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04/08/2025

STAGE 5

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SITE & GENERAL DRAWINGS - STAGE 5

AA-000	D	COVER PAGE MASTER
AA-005	C	STAGE 5 DRAWING LIST
AA-010	E	DRAWING LEGEND
AA-100	F	SITE PLAN - EXISTING
AA-101	G	SITE PLAN GROUND FLOOR
AA-102	G	SITE PLAN FIRST FLOOR
AA-104	G	SITE STAGING PLAN
AA-110	H	UNIT VARIATION PLAN
AA-111	E	HIGHLAND TERRACE UNIT VARIATIONS
AA-115	E	SITE PLAN FOUNDATION / LEVELS
AA-301	C	SITE ELEVATIONS - STAGE 5
AA-500	E	TYPICAL EXTERNAL WALL DETAILS
AA-501	E	TYPICAL EXTERNAL WALL DETAILS
AA-502	E	TYPICAL WALL TYPE JUNCTIONS
AA-503	E	TYPICAL EXTERNAL WALL DETAILS
AA-504	E	TYPICAL EXTERNAL WALL DETAILS
AA-505	E	TYPICAL EXTERNAL WALL DETAILS
AA-506	D	TYPICAL BALLOON FRAMING DETAIL
AA-507	E	TYPICAL SOLID ENTRY DOOR DETAILS
AA-510	E	TYPICAL SLIDING DOOR DETAILS
AA-512	E	TYPICAL AWNING WINDOW DETAILS
AA-513	E	TYPICAL AWNING WINDOW DETAILS
AA-514	E	TYPICAL AWNING WINDOW DETAILS
AA-520	C	TYPICAL FOUNDATION DETAILS
AA-521	C	TYPICAL FOUNDATION DETAILS
AA-523	A	TERRACE FOUNDATION DETAIL
AA-524	A	TERRACE FOUNDATION DETAIL
AA-525	B	TYPICAL FOUNDATION DETAILS
AA-530	E	WALL DETAILS - CLADDING PENETRATIONS
AA-531	E	WALL DETAILS - CLADDING PENETRATIONS
AA-541	D	TYPICAL SKYLIGHT DETAILS
AA-710	D	STAIR DETAILS
AA-730	D	KITCHEN VT1 - PLAN
AA-731	D	KITCHEN VT1 - ELEVATIONS
AA-732	D	KITCHEN VT1 - SECTIONS
AA-750	E	JOINERY DETAILS

TERRACE TYPE T1 - T.U.C.X

AT1-100	D	TERRACE TYPE T.U.C.X - TYPICAL SITE PLAN
AT1-210	F	TERRACE TYPE T.U.C.X - WALL TYPE & SETOUT PLAN
AT1-220	B	TERRACE TYPE T.U.C.X - SLAB PLAN
AT1-230	E	TERRACE TYPE T.U.C.X - FLOOR AND WALL FINISHES PLAN
AT1-240	C	TERRACE TYPE T.U.C.X - REFLECTED CEILING PLANS
AT1-280	E	TERRACE TYPE T.U.C.X - ROOF & ROOF FRAMING PLANS
AT1-290	E	TERRACE TYPE T.U.C.X - ELECTRICAL PLANS
AT1-295	E	TERRACE TYPE T.U.C.X - PLUMBING PLANS
AT1-296	C	TERRACE TYPE T.U.C.X - PLUMBING SCHEMATIC
AT1-300	E	TERRACE TYPE T.U.C.X - ELEVATIONS
AT1-310	C	TERRACE TYPE T.U.C.X - ELEVATIONS BATHROOM
AT1-311	C	TERRACE TYPE T.U.C.X - ELEVATIONS BATHROOM
AT1-400	E	TERRACE TYPE T.U.C.X - SECTIONS
AT1-500	C	TERRACE DETAIL NOTES
AT1-501	B	TERRACE DETAIL SYSTEMS
AT1-505	C	DETAILS
AT1-507	B	DETAILS
AT1-508	B	DETAILS
AT1-550	B	TERRACE INTERIOR DETAILS
AT1-551	B	TERRACE INTERIOR DETAILS
AT1-600	D	TERRACE TYPE T.U.C.X - DOOR SCHEDULE- EXTERNAL
AT1-601	D	TERRACE TYPE T.U.C.X - DOOR SCHEDULE- INTERNAL
AT1-602	A	TERRACE TYPE T.U.C.X - DOOR SCHEDULE- INTERNAL
AT1-610	D	TERRACE TYPE T.U.C.X - WINDOW SCHEDULE
AT1-700	C	TERRACE TYPE T.U.C.X - STAIR

TERRACE TYPE T2 - T.U.C.W

AT2-100		TERRACE TYPE T.U.C.W - SITE PLAN	Refer to AT1- 100
AT2-210	F	TERRACE TYPE T.U.C.W - WALL TYPE & SETOUT PLAN	
AT2-220		TERRACE TYPE T.U.C.W - SLAB PLAN	Refer to AT1- 220
AT2-230	C	TERRACE TYPE T.U.C.W - FLOOR AND WALL FINISHES PLAN	
AT2-240		TERRACE TYPE T.U.C.W - REFLECTED CEILING PLANS	Refer to AT1- 240
AT2-280		TERRACE TYPE T.U.C.W - ROOF & ROOF FRAMING PLANS	Refer to AT1- 290
AT2-290	F	TERRACE TYPE T.U.C.W - ELECTRICAL PLANS	Designer
AT2-295		TERRACE TYPE T.U.C.W - PLUMBING PLANS	Refer to AT1- 295
AT2-296		TERRACE TYPE T.U.C.W - PLUMBING SCHEMATIC	Refer to AT1- 296
AT2-300	E	TERRACE TYPE T.U.C.W - ELEVATIONS	.
AT2-310		TERRACE TYPE T.U.C.W - ELEVATIONS BATHROOM	Refer to AT1- 310
AT2-311		TERRACE TYPE T.U.C.W - ELEVATIONS BATHROOM	Refer to AT1- 311
AT2-400	E	TERRACE TYPE T.U.C.W - SECTIONS	
AT2-600		TERRACE TYPE T.U.C.W - DOOR SCHEDULE - EXTERNAL	Refer to AT1- 610
AT2-601		TERRACE TYPE T.U.C.W - DOOR SCHEDULE- INTERNAL	Refer to AT1-601
AT2-602		TERRACE TYPE T.U.C.W - DOOR SCHEDULE- INTERNAL	Refer to AT1- 602
AT2-610	D	TERRACE TYPE T.U.C.W - WINDOW SCHEDULE	Read in conjunction with AT1-610
AT2-700		TERRACE TYPE T.U.C.W - STAIR	Refer to AT1- 700

TERRACE TYPE T3 - T.D.C.X

AT3-100		TERRACE TYPE T.D.C.X - SITE PLAN	Refer to AT1- 100
AT3-210		TERRACE TYPE T.D.C.X - WALL TYPE & SETOUT PLAN	Refer to AT1- 100
AT3-220		TERRACE TYPE T.D.C.X - SLAB PLAN	Refer to AT1- 220
AT3-230		TERRACE TYPE T.D.C.X - FLOOR AND WALL FINISHES PLAN	Refer to AT1- 220
AT3-240		TERRACE TYPE T.D.C.X - REFLECTED CEILING PLANS	Refer to AT1- 240
AT3-280	E	TERRACE TYPE T.D.C.X - ROOF & ROOF FRAMING PLANS	
AT3-290		TERRACE TYPE T.D.C.X - ELECTRICAL PLANS	Refer to AT1- 290
AT3-295		TERRACE TYPE T.D.C.X - PLUMBING PLANS	Refer to AT1- 296
AT3-296		TERRACE TYPE T.D.C.X - PLUMBING SCHEMATIC	Refer to AT1- 296
AT3-300	E	TERRACE TYPE T.D.C.X - ELEVATIONS	.
AT3-310		TERRACE TYPE T.D.C.X - ELEVATIONS BATHROOM	Refer to AT1- 310
AT3-311		TERRACE TYPE T.D.C.X - ELEVATIONS BATHROOM	Refer to AT1- 311
AT3-400	D	TERRACE TYPE T.D.C.X - SECTIONS	
AT3-600		TERRACE TYPE T.D.C.X - DOOR SCHEDULE - EXTERNAL	Refer to AT1- 600
AT3-601		TERRACE TYPE T.D.C.X - DOOR SCHEDULE - INTERNAL	Refer to AT1- 601
AT3-602		TERRACE TYPE T.D.C.X - DOOR SCHEDULE- INTERNAL	Refer to AT1- 602
AT3-610		TERRACE TYPE T.D.C.X - WINDOW SCHEDULE	Refer to AT1- 610
AT3-700		TERRACE TYPE T.D.C.X - STAIRS	Refer to AT1- 700

TERRACE TYPE T4 - T.D.R.X

AT4-100		TERRACE TYPE T.D.R.X - SITE PLAN	Refer to AT1- 100
AT4-210		TERRACE TYPE T.D.R.X - WALL TYPE & SETOUT PLAN	Refer to AT1- 210
AT4-220		TERRACE TYPE T.D.R.X - SLAB PLAN	Refer to AT1- 220
AT4-230		TERRACE TYPE T.D.R.X - FLOOR AND WALL FINISHES PLAN	Refer to AT1- 220
AT4-240		TERRACE TYPE T.D.R.X - REFLECTED CEILING PLANS	Refer to AT1- 240
AT4-280		TERRACE TYPE T.D.R.X - ROOF & ROOF FRAMING PLANS	Refer to AT3- 280
AT4-290		TERRACE TYPE T.D.R.X - ELECTRICAL PLANS	Refer to AT1- 290
AT4-295		TERRACE TYPE T.D.R.X - PLUMBING PLANS	Refer to AT1- 295
AT4-296		TERRACE TYPE T.D.R.X - PLUMBING SCHEMATIC	Refer to AT1- 296
AT4-300	D	TERRACE TYPE T.D.R.X - ELEVATIONS	
AT4-310		TERRACE TYPE T.D.R.X - ELEVATIONS BATHROOM	Refer to AT1- 310
AT4-311		TERRACE TYPE T.D.R.X - ELEVATIONS BATHROOM	Refer to AT1- 311
AT4-400		TERRACE TYPE T.D.R.X - SECTION	Refer to AT3- 400
AT4-600		TERRACE TYPE T.D.R.X - DOOR SCHEDULE - EXTERNAL	Refer to AT1- 600
AT4-601		TERRACE TYPE T.D.R.X - DOOR SCHEDULE- INTERNAL	Refer to AT1- 601
AT4-602		TERRACE TYPE T.D.R.X - DOOR SCHEDULE- INTERNAL	Refer to AT1- 602
AT4-610		TERRACE TYPE T.D.R.X - WINDOW SCHEDULE	Refer to AT1- 610
AT4-700		TERRACE TYPE T.D.R.X - STAIR	Refer to AT1- 700

TERRACE TYPE T5 - T.D.W.X

AT5-100		TERRACE TYPE T.D.W.X - SITE PLAN	Refer to AT1- 100
AT5-210		TERRACE TYPE T.D.W.X - WALL TYPE & SETOUT PLAN	Refer to AT1- 210
AT5-220		TERRACE TYPE T.D.W.X - SLAB PLAN	Refer to AT1- 220
AT5-230		TERRACE TYPE T.D.W.X - FLOOR AND WALL FINISHES PLAN	Refer to AT1- 220
AT5-240		TERRACE TYPE T.D.W.X - REFLECTED CEILING PLANS	Refer to AT1- 240
AT5-280		TERRACE TYPE T.D.W.X - ROOF & ROOF FRAMING PLANS	Refer to AT3- 280
AT5-290		TERRACE TYPE T.D.W.X - ELECTRICAL PLANS	Refer to AT1- 290
AT5-295		TERRACE TYPE T.D.W.X - PLUMBING PLANS	Refer to AT1- 295
AT5-296		TERRACE TYPE T.D.W.X - PLUMBING SCHEMATIC	Refer to AT1- 296
AT5-300	E	TERRACE TYPE T.D.W.X - ELEVATIONS	
AT5-310		TERRACE TYPE T.D.W.X - ELEVATIONS BATHROOM	Refer to AT1- 310
AT5-311		TERRACE TYPE T.D.W.X - ELEVATIONS BATHROOM	Refer to AT1- 311
AT5-400		TERRACE TYPE T.D.W.X - SECTIONS	Refer to AT3- 400
AT5-600		TERRACE TYPE T.D.W.X - DOOR SCHEDULE - EXTERNAL	Refer to AT1- 600
AT5-601		TERRACE TYPE T.D.W.X - DOOR SCHEDULE - INTERNAL	Refer to AT1- 601
AT5-602		TERRACE TYPE T.D.W.X - DOOR SCHEDULE- INTERNAL	Refer to AT1- 602
AT5-610		TERRACE TYPE T.D.W.X - WINDOW SCHEDULE	Refer to AT1- 610
AT5-700		TERRACE TYPE T.D.W.X - STAIR	Refer to AT1- 700

0 5 10 20 30 50 mm

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STAGE 5 DRAWING LIST

NO.	DESCRIPTION	DATE
C	BC RFI 01	17.04.25
B	Tender	03.02.25
A	Building Consent	19.12.24

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AA-005

REV.C

PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:07:21 PM**

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DRAWING LEGEND

ARCHITECTURAL DRAWING LEGEND

The information contained on this page outlines Designgroup Stapleton Elliott standard annotations, abbreviations and symbols as used in this documentation set.

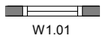
ABBREVIATIONS

AP	Access panel
BDL	Building datum level
COS	Check on site
CS	Cleaners Sink
D	Data outlet
DP	Down pipe
ECP	Emergency Call Point
F	Fixed panel / fixed window
FHR	Fire hose reel
FR	Fridge
FRZ	Freezer
FW	Floor waste
GR	Grab rail
GT	Gully Trap
HR	Hand rail
M	Mirror
MW	Microwave
PB	Pin Board
P/C	Powder coat finish
PTD	Paper towel dispenser
RWH	Rain water head
SB	Splash back
SD	Service duct
SIM	Similar Detail
SJ	Seismic joint
SK	Skirting
SM	Shower Mixer
SPD	Soap dispenser
TBA	To be advised by Architect / Client
TBC	To be confirmed
TR	Towel rail
TPH	Toilet paper holder
UB	Under bench
VAN	Vanity
V	Vent
W	Window
WB	White board
WC	Toilet pan
WHB	Wash hand basin
(E)	Existing
(NIC)	Not in contract

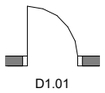
FLOOR PLAN - DRAWING LEGEND



New wall, note wall hatches for new walls vary depending on framing / construction refer to legend on floor plan for specific types



Window in plan with reference



Door in plan with reference

REFLECTED CEILING PLAN DRAWING LEGEND



Ceiling Level

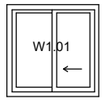
ELEVATIONS & SECTIONS



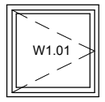
Fixed window in elevation with reference



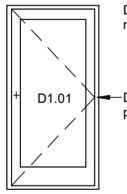
Awning window in elevation with reference



Sliding window in elevation with reference

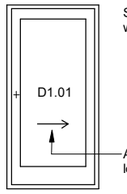


Casement window in elevation with reference



Door in elevation with reference

Door opening reference points of hinge point

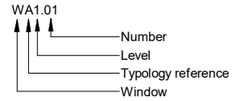


Sliding door in elevation with reference

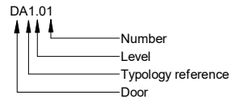
Arrow points to retracted location

REFERENCE ANNOTATIONS

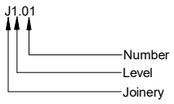
Window Number
Refer window schedule



Door Number
Refer door schedule

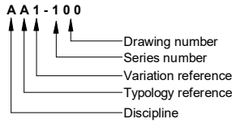


Joinery Number
Refer Joinery Drawings



DRAWING SHEET NUMBERING

DGSE Drawing numbering is as follows:



Discipline:

AA Architecture

Drawing Series Numbering:

000 Series	Cover sheet
100 Series	Site
200 Series	Floor Plan
300 Series	Elevations
400 Series	Sections
500 Series	Details
600 Series	Schedule
700 Series	Joinery

SCALE CONVERSIONS

DGSE drawings are designed to be viewed at both A3 and A1. Scales annotated on drawings are at A3 and need to be halved when viewed at A1. Typical scale conversions:

A3 Scale	A1 Printed
1:2	1:1
1:5	1:2.5
1:10	1:5
1:20	1:10
1:50	1:25
1:100	1:50
1:200	1:100
1:500	1:250
1:1000	1:500

GENERAL NOTES

1. Contractor to report any apparent discrepancy to the Client for interpretation prior to the affected work proceeding.
2. These drawings are to be read in conjunction with all other contract documents including specifications.

GENERAL LEGEND



North Point



Floor Level indicator



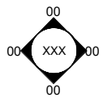
Sheet Revision annotation, X denotes revision number



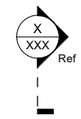
Material annotation, XXX denotes reference to legend on sheet



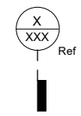
Interior elevation references, 00 denotes elevations number, XXX denotes drawing sheet on which section is shown



Exterior elevation references, X denotes section number, XXX denotes drawing sheet on which section is shown



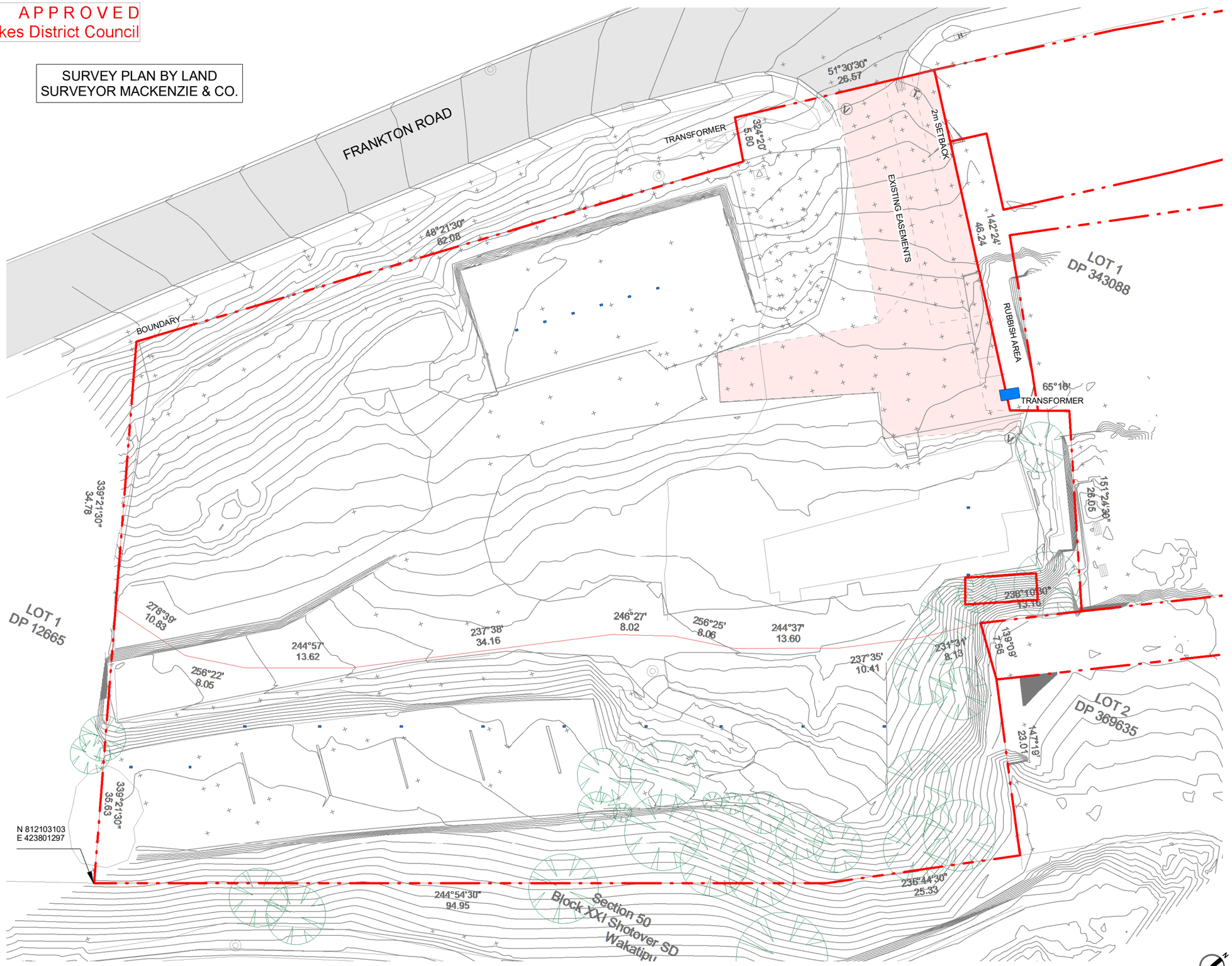
Building section references, X denotes section number, XXX denotes drawing sheet on which section is shown



Detail section references, X denotes section number, XXX denotes drawing sheet on which section is shown

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SURVEY PLAN BY LAND
SURVEYOR MACKENZIE & CO.



0 5 10 20 30 50 mm

Site - Existing Site Plan

SCALE @ A3 - 1 : 500

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SITE PLAN - EXISTING

NO.	DESCRIPTION	DATE
F	BC RFI 02	04.08.25
E	Building Consent Stage 6A	23.05.25
D	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

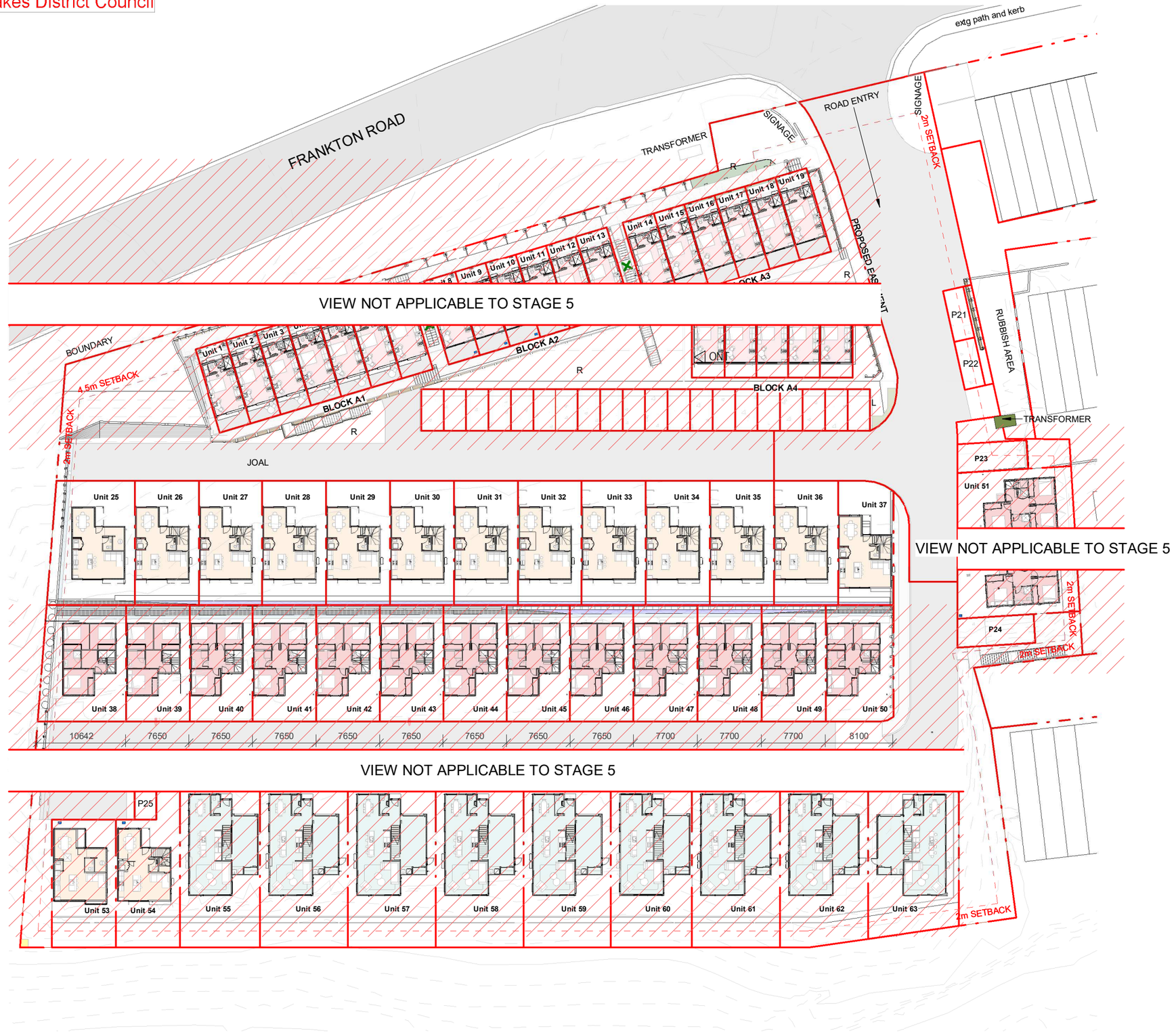
AA-100

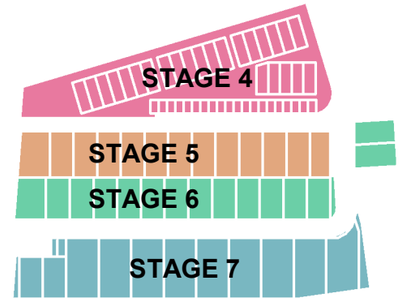
REV.**F**

PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:07:30 PM**

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	Alpine Studios Dual Key Studios	**24**
	Highland Terraces 3BR (downstairs living)	**15**
	The Villas 3BR (upstairs living)	**15**
	Lakehouses 4BR + Garage	**9**
	Total	**63**

G *Key updated for staging update*

0 5 10 20 30 50 mm

Site Plan - Ground Floor

SCALE @ A3 - 1 : 500

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Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Wellington	+64 4 920 0032	wn@dgse.co.nz
Queenstown	+64 3 568 8411	qt@dgse.co.nz

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SITE PLAN GROUND FLOOR

NO.	DESCRIPTION	DATE
G	BC RFI 02	04.08.25
F	Buildin Consent Units 51 and 52	24.06.25
E	Building Consent Stage 6A	23.05.25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

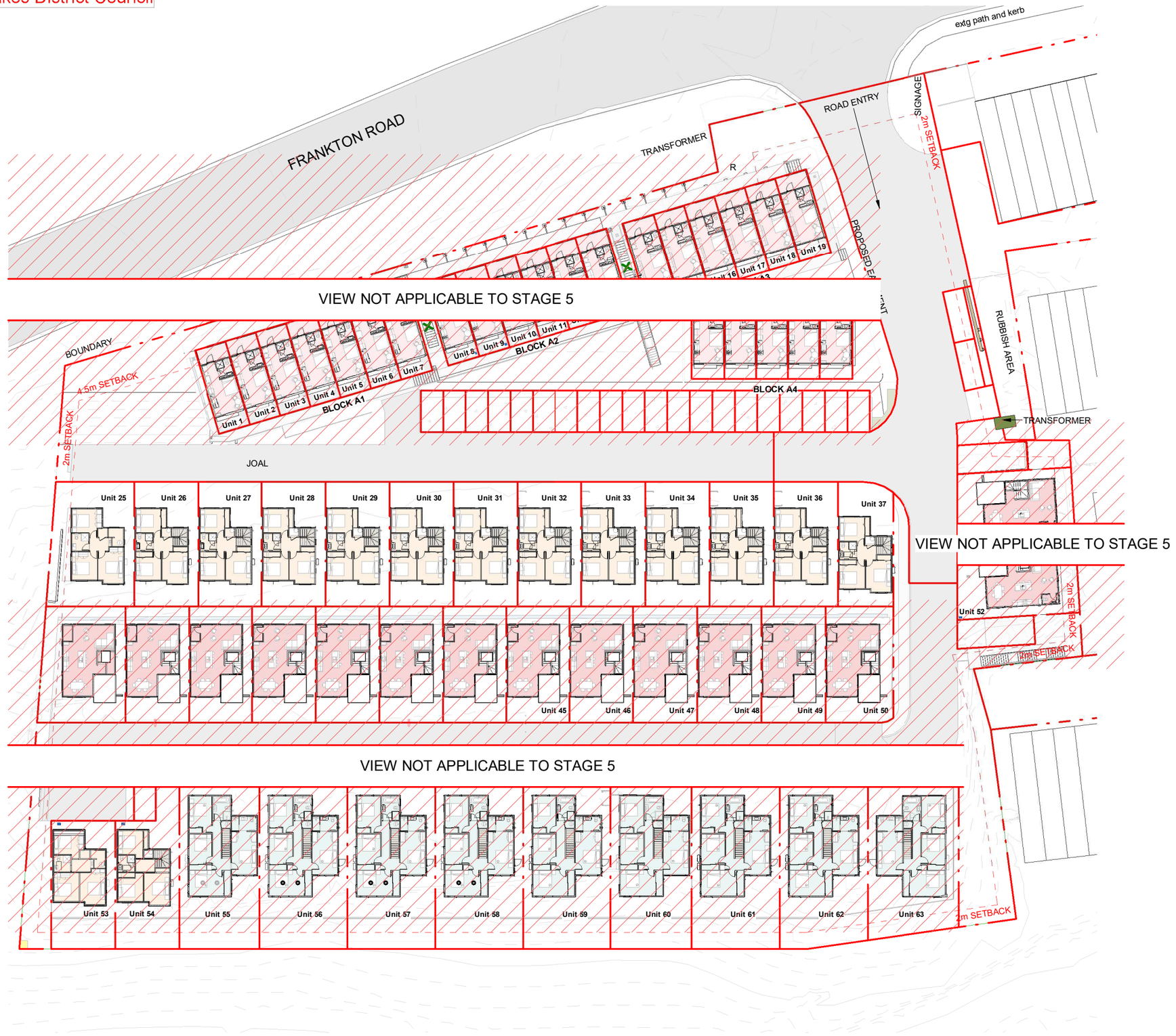
AA-101

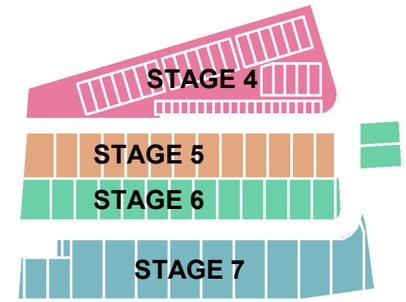
REV.**G**

PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:16:02 PM**

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	Alpine Studios Dual Key Studios	**24**
	Highland Terraces 3BR (downstairs living)	**15**
	The Villas 3BR (upstairs living)	**15**
	Lakehouses 4BR + Garage	**9**
	Total	**63**

G *Key updated for staging update*

0 5 10 20 30 50 mm

Site Plan - First Floor

SCALE @ A3 - 1 : 500

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SITE PLAN FIRST FLOOR

NO.	DESCRIPTION	DATE
G	BC RFI 02	04.08.25
F	Buildin Consent Units 51 and 52	24.06.25
E	Building Consent Stage 6A	23.05.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

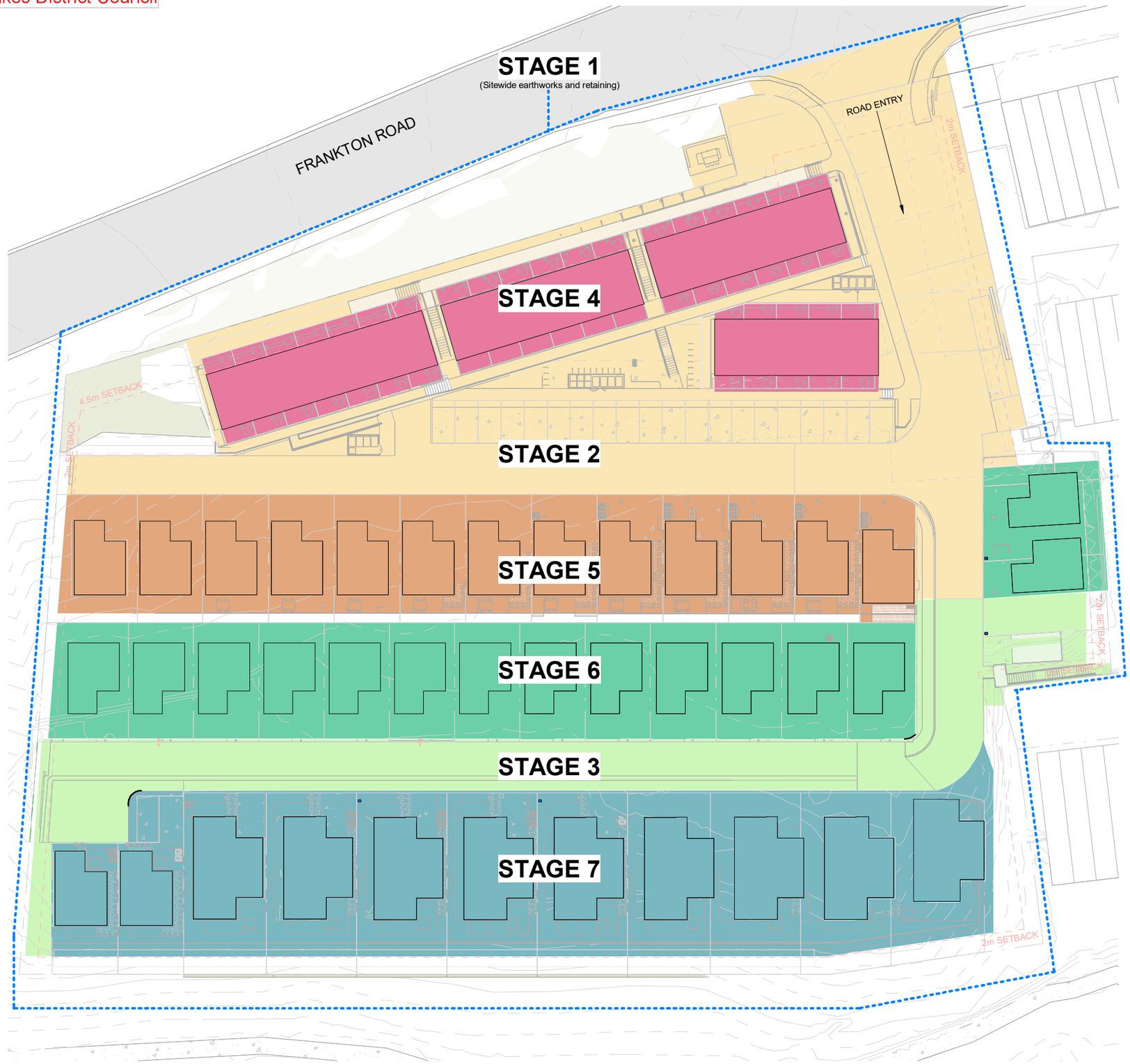
AA-102

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PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:16:21 PM**

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CONSTRUCTION STAGING

STAGE 1 – Earthworks and retaining sitewide

STAGE 2 – Drainage and roading top terrace
Stage 8a – Landscaping top terrace

STAGE 3 - Drainage and roading bottom terrace
Stage 8B – Landscaping bottom terrace

STAGE 4 - Lots 1-24
Architecture & Lot Landscape

STAGE 5 – Lots 25-37
Architecture & Lot Landscape

STAGE 6 – Lots 38-52
Architecture & Lot Landscape

STAGE 7 – Lots 53-63
Architecture & Lot Landscape

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SITE STAGING PLAN

NO.	DESCRIPTION	DATE
G	BC RFI 02	04.08.25
F	Building Consent Stage 6A	23.05.25
E	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AA-104

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PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:08:29 PM**

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FLOOR PLAN - UNIT TYPES

SCALE @ A3 - 1 : 500

UNIT CODE LEGEND

T.U.C.X
- T: Typology Type
- U: Roof Orientation (towards lake)
- C: Cladding Type
- X: Window Setout

Typology Type:

A: Alpine Cabins (dual key)
L: Lakehouses
T: Highland Terraces
V: Villa
VR: Reflected Villa

Roof Orientation:

D: Down
U: Up

Cladding Type:

C: Render finish (ground) & Cedar cladding (first floor)
R: Render finish ground & first floor
W: Cedar cladding ground & first floor

Window Setout:

X: Typical window setout
E: Change in balustrade type on East elevation
N: Window modification on North elevation
S: Additional windows on South elevation
W: Additional windows on West elevation

UNIT TYPES SCHEDULE

Unit Number	Unit Type	Typology Code	Roof Orientation	Cladding Type	Window Setout	Cedar Cladding Colour (STAIN TO BE CONFIRMED)
1-7	ALPINE CABINS (7 x 2 BED DUAL KEY)	A1	-	-	-	Refer to Elevations
8-13	ALPINE CABINS (6 x 2 BED DUAL KEY)	A2	-	-	-	Refer to Elevations
14-19	ALPINE CABINS (6 x 2 BED DUAL KEY)	A3	-	-	-	Refer to Elevations
20-24	ALPINE CABINS (5 x 2 BED DUAL KEY)	A4	-	-	-	Refer to Elevations
25	HIGHLAND TERRACES (3 BED)	T	U	C	W	Mid (Wood-X Veil)
26	HIGHLAND TERRACES (3 BED)	T	D	C	X	Mid (Wood-X Veil)
27	HIGHLAND TERRACES (3 BED)	T	U	C	X	Graphite (Wood-X Flint)
28	HIGHLAND TERRACES (3 BED)	T	D	R	X	Graphite (Wood-X Flint)
29	HIGHLAND TERRACES (3 BED)	T	D	R	X	Graphite (Wood-X Flint)
30	HIGHLAND TERRACES (3 BED)	T	U	C	X	Graphite (Wood-X Flint)
31	HIGHLAND TERRACES (3 BED)	T	D	W	X	Graphite (Wood-X Flint)
32	HIGHLAND TERRACES (3 BED)	T	U	C	X	Mid (Wood-X Veil)
33	HIGHLAND TERRACES (3 BED)	T	U	C	X	Graphite (Wood-X Flint)
34	HIGHLAND TERRACES (3 BED)	T	D	R	X	Graphite (Wood-X Flint)
35	HIGHLAND TERRACES (3 BED)	T	U	C	X	Mid (Wood-X Veil)
36	HIGHLAND TERRACES (3 BED)	T	D	W	X	Graphite (Wood-X Flint)
37	HIGHLAND TERRACES (3 BED)	T	U	C	X	Graphite (Wood-X Flint)
38	VILLAS (3 BED) (LIVING UPSTAIRS)	V	U	C	W	Mid (Wood-X Veil)
39	VILLAS (3 BED) (LIVING UPSTAIRS)	V	U	C	X	Graphite (Dryden Ironsand)
40	VILLAS (3 BED) (LIVING UPSTAIRS)	V	D	C	X	Mid (Wood-X Veil)
41	VILLAS (3 BED) (LIVING UPSTAIRS)	V	U	C	X	Mid (Wood-X Veil)
42	VILLAS (3 BED) (LIVING UPSTAIRS)	V	U	C	X	Graphite (Dryden Ironsand)
43	VILLAS (3 BED) (LIVING UPSTAIRS)	V	D	C	X	Mid (Dryden Slate)
44	VILLAS (3 BED) (LIVING UPSTAIRS)	V	U	R	X	Mid (Dryden Slate)
45	VILLAS (3 BED) (LIVING UPSTAIRS)	V	U	C	X	Mid (Wood-X Veil)
46	VILLAS (3 BED) (LIVING UPSTAIRS)	V	U	C	X	Graphite (Wood-X Flint)
47	VILLAS (3 BED) (LIVING UPSTAIRS)	V	D	C	X	Graphite (Wood-X Flint)
48	VILLAS (3 BED) (LIVING UPSTAIRS)	V	D	C	X	Mid (Wood-X Veil)
49	VILLAS (3 BED) (LIVING UPSTAIRS)	V	U	R	X	Mid (Wood-X Veil)
50	VILLAS (3 BED) (LIVING UPSTAIRS)	V	U	C	E	Mid (Wood-X Veil)
51	VILLAS (3 BED) (LIVING UPSTAIRS)	VR	U	C	S	Mid (Wood-X Veil)
52	VILLAS (3 BED) (LIVING UPSTAIRS)	VR	U	C	S	Mid (Wood-X Veil)
53	HIGHLAND TERRACES (3 BED)	T	U	C	W	Mid (Wood-X Veil)
54	HIGHLAND TERRACES (3 BED)	T	U	C	X	Light (Wood-X Damper)
55	LAKEHOUSES (4 BED)	L	-	C	F	Half Graphite (Wood-X Flint)
56	LAKEHOUSES (4 BED)	L	-	C	X	Light (Wood-X Damper)
57	LAKEHOUSES (4 BED)	L	-	C	X	Half Graphite (Wood-X Flint)
58	LAKEHOUSES (4 BED)	L	-	C	X	Varied (Wood-X Damper and Wood-X Flint)
59	LAKEHOUSES (4 BED)	L	-	C	X	Light (Wood-X Damper)
60	LAKEHOUSES (4 BED)	L	-	C	F	Half Graphite (Wood-X Flint)
61	LAKEHOUSES (4 BED)	L	-	C	X	Half Graphite (Wood-X Flint)
62	LAKEHOUSES (4 BED)	L	-	C	X	Light (Wood-X Damper)
63	LAKEHOUSES (4 BED)	LR	-	C	X	Varied (Wood-X Damper and Wood-X Flint)

N

0 5 10 20 30 50 mm

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UNIT VARIATION PLAN

NO.	DESCRIPTION	DATE
H	BC RFI 02	04.08.25
G	Buildin Consent Units 51 and 52	24.06.25
F	Building Consent Stage 6A	23.05.25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AA-110

REV.H

PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:08:36 PM**

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TERRACE UNIT

T 15 Units



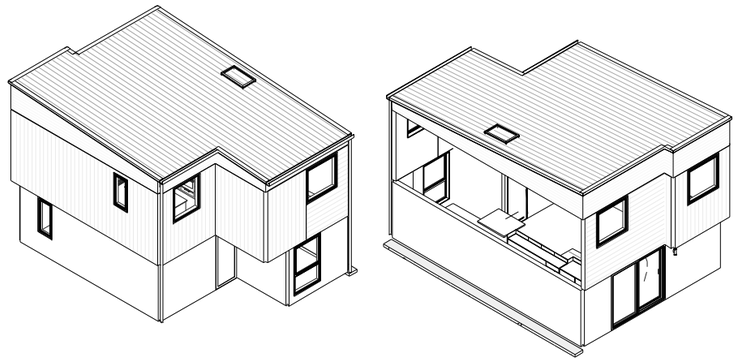
Terrace Elevation NORTH



Terrace Elevation SOUTH

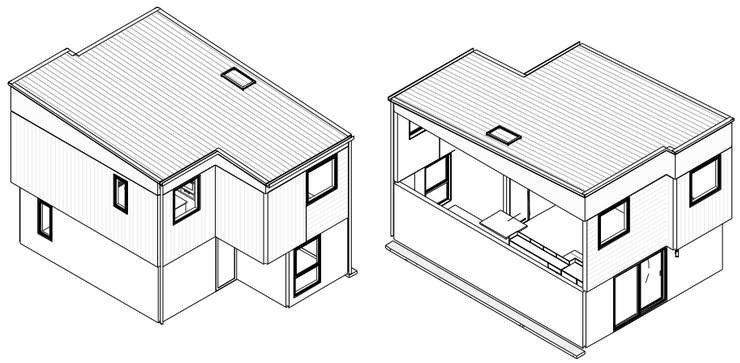
ROOF ANGLE OPTIONS

U 9 Units



3D - TERRACES - Roof up towards lake - A

D 6 Units



3D - TERRACES - Roof down towards lake - A

CLADDING OPTIONS

C CEDAR FIRST FLOOR

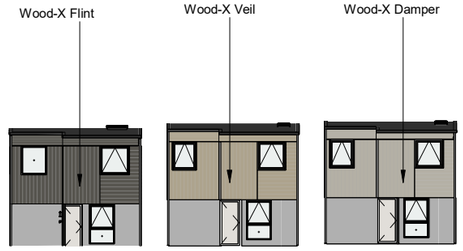
W FULL WOOD

R RENDERED



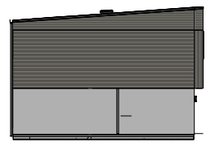
CEDAR STAIN OPTIONS

Wood-X Flint | Wood-X Veil | Wood-X Damper



SIDE WINDOW OPTIONS

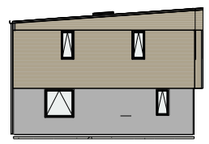
X



Terrace Typical West

13 Units

W



Terrace West Windows

2 Units

VARIATION CODE

T.U.C.X = T1
T.U.C.W = T2
T.D.C.X = T3
T.D.R.X = T4
T.D.W.X = T5

0 5 10 20 30 50 mm

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HIGHLAND TERRACE UNIT VARIATIONS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	BC RFI 01	17.04.25
C	Tender	03.02.25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

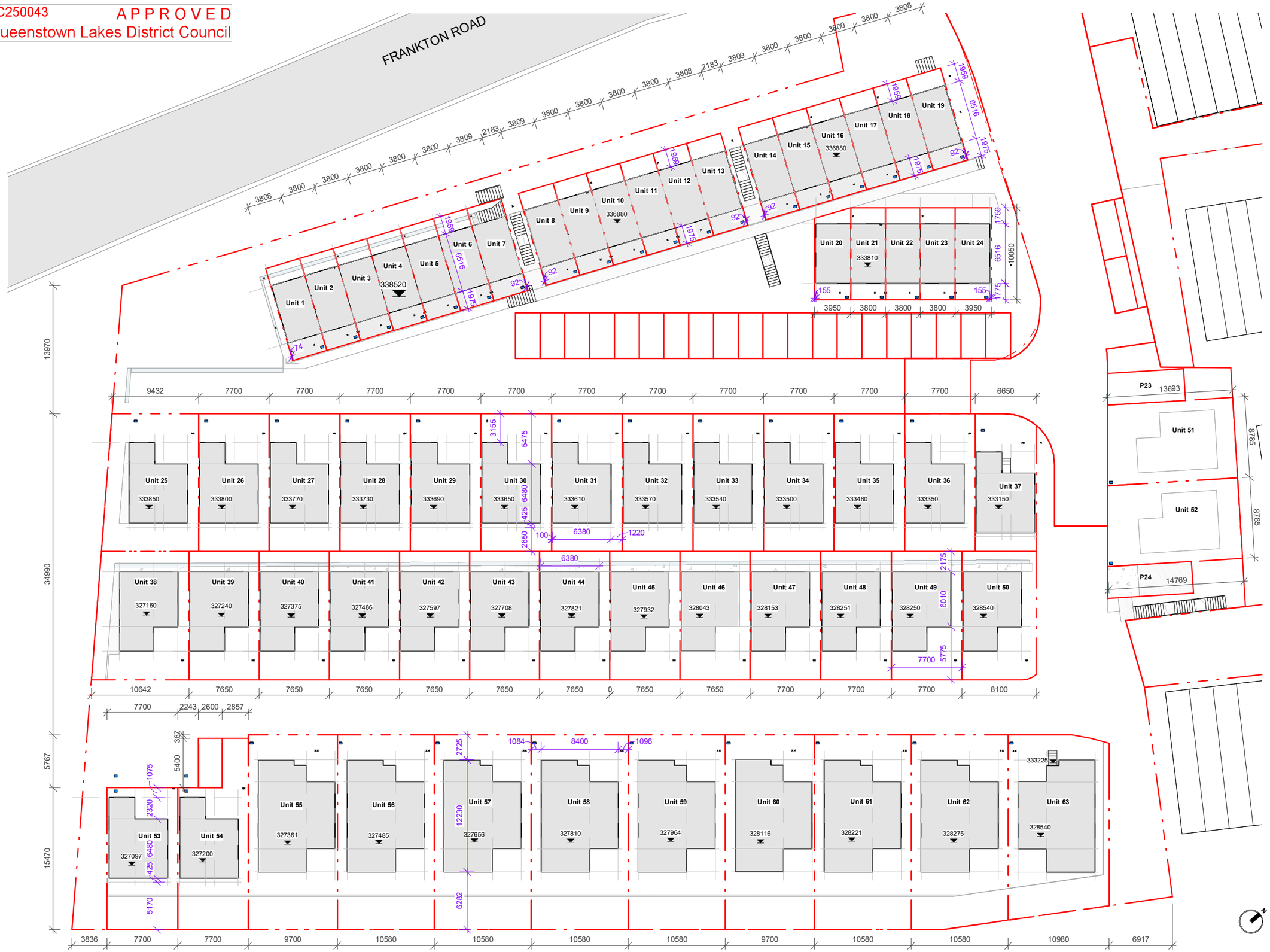
AA-111

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PROJECT No. **G591**

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SITE SETOUT
SCALE @ A3 -1 : 400

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SITE PLAN FOUNDATION / LEVELS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Buildin Consent Units 51 and 52	24.06.25
C	Building Consent Stage 6A	23.05.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AA-115

REV.**E**

PROJECT No. **G591**

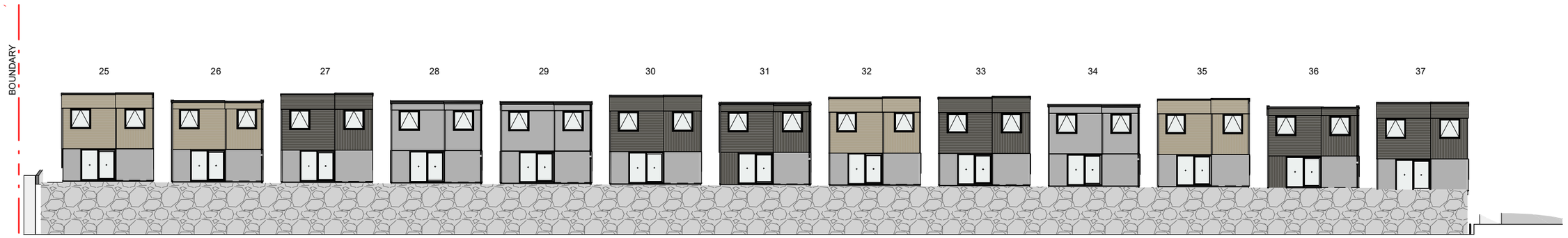
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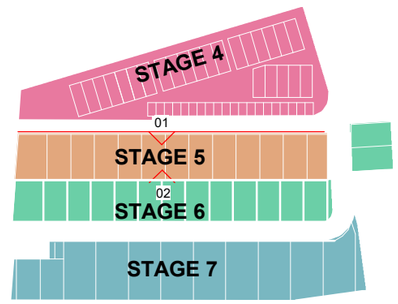
STAGE 5 - ELEVATION 01

SCALE @ A3 -1 : 300



STAGE 5 - ELEVATION 02

SCALE @ A3 -1 : 300



0 5 10 20 30 50 mm

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SITE ELEVATIONS - STAGE 5

NO.	DESCRIPTION	DATE
C	BC RFI 01	17.04.25
B	Tender	03.02.25
A	Building Consent	19.12.24

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

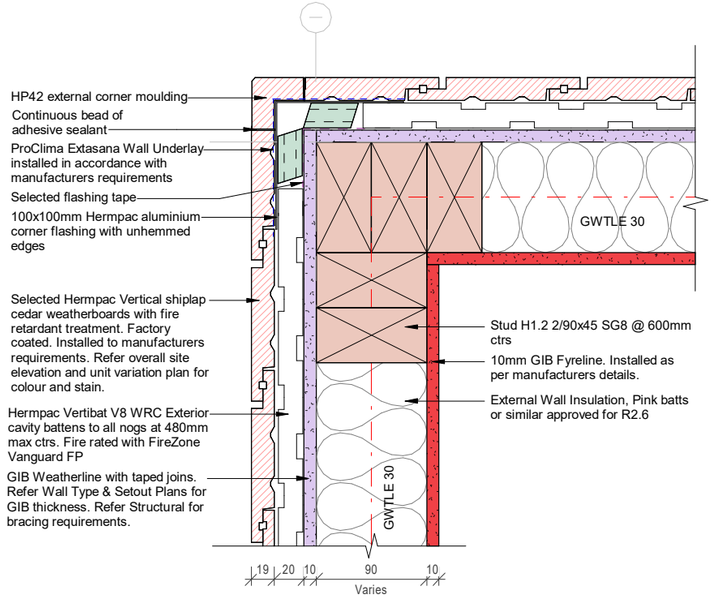
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REV.C

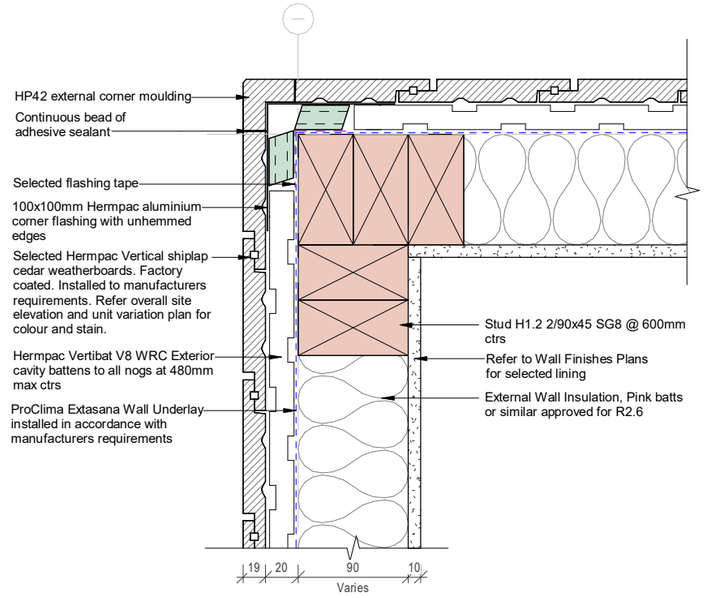
PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:09:25 PM**

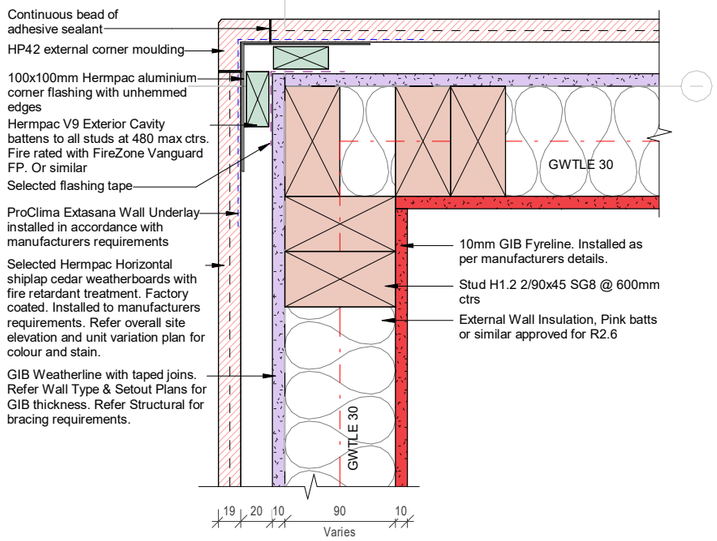
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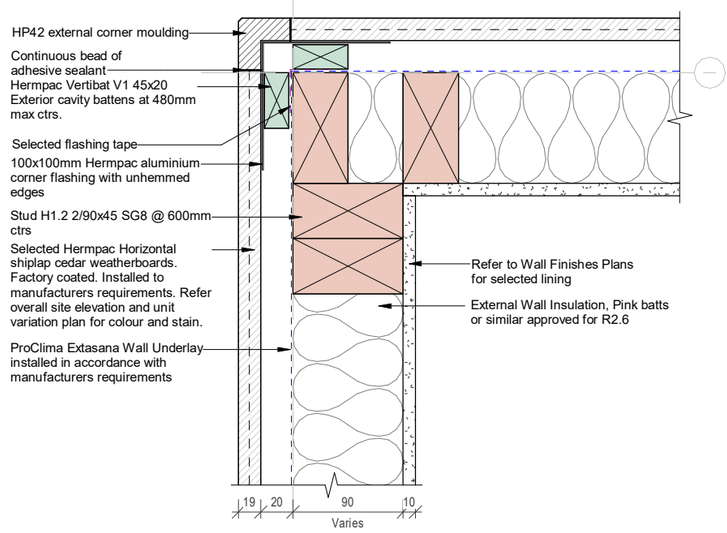
1 **Typical Vertical Cedar Ext Corner - Fire Rated**
SCALE @ A3 - 1 : 5



2 **Typical Vertical Cedar Ext Corner - Non-Fire Rated**
SCALE @ A3 - 1 : 5



3 **Typical Horizontal Cedar Ext Corner - Fire Rated**
SCALE @ A3 - 1 : 5



4 **Typical Horizontal Cedar Ext Corner - Non-Fire Rated**
SCALE @ A3 - 1 : 5

These are typical cladding details, refer to typology wall type plans and specific details for Weatherline vs Proclima requirements

Building Materials

BuildingWrap RAB: 10mm GIB weatherline

DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

FlashingTape: GIB Weatherline flashing tape and Weatherline sill tape

RoofUnderlay: Thermakraft Covertek 407 or similar

FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

DETAIL NOTES

1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 galvanized steel minimum.
3. All other fixings in closed environments and in roof spaces to be hot dipped galvanized steel.
4. All RAB joints to be taped as per manufacturers installation recommendations.
5. Tolerance to rough openings for doors & windows to be +10mm.
6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

E *Note updated*

CONSTRUCTION NOTES

E *Note updated*

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2, unless noted otherwise.
3. External wall studs to be 2/90x45mm@ 600mm crs max, unless noted otherwise.
4. All work is to comply with NZS 3604:2011, NZBC and other applicable standards and codes.
5. Unless noted otherwise wall framing is to the underside of the trusses/structure above.
6. Provide selected DPC between all timber and concrete/timber & steel.
7. In all situations where copper-bearing preservatives are used to achieve treatment levels to timber, fixings shall be galvanized steel (nails, staples, bolts, etc.)
8. LOSP treated plywood is not permitted.
9. All exposed fixings generally galvanized steel, unless noted otherwise.
10. All flashings are to be mechanically fixed.

FIRE NOTES

1. All fire linings to comply with Fire Engineering Report and manufacturers installation requirements in order to achieve minimum required fire rating
2. Allow for fire collars / dampers / protection for any penetration to fire-rated walls or floors
3. Allow for passive fire protection for all outlets in fire rated walls

This Drawing Contains Colour.
All Reproduction is to be in Colour.

