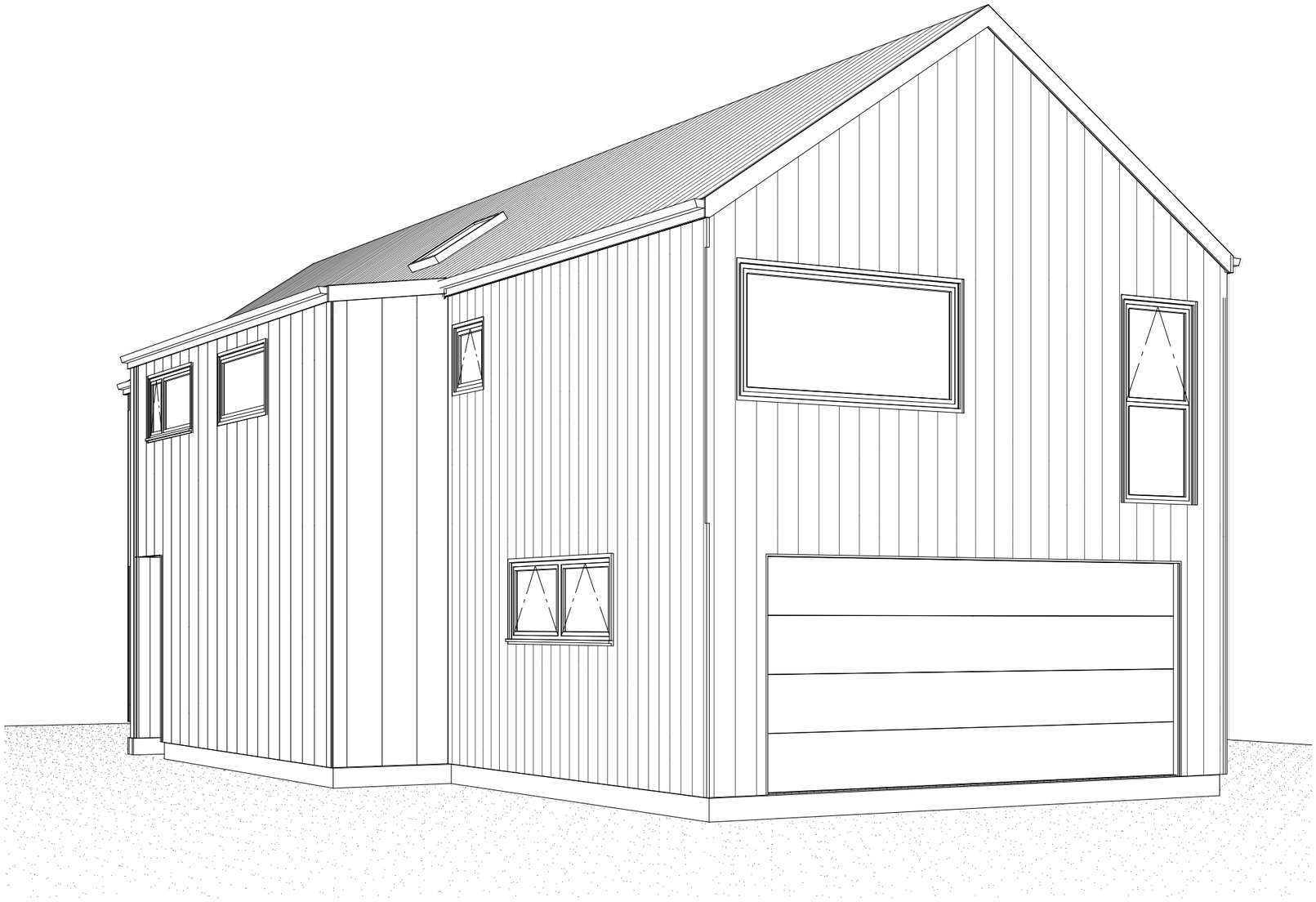
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



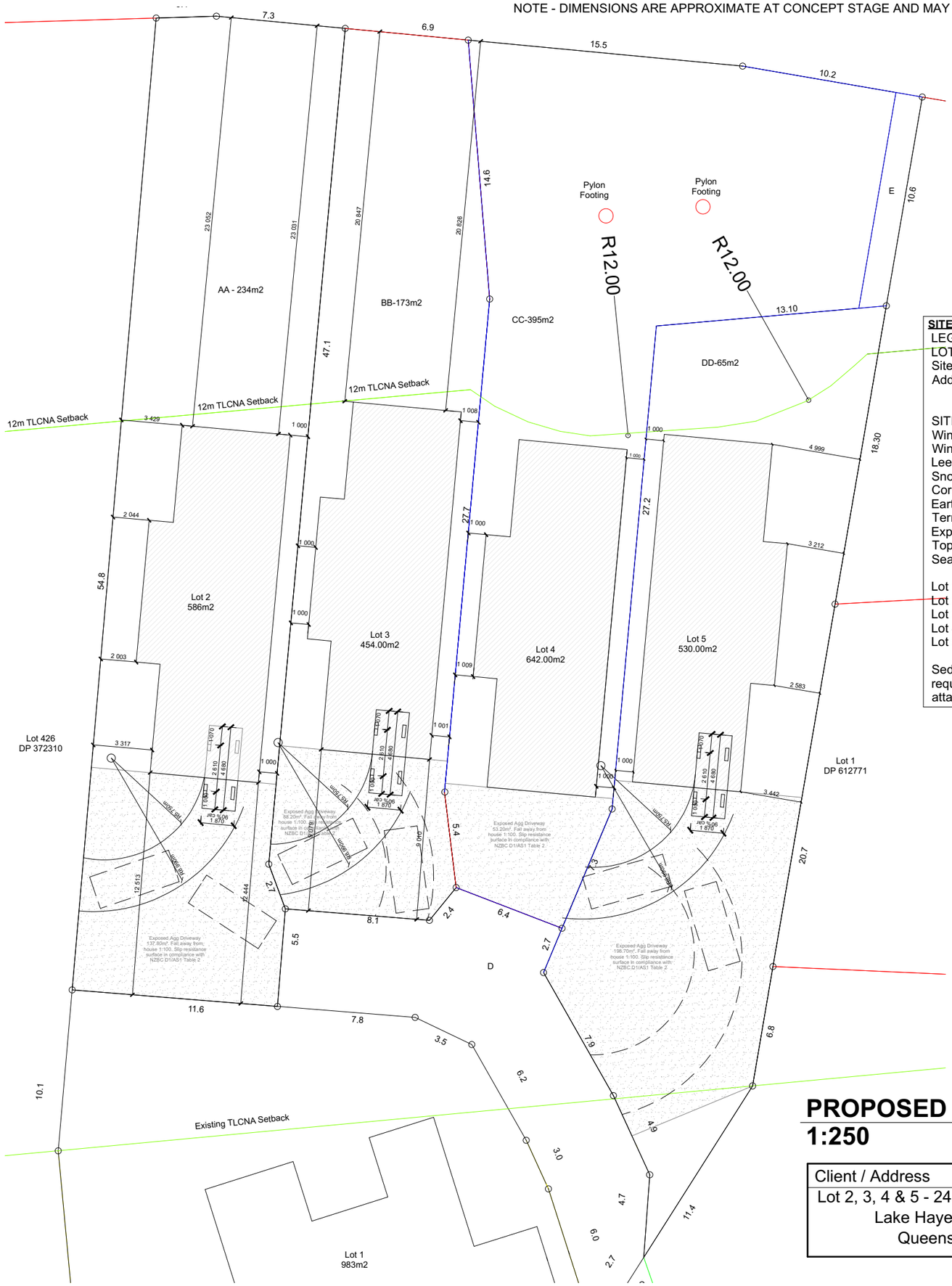
Contents:

Sheet 1 :	Cover Sheet
Sheet 2 :	Scheme Plan
Sheet 3 :	Lot 2 - Site Plan
Sheet 4 :	Lot 2 - Lower Floor Plan
Sheet 5 :	Lot 2 - Upper Floor Plan
Sheet 6 :	Lot 2 - Elevations
Sheet 7 :	Lot 2 - Elevations
Sheet 8 :	Lot 3 - Site Plan
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Sheet 23 :	Lot - Shading Diagrams
Sheet 24 :	Lot - Shading Diagrams

Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **COVER PAGE**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **1** **of 24 sheets**

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North



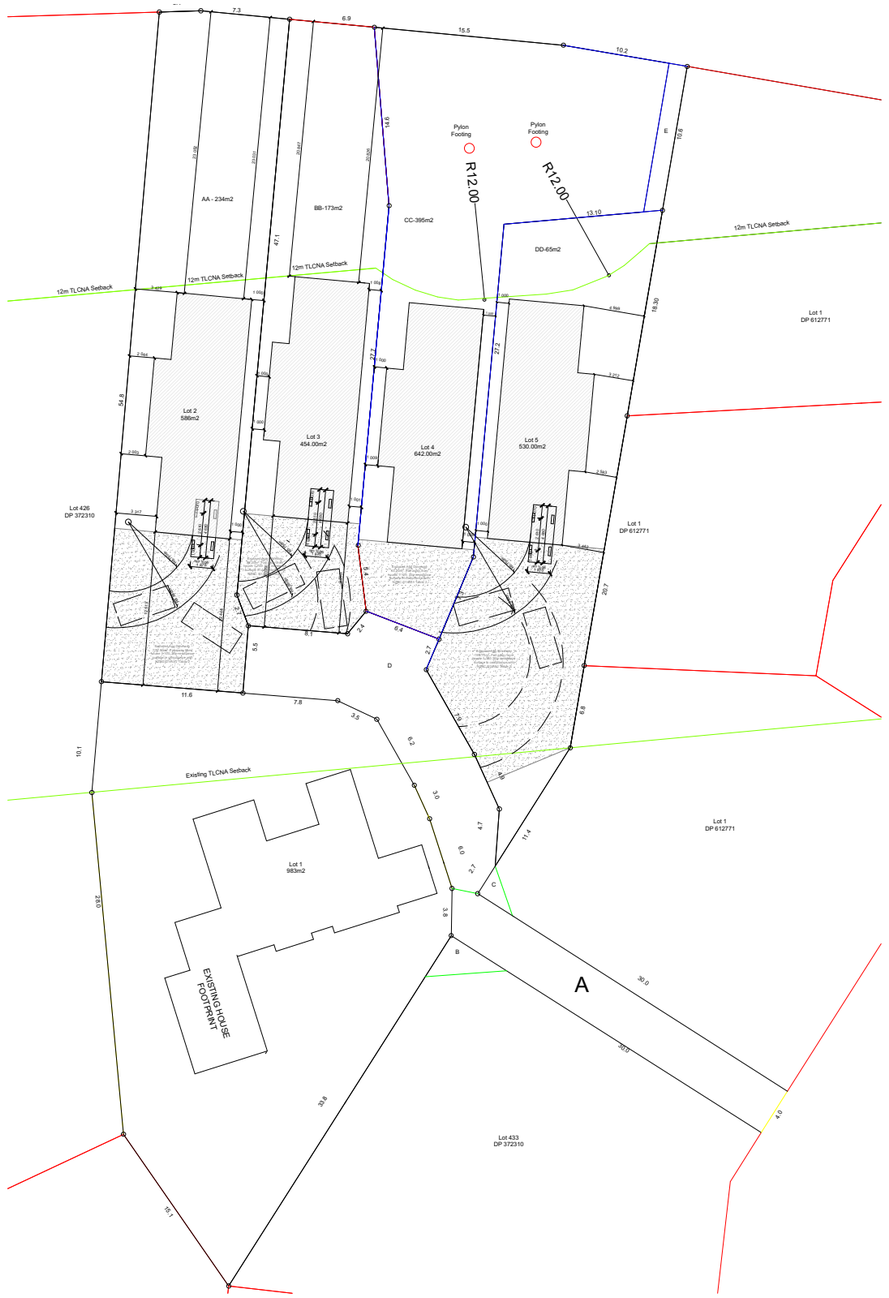
SITE INFORMATION

LEGAL DESCRIPTION
LOT 434 DP 372310
Site Area: 3497.00 sqm
Address: 24 Onslow Road
Lake Hayes Estate

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

Lot 1 - Site Coverage: 23.09%
Lot 2 - Site Coverage: 21.79%
Lot 3 - Site Coverage: 28.12%
Lot 4 - Site Coverage: 19.89%
Lot 5 - Site Coverage: 24.02%

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



PROPOSED SITE PLAN
1:250

PROPOSED SCHEME PLAN
1:500

Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **PROPOSED SITE PLAN**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	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: 1:250 & 1:500** Drawn by: J Rana Checked by: J Rana Project Number: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **2** **of 24 sheets**

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

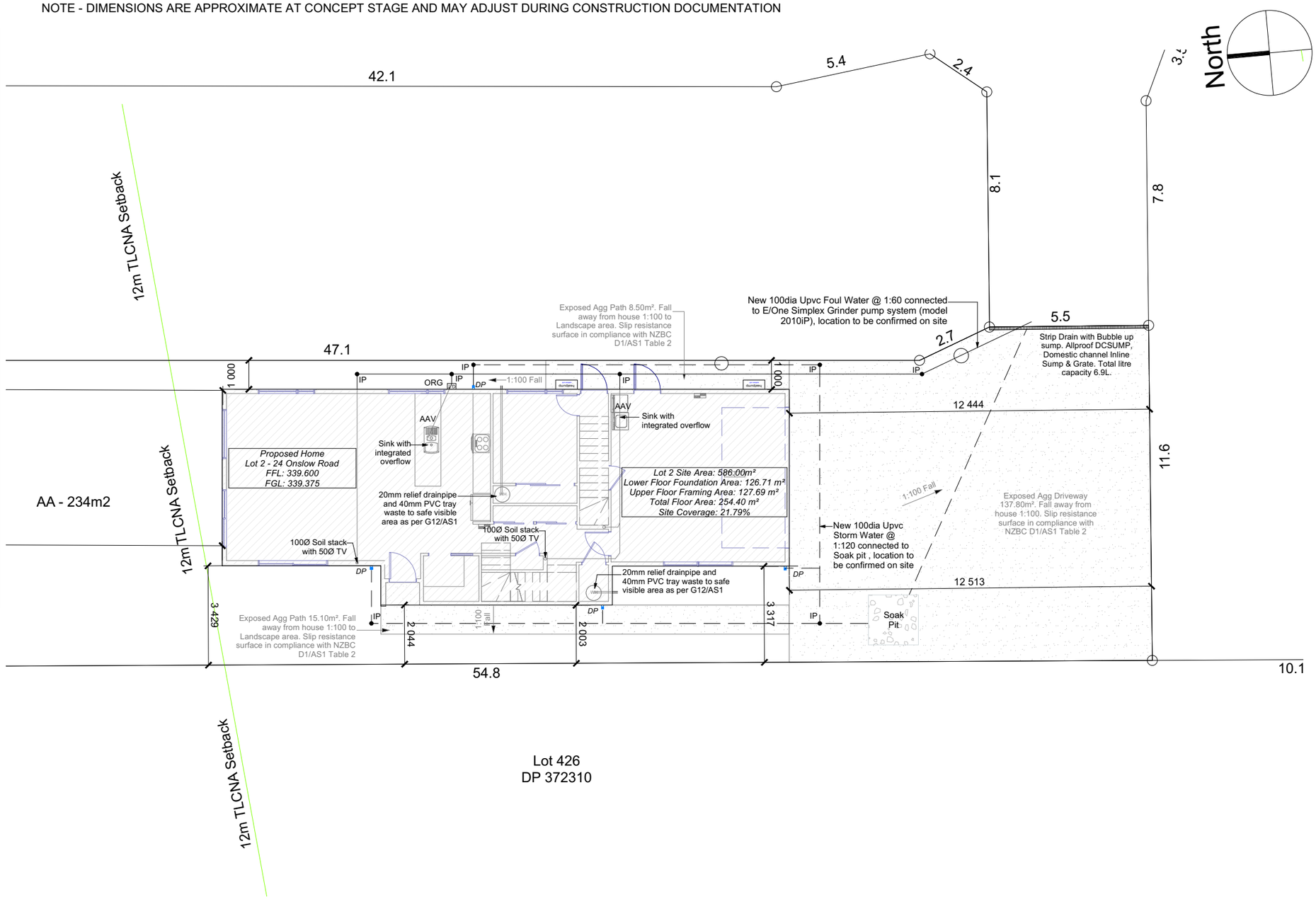
GENERAL NOTES:
Contractor is to confirm all Dimensions on site before commencing work.
All discrepancies or omissions must be confirmed with the Designer before commencing work.
Unless noted otherwise all dimensions are nominal, including timber sizes.
Finished timber sizes shall be greater than or equal to those noted in NZS 3604 part 2.2
All work is to be carried out in accordance with the New Zealand Building Code and local bylaws as they apply eg: QLDC
BI: Structure. Unless noted otherwise all timber is to be SG8, and all timber framing is to comply with NZS 3604 Pt 2.2 Amendment 2, 2006.
B2: Durability. Unless noted otherwise all timber is to be CCA treated to HI .2 min. Where Galvanized Brackets and fixings are in contact with CCA treated timber, and are likely to be regularly wetted in service (ie:Deck Framing) the Galv fixings are to be powder coated to prevent corrosion.
CI-4: Refer to the Smoke alarm positions on the Floor Plans. Ensure only approved 'hush type' smoke alarms to AS3786, BS5446 pt!, or UL 217 as per NZBC F7 / AS I are installed.
DI: Access. Ensure all surfaces along exterior access routes are non-slip to the requirements of the code. The minimum level of finish would be:
"Exposed Concrete: Broomed Finished.
"Timber Deck: Non Slip finish.
"Tiles: Non-slip type.
"Interior Tiled floors in Bathrooms.
EI: Surface Water. Minimum pipe gradients and sizes.
Impervious surfaces 1: I 00 fall min.
All pipes passing through concrete are to be lagged in Denso Tape.
E3: 10mm Aqualine Gib behind all wet areas on HI.2 framing. Impervious surface finishes to all Bathrooms, Laundries and wet areas.
F2: All glazing to comply with NZS 4223 part 3 and to the following.
Framed Shower screen and Bath enclosuresGrade A glazing material as per Table 3. I.
Panels and doors with one urrframed edge 5mm min thick Toughened Safety Glass
Frameless pivot or hinge doors 6mm min thick Toughened Safety Glass
Glazing within 1500mm above abutting FFL, or standing area of a bath or shower Grade A safety Glazing material in accordance with Table 3.1
Glazing greater than 1500mm above the abutting FFL, or standing level of a bath or shower Annealed glass to NZS 4223: Part 4
G9: Electricity. All Electrical work is to comply with electrical codes of practice and a Certificate of Compliance left with the homeowner.
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 434 DP 372310
Site Area: 3497.00 sqm
Address: 24 Onslow Road
Lake Hayes Estate

