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



Contents:

Sheet 1 :	Cover Sheet
Sheet 2 :	Site Plan
Sheet 3 :	Landscape Plan
Sheet 4 :	Lower Floor Plan
Sheet 5 :	Attic Floor Plan
Sheet 6 :	Elevations
Sheet 7 :	Elevations
Sheet 8 :	Cross Section AA
Sheet 9 :	Cross Section BB
Sheet 10 :	Cross Section CC
Sheet 11 :	Roof Plan
Sheet 12 :	Foundation Plan
Sheet 13 :	Foundation Setout Plan
Sheet 14 :	Bracing Plan
Sheet 15 :	Drainage Plan
Sheet 16 :	Attic Floor Framing Plan
Sheet 17 :	Plumbing Schematic
Sheet 18 :	Electrical Plan
Sheet 19 :	Window & Door Schedule
Sheet 20 :	Bathroom Plan
Sheet 21 :	Firewall Details
Sheet 22 :	Firewall Details
Sheet 23 :	Firewall Details
Sheet 24 :	Framing Details
Sheet 25 :	Framing Details
Sheet 26 :	Velux Details
Sheet 27 :	Sun Tunnel Details
Sheet 28 :	Details
Sheet 29 :	Details
Sheet 30 :	Details
Sheet 31 :	Details
Sheet 32 :	Details
Sheet 33 :	Details
Sheet 34 :	Details
Sheet 35 :	Details
Sheet 36 :	Details
Sheet 37 :	Details
Sheet 38 :	Wet Area Details
Sheet 39 :	Wet Area Details
Sheet 40 :	Wet Area Details
Sheet 41 :	Shading Diagrams
Sheet 42 :	Shading Diagrams
Sheet 43 :	Truss Design
Sheet 44 :	Truss Design
Sheet 45 :	Truss Design

Client / Address
Juno Properties Ltd
Lot 1167 Hanleys Farm, Queenstown

Drawing Title:
COVER PAGE

Legal Description
LOT 1167 Hanleys Farm
Site Area: 400.00 sqm
Address:
LOT 1167 Hanleys Farm
Jacks Point
Queenstown - 9371

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

Scale @ A3:
Drawn by: J Rana
Checked by: J Rana
Project Number: 2026-08
Revision: 06 Date: 19/05/2026

Revision:
1: COORDINATION ISSUE: 07/03/2026
2: COORDINATION ISSUE: 02/04/2026
3: COORDINATION ISSUE: 07/04/2026
4: COORDINATION ISSUE: 06/05/2026
5: COORDINATION ISSUE: 16/05/2026
6: COORDINATION ISSUE: 19/05/2026

Sheet No.:
1
of 45 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

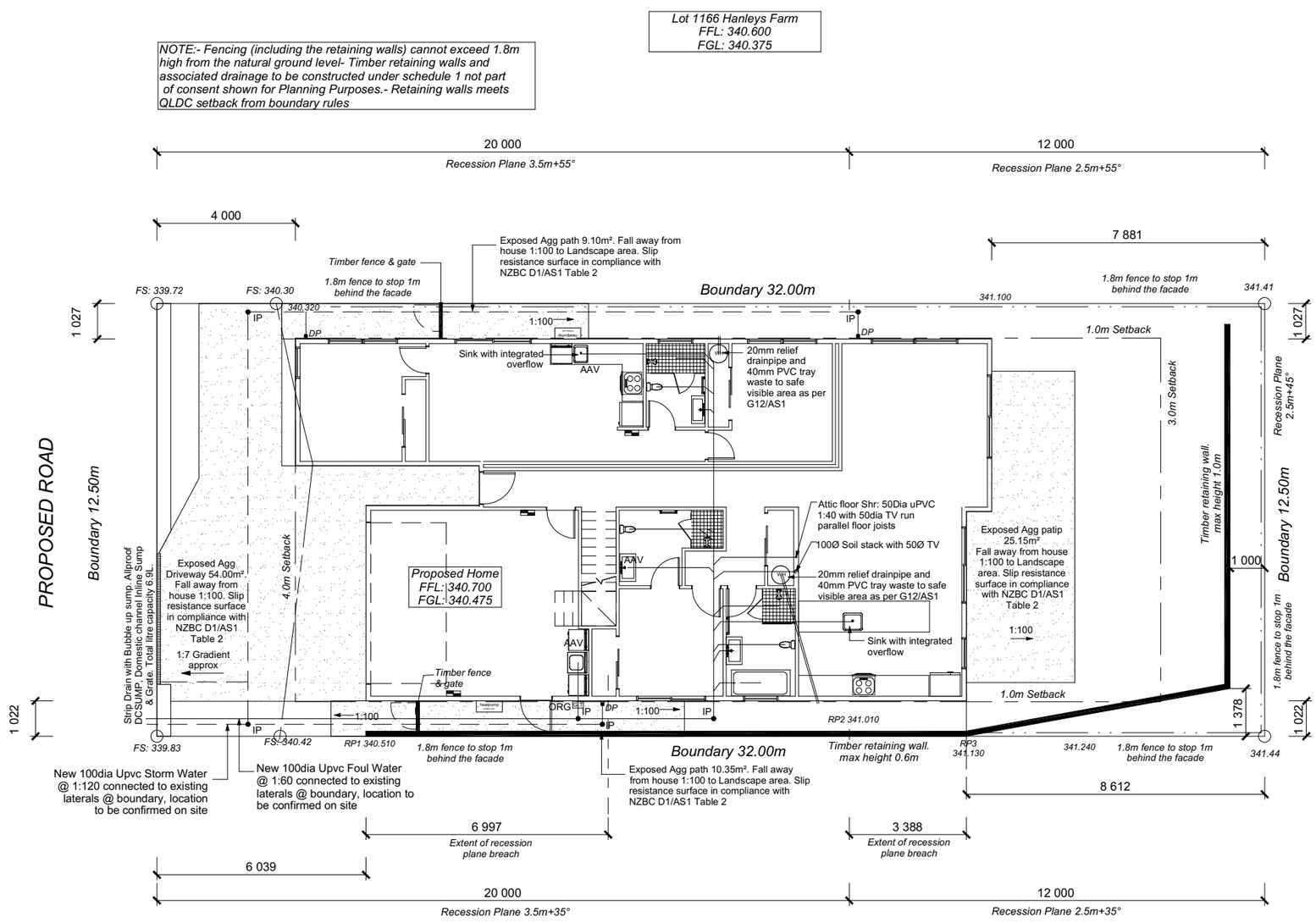
SITE INFORMATION

LEGAL DESCRIPTION
LOT 1167 Hanleys Farm
Site Area: 400.00 sqm
Address: LOT 1167 Hanleys Farm
Jacks Point

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

Floor Area (Foundation): 185.71 m²
Attic Floor Area: 67.27m²
Floor Area (Total): 252.98m²
Site Coverage: 46.43%

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



NOTE:
Gates in the safe/escape path to treat them the same as a door on an escape route.
3.2.4 Doors on escape routes
3.2.4.1 Doors on escape routes shall satisfy the following requirements:
a) Provide an unobstructed opening width of no less than 600 mm, and when multi-leaf, have no single leaf less than 500 mm wide; and
b) Open no less than 90°; and
c) When opened, not cause the door swing to obstruct the minimum required width of an escape route; and
d) Manual sliding doors may be used where the space has an occupant load of less than 20.

3.2.4.2 Door locking mechanisms shall not impede or prevent occupants from moving to a safe place in the event of a fire.

COMMENT: Locks with a key on one side, while the other side features a knob or turning mechanism of some sort, are permitted. Key operation in the direction of the escape is not permitted.

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.

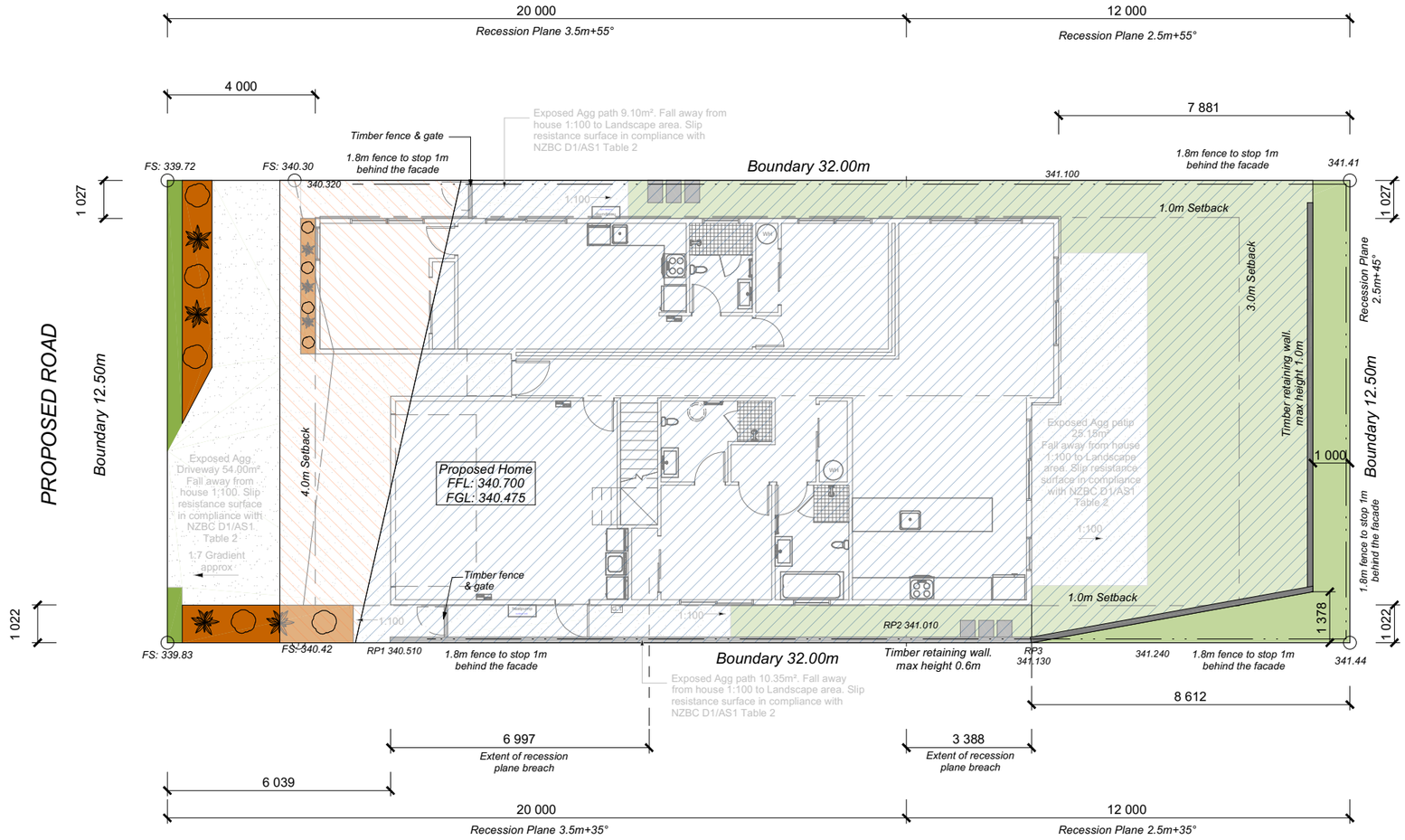
Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED SITE PLAN**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:150** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: Queenstown ISSUE: 19/05/2026	Sheet No.: **2** **of 45 sheets**

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

North

Lot 1166 Hanleys Farm
FFL: 340.600
FGL: 340.375

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



FILL: 8.50m³ approx, Max Height 0.3m

CUT: 150.40m³ approx, Max Height 1.0m

TOTAL: 158.90m³ approx

NOTE:
Gates in the safe/escape path to treat them the same as a door on an escape route.
3.2.4 Doors on escape routes
3.2.4.1 Doors on escape routes shall satisfy the following requirements:
a) Provide an unobstructed opening width of no less than 600 mm, and when multi-leaf, have no single leaf less than 500 mm wide; and
b) Open no less than 90°; and
c) When opened, not cause the door swing to obstruct the minimum required width of an escape route; and
d) Manual sliding doors may be used where the space has an occupant load of less than 20.

3.2.4.2 Door locking mechanisms shall not impede or prevent occupants from moving to a safe place in the event of a fire.

COMMENT: Locks with a key on one side, while the other side features a knob or turning mechanism of some sort, are permitted. Key operation in the direction of the escape is not permitted.

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

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

BINS

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

Hedging to be maintained to a height of 1.2m.

Fencing cannot exceed 1.8m high from the natural ground level

PROPOSED LANDSCAPE PLAN
1:150

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED LANDSCAPE PLAN**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **3** **of 45 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/ Vinyl Planking

KITCHEN HOB: Electric & Gas Hobs

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

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

Concrete Work Standard:
Maxraft as per engineering design.

Insulation
Pink Batts Thermal Insulation:
Walls: R2.8 Wall (90mm thick)
Ceiling: 3.6 Wall (180mm thick)

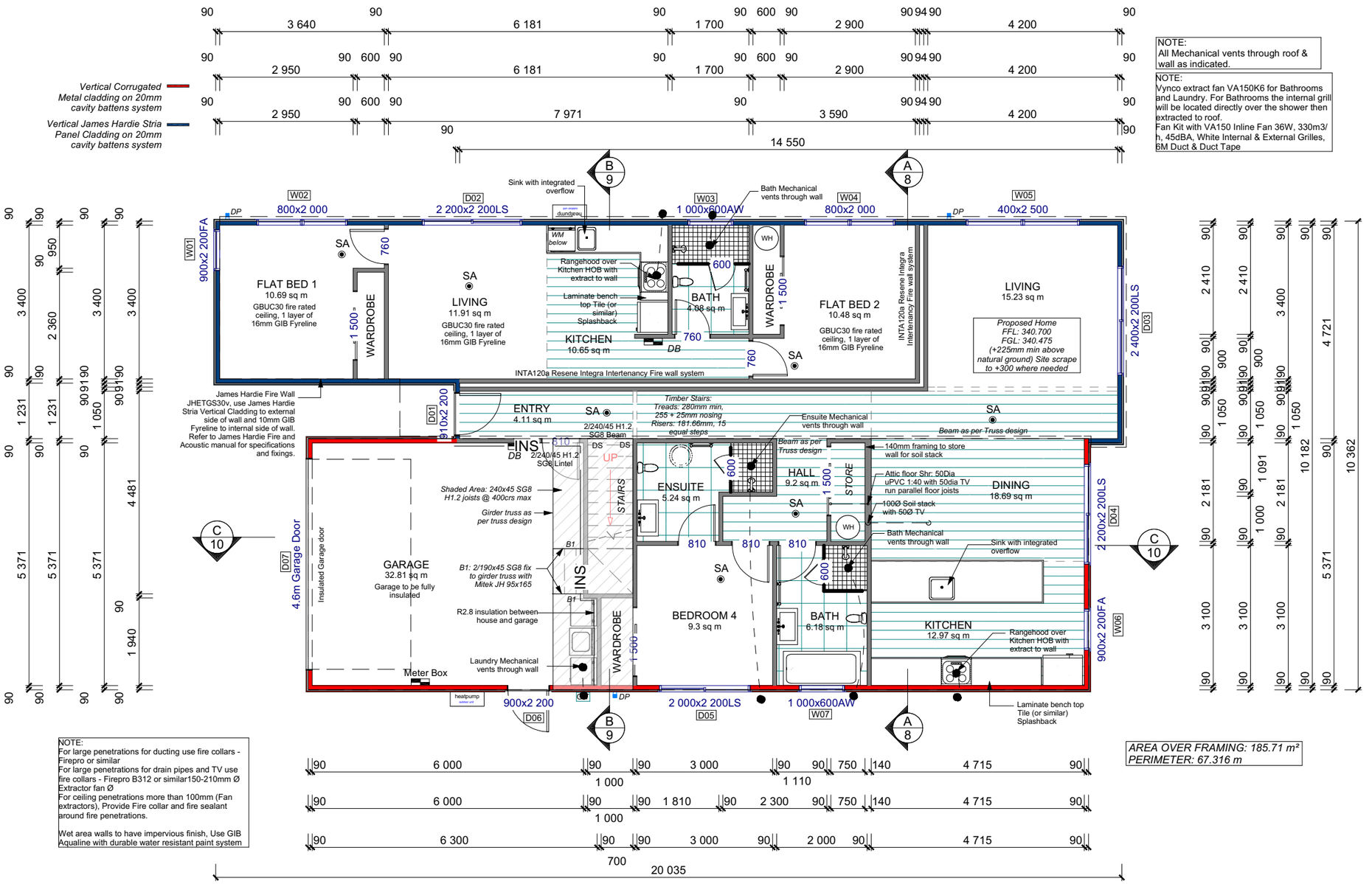
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

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

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

ROOF & WALL CLADDINGS
Roof : Colorsteel Corrugated Profile Colorsteel
Walls :Colortseel Corrugated Profile Metal Vertical Cladding
James Hardie Stria Panel Cladding (400mm Profile) with a 20mm cavity

DWELLING AREAS
Framing/Foundation Area: (Lower Floor): 185.71m² (Perimeter: 67.316m)
Attic Framing Area: 67.27m² (Perimeter: 45.612m)



PROPOSED LOWER FLOOR PLAN
1:100

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED LOWER FLOOR PLAN**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **4** **of 45 sheets**

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

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

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

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

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

All windows and doors centered in room unless shown otherwise

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

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

FLOOR FINISHES: Carpet & Tiles/ Vinyl Planking

KITCHEN HOB: Electric & Gas Hobs

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

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

Concrete Work Standard:
Maxraft as per engineering design.

Insulation
Pink Batts Thermal Insulation:
Walls: R2.8 Wall (90mm thick)
Ceiling: 3.6 Wall (180mm thick)

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

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

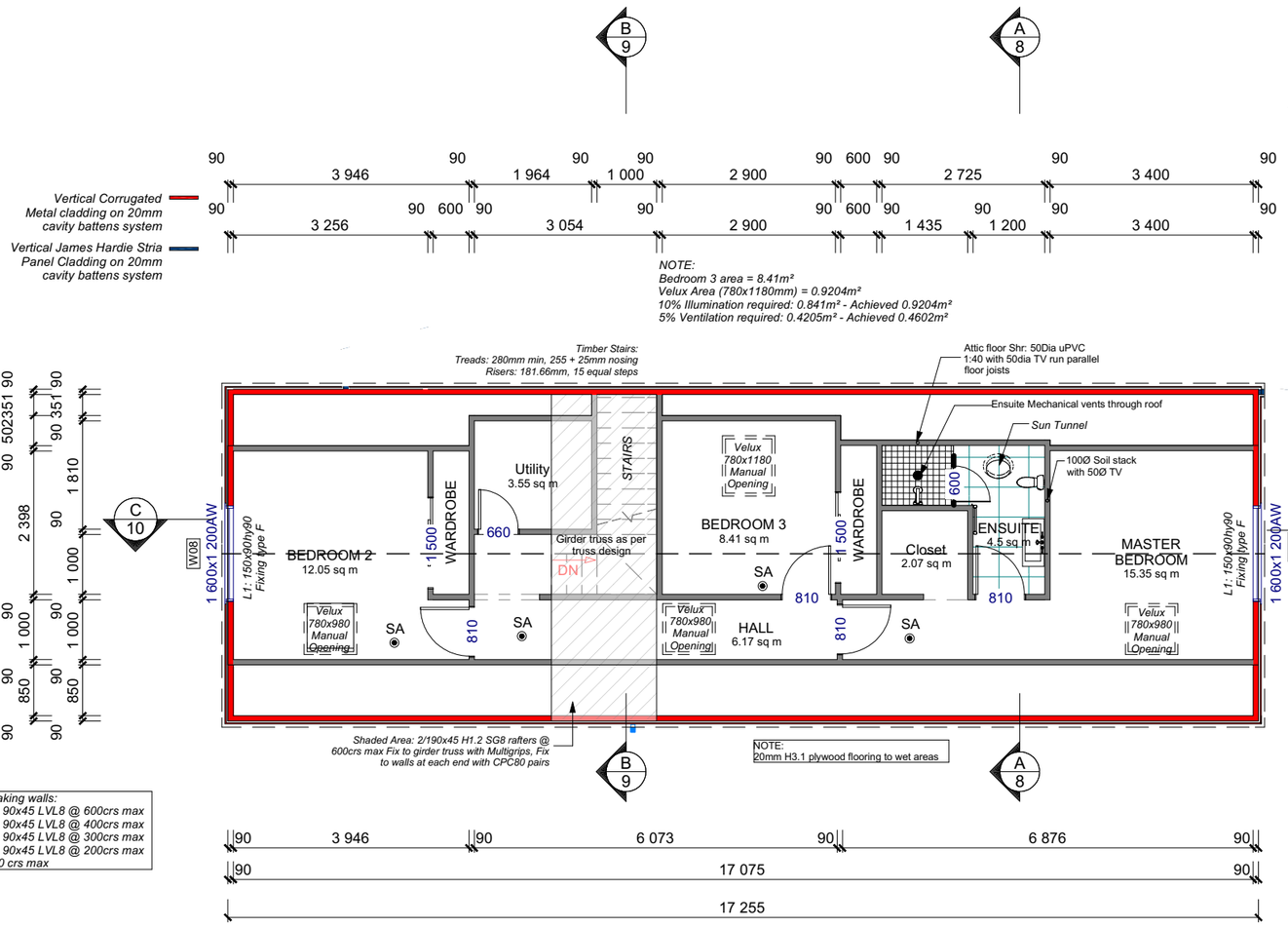
Rondo ceiling battens fixed as per manufacturers specifications with 13mm Standard Gib Board.
Level 4 Finishes Use Aqualine at wet area.

ROOF & WALL CLADDINGS
Roof : Colorsteel Corrugated Profile Colorsteel
Walls :Colortseel Corrugated Profile Metal Vertical Cladding
James Hardie Stria Panel Cladding (400mm Profile) with a 20mm cavity

DWELLING AREAS
Framing/Foundation Area: (Lower Floor): 185.71m² (Perimeter: 67.316m)
Attic Framing Area: 67.27m² (Perimeter: 45.612m)

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

North



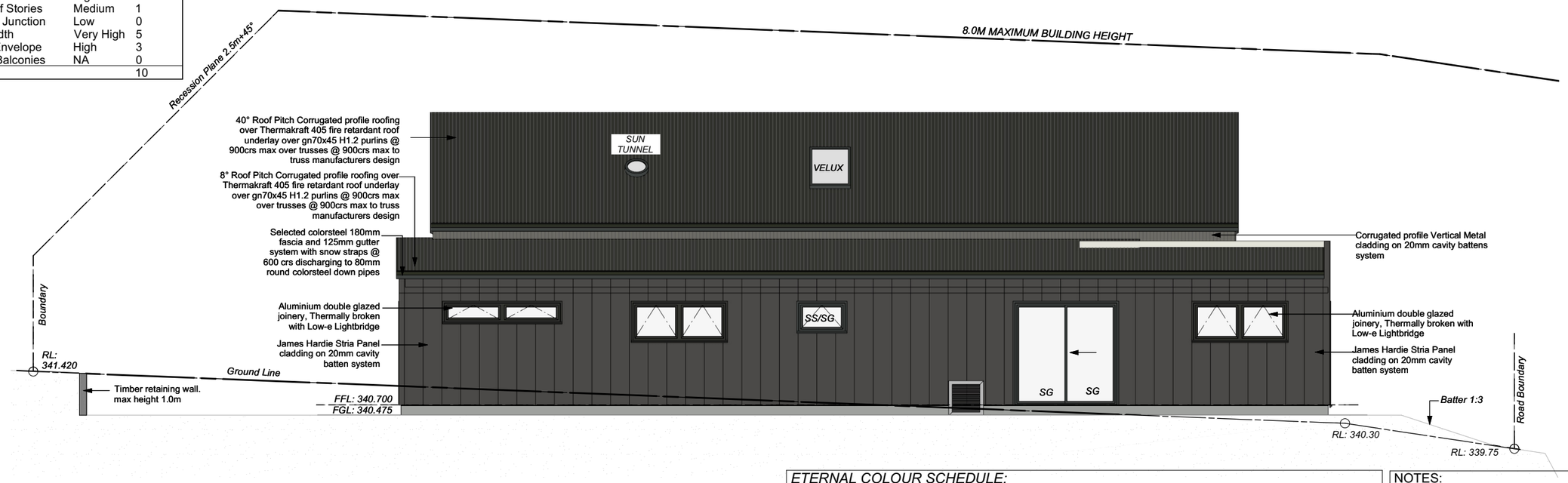
Studs in Full Height Raking walls:
Studs Upto 2.7m high: 90x45 LVL8 @ 600crs max
Studs Upto 3.0m high: 90x45 LVL8 @ 400crs max
Studs Upto 3.3m high: 90x45 LVL8 @ 300crs max
Studs Upto 3.6m high: 90x45 LVL8 @ 200crs max or 2/90x45 LVL8 @400 crs max

PROPOSED ATTIC FLOOR PLAN
1:100

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED ATTIC FLOOR PLAN**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **5** **of 45 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	Medium	1
Roof Wall Junction	Low	0
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		10



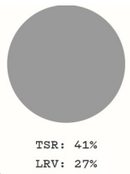
PROPOSED NORTH ELEVATION
1:100



RESENE QUARTER IRONSAND



COLORSTEEL IRONSAND



COLORSTEEL SANDSTONE GREY

ETERNAL COLOUR SCHEDULE:

- 5-RIB PROFILE ROOFING -COLORSTEEL IRONSAND - LRV 8%
- 5-RIB CLADDING - COLORSTEEL SANDSTONE GREY - LRV 27%
- STRIA PANEL CLADDING - RESENE QUARTER IRONSAND- LRV 14%
- SECTIONAL GARAGE DOOR - COLORSTEEL SANDSTONE GREY - LRV 27%
- EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL IRONSAND - LRV 8%
- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL IRONSAND - LRV 8%
- ENTRY DOOR - COLORSTEEL IRONSAND - LRV 8%

NOTES:

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

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

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

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

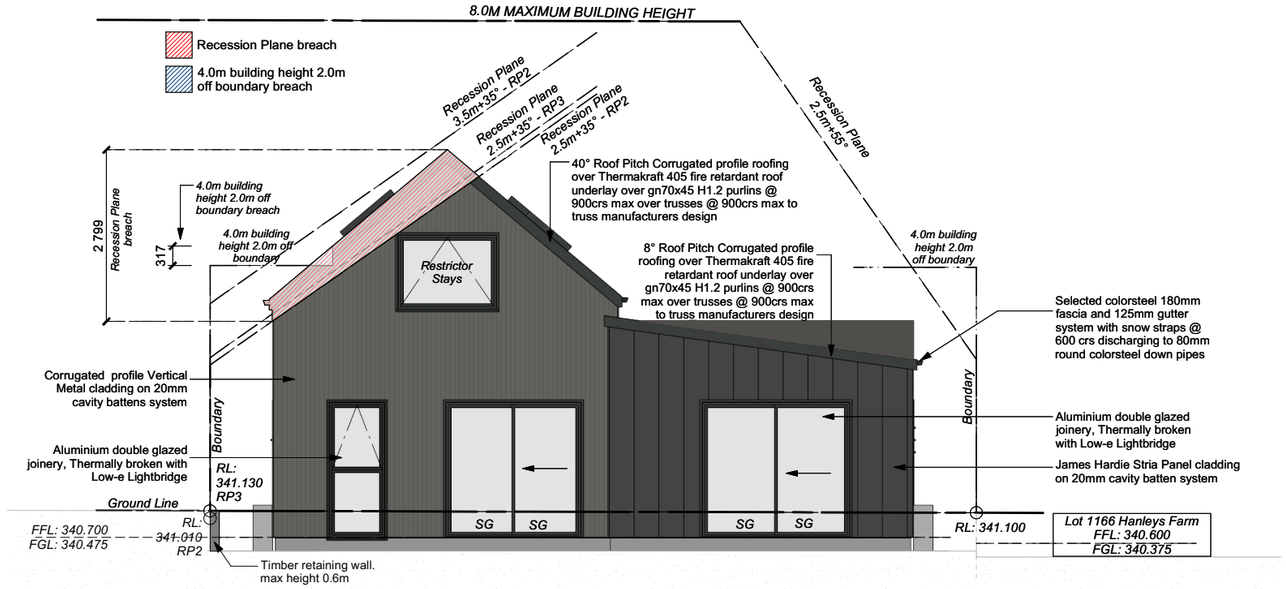
Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

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

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

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

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



PROPOSED EAST ELEVATION
1:100

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

Client / Address
Juno Properties Ltd
Lot 1167 Hanleys Farm, Queenstown

Drawing Title:
PROPOSED ELEVATIONS

Legal Description
LOT 1167 Hanleys Farm
Site Area: 400.00 sqm
Address:
LOT 1167 Hanleys Farm
Jacks Point
Queenstown - 9371