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TYPICAL EXTERNAL WALL DETAILS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Building Consent Stage 6A	23.05.25
C	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AA-500

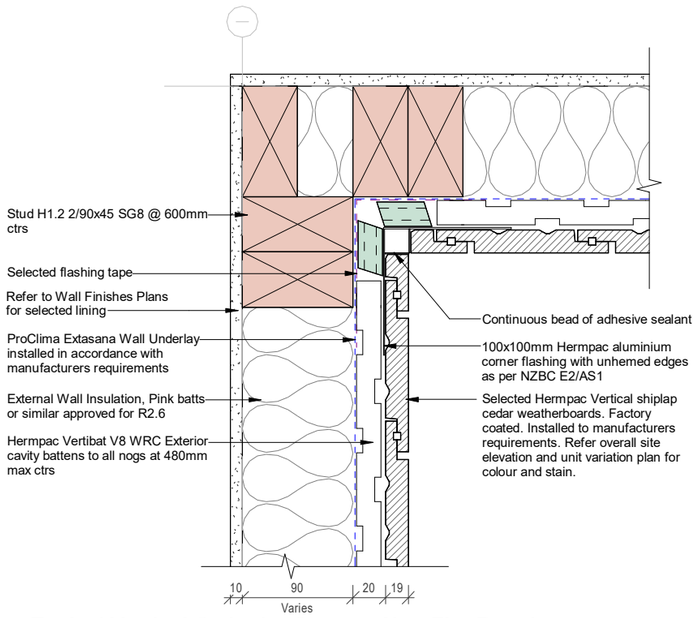
REV.**E**

PROJECT No. **G591**

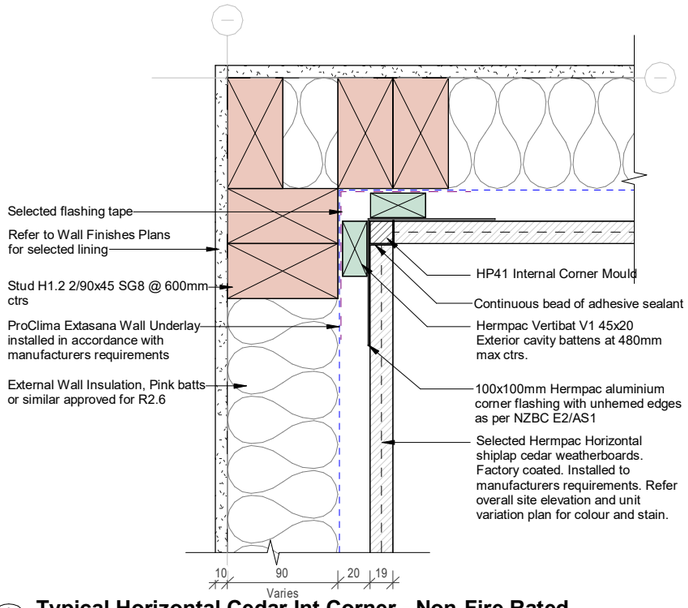
PLOT DATE. **4/08/2025 1:09:28 PM**

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These are typical cladding details, refer to typology wall type plans and specific details for Weatherline vs Proclima requirements



1 **Typical Vertical Cedar Int Corner - Non-Fire Rated**
SCALE @ A3 - 1 : 5



2 **Typical Horizontal Cedar Int Corner - Non-Fire Rated**
SCALE @ A3 - 1 : 5

Building Materials

BuildingWrap RAB: 10mm GIB weatherline

DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

FlashingTape: GIB Weatherline flashing tape and Weatherline sill tape

RoofUnderlay: Thermakraft Covertek 407 or similar

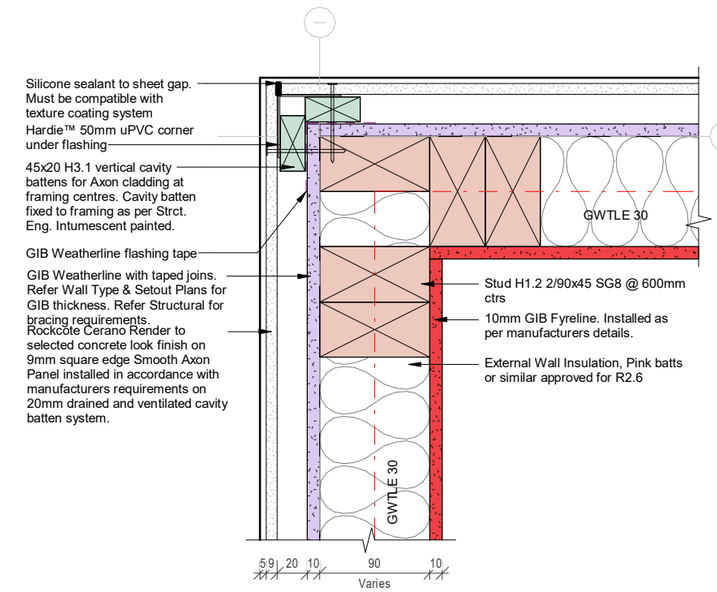
FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

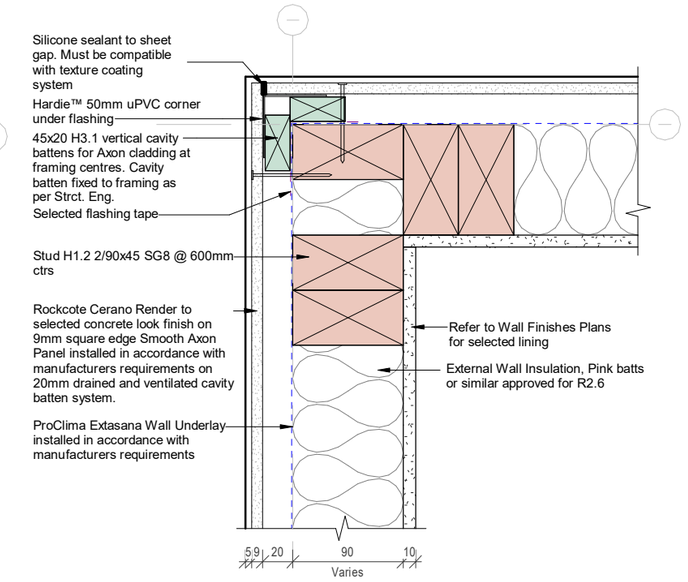
DETAIL NOTES

1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 galvanized steel minimum.
3. All other fixings in closed environments and in roof spaces to be hot dipped galvanized steel.
4. All RAB joints to be taped as per manufacturers installation recommendations.
5. Tolerance to rough openings for doors & windows to be +10mm.
6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

E *Note updated*

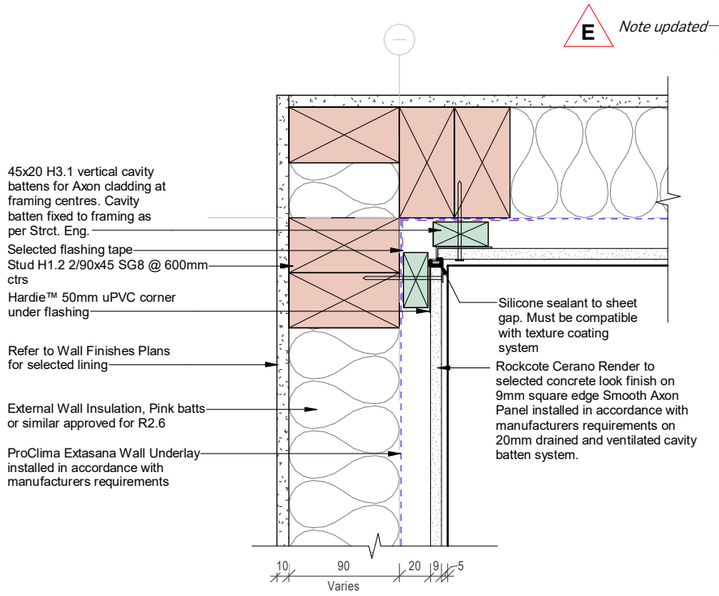


3 **Rockcote Ext Corner - Fire Rated**
SCALE @ A3 - 1 : 5



4 **Rockcote Ext Corner - Non-Fire Rated**
SCALE @ A3 - 1 : 5

E *Note updated*



5 **Typical Rockcote Int Corner - Non Fire Rated**
SCALE @ A3 - 1 : 5

CONSTRUCTION NOTES

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2, unless noted otherwise.
3. External wall studs to be 2/90x45mm@ 600mm crs max, unless noted otherwise.
4. All work is to comply with NZS 3604:2011, NZBC and other applicable standards and codes.
5. Unless noted otherwise wall framing is to the underside of the trusses/structure above.
6. Provide selected DPC between all timber and concrete/timber & steel.
7. In all situations where copper-bearing preservatives are used to achieve treatment levels to timber, fixings shall be galvanized steel (nails, staples, bolts, etc.)
8. LOSP treated plywood is not permitted.
9. All exposed fixings generally galvanized steel, unless noted otherwise.
10. All flashings are to be mechanically fixed.

FIRE NOTES

1. All fire linings to comply with Fire Engineering Report and manufacturers installation requirements in order to achieve minimum required fire rating
2. Allow for fire collars / dampers / protection for any penetration to fire-rated walls or floors
3. Allow for passive fire protection for all outlets in fire rated walls

This Drawing Contains Colour.
All Reproduction is to be in Colour.

0 5 10 20 30 50 mm

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FOR BC RFI 02

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TYPICAL EXTERNAL WALL DETAILS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Building Consent Stage 6A	23.05.25
C	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

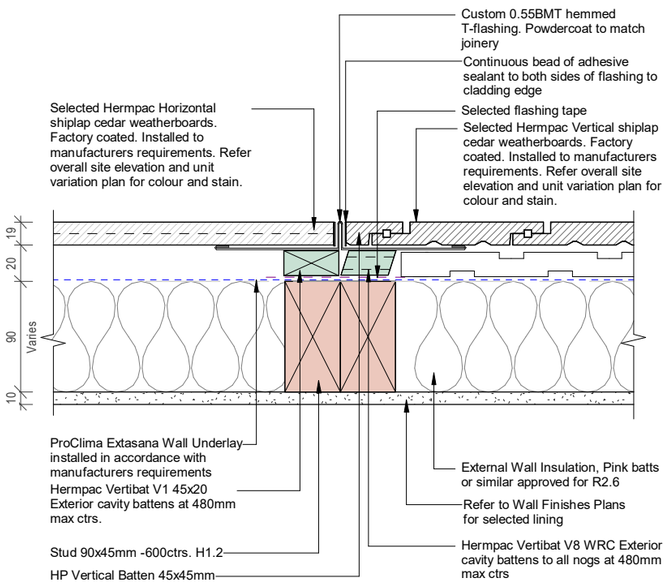
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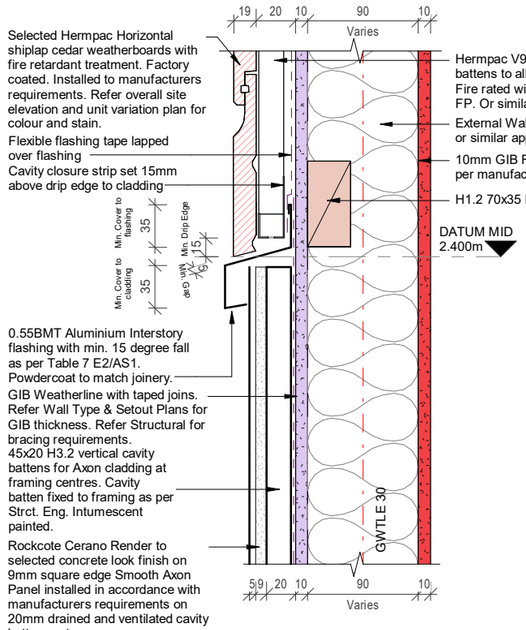
PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:09:30 PM**

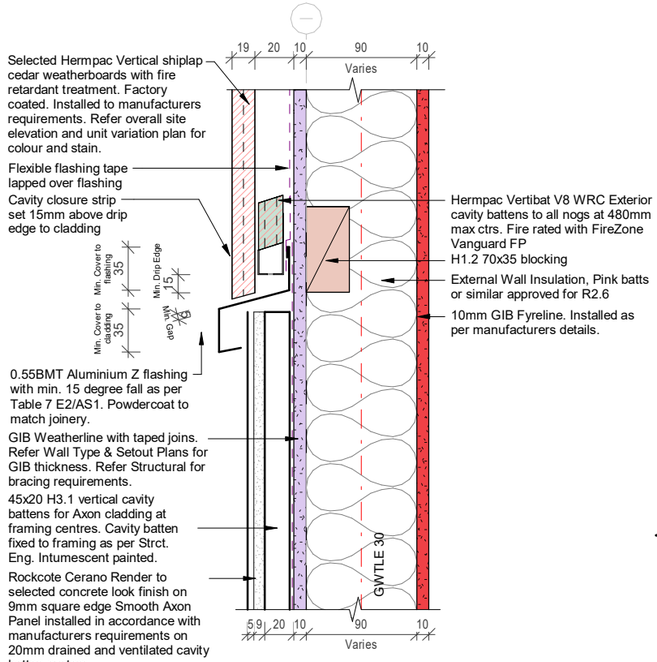
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Queenstown Lakes District Council



1 **Plan Detail Cedar Vertical to Horizontal Join**
SCALE @ A3 - 1 : 5



3 **Rockcote to Cedar Horizontal Join - Fire Rated**
SCALE @ A3 - 1 : 5



5 **Rockcote to Cedar Vertical Join - Fire Rated**
SCALE @ A3 - 1 : 5

These are typical cladding details, refer to typology wall type plans and specific details for Weatherline vs Proclima requirements

Building Materials

BuildingWrap RAB: 10mm GIB weatherline

DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

FlashingTape: GIB Weatherline flashing tape and Weatherline sill tape

RoofUnderlay: Thermakraft Covertek 407 or similar

FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

DETAIL NOTES

1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 galvanized steel minimum.
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4. All RAB joints to be taped as per manufacturers installation recommendations.
5. Tolerance to rough openings for doors & windows to be +10mm.
6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

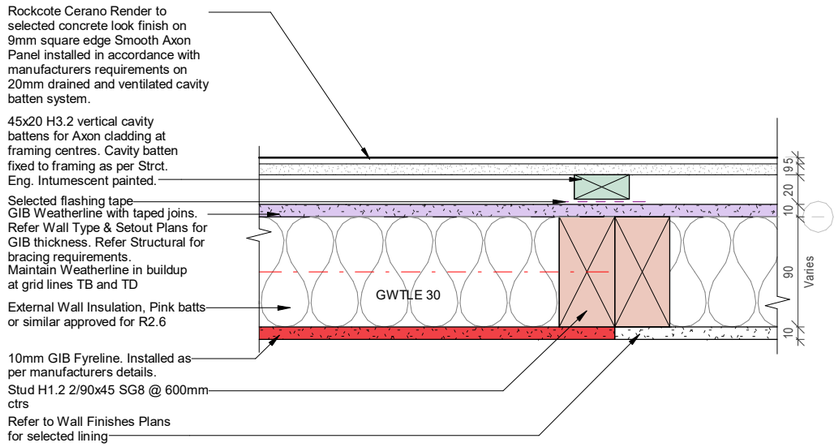
E *Note updated*

CONSTRUCTION NOTES

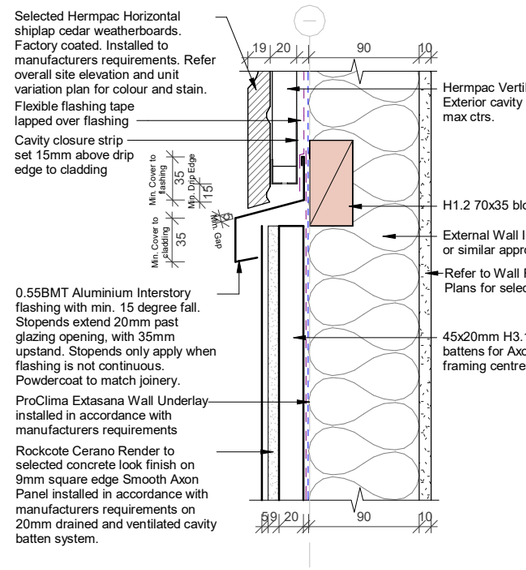
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3. External wall studs to be 2/90x45mm@ 600mm crs max, unless noted otherwise.
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9. All exposed fixings generally galvanized steel, unless noted otherwise.
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FIRE NOTES

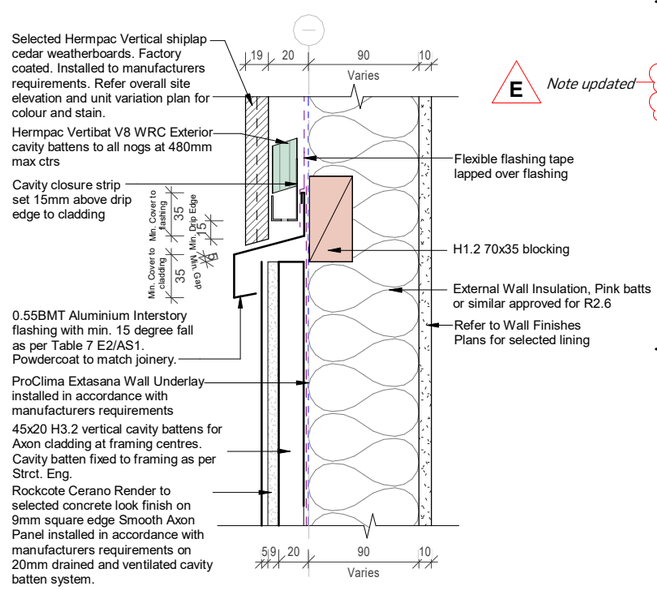
1. All fire linings to comply with Fire Engineering Report and manufacturers installation requirements in order to achieve minimum required fire rating
2. Allow for fire collars / dampers / protection for any penetration to fire-rated walls or floors
3. Allow for passive fire protection for all outlets in fire rated walls



2 **Non-Fire Rated wall to Fire Rated wall**
SCALE @ A3 - 1 : 5



4 **Rockcote to Cedar Horizontal Join - Non-Fire Rated**
SCALE @ A3 - 1 : 5



6 **Rockcote to Cedar Vertical Join - Non-Fire Rated**
SCALE @ A3 - 1 : 5

E *Note updated*

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TYPICAL WALL TYPE JUNCTIONS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Building Consent Stage 6A	23.05.25
C	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

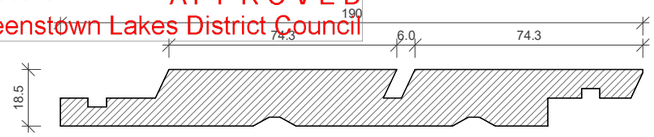
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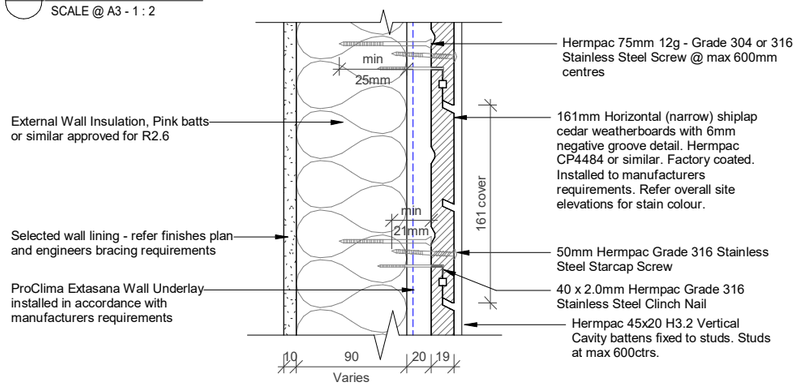
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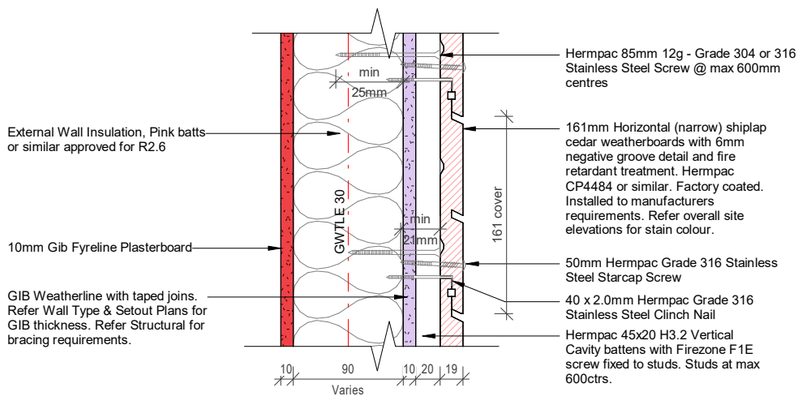
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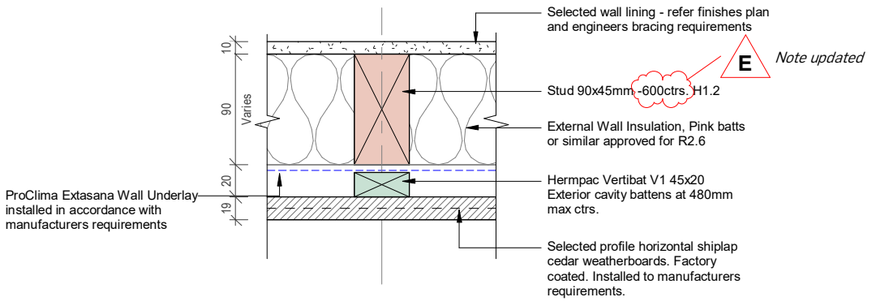
5 CP4484 Profile
SCALE @ A3 - 1 : 2



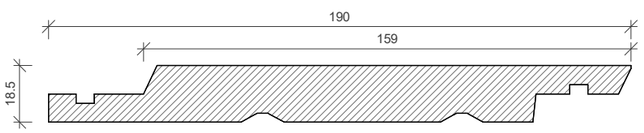
1 CP4484 Horizontal Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



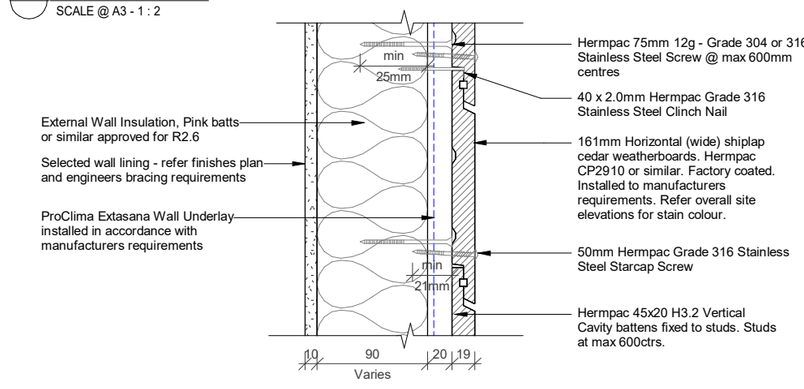
3 CP4484 Fire Rated Horizontal Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



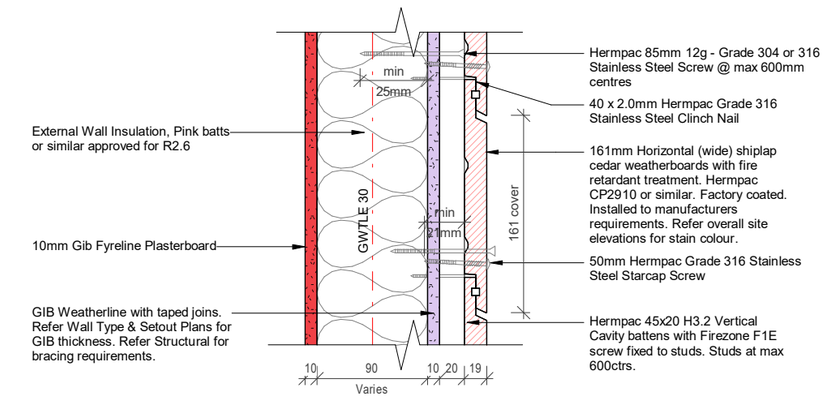
7 CP4484/CP2910 Horizontal Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



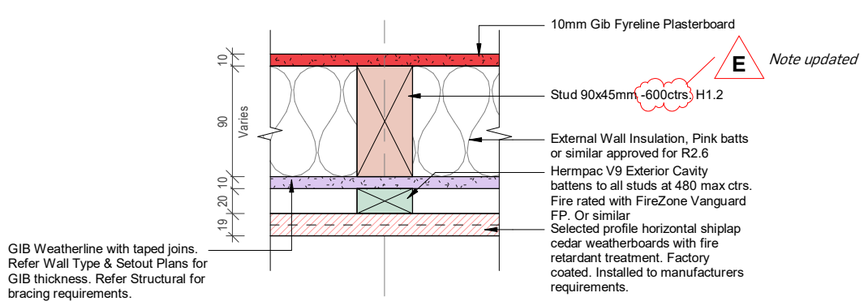
6 CP2910 Profile
SCALE @ A3 - 1 : 2



2 CP2910 Horizontal Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



4 CP2910 Fire Rated Horizontal Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



8 CP4484/CP2910 Fire Rated Horizontal Shiplap Fixing Detail
SCALE @ A3 - 1 : 5

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Building Materials

BuildingWrap RAB: 10mm GIB weatherline

DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

FlashingTape: GIB Weatherline flashing tape and Weatherline sill tape

RoofUnderlay: Thermakraft Covertek 407 or similar

FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

DETAIL NOTES

1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 galvanized steel minimum.
3. All other fixings in closed environments and in roof spaces to be hot dipped galvanized steel.
4. All RAB joints to be taped as per manufacturers installation recommendations.
5. Tolerance to rough openings for doors & windows to be +10mm.
6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

E *Note updated*

CONSTRUCTION NOTES

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2, unless noted otherwise.
3. External wall studs to be 2/90x45mm@ 600mm crs max. unless noted otherwise.
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9. All exposed fixings generally galvanized steel, unless noted otherwise.
10. All flashings are to be mechanically fixed.

E *Note updated*

FIRE NOTES

1. All fire linings to comply with Fire Engineering Report and manufacturers installation requirements in order to achieve minimum required fire rating
2. Allow for fire collars / dampers / protection for any penetration to fire-rated walls or floors
3. Allow for passive fire protection for all outlets in fire rated walls

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TYPICAL EXTERNAL WALL DETAILS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Building Consent Stage 6A	23.05.25
C	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

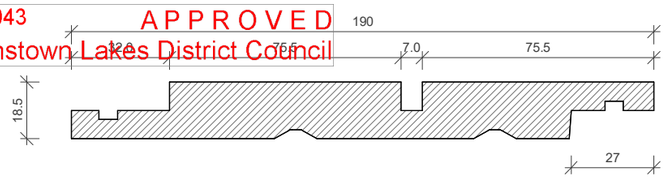
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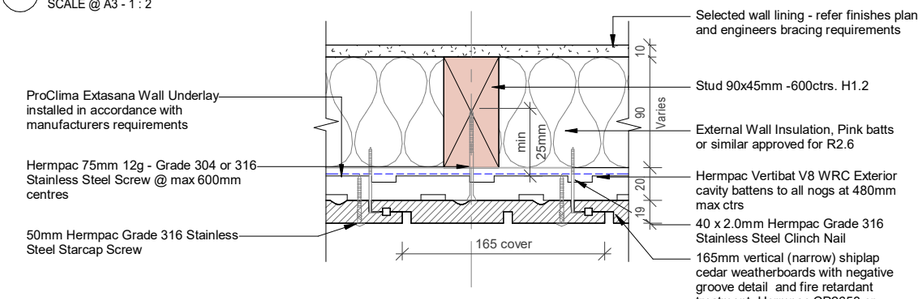
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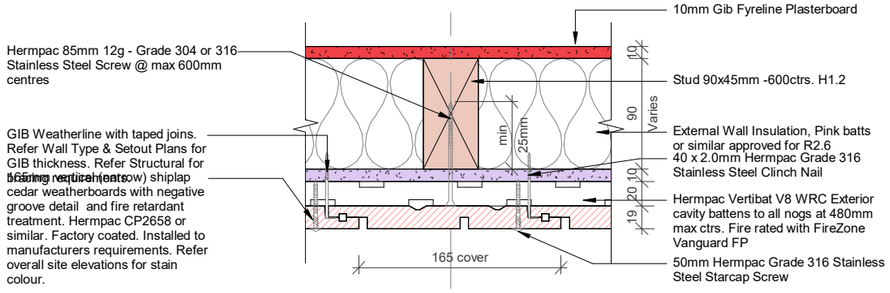
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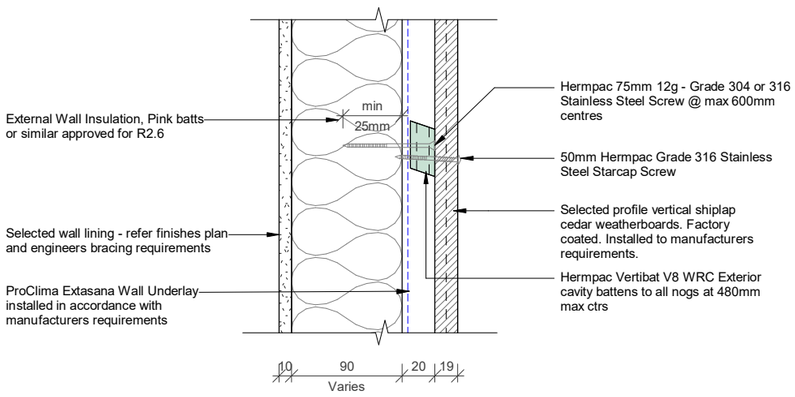
2 CP2658 Profile
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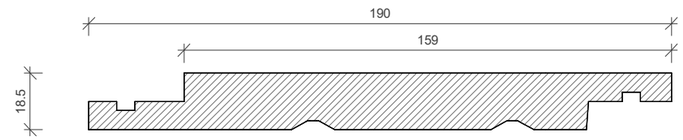
5 CP2658 Vertical Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



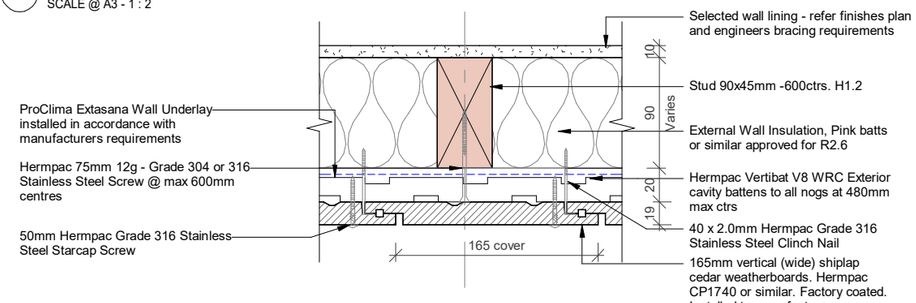
4 CP2658 Fire Rated Vertical Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



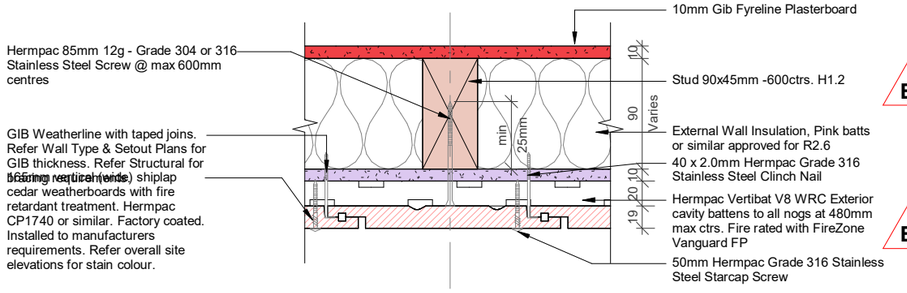
3 CP2658/CP1740 Vertical Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



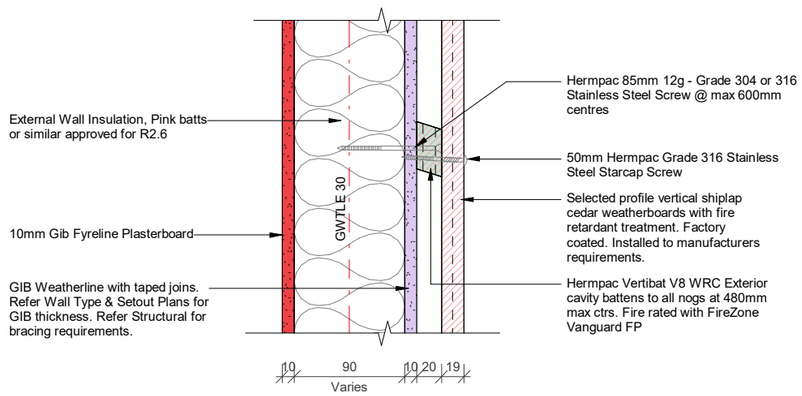
6 CP1740 Profile
SCALE @ A3 - 1 : 2



8 CP1740 Vertical Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



7 CP1740 Fire Rated Vertical Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



1 CP2658/1740 Fire Rated Vertical Shiplap Fixing Detail
SCALE @ A3 - 1 : 5

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Building Materials

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DPM: Thermakraft Thermathene Black 250um or similar

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E *Note updated*

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E *Note updated*

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Wellington	+64 4 920 0032	wn@dgse.co.nz
Queenstown	+64 3 568 8411	qt@dgse.co.nz

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TYPICAL EXTERNAL WALL DETAILS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Building Consent Stage 6A	23.05.25
C	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

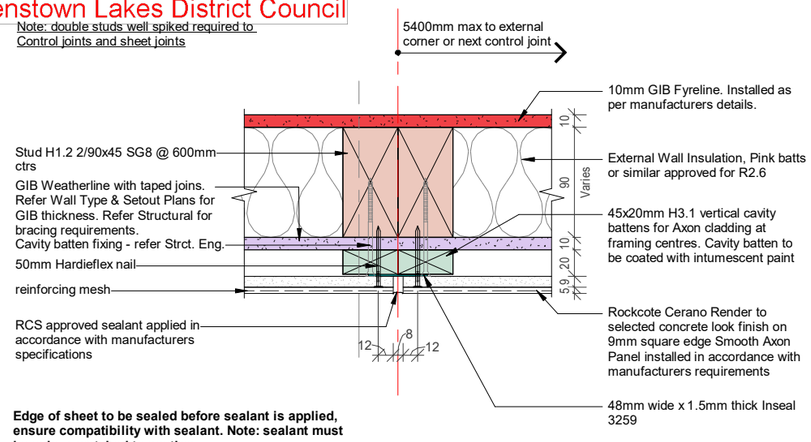
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PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:09:37 PM**

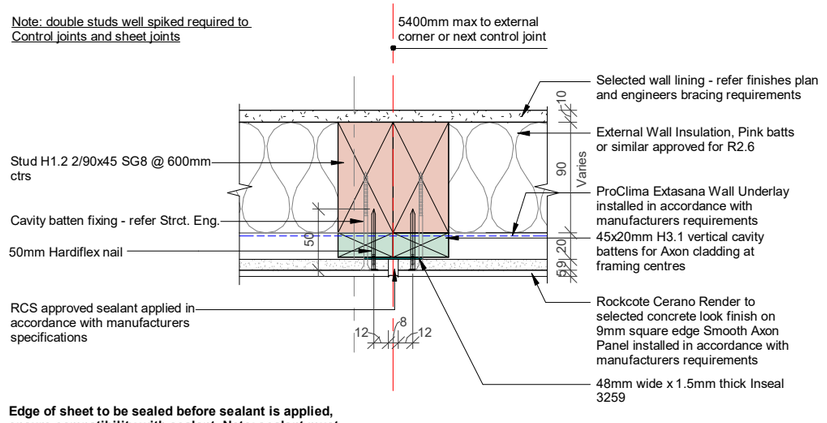
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Edge of sheet to be sealed before sealant is applied, ensure compatibility with sealant. Note: sealant must be colour matched to coating.

1 Typical RCS Cerano Control Joint Fire Rated Wall Detail

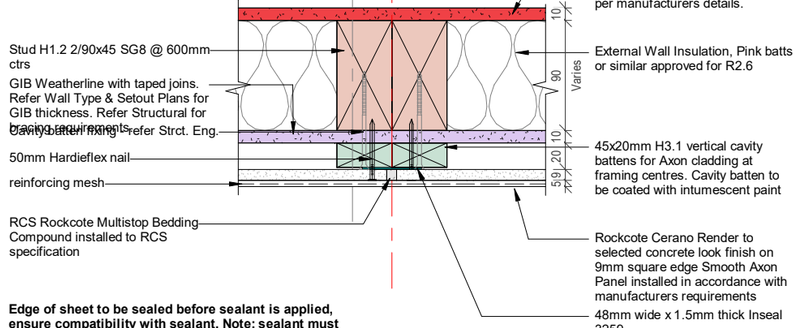
SCALE @ A3 - 1 : 5



Edge of sheet to be sealed before sealant is applied, ensure compatibility with sealant. Note: sealant must be colour matched to coating.

2 A111 Typical RCS Cerano Control Joint Wall Detail

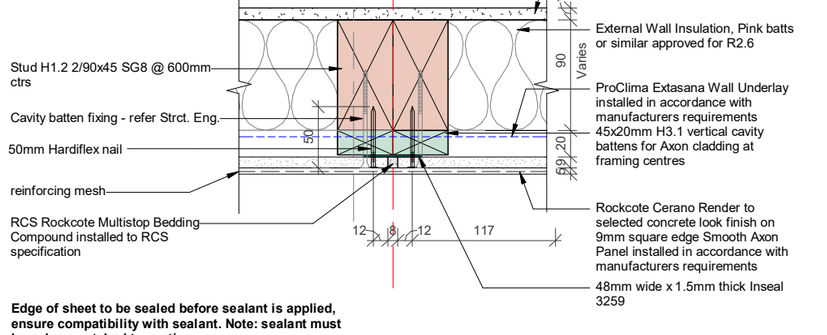
SCALE @ A3 - 1 : 5



Edge of sheet to be sealed before sealant is applied, ensure compatibility with sealant. Note: sealant must be colour matched to coating.

3 Typical RCS Cerano Sheet Joint Fire Rated Wall Detail

SCALE @ A3 - 1 : 5



Edge of sheet to be sealed before sealant is applied, ensure compatibility with sealant. Note: sealant must be colour matched to coating.

4 Typical RCS Cerano Axon Sheet Joint Detail

SCALE @ A3 - 1 : 5

These are typical cladding details, refer to typology wall type plans and specific details for Weatherline vs Proclima requirements

Building Materials

BuildingWrap RAB: 10mm GIB weatherline

DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

FlashingTape: GIB Weatherline flashing tape and Weatherline sill tape

RoofUnderlay: Thermakraft Covertek 407 or similar

FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

DETAIL NOTES

1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 galvanized steel minimum.
3. All other fixings in closed environments and in roof spaces to be hot dipped galvanized steel.
4. All RAB joints to be taped as per manufacturers installation recommendations.
5. Tolerance to rough openings for doors & windows to be +10mm.
6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

CONSTRUCTION NOTES

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2, unless noted otherwise.
3. External wall studs to be 2/90x45mm@ 600mm crs max, unless noted otherwise.
4. All work is to comply with NZS 3604:2011, NZBC and other applicable standards and codes.
5. Unless noted otherwise wall framing is to the underside of the trusses/structure above.
6. Provide selected DPC between all timber and concrete/timber & steel.
7. In all situations where copper-bearing preservatives are used to achieve treatment levels to timber, fixings shall be galvanized steel (nails, staples, bolts, etc.)
8. LOSP treated plywood is not permitted.
9. All exposed fixings generally galvanized steel, unless noted otherwise.
10. All flashings are to be mechanically fixed.

FIRE NOTES

1. All fire linings to comply with Fire Engineering Report and manufacturers installation requirements in order to achieve minimum required fire rating
2. Allow for fire collars / dampers / protection for any penetration to fire-rated walls or floors
3. Allow for passive fire protection for all outlets in fire rated walls

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TYPICAL EXTERNAL WALL DETAILS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Building Consent Stage 6A	23.05.25
C	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

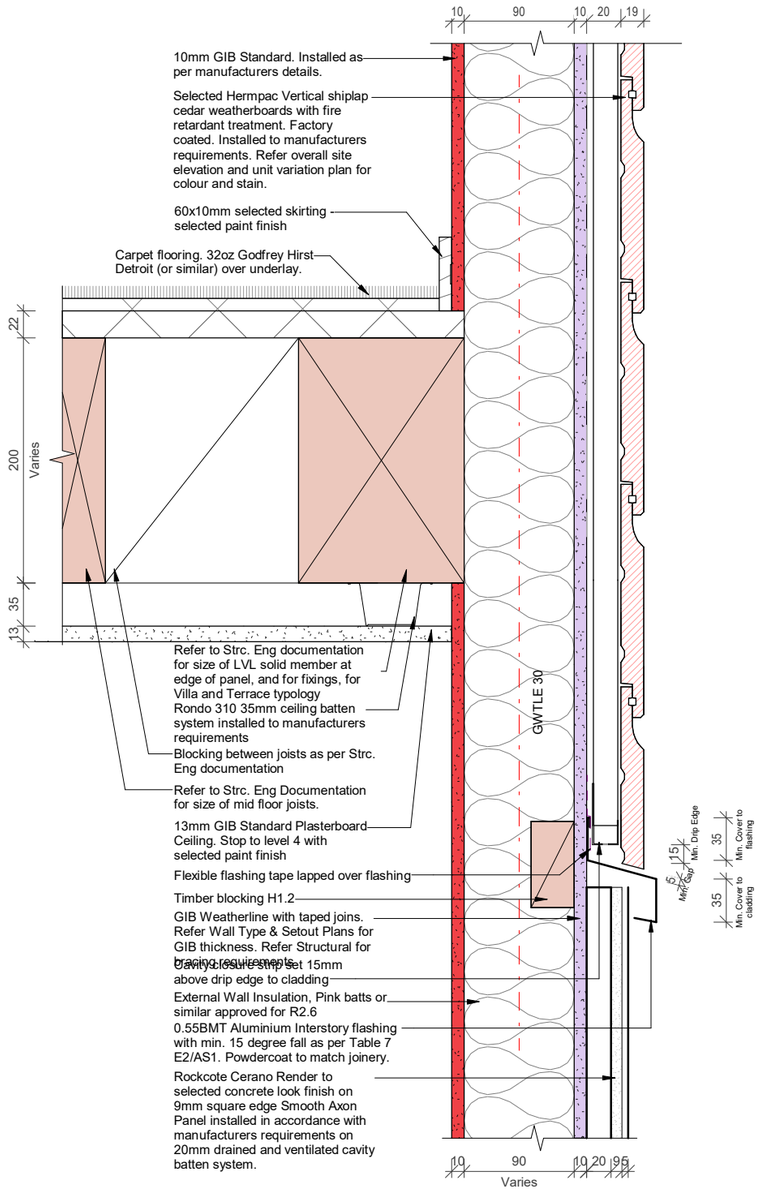
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PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:09:38 PM**

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1 **Balloon Framing Fire Wall Detail**
SCALE @ A3 - 1 : 5

These are typical cladding details, refer to typology wall type plans and specific details for Weatherline vs Proclima requirements

Building Materials

BuildingWrap RAB: 10mm GIB weatherline

DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

FlashingTape: GIB Weatherline flashing tape and Weatherline sill tape

RoofUnderlay: Thermakraft Covertek 407 or similar

FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

DETAIL NOTES

1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 galvanized steel minimum.
3. All other fixings in closed environments and in roof spaces to be hot dipped galvanized steel.
4. All RAB joints to be taped as per manufacturers installation recommendations.
5. Tolerance to rough openings for doors & windows to be +10mm.
6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

CONSTRUCTION NOTES

1. Wall dimensions generally from Gridline or wall framing unless noted.
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8. LOSP treated plywood is not permitted.
9. All exposed fixings generally galvanized steel, unless noted otherwise.
10. All flashings are to be mechanically fixed.

FIRE NOTES

1. All fire linings to comply with Fire Engineering Report and manufacturers installation requirements in order to achieve minimum required fire rating
2. Allow for fire collars / dampers / protection for any penetration to fire-rated walls or floors
3. Allow for passive fire protection for all outlets in fire rated walls

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TYPICAL BALLOON FRAMING DETAIL

NO.	DESCRIPTION	DATE
D	BC RFI 02	04.08.25
C	BC RFI 01	17.04.25
B	Tender	03.02.25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AA-506

REV.**D**

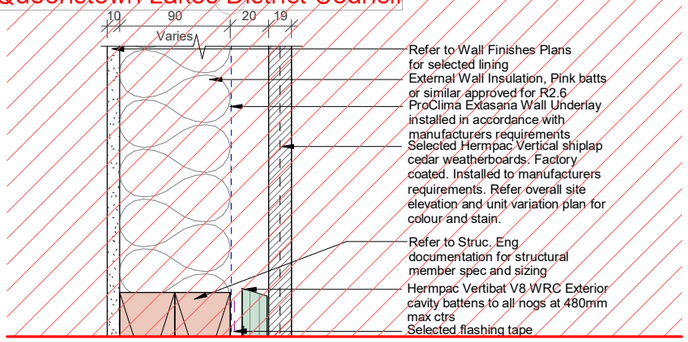
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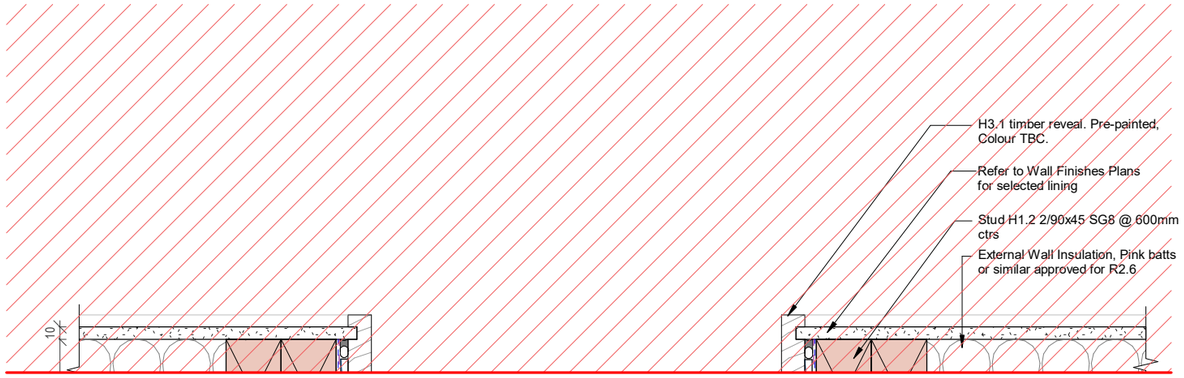
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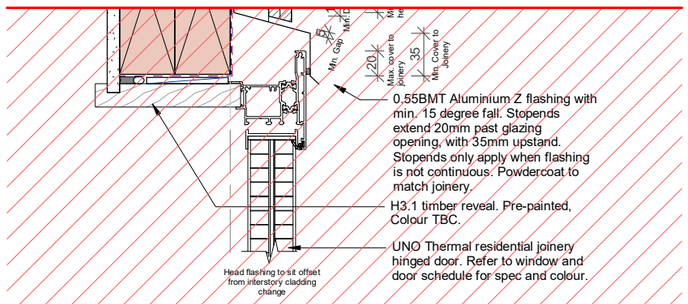
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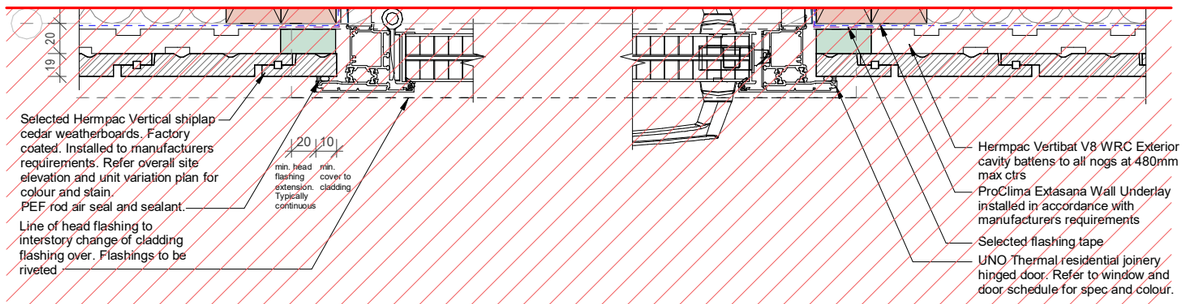


VIEW NOT APPLICABLE TO STAGE 5



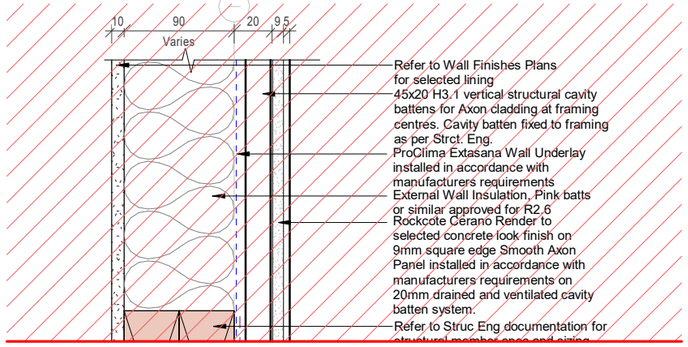
1 **Typical Solid Entry Door Head Detail in Vertical Cedar**

SCALE @ A3 - 1 : 5

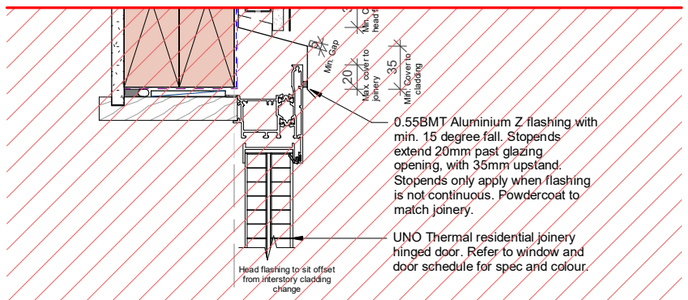


2 **Typical Solid Entry Door Jamb Detail in Vertical Cedar**

SCALE @ A3 - 1 : 5

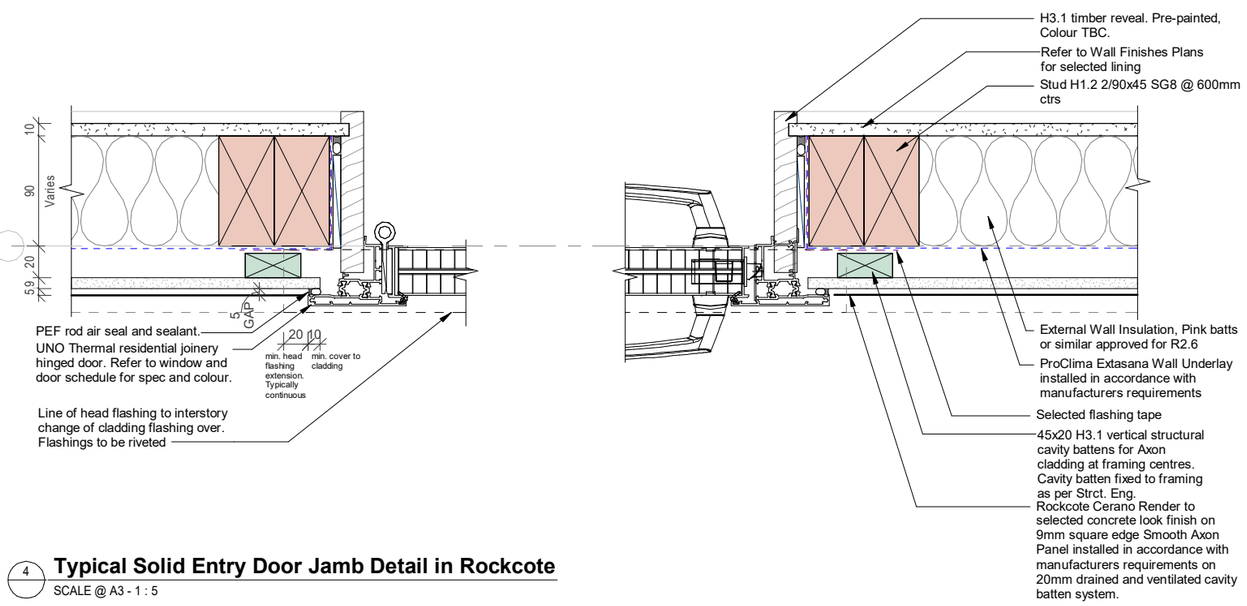


VIEW NOT APPLICABLE TO STAGE 5



3 **Typical Solid Entry Door Head Detail in Rockcote**

SCALE @ A3 - 1 : 5



4 **Typical Solid Entry Door Jamb Detail in Rockcote**

SCALE @ A3 - 1 : 5

These are typical cladding details, refer to typology wall type plans and specific details for Weatherline vs Proclima requirements

Building Materials

BuildingWrap RAB: 10mm GIB weatherline

DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

FlashingTape: GIB Weatherline flashing tape and Weatherline sill tape

RoofUnderlay: Thermakraft Covertek 407 or similar

FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

DETAIL NOTES

1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 galvanized steel minimum.
3. All other fixings in closed environments and in roof spaces to be hot dipped galvanized steel.
4. All RAB joints to be taped as per manufacturers installation recommendations.
5. Tolerance to rough openings for doors & windows to be +10mm.
6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

CONSTRUCTION NOTES

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2, unless noted otherwise.
3. External wall studs to be 2/90x45mm@ 600mm crs max, unless noted otherwise.
4. All work is to comply with NZS 3604:2011, NZBC and other applicable standards and codes.
5. Unless noted otherwise wall framing is to the underside of the trusses/structure above.
6. Provide selected DPC between all timber and concrete/timber & steel.
7. In all situations where copper-bearing preservatives are used to achieve treatment levels to timber, fixings shall be galvanized steel (nails, staples, bolts, etc.)
8. LOSP treated plywood is not permitted.
9. All exposed fixings generally galvanized steel, unless noted otherwise.
10. All flashings are to be mechanically fixed.

FIRE NOTES

1. All fire linings to comply with Fire Engineering Report and manufacturers installation requirements in order to achieve minimum required fire rating
2. Allow for fire collars / dampers / protection for any penetration to fire-rated walls or floors
3. Allow for passive fire protection for all outlets in fire rated walls

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TYPICAL SOLID ENTRY DOOR DETAILS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Building Consent Stage 6A	23.05.25
C	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

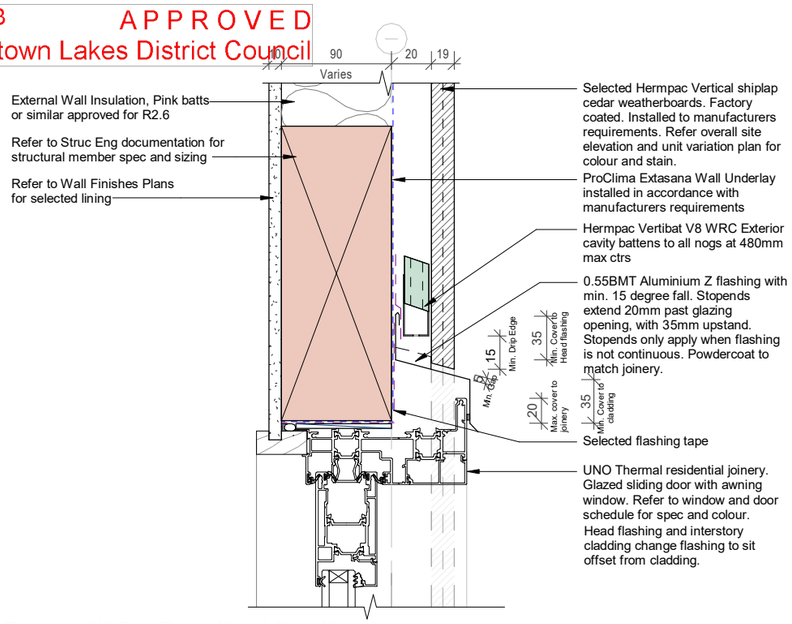
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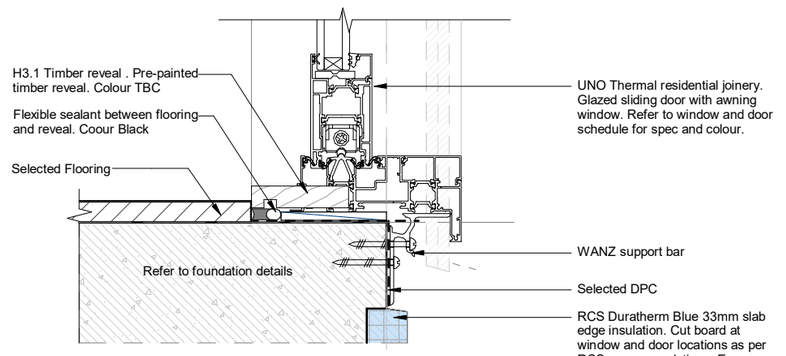
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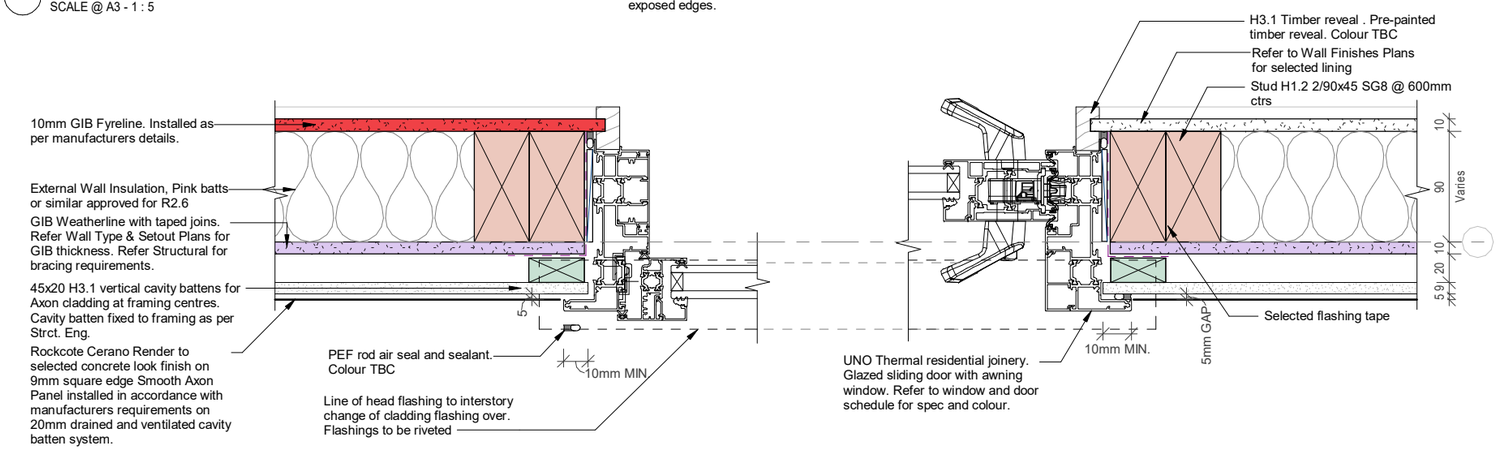
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1 **Typical Sliding Door Head Detail**
SCALE @ A3 - 1 : 5



2 **Typical Sliding Door Sill Detail**
SCALE @ A3 - 1 : 5



3 **Typical/Terrace Sliding Door Jamb Detail**
SCALE @ A3 - 1 : 5

These are typical cladding details, refer to typology wall type plans and specific details for Weatherline vs Proclima requirements

Building Materials

BuildingWrap RAB: 10mm GIB weatherline

DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

FlashingTape: GIB Weatherline flashing tape and Weatherline sill tape

RoofUnderlay: Thermakraft Covertek 407 or similar

FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

DETAIL NOTES

1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 galvanized steel minimum.
3. All other fixings in closed environments and in roof spaces to be hot dipped galvanized steel.
4. All RAB joints to be taped as per manufacturers installation recommendations.
5. Tolerance to rough openings for doors & windows to be +10mm.
6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

CONSTRUCTION NOTES

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2, unless noted otherwise.
3. External wall studs to be 2/90x45mm@ 600mm crs max, unless noted otherwise.
4. All work is to comply with NZS 3604:2011, NZBC and other applicable standards and codes.
5. Unless noted otherwise wall framing is to the underside of the trusses/structure above.
6. Provide selected DPC between all timber and concrete/timber & steel.
7. In all situations where copper-bearing preservatives are used to achieve treatment levels to timber, fixings shall be galvanized steel (nails, staples, bolts, etc.)
8. LOSP treated plywood is not permitted.
9. All exposed fixings generally galvanized steel, unless noted otherwise.
10. All flashings are to be mechanically fixed.

