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Notes:

HOWDEN DRIVE NORTH

SITE DATUM
NAIL (IN SEAL)
R.L. 340.53m

KEY
(S) - DIMENSIONED TO THE SOFFIT
(F) - DIMENSIONED TO THE FOUNDATIONS

TYPE 1 RETAINING WALL
1.4m MAX HEIGHT / 2kPa SURCHARGE
FLAT GROUND ABOVE
REFER PAI S2241 REV D, DATED 24/08/26 SHEET S304

TYPE 2 RETAINING WALL
2.0m MAX HEIGHT / 2kPa SURCHARGE
1:3 MAX BATTER SLOPE ABOVE
REFER PAI S2241 REV D, DATED 24/08/26 SHEET S305

2,928 | 4,825 | 7,000 | 4,649 | 4,526 | 6,445

124mm HIGH | 556mm HIGH | 742mm HIGH | 1153mm HIGH | 1063mm HIGH | 1870mm HIGH

BOUNDARY - 2.51m 210° 01' 20"
BOUNDARY - 27.87m 210° 01' 20"
BOUNDARY - 4.18m 164° 09' 00"
BOUNDARY - 3.34m 118° 17' 00"
BOUNDARY - 16.01m 118° 16' 40"
BOUNDARY ARC - 9.79m CH 171° 36' 00" R42.0
BOUNDARY - 32.23m 210° 01' 20"

1,500mm SETBACK
4,000mm SETBACK
6,000mm SETBACK
3,000mm SETBACK

DP 1 | DP 2 | DP 3 | DP 4 | DP 5 | DP 6 | DP 7 | DP 8

2,121mm [F] | 1,520mm [F] | 2,119mm [F] | 2,769mm [F] | 2,768mm [F] | 7,015mm [F] | 6,527mm [F] | 6,696mm [F] | 8,880mm [F] | 2,980mm | 9,439mm [F] | 2,960mm [F] | 1,600mm [F] | 1,600mm [F] | 5,750mm [F] | 5,721mm [F]

PROPOSED EXPOSED AGGREGATE CONCRETE PATIO
3.83 m²

PROPOSED EXPOSED AGGREGATE CONCRETE PATIO
12.17 m²

PROPOSED EXPOSED AGGREGATE CONCRETE DRIVEWAY
74.67 m²

14.00 m²
PROPOSED EXPOSED AGGREGATE CONCRETE PATIO

PROPOSED RESIDENCE
F.F.L 343.225
F.G.L 343.000

LOT 829 | LOT 827

1306mm HIGH | 840mm HIGH

INTERIOR FLOORING @ DOORWAY TO HAVE A COEFFICIENT OF FRICTION OF NO LESS THAN 0.4 TO COMPLY WITH NZBC D1

EXPOSED CONCRETE ENTRY FGL 343.075 TO COMPLY WITH NZBC D1

CARPARK 1 | CARPARK 2 | CARPARK 3

DOWN

DIP ROAD

LOCATION OF COUNCIL CROSSING

12m FROM REAR BOUNDARY FOR RECESSION PLANES

NEIGHBORS 1.9m MAX HEIGHT TIMBER RETAINING

343.800 | 343.840 | 343.600 | 343.400 | 343.200 | 343.000 | 342.800 | 342.600 | 342.400 | 342.200 | 342.000 | 341.800 | 341.600 | 341.400 | 341.200 | 341.000 | 340.800

5,491 | 6,180 | 11,590 | 8,973

2,570 | 5,547 | 4,686 | 3,202

Site Plan

LOT 828
DP 619800
AREA: 526m²

1 DIP ROAD
HANLEYS FARM
QUEENSTOWN

1 0 1 2 3 4 5m

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

Owner's signature _____
Date _____
GJ Gardner Homes' signature _____
Date _____

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

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G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

client: HWANG & YU
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 1 DIP ROAD, HANLEYS FARM, QUEENSTOWN
Lot 828, DP 619800

job no: NZ67-39 | scale: 1:100 | sheet: 3

drawn: AKC | checked: AKC | date: 30/09/2026

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

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ADNZ Professional Member

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FULL HEIGHT RAKING FRAME TO UNDERSIDE OF OUTRIGGER. VERTICAL TIMBER MEMBERS OF GABLE END FRAME TO BE IN LINE WITH WALL STUDS FOR CONTINUOUS FIXING OF WALL CLADDING

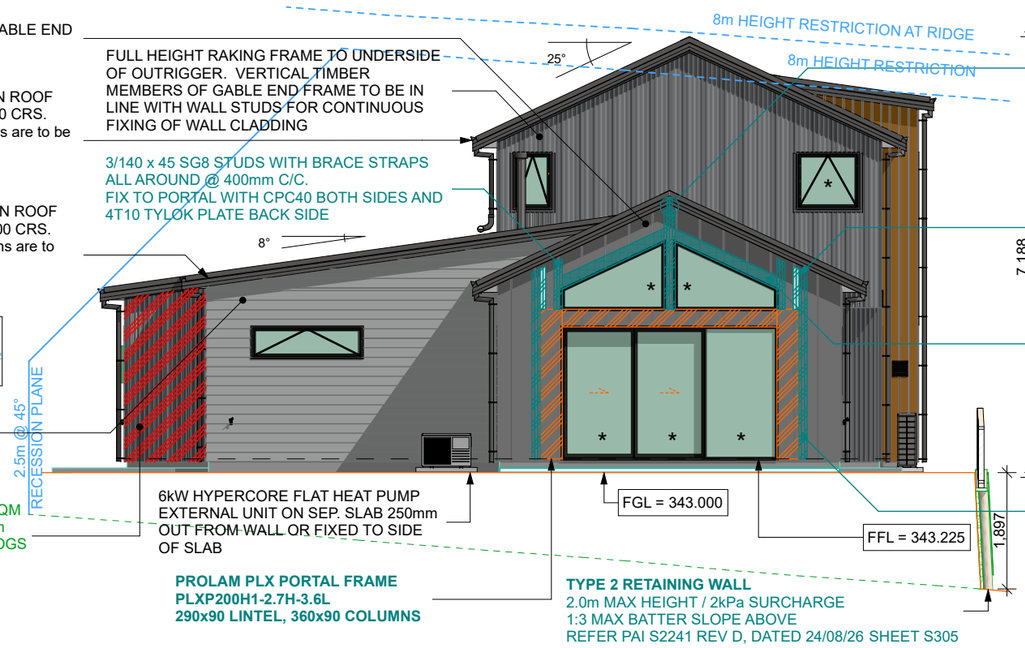
CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
25° PITCH
COLOUR - COLORSTEEL IRONSAND (LRV 8%)

CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
8° PITCH
COLOUR - COLORSTEEL IRONSAND (LRV 8%)

VERTICAL CORRUGATE CLADDING - 20.16m²
VERTICAL HP52 CLADDING - 5.28m²
JH LINEA WEATHERBOARD CLADDING - 14.49m²
VERTICAL JH STRIA CLADDING - 9.79m²

STRUCTURAL GABLE END TRUSS. VERTICAL TIMBER MEMBERS OF GABLE END TRUSS TO BE IN LINE WITH WALL STUDS FOR CONTINUOUS FIXING OF WALL CLADDING

CLADDING KEY
CORRUGATED COLORSTEEL (VERTICAL 5.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 1200 CRS)
COLOUR - COLORSTEEL IRONSAND (LRV 8%)



FULL HEIGHT RAKING FRAME TO UNDERSIDE OF OUTRIGGER. VERTICAL TIMBER MEMBERS OF GABLE END FRAME TO BE IN LINE WITH WALL STUDS FOR CONTINUOUS FIXING OF WALL CLADDING

3/140 x 45 SG8 STUDS WITH BRACE STRAPS ALL AROUND @ 400mm C/C.
FIX TO PORTAL WITH CPC40 BOTH SIDES AND 4T10 TYLOK PLATE BACK SIDE

6kW HYPERCORE FLAT HEAT PUMP EXTERNAL UNIT ON SEP. SLAB 250mm OUT FROM WALL OR FIXED TO SIDE OF SLAB

PROLAM PLX PORTAL FRAME
PLXP200H1-2.7H-3.6L
290x90 LINTEL, 360x90 COLUMNS

TYPE 2 RETAINING WALL
2.0m MAX HEIGHT / 2kPa SURCHARGE
1:3 MAX BATTER SLOPE ABOVE
REFER PAI S2241 REV D, DATED 24/08/26 SHEET S305

Notes:

PORTAL FRAME (2 UNDERSTUDS AND 1 TRIMMING STUD EACH SIDE) DOUBLE STUDS FIXED TOGETHER WITH BRACE STRAPS ALL AROUND @ 400mm C-C.
- TOP OF DOUBLE TOP PLATE FIXED TO SIDES OF RB1 WITH MULTIGRIP BOTH SIDES.
- TRIMMING STUDS FIXED TO RB1 WITH 300mm SHEET BRACE STRAP BOTH SIDES FRONT AND BACK.
- UNDER STUDS FIXED TO DOUBLE TOP PLATE WITH DOUBLE 300mm L BRACING STEEL STRAPS FULLY NAILED ON EACH SIDE.
- 4/ STUDS FIXED TO TOP OF PLX PORTAL FRAME WITH 10T20 TYLOK PLATES BACK SIDE + CPC80 BOTH SIDES.

DOUBLE JACK STUDS ABOVE PLX PORTAL FIXED WITH 4/3.15 x 90mm NAILS PER STUD MINIMUM.
JACK STUDS FIXED TO DOUBLE TOP PLATE ABOVE WITH MULTIGRIPS ONE SIDE.
JACK STUDS FIXED TO DOUBLE TOP PLATE ABOVE AND 3/140 x 45 LVL11 BESIDE PORTAL WITH 6T20 TYLOK PLATE BOTH SIDES.
JACK STUDS FIXED TO TOP OF PORTAL WITH CPC80 WITH 2/14g SCREWS. USE OUTER HOLES ONLY.

L6: 200 x 63 hySPAN
TOP END FIXING TO 4/140 x 45 SG8 STUDS WITH BOWMAC BS176 EACH SIDE WITH 4/M12 BOLTS RECESSED.
LOWER END FIXING TO 3/140 x 45 SG8 STUDS WITH BOWMAC BS176 WITH 4/M12 BOLTS RECESSED.
10T10 TYLOK PLATE TOP AND BOTTOM BEYOND.

