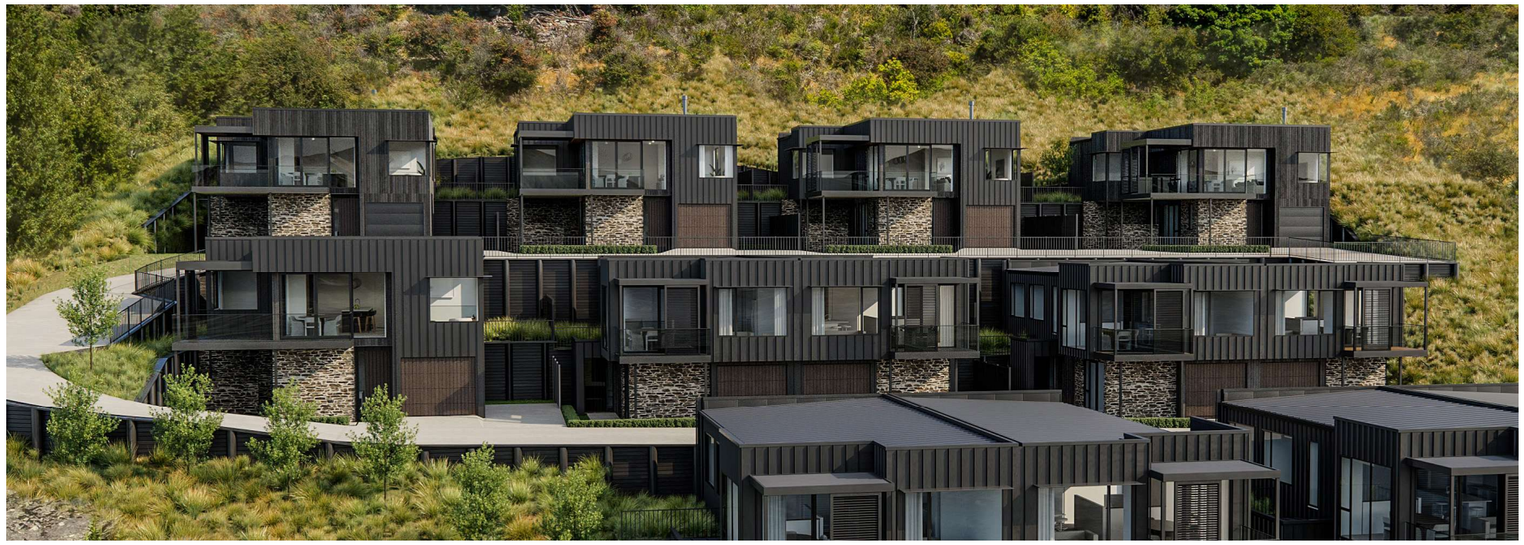
Layout ID	Layout Name
	Cover - Standalone Units
B1.00	Key & Construction Notes
B1.01	Proposed Site Plan
B1.02	Site Set Out & Plumbing & Drainage Plan
B2.00	Units 9, 10 & 11 - Plumbing Plan
B2.01	Units 9, 10 & 11 - Foundation Plan & First Floor Framing Plan
B2.02	Units 9 & 11 - Ground Floor & 1st Floor Plan
B2.03	Unit 10 - Ground Floor & 1st Floor Plan
B2.04	Units 9,10 & 11 - Roof Framing & Roof Plan
B3.00	Overall Site Elevations
B3.01	Overall Site Elevations Contin.
B3.02	Units 9 & 11 - Elevations & Sections
B3.03	Unit 10 - Elevations
B2.20	Unit 12 - Plumbing Plan
B2.21	Unit 12 - Foundation Plan & Ground Floor Plan
B2.22	Unit 12 - 1st Floor Framing & First Floor Plan
B2.23	Unit 12 - Roof Framing & Detailed Roof Plan
B3.20	Unit 12 - Elevations
B3.21	Unit 12 - Sections
B2.30	Unit 13 - Plumbing Plan
B2.31	Unit 13 - Foundation Plan & Ground Floor Plan
B2.32	Unit 13 - 1st Floor Framing & First Floor Plan
B2.33	Unit 13 - Roof Framing & Roof Plan
B3.30	Unit 13 - Elevations & Sections
B4.00	Specific Section Details
B4.01	Specific Section Detail - Specific Cemintel Cladding Junction Details
B4.02	Specific Plan Details & Typical Details
B4.03	Proprietary Details - Alpine Tray Wall Cladding
B4.04	Proprietary Details - Craftstone
B4.05	Proprietary Details - Alpine Tray Roofing
B4.06	Proprietary Details - Cemintel Cladding
B4.07	Proprietary Cladding - Cemintel 2
B-6.00	Units 9, 10 & 11 - Interior & Exterior Door & Window Schedule
B-6.01	Unit 12 - Interior & Exterior Door & Window Schedule
B-6.02	Unit 13 - Interior & Exterior Door & Window Schedule









FOUR WALLS ARCHITECTURE

PENINSULA HOUSES- 50 Peninsula Road, Queenstown-Lakes District

STAGE 3 OF 3 A1 DRAWINGS: BUILDING CONSENT ISSUE

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026

GENERAL CONSTRUCTION NOTES:

Wind zone = Very High
Exposure zone = B

Dimensions to be read in conjunction and coordination with details.

If discrepancies are found, ask the Architect

RESOURCE CONSENT:

Plans to be read in conjunction with approved Resource Consent: RM260178

TIMBER FRAMING SPEC:

A COPY OF NSZ3604:2011 MUST BE KEPT ON SITE AT ALL TIMES. REFER TO IT FOR ANY NZS3604 REFERENCES IN THESE DRAWINGS

Treatment: (SG8 Radiata pine)

Exterior wall framing:	H1.2
Bottom plate on slab	H1.2 on DPC
Exterior cavity battens:	H3.2
Interior wall framing:	H1.2
Roof framing (enclosed):	H1.2
Any decking framing:	H3.2

WALL FRAMING:
Unless noted otherwise
Nailing schedule as per NZS3604:2011

All exterior framing behind Metalcraft Wall cladding: 90x45 at 400crs up to 2.4m, 2/90x45 studs @ 400c up to 3.6m. Dwangs @ max 800c.

All exterior framing behind Cemintel Territory Woodlands cladding: 90x45 at 400crs up to 2.4m. Dwangs @ max 800c. Note extra dwang max 150mm above bottom plate for vertical panel clip and flashing fixing - see Territory woodlands proprietary details.

All exterior framing behind Craftstone Schist cladding: 90x45 at 400crs up to 2.4m. Dwangs @ max 800c.

Ground Floor:
- External wall studs/internal load bearing: 90x45 at 400crs up to 2.4m, 2/90x45 at 400crs up to 3m
- 90x45mm top plate
- 90x45mm SG8 Bottom plate

1st Floor:
- External wall studs/internal load bearing: 90x45 at 400crs up to 2.4m, 2/90x45 at 400crs up to 3.6m
- 90x45mm top plate
- 90x45mm SG8 Bottom plate

Interior Intertenancy FR Walls:
- 90x45 Studs @ 600c, nogs 800c. 2/90x45 studs @ 300c over 3.6m.

Refer to Structural Engineer's drawings and details in this drawing set for bottom plate connection schedule

All studs in non-loadbearing walls taller than 3m must be 90x45 SG8 at 400CRS.

LINTELS:

As indicated on plans
Refer to site copy of NZS3604:2011 p8-29 for uplift fixings
Refer to site copy of NZS3604:2011 p8-18 figure 8.5 and p8-17 paragraph 8.5.2 for trimming stud sizes.
Both of these figures are appended in these drawings.
Fix all perimeter lintels for uplift.

ROOF FRAMING:
Refer Roof Framing drawings, Roof Truss manufacturer & Engineer's detail drawings for all Roof Framing.

Purlin Fixing:
70x45 purlins @ max 900crs spacing & fixing with 1x10g self-drilling screw, 80mm long fixings
Refer NZS3604:2011 Section 10 for more information or any information that is not included in these drawings.

CEILING BATTENS:
Ceiling Battens:
GIB® Rondo® Metal Batten @ max 450crs, except where noted otherwise for Fire Rated Ceiling.

Timber Fixings not shown on the drawings are to comply with table 1.18, 1.19 & 2.2 of NZS3604.

Stud to top plate fixing - Fixing Type B
2 / 90 x 3.15 end nails + 2 wire dogs.
Refer Table 8.19 for bottom plate to floor fixings

All exposed fixings to be Type 304 Stainless Steel unless specificaly noted on drawings as galvanised.

All fixings in grade H3.2 Timber or higher to be type 304 S/S UNO.

ROOF TYPES KEY:

R1 **3° & 4° Truss roofs**
0.55bmt COLORSTEEL® Maxam Freeman Roofing Alpine Tray – SS675 Architectural Profile cladding over Thermakraft Covertek 407 roofing underlay, on 90x45 SG8 H1.2 purlins on flat @ 900 crs max, over trusses as indicated on framing plan(s). Insulation as specified in specifications. Colour, Flaxpod.

NOTE:
Freeman Roofing Metal Fascia as detailed & supplied by manufacturer. 125 quarter round gutter and downpipes. Colour, Flaxpod.

CLADDING TYPES KEY:

CL2 **Alpine Tray Wall Cladding**
0.55bmt COLORSTEEL® Maxam Freeman Roofing Alpine Tray – SS675 Architectural Profile cladding on nominal 20mm thick cavity battens, on Masons building wrap as shown on elevations & details.

CL3 **Stone Cladding**
Craftstone SchistClad panels on nominal 50x20mm H3.1 cavity battens, on Masons building wrap OR RAB as shown on elevations & details.

CL4 **Cemintel Cladding**
Cemintel Territory™ Woodlands 'Ebony' on 90x15mm proprietary spacers, on Masons building wrap.

CL5 **Cemintel Cladding**
Cemintel Territory™ Woodlands 'Teak' on 90x15mm proprietary spacers, on Masons building wrap.

NOTE
BLACK CAVITY CLOSERS TO BE USED ON ALL CLADDING TYPES. SEE SPECIFIC DETAILS ALSO.

LINING TYPES KEY:

L1 **Wall Lining**
10mm GIB Standard wall lining, paint finish. Use 10mm Aqualine in wet areas; (Kitchen, Laundry, WC, Bathroom, Ensuite).

L2 **Wall Lining - Wet area**
Selected porcelain or ceramic tiles on Ardex wet area membrane to showers, and bathroom. Refer bathroom drawings on sheets A-5.0

C1 **Ceiling Lining**
10mm GIB Standard lining, on rondo battens as specified @ required centres. Use 10mm Aqualine in wet areas (Laundry, WC, Bathroom, Ensuite).

C2 **Soffit Lining**
9mm James Hardie Villaboard lining on soffit battens, install to manufacturer's specification. Painted Black.

NOTE
BLACK CAVITY CLOSERS TO BE USED ON ALL CLADDING TYPES. SEE SPECIFIC DETAILS ALSO.

FLOOR FINISHES KEY:

F1 **Timber Floor**
BJELIN L Hardened Timber floor on concrete

F2 **Carpet**
Selected carpet on underlay on SED concrete slab on Ground Floor & over 18mm particle board & underlay on Level 1.

F3 **Timber Floor**
BJELIN L Hardened Timber floor on 18mm particle board. TBC with client. Flooring in wet areas (Kitchen) to be installed over on Aqua Elite underlay on H3.1 CCA treated 18mm min. plywood. See product specification for E3 compliance.

F4 **Tiling**
Selected tile installed on wet area membrane system on SED concrete slab on Ground floor & over 18mm H3 plywood substrate on Level 1. Refer Finishes Schedule. Joists and nogs min. 400c under tiles.

F5 **Decking**
150x20 Hardwood timber decking on timber framed deck - see framing plans

F6 **Garage Floor**
SED Concrete with garage carpet as preferred by client.

BALUSTRADE KEY:

B1 **Exterior Glass Balustrade**
Cuboid Frameless Glass Balustrading Face Fix System. Channel colour to match deck steelwork with handrail colour to match channel and cladding. Refer manufacturer's detail drawings & installation specifications.

B2 **Interior Balustrade Wall**
Internal Timber framed & plasterboard lined balustrade wall @ min 1.0m high above FFL or raked @ min 1.0m above stair pitch line as indicated in detail floor plans & sections. Solid dressed timber capping, painted.

B3 **Interior Glass Balustrade**
Cuboid Frameless Glass Balustrading Face Fix System, no handrail. Channel colour: Appliance White. Refer manufacturer's detail drawings & installation specifications.

B4 **Exterior Balustrade**
Boundaryline - PicketPanel Atlas 1.2m high specified to top of retaining walls between units for Safety from falling and screening to upper courtyards.

B5 **Fencing**
Boundaryline - SleekWall Slat Vertical Aluminum Fence 1.8m high between courtyards (on boundaries) and around front doors/ bins areas as indicated on Overall Site Plan and Floor Plans

B6 **Exterior Balustrade**
Boundaryline - Durapanel Titan Safety Fencing along road edges where specified. See buildign Consent Stage 1.

B7 **Driveway Safety Railing**
Steelgal NZ Ltd. RHINO-STOP® Elite SUV Impact Protection with Aesthetic Appeal safety railing to edge of road where specified. 1,100mm high.

PERGOLA'S, LOUVRE SCREENS, & WINDOW SHROUDS:

LS **Louvre Privacy Screens**
Spectrum Aluminium Louvered Privacy Screens installed as per manufacturer's detail & spec.

WS **Window Shrouds**
Flashclad aluminium window shrouds fixed to manufacturer's details & specifications.

Pergolas
Louvretec Aluminum Proprietary pergola beam and posts. Louvres fitted as optional extra where noted. TBC with client.

FIREPLACE

FP **Fireplace**
Naked Flame Suspended Fireplace - Curve - 90
Family Suspended Fireplace.
Finish: Black
NOTE: Fireplace Optional extra, t.b.c with client.

DOORS AND WINDOWS:

Window markers:
dimensions denote rough opening size

Door markers:
dimensions denote rough leaf size, and presume 25mm rebated frame (so that rough opening = leaf size +50) and 30mm undercut for carpet. Presume 0mm sill, unless stated.

When viewed horizontally, the top number = width, the bottom number = height
For windows, Sill number is from bottom of wall or as noted.
For doors, Sill number is from bottom of wall.
Refer door and window schedule for further information

TRIMS:

90x10 skirting
40x10 architraves
Square stop all ceilings

ELECTRICAL FITTINGS TYPE KEY:

NOTE:
All downlights must be CA rated.

Internal light fittings must be provided over internal stair to comply with NZBC G8.2(b).

HWC **Hot Water Cylinder**
Hot Water Cylinder to be Rheem M.P Electric HWC 580x1815 300Ltr

EX **Extraction**

SA **Smoke Alarms**
All units to have an interconnected smoke alarm system, in accordance with NZS 4514. The smoke detectors are interconnected to activate all smoke alarms in the household unit when a fire is detected by a single smoke detector.

RH **Cooktops**
All kitchen Hobs to be electric
Rangehood: Minimum installation height above electric cooktops is 650mm

HT **Heated Towel Rail**

UTH **Under Tile Heating**

EV **Electrical Vehicle Charging**

HP **Heat Pumps**

EXTRACTION & SHOWERS:

EXTRACTION - Mechanical extract fans. Manrose Designer weatherproof wall cowl, Black. Minimum flowrate of 25 L/s for bathrooms & 50 L/s for cooktops.

SHOWERS
Marmox Ready-to-tile-over Shower bases on Timber/ Concrete Floor. Refer Proprietray Details & Wet Area Details on sheet A-4001.

H1 NOTES & CALCULATIONS:

Min R values required: R1.7 floors (slab-on-ground) + R3.0 floors (timber floors), R2.0 walls, R6.6 Roofs and R0.50 for glazing. Refer calculation method in specifications for H1 R-value calculations.

H1 Calculations done for each Unit type - See H1 calculations appended in Specifcations.

Slab
Ribraft slab with ***QuickEdge*** insulation and 50mm underslab insulation = R1.71

Timber Floor - Level 1 (over ground)
140x45 Joists @ 400crs with layer of min R2.6 insulation = R2.52

Timber Floor - Cantilever with soffit
240x45 Joists @ 400crs with layer of min R2.6 insulation = R2.91

Exterior Walls:
Stone Cladding on 20mm cavity on 90mm framing with minimum R2.8 insulation = R2.29
Metalcraft Cladding on 20mm cavity on 140mm framing with minimum R2.8 insulation = R2.32
Cemintel Cladding on 20mm cavity on 90mm framing with minimum R2.8 insulation = R2.24

Roof
Truss roof, 140x45 Trusses @ 900c and min R6.0 insulation = R6.32

Glazing
STANDALONE UNITS - Double glazing LowE/Clear with argon gas in thermally broken aluminium frame = R0.50

Table 20: Material selection
Refer relevant cladding and flashings paragraphs for material and coating specifications.
Paragraphs 2.2, 4.2.1, 4.3.3, 4.3.4, 4.3.5, 4.3.10, 9.2.3, 9.2.4, 9.3.4.2, 9.4.3.1, 9.4.3.2, 9.1.10.2, 9.6.2.1, 9.6.2.2, 9.6.3 and 9.9.8.5

Material	Exposure1(2)3(4)(6)	Type	Acceptable Exposure Zones as per NZS 3604 – Section 4 (3)(4)(6) 15 years	50 years for hidden elements(2)(5)
	NOTE: Consider all walls as 'Sheltered' for steel based claddings(6)			
CLADDINGS AND FLASHINGS				
Aluminium, zinc	Hidden(7)		B,C,D,E	B,C,D,E
	Exposed		B,C,D,E	
	Sheltered		B,C,D,E	
Copper, lead, or stainless steel	Hidden(7)		B,C,D,E	B,C,D, E
	Exposed		B,C,D,E	
	Sheltered		B,C,D,E	
Factory painted				
Aluminium-zinc coated or galvanised steel to AS/NZS 2728 (includes pre-painted tiles)	Hidden(9)	Type 4	B,C,D,E	B,C,D
	Hidden(9)	Type 5	B,C,D,E	B,C,D,E
	Exposed(8)	Type 4	B,C,D	
	Exposed(8)	Type 5	B,C,D,E	
	Sheltered	Type 5	B,C	
	Sheltered	Type 6	B,C,D	
Pressed metal tiles aluminium-zinc coated AZ150 to AS/NZS 2728 with post-form factory painting	Exposed	Type 6	B,C,D,E	
	Sheltered	Type 6	B,C,D	
Non-factory painted				
Aluminium-zinc coated steel AZ150 to AS 1397	Hidden(9)		B,C,D,E	B,C,D
	Exposed(8)		B,C	
	Sheltered		B	
Galvanised steel Z450 to AS 1397	Hidden(9)		B,C,D	B,C
	Exposed(8)		B,C	
	Sheltered		B	
Non-metallic				
Bituminous material, or uPVC	Hidden		B,C,D,E	B,C,D,E
	Exposed (uPVC only)		B,C,D,E	
	Sheltered (uPVC only)		B,C,D,E	
Butyl rubber	Hidden		B,C,D,E	B,C,D,E
	Exposed		B,C,D,E	
	Sheltered		B,C,D,E	
FIXINGS(7):				
Aluminium, bronze, and stainless steel (Types 304 and 316)(10)	Hidden		B,C,D,E	B,C,D,E
	Exposed		B,C,D,E	
	Sheltered		B,C,D,E	
Nails – Hot-dip galvanised steel to AS/NZS 4680	Hidden(5)(9)		B,C,D	B,C
	Exposed(5)		B,C,	
	Sheltered		B	
Screws – galvanised steel, painted or unpainted, to AS 3566: Part 2	Hidden(5)(9)	Class 3	B,C,D,E(11)(4)	B,C,D,E
	Exposed	Class 4	B,C,D	
	Sheltered	Class 4	B,C	

E2/AS1 2012 table 20

Table 20: Material selection – continued

Note:
1) Refer to manufacturer's information for maintenance requirements in Exposed and Sheltered locations.
2) The term "hidden" means concealed behind another element such that no part is visible. Hidden elements require a 50 year durability under the NZBC. The term "exposed" means having surfaces exposed to rain washing. The term 'sheltered' means being visible, but not rain washed. For diagrammatic outline, refer NZS 3604 Figure 4.3(a). Exposed and sheltered elements require a 15 year durability. Where an element can be categorised as both 'sheltered' and 'exposed', the 'sheltered' condition will apply.
3) AS/NZS 2728 lists atmospheric classes derived from ISO 9223 for Australia and New Zealand, determined by exposure to wind-driven sea-spray. NZS 3604 references atmospheric classes B (Low), C (Medium) and D (High). B2/AS1 references atmospheric zones N,C,D,V. For the purposes of cladding selection, Zone E (Severe marine classified as breaking surf beach fronts) has been included. Designers must consult metal supplier's information for specific durability requirements of sites in Zone E.
4) The geographic limits of atmospheric classes in NZS 3604 and AS/NZS 2728 may vary. Table 20 uses the limits outlined in NZS 3604.
5) Includes fixings protected by putty and an exterior paint system of primer, undercoat and two top coats of paint.
6) Microclimates based on evidence from adjacent structures of corrosion caused by industrial or geothermal atmospheres are outside the scope of this Acceptable Solution.
7) Refer to Tables 21 and 22 for compatibility of fixings with metal claddings.
8) Roof only. Coated steel wall claddings must be considered as 'sheltered'.
9) Hidden steel coated elements in ventilated cavities in zones D and E (exposure to salt air) must be considered as 'sheltered'.
10) The use of stainless steel fixings is not recommended by steel manufacturers for use with coated steel in severe marine and industrial environments, as they are considered to cause deterioration.

E2/AS1 2012 table 20

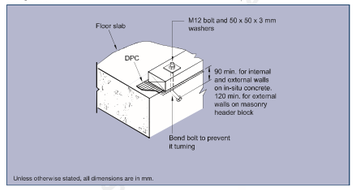


Figure 7.21 – Fixing of bottom plates to slabs and cast-in anchors (see 7.5.12.1)

NZS3604:2011 figure 7.21

Table 8.5 – Trimming studs (see 8.5.2.1)

Maximum clear width of opening (span of lintel)	Stud thickness required for 600 mm spaced studs	Thickness of trimming studs*
(a) Single storey, top storey or non-loadbearing walls		
(m)	(mm)	(mm)
1.8	35	45
	45	45
	70	90
	90	115
3.0	35	45
	45	70
	70	90
	90	135
3.6	35	70
	45	90
	70	140
	90	180
4.2	35	105
	45	135
	70	210
	90	270
(b) Any other location		
0.9	35	45
	45	70
	70	90
	90	135
1.8	35	70
	45	70
	70	115
	90	135
3.0	35	70
	45	90
	70	140
	90	180

* For brick veneer openings add extra stud for fixing veneer ties.
NOTE – To use this table:
(1) Enter the row corresponding to the lintel span being considered,
(2) From the second column, select the thickness of the studs required for the body of the wall, assuming that they are spaced at 600 mm.
(3) Read the trimming stud thickness from the right side column.

NZS3604:2011 table 8.5

Table 21: Compatibility of materials in contact
This table shall be read in conjunction with Table 20 and Table 22.
Refer relevant cladding and flashings paragraphs for material and coating specifications.
Paragraphs 2.2, 4.2.1, 4.5.2, 8.2.4, 9.4.11, 9.4.11.1 and 9.6.7

Material that water flows onto	Aluminium, anodised or mill-finish	Aluminium, coated (1)	Butyl rubber & EDPM	CCA-treated timber (2)	Cedar	Cement plaster (uncoated)	Cement plaster (coated)	Ceramic tiles (cement grout)	Clay bricks (cement mortar)	Concrete old (unpainted)	Concrete green (unpainted)	Copper/brass	Glass	Glazed roof tiles	Lead (including lead-edged) unpainted	Plastics	Stainless steel	Steel, galvanised coil-coated	Steel, galvanised (unpainted)	Zinc	Zinc/aluminium coated (1)	Zinc/aluminium (unpainted)
Aluminium, anodised or mill-finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B	✓	✓	✓	✓	✓
Aluminium, coated (1)	✓	✓	✓	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B	✓	✓	✓	✓	✓
Butyl rubber & EDPM	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CCA-treated timber (2)	✓	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B	✓	✓	B	✓	B
Cedar	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cement plaster (uncoated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic tiles (cement grout)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Clay bricks (cement mortar)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concrete old (unpainted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concrete green (unpainted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Copper/brass	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B	✓	✓	B	✓	✓	✓	✓	✓	✓
Glass	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Glazed roof tiles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lead (including lead-edged) unpainted	✓	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B	✓	✓	B	B	B	B	B	B	B
Plastics	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel	B	B	✓	✓	✓	✓	✓	✓	✓	B	✓	✓	B	✓	✓	B	✓	✓	B	✓	B	B
Steel, galvanised coil-coated	✓	✓	✓	B	✓	✓	✓	✓	✓	✓	✓	✓	B	✓	✓	B	✓	✓	✓	✓	✓	✓
Steel, galvanized (unpainted)	✓	✓	✓	✗	✓	✓	✓	✓	✓	✗	✓	✓	B	✓	✓	✗	✓	✓	✓	✓	✓	✓
Zinc	✓	✓	✓	✗	✓	✓	✓	✓	✓	✗	✓	✓	B	✓	✓	✗	✓	✓	✓	✓	✓	✓
Zinc/aluminium, coated (1)	✓	✓	✓	B	✓	✓	✓	✓	✓	✗	✓	✓	B	✓	✓	✗	B	✓	✓	✓	✓	✓
Zinc/aluminium (unpainted)	✓	✓	✓	✗	✓	✓	✓	✓	✓	✗	✓	✓	B	✓	✓	✗	B	✓	✓	✓	✓	✓

LEGEND:
✓ Materials satisfactory in contact.
✗ Contact between materials is not permitted. Minimum gap of 5 mm is required to prevent moisture bridging.
B Avoid contact in sea-spray zone or corrosion zone D.

NOTES:
(1) Coated – includes factory-painted, coil-coated and powder-coated.
(2) Includes copper azole and copper quaternary salts.

E2/AS1 2012 table 21

Table 22: Compatibility of materials subject to run-off
This table shall be read in conjunction with Table 20 and Table 21.
Refer relevant cladding and flashings paragraphs for material and coating specifications.
Paragraphs 2.2, 4.2.1, 4.5.2, 8.2.4, 9.4.1 and 9.6.7

Material that water flows onto	Aluminium, anodised or mill-finish	Aluminium, coated (1)	Butyl rubber & EDPM	CCA-treated timber (2)	Cedar	Cement plaster (uncoated)	Cement plaster (coated)	Ceramic tiles (cement grout)	Clay bricks (cement mortar)	Concrete old (unpainted)	Concrete green (unpainted)	Copper/brass	Glass	Glazed roof tiles	Lead (including lead-edged) unpainted	Plastics	Stainless steel	Steel, galvanised coil-coated	Steel, galvanised (unpainted)	Zinc	Zinc/aluminium coated (1)	Zinc/aluminium (unpainted)
Aluminium, anodised or mill-finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aluminium, coated (1)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Butyl rubber & EDPM	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CCA-treated timber (2)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cedar	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cement plaster (uncoated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic tiles (cement grout)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Clay bricks (cement mortar)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concrete old (unpainted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concrete green (unpainted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Copper/brass	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Glass	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Glazed roof tiles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lead (including lead-edged) unpainted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plastics	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Steel, galvanised coil-coated	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Steel, galvanized (unpainted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zinc	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zinc/aluminium, coated (1)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zinc/aluminium (unpainted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

LEGEND
✓ Materials satisfactory with water run-off as indicated.
✗ Water run-off is not permitted as indicated.
A Fishing or staining of glass may occur with runoff.

NOTES:
(1) Coated – includes factory-painted, coil-coated and powder-coated.
(2) Includes copper azole and copper quaternary salts.

E2/AS1 2012 table 22

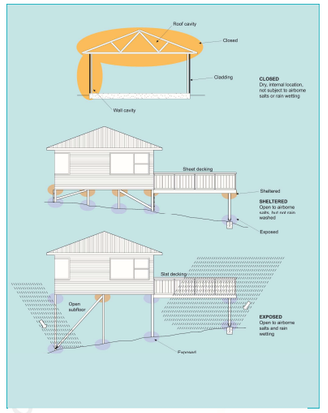


Figure 4.3(b) – Exposure definitions (see table 4.1 and figure 4.3(a))

NZS3604:2011 figure 4.3(b)

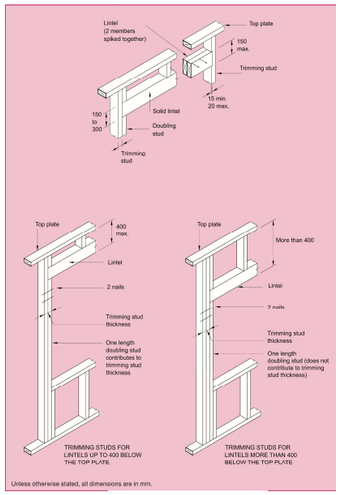


Figure 8.5 – Trimming studs and lintels (see 8.5.2.1)

NZS3604:2011 figure 8.5

Table 4.1 – Protection required for steel fixings and fastenings excluding nails and screws(1) (see 4.4.1)

ZONES	FIXING FASTENING	ENVIRONMENT		MATERIAL
ALL ZONES	Nail plates	CLOSED AND ROOF SPACES		Continuously coated galvanized steel(2)
	Wire dogs & bolts			Hot-dipped galvanized steel(2)
	All other structural fixings	CLOSED		Mild steel (uncoated, non-galvanized)(3)
ZONE D	All structural fixings	SHELTERED(4) AND EXPOSED		Type 304 stainless steel(5)
ZONES B AND C	Treated timber pile connections more than 600 mm from the ground and all subfloor connections	Subfloors vented 7000 mm² or less	SHELTERED(4)	Hot-dipped galvanized steel(2)
		Subfloors vented more than 7000 mm²	EXPOSED	Type 304 stainless steel(5)
	Treated timber pile connections within 600 mm of the ground	SHELTERED(4) AND EXPOSED		Type 304 stainless steel(5)
	All other structural fixings, except fabricated brackets(6)	SHELTERED(4)		Hot-dipped galvanized steel(2)
		EXPOSED		Type 304 stainless steel(5)

(1) Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber, such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws (which are described in table 4.3).
(2) All galvanizing weights to steel shall be as given in table 4.2.
(3) Steel fixings in timber treated with copper-based timber preservatives shall be as per 4.4.4.
(4) "Sheltered" shall be that above a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" shall be below that 45° line. See figure 4.3(a) and (b).
(5) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.
(6) "Fabricated brackets" shall be made from 5 mm (minimum thickness) mild steel and shall be hot-dipped galvanized.

NZS3604:2011 table 4.1

Table 8.19 – Nailing schedule for hand-driven and power-driven nails (see 8.8.6)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Bottom plate to floor framing at:				
(a) External walls and internal wall bracing elements	100 x 3.75	2 at 600

PENINSULA ROAD

SITE BOUNDARY

Proposed Vehicle Crossing

4.5m front yard

EASEMENT

2m setback

All site retaining & safety railing as per **Stage 1** of the Building Consent application.

line of deck above

edge of driveway retained - 4.5m max height

Units 1-8 Part of Stage 2 of Building Consent Application

UNIT 1 103 m²
UNIT 2 103 m²
UNIT 3 103 m²
UNIT 4 103 m²
UNIT 5 103 m²
UNIT 6 103 m²
UNIT 7 103 m²
UNIT 8 103 m²
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13

1,120
1,100
1,055
1,055

4.5m rockfall barrier setback

2m setback

Proposed *Rockfall Barrier* along South Boundary - refer **Stage 1** of the Building Consent application

PART LOT 3
DP 27200
Site Area = 4729m²

1 Proposed Site Plan - Standalone Villas

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026

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F	REVISED BC ISSUE	03.09.26
E	ISSUED FOR BUILDING CONSENT	03.07.26
D	BC ISSUE FOR REVIEW	16.06.26
C	DRAFT ISSUE FOR PRICING- REV	04.05.26
B	DRAFT ISSUE FOR PRICING	27.04.26
A	DRAFT DETAILED DESIGN ISSUE	22.04.26

DRAFT BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
Overall Site Plans - Standalone Villas
Proposed Site Plan

DRAWING CREATION DATE

DRAWING NUMBER
B1.01 (H)

SCALE
1:150 @A1

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DRAFT BUILDING CONSENT

Refer Civil Engineer's detail drawings and EPA for all final lid levels, SW details & specifications

All site retaining subsoil drainage & catchpits as per stage 1 of the Building Consent application.

Units 1-8 Part of Stage 2 of Building Consent Application

All site retaining subsoil drainage & catchpits as per stage 1 of the Building Consent application.

All site retaining subsoil drainage & catchpits as per stage 1 of the Building Consent application.

