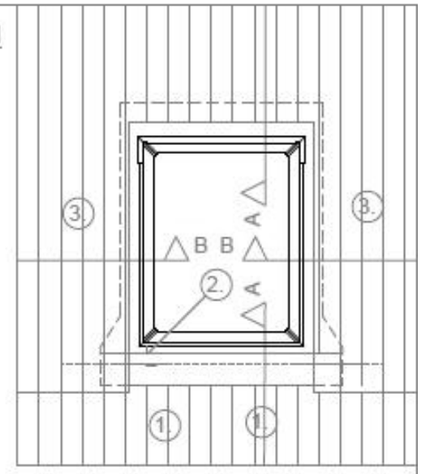
CORRUGATED METAL SHEETS

15°- 90°



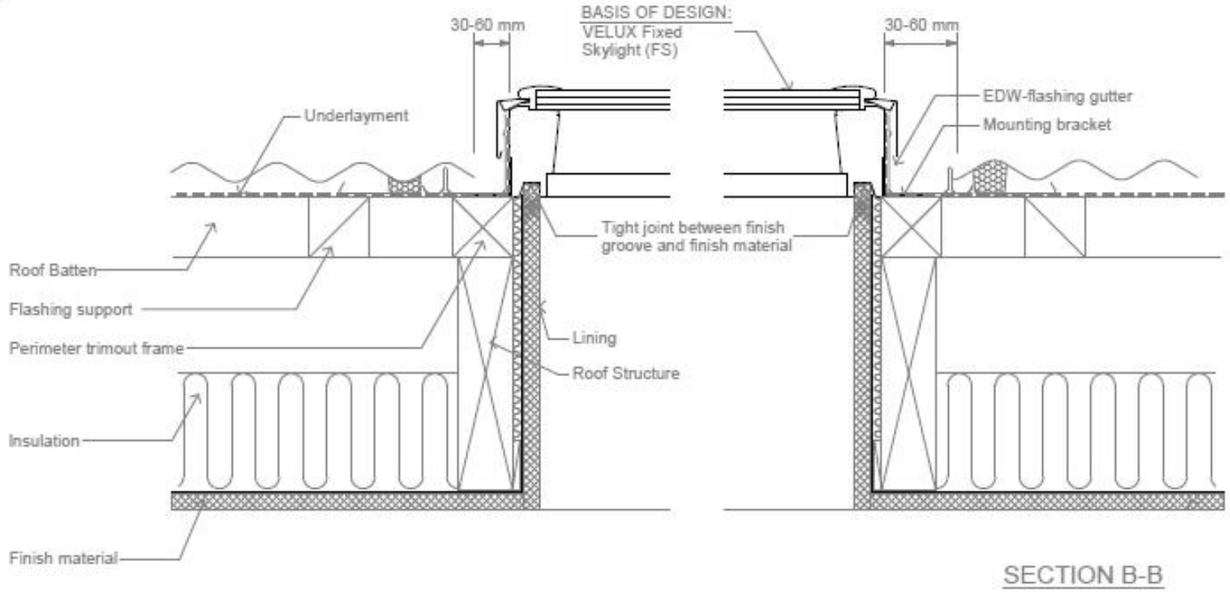

SECTION A-A

ELEVATION




VELUX Skylight installed in new metal roofing.

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

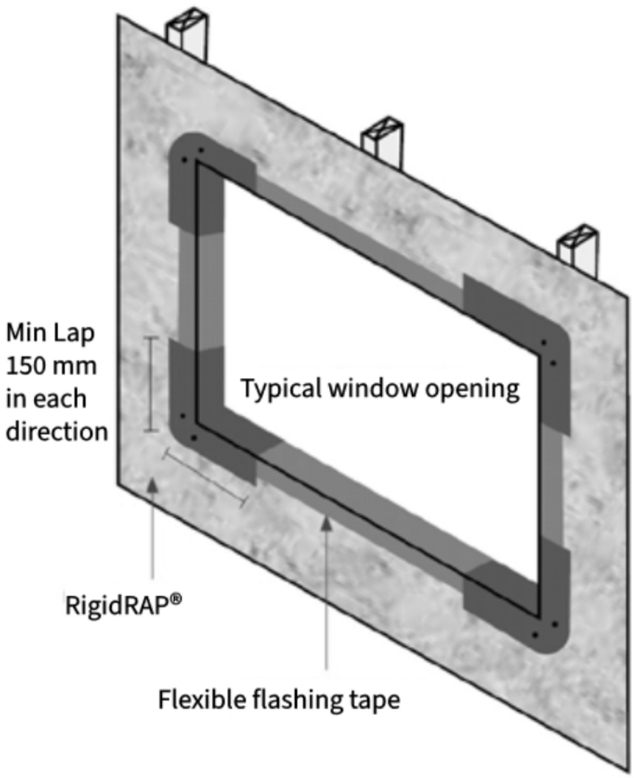



SECTION B-B

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

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| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**VELUX DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without consent. As Shown | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**26**<br>of 41 sheets |

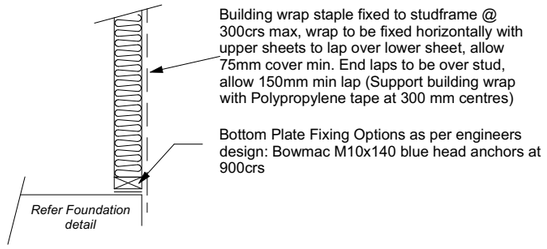



*Installing Window Opening*
*Refer to IBS RigidRAP® approved selection of flexible flashing tapes.*
*Flashing window openings must be carried out in accordance with WANZ Guide to E2/ASI (6), substituting building wraps for IBS RigidRAP®.*
*• Cut the flashing tape for the sill at least 200mm wider than the opening.*
*• Fit the tape with the inner edge of the tape flush with the inside line of the framing and extend 100mm up and down each jamb edge.*
*• Ensure the tape is well adhered to the surfaces and fitted tightly to each corner.*
*• Fully tape all window opening edges.*

*NOTE: All window tapes shall be used in accordance with the manufacturer's installation guide.*

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3:**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**27**<br>**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

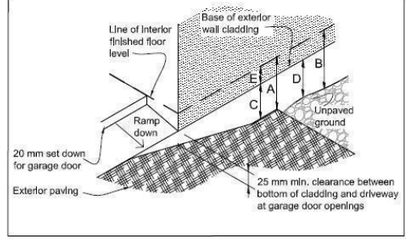
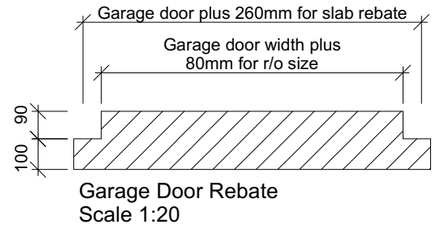


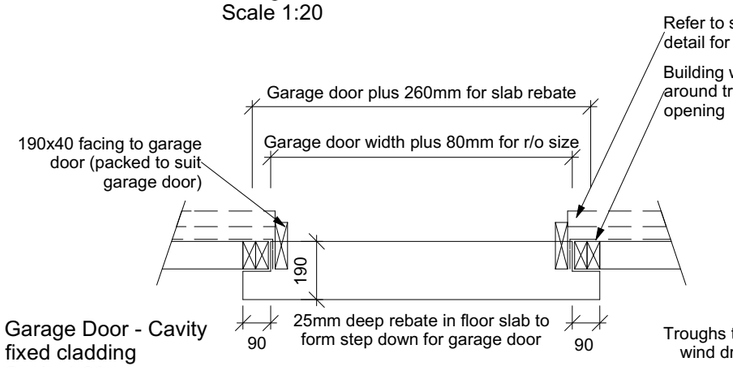

**Table 18: Minimum clearances**
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

| 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) |

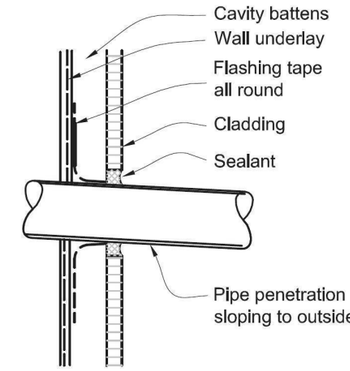
**NOTE:** 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



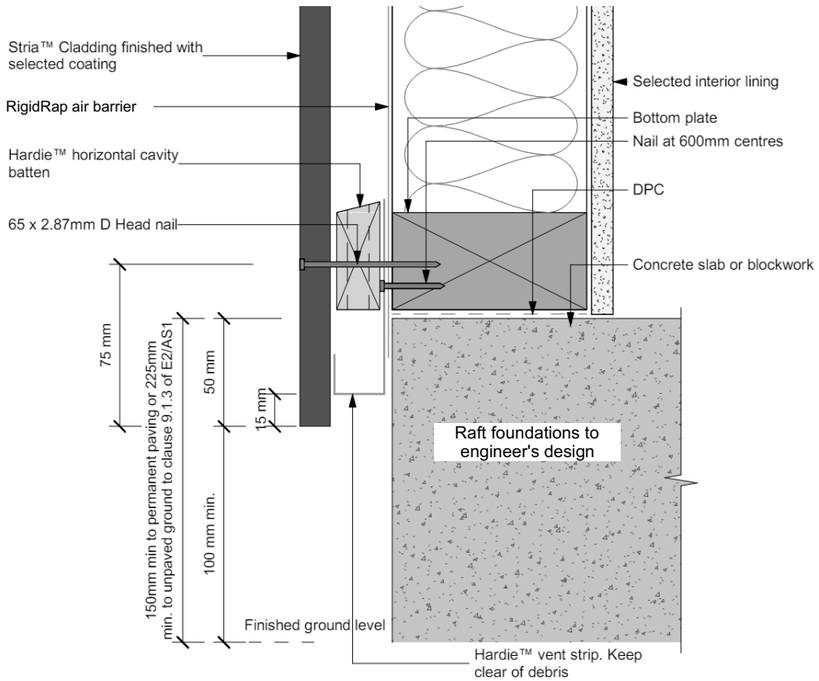

Garage Door Rebate
Scale 1:20



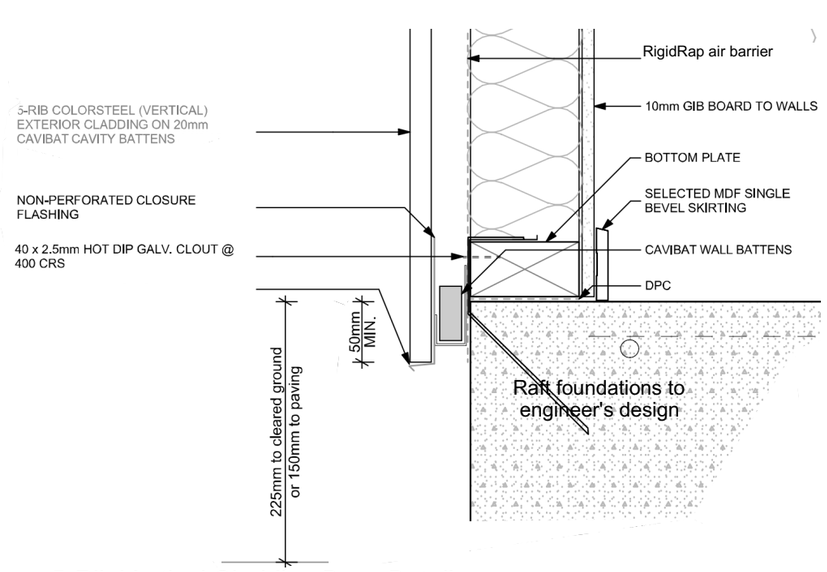

Garage Door - Cavity fixed cladding
Scale 1:20



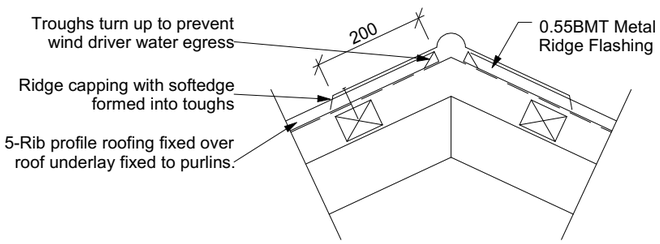

(a) **CAVITY WITH FLASHING TAPE**



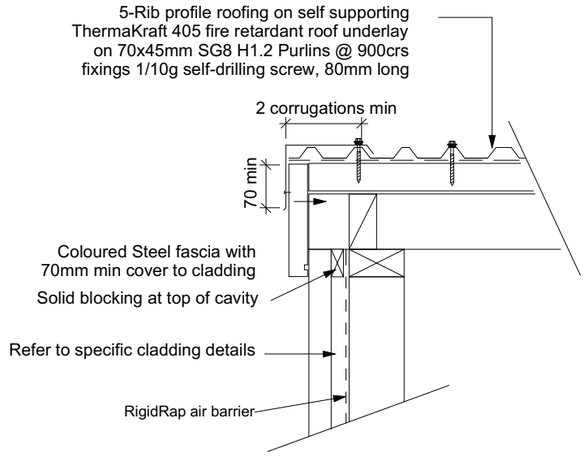

*Stria Panel Base Detail*
*NTS*




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



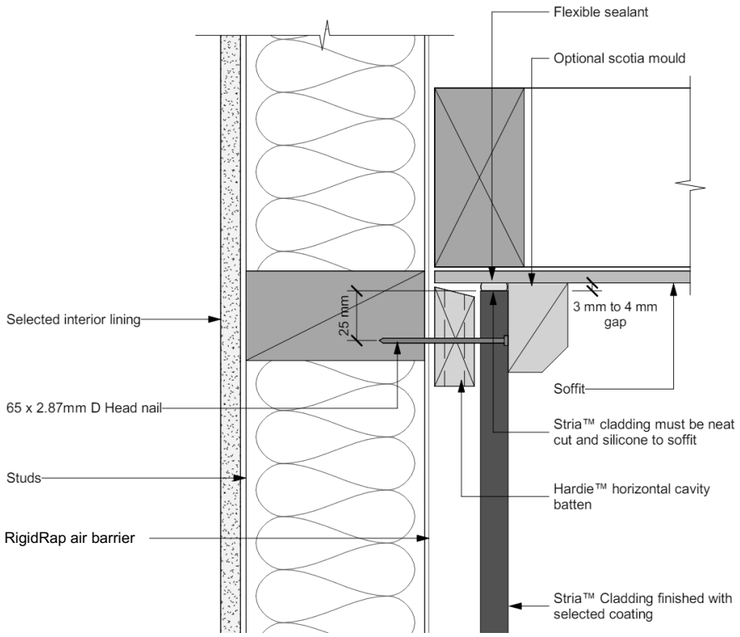

*Metal Ridge Capping*
*Scale 1:10*



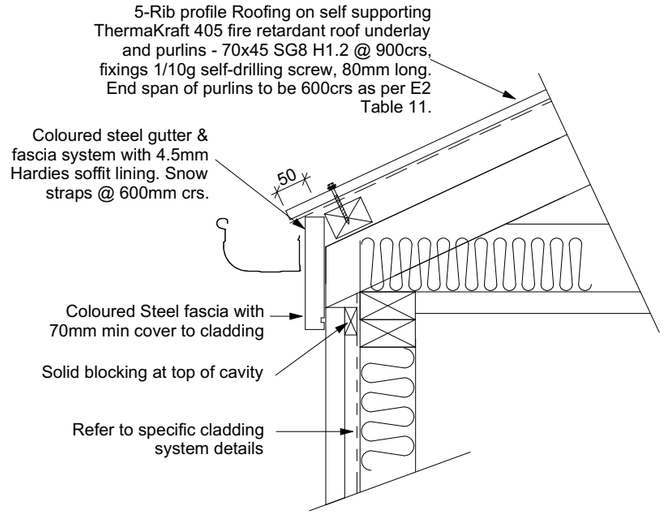

*Barge to Fascia Detail*
*NTS*

| Client / Address | Drawing Title: | Legal Description | General Notes: | Scale @ A3: As Shown | Revision: | Sheet No.: |
|---|---|---|---|---|---|---|
| Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | **DETAILS** | LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | 1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | **28**<br>**of 41 sheets** |