LOT-2 - 24 Onslow Road
Lot 2 - Site Area: 586.00 sqm
SITE DETAILS/PROJECT AREAS
Wind Zone: High
Wind Region: A
Lee Zone: No
Snow Loading: N5 upto 0.9Kpa
Corrosion Zone: Zone B
Earthquake Zone: Zone 3
Terrain: Inland
Exposure: Exposed
Topography: Gentle
Sea Spray Zone: No

Lower Floor Foundation Area: 126.71 m²
Upper Floor Framing Area: 127.69 m²
Total Floor Area: 254.40 m²
Site Coverage: 21.79%

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



LOT -2 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 Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **Lot 2- PROPOSED SITE PLAN**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:150 Drawn by: J Rana Checked by: J Rana Project Number: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **3** **of 24 sheets**

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

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

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

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

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

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

All windows and doors centered in room unless shown otherwise

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

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

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

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

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

Concrete Work Standard:
MaxSlab as per engineering design.

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

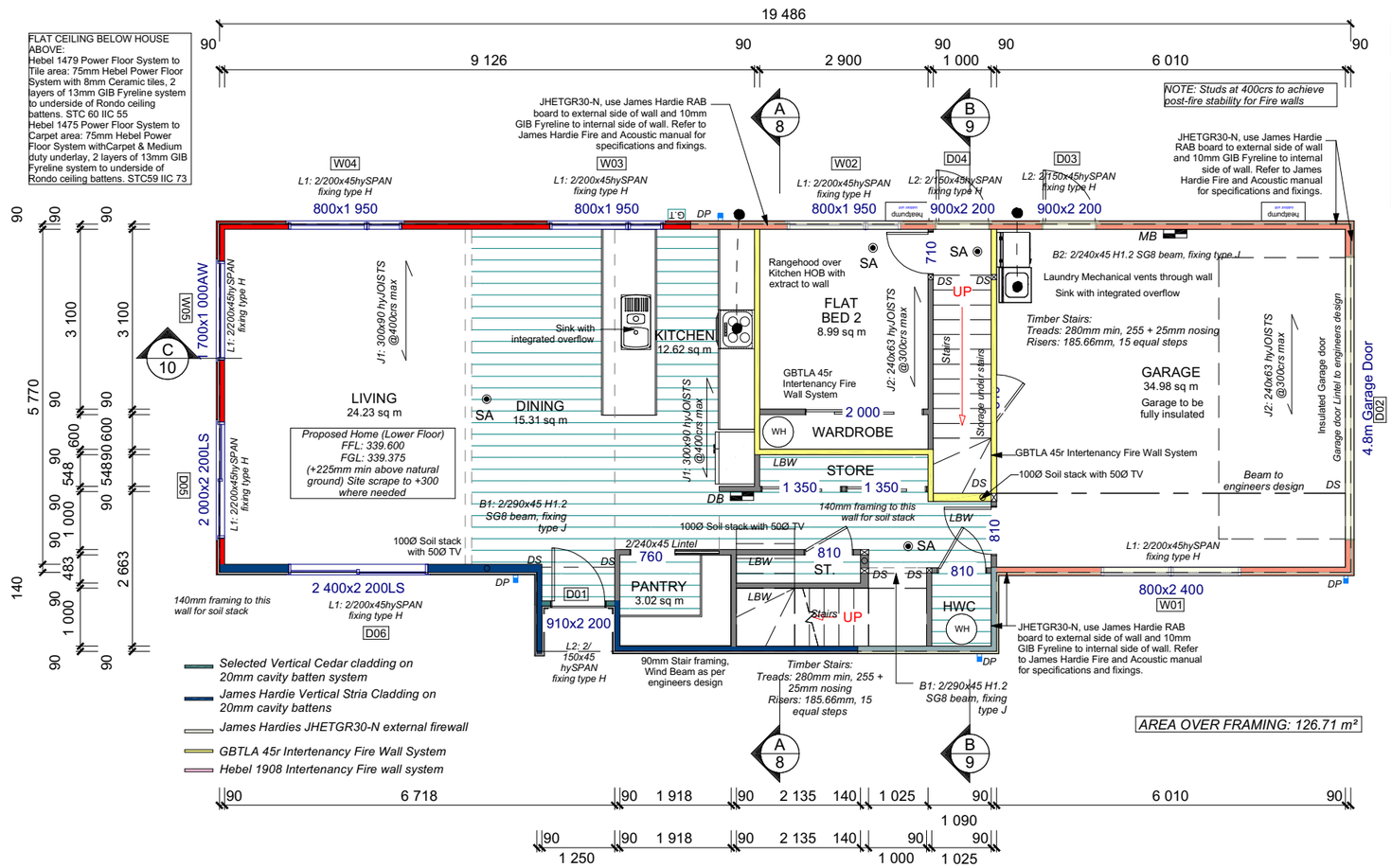
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

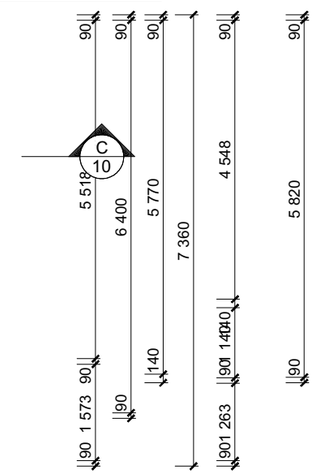
Wall Framing; 90x45 LVL8 Studs Wall Framing @600crs max unless stated other on Plans

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

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

Lot 2 - DWELLING AREAS
Lower Floor Framing Area: 126.71m² (Perimeter: 55.252m)
Upper Floor Framing Area: 127.69m² (Perimeter: 53.692m)





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

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

NOTE:
Thermal Break between steel & Timber
- 12 mm S grade expanded polystyrene OR
-high-density polyethylene foam with a selfadhesive backing, which is easily adhered to steel frames before the installation of the wall underlay

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.

LOT -2 PROPOSED LOWER FLOOR PLAN
1:100

Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **Lot 2- PROPOSED LOWER FLOOR PLAN**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **4** **of 24 sheets**

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

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

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

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

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

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

All windows and doors centered in room unless shown otherwise

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

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

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

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

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

Concrete Work Standard:
MaxSlab as per engineering design.

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

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

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

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

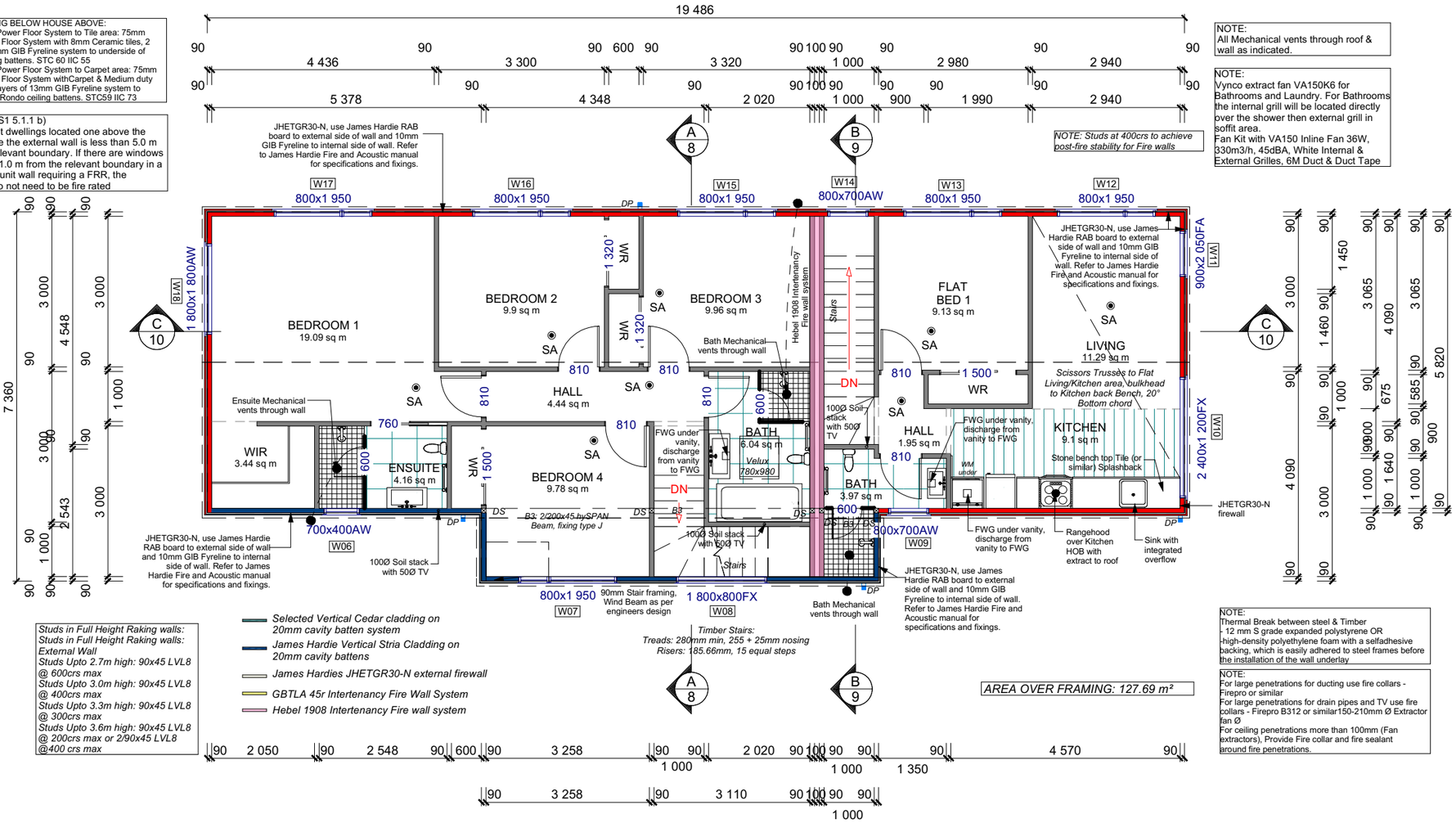
ROOF & WALL CLADDINGS
Roof : Colorsteel 5-Rib Profile Colorsteel
Walls :Colortseel 5-Rib Profile Metal Vertical Cladding
Selected Vertical Cedar Cladding
James Hardie Vertical Stria Cladding
with a 20mm cavity

Lot 2 - DWELLING AREAS
Lower Floor Framing Area: 126.71m² (Perimeter: 55.252m)
Upper Floor Framing Area: 127.69m² (Perimeter: 53.692m)

North

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

NOTE:C/AS1 5.1.1 b)
b) Multi-unit dwellings located one above the other where the external wall is less than 5.0 m from the relevant boundary. If there are windows more than 1.0 m from the relevant boundary in a household unit wall requiring a FRR, the windows do not need to be fire rated



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

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

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

- *Selected Vertical Cedar cladding on 20mm cavity batten system*
- *James Hardie Vertical Stria Cladding on 20mm cavity battens*
- *James Hardies JHETGR30-N external firewall*
- *GBTLA 45r Intertenancy Fire Wall System*
- *Hebel 1908 Intertenancy Fire wall system*

NOTE:
Thermal Break between steel & Timber
- 12 mm S grade expanded polystyrene OR
-high-density polyethylene foam with a selfadhesive backing, which is easily adhered to steel frames before the installation of the wall underlay

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.

