BC251605 APPROVED
Queenstown Lakes District Council

Fox's Terrace Residence

H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET INDEX

Layout	Layout Name	Issue ID
A100	TITLE & INDEX	
A101	SITE PLAN	
A102	SITE MANAGEMENT PLAN	
A103	GROUND FLOOR PLAN	
A104	FIRST FLOOR PLAN	
A105	GROUND FLOOR WALL FRAMING PLAN	
A106	FIRST FLOOR WALL FRAMING PLAN	
A107	ROOF PLAN	
A108	FOUNDATION PLAN	
A109	MIDFLOOR FRAMING PLAN	
A110	ROOF FRAMING PLAN	
A111	GROUND FLOOR PLUMBING PLAN	
A112	FIRST FLOOR PLUMBING PLAN	
A113	GROUND FLOOR FINISHES PLAN	
A114	FIRST FLOOR FINISHES PLAN	
A115	GROUND FLOOR CEILING PLAN	
A116	FIRST FLOOR CEILING PLAN	
A117	GROUND FLOOR ELECTRICAL PLAN	
A118	FIRST FLOOR ELECTRICAL PLAN	
A119	GROUND FLOOR BRACING PLAN	
A120	FIRST FLOOR BRACING PLAN	
A201	NORTH & WEST ELEVATIONS	
A202	SOUTH & EAST ELEVATIONS	
A301	SECTION AA	
A302	SECTION BB	
A303	SECTION CC	
A304	SECTION DD	
A305	SECTION EE	
A306	SECTION FF	
A401	ROOF CLADDING DETAILS	
A402	ROOF CLADDING DETAILS	
A403	HARDIFLEX CLADDING DETAILS	
A404	STRIA CLADDING DETAILS	
A405	STONE VENEER CLADDING DETAILS	
A406	WDW JOINERY TO HARDIEFLEX DETAILS	
A407	WDW JOINERY TO STRIA DETAILS	
A408	DOOR JOINERY TO HARDIEFLEX DETAILS	
A409	DOOR JOINERY DETAILS	
A410	DOOR JOINERY DETAILS	
A411	WET AREA DETAILS	
A412	WET AREA DETAILS	
A413	CONSTRUCTION DETAILS	
A414	STRUCTURAL CONNECTIONS	
A415	STRUCTURAL CONNECTIONS	
A416	STAIR DETAILS	
A417	STAIR DETAILS 2	
A418	FIRE DETAILS	
A419	TOP PLATE CONNECTIONS	
A420	LINTEL FIXING SCHEDULE	
A421	SERVICE DETAILS	
A422	SERVICE DETAILS	



Location Plan 1: 500



ADQ Architecture

Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: TITLE & INDEX
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

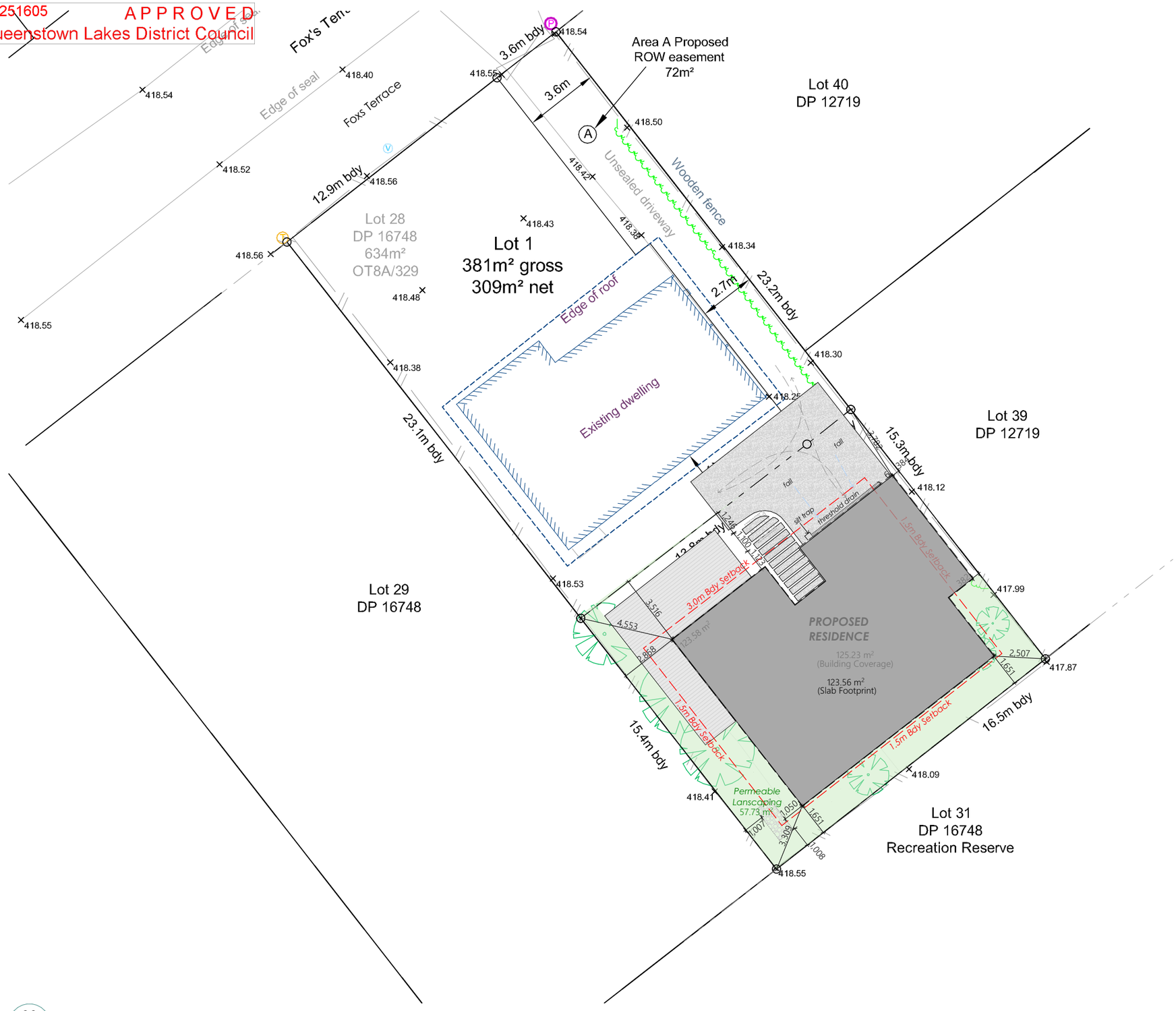
Rev	Date	Issue

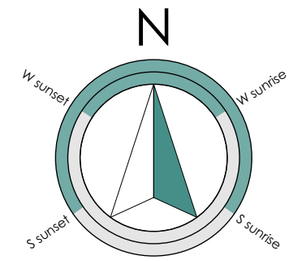
SHEET NO

A100.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council





SITE PLAN NOTES

Parcel ID: -
Legal Description: -
Address: 4 Fox's Terrace, Arrowtown
Earthquake Zone: Zone 3
Exposure Zone: Zone B
Climate Zone: Zone 6
Wind Region: Zone A
Rainfall Intensity (range): 20 - 30
Wind Zone: Very High <BRANZ>

Zone: Medium Density Residential

SITE AREA	252.45m²
BUILDING FOOT PRINT	125.28m²
TOTAL SITE COVERAGE	49.62%

SITE PLAN LEGEND

- Proposed Building Footprint
- Proposed Hardpaved Areas
- Proposed Decking Areas

00
-
Site Plan
Scale 1:200

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: SITE PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO

A101.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

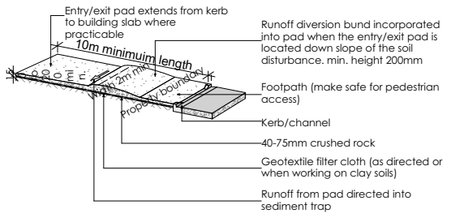
BC251605

APPROVED

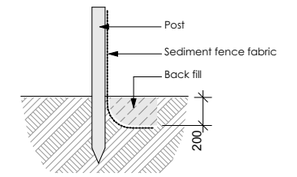
Queenstown Lakes District Council

SITE MANAGEMENT PLAN NOTE

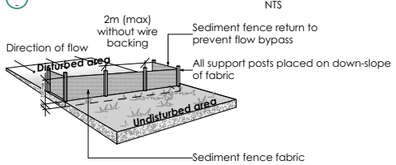
- The implementation and maintenance of sediment management is the responsibility of the main contractor
- Contractors shall load / unload all excavation machinery on the site and not from trucks parked on the road
- The contractor is to make available a hose for washing down delivery vehicles and concrete trucks before they leave the site
- The contractor is to make available a hose for washing down delivery vehicles and concrete trucks before they leave the site
- Demolition and site clearance activities shall ideally commence during a period of fine weather to reduce the risk of sediment escaping from the site
- Existing sumps shall be protected with hay bales or filter fabric
- Cover soil stockpiles with polythene sheets and hold in place with large rocks
- Ensure that all excavations for services are backfilled as soon as possible
- Downpipes (temporary) if necessary are to be installed and connected to the stormwater system as early as possible once the roofing material has been installed
- The site is to be kept clean and tidy at all times



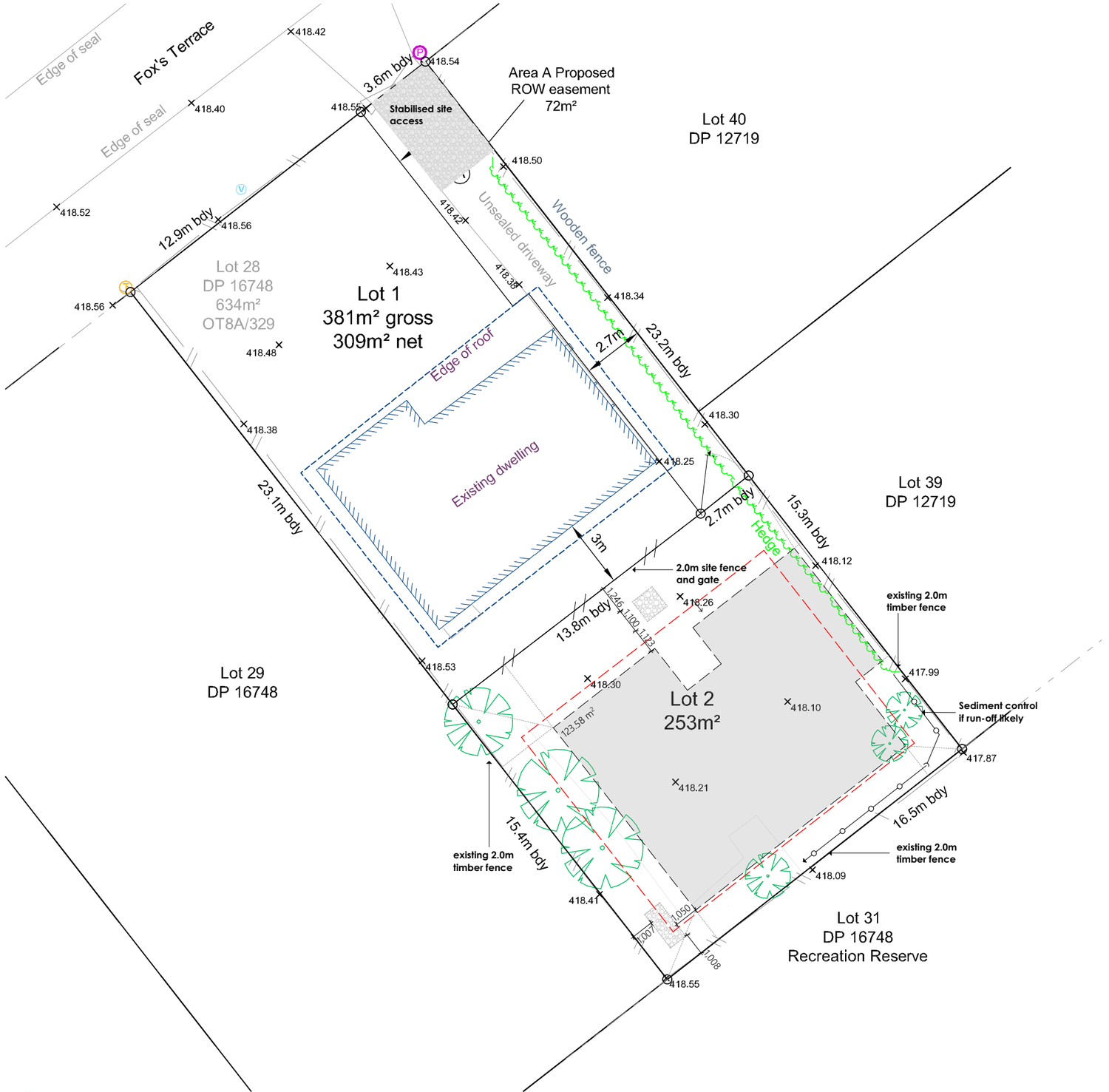
03 - TYPICAL STABILISED SITE ACCESS NTS



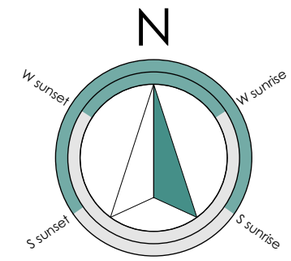
04 - SEDIMENT FENCE CONSTRUCTION NTS



05 - SEDIMENT FENCE CONSTRUCTION NTS



00 - Site Management Plan
Scale 1:200



SITE PLAN NOTES

Parcel ID: -
Legal Description: -
Address: 4 Fox's Terrace, Arrowtown
Earthquake Zone: Zone 3
Exposure Zone: Zone B
Climate Zone: Zone 6
Wind Region: Zone A
Rainfall Intensity (range): 20 - 30
Wind Zone: Very High <BRANZ>

Zone: Medium Density Residential

SITE AREA	252.45m²
BUILDING FOOT PRINT	125.28m²
TOTAL SITE COVERAGE	49.62%

SITE PLAN LEGEND

- Proposed Building Footprint
- Proposed Hardpaved Areas
- Proposed Decking Areas

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE:	SITE MANAGEMENT PLAN
DRAWN BY:	KR
ISSUED:	23/02/2026
PROJECT #:	873

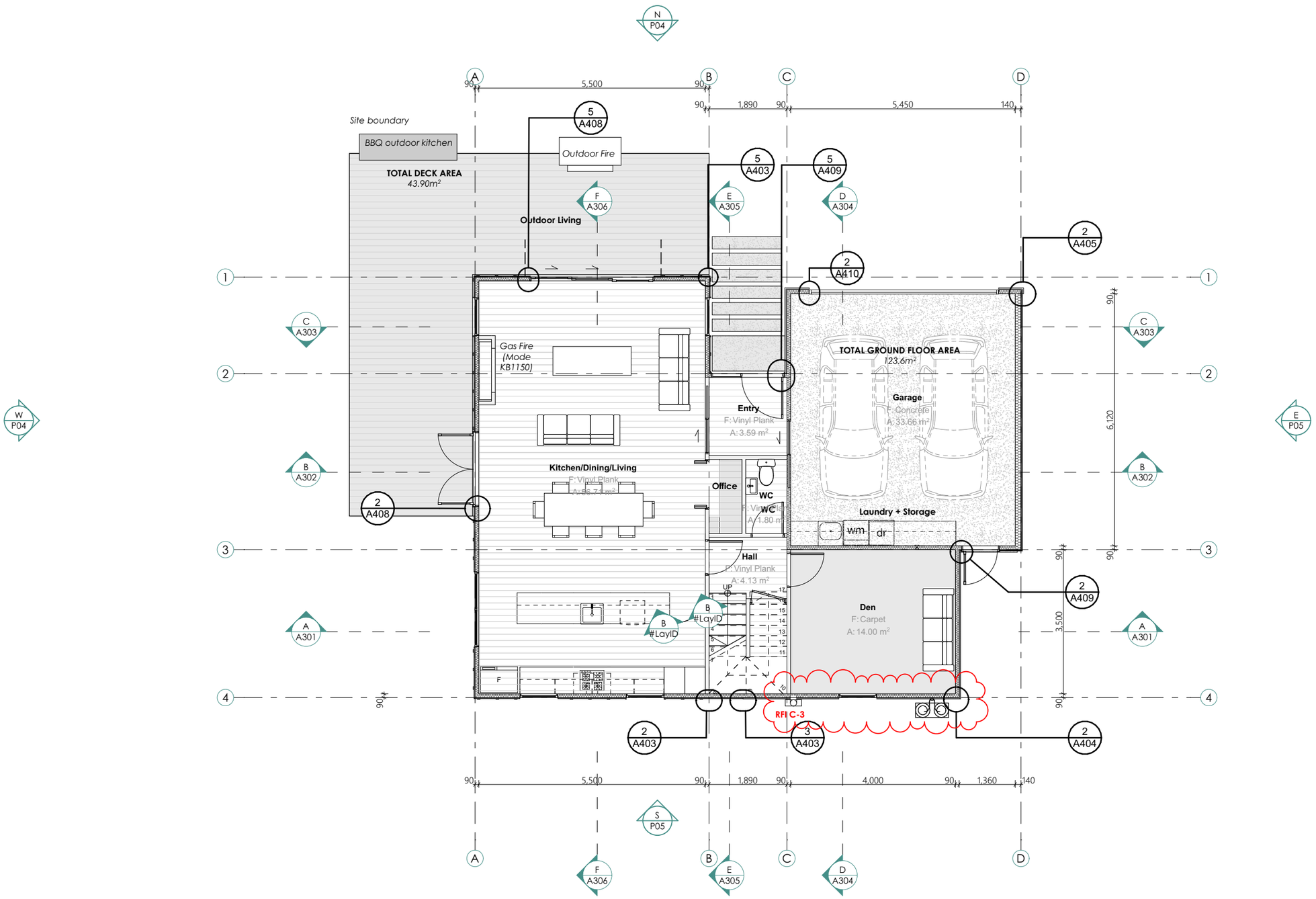
Rev	Date	Issue

SHEET NO

A102.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council



01
-
Ground Floor Plan
Scale 1:100

FLOOR PLAN LEGEND

<External Walls>
H1.2 90x45mm studs @ 600crs and dwangs @ 800crs. R2.8 Insulation.

<Internal Walls>
H1.2 90x45mm studs @ 600 crs and dwangs @ 800crs. 10mm Gib inside (Aqualine in wet areas)

W001	Exterior Window Numbers
D001	Exterior Door Numbers
I001	Interior Door Numbers

FLOOR PLAN NOTES

- All work to be carried out in accordance with NZBC, NZS 3604:2011, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions
- All workmanship and materials shall be of the highest quality in current trade practice and of the best description
- Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate
- All alternative products to be approved by principal/designer
- Confirm all material selection with principal before construction
- Refer to structural engineers drawings for further construction details and notes
- Floor coverings to wet areas to be impervious and easily cleaned to comply with NZBC E3/AS1
- Tile Backsplash to cooktop

INSULATION NOTES

90mm Walls - External
R2.8 Elimentglasswool insulation (90mm)

90mm Wall - Internal (Thermal- Wall to garage)
R2.8Eliment glasswool insulation (90mm)

90mm Wall - Internal (Acoustic)
R2.2Eliment glasswool insulation (90mm)

Roof
R5.0 glasswool insulation (230mm)

Roof
R7.2 (2x 3.6)glasswool insulation (2x 165mm)

Midfloor
R3.6 Eliment glasswool insulation (165mm)

Foundation
R2.8 Expol XPS Polystyrene insulation (100mm)

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

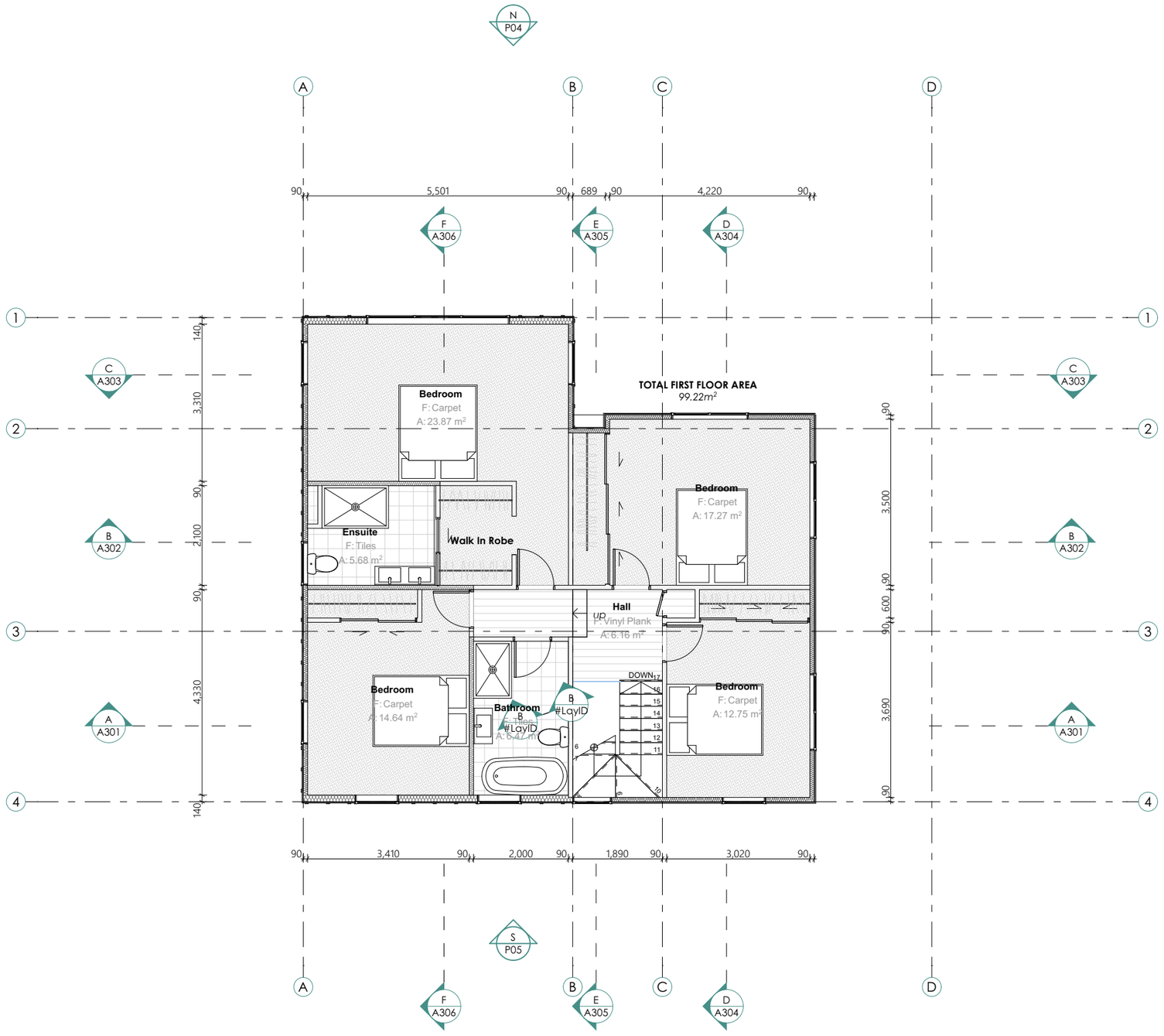
SHEET TITLE: GROUND FLOOR PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO
A103.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council



02
-
First Floor Plan
Scale 1:100

FLOOR PLAN LEGEND

<External Walls>
H1.2 90x45mm studs @ 600crs and dwangs @ 800crs. R2.8 Insulation.

<Internal Walls>
H1.2 90x45mm studs @ 600 crs and dwangs @ 800crs. 10mm Gib inside (Aqualine in wet areas)

W001	Exterior Window Numbers
D001	Exterior Door Numbers
I001	Interior Door Numbers

FLOOR PLAN NOTES

- All work to be carried out in accordance with NZBC, NZS 3604:2011, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions
- All workmanship and materials shall be of the highest quality in current trade practice and of the best description
- Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate
- All alternative products to be approved by principal/designer
- Confirm all material selection with principal before construction
- Refer to structural engineers drawings for further construction details and notes
- Floor coverings to wet areas to be impervious and easily cleaned to comply with NZBC E3/AS1
- Tile Backsplash to cooktop

INSULATION NOTES

90mm Walls - External
R2.8 Elimentglasswool insulation (90mm)

90mm Wall - Internal (Thermal- Wall to garage)
R2.8Eliment glasswool insulation (90mm)

90mm Wall - Internal (Acoustic)
R2.2Eliment glasswool insulation (90mm)

Roof
R5.0 glasswool insulation (230mm)

Roof
R7.2 (2x 3.6)glasswool insulation (2x 165mm)

Midfloor
R3.6 Eliment glasswool insulation (165mm)

Foundation
R2.8 Expol XPS Polystyrene insulation (100mm)

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

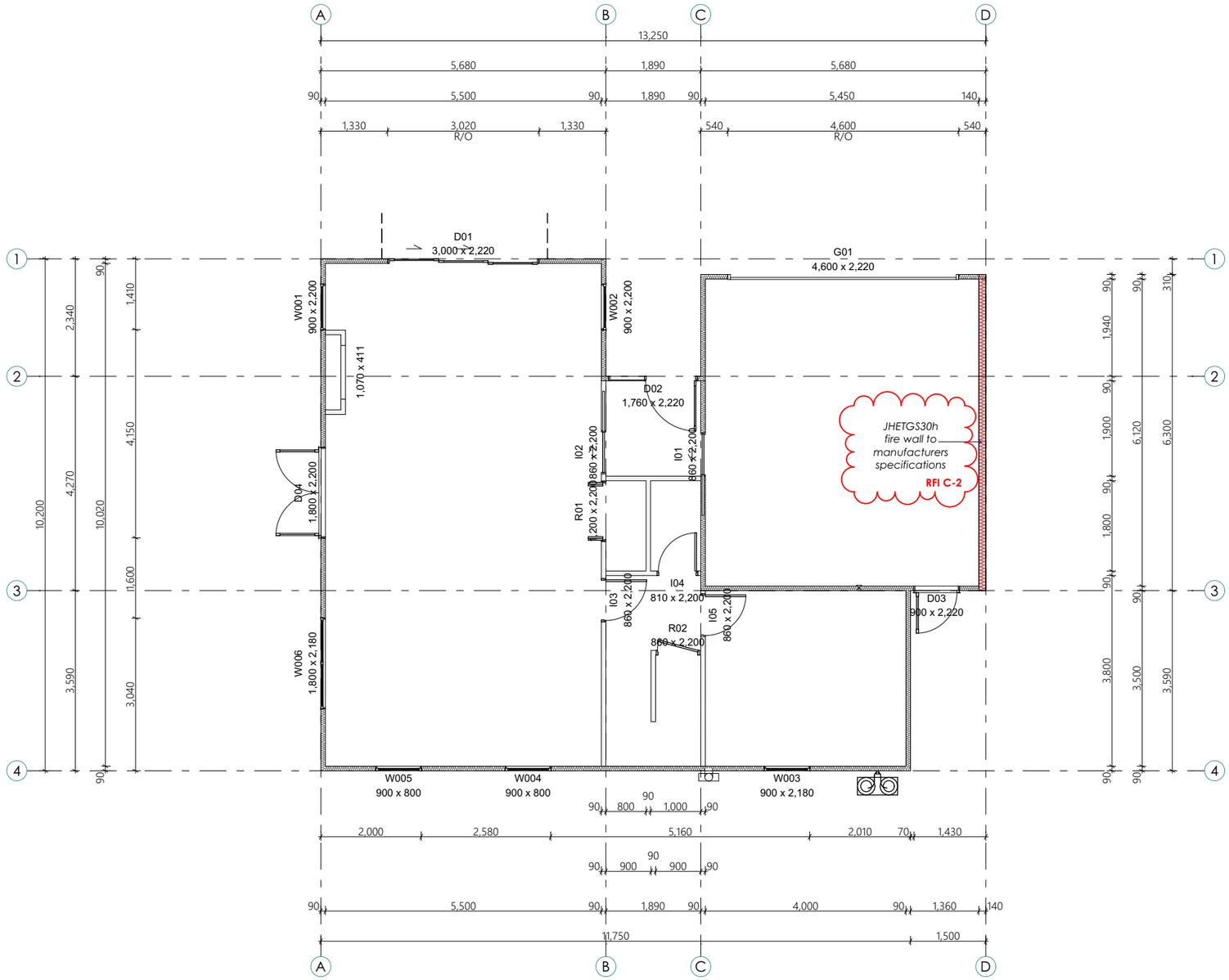
SHEET TITLE: FIRST FLOOR PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO
A104.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



01
-
Ground Floor Wall Framing Plan
Scale 1:100

FLOOR PLAN LEGEND

<External Walls>
H1.2 90x45mm studs @ 600crs and dwangs @ 800crs. R2.8 Insulation.

<Internal Walls>
H1.2 90x45mm studs @ 600 crs and dwangs @ 800crs. 10mm Gib inside (Aqualine in wet areas)

W001	Exterior Window Numbers
D001	Exterior Door Numbers
I001	Interior Door Numbers

FLOOR PLAN NOTES

- All work to be carried out in accordance with NZBC, NZS 3604:2011, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions
- All workmanship and materials shall be of the highest quality in current trade practice and of the best description
- Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate
- All alternative products to be approved by principal/designer
- Confirm all material selection with principal before construction
- Refer to structural engineers drawings for further construction details and notes
- Floor coverings to wet areas to be impervious and easily cleaned to comply with NZBC E3/AS1
- Tile Backsplash to cooktop

INSULATION NOTES

90mm Walls - External
R2.8 Elimentglasswool insulation (90mm)

90mm Wall - Internal (Thermal- Wall to garage)
R2.8Eliment glasswool insulation (90mm)

90mm Wall - Internal (Acoustic)
R2.2Eliment glasswool insulation (90mm)

Roof
R5.0 glasswool insulation (230mm)

Roof
R7.2 (2x 3.6)glasswool insulation (2x 165mm)

Midfloor
R3.6 Eliment glasswool insulation (165mm)

Foundation
R2.8 Expol XPS Polystyrene insulation (100mm)

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

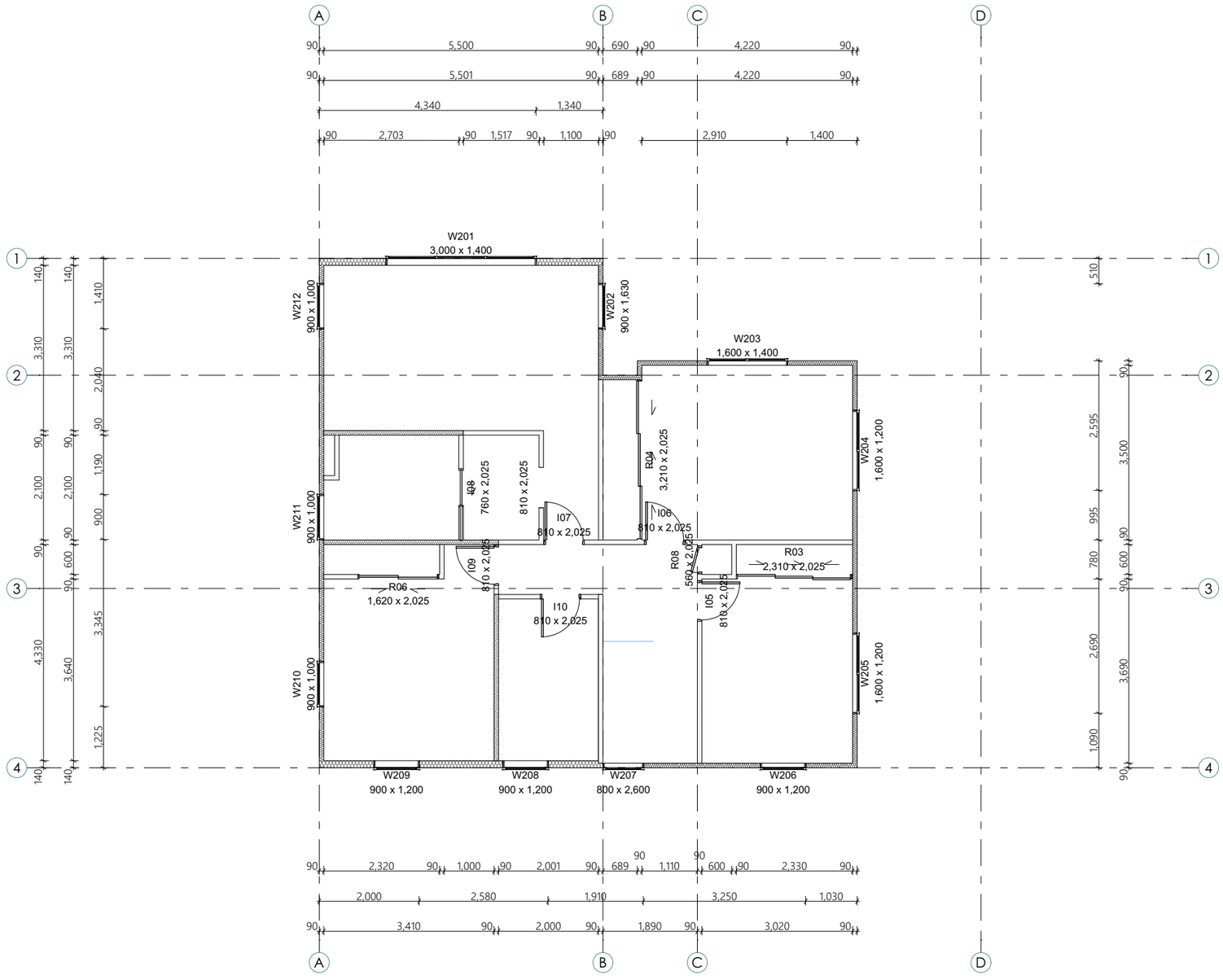
SHEET TITLE: GROUND FLOOR WALL FRAMING PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO
A105.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council



02 - First Floor Wall Framing Plan
Scale 1:100

FLOOR PLAN LEGEND

<External Walls>
H1.2 90x45mm studs @ 600crs and dwangs @ 800crs. R2.8 Insulation.

<Internal Walls>
H1.2 90x45mm studs @ 600 crs and dwangs @ 800crs. 10mm Gib inside (Aqualine in wet areas)

W001	Exterior Window Numbers
D001	Exterior Door Numbers
I001	Interior Door Numbers

FLOOR PLAN NOTES

- All work to be carried out in accordance with NZBC, NZS 3604:2011, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions
- All workmanship and materials shall be of the highest quality in current trade practice and of the best description
- Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate
- All alternative products to be approved by principal/designer
- Confirm all material selection with principal before construction
- Refer to structural engineers drawings for further construction details and notes
- Floor coverings to wet areas to be impervious and easily cleaned to comply with NZBC E3/AS1
- Tile Backsplash to cooktop

INSULATION NOTES

90mm Walls - External
R2.8 Elimentglasswool insulation (90mm)

90mm Wall - Internal (Thermal- Wall to garage)
R2.8Eliment glasswool insulation (90mm)

90mm Wall - Internal (Acoustic)
R2.2Eliment glasswool insulation (90mm)

Roof
R5.0 glasswool insulation (230mm)

Roof
R7.2 (2x 3.6)glasswool insulation (2x 165mm)

Midfloor
R3.6 Eliment glasswool insulation (165mm)

Foundation
R2.8 Expol XPS Polystyrene insulation (100mm)

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

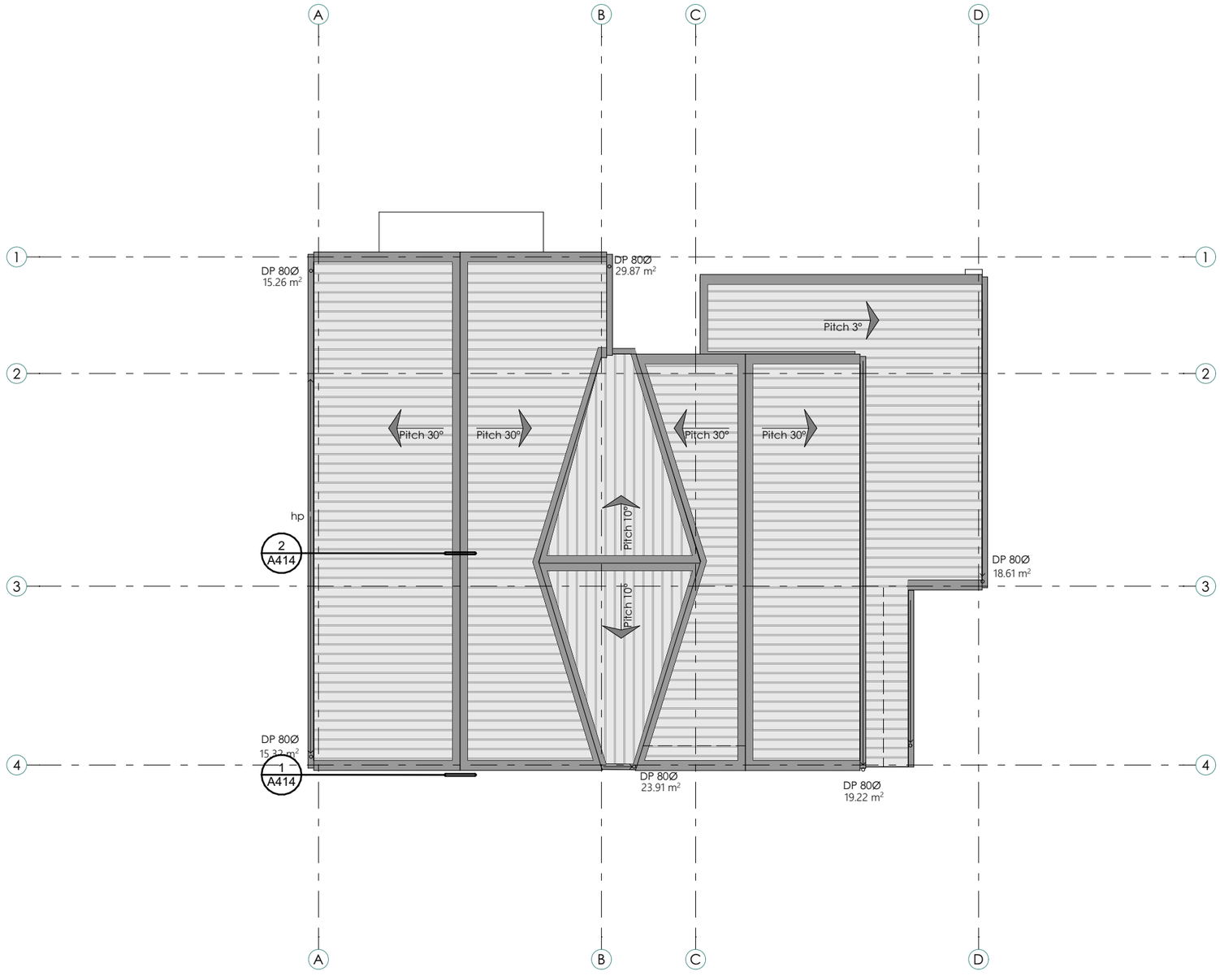
SHEET TITLE: FIRST FLOOR WALL FRAMING PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO
A106.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



ROOF PLAN LEGEND

- 0.55BMT ColorCote® 5 Rib Roof Cladding
- Pitch 15° — Roof pitch & fall direction
- Exterior outline of wall framing below
- hp — High point of gutter / direction of fall
- DP 80Ø XX.XXm² — 80Ø downpipe with catchment area indicated
- vent — Vent terminating through roof

ROOF PLAN NOTES

- All roofing to be installed as per manufacturers instructions and in accordance with the NZBC and the NZ metal roof and wall cladding code of practice
- All roof penetrations to be flashed by roof contractor. Allow to coordinate with other trades

ROOF MATERIAL SPECIFICATION

Roofing
0.55BMT ColorCote® 5 Rib

Flashing
0.55BMT ColorCote® to match roofing

Fascia / Barge Board
0.55BMT ColorCote® 185 Fascia

Gutter
0.55BMT ColorCote® 125mm Box with concealed brackets fixed @ 600crs. Provide snow straps and leaf guard.