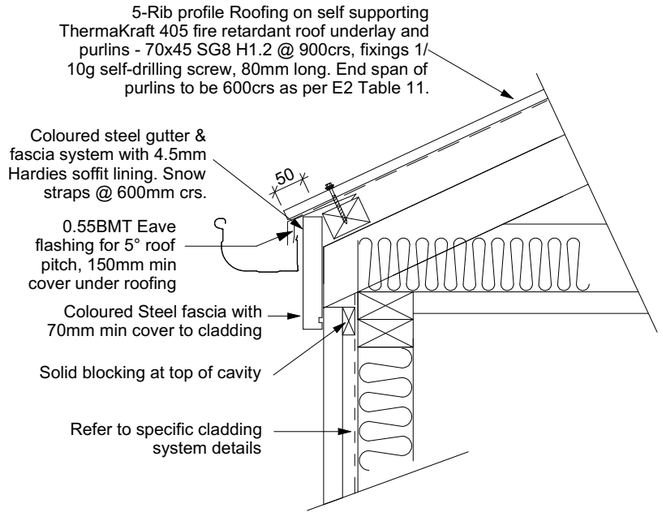
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



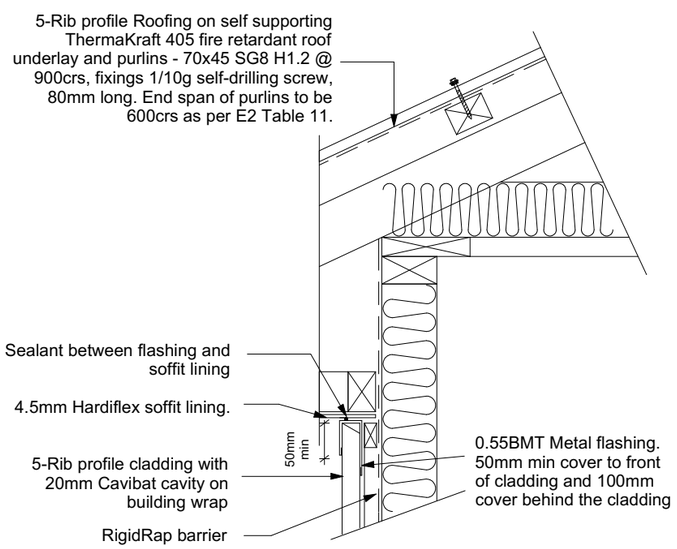

*Stria Panel Soffit Detail*
*NTS*



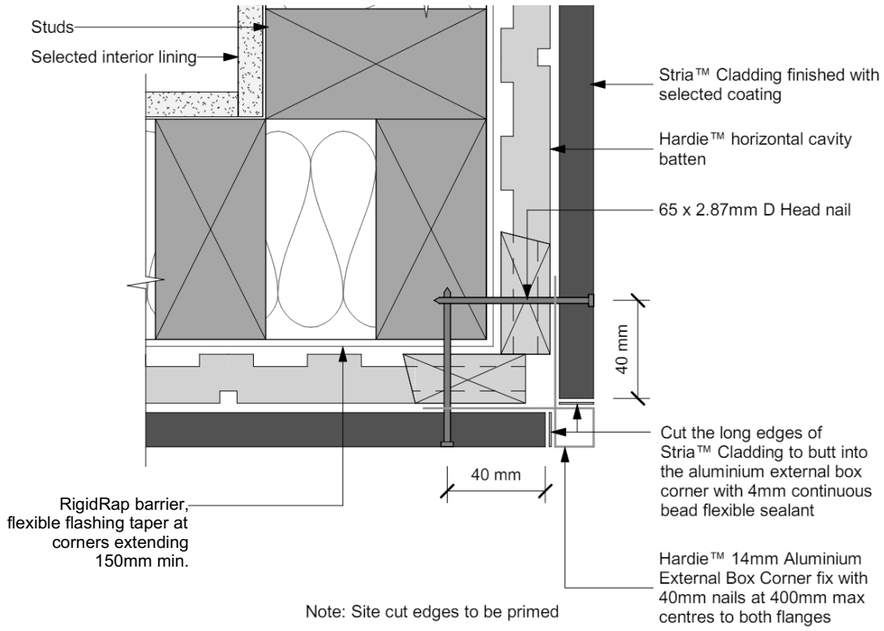

*Eave to Fascia Detail*
*1:10*



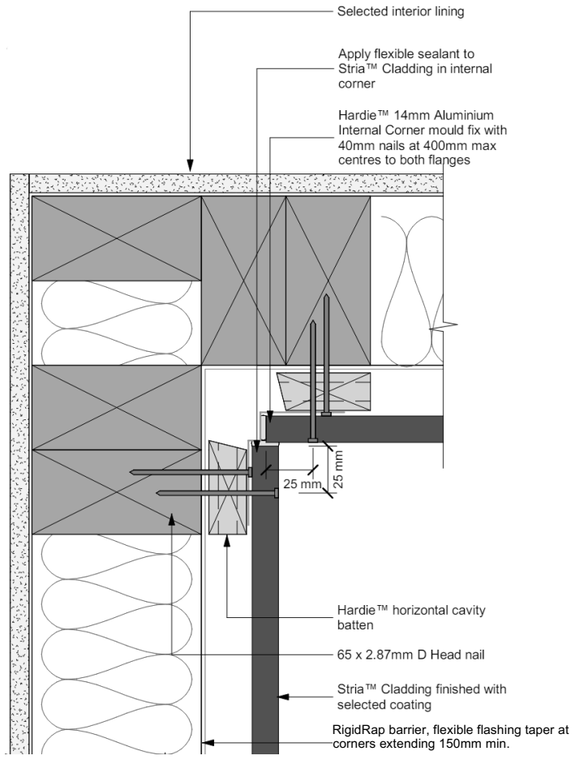

*Eave to Fascia Detail (Roof Pitch below 10°)*
*1:10*




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



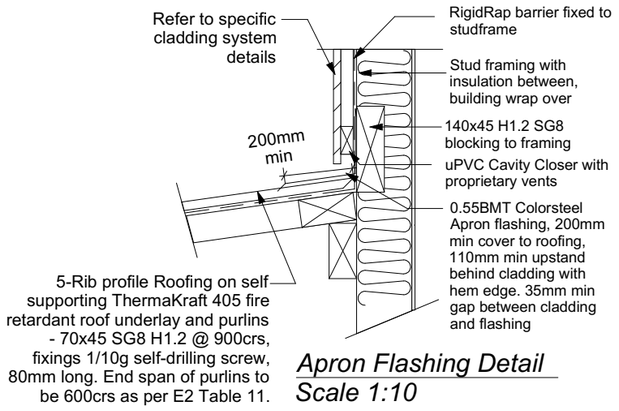

*Stria Cladding External Corner*
*NTS*



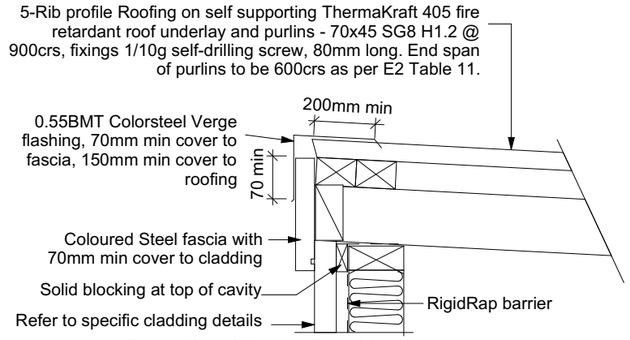

*Stria Cladding Internal Corner*
*NTS*

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**29**<br>of 41 sheets |

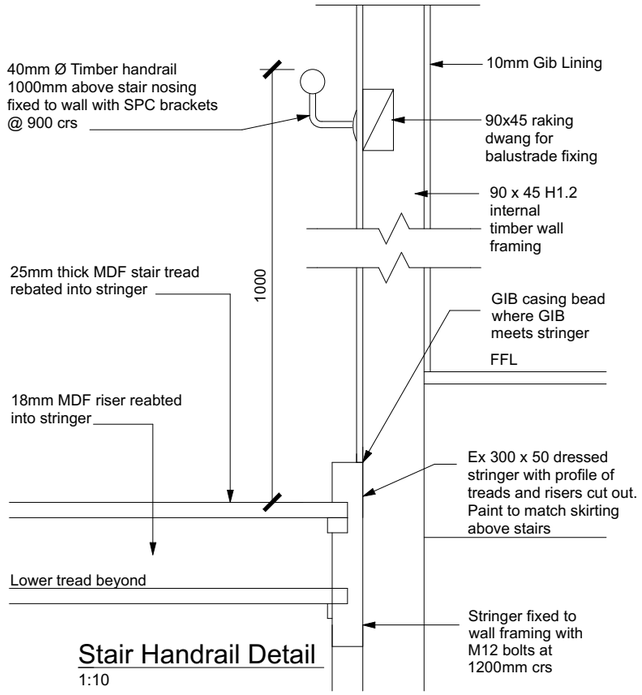
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



