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Issue		BC/S4A-01 Building Consent - Stage 4A - Application
Date		18/06/2026
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IFC		
Distribution		
Client		X
Council		X
Tenders		X
Drawings		
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The Links

at 110-124 Wanaka-Luggate Highway, Wanaka for Gibbons Co Ltd

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Scale @ A3: 1:1

Building Consent

All dimensions to be checked on site, do not scale off drawings.

Drawing:

Document Transmittal

Project number:

2532

Drawing number / Revision:

A-S4A-000/A

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Schedules	T2M - Interior Door & Window Schedule	A-T2M-502
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Details	Details Clad	A-T2M-602
Details	Details Clad	A-T2M-603
Details	Details Joinery	A-T2M-604
Details	Details Joinery	A-T2M-605
Details	Details Joinery	A-T2M-606
Details	Details Joinery	A-T2M-607
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Details	Details Roof	A-T2M-609
Details	Details Roof	A-T2M-610
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Elevations	T7M - Elevations	A-T7M-402
Elevations	T7M - Exterior Colour Scheme	A-T7M-403
Schedules	T7M - Exterior Door & Window Schedule	A-T7M-501
Schedules	T7M - Interior Door & Window Schedule	A-T7M-502
Details	Details Clad	A-T7M-601
Details	Details Clad	A-T7M-602
Details	Details Joinery	A-T7M-603
Details	Details Joinery	A-T7M-604
Details	Details Roof	A-T7M-605
Details	Details Roof	A-T7M-606
Details	Details Roof	A-T7M-607
Details	Details Generic	A-T7M-608
Joinery	Kitchen Plan	A-T7M-701
Joinery	Kitchen Elevations	A-T7M-702
Joinery	Kitchen Elevations	A-T7M-703
Joinery	Kitchen Details	A-T7M-704
Joinery	Bathroom Plan	A-T7M-705
Joinery	Bathroom Elevations	A-T7M-706
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Joinery	Ensuite + Walk in Wardrobe Plan	A-T7M-710
Joinery	Ensuite + Walk in Wardrobe Elevations	A-T7M-711
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Joinery	Stair Plans	A-T7M-716
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Joinery	Stair Sections	A-T7M-718
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Project Summary:

Project Address:	110+124 Wanaka-Luggate Highway, Wanaka
Lot & DP:	Lot 1 DP 12726, LOT 1 DP 12296
Wind Zone:	High (Refer to S.Engineer)
Earthquake Zone:	3
Exposure Zone:	B
Climate Zone:	6
Rainfall Intensity:	20-30

The Links

at 110+124 Wanaka-Luggate Highway, Wanaka for Gibbons Co Ltd

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ISSUE:	Rev:	Date:	Comment:	PRINTED: 19/06/2026
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Scale @ A3: 1:50, 1:1

All dimensions to be checked on site, do not scale off drawings.

Building Consent

Drawing:

Cover Page

Project number:

2532

Drawing number / Revision:

A-S4A-001/A

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CONSTRUCTION STAGING PLAN

Provided to define scope of each building stage within boundaries of lots.
Refer to civil staging plan for construction staging outside of lots.

To be read in accordance with block plans, refer to individual floor plans for specific information on housing types.



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at 110+124 Wanaka-Luggate Highway, Wanaka for Gibbons Co Ltd

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Building Consent

Drawing:
Construction Staging Plan

Project number:
2532

Drawing number / Revision:
A-S4A-002/A

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GROUND FLOOR GENERAL ARRANGEMENT PLAN

Refer to ground floor, first floor and roof plans for specific detail relating to stages.
Refer to individual typology plans for specific detail on housing types and construction.
Refer to landscaping design by RMM for all landscaping to lots and shared areas.
Refer to civil design for all services (outside lots), roading, retaining and earthworks.

General arrangement plan shown for reference and wayfinding only. Refer to staging plan for scope of works for each architectural stage.



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Building Consent

Drawing:

Ground Floor General Arrangement Plan

Project number:

2532

Drawing number / Revision:

A-S4A-003/A

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SITE LOT & TYPOLOGY PLAN

Refer to individual typology plans for specific detail on housing types and construction.

House typology labels are in accordance with the examples below.

Typology Number **T5AM-4** Cladding Option

Typology Variation: Mirrored

- -Typology Number 5
- -Typology Variation A
- -Mirrored
- -Cladding Option 4

Typology Number **T2-1** Cladding Option

- -Typology Number 2
- -Cladding Option 1



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Building Consent

Drawing: Lot & Typology Plan

Project number: **2532**

Drawing number / Revision: **A-S4A-004/A**

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STAGED FLOOR PLANS

Refer to individual typology plans for specific detail on housing types and construction.
Refer to landscaping design by RMM for all landscaping to lots and shared areas.
Refer to Construction Staging Plan for scope of units included in this stage

House typology labels are in accordance with the examples below.

Typology Number **T5AM-4** Cladding Option
Typology Variation — Mirrored

-Typology Number 5
-Typology Variation A
-Mirrored
-Cladding Option 4

Typology Number **T2-1** Cladding Option

-Typology Number 2
-Cladding Option 1

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Drawing:
Stage 4A - Ground Floor Plan

Project number:
2532

Drawing number / Revision:
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STAGED FLOOR PLANS

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Typology Variation — Mirrored

-Typology Number 5
-Typology Variation A
-Mirrored
-Cladding Option 4

Typology Number **T2-1** Cladding Option

-Typology Number 2
-Cladding Option 1

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Scale @ A3: 1:300, 1:350, 1:50

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Building Consent

Drawing:
Stage 4A - First Floor Plan

Project number:
2532

Drawing number / Revision:
A-S4A-102/A

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STAGED FLOOR PLANS

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Refer to landscaping design by RMM for all landscaping to lots and shared areas.
Refer to Construction Staging Plan for scope of units included in this stage

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Typology Number **T5AM-4** Cladding Option
Typology Variation Mirrored

-Typology Number 5
-Typology Variation A
-Mirrored
-Cladding Option 4

Typology Number **T2-1** Cladding Option

-Typology Number 2
-Cladding Option 1

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Scale @ A3: 1:300, 1:350, 1:50
All dimensions to be checked on site, do not scale off drawings.

Building Consent

Drawing:
Stage 4A - Roof Plan

Project number:
2532

Drawing number / Revision:
A-S4A-103/A

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SLAB SETOUT PLAN

Refer to individual typology plans for detailed slab plans. This plan is provided for site setout and finished slab height.

To be read in conjunction with Strucural and landscaping designs.

Refer to Construction Staging Plan for scope of units included in this stage

±0.00 Height of Slab above Sea Level, refer to Civil Engineers Plans for all site levels





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Building Consent

Drawing:

Stage 4A - Slab Setout Plan

Project number:

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Drawing number / Revision:

A-S4A-104/A

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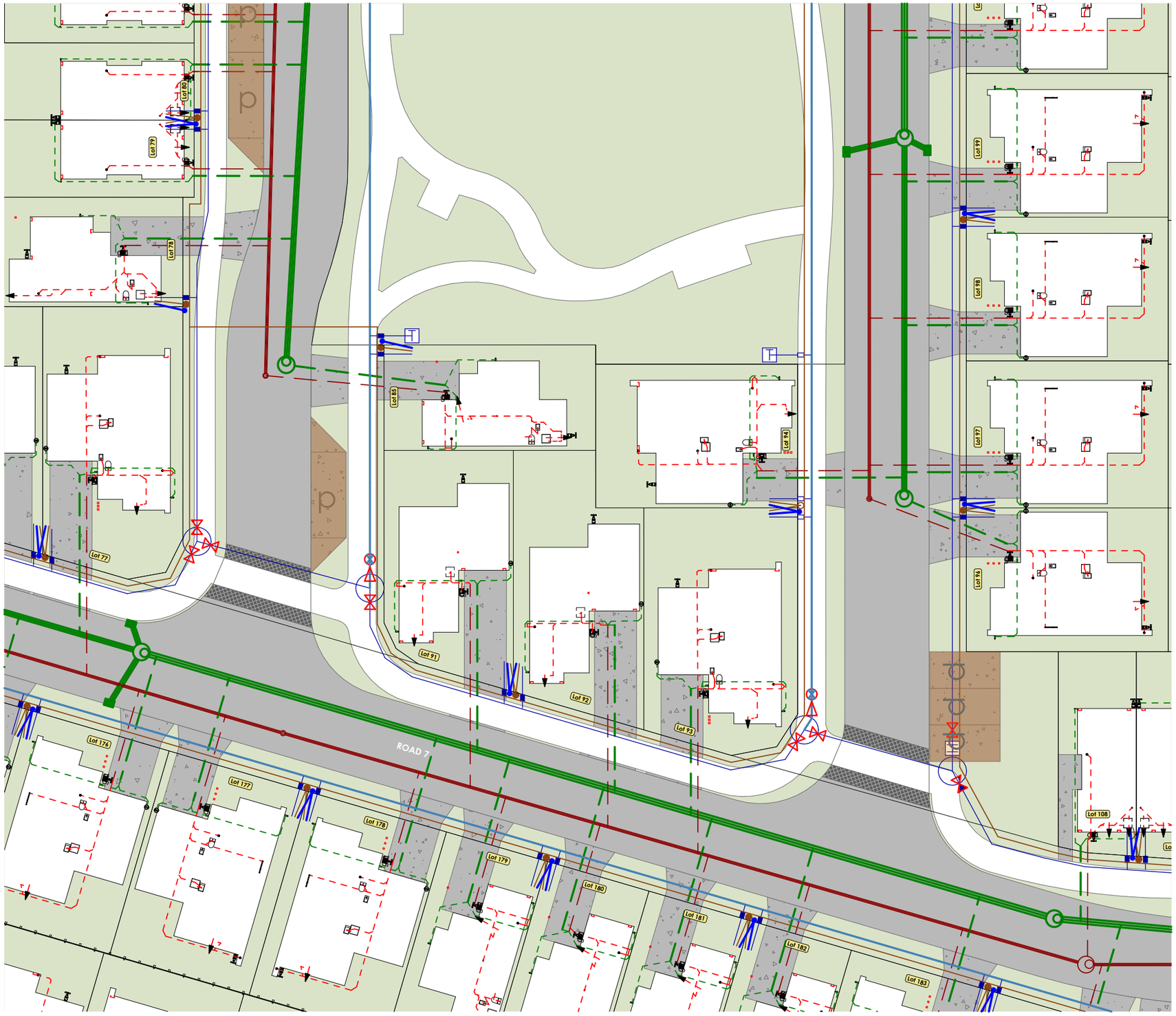
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SITE SERVICES PLAN

Refer to individual typology plans for detailed services plans. This plan is provided for coordination purposes only.

To be read in conjunction with civil and landscaping designs, shown for reference only.

Refer to Construction Staging Plan for scope of units included in this stage



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Building Consent

Drawing:

Stage 4A - Site Services Plan

Project number:

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Drawing number / Revision:

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STREET ELEVATIONS

Refer to individual typology plans for specific detail on housing types and construction.
Refer to landscaping design by RMM for all landscaping to lots and shared areas.
Refer to Construction Staging Plan for scope of units included in this stage

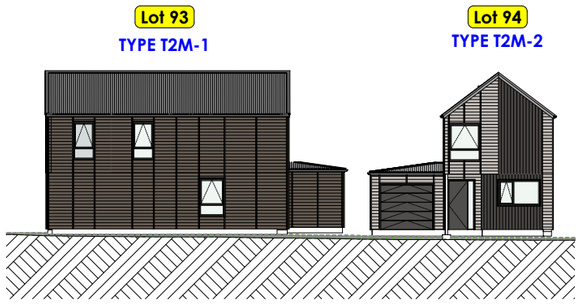
House typology labels are in accordance with the examples below.

Typology Number **T5AM-4** Cladding Option
Typology Variation Mirrored

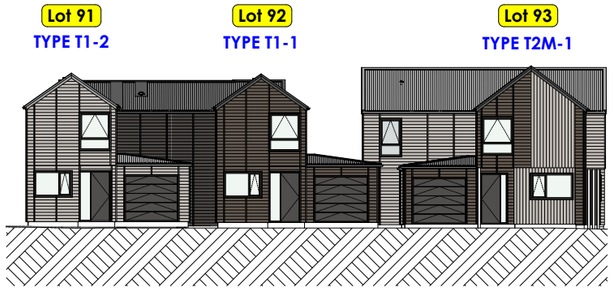
-Typology Number 5
-Typology Variation A
-Mirrored
-Cladding Option 4

Typology Number **T2-1** Cladding Option

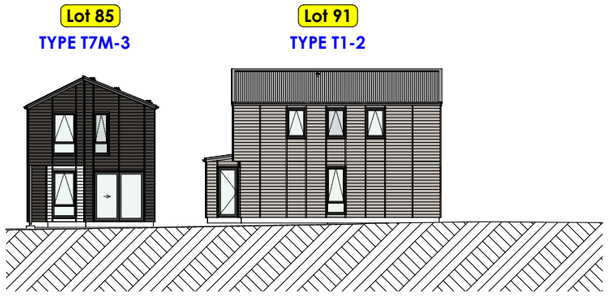
-Typology Number 2
-Cladding Option 1



S4A-E1 / A-S4A-101 — S4A - Elevation 1 — Scale 1:300



S4A-E2 / A-S4A-101 — S4A - Elevation 2 — Scale 1:300



S4A-E3 / A-S4A-101 — S4A - Elevation 3 — Scale 1:300

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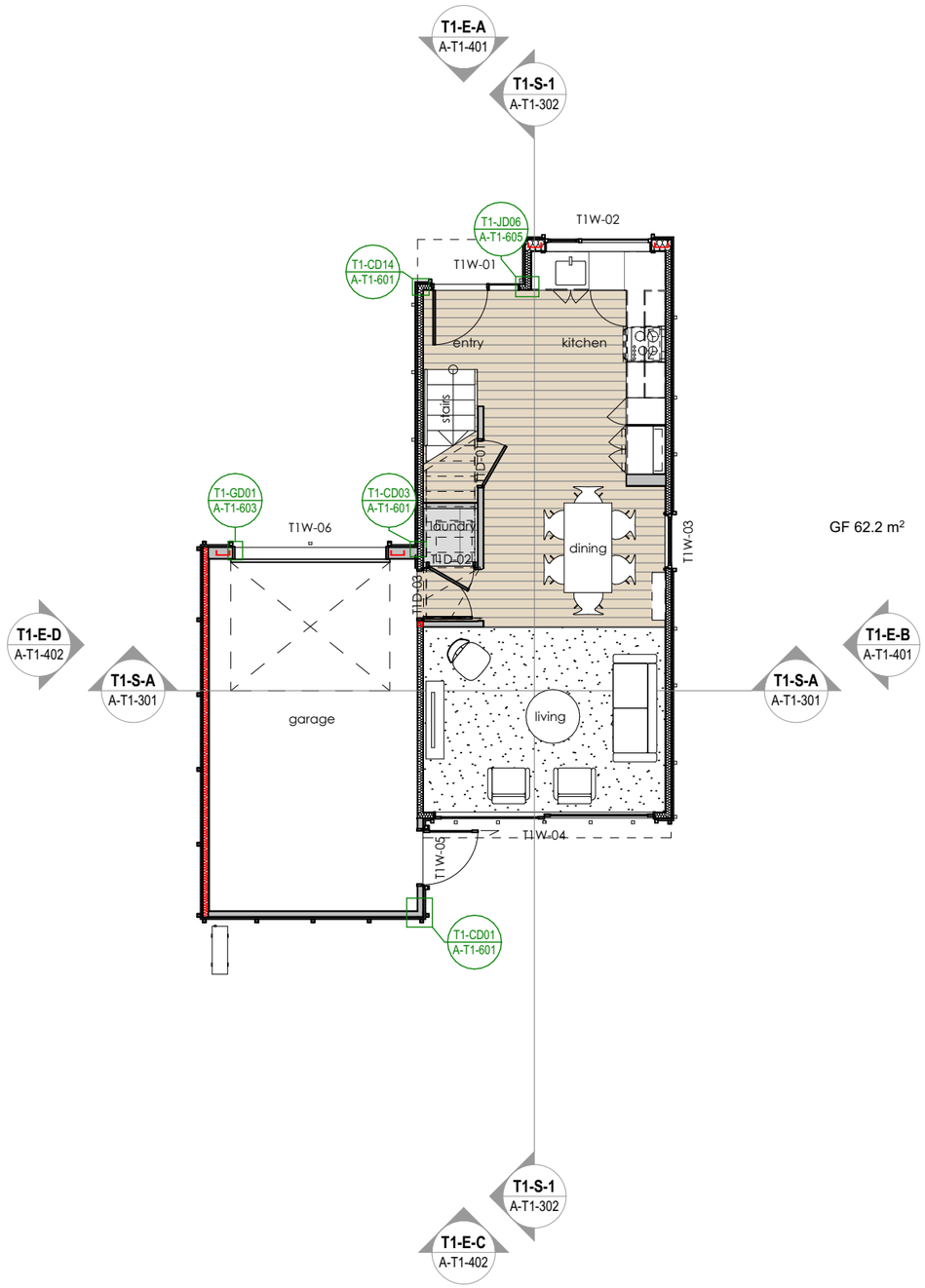
Building Consent

Drawing:
Stage 4A - Street Elevations

Project number:
2532

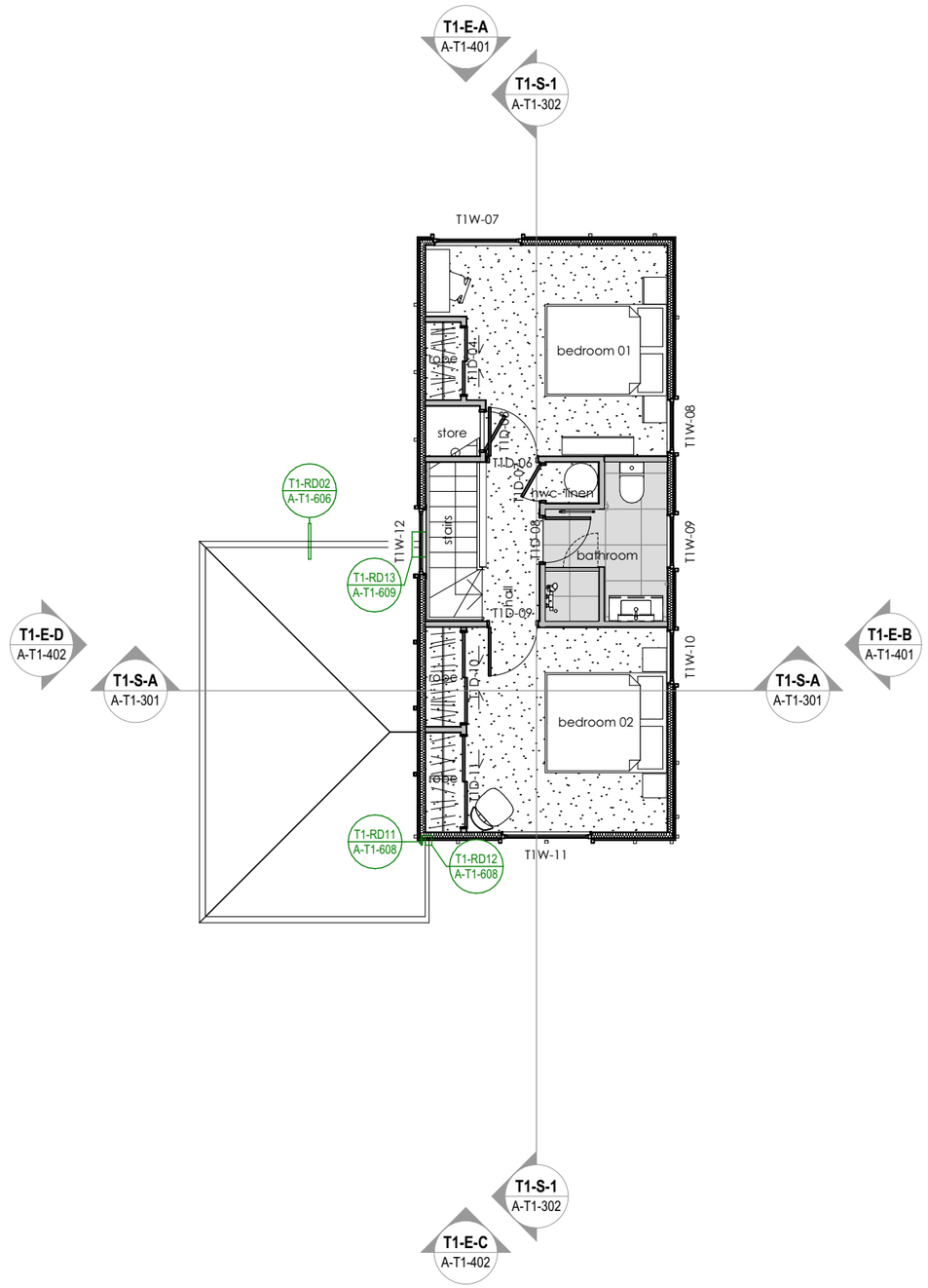
Drawing number / Revision:
A-S4A-106/A

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GF 62.2 m²

T1 - Ground Floor Plan
1:100



T1 - First Floor
1:100

FLOOR PLAN

TRIMS
Cornice: Square stopped
Architraves: Refer to window and door schedule
Skirtings: Generally: 60x10 rectangular profile, bevel top, paint finished
- For Laundry and Kitchen wall areas against an **Intertenancy Wall only**: allow for flashing tape to the floor and wall junction hidden under the skirting board (or behind joinery), flashing tape to provide a 75min upstand to address the accidental overflow requirement.
- Bathrooms Non-tiled Walls Areas: 100mm tiled skirting OR tiled skirting upstand to suit shower nib
- Bathroom Tiled Walls: No skirting

FLOORING & FLOOR FINISHES

CARPET: Client to select
- over concrete slab, stairs OR new over 19mm plywood flooring on subfloor framing, glued and screw fixed to joists.
- UNDERLAY: Client to select

TILES: Client to select
- Over Slab Floor: over membrane, allow for FLC as required
- Tiles over Framing Floor: over membrane, over James Hardie Ceramic Tile Underlay, over 19mm H3 CCA treated CD grade plywood flooring on subfloor framing
- Wet Area Membranes (Bathrooms/Ensuites): Ardex System, refer to specification
- Showers: Selected tiles over membrane over proprietary shower base (Marmox or similar)

FLOORING: Client to select
- to have an acceptable or alternative solution to E3/AS1 (impervious to water splash) supplied by manufacturer.

INSULATION (WALLS AND FLOORS)
- Walls: 90mm exterior cavities (including Garage): R2.8
- First Floor Overhangs: R3.2 insulation to floor
- Refer slab notes for insulation under concrete slab
- Refer to notes for insulation required in specified IT / Acoustic Wall systems

LINEN CUPBOARDS & WARDROBES:
Fitout: Client to select

CURTAINS AND BLINDS
- Client to select

WALL LININGS OTHER
Bathroom/Ensuites (Untagged Walls): 9mm JH Hardie Groove lining to timber wall framing. Paint finish, colour tbc, 9mm Villabord behind tiled walls.
Laundries / Powder room (Untagged Walls): 9mm JH Hardie Groove lining to timber wall framing. Paint finish, colour tbc.
Bracing: Refer to Engineers drawings (For Acoustic Zoning 1, use 13mm gib for interiors + an extra layer as per below)

WALL LININGS - GENERALLY
Generally (Untagged walls): 1x10mm Gib board to timber wall framing, stopped to level 4 for paint finish white, colour tbc

Exterior Wall- Insulated: Pink Batts R2.8 (90mm) glass wool insulation between studs + nogs.

Exterior Wall- Uninsulated: Garage: Thickness 90mm or 190mm.

Interior Wall- Uninsulated: Thickness 90mm.

Boundary Fire Walls: GWTLE30 FRR:30/30/30 Gib Fire Rated Weatherline System, 1x 10mm gib weatherline to exterior side and 1x10mm (or 13mm to match if required) gib fyreline to internal side, install strictly in accordance with manufacturers documents, also refer to detail

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Drawing:
T1 - Ground + First Floor Plan

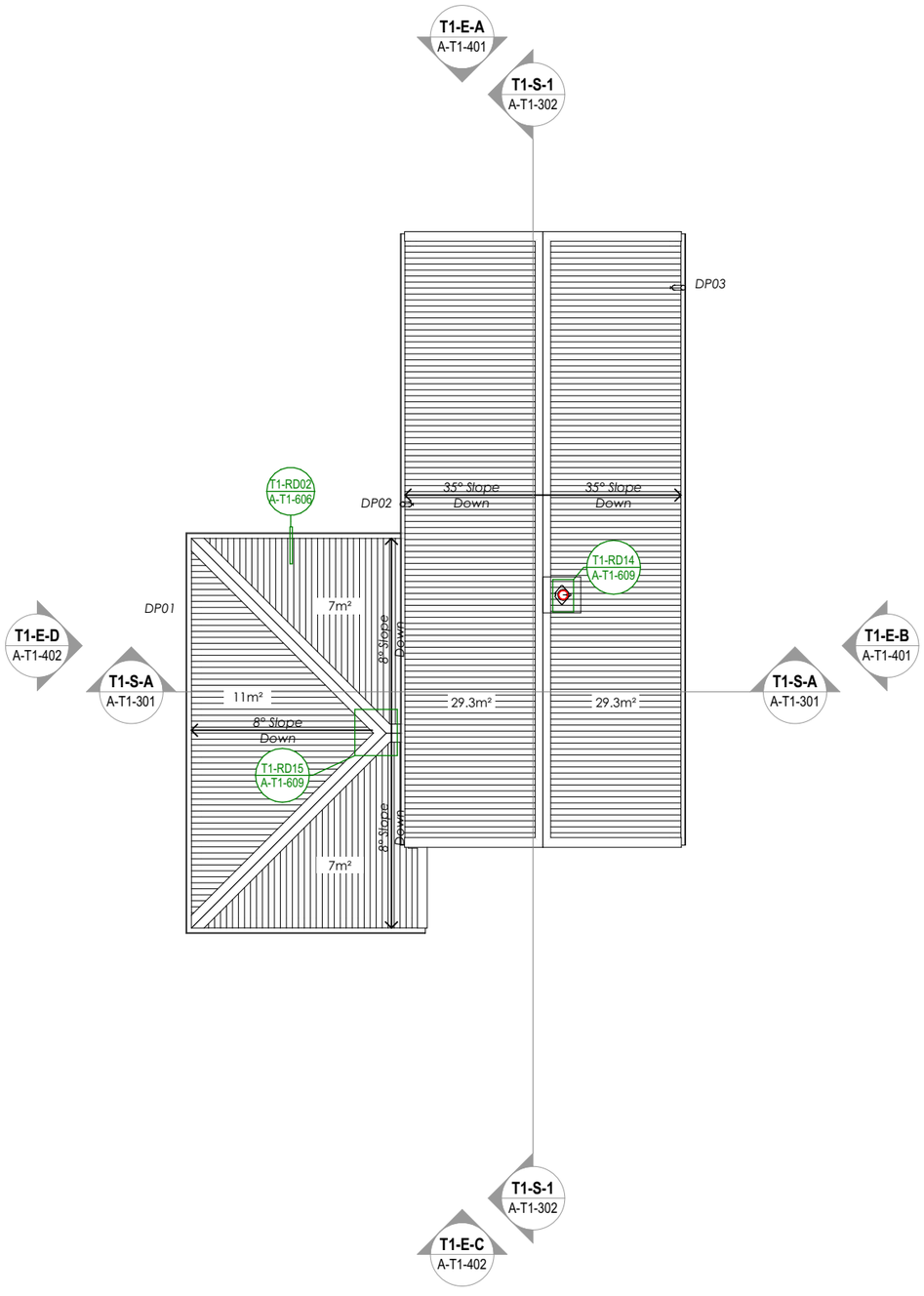
Project number:
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Drawing number / Revision:
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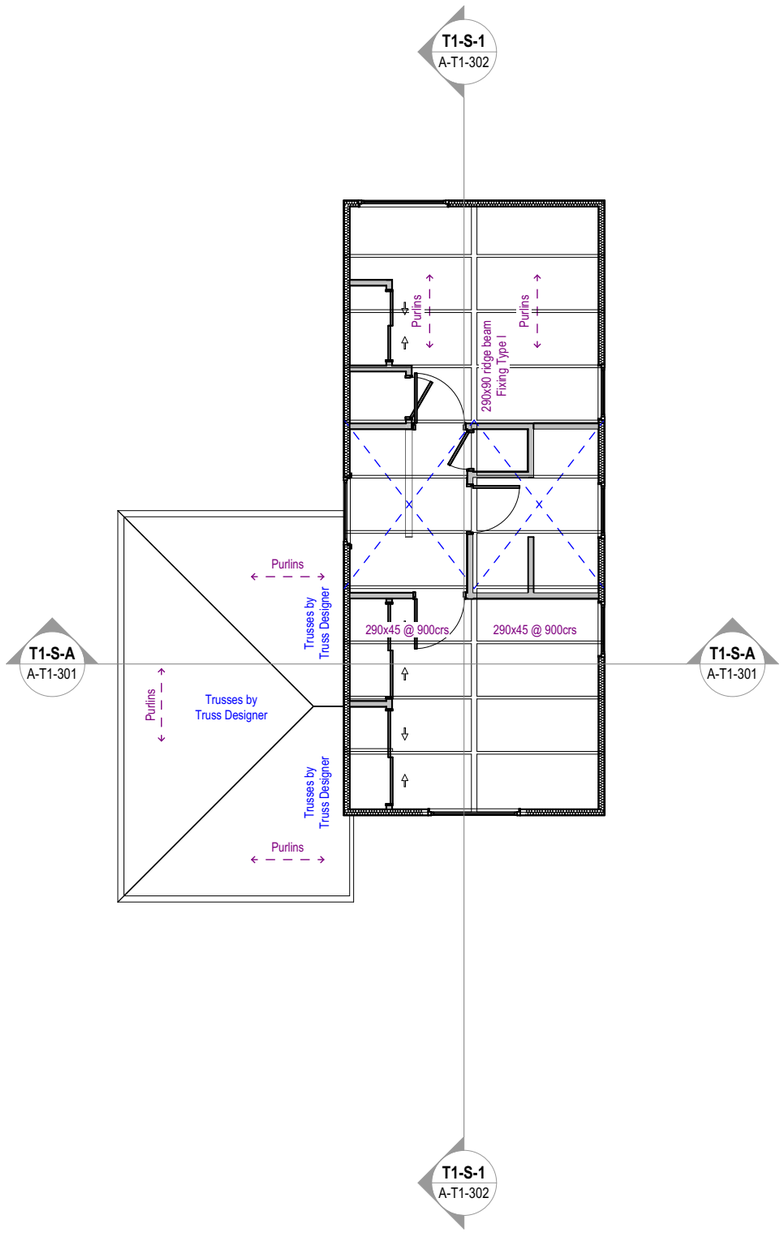
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T1 - Roof
1:100



T1 - Roof Framing Plan
1:100

ROOF PLAN

PROFILED METAL ROOFING

0.55 BMT Colorsteel Maxam corrugated metal roof cladding on roof underlay, & safety mesh, complete with 0.55 flashings.
Finish: colour to be confirmed

Roof Fixing: Roof Fixings appropriate for the design loads of site. Allow for specific loadings @ corners & the periphery of the roof where localised pressure factors apply

Roof Underlay: Covertek 405, laid horizontal on roof mesh osa

PIPE PENETRATIONS (Refer to Details - check minimum pitch)
85mm or less: Dektite boot flashings fixed diagonally to fall
85mm and more: Dektite boot flashings over watershed flashing

INSULATION (ROOF AND CEILINGS)

- Roof : R7.4 insulation to ceiling areas, ensure min. 25mm cavity between insulation & roof underlay (275mm)

RAINWATER SPOUTING SYSTEM

- Selection: Marley Typhoon (6850mm^2)
- Gutters to match roofing colour
- allow for internal (hidden) gutter brackets and snow straps
Allow to install wire mesh domes to top of all downpipes, and hidden leaf guard mesh to all spoutings
NOTE: refer to PLUMBING PLAN for site plumbing and drainage and PROPOSED ELEVATIONS for downpipe positions on elevations

DOWNPIPES & CATCHMENT CALCULATIONS - (NZBC - E1)

- Selection: Marley Stratus to match roofing colour with Munzing ring brackets
- DP sizes: 80mm
- Rainfall Intensity (range): Refer to COVER PAGE
- Roof Pitch: refer to plan

ROOF FRAMING PLAN

NOTE: Read in conjunction with S.Eng drawings

Ridge Beams
Refer to S.Eng for SED Ridge beams
Non SED ridge beams to NZS3604 Table 15.7 (snow load).
Fixing Type I = Non SED Ridge Beam Fixings (Loaded Dimension to 2.7 max):
Fixing Type I = Base connection for built-up (kN)
studs: 2 / 25 x 1 straps with 6 nails to stud and plate. 24 nails total
Fixing Type I = Ridge beam to built-up studs: 2 / M12 Bolts (or 16.0kN fixing capacity)
Fixing Type J = Non SED Ridge Beam Fixings (Loaded Dimension to 3.6 max):
Fixing Type J = Base connection for built-up (kN)
studs: 2 / 25 x 1 straps with 6 nails to stud and plate. 24 nails total
Fixing Type J = Ridge beam to built-up studs: 2 / M12 Bolts (or 16.0kN fixing capacity)

Rafters to Design IT Calcs, refer to Design IT PS1
Rafter Fixings to NZS3604, table 15.6 (snow load): 2/90 x 3.15 skew nails + strap fixing or alternative fixing capacity of 7kN.

Purlins: (Not shown for Clarity) 90x45mm purlins on flat @ max 600 - fixings as per NZS3604:2011 Table 15.9 (snow load): 1/10g self-drilling type 17 screw, 100mm long (or Alternative 2.4KN fixing capacity)

Roof Bracing: Diagonally opposed pair roof plane strip braces each side Diagonally opposing pair of continuous steel strips each having a capacity of 4.0kN in tension, fixed to each top chord or rafter that is intersected, and to the top plate; or a hip or valley rafter as per NZS3604 10.4.2.2 (b)
- Light Roof: One per 50m2
- Roofs shall have a minimum of 2 braces for each ridge line.
- Small roof planes of less than 6 m2, such as dormers or porches, do not require bracing.
- flat roofs less than 5º do not require bracing

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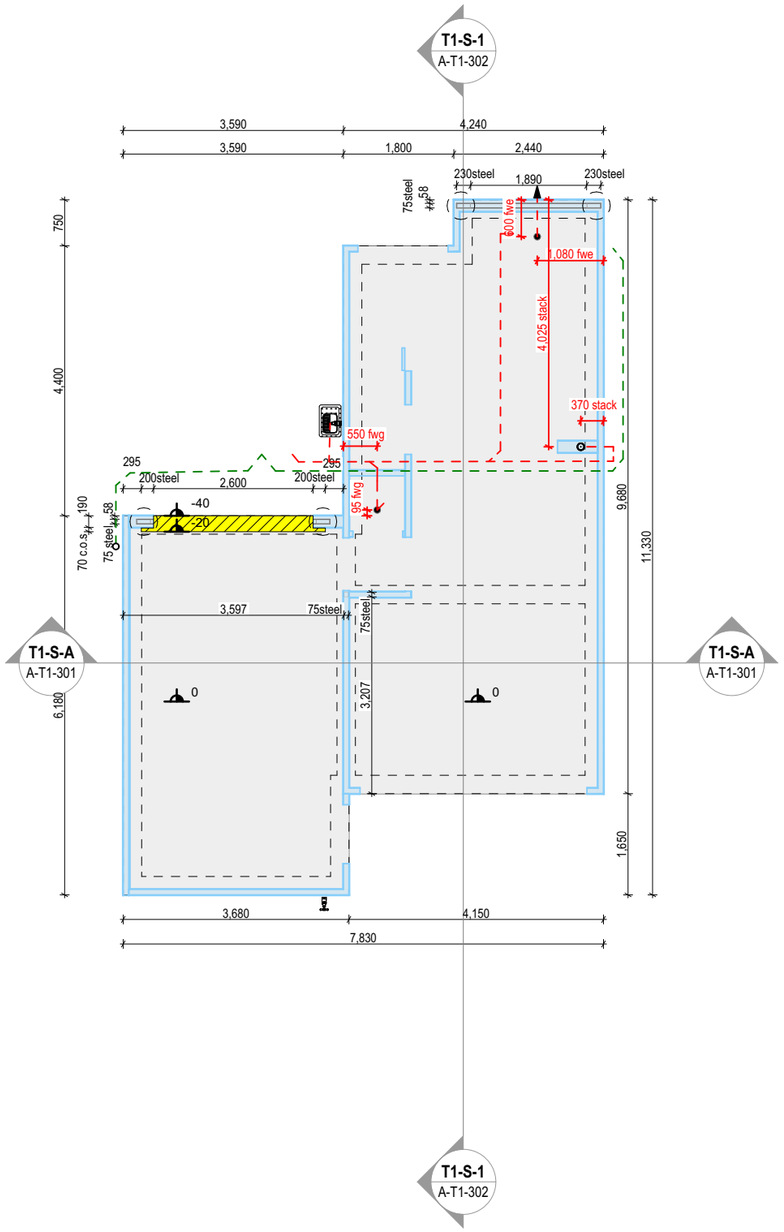
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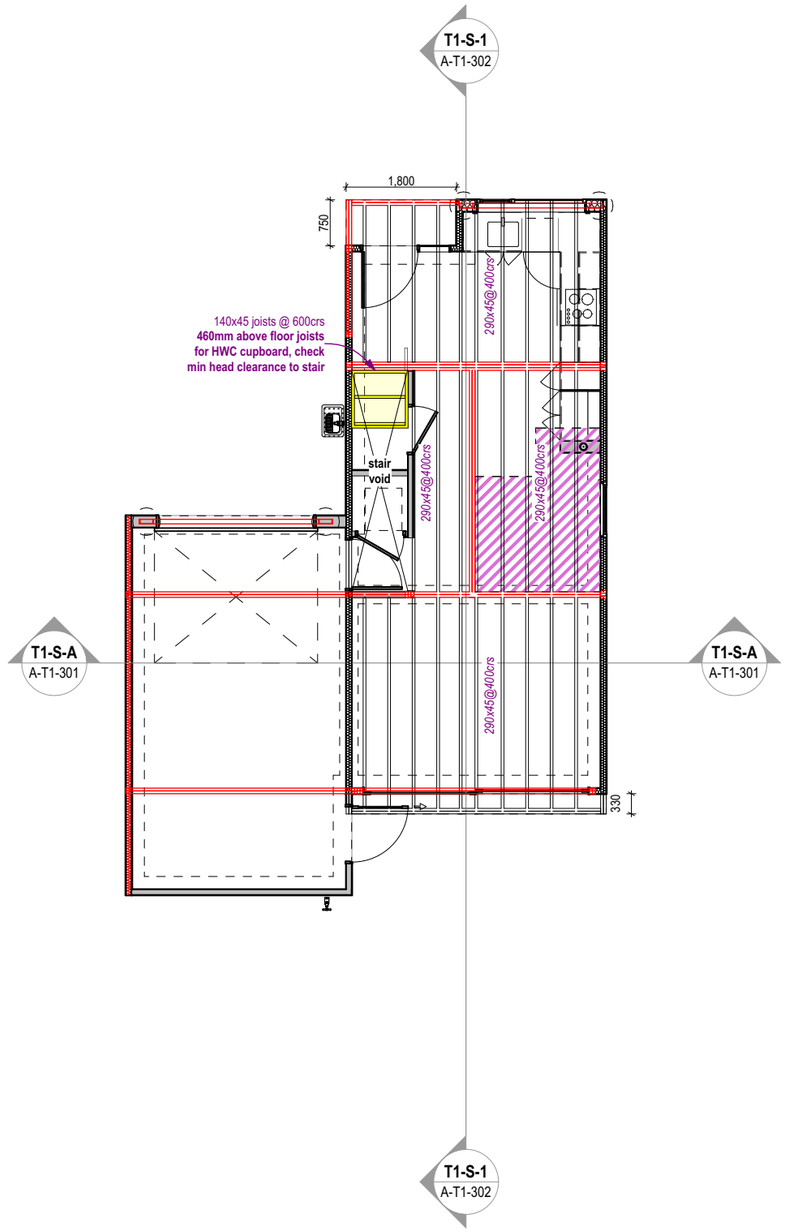
Drawing:
T1 - Roof + Roof Framing Plan

Project number:
2532

Drawing number / Revision:
A-T1-202/A



T1 - Slab Plan
1:100



T1 - First Floor Framing Plan
1:100

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FOUNDATION PLAN

CO-ORDINATION
Read in conjunction with:
- Stormwater, Sewer & Water by Civil Engineers
- Electrical & telecomunications
- Structural Engineers documents
- Fire engineers documents including passive fire
- Proposed Site, Siteworks Plan, Floor Plans and Plumbing Plans

CONCRETE SLAB
Refer to Structural Engineer's documents for all foundation + footing details
SLAB: 100mm topping slab & RibRaft 220mm (320mm total depth)
FINISH: Kellyfloat to surface of concrete slab to recieve flooring
DPM: Refer specification
UNDER SLAB INSULATION: Polystyrene pods 1,100mm sq, 220mm thick.
SITE SETOUT: SURVEYOR TO SETOUT SITE DATUMS
SAW CUTS: Indicative locations, refer engineers drawings for control joints/saw cuts

SLAB REBATES
Refer to foundation plan and details for location & size of rebates.

