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Queenstown Lakes District Council

# 633 FRANKTON LTD
# FRANKTON VILLAS
# 633 FRANKTON ROAD, QT
# FOR CONSTRUCTION

04/08/2025

## STAGE 4

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## SITE & GENERAL DRAWINGS - STAGE 4


| | | |
|---|---|---|
| AA-000 | D | COVER PAGE MASTER |
| AA-004 | C | STAGE 4 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-115 | E | SITE PLAN FOUNDATION / LEVELS |
| AA-300 | C | SITE ELEVATIONS - STAGE 4 |
| 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-525 | B | TYPICAL FOUNDATION DETAILS |
| AA-530 | E | WALL DETAILS - CLADDING PENETRATIONS |
| AA-531 | E | WALL DETAILS - CLADDING PENETRATIONS |
| AA-720 | D | KITCHEN A1 - PLAN |
| AA-721 | D | KITCHEN A1 - ELEVATIONS & SECTIONS |
| AA-722 | D | KITCHEN A2 - PLAN |
| AA-723 | D | KITCHEN A2 - ELEVATIONS & SECTIONS |
| AA-750 | E | JOINERY DETAILS |
| LL283 | A | RW 16 FOUNDATION DETAIL |


### ALPINE STUIDOS BLOCK A1


| | | |
|---|---|---|
| AA1-210 | F | ALPINE STUDIOS BLOCK A1 - WALL TYPE & SETOUT PLAN |
| AA1-220 | B | ALPINE STUDIOS BLOCK A1 - SLAB PLAN |
| AA1-230 | E | ALPINE STUDIOS BLOCK A1 - FLOOR AND WALL FINISHES PLAN |
| AA1-240 | C | ALPINE STUDIOS BLOCK A1 - REFLECTED CEILING PLANS |
| AA1-280 | D | ALPINE STUDIOS BLOCK A1 - ROOF & ROOF FRAMING PLANS |
| AA1-290 | F | ALPINE STUDIOS BLOCK A1 - ELECTRICAL PLANS |
| AA1-295 | E | ALPINE STUDIOS BLOCK A1 - PLUMBING PLANS |
| AA1-296 | D | ALPINE STUDIOS BLOCK A1- PLUMBING SCHEMATIC |
| AA1-300 | F | ALPINE STUDIOS BLOCK A1 - ELEVATIONS |
| AA1-310 | C | ALPINE STUDIOS BLOCK A1- ELEVATIONS BATHROOM |
| AA1-311 | C | ALPINE STUDIOS BLOCK A1- ELEVATIONS BATHROOM |
| AA1-400 | E | ALPINE STUDIOS BLOCK A1 - SECTIONS |
| AA1-500 | C | ALPINE STUDIOS DETAIL NOTES |
| AA1-501 | B | ALPINE STUDIOS DETAIL SYSTEMS |
| AA1-502 | B | ALPINE STUDIOS DETAIL SYSTEMS |
| AA1-505 | D | ALPINE STUDIO DETAILS |
| AA1-506 | D | ALPINE STUDIO DETAILS |
| AA1-507 | C | ALPINE STUDIO DETAILS |
| AA1-508 | C | ALPINE STUDIO DETAILS |
| AA1-509 | C | ALPINE STUDIO DETAILS |
| AA1-510 | C | ALPINE STUDIO DETAILS |
| AA1-511 | C | ALPINE STUDIO DETAILS |
| AA1-550 | B | ALPINE STUDIOS INTERIOR DETAILS |
| AA1-551 | B | ALPINE STUDIOS INTERIOR DETAILS |
| AA1-600 | E | ALPINE STUDIOS BLOCK A1 - DOOR SCHEDULE |
| AA1-610 | F | ALPINE STUDIOS BLOCK A1 - WINDOW SCHEDULE |


### ALPINE STUDIOS BLOCK A2


| | | | |
|---|---|---|---|
| AA2-210 | E | ALPINE STUDIOS BLOCK A2 - WALL TYPE & SETOUT PLAN | |
| AA2-220 | B | ALPINE STUDIOS BLOCK A2 - SLAB PLAN | |
| AA2-230 | | ALPINE STUDIOS BLOCK A2 - FLOOR AND WALL FINISHES PLAN | Refer to drawing AA1-230 |
| AA2-240 | A | ALPINE STUDIOS BLOCK A2 - REFLECTED CEILING PLANS | |
| AA2-280 | B | ALPINE STUDIOS BLOCK A2 - ROOF & ROOF FRAMING PLANS | |
| AA2-290 | | ALPINE STUDIOS BLOCK A2 - ELECTRICAL PLANS | Refer to drawing AA1-290 |
| AA2-295 | | ALPINE STUDIOS BLOCK A2 - PLUMBING PLANS | Refer to drawing AA1-295 |
| AA2-296 | | ALPINE STUDIOS BLOCK A2 - PLUMBING SCHEMATIC | Refer to drawing AA1-296 |
| AA2-300 | E | ALPINE STUDIOS BLOCK A2 - ELEVATIONS | |
| AA2-310 | | ALPINE STUDIOS BLOCK A2 - ELEVATIONS BATHROOM | Refer to drawing AA1-310 |
| AA2-311 | | ALPINE STUDIOS BLOCK A2 - ELEVATIONS BATHROOM | Refer to drawing AA1-311 |
| AA2-400 | | ALPINE STUDIOS BLOCK A2 - SECTIONS | Refer to drawing AA1-400 |
| AA2-600 | | ALPINE STUDIOS BLOCK A2 - DOOR SCHEDULE | Refer to drawing AA1-600 |
| AA2-610 | | ALPINE STUDIOS BLOCK A2 - WINDOW SCHEDULE | Refer to drawing AA1-610 |


### ALPINE STUDIOS BLOCK A3


| | | | |
|---|---|---|---|
| AA3-210 | E | ALPINE STUDIOS BLOCK A3 - WALL TYPE & SETOUT PLAN | |
| AA3-220 | B | ALPINE STUDIOS BLOCK A3 - SLAB PLAN | |
| AA3-230 | | ALPINE STUDIOS BLOCK A3 - FLOOR AND WALL FINISHES PLAN | Refer to drawing AA1-230 |
| AA3-240 | A | ALPINE STUDIOS BLOCK A3 - REFLECTED CEILING PLANS | |
| AA3-280 | B | ALPINE STUDIOS BLOCK A3 - ROOF & ROOF FRAMING PLANS | |
| AA3-290 | | ALPINE STUDIOS BLOCK A3 - ELECTRICAL PLANS | Refer to drawing AA1-290 |
| AA3-295 | | ALPINE STUDIOS BLOCK A3 - PLUMBING PLANS | Refer to drawing AA1-290 |
| AA3-296 | | ALPINE STUDIOS BLOCK A3 - PLUMBING SCHEMATIC | Refer to drawing AA1-290 |
| AA3-300 | E | ALPINE STUDIOS BLOCK A3 - ELEVATIONS | |
| AA3-310 | | ALPINE STUDIOS BLOCK A3 - ELEVATIONS BATHROOM | Refer to drawing AA1-310 |
| AA3-311 | | ALPINE STUDIOS BLOCK A3 - ELEVATIONS BATHROOM | Refer to drawing AA1-311 |
| AA3-400 | | ALPINE STUDIOS BLOCK A2 - SECTIONS | Refer to drawing AA1-400 |
| AA3-600 | | ALPINE STUDIOS BLOCK A3 - DOOR SCHEDULE | Refer to drawing AA1-600 |
| AA3-610 | | ALPINE STUDIOS BLOCK A3 - WINDOW SCHEDULE | Refer to drawing AA1-610 |


### ALPINE STUDIOS BLOCK A4


| | | | |
|---|---|---|---|
| AA4-210 | E | ALPINE STUDIOS BLOCK A4 - WALL TYPE & SETOUT PLAN | |
| AA4-220 | B | ALPINE STUDIOS BLOCK A4 - SLAB PLAN | |
| AA4-230 | D | ALPINE STUDIOS BLOCK A4 - FLOOR AND WALL FINISHES PLAN | |
| AA4-240 | A | ALPINE STUDIOS BLOCK A4 - REFLECTED CEILING PLANS | |
| AA4-280 | B | ALPINE STUDIOS BLOCK A4 - ROOF & ROOF FRAMING PLANS | |
| AA4-290 | | ALPINE STUDIOS BLOCK A4 - ELECTRICAL PLANS | Refer to drawing AA1-290 |
| AA4-295 | | ALPINE STUDIOS BLOCK A4 - PLUMBING PLANS | Refer to drawing AA1-295 |
| AA4-296 | | ALPINE STUDIOS BLOCK A4 - PLUMBING SCHEMATIC | Refer to drawing AA1-296 |
| AA4-300 | E | ALPINE STUDIOS BLOCK A4 - ELEVATIONS | |
| AA4-310 | | ALPINE STUDIOS BLOCK A4 - ELEVATIONS BATHROOM | Refer to drawing AA1-310 |
| AA4-311 | | ALPINE STUDIOS BLOCK A4 - ELEVATIONS BATHROOM | Refer to drawing AA1-311 |
| AA4-400 | A | ALPINE STUDIOS BLOCK A4 - SECTIONS | Read in conjunction with AA1-400 |
| AA4-600 | | ALPINE STUDIOS BLOCK A4 - DOOR SCHEDULE | Refer to drawing AA1-600 |
| AA4-610 | | ALPINE STUDIOS BLOCK A4 - WINDOW SCHEDULE | Refer to drawing AA1-610 |





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## FOR CONSTRUCTION

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## STAGE 4 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-004

REV.C

PROJECT No. **G591**

PLOT DATE. **14/08/2025 11:19:32 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

W1.01

Window in plan with reference

D1.01

Door in plan with reference

## REFLECTED CEILING PLAN DRAWING LEGEND

*4000 Ceiling Level

## ELEVATIONS & SECTIONS

W1.01

Fixed window in elevation with reference

W1.01

Awning window in elevation with reference

W1.01

Sliding window in elevation with reference

W1.01

Casement window in elevation with reference

D1.01

Door in elevation with reference

Door opening reference points of hinge point

D1.01

Sliding door in elevation with reference

Arrow points to retracted location

## REFERENCE ANNOTATIONS

Window Number
*Refer window schedule*

WA1.01
- Number
- Level
- Typology reference
- Window

Door Number
*Refer door schedule*

DA1.01
- Number
- Level
- Typology reference
- Door

Joinery Number
*Refer Joinery Drawings*

J1.01
- Number
- Level
- Joinery

## DRAWING SHEET NUMBERING

DGSE Drawing numbering is as follows:

A A 1 - 1 0 0
- Drawing number
- Series number
- Variation reference
- Typology reference
- Discipline

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

Level Name
4.000 m

Floor Level indicator

X

Sheet Revision annotation, X denotes revision number

XXX

Material annotation, XXX denotes reference to legend on sheet

00 00 00 00
XXX

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

00
00 XXX 00
00

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

X
XXX
Ref

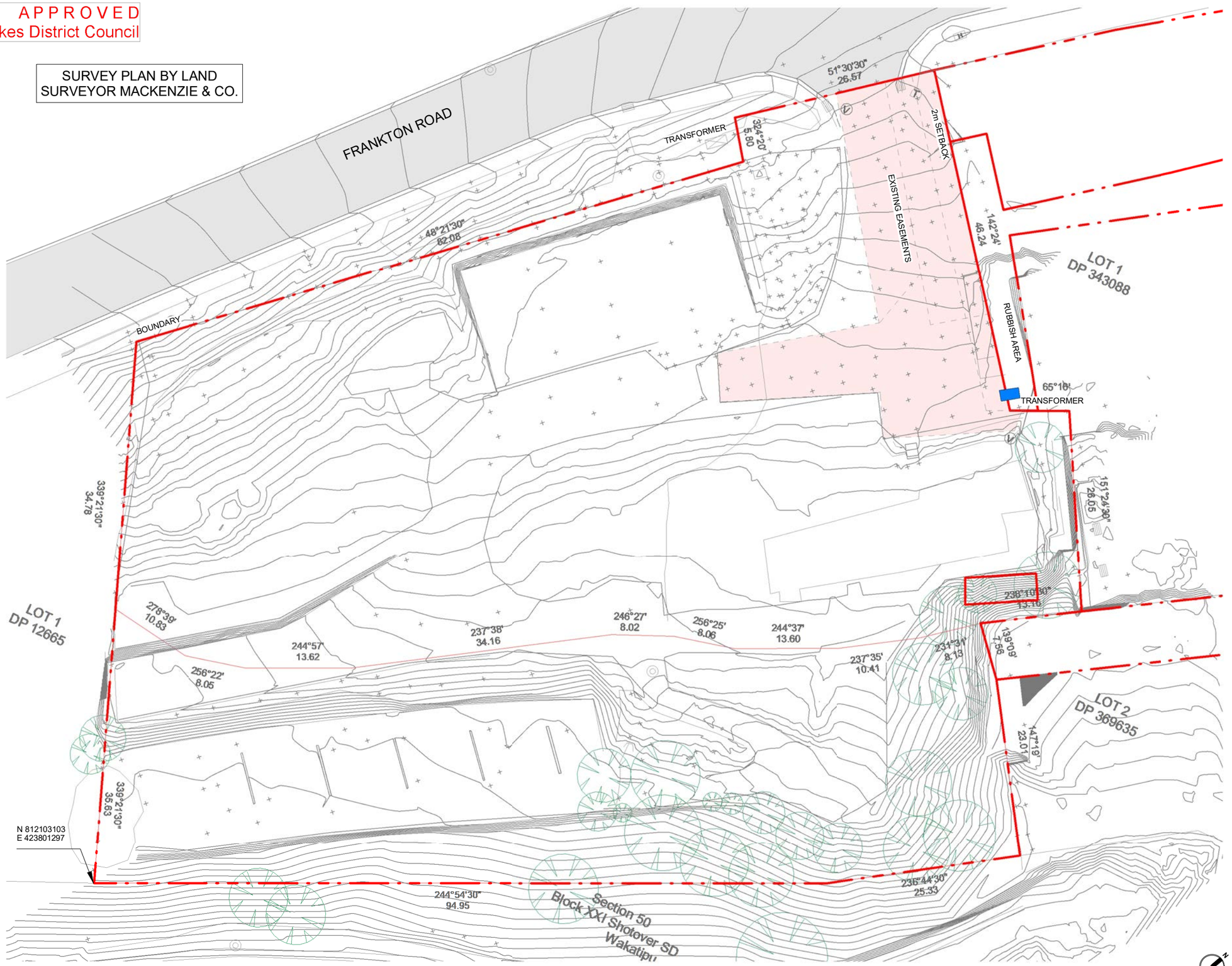
Building section references, X denotes section number, XXX denotes drawing sheet on which section is shown

X
XXX
Ref

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.




## Site - Existing Site Plan

SCALE @ A3 - 1 : 500

0 5 10 20 30 50 mm


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If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

**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

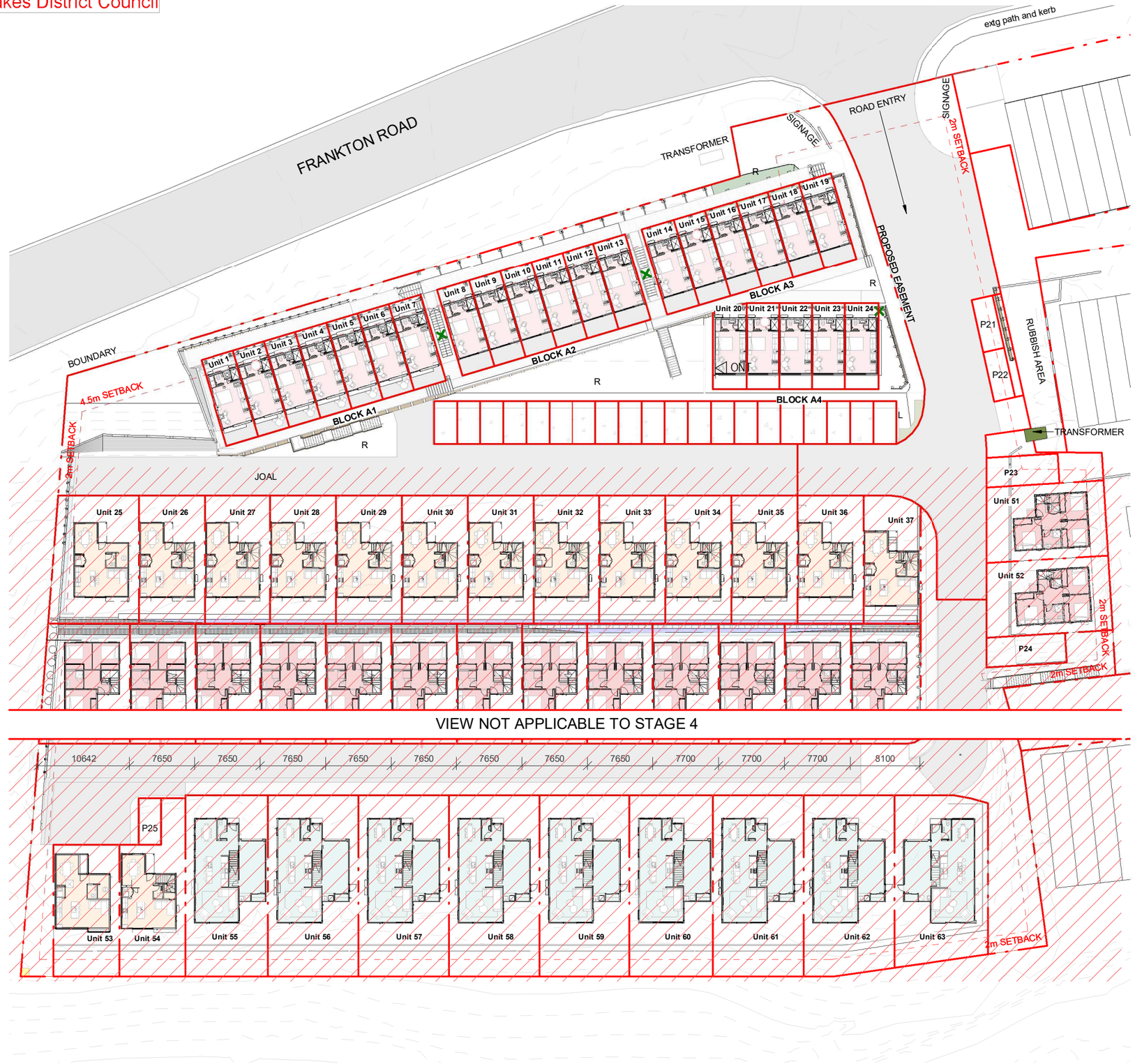
# AA-100

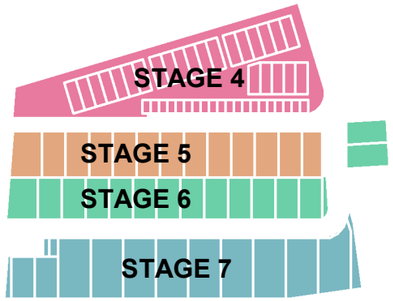
REV.**F**

PROJECT No. **G591**

PLOT DATE. **14/08/2025 11:19:40 PM**

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

0 5 10 20 30 50 mm

## Site Plan - Ground Floor

SCALE @ A3 - 1 : 500


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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

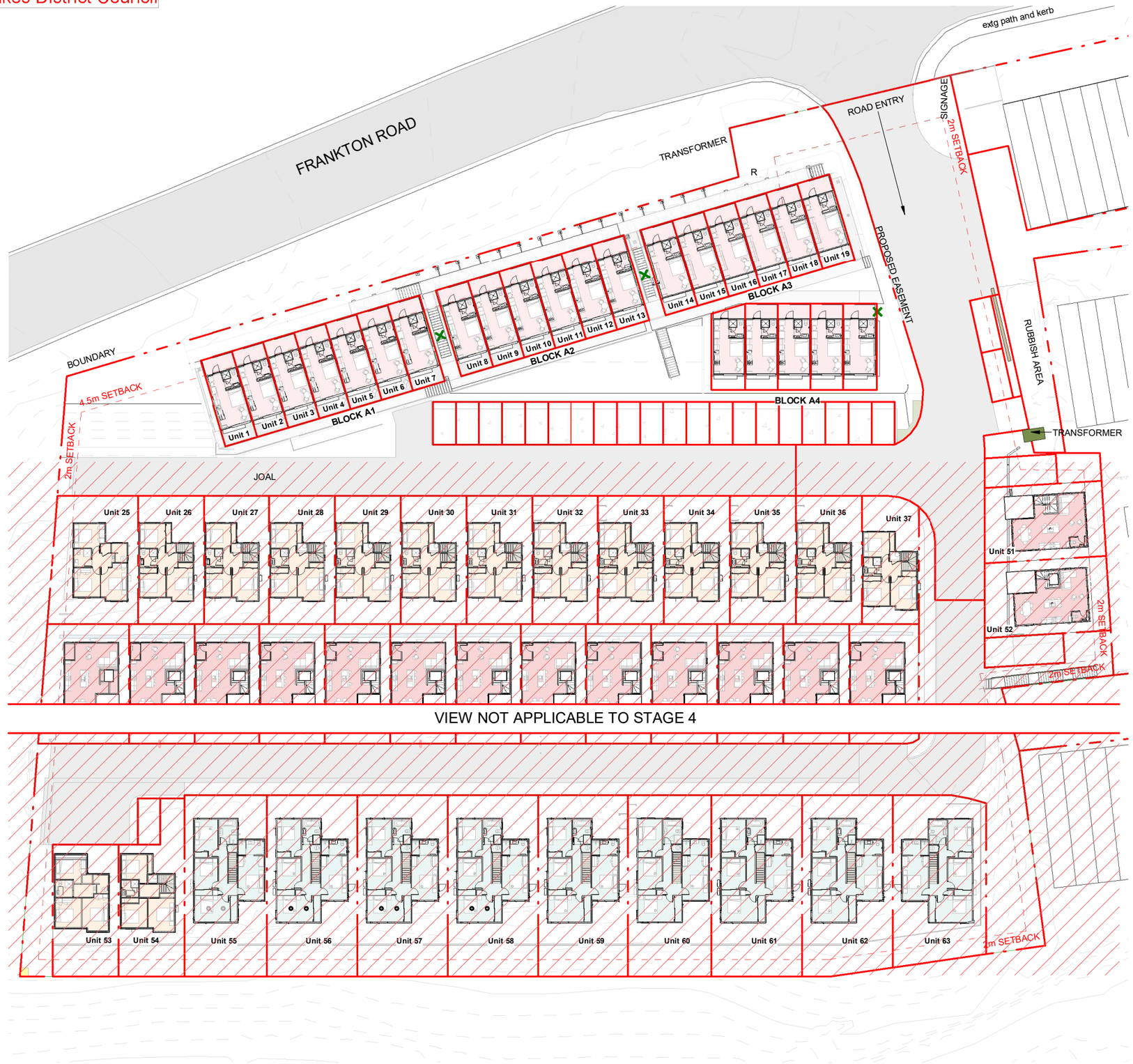
# AA-101

REV.**G**

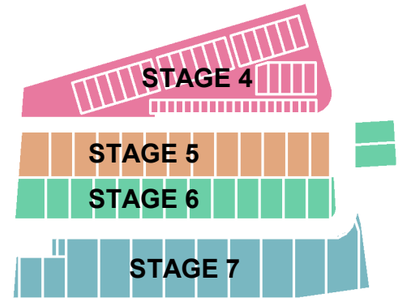
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VIEW NOT APPLICABLE TO STAGE 4




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

N

0 5 10 20 30 50 mm

## Site Plan - First Floor

SCALE @ A3 - 1 : 500


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| | | |
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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

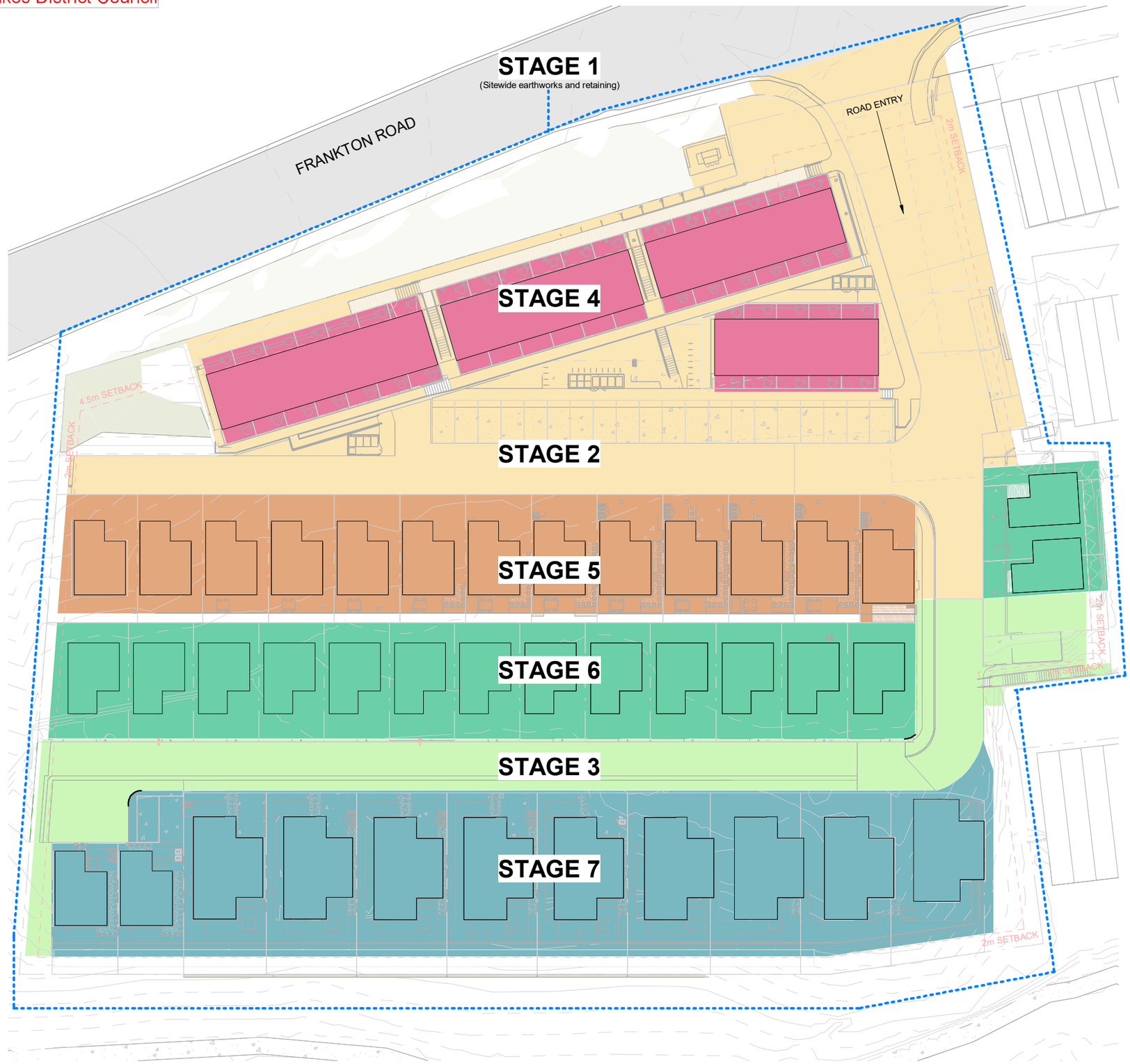
# AA-102

REV.**G**

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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

0 5 10 20 30 50 mm

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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

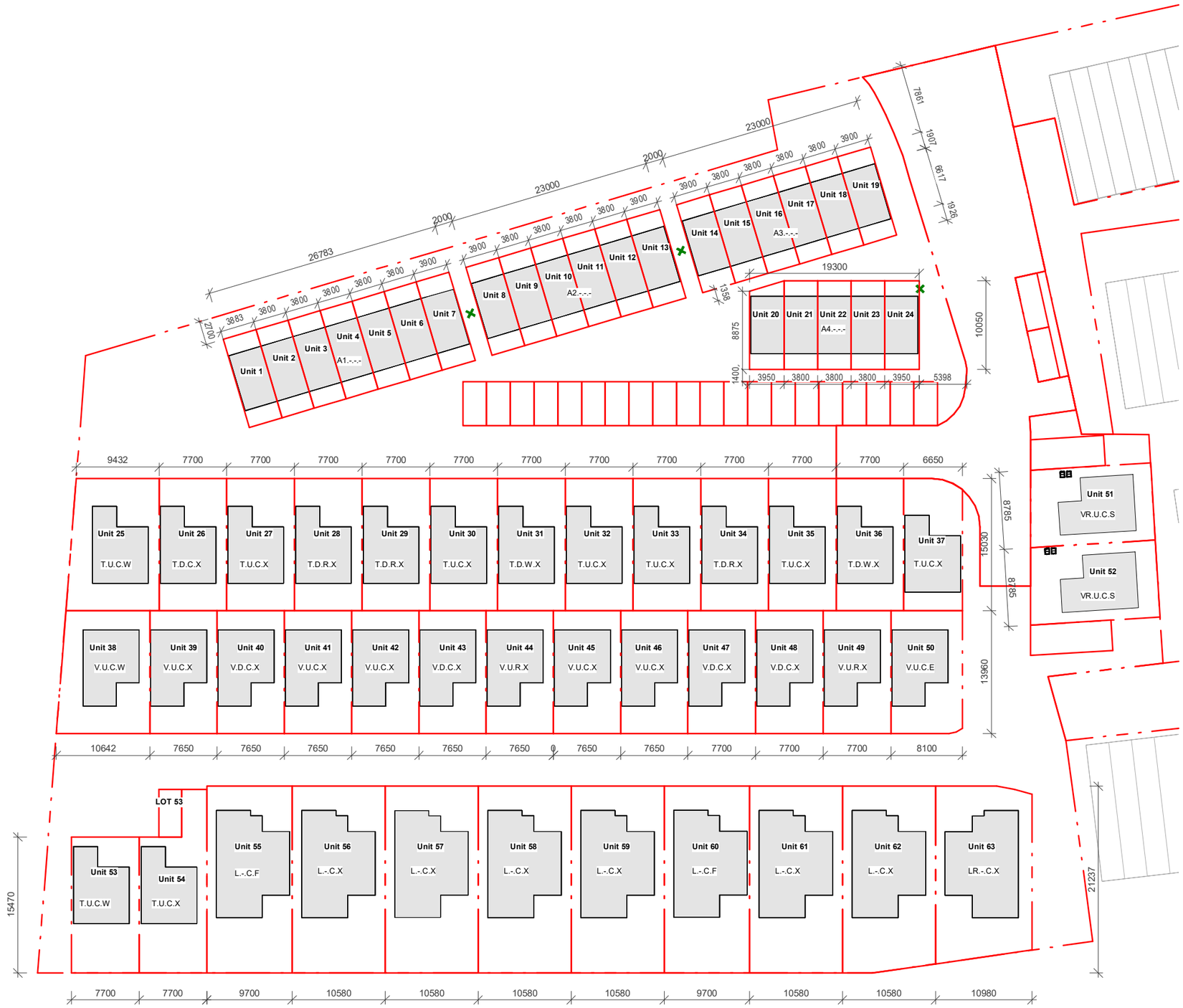
# AA-104

REV.**G**

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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) |

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. **14/08/2025 11:20:41 PM**

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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

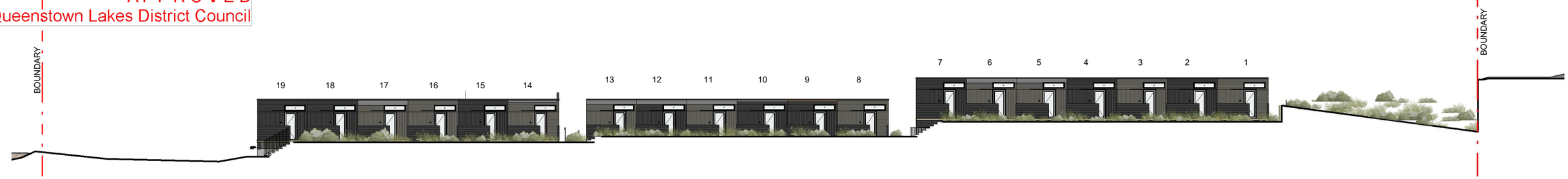
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REV.**E**

PROJECT No. **G591**

PLOT DATE. **14/08/2025 11:20:46 PM**

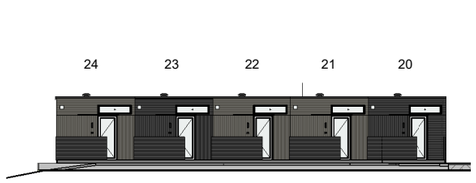
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## STAGE 4 - ELEVATION 01
SCALE @ A3 -1 : 300



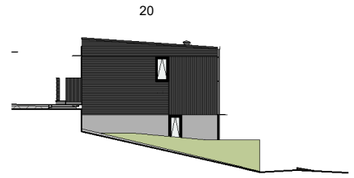

## STAGE 4 - ELEVATION 02
SCALE @ A3 -1 : 300




## STAGE 4 - ELEVATION 03
SCALE @ A3 -1 : 300



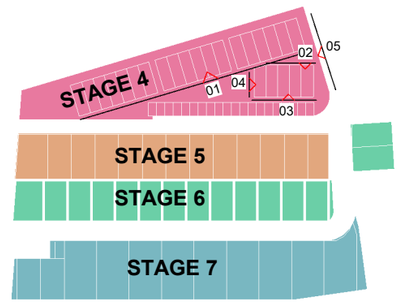

## STAGE 4 - ELEVATION 04
SCALE @ A3 -1 : 300




## STAGE 4 - ELEVATION 05
SCALE @ A3 -1 : 300




## STAGE 4 - ELEVATION 06
SCALE @ A3 -1 : 300




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**SITE ELEVATIONS - STAGE 4**

| 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

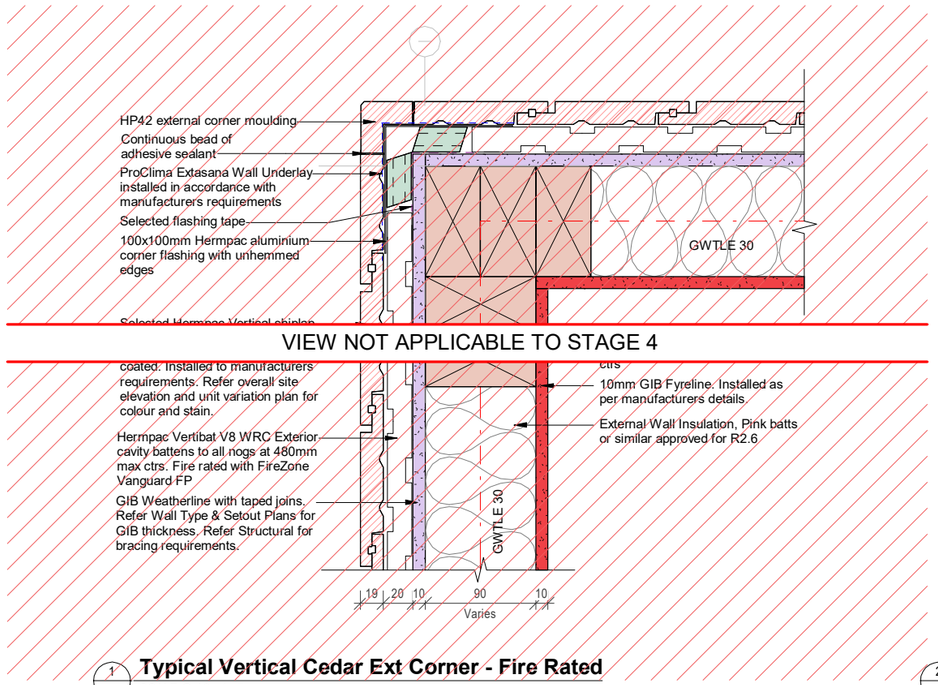
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REV.C

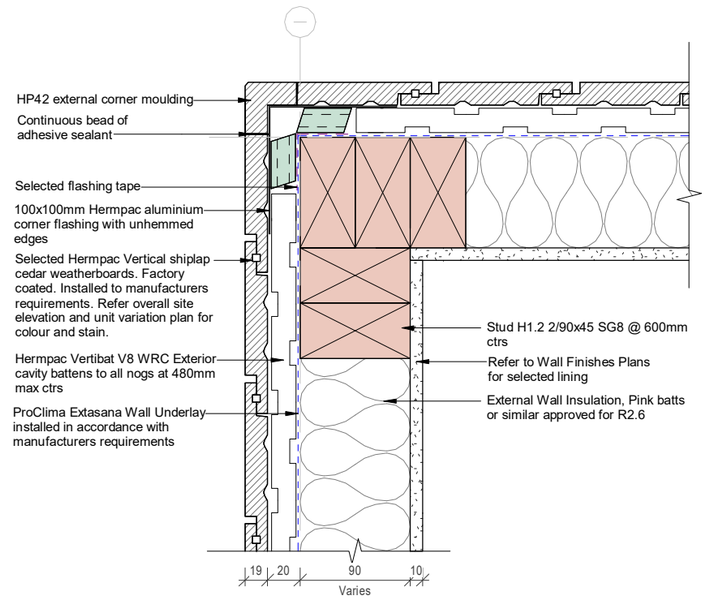
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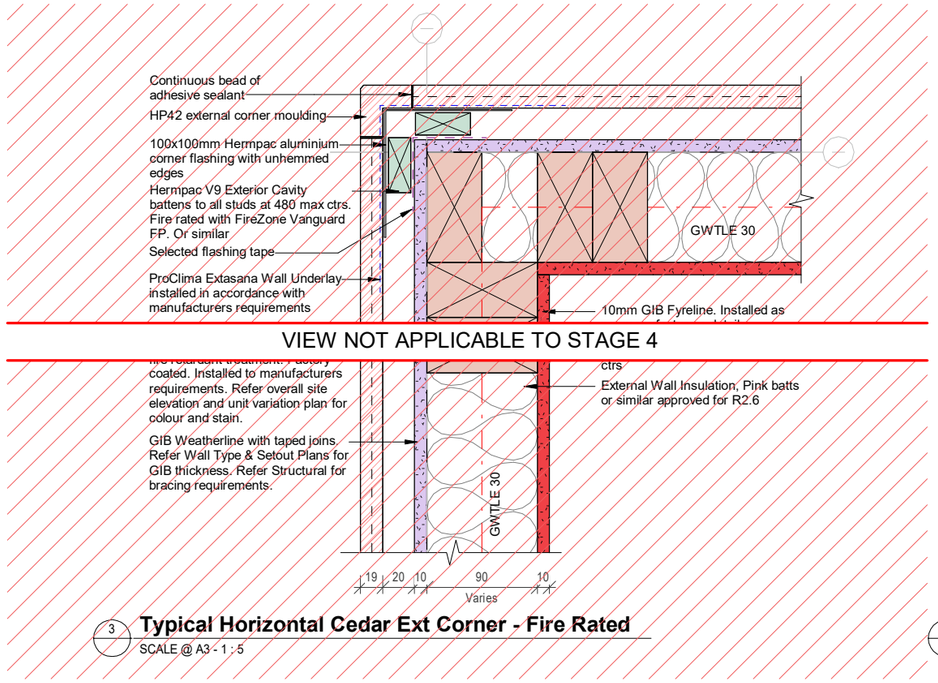
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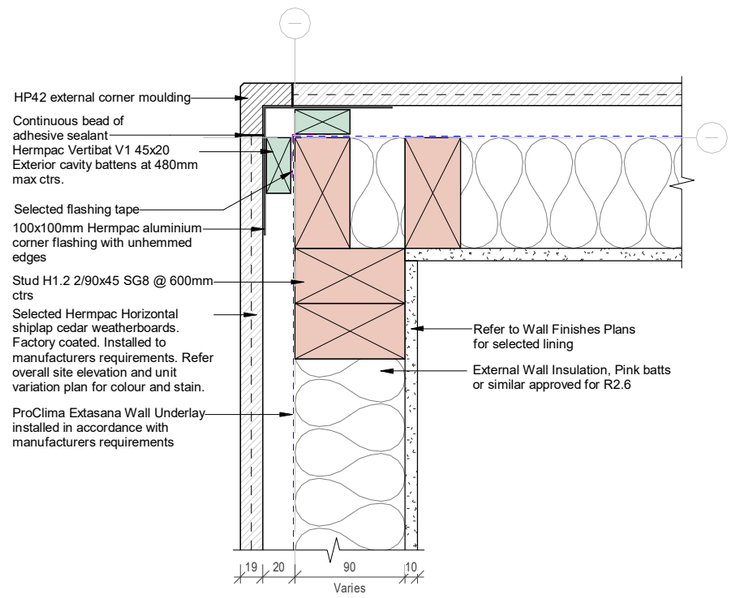

1 **Typical Vertical Cedar Ext Corner - Fire Rated**
SCALE @ A3 - 1 : 5




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.

### 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 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

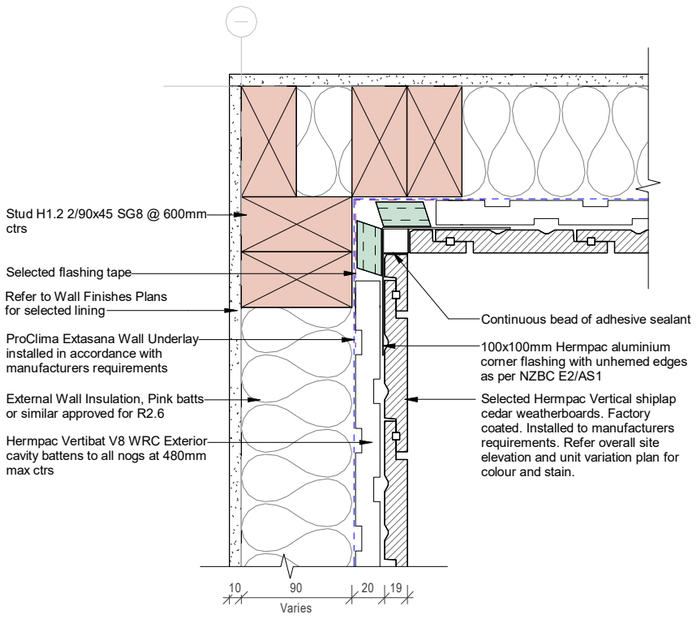
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PROJECT No. **G591**

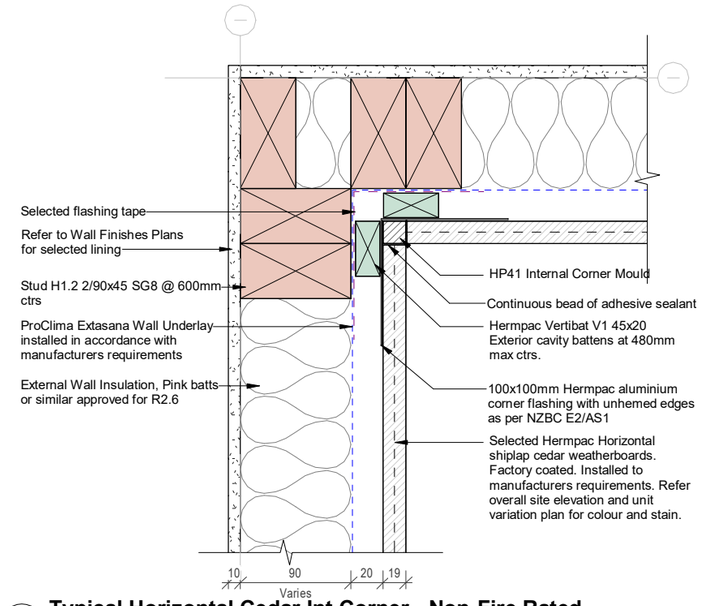
PLOT DATE. **14/08/2025 11:21:03 PM**

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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

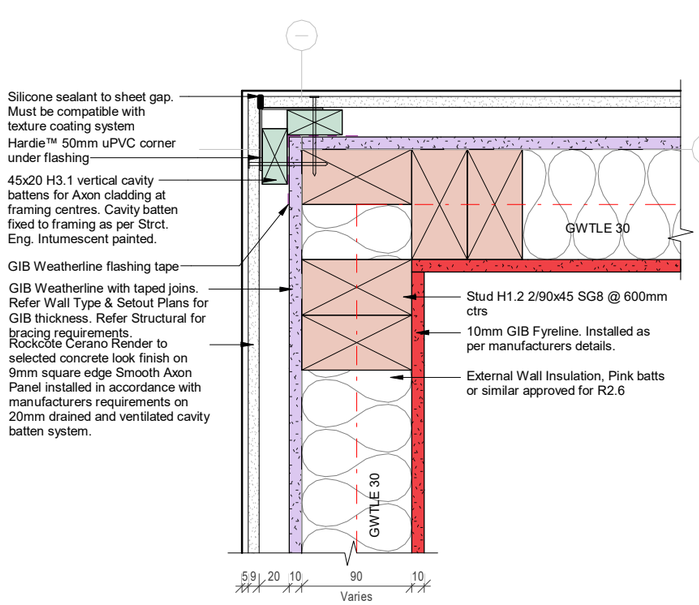
1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 galvanized steel minimum.
3. All other fixings in closed environments and in roof spaces to be hot dipped galvanized steel.
4. All RAB joints to be taped as per manufacturers installation recommendations.
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.