LOT -2 PROPOSED UPPER FLOOR PLAN

Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **Lot 2- PROPOSED UPPER FLOOR PLAN**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **5** **of 24 sheets**

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BUILDING ENVELOPE RISK MATRIX		
ELEVATION NORTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



RESENE ELEMENT

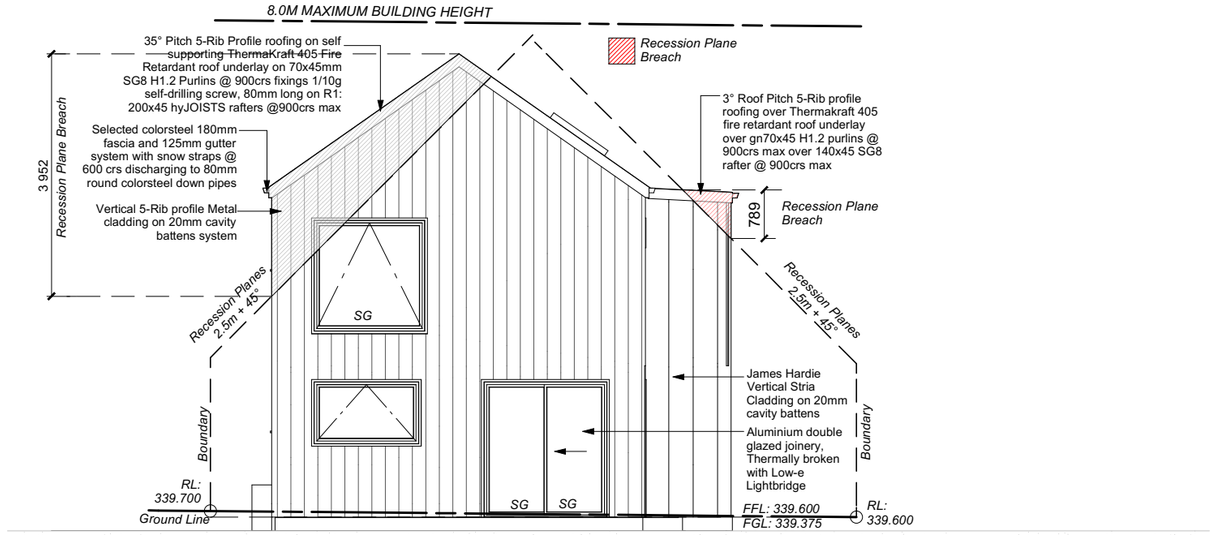


COLORSTEEL FLAXPOD



Mainsail

WOOD X - MAINSAIL



LOT 2- PROPOSED NORTH ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- 5-RIB PROFILE ROOFING -COLORSTEEL FLAXPOD - LRV 7%
- 5-RIB CLADDING - COLORSTEEL FLAXPOD - LRV 7%
- JAMES HARDIE STRIA CLADDING - RESENE ELEMENT - LRV 6%
- VERTICAL CEDAR CLADDING - WOOD X - MAINSAIL
- SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL FLAXPOD - LRV 7%
- EXTERNAL ALUNIMIUN JOINERY - CCOLORSTEEL FLAXPOD - LRV 7%
- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD - LRV 7%

NOTES:

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

James Hardie Vertical Stria Panel Cladding
on 20 mmcavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

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

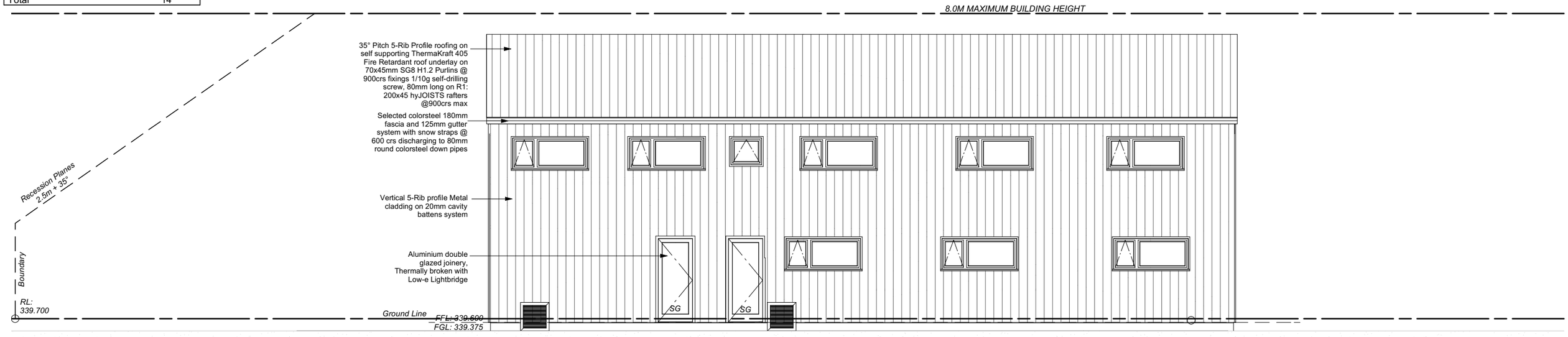
Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

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	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



LOT 2- PROPOSED EAST ELEVATION
1:100

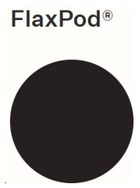
Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **LOT 2- PROPOSED ELEVATIONS**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	General Notes: Do not scale drawing. Contractors 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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **6** **of 24 sheets**

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

BUILDING ENVELOPE RISK MATRIX		
ELEVATION SOUTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



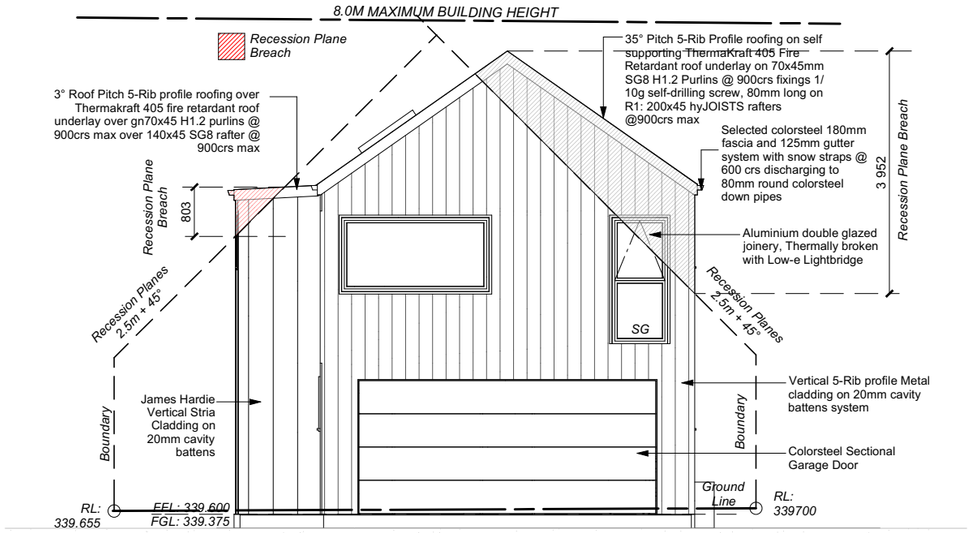
RESENE ELEMENT



COLORSTEEL FLAXPOD



WOOD X - MAINSAIL



PROPOSED SOUTH ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- 5-RIB PROFILE ROOFING -COLORSTEEL FLAXPOD - LRV 7%
- 5-RIB CLADDING - COLORSTEEL FLAXPOD - LRV 7%
- JAMES HARDIE STRIA CLADDING - RESENE ELEMENT - LRV 6%
- VERTICAL CEDAR CLADDING - WOOD X - MAINSAIL
- SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL FLAXPOD - LRV 7%
- EXTERNAL ALUNIMIUN JOINERY - CCOLORSTEEL FLAXPOD - LRV 7%
- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD - LRV 7%

NOTES:

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

James Hardie Vertical Stria Panel Cladding
on 20 mmcavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

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

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

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

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

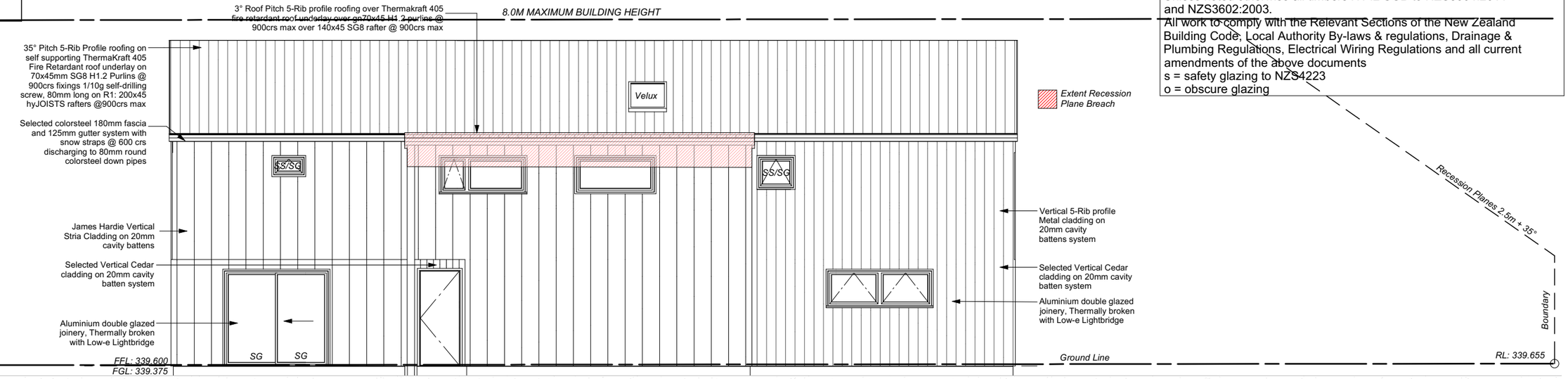
All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

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

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

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

BUILDING ENVELOPE RISK MATRIX		
ELEVATION WEST		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



PROPOSED WEST ELEVATION
1:100

Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **LOT 2- PROPOSED ELEVATIONS**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **7** **of 24 sheets**

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

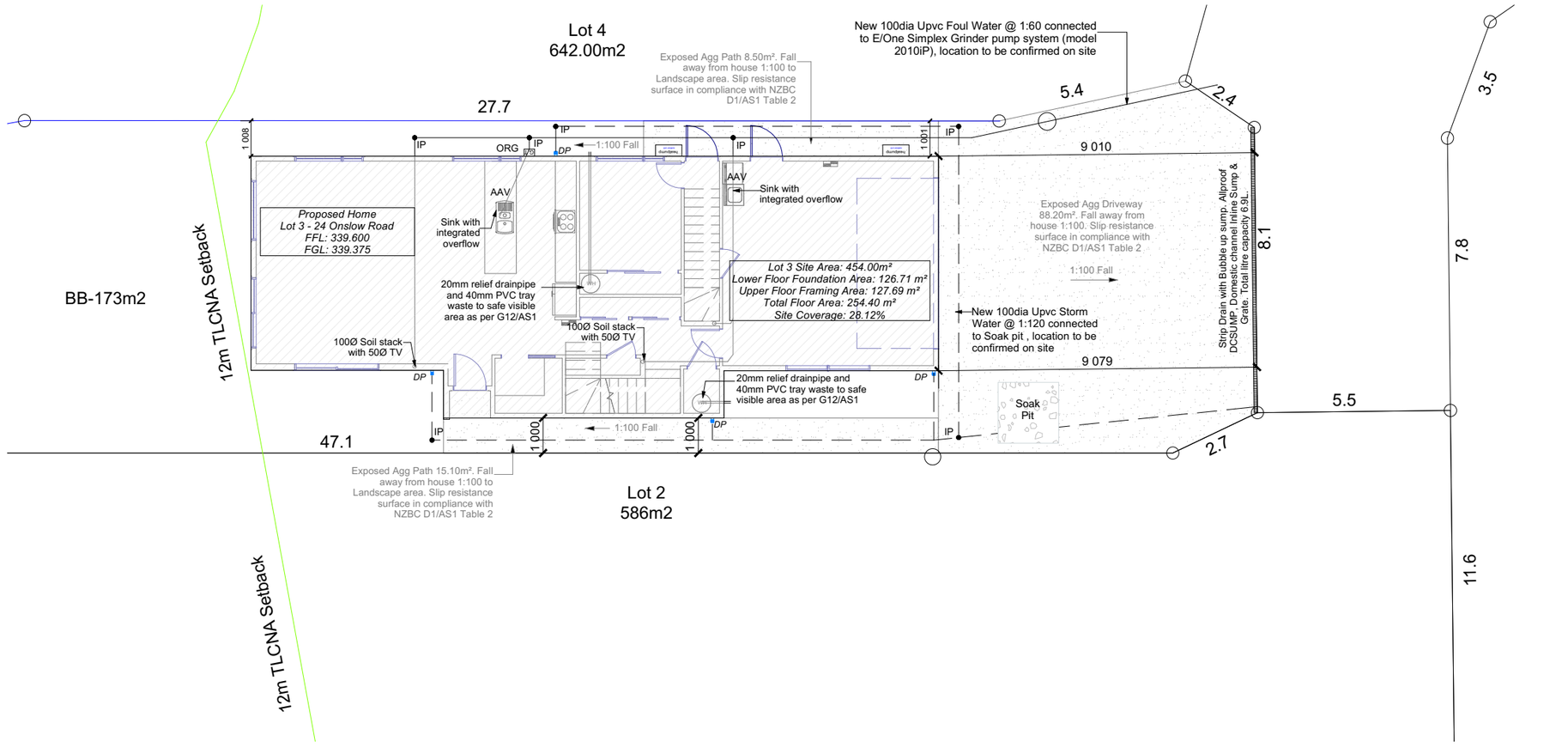
GENERAL NOTES:
Contractor is to confirm all Dimensions on site before commencing work.
All discrepancies or omissions must be confirmed with the Designer before commencing work.
Unless noted otherwise all dimensions are nominal, including timber sizes.
Finished timber sizes shall be greater than or equal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

SITE INFORMATION
LEGAL DESCRIPTION
LOT 434 DP 372310
Site Area: 3497.00 sqm
Address: 24 Onslow Road
Lake Hayes Estate

LOT-3 - 24 Onslow Road
Lot 3 - Site Area: 454.00 sqm
SITE DETAILS/PROJECT AREAS
Wind Zone: High
Wind Region: A
Lee Zone: No
Snow Loading: N5 upto 0.9Kpa
Corrosion Zone: Zone B
Earthquake Zone: Zone 3
Terrain: Inland
Exposure: Exposed
Topography: Gentle
Sea Spray Zone: No

Lower Floor Foundation Area: 126.71 m²
Upper Floor Framing Area: 127.69 m²
Total Floor Area: 254.40 m²
Site Coverage: 28.12%

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



LOT -3 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 Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **Lot 3- PROPOSED SITE PLAN**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:150** Drawn by: J Rana Checked by: J Rana Project Number: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **8** **of 24 sheets**

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

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

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

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

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

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

All windows and doors centered in room unless shown otherwise

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

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

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

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

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

Concrete Work Standard:
MaxSlab as per engineering design.