FIRE NOTES

1. All fire linings to comply with Fire Engineering Report and manufacturers installation requirements in order to achieve minimum required fire rating
2. Allow for fire collars / dampers / protection for any penetration to fire-rated walls or floors
3. Allow for passive fire protection for all outlets in fire rated walls

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TYPICAL SLIDING DOOR DETAILS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Building Consent Stage 6A	23.05.25
C	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

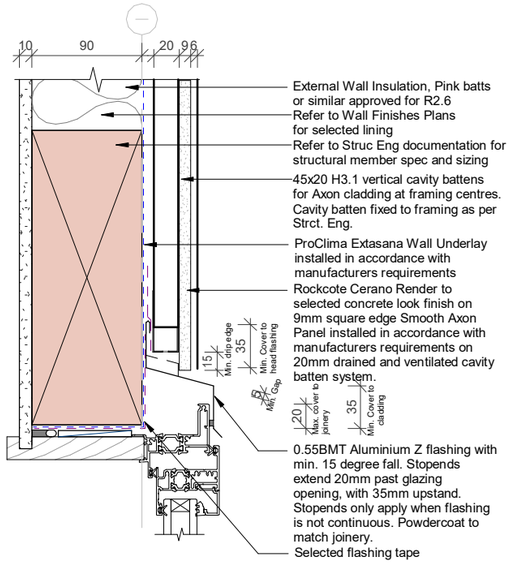
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PROJECT No. **G591**

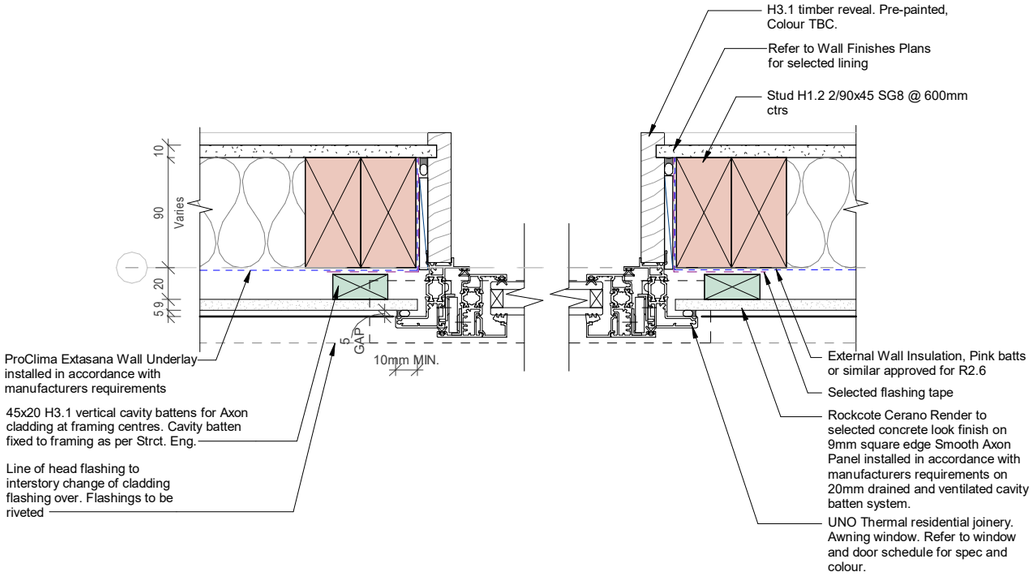
PLOT DATE. **4/08/2025 1:09:43 PM**

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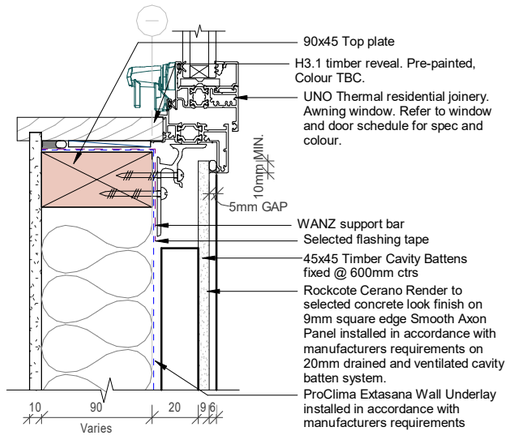
1a Typical Awning Window Head Detail - RCS Cerano

SCALE @ A3 - 1 : 5



2 Typical Awning Window Jamb Detail in RCS Cerano

SCALE @ A3 - 1 : 5



1b Typical Awning Window Sill Detail in RCS Cerano

SCALE @ A3 - 1 : 5

These are typical cladding details, refer to typology wall type plans and specific details for Weatherline vs Proclima requirements

Building Materials

BuildingWrap RAB: 10mm GIB weatherline

DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

FlashingTape: GIB Weatherline flashing tape and Weatherline sill tape

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FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

DETAIL NOTES

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2. All structural & exposed fixings to be type 304 galvanized steel minimum.
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4. All RAB joints to be taped as per manufacturers installation recommendations.
5. Tolerance to rough openings for doors & windows to be +10mm.
6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

CONSTRUCTION NOTES

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8. LOSP treated plywood is not permitted.
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FIRE NOTES

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3. Allow for passive fire protection for all outlets in fire rated walls

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TYPICAL AWNING WINDOW DETAILS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Building Consent Stage 6A	23.05.25
C	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

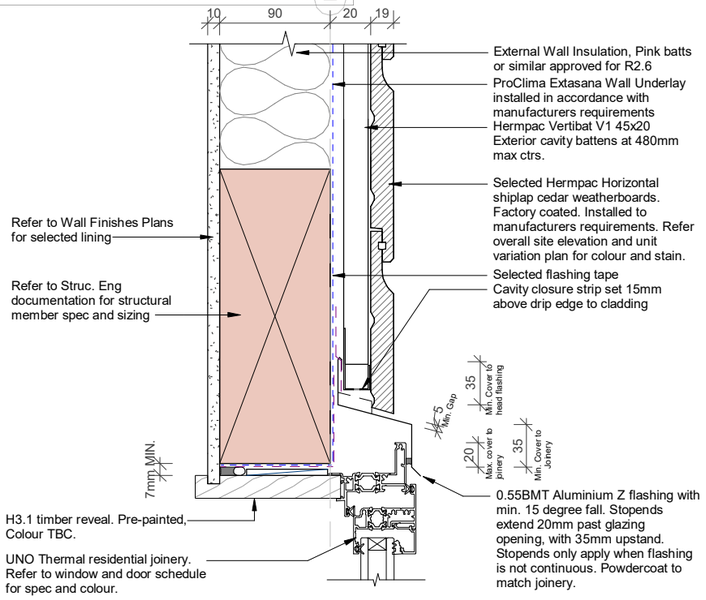
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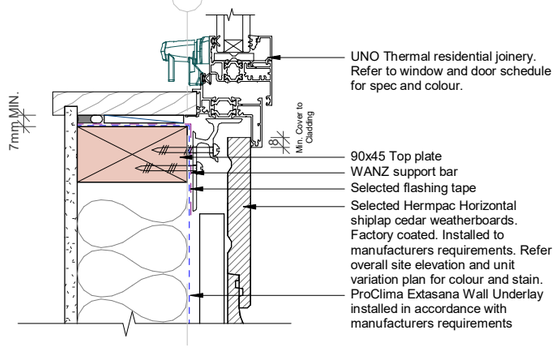
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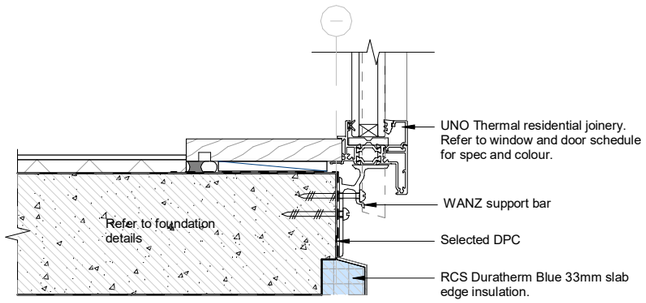
1a Typical Awning Window Head Detail in Horizontal Cedar

SCALE @ A3 - 1 : 5



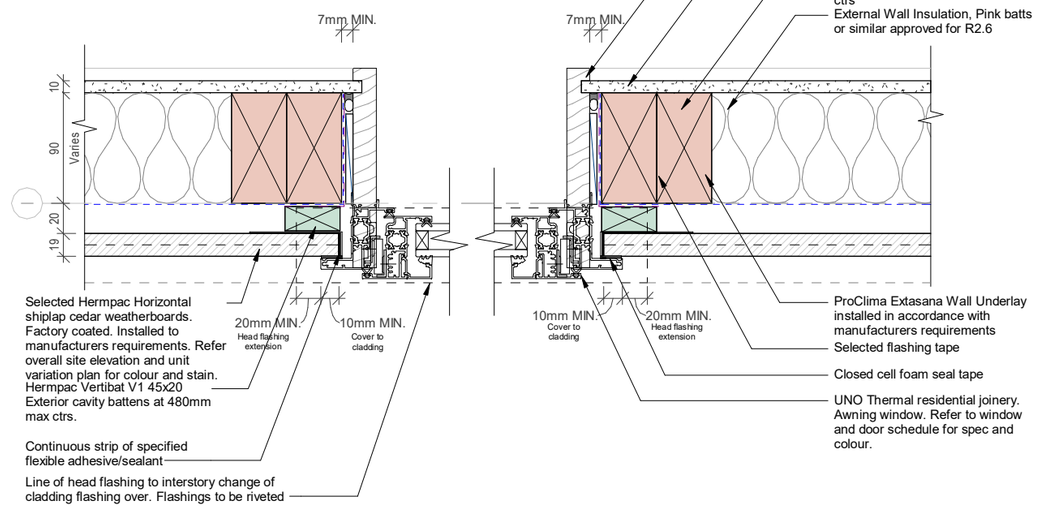
1b Typical Awning Window Sill Detail in Horizontal Cedar

SCALE @ A3 - 1 : 5



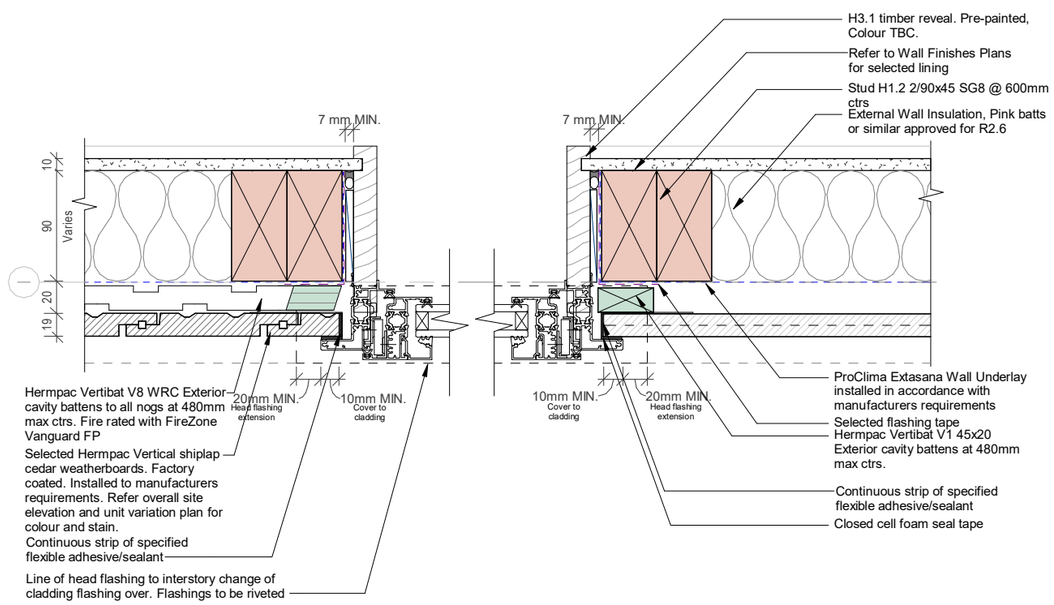
1 Typical Awning Window Sill Detail

SCALE @ A3 - 1 : 5



2 Typical Awning Window Jamb Detail in Horizontal Cedar

SCALE @ A3 - 1 : 5



3 Typical Awning Jamb Detail Vertical to Horizontal Cedar

SCALE @ A3 - 1 : 5

These are typical cladding details, refer to typology wall type plans and specific details for Weatherline vs Proclima requirements

Building Materials

BuildingWrap RAB: 10mm GIB weatherline

DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

FlashingTape: GIB Weatherline flashing tape and Weatherline sill tape

RoofUnderlay: Thermakraft Covertek 407 or similar

FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

DETAIL NOTES

1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 galvanized steel minimum.
3. All other fixings in closed environments and in roof spaces to be hot dipped galvanized steel.
4. All RAB joints to be taped as per manufacturers installation recommendations.
5. Tolerance to rough openings for doors & windows to be +10mm.
6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

CONSTRUCTION NOTES

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2, unless noted otherwise.
3. External wall studs to be 2/90x45mm@ 600mm crs max, unless noted otherwise.
4. All work is to comply with NZS 3604:2011, NZBC and other applicable standards and codes.
5. Unless noted otherwise wall framing is to the underside of the trusses/structure above.
6. Provide selected DPC between all timber and concrete/timber & steel.
7. In all situations where copper-bearing preservatives are used to achieve treatment levels to timber, fixings shall be galvanized steel (nails, staples, bolts, etc.)
8. LOSP treated plywood is not permitted.
9. All exposed fixings generally galvanized steel, unless noted otherwise.
10. All flashings are to be mechanically fixed.

FIRE NOTES

1. All fire linings to comply with Fire Engineering Report and manufacturers installation requirements in order to achieve minimum required fire rating
2. Allow for fire collars / dampers / protection for any penetration to fire-rated walls or floors
3. Allow for passive fire protection for all outlets in fire rated walls

This Drawing Contains Colour.
All Reproduction is to be in Colour.

0 5 10 20 30 50 mm

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TYPICAL AWNING WINDOW DETAILS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Building Consent Stage 6A	23.05.25
C	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

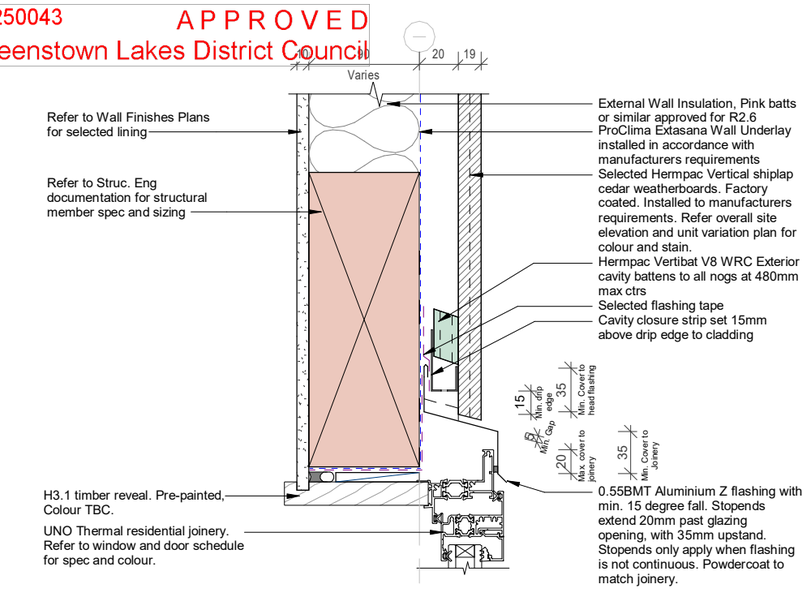
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REV.**E**

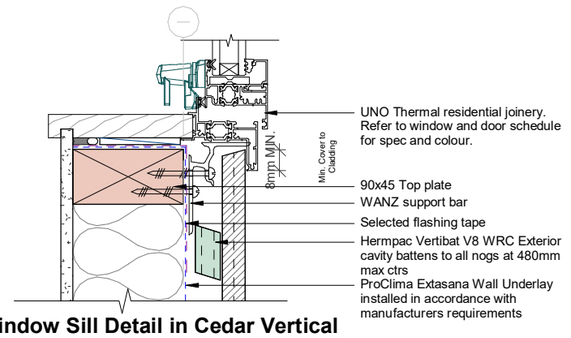
PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:09:46 PM**

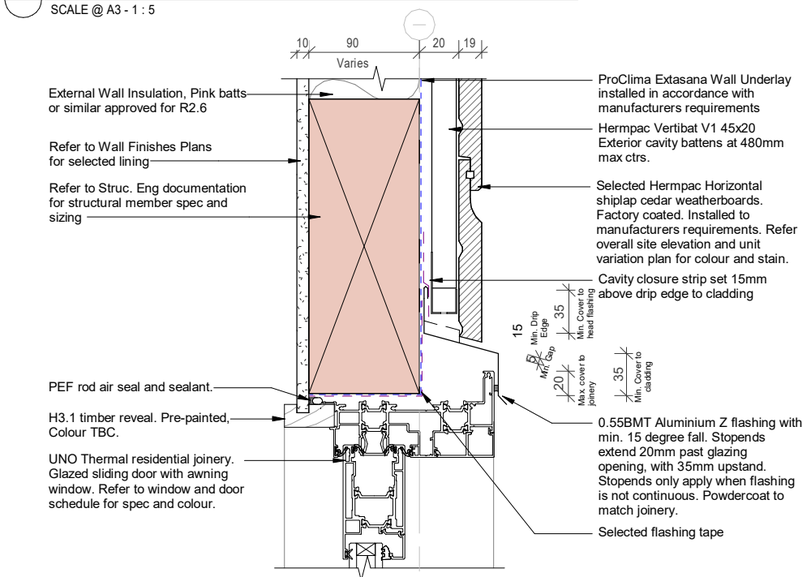
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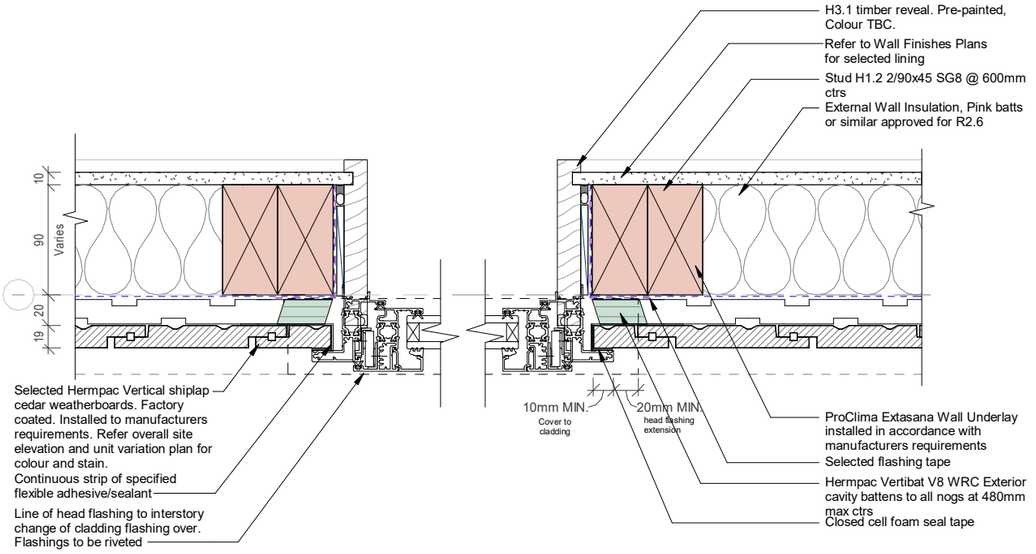
1a **Typical Awning Window Head Detail in Cedar Vertical**
SCALE @ A3 - 1 : 5



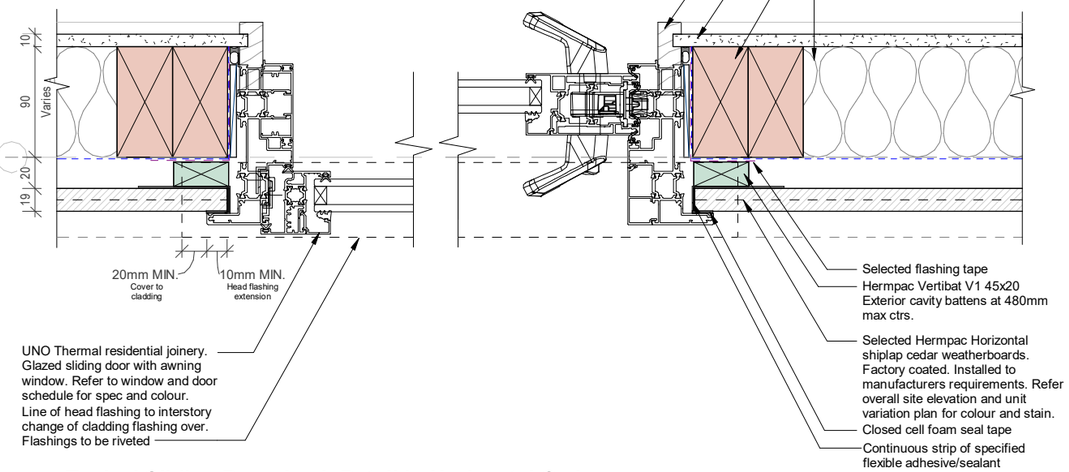
1b **Typical Awning Window Sill Detail in Cedar Vertical**
SCALE @ A3 - 1 : 5



3 **Typical Sliding Door Head Detail in Horizontal Cedar**
SCALE @ A3 - 1 : 5



2 **Typical Awning Window Jamb Detail in Vertical Cedar**
SCALE @ A3 - 1 : 5



4 **Typical Sliding Door Jamb Detail in Horizontal Cedar**
SCALE @ A3 - 1 : 5

These are typical cladding details, refer to typology wall type plans and specific details for Weatherline vs Proclima requirements

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DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

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FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

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TYPICAL AWNING WINDOW DETAILS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Building Consent Stage 6A	23.05.25
C	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

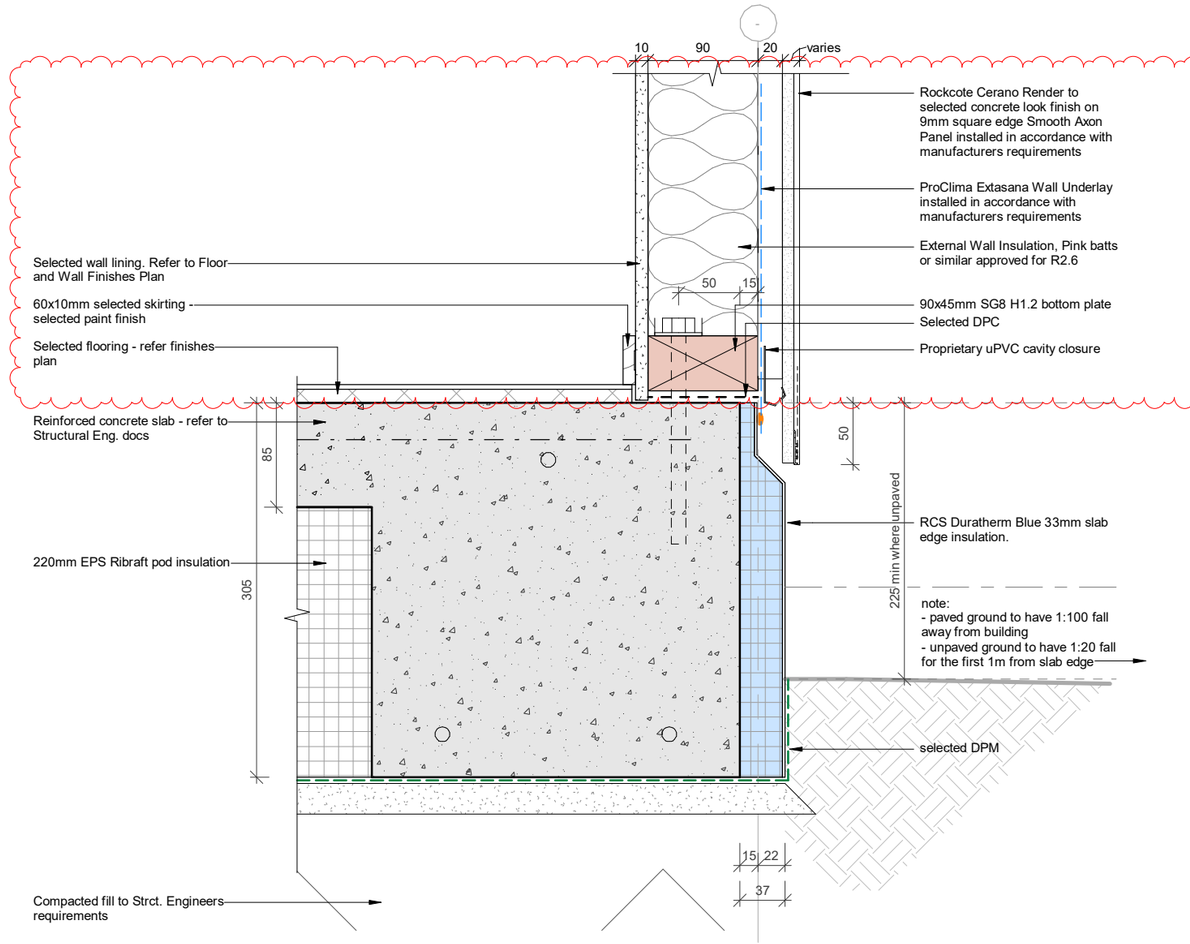
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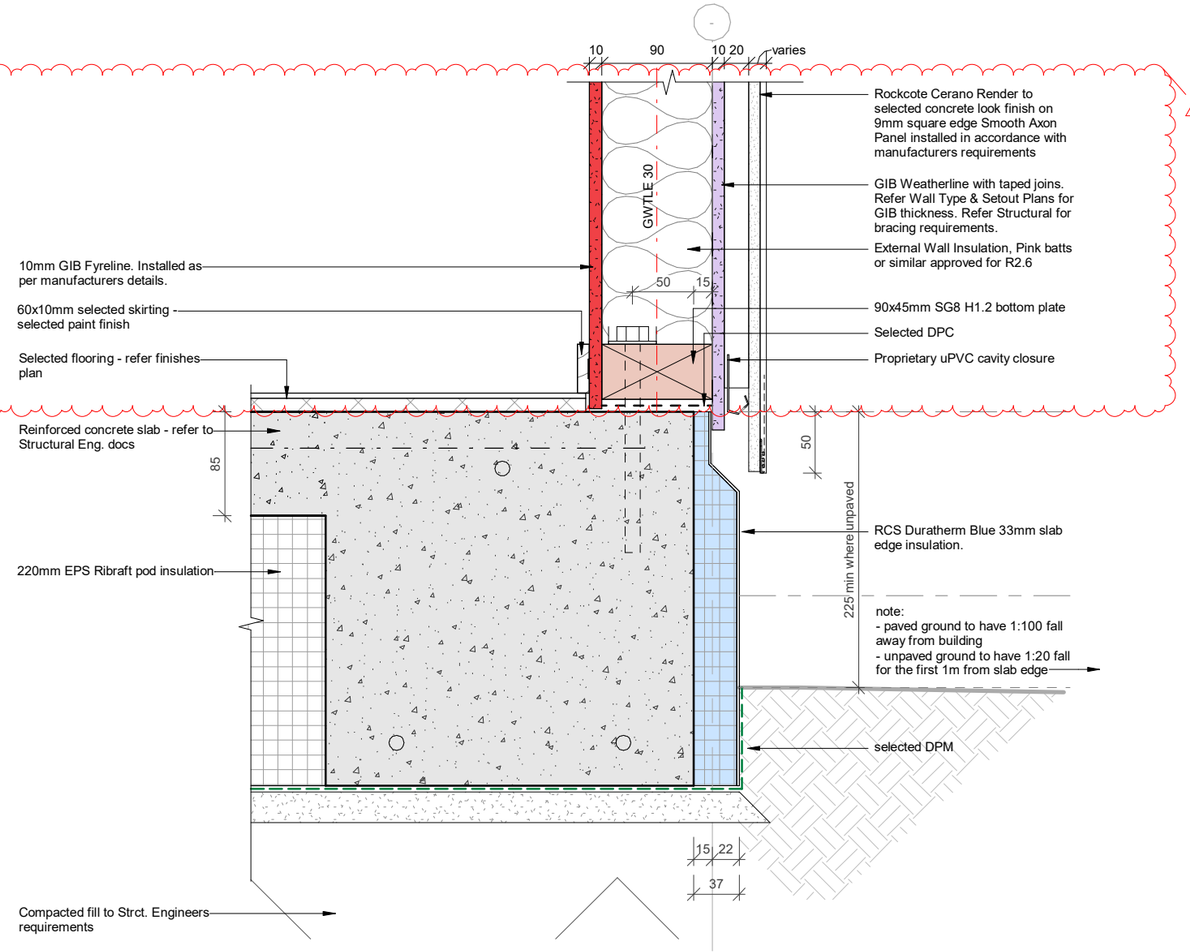
PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:09:48 PM**

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1 **Typical Base of Cladding Detail**
SCALE @ A3 - 1 : 5



2 **Typical FR Base of Cladding Detail**
SCALE @ A3 - 1 : 5

C *Additional details*

FOUNDATION NOTES

DPM - Thermathene Black

DETAIL NOTES

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6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.



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TYPICAL FOUNDATION DETAILS

NO.	DESCRIPTION	DATE
C	BC RFI 02	04.08.25
B	Building Consent Stage 6A	23.05.25
A	Tender	03.02.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

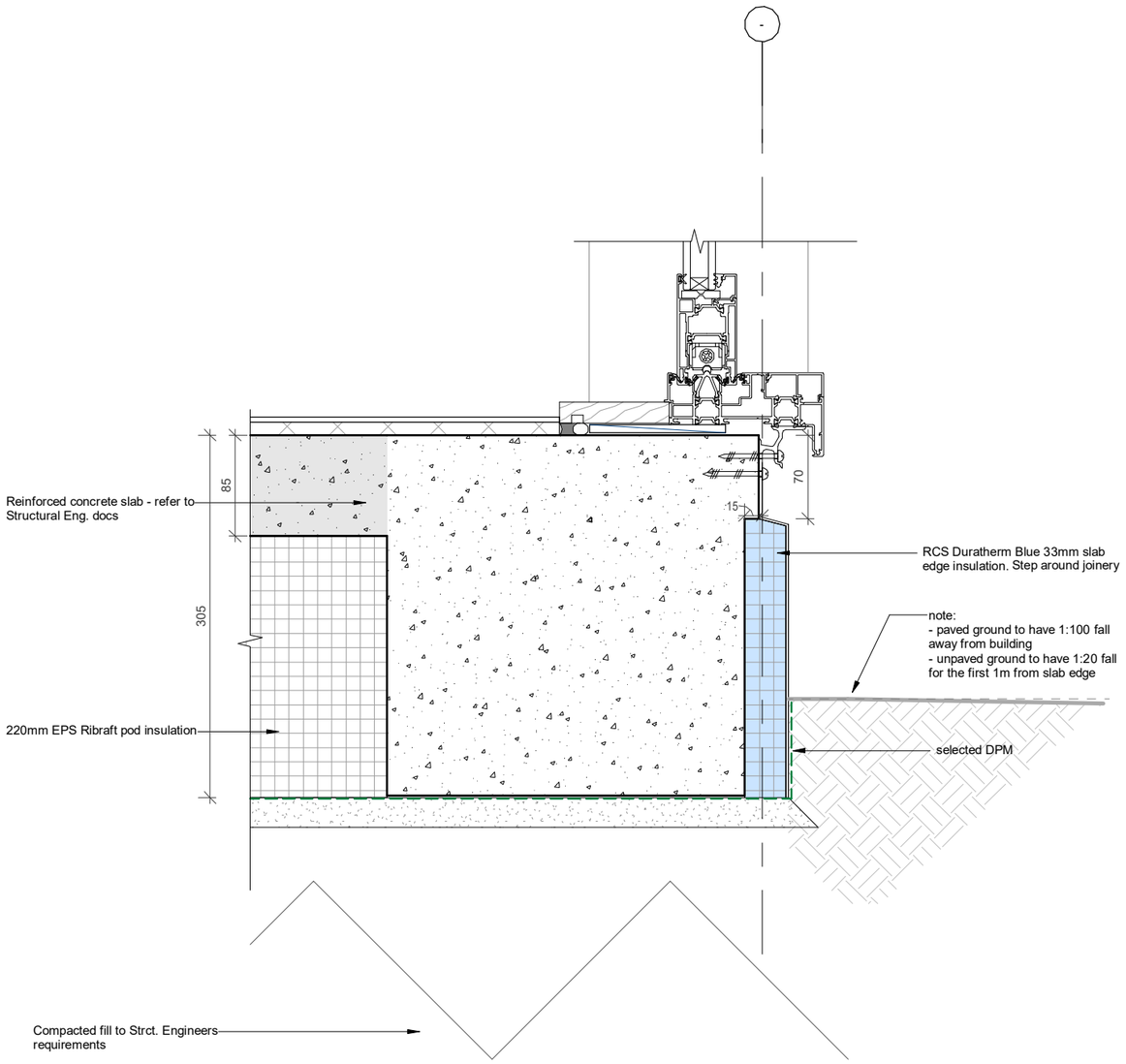
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REV.C

PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:09:49 PM**

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1 / A111 **Typical Door Detail**
SCALE @ A3 - 1 : 5

FOUNDATION NOTES

DPM - Thermathene Black

DETAIL NOTES

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6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

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TYPICAL FOUNDATION DETAILS

NO.	DESCRIPTION	DATE
C	BC RFI 02	04.08.25
B	Building Consent Stage 6A	23.05.25
A	Tender	03.02.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

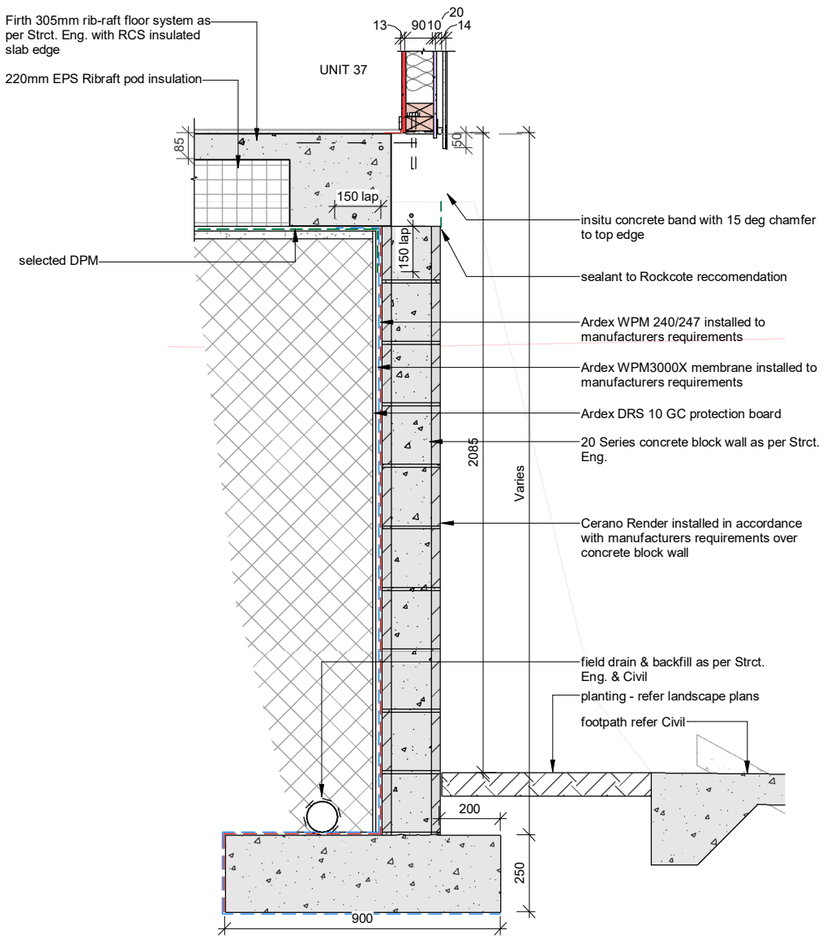
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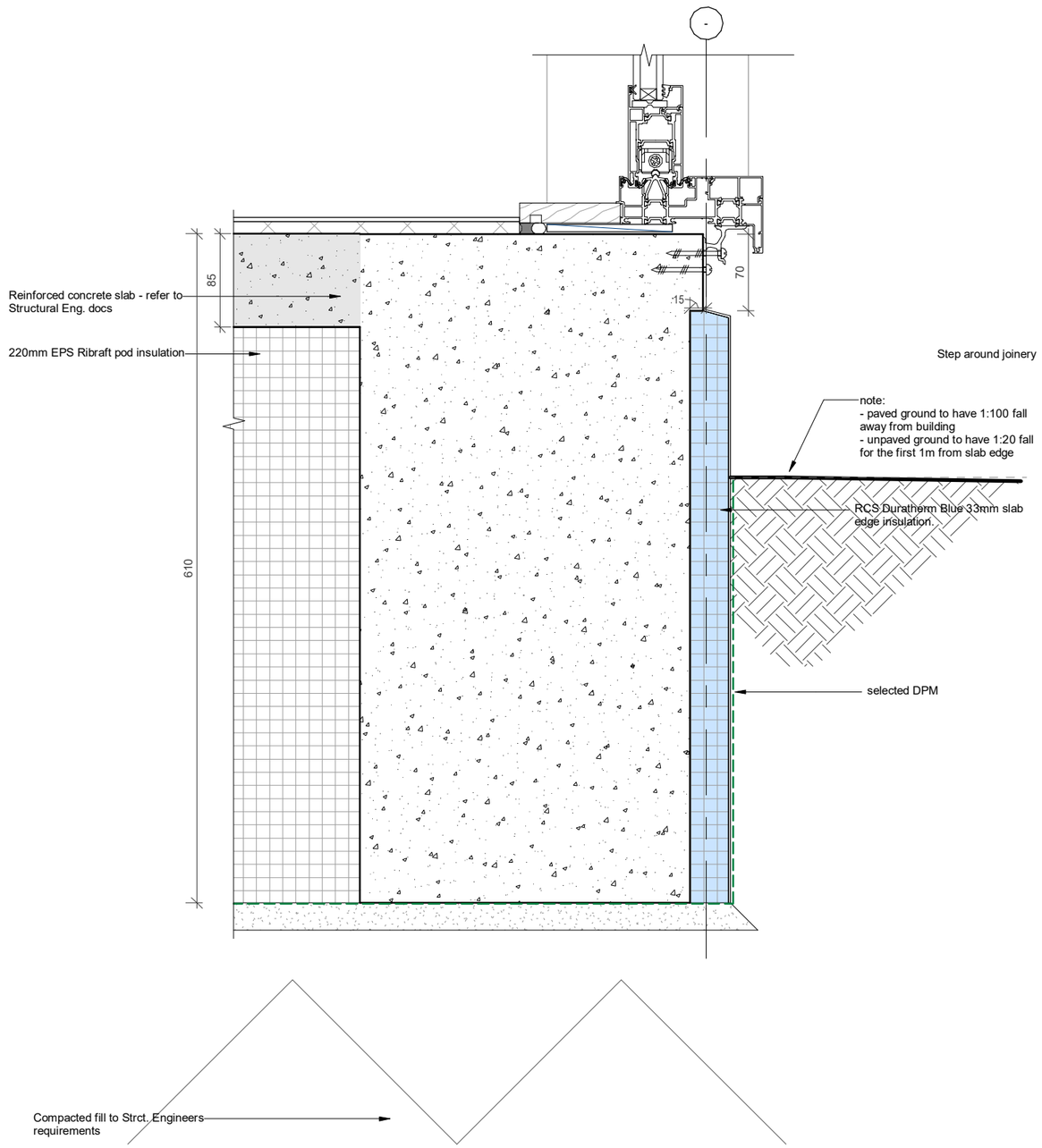
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PLOT DATE. **4/08/2025 1:09:50 PM**

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Terrace Foundation Detail
SCALE @ A3 - 1 : 20



Terrace 35+36 Door Detail
SCALE @ A3 - 1 : 5

REV. **A**

AA-523

TERRACE FOUNDATION DETAIL

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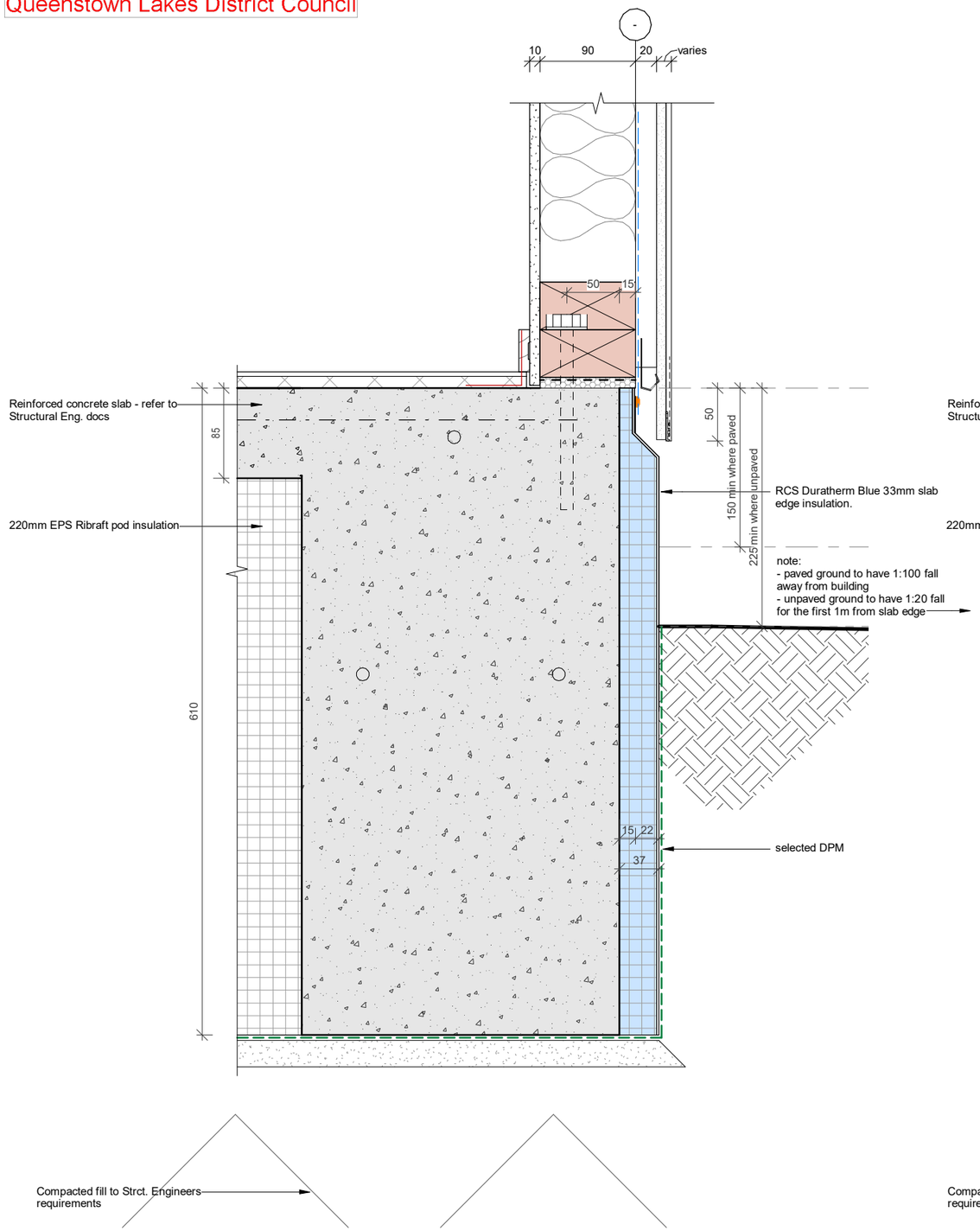
PLOT DATE. **4/08/2025 1:09:55 PM**

NO.	DESCRIPTION	DATE
A	Tender	07.02.25

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Palmerston North +64 6 357 4534 pn@dgse.co.nz
Tauranga +64 7 925 6238 tr@dgse.co.nz
Napier +64 6 835 6173 np@dgse.co.nz
Auckland +64 9 976 8288 ak@dgse.co.nz

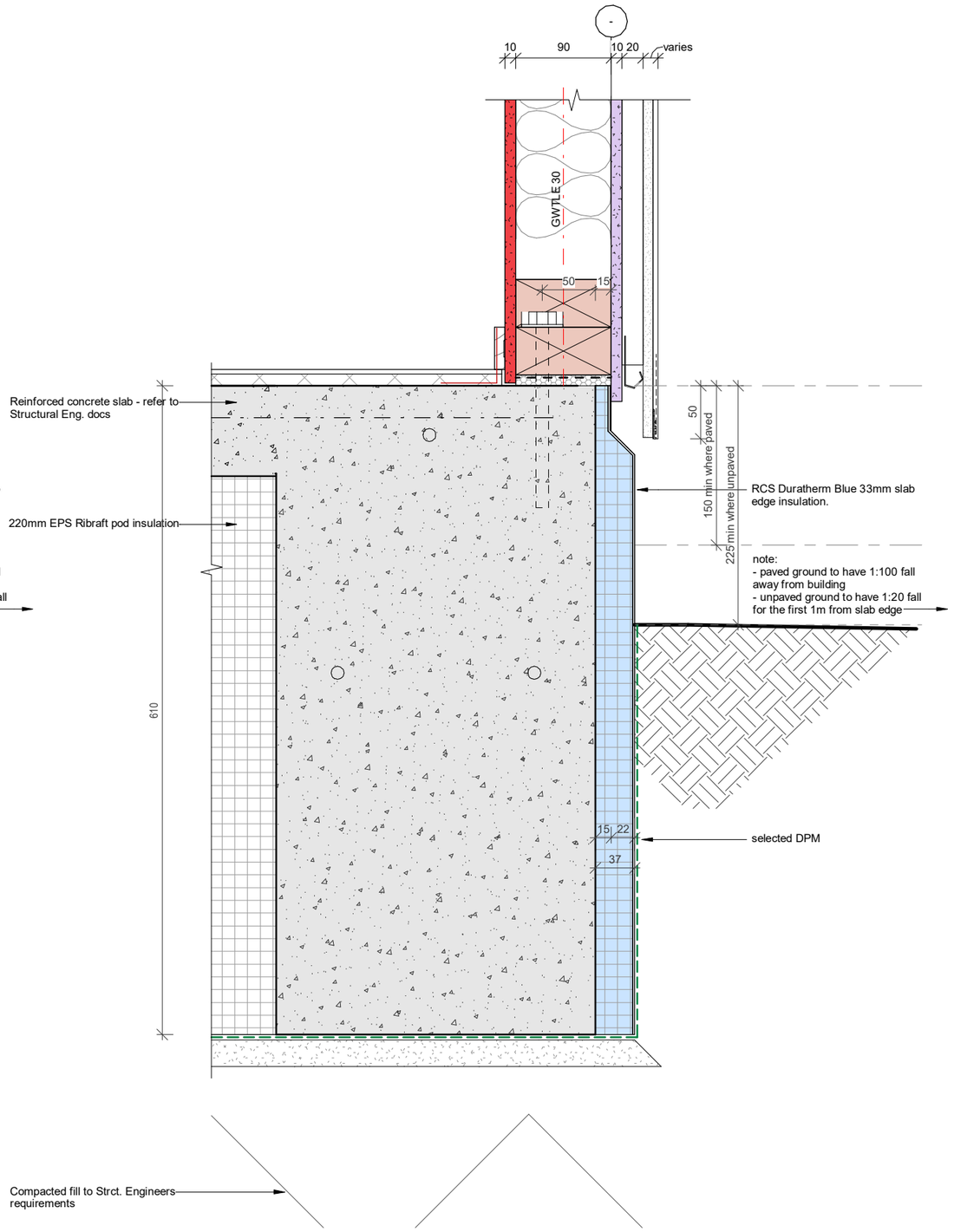
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Terrace 35+36 Base of Cladding Detail

SCALE @ A3 - 1 : 5



Terrace 35+36 FR Base of Cladding Detail

SCALE @ A3 - 1 : 5

REV. **A**

AA-524

TERRACE FOUNDATION DETAIL

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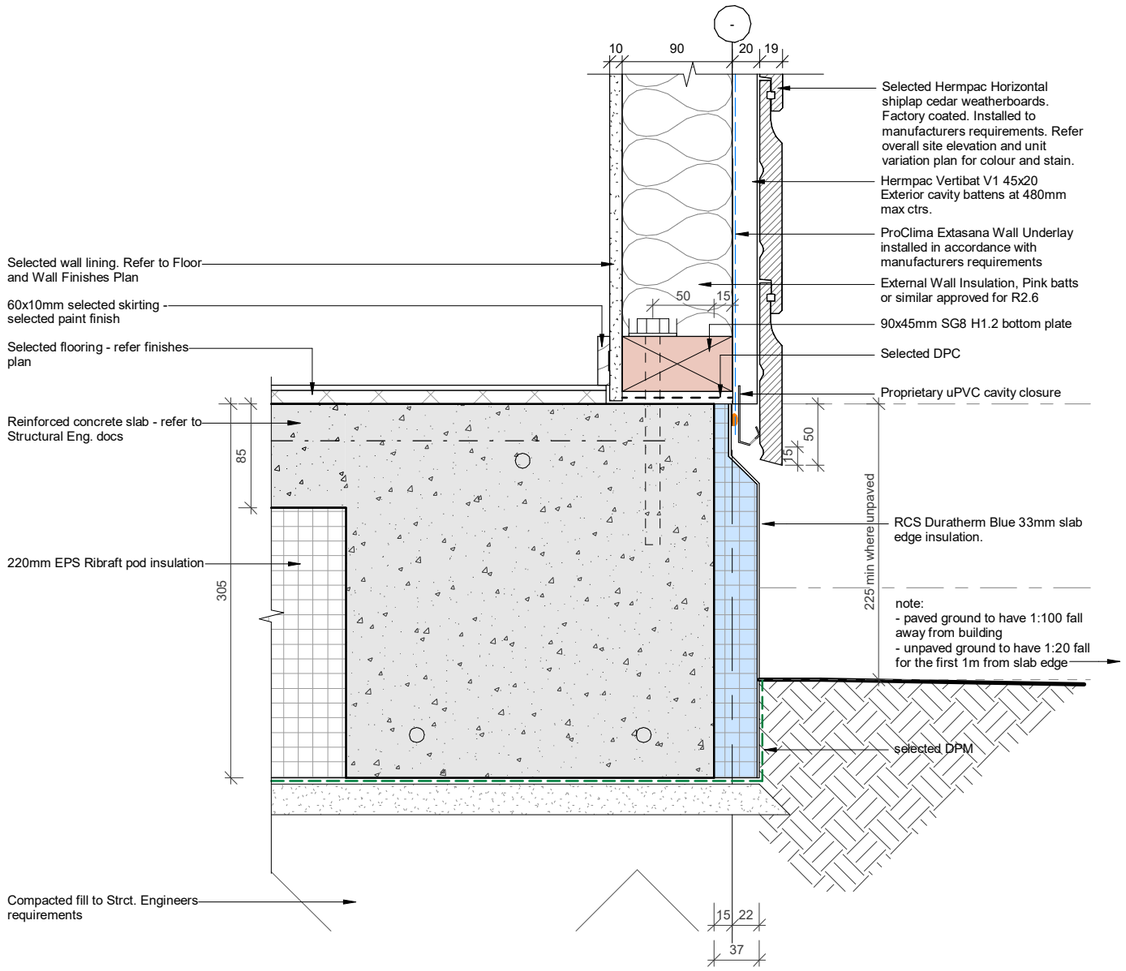
PLOT DATE. **4/08/2025 1:09:56 PM**

NO.	DESCRIPTION	DATE
A	Tender	07.02.25

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Tauranga +64 7 925 6238 tr@dgse.co.nz
Napier +64 6 835 6173 np@dgse.co.nz
Auckland +64 9 976 8288 ak@dgse.co.nz

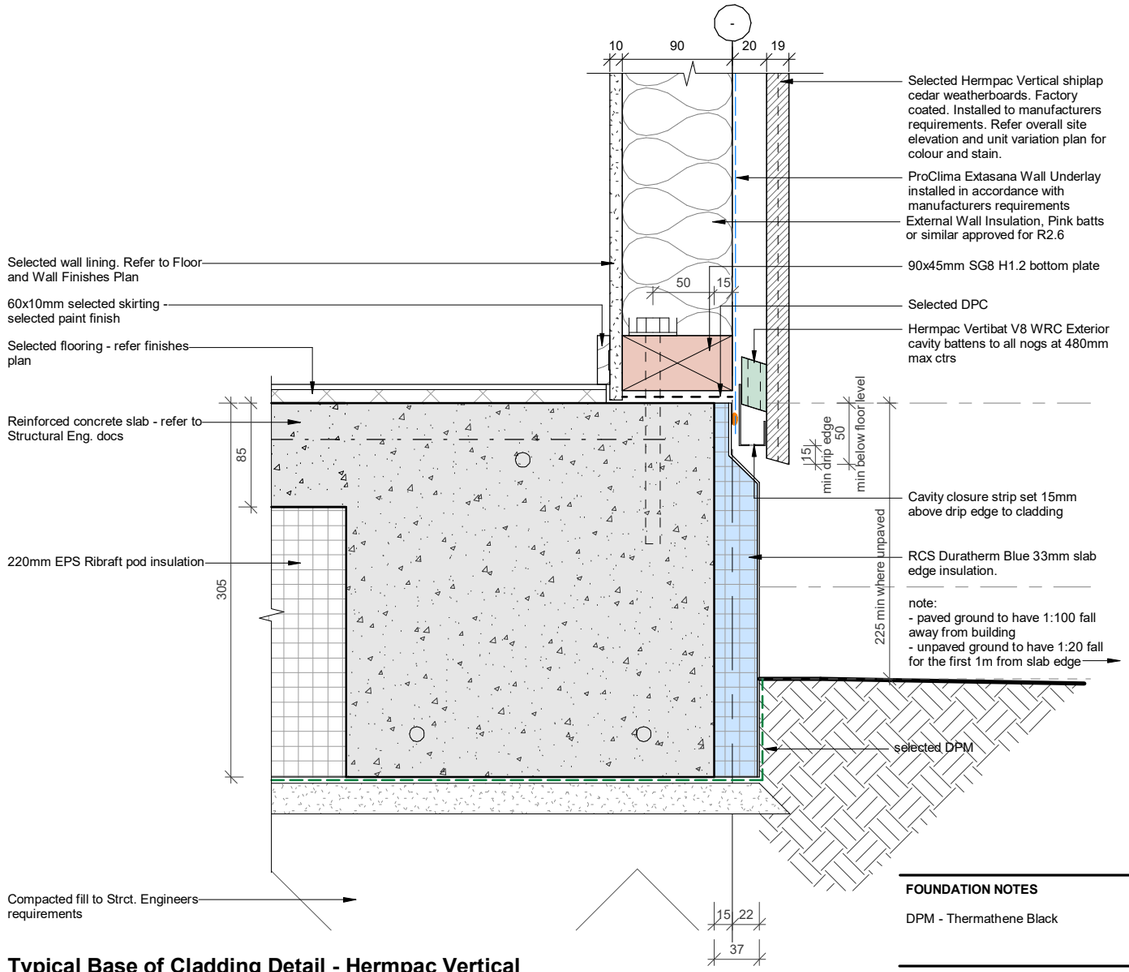
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Typical Base of Cladding Detail - Hermpac Horizontal

SCALE @ A3 - 1 : 5



Typical Base of Cladding Detail - Hermpac Vertical

SCALE @ A3 - 1 : 5

FOUNDATION NOTES

DPM - Thermathene Black

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0 5 10 20 30 50 mm

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TYPICAL FOUNDATION DETAILS

NO.	DESCRIPTION	DATE
B	BC RFI 02	04.08.25
A	Tender	07.02.25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

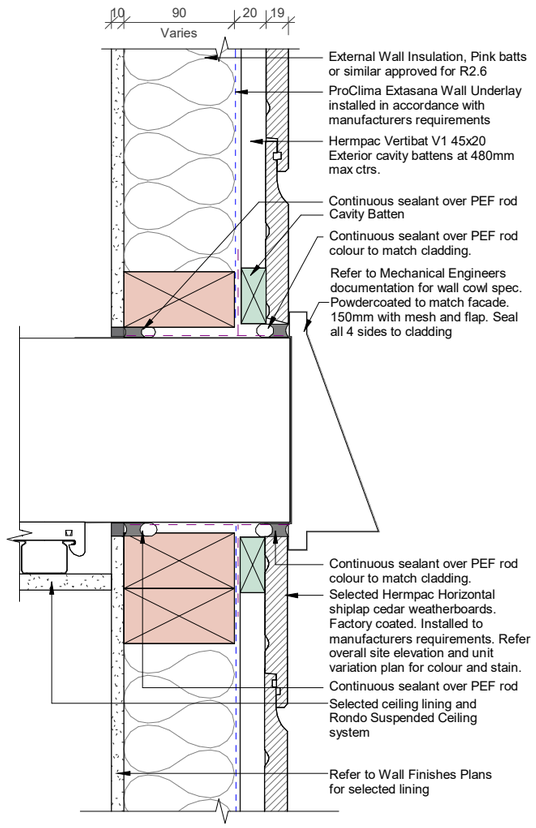
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REV.**B**

PROJECT No. **G591**

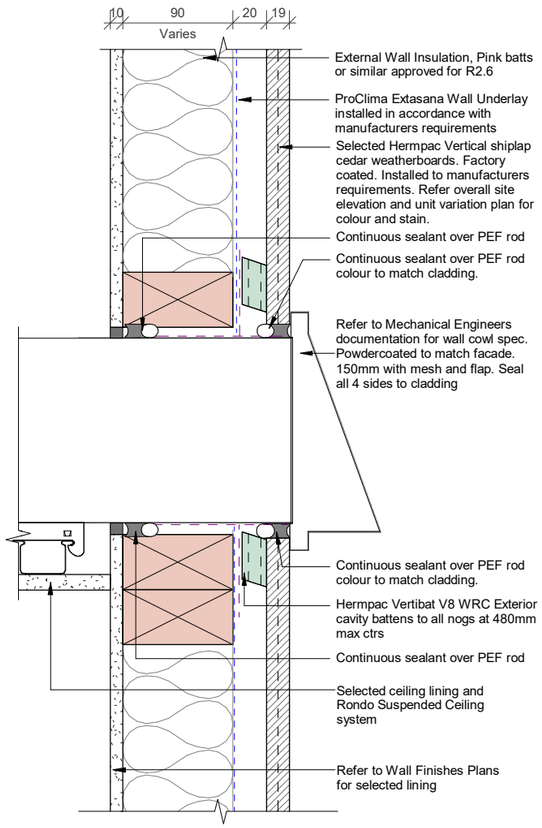
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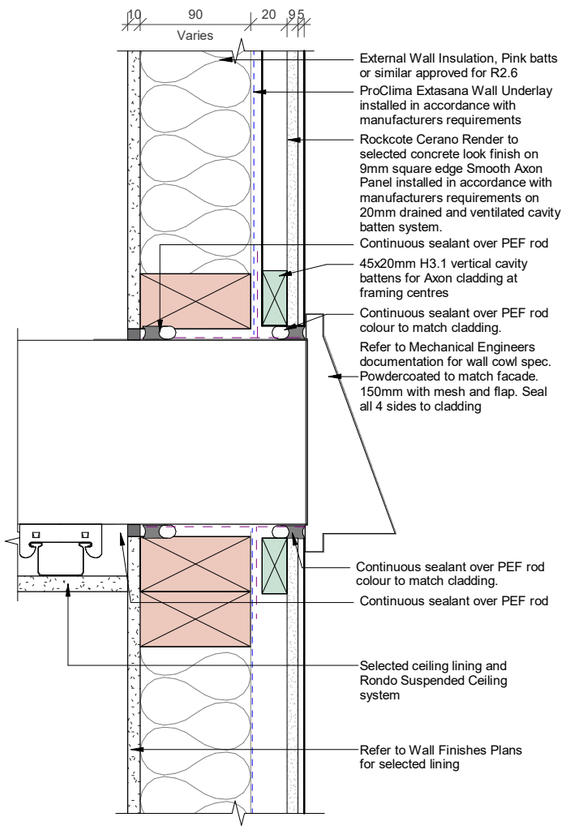
WALL - HORIZONTAL CEDAR - EXTRACT PENETRATION WALL DETAIL

2 A111 SCALE @ A3 - 1 : 5



WALL - VERTICAL CEDAR - EXTRACT PENETRATION WALL DETAIL

5 A111 SCALE @ A3 - 1 : 5



WALL - ROCKCOTE - EXTRACT PENETRATION WALL DETAIL

6 A111 SCALE @ A3 - 1 : 5

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Queenstown	+64 3 568 8411	qt@dgse.co.nz

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WALL DETAILS - CLADDING PENETRATIONS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Building Consent Stage 6A	23.05.25
C	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

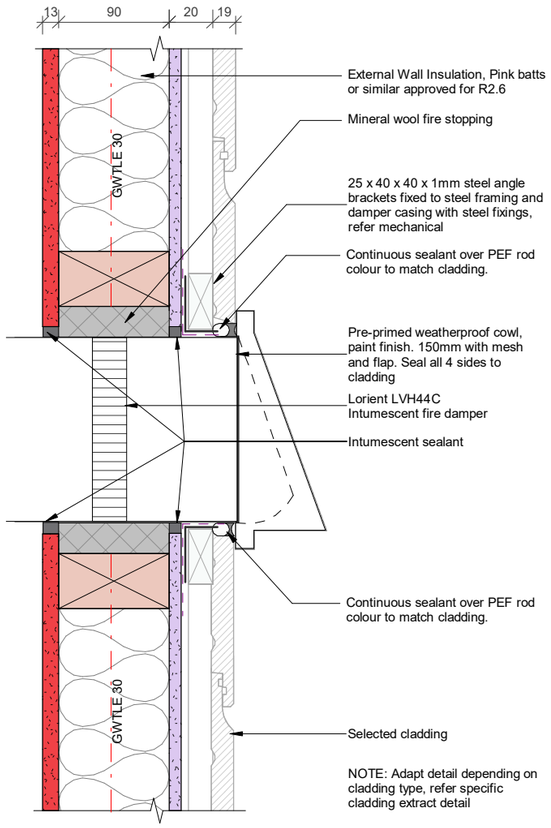
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REV.**E**

PROJECT No. **G591**

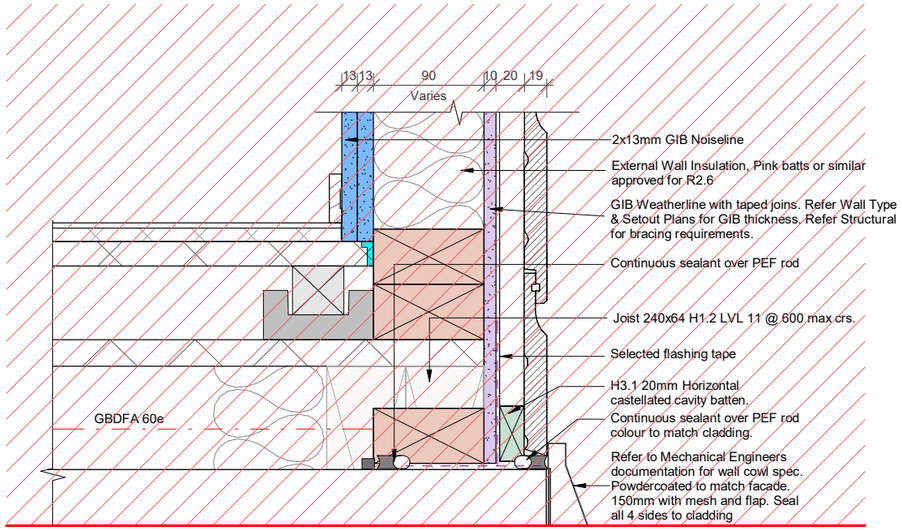
PLOT DATE. **4/08/2025 1:09:59 PM**

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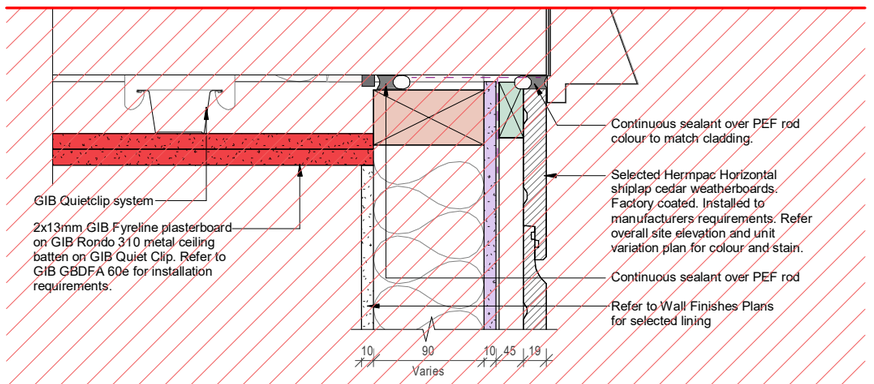


WALL - TYPICAL - EXTRACT PENETRATION FRR WALL DETAIL

2 A111 SCALE @ A3 - 1 : 5



VIEW NOT APPLICABLE TO STAGE 5



WALL - HORIZONTAL CEDAR - EXTRACT PENETRATION FLOOR SPACE TO ALPINE STUDIOS

1 A111 SCALE @ A3 - 1 : 5

These are typical cladding details, refer to typology wall type plans and specific details for Weatherline vs Proclima requirements

Building Materials

BuildingWrap RAB: 10mm GIB weatherline

DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

FlashingTape: GIB Weatherline flashing tape and Weatherline sill tape

RoofUnderlay: Thermakraft Covertek 407 or similar

FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

DETAIL NOTES

1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 galvanized steel minimum.
3. All other fixings in closed environments and in roof spaces to be hot dipped galvanized steel.
4. All RAB joints to be taped as per manufacturers installation recommendations.
5. Tolerance to rough openings for doors & windows to be +10mm.
6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

CONSTRUCTION NOTES

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2, unless noted otherwise.
3. External wall studs to be 2/90x45mm@ 600mm crs max, unless noted otherwise.
4. All work is to comply with NZS 3604:2011, NZBC and other applicable standards and codes.
5. Unless noted otherwise wall framing is to the underside of the trusses/structure above.
6. Provide selected DPC between all timber and concrete/timber & steel.
7. In all situations where copper-bearing preservatives are used to achieve treatment levels to timber, fixings shall be galvanized steel (nails, staples, bolts, etc.)
8. LOSP treated plywood is not permitted.
9. All exposed fixings generally galvanized steel, unless noted otherwise.
10. All flashings are to be mechanically fixed.