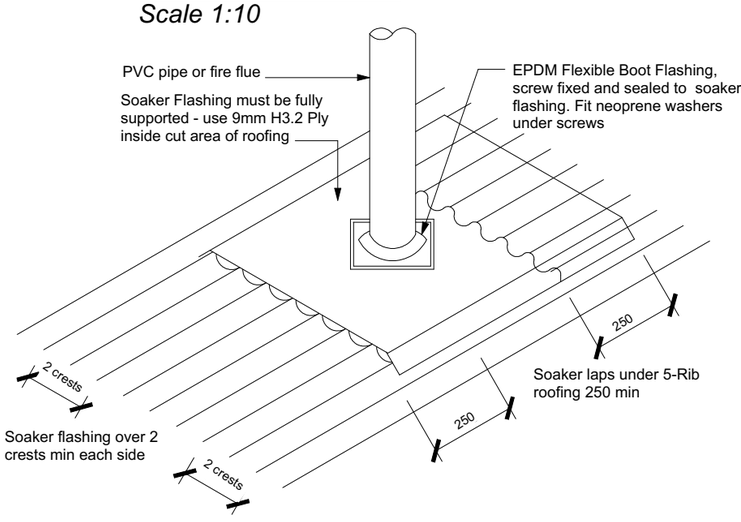

*Apron Flashing Detail*
*Scale 1:10*



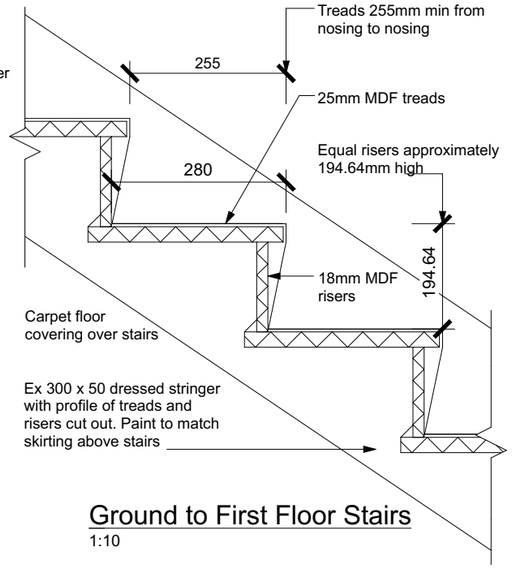

*Cladding Verge Detail*
*Scale 1:10*



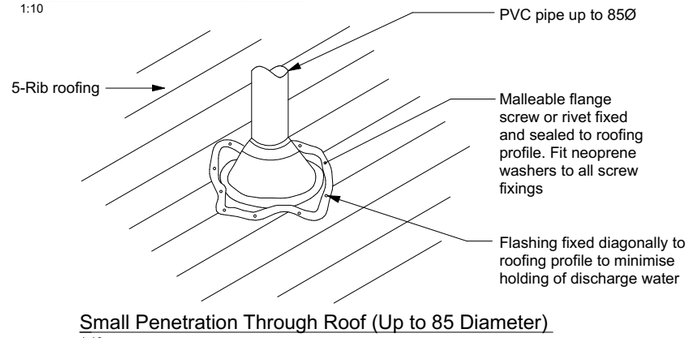

Stair Handrail Detail
1:10



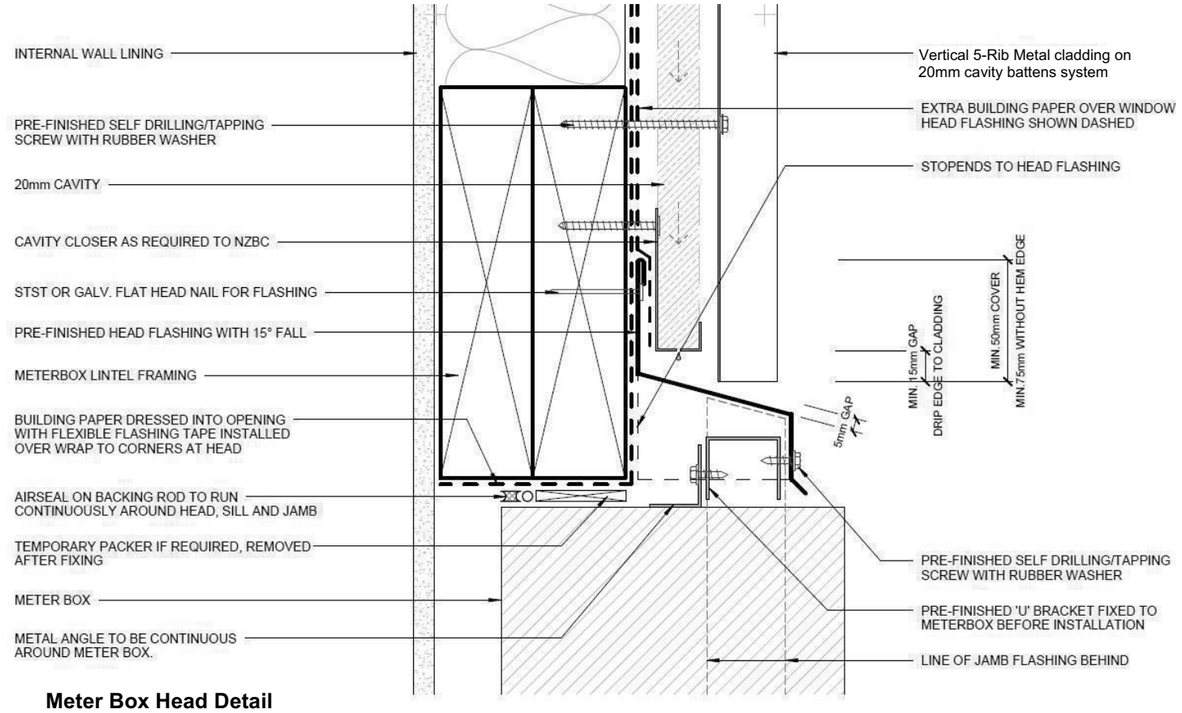

Large Penetration Through Roof
1:10



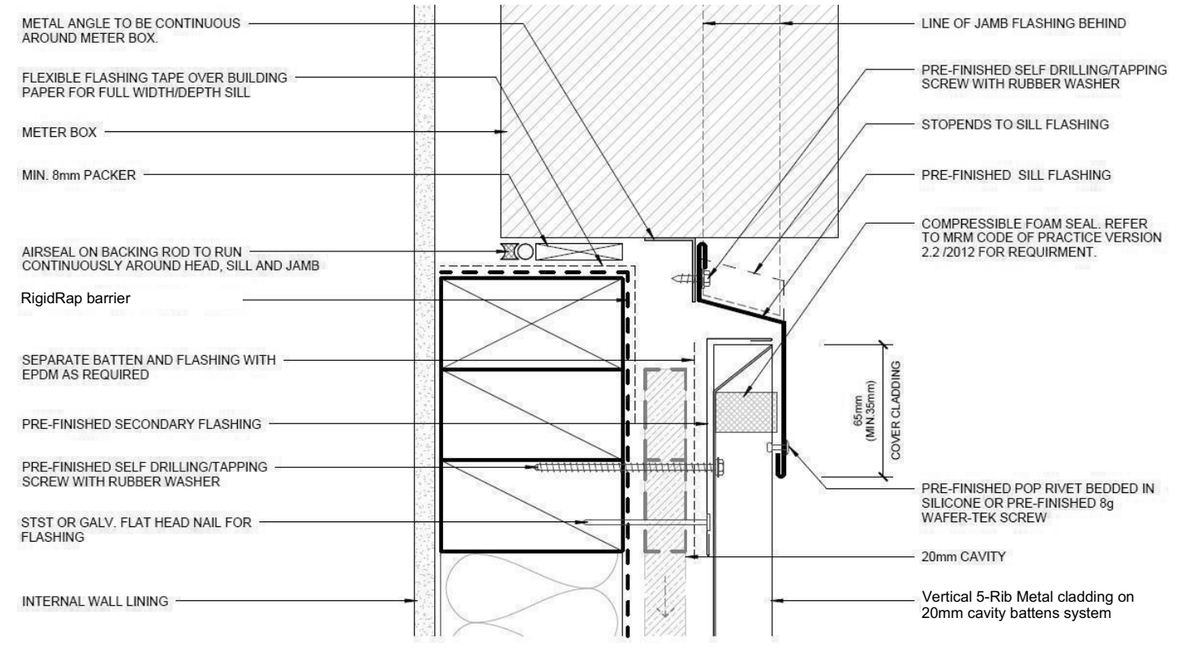

Ground to First Floor Stairs
1:10




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



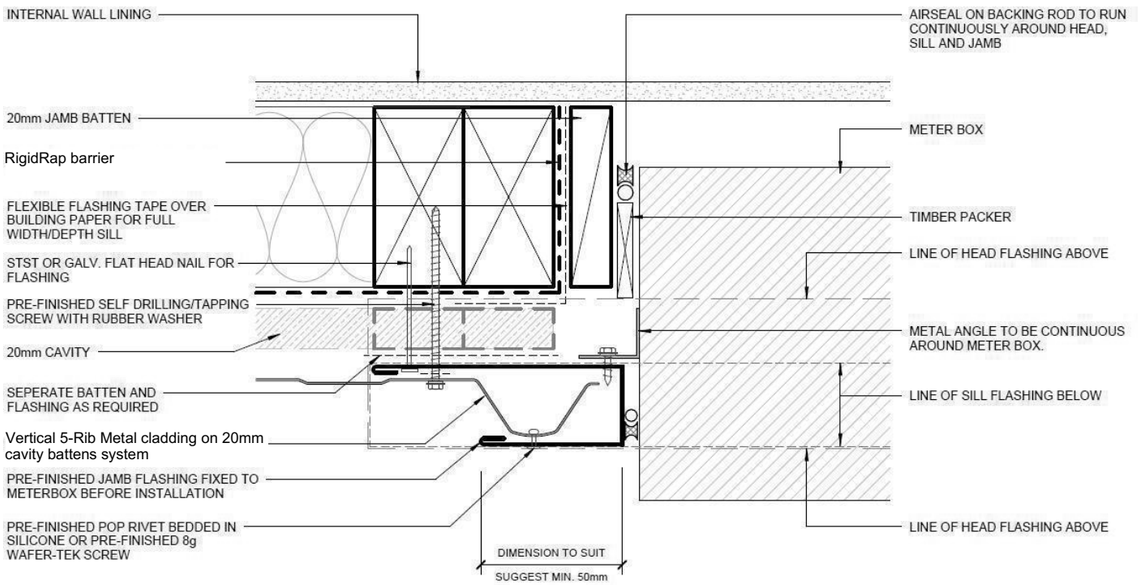

**Meter Box Head Detail**



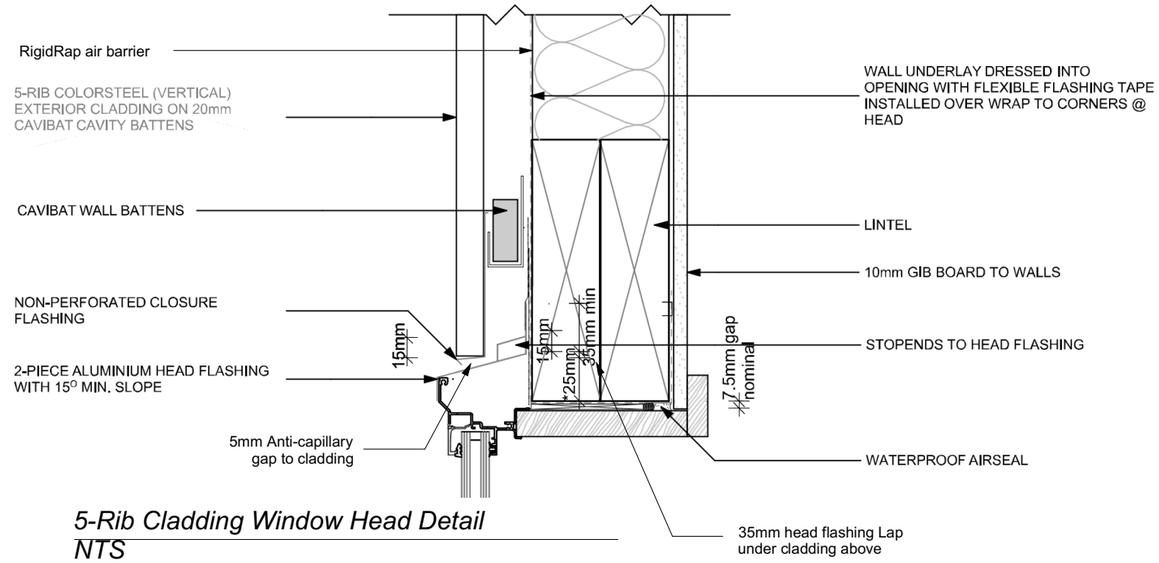

**Meter Box Sill Detail**

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**30**<br>**of 41 sheets** |

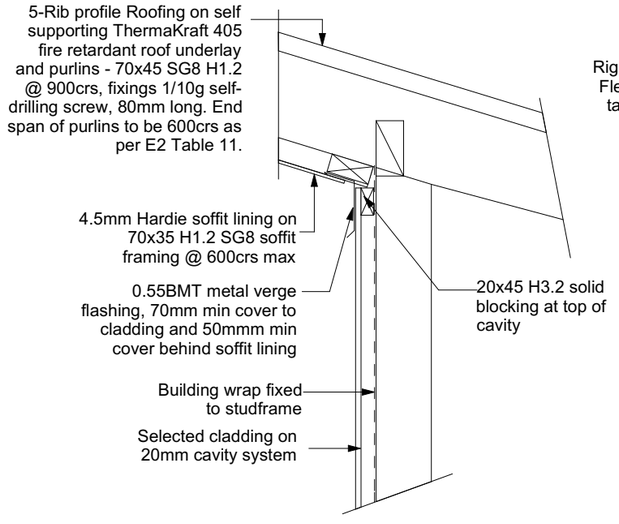
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



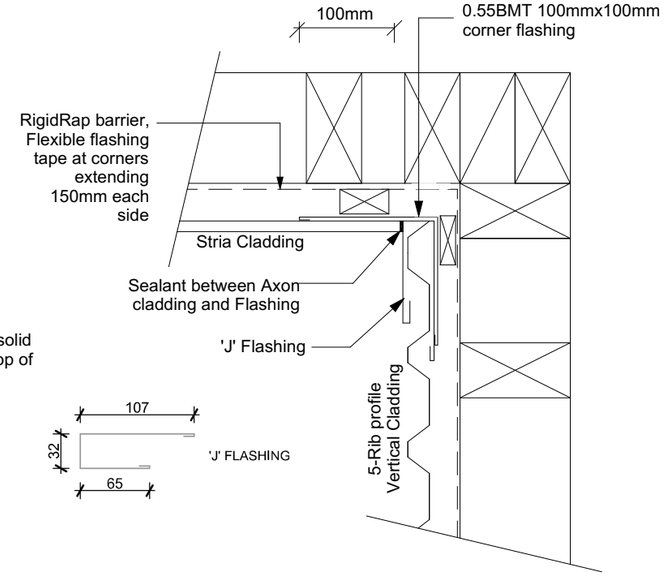

**Meter Box Jamb Detail**




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




*Negative Soffit Detail*
*Scale 1:10*




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

**General notes for materials selection**

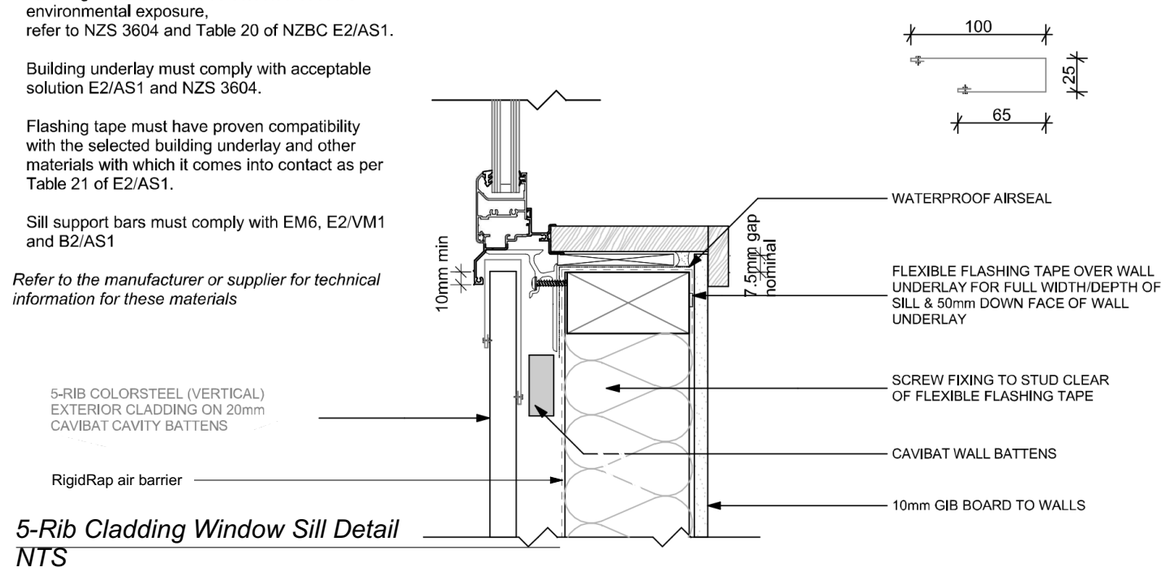
Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1.

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

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

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

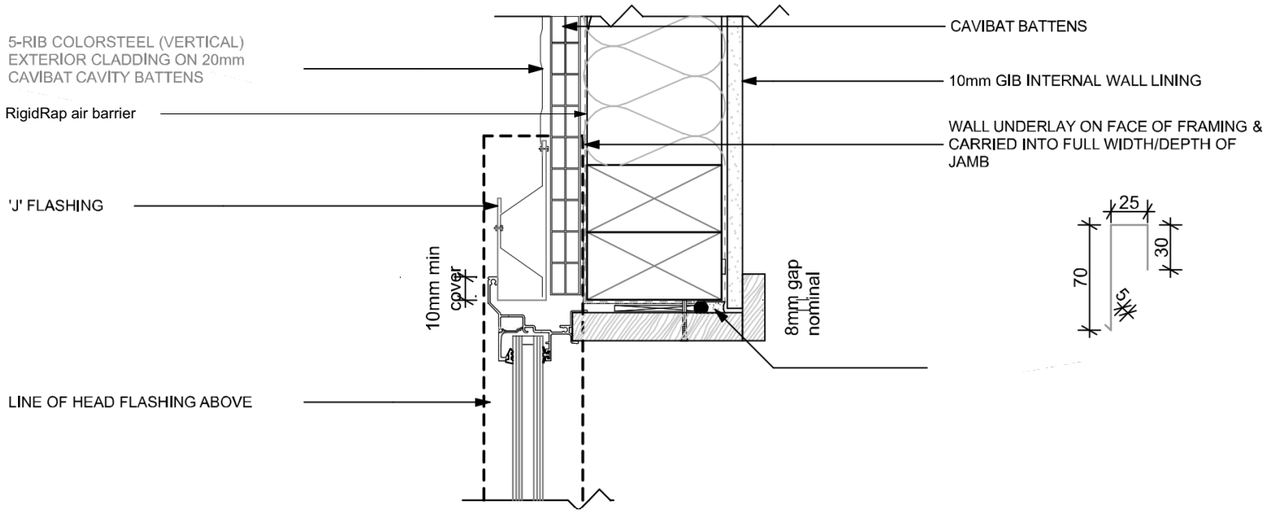
*Refer to the manufacturer or supplier for technical information for these materials*