### CONSTRUCTION NOTES

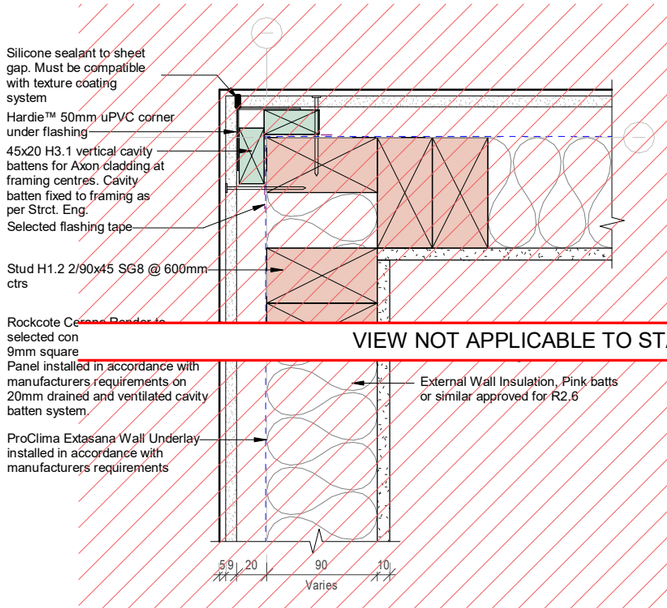
1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2, unless noted otherwise.
3. External wall studs to be 2/90x45mm@ 600mm crs max, unless noted otherwise.
4. All work is to comply with NZS 3604:2011, NZBC and other applicable standards and codes.
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

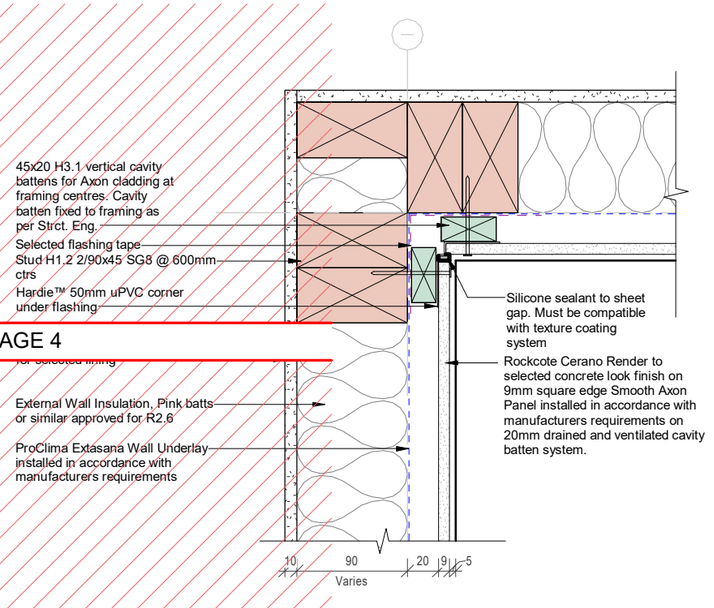



3 **Rockcote Ext Corner - Fire Rated**
SCALE @ A3 - 1 : 5




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

VIEW NOT APPLICABLE TO STAGE 4




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

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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

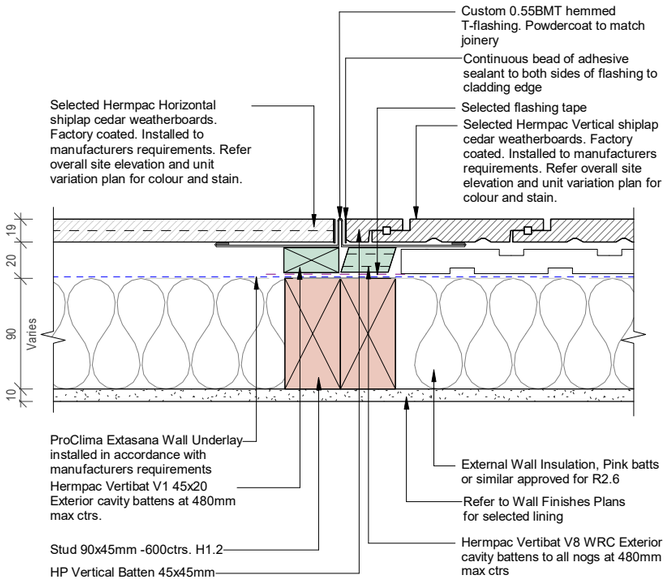
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REV.**E**

PROJECT No. **G591**

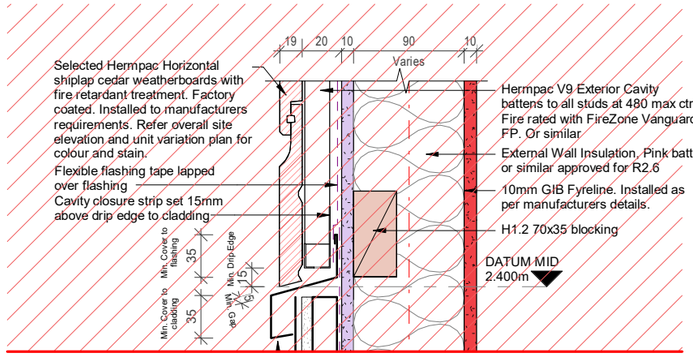
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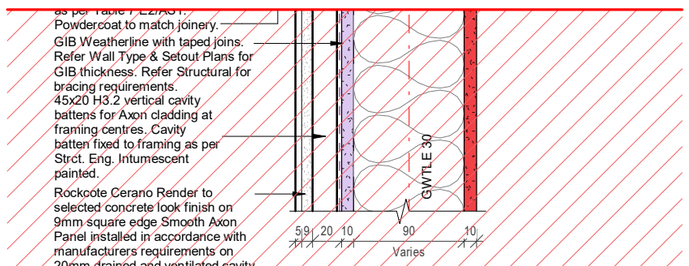



## 1 Plan Detail Cedar Vertical to Horizontal Join

SCALE @ A3 - 1 : 5

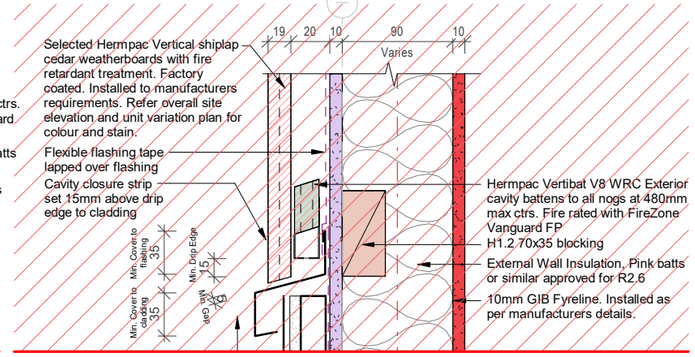



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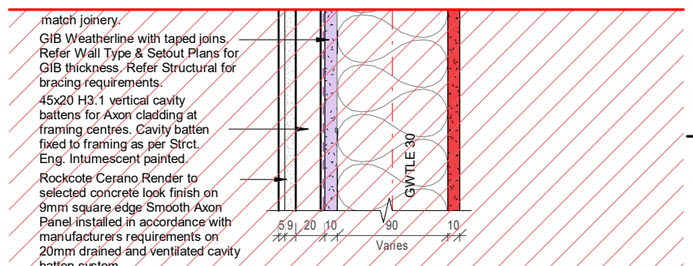



## 3 Rockcote to Cedar Horizontal Join - Fire Rated

SCALE @ A3 - 1 : 5

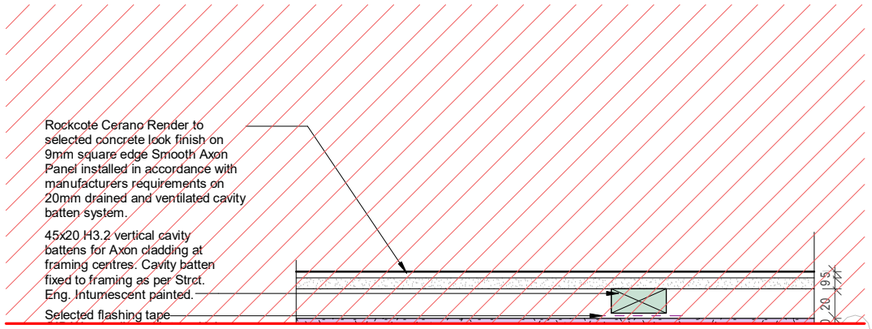



VIEW NOT APPLICABLE TO STAGE 4

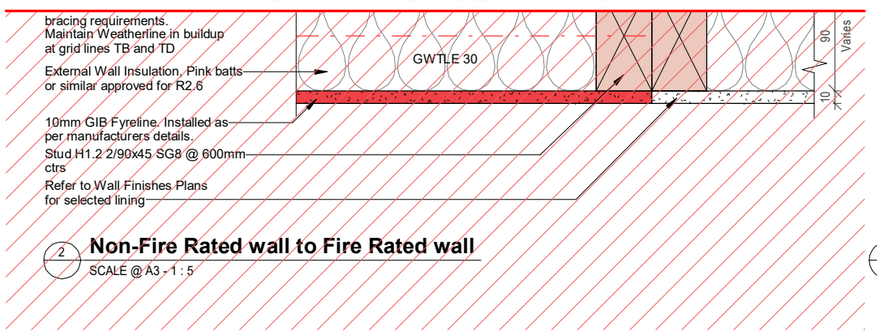



## 5 Rockcote to Cedar Vertical Join - Fire Rated

SCALE @ A3 - 1 : 5

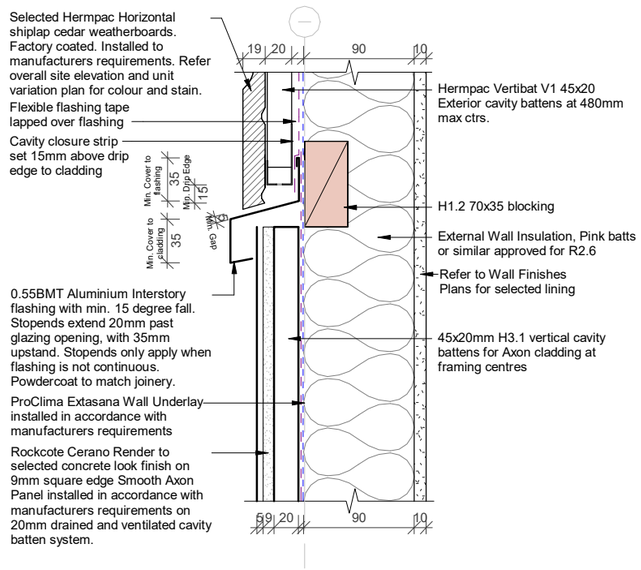



VIEW NOT APPLICABLE TO STAGE 4



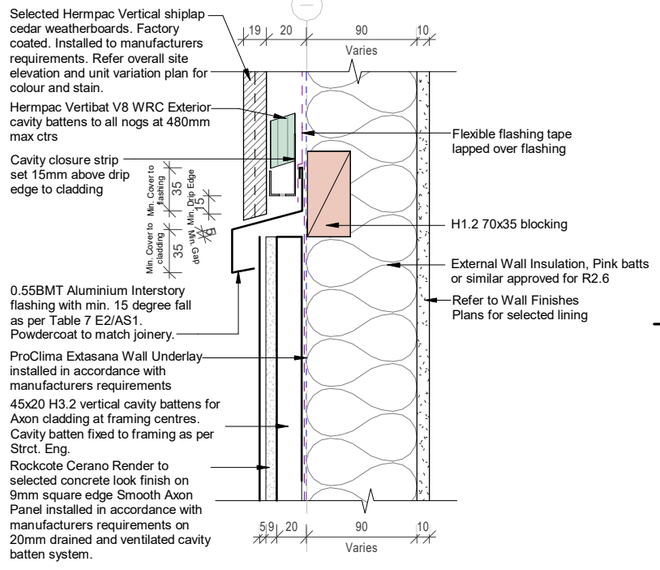

## 2 Non-Fire Rated wall to Fire Rated wall

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

**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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0 5 10 20 30 50 mm

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| **Napier** | +64 6 835 6173 | np@dgse.co.nz |
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**FOR CONSTRUCTION**

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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

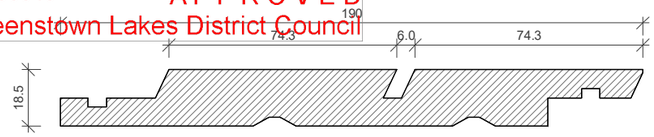
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REV.**E**

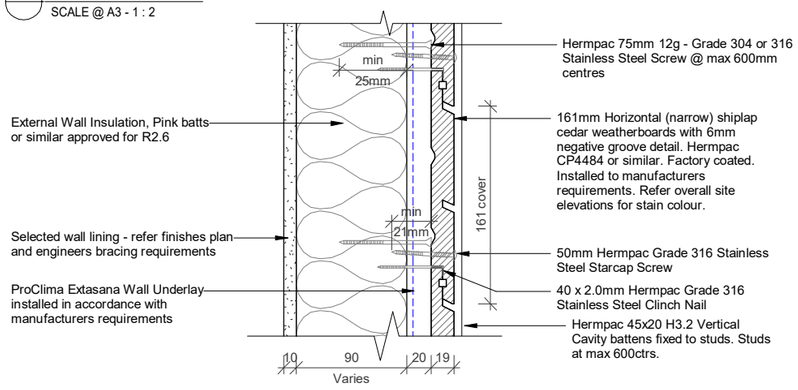
PROJECT No. **G591**

PLOT DATE. **14/08/2025 11:21:08 PM**

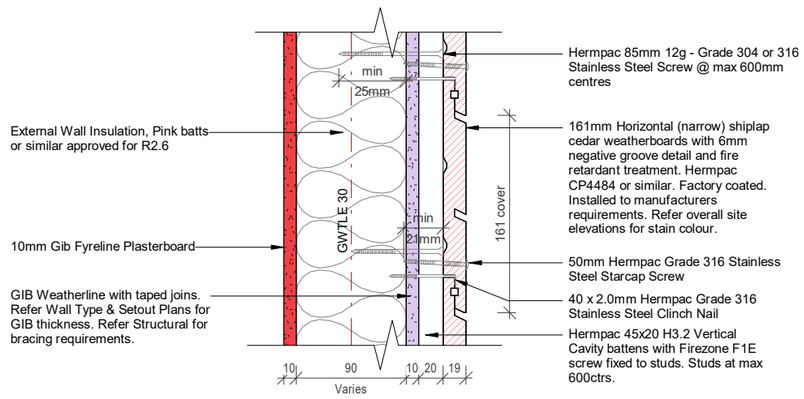
BC250046
APPROVED
Queenstown Lakes District Council



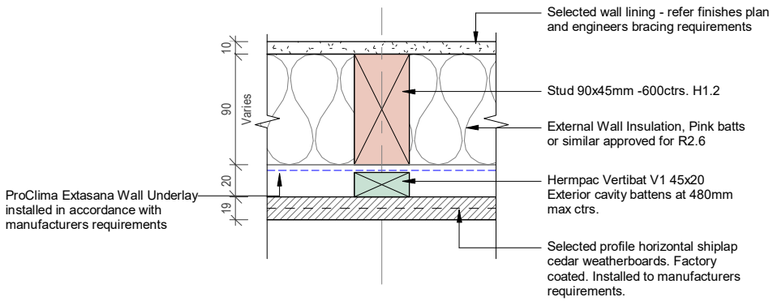

## 5 CP4484 Profile
SCALE @ A3 - 1 : 2



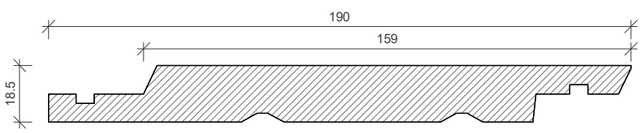

## 1 CP4484 Horizontal Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



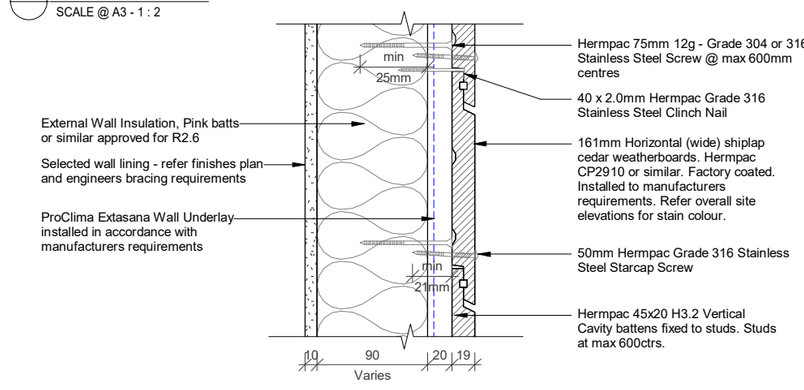

## 3 CP4484 Fire Rated Horizontal Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



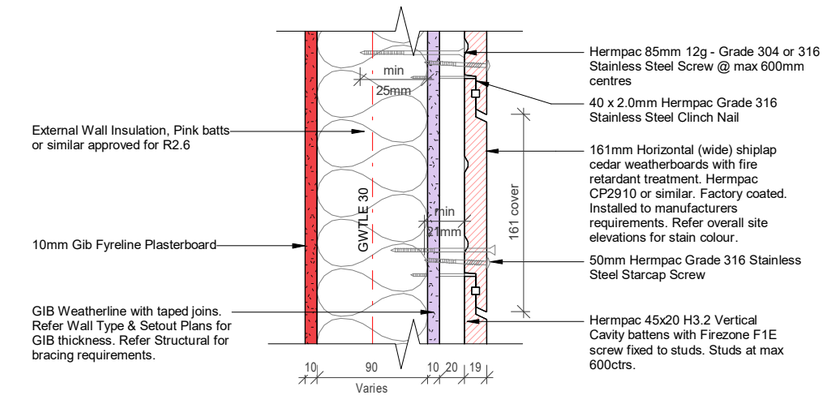

## 7 CP4484/CP2910 Horizontal Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



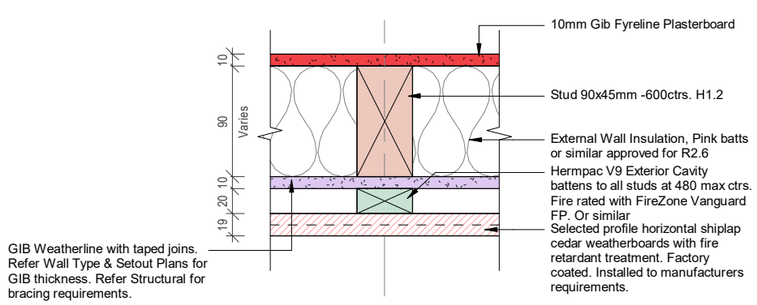

## 6 CP2910 Profile
SCALE @ A3 - 1 : 2




## 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

**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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0 5 10 20 30 50 mm

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## FOR CONSTRUCTION

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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

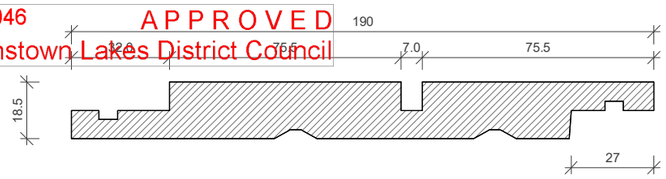
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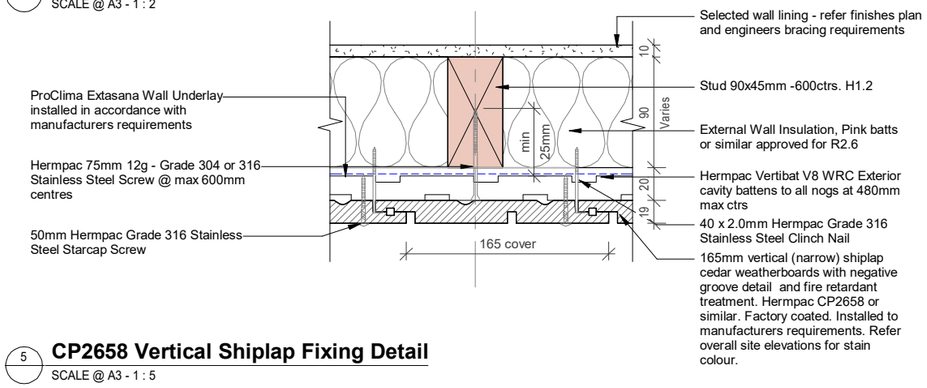
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PLOT DATE. **14/08/2025 11:21:10 PM**

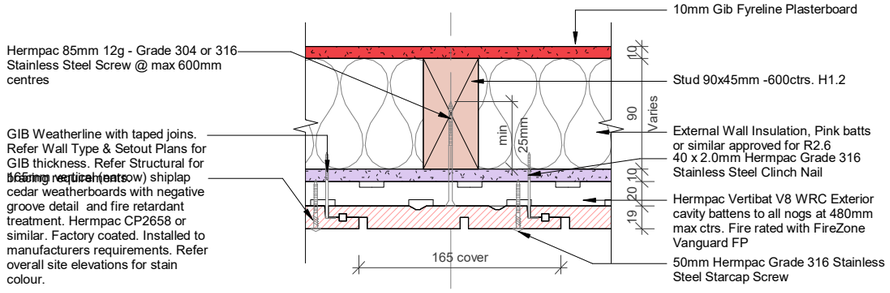
BC250046
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Queenstown Lakes District Council



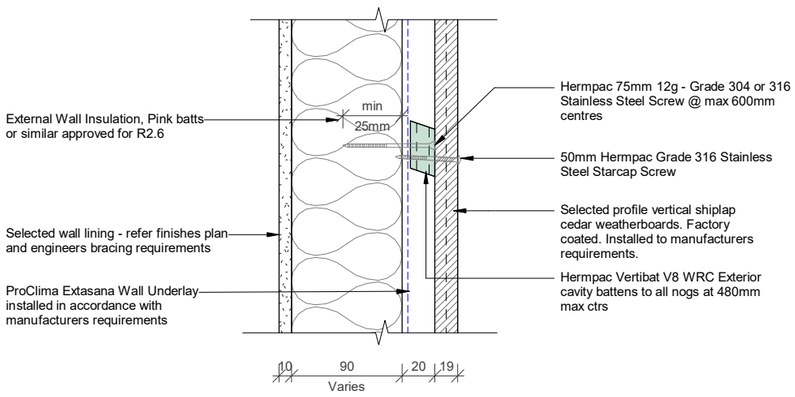

## 2 CP2658 Profile
SCALE @ A3 - 1 : 2



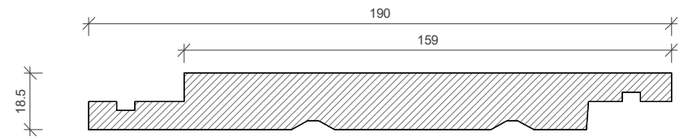

## 5 CP2658 Vertical Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



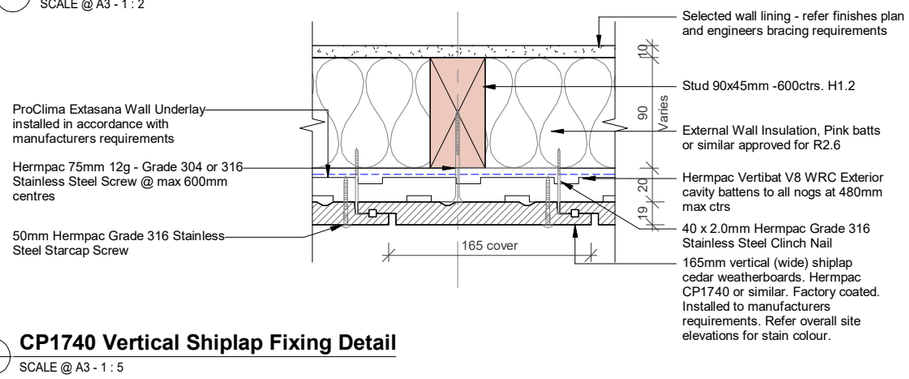

## 4 CP2658 Fire Rated Vertical Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



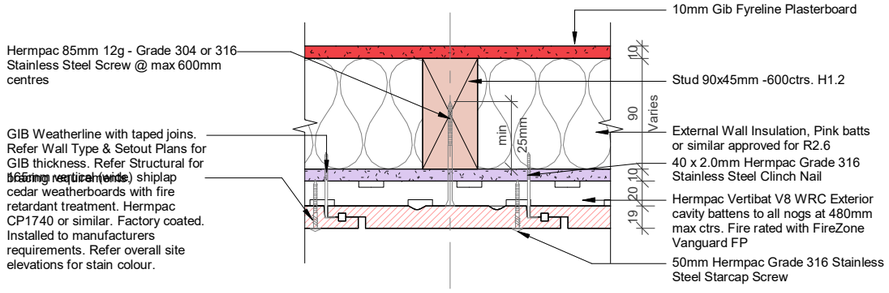

## 3 CP2658/CP1740 Vertical Shiplap Fixing Detail
SCALE @ A3 - 1 : 5



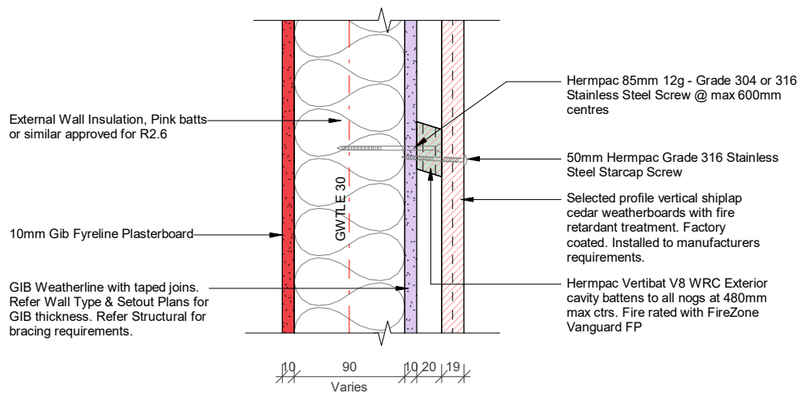

## 6 CP1740 Profile
SCALE @ A3 - 1 : 2




## 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

**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

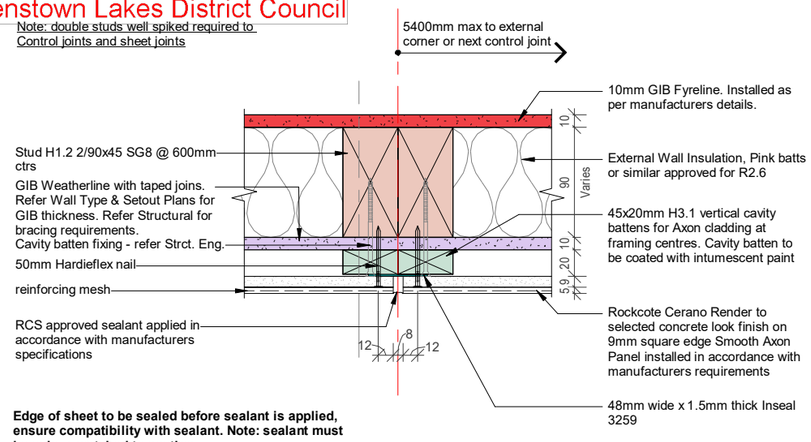
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PROJECT No. **G591**

PLOT DATE. **14/08/2025 11:21:12 PM**

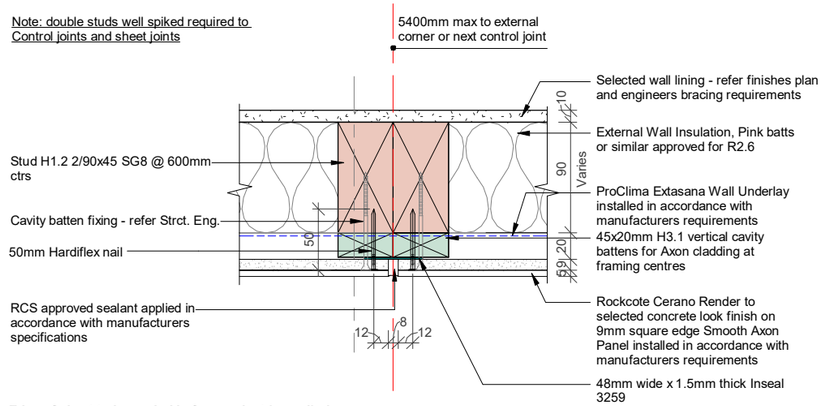
BC250046 APPROVED
Queenstown Lakes District Council




**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

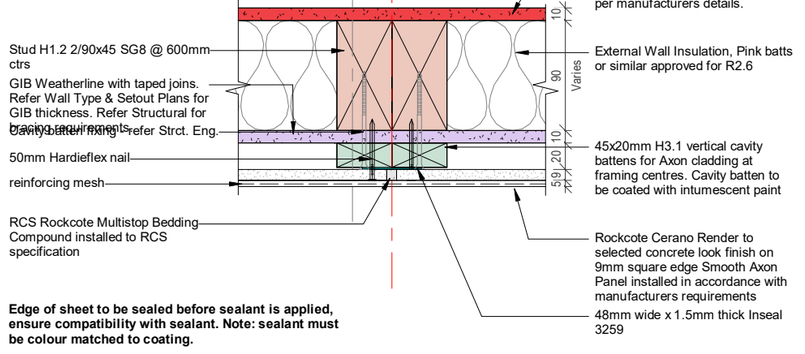
SCALE @ A3 - 1 : 5




**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

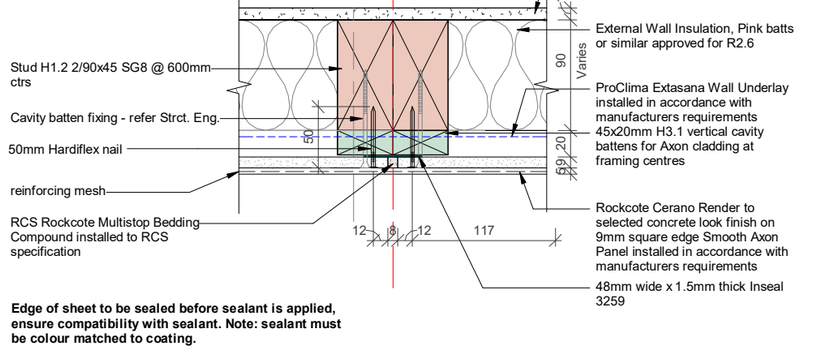
SCALE @ A3 - 1 : 5




**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

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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 EXTERNAL WALL DETAILS**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| E | BC RFI 02 | 04.08.25 |
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| 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

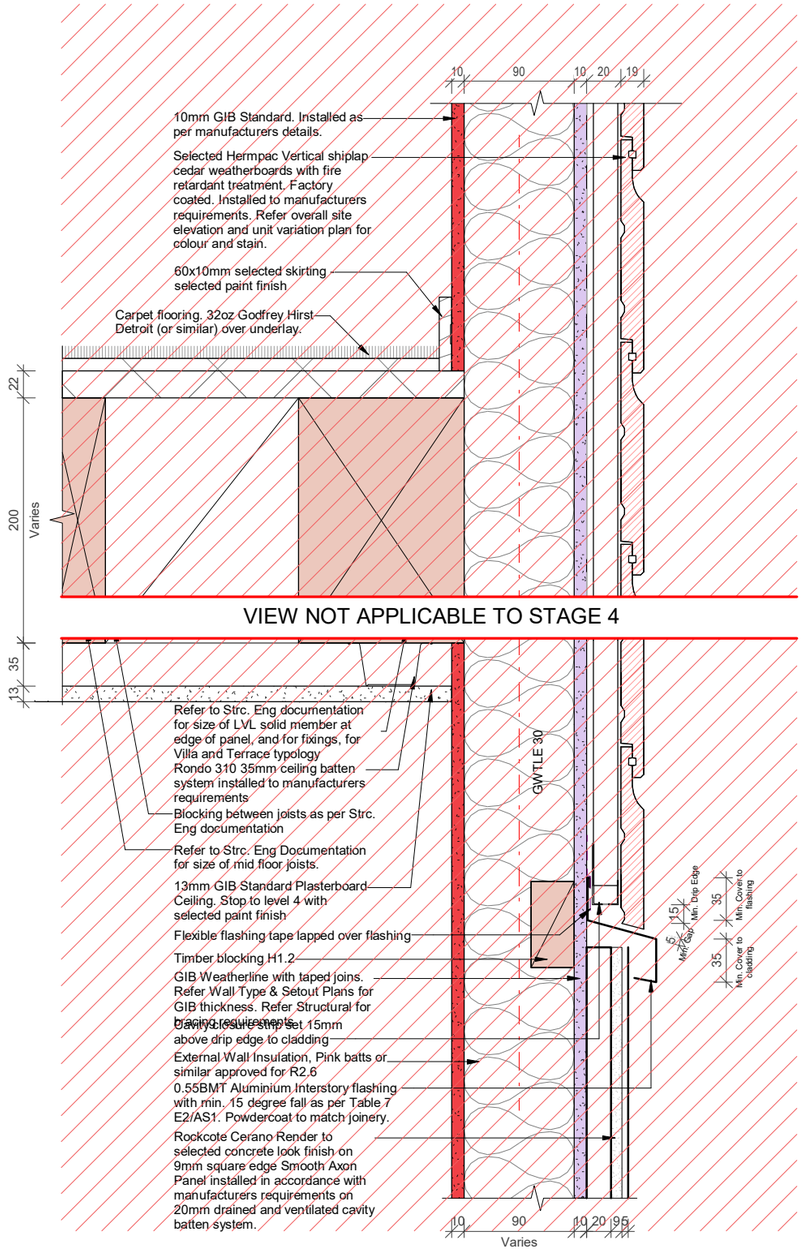
# AA-505

REV.**E**

PROJECT No. **G591**

PLOT DATE. **14/08/2025 11:21:14 PM**

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Queenstown Lakes District Council




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.
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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All Reproduction is to be in Colour.

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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

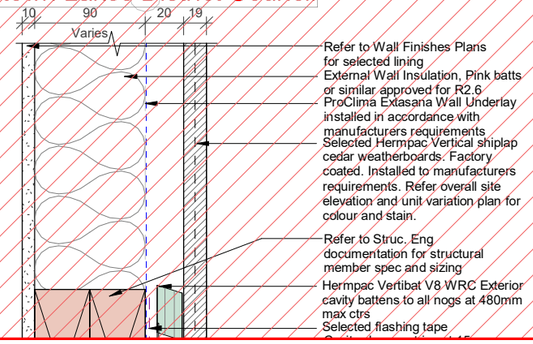
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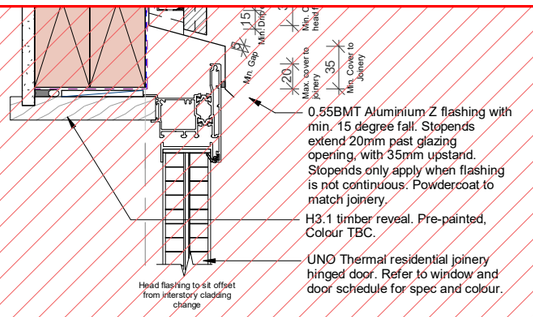
PROJECT No. **G591**

PLOT DATE. **14/08/2025 11:21:15 PM**

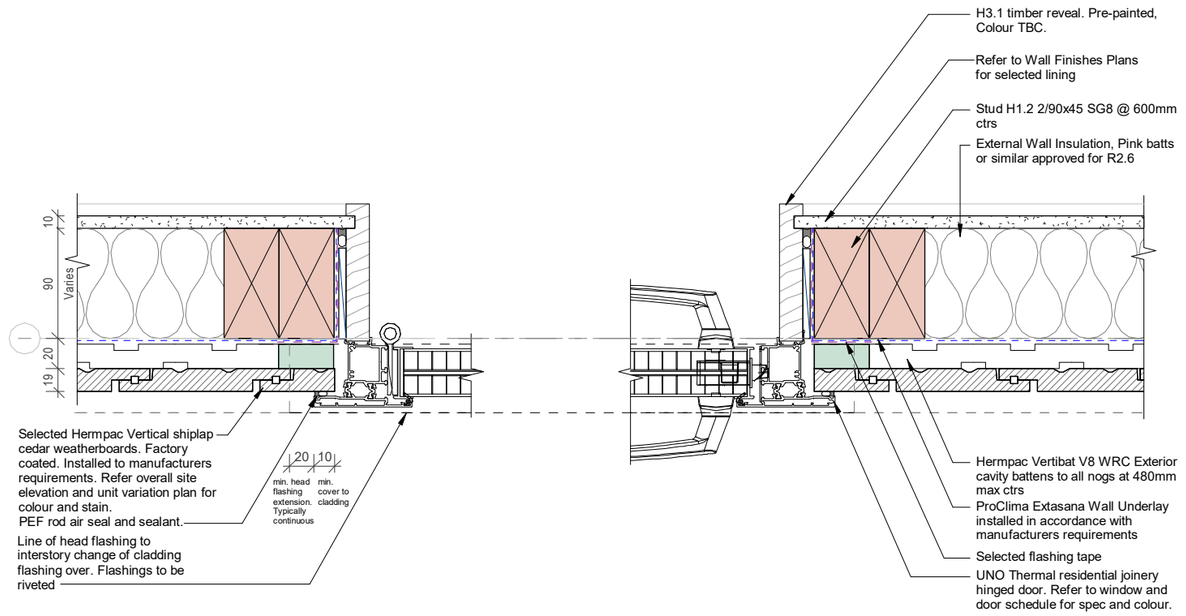
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VIEW NOT APPLICABLE TO STAGE 4




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

**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**

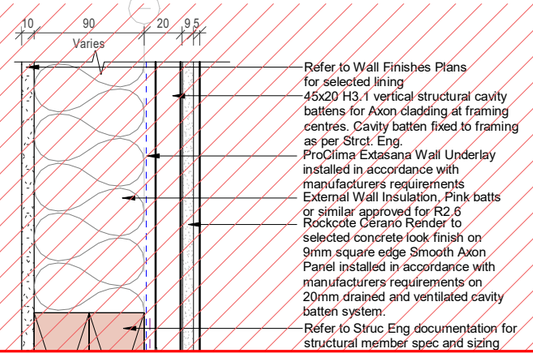
1. All flashings shall be supported by mechanical fixings.
2. All structural & exposed fixings to be type 304 galvanized steel minimum.
3. All other fixings in closed environments and in roof spaces to be hot dipped galvanized steel.
4. All RAB joints to be taped as per manufacturers installation recommendations.
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**

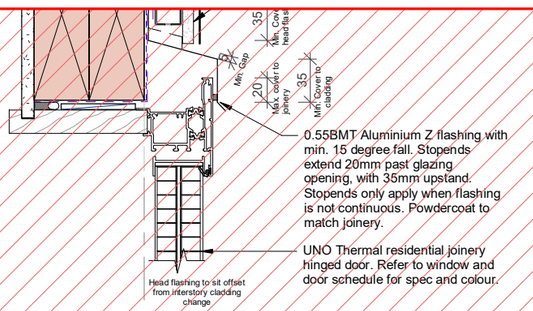
1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2, unless noted otherwise.
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6. Provide selected DPC between all timber and concrete/timber & steel.
7. In all situations where copper-bearing 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**

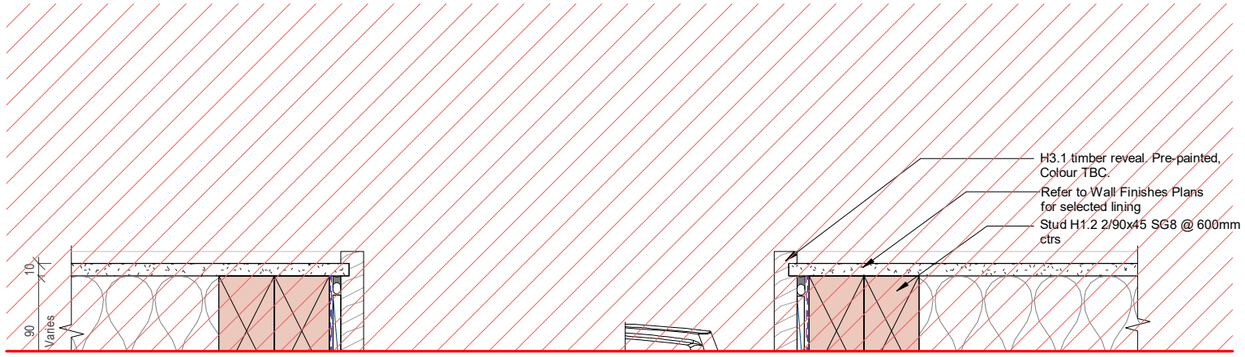
1. All fire linings to comply with Fire Engineering Report and manufacturers installation requirements in order to achieve minimum required fire rating
2. Allow for fire collars / dampers / protection for any penetration to fire-rated walls or floors
3. Allow for passive fire protection for all outlets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



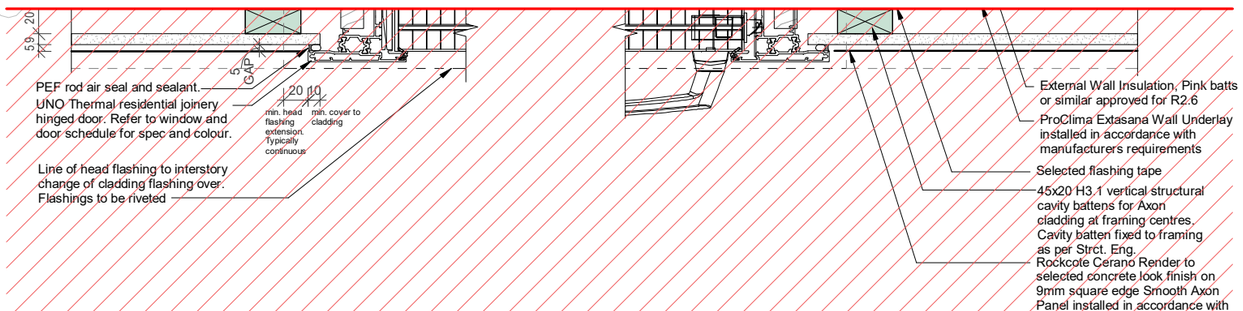

VIEW NOT APPLICABLE TO STAGE 4




3 **Typical Solid Entry Door Head Detail in Rockcote**
SCALE @ A3 - 1 : 5




VIEW NOT APPLICABLE TO STAGE 4




4 **Typical Solid Entry Door Jamb Detail in Rockcote**
SCALE @ A3 - 1 : 5

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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

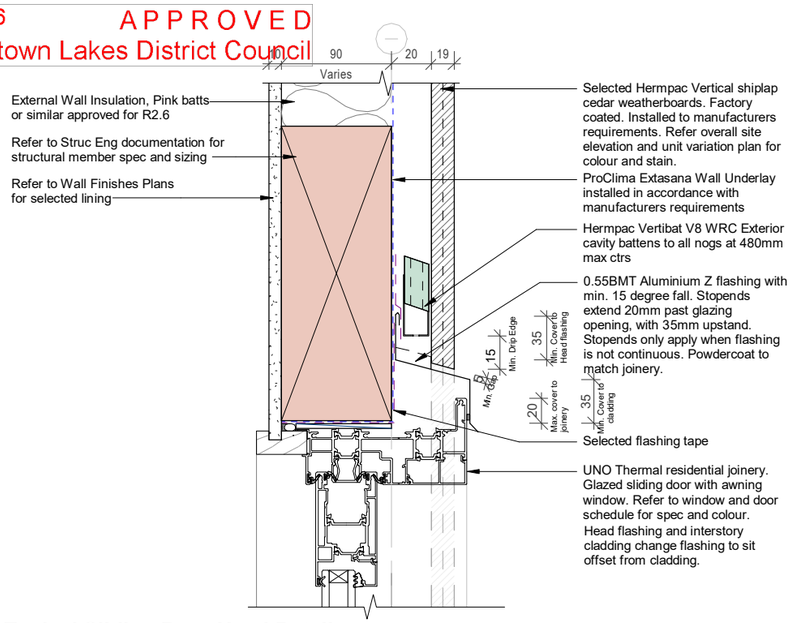
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REV.**E**

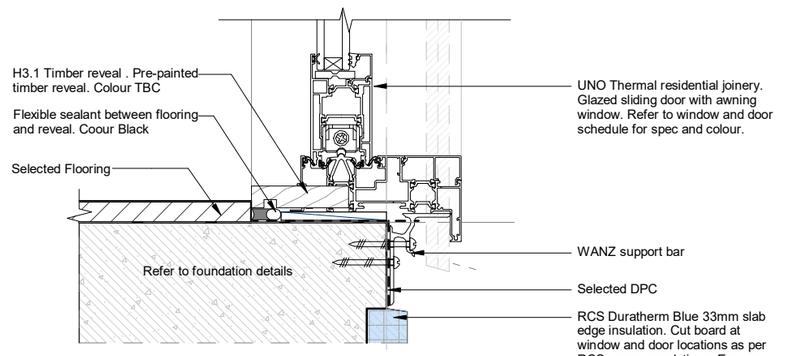
PROJECT No. **G591**

PLOT DATE. **14/08/2025 11:21:16 PM**

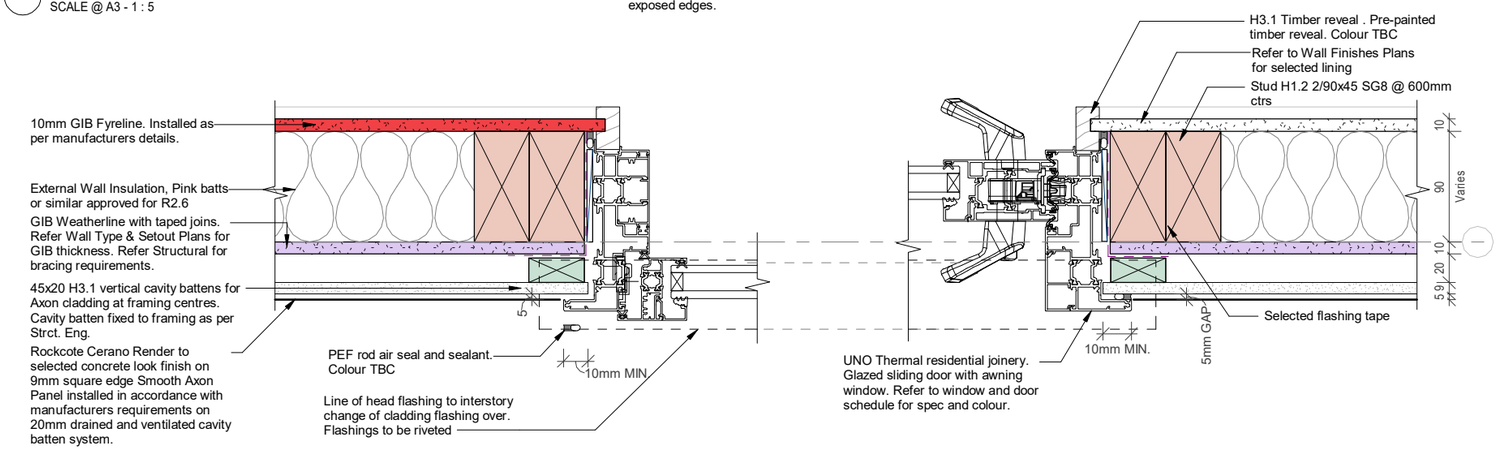
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1 **Typical Sliding Door Head Detail**
SCALE @ A3 - 1 : 5




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

This Drawing Contains Colour.
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## FOR CONSTRUCTION

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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

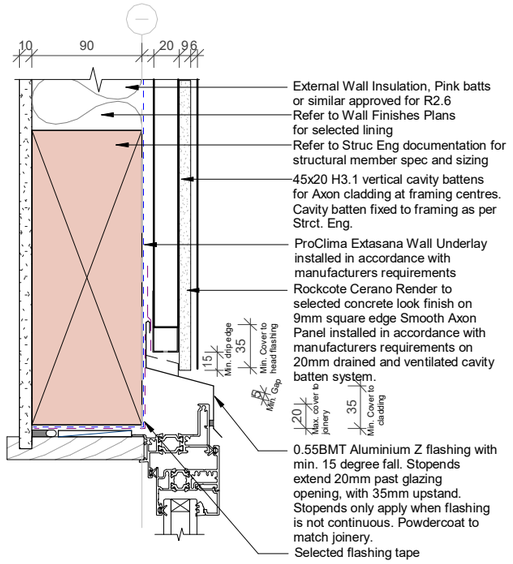
# AA-510

REV.**E**

PROJECT No. **G591**

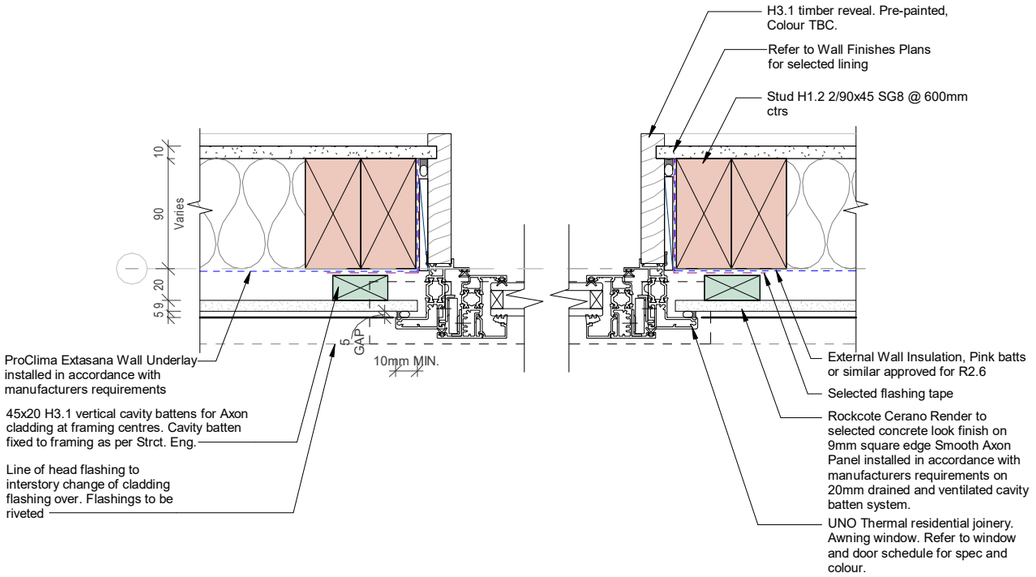
PLOT DATE. **14/08/2025 11:21:17 PM**

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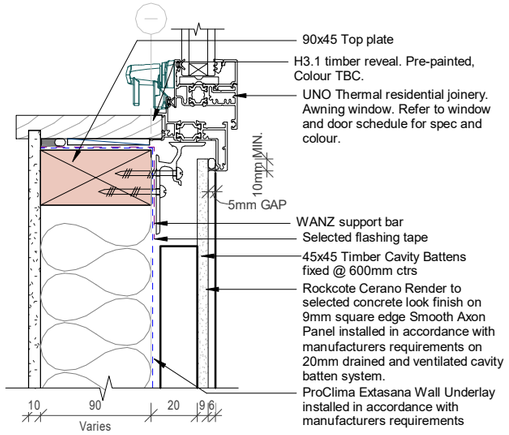

## 1a Typical Awning Window Head Detail - RCS Cerano

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

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 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

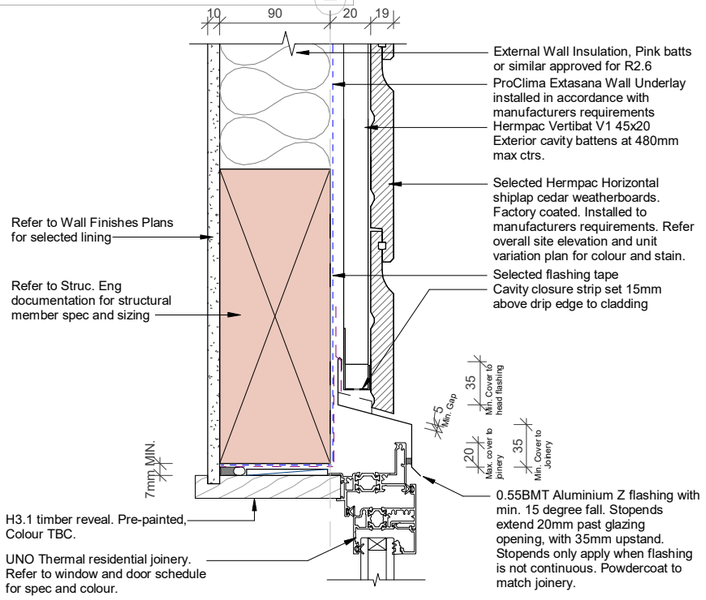
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REV.**E**

PROJECT No. **G591**

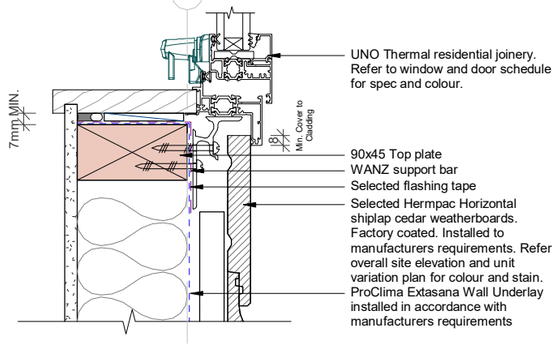
PLOT DATE. **14/08/2025 11:21:19 PM**

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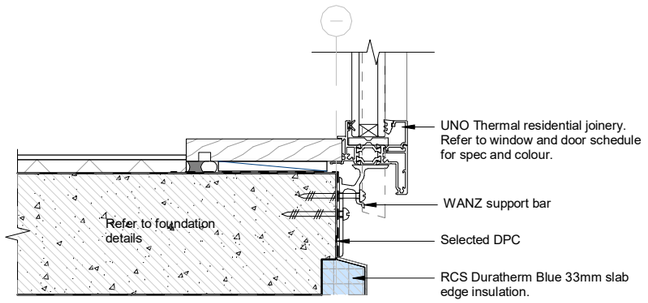

## 1a Typical Awning Window Head Detail in Horizontal Cedar

SCALE @ A3 - 1 : 5



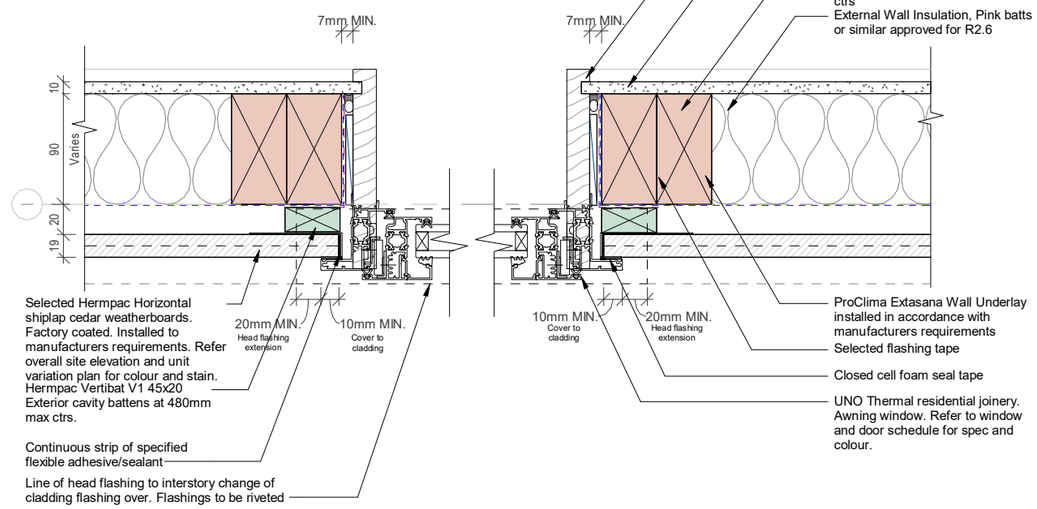

## 1b Typical Awning Window Sill Detail in Horizontal Cedar

SCALE @ A3 - 1 : 5



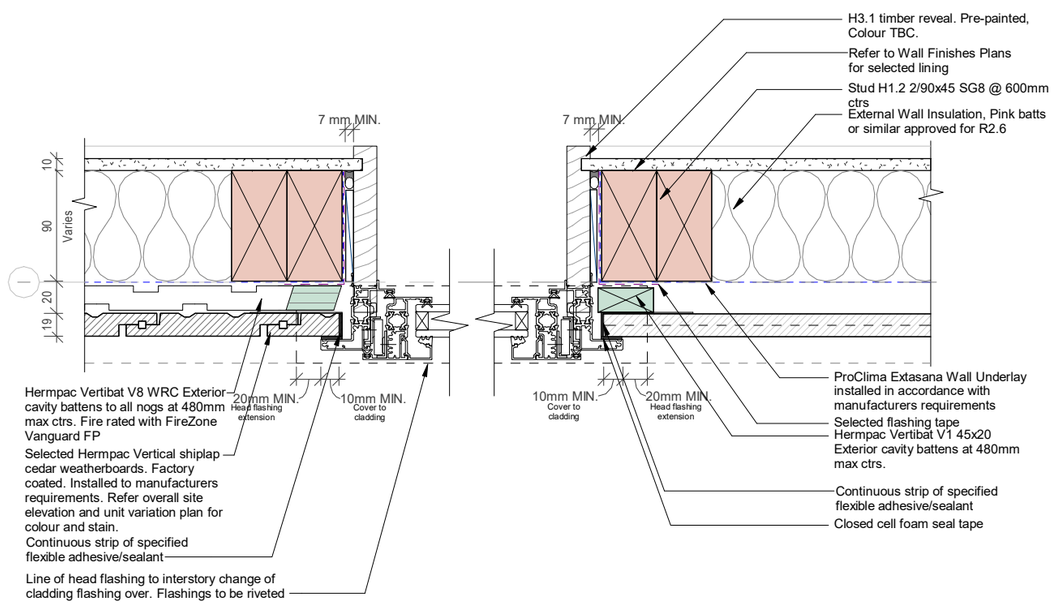

## 1 Typical Awning Window Sill Detail

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

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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

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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

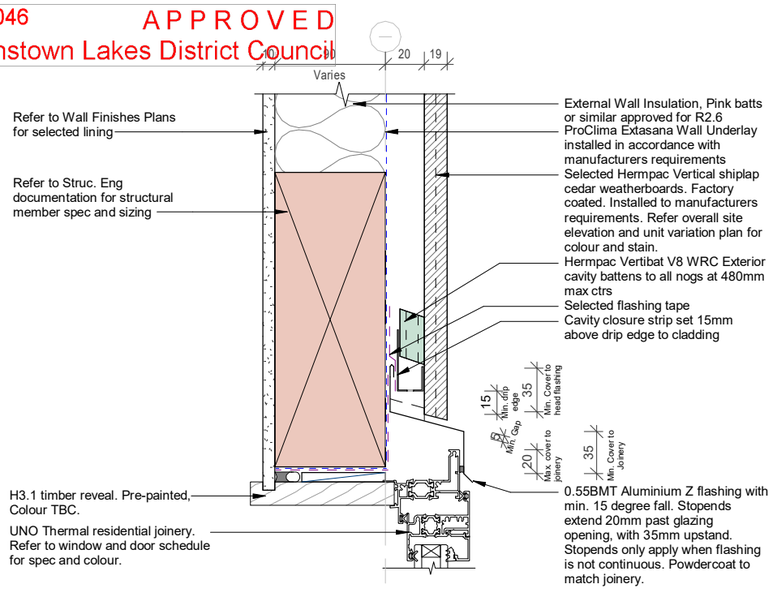
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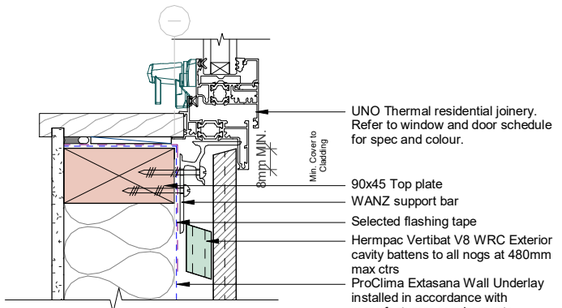
PROJECT No. **G591**

PLOT DATE. **14/08/2025 11:21:20 PM**

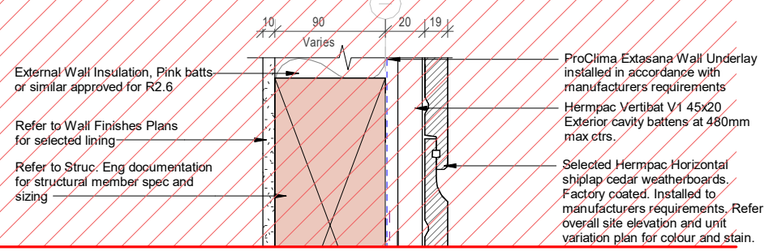
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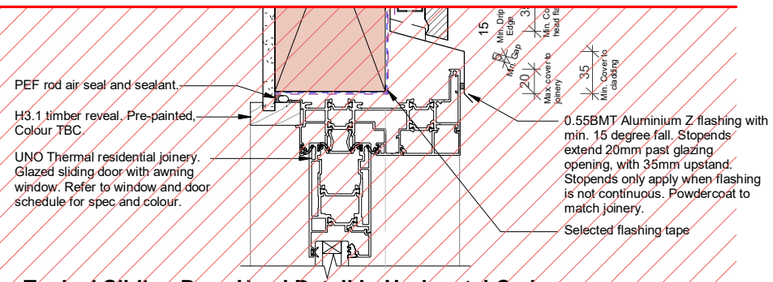

1a **Typical Awning Window Head Detail in Cedar Vertical**
SCALE @ A3 - 1 : 5



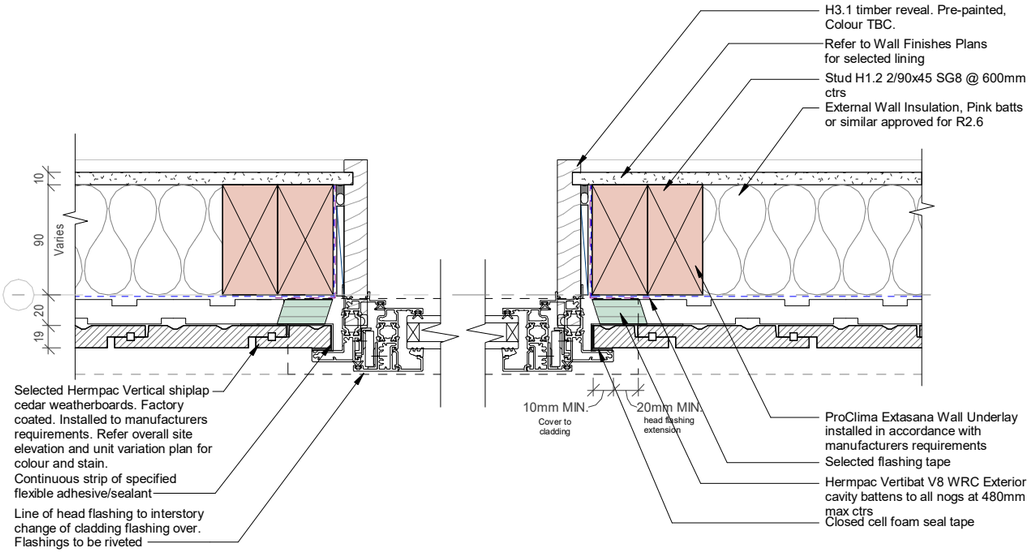

1b **Typical Awning Window Sill Detail in Cedar Vertical**
SCALE @ A3 - 1 : 5



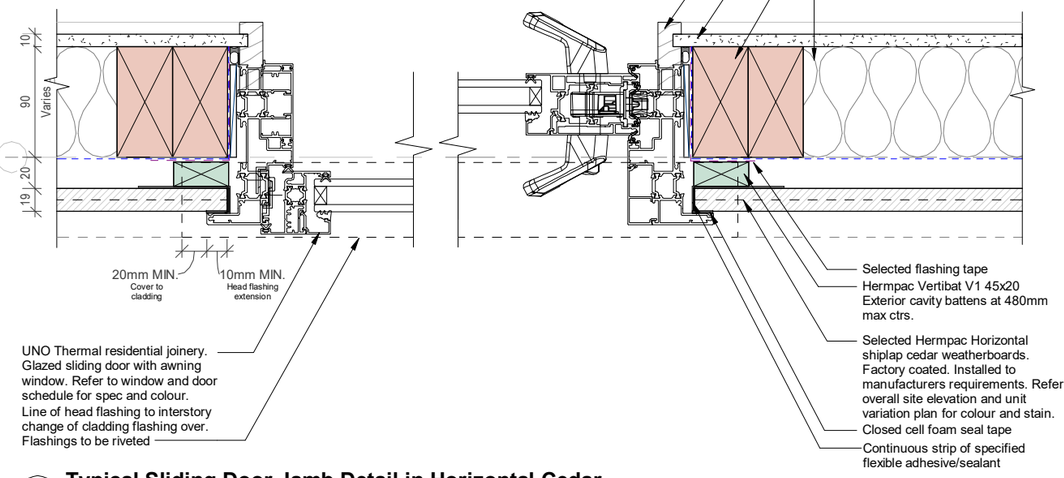

VIEW NOT APPLICABLE TO STAGE 4




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**

### 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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All Reproduction is to be in Colour.