FIRE NOTES

1. All fire linings to comply with Fire Engineering Report and manufacturers installation requirements in order to achieve minimum required fire rating
2. Allow for fire collars / dampers / protection for any penetration to fire-rated walls or floors
3. Allow for passive fire protection for all outlets in fire rated walls

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WALL DETAILS - CLADDING PENETRATIONS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Building Consent Stage 6A	23.05.25
C	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

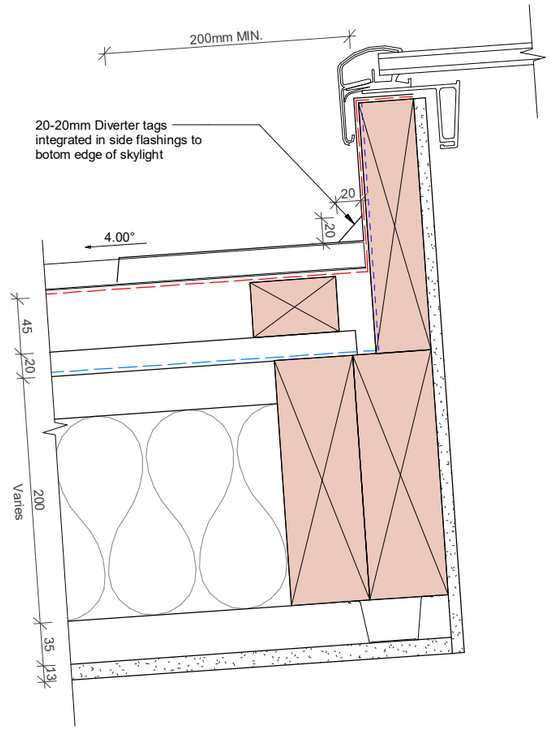
AA-531

REV.**E**

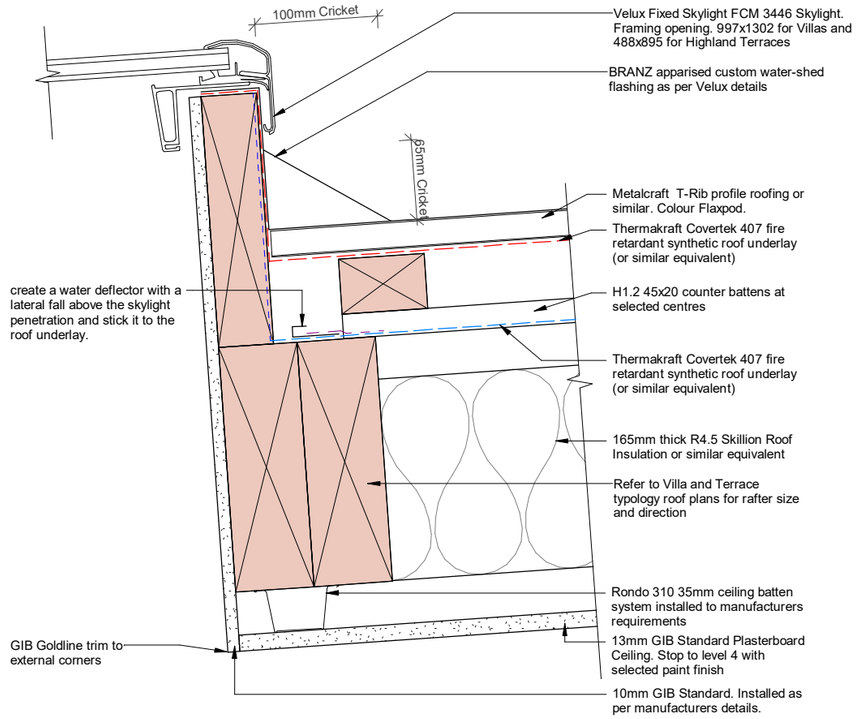
PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:10:01 PM**

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Typical Skylight Detail
SCALE @ A3 - 1 : 5



Building Materials

BuildingWrap RAB: 10mm GIB weatherline

DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

FlashingTape: GIB Weatherline flashing tape and Weatherline sill tape

RoofUnderlay: Thermakraft Covertek 407 or similar

FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

DETAIL NOTES

1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 galvanized steel minimum.
3. All other fixings in closed environments and in roof spaces to be hot dipped galvanized steel.
4. All RAB joints to be taped as per manufacturers installation recommendations.
5. Tolerance to rough openings for doors & windows to be +10mm.
6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

CONSTRUCTION NOTES

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2, unless noted otherwise.
3. External wall studs to be 2/90x45mm@ 600mm crs max, unless noted otherwise.
4. All work is to comply with NZS 3604:2011, NZBC and other applicable standards and codes.
5. Unless noted otherwise wall framing is to the underside of the trusses/structure above.
6. Provide selected DPC between all timber and concrete/timber & steel.
7. In all situations where copper-bearing preservatives are used to achieve treatment levels to timber, fixings shall be galvanized steel (nails, staples, bolts, etc.)
8. LOSP treated plywood is not permitted.
9. All exposed fixings generally galvanized steel, unless noted otherwise.
10. All flashings are to be mechanically fixed.

FIRE NOTES

1. All fire linings to comply with Fire Engineering Report and manufacturers installation requirements in order to achieve minimum required fire rating
2. Allow for fire collars / dampers / protection for any penetration to fire-rated walls or floors
3. Allow for passive fire protection for all outlets in fire rated walls

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0 5 10 20 30 50 mm

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TYPICAL SKYLIGHT DETAILS

NO.	DESCRIPTION	DATE
D	BC RFI 02	04.08.25
C	BC RFI 01	17.04.25
B	Tender	03.02.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

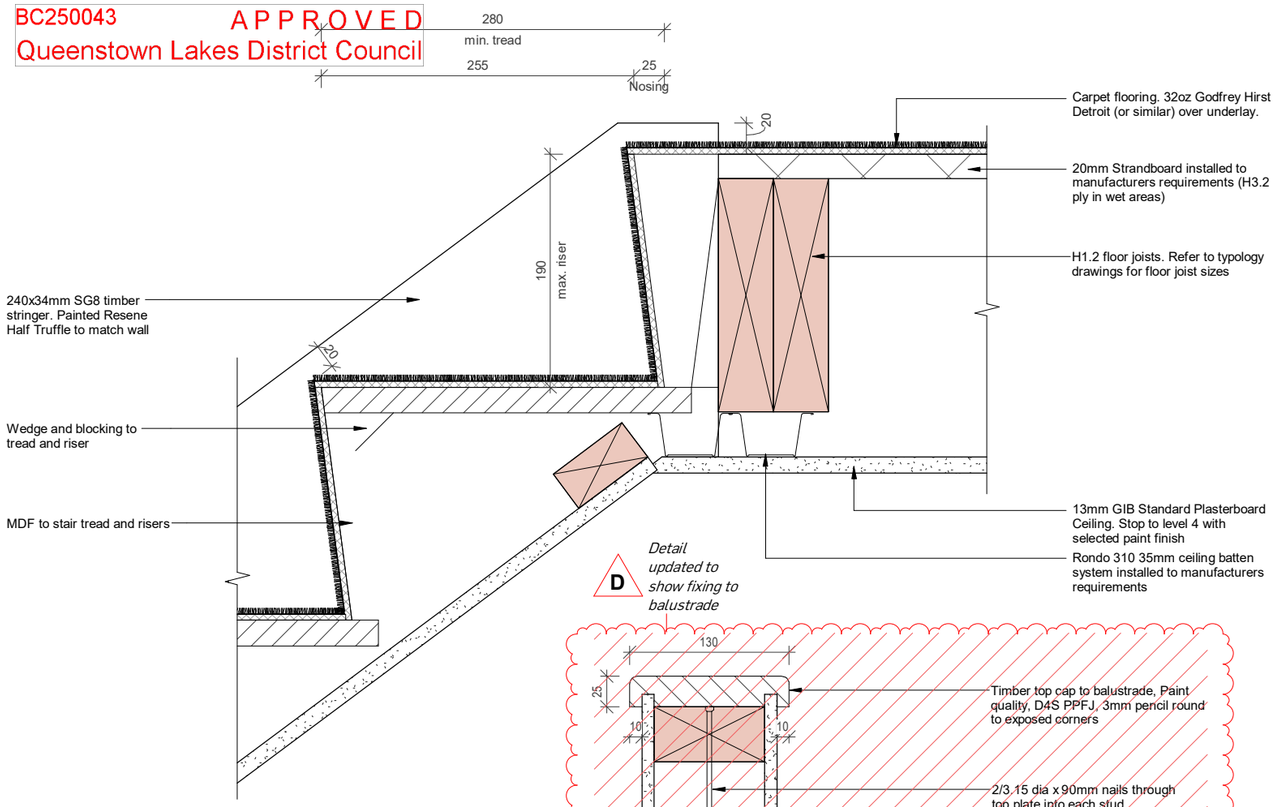
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REV.**D**

PROJECT No. **G591**

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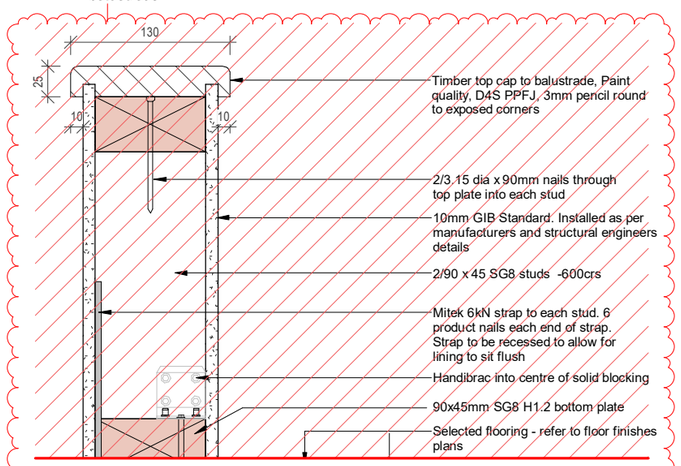
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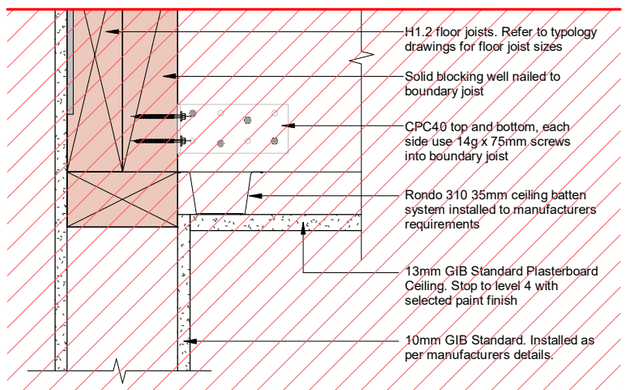
1 **STAIR TO FIRST FLOOR DETAIL**
SCALE @ A3 - 1 : 5

6 **TYP. HANDRAIL TO WALL DETAIL**
SCALE @ A3 - 1 : 5

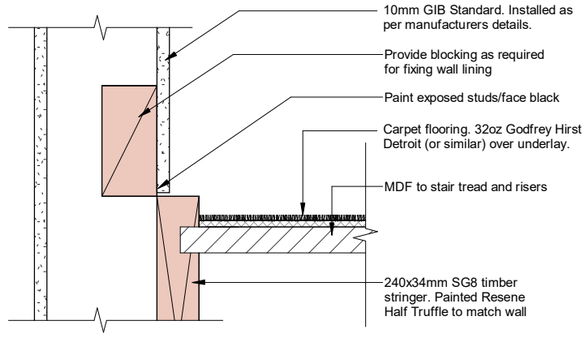
D *Detail updated to show fixing to balustrade*



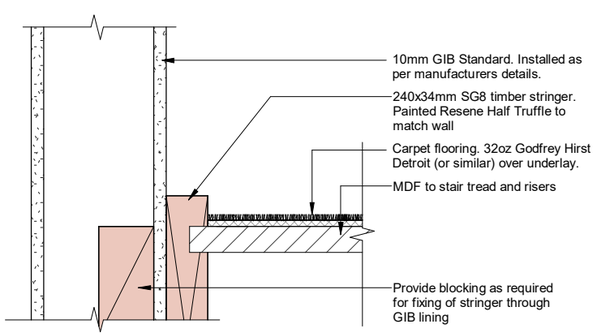
VIEW NOT APPLICABLE TO STAGE 5



7 **LAKEHOUSE BALUSTRADE WALL DETAIL**
SCALE @ A3 - 1 : 5

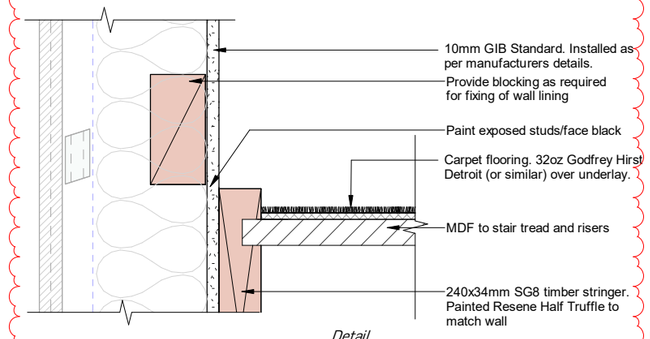


2 **TYP. STRINGER TO WALL DETAIL**
SCALE @ A3 - 1 : 5



3 **STRINGER TO BRACING WALL DETAIL**
SCALE @ A3 - 1 : 5

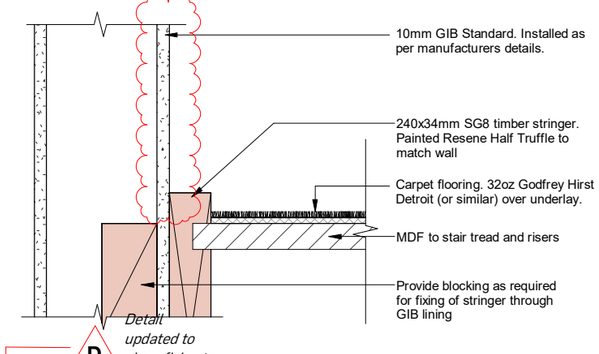
D *Detail updated*



D *Detail updated to show fixing to balustrade*

4 **STRINGER TO EXTERNAL WALL DETAIL**
SCALE @ A3 - 1 : 5

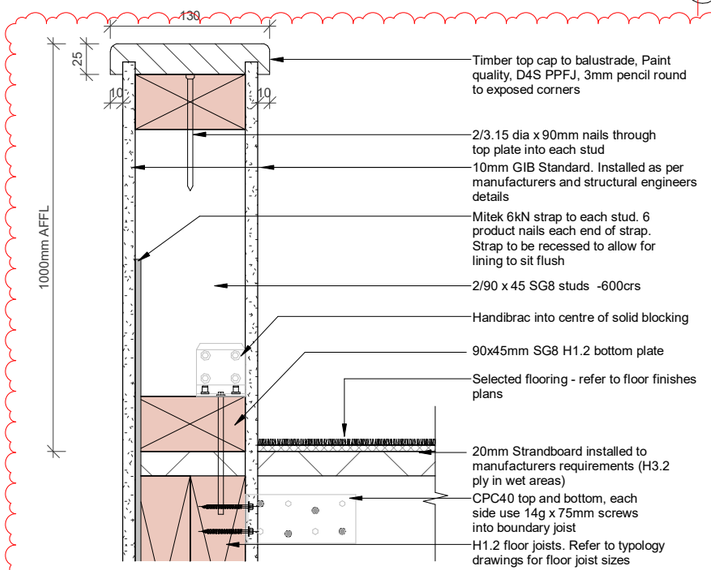
D *Laminate removed*



D *Detail updated to show fixing to balustrade*

5 **STRINGER TO WALL (LAKEHOUSE) DETAIL**
SCALE @ A3 - 1 : 5

D *Detail updated to show fixing to balustrade*



8 **VILLA & TERRACE BALUSTRADE WALL DETAIL**
SCALE @ A3 - 1 : 5

STAIR NOTES.

- *Staircase design by Contractor, review by Architect.*
- Allow for solid nogging spaced at required heights for stair rails.
- **Where GIB linings for bracing are proposed, these must be installed prior to the stair being installed to maintain the bracing element.**
- **Ensure solid blocking is present where marked on details to maintain fire rating.**
- Stair design as main private stairway
- Stair calculations = closed 190mm max. rise, 280 tread, 25mm tread projection



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STAIR DETAILS

NO.	DESCRIPTION	DATE
D	BC RFI 02	04.08.25
C	BC RFI 01	17.04.25
B	Tender	03.02.25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

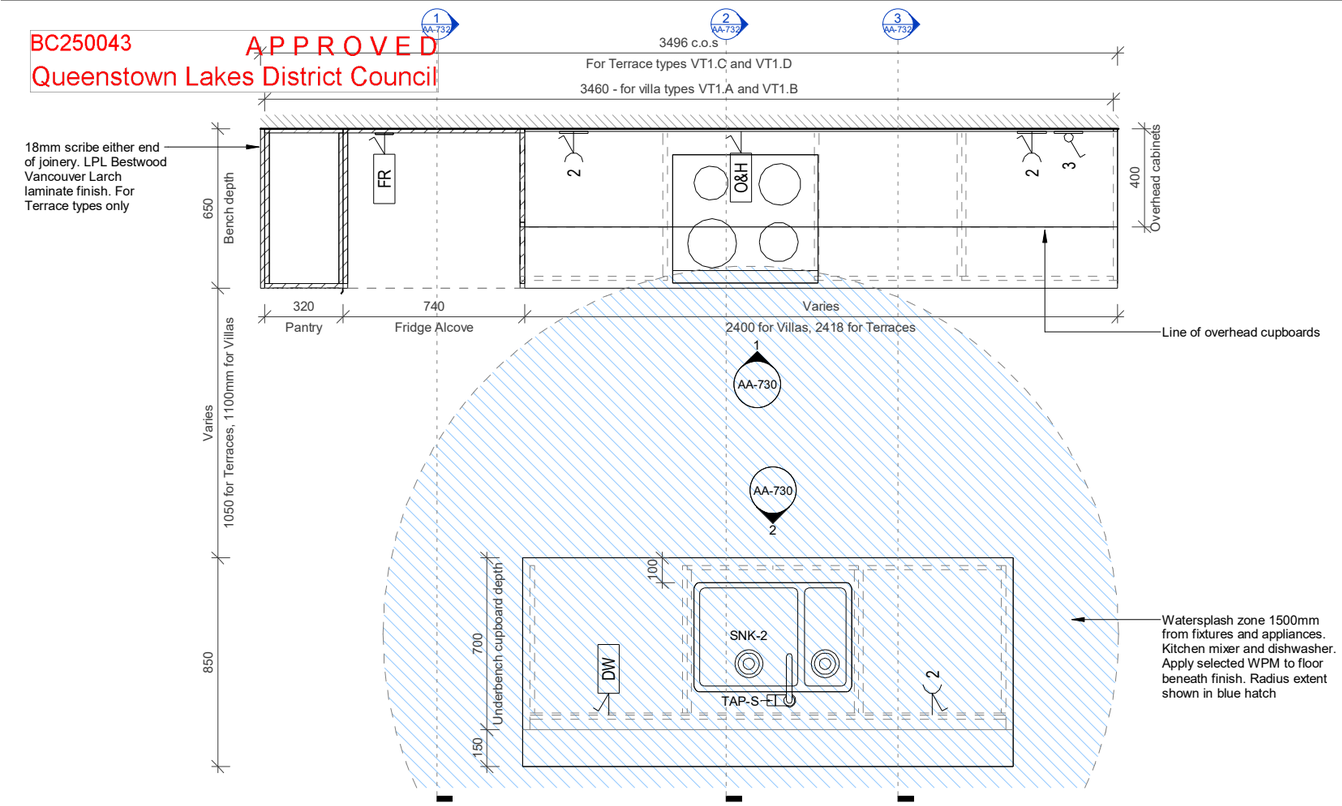
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REV.**D**

PROJECT No. **G591**

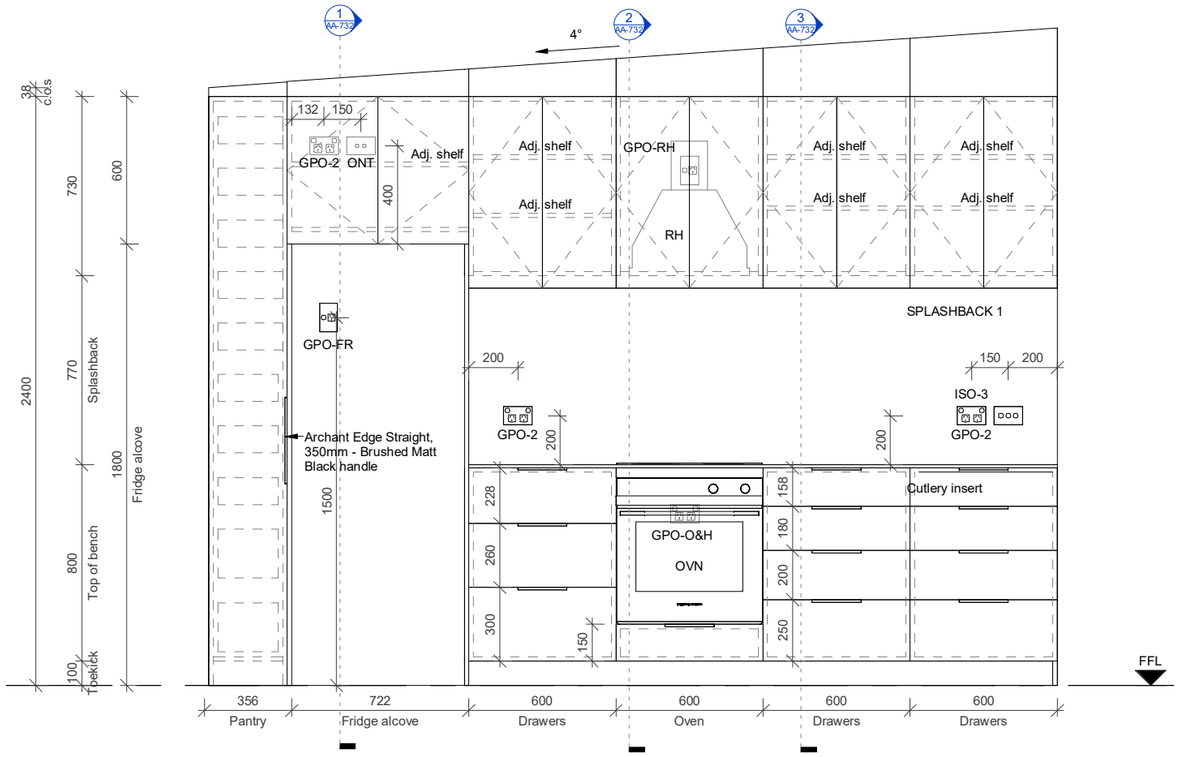
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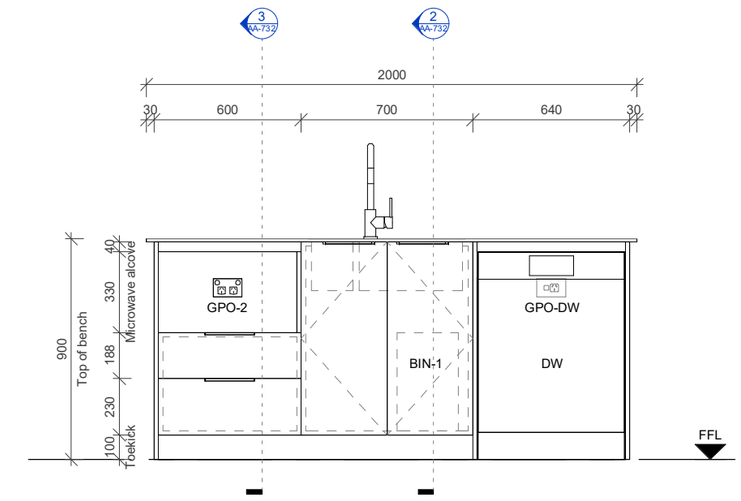
KITCHEN VT1 - PLAN

SCALE @ A3 - 1 : 25



KITCHEN VT1.A - ELEVATION 01

SCALE @ A3 - 1 : 25



KITCHEN VT1 - ELEVATION 02

SCALE @ A3 - 1 : 25

JOINERY NOTES

1. Allow for timber blocking as required to support all fixtures and fittings.
2. Joiner to confirm dimensions of kitchen FFE before commencing fabrication.
3. Joiner to provide full shop drawings to Architect for review prior to manufacture
4. All Kitchen fittings, fixtures and lights are to be supplied by main contractor supplied and installed unless noted otherwise.
5. Soft close overlay hinges and drawer runners throughout.
6. Joinery carcasses in standard white
7. All kitchen sinks to have AAV installed, refer to hydraulic services drawings.
8. Within the overhead cupboards where the rangehood is located, allow to block and cover the exposed rangehood and extract with the same material as the carcass.
9. Installers are to allow for all electrics and blocking as-required for appliance install.

KITCHEN ELECTRICAL LEGEND

GPO-2	Horizontal double power outlet
GPO-FR	Vertical single power outlet for fridge
GPO-RH	Vertical single power outlet for rangehood
GPO-O&H	Horizontal double power outlet for oven and hob
GPO-DW	Horizontal single power outlet for dishwasher
GPO-TV	Horizontal double power, and single AV/data outlet for TV
ISO-3	Horizontal triple isolation switch outlet for oven, hob and dishwasher. Switches to be labelled.
ONT	Chorus Optical Network Terminal

Note:
- All electrical requirements are to be confirmed with the appliance manufacturer/installer prior to installation of electrical outlets
- Outlet colour:
  White in white finish laminate
  Black in Vancouver Larch laminate
- Plumbing fixtures and fittings, Kitchen finishes to be selected by the client

KITCHEN VT1

Kitchen VT1 plan is typical to all Villa and Terrace typologies and their variants.

Kitchen VT1.A elevation 01 is typical to Villa types V.U.C.X, V.U.R.X, V.U.C.E and VR.U.C.X

Kitchen VT1.B elevation 01 is typical to Villa type V.D.C.X

Kitchen VT1.C elevation 01 is typical to Terrace types T.U.C.X, T.D.C.X, T.D.R.X and T.D.W.X

Kitchen VT1.D elevation 01 is typical to Terrace type T.U.C.W

Kitchen VT1 elevation 02 is typical to all Villa and Terrace typologies and their variants.

Refer to drawing AA-110 Unit Variation Plan for type locations.

KITCHEN FINISHES LEGEND

BENCHTOP
- 20mm Engineered Stone. Spec and finish TBC

SPLASHBACK
- Typical tile: Spec and finish TBC

MDF EXTERNAL CARCASS
- Low Pressure Laminate: Bestwood Vancouver Larch with matching ABS 1mm edging

MDF INTERNAL CARCASS
- Whiteboard OR similar

HANDLES
- Archant Edge Straight, 200mm - Brushed Matt with Black unless noted otherwise OR similar

FP
Fixed Panels

KITCHEN FFE SCHEDULE

TAP-S	Plumbline Buddy Kitchen Mixer Round Spout With Pull Out Spray - Gunmetal Product code: CB046 - OR similar Note: Tap flow rate must be less than the sink overflow rate
SNK-1	Elite Bathrooms Santorini Sink Napoli 400x400mm - Gunmetal. Product code: AN-NAC4040 - OR similar
SNK-2	Elite Bathrooms Santorini Sink Lisbon 400/170x200mm (RH) - Gunmetal Product code: AN-NAC4040/4015R - OR similar
RH	Fisher and Paykel 60cm Series 5 Integrated Insert Wall Rangehood Product code: HP60ICSX4 - OR similar
HOB	Fisher and Paykel 60cm Series 5 4 Zone Induction Cooktop Product code: CI604CTB1 - OR similar
HOB-2	Fisher and Paykel 30cm Series 5 2 Zone Induction Cooktop Product code: CI302CTB1 - OR similar
OVN	Fisher and Paykel 60cm Series 7 Contemporary Pyrolytic Oven Product code: OB60SD11PLX1 - OR similar
DW	Fisher and Paykel Series 5 Contemporary Dishwasher Product code: DW60FC1X2 - OR similar
DW-S	Fisher and Paykel Series 7 Contemporary Single DishDrawer™ Dishwasher Product code: DD60SCX9 - OR similar
BIN-1	Hafele Two compartment waste bin, Hailo Tandem - 2x15L installation behind hinged door. Colour: Cinder Product code: 502.70.252 - OR similar
BIN-2	Hafele Waste bin, Hideaway Compact range, 2 x 20L bucket. Colour: Cinder Product code: 503.55.432, KC40SCD-C - OR similar
PANTRY	Hafele DISPENSA Pantry Pull-Out Product code: 2011028 - OR similar

0 5 10 20 30 50 mm

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Wellington	+64 4 920 0032	wn@dgse.co.nz
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KITCHEN VT1 - PLAN

NO.	DESCRIPTION	DATE
D	BC RFI 02	04.08.25
C	BC RFI 01	17.04.25
B	Tender	03.02.25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

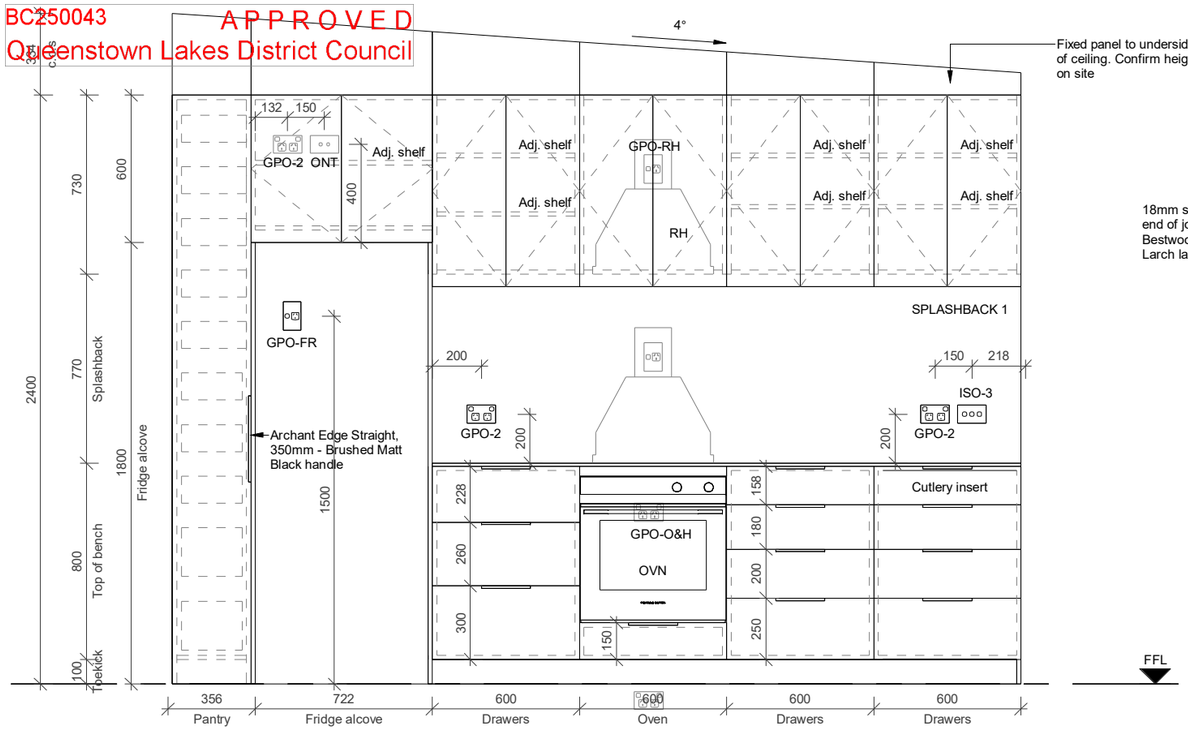
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AA-730 REV.D

PROJECT No. **G591**

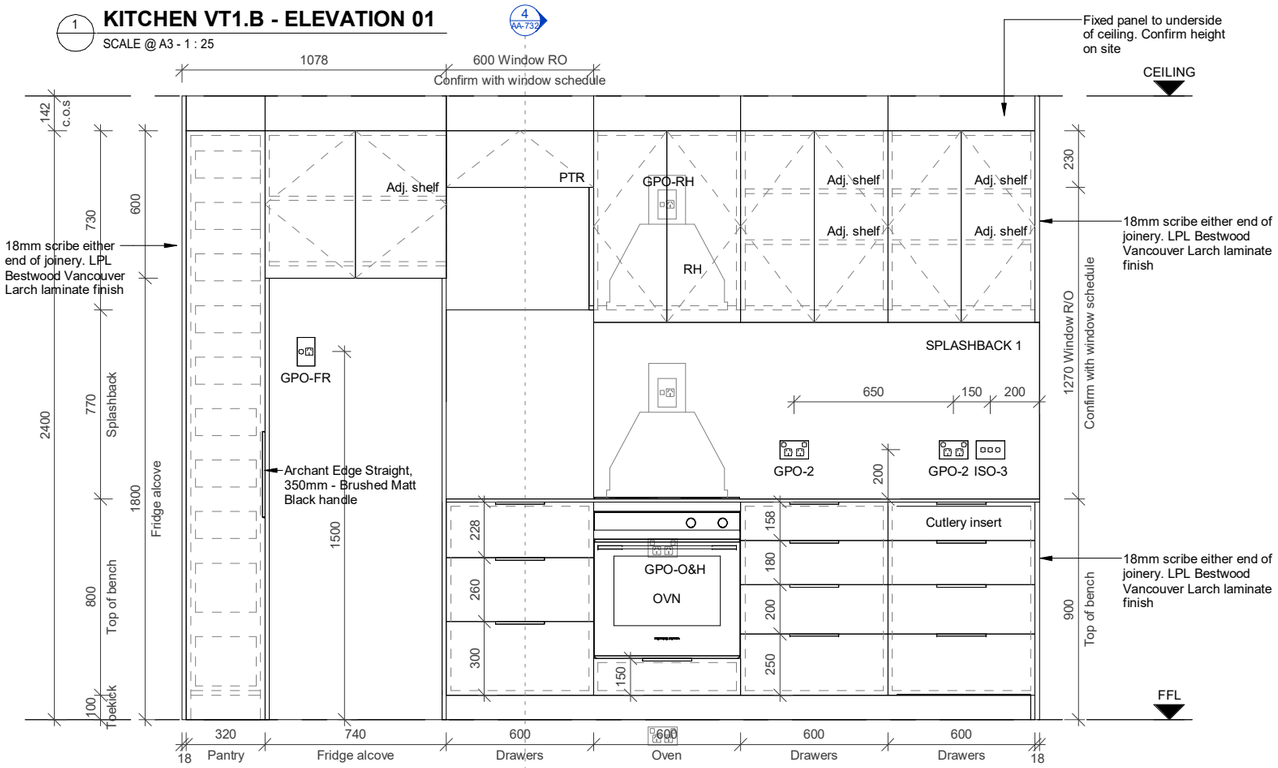
PLOT DATE. **4/08/2025 1:10:08 PM**

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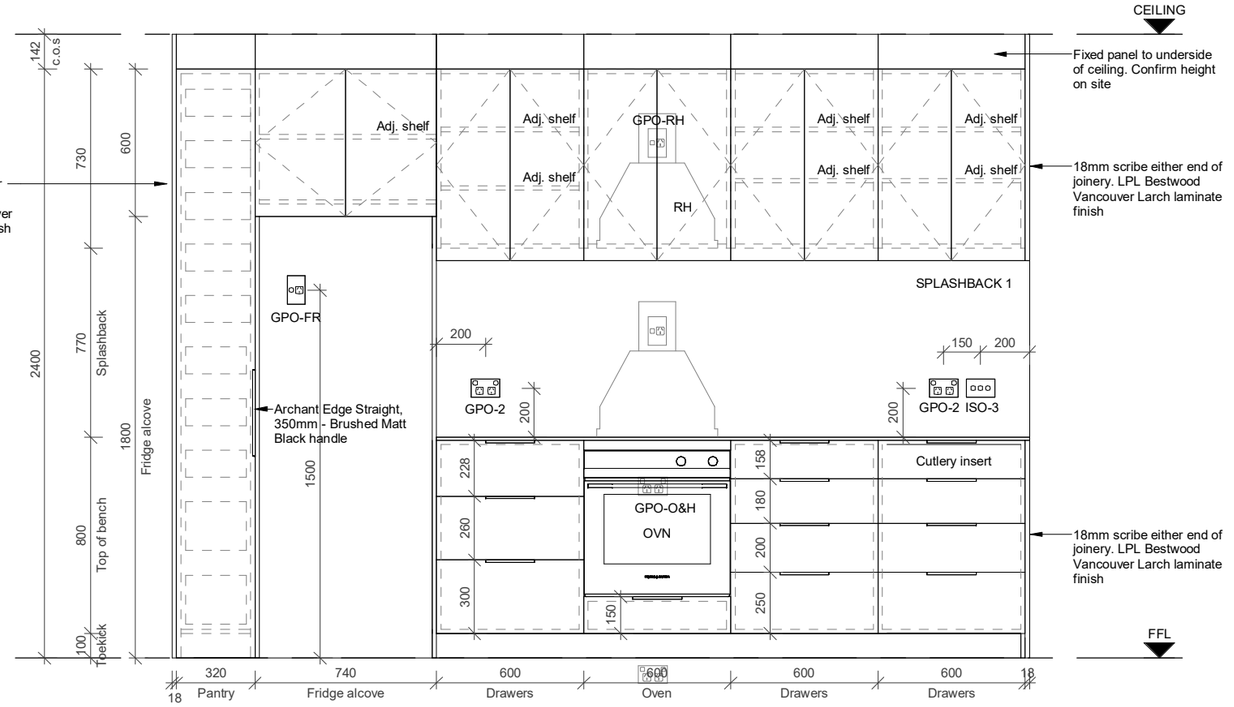
1 KITCHEN VT1.B - ELEVATION 01

SCALE @ A3 - 1 : 25



3 KITCHEN VT1.D - ELEVATION 01

SCALE @ A3 - 1 : 25



2 KITCHEN VT1.C - ELEVATION 01

SCALE @ A3 - 1 : 25

JOINERY NOTES

1. Allow for timber blocking as required to support all fixtures and fittings.
2. Joiner to confirm dimensions of kitchen FFE before commencing fabrication.
3. Joiner to provide full shop drawings to Architect for review prior to manufacture
4. All Kitchen fittings, fixtures and lights are to be supplied by main contractor supplied and installed unless noted otherwise.
5. Soft close overlay hinges and drawer runners throughout.
6. Joinery carcasses in standard white
7. All kitchen sinks to have AAV installed, refer to hydraulic services drawings.
8. Within the overhead cupboards where the rangehood is located, allow to block and cover the exposed rangehood and extract with the same material as the carcass.
9. Installers are to allow for all electrics and blocking as-required for appliance install.

KITCHEN ELECTRICAL LEGEND

GPO-2	Horizontal double power outlet
GPO-FR	Vertical single power outlet for fridge
GPO-RH	Vertical single power outlet for rangehood
GPO-O&H	Horizontal double power outlet for oven and hob
GPO-DW	Horizontal single power outlet for dishwasher
GPO-TV	Horizontal double power, and single AV/data outlet for TV
ISO-3	Horizontal triple isolation switch outlet for oven, hob and dishwasher. Switches to be labelled.
ONT	Chorus Optical Network Terminal

Note:
- All electrical requirements are to be confirmed with the appliance manufacturer/installer prior to installation of electrical outlets
- Outlet colour:
  White in white finish laminate
  Black in Vancouver Larch laminate
- Plumbing fixtures and fittings, Kitchen finishes to be selected by the client

KITCHEN VT1

Kitchen VT1 plan is typical to all Villa and Terrace typologies and their variants.

Kitchen VT1.A elevation 01 is typical to Villa types V.U.C.X, V.U.R.X, V.U.C.E and VR.U.C.X

Kitchen VT1.B elevation 01 is typical to Villa type V.D.C.X

Kitchen VT1.C elevation 01 is typical to Terrace types T.U.C.X, T.D.C.X, T.D.R.X and T.D.W.X

Kitchen VT1.D elevation 01 is typical to Terrace type T.U.C.W

Kitchen VT1 elevation 02 is typical to all Villa and Terrace typologies and their variants.

Refer to drawing AA-110 Unit Variation Plan for type locations.

KITCHEN FINISHES LEGEND

BENCHTOP
- 20mm Engineered Stone. Spec and finish TBC

SPLASHBACK
- Typical tile: Spec and finish TBC

MDF EXTERNAL CARCASS
- Low Pressure Laminate: Bestwood Vancouver Larch with matching ABS 1mm edging

MDF INTERNAL CARCASS
- Whiteboard OR similar

HANDLES
- Archant Edge Straight, 200mm - Brushed Matt with Black unless noted otherwise OR similar

FP
Fixed Panels

KITCHEN FFE SCHEDULE

TAP-S	Plumbline Buddy Kitchen Mixer Round Spout With Pull Out Spray - Gunmetal Product code: CB046 - OR similar Note: Tap flow rate must be less than the sink overflow rate
SNK-1	Elite Bathrooms Santorini Sink Napoli 400x400mm - Gunmetal. Product code: AN-NAC4040 - OR similar
SNK-2	Elite Bathrooms Santorini Sink Lisbon 400/170x200mm (RH) - Gunmetal Product code: AN-NAC4040/4015R - OR similar
RH	Fisher and Paykel 60cm Series 5 Integrated Insert Wall Rangehood Product code: HP60ICSX4 - OR similar
HOB	Fisher and Paykel 60cm Series 5 4 Zone Induction Cooktop Product code: CI604CTB1 - OR similar
HOB-2	Fisher and Paykel 30cm Series 5 2 Zone Induction Cooktop Product code: CI302CTB1 - OR similar
OVN	Fisher and Paykel 60cm Series 7 Contemporary Pyrolytic Oven Product code: OB60SD11PLX1 - OR similar
DW	Fisher and Paykel Series 5 Contemporary Dishwasher Product code: DW60FC1X2 - OR similar
DW-S	Fisher and Paykel Series 7 Contemporary Single DishDrawer™ Dishwasher Product code: DD60SCX9 - OR similar
BIN-1	Hafele Two compartment waste bin, Hailo Tandem - 2x15L installation behind hinged door. Colour: Cinder Product code: 502.70.252 - OR similar
BIN-2	Hafele Waste bin, Hideaway Compact range, 2 x 20L bucket. Colour: Cinder Product code: 503.55.432, KC40SCD-C - OR similar
PANTRY	Hafele DISPENSA Pantry Pull-Out Product code: 2011028 - OR similar



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Wellington	+64 4 920 0032	wn@dgse.co.nz
Queenstown	+64 3 568 8411	qt@dgse.co.nz

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KITCHEN VT1 - ELEVATIONS

NO.	DESCRIPTION	DATE
D	BC RFI 02	04.08.25
C	BC RFI 01	17.04.25
B	Tender	03.02.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

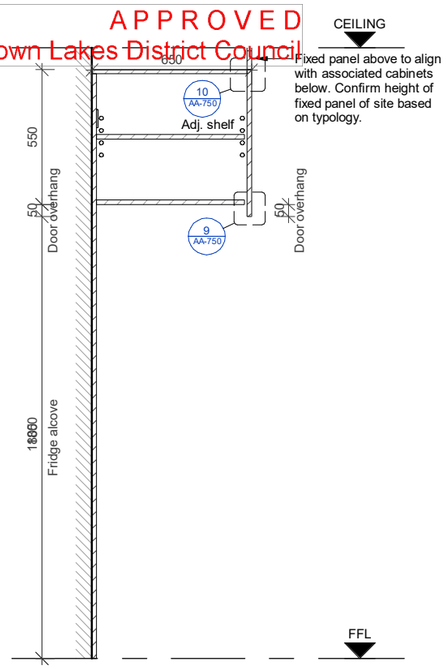
AA-731

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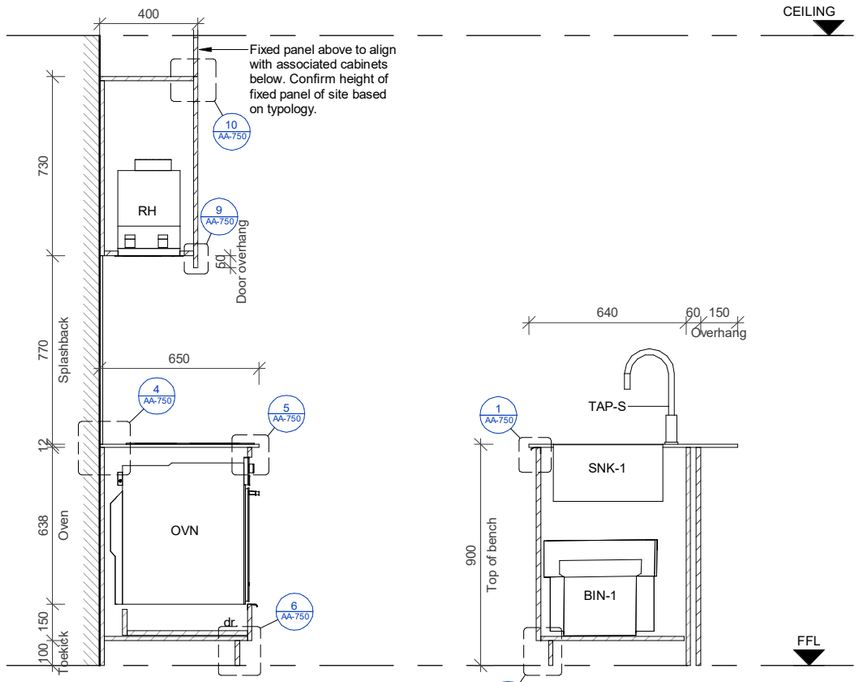
PROJECT No. **G591**

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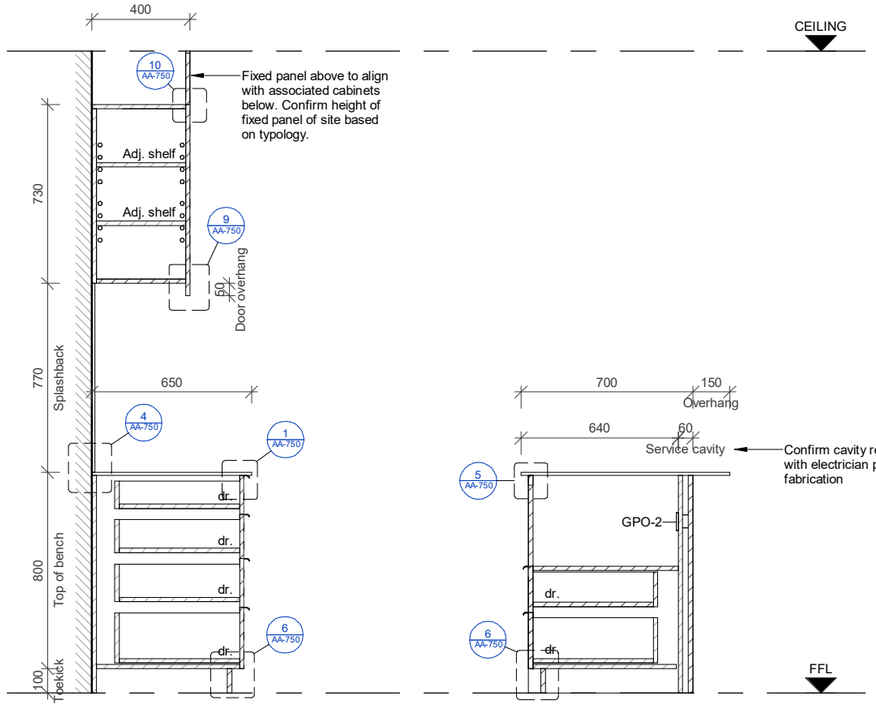
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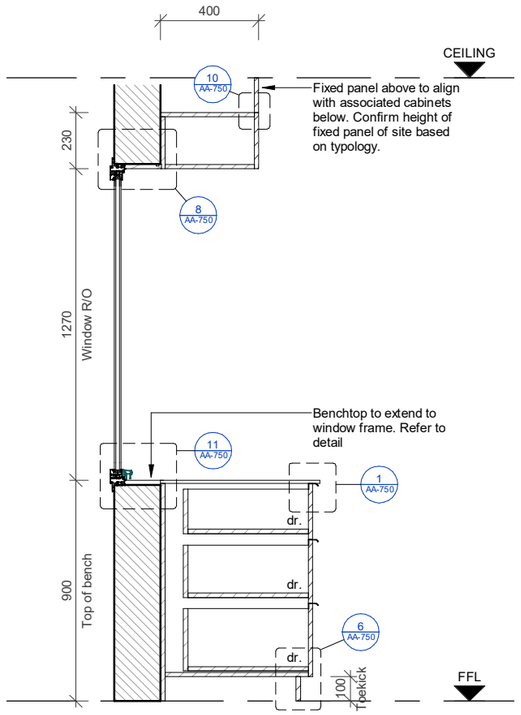
1 AA-730 **KITCHEN VT1 - SECTION 01**
SCALE @ A3 - 1 : 25



2 AA-730 **KITCHEN VT1 - SECTION 02**
SCALE @ A3 - 1 : 25



3 AA-730 **KITCHEN VT1 - SECTION 03**
SCALE @ A3 - 1 : 25



4 AA-731 **KITCHEN VT1.D - SECTION 01**
SCALE @ A3 - 1 : 25

JOINERY NOTES

1. Allow for timber blocking as required to support all fixtures and fittings.
2. Joiner to confirm dimensions of kitchen FFE before commencing fabrication.
3. Joiner to provide full shop drawings to Architect for review prior to manufacture
4. All Kitchen fittings, fixtures and lights are to be supplied by main contractor supplied and installed unless noted otherwise.
5. Soft close overlay hinges and drawer runners throughout.
6. Joinery carcasses in standard white
7. All kitchen sinks to have AAV installed, refer to hydraulic services drawings.
8. Within the overhead cupboards where the rangehood is located, allow to block and cover the exposed rangehood and extract with the same material as the carcass.
9. Installers are to allow for all electrics and blocking as-required for appliance install.

KITCHEN ELECTRICAL LEGEND

GPO-2	Horizontal double power outlet
GPO-FR	Vertical single power outlet for fridge
GPO-RH	Vertical single power outlet for rangehood
GPO-O&H	Horizontal double power outlet for oven and hob
GPO-DW	Horizontal single power outlet for dishwasher
GPO-TV	Horizontal double power, and single AV/data outlet for TV
ISO-3	Horizontal triple isolation switch outlet for oven, hob and dishwasher. Switches to be labelled.
ONT	Chorus Optical Network Terminal

Note:
- All electrical requirements are to be confirmed with the appliance manufacturer/installer prior to installation of electrical outlets
- Outlet colour:
  White in white finish laminate
  Black in Vancouver Larch laminate
- Plumbing fixtures and fittings, Kitchen finishes to be selected by the client

KITCHEN VT1

Kitchen VT1 plan is typical to all Villa and Terrace typologies and their variants.

Kitchen VT1.A elevation 01 is typical to Villa types V.U.C.X, V.U.R.X, V.U.C.E and VR.U.C.X

Kitchen VT1.B elevation 01 is typical to Villa type V.D.C.X

Kitchen VT1.C elevation 01 is typical to Terrace types T.U.C.X, T.D.C.X, T.D.R.X and T.D.W.X

Kitchen VT1.D elevation 01 is typical to Terrace type T.U.C.W

Kitchen VT1 elevation 02 is typical to all Villa and Terrace typologies and their variants.

Refer to drawing AA-110 Unit Variation Plan for type locations.