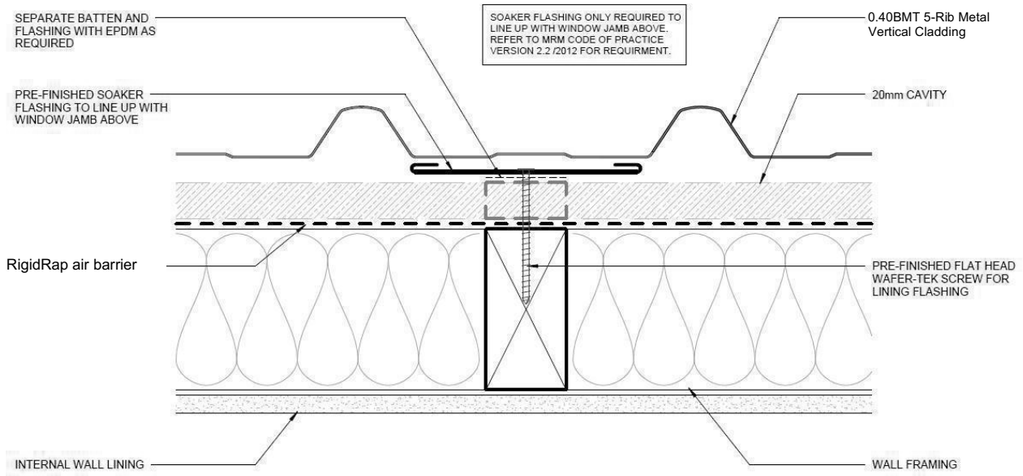

*5-Rib Cladding Window Sill Detail*
*NTS*

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>1:100<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**31**<br>**of 41 sheets** |

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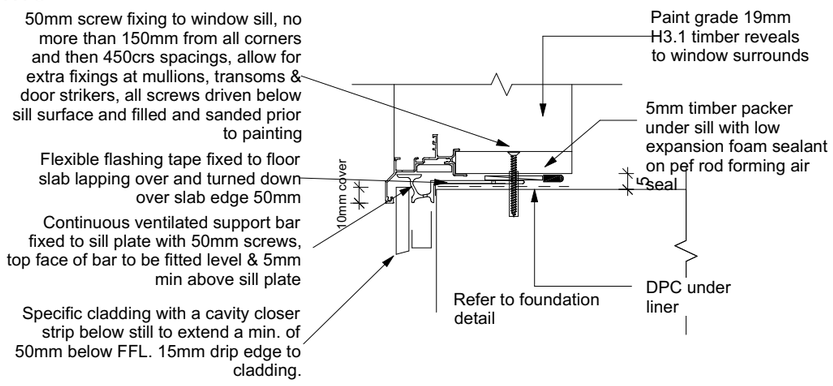



*5-Rib Cladding Window Jamb Detail*
*NTS*

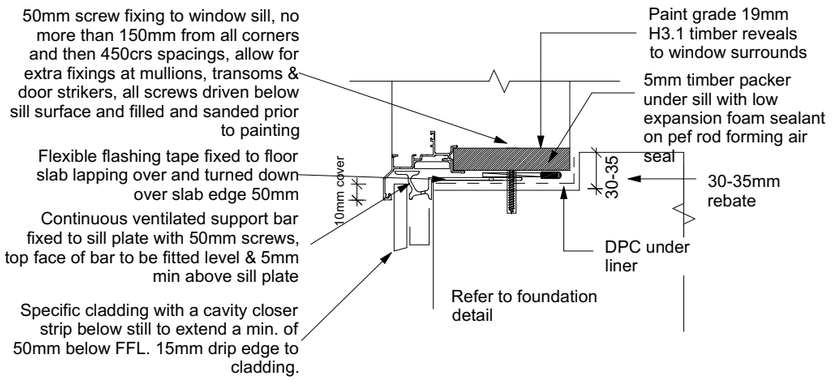



*5-Rib Cladding Soaker Flashing*
*NTS*

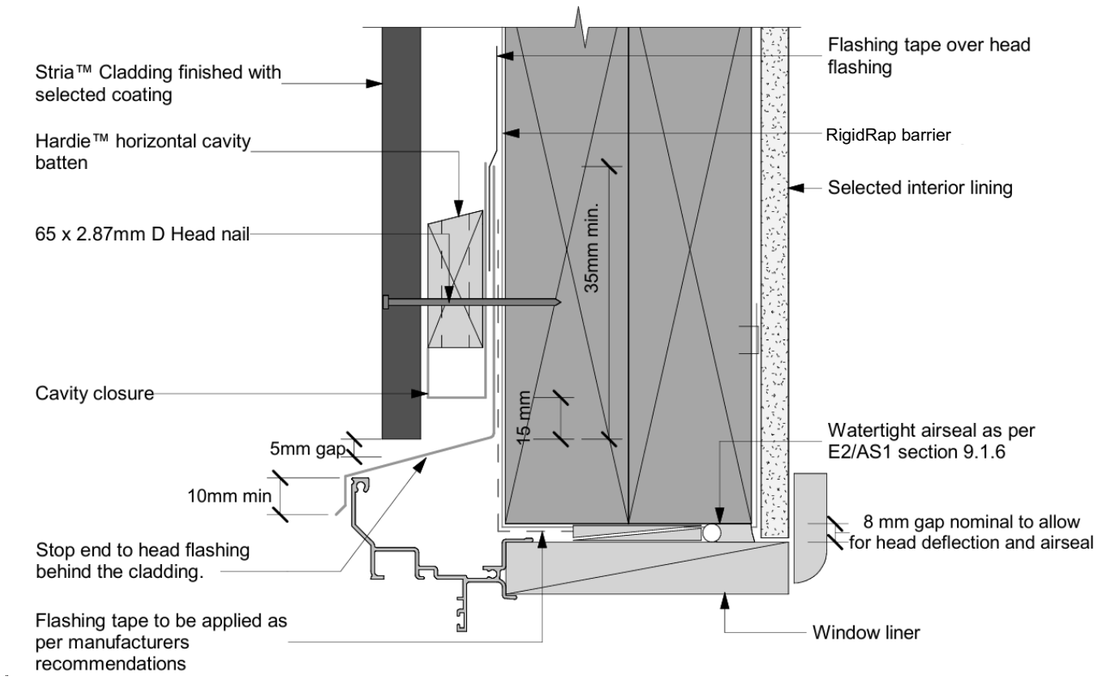
*5-Rib Cladding Window Jamb Detail*
*NTS*




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



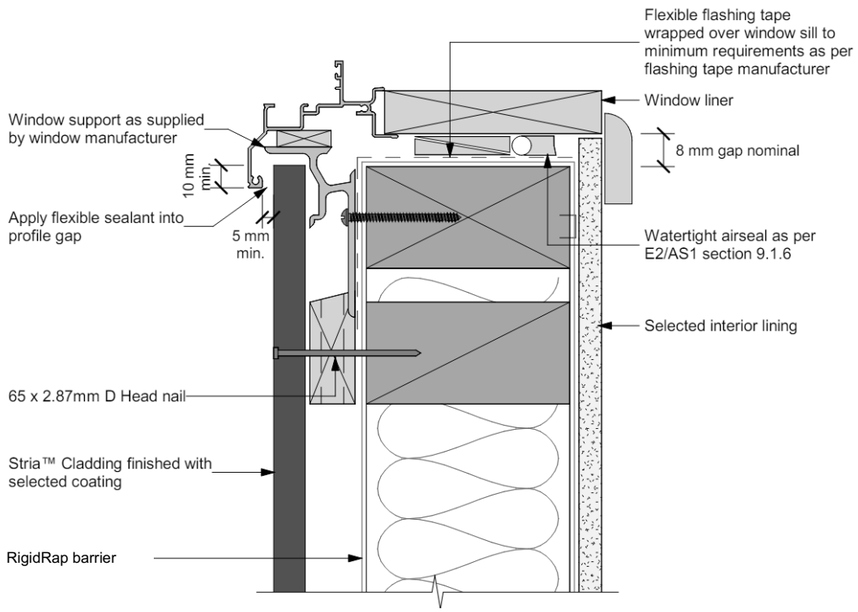

*Window Sill to Slab Detail Rebated*
*1:5*



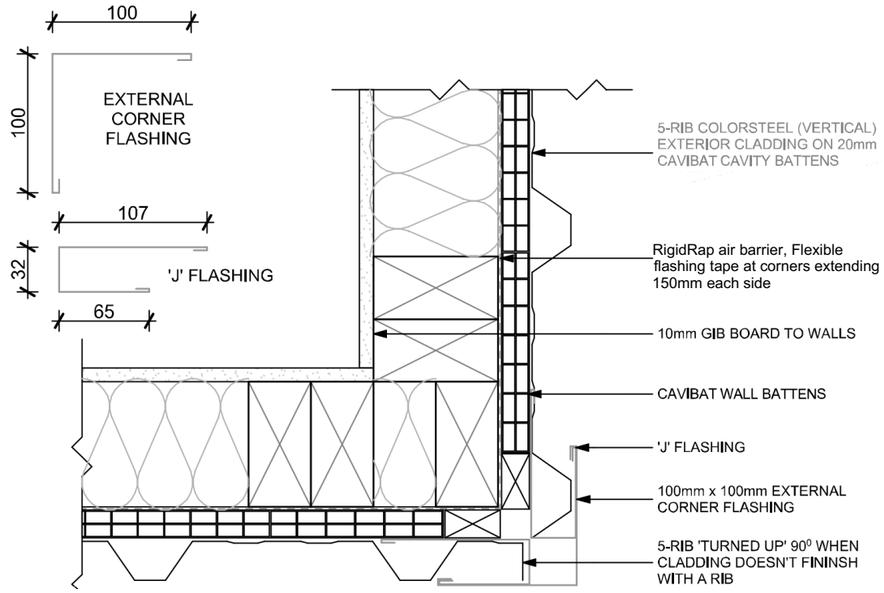

*Stria Cladding Window Head Detail*
*NTS*

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>1:50<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**32**<br>of 41 sheets |

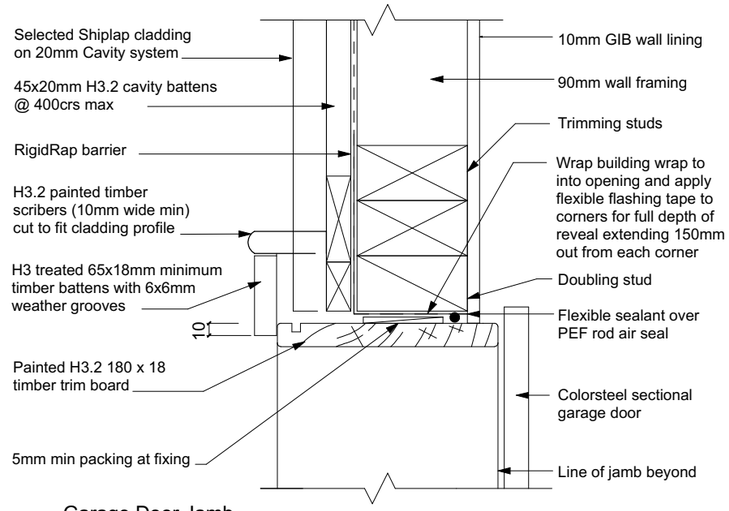
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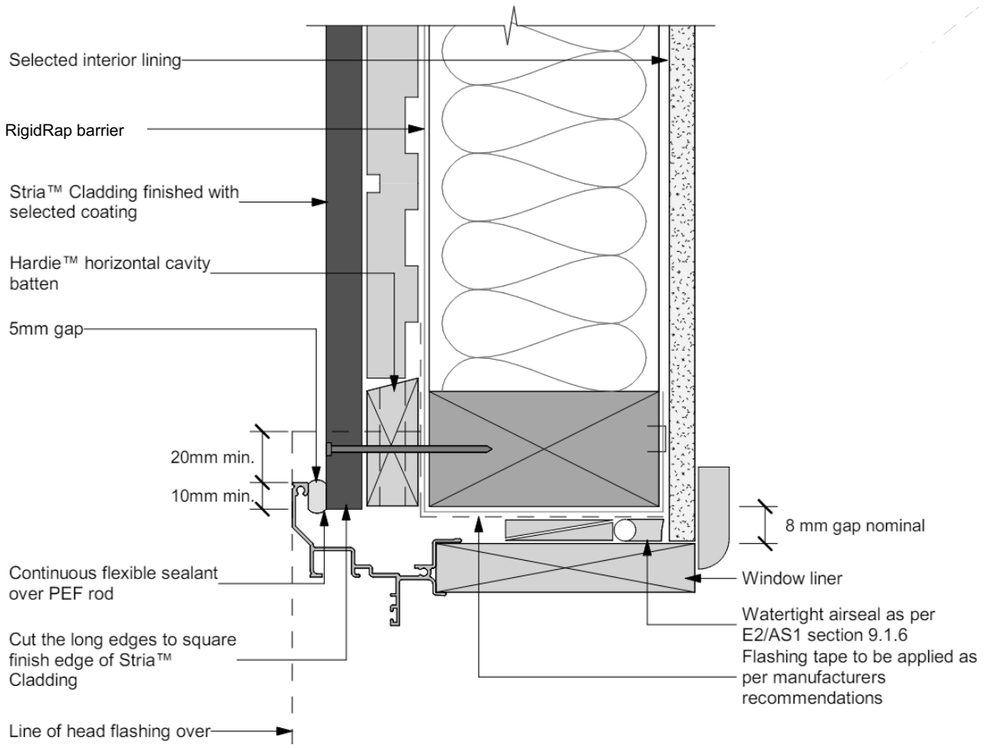