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

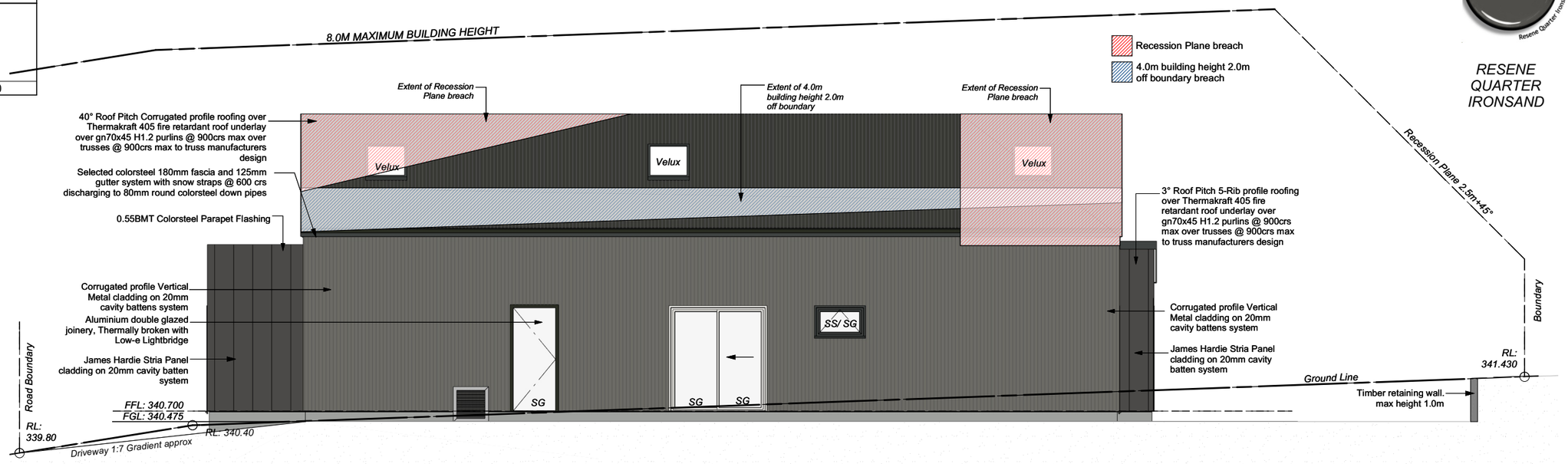
Scale @ A3: 1:100
Drawn by: J Rana
Checked by: J Rana
Project Number: 2026-08
Revision: 06 Date: 19/05/2026

Revision:
1: COORDINATION ISSUE: 07/03/2026
2: COORDINATION ISSUE: 02/04/2026
3: COORDINATION ISSUE: 07/04/2026
4: COORDINATION ISSUE: 06/05/2026
5: COORDINATION ISSUE: 16/05/2026
6: COORDINATION ISSUE: 19/05/2026

Sheet No.:
6
of 45 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	Medium	1
Roof Wall Junction	Low	0
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	NA	0
Total		10

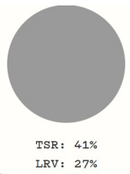




RESENE QUARTER IRONSAND



COLORSTEEL IRONSAND



COLORSTEEL SANDSTONE GREY

PROPOSED SOUTH ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- 5-RIB PROFILE ROOFING -COLORSTEEL IRONSAND - LRV 8%
- 5-RIB CLADDING - COLORSTEEL SANDSTONE GREY - LRV 27%
- STRIA PANEL CLADDING - RESENE QUARTER IRONSAND- LRV 14%
- SECTIONAL GARAGE DOOR - COLORSTEEL SANDSTONE GREY - LRV 27%
- EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL IRONSAND - LRV 8%
- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL IRONSAND - LRV 8%
- ENTRY DOOR - COLORSTEEL IRONSAND - LRV 8%

NOTES:

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

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

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

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

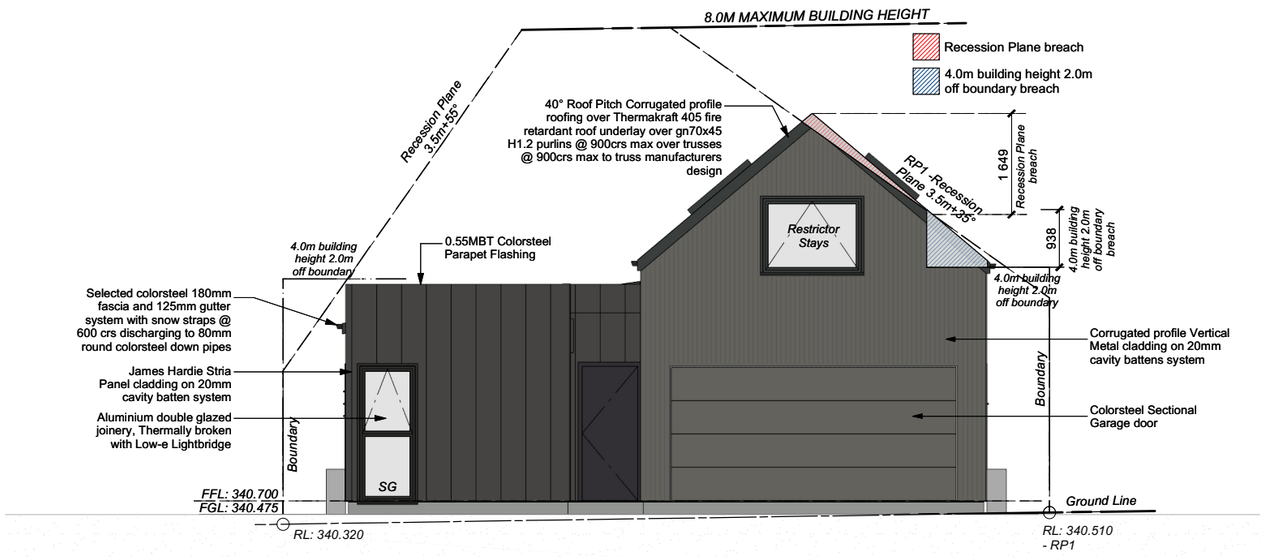
Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

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

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

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

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



PROPOSED WEST ELEVATION
1:100

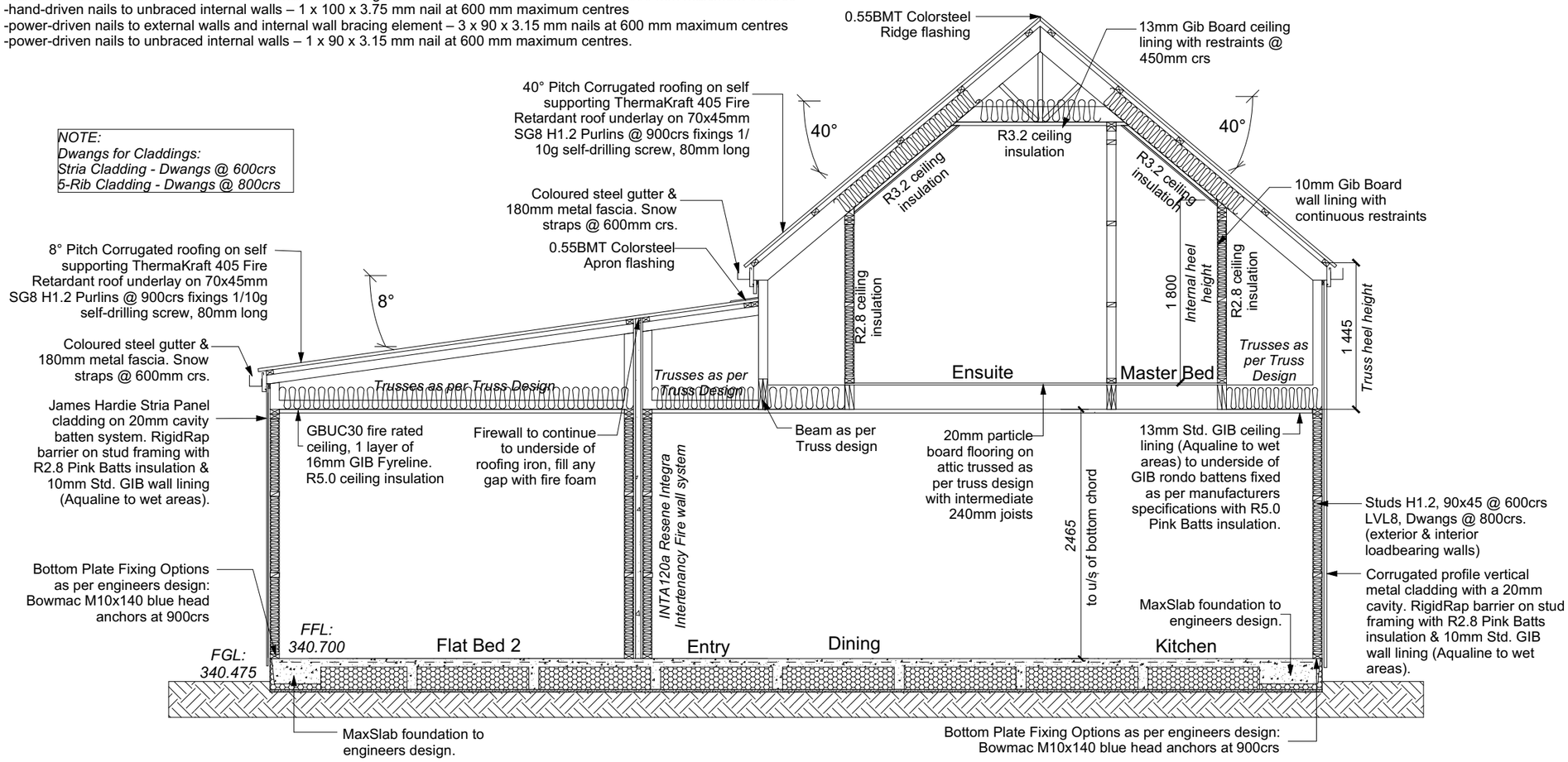
GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage &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

Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3: 1:100	Revision:	Sheet No.:
Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	**PROPOSED ELEVATIONS**	LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	7 of 45 sheets

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

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

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



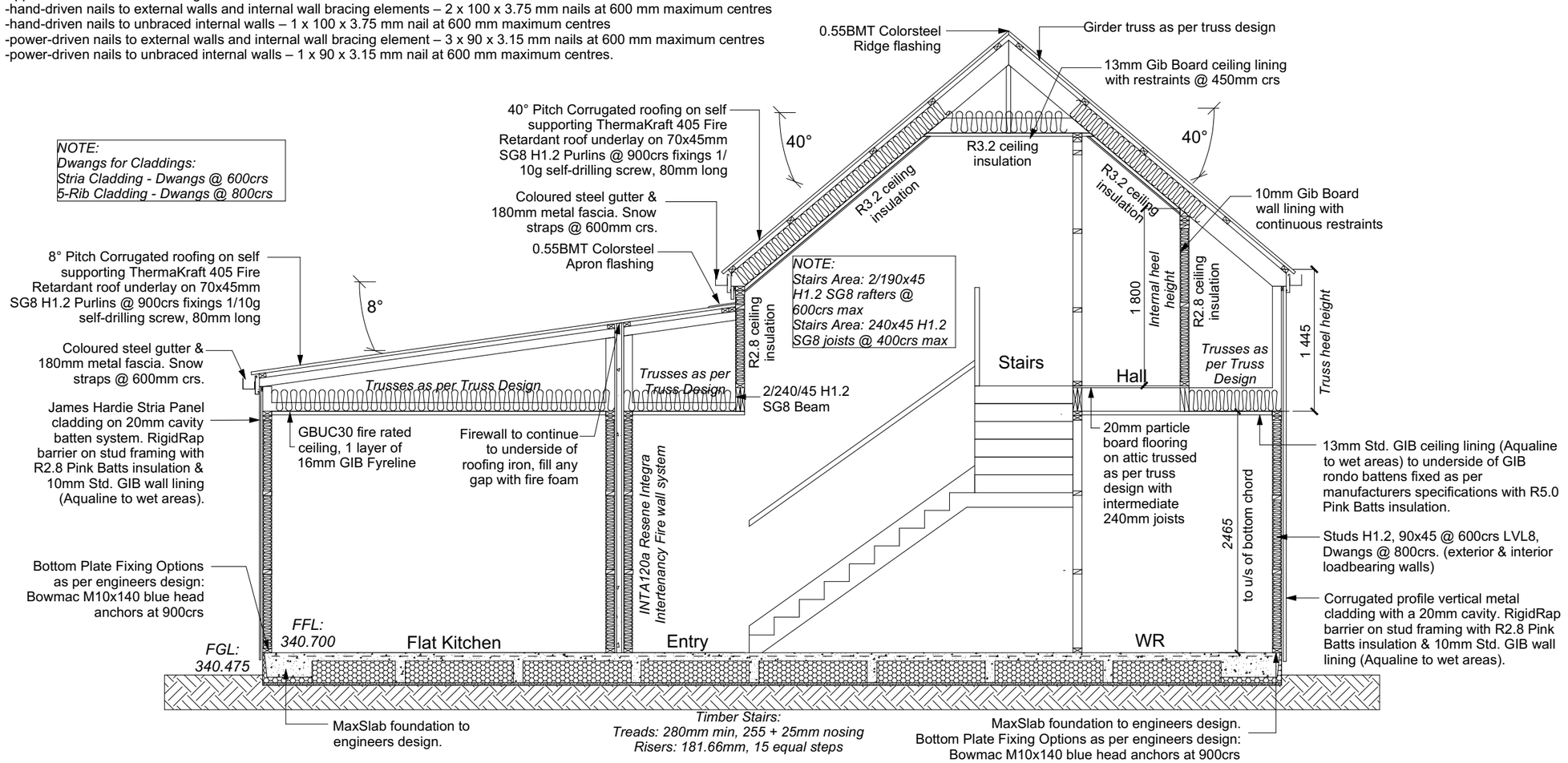
PROPOSED SECTION AA
1:50

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:50** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **8** **of 45 sheets**

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

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

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



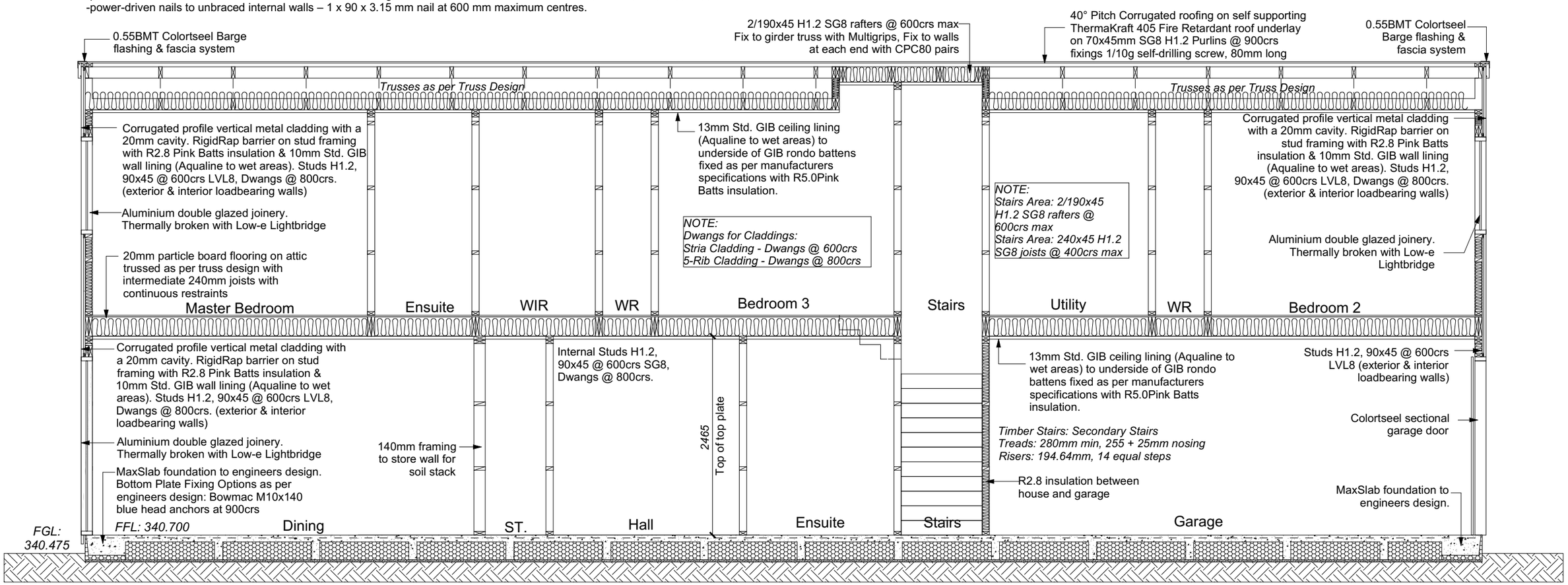
PROPOSED SECTION BB
1:50

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:50** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **9** **of 45 sheets**

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

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

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

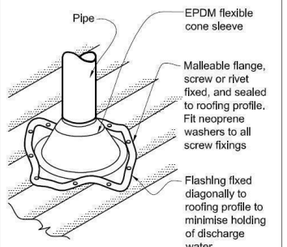


PROPOSED SECTION CC
1:50

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:50** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **10** **of 45 sheets**

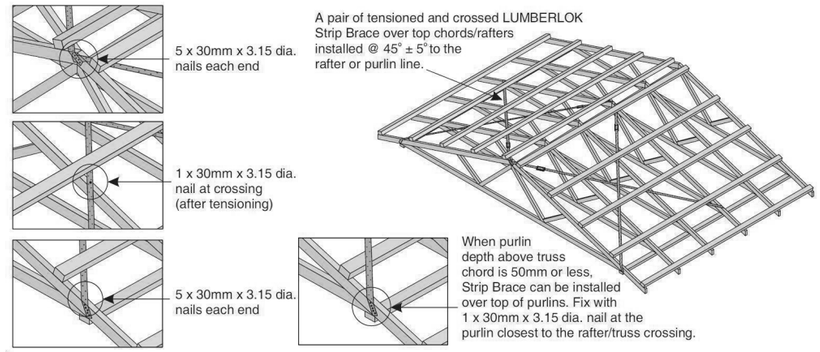
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

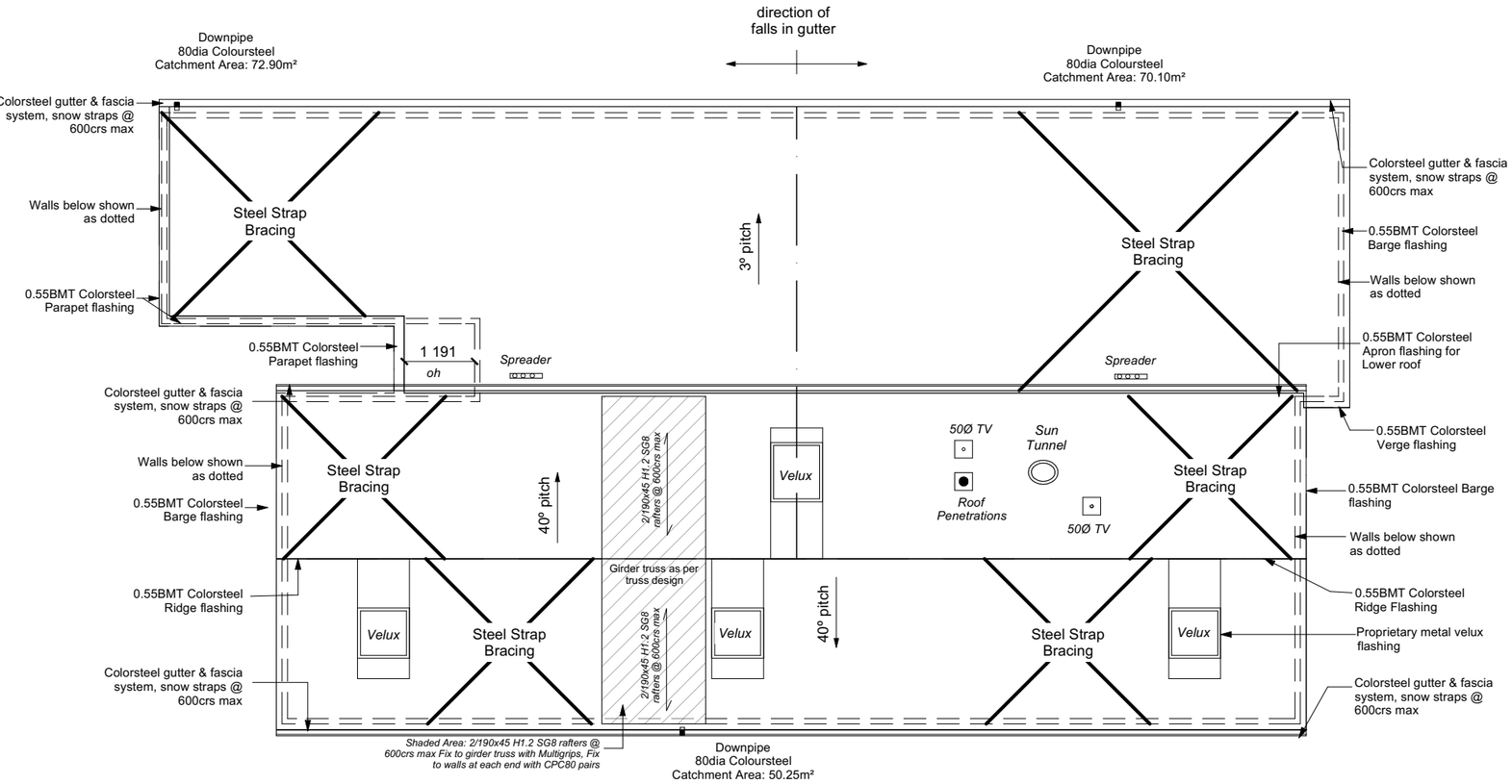
Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



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

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





PROPOSED ROOF PLAN
1:100

NOTES:

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

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

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

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

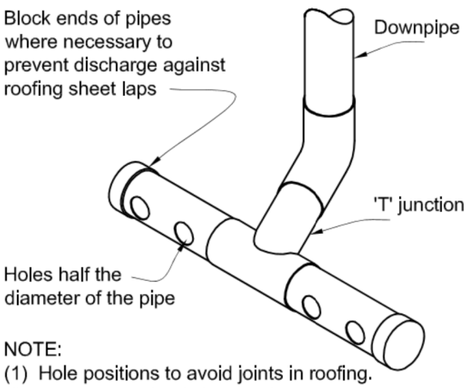
Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn tension capacity. After tensioning strap, fix to each rafter with 2/ 60x3.15mm nails. Fold down strap and fix with 3/ 60x3.15mm nails each into the top chord and into the top plate.

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

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

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

Figure 20: Spreader for roof discharge
Paragraph 8.1.6

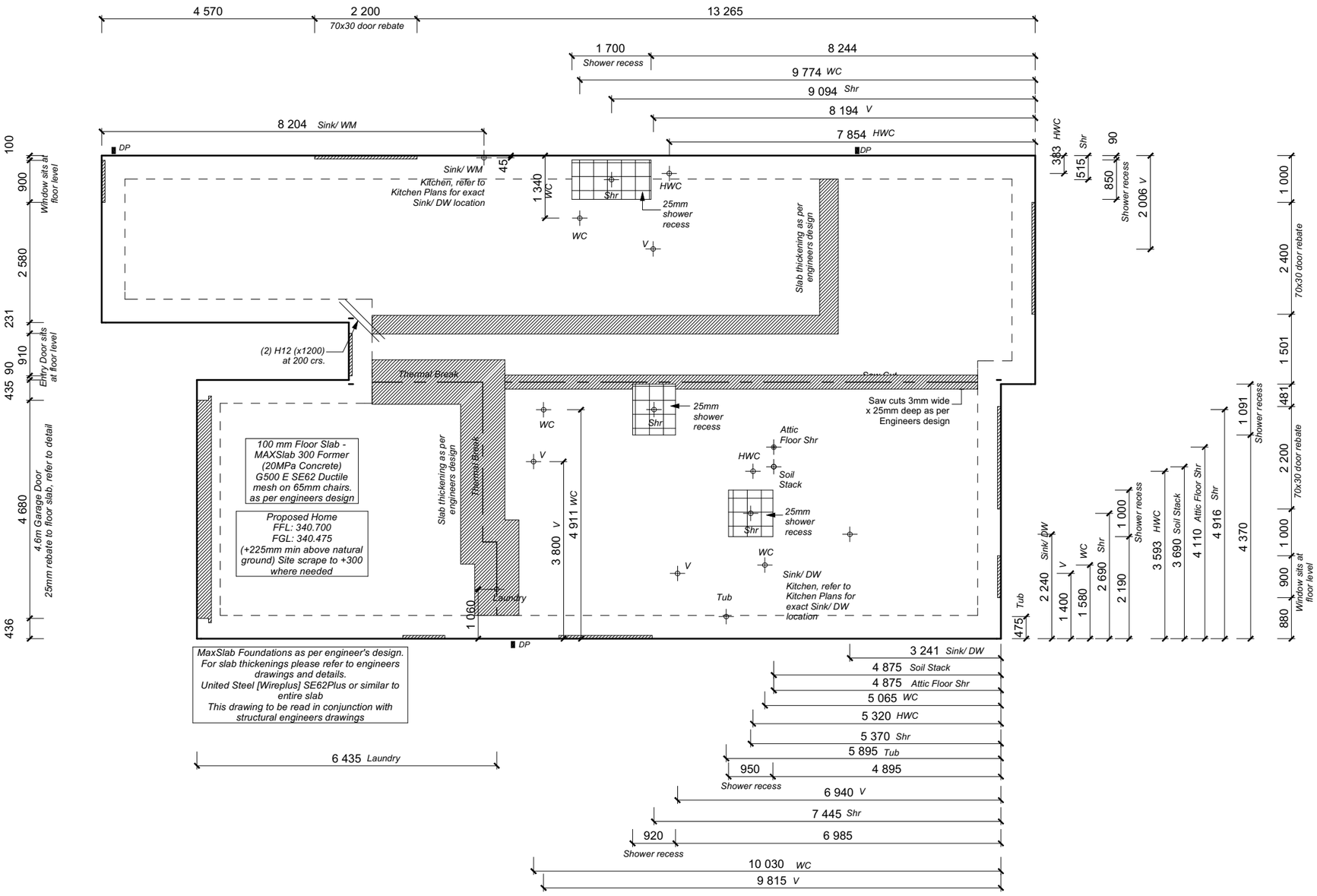


NOTE:
(1) Hole positions to avoid joints in roofing.
(2) When downpipe is located in corner, spreader to be L-shaped.