KITCHEN FINISHES LEGEND

BENCHTOP
- 20mm Engineered Stone. Spec and finish TBC

SPLASHBACK
- Typical tile: Spec and finish TBC

MDF EXTERNAL CARCASS
- Low Pressure Laminate: Bestwood Vancouver Larch with matching ABS 1mm edging

MDF INTERNAL CARCASS
- Whiteboard OR similar

HANDLES
- Archant Edge Straight, 200mm - Brushed Matt with Black unless noted otherwise OR similar

FP
Fixed Panels

KITCHEN FFE SCHEDULE

TAP-S	Plumbline Buddy Kitchen Mixer Round Spout With Pull Out Spray - Gunmetal Product code: CB046 - OR similar Note: Tap flow rate must be less than the sink overflow rate
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HOB	Fisher and Paykel 60cm Series 5 4 Zone Induction Cooktop Product code: CI604CTB1 - OR similar
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OVN	Fisher and Paykel 60cm Series 7 Contemporary Pyrolytic Oven Product code: OB60SD11PLX1 - OR similar
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PANTRY	Hafele DISPENSA Pantry Pull-Out Product code: 2011028 - OR similar

0 5 10 20 30 50 mm

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KITCHEN VT1 - SECTIONS

NO.	DESCRIPTION	DATE
D	BC RFI 02	04.08.25
C	BC RFI 01	17.04.25
B	Tender	03.02.25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

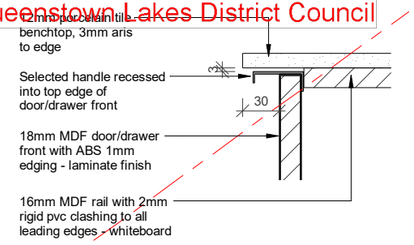
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REV.**D**

PROJECT No. **G591**

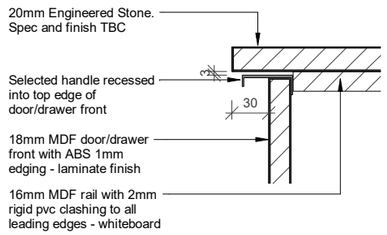
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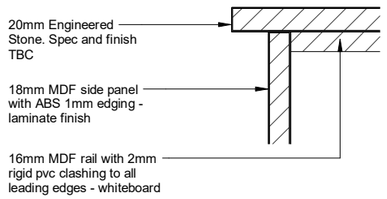
1 SECTION - TILE BENCH TO CP/DRAWER FRONT

SCALE @ A3 - 1 : 5



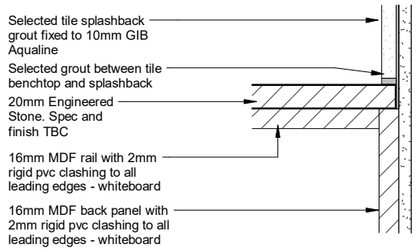
2 SECTION - ENGINEERED STONE BENCH TO CP/DRAWER FRONT

SCALE @ A3 - 1 : 5



3 SECTION - TYP. BENCH END

SCALE @ A3 - 1 : 5

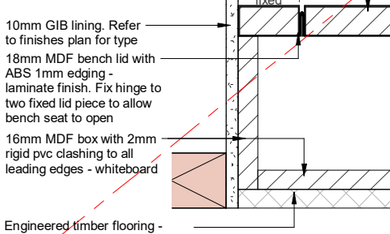


4 SECTION - TILE BENCH TO SPLASHBACK

SCALE @ A3 - 1 : 5

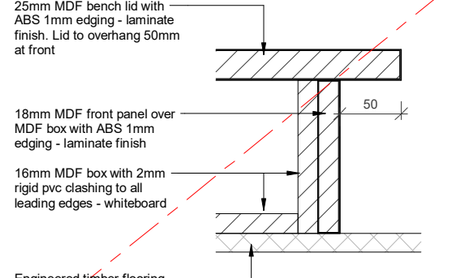
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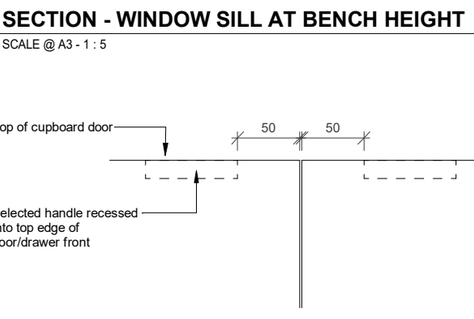
5 SECTION - TILE BENCH TO MV/DW ALCOVE FRONT

SCALE @ A3 - 1 : 5



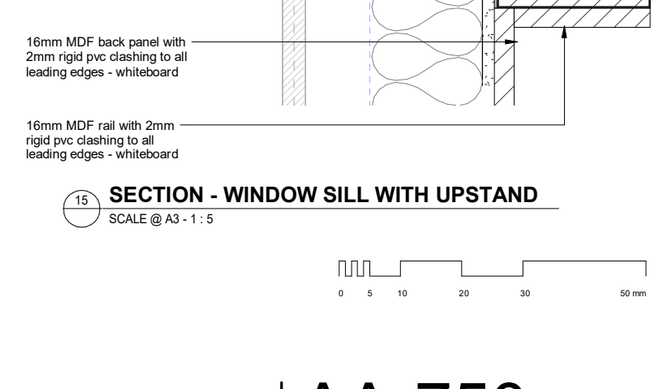
6 SECTION - TYP. TOEKICK

SCALE @ A3 - 1 : 5



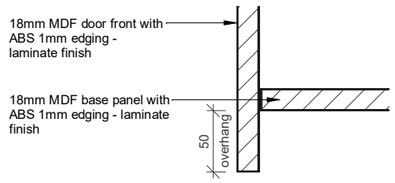
7 SECTION - CP DOOR TO FLOOR

SCALE @ A3 - 1 : 5



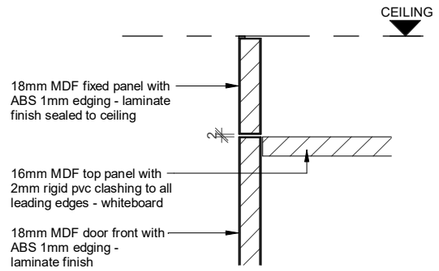
8 SECTION - TYP. WINDOW HEAD AT OVERHEAD CP

SCALE @ A3 - 1 : 5



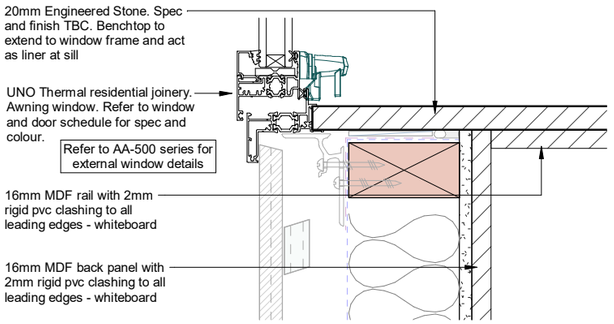
9 SECTION - TYP. OVERHEAD CP DOOR

SCALE @ A3 - 1 : 5



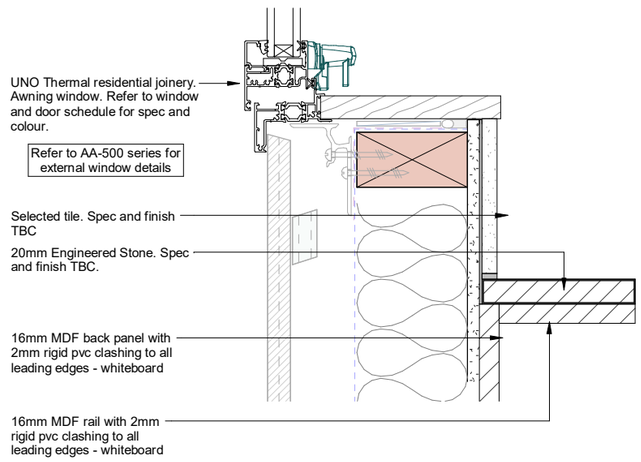
10 SECTION - TYP. OVERHEAD CP TOP FRONT

SCALE @ A3 - 1 : 5



11 SECTION - WINDOW SILL AT BENCH HEIGHT

SCALE @ A3 - 1 : 5



15 SECTION - WINDOW SILL WITH UPSTAND

SCALE @ A3 - 1 : 5

12 SECTION - BENCH SEAT LID @ HINGE

SCALE @ A3 - 1 : 5

13 SECTION - BENCH SEAT LID @ FRONT

SCALE @ A3 - 1 : 5

14 ELEVATION - HANDLE SETOUT, LOWER CP

SCALE @ A3 - 1 : 5

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JOINERY DETAILS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04.08.25
D	Building Consent Stage 6A	23.05.25
C	BC RFI 01	17.04.25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

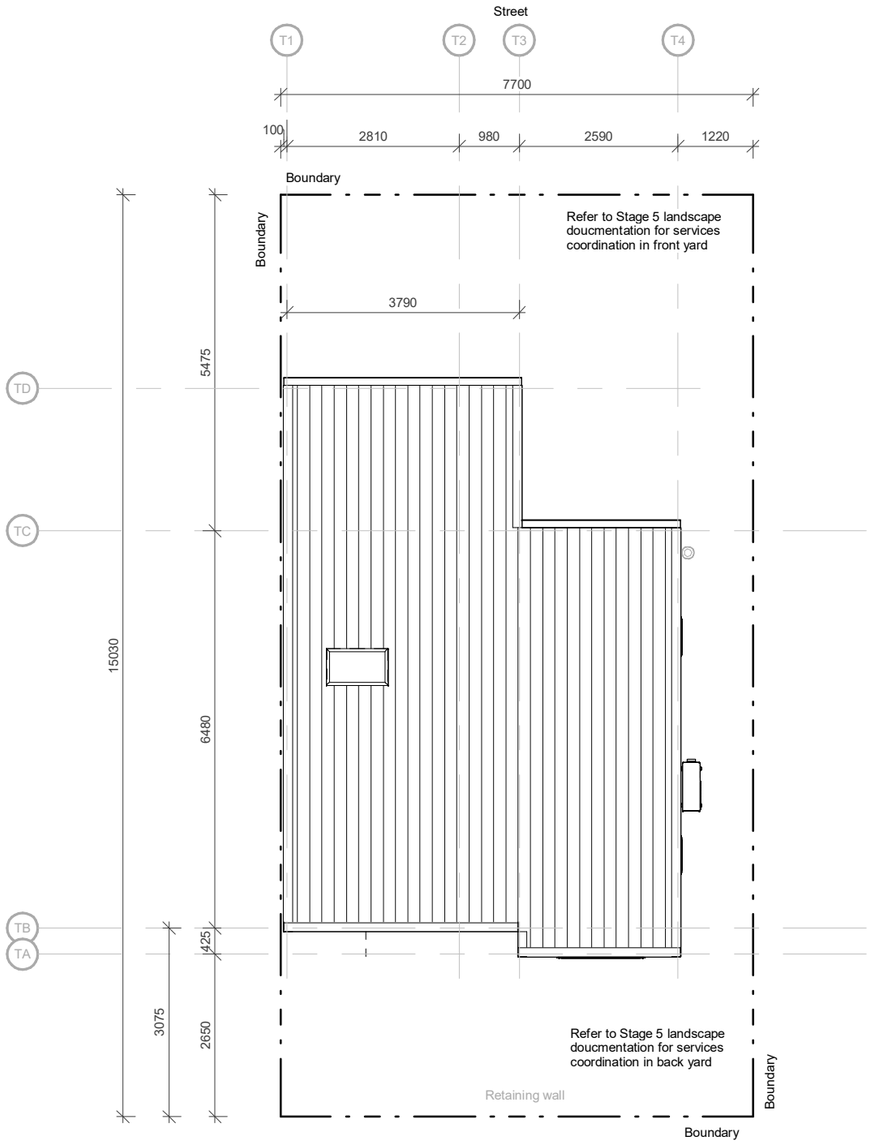
AA-750

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PROJECT No. **G591**

PLOT DATE. **4/08/2025 1:10:25 PM**

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T.U.C.X - TYPICAL TERRACE SITE PLAN

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

SITE PLAN NOTES

1. Stormwater drainage shall comply with NZBC E1/AS1.
2. Water supply and reticulation shall comply with NZBC G12/AS1.
3. Foul water sanitary plumbing shall comply with AS/NZS 3500.
4. All plumbing and drainage routes are shown indicatively, contractor to determine exact routes onsite.
5. The contractor is solely responsible for ensuring that the site complies with F5/AS1 of the NZBC and has effective site barricading and erosion control and sediment retention measures operating at all times.
6. Refer Topographic Survey Plan for Datum Information.

SEDIMENT AND EROSION CONTROL

-Divert clean surface stormwater around areas of exposed ground by means of diversion drains and/or other approved methods. Diversion drains shall remain operational throughout the excavation
-Excavations are to be staged to minimise the area of exposed ground at any one time, the site shall be stabilized against erosion as soon as practicable
-All erosion and sediment control measures shall comply with the 'Small Earthworks - Erosion & Sediment control for small sites' guidelines set out by Greater Wellington Regional Council
-The contractor is solely responsible for ensuring that the site has effective erosion control and sediment retention measures operating at all times

NOTE:

THIS SITE PLAN IS TYPICAL, REFER TO STAGE 5 LANDSCAPE DOUCMENTATION FOR FURTHER INFORMATION ON VARIATIONS.

0 5 10 20 30 50 mm

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BUILDING CONSENT

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TERRACE TYPE T.U.C.X - TYPICAL SITE PLAN

NO.	DESCRIPTION	DATE
D	BC RFI 01	17/04/25
C	Tender	03/02/25
B	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

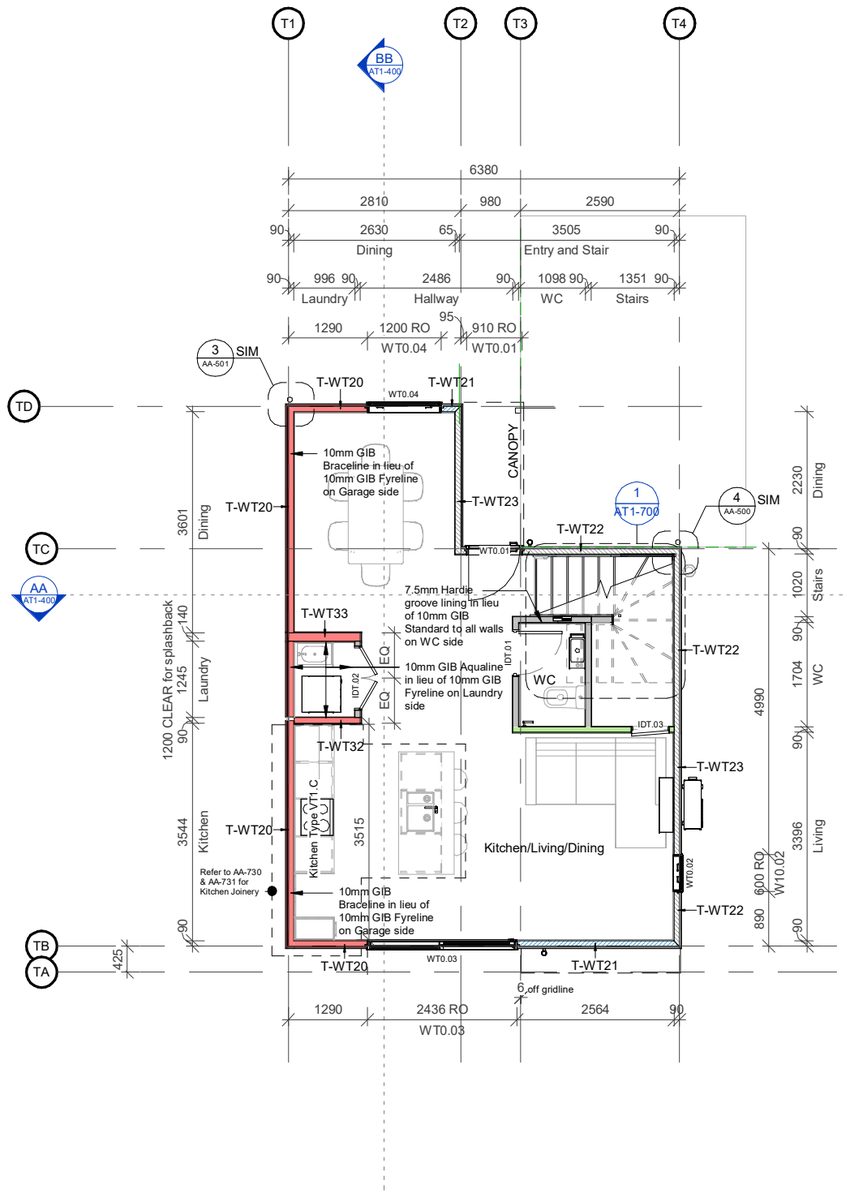
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-100 REV.D

PROJECT No. **G591**

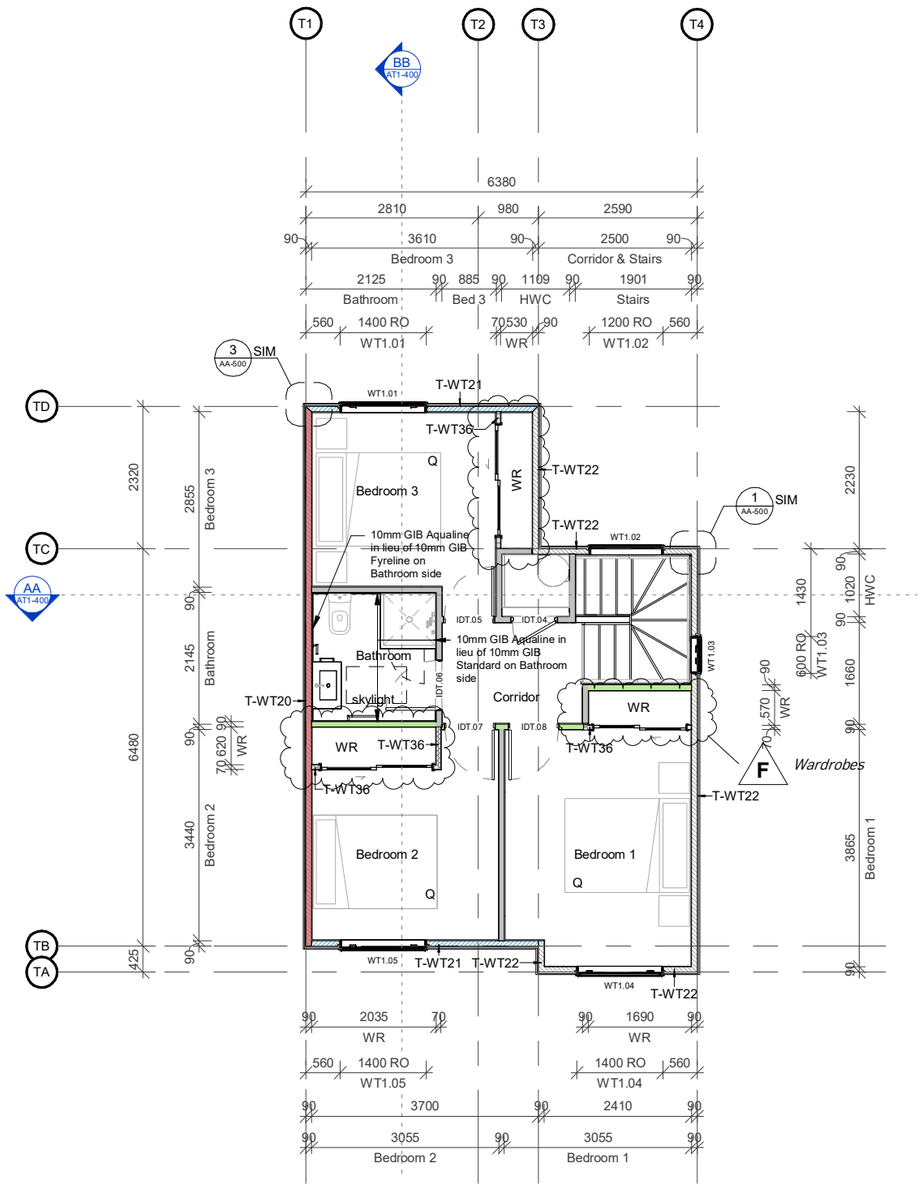
PLOT DATE. **4/08/2025 11:23:59 AM**

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T.U.C.X - WALL TYPE & SETOUT PLAN - GROUND

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



T.U.C.X - WALL TYPE & SETOUT PLAN - FIRST FLOOR

SCALE @ A3 - 1 : 100

WALL TYPES

Refer to elevations for cladding details, including profile, colour, and orientation.

Refer to finishes plan for final internal linings/finishes.

EXTERNAL WALL TYPES

T-WT20 **30min FRR External Wall - GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 90x45 LVL11 studs at 400ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Fyreline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB GWTLE 30 system

T-WT21 **External Bracing Wall - BL1-H with Weatherline**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Braceline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

T-WT22 **Typical External Wall**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- ProClima Extasana Underlay
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Standard to interior side unless noted otherwise

T-WT23 **External Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- ProClima Extasana Underlay
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Braceline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

INTERNAL WALL TYPES

T-WT30 **Typical Internal Wall**
- All walls T-WT30 unless tagged otherwise
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to both sides unless noted otherwise

T-WT31 **Internal Bracing Wall - BL1-H**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

T-WT32 **30min FRR Internal Wall - GBTL 30**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Fyreline to both sides unless noted otherwise
- Wall to be constructed in accordance with GIB GBTL 30 system

T-WT33 **30min FRR 140mm Internal Wall - GBTL 30**
- 140x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Fyreline to both sides unless noted otherwise
- Wall to be constructed in accordance with GIB GBTL 30 system

T-WT34 **140mm Internal Bracing Wall - BLG-H**
- 140x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BLG-H bracing system

T-WT35 **90mm Internal Bracing Wall - BLG-H**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BLG-H bracing system

T-WT36 **70mm Internal Wall**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to both sides unless noted otherwise

FRR 30/30/30 Wall (load bearing)

Internal load bearing wall

WALL & FLOOR FINISHES NOTES

1. Read in conjunction with Structural Engineers drawings for bracing requirements, lintel sizes and location of double studs.
2. No penetrations are permitted within 90mm of the perimeter of any GIB bracing element.
3. Wet area floors and walls that are to be tiled to be protected with liquid applied waterproofing membrane and installed by an approved installer.
4. Typical linings 10mm GIB Standard or 10mm GIB Aqualine in wet areas unless noted otherwise.
5. Refer to wall finishes plan AA1-230 series for all final finishes. For acoustic or fire walls the minimum wall linings as noted under wall types must be adhered to. In wet areas switch out final layer of GIB with GIB Aqualine in matching thickness.
6. Cavity battens 20mm deep.
7. All dimensions to framing and window/door rough openings unless noted otherwise
8. Refer to Kitchen Joinery drawings (AA-720 - AA-723) for kitchen types

STORAGE NOTES

HWC Cupboard
- 4x dressed pine slat shelves fitted around HWC. Lowest shelf 800mm off floor and other shelves spaced evenly above.

Bedroom Wardrobes
- Shelf and hanging rail by Aptus or similar

0 5 10 20 30 50 mm

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BUILDING CONSENT

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TERRACE TYPE T.U.C.X - WALL TYPE & SETOUT PLAN

NO.	DESCRIPTION	DATE
F	BC RFI 02	04/08/25
E	BC RFI 01	17/04/25
D	Tender	03/02/25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-210 REV.F

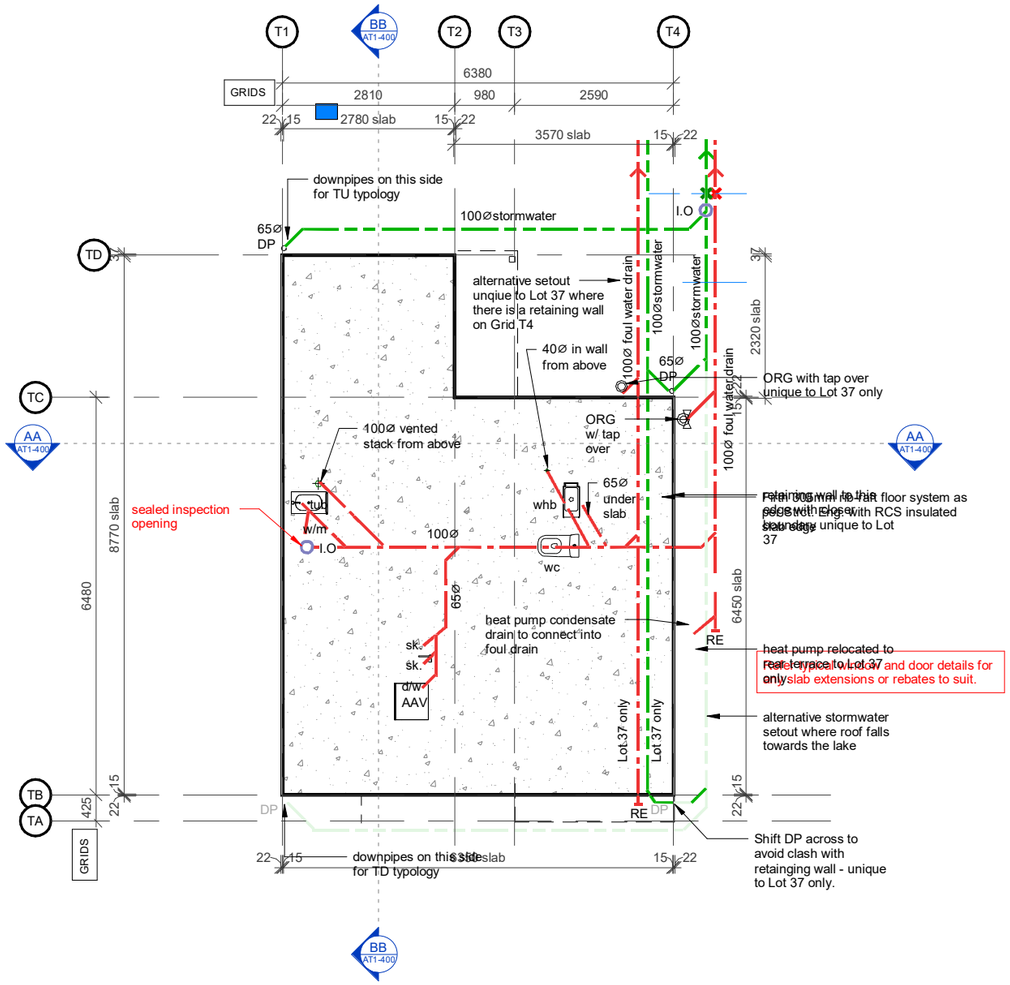
PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:00 AM**

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SLAB NOTES.

- Refer Engineers documents for all foundation and footing details
- Concrete slab 85mm thick on 200mm selected insulation TBC with engineer & geotech
- Builder to coordinate with plumber final locations for drainage penetration in slab
- Read in conjunction with Plumbing and drainage plan for in drainage location/intent
- Allow to work in with all trades



T.U.C.X - SLAB PLAN

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

0 5 10 20 30 50 mm

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TERRACE TYPE T.U.C.X - SLAB PLAN

NO.	DESCRIPTION	DATE
B	Building Consent	17/04/25
A	Tender	07/02/25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

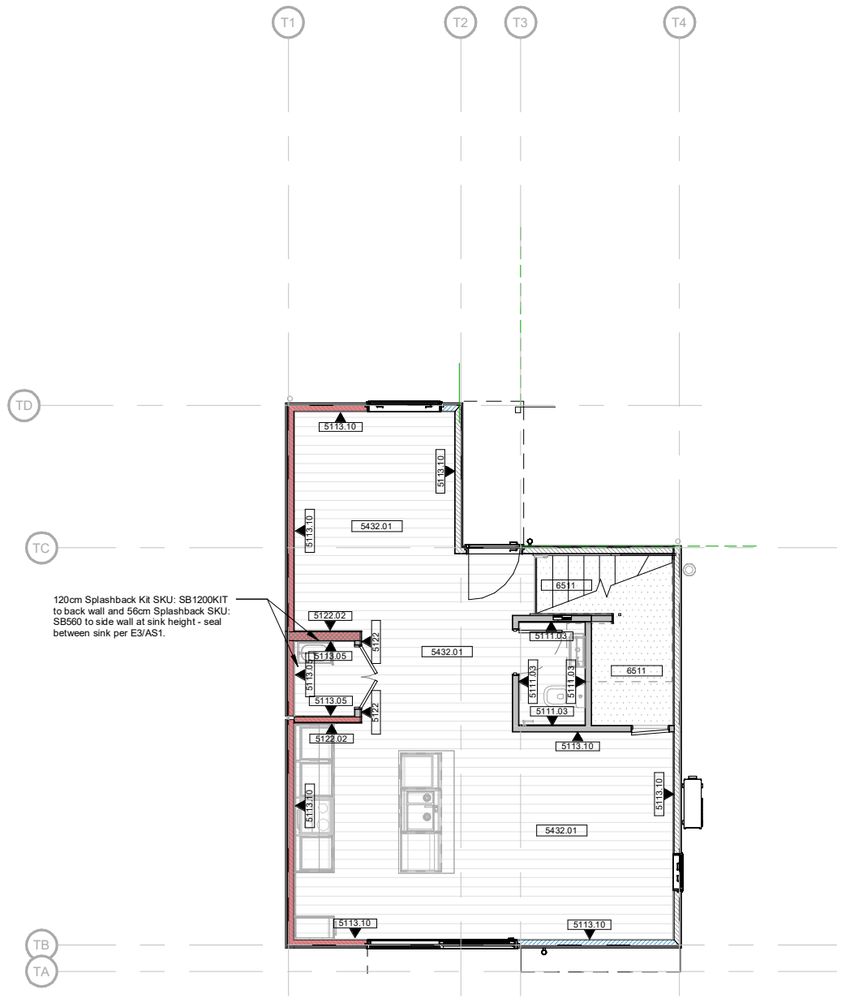
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-220 REV.B

PROJECT No. **G591**

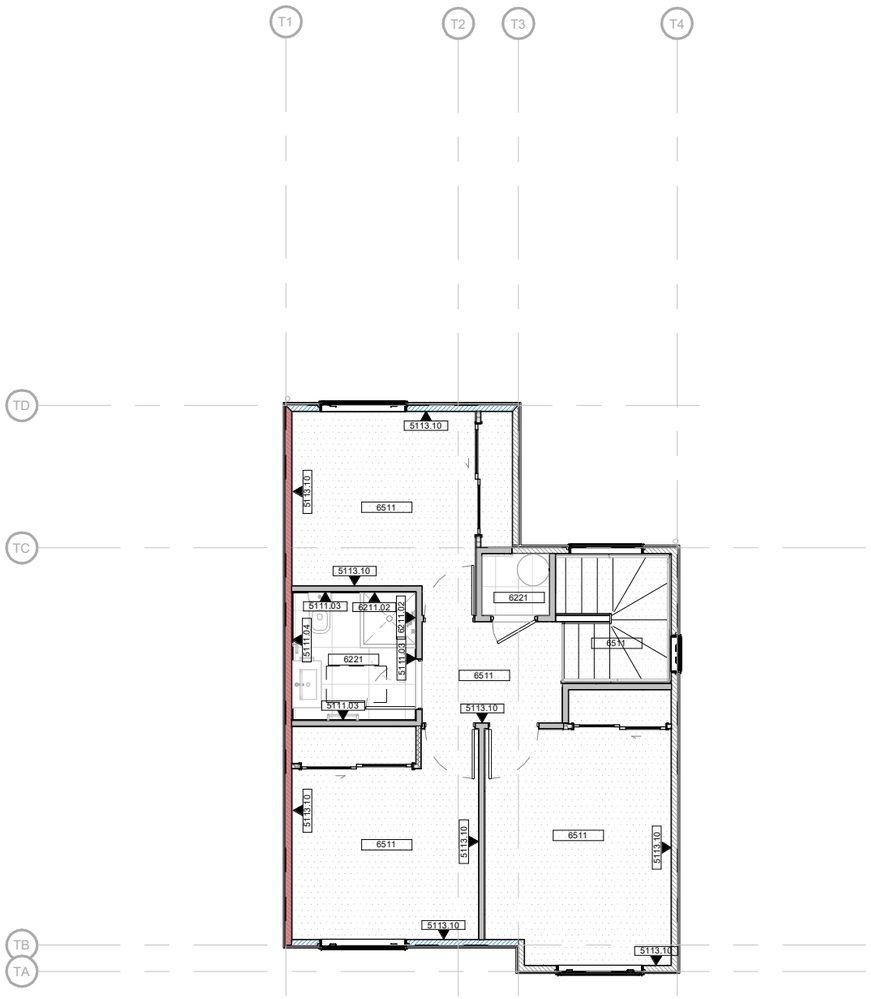
PLOT DATE. **4/08/2025 11:24:01 AM**

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T.U.C.X - FLOOR AND WALL FINISHES PLAN - GROUND

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



T.U.C.X - FLOOR AND WALL FINISHES PLAN- FIRST FLOOR

SCALE @ A3 - 1 : 100

MATERIALS LEGEND	
5111.03	7.5mm JH Hardie Groove Lining. Painted in Resene Half Truffle
5111.04	7.5mm JH Hardie Groove Lining over GIB Plasterboard. Painted in Resene Half Truffle
5113.05	10mm GIB Aqualine plasterboard - Painted in Resene Half Truffle
5113.10	10mm GIB plasterboard - Painted in Resene Half Truffle
5122	9mm Laminate over 10mm GIB Standard. Colour: Vancouver Larch. Confirm with client
5122.02	9mm Laminate over 10mm GIB Fyreline. Colour: Vancouver Larch. Confirm with client
5432.01	Engineered timber flooring - Vidaspace Vidaplank Haze Lusso
6211.02	600x600 Wall Tiles on tile adhesive over WPM as per requirements in E3/AS2. Selection: Pietra Grey Matt Porcelain Tile. Grout: Slate Grey Kemgrout
6221	600x600 Floor Tiles over WPM with 100mm high Tile Skirting. Selection: Pietra Grey Porcelain Tile. Grout: Slate Grey Kemgrout. Tile Trim Colour: Powdercoated Flaxpod
6511	Carpet flooring. 32oz Godfrey Hirst Detroit (or similar) over underlay.

NOTE: All walls to be finished as per 5113.10 unless tagged otherwise

FINISHES NOTES

- Finishes tag notes outermost layer of lining/finish only, unless noted otherwise. Read in conjuction with Wall Type and Setout Plan for full system specification.

- All plasterboard L4 plaster finish

- Allow for Transition strips where change of floor finish noted. Flaxpod finish or similar

- All floor finishes to be installed under joinery

WATERSPLASH LEGEND

Vidaspace Vidaplank flooring:
- Factory finished with multiple coats of lacquer.
- D3 PVA is to be used in all joints (along the length & ends of the plank) when installing in areas containing sanitary fixtures or sanitary appliances as per 3.1.1 E3/AS1.
- Flexible joint filler (e.g. silicone, Selleys or similar) to be applied to seal all parts of the perimeter of the timber flooring within the areas exposed to water splash including a minimum of 1.5m out from all sanitary fixtures and appliances. Including but not limited to: floor to wall junctions, waste pipes etc.
- Vidaplank to be installed as per the manufacturers details for installing on concrete substrate

Floor tiles:
- Ardex WPM 155 to be installed under floor tiles in bathrooms and return up wall min. 75mm.

Terraces E3 Containment

- Containment achived in bathrooms with a FWG and selected membrane returning to the walls, minimum of 75mm.

- Containment achived in kitchen with sink overflow greater than the tap flow-rate.

0 5 10 20 30 50 mm

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TERRACE TYPE T.U.C.X - FLOOR AND WALL FINISHES PLAN

NO.	DESCRIPTION	DATE
E	BC RFI 01	17/04/25
D	Tender	03/02/25
C	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

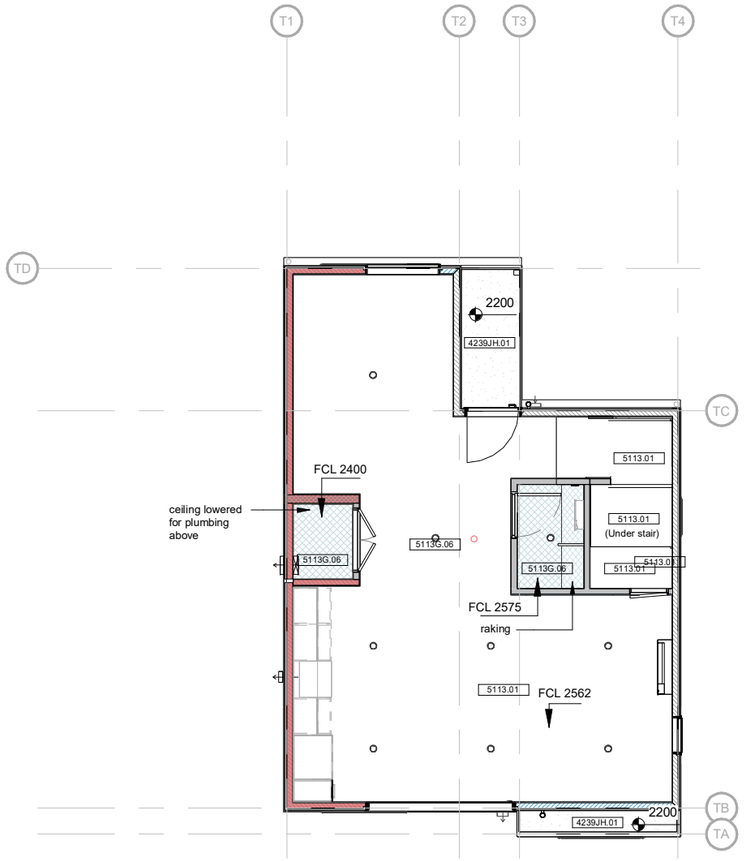
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-230 REV.E

PROJECT No. **G591**

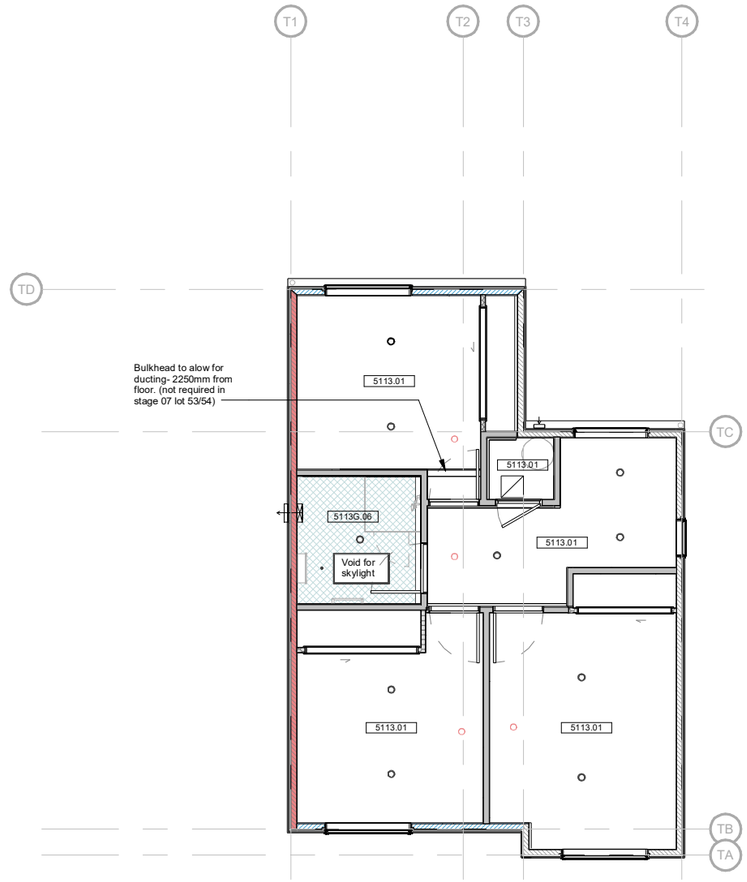
PLOT DATE. **4/08/2025 11:24:02 AM**

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T.U.C.X - REFLECTED CEILING PLAN - GROUND FLOOR

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



T.U.C.X - REFLECTED CEILING PLAN - FIRST FLOOR

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

MATERIALS LEGEND	
4239JH.01	9mm James Hardie Villaboard soffit lining - flush jointed on 70x35mm ceiling battens
5113.01	13mm GIB Standard plasterboard on GIB Rondo 310 direct fix metal battens
5113G.06	13mm GIB Aqualine plasterboard on GIB Rondo 310 direct fix metal battens - Painted in Resene Quarter Truffle

NOTES

- All typical ceilings to be 13mm GIB Standard or 13mm GIB Aqualine in wet areas - painted in Resene Quarter Truffle unless noted otherwise.

- Refer to electrical plans for lighting and smoke detector setout.

- L4 plaster finish to all GIB plasterboard linings.

- Ceiling plans are to be read in conjunction with the Acoustic Report, Fire Report and Mechanical Engineer's drawings.

LEGEND

- Smoke detector - See Electrical Plan for model and setout
- Downlight - See Electrical Plan for model and setout
- 356 x 356 Aqualine Access Panel or similar. Ceiling access hatch for maintenance.

0 5 10 20 30 50 mm

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TERRACE TYPE T.U.C.X - REFLECTED CEILING PLANS

NO.	DESCRIPTION	DATE
C	BC RFI 01	17/04/25
B	Tender	03/02/25
A	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

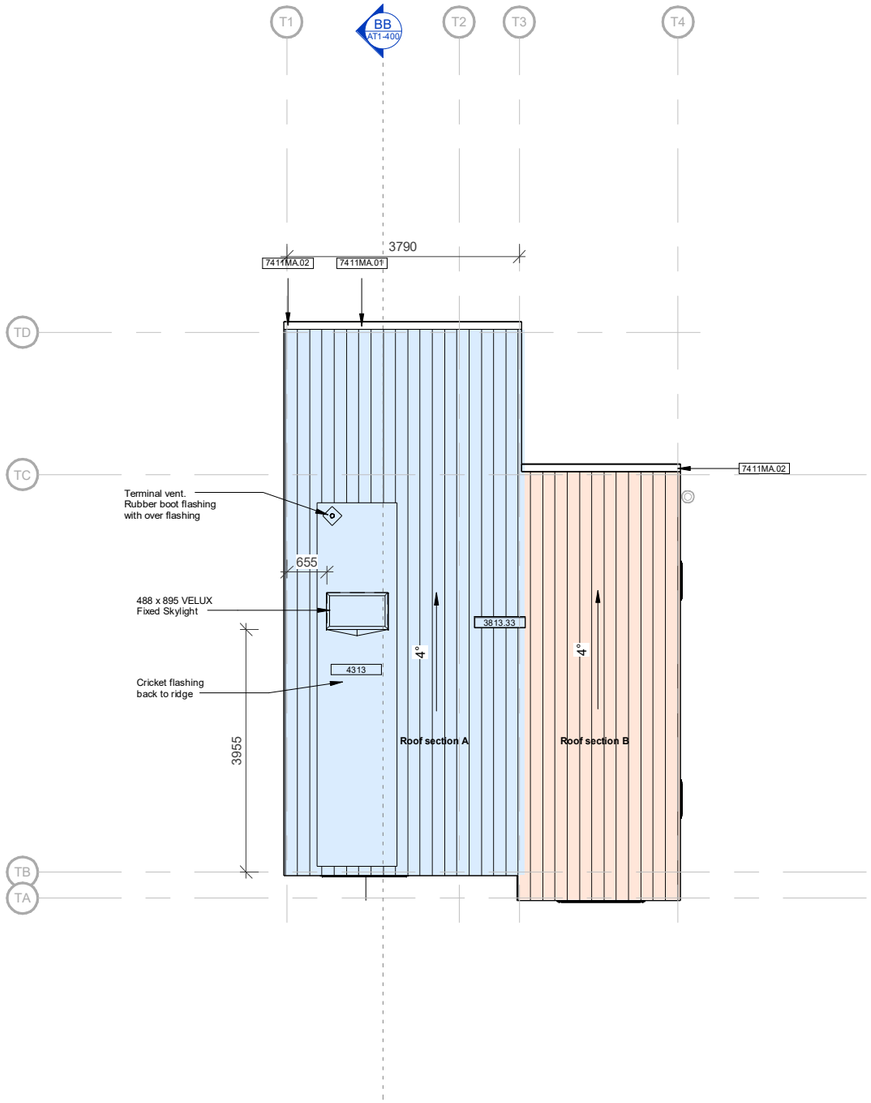
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-240 REV.C

PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:03 AM**

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T.U.C.X - ROOF PLAN

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

MATERIALS LEGEND	
3813.33	240x45 SG8 rafters @ 600ctrs as per Strct. Eng.
4313	0.55mm BMT Colorsteel Endura flashing or similar - Colour Flaxpod
7411MA.01	Metalcraft 125 Quarter Round Gutter or similar, Colour Flaxpod
7411MA.02	Metal 80mm Round Downpipe, Coloursteel finish - Flaxpod

SURFACE WATER CALCULATIONS

ROOF SECTION A

Area (m²): 33.4

DP: Metal 80mm Round Downpipe, Coloursteel finish - Flaxpod

Roof Area permitted for DP Size (m²): 85

Gutter: Metalcraft 125 Quarter Round Gutter, Colour Flaxpod

Gutter Secton Area (mm²): 5958

Roof Area permitted for Gutter Size (m²): 50

ROOF SECTION B

Area (m²): 19.3

DP: Metal 80mm Round Downpipe, Coloursteel finish - Flaxpod

Roof Area permitted for DP Size (m²): 85

Gutter: Metalcraft 125 Quarter Round Gutter, Colour Flaxpod

Gutter Secton Area (mm²): 5958

Roof Area permitted for Gutter Size (m²): 50

FLASHING NOTES.

-All flashings shall be supported by mechanical fixings.
-Sheet Aluminum flashing to be finished in AlumiGard, colour to match adjoin roofing / cladding unless stated otherwise.
-Extruded Aluminum and welded flashings to be Powdercoated to match adjoining roofing / cladding unless stated otherwise.
-Flashing laps to comply with NZ Metal Roofing Code of Practice.
-An overlap must run in the same direction as water i.e. downhill.
-An overlap must run over not under.
-An overlap must be across the fall or at a shallow angle
-Water must fall over a lap not into it.
-A lap must be self draining and not rely solely on Sealant.
-A lap must be mechanically fixed.
-A sealed lap must have a minimum width of 25mm.
-Rivets used for joining and sealing laps must be spaced at a maximum of 50mm apart and be sealed against moisture penetration or be sealed type.
-Aluminum Rivets used when fastening laps must have a minimum diameter of 4.0mm but where they are subject to high shear, such as when fastening capping or ridging they must have a minimum diameter of 4.8mm



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TERRACE TYPE T.U.C.X - ROOF & ROOF FRAMING PLANS

NO.	DESCRIPTION	DATE
E	BC RFI 01	17/04/25
D	Tender	03/02/25
C	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635

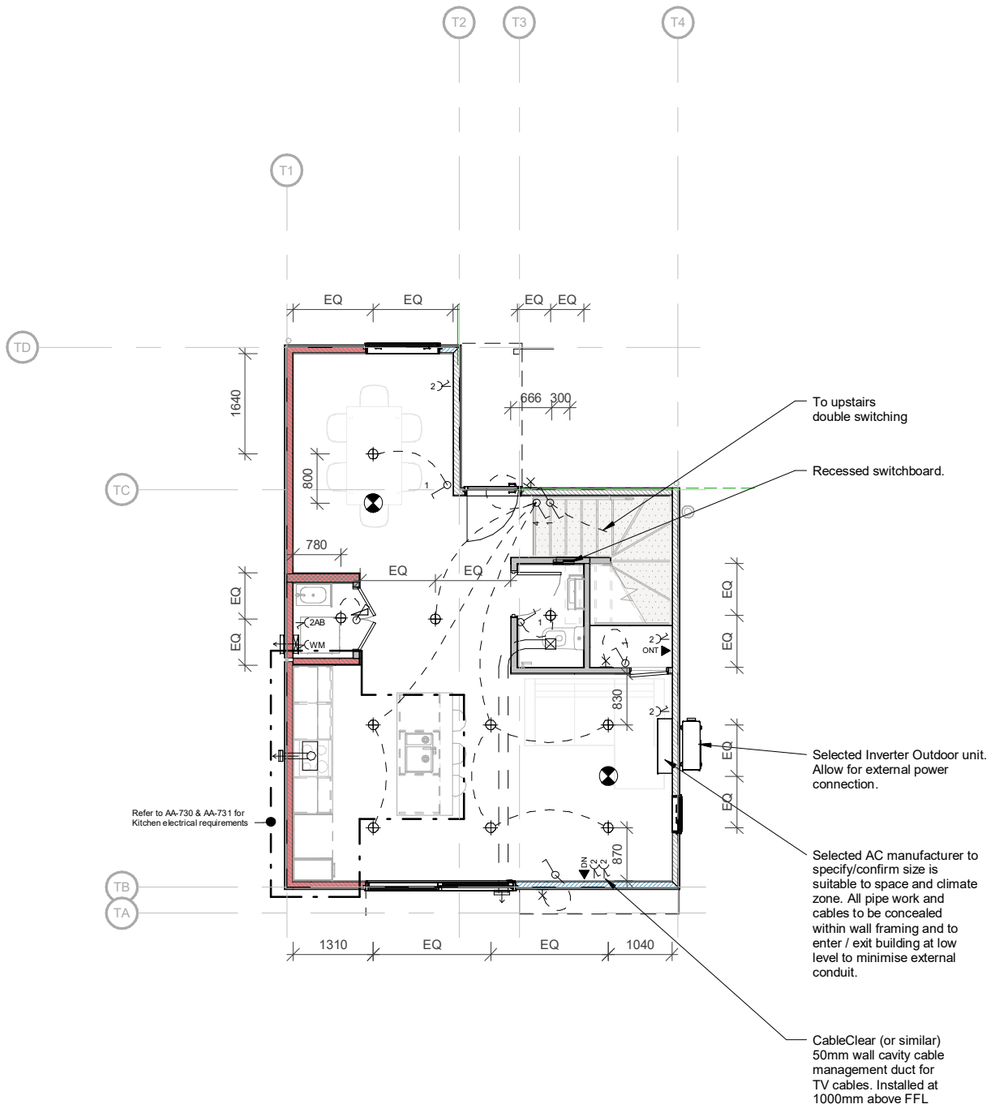
Wind Zone: VERY HIGH

AT1-280 REV.E

PROJECT No. **G591**

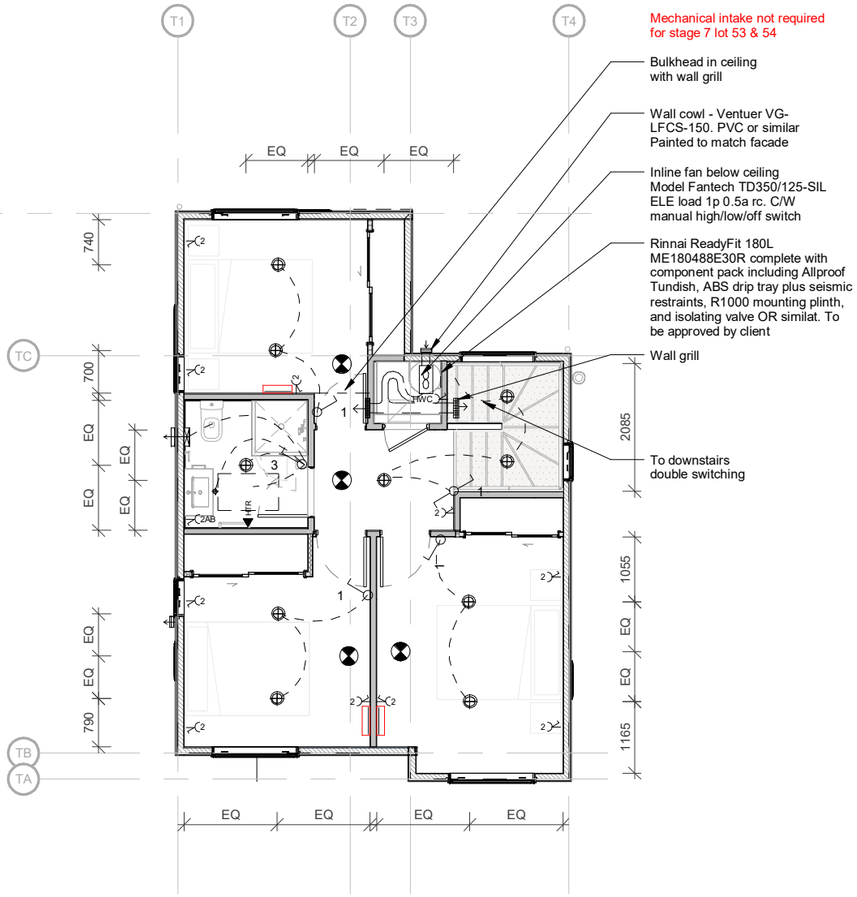
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T.U.C.X - GROUND FLOOR - ELECTRICAL PLAN

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



T.U.C.X - FIRST FLOOR - ELECTRICAL PLAN

SCALE @ A3 - 1 : 100

ELECTRICAL NOTES

1. Contractor is to confirm final position, orientation, height & number of electrical outlets onsite with Architect prior to installation.
2. All Light switches, Power & Data outlets to be *Legrand switching*, Typically White, Black if on Wood Panneling.
3. Power and Data outlets to be installed at 300mm above FFL unless noted otherwise. 'Above Bench' - refer to internal elevations for height.
4. Light switches to be installed at 1000mm above FFL unless noted otherwise.
5. Electrician to confirm all outlets are installed to code.
6. Electrical outlets in bathrooms to be RCD protected.
7. Allow for supply, provisions & installation of Chorus ONT unit.
8. Smart meter to be incorporated into switch board
9. All pipe and cable penetrations through thermal envelope to be sealed with Marshall Trade Seal adhesive collars as outlined in specification, or similar approved.
10. Refer to Landscape plans for any further communal electrical requirements.
11. All data cabling to be CAT6A.

ELECTRICAL LEGEND

Confirm height of all outlets before commencing work. All switches and outlets to be black on MDF - white on GIB.

- 1 — Single switched socket outlet
- 2 — Double switched socket outlet
- 2AB — Double switched socket outlet above bench height
- ONT — Chorus ONT
- HTR — Heated towel rail - concealed power
- DN — Double data outlet
- 1 — Single light switch
- 2 — Double light switch
- 3 — Triple light switch
- 4 — Quad light switch
- Door activated light switch
- Rangehood
- Through-wall fan, Fantech HV-230AE-S or similar. Connect to main light switch, allow 30second run-over. Where located on a fire wall, include a fire damper. Etch primed and painted to match cladding. Refer to elevations for alignment
- Ceiling mounted extract fan connected to main light switch, allow 30second run-over - Fantech RESPF150 or similar
- Extract to Cowl, Ventuer VG-LFCS-150 or similar. Powder coated or etch primed & painted to match cladding
- Recessed switchboard with intergrated smart meter
- Hot water cylinder
- Bedroom Panel Heater (red line indicates clearance). Goldair Eco Panel Heater

LIGHTING LEGEND - See hardware schedule for specifications

- LED Recessed Downlights or similar, fitting colour - White. To be approved by client
- Downlight or similar, fitting colour - Black. To be approved by client
- Adjustable Spotlight or similar, fitting colour - Black. To be approved by client
- Small recessed IP 44 rated light, in black or white finish to match adjacent lights
- Small surface mounted IP 44 rated light, in black
- Exterior Wall Light or Similar. To be approved by client
- Smoke detector - Interconnected per C/ASI requirements

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TERRACE TYPE T.U.C.X - ELECTRICAL PLANS

NO.	DESCRIPTION	DATE
E	BC RFI 01	17/04/25
D	Tender	03/02/25
C	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

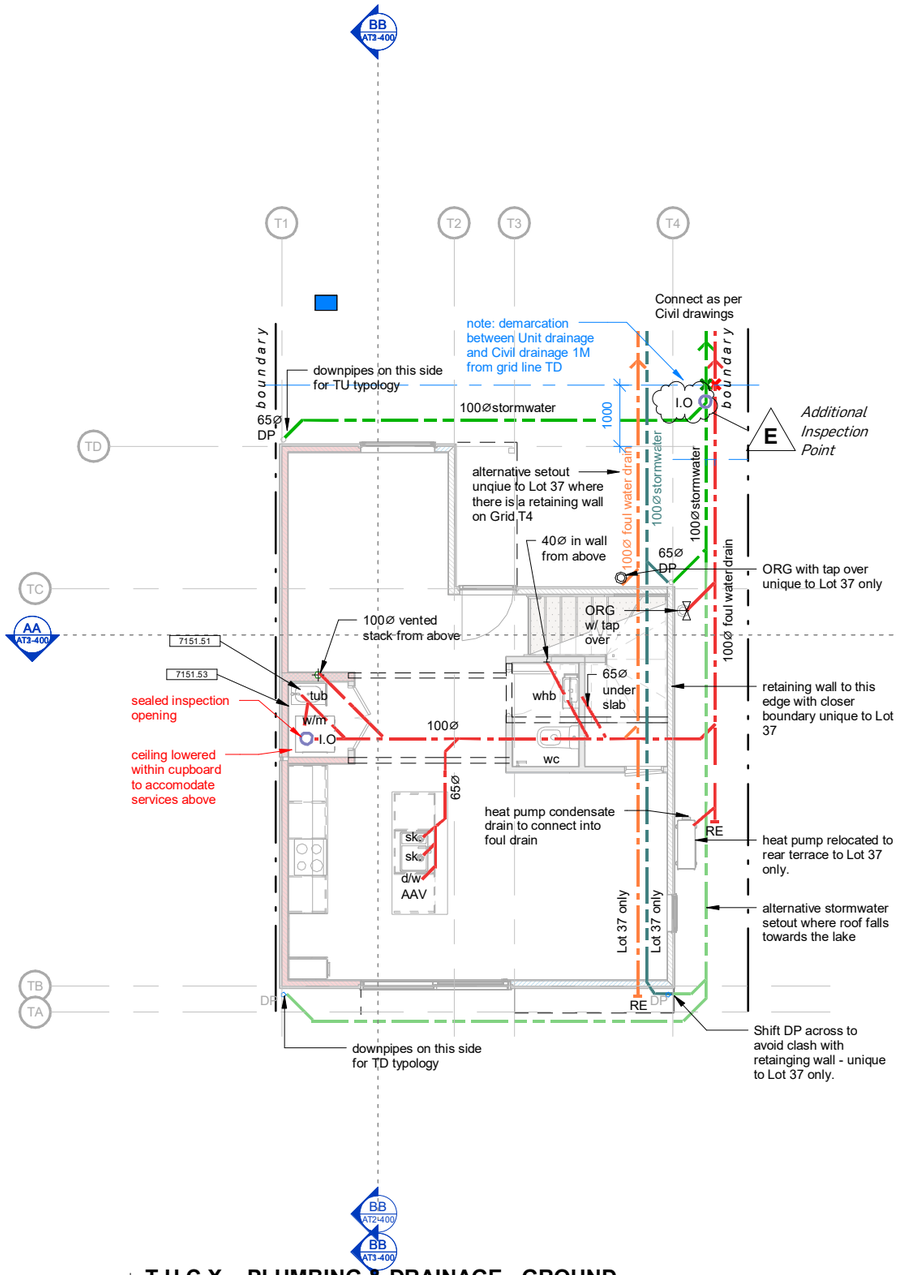
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-290 REV.E

PROJECT No. **G591**

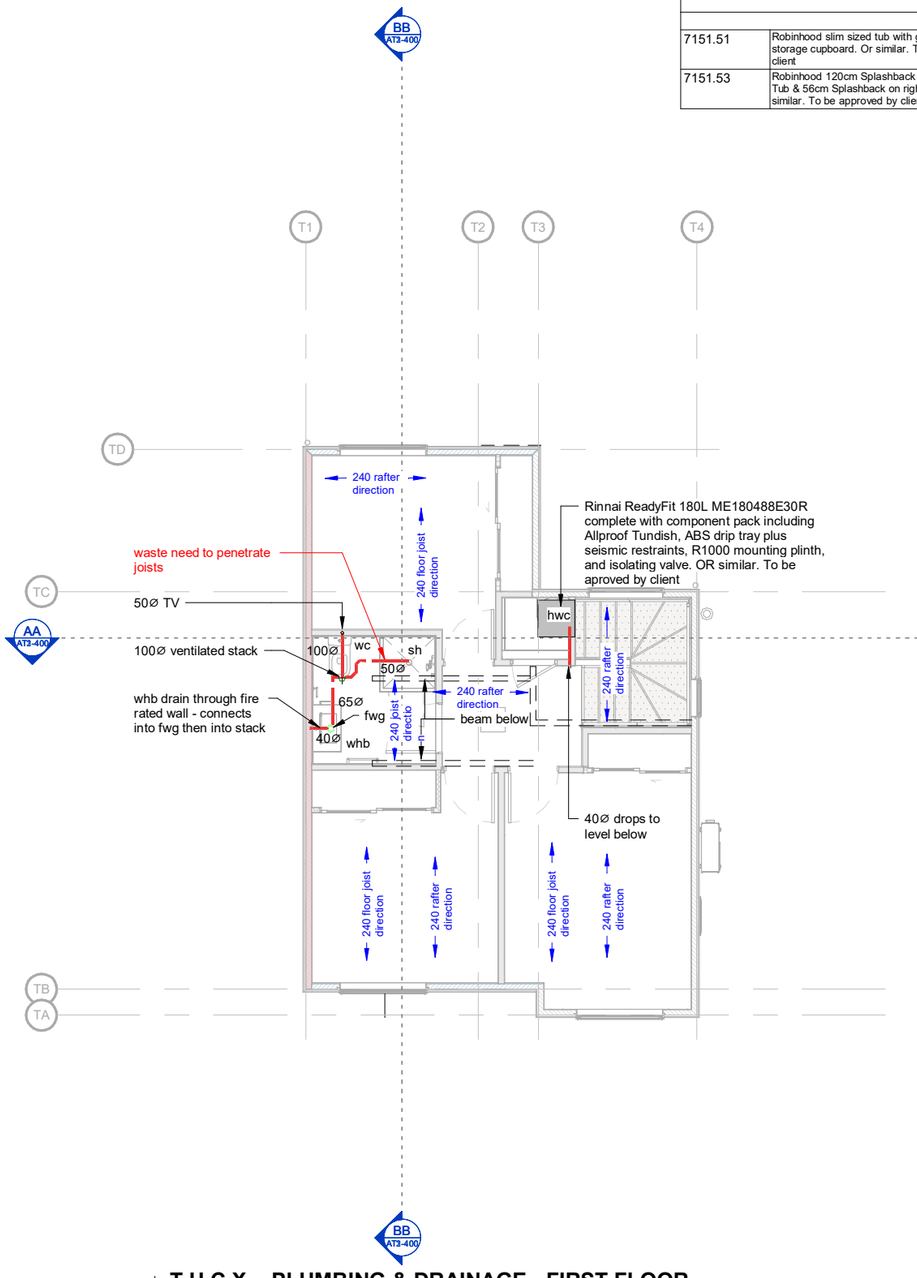
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T.U.C.X - PLUMBING & DRAINAGE - GROUND

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



T.U.C.X - PLUMBING & DRAINAGE - FIRST FLOOR

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

MATERIALS LEGEND

7151.51	Robinhood slim sized tub with gooseneck tap and storage cupboard. Or similar. To be approved by client
7151.53	Robinhood 120cm Splashback Kit installed behind Tub & 56cm Splashback on right side wall. Or similar. To be approved by client

PLUMBING & DRAINAGE LEGEND

ORG	Overflow Relief Gully	wc	Toilet
FWG	Floor Waste Gully	sh.	Shower
IP	Inspection Point	d/w	dishwasher
AAV	Air Admittance Valve	w/m	washing machine
ST	Silt Trap	sk	sink
DP	Downpipe	whb	basin
RE	Rodding Eye	tub	Tub
TP	Exterior tap	hwc	Hot water cylinder
TV	Terminal Vent		

I.O Inspection point outlet

100mmØ main stormwater drain (New)

100mmØ sewer main drain (New)

Storm water demarcation

Foul Drain demarcation

PLUMBING AND DRAINAGE NOTES

-Stormwater drainage shall comply with NZBC E1/AS1.
-Water supply and reticulation shall comply with NZBC G12/AS1
-All drains shall be PVC.
- All plumbing & drainage to be installed & tested by a registered tradesman
-Wrap all pipes running through foundations with Denso tape.
- Lag all hotwater pipes with elastomeric closed cell insulation. Insulation to meet minimum requirements as per NZS4305.
-All fixtures with a developed length of over 2.5m shall have air admittance valves
-Allow for Air Admittance Valves (AAV) to the last fixture on each waste line as required.
-Drainage pipes to run under slabs to branch drains – min size 65mm Ø
-Conceal all vents and pipework within walls unless noted otherwise
- Locate existing connection points to public drainage prior to commencing work & check all pipe diameters, gradients etc on site to ensure acceptable falls
-Plumber to provide contractor as built drawings on completion of the plumbing and drainage works.
- Provide access points to all drains as required by AS/NZS 3500.2, 4.7 & NZBC E1 3.7
- gully trap / ORG to be charged by tap.
- allow to provide backflow prevention to potable tap water as specified.
- the location, invert levels and gradients of proposed connection points must be confirmed on site before commencement of work
- sanitary plumbing and drainage system shown are schematic only. pipe runs co-ordinated by plumber to be installed as per AS/NZS3500
- all external wall penetrations shall be waterproofed
- All stormwater drainage to be min 100mmØ uPVC at min 1:120 grade (max 200m² catchment @ 1:120) unless noted otherwise
- Sanitary sewer main drain to be 100mmØ uPVC at min 1:60 grade
-Plumbing fixtures and fittings to be selected by client

Sanitary fixture	Min pipe Ø	F. Unit Rating
bath:	40Ø 1:40	(4)
shower:	40-50Ø 1:40	(2)
toilet:	80-100Ø 1:40	(6)
tub:	40-50Ø 1:40	(5)
wash machine:	40Ø 1:40	(5)
dishwasher:	40Ø 1:40	(3)
wash hand basin:	40Ø 1:40	(1)
sink:	50Ø 1:40	(3)

ratio (1:40) / pipe Ø			
40Ø	max D.U (4)	80Ø	max D.U (27)
50Ø	max D.U (8)	100Ø	max D.U (182)
65Ø	max D.U (21)		

- All services penetrating a fire rated element require passive fire treatment. Allow to provide schedule of passive fire selections to Architect and Fire Engineer for approval prior to commencing construction.
- All services penetrating roof, wall and floor require additional strengthening by the Structural Engineer
- Plumber to confirm, co-ordinate and certify the design and dimensions of plumbing and drainage & the demarcation point to Civil works prior to construction commencing.
- Identify trenches impacting the foundation zone of influence prior to construction commencing and seek specific advice from the Structural Engineer where required.