*Stria Cladding Window Sill Detail*
*NTS*



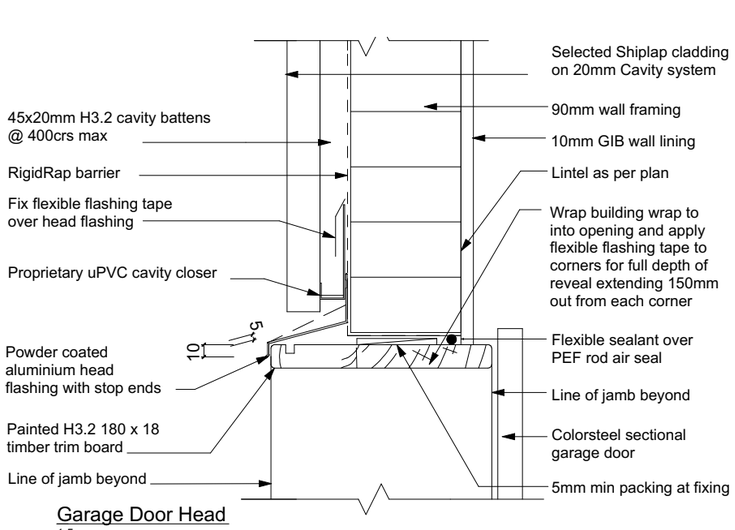

*5-Rib Cladding External Corner*
*NTS*



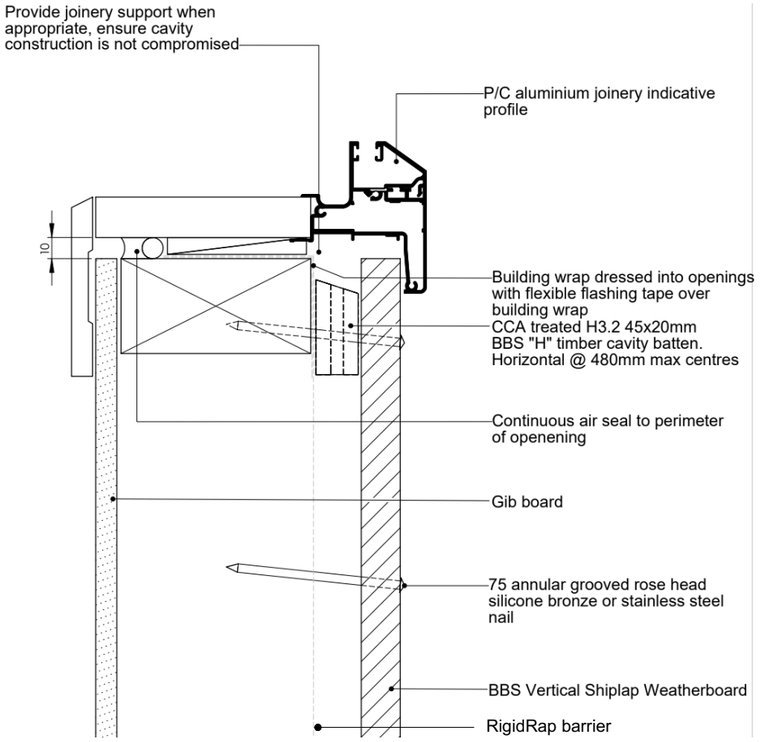

Garage Door Jamb
1:5




*Stria Cladding Window Jamb Detail*
*NTS*



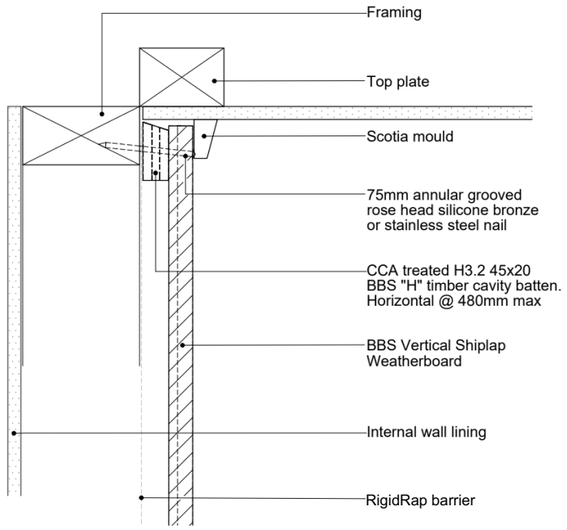

Garage Door Head
1:5



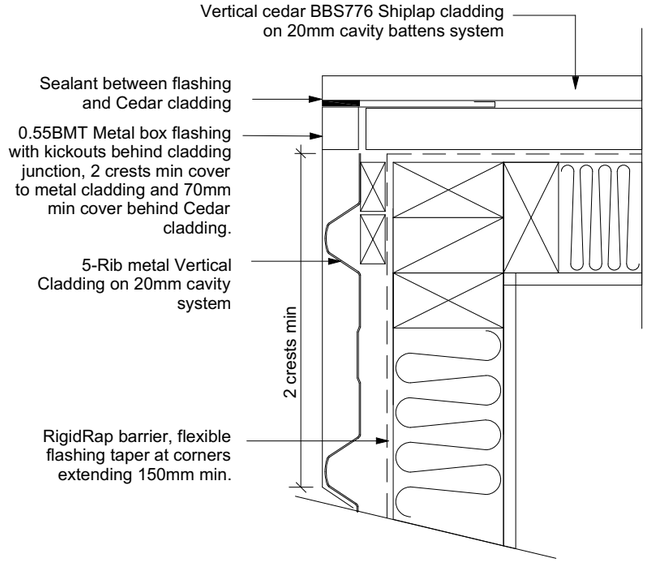

*Shiplap Window Sill Detail*
*NTS*

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3:**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**33**<br>**of 41 sheets** |

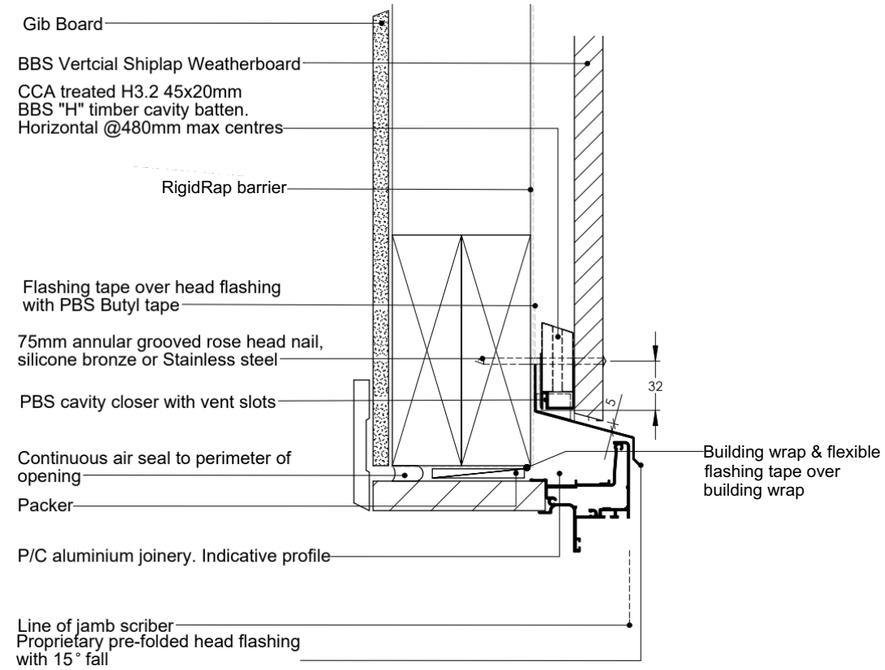
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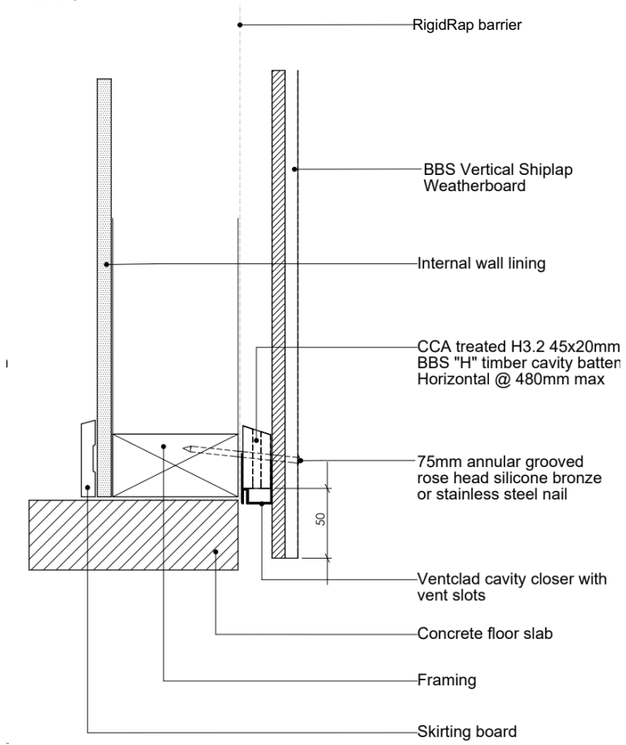



*Shiplap Soffit Detail*
*NTS*

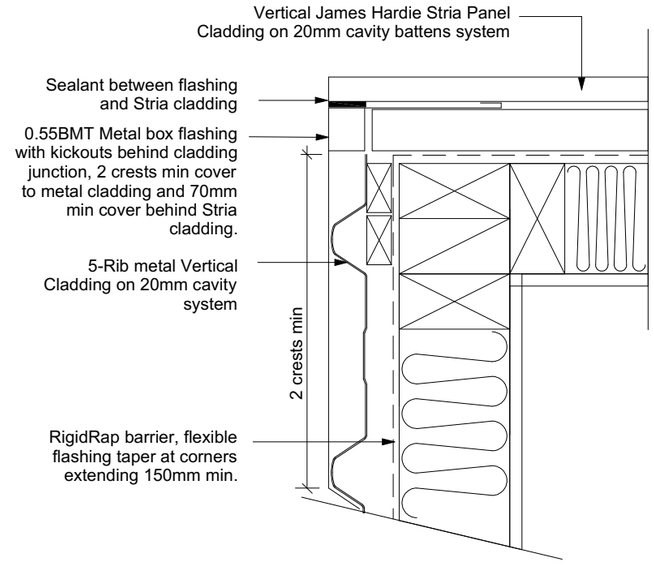



*Cedar to 5-Rib External Corner Detail*
*Scale 1:5*

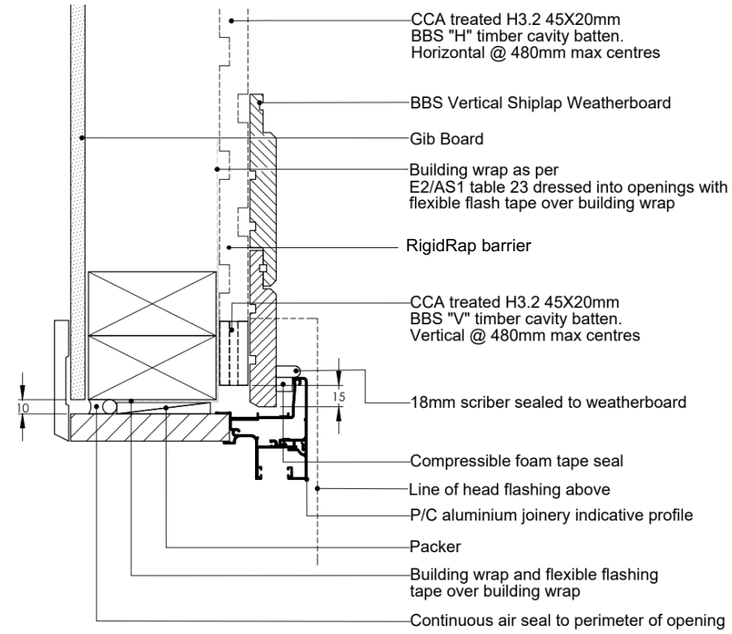



*Shiplap Base Detail*
*NTS*



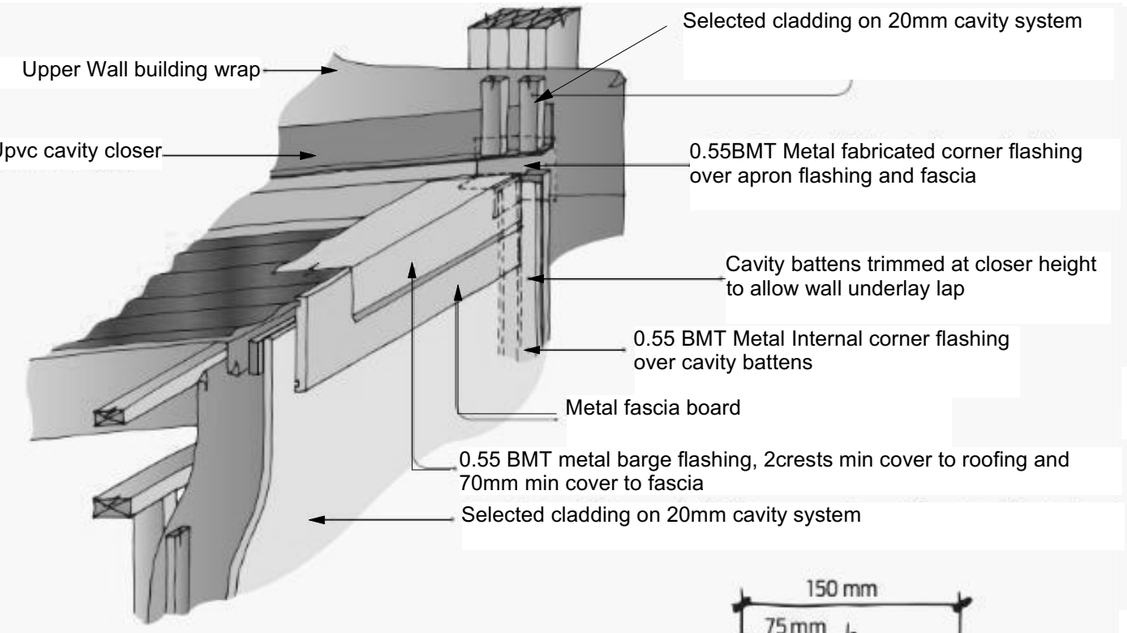

*Stria to 5-Rib External Corner Detail*
*Scale 1:5*



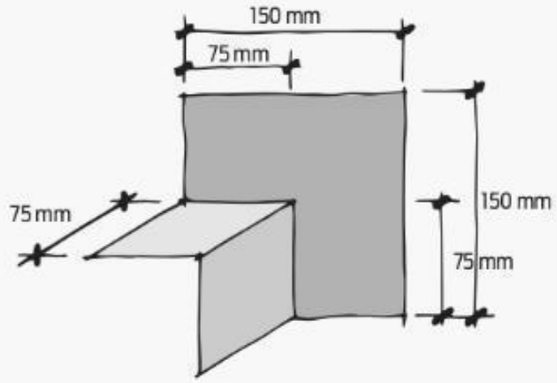

*Shiplap Window Jamb Detail*
*NTS*

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**34**<br>**of 41 sheets** |

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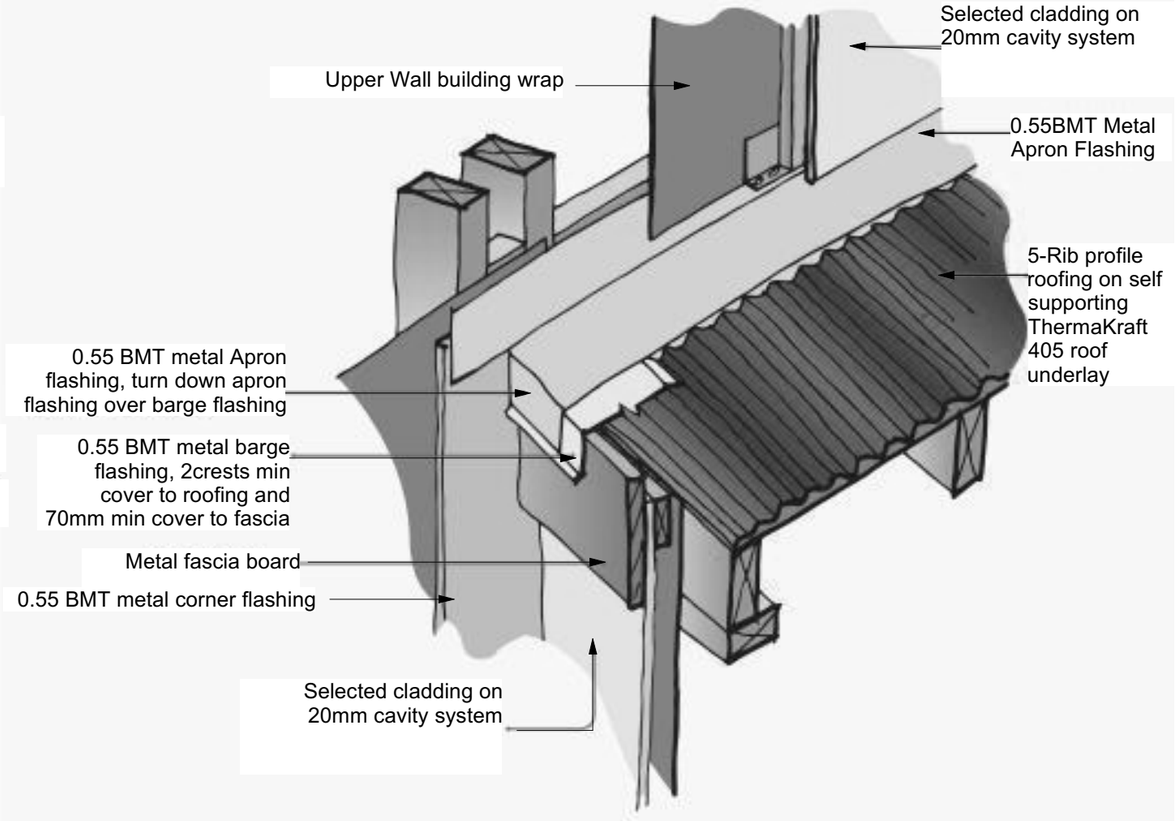