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

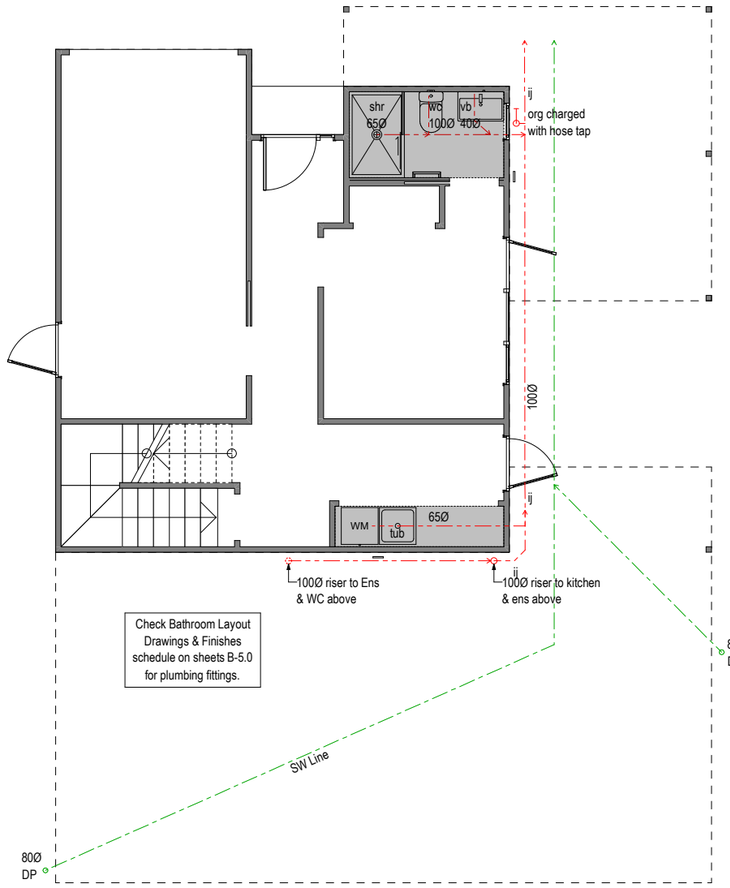
DRAWING NAME
Overall Site Plans - Standalone Villas
Site Set Out Plan & Plumbing & Drainage Plan

DRAWING CREATION DATE

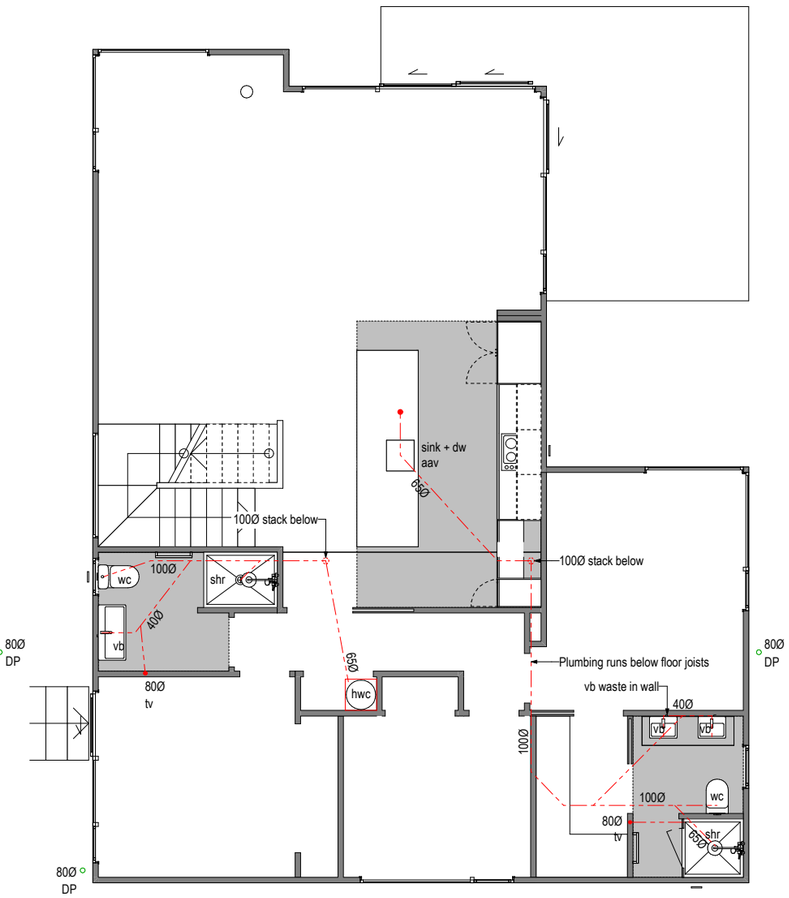
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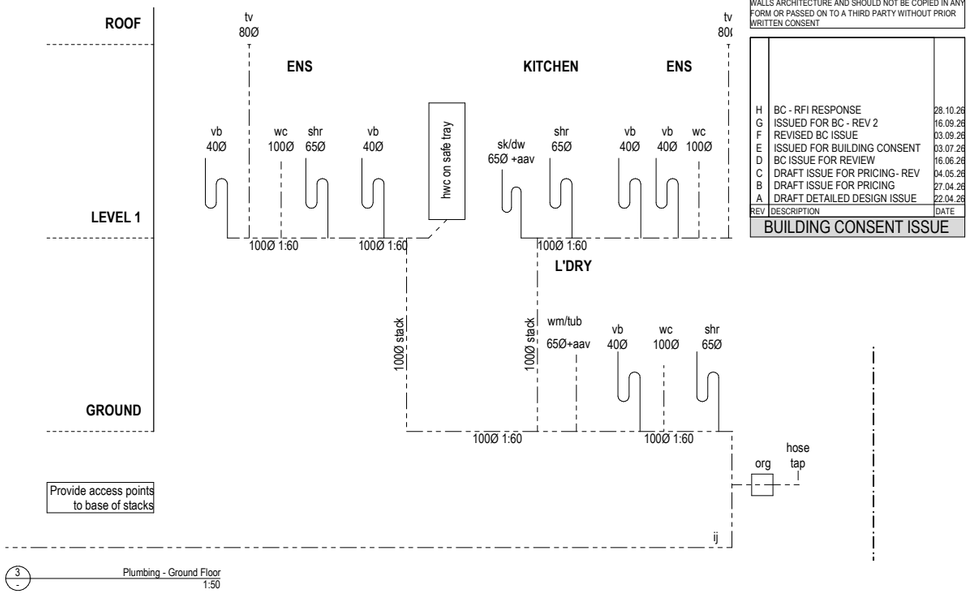


1 - Plumbing - Ground Floor 1:50



2 - Plumbing - First Floor 1:50

TYPICAL STANDALONE SCHEMATIC



3 - Plumbing - Ground Floor 1:50

GENERAL NOTES

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BUILDING CONSENT ISSUE

All plumbing work to be carried out by a registered plumber to AS/NZS 3500.2:2018

All plumbing fittings and their locations MUST BE confirmed with site owner prior to drainage being laid.

Some stacks are located to accept branch drains placed between floor joists or in false framing. Check thru-slab connection locations carefully.

All pipes outside the insulated area to be insulated

DRAIN SIZES:

All 40Ø pipes, min 1:40 falls
All 65Ø pipes to wastewater fittings as indicated on schematic, min 1:40 falls
All 100Ø soil & private SW pipes min 1:60 falls

All fixture pipes under the floor are to be 65Ø except for the toilets

All pipes to be uPVC

Terminate vent 150mm above roof level and fit with bird excluder. All TV roof penetrations to go thru framing. No penetrations to fire rated ceilings.

PLUMBING KEY:

- Wastewater drain
- Stormwater drain

aav	Air Admittance Valve
bth	Bath
dw	Dishwasher
tub	Laundry Tub - **must have integrated overflow**
sh	Shower
sk	Sink - **must have integrated overflow**
vb	Vanity Basin
wc	Toilet
wm	Washing Machine
dp	Downpipe
fwg	Floor Waste Gully
org	Overflow Relief Gully
hwc	Hot Water Cylinder
et	Exterior Tap
ex	Extract Vent
tv	Terminal Vent
ij	Inspection Junction

Subdivision Site Drainage:

Refer to approved engineering plans for Site drainage.

INTERNAL WATERPROOF MEMBRANE NOTES:

Internal Waterproof membrane

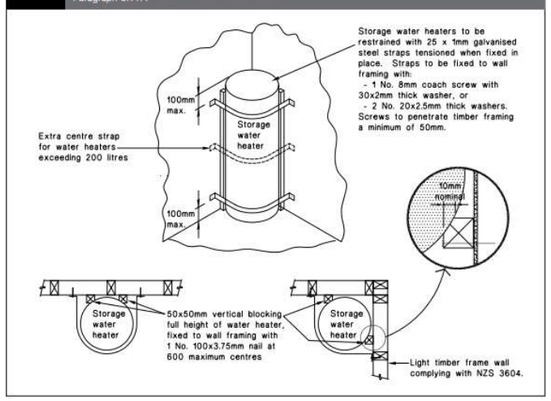
All internal waterproof membrane to be installed in strict accordance with manufacturer's specifications.

Internal waterproof membrane to be installed to wall with min. 150mm upstand.

Refer wet area details

4 - Plumbing - Ground Floor 1:50

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



5 - HWC Fixing Details 1:5

DIAGRAM 2:

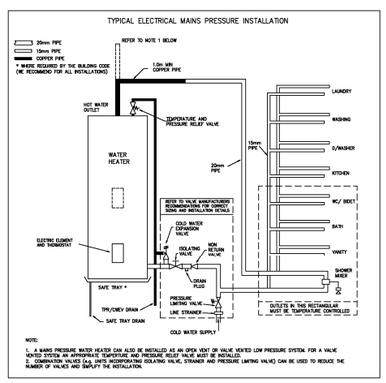
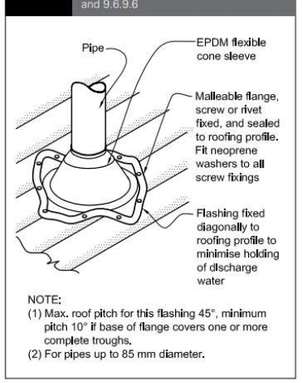


Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



Amend 5
Aug 2011

6 - E2/AS1 Flashing Detail Pipe Penetration to Roof 1:4.2062

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

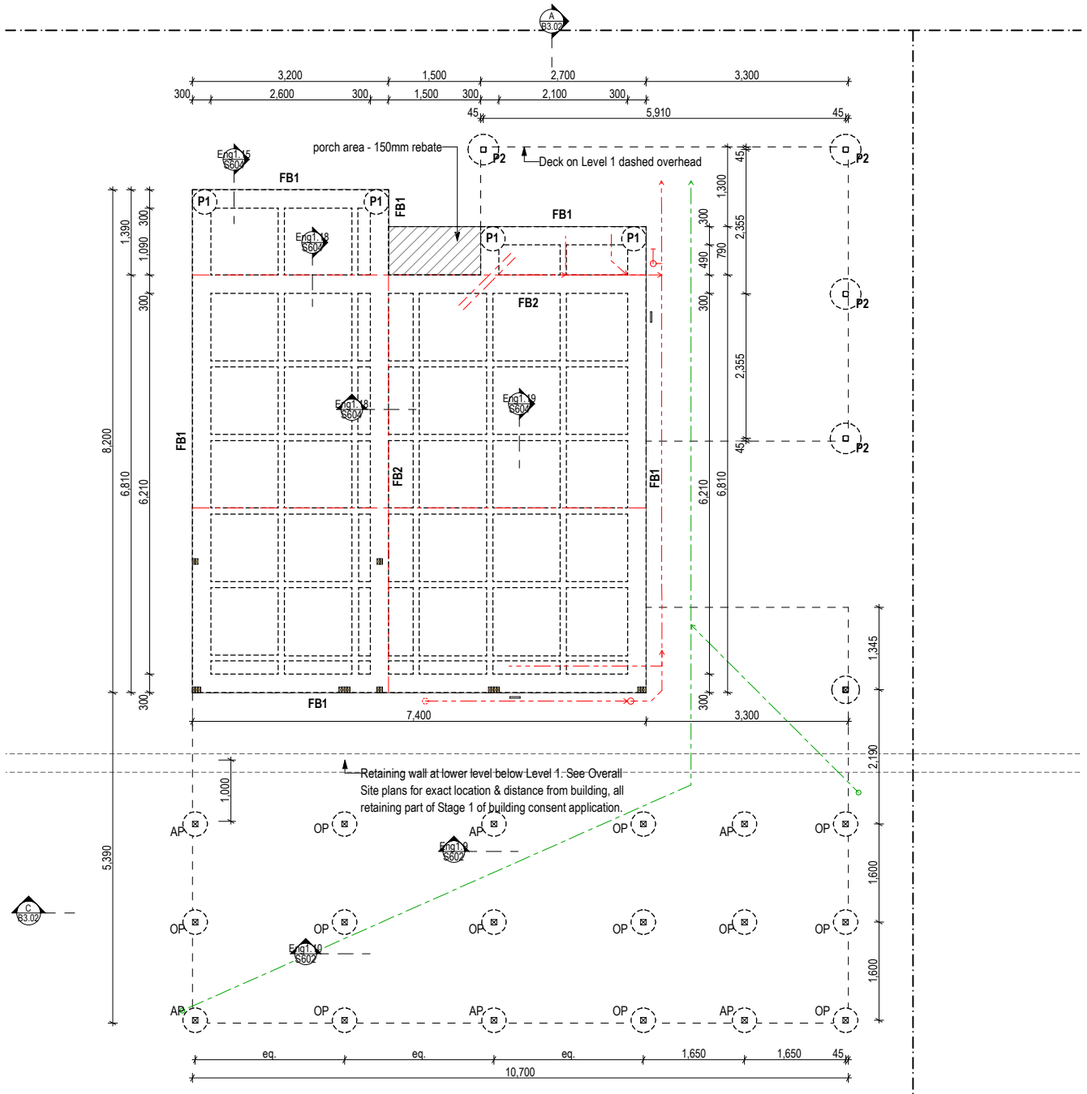
DRAWING NAME
Typical Villa - Floor Plans
Units 9, 10 & 11 - Plumbing Plan

DRAWING CREATION DATE

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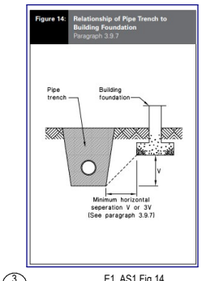
- **P1 -** 400mmØ Pile
- **P2 -** 500mmØ x 600 deep footing
- **OP -** Ordinary Pile NZ3604
- **AP -** 400mmØ x 900 deep footing
- **FB1 -** 300Wx320D Edge Found. Beam
- **FB2 -** 300Wx320D Int. Found. Beam

NOTE:

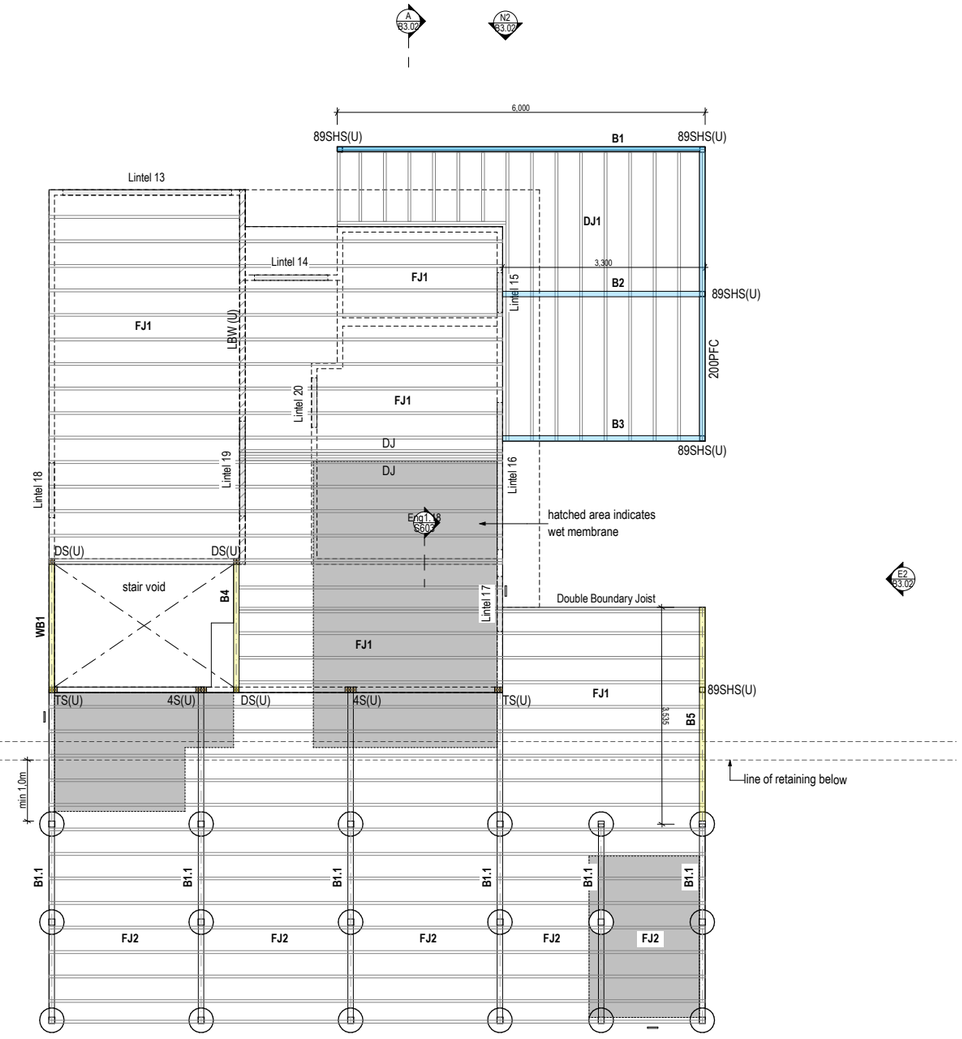
Quickset Edge insulation and 50mm underslab insulation

SEE ***INSULATED SLAB EDGE DETAILS*** ON B-4000

1 - Detailed Foundation Plan 1:50



3 - E1_AS1 Fig 14



STRUCTURAL KEY:

Lintels:

- **L13 -** 2/190x45 SG8
- **L14 -** 2/90x45 SG8
- **L15 -** 2/90x45 SG8
- **L16 -** 180PFC
- **L17 -** 2/140x45 SG8
- **L18 -** 2/140x45 SG8
- **L19 -** 2/190x45 SG8
- **L20 -** 2/140x45 SG8

Beams:

- **B1 -** 200PFC
- **B2 -** 200PFC
- **B3 -** 200PFC
- **B4 -** 2/240x45 SG8
- **B5 -** 240x90 HY90
- **WB1 -** 240x90 HY90

Joists:

- **FJ1 -** 240x45 SG8 @ 400crs
- **FJ2 -** 2/140x45 SG8 @ 400crs
- **DJ1 -** 2/190X45 SG8 @ 400crs

2 - Detail 1st Floor Framing Plan 1:50

GENERAL NOTES

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BUILDING CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

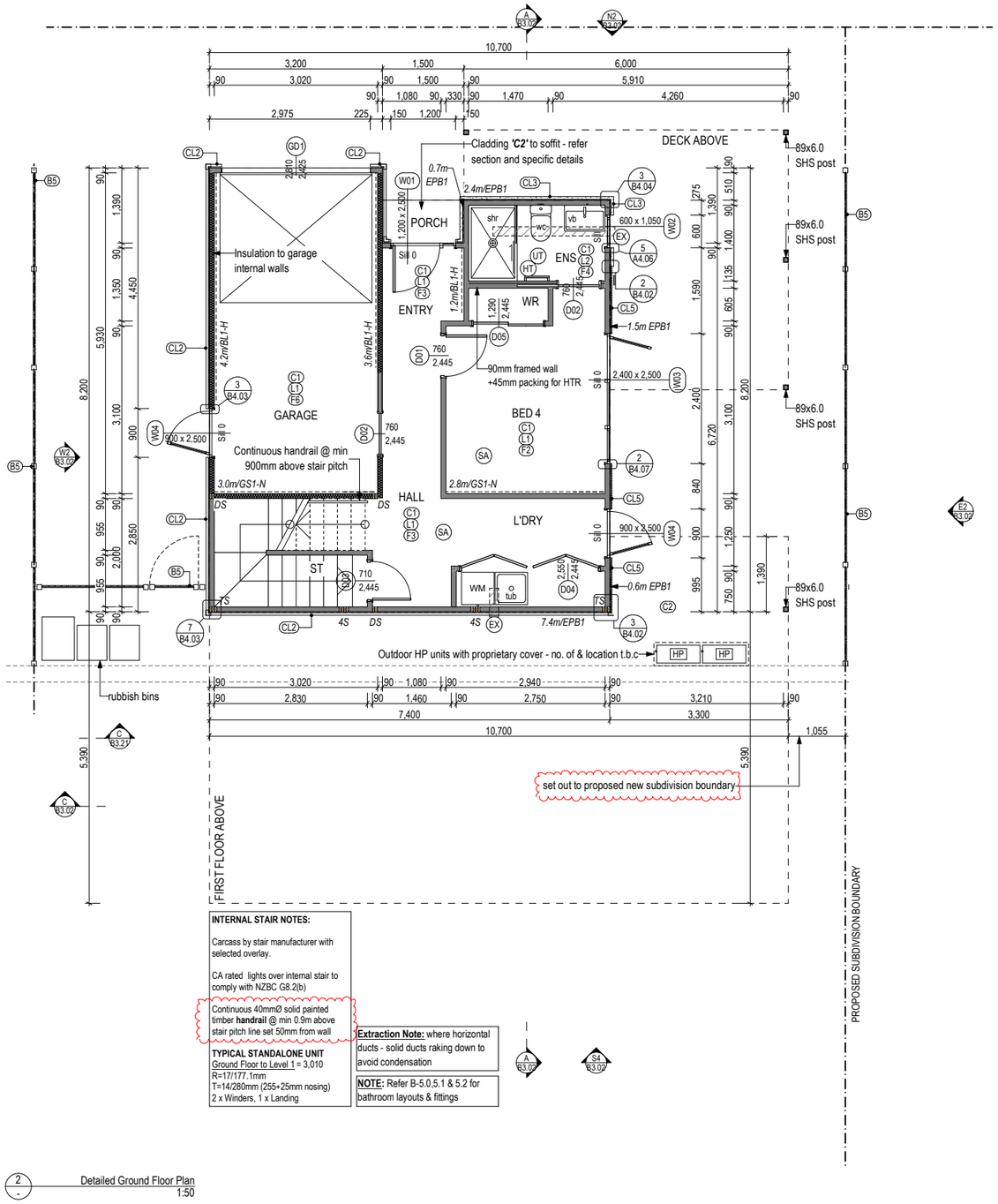
DRAWING NAME
Typical Villa - Floor Plans
Units 9, 10 & 11 - Foundation Plan & First Floor Framing Plan

DRAWING CREATION DATE

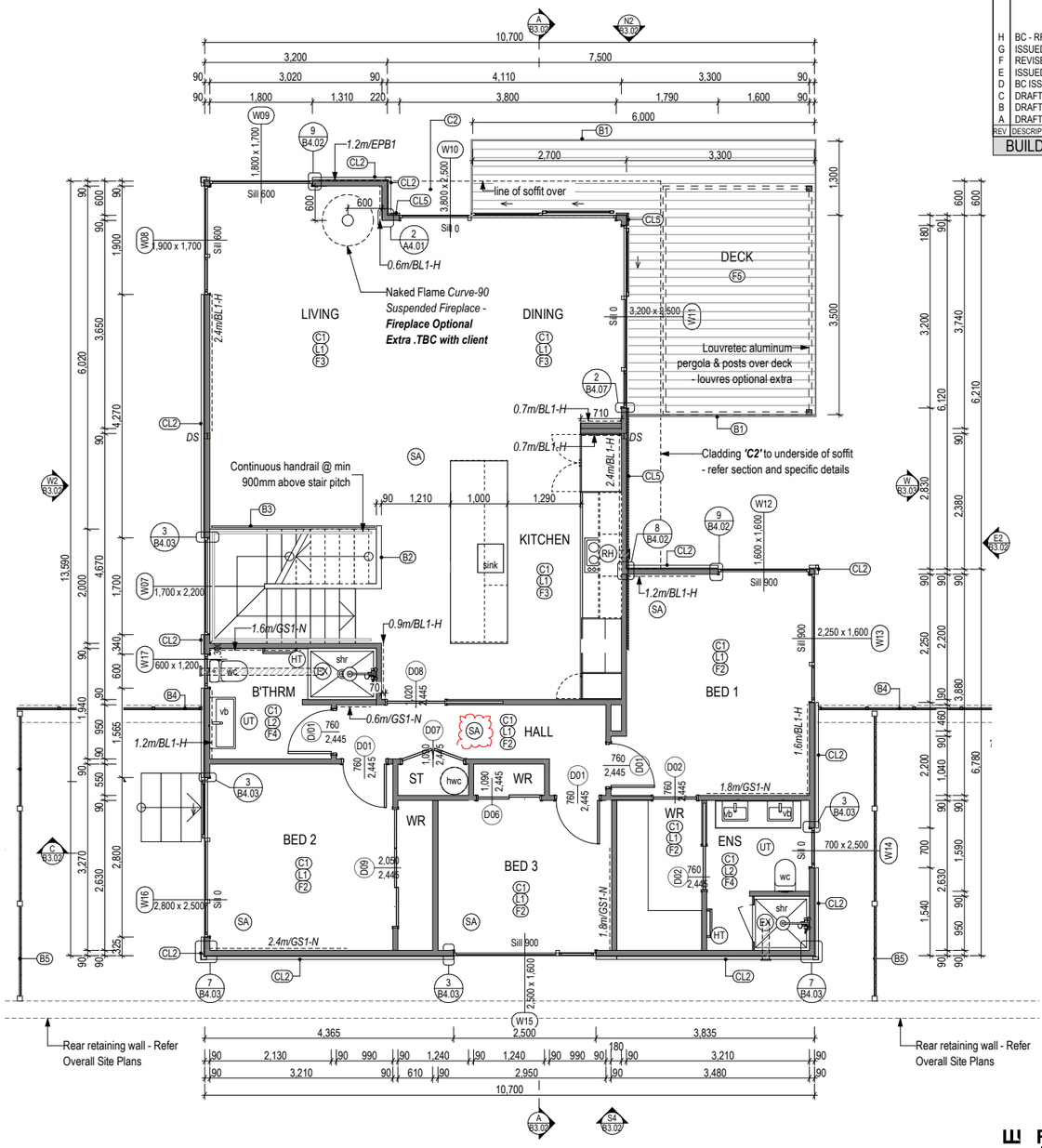
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2 Detailed Ground Floor Plan
1:50



1 Detailed 1st Floor Plan
1:50

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BUILDING CONSENT ISSUE

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PROJECT
PENINSULA HOUSES

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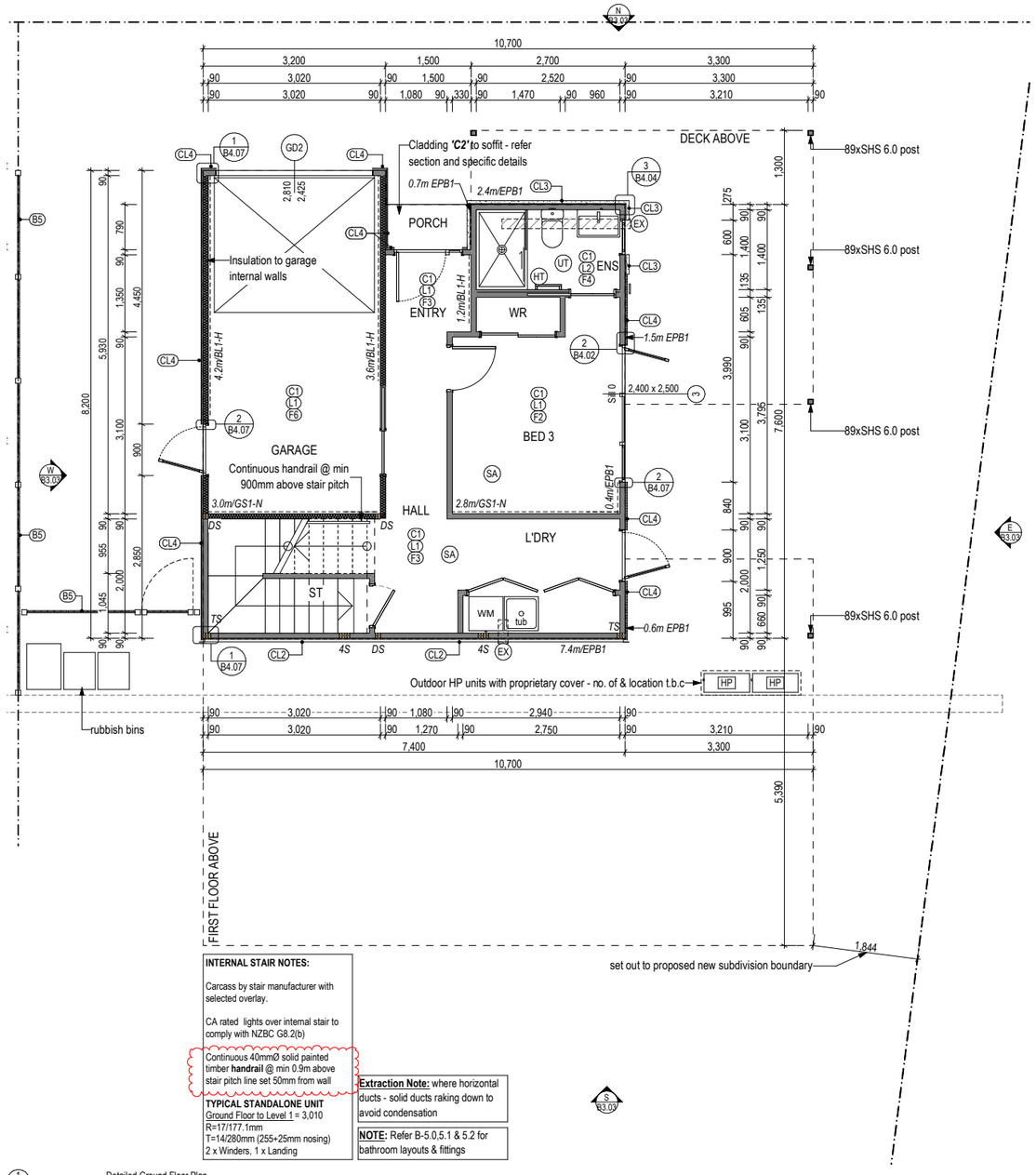
DRAWING NAME
Typical Villa - Floor Plans
Units 9 & 11 - Ground Floor & 1st Floor Plan

DRAWING CREATION DATE

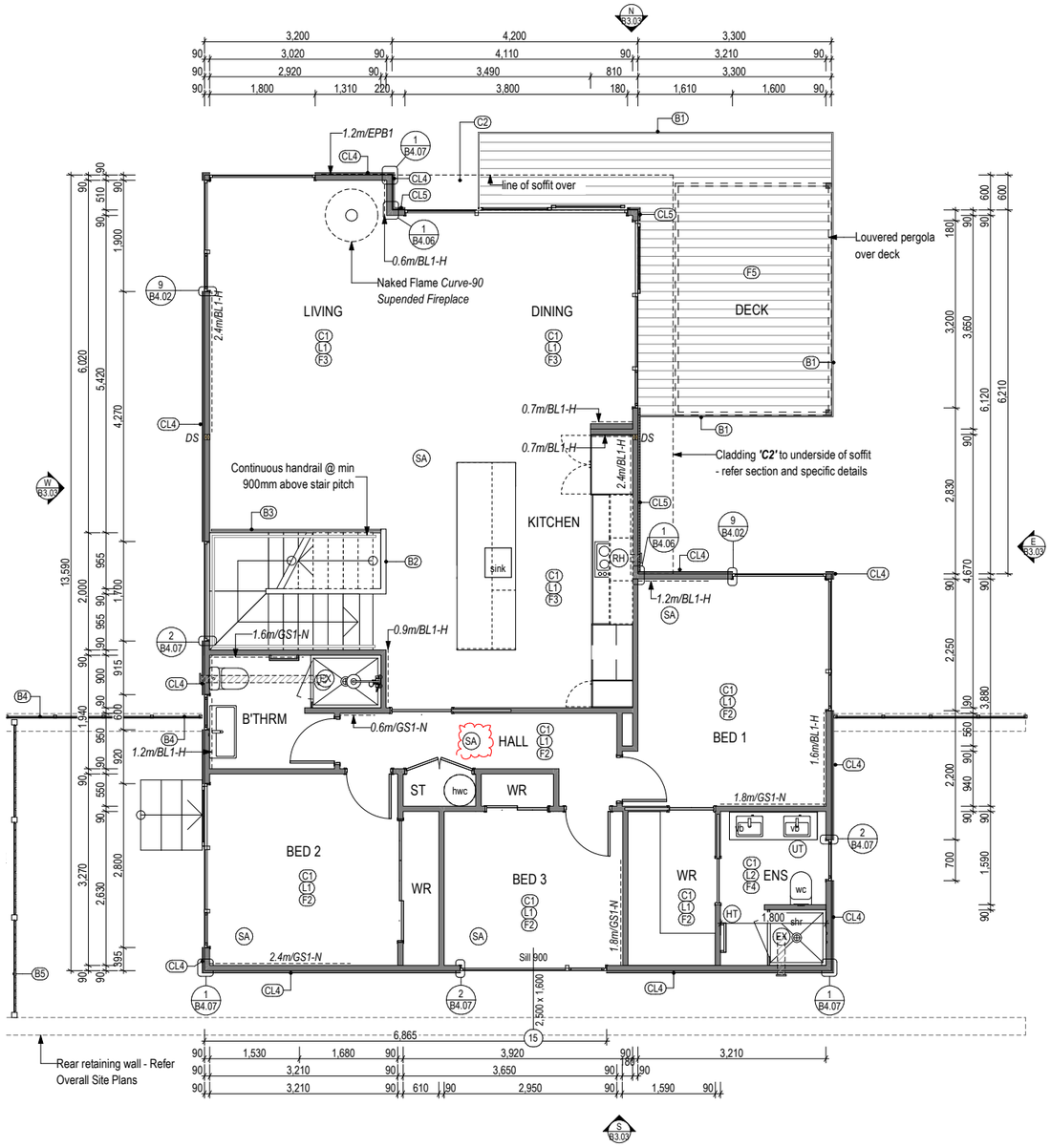
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SCALE
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Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026



1 - Detailed Ground Floor Plan 1:50



2 - Detailed First Floor Plan - Unit 12 1:50

NOTE: Unit 10 Identical to Typical Standalone Villa, see sheets B2.1 &B2.4 for *Foundation and Floor & Roof Framing Plans*, for all other drawings. Plans and Elevations for Unit 10 note Cladding Variation only.

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F	REVISED BC ISSUE	03.09.26
E	ISSUED FOR BUILDING CONSENT	03.07.26
D	BC ISSUE FOR REVIEW	16.06.26
C	DRAFT ISSUE FOR PRICING- REV	04.05.26
B	DRAFT ISSUE FOR PRICING	27.04.26
A	DRAFT DETAILED DESIGN ISSUE	22.04.26

BUILDING CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

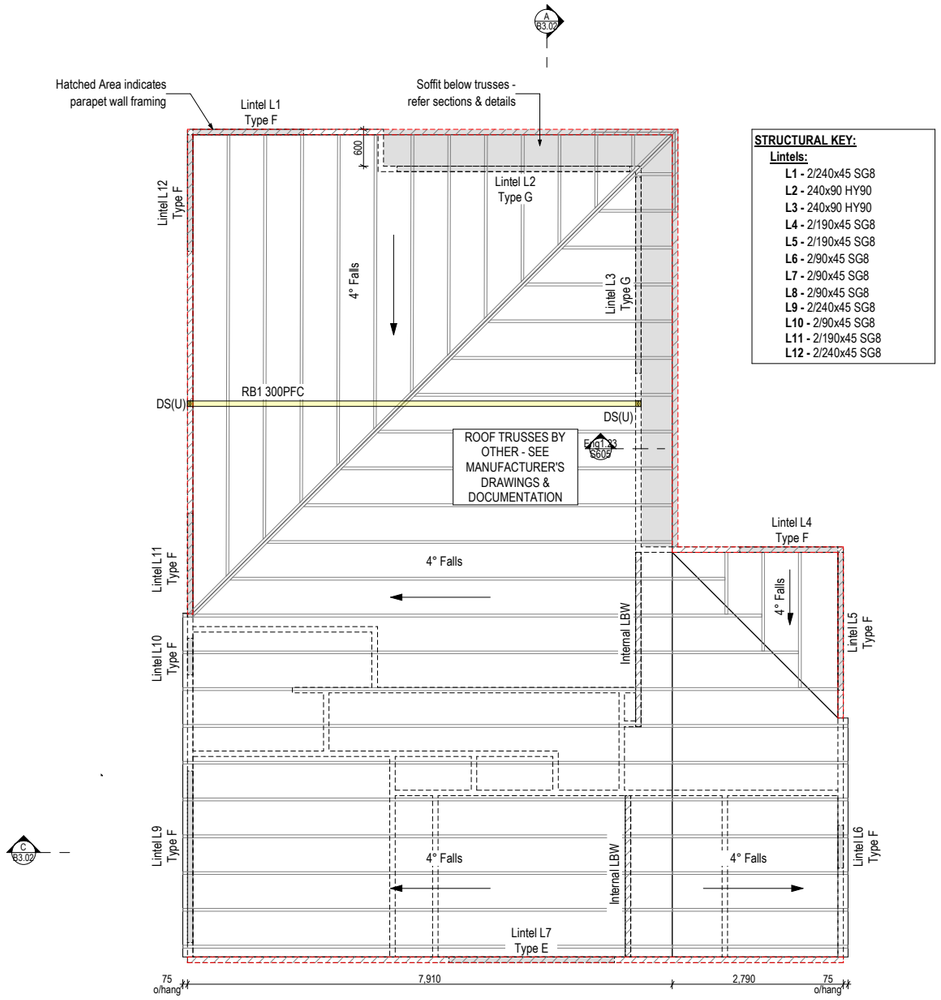
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Typical Villa - Floor Plans
Unit 10 - Ground Floor & 1st Floor Plan

DRAWING CREATION DATE

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Version: 1, Version Date: 30/10/2026

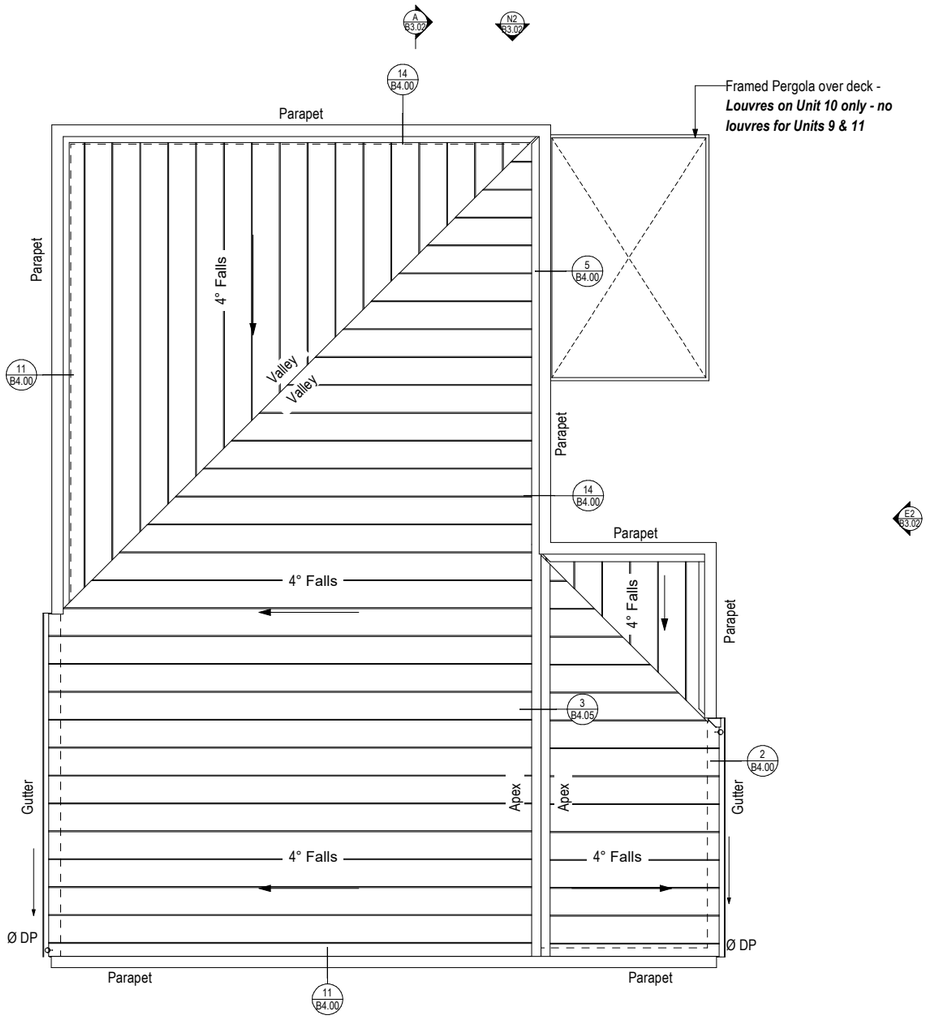


STRUCTURAL KEY:

Lintels:

- **L1 -** 2/240x45 SG8
- **L2 -** 240x90 HY90
- **L3 -** 240x90 HY90
- **L4 -** 2/190x45 SG8
- **L5 -** 2/190x45 SG8
- **L6 -** 2/90x45 SG8
- **L7 -** 2/90x45 SG8
- **L8 -** 2/90x45 SG8
- **L9 -** 2/240x45 SG8
- **L10 -** 2/90x45 SG8
- **L11 -** 2/190x45 SG8
- **L12 -** 2/240x45 SG8

1 - Detailed Roof Framing Plan 1:50



ROOF DRAINAGE NOTES:

GUTTERS:
Maximum roof area = 86m²

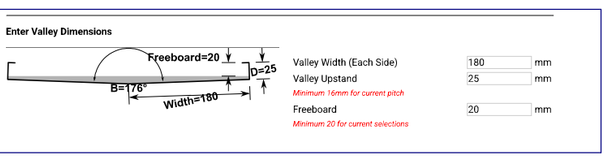
Effective cross sectional area (with 10mm free board): 5670mm²

Use 125 Quad gutter, powdercoated to match roofing. Colour, matched to roofing.