0 5 10 20 30 50 mm

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BUILDING CONSENT

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TERRACE TYPE T.U.C.X - PLUMBING PLANS

NO.	DESCRIPTION	DATE
E	BC RFI 02	04/08/25
D	For Co-ordination	12/06/25
C	BC RFI 01	17/04/25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

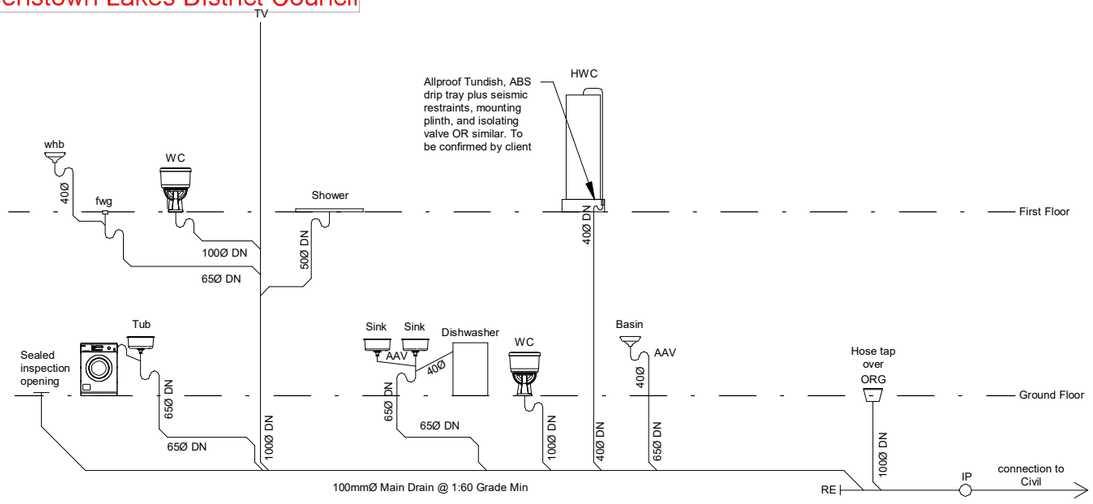
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-295 REV.E

PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:05 AM**

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Terraces P & D Schematic

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

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Queenstown	+64 3 568 8411	qt@dgse.co.nz

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BUILDING CONSENT

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TERRACE TYPE T.U.C.X - PLUMBING SCHEMATIC

NO.	DESCRIPTION	DATE
C	BC RFI 01	17/04/25
B	Tender	03/02/25
A	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

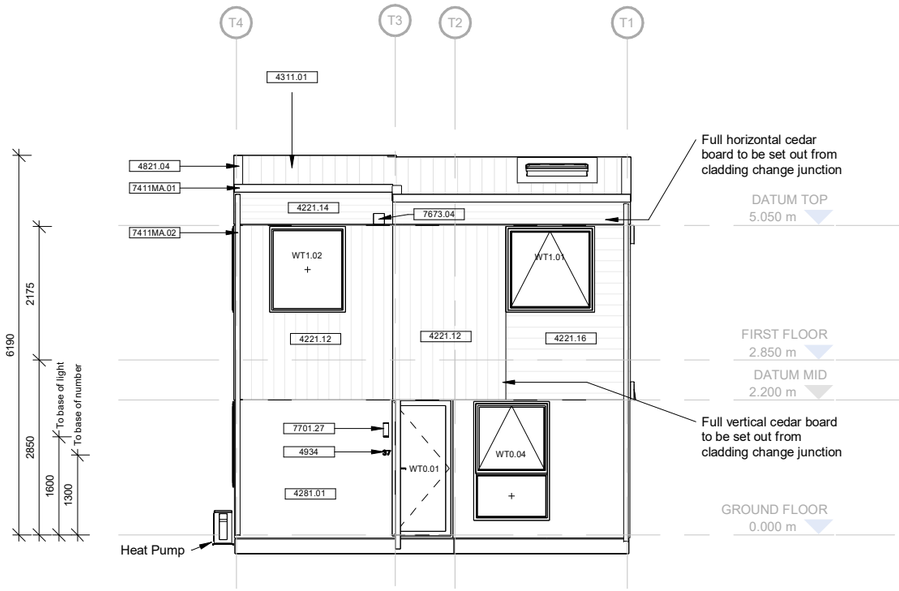
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AT1-296 REV.C

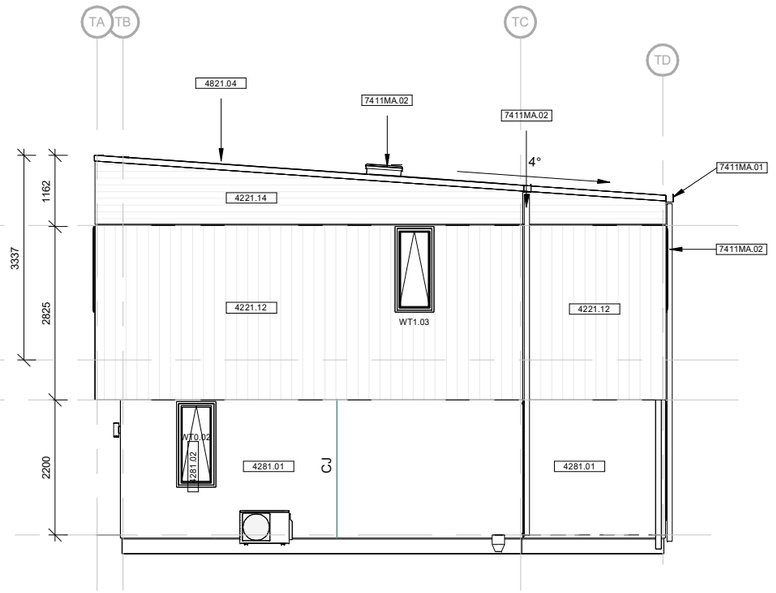
PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:05 AM**

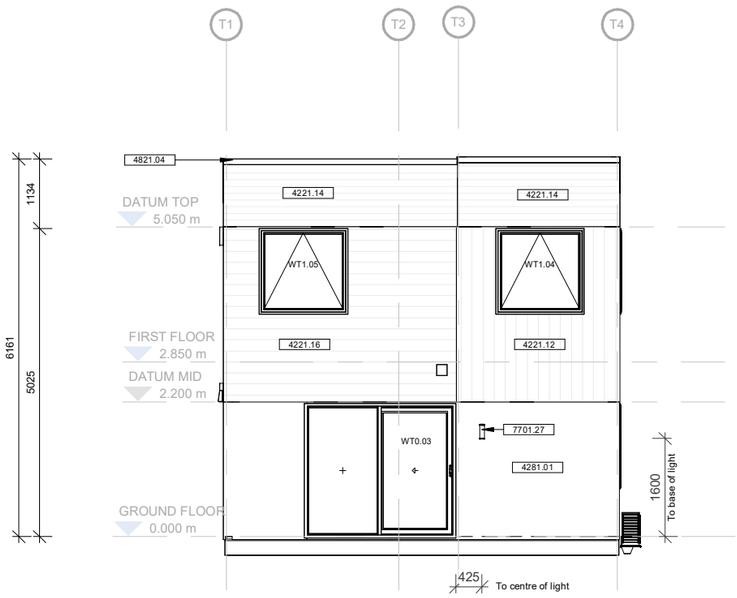
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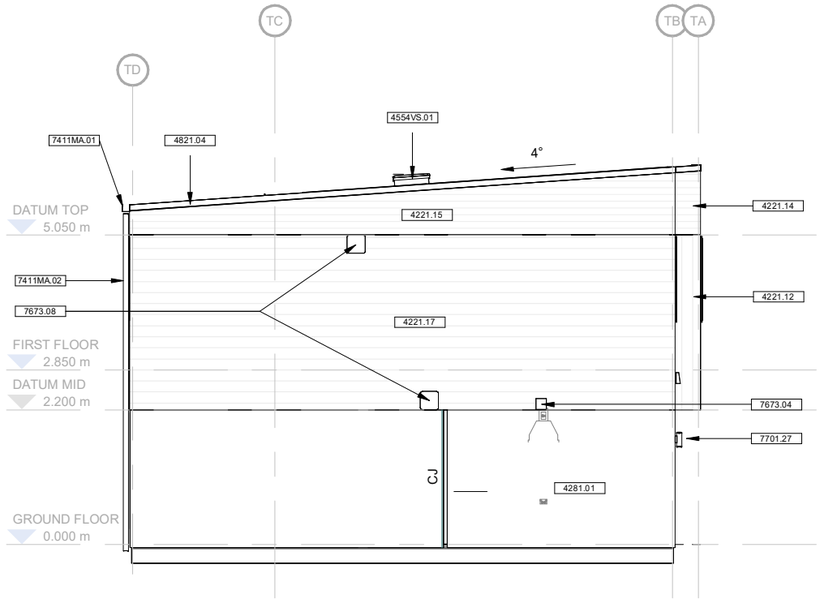
1 **T.U.C.X - NORTH ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



2 **T.U.C.X - EAST ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



3 **T.U.C.X - SOUTH ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



4 **T.U.C.X - WEST ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

MATERIALS LEGEND

4221.12	165mm vertical (wide) shiplap cedar weatherboards. Hermpac CP1740 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4221.14	161mm Horizontal (narrow) shiplap cedar weatherboards with 6mm negative groove detail. Hermpac CP4484 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4221.15	161mm Horizontal (narrow) shiplap cedar weatherboards with 6mm negative groove detail and fire retardant treatment. Hermpac CP4484 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4221.16	161mm Horizontal (wide) shiplap cedar weatherboards. Hermpac CP2910 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4221.17	161mm Horizontal (wide) shiplap cedar weatherboards with fire retardant treatment. Hermpac CP2910 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4281.01	Rockcote Cerano Render to selected concrete look finish on 9mm square edge Smooth Axon Panel installed in accordance with manufacturers requirements on 20mm drained and ventilated cavity batten system.
4281.02	Control joint in plaster and Axon cladding to manufacturers requirements. Max 5.4m centres or to external corner.
4311.01	Metalcraft T-Rib profile roofing or similar. Colour Flaxpod.
4554VS.01	Velux Fixed Skylight 488 x 895
4821.04	Colorsteel Endura 0.55BMT Barge flashing. 90mm cover to barge board and cover 2 crests. Colour to match roofing.
4934	Unit Number - 5mm powdercoated waterjet aluminium signage on standoffs, powdercoat finish. Colour: Duratec Eternity Gunmetal Metallic Kinetic
7411MA.01	Metalcraft 125 Quarter Round Gutter or similar, Colour Flaxpod
7411MA.02	Metal 80mm Round Downpipe, Coloursteel finish - Flaxpod
7673.04	Weatherproof cowl, Ventuer VG-LFCS-150 or similar. PVC or similar. Wall vents to be painted to match cladding
7673.08	Through-wall fan, Fantech HV-230AE-S or similar. Where located on a fire wall, include a fire damper. PVC or similar. Painted to match cladding. Refer to elevations for alignment
7701.27	Exterior wall light - See lighting legend for model

NORTH ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

EAST ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

SOUTH ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

WEST ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10



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BUILDING CONSENT

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TERRACE TYPE T.U.C.X - ELEVATIONS

NO.	DESCRIPTION	DATE
E	BC RFI 01	17/04/25
D	Tender	03/02/25
C	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

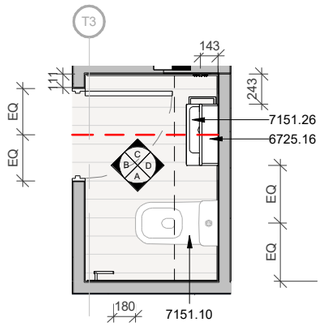
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-300 REV.E

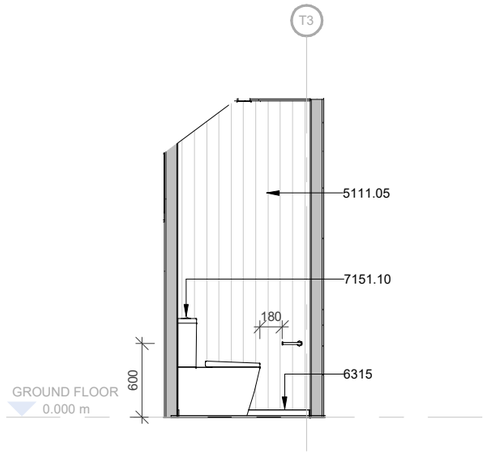
PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:07 AM**

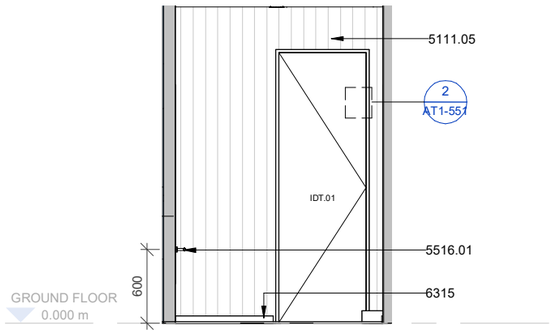
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1 AT1-300 **TERRACE TYPE T - WC PLAN**
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



A AT1-310 **TERRACE TYPE T - WC ELEVATION A**
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

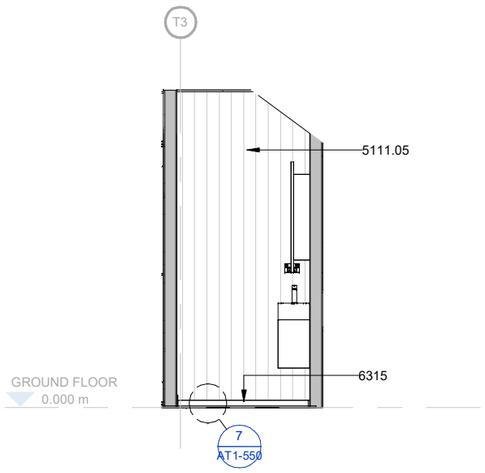


B AT1-310 **TERRACE TYPE T - WC ELEVATION B**
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

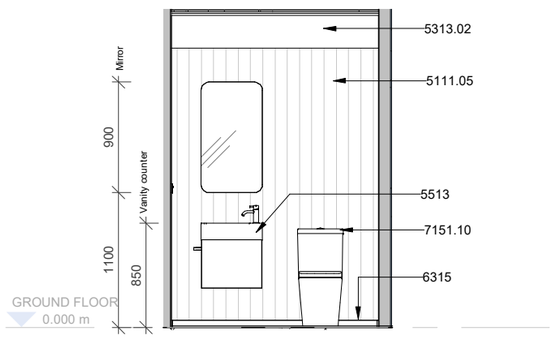
MATERIALS LEGEND	
5111.05	7.5mm JH Hardie Groove Lining. Painted in Resene Double Tapa
5313.02	13mm Wet Area plasterboard
5513	Prava 500 Vanity. Finish: Vancouver Larch (or similar)
5516.01	Plumbline Buddy Toilet Roll Holder (or similar). Finish: Chrome
6315	60x10mm square dressed pine skirting. Paint finish
6725.16	Plumbline Vista 500 Rectangle Mirror Cabinet (or similar)
7151.10	Caroma Luna Square Cleanflush BTW Toilet Suite (or similar)
7151.26	Plumbline Buddy 32mm Pop Up Basin Waste. Finish: Chrome (or similar)

BATHROOM NOTES

- Setout dimensions taken from finished wall face
- For Floor Finishes refer to Floor and Wall Finishes Plans
- In all Watersplash zones 1500mm from fixures install selected membrane per NZBC E3 requirements.
- Tile skirting (where floor tile are present) 100mm high - match floor tile setout, cap with flaxpod aluminium trim
- Refer to AA-520 - AA-522 for Bathroom Details
- Plumbing fixtures and fittings to be selected by client



C AT1-310 **TERRACE TYPE T - WC ELEVATION C**
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



D AT1-310 **TERRACE TYPE T - WC ELEVATION D**
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



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TERRACE TYPE T.U.C.X - ELEVATIONS BATHROOM

NO.	DESCRIPTION	DATE
C	BC RFI 01	17/04/25
B	Tender	03/02/25
A	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

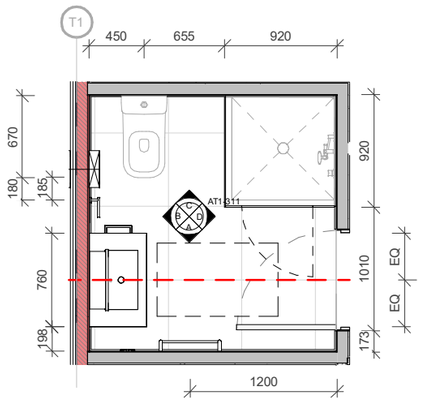
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-310 REV.C

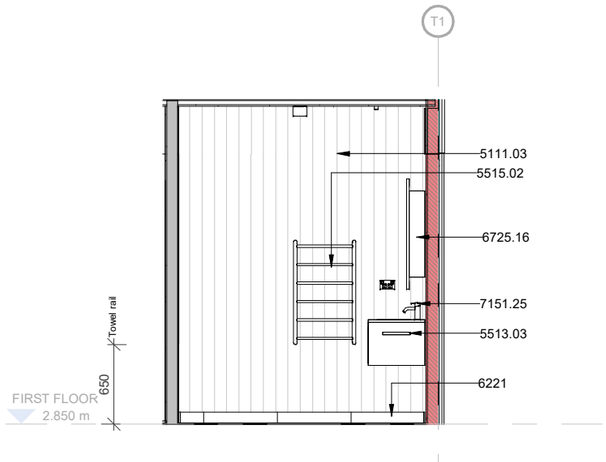
PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:07 AM**

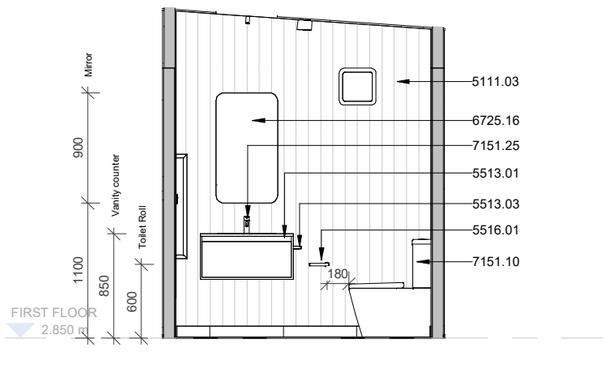
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1 AT1-300 **TERRACE TYPE T - BATHROOM PLAN**
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



A AT1-311 **TERRACE TYPE T - BATHROOM ELEVATION A**
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

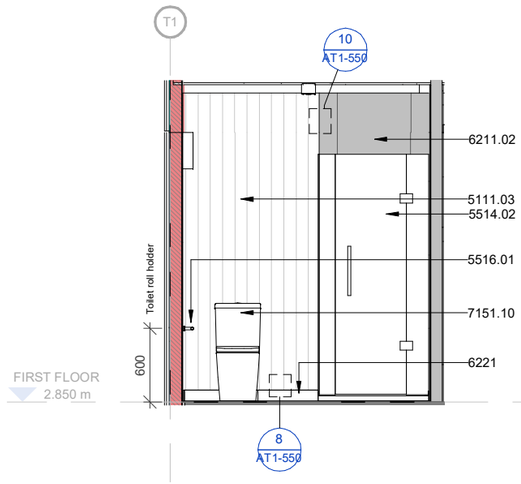


B AT1-311 **TERRACE TYPE T - BATHROOM ELEVATION B**
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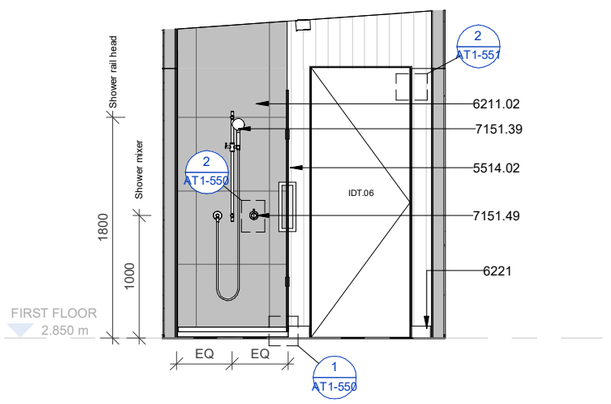
MATERIALS LEGEND	
5111.03	7.5mm JH Hardie Groove Lining. Painted in Resene Half Truffle
5513.01	Prava 750 1 Drawer Vanity. Finish: Vancouver Larch (or similar)
5513.03	Milani Hand Towel Holder (or similar). Finish: Chrome
5514.02	Neline Acclaim shower unit with an Acrylic Tray and tiled walls 900x900mm with 580mm swing door (or similar). Finish: Chrome
5515.02	Plumbline Buddy Abask 6 Bar Low Voltage Heated Towel Ladder 850 x 480 (or similar). Finish: Chrome
5516.01	Plumbline Buddy Toilet Roll Holder (or similar). Finish: Chrome
6211.02	600x600 Wall Tiles on tile adhesive over WPM as per requirements in E3/AS2. Selection: Pietra Grey Matt Porcelain Tile. Grout: Slate Grey Kemgrout
6221	600x600 Floor Tiles over WPM with 100mm high Tile Skirting. Selection: Pietra Grey Porcelain Tile. Grout: Slate Grey Kemgrout. Tile Trim Colour: Powdercoated Flaxpod
6725.16	Plumbline Vista 500 Rectangle Mirror Cabinet (or similar)
7151.10	Caroma Luna Square Cleanflush BTW Toilet Suite (or similar)
7151.25	Plumbline Buddy Basin Mixer (or similar). Finish: Chrome
7151.39	Plumbline Buddy Slide Shower (or similar). Finish: Chrome
7151.49	Plumbline Buddy Round Shower Mixer (or similar). Finish: Chrome

BATHROOM NOTES

- Setout dimensions taken from finished wall face
- For Floor Finishes refer to Floor and Wall Finishes Plans
- In all Watersplash zones 1500mm from fixures install selected membrane per NZBC E3 requirements.
- Tile skirting (where floor tile are present) 100mm high - match floor tile setout, cap with flaxpod aluminium trim
- Refer to AA-520 - AA-522 for Bathroom Details
- Plumbing fixtures and fittings to be selected by client



C AT1-311 **TERRACE TYPE T - BATHROOM ELEVATION C**
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



D AT1-311 **TERRACE TYPE T - BATHROOM ELEVATION D**
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

0 5 10 20 30 50 mm

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TERRACE TYPE T.U.C.X - ELEVATIONS BATHROOM

NO.	DESCRIPTION	DATE
C	BC RFI 01	17/04/25
B	Tender	03/02/25
A	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

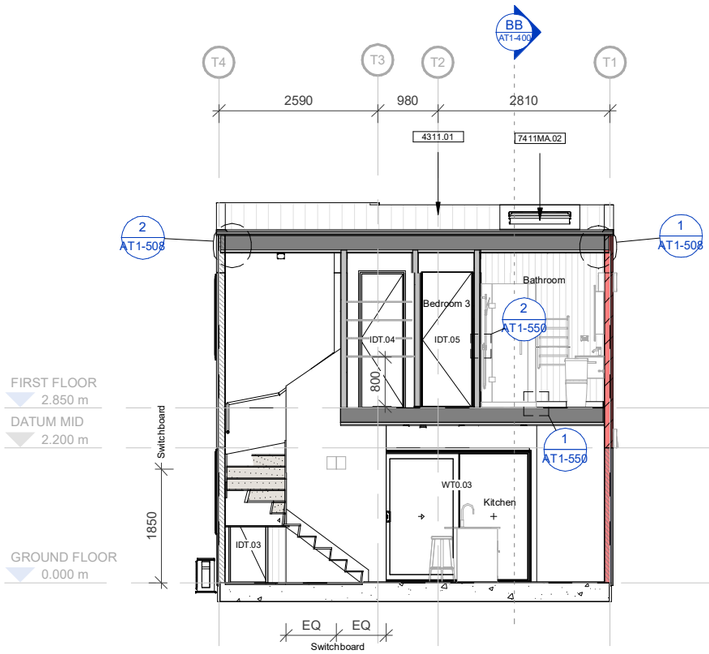
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-311 REV.C

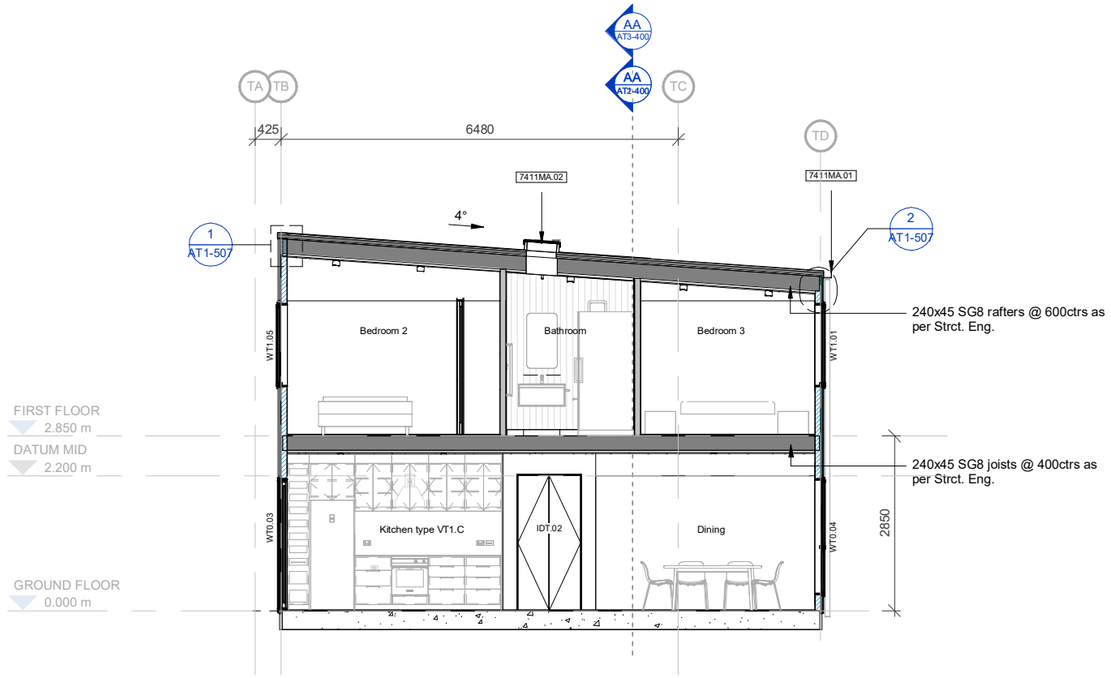
PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:08 AM**

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AA AT1-210 **T.U.C.X Section AA**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



BB AT1-210 **T.U.C.X Section BB**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

MATERIALS LEGEND	
3813.23	240x45 SG8 joists @ 400ctrs as per Strct. Eng.
3813.33	240x45 SG8 rafters @ 600ctrs as per Strct. Eng.
4311.01	Metalcraft T-Rib profile roofing or similar. Colour Flaxpod.
7411MA.01	Metalcraft 125 Quarter Round Gutter or similar, Colour Flaxpod
7411MA.02	Metal 80mm Round Downpipe, Colorsteel finish - Flaxpod

WALL TYPES

Refer to elevations for cladding details, including profile, colour, and orientation.

Refer to finishes plan for final internal linings/finishes.

EXTERNAL WALL TYPES

T-WT20 **30min FRR External Wall - GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 90x45 LVL11 studs at 400ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Fyreline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB GWTLE 30 system

T-WT21 **External Bracing Wall - BL1-H with Weatherline**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Braceline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

T-WT22 **Typical External Wall**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- ProClima Extasana Underlay
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Standard to interior side unless noted otherwise

T-WT23 **External Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- ProClima Extasana Underlay
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Braceline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

INTERNAL WALL TYPES

T-WT30 **Typical Internal Wall**
- All walls T-WT30 unless tagged otherwise
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to both sides unless noted otherwise

T-WT31 **Internal Bracing Wall - BL1-H**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

T-WT32 **30min FRR Internal Wall - GBTL 30**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Fyreline to both sides unless noted otherwise
- Wall to be constructed in accordance with GIB GBTL 30 system

T-WT33 **30min FRR 140mm Internal Wall - GBTL 30**
- 140x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Fyreline to both sides unless noted otherwise
- Wall to be constructed in accordance with GIB GBTL 30 system

T-WT34 **140mm Internal Bracing Wall - BLG-H**
- 140x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BLG-H bracing system

T-WT35 **90mm Internal Bracing Wall - BLG-H**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BLG-H bracing system

T-WT36 **70mm Internal Wall**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to both sides unless noted otherwise

FRR 30/30/30 Wall (load bearing)

Internal load bearing wall

WALL & FLOOR FINISHES NOTES

1. Read in conjunction with Structural Engineers drawings for bracing requirements, lintel sizes and location of double studs.
2. No penetrations are permitted within 90mm of the perimeter of any GIB bracing element.
3. Wet area floors and walls that are to be tiled to be protected with liquid applied waterproofing membrane and installed by an approved installer.
4. Typical linings 10mm GIB Standard or 10mm GIB Aqualine in wet areas unless noted otherwise.
5. Refer to wall finishes plan AA1-230 series for all final finishes. For acoustic or fire walls the minimum wall linings as noted under wall types must be adhered to. In wet areas switch out final layer of GIB with GIB Aqualine in matching thickness.
6. Cavity battens 20mm deep.
7. All dimensions to framing and window/door rough openings unless noted otherwise
8. Refer to Kitchen Joinery drawings (AA-720 - AA-723) for kitchen types

0 5 10 20 30 50 mm

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TERRACE TYPE T.U.C.X - SECTIONS

NO.	DESCRIPTION	DATE
E	BC RFI 01	17/04/25
D	Tender	03/02/25
C	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-400 REV.E

PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:09 AM**

BC250043 APPROVED
Queenstown Lakes District Council

Building Materials

BuildingWrap RAB: 10mm GIB Weatherline OR Proclima Extasana Underlay

DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

FlashingTape: GIB Weatherline flashing tape and Weatherline sill tape

RoofUnderlay: Thermakraft Covertek 407 or similar

FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

HERMPAC CEDARLINE VERTICAL AND HORIZONTAL SHIPLAP WEATHERBOARD CLADDING

Cladding thickness & size
-Cladding thickness 18.5, to min 17.5mm
-Refer to overall site elevations and unit variation plans for size, stain and colour.

RAB type & fixings
- GIB 10mm Weatherline
- 41x6g GIB Grabber ceramic coated high thread screws @ 100mm ctrs. Refer GIB Weatherline design and construction manual for corner fixing patterns.
- All joints and screws to be taped.
Refer Structural drawings for bracing requirements.

Horizontal W/board cavity batten type & spacing
-Hermpac Vertical H3.1 LOSP/ V1 Radiata Pine Cavity Battens fixed at stud centres - 600mm max.
-Hermpac Vertical H3.1 V9 Cavity Battens fixed at stud centres - 600mm max. for fire rated walls.

Vertical Shiplap W/board cavity batten type & spacing
- Hermpac Vertibat V8 H3.1 Cavity Battens fixed horizontally at 400-480mm max ctrs.

Cavity Batten fixings
Horizontal boards – cavity battens fixed to studs at maximum 600mm centres.
Vertical boards – cavity battens fixed to nogs at maximum 480mm centres.
The cavity battens must be fixed in place with 40 x 2.5mm flat head hot-dipped galvanised nails or 50 x 2.8mm hot- dipped galvanised gun nails (for 18 or 20mm thick battens) to temporarily fix the battens in place prior to installation of the cladding.
-Hermpac Grade 304 or 316 Stainless Steel 75mm 12g Screw through building wrap. Increase to 85mm where through GIB Weatherline. Max 600mm centres vertically for vertical cavity battens. At every stud horizontally - max 600 stud spacing.

Cedar Weatherboard fixings
- 50mm Hermpac Grade 316 Stainless Steel Starcap Screw – as now going into nog or stud longer fixings are required (refer HC-RUST-410S and HC-VERT-410S, noting 21mm minimum embedment
-Concealed 40 x 2.0mm Hermpac Grade 316 Stainless Steel Clinch Nail under overlap. Yes as per above drawings. 27mm x 2.0mm may be preferable to avoid penetrating the Weatherline.

Fire Retardant Treatment:
Within 1m of a site boundary or nominated boundary:
- Cedar cladding: Firezone Vanguard FP
-V8 and V9 Vertibat Cavity battens FireZone Vanguard FP

ROCKCOTE CERANO ON JAMES HARDIE SMOOTH AXON PANEL CLADDING

Rockcote Cladding thickness & size
-Cladding thickness 5mm
-Refer to overall site elevations and unit variation plans for colour

James Hardie Smooth Axon Panel
- Panel thickness 9mm
- Sheet size 3000mm length x 1200mm width

Batten type & spacing
- 45x20 H3.1 vertical cavity battens for Axon cladding at framing centres. Battens to be fixed with 40 x 2.8mm nails at 800mm centres maximum.
-Battens to be intumescent painted at fire walls.
-Battens to be min width of stud and 20mm deep.

Batten fixings
- Hardie™ Flex Stainless Steel 316 Nails
For fixing panels through cavity battens.
75 x 3.15mm

Cladding fixings
- HardieTM Flex nail head. Hardie™ Flex nails at 200mm maximum centres.
-For fire resistance rated wall systems, Axon™ Panel must be fixed at 150mm centres to the entire frame. Therefore top/bottom plate and nogs require suitable 150mm sloped cavity packers for the panel fixings

DETAIL NOTES

1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 stainless steel minimum.
3. All other fixings in closed environments and in roof spaces to be hot dipped galvanized steel.
4. All RAB joints to be taped as per manufacturers installation recommendations.
5. Tolerance to rough openings for doors & windows to be +10mm.
6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

C *Note Updated*

CONSTRUCTION NOTES

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2, unless noted otherwise.
3. External wall studs to be 2/90x45mm@ 600mm crs max, unless noted otherwise.
4. All work is to comply with NZS 3604:2011, NZBC and other applicable standards and codes.
5. Unless noted otherwise wall framing is to the underside of the trusses/structure above.
6. Provide selected DPC between all timber and concrete/timber & steel.
7. In all situations where copper-bearing preservatives are used to achieve treatment levels to timber, fixings shall be stainless steel (nails, staples, bolts, etc.)
8. LOSP treated plywood is not permitted.
9. All exposed fixings generally stainless steel, unless noted otherwise.
10. All flashings are to be mechanically fixed.

C *Note Updated*

FIRE NOTES

1. All fire linings to comply with Fire Engineering Report and manufacturers installation requirements in order to achieve minimum required fire rating
2. Allow for fire collars / dampers / protection for any penetration to fire-rated walls or floors
3. Allow for passive fire protection for all outlets in fire rated walls

Fixings Schedule

NZS 3604

Area	Fixing type	Description	Alternative Fixing Capacity (kN)	NZS 3604 Page #
Purlins to Rafters	Type T	1/10g self-drilling screw, 80mm long	2.4kN	10-36
Rafters to walls	Type E	2/90x3.15 skew nails + 2 wire dogs	4.7kN	10-9
Rafters to ridge beam	As per NZS3604 Fig 10.5	4/75x3.15 skew nails + 25x1 strap with 6/30x2.5 nails into each rafter	4.7kN	10-12
Floor joist to top plate	90x3.15 power driven nails	3 skewed nails		8-44
Floor joist to boundary joist	90x3.15 power driven nails	2 end nails		8-44
Bottom plate to slab	M12 cast in anchors & 50x50x3mm washers, ref fig 7.21 - NZS3604 OR M12 screw proprietary screw in anchors	To be 150mm of each end of plate, spaced @ 1200 crs max. Refer Structural for Fire wall ctrs. OR To be 150mm of each end of plate, spaced @ 900 crs max. Refer Structural for Fire wall ctrs.	Refer NZS3604 7.5.12.3	7-39
Bottom plate to floor	90x3.15 power driven nails	3 at 600mm ctrs		8-44
Top plate to stud	Type B	2/90x3.15 end nails + 2 wire dogs OR 2/90x3.15 end nails + Stud-locks	4.7kN	8-42
Bottom plate to stud	Power-driven nails	3/90x3.15 end nails Stud-locks as required	4.7kN	8-44
Lintel fixing - uplift	As per NZS3604 Fig 8.12	25x1mm straps with 6/30x2.5mm nails into both lintel & stud & both flooring block & stud	7.5kN (tension connection, see 8.6.1.8 of NZS3604)	As per NZS3604 Fig 8.12

C *Fixing Schedule*

0 5 10 20 30 50 mm

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BUILDING CONSENT

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TERRACE DETAIL NOTES

NO.	DESCRIPTION	DATE
C	BC RFI 02	04/08/25
B	BC RFI 01	17/04/25
A	Tender	03/02/25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-500 REV.C

PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:10 AM**

BC250043
APPROVED
Queenstown Lakes District Council

Two-way FRR – timber frame external wall

Specification	Performance	Specifications	
GWTLE 30	**FRR 30/30/30**	**Lining**	1 x 10mm GIB Weatherline® exterior side 1 x 10mm GIB Fyreline® internal side
		LB/NLB	LB

FRAMING

Stud size: 90mm minimum. Framing to comply with:

- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603).
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS 3602).
- Studs at 600mm centres maximum.
- Nogs at 1350mm centres maximum.

INSULATION

Inclusion of insulation is optional and depends on the building's thermal performance requirements. Mineral wool, glass wool or polyester fibrous insulation materials are acceptable.

WALL LINING / SHEATHING

Exterior side – 1 layer of 10mm GIB Weatherline® sheet fixed vertically. Use full height sheets where possible. All sheet joints and edges must be formed over solid timber framing. Sheet joints are touch fitted. A 10mm gap between sheet edges must be left at floor levels, formed over framing or solid construction materials.

Internal side – 1 layer of 10mm GIB Fyreline® fixed vertically or horizontally. When fixing vertically, full height sheets must be used where possible. All sheet joints must be formed over solid timber framing. Sheet joints are touch fitted.

FASTENING THE LINING / SHEATHING

Exterior side fasteners
41mm x 6g GIB® Grabber® Ceramic Coated High Thread Screws.

Internal side fasteners
41mm x 6g GIB® Grabber® High Thread Drywall Screws.

Maximum fastener centres
Place fasteners at 300mm centres around the sheet perimeter and intermediate studs.

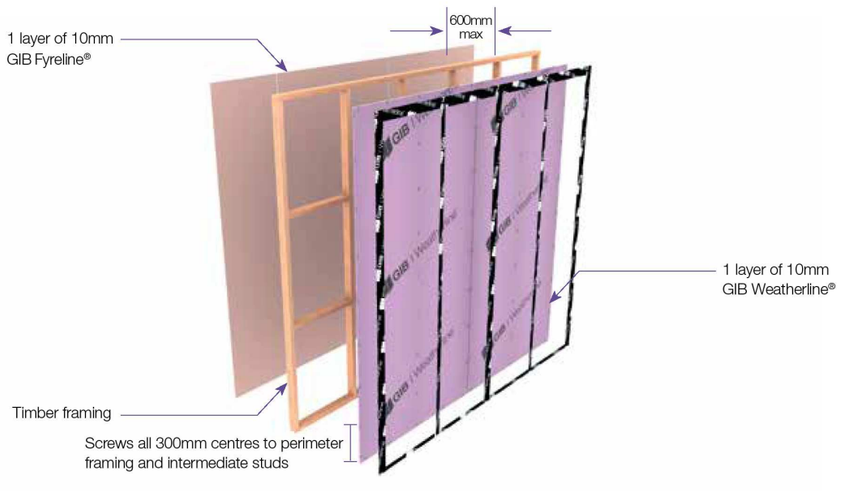
Note that GIB Weatherline® perimeter and intermediate fasteners are commonly at closer centres depending on Wind Loading requirements.

Place fasteners at 12mm from bound sheet edges and 18mm from sheet ends and cut edges.

JOINTING

Exterior side
No plaster stopping is required. Unless the entire surface is protected with a peel and stick Water Resistive Barrier, all joints and screw fixings must be taped with GIB Weatherline® Flashing Tape. No tape is required over mid-sheet fasteners under a structural cavity batten.

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



Two-way FRR — timber frame

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

FRAMING

Framing to comply with:

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

WALL HEIGHTS AND FRAMING DIMENSIONS

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

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

LINING

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

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

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

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

FASTENING THE LINING

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

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

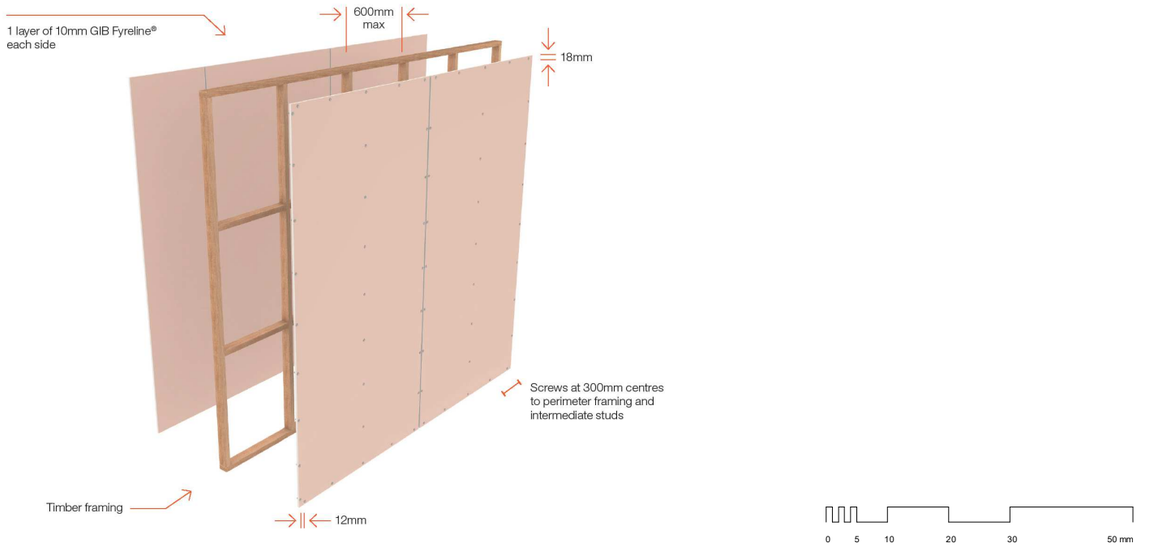
Place fasteners 50mm from sheet corners along plates. At wall corners place an additional fastener 50–60mm vertically, no closer than 10mm from plate-to-stud joints.

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

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

JOINTING

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



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BUILDING CONSENT

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TERRACE DETAIL SYSTEMS

NO.	DESCRIPTION	DATE
B	BC RFI 01	17/04/25
A	Tender	03/02/25

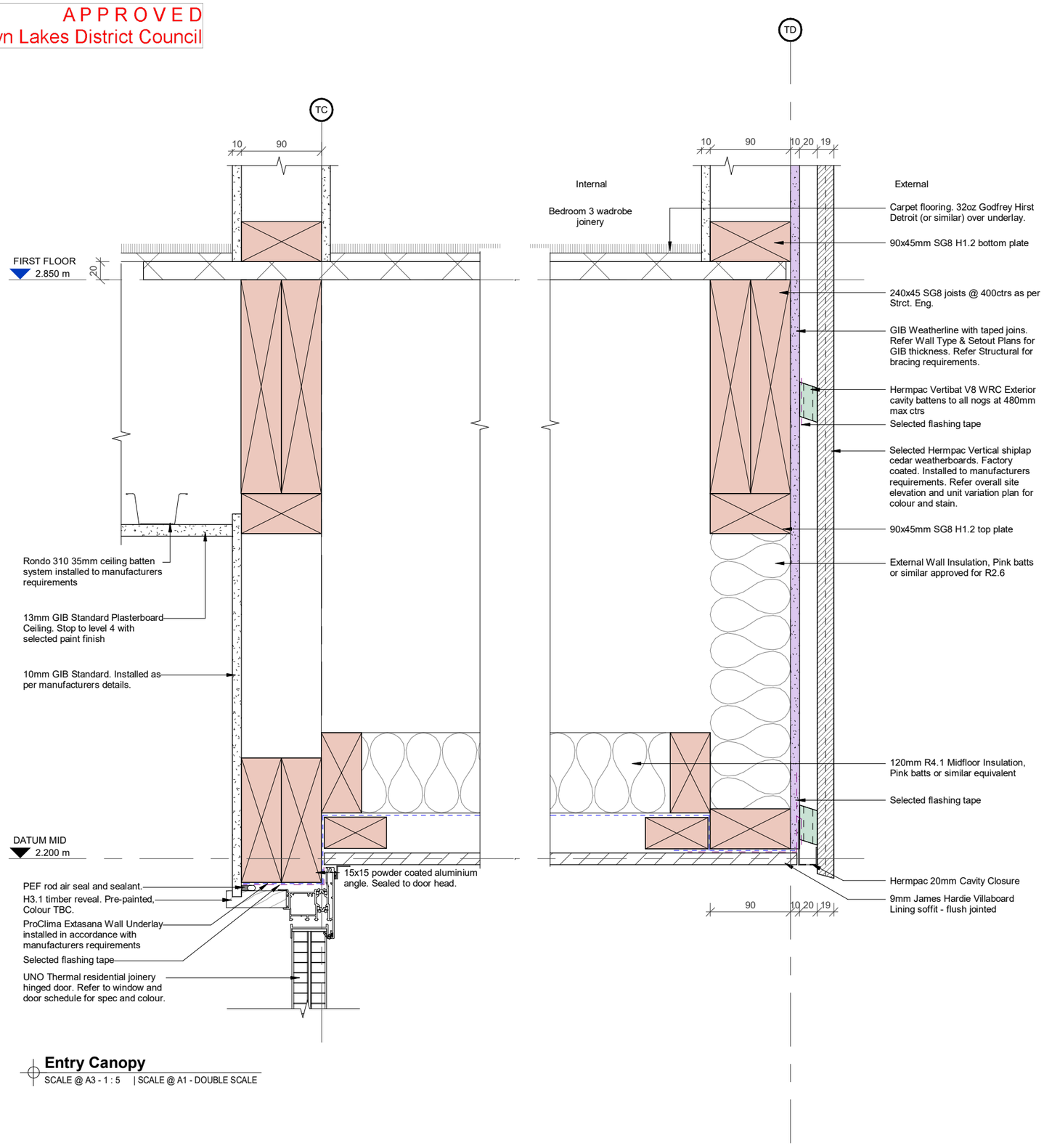
Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-501 REV.B

PROJECT No. **G591**
PLOT DATE. **4/08/2025 11:24:10 AM**

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Entry Canopy

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

Building Materials

BuildingWrap RAB: 10mm GIB Weatherline OR Proclima Extasana Underlay

DPC: Thermakraft Supercourse 500 or similar

DPM: Thermakraft Thermathene Black 250um or similar

FlashingTape: GIB Weatherline flashing tape and Weatherline sill tape

RoofUnderlay: Thermakraft Covertek 407 or similar

FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

DETAIL NOTES

1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 stainless steel minimum.
3. All other fixings in closed environments and in roof spaces to be hot dipped galvanized steel.
4. All RAB joints to be taped as per manufacturers installation recommendations.
5. Tolerance to rough openings for doors & windows to be +10mm.
6. The use of expanding PU foams is not permitted / accepted to window or door openings.
7. All fixings as per NZS3604 unless noted otherwise in Structural Engineers documents.

C *Note Updated*

CONSTRUCTION NOTES

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2, unless noted otherwise.
3. External wall studs to be 2/90x45mm@ 600mm crs max, unless noted otherwise.
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5. Unless noted otherwise wall framing is to the underside of the trusses/structure above.
6. Provide selected DPC between all timber and concrete/timber & steel.
7. In all situations where copper-bearing preservatives are used to achieve treatment levels to timber, fixings shall be stainless steel (nails, staples, bolts, etc.)
8. LOSP treated plywood is not permitted.
9. All exposed fixings generally stainless steel, unless noted otherwise.
10. All flashings are to be mechanically fixed.

C *Note Updated*

FIRE NOTES

1. All fire linings to comply with Fire Engineering Report and manufacturers installation requirements in order to achieve minimum required fire rating
2. Allow for fire collars / dampers / protection for any penetration to fire-rated walls or floors
3. Allow for passive fire protection for all outlets in fire rated walls

This Drawing Contains Colour.
All Reproduction is to be in Colour.

0 5 10 20 30 50 mm

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DETAILS

NO.	DESCRIPTION	DATE
C	BC RFI 02	04/08/25
B	BC RFI 01	17/04/25
A	Tender	03/02/25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

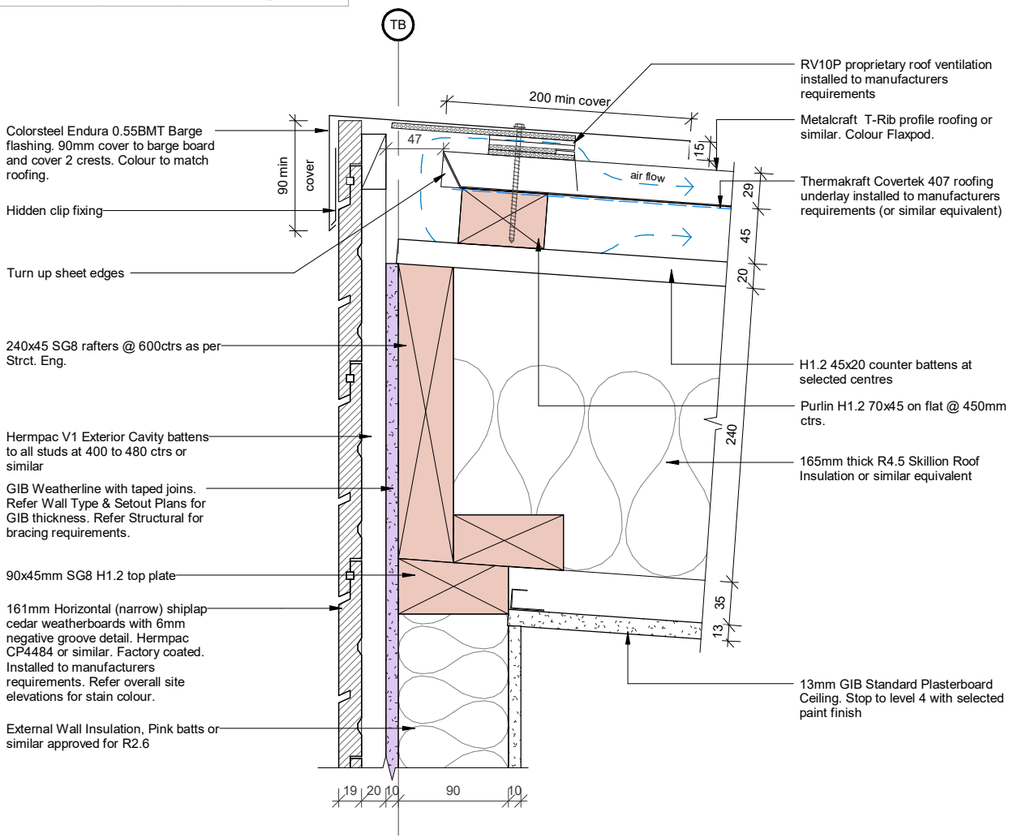
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-505 REV.C

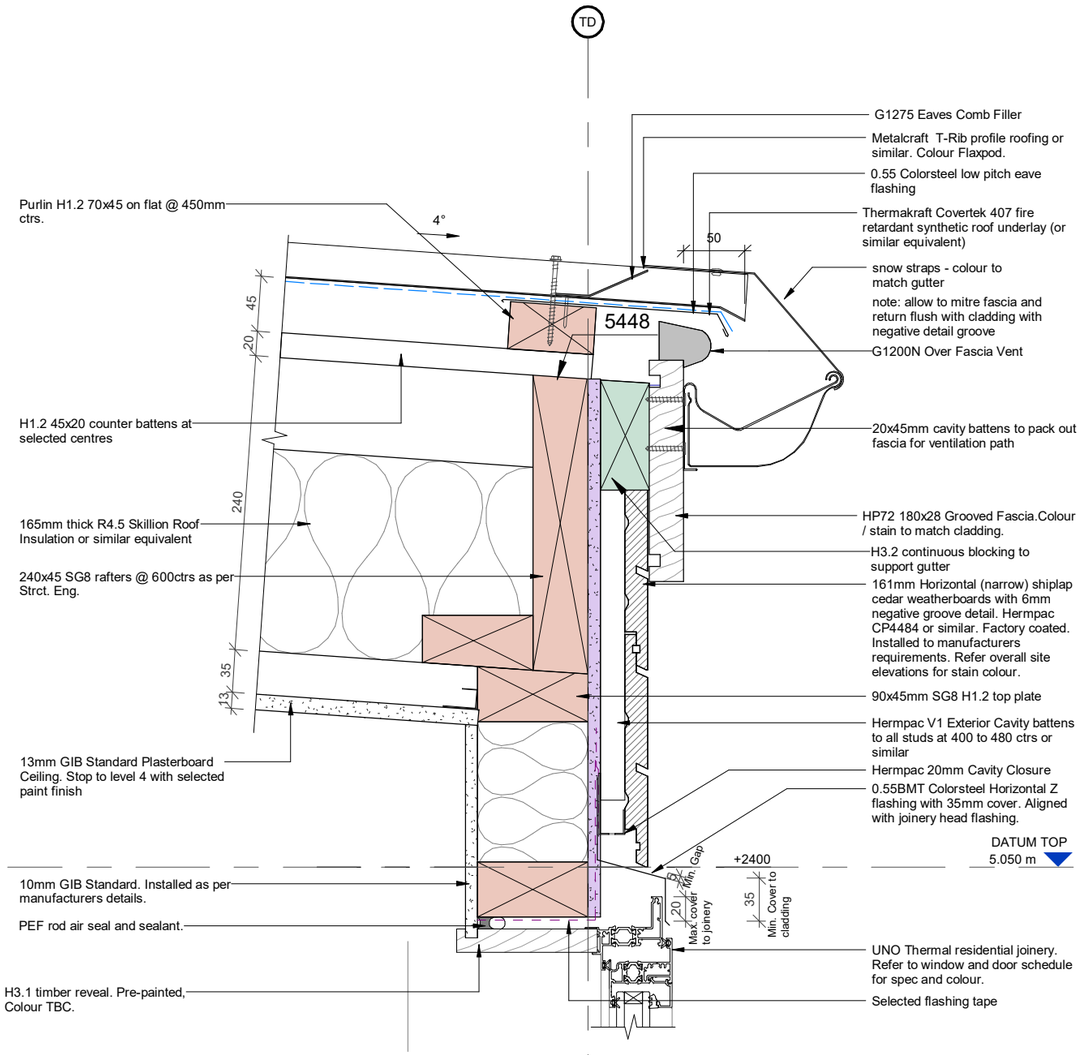
PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:11 AM**

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1 AT1-400 **TERRACE RIDGE DETAIL**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



2 AT1-400 **TERRACE EAVE DETAIL**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

0 5 10 20 30 50 mm

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DETAILS

NO.	DESCRIPTION	DATE
B	BC RFI 01	17/04/25
A	Tender	03/02/25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

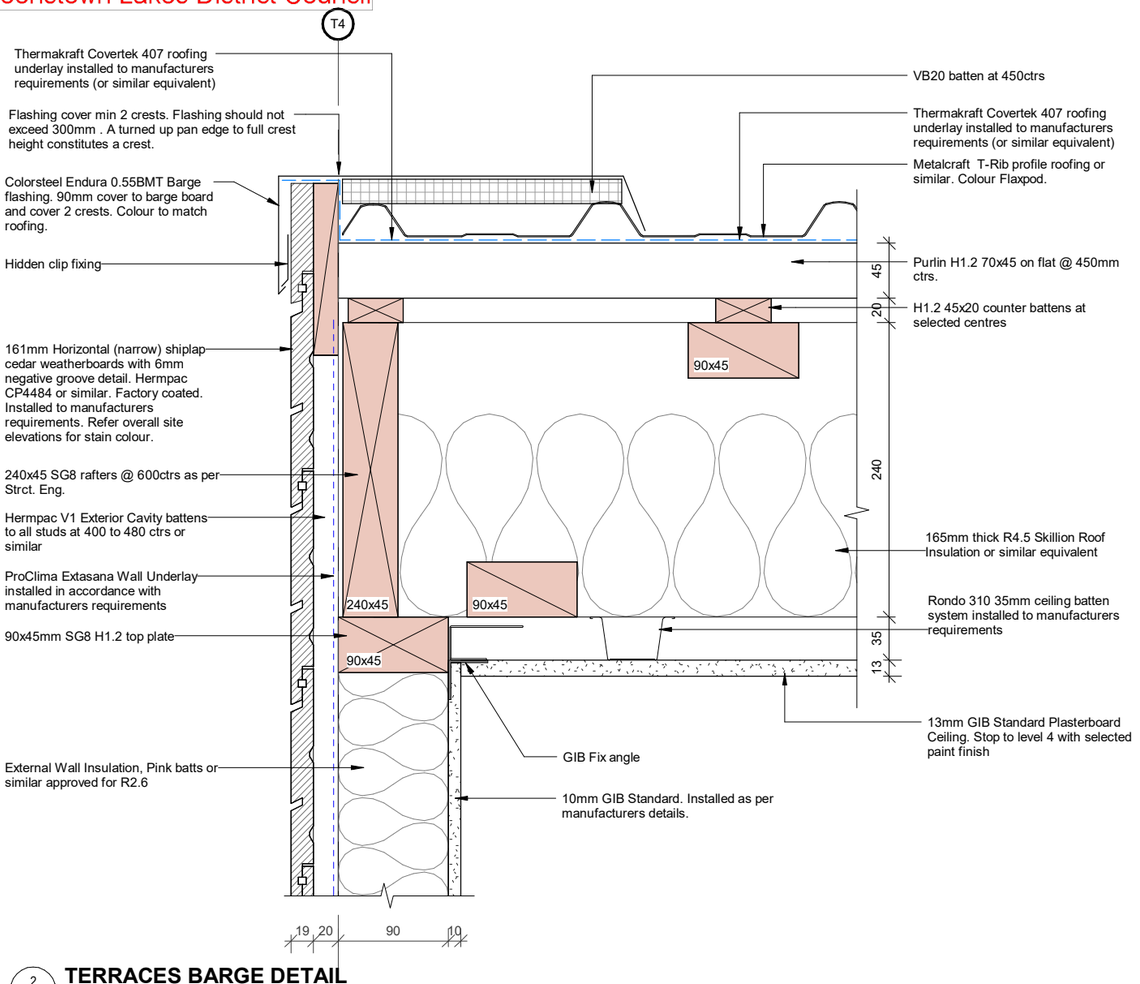
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-507 REV.B

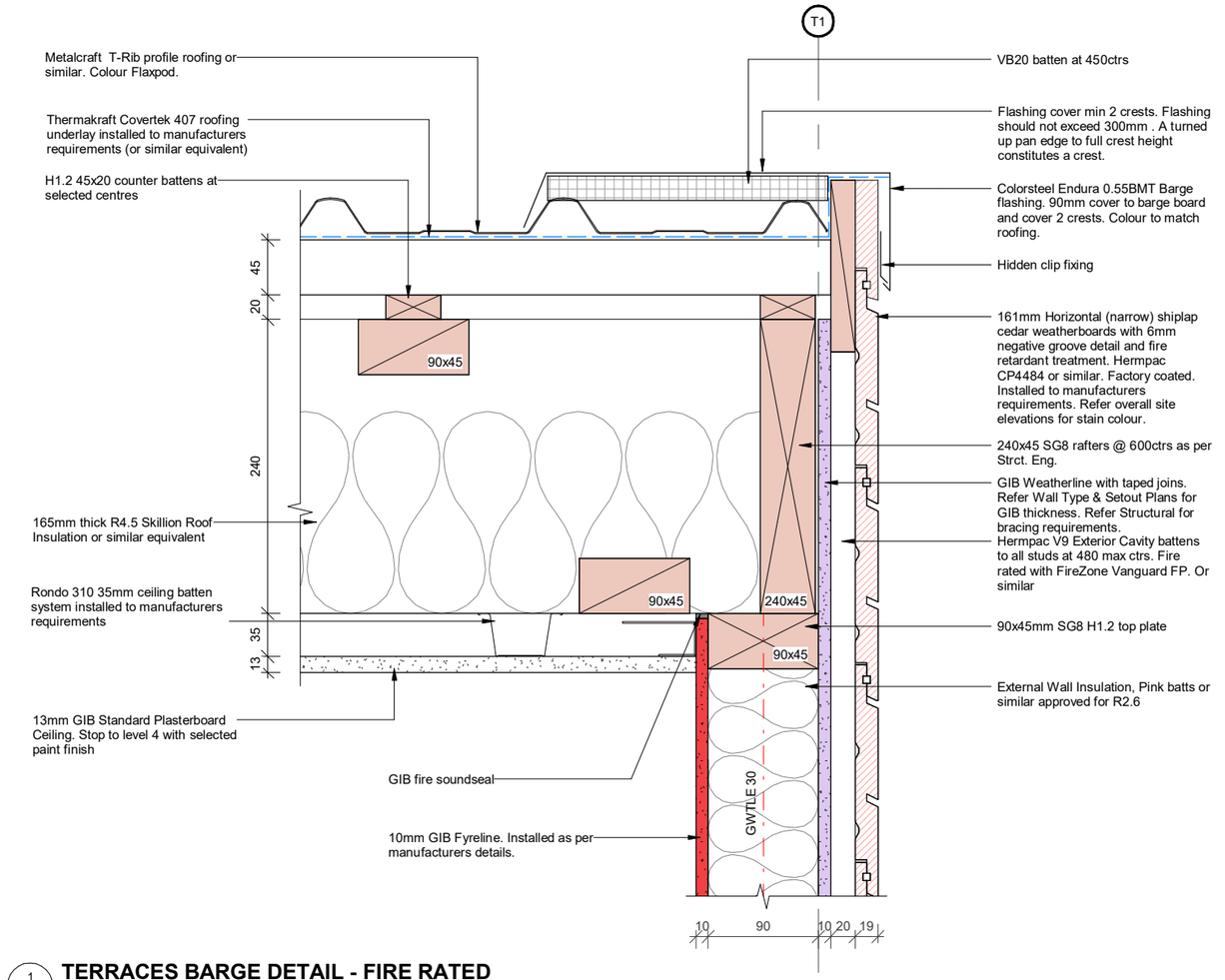
PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:11 AM**