0 5 10 20 30 50 mm

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## FOR CONSTRUCTION

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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

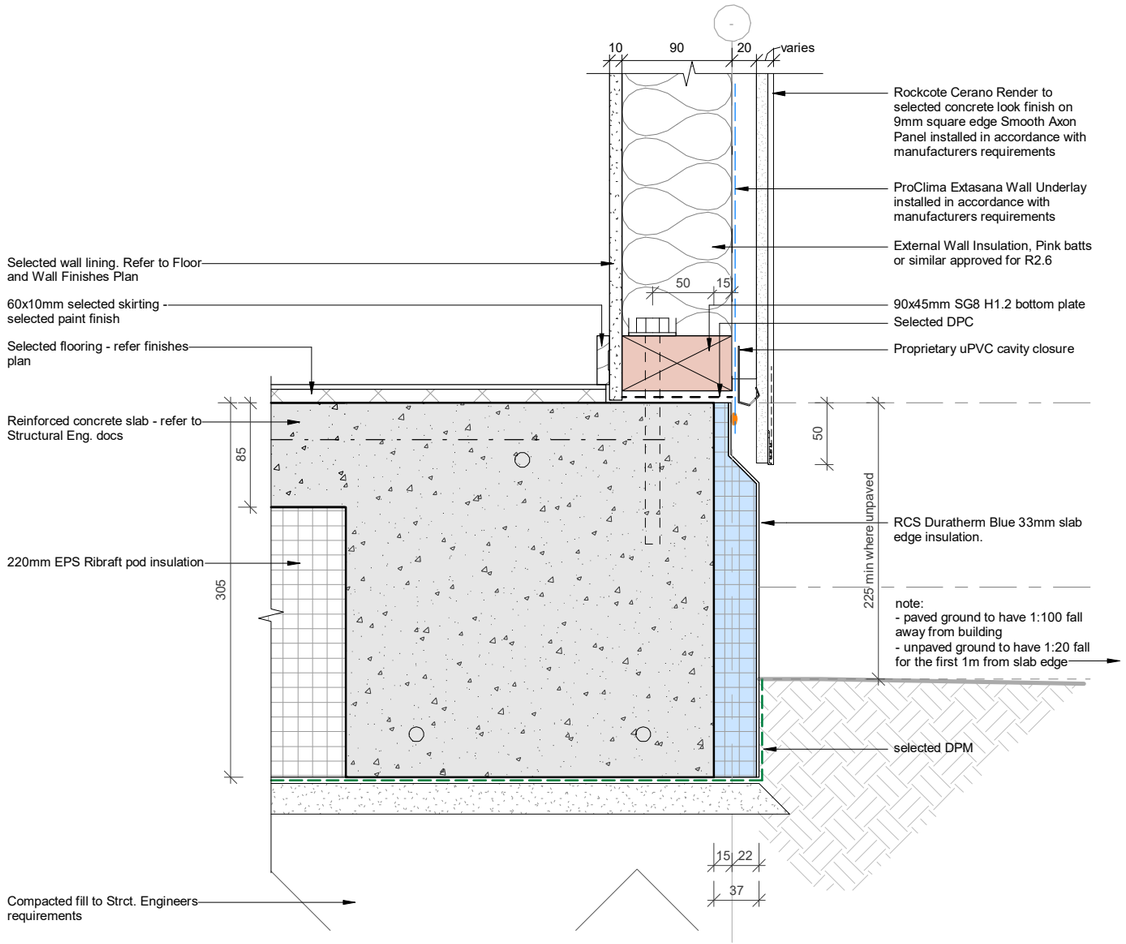
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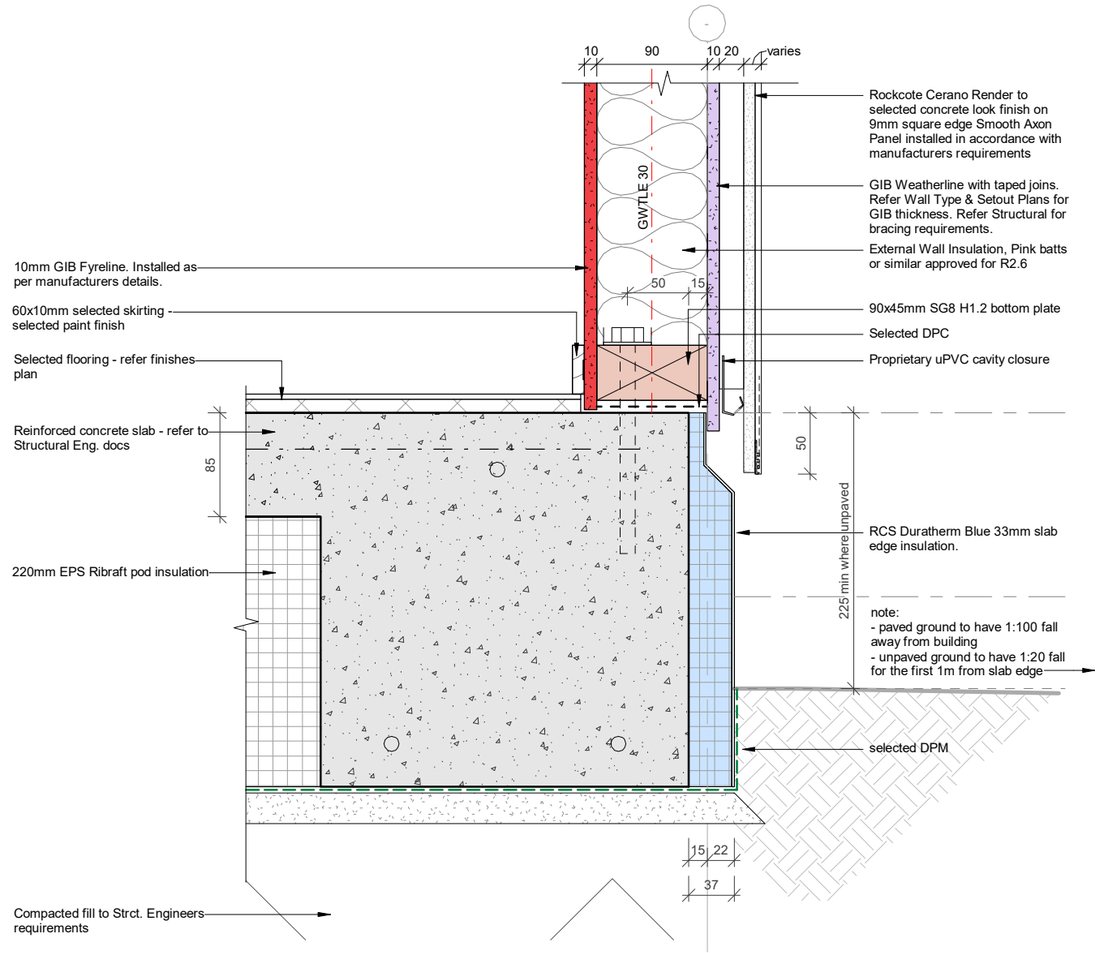
PROJECT No. **G591**

PLOT DATE. **14/08/2025 11:21:22 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

**FOUNDATION NOTES**

DPM - Thermathene Black

**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.




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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

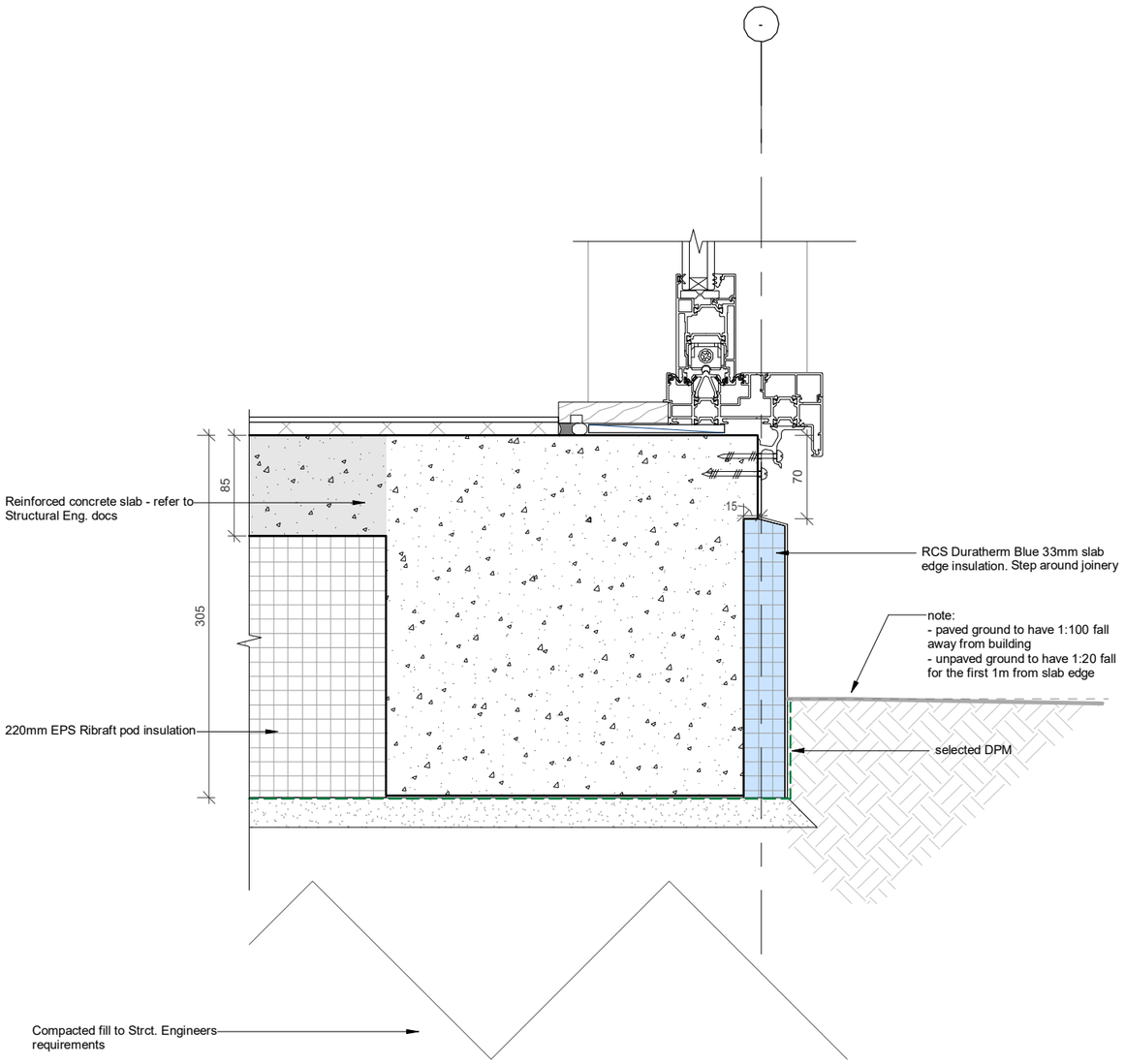
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PROJECT No. **G591**

PLOT DATE. **14/08/2025 11:21:23 PM**

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Queenstown Lakes District Council




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

**FOUNDATION NOTES**

DPM - Thermathene Black

**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.

0 5 10 20 30 50 mm

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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

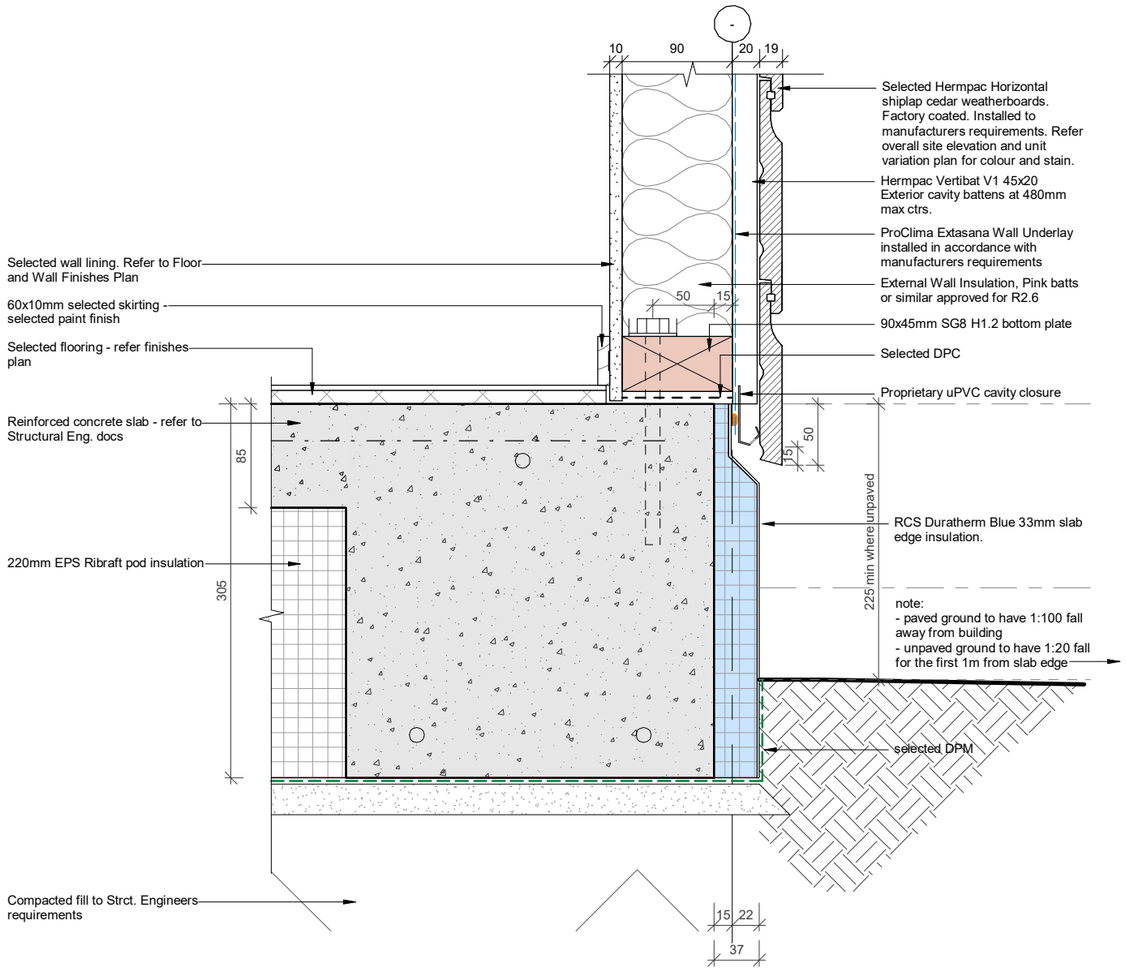
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PROJECT No. **G591**

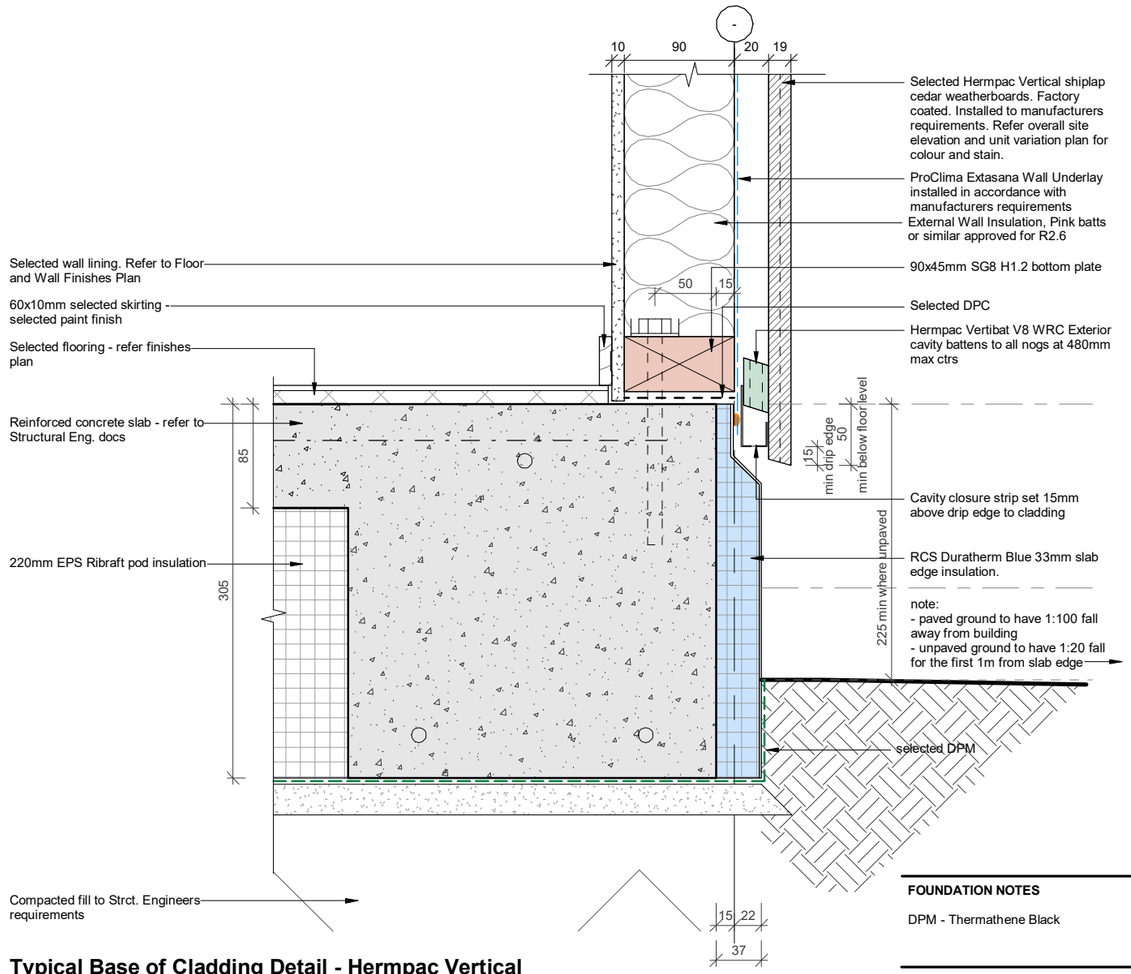
PLOT DATE. **14/08/2025 11:21:24 PM**

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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

**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.

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

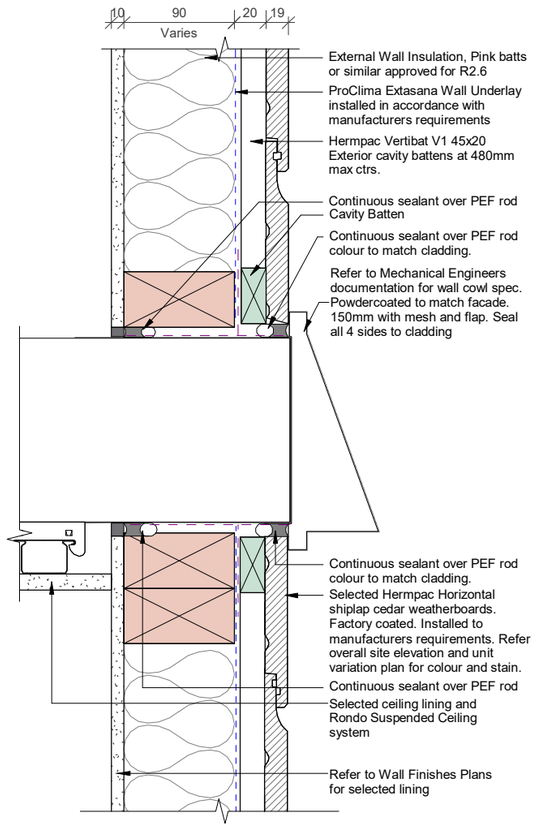
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PROJECT No. **G591**

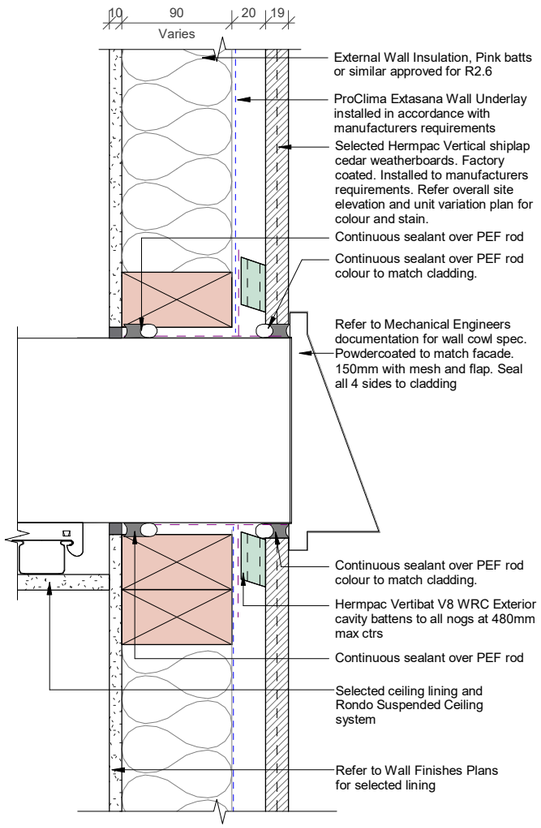
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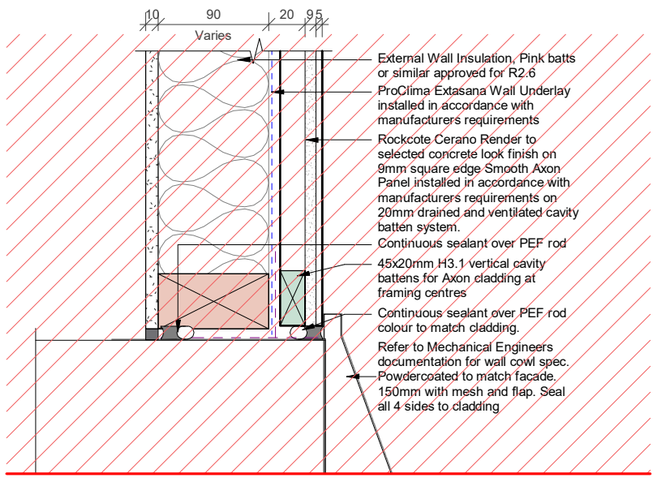

## WALL - HORIZONTAL CEDAR - EXTRACT PENETRATION WALL DETAIL

2 / A111 SCALE @ A3 - 1 : 5

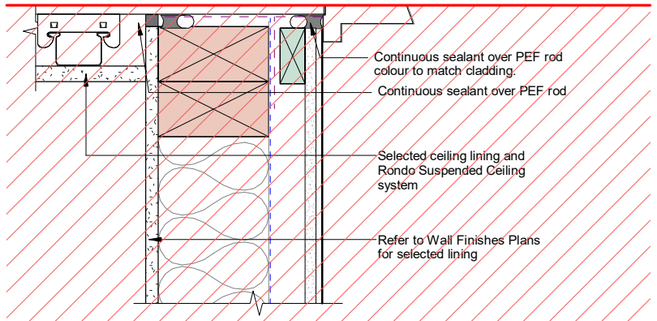



## WALL - VERTICAL CEDAR - EXTRACT PENETRATION WALL DETAIL

5 / A111 SCALE @ A3 - 1 : 5




VIEW NOT APPLICABLE TO STAGE 4




## WALL - ROCKCOTE - EXTRACT PENETRATION WALL DETAIL

6 / 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**

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|---|---|---|
| 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

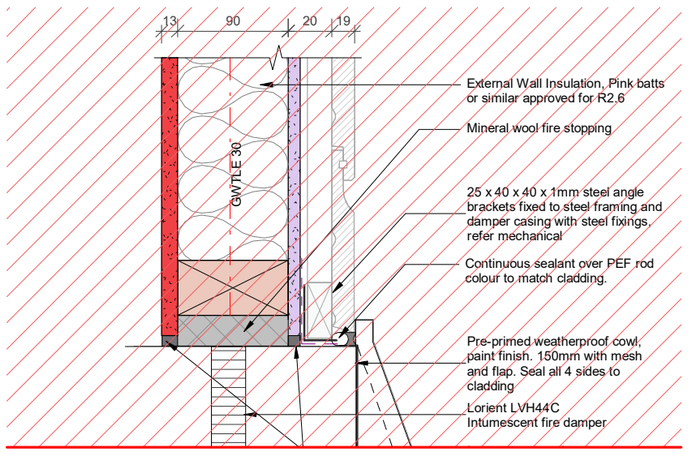
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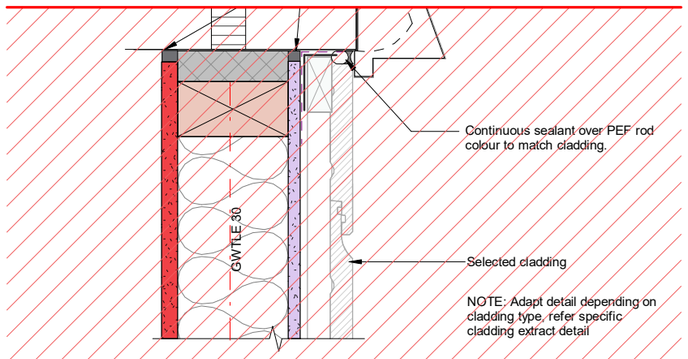
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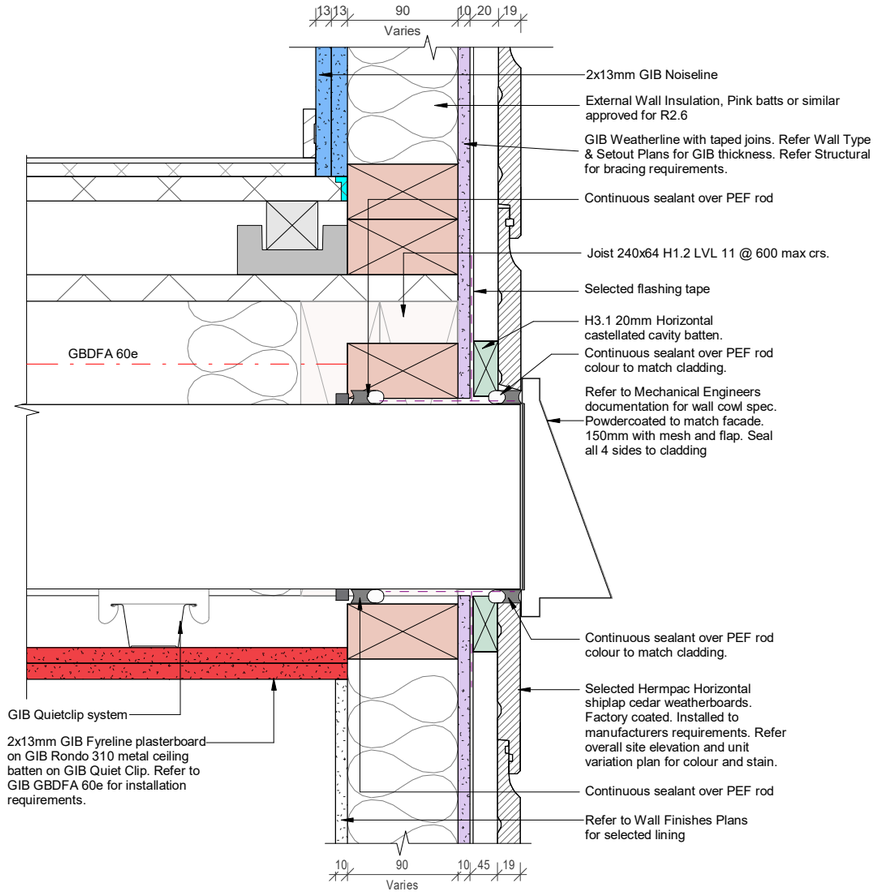



VIEW NOT APPLICABLE TO STAGE 4




**WALL - TYPICAL - EXTRACT PENETRATION FRR WALL DETAIL**

2 A111 SCALE @ A3 - 1 : 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

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FlexibleAirSealant: Bostik Seal N Flex 1 or similar

AdditionalMaterials: Note: Provide DPC between concrete and timber

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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

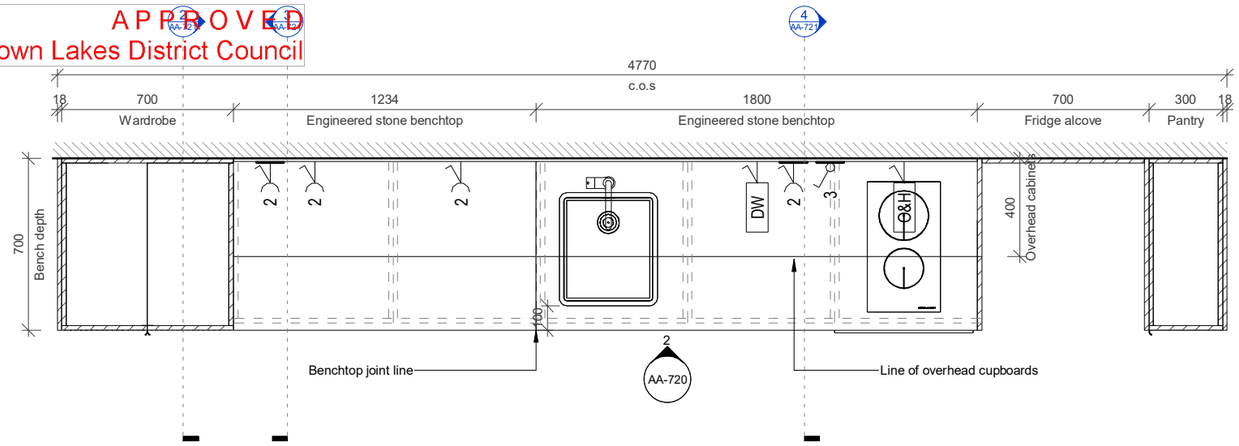
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REV.**E**

PROJECT No. **G591**

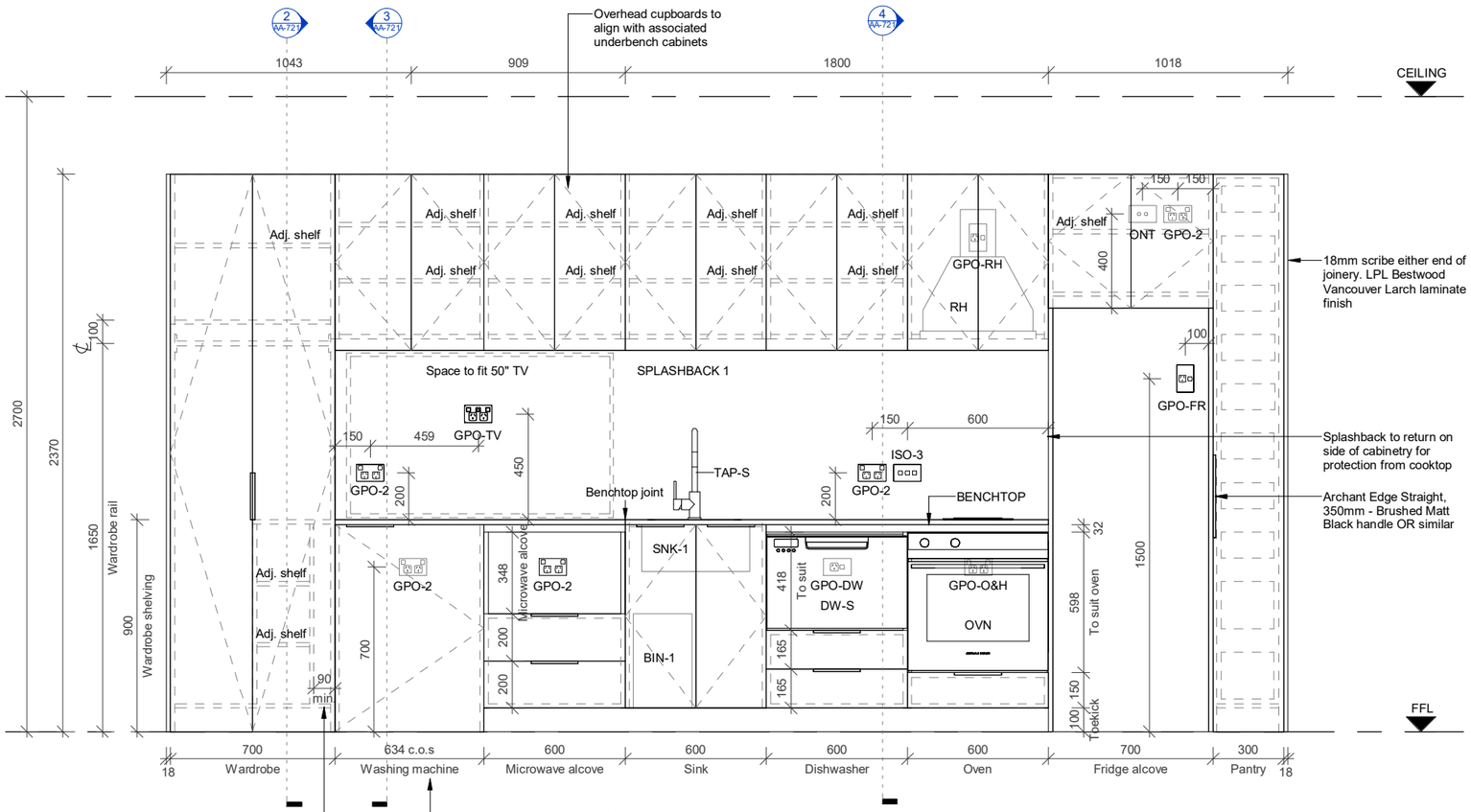
PLOT DATE. **14/08/2025 11:21:28 PM**

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Queenstown Lakes District Council




## KITCHEN A1 - PLAN

SCALE @ A3 - 1 : 25




2 AA-720 **KITCHEN A1 - 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

### KITCHENS A1 & A2

Kitchen A1 plan and elevation 01 is typical to all ground floor units of the Alpine Studios.

Kitchen A1.B elevation 01 is typical to ground floor end unit of the Alpine Studios Block.

Kitchen A2 plan and elevation 01 is typical to all first floor units of the Alpine Studios.

Kitchen A2.B elevation 01 is typical to first floor end units of the Alpine Studios Block.

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<br>Product code: CB046 - OR similar<br>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<br>Product code: AN-NAC4040/4015R - OR similar |
| **RH** | Fisher and Paykel 60cm Series 5 Integrated Insert Wall Rangehood<br>Product code: HP60ICSX4 - OR similar |
| **HOB** | Fisher and Paykel 60cm Series 5 4 Zone Induction Cooktop<br>Product code: CI604CTB1 - OR similar |
| **HOB-2** | Fisher and Paykel 30cm Series 5 2 Zone Induction Cooktop<br>Product code: CI302CTB1 - OR similar |
| **OVN** | Fisher and Paykel 60cm Series 7 Contemporary Pyrolytic Oven<br>Product code: OB60SD11PLX1 - OR similar |
| **DW** | Fisher and Paykel Series 5 Contemporary Dishwasher<br>Product code: DW60FC1X2 - OR similar |
| **DW-S** | Fisher and Paykel Series 7 Contemporary Single DishDrawer™ Dishwasher<br>Product code: DD60SCX9 - OR similar |
| **BIN-1** | Hafele Two compartment waste bin, Hailo Tandem - 2x15L installation behind hinged door. Colour: Cinder<br>Product code: 502.70.252 - OR similar |
| **BIN-2** | Hafele Waste bin, Hideaway Compact range, 2 x 20L bucket. Colour: Cinder<br>Product code: 503.55.432, KC40SCD-C - OR similar |
| **PANTRY** | Hafele DISPENSA Pantry Pull-Out<br>Product code: 2011028 - OR similar |

0 5 10 20 30 50 mm


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| **Napier** | +64 6 835 6173 | np@dgse.co.nz |
| **Palmerston North** | +64 6 357 4534 | pn@dgse.co.nz |
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| **Queenstown** | +64 3 568 8411 | qt@dgse.co.nz |


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**FOR CONSTRUCTION**

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings.
If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

**KITCHEN A1 - PLAN**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| D | Building Consent Stage 6A | 23.05.25 |
| 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

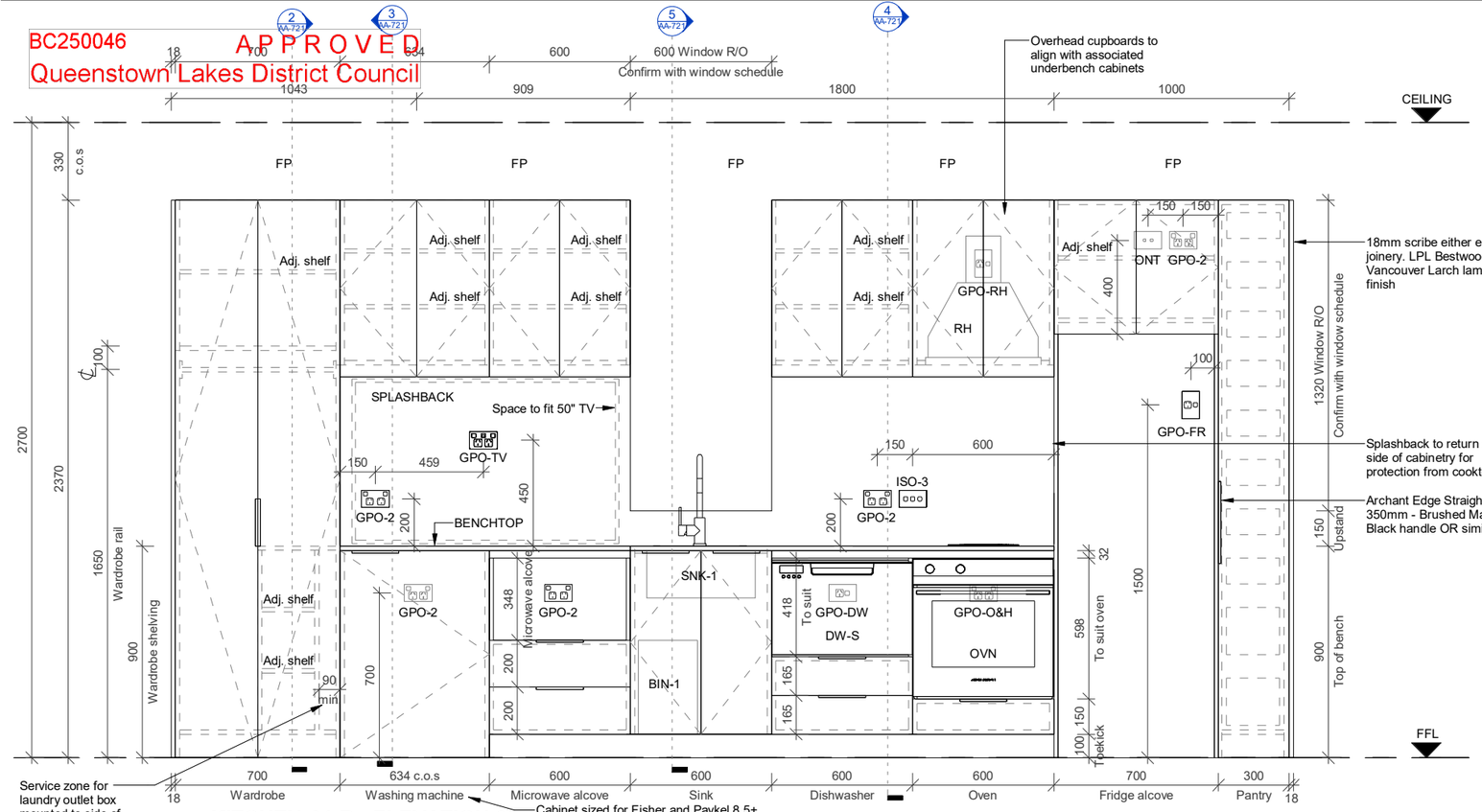
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REV.**D**

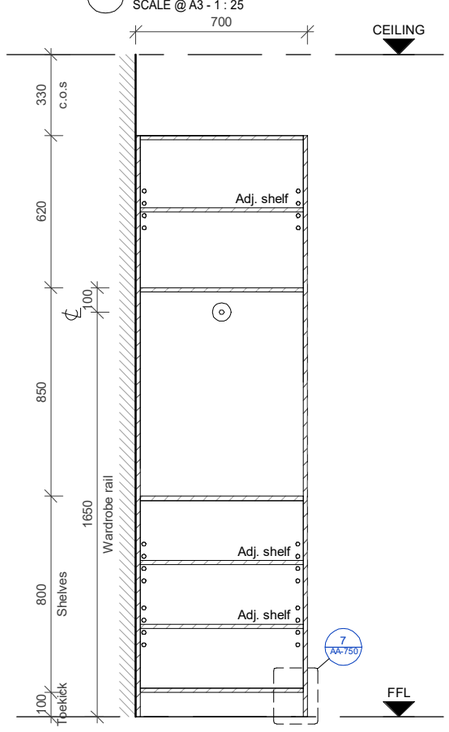
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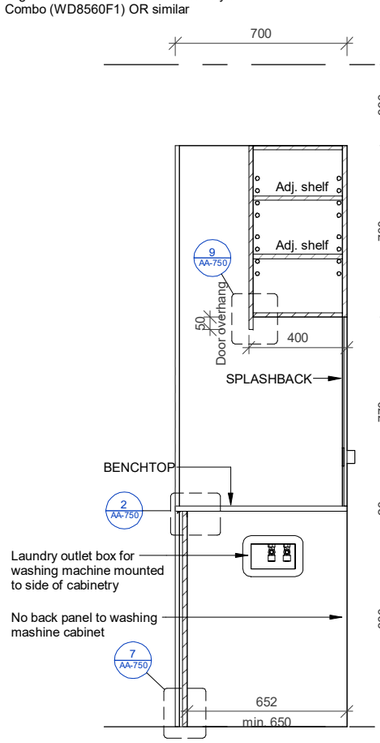
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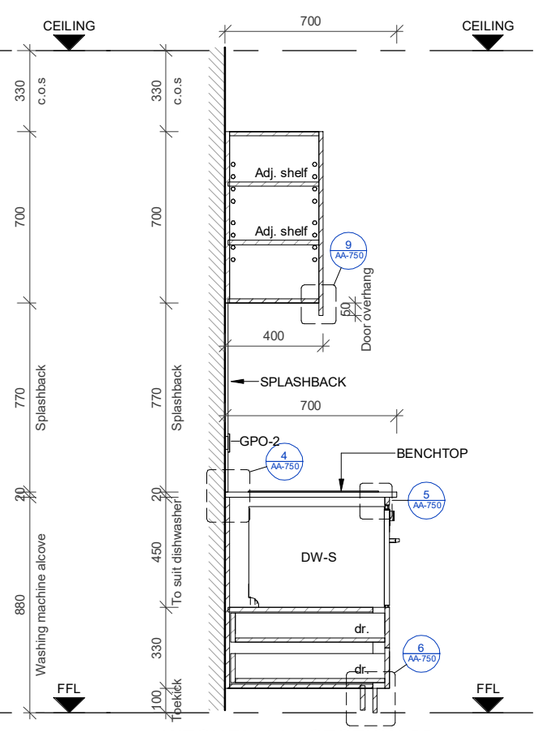

## 1 AA-720 KITCHEN A1.B - ELEVATION 01
SCALE @ A3 - 1 : 25



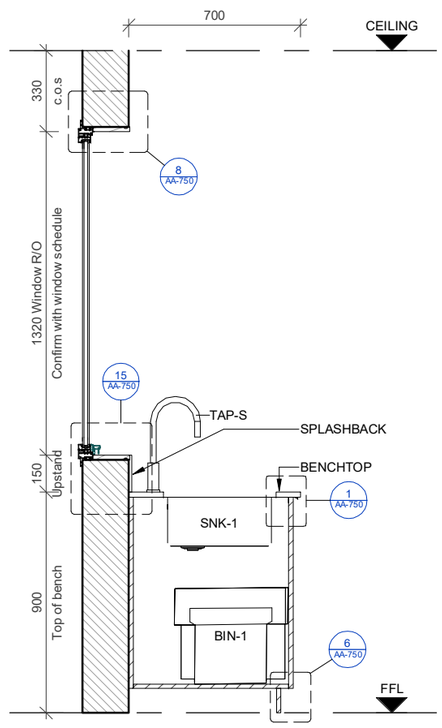

## 2 AA-720 KITCHEN A1 - SECTION 01
SCALE @ A3 - 1 : 25




## 3 AA-720 KITCHEN A1 - SECTION 02
SCALE @ A3 - 1 : 25




## 4 AA-720 KITCHEN A1 - SECTION 03
SCALE @ A3 - 1 : 25




## 5 AA-721 KITCHEN A1.B - 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

### KITCHENS A1 & A2

Kitchen A1 plan and elevation 01 is typical to all ground floor units of the Alpine Studios.