DOWNPIPES:
Max. roof area to gutter = 86m²
Use 80mmØ downpipe as shown on roof plan and elevations. A min 80mmØ round downpipe will manage a roof area of 85 m2 at a rainfall intensity of 100 mm/ hour.

Note:
All extraction, cowling & terminal vent pipes to be colour matched to roofing.

2 - Detailed Roof Plan 1:50



3 - Valley Gutter_Calculation 1:1

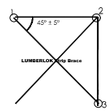
Truss Fixings

- X - LUMBERLOK JH47x90 Joist Hanger
- O - LUMBERLOK JH47x120 Joist Hanger
- # - LUMBERLOK JH47x190 Joist Hanger
- D - LUMBERLOK JH95x165 Joist Hanger
- C - Pair of LUMBERLOK CT200 Ceiling Ties
- H - LUMBERLOK CT400 Cyclone Tie
- B - LUMBERLOK CT600 Cyclone Tie
- M - Pair of LUMBERLOK Multi Grips
- NP - LUMBERLOK Nailon Plate
- N - LUMBERLOK N21 Diagonal Cleat
- W - Single LUMBERLOK CPC40 Cleat
- P - LUMBERLOK TTP 16kN Truss to Top Plate set
- G - LUMBERLOK TTP 9kN Truss to Top Plate set

Roof Bracing

Refer to:
LUMBERLOK Roof Bracing Specifications brochure 08/2006 for end fixing details.

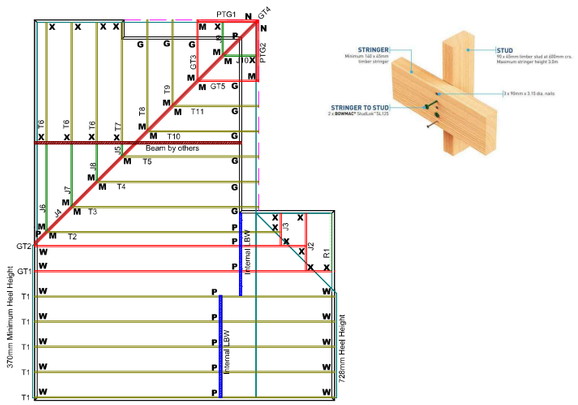
The brace must be located such that it forms an angle of 45° ± 5° to the wall



NOTES:

All other areas must have at the minimum 2/ 90x3.15mm skew nails + 2 wire dogs for truss to top plate connections.

Refer to:
LUMBERLOK Timber Connectors Characteristic Loadings Data brochure 03/4



Site Address: Buildable Layout Type 2, 50 Peninsula Road, Queenstown

Drawn Title: For Building Consent Truss Fixings & Roof Bracing

Date: 24/ 09/ 2025 Drawn: DANIEL
Scale: 1: 100 System: MiTek 20/20

Job Details:
Roof Pitch : 4.00deg
Roof Material : Galv Iron .5mm
Ceiling Material : Standard Plaster Board 13mm
Wind Zone : Very High
Roof Snow Load : 0.840kPa
Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 50m/s
Overhang : 75mm

Job No: BL1228
Sheet: 1
Revision Number: 1

VIP Primes & Trusses AUCKLAND | PALMY | CHRISTCHURCH
MiTek

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B	DRAFT ISSUE FOR PRICING	27.04.26
A	DRAFT DETAILED DESIGN ISSUE	22.04.26

BUILDING CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT: Aleutian Holdings Ltd

PROJECT: PENINSULA HOUSES

PROJECT NUMBER: 2025_013

DRAWING NAME: Typical Villa - Floor Plans
Units 9,10 & 11 - Roof Framing & Roof Plan

DRAWING CREATION DATE

DRAWING NUMBER: B2.04 (H)

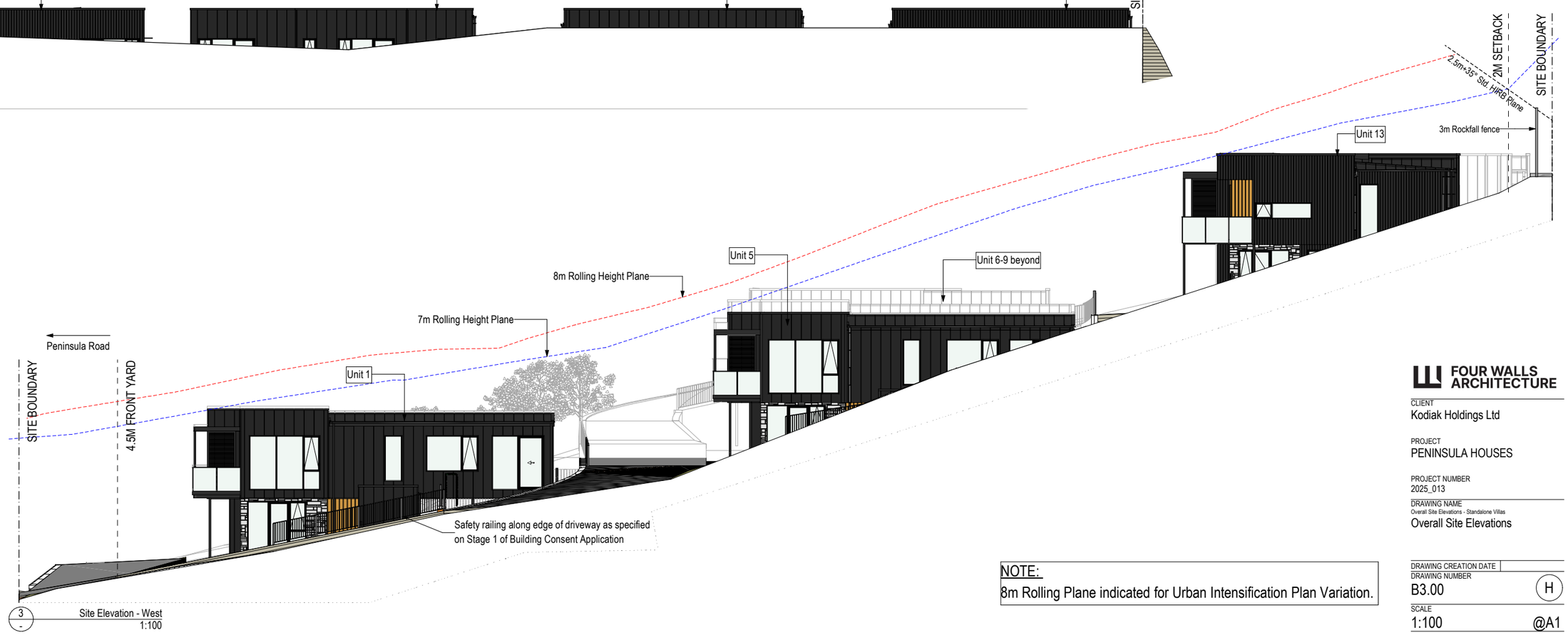
SCALE: 1:50, 1:1 @A1

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026



1 - Site Elevation - East 1:100

2 - Site Elevation - South 1:100



3 - Site Elevation - West 1:100

NOTE:
8m Rolling Plane indicated for Urban Intensification Plan Variation.

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DRAFT BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
Overall Site Elevations - Standalone Villas
Overall Site Elevations

DRAWING CREATION DATE

DRAWING NUMBER
B3.00 (H)

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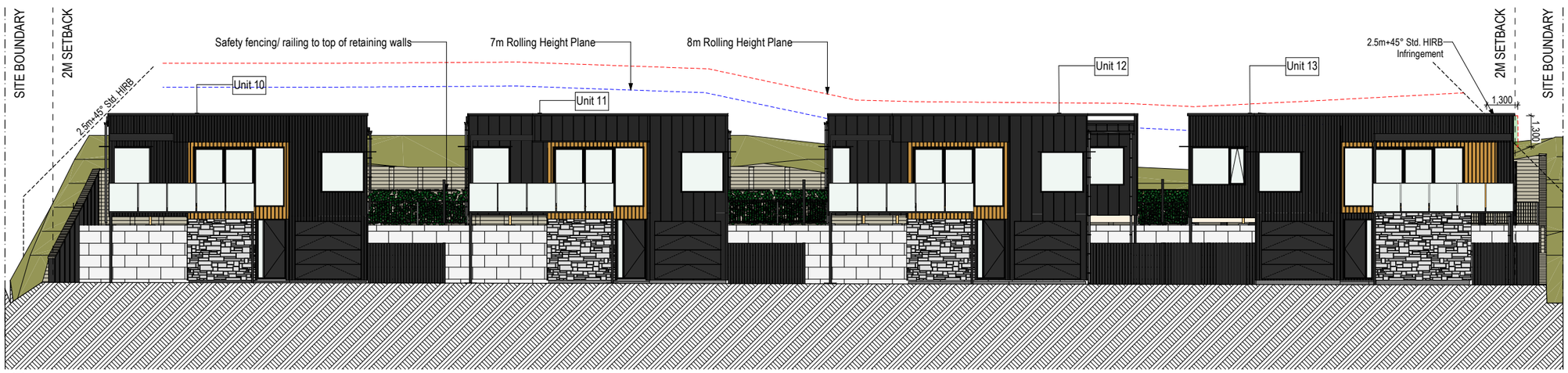
Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026



1 - Units 1-4 - North Elevation
1:100



2 - Units 5-9 - North Elevation
1:100



3 - Units 9-13 - North Elevation
1:100

NOTE:
8m Rolling Plane indicated for Urban Intensification Plan Variation.

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DRAFT BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

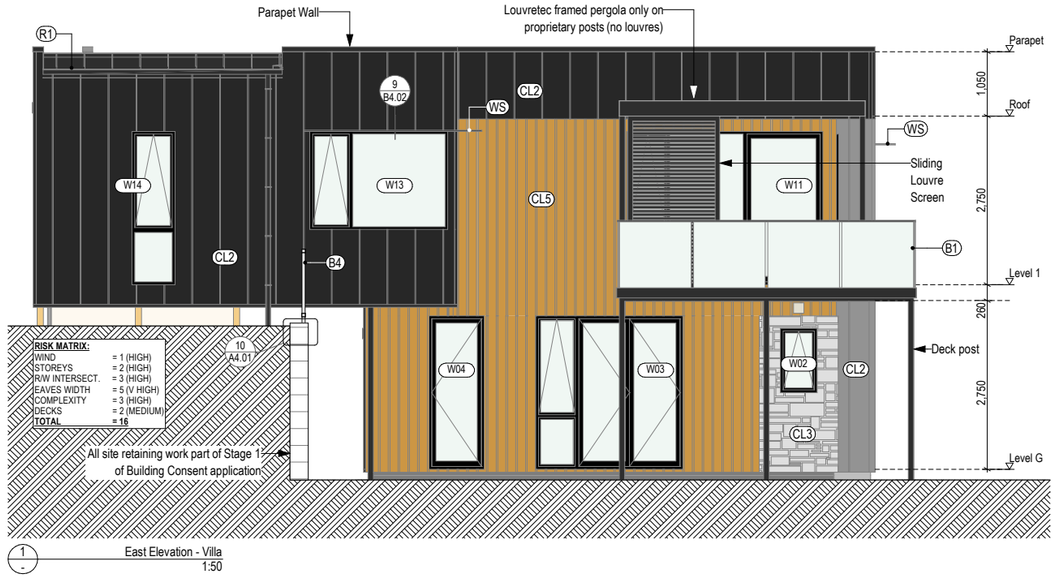
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Overall Site Elevations Contin.

DRAWING CREATION DATE

DRAWING NUMBER
B3.01 (H)

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1:100 @A1

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Version: 1, Version Date: 30/10/2026



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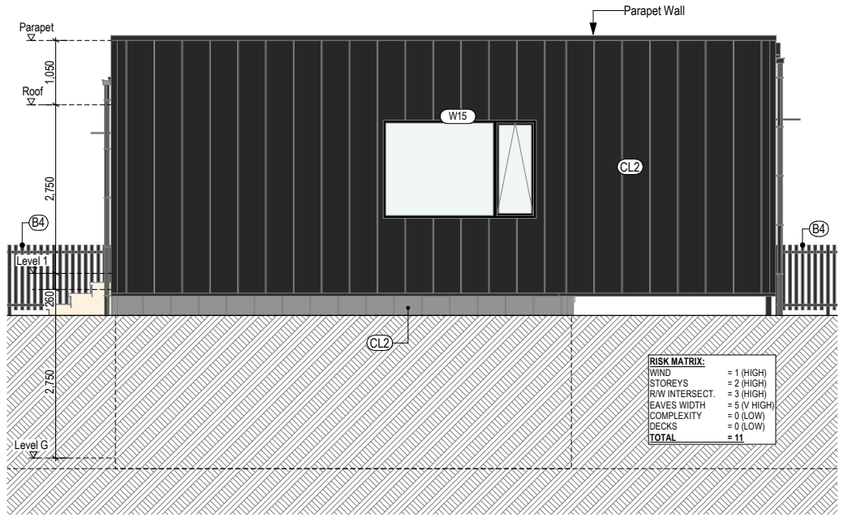


2 - North Elevation - Villa 1:50

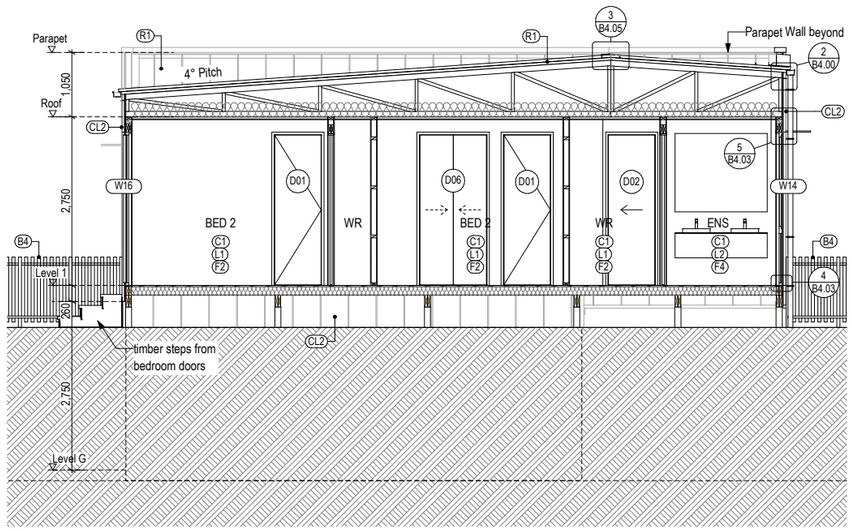
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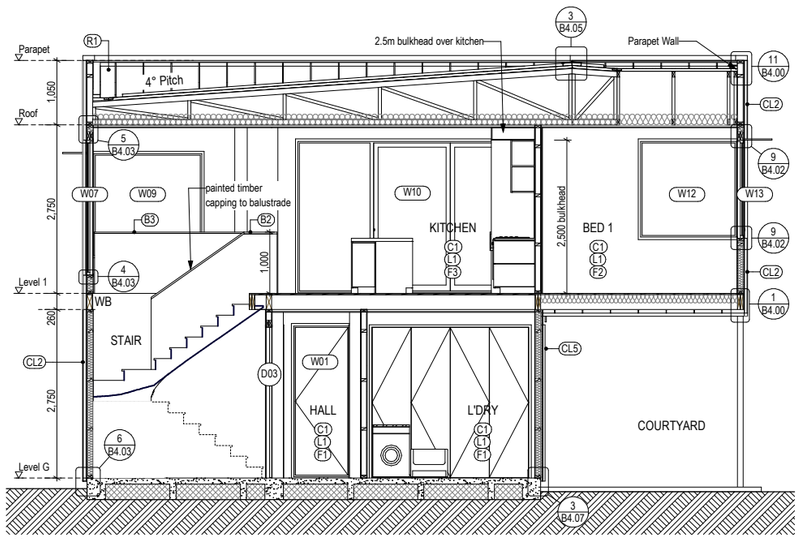
BUILDING CONSENT ISSUE



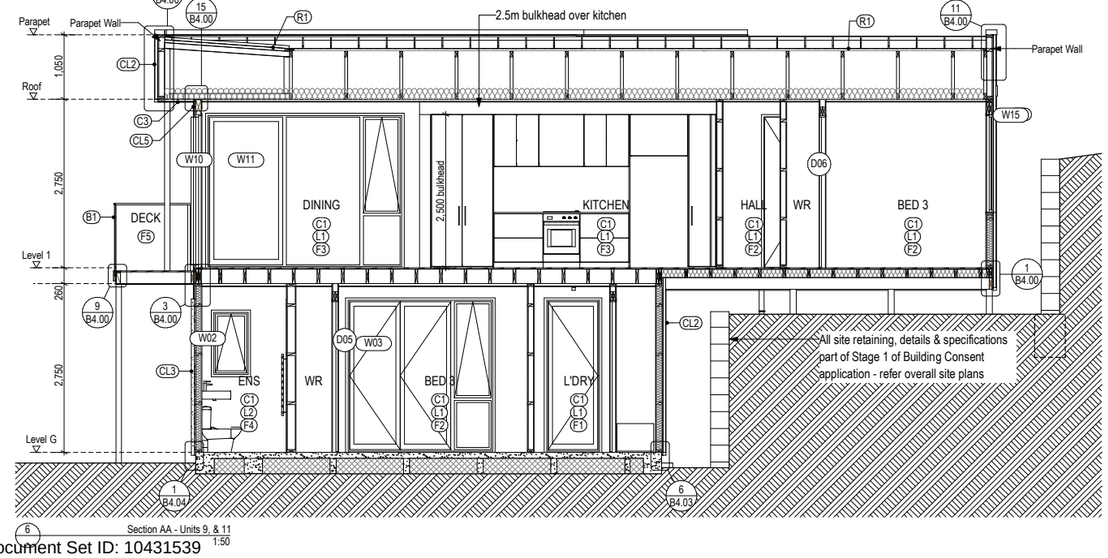
3 - South Elevation - Villa 1:50



4 - Section CC - Units 9, & 11 1:50



5 - Section BB - Units 9, & 11 1:50



6 - Section AA - Units 9, & 11 1:50



7 - West Elevation - Villa 1:50

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
Typical Villa - Sections & Elevations
Units 9 & 11 - Elevations & Sections

DRAWING CREATION DATE

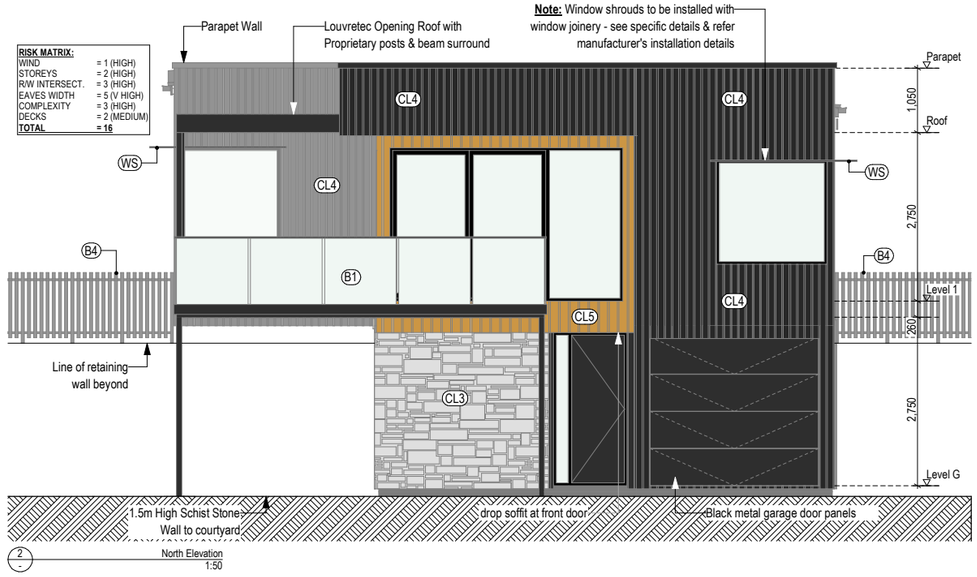
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Version: 1, Version Date: 30/10/2026



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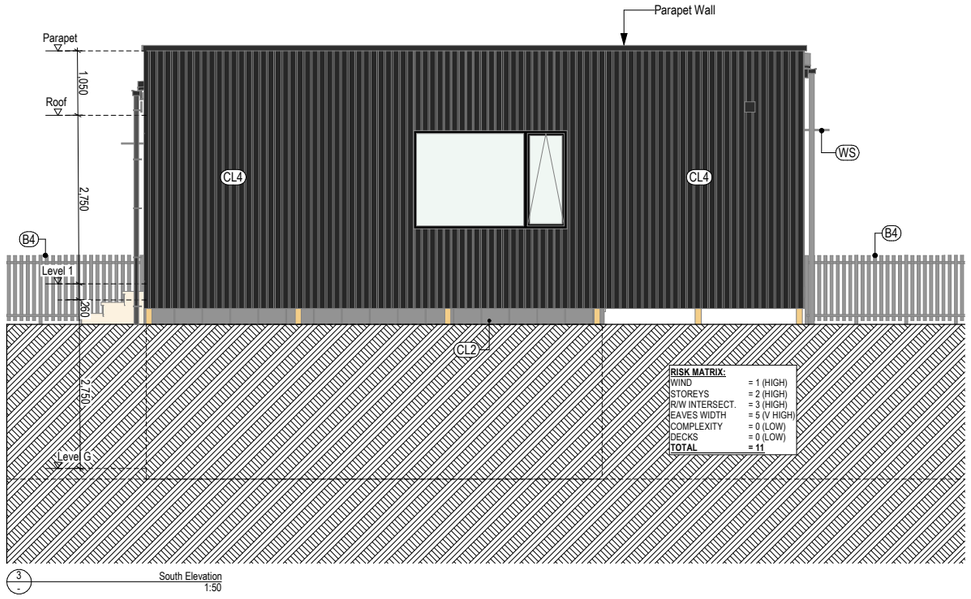


2 North Elevation 1:50

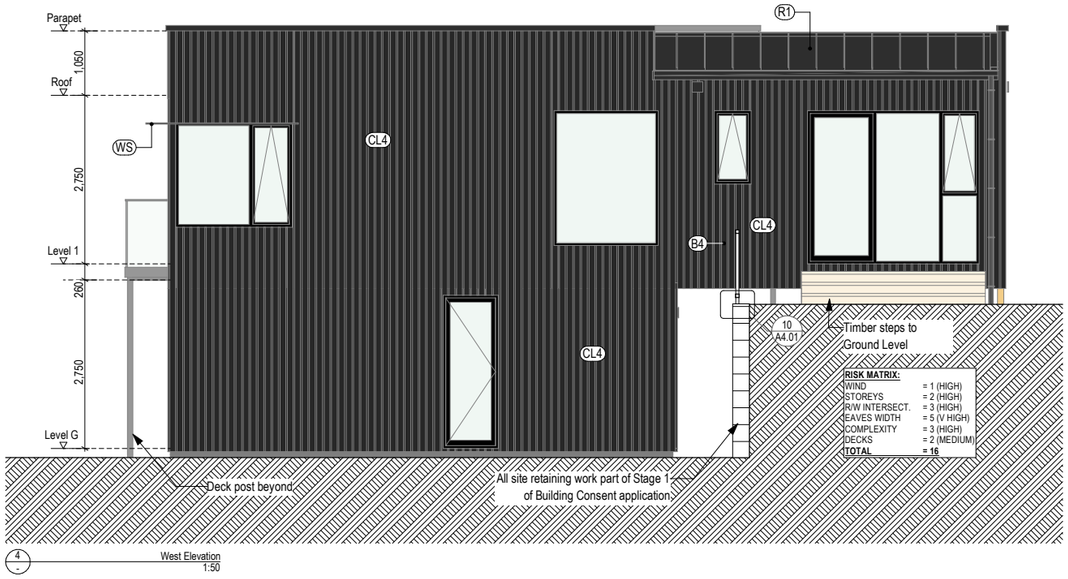
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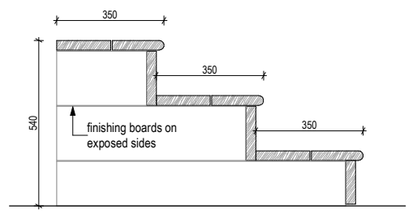
3 South Elevation 1:50



4 West Elevation 1:50

NOTE: Units 9-11 have the same door/ window schedule - Refer B2.02 for Door & Window markers for Unit 10. Plans & Elevations for Unit 10 note cladding variation only.





5 External Stair Detail 1:10

External Timber Stairs - tbc on site when Finished Ground Levels have been confirmed

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

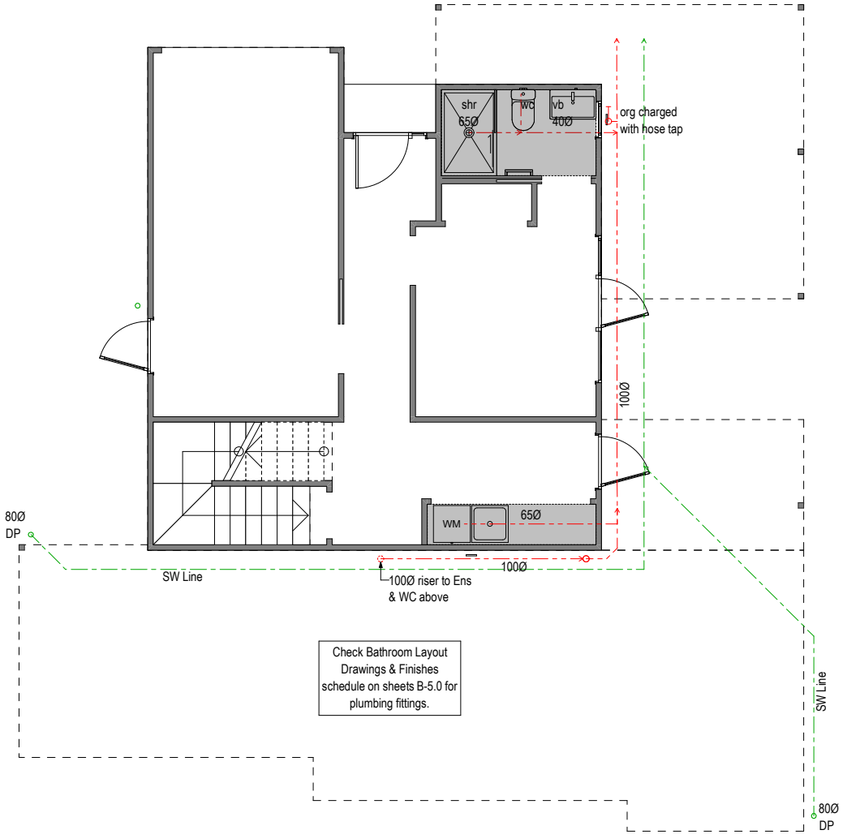
DRAWING NAME
Typical Villa - Sections & Elevations
Unit 10 - Elevations

DRAWING CREATION DATE

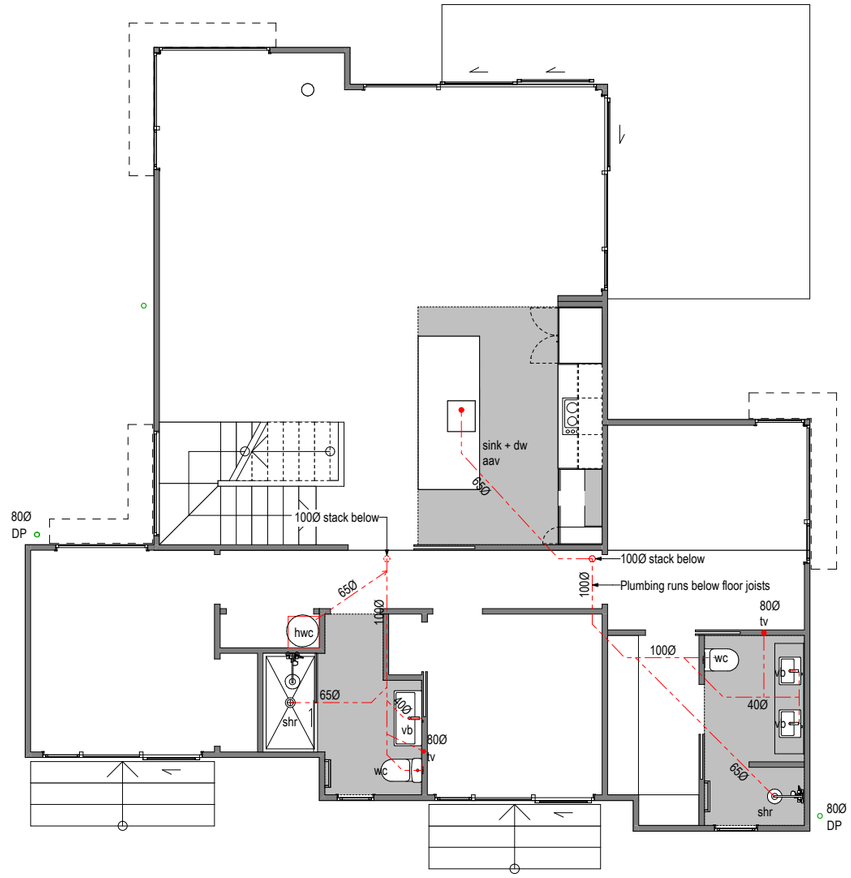
DRAWING NUMBER
B3.03 H

SCALE
1:50, 1:10 @A1

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026



1 - Plumbing - Ground Floor 1:50



2 - Plumbing - First Floor 1:50

All plumbing work to be carried out by a registered plumber to AS/NZS 3500.2:2018

All plumbing fittings and their locations MUST BE confirmed with site owner prior to drainage being laid.

Some stacks are located to accept branch drains placed between floor joists or in false framing. Check thru-slab connection locations carefully.

All pipes outside the insulated area to be insulated

DRAIN SIZES:

All 40Ø pipes, min 1:40 falls
All 65Ø pipes to wastewater fittings as indicated on schematic, min 1:40 falls
All 100Ø soil & private SW pipes min 1:60 falls

All fixture pipes under the floor are to be 65Ø except for the toilets

All pipes to be uPVC

Terminate vent 150mm above roof level and fit with bird excluder. All TV roof penetrations to go thru framing. No penetrations to fire rated ceilings.

PLUMBING KEY:

- Wastewater drain
- Stormwater drain

aav	Air Admittance Valve
bth	Bath
dw	Dishwasher
tub	Laundry Tub - **must have integrated overflow**
sh	Shower
sk	Sink - **must have integrated overflow**
vb	Vanity Basin
wc	Toilet
wm	Washing Machine
dp	Downpipe
fwg	Floor Waste Gully
org	Overflow Relief Gully
hwc	Hot Water Cylinder
et	Exterior Tap
ex	Extract Vent
tv	Terminal Vent
ij	Inspection Junction

Subdivision Site Drainage:

Refer to approved engineering plans for Site drainage.

INTERNAL WATERPROOF MEMBRANE NOTES:

Internal Waterproof membrane

All internal waterproof membrane to be installed in strict accordance with manufacturer's specifications.

Internal waterproof membrane to be installed to wall with min. 150mm upstand.