SPREADER DETAIL

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED ROOF PLAN**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **11** **of 45 sheets**

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



FOUNDATION PLAN NOTES

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

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

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

PROPOSED FOUNDATION PLAN
1:100

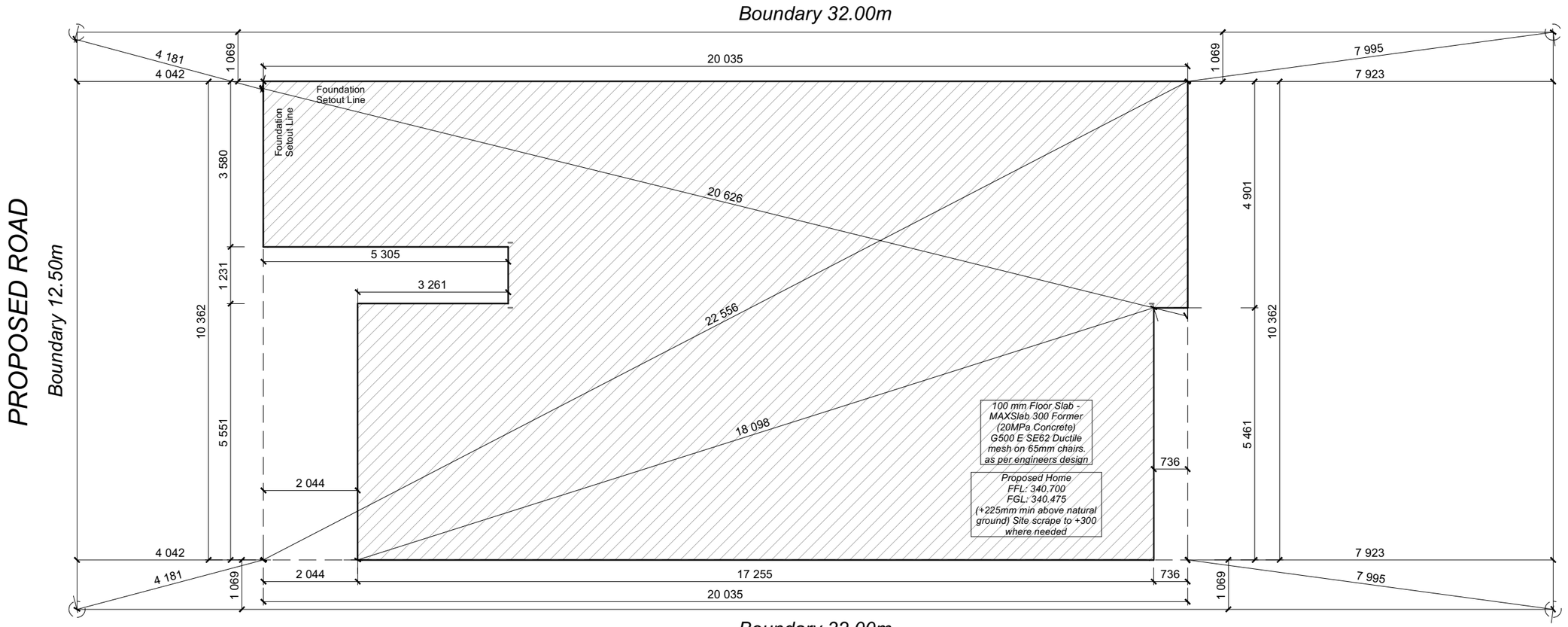
Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED FOUNDATION PLAN**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **12** **of 45 sheets**

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

SET OUT PLAN NOTES

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

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

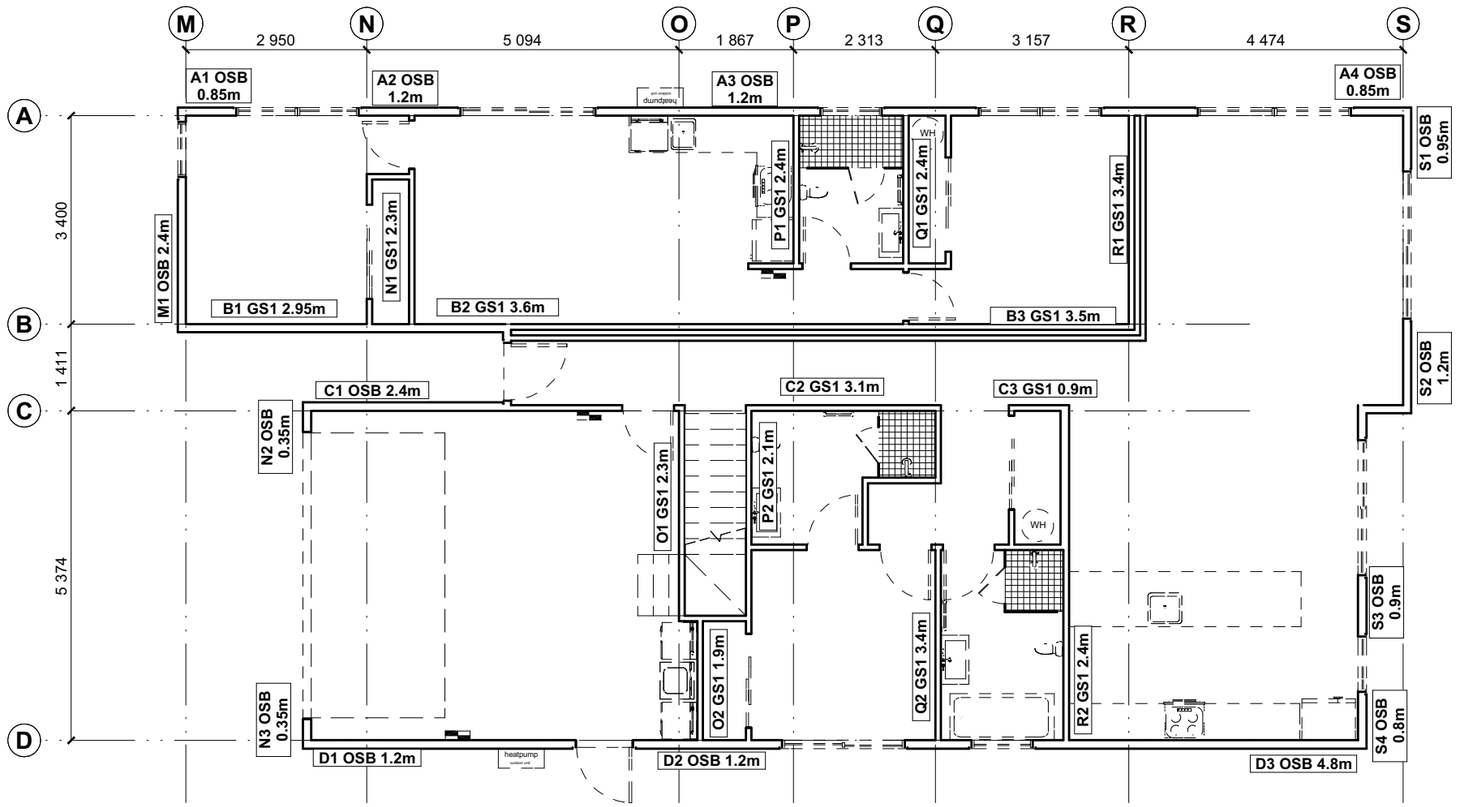


MaxSlab Foundations as per engineer's design. For slab thickenings please refer to engineers drawings and details. United Steel [Wireplus] SE62Plus or similar to entire slab This drawing to be read in conjunction with structural engineers drawings

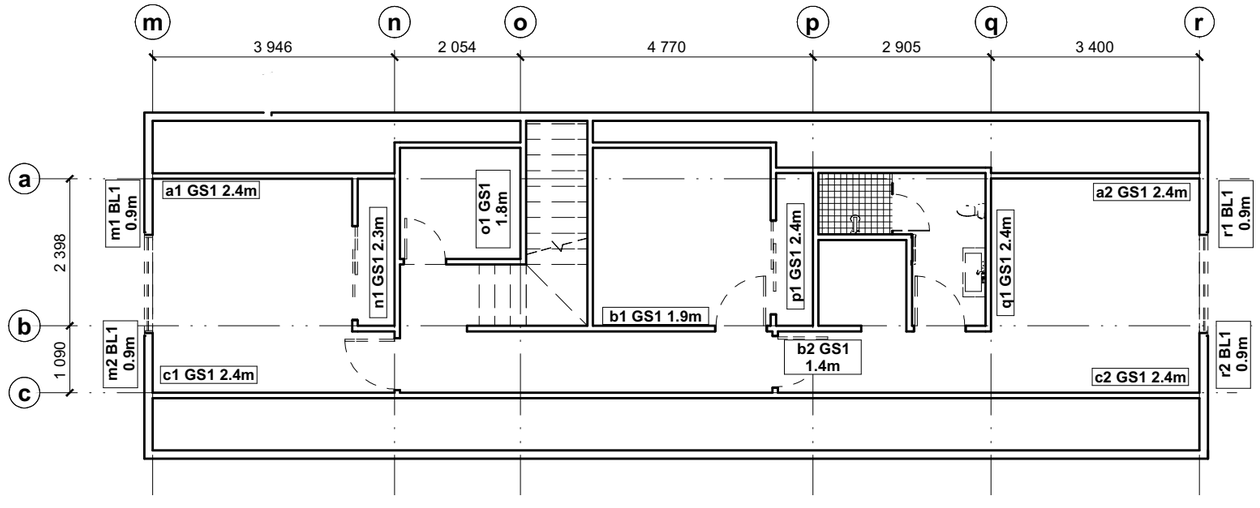
PROPOSED FOUNDATION SETOUT PLAN
1:100

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED FOUNDATION SETOUT PLAN**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **13** **of 45 sheets**

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



PROPOSED LOWER FLOOR BRACING PLAN
1:100



PROPOSED ATTIC FLOOR BRACING PLAN
1:100

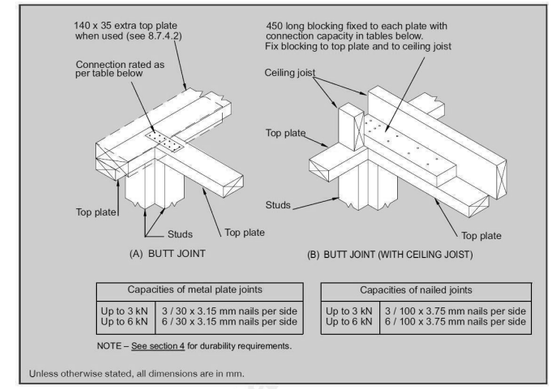


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

8.7.3.4

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

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

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

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

BRACING PLAN NOTES

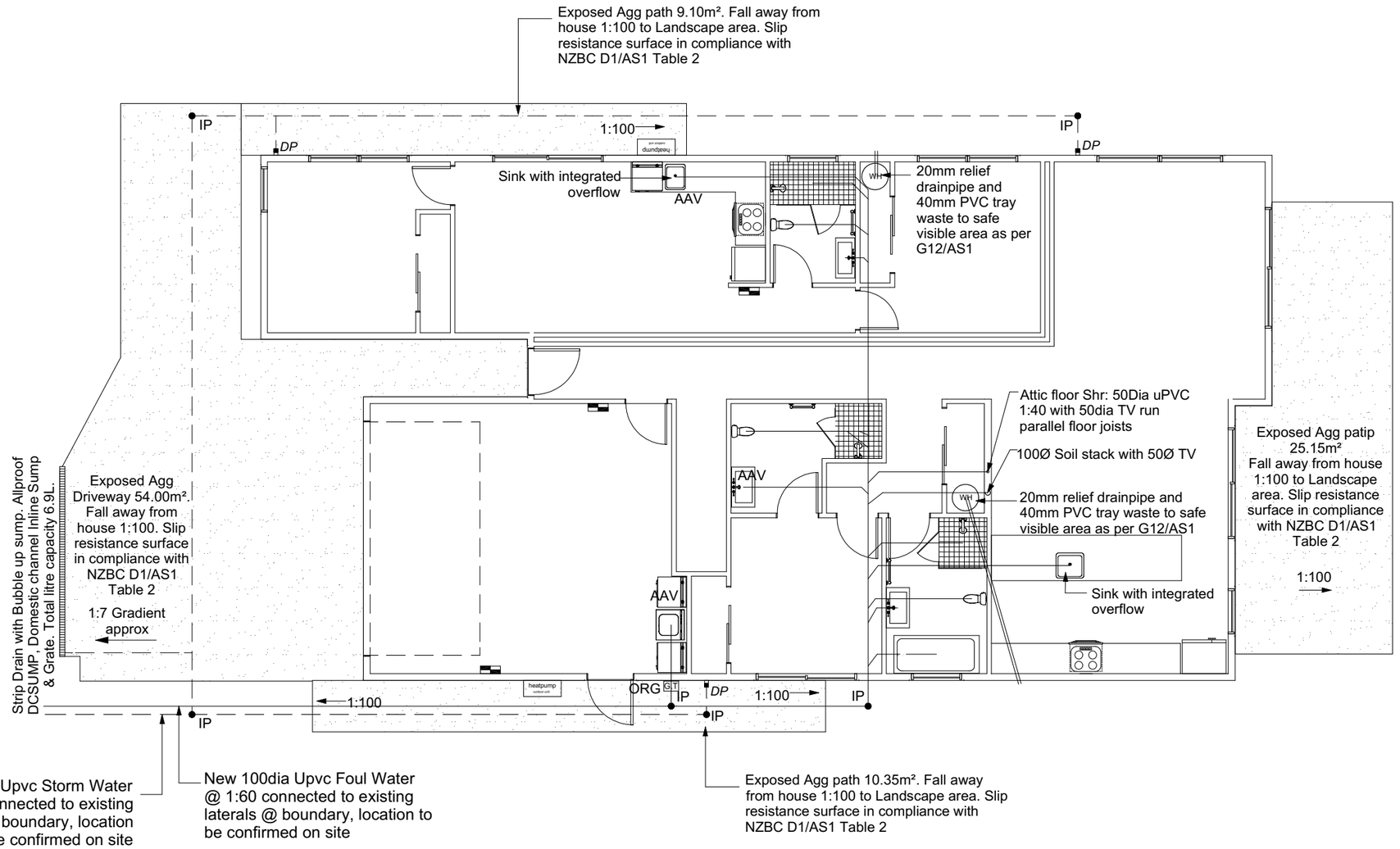
Wall bracing designed in accordance with NZS 3604:2011 & GIB Ezybrace system
Refer to attached calculations.
Bracing Designed to:
Wind: High
Earthquake: 3

BRACING LEGEND

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

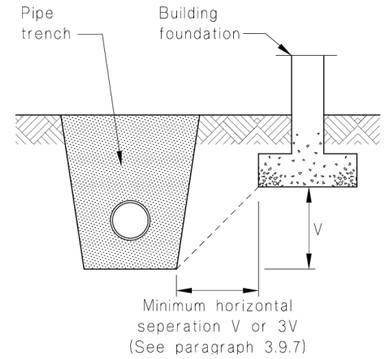
Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED BRACING PLANS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **14** of 45 sheets

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



PROPOSED DRAINAGE PLAN
1:100

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



DRAINAGE LEGEND

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

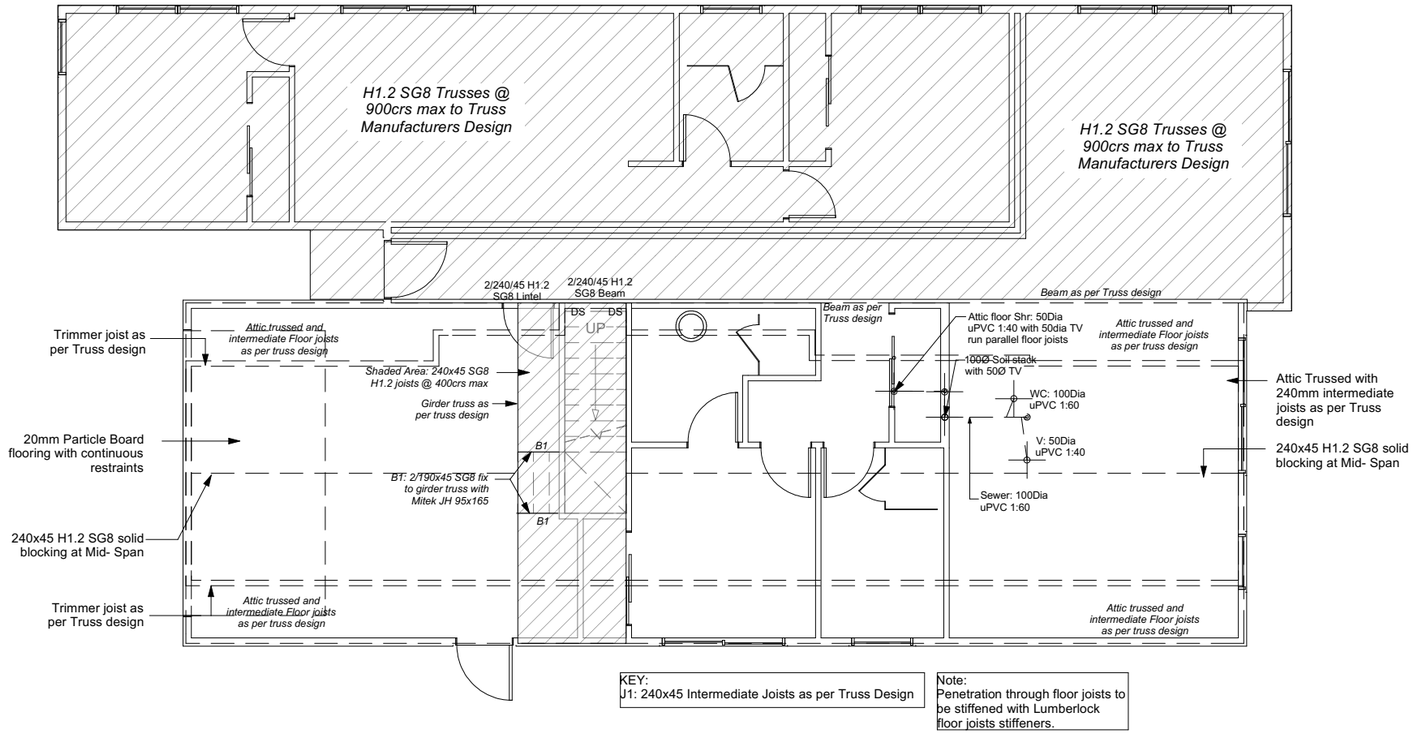
Plumbing Schedule	NZBC G13/AS3 & AS3500	
Kitchen		
Sink:	Ø50mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:60	(4 discharge units)
Laundry Sink:	Ø40mm @1:30	(5 discharge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

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

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED DRAINAGE PLAN**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **15** **of 45 sheets**

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

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



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

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

PROPOSED FLOOR FRAMING PLAN
1:100

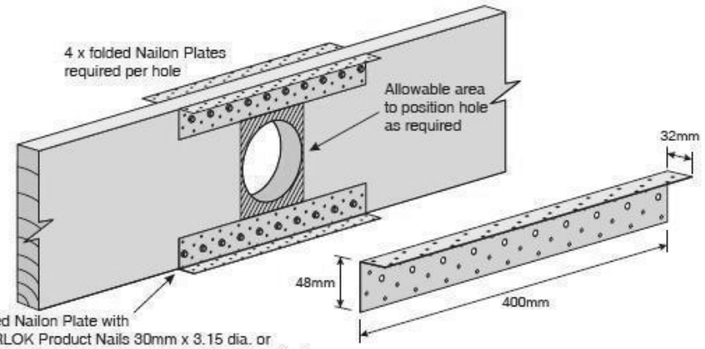
LUMBERLOK®

01/2012

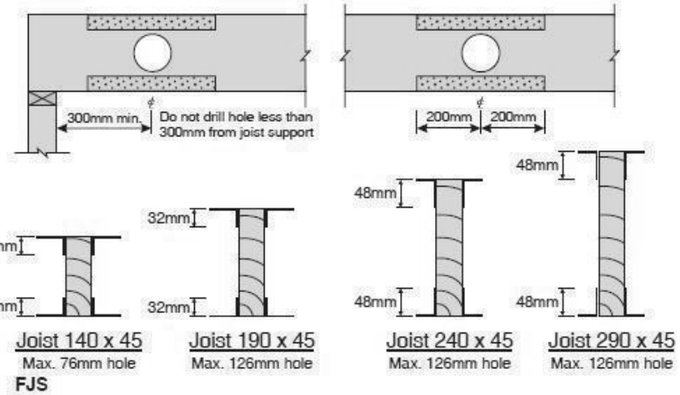
FLOOR JOIST STIFFENER

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

NOT TO BE USED IN EXTERIOR SITUATIONS



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

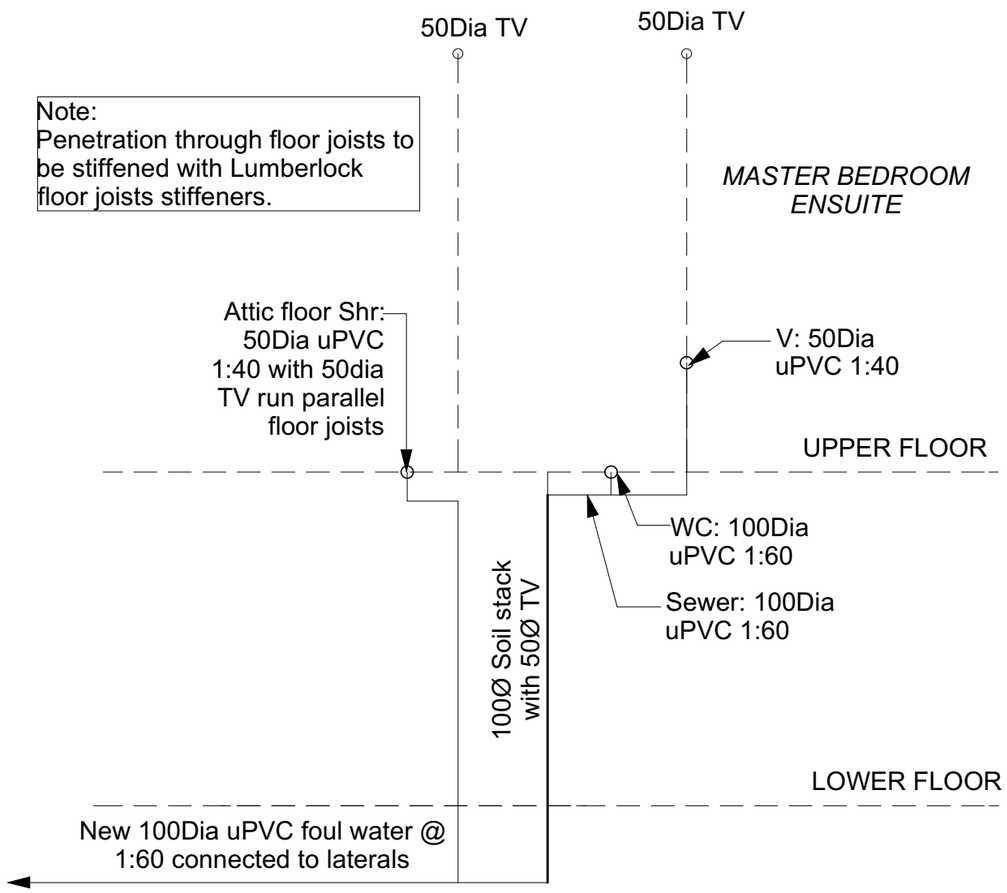


Joist 140 x 45	Joist 190 x 45	Joist 240 x 45	Joist 290 x 45
Max. 76mm hole	Max. 126mm hole	Max. 126mm hole	Max. 126mm hole

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

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED FLOOR FRAMING PLAN**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **16** **of 45 sheets**

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



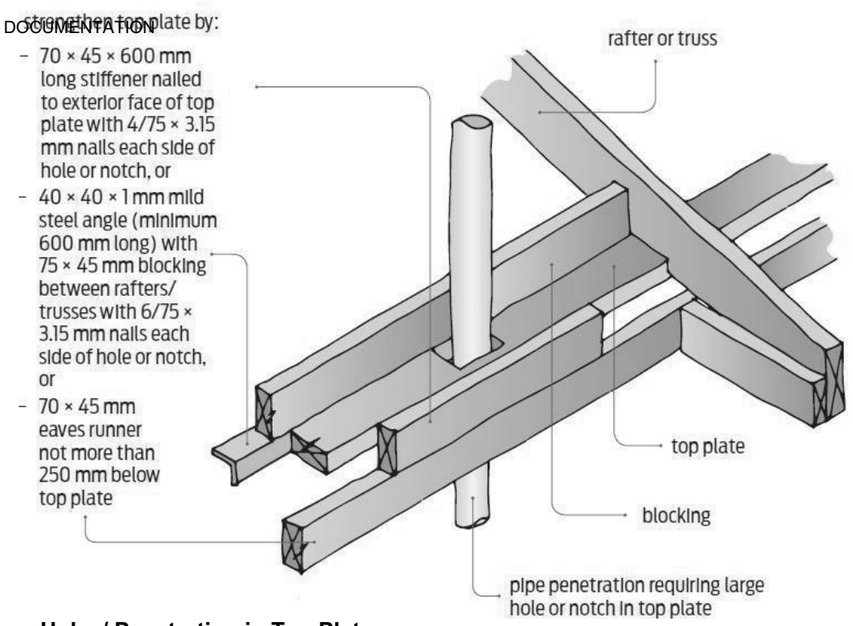
PROPOSED PLUMBING SCHEMATIC
NTS

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

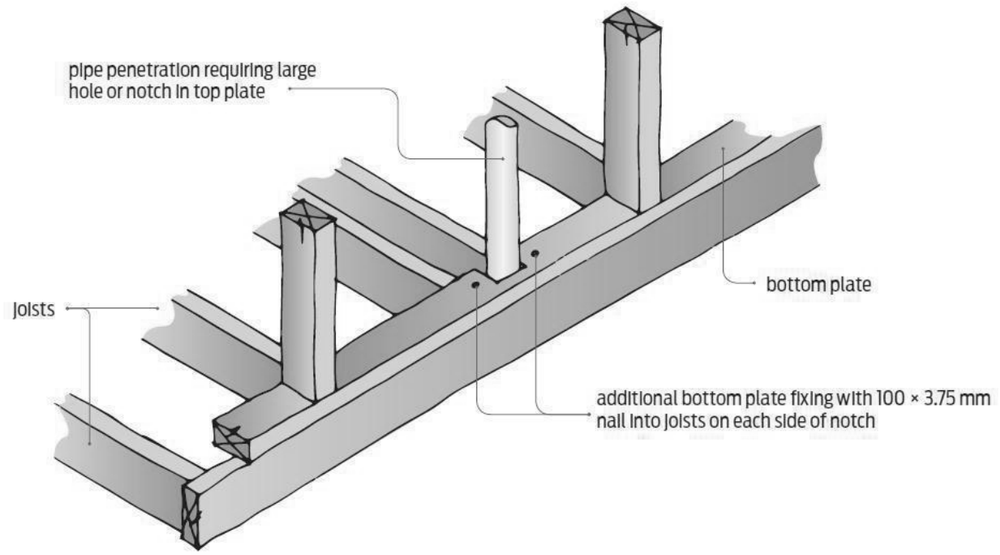
Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13/AS3 & AS3500.
All drains passing through concrete, provide sleeve or wrap in durable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

DRAINAGE LEGEND

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



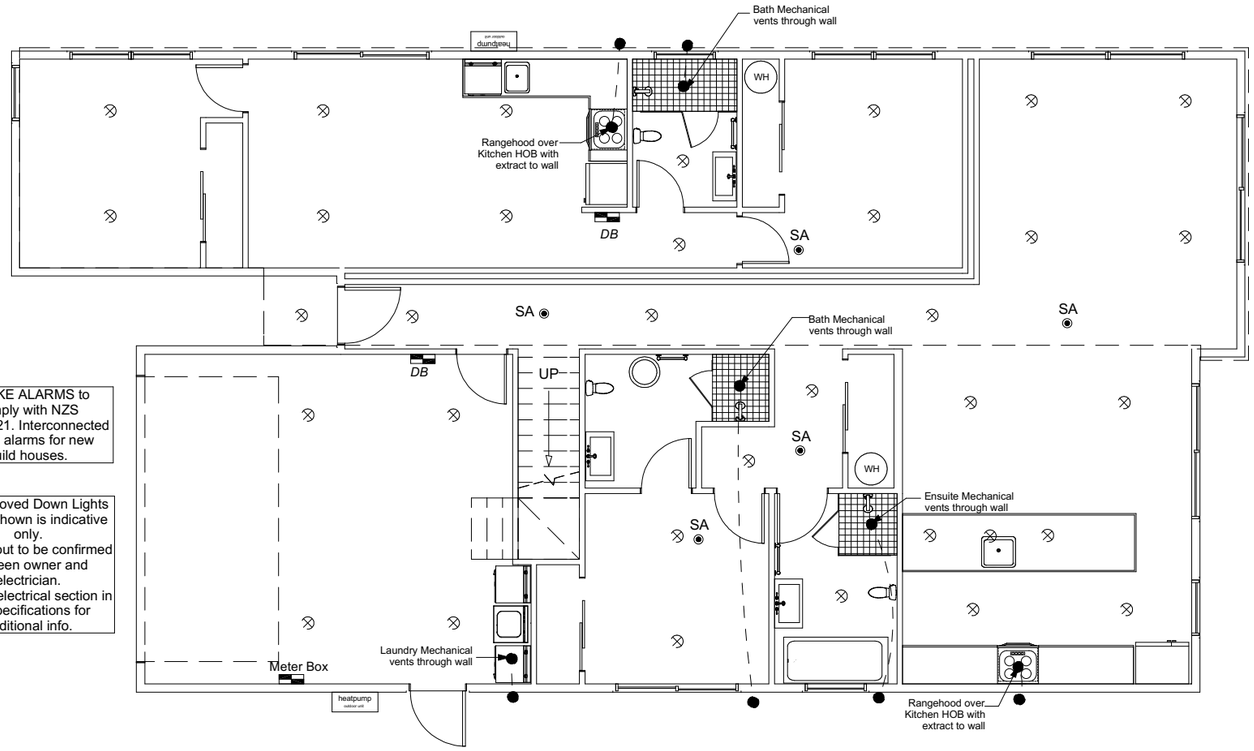
Holes/ Penetration in Top Plates



Holes/ Penetration in Bottom Plates

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED PLUMBING SCHEMATIC**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: NTS Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **17** **of 45 sheets**

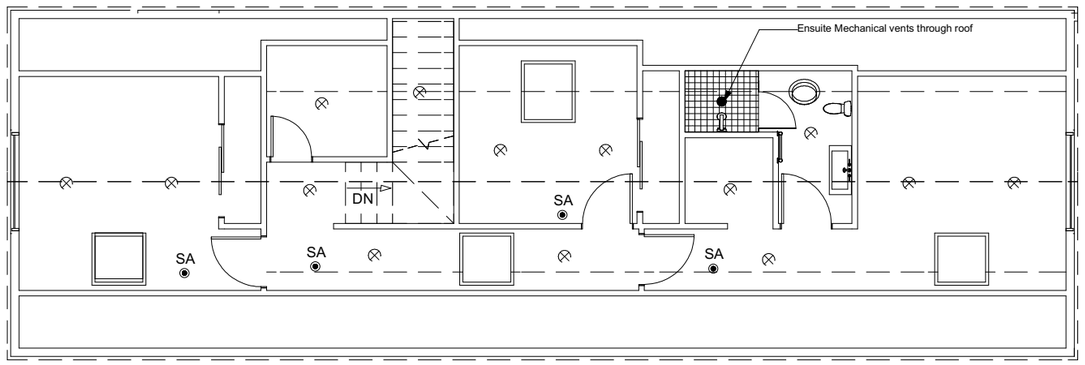
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



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

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

PROPOSED LOWER FLOOR ELECTRICAL PLAN
1:100



PROPOSED ATTIC FLOOR ELECTRICAL PLAN
1:100

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

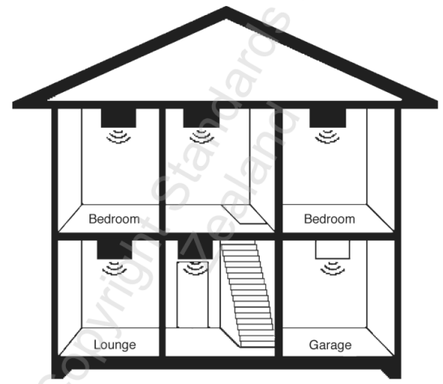
NZS 4514:2021

Example B3 Multi-level house

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

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

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



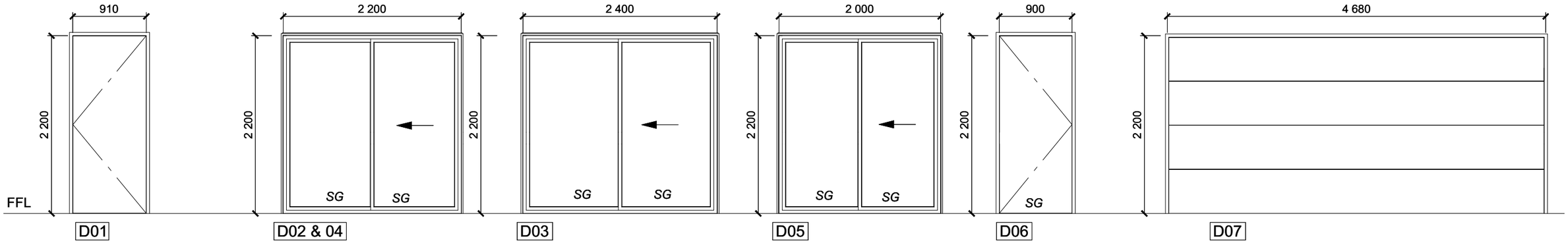
= Required

= Optional heat alarm

Copyright Standards New Zealand

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED ELECTRICAL PLAN**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **18** **of 45 sheets**