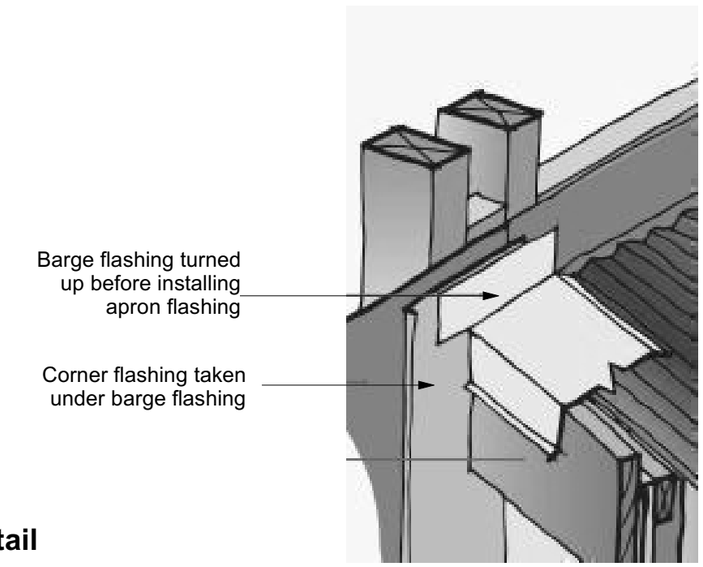

Note: All flashing dimensions (turn-ups and laps) to meet requirements of Acceptable Solution E2/AS1.




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

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

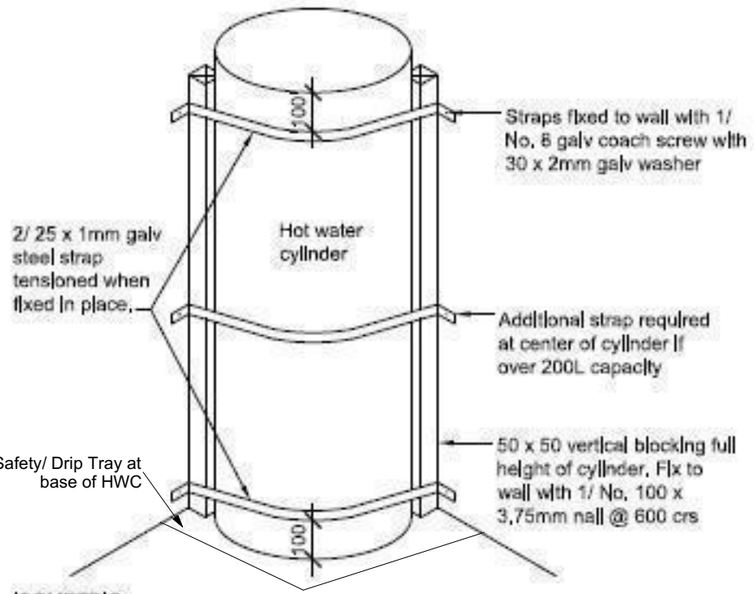


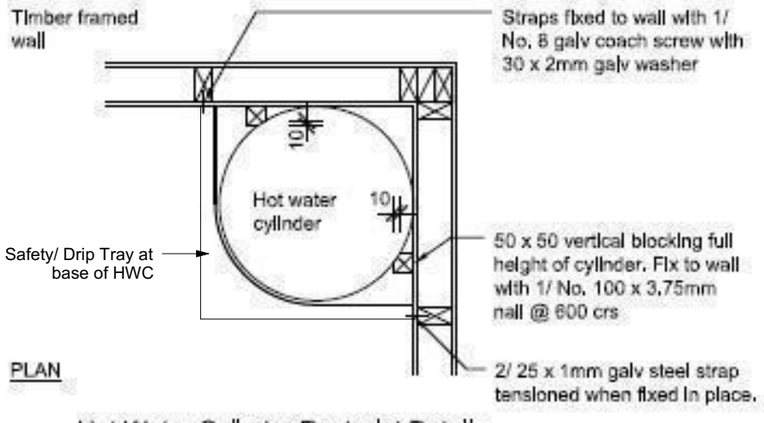




**Roof barge to wall face cladding detail**
**NTS**

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**35**<br>**of 41 sheets** |

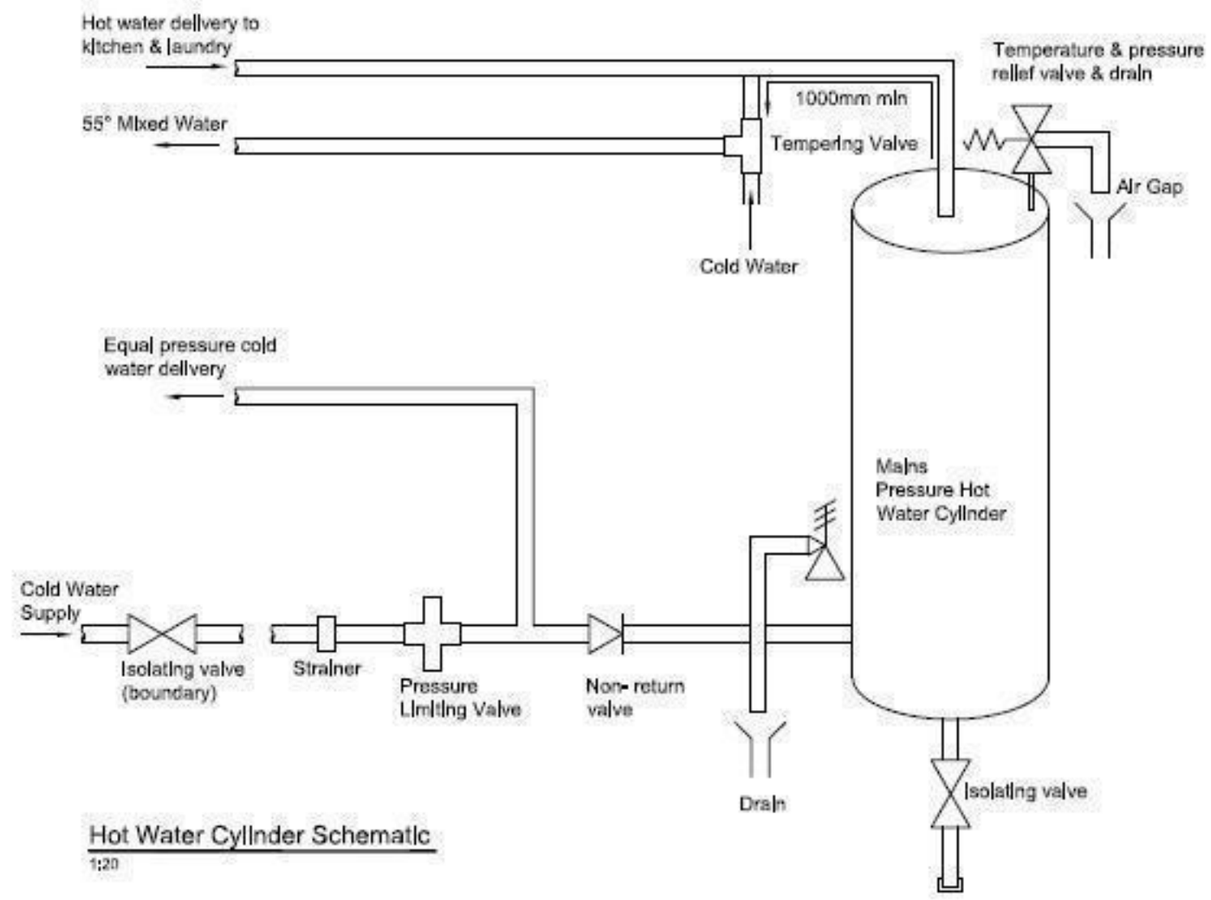
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## Hot Water Cylinder Restraint Details

1:20




## Hot Water Cylinder Schematic

1:20

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3:**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**36**<br>**of 41 sheets** |

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

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.

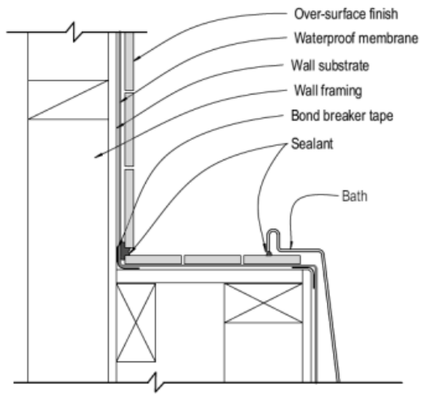



**Figure 33: Bath over tiled surround**

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

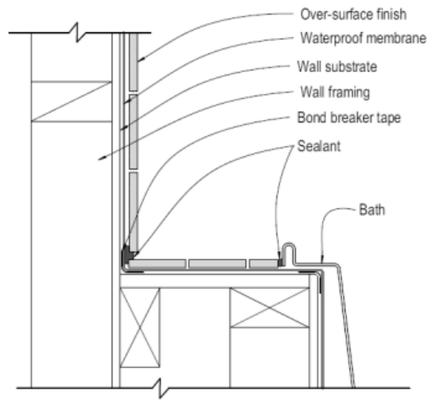
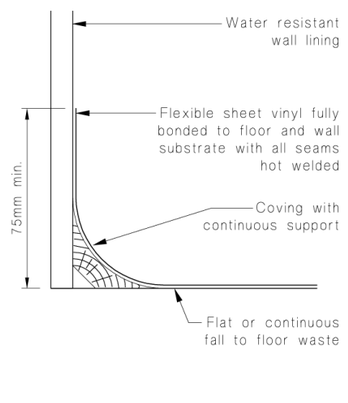


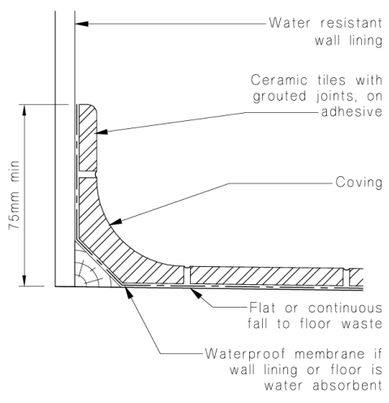

**Figure 34: Bath with tiled surround**

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

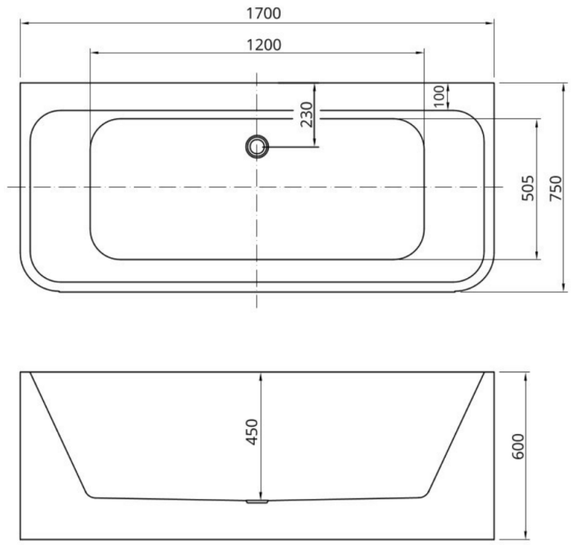
**Figure 1: Floor Coverings at Wall Junctions**
Paragraph 2.1.1

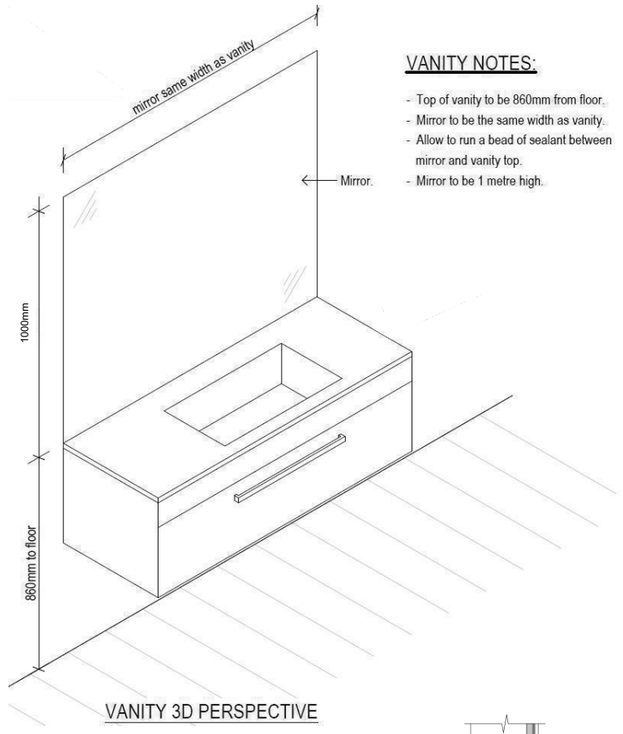



(a) Vinyl floor covering




(b) Ceramic tile covering



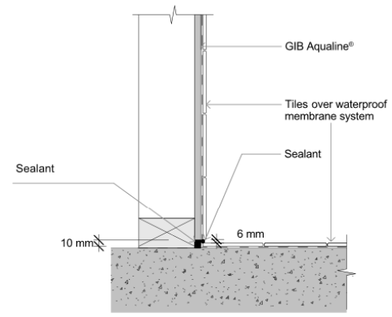

VANITY 3D PERSPECTIVE

VANITY NOTES:

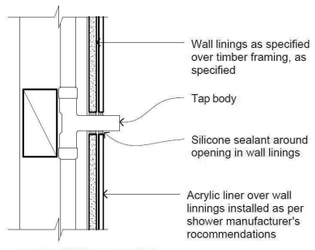
- Top of vanity to be 860mm from floor.
- Mirror to be the same width as vanity.
- Allow to run a bead of sealant between mirror and vanity top.
- Mirror to be 1 metre high.