Downpipes
0.55BMT ColorCote® 80Ø downpipe fixed back to cladding with colour matched stand off brackets

03
-
Roof Plan
Scale 1:100

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: ROOF PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO
A107.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council

FOUNDATION & FLOOR FRAMING LEGEND

FFL ±0 — Proposed RL / Finished Floor Level

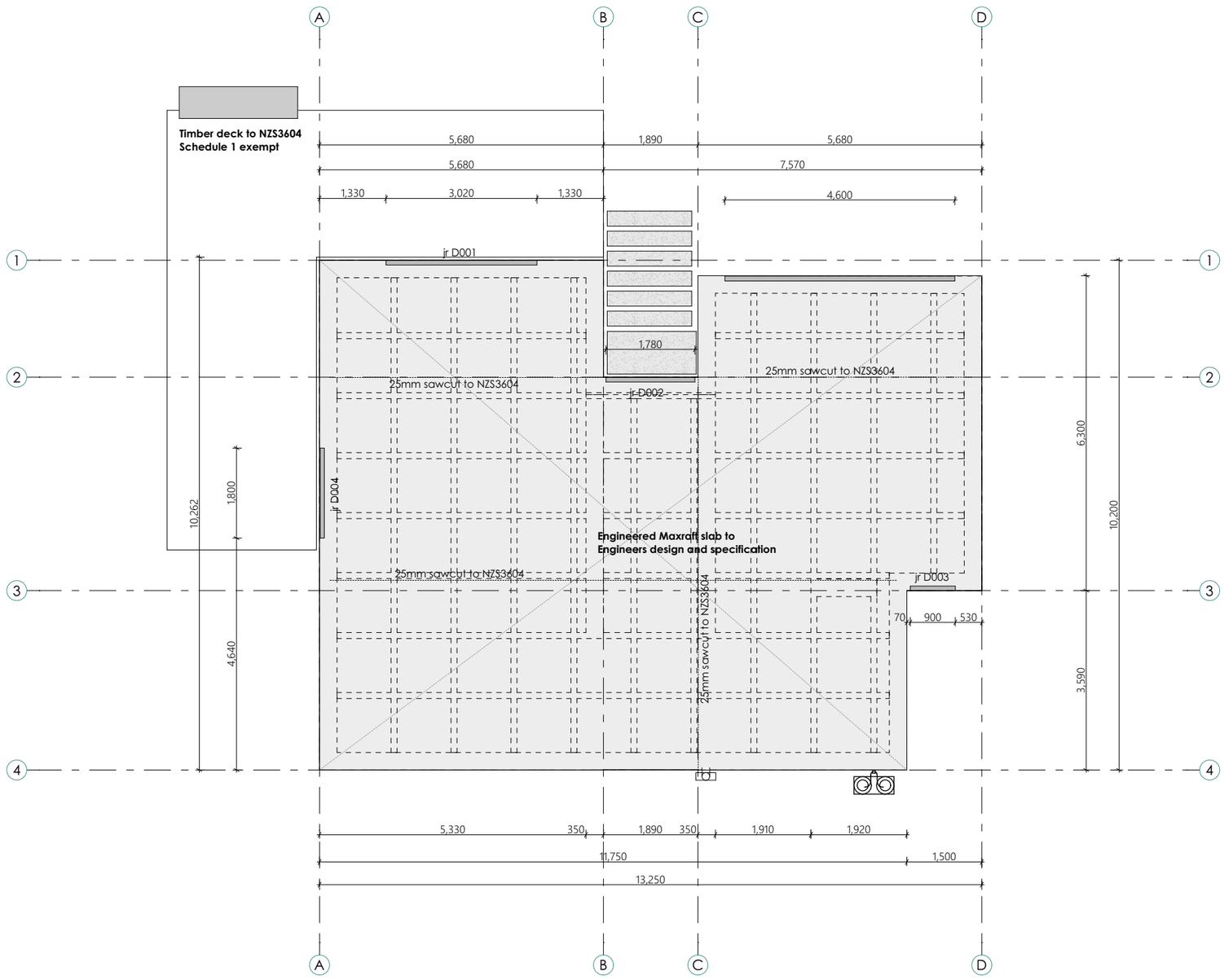
jr xxxx — Joinery Recess 30mm deep - except Garage. (Width to be determined on site by joinery profile & reveal requirments)

FOUNDATION NOTES

- Provide rebate for door joinery units where indicated
- Confirm required depth and width of rebate with joinery manufacturer
- Refer to structural engineers documentation for slab and foundation footing details
- Allow for fixture wastes when pouring slabs and allow to duct services through footings
- Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor
- The structural engineer is to be notified if any unstable or soft ground is encountered during excavation

SLAB NOTES

<Concrete reinforced foundation to NZS 3604:2011>
20MPa Concrete footing as per Figure 7.15, 20MPa 100mm slab with Grade 500E SE62 reinforcing mesh, over 100mm XPS polystyrene, on DPM to 25mm sand blinding on compacted AP40 hardfill compacted in layers of 150mm to 300kPA. Supplementry steel (2/D10s 1.2m long) may be placed to internal corners in slab (but not across shrinkage control joints)



01 — Foundation Plan
\- — Scale 1:100

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

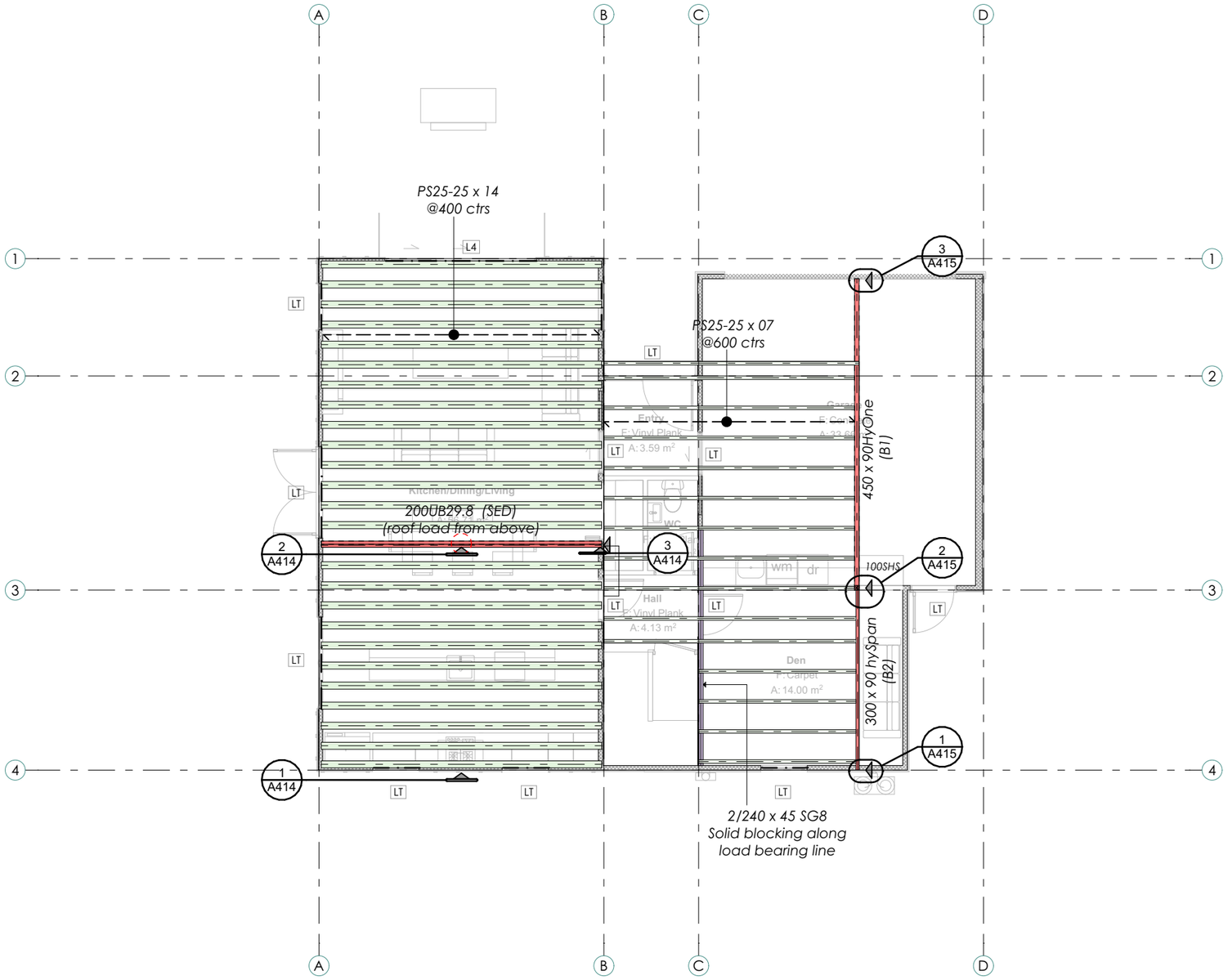
SHEET TITLE: FOUNDATION PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO
A108.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council



02
-
Midfloor Framing Plan
Scale 1:100

FLOOR FRAMING PLAN LEGEND

- LBW below — Load Bearing Wall (Refer to structural documentation for further details)
- Timber Lintels (Refer to Lintel Schedules below)
- jr xxxx — Joinery Recess 30mm deep (Width to be determined on site by joinery profile & reveal requirments)

FLOOR FRAMING PLAN NOTES

- For the connection details and the bracing requirements, refer to structural engineers documentation
- All other roof framing and lintels are to be minimum grade SG8 and installed in accordance with NZS3604 : 2011
- The build-up member (e.g. 2 / 190 x 45) to be fixed well together in accordance with 2.4.4.7 of NZS 3604:2011

LINTEL SCHEDULES

Refer to lintel fixing schedule refer to sheet A420.

Lintels as specified by DesignIT or LT by Truss designer

L1.X ← Lintel and Design IT reference

LT	140 x 90 GL12 H1.2
L5	H1.2 2/290x45 SG8
L6	2/400x45 hySpan

FIXING SCHEDULES

Truss to wall top plate:
As per truss fabricator's specification

Purlins fixings: *(removed for clarity)*
H1.2 70x45mm flat purlins @ 900crs, fixed with 80mm 1/10g self-drilling screw, or 2.4kN alternative fixing.

Wall bottom plate to concrete slab:
M12 cast in bolts @1200crs max or M12 chemset anchors @900crs max, 150mm of each end of the plate. Minimum capacity in accordance with clause 7.5.12.3 & 7.5.12.4 of NZS 3604:2011

PosiStrut Mid floor joist to top plate:
2 LumberLok Wire Dogs or LumberLok CPC40 cleats.

RFI B-3

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

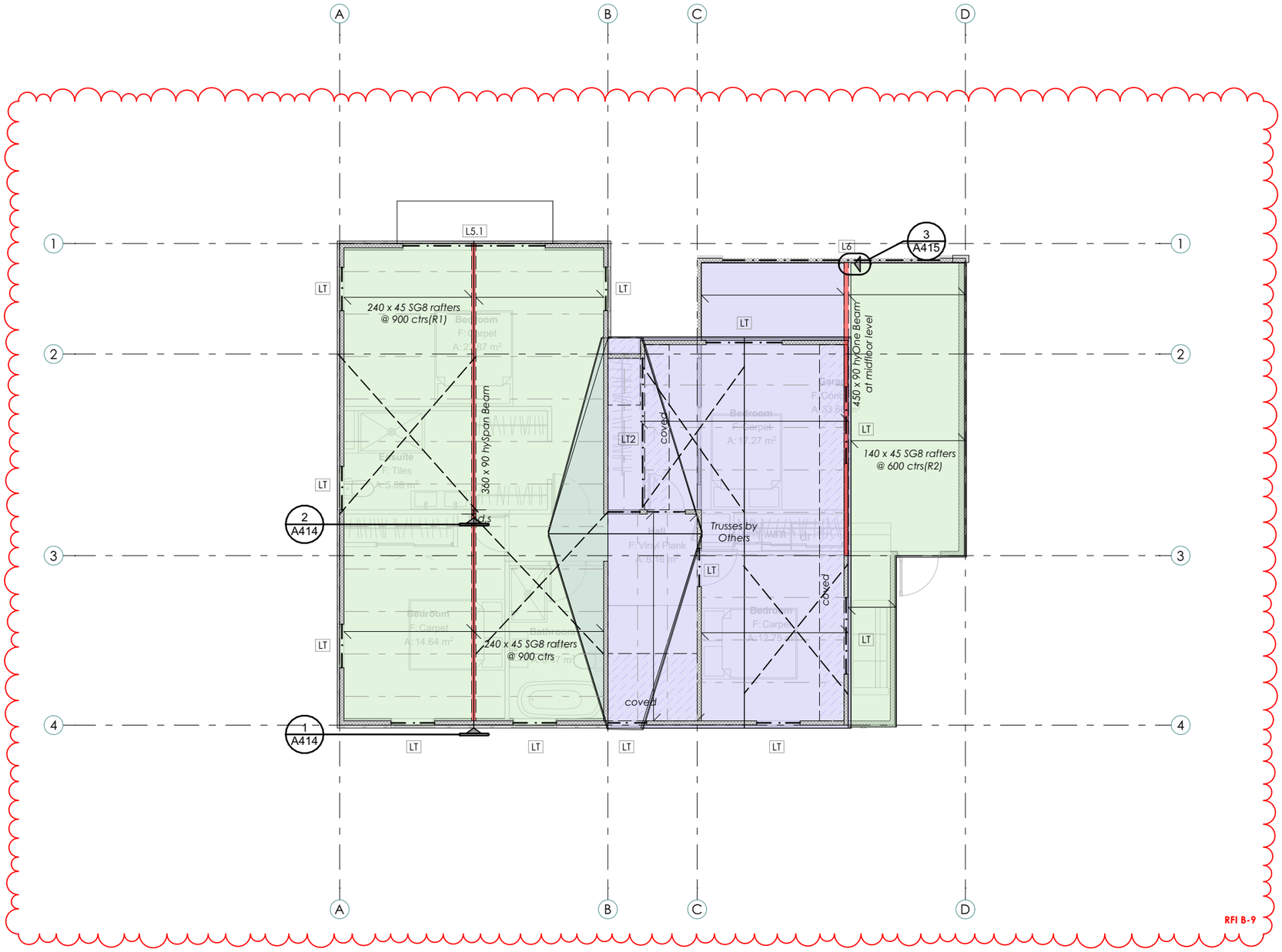
SHEET TITLE: MIDFLOOR FRAMING PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO
A109.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council



03
-
Roof Framing Plan
Scale 1:100

ROOF FRAMING PLAN LEGEND

LBW below — Load Bearing Wall
(Refer to structural documentation for further details)

Timber Lintels
(Refer to Lintel Schedules below)

Roof Plane Diagonal Brace
A diagonally opposing pair of continuous steel strips (4.0 kN) fixed to each top chord (or rafter) to top plate (or support beam) as per NZS3604

ROOF FRAMING PLAN NOTES

- For the connection details see sheet A413
- All other roof framing and lintels are to be minimum grade SG8 and installed in accordance with NZS3604 : 2011
- The build-up member (e.g. 2 / 190 x 45) to be fixed well together in accordance with 2.4.4.7 of NZS 3604:2011

LINTEL SCHEDULES

Refer to lintel fixing schedule refer to sheet A420.

Lintels as specified by DesignIT or LT by Truss designer

L1.X ← Lintel and Design IT reference

LT	140 x 90 GL12 H1.2
LT2	190 x 90 GL12 H1.2
L4	2/240x45 hySpan
L5	H1.2 SG8 2/290x45
L6	2/400x45 hySpan

FIXING SCHEDULES

Truss to wall top plate:
As per truss fabricator's specification

Purlins fixings: *(removed for clarity)*
H1.2 70x45mm flat purlins @ 900crs, fixed with 80mm 1/10g self-drilling screw, or 2.4kN alternative fixing.

Wall bottom plate to concrete slab:
M12 cast in bolts @1200crs max or M12 chemset anchors @900crs max, 150mm of each end of the plate. Minimum capacity in accordance with clause 7.5.12.3 & 7.5.12.4 of NZS 3604:2011.

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

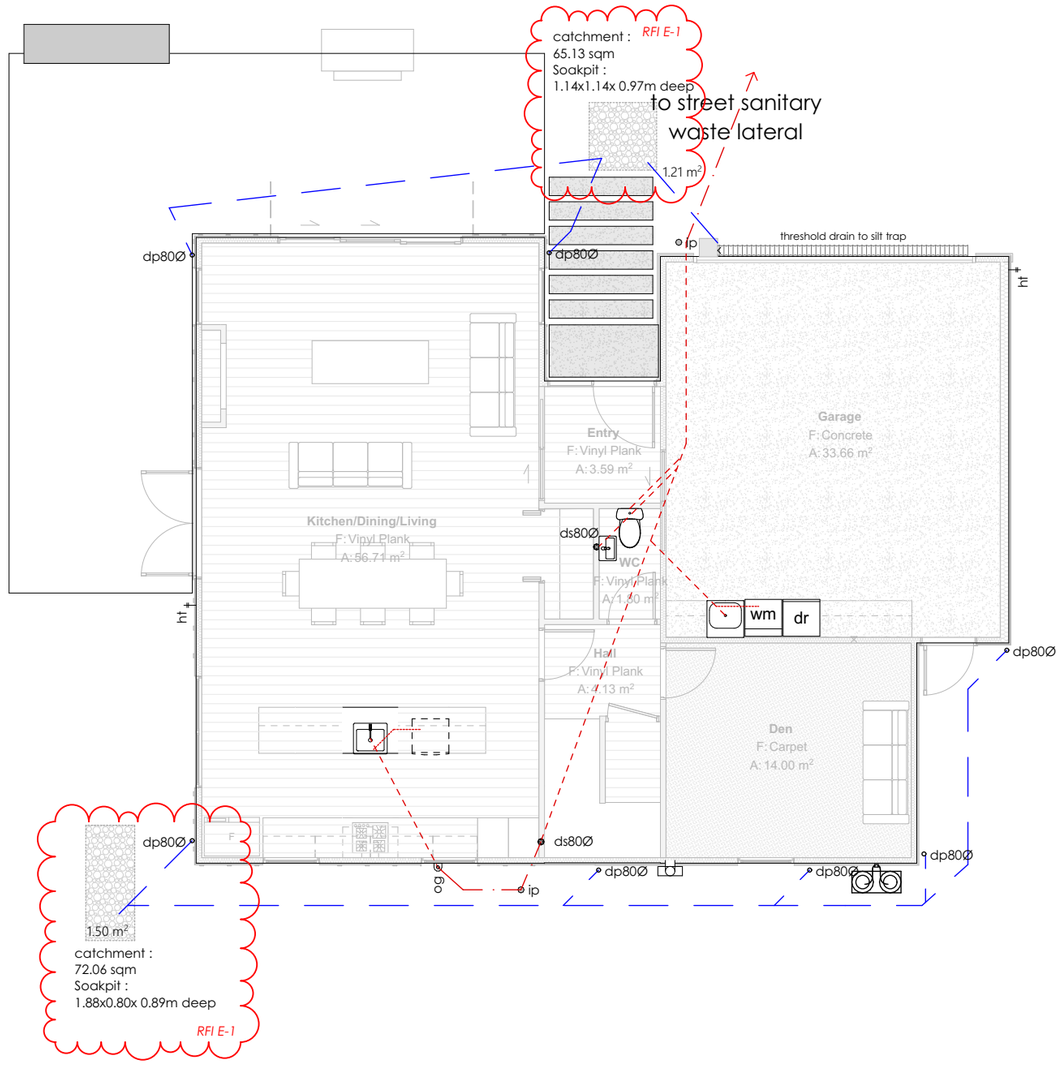
SHEET TITLE: ROOF FRAMING PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO
A110.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council



01 – Ground Floor Plumbing Plan
Scale 1:100

PLUMBING & DRAINAGE PLAN LEGEND

	Sanitary Sewer Drain (Arrow indicates direction of flow)
	Stormwater Drain (Arrow indicates direction of flow)
	Fixture Discharge Pipe (above slab / floor)
	Discharge Pipe (under slab / floor)
og	Overflow Gully
ht	Hose Tap
dpXXØ	XXØ Downpipe
dsXXØ/ svXXØ	80Ø Discharge Stack / 8Ø Stack Vent
dvXXØ	80Ø Drain Vent
ip	Inspection Point
AAV	Air Admittance Valve
1.5° min.	Balcony deck fall gradient & direction

PLUMBING & DRAINAGE SIZE & GRADIENT

< Plumbing >

Items	Pipe Ø min.	Grade min.
Basin	32mm	1:20
Bath	50mm	1:40
Washing Machine	40mm	1:40
Kitchen Sink / Dish Washer	40mm	1:40
Laundry Tub	40-50mm	1:30
Shower	50mm	1:40
WC	80-100mm	1:60

< Drainage >

Items	Pipe Ø min.	Grade min.
Sewer drain	100mm	1:60
Stormwater drain	100mm	1:120

PLUMBING & DRAINAGE NOTES

- All plumbing and drainage to comply with AS/NZ 3500
- All work to be carried out by a licensed and registered practitioner
- Confirm stormwater & sewer connections to existing laterals on site prior to work
- Confirm setout in conjunction with engineering design and product specification
- Hot & cold water pipes to be lagged in accordance with NZS4305
- Contractor to supply as built plans to the control authority at the completion of works
- uPVC sleeves to be installed to all drains under slabs for protection & to allow relative movement
- Confirm with Owner for tap locations & further requiremen
- All in-slab pipework to be 65mm dia minimum
- Vertical drain pipe in wall to have lagging for accoustic insulation

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

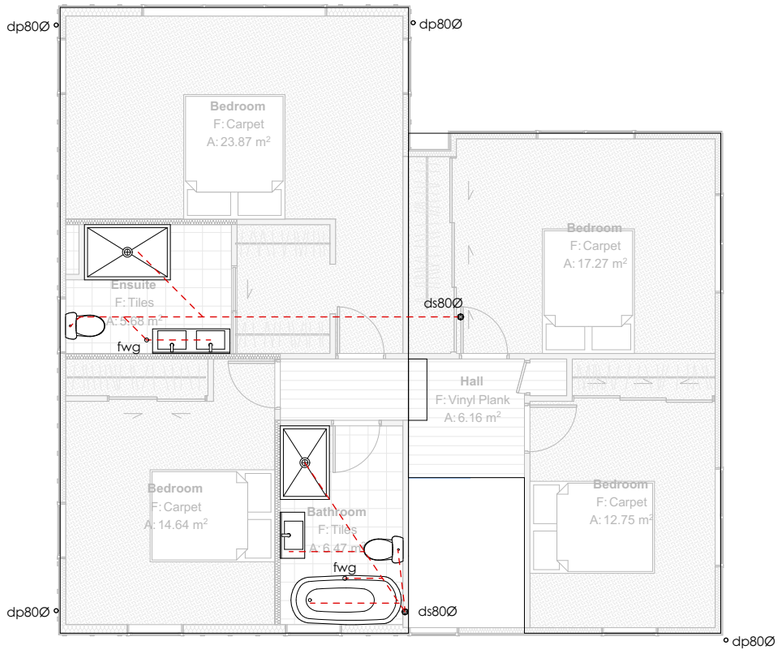
SHEET TITLE: GROUND FLOOR PLUMBING PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO
A111.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



02
-
First Floor Plumbing Plan
Scale 1:100

PLUMBING & DRAINAGE PLAN LEGEND

	Sanitary Sewer Drain (Arrow indicates direction of flow)
	Stormwater Drain (Arrow indicates direction of flow)
	Fixture Discharge Pipe (above slab / floor)
	Discharge Pipe (under slab / floor)
og	Overflow Gully
ht	Hose Tap
dpXXØ	XXØ Downpipe
dsXXØ/ svXXØ	80Ø Discharge Stack / 8Ø Stack Vent
dvXXØ	80Ø Drain Vent
ip	Inspection Point
AAV	Air Admittance Valve
1.5° min.	Balcony deck fall gradient & direction

PLUMBING & DRAINAGE SIZE & GRADIENT

< Plumbing >

Items	Pipe Ø min.	Grade min.
Basin	32mm	1:20
Bath	50mm	1:40
Washing Machine	40mm	1:40
Kitchen Sink / Dish Washer	40mm	1:40
Laundry Tub	40-50mm	1:30
Shower	50mm	1:40
WC	80-100mm	1:60

< Drainage >

Items	Pipe Ø min.	Grade min.
Sewer drain	100mm	1:60
Stormwater drain	100mm	1:120

PLUMBING & DRAINAGE NOTES

- All plumbing and drainage to comply with AS/NZ 3500
- All work to be carried out by a licensed and registered practitioner
- Confirm stormwater & sewer connections to existing laterals on site prior to work
- Confirm setout in conjunction with engineering design and product specification
- Hot & cold water pipes to be lagged in accordance with NZS4305
- Contractor to supply as built plans to the control authority at the completion of works
- uPVC sleeves to be installed to all drains under slabs for protection & to allow relative movement
- Confirm with Owner for tap locations & further requiremen
- All in-slab pipework to be 65mm dia minimum
- Vertical drain pipe in wall to have lagging for accoustic insulation

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: FIRST FLOOR PLUMBING PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO
A112.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council



FLOOR FINISHES LEGEND

- Selected Carpet
- Selected Timber Floor
- Selected Floor Tiles
- Painted Concrete
- Selected Timber Decking
- External Exposed Concrete

FLOOR FINISHES LEGEND

- All Flooring to be impervious within 1500mm for a plumbing fixture in accordance with E3/AS1.
- All Walls to be impervious withing 1800mm from the shower floor in accordance with E3/AS1.

ACCESS ROUTE SLIP RESISTANCE

Allow for a finish to outdoor access routes; Driveway, Decks & Paths leading to main entrance of dwelling as listed below.
NOTE: Where the surface of an access route is subject to wetting the surface shall have a cross fall of no less than 1 in 100 unless it is constructed to drain water such as timber decking. The surface of any access route shall not have a cross fall steeper than 1:50.

1) Uncoated Profiled timber run adjacent to direction of travel (Allow for coated and sand/grit impregnated for stairs or sloping surfaces subject to wetting). NOTE: Does not cover Sloping surfaces including stairs for slopes steeper than 1:10 for wet or 1:8 for dry conditions.
2) Portland Cement Concrete with a broomed (Class 5 or 6 complying with NZS 3114), Wood float finish (Class U2), a Coated and sand/grit impregnated finish, exposed crushed aggregate finish or Exposed rounded aggregate finish (To be tested for compliance) OR
3) Asphaltic Concrete, Marble & Granite with flamed surface, Sandstone or Concrete pavers (Test required for surfaces subject to wetting) OR
4) Other Code compliant finish to D1/AS1 2.0 Access Routes.

WALL PLAN LEGEND

Typical wall finish, painted 10mm GIB Standard plasterboard finished to Level 4, (Aqualine in wet areas), unless otherwise specified for bracing & fire requirements which take precedence.

- Feature Wall Tiling
- Feature Interior Stone Work
- Feature Wall Panels

01 / - Ground Floor Finishes Plan
Scale 1:100

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

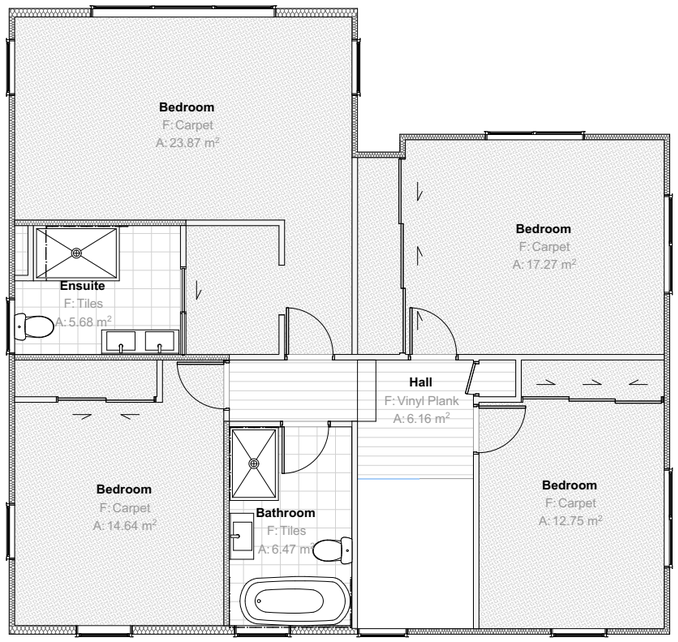
SHEET TITLE: GROUND FLOOR FINISHES PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO
A113.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council



FLOOR FINISHES LEGEND

- Selected Carpet
- Selected Timber Floor
- Selected Floor Tiles
- Painted Concrete
- Selected Timber Decking
- External Exposed Concrete

FLOOR FINISHES LEGEND

- All Flooring to be impervious within 1500mm for a plumbing fixture in accordance with E3/AS1.
- All Walls to be impervious withing 1800mm from the shower floor in accordance with E3/AS1.

ACCESS ROUTE SLIP RESISTANCE

Allow for a finish to outdoor access routes; Driveway, Decks & Paths leading to main entrance of dwelling as listed below.
NOTE: Where the surface of an access route is subject to wetting the surface shall have a cross fall of no less than 1 in 100 unless it is constructed to drain water such as timber decking. The surface of any access route shall not have a cross fall steeper than 1:50.

1) Uncoated Profiled timber run adjacent to direction of travel (Allow for coated and sand/grit impregnated for stairs or sloping surfaces subject to wetting). NOTE: Does not cover Sloping surfaces including stairs for slopes steeper than 1:10 for wet or 1:8 for dry conditions.
2) Portland Cement Concrete with a broomed (Class 5 or 6 complying with NZS 3114), Wood float finish (Class U2), a Coated and sand/grit impregnated finish, exposed crushed aggregate finish or Exposed rounded aggregate finish (To be tested for compliance) OR
3) Asphaltic Concrete, Marble & Granite with flamed surface, Sandstone or Concrete pavers (Test required for surfaces subject to wetting) OR
4) Other Code compliant finish to D1/AS1 2.0 Access Routes.

WALL PLAN LEGEND

Typical wall finish, painted 10mm GIB Standard plasterboard finished to Level 4, (Aqualine in wet areas), unless otherwise specified for bracing & fire requirements which take precedence.