Kitchen A1.B elevation 01 is typical to ground floor end unit of the Alpine Studios Block.

Kitchen A2 plan and elevation 01 is typical to all first floor units of the Alpine Studios.

Kitchen A2.B elevation 01 is typical to first floor end units of the Alpine Studios Block.

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<br>Product code: CB046 - OR similar<br>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<br>Product code: AN-NAC4040/4015R - OR similar |
| **RH** | Fisher and Paykel 60cm Series 5 Integrated Insert Wall Rangehood<br>Product code: HP60ICSX4 - OR similar |
| **HOB** | Fisher and Paykel 60cm Series 5 4 Zone Induction Cooktop<br>Product code: CI604CTB1 - OR similar |
| **HOB-2** | Fisher and Paykel 30cm Series 5 2 Zone Induction Cooktop<br>Product code: CI302CTB1 - OR similar |
| **OVN** | Fisher and Paykel 60cm Series 7 Contemporary Pyrolytic Oven<br>Product code: OB60SD11PLX1 - OR similar |
| **DW** | Fisher and Paykel Series 5 Contemporary Dishwasher<br>Product code: DW60FC1X2 - OR similar |
| **DW-S** | Fisher and Paykel Series 7 Contemporary Single DishDrawer™ Dishwasher<br>Product code: DD60SCX9 - OR similar |
| **BIN-1** | Hafele Two compartment waste bin, Hailo Tandem - 2x15L installation behind hinged door. Colour: Cinder<br>Product code: 502.70.252 - OR similar |
| **BIN-2** | Hafele Waste bin, Hideaway Compact range, 2 x 20L bucket. Colour: Cinder<br>Product code: 503.55.432, KC40SCD-C - OR similar |
| **PANTRY** | Hafele DISPENSA Pantry Pull-Out<br>Product code: 2011028 - OR similar |

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| **Palmerston North** | +64 6 357 4534 | pn@dgse.co.nz |
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### FOR CONSTRUCTION

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### KITCHEN A1 - ELEVATIONS & SECTIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| D | Building Consent Stage 6A | 23.05.25 |
| 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

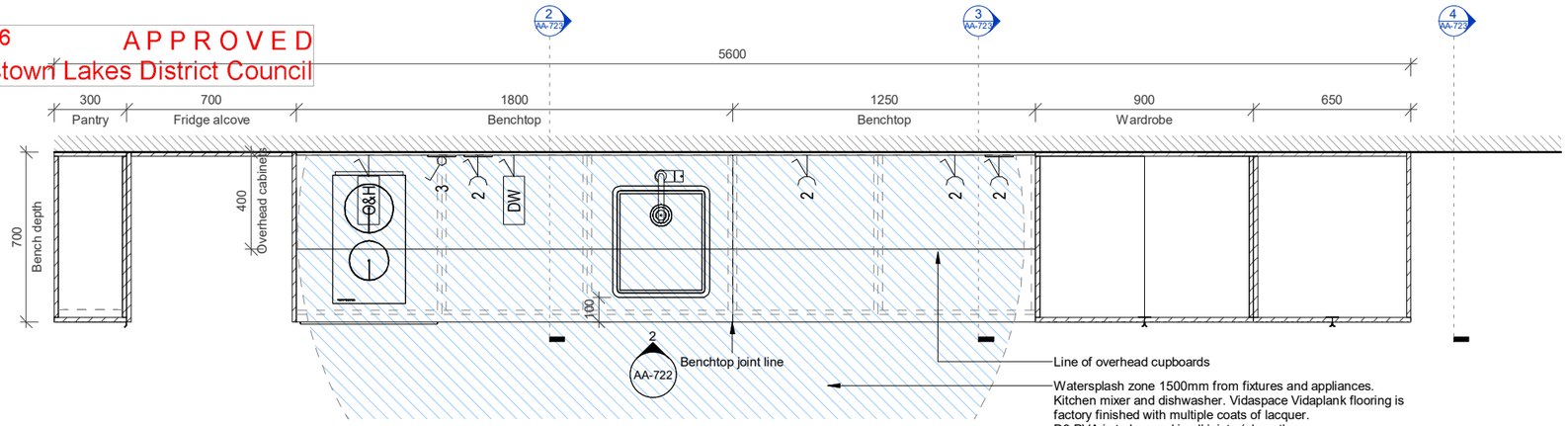
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA-721 REV.D

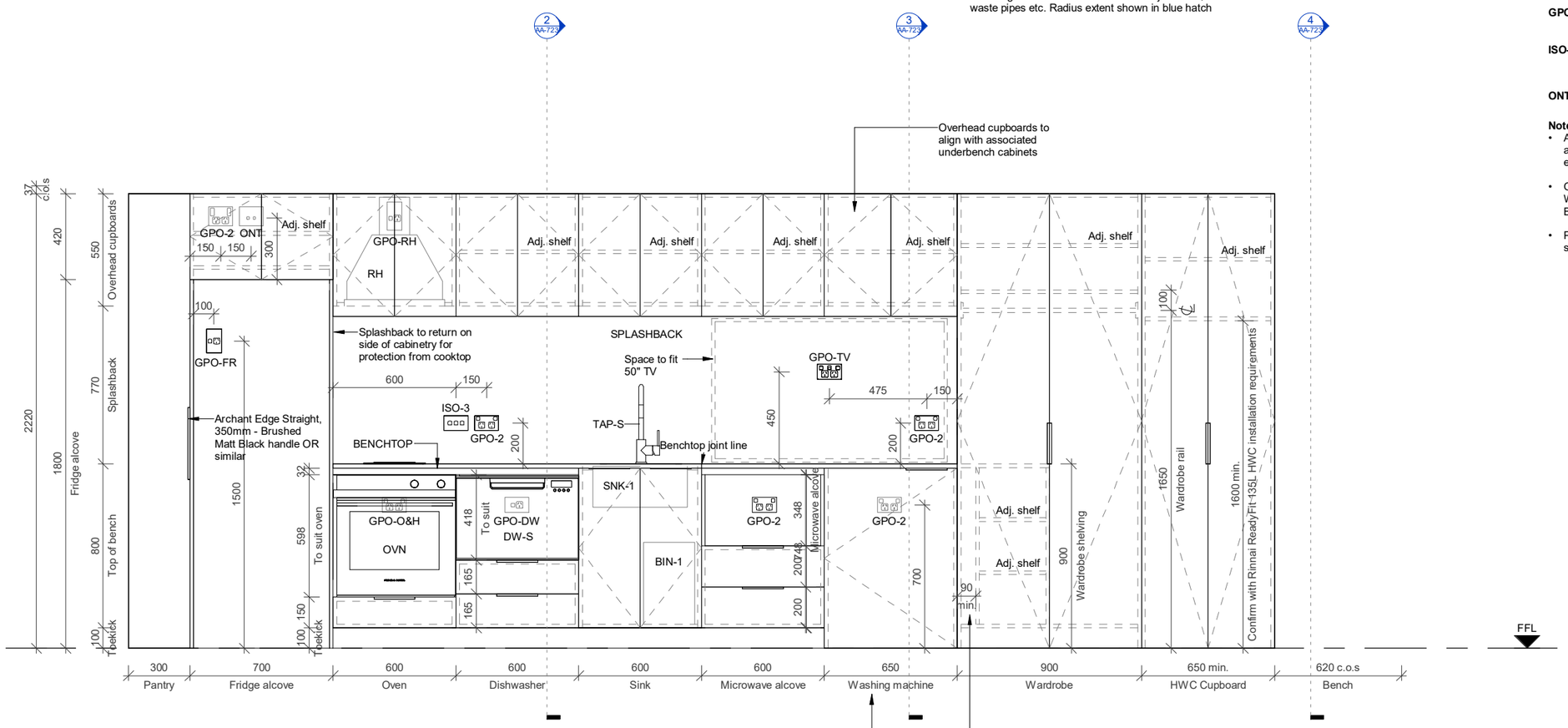
PROJECT No. **G591**

PLOT DATE. **14/08/2025 11:21:40 PM**

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## KITCHEN A2 - PLAN
SCALE @ A3 - 1 : 25




2 AA-722 **KITCHEN A2 - 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

### KITCHENS A1 & A2

Kitchen A1 plan and elevation 01 is typical to all ground floor units of the Alpine Studios.

Kitchen A1.B elevation 01 is typical to ground floor end unit of the Alpine Studios Block.

Kitchen A2 plan and elevation 01 is typical to all first floor units of the Alpine Studios.

Kitchen A2.B elevation 01 is typical to first floor end units of the Alpine Studios Block.

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<br>Product code: CB046 - OR similar<br>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<br>Product code: AN-NAC4040/4015R - OR similar |
| **RH** | Fisher and Paykel 60cm Series 5 Integrated Insert Wall Rangehood<br>Product code: HP60ICSX4 - OR similar |
| **HOB** | Fisher and Paykel 60cm Series 5 4 Zone Induction Cooktop<br>Product code: CI604CTB1 - OR similar |
| **HOB-2** | Fisher and Paykel 30cm Series 5 2 Zone Induction Cooktop<br>Product code: CI302CTB1 - OR similar |
| **OVN** | Fisher and Paykel 60cm Series 7 Contemporary Pyrolytic Oven<br>Product code: OB60SD11PLX1 - OR similar |
| **DW** | Fisher and Paykel Series 5 Contemporary Dishwasher<br>Product code: DW60FC1X2 - OR similar |
| **DW-S** | Fisher and Paykel Series 7 Contemporary Single DishDrawer™ Dishwasher<br>Product code: DD60SCX9 - OR similar |
| **BIN-1** | Hafele Two compartment waste bin, Hailo Tandem - 2x15L installation behind hinged door. Colour: Cinder<br>Product code: 502.70.252 - OR similar |
| **BIN-2** | Hafele Waste bin, Hideaway Compact range, 2 x 20L bucket. Colour: Cinder<br>Product code: 503.55.432, KC40SCD-C - OR similar |
| **PANTRY** | Hafele DISPENSA Pantry Pull-Out<br>Product code: 2011028 - OR similar |

0 5 10 20 30 50 mm


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| **Napier** | +64 6 835 6173 | np@dgse.co.nz |
| **Palmerston North** | +64 6 357 4534 | pn@dgse.co.nz |
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| **Queenstown** | +64 3 568 8411 | qt@dgse.co.nz |


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**FOR CONSTRUCTION**

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**KITCHEN A2 - PLAN**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| D | Building Consent Stage 6A | 23.05.25 |
| 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

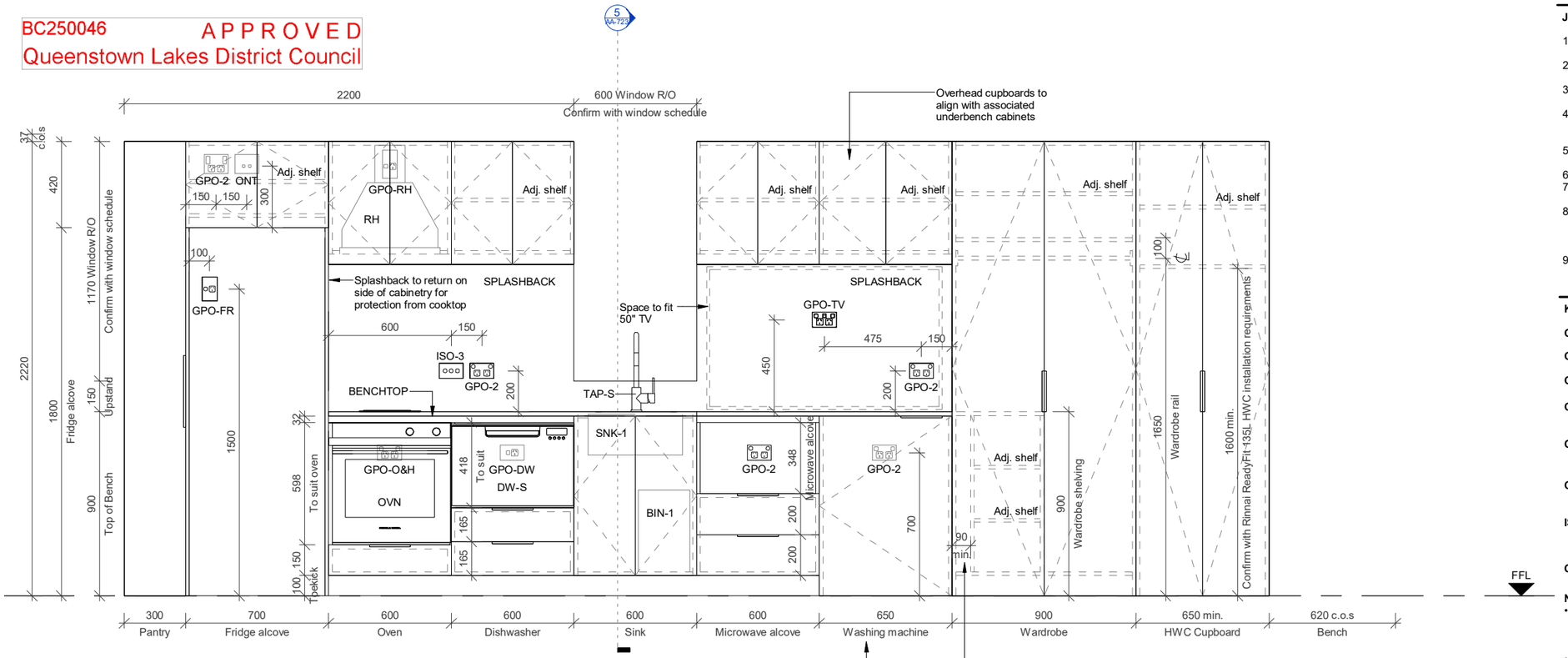
# AA-722

REV.**D**

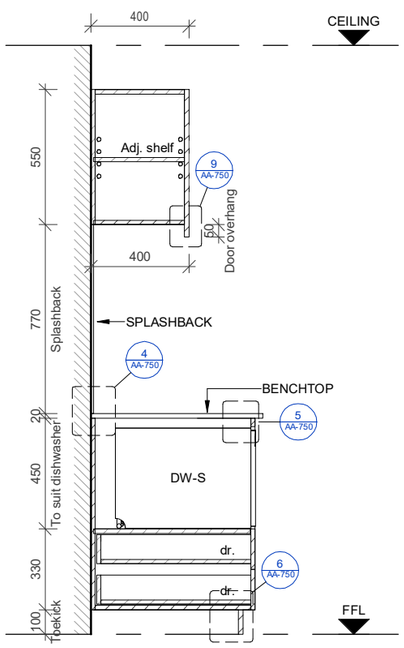
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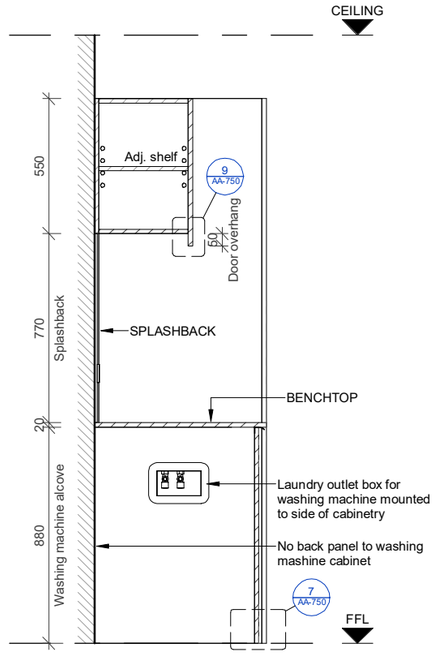
BC250046 APPROVED
Queenstown Lakes District Council



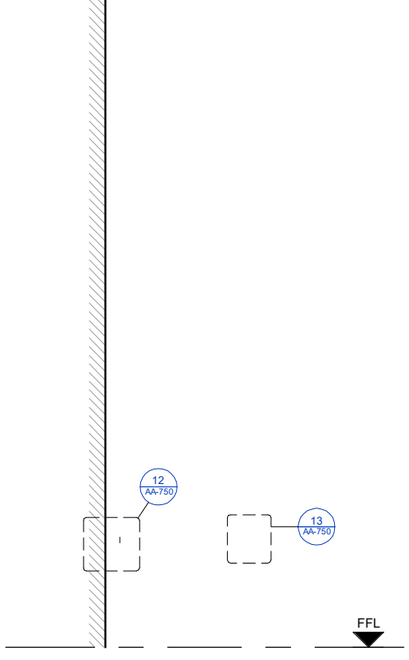

1 **KITCHEN A2.B - ELEVATION 01**
SCALE @ A3 - 1 : 25



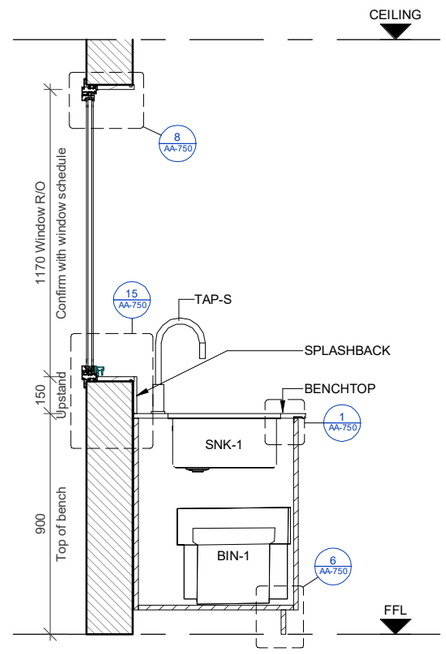

2 AA-722 **KITCHEN A2 - SECTION 01**
SCALE @ A3 - 1 : 25




3 AA-722 **KITCHEN A2 - SECTION 02**
SCALE @ A3 - 1 : 25




4 AA-722 **KITCHEN A2 - SECTION 03**
SCALE @ A3 - 1 : 25




5 AA-723 **KITCHEN A2.B - 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

## KITCHENS A1 & A2

Kitchen A1 plan and elevation 01 is typical to all ground floor units of the Alpine Studios.

Kitchen A1.B elevation 01 is typical to ground floor end unit of the Alpine Studios Block.

Kitchen A2 plan and elevation 01 is typical to all first floor units of the Alpine Studios.

Kitchen A2.B elevation 01 is typical to first floor end units of the Alpine Studios Block.

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<br>Product code: CB046 - OR similar<br>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<br>Product code: AN-NAC4040/4015R - OR similar |
| **RH** | Fisher and Paykel 60cm Series 5 Integrated Insert Wall Rangehood<br>Product code: HP60ICSX4 - OR similar |
| **HOB** | Fisher and Paykel 60cm Series 5 4 Zone Induction Cooktop<br>Product code: CI604CTB1 - OR similar |
| **HOB-2** | Fisher and Paykel 30cm Series 5 2 Zone Induction Cooktop<br>Product code: CI302CTB1 - OR similar |
| **OVN** | Fisher and Paykel 60cm Series 7 Contemporary Pyrolytic Oven<br>Product code: OB60SD11PLX1 - OR similar |
| **DW** | Fisher and Paykel Series 5 Contemporary Dishwasher<br>Product code: DW60FC1X2 - OR similar |
| **DW-S** | Fisher and Paykel Series 7 Contemporary Single DishDrawer™ Dishwasher<br>Product code: DD60SCX9 - OR similar |
| **BIN-1** | Hafele Two compartment waste bin, Hailo Tandem - 2x15L installation behind hinged door. Colour: Cinder<br>Product code: 502.70.252 - OR similar |
| **BIN-2** | Hafele Waste bin, Hideaway Compact range, 2 x 20L bucket. Colour: Cinder<br>Product code: 503.55.432, KC40SCD-C - OR similar |
| **PANTRY** | Hafele DISPENSA Pantry Pull-Out<br>Product code: 2011028 - OR similar |




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## FOR CONSTRUCTION

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## KITCHEN A2 - ELEVATIONS & SECTIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| D | Building Consent Stage 6A | 23.05.25 |
| 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

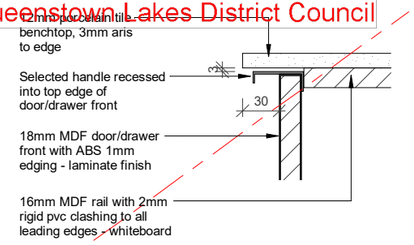
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REV.**D**

PROJECT No. **G591**

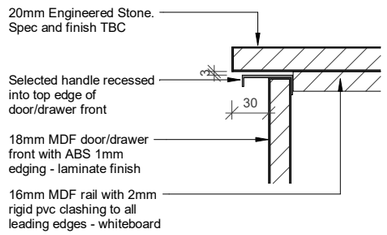
PLOT DATE. **14/08/2025 11:21:52 PM**

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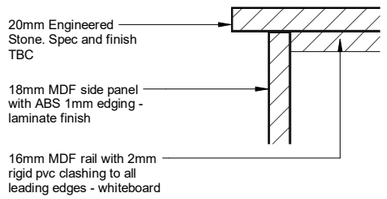

## 1 SECTION - TILE BENCH TO CP/DRAWER FRONT

SCALE @ A3 - 1 : 5



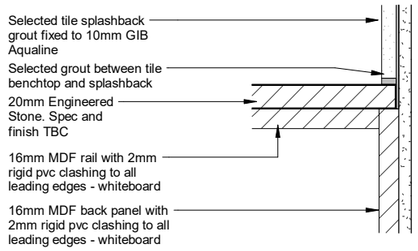

## 2 SECTION - ENGINEERED STONE BENCH TO CP/DRAWER FRONT

SCALE @ A3 - 1 : 5




## 3 SECTION - TYP. BENCH END

SCALE @ A3 - 1 : 5

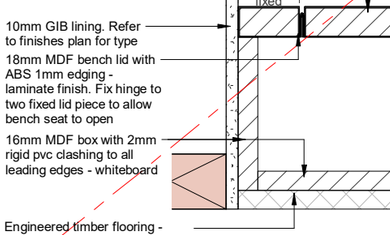



## 4 SECTION - TILE BENCH TO SPLASHBACK

SCALE @ A3 - 1 : 5

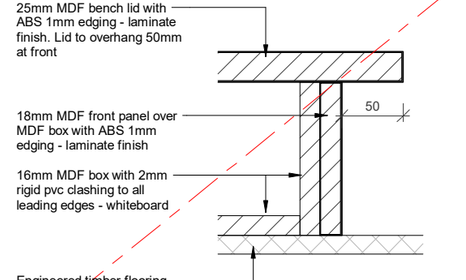
**JOINERY NOTES**

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.



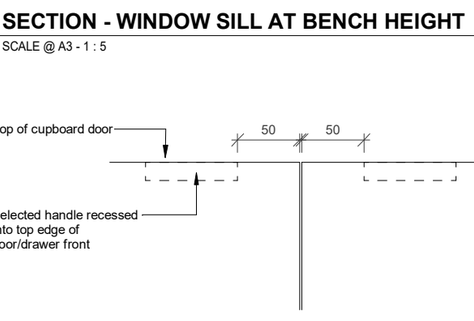

## 5 SECTION - TILE BENCH TO MV/DW ALCOVE FRONT

SCALE @ A3 - 1 : 5



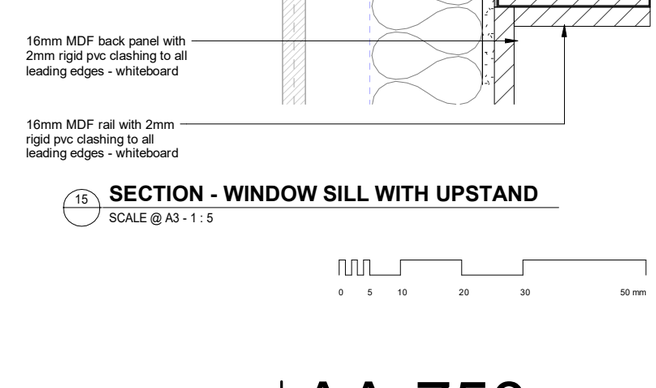

## 6 SECTION - TYP. TOEKICK

SCALE @ A3 - 1 : 5



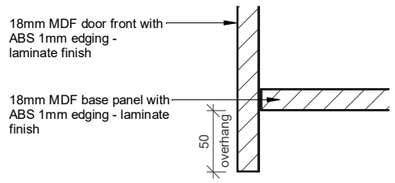

## 7 SECTION - CP DOOR TO FLOOR

SCALE @ A3 - 1 : 5



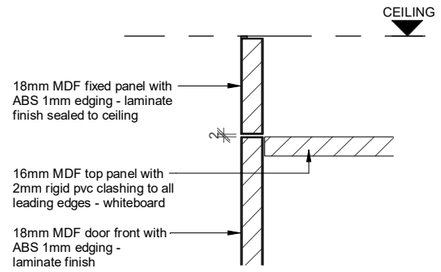

## 8 SECTION - TYP. WINDOW HEAD AT OVERHEAD CP

SCALE @ A3 - 1 : 5



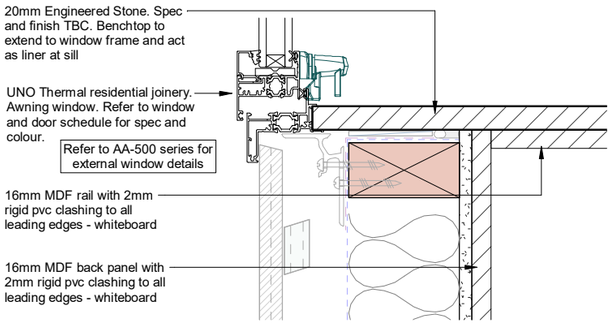

## 9 SECTION - TYP. OVERHEAD CP DOOR

SCALE @ A3 - 1 : 5



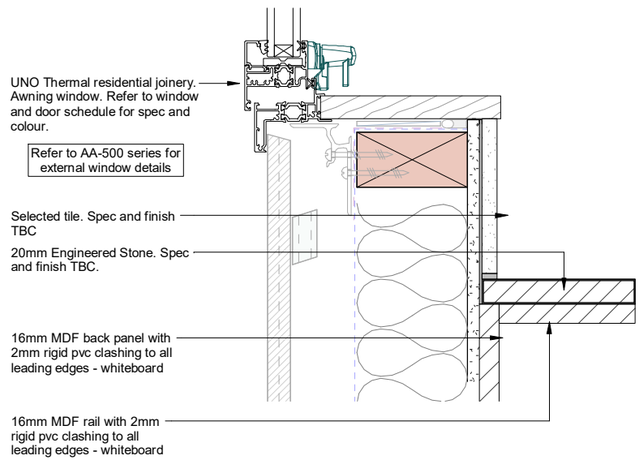

## 10 SECTION - TYP. OVERHEAD CP TOP FRONT

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

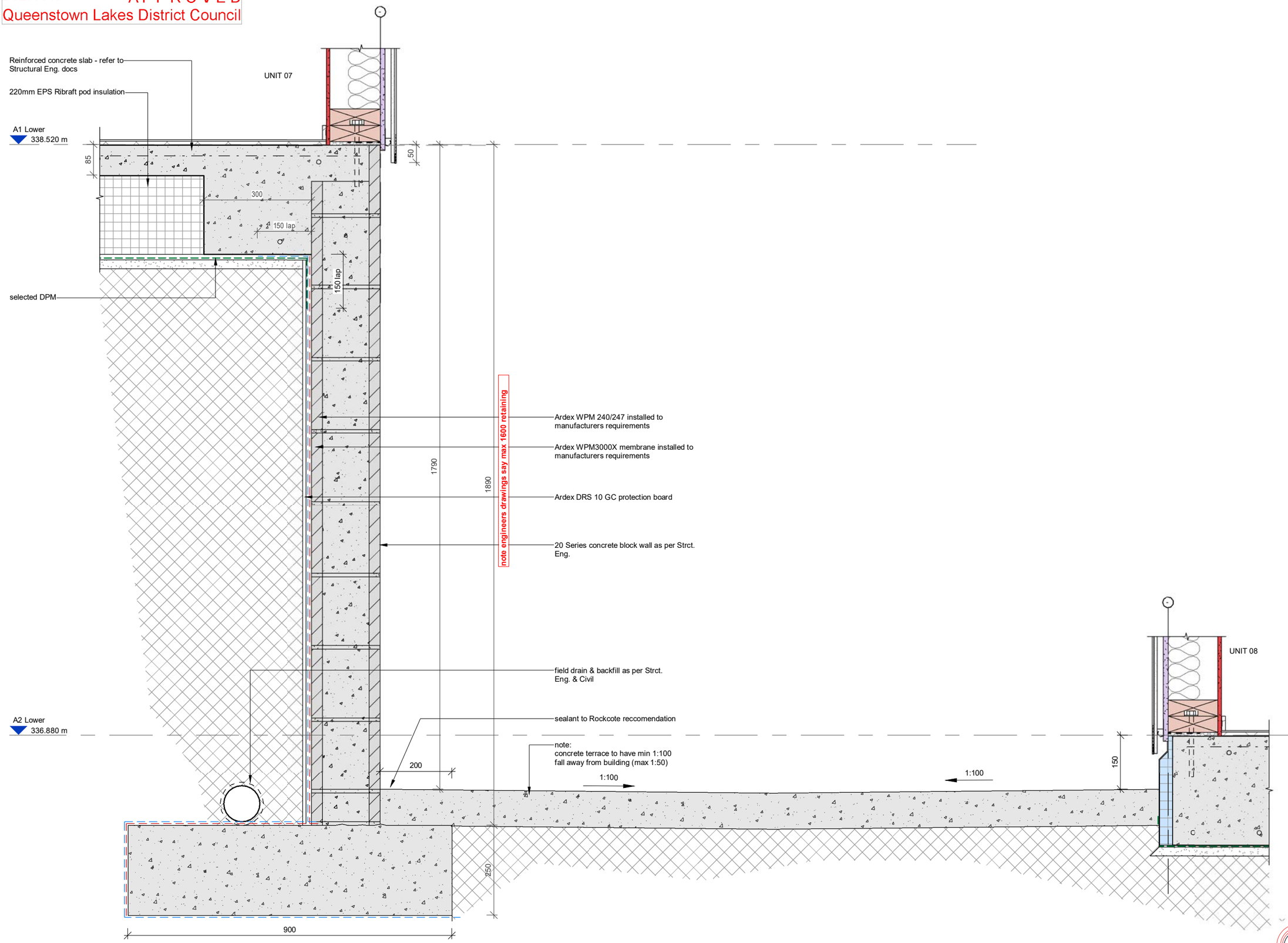
# AA-750

REV.**E**

PROJECT No. **G591**

PLOT DATE. **14/08/2025 11:21:54 PM**

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1 LL210 **RETAINING WALL 16 DETAIL**
SCALE @ A3 - 1 : 10 | SCALE @ A1 - DOUBLE SCALE

NOTE: REFER TO CIVIL DRAWINGS FOR DETAILED LEVELS SET OUT. CONFIRM ALL GROUND LEVELS ON SITE TO VERIFY DESIGNED RETAINING HEIGHT IS CORRECT PRIOR TO CONSTRUCTION
READ IN CONJUNCTION WITH ENGCO AND ENGEO PLANS. ALL RETAINING WALL CONSTRUCTION TO BE REVEIWED ON SITE WHERE ADJUSTMENTS MAY BE REQUIRED TO SUIT THE SITE CONDITIONS. ALL DIMENSIONS ARE APPROXIMATE AND TO BE CONFIRMED ON SITE. CONSTRUCTION TYPE MAY BE ADJUSTED TO SUIT SITE CONDITIONS. CONFIRM ALL WALL TYPES WITH PRINCIPAL AND ENGINEERS BEFORE COMMENCING CONSTRUCTION.

REV. A

# LL283

## RW 16 FOUNDATION DETAIL

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NOTE: CONFIRM ALL HOUSE SLAB LEVELS ON SITE TO ACHIEVE MIN 150 ABOVE PAVED GROUND AND 225 ABOVE UNPAVED GROUND TAKING INTO ACCOUNT SITE FALLS.
nom site level = Typical Finished surface level below proposed slab level. Falls away from building are reduced from this level.
Slab RL = Proposed floor slab level set to achieve 150 min above Nominal site level.

## FOR CONSTRUCTION

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings.
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PROJECT No. **G591**

PLOT DATE. **14/08/2025 11:22:01 PM**

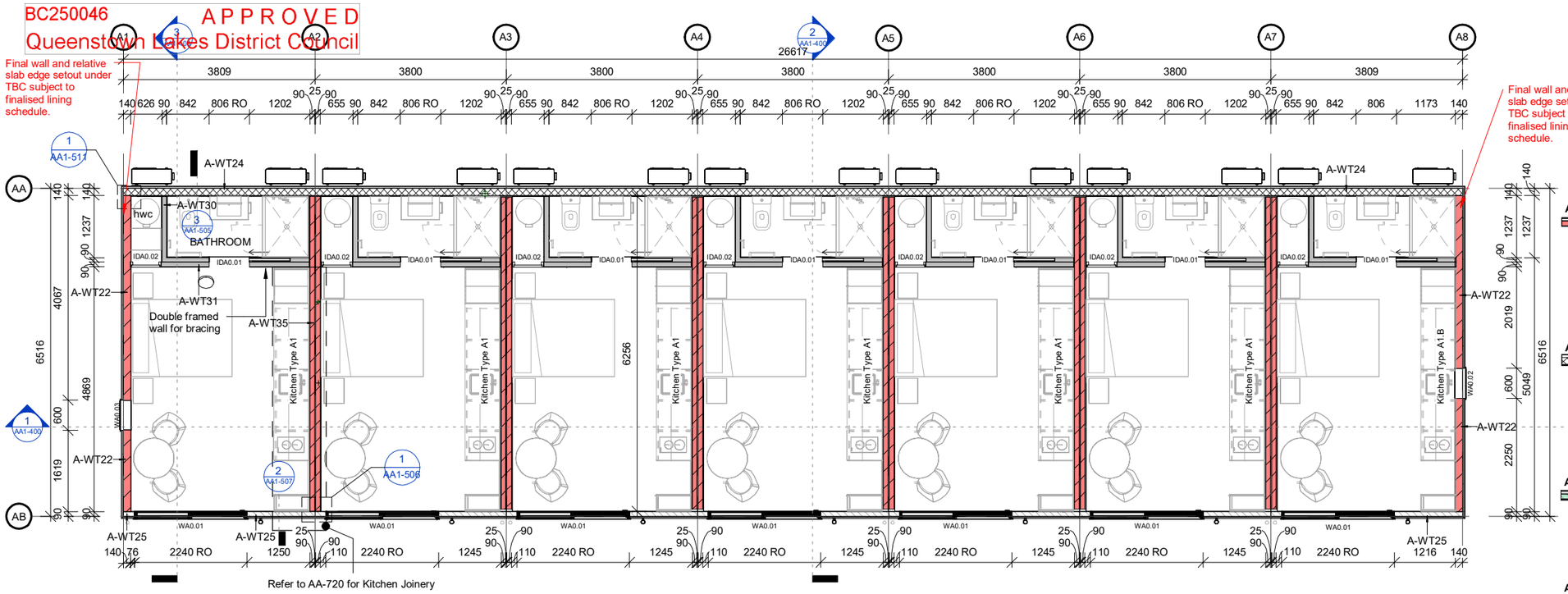
| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | Tender | 07.02.25 |


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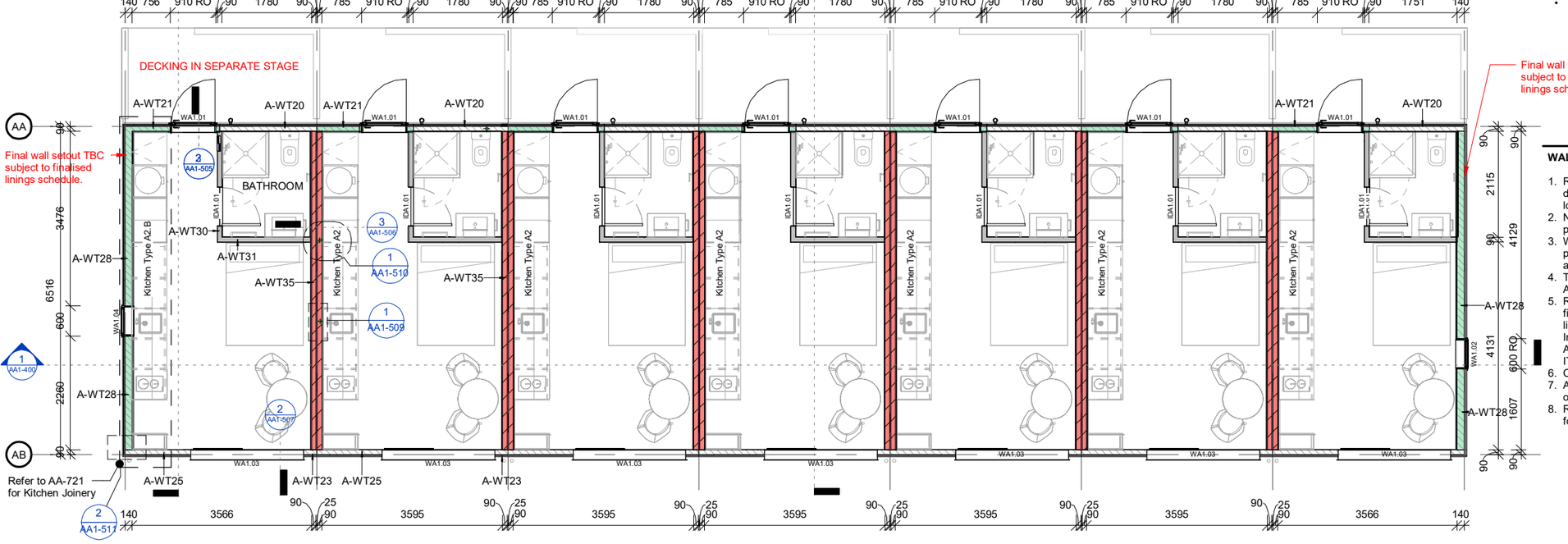
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Final wall and relative slab edge setout under TBC subject to finalised lining schedule.




## BLOCK A1 - WALL TYPE & SETOUT PLAN - GROUND

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




## BLOCK A1 - WALL TYPE & SETOUT PLAN - FIRST FLOOR

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

**A-WT20** **External Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm 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 system

**A-WT21** **External Acoustic Wall**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 2x13mm GIB Noiseline to interior side unless noted otherwise

**A-WT22** **External Fire Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs. SED straps to base of studs. Refer struc
- 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

**A-WT23** **Typical External Wall**
- 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 Standard to interior side unless noted otherwise

**A-WT24** **External 140mm Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 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 system

**A-WT25** **External Bracing Wall - BL1-H**
- 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 system

**A-WT26** **External Fire Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 SG8 H1.2 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

**A-WT27** **External 140mm Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 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 system

**A-WT28** **External Acoustic Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs. SED straps to base of studs. Refer struc
- R2.6 Insulation - Pink batts or similar
- 2x13mm GIB Noiseline to interior side unless noted otherwise

**A-WT29** **Typical External Wall**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Standard to interior side unless noted otherwise

### STORAGE NOTES

**HWC Ground Floor**
- 4x dressed pine (or similar) slat shelves fitted in front of GF HWC. Lowest shelf 800mm off floor and other shelves spaced evenly above, 450mm deep, set ~300mm back from door.

### 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, except for showers on IT walls where an additional layer of GIB is required.
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

### INTERNAL WALL TYPES

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

**A-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

**A-WT35** **Intertenancy Wall - GBTLA 30**
- 90x45 SG8 H1.2 studs at 600ctrs each side with
- 25mm air gap between
- R2.2 glass wool insulation - Pink Batts
- 2x10mm GIB Standard to each side unless noted otherwise
- Wall to be constructed in accordance with GIB GBTLA 30 system

FRR 30/30/30 Wall (load bearing)

0 5 10 20 30 50 mm


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**BUILDING CONSENT**

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**ALPINE STUDIOS BLOCK A1 - 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: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

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

# AA1-210 REV.F

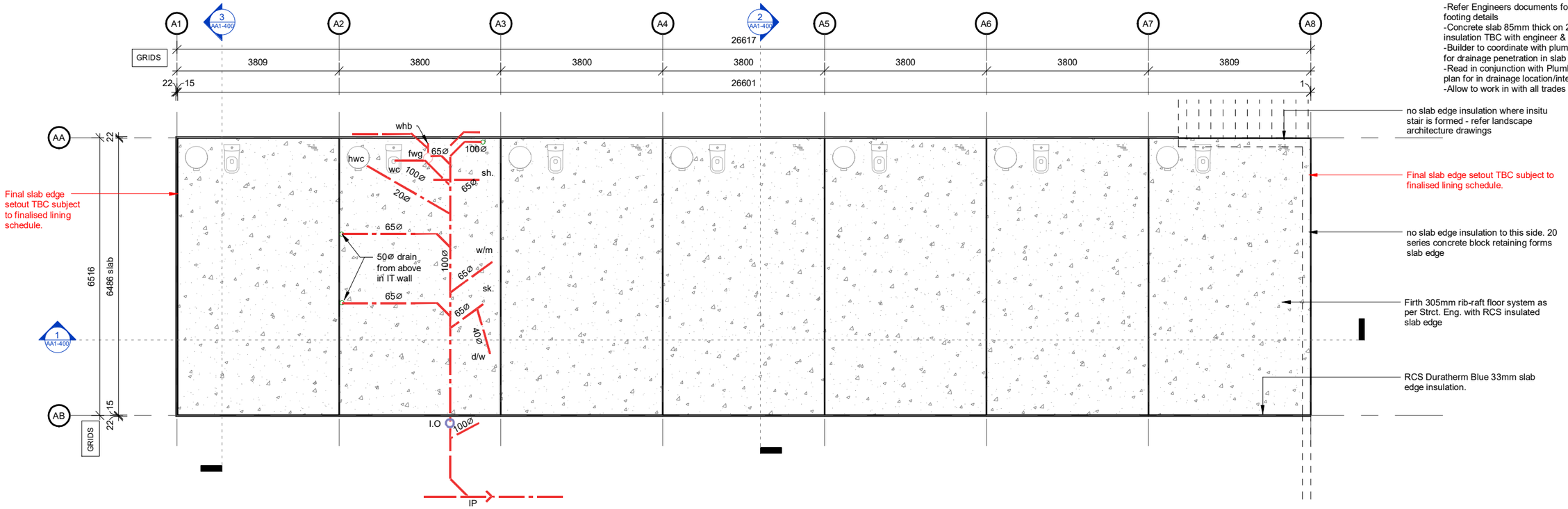
PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:41:22 PM**

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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

## BLOCK A1 - SLAB PLAN

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

0 5 10 20 30 50 mm


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**BUILDING CONSENT**


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**ALPINE STUDIOS BLOCK A1 - SLAB PLAN**

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

**Site Information**

Rainfall Intensity: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

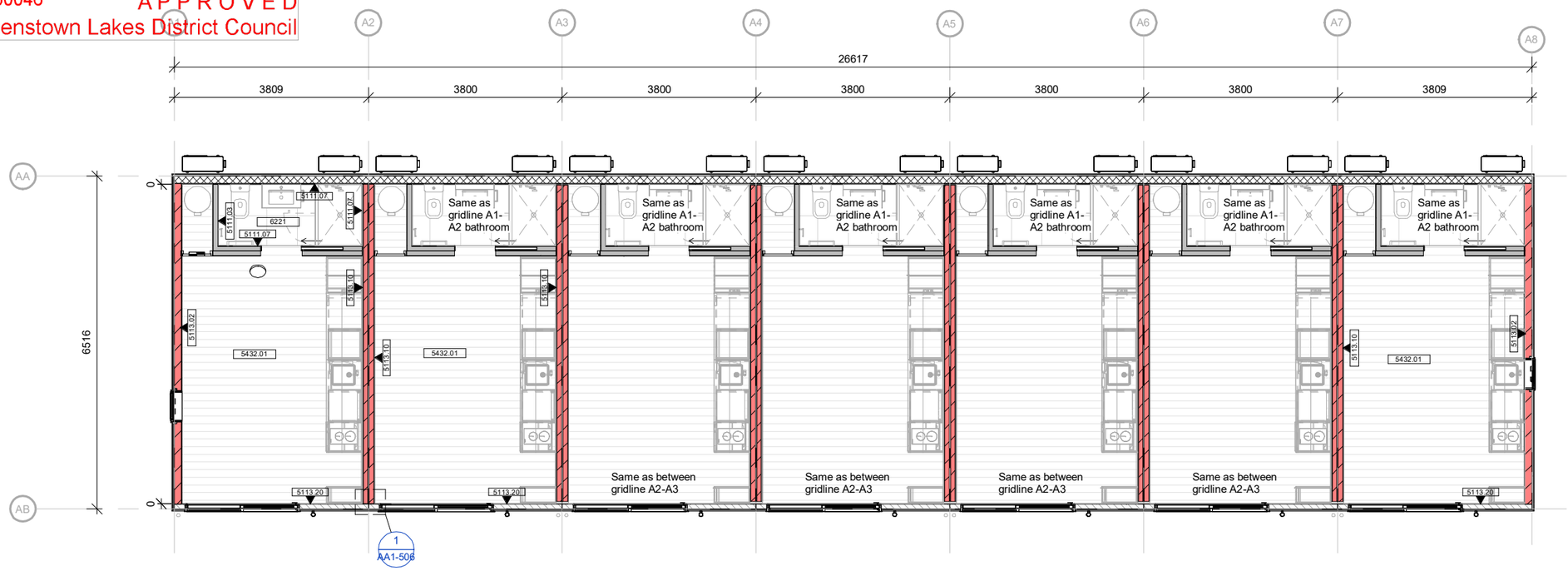
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-220 REV.B

PROJECT No. **G591**

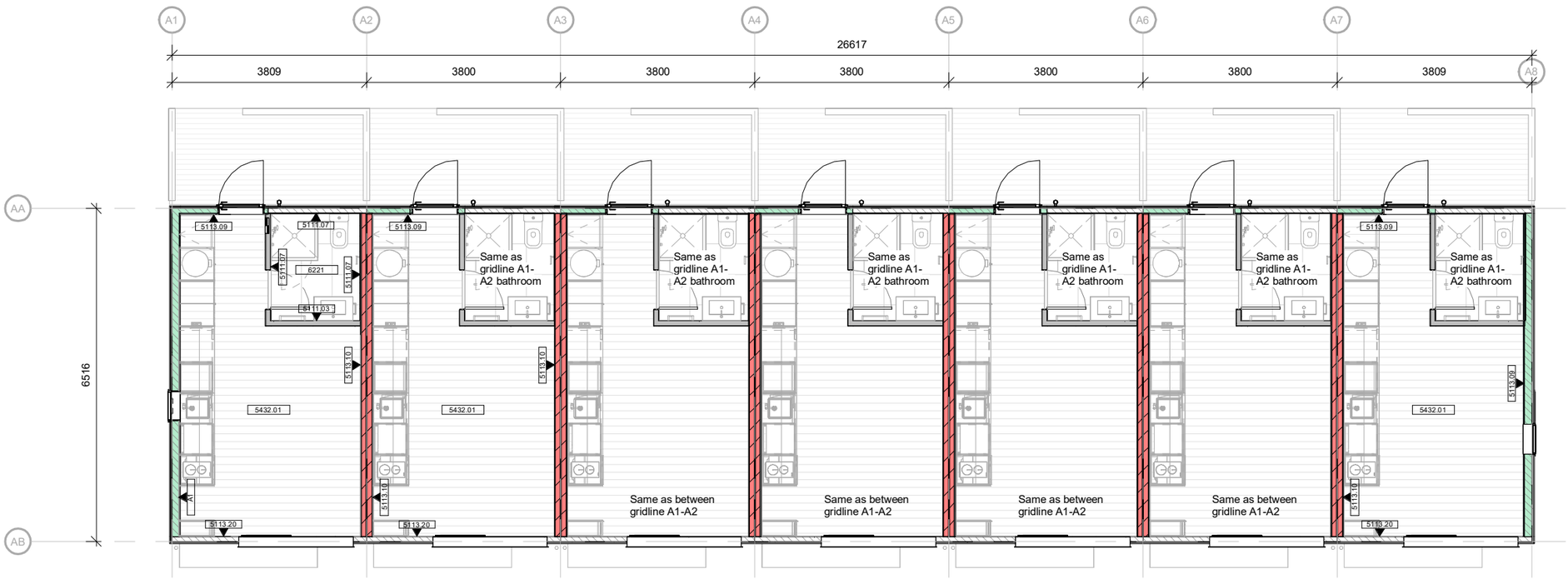
PLOT DATE. **14/08/2025 10:41:22 PM**

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## BLOCK A1 - FLOOR AND WALL FINISHES PLAN - GROUND

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




## BLOCK A1 - FLOOR AND WALL FINISHES PLAN - 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 |
| 5111.07 | 7.5mm JH Hardie Groove Lining over 3mm packer. Painted in Resene Half Truffle |
| 5113.02 | 10mm GIB Fyreline - Painted in Resene Half Truffle |
| 5113.09 | 13mm GIB Noiseline - Painted in Resene Half Truffle |
| 5113.10 | 10mm GIB plasterboard - Painted in Resene Half Truffle |
| 5113.20 | 10mm GIB Braceline plasterboard - Painted in Resene Half Truffle |
| 5432.01 | Engineered timber flooring - Vidaspace Vidaplank Haze Lusso |
| 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 |
| A1 | |

**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

**E3 COMPLIANCE**

**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.

**Alpine Studios Containment**

Bathrooms: FWG allowed for in each bathroom along with Ardex WPM 155 returning up walls min. 75mm.

Kitchen: Sink overflow rate is to be greater than the sink mixer flow rate. Refer to joinery drawings for selections.