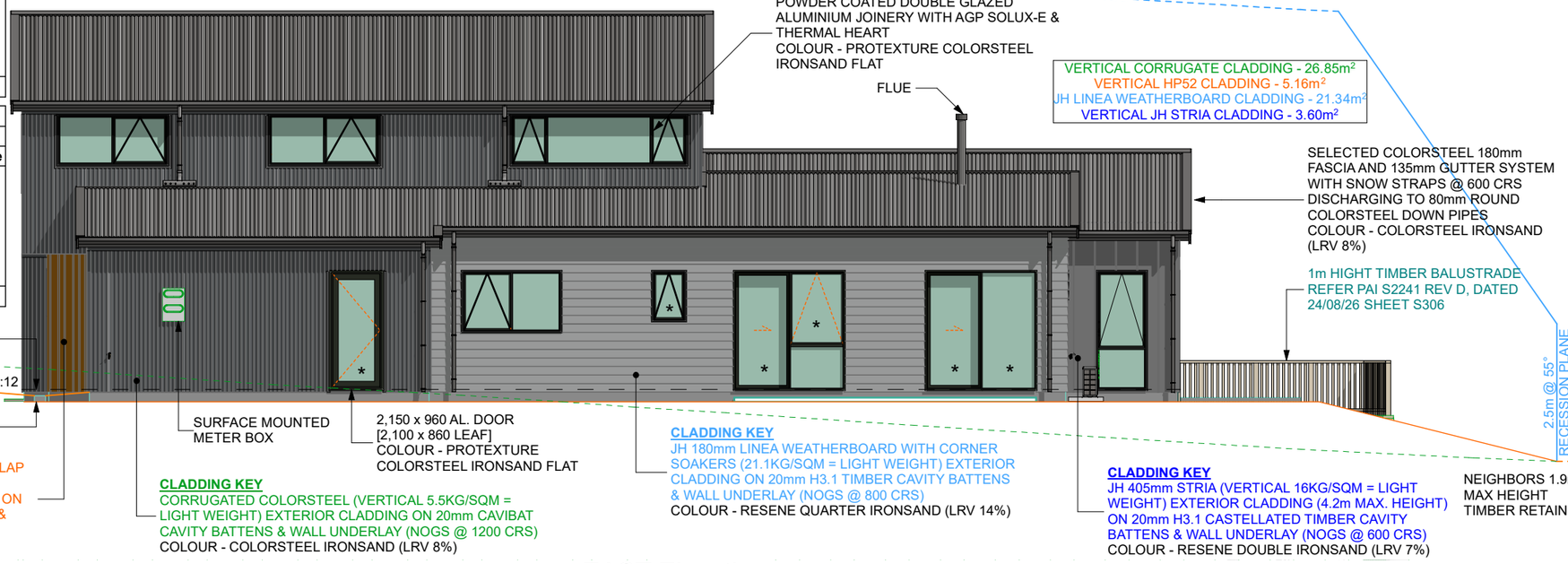
3/140 x 45 LVL11 FULL HEIGHT STUDS WELL SPIKED TOGETHER WITH 3.15 x 90mm NAILS 250mm C/C.
- FIX TO DOUBLE TOP PLATE WITH 3/M10 x 210mm COACH SCREW IN MIDDLE POSITION. 120mm EMBEDMENT TO STUDS END GRAIN, PRE DRILL PILOT HOLE.
12T10 TYLOK PLATE TOP AND BOTTOM BEYOND.
- STUDS SCREWED TO PLX PORTAL COLUMN WITH 14g SCREWS @ 500mm C/C OR 3.15 x 90mm NAILS @ 250mm C/C VERTICAL WITH TOP SCREW JUST UNDER THE REBATE AND END PLATE OF PORTAL.
- FIX TO BOTTOM PLATE WITH GIB HANDIBRAC ONE SIDE AND 2T10 TYLOK PLATE ANOTHER SIDE.
- 140 x 45 SG8 BLOCKING FROM THE PLX PORTAL LEVEL TO END OF EXTERNAL WALL.

NORTH Elevation

1:100

BUILDING ENVELOPE RISK MATRIX		
NORTH Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**12**

BUILDING ENVELOPE RISK MATRIX		
EAST Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**12**



POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX-E & THERMAL HEART
COLOUR - PROTEXTURE COLORSTEEL IRONSAND FLAT

FLUE

VERTICAL CORRUGATE CLADDING - 26.85m²
VERTICAL HP52 CLADDING - 5.16m²
JH LINEA WEATHERBOARD CLADDING - 21.34m²
VERTICAL JH STRIA CLADDING - 3.60m²

SELECTED COLORSTEEL 180mm FASCIA AND 135mm GUTTER SYSTEM WITH SNOW STRAPS @ 600 CRS DISCHARGING TO 80mm ROUND COLORSTEEL DOWN PIPES
COLOUR - COLORSTEEL IRONSAND (LRV 8%)

1m HIGHT TIMBER BALUSTRADE
REFER PAI S2241 REV D, DATED 24/08/26 SHEET S306

SURFACE MOUNTED METER BOX

2,150 x 960 AL. DOOR [2,100 x 860 LEAF]
COLOUR - PROTEXTURE COLORSTEEL IRONSAND FLAT

CLADDING KEY
HP52 (155mm COVER) FINGER JOINTED CEDAR SHIPLAP WEATHERBOARD (VERTICAL 6.48KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING (RANDOM LENGTHS) ON 20mm H3.2 CASTELLATED TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 480 CRS)
COLOUR - DRYDENS 'DUSK' WOOD OIL

CLADDING KEY
CORRUGATED COLORSTEEL (VERTICAL 5.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm CAVIBAT CAVITY BATTENS & WALL UNDERLAY (NOGS @ 1200 CRS)
COLOUR - COLORSTEEL IRONSAND (LRV 8%)

CLADDING KEY
JH 180mm LINEA WEATHERBOARD WITH CORNER SOAKERS (21.1KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm H3.1 TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 800 CRS)
COLOUR - RESENE QUARTER IRONSAND (LRV 14%)

CLADDING KEY
JH 405mm STRIA (VERTICAL 16KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING (4.2m MAX. HEIGHT) ON 20mm H3.1 CASTELLATED TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 600 CRS)
COLOUR - RESENE DOUBLE IRONSAND (LRV 7%)

NEIGHBORS 1.9m MAX HEIGHT TIMBER RETAINING

LOT 829
F.F.L 341.225
F.G.L 341.000

EAST Elevation

1:100

PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

COLOURS ARE INDICATIVE ONLY

SAFETY GLASS INDICATED BY ASTERISK
*

1 0 1 2 3 4 5m

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AD NZ Architectural Designers New Zealand Professional Member

Owner's signature

Date

GJ Gardner Homes' signature

Date

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G.J. Gardner. HOMES

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client: HWANG & YU
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address:
1 DIP ROAD
HANLEYS FARM
QUEENSTOWN
Lot 828, DP 619800

job no:	scale:	sheet:
NZ67-39	1:100	15

drawn: AKC
checked: AKC
date: 30/09/2026

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Elevations 1

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Notes:

5m
4
3
2
1
0
1

PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

COLOURS ARE INDICATIVE ONLY

SAFETY GLASS INDICATED BY ASTERISK
*

90mm SPLIT GABLE FRAME ON TOP OF 140mm FLAT FRAME. VERTICAL TIMBER MEMBERS OF GABLE END FRAME TO BE IN LINE WITH WALL STUDS FOR CONTINUOUS FIXING OF WALL CLADDING

FB4: 200 x 75 PFC WITH 6mm THICK END PLATE WITH 6mm FWAR AND 300 x 100 x 6mm CLEAT WITH 6mm FWAR FIXED TO BOUNDARY JOIST 1 WITH 2/M12 BOLTS.
140 x 70 x 6mm THICK PLATE EACH SIDE WITH 6mm FWAR TO PFC. FIX TO TOP PLATE BELOW WITH M12 BOLTS.

FB4: 200 x 75 PFC WITH TIMBER PACKER FIXED WITH M12 BOLTS @ 800mm C-C STAGGERED.
20mm TIMBER STRINGER FOR THERMAL BREAK FIXED TO PACKER WITH M10 COACH SCREWS @ 800mm C-C, STAGGERED.
FIX FB4 TO UPPER FLOOR BOTTOM PLATE WITH M12 BOLTS @ 800mm C-C.

8m HEIGHT RESTRICTION

25°

7,188
OVERALL BUILDING HEIGHT

FFL = 343.225

FGL = 343.000

CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
25° PITCH
COLOUR - COLORSTEEL IRONSAND (LRV 8%)

VERTICAL CORRUGATE CLADDING - 28.91m²
VERTICAL HP52 CLADDING - 10.20m²
JH LINEA WEATHERBOARD CLADDING - 0.0m²
VERTICAL JH STRIA CLADDING - 1.71m²

90mm SPLIT GABLE FRAME ON TOP OF 140mm FLAT FRAME. VERTICAL TIMBER MEMBERS OF GABLE END FRAME TO BE IN LINE WITH WALL STUDS FOR CONTINUOUS FIXING OF WALL CLADDING

8°

CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
8° PITCH
COLOUR - COLORSTEEL IRONSAND (LRV 8%)

3.5m @ 45°
RECESSION PLANE

230PFC PORTAL BEAM WITH TIMBER FRAMING TO BOTTOM FIXED TO PFC WITH M12 BOLTS @ 800mm C-C.
FIX PFC TO TOP PLATE WITH M12 BOLTS @ 600mm C-C.
12mm END PLATE TO PFC.
FIX PFC BEAM TO 150mm MAX HEIGHT TIMBER FRAMING BELOW WITH 300mm SHEET BRACE STRAP IF APPLICABLE.

230PFC PORTAL LEG WITH TIMBER FRAMING EACH SIDE FIXED TO PFC WITH M12 BOLTS @ 800mm C-C.

TYPE 1 RETAINING WALL
1.4m MAX HEIGHT / 2kPa SURCHARGE
FLAT GROUND ABOVE
REFER PAI S2241 REV D, DATED 24/08/26 SHEET S304

2,150 x 960 PLASMA POWDER COATED ENTRY DOOR PLA01
[2,100 x 860 LEAF]
COLOUR - PROTEXTURE COLORSTEEL IRONSAND FLAT

3/140 x 45 SG8 STUDS FIXED TO BOTTOM PLATE WITH GIB HANDIBRAC ONE SIDE.
FIX TO FB5: 2/300 x 63 hySPAN WITH 6T15 TYLOK PLATE ONE SIDE AND CPC40 BACK SIDE.

4800 DOMINATOR VALERO INSULATED SECTIONAL GARAGE DOOR
COLOUR - COLORSTEEL IRONSAND

BUILDING ENVELOPE RISK MATRIX		
SOUTH Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**10**

BUILDING ENVELOPE RISK MATRIX		
SOUTH & WEST Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**7**

SOUTH Elevation

1:100

VERTICAL CORRUGATE CLADDING - 44.53m²
VERTICAL HP52 CLADDING - 16.55m²
JH LINEA WEATHERBOARD CLADDING - 0.0m²
VERTICAL JH STRIA CLADDING - 9.23m²

8m HEIGHT RESTRICTION AT RIDGE

8m HEIGHT RESTRICTION

POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX-E & THERMAL HEART
COLOUR - PROTEXTURE COLORSTEEL IRONSAND FLAT

FLUE

SELECTED COLORSTEEL 180mm FASCIA AND 135mm GUTTER SYSTEM WITH SNOW STRAPS @ 600 CRS DISCHARGING TO 80mm ROUND COLORSTEEL DOWN PIPES
COLOUR - COLORSTEEL IRONSAND (LRV 8%)

1m HIGHT TIMBER BALUSTRADE
REFER PAI S2241 REV D, DATED 24/08/26 SHEET S306

TYPE 2 RETAINING WALL
2.0m MAX HEIGHT / 2kPa SURCHARGE
1:3 MAX BATTER SLOPE ABOVE
REFER PAI S2241 REV D, DATED 24/08/26 SHEET S305

NEIGHBORS 1.9m MAX HEIGHT TIMBER RETAINING

LOT 829
F.F.L 341.225
F.G.L 341.000

2.5m @ 55°
RECESSION PLANE

1,801

CLADDING KEY
JH 405mm STRIA (VERTICAL 16KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING (4.2m MAX. HEIGHT) ON 20mm H3.1 CASTELLATED TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 600 CRS)
COLOUR - RESENE DOUBLE IRONSAND (LRV 7%)

CLADDING KEY
CORRUGATED COLORSTEEL (VERTICAL 5.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm CAVIBAT CAVITY BATTENS & WALL UNDERLAY (NOGS @ 1200 CRS)
COLOUR - COLORSTEEL IRONSAND (LRV 8%)

WB2 (ABOVE): hy90 200x90

2/140 x 45 SG8 DOUBLE STUDS BESIDE OPENING.