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

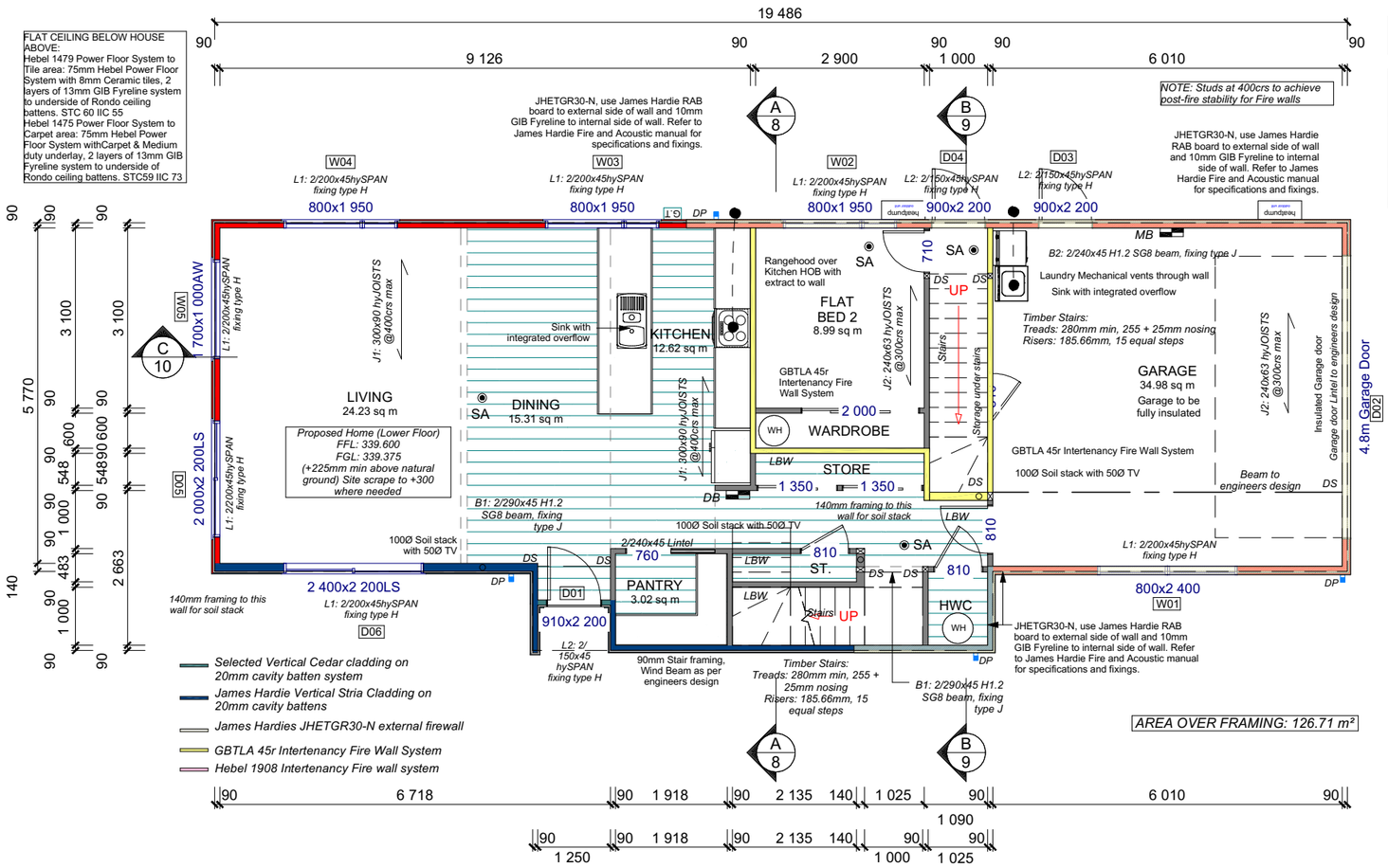
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

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

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

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

Lot 2 - DWELLING AREAS
Lower Floor Framing Area: 126.71m² (Perimeter: 55.252m)
Upper Floor Framing Area: 127.69m² (Perimeter: 53.692m)





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

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

NOTE:
Thermal Break between steel & Timber
- 12 mm S grade expanded polystyrene OR
-high-density polyethylene foam with a selfadhesive backing, which is easily adhered to steel frames before the installation of the wall underlay

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.

LOT -3 PROPOSED LOWER FLOOR PLAN
1:100

Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **Lot 3- PROPOSED LOWER FLOOR PLAN**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **9** **of 24 sheets**

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

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

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

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

All windows and doors centered in room unless shown otherwise

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

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

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

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

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

Concrete Work Standard:
MaxSlab as per engineering design.

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

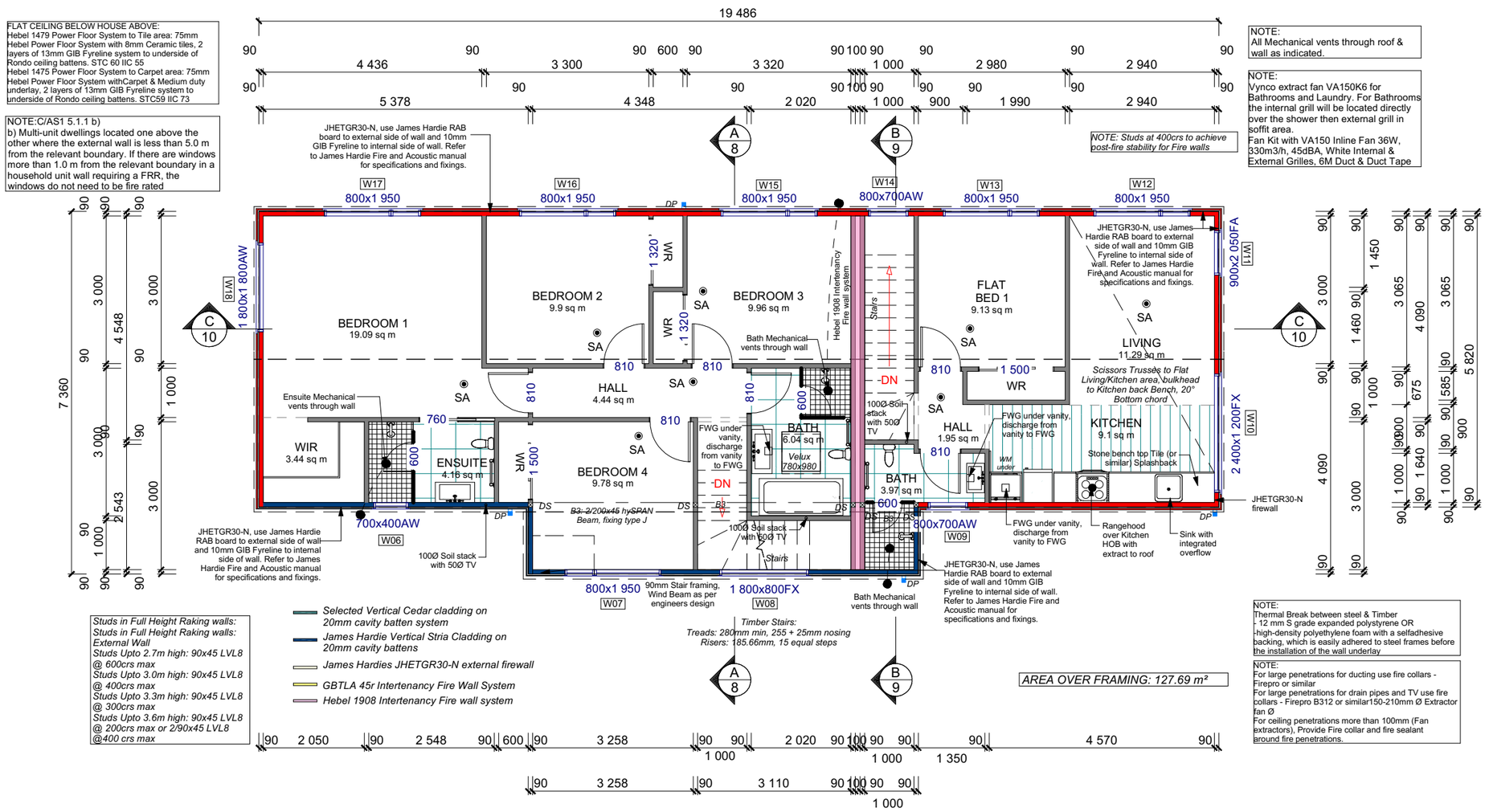
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

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

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

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

Lot 2 - DWELLING AREAS
Lower Floor Framing Area: 126.71m² (Perimeter: 55.252m)
Upper Floor Framing Area: 127.69m² (Perimeter: 53.692m)



LOT -3 PROPOSED UPPER FLOOR PLAN
1:100

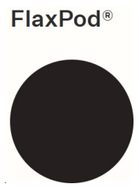
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NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

BUILDING ENVELOPE RISK MATRIX		
ELEVATION NORTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



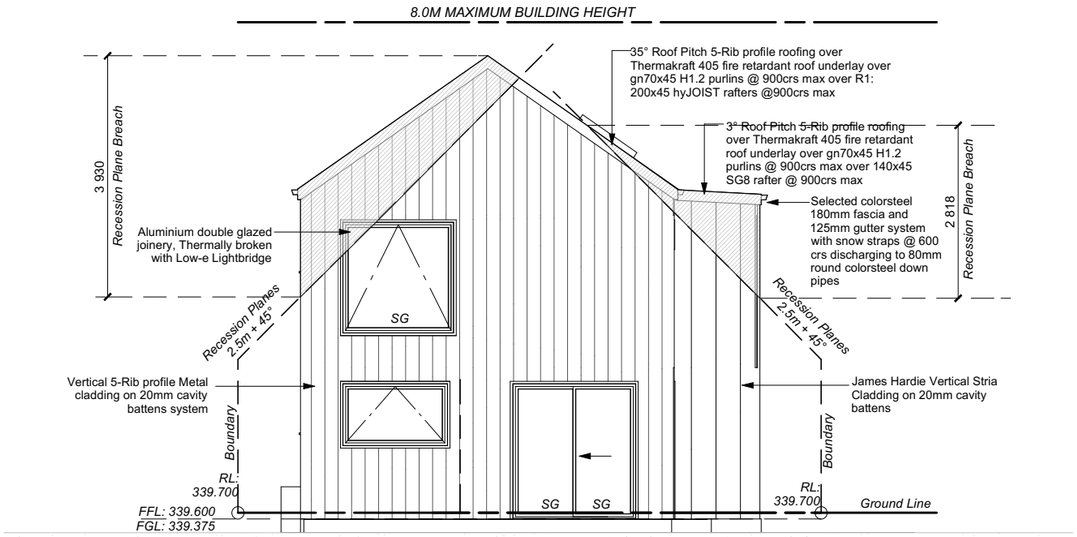
RESENE ELEMENT



COLORSTEEL FLAXPOD



WOOD X - MAINSAIL



LOT 3- PROPOSED NORTH ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- 5-RIB PROFILE ROOFING -COLORSTEEL FLAXPOD - LRV 7%
- 5-RIB CLADDING - COLORSTEEL FLAXPOD - LRV 7%
- JAMES HARDIE STRIA CLADDING - RESENE ELEMENT - LRV 6%
- VERTICAL CEDAR CLADDING - WOOD X - MAINSAIL
- SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL FLAXPOD - LRV 7%
- EXTERNAL ALUNIMIUN JOINERY - CCOLORSTEEL FLAXPOD - LRV 7%
- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD - LRV 7%

NOTES:

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

James Hardie Vertical Stria Panel Cladding
on 20 mmcavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

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

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

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

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

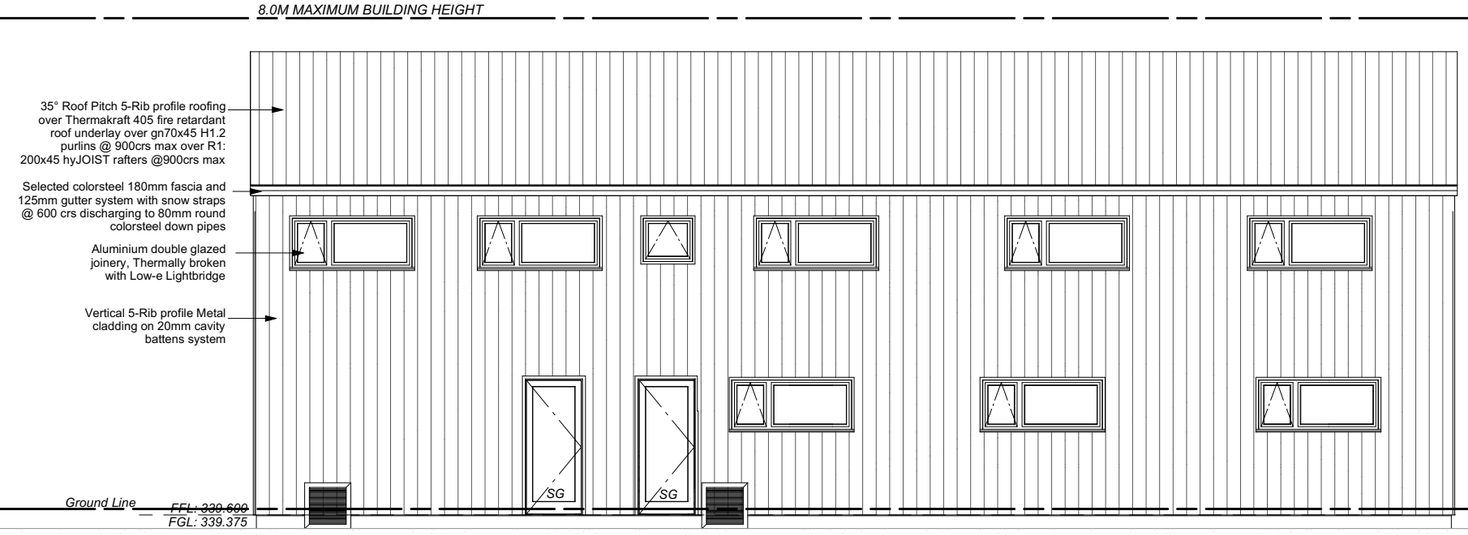
All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

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

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

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

BUILDING ENVELOPE RISK MATRIX		
ELEVATION EAST		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



LOT 3- PROPOSED EAST ELEVATION
1:100

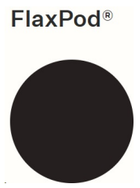
Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **LOT 3- PROPOSED ELEVATIONS**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	General Notes: Do not scale drawing. Contractors 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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **11** **of 24 sheets**

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BUILDING ENVELOPE RISK MATRIX		
ELEVATION SOUTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



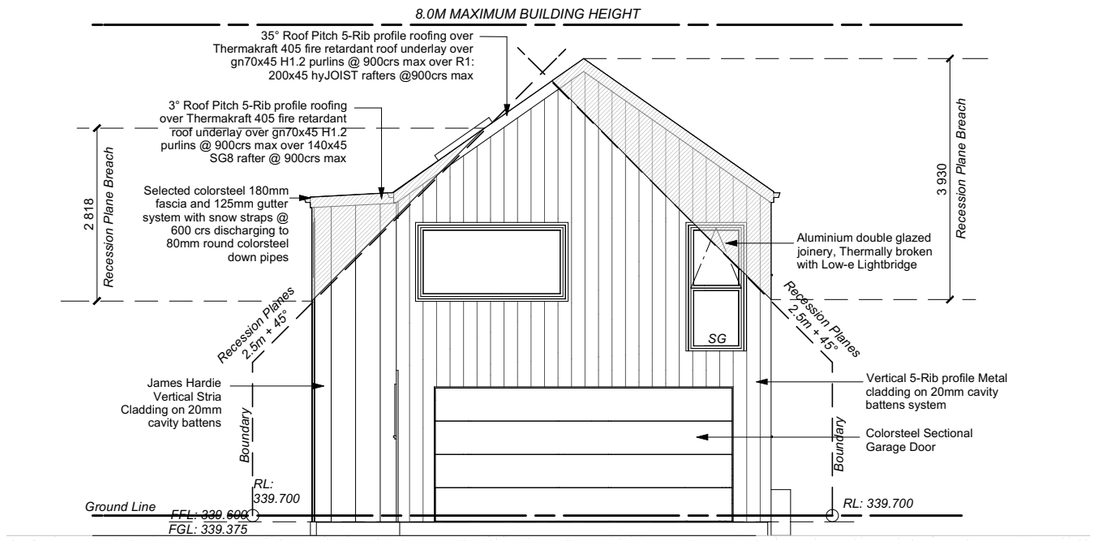
RESENE ELEMENT



COLORSTEEL FLAXPOD



WOOD X - MAINSAIL



LOT 3- PROPOSED SOUTH ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- *5-RIB PROFILE ROOFING -COLORSTEEL FLAXPOD - LRV 7%*
- *5-RIB CLADDING - COLORSTEEL FLAXPOD - LRV 7%*
- *JAMES HARDIE STRIA CLADDING - RESENE ELEMENT - LRV 6%*
- *VERTICAL CEDAR CLADDING - WOOD X - MAINSAIL*
- *SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL FLAXPOD - LRV 7%*
- *EXTERNAL ALUNIMIUN JOINERY - CCOLORSTEEL FLAXPOD - LRV 7%*
- *COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD - LRV 7%*

NOTES:

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

James Hardie Vertical Stria Panel Cladding
on 20 mmcavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