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



D01

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

D02 & 04

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

D03

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

D05

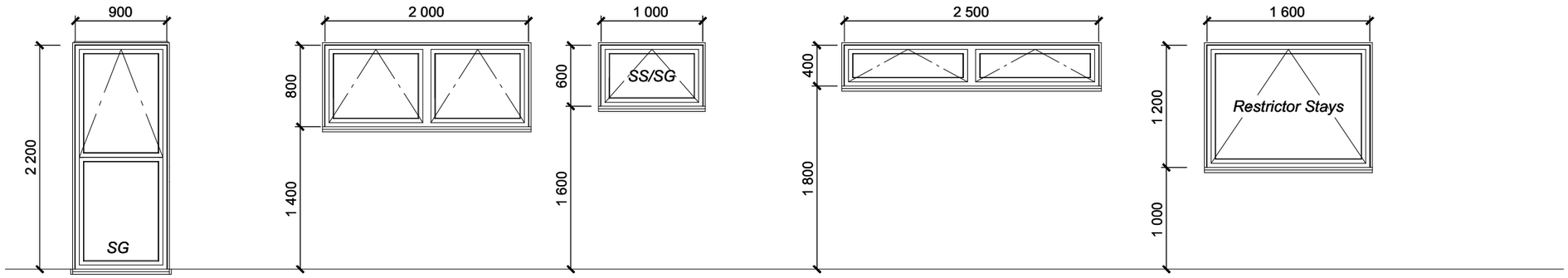
35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D06

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

D07

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



W01 & 06

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

W02 & 04

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

W03 & 07

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

W05

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

W08 & 09

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

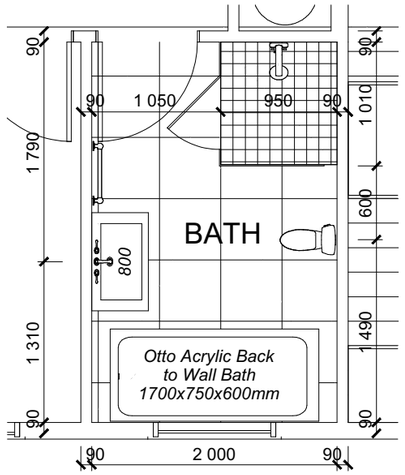
EXTERIOR DOOR & WINDOW SCHEDULE

1:50

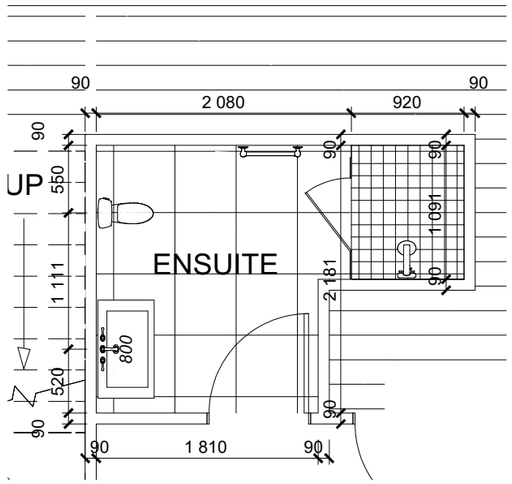
GENERAL NOTES:
All dimensions are nominal and are to be checked on site before commencing work
All dimensions are over reveals
All window and door glazing is to comply with the requirements of NZS 4223
SG = Safety Glazing to NZS 4223
O= Obscure Safety Glazing
Thermally Broken & LowE Lightbridge
All reveals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

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED WINDOW & DOOR SCHEDULE**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **19** **of 45 sheets**

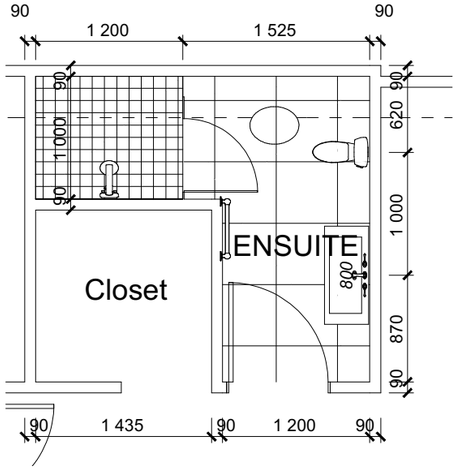
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



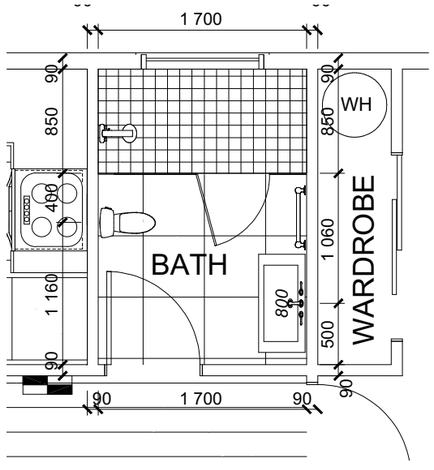
MAIN HOUSE BATH LOWER FLOOR
1:50



BED 4 ENSUITE LOWER FLOOR
1:50



MASTER BED ENSUITE ATTIC FLOOR
1:50



FLAT BATH LOWER FLOOR
1:50

Bathroom Specifications	
Lot	*1167*
Hardware Colour	*Black*
Vanity Colour	*Honey Ash & Black Aluminum Rail*
Main Bathroom	
Vanity	*VCBC Soft Solid 800*
Vanity Mixer	*Milani Basin Mixer Extended*
Basin	*Moon Kordura (Matte) (MOO415)*
Shower Mixer	*Elysian Minimal Mixer*
Shower Rail	*Caroma Luna Multifunction*
Bath	*Otto Acrylic Back to Wall Bath 1700x750x600mm*
Bath Mixer	*Elysian Minimal Mixer & Spout Set*
Toilet	*Elementi Uno CC*
Heated Towel Rail	*LeVivi 7 Bar 825mm Slim Round Towel Warmer - Black*
Toilet Roll Holder	*Magra Toilet Roll Holder*
Master Ensuite	
Vanity	*VCBC Soft Solid 800mm SLIM*
Vanity Mixer	*Milani Basin Mixer Extended*
Basin	*Mini Moon Kordura (Matte) Counter Top (MOO345)*
Shower Mixer	*Elysian Minimal Mixer*
Shower Rail	*Caroma Luna Multifunction*
Toilet	*Elementi Uno CC*
Heated Towel Rail	*LeVivi 7 Bar 825mm Slim Round Towel Warmer - Black*
Toilet Roll Holder	*Magra Toilet Roll Holder*
Flat Bathroom	
Vanity	*VCBC Soft Solid 800mm SLIM*
Vanity Mixer	*Milani Basin Mixer Extended*
Basin	*Mini Moon Kordura (Matte) Counter Top (MOO345)*
Shower Mixer	*Elysian Minimal Mixer*
Shower Rail	*Caroma Luna Multifunction*
Toilet	*Elementi Uno CC*
Heated Towel Rail	*LeVivi 7 Bar 825mm Slim Round Towel Warmer - Black*
Toilet Roll Holder	*Magra Toilet Roll Holder*
Main House Bed 4 Ensuite	
Vanity	*VCBC Soft Solid 800mm*
Vanity Mixer	*Milani Basin Mixer Extended*
Basin	*Moon Kordura (Matte) (MOO415)*
Shower Rail	*Caroma Luna Multifunction*
Shower Mixer	*Elysian Minimal Mixer*
Heated Towel Rail	*LeVivi 7 Bar 825mm Slim Round Towel Warmer - Black*
Toilet	*Elementi Uno CC*
Toilet Roll Holder	*Magra Toilet Roll Holder*
Kitchen Mixers	
Main Kitchen	*Elysian Kitchen Mixer*
Flat Kitchen	*Elysian Kitchen Mixer*

PROPOSED BATHROOM LAYOUTS
1:50

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **PROPOSED BATHROOM LAYOUTS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **20** **of 45 sheets**

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

INTA120A
TIMBER FRAME
120 MINUTE

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



Framing to comply with

- NZBC B1 – Structure: AS1 Clause 3 – Timber
- (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603)
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS 3602)
- Studs at 600mm centres maximum
- Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

INTEGRA central barrier to comply with

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

Insulation

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

Linings

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

Jointing

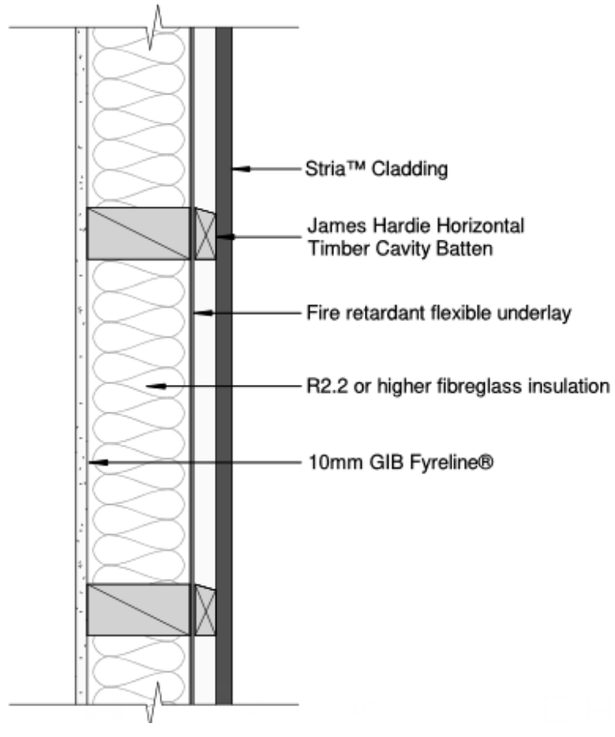
- Jointing and finishing of plasterboard is to be as per the manufacturer's instructions to meet requirements of AS/NZS 2589:2017.

Technical Info

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

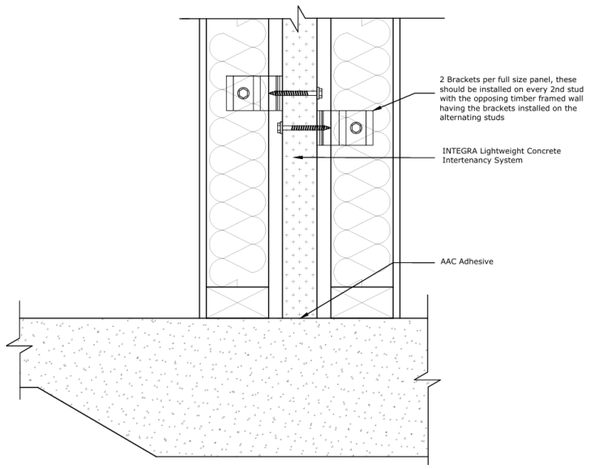
JHETGS30v	Fire Resistance 30/30/30	STC 46	
Cladding	Stria™ Cladding - Vertical	**Lining**	10mm GIB Fyreline®
Framing	Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 600mm centres maximum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

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

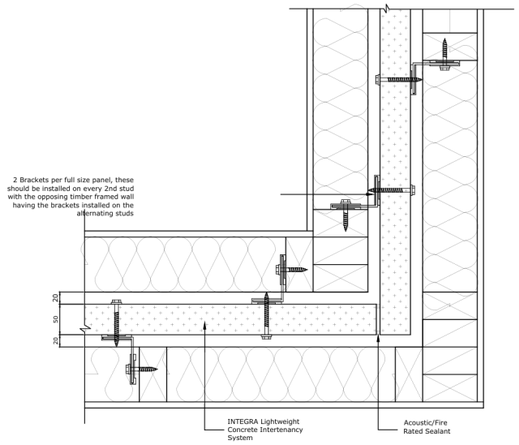


Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **FIRE WALL DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: NTS Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **21** **of 45 sheets**

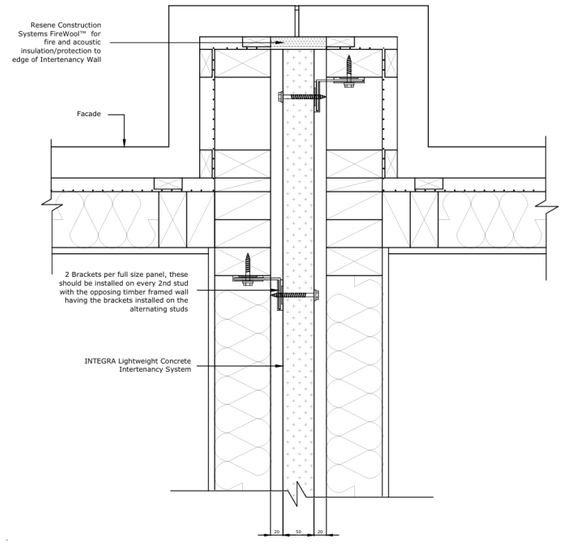
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



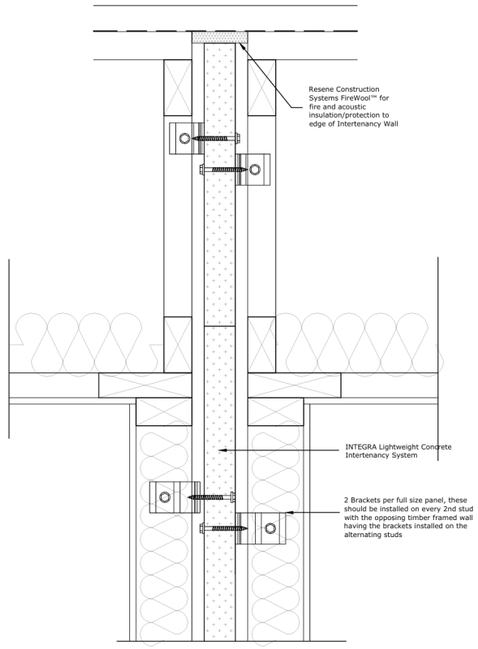
INTA120a Foundation or Intermediate Floor Slab
NTS



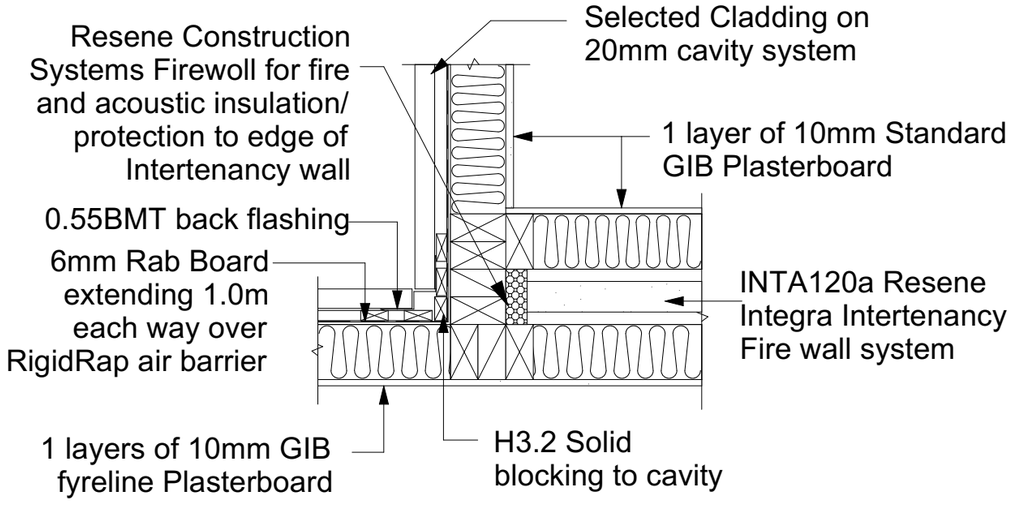
INTA120a Corner - Internal Linings both Sides
NTS



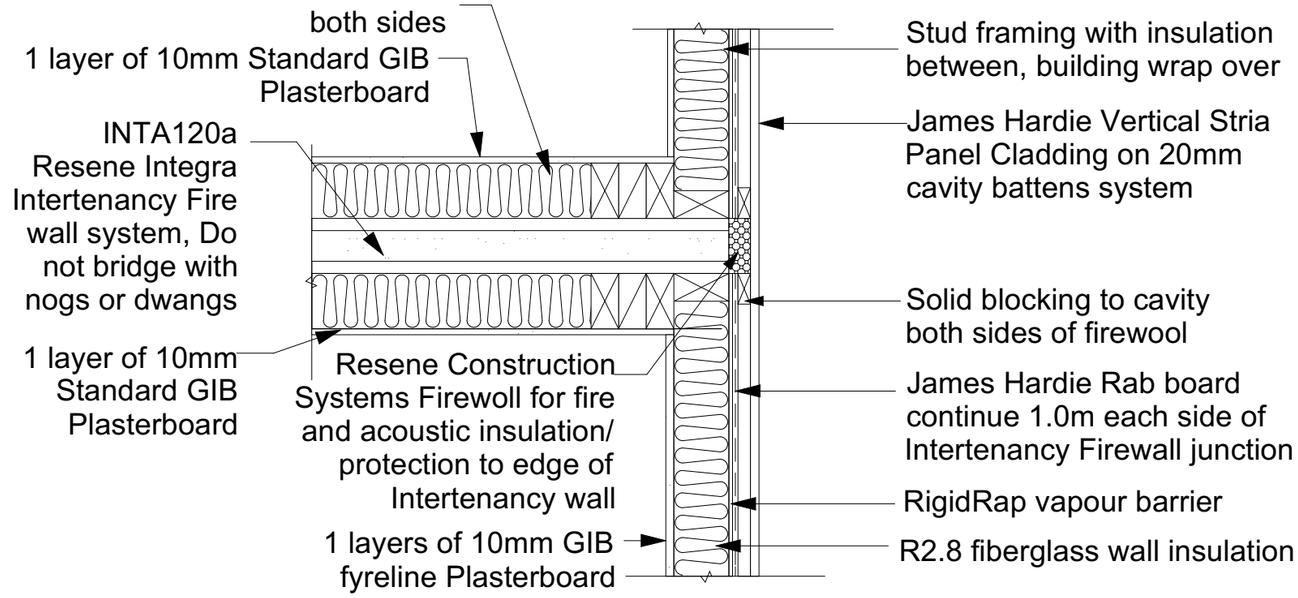
INTA120a Wall Projection - Plan View
NTS



INTA120a Roof Truss Section
NTS



Intertenancy Firewall to Cladding Junction
1:10



Resene Integra intertenancy firewall to external wall junction detail
1:10

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **FIRE WALL DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **22** **of 45 sheets**

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

Universal ceiling systems

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

FRAMING

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

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

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

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

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

CEILING LINING

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

All sheet joints must occur over solid framing.

Sheets shall be touch fitted.

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

FASTENING THE LINING

Fasteners

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

Fastener centres

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

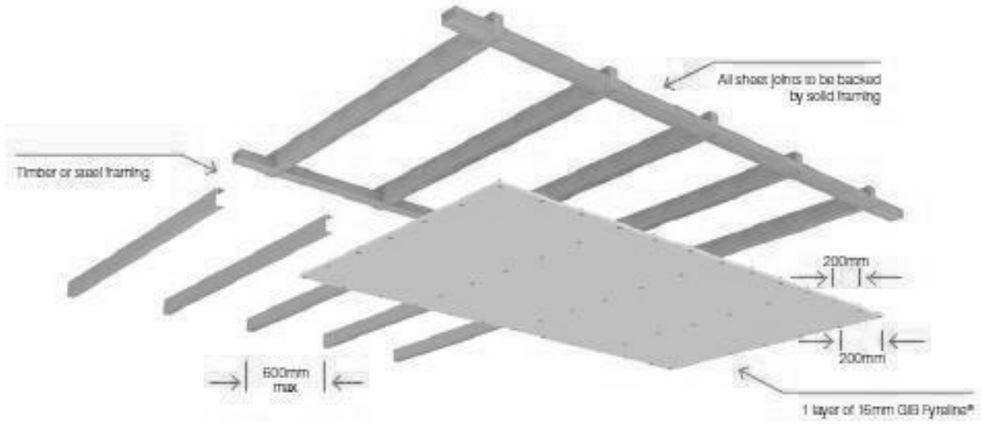
Place fasteners at 200mm centres around the sheet perimeters, along each intermediate framing member and where sheet end butt joints occur.

WALL/CEILING JUNCTIONS

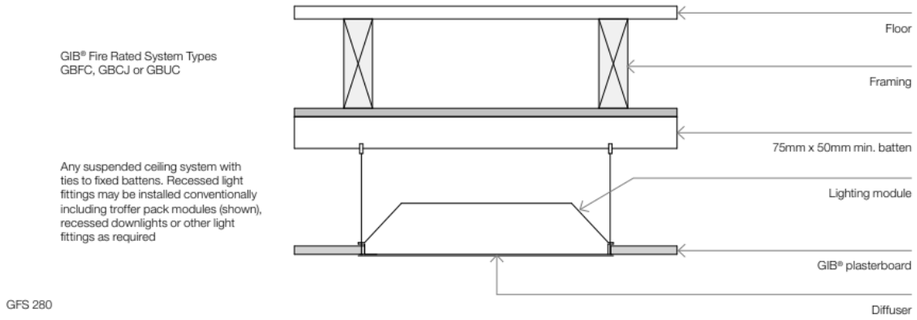
The internal angle between the ceiling and walls must be protected by GIB-Cove® adhered with GIB-Cove® Bond, or boxed corners (square stopped) filled and taped in accordance with the publication entitled "GIB® Site Guide".

JOINTING

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

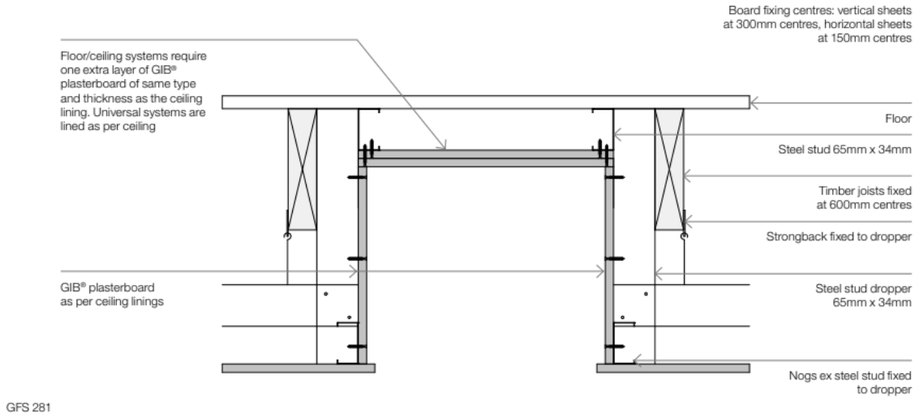


SUSPENDED CEILING (SECTION VIEW)



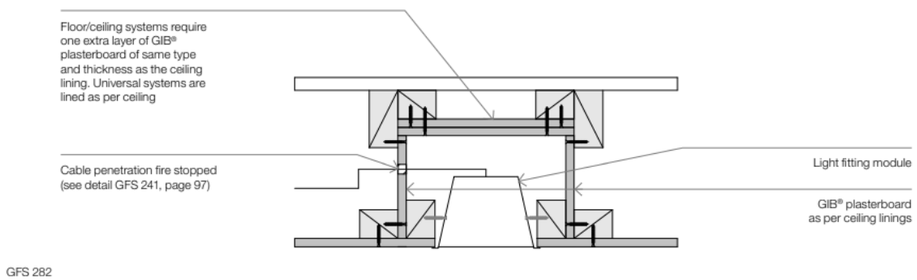
GFS 280

SPRING OR CLIP FIXED LIGHT FITTING (SECTION VIEW)



GFS 281

FRAME FIXED LIGHT FITTING (SECTION VIEW)



GFS 282

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **FIRE WALL DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **23** **of 45 sheets**

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

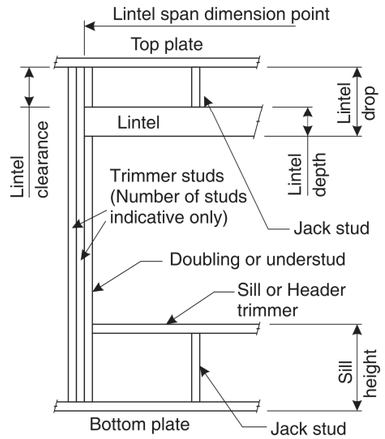
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

NOTE:

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

DEFINITIONS



Lintel Supporting Girder Trusses:

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

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

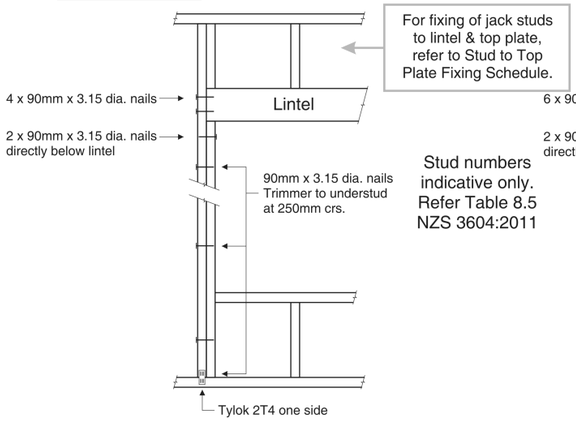
SELECTION CHART FOR LINTEL FIXING

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

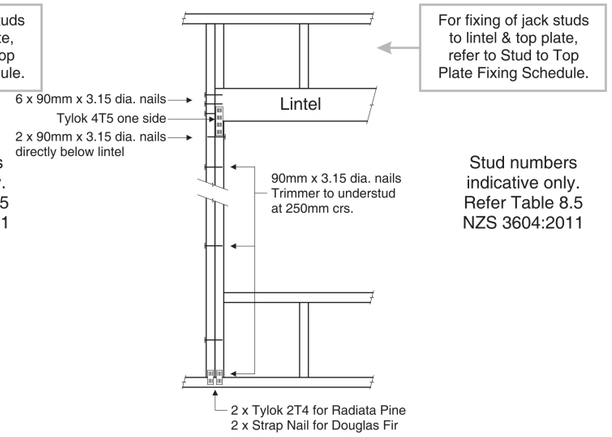
LINTEL FIXING OPTIONS

LUMBERLOK

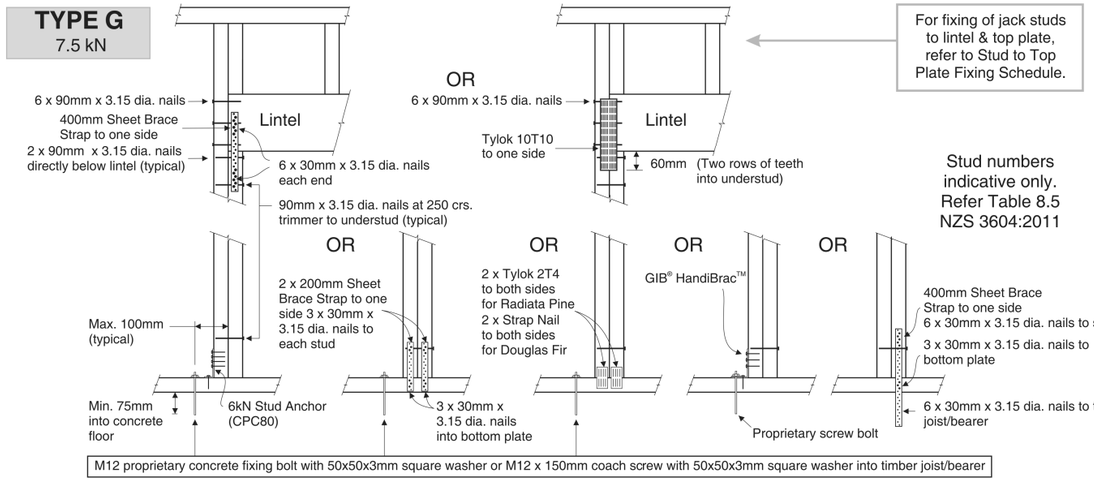
TYPE E
1.4 kN



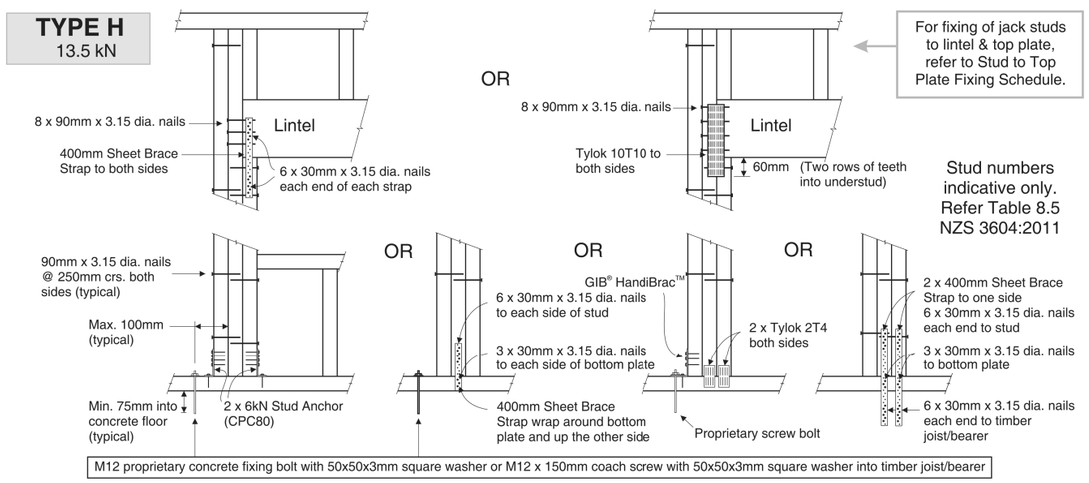
TYPE F
4.0 kN



TYPE G
7.5 kN



TYPE H
13.5 kN



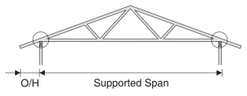
Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **FRAMING DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **24** **of 45 sheets**

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

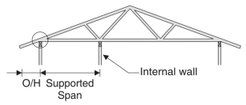
NOTE:

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

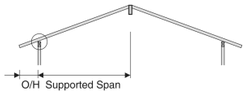
LOADED DIMENSION DEFINITION



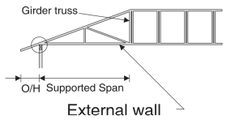
External wall
Standard truss



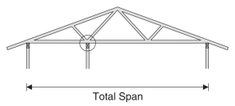
External wall
Internally supported truss



External wall
Rafter roof



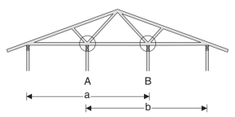
External wall
Jack truss



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

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

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



Multiple internal walls
(overhang dimension does not apply)

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

FIXING SELECTION CHART

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

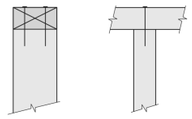
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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

FIXING OPTIONS

FIXING TYPE A
0.7 kN

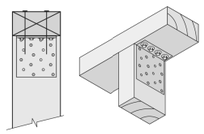
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B
4.7 kN

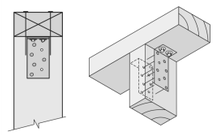
CHOOSE ANY OF THE 3 OPTIONS BELOW

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



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

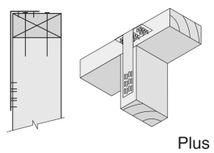
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

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



Plus
LUMBERLOK
Stud Strap
(one face only)

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

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **FRAMING DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **25** **of 45 sheets**

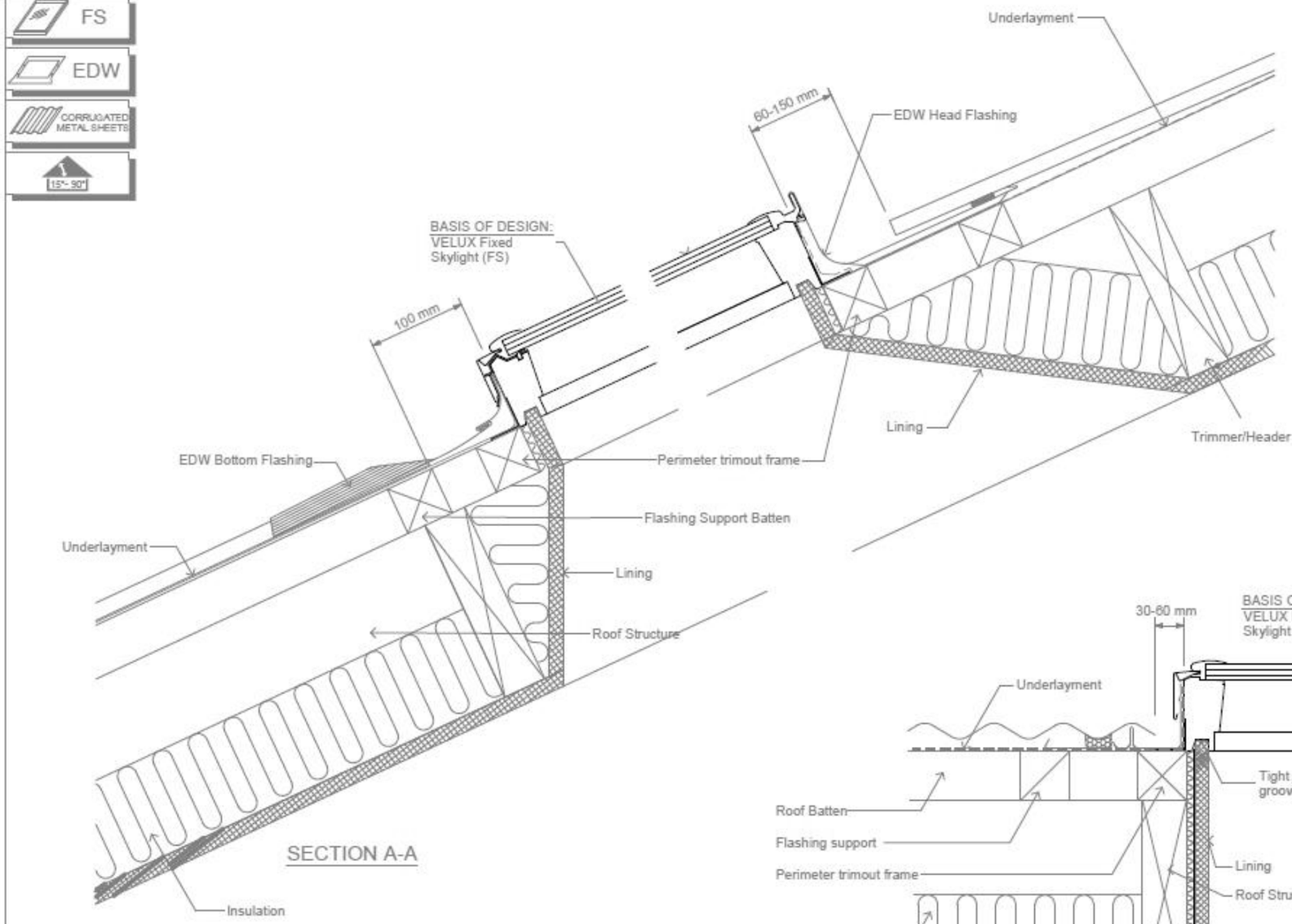
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

FS

EDW

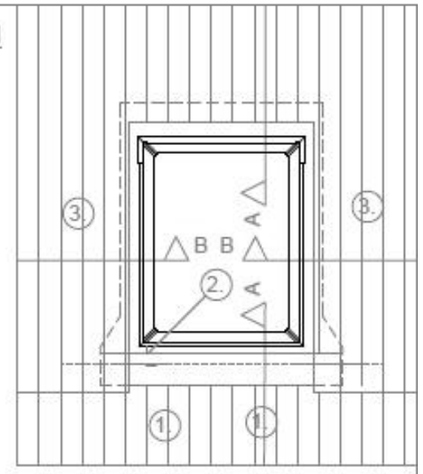
CORRUGATED METAL SHEETS

15°- 90°



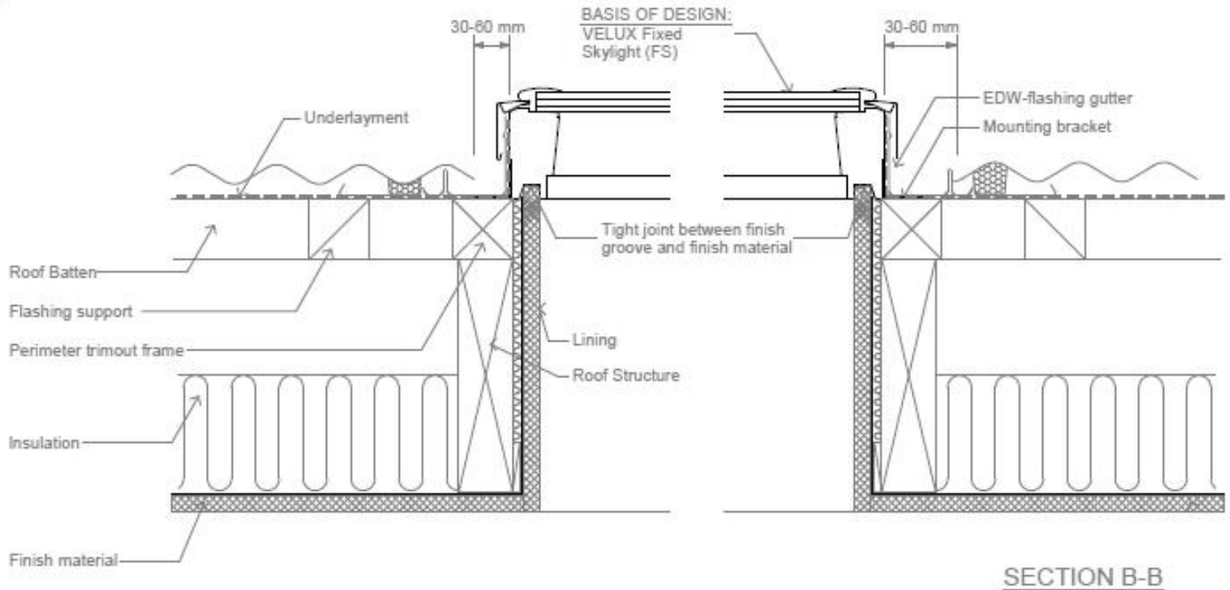
SECTION A-A

ELEVATION



VELUX Skylight installed in new metal roofing.

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



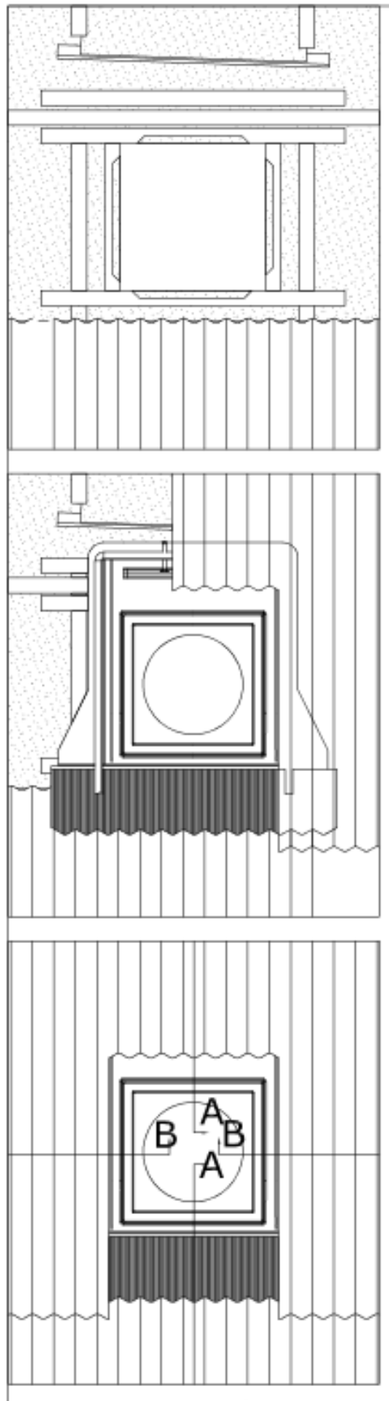
SECTION B-B

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

This drawing is an instrument of service and is provided for informational use only.
© 2011 VELUX GROUP
® VELUX is a registered trademark

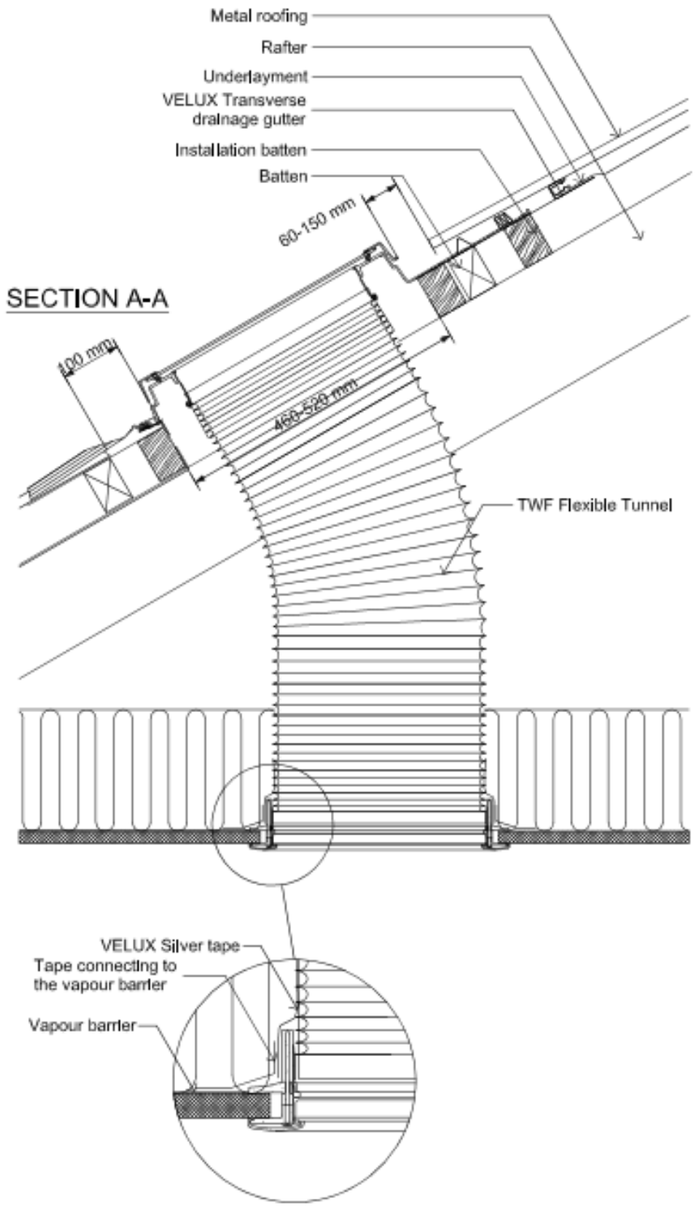
Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **VELUX DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without consent.	Scale @ A3: As Shown Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **26** **of 45 sheets**

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

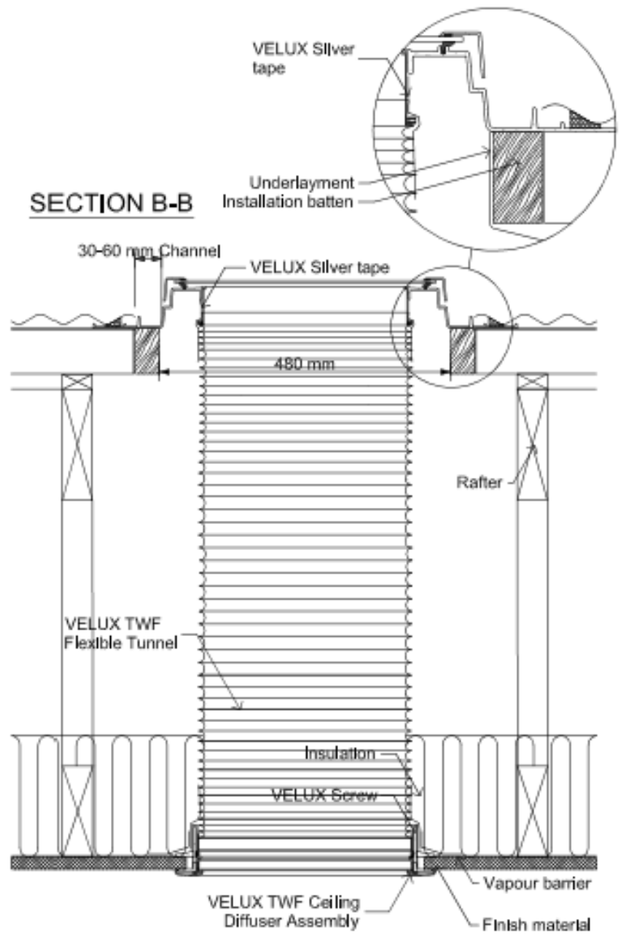


ELEVATION

SECTION A-A



SECTION B-B



TWF

METAL ROOFING

15°-60°

This drawing is an instrument of service and is provided for informational use only.

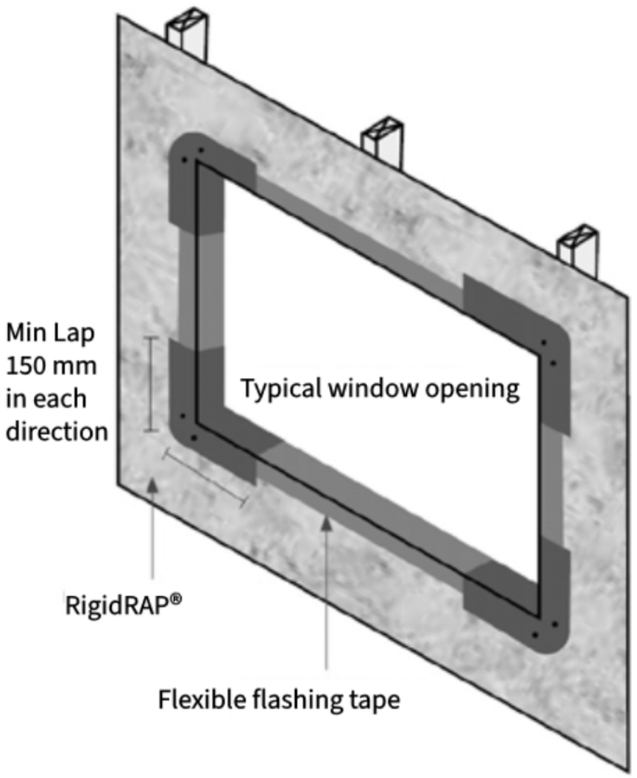
VELUX Sky-Product Management

NEW ZEALAND LTD.
0800 650 445

	Name	Date
Drawn by		June 11
Checked by		June 11
Drawing No.		

TWF - Flexible Sun Tunnel in Profiled Metal Roof

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **SUN TUNNEL DETAIL**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **27** **of 45 sheets**

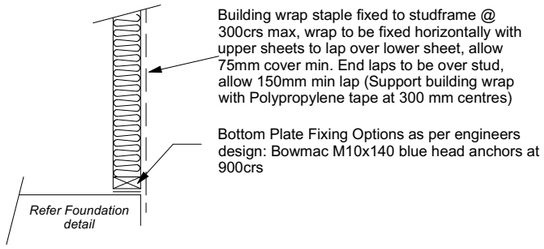


Installing Window Opening
Refer to IBS RigidRAP® approved selection of flexible flashing tapes.
Flashing window openings must be carried out in accordance with WANZ Guide to E2/ASI (6), substituting building wraps for IBS RigidRAP®.
• Cut the flashing tape for the sill at least 200mm wider than the opening.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

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

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **28** **of 45 sheets**

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



Stud framing to slab
Scale 1:20

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

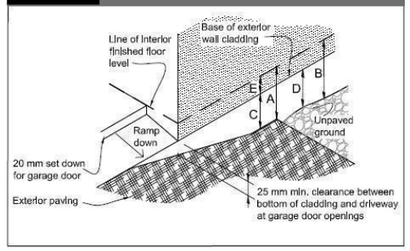
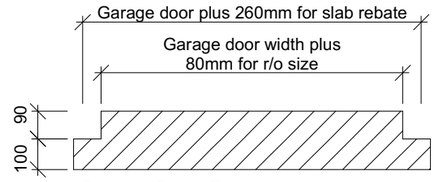


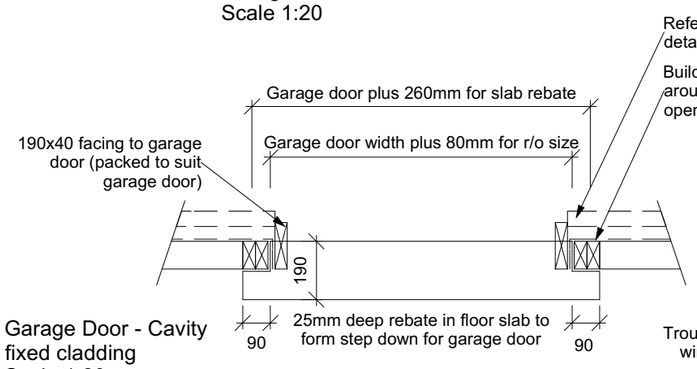
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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

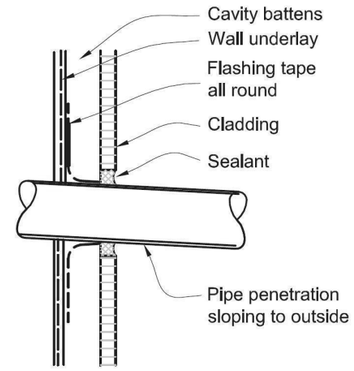
NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



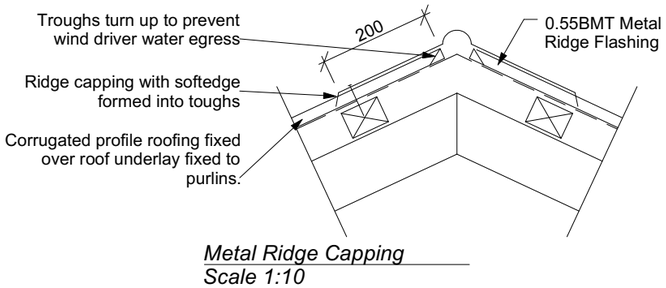
Garage Door Rebate
Scale 1:20



Garage Door - Cavity fixed cladding
Scale 1:20

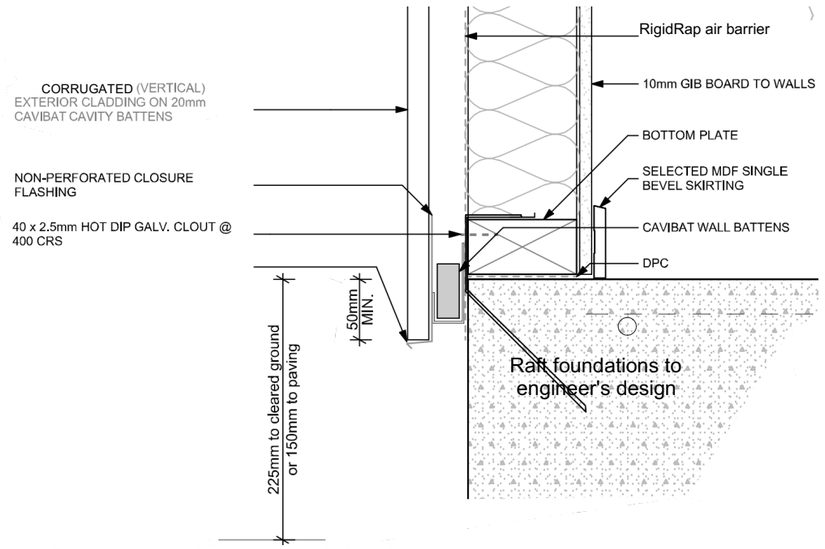


(a) **CAVITY WITH FLASHING TAPE**

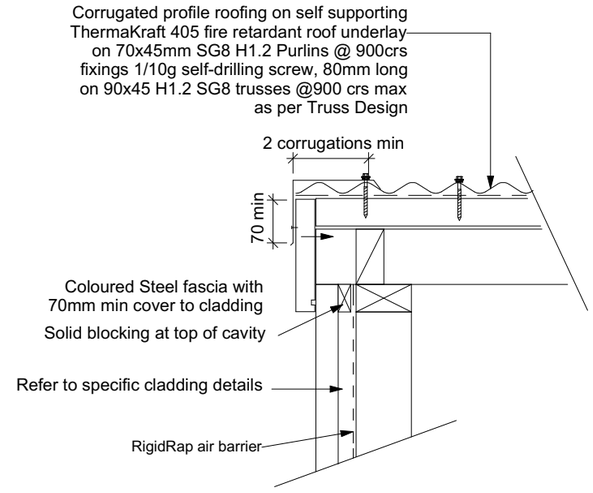


Metal Ridge Capping
Scale 1:10

Stria Panel Base Detail
NTS



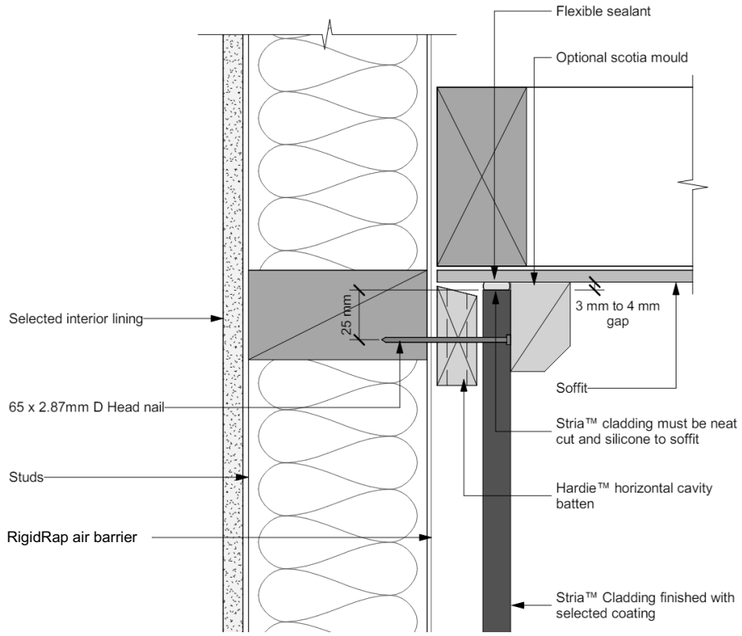
Corrugated Vertical Cladding Base Detail
NTS



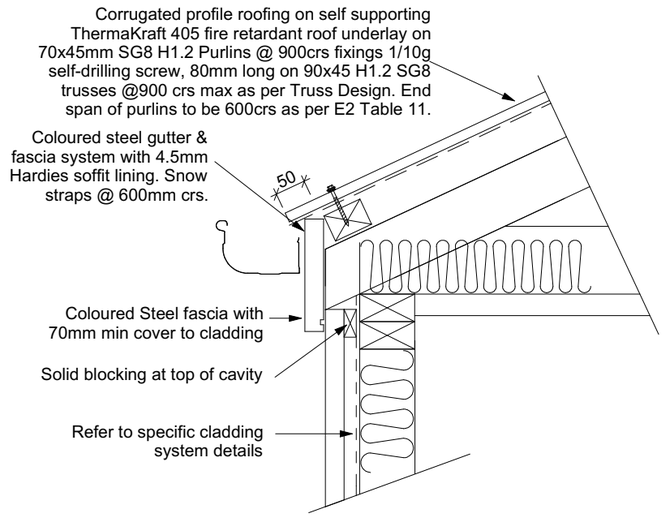
Barge to Fascia Detail
NTS

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: **As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: Queenstown ISSUE: 19/05/2026	Sheet No.: **29** **of 45 sheets**

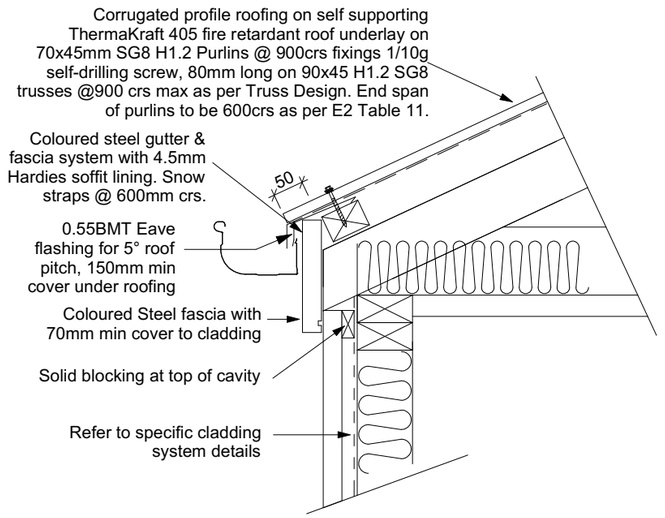
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



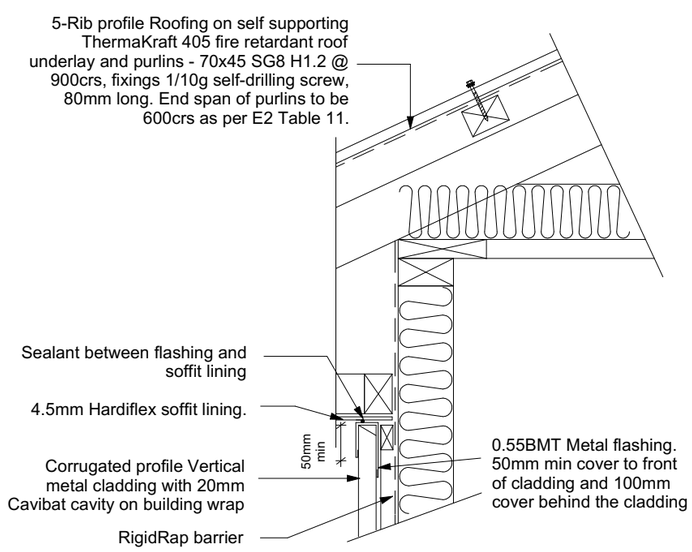
Stria Panel Soffit Detail
NTS



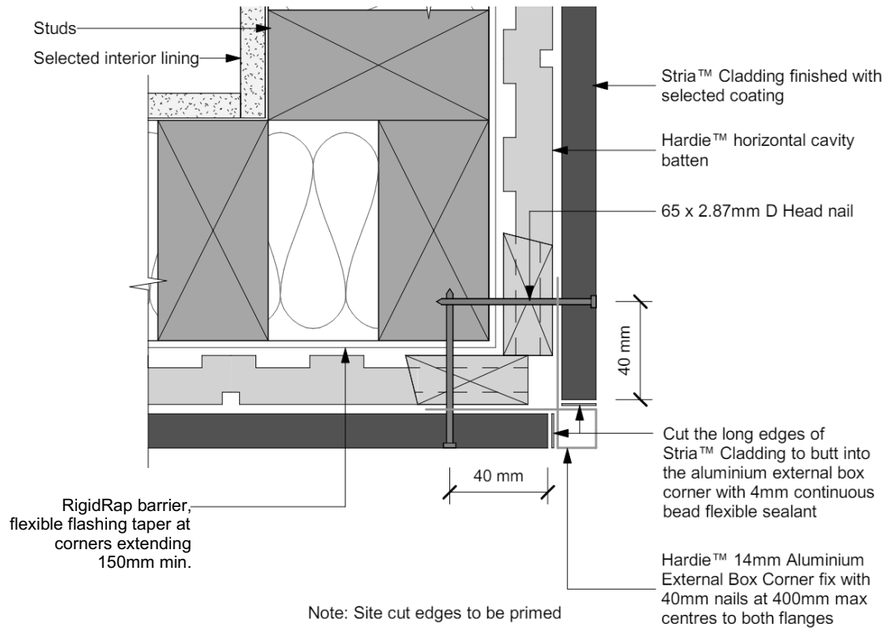
Eave to Fascia Detail
1:10



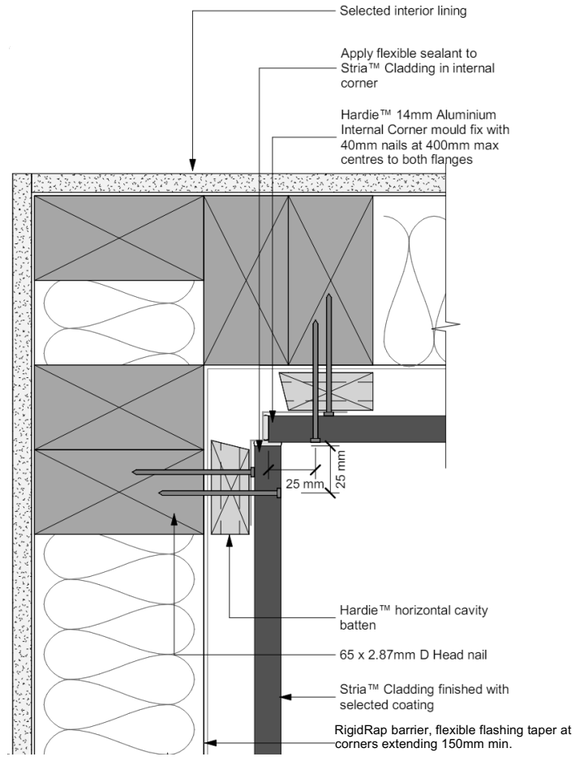
Eave to Fascia Detail (Roof Pitch below 10°)
1:10