0 5 10 20 30 50 mm


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**BUILDING CONSENT**

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**ALPINE STUDIOS BLOCK A1 - 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: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

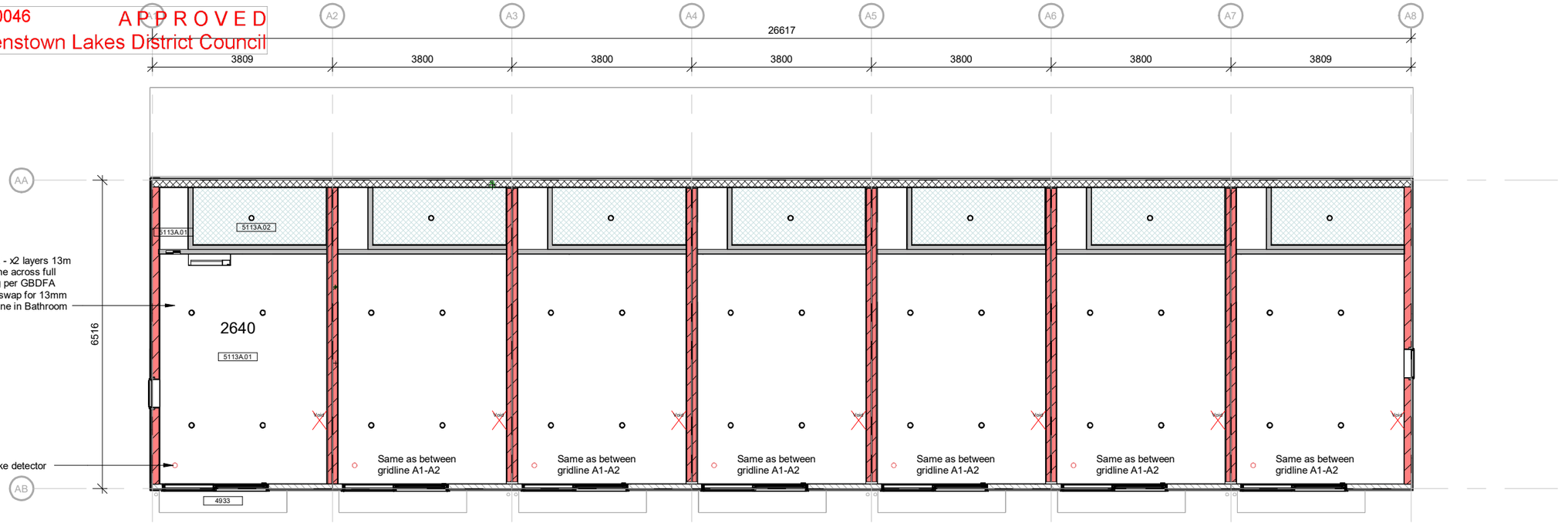
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-230 REV.E

PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:41:26 PM**

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1 AA1-300 **BLOCK A1 - REFLECTED CEILING PLAN - GROUND**

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




2 AA1-300 **BLOCK A1 - REFLECTED CEILING PLAN - FIRST FLOOR**

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

## MATERIALS LEGEND

| | |
|---|---|
| 4933 | Powdercoated Aluminium Shroud. Colour Flaxpod. Refer Details. |
| 5113A.01 | 2x13mm GIB Fyreline plasterboard on GIB Rondo 310 metal ceiling batten on GIB Quiet Clip. Refer to GIB GBDFA 60e for installation requirements. |
| 5113A.02 | 2x13mm GIB Aqualine plasterboard on GIB Rondo 310 metal ceiling batten on GIB Quiet Clip. Refer to GIB GBDFA 60e for installation requirements. |
| 5113A.03 | 2x13mm GIB Noiseline plasterboard on GIB Rondo 310 metal ceiling batten on GIB Quiet Clip. |
| 5113A.04 | 13mm GIB Aqualine plasterboard on Rondo Keylock suspended ceiling system |

### CEILING FINISHES NOTES

- All typical ceilings to be 13mm GIB Standard or 13mm GIB Aqualine in wet areas - painted in Resene Quarter Truffle unless noted otherwise.
- Fire Rated Ceiling (Alpine Studios GF) are to be installed as per the GIB GBDFA 60e Noise Control System requirements.
- 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.

### CEILING FINISHES LEGEND

- Ceiling Extract, Manrose or similar, colour white.
- 450 x 450mm Potters Hardedge Hatch or similar. Ceiling access hatch for maintenance.
- Rangehood extract through roof
- Smoke detector

0 5 10 20 30 50 mm


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**ALPINE STUDIOS BLOCK A1 - 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: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

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

# AA1-240 REV.C

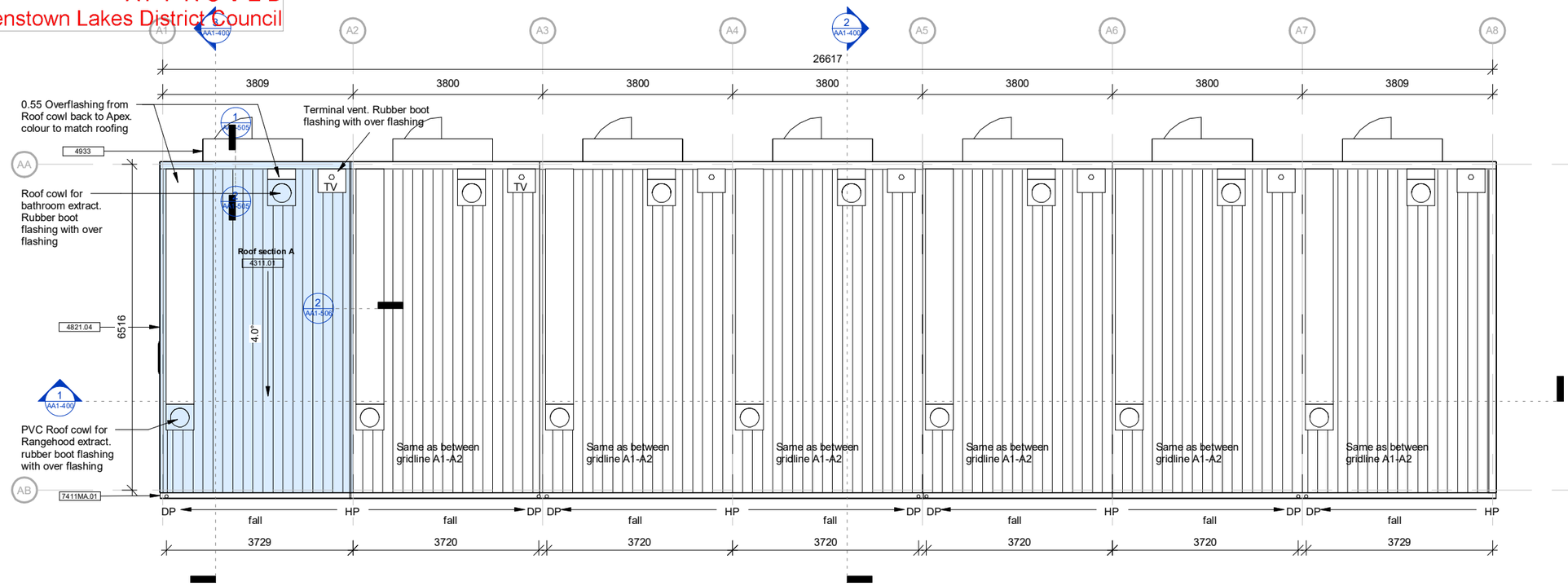
PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:41:28 PM**

BC250046

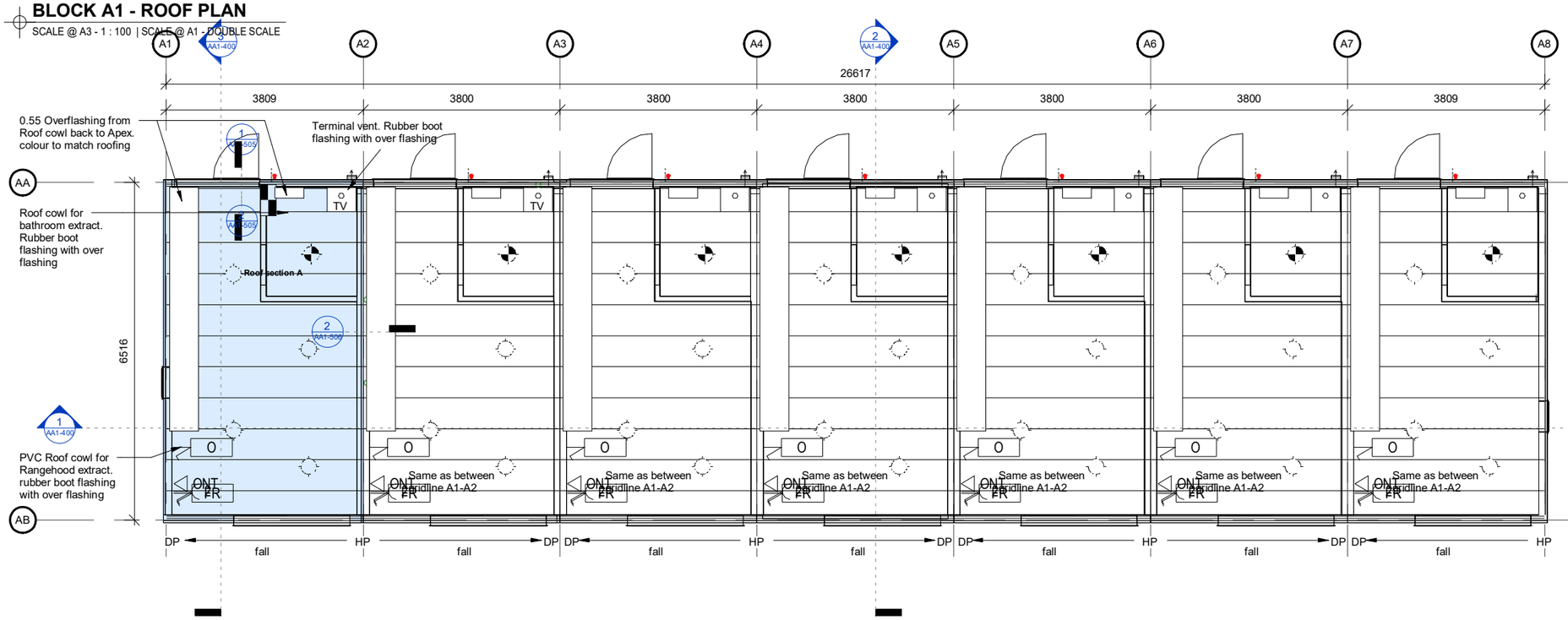
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## BLOCK A1 - ROOF PLAN

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




## BLOCK A1 - ROOF FRAMING PLAN

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

### MATERIALS LEGEND

| | |
|---|---|
| 4311.01 | Metalcraft T-Rib profile roofing 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. |
| 4933 | Powdercoated Aluminium Shroud. Colour Flaxpod. Refer Details. |
| 7411MA.01 | Metalcraft 125 Quarter Round Gutter or similar, Colour Flaxpod |

### SURFACE WATER CALCULATIONS

**ROOF SECTION** **A**

Area (m²): 25.7

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

Roof Area permitted for DP Size (m²): 85

Gutter: Metal 80mm Round Downpipe, Colorsteel finish - Flaxpod

Gutter Secton Area (mm²): 5958

Roof Area permitted for Gutter Size (m²): 50

### ROOF LEGEND

DP: Down pipe
HP: High Point
TV: Terminal vent

### 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

0 5 10 20 30 50 mm

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**ALPINE STUDIOS BLOCK A1 - ROOF & ROOF FRAMING PLANS**

| 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: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B

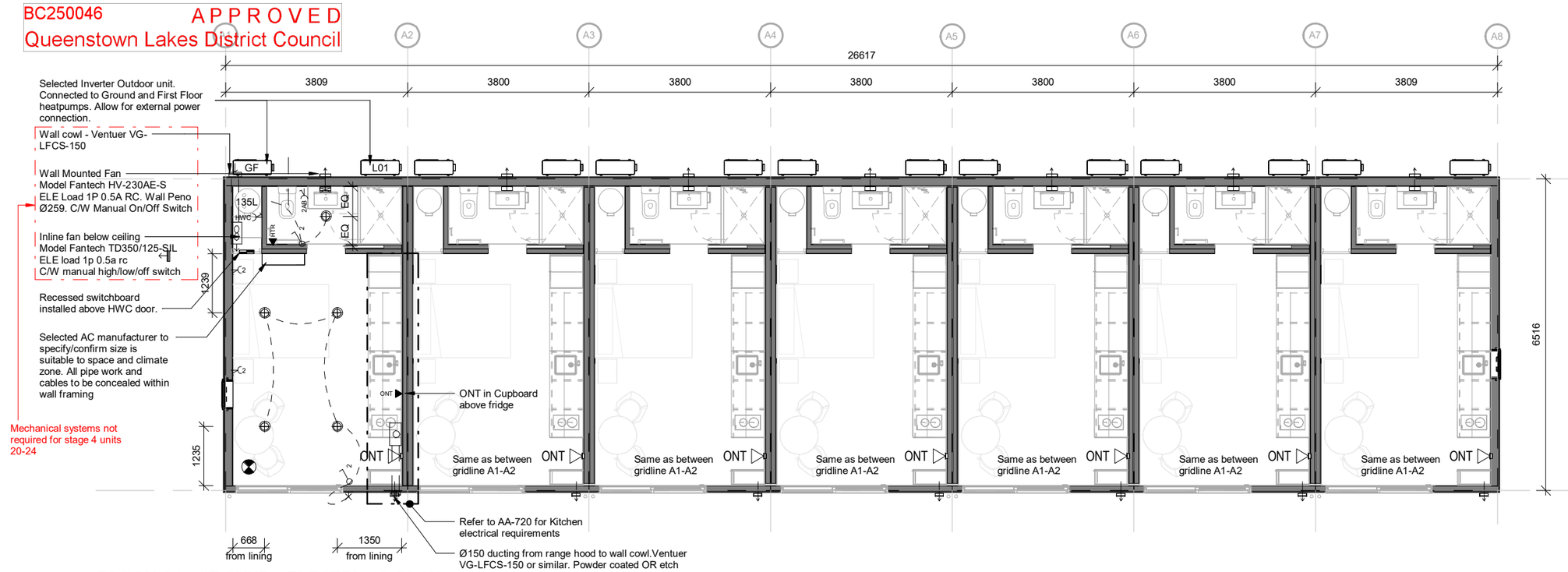
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-280 REV.D

PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:41:30 PM**

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## BLOCK A1 - GROUND - ELECTRICAL PLAN

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




## BLOCK A1- FIRST FLOOR - ELECTRICAL PLAN

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

### 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 woodgrain finish laminate panel.
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.
12. Electrical plans to be read in conjunction with mechanical engineers documents

### ELECTRICAL LEGEND

Confirm height of all outlets before commencing work. All switches and outlets to be black on woodgrain finish laminate panel - white on GIB.

- 1 — Single switched socket outlet
- 2 — Double switched socket outlet
- 2AB — Double switched socket outlet above bench height
- ONT — Chorus Optical Network Terminal
- 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 Extract, Fantech HV-230AE-S or similar, colour white. Allow 30 second run-over. Powder Coated OR 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
- Pre-primed weatherproof cowl - 150mm with mesh and flap. In paint finish to match wood stain. Refer to elevations for alignment
- Recessed switchboard with intergrated smart meter
- Hot water cylinder
- Bedroom Panel Heater (red line indicates clearance). Goldair Eco Panel Heater

### LIGHTING LEGEND

- 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/AS1 requirements

0 5 10 20 30 50 mm


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**ALPINE STUDIOS BLOCK A1 - ELECTRICAL PLANS**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| F | Tender RFI 33 | 15/05/25 |
| E | BC RFI 01 | 17/04/25 |
| D | Tender | 03/02/25 |

**Site Information**

Rainfall Intensity: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

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

# AA1-290 REV.F

PROJECT No. **G591**

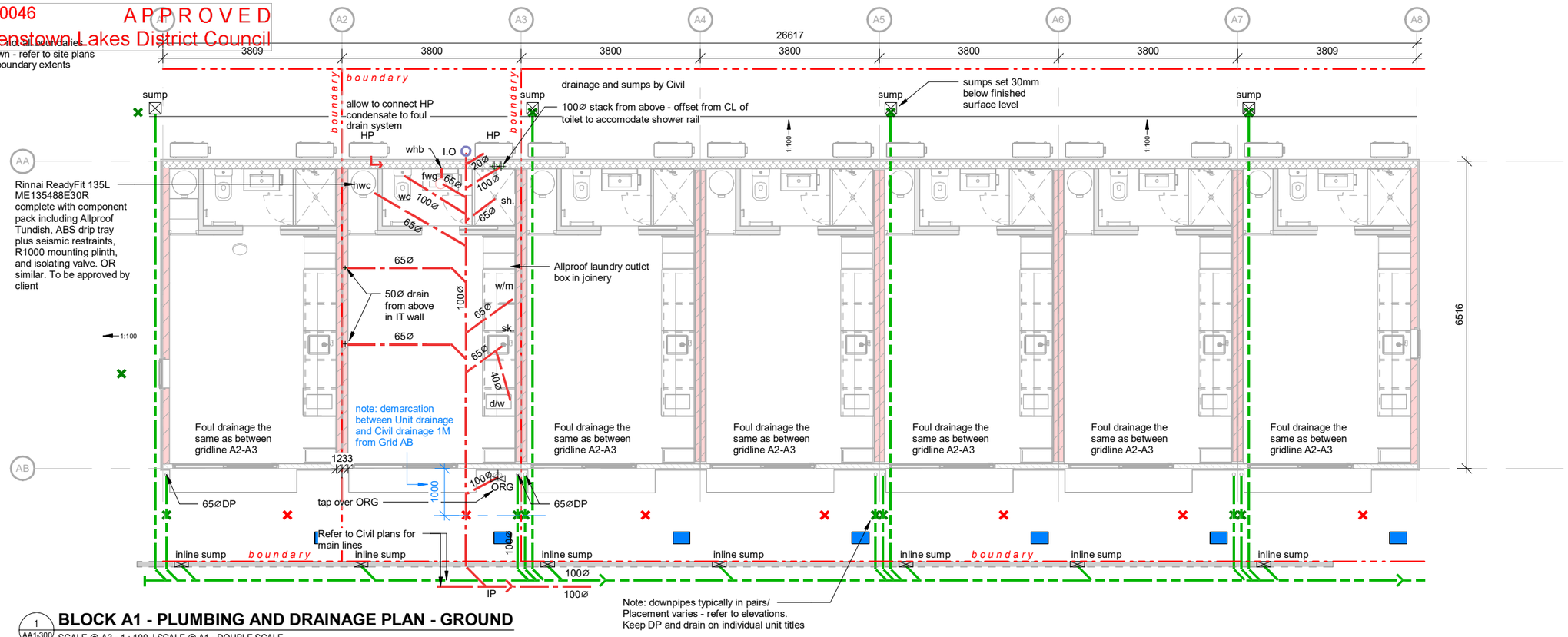
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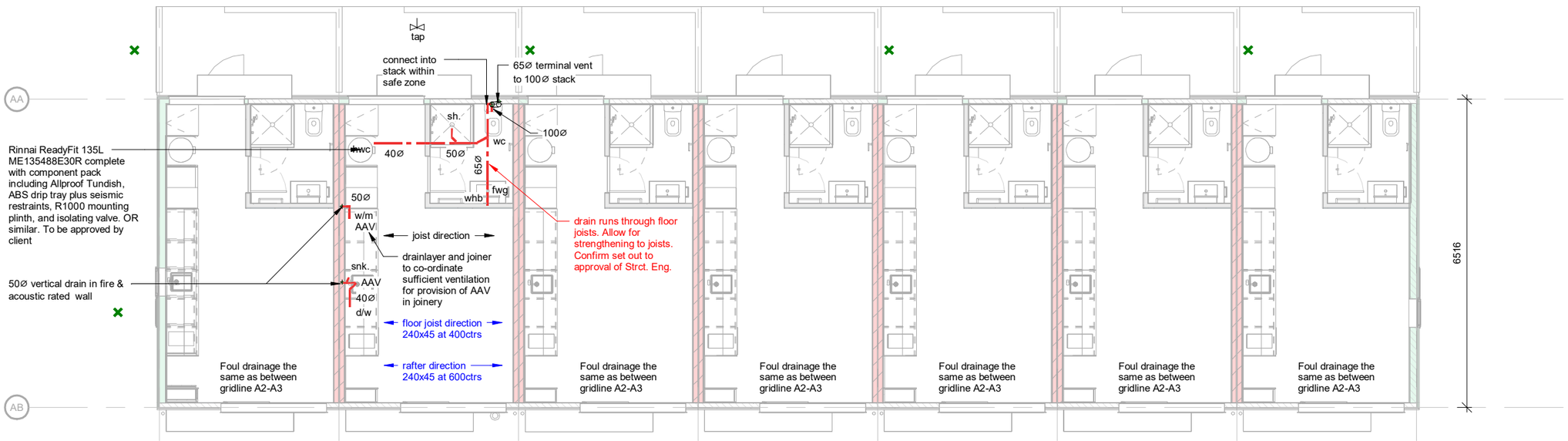
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Unless noted all boundaries shown - refer to site plans for boundary extents




1 AA1-300 **BLOCK A1 - PLUMBING AND DRAINAGE PLAN - GROUND**

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




2 AA1-300 **BLOCK A1 - PLUMBING AND DRAINAGE - FIRST FLOOR**

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

## 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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**ALPINE STUDIOS BLOCK A1 - 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: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

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

# AA1-295 REV.E

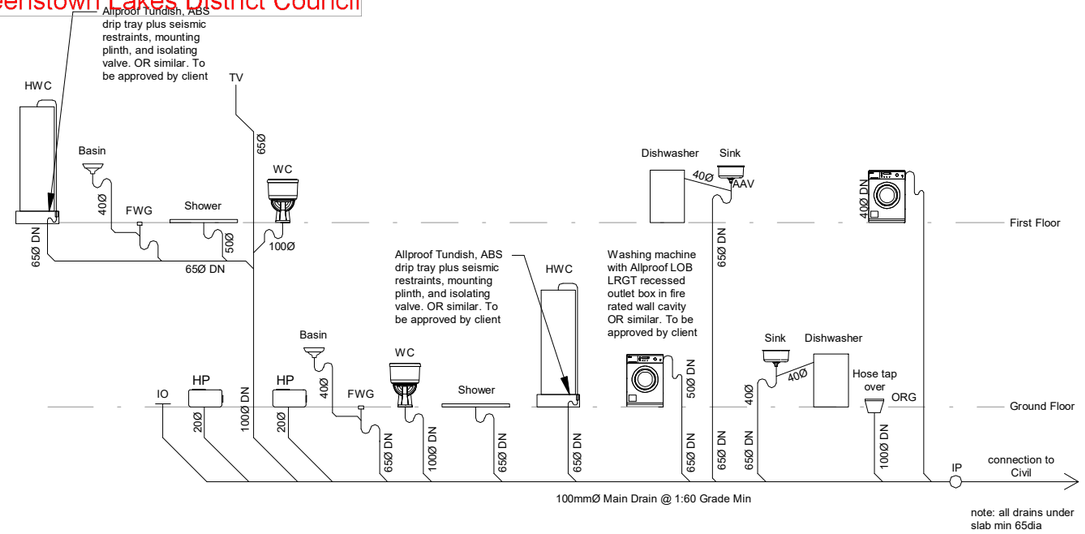
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## P & D Schematic

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


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**ALPINE STUDIOS BLOCK A1- PLUMBING SCHEMATIC**

| 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: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

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

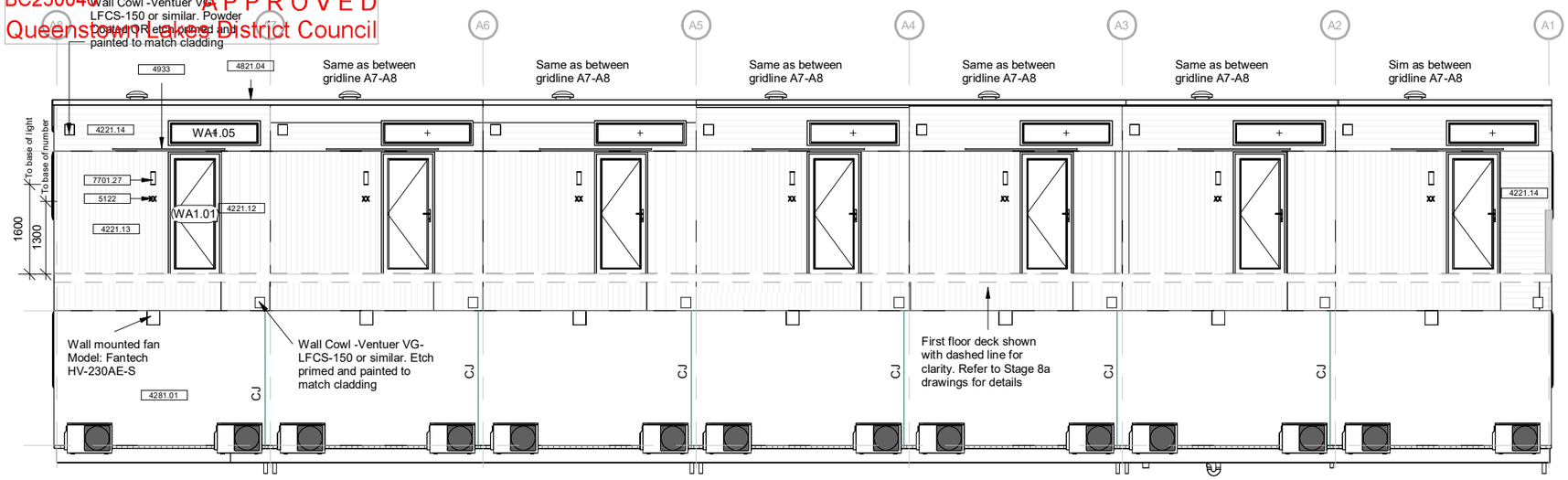
0 5 10 20 30 50 mm

# AA1-296 REV.D

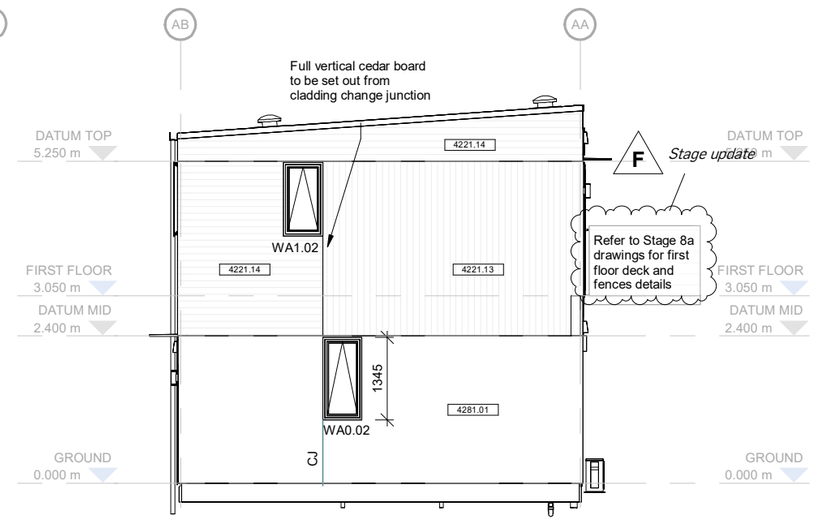
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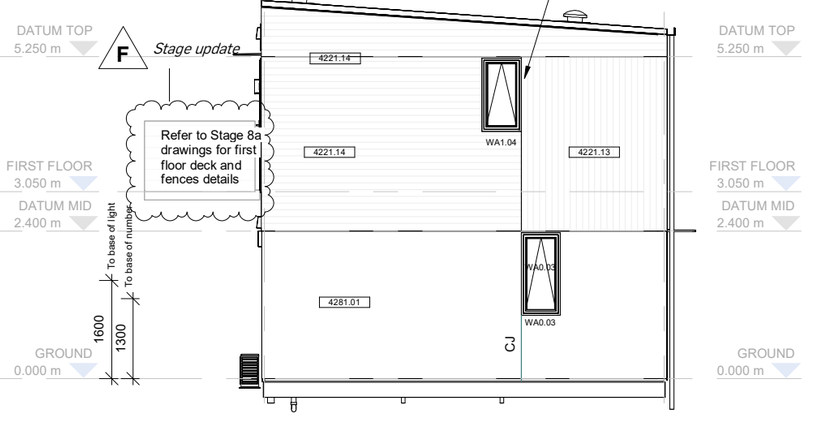

1 **BLOCK A1 - NORTH ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE




2 **BLOCK A1 - EAST ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE




3 **BLOCK A1 - SOUTH ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE




4 **BLOCK A1 - 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. |
| 4221.13 | 165mm vertical (wide) shiplap cedar weatherboards with fire retardant treatment. 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. |

| MATERIALS LEGEND | |
|---|---|
| 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. |
| 4821.04 | Colorsteel Endura 0.55BMT Barge flashing. 90mm cover to barge board and cover 2 crests. Colour to match roofing. |
| 4933 | Powdercoated Aluminium Shroud. Colour Flaxpod. Refer Details. |
| 5122 | 9mm Laminate over 10mm GIB Standard. Colour: Vancouver Larch. Confirm with client |
| 7411MA.01 | Metalcraft 125 Quarter Round Gutter or similar, Colour Flaxpod |
| 7411MA.02 | Metal 80mm Round Downpipe, Colourstee l finish - Flaxpod |
| 7701.27 | Exterior wall light - See lighting legend for model |

**NORTH ELEVATION**

| E2 RISK MATRIX | RISK SEVERITY | | | | |
|---|---|---|---|---|---|
| Risk Factor | L | M | H | VH/EH | TOTAL |
| Wind Zone (NZS:3604) | 0 | 0 | 1 | 2 | **1** |
| No. of Stories | 0 | 1 | 2 | 4 | **2** |
| Roof/ Wall Intersection | 0 | 1 | 3 | 5 | **1** |
| Eaves Width | 0 | 1 | 2 | 5 | **0** |
| Envelope Complexity | 0 | 1 | 3 | 6 | **1** |
| Deck Design | 0 | 2 | 4 | 6 | **6** |
| | | | | **TOTAL RISK SCORE:** | **11** |

**EAST ELEVATION**

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

**SOUTH ELEVATION**

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

**WEST ELEVATION**

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

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## ALPINE STUDIOS BLOCK A1 - ELEVATIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| F | BC RFI 03 | 15/08/25 |
| E | BC RFI 01 | 17/04/25 |
| D | Tender | 03/02/25 |

**Site Information**

Rainfall Intensity: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B

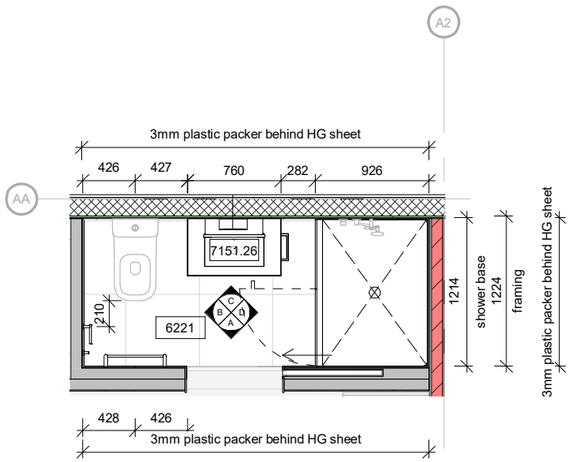
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-300 REV.F

PROJECT No. **G591**

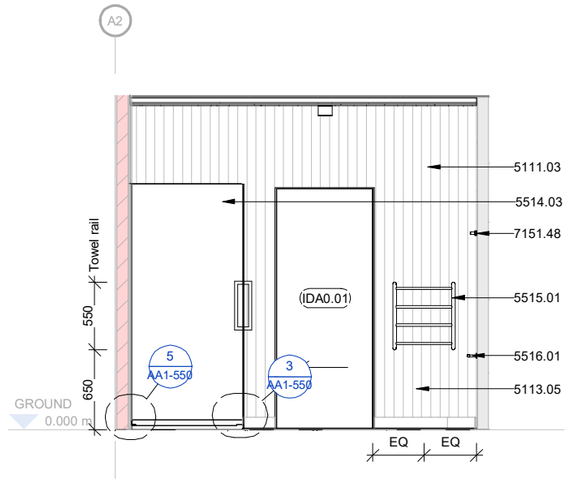
PLOT DATE. **14/08/2025 10:41:43 PM**

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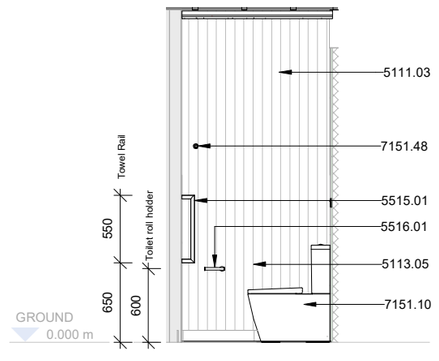

## 1 AA1-300 ALPINE STUDIO GF - BATHROOM PLAN

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




## A AA1-310 ALPINE STUDIO GF - BATHROOM ELEVATION A

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



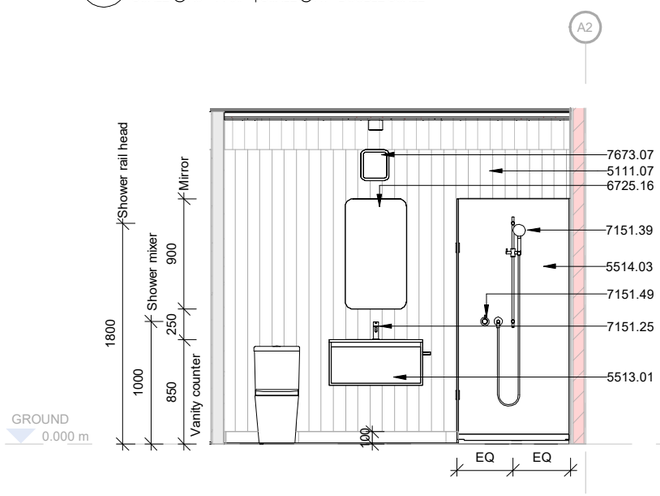

## B AA1-310 ALPINE STUDIO GF - BATHROOM ELEVATION B

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

| MATERIALS LEGEND | |
|---|---|
| 5111.03 | 7.5mm JH Hardie Groove Lining. Painted in Resene Half Truffle |
| 5111.07 | 7.5mm JH Hardie Groove Lining over 3mm packer. Painted in Resene Half Truffle |
| 5113.05 | 10mm GIB Aqualine plasterboard - Painted in Resene Half Truffle |
| 5513.01 | Prava 750 1 Drawer Vanity. Finish: Vancouver Larch (or similar) |
| 5514.03 | Newline Acclaim Acrylic 3s 1200mm Flat Wall, Swing Door 630 (or similar). Finish: Chrome |
| 5515.01 | Plumbline Buddy Abask 4 Bar Low Voltage Heated Towel Ladder 550 x 480 (or similar). Finish: Chrome |
| 5516.01 | Plumbline Buddy Toilet Roll Holder (or similar). Finish: Chrome |
| 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 |
| 7151.26 | Plumbline Buddy 32mm Pop Up Basin Waste. Finish: Chrome (or similar) |
| 7151.39 | Plumbline Buddy Slide Shower (or similar). Finish: Chrome |
| 7151.48 | Plumbline Buddy Robe Hook (or similar). Finish: Chrome |
| 7151.49 | Plumbline Buddy Round Shower Mixer (or similar). Finish: Chrome |
| 7673.07 | Wall mounted fan, Model Fantech HV-150AE- White (or similar) |

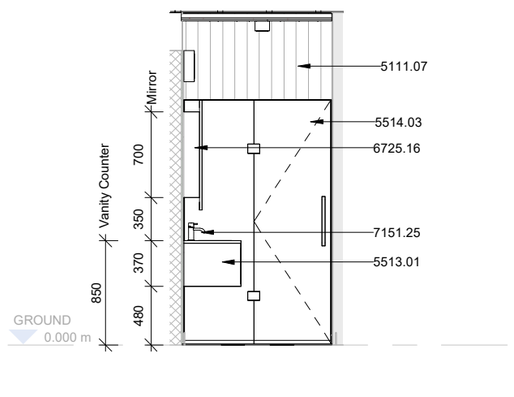
**BATHROOM NOTES**

- 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 AA1-550 for Bathroom Details




## C AA1-310 ALPINE STUDIO GF - BATHROOM ELEVATION C

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




## D AA1-310 ALPINE STUDIO GF - BATHROOM ELEVATION D

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

0 5 10 20 30 50 mm


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**ALPINE STUDIOS BLOCK A1- 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: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B

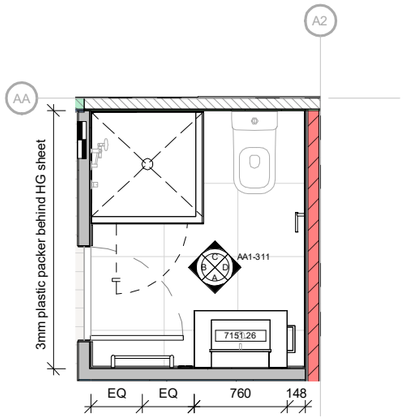
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-310 REV.C

PROJECT No. **G591**

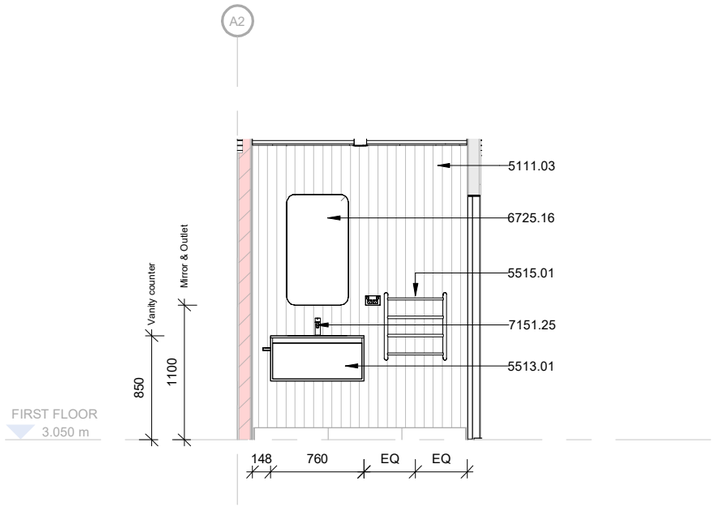
PLOT DATE. **14/08/2025 10:41:46 PM**

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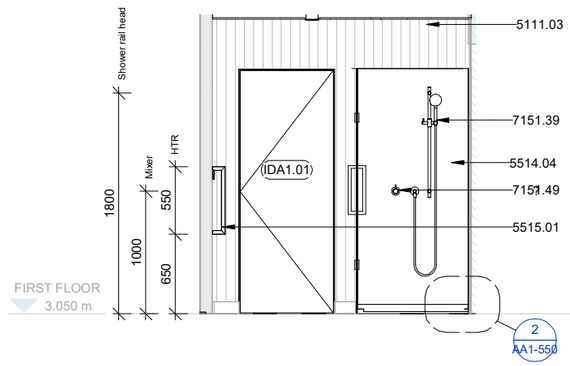

## 1 AA1-300 ALPINE STUDIO FF - BATHROOM PLAN

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




## A AA1-311 ALPINE STUDIO FF - BATHROOM ELEVATION A

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

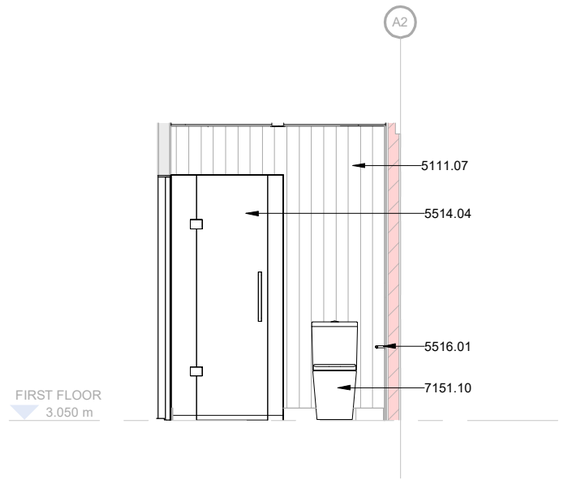



## B AA1-311 ALPINE STUDIO FF - BATHROOM ELEVATION B

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

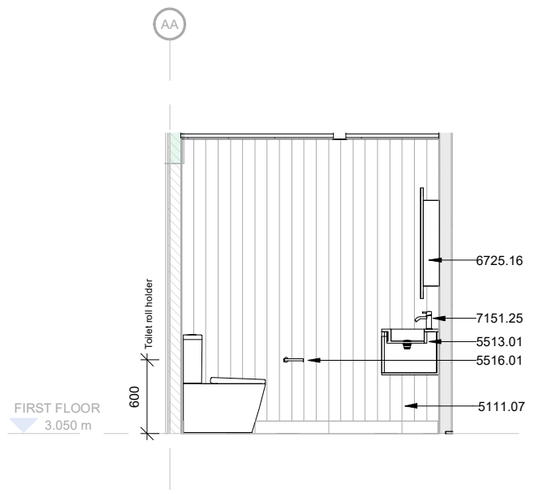
**MATERIALS LEGEND**

| | |
|---|---|
| 5111.03 | 7.5mm JH Hardie Groove Lining. Painted in Resene Half Truffle |
| 5111.07 | 7.5mm JH Hardie Groove Lining over 3mm packer. Painted in Resene Half Truffle |
| 5513.01 | Prava 750 1 Drawer Vanity. Finish: Vancouver Larch (or similar) |
| 5514.04 | Newline Acclaim Acrylic 2s 915x915mm Flat Wall, Swing Door 580mm (or similar). Finish: Chrome |
| 5515.01 | Plumbline Buddy Abask 4 Bar Low Voltage Heated Towel Ladder 550 x 480 (or similar). Finish: Chrome |
| 5516.01 | Plumbline Buddy Toilet Roll Holder (or similar). Finish: Chrome |
| 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 |
| 7151.26 | Plumbline Buddy 32mm Pop Up Basin Waste. Finish: Chrome (or similar) |
| 7151.39 | Plumbline Buddy Slide Shower (or similar). Finish: Chrome |
| 7151.49 | Plumbline Buddy Round Shower Mixer (or similar). Finish: Chrome |




## C AA1-311 ALPINE STUDIO FF - BATHROOM ELEVATION C

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




## D AA1-311 ALPINE STUDIO FF - BATHROOM ELEVATION D

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

0 5 10 20 30 50 mm

**BATHROOM NOTES**

- 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 AA1-550 for Bathroom Details

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**ALPINE STUDIOS BLOCK A1- 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: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B

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

# AA1-311 REV.C

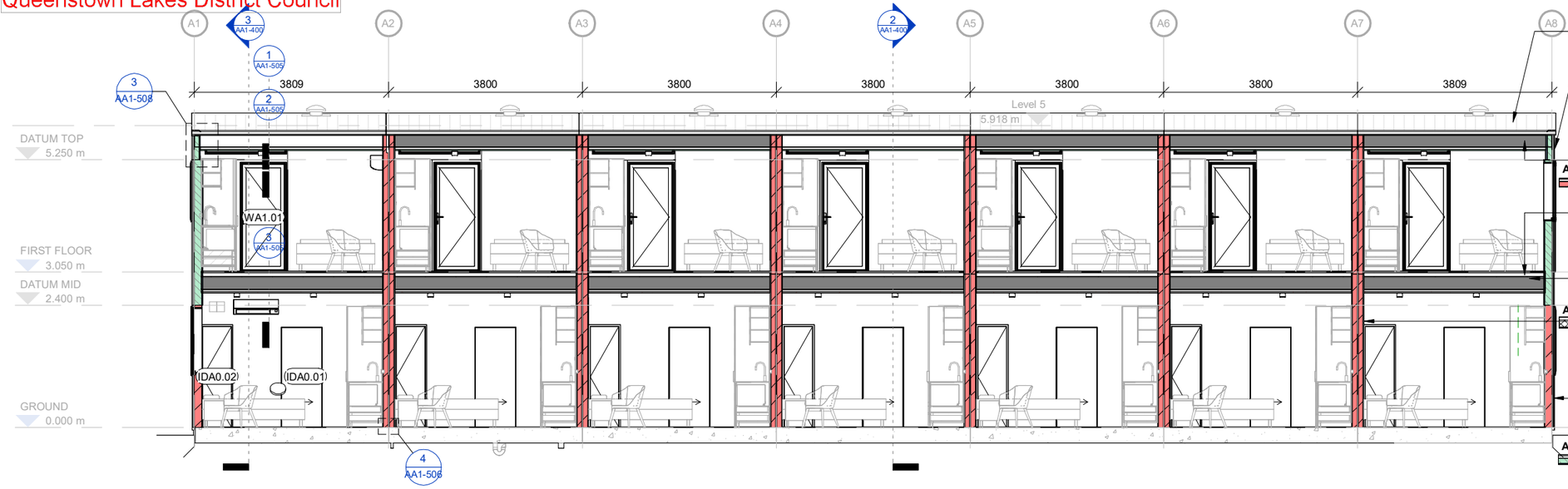
PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:41:46 PM**

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**A-WT26** **External Fire Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 SG8 H1.2 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

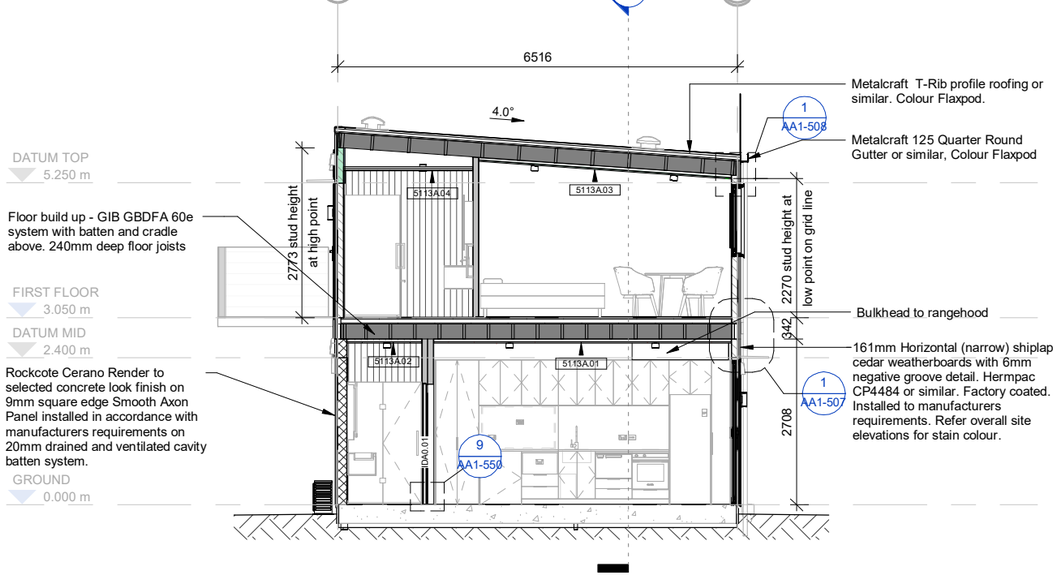
**A-WT27** **External 140mm Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Braceline to interior side unless noted otherwise
- Wall to be constructed in accordance with GIB BL1-H system

**A-WT28** **External Acoustic Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs. SED straps to base of studs. Refer struc
- R2.6 Insulation - Pink batts or similar
- 2x13mm GIB Noiseline to interior side unless noted otherwise

**A-WT29** **Typical External Wall**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Standard to interior side unless noted otherwise

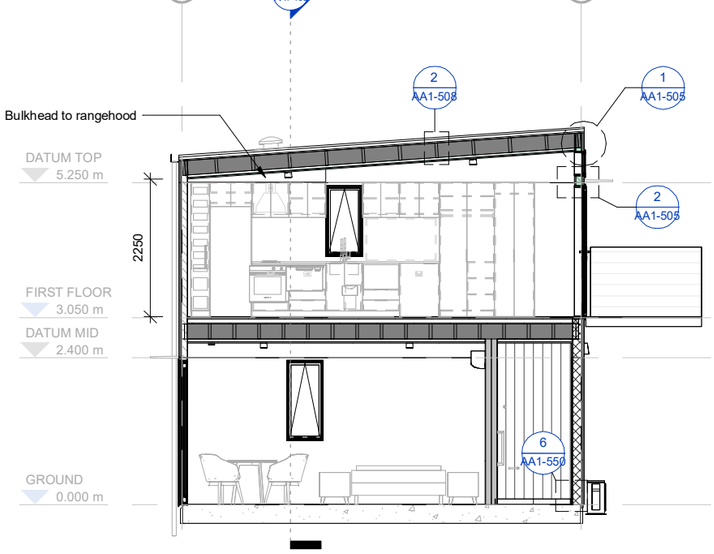
## BLOCK A1 - SECTION 1

1 / AA1-210 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE




## BLOCK A1 - SECTION 2

2 / AA1-210 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE




## BLOCK A1 - SECTION 3

3 / AA1-210 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

### 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, except for showers on IT walls where an additional layer of GIB is required.
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

### 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

**A-WT20** **External Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm 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 system

**A-WT21** **External Acoustic Wall**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 2x13mm GIB Noiseline to interior side unless noted otherwise

**A-WT22** **External Fire Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs. SED straps to base of studs. Refer struc
- 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

**A-WT23** **Typical External Wall**
- 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 Standard to interior side unless noted otherwise

**A-WT24** **External 140mm Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 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 system

**A-WT25** **External Bracing Wall - BL1-H**
- 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 system

### INTERNAL WALL TYPES

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

**A-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

**A-WT35** **Intertenancy Wall - GBTLA 30**
- 90x45 SG8 H1.2 studs at 600ctrs each side with
- 25mm air gap between
- R2.2 glass wool insulation - Pink Batts
- 2x10mm GIB Standard to each side unless noted otherwise
- Wall to be constructed in accordance with GIB GBTLA 30 system

FRR 30/30/30 Wall (load bearing)

0 5 10 20 30 50 mm


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**ALPINE STUDIOS BLOCK A1 - 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: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

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

# AA1-400 REV.E

PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:41:53 PM**

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**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.

**CONSTRUCTION NOTES**

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2 treated SG8, unless noted otherwise.
3. External wall studs to be 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.

**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 Schedules

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

0 5 10 20 30 50 mm

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**BUILDING CONSENT**

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**ALPINE STUDIOS DETAIL NOTES**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| C | BC RFI 03 | 15/08/25 |
| B | BC RFI 01 | 17/04/25 |
| A | Tender | 03/02/25 |

**Site Information**

Rainfall Intensity: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-500 REV.C

PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:41:54 PM**

BC250046 APPROVED
Queenstown Lakes District Council



# Two way FRR — double timber frame wall

| Specification number | Performance | | Specifications | |
|---|---|---|---|---|
| GBTLA 30a | STC | 58 | Lining | 2 x 10mm GIB® Standard Plasterboard each side |
| | Rw | 57 | LB/NLB | Load bearing |
| | FRR | 30/30/30 | Partition | 245mm wide |

## FRAMING

| Stud size | Space between frames |
|---|---|
| 70mm | 65mm min |
| 90mm | 25mm min |

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 (NZ 3602).
- Studs at 600mm centres maximum.
- Nogs at 1350mm centres maximum.

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

## SOUND CONTROL INFILL

Pink® Batts® R2.2 (90mm) glass wool insulation installed between the studs and nogs on one side of the double frame.

## WALL LINING

2 layers of 10mm GIB® Standard Plasterboard fixed vertically each side of the frame.

Vertical joints of the outer layer are offset 600mm from those of the inner layer. Use full height sheets where possible. Sheet joints are touch fitted and must occur over framing. Where sheet end joints are unavoidable they must be over nogs and outer layer joints offset from those on the inner layer.

## ACOUSTIC SEALANT

A bead of GIB Soundseal® acoustic sealant is required around the perimeter of the inner lining. The outer lining is then bedded onto the bead.

## FASTENING THE LINING

**Fasteners**

Inner layer: 25mm x 6g GIB® Grabber® High Thread Drywall Screws.

Outer layer: 41mm x 6g GIB® Grabber® High Thread Drywall Screws.

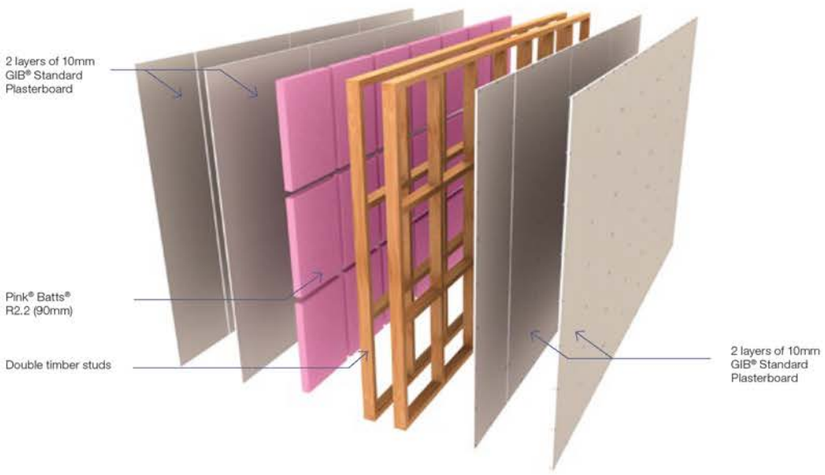
**Fastener centres**

Inner layer and outer layer: 300mm centres around sheet perimeter and 300mm to intermediate studs. Place fasteners 12mm from sheet edges.