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

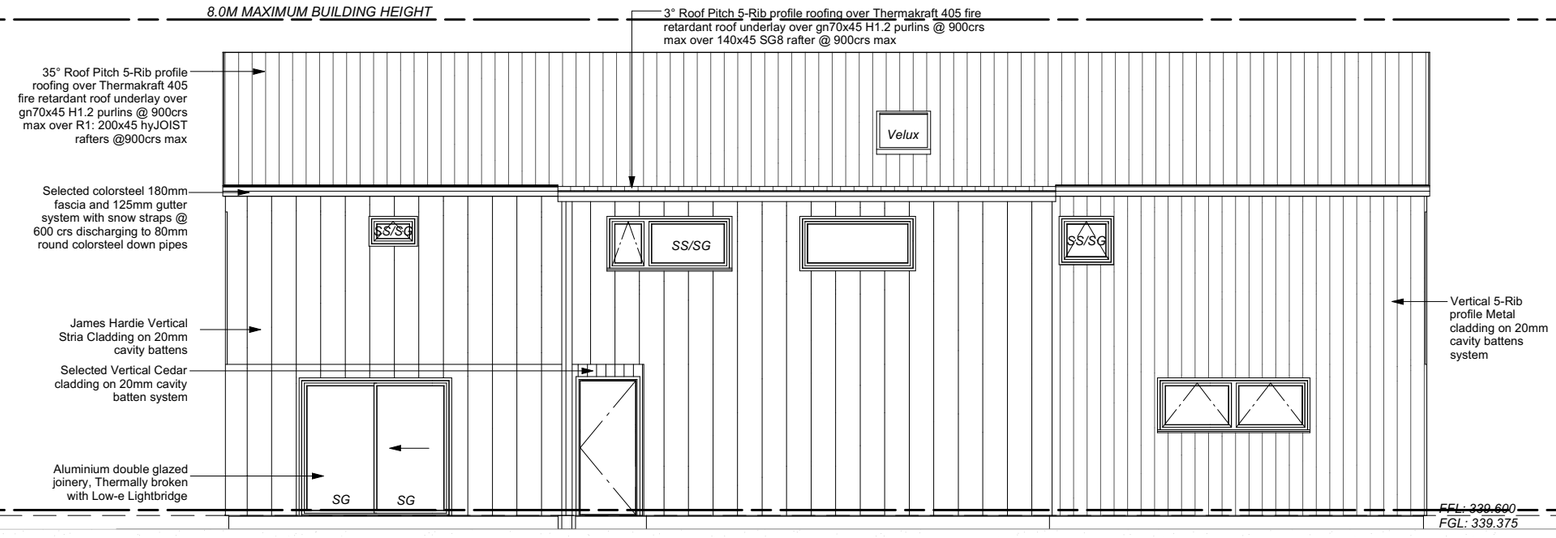
Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

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	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



LOT 3- PROPOSED WEST ELEVATION
1:100

Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **LOT 3- PROPOSED ELEVATIONS**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **12** **of 24 sheets**

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

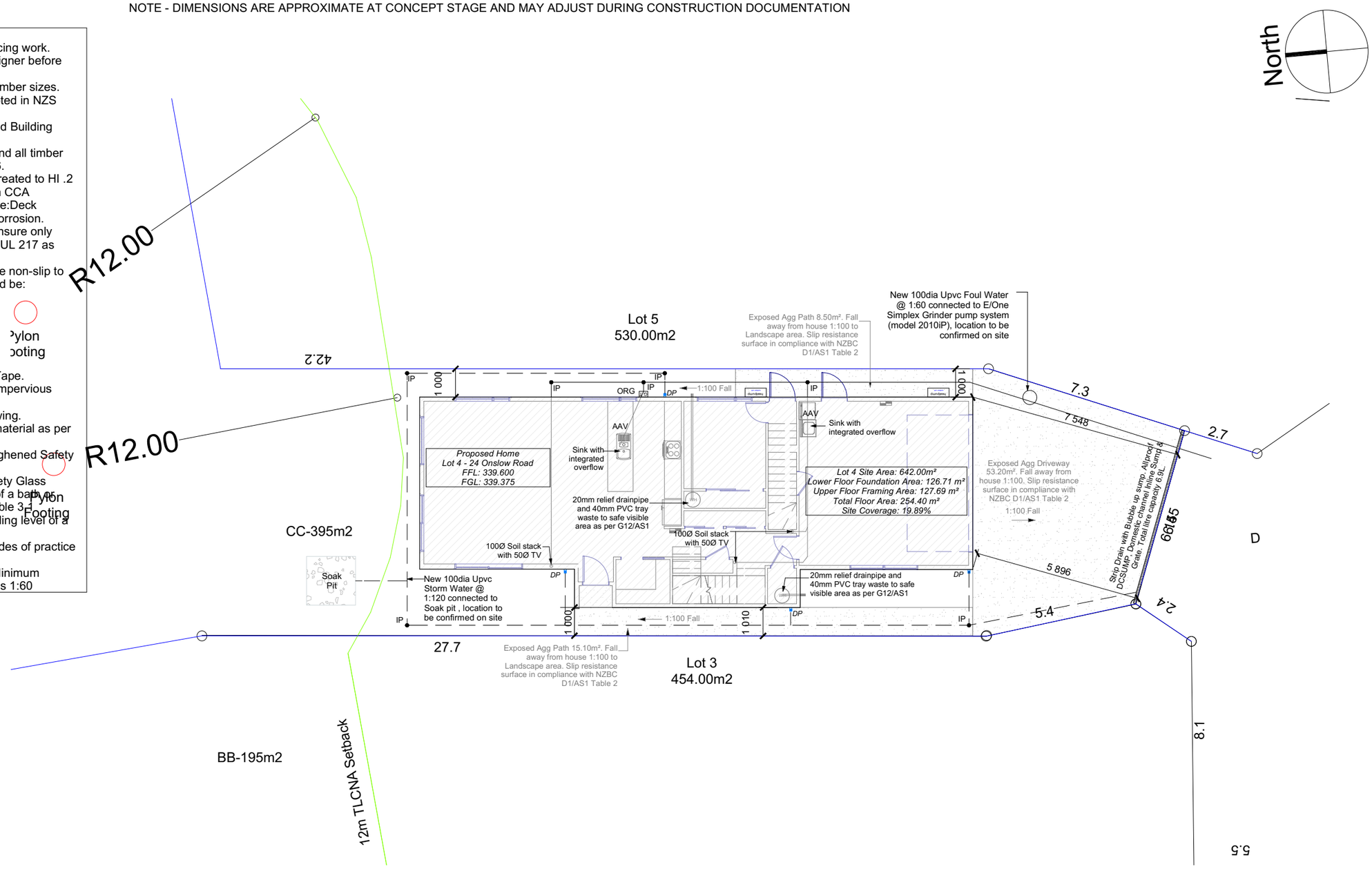
GENERAL NOTES:
Contractor is to confirm all Dimensions on site before commencing work.
All discrepancies or omissions must be confirmed with the Designer before commencing work.
Unless noted otherwise all dimensions are nominal, including timber sizes.
Finished timber sizes shall be greater than or equal to those noted in NZS 3604 part 2.2
All work is to be carried out in accordance with the New Zealand Building Code and local bylaws as they apply eg: QLDC
BI: Structure. Unless noted otherwise all timber is to be SG8, and all timber framing is to comply with NZS 3604 Pt 2.2 Amendment 2, 2006.
B2: Durability. Unless noted otherwise all timber is to be CCA treated to HI .2 min. Where Galvanized Brackets and fixings are in contact with CCA treated timber, and are likely to be regularly wetted in service (ie:Deck Framing) the Galv fixings are to be powder coated to prevent corrosion.
CI-4: Refer to the Smoke alarm positions on the Floor Plans. Ensure only approved 'hush type' smoke alarms to AS3786, BS5446 pt!, or UL 217 as per NZBC F7 / AS I are installed.
DI: Access. Ensure all surfaces along exterior access routes are non-slip to the requirements of the code. The minimum level of finish would be:
"Exposed Concrete: Broomed Finished.
"Timber Deck: Non Slip finish.
"Tiles: Non-slip type.
"Interior Tiled floors in Bathrooms.
EI: Surface Water. Minimum pipe gradients and sizes. Impervious surfaces 1: I 00 fall min.
All pipes passing through concrete are to be lagged in Denso Tape.
E3: 10mm Aqualine Gib behind all wet areas on HI.2 framing. Impervious surface finishes to all Bathrooms, Laundries and wet areas.
F2: All glazing to comply with NZS 4223 part 3 and to the following.
Framed Shower screen and Bath enclosuresGrade A glazing material as per Table 3. I.
Panels and doors with one urrframed edge 5mm min thick Toughened Safety Glass
Frameless pivot or hinge doors 6mm min thick Toughened Safety Glass
Glazing within 1500mm above abutting FFL, or standing area of a bath or shower Grade A safety Glazing material in accordance with Table 3.4
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 434 DP 372310
Site Area: 3497.00 sqm
Address: 24 Onslow Road
Lake Hayes Estate

LOT-4 - 24 Onslow Road
Lot 4 - Site Area: 642.00 sqm
SITE DETAILS/PROJECT AREAS
Wind Zone: High
Wind Region: A
Lee Zone: No
Snow Loading: N5 upto 0.9Kpa
Corrosion Zone: Zone B
Earthquake Zone: Zone 3
Terrain: Inland
Exposure: Exposed
Topography: Gentle
Sea Spray Zone: No

Lower Floor Foundation Area: 126.71 m²
Upper Floor Framing Area: 127.69 m²
Total Floor Area: 254.40 m²
Site Coverage: 19.89%

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



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.

LOT -4 PROPOSED SITE PLAN
1:150

Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **Lot 4- PROPOSED SITE PLAN**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:150** Drawn by: J Rana Checked by: J Rana Project Number: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **13** **of 24 sheets**

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

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

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

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

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

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

All windows and doors centered in room unless shown otherwise

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

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

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

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

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

Concrete Work Standard:
MaxSlab as per engineering design.

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

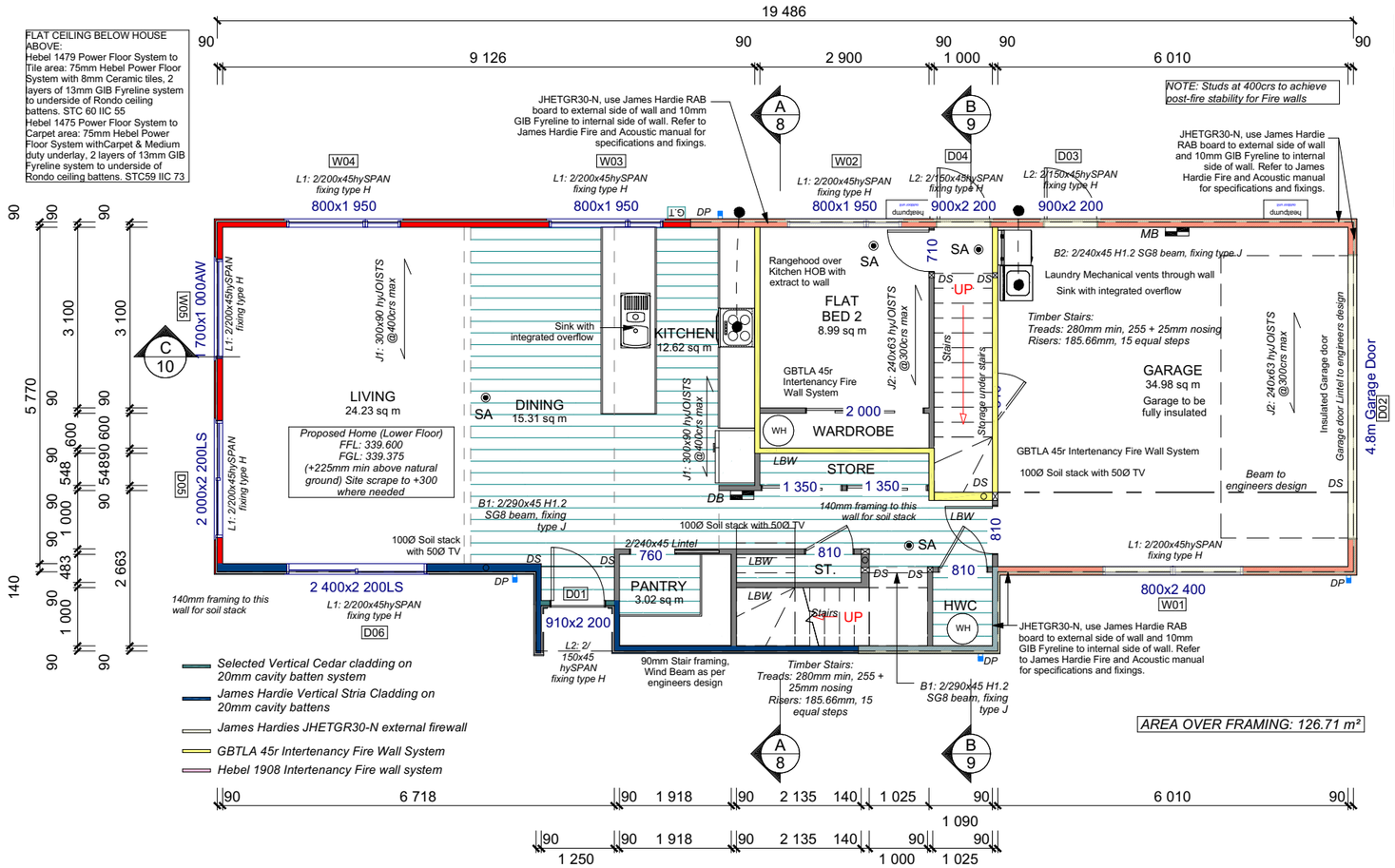
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

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

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

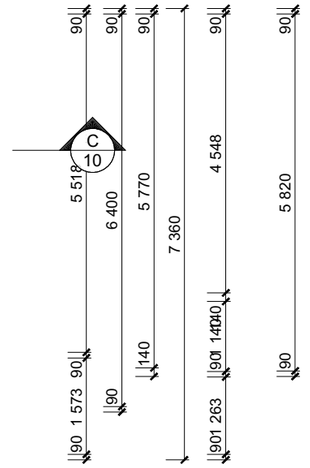
ROOF & WALL CLADDINGS
Roof : Colorsteel 5-Rib Profile Colorsteel
Walls :Colortseel 5-Rib Profile Metal Vertical Cladding
Selected Vertical Cedar Cladding
James Hardie Vertical Stria Cladding
with a 20mm cavity

Lot 2 - DWELLING AREAS
Lower Floor Framing Area: 126.71m² (Perimeter: 55.252m)
Upper Floor Framing Area: 127.69m² (Perimeter: 53.692m)



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

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



NOTE:
Thermal Break between steel & Timber
- 12 mm S grade expanded polystyrene OR
-high-density polyethylene foam with a selfadhesive backing, which is easily adhered to steel frames before the installation of the wall underlay

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.

LOT -4 PROPOSED LOWER FLOOR PLAN
1:100

Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **Lot 4- PROPOSED LOWER FLOOR PLAN**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **14** **of 24 sheets**

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

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

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

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

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

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

All windows and doors centered in room unless shown otherwise

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

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

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

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

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

Concrete Work Standard:
MaxSlab as per engineering design.