WALLS
Walls above refer to Floor Plans

POSTS
PLPH5-125 posts (112x112mm) on Bowmac BS197 brackets cast in concrete foundation. Visual Machine Finish + stain or paint finish in accordance with manufacturers sealing specifications. H5 when in ground. MCA H3.2 above ground.

PLUMBING & DRAINAGE
- Allow to confirm setout of penetrations with plumber and structural engineer
- Allow to confirm all incoming services location with civil engineer
- Allow to check wall positions alignment prior to penetrations

Plumbing stacks, refer plumbing plan
fw Floor wastes, refer plumbing plans
Dry wastes, refer plumbing plans
Stormwater pipe, refer to plumbing plan

FLOOR FRAMING PLAN

NOTE: All structure is by Engineer or to NZS 3604
Refer to Structural Engineer's documents + specifications
Some timber beams/lintels/posts not shown on the drawing

Timber floor joists to NZS3604. Allow for solid blocking between structural members at 1.8m max span.Solid blocking at mid span as per NZS 3604 7.1.2.3.
SED beams by engineer

Refer also to PLUMBING PLAN. Allow to set out floor framing to suit plumbing + co-ordinate with electricians duct runs. Allow for and install in accordance with manufacturers specifications, **See Engineer's Detail for pipe penetrate through structural members.**

PLUMBING / DRAINAGE
waste pipe to soil stack, refer to plumbing plan
Stormwater pipe, refer to plumbing plan

POSTS
Posts by engineer

INTERTENANCY- TYPE 5 UNITS ONLY
Intertenancy walls quiet tie system as per engineers calcs & manufacturers specs and install instructions

STAIRS
Refer to joinery drawings

RAISED CUPBOARD OVER STAIR
Raised H3 19mm ply floor over stairs. Refer to Stair Section / Elevations for height of FFL in Raised Cupboards.

AREA OF TILE & SLATE / MEMBRANE
Area of ceramic tile underlay. Refer to Floor Plan for notes.

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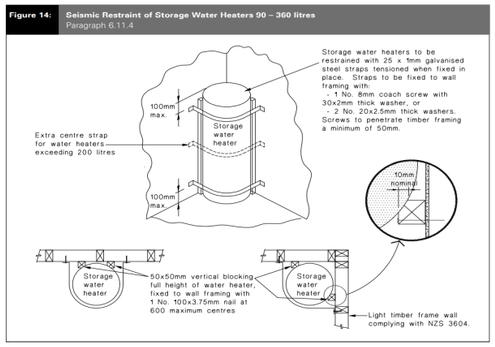
Building Consent
Drawing:
T1 - Slab + First Floor Framing Plan

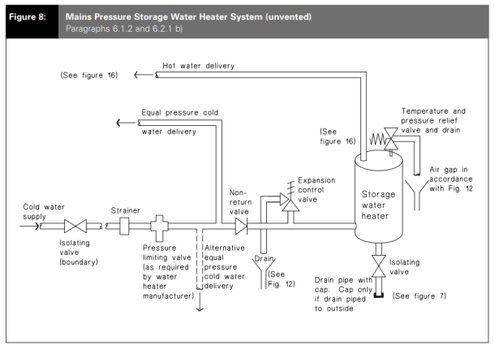
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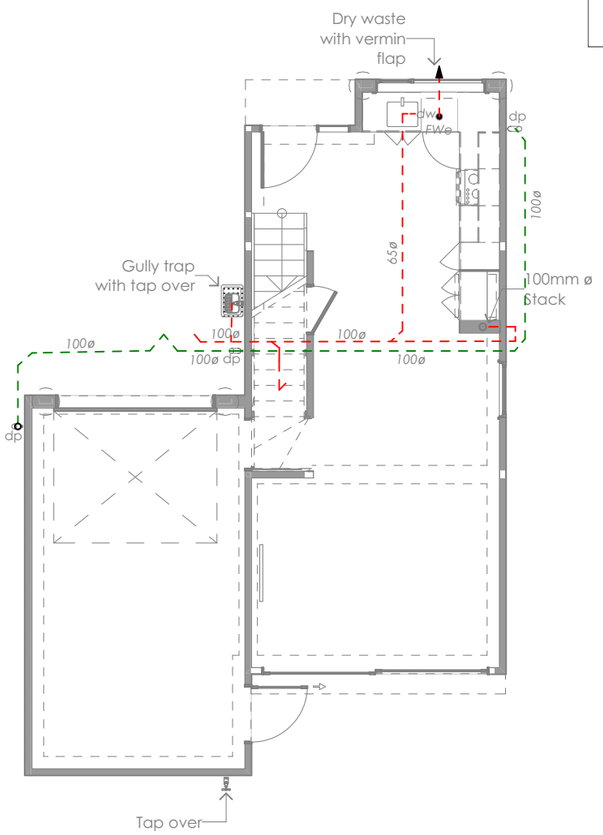
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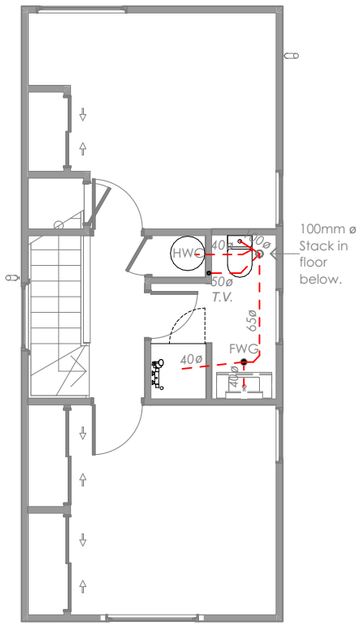
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T1 - Ground Floor Plumbing Plan
1:100

T1 - First Floor Plumbing Plan
1:100

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PLUMBING & DRAINAGE

HOT AND COLD WATER SYSTEMS

HWC — Hot Water Cylinder (180L for 2 bedrooms, 250L for 3 bedrooms, 300L for 4 bedrooms)
Water to be stored at 60°
Plumber to supply and install tempering valve to HWC to allow max. 50° C hot water to new sanitary fittings. Allow for seismic restraint as per G12-Figure 14. Allow for Allproof drip tray & HWC Tundish (or similar) under all HWCs.

- **Hot and Cold water pipes:** PEX
- Allow for additional hidden (simple turn) water shut of valves to all wet areas:
- **Laundries:** Hidden under Laundry Tub or on wall behind WM
- **Kitchens:** Hidden under Kitchen Sink
- **Bathrooms/Ensuites/Toilets:** Hidden Under Basin/Vanity
- Water supply pipes are to be sized to G12/AS1 tables 3 & 4

Fire Penetrations
All fire wall/roof/slab penetrations through fire separations (created by wires, cables, pipes, flush boxes etc are required to be fire stopped with fire resistant sealer, strip, collars selected to suit the location, pipe size & FRR requirements.

Intertenancy: Where possible avoid pipe penetrations through intertenancy walls/ floors and conceal pipework within joinery, through internal framing, and through floor framing. Where is pipework in an IT wall, allow for acoustic lagging. Also refer to IT Wall / Floor manufacturers requirements

SANITARY SYSTEMS

eg.40ø — New sanitary sewer waste pipe, allow for acoustic pipe lagging & seals at mid floor and walls. Pipe diameter varies: either 40, 50 , 65mm ø.

100ø — 100Ø toilet waste pipe to soil stack, allow for acoustic pipe lagging at mid floor and walls, acoustic seal penetrations

FWG — Floor waste gully - squat like boss gully or similar - allproof cyclone flange. Circular Stainless Steel Grill.
Coordinate plumbing runs with joists, structure, ceiling and bulkheads. Contact client/designer if clashes occur.

FWe — Dry waste to drain to exterior, with vermin flap. Where visible, colour match cladding / slab as near as reasonbly practical.

50ø T.V. — Terminal Vent pipe through roof. Avoid penetrations through barge or apron flashing, and to co-ordinate with roofer so that penetration is centred through roofing. Vent pipe to be 600min above openings c.o.s. Refer to details

Overflow relief gully with hose tap above, concrete surround/overflow dish to be min 25mm above paved surfaces & 100mm above non-paved surfaces

Hose tap, generally 700mm approx above ground or to suit, c.o.s

MINIMUM INTERNAL PIPE DIMENSIONS
- Note: All pipes under concerete slabs to be 65mm min
Basin = 40, Sink = 50, W.C= 100, Shower = 40, Bath= 50, WM =40, Laundry tub = 40, Vent stacks = 50, Soil stacks = 100, HWC tray =40

MINIMUM GRADE OF SANITARY DRAINS
40mm @ 1:40min, 50mm @ 1:40min, 65mm @ 1:40min, 80mm @ 1:60min, 100mm @ 1:60min, 125mm = 1:80min, 150mm = 1:100min

SANITARY SYSTEMS NOTES
- All plumbing to NZS/AS 3500 part 2.2
- This is a diagrammatic representation only. This drawing is to be read in conjunction with specifications and other relevant documentation.
- Provide new pipe work, concealed within wall cavities and joinery, to discharge to stacks. Insulate all internal pipework
- Co-ordinate sanitary pipework drops through level 2 floor framing and structural beams below.
- Connect dishwashers with burst proof hoses.
- Where water supply pipework is installed in concrete, it shall be installed inside 100mm uPVC ducting.
- Vent up through roof. Allow to avoid penetrations through flashings and to co-ord with roofer so that penetration is symmetrical through roofing
- Provide inspection points and cleaning access points as per NZ3500.2

DRAINAGE
Refer to PROPOSED SITE + SITEWORKS PLAN

100ø — New 100mm 1:120min stormwater drain, refer to siteworks plan

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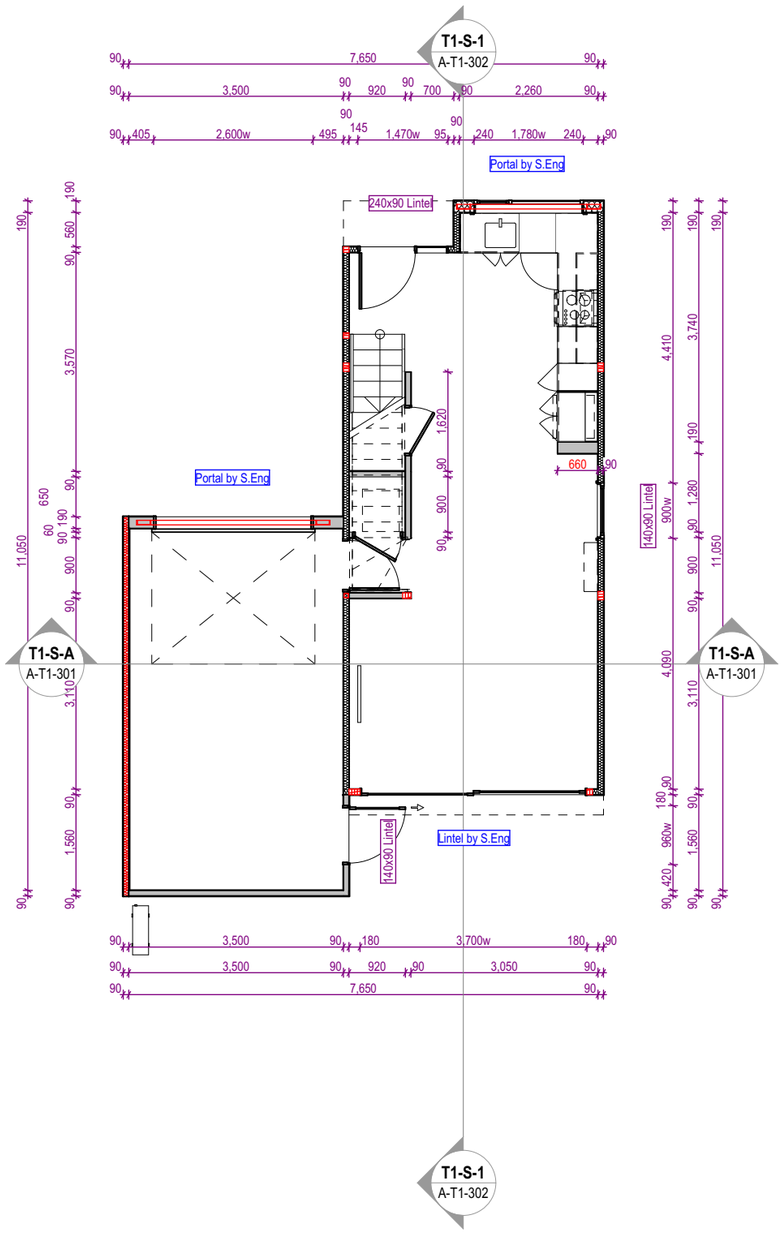
Drawing:
T1 - Ground + First Floor Plumbing

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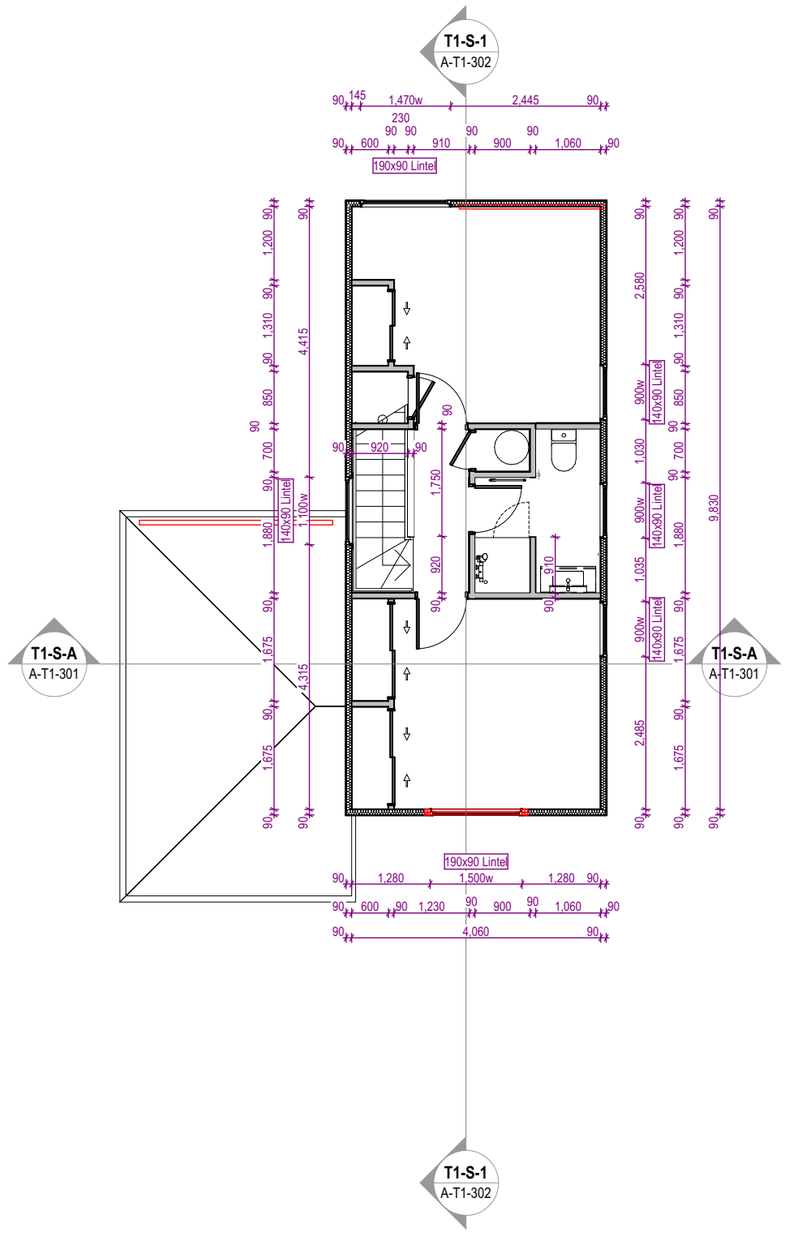
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T1 - Ground Floor Wall Framing Plan
1:100



T1 - First Floor Wall Framing Plan
1:100

WALL FRAMING

Refer to S. Engineers for: wall bracing, slabs, foundations, SED studs, beams and posts

New timber framed walls to NZS3604 - Section 8 unless **SED** Noted
- Refer to plan for wall thicknesses. Note some walls are 140 or 190mm

External & Load Bearing walls (Single or Top Storey):
- Up to 2.4m: 90x45 @ max 600 crs or 140x45 @ max 600crs
- Up to 2.7m: 90x45 @ max 400 crs or 140x45 @ max 600crs
- Up to 3.0m: 90x90 @ 600crs or 140x45 @ max 600crs
- Up to 3.6m: 90x90 @ max 300 crs or 140x45 @ max 600crs
- Up to 4.2m: Refer to Engineers' Documentation for **SED LVL studs**

Internal Load Bearing Walls (Single or Top Storey):
- Up to 3.0m: 90x45 @ 600crs
- Up to 3.6m: 90x90 @ 600crs
- Up to 4.2m: 90x90 @ max 400crs

External & Load Bearing walls (Lower of 2 storeys or Subfloor):
- Up to 2.4m: 90x45 @ max 400 crs or 140x45 @ max 600crs
- Up to 2.7m: 90x(45or90) @ max 400 crs or 140x45 @ max 600crs
- Up to 3.0m: 90x90 @ 600crs or 140x45 @ max 600crs

Internal Load Bearing Walls (Lower of 2 storeys or Subfloor):
- Up to 2.7m: 90x45 @ 600crs
- Up to 3.0m: 90x45 @ (600crs up to 4 loaded dimension) & (400crs for loaded dimension of 4+)

- Internal non load bearing Walls:
- Up to 3.0m: 90x45 or 140x45 studs @ max 600crs
- Up to 3.3m: 90x45 @ max 400crs
- Up to 3.6m: 90x90 @ max 600crs
- Up to 4.2m: 90x90 @ max 400crs

Dwangs for External Walls:
- 90x45 or 140x45 dwangs (to match wall thickness) to weatherboard clad manufactuers requirements walls. Vertical weatherboards require closer centres.

Dwangs for Internal Walls:
- Dwangs: 90x45mm or 140x45 dwangs @ max 1350crs,

WALL FRAMING NOTES

Allow for solid blocking to wall framing to support stair handrails, shelving, lining edges, bathroom fixtures & fittings... etc.

Top plates: 2x top plate to match stud/wall thickness. Top plate to stud fixing as per NZS 3604: 2011 Table 8.18: 2 / 90x3.15 end nails + 2 wire dogs (or 4.7kN alternative fixing)

Bottom plates: 1x **H3.1 treated** bottom plate to match stud/wall thickness, refer to engineers drawings for bottom plate fixings for braced walls. Other bottom plate fixings to floor framing as per NZS 3604: 2011, Table 8.19

SED Lintels: Refer to S.Eng for SED Lintels and Portal Frames

Non-SED Lintels: to NZS 3604 (Snow Loading), refer to Clad details for generic detail.

Interior Lintels: Interior door openings where not specified to NZS 3604: 2011, 140x90min
- Lintel fixing to trimmer studs. As per NZS 3604: 2011 Table 8.14 and figure 8.12

Tiled shower corner studs: Allow for a galvanized stud saver to corner studs of tiled shower

For all timber treatments refer to Timber Framing section of the specification

The Links

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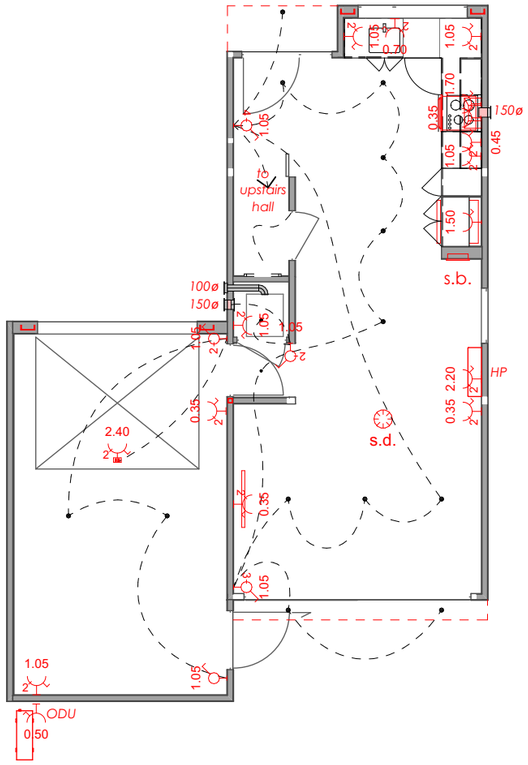
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Building Consent

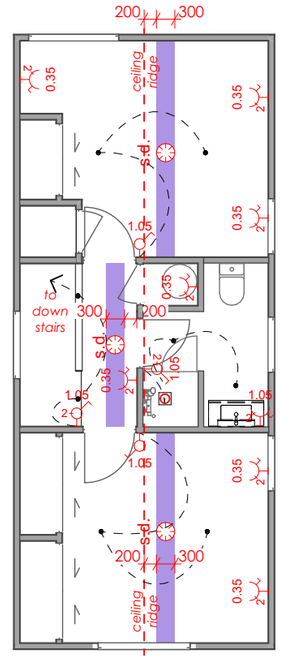
Drawing:
T1 - Ground + First Floor Wall Framing

Project number:
2532

Drawing number / Revision:
A-T1-205/A



T1 - Ground Floor Electrical Plan
1:100



T1 - First Floor Electrical Plan
1:100

ELECTRICAL PLAN

CONFIRM final locations and set-out on site

Provide power outlets for all appliances. Allow for isolating switches to kitchens applicances: microwaves, rangehoods, ovens, hobs, fridge/freezers, dishwashers, waste disposal units.

All fire wall penetrations are to be treated with an appropriate fire sealing system. For penetrations in intertenancy walls, allow to seal as per manufacturers details.

Allow to flash around all extract outlets on exterior walls or roof.

SMOKE ALARMS

Smoke detectors shall be located in every room except for the following rooms below which are optional:
- bathrooms (heat alarm only optional)
- isolated kitchen rooms (photoelectrical and/or heat alarm optional)
- garage (heat alarm only optional)

s.d. — Ceiling Mounted: Type 1- smoke interconnected detector to NZS4514, hard wired with backup battery or 10 year battery, testing facility and hush button, allow for nearby switch, c.o.s. Cavious or similar. 200min clear to edge of wall. Refer Electrical Plans.

Allowable zone for skillion celiing smoke detector. As per NZS 4514:2021

Number of power outlets (no number = 1)

Power outlet

Height (m) above FFL to underside of outlet

Exterior power outlets to be weather protected series single power outlet - PDL iconic or similar with minimal look (check cladding colour for best match to black or white)

Exteior lights to have motion sensors.

Switch

Number of switches (no number = 1)

Height (m) above FFL to underside of switch

HP — Heat Pump hi-wall, generally mounted 150mm clear of ceiling, refer to manufacturers installation manual, allow for nearby wall mounted controller.

ODU — Heat Pump outdoor unit. Allow for electrical IP rated connection.

s.b. — Recessed switchboard.
Allow for seperate ONT box & internet router enclosure below.

Door activated LED Batten light fitting

Recessed LED Downlight.
Exterior soffit units to be IP65 rated.Integrate with motion sensor.
Recessed LED downlights on sloped ceilings to be adjustable.

Front Door exterior wall mounted light. IP65 rated. Integrate with motion sensor.

Back door exterior wall mounted light. IP65 rated. Integrate with motion sensor.

150ø — Ø150 selected air extract fan duct to exit through wall. Ensure flashing kit to exterior, Colour match as best with cladding.

150ø — Ø150 insulated rangehood duct to run through overhead joinery/ bulkheads/ceiling/soffits as requied & to exit through exterior wall. Ensure flashing kit to exterior, Colour match as best with cladding.

100ø — Ø100 laundry/ dryer duct to exit through exterior wall. Ensure flashing kit to exterior, Colour match as best with cladding.

Ø150 selected air extract fan & duct to ceiling to exit and through roof. Allow for cowl & coordinate boot flashing & or flashing up to ridge with roofer.

Mirror demister - to all bathroom / ensuite mirrors, allow for wiring.

VENTILATION

Extract Fans (Wet Areas): Electrician to adviser and confirm type (quiet system) OR Fantech silent series, electrican to advise extract fan models, Extractor fan to provide minimum: 50L/s ACH/hr for kitchens, 25L/s for bathrooms, ensuites, toilets and 40L/s for Laundries

- Speed Controller and Run-on timer: Refer to client for requirements OR extract fans wired to a switch incorporating a run on system of 5 minutes min after the switch is turned off.

- Wall / Ceiling Grill (Interior): Manrose Contour Series square fascia or similar

- Wall Penetrations: Allow for p.c. vent grill, hooded cowl and flashings. Colour to suit cladding

- Wall Penetrations - Neighbouring Properties: Generally check to allow for a minimum of 1m clear from neighbouring windows openings or air intakes

- Roof Penetrations: Allow for p.c. vent grill, cowl and flashings. Colour to suit roofing - Coordinate all roof penetrations with roofer

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Building Consent

Drawing:
T1 - Ground + First Floor Electrical

Project number:
2532

Drawing number / Revision:
A-T1-206/A

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CEILING LININGS/STRUCTURE

+0000 C

Lowered Ceilings & Bulkheads
- height from floor
- Finish: Colour, Refer interior Colour Schedule.

Ceiling Structure: Allow for SG8 ceiling joists & blocking as required for lowered flat ceilings. 90x45's @ 600crs for up to 2.3m span and 140x45's @ 600 crs for up to 3.3m span as per NZS3604 Table 10.3.

Bathrooms / Ensuites: Allow for Hardie Groove Lining on Gib Rondo ceiling battens to stopped to level 4 for paint finish. Align grooves with wall lining.

SOFFITS - JAMES HARDIE

S

6mm James Hardie Villaboard, paint finish, flush jointed, allow for adequate blocking to support lining, refer to drawings & manufacturers specs

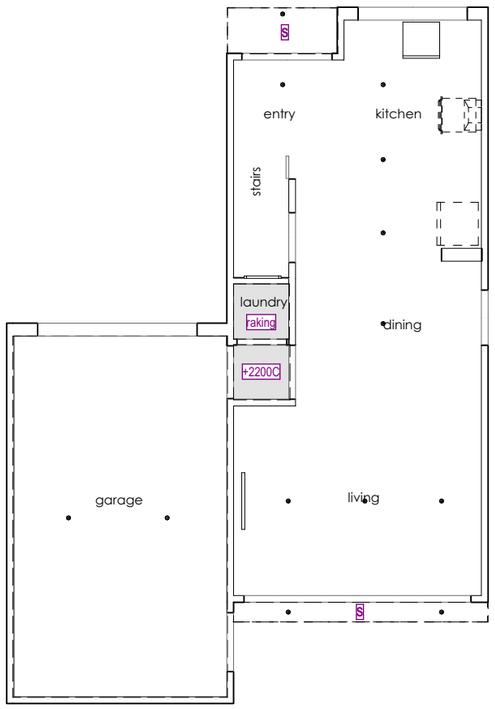
GIB CEILING LININGS

- Laundry: Allow for 13mm Gib Aqualine on Gib Rondo ceiling battens to stopped to level 4 for paint finish

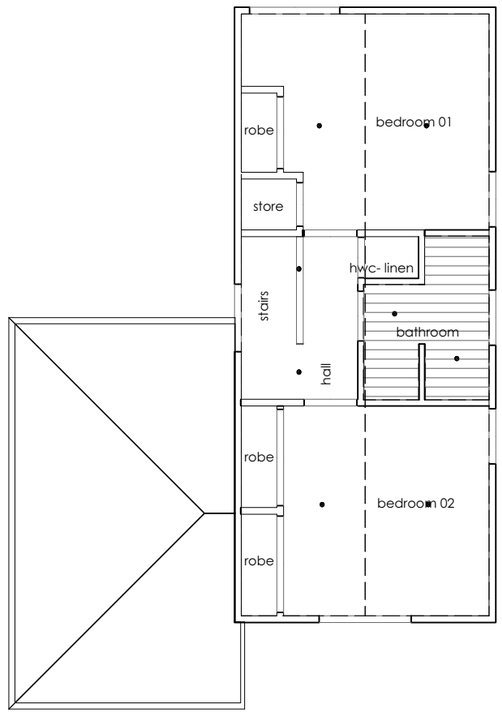
- Ceiling battens: Gib ceiling lining supported on 35mm Rondo Ceiling battens @ 600crs, on Rondo clips to framing.

GIB CEILING LININGS

Generally (Dry Areas): 1x13mm Gib board ceiling lining on Gib Rondo ceiling battens, stopped to level 4 for paint finish, unless specified otherwise.



T1 - Ground Floor RCP
1:100



T1 - First Floor RCP
1:100

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Building Consent

Drawing:
T1 - Ground + First Floor RCP

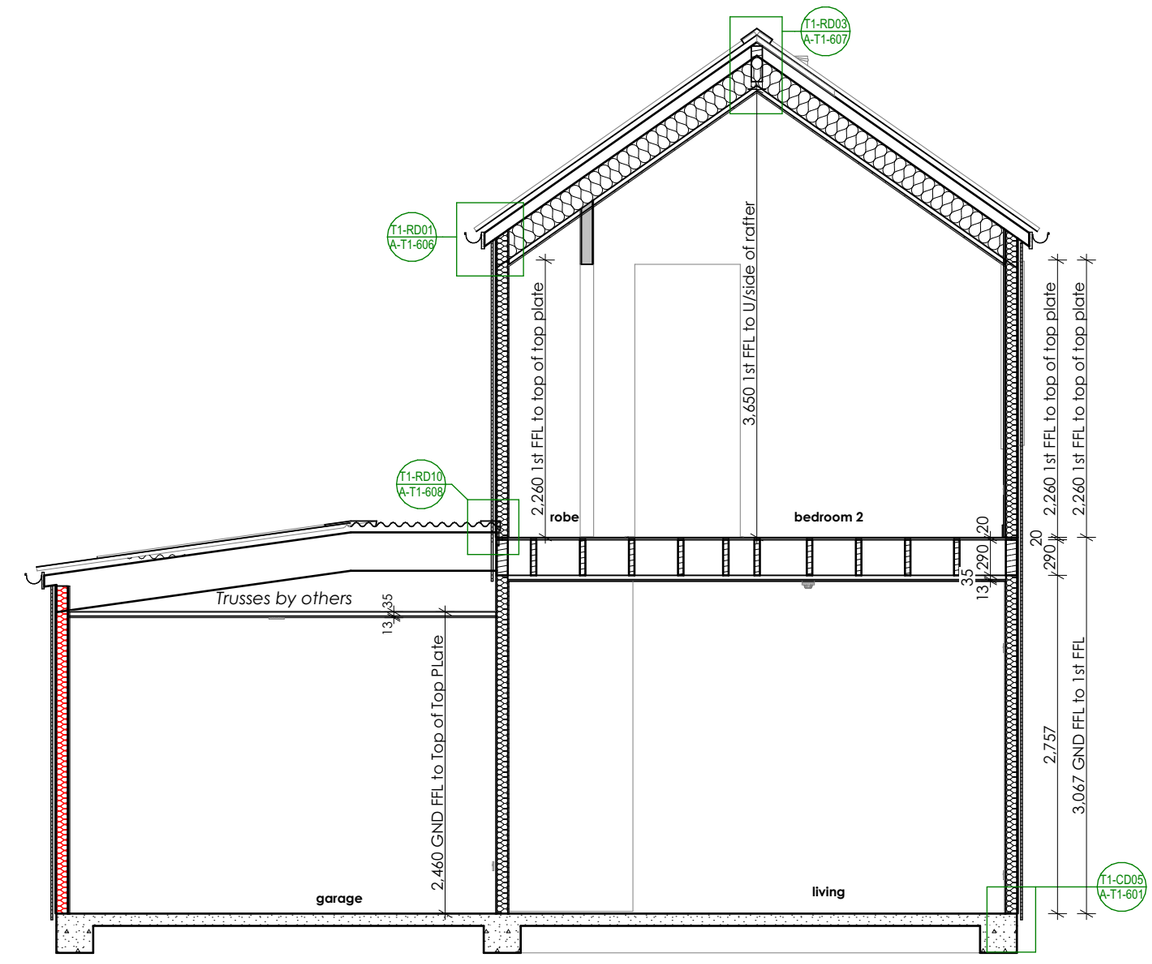
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Drawing number / Revision:
A-T1-207/A

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SECTIONS

Boundary Fire Walls: GWTLE30 FRR:30/30/30 Gib Fire Rated Weatherline System, 1x 10mm gib weatherline to exterior side and 1x10mm (or 13mm to match if required) gib fyreline to internal side, install strictly in accordance with manufacturers documents, also refer to detail



T1-S-A
#LayID

T1 Section A
Scale 1:50

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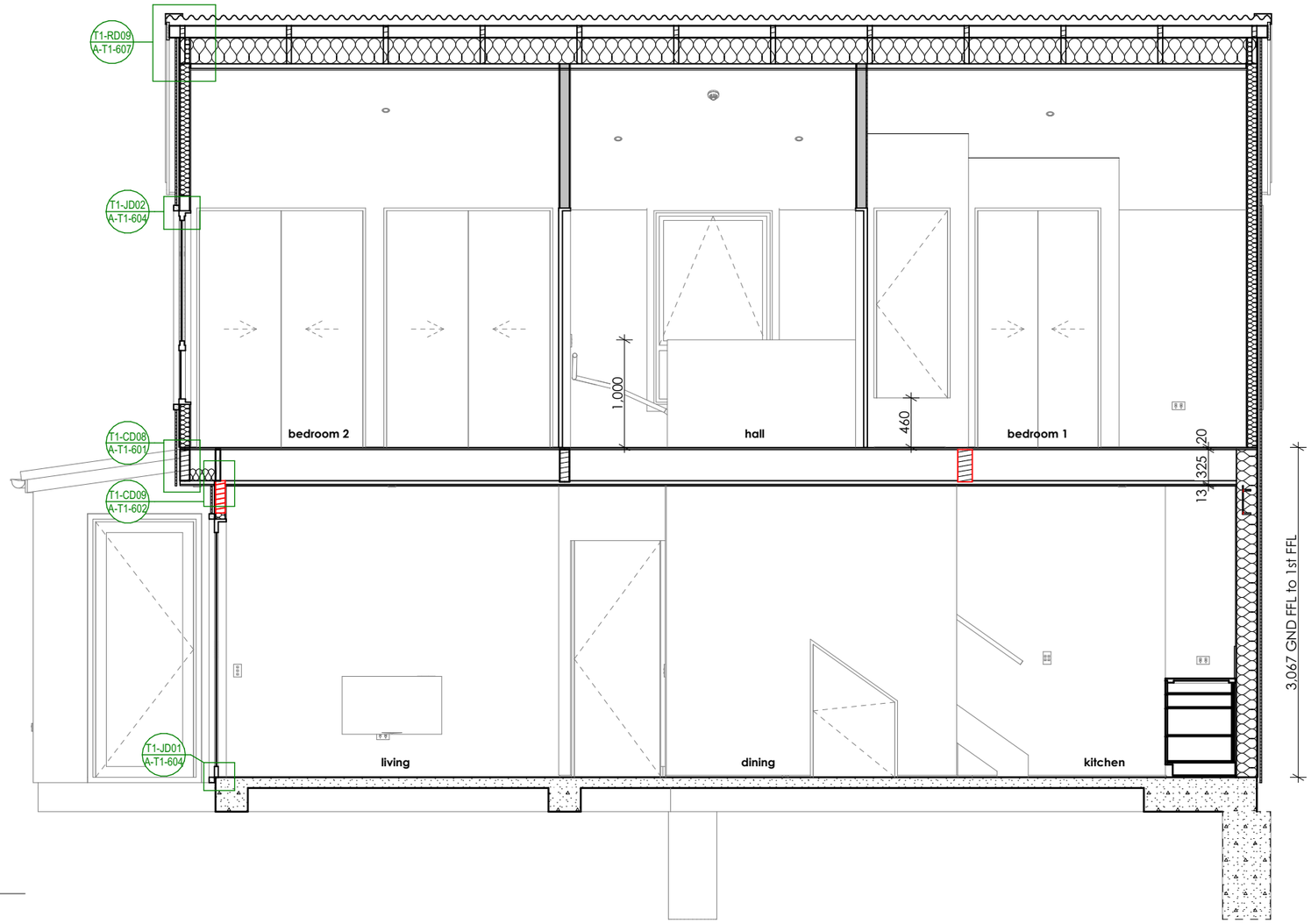
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Drawing:
T1 - Sections

Project number:
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Drawing number / Revision:
A-T1-301/A



T1-S-1
#LayID

T1 Section 1
Scale 1:50

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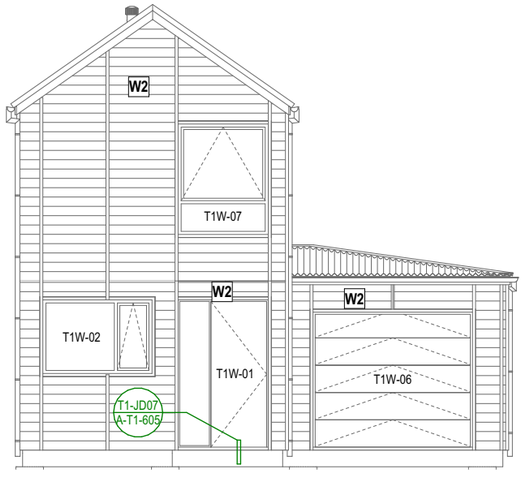
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Building Consent

Drawing:
T1 - Sections

Project number:
2532

Drawing number / Revision:
A-T1-302/A



T1-E-A
#LayID

T1 - Elevation A
Scale 1:100



T1-E-B
#LayID

T1 - Elevation B
Scale 1:100

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Risk Factor	Description	Risk	Score
Wind Zone	High	M	1
Number of Storeys	2-Storey	H	2
Roof/Wall Intersection Design	Fully protected (e.g. hip and gable roof with eaves)	L	0
Eaves Width	0-100mm wide	VH	5
Envelope Complexity	Moderately complex shape with no more than 2 cladding types.	M	1
Deck Design	None	L	0
		Total Score:	**9**
Selected Cladding:	Rusticated timber weatherboard over nominal 20mm drained cavity		

ELEVATIONS

W1 **VERTICAL WEATHERBOARD CLADDING**
Vertical weatherboard cladding over ex **20mm** horizontal castellated cavity battens & rigid air barrer**.**
Fixings: refer to client and manufacturers specs, allow for longer fixings where double layer of rigid air barriers are required for acoustics.
- Stain finish: Refer to Exterior Finishes Schedule

HORIZONTAL CAVITY BATTENS - TIMBER
- Fixings into timber: 45x20 H3.1 treated cavity battens fixed with power s/s nails, to manufacturers installation instructions. Spacing of battens to manufacturers specifications. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

W2 **HORIZONTAL WEATHERBOARD CLADDING WITH BATTENS OVER**
Horizontal weatherboard cladding over 20mm vertical cavity battens & rigid air barrier.
- Vertical Battens: 45 x 39mm Cedar Dressed 4 sides.
- Stain finish: Refer to Exterior Finishes Schedule
- Fixings: Refer to client for fixings and manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

VERTICAL CAVITY BATTENS
45x20 H3.1 treated cavity battens fixed, fixings and spacing of battens to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

W3 **HORIZONTAL WEATHERBOARD CLADDING WITH BATTENS OVER ON FIRE RATED WALLS**
Fire resistant treated horizontal weatherboard cladding over 20mm vertical cavity battens & rigid air barrier.
- Fascia & Vertical Battens: Fire resistant treated
- Stain finish: Refer to External Finishes Schedule.
- Fixings: TBC silicone bronze tbc to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