WB1 (BELOW): hy90 200x90

FFL = 343.225

FGL = 343.000

840x330x880mm HIGH 6kW HYPERCORE HEAT PUMP EXTERNAL UNIT ON SEP. SLAB OR FIXED TO SIDE OF FLOOR SLAB

DUCTED 8kW HYPERCORE HEAT PUMP EXTERNAL UNIT ON SEP. SLAB OR FIXED TO SIDE OF FLOOR SLAB

CLADDING KEY
HP52 (155mm COVER) FINGER JOINTED CEDAR SHIPLAP WEATHERBOARD (VERTICAL 6.48KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING (RANDOM LENGTHS) ON 20mm H3.2 CASTELLATED TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 480 CRS)
COLOUR - DRYDENS 'DUSK' WOOD OIL

WEST Elevation

1:100

Elevations 2

TOTAL CLADDINGS
VERTICAL CORRUGATE CLADDING - 120.45m² = 55.30%
VERTICAL HP52 CLADDING - 37.19m² = 17.08%
JH LINEA WEATHERBOARD CLADDING - 35.83m² = 16.45%
JH VERTICAL STRIA CLADDING - 24.33m² = 11.17%

1 0 1 2 3 4 5m

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ADNZ Professional Member

Owner's signature ----------
Date ----------
GJ Gardner Homes' signature ----------
Date ----------

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

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* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

client: HWANG & YU
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address:
1 DIP ROAD
HANLEYS FARM
QUEENSTOWN
Lot 828, DP 619800

job no: NZ67-39
scale: 1:100
sheet: 16

drawn: AKC
checked: AKC
date: 30/09/2026

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Notes:

CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
PURLIN FIXING
1x80mm x 10g LUMBERLOK BLUE SCREW @ EACH PURLIN AS PER LUMBERLOK FIXING TYPE C (CAPACITY 2.4Kn)
ROOF PITCH = 8° & 25°
ROOF LAYOUT IS PRELIMINARY ONLY, THE FINAL TRUSS DESIGN FROM THE MANUFACTURER MAY DIFFER TRUSS DESIGNER TO CONFIRM

WALL FRAMING AS PER NELSON PINE STUD CHARTS - SINGLE AND UPPER STOREY
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
INTERNAL LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
EXTERNAL WALL FRAMING UP TO 3.9m - 140 x 45 LVL8 H1.2 @ 600mm CRS

WALL FRAMING AS PER NELSON PINE STUD CHARTS - LOWER OF 2 STOREY
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
INTERNAL LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
EXTERNAL WALL FRAMING UP TO 3.0m - 140 x 45 LVL8 H1.2 @ 600mm CRS

90mm SPLIT GABLE FRAME ON TOP OF 140mm FLAT FRAME. VERTICAL TIMBER MEMBERS OF GABLE END FRAME TO BE IN LINE WITH WALL STUDS FOR CONTINUOUS FIXING OF WALL CLADDING

13mm GIB BOARD CEILING ON ANY LENGTH CRS 22mm GALVANIZED STEEL CEILING BATTENS @ 600 CRS WITH LEVEL 4 GRADE PAINT FINISH

CLADDING KEY
CORRUGATED COLORSTEEL (VERTICAL 5.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm CAVIBAT CAVITY BATTENS & WALL UNDERLAY (NOGS @ 1200 CRS)

SELECTED 180mm COLORSTEEL FASCIA AND 135mm GUTTER SYSTEM WITH SNOW STRAPS @ 600 CRS DISCHARGING TO 80mm ROUND COLORSTEEL DOWN PIPES

R5.0 CEILING INSULATION

4.5mm HARDIFLEX SOFFIT TO 90x45mm SOFFIT BEARERS

R3.6 WALL INSULATION

POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX-E & THERMAL HEART

R5.0 MID FLOOR INSULATION

FB4: 200 x 75 PFC WITH TIMBER PACKER FIXED WITH M12 BOLTS @ 800mm C-C STAGGERED.
20mm TIMBER STRINGER FOR THERMAL BREAK FIXED TO PACKER WITH M10 COACH SCREWS @ 800mm C-C, STAGGERED.

CLADDING KEY
HP52 (155mm COVER) FINGER JOINTED CEDAR SHIPLAP WEATHERBOARD (VERTICAL 6.48KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING (RANDOM LENGTHS) ON 20mm H3.2 CASTELLATED TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 480 CRS)

MASONS UNI WRAP PLUS WALL UNDERLAY

ICCONS THRU-BOLT M12 z 135mm STUD ANCHOR WITH 50x50x3.0mm WASHER. (DO NOT USE HIANDRI PACKER).

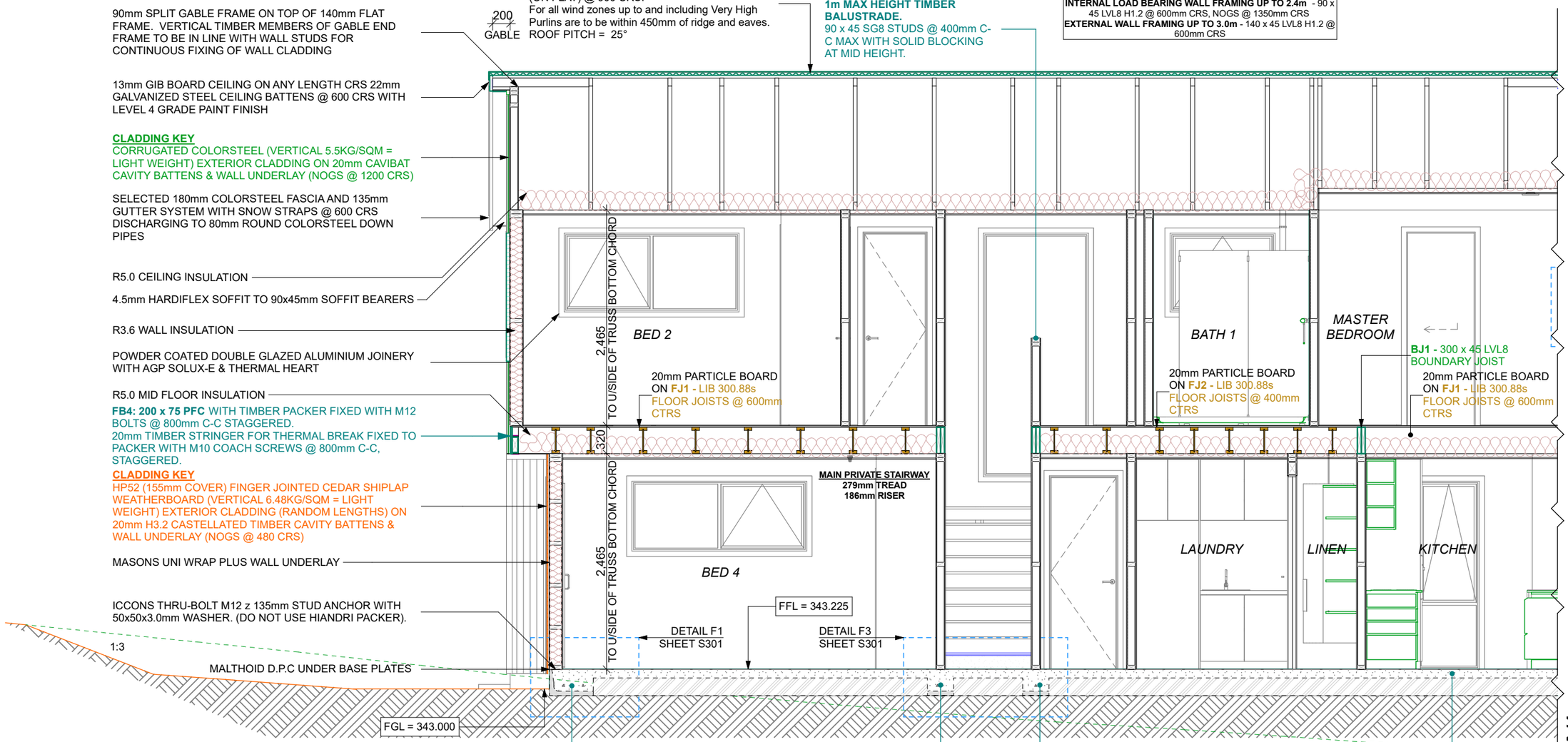
1:3

MALTHOID D.P.C UNDER BASE PLATES

200 GABLE

CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
ROOF PITCH = 25°

1m MAX HEIGHT TIMBER BALUSTRADE.
90 x 45 SG8 STUDS @ 400mm C-C MAX WITH SOLID BLOCKING AT MID HEIGHT.



300mm DEEP x 500mm WIDE CONCRETE EDGE BEAM.
1/HD12 TOP BAR TIED TO MESH.
3/HD12 BOTTOM BARS WITH R6 LINKS @ 600mm C-C, 50mm MINIMUM COVER.
POLYSTYRENE AS PER MANUFACTURERS SPECIFICATIONS WITH MAXEDGE **T40** PERIMETER INSULATION.
PLASTER AS PER MAXSLAB ONSITE GUIDE.

300mm DEEP x **300mm** WIDE CONCRETE **INTERNAL THICKENING**.
2/HD12 BOTTOM BARS WITH R6 LINKS @ 600mm C-C AND 50mm MINIMUM BOTTOM COVER.

100mm CONCRETE SLAB (MIN COMPRESSIVE STRENGTH 25M.P.A AT 28 DAYS STANDARD CURED) WITH SE62 DUCTILE MESH (Min 30mm Top Cover) ON 200mm THICK 'S' GRADE POLYSTYRENE ON 0.25mm MINIMUM DPM ON 25mm MINIMUM SAND BLINDING ON 300mm MINIMUM COMPACTED HARDFILL (COMPACT 150mm PER LAYER) TO BE VERIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER ON SITE.

200 LEVELLED BUILDING PLATFORM TO EXTEND 200mm MINIMUM PAST BUILDING ENVELOPE OR THE DEPTH OF THE HARDFILL, WHICHEVER IS GREATER.