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

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

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

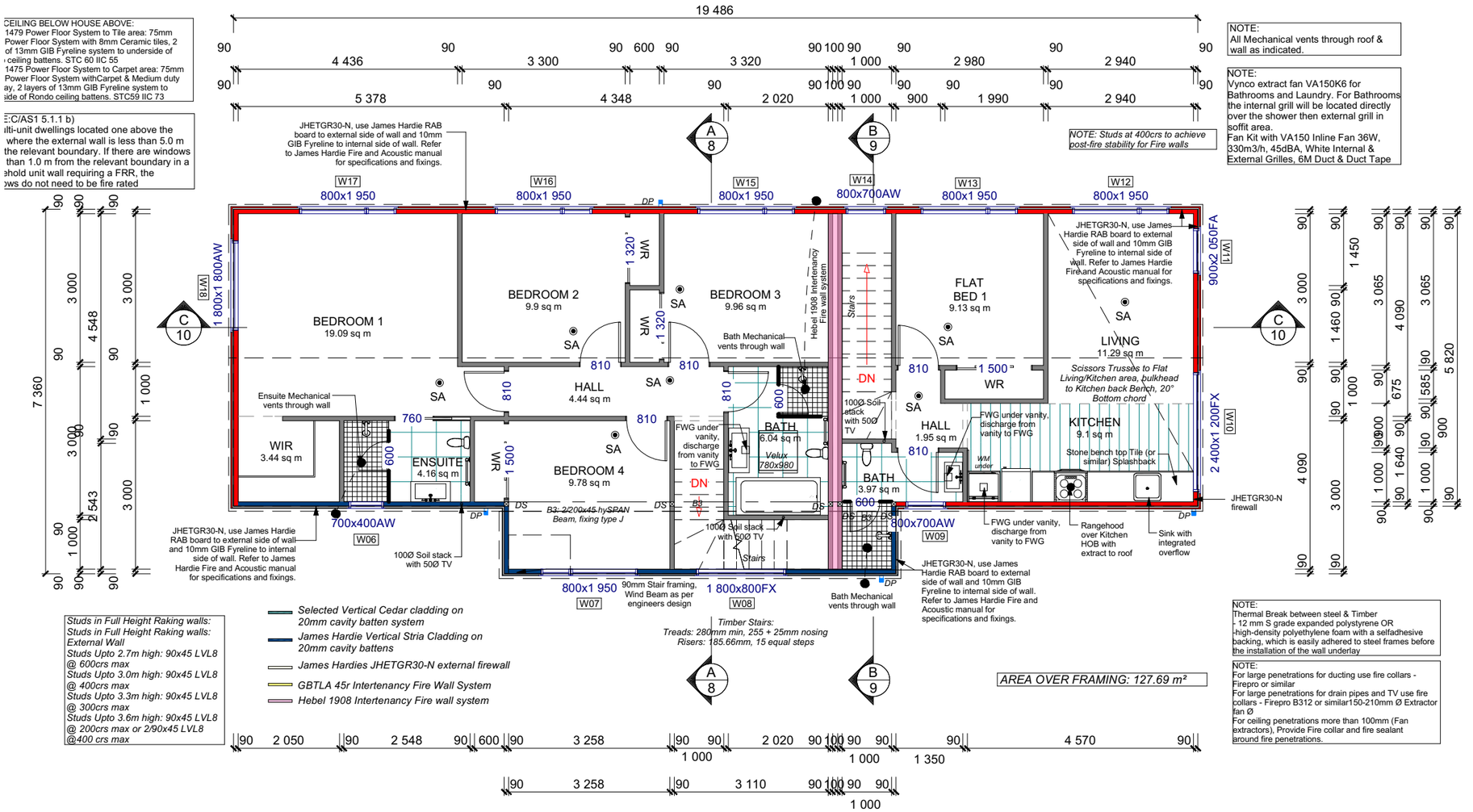
Rondo ceiling battens fixed as per manufacturers specifications with 13mm Standard Gib Board.
Level 4 Finishes Use Aqualine at wet area.

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

Lot 2 - DWELLING AREAS
Lower Floor Framing Area: 126.71m² (Perimeter: 55.252m)
Upper Floor Framing Area: 127.69m² (Perimeter: 53.692m)

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

E:C/AS1 5.1.1 b)
ılti-unit dwellings located one above the where the external wall is less than 5.0 m the relevant boundary. If there are windows than 1.0 m from the relevant boundary in a ehold unit wall requiring a FRR, the ows do not need to be fire rated



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

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

NOTE:
Thermal Break between steel & Timber
- 12 mm S grade expanded polystyrene OR
-high-density polyethylene foam with a selfadhesive backing, which is easily adhered to steel frames before the installation of the wall underlay

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.

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

- *Selected Vertical Cedar cladding on 20mm cavity batten system*
- *James Hardie Vertical Stria Cladding on 20mm cavity battens*
- *James Hardies JHETGR30-N external firewall*
- *GBTLA 45r Intertenancy Fire Wall System*
- *Hebel 1908 Intertenancy Fire wall system*

LOT -4 PROPOSED UPPER FLOOR PLAN

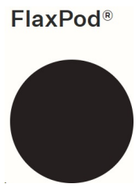
Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **Lot 4- PROPOSED UPPER FLOOR PLAN**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	General Notes: Do not scale drawing. Contractors 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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **15** **of 24 sheets**

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

BUILDING ENVELOPE RISK MATRIX		
ELEVATION NORTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



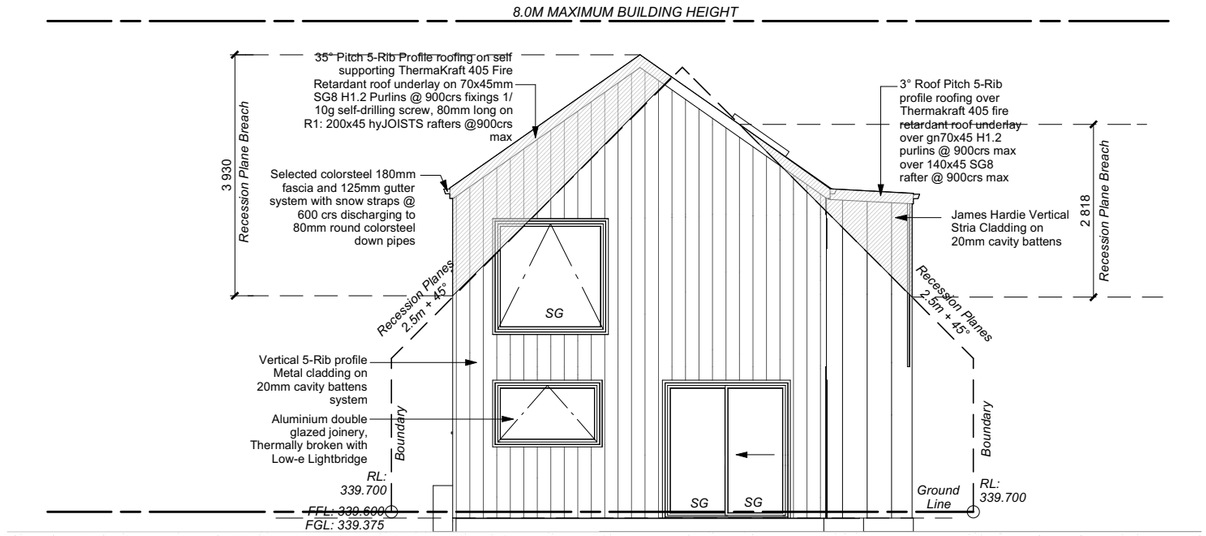
RESENE ELEMENT



COLORSTEEL FLAXPOD



WOOD X - MAINSAIL



LOT 4- PROPOSED NORTH ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- 5-RIB PROFILE ROOFING -COLORSTEEL FLAXPOD - LRV 7%
- 5-RIB CLADDING - COLORSTEEL FLAXPOD - LRV 7%
- JAMES HARDIE STRIA CLADDING - RESENE ELEMENT - LRV 6%
- VERTICAL CEDAR CLADDING - WOOD X - MAINSAIL
- SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL FLAXPOD - LRV 7%
- EXTERNAL ALUNIMIUN JOINERY - CCOLORSTEEL FLAXPOD - LRV 7%
- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD - LRV 7%

NOTES:

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

James Hardie Vertical Stria Panel Cladding
on 20 mmcavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

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

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

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

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

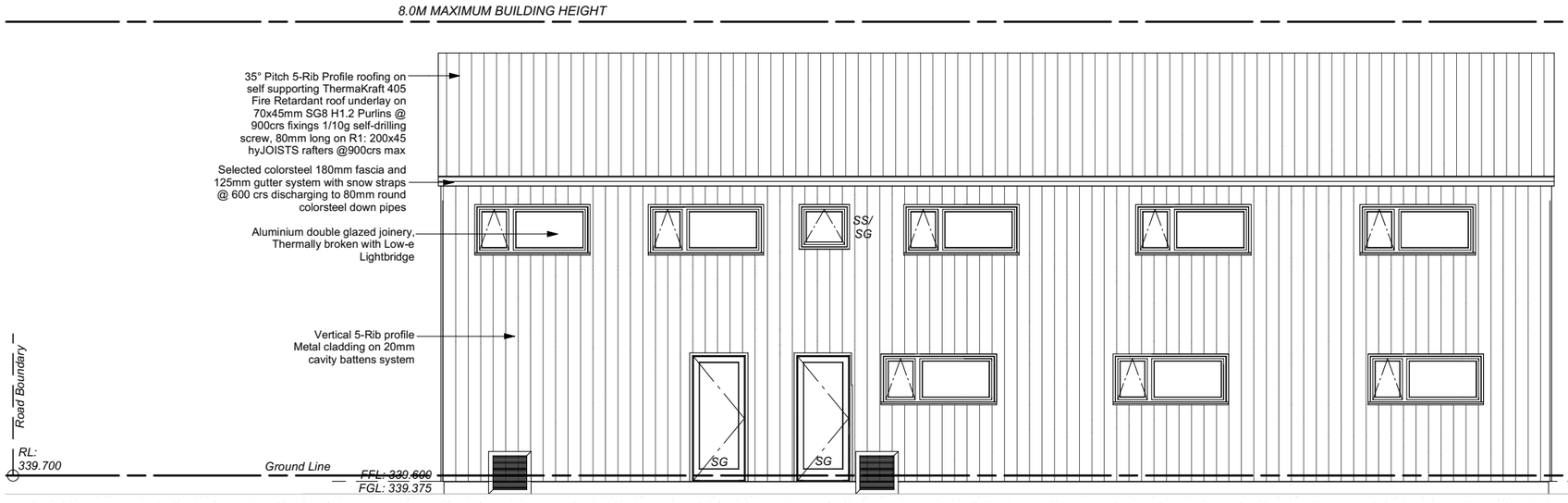
All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

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

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

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

BUILDING ENVELOPE RISK MATRIX		
ELEVATION EAST		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



LOT 4- PROPOSED EAST ELEVATION
1:100

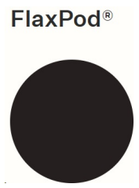
Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **LOT 4- PROPOSED ELEVATIONS**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	General Notes: Do not scale drawing. Contractors 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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **16** **of 24 sheets**

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

BUILDING ENVELOPE RISK MATRIX		
ELEVATION SOUTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



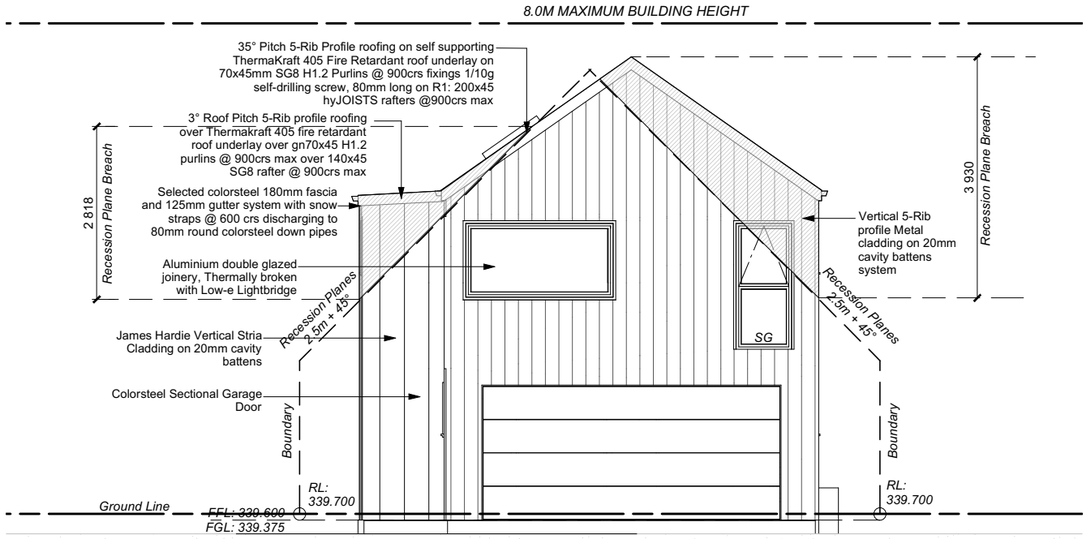
RESENE ELEMENT



COLORSTEEL FLAXPOD



WOOD X - MAINSAIL



LOT 4- PROPOSED SOUTH ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- 5-RIB PROFILE ROOFING -COLORSTEEL FLAXPOD - LRV 7%
- 5-RIB CLADDING - COLORSTEEL FLAXPOD - LRV 7%
- JAMES HARDIE STRIA CLADDING - RESENE ELEMENT - LRV 6%
- VERTICAL CEDAR CLADDING - WOOD X - MAINSAIL
- SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL FLAXPOD - LRV 7%
- EXTERNAL ALUNIMIUN JOINERY - CCOLORSTEEL FLAXPOD - LRV 7%
- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD - LRV 7%

NOTES:

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

James Hardie Vertical Stria Panel Cladding
on 20 mmcavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

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

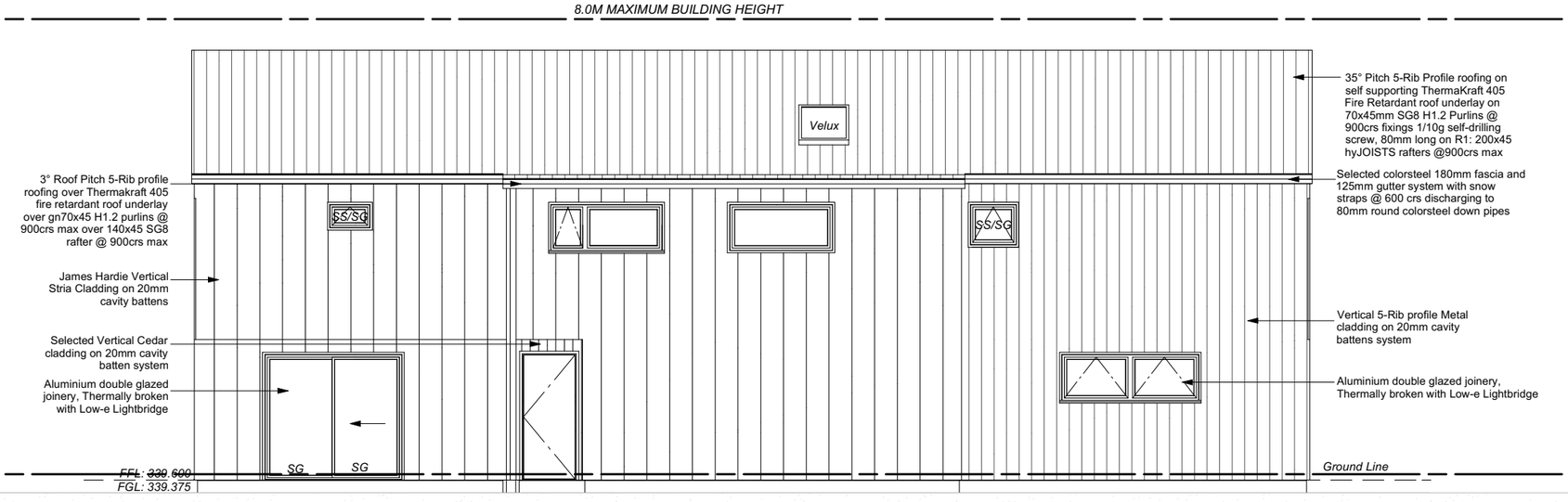
Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