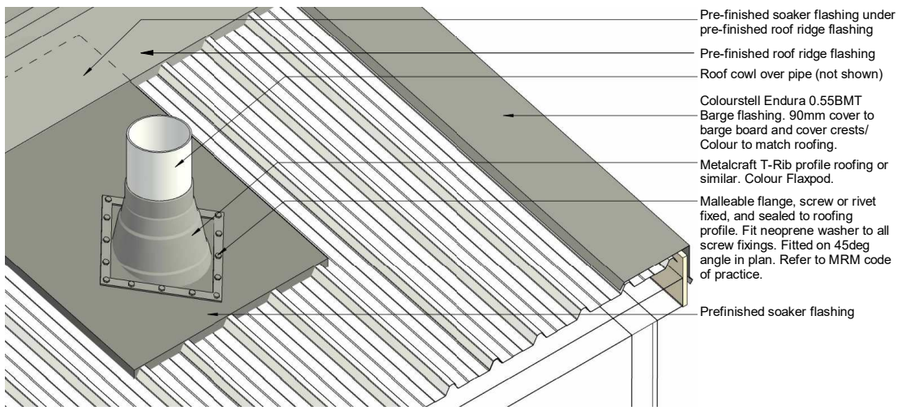
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2 TERRACES BARGE DETAIL
AT1-400 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



1 TERRACES BARGE DETAIL - FIRE RATED
AT1-400 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



3 Vent penetration detail
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

0 5 10 20 30 50 mm

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DETAILS

NO.	DESCRIPTION	DATE
B	BC RFI 01	17/04/25
A	Tender	03/02/25

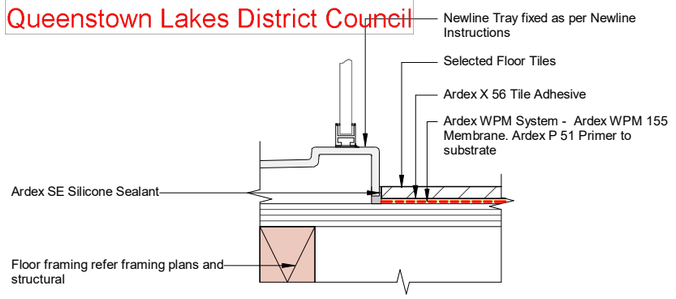
Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-508 REV.B

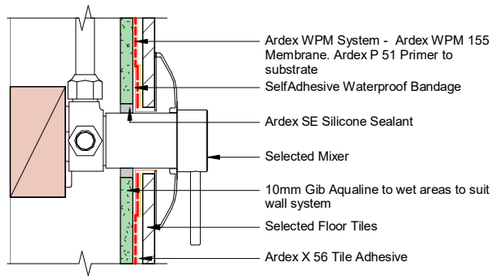
PROJECT No. **G591**
PLOT DATE. **4/08/2025 11:24:12 AM**

BC250043
APPROVED
Queenstown Lakes District Council



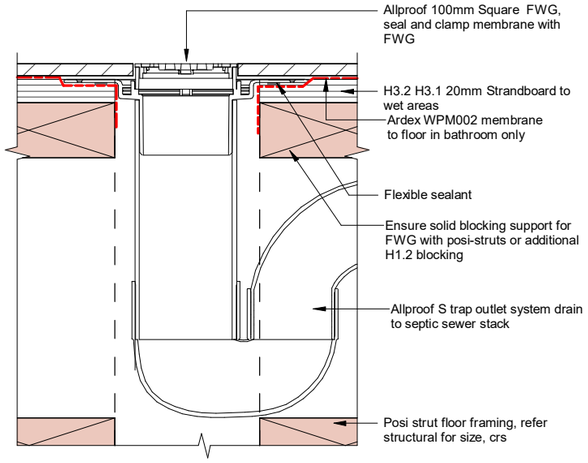
1 AT1-311 SECTION - ACRYLIC LINER LOW PROFILE TRAY SILL DETAIL

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



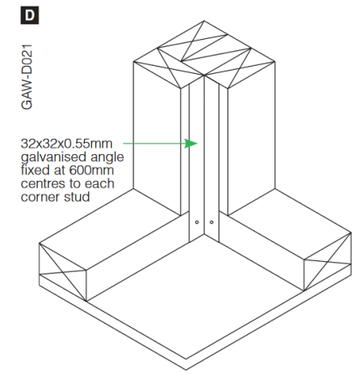
2 AT1-311 SECTION - PIPE/MIXER TILE PENETRATION DETAIL

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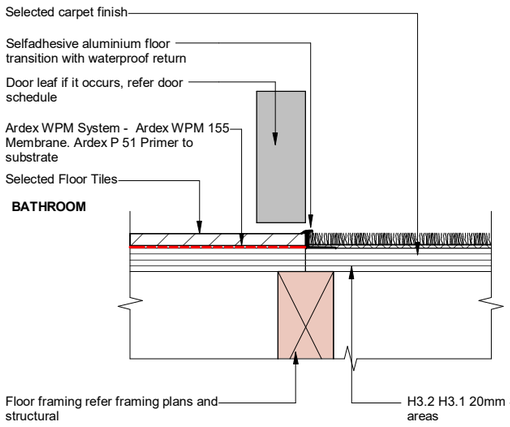
3 SECTION - FWG IN TIMBER STRUCTURE DETAIL

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



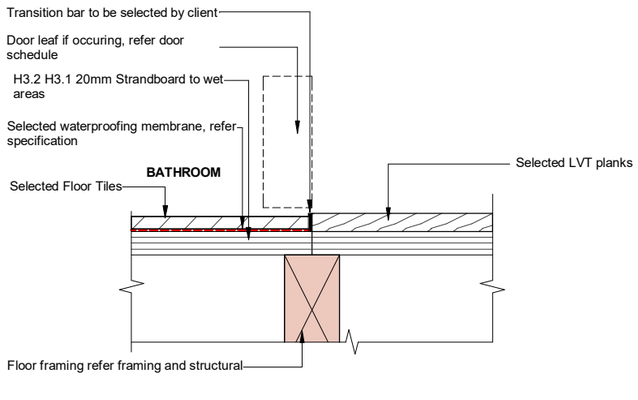
4 3D - SHOWER CORNER DETAIL

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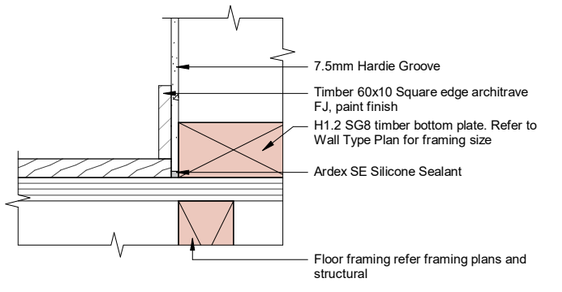
5 SECTION - TILE TO CARPET TRANSITION

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



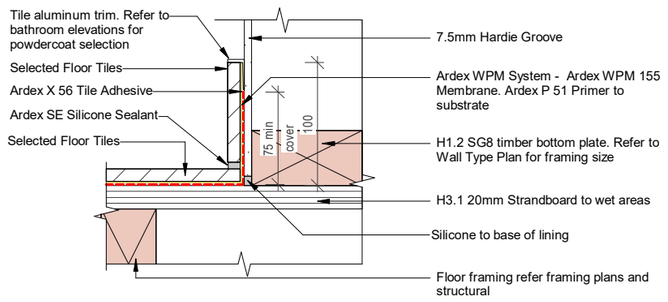
6 SECTION - TILE TO TIMBER TRANSITION

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



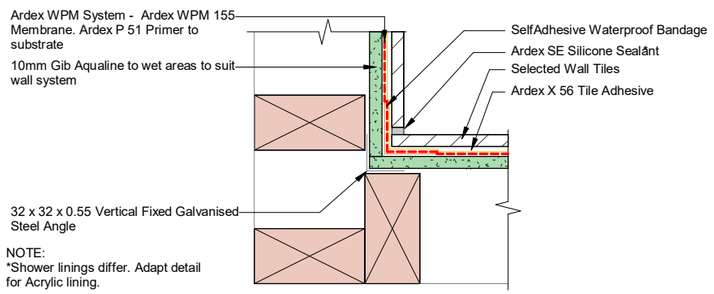
7 AT1-310 SECTION - TIMBER PLANK TO TYPICAL HARDIE GROOVE WALL DETAIL WC

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



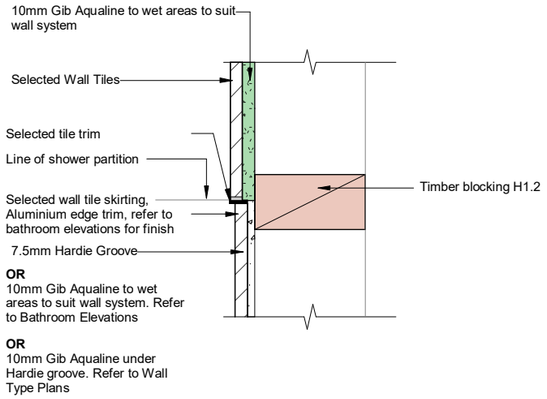
8 AT1-311 SECTION - WET FLOOR TO TYPICAL HARDIE GROOVE WALL DETAIL

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



9 PLAN - TILE WALL INTERNAL CORNER DETAIL

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



10 AT1-311 PLAN - TILE WALL TRANSITION

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

0 5 10 20 30 50 mm

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BUILDING CONSENT

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TERRACE INTERIOR DETAILS

NO.	DESCRIPTION	DATE
B	BC RFI 01	17/04/25
A	Tender	03/02/25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

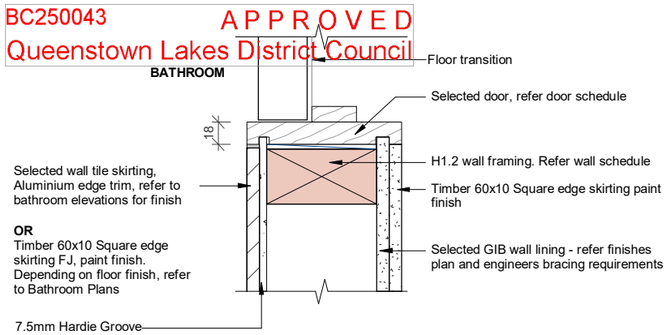
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-550 REV.B

PROJECT No. **G591**

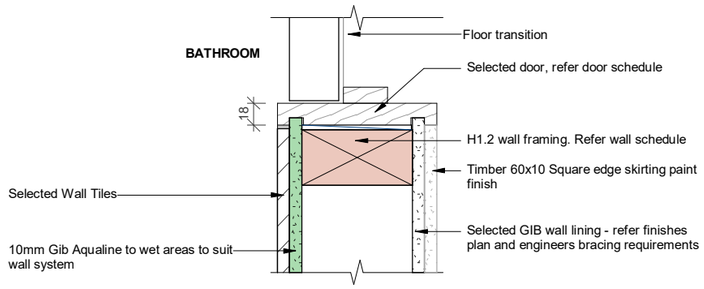
PLOT DATE. **4/08/2025 11:24:14 AM**

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1 PLAN - TILED BATHROOM DOOR JAMB

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

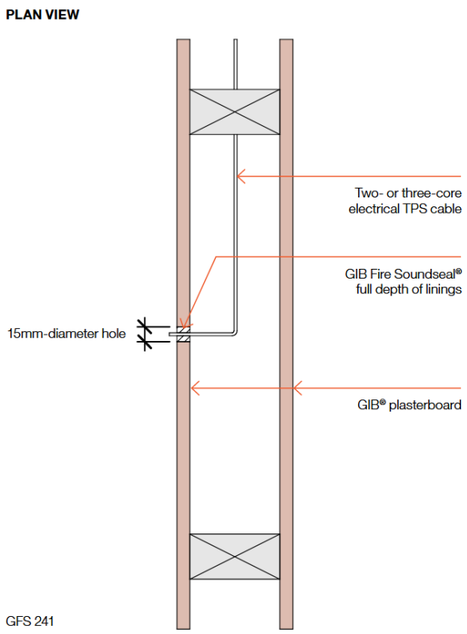


2 AT1-310 PLAN - HARDIE GROOVE BATHROOM DOOR JAMB

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

SECTION VIEW

PLAN VIEW

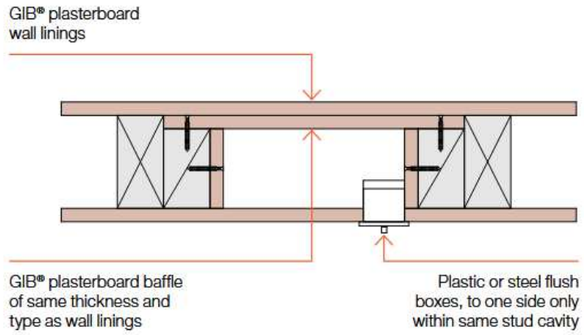


GFS 241

3 SECTION - CABLE PENETRATIONS IN FRR WALLS

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

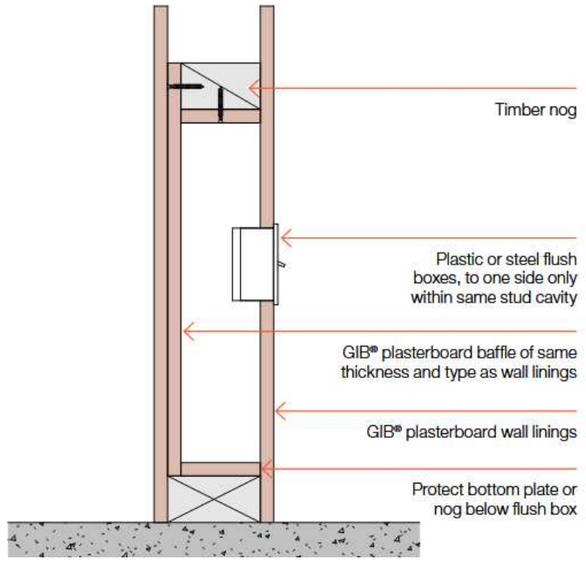
PLAN VIEW



4 SECTION - FLUSH BOXES IN FRR WALLS

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

SECTION VIEW





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TERRACE INTERIOR DETAILS

NO.	DESCRIPTION	DATE
B	BC RFI 01	17/04/25
A	Tender	03/02/25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

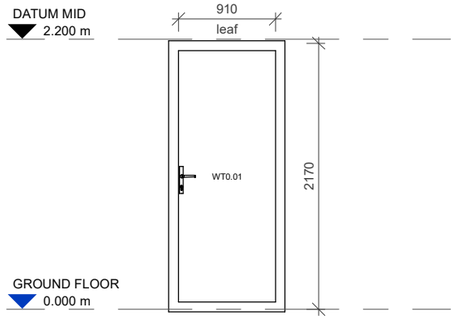
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-551 REV.B

PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:31 AM**

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WT0.01- ENTRANCE EXTERNAL DOOR

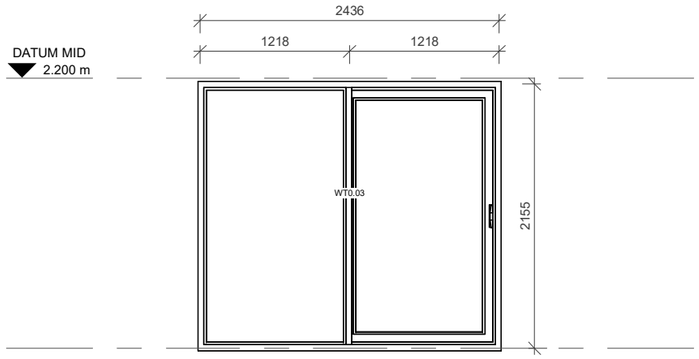
Frame & Hardware
- UNO Thermal entrance door series. locking barrel
- Finish: Powdercoated
- Colour: Flaxpod
- Handle: Apex 143 Pull handle 450mm. Powdercoated Matt Black

Leaf
- UNO aluminium entrance door ATFL00
- Finish: Powdercoated
- Colour: Flaxpod

Seals
- Weather seals to be fitted all sides.

Reveal
- H3.1 timber reveal.

Flashings and Sill supports
- Flashings and sealants by window installer. colour to match frame.
- WANZ support bars.



WT0.03- KITCHEN SLIDING DOOR

Door
- UNO Thermal Sliding SLD01
- Finish: Powdercoated. Colour: Flaxpod
- Handle: Aria pinnacle D handle. Powdercoated Matt Black

Glazing
- Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

Seals
- Weather seals to be fitted all sides.

Reveal
- H3.1 timber reveal.

Flashings and Sill supports
- Flashings and sealants by window installer. colour to match frame.
- WANZ support bars.

DOOR NOTES.

- All interior door leafs to be painted Resene Quarter Truffle unless stated otherwise

- Reveals to be painted Resene Quarter Truffle unless stated otherwise

- Allow to supply x2 copies of keys

- All hardware (handles, hinges, locksets, etc) to be black

- Contractor shall verify all dimensions on site prior to fabrication. All dimensions represent leaf sizes unless otherwise specified.

- For Handing / door swing refer to floor plan

- Level type door handles shall be installed at 1m above floor level

- All External joinery as viewed from outside

- Tolerance to rough openings for doors and windows to be +10mm

- For lintel sizes refer to engineer

0 5 10 20 30 50 mm

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TERRACE TYPE T.U.C.X - DOOR SCHEDULE- EXTERNAL

NO.	DESCRIPTION	DATE
D	BC RFI 01	17/04/25
C	Tender	03/02/25
B	CO-ORDINATION	06/11/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

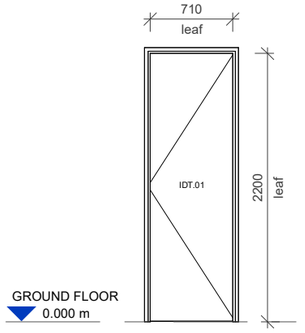
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-600 REV.D

PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:31 AM**

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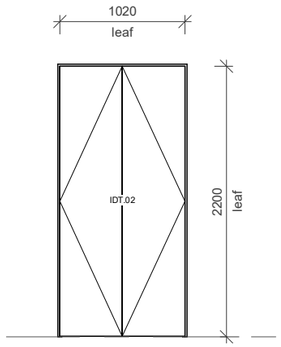
IDT.01- WC DOOR

Frame
- 18mm thick paint finish timber frame, grooved profile.

Leaf
- Carbon Core Door with paint finished MDF facings.
- Size adjusted to suit lift off hinges. ±30mm undercut clearance on top of leaf. Confirm with hinge size.

Hardware & Furniture
- Refer to Allegion Hardware schedule.

Reveal
- FJ timber reveal.



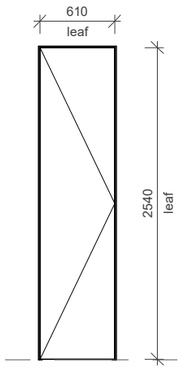
IDT.02- LAUNDRY DOOR

Frame
- 18mm thick timber frame, rebated profile.
- Finish in Bestwood Vancouver Larch melteca to match wall

Leaf
- Carbon Core Door finished in Bestwood Vancouver Larch melteca to match wall

Hardware & Furniture
- Refer to Allegion Hardware schedule.

Reveal
- FJ timber reveal.



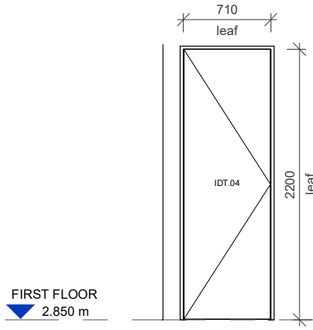
IDT.03 UNDER STAIR DOOR

Frame
- Frameless EzyJamb Single Rabbet Door Jamb or similar.

Leaf
- Carbon Core Door with paint finished MDF facings.
- Paint finish - Resene Half Truffle to match walls.

Hardware & Furniture
- Refer to Allegion Hardware schedule.
- Hidden push latch - no handle

Reveal
- FJ timber reveal.
- Paint finish - Resene Half Truffle to match walls.



IDT.04- HWC DOOR

Frame
- 18mm thick paint finish timber frame, grooved profile.

Leaf
- Carbon Core Door with paint finished MDF facings.

Hardware & Furniture
- Refer to Allegion Hardware schedule.

Reveal
- FJ timber reveal.

DOOR NOTES.

- All interior door leafs to be painted Resene Quarter Truffle unless stated otherwise

- Reveals to be painted Resene Quarter Truffle unless stated otherwise

- Allow to supply x2 copies of keys

- All hardware (handles, hinges, locksets, etc) to be black

- Contractor shall verify all dimensions on site prior to fabrication. All dimensions represent leaf sizes unless otherwise specified.

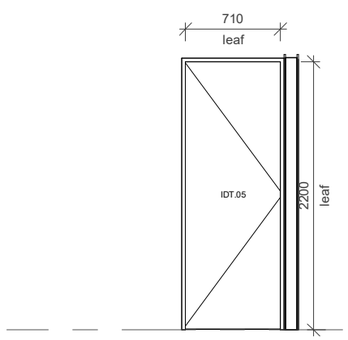
- For Handing / door swing refer to floor plan

- Level type door handles shall be installed at 1m above floor level

- All External joinery as viewed from outside

- Tolerance to rough openings for doors and windows to be +10mm

- For lintel sizes refer to engineer



IDT.05- BEDROOM 3 DOOR

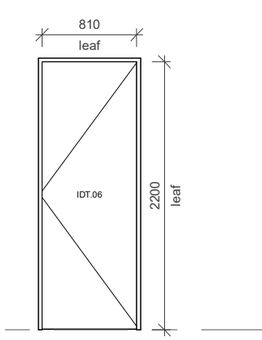
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

Frame
- 18mm thick paint finish timber frame, grooved profile.

Leaf
- Carbon Core Door with paint finished MDF facings.

Hardware & Furniture
- Refer to Allegion Hardware schedule.

Reveal
- FJ timber reveal.



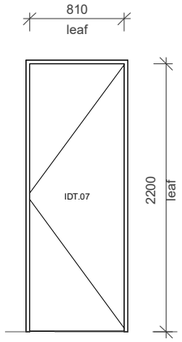
IDT.06- BATHROOM DOOR

Frame
- 18mm thick paint finish timber frame, grooved profile.

Leaf
- Carbon Core Door with paint finished MDF facings.
- Size adjusted to suit lift off hinges. ±30mm undercut clearance on top of leaf. Confirm with hinge size.

Hardware & Furniture
- Refer to Allegion Hardware schedule.

Reveal
- FJ timber reveal.



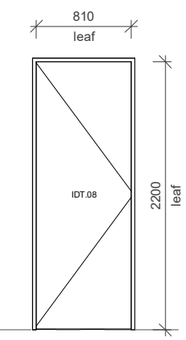
IDT.07- BEDROOM 2 DOOR

Frame
- 18mm thick paint finish timber frame, grooved profile.

Leaf
- Carbon Core Door with paint finished MDF facings.

Hardware & Furniture
- Refer to Allegion Hardware schedule.

Reveal
- FJ timber reveal.



IDT.08- BEDROOM 1 DOOR

Frame
- 18mm thick paint finish timber frame, grooved profile.

Leaf
- Carbon Core Door with paint finished MDF facings.

Hardware & Furniture
- Refer to Allegion Hardware schedule.

Reveal
- FJ timber reveal.



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TERRACE TYPE T.U.C.X - DOOR SCHEDULE- INTERNAL

NO.	DESCRIPTION	DATE
D	BC RFI 01	17/04/25
C	Tender	03/02/25
B	CO-ORDINATION	06/11/24

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

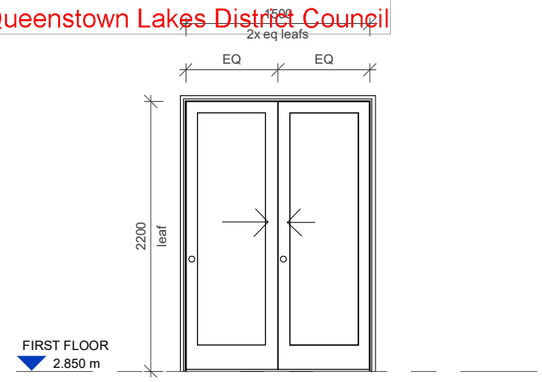
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-601 REV.D

PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:31 AM**

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IDT.09- BEDROOM 1 WARDROBE DOOR

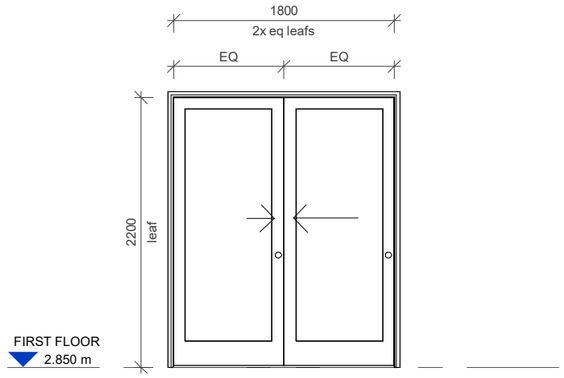
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

Frame
- 18mm thick paint finish timber frame, grooved profile.

Leaf
- Carbon Core Door with paint finished MDF facings.

Hardware & Furniture
- Refer to Allegion Hardware schedule.

Reveal
- FJ timber reveal.



IDT.10- BEDROOM 2 WARDROBE DOOR

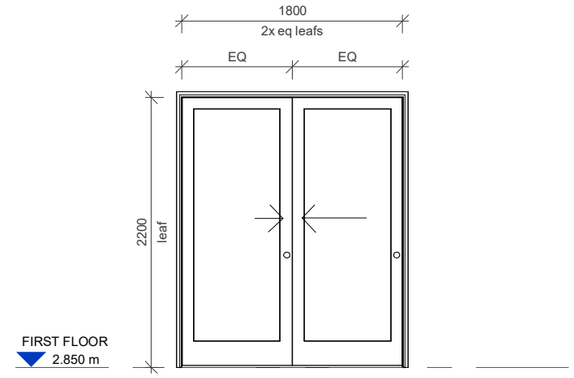
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

Frame
- 18mm thick paint finish timber frame, grooved profile.

Leaf
- Carbon Core Door with paint finished MDF facings.

Hardware & Furniture
- Refer to Allegion Hardware schedule.

Reveal
- FJ timber reveal.



IDT.11- BEDROOM 3 WARDROBE DOOR

SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

Frame
- 18mm thick paint finish timber frame, grooved profile.

Leaf
- Carbon Core Door with paint finished MDF facings.

Hardware & Furniture
- Refer to Allegion Hardware schedule.

Reveal
- FJ timber reveal.

DOOR NOTES.

- All interior door leafs to be painted Resene Quarter Truffle unless stated otherwise

- Reveals to be painted Resene Quarter Truffle unless stated otherwise

- Allow to supply x2 copies of keys

- All hardware (handles, hinges, locksets, etc) to be black

- Contractor shall verify all dimensions on site prior to fabrication. All dimensions represent leaf sizes unless otherwise specified.

- For Handing / door swing refer to floor plan

- Level type door handles shall be installed at 1m above floor level

- All External joinery as viewed from outside

- Tolerance to rough openings for doors and windows to be +10mm

- For lintel sizes refer to engineer

0 5 10 20 30 50 mm

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TERRACE TYPE T.U.C.X - DOOR SCHEDULE- INTERNAL

NO.		DESCRIPTION	DATE
A	BC RFI 02		04/08/25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

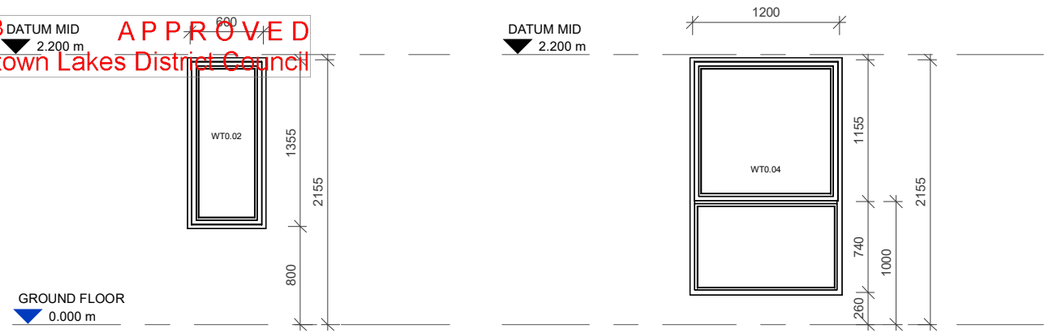
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

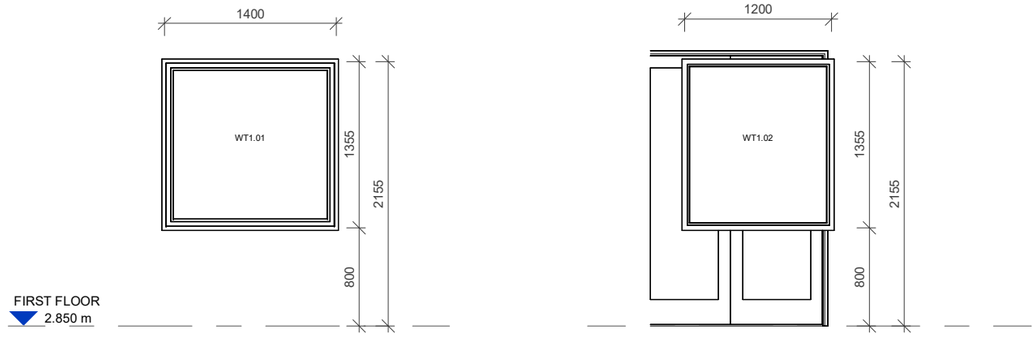
AT1-602 REV.A

PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:32 AM**

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WT0.02- LIVING WINDOW

Window
- One aluminium awning window.

Frame
- UNO Thermal window AW01.
- Bead to suit double glazing.
- Powder coated colour Flaxpod.

Glazing
- Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

Hardware
- UNO Aria hardware
- Powder coated colour Flaxpod.
-

Seals
- Weather seals to be fitted on all sides.

Reveal
- H3.1 timber reveal.
- Paint finish colour TBC.

Flashings and Sill supports
- Flashings and sealants by window installer. colour to mtach frame.
- WANZ support bars.

WT0.04- DINING WINDOW

Window
- One aluminium awning window over fixed pane.

Frame
- UNO Thermal window AW05.
- Bead to suit double glazing.
- Powder coated colour Flaxpod.

Glazing
- Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

Hardware
- UNO Aria hardware
- Powder coated colour Flaxpod.

Seals
- Weather seals to be fitted on all sides.

Reveals
- H3.1 pre- painted timber reveal.
- Paint finish colour TBC.

Flashings and Sill supports
- Flashings and sealants by window installer. colour to mtach frame.
- WANZ support bars.

WT1.01- BEDROOM 3 WINDOW

Window
- One aluminium awning window.

Frame
- UNO Thermal window AW01.
- Bead to suit double glazing.
- Powder coated colour Flaxpod.

Glazing
- Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

Hardware
- UNO Aria hardware
- Safety stay restrictor to be install.
- Powder coated colour Flaxpod.
-

Seals
- Weather seals to be fitted on all sides.

Reveal
- H3.1 timber reveal.
- Paint finish colour TBC.

Flashings and Sill supports
- Flashings and sealants by window installer. colour to mtach frame.
- WANZ support bars.

WT1.02- STARIS FIXED WINDOW

Window
- One fixed pane.

Frame
- UNO Thermal window FW01.
- Bead to suit double glazing.
- Powder coated colour Flaxpod.

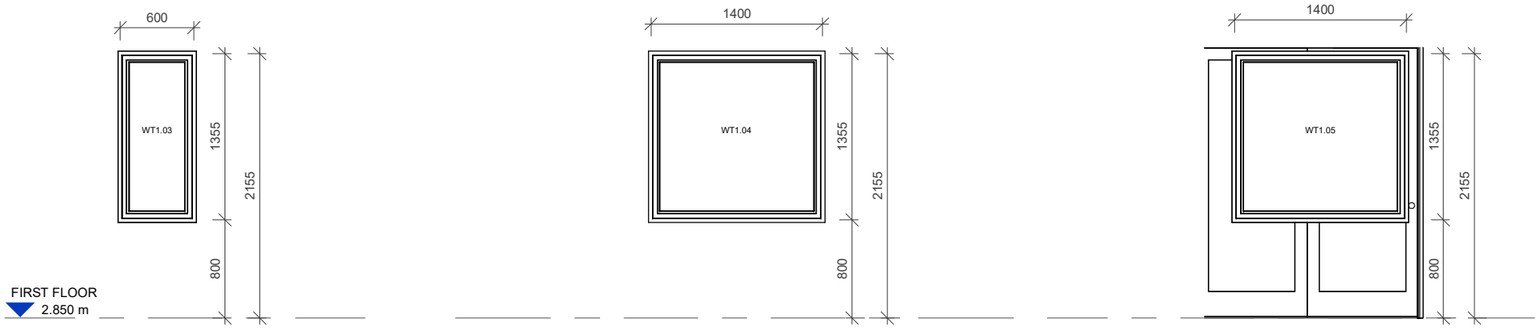
Glazing
- Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

Hardware
- UNO Aria hardware
- Powder coated colour Flaxpod.

Seals
- Weather seals to be fitted on all sides.

Reveal
- H3.1 timber reveal.
- Paint finish colour TBC.

Flashings and Sill supports
- Flashings and sealants by window installer. colour to mtach frame.
- WANZ support bars.



DATUM MID
2.200 m

WT1.03- STAIRS HIGH WINDOW

Window
- One aluminium awning window..

Frame
- UNO Thermal window AW01.
- Bead to suit double glazing.
- Powder coated colour Flaxpod.

Glazing
- Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

Hardware
- UNO Aria hardware
- Safety stay restrictor to be install.
- Powder coated colour Flaxpod.

Seals
- Weather seals to be fitted on all sides.

Reveals
- H3.1 pre- painted timber reveal.
- Paint finish colour TBC.

Flashings and Sill supports
- Flashings and sealants by window installer. colour to mtach frame.
- WANZ support bars.

WT1.04- BEDROOM 1 WINDOW

Window
- One aluminium awning window.

Frame
- UNO Thermal window AW01.
- Bead to suit double glazing.
- Powder coated colour Flaxpod.

Glazing
- Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

Hardware
- UNO Aria hardware
- Safety stay restrictor to be install.
- Powder coated colour Flaxpod.
-

Seals
- Weather seals to be fitted on all sides.

Reveal
- H3.1 timber reveal.
- Paint finish colour TBC.

Flashings and Sill supports
- Flashings and sealants by window installer. colour to mtach frame.
- WANZ support bars.

WT1.05- BEDROOM 2 WINDOW

Window
- One aluminium awning window.

Frame
- UNO Thermal window AW01.
- Bead to suit double glazing.
- Powder coated colour Flaxpod.

Glazing
- Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

Hardware
- UNO Aria hardware
- Safety stay restrictor to be install.
- Powder coated colour Flaxpod.
-

Seals
- Weather seals to be fitted on all sides.

Reveal
- H3.1 timber reveal.
- Paint finish colour TBC.

Flashings and Sill supports
- Flashings and sealants by window installer. colour to mtach frame.
- WANZ support bars.

WINDOW NOTES.

- All aluminum is to be powdercoated “Flaxpod”.

- Reveals to be painted Resene Quarter Truffle unless stated otherwise

- Contractor shall verify all dimentions on site prior to fabrication

- Tolerance to rough openings for doors and windows to be +10mm

- Alumnium window and door profiles are to be fabricated in accordance with NZS 4211

- Refer to details for flashings, installation and weathertightness requirements. Seal frames to adjoining structure to make the installation 100% weathertight. On completion of contract clean glass inside and out.

- All glazing shall be inaccordance with AS/NZS 2208:‘Safety Glazing Materials for use in Building’. (Human Impact Considerations) and NZS 4223 : Glazing in Building.

- All windows to be double glazed unless stated otherwise

- All window joinery as viewed from outside



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TERRACE TYPE T.U.C.X - WINDOW SCHEDULE

NO.	DESCRIPTION	DATE
D	BC RFI 01	17/04/25
C	Tender	03/02/25
B	CO-ORDINATION	06/11/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

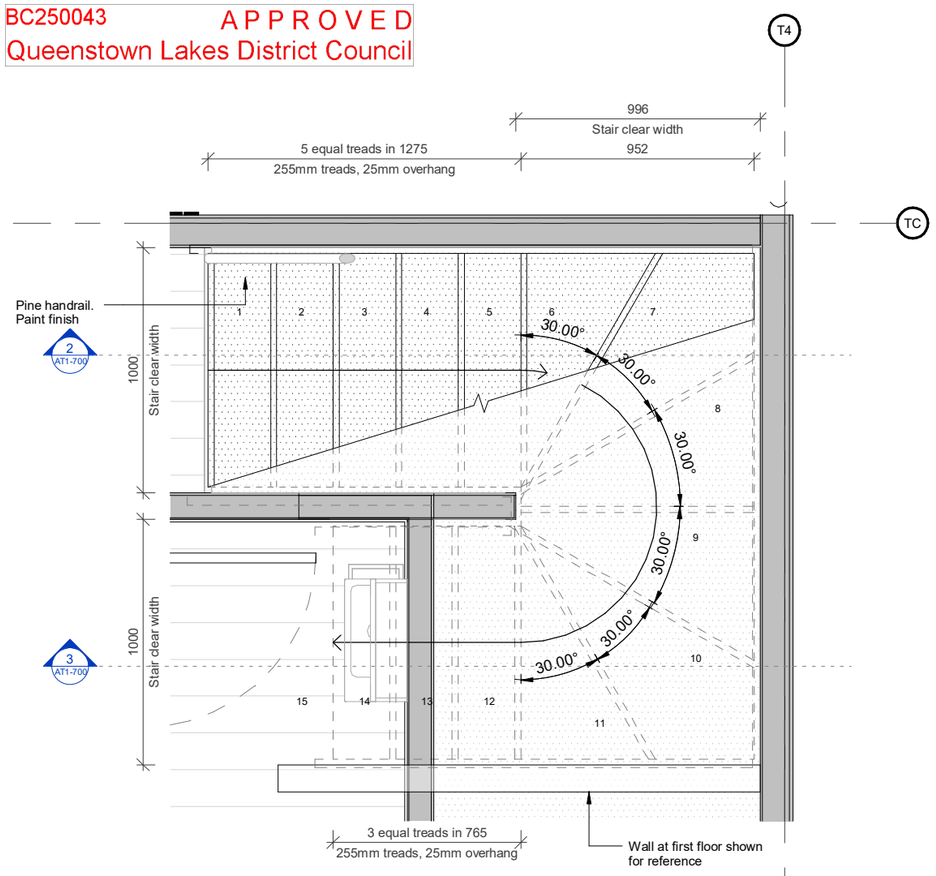
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-610 REV.D

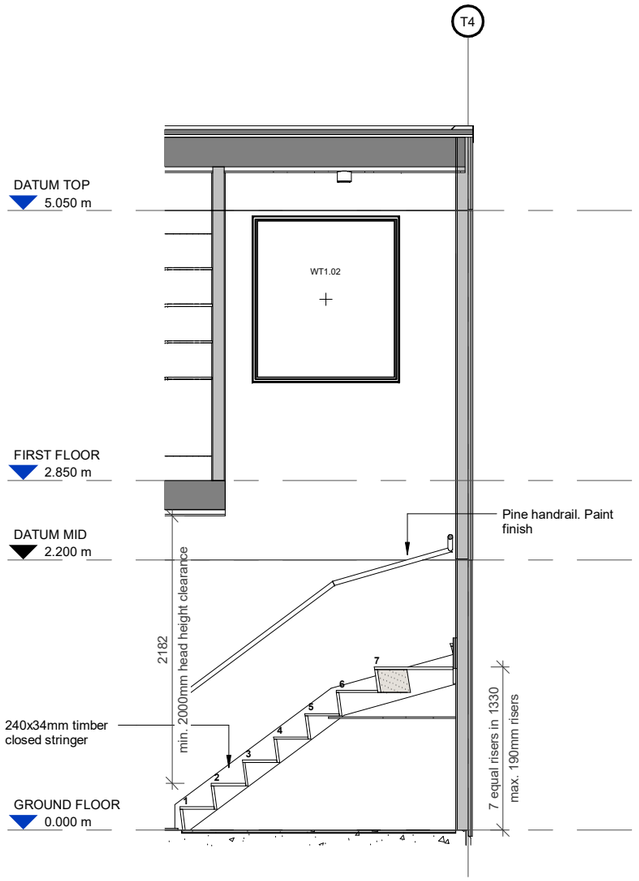
PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:32 AM**

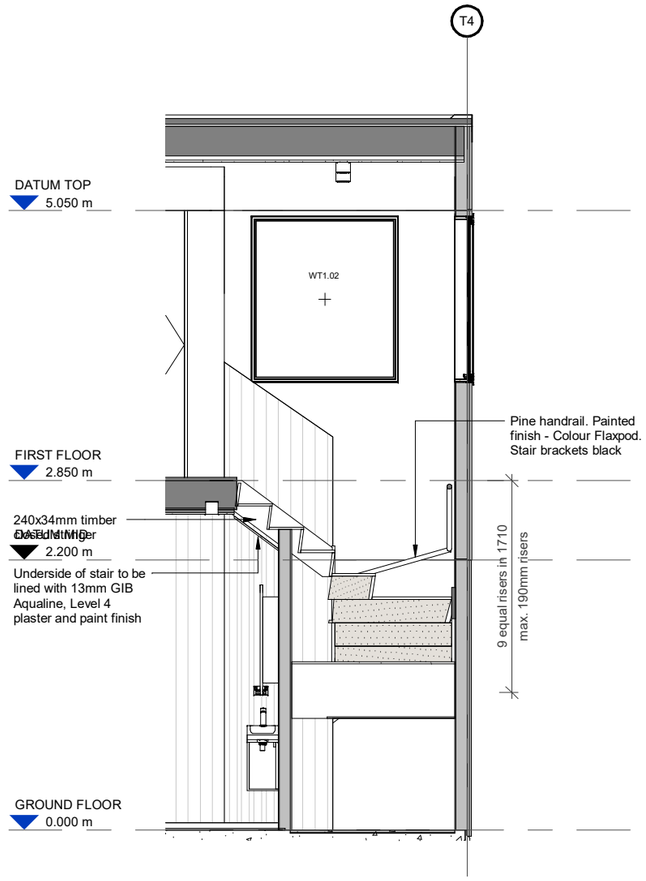
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1 AT1-210 **STAIR PLAN - GROUND**
SCALE @ A3 - 1 : 25 | SCALE @ A1 - DOUBLE SCALE



2 AT1-700 **STAIR - SECTION 01**
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



3 AT1-700 **STAIR - SECTION 02**
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

STAIR NOTES

- *Staircase design by Contractor, review by Architect.*
- Allow for solid nogging spaced at required heights for stair rails.
- **Where GIB linings for bracing are proposed, these must be installed prior to the stair being installed to maintain the bracing element.**
- **Ensure solid blocking is present where marked on details to maintain fire rating.**
- Stair design as main private stairway
- Stair calculations = closed 190mm max. rise, 280 tread, 25mm tread projection



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TERRACE TYPE T.U.C.X - STAIR

NO.	DESCRIPTION	DATE
C	BC RFI 01	17/04/25
B	Tender	03/02/25
A	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

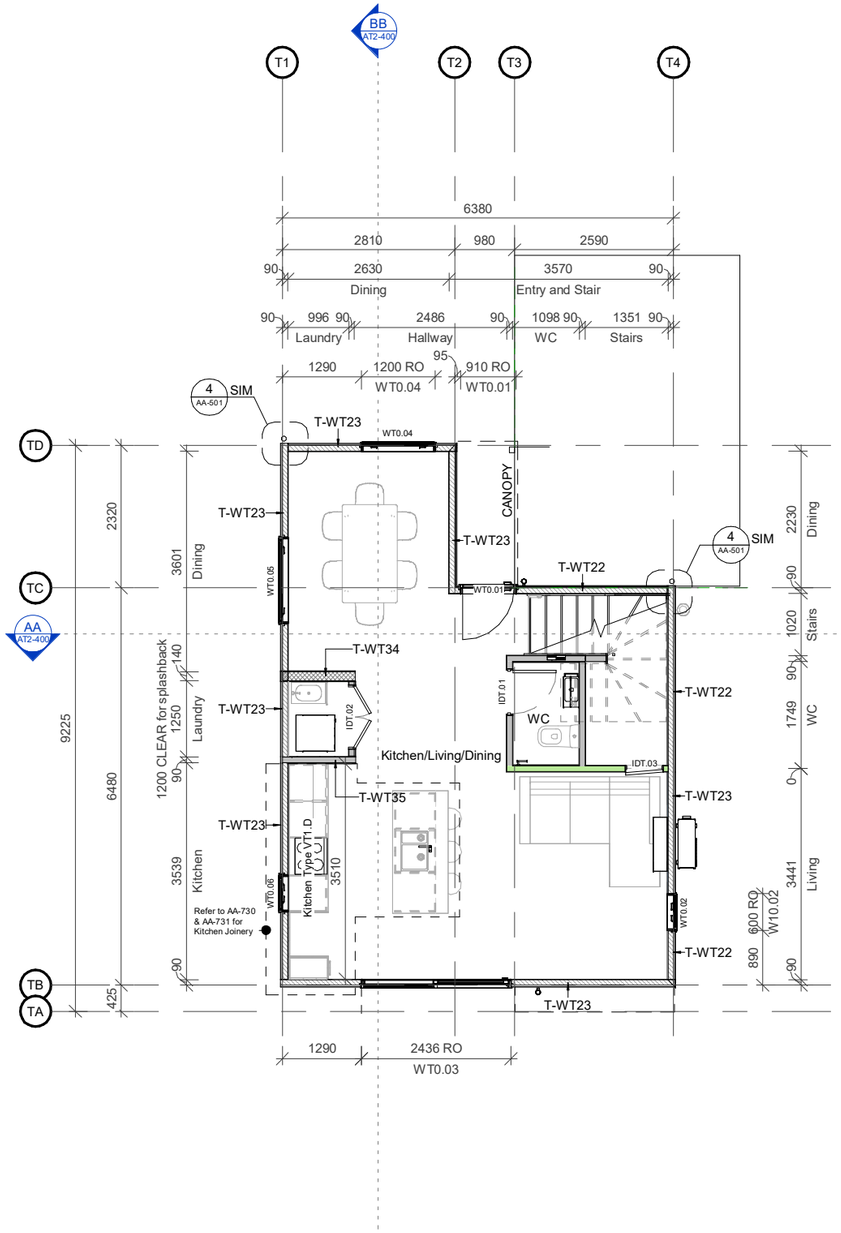
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT1-700 REV.C

PROJECT No. **G591**

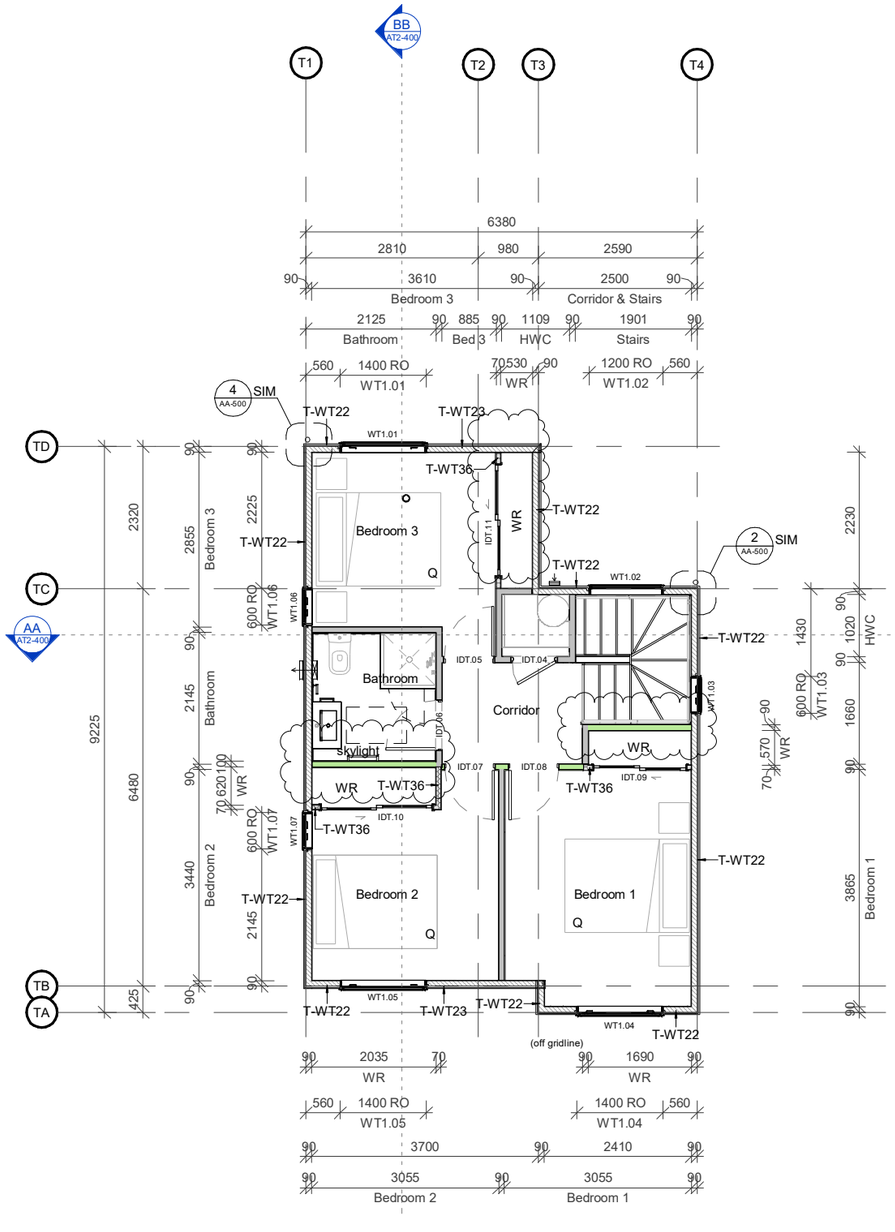
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T.U.C.W - WALL TYPE & SETOUT PLAN - GROUND

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



T.U.C.W - WALL TYPE & SETOUT PLAN - FIRST FLOOR

SCALE @ A3 - 1 : 100

WALL TYPES

Refer to elevations for cladding details, including profile, colour, and orientation.

Refer to finishes plan for final internal linings/finishes.

EXTERNAL WALL TYPES

T-WT20 **30min FRR External Wall - GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 90x45 LVL11 studs at 400ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Fyreline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB GWTLE 30 system

T-WT21 **External Bracing Wall - BL1-H with Weatherline**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Braceline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

T-WT22 **Typical External Wall**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- ProClima Extasana Underlay
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Standard to interior side unless noted otherwise

T-WT23 **External Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- ProClima Extasana Underlay
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Braceline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

INTERNAL WALL TYPES

T-WT30 **Typical Internal Wall**
- All walls T-WT30 unless tagged otherwise
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to both sides unless noted otherwise

T-WT31 **Internal Bracing Wall - BL1-H**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

T-WT32 **30min FRR Internal Wall - GBTL 30**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Fyreline to both sides unless noted otherwise
- Wall to be constructed in accordance with GIB GBTL 30 system

T-WT33 **30min FRR 140mm Internal Wall - GBTL 30**
- 140x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Fyreline to both sides unless noted otherwise
- Wall to be constructed in accordance with GIB GBTL 30 system

T-WT34 **140mm Internal Bracing Wall - BLG-H**
- 140x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BLG-H bracing system

T-WT35 **90mm Internal Bracing Wall - BLG-H**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BLG-H bracing system

T-WT36 **70mm Internal Wall**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to both sides unless noted otherwise

FRR 30/30/30 Wall (load bearing)

Internal load bearing wall

WALL & FLOOR FINISHES NOTES

1. Read in conjunction with Structural Engineers drawings for bracing requirements, lintel sizes and location of double studs.
2. No penetrations are permitted within 90mm of the perimeter of any GIB bracing element.
3. Wet area floors and walls that are to be tiled to be protected with liquid applied waterproofing membrane and installed by an approved installer.
4. Typical linings 10mm GIB Standard or 10mm GIB Aqualine in wet areas unless noted otherwise.
5. Refer to wall finishes plan AA1-230 series for all final finishes. For acoustic or fire walls the minimum wall linings as noted under wall types must be adhered to. In wet areas switch out final layer of GIB with GIB Aqualine in matching thickness.
6. Cavity battens 20mm deep.
7. All dimensions to framing and window/door rough openings unless noted otherwise

STORAGE NOTES Joinery drawings (AA-720 - AA-723) for kitchen types

HWC Cupboard
- 4x dressed pine slat shelves fitted around HWC. Lowest shelf 800mm off floor and other shelves spaced evenly above.

Bedroom Wardrobes
- Shelf and hanging rail by Aptus or similar

0 5 10 20 30 50 mm

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TERRACE TYPE T.U.C.W - WALL TYPE & SETOUT PLAN

NO.	DESCRIPTION	DATE
F	BC RFI 02	04/08/25
E	BC RFI 01	17/04/25
D	Tender	03/02/25

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

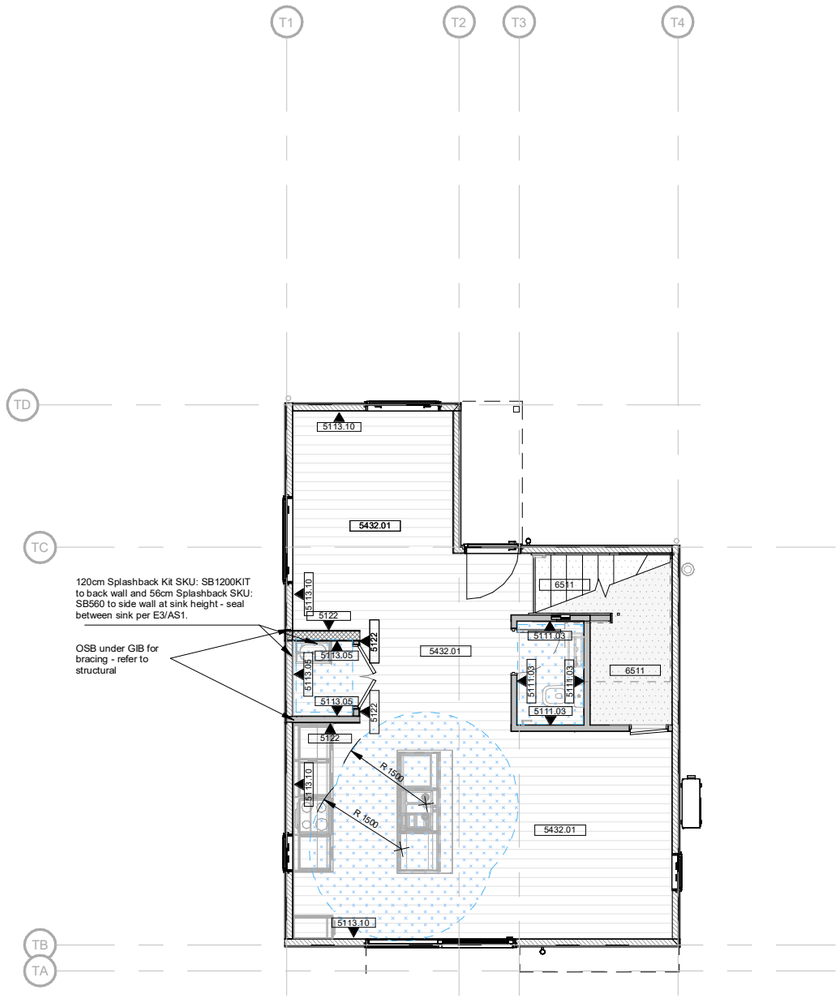
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

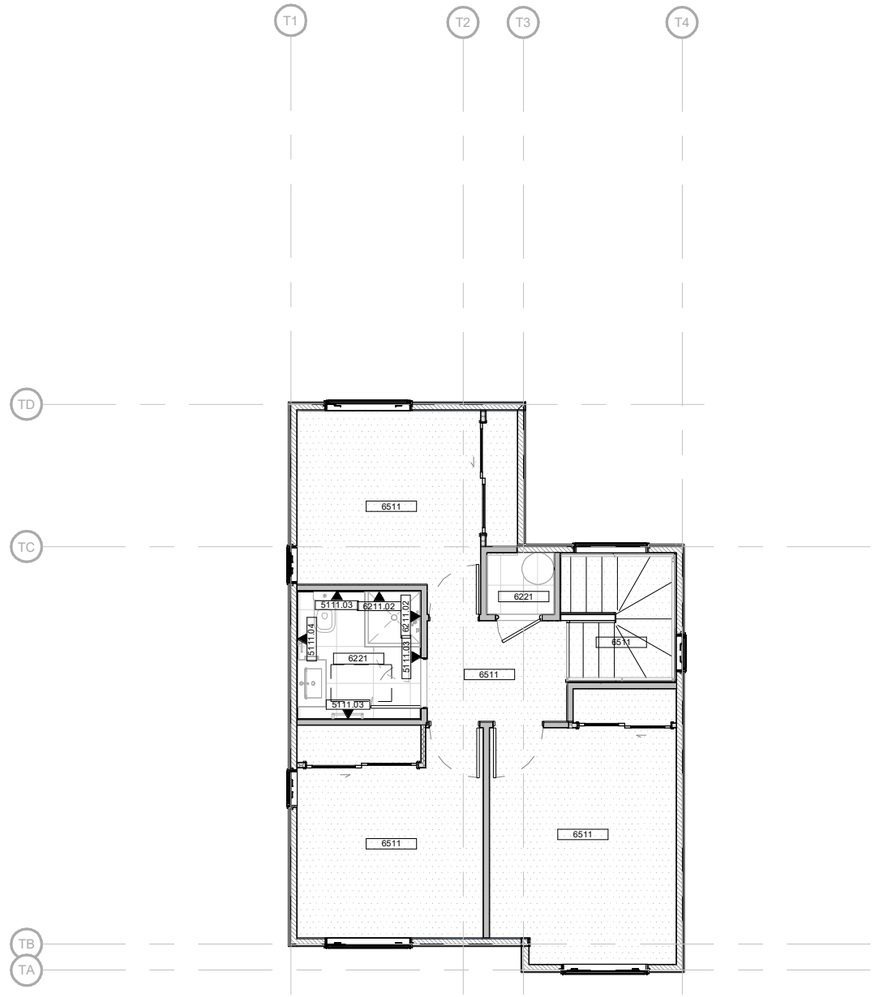
AT2-210 REV.F

PROJECT No. **G591**

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T.U.C.W - FLOOR AND WALL FINISHES - GROUND

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

T.U.C.W - FLOOR AND WALL FINISHES - FIRST FLOOR

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

MATERIALS LEGEND

5111.03	7.5mm JH Hardie Groove Lining. Painted in Resene Half Truffle
5111.04	7.5mm JH Hardie Groove Lining over GIB Plasterboard. Painted in Resene Half Truffle
5113.05	10mm GIB Aqualine plasterboard - Painted in Resene Half Truffle
5113.10	10mm GIB plasterboard - Painted in Resene Half Truffle
5122	9mm Laminate over 10mm GIB Standard. Colour: Vancouver Larch. Confirm with client
5432.01	Engineered timber flooring - Vidaspace Vidaplank Haze Lusso
6211.02	600x600 Wall Tiles on tile adhesive over WPM as per requirements in E3/AS2. Selection: Pietra Grey Matt Porcelain Tile. Grout: Slate Grey Kemgrout
6221	600x600 Floor Tiles over WPM with 100mm high Tile Skirting. Selection: Pietra Grey Porcelain Tile. Grout: Slate Grey Kemgrout. Tile Trim Colour: Powdercoated Flaxpod
6511	Carpet flooring. 32oz Godfrey Hirst Detroit (or similar) over underlay.