- Feature Wall Tiling
- Feature Interior Stone Work
- Feature Wall Panels

02
-
First Floor Finishes Plan
Scale 1:100

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

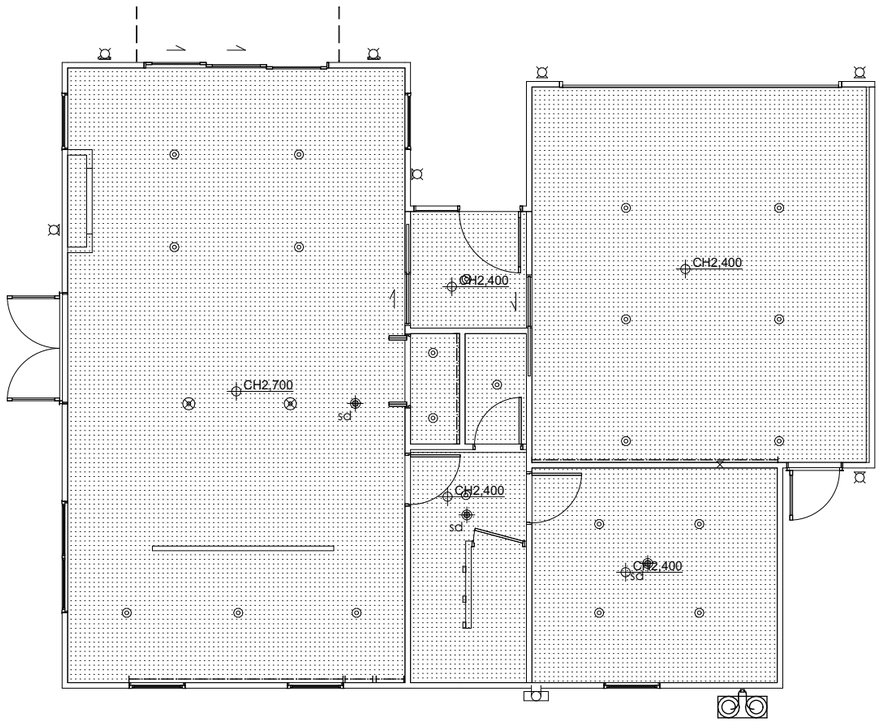
SHEET TITLE: FIRST FLOOR FINISHES PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO
A114.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



LIGHTING PLAN LEGEND

- Recessed LED downlight
- Pendant Light Fitting
- Wall Mount Light Fitting (External)
- LED Batten Light Fitting
- LED Stair Wall Light Fitting
- LED Strip Lighting (u/s wall cabinetry)

SMOKE ALARM LEGEND

sd — Interconnected smoke alarm as per C/AS1.
(Either wirelessly or hard-wired interconnection, using either 10 year long-life battery-powered or 240v mains powered alarms. - NZS 4514:2021)

CEILING PLAN LEGEND

- HardieGroove™ 7.5mm soffit lining
- HardieFlex™ 6.0mm soffit lining
- 13mm Standard GIB
- 13mm Aqualine GIB
- Ceiling Access Hatch
- CH2.700 — Ceiling Height Above Floor Level
- Raking — Raking ceiling
- Exposed beam (underside)

01 / - Ground Floor Ceiling Plan
Scale 1:100

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: GROUND FLOOR CEILING PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO
A115.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



LIGHTING PLAN LEGEND

- Recessed LED downlight
- Pendant Light Fitting
- Wall Mount Light Fitting (External)
- LED Batten Light Fitting
- LED Stair Wall Light Fitting
- LED Strip Lighting (u/s wall cabinetry)

SMOKE ALARM LEGEND

sd — Interconnected smoke alarm as per C/AS1.
(Either wirelessly or hard-wired interconnection, using either 10 year long-life battery-powered or 240v mains powered alarms. - NZS 4514:2021)

CEILING PLAN LEGEND

- HardieGroove™ 7.5mm soffit lining
- HardieFlex™ 6.0mm soffit lining
- 13mm Standard GIB
- 13mm Aqualine GIB
- Ceiling Access Hatch
- CH2.700 — Ceiling Height Above Floor Level
- Raking — Raking ceiling
- Exposed beam (underside)

02
-
First Floor Ceiling Plan
Scale 1:100

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

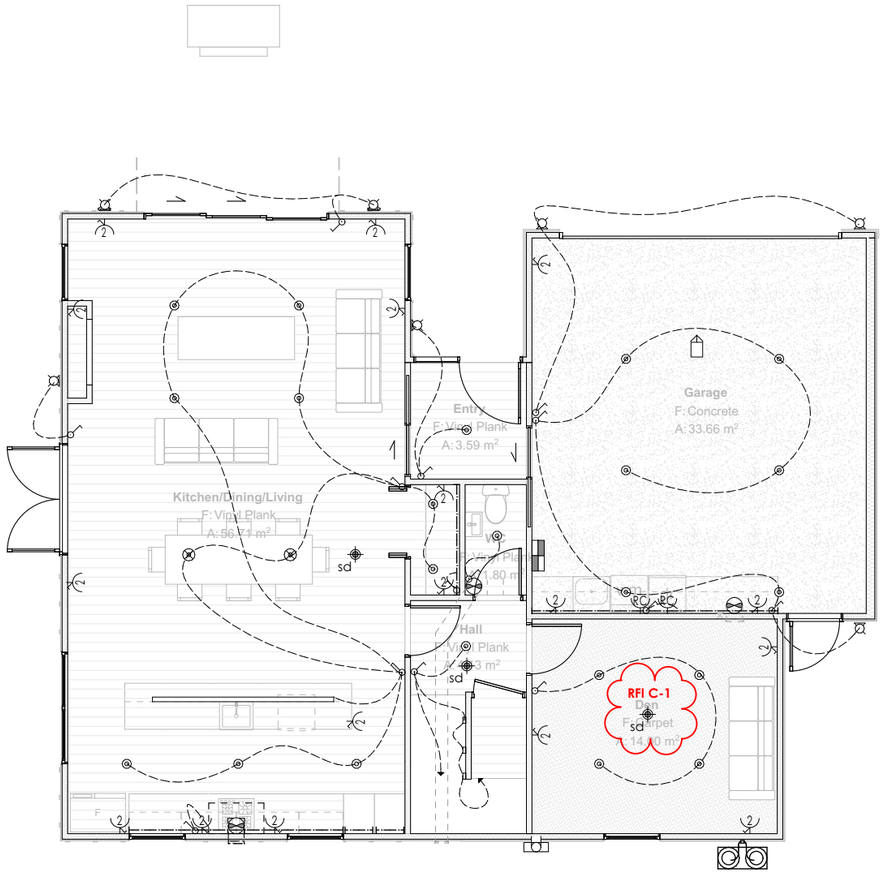
SHEET TITLE: FIRST FLOOR CEILING PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO
A116.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council



01 - Ground Floor Electrical Plan
Scale 1:100

LIGHTING PLAN LEGEND

- Recessed LED downlight
- Pendant Light Fitting
- Wall Mount Light Fitting (External)
- LED Batten Light Fitting
- LED Stair Wall Light Fitting
- LED Strip Lighting (u/s wall cabinetry)

SMOKE ALARM LEGEND

sd — Interconnected smoke alarm as per C/AS1.
(Either wirelessly or hard-wired interconnection, using either 10 year long-life battery-powered or 240v mains powered alarms. - NZS 4514:2021)

ELECTRICAL PLAN LEGEND

- Double Power Point
- RCD Outlet
- Data / Phone - Fibre Optic
- Light Switch
- Light Circuit
- dm — Demister pad (behind mirror)
- Garage Door Opener
- Distribution Board / Switch Board
  Installed with Smart Meter Board
- htr — Heated Towel Rail
- Extract fan / hood ducted to exterior

ELECTRICAL NOTES

- Allow to provide electrical requirements as required by other trades
- All electrical work to be carried out under the supervision of a registered electrician with a current practising licence
- Allow for fibre optic installation throughout house
- Electrical sockets mounted +300 from FFL. Light switches +1100 unless otherwise indicated
- Allow for surge protector to all electrical circuits
- Allow for underground electrical cable to transformer refer to site plan for position
- All extraction fans to be activated by main light switch to bathroom and to be vented externally.
- Extract flow rates to NZBC G4/AS1, min. 25L/s for showers & baths & 50L/s for cooktops.
- All plugs and switches PDL in 600 Series
- Owner to confirm the lighting fixtures and all electrical services prior to construction
- All downlights to be CA rated, for H1 calc purposes
- Downlights to be IC-F or IC or CA-80 or CA-135 100mm clearance to insulation materials

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

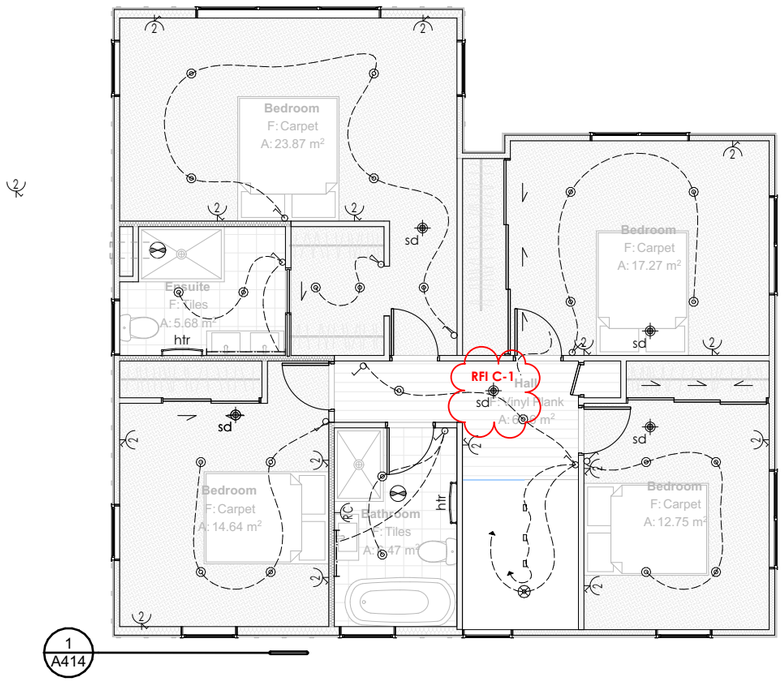
SHEET TITLE: GROUND FLOOR ELECTRICAL PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO
A117.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



02
-
First Floor Electrical Plan
Scale 1:100

LIGHTING PLAN LEGEND

- Recessed LED downlight
- Pendant Light Fitting
- Wall Mount Light Fitting (External)
- LED Batten Light Fitting
- LED Stair Wall Light Fitting
- LED Strip Lighting (u/s wall cabinetry)

SMOKE ALARM LEGEND

sd — Interconnected smoke alarm as per C/AS1.
(Either wirelessly or hard-wired interconnection, using either 10 year long-life battery-powered or 240v mains powered alarms. - NZS 4514:2021)

ELECTRICAL PLAN LEGEND

- Double Power Point
- RCD Outlet
- Data / Phone - Fibre Optic
- Light Switch
- Light Circuit
- dm — Demister pad (behind mirror)
- Garage Door Opener
- Distribution Board / Switch Board
  Installed with Smart Meter Board
- htr — Heated Towel Rail
- Extract fan / hood ducted to exterior

ELECTRICAL NOTES

- Allow to provide electrical requirements as required by other trades
- All electrical work to be carried out under the supervision of a registered electrician with a current practising licence
- Allow for fibre optic installation throughout house
- Electrical sockets mounted +300 from FFL. Light switches +1100 unless otherwise indicated
- Allow for surge protector to all electrical circuits
- Allow for underground electrical cable to transformer refer to site plan for position
- All extraction fans to be activated by main light switch to bathroom and to be vented externally.
- Extract flow rates to NZBC G4/AS1, min. 25L/s for showers & baths & 50L/s for cooktops.
- All plugs and switches PDL in 600 Series
- Owner to confirm the lighting fixtures and all electrical services prior to construction
- All downlights to be CA rated, for H1 calc purposes
- Downlights to be IC-F or IC or CA-80 or CA-135 100mm clearance to insulation materials

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

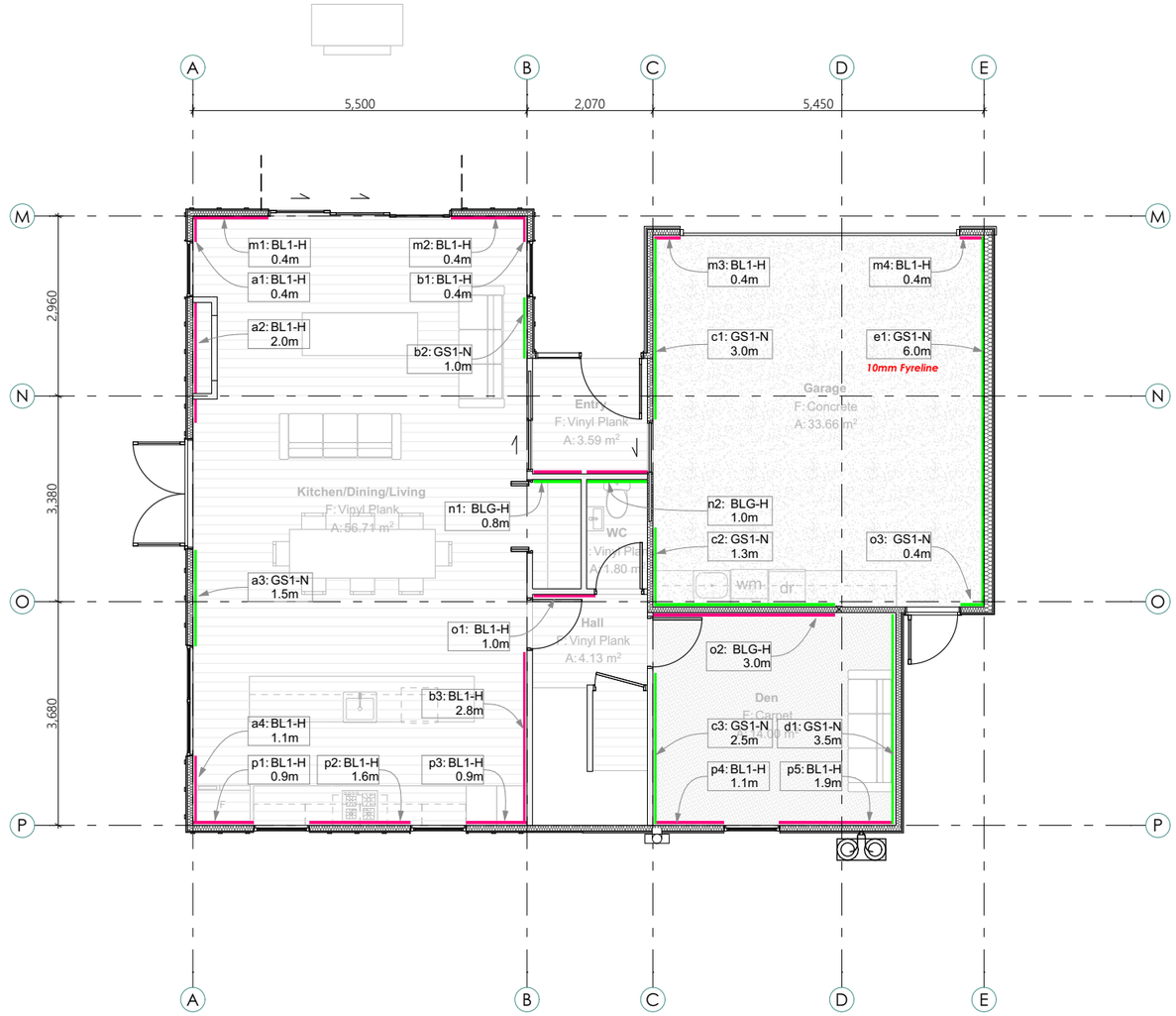
SHEET TITLE: FIRST FLOOR ELECTRICAL PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO
A118.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council



01 - Ground Floor Bracing Plan
Scale 1:100

BRACING PLAN LEGEND

<Wall Bracing>

a1: GSX-X X.Xm — Bracing wall location

ID#: Brace Type Brace length

GS1-N:
10mm GIB® Standard plasterboard fixed to one side only

GS2-N:
10mm GIB® Standard plasterboard fixed to each side of the wall framing

BLP-H:
10mm GIB Braceline® plasterboard fixed to one side of the framing plus minimum 7mm structural plywood to the other side

BLG-H:
10mm GIB Braceline® plasterboard fixed to one side of the framing plus 10mm GIB® Standard plasterboard to the other side

BL1-H:
10mm GIB Braceline® plasterboard fixed to one side of the framing

BRACING PLAN NOTES

- Bottom plate fixings for each specified bracing elements to be in accordance with GIB EzyBrace® Systems specification, Ecoply® Barrier Bracing specification.
- Linings to be fixed / fastened in accordance with GIB EzyBrace® Systems specification, Ecoply® Barrier Bracing specification.
- Substitutions are allowed only as per GIB® Plasterboard Alternatives document

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

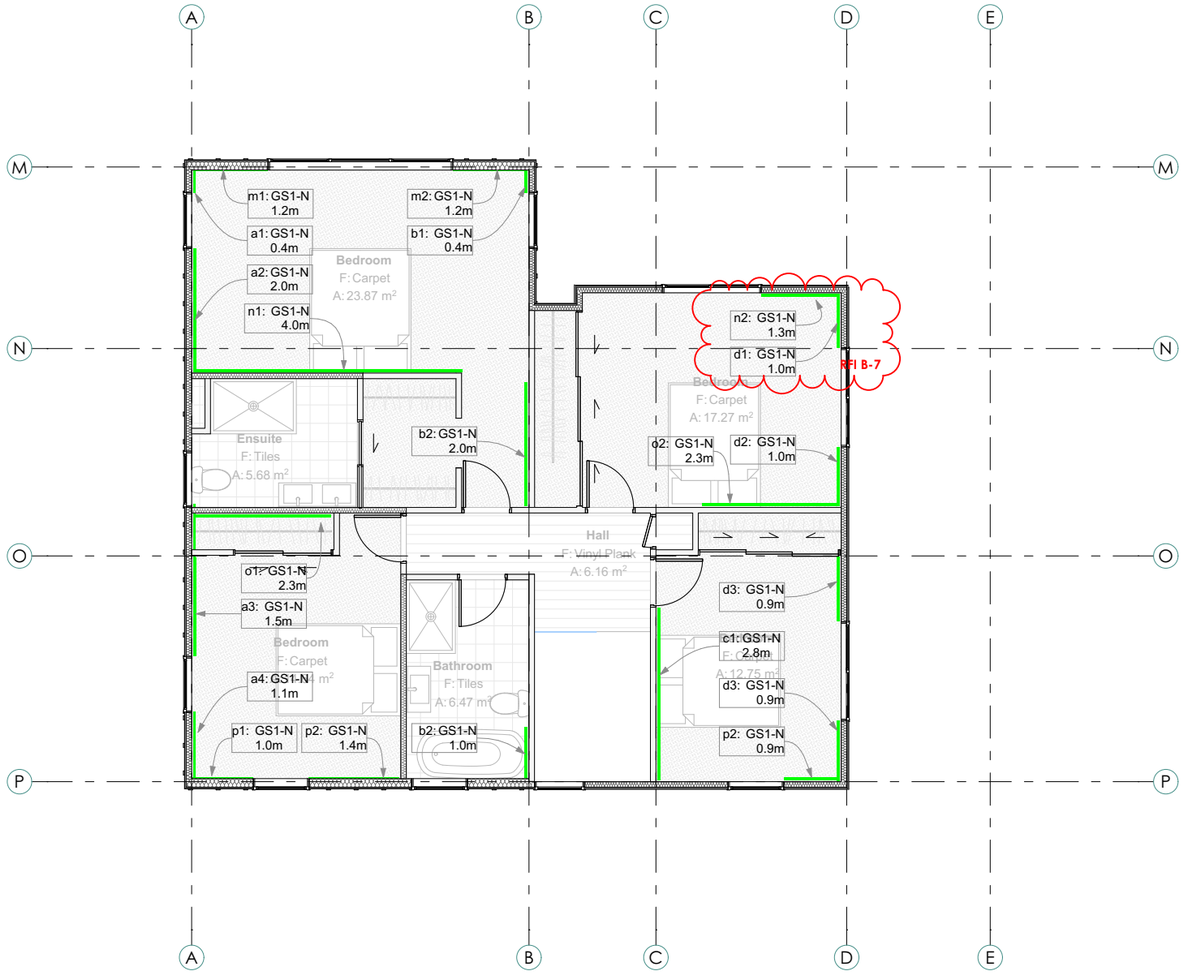
SHEET TITLE: GROUND FLOOR BRACING PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO
A119.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council



BRACING PLAN LEGEND

<Wall Bracing>

a1: GSX-X X.Xm — Bracing wall location

ID#: Brace Type Brace length

GS1-N:
10mm GIB® Standard plasterboard fixed to one side only

GS2-N:
10mm GIB® Standard plasterboard fixed to each side of the wall framing

BLP-H:
10mm GIB Braceline® plasterboard fixed to one side of the framing plus minimum 7mm structural plywood to the other side

BLG-H:
10mm GIB Braceline® plasterboard fixed to one side of the framing plus 10mm GIB® Standard plasterboard to the other side

BL1-H:
10mm GIB Braceline® plasterboard fixed to one side of the framing

BRACING PLAN NOTES

- Bottom plate fixings for each specified bracing elements to be in accordance with GIB EzyBrace® Systems specification, Ecoply® Barrier Bracing specification.
- Linings to be fixed / fastened in accordance with GIB EzyBrace® Systems specification, Ecoply® Barrier Bracing specification.
- Substitutions are allowed only as per GIB® Plasterboard Alternatives document

02
-
First Floor Bracing Plan
Scale 1:100

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

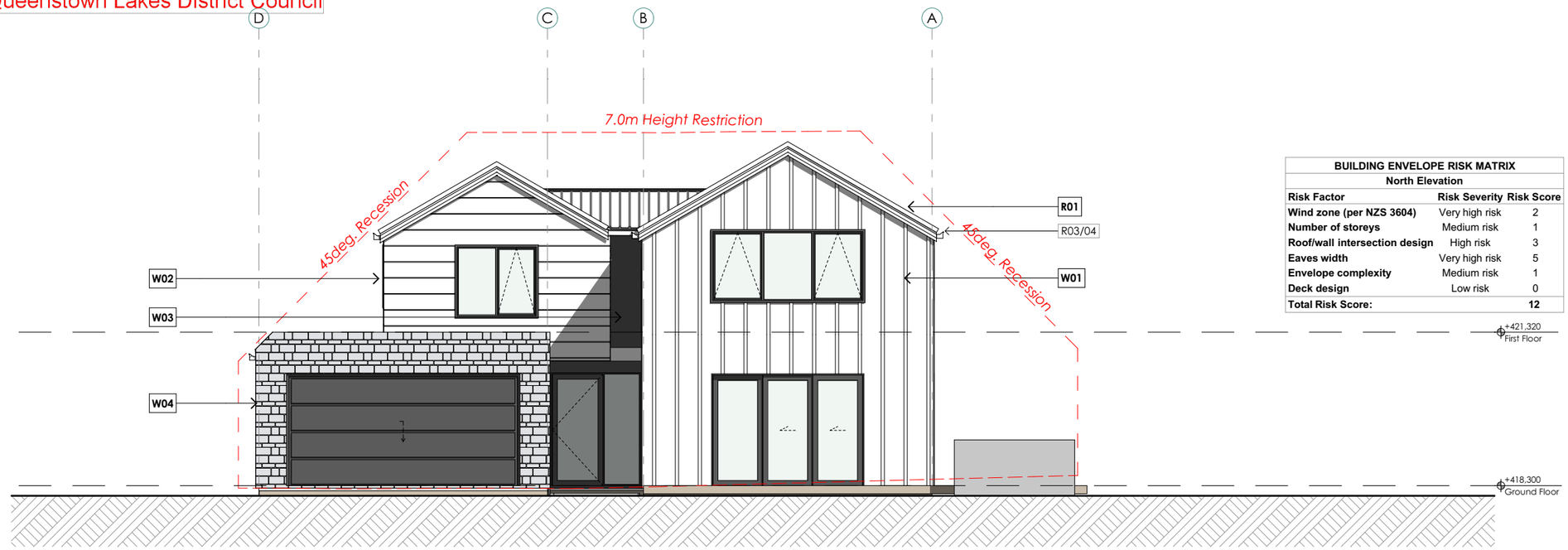
SHEET TITLE: FIRST FLOOR BRACING PLAN
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO
A120.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

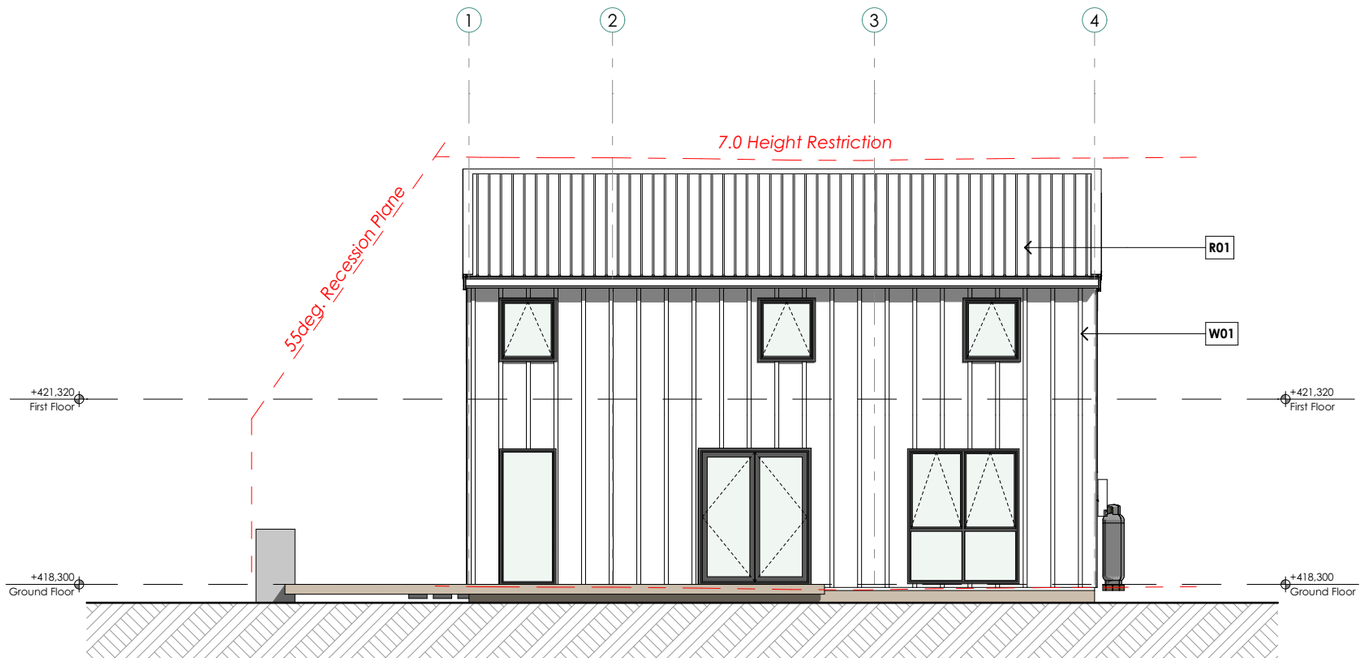
BC251605 APPROVED
Queenstown Lakes District Council



N
-

North Elevation
Scale 1:100

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



W
-

West Elevation
Scale 1:100

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

SELECTION NOTES

Roof
- R01 *Roofing* 0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.
- R02 *Roof canopy* ~~Palram Fixed awning Nancy 2 x 2050 canopy installed to manufacturers specifications.~~ omitted
- R03 *Fascia* 0.55BMT ColorCote® 185mm fascia.
- R04 *Gutter* ColorCote® 125 Box Gutter (Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.

Wall
- WT01 Hardiflex 6mm with 45 mm Axent battens at 450 ctrs on 20mm cavity over Thermakraft Watergate Plus on SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
- WT02 Hardies Stria 325, Horizontal on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
- WT03 Hardiflex 6mm on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
- WT04 Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 90x45mm studs @300crs and dwangs @ 800crs.

RFI B4

Floor / Foundation
- F01 Insulated and reinforced slab foundation system to NZS 3604:2011.
- F02 *Midfloor* 20mm Strandboard fixed to specified Posistrut joists
- F03 *Decking* Selected timber decking over timber framing to NZS 3604:2011.
- F04 *Patio Slab* 100mm thick reinforced concrete slab over well compacted hardfill.

Joinery
- J01 Vantage Metro Thermal Heart series aluminium door / window joinery suite. Double glazed, argon filled and Low-E. (Min. R-value 0.50)

Soffit
- S01 6.0mm HardieFlex soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support

Ceiling
- C01 13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: NORTH & WEST ELEVATIONS
DRAWN BY: KR
ISSUED: 28/02/2026
PROJECT #: 873

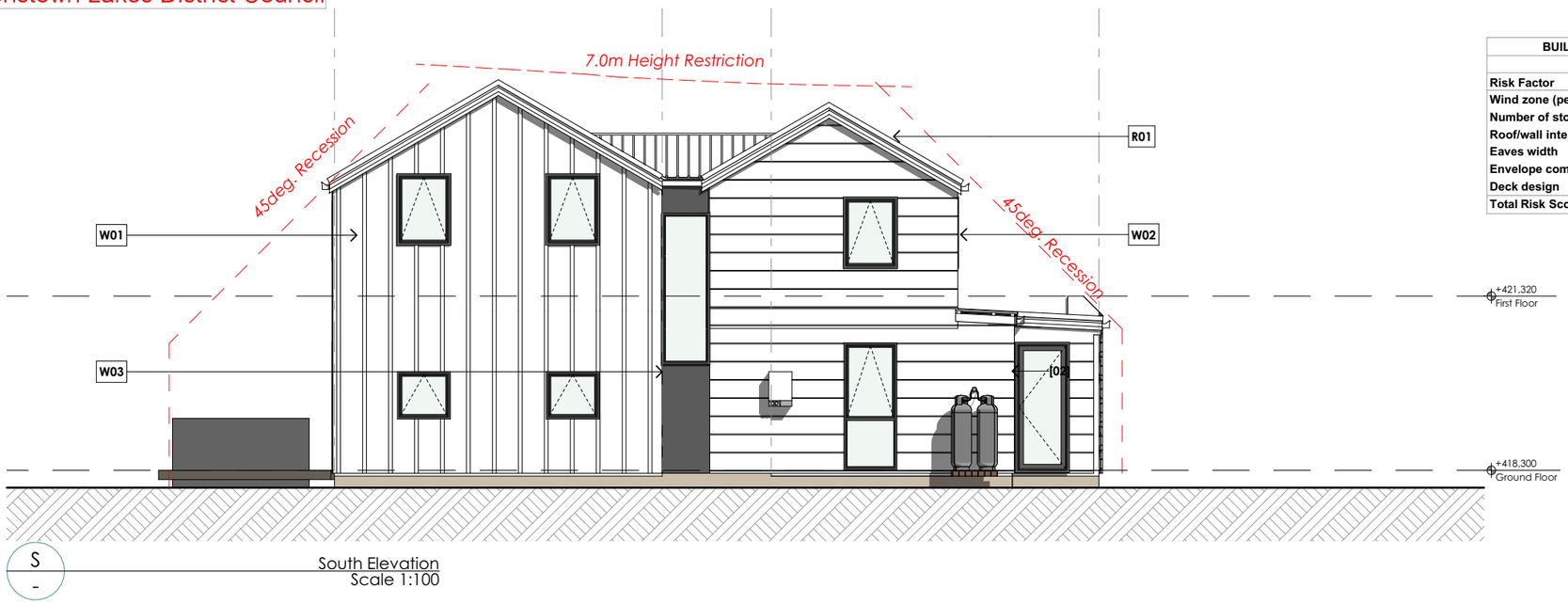
Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO

A201.

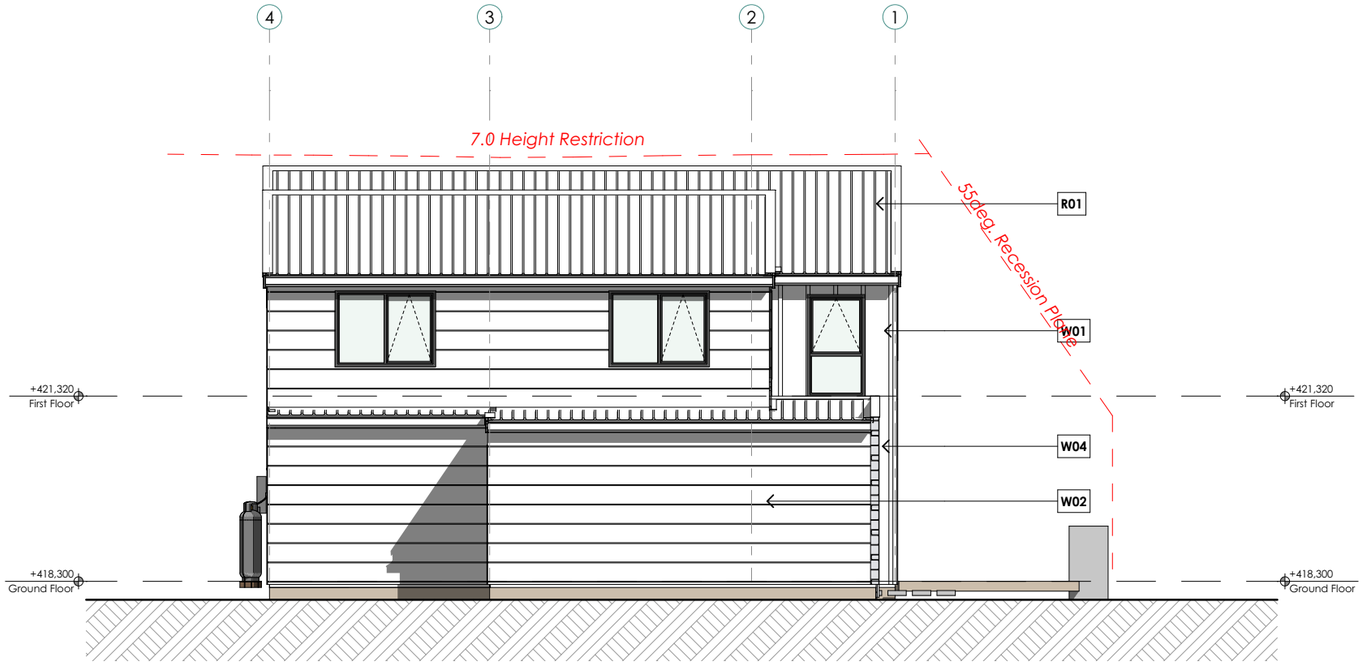
CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council



S
-
South Elevation
Scale 1:100

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



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

E
-
East Elevation
Scale 1:100

SELECTION NOTES

Roof
- R01 *Roofing* 0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.
- R02 *Roof canopy* ~~Palram Fixed awning Nancy 2 x 2050 canopy installed to manufacturers specifications.~~ omitted
- R03 *Fascia* 0.55BMT ColorCote® 185mm fascia.
- R04 *Gutter* ColorCote® 125 Box Gutter (Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.

Wall
- WT01 Hardiflex 6mm with 45 mm Axent battens at 450 ctrs on 20mm cavity over Thermakraft Watergate Plus on SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
- WT02 Hardies Stria 325, Horizontal on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
- WT03 Hardiflex 6mm on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
- WT04 Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 90x45mm studs @300crs and dwangs @ 800crs.

RFI B4

Floor / Foundation
- F01 Insulated and reinforced slab foundation system to NZS 3604:2011.
- F02 *Midfloor* 20mm Strandboard fixed to specified Posistrut joists
- F03 *Decking* Selected timber decking over timber framing to NZS 3604:2011.
- F04 *Patio Slab* 100mm thick reinforced concrete slab over well compacted hardfill.

Joinery
- J01 Vantage Metro Thermal Heart series aluminium door / window joinery suite. Double glazed, argon filled and Low-E. (Min. R-value 0.50)

Soffit
- S01 6.0mm HardieFlex soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support

Ceiling
- C01 13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: SOUTH & EAST ELEVATIONS
DRAWN BY: KR
ISSUED: 28/02/2026
PROJECT #: 873

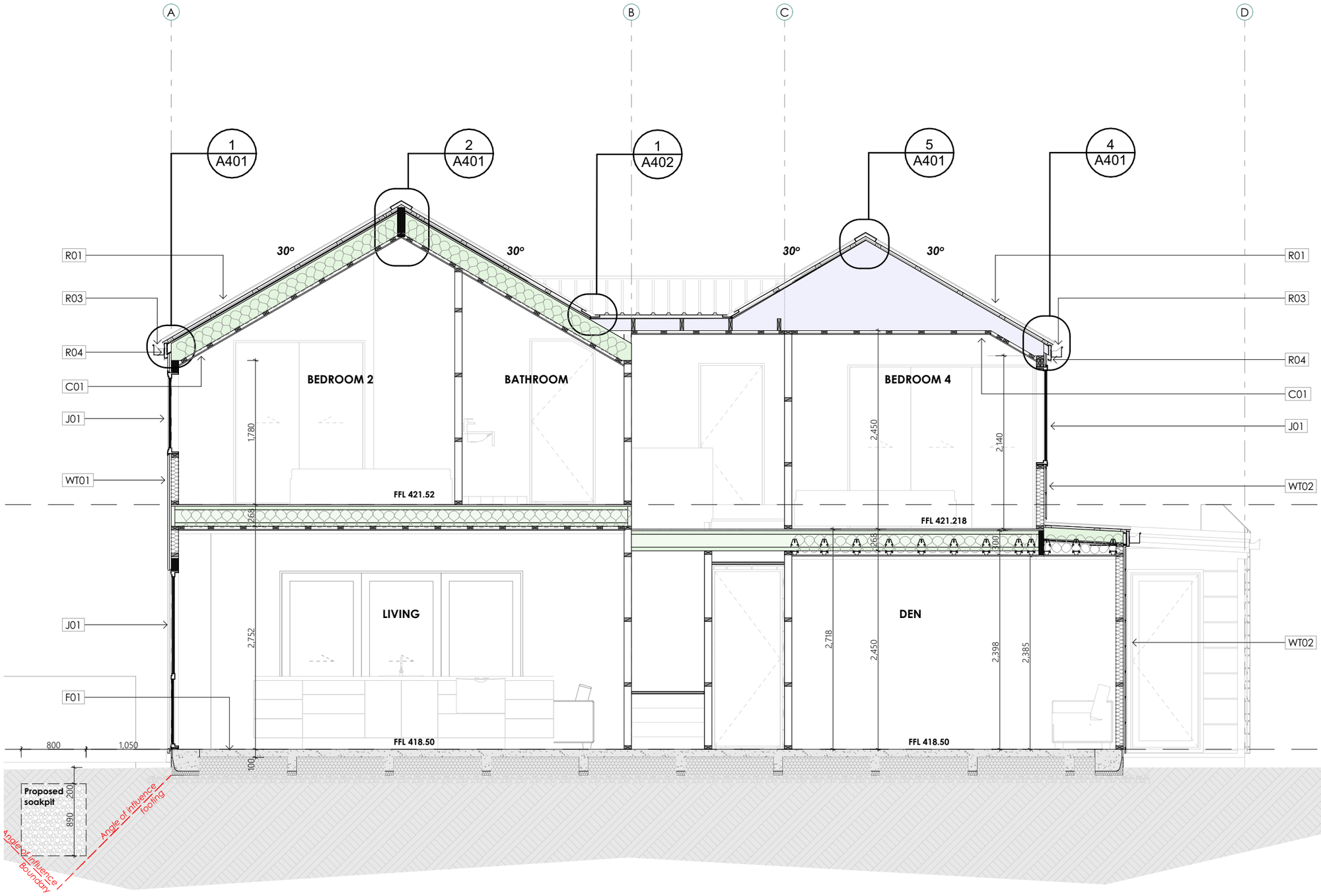
Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO

A202.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council



A
-
Section AA
Scale 1:50

SELECTION NOTES

Roof

R01 *Roofing*
0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.

R02 *Roof canopy*
Palram Fixed awning Nancy 2 x 2050 canopy installed to manufacturers specifications.

R03 *Fascia*
0.55BMT ColorCote® 185mm fascia.

R04 *Gutter*
ColorCote® 125 Box Gutter (Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.

Wall

WT01 Hardiflex 6mm with 45 mm Axent battens at 450 ctrs on 20mm cavity over Thermakraft Watergate Plus on SG8 studs @crs as per sheet A413 and dwangs @ 800crs.

WT02 Hardies Stria 325, Horizontal on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.

WT03 Hardiflex 6mm on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.

WT04 Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 90x45mm studs @300crs and dwangs @ 800crs.

RFI B4

Floor / Foundation

F01 Insulated and reinforced slab foundation system to NZS 3604:2011.

F02 *Midfloor*
20mm Strandboard fixed to specified Posistrut joists

F03 *Decking*
Selected timber decking over timber framing to NZS 3604:2011.

F04 *Patio Slab*
100mm thick reinforced concrete slab over well compacted hardfill.