Refer wet area details

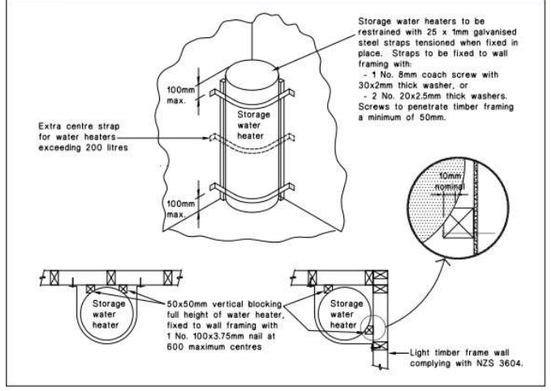
4 - Plumbing - Ground Floor 1:50

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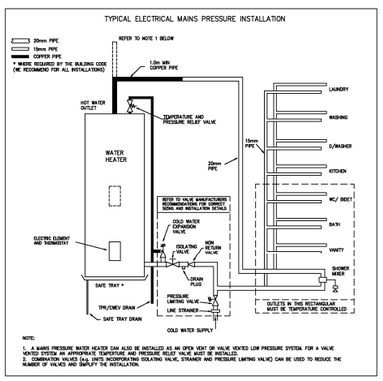
BUILDING CONSENT ISSUE

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



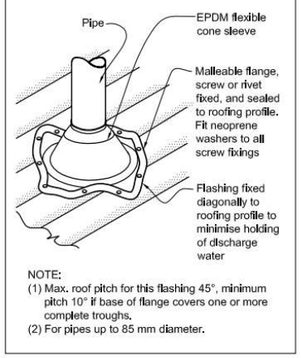
5 - HWC Fixing Details 1:5

DIAGRAM 2:



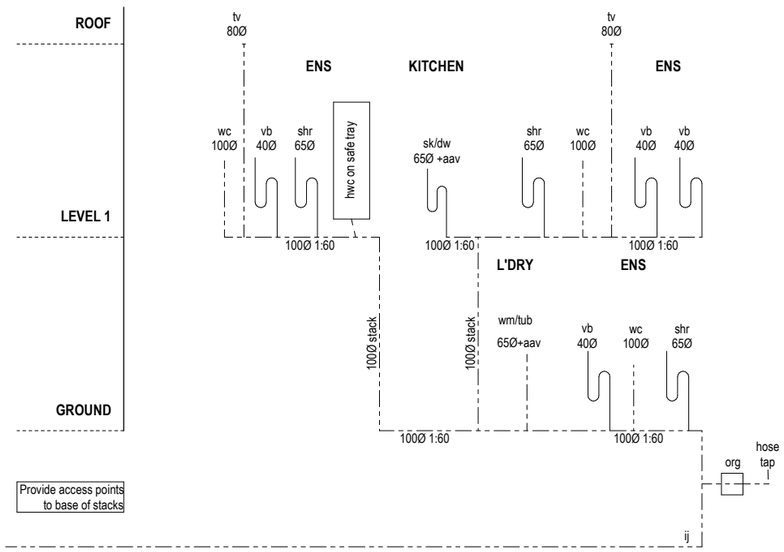
Amend 5 Aug 2011

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



6 - E2/AS1 Flashing Detail Pipe Penetration to Roof 1:4.2082

UNIT 12 PLUMBING SCHEMATIC



3 - Plumbing - Ground Floor 1:50

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
Unit 12 - Floor Plans
Unit 12 - Plumbing Plan

DRAWING CREATION DATE

DRAWING NUMBER
B2.20 H

SCALE
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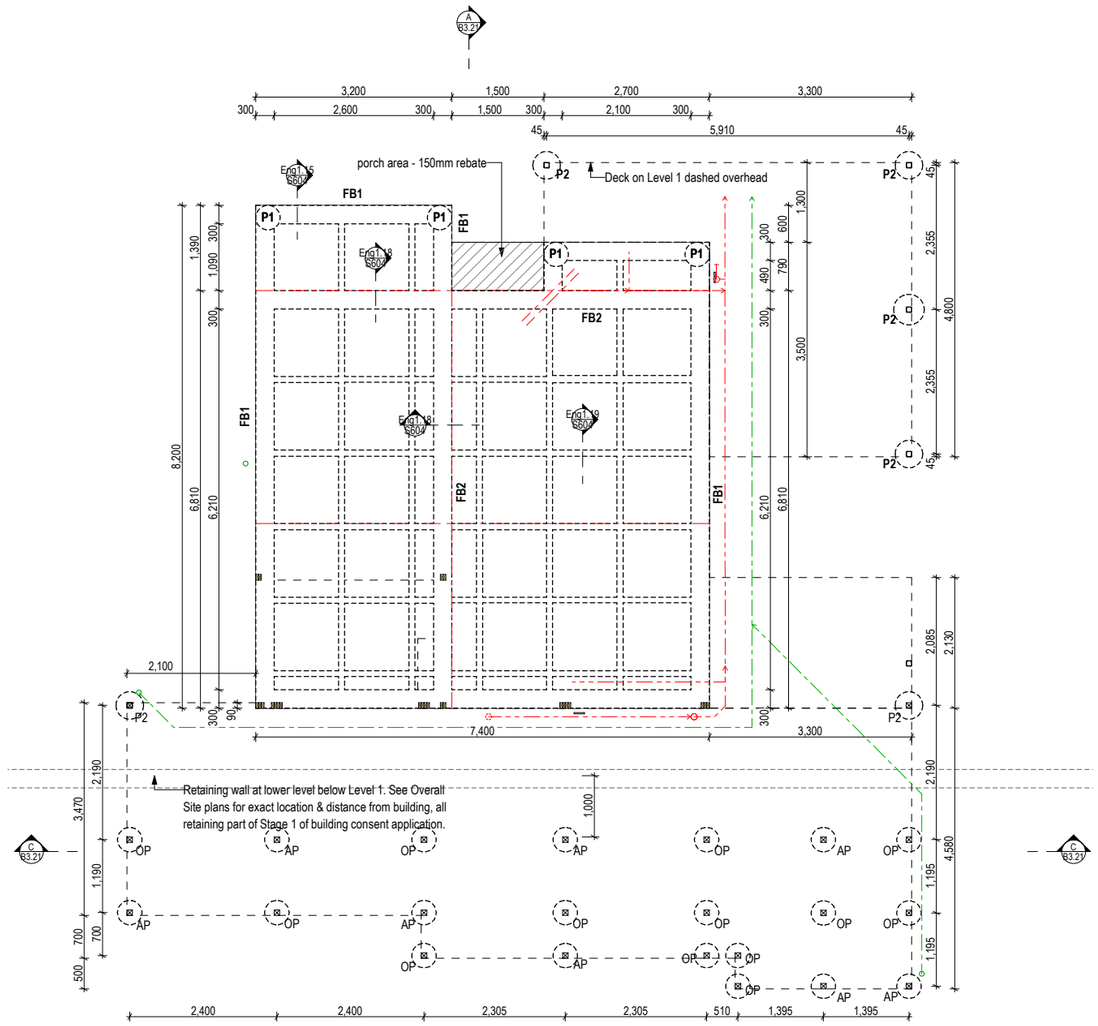
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E	ISSUED FOR BUILDING CONSENT	03.07.26
D	BC ISSUE FOR REVIEW	16.06.26
C	DRAFT ISSUE FOR PRICING- REV	04.05.26
B	DRAFT ISSUE FOR PRICING	27.04.26
A	DRAFT DETAILED DESIGN ISSUE	22.04.26

BUILDING CONSENT ISSUE



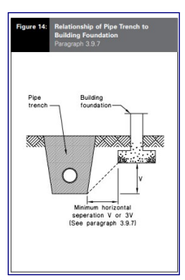
STRUCTURAL KEY:

- **P1 -** 400mmØ Pile
- **P2 -** 500mmØ x 600 deep footing
- **OP -** Ordinary Pile NZ3604
- **AP -** Anchor Pile NZ3604
- **FB1 -** 300Wx320D Edge Found. Beam
- **FB2 -** 300Wx320D Int. Found. Beam

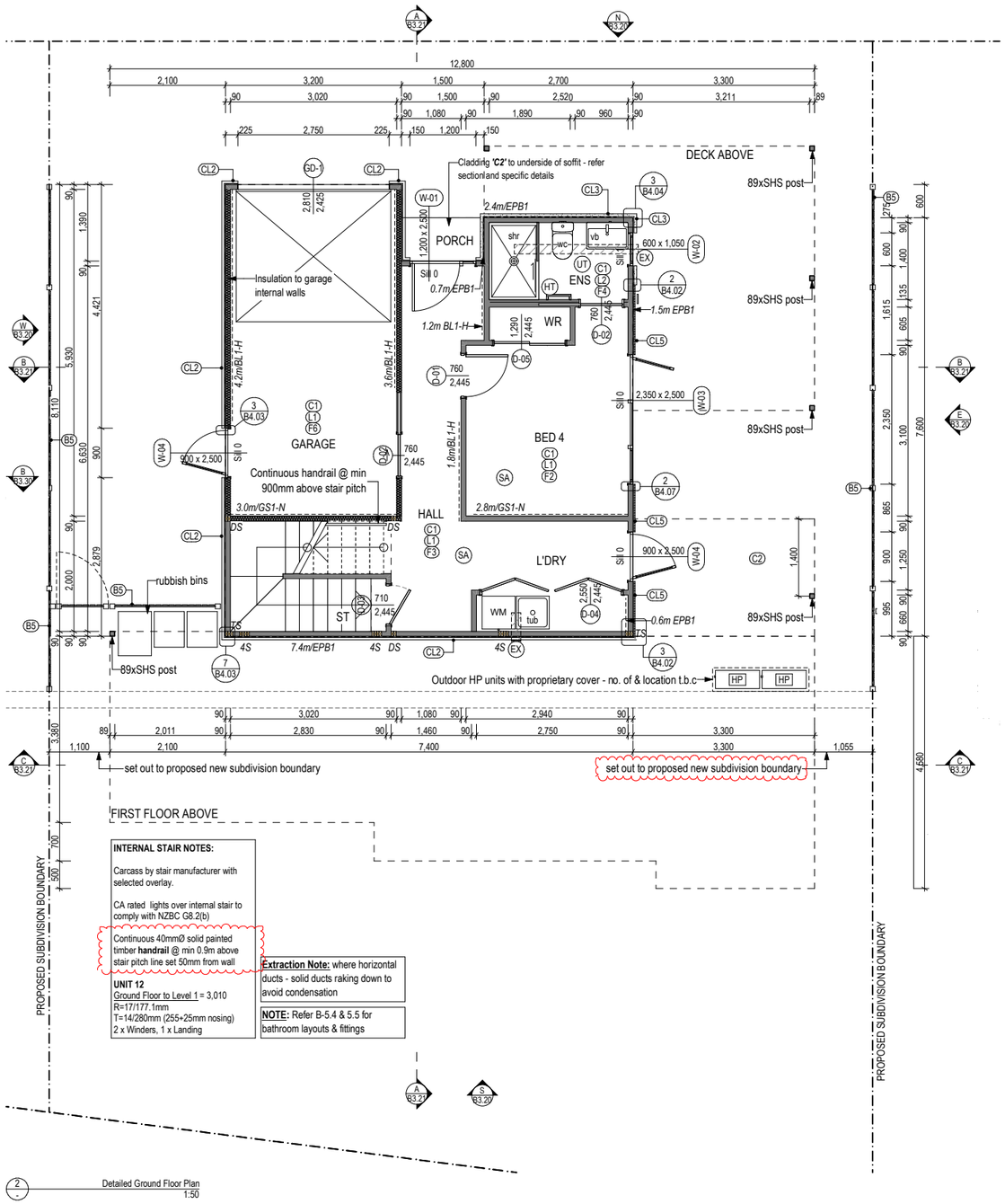
NOTE:

Quickset Edge insulation and 50mm underslab insulation
SEE ***INSULATED SLAB EDGE DETAILS*** ON B-4000

1 - Detailed Foundation Plan 1:50



3 - E1_AS1 Fig 14



INTERNAL STAIR NOTES:

Carcass by stair manufacturer with selected overlay.

CA rated lights over internal stair to comply with NZBC G8.2(b)

Continuous 40mmØ solid painted timber **handrail** @ min 0.9m above stair pitch line set 50mm from wall

UNIT 12
Ground Floor to Level 1 = 3,010
R=17/177.1mm
T=14/280mm (255+25mm nosing)
2 x Winders, 1 x Landing

Extraction Note: where horizontal ducts - solid ducts raking down to avoid condensation

NOTE: Refer B-5.4 & 5.5 for bathroom layouts & fittings

2 - Detailed Ground Floor Plan 1:50

FOUR WALLS ARCHITECTURE

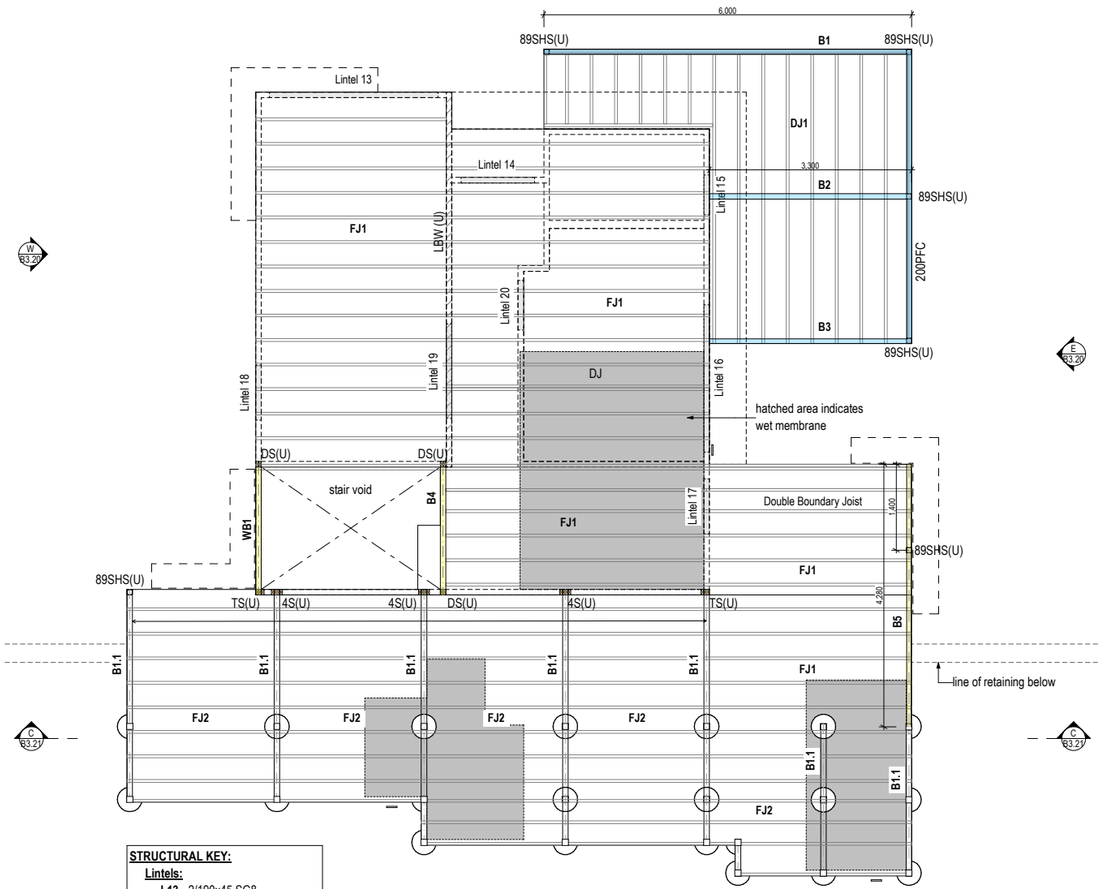
CLIENT	Aleutian Holdings Ltd
PROJECT	PENINSULA HOUSES
PROJECT NUMBER	2025_013
DRAWING NAME Unit 12 - Floor Plans	Unit 12 - Foundation Plan & Ground Floor Plan
DRAWING CREATION DATE	
DRAWING NUMBER	B2.21 (H)
SCALE	1:50 @A1

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026

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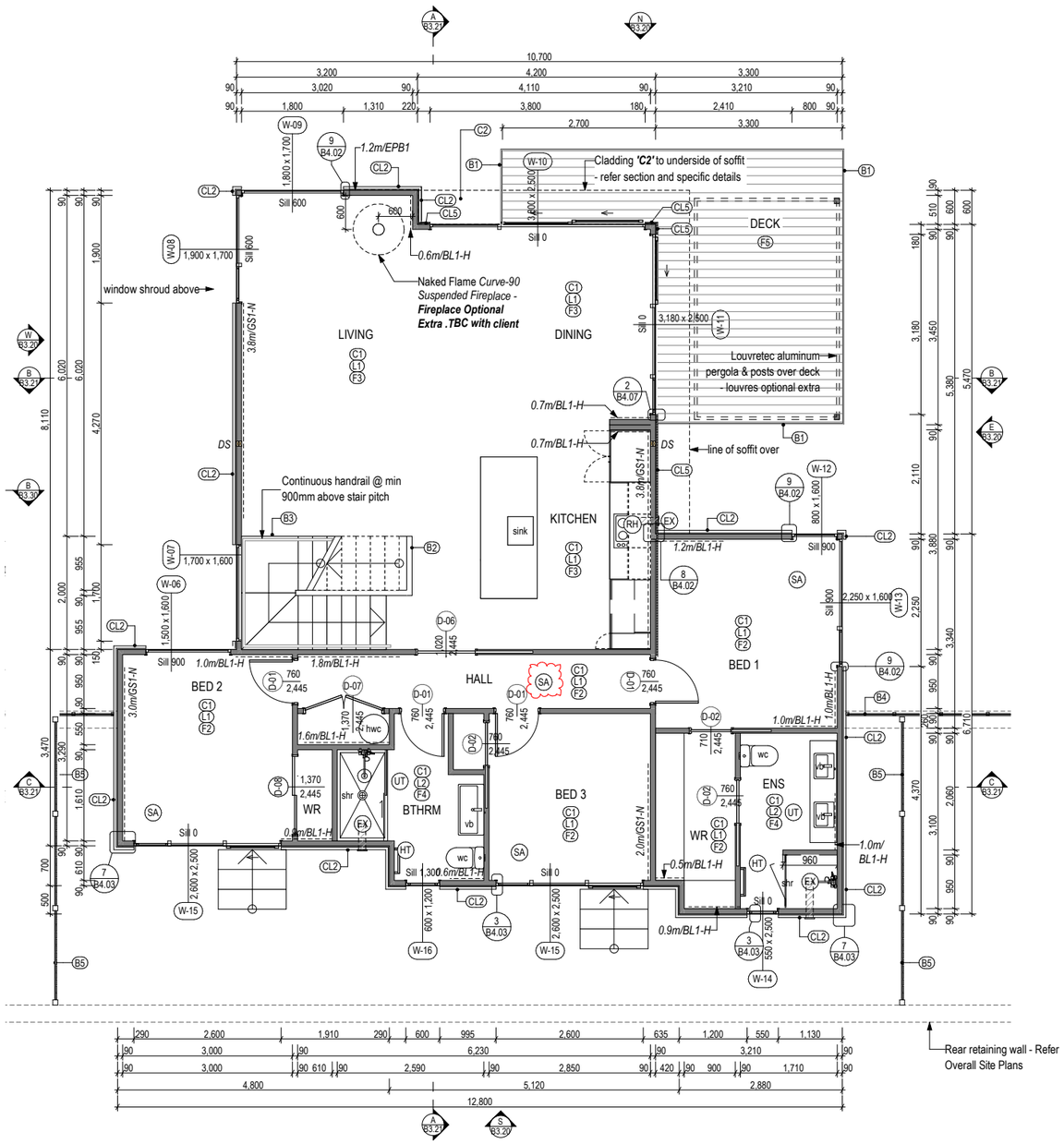
STRUCTURAL KEY:

Lintels:
- **L13 -** 2/190x45 SG8
- **L14 -** 2/90x45 SG8
- **L15 -** 2/90x45 SG8
- **L16 -** 180PFC
- **L17 -** 2/140x45 SG8
- **L18 -** 2/140x45 SG8
- **L19 -** 2/190x45 SG8
- **L20 -** 2/140x45 SG8

Beams:
- **B1 -** 200PFC
- **B2 -** 200PFC
- **B3 -** 200PFC
- **B4 -** 2/240x45 SG8
- **B5 -** 240x90 HY90
- **WB1 -** 240x90 HY90

Joists:
- **FJ1 -** 240x45 SG8 @ 400crs
- **FJ2 -** 2/140x45 SG8 @ 400crs
- **DJ1 -** 2/190X45 SG8 @ 400crs

1 Detail 1st Floor Framing Plan
1:50



2 Detailed First Floor Plan - Unit 12
1:50

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

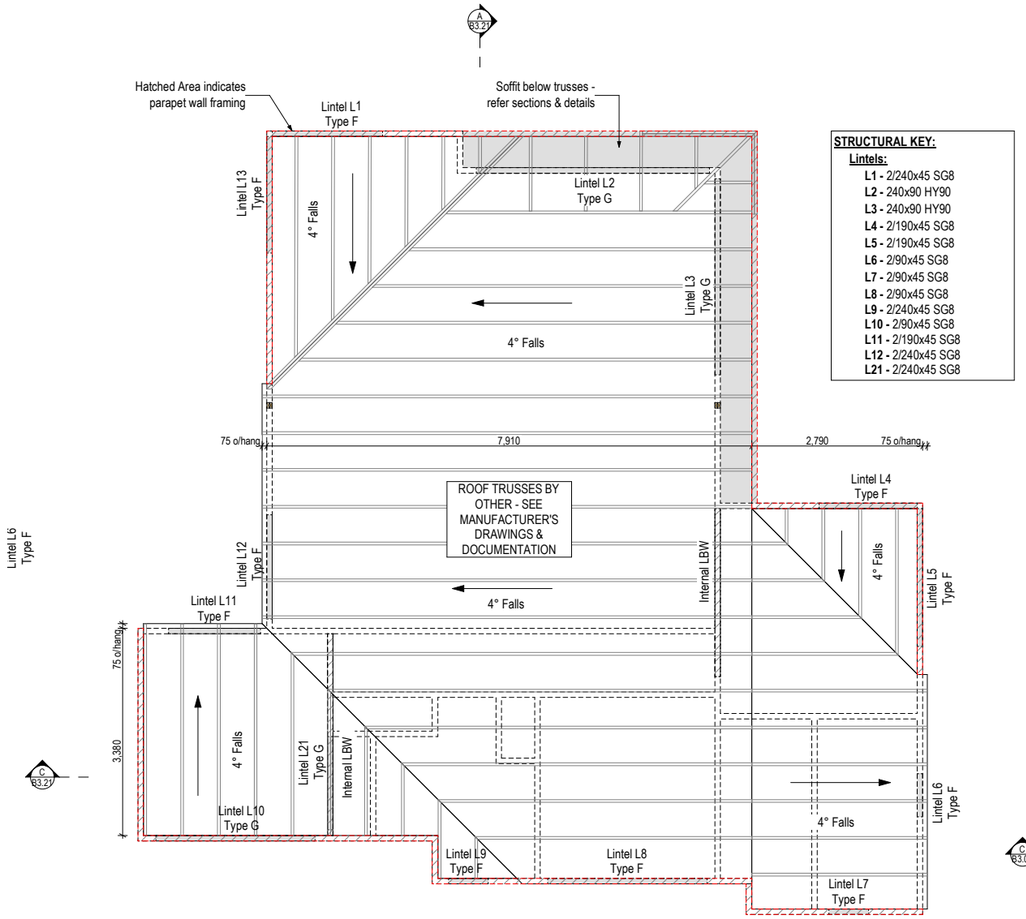
DRAWING NAME
Unit 12 - Floor Plans
Unit 12 - 1st Floor Framing & First Floor Plan

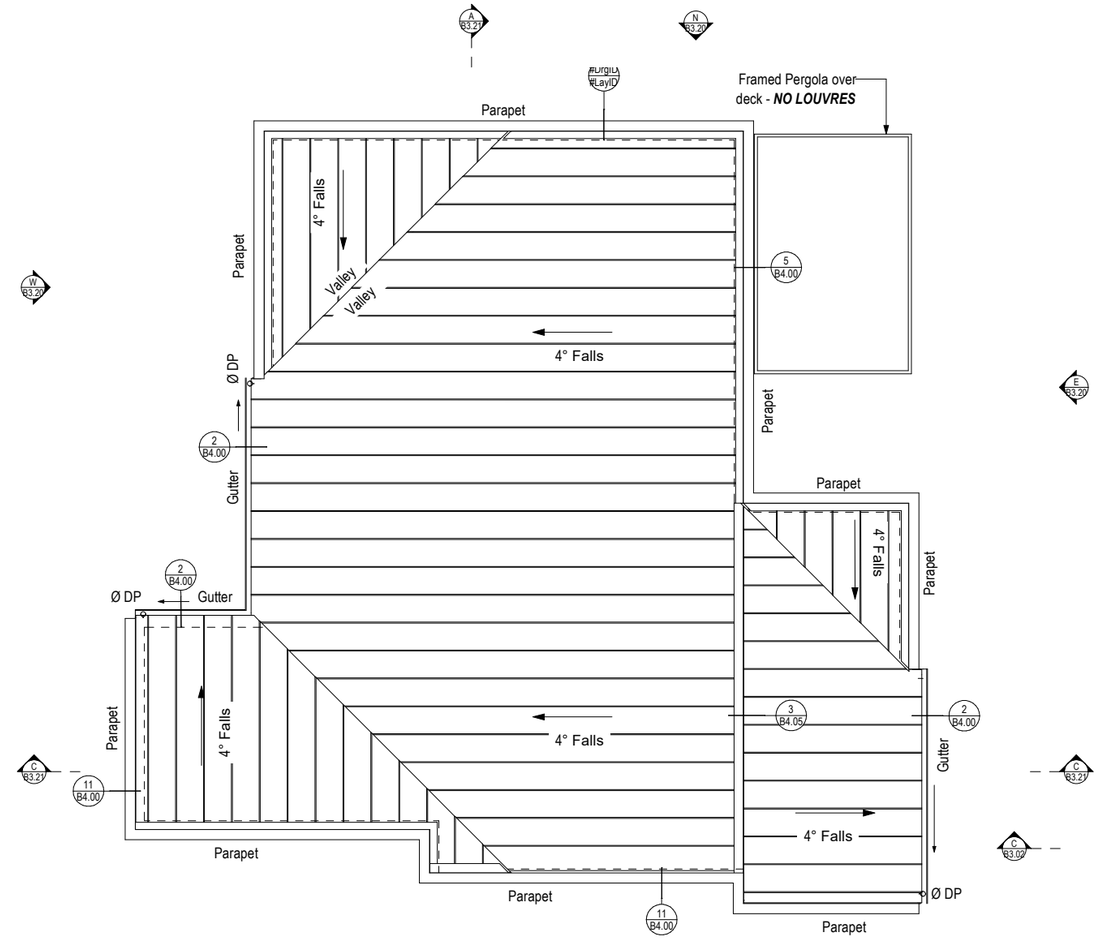
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Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026





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BUILDING CONSENT ISSUE

1 - Detailed Roof Framing Plan
1:50

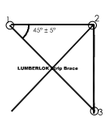
Truss Fixings

X - LUMBERLOK JH47x90 Joist Hanger
O - LUMBERLOK JH47x120 Joist Hanger
- LUMBERLOK JH47x190 Joist Hanger
D - LUMBERLOK JH95x165 Joist Hanger
C - Pair of LUMBERLOK CT200 Ceiling Ties
H - LUMBERLOK CT400 Cyclone Tie
B - LUMBERLOK CT600 Cyclone Tie
M - Pair of LUMBERLOK Multi Grips
NP - LUMBERLOK Nailon Plate
N - LUMBERLOK N21 Diagonal Cleat
W - Single LUMBERLOK CPC40 Cleat
P - LUMBERLOK TTP 16kN Truss to Top Plate set
G - LUMBERLOK TTP 9kN Truss to Top Plate set

Roof Bracing

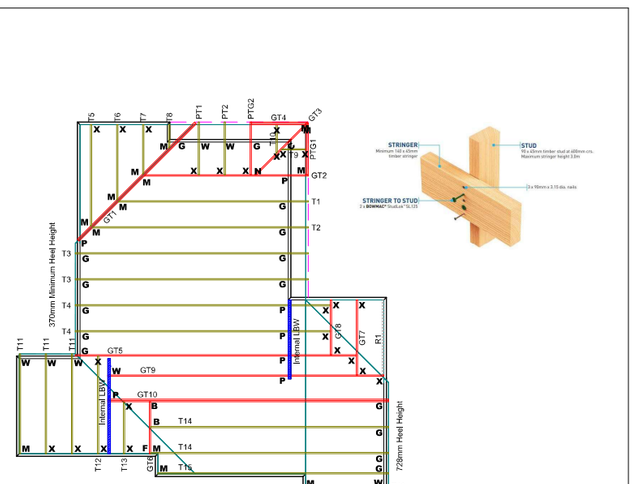
Refer to:
LUMBERLOK Roof Bracing Specifications brochure 08/2006 for end fixing details.

The brace must be located such that it forms an angle of 45° ± 5° to the wall



NOTES:
All other areas must have at the minimum 2/ 90x3.15mm skew nails + 2 wire dogs for truss to top plate connections.

Refer to:
LUMBERLOK Timber Connectors Characteristic Loadings Data brochure 03/4



Site Address: Buildable Layout Type 3, 50 Peninsula Road, Queenstown
Proof Title: For Building Consent — Truss Fixings & Roof Bracing
Date: 21 May 2026 | Drawn: | Scale: 1: 100 | System: MiTek 20/20
Job Details: Roof Pitch : 4.00deg; Roof Material : Galv Iron .5mm; Ceiling Material : Standard Plaster Board 13mm; Wind Zone : Very High; Roof Snow Load : 0.840kPa; Truss Centres : 900mm; Roof Live Load : 0.250kPa; Floor Live Load : ; Wind Speed : 50m/s; Overhang : 75mm
MiTek
Job Title: BL1229 | Proof: 1 | Version: 1

2 - Detailed Roof Plan
1:50

ROOF DRAINAGE NOTES:

GUTTERS:
Maximum roof area = 86m²

Effective cross sectional area (with 10mm free board): 5670mm²

Use 125 Quad gutter, powdercoated to match roofing. Colour, matched to roofing.

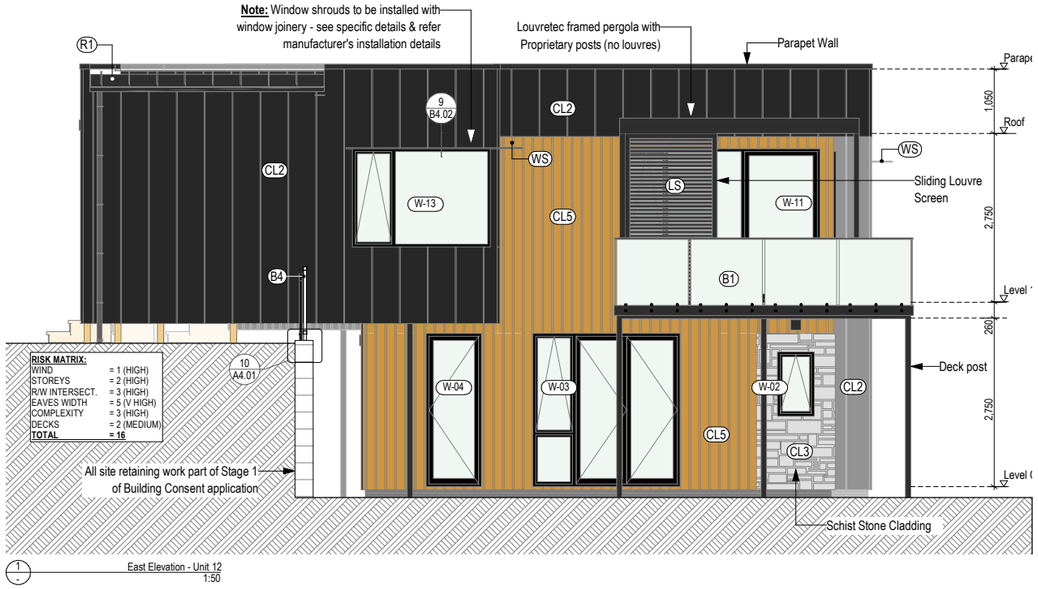
DOWNPIPES:
Max. roof area to gutter = 86m²
Use 80mmØ downpipe as shown on roof plan and elevations. A min 80mmØ round downpipe will manage a roof area of 85 m2 at a rainfall intensity of 100 mm/ hour.

Note:
All extraction, cowling & terminal vent pipes to be colour matched to roofing.