## JOINTING

Inner layer: Unstopped.

Outer layer: All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled GIB® Site Guide. Wall to ceiling junctions are to be reinforced with paper tape and square stopped or finished with GIB-Cove®.






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**BUILDING CONSENT**

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**ALPINE STUDIOS DETAIL SYSTEMS**

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

**Site Information**

Rainfall Intensity: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B

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

0 5 10 20 30 50 mm

AA1-501 REV.B

PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:41:54 PM**

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Queenstown Lakes District Council



# Floor/ceiling — timber joists

| Specification number | Performance | | Specifications | |
|---|---|---|---|---|
| GBDFA 60e | STC | 65 | Lining | 2 x 13mm GIB Fyreline® |
| | Rw | 64 | LB/NLB | Load bearing |
| | FRR | 60/60/60 | IIC* | 56–72 |

## FLOOR FRAMING

Floor joists shall comply with NZS 3604, be spaced at 600mm centres maximum and have a depth of 190mm minimum.

## ALTERNATIVE FLOOR FRAMING

Use either Hyspan® or Hybeam® HJ series joists designed for serviceability, no less than 190mm deep and spaced at no more than 600mm. Consult the joist manufacturer regarding construction of the solid blocking contained in the floor/ceiling to wall junctions.

## FLOORING

Laminex Strandfloor® Tongue & Groove or Laminex Strandfloor® H3.1 Tongue & Groove flooring fixed at right angles to the floor joists. Sheet edges other than tongue and groove must be supported by floor joists. No nogging required to support longitudinal sheet joints. Sheets must be laid in a staggered pattern. The minimum length for a cut sheet is 900mm. Apply a 6mm continuous bead of adhesive to joists prior to installation of sheets.

## FASTENING THE FLOORING

Adhesive is recommended for use in conjunction with mechanical fastening on both layers.

**Adhesive**

- Bostik – Alpha Grip; or,
- Sika – Nailbond Premium; or,
- Holdfast – Gorilla Grip; or,
- HB Fuller – Sturdi Bond.

Adhesive shall be applied in a continuous 5mm bead to all floor joists and between sheet ends. A 2mm bead shall be applied along the tongue of the tongue & groove panels as they are laid.

**Fasteners**

45mm x 8g wood thread self drilling screws (corrosion resistant).

**Fastener Centres (both layers)**

200m centres along each joist. Place fasteners no closer than 15mm to longitudinal and transverse sheet edges. Place fasteners no closer than 50mm to sheet corners.

## FLOATING FLOOR AND FLOORING VOID SOUND CONTROL INFILL

Space AcoustiFlor™ Acoustic Cradles at 450mm maximum centres on the bottom layer of Laminex Strandfloor® Tongue & Groove flooring. The AcoustiFlor™ Acoustic Cradles do not need to be aligned with the timber floor joists and are not to be fixed down to the bottom layer of Laminex Strandfloor® Tongue & Groove flooring.

Place the Acoustiflor™ Structural Battens in the AcoustiFlor™ Acoustic Cradles. Space AcoustiFlor™ Structural Battens at 400mm maximum centres.

Lay Pink® Batts® R1.2 (50mm) glass wool insulation between the Acoustiflor™ Structural Battens.

Laminex Strandfloor® Tongue & Groove flooring. fixed at right angles to the Acoustiflor™ Structural Battens. Sheet edges other than tongue and groove must be supported by battens. Sheets must be laid in a staggered pattern. The minimum length for a cut sheet is 900mm. Ensure the sheets are laid the correct way down depending on the final finish i.e. tiles or vinyl. Apply a 6mm continuous bead of adhesive to joists prior to installation of sheets.

Allow a 5mm minimum gap where sheet edges butt into external/internal walls. Fill gap with GIB Soundseal® acoustic sealant.

In designated wet areas there is a need to seal the sheet joints and apply a waterproof membrane. If tiles are to be applied as a final finish there may be a requirement to form one or more control joints.

## GIB QUIET CLIP® AND BATTENS

The GIB Quiet Clip® shall be fastened to the joists at maximum 1200mm centres (and no less than 900mm centres) to support the GIB® Rondo® metal ceiling battens.

## INSTALLING THE GIB QUIET CLIP®

Use 3 x 32mm x 8g GIB® Grabber® Self Tapping Wafer Head Screws. Insert the first screw into the middle rubber grommet, tighten enough to hold the GIB Quiet Clip® in place, adjust the clip to the correct height, insert the remaining two screws and tighten. Do not overtighten the screws to the point where the grommet is crushed. The screws should be tightened enough to allow the flexibility to remain in the connection between the grommet and the timber joists.

## CEILING VOID SOUND CONTROL INFILL

Ceiling overlaid with Pink® Batts® BIB (75mm) glass wool insulation.

## CEILING LINING

2 layers of 13mm GIB Fyreline® fixed at right angles to the steel battens.

Offset the joints of the outer layer by 600mm from those of the inner layer. All sheet end butt joints shall occur on the battens and are offset between the first and second layers. Sheet joints are touch fitted.

## FASTENING THE LINING

**Fasteners**

Inner layer: 32mm x 6g GIB® Grabber® Self Tapping Drywall Screws.

Outer layer: 41mm x 6g GIB® Grabber® Self Tapping Drywall Screws.

**Fastener centres (both layers)**

200mm centres along each batten and at 100mm centres along sheet end butt joints. Place fasteners no closer than 12mm to the sheet edges.



GIB NOISE CONTROL SYSTEMS – INTERTENANCY

Floor/ceiling — timber joists



| Specification number | Performance | | Specifications | |
|---|---|---|---|---|
| GBDFA 60e | STC | 65 | Lining | 2 x 13mm GIB Fyreline® |
| | Rw | 64 | LB/NLB | Load bearing |
| | FRR | 60/60/60 | IIC* | 56–72 |



## ACOUSTIC SEALANT

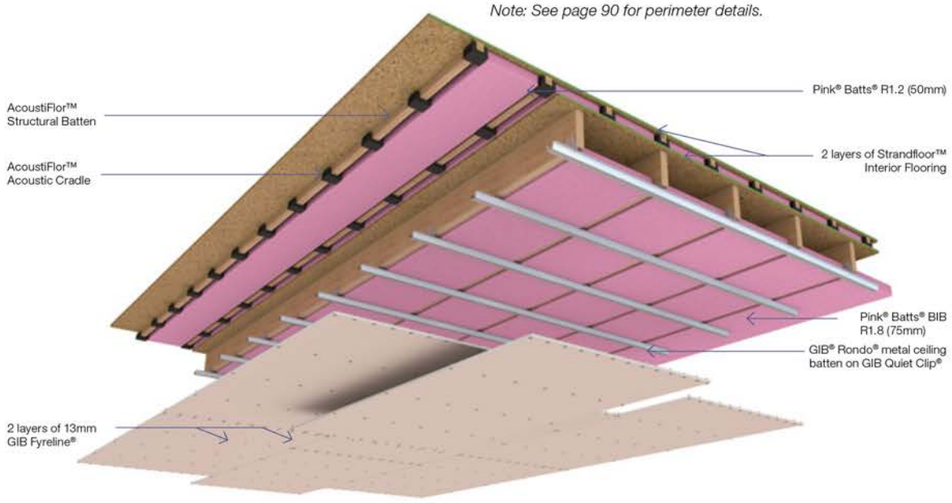
A bead of GIB Soundseal® acoustic sealant is required around the ceiling perimeter.

## WALL/CEILING JUNCTIONS

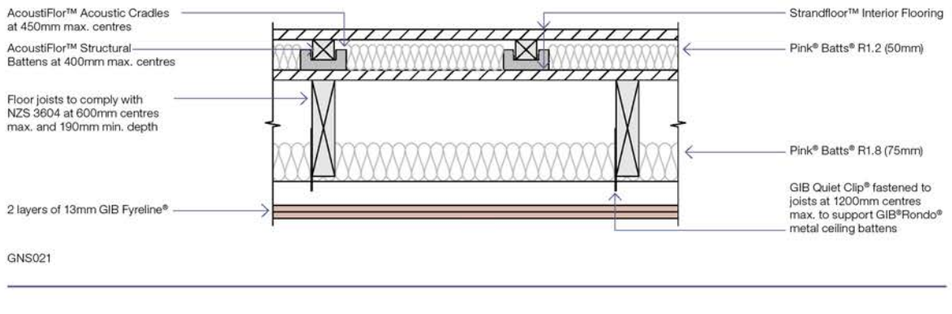
The internal angle between ceiling and walls must be protected by GIB-Cove® adhered with GIB-Cove® Bond, or boxed corners (square stopped) filled and taped in accordance with the publication entitled GIB® Site Guide.

## JOINTING

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




## CONSTRUCTION DETAIL




GNS021

0 5 10 20 30 50 mm

## SUPPLEMENTARY MATERIAL

For additional information covering general and wet area installations of Laminex Strandfloor® Tongue & Groove or Laminex Strandfloor® H3.1 Tongue & Groove flooring, refer to the Laminex Strandfloor® Technical Manual.

***Impact Insulation Class (IIC)**

A performance of IIC 56 is achieved with a bare floor.

A performance of IIC 57 is achieved with a floor covering of 4mm cushion-backed vinyl.

A performance of IIC 72 is achieved with a floor covering of 40oz cut pile carpet loose laid on 8mm foam underlay.

*Note: See page 90 for perimeter details.*



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**ALPINE STUDIOS DETAIL SYSTEMS**

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

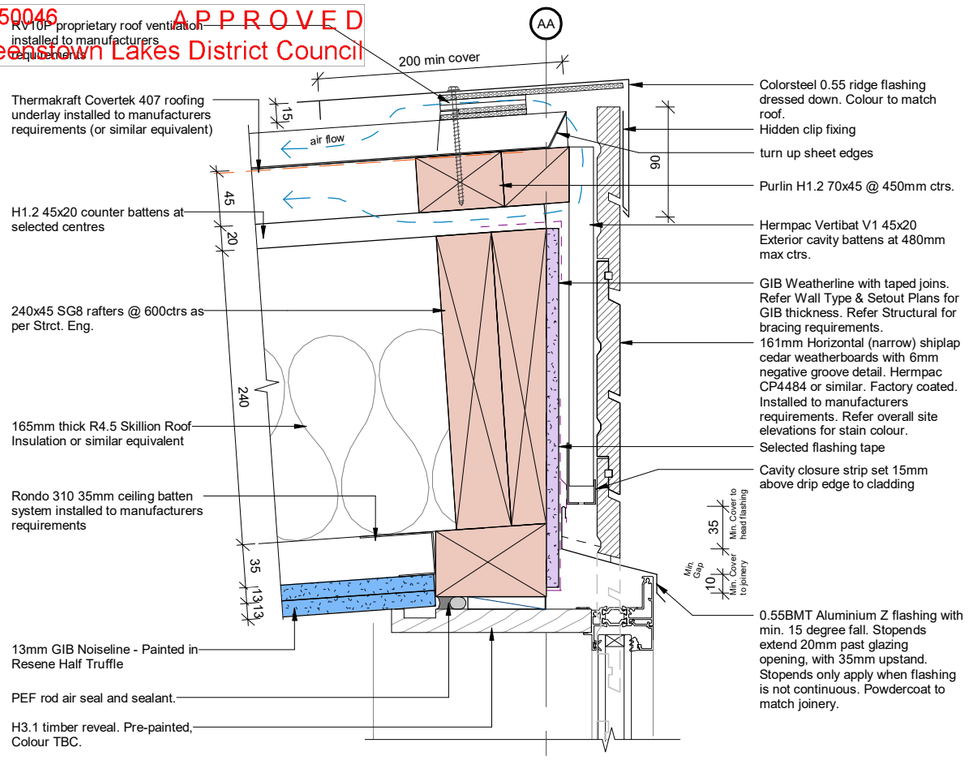
**Site Information**

Rainfall Intensity: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

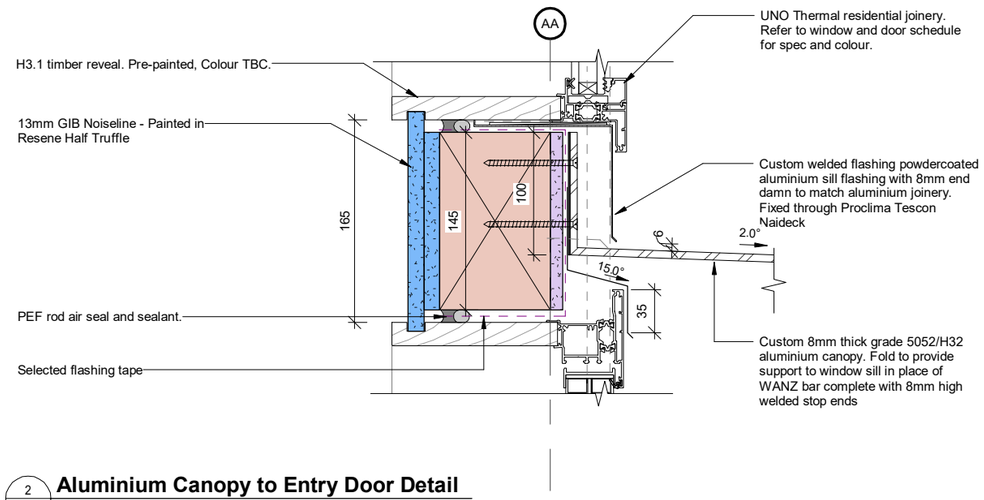
# AA1-502 REV.B

PROJECT No. **G591**
PLOT DATE. **14/08/2025 10:41:54 PM**

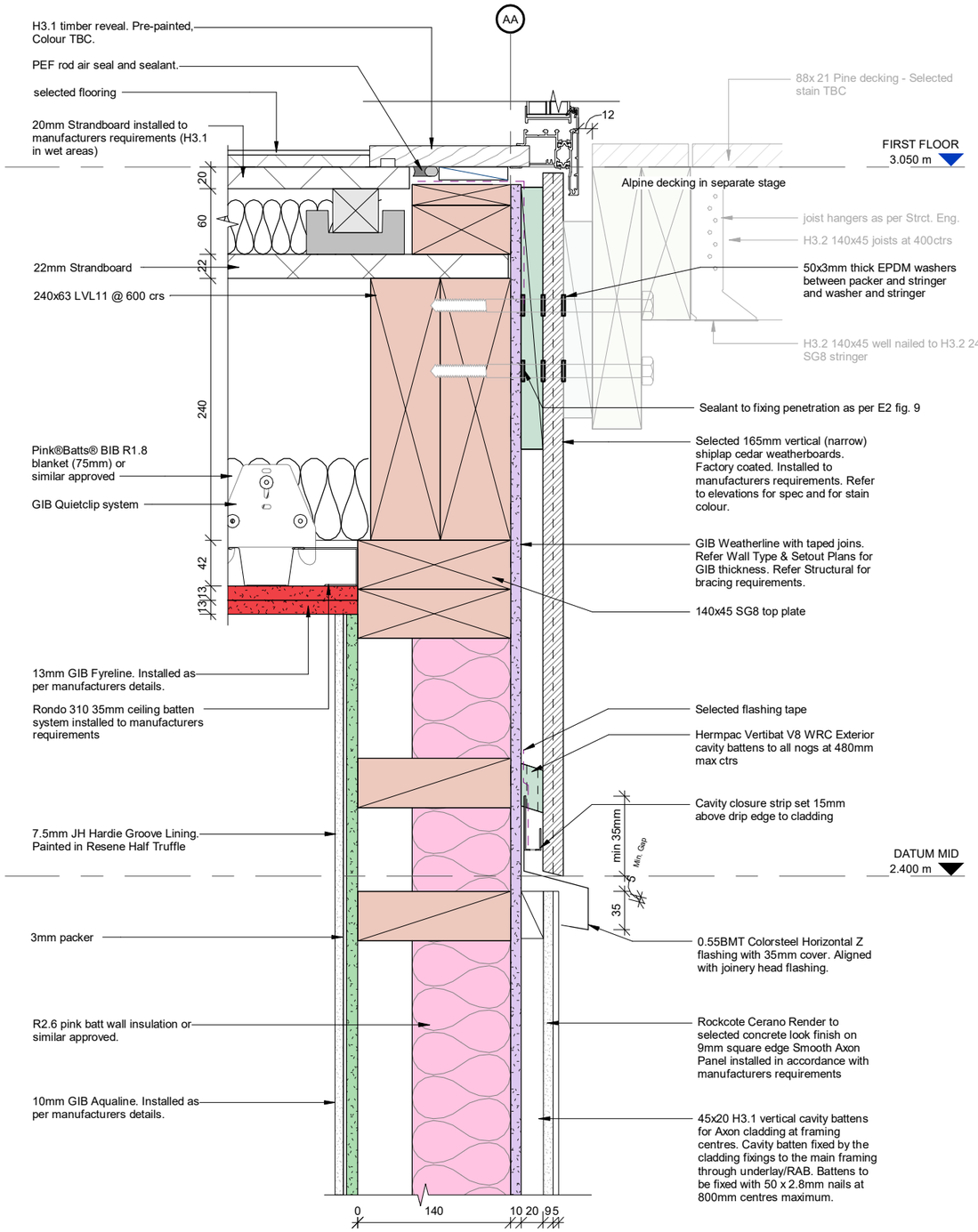
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Queenstown Lakes District Council




1 AA1-280 **High Level Window Head and Ridge Detail**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




2 AA1-210 **Aluminium Canopy to Entry Door Detail**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




3 AA1-210 **Entry Door Sill / Deck Detail**
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.

### CONSTRUCTION NOTES

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2 treated SG8, unless noted otherwise.
3. External wall studs to be 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.

### 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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### BUILDING CONSENT

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### ALPINE STUDIO 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: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

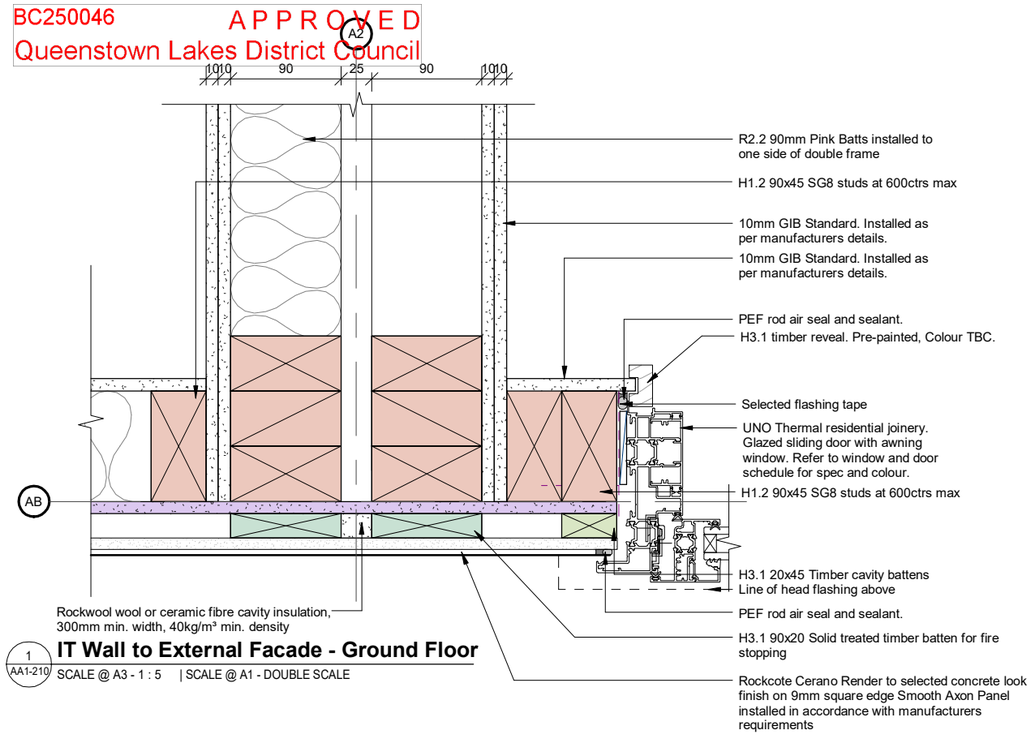
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-505 REV.D

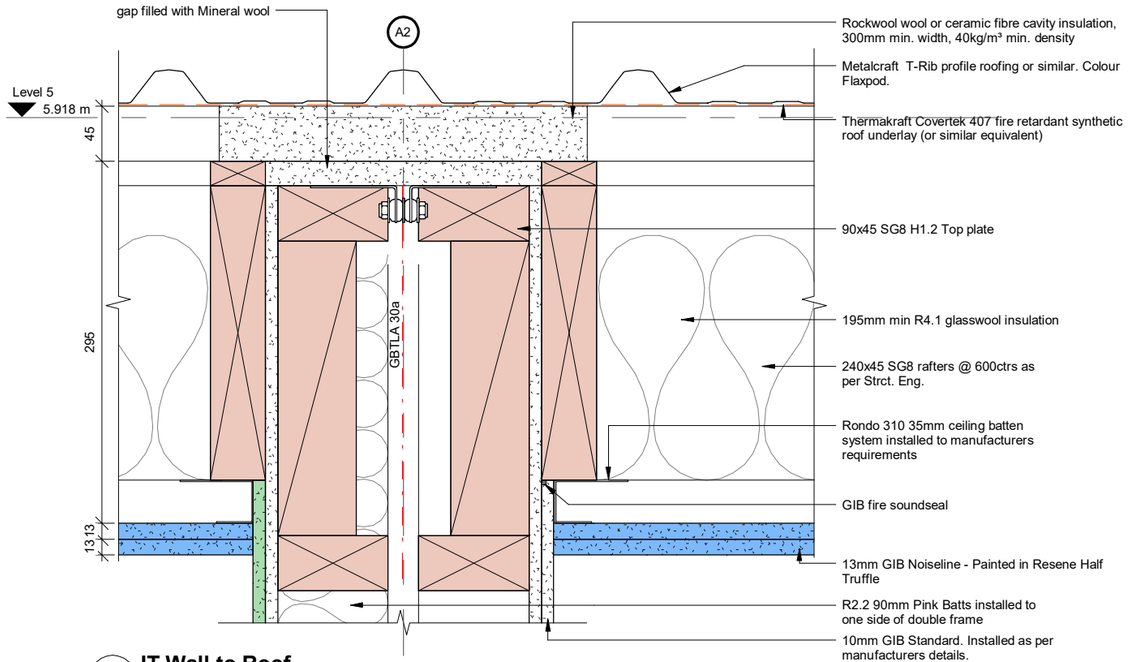
PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:41:57 PM**

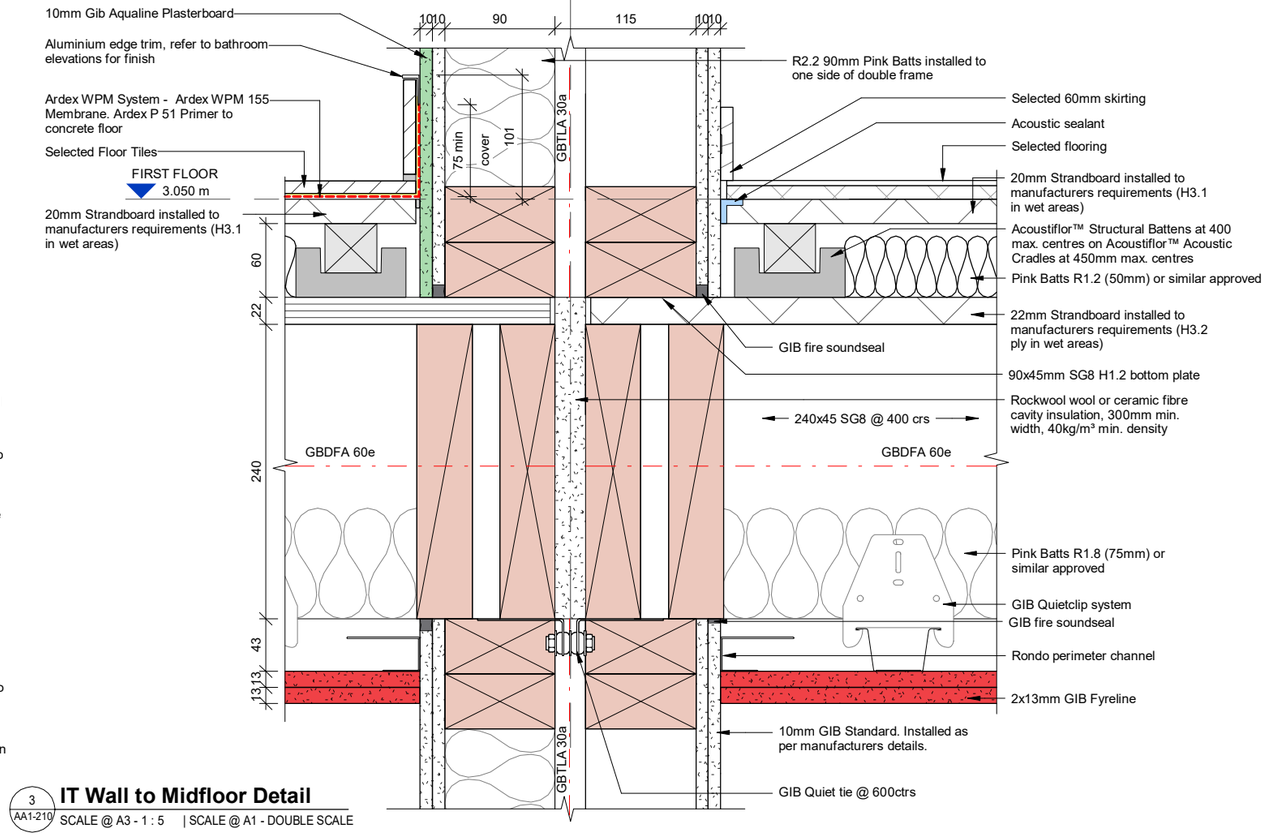
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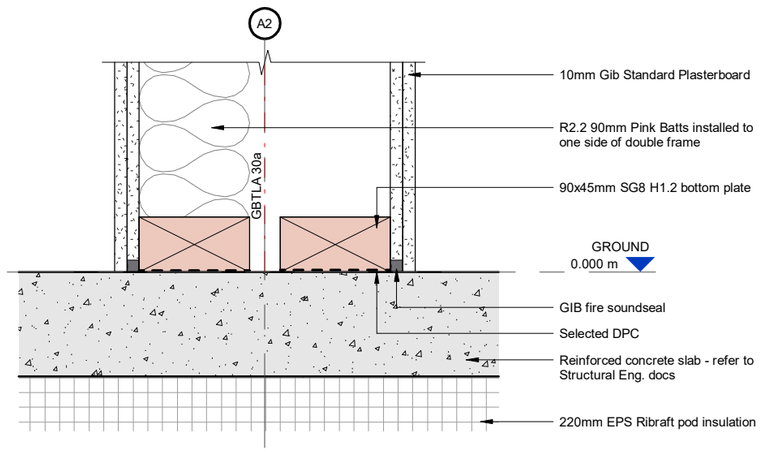

1 AA1-210 **IT Wall to External Facade - Ground Floor**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




2 AA1-280 **IT Wall to Roof**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




3 AA1-210 **IT Wall to Midfloor Detail**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




4 AA1-400 **IT Wall to Foundation Detail**
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.

**CONSTRUCTION NOTES**

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2 treated SG8, unless noted otherwise.
3. External wall studs to be 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.

**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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**BUILDING CONSENT**

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If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

**ALPINE STUDIO 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: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B

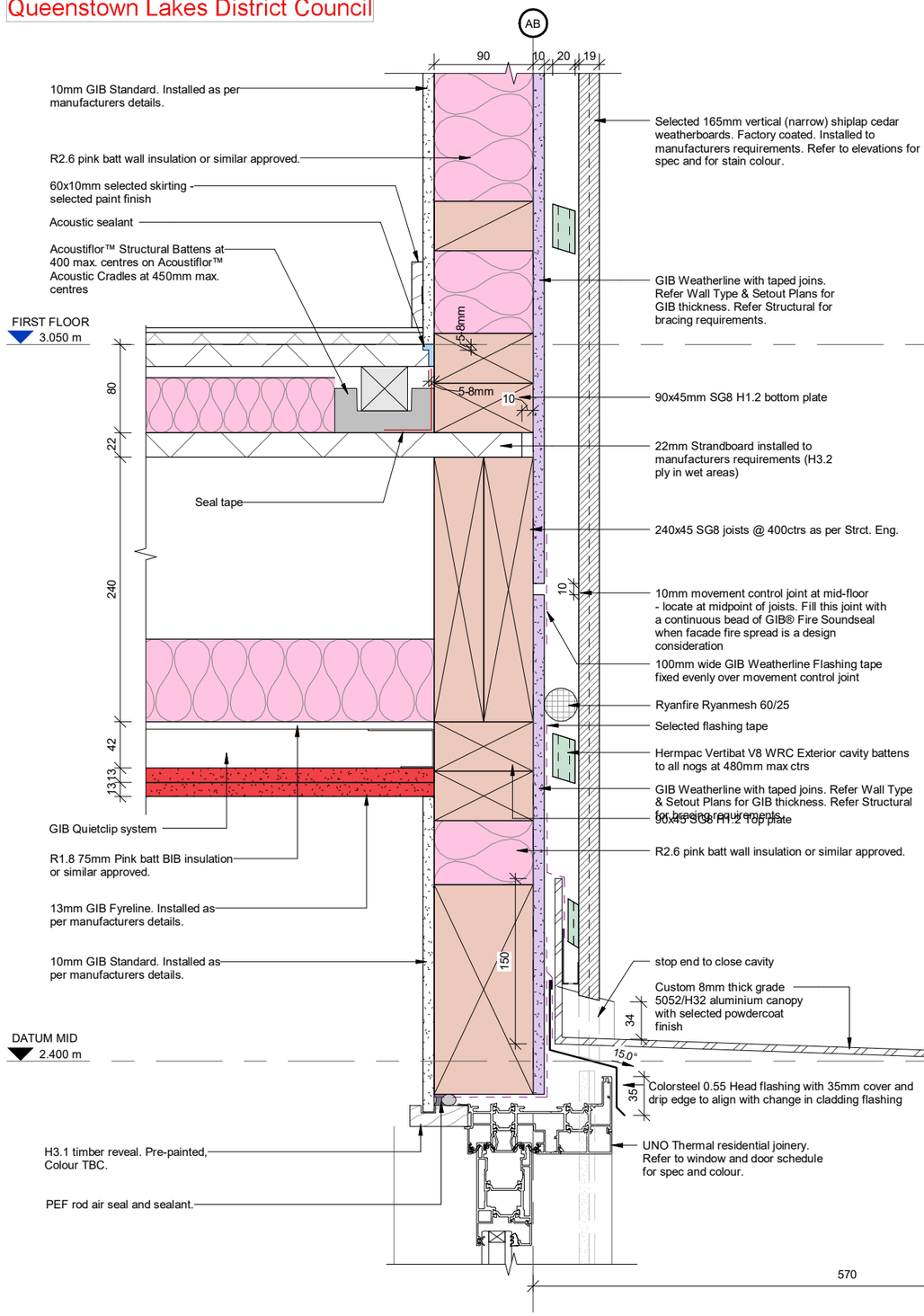
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-506 REV.D

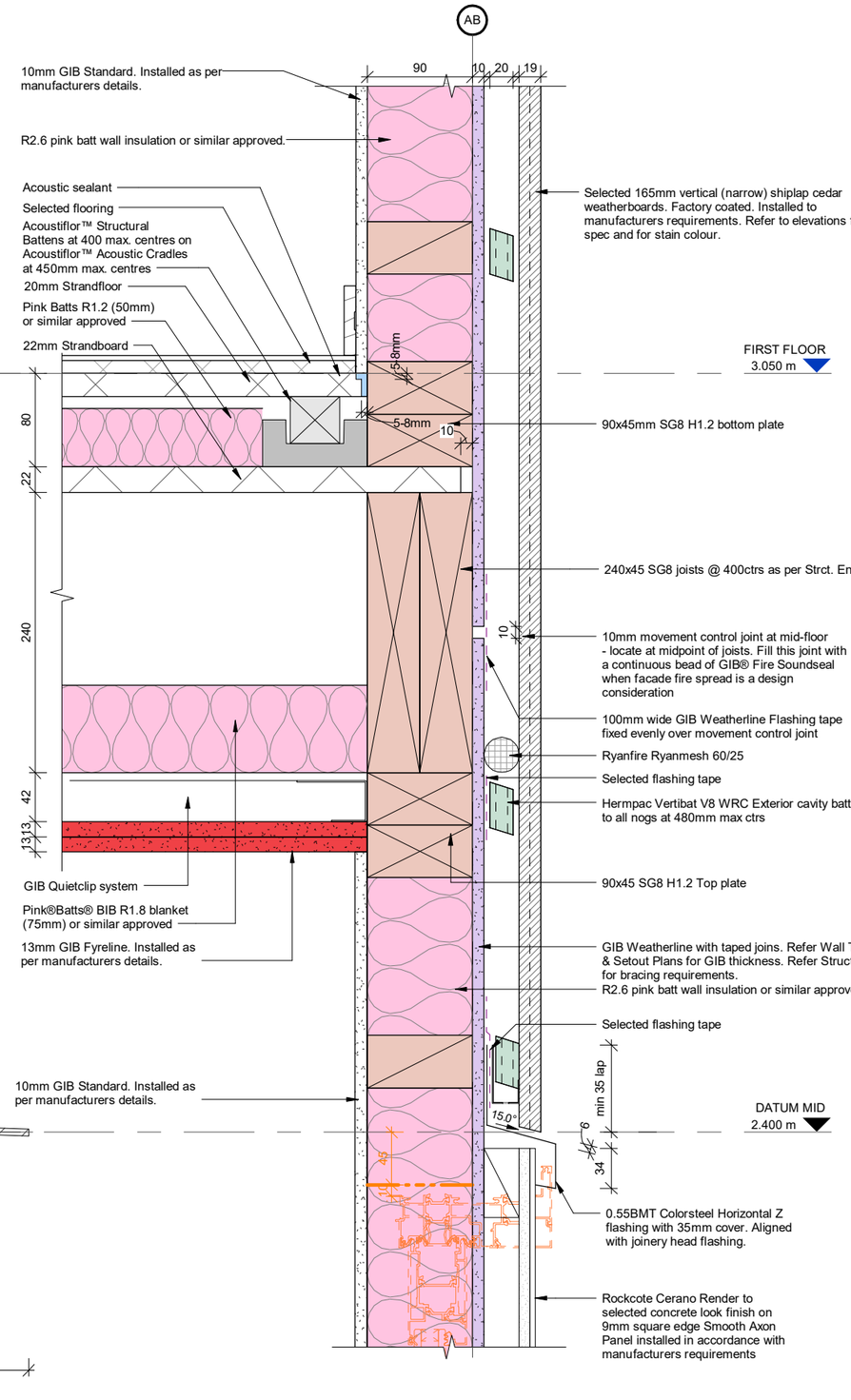
PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:42:00 PM**

BC250046 APPROVED
Queenstown Lakes District Council




1 AA1-400 **Lower Level Canopy/Door Head Detail**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




2 AA1-210 **Lower Level Sliding Door Head Detail**
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.

**CONSTRUCTION NOTES**

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2 treated SG8, unless noted otherwise.
3. External wall studs to be 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.

**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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**BUILDING CONSENT**

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**ALPINE STUDIO 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: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B

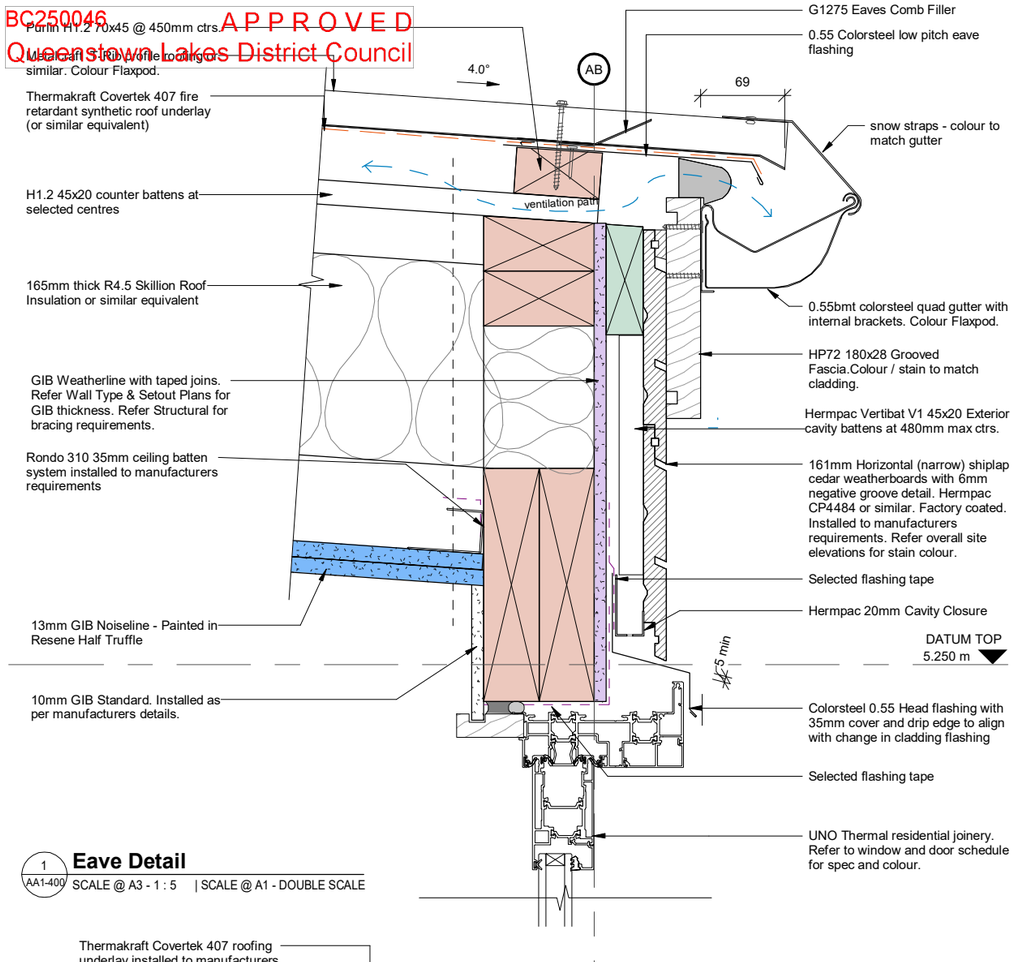
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-507 REV.C

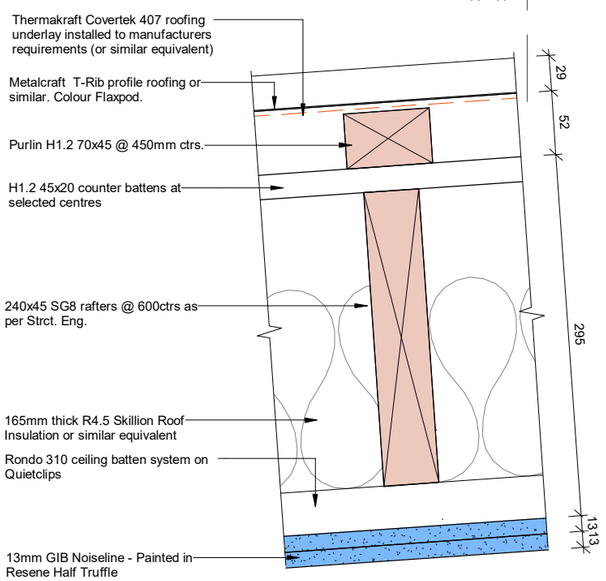
PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:42:02 PM**

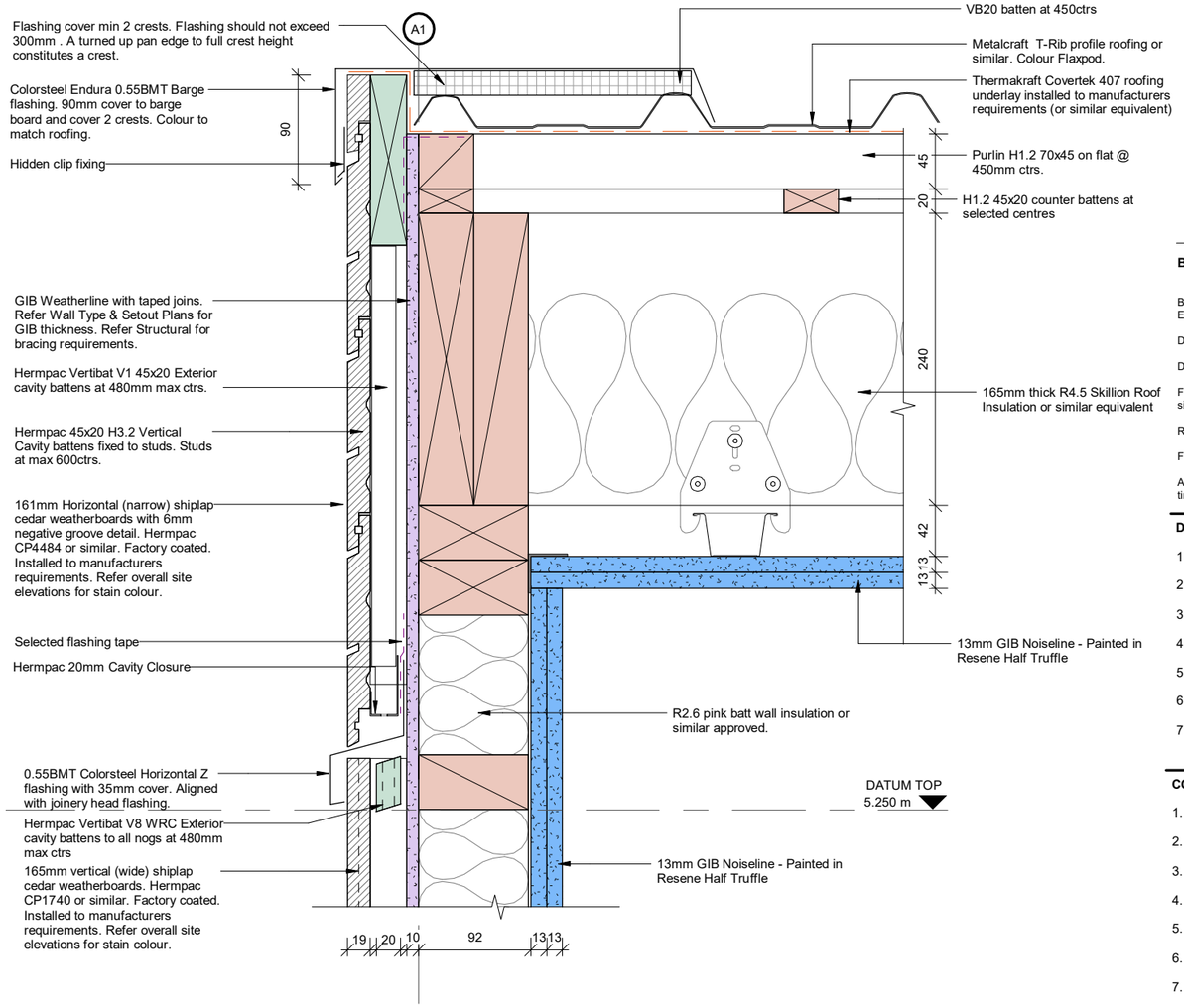
BC250046 APPROVED
Queenstown Lakes District Council



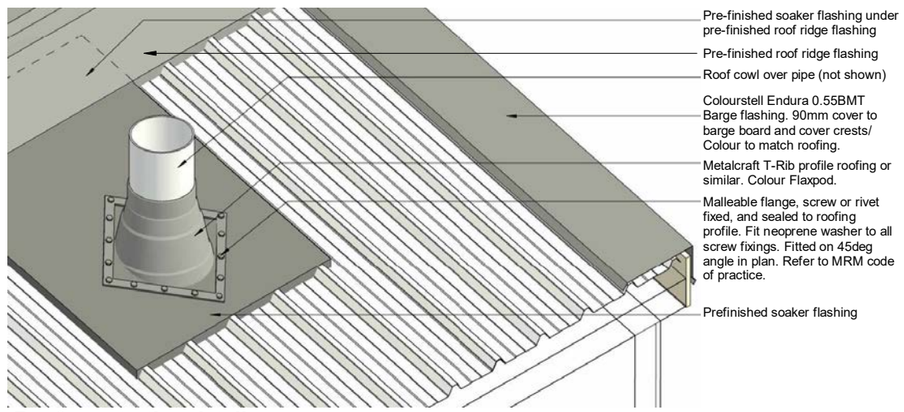

1 AA1-400 **Eave Detail**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




2 AA1-400 **Roof construction detail**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




3 AA1-400 **Barge detail**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




4 **Roof penetration detail**
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.

**CONSTRUCTION NOTES**

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2 treated SG8, unless noted otherwise.
3. External wall studs to be 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.
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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
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0 5 10 20 30 50 mm

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**BUILDING CONSENT**

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**ALPINE STUDIO 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: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B

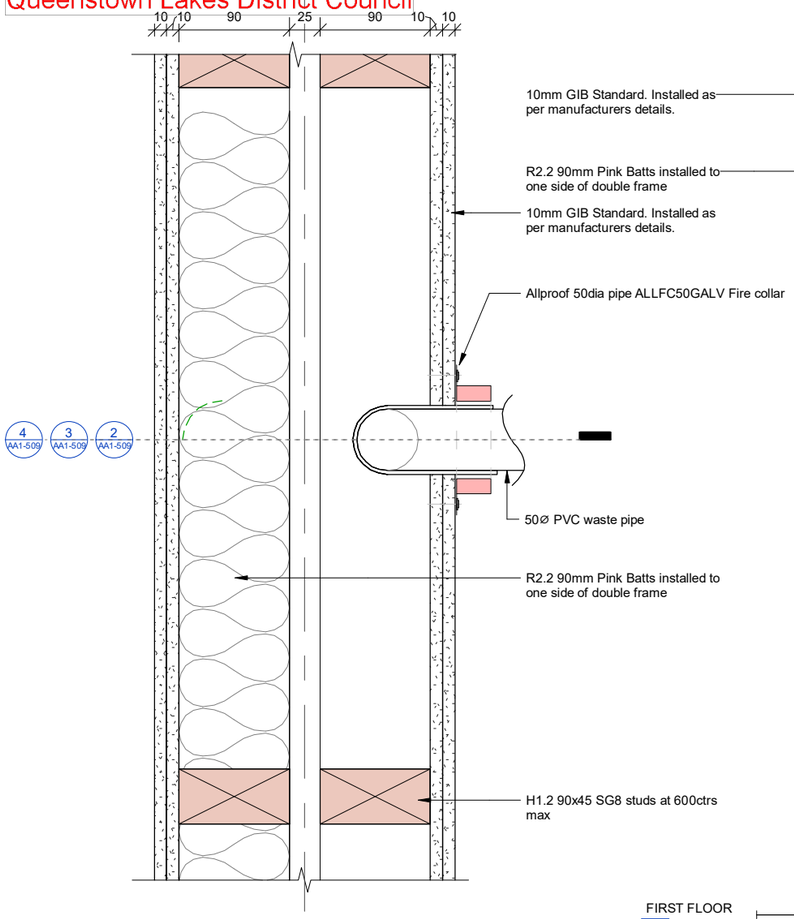
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-508 REV.C

PROJECT No. **G591**

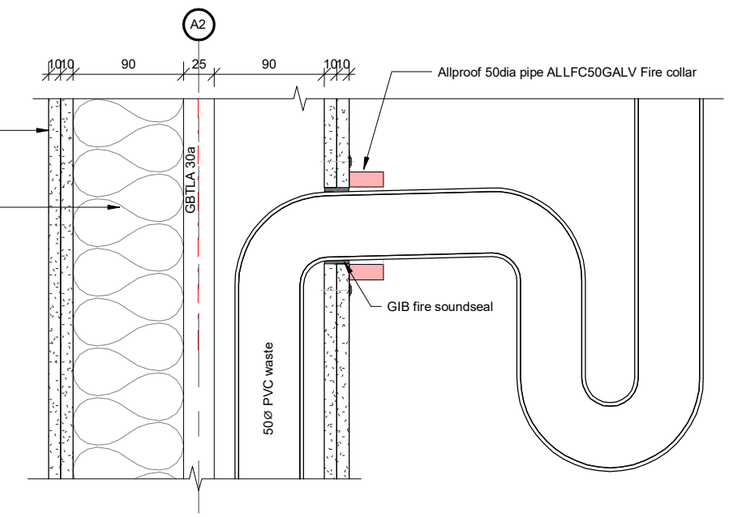
PLOT DATE. **14/08/2025 10:42:05 PM**

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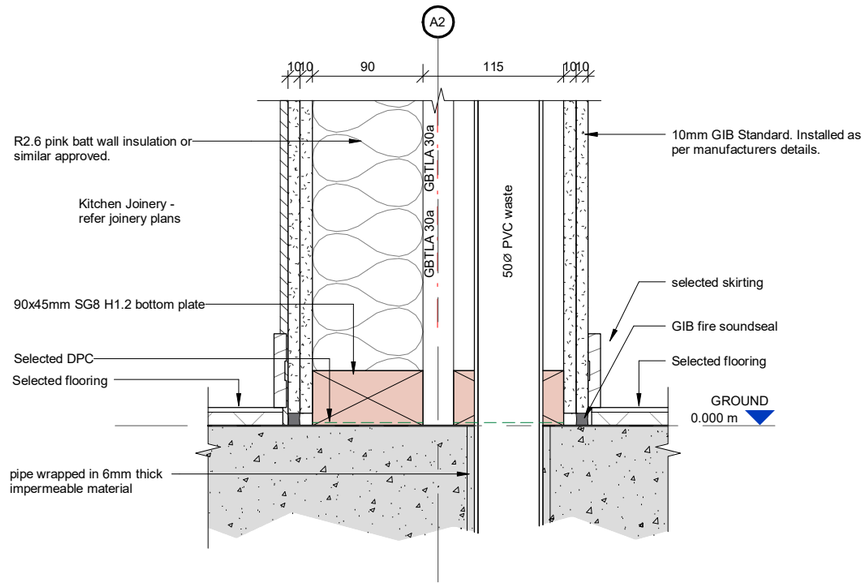

## 1 AA1-210 SINK WASTE IT WALL - PLAN DETAIL

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



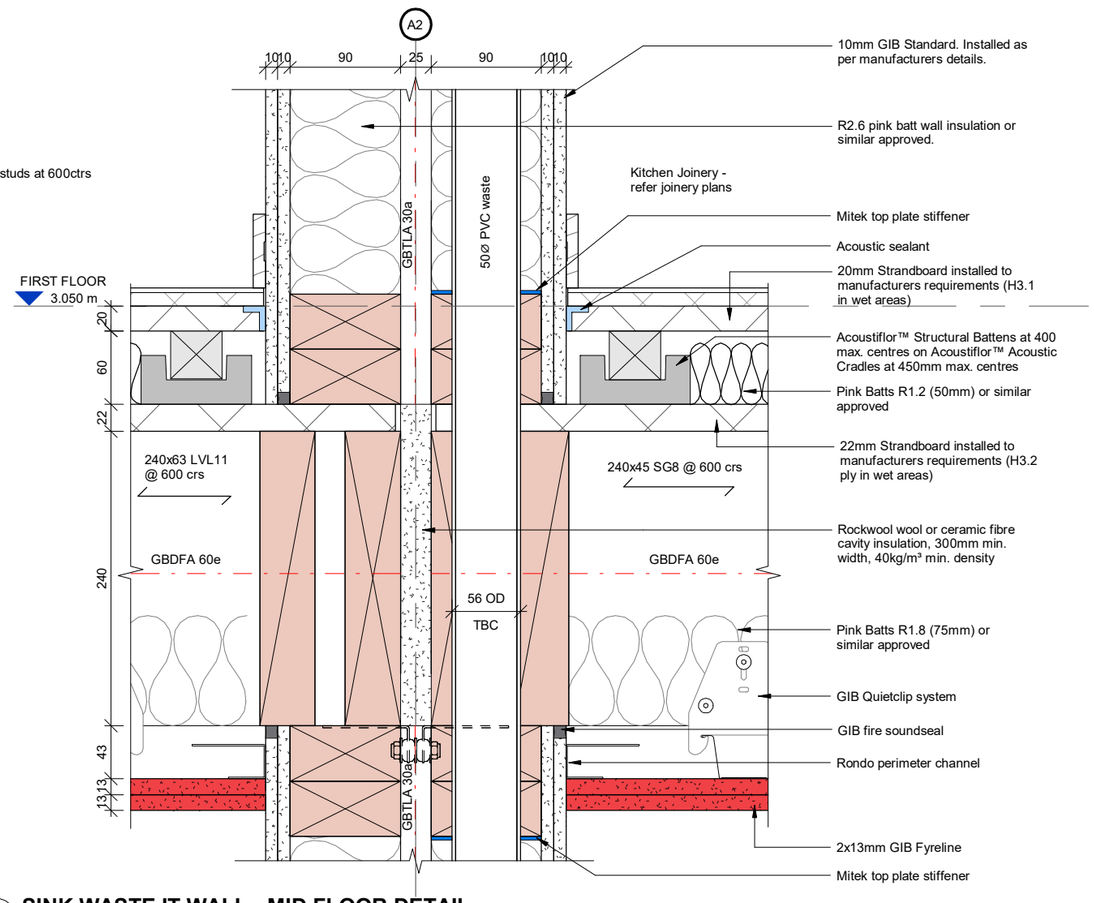

## 2 AA1-509 SINK WASTE IT WALL - SECTION DETAIL

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




## 4 AA1-509 SINK WASTE IT WALL - SLAB DETAIL

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




## 3 AA1-509 SINK WASTE IT WALL - MID FLOOR DETAIL

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

### CONSTRUCTION NOTES

1. Wall dimensions generally from Gridline or wall framing unless noted.
2. Timber framing is to be SG8 H1.2 treated SG8, unless noted otherwise.
3. External wall studs to be 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.