Joinery

J01 Vantage Metro Thermal Heart series aluminium door / window joinery suite. Double glazed, argon filled and Low-E. (Min. R-value 0.50)

Soffit

S01 6.0mm HardieFlex soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support

Ceiling

C01 13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd
4 Fox's Terrace, Arrowtown

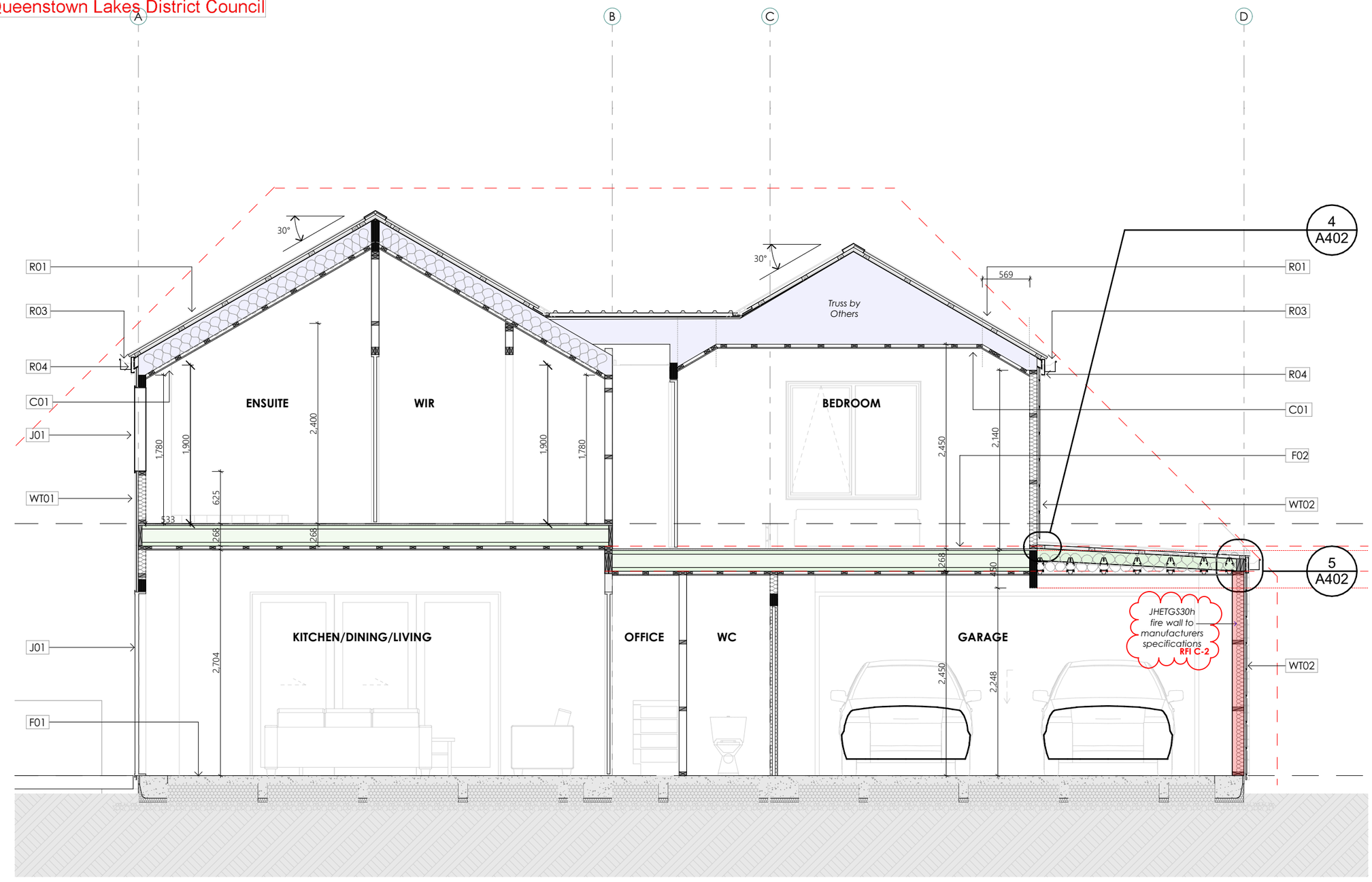
SHEET TITLE: SECTION AA
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO
A301.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



B
-

Section BB
Scale 1:50

SELECTION NOTES

Roof
- R01 *Roofing* 0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.
- R02 *Roof canopy* Palram Fixed awning Nancy 2 x 2050 canopy installed to manufacturers specifications.
- R03 *Fascia* 0.55BMT ColorCote® 185mm fascia.
- R04 *Gutter* ColorCote® 125 Box Gutter (Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.

Wall
- WT01 Hardiflex 6mm with 45 mm Axent battens at 450 ctrs on 20mm cavity over Thermakraft Watergate Plus on SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
- WT02 Hardies Stria 325, Horizontal on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
- WT03 Hardiflex 6mm on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
- WT04 Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 90x45mm studs @300crs and dwangs @ 800crs.

RFI B4

Floor / Foundation
- F01 Insulated and reinforced slab foundation system to NZS 3604:2011.
- F02 *Midfloor* 20mm Strandboard fixed to specified Posistrut joists
- F03 *Decking* Selected timber decking over timber framing to NZS 3604:2011.
- F04 *Patio Slab* 100mm thick reinforced concrete slab over well compacted hardfill.

Joinery
- J01 Vantage Metro Thermal Heart series aluminium door / window joinery suite. Double glazed, argon filled and Low-E. (Min. R-value 0.50)

Soffit
- S01 6.0mm HardieFlex soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support

Ceiling
- C01 13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

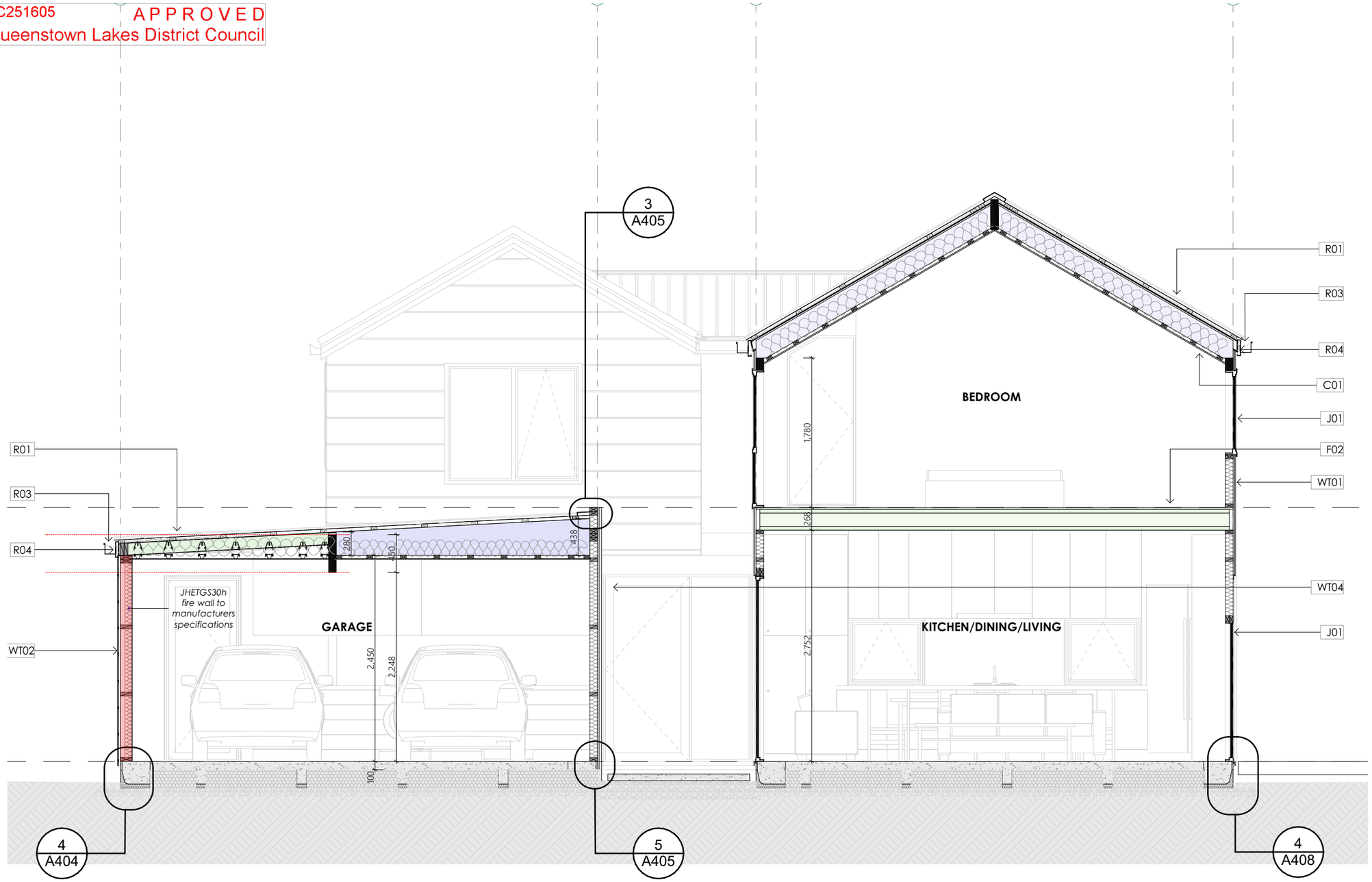
SHEET TITLE: SECTION BB
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO
A302.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



C
-
Section CC
Scale 1:50

SELECTION NOTES

Roof

R01 *Roofing*
0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.

R02 *Roof canopy*
Palram Fixed awning Nancy 2 x 2050 canopy installed to manufacturers specifications.

R03 *Fascia*
0.55BMT ColorCote® 185mm fascia.

R04 *Gutter*
ColorCote® 125 Box Gutter (Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.

Wall

WT01 Hardiflex 6mm with 45 mm Axent battens at 450 ctrs on 20mm cavity over Thermakraft Watergate Plus on SG8 studs @crs as per sheet A413 and dwangs @ 800crs.

WT02 Hardies Stria 325, Horizontal on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.

WT03 Hardiflex 6mm on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.

WT04 Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 90x45mm studs @300crs and dwangs @ 800crs.

RFI B4

Floor / Foundation

F01 Insulated and reinforced slab foundation system to NZS 3604:2011.

F02 *Midfloor*
20mm Strandboard fixed to specified Posistrut joists

F03 *Decking*
Selected timber decking over timber framing to NZS 3604:2011.

F04 *Patio Slab*
100mm thick reinforced concrete slab over well compacted hardfill.

Joinery

J01 Vantage Metro Thermal Heart series aluminium door / window joinery suite. Double glazed, argon filled and Low-E. (Min. R-value 0.50)

Soffit

S01 6.0mm HardieFlex soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support

Ceiling

C01 13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: SECTION CC
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

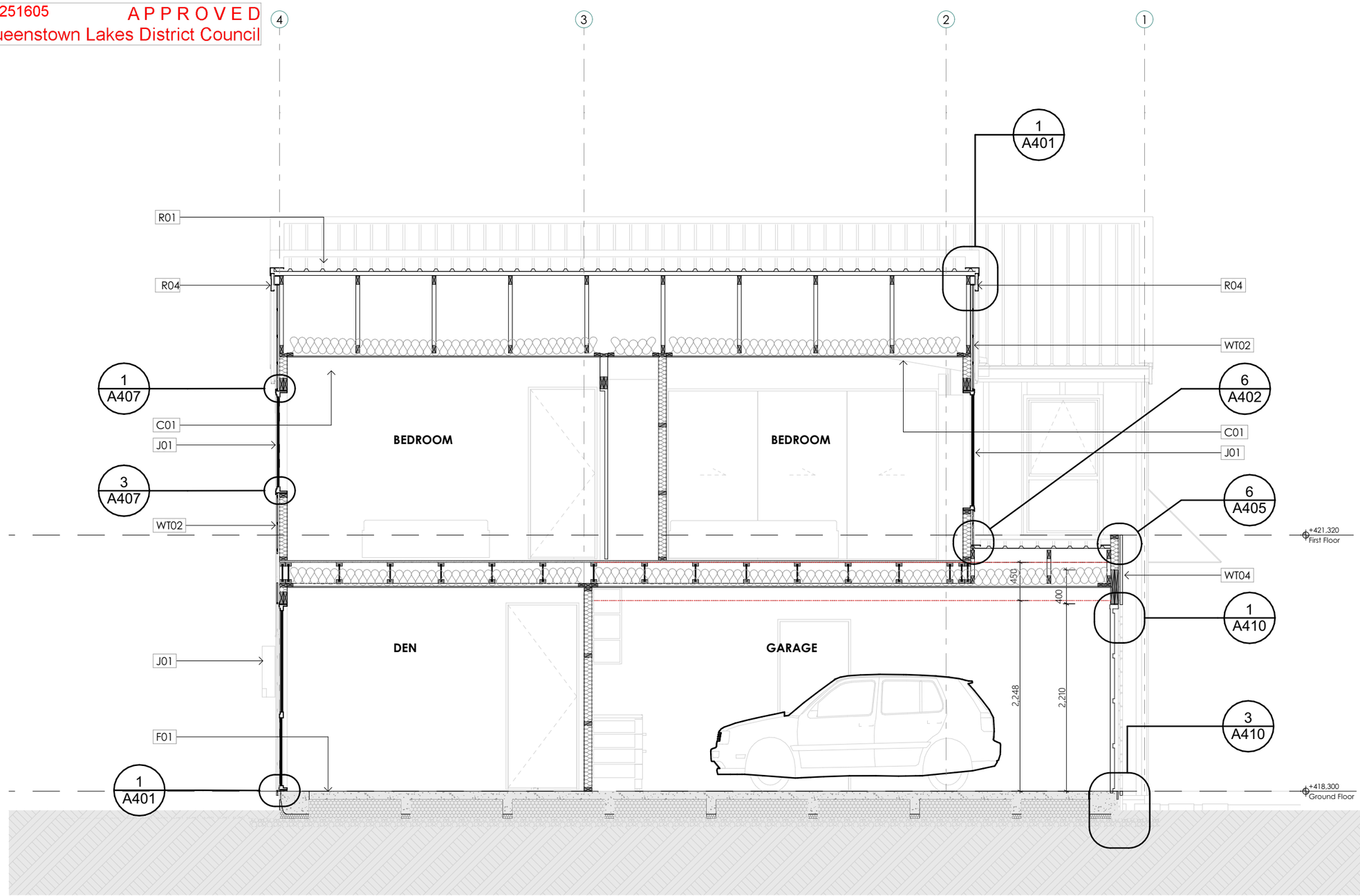
Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO

A303.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



D
-
Section DD
Scale 1:50

SELECTION NOTES

Roof	R01	*Roofing* 0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.
	R02	*Roof canopy* Palram Fixed awning Nancy 2 x 2050 canopy installed to manufacturers specifications.
	R03	*Fascia* 0.55BMT ColorCote® 185mm fascia.
	R04	*Gutter* ColorCote® 125 Box Gutter (Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.
Wall	WT01	Hardiflex 6mm with 45 mm Axent battens at 450 ctrs on 20mm cavity over Thermakraft Watergate Plus on SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
	WT02	Hardies Stria 325, Horizontal on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
	WT03	Hardiflex 6mm on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
	WT04	Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 90x45mm studs @300crs and dwangs @ 800crs.
Floor / Foundation	F01	RFI B4 Insulated and reinforced slab foundation system to NZS 3604:2011.
	F02	*Midfloor* 20mm Strandboard fixed to specified Posistrut joists
	F03	*Decking* Selected timber decking over timber framing to NZS 3604:2011.
	F04	*Patio Slab* 100mm thick reinforced concrete slab over well compacted hardfill.
Joinery	J01	Vantage Metro Thermal Heart series aluminium door / window joinery suite. Double glazed, argon filled and Low-E. (Min. R-value 0.50)
Soffit	S01	6.0mm HardieFlex soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support
Ceiling	C01	13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

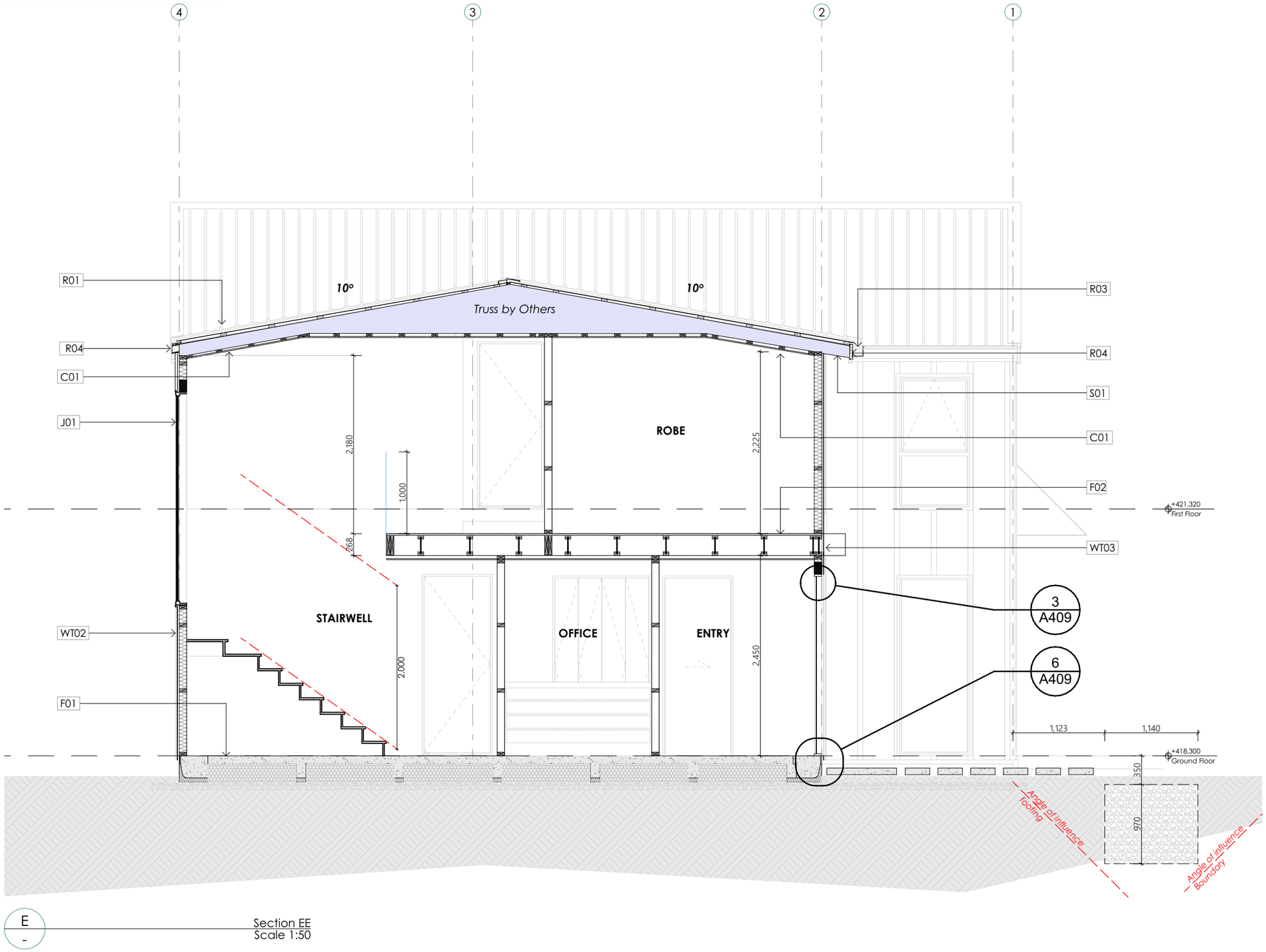
SHEET TITLE: SECTION DD
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO
A304.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council



E
-

Section EE
Scale 1:50

SELECTION NOTES

Roof	R01	*Roofing* 0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.
	R02	*Roof canopy* Palram Fixed awning Nancy 2 x 2050 canopy installed to manufacturers specifications.
	R03	*Fascia* 0.55BMT ColorCote® 185mm fascia.
	R04	*Gutter* ColorCote® 125 Box Gutter (Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.
Wall	WT01	Hardiflex 6mm with 45 mm Axent battens at 450 ctrs on 20mm cavity over Thermakraft Watergate Plus on SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
	WT02	Hardies Stria 325, Horizontal on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
	WT03	Hardiflex 6mm on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
	WT04	Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 90x45mm studs @300crs and dwangs @ 800crs.
		RFI B4
Floor / Foundation	F01	Insulated and reinforced slab foundation system to NZS 3604:2011.
	F02	*Midfloor* 20mm Strandboard fixed to specified Posistrut joists
	F03	*Decking* Selected timber decking over timber framing to NZS 3604:2011.
	F04	*Patio Slab* 100mm thick reinforced concrete slab over well compacted hardfill.
Joinery	J01	Vantage Metro Thermal Heart series aluminium door / window joinery suite. Double glazed, argon filled and Low-E. (Min. R-value 0.50)
Soffit	S01	6.0mm HardieFlex soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support
Ceiling	C01	13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: SECTION EE
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

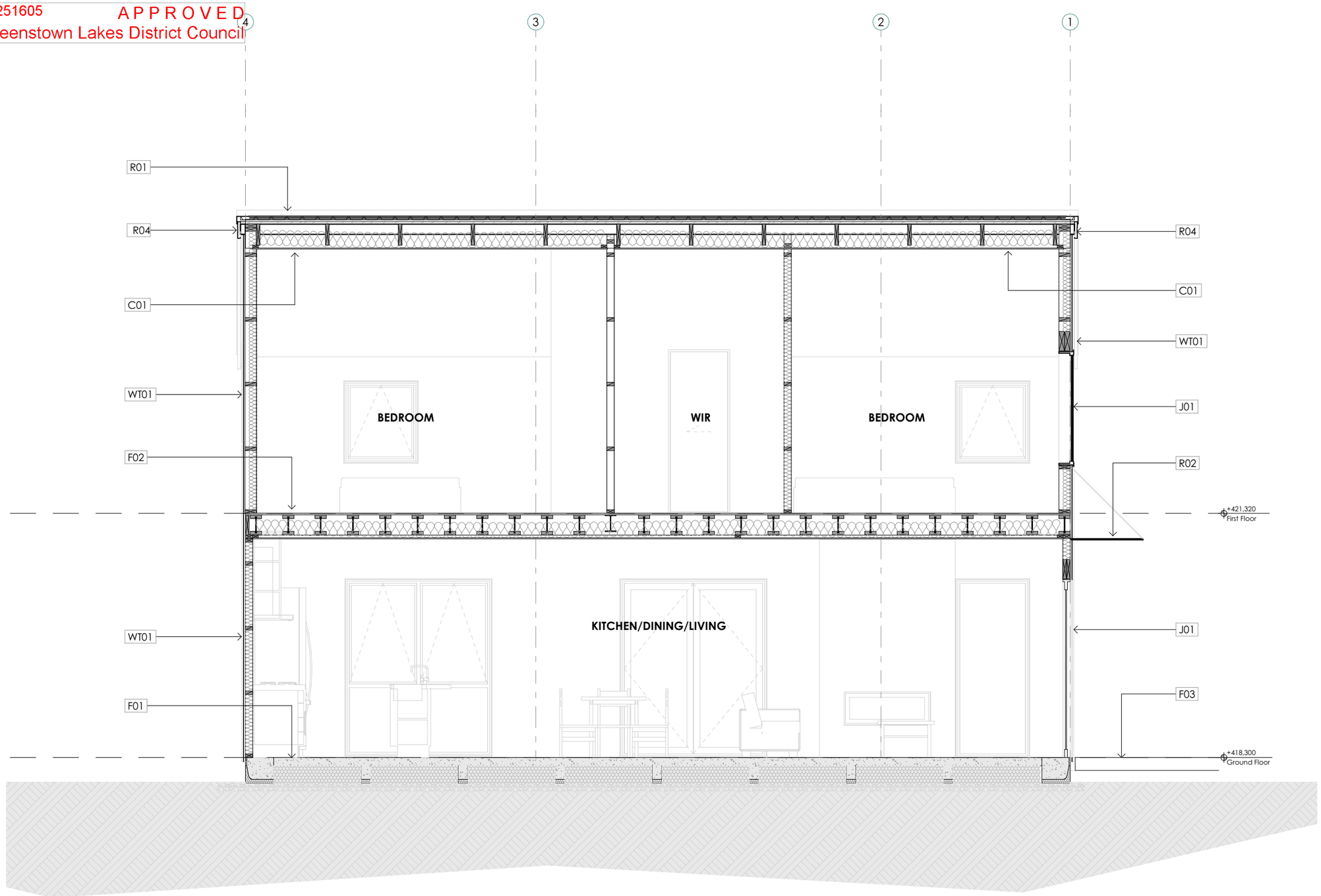
Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO

A305.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



F
-
Section FF
Scale 1:50

SELECTION NOTES

Roof	R01	*Roofing* 0.55BMT ColorCote® Hi Five longrun roofing over Thermakraft Covertek 401 roof underlay over H1.2 90x45 flat timber purlins @900crs installed to manufacturers specifications.
	R02	*Roof canopy* Palram Fixed awning Nancy 2 x 2050 canopy installed to manufacturers specifications.
	R03	*Fascia* 0.55BMT ColorCote® 185mm fascia.
	R04	*Gutter* ColorCote® 125 Box Gutter (Cross sectional area 7500mm²) fixed with internal bracket & snow trap @ 600crs.
Wall	WT01	Hardiflex 6mm with 45 mm Axent battens at 450 ctrs on 20mm cavity over Thermakraft Watergate Plus on SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
	WT02	Hardies Stria 325, Horizontal on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
	WT03	Hardiflex 6mm on 20mm cavity over Thermakraft Watergate Plus on H1.2 SG8 studs @crs as per sheet A413 and dwangs @ 800crs.
	WT04	Schist Sumner Stone veneer to 9mm Sumnerboard over 20mm cavity on Thermakraft Watergate Plus on H1.2 90x45mm studs @300crs and dwangs @ 800crs.
Floor / Foundation	F01	RFI B4 Insulated and reinforced slab foundation system to NZS 3604:2011.
	F02	*Midfloor* 20mm Strandboard fixed to specified Posistrut joists
	F03	*Decking* Selected timber decking over timber framing to NZS 3604:2011.
	F04	*Patio Slab* 100mm thick reinforced concrete slab over well compacted hardfill.
Joinery	J01	Vantage Metro Thermal Heart series aluminium door / window joinery suite. Double glazed, argon filled and Low-E. (Min. R-value 0.50)
Soffit	S01	6.0mm HardieFlex soffit lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support
Ceiling	C01	13mm GIB ceiling lining over H1.2 70x35mm SG8 battens @ 600crs fixed to support (Aqualine for wet areas)

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: SECTION FF
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

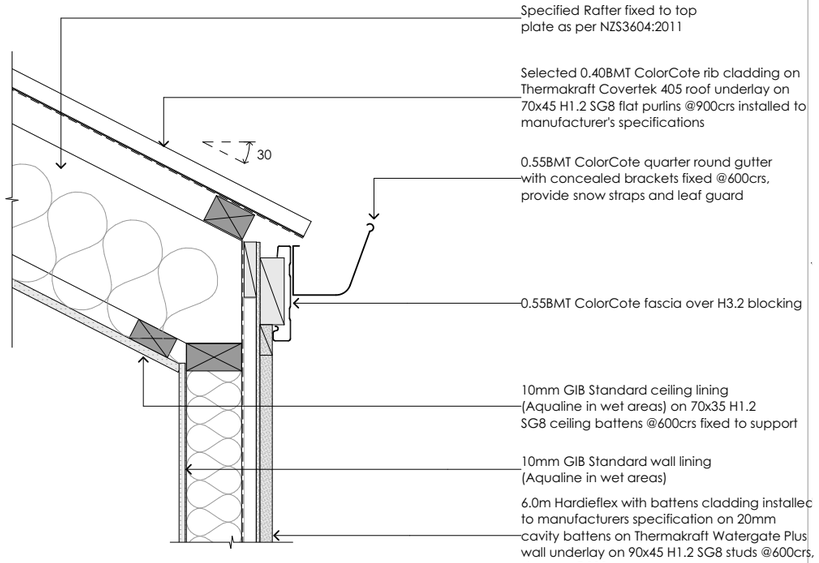
Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO

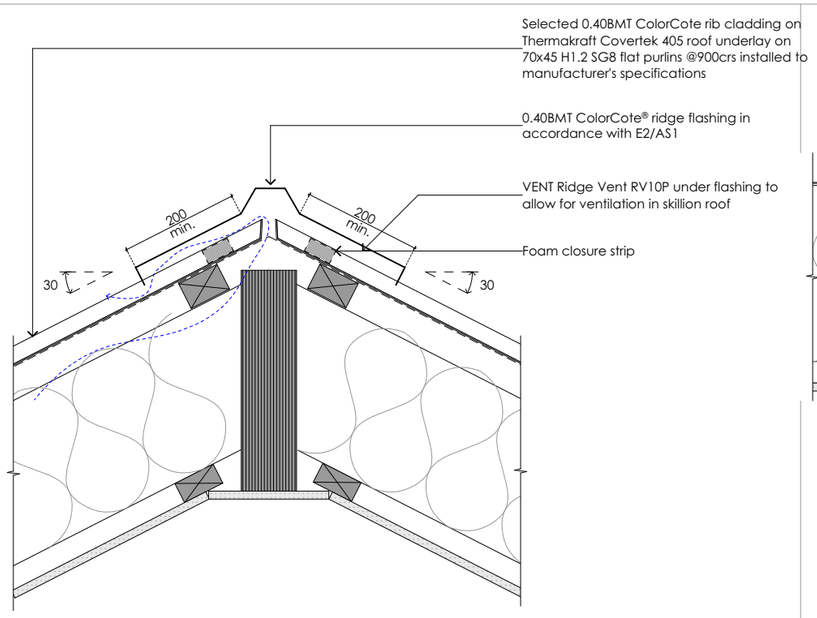
A306.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

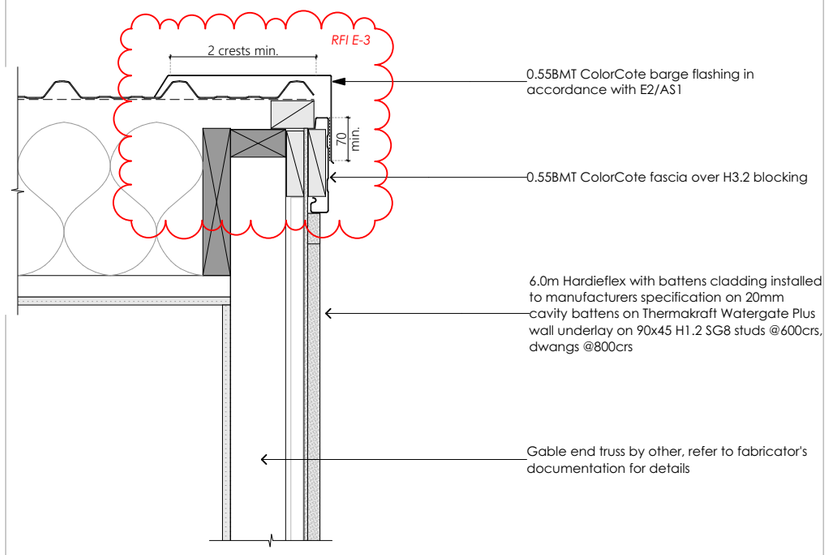
BC251605
APPROVED
Queenstown Lakes District Council



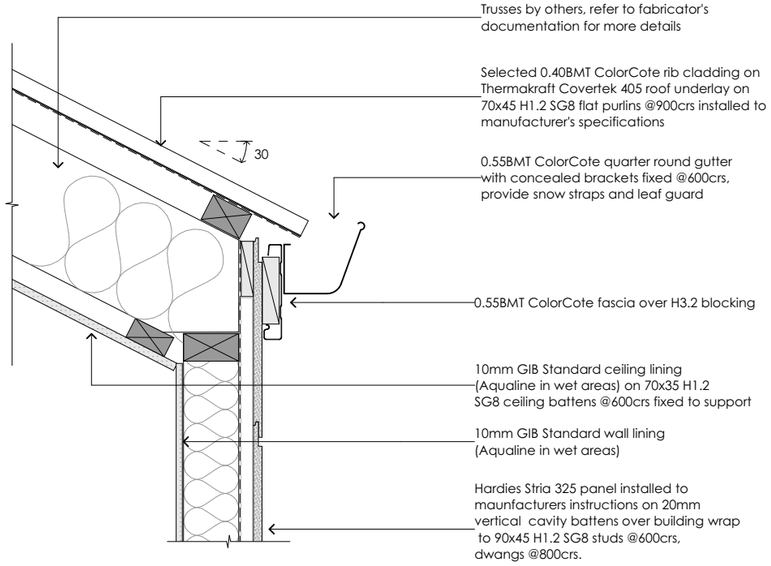
1 Profiled Metal: Roof Eave



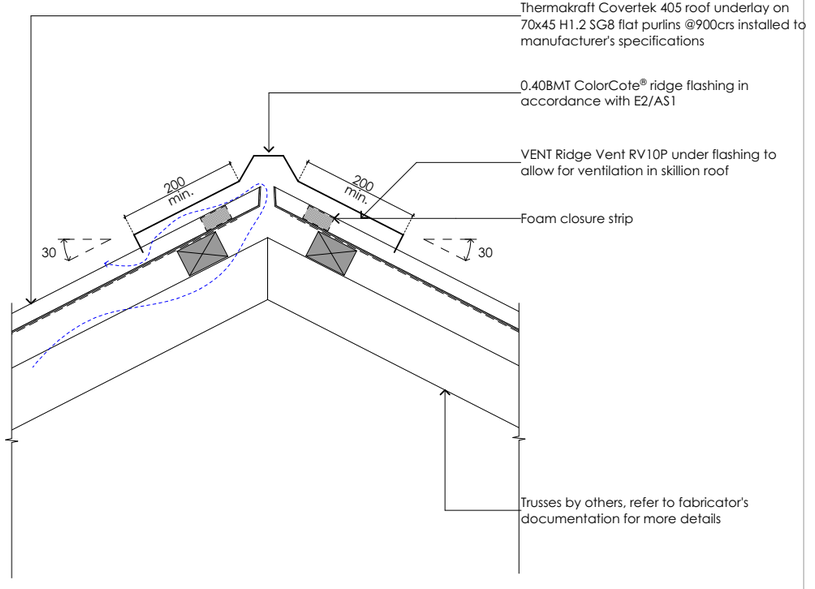
2 Profiled Metal: Roof Ridge



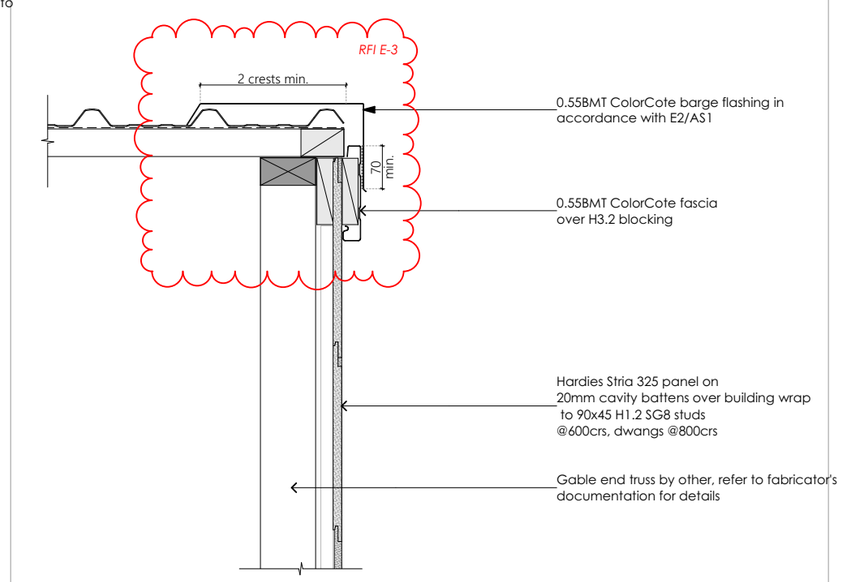
3 Profiled Metal: Barge Hardieflex



4 Profiled Metal: Fascia Edge/Stria



5 Profiled Metal: Roof Ridge/Truss



6 Profiled Metal: Barge /Stria

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: ROOF CLADDING DETAILS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

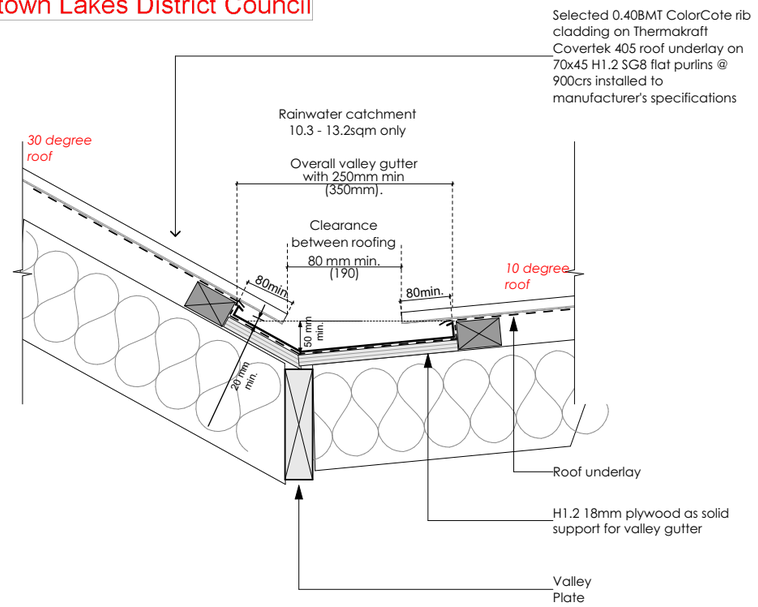
Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO

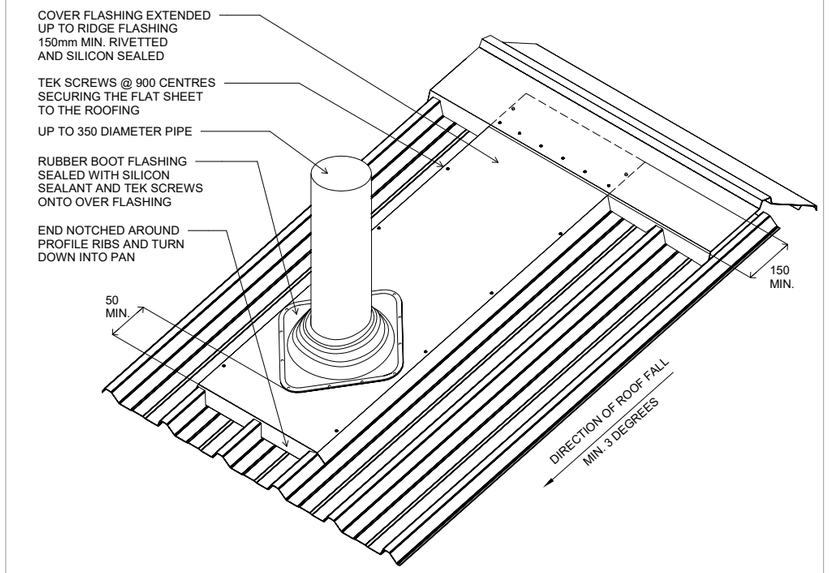
A401.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