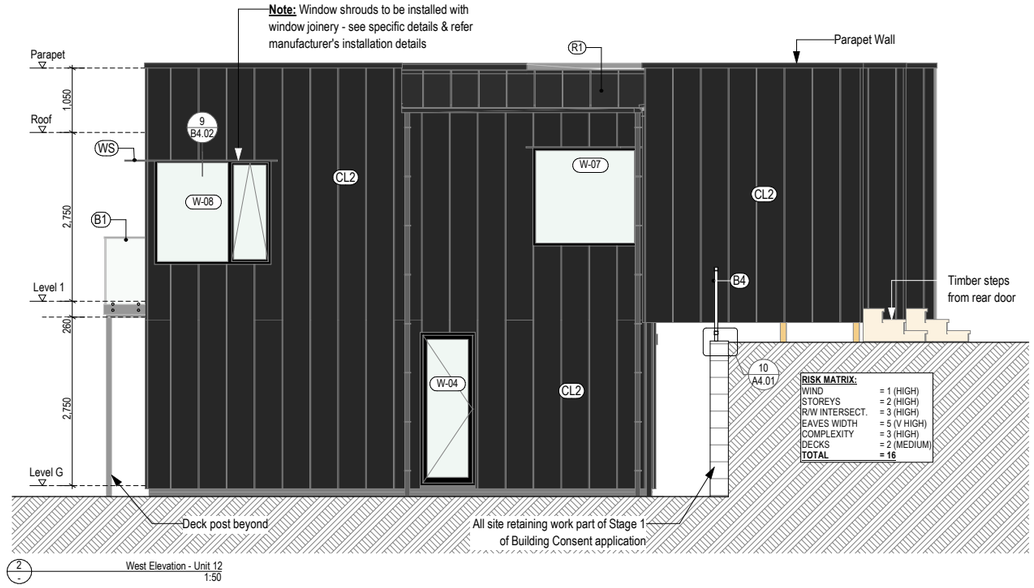
FOUR WALLS ARCHITECTURE

CLIENT: Aleutian Holdings Ltd
PROJECT: PENINSULA HOUSES
PROJECT NUMBER: 2025_013
DRAWING NAME: Unit 12 - Floor Plans — Unit 12 - Roof Framing & Detailed Roof Plan
DRAWING CREATION DATE:
DRAWING NUMBER: B2.23 (H)
SCALE: 1:50, 1:1 @A1

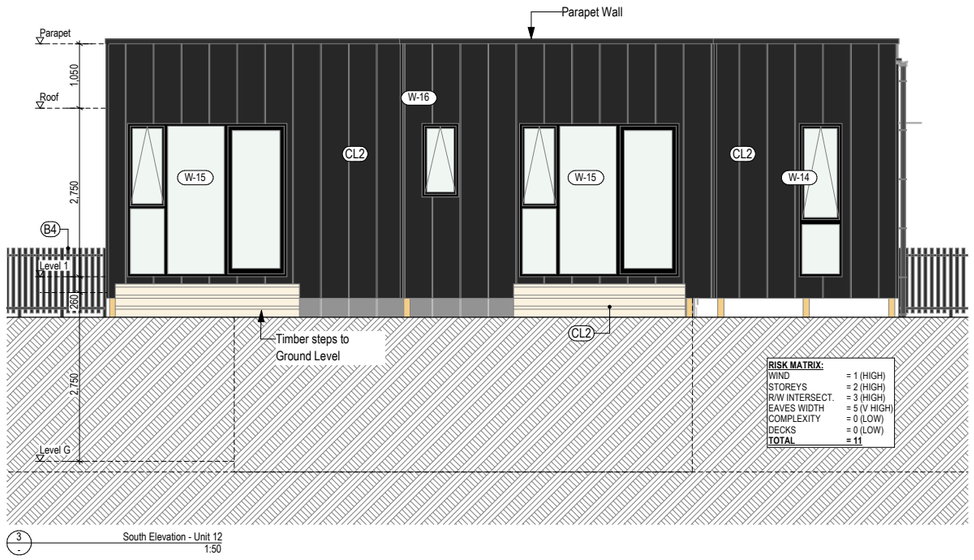
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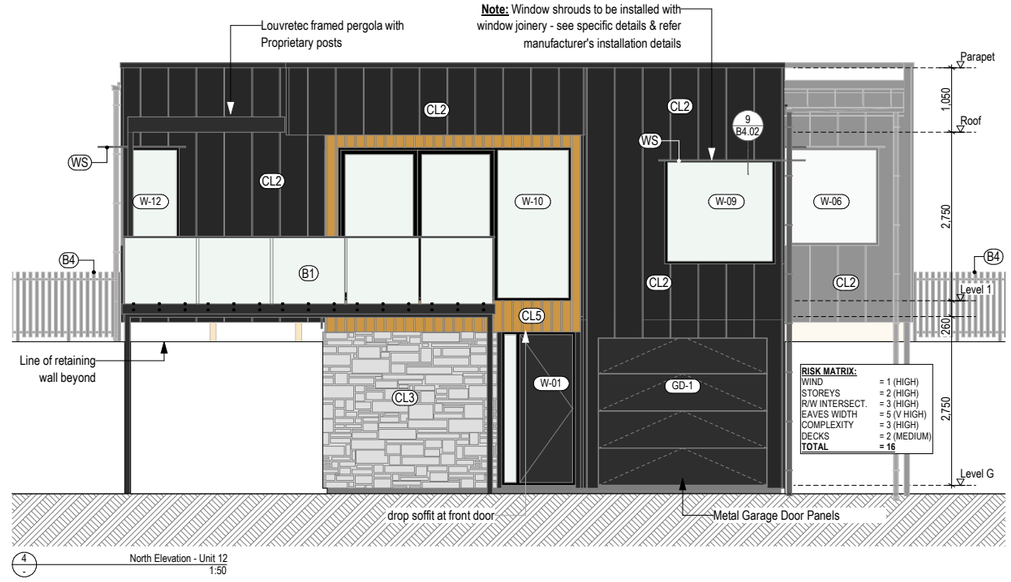
1 - East Elevation - Unit 12 1:50



2 - West Elevation - Unit 12 1:50

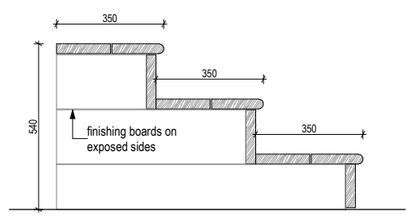


3 - South Elevation - Unit 12 1:50



4 - North Elevation - Unit 12 1:50





5 - External Stair Detail 1:10

External Timber Stairs - tbc on site when Finished Ground Levels have been confirmed

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FOUR WALLS ARCHITECTURE

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PENINSULA HOUSES

PROJECT NUMBER
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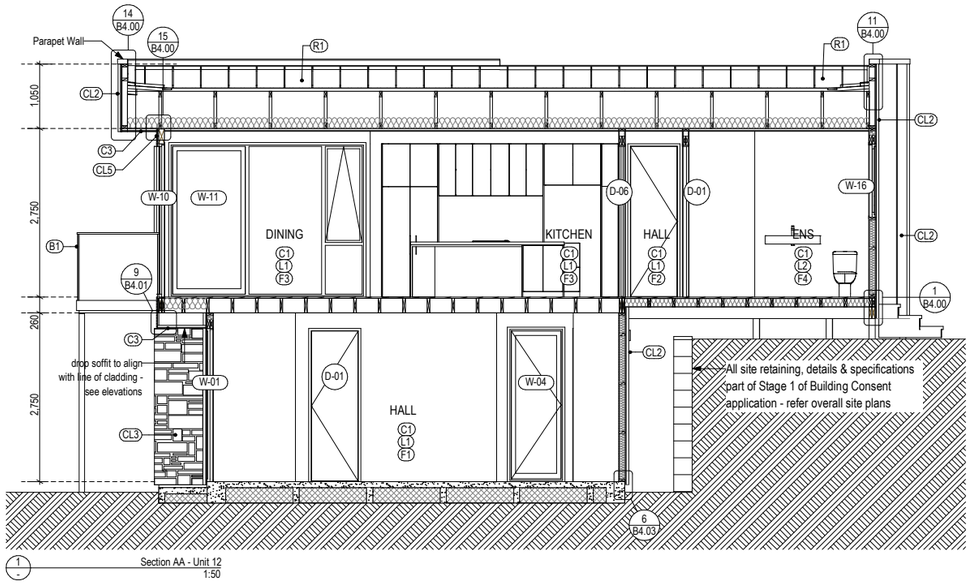
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Unit 12 - Sections & Elevations
Unit 12 - Elevations

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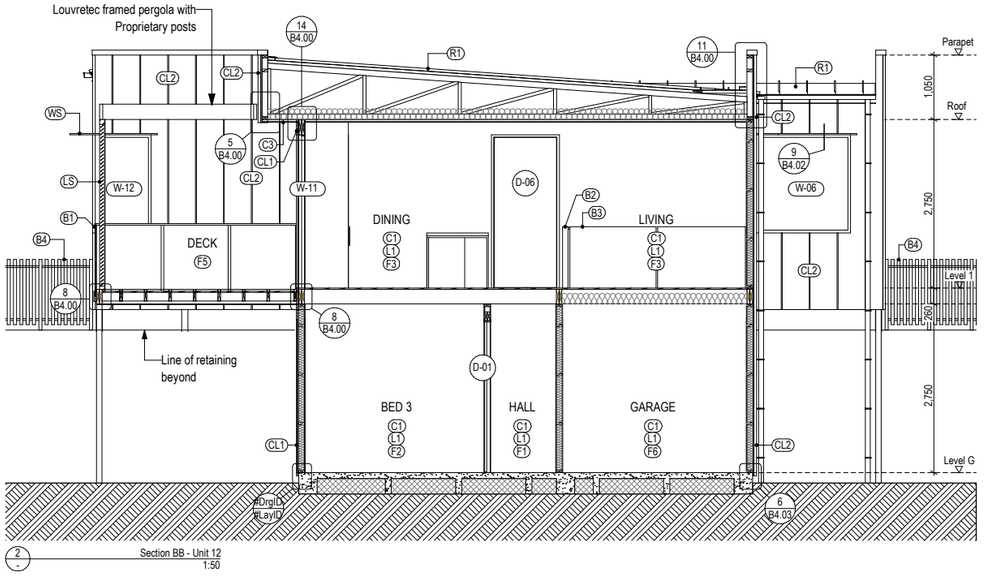
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1 Section AA - Unit 12
1:50



2 Section BB - Unit 12
1:50

3 Section CC - Unit 12
1:50

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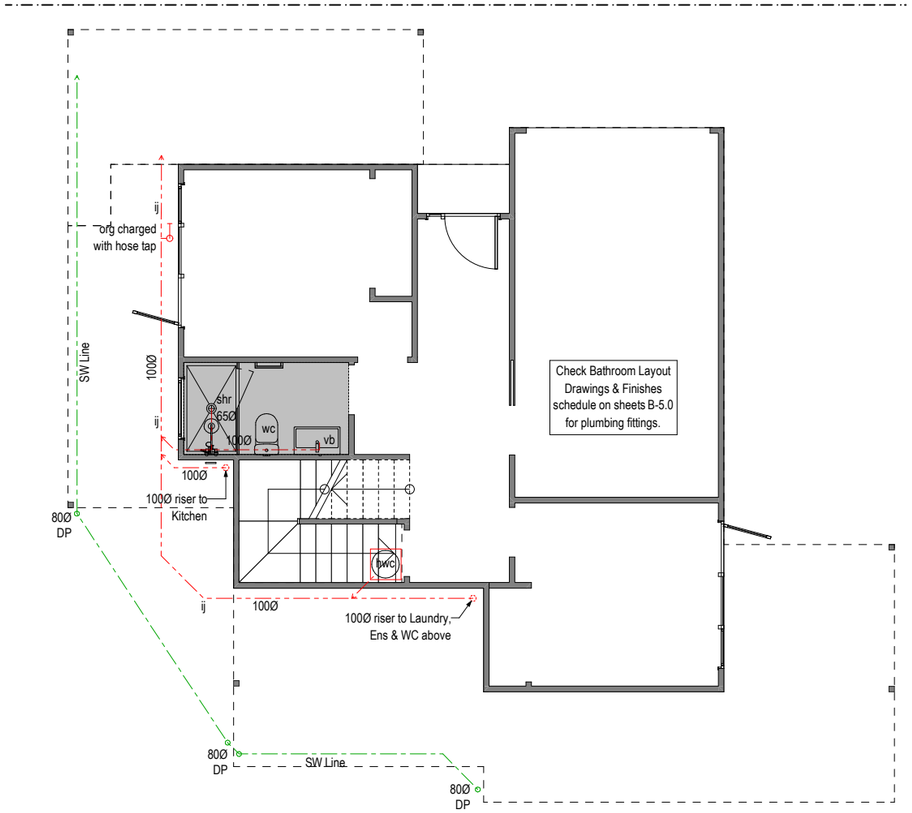
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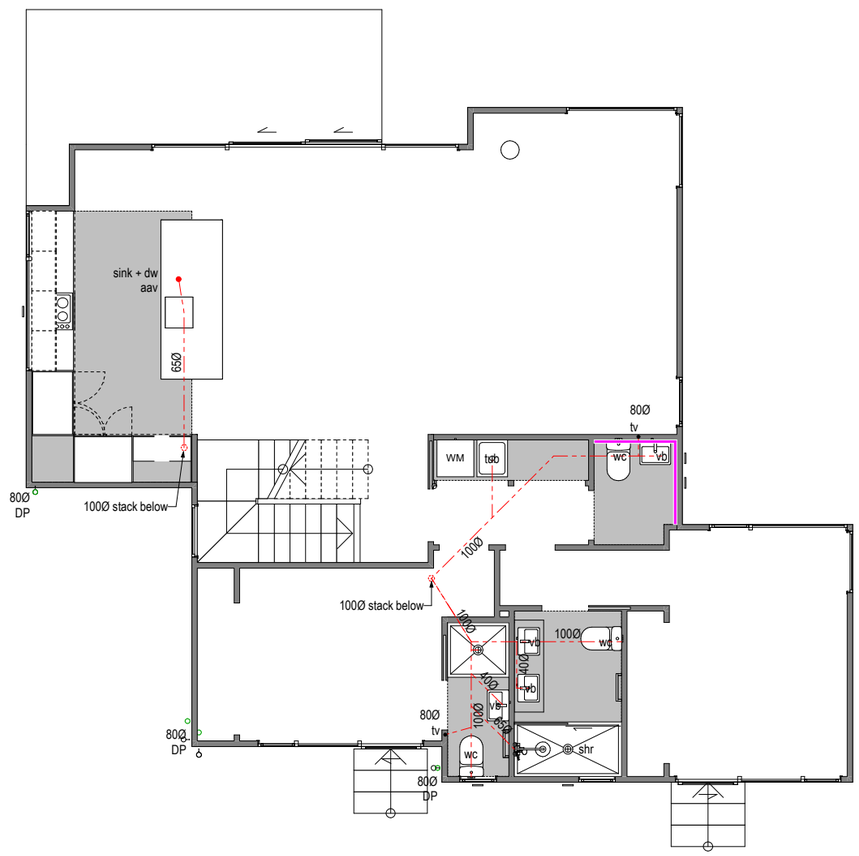
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1 - Plumbing - Ground Floor 1:50



2 - Plumbing - First Floor 1:50

All plumbing work to be carried out by a registered plumber to AS/NZS 3500.2:2018

All plumbing fittings and their locations MUST BE confirmed with site owner prior to drainage being laid.

Some stacks are located to accept branch drains placed between floor joists or in false framing. Check thru-slab connection locations carefully.

All pipes outside the insulated area to be insulated

DRAIN SIZES:

All 40Ø pipes, min 1:40 falls
All 65Ø pipes to wastewater fittings as indicated on schematic, min 1:40 falls
All 100Ø soil & private SW pipes min 1:60 falls

All fixture pipes under the floor are to be 65Ø except for the toilets

All pipes to be uPVC

Terminate vent 150mm above roof level and fit with bird excluder. All TV roof penetrations to go thru framing. No penetrations to fire rated ceilings.

PLUMBING KEY:

- Wastewater drain
- Stormwater drain

aav	Air Admittance Valve
bth	Bath
dw	Dishwasher
tub	Laundry Tub - **must have integrated overflow**
sh	Shower
sk	Sink - **must have integrated overflow**
vb	Vanity Basin
wc	Toilet
wm	Washing Machine
dp	Downpipe
fwg	Floor Waste Gully
org	Overflow Relief Gully
hwc	Hot Water Cylinder
et	Exterior Tap
ex	Extract Vent
tv	Terminal Vent
ij	Inspection Junction

Subdivision Site Drainage:

Refer to approved engineering plans for Site drainage.

INTERNAL WATERPROOF MEMBRANE NOTES:

Internal Waterproof membrane

All internal waterproof membrane to be installed in strict accordance with manufacturer's specifications.

Internal waterproof membrane to be installed to wall with min. 150mm upstand.

Refer wet area details

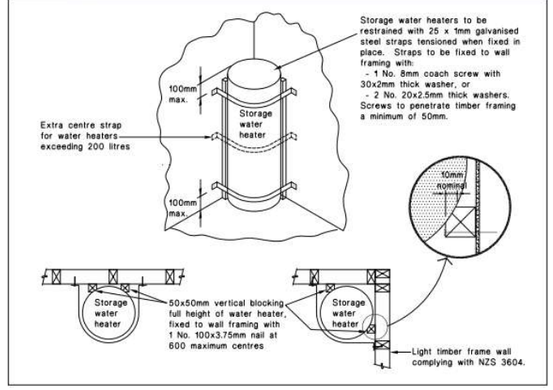
4 - Plumbing - Ground Floor 1:50

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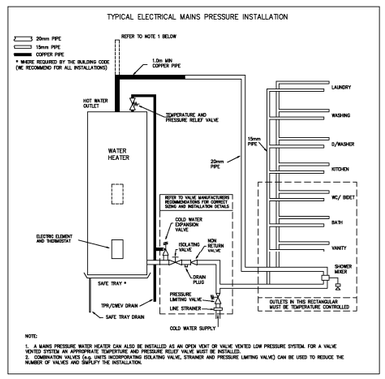
BUILDING CONSENT ISSUE

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



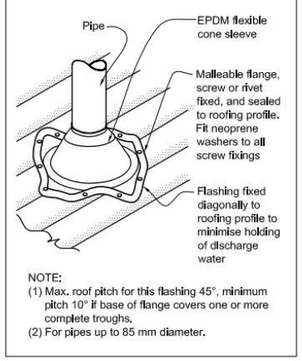
5 - HWC Fixing Details 1:5

DIAGRAM 2:



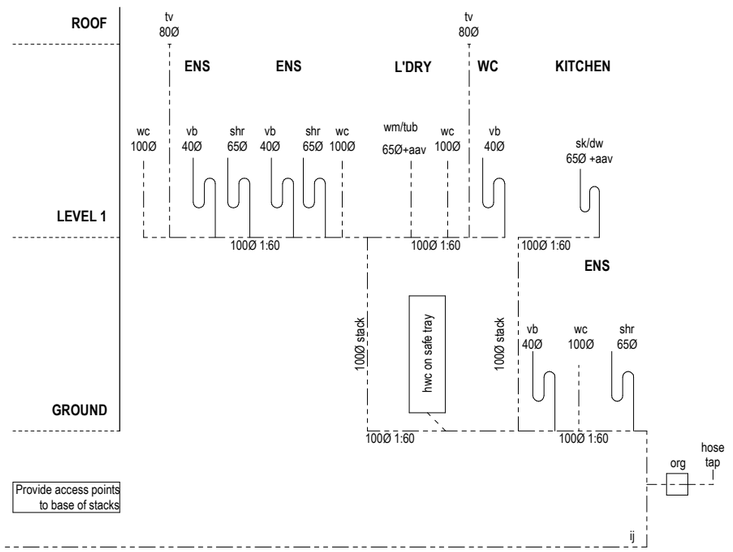
Amend 5 Aug 2011

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



6 - E2/AS1 Flashing Detail Pipe Penetration to Roof 1:4.2082

UNIT 13 PLUMBING SCHEMATIC



3 - Plumbing - Ground Floor 1:50

FOUR WALLS ARCHITECTURE

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PENINSULA HOUSES

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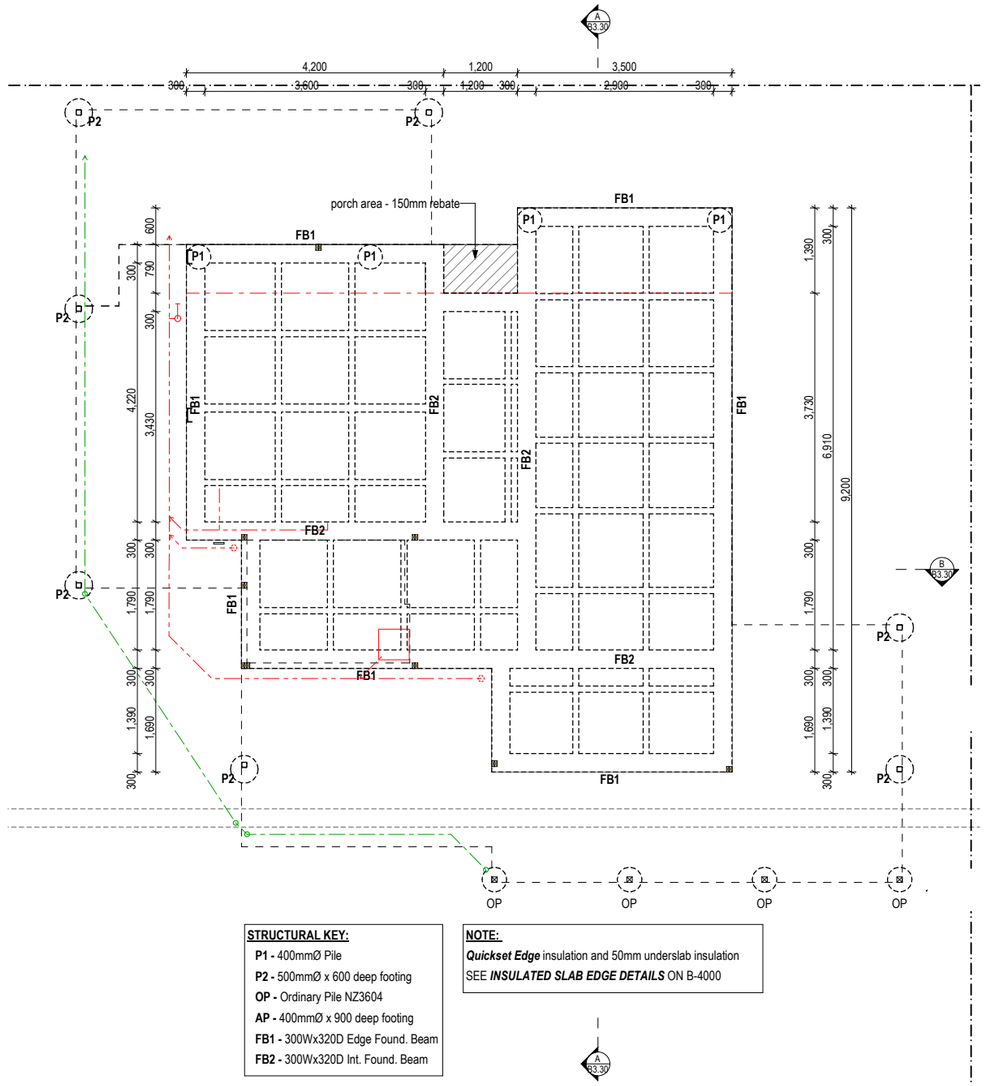
DRAWING NAME
Unit 13 - 2000 Plans
Unit 13 - Plumbing Plan

DRAWING CREATION DATE

DRAWING NUMBER
B2.30 H

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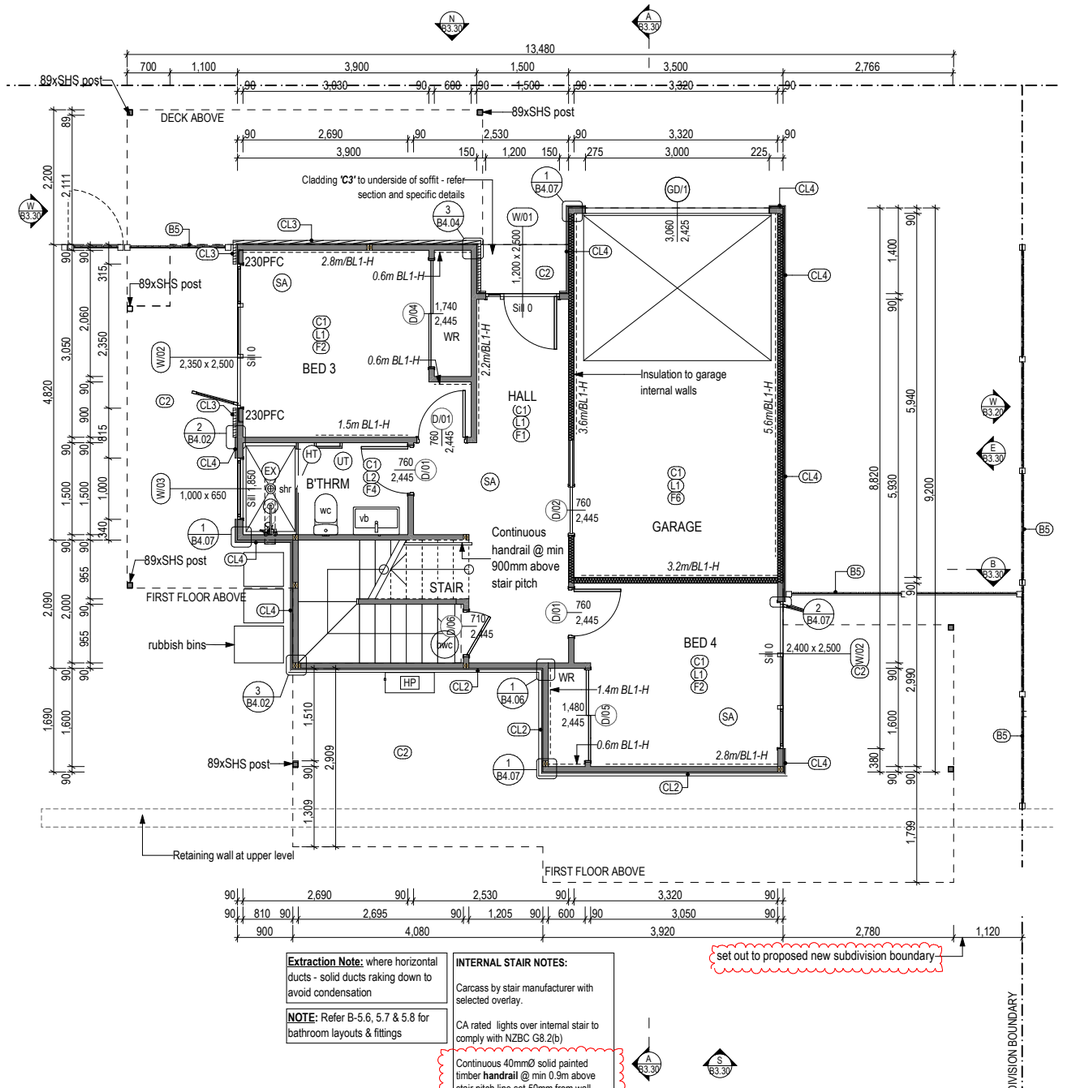


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AP - 400mmØ x 900 deep footing
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FB2 - 300Wx320D Int. Found. Beam

NOTE:
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SEE ***INSULATED SLAB EDGE DETAILS*** ON B-4000

1 - Detailed Foundation Plan 1:50



Extraction Note: where horizontal ducts - solid ducts raking down to avoid condensation

NOTE: Refer B-5.6, 5.7 & 5.8 for bathroom layouts & fittings

INTERNAL STAIR NOTES:

Carcass by stair manufacturer with selected overlay.

CA rated lights over internal stair to comply with NZBC G8.2(b)

Continuous 40mmØ solid painted timber **handrail** @ min 0.9m above stair pitch line set 50mm from wall

TYPICAL STANDALONE UNIT
Ground Floor to Level 1 = 3,010
R=17/177.1mm
T=14/280mm (255+25mm nosing)
2 x Winders, 1 x Landing

2 - Detailed Ground Floor Plan 1:50

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REV	DESCRIPTION	DATE
H	BC - RFI RESPONSE	28.10.26
G	ISSUED FOR BC - REV 2	16.09.26
F	REVISED BC ISSUE	03.09.26
E	ISSUED FOR BUILDING CONSENT	03.07.26
D	BC ISSUE FOR REVIEW	16.06.26
C	DRAFT ISSUE FOR PRICING- REV	04.05.26
B	DRAFT ISSUE FOR PRICING	27.04.26
A	DRAFT DETAILED DESIGN ISSUE	22.04.26

BUILDING CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

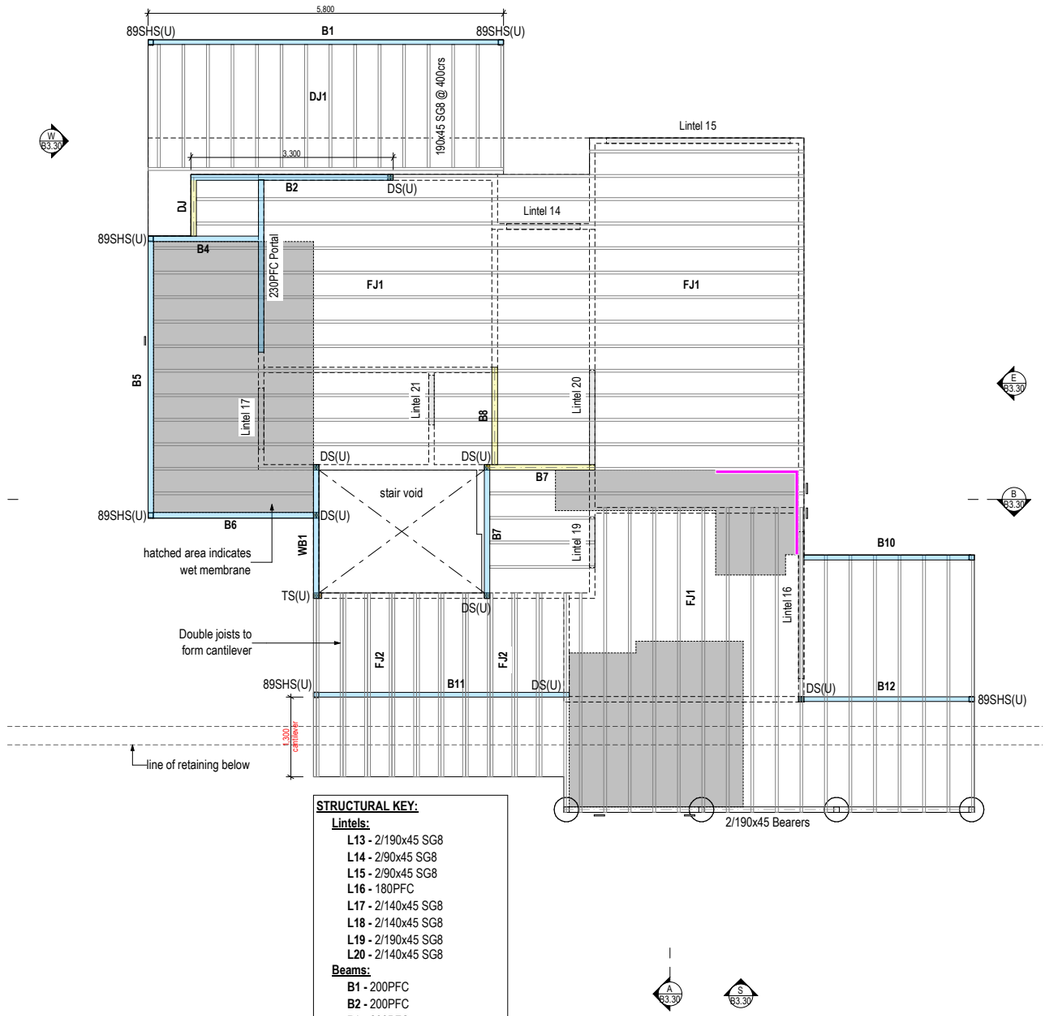
DRAWING NAME
Unit 13 - 2000 Plans
Unit 13 - Foundation Plan & Ground Floor Plan

DRAWING CREATION DATE

DRAWING NUMBER
B2.31 H

SCALE
1:50 @A1

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026



STRUCTURAL KEY:

Lintels:

- **L13 -** 2/190x45 SG8
- **L14 -** 2/90x45 SG8
- **L15 -** 2/90x45 SG8
- **L16 -** 180PFC
- **L17 -** 2/140x45 SG8
- **L18 -** 2/140x45 SG8
- **L19 -** 2/190x45 SG8
- **L20 -** 2/140x45 SG8

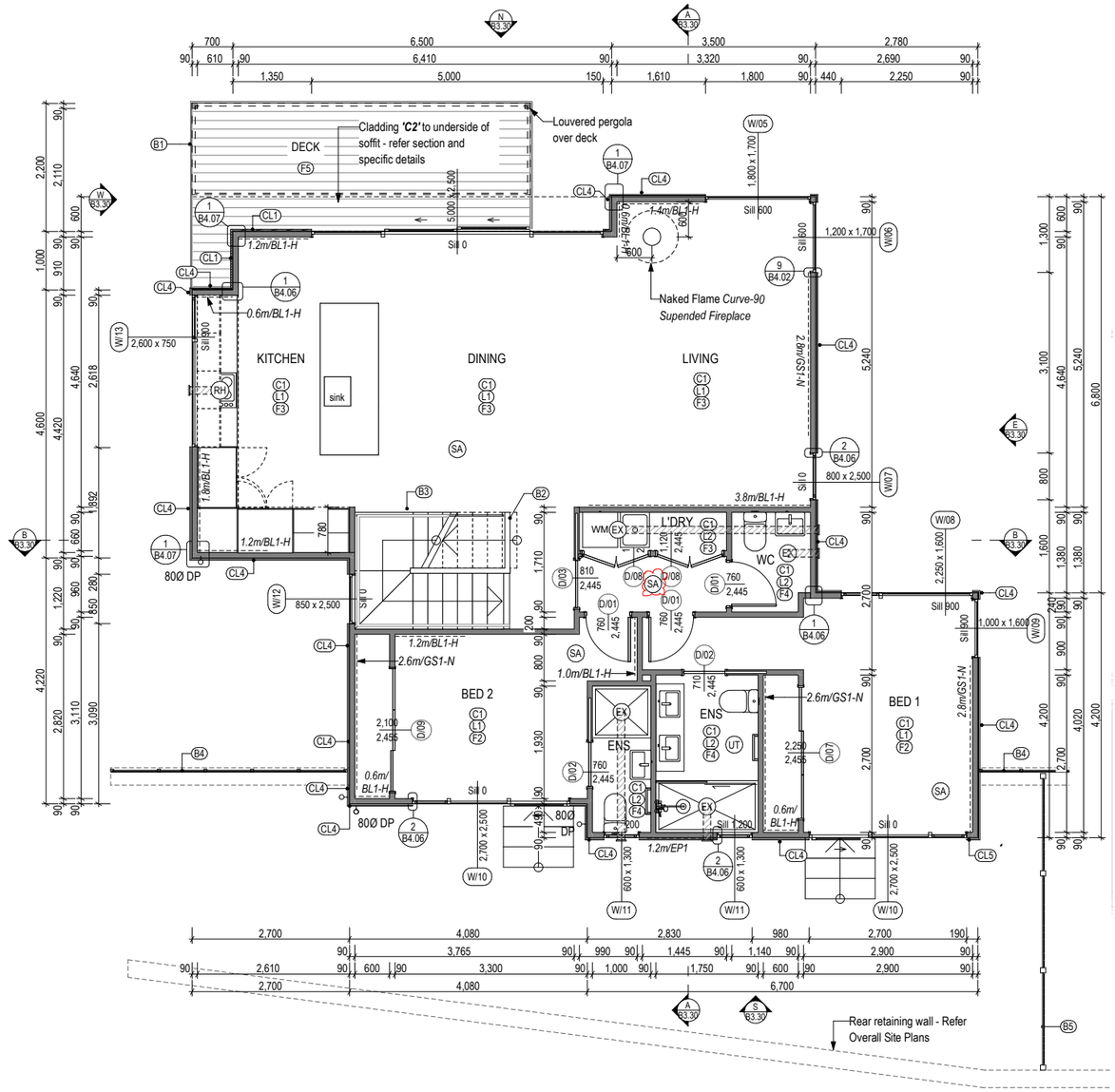
Beams:

- **B1 -** 200PFC
- **B2 -** 200PFC
- **B3 -** 200PFC
- **B4 -** 2/240x45 SG8
- **B5 -** 240x90 HY90
- **WB1 -** 240x90 HY90

Joists:

- **FJ1 -** 240x45 SG8 @ 400crs
- **FJ2** - 2/240x45 SG8 @ 400crs
- **DJ1** - 2/190X45 SG8 @ 400crs

1 - Detail 1st Floor Framing Plan
1:50



2 - Detailed 1st Floor Plan
1:50

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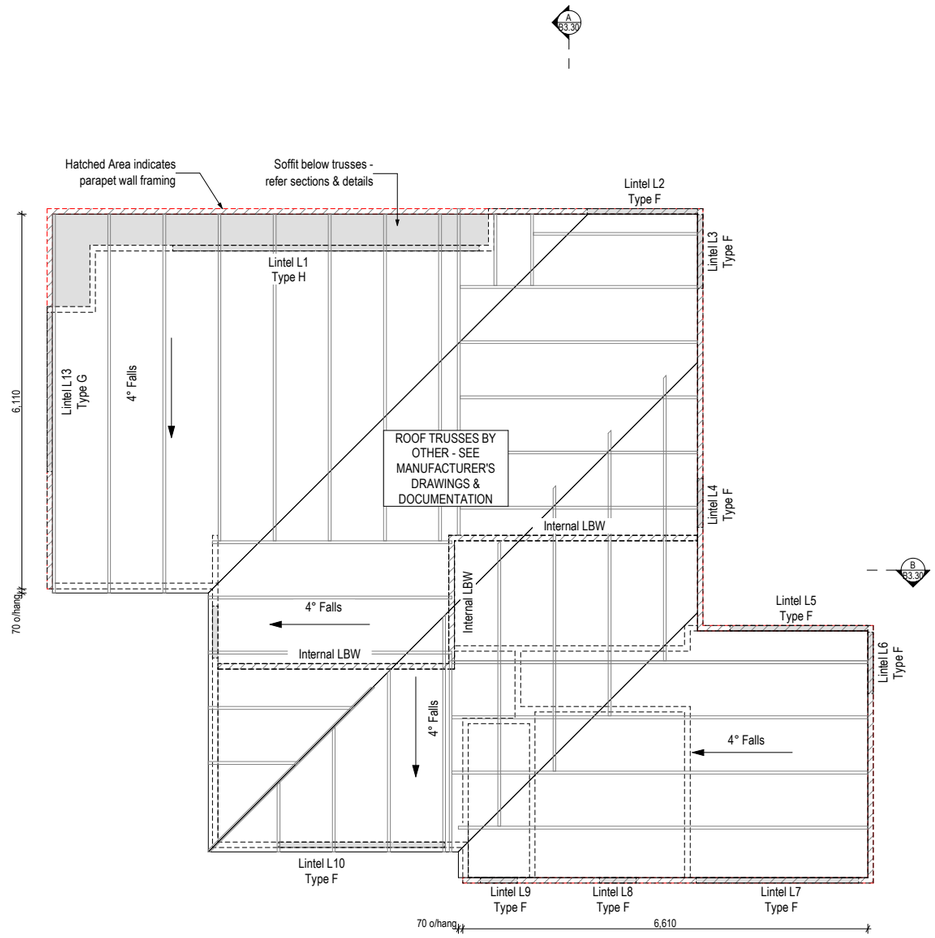
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BUILDING CONSENT ISSUE

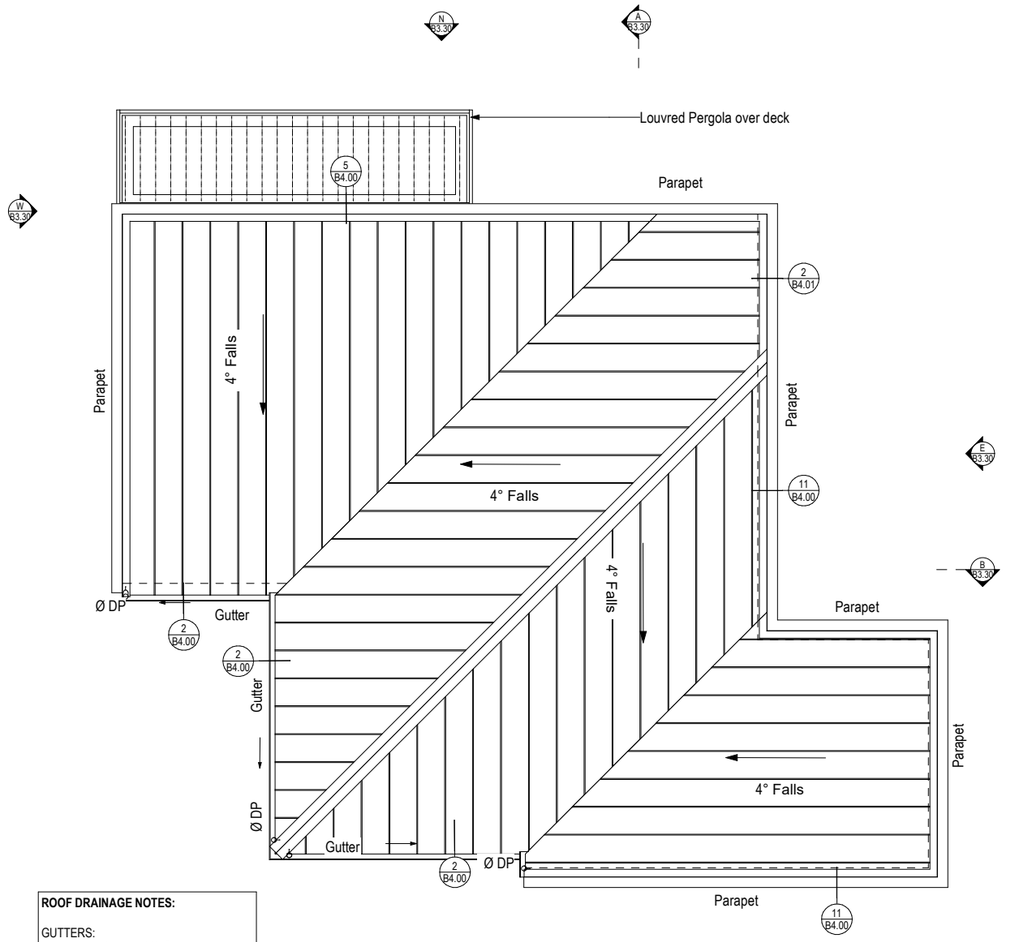
FOUR WALLS ARCHITECTURE

CLIENT	Aleutian Holdings Ltd
PROJECT	PENINSULA HOUSES
PROJECT NUMBER	2025_013
DRAWING NAME Unit 13 - 2000 Plans	Unit 13 - 1st Floor Framing & First Floor Plan
DRAWING CREATION DATE	
DRAWING NUMBER	B2.32 (H)
SCALE	1:50 @A1

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026



1 - Detailed Roof Framing Plan 1:50



ROOF DRAINAGE NOTES:

GUTTERS:
Maximum roof area = 86m²

Effective cross sectional area (with 10mm free board): 5670mm²

Use 125 Quad gutter, powdercoated to match roofing. Colour, matched to roofing.