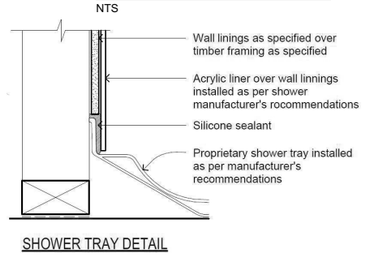

GENERAL FLOOR/WALL DETAIL




Tiled Floor to Wall detail
NTS



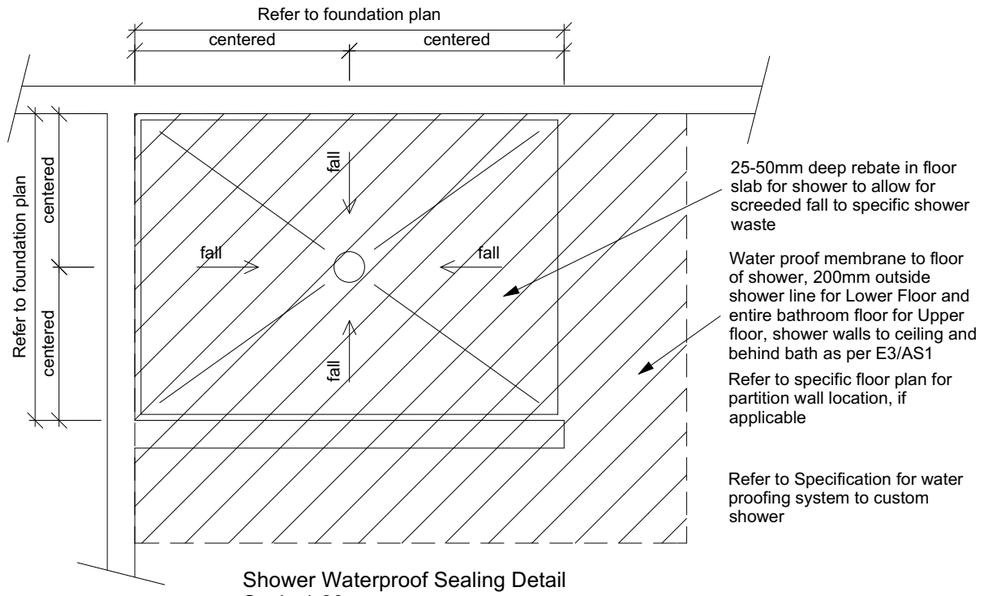

PENETRATION DETAIL



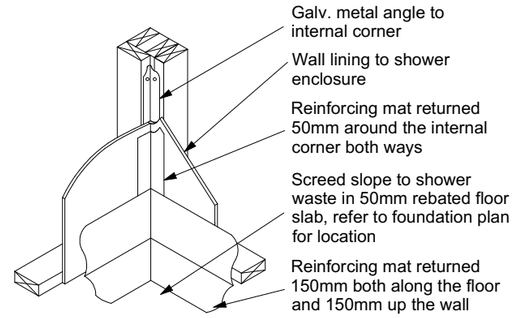

SHOWER TRAY DETAIL

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**WET AREA DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3:**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**37**<br>**of 41 sheets** |

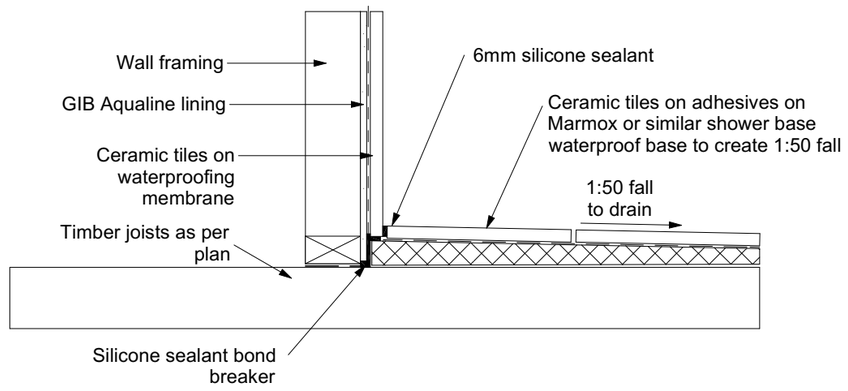
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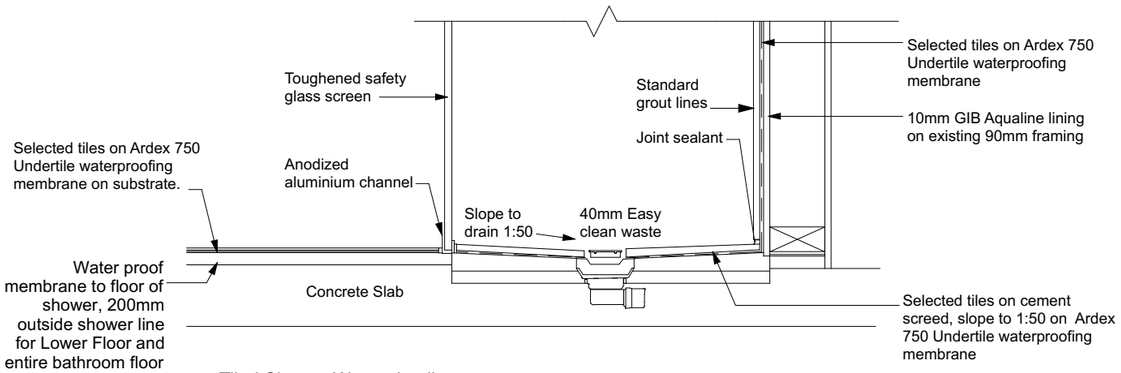

Shower Waterproof Sealing Detail
Scale 1:20



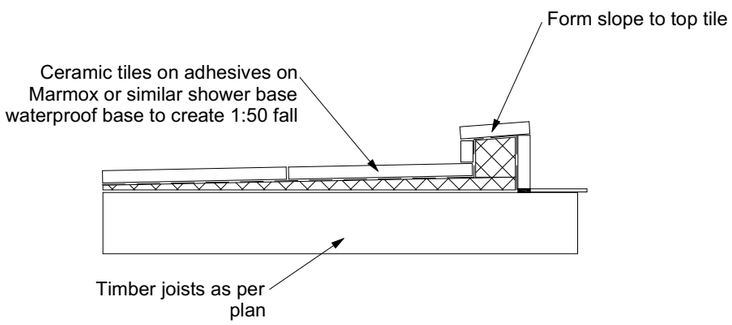

Custom Tile Shower Wall/Floor Junction Detail
Scale 1:20



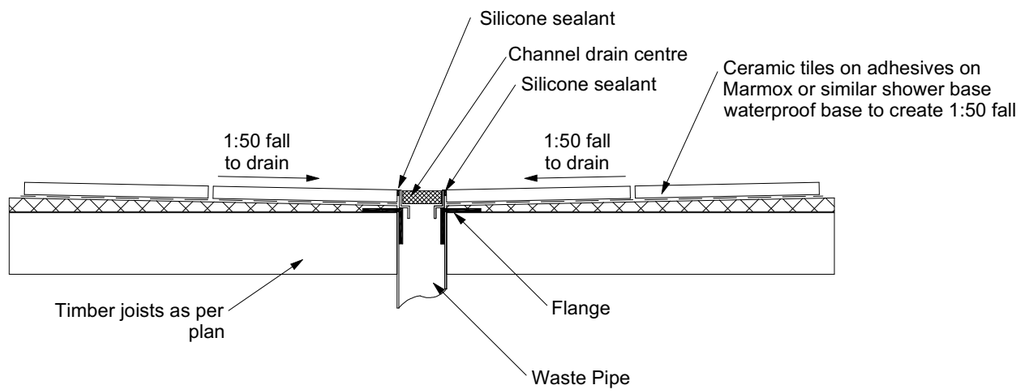

Tiled Shower Wall to Base Detail
scale 1:10




Tiled Shower Waste detail
1:10




Tiled Shower Upstand Detail
scale 1:10




Tiled Shower Centre Channel Drain Detail
scale 1:10

| | | | | | |
|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**WET AREA DETAILS** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Scale @ A3:<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**38**<br>**of 41 sheets** |

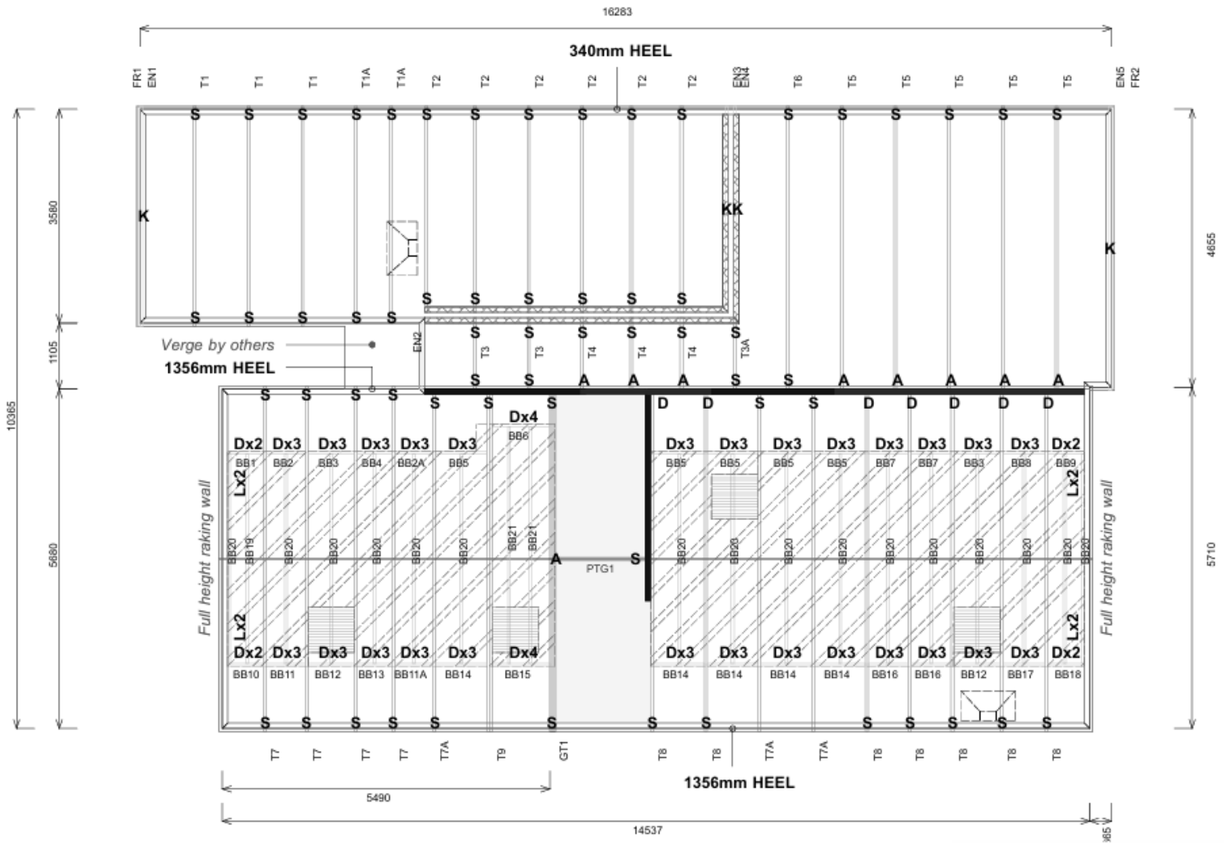
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# Buildable Consent Layout

FTMA NEW ZEALAND

For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone.This fixing is to meet the minimum requirements as per NZS3604.

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Beams with Wall Framing on top

Loadbearing Internal Walls

Intertenancy Wall

Attic Trusses

Rafters and Floor Joists by others

Skylight

Rangehood

**N O T E / S:**

**1.** Gable trusses are designed to support brick cladding only in single-storey dwellings where continuous support is provided. For other cladding types, gable trusses can accommodate fixings as per the manufacturer's requirements. Any situations outside these conditions may require a specific design from an engineer.

**2.** If attic trusses need to be top-hatted, a MiTek design fee may apply. Please see the attached Overheight Trusses detail requirements for attic trusses.

**3. [PTG1]** Additional girder loads to support rafters.

**4.** Used 1356mm heel height as per plan.

**5.** Used 340mm heel height measured from section.

## Truss Fixings

| |
|---|
| A = 47x90 Joist Hanger |
| B = 47x120 Joist Hanger |
| C = CT200 (pair) |
| D = 47x190 Joist Hanger |
| E = 95x165 Joist Hanger |
| F = SH-140 Split Hanger |
| G = SH-180 Split Hanger |
| H = SH-220 Split Hanger |
| J = 2x6kN Strap (12kN) |
| K = 6kN Strap |
| L = Multigrip (single) |
| M = Multigrips (pair) |
| N = Nailon Plate (240x110x1) |
| P = 16kN Pack |
| Q = 9kN Pack |
| S = CPC 40 Single Cleat |
| T = CPC 40 Short (pair) |
| U = CPC 80 Single Cleat |
| V = 16kN Uplift |
| Z = Engineers Design |

Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners or Type 17 - 14g Hex Head Screws (as per the MiTek On-site Guide)

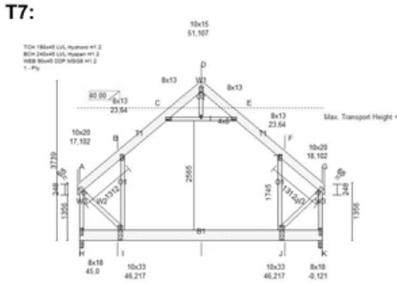
All truss to frame fixings require 2 additional 2/90x3.15dia skew nails.

All truss fixings not indicated as above must have 2 wire dogs for cross joints and 2/90x3.15dia nails for butt joins.

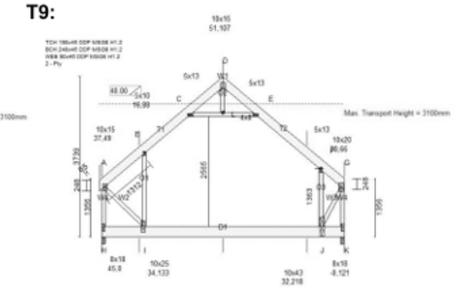
Fixings shown are for fixing trusses to the top plate. Any other point load uplift fixings down through the framing stud to top plate, stud to bottom plate, bottom plate to floor remain the responsibility of the architect / draughtsman.

Any roof loads as stated on this layout over 16kN lift are outside the scope of NZS3604, and the architect / draughtsperson is responsible for the design to transfer the loads to the ground.