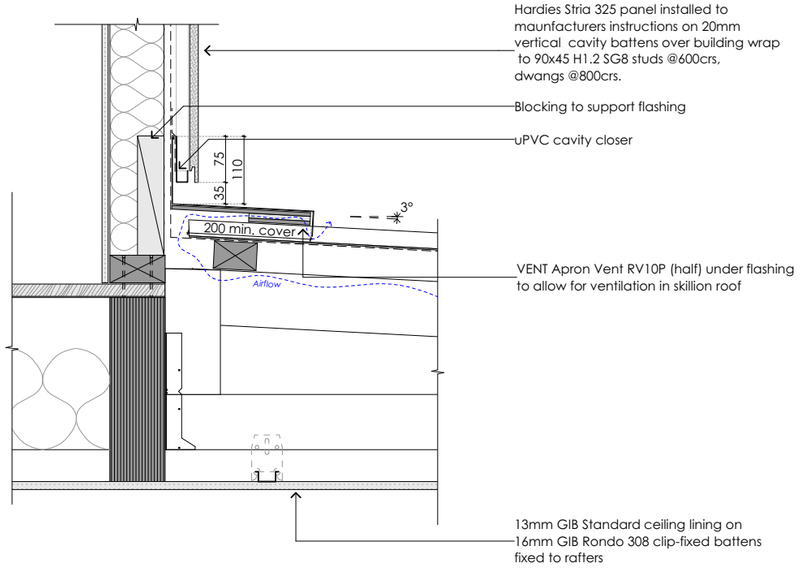
BC251605
APPROVED
Queenstown Lakes District Council



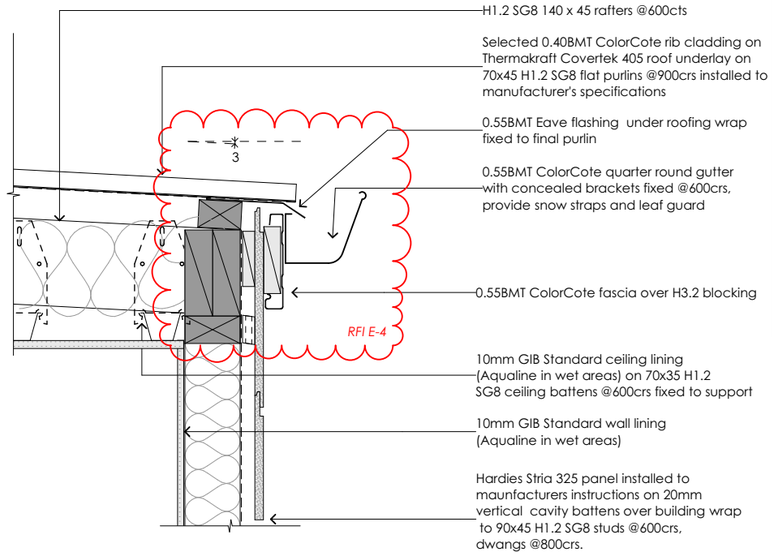
1 Profiled Metal: Valley



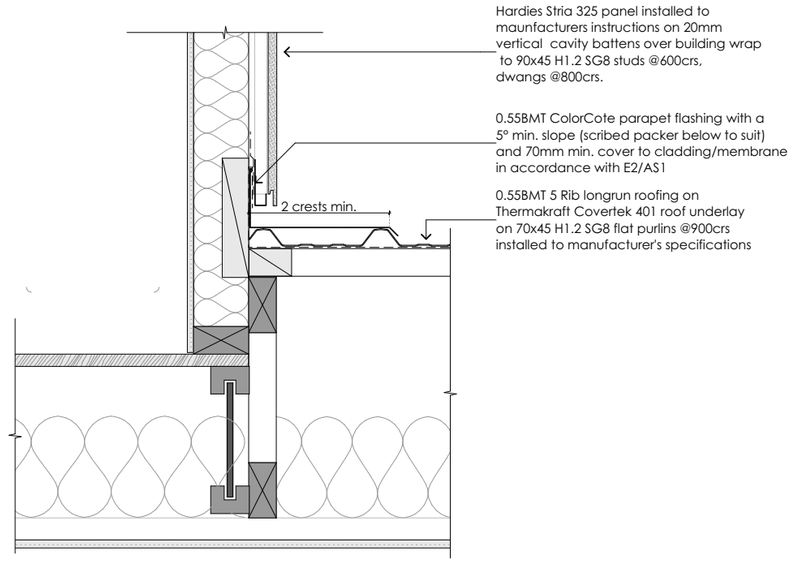
3 Profiled Metal: Roof penetration



4 Profiled Metal: Apron/Stria



5 Profiled Metal: Fascia Edge/Stria



6 Profiled Metal: Side Apron/Stria

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: ROOF CLADDING DETAILS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

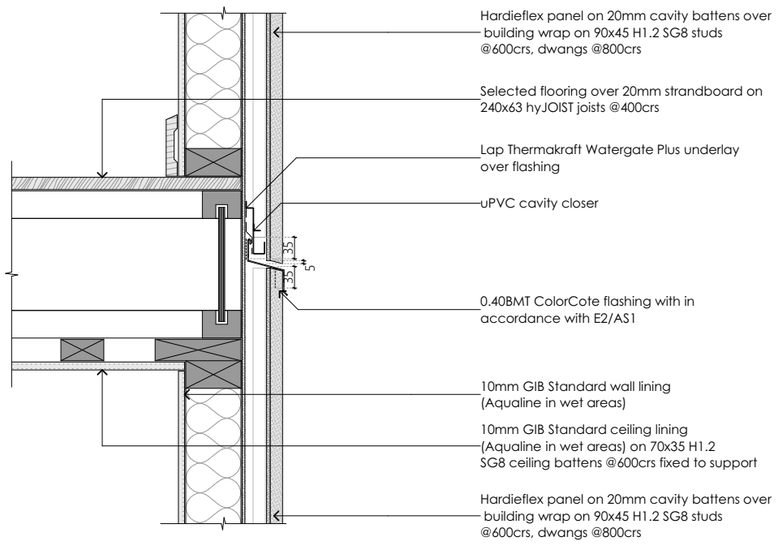
Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO

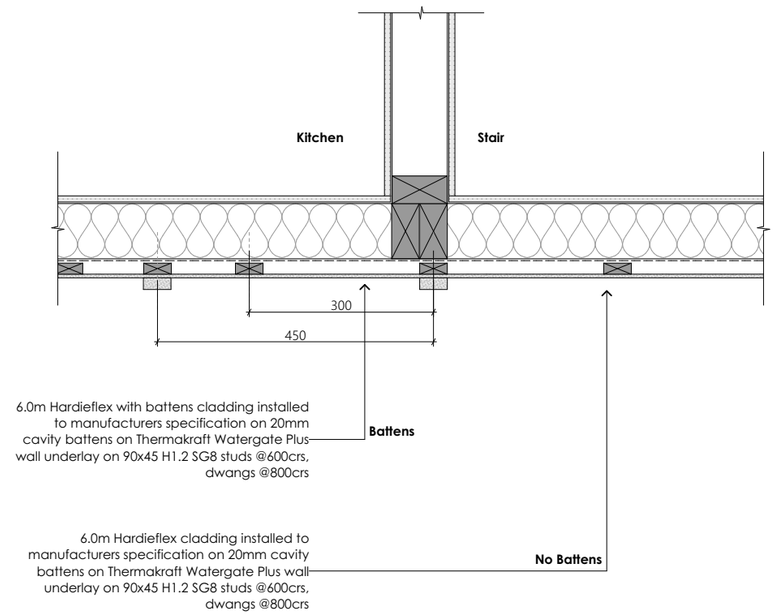
A402.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

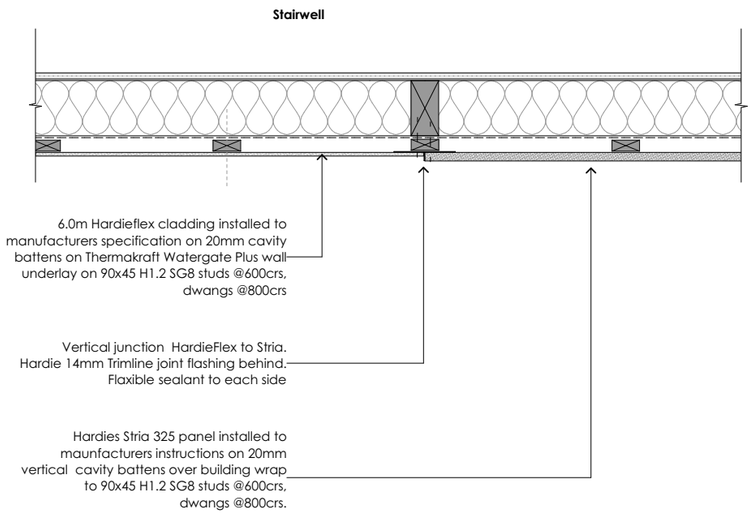
BC251605
APPROVED
Queenstown Lakes District Council



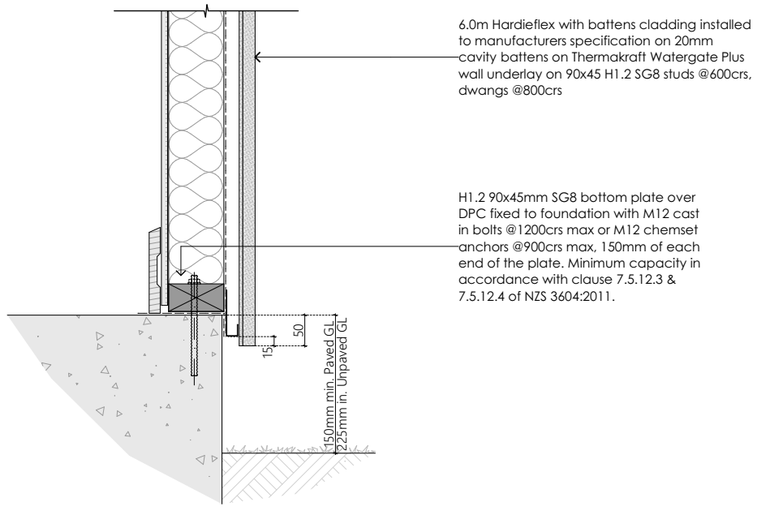
1 Horizontal Junction Hardies



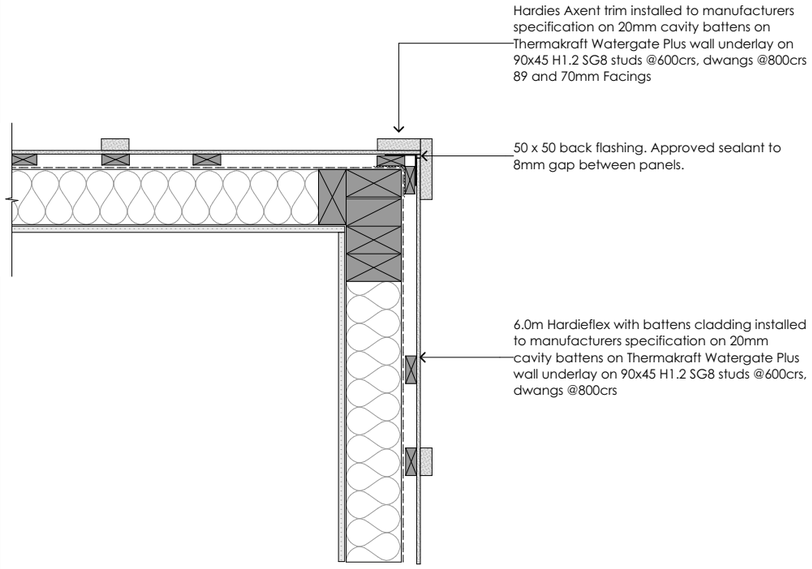
2 Vertical Junction Hardieflex



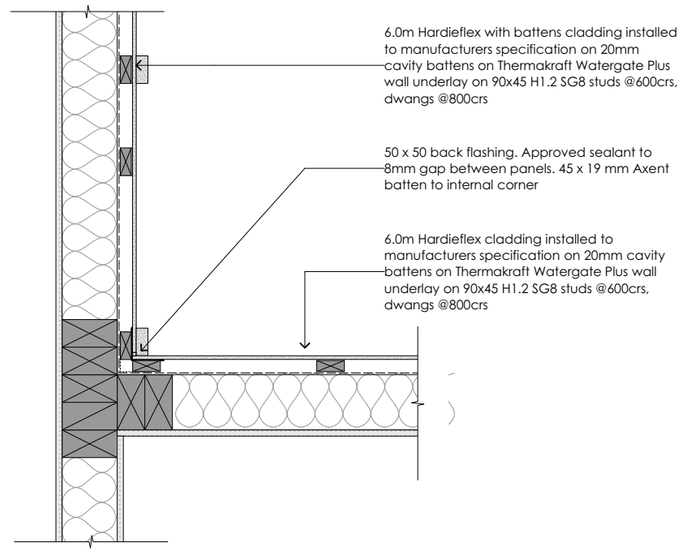
3 Vertical Junction Hardieflex/Stria



4 Hardieflex base to Foundation



5 Hardieflex External Corner



6 Hardieflex Internal Corner

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: HARDIFLEX CLADDING DETAILS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

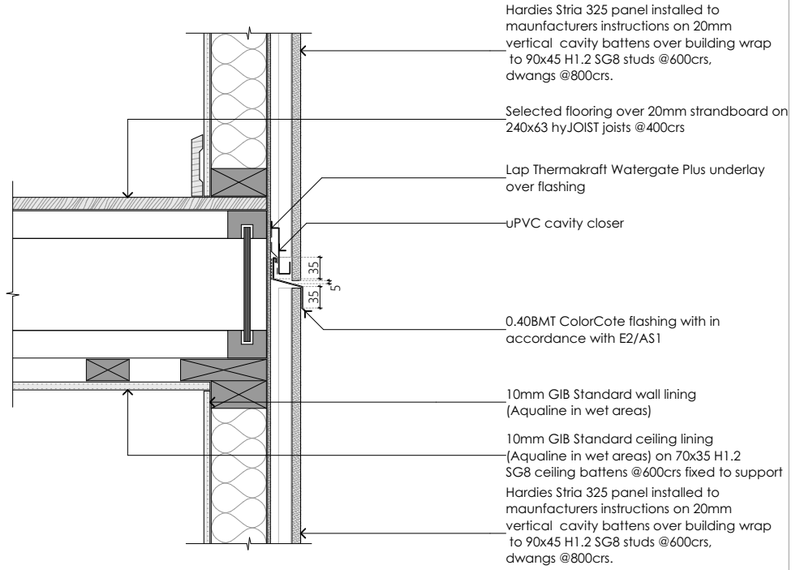
Rev	Date	Issue

SHEET NO

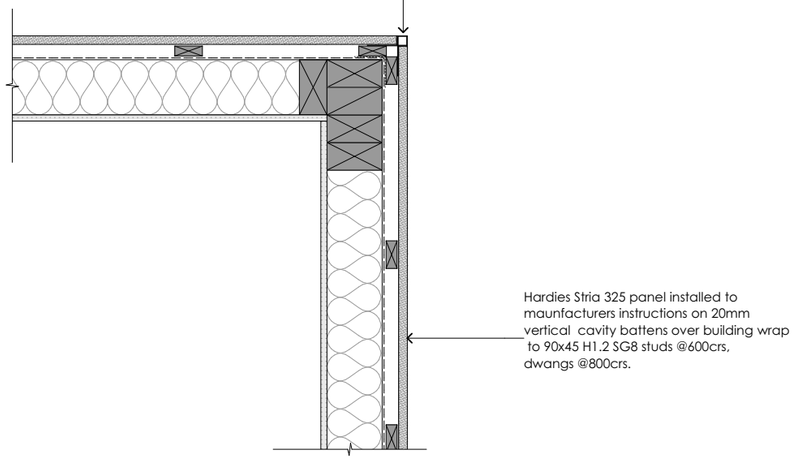
A403.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

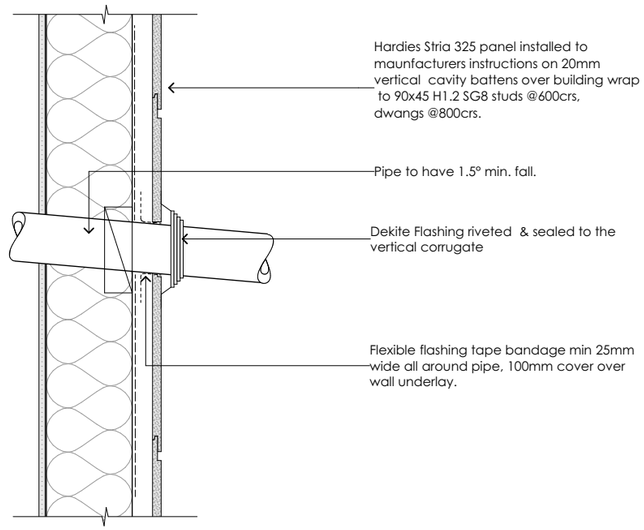
BC251605
APPROVED
Queenstown Lakes District Council



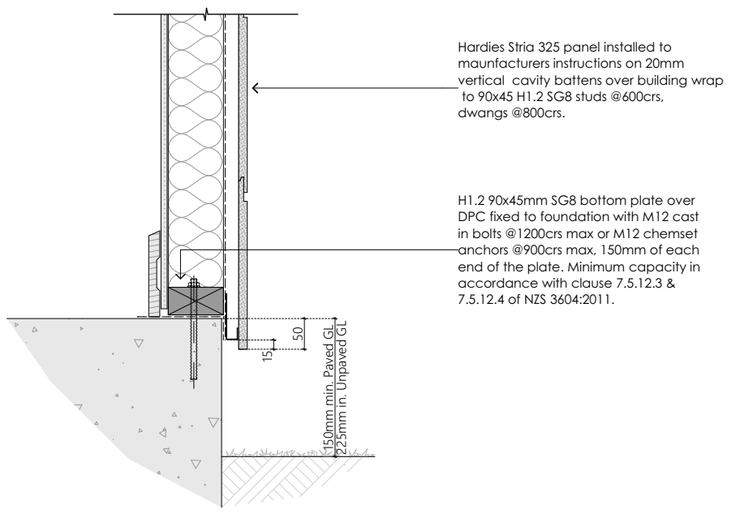
1 Horizontal Junction Stria



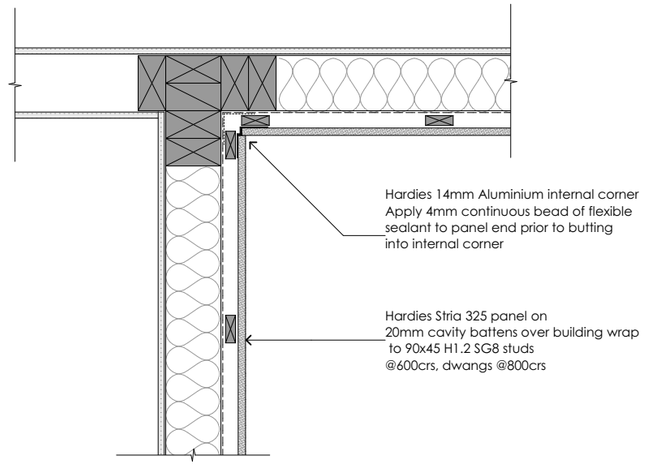
2 Stria External Corner



3 Stria Pipe penetration



4 Stria base to Foundation



5 Stria Internal Corner

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: STRIA CLADDING DETAILS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

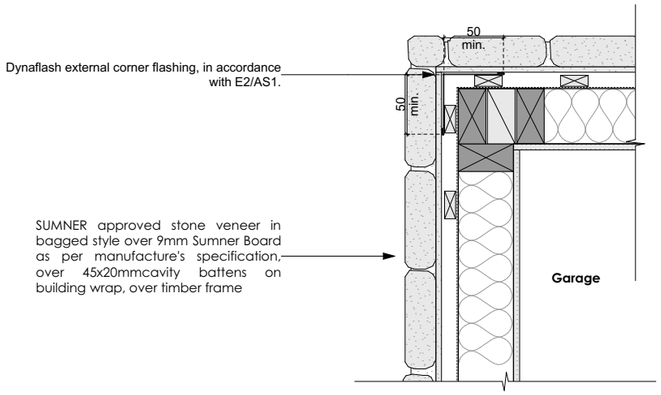
Rev	Date	Issue

SHEET NO

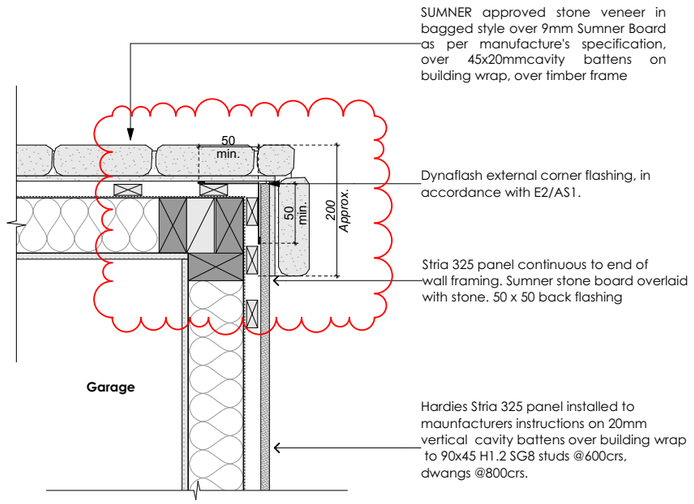
A404.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

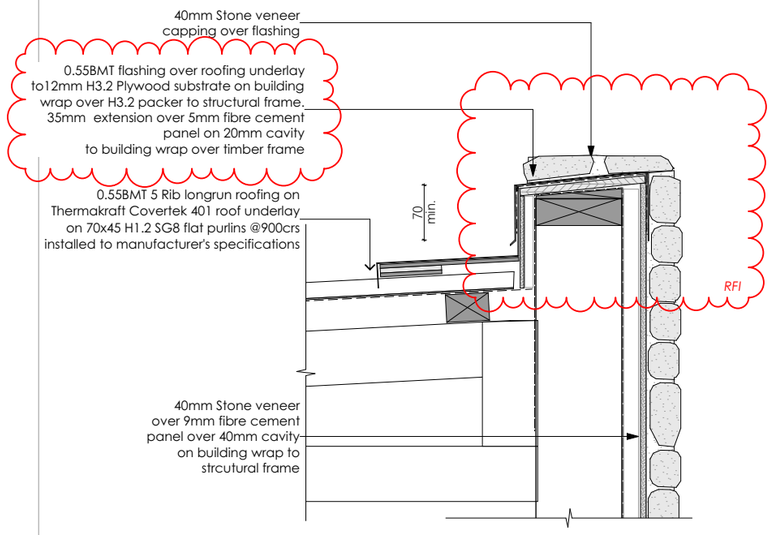
BC251605
APPROVED
Queenstown Lakes District Council



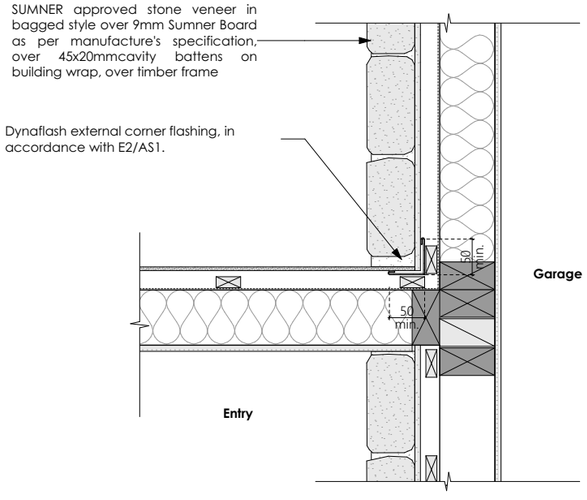
1 Stone Veneer external Corner



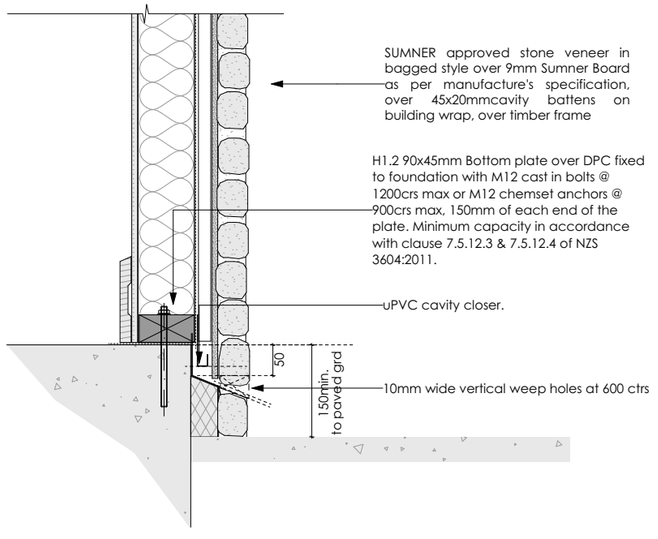
2 Stone Veneer external Corner/Stria



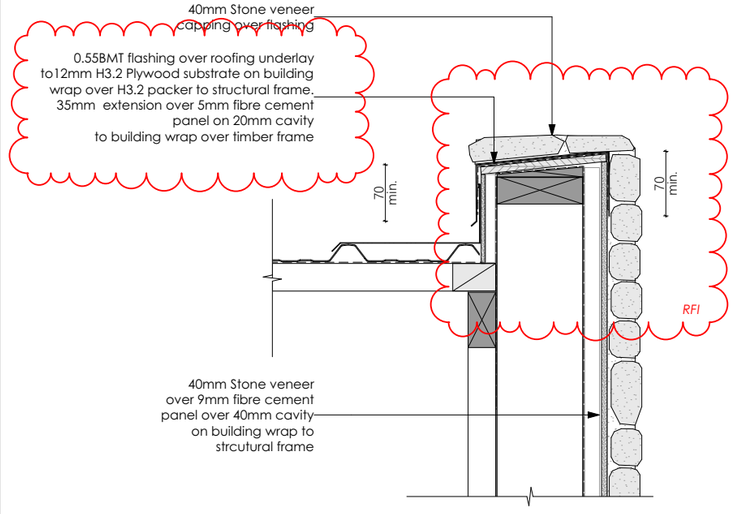
3 Stone Veneer parapet to roof



4 Stone Veneer to Hardieflex Int. Corner



5 Stone Veneer base



6 Stone Veneer parapet to roof/Apron

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: STONE VENEER CLADDING DETAILS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

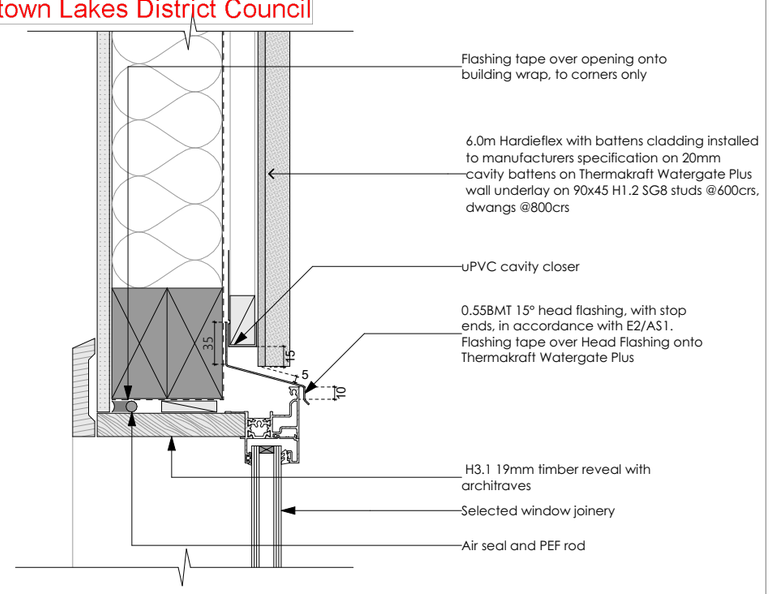
Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO

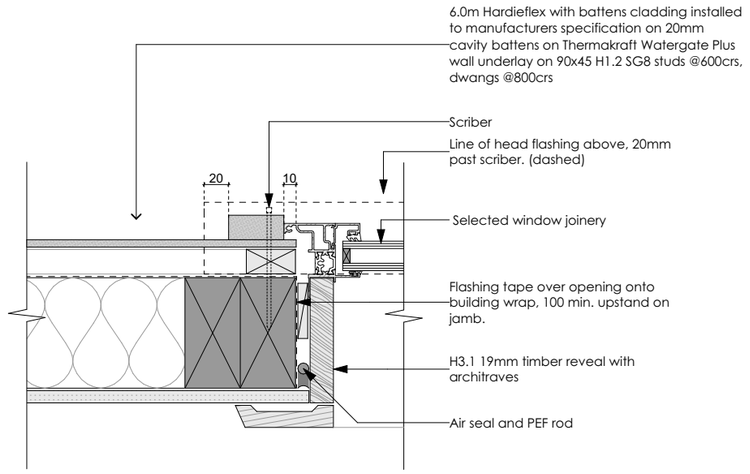
A405.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

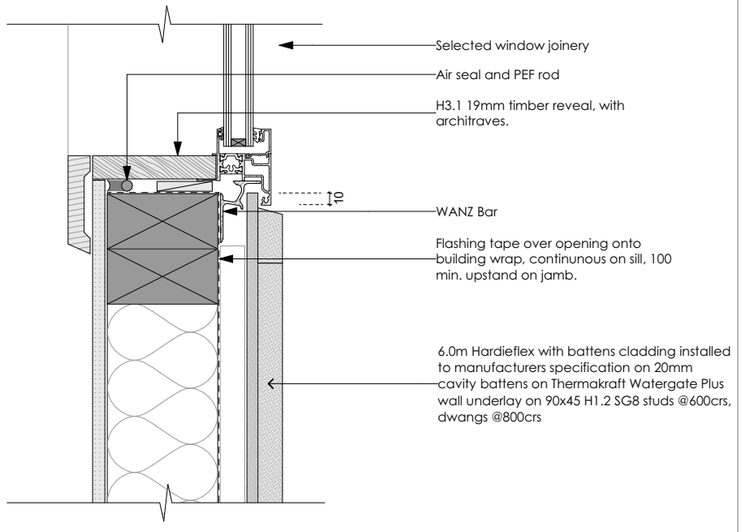
BC251605
APPROVED
Queenstown Lakes District Council



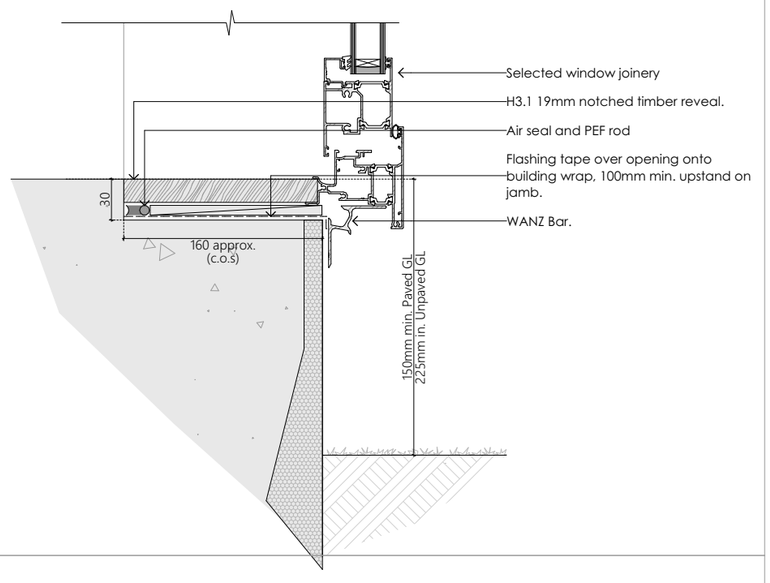
Hardieflex Board&batten : Window Head Detail



Hardieflex Board&batten : Window Jamb Detail



Hardieflex Board&batten: Window Sill Detail



Foundation: Window Sill Detail

Detail 1:5 (1)
Scale 1:5

-

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE:	WDW JOINERY TO HARDIEFLEX DETAILS
DRAWN BY:	KR
ISSUED:	23/02/2026
PROJECT #:	873

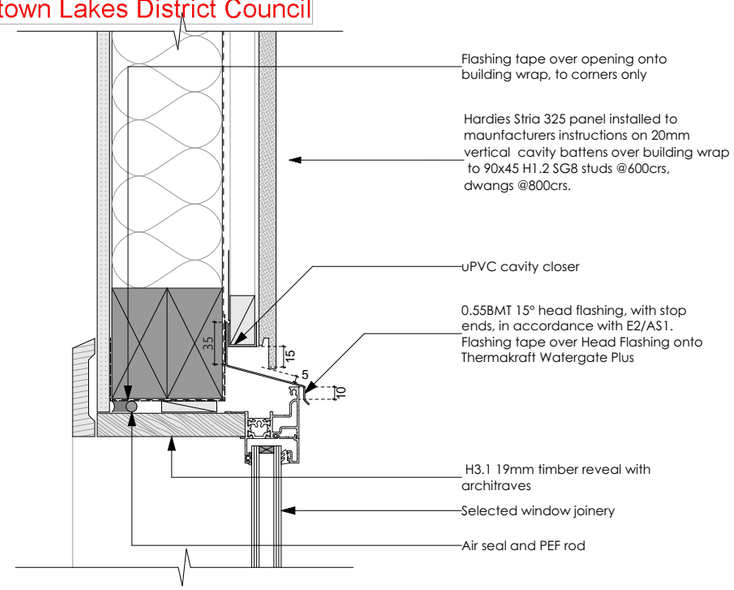
Rev	Date	Issue

SHEET NO

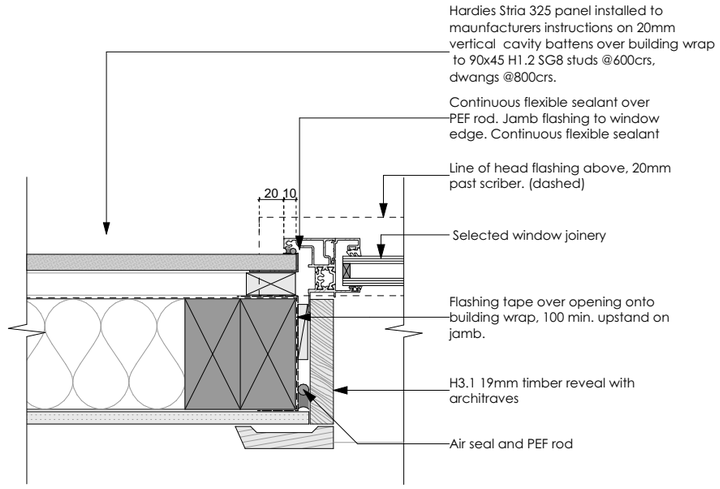
A406.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

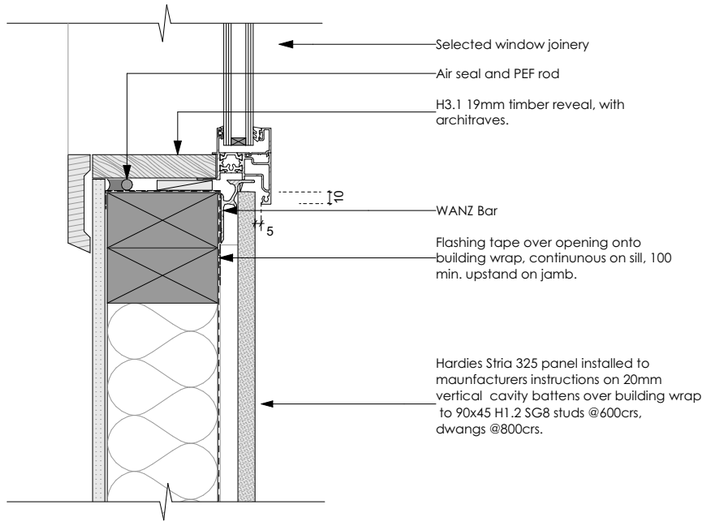
BC251605
APPROVED
Queenstown Lakes District Council



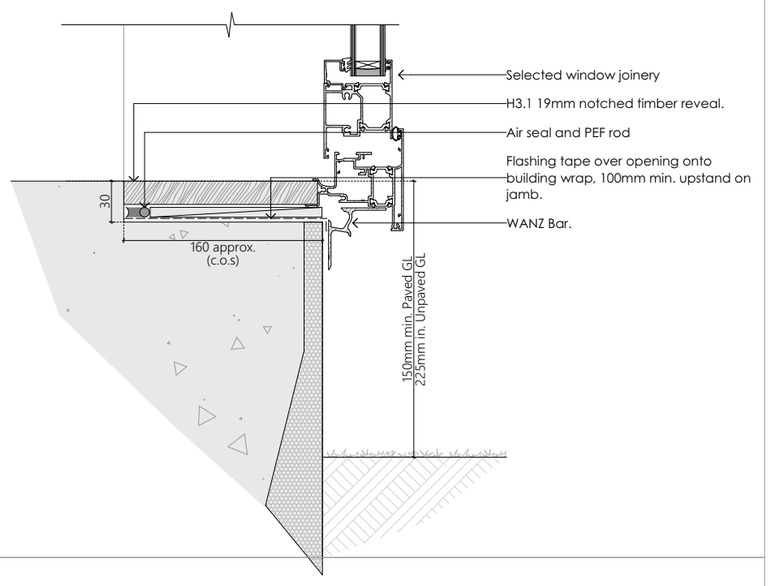
Stria 325 : Window Head Detail



Stria 325 : Window Jamb Detail



Stria 325: Window Sill Detail



Foundation: Window Sill Detail

Detail 1:5 (1)
Scale 1:5

-

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: WDW JOINERY TO STRIA DETAILS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