VERTICAL CAVITY BATTENS
45x20 H3.1 treated cavity battens fixed, fixings and spacing of battens to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

FIXINGS - NAIL, SCREW FASTENINGS
- Material, grade & positioning to cladding to manufacturers requirements & complying with NZS3604 Section 4 Durability.
ALLOW FOR DPC SEPERATING LAYER BETWEEN ALL TIMBER AND STEEL

CAVITY CLOSERS
Proprietary cavity closers, refer to cladding manufacturers

FLASHINGS

Roof Flashings: Colorsteel Maxam	0.55mm BMT
Clad Flashings (Metal): Colourstеel Maxam	0.55mm BMT
Clad Flashings (Timber): PC Alum Duralloy or Duratec	0.9mm BMT
Alum Joinery Flashings: PC Alum Duralloy or Duratec	0.9mm BMT
Alum Joinery Head Flashings: PC Alum Duralloy or Duratec	1.2mm BMT
Custom Welded Flashings: PC Alum or Duratec	1.6mm BMT

Treated timber to not be in contact with colorsteel flashings

WRAPS, UNDERLAY AND DPC
- DPC: Thermakraft Supercourse 500 osa
- Flashing Tape: Gib Weatherline Tapes
- Roofing Underlay: Refer to ROOF PLAN
- DPM: Refer to FOUNDATION PLAN

BARGE/FASCIAS
Barge: 180mm cedar, refer to details, paint / stain finish tbc
Fascia: 180mm cedar fascia to eaves, trimmed to suit, refer to details, paint / stain finish tbc

JAMES HARDIE SOFFITS -REFER TO REFLECTED CEILING PLANS

PAINTING/ STAIN
- Refer specification for paint / stain system to be used

RIGID AIR BARRIER (EXCLUDING ACOUSTIC ZONING 1 & 2)
Rigid Air Barrier (Generally): 1x10mm Gib Weatherline

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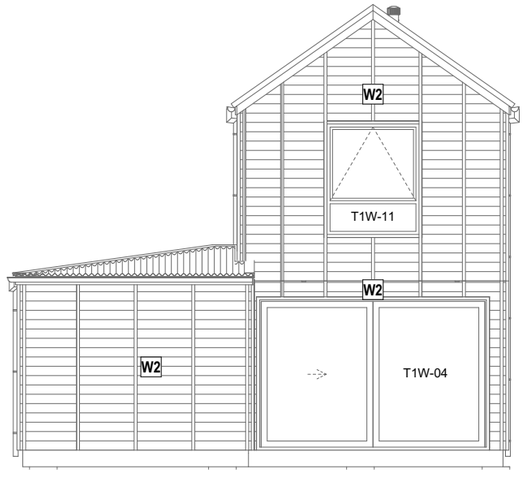
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Building Consent

Drawing:
T1 - Elevations

Project number:
2532

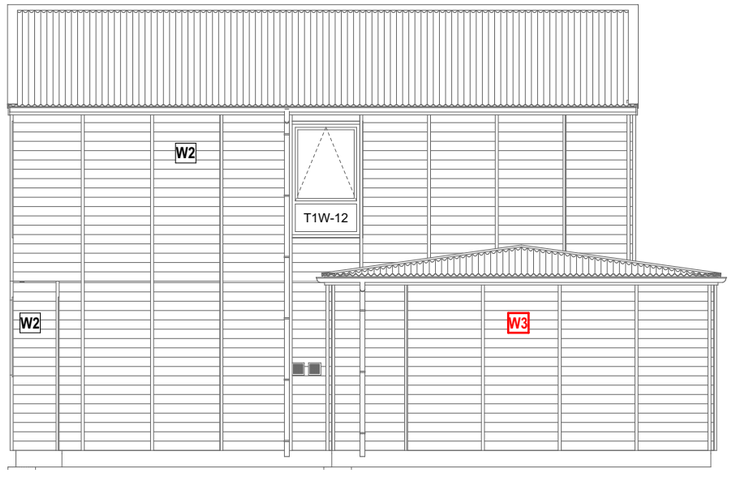
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T1-E-C / #LayID

T1 - Elevation C

Scale 1:100



T1-E-D / #LayID

T1 - Elevation D

Scale 1:100

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ELEVATIONS

W1 **VERTICAL WEATHERBOARD CLADDING**
Vertical weatherboard cladding over ex **20mm** horizontal castellated cavity battens & rigid air barrer**.**
Fixings: refer to client and manufacturers specs, allow for longer fixings where double layer of rigid air barriers are required for acoustics.
- Stain finish: Refer to Exterior Finishes Schedule

HORIZONTAL CAVITY BATTENS - TIMBER
- Fixings into timber: 45x20 H3.1 treated cavity battens fixed with power s/s nails, to manufacturers installation instructions. Spacing of battens to manufacturers specifications. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

W2 **HORIZONTAL WEATHERBOARD CLADDING WITH BATTENS OVER**
Horizontal weatherboard cladding over 20mm vertical cavity battens & rigid air barrier.
- Vertical Battens: 45 x 39mm Cedar Dressed 4 sides.
- Stain finish: Refer to Exterior Finishes Schedule
- Fixings: Refer to client for fixings and manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

VERTICAL CAVITY BATTENS
45x20 H3.1 treated cavity battens fixed, fixings and spacing of battens to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

W3 **HORIZONTAL WEATHERBOARD CLADDING WITH BATTENS OVER ON FIRE RATED WALLS**
Fire resistant treated horizontal weatherboard cladding over 20mm vertical cavity battens & rigid air barrier.
- Fascia & Vertical Battens: Fire resistant treated
- Stain finish: Refer to External Finishes Schedule.
- Fixings: TBC silicone bronze tbc to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

VERTICAL CAVITY BATTENS
45x20 H3.1 treated cavity battens fixed, fixings and spacing of battens to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

FIXINGS - NAIL, SCREW FASTENINGS
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ALLOW FOR DPC SEPERATING LAYER BETWEEN ALL TIMBER AND STEEL

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- Flashing Tape: Gib Weatherline Tapes
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- DPM: Refer to FOUNDATION PLAN

BARGE/FASCIAS
Barge: 180mm cedar, refer to details, paint / stain finish tbc
Fascia: 180mm cedar fascia to eaves, trimmed to suit, refer to details, paint / stain finish tbc

JAMES HARDIE SOFFITS -REFER TO REFLECTED CEILING PLANS

PAINTING/ STAIN
- Refer specification for paint / stain system to be used

RIGID AIR BARRIER (EXCLUDING ACOUSTIC ZONING 1 & 2)
Rigid Air Barrier (Generally): 1x10mm Gib Weatherline

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Building Consent

Drawing: T1 - Elevations

Project number: **2532**

Drawing number / Revision: **A-T1-402/A**

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ELEVATIONS TYPOLOGY

Roof Colour 1

Roof Colour 2



VC1 VC1: Vertical Cedar- Colour 1 (almost black)

VC2 VC2: Vertical Cedar - Colour 2 (dark brown)

VC3 VC3: Vertical Cedar - Colour 3 (mid brown)

VC4 VC4: Vertical Cedar - Colour 4 (light brown)

VC5 VC5: Vertical Cedar - Colour 5 (light grey)



HC1 HC1: Horizontal Cedar - Colour 1 (almost black)

HC2 HC2: Horizontal Cedar - Colour 2 (dark brown)

HC3 HC3: Horizontal Cedar - Colour 3 (mid brown)

HC4 HC4: Horizontal Cedar - Colour 4 (light brown)

HC5 HC5: Horizontal Cedar - Colour 5 (light white)

HC6 HC6: Horizontal Cedar - Colour 6 (light grey)

Posts' paint colour to best match cladding stain colour



T1-E-A- A-T1-201 T1-2 - Elevation A Scale 1:200

T1-E-B- A-T1-201 T1-2 - Elevation B Scale 1:200

T1-E-C- A-T1-201 T1-2 - Elevation C Scale 1:200

T1-E-D- A-T1-201 T1-2 - Elevation D Scale 1:200

TYPE T1M-2

Option 2



T1-E-A- A-T1-201 T1-1 - Elevation A Scale 1:200

T1-E-B- A-T1-201 T1-1 - Elevation B Scale 1:200

T1-E-C- A-T1-201 T1-1 - Elevation C Scale 1:200

T1-E-D- A-T1-201 T1-1 - Elevation D Scale 1:200

TYPE T1M-1

Option 1

The Links

at 110+124 Wanaka-Luggate Highway, Wanaka for Gibbons Co Ltd

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FILE REFERENCE: N:\2025\2532 100 Wanaka-Luggate Highway - Gibbons\3.0-Drawings\3.0-ArchiCAD\3.1.4-CD\260614 2532 110 Wanaka-Luggate Highway - Gibbons - Unit Plans AC28 - Documentation File - Pre-Split.pln

ISSUE:	Rev:	Date:	Comment:	PRINTED: 19/06/2026
BC/ S4A-01	A	18/06/2026	Building Consent - Stage 4A - Application	

Scale @ A3: 1:200, 1:50

All dimensions to be checked on site, do not scale off drawings.

Building Consent

Drawing:

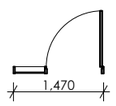
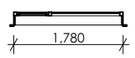
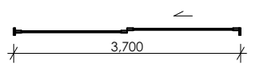
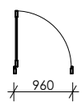
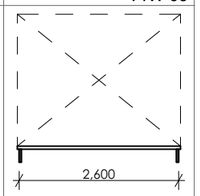
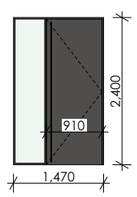
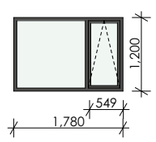
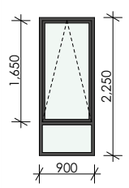
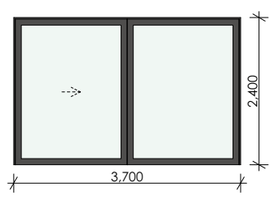
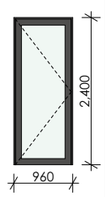
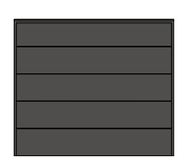
T1 - Exterior Colour Scheme

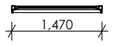
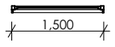
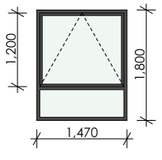
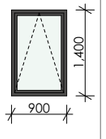
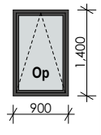
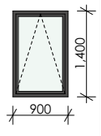
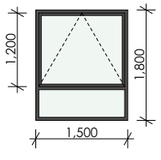
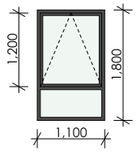
Project number:

2532

Drawing number / Revision:

A-T1-403/A

IES-03 T1 - Exterior Joinery Schedule						
ID	T1W-01	T1W-02	T1W-03	T1W-04	T1W-05	T1W-06
2D Symbol						
View from Outside Side						
Unit Size (WxH)	1,470×2,400	1,780×1,200	900×2,250	3,700×2,400	960×2,400	2,600×2,200
Head height	2,400	2,400	2,400	2,400	2,400	2,200
Sill height	0	1,200	150	0	0	0
Quantity	1	1	1	1	1	1

IES-03 T1 - Exterior Joinery Schedule						
ID	T1W-07	T1W-08	T1W-09	T1W-10	T1W-11	T1W-12
2D Symbol						
View from Outside Side						
Unit Size (WxH)	1,470×1,800	900×1,400	900×1,400	900×1,400	1,500×1,800	1,100×1,800
Head height	2,200	2,200	2,200	2,200	2,200	2,200
Sill height	400	800	800	800	400	400
Quantity	1	1	1	1	1	1

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EXTERIOR DOOR & WINDOW SCHEDULE

ALUMINIUM WINDOWS & DOORS (EXTERIOR)
New exterior aluminium joinery, thermally broken

- CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
- All dimensions to OUTSIDE edge of reveals unless otherwise stated
- bring any discrepancies to the attention of the architect/designer prior to fabrication.
- Refer to foundation plan and details for rebates in slab for garage door threshold on ground floor
- Refer to plans & elevations, for confirmation of door & window opening directions.
- Wind zone: **HIGH**
- Confirm thickness of walls on site for each door or window.

FINISH
Powder Coated: To be confirmed by client

INSTALLATION
- Allow 10mm perimeter gap between reveal and wall framing.
- Flashing tape to entire perimeter of opening. Two layers of flashing tape to be used on the sill, refer manufacturers installation instructions.
- Fix window and door at jambs, no fixing thru sill. Do not fix through flashings.
- No packer to top.

DOOR AND WINDOW HARDWARE
Restrictor Stay Requirements determined by Joinery Manufacturer
- When required, stainless steel safety stays to windows where required, non releasable restrictors to limit window opening to 100mm max (NZBC:F4/AS1).
  F4: 2.1.1: a window with an opening width of less than 1000 mm shall have either:
  a) the lower edge of the opening at least 760 mm above floor level, or
  b) a restrictor fitted to limit the maximum opening so that a 100 mm diameter sphere cannot pass through it, or a 760 mm high barrier protecting the opening of solid construction or with vertical members its full height
- Hardware Series: Colour to match joinery, client to confirm with supplier
- All door handles 1000mm from FFL
- All exterior hinged and screws shall be 316 stainless steel
- All fixings to exterior joinery shall be 316 stainless steel
- Wedgeless fastners to windows with double tongue latches
- All exterior doors to be keyed alike

REVEALS & ARCHITRAVES
Reveals: Paint quality pine flush to recieve architraves (refer to details), paint finished
Architraves: 60x10mm paint quality pine rectangular, paint finish, refer to details

ALUMINIUM LINER INSERT
Sills to floor: Powder coated aluminium liner inserts (to sill) to allow flooring to run into joinery frames, refer to details

GARAGE DOOR
- Sectional overhead horizontal panel doors with automatic opening device
- **Selection:** client to confirm
- **Check on site for finished ceiling heights, bulkheads and clearances (including lighting) prior to manufacture.**
- Installed to manufacturer's specifications.
- Refer to client for number of garage door remote opening devices

GLAZING - GENERAL REQUIREMENTS
Op = Opalescent obscure glass
- Generally: Double glazed low e + argon gas to external glazing (refer to Acoustics)
- All glazing to comply with NZS 4223, parts 1, 2 & 3 and NZBC:F2

Safety Glazing Requirements by Joinery Manufacturer to meet NZS 4223 part 3:
- ***Table A3:*** *All glazing with* ***no safety from falling*** *of over 1m, that meet* ***all 3 of these criteria****; wider than 500mm, higher than 1000mm and within 800mm of the floor, to be safety glass*
- ***Table 7:*** *All glazing* ***with a safety from falling of over 1m****, that are lower than 800mm from FFL to be safety glass.*

- Allow for safety glass to glazing in all ensuite & bathrooms.

ENTRY DOOR LEAFS - GENERAL REQUIREMENTS - Client to select. Tongue & Groove - Frameless

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BC/ S4A-01	A	18/06/2026	Building Consent - Stage 4A - Application	

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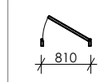
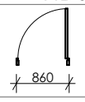
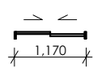
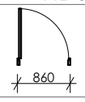
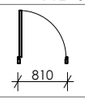
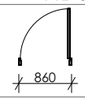
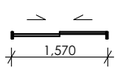
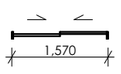
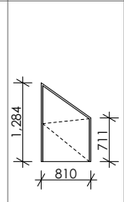
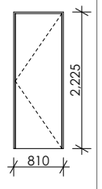
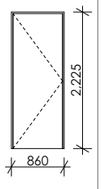
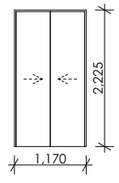
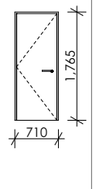
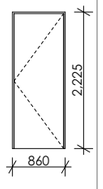
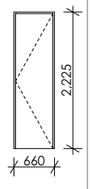
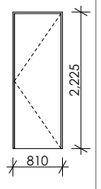
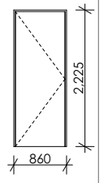
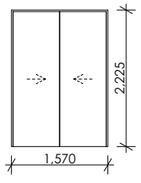
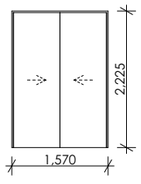
Building Consent

Drawing:
T1 - Exterior Door & Window Schedule

Project number:
2532

Drawing number / Revision:
A-T1-501/A

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IES T1 - Interior Door Schedule											
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2D Symbol											
											
Leaf Dimensions	760×1,259	760×2,200	810×2,200	1,120×2,200	660×1,740	810×2,200	610×2,200	760×2,200	810×2,200	1,520×2,200	1,520×2,200
Sill height	0	0	0	0	460	0	0	0	0	0	0
Quantity	1	1	1	1	1	1	1	1	1	1	1

INTERIOR DOOR SCHEDULE

INTERIOR TIMBER DOORS

D01 New interior door joinery

- CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
- Bring any discrepancies to the attention of the architect/designer prior to fabrication.
- Refer to plans, for confirmation of door opening directions
- Confirm thickness of walls on site for each door or window.

LOCATION & NUMBERS

Check floor plans for locations and number of units. Joiner shall refer any discrepancies to architect for clarification at tender. No extras shall be given for miscounted door units. Check all swings against floor plans and confirm with the Architect/designer when in doubt.

DOOR LEAFS

Carbon core, paint finished, colour tbc

- Undercut doors if required, to the very minimum as required for smooth opening and no scuffing or carpet or flooring, **do not have a large gap under the door**
- **Bathrooms, Toilets and Laundries:** Allow to undercut door 15mm AFFL to allow for airflow for the extract fan to work properly

REVEALS, ARCHITRAVES & SKIRTING

- **Reveals:** paint quality pine flush to recieve architraves (refer to details), paint finished
- **Architraves:** 60x10mm paint quality pine rectangular profile, paint finish
- **Skirting :** 60x10mm paint quality single bevel pine, paint finish

DOOR HARDWARE

- Door hardware: Client to select
- All handles to be 1000mm from FFL.
- Privacy latches to WC, bathrooms and ensuites
- Wardrobe sliders: Hidden top track, allow to oversize doors or raise lintels if required to conceal track.
- Wardrobe shelf & rail. Allow for a 18mm mdf with LPL shelf with wardrobe rail coat hanger.
- Cavity Sliders: Flush pull & End Pull.
- Surface Sliders: Client to confirm
- Allow for door stops to all swing doors.

The Links

at 110+124 Wanaka-Luggate Highway, Wanaka for Gibbons Co Ltd

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BC/ S4A-01	A	18/06/2026	Building Consent - Stage 4A - Application	

Scale @ A3: 1:50, 1:1

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Drawing:

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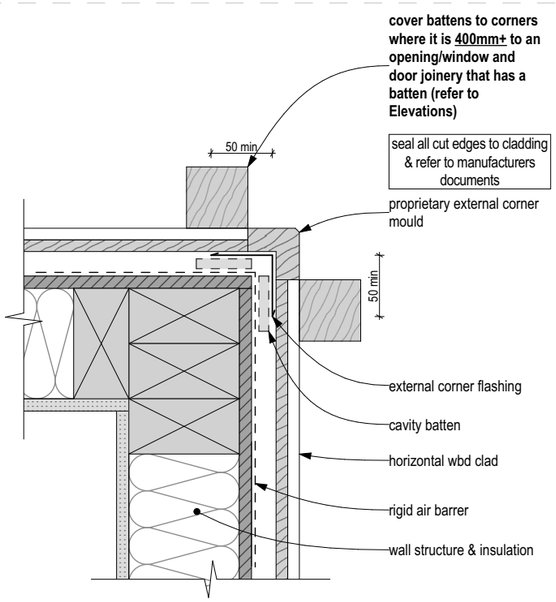
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2532

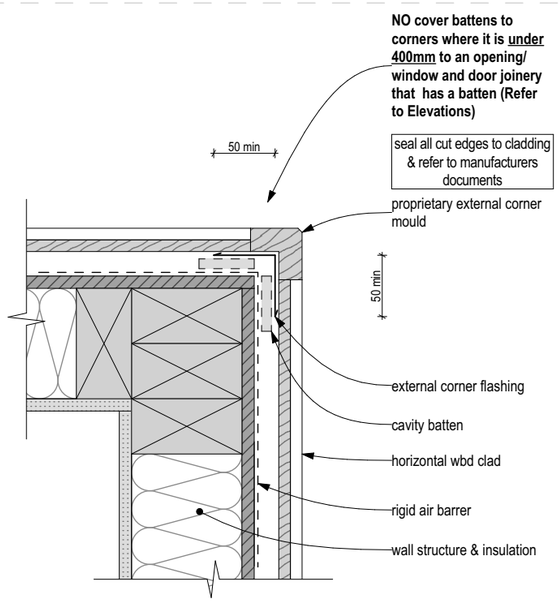
Drawing number / Revision:

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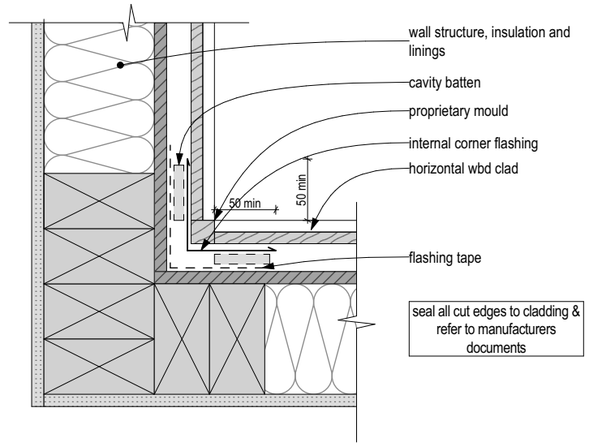
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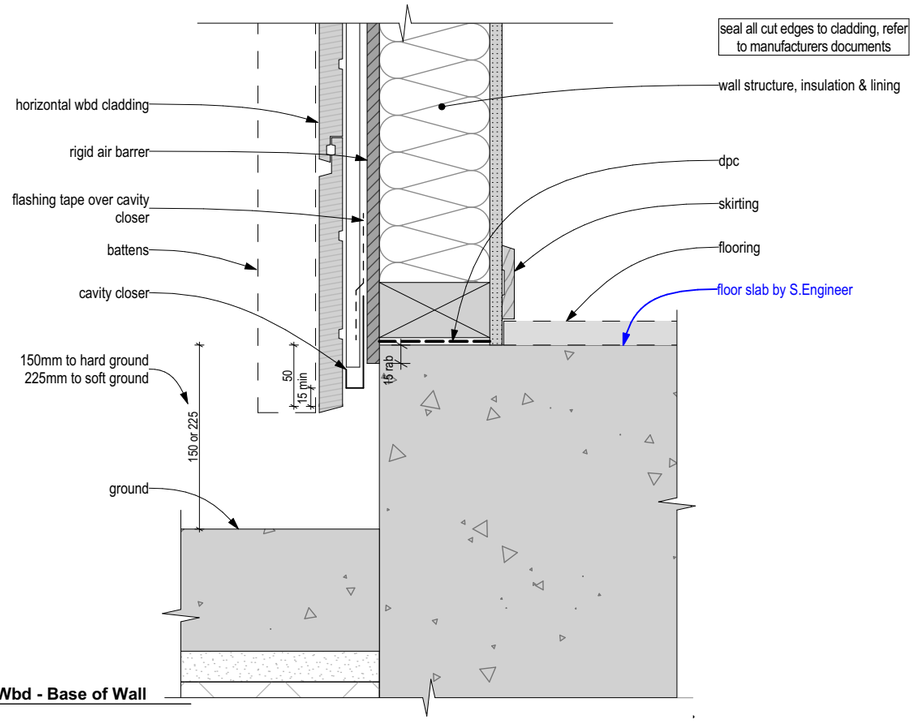
T1-CD01 / A-T1-201 **Horizontal Wbd - External Corner Battens**
Scale 1:5



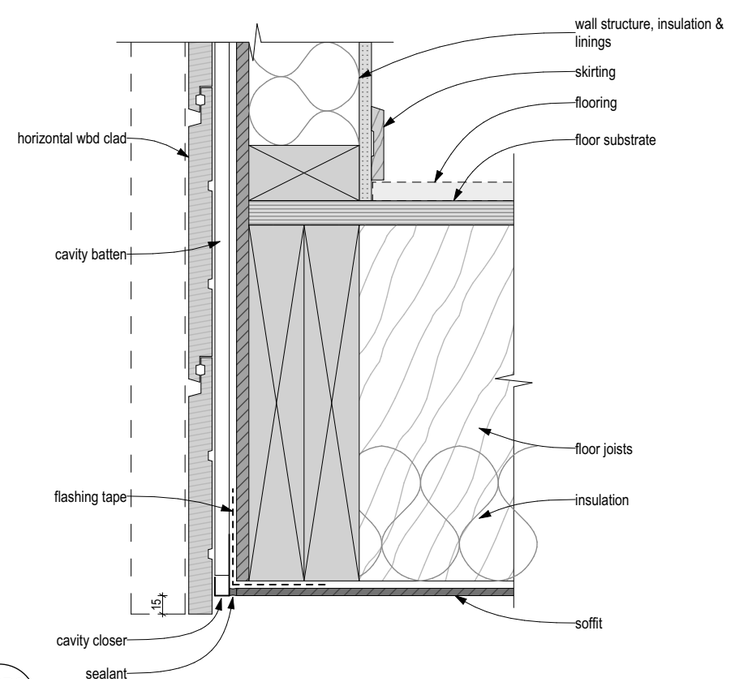
T1-CD14 / A-T1-201 **Horizontal Wbd - External Corner - No Battens**
Scale 1:5



T1-CD03 / A-T1-201 **Horizontal Wbd - Internal Corner**
Scale 1:5



T1-CD05 / A-T1-301 **Horizontal Wbd - Base of Wall**
Scale 1:5



T1-CD08 / A-T1-302 **Horizontal Wbd - Base of Wall - Overhang**
Scale 1:5

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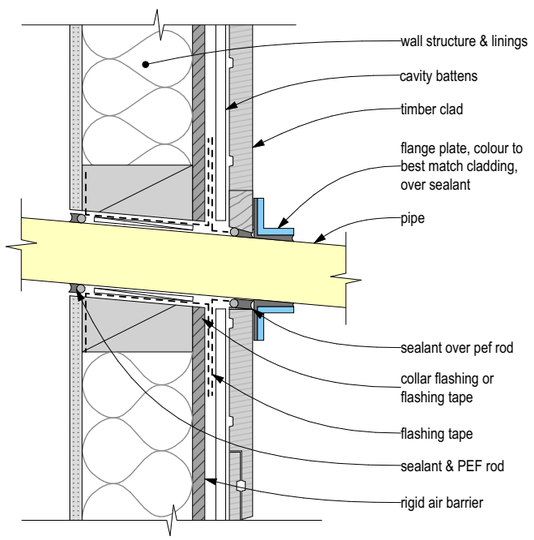
Drawing: Details Clad

Project number: **2532**

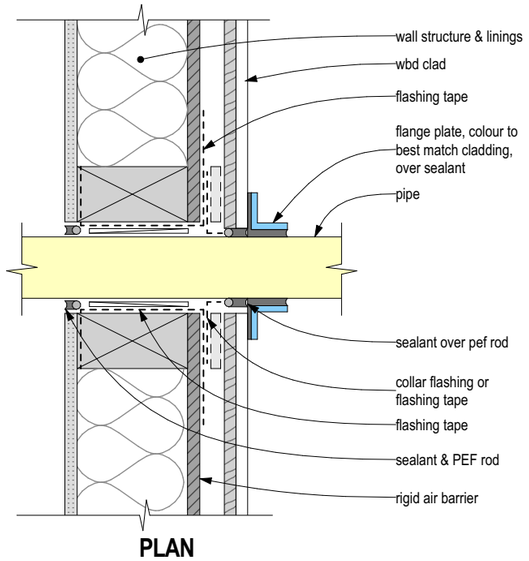
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CIRCULAR PIPE



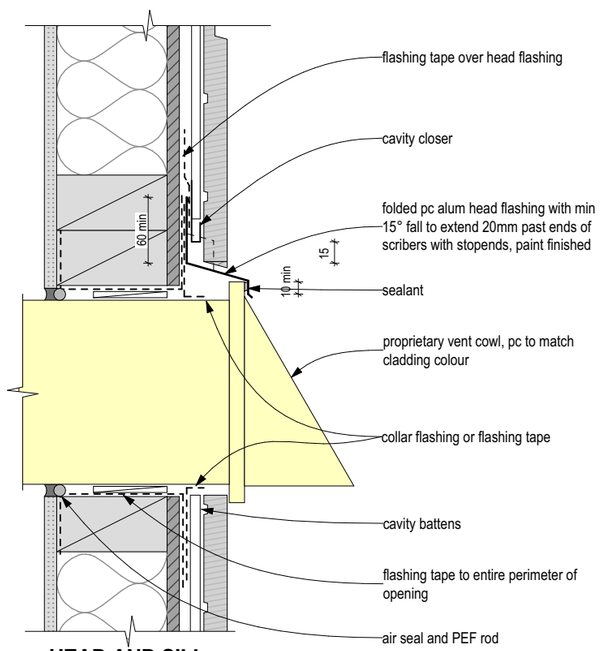
SECTION



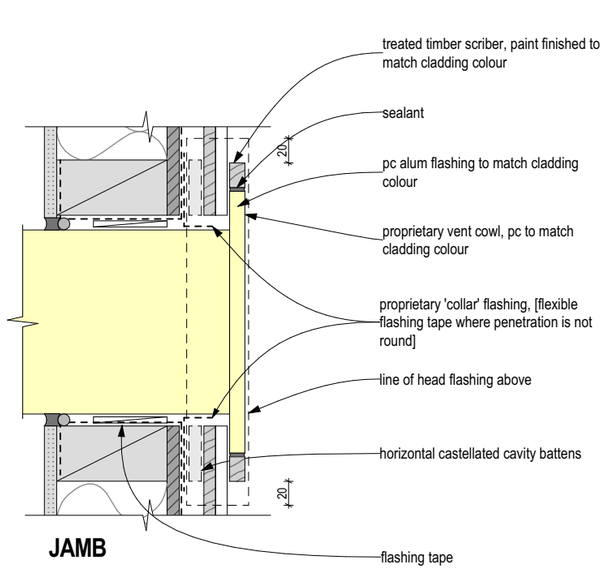
PLAN

T1-CD12 / **A-T1-401** — **Horizontal Wbd - Penetrations**
Scale 1:5

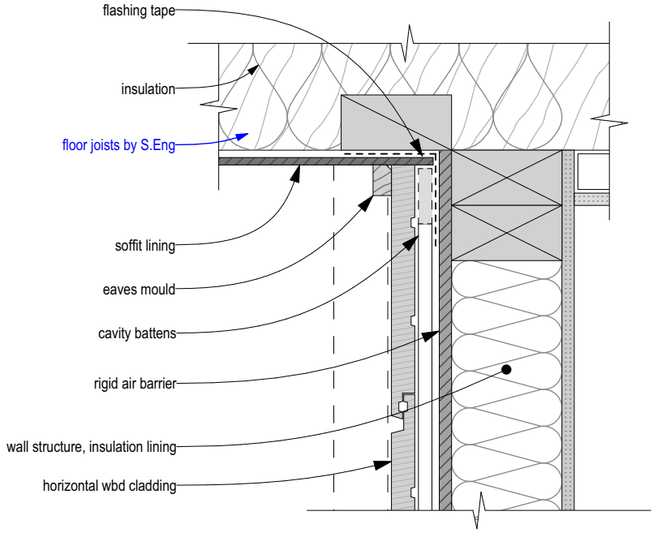
VENT



HEAD AND SILL



JAMB



T1-CD09 / **A-T1-302** — **Horizontal Wbd - Top of Wall to Soffit**
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Drawing:
Details Clad

Project number:
2532

Drawing number / Revision:
A-T1-602/A

Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

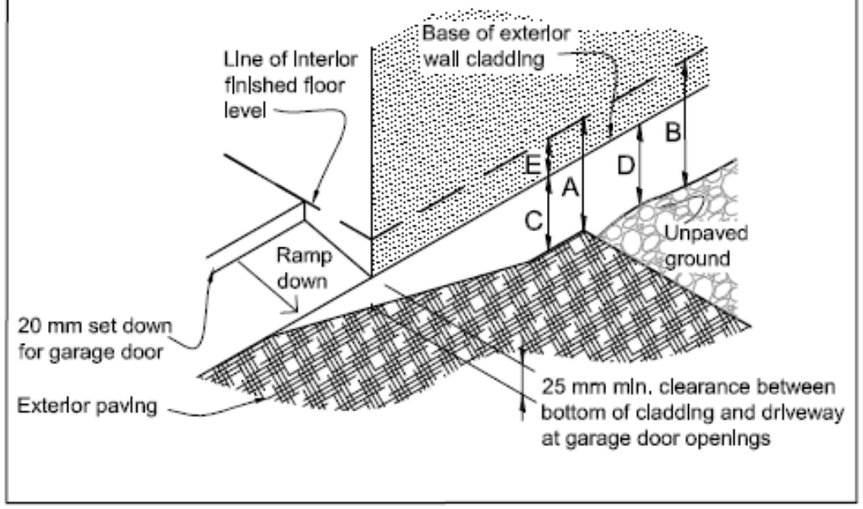
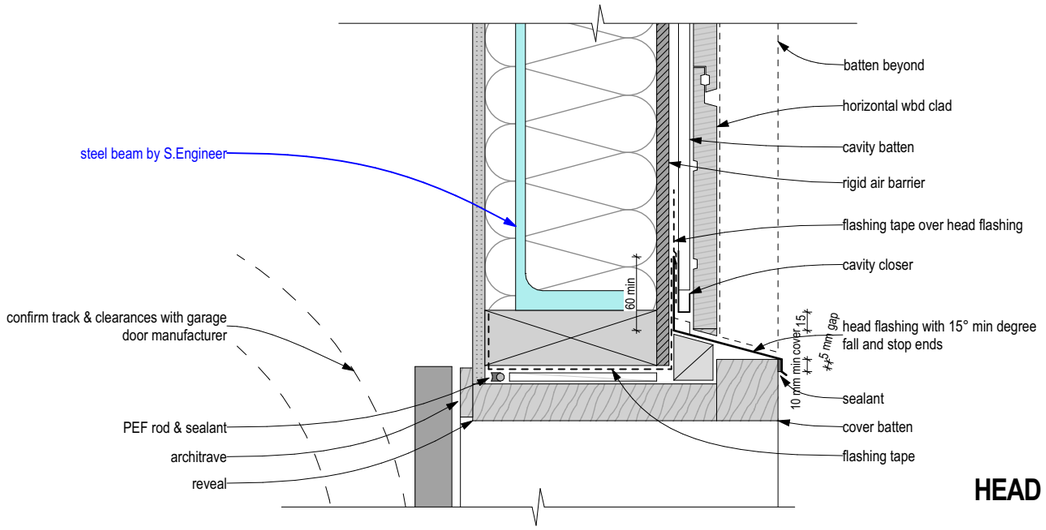


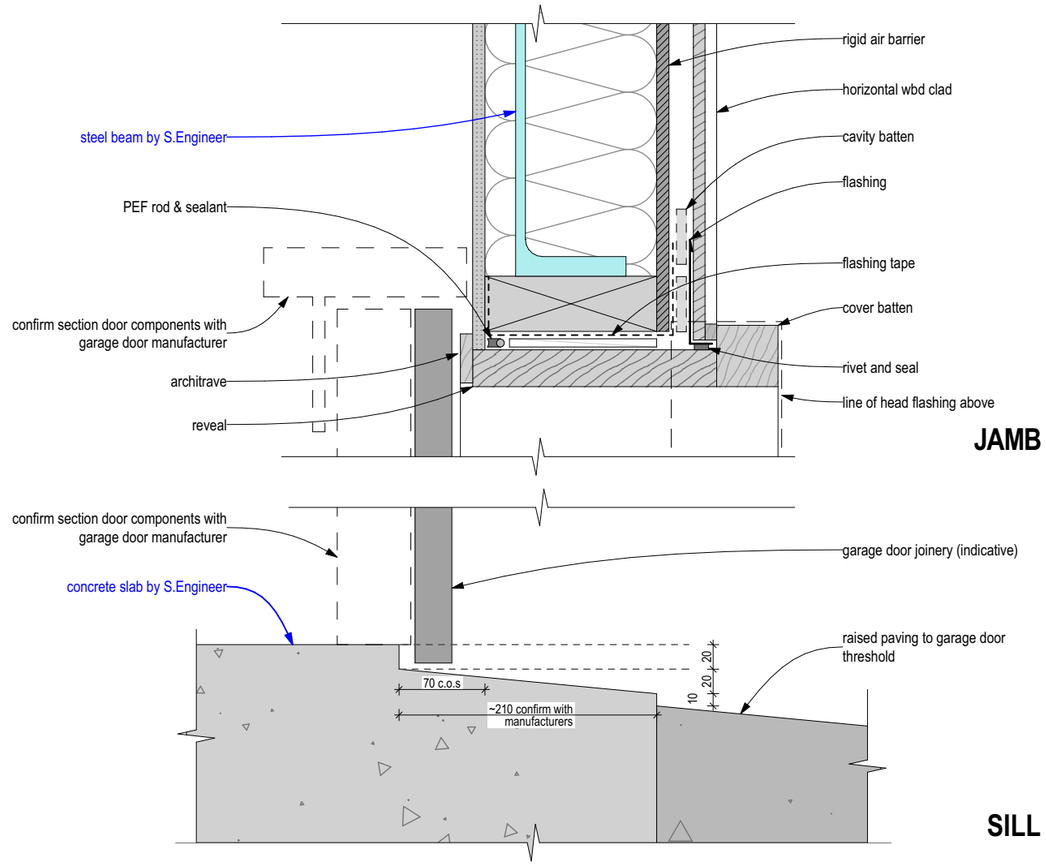
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Other claddings				
	A	B	C	D	E
Concrete slab	150	225	100	175	50