DOWNPIPES:
Max. roof area to gutter = 86m²
Use 80mmØ downpipe as shown on roof plan and elevations. A min 80mmØ round downpipe will manage a roof area of 85 m2 at a rainfall intensity of 100 mm/ hour.

Note:
All extraction, cowling & terminal vent pipes to be colour matched to roofing.

2 - Detailed Roof Plan 1:50



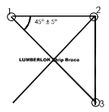
Truss Fixings

- X - LUMBERLOK JH47x90 Joist Hanger
- O - LUMBERLOK JH47x120 Joist Hanger
- # - LUMBERLOK JH47x190 Joist Hanger
- D - LUMBERLOK JH95x165 Joist Hanger
- C - Pair of LUMBERLOK CT200 Ceiling Ties
- H - LUMBERLOK CT400 Cyclone Tie
- B - LUMBERLOK CT600 Cyclone Tie
- M - Pair of LUMBERLOK Multi Grips
- NP - LUMBERLOK Nailon Plate
- N - LUMBERLOK N21 Diagonal Cleat
- W - Single LUMBERLOK CPC40 Cleat
- P - LUMBERLOK TTP 16kN Truss to Top Plate set
- G - LUMBERLOK TTP 9kN Truss to Top Plate set

Roof Bracing

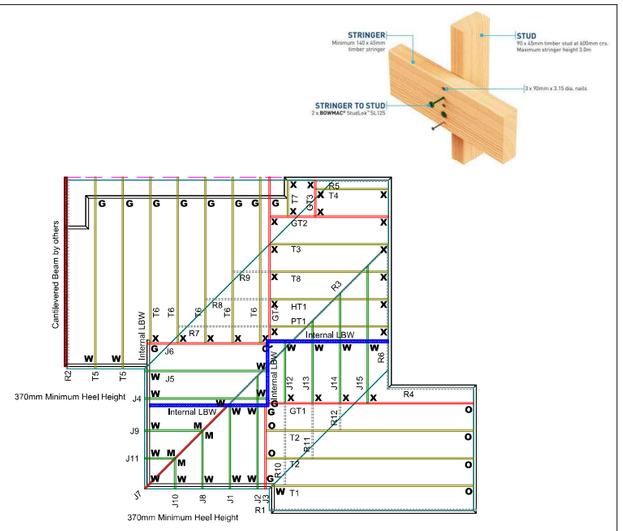
Refer to:
LUMBERLOK Roof Bracing Specifications brochure 08/2006 for end fixing details.

The brace must be located such that it forms an angle of 45° ± 5° to the wall



NOTES:
All other areas must have at the minimum 2/ 90x3.15mm skew nails + 2 wire dogs for truss to top plate connections.

Refer to:
LUMBERLOK Timber Connectors Characteristic Loadings Data brochure 03/4



VIP Frames & Trusses — AUCKLAND | PALMY | CHRISTCHURCH

Site Address: Buildable Layout, Type 4, 50 Peninsula Road, Queenstown

Sheet Title: For Building Consent Truss Fixings & Roof Bracing

Date: 31 May 2026 | Drawn: Name | Scale: 1:100 | System: MiTek 20/20

Job Details:
Roof Pitch : 4°
Roof Material : Galv Iron .5mm
Ceiling Material : Standard Plaster Board 13mm
Wind Zone : Very High
Roof Snow Load : 0.840kPa
Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 50m/s
Overhang : 75mm

MiTek — Job Title: BL1230 | Version: 1 | Revision Number: 1

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BUILDING CONSENT ISSUE

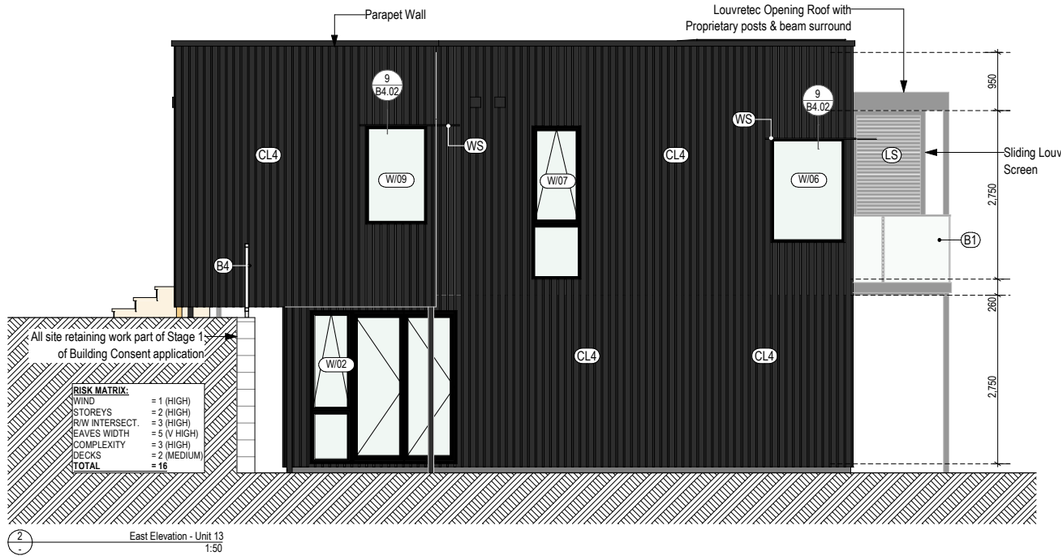
FOUR WALLS ARCHITECTURE

CLIENT: Aleutian Holdings Ltd
PROJECT: PENINSULA HOUSES
PROJECT NUMBER: 2025_013
DRAWING NAME: Unit 13 - 2000 Plans
Unit 13 - Roof Framing & Roof Plan
DRAWING CREATION DATE
DRAWING NUMBER: B2.33 H
SCALE: 1:50, 1:1 @A1

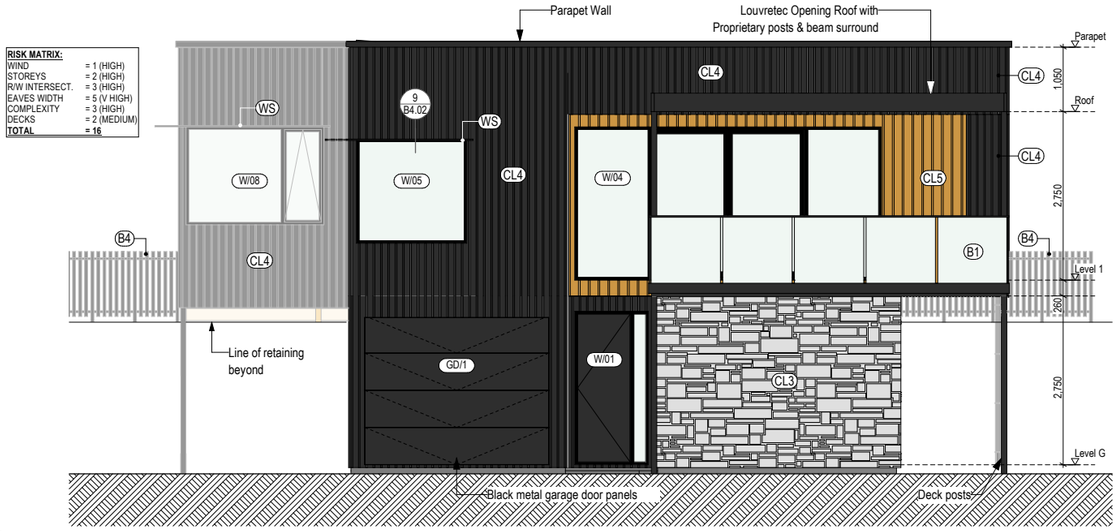
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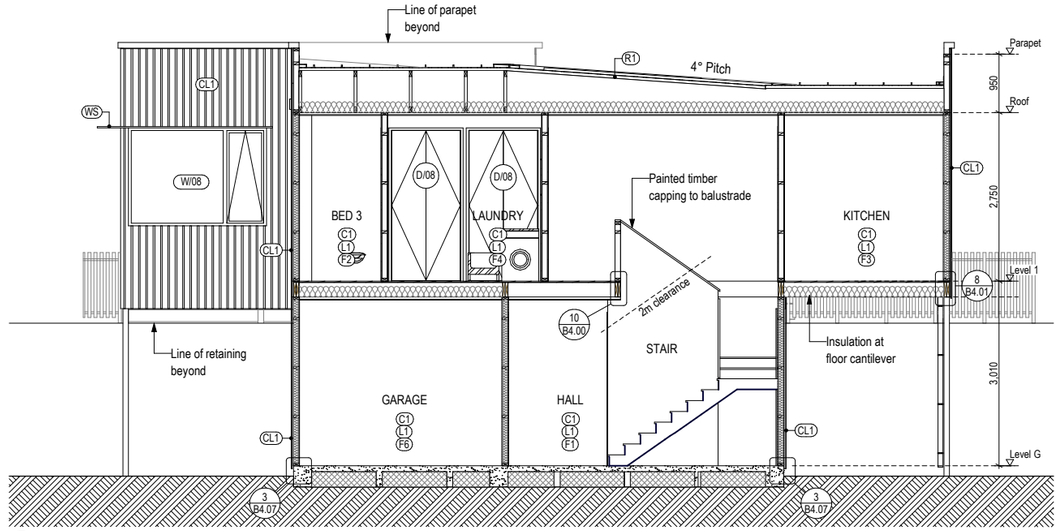
1 - South Elevation - Unit 13 1:50



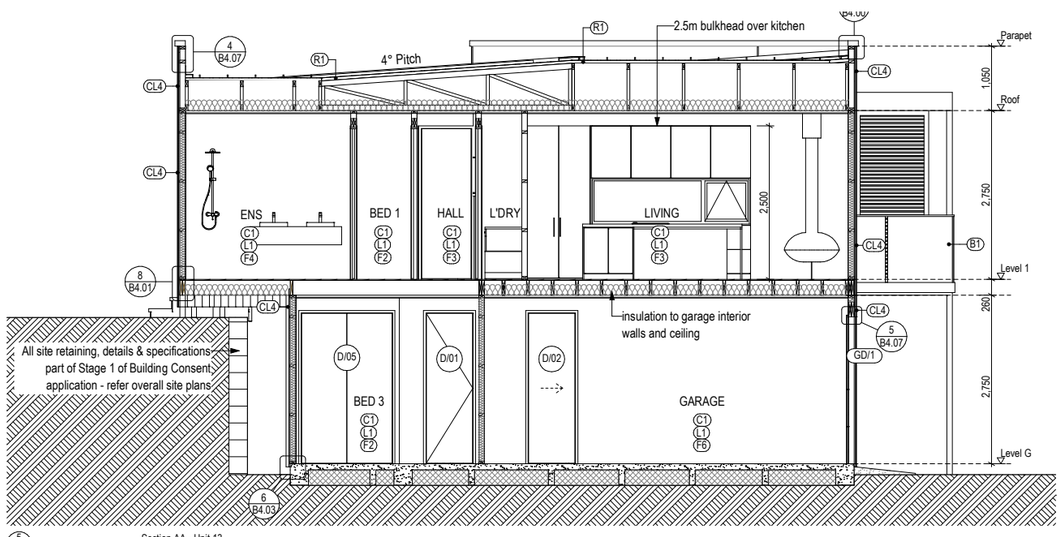
2 - East Elevation - Unit 13 1:50



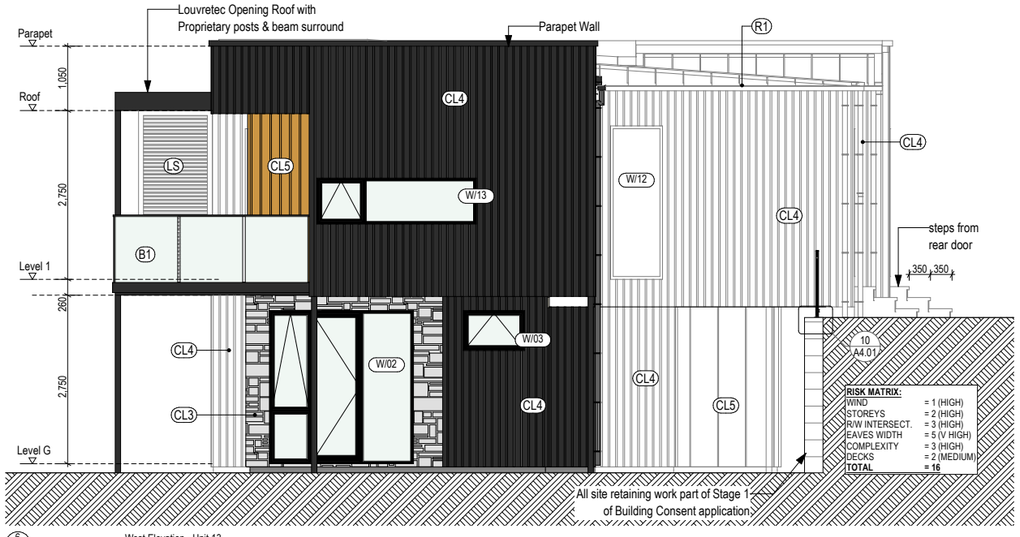
3 - North Elevation - Unit 13 1:50



4 - Section BB - Unit 13 1:50



5 - Section AA - Unit 13 1:50



6 - West Elevation - Unit 13 1:50

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BUILDING CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

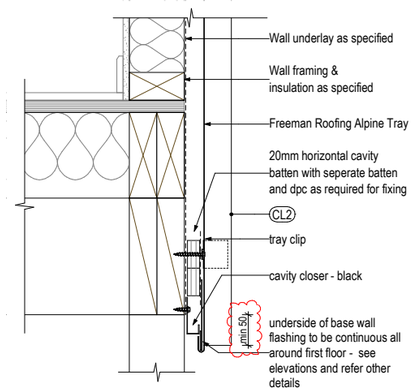
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Unit 13 - 3000 Sections & Elevations
Unit 13 - Elevations & Sections

DRAWING CREATION DATE

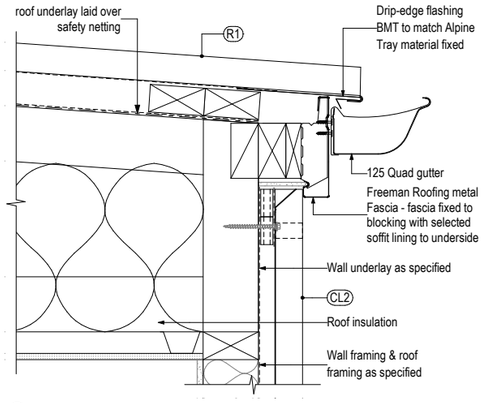
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B3.30 H

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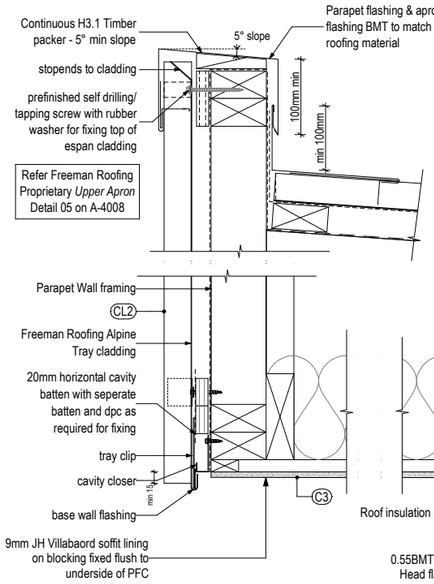
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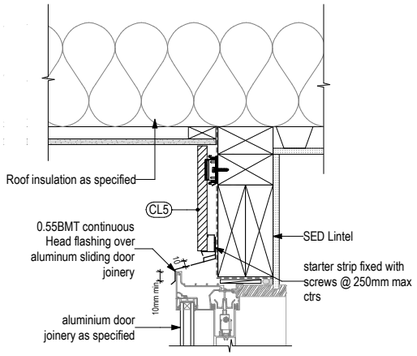
1 - Alpine Tray Cladding Wall Base to Timber SubFloor 1:5



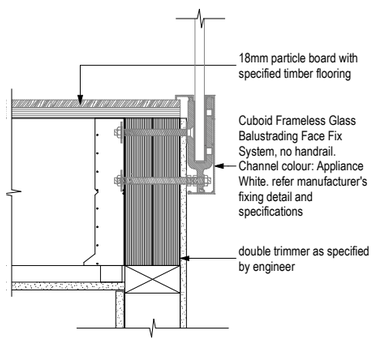
2 - Alpine TrayFlush Eaves Detail to Alpine Tray Cladding 1:5



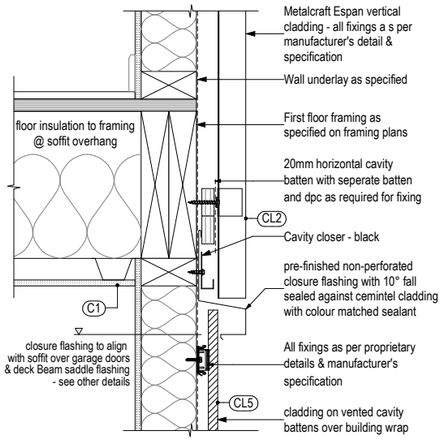
14 - Door Head at Soffit Detail - Cemintel Cladding 1:5



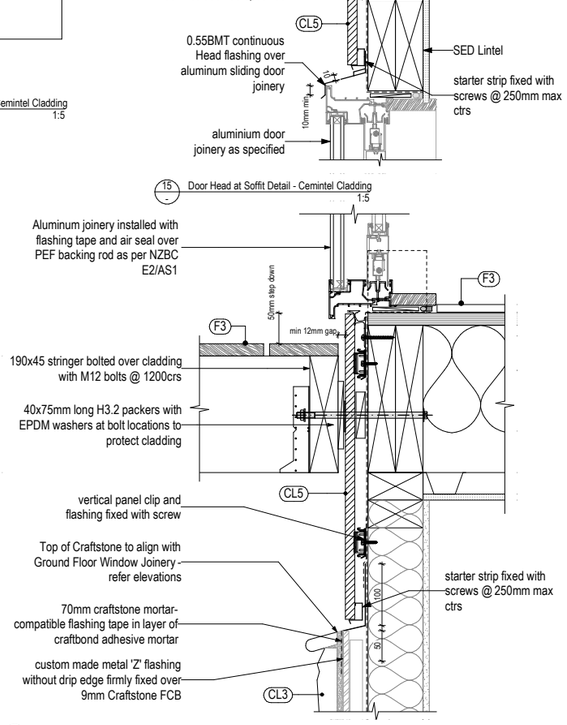
15 - Door Head at Soffit Detail - Cemintel Cladding 1:5



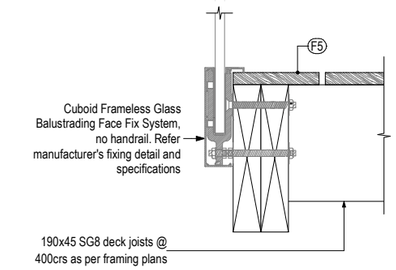
10 - Typical Internal Balustrade Detail 1:5



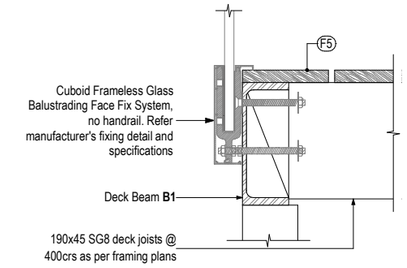
6 - Horizontal Junction Detail Metalcraft & Envello Cladding 1:5



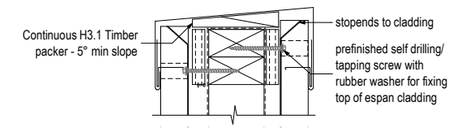
3 - Door Sill to Deck Junction Detail - Envello Cladding to Stone 1:5

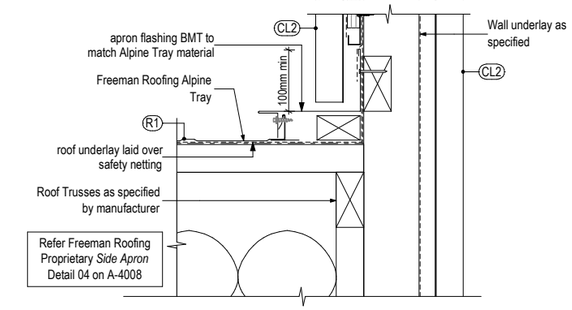


8 - Double Disc Glass Balustrade to Timber Deck Edge 1:5

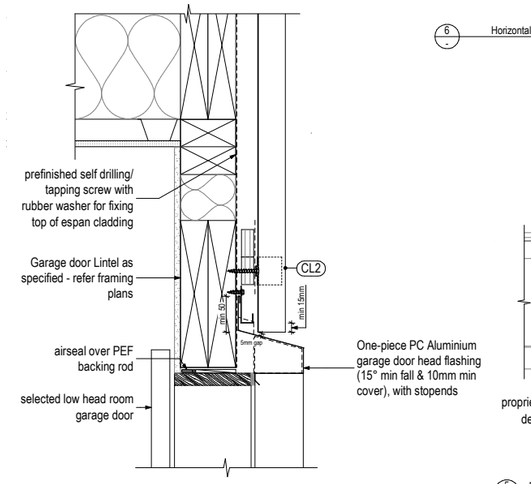


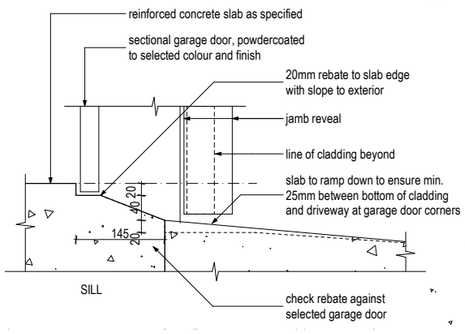
9 - Double Disc Glass Balustrade to Steel Beam 1:5



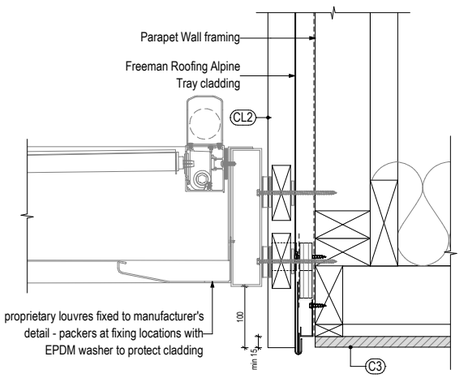


11 - Alpine Tray Cladding Parapet Wall to Roof Cladding 1:5

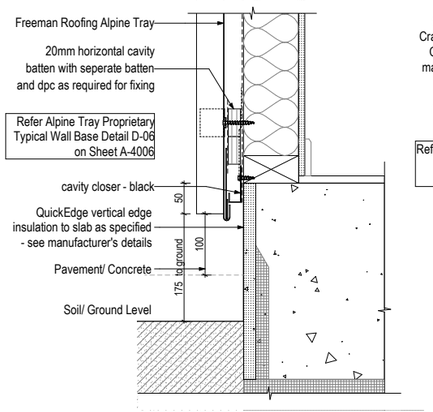


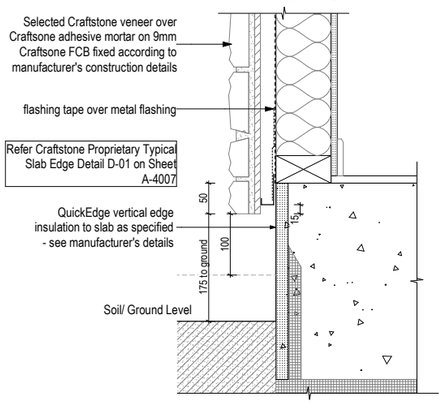


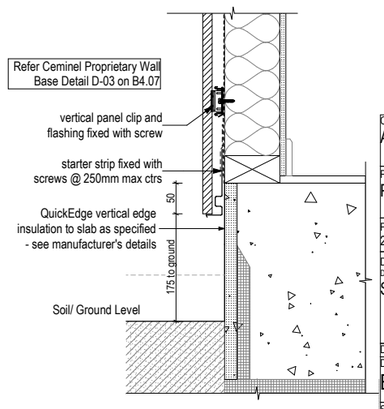
4 - Garage Door Details - Standalone Villas 1:5



5 - Pergola to Soffit Overhang - Standalone Units 1:5







13 - Insulated Slab Edge Details 1:5

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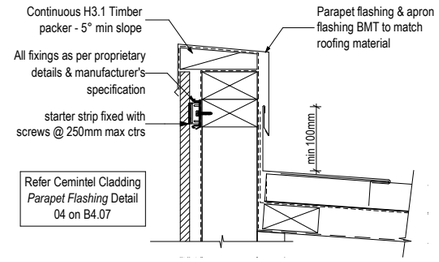
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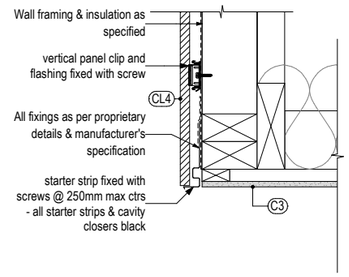
BUILDING CONSENT ISSUE

FOUR WALLS ARCHITECTURE

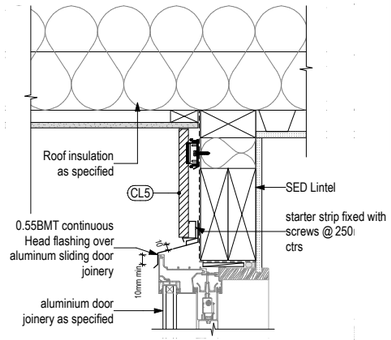
CLIENT: Aleutian Holdings Ltd
PROJECT: PENINSULA HOUSES
PROJECT NUMBER: 2025_013
DRAWING NAME: Specific Section Details
Details 4000 Plans
DRAWING CREATION DATE:
DRAWING NUMBER: B4.00 (I)
SCALE: 1:5 @A1

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026

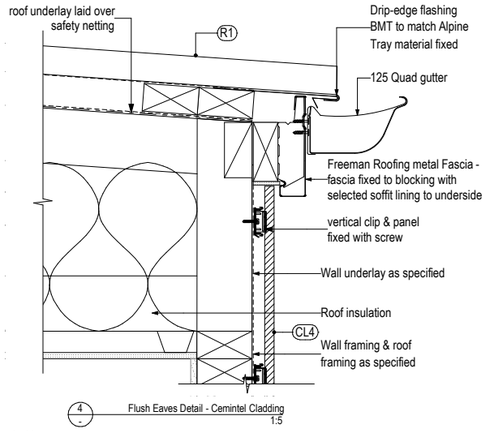




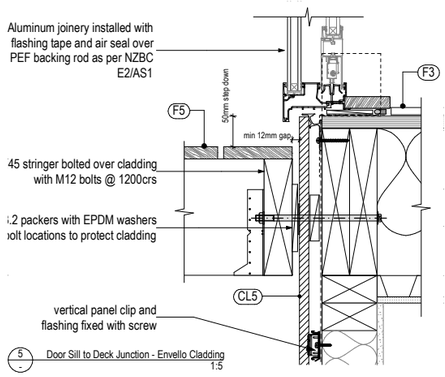
1 - Door Head at Soffit Detail - Cemintel Cladding 1:5



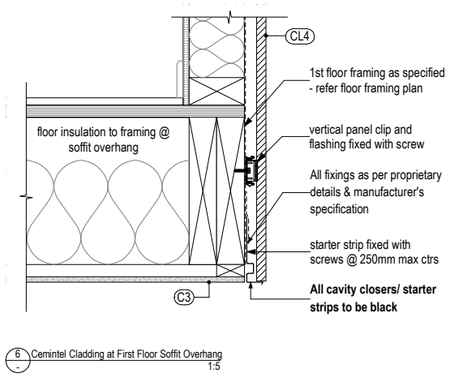
3 - Door Head at Soffit Detail - Cemintel Cladding 1:5



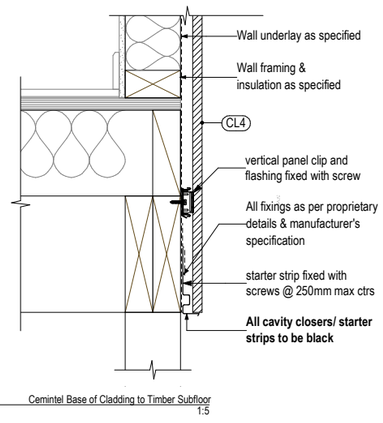
4 - Flush Eaves Detail - Cemintel Cladding 1:5



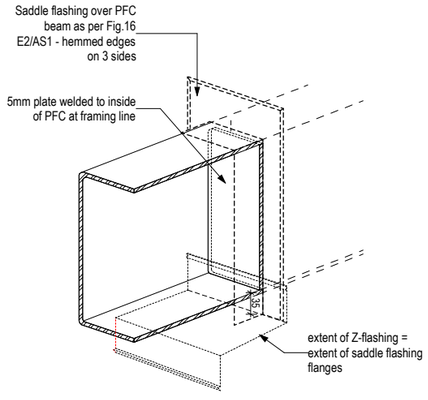
5 - Door Sill to Deck Junction - Envello Cladding 1:5



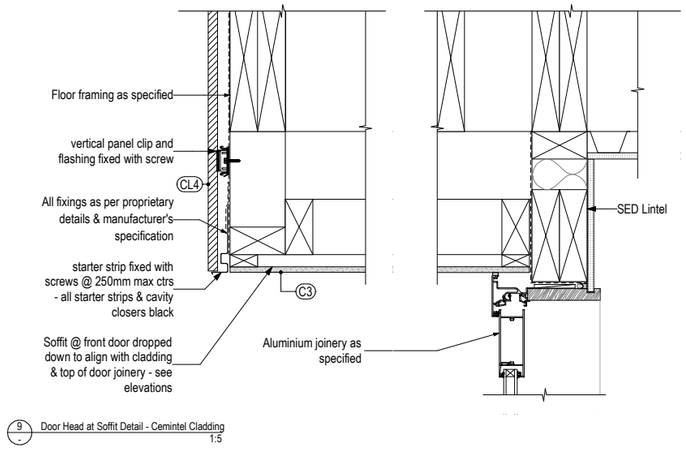
6 - Cemintel Cladding at First Floor Soffit Overhang 1:5



8 - Cemintel Base of Cladding to Timber Subfloor 1:5



7 - Deck Beam Penetration below Door Sill 1:5



9 - Door Head at Soffit Detail - Cemintel Cladding 1:5

GENERAL NOTES
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REV	DESCRIPTION	DATE
H	BC - RFI RESPONSE	28.10.26
G	ISSUED FOR BC - REV 2	16.09.26
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E	ISSUED FOR BUILDING CONSENT	03.07.26
D	BC ISSUE FOR REVIEW	16.06.26
C	DRAFT ISSUE FOR PRICING- REV	04.05.26
B	DRAFT ISSUE FOR PRICING	27.04.26
A	DRAFT DETAILED DESIGN ISSUE	22.04.26

BUILDING CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

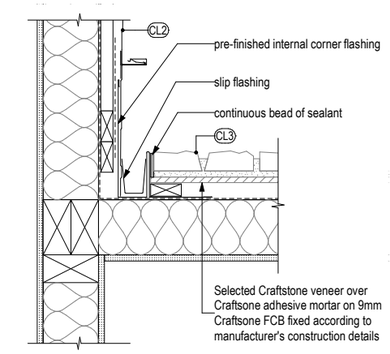
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Details 4000 Plans
Specific Section Detail - Specific Cemintel Cladding Junction Details

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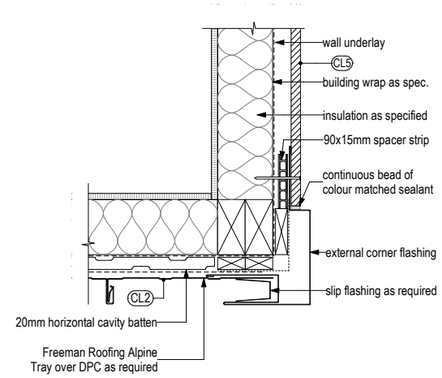
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1:5 @A1

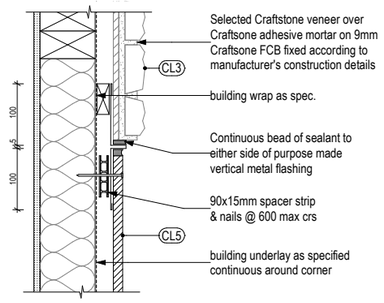
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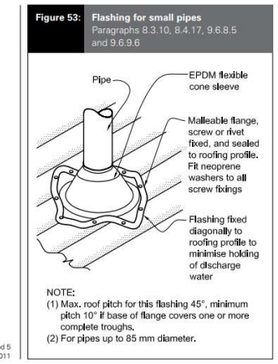
1 - Alpine Tray & Craftsone Internal Corner Junction Detail 1:5



3 - External Corner Junction - Cemintel Cladding to Alpine Tray 1:5



2 - Craftstone to Cemintel Cladding Junction Detail 1:5



Amend 5 Aug 2011

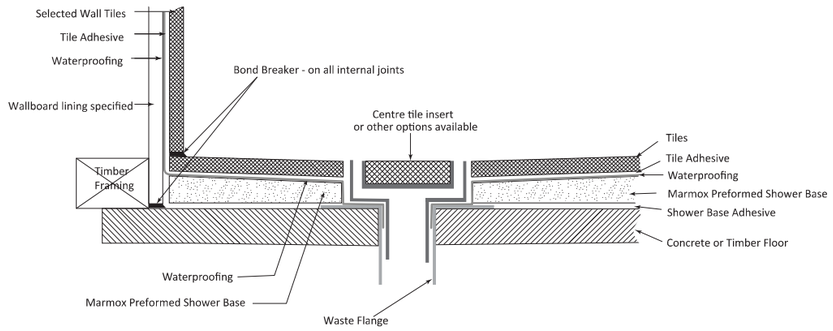
7 - E2/AS1 Flashing Detail Pipe Penetration to Roof 1:5