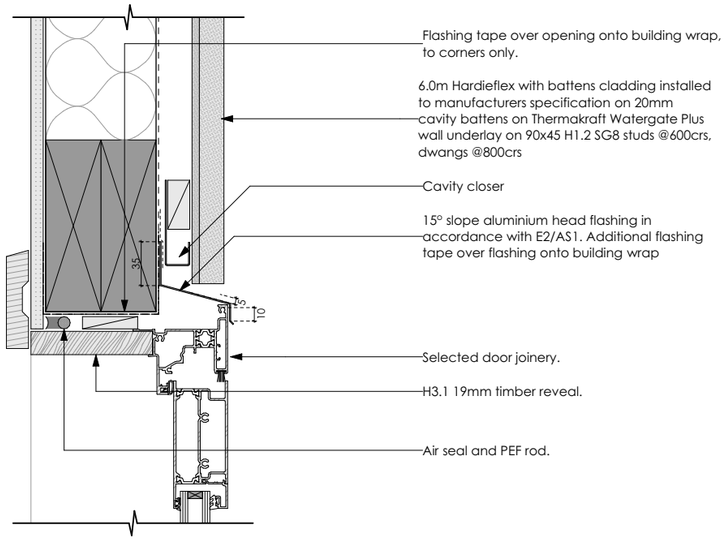
Rev	Date	Issue

SHEET NO

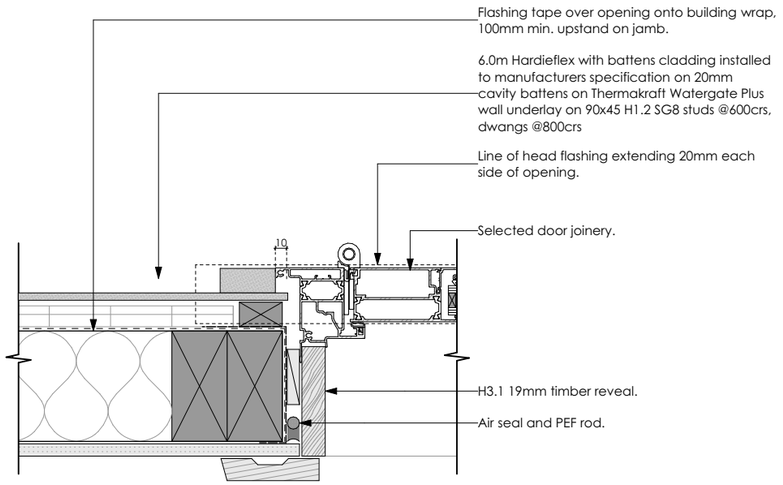
A407.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

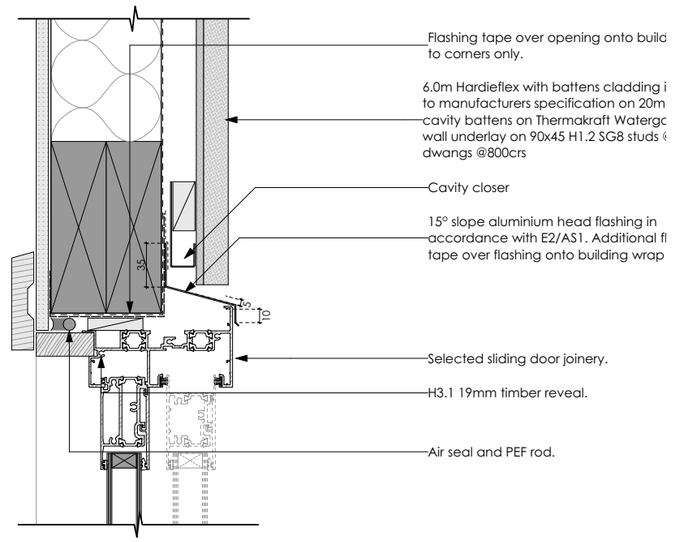
BC251605
APPROVED
Queenstown Lakes District Council



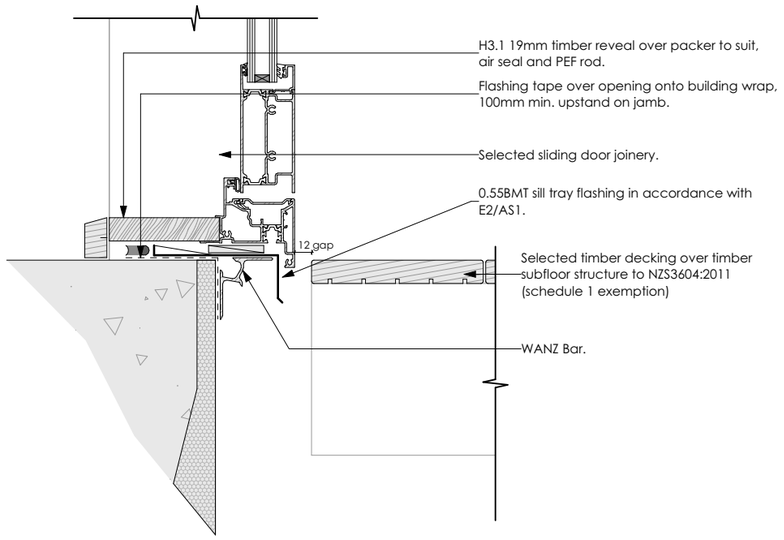
Hardieflex Board and batten Door Head



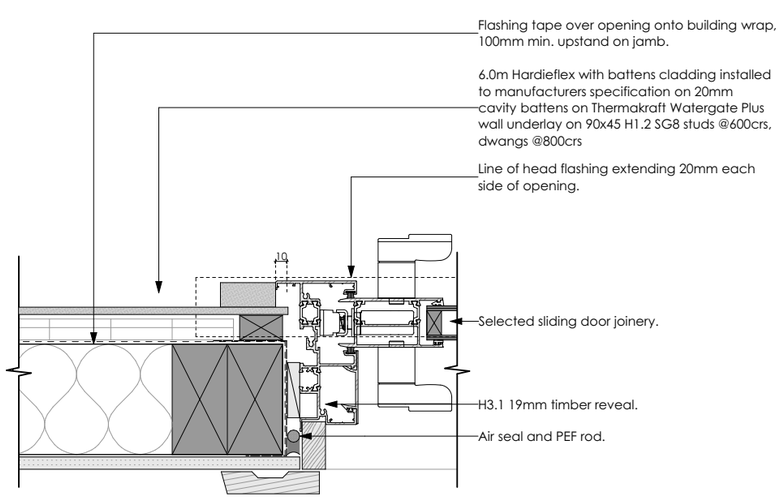
Hardieflex Board and batten to Door Jamb



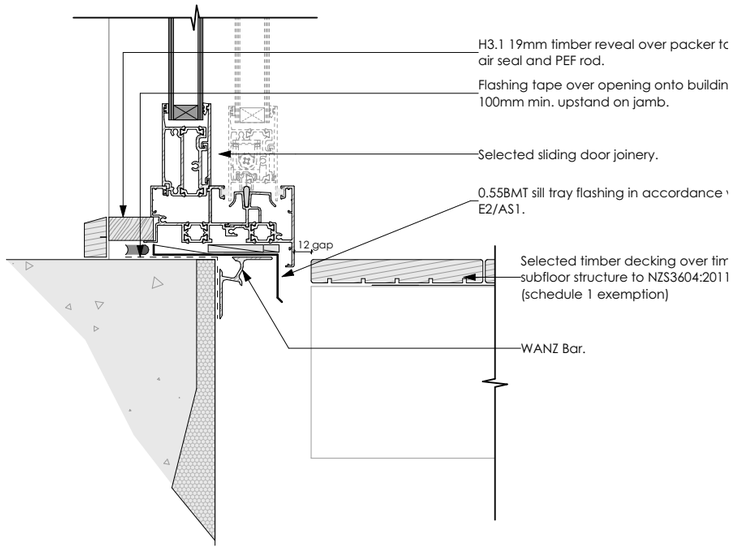
Hardieflex Board and batten to Sliding Door



Door Sill Detail



Hardieflex Board and batten Sliding Door Jamb



Sliding Door Sill

Detail 1:5 (1)
Scale 1:5

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE:	DOOR JOINERY TO HARDIEFLEX DETAILS
DRAWN BY:	KR
ISSUED:	23/02/2026
PROJECT #:	873

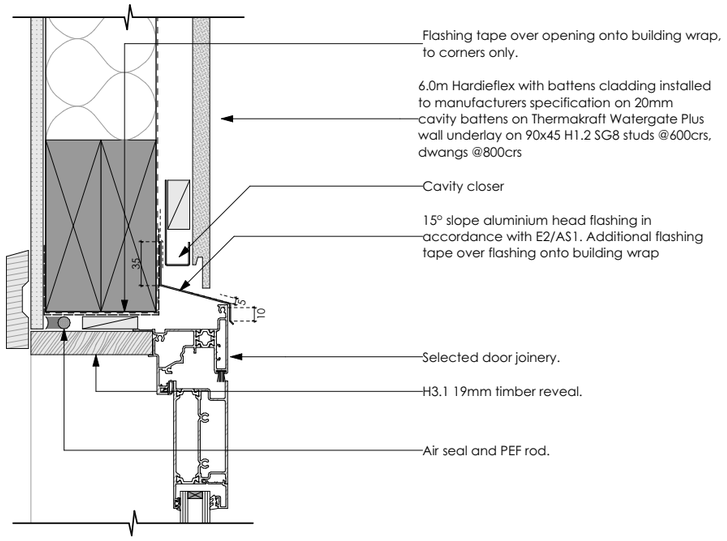
Rev	Date	Issue

SHEET NO

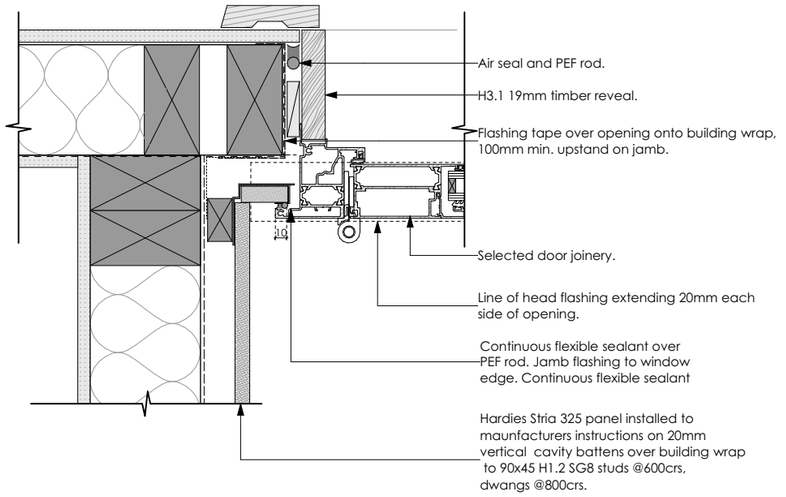
A408.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

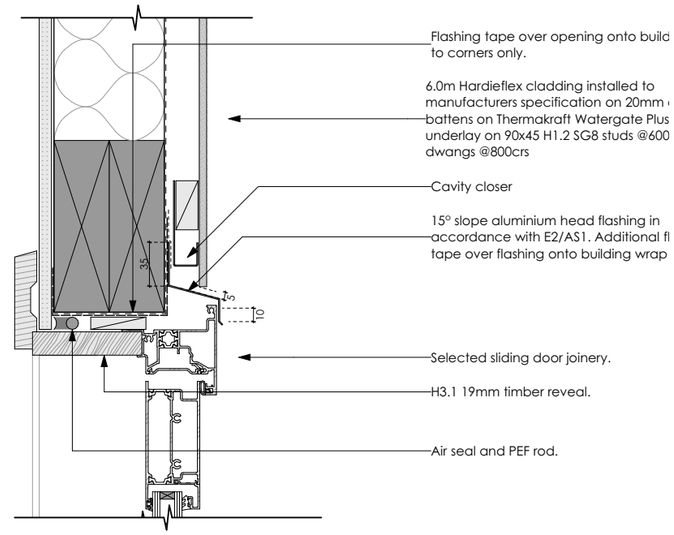
BC251605
APPROVED
Queenstown Lakes District Council



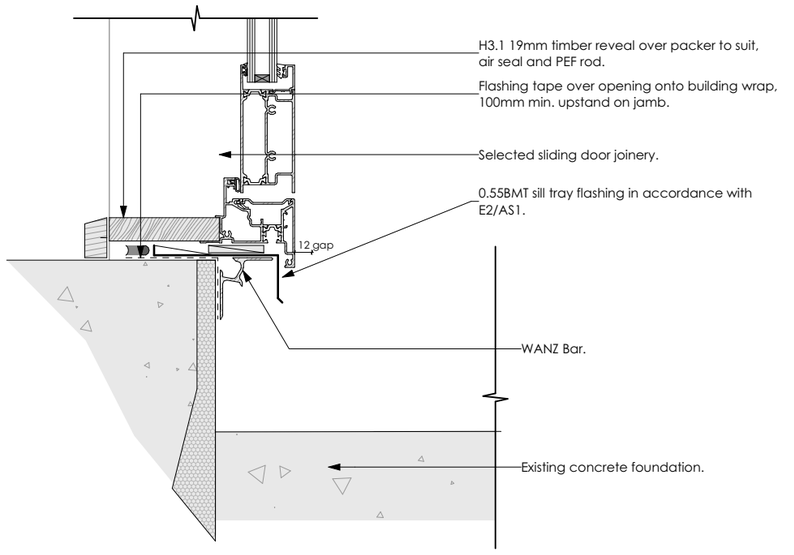
Stria 325 Door Head



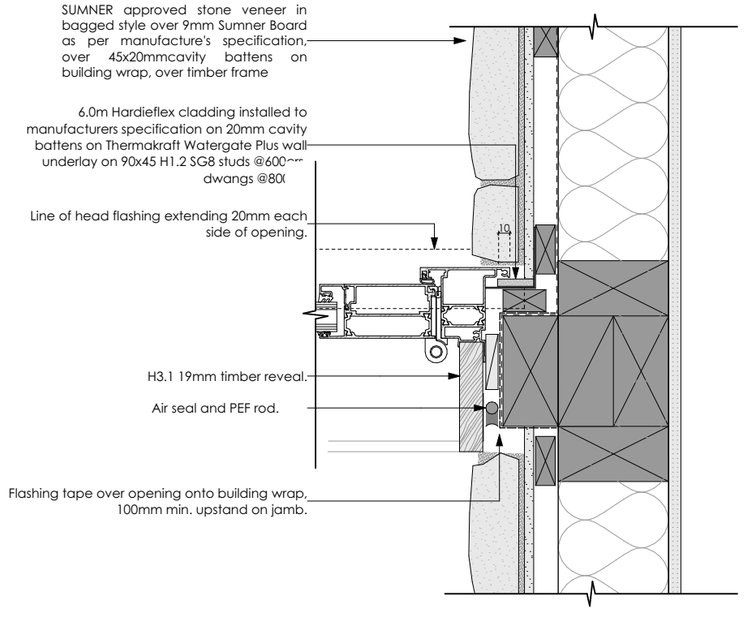
Stria 325 to Door Jamb



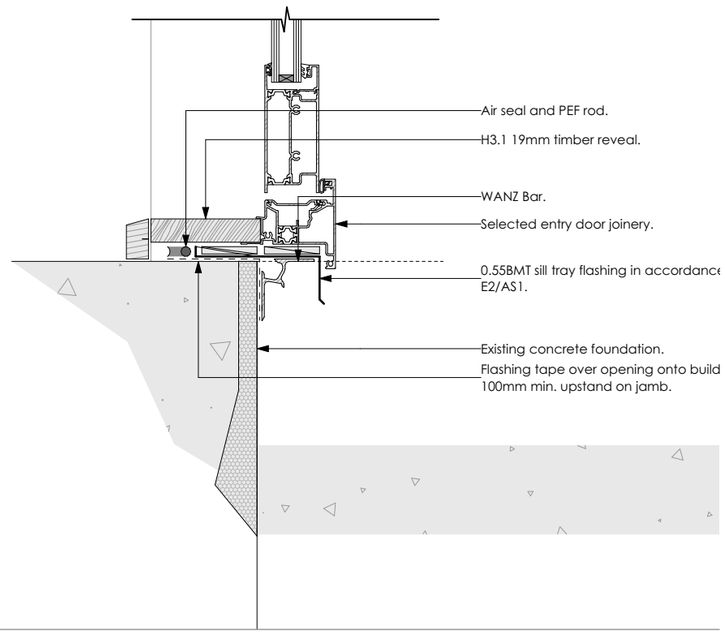
Hardieflex Entry Door Head



Door Sill Detail



Hardieflex Entry Door Jamb



Entry Door Sill

Detail 1:5 (1)
Scale 1:5

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

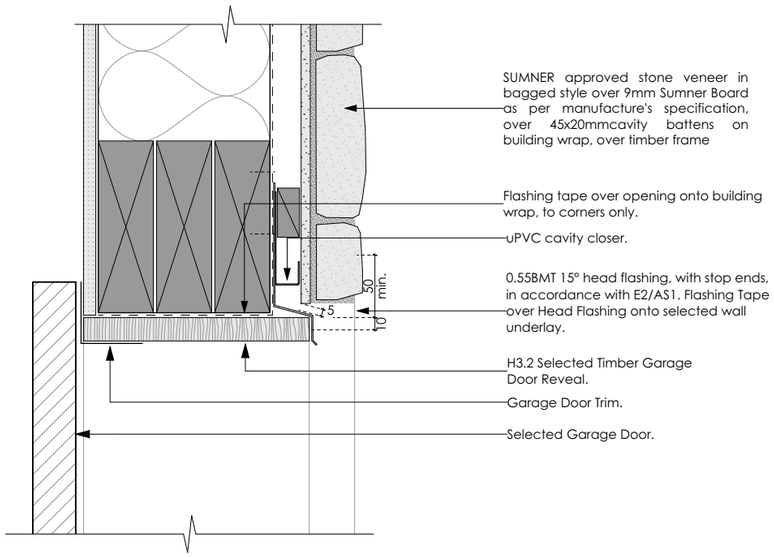
SHEET TITLE: DOOR JOINERY DETAILS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

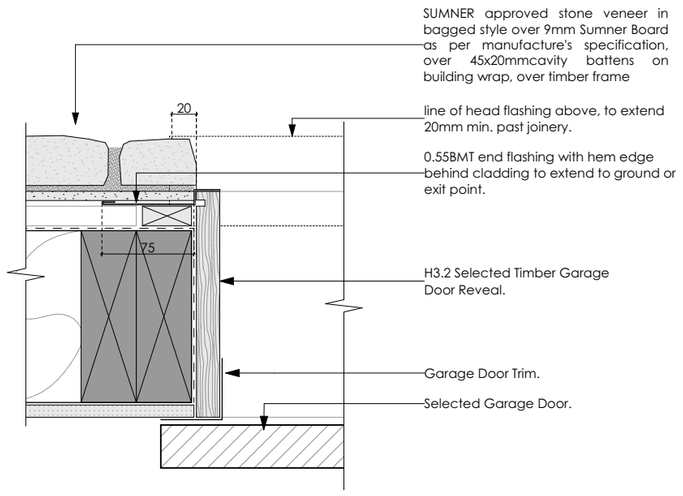
Rev	Date	Issue

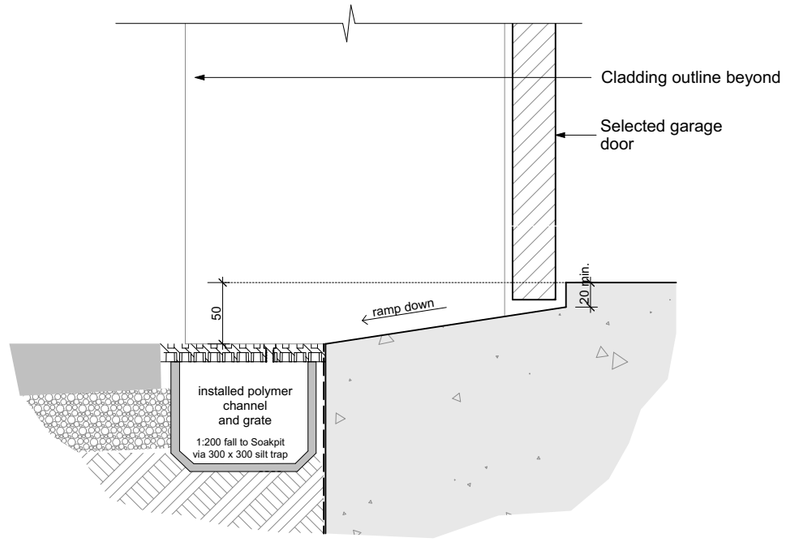
SHEET NO
A409.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council







Detail 1:5 (1)
Scale 1:5

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

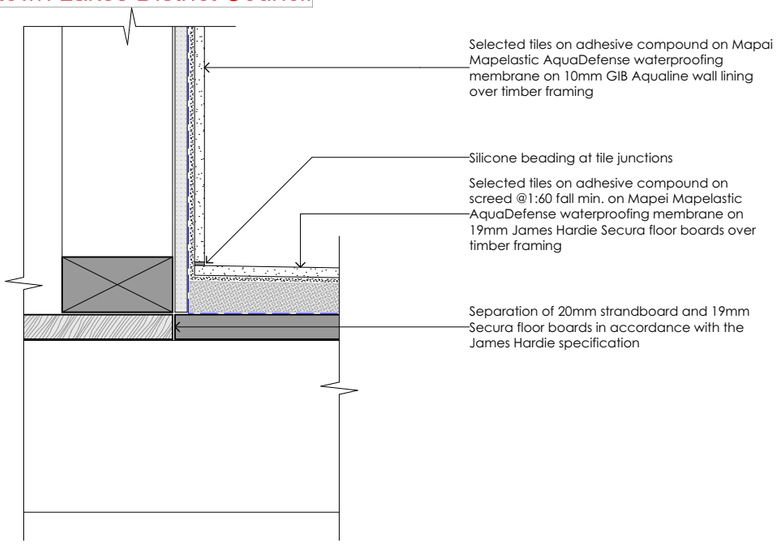
SHEET TITLE: DOOR JOINERY DETAILS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

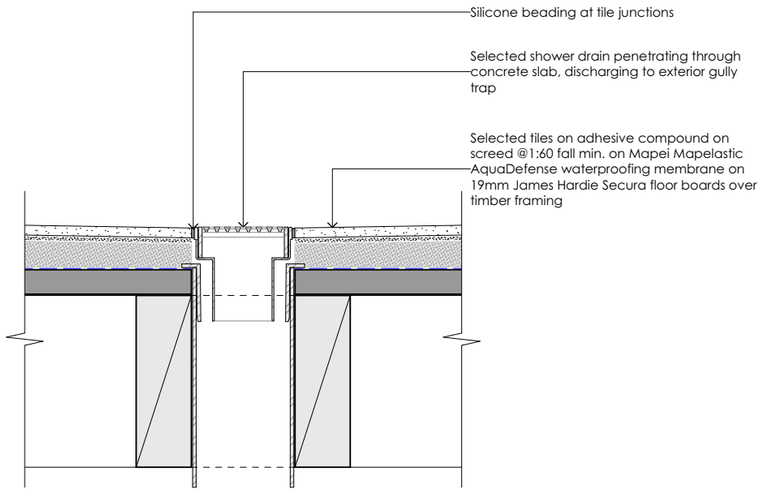
SHEET NO
A410.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

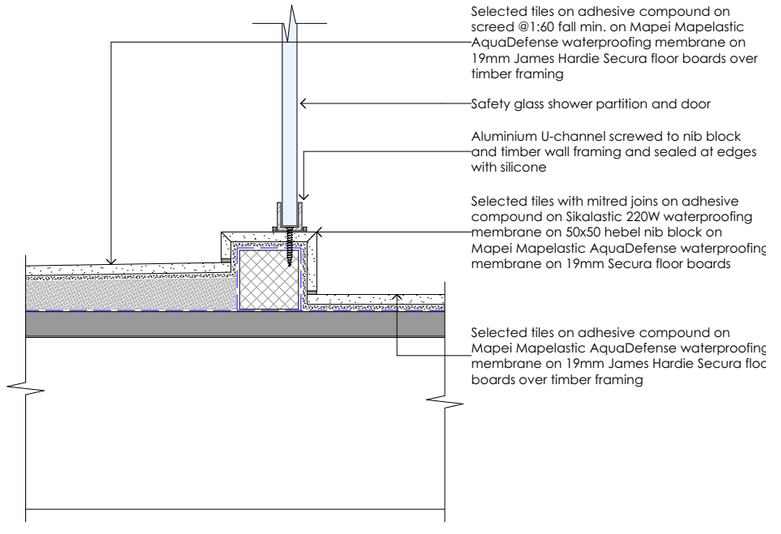
BC251605
APPROVED
Queenstown Lakes District Council



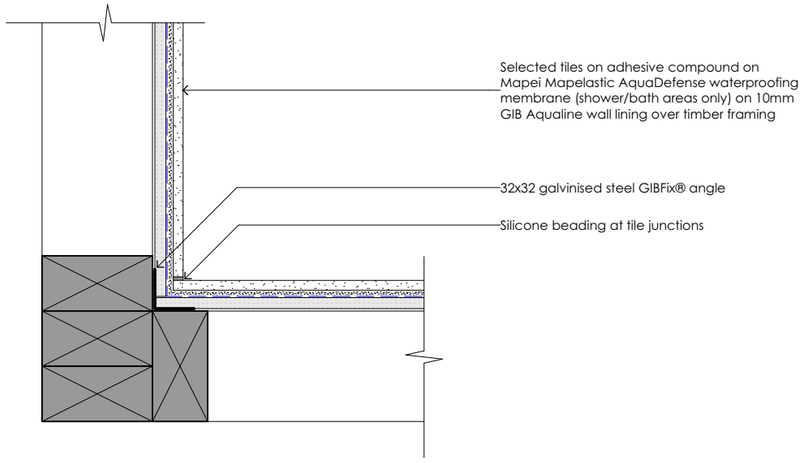
Tiles: Wall to Shower Floor



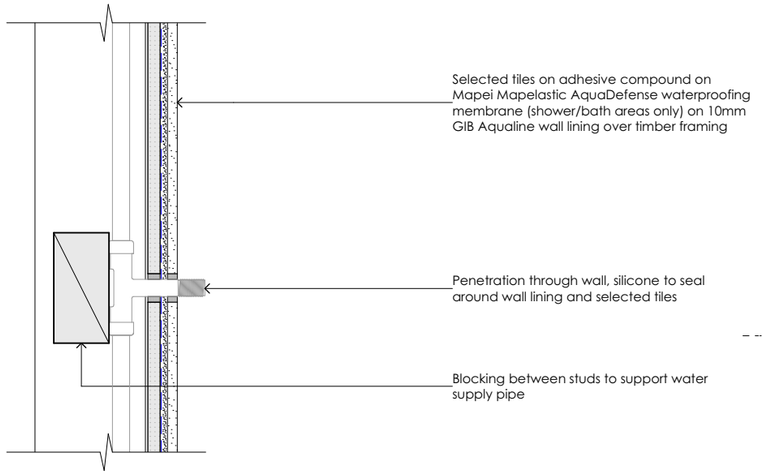
Tiles: Shower Floor to Drain



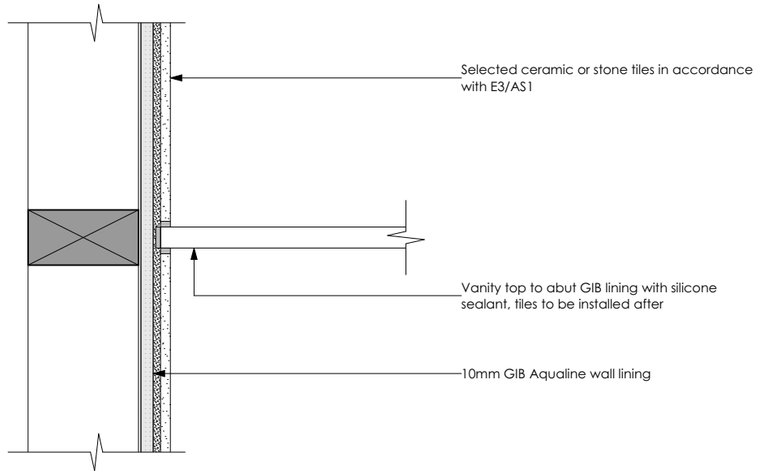
Tiles: Shower Floor to Nib



Tiles: Internal Corner



Tiles: Typical Penetration



Tiles: Vanity to Wall

Detail 1:5
Scale 1:5

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: WET AREA DETAILS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

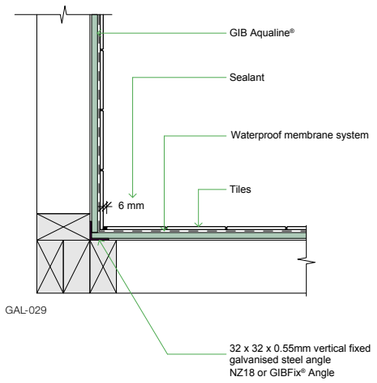
SHEET NO

A411.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

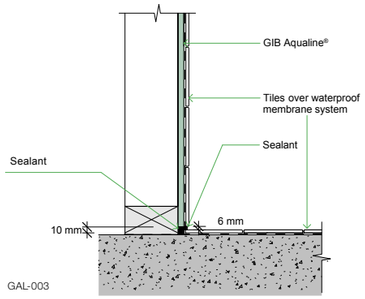
BC251605
APPROVED
Queenstown Lakes District Council

A: TILED INTERNAL CORNER



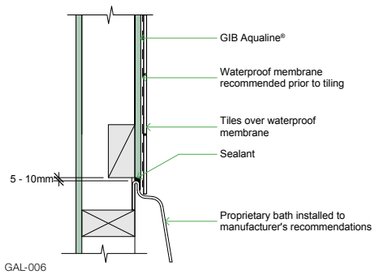
GAL-029

B: CERAMIC FLOOR LINING JUNCTION



GAL-003

C: BATH LINING JUNCTION

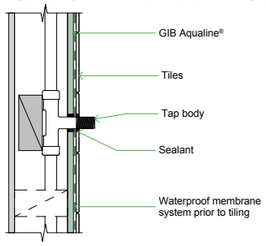


GAL-006

G: SHOWER MIXER PENETRATION IN WET WALL LININGS

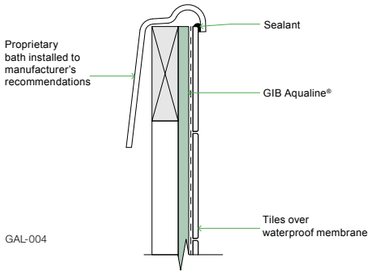
Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.

D: SEALING WET AREA PENETRATION



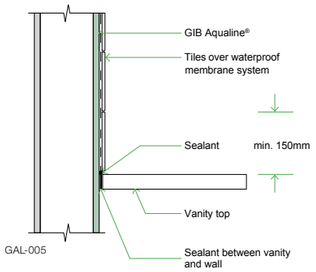
GAL-002

E: BATH CRADLE LINING DETAIL

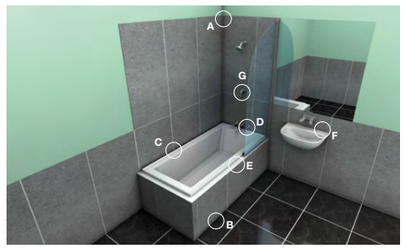


GAL-004

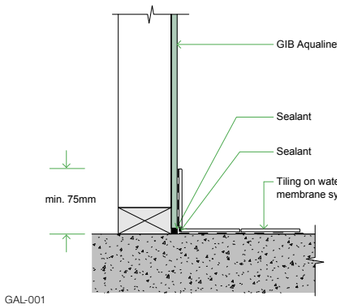
F: VANITY TOP LINING JUNCTION



GAL-005

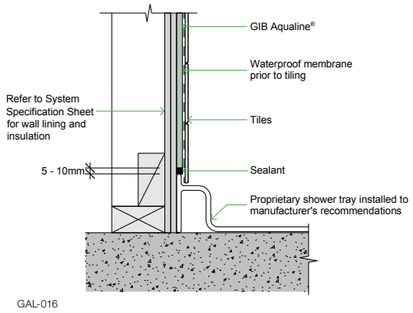


A: CERAMIC FLOOR SKIRTING LINING JUNCTION



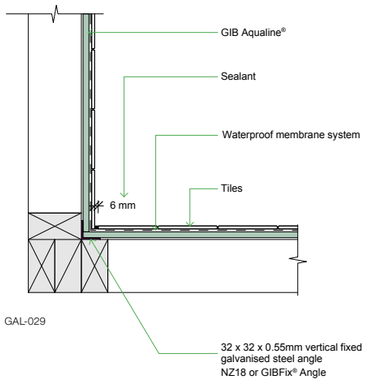
GAL-001

B: MOULDED SHOWER TRAY DOUBLE LINING JUNCTION



GAL-016

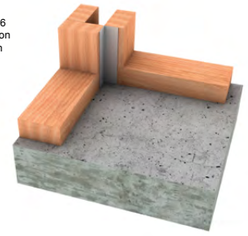
C: TILED INTERNAL CORNER



GAL-029

D: TILED INTERNAL CORNER METAL ANGLE POSITION

Refer to page 16 of this publication for specification and installation guidance.



E: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.



ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: WET AREA DETAILS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO

A412.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council

7.5.11 Support of internal loadbearing walls

7.5.11.1

All internal *loadbearing walls* except those of a single-*storey* building supporting only a *roof* shall be supported on a slab thickening complying with 7.5.11.2.

7.5.11.2

A slab thickening shall be 200 mm thick over a minimum width of 300 mm and reinforced with 2/D12 bars as shown in figure 7.20.

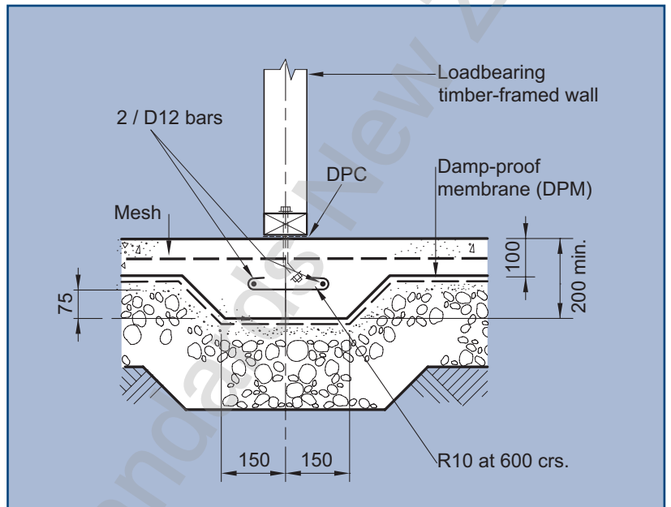


Figure 7.20 – Ground slabs beneath internal loadbearing walls (see 7.5.11.2)

7.5.12.1 Cast-in anchors

Anchors shall be M12 bolts set within 150 mm of each end of the *plate*, *spaced* at a maximum of 1200 mm centres, bent to prevent turning and projecting sufficiently to allow a washer and fully threaded nut above the timber.

(a) For *internal* and *external walls*, where the slab edge is formed with in-situ concrete, anchors shall be set not less than 90 mm into the concrete, maintaining a minimum edge distance of 50 mm.

(b) For *external walls* where the slab edge is formed with masonry header *blocks*, anchors shall be set not less than 120 mm into the concrete, maintaining a minimum edge distance of 50 mm to the outside face of the *blocks*.

See figure 7.21.