T1-GD01
A-T1-201
Garage Door - Horizontal Wbd
Scale 1:5



HEAD



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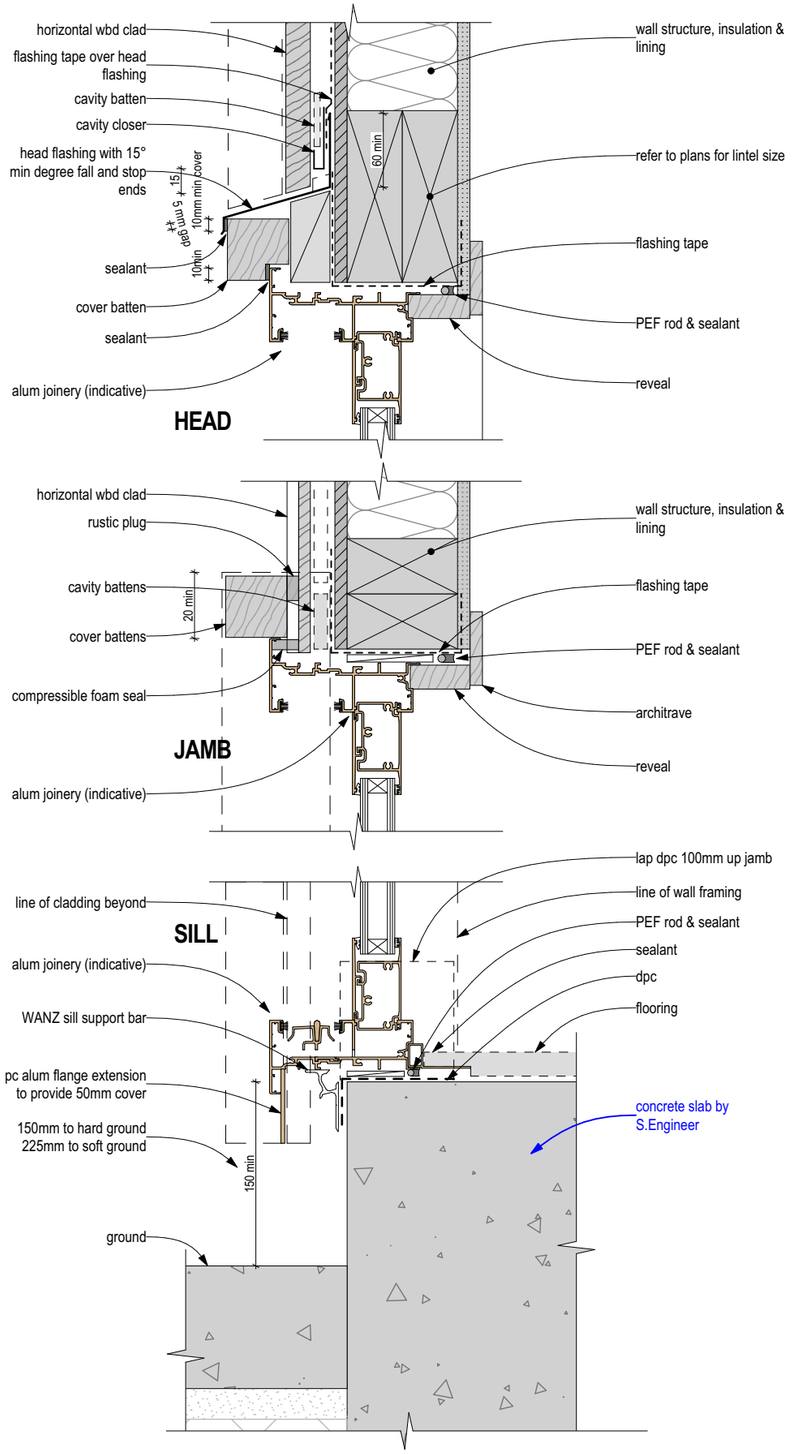
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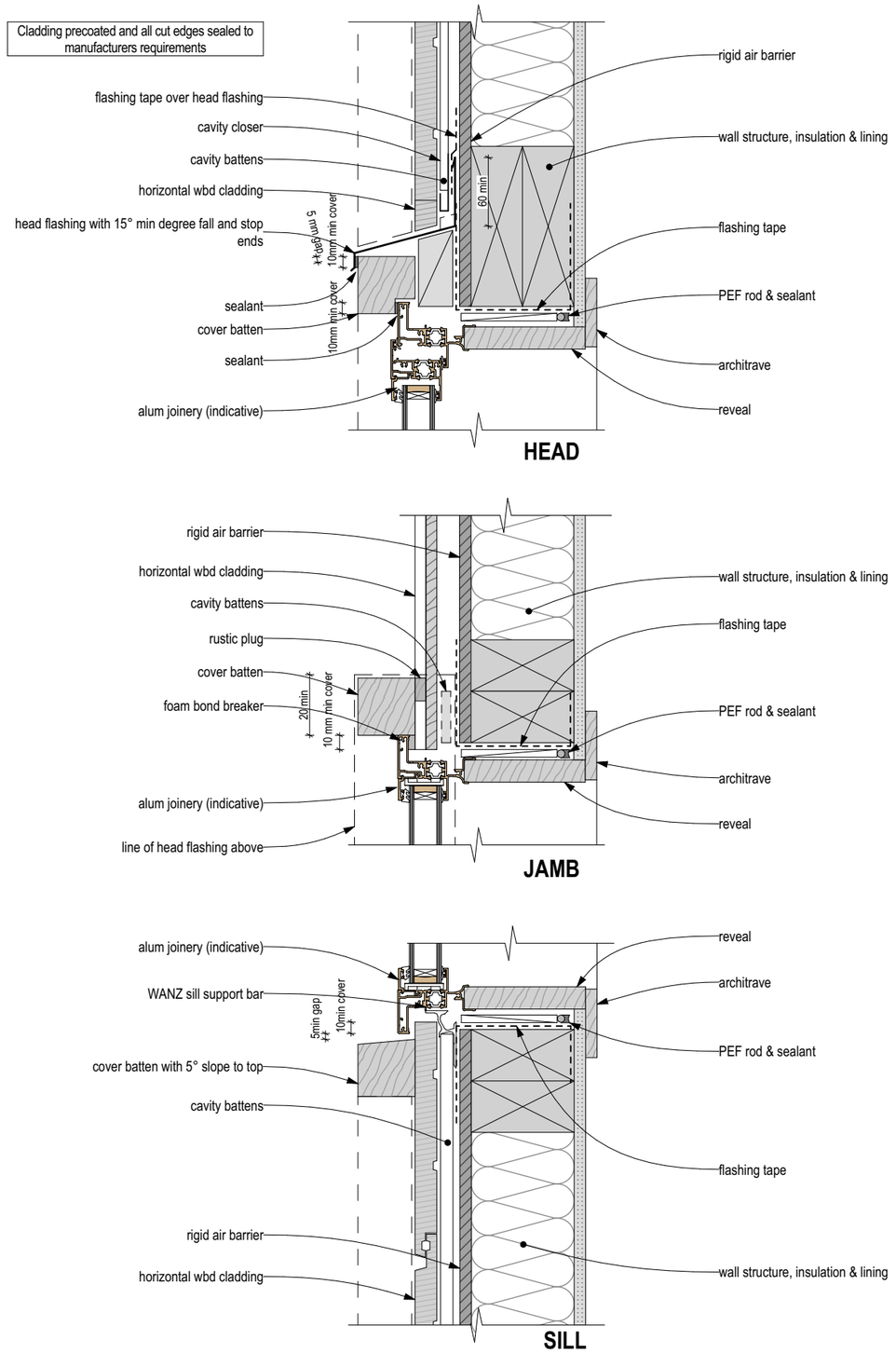
Building Consent
Drawing:
Details Joinery

Project number:
2532

Drawing number / Revision:
A-T1-603/A



T1-JD01 / **A-T1-302** **Alum Joinery - 1x Sliding Door - Horizontal Wbd**
Scale 1:5



T1-JD02 / **A-T1-302** **Alum Joinery - Horizontal Wbd Clad - Window Generic**
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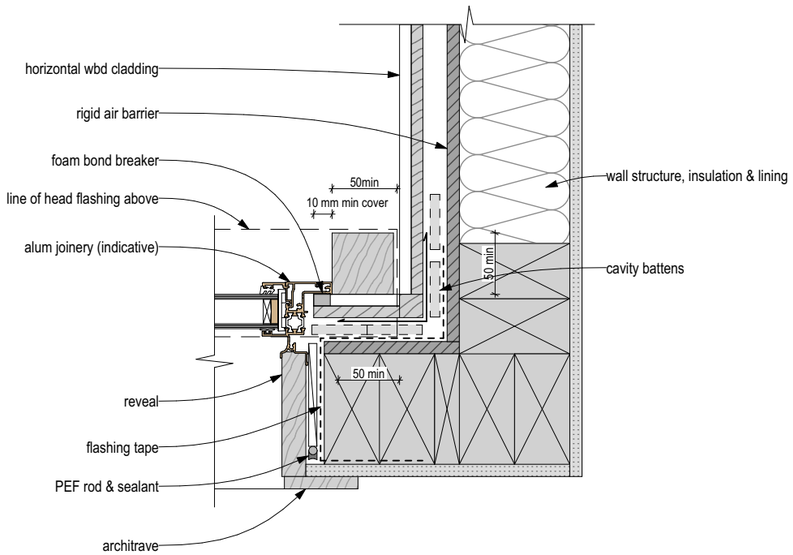
Building Consent

Drawing:
Details Joinery

Project number:
2532

Drawing number / Revision:
A-T1-604/A

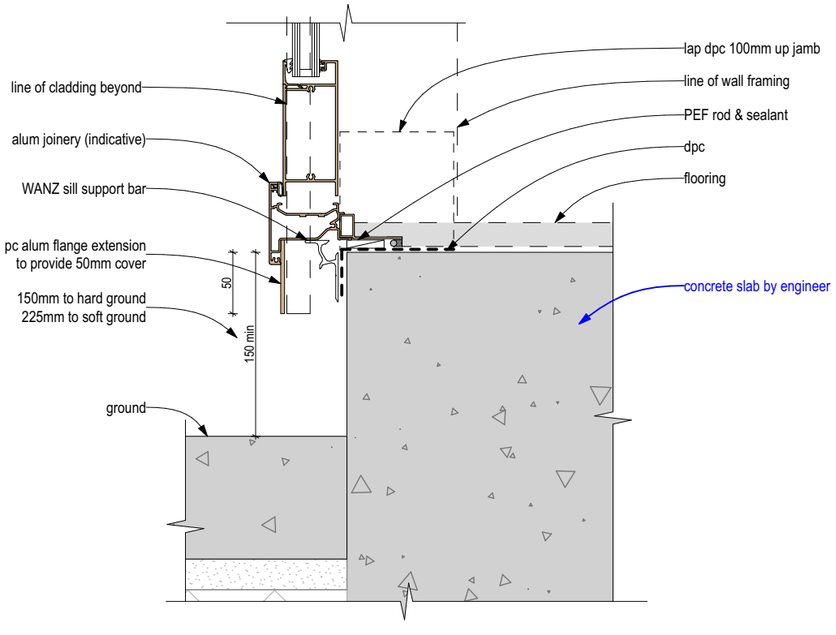
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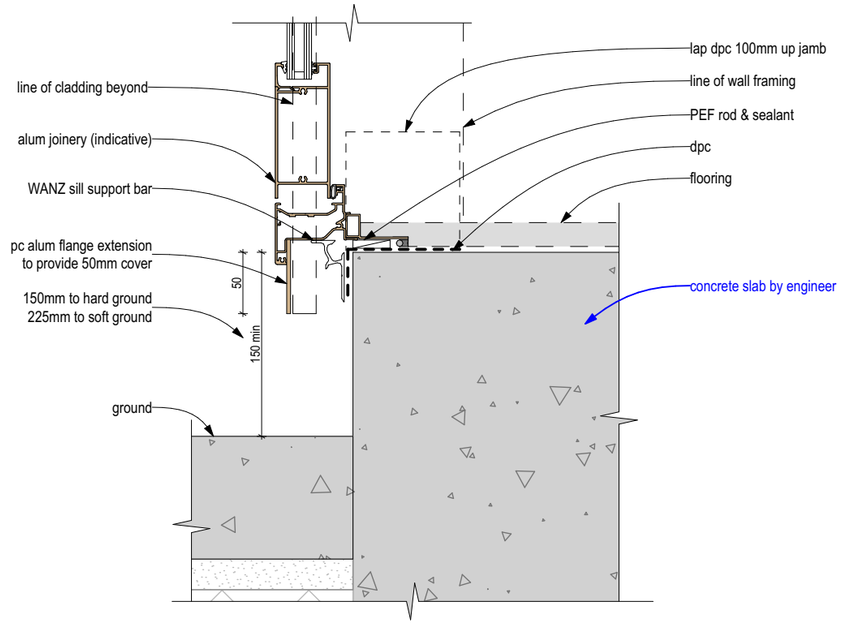
T1-JD06
A-T1-201
Horizontal Wbd - Internal Corner
Scale 1:5

SILL



T1-JD07
A-T1-401
Alum Joinery - Hinged In Door
Scale 1:5

SILL



T1-JD08
A-T1-401
Alum Joinery - Hinged Out Door
Scale 1:5

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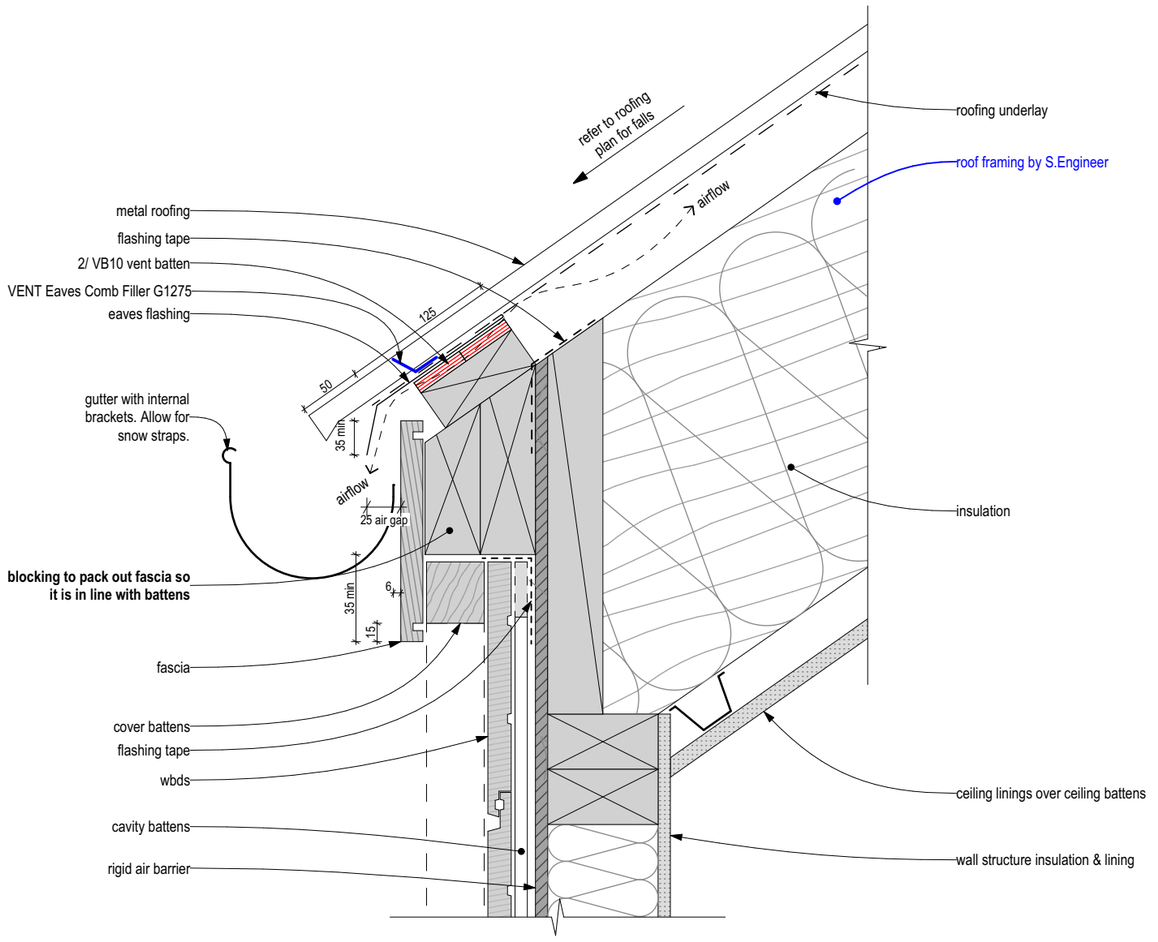
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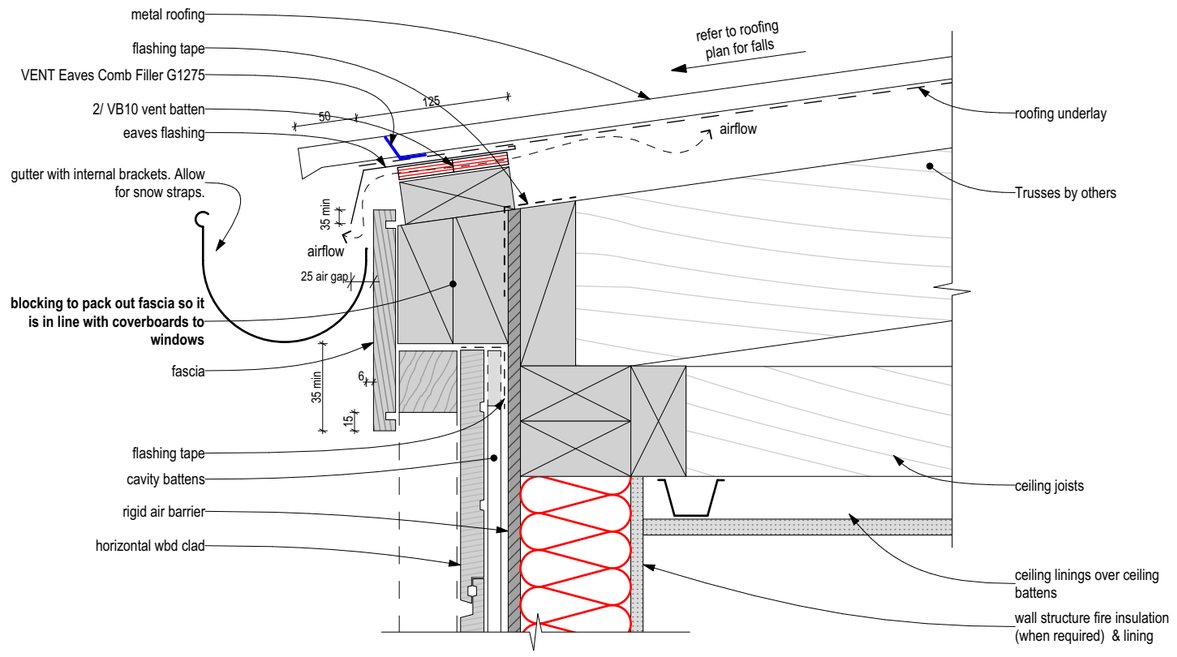
Drawing:
Details Joinery

Project number:
2532

Drawing number / Revision:
A-T1-605/A



T1-RD01 / **A-T1-301** **Cgtd Roof - Eave No Overhang - Horizontal Wbd**
Scale 1:5



T1-RD02 / **A-T1-202** **Cgtd Roof - Eave Lower Roof - No Overhang Horizontal Wbd**
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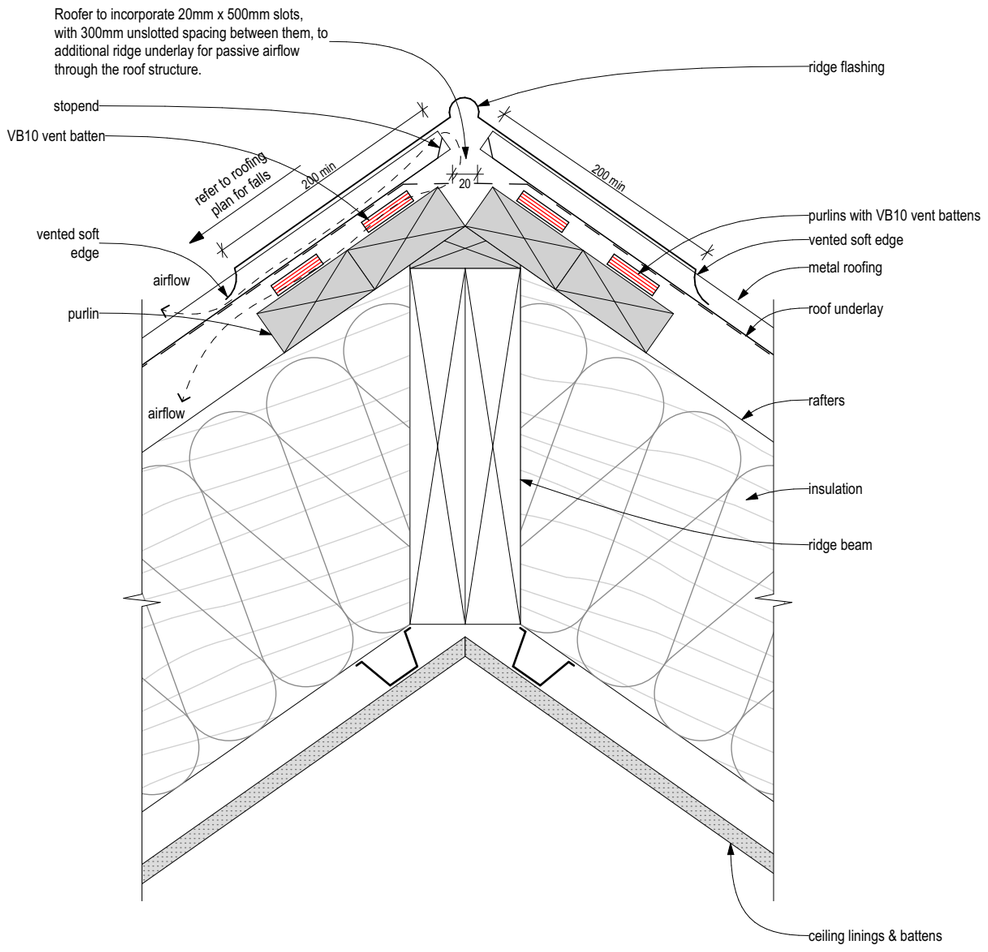
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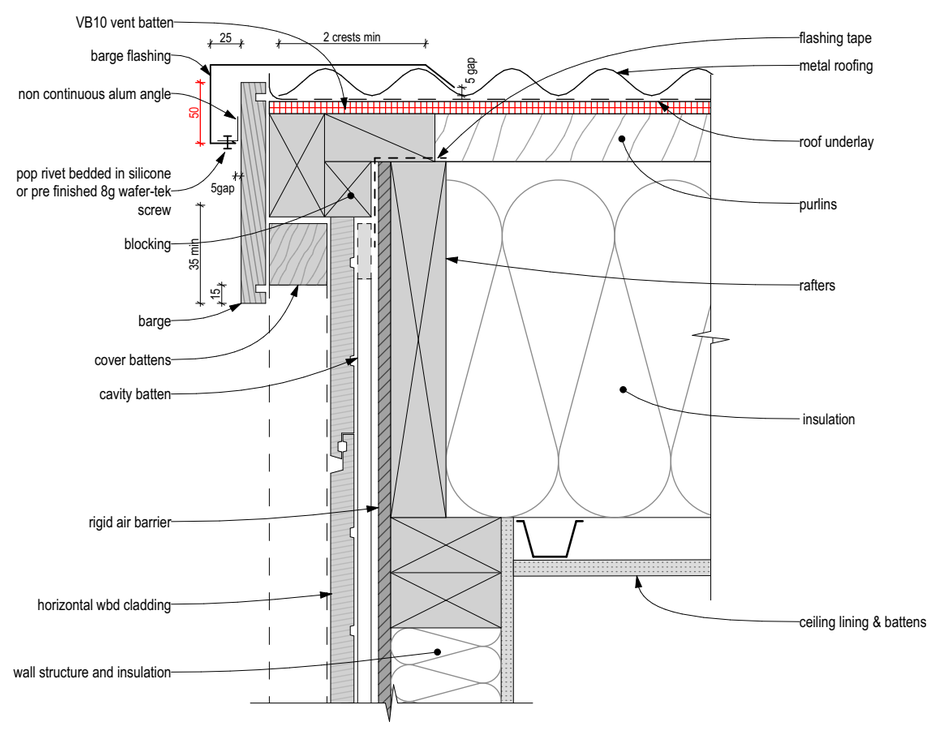
Drawing:
Details Roof

Project number:
2532

Drawing number / Revision:
A-T1-606/A



T1-RD03 A-T1-301 **Cgtd Roof - Gable Ridge**
Scale 1:5



T1-RD09 A-T1-302 **Cgtd Roof - Barge - No Overhang - Horizontal Wbd**
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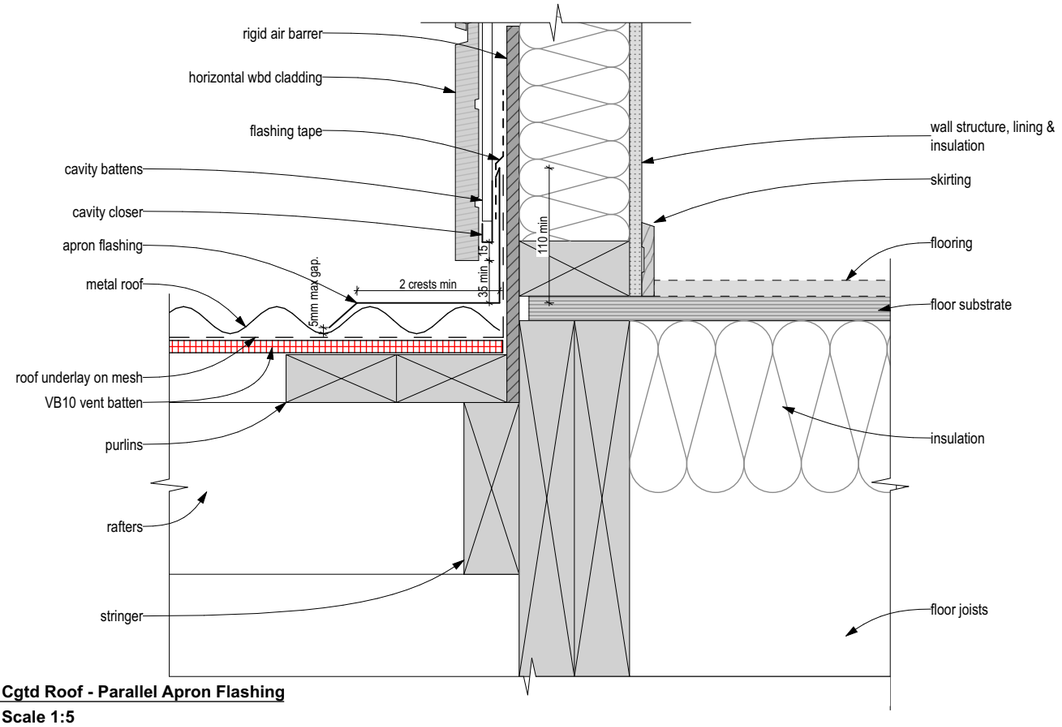
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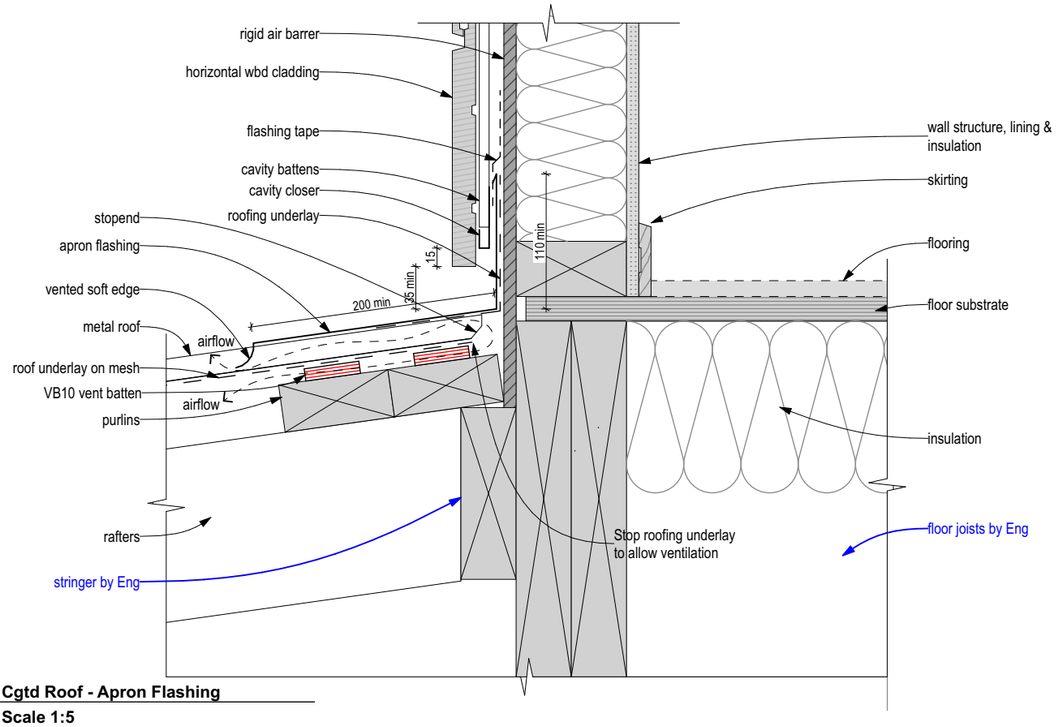
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Project number: **2532**

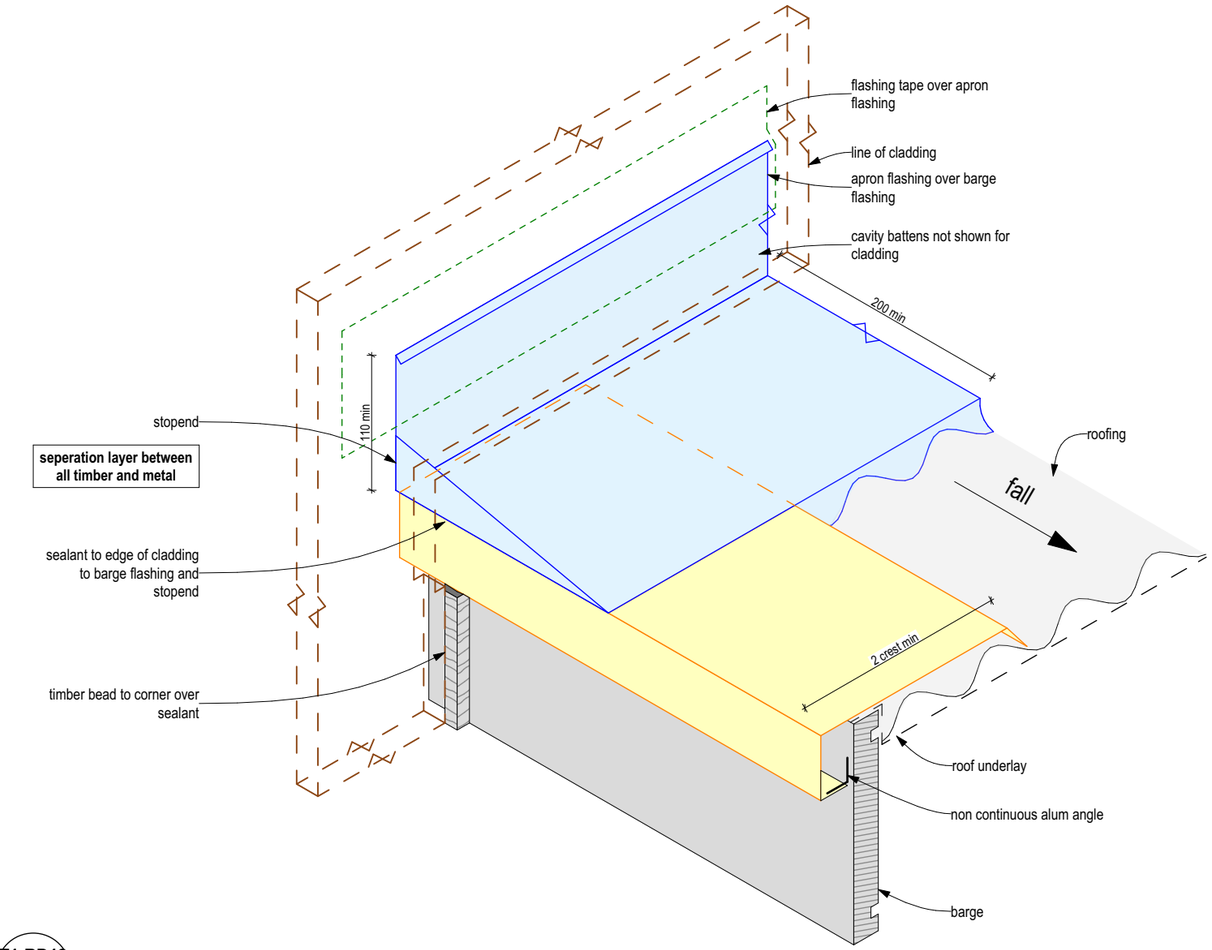
Drawing number / Revision: **A-T1-607/A**



T1-RD10 / **A-T1-301** **Cgtd Roof - Parallel Apron Flashing**
Scale 1:5



T1-RD11 / **A-T1-201** **Cgtd Roof - Apron Flashing**
Scale 1:5



T1-RD12 / **A-T1-201** **Cgtd Roof - Barge to Wall Detail - Generic**
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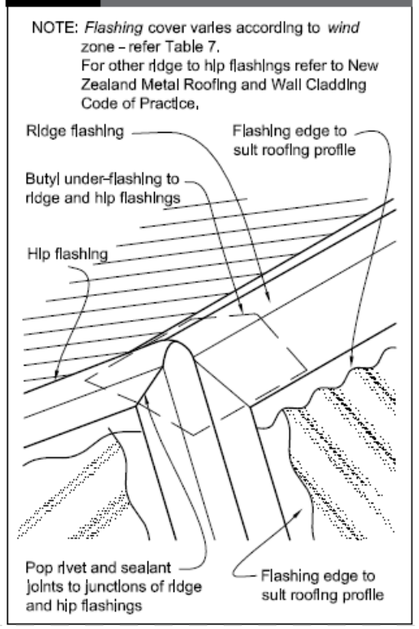
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Drawing:
Details Roof

Project number:
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Drawing number / Revision:
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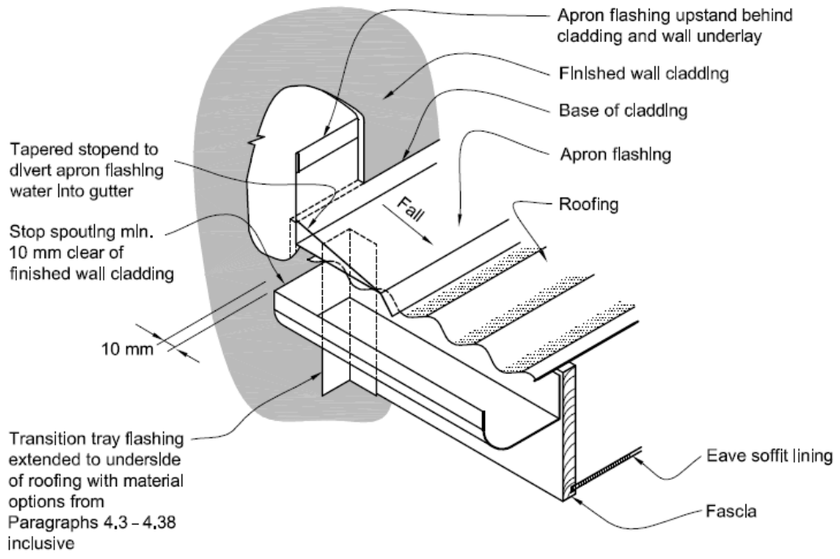
Figure 43: Ridge to hip flashings
Paragraphs 8.4.11 and 8.4.12



T1-RD15 / A-T1-202 **Cgtd Roof - Standard Hipped Roof Detail**
Scale 1:5

Figure 8B: Gutter/wall junction
Paragraphs 5.1 and 5.2

NOTE: (1) The upstand at the lower edge of the *apron flashing* may be preformed to a larger size and then trimmed on site to suit.
(2) The transition *flashing* bridges gap at the end of the fascia to protect the soffit *framing*.
(3) *Wall underlay* omitted for clarity.



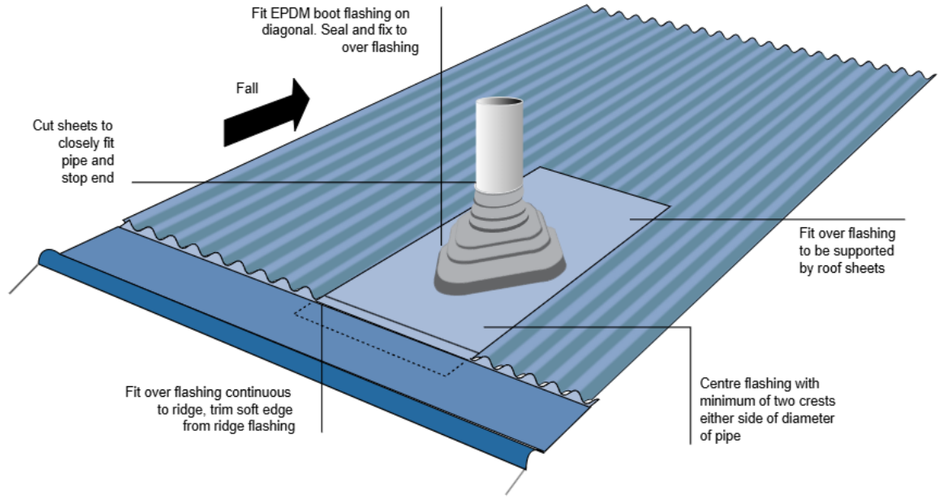
T1-RD13 / A-T1-201 **Cgtd Roof - Gutter to Wall Detail - Generic**
Scale 1:5

9.5.1 Boot Flashings to an Over Flashing — Pipe Diameter: Max 500mm

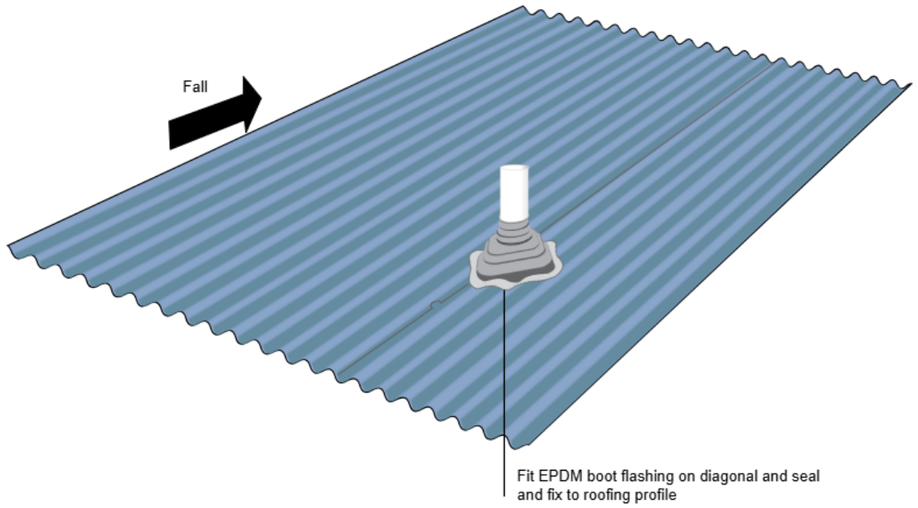
Boot flashings fitted to an over flashing are acceptable at pitches down to the minimum of that allowed for the profile. Typically, this is 8° for standard corrugated, and 3° for trapezoidal and trough sections. These boot flashings must be fixed diagonally to the fall of the roof at pitches below 10°.

Over flashings can be continuous to the apex, or terminate with a soaker at the upper edge.