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

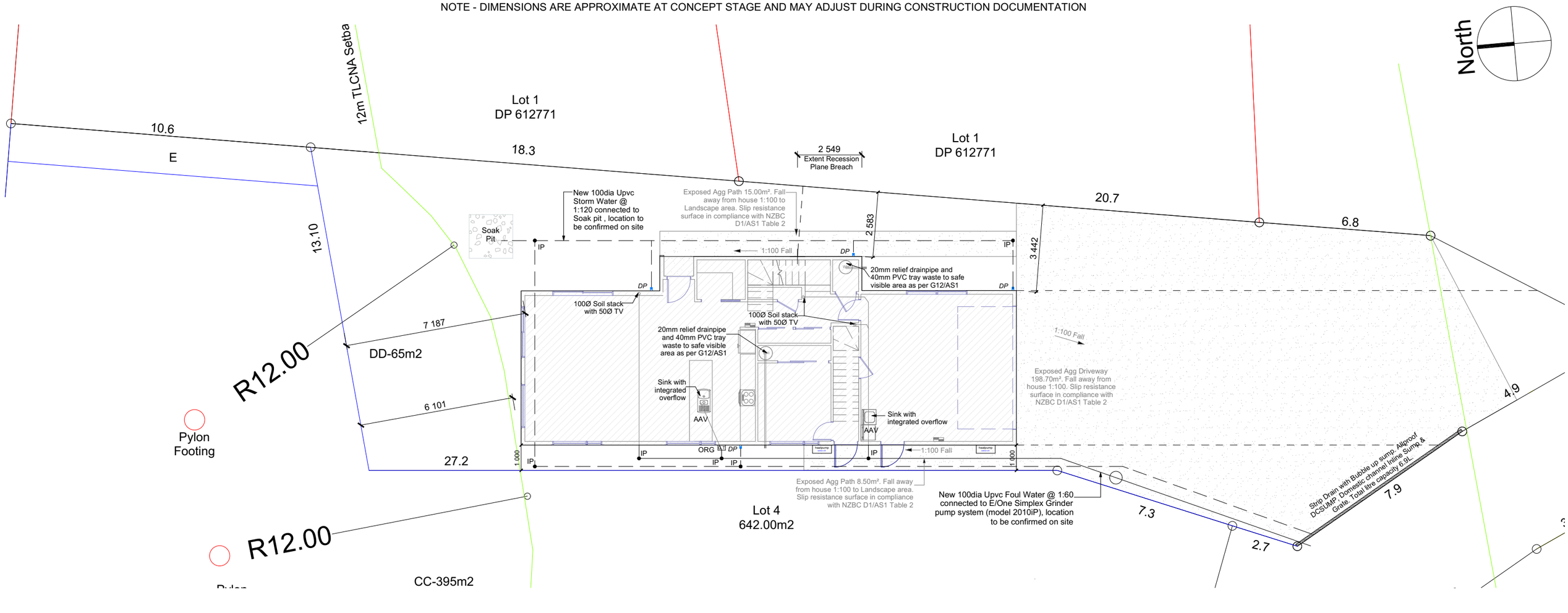
BUILDING ENVELOPE RISK MATRIX		
ELEVATION WEST		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



LOT 4- PROPOSED WEST ELEVATION
1:100

Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **LOT 4- PROPOSED ELEVATIONS**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **17** **of 24 sheets**

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



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

SITE INFORMATION
LEGAL DESCRIPTION
LOT 434 DP 372310
Site Area: 3497.00 sqm
Address: 24 Onslow Road
Lake Hayes Estate

LOT-5 - 24 Onslow Road
Lot 5 - Site Area: 530.00 sqm
SITE DETAILS/PROJECT AREAS
Wind Zone: High
Wind Region: A
Lee Zone: No
Snow Loading: N5 upto 0.9Kpa
Corrosion Zone: Zone B
Earthquake Zone: Zone 3
Terrain: Inland
Exposure: Exposed
Topography: Gentle
Sea Spray Zone: No

Lower Floor Foundation Area: 126.71 m²
Upper Floor Framing Area: 127.69 m²
Total Floor Area: 254.40 m²
Site Coverage: 24.02%

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

LOT -5 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 Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **Lot 5- PROPOSED SITE PLAN**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:150** Drawn by: J Rana Checked by: J Rana Project Number: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **18** **of 24 sheets**

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

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

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

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

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

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

All windows and doors centered in room unless shown otherwise

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

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

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

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

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

Concrete Work Standard:
MaxSlab as per engineering design.

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

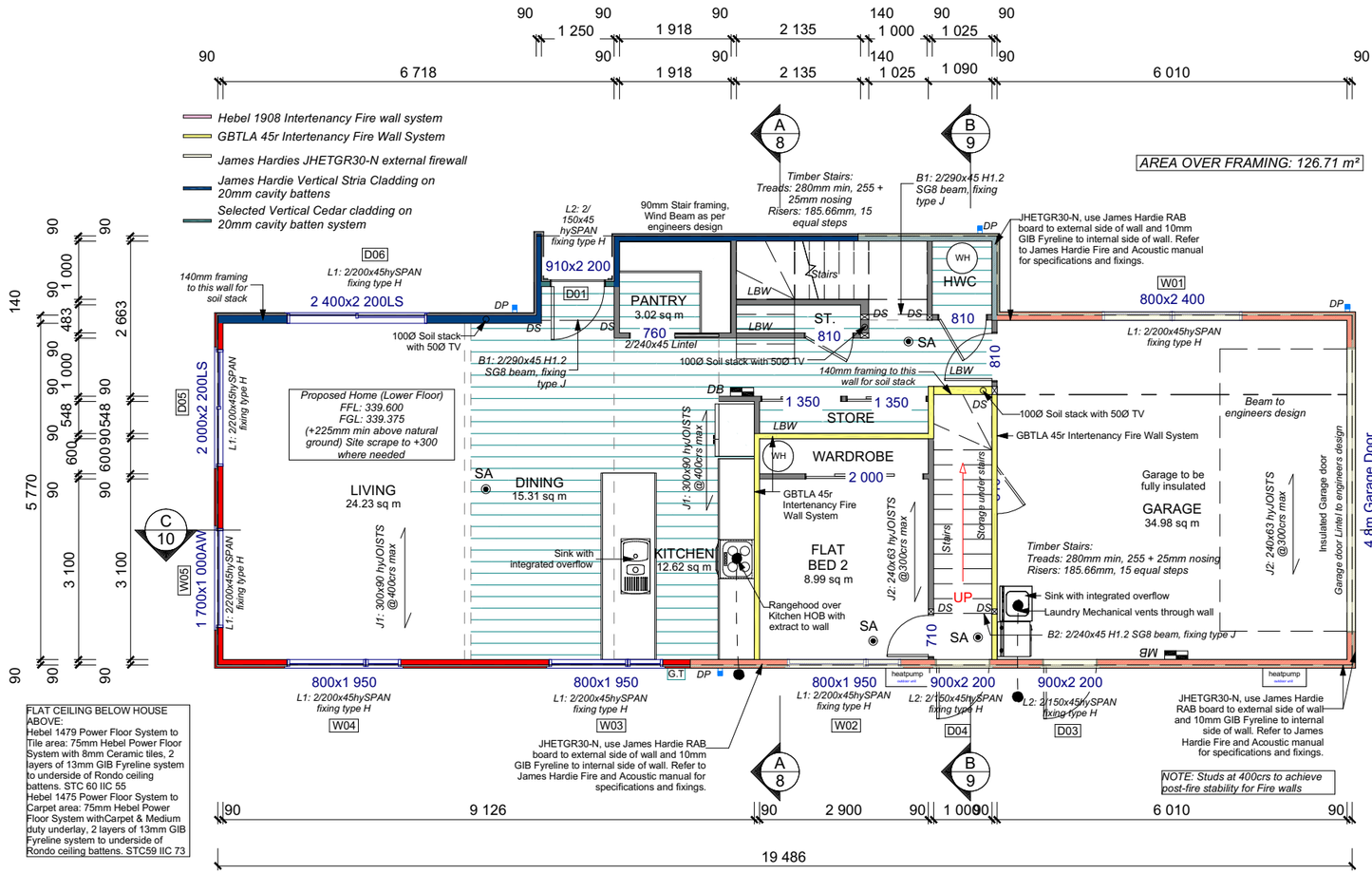
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

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

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

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

Lot 2 - DWELLING AREAS
Lower Floor Framing Area: 126.71m² (Perimeter: 55.252m)
Upper Floor Framing Area: 127.69m² (Perimeter: 53.692m)



LOT -5 PROPOSED LOWER FLOOR PLAN
1:100

Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **Lot 5- PROPOSED LOWER FLOOR PLAN**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **19** **of 24 sheets**

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

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

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

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

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

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

All windows and doors centered in room unless shown otherwise

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

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

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

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

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

Concrete Work Standard:
MaxSlab as per engineering design.

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

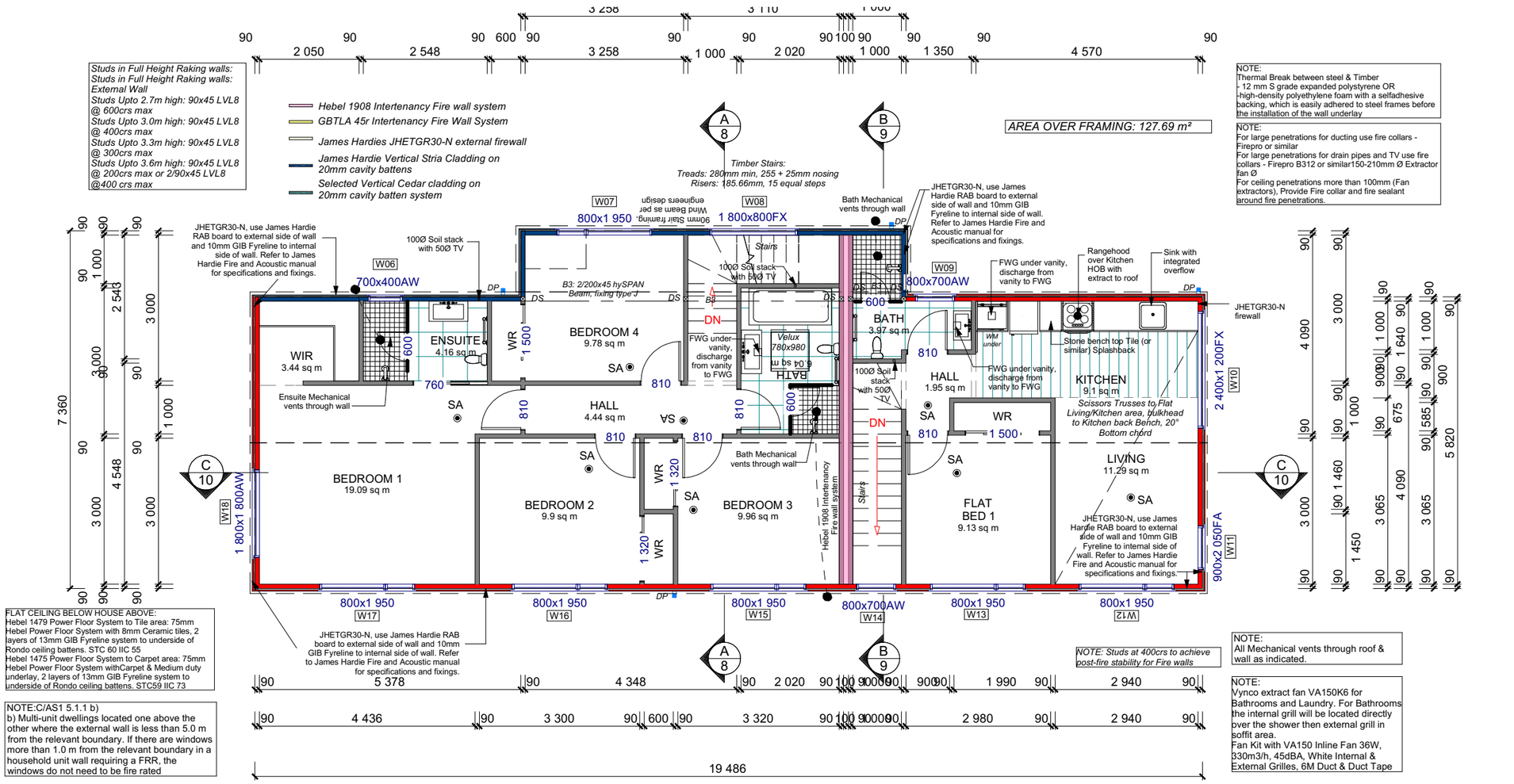
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

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

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

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

Lot 2 - DWELLING AREAS
Lower Floor Framing Area: 126.71m² (Perimeter: 55.252m)
Upper Floor Framing Area: 127.69m² (Perimeter: 53.692m)



LOT -5 PROPOSED UPPER FLOOR PLAN

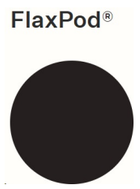
Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **Lot 5- PROPOSED UPPER FLOOR PLAN**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	General Notes: Do not scale drawing. Contractors 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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **20** of 24 sheets

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BUILDING ENVELOPE RISK MATRIX		
ELEVATION NORTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



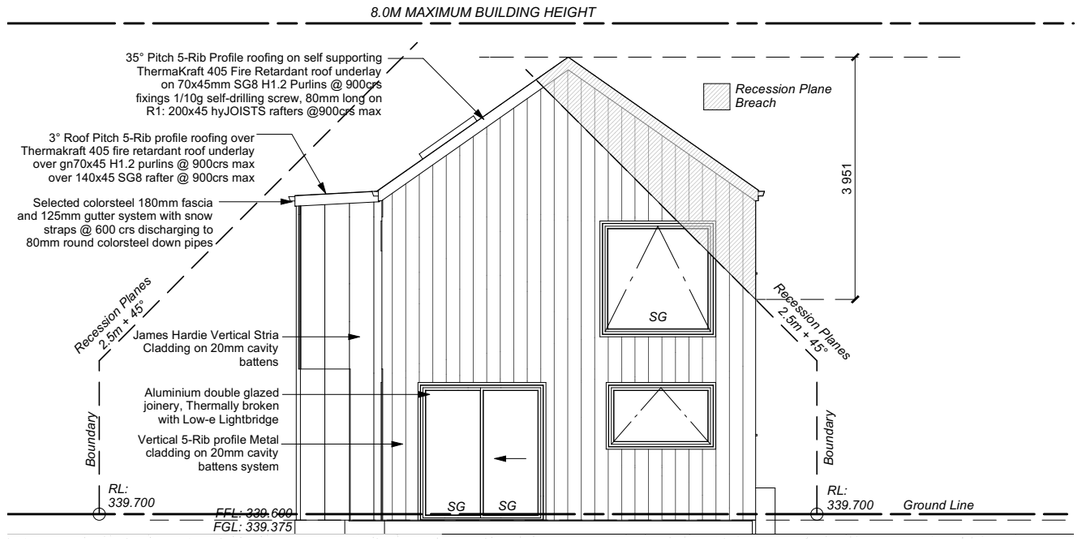
RESENE ELEMENT



COLORSTEEL FLAXPOD



WOOD X - MAINSAIL



LOT 5- PROPOSED NORTH ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- *5-RIB PROFILE ROOFING -COLORSTEEL FLAXPOD - LRV 7%*
- *5-RIB CLADDING - COLORSTEEL FLAXPOD - LRV 7%*
- *JAMES HARDIE STRIA CLADDING - RESENE ELEMENT - LRV 6%*
- *VERTICAL CEDAR CLADDING - WOOD X - MAINSAIL*
- *SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL FLAXPOD - LRV 7%*
- *EXTERNAL ALUNIMIUN JOINERY - CCOLORSTEEL FLAXPOD - LRV 7%*
- *COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD - LRV 7%*

NOTES:

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

James Hardie Vertical Stria Panel Cladding
on 20 mmcavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