Cross Section A/1

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Owner's signature ---------- *Date* ----------
GJ Gardner Homes' signature ---------- *Date* ----------

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G.J. Gardner. HOMES

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client: HWANG & YU
Wind Zone: HIGH AS PER BRANZ WEBSITE
site address: 1 DIP ROAD, HANLEYS FARM, QUEENSTOWN
Lot 828, DP 619800

job no: NZ67-39 | scale: 1:50, 1:100 | sheet: 35

drawn: AKC | checked: AKC | date: 30/09/2026

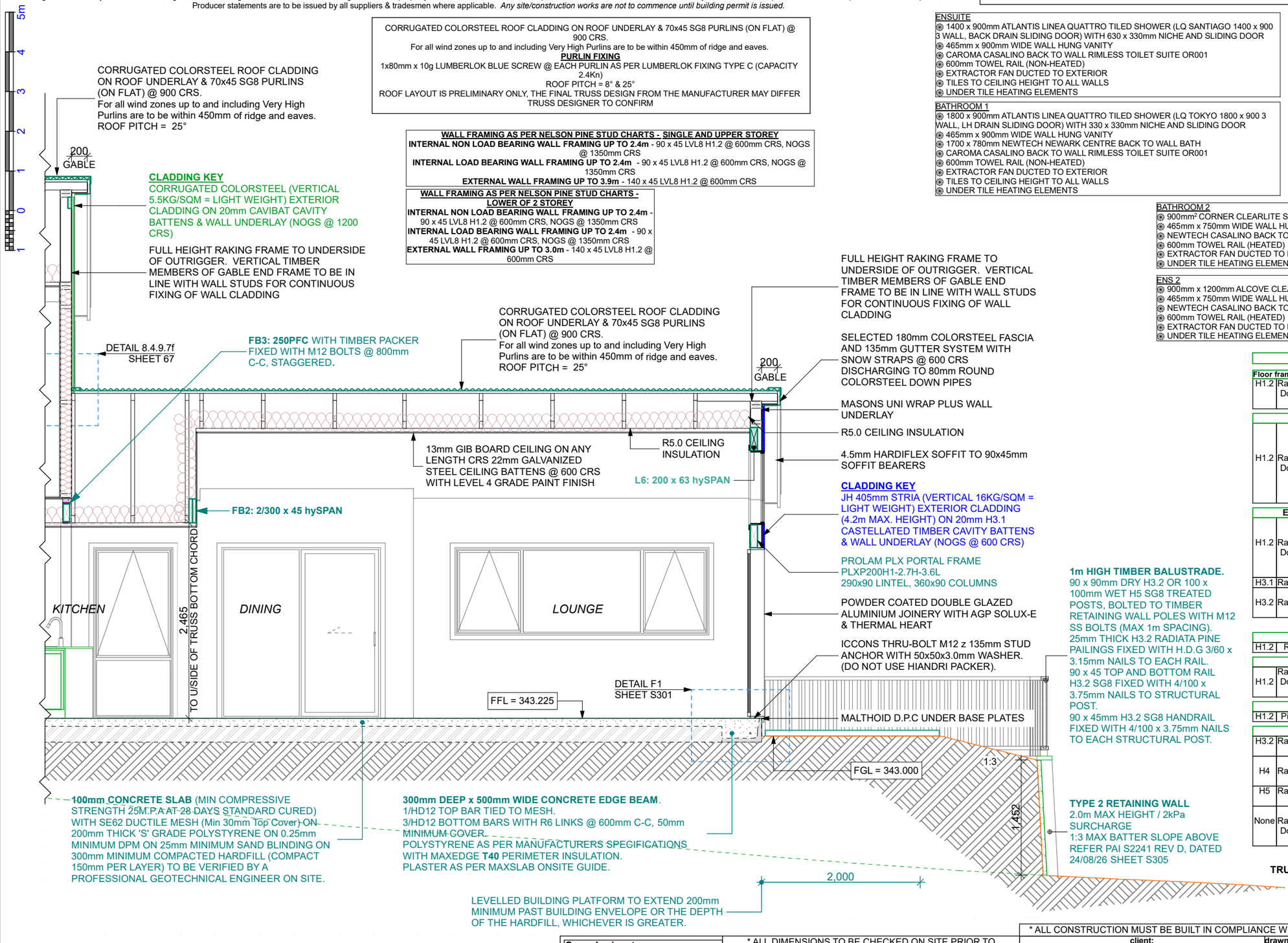
CORNERSTONE DESIGN
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LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

AD NZ Architectural Designers New Zealand Professional Member

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CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
PURLIN FIXING
1x80mm x 10g LUMBERLOK BLUE SCREW @ EACH PURLIN AS PER LUMBERLOK FIXING TYPE C (CAPACITY 2.4Kn)
ROOF PITCH = 8° & 25°
ROOF LAYOUT IS PRELIMINARY ONLY, THE FINAL TRUSS DESIGN FROM THE MANUFACTURER MAY DIFFER
TRUSS DESIGNER TO CONFIRM

WALL FRAMING AS PER NELSON PINE STUD CHARTS - SINGLE AND UPPER STOREY
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
INTERNAL LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
EXTERNAL WALL FRAMING UP TO 3.9m - 140 x 45 LVL8 H1.2 @ 600mm CRS

WALL FRAMING AS PER NELSON PINE STUD CHARTS - LOWER OF 2 STOREY
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
INTERNAL LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
EXTERNAL WALL FRAMING UP TO 3.0m - 140 x 45 LVL8 H1.2 @ 600mm CRS

Notes:

ENSUITE
- 1400 x 900mm ATLANTIS LINEA QUATTRO TILED SHOWER (LQ SANTIAGO 1400 x 900 3 WALL, BACK DRAIN SLIDING DOOR) WITH 630 x 330mm NICHE AND SLIDING DOOR
- 465mm x 900mm WIDE WALL HUNG VANITY
- CAROMA CASALINO BACK TO WALL RIMLESS TOILET SUITE OR001
- 600mm TOWEL RAIL (NON-HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- TILES TO CEILING HEIGHT TO ALL WALLS
- UNDER TILE HEATING ELEMENTS

BATHROOM 1
- 1800 x 900mm ATLANTIS LINEA QUATTRO TILED SHOWER (LQ TOKYO 1800 x 900 3 WALL, LH DRAIN SLIDING DOOR) WITH 330 x 330mm NICHE AND SLIDING DOOR
- 465mm x 900mm WIDE WALL HUNG VANITY
- 1700 x 780mm NEWTECH NEWARK CENTRE BACK TO WALL BATH
- CAROMA CASALINO BACK TO WALL RIMLESS TOILET SUITE OR001
- 600mm TOWEL RAIL (NON-HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- TILES TO CEILING HEIGHT TO ALL WALLS
- UNDER TILE HEATING ELEMENTS

WC 2
- 246mm x 500mm WIDE NEWTECH SAHARA JUNIOR WALL HUNG VANITY
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE 8202
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDER TILE HEATING ELEMENTS

BATHROOM 2
- 900mm² CORNER CLEARLITE SIERRA ACRYLIC SHOWER WITH CENTRE WASTE
- 465mm x 750mm WIDE WALL HUNG VANITY
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE 8202
- 600mm TOWEL RAIL (HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDER TILE HEATING ELEMENTS

ENS 2
- 900mm x 1200mm ALCOVE CLEARLITE SIERRA ACRYLIC SHOWER WITH SLIDING DOOR
- 465mm x 750mm WIDE WALL HUNG VANITY
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE 8202
- 600mm TOWEL RAIL (HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDER TILE HEATING ELEMENTS

Where Timber treatments are used

Floor framing protected from weather but exposed to ground atmosphere		
H1.2	Radiata Pine Douglas Fir	Jack studs, subfloor braces, wall plates, floor joists to the subfloor, blocking, battens, nogs etc. Interior solid wood flooring for ground floors.
Enclosed roof framing and trusses		
H1.2	Radiata Pine Douglas Fir	Sarking & framing not protected from solar-driven moisture through absorbent cladding materials. Enclosed flat or skillion roof framing and associated roof members. Valley boards & boards supporting flashings for box gutters, roof penetrations and upstands to roof decks. All roof trusses, incl. gable end trusses, roof framing, ceiling & eaves framing, purlins & battens.
Enclosed wall framing protected from the weather		
H1.2	Radiata Pine Douglas Fir	Parapet Framing. Framing and other members within enclosed decks or balconies. Framing and other members supporting enclosed decks or balconies (including for cant. decks). All other exterior wall framing and other members incl. exterior and boundary joists.
H3.1	Radiata Pine	Battens used behind cladding to form a cavity
H3.2	Radiata Pine	Framing & other members within enclosed cantilevered decks (including joist trimmers, nogs & blocking).

Internal wall framing		
H1.2	Radiata Pine/Douglas Fir	Internal Walls

Internal wall framing		
H1.2	Radiata Pine Douglas Fir	All mid-floor framing, including boundary joists, ceiling framing, ceiling battens & double top plates.

Interior flooring		
H1.2	Pinus Species/Douglas Fir	Interior flooring

Other framing		
H3.2	Radiata Pine	Framing Exposed to the weather and above ground.
H4	Radiata Pine	Fence posts, landscape & exposed timbers to the weather & in contact with the ground.
H5	Radiata Pine	House piles, posts exposed to the weather & in contact with the ground.
None	Radiata Pine Douglas Fir	Wall framing & roof framing (incl. trusses) protected from the weather, except buildings with high internal humidity, such as saunas & spas etc.

ALL WALL FRAMING TO BE MSG8
TRUSSES TO BE NO LESS THAN MSG8 H1.2

TYPE 2 RETAINING WALL
2.0m MAX HEIGHT / 2kPa SURCHARGE
1:3 MAX BATTER SLOPE ABOVE
REFER PAI S2241 REV D, DATED 24/08/26 SHEET S305

Cross Section A/2

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Owner's signature ----------
Date ----------
GJ Gardner Homes' signature ----------
Date ----------

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G.J. Gardner. HOMES
ph: 03 442 8840
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client: HWANG & YU
Wind Zone: HIGH AS PER BRANZ WEBSITE
site address: 1 DIP ROAD, HANLEYS FARM, QUEENSTOWN
Lot 828, DP 619800

job no:	scale:	sheet:
NZ67-39	1:50, 1:100	36

drawn: AKC
checked: AKC
date: 30/09/2026

CORNERSTONE DESIGN
ph: 07 578 1611
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1 0 1 2 3 4 5m

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Notes:

5m
4
3
2
1
0
1

WC 2
- 246mm x 500mm WIDE NEWTECH SAHARA JUNIOR WALL HUNG VANITY
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE 8202
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDER TILE HEATING ELEMENTS

BATHROOM 2
- 900mm² CORNER CLEARLITE SIERRA ACRYLIC SHOWER WITH CENTRE WASTE
- 465mm x 750mm WIDE WALL HUNG VANITY
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE 8202
- 600mm TOWEL RAIL (HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDER TILE HEATING ELEMENTS

ENS 2
- 900mm x 1200mm ALCOVE CLEARLITE SIERRA ACRYLIC SHOWER WITH SLIDING DOOR
- 465mm x 750mm WIDE WALL HUNG VANITY
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE 8202
- 600mm TOWEL RAIL (HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDER TILE HEATING ELEMENTS

CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
PURLIN FIXING
1x80mm x 10g LUMBERLOK BLUE SCREW @ EACH PURLIN AS PER LUMBERLOK FIXING TYPE C (CAPACITY 2.4Kn)
ROOF PITCH = 8° & 25°
ROOF LAYOUT IS PRELIMINARY ONLY, THE FINAL TRUSS DESIGN FROM THE MANUFACTURER MAY DIFFER
TRUSS DESIGNER TO CONFIRM

WALL FRAMING AS PER NELSON PINE STUD CHARTS - SINGLE AND UPPER STOREY
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
INTERNAL LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
EXTERNAL WALL FRAMING UP TO 3.9m - 140 x 45 LVL8 H1.2 @ 600mm CRS

WALL FRAMING AS PER NELSON PINE STUD CHARTS - LOWER OF 2 STOREY
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
INTERNAL LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
EXTERNAL WALL FRAMING UP TO 3.0m - 140 x 45 LVL8 H1.2 @ 600mm CRS

CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
ROOF PITCH = 25°

FULL HEIGHT RAKING FRAME TO UNDERSIDE OF OUTRIGGER. VERTICAL TIMBER MEMBERS OF GABLE END FRAME TO BE IN LINE WITH WALL STUDS FOR CONTINUOUS FIXING OF WALL CLADDING

CLADDING KEY
CORRUGATED COLORSTEEL (VERTICAL 5.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm CAVIBAT CAVITY BATTENS & WALL UNDERLAY (NOGS @ 1200 CRS)

CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
ROOF PITCH = 8°

CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
ROOF PITCH = 25°

FULL HEIGHT RAKING FRAME TO UNDERSIDE OF OUTRIGGER. VERTICAL TIMBER MEMBERS OF GABLE END FRAME TO BE IN LINE WITH WALL STUDS FOR CONTINUOUS FIXING OF WALL CLADDING

13mm GIB BOARD CEILING ON ANY LENGTH CRS 22mm GALVANIZED STEEL CEILING BATTENS @ 600 CRS WITH LEVEL 4 GRADE PAINT FINISH

CLADDING KEY
JH 405mm STRIA (VERTICAL 16KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING (4.2m MAX. HEIGHT) ON 20mm H3.1 CASTELLATED TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 600 CRS)

4.5mm HARDIFLEX SOFFIT TO 90x45mm SOFFIT BEARERS

PROLAM PLX PORTAL FRAME
PLXP200H1-2.7H-3.6L
290x90 LINTEL, 360x90 COLUMNS

MASONS UNI WRAP PLUS WALL UNDERLAY

POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX-E & THERMAL HEART

ICCONS THRU-BOLT M12 z 135mm STUD ANCHOR WITH 50x50x3.0mm WASHER. (DO NOT USE HIANDRI PACKER).