9.5.1A Over-Flashed Boot Flashing on Corrugated Profile



9.5C Direct-fixed boot on Corrugated Profiles — Pipe Diameter: Max 85mm



T1-RD14 / A-T1-202 **Cgtd Roof - Standard Pipe Penetration Detail**
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Drawing: Details Roof
Project number: **2532**
Drawing number / Revision: **A-T1-609/A**

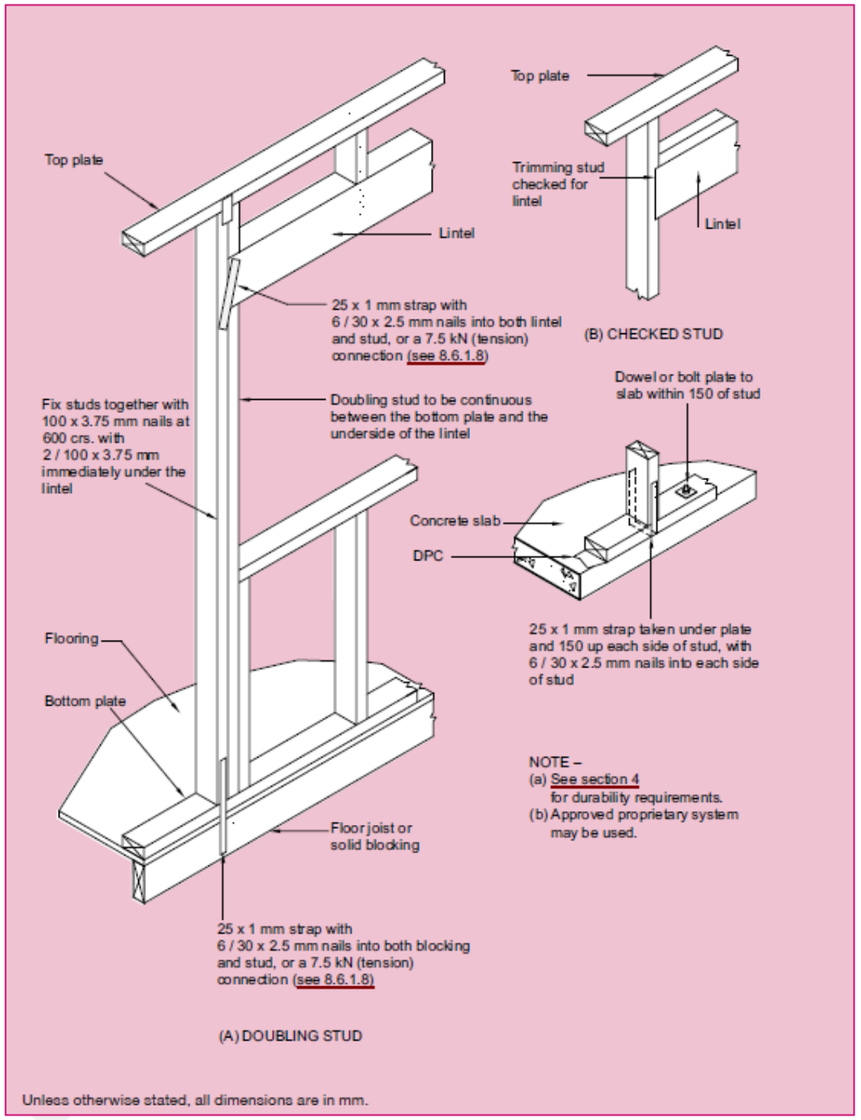


Figure 8.12 – Lintel fixing to prevent uplift (see 8.6.1.8 and table 8.14 (a) and (b))

Generic Lintel

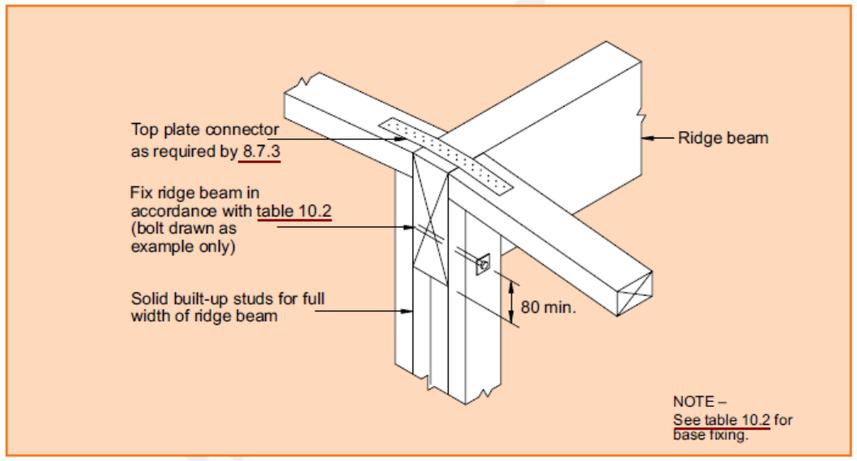


Figure 10.8 – Example of fixing ridge beam to wall (see 10.2.1.5.2)

Generic Ridge Beam Connection

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Building Consent

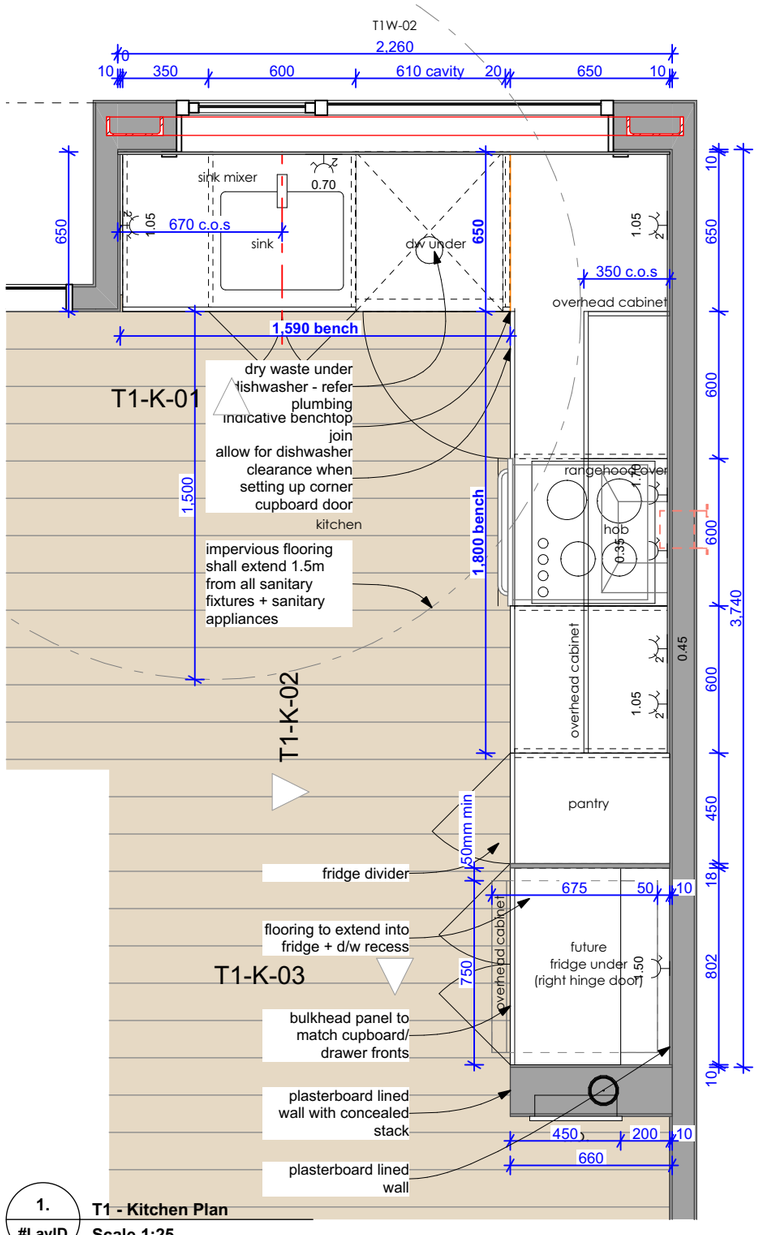
Drawing:
Details Generic

Project number:
2532

Drawing number / Revision:
A-T1-610/A



#LayID **Type 1 Kitchen 3D (reference only)**



1. #LayID **T1 - Kitchen Plan**
Scale 1:25

KITCHEN JOINERY
- Allow for taking delivery and installation of all client supplied items
- Check all dimensions/ clearances on site prior to manufacture

JOINERY ABBREVIATIONS
adj =Adjustable shelf, **dr** = Drawer, **eq** = Equal (measurement), **cbd** = Cupboard
db = Double **re** = Remainder

CABINETRY
- 18mm Melteca on MR MDF with 1mm PVC edging
- 12mm Melteca backs unless otherwise stated
- Toe space to be removable MR MDF, with PVC bottom edge finish
- PVC edging colourmatched to door fronts
- All fixings shall be hidden
- All shelves adjustable
- Drawers on full extension soft close runners, as deep as carcase will allow.
- Hinges to be overlay self-closing.
- Allow for packers to top & sides of all joinery units where being fitted tight to walls & ceiling, material to match joinery
- Use packing panel to take up difference between acoustically treated and non acoustically treated units
- Melteca Bulkheads unless otherwise noted. Flush with cabinetry. Colourmatched to doors + drawer fronts.
- 60x20mm dishwasher rail to support bench. Foil tape to protect it from steam as per installation manuals.

EXTERNAL CABINETRY
- Doors and drawer fronts to be 18mm selected Melteca with 1mm PVC edging. Pantry doors to be 18mm Melteca with 1mm PVC edging.
- Neutral + Solid Tone Colour: Refer schedules
- Wood Grain Collection Colour: Refer schedules

INTERNAL CABINETRY (HIDDEN)
- All carcasses to be 18mm Melteca on MR MDF with 1mm PVC edging.
- Colour: Refer Interior Joinery schedule.

BENCHTOP - VANITIES - HANDLES
Selected engineered stone benchtop. Allow for 20mm thickness (normal slab size 3,000x1,400mm or jumbo size 3,200x1,600mm).
- Edge detail: Square
- Colour: Refer Interior Joinery schedule.

Overhead Cupboard Handles
- Overhang overhead cupboard doors 20mm below to allow for opening
Push to open to cupboard where there is no overhang

Recessed Handles (Lower Cupboards)
45° direct integrated recessed trim to top of all doors / drawers
Finish: refer schedules

TILING/ FLOORING
Walls: Selected tiled splashback. Provide waterproofing membrane within 300mm of sinks.
- Colour/ Size: Refer schedules

Floors: Make allowance for floor finish thickness regarding final bench height.
- Colour/ thickness: Refer schedules.

FITTINGS & FIXTURES
Allow to install the following indicative appliances. Final models to be supplied and confirmed by client.
- Underbench Oven: 60cm Single Oven: TBC 598mm x597mm x565mm (HxWxD)
- Ceramic 4 Element Electric Cooktop: TBC 59mmx600mmx530mm (HxWxD)
- Rangehood: HP60ICSX4 780m^3/hr 285mm x 492mm x 277mm (HxWxD)
- Dishwasher: TBC
- Freestanding Fridge: Cavity only - make allowances for HRF420BEC + 50mm clearance right around (front, back, left + right) - 1725mm x 700mm x 675mm (HxWxD)
- Microwave Cavity: Cavity only 350mm x 578mm x 650mm (HxWxD)
- Single Bowl Sink: Undermounted sink with built in overflow. Finish - refer schedule TBC 500x400x200mm (HxWxD)
- Bench Mounted Sink Mixer: Finish - refer schedule
- Pull Out Rubbish Bins: Hideaway Compact Range or similar - sized to suit, refer drawings.
- Pull-Out Pantries: Spacetower pantry unit, Rappana Cabinetry edge pull handle 500mm or similar. Finish - refer schedules
- 1x Cutlery + 1x Utensil Insert: Provide plastic moulded
- Waste Disposal: not required but allow for future provision

ELECTRICAL
Refer to ELECTRICAL PLAN

The Links
at 110+124 Wanaka-Luggate Highway, Wanaka for Gibbons Co Ltd

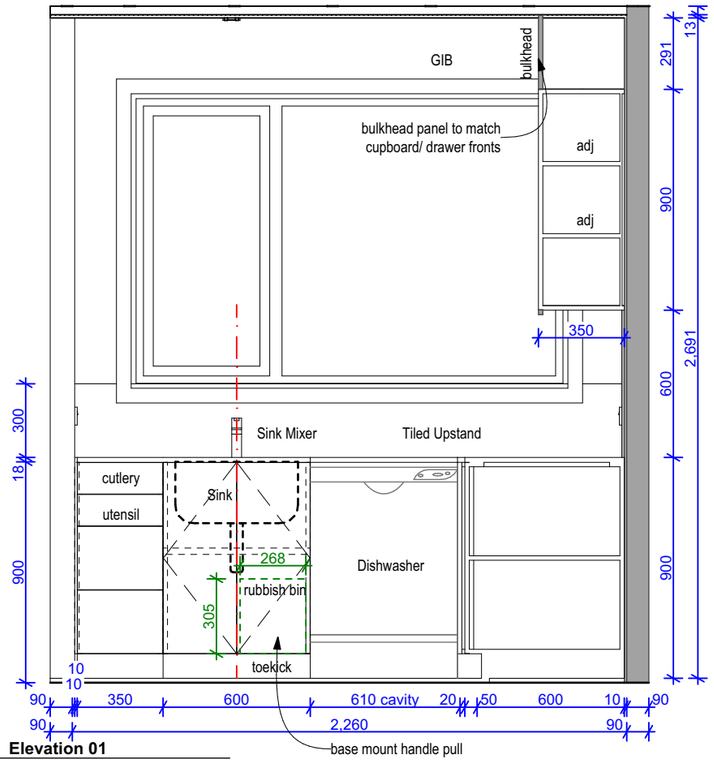
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ISSUE:	Rev:	Date:	Comment:	PRINTED: 19/06/2026
BC/ S4A-01	A	18/06/2026	Building Consent - Stage 4A - Application	

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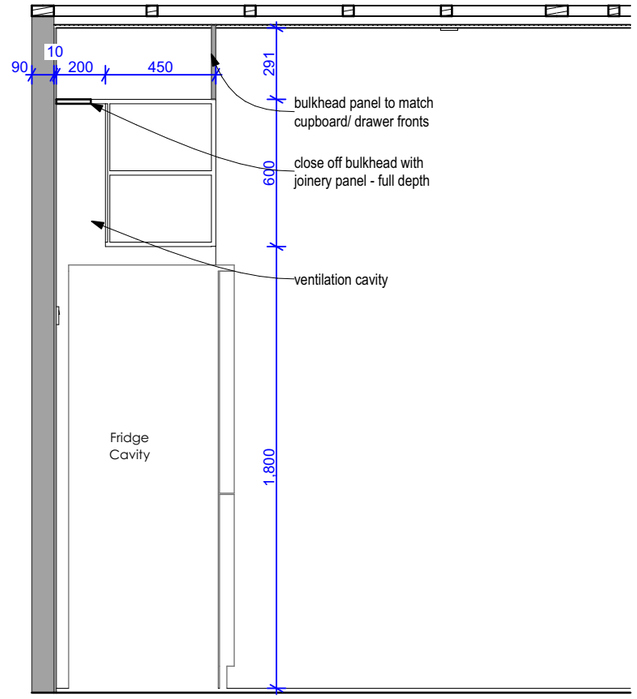
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Drawing: Kitchen Plan
Project number: **2532**
Drawing number / Revision: **A-T1-701/A**



T1-K-01
#LayID

Elevation 01

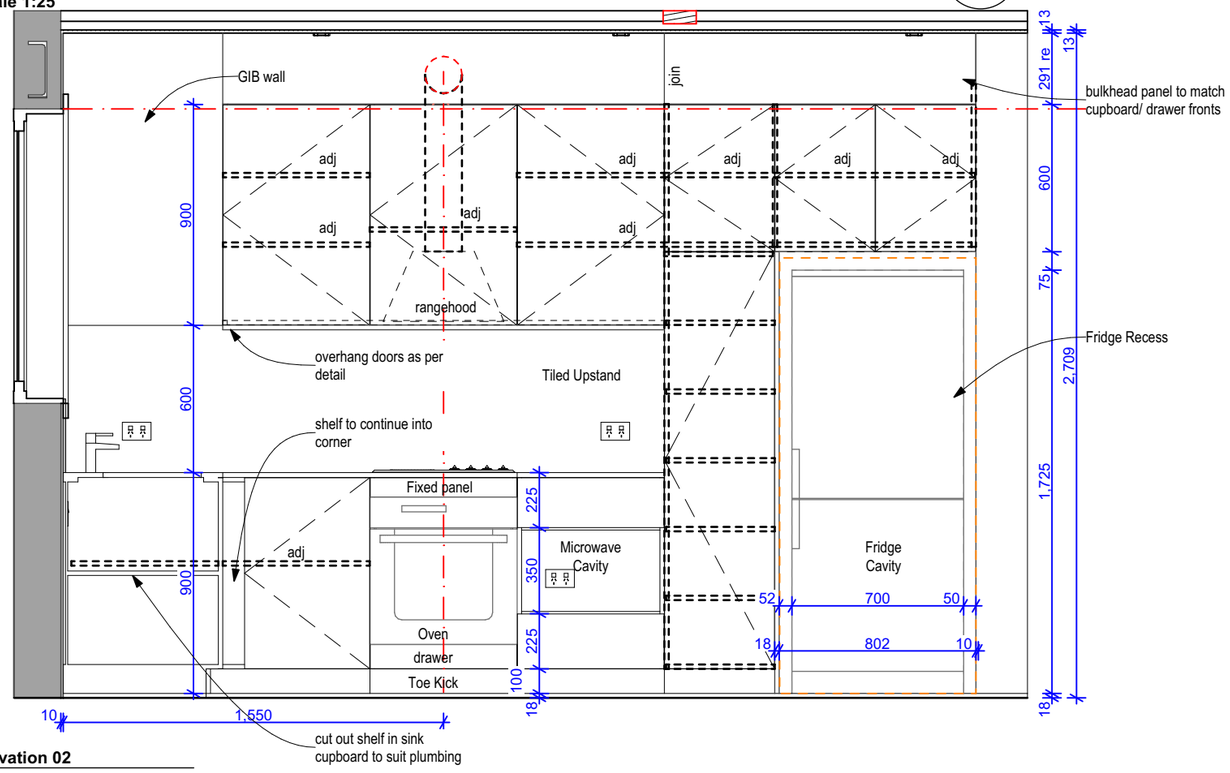
Scale 1:25



T1-K-03
#LayID

Elevation 03

Scale 1:25



T1-K-02
#LayID

Elevation 02

Scale 1:25

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KITCHEN JOINERY

- Allow for taking delivery and installation of all client supplied items
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JOINERY ABBREVIATIONS

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- All shelves adjustable
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- Hinges to be overlay self-closing.
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- Wood Grain Collection Colour: Refer schedules

INTERNAL CABINETRY (HIDDEN)

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- Colour: Refer Interior Joinery schedule.

BENCHTOP - VANITIES - HANDLES

Selected engineered stone benchtop. Allow for 20mm thickness (normal slab size 3,000x1,400mm or jumbo size 3,200x1,600mm).
- Edge detail: Square
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Recessed Handles (Lower Cupboards)
45° direct integrated recessed trim to top of all doors / drawers
Finish: refer schedules

TILING/ FLOORING

Walls: Selected tiled splashback. Provide waterproofing membrane within 300mm of sinks.
- Colour/ Size: Refer schedules

Floors: Make allowance for floor finish thickness regarding final bench height.
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FITTINGS & FIXTURES

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- Dishwasher: TBC
- Freestanding Fridge: Cavity only - make allowances for HRF420BEC + 50mm clearance right around (front, back, left + right) - 1725mm x 700mm x 675mm (HxWxD)
- Microwave Cavity: Cavity only 350mm x 578mm x 650mm (HxWxD)
- Single Bowl Sink: Undermounted sink with built in overflow. Finish - refer schedule TBC 500x400x200mm (HxWxD)
- Bench Mounted Sink Mixer: Finish - refer schedule
- Pull Out Rubbish Bins: Hideaway Compact Range or similar - sized to suit, refer drawings.
- Pull-Out Pantries: Spacetower pantry unit, Rappana Cabinetry edge pull handle 500mm or similar. Finish - refer schedules
- 1x Cutlery + 1x Utensil Insert: Provide plastic moulded
- Waste Disposal: not required but allow for future provision

ELECTRICAL

Refer to ELECTRICAL PLAN

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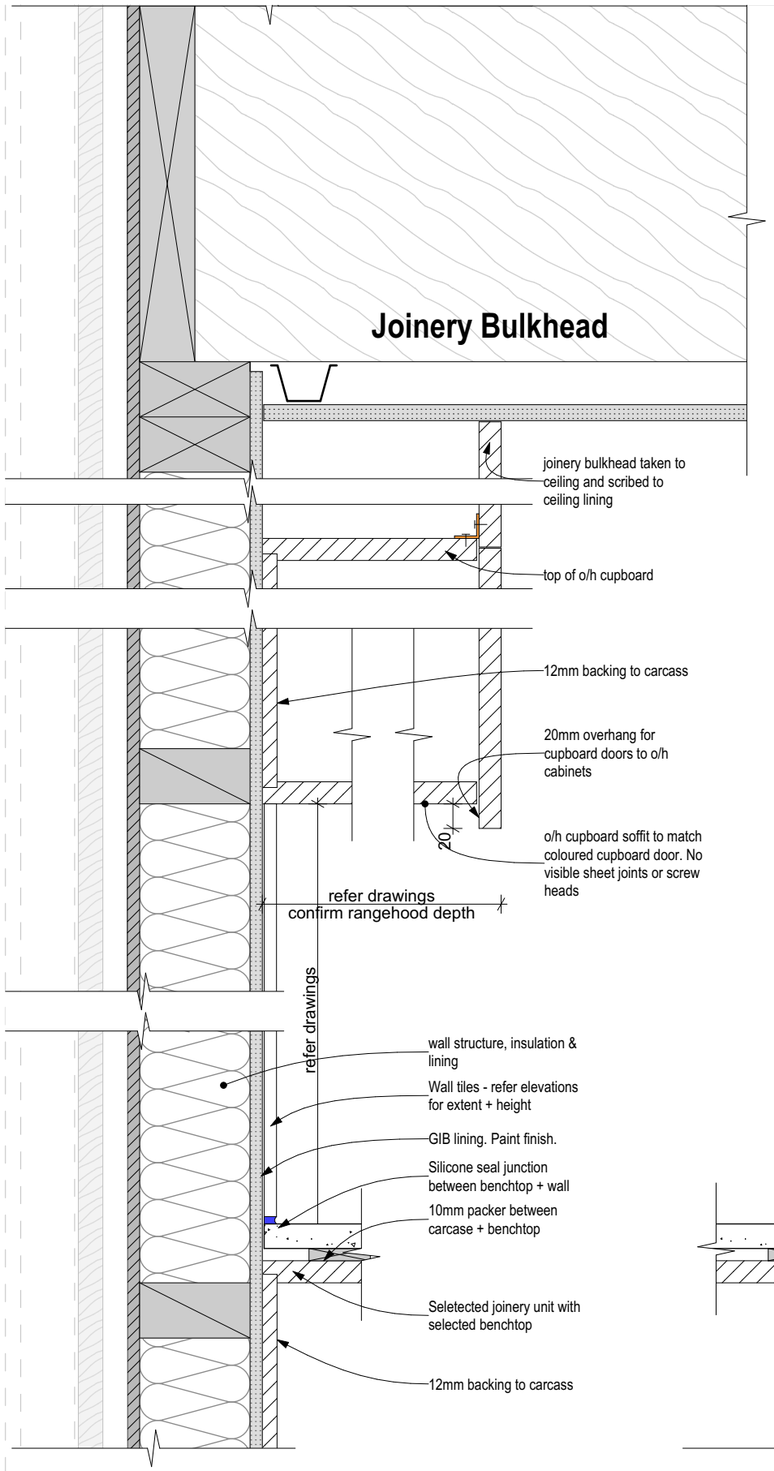
Building Consent

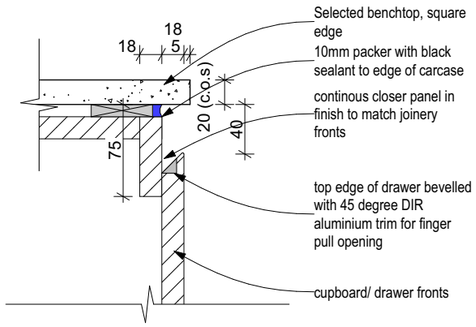
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Kitchen Elevations

Project number:
2532

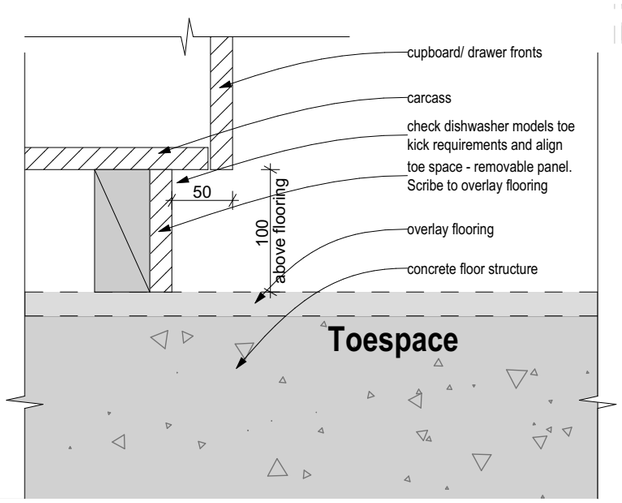
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A-T1-702/A

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Benchtop + Wall



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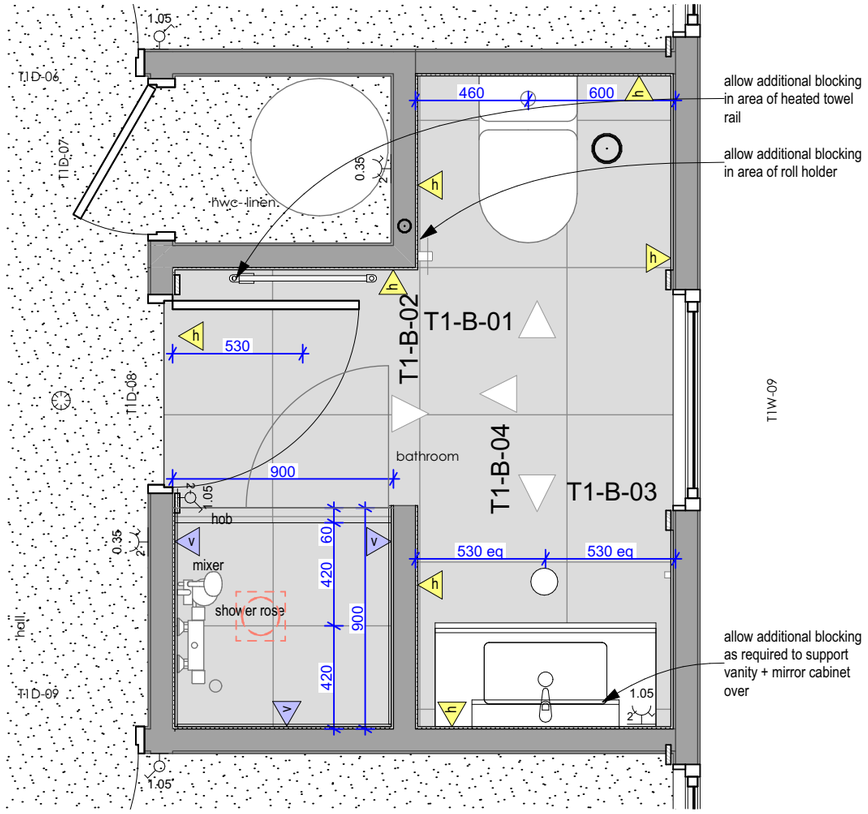
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Building Consent

Drawing:
Kitchen Details

Project number:
2532

Drawing number / Revision:
A-T1-703/A



1. **T1 - Bathroom Plan**
- **Scale 1:25**

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BATHROOM AND ENSUITE JOINERY

- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

WALL LININGS

- Selected Grooved wall/ceiling lining: refer to floor plan for selections.

TILING

Walls: Selected wall tiles over substrate
- Refer client schedules for tiles & floor plan for substrate selections.

Floors: Selected floor tiles over waterproofing membrane over substrate
- Refer client schedules for tiles

- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation. Shower enclosure extend to 1,800mm above FFL.

MIRROR CABINETS

- Surface Mounted Mirror Cabinet
- Mirror Demister: refer also electrical plan

FITTINGS & FIXTURES

Allow to install the following indicative fittings & fixtures. Final models to be supplied and confirmed by client. Refer to schedules to finishes/ colours.

- WC: Floor mounted back to wall toilet suite with exposed cistern
- Roll Holder: Allow for additional blocking in area of Roll Holder. Where possible situate 200mm from front of WC. Height 650mm from floor
- Vanity: Proprietary Wall Hung Vanity Unit with vitreous china top. Provide additional timber blocking within wall framing as required to support vanity. Height 860mm above FFL. Size - refer drawings.
- Towel Ring: Allow for additional blocking in area of towel ring
- Mirror Cabinet: Surface mounted with demister. Allow for additional blocking to fix cabinet. Top of mirror cabinet 2,100mm above FFL when using 750mm high mirror cabinet.
- Basin Mixer: Bench mounted
- Shower Mixer: Slide shower rose - centered on shower
- Shower Tray: Tiles installed over waterproofing over proprietary shower base with tiled 60x60 hob upstand. Fall to central waste.
- Glass Shower Screen: Refer drawings for sizes.
- Heated Towel Rail: Refer schedules.
- Vertical Heated Towel Rod: Refer schedules
- Glass Bath Screen: Refer drawings for sizes
- Bath: Tiled bath surround. Tondo Inset Bath 1,800 Litre x 800w x 490h. 40mm upstand

The Links

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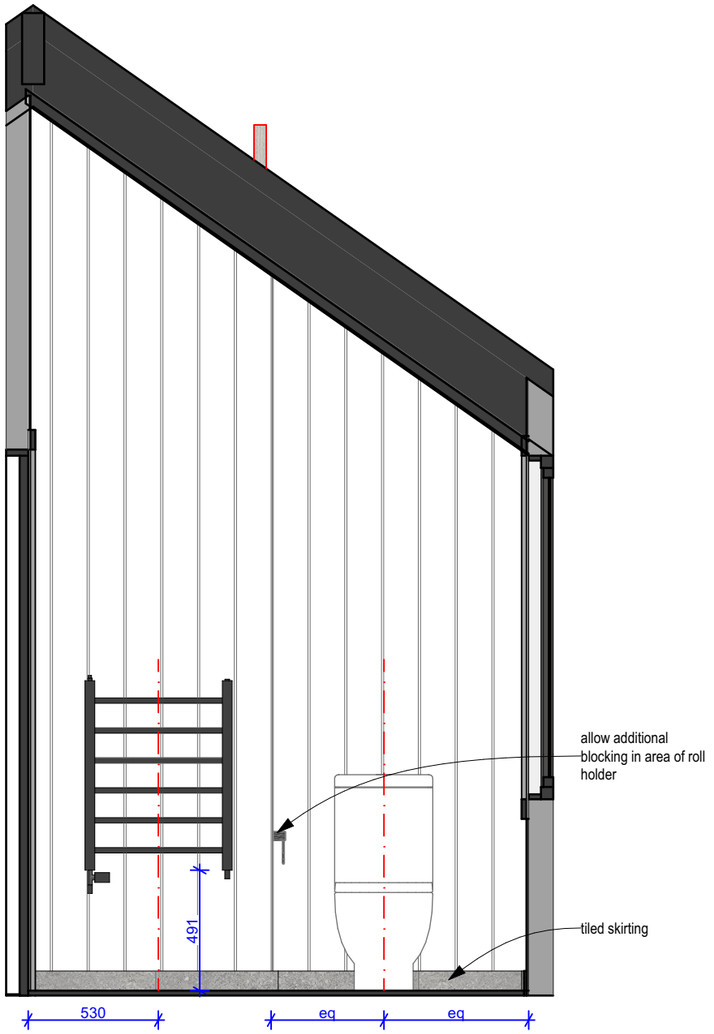
Building Consent

Drawing: Bathroom Plan

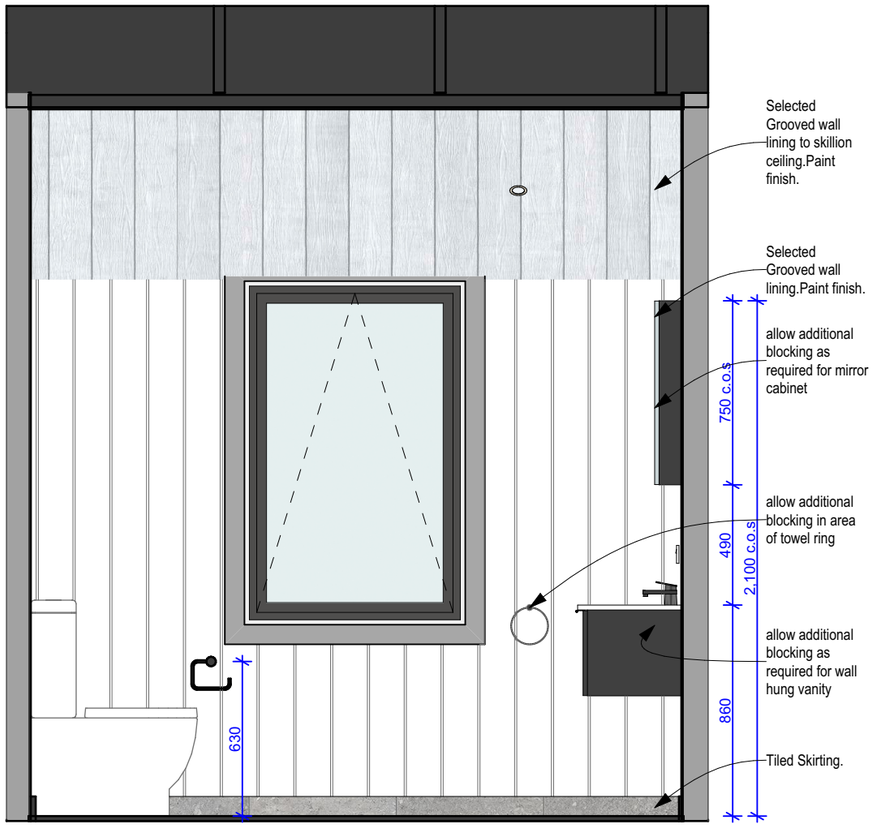
Project number: **2532**

Drawing number / Revision: **A-T1-704/A**

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T1-B-01 / A-T1-704 **Elevation 01**
Scale 1:25



T1-B-02 / A-T1-704 **Elevation 02**
Scale 1:25

BATHROOM AND ENSUITE JOINERY

- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

WALL LININGS

- Selected Grooved wall/ceiling lining: refer to floor plan for selections.

TILING

Walls: Selected wall tiles over substrate
- Refer client schedules for tiles & floor plan for substrate selections.

Floors: Selected floor tiles over waterproofing membrane over substrate
- Refer client schedules for tiles

- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation. Shower enclosure extend to 1,800mm above FFL.

MIRROR CABINETS

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- Shower Mixer: Slide shower rose - centered on shower
- Shower Tray: Tiles installed over waterproofing over proprietary shower base with tiled 60x60 hob upstand. Fall to central waste.
- Glass Shower Screen: Refer drawings for sizes.
- Heated Towel Rail: Refer schedules.
- Vertical Heated Towel Rod: Refer schedules
- Glass Bath Screen: Refer drawings for sizes
- Bath: Tiled bath surround. Tondo Inset Bath 1,800 Litre x 800w x 490h. 40mm upstand

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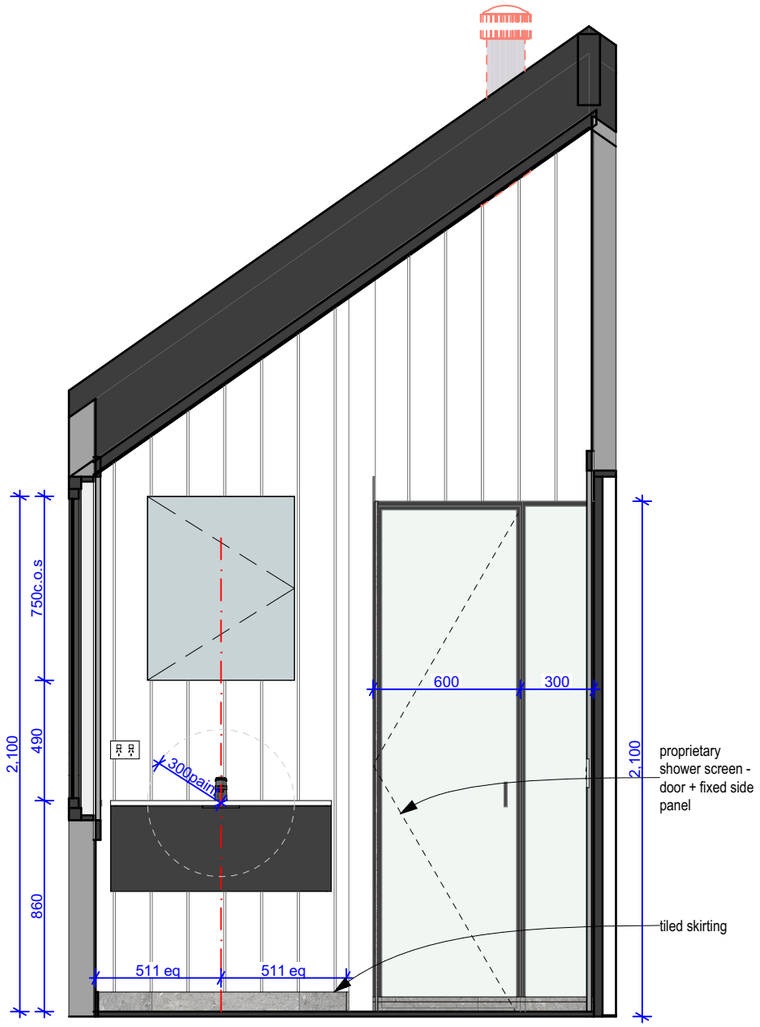
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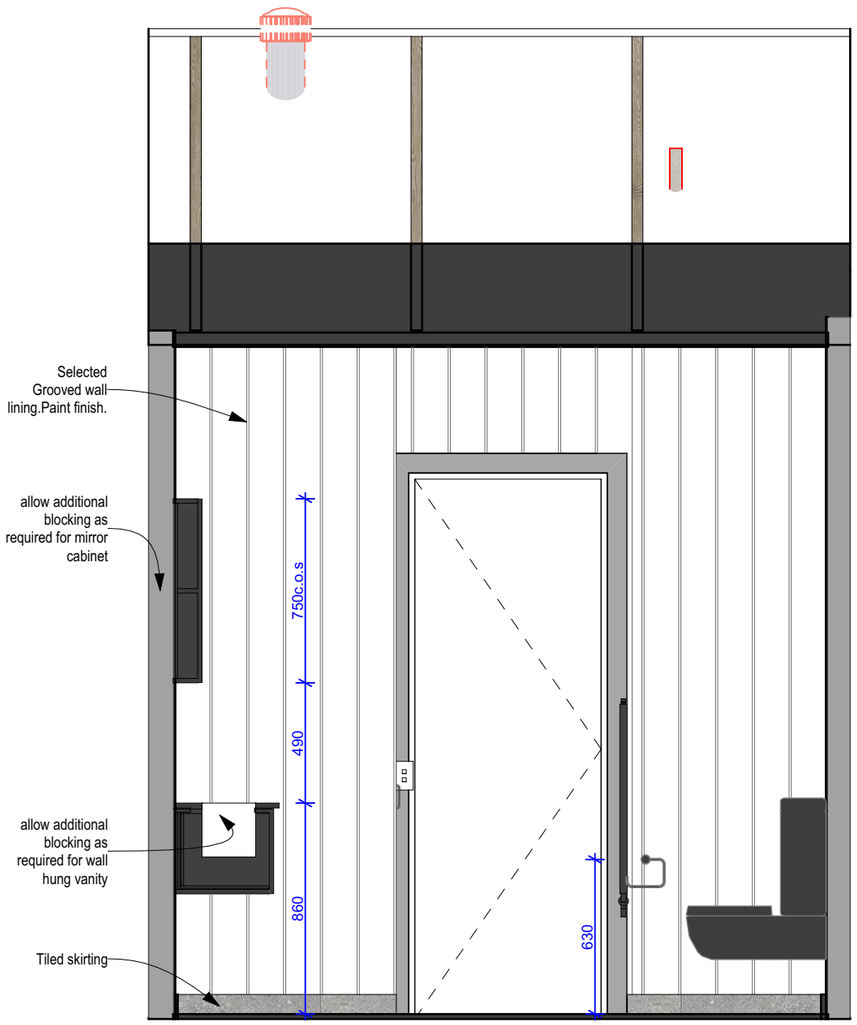
Drawing:
Bathroom Elevations

Project number:
2532

Drawing number / Revision:
A-T1-705/A



T1-B-03 / A-T1-704 **Elevation 03**
Scale 1:25



T1-B-04 / A-T1-704 **Elevation 04**
Scale 1:25

BATHROOM AND ENSUITE JOINERY
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The Links
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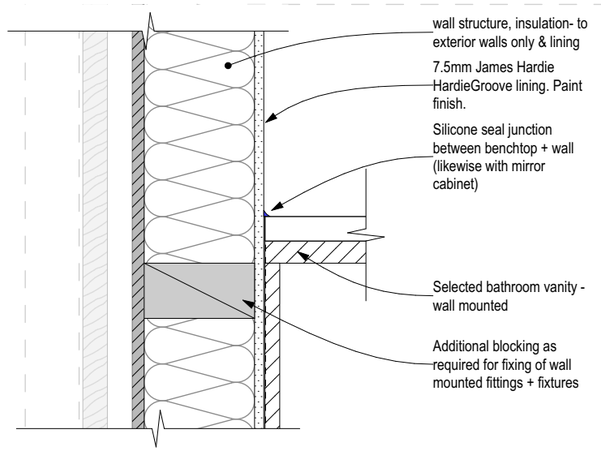
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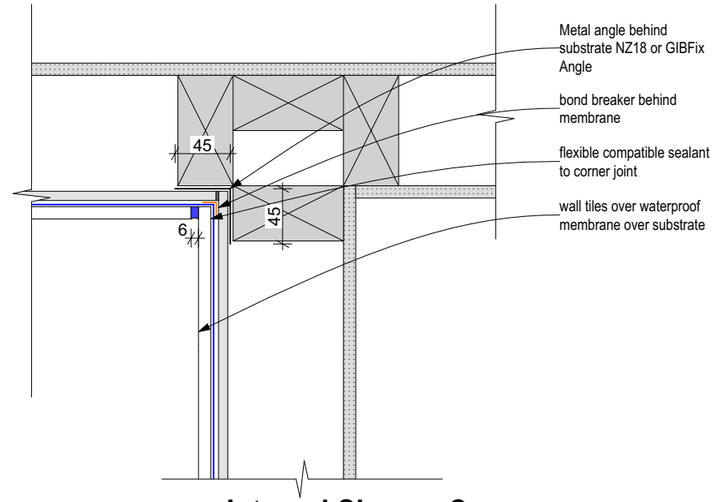
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Building Consent
Drawing: Bathroom Elevations
Project number: **2532**
Drawing number / Revision: **A-T1-706/A**