Corrugated Cladding Eave Soffit Detail
Scale 1:10



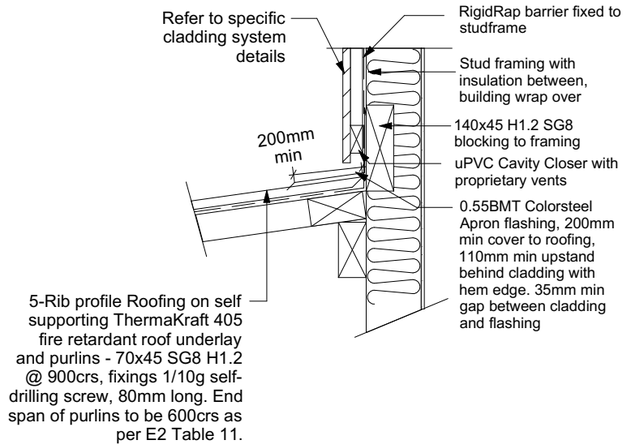
Stria Cladding External Corner
NTS



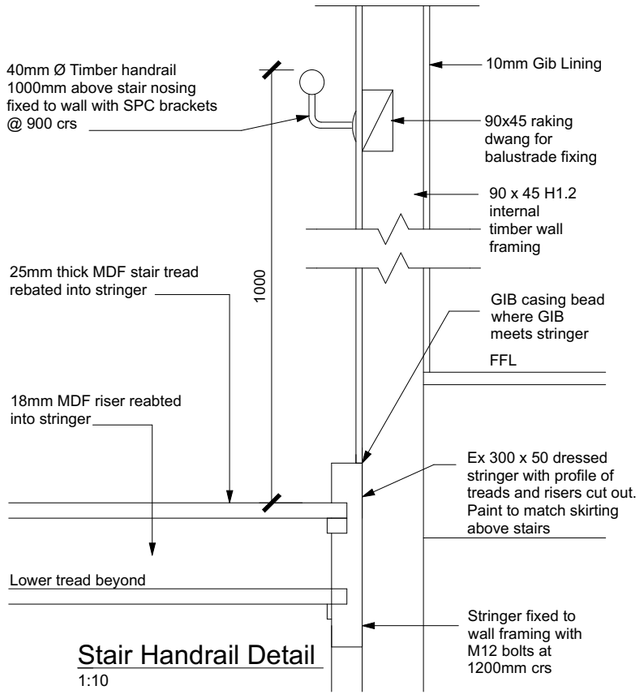
Stria Cladding Internal Corner
NTS

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **30** of 45 sheets

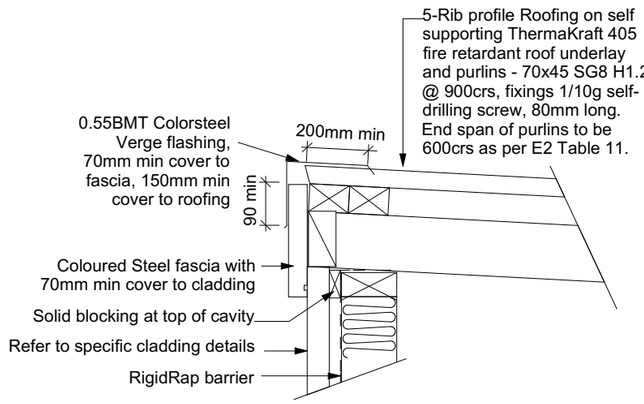
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



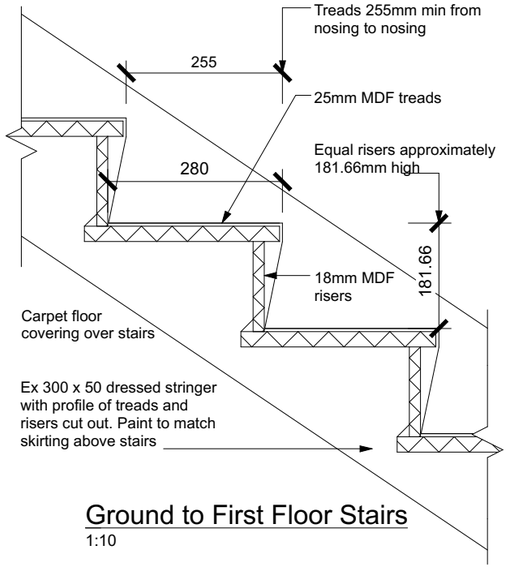
Apron Flashing Detail
Scale 1:10



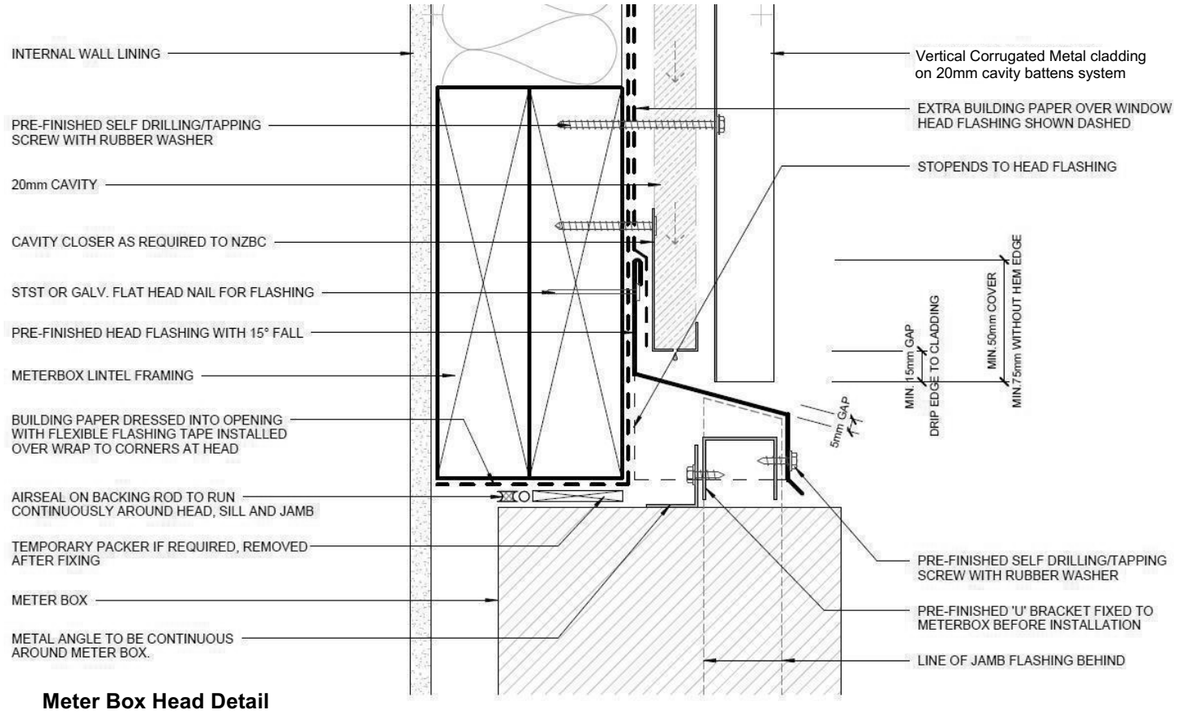
Stair Handrail Detail
1:10



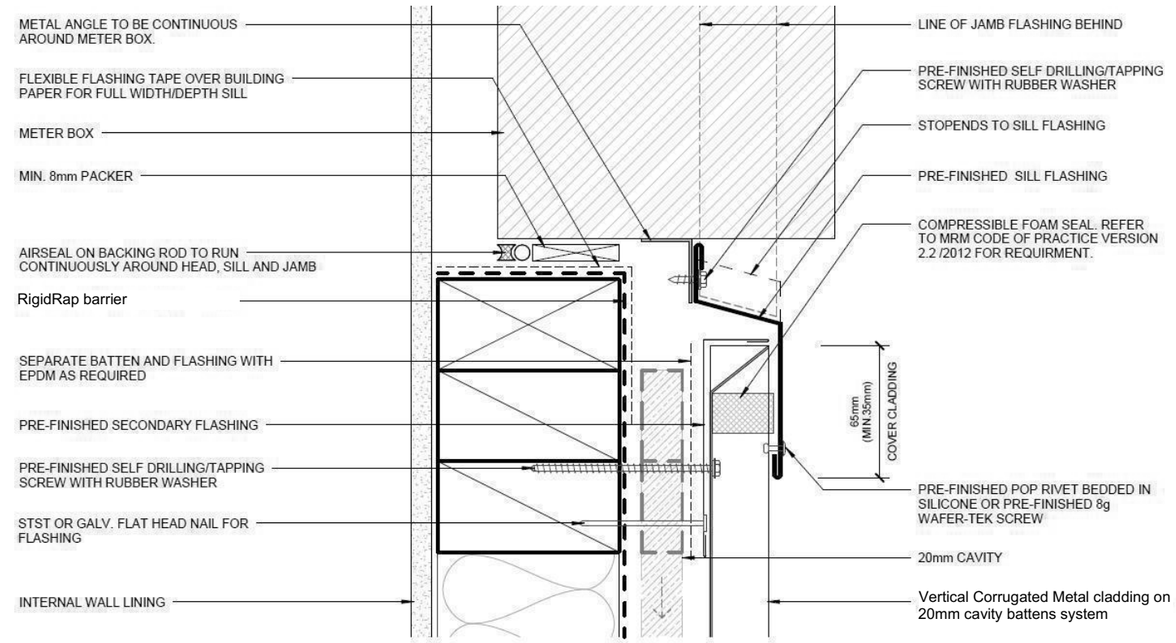
Cladding Verge Detail
Scale 1:10



Ground to First Floor Stairs
1:10



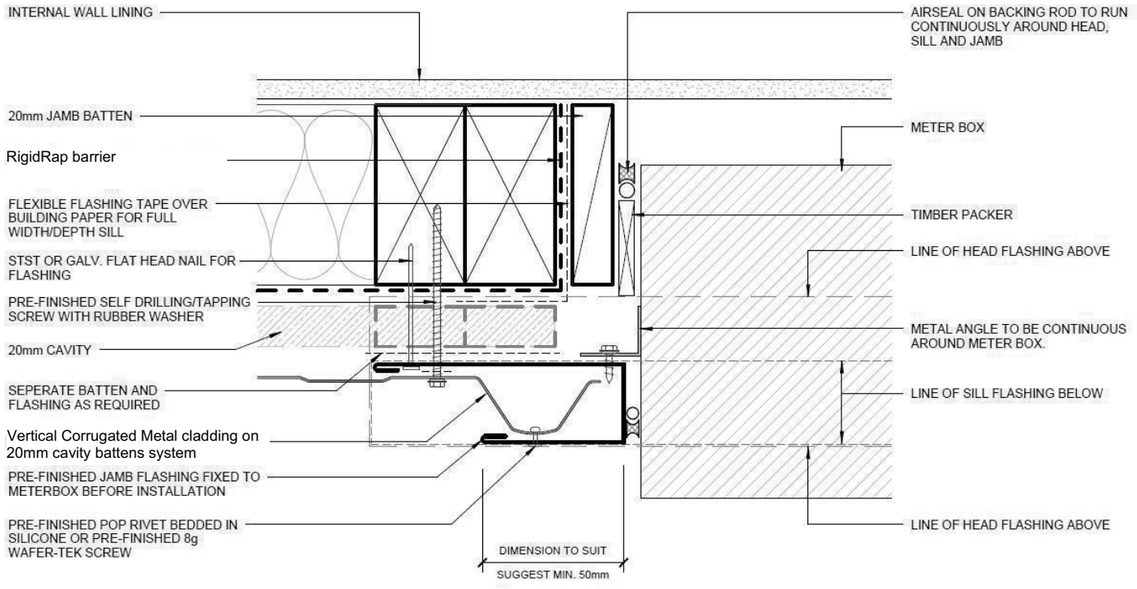
Meter Box Head Detail



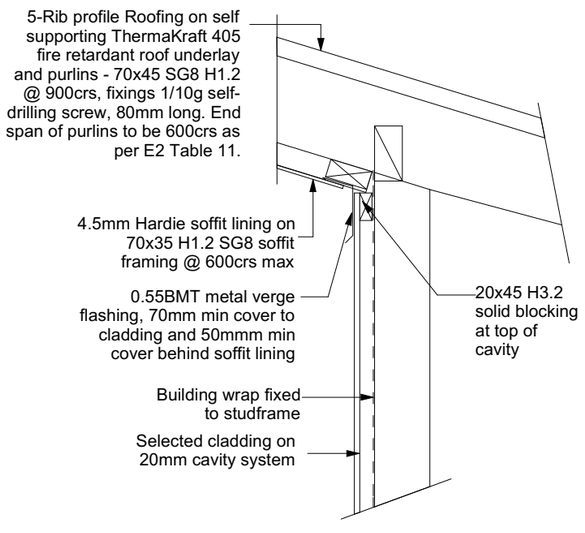
Meter Box Sill Detail

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:10 Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **31** of 45 sheets

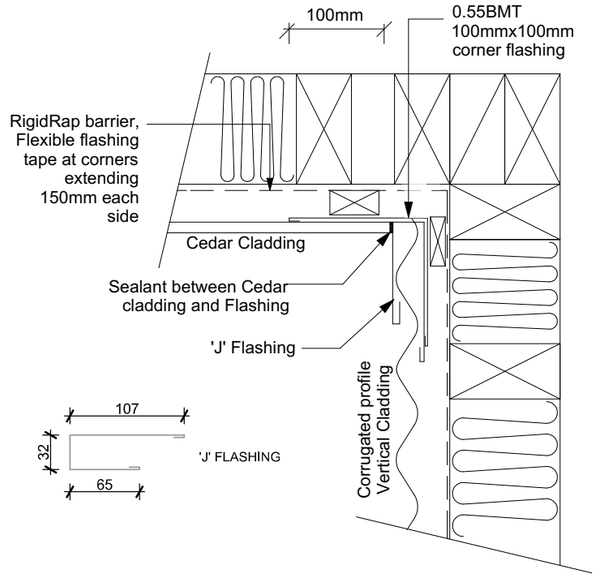
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



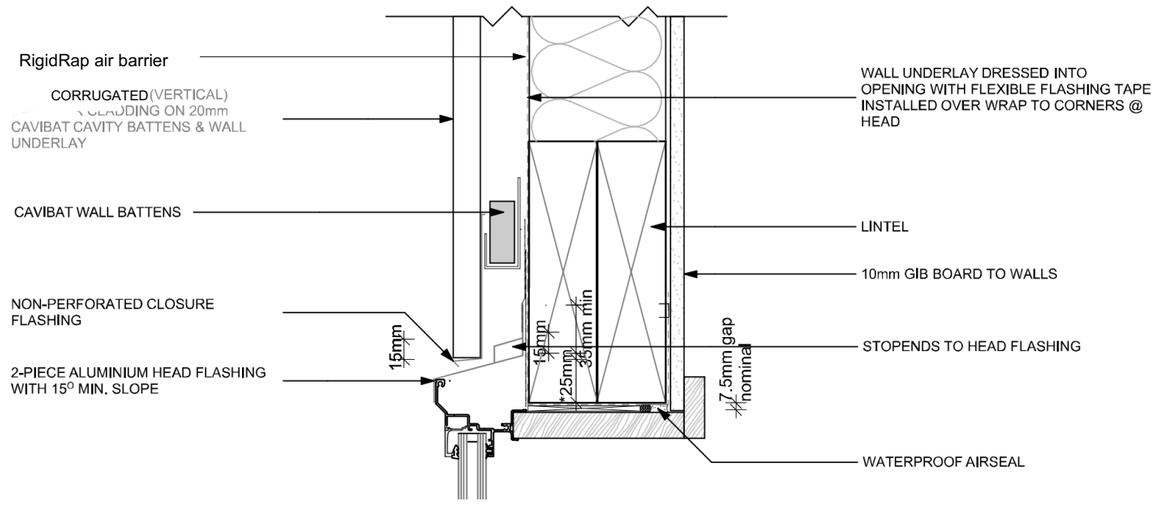
Meter Box Jamb Detail



Negative Soffit Detail
Scale 1:10



Cedar to 5Corrugated Cladding Internal Corner Detail
Scale 1:5



Corrugated Cladding Window Head Detail
NTS

General notes for materials selection

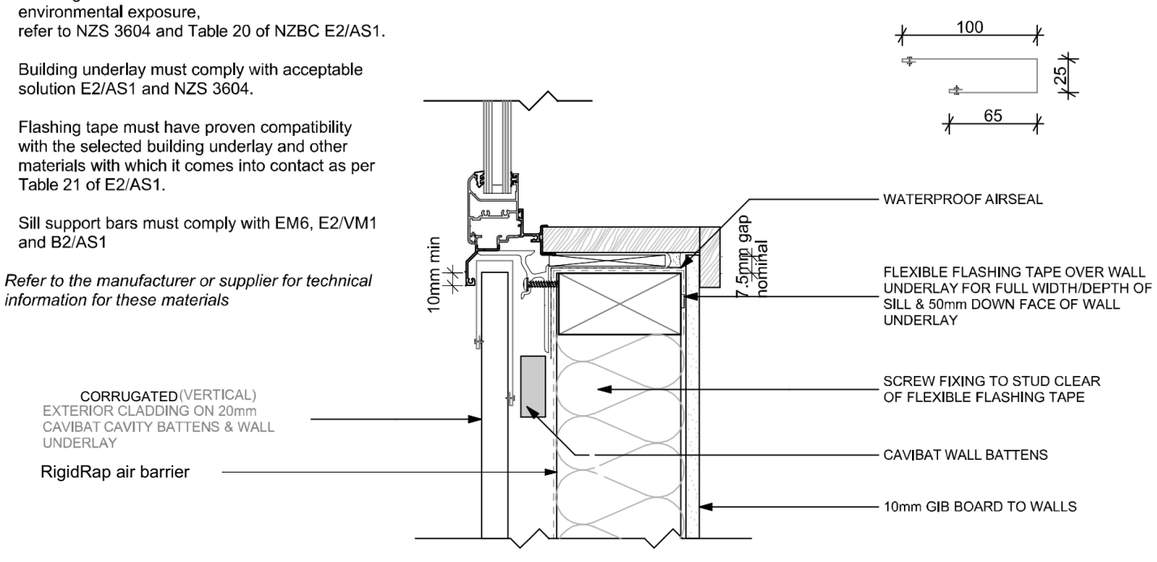
Flashing materials must be selected based on environmental exposure,
refer to NZS 3604 and Table 20 of NZBC E2/AS1.

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

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

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

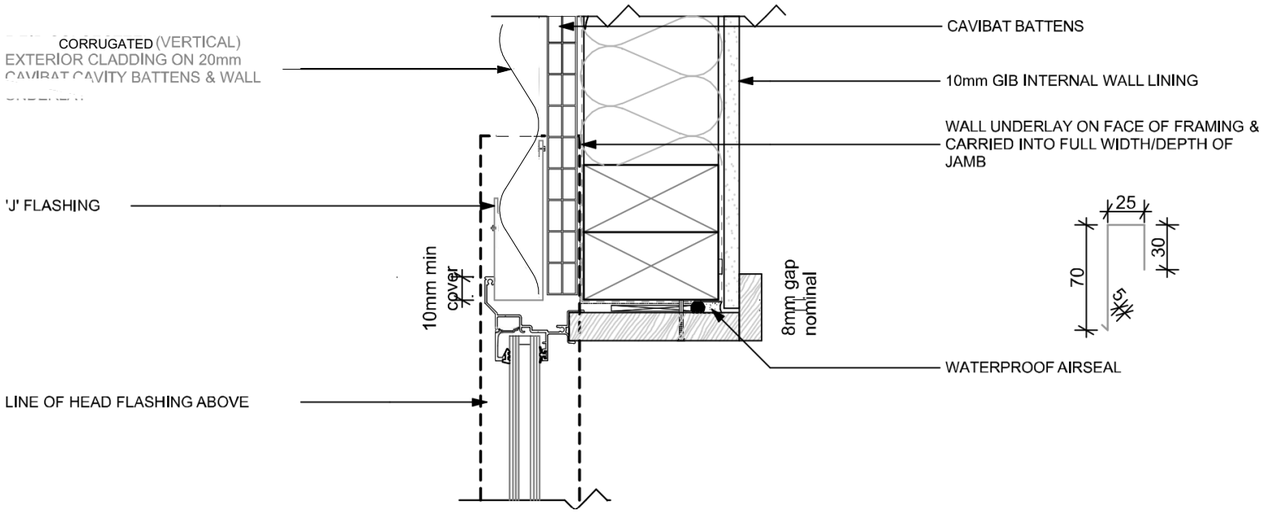
Refer to the manufacturer or supplier for technical information for these materials



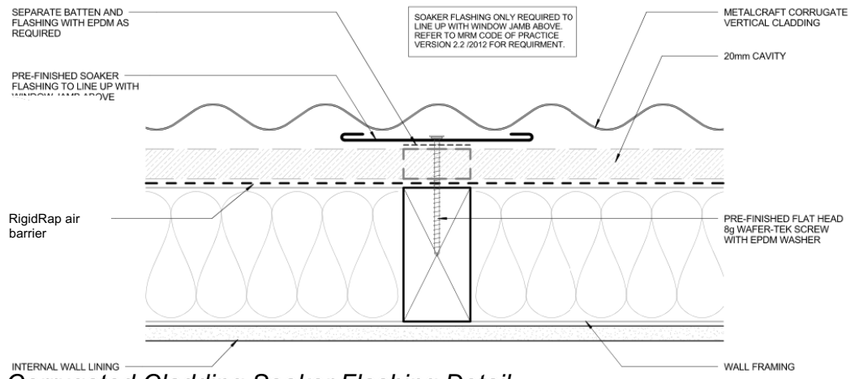
Corrugated Cladding Window Sill Detail
NTS

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **32** **of 45 sheets**

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

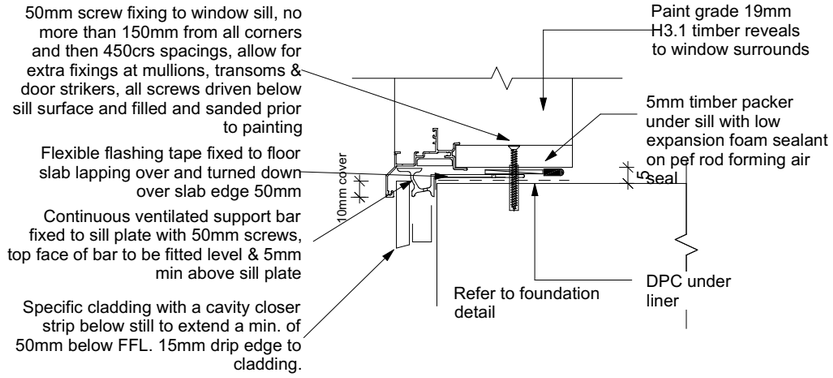


Corrugated Cladding Window Jamb Detail
NTS

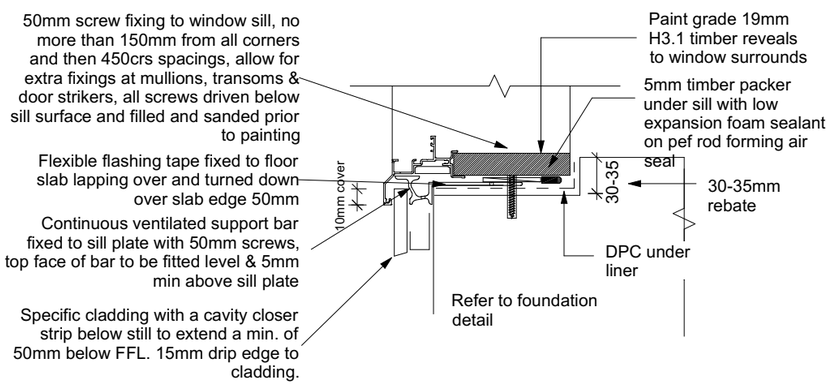


Corrugated Cladding Soaker Flashing Detail
NTS

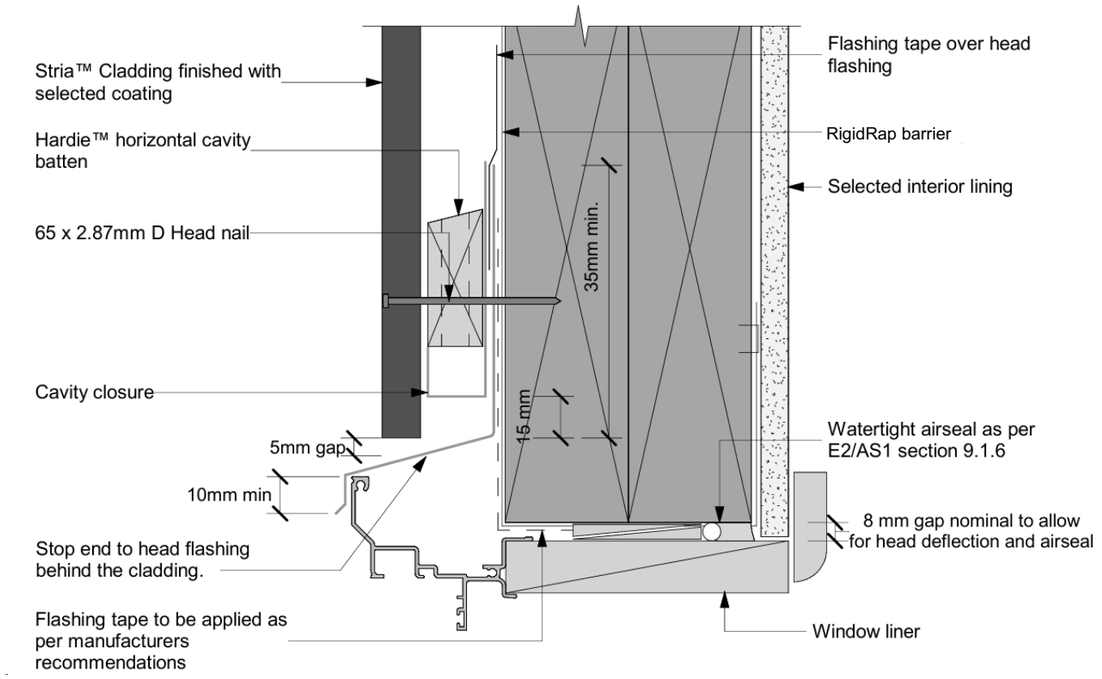
5-Rib Cladding Window Jamb Detail
NTS



Window Sill to Slab Detail
1:5



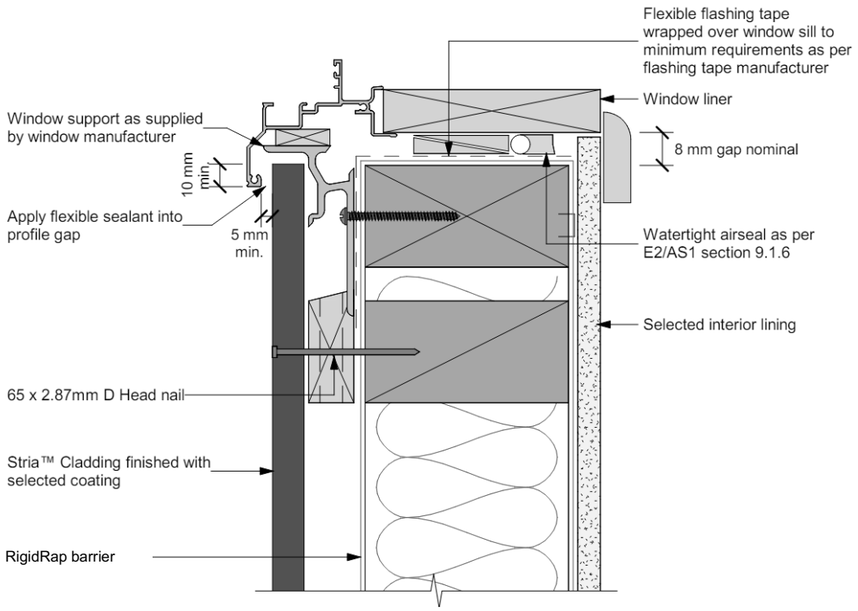
Window Sill to Slab Detail Rebated
1:5



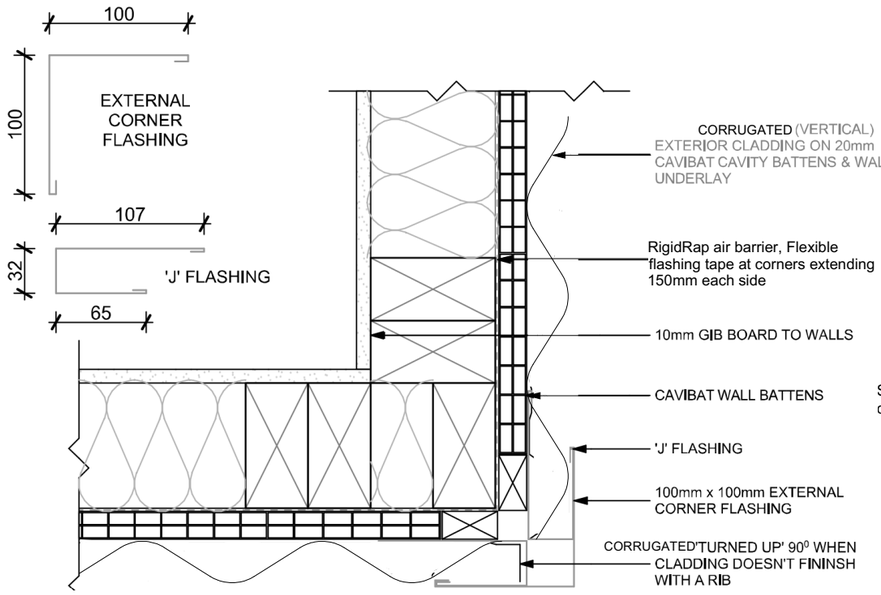
Stria Cladding Window Head Detail
NTS

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:150 Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **33** of 45 sheets