### 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.

### 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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All Reproduction is to be in Colour.

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### BUILDING CONSENT

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### ALPINE STUDIO 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: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

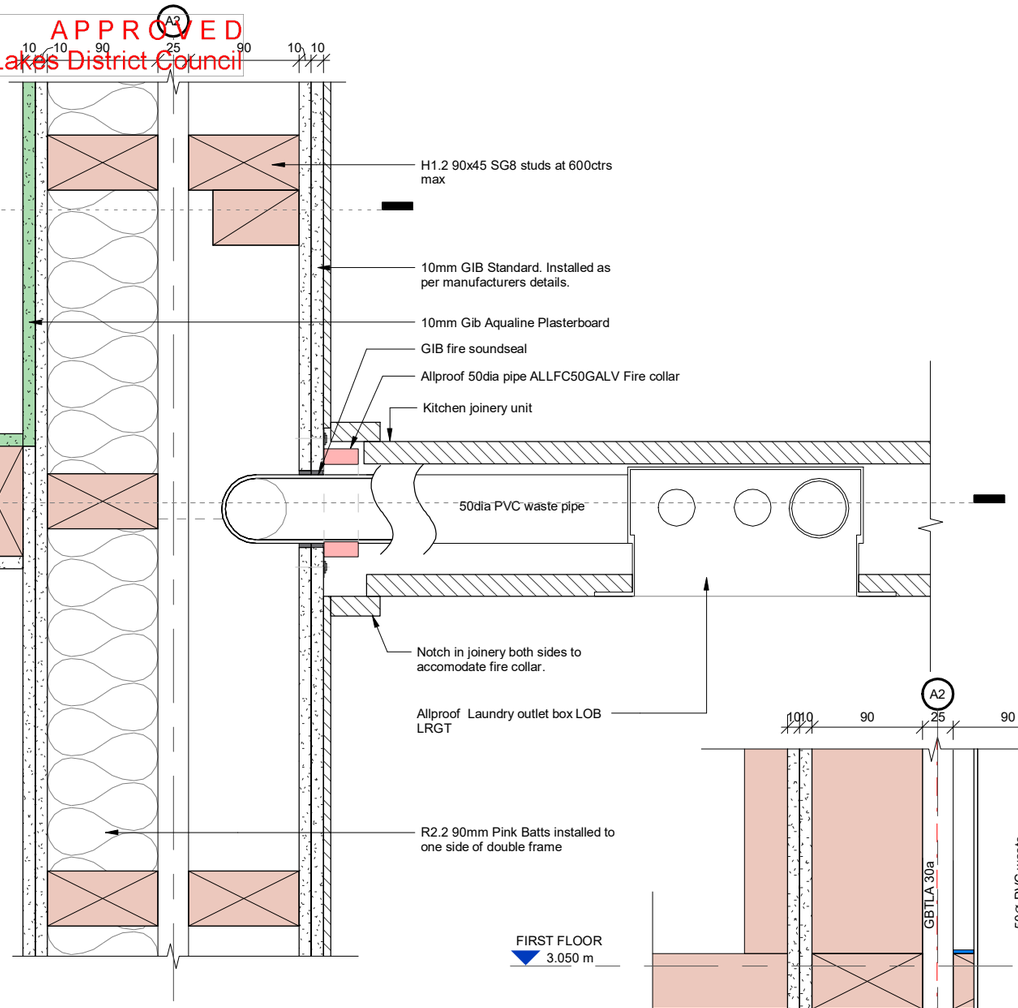
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-509 REV.C

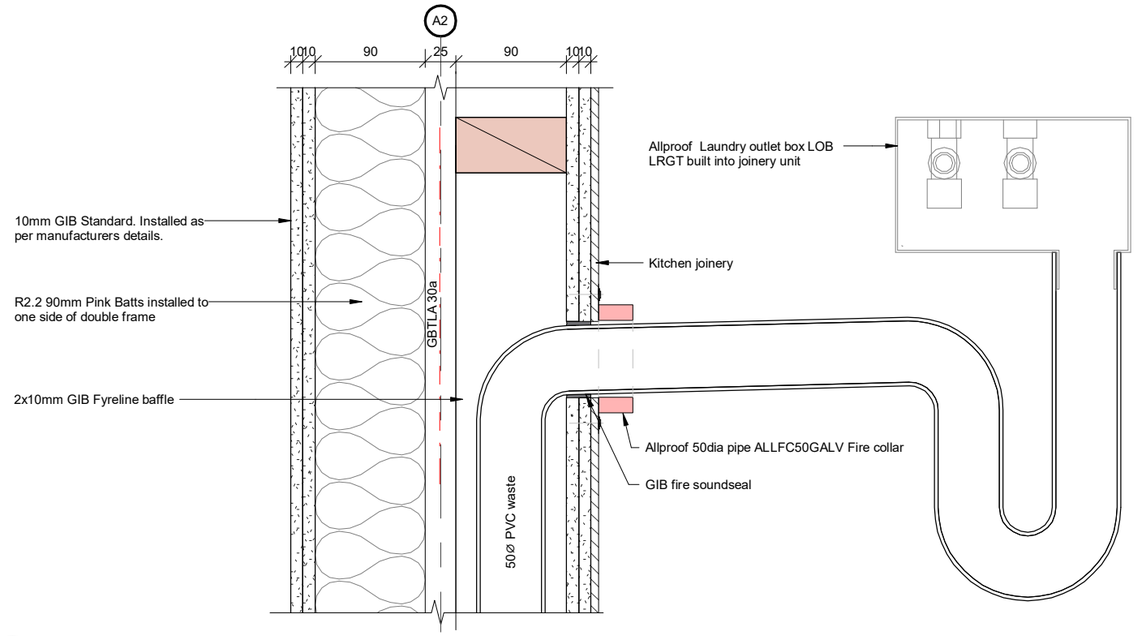
PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:42:08 PM**

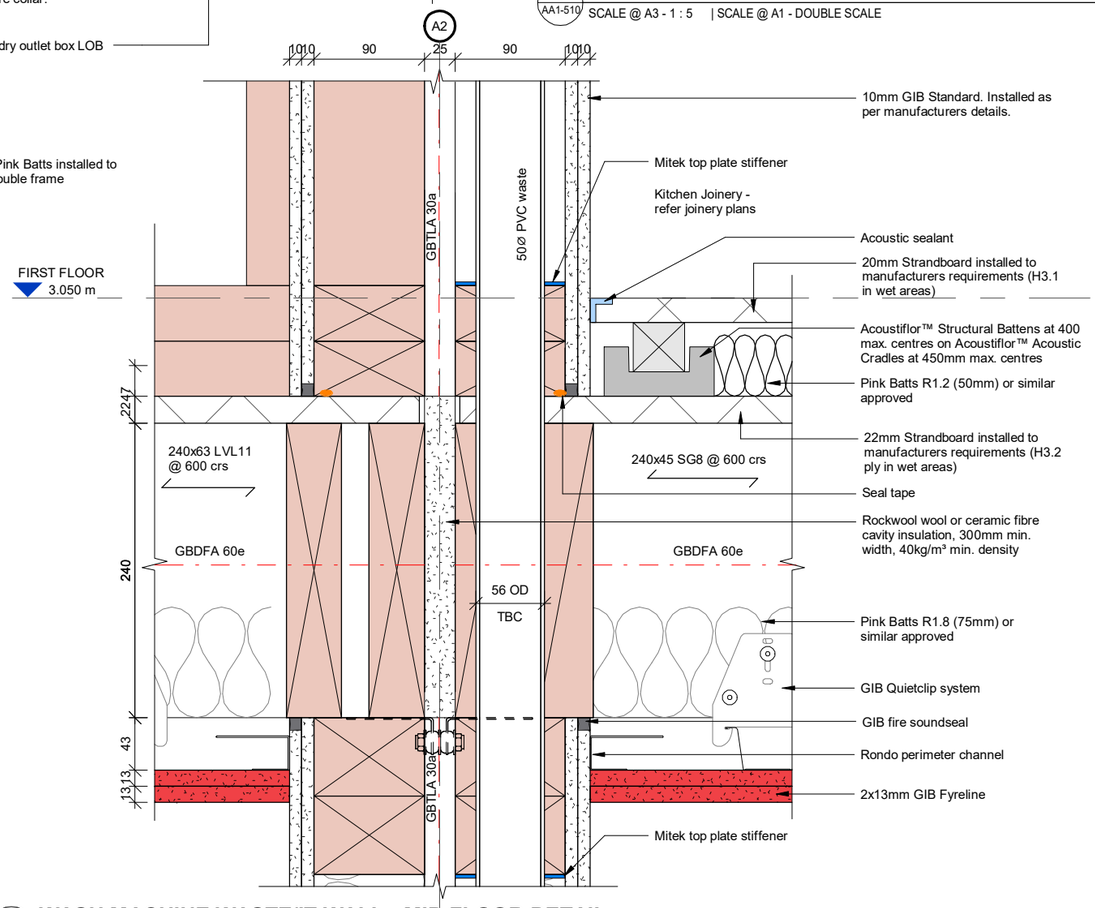
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1 AA1-210 **WASH MACHINE WASTE/IT WALL - PLAN DETAIL**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




2 AA1-510 **WASH MACHINE WASTE/IT WALL - SECTION DETAIL**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




3 AA1-510 **WASH MACHINE WASTE/IT WALL - MID FLOOR DETAIL**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

## CONSTRUCTION NOTES

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## DETAIL NOTES

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## BUILDING CONSENT

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## ALPINE STUDIO 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: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

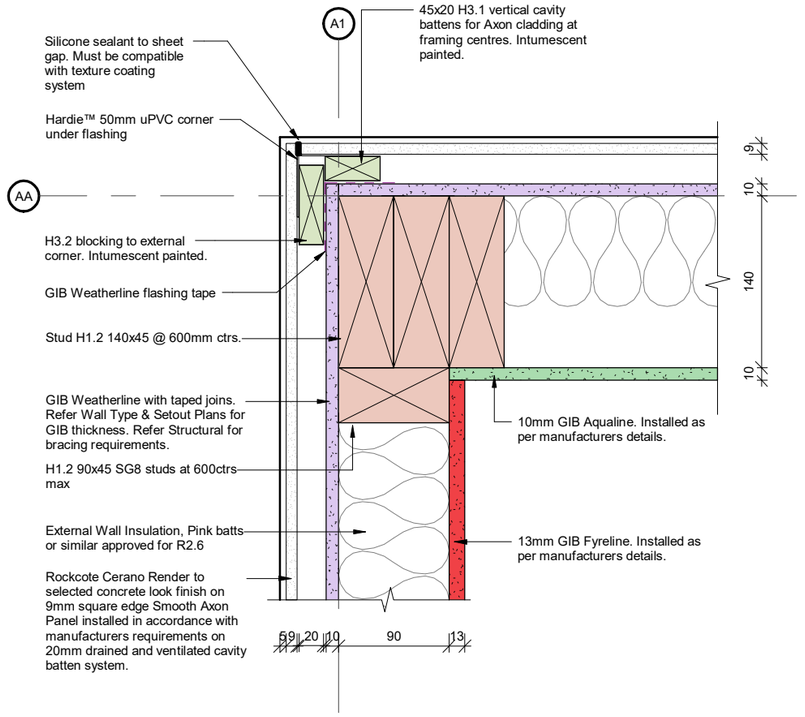
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-510 REV.C

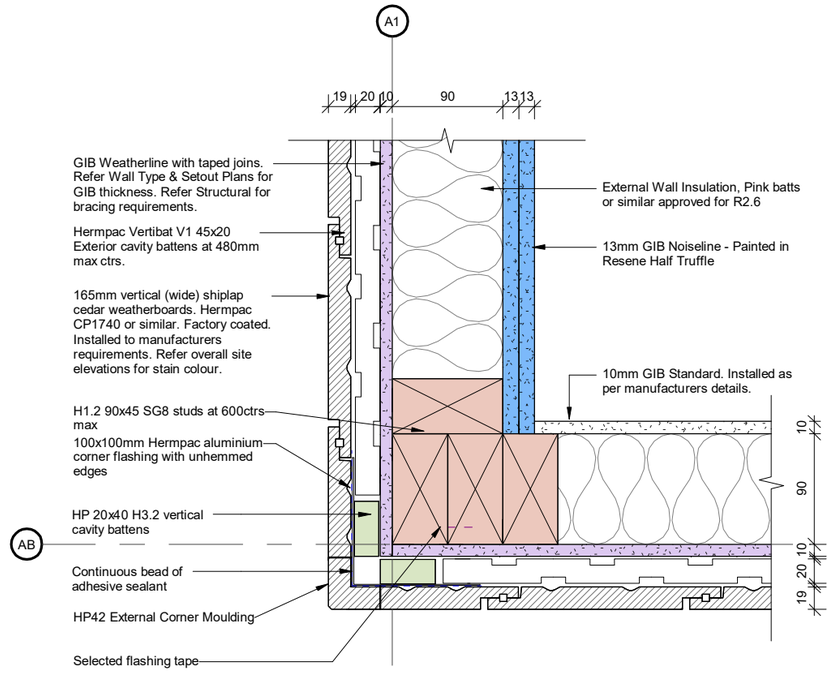
PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:42:11 PM**

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Queenstown Lakes District Council




1 AA1-210 **CERANO EXTERNAL CORNER DETAIL**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




2 AA1-210 **VERTICAL W/BOARD EXTERNAL CORNER DETAIL**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

0 5 10 20 30 50 mm


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**Site Information**

Rainfall Intensity: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

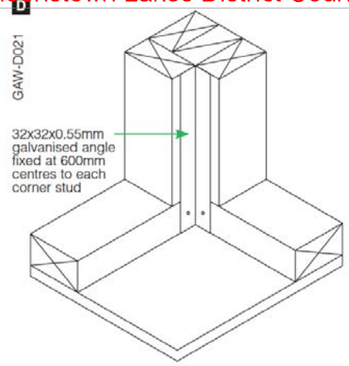
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-511 REV.C

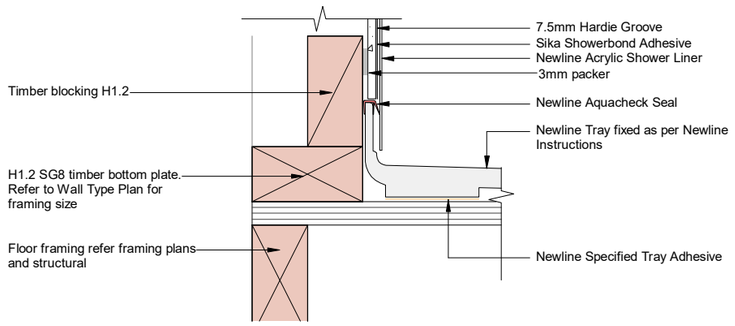
PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:42:13 PM**

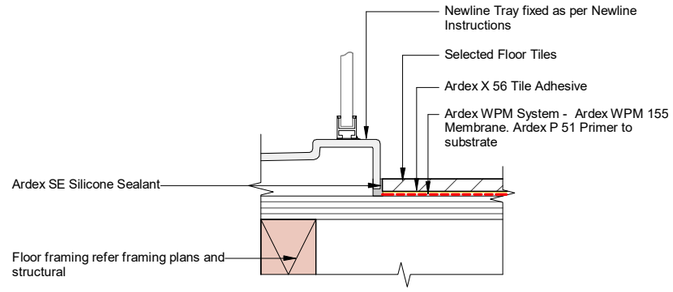
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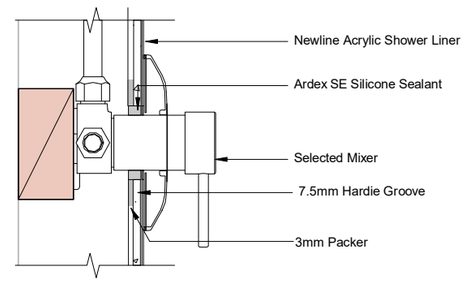

## 1 3D - SHOWER CORNER DETAIL
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



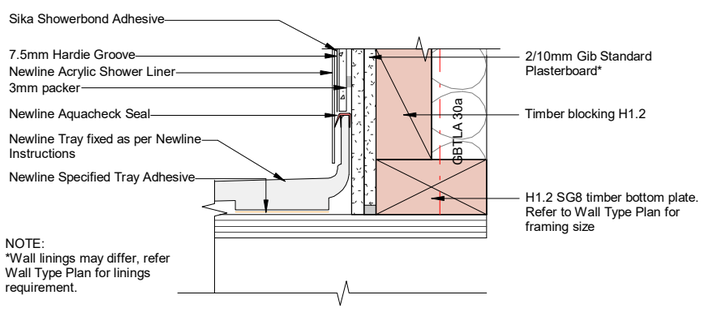

## 2 AA1-311 SECTION - ACRYLIC LINER LOW PROFILE TRAY DETAIL
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

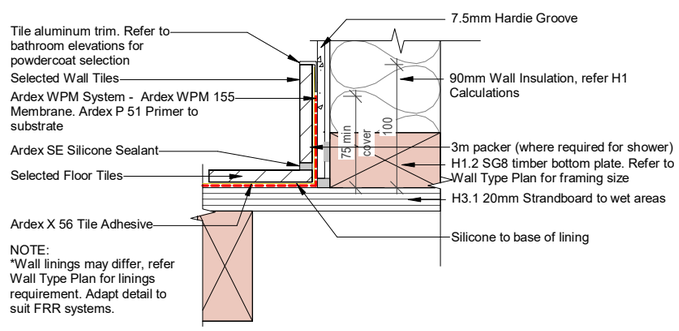



## 3 AA1-310 SECTION - ACRYLIC LINER LOW PROFILE TRAY SILL DETAIL
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

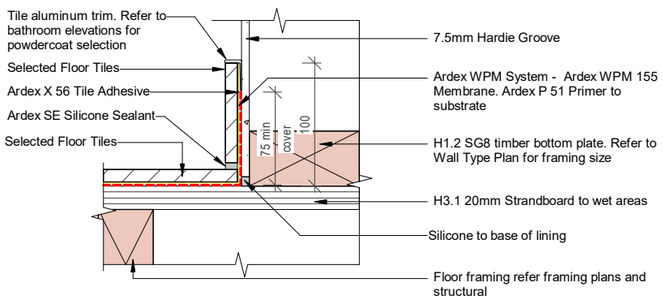



## 4 SECTION - PIPE/MIXER PENETRATION ACRYLIC LINING DETAIL
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

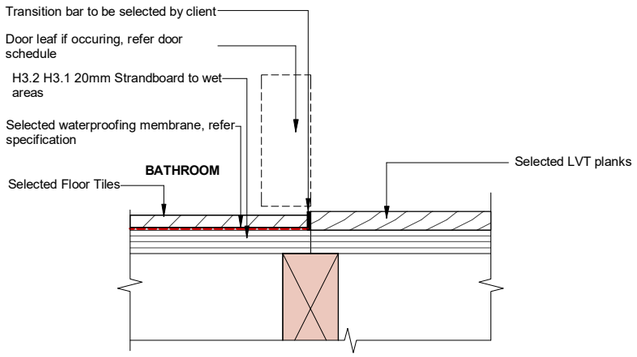


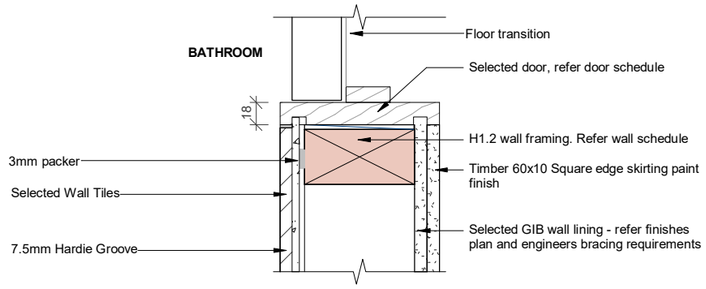

## 5 AA1-310 SECTION - ACRYLIC LINER LOW PROFILE TRAY TO FRR WALL DETAIL
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




## 6 AA1-400 SECTION - WET FLOOR TO TYPICAL EXTERIOR WALL DETAIL
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




## 9 AA1-400 SECTION - TILE TO TIMBER TRANSITION DETAIL
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




## 10 PLAN - HARDIE GROOVE BATHROOM DOOR JAMB DETAIL
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE




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**ALPINE STUDIOS INTERIOR DETAILS**

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

**Site Information**

Rainfall Intensity: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-550 REV.B

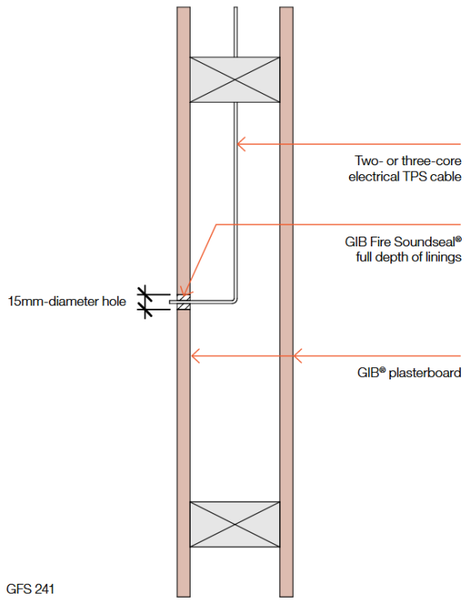
PROJECT No. **G591**
PLOT DATE. **14/08/2025 10:42:39 PM**

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Queenstown Lakes District Council

**SECTION VIEW**



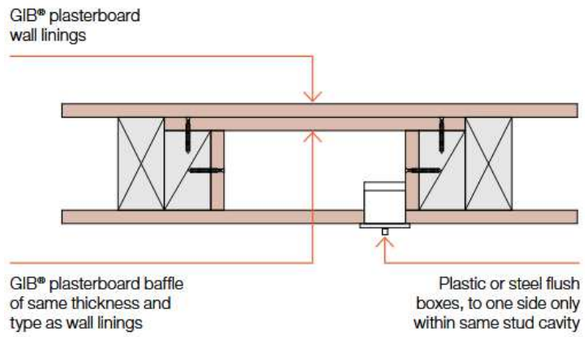

**PLAN VIEW**



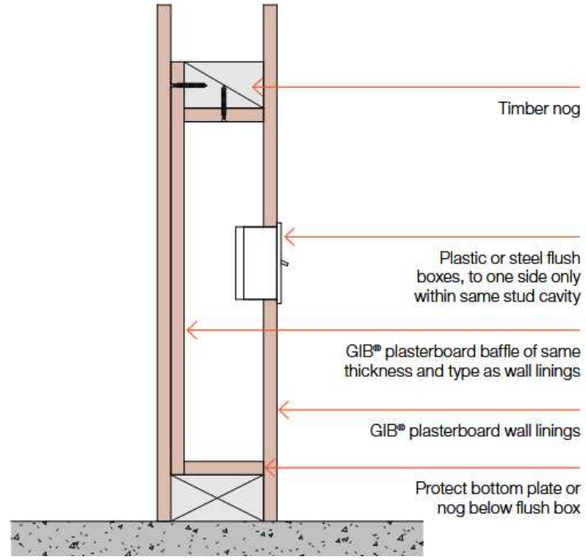

## 2 SECTION - CABLE PENETRATIONS IN FRR WALLS

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

**PLAN VIEW**




**SECTION VIEW**




## 3 SECTION - FLUSH BOXES IN FRR WALLS

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




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**ALPINE STUDIOS INTERIOR DETAILS**

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

**Site Information**

Rainfall Intensity: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

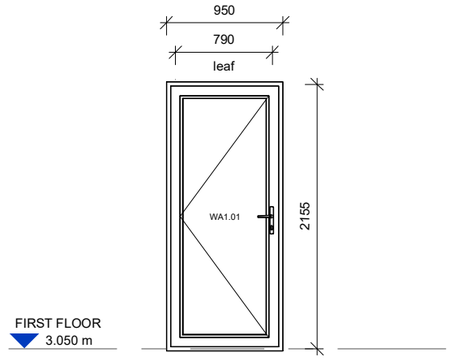
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-551 REV.B

PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:42:45 PM**

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## WA1.01- ENTRANCE DOOR

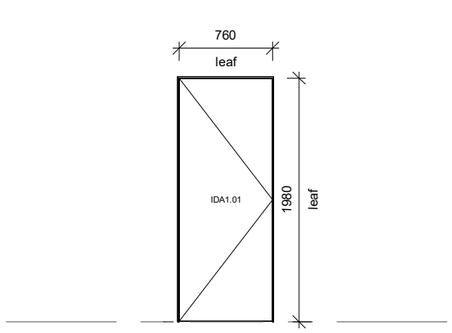
**Frame & Hardware**
- UNO Thermal entrance door series.
- Finish: Powdercoated Colour: Flaxpod
- Handle: Apex 143 Pull handle 450mm. Powdercoated Matt Black

**Leaf**
- Blocks A1-3: UNO custom laminate glass as per UNO Windows 8.5mm Hush Lam/18mm Thermal spacer + Argon Gas/ 10mm Lightbridge TGH with Acoustic seals to doors that require STC40 as per Acoustic requirements
- Block A4: UNO Glazed Entry panel with Grey Tinted Etchlite TGH/ 18mm Thermal spacer + Argon Gas/ 4mm Lightbridge TGH
- Finish: Powdercoated Colour: Matt Black

**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.




## IDA1.01- 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. Confirm with hinge size.

**Hardware & Furniture**
- Refer to Allegion Hardware schedule.
- Note 'Lift Off' hinges are required.

**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

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

- Allow to supply x2 copies of keys to front doors and garage side doors.

- 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

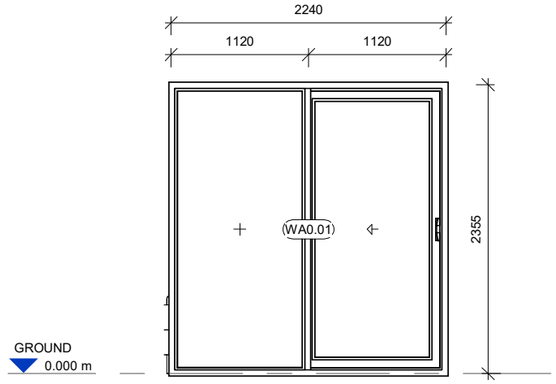
- Level type door handles shall be installed at 1m above floor level

- All External joinery as viewed from outside

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

- For lintel sizes refer to engineer

ALL GLAZING TO UNITS 7, 13, AND 19 TO BE 6.38MM LAMINTAED GLASS




## WA0.01- KITCHEN EXTERNAL DOOR

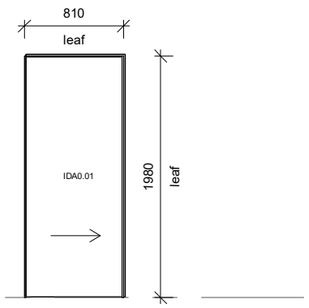
**Door**
- UNo Thermal Sliding door with one fixed panel.
- Finish: Powdercoated Colour: Flaxpod
- Handle: Aria pinnacle D handle. Powdercoated Matt Black

**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 mtach frame.
- WANZ support bars.



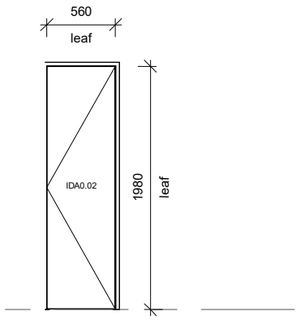

## IDA0.01- BATHROOM CAVITY SILDER DOOR

**Frame**
- 18mm thick paint finish timber cavity slider frame. Grooved profile

**Leaf**
- Carbon Core Door with paint finished MDF facings.
- ±30mm undercut clearance on top of leaf. Confirm with hinge size.

**Hardware & Furniture**
- Refer to Allegion Hardware schedule.

**Reveal**
- FJ timber reveal.




## IDA0.02- HWC DOOR

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

**Leaf**
- Carbon Core Door with paint finished MDF facings.
- Paint finish colour: Resene Quarter Truffle
- 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.
- Note 'Lift Off' hinges are required.

**Reveal**
- FJ timber reveal.




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## ALPINE STUDIOS BLOCK A1 - DOOR SCHEDULE

| 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: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

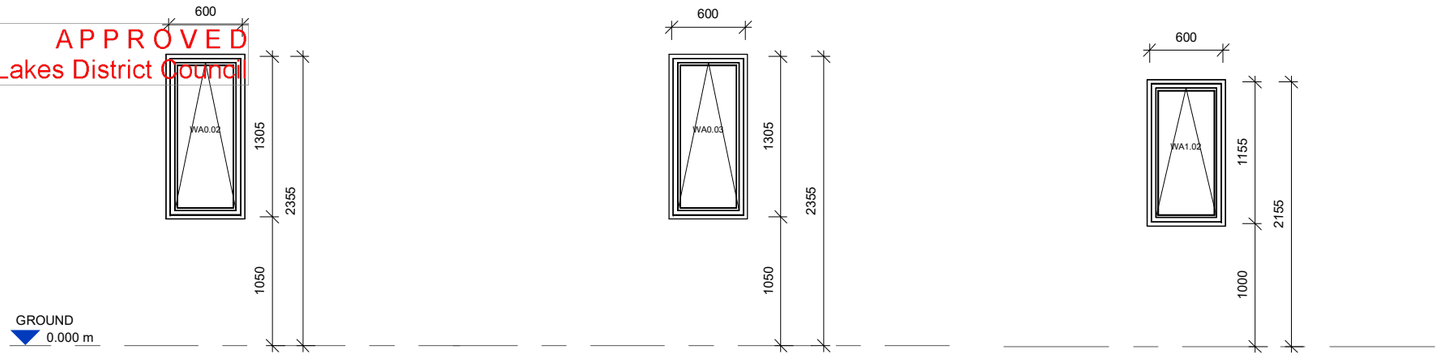
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-600 REV.E

PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:42:50 PM**

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## WA0.02- LIVING WINDOW

**Window**
- One aluminium awning window.

**Frame**
- UNO Thermal window.
- Bead to suit double glazing.

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

**Hardware**
- UNO Aria hardware

**Seals**
- Weather seals to be fitted on all sides.

**Reveals**
- H3.1 pre- painted grooved timber reveal.

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

## WA0.03- KITCHEN WINDOW

**Window**
- One aluminium awning window.

**Frame**
- UNO Thermal window.
- Bead to suit double glazing.

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

**Hardware**
- UNO Aria hardware

**Seals**
- Weather seals to be fitted on all sides.

**Reveals**
- H3.1 pre- painted grooved timber reveal.

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

## WA1.02- LIVING WINDOW

**Window**
- One aluminium awning window.

**Frame**
- UNO Thermal window.
- Bead to suit double glazing.

**Glazing**
- Units 7,13,19: 10mm float glass / 12mm air gap / 6mm float glass
- Unit 24: Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

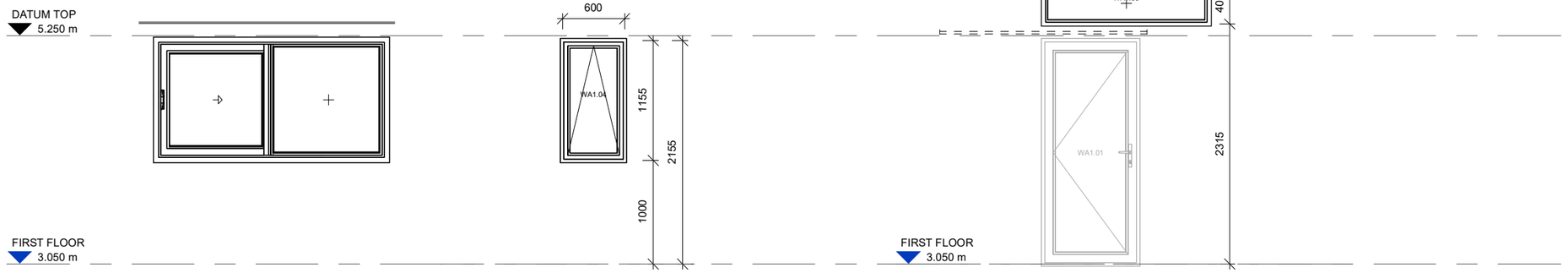
**Hardware**
- UNO Aria hardware

**Seals**
- Weather seals to be fitted on all sides.

**Reveals**
- H3.1 pre- painted grooved timber reveal.

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

ALL GLAZING TO UNITS 7, 13, AND 19 TO BE 6.38MM LAMINTAED GLASS




## WA1.03 - SLIDING WINDOW

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

**Window**
- One aluminium sliding window.

**Frame**
- UNO Thermal window.
- Bead to suit double glazing.

**Glazing**
- Units 1-19: 10mm float glass / 12mm air gap / 6mm float glass
- Unit 20-24: Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

**Hardware**
- UNO Aria hardware

**Seals**
- Weather seals to be fitted on all sides.

**Reveals**
- H3.1 pre- painted timber reveal with 60x12 painted pine architrave. Architrave unique to this window due to the joinery size in a 90mm framed wall.

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

## WA1.04- KITCHEN WINDOW

**Window**
- One aluminium awning window.

**Frame**
- UNO Thermal window.
- Bead to suit double glazing.

**Glazing**
- Units 1, 8, 14: 10mm float glass / 12mm air gap / 6mm float glass
- Unit 20: Low E U1.1.
- To comply with NZS 4223 parts 1, 2, 3 and F2/AS1.

**Hardware**
- UNO Aria hardware

**Seals**
- Weather seals to be fitted on all sides.

**Reveals**
- H3.1 pre- painted grooved timber reveal.

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

## WA1.05- ENTRANCE HIGH WINDOW

**Window**
- One fixed pane.

**Frame**
- UNO Thermal window.
- Bead to suit double glazing.

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

**Hardware**
- NA

**Seals**
- Weather seals to be fitted on all sides.

**Reveals**
- H3.1 pre- painted grooved timber reveal.

**Flashings and Sill supports**
- Flashings and sealants by window installer. colour to match 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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## ALPINE STUDIOS BLOCK A1 - WINDOW SCHEDULE

| NO. | DESCRIPTION | DATE |
|---|---|---|
| F | BC RFI 02 | 04/08/25 |
| E | BC RFI 01 | 17/04/25 |
| D | Tender RFI | 06/03/25 |

**Site Information**

Rainfall Intensity: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

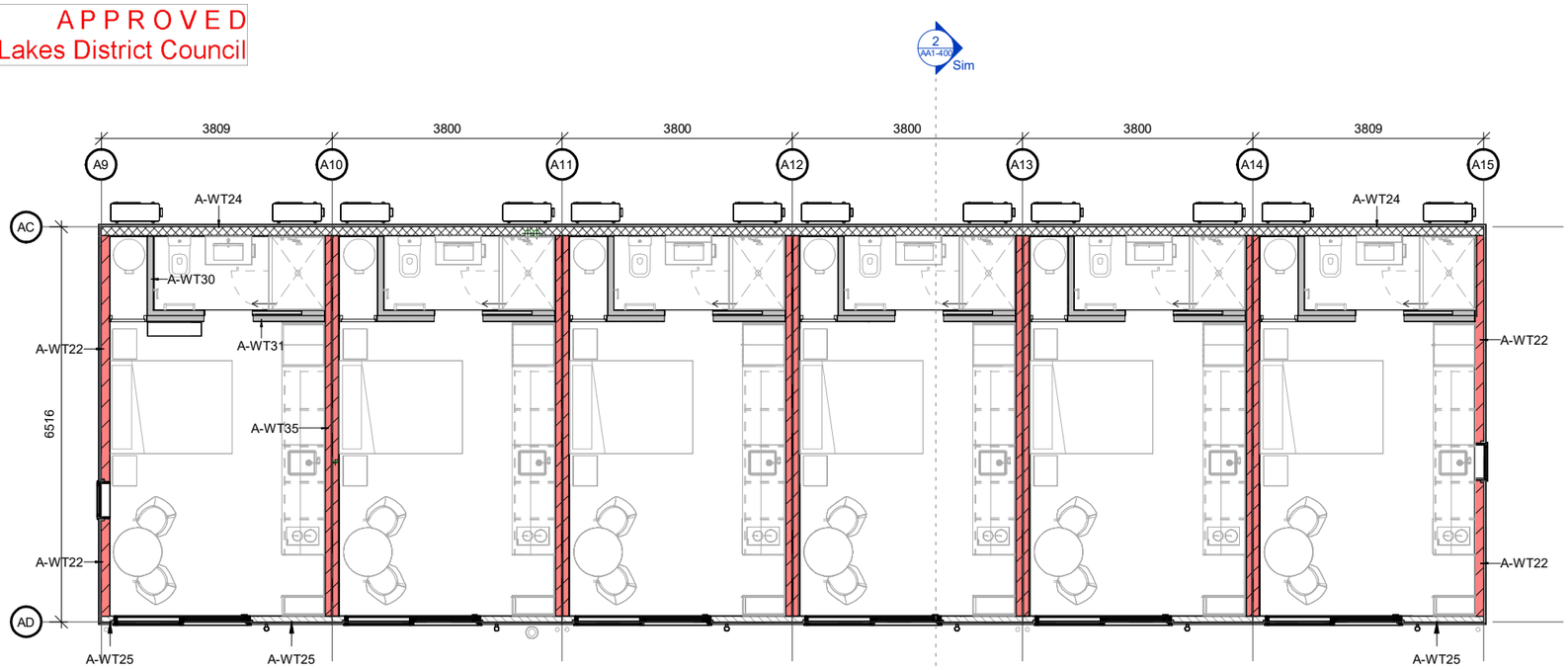
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA1-610 REV.F

PROJECT No. **G591**

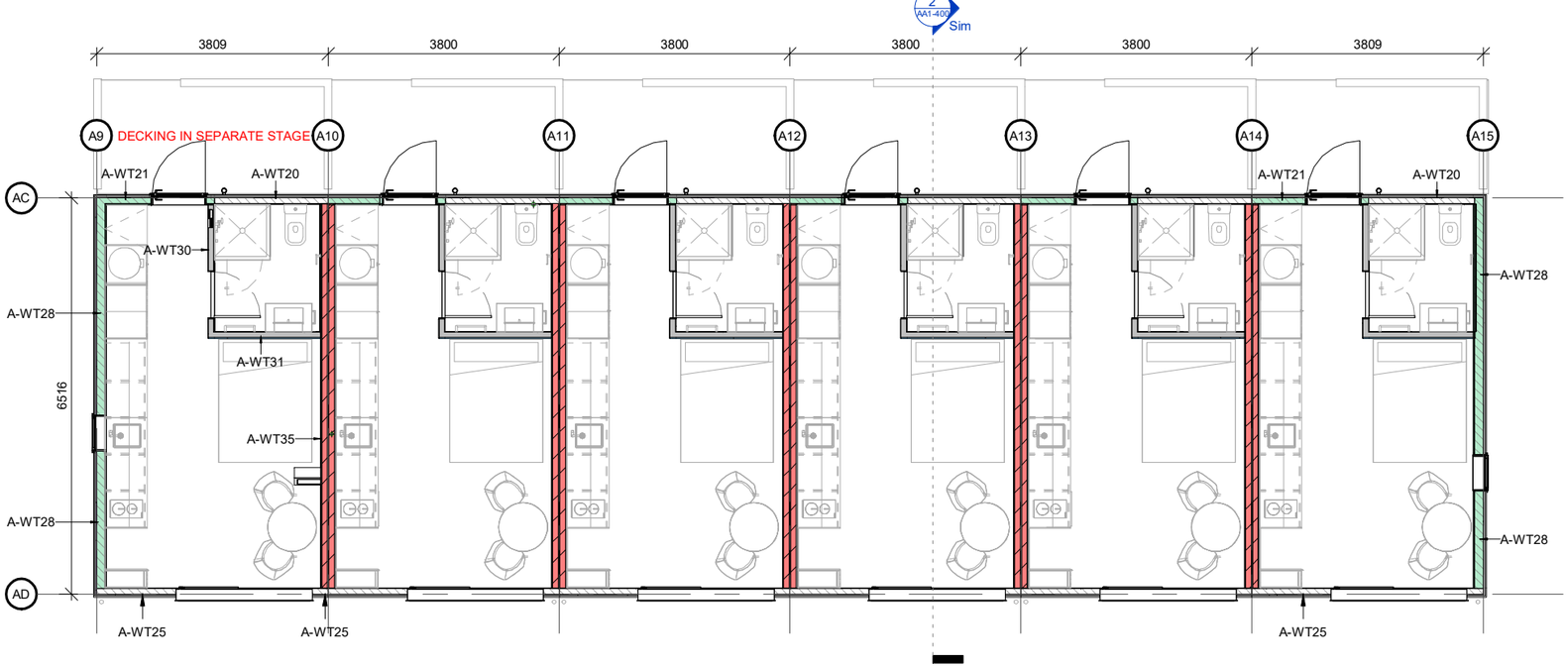
PLOT DATE. **14/08/2025 10:42:56 PM**

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1 AA1-300 **BLOCK A2 - WALL TYPE & SETOUT PLAN - GROUND**

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




2 AA1-300 **BLOCK A2 - WALL TYPE & SETOUT PLAN - FIRST FLOOR**

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**

**A-WT20** **External Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm 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 system

**A-WT21** **External Acoustic Wall**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 2x13mm GIB Noiseline to interior side unless noted otherwise

**A-WT22** **External Fire Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs. SED straps to base of studs. Refer struc
- 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

**A-WT23** **Typical External Wall**
- 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 Standard to interior side unless noted otherwise

**A-WT24** **External 140mm Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 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 system

**A-WT25** **External Bracing Wall - BL1-H**
- 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 system

**A-WT26** **External Fire Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 SG8 H1.2 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

**A-WT27** **External 140mm Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 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 system

**A-WT28** **External Acoustic Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs. SED straps to base of studs. Refer struc
- R2.6 Insulation - Pink batts or similar
- 2x13mm GIB Noiseline to interior side unless noted otherwise

**A-WT29** **Typical External Wall**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Standard to interior side unless noted otherwise

**STORAGE NOTES**

**HWC Ground Floor**
- 4x dressed pine (or similar) slat shelves fitted in front of GF HWC. Lowest shelf 800mm off floor and other shelves spaced evenly above, 450mm deep, set ~300mm back from door.