MALTHOID D.P.C UNDER BASE PLATES

1m HIGH TIMBER BALUSTRADE.
90 x 90mm DRY H3.2 OR 100 x 100mm WET H5 SG8 TREATED POSTS, BOLTED TO TIMBER RETAINING WALL POLES WITH M12 SS BOLTS (MAX 1m SPACING).
25mm THICK H3.2 RADIATA PINE PAILINGS FIXED WITH H.D.G 3/60 x 3.15mm NAILS TO EACH RAIL.
90 x 45 TOP AND BOTTOM RAIL H3.2 SG8 FIXED WITH 4/100 x 3.75mm NAILS TO STRUCTURAL POST.
90 x 45mm H3.2 SG8 HANDRAIL FIXED WITH 4/100 x 3.75mm NAILS TO EACH STRUCTURAL POST.

TYPE 2 RETAINING WALL
2.0m MAX HEIGHT / 2kPa SURCHARGE
1:3 MAX BATTER SLOPE ABOVE
REFER PAI S2241 REV D, DATED 24/08/26
SHEET S305

LEVELLED BUILDING PLATFORM TO EXTEND 200mm MINIMUM PAST BUILDING ENVELOPE OR THE DEPTH OF THE HARDFILL, WHICHEVER IS GREATER.

200 GABLE
200 GABLE
200 GABLE

R5.0 CEILING INSULATION
L6: 200 x 63 hySPAN
300PFC RAKING PORTAL FRAME
FB2: 2/300 x 45 hySPAN
FB3: 250PFC WITH TIMBER PACKER FIXED WITH M12 BOLTS @ 800mm C-C, STAGGERED.
DETAIL 8.4.9.7f SHEET 67
DETAIL F1 SHEET S301
FFL = 343.225
FGL = 343.000
1,277
2,000

LOUNGE
DINING
KITCHEN
MASTER BED

2,465 TO U/SIDE OF TRUSS BOTTOM CHORD
2,465 TO U/SIDE OF TRUSS BOTTOM CHORD
320 TO U/SIDE OF TRUSS BOTTOM CHORD

20mm PARTICLE BOARD ON **FJ1** - LIB 300.88s FLOOR JOISTS @ 600mm CTRS
BJ1 - 300 x 45 LVL8 BOUNDARY JOIST

WOODSMAN SERENE BLACK FREE STANDING FIREPLACE WITH WOOD BOX INSTALLED TO MANUFACTURERS SPECIFICATIONS. STANDARD BLACK HEARTH: 1000 x 900mm.

300mm DEEP x 500mm WIDE CONCRETE EDGE BEAM.
1/HD12 TOP BAR TIED TO MESH.
3/HD12 BOTTOM BARS WITH R6 LINKS @ 600mm C-C, 50mm MINIMUM COVER.
POLYSTYRENE AS PER MANUFACTURERS SPECIFICATIONS WITH MAXEDGE **T40** PERIMETER INSULATION.
PLASTER AS PER MAXSLAB ONSITE GUIDE.

100mm CONCRETE SLAB (MIN COMPRESSIVE STRENGTH 25M.P.A AT 28 DAYS STANDARD CURED) WITH SE62 DUCTILE MESH (Min 30mm Top Cover) ON 200mm THICK 'S' GRADE POLYSTYRENE ON 0.25mm MINIMUM DPM ON 25mm MINIMUM SAND BLINDING ON 300mm MINIMUM COMPACTED HARDFILL (COMPACT 150mm PER LAYER) TO BE VERIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER ON SITE.

Cross Section B/1

1 0 1 2 3 4 5m

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5m 4 3 2 1 0 1

WALL FRAMING AS PER NELSON PINE STUD CHARTS - SINGLE AND UPPER STOREY
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
INTERNAL LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
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WALL FRAMING AS PER NELSON PINE STUD CHARTS - LOWER OF 2 STOREY
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
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EXTERNAL WALL FRAMING UP TO 3.0m - 140 x 45 LVL8 H1.2 @ 600mm CRS

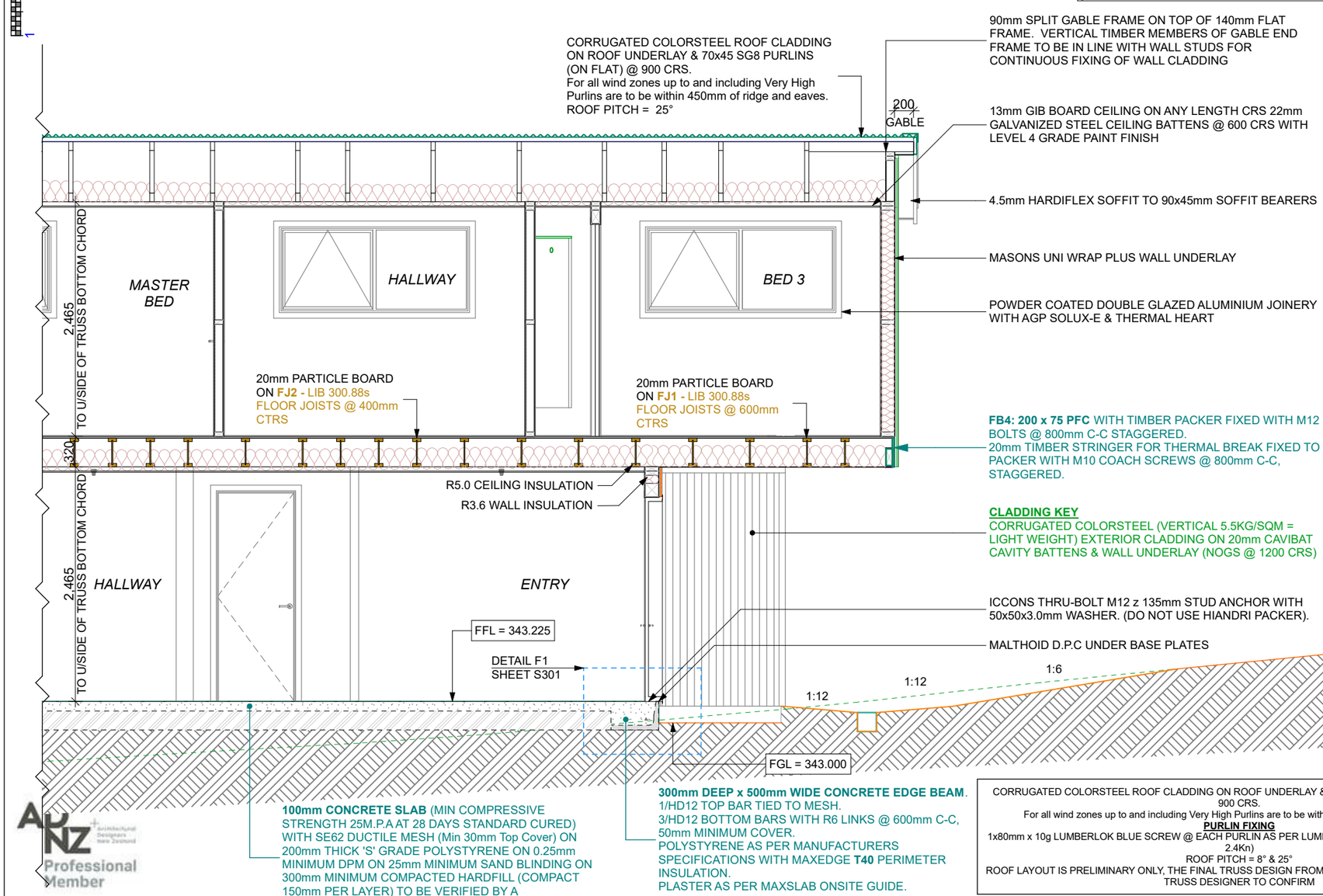
ENSUITE
- 1400 x 900mm ATLANTIS LINEA QUATTRO TILED SHOWER (LQ SANTIAGO 1400 x 900 3 WALL, BACK DRAIN SLIDING DOOR) WITH 630 x 330mm NICHE AND SLIDING DOOR
- 465mm x 900mm WIDE WALL HUNG VANITY
- CAROMA CASALINO BACK TO WALL RIMLESS TOILET SUITE OR001
- 600mm TOWEL RAIL (NON-HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- TILES TO CEILING HEIGHT TO ALL WALLS
- UNDER TILE HEATING ELEMENTS

BATHROOM 1
- 1800 x 900mm ATLANTIS LINEA QUATTRO TILED SHOWER (LQ TOKYO 1800 x 900 3 WALL, LH DRAIN SLIDING DOOR) WITH 330 x 330mm NICHE AND SLIDING DOOR
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- TILES TO CEILING HEIGHT TO ALL WALLS
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WC 2
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- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE 8202
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDER TILE HEATING ELEMENTS

BATHROOM 2
- 900mm² CORNER CLEARLITE SIERRA ACRYLIC SHOWER WITH CENTRE WASTE
- 465mm x 750mm WIDE WALL HUNG VANITY
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE 8202
- 600mm TOWEL RAIL (HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDER TILE HEATING ELEMENTS

ENS 2
- 900mm x 1200mm ALCOVE CLEARLITE SIERRA ACRYLIC SHOWER WITH SLIDING DOOR
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CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
PURLIN FIXING
1x80mm x 10g LUMBERLOK BLUE SCREW @ EACH PURLIN AS PER LUMBERLOK FIXING TYPE C (CAPACITY 2.4Kn)
ROOF PITCH = 8° & 25°
ROOF LAYOUT IS PRELIMINARY ONLY, THE FINAL TRUSS DESIGN FROM THE MANUFACTURER MAY DIFFER TRUSS DESIGNER TO CONFIRM

AUNZ Architectural Designers New Zealand Professional Member

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

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1 0 1 2 3 4 5m

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Notes:

TECHNICAL
- WHERE STUD SPACINGS ARE GREATER THAN 450mm AN INTERMEDIATE MEANS OF RESTRAINING THE BUILDING WRAP AND INSULATION FROM BULGING INTO THE DRAINED CAVITY SHALL BE INSTALLED USING:
  a) 75mm GALVANIZED MESH
  b) POLYPROPYLENE TAPE AT 300mm CRS
  c) GALVANIZED WIRE AT 300mm CRS FIXED TO DWANGS OVER THE BUILDING WRAP
  d) VERTICAL CAVITY BATTENS AT FACING TO MATCH ALL STUDS
  e) HORIZONTAL CAVITY BATTENS TO BE FIXED OVER NOGS
- WIRE OR MESH SHALL BE GALVANIZED IN ACCORDANCE WITH AS/NZS 4534
- PINK BATTS ARE FRICTION FITTED WHEN USING STUDS UP TO 600mm CRS. SOUND BATTS TO INTERNAL WALLS AS NOTED ON PLAN
- KITCHEN BENCH TOPS TO BE 38mm LAMINATE, CABINETRY TO BE 18mm MELAMINE & SPLASH BACKS TO BE TILED UNLESS OTHEWISE NOTED
- FLOOR SURFACES OF ANY SPACE CONTAINING SANITARY FIXTURES OR APPLIANCES MUST BE IMPERVIOUS AS PER E3/AS2 E3.3.3
- WALL SURFACES OF ANY SPACE CONTAINING SANITARY FIXTURES OR APPLIANCES MUST BE IMPERVIOUS AS PER E3/AS2 E3.3.4

FOUNDATIONS
- **MAXSLAB 300 FLOOR SYSTEM**

WALL FRAMING
- BOTTOM PLATE ANCHORS MUST BE WITHIN 150mm OF EACH END OF THE PLATE & @ NO MORE THAN 900mm CRS IN ACCORDANCE WITH NZS 3604:2011 TABLE 8.19

FIRST FLOOR: 25x1mm STRAP WITH 6/30x2.5mm NAILS - 3 TO STUD, 3 TO BDY JOIST (7.5kN TENSION) HOLD DOWN FIXING TO EACH TRIMMER STUD AS PER NZS 3604:2011 FIGURE 8.12 & @ 900mm CRS MAX.
- **2465mm FROM FFL TO U/SIDE OF MID-FLOOR JOISTS OR TRUSSES**
- **2465mm FROM FFL TO U/SIDE OF TRUSSES BOTTOM CHORD THROUGHOUT**
- **2615mm FROM FFL TO U/SIDE OF PARALLEL CHORD TRUSSES IN LOUNGE**
- 10mm GIB LINING TO ALL INTERNAL WALLS
- 10mm GIB AQUALINE TO ALL WET AREA INTERNAL WALLS

ROOF FRAMING
- 13mm GIB LINING TO ALL CEILINGS
- 13mm GIB AQUALINE TO ALL WET AREA CEILINGS

UNDERLAYS
- ROOF - DRISTUD FRU36 ROOF UNDERLAY
- WALL - MASONS UNI WRAP PLUS WALL UNDERLAY

JOINERY
- **2150mm HEAD HEIGHT TO ALL GROUND FLOOR JOINERY**
- **2200mm HEAD HEIGHT TO ALL UPPER FLOOR JOINERY**
- POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX-E & THERMAL HEART
- ALL GLAZING TO COMPLY WITH NZS 4223:2016
- ALL JOINERY TO COMPLY WITH NZS 4211:2008

WARNING SYSTEMS
- INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NZS 4514:2021

STORMWATER & WASTEWATER DISPOSAL
- STORMWATER DISPOSAL TO ON SITE CONNECTION
- WASTEWATER DISPOSAL TO ON SITE CONNECTION

HEATING
- 6kW & 3.7kW HOUSE & 4kW FLAT HEATPUMP SYSTEMS INSTALLED TO MANUFACTURERS SPECIFICATIONS
- FAN HEATER TO BATHROOMS & ENSUITES INSTALLED TO MANUFACTURERS SPECIFICATIONS
- WOODSMAN SERENE BLACK FREE STANDING FIREPLACE WITH WOOD BOX INSTALLED TO MANUFACTURERS SPECIFICATIONS. STANDARD BLACK HEARTH: 1000 x 900mm.
- UNDERTILE HEATING ELEMENTS TO BATHROOMS AND ENSUITES INSTALLED TO MANUFACTURERS SPECIFICATIONS
- HEATED TOWEL RAILS TO BATHROOMS AND ENSUITES INSTALLED TO MANUFACTURERS SPECIFICATIONS
- 3 x PANEL HEATERS. MAKE & MODEL TBC

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client:
HWANG & YU
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address:
1 DIP ROAD
HANLEYS FARM
QUEENSTOWN
Lot 828, DP 619800

job no:	scale:	sheet:
NZ67-39	1:50, 1:100	38

drawn: TBC
checked: AKC
date: 30/09/2026

Cross Section B/2

Owner's signature ---------- *Date* ----------
GJ Gardner Homes' signature ---------- *Date* ----------

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Notes:

JHETGL30 FIREWALL
(LINEA WEATHERBOARD CLADDING ON TIMBER CAVITY BATTENS & FIRE RETARDANT UNDERLAY WITH 10mm GIB FYRELINE TO WALL INTERIOR)
GWTLE30 FIREWALL BELOW CEILING HEIGHT
(10mm GIB WEATHERLINE EXTERNALLY 10mm GIB FYRELINE INTERNALLY)
GWTLP30 FIREWALL ABOVE CEILING HEIGHT
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GBTLAB 60b INTERTENANCY FIREWALL
(10mm GIB BRACELINE OR NOISELINE EITHER SIDE)
GBUC 30 FIRE RATED CEILING
(16mm GIB FYRELINE)

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- 900mm² CORNER CLEARLITE SIERRA ACRYLIC SHOWER WITH CENTRE WASTE
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WC 2
- 246mm x 500mm WIDE NEWTECH SAHARA JUNIOR WALL HUNG VANITY
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE 8202
- EXTRACTOR FAN DUCTED TO EXTERIOR
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WALL FRAMING AS PER NELSON PINE STUD CHARTS - SINGLE AND UPPER STOREY
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
INTERNAL LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
EXTERNAL WALL FRAMING UP TO 3.9m - 140 x 45 LVL8 H1.2 @ 600mm CRS

WALL FRAMING AS PER NELSON PINE STUD CHARTS - LOWER OF 2 STOREY
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ROOF PITCH = 25°

POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX-E & THERMAL HEART

CLADDING KEY
CORRUGATED COLORSTEEL (VERTICAL 5.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm CAVIBAT CAVITY BATTENS & WALL UNDERLAY (NOGS @ 1200 CRS)

90mm SPLIT GABLE FRAME ON TOP OF 140mm FLAT FRAME. VERTICAL TIMBER MEMBERS OF GABLE END FRAME TO BE IN LINE WITH WALL STUDS FOR CONTINUOUS FIXING OF WALL CLADDING

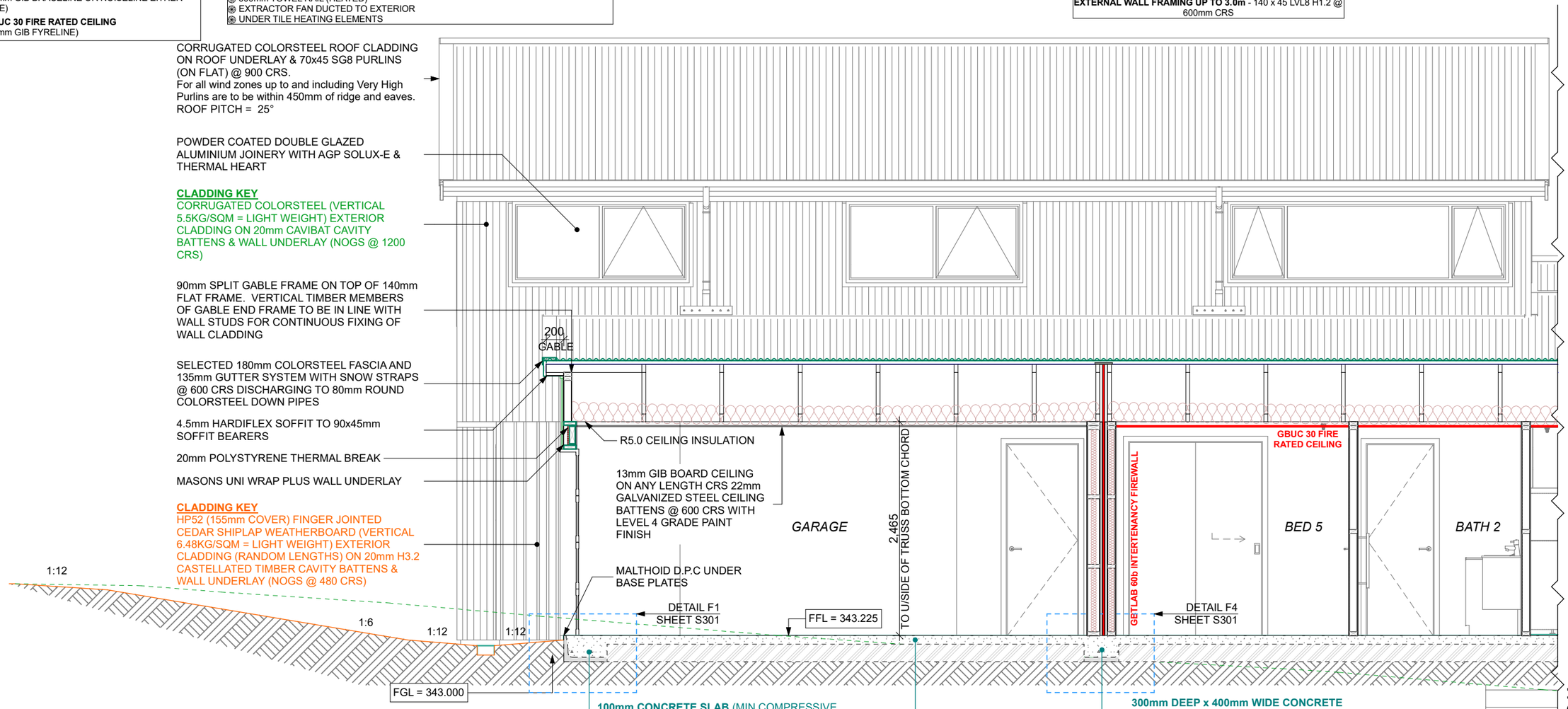
SELECTED 180mm COLORSTEEL FASCIA AND 135mm GUTTER SYSTEM WITH SNOW STRAPS @ 600 CRS DISCHARGING TO 80mm ROUND COLORSTEEL DOWN PIPES

4.5mm HARDIFLEX SOFFIT TO 90x45mm SOFFIT BEARERS

20mm POLYSTYRENE THERMAL BREAK

MASONS UNI WRAP PLUS WALL UNDERLAY

CLADDING KEY
HP52 (155mm COVER) FINGER JOINTED CEDAR SHIPLAP WEATHERBOARD (VERTICAL 6.48KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING (RANDOM LENGTHS) ON 20mm H3.2 CASTELLATED TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 480 CRS)



300mm DEEP x 500mm WIDE CONCRETE EDGE BEAM.
1/HD12 TOP BAR TIED TO MESH.
3/HD12 BOTTOM BARS WITH R6 LINKS @ 600mm C-C, 50mm MINIMUM COVER.
POLYSTYRENE AS PER MANUFACTURERS SPECIFICATIONS WITH MAXEDGE **T40** PERIMETER INSULATION.
PLASTER AS PER MAXSLAB ONSITE GUIDE.