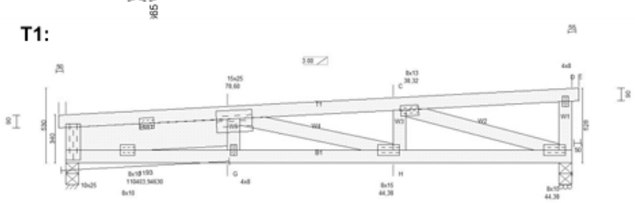
**T7:**



**T9:**



**T1:**



*Attic trusses have been designed for a storage area of 3590mm wide x 2565mm high with 190x45 TC and 240x45 BC. Floor area is 14,537mm long with a total attic area of 52.89 sq.m.*

| | |
|---|---|
| Snow Zone: | Queenstown (N5) |
| Wind Area: | High |
| TC Restraints: | 900 mm |
| Roof Material: | Galv Iron 0.55mm |
| Roof Pitch: | 40.00 °, 3.00 ° |
| Snow Altitude: | 340.000 m |
| Design Wind Speed: | 44.0 m/s |
| BC Restraints: | 450 mm |
| Ceiling Material: | Standard Plaster Board 13mm |
| Ground Snow Load: | 1.200 kPa |
| Truss Centres: | 900 mm |

MiTek

| | |
|---|---|
| Drawn: | Anna Villanueva |
| Date: | 23/04/2026 |

Job No: **QN1456231C1**
**Customer:** MAEBELLE HOMES LIMITED
**Job Name:** Lot 1166 Hanleys
Address: Lot 1166 Hanleys, Queenstown
,

If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.
The truss fixings can be substituted for other fixings of the same or greater capacity.
All verge framing to be fixed according to the MiTek On-Site Guide if not covered by NZS3604.
If bottom chord restraints are 35mm Metal battens, then they must be fixed with either two nails or screws.
If the metal battens are fixed with a single nail or screw then 90x45mm bottom chords restraints will be required at 1800mm centres

All loads shown on this page regarding the truss fixings are characteristic loads

| Client / Address | Drawing Title: | Legal Description | General Notes: | Scale @ A3: | Revision: | Sheet No.: |
|---|---|---|---|---|---|---|
| Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | **TRUSS & MID FLOOR DESIGN** | LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | 1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | **39**<br>of 41 sheets |

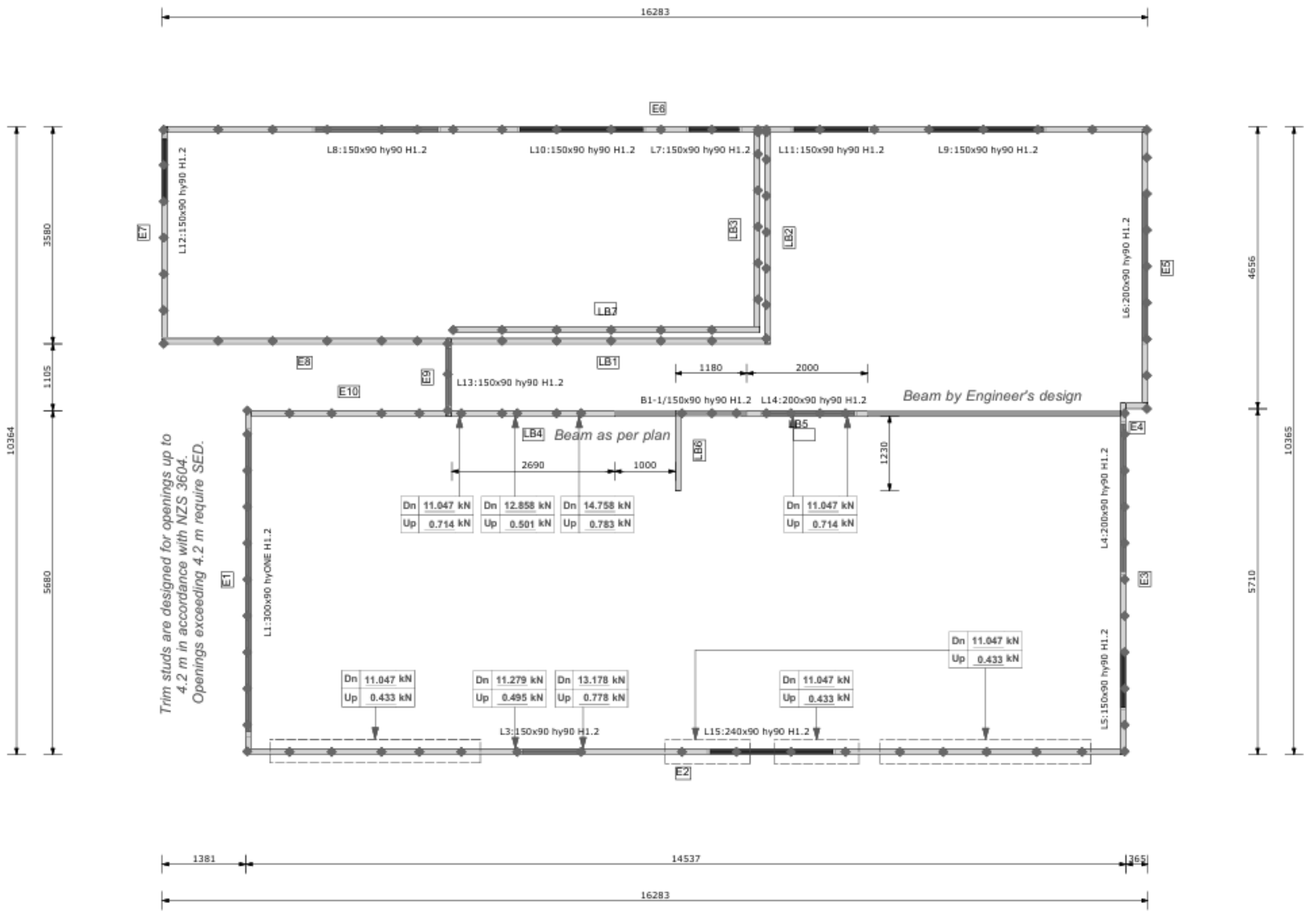
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

# Buildable Consent Layout

FTMA NEW ZEALAND

All internal walls shown on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson

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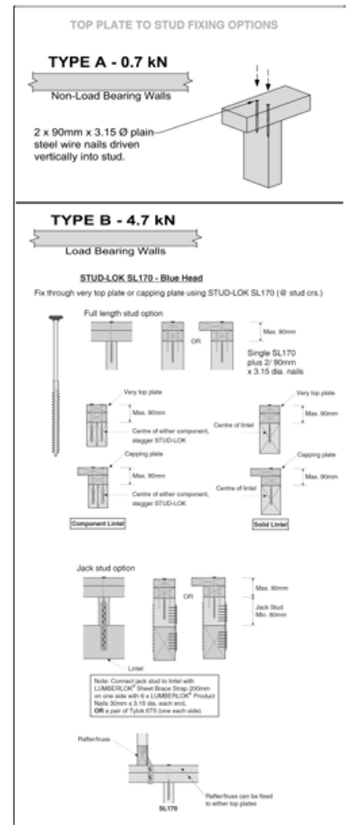



Beams
Loadbearing Walls
Non Loadbearing Walls
Slab thickening might not be required for internal walls, please check below

**N O T E / S:**
All lintels not specified are as per plan.

All beam fixings are the responsibility of the Architectural Designer and/or Structural Engineer

Lintel Fixings are as per the included reports.




Note: These top plate to stud fixing options do not apply to walls under floors, just walls with trusses or rafters attached.

MiTek SAPPHIRE™ Every Facet an Advantage.

| | |
|---|---|
| Drawn: | Anna Villanueva |
| Date: | 23/04/2026 |

Job No: **QN1456231C1**
**Customer:** MAEBELLE HOMES LIMITED
**Job Name:** Lot 1166 Hanleys
Address: Lot 1166 Hanleys, Queenstown
,

Notification of point loaded lintels or point loads on internal walls where the downward load is higher than 8kN (85mm raft type slab) or 10kN (100mm standard slab), or the upward load is greater than 10kN. These loads are Ultimate Limit State Loads

**If no loads are shown, no thickening is required.**

The lintels have been sized using one of the following:

The MiTek SAPPHIRE Component Design Software.
hy90, hyONE and hySPAN lintels have been sized using the designIT for houses - New Zealand series 6 software.
GANGLAM and FLITCH BEAMS have been sized using the MiTek Beam Program V1.10 June 2011.

Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown are to be selected as per NZS3604: 2011 or designed by an engineer as required.
The lintels have not been designed to support brick shelf angles. The Architect or Engineer is required to design all lintels supporting brick shelf angles.

| | | | | | | |
|---|---|---|---|---|---|---|
| Client / Address<br>Ben and Alexis Bryden + Andi and Alison Bozhiqi<br>Lot 1166 Hanleys Farm, Queenstown | Drawing Title:<br>**TRUSS & MID FLOOR DESIGN** | Legal Description<br>LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address:<br>LOT 1166 Hanleys Farm<br>Jacks Point<br>Queenstown - 9371 | General Notes:<br>Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent. | **Scale @ A3:**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.:<br>**40**<br>**of 41 sheets** |

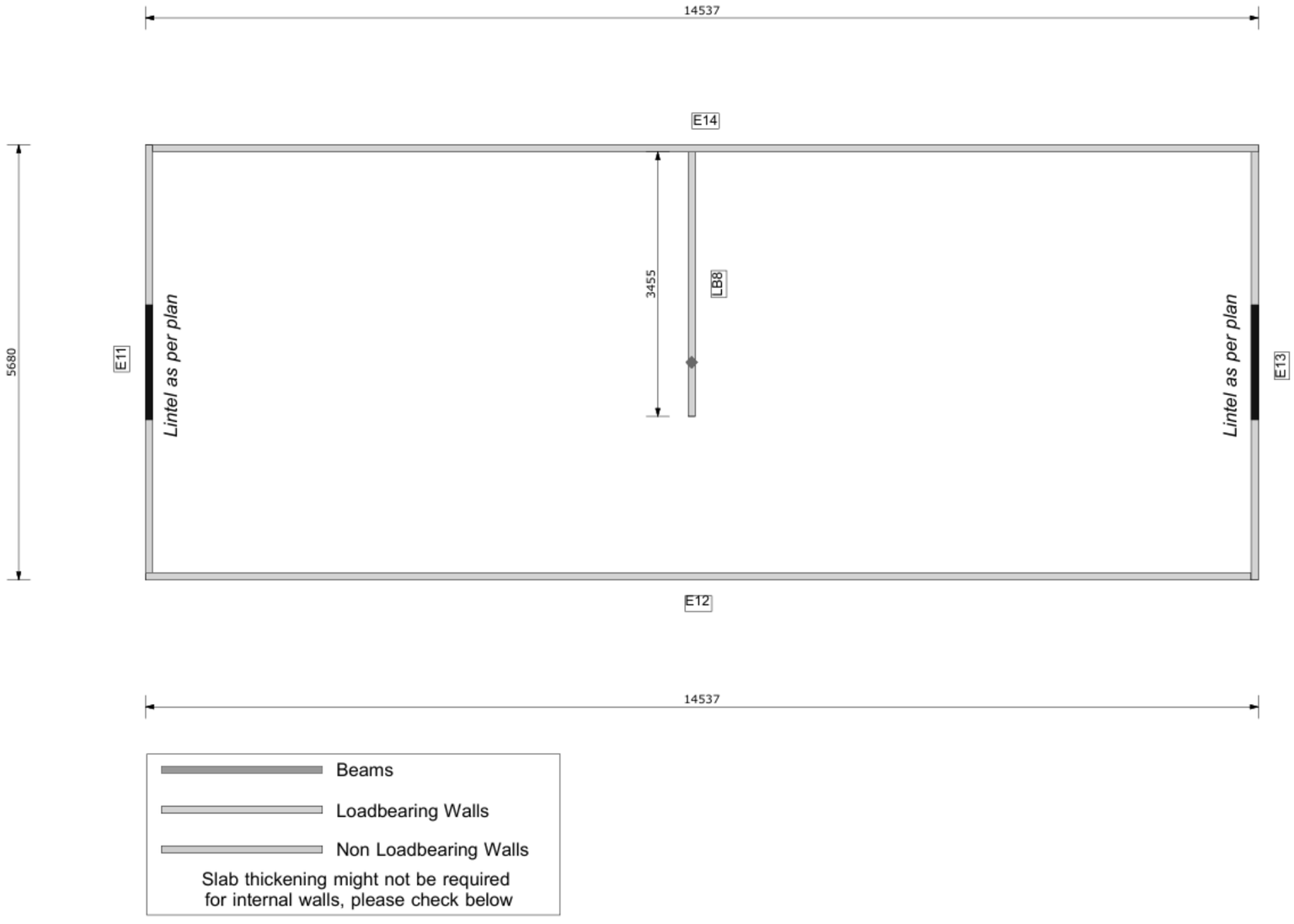
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# Buildable Consent Layout

FTMA NEW ZEALAND

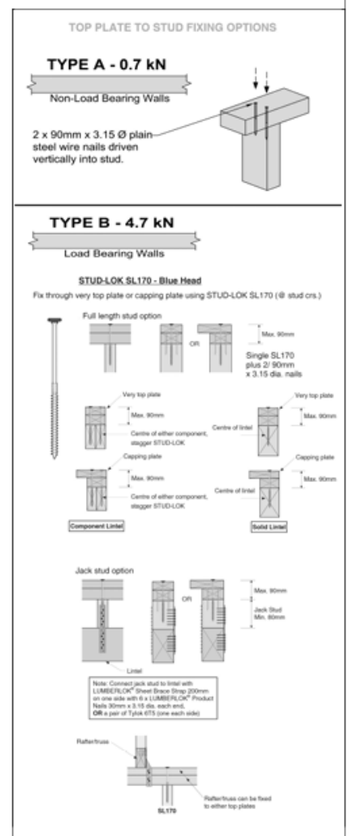
All internal walls shown on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson

CARTERS Your Building Partner




All beam fixings are the responsibility of the Architectural Designer and/or Structural Engineer

Lintel Fixings are as per the included reports.




Note: These top plate to stud fixing options do not apply to walls under floors, just walls with trusses or rafters attached.

MiTek SAPPHIRE™ Every Facet an Advantage.

| | |
|---|---|
| Drawn: | Anna Villanueva |
| Date: | 23/04/2026 |

Job No: **QN1456231C1**
**Customer:** MAEBELLE HOMES LIMITED
**Job Name:** Lot 1166 Hanleys
Address: Lot 1166 Hanleys, Queenstown
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| | | | | | |
|---|---|---|---|---|---|
| Client / Address: Ben and Alexis Bryden + Andi and Alison Bozhiqi, Lot 1166 Hanleys Farm, Queenstown | Drawing Title: **TRUSS & MID FLOOR DESIGN** | Legal Description: LOT 1166 Hanleys Farm<br>Site Area: 400.00 sqm<br>Address: LOT 1166 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:**<br>Drawn by: J Rana<br>Checked by: J Rana<br>Project Number: 2026-06<br>Revision: 07 Date: 11/05/2026 | Revision:<br>1: COORDINATION ISSUE: 18/02/2026<br>2: COORDINATION ISSUE: 12/03/2026<br>3: COORDINATION ISSUE: 07/04/2026<br>4: COORDINATION ISSUE: 14/04/2026<br>5: COORDINATION ISSUE: 25/04/2026<br>6: BUILDING CONSENT ISSUE: 01/05/2026<br>7: BUILDING CONSENT ISSUE: 11/05/2026 | Sheet No.: **41** **of 41 sheets** |