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

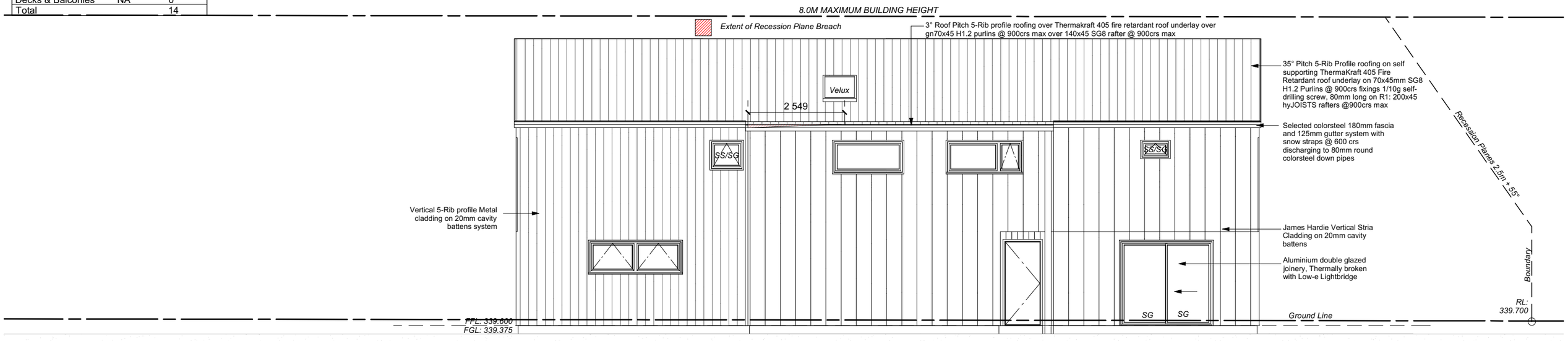
Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

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	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



LOT 5- PROPOSED EAST ELEVATION
1:100

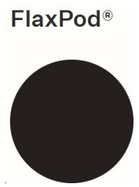
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BUILDING ENVELOPE RISK MATRIX		
ELEVATION SOUTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



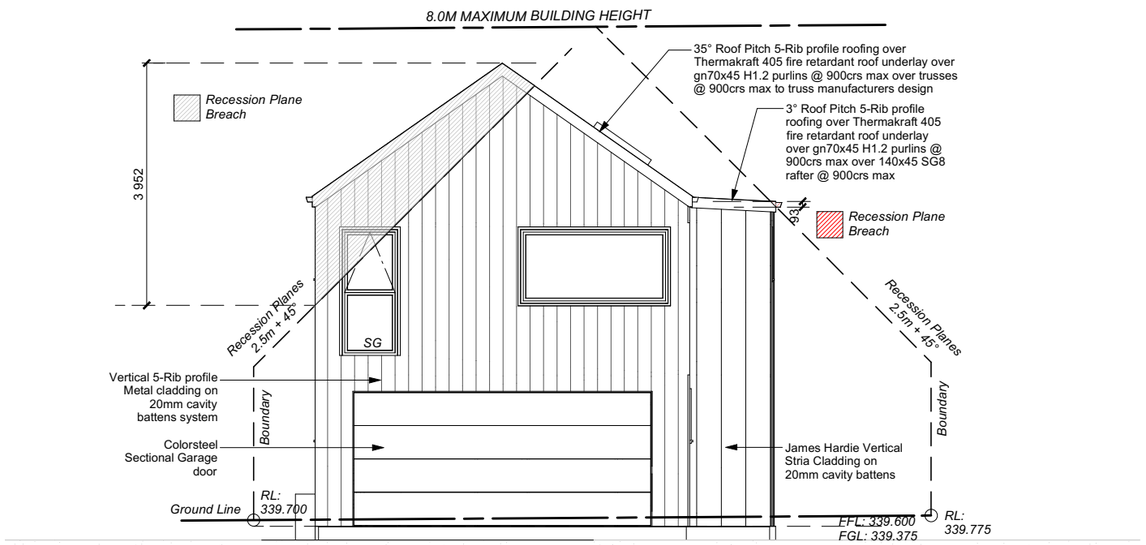
RESENE ELEMENT



COLORSTEEL FLAXPOD



WOOD X - MAINSAIL



LOT 5- PROPOSED SOUTH ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- *5-RIB PROFILE ROOFING -COLORSTEEL FLAXPOD - LRV 7%*
- *5-RIB CLADDING - COLORSTEEL FLAXPOD - LRV 7%*
- *JAMES HARDIE STRIA CLADDING - RESENE ELEMENT - LRV 6%*
- *VERTICAL CEDAR CLADDING - WOOD X - MAINSAIL*
- *SECTIONAL GARAGE DOOR & ENTRY DOOR - COLORSTEEL FLAXPOD - LRV 7%*
- *EXTERNAL ALUNIMIUN JOINERY - CCOLORSTEEL FLAXPOD - LRV 7%*
- *COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD - LRV 7%*

NOTES:

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

James Hardie Vertical Stria Panel Cladding
on 20 mmcavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

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

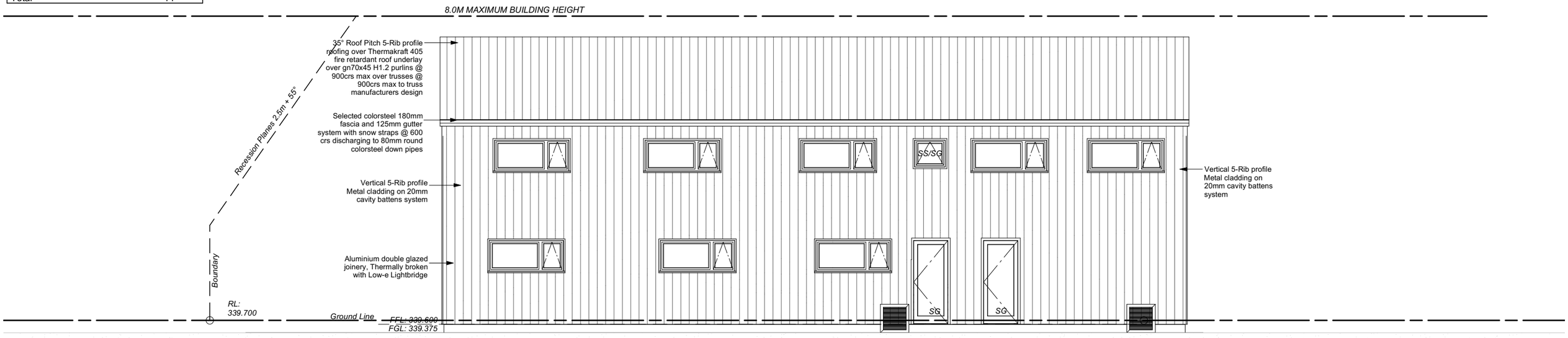
Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

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	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		14



LOT 5- PROPOSED WEST ELEVATION
1:100

Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **LOT 5- PROPOSED ELEVATIONS**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **22** of 24 sheets

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



PROPOSED HOUSE SHADOW WITH RECESSION PLANE BREACH

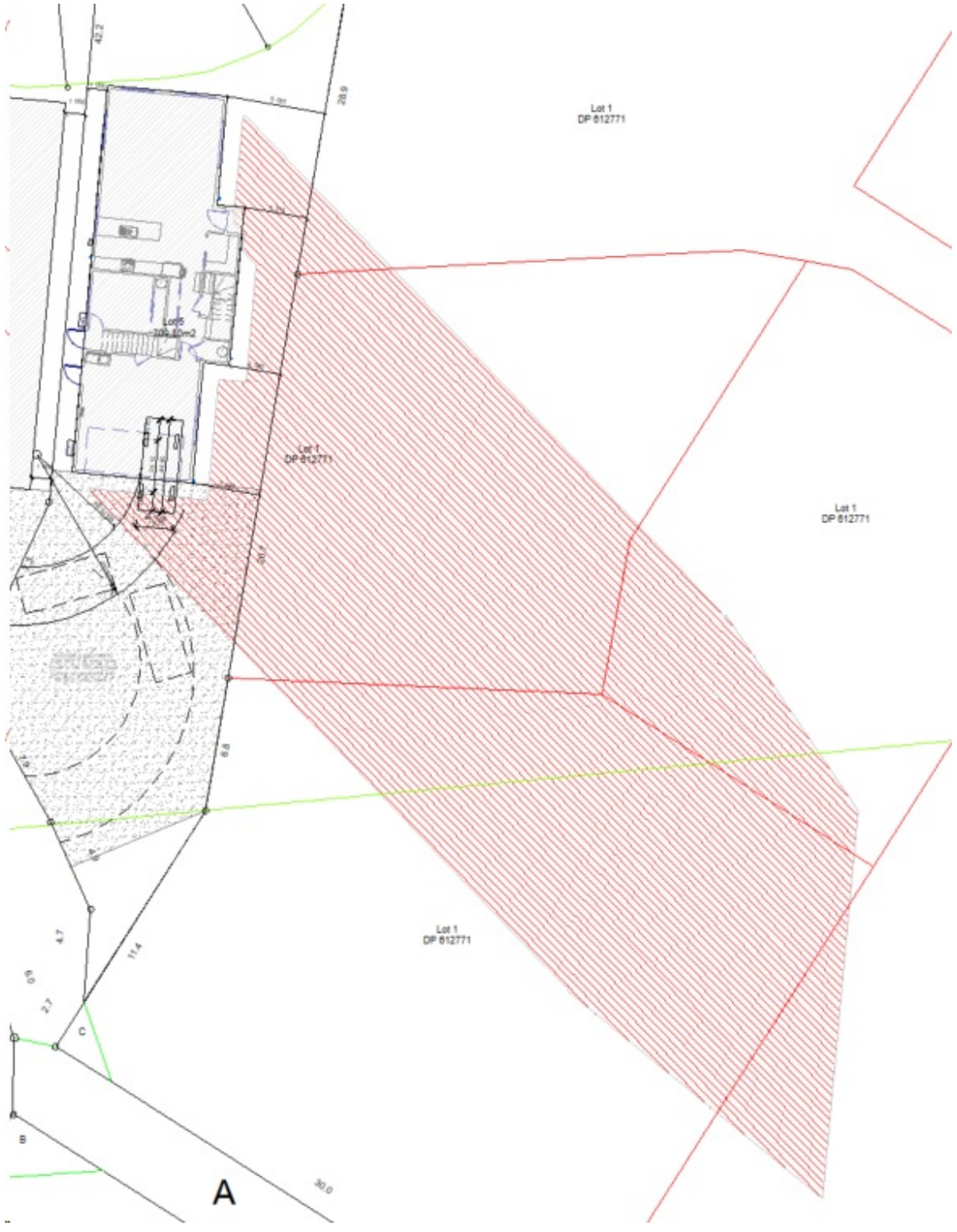


PROPOSED HOUSE SHADOW PERMITTED BASELINE

Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **Lot 2 - SHADING DIAGRAM WINTER SOLSTICE 21 JUNE**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **23** **of 24 sheets**

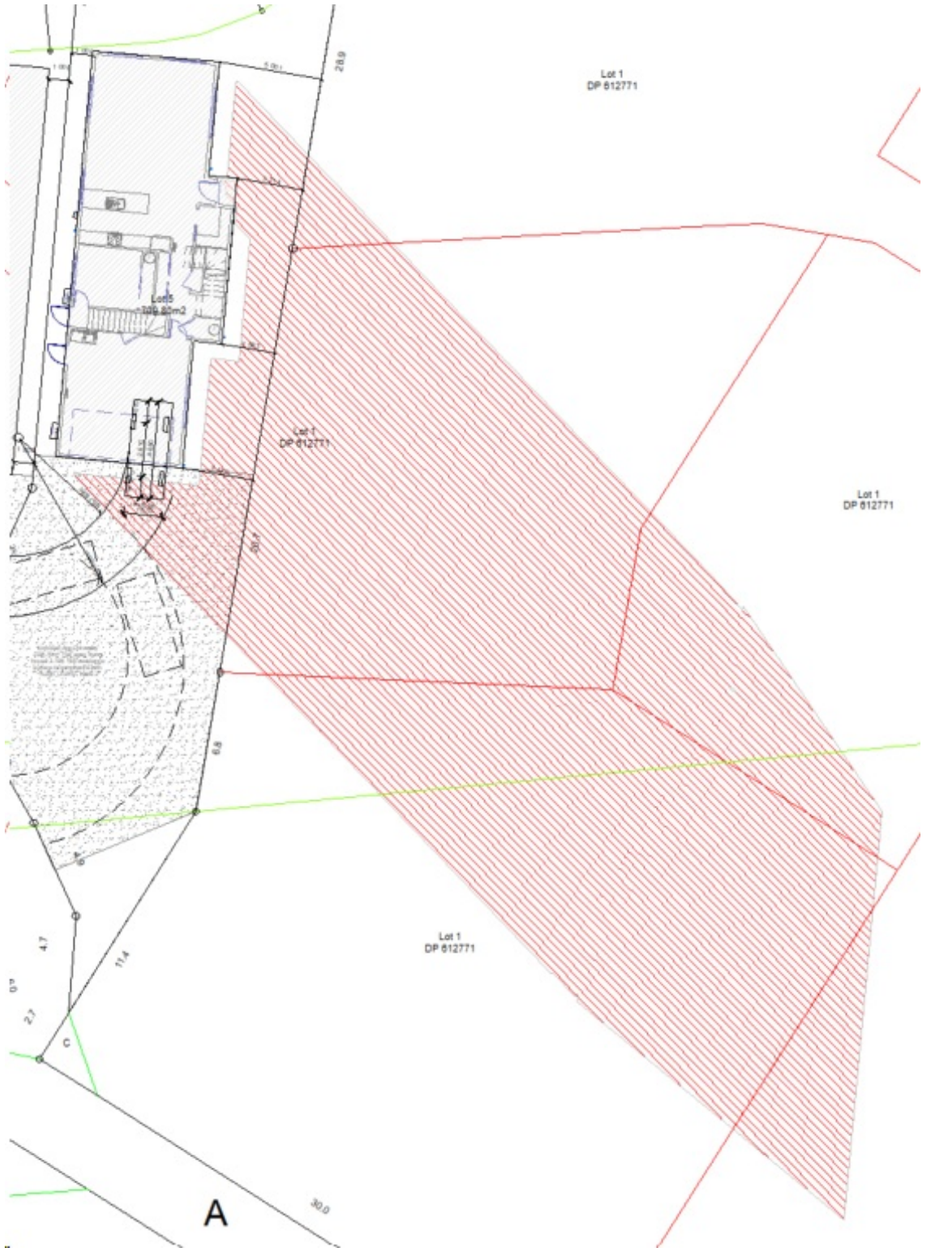
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

North



5.00 pm

PROPOSED HOUSE SHADOW WITH RECESSION PLANE BREACH



5.00 pm

PROPOSED HOUSE SHADOW PERMITTED BASELINE

Client / Address Lot 2, 3, 4 & 5 - 24 Onslow Road – Lake Hayes Estate Queenstown	Drawing Title: **Lot 5 - SHADING DIAGRAM WINTER SOLSTICE 21 JUNE**	Legal Description LOT 434 DP 372310 Site Area: 3497.00 sqm Address: Lot 2 - 24 Onslow Road Lake Hayes Estate Queenstown - 9304	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: 2026-10 Revision: 19 Date: 25/09/2026	Revision: 12: CONCEPT DESIGN ISSUE: 07/08/2026 13: CONCEPT DESIGN ISSUE: 10/08/2026 14: CONCEPT DESIGN ISSUE: 11/08/2026 15: CONCEPT DESIGN ISSUE: 12/08/2026 16: CONCEPT DESIGN ISSUE: 13/08/2026 17: CONCEPT DESIGN ISSUE: 20/08/2026 18: CONCEPT DESIGN ISSUE: 21/08/2026 19: PLANNING ISSUE: 25/09/2026	Sheet No.: **24** **of 24 sheets**