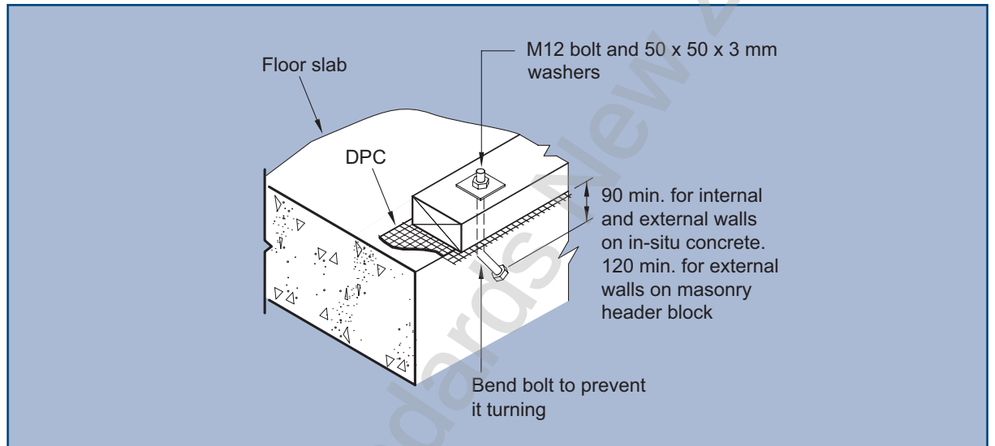


Figure 7.21 – Fixing of bottom plates to slabs and cast-in anchors (see 7.5.12.1)

Wind zone	Loaded dimension* of wall	Stud sizes for maximum length (height) of: (m)								
		2.4			2.7			3.0		
		At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:		
		300	400	600	300	400	600	300	400	600
	(m)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)
		(width x thickness)								
(a) Single or top storey – Light and heavy roof										
Extra high	2.0	–	90 x 45	90 x 70	90 x 45	90 x 70	90 x 90	90 x 70	90 x 70	140 x 45
	4.0	–	90 x 45	90 x 70	90 x 45	90 x 70	90 x 90	90 x 70	90 x 70	140 x 45
	6.0	–	90 x 45	90 x 70	90 x 45	90 x 70	90 x 90	90 x 70	90 x 70	140 x 45
Very high	2.0	–	90 x 45	90 x 70	90 x 35	90 x 70	90 x 70	90 x 45	90 x 70	90 x 90
	4.0	–	90 x 45	90 x 70	90 x 35	90 x 70	90 x 70	90 x 45	90 x 70	90 x 90
	6.0	–	90 x 45	90 x 70	90 x 35	90 x 70	90 x 70	90 x 45	90 x 70	90 x 90

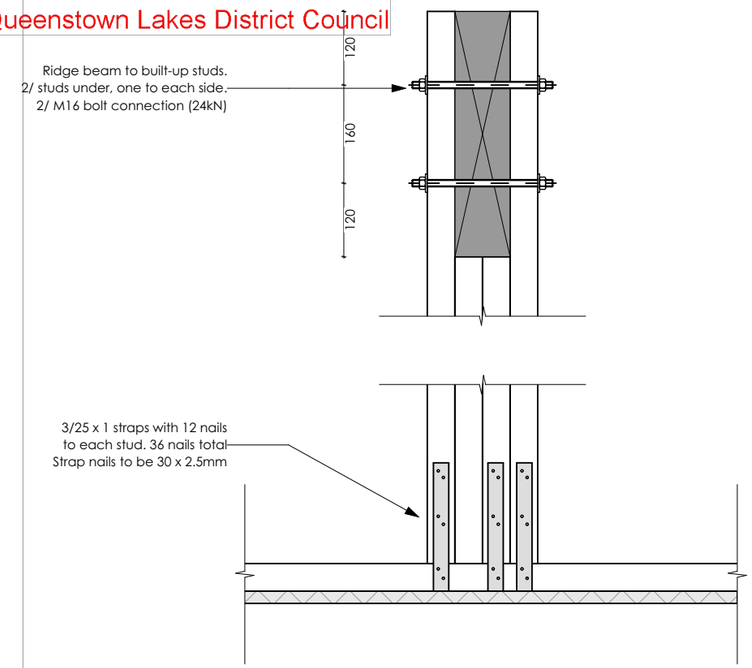
		3.6			4.2		
		At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:		
		300	400	600	300	400	600
	(m)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)
		(width x thickness)					
Extra high	2.0	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	190 x 45
	4.0	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	190 x 45
	6.0	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	190 x 45
Very high	2.0	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	190 x 45
	4.0	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	190 x 45
	6.0	140 x 45	140 x 45	140 x 90	140 x 90	140 x 90	190 x 45

Wind zone	Loaded dimension* of wall	Stud sizes for maximum length (height)					
		2.4			2.7		
		At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:		
		300	400	600	300	400	600
	(m)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)
		(width x thickness)					
(b) Lower of two storeys or subfloor beneath one storey							
Extra high	2.0	-	90 x 45	90 x 70	90 x 45	90 x 70	90 x 90
	4.0	-	90 x 45	90 x 70	90 x 45	90 x 70	90 x 90
	6.0	-	90 x 70	90 x 70	90 x 45	90 x 70	90 x 90
Very high	2.0	-	90 x 45	90 x 70	90 x 35	90 x 70	90 x 70
	4.0	-	90 x 45	90 x 70	90 x 45	90 x 70	90 x 90
	6.0	-	90 x 45	90 x 70	90 x 45	90 x 70	90 x 90

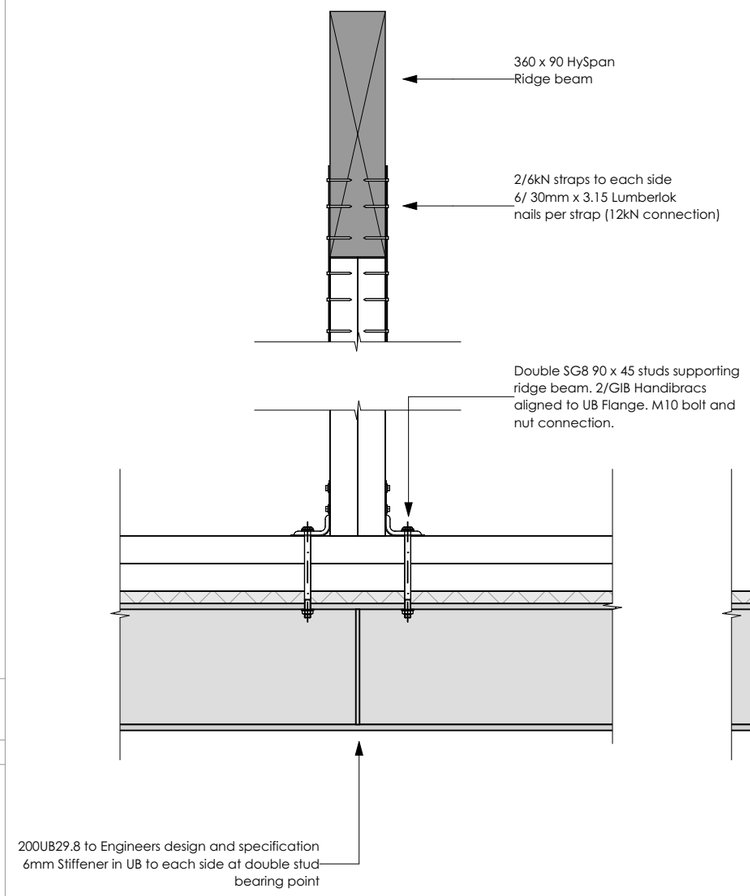
Standards New Zealand

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

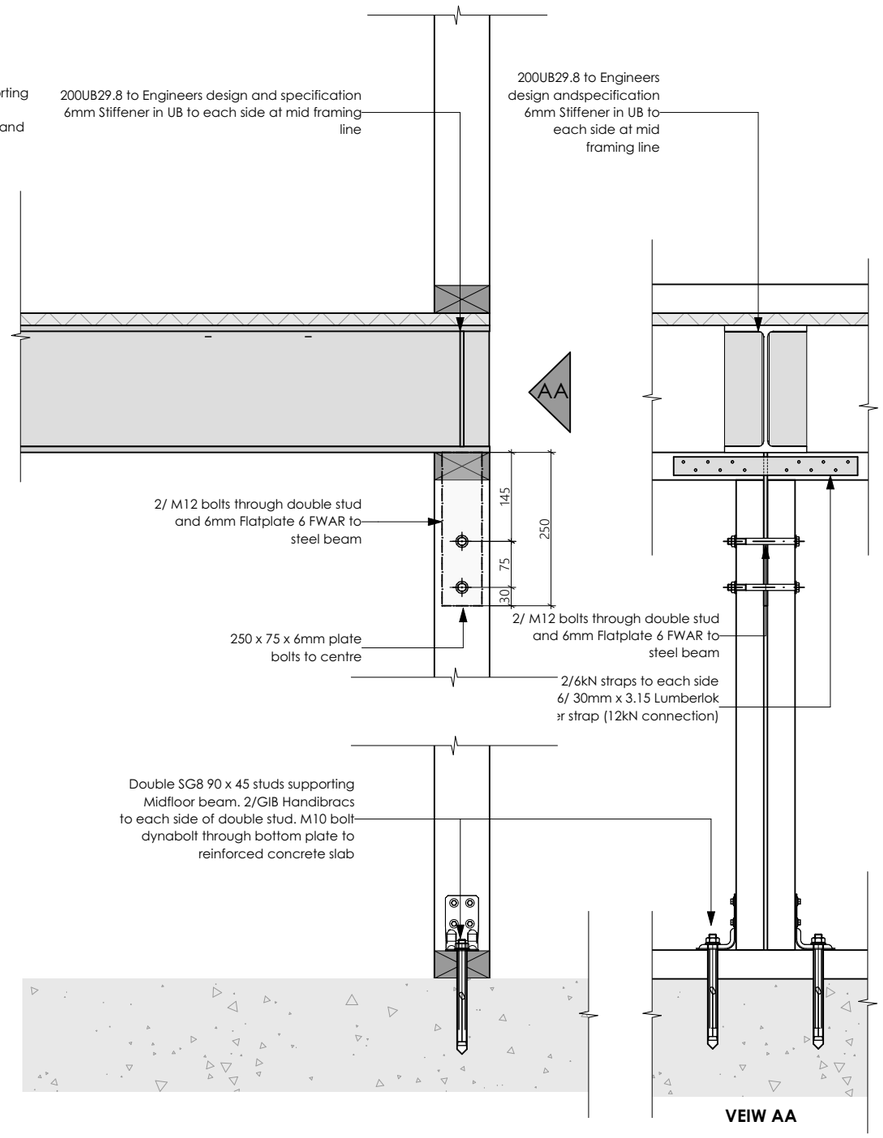
BC251605
APPROVED
Queenstown Lakes District Council



1 BUILT UP STUDS TO RIDGE BEAM/CONNECTIONS



2 BUILT UP STUDS TO RIDGE BEAM/CONNECTIONS TO BOTTOM PLATE AND UB



3 BEAM CONNECTIONS TO DOUBLE STUD/CONECTIONS TO BOTT0M PLATE

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: STRUCTURAL CONNECTIONS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

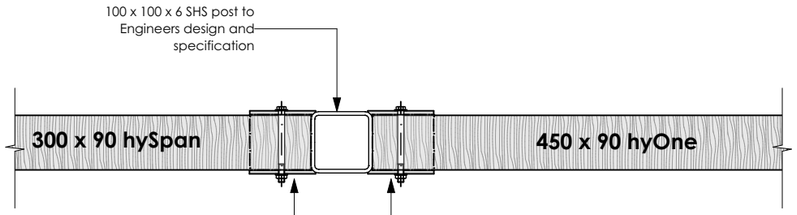
SHEET NO

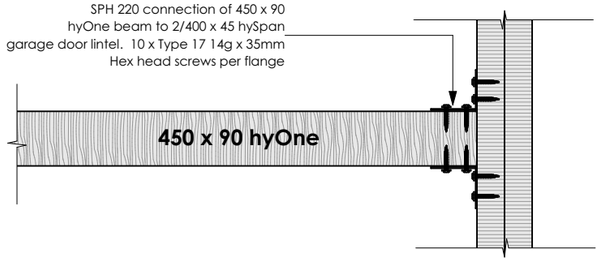
A414.

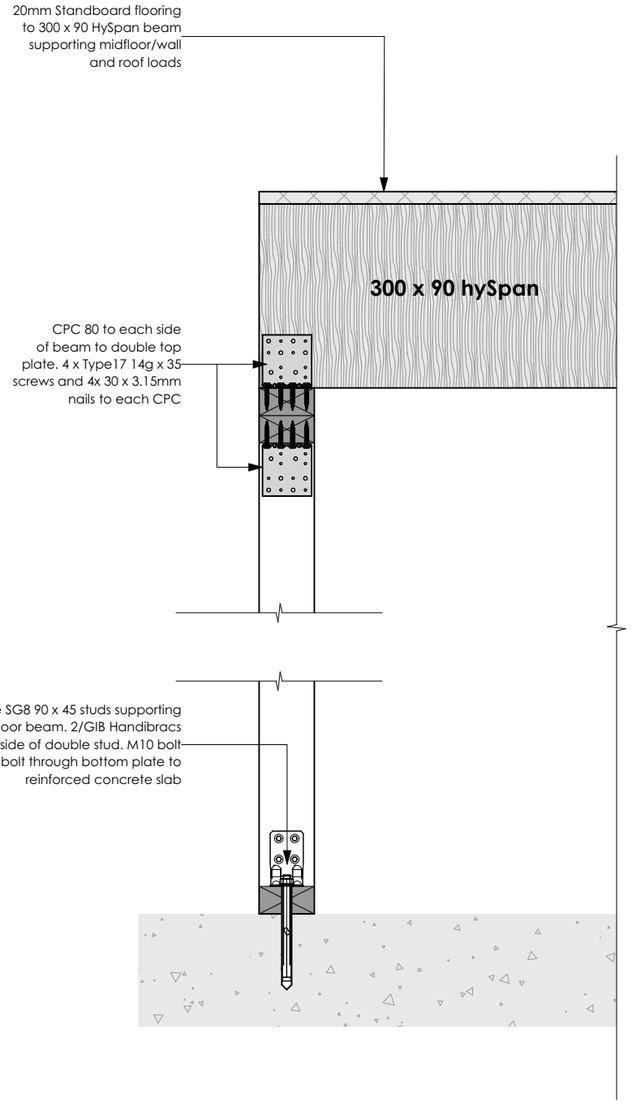
CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

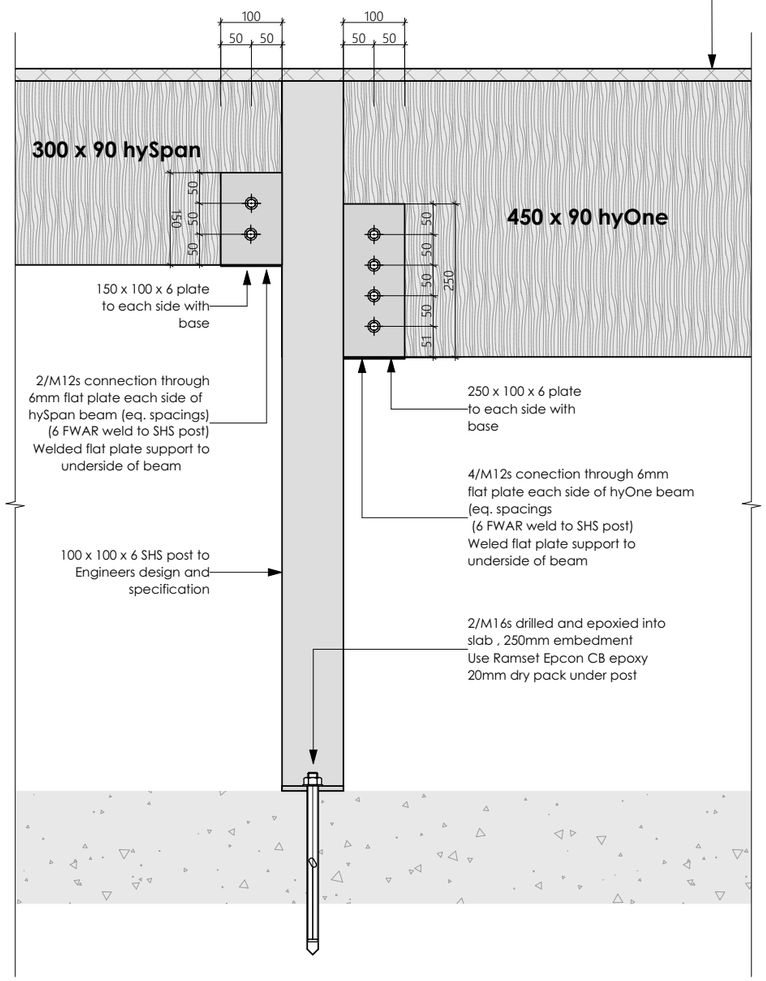
BC251605
APPROVED
Queenstown Lakes District Council

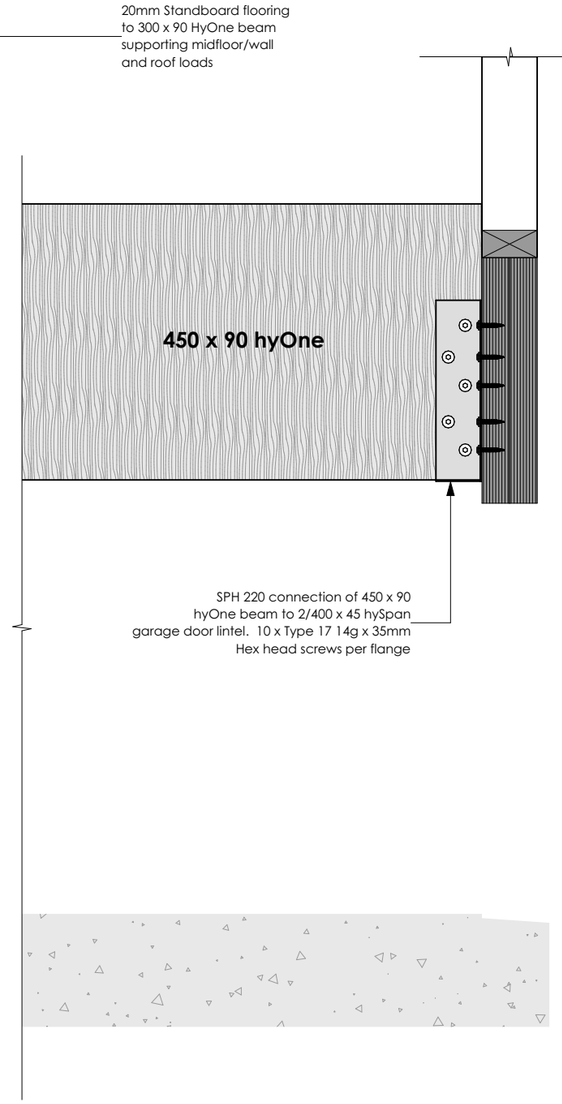
FROM ABOVE











1	300 HYSPAN BEAM TO DOUBLE STUD	2	300 HYSPAN BEAM TO 100SHS TO 450 X 90 HYONE	3	450 X 90 HYONE TO 2/400 X 45 HYSPAN LINTEL

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: STRUCTURAL CONNECTIONS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

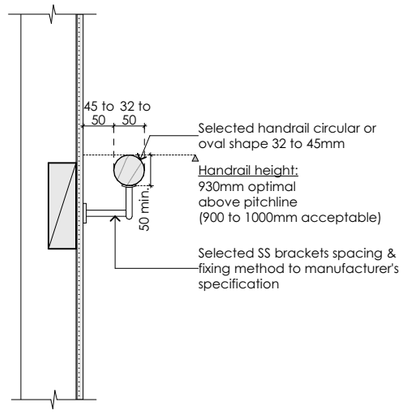
Rev	Date	Issue

SHEET NO

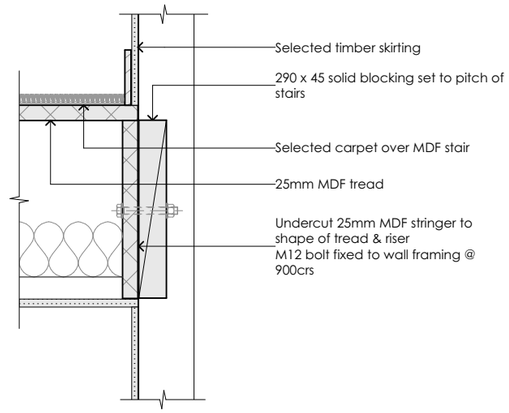
A415.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



Handrail to Wall



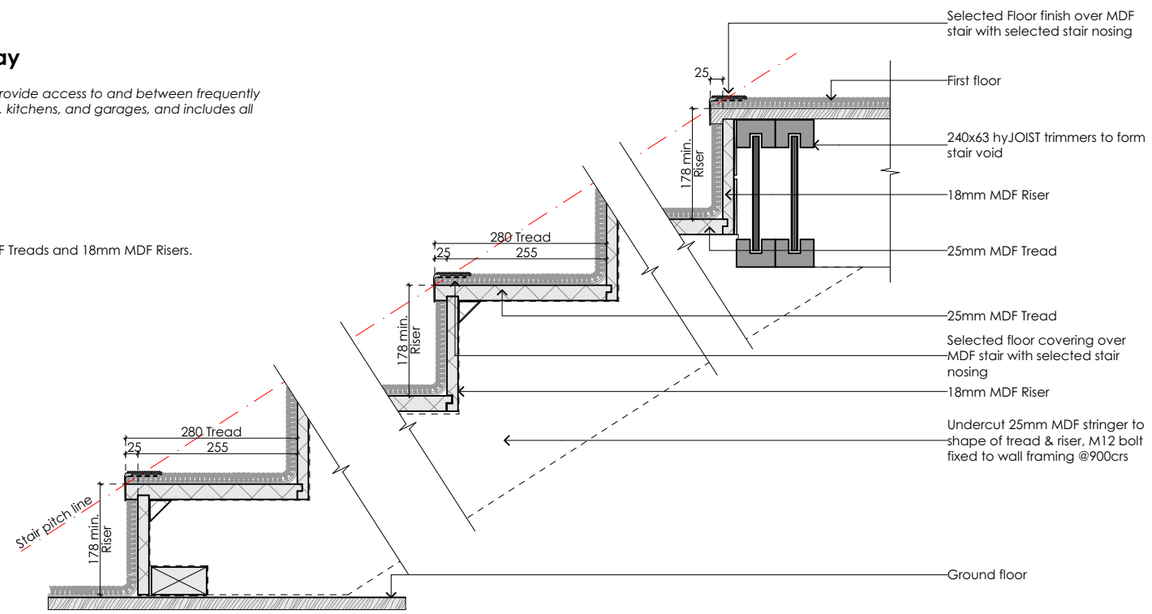
Stringer to Wall

Main Private Stairway

A private stairway intended to provide access to and between frequently used spaces such as living areas, kitchens, and garages, and includes all exterior private stairways.

Requirements:
Pitch Line: 37° max.
Tread: 280mm min.
Risers: 190mm max.

Material:
Selected carpet over 25mm MDF Treads and 18mm MDF Risers.



Stair Construction

Stair Detail
Scale 1:10

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE:	STAIR DETAILS
DRAWN BY:	KR
ISSUED:	23/02/2026
PROJECT #:	873

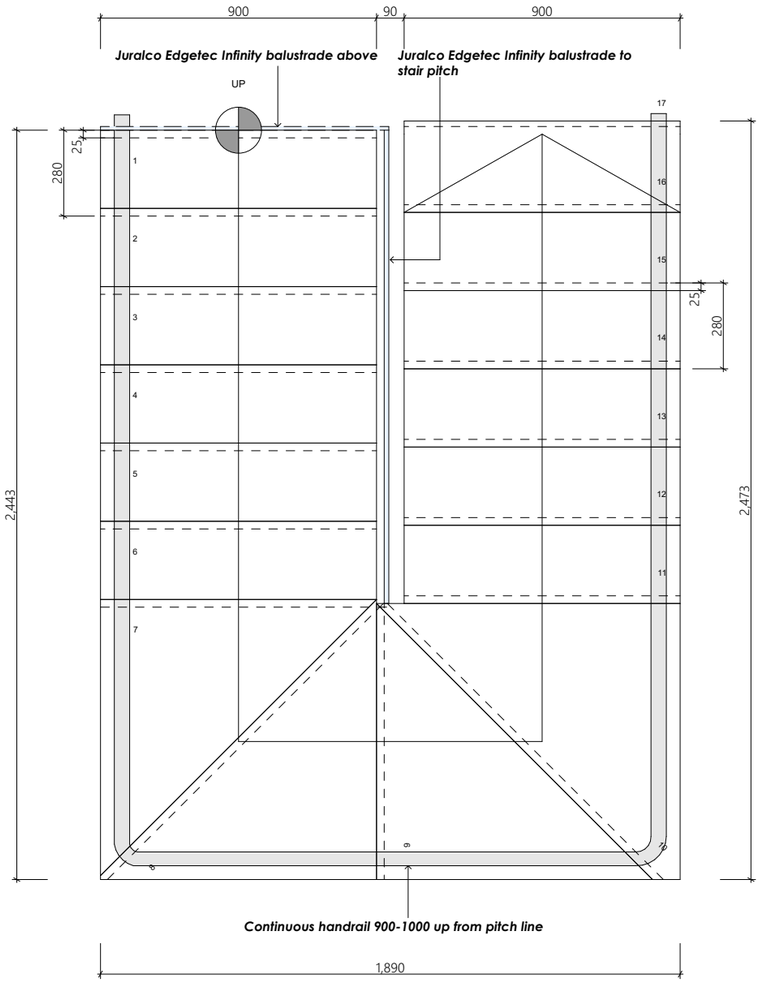
Rev	Date	Issue

SHEET NO

A416.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council

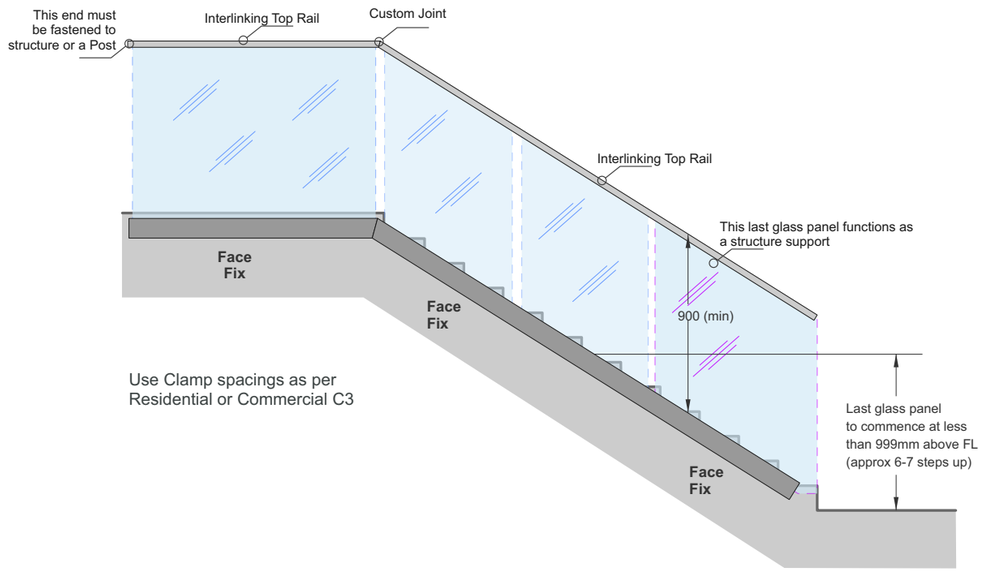


1
-
Stair Layout
Scale 1:20

Juralco Edgetec Infinity® Balustrade System
Typical Stair Layout

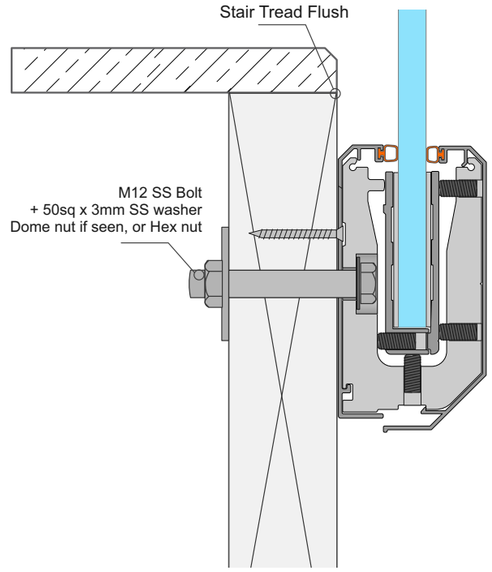
Edgetec Infinity®
Stairs, Face Fix

Stair structure to be designed by others to resist Balustrade actions as per NZS1170.1 Table 3.3



Edgetec Infinity®
Face Fix only
Stair Stringer Detail

Stair structure to be designed by others to resist Balustrade actions as per NZS1170.1 Table 3.3
For Internal use only, Residential Type A



ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence
For: H and K Property Ltd
4 Fox's Terrace, Arrowtown

SHEET TITLE: STAIR DETAILS 2
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO
A417.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council

JHETGS30h

Fire Resistance 30/30/30 **STC** 42

Cladding	Stria™ Cladding - Horizontal	**Lining**	10mm GIB Fyreline®
Framing	Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 800mm centres maximum	**Insulation**	Glass wool insulation 90mm thick, R2.2 or higher.
Cavity Batten	Timber cavity batten nominal 20mm	**Underlay**	A flexible underlay that complies with Table 23 of E2/AS1 and has a 'flammability index' not exceeding 5 can be used
Cladding Fixing	65 x 2.87mm D-Head or round head nails to stud	**Lining Fixing**	Fix GIB Fyreline® with 41mm x 6g GIB® Grabber® High Thread Drywall Screws 300mm centre around the sheet perimeter and intermediate studs Fixing to be 12mm from bound sheet edges and 18mm from sheet ends

For further information refer to Stria™ Cladding Timber Cavity Batten Installation Technical Specification.

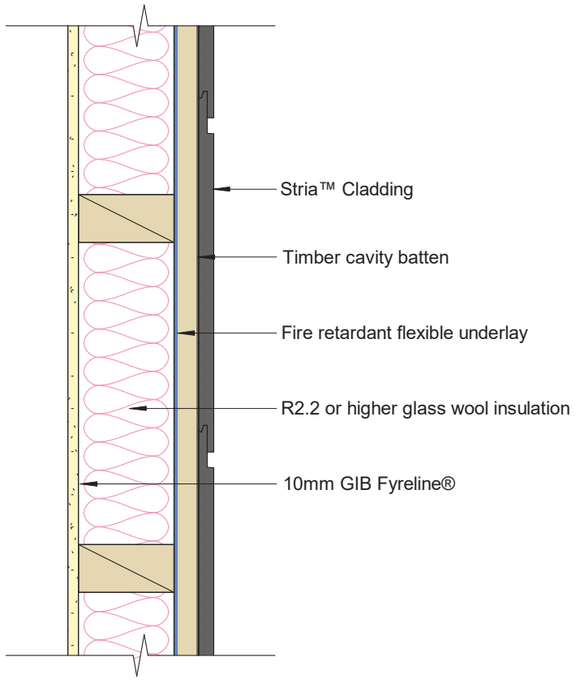
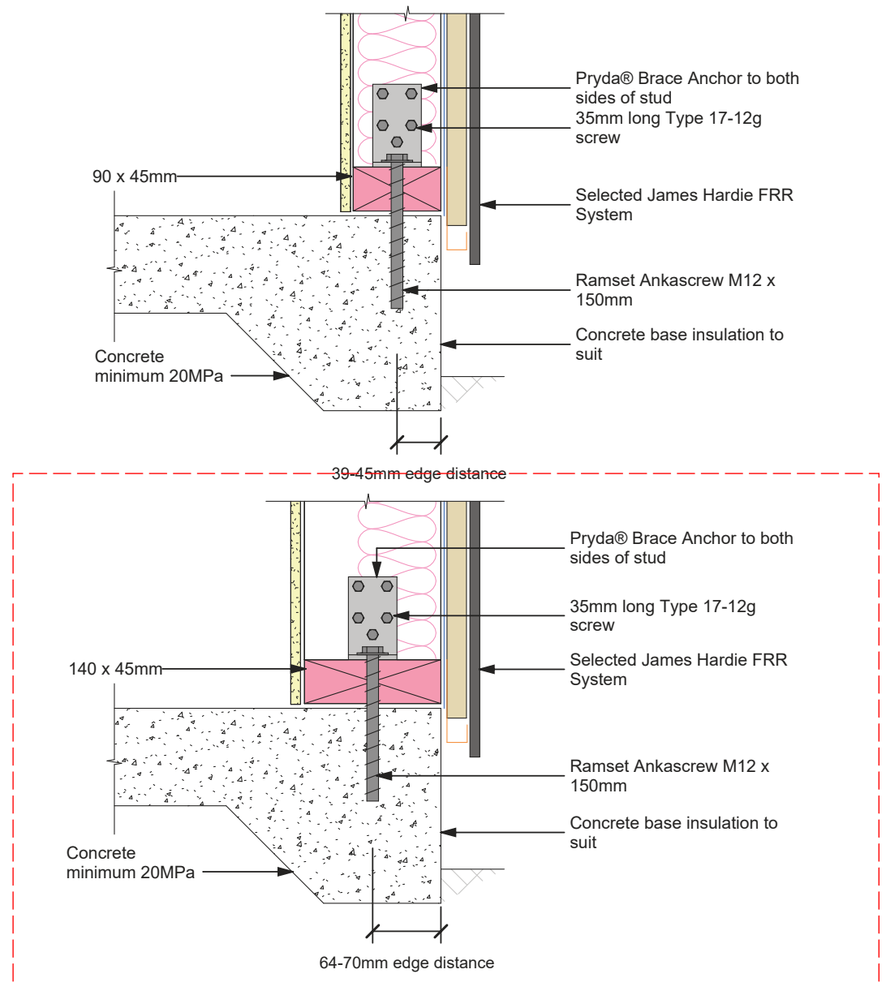


Figure 2: Post fire stability – Slab on ground foundation



Wall height max (mm)	2400	3000	3000	3700
Stud bottom plate (mm)	90 x 45	90 x 45	140 x 45	140 x 45
Stud spacing max (mm)	400	300	600	400
Nog spacing max (mm)	800	800	800	800
Hold down brackets	Pryda® Brace / GIB Handibrac® Anchor both sides of stud			

For higher stud heights, please refer to James Hardie
Alternatively, the post fire stability design can be as per SED by the project engineer

RFI C-2

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: FIRE DETAILS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue
		Work in Progress
		Not in Issue

SHEET NO

A418.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council

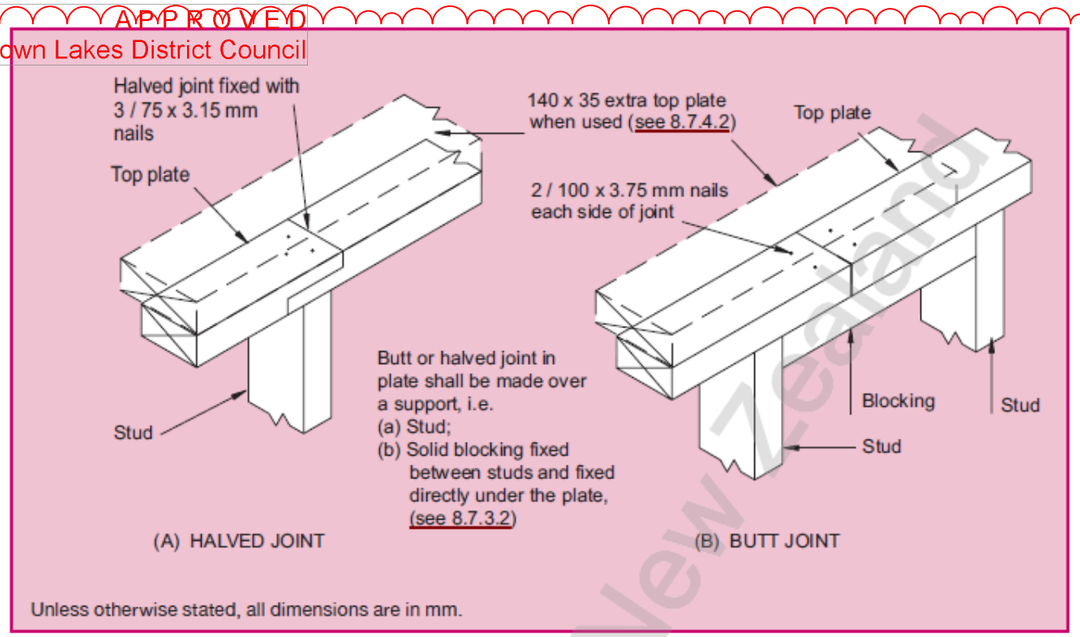
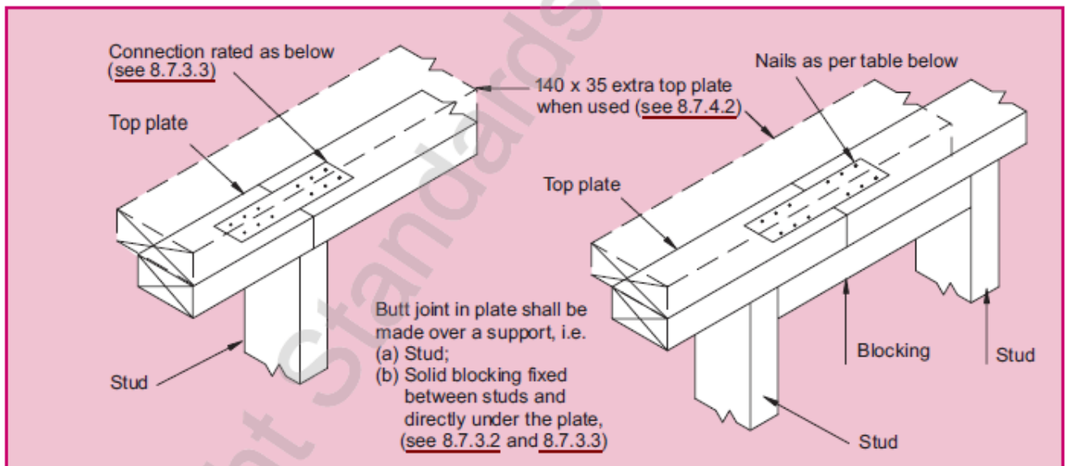


Figure 8.14 – Connecting top plates – Walls not containing bracing (see 8.7.3.2)



Capacities of metal plate joints(2)	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints(2)	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE –
(1) See section 4 for durability requirements.
(2) Not required when extra top plate is used.

Unless otherwise stated, all dimensions are in mm.

Figure 8.15 – Connecting top plates in line – Walls containing bracing (see 8.7.3.3)

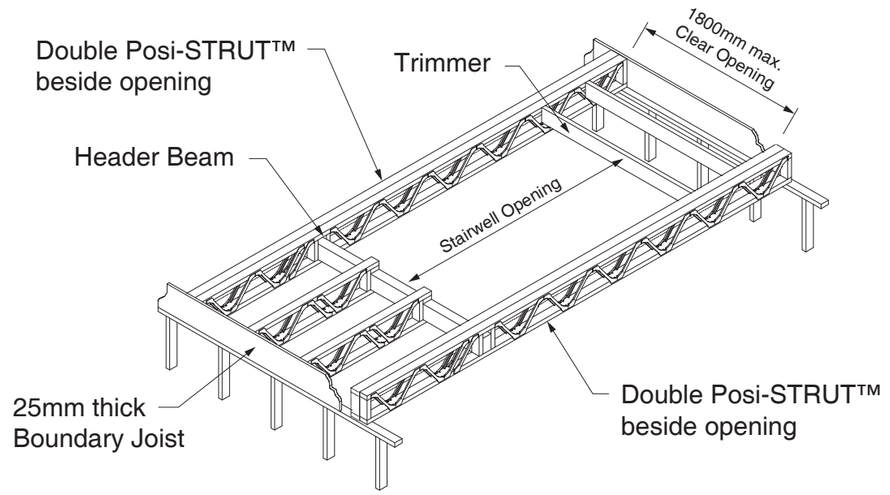
RFI B-6

Stairwell Openings

Where openings are required on the upper floor for access due to stairways, it is possible to stop one or more Posi-STRUT™ trusses short and support them on headers fixed to adjacent Posi-STRUT™ trusses.