100mm CONCRETE SLAB (MIN COMPRESSIVE STRENGTH 25M.P.A AT 28 DAYS STANDARD CURED) WITH SE62 DUCTILE MESH (Min 30mm Top Cover) ON 200mm THICK 'S' GRADE POLYSTYRENE ON 0.25mm MINIMUM DPM ON 25mm MINIMUM SAND BLINDING ON 300mm MINIMUM COMPACTED HARDFILL (COMPACT 150mm PER LAYER) TO BE VERIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER ON SITE.

300mm DEEP x 400mm WIDE CONCRETE INTERNAL THICKENING.
3/HD12 BOTTOM BARS WITH R6 LINKS @ 600mm C-C AND 50mm MINIMUM BOTTOM COVER.

400
LEVELLED BUILDING PLATFORM TO EXTEND 200mm MINIMUM PAST BUILDING ENVELOPE OR THE DEPTH OF THE HARDFILL, WHICHEVER IS GREATER.

CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
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Cross Section C/1

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Owner's signature ----------
Date ----------
GJ Gardner Homes' signature ----------
Date ----------

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G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

client: HWANG & YU
Wind Zone: HIGH AS PER BRANZ WEBSITE
site address: 1 DIP ROAD, HANLEYS FARM, QUEENSTOWN
Lot 828, DP 619800

job no: NZ67-39 | scale: 1:50, 1:100 | sheet: 39

drawn: AKC
checked: AKC
date: 30/09/2026

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5m 4 3 2 1 0 1

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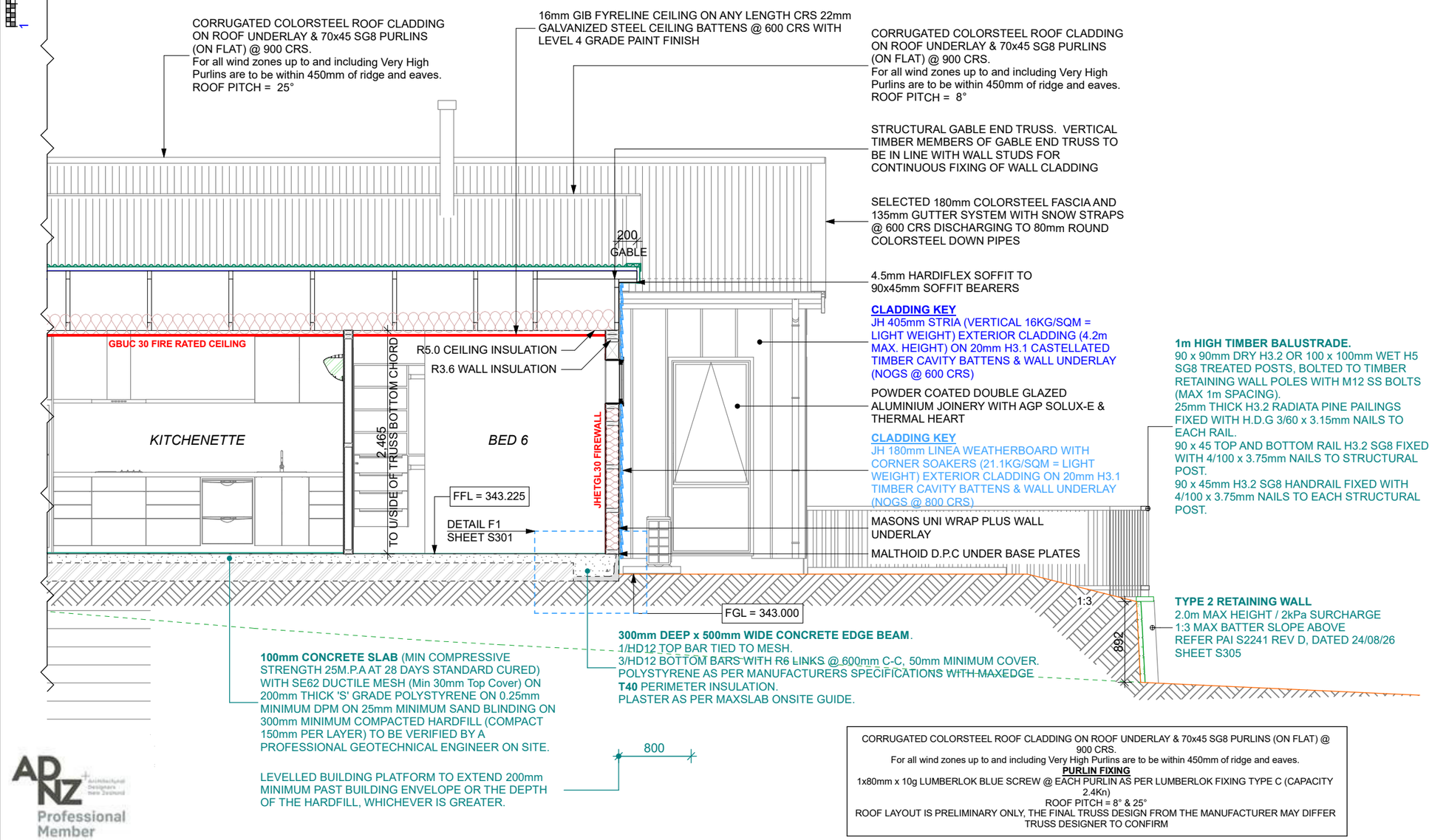
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INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
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TRUSS DESIGNER TO CONFIRM

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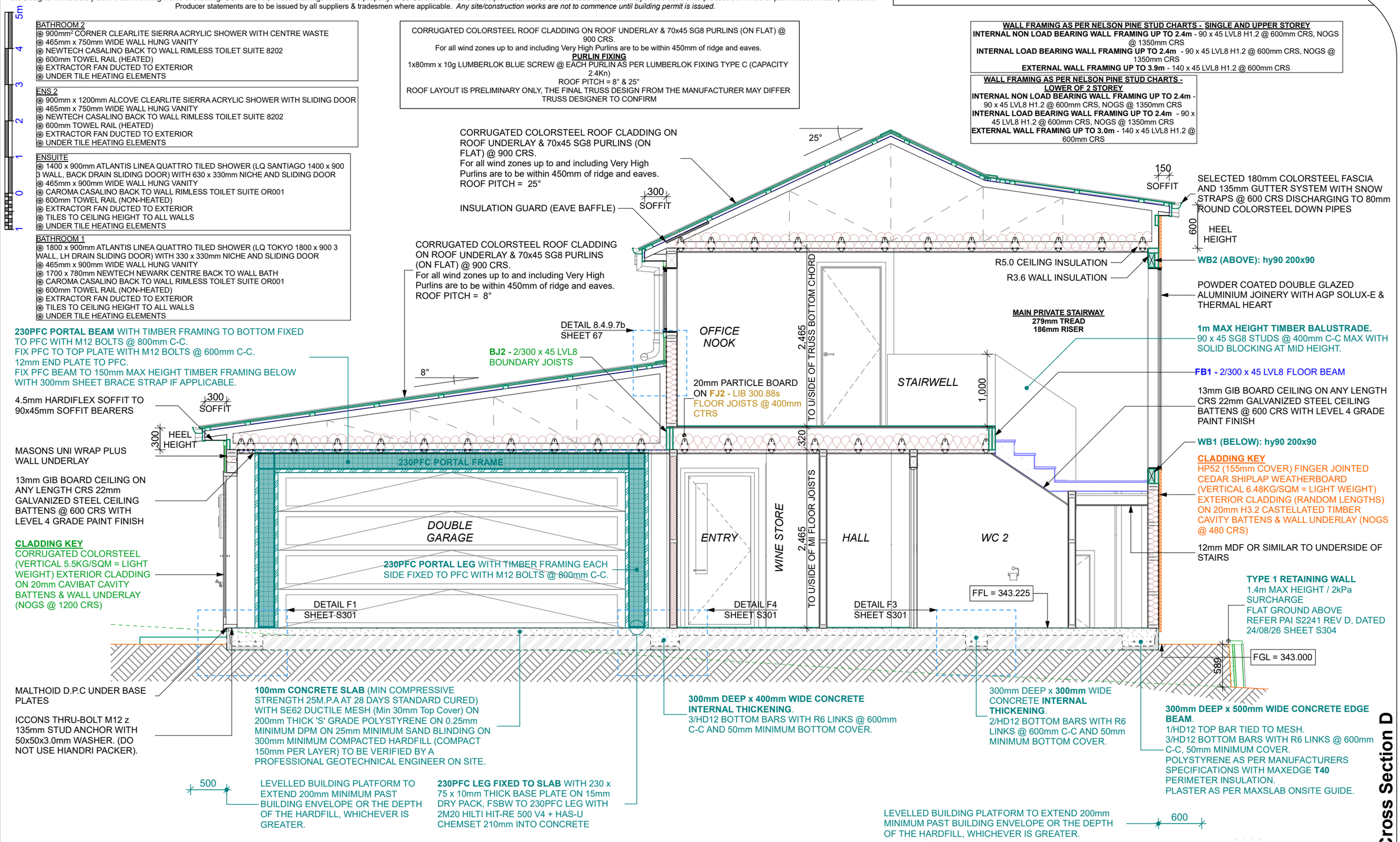
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BATHROOM 2
- 900mm² CORNER CLEARLITE SIERRA ACRYLIC SHOWER WITH CENTRE WASTE
- 465mm x 750mm WIDE WALL HUNG VANITY
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE 8202
- 600mm TOWEL RAIL (HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDER TILE HEATING ELEMENTS

ENS 2
- 900mm x 1200mm ALCOVE CLEARLITE SIERRA ACRYLIC SHOWER WITH SLIDING DOOR
- 465mm x 750mm WIDE WALL HUNG VANITY
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE 8202
- 600mm TOWEL RAIL (HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDER TILE HEATING ELEMENTS

ENSUITE
- 1400 x 900mm ATLANTIS LINEA QUATTRO TILED SHOWER (LQ SANTIAGO 1400 x 900 3 WALL, BACK DRAIN SLIDING DOOR) WITH 630 x 330mm NICHE AND SLIDING DOOR
- 465mm x 900mm WIDE WALL HUNG VANITY
- CAROMA CASALINO BACK TO WALL RIMLESS TOILET SUITE OR001
- 600mm TOWEL RAIL (NON-HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- TILES TO CEILING HEIGHT TO ALL WALLS
- UNDER TILE HEATING ELEMENTS

BATHROOM 1
- 1800 x 900mm ATLANTIS LINEA QUATTRO TILED SHOWER (LQ TOKYO 1800 x 900 3 WALL, LH DRAIN SLIDING DOOR) WITH 330 x 330mm NICHE AND SLIDING DOOR
- 465mm x 900mm WIDE WALL HUNG VANITY
- 1700 x 780mm NEWTECH NEWARK CENTRE BACK TO WALL BATH
- CAROMA CASALINO BACK TO WALL RIMLESS TOILET SUITE OR001
- 600mm TOWEL RAIL (NON-HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR
- TILES TO CEILING HEIGHT TO ALL WALLS
- UNDER TILE HEATING ELEMENTS



Cross Section D

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

WC 2
- 246mm x 500mm WIDE NEWTECH SAHARA JUNIOR WALL HUNG VANITY
- NEWTECH CASALINO BACK TO WALL RIMLESS TOILET SUITE 8202
- EXTRACTOR FAN DUCTED TO EXTERIOR
- UNDER TILE HEATING ELEMENTS