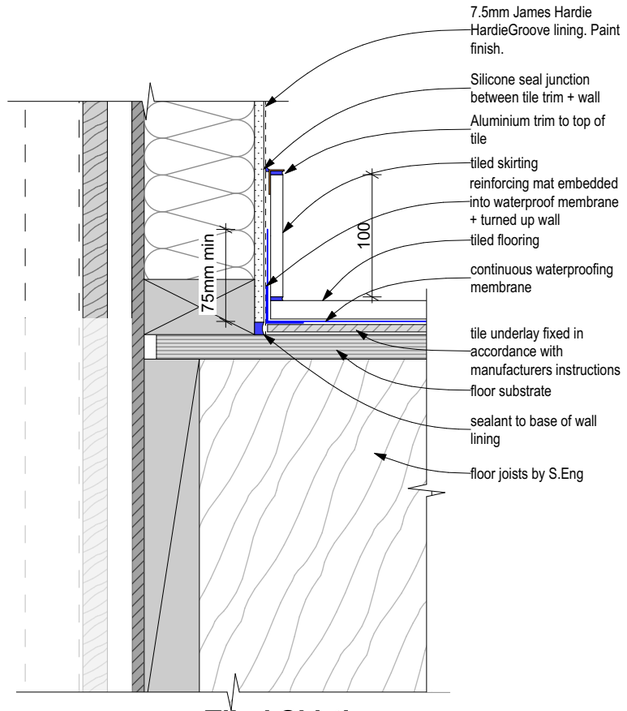
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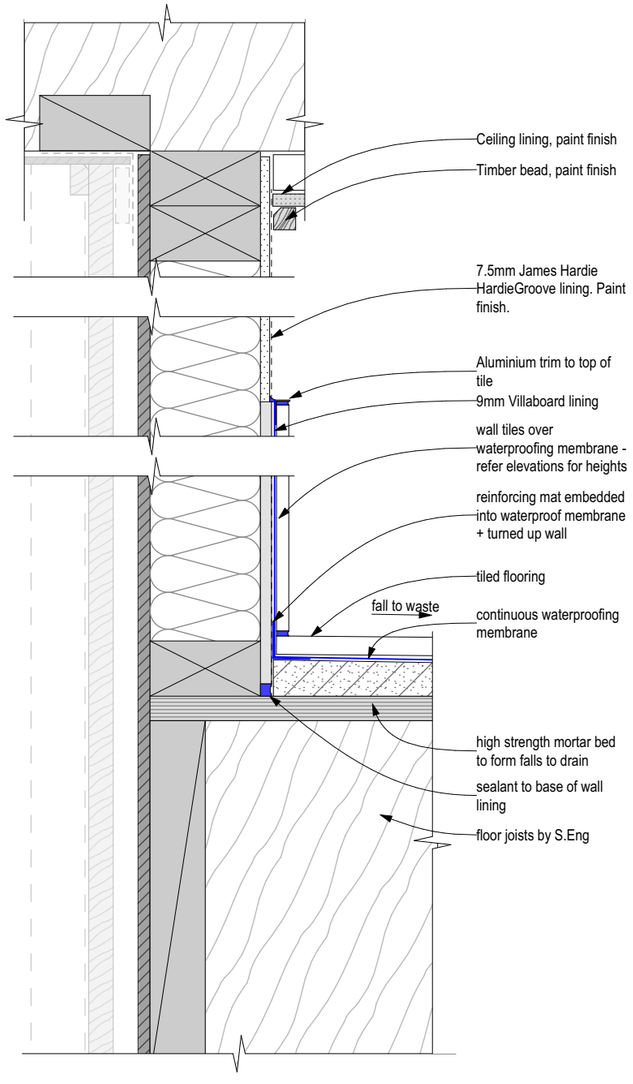
Wall Mounted Vanity/ Cabinet to Wall Detail



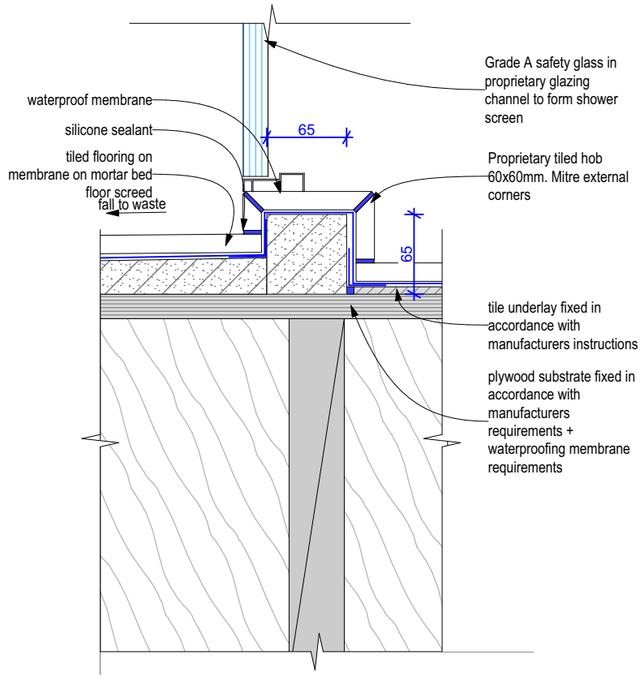
Internal Shower Corner



Tiled Skirting



Tiled Shower Wall + Floor Junction



Tiled Shower HOB + Floor Junction

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Scale @ A3: 1:5

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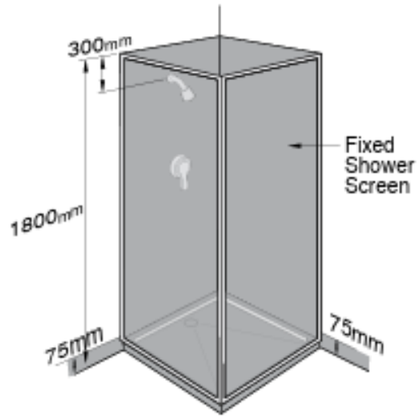
Drawing: Bathroom Details

Project number: **2532**

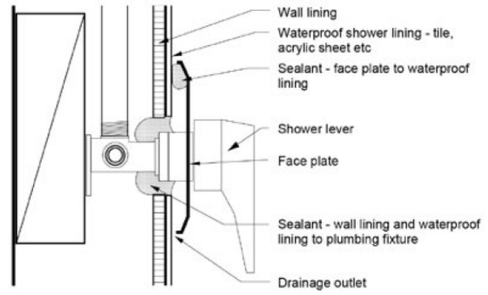
Drawing number / Revision: **A-T1-707/A**

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Enclosed shower

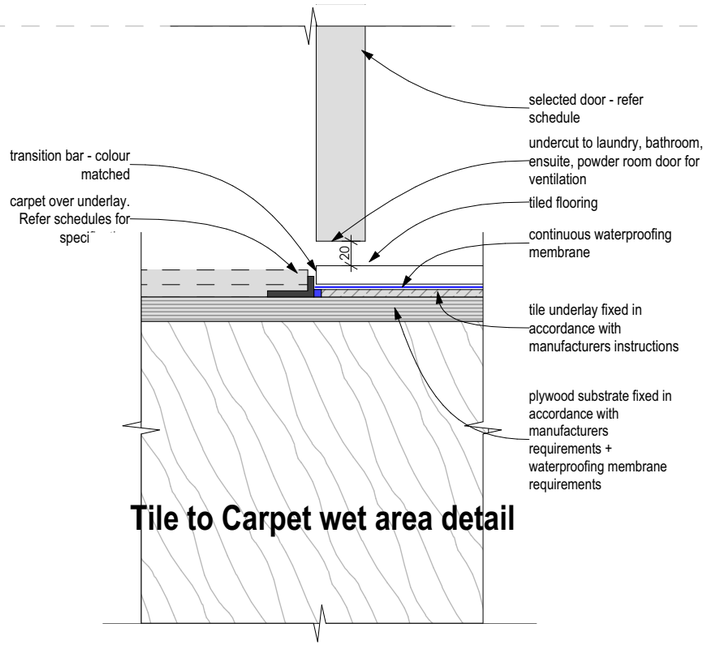


Minimum Areas of Membrane- Shower



(c) Shower mixer using sealant

Shower Mixer Penetration Detail



Tile to Carpet wet area detail

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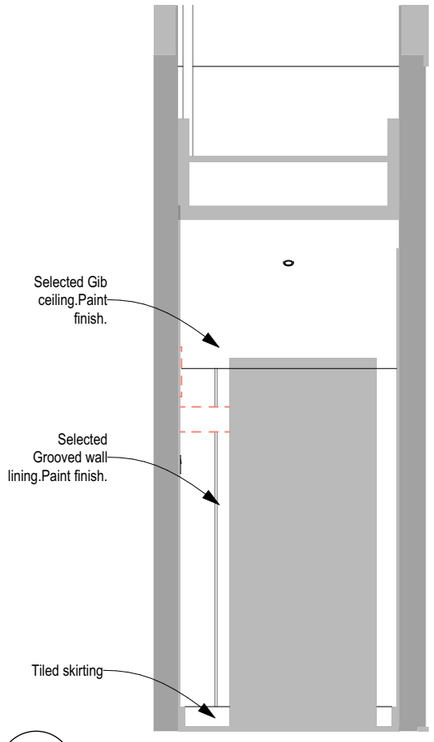
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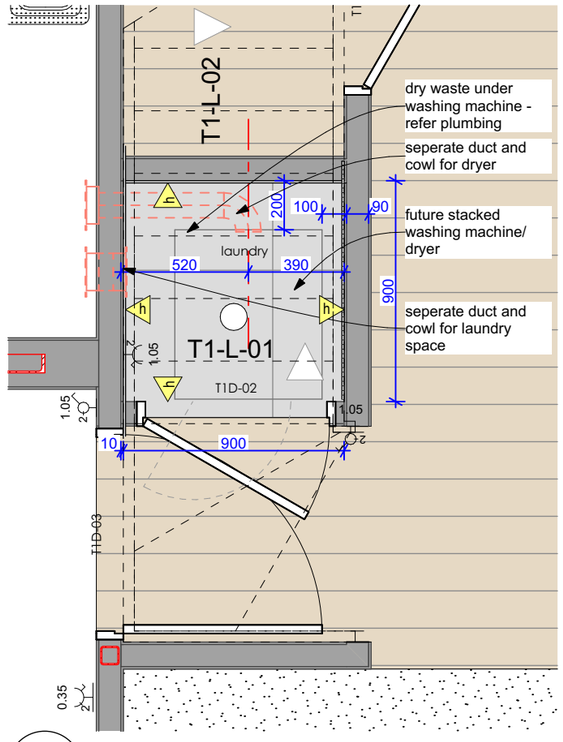
Drawing:
Bathroom Details

Project number:
2532

Drawing number / Revision:
A-T1-708/A



T1-L-01 / **#LayID** — **Elevation 01**
Scale 1:25



1. / **#LayID** — **T1 - Laundry Plan**
Scale 1:25

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LAUNDRY JOINERY
- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

JOINERY ABBREVIATIONS
adj =Adjustable shelf, **dr** = Drawer, **eq** = Equal (measurement), **cbd** = Cupboard
db = Double **re** = Remainder

CABINETRY
- 18mm Melteca on MR MDF with 1mm PVC edging
- 12mm Melteca backs unless otherwise stated
- Toe space to be removable MR MDF, with PVC bottom edge finish
- PVC edging colourmatched to door fronts
- All fixings shall be hidden
- All shelves adjustable
- Drawers on full extension soft close runners, as deep as carcase will allow.
- Hinges to be overlay self-closing.
- Allow for packers to top & sides of all joinery units where being fitted tight to walls & ceiling, material to match joinery
- Use packing panel to take up difference between acoustically treated and non acoustically treated units

BENCHTOP - VANITIES - HANDLES
20mm engineered stone benchtop, square edge

Overhead Cupboard Handles
- Overhang overhead cupboard doors 20mm below to allow for opening
- Push to open to cupboard where there is no overhang, soft close

Recessed Handles
45° recessed handle to top of all doors / drawers, cut on angle, edge to match external cabinetry material

TILING
Walls: Selected wall tiles over substrate
- Refer client schedules for tiles & floor plan for substrate selections.

Floors: Selected floor tiles over waterproofing membrane over substrate
- Refer schedules.

- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation

FITTINGS & FIXTURES
Allow to install the following indicative appliances. Final models to be supplied and confirmed by client.
- Future Washing Machine: Provide plumbing connections.
- Future Dryer: Provide additional support in wall for future dryer. Provide ventilation/ ducting.
- Stacked Washing Machine/ Dryer: Required in U1/U8. Refer schedules

ELECTRICAL
Refer to ELECTRICAL PLAN

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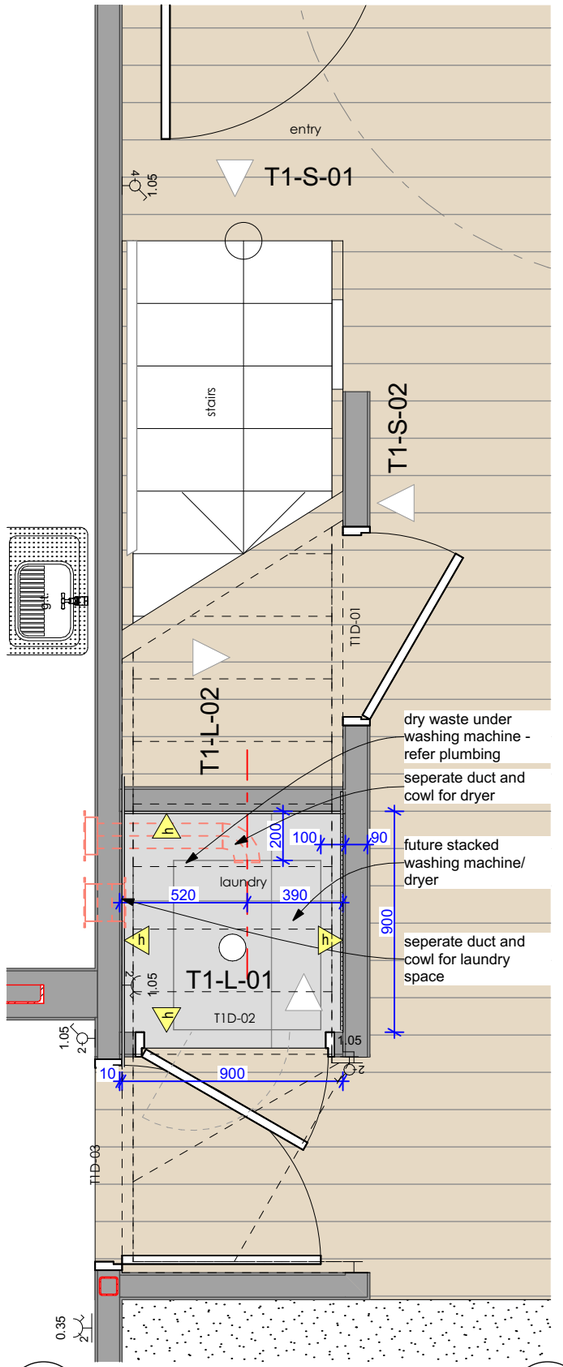
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Building Consent
Drawing:
Laundry Plan + Elevations

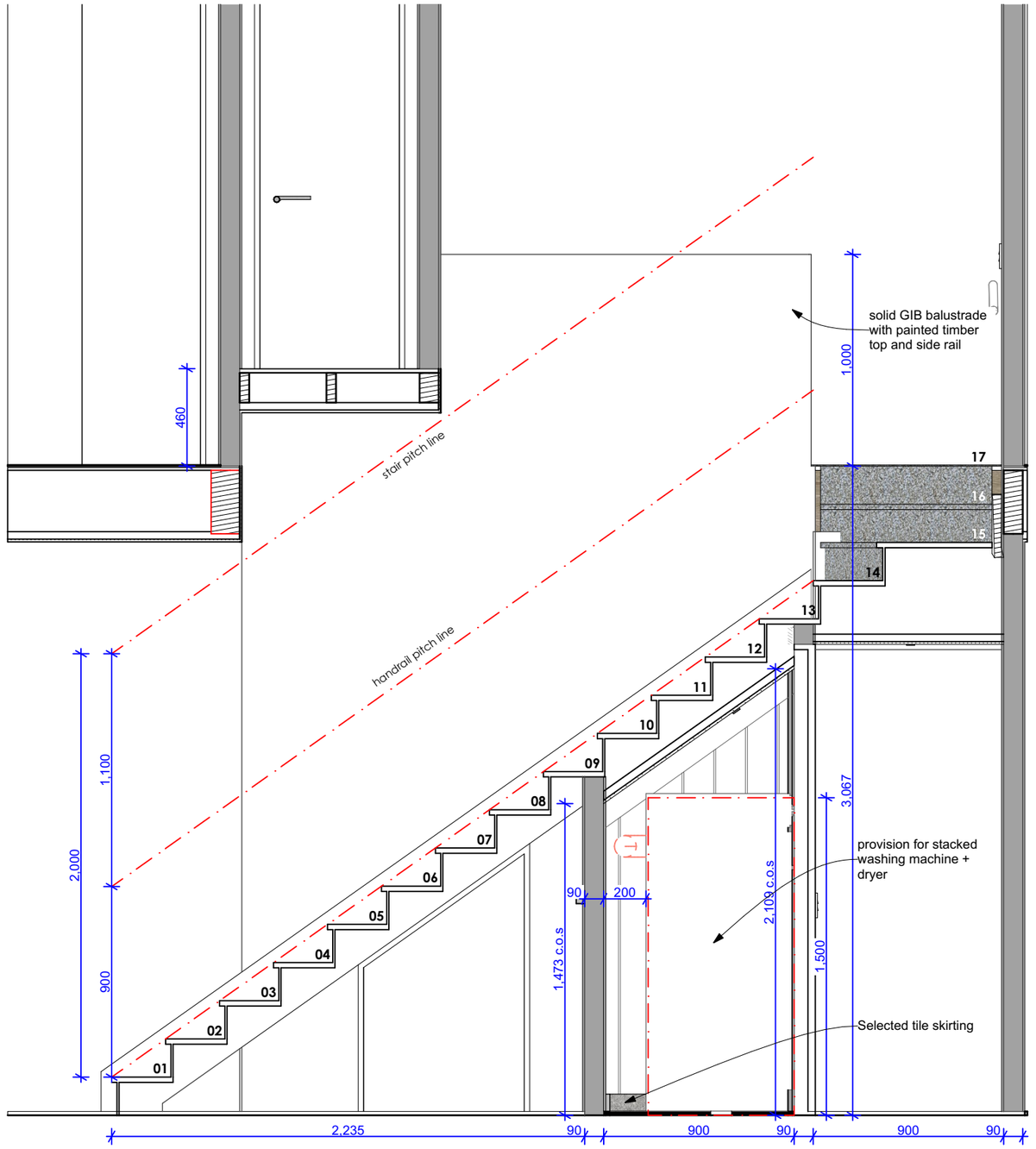
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1. T1 - Laundry Plan
- Scale 1:25



T1-L-02 / #LayID — Elevation 04
Scale 1:25

STAIR JOINERY

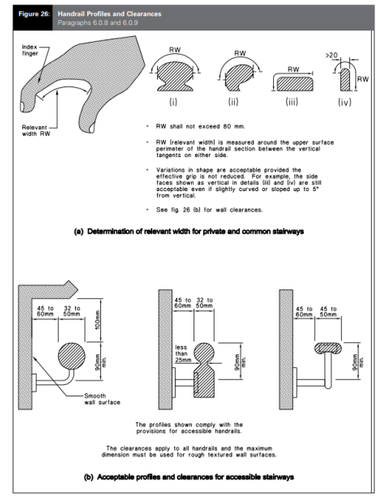
Stair Treads & Risers: 18mm MDF treads and risers (with carpet over).
All House types except types 4, 4M, 7 & 7M :
- Treads = 260 + 20 nosing, equal risers @ 180.4 mm rise.
Types 4, 4M, 7 & 7M:
- Treads = 260 + 20 nosing, equal risers @ 191.4 mm rise.(Secondary private stair).
- 13mm gib ceiling linings on Rondo ceiling battens below
Stringers: Allow for 290x45 side stringers to each side of the treads as required
- undercut stringer to center of stair if required
- Where possible, avoid fixing stringer into intertenancy walls

BALUSTRADES & RAILS

Timber Balustrade: 1000mm high gib and timber framed balustrade to visually match walls,136x18mm pine capping, paint finished, refer to detail

HANDRAILS

Handrail: 40mm dia. solid wood handrails, client to confirm
- handrail generally 900mm off stair pitch line - handrail to stay between 900-1000mm off stair pitch line to suit corner treads as per D1/AS1
- allow for propretary stair handrail brackets, client to select, allow for blocking for fixings evenly spaced to manufacturers requirements
- handrails to meet Figure 26, D1/AS1 requirements


Figure 26: Handrail Profiles and Clearances
Paragraphs 6.0.8 and 6.0.9

Index finger
Relevant width RW
RW
(i) (ii) (iii) (iv)
>20
- RW shall not exceed 80 mm.
- RW (relevant width) is measured around the upper surface perimeter of the handrail section between the vertical tangents on either side.
- Variations in shape are acceptable provided the effective grip is not reduced. For example, the side faces shown as vertical in details (iii) and (iv) are still acceptable even if slightly curved or sloped up to 5° from vertical.
- See fig. 26 (b) for wall clearances.

(a) Determination of relevant width for private and common stairways

45 to 60mm
32 to 50mm
50mm min
Smooth wall surface
less than 25mm
45 to 60mm
45 to 50mm
50mm min

The profiles shown comply with the provisions for accessible handrails.

The clearances apply to all handrails and the maximum dimension must be used for rough textured wall surfaces.

(b) Acceptable profiles and clearances for accessible stairways

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Drawing:
Stair Plan + Elevation

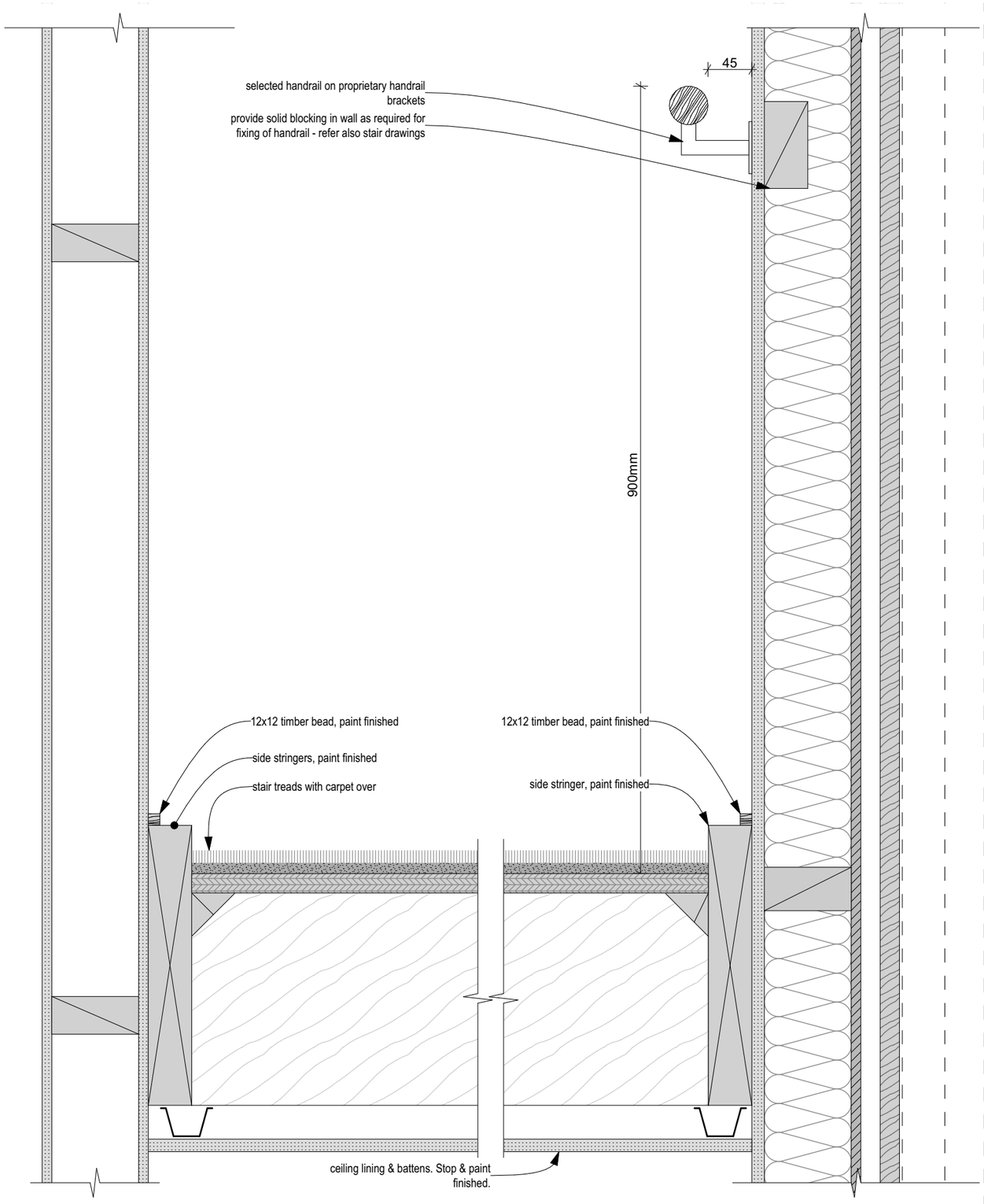
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GIB Full height stair wall

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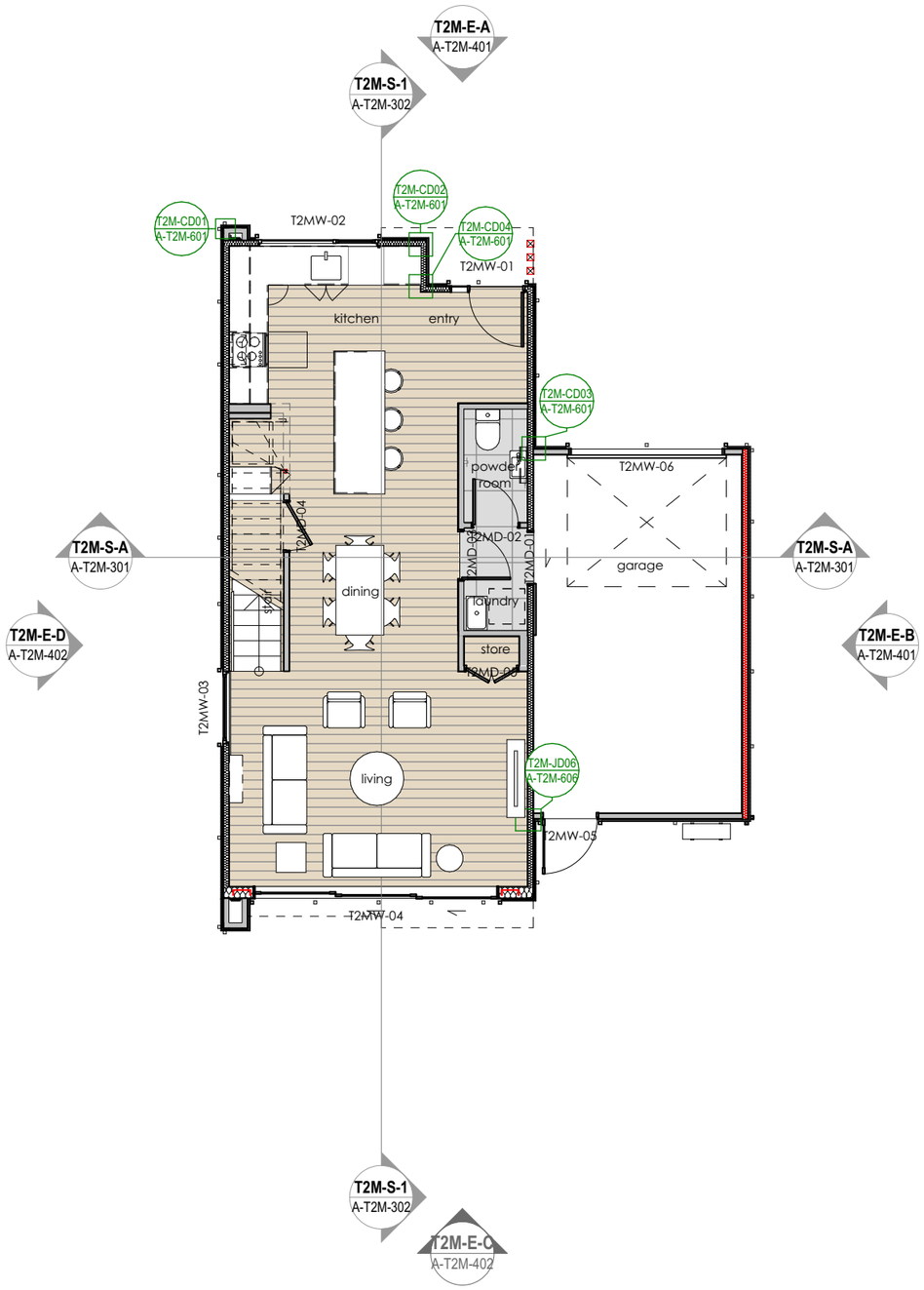
Building Consent

Drawing: Stair Details

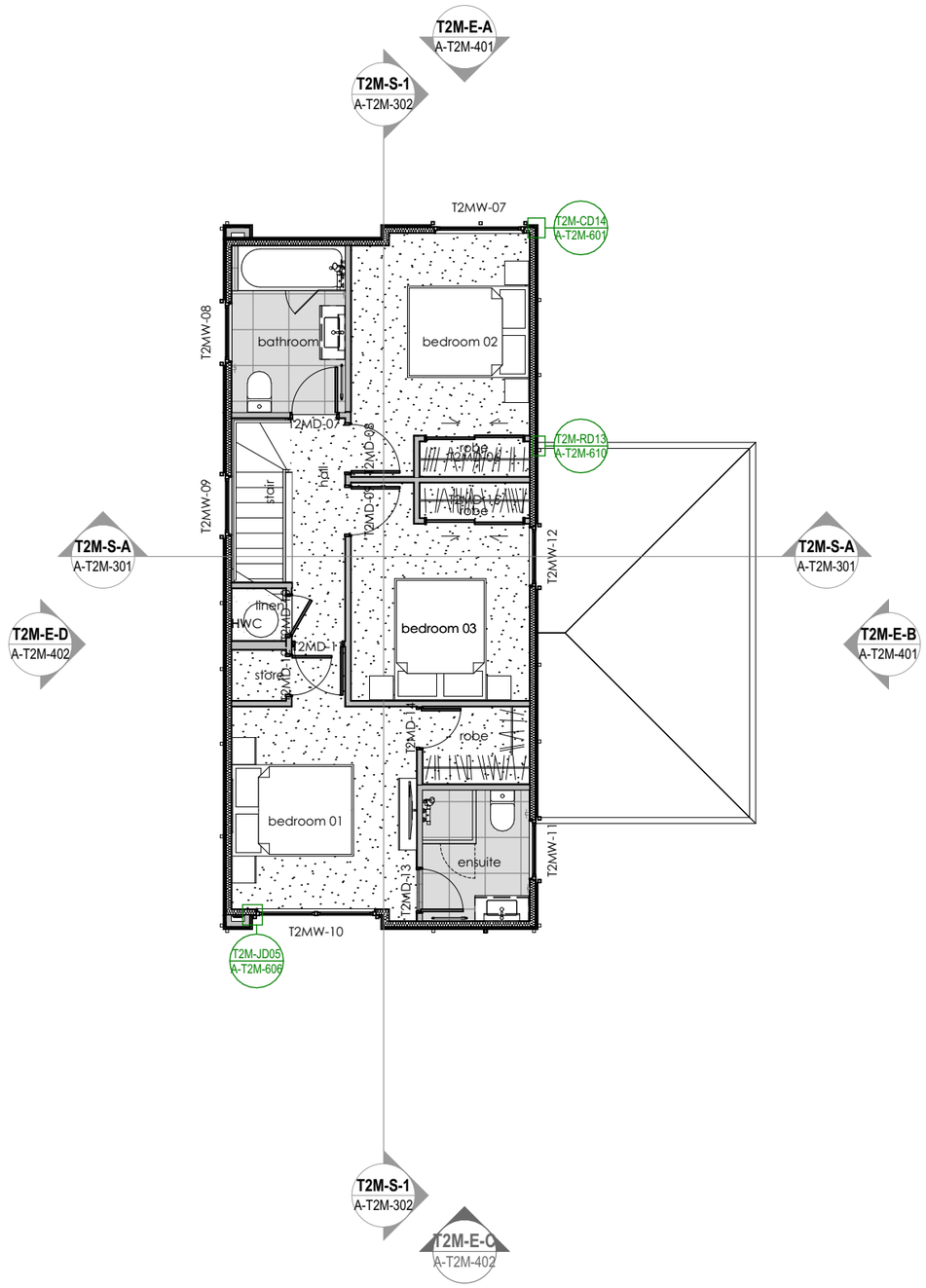
Project number: **2532**

Drawing number / Revision: **A-T1-711/A**

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T2M - Ground Floor Plan
1:100



T2M - First Floor
1:100

FLOOR PLAN

TRIMS

Cornice: Square stopped
Architraves: Refer to window and door schedule
Skirtings: Generally: 60x10 rectangular profile, bevel top, paint finished
- For Laundry and Kitchen wall areas against an **Intertenancy Wall only**: allow for flashing tape to the floor and wall junction hidden under the skirting board (or behind joinery), flashing tape to provide a 75min upstand to address the accidental overflow requirement.
- Bathrooms Non-tiled Walls Areas: 100mm tiled skirting OR tiled skirting upstand to suit shower nib
- Bathroom Tiled Walls: No skirting

FLOORING & FLOOR FINISHES

CARPET: Client to select
- over concrete slab, stairs OR new over 19mm plywood flooring on subfloor framing, glued and screw fixed to joists.
- UNDERLAY: Client to select

TILES: Client to select
- Over Slab Floor: over membrane, allow for FLC as required
- Tiles over Framing Floor: over membrane, over James Hardie Ceramic Tile Underlay, over 19mm H3 CCA treated CD grade plywood flooring on subfloor framing
- Wet Area Membranes (Bathrooms/Ensuites): Ardex System, refer to specification
- Showers: Selected tiles over membrane over proprietary shower base (Marmox or similar)

FLOORING: Client to select
- to have an acceptable or alternative solution to E3/AS1 (impervious to water splash) supplied by manufacturer.

INSULATION (WALLS AND FLOORS)

- Walls: 90mm exterior cavities (including Garage): R2.8
- First Floor Overhangs: R3.2 insulation to floor
- Refer slab notes for insulation under concrete slab
- Refer to notes for insulation required in specified IT / Acoustic Wall systems

LINEN CUPBOARDS & WARDROBES:

Fitout: Client to select

CURTAINS AND BLINDS

- Client to select

WALL LININGS OTHER

Bathroom/Ensuites (Untagged Walls): 9mm JH Hardie Groove lining to timber wall framing. Paint finish, colour tbc, 9mm Villabord behind tiled walls.
Laundries / Powder room (Untagged Walls): 9mm JH Hardie Groove lining to timber wall framing. Paint finish, colour tbc.
Bracing: Refer to Engineers drawings (For Acoustic Zoning 1, use 13mm gib for interiors + an extra layer as per below)

WALL LININGS - GENERALLY

Generally (Untagged walls): 1x10mm Gib board to timber wall framing, stopped to level 4 for paint finish white, colour tbc

Exterior Wall- Insulated: Pink Batts R2.8 (90mm) glass wool insulation between studs + nogs.

Exterior Wall- Uninsulated: Garage: Thickness 90mm or 190mm.

Interior Wall- Uninsulated: Thickness 90mm.