FINISHES NOTES

- Finishes tag notes outermost layer of lining/finish only, unless noted otherwise. Read in conjuction with Wall Type and Setout Plan for full system specification.

- All plasterboard L4 plaster finish

- Allow for Transition strips where change of floor finish noted. Flaxpod finish or similar

- All floor finishes to be installed under joinery

WATERSPLASH LEGEND

Vidaspace Vidaplank flooring:
- Factory finished with multiple coats of lacquer.
- D3 PVA is to be used in all joints (along the length & ends of the plank) when installing in areas containing sanitary fixtures or sanitary appliances as per 3.1.1 E3/AS1.
- Flexible joint filler (e.g. silicone, Selleys or similar) to be applied to seal all parts of the perimeter of the timber flooring within the areas exposed to water splash including a minimum of 1.5m out from all sanitary fixtures and appliances. Including but not limited to: floor to wall junctions, waste pipes etc.
- Vidaplank to be installed as per the manufacturers details for installing on concrete substrate

Floor tiles:
- Ardex WPM 155 to be installed under floor tiles in bathrooms and return up wall min. 75mm.

Terraces E3 Containment

- Containment achived in bathrooms with a FWG and selected membrane returning to the walls, minimum of 75mm.

- Containment achived in kitchen with sink overflow greater than the tap flow-rate.

0 5 10 20 30 50 mm

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TERRACE TYPE T.U.C.W - FLOOR AND WALL FINISHES PLAN

NO.	DESCRIPTION	DATE
C	BC RFI 01	17/04/25
B	Tender	03/02/25
A	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

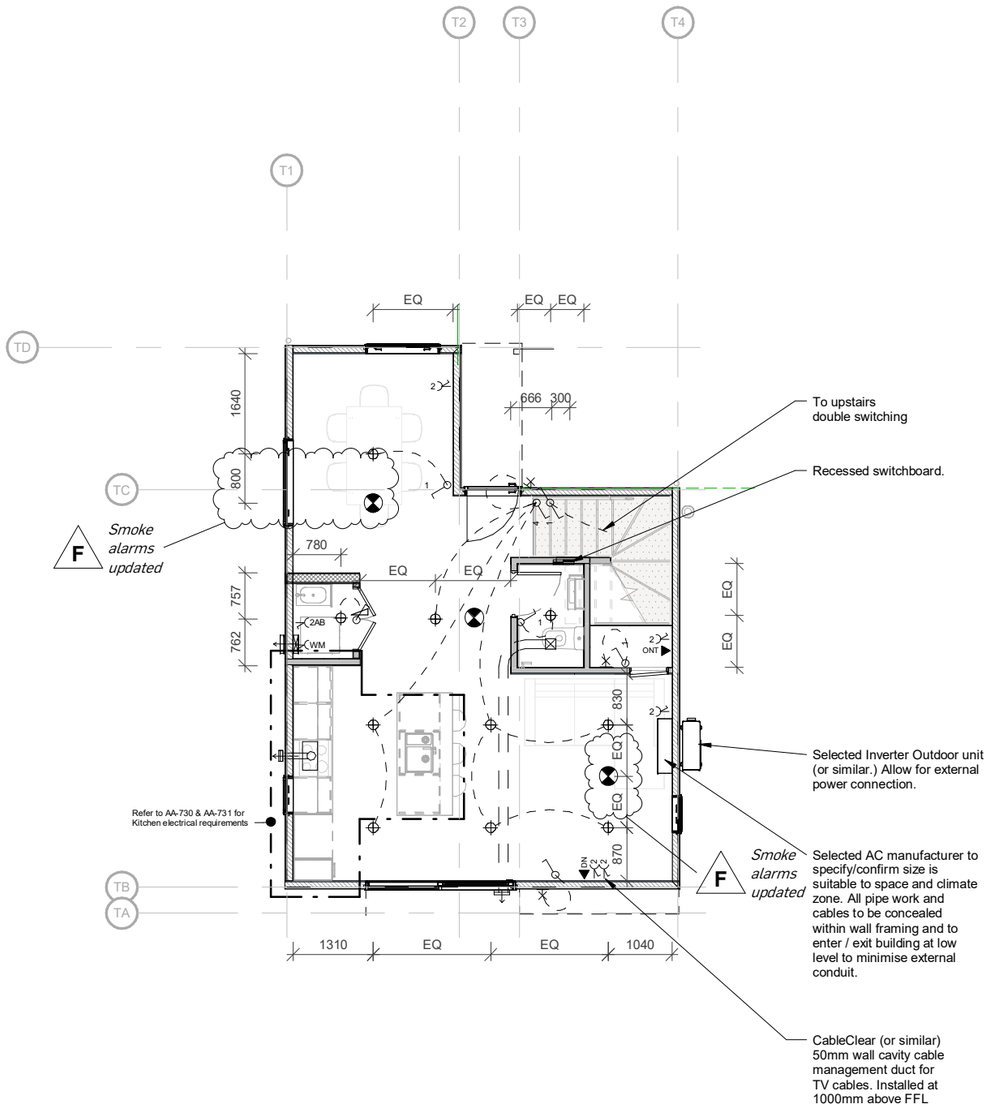
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT2-230 REV.C

PROJECT No. **G591**

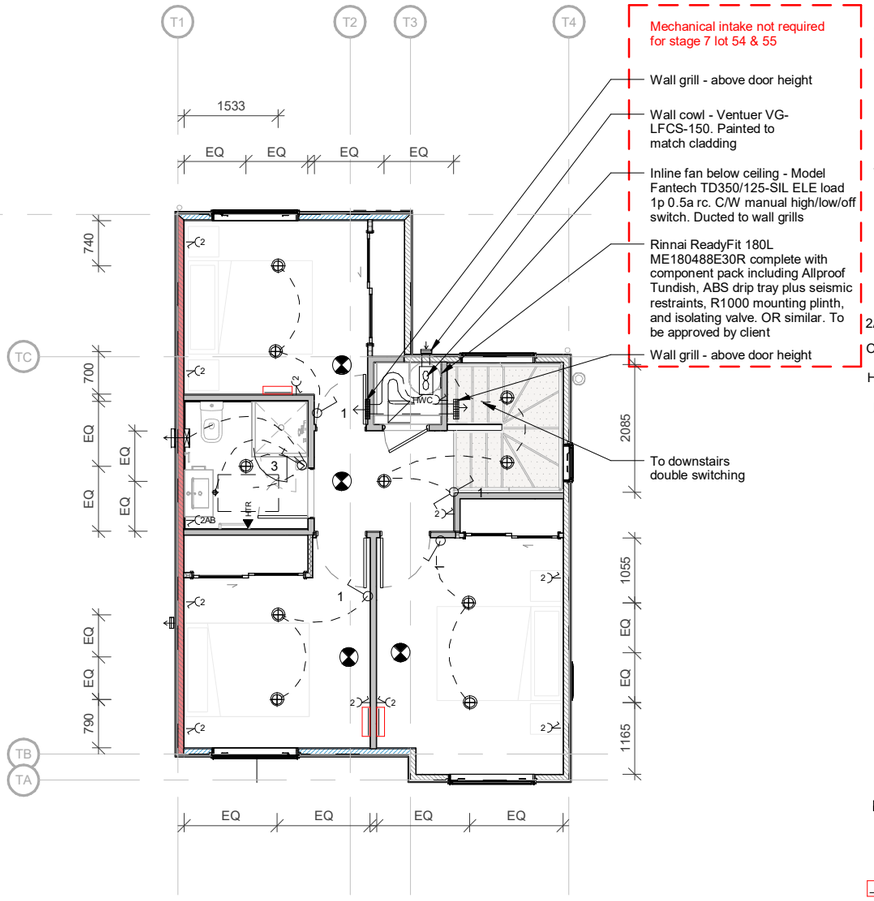
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T.U.C.W - GROUND FLOOR - ELECTRICAL PLAN

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



T.U.C.X - FIRST FLOOR - ELECTRICAL PLAN Copy 1

SCALE @ A3 - 1 : 100

ELECTRICAL NOTES

1. Contractor is to confirm final position, orientation, height & number of electrical outlets onsite with Architect prior to installation.
2. All Light switches, Power & Data outlets to be *Legrand switching*, Typically White, Black if on Wood Panneling.
3. Power and Data outlets to be installed at 300mm above FFL unless noted otherwise. 'Above Bench' - refer to internal elevations for height.
4. Light switches to be installed at 1000mm above FFL unless noted otherwise.
5. Electrician to confirm all outlets are installed to code.
6. Electrical outlets in bathrooms to be RCD protected.
7. Allow for supply, provisions & installation of Chorus ONT unit.
8. Smart meter to be incorporated into switch board
9. All pipe and cable penetrations through thermal envelope to be sealed with Marshall Trade Seal adhesive collars as outlined in specification, or similar approved.
10. Refer to Landscape plans for any further communal electrical requirements.
11. All data cabling to be CAT6A.

ELECTRICAL LEGEND

Confirm height of all outlets before commencing work. All switches and outlets to be black on MDF - white on GIB.

- 1 — Single switched socket outlet
- 2 — Double switched socket outlet
- 2AB — Double switched socket outlet above bench height
- ONT — Chorus ONT
- HTR — Heated towel rail - concealed power
- DN — Double data outlet
- 1 — Single light switch
- 2 — Double light switch
- 3 — Triple light switch
- 4 — Quad light switch
- Door activated light switch
- Rangehood
- Through-wall fan, Fantech HV-230AE-S or similar. Connect to main light switch, allow 30second run-over. Where located on a fire wall, include a fire damper. Etch primed and painted to match cladding. Refer to elevations for alignment
- Ceiling mounted extract fan connected to main light switch, allow 30second run-over - Fantech RESPF150 or similar
- Extract to Cowl, Ventuer VG-LFCS-150 or similar. Powder coated or etch primed & painted to match cladding
- Recessed switchboard with intergrated smart meter
- Hot water cylinder
- Bedroom Panel Heater (red line indicates clearance). Goldair Eco Panel Heater

LIGHTING LEGEND - See hardware schedule for specifications

- LED Recessed Downlights or similar, fitting colour - White. To be approved by client
- Downlight or similar, fitting colour - Black. To be approved by client
- Adjustable Spotlight or similar, fitting colour - Black. To be approved by client
- Small recessed IP 44 rated light, in black or white finish to match adjacent lights
- Small surface mounted IP 44 rated light, in black
- Exterior Wall Light or Similar. To be approved by client
- Smoke detector - Interconnected per C/ASI requirements

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TERRACE TYPE T.U.C.W - ELECTRICAL PLANS

NO.	DESCRIPTION	DATE
F	BC RFI 02	04/08/25
E	BC RFI 01	17/04/25
D	Tender	03/02/25

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT2-290 REV.F

PROJECT No. **G591**

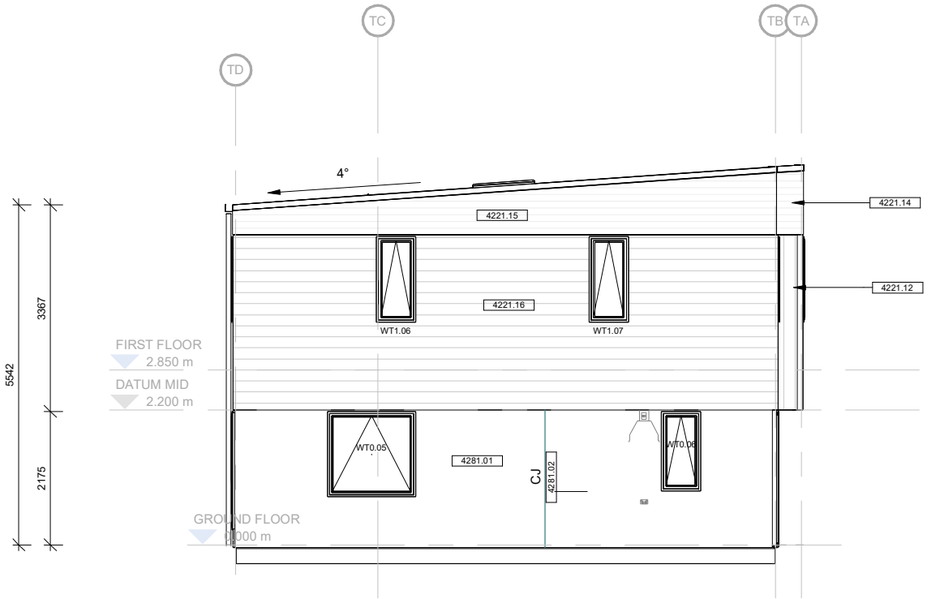
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NORTH ELEVATION
Refer to sheet AT1-300

EAST ELEVATION
Refer to sheet AT1-300

SOUTH ELEVATION
Refer to sheet AT1-300



1 **T.U.C.W - WEST ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

MATERIALS LEGEND	
4221.12	165mm vertical (wide) shiplap cedar weatherboards. Hermpac CP1740 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4221.14	161mm Horizontal (narrow) shiplap cedar weatherboards with 6mm negative groove detail. Hermpac CP4484 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4221.15	161mm Horizontal (narrow) shiplap cedar weatherboards with 6mm negative groove detail and fire retardant treatment. Hermpac CP4484 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4221.16	161mm Horizontal (wide) shiplap cedar weatherboards. Hermpac CP2910 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4281.01	Rockcote Cerano Render to selected concrete look finish on 9mm square edge Smooth Axon Panel installed in accordance with manufacturers requirements on 20mm drained and vertiliated cavity batten system.
4281.02	Control joint in plaster and Axon cladding to manufacturers requirements. Max 5.4m centres or to external corner.

NORTH ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

EAST ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

SOUTH ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

WEST ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10



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BUILDING CONSENT

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TERRACE TYPE T.U.C.W - ELEVATIONS

NO.	DESCRIPTION	DATE
E	BC RFI 01	17/04/25
D	Tender	03/02/25
C	Building Consent	19/12/24

Site Information

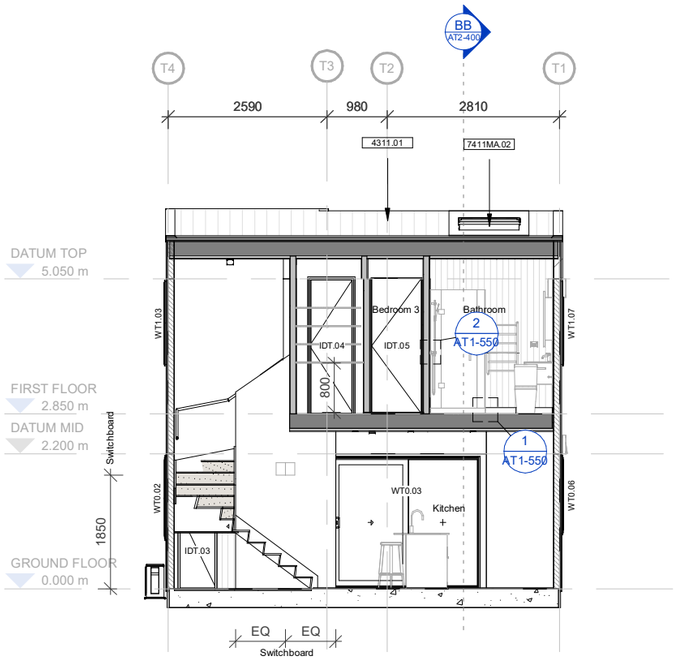
Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT2-300 REV.E

PROJECT No. **G591**
PLOT DATE. **4/08/2025 11:24:37 AM**

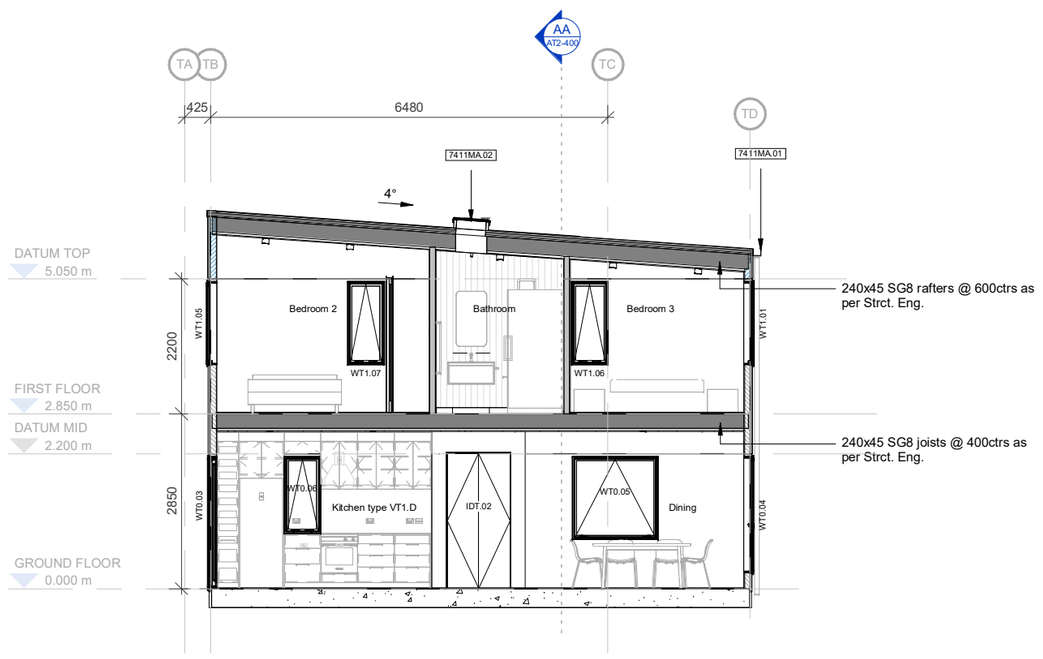
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T.U.C.W Section AA

AA AT1-295

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



T.U.C.W Section BB

BB AT1-295

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

WALL TYPES

Refer to elevations for cladding details, including profile, colour, and orientation.

Refer to finishes plan for final internal linings/finishes.

EXTERNAL WALL TYPES

T-WT20 **30min FRR External Wall - GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 90x45 LVL11 studs at 400ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Fyreline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB GWTLE 30 system

T-WT21 **External Bracing Wall - BL1-H with Weatherline**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Braceline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

T-WT22 **Typical External Wall**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- ProClima Extasana Underlay
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Standard to interior side unless noted otherwise

T-WT23 **External Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- ProClima Extasana Underlay
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Braceline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

INTERNAL WALL TYPES

T-WT30 **Typical Internal Wall**
- All walls T-WT30 unless tagged otherwise
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to both sides unless noted otherwise

T-WT31 **Internal Bracing Wall - BL1-H**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

T-WT32 **30min FRR Internal Wall - GBTL 30**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Fyreline to both sides unless noted otherwise
- Wall to be constructed in accordance with GIB GBTL 30 system

T-WT33 **30min FRR 140mm Internal Wall - GBTL 30**
- 140x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Fyreline to both sides unless noted otherwise
- Wall to be constructed in accordance with GIB GBTL 30 system

T-WT34 **140mm Internal Bracing Wall - BLG-H**
- 140x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BLG-H bracing system

T-WT35 **90mm Internal Bracing Wall - BLG-H**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BLG-H bracing system

T-WT36 **70mm Internal Wall**
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to both sides unless noted otherwise

FRR 30/30/30 Wall (load bearing)

Internal load bearing wall

WALL & FLOOR FINISHES NOTES

1. Read in conjunction with Structural Engineers drawings for bracing requirements, lintel sizes and location of double studs.
2. No penetrations are permitted within 90mm of the perimeter of any GIB bracing element.
3. Wet area floors and walls that are to be tiled to be protected with liquid applied waterproofing membrane and installed by an approved installer.
4. Typical linings 10mm GIB Standard or 10mm GIB Aqualine in wet areas unless noted otherwise.
5. Refer to wall finishes plan AA1-230 series for all final finishes. For acoustic or fire walls the minimum wall linings as noted under wall types must be adhered to. In wet areas switch out final layer of GIB with GIB Aqualine in matching thickness.
6. Cavity battens 20mm deep.
7. All dimensions to framing and window/door rough openings unless noted otherwise
8. Refer to Kitchen Joinery drawings (AA-720 - AA-723) for kitchen types

0 5 10 20 30 50 mm

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BUILDING CONSENT

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TERRACE TYPE T.U.C.W - SECTIONS

NO.	DESCRIPTION	DATE
E	BC RFI 01	17/04/25
D	Tender	03/02/25
C	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

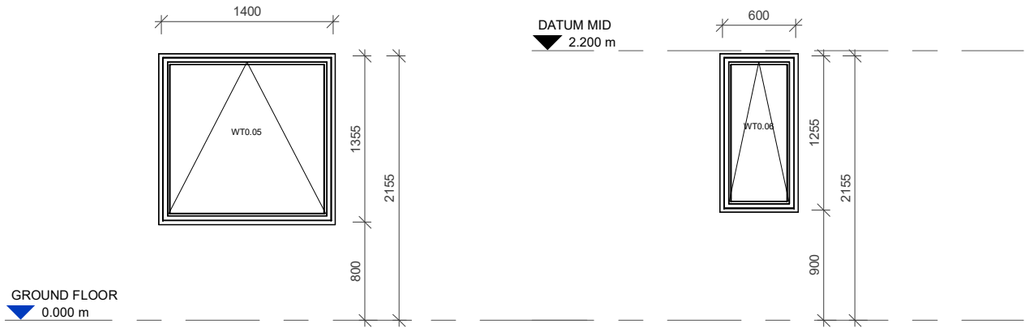
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT2-400 REV.E

PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:38 AM**

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WT0.05- DINING WINDOW

Window
- One aluminium awning window.

Frame
- UNO Thermal window AW01.
- Bead to suit double glazing.
- Powder coated colour Flaxpod.

Glazing
- Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

Hardware
- UNO Aria hardware
- Powder coated colour Flaxpod.

Seals
- Weather seals to be fitted on all sides.

Reveal
- H3.1 timber reveal.

Flashings and Sill supports
- Flashings and sealants by window installer. colour to mtach frame.
- WANZ support bars.

WT0.06- KITCHEN WINDOW

Window
- One aluminium awning window.

Frame
- UNO Thermal window AW01.
- Bead to suit double glazing.
- Powder coated colour Flaxpod.

Glazing
- Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

Hardware
- UNO Aria hardware
- Powder coated colour Flaxpod.

Seals
- Weather seals to be fitted on all sides.

Reveal
- H3.1 timber reveal.

Flashings and Sill supports
- Flashings and sealants by window installer. colour to mtach frame.
- WANZ support bars.



WT1.06- BEDROOM 3 WINDOW

Window
- One aluminium awning window.

Frame
- UNO Thermal window AW01.
- Bead to suit double glazing.
- Powder coated colour Flaxpod.

Glazing
- Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

Hardware
- UNO Aria hardware
- Safety stay restrictor to be install.
- Powder coated colour Flaxpod.

Seals
- Weather seals to be fitted on all sides.

Reveal
- H3.1 timber reveal.

Flashings and Sill supports
- Flashings and sealants by window installer. colour to mtach frame.
- WANZ support bars.

WT1.07- BEDROOM 2 WINDOW

Window
- One aluminium awning window.

Frame
- UNO Thermal window AW01.
- Bead to suit double glazing.
- Powder coated colour Flaxpod.

Glazing
- Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

Hardware
- UNO Aria hardware
- Safety stay restrictor to be install.
- Powder coated colour Flaxpod.

Seals
- Weather seals to be fitted on all sides.

Reveal
- H3.1 timber reveal.

Flashings and Sill supports
- Flashings and sealants by window installer. colour to mtach frame.
- WANZ support bars.

FOR OTHER WINDOW SCHEDULES
Refer to sheet AT1-610

WINDOW NOTES.

- All aluminum is to be powdercoated “Flaxpod”.

- Reveals to be painted Resene Quarter Truffle unless stated otherwise

- Contractor shall verify all dimentions on site prior to fabrication

- Tolerance to rough openings for doors and windows to be +10mm

- Alumnium window and door profiles are to be fabricated in accordance with NZS 4211

- Refer to details for flashings, installation and weathertightness requirements. Seal frames to adjoining structure to make the installation 100% weathertight. On completion of contract clean glass inside and out.

- All glazing shall be inaccordance with AS/NZS 2208:’Safety Glazing Materials for use in Building’. (Human Impact Considerations) and NZS 4223 : Glazing in Building.

- All windows to be double glazed unless stated otherwise

- All window joinery as viewed from outside



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TERRACE TYPE T.U.C.W - WINDOW SCHEDULE

NO.	DESCRIPTION	DATE
D	BC RFI 01	17/04/25
C	Tender	03/02/25
B	CO-ORDINATION	06/11/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

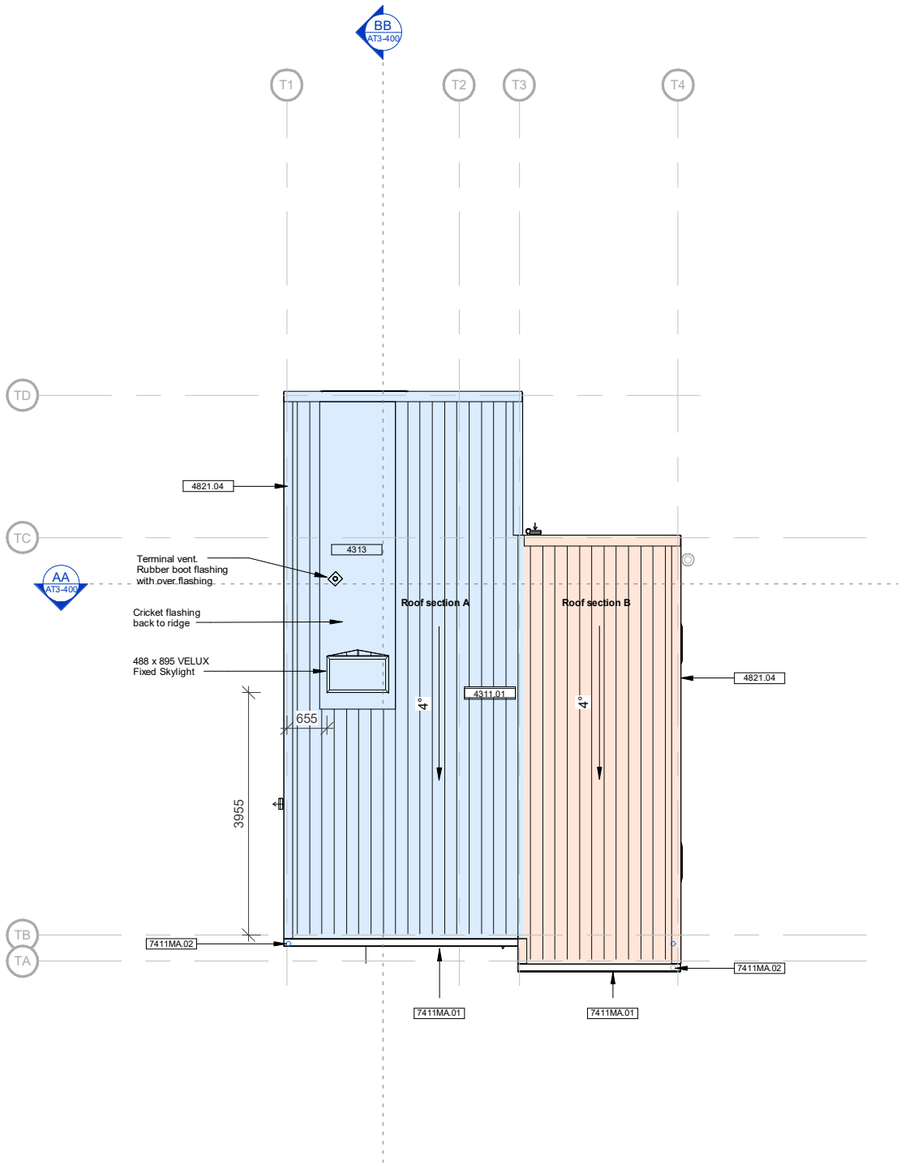
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT2-610 REV.D

PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:38 AM**

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T.D.C.X - ROOF PLAN

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

MATERIALS LEGEND	
4311.01	Metalcraft T-Rib profile roofing or similar. Colour Flaxpod.
4313	0.55mm BMT Colorsteel Endura flashing or similar - Colour Flaxpod
4821.04	Colorsteel Endura 0.55BMT Barge flashing. 90mm cover to barge board and cover 2 crests. Colour to match roofing.
7411MA.01	Metalcraft 125 Quarter Round Gutter or similar, Colour Flaxpod
7411MA.02	Metal 80mm Round Downpipe, Coloursteel finish - Flaxpod

SURFACE WATER CALCULATIONS

ROOF SECTION A

Area (m²): 33.4

DP: Metal 80mm Round Downpipe, Coloursteel finish - Flaxpod

Roof Area permitted for DP Size (m²): 85

Gutter: Metalcraft 125 Quarter Round Gutter, Colour Flaxpod

Gutter Secton Area (mm²): 5958

Roof Area permitted for Gutter Size (m²): 50

ROOF SECTION B

Area (m²): 19.3

DP: Metal 80mm Round Downpipe, Coloursteel finish - Flaxpod

Roof Area permitted for DP Size (m²): 85

Gutter: Metalcraft 125 Quarter Round Gutter, Colour Flaxpod

Gutter Secton Area (mm²): 5958

Roof Area permitted for Gutter Size (m²): 50

0 5 10 20 30 50 mm

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TERRACE TYPE T.D.C.X - ROOF & ROOF FRAMING PLANS

NO.	DESCRIPTION	DATE
E	BC RFI 01	17/04/25
D	Tender	03/02/25
C	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635

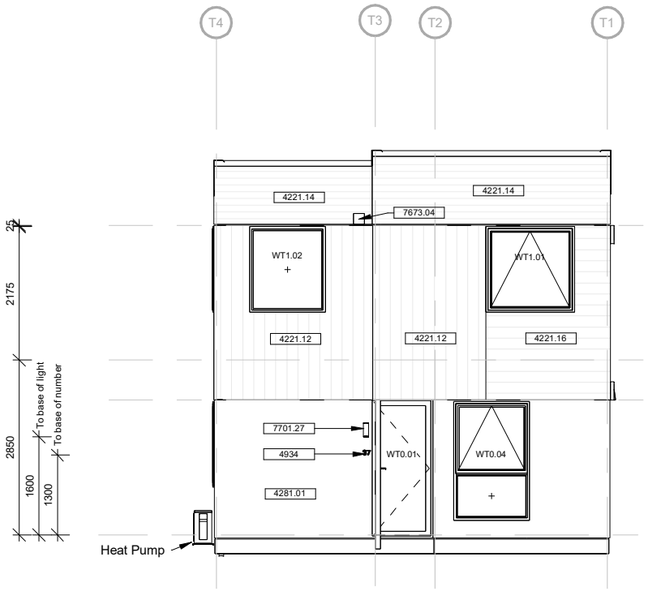
Wind Zone: VERY HIGH

AT3-280 REV.E

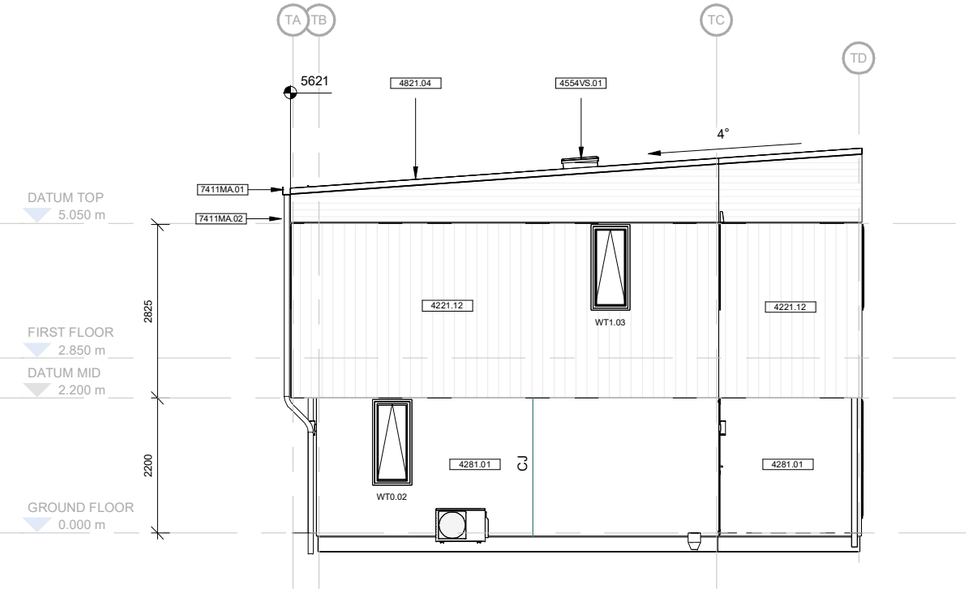
PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:39 AM**

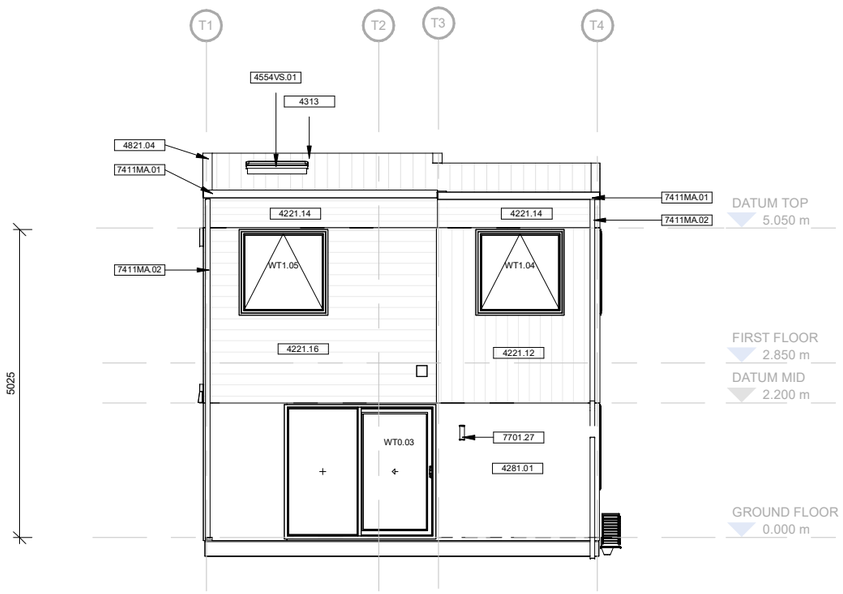
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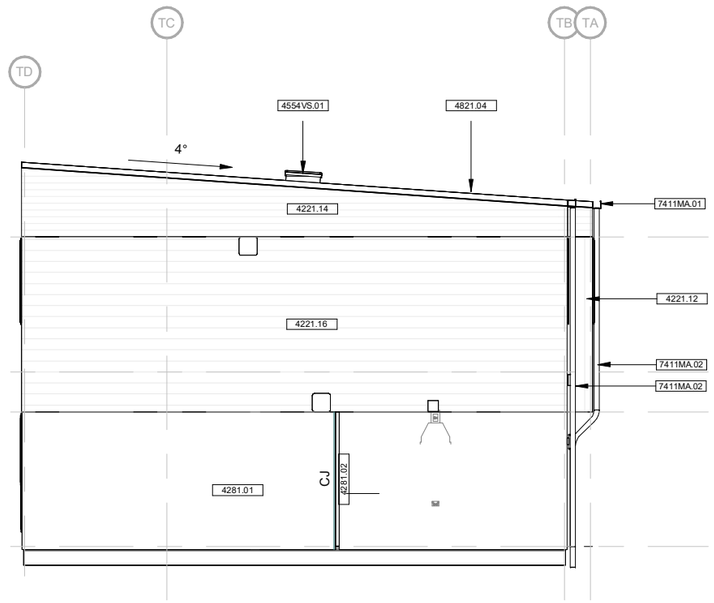
1 **T.D.C.X - NORTH ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



2 **T.D.C.X - EAST ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



3 **T.D.C.X - SOUTH ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



4 **T.D.C.X - WEST ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

MATERIALS LEGEND

4221.12	165mm vertical (wide) shiplap cedar weatherboards. Hermpac CP1740 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4221.14	161mm Horizontal (narrow) shiplap cedar weatherboards with 6mm negative groove detail. Hermpac CP4484 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4221.16	161mm Horizontal (wide) shiplap cedar weatherboards. Hermpac CP2910 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4281.01	Rockcote Cerano Render to selected concrete look finish on 9mm square edge Smooth Axon Panel installed in accordance with manufacturers requirements on 20mm drained and ventilated cavity batten system.
4281.02	Control joint in plaster and Axon cladding to manufacturers requirements. Max 5.4m centres or to external corner.
4313	0.55mm BMT Colorsteel Endura flashing or similar - Colour Flaxpod
4554VS.01	Velux Fixed Skylight 488 x 895
4821.04	Colorsteel Endura 0.55BMT Barge flashing. 90mm cover to barge board and cover 2 crests. Colour to match roofing.
4934	Unit Number - 5mm powdercoated waterjet aluminium signage on standoffs, powdercoat finish. Colour: Duratec Eternity Gunmetal Metallic Kinetic
7411MA.01	Metalcraft 125 Quarter Round Gutter or similar, Colour Flaxpod
7411MA.02	Metal 80mm Round Downpipe, Colourseel finish - Flaxpod
7673.04	Weatherproof cowl, Ventuer VG-LFCS-150 or similar. PVC or similar. Wall vents to be painted to match cladding
7701.27	Exterior wall light - See lighting legend for model

NORTH ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

EAST ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

SOUTH ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

WEST ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10



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BUILDING CONSENT

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TERRACE TYPE T.D.C.X - ELEVATIONS

NO.	DESCRIPTION	DATE
E	BC RFI 01	17/04/25
D	Tender	03/02/25
C	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h
Climate Zone: 6
Corrosion Zone: B

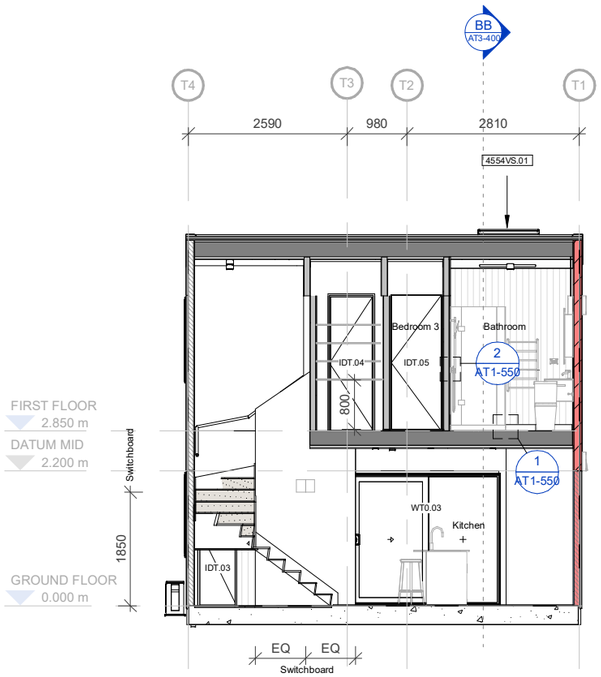
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT3-300 REV.E

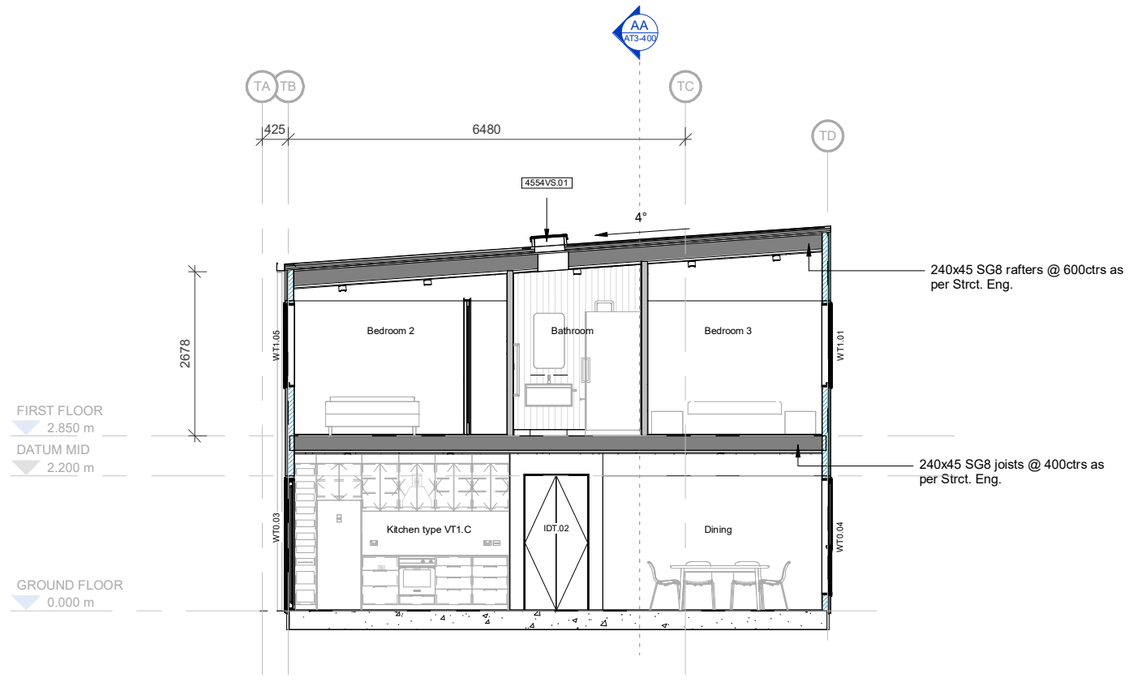
PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:40 AM**

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AA AT1-295 **T.D.C.X Section AA**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



BB AT1-295 **T.D.C.X Section BB.**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

WALL TYPES

Refer to elevations for cladding details, including profile, colour, and orientation.

Refer to finishes plan for final internal linings/finishes.

EXTERNAL WALL TYPES

T-WT20 30min FRR External Wall - GWTLE 30
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 90x45 LVL11 studs at 400ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Fyreline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB GWTLE 30 system

T-WT21 External Bracing Wall - BL1-H with Weatherline
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Braceline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

T-WT22 Typical External Wall
- Selected cladding (refer to elevations) on 20mm cavity battens over
- ProClima Extasana Underlay
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Standard to interior side unless noted otherwise

T-WT23 External Bracing Wall - BL1-H
- Selected cladding (refer to elevations) on 20mm cavity battens over
- ProClima Extasana Underlay
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Braceline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

INTERNAL WALL TYPES

T-WT30 Typical Internal Wall
- All walls T-WT30 unless tagged otherwise
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to both sides unless noted otherwise

T-WT31 Internal Bracing Wall - BL1-H
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H bracing system

T-WT32 30min FRR Internal Wall - GBTL 30
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Fyreline to both sides unless noted otherwise
- Wall to be constructed in accordance with GIB GBTL 30 system

T-WT33 30min FRR 140mm Internal Wall - GBTL 30
- 140x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Fyreline to both sides unless noted otherwise
- Wall to be constructed in accordance with GIB GBTL 30 system

T-WT34 140mm Internal Bracing Wall - BLG-H
- 140x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BLG-H bracing system

T-WT35 90mm Internal Bracing Wall - BLG-H
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to one side and
- 10mm GIB Braceline to other side unless noted otherwise
- Wall to be constructed in accordance with GIB BLG-H bracing system

T-WT36 70mm Internal Wall
- 90x45 SG8 H1.2 studs at 600ctrs
- 10mm GIB Standard to both sides unless noted otherwise

FRR 30/30/30 Wall (load bearing)

Internal load bearing wall

WALL & FLOOR FINISHES NOTES

1. Read in conjunction with Structural Engineers drawings for bracing requirements, lintel sizes and location of double studs.
2. No penetrations are permitted within 90mm of the perimeter of any GIB bracing element.
3. Wet area floors and walls that are to be tiled to be protected with liquid applied waterproofing membrane and installed by an approved installer.
4. Typical linings 10mm GIB Standard or 10mm GIB Aqualine in wet areas unless noted otherwise.
5. Refer to wall finishes plan AA1-230 series for all final finishes. For acoustic or fire walls the minimum wall linings as noted under wall types must be adhered to. In wet areas switch out final layer of GIB with GIB Aqualine in matching thickness.
6. Cavity battens 20mm deep.
7. All dimensions to framing and window/door rough openings unless noted otherwise
8. Refer to Kitchen Joinery drawings (AA-720 - AA-723) for kitchen types

0 5 10 20 30 50 mm

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BUILDING CONSENT

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TERRACE TYPE T.D.C.X - SECTIONS

NO.	DESCRIPTION	DATE
D	Tender	03/02/25
C	Building Consent	19/12/24
B	CO-ORDINATION	06/11/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

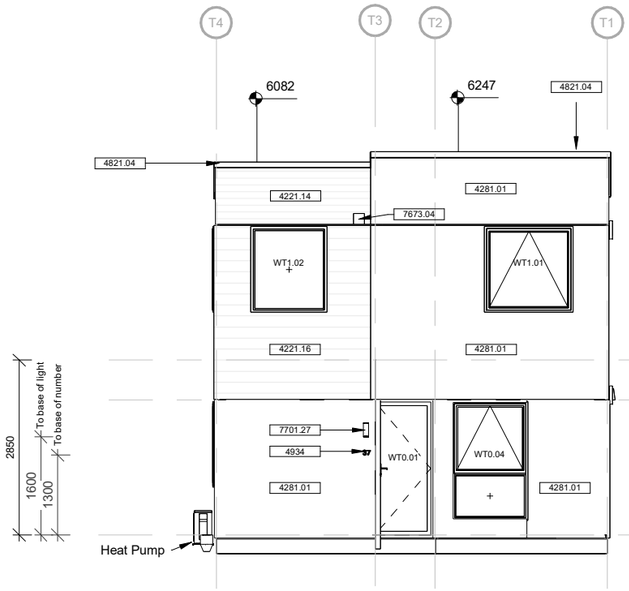
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT3-400 REV.D

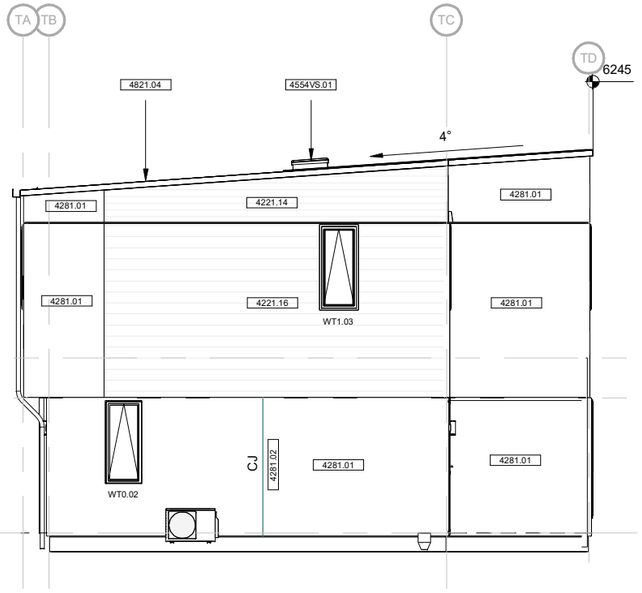
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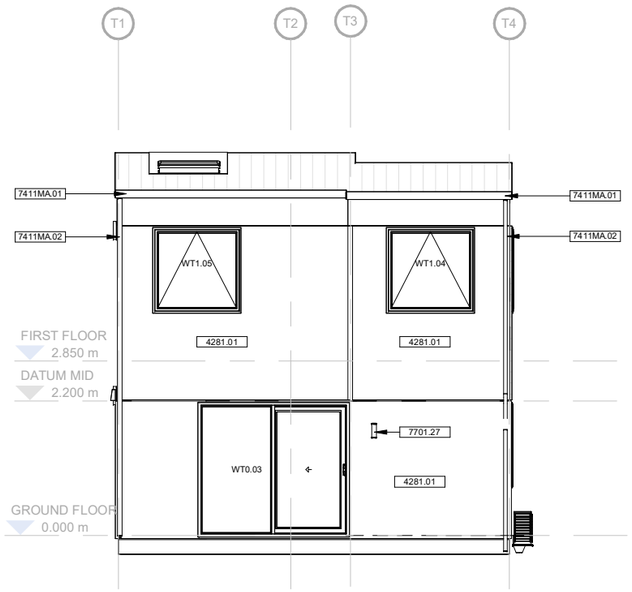
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Queenstown Lakes District Council



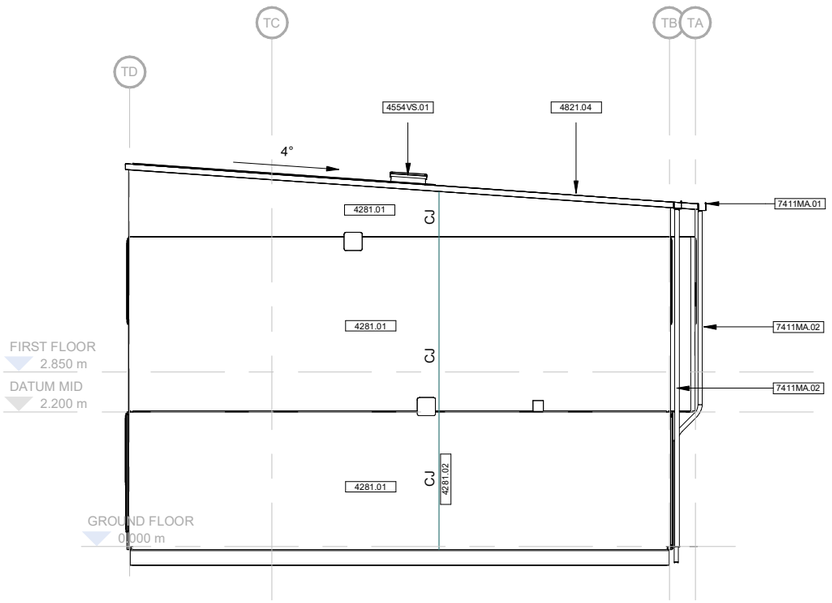
1 **T.D.R.X - NORTH ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



2 **T.D.R.X - EAST ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



3 **T.D.R.X - SOUTH ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



4 **T.D.R.X - WEST ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

MATERIALS LEGEND

4221.14	161mm Horizontal (narrow) shiplap cedar weatherboards with 6mm negative groove detail. Hermpac CP4484 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4221.16	161mm Horizontal (wide) shiplap cedar weatherboards. Hermpac CP2910 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4281.01	Rockcote Cerano Render to selected concrete look finish on 9mm square edge Smooth Axon Panel installed in accordance with manufacturers requirements on 20mm drained and ventilated cavity batten system.
4281.02	Control joint in plaster and Axon cladding to manufacturers requirements. Max 5.4m centres or to external corner.
4554VS.01	Velux Fixed Skylight 488 x 895
4821.04	Colorsteel Endura 0.55BMT Barge flashing. 90mm cover to barge board and cover 2 crests. Colour to match roofing.
4934	Unit Number - 5mm powdercoated waterjet aluminium signage on standoffs, powdercoat finish. Colour: Duratec Eternity Gunmetal Metallic Kinetic
7411MA.01	Metalcraft 125 Quarter Round Gutter or similar, Colour Flaxpod
7411MA.02	Metal 80mm Round Downpipe, Colourssteel finish - Flaxpod
7673.04	Weatherproof cowl, Ventuer VG-LFCS-150 or similar. PVC or similar. Wall vents to be painted to match cladding
7701.27	Exterior wall light - See lighting legend for model

NORTH ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

EAST ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

SOUTH ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

WEST ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10



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BUILDING CONSENT

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TERRACE TYPE T.D.R.X - ELEVATIONS

NO.	DESCRIPTION	DATE
D	Tender	03/02/25
C	Building Consent	19/12/24
B	CO-ORDINATION	06/11/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

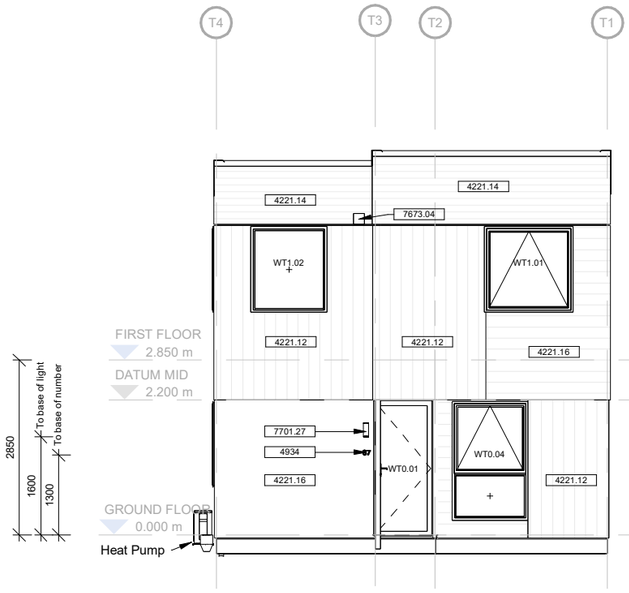
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT4-300 REV.D

PROJECT No. **G591**

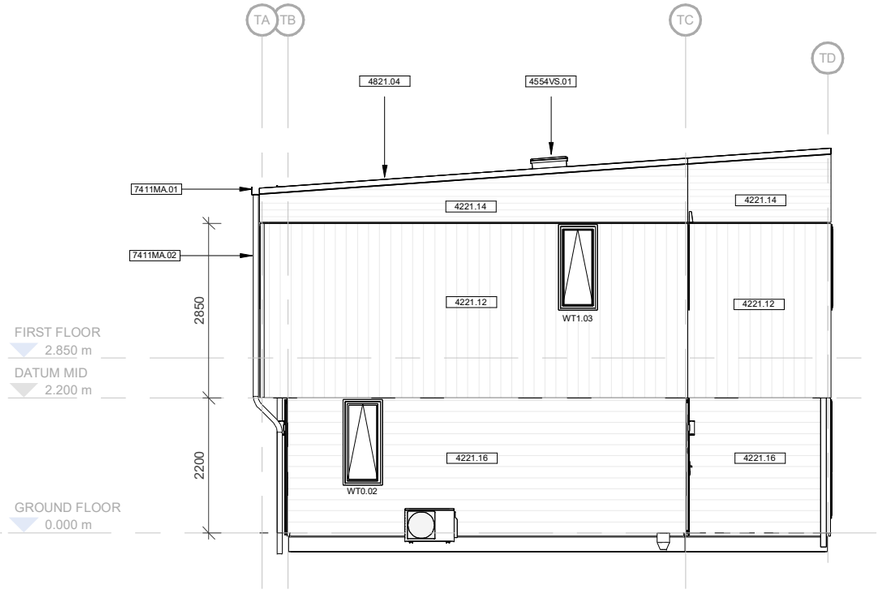
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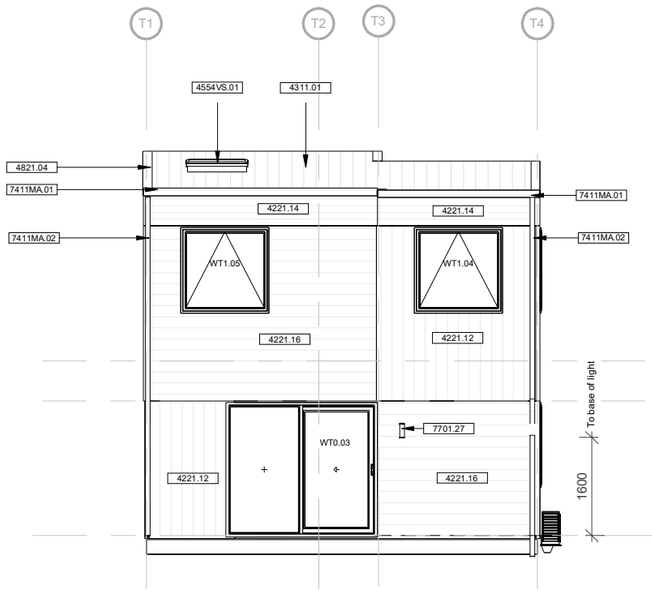
1 T.D.W.X - NORTH ELEVATION

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



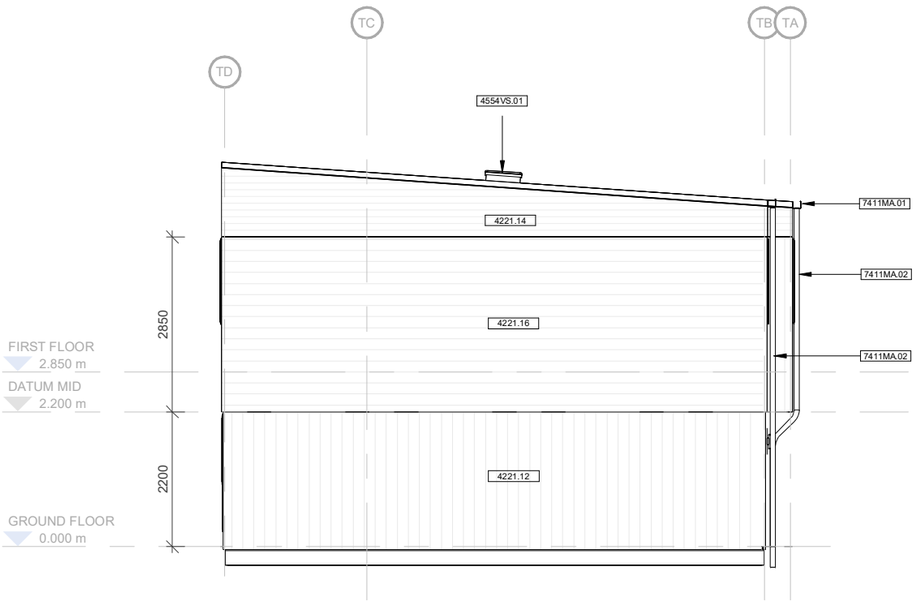
2 T.D.W.X - EAST ELEVATION

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



3 T.D.W.X - SOUTH ELEVATION

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



4 T.D.W.X - WEST ELEVATION

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

MATERIALS LEGEND

4221.12	165mm vertical (wide) shiplap cedar weatherboards. Hermpac CP1740 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4221.14	161mm Horizontal (narrow) shiplap cedar weatherboards with 6mm negative groove detail. Hermpac CP4484 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4221.16	161mm Horizontal (wide) shiplap cedar weatherboards. Hermpac CP2910 or similar. Factory coated. Installed to manufacturers requirements. Refer overall site elevations for stain colour.
4311.01	Metalcraft T-Rib profile roofing or similar. Colour Flaxpod.
4554VS.01	Velux Fixed Skylight 488 x 895
4821.04	Colorsteel Endura 0.55BMT Barge flashing. 90mm cover to barge board and cover 2 crests. Colour to match roofing.
4934	Unit Number - 5mm powdercoated waterjet aluminium signage on standoffs, powdercoat finish. Colour: Duratec Eternity Gunmetal Metallic Kinetic
7411MA.01	Metalcraft 125 Quarter Round Gutter or similar, Colour Flaxpod
7411MA.02	Metal 80mm Round Downpipe, Coloursteel finish - Flaxpod
7673.04	Weatherproof cowl, Ventuer VG-LFCS-150 or similar. PVC or similar. Wall vents to be painted to match cladding
7701.27	Exterior wall light - See lighting legend for model

NORTH ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

EAST ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

SOUTH ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10

WEST ELEVATION

E2 RISK MATRIX	RISK SEVERITY				
Risk Factor	L	M	H	VH/EH	SUB TOTAL
Wind Zone (NZS:3604)	0	0	1	2	**1**
No. of Stories	0	1	2	4	**2**
Roof/ Wall Intersection Design	0	1	3	5	**1**
Eaves Width	0	1	2	5	**5**
Envelope Complexity	0	1	3	6	**1**
Deck Design	0	2	4	6	**0**

TOTAL RISK SCORE: 10



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TERRACE TYPE T.D.W.X - ELEVATIONS

NO.	DESCRIPTION	DATE
E	BC RFI 01	17/04/25
D	Tender	03/02/25
C	Building Consent	19/12/24

Site Information

Rainfall Intensity: 20 mm/h

Climate Zone: 6

Corrosion Zone: B

Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

AT5-300 REV.E

PROJECT No. **G591**

PLOT DATE. **4/08/2025 11:24:43 AM**