1 0 1 2 3 4 5m

Owner's signature _____
Date _____
GJ Gardner Homes' signature _____
Date _____

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G.J. Gardner. HOMES

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e: queenstown@gjgardner.co.nz

client: HWANG & YU
Wind Zone: HIGH AS PER BRANZ WEBSITE
site address: 1 DIP ROAD, HANLEYS FARM, QUEENSTOWN
Lot 828, DP 619800

job no:	scale:	sheet:
NZ67-39	1:50, 1:100	41

drawn: AKC
checked: AKC
date: 30/09/2026

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

AD NZ Architectural Designers New Zealand Professional Member

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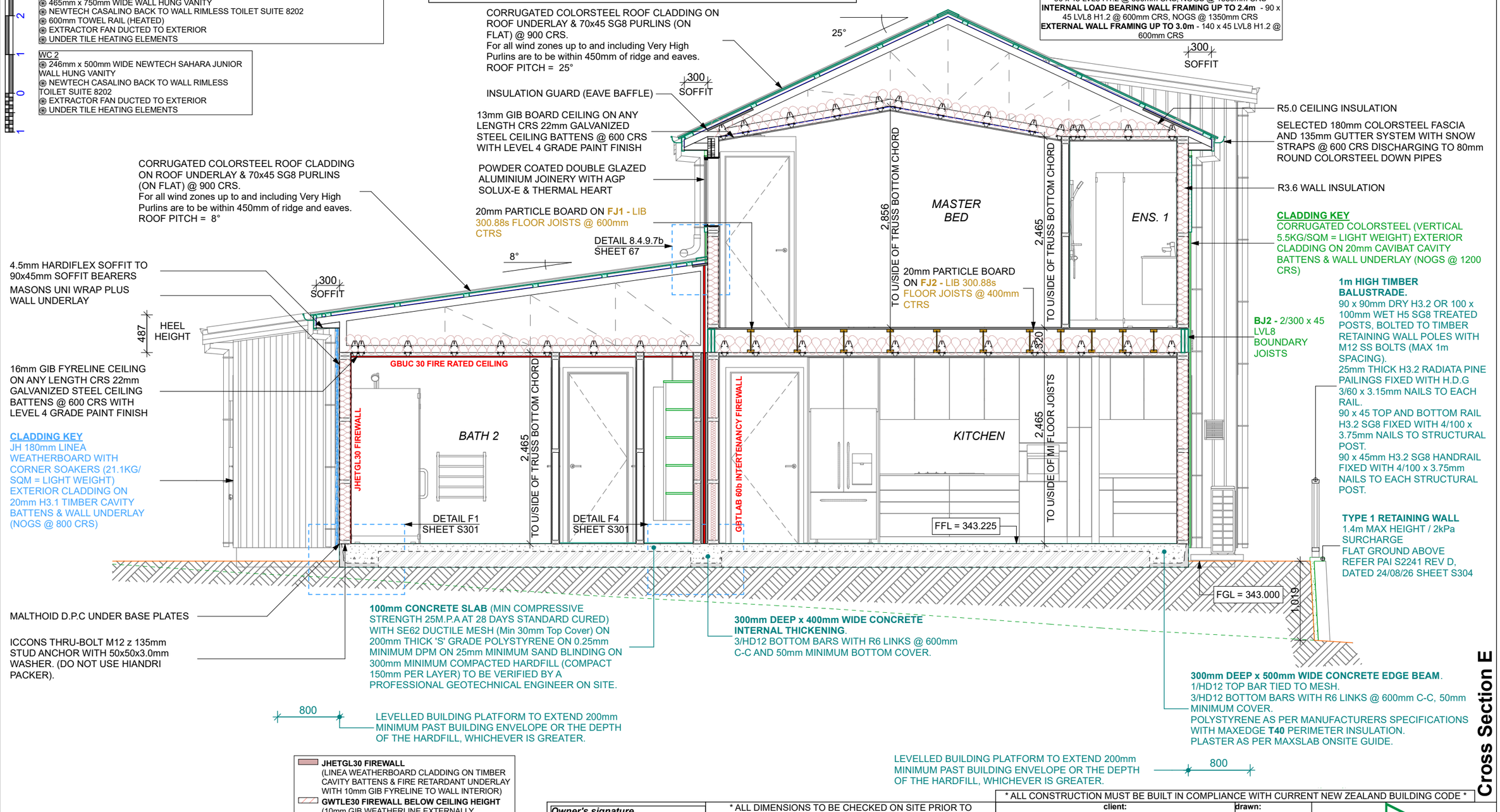
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- UNDER TILE HEATING ELEMENTS

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- UNDER TILE HEATING ELEMENTS

CORRUGATED COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
PURLIN FIXING
1x80mm x 10g LUMBERLOK BLUE SCREW @ EACH PURLIN AS PER LUMBERLOK FIXING TYPE C (CAPACITY 2.4Kn)
ROOF PITCH = 8° & 25°
ROOF LAYOUT IS PRELIMINARY ONLY, THE FINAL TRUSS DESIGN FROM THE MANUFACTURER MAY DIFFER TRUSS DESIGNER TO CONFIRM

WALL FRAMING AS PER NELSON PINE STUD CHARTS - SINGLE AND UPPER STOREY
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
INTERNAL LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
EXTERNAL WALL FRAMING UP TO 3.9m - 140 x 45 LVL8 H1.2 @ 600mm CRS

WALL FRAMING AS PER NELSON PINE STUD CHARTS - LOWER OF 2 STOREY
INTERNAL NON LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
INTERNAL LOAD BEARING WALL FRAMING UP TO 2.4m - 90 x 45 LVL8 H1.2 @ 600mm CRS, NOGS @ 1350mm CRS
EXTERNAL WALL FRAMING UP TO 3.0m - 140 x 45 LVL8 H1.2 @ 600mm CRS



JHETGL30 FIREWALL
(LINEA WEATHERBOARD CLADDING ON TIMBER CAVITY BATTENS & FIRE RETARDANT UNDERLAY WITH 10mm GIB FYRELINE TO WALL INTERIOR)
GWTLE30 FIREWALL BELOW CEILING HEIGHT
(10mm GIB WEATHERLINE EXTERNALLY 10mm GIB FYRELINE INTERNALLY)
GWTLP30 FIREWALL ABOVE CEILING HEIGHT
(10mm GIB WEATHERLINE EXTERNALLY AND INTERNALLY)
GBTLAB 60b INTERTENANCY FIREWALL
(10mm GIB BRACELINE OR NOISELINE EITHER SIDE)
GBUC 30 FIRE RATED CEILING
(16mm GIB FYRELINE)

1 0 1 2 3 4 5m

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ADNZ Professional Member

Owner's signature _____
Date _____
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client: HWANG & YU
Wind Zone: HIGH AS PER BRANZ WEBSITE
site address: 1 DIP ROAD, HANLEYS FARM, QUEENSTOWN
Lot 828, DP 619800

job no:	scale:	sheet:
NZ67-39	1:50, 1:100	42

drawn: AKC
checked: AKC
date: 30/09/2026

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Cross Section E

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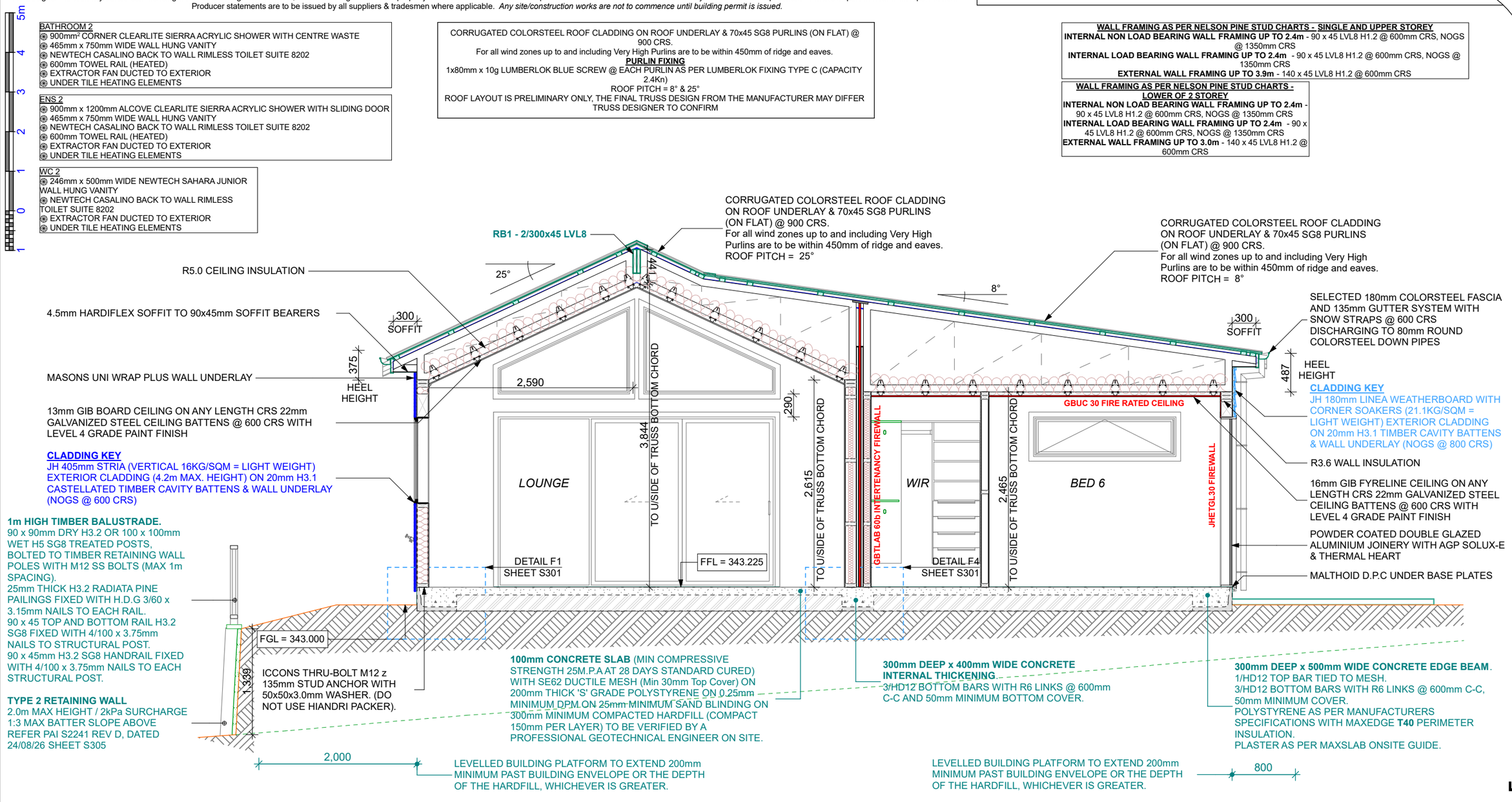
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Owner's signature _____ *Date* _____
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AKC	AKC	30/09/2026

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Cross Section F

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Notes:





NORTH Elevation - RETAINING 1:100



WEST Elevation - RETAINING 1:100

Elevations 3 - Retaining

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Owner's signature

Date

GJ Gardner Homes' signature

Date

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NZ67-39	1:100	90

drawn: AKC

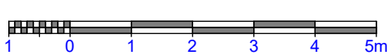
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