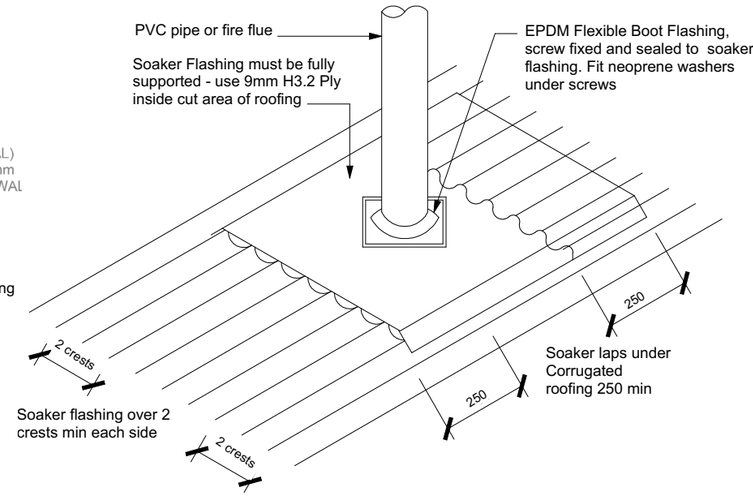
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



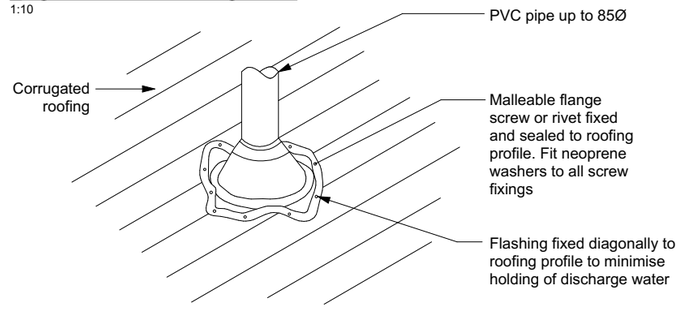
Stria Cladding Window Sill Detail
NTS



Corrugated Cladding External Corner
NTS



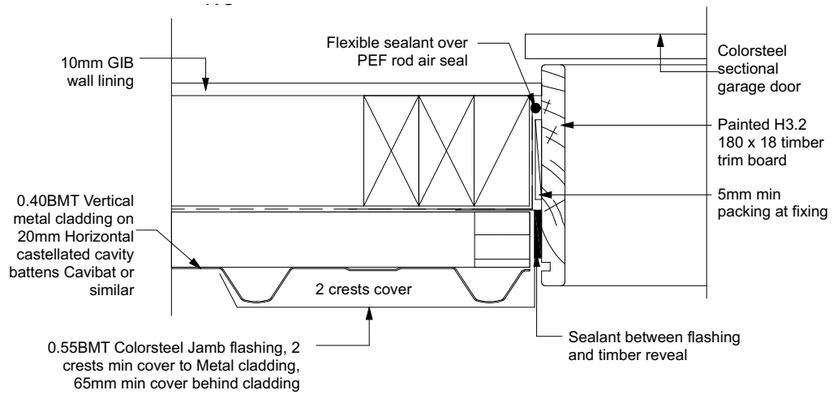
Large Penetration Through Roof
1:10



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

Stria Cladding Window Jamb Detail
NTS

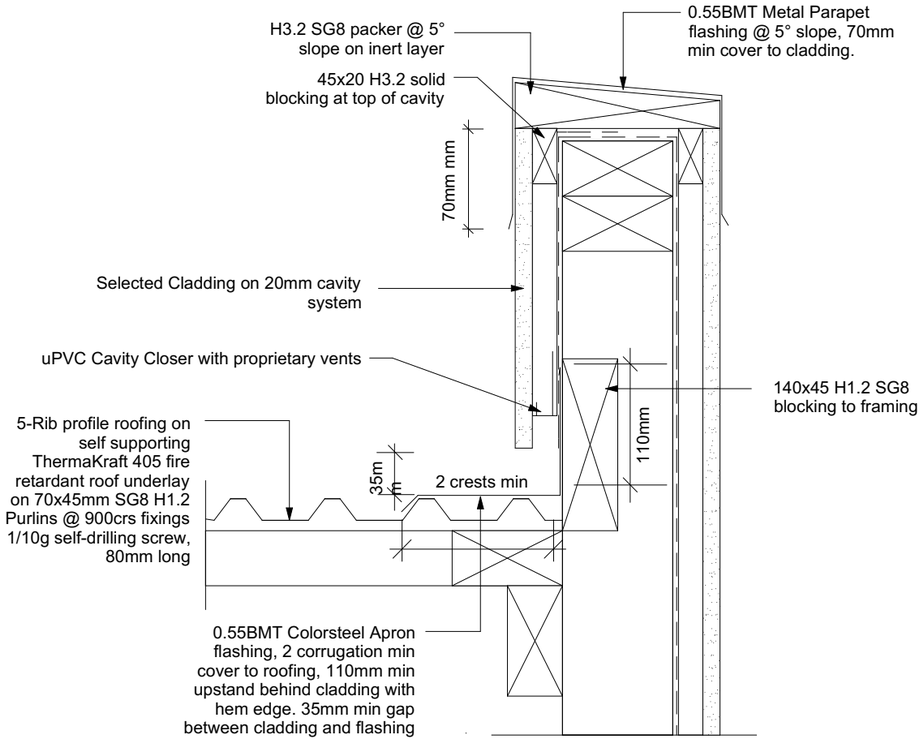
Garage Door Head
1:5



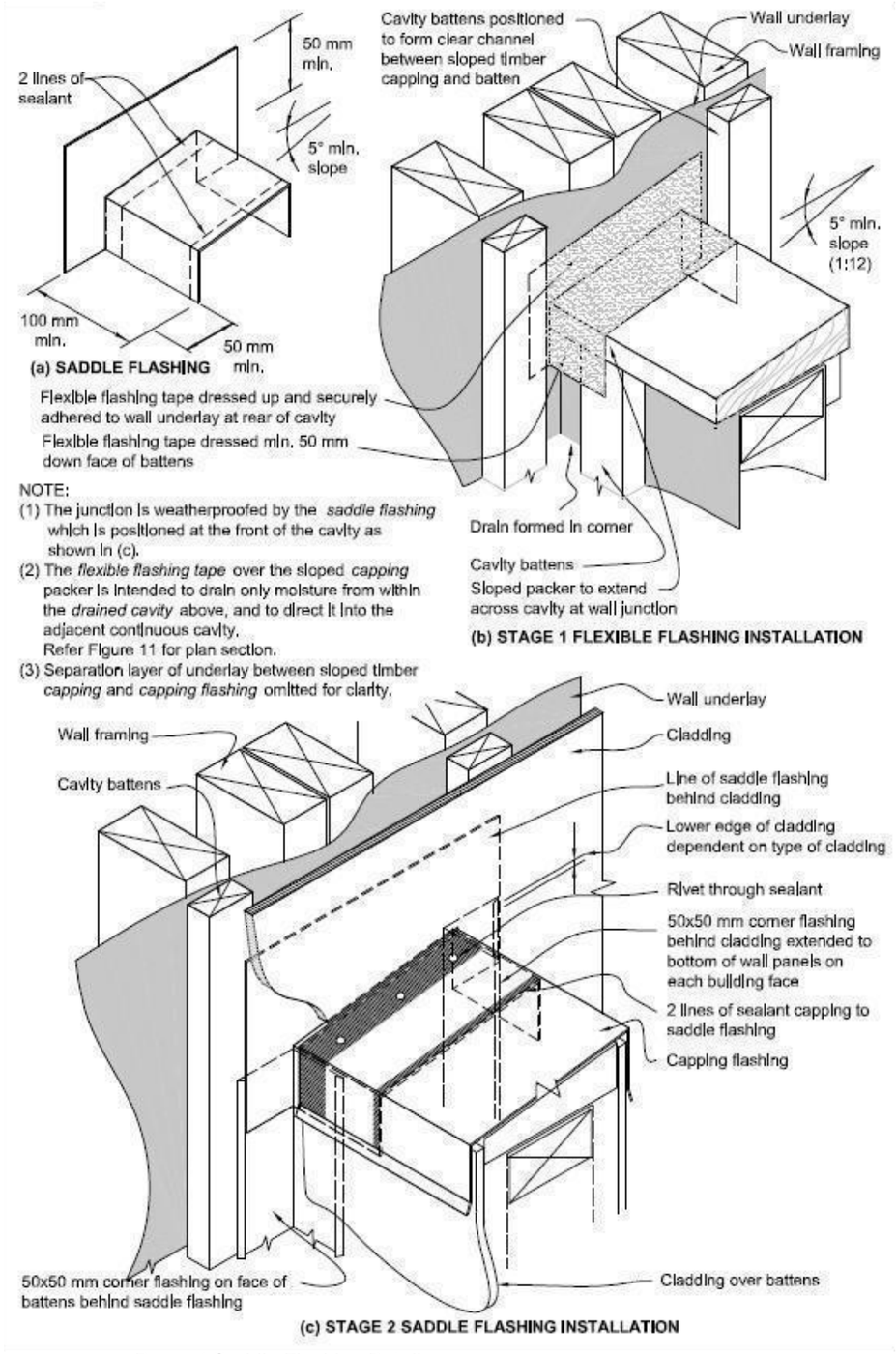
Garage Door Jamb
1:5

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **34** **of 45 sheets**

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



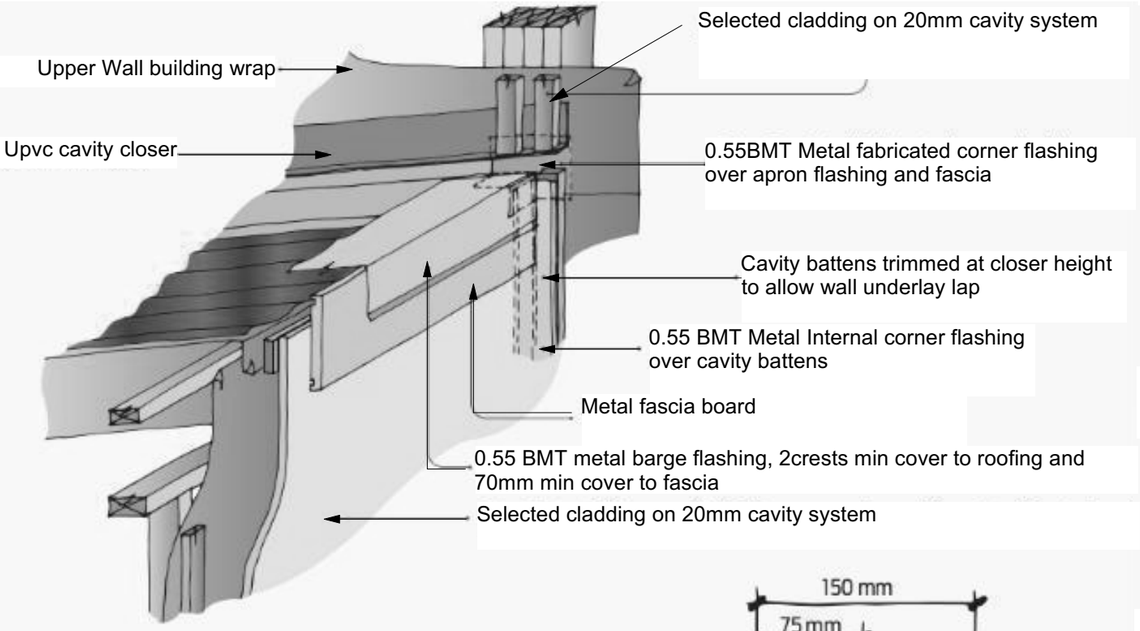
Parapet & Apron Flashing Detail
1:5



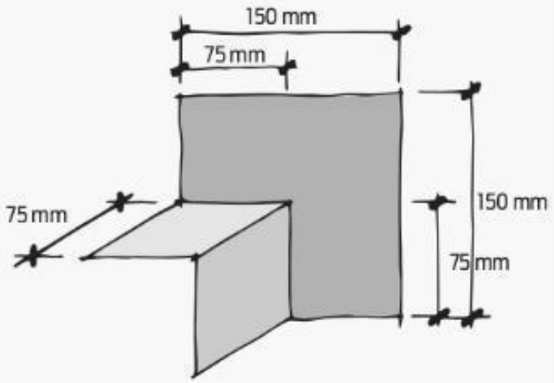
Parapet Saddle Flashing Detail
NTS

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **35** **of 45 sheets**

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

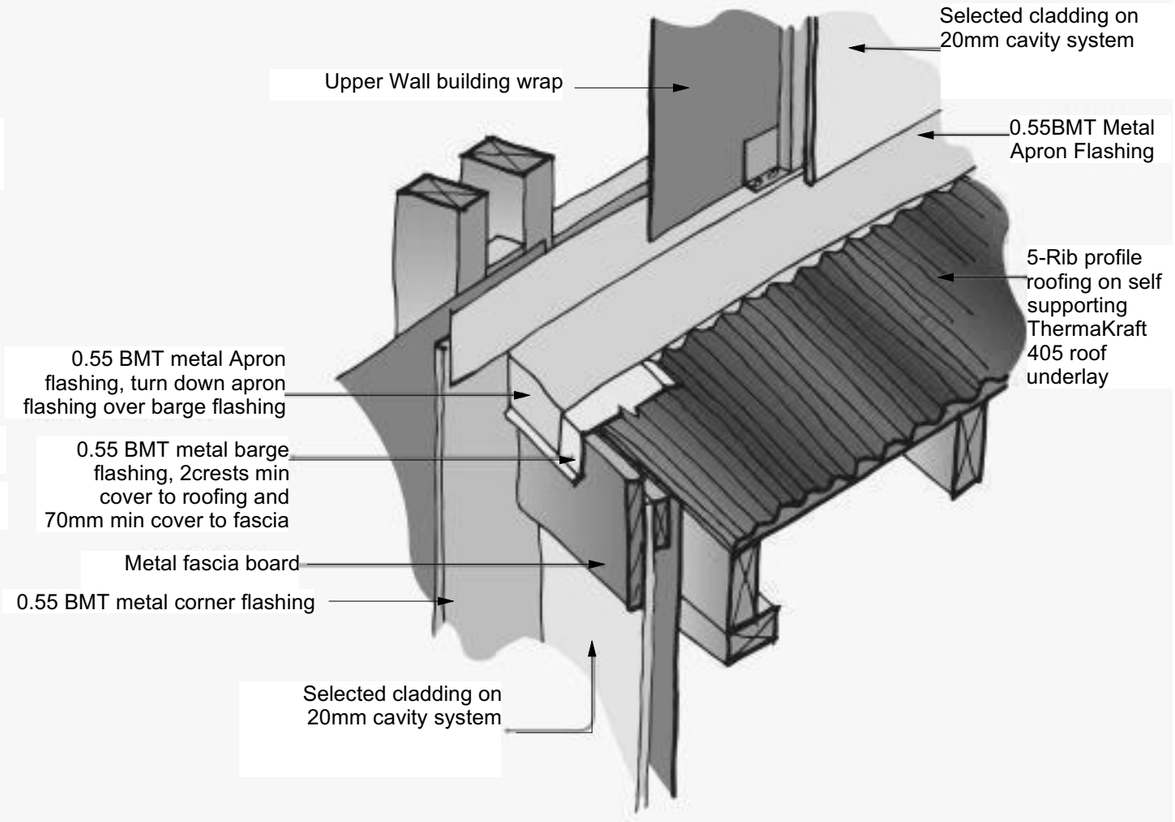


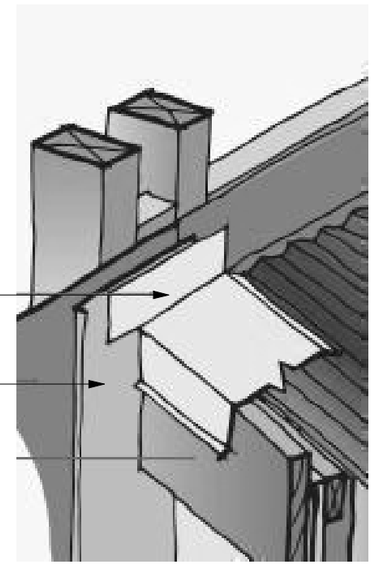
Note: All flashing dimensions (turn-ups and laps) to meet requirements of Acceptable Solution E2/AS1.



Roof barge to wall corner detail
NTS

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

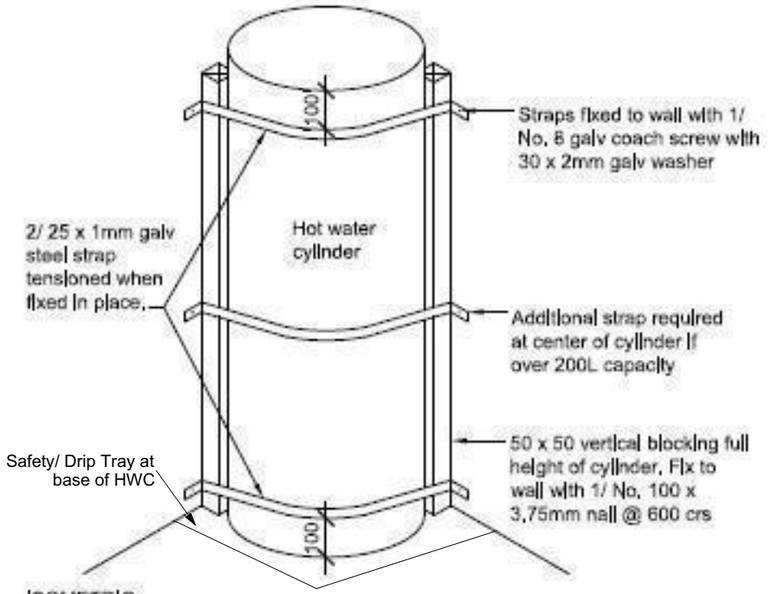




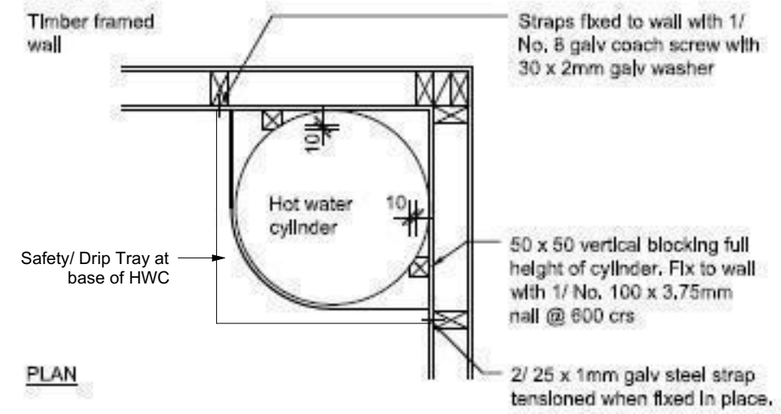
Roof barge to wall face cladding detail
NTS

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **36** **of 45 sheets**

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



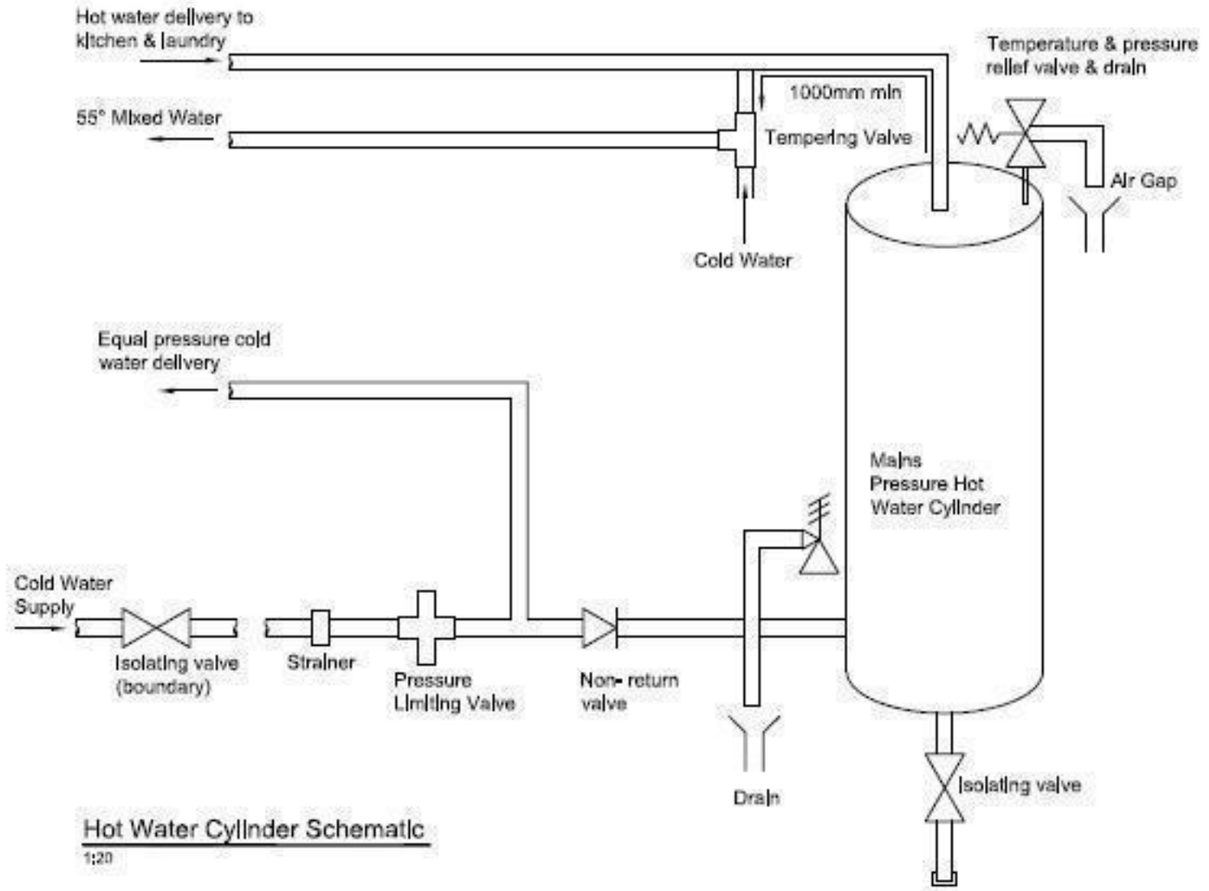
ISOMETRIC



PLAN

Hot Water Cylinder Restraint Details

1:20



Hot Water Cylinder Schematic

1:20

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **37** **of 45 sheets**

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

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

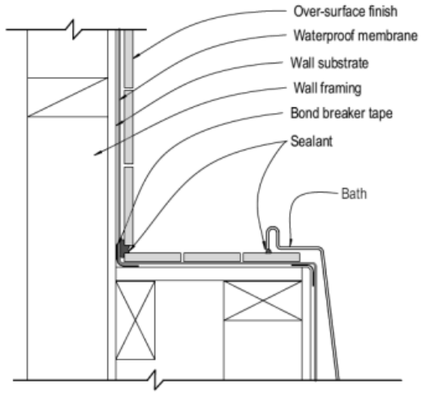


Figure 33: Bath over tiled surround

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

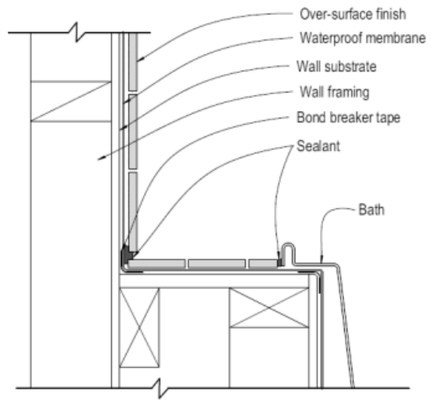
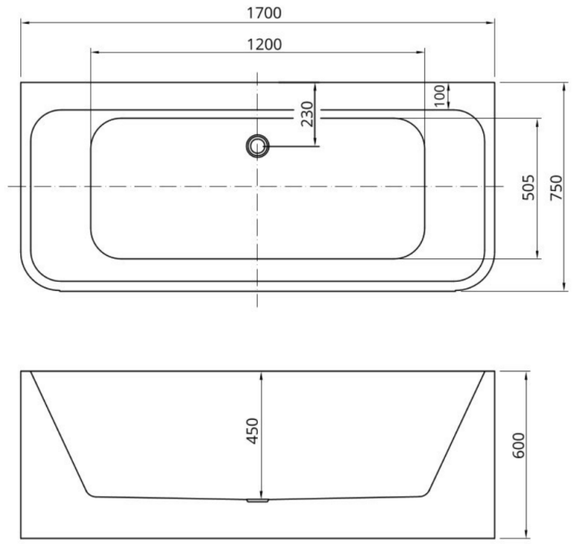
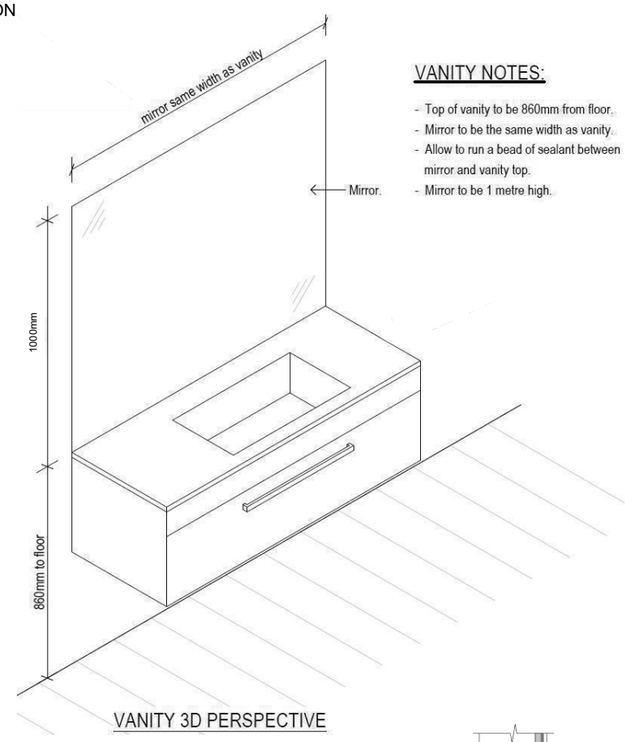


Figure 34: Bath with tiled surround

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



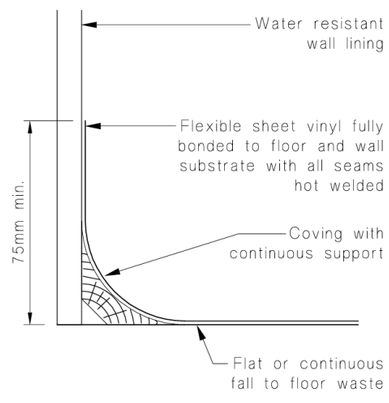


VANITY 3D PERSPECTIVE

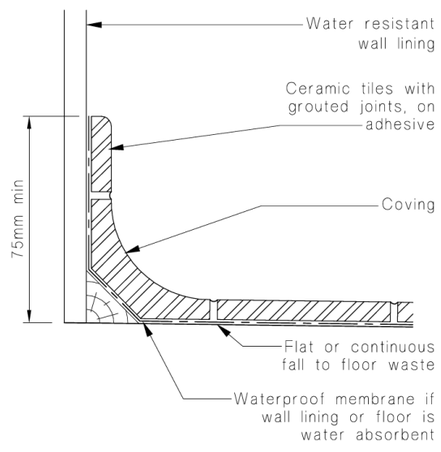
VANITY NOTES:

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

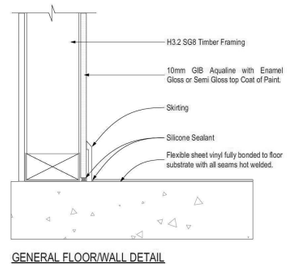
Figure 1: Floor Coverings at Wall Junctions
Paragraph 2.1.1