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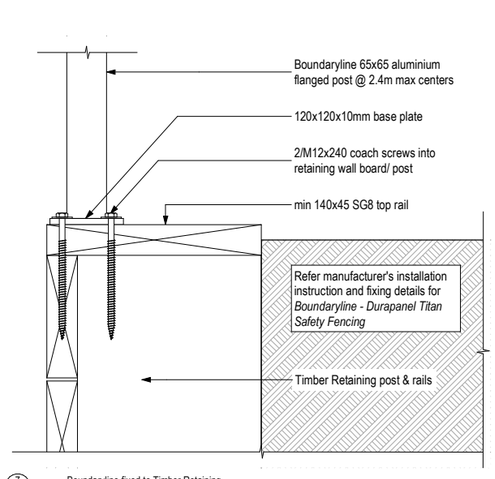
BUILDING CONSENT ISSUE

Cross Sections - Shower System

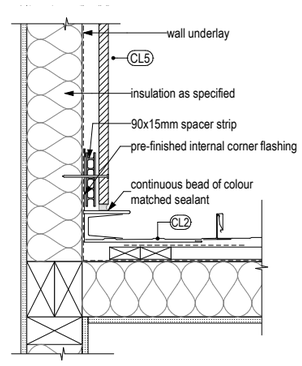


marmox — Centre Drain or Off Centre Drain — Scale - 1 : 2 — Date: 14/01/2025 — Detail M02

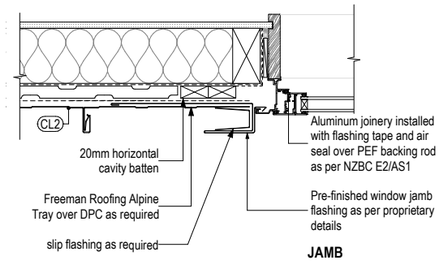
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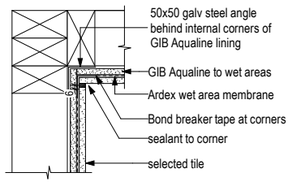
7 - Boundaryline fixed to Timber Retaining 1:5



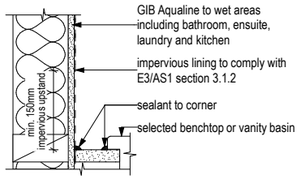
8 - Cemintel Cladding to Alpine Tray Cladding - Internal Corner Junction 1:5



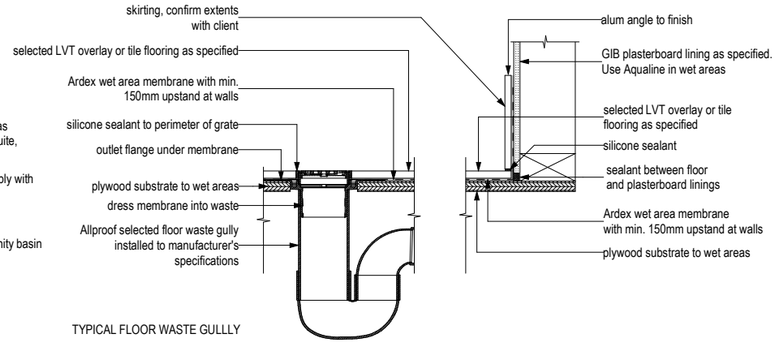
9 - Window Shroud Details - Alpine Tray 1:5



SHOWER WALL INTERNAL CORNER - TILE



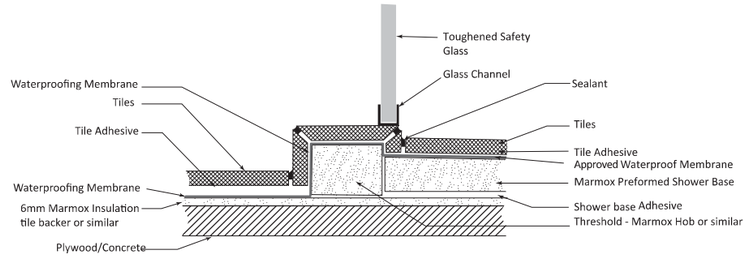
WALL TO VANITY BASIN OR SINK



TYPICAL FLOOR WASTE GULLLY

4 - Wet Area Details 1:5

Cross Sections - Shower System



marmox — Shower Upstand (Threshold) — Scale - 1 : 2 — Date: 14/01/2025 — Detail M03

6 - M03-Shower-Upstand-Threshold

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
Details 4000 Plans
Specific Plan Details & Typical Details

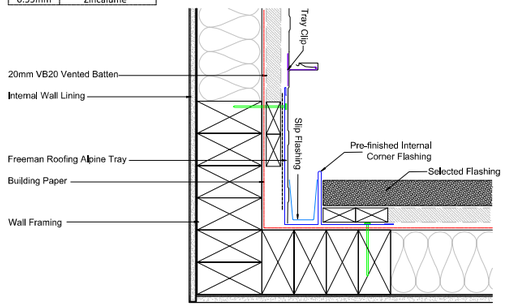
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DRAWING NUMBER
B4.02 H

SCALE
1:5 @A1

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026

Freeman Roofing Alpine Tray	
0.4mm	Colorsteel® Maxam®
0.55mm	Colorsteel® Maxam®
0.4mm	Zincalume®
0.55mm	Zincalume®



Notes:

Wall Cladding Corner Flashings:
Options for wall cladding corners include cover flashings (all claddings) and soakers to an external corner (weatherboards).

Backflashings:
E2/AS1 requires 50 x 50 mm flashing with hems, except for buildings in EH wind zones where the dimension is increased to 75 x 75 mm with hems.

Cladding Cover: BRANZ recommends that the dimensions of any corner flashing (internal or external) be based on a minimum cladding cover of 50 mm generally and 75 mm in an EH wind zone from the actual joint in the cladding.

Installation: For buildings outside the scope of E2/AS1, flashing details must be submitted for consent with supporting information as an alternative method.

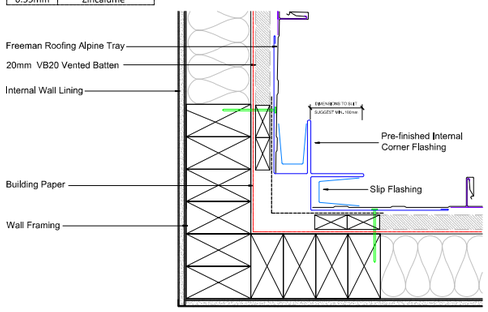
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Freeman Roofing Alpine Tray
Internal Corner with slip flashing

Scale:	Issue Date:	Document Name:
1 : 5 @ A4	20/02/2025	ALP-IC2

1 — 2025-02-20_Freeman-Roofing-ALP-Internal-Corner2-ALP-IC2

Freeman Roofing Alpine Tray	
0.4mm	Colorsteel® Maxam®
0.55mm	Colorsteel® Maxam®
0.4mm	Zincalume®
0.55mm	Zincalume®



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Freeman Roofing Alpine Tray
Internal Corner with slip flashing

Scale:	Issue Date:	Document Name:
1 : 5 @ A4	20/02/2025	ALP-IC1

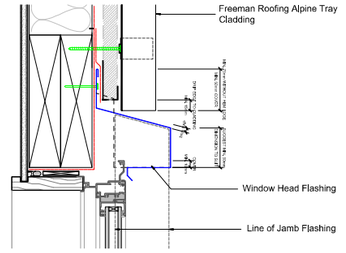
2 — 2025-02-20_Freeman-Roofing-ALP-Internal-Corner-ALP-IC1

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B	DRAFT ISSUE FOR PRICING	27.04.26
A	DRAFT DETAILED DESIGN ISSUE	22.04.26

BUILDING CONSENT ISSUE

Freeman Roofing Alpine Tray	
0.4mm	Colorsteel® Maxam®
0.55mm	Colorsteel® Maxam®
0.4mm	Zincalume®
0.55mm	Zincalume®



Notes:
Building Code Compliance: Flashings must adhere to E2/AS1 requirements, considering various wind zones and building types.

Design Specifications:
Cross-Fall: Ensure a minimum of 15° cross-fall for effective drainage.

Cladding Cover:
At least 35 mm cover over flashing upstand, 60 mm in higher wind zones.

Extension Past Openings:
Flashings should extend a minimum of 20 mm beyond window or door trims.

Upstands:
Increased dimensions or hooks/hems may be required in certain wind zones.
Installation Considerations:

Ensure proper cover dimensions, overlap, and clearances. Accommodate for thermal and building movement, particularly with rigid flashings.

Maintenance and Inspection:
Regular checks are crucial, especially in harsh environments.

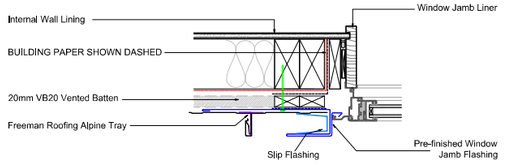
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Freeman Roofing Alpine Tray
Head Flashing

Scale:	Issue Date:	Document Name:
1 : 5 @ A4	24/03/2025	ALP-WH1

5 — 2025-03-24_Freeman-Roofing-ALP-Head-Flashing-ALP-WH1

Freeman Roofing Alpine Tray	
0.4mm	Colorsteel® Maxam®
0.55mm	Colorsteel® Maxam®
0.4mm	Zincalume®
0.55mm	Zincalume®



Notes:
Requirement for Metal Cladding:
Jamb flashings are required for buildings with profiled metal cladding to ensure effective moisture management around windows and doors.

Design Compatibility:
The design of the jamb flashing should be compatible with the profile and characteristics of the metal cladding, ensuring a seamless integration.

Integration with Other Flashings:
It is important for jamb flashings to overlap and integrate effectively with sill and head flashings to create a continuous moisture barrier.

Installation:
Secure installation is crucial, with jamb flashings fitted snugly against the window frame and the metal cladding to prevent any water ingress.

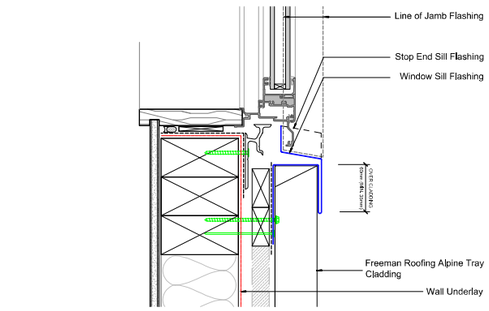
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Freeman Roofing Alpine Tray
Jamb Flashing

Scale:	Issue Date:	Document Name:
1 : 5 @ A4	20/02/2025	ALP-JB1

3 — 2025-02-20_Freeman-Roofing-ALP-Jamb-Flashing-ALP-JB1

Freeman Roofing Alpine Tray	
0.4mm	Colorsteel® Maxam®
0.55mm	Colorsteel® Maxam®
0.4mm	Zincalume®
0.55mm	Zincalume®



Notes:
Mandatory Requirement: Sill tray flashings are mandatory under E2/AS1 for all windows and doors where the cladding is directly fixed.

Cladding Integration:
For horizontal profiled metal cladding, sill flashings are integrated to trim the top of the cladding along the sill flange. This provides a flat surface against which the window is installed.
In cases of masonry veneer cladding, E2/AS1 requires the use of a flexible sill flashing.

Design Considerations:
The design of the sill flashing should ensure it effectively channels water away from the window and prevents any moisture ingress.
The flashing must be compatible with the type of cladding used, whether it's profiled metal or masonry veneer.

Installation:
Sill flashings should be installed with precision to ensure they fit snugly against the cladding and window, forming a watertight seal.
The correct installation involves ensuring the flashing extends beyond the sides of the window and properly integrates with the building's moisture barrier system.

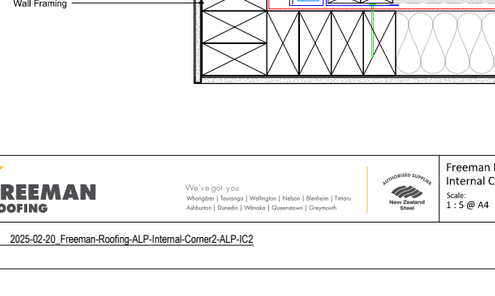
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Freeman Roofing Alpine Tray
Sill Flashing

Scale:	Issue Date:	Document Name:
1 : 5 @ A4	24/03/2025	ALP-WS1

4 — 2025-02-24_Freeman-Roofing-ALP-Sill-Flashing-ALP-WS1

Freeman Roofing Alpine Tray	
0.4mm	Colorsteel® Maxam®
0.55mm	Colorsteel® Maxam®
0.4mm	Zincalume®
0.55mm	Zincalume®



Notes:
Building Code Compliance: Flashings must adhere to E2/AS1 requirements, considering various wind zones and building types.

Design Specifications:
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Cladding Cover:
At least 35 mm cover over flashing upstand, 60 mm in higher wind zones.

Extension Past Openings:
Flashings should extend a minimum of 20 mm beyond window or door trims.

Upstands:
Increased dimensions or hooks/hems may be required in certain wind zones.
Installation Considerations:

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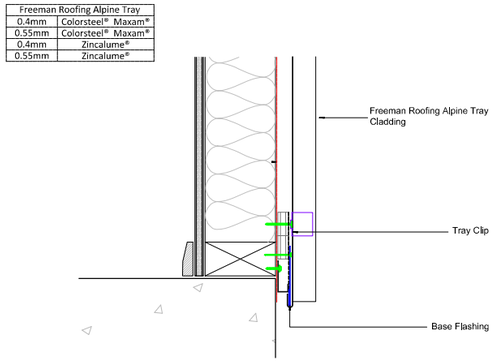
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Freeman Roofing Alpine Tray
External Corner with slip flashing

Scale:	Issue Date:	Document Name:
1 : 5 @ A4	24/03/2025	ALP-EC2

7 — 2025-03-25_Freeman-Roofing-ALP-External-Corner2-ALP-EC2

Freeman Roofing Alpine Tray	
0.4mm	Colorsteel® Maxam®
0.55mm	Colorsteel® Maxam®
0.4mm	Zincalume®
0.55mm	Zincalume®



Notes:
Purpose:
Wall base flashings are used at the bottom of the wall cladding to prevent water ingress at the base and to direct water away from the building structure.

Material:
Use durable, non-corrosive materials such as galvanized steel, aluminum, or copper, ensuring compatibility with the wall cladding materials.

Design:
Design the flashing to extend beneath the wall cladding and out over the building foundation or roof surface.

Installation:
Install the base flashing beneath the wall cladding and over the building's damp proof course.

Sealing:
Use a high-quality sealant or flashing tape at the top edge to ensure a watertight seal against the wall cladding.

Inspection and Maintenance:
Regularly inspect the flashings for damage or deterioration and maintain the sealant as needed.

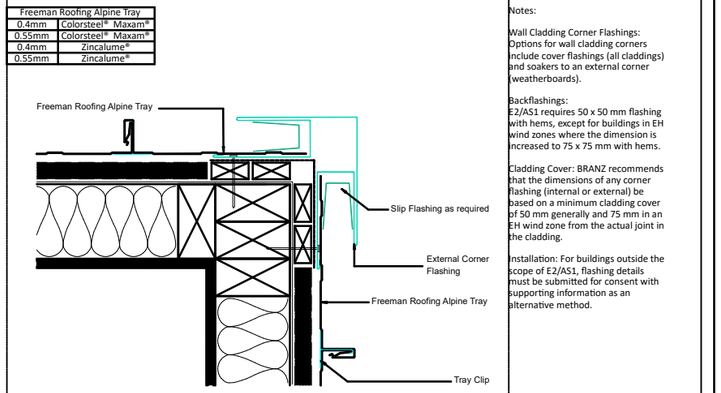
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Freeman Roofing Alpine Tray
Wall Base Flashing

Scale:	Issue Date:	Document Name:
1 : 5 @ A4	24/03/2025	ALP-WB1

6 — 2025-03-24_Freeman-Roofing-ALP-Wall-Base-ALP-WB1

Freeman Roofing Alpine Tray	
0.4mm	Colorsteel® Maxam®
0.55mm	Colorsteel® Maxam®
0.4mm	Zincalume®
0.55mm	Zincalume®



Notes:

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Installation: For buildings outside the scope of E2/AS1, flashing details must be submitted for consent with supporting information as an alternative method.

Freeman Roofing Alpine Tray
External Corner with slip flashing

Scale:	Issue Date:	Document Name:
1 : 5 @ A4	24/03/2025	ALP-EC

8 — 2025-03-24_Freeman-Roofing-ALP-External-Corner

FOUR WALLS ARCHITECTURE

oldings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

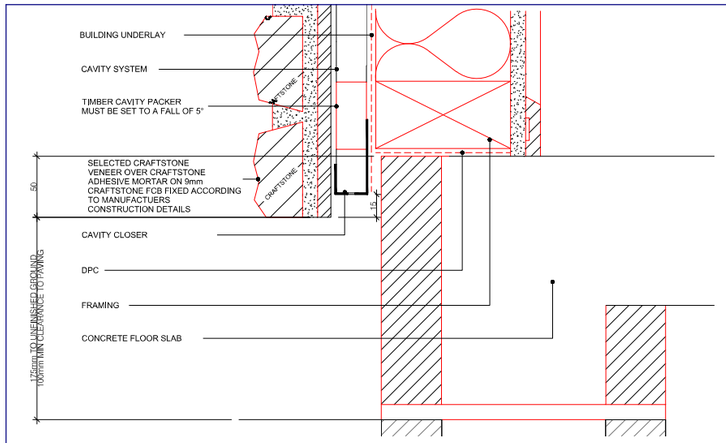
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Details 4000 Plans
Proprietary Details - Alpine Tray Wall Cladding

DRAWING CREATION DATE

DRAWING NUMBER
B4.03 (H)

SCALE
1:5.8816 @A1

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026



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TYPICAL SLAB EDGE DETAIL — VER.5.1 — B1

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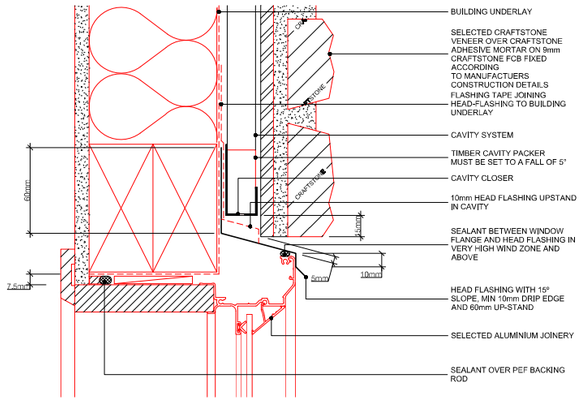
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1 - B1-TYPICAL-SLAB-EDGE-DETAIL-Layout1



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TYPICAL WINDOW HEAD DETAIL — VER.5.1 — C1

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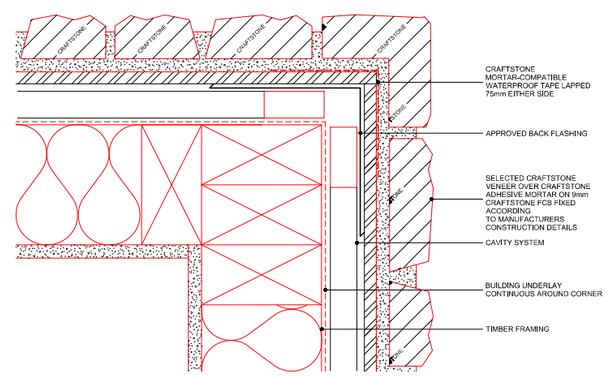
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2 - C1-TYPICAL-WINDOW-HEAD-DETAIL-Layout1



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TYPICAL EXTERNAL CORNER DETAIL — VER.5.1 — E1

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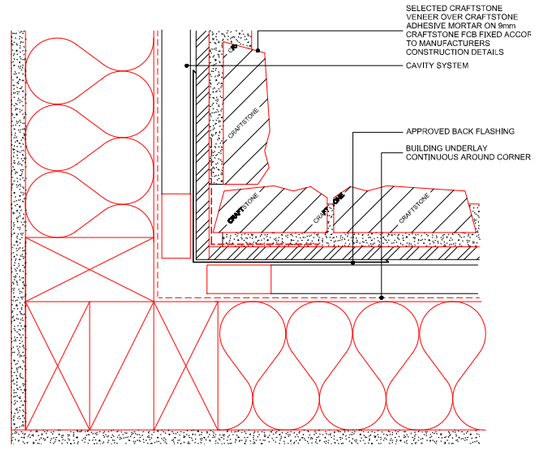
3 - E1-TYPICAL-EXTERNAL-CORNER-DETAIL-Layout1

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REV	DESCRIPTION	DATE
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F	REVISED BC ISSUE	03.09.26
E	ISSUED FOR BUILDING CONSENT	03.07.26
D	BC ISSUE FOR REVIEW	16.06.26
C	DRAFT ISSUE FOR PRICING- REV	04.05.26
B	DRAFT ISSUE FOR PRICING	27.04.26
A	DRAFT DETAILED DESIGN ISSUE	22.04.26

BUILDING CONSENT ISSUE



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TYPICAL INTERNAL CORNER DETAIL — VER.5.1 — D1

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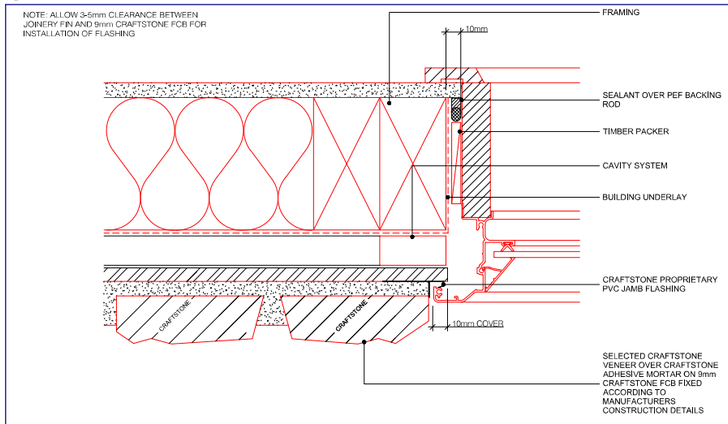
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4 - D1-TYPICAL-INTERNAL-CORNER-DETAIL-Layout1



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ALTERNATIVE JAMB DETAIL - MECHANICAL FLASHING - FLUSH MOUNT — VER.5.1 — C3

22/11/23 ISSUED

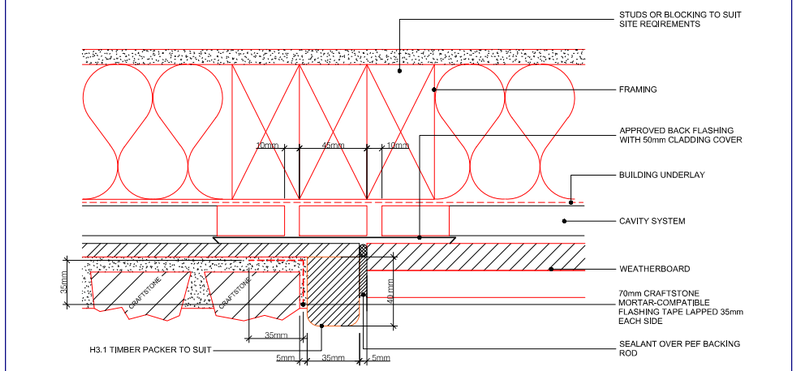
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5 - C3-ALTERNATIVE-JAMB-DETAIL-MECHANICAL-FLASHING-FLUSH-MOUNT-Layout1



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TYPICAL VERTICAL JOINT - STONE VENEER TO WEATHERBOARD - OPTION 1 — VER.5.1 — G2

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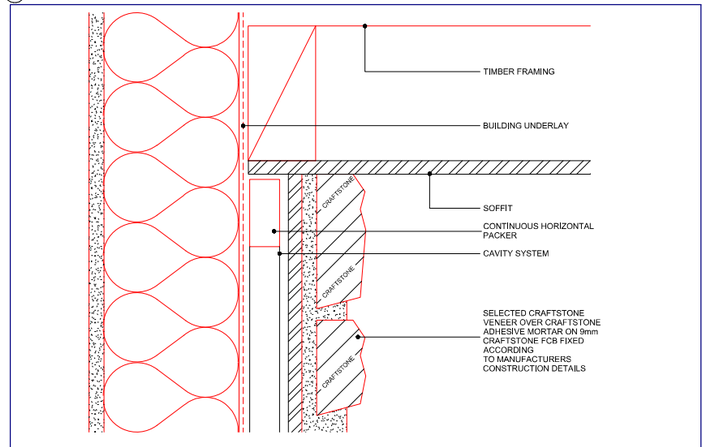
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6 - G2-TYPICAL-VERTICAL-JOINT-STONE-VENEER-TO-WEATHERBOARD-OPTION-1-Layout1



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TYPICAL SOFFIT DETAIL — VER.5.1 — H1

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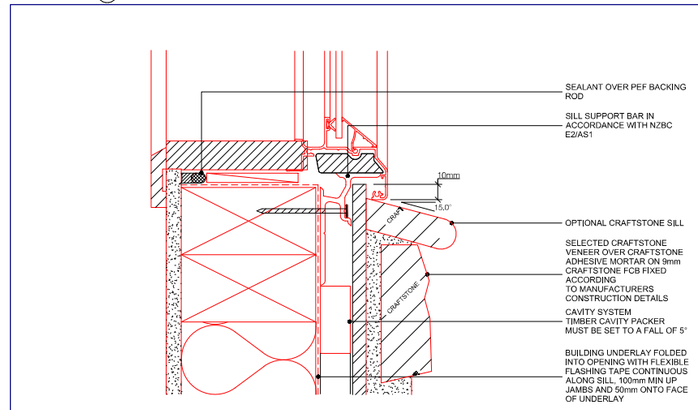
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7 - H1-TYPICAL-SOFFIT-DETAIL-Layout1



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TYPICAL WINDOW SILL DETAIL — VER.5.1 — C5

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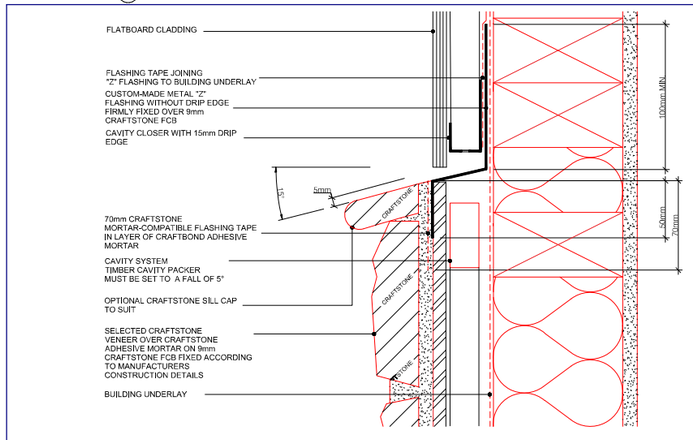
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8 - C5-TYPICAL-WINDOW-SILL-DETAIL-Layout1



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HORIZONTAL JOINT WITH FLATBOARD CLADDING WITH CONCEALED FLASHING - OPTION 1 — VER.5.1 — F15

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9 - F15-HORIZONTAL-JOINT-WITH-FLATBOARD-WITH-CONCEALED-FLASHING-OPTION-1-Layout1

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
Details 4000 Plans
Proprietary Details - Craftstone

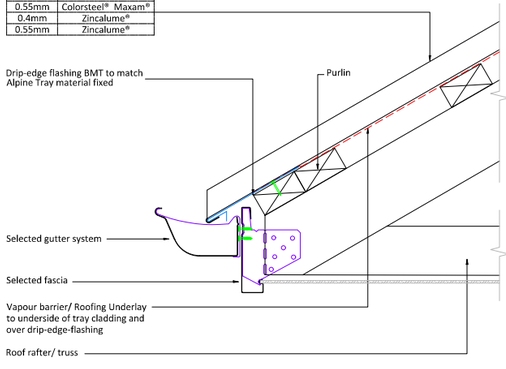
DRAWING CREATION DATE

DRAWING NUMBER
B4.04 H

SCALE
1:1.1765 @A1

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026

Freeman Roofing Alpine Tray	
0.4mm	Colorsteel® Maxam®
0.55mm	Colorsteel® Maxam®
0.4mm	Zincalume®
0.55mm	Zincalume®



Requirement:
Eaves flashings are not mandatory for weatherproofing unless the building is in a very exposed location or lacks spouting.

Durability Contribution:
While not essential for weatherproofing, eaves flashings contribute to the durability of roofing at the eaves, especially in marine environments.

Underlay Extension:
If no over flashing is present, extend the underlay into the gutter by up to 20 mm to ensure adequate water run-off.

Material Specification:
Use unwashed flashings made of durable materials like organic coated steel, aluminum, or PVC to withstand environmental conditions.

Marine Environment Recommendation:
In marine environments, eaves flashings are recommended to improve roof cladding durability and prevent salt deposit build-up.

Pre-Painted Metal:
For pre-painted aluminum roofs, eaves flashings may be used and can be either pre-painted or unpainted.

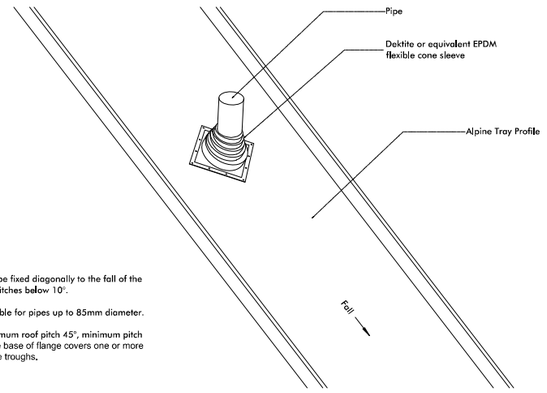
Design Tip for Severe Marine Environments:
Consider a high-fronted gutter covering the roof crests, attached closely to the fascia, for better protection in Severe and Very Severe Marine environments.

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Freeman Roofing Alpine Tray
Drip Edge Flashing

Scale:	Issue Date:	Document Name:
1 : 5 @ A4	20/01/2025	ALP-EG1

1 - 2025-01-20_Freeman-Roofing-ALP-Gutter-ALP-EG1
1:1.1765



Notes:

1- Must be fixed diagonally to the fall of the roof at pitches below 10°.

2 - Suitable for pipes up to 85mm diameter.

3 - Maximum roof pitch 45°, minimum pitch 10° if the base of flange covers one or more complete troughs.

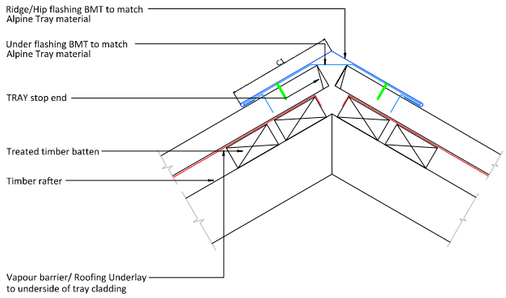
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Freeman Roofing Alpine Tray
Pipe Flashing

Scale:	Issue Date:	Document Name:
1 : 5 @ A4	20/01/2025	ALP-PF1

2 - 2025-01-20_Freeman-Roofing-ALP-Pipe-Flashing-ALP-PF1
1:1.1765

Freeman Roofing Alpine Tray	
0.4mm	Colorsteel® Maxam®
0.55mm	Colorsteel® Maxam®
0.4mm	Zincalume®
0.55mm	Zincalume®



Notes:
Category A:

Low, Medium or High Wind Zones, all pitches
Very High and Extra High Wind Zones where
the pitch is equal to or greater than 10°.

Category B:

Very High where the pitch is less than 8°, and
Extra High Wind Zones all pitches.

Category C:

SED Wind Zones up to 60 m/s all pitches.

Category D:

SED up to 68 m/s, all pitches.

	Category			
Dimension	A	B	C	D
C1	130 mm	200 mm	200 mm	200mm + baffle
Ridge Type	STD	Wide	Wide	Wide
Purlin Position X				
Pitch 8°-15°	165 mm	150 mm	150 mm	150 mm
Pitch 15°-30°	150 mm	200 mm	200 mm	200 mm
Pitch 30°-45°	130 mm	180 mm	180 mm	180 mm

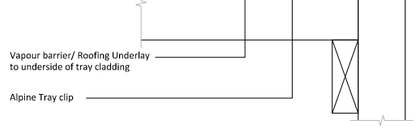
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Freeman Roofing Alpine Tray
Ridge/Hip Flashing

Scale:	Issue Date:	Document Name:
1 : 5 @ A4	20/01/2025	ALP-RH1

3 - 2025-01-20_Freeman-Roofing-ALP-Ridge-Hip-ALP-RH1
1:1.1765

Freeman Roofing Alpine Tray	
0.4mm	Colorsteel® Maxam®
0.55mm	Colorsteel® Maxam®
0.4mm	Zincalume®
0.55mm	Zincalume®



Notes:
These details are required to be fixed to allow thermal movement .

Category A:

Low, Medium or High Wind Zones, all pitches
Very High and Extra High Wind Zones where
the pitch is equal to or greater than 10°.

Category B:

Very High where the pitch is less than 8°, and
Extra High Wind Zones all pitches.

Category C:

SED Wind Zones up to 60 m/s all pitches.

Category D:

SED up to 68 m/s, all pitches.

	Category			
Dimension	A	B	C	D
C2	1 Rib	2 Ribs	2 Ribs	2+ undersoaker
C1 (Smooth)	50mm	75mm	75mm	75mm
C1 (Profiled)	75mm+ hem or 100mm	100m+ hem or 125mm	125mm	125mm

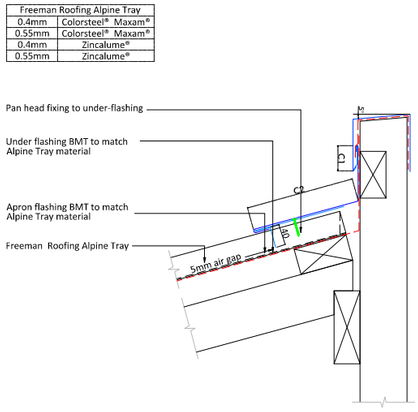
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Freeman Roofing Alpine Tray
Side Apron Flashing

Scale:	Issue Date:	Document Name:
1 : 5 @ A4	20/01/2025	ALP-AP3

4 - 2025-01-20_Freeman-Roofing-ALP-Side-Apron-ALP-AP3
1:1.1765

Freeman Roofing Alpine Tray	
0.4mm	Colorsteel® Maxam®
0.55mm	Colorsteel® Maxam®
0.4mm	Zincalume®
0.55mm	Zincalume®



Notes:

Category A:

Low, Medium or High Wind Zones, all pitches
Very High and Extra High Wind Zones where
the pitch is equal to or greater than 10°.

Category B:

Very High where the pitch is less than 8°, and
Extra High Wind Zones all pitches.

Category C:

SED Wind Zones up to 60 m/s all pitches.

Category D:

SED up to 68 m/s, all pitches.

	Category			
Dimension	A	B	C	D
C2	130mm	200mm	200mm + baffle	200mm + baffle
C1 (Smooth)	50mm + hem or 75mm	75mm + hem or 100mm	100 mm + hem or 125mm	100 mm + hem or 125mm
C1 (Profiled)	100 mm + hem or 125mm	100 mm + hem or 125mm	125mm	125mm

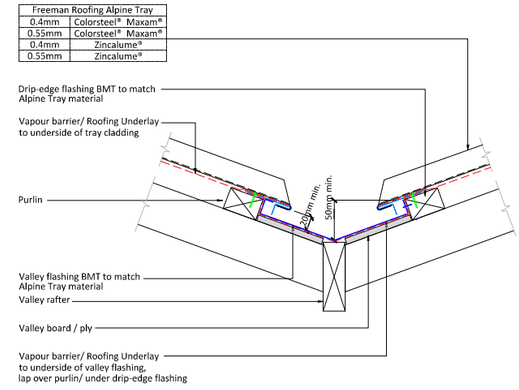
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Freeman Roofing Alpine Tray
Apron Flashing

Scale:	Issue Date:	Document Name:
1 : 5 @ A4	20/01/2025	ALP-AP2

5 - 2025-01-20_Freeman-Roofing-ALP-Upper-Apron-ALP-AP2
1:1.1765

Freeman Roofing Alpine Tray	
0.4mm	Colorsteel® Maxam®
0.55mm	Colorsteel® Maxam®
0.4mm	Zincalume®
0.55mm	Zincalume®



Notes:
Install valley baffles where roof pitch differences exceed 10° to prevent debris accumulation and ensure smooth water flow.