Boundary Fire Walls: GWTLE30 FRR:30/30/30 Gib Fire Rated Weatherline System, 1x 10mm gib weatherline to exterior side and 1x10mm (or 13mm to match if required) gib fyreline to internal side, install strictly in accordance with manufacturers documents, also refer to detail

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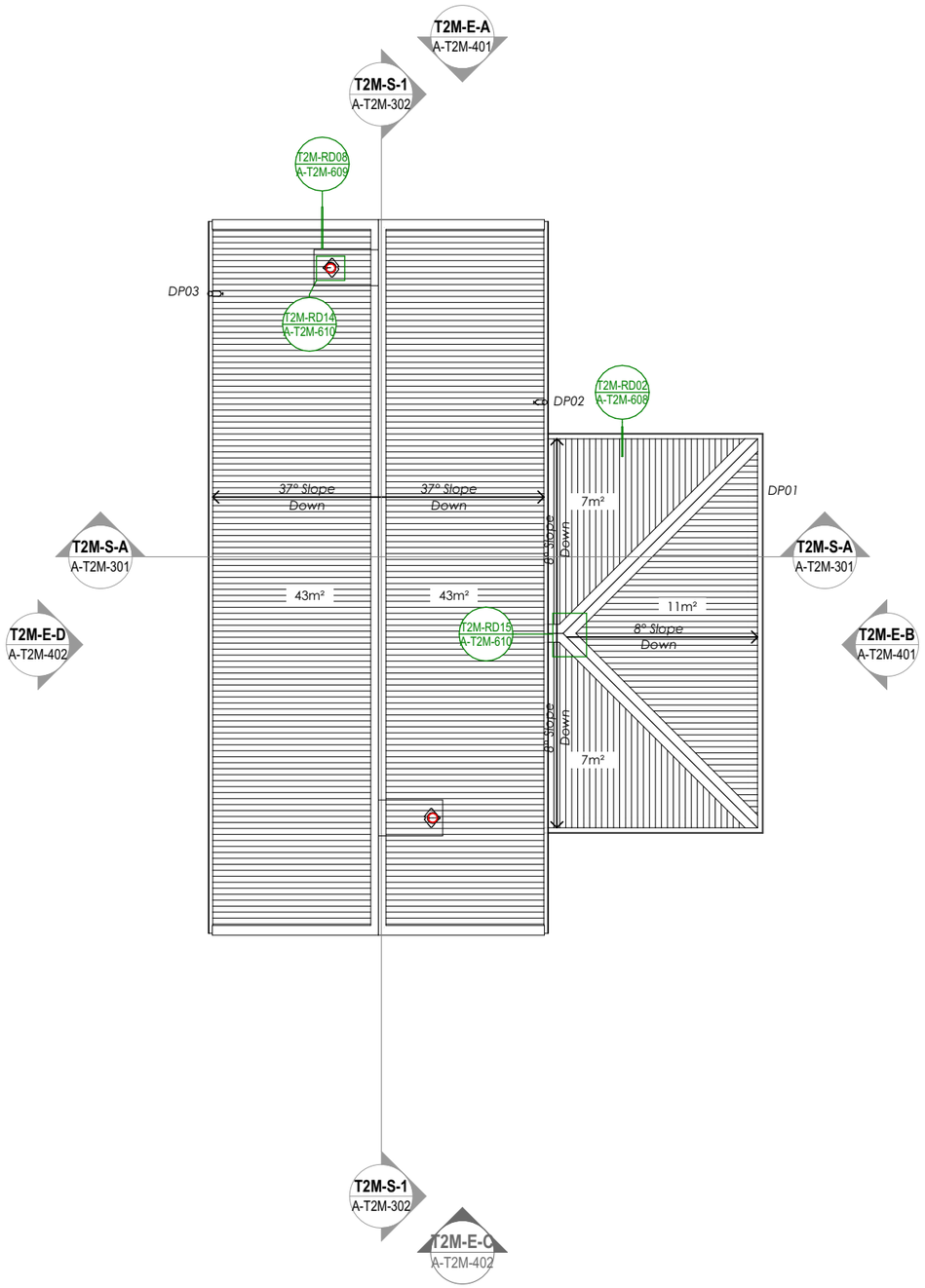
Drawing:
T2M - Ground + First Floor Plan

Project number:
2532

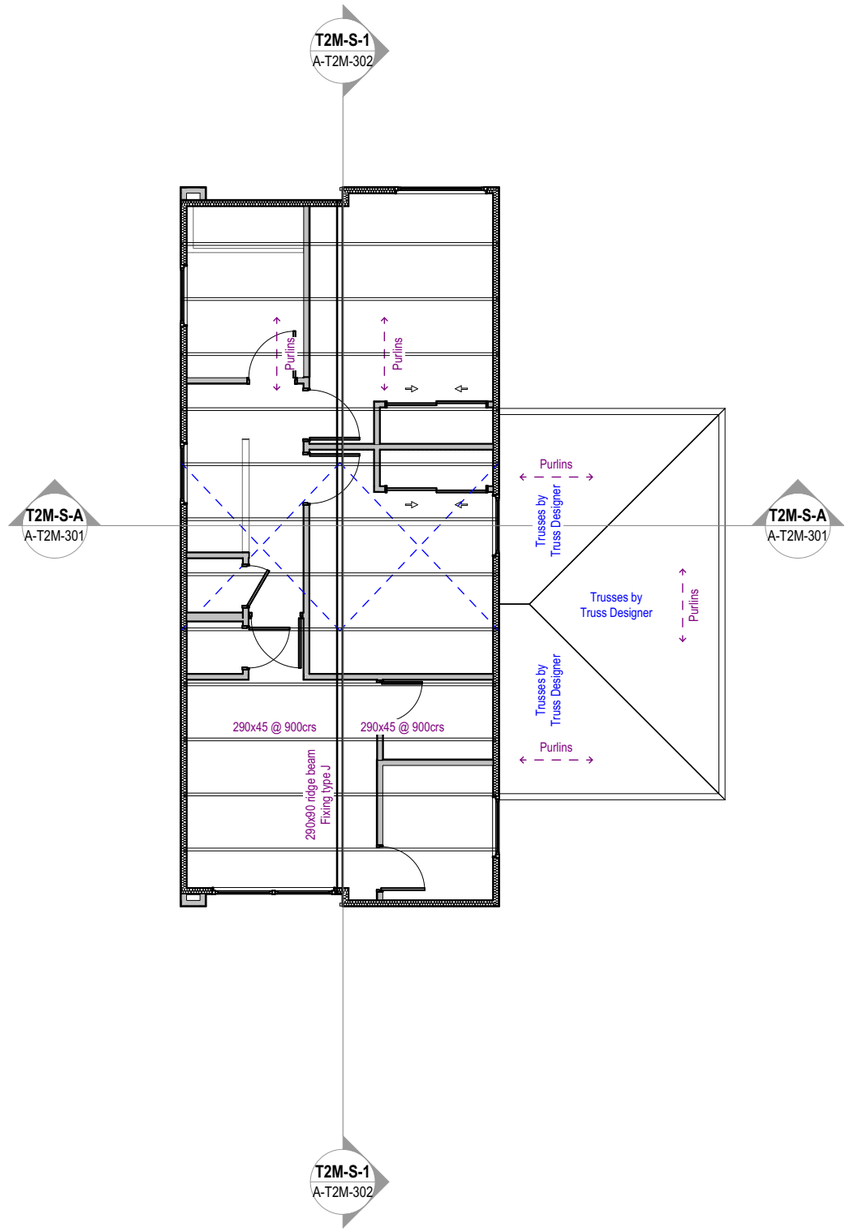
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T2M - Roof
1:100



T2M - Roof Framing Plan
1:100

ROOF PLAN

PROFILED METAL ROOFING

0.55 BMT Colorsteel Maxam corrugated metal roof cladding on roof underlay, & safety mesh, complete with 0.55 flashings.
Finish: colour to be confirmed

Roof Fixing: Roof Fixings approporiate for the design loads of site. Allow for specific loadings @ corners & the periphery of the roof where localised pressure factors apply

Roof Underlay: Covertek 405, laid horizontal on roof mesh osa

PIPE PENETRATIONS (Refer to Details - check minimum pitch)
85mm or less: Dektite boot flashings fixed diagonally to fall
85mm and more: Dektite boot flashings over watershed flashing

INSULATION (ROOF AND CEILINGS)
- Roof : R7.4 insulation to ceiling areas, ensure min. 25mm cavity between insulation & roof underlay (275mm)

RAINWATER SPOUTING SYSTEM
- Selection: Marley Typhoon (6850mm^2)
- Gutters to match roofing colour
- allow for internal (hidden) gutter brackets and snow straps
Allow to install wire mesh domes to top of all downpipes, and hidden leaf guard mesh to all spoutings
NOTE: refer to PLUMBING PLAN for site plumbing and drainage and PROPOSED ELEVATIONS for downpipe positions on elevations

DOWNPIPES & CATCHMENT CALCULATIONS - (NZBC - E1)
- Selection: Marley Stratus to match roofing colour with Munzing ring brackets
- DP sizes: 80mm
- Rainfall Intensity (range): Refer to COVER PAGE
- Roof Pitch: refer to plan

ROOF FRAMING PLAN

NOTE: Read in conjunction with S.Eng drawings

Ridge Beams
Refer to S.Eng for SED Ridge beams
Non SED ridge beams to NZS3604 Table 15.7 (snow load).
Fixing Type I = Non SED Ridge Beam Fixings (Loaded Dimension to 2.7 max):
Fixing Type I = Base connection for built-up (kN)
studs: 2 / 25 x 1 straps with 6 nails to stud and plate. 24 nails total
Fixing Type I = Ridge beam to built-up studs: 2 / M12 Bolts (or 16.0kN fixing capacity)
Fixing Type J = Non SED Ridge Beam Fixings (Loaded Dimension to 3.6 max):
Fixing Type J = Base connection for built-up (kN)
studs: 2 / 25 x 1 straps with 6 nails to stud and plate. 24 nails total
Fixing Type J = Ridge beam to built-up studs: 2 / M12 Bolts (or 16.0kN fixing capacity)

Rafters to Design IT Calcs, refer to Design IT PS1
Rafter Fixings to NZS3604, table 15.6 (snow load): 2/90 x 3.15 skew nails + strap fixing or alternative fixing capacity of 7kN.

Purlins: (Not shown for Clarity) 90x45mm purlins on flat @ max 600 - fixings as per NZS3604:2011 Table 15.9 (snow load): 1/10g self-drilling type 17 screw, 100mm long (or Alternative 2.4KN fixing capacity)

Roof Bracing: Diagonally opposed pair roof plane strip braces each side Diagonally opposing pair of continuous steel strips each having a capacity of 4.0kN in tension, fixed to each top chord or rafter that is intersected, and to the top plate; or a hip or valley rafter as per NZS3604 10.4.2.2 (b)
- Light Roof: One per 50m2
- Roofs shall have a minimum of 2 braces for each ridge line.
- Small roof planes of less than 6 m2, such as dormers or porches, do not require bracing.
- flat roofs less than 5° do not require bracing

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Drawing:
T2M - Roof + Roof Framing Plan

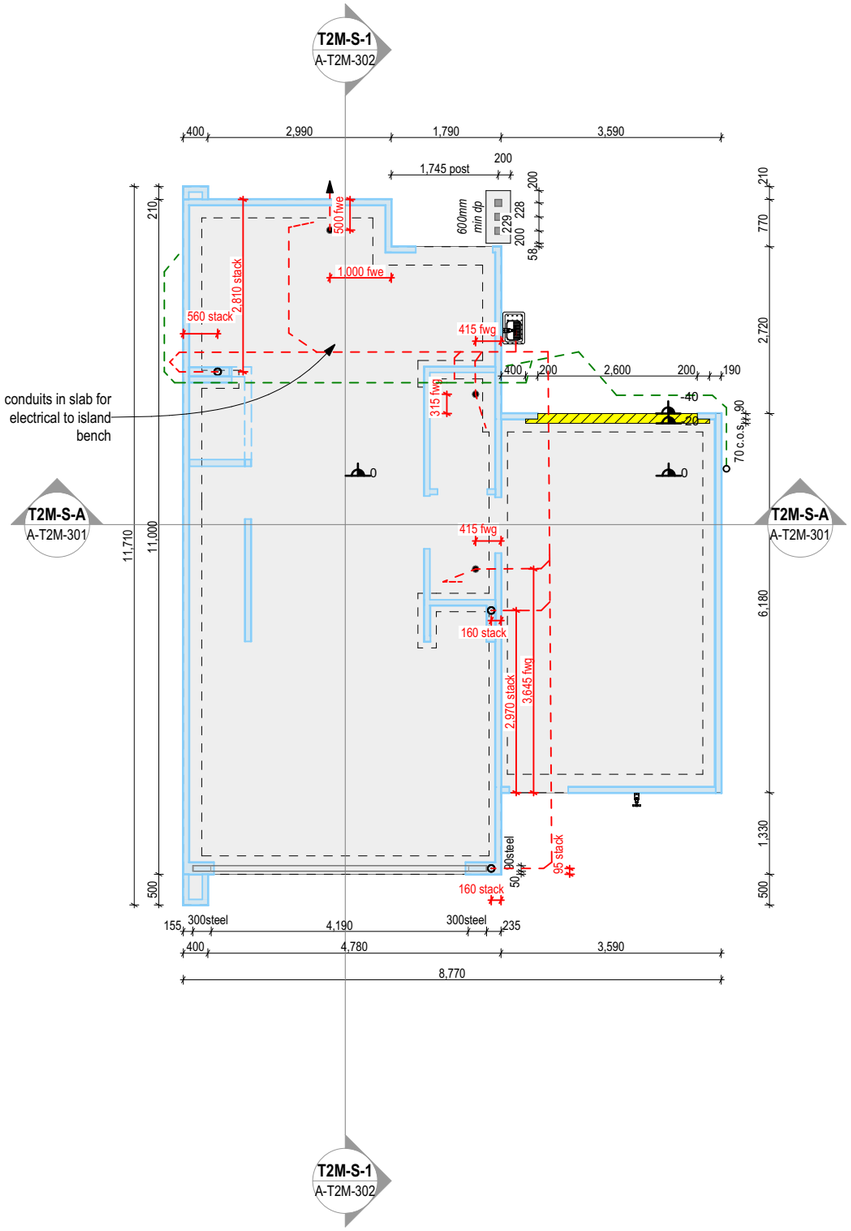
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Drawing number / Revision:
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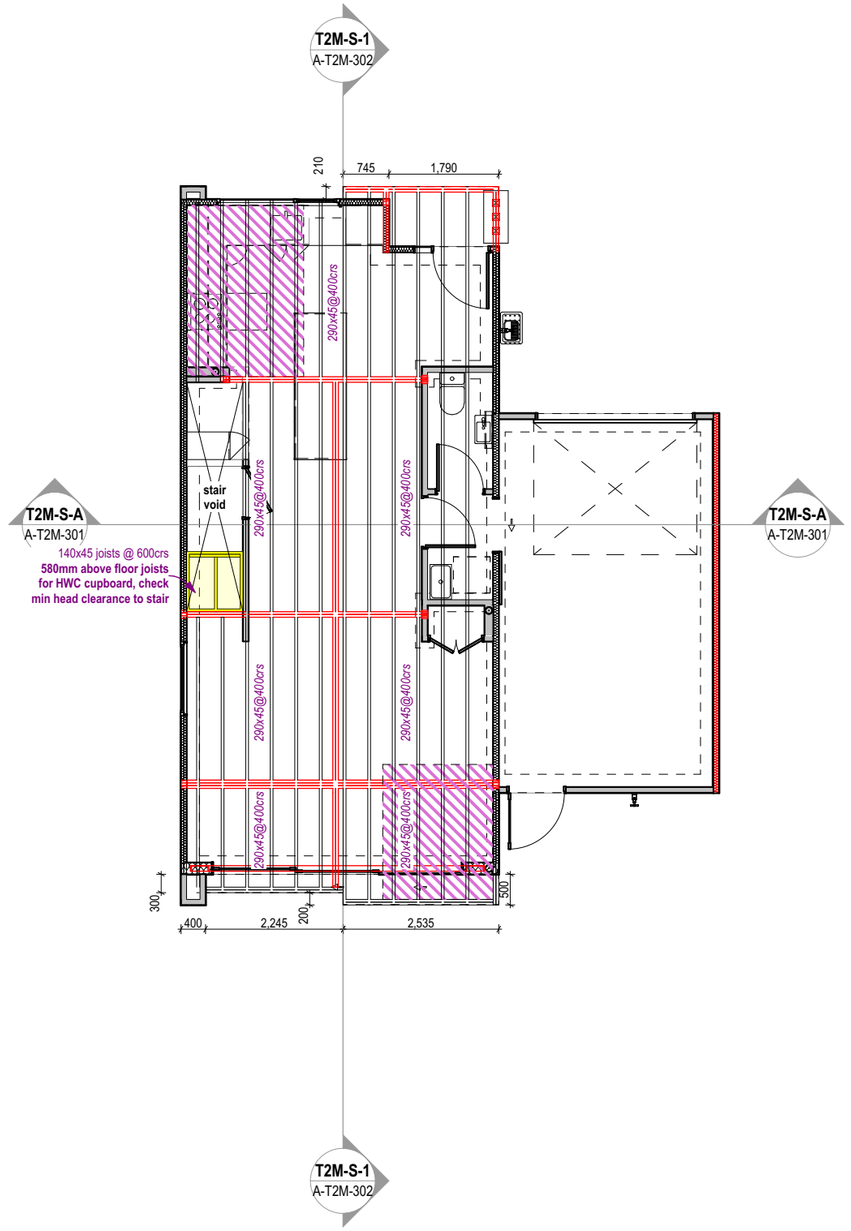
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T2M - Slab Plan
1:100



T2M - First Floor Framing Plan
1:100

FOUNDATION PLAN

CO-ORDINATION
Read in conjunction with:
- Stormwater, Sewer & Water by Civil Engineers
- Electrical & telecomunications
- Structural Engineers documents
- Fire engineers documents including passive fire
- Proposed Site, Siteworks Plan, Floor Plans and Plumbing Plans

CONCRETE SLAB
Refer to Structural Engineer's documents for all foundation + footing details
SLAB: 100mm topping slab & RibRaft 220mm (320mm total depth)
FINISH: Kellyfloat to surface of concrete slab to recieve flooring
DPM: Refer specification
UNDER SLAB INSULATION: Polystyrene pods 1,100mm sq, 220mm thick.
SITE SETOUT: SURVEYOR TO SETOUT SITE DATUMS
SAW CUTS: Indicative locations, refer engineers drawings for control joints/saw cuts

SLAB REBATES
Refer to foundation plan and details for location & size of rebates.

WALLS
Walls above refer to Floor Plans

POSTS
PLPH5-125 posts (112x112mm) on Bowmac BS197 brackets cast in concrete foundation. Visual Machine Finish + stain or paint finish in accordance with manufacturers sealing specifications. H5 when in ground. MCA H3.2 above ground.

PLUMBING & DRAINAGE
- Allow to confirm setout of penetrations with plumber and structural engineer
- Allow to confirm all incoming services location with civil engineer
- Allow to check wall positions alignment prior to penetrations

Plumbing stacks, refer plumbing plan
fw Floor wastes, refer plumbing plans
Dry wastes, refer plumbing plans
Stormwater pipe, refer to plumbing plan

FLOOR FRAMING PLAN
NOTE: All structure is by Engineer or to NZS 3604
Refer to Structural Engineer's documents + specifications
Some timber beams/lintels/posts not shown on the drawing

Timber floor joists to NZS3604. Allow for solid blocking between structural members at 1.8m max span.Solid blocking at mid span as per NZS 3604 7.1.2.3.
SED beams by engineer

Refer also to PLUMBING PLAN. Allow to set out floor framing to suit plumbing + co-ordinate with electricians duct runs. Allow for and install in accordance with manufacturers specifications, **See Engineer's Detail for pipe penetrate through structural members.**

PLUMBING / DRAINAGE
waste pipe to soil stack, refer to plumbing plan
Stormwater pipe, refer to plumbing plan

POSTS
Posts by engineer

INTERTENANCY- TYPE 5 UNITS ONLY
Intertenancy walls quiet tie system as per engineers calcs & manufacturers specs and install instructions

STAIRS
Refer to joinery drawings

RAISED CUPBOARD OVER STAIR
Raised H3 19mm ply floor over stairs. Refer to Stair Section / Elevations for height of FFL in Raised Cupboards.

AREA OF TILE & SLATE / MEMBRANE
Area of ceramic tile underlay. Refer to Floor Plan for notes.

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Building Consent

Drawing:
T2M - Slab + First Floor Framing Plan

Project number:
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Drawing number / Revision:
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Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4

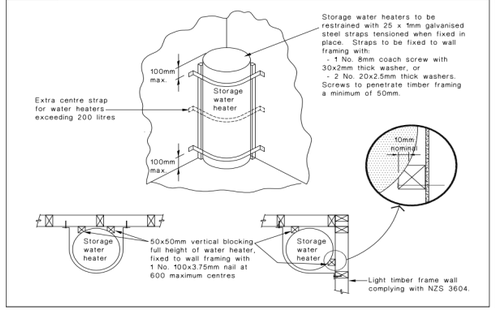
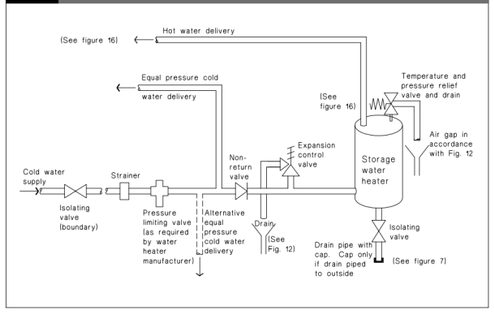
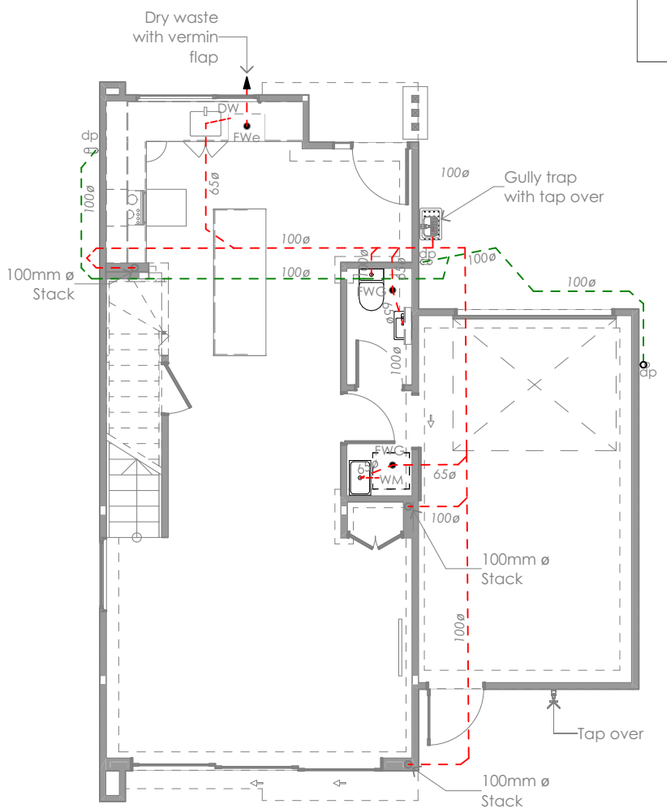
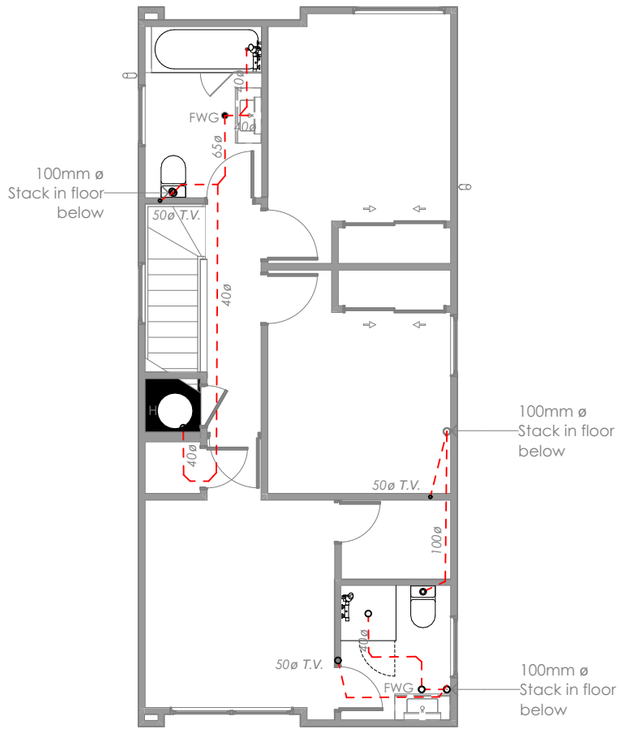


Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)





T2M - Ground Floor Plumbing Plan
1:100



T2M - First Floor Plumbing Plan
1:100

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PLUMBING & DRAINAGE

HOT AND COLD WATER SYSTEMS

HWC — Hot Water Cylinder (180L for 2 bedrooms, 250L for 3 bedrooms, 300L for 4 bedrooms)
Water to be stored at 60°
Plumber to supply and install tempering valve to HWC to allow max. 50° C hot water to new sanitary fittings. Allow for seismic restraint as per G12-Figure 14. Allow for Allproof drip tray & HWC Tundish (or similar) under all HWCs.

- **Hot and Cold water pipes:** PEX
- Allow for additional hidden (simple turn) water shut of valves to all wet areas:
  - **Laundries:** Hidden under Laundry Tub or on wall behind WM
  - **Kitchens:** Hidden under Kitchen Sink
  - **Bathrooms/Ensuites/Toilets:** Hidden Under Basin/Vanity
- Water supply pipes are to be sized to G12/AS1 tables 3 & 4

Fire Penetrations

All fire wall/roof/slab penetrations through fire separations (created by wires, cables, pipes, flush boxes etc are required to be fire stopped with fire resistant sealer, strip, collars selected to suit the location, pipe size & FRR requirements.

Intertenancy: Where possible avoid pipe penetrations through intertenancy walls/ floors and conceal pipework within joinery, through internal framing, and through floor framing. Where is pipework in an IT wall, allow for acoustic lagging. Also refer to IT Wall / Floor manufacturers requirements

SANITARY SYSTEMS

eg.40ø — New sanitary sewer waste pipe, allow for acoustic pipe lagging & seals at mid floor and walls. Pipe diameter varies: either 40, 50 , 65mm ø.

100ø — 100Ø toilet waste pipe to soil stack, allow for acoustic pipe lagging at mid floor and walls, acoustic seal penetrations

FWG — Floor waste gully - squat like boss gully or similar - allproof cyclone flange. Circular Stainless Steel Grill.
Coordinate plumbing runs with joists, structure, ceiling and bulkheads. Contact client/designer if clashes occur.

FWe — Dry waste to drain to exterior, with vermin flap. Where visible, colour match cladding / slab as near as reasonbly practical.

50ø T.V. — Terminal Vent pipe through roof. Avoid penetrations through barge or apron flashing, and to co-ordinate with roofer so that penetration is centred through roofing. Vent pipe to be 600min above openings c.o.s. Refer to details

Overflow relief gully with hose tap above, concrete surround/overflow dish to be min 25mm above paved surfaces & 100mm above non-paved surfaces

Hose tap, generally 700mm approx above ground or to suit, c.o.s

MINIMUM INTERNAL PIPE DIMENSIONS

- Note: All pipes under concerete slabs to be 65mm min
Basin = 40, Sink = 50, W.C= 100, Shower = 40, Bath= 50, WM =40, Laundry tub = 40, Vent stacks = 50, Soil stacks = 100, HWC tray =40

MINIMUM GRADE OF SANITARY DRAINS

40mm @ 1:40min, 50mm @ 1:40min, 65mm @ 1:40min, 80mm @ 1:60min, 100mm @ 1:60min, 125mm = 1:80min, 150mm = 1:100min

SANITARY SYSTEMS NOTES

- All plumbing to NZS/AS 3500 part 2.2
- This is a diagrammatic representation only. This drawing is to be read in conjunction with specifications and other relevant documentation.
- Provide new pipe work, concealed within wall cavities and joinery, to discharge to stacks. Insulate all internal pipework
- Co-ordinate sanitary pipework drops through level 2 floor framing and structural beams below.
- Connect dishwashers with burst proof hoses.
- Where water supply pipework is installed in concrete, it shall be installed inside 100mm uPVC ducting.
- Vent up through roof. Allow to avoid penetrations through flashings and to co-ord with roofer so that penetration is symmetrical through roofing
- Provide inspection points and cleaning access points as per NZ3500.2

DRAINAGE

Refer to PROPOSED SITE + SITEWORKS PLAN

100ø — New 100mm 1:120min stormwater drain, refer to siteworks plan

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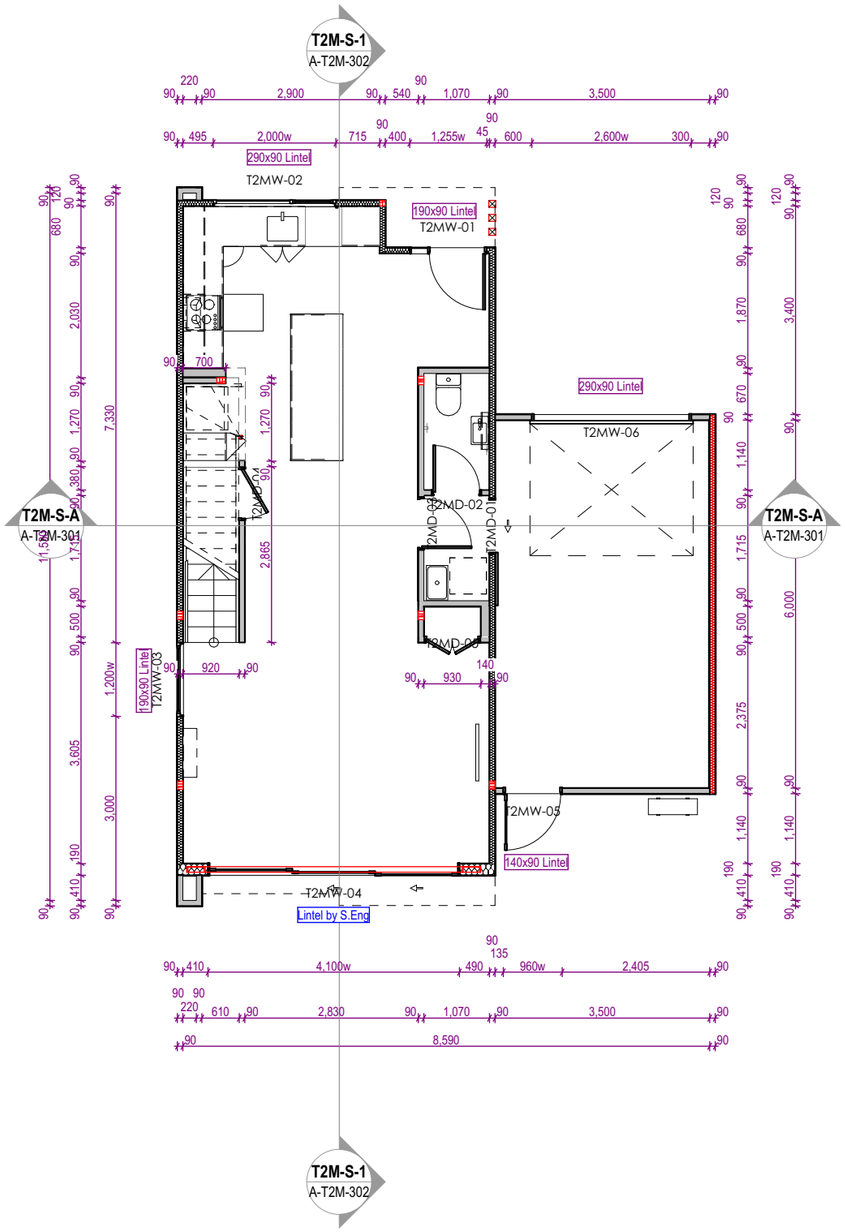
Building Consent
Drawing:
T2M - Ground + First Floor Plumbing

Project number:
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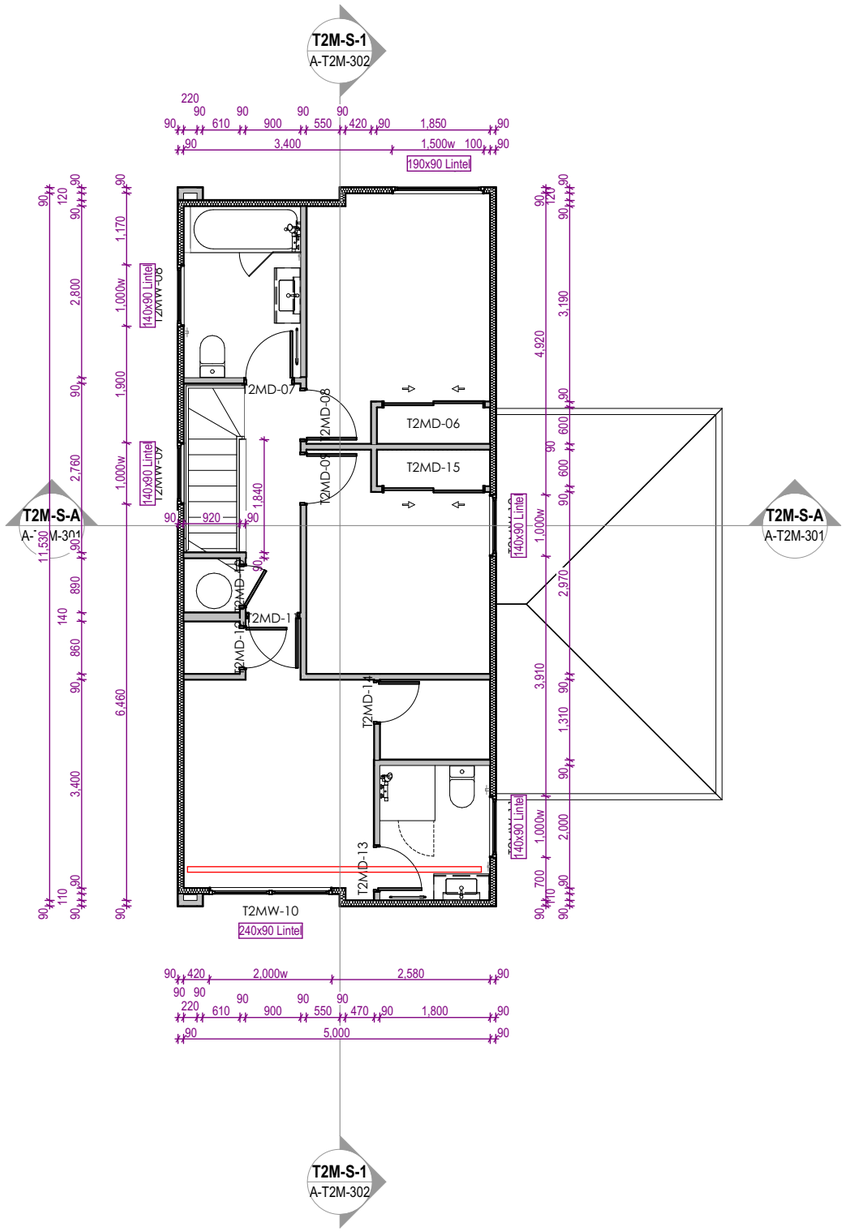
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T2M - Ground Floor Wall Framing Plan
1:100



T2M - First Floor Wall Framing Plan
1:100

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WALL FRAMING

Refer to S. Engineers for: wall bracing, slabs, foundations, SED studs, beams and posts

New timber framed walls to NZS3604 - Section 8 unless **SED** Noted
- Refer to plan for wall thicknesses. Note some walls are 140 or 190mm

External & Load Bearing walls (Single or Top Storey):
- Up to 2.4m: 90x45 @ max 600 crs or 140x45 @ max 600crs
- Up to 2.7m: 90x45 @ max 400 crs or 140x45 @ max 600crs
- Up to 3.0m: 90x90 @ 600crs or 140x45 @ max 600crs
- Up to 3.6m: 90x90 @ max 300 crs or 140x45 @ max 600crs
- Up to 4.2m: Refer to Engineers' Documentation for **SED LVL studs**

Internal Load Bearing Walls (Single or Top Storey):
- Up to 3.0m: 90x45 @ 600crs
- Up to 3.6m: 90x90 @ 600crs
- Up to 4.2m: 90x90 @ max 400crs

External & Load Bearing walls (Lower of 2 storeys or Subfloor):
- Up to 2.4m: 90x45 @ max 400 crs or 140x45 @ max 600crs
- Up to 2.7m: 90x(45or90) @ max 400 crs or 140x45 @ max 600crs
- Up to 3.0m: 90x90 @ 600crs or 140x45 @ max 600crs

Internal Load Bearing Walls (Lower of 2 storeys or Subfloor):
- Up to 2.7m: 90x45 @ 600crs
- Up to 3.0m: 90x45 @ (600crs up to 4 loaded dimension) & (400crs for loaded dimension of 4+)

- Internal non load bearing Walls:
- Up to 3.0m: 90x45 or 140x45 studs @ max 600crs
- Up to 3.3m: 90x45 @ max 400crs
- Up to 3.6m: 90x90 @ max 600crs
- Up to 4.2m: 90x90 @ max 400crs

Dwangs for External Walls:
- 90x45 or 140x45 dwangs (to match wall thickness) to weatherboard clad manufactuers requirements walls. Vertical weatherboards require closer centres.

Dwangs for Internal Walls:
- Dwangs: 90x45mm or 140x45 dwangs @ max 1350crs,

WALL FRAMING NOTES

Allow for solid blocking to wall framing to support stair handrails, shelving, lining edges, bathroom fixtures & fittings... etc.

Top plates: 2x top plate to match stud/wall thickness. Top plate to stud fixing as per NZS 3604: 2011 Table 8.18: 2 / 90x3.15 end nails + 2 wire dogs (or 4.7kN alternative fixing)

Bottom plates: 1x **H3.1 treated** bottom plate to match stud/wall thickness, refer to engineers drawings for bottom plate fixings for braced walls. Other bottom plate fixings to floor framing as per NZS 3604: 2011, Table 8.19

SED Lintels: Refer to S.Eng for SED Lintels and Portal Frames

Non-SED Lintels: to NZS 3604 (Snow Loading), refer to Clad details for generic detail.

Interior Lintels: Interior door openings where not specified to NZS 3604: 2011, 140x90min
- Lintel fixing to trimmer studs. As per NZS 3604: 2011 Table 8.14 and figure 8.12

Tiled shower corner studs: Allow for a galvanized stud saver to corner studs of tiled shower

For all timber treatments refer to Timber Framing section of the specification

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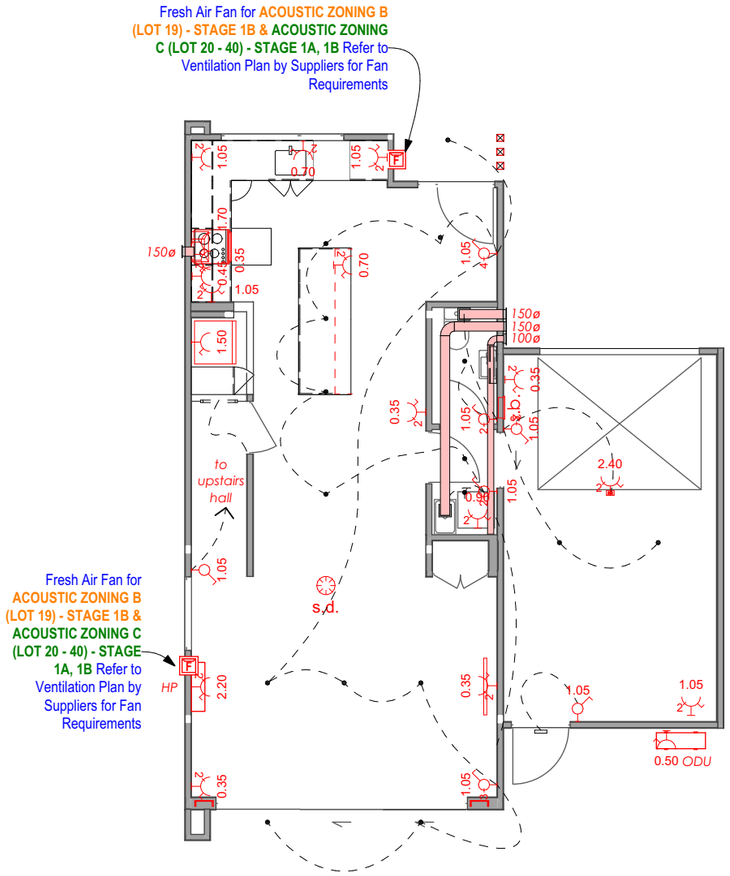
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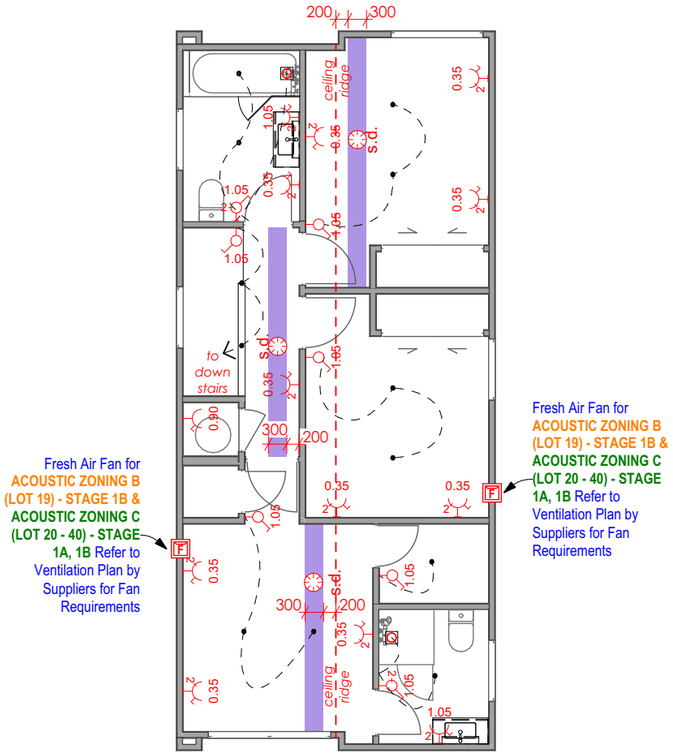
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T2M - Ground Floor Electrical Plan
1:100



T2M - First Floor Electrical Plan
1:100

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ELECTRICAL PLAN

CONFIRM final locations and set-out on site

Provide power outlets for all appliances. Allow for isolating switches to kitchens applicances: microwaves, rangehoods, ovens, hobs, fridge/freezers, dishwashers, waste disposal units.

All fire wall penetrations are to be treated with an appropriate fire sealing system. For penetrations in intertenancy walls, allow to seal as per manufacturers details.

Allow to flash around all extract outlets on exterior walls or roof.

SMOKE ALARMS

Smoke detectors shall be located in every room except for the following rooms below which are optional:
- bathrooms (heat alarm only optional)
- isolated kitchen rooms (photoelectrical and/or heat alarm optional)
- garage (heat alarm only optional)

s.d. — Ceiling Mounted: Type 1- smoke interconnected detector to NZS4514, hard wired with backup battery or 10 year battery, testing facility and hush button, allow for nearby switch, c.o.s. Cavious or similar. 200min clear to edge of wall. Refer Electrical Plans.

Allowable zone for skillion celiing smoke detector. As per NZS 4514:2021

Number of power outlets (no number = 1)
Power outlet
Height (m) above FFL to underside of outlet
Exterior power outlets to be weather protected series single power outlet - PDL iconic or similar with minimal look (check cladding colour for best match to black or white)
Exteior lights to have motion sensors.

Switch
Number of switches (no number = 1)
Height (m) above FFL to underside of switch

HP — Heat Pump hi-wall, generally mounted 150mm clear of ceiling, refer to manufacturers installation manual, allow for nearby wall mounted controller.

ODU — Heat Pump outdoor unit. Allow for electrical IP rated connection.

s.b. — Recessed switchboard. Allow for seperate ONT box & internet router enclosure below.

Door activated LED Batten light fitting

Recessed LED Downlight. Exterior soffit units to be IP65 rated.Integrate with motion sensor. Recessed LED downlights on sloped ceilings to be adjustable.

Front Door exterior wall mounted light. IP65 rated. Integrate with motion sensor.

Back door exterior wall mounted light. IP65 rated. Integrate with motion sensor.

150ø — Ø150 selected air extract fan duct to exit through wall. Ensure flashing kit to exterior, Colour match as best with cladding.

150ø — Ø150 insulated rangehood duct to run through overhead joinery/ bulkheads/ceiling/soffits as requied & to exit through exterior wall. Ensure flashing kit to exterior, Colour match as best with cladding.

100ø — Ø100 laundry/ dryer duct to exit through exterior wall. Ensure flashing kit to exterior, Colour match as best with cladding.