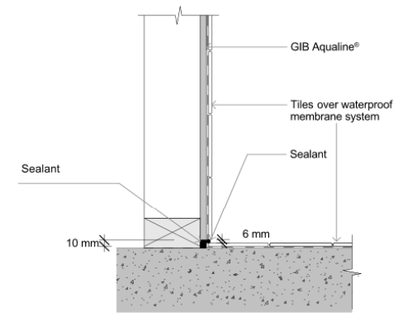
(a) Vinyl floor covering



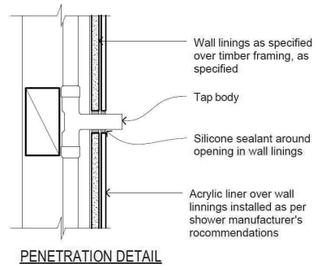
(b) Ceramic tile covering



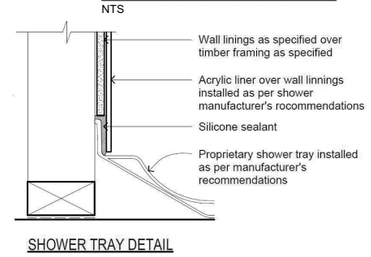
GENERAL FLOOR/WALL DETAIL



Tiled Floor to Wall detail
NTS



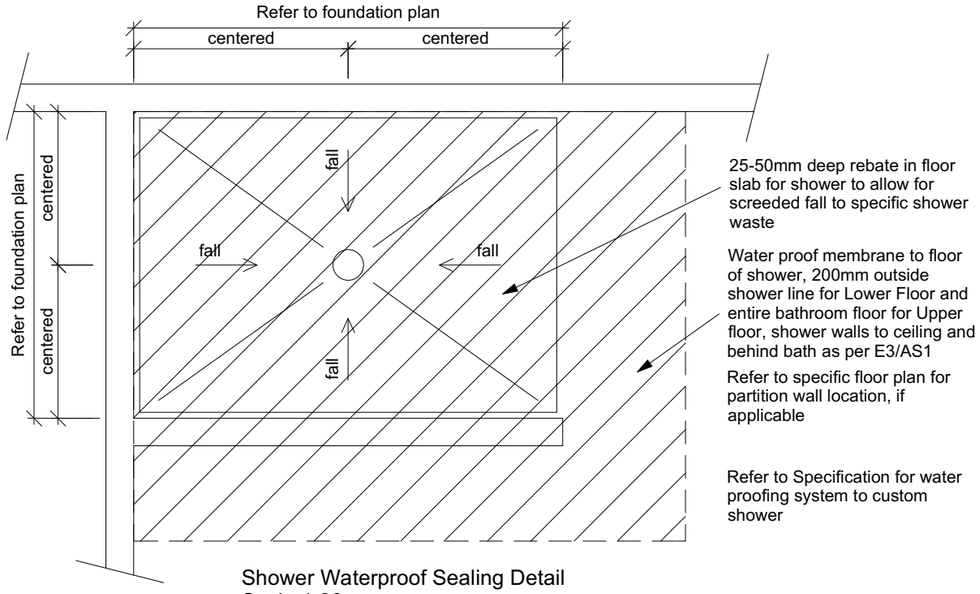
PENETRATION DETAIL



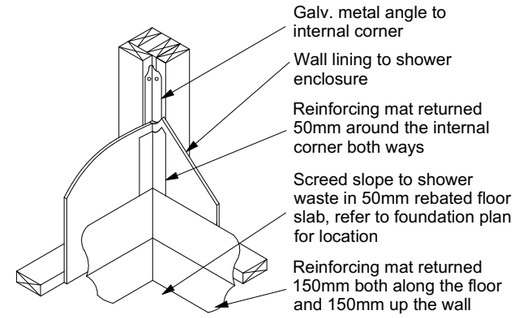
SHOWER TRAY DETAIL

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **WET AREA DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **38** **of 45 sheets**

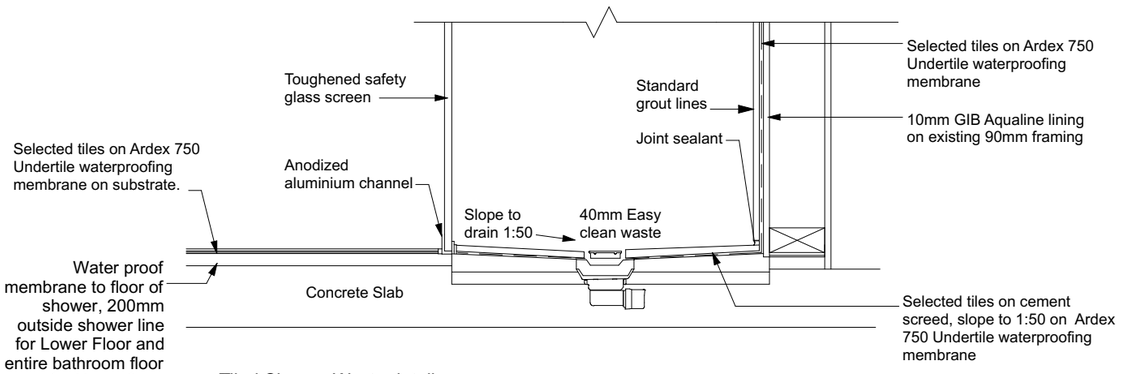
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



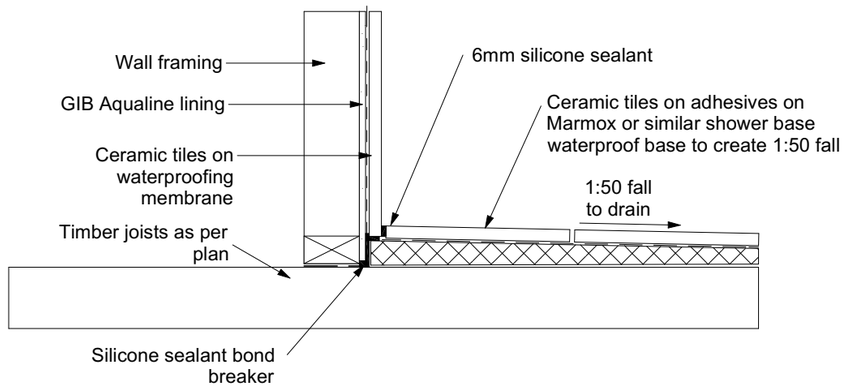
Shower Waterproof Sealing Detail
Scale 1:20



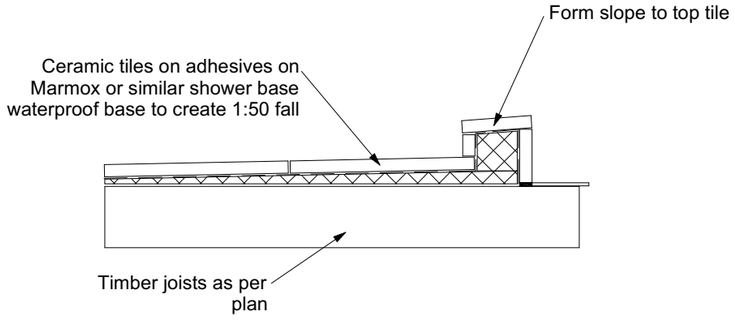
Custom Tile Shower Wall/Floor Junction Detail
Scale 1:20



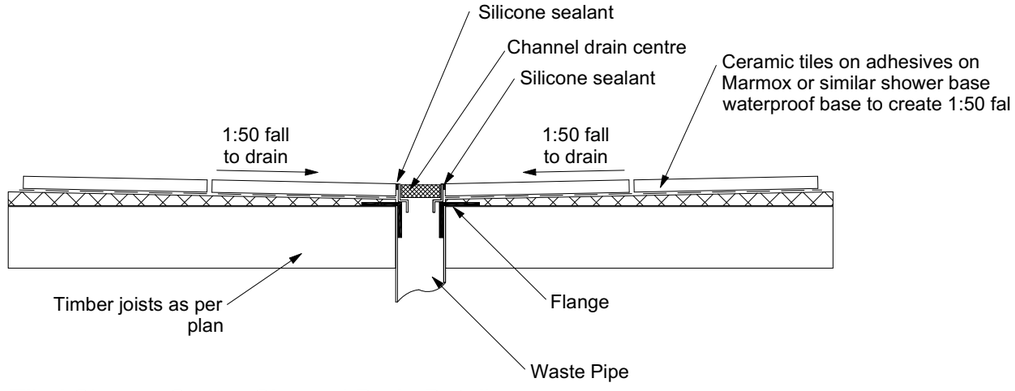
Tiled Shower Waste detail
1:10



Tiled Shower Wall to Base Detail
scale 1:10



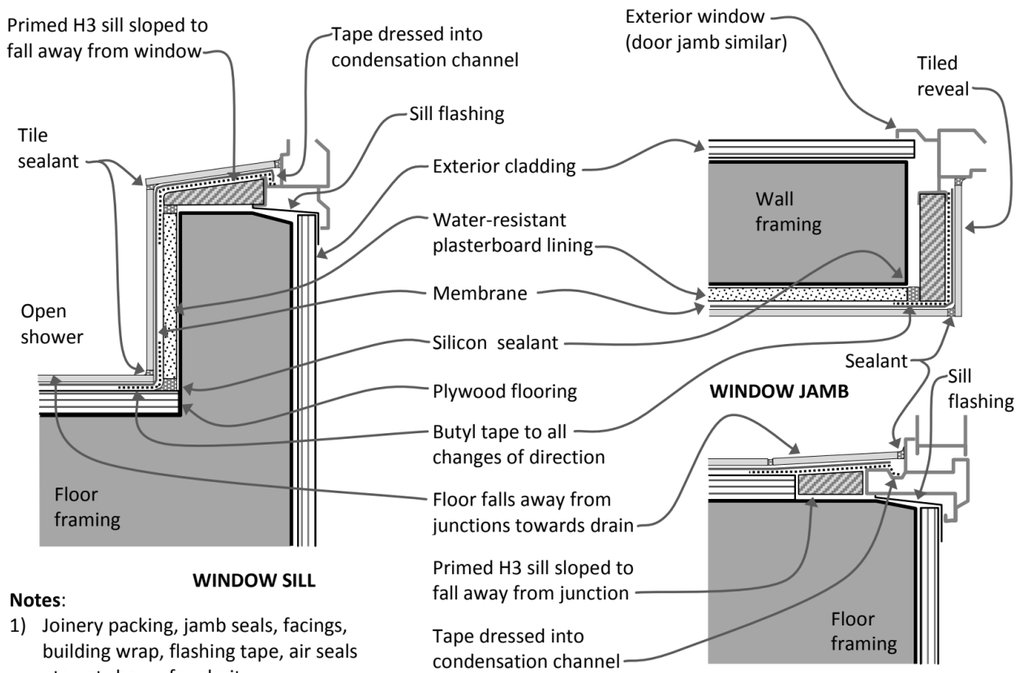
Tiled Shower Upstand Detail
scale 1:10



Tiled Shower Centre Channel Drain Detail
scale 1:10

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **WET AREA DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **39** **of 45 sheets**

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



WINDOW SILL

Notes:

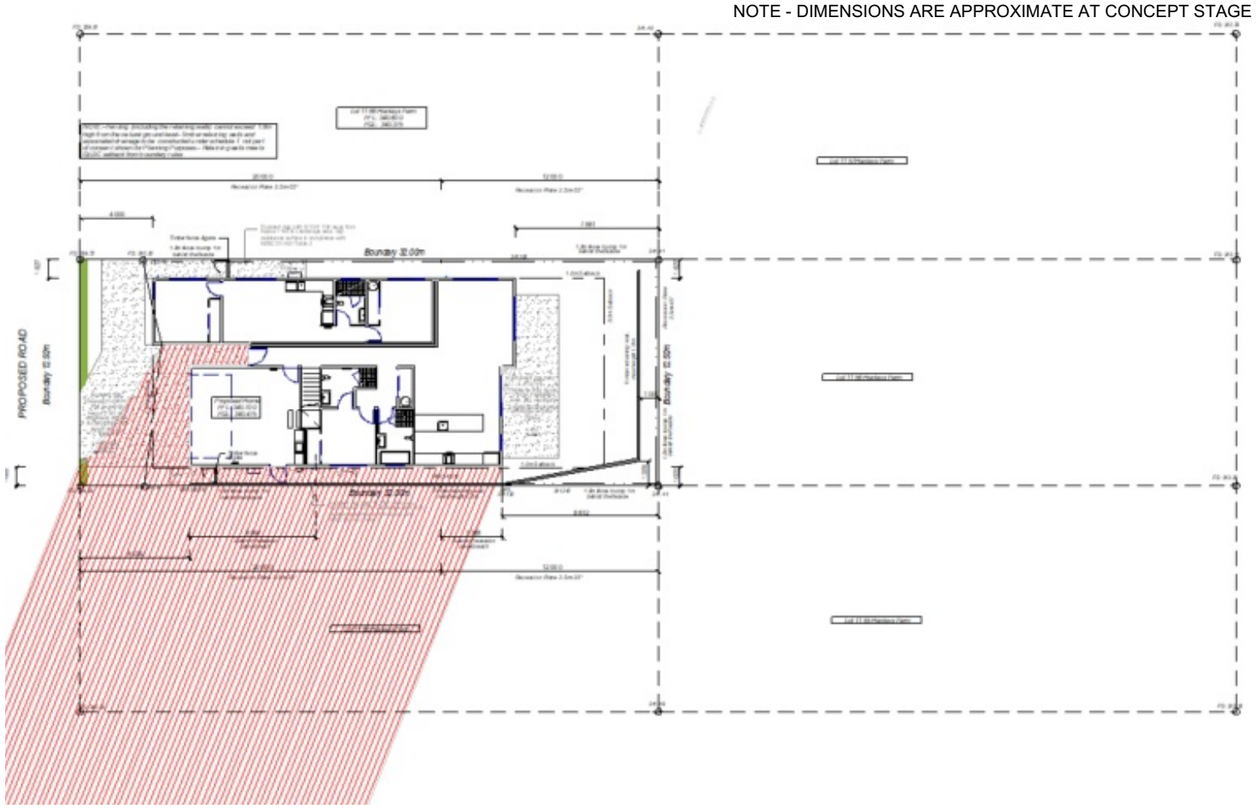
1) Joinery packing, jamb seals, facings, building wrap, flashing tape, air seals etc not shown for clarity.
2) Liquid-applied membrane to be reinforced with fibreglass mesh where applied over dissimilar substrates.

WINDOW DETAILS TO WET AREA
NTS

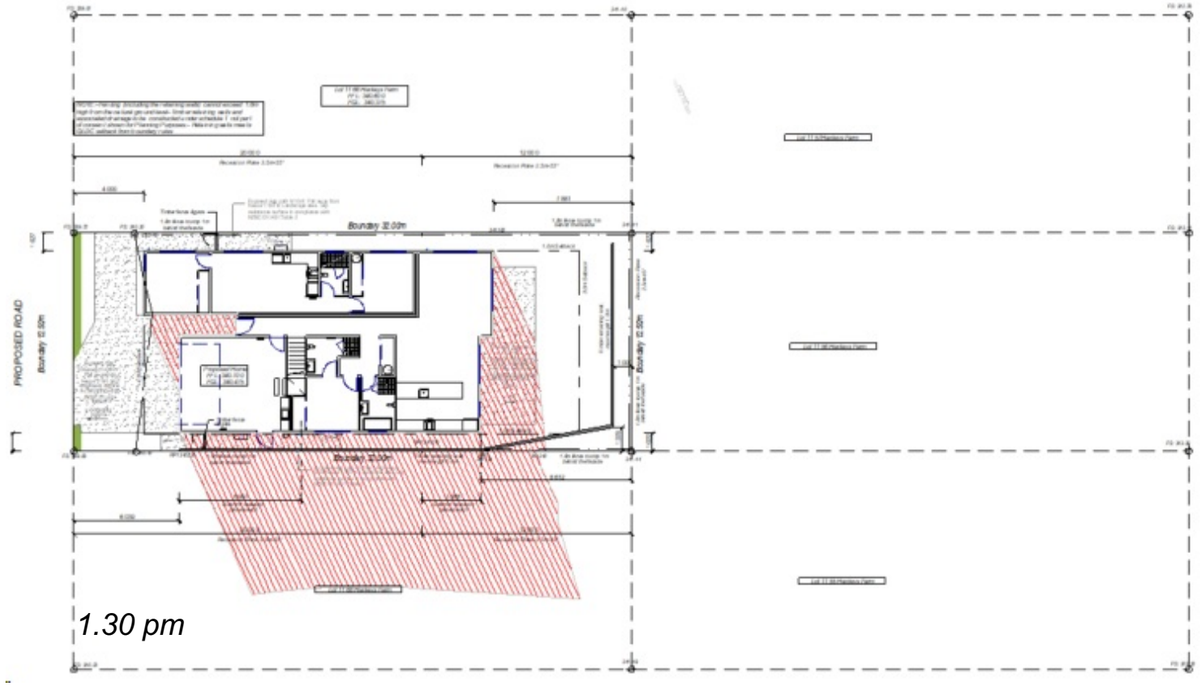
(not to scale)

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **WET AREA DETAILS**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **40** **of 45 sheets**

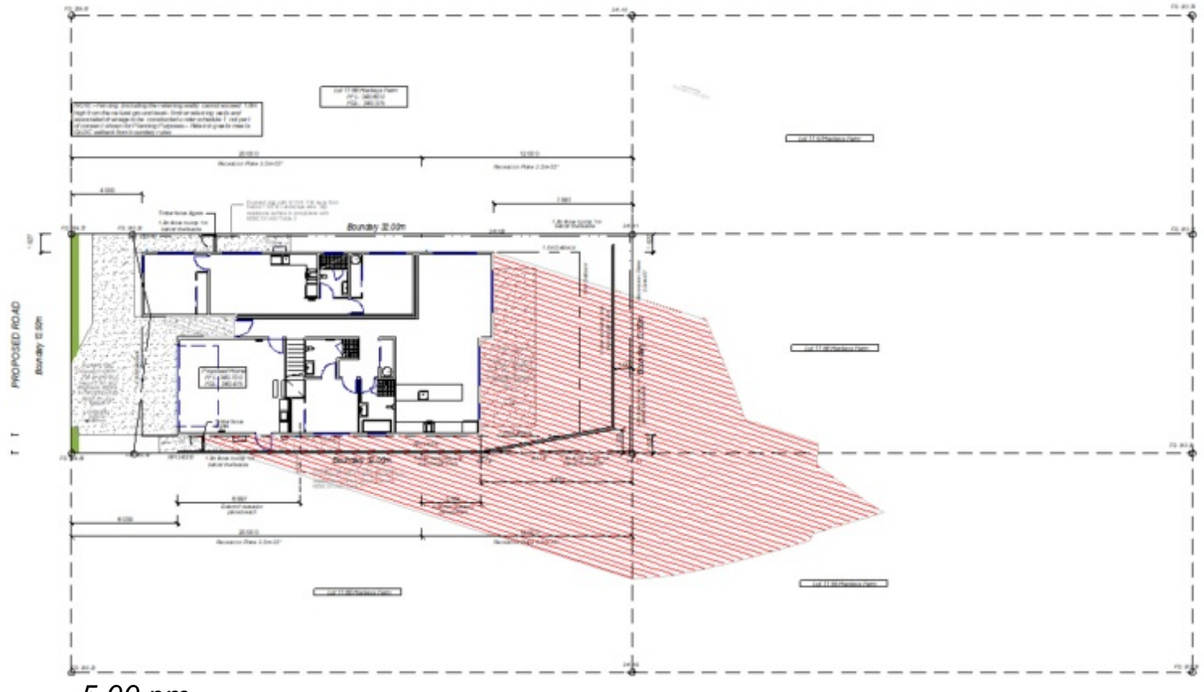
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



10.00 am



1.30 pm

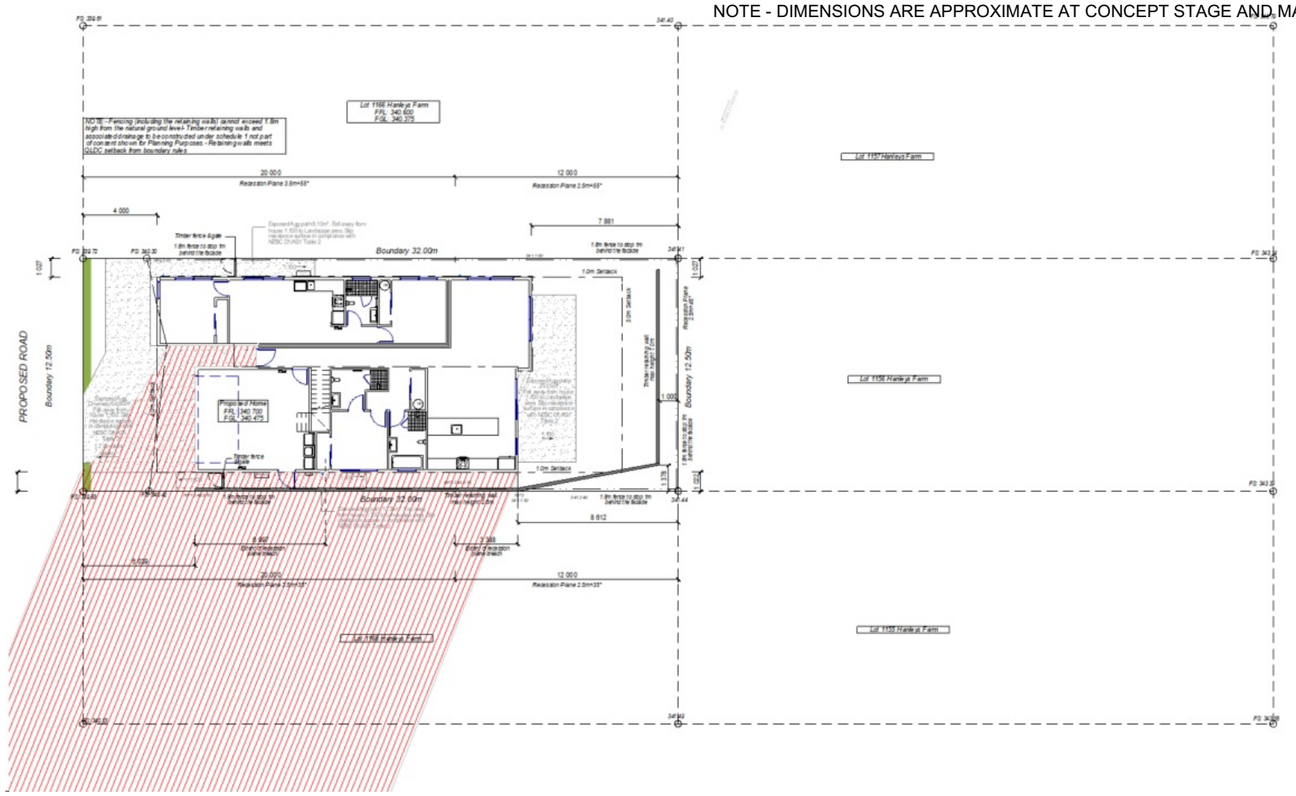


5.00 pm

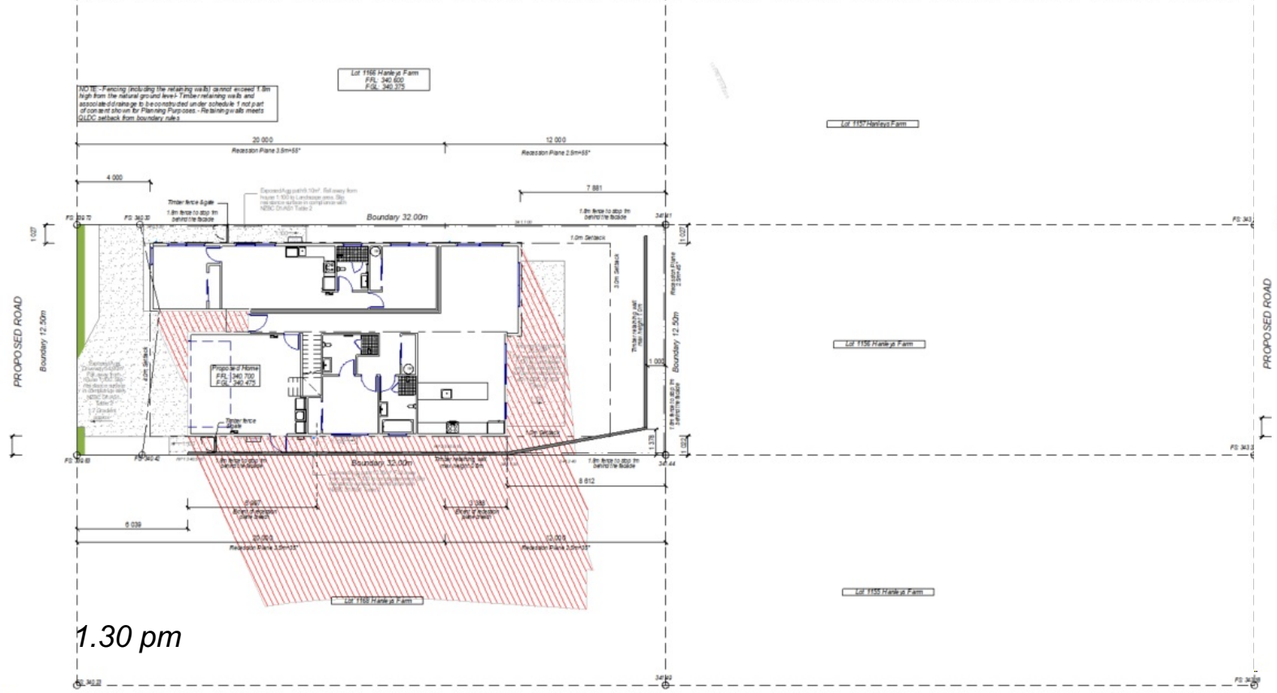
PROPOSED HOUSE SHADOW WITH RECESSION PLANE BREACH

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **SHADING DIAGRAM WINTER SOLSTICE 21 JUNE**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **41** **of 45 sheets**

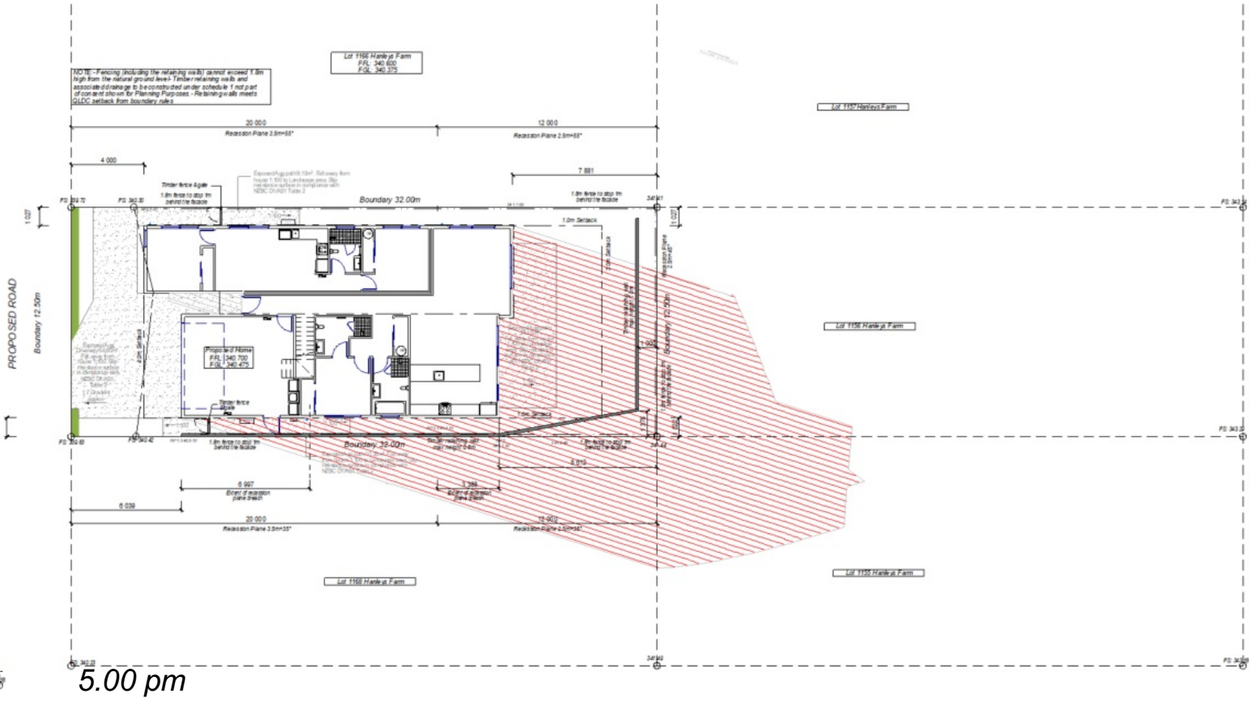
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



10.00 am



1.30 pm



5.00 pm

PROPOSED HOUSE SHADOW PERMITTED BASELINE

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **SHADING DIAGRAM WINTER SOLSTICE 21 JUNE**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **42** **of 45 sheets**

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

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **TRUSS & MID FLOOR DESIGN**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **43** **of 45 sheets**

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

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **TRUSS & MID FLOOR DESIGN**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **44** **of 45 sheets**

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

Client / Address Juno Properties Ltd Lot 1167 Hanleys Farm, Queenstown	Drawing Title: **TRUSS & MID FLOOR DESIGN**	Legal Description LOT 1167 Hanleys Farm Site Area: 400.00 sqm Address: LOT 1167 Hanleys Farm Jacks Point Queenstown - 9371	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2026-08 Revision: 06 Date: 19/05/2026	Revision: 1: COORDINATION ISSUE: 07/03/2026 2: COORDINATION ISSUE: 02/04/2026 3: COORDINATION ISSUE: 07/04/2026 4: COORDINATION ISSUE: 06/05/2026 5: COORDINATION ISSUE: 16/05/2026 6: COORDINATION ISSUE: 19/05/2026	Sheet No.: **45** **of 45 sheets**