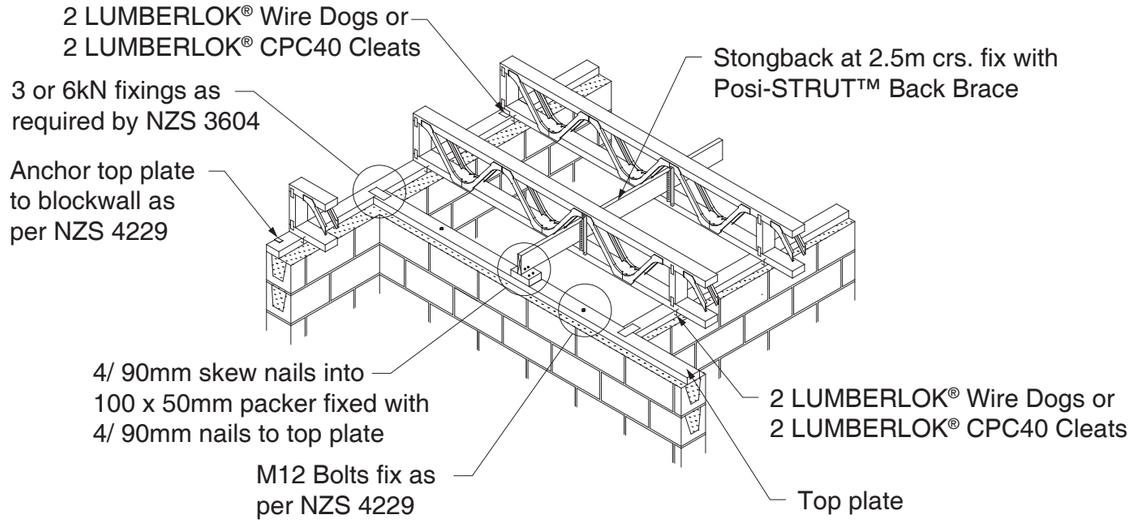
Provided not more than two Posi-STRUT™ trusses are stopped short, the adjacent Posi-STRUT™ trusses can be double trusses and the connection of the header to the double Posi-STRUT™ is as shown.

The recommended header beam size using either solid timber or GANG-NAIL® GANGLAM beam can be obtained from Table 9 in the GANG-NAIL® GANGLAM Selection manual.



Fixings and Connections

FIXINGS TO TOP PLATE



RFI B-3

DETAILING

Copyright Standards New Zealand

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: TOP PLATE CONNECTIONS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue
	Work in Progress	Not in Issue

SHEET NO

A419.

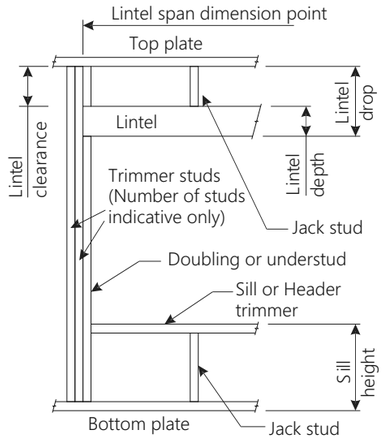
CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605 APPROVED
Queenstown Lakes District Council

NOTE:

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

DEFINITIONS



Lintel Supporting Girder Trusses:

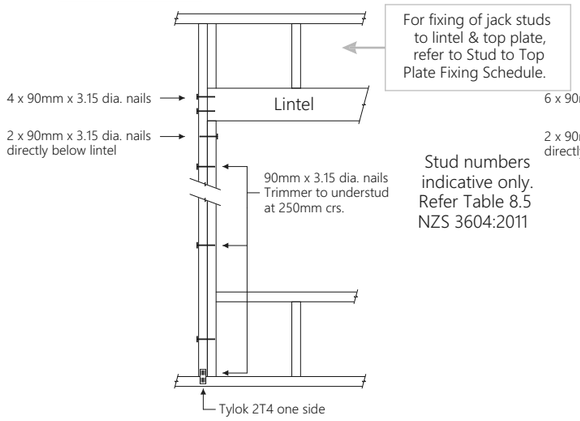
Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m^2	G	G	H	G	G	H
11.6 m^2	G	H	H	G	G	H
12.1 m^2	G	H	H	G	H	H
15.3 m^2	H	H	-	G	H	H
19.1 m^2	H	-	-	G	H	-
20.9 m^2	H	-	-	H	H	-
21.8 m^2	H	-	-	H	-	-
34.3 m^2	-	-	-	H	-	-

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

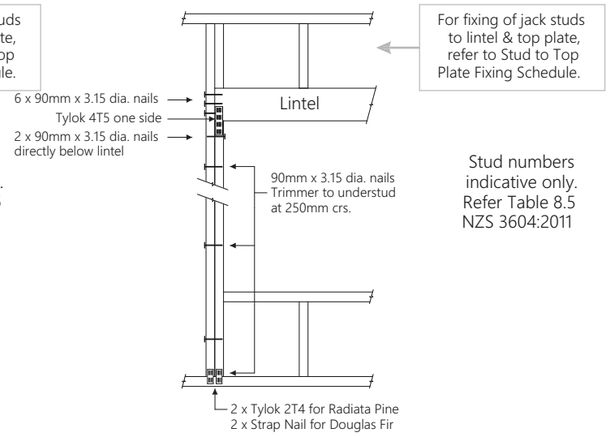
SELECTION CHART FOR LINTEL FIXING

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

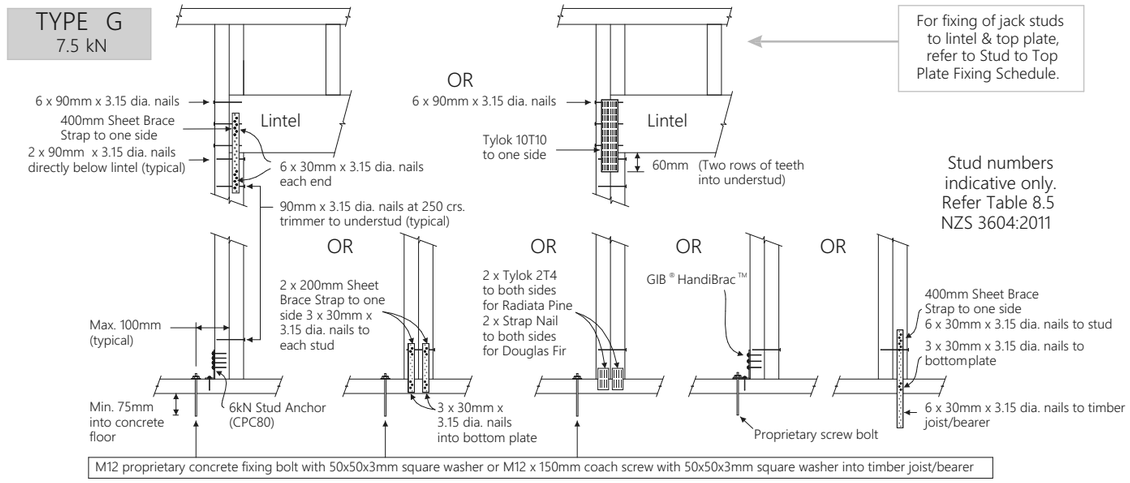
TYPE E
1.4 kN



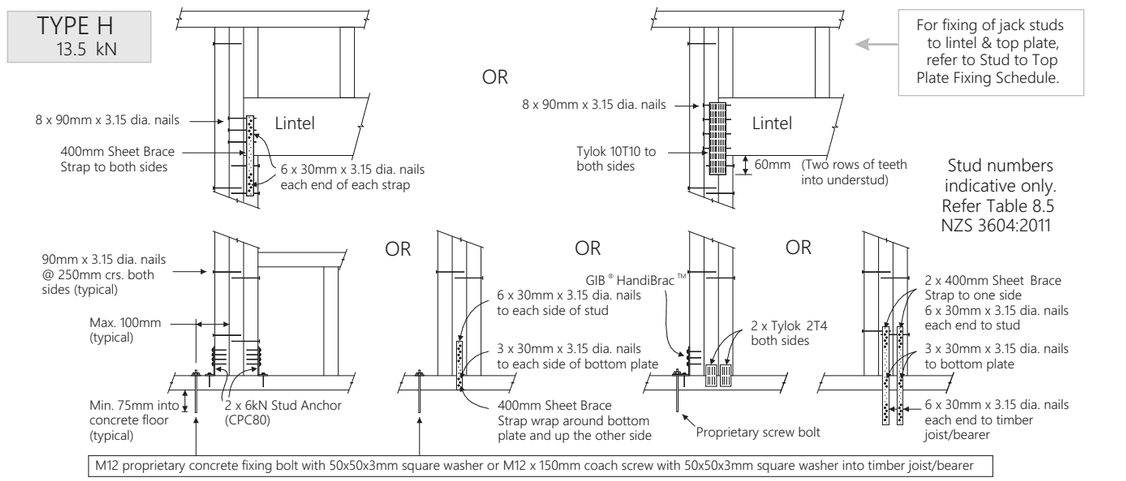
TYPE F
4.0 kN



TYPE G
7.5 kN



TYPE H
13.5 kN



ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

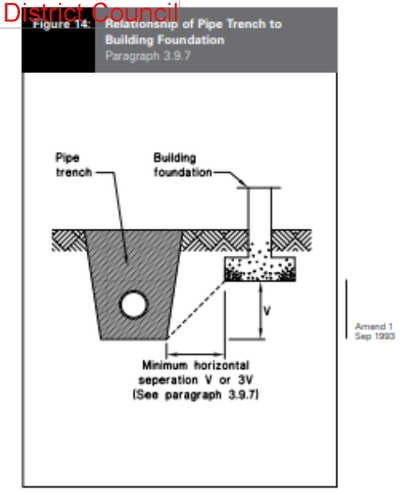
SHEET TITLE: LINTEL FIXING SCHEDULE
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO
A420.

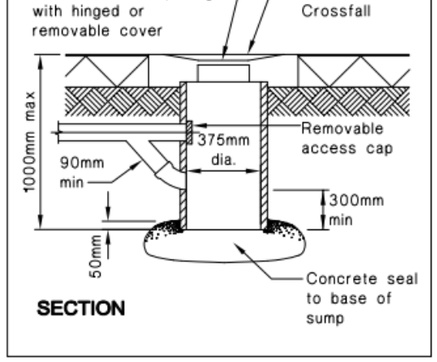
CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



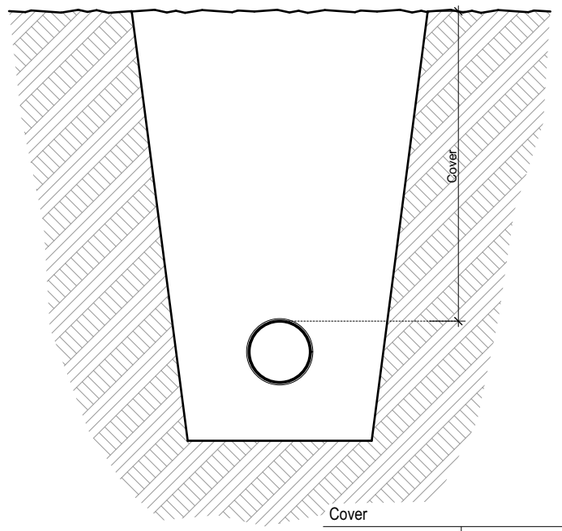
Pipe trenches which are open for longer than 48 hours shall be located no closer than V to the underside of any building foundation, where the trench is to remain open for periods longer than 48 hours the minimum horizontal separation shall increase to 3v in all ground except rock.

01 - Relationship of Pipe to Trench
Scale 1:10



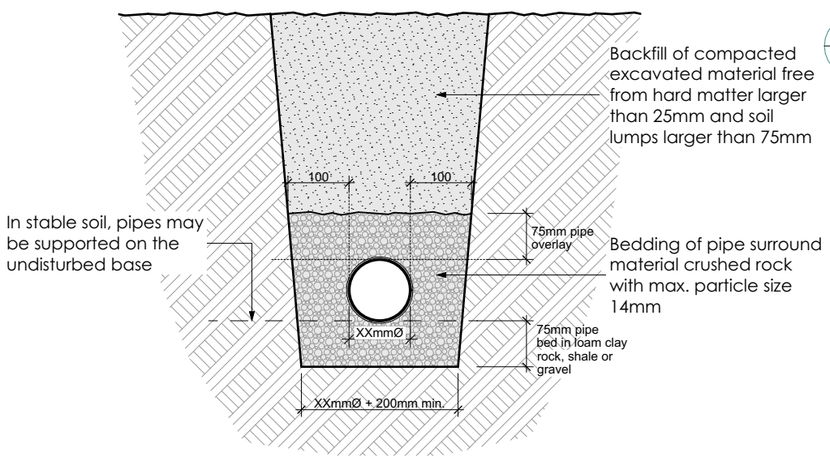
Allow for Type 1 Surface water Sumps as noted on plans. All surface water, except that collected directly from a roof, shall enter the drain via a sump which has a grating with at least 35% openings and 35max opening gaps, be hinged or removable for maintenance access, have a capacity at the bottom for settlement of silt and debris with a submerged (or trapped) outlet which prevents floatable solids entering the drain.

02 - Type-One Surface Water Sump
Scale 1:10

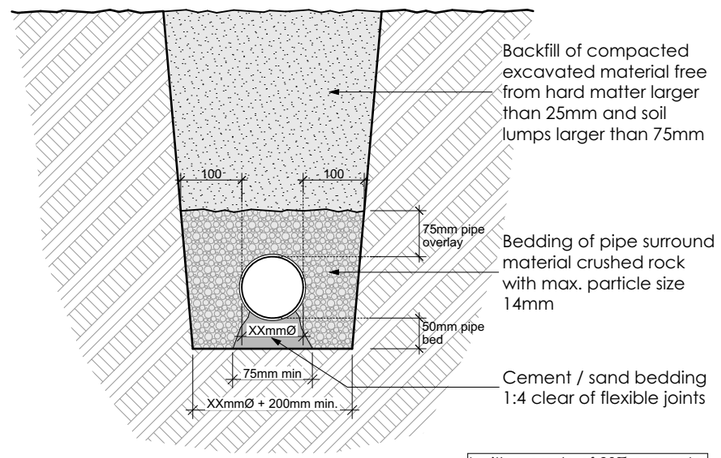


Cover	
Subject to heavy vehicular traffic	300mm for cast / ductile iron pipes 500mm other pipe materials
Driveways	300mm for cast / ductile iron pipes 450mm other pipe materials
Other situations	Nil for cast / ductile iron pipes 300mm other pipe materials

03 - Service Trench Detail - Cover
Scale 1:10

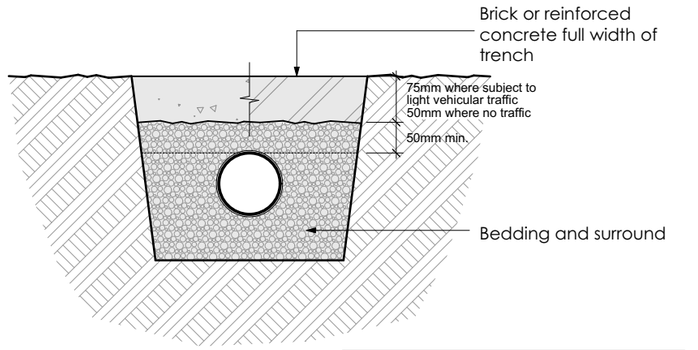


04 - Service Trench Detail - General
Scale 1:10



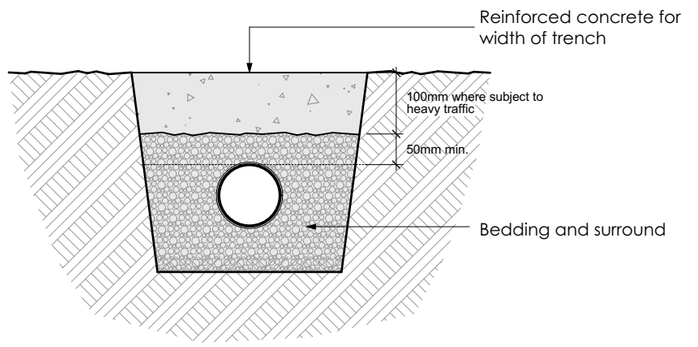
* with a grade of 20% or greater

05 - Service Trench Detail - Rock or Shale Base
Scale 1:10



* where cover does not comply with detail 02

06 - Service Trench Detail - Light or No Traffic
Scale 1:10



* where cover does not comply with detail 02

07 - Service Trench Detail - Heavy Traffic
Scale 1:10

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: SERVICE DETAILS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

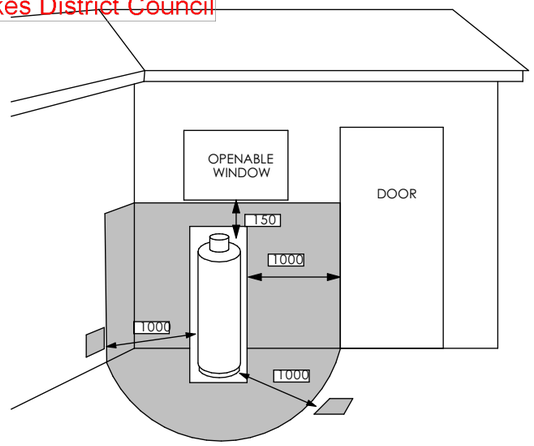
Rev	Date	Issue

SHEET NO
A421.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council

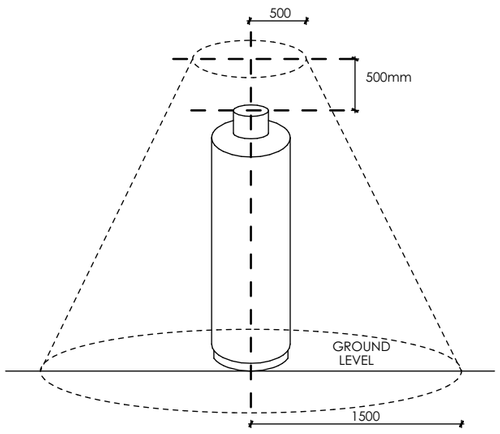
GAS BOTTLES - MINIMUM CLEARANCE TO IGNITION SOURCES



SHADING INDICATES PROHIBITED AREA FOR A DRAIN OR OPENING

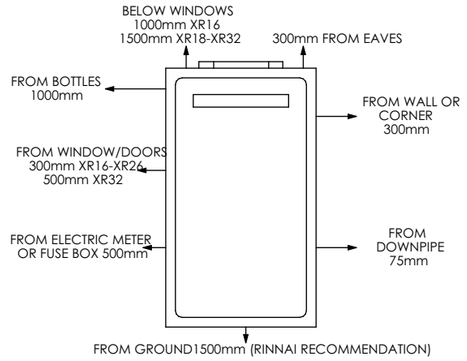
CLEARANCES AROUND CYLINDERS

CYLINDERS SHOULD BE INSTALLED WITH CLEARANCES COMPLYING WITH FIGURE G2 AND FIGURE G3 AND AT LEAST 1m FROM READILY IGNITABLE MATERIAL



IGNITION SOURCE NOT TO BE WITHIN THE ENCOMPASSED AREA

NZ Standards5601.1:2013
RINNAI GAS WATER HEATER CLEARANCES
EXTERNAL MODEL DIAGRAM



Twin Cylinder Systems: For 45kg twin LPG setups: Installed to have a secure, anchored, chain-based restraint kit that holds both bottles together against a wall.

Gas LPG Bottle Chain Kit: A universal, zinc-plated, chain kit to strap 45kg cylinders to a structural element.

Solid concrete base for cylinders to sit on

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: SERVICE DETAILS
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

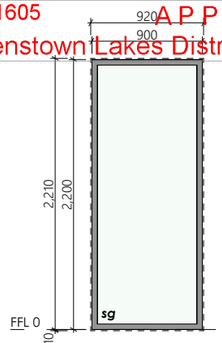
Rev	Date	Issue

SHEET NO

A422.

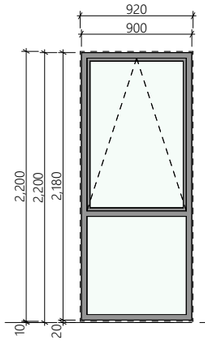
CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



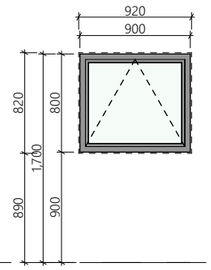
W001, W002

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Window Type:	Fixed Pane.



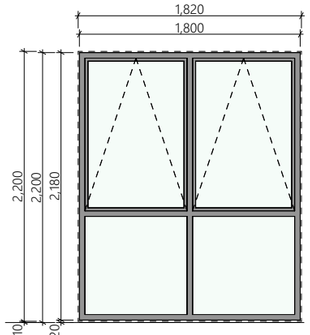
W003

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Window Type:	Awning Sash / Fixed Pane.



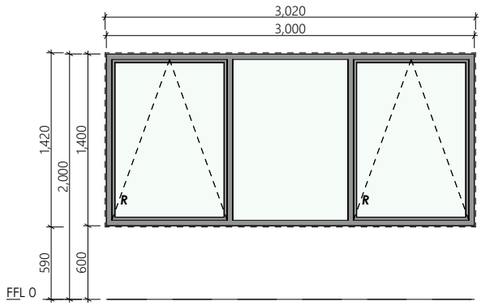
W004, W005

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Window Type:	Awning Sash.



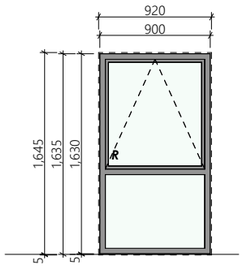
W006

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Window Type:	Awning Sash / Fixed Pane.



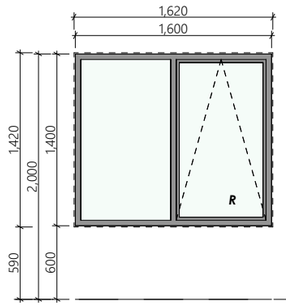
W201

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Window Type:	Awning Sash / Fixed Pane.



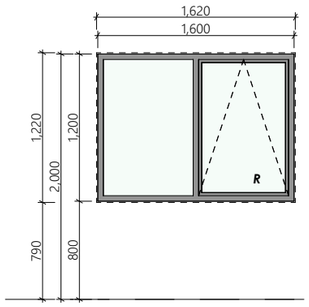
W202

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Window Type:	Awning Sash / Fixed Pane.



W203

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Window Type:	Awning Sash / Fixed Pane.



W204, W205

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Window Type:	Awning Sash / Fixed Pane.

External Window Schedule Notes:

sg = Toughened Safety Glass (Grade A safety glazing)

mg = Mirrored Glass (One way vision mirror)

R = *Restrictor to be fitted limiting opening to 100mm*

- Dimensions shown are indictive only and must be checked by joinery fabricator prior to installation
- All external window reveals shall be 19mm H3.1 selected timber pre primed and grooved for wall linings
- Where windows are shown full height, there shall be a joinery recess at the sill as per architectural details
- Glazing shall comply with nzs 4223:part 3: 2016
- Check all wall thicknesses and wall lining thicknesses prior to manufacture of frames to confirm different frame depths
- Confirm with Principal / Designer for selected hardware
- **Joinery to achieve R- value of 0.50**

01
-
Window Schedule
Scale 1:50

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: WINDOW SCHEDULE
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

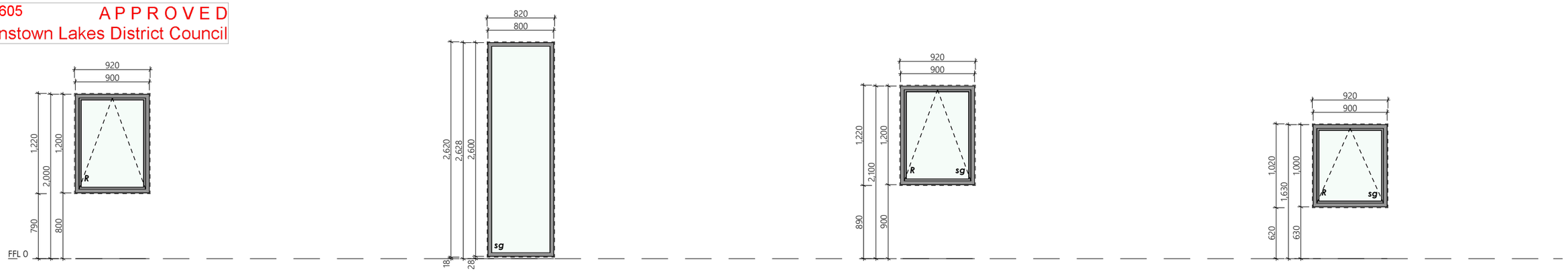
Rev	Date	Issue

SHEET NO

A501.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



W206

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Window Type:	Awning Sash.

W207

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Window Type:	Fixed Pane.

item as shown (W208); item handed (W209)

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Window Type:	Awning Sash.

items as shown (W210, W211); item handed (W212)

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Window Type:	Awning Sash.

External Window Schedule Notes:

sg = Toughened Safety Glass (Grade A safety glazing)

mg = Mirrored Glass (One way vision mirror)

R = *Restrictor to be fitted limiting opening to 100mm*

- Dimensions shown are indictive only and must be checked by joinery fabricator prior to installation
- All external window reveals shall be 19mm H3.1 selected timber pre primed and grooved for wall linings
- Where windows are shown full height, there shall be a joinery recess at the sill as per architectural details
- Glazing shall comply with nzs 4223:part 3: 2016
- Check all wall thicknesses and wall lining thicknesses prior to manufacture of frames to confirm different frame depths
- Confirm with Principal / Designer for selected hardware
- **Joinery to achieve R- value of 0.50**

01
-
Window Schedule
Scale 1:50

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: WINDOW SCHEDULE
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

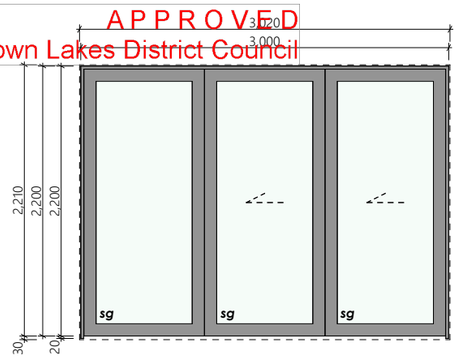
Rev	Date	Issue

SHEET NO

A502.

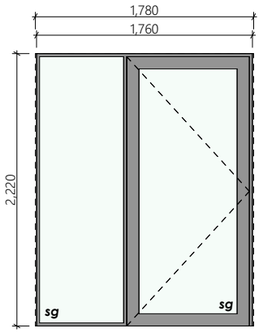
CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



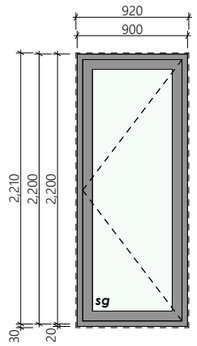
D01

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
External Door Type:	Stacked Slider Door.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.



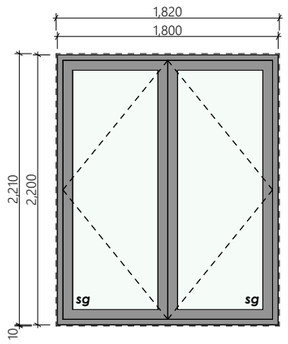
D02

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
External Door Type:	Inward Hinged Door with Sidelights.



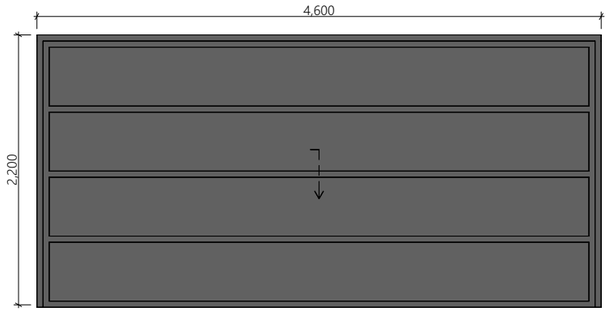
D03

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
External Door Type:	Outward Hinged Door.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.



D04

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
External Door Type:	Outward Hinged Door.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Glazing:	Double glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.



G01

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
External Door Type:	Bi-Fold Door.
Glazing:	Triple glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.

External Door Schedule Notes:

sg = Toughened Safety Glass (Grade A safety glazing)

- Dimensions shown are indictive only and must be checked by joinery fabricator prior to installation
- All external door reveals shall be 19mm H3.1 selected timber pre primed and grooved for wall linings
- There shall be a joinery recess at the sill as per architectural details
- Glazing shall comply with nzs 4223:part 3: 2016
- Check all wall thicknesses and wall lining thicknesses prior to manufacture of frames to confirm different frame depths
- Confirm with Principal / Designer for selected hardware

01
-
External Door Schedule
Scale 1:50

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: EXTERNAL DOOR SCHEDULE
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

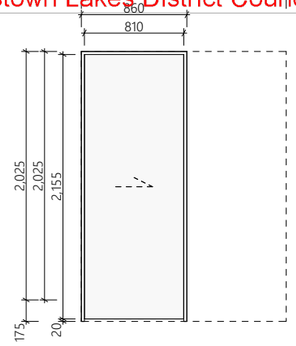
Rev	Date	Issue

SHEET NO

A503.

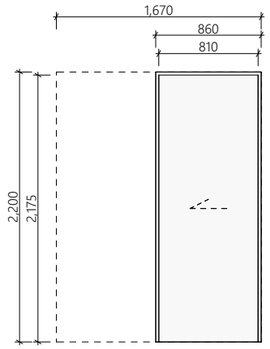
CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



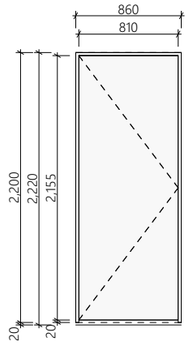
I01

Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Internal Door Type:	Cavity Slider.
Leaf:	Internal Paint Grade Poly Core with Flush Clashing Strips to Both Sides.



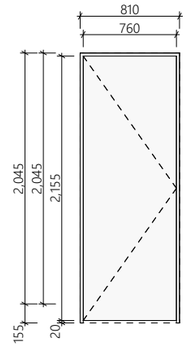
I02

Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Internal Door Type:	Cavity Slider.
Leaf:	Internal Paint Grade Poly Core with Flush Clashing Strips to Both Sides.



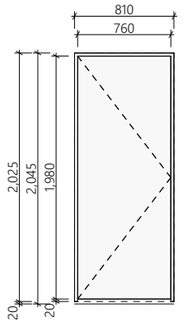
I03

Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Internal Door Type:	Hinged Door.
Leaf:	Internal Paint Grade Poly Core with Flush Clashing Strips to Both Sides.



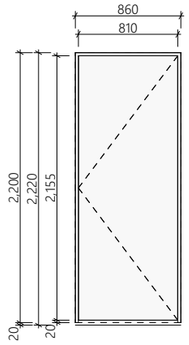
I04

Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Internal Door Type:	Hinged Door.
Leaf:	Internal Paint Grade Hollow Core with Flush Clashing Strips to Both Sides.



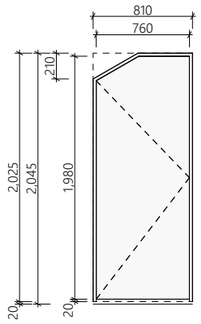
items as shown (I05, I06); item handed (I09)

Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Internal Door Type:	Hinged Door.
Leaf:	Internal Paint Grade Solid Core with Flush Clashing Strips to Both Sides.



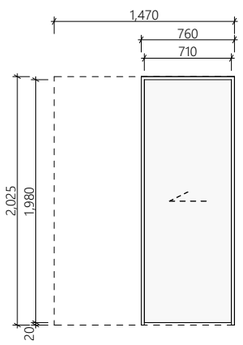
item as shown (R02); item handed (I05)

Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Internal Door Type:	Hinged Door.
Leaf:	Internal Paint Grade Hollow Core with Flush Clashing Strips to Both Sides.



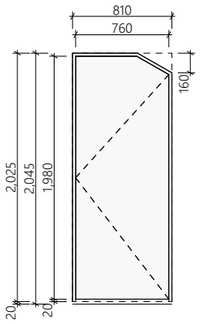
I07

Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Internal Door Type:	Hinged Door.
Leaf:	Internal Paint Grade Solid Core with Flush Clashing Strips to Both Sides.



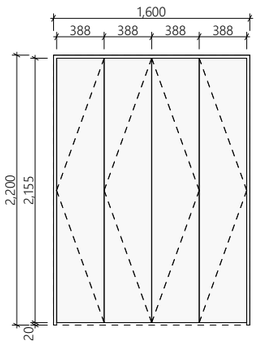
I08

Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Internal Door Type:	Cavity Slider.
Leaf:	Internal Paint Grade Poly Core with Flush Clashing Strips to Both Sides.



I10

Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Internal Door Type:	Hinged Door.
Leaf:	Internal Paint Grade Solid Core with Flush Clashing Strips to Both Sides.



R01

Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Internal Door Type:	Bi-fold Door.
Leaf:	Internal Paint Grade Solid Core with Flush Clashing Strips to Both Sides.

Internal Door Schedule Notes:

- Dimensions shown are indictive only and must be checked by joiner prior to installation
- All inter door reveals shall be 25mm selected timber pre primed and grooved for wall linings
- Check all wall thicknesses and wall lining thicknesses prior to manufacture of frames to confirm different frame depths
- Confirm with Principal / Designer for selected hardware

01
-
Internal Door Schedule
Scale 1:50

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

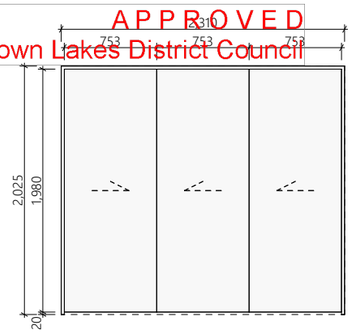
SHEET TITLE: INTERNAL DOOR SCHEDULE
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO
A504.

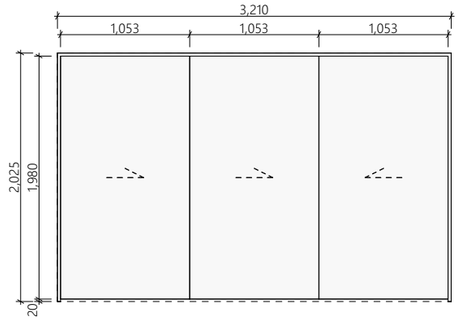
CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.

BC251605
APPROVED
Queenstown Lakes District Council



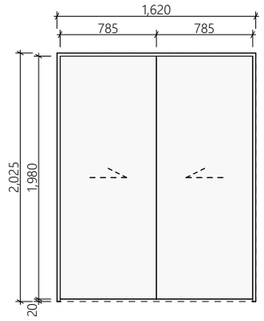
R03

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Triple glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Internal Door Type:	Wardrobe Slider.



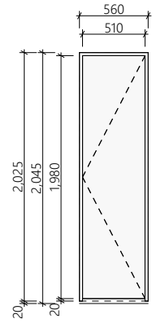
R04

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Triple glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Internal Door Type:	Wardrobe Slider.



R06

Frame:	Vantage Metro Thermal Heart Aluminium Joinery.
Glazing:	Triple glazed to comply with NZS4223: part 3: 2016 Low E / Argon filled.
Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Internal Door Type:	Wardrobe Slider.



R08

Reveal:	19mm Grooved Timber Reveal.
Hardware:	As Selected by Client.
Internal Door Type:	Hinged Door.
Leaf:	Internal Paint Grade Solid Core with Flush Clashing Strips to Both Sides.

Internal Door Schedule Notes:

- Dimensions shown are indictive only and must be checked by joiner prior to installation
- All inter door reveals shall be 25mm selected timber pre primed and grooved for wall linings
- Check all wall thicknesses and wall lining thicknesses prior to manufacture of frames to confirm different frame depths
- Confirm with Principal / Designer for selected hardware

01
-
Internal Door Schedule
Scale 1:50

ADQ Architecture
Phone: 03 442 6627 Website: www.adq.co.nz

Fox's Terrace Residence

For: H and K Property Ltd

4 Fox's Terrace, Arrowtown

SHEET TITLE: INTERNAL DOOR SCHEDULE
DRAWN BY: KR
ISSUED: 23/02/2026
PROJECT #: 873

Rev	Date	Issue

SHEET NO
A505.

CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING ANY SETOUT FOR BUILDING WORK CONTAINED ON THIS DOCUMENT. ADQ PARTNERSHIP LTD ACCEPTS NO LIABILITY FOR ANY WORK UNDERTAKEN OUTSIDE OF THE SCOPE OF THESE DRAWINGS/WORK UNDERTAKEN BY NON APPROVED INSTALLERS OR SUITABLY QUALIFIED TRADESPEOPLE.