Maximum catchment area for standard valleys: 100m². For bifurcated valleys: 10m². Ensure proper sizing to accommodate anticipated rainfall intensity.

Valleys must not be rigidly fixed, except at the head, to allow for thermal expansion and contraction.

Ensure valley ends are sealed to prevent water ingress.

Discharge points should be located within 2m of a downpipe if the catchment area is greater than 50m².

Check and clear valleys regularly to prevent blockage by debris.

Pitch Angle Table	
3°	177°
8°	172°
15°	165°
25°	155°

For detailed valley construction specifications and complete pitch angle variations, refer to the relevant sections within the Roofing Code of Practice.

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Freeman Roofing Alpine Tray
Valley Flashing

Scale:	Issue Date:	Document Name:
1 : 5 @ A4	20/01/2025	ALP-VF1

6 - 2025-01-20_Freeman-Roofing-ALP-Valley-ALP-VF1
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A	DRAFT DETAILED DESIGN ISSUE	22.04.26

BUILDING CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
Details 4000 Plans
Proprietary Details - Alpine Tray Roofing

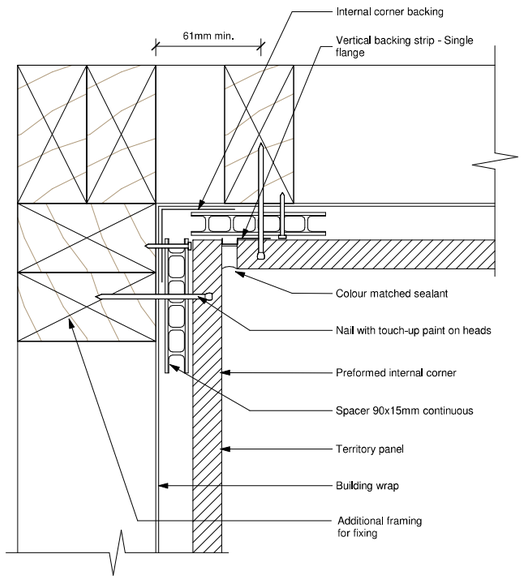
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Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026

0.410 Internal Corner Detail - Plan



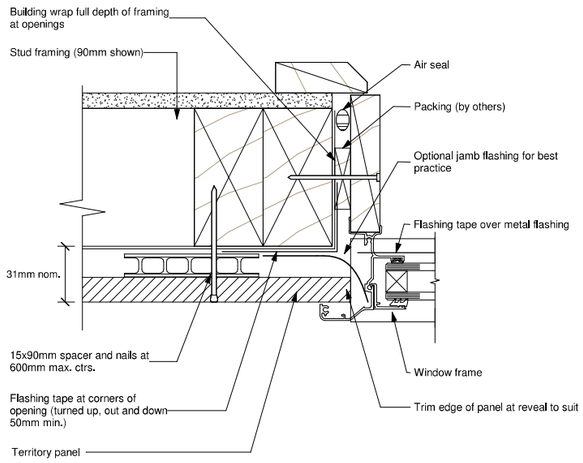
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0.412c Typical Window Jamb Detail



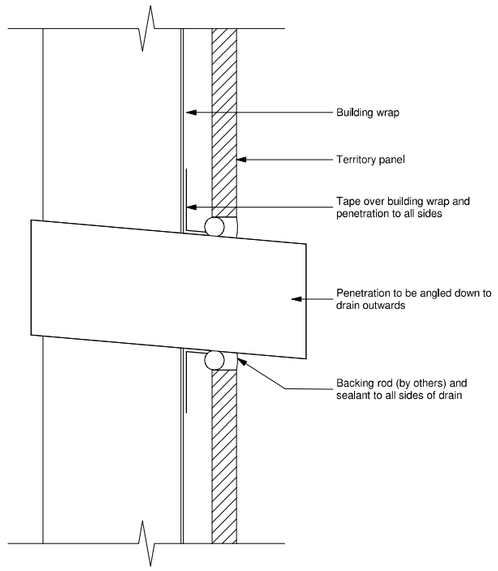
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0.416 Typical Penetration



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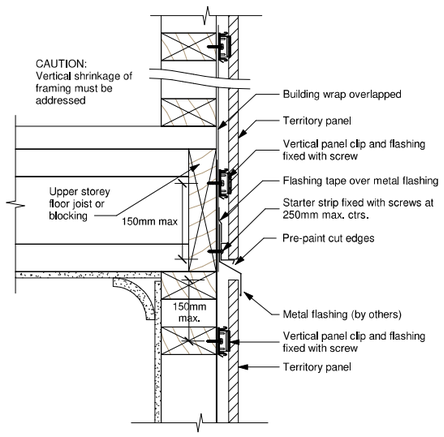
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F	REVISED BC ISSUE	03.09.26
E	ISSUED FOR BUILDING CONSENT	03.07.26
D	BC ISSUE FOR REVIEW	16.06.26
C	DRAFT ISSUE FOR PRICING- REV	04.05.26
B	DRAFT ISSUE FOR PRICING	27.04.26
A	DRAFT DETAILED DESIGN ISSUE	22.04.26

BUILDING CONSENT ISSUE

0.420 Horizontal Control Joint - Second Storey Junction - Closed Cavity



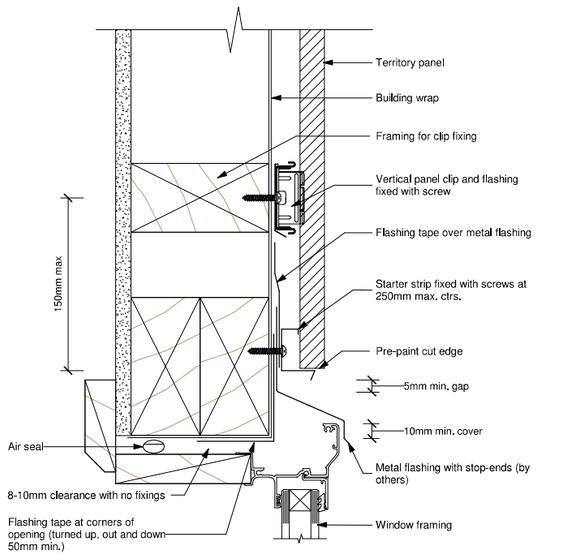
Date: 29/03/19 Construction Detail: CEM_vert_820 Scale: 1 : 5

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0.412a Typical Window Head Detail



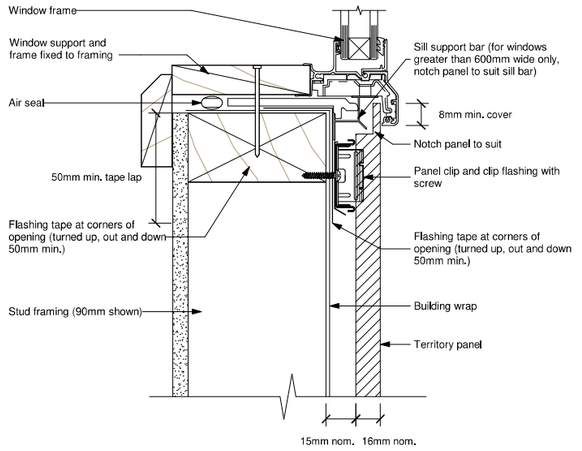
Date: 29/03/19 Construction Detail: CEM_vert_812a Scale: 1 : 2

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0.412b Typical Window Sill Detail



Date: 29/03/19 Construction Detail: CEM_vert_812b Scale: 1 : 2

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FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
Details 4000 Plans
Proprietary Details - Cemintel Cladding

DRAWING CREATION DATE

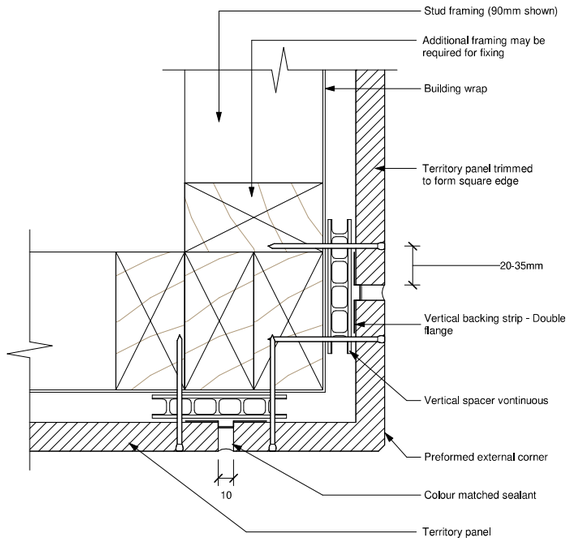
DRAWING NUMBER
B4.06 H

SCALE
1:2 @A1

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026

CEMINTEL | TERRITORY™ – External Vertical Installation

C.06 External Corner Detail - With Preformed Corner - Plan



Date: 29/03/19 Construction Detail: CEM_vert_808 Scale: 1 : 2

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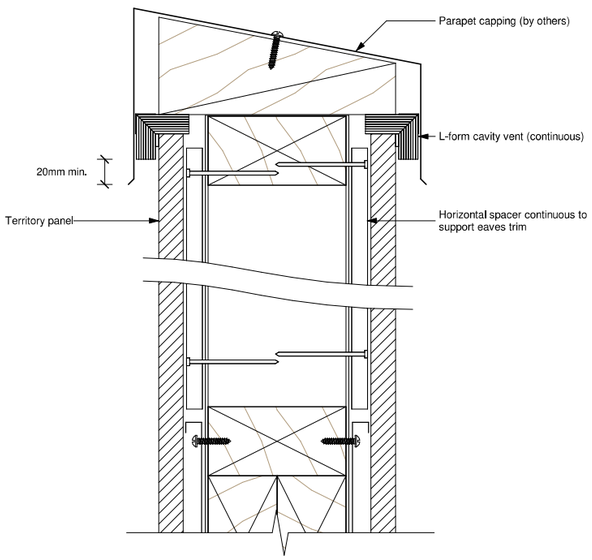
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1 External Corner

CEMINTEL | TERRITORY™ – External Vertical Installation

C.25 Two Sided Parapet - Elevation A



Date: 29/03/19 Construction Detail: CEM_vert_825 Scale: 1 : 2

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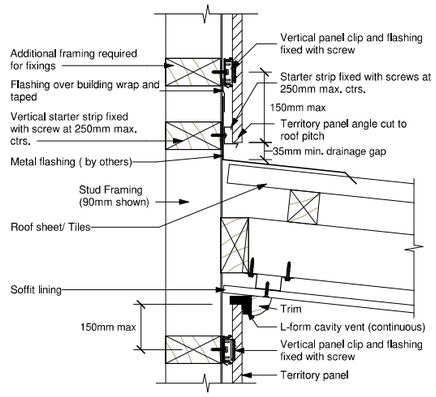
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4 Cemintel Cladding - Two sided Parapet

CEMINTEL | TERRITORY™ – External Vertical Installation

C.23 Junction with External Roofing



Date: 29/03/19 Construction Detail: CEM_vert_823 Scale: 1 : 5

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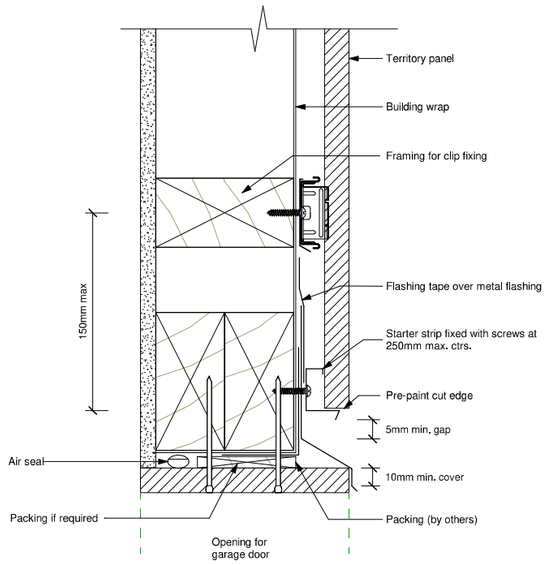
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2 Window Jamb

CEMINTEL | TERRITORY™ – External Vertical Installation

C.15 Typical Garage Door Head Detail



Date: 29/03/19 Construction Detail: CEM_vert_815 Scale: 1 : 2

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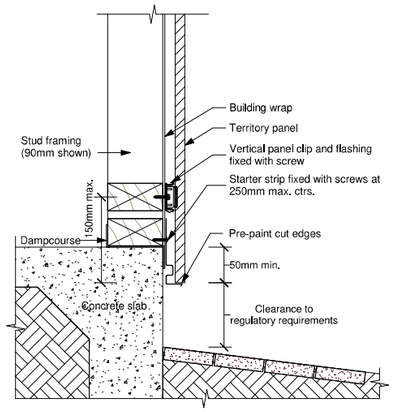
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5 Cemintel Cladding - Garage Door Head Detail

CEMINTEL | TERRITORY™ – External Vertical Installation

C.01 Base Detail - Concrete Slab Construction



Date: 29/03/19 Construction Detail: CEM_vert_801 Scale: 1 : 5

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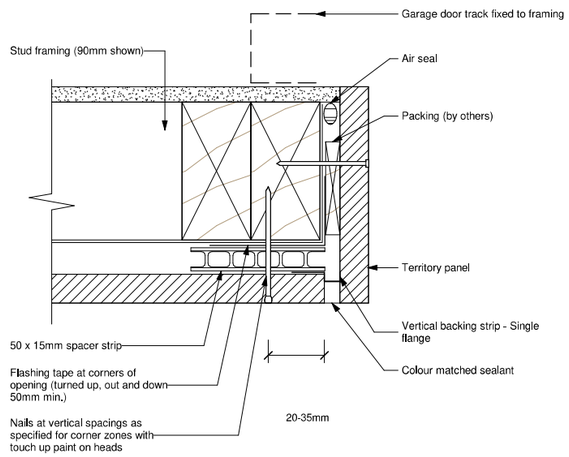
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3 Cemintel Cladding _ Base Detail - Concrete Slab Construction

CEMINTEL | TERRITORY™ – External Vertical Installation

C.14 Typical Garage Door Jamb Detail



Date: 29/03/19 Construction Detail: CEM_vert_814 Scale: 1 : 2

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6 Cemintel Cladding - Garage Door Jamb Detail

GENERAL NOTES
1. DO NOT SCALE OFF DRAWING
2. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE - **IF IN DOUBT ASK THE ARCHITECT**
3. ARCHITECTS TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSION AND THOSE ON PLANS.
4. THESE DRAWINGS REMAIN THE PROPERTY OF FOUR WALLS ARCHITECTURE AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT

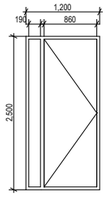
REV	DESCRIPTION	DATE
H	BC - RFI RESPONSE	28.10.26
G	ISSUED FOR BC - REV 2	16.09.26
F	REVISED BC ISSUE	03.09.26
E	ISSUED FOR BUILDING CONSENT	03.07.26
D	BC ISSUE FOR REVIEW	16.06.26
C	DRAFT ISSUE FOR PRICING- REV	04.05.26
B	DRAFT ISSUE FOR PRICING	27.04.26
A	DRAFT DETAILED DESIGN ISSUE	22.04.26

BUILDING CONSENT ISSUE

FOUR WALLS ARCHITECTURE

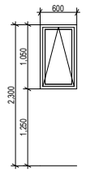
CLIENT: Aleutian Holdings Ltd
PROJECT: PENINSULA HOUSES
PROJECT NUMBER: 2025_013
DRAWING NAME: Proprietary Cladding - Cemintel 2
Details 4000 Plans
DRAWING CREATION DATE:
DRAWING NUMBER: B4.07 (H)
SCALE: 1:2, 1:1 @A1

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026



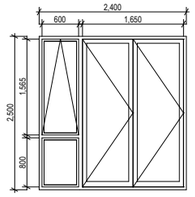
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Solid Door Panel with Sidelight
Finish T.B.C with client

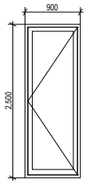


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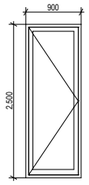
Opalescent Glass



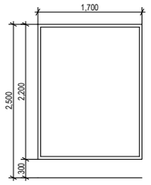
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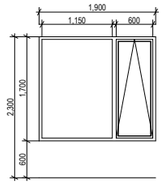
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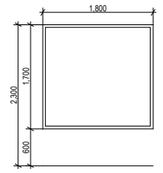
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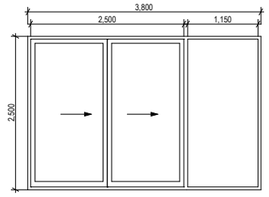
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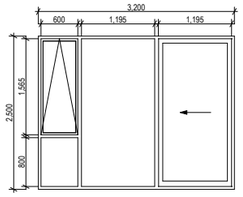
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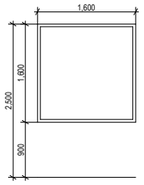
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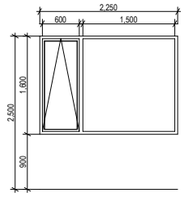
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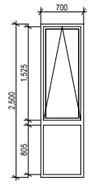
1 item (W11)



1 item (W12)

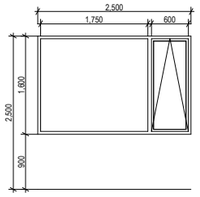


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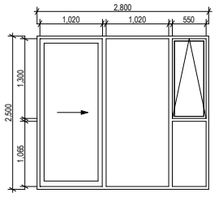


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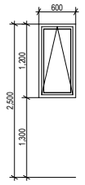
Opalescent Glass



1 item (W15)



1 item (W16)



1 item (W17)

1 Typical Standalone Window Schedule
1:50

EXTERIOR WINDOW NOTE:

Schedule indicates total number of windows and doors for **Typical Standalone Unit**. Number of for each item is indicated. Dimension of windows is the rough opening size in the framing. Do not reduce or enlarge windows to account for frame.

UNLESS OTHERWISE NOTED:

TYPE: TBC by Owner

FINISH: Flaxpod

GLAZING: Double Glazing with Low E /Clear and Argon gas in thermally broken aluminium frame as per NZS 4223; all bathroom windows & full height glazing to be Safety glazing. Opalescent Glass where noted - TO BE CONFIRMED

INTERIOR REVEAL: 18mm pre-finished timber jambliner with architraves, delete bottom jambliner on door units and see specific note for windows in showers.

HARDWARE: Colour matched to joinery. Flush handles to all sliding doors

RESTRICTOR STAYS: to all opening windows below 760mm sill height as well as all bathroom windows

INTERIOR DOOR NOTE:

Schedule indicates total number of doors for **Typical Standalone Unit**. Number of for each item is indicated. Refer Plans. Dimensions on the plans and on this schedule denote frame size, and *no undercut* has been stated. Undercut must be confirmed with owner.

All wet area membrane doors must be sealed & painted underneath.

UNLESS OTHERWISE NOTED:

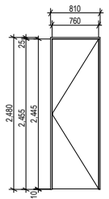
FINISH: TBC by owner

INTERIOR DOORS: TBC by owner

WARDROBE DOORS: Smooth Sliders with white aluminium trim & white track

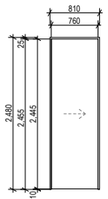
HARDWARE: T.B.C by Owner.

UNDERCUT: T.B.C against final flooring specification.



1 item as shown (D01); 3 items handed (D01)

Hinged Door



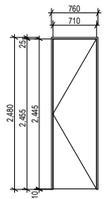
1 item as shown (D02); 2 items handed (D02)

Cavity Slider



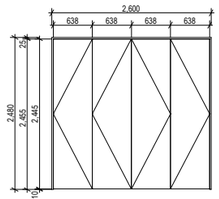
1 item (D02)

Cavity Slider



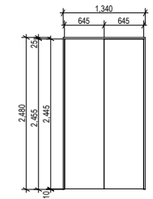
1 item (D03)

Hinged Door



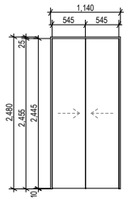
1 item (D04)

Laundry Bifold cabinetry doors by cabinet makers



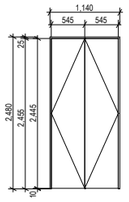
1 item (D05)

Sliding Wardrobe Panel Doors



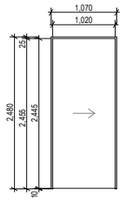
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Sliding Wardrobe Panel Doors



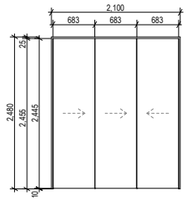
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Hinged Doors



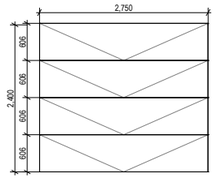
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Cavity Slider



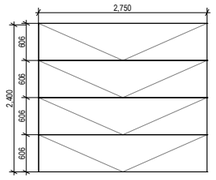
1 item (D09)

Sliding Wardrobe Panel Doors



1 item (GD1)

Garage Panel Door - Black Metal Garage Door Panels



1 item (GD2)

Garage Panel Door - Black metal garage door panels

2 Typical Standalone Interior Door Schedule
1:50

GENERAL NOTES
1. DO NOT SCALE OFF DRAWING
2. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE - **IF IN DOUBT ASK THE ARCHITECT**
3. ARCHITECTS TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSION AND THOSE ON PLANS.
4. THESE DRAWINGS REMAIN THE PROPERTY OF FOUR WALLS ARCHITECTURE AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT

REV	DESCRIPTION	DATE
H	BC - RFI RESPONSE	28.10.26
G	ISSUED FOR BC - REV 2	16.09.26
F	REVISED BC ISSUE	03.09.26
E	ISSUED FOR BUILDING CONSENT	03.07.26
D	BC ISSUE FOR REVIEW	16.06.26
C	DRAFT ISSUE FOR PRICING- REV	04.05.26
B	DRAFT ISSUE FOR PRICING	27.04.26
A	DRAFT DETAILED DESIGN ISSUE	22.04.26

BUILDING CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

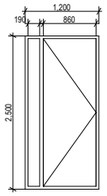
DRAWING NAME
D&W Schedules
Units 9, 10 & 11 - Interior & Exterior Door & Window Schedule

DRAWING CREATION DATE

DRAWING NUMBER
B-6.00 H

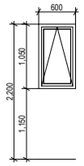
SCALE
1:50 @A1

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026



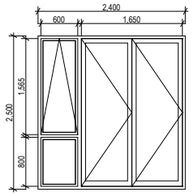
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Solid Door Panel with Sidelight
Finish T.B.C with client

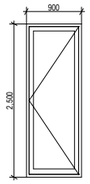


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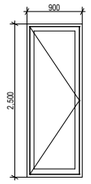
Opalescent Glass



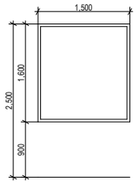
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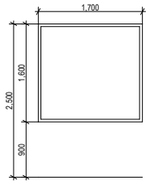
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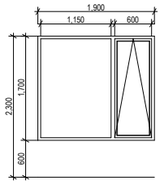
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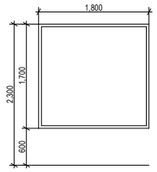
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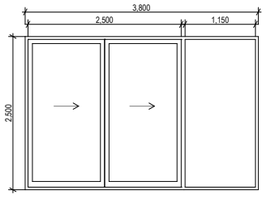
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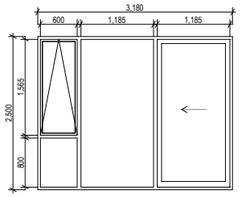
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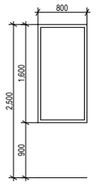
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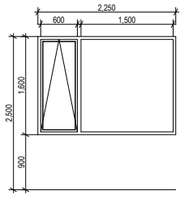
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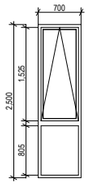
1 item (W-11)



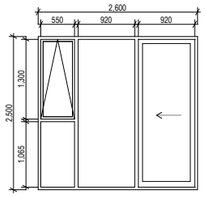
1 item (W-12)



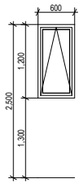
1 item (W-13)



1 item (W-14)



2 items (W-15)



1 item (W-16)

1 Unit 12 Exterior Window Schedule
1:50

EXTERIOR WINDOW NOTE:

Schedule indicates total number of windows and doors for **Unit 12**. Number of for each item is indicated. Dimension of windows is the rough opening size in the framing. Do not reduce or enlarge windows to account for frame.

UNLESS OTHERWISE NOTED:

TYPE: TBC by Owner

FINISH: Flaxpod

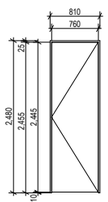
GLAZING: Double Glazing with Low E /Clear and Argon gas in thermally broken aluminium frame as per NZS 4223; all bathroom windows & full height glazing to be Safety glazing. Opalescent Glass where noted - TO BE CONFIRMED

INTERIOR REVEAL: 18mm pre-finished timber jambliner with architraves, delete bottom jambliner on door units and see specific note for windows in showers.

HARDWARE: Colour matched to joinery. Flush handles to all sliding doors

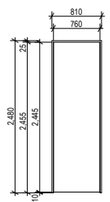
RESTRICTOR STAYS: to all opening windows below 760mm sill height as well as all bathroom windows

FIRE DOORS: Best Doors PR30 Hinged Door Set -/30/30sm INSTALLED TO MANUFACTURER'S DETAIL & SPEC.



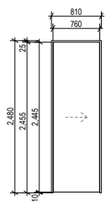
3 items as shown (D-01x3); 2 items handed (D-01x2)

Hinged Door



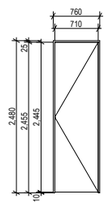
2 items as shown (D-02x2); 2 items handed (D-02x2)

Cavity Slider



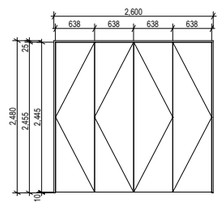
1 item (D-02)

Cavity Slider



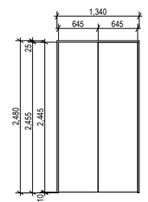
1 item (D-03)

Hinged Door



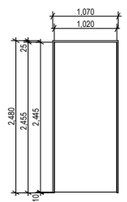
1 item (D-04)

Laundry Bifold cabinetry doors by cabinet makers



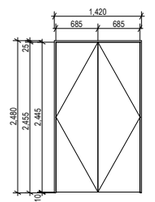
1 item (D-05)

Sliding Wardrobe Panel Doors



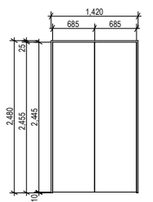
1 item (D-06)

Cavity Slider



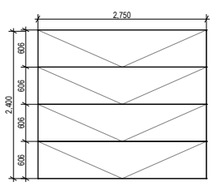
1 item (D-07)

Hinged Doors



1 item (D-08)

Sliding Wardrobe Panel Doors



1 item (GD-1)

Garage Panel Door - Black Metal
Garage Door Panels

2 Unit 12 Interior Door Schedule
1:50

INTERIOR DOOR NOTE:

Schedule indicates total number of doors for **Unit 12**. Number of for each item is indicated. Refer Plans.
Dimensions on the plans and on this schedule denote frame size, and *no undercut* has been stated. Undercut must be confirmed with owner.

All wet area membrane doors must be sealed & painted underneath.

UNLESS OTHERWISE NOTED:

FINISH: TBC by owner

INTERIOR DOORS: TBC by owner

WARDROBE DOORS: Smooth Sliders with white aluminium trim & white track

HARDWARE: T.B.C by Owner.

UNDERCUT: T.B.C against final flooring specification.

GENERAL NOTES
1. DO NOT SCALE OFF DRAWING
2. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE - **IF IN DOUBT ASK THE ARCHITECT**
3. ARCHITECTS TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSION AND THOSE ON PLANS.
4. THESE DRAWINGS REMAIN THE PROPERTY OF FOUR WALLS ARCHITECTURE AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT

REV	DESCRIPTION	DATE
H	BC - RFI RESPONSE	28.10.26
G	ISSUED FOR BC - REV 2	16.09.26
F	REVISED BC ISSUE	03.09.26
E	ISSUED FOR BUILDING CONSENT	03.07.26
D	BC ISSUE FOR REVIEW	16.06.26
C	DRAFT ISSUE FOR PRICING- REV	04.05.26
B	DRAFT ISSUE FOR PRICING	27.04.26
A	DRAFT DETAILED DESIGN ISSUE	22.04.26

BUILDING CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

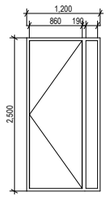
DRAWING NAME
D&W Schedules
Unit 12 - Interior & Exterior Door & Window Schedule

DRAWING CREATION DATE

DRAWING NUMBER
B-6.01 H

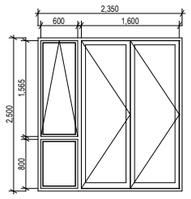
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1:50 @A1

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Version: 1, Version Date: 30/10/2026

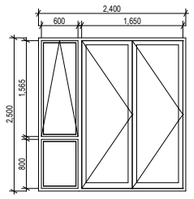


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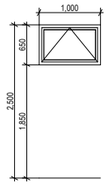
Solid Door Panel with Sidelight
Finish T.B.C with client



1 item (W/02)

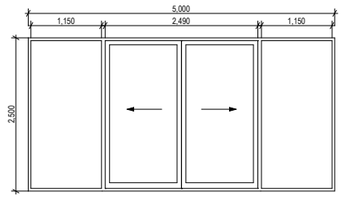


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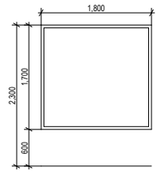


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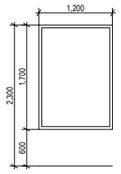
Opalescent Glass



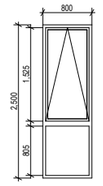
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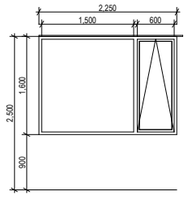
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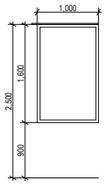
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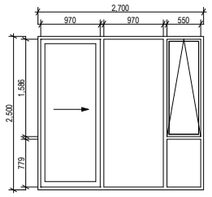
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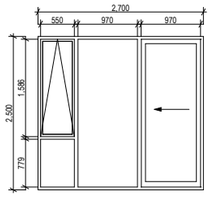
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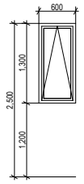
1 item (W/09)



1 item (W/10)

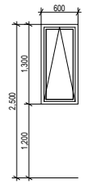


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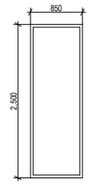
1 item (W/11)

Opalescent Glass

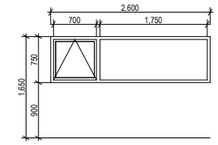


1 item (W/11)

Opalescent Glass



1 item (W/12)



1 item (W/13)

EXTERIOR WINDOW NOTE:

Schedule indicates total number of windows and doors for **Unit 13**. Number of for each item is indicated. Dimension of windows is the rough opening size in the framing. Do not reduce or enlarge windows to account for frame.

UNLESS OTHERWISE NOTED:

TYPE: TBC by Owner

FINISH: Flaxpod

GLAZING: Double Glazing with Low E /Clear and Argon gas in thermally broken aluminium frame as per NZS 4223; all bathroom windows & full height glazing to be Safety glazing. Opalescent Glass where noted - TO BE CONFIRMED

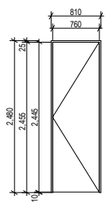
INTERIOR REVEAL: 18mm pre-finished timber jambliner with architraves, delete bottom jambliner on door units and see specific note for windows in showers.

HARDWARE: Colour matched to joinery. Flush handles to all sliding doors

RESTRICTOR STAYS: to all opening windows below 760mm sill height as well as all bathroom windows

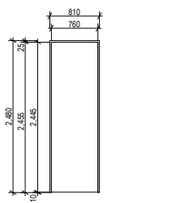
FIRE DOORS: Best Doors PR30 Hinged Door Set -/30/30sm INSTALLED TO MANUFACTURER'S DETAIL & SPEC.

1 - Unit 13 Exterior Window Schedule
1:50



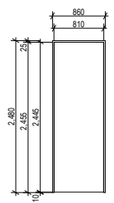
4 items as shown (D/01x4); 3 items handed (D/01x3)

Hinged Door



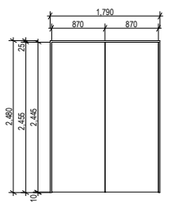
2 items as shown (D/02x2); 1 item handed (D/02)

Cavity Slider



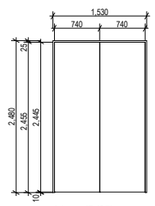
1 item (D/03)

Cavity Slider



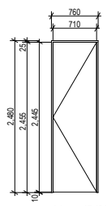
1 item (D/04)

Sliding Wardrobe Panel Doors



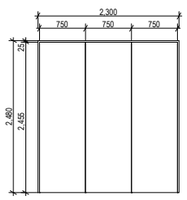
1 item (D/05)

Sliding Wardrobe Panel Doors



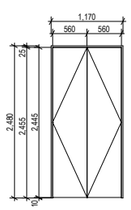
1 item (D/06)

Hinged Door



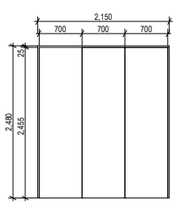
1 item (D/07)

Sliding Wardrobe Panel Doors



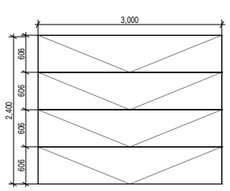
2 items (D/08x2)

Hinged Doors



1 item (D/09)

Sliding Wardrobe Panel Doors



1 item (GD/1)

Garage Panel Door - Black metal garage door panels

2 - Unit 13 Interior Door Schedule
1:50

INTERIOR DOOR NOTE:

Schedule indicates total number of doors for **Typical Standalone Unit**. Number of for each item is indicated. Refer Plans. Dimensions on the plans and on this schedule denote frame size, and *no undercut* has been stated. Undercut must be confirmed with owner.

All wet area membrane doors must be sealed & painted underneath.

UNLESS OTHERWISE NOTED:

FINISH: TBC by owner

INTERIOR DOORS: TBC by owner

WARDROBE DOORS: Smooth Sliders with white aluminium trim & white track

HARDWARE: T.B.C by Owner.

UNDERCUT: T.B.C against final flooring specification.

GENERAL NOTES
1. DO NOT SCALE OFF DRAWING
2. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE - **IF IN DOUBT ASK THE ARCHITECT**
3. ARCHITECTS TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSION AND THOSE ON PLANS.
4. THESE DRAWINGS REMAIN THE PROPERTY OF FOUR WALLS ARCHITECTURE AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT

REV	DESCRIPTION	DATE
H	BC - RFI RESPONSE	28.10.26
G	ISSUED FOR BC - REV 2	16.09.26
F	REVISED BC ISSUE	03.09.26
E	ISSUED FOR BUILDING CONSENT	03.07.26
D	BC ISSUE FOR REVIEW	16.06.26
C	DRAFT ISSUE FOR PRICING- REV	04.05.26
B	DRAFT ISSUE FOR PRICING	27.04.26
A	DRAFT DETAILED DESIGN ISSUE	22.04.26

BUILDING CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
D&W Schedules
Unit 13 - Interior & Exterior Door & Window Schedule

DRAWING CREATION DATE

DRAWING NUMBER
B-6.02 H

SCALE
1:50 @A1

Document Set ID: 10431539
Version: 1, Version Date: 30/10/2026