**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, except for showers on IT walls where an additional layer of GIB is required.
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

REFER TO:
- AA1-210 FOR WALL SET-OUT
- AA1-230 FOR FLOOR/WALL FINISHES

**INTERNAL WALL TYPES**

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

**A-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

**A-WT35** **Intertenancy Wall - GBTLA 30**
- 90x45 SG8 H1.2 studs at 600ctrs each side with
- 25mm air gap between
- R2.2 glass wool insulation - Pink Batts
- 2x10mm GIB Standard to each side unless noted otherwise
- Wall to be constructed in accordance with GIB GBTLA 30 system

FRR 30/30/30 Wall (load bearing)

0 5 10 20 30 50 mm


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**BUILDING CONSENT**


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**ALPINE STUDIOS BLOCK A2 - WALL TYPE & SETOUT PLAN**

| 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: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

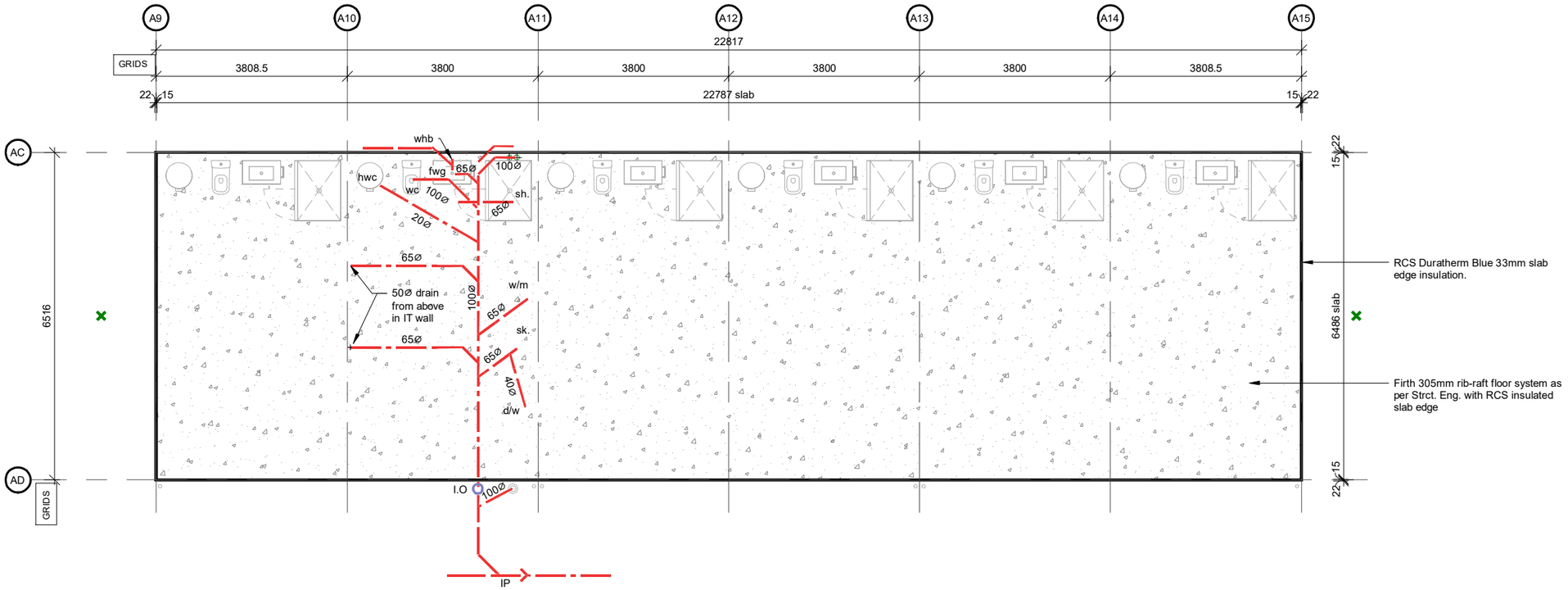
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA2-210 REV.E

PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:42:58 PM**

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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

## BLOCK A2 - SLAB PLAN

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

0 5 10 20 30 50 mm


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| | | |
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**ALPINE STUDIOS BLOCK A2 - SLAB PLAN**

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

**Site Information**

Rainfall Intensity: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B

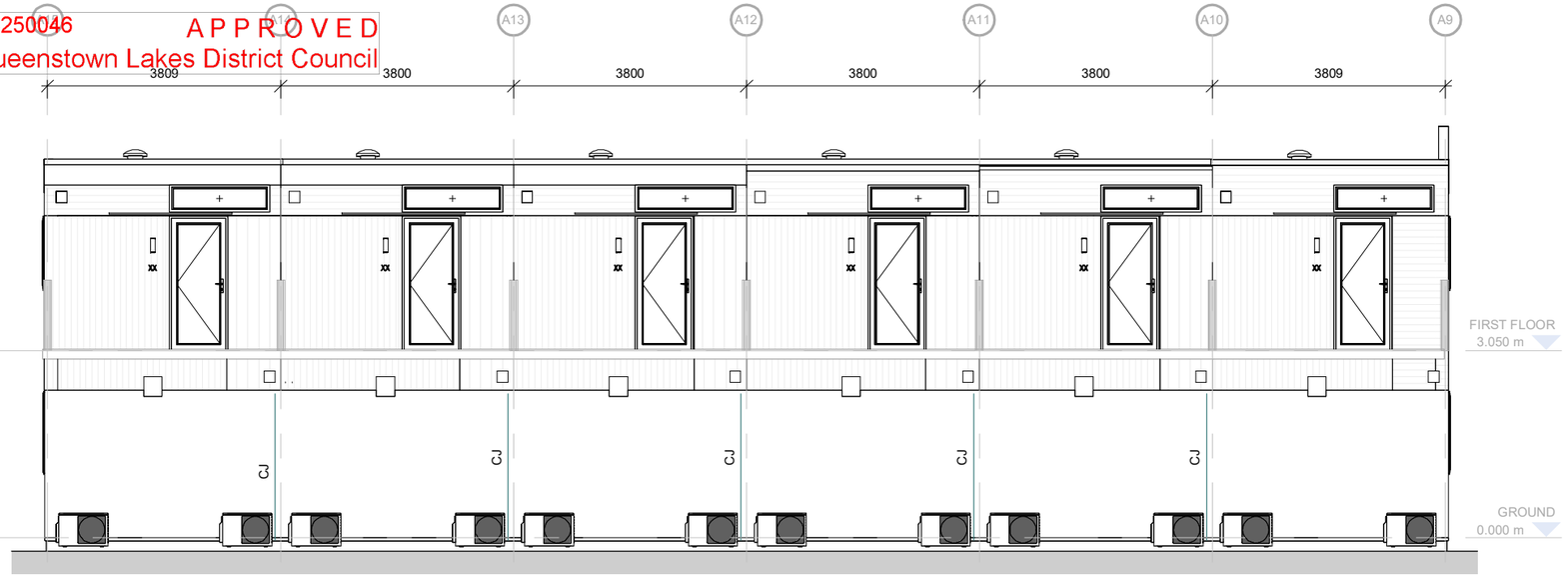
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA2-220 REV.B

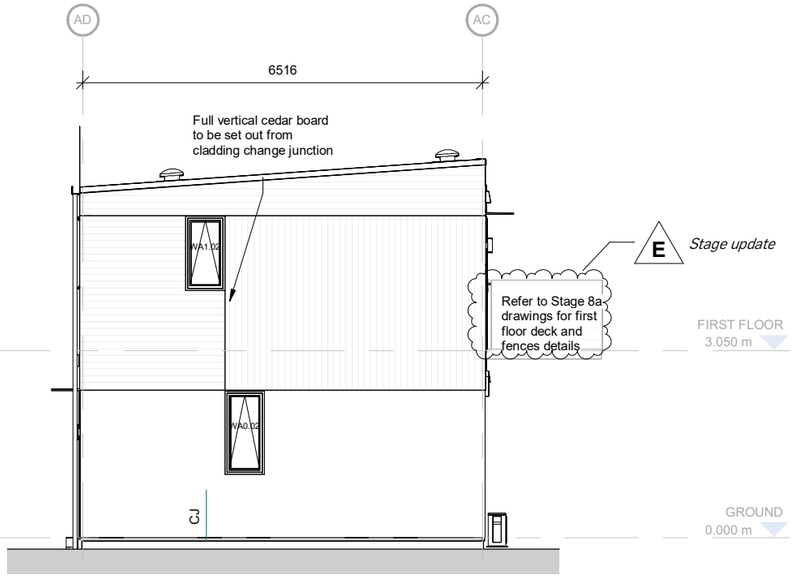
PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:42:59 PM**

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1 **BLOCK A2 - NORTH ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE




2 **BLOCK A2 - EAST ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE




3 **BLOCK A2 - SOUTH ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE




4 **BLOCK A2 - WEST ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

| MATERIALS LEGEND | MATERIALS LEGEND |
|---|---|

REFER TO:
- AA1-300 FOR MATERIAL LEGEND

**NORTH ELEVATION**

| E2 RISK MATRIX | RISK SEVERITY | | | | |
|---|---|---|---|---|---|
| Risk Factor | L | M | H | VH/EH | TOTAL |
| Wind Zone (NZS:3604) | 0 | 0 | 1 | 2 | **1** |
| No. of Stories | 0 | 1 | 2 | 4 | **2** |
| Roof/ Wall Intersection | 0 | 1 | 3 | 5 | **1** |
| Eaves Width | 0 | 1 | 2 | 5 | **0** |
| Envelope Complexity | 0 | 1 | 3 | 6 | **1** |
| Deck Design | 0 | 2 | 4 | 6 | **6** |
| | | | | **TOTAL RISK SCORE:** | **11** |

**EAST ELEVATION**

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

**SOUTH ELEVATION**

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

**WEST ELEVATION**

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


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## ALPINE STUDIOS BLOCK A2 - ELEVATIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| E | BC RFI 03 | 15/08/25 |
| D | BC RFI 01 | 17/04/25 |
| C | Tender | 03/02/25 |

**Site Information**

Rainfall Intensity: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

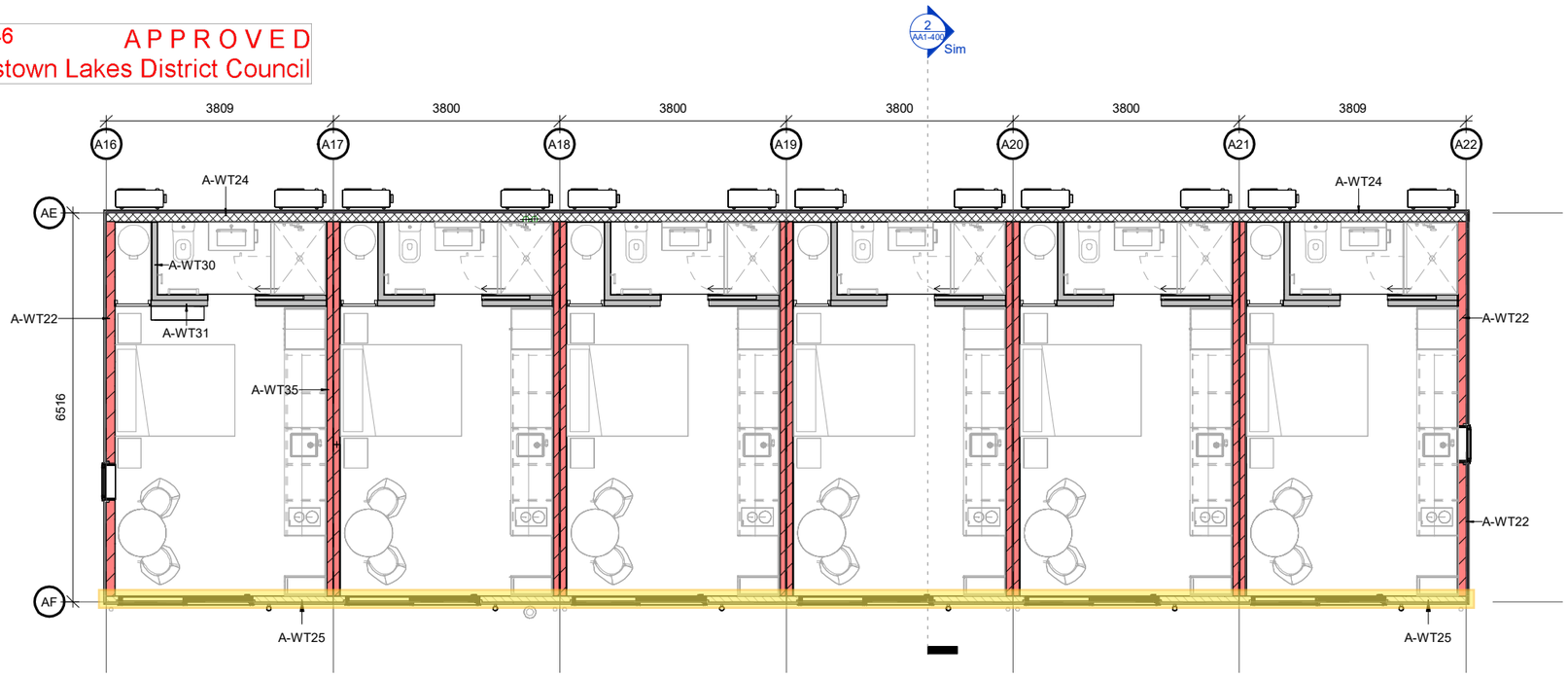
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA2-300 REV.E

PROJECT No. **G591**

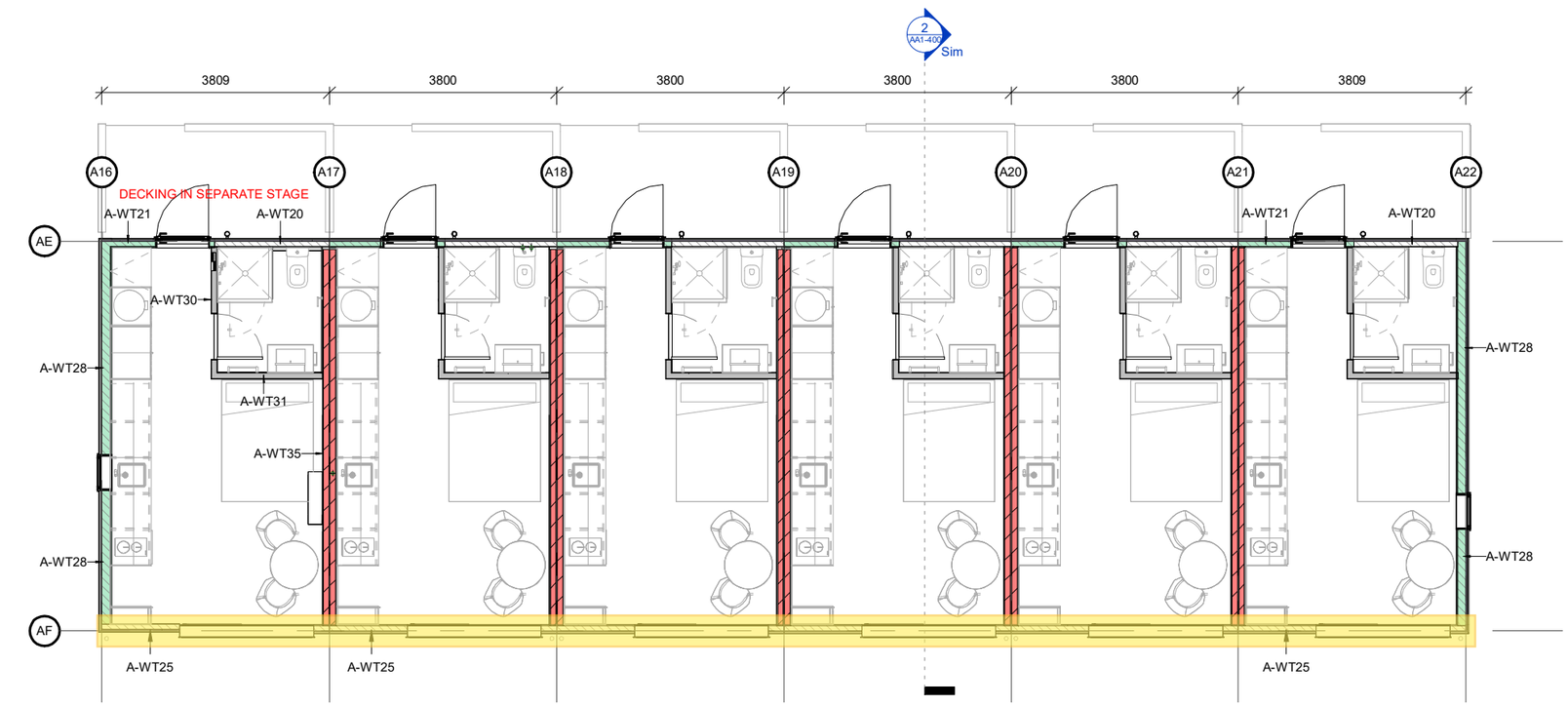
PLOT DATE. **14/08/2025 10:43:04 PM**

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## BLOCK A3 - WALL TYPE & SETOUT PLAN - GROUND

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




## BLOCK A3 - WALL TYPE & SETOUT PLAN - FIRST FLOOR

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

**A-WT26** **External Fire Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 SG8 H1.2 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

**A-WT27** **External 140mm Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 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 system

**A-WT28** **External Acoustic Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs. SED straps to base of studs. Refer struc
- R2.6 Insulation - Pink batts or similar
- 2x13mm GIB Noiseline to interior side unless noted otherwise

**A-WT29** **Typical External Wall**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Standard to interior side unless noted otherwise

### STORAGE NOTES

**HWC Ground Floor**
- 4x dressed pine (or similar) slat shelves fitted in front of GF HWC. Lowest shelf 800mm off floor and other shelves spaced evenly above, 450mm deep, set ~300mm back from door.

### 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, except for showers on IT walls where an additional layer of GIB is required.
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

REFER TO:
- AA1-210 FOR WALL SET-OUT
- AA1-230 FOR FLOOR/WALL FINISHES

### 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

**A-WT20** **External Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm 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 system

**A-WT21** **External Acoustic Wall**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 2x13mm GIB Noiseline to interior side unless noted otherwise

**A-WT22** **External Fire Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs. SED straps to base of studs. Refer struc
- 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

**A-WT23** **Typical External Wall**
- 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 Standard to interior side unless noted otherwise

**A-WT24** **External 140mm Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 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 system

**A-WT25** **External Bracing Wall - BL1-H**
- 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 system

### INTERNAL WALL TYPES

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

**A-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

**A-WT35** **Intertenancy Wall - GBTLA 30**
- 90x45 SG8 H1.2 studs at 600ctrs each side with
- 25mm air gap between
- R2.2 glass wool insulation - Pink Batts
- 2x10mm GIB Standard to each side unless noted otherwise
- Wall to be constructed in accordance with GIB GBTLA 30 system

FRR 30/30/30 Wall (load bearing)

0 5 10 20 30 50 mm

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**ALPINE STUDIOS BLOCK A3 - WALL TYPE & SETOUT PLAN**

| 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: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

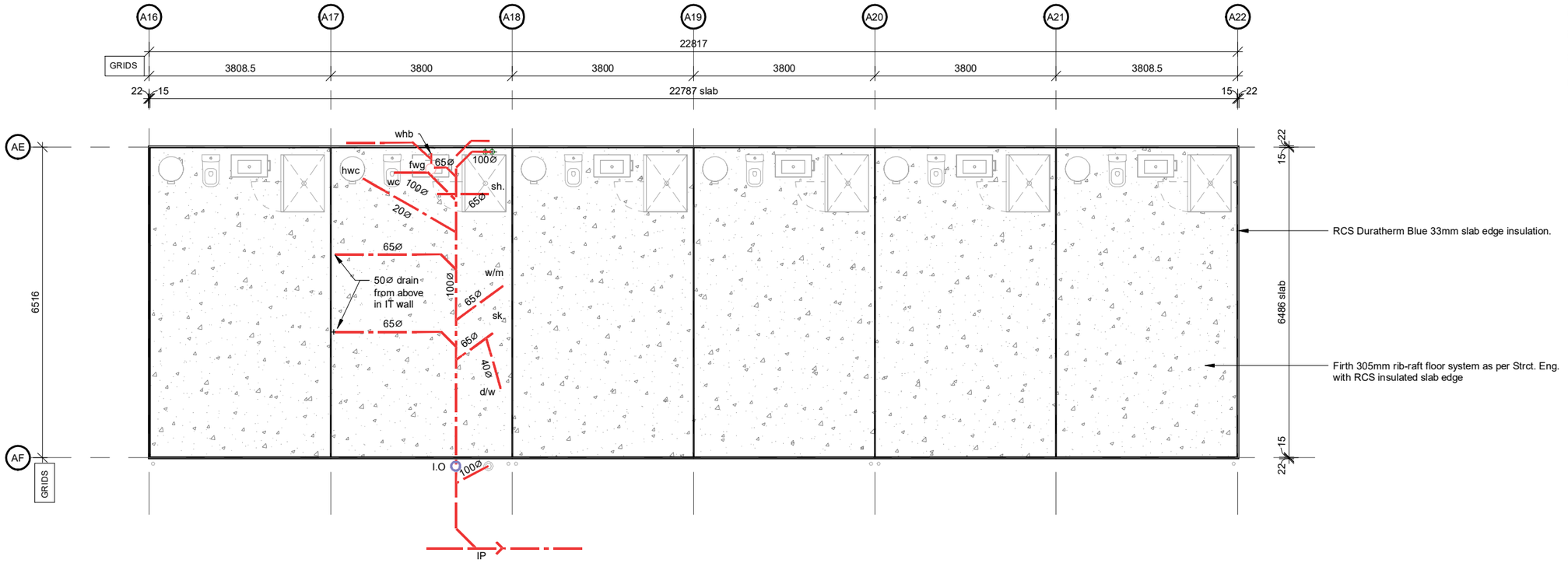
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA3-210 REV.E

PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:43:07 PM**

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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

## BLOCK A3 - SLAB PLAN

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

0 5 10 20 30 50 mm


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| | | |
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**ALPINE STUDIOS BLOCK A3 - SLAB PLAN**

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

**Site Information**

Rainfall Intensity: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B

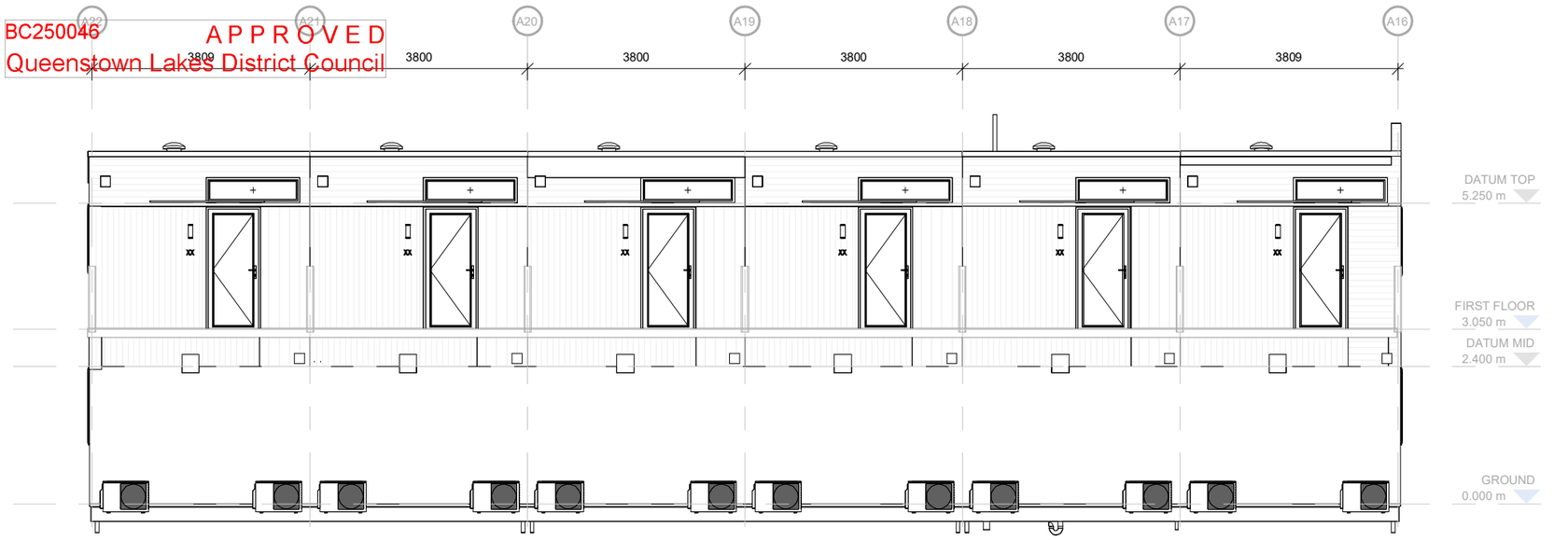
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA3-220 REV.B

PROJECT No. **G591**

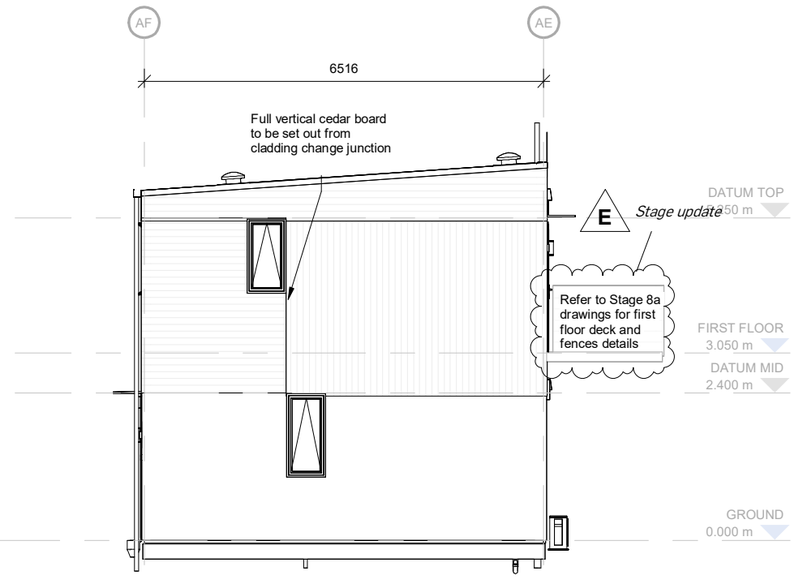
PLOT DATE. **14/08/2025 10:43:08 PM**

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## 1 BLOCK A3 - NORTH ELEVATION

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



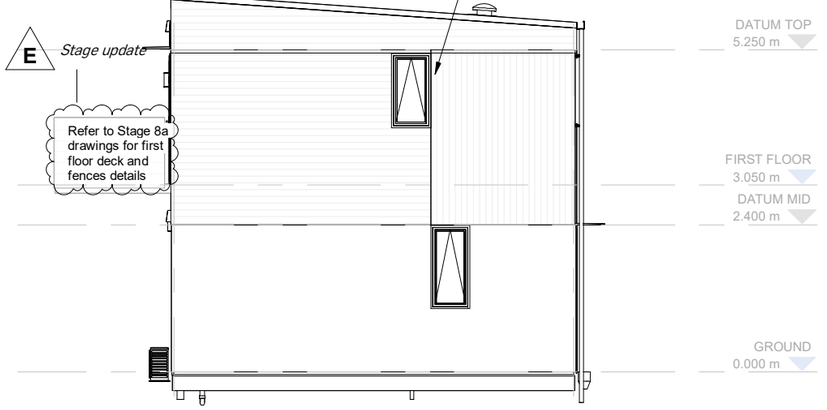

## 2 BLOCK A3 - EAST ELEVATION

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




## 3 BLOCK A3 - SOUTH ELEVATION

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




## 4 BLOCK A3 - WEST ELEVATION

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

**NORTH ELEVATION**

| E2 RISK MATRIX | RISK SEVERITY | | | | |
|---|---|---|---|---|---|
| Risk Factor | L | M | H | VH/EH | TOTAL |
| Wind Zone (NZS:3604) | 0 | 0 | 1 | 2 | **1** |
| No. of Stories | 0 | 1 | 2 | 4 | **2** |
| Roof/ Wall Intersection | 0 | 1 | 3 | 5 | **1** |
| Eaves Width | 0 | 1 | 2 | 5 | **0** |
| Envelope Complexity | 0 | 1 | 3 | 6 | **1** |
| Deck Design | 0 | 2 | 4 | 6 | **6** |
| | | | | **TOTAL RISK SCORE:** | **11** |

**EAST ELEVATION**

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

**SOUTH ELEVATION**

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

**WEST ELEVATION**

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

| MATERIALS LEGEND | MATERIALS LEGEND |
|---|---|

REFER TO:
- AA1-300 FOR MATERIAL LEGEND

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| | | |
|---|---|---|
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## ALPINE STUDIOS BLOCK A3 - ELEVATIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| E | BC RFI 03 | 15/08/25 |
| D | BC RFI 01 | 17/04/25 |
| C | Tender | 03/02/25 |

**Site Information**

Rainfall Intensity: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B

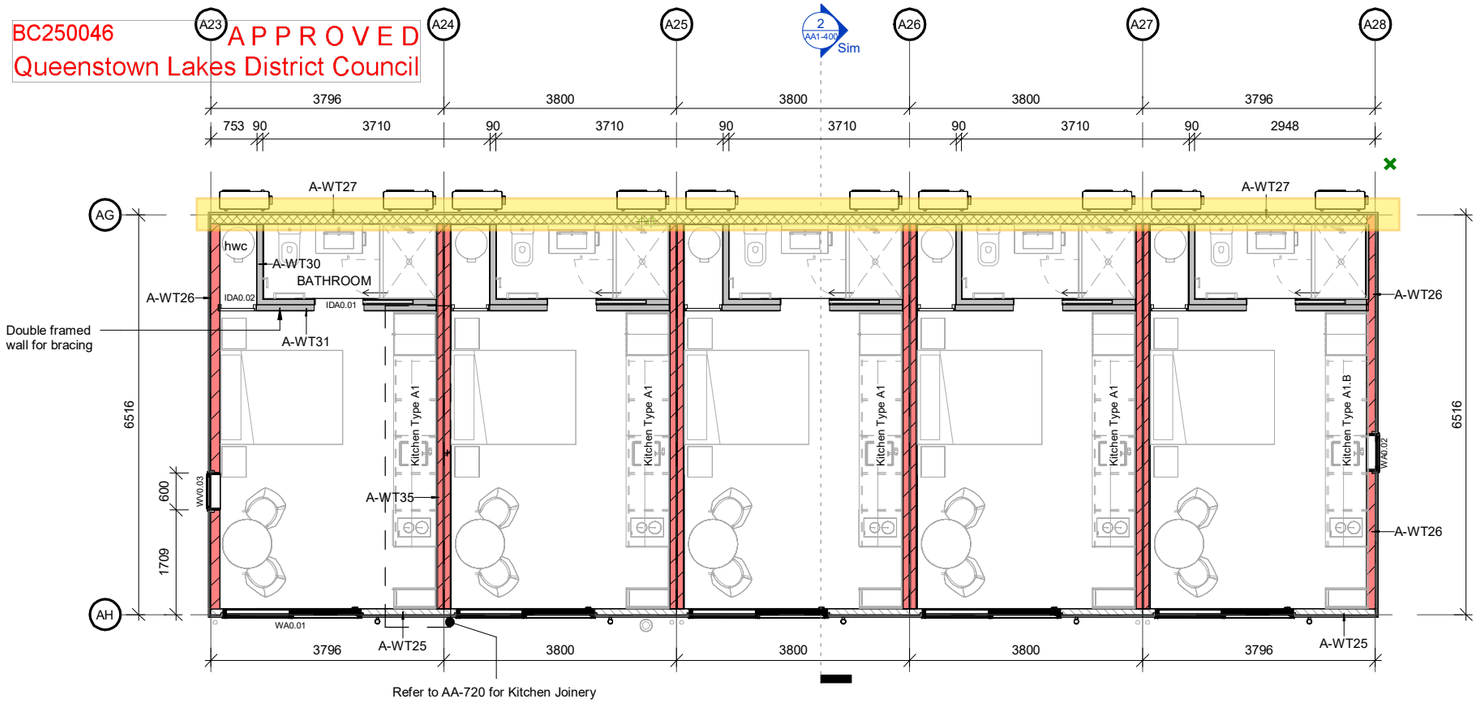
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA3-300 REV.E

PROJECT No. **G591**

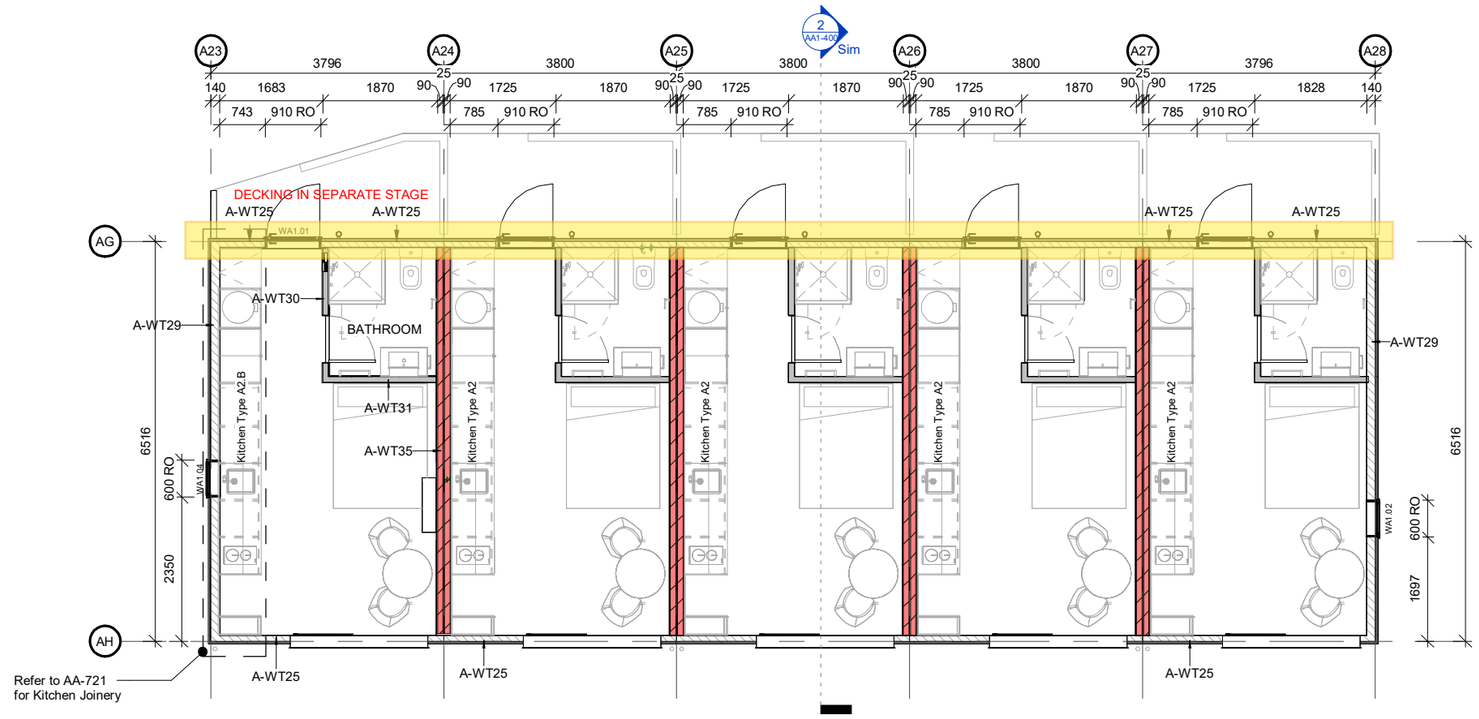
PLOT DATE. **14/08/2025 10:43:14 PM**

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## BLOCK A4 - WALL TYPE & SETOUT PLAN - GROUND

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




## BLOCK A4 - WALL TYPE & SETOUT PLAN - FIRST FLOOR

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

**A-WT20** — **External Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm 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 system

**A-WT21** — **External Acoustic Wall**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 2/90x45 SG8 H1.2 studs at 600ctrs
- R2.6 Insulation - Pink batts or similar
- 2x13mm GIB Noiseline to interior side unless noted otherwise

**A-WT22** — **External Fire Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs. SED straps to base of studs. Refer struc
- 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

**A-WT23** — **Typical External Wall**
- 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 Standard to interior side unless noted otherwise

**A-WT24** — **External 140mm Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 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 system

**A-WT25** — **External Bracing Wall - BL1-H**
- 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 system

**A-WT26** — **External Fire Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 SG8 H1.2 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

**A-WT27** — **External 140mm Bracing Wall - BL1-H**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 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 system

**A-WT28** — **External Acoustic Wall GWTLE 30**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 13mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs. SED straps to base of studs. Refer struc
- R2.6 Insulation - Pink batts or similar
- 2x13mm GIB Noiseline to interior side unless noted otherwise

**A-WT29** — **Typical External Wall**
- Selected cladding (refer to elevations) on 20mm cavity battens over
- 10mm GIB Weatherline
- 140x45 SG8 H1.2 studs at 400ctrs
- R2.6 Insulation - Pink batts or similar
- 10mm GIB Standard to interior side unless noted otherwise

### STORAGE NOTES

**HWC Ground Floor**
- 4x dressed pine (or similar) slat shelves fitted in front of GF HWC. Lowest shelf 800mm off floor and other shelves spaced evenly above, 450mm deep, set ~300mm back from door.

### 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, except for showers on IT walls where an additional layer of GIB is required.
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

REFER TO:
- AA1-210 FOR WALL SET-OUT
- AA1-230 FOR FLOOR/WALL FINISHES

### INTERNAL WALL TYPES

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

**A-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

**A-WT35** — **Intertenancy Wall - GBTLA 30**
- 90x45 SG8 H1.2 studs at 600ctrs each side with
- 25mm air gap between
- R2.2 glass wool insulation - Pink Batts
- 2x10mm GIB Standard to each side unless noted otherwise
- Wall to be constructed in accordance with GIB GBTLA 30 system

FRR 30/30/30 Wall (load bearing)

0 5 10 20 30 50 mm


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**ALPINE STUDIOS BLOCK A4 - WALL TYPE & SETOUT PLAN**

| 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: 30 mm/h

Climate Zone: 6

Corrosion Zone: ZONE B

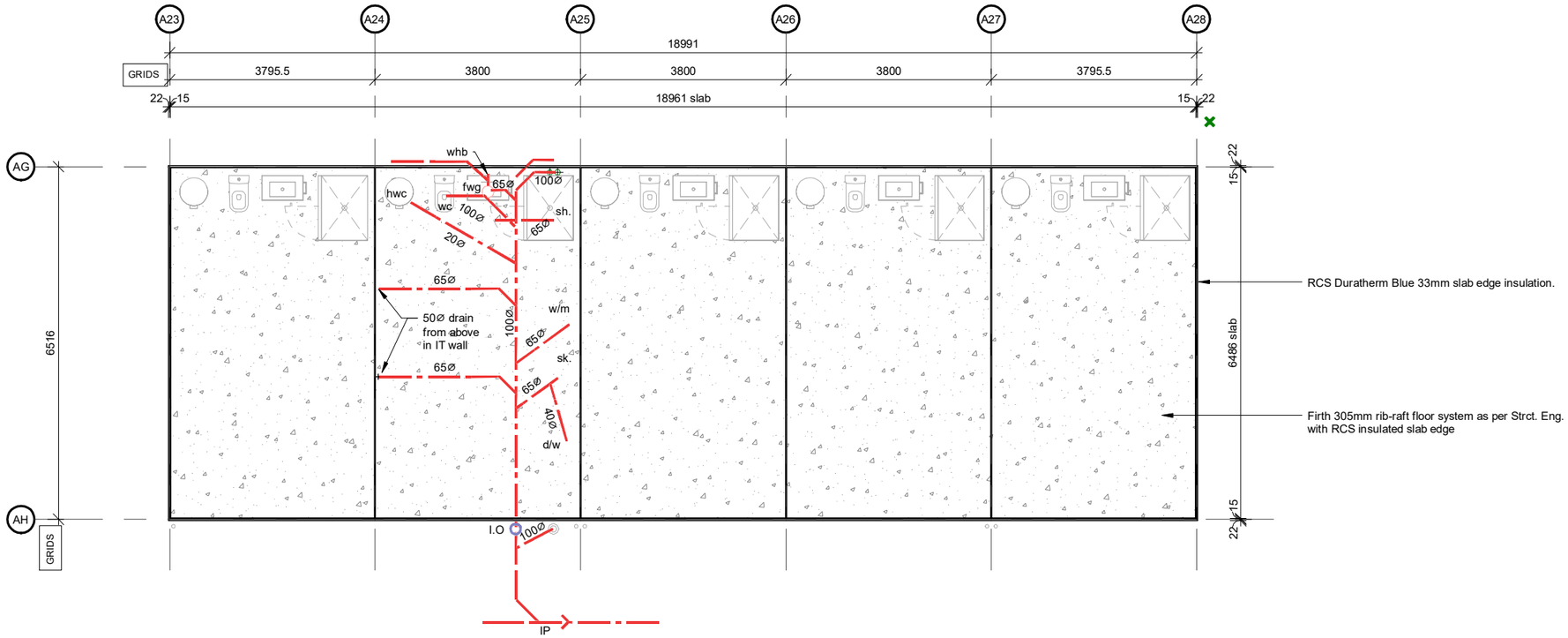
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA4-210 REV.E

PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:43:17 PM**

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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

## BLOCK A4 - SLAB PLAN

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

0 5 10 20 30 50 mm


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| | | |
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**ALPINE STUDIOS BLOCK A4 - SLAB PLAN**

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

**Site Information**

Rainfall Intensity: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B

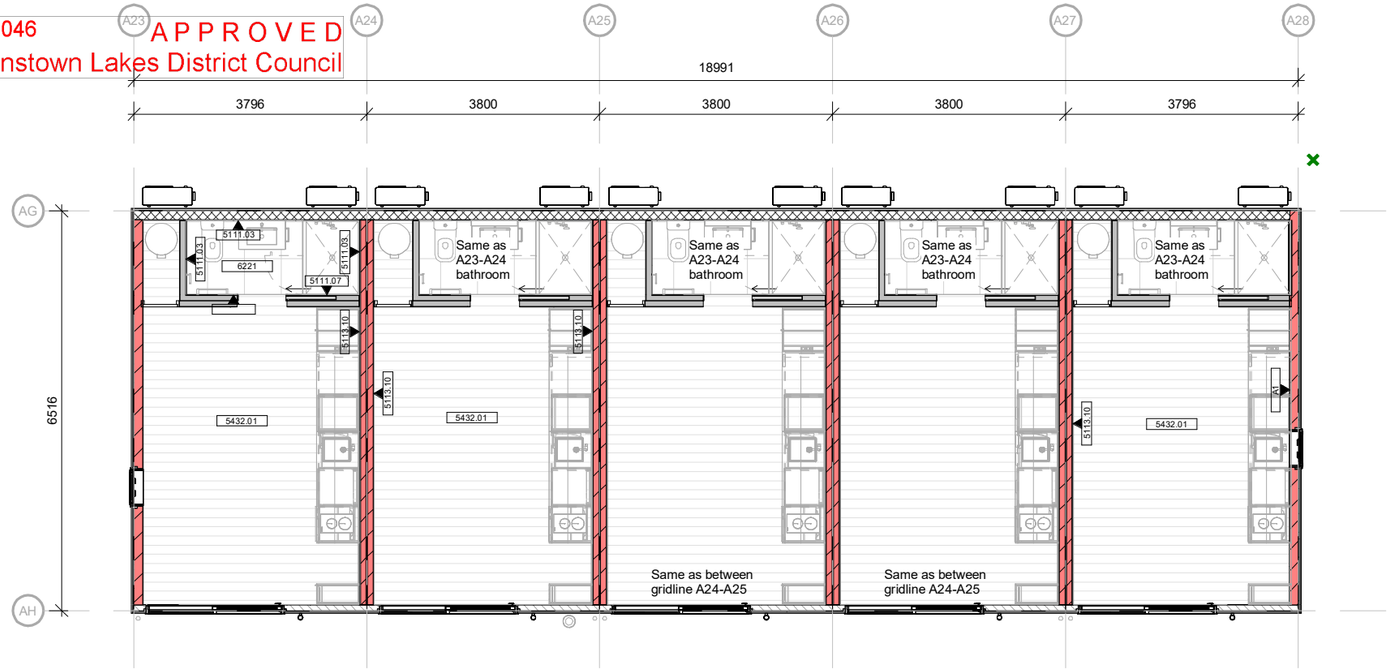
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA4-220 REV.B

PROJECT No. **G591**

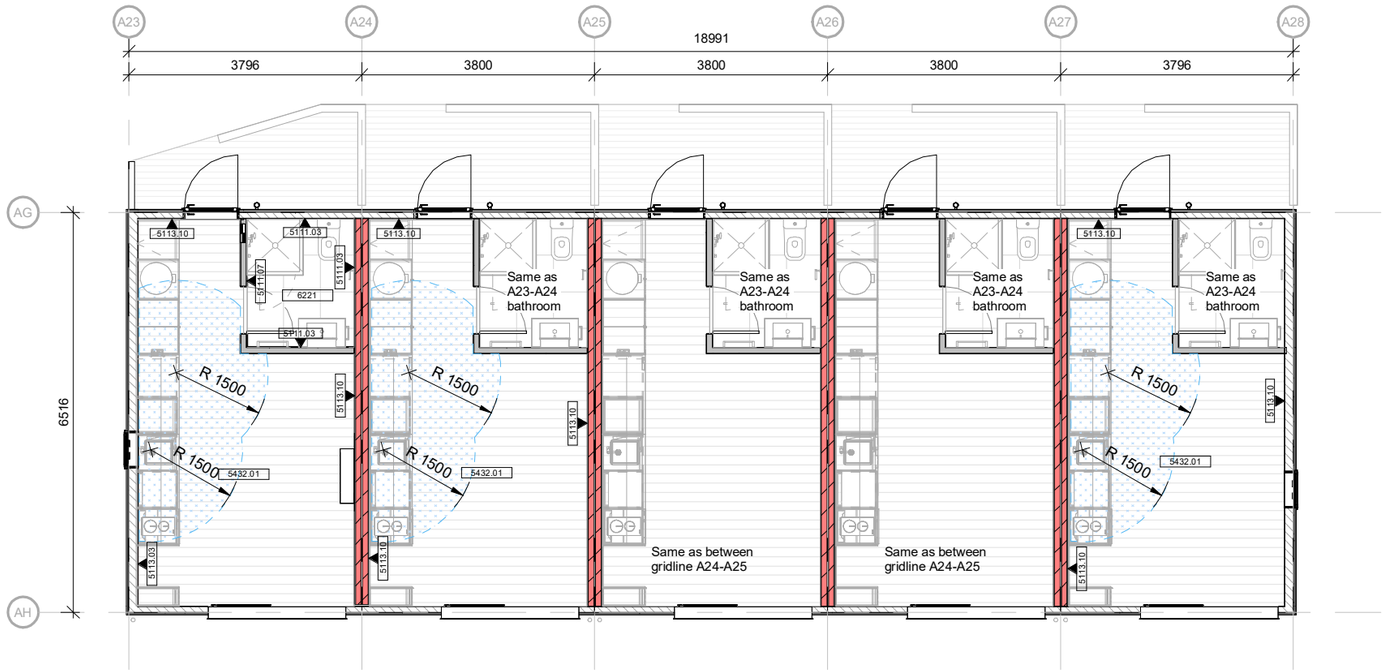
PLOT DATE. **14/08/2025 10:43:18 PM**

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## BLOCK A4 - FLOOR AND WALL FINISHES PLAN - GROUND

1 / AA1-300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE




## BLOCK A4 - FLOOR AND WALL FINISHES PLAN - FIRST FLOOR

2 / AA1-300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

### MATERIALS LEGEND

| | |
|---|---|
| 5111.03 | 7.5mm JH Hardie Groove Lining. Painted in Resene Half Truffle |
| 5111.07 | 7.5mm JH Hardie Groove Lining over 3mm packer. Painted in Resene Half Truffle |
| 5113.03 | 13mm GIB Fyreline - Painted in Resene Half Truffle |
| 5113.10 | 10mm GIB plasterboard - Painted in Resene Half Truffle |
| 5432.01 | Engineered timber flooring - Vidaspace Vidaplank Haze Lusso |
| 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 |
| A1 | |

### 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

### E3 COMPLIANCE

**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.

**Alpine Studios Containment**

Bathrooms: FWG allowed for in each bathroom along with Ardex WPM 155 returning up walls min. 75mm.

Kitchen: Sink overflow rate is to be greater than the sink mixer flow rate. Refer to joinery drawings for selections.

0 5 10 20 30 50 mm


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**ALPINE STUDIOS BLOCK A4 - FLOOR AND WALL FINISHES 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: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B

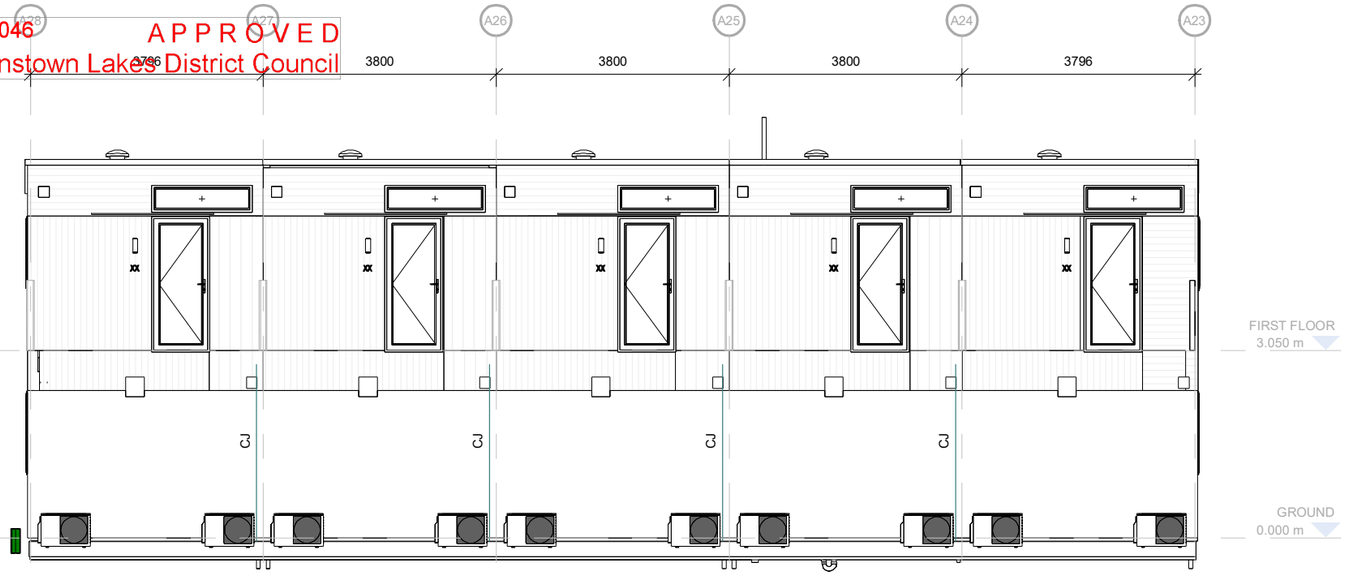
Legal Description: Lot 3 DP 343088 & Lot 6 DP 369635
Wind Zone: VERY HIGH

# AA4-230 REV.D

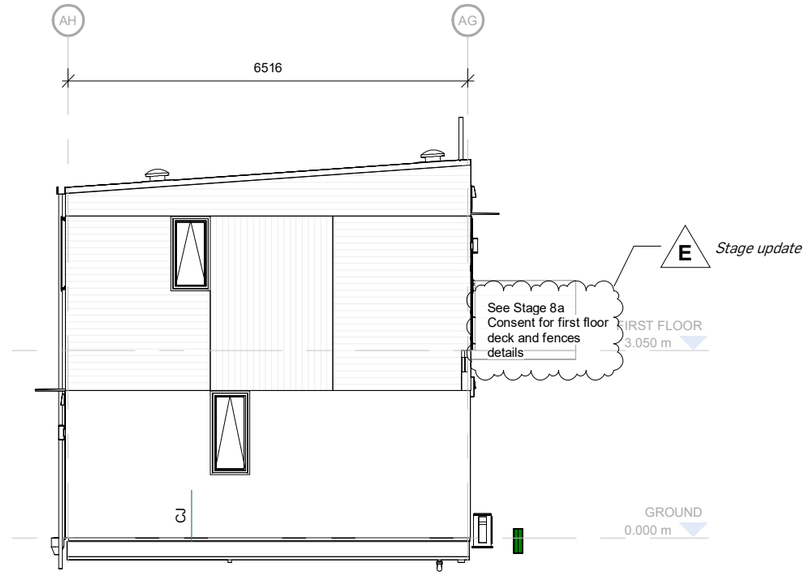
PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:43:21 PM**

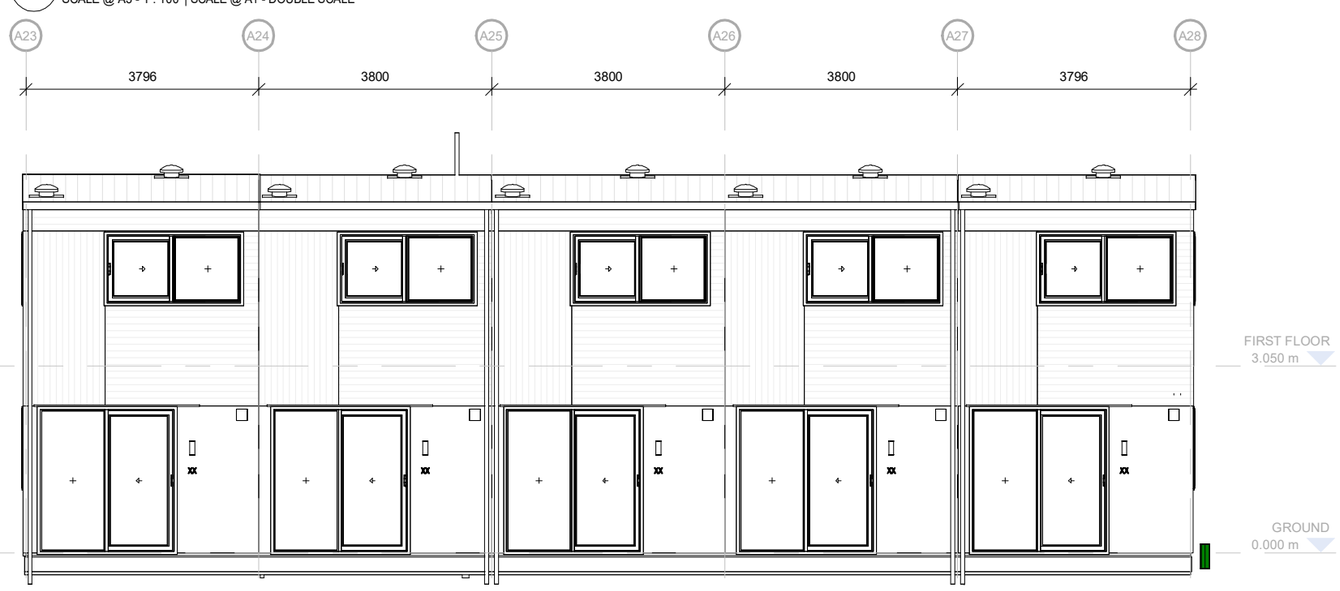
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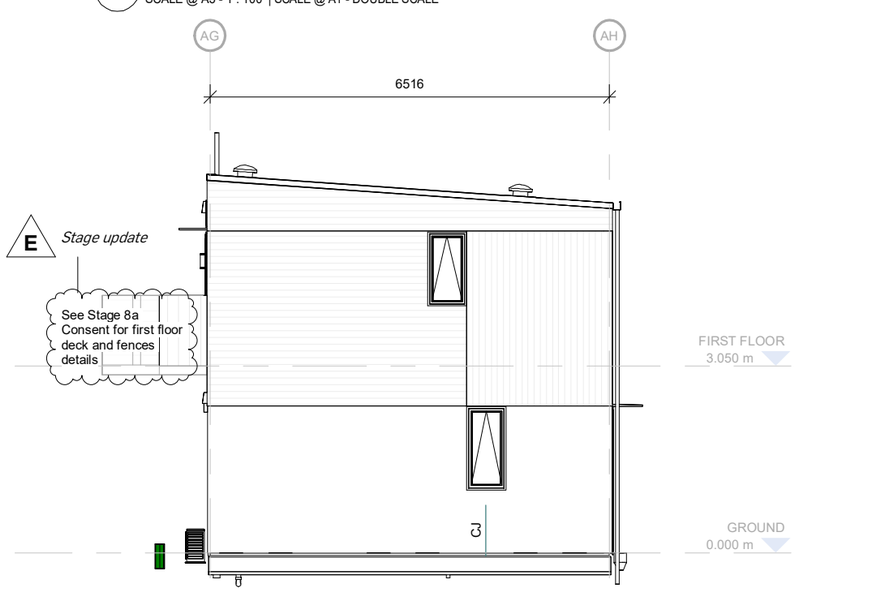

1 **BLOCK A4 - NORTH ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE




2 **BLOCK A4 - EAST ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE




3 **BLOCK A4 - SOUTH ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE




4 **BLOCK A4 - WEST ELEVATION**
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

| MATERIALS LEGEND | MATERIALS LEGEND |
|---|---|

REFER TO:
- AA1-300 FOR MATERIAL LEGEND

**NORTH ELEVATION**

| E2 RISK MATRIX | RISK SEVERITY | | | | |
|---|---|---|---|---|---|
| Risk Factor | L | M | H | VH/EH | TOTAL |
| Wind Zone (NZS:3604) | 0 | 0 | 1 | 2 | **1** |
| No. of Stories | 0 | 1 | 2 | 4 | **2** |
| Roof/ Wall Intersection | 0 | 1 | 3 | 5 | **1** |
| Eaves Width | 0 | 1 | 2 | 5 | **0** |
| Envelope Complexity | 0 | 1 | 3 | 6 | **1** |
| Deck Design | 0 | 2 | 4 | 6 | **6** |
| | | | | **TOTAL RISK SCORE:** | **11** |

**EAST ELEVATION**

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

**SOUTH ELEVATION**

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

**WEST ELEVATION**

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

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## ALPINE STUDIOS BLOCK A4 - ELEVATIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| E | BC RFI 03 | 15/08/25 |
| D | BC RFI 01 | 17/04/25 |
| C | Tender | 03/02/25 |

**Site Information**

Rainfall Intensity: 30 mm/h
Climate Zone: 6
Corrosion Zone: ZONE B

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

# AA4-300 REV.E

PROJECT No. **G591**

PLOT DATE. **14/08/2025 10:43:27 PM**