Ø150 selected air extract fan & duct to ceiling to exit and through roof. Allow for cowl & coordinate boot flashing & or flashing up to ridge with roofer.

Mirror demister - to all bathroom / ensuite mirrors, allow for wiring.

VENTILATION

Extract Fans (Wet Areas): Electrician to adviser and confirm type (quiet system) OR Fantech silent series, electrican to advise extract fan models, Extractor fan to provide minimum: 50L/s ACH/hr for kitchens, 25L/s for bathrooms, ensuites, toilets and 40L/s for Laundries

- Speed Controller and Run-on timer: Refer to client for requirements OR extract fans wired to a switch incorporating a run on system of 5 minutes min after the switch is turned off.

- Wall / Ceiling Grill (Interior): Manrose Contour Series square fascia or similar

- Wall Penetrations: Allow for p.c. vent grill, hooded cowl and flashings. Colour to suit cladding

- Wall Penetrations - Neighbouring Properties: Generally check to allow for a minimum of 1m clear from neighbouring windows openings or air intakes

- Roof Penetrations: Allow for p.c. vent grill, cowl and flashings. Colour to suit roofing - Coordinate all roof penetrations with roofer

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Drawing:
T2M - Ground + First Floor Electrical

Project number:
2532

Drawing number / Revision:
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CEILING LININGS/STRUCTURE

+0000 C

Lowered Ceilings & Bulkheads
- height from floor
- Finish: Colour, Refer interior Colour Schedule.

Ceiling Structure: Allow for SG8 ceiling joists & blocking as required for lowered flat ceilings. 90x45's @ 600crs for up to 2.3m span and 140x45's @ 600 crs for up to 3.3m span as per NZS3604 Table 10.3.

Bathrooms / Ensuites: Allow for Hardie Groove Lining on Gib Rondo ceiling battens to stopped to level 4 for paint finish. Align grooves with wall lining.

SOFFITS - JAMES HARDIE

S

6mm James Hardie Villaboard, paint finish, flush jointed, allow for adequate blocking to support lining, refer to drawings & manufacturers specs

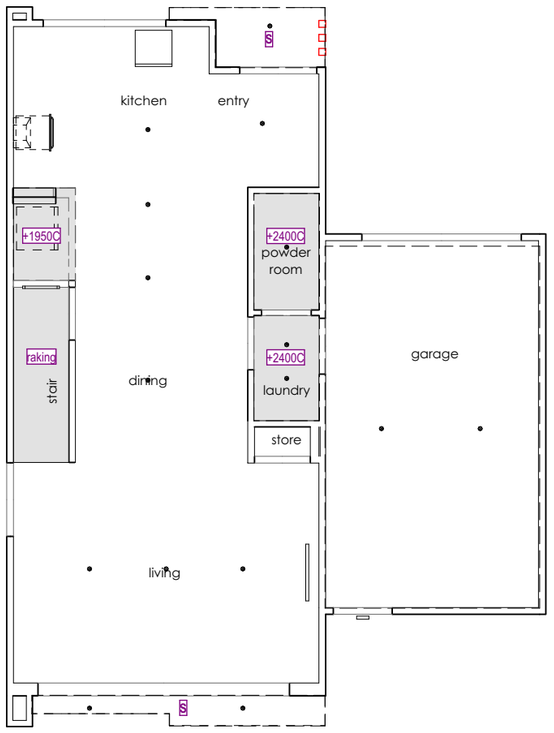
GIB CEILING LININGS

- Laundry: Allow for 13mm Gib Aqualine on Gib Rondo ceiling battens to stopped to level 4 for paint finish

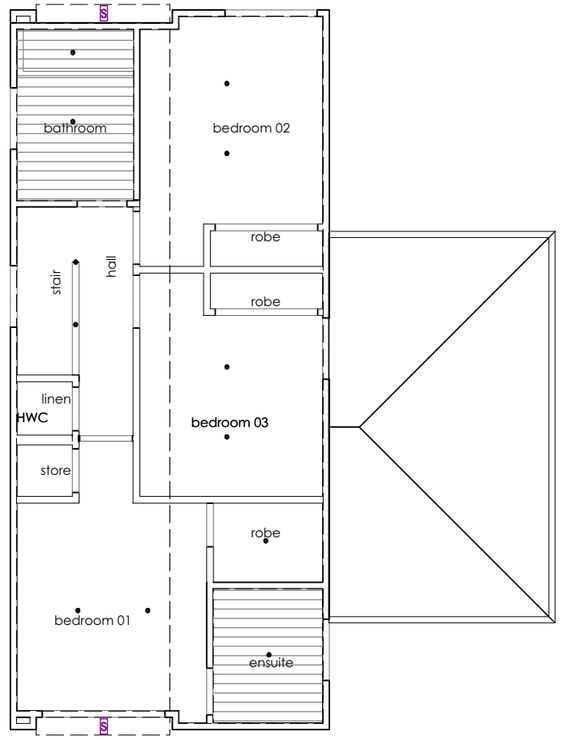
- Ceiling battens: Gib ceiling lining supported on 35mm Rondo Ceiling battens @ 600crs, on Rondo clips to framing.

GIB CEILING LININGS

Generally (Dry Areas): 1x13mm Gib board ceiling lining on Gib Rondo ceiling battens, stopped to level 4 for paint finish, unless specified otherwise.



T2M - Ground Floor RCP
1:100



T2M - First Floor RCP
1:100

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T2M - Ground + First Floor RCP

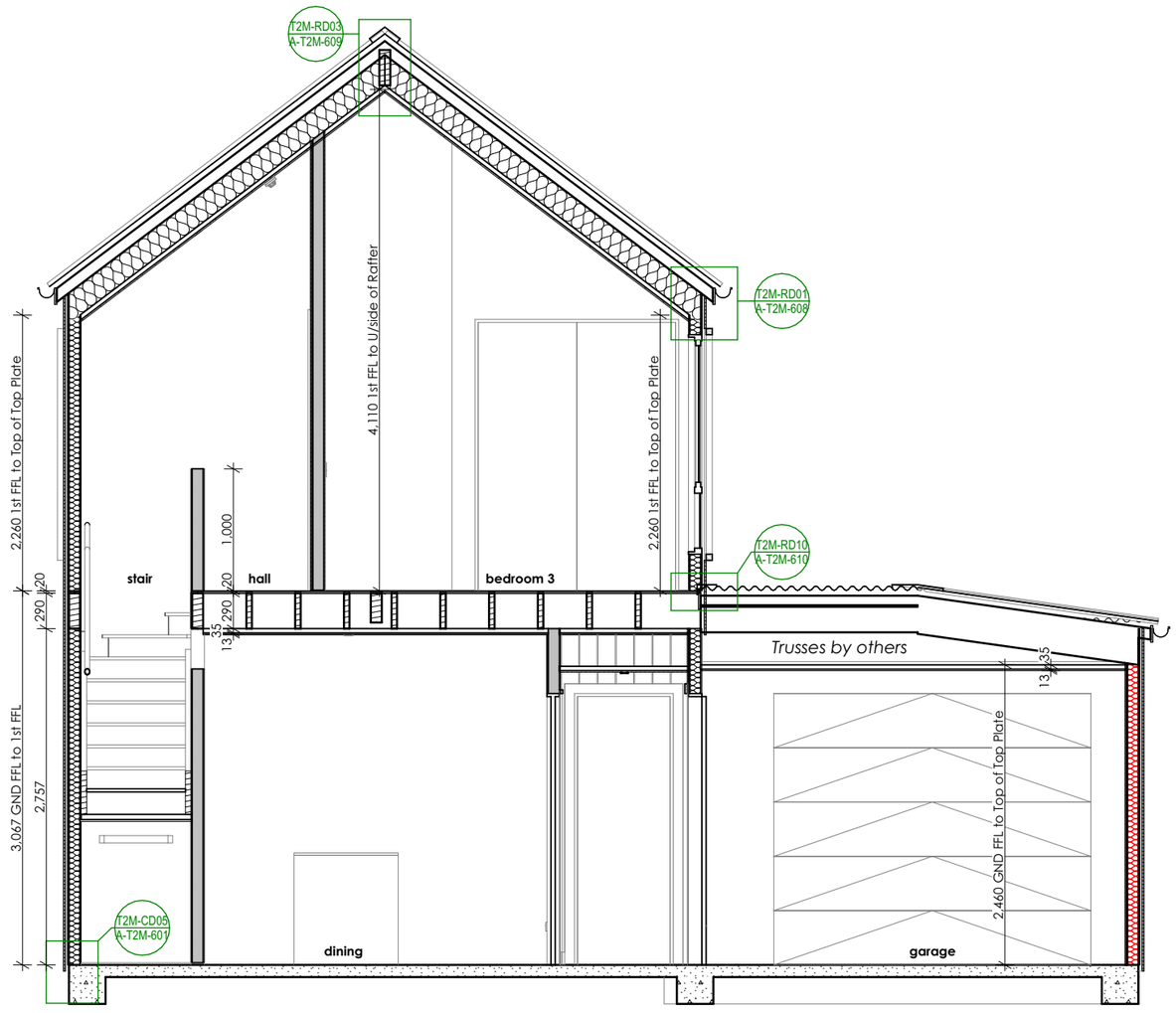
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SECTIONS

Boundary Fire Walls: GWTLE30 FRR:30/30/30 Gib Fire Rated Weatherline System, 1x 10mm gib weatherline to exterior side and 1x10mm (or 13mm to match if required) gib fyreline to internal side, install strictly in accordance with manufacturers documents, also refer to detail



T2M-S-A
#LayID

T2M Section A
Scale 1:50

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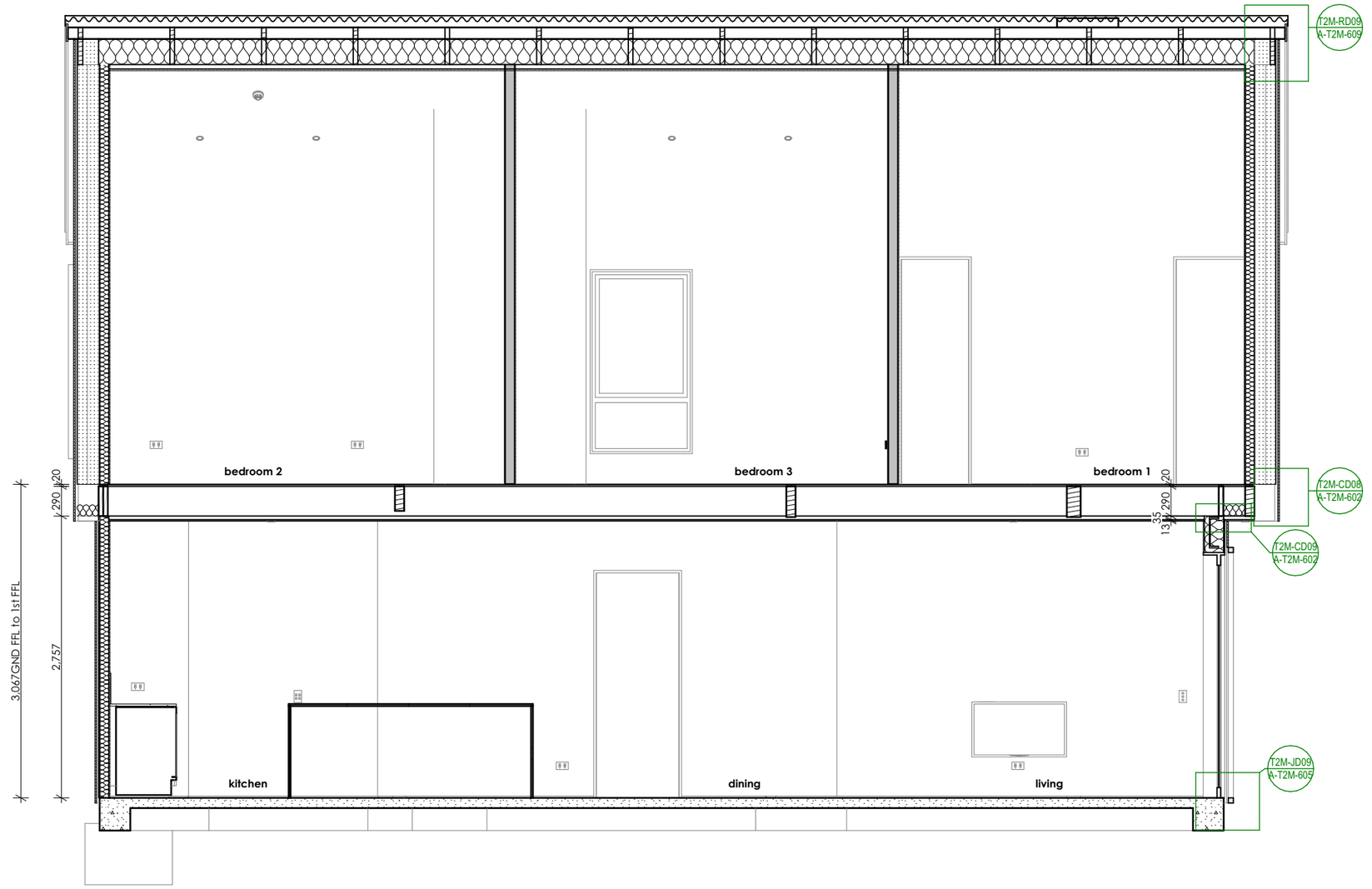
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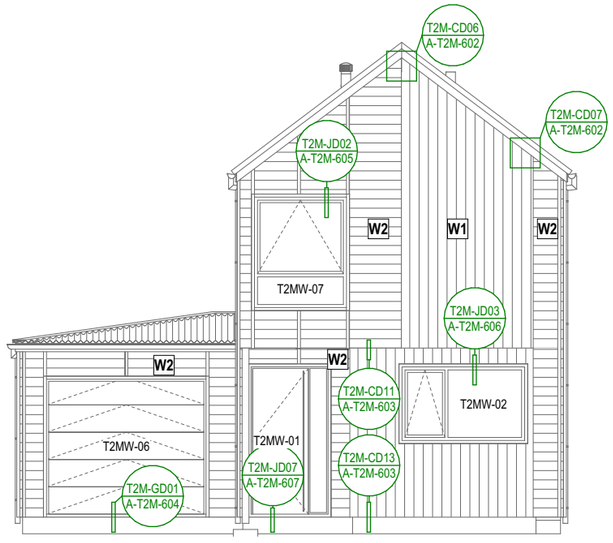
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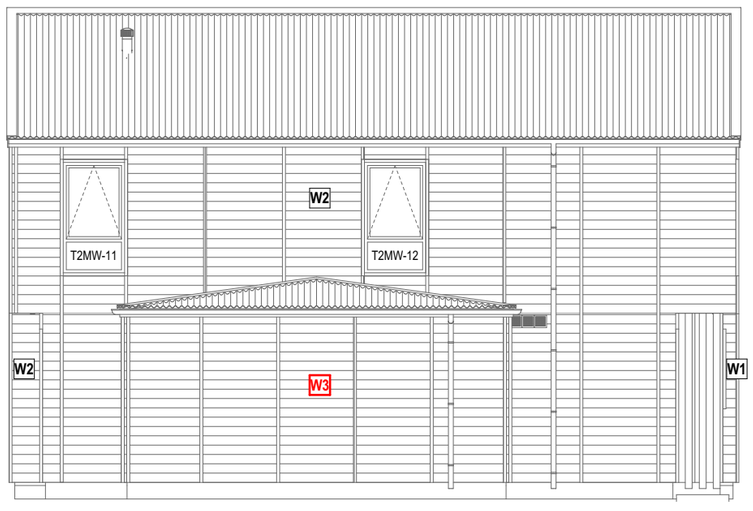
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T2M-E-A
#LayID

T2M - Elevation A
Scale 1:100



T2M-E-B
#LayID

T2M - Elevation B
Scale 1:100

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Risk Factor	Description	Risk	Score
Wind Zone	High	M	1
Number of Storeys	2-Storey	H	2
Roof/Wall Intersection Design	Fully protected (e.g. hip and gable roof with eaves)	L	0
Eaves Width	0-100mm wide	VH	5
Envelope Complexity	Moderately complex shape with no more than 2 cladding types.	M	1
Deck Design	None	L	0
			Total Score: 9
Selected Cladding:	Rusticated timber weatherboard over nominal 20mm drained cavity		

ELEVATIONS

W1 **VERTICAL WEATHERBOARD CLADDING**
Vertical weatherboard cladding over ex **20mm** horizontal castellated cavity battens & rigid air barrer**.**
Fixings: refer to client and manufacturers specs, allow for longer fixings where double layer of rigid air barriers are required for acoustics.
- Stain finish: Refer to Exterior Finishes Schedule

HORIZONTAL CAVITY BATTENS - TIMBER
- Fixings into timber: 45x20 H3.1 treated cavity battens fixed with power s/s nails, to manufacturers installation instructions. Spacing of battens to manufacturers specifications. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

W2 **HORIZONTAL WEATHERBOARD CLADDING WITH BATTENS OVER**
Horizontal weatherboard cladding over 20mm vertical cavity battens & rigid air barrier.
- Vertical Battens: 45 x 39mm Cedar Dressed 4 sides.
- Stain finish: Refer to Exterior Finishes Schedule
- Fixings: Refer to client for fixings and manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

VERTICAL CAVITY BATTENS
45x20 H3.1 treated cavity battens fixed, fixings and spacing of battens to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

W3 **HORIZONTAL WEATHERBOARD CLADDING WITH BATTENS OVER ON FIRE RATED WALLS**
Fire resistant treated horizontal weatherboard cladding over 20mm vertical cavity battens & rigid air barrier.
- Fascia & Vertical Battens: Fire resistant treated
- Stain finish: Refer to External Finishes Schedule.
- Fixings: TBC silicone bronze tbc to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

VERTICAL CAVITY BATTENS
45x20 H3.1 treated cavity battens fixed, fixings and spacing of battens to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

FIXINGS - NAIL, SCREW FASTENINGS
- Material, grade & positioning to cladding to manufacturers requirements & complying with NZS3604 Section 4 Durability.
ALLOW FOR DPC SEPERATING LAYER BETWEEN ALL TIMBER AND STEEL

CAVITY CLOSERS
Proprietary cavity closers, refer to cladding manufacturers

FLASHINGS

Roof Flashings: Colorsteel Maxam	0.55mm BMT
Clad Flashings (Metal): Colourssteel Maxam	0.55mm BMT
Clad Flashings (Timber): PC Alum Duralloy or Duratec	0.9mm BMT
Alum Joinery Flashings: PC Alum Duralloy or Duratec	0.9mm BMT
Alum Joinery Head Flashings: PC Alum Duralloy or Duratec	1.2mm BMT
Custom Welded Flashings: PC Alum or Duratec	1.6mm BMT

Treated timber to not be in contact with colorsteel flashings

WRAPS, UNDERLAY AND DPC
- DPC: Thermakraft Supercourse 500 osa
- Flashing Tape: Gib Weatherline Tapes
- Roofing Underlay: Refer to ROOF PLAN
- DPM: Refer to FOUNDATION PLAN

BARGE/FASCIAS
Barge: 180mm cedar, refer to details, paint / stain finish tbc
Fascia: 180mm cedar fascia to eaves, trimmed to suit, refer to details, paint / stain finish tbc

JAMES HARDIE SOFFITS -REFER TO REFLECTED CEILING PLANS

PAINTING/ STAIN
- Refer specification for paint / stain system to be used

RIGID AIR BARRIER (EXCLUDING ACOUSTIC ZONING 1 & 2)
Rigid Air Barrier (Generally): 1x10mm Gib Weatherline

The Links
at 110+124 Wanaka-Luggate Highway, Wanaka for Gibbons Co Ltd

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ISSUE:	Rev:	Date:	Comment:	PRINTED: 19/06/2026
BC/ S4A-01	A	18/06/2026	Building Consent - Stage 4A - Application	

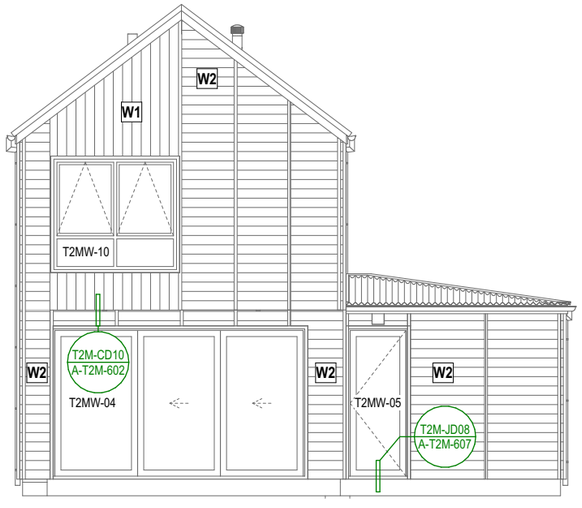
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Building Consent

Drawing:
T2M - Elevations

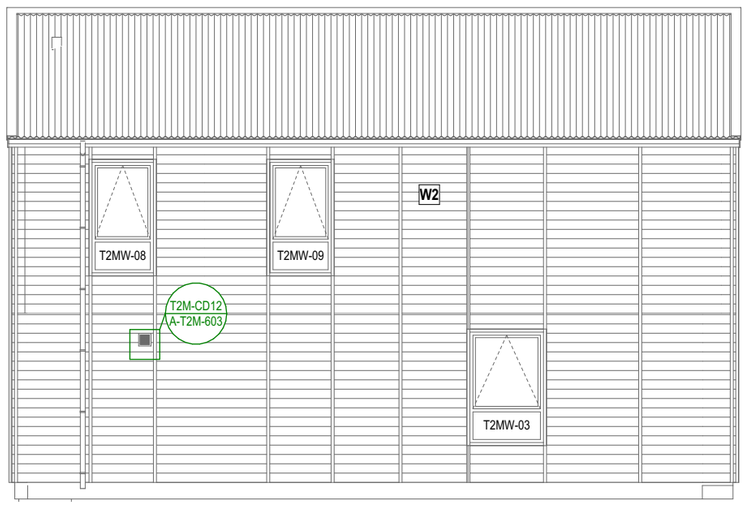
Project number:
2532

Drawing number / Revision:
A-T2M-401/A



T2M-E-C
#LayID

T2M - Elevation C
Scale 1:100



T2M-E-D
#LayID

T2M - Elevation D
Scale 1:100

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ELEVATIONS

W1 **VERTICAL WEATHERBOARD CLADDING**
Vertical weatherboard cladding over ex **20mm** horizontal castellated cavity battens & rigid air barrer**.**
Fixings: refer to client and manufacturers specs, allow for longer fixings where double layer of rigid air barriers are required for acoustics.
- Stain finish: Refer to Exterior Finishes Schedule

HORIZONTAL CAVITY BATTENS - TIMBER
- Fixings into timber: 45x20 H3.1 treated cavity battens fixed with power s/s nails, to manufacturers installation instructions. Spacing of battens to manufacturers specifications. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

W2 **HORIZONTAL WEATHERBOARD CLADDING WITH BATTENS OVER**
Horizontal weatherboard cladding over 20mm vertical cavity battens & rigid air barrier.
- Vertical Battens: 45 x 39mm Cedar Dressed 4 sides.
- Stain finish: Refer to Exterior Finishes Schedule
- Fixings: Refer to client for fixings and manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

VERTICAL CAVITY BATTENS
45x20 H3.1 treated cavity battens fixed, fixings and spacing of battens to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

W3 **HORIZONTAL WEATHERBOARD CLADDING WITH BATTENS OVER ON FIRE RATED WALLS**
Fire resistant treated horizontal weatherboard cladding over 20mm vertical cavity battens & rigid air barrier.
- Fascia & Vertical Battens: Fire resistant treated
- Stain finish: Refer to External Finishes Schedule.
- Fixings: TBC silicone bronze tbc to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

VERTICAL CAVITY BATTENS
45x20 H3.1 treated cavity battens fixed, fixings and spacing of battens to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

FIXINGS - NAIL, SCREW FASTENINGS
- Material, grade & positioning to cladding to manufacturers requirements & complying with NZS3604 Section 4 Durability.
ALLOW FOR DPC SEPERATING LAYER BETWEEN ALL TIMBER AND STEEL

CAVITY CLOSERS
Proprietary cavity closers, refer to cladding manufacturers

FLASHINGS

Roof Flashings: Colorsteel Maxam	0.55mm BMT
Clad Flashings (Metal): Colourssteel Maxam	0.55mm BMT
Clad Flashings (Timber): PC Alum Duralloy or Duratec	0.9mm BMT
Alum Joinery Flashings: PC Alum Duralloy or Duratec	0.9mm BMT
Alum Joinery Head Flashings: PC Alum Duralloy or Duratec	1.2mm BMT
Custom Welded Flashings: PC Alum or Duratec	1.6mm BMT

Treated timber to not be in contact with colorsteel flashings

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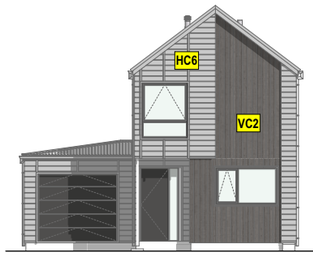
Building Consent

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T2M - Elevations

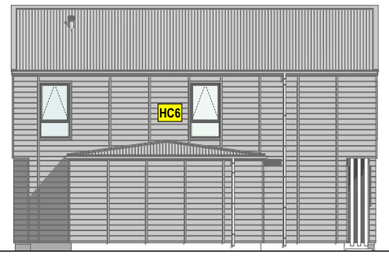
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Drawing number / Revision:
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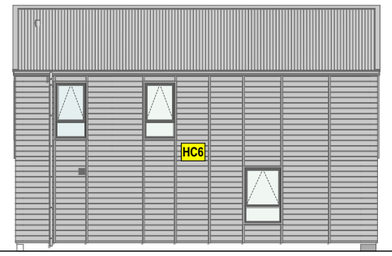
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A-T2M-201
T2M-4 - Elevation A
Scale 1:200



T2M-E-B
A-T2M-201
T2M-4 - Elevation B
Scale 1:200

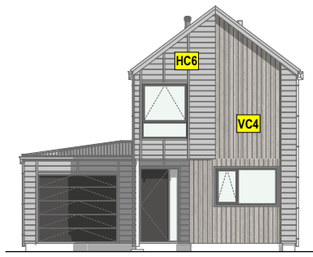


T2M-E-C
A-T2M-201
T2M-4 - Elevation C
Scale 1:200

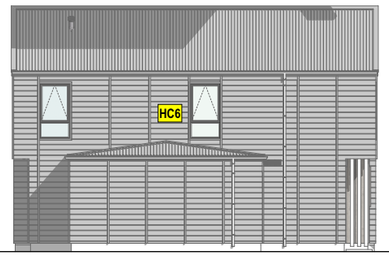


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T2M-4 - Elevation D
Scale 1:200

TYPE T2M-4



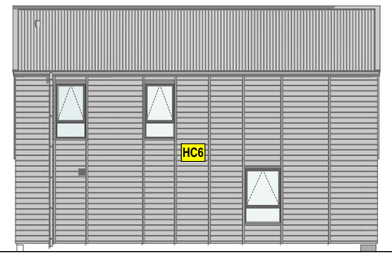
T2M-E-A
A-T2M-201
T2M-3 - Elevation A
Scale 1:200



T2M-E-B
A-T2M-201
T2M-3 - Elevation B
Scale 1:200

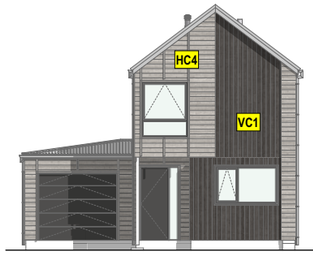


T2M-E-C
A-T2M-201
T2M-3 - Elevation C
Scale 1:200



T2M-E-D
A-T2M-201
T2M-3 - Elevation D
Scale 1:200

TYPE T2M-3



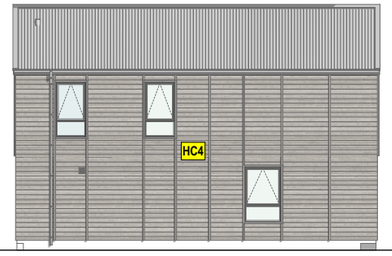
T2M-E-A
A-T2M-201
T2M-2 - Elevation A
Scale 1:200



T2M-E-B
A-T2M-201
T2M-2 - Elevation B
Scale 1:200

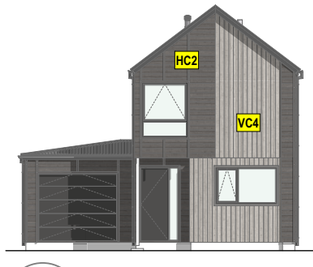


T2M-E-C
A-T2M-201
T2M-2 - Elevation C
Scale 1:200



T2M-E-D
A-T2M-201
T2M-2 - Elevation D
Scale 1:200

TYPE T2M-2



T2M-E-A
A-T2M-201
T2M-1 - Elevation A
Scale 1:200



T2M-E-B
A-T2M-201
T2M-1 - Elevation B
Scale 1:200



T2M-E-C
A-T2M-201
T2M-1 - Elevation C
Scale 1:200



T2M-E-D
A-T2M-201
T2M-1 - Elevation D
Scale 1:200

TYPE T2M-1

ELEVATIONS TYPOLOGY

Roof Colour 1

Roof Colour 2



VC1: Vertical Cedar- Colour 1 (almost black)

VC2: Vertical Cedar - Colour 2 (dark brown)

VC3: Vertical Cedar - Colour 3 (mid brown)

VC4: Vertical Cedar - Colour 4 (light brown)

VC5: Vertical Cedar - Colour 5 (light grey)



HC1: HC1: Horizontal Cedar - Colour 1 (almost black)

HC2: HC2: Horizontal Cedar - Colour 2 (dark brown)

HC3: HC3: Horizontal Cedar - Colour 3 (mid brown)

HC4: HC4: Horizontal Cedar - Colour 4 (light brown)

HC5: HC5: Horizontal Cedar - Colour 5 (light white)

HC6: HC6: Horizontal Cedar - Colour 6 (light grey)

Posts' paint colour to best match cladding stain colour

The Links

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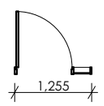
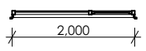
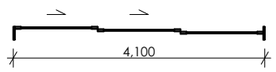
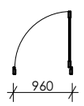
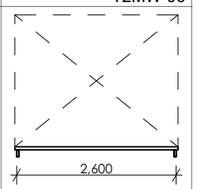
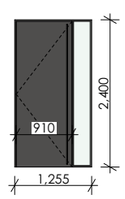
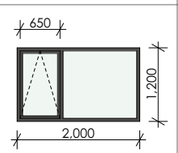
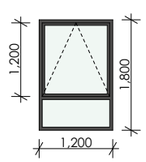
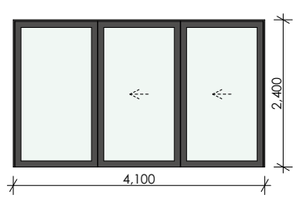
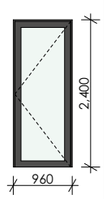
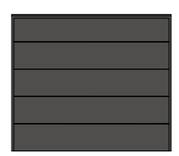
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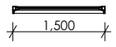
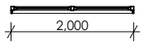
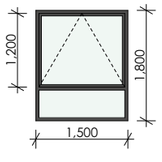
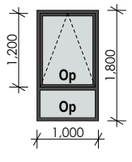
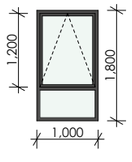
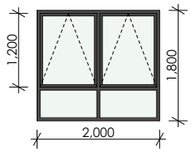
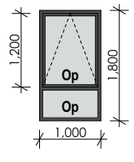
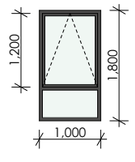
Project number:

2532

Drawing number / Revision:

A-T2M-403/A

IES-T2M T2M - Exterior Joinery Schedule						
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2D Symbol						
View from Outside						
Unit Size (WxH)	1,255×2,400	2,000×1,200	1,200×1,800	4,100×2,400	960×2,400	2,600×2,200
Head height	2,400	2,400	2,400	2,400	2,400	2,200
Sill height	0	1,200	600	0	0	0
Quantity	1	1	1	1	1	1

IES-T2M T2M - Exterior Joinery Schedule						
ID	T2MW-07	T2MW-08	T2MW-09	T2MW-10	T2MW-11	T2MW-12
2D Symbol						
View from Outside						
Unit Size (WxH)	1,500×1,800	1,000×1,800	1,000×1,800	2,000×1,800	1,000×1,800	1,000×1,800
Head height	2,100	2,100	2,100	2,100	2,100	2,100
Sill height	300	300	300	300	300	300
Quantity	1	1	1	1	1	1

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EXTERIOR DOOR & WINDOW SCHEDULE

ALUMINIUM WINDOWS & DOORS (EXTERIOR)
New exterior aluminium joinery, thermally broken

- CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
- All dimensions to OUTSIDE edge of reveals unless otherwise stated
- bring any discrepancies to the attention of the architect/designer prior to fabrication.
- Refer to foundation plan and details for rebates in slab for garage door threshold on ground floor
- Refer to plans & elevations, for confirmation of door & window opening directions.
- Wind zone: **HIGH**
- Confirm thickness of walls on site for each door or window.

FINISH
Powder Coated: To be confirmed by client

INSTALLATION
- Allow 10mm perimeter gap between reveal and wall framing.
- Flashing tape to entire perimeter of opening. Two layers of flashing tape to be used on the sill, refer manufacturers installation instructions.
- Fix window and door at jambs, no fixing thru sill. Do not fix through flashings.
- No packer to top.

DOOR AND WINDOW HARDWARE
Restrictor Stay Requirements determined by Joinery Manufacturer
- When required, stainless steel safety stays to windows where required, non releasable restrictors to limit window opening to 100mm max (NZBC:F4/AS1).

F4: 2.1.1: a window with an opening width of less than 1000 mm shall have either:
a) the lower edge of the opening at least 760 mm above floor level, or
b) a restrictor fitted to limit the maximum opening so that a 100 mm diameter sphere cannot pass through it, or a 760 mm high barrier protecting the opening of solid construction or with vertical members its full height

- Hardware Series: Colour to match joinery, client to confirm with supplier
- All door handles 1000mm from FFL
- All exterior hinged and screws shall be 316 stainless steel
- All fixings to exterior joinery shall be 316 stainless steel
- Wedgeless fastners to windows with double tongue latches
- All exterior doors to be keyed alike

REVEALS & ARCHITRAVES
Reveals: Paint quality pine flush to recieve architraves (refer to details), paint finished
Architraves: 60x10mm paint quality pine rectangular, paint finish, refer to details

ALUMINIUM LINER INSERT
Sills to floor: Powder coated aluminium liner inserts (to sill) to allow flooring to run into joinery frames, refer to details

GARAGE DOOR
- Sectional overhead horizontal panel doors with automatic opening device
- **Selection:** client to confirm
- **Check on site for finished ceiling heights, bulkheads and clearances (including lighting) prior to manufacture.**
- Installed to manufacturer's specifications.
- Refer to client for number of garage door remote opening devices

GLAZING - GENERAL REQUIREMENTS
Op = Opalescent obscure glass
- Generally: Double glazed low e + argon gas to external glazing (refer to Acoustics)
- All glazing to comply with NZS 4223, parts 1, 2 & 3 and NZBC:F2

Safety Glazing Requirements by Joinery Manufacturer to meet NZS 4223 part 3:
- ***Table A3:*** *All glazing with **no safety from falling** of over 1m, that meet **all 3 of these criteria**; wider than 500mm, higher than 1000mm and within 800mm of the floor, to be safety glass*
- ***Table 7:*** *All glazing **with a safety from falling of over 1m**, that are lower than 800mm from FFL to be safety glass.*

- Allow for safety glass to glazing in all ensuite & bathrooms.

ENTRY DOOR LEAFS - GENERAL REQUIREMENTS - Client to select. Tongue & Groove - Frameless

GLAZING - ACOUSTIC REQUIREMENTS
NOTE: Refer to the ACOUSTIC SITE PLAN for Houses in ACOUSTIC ZONING
- The performance must be achieved by the entire glazing system including the glass, seals and framing and must be confirmed by the system supplier.

ACOUSTIC ZONING C (LOT 20 - 40, 105-106, 123 - 128, 139-141) - STAGE 1A, 1B, 4D, 5A Glazing: Performance of Rw+Ctr 27 such as double glazing of 4mm monolithic/12mm air gap/4mm monolithic glass.

The Links
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Scale @ A3: 1:50, 1:1
All dimensions to be checked on site, do not scale off drawings.

Building Consent

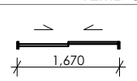
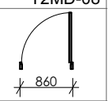
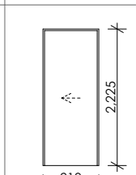
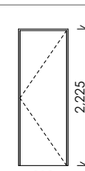
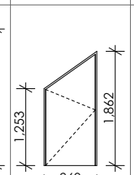
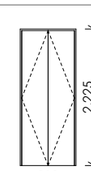
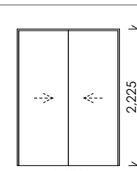
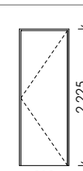
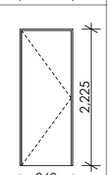
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T2M - Exterior Door & Window Schedule

Project number:
2532

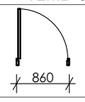
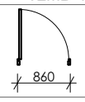
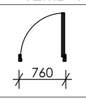
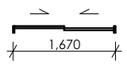
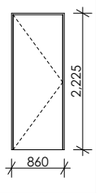
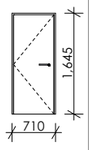
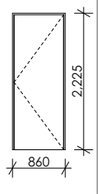
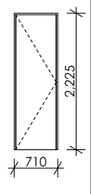
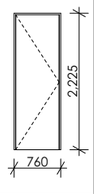
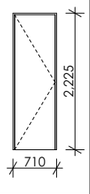
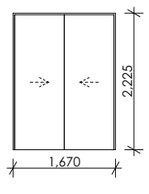
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A-T2M-501/A

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IES-T2M T2M - Interior Door Schedule

ID	T2MD-01	T2MD-02	T2MD-03	T2MD-04	T2MD-05	T2MD-06	T2MD-07	T2MD-08
2D Symbol								
								
Leaf Dimensions	860×2,200	760×2,200	810×2,200	810×1,837	860×2,200	1,620×2,200	760×2,200	810×2,200
Sill height	0	0	0	0	0	0	0	0
Quantity	1	1	1	1	1	1	1	1

IES-T2M T2M - Interior Door Schedule

ID	T2MD-09	T2MD-10	T2MD-11	T2MD-12	T2MD-13	T2MD-14	T2MD-15
2D Symbol							
							
Leaf Dimensions	810×2,200	660×1,620	810×2,200	660×2,200	710×2,200	660×2,200	1,620×2,200
Sill height	0	580	0	0	0	0	0
Quantity	1	1	1	1	1	1	1

INTERIOR DOOR SCHEDULE

INTERIOR TIMBER DOORS

D01 New interior door joinery

- CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
- Bring any discrepancies to the attention of the architect/designer prior to fabrication.
- Refer to plans, for confirmation of door opening directions
- Confirm thickness of walls on site for each door or window.

LOCATION & NUMBERS

Check floor plans for locations and number of units. Joiner shall refer any discrepancies to architect for clarification at tender. No extras shall be given for miscounted door units. Check all swings against floor plans and confirm with the Architect/designer when in doubt.

DOOR LEAFS

Carbon core, paint finished, colour tbc
- Undercut doors if required, to the very minimum as required for smooth opening and no scuffing or carpet or flooring, **do not have a large gap under the door**
- **Bathrooms, Toilets and Laundries:** Allow to undercut door 15mm AFFL to allow for airflow for the extract fan to work properly

REVEALS, ARCHITRAVES & SKIRTING

- **Reveals:** paint quality pine flush to recieve architraves (refer to details), paint finished
- **Architraves:** 60x10mm paint quality pine rectangular profile, paint finish
- **Skirting :** 60x10mm paint quality single bevel pine, paint finish

DOOR HARDWARE

- Door hardware: Client to select
- All handles to be 1000mm from FFL.
- Privacy latches to WC, bathrooms and ensuites
- Wardrobe sliders: Hidden top track, allow to oversize doors or raise lintels if required to conceal track.
- Wardrobe shelf & rail. Allow for a 18mm mdf with LPL shelf with wardrobe rail coat hanger.
- Cavity Sliders: Flush pull & End Pull.
- Surface Sliders: Client to confirm
- Allow for door stops to all swing doors.

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Scale @ A3: 1:50, 1:1

Building Consent

All dimensions to be checked on site, do not scale off drawings.

Drawing:

T2M - Interior Door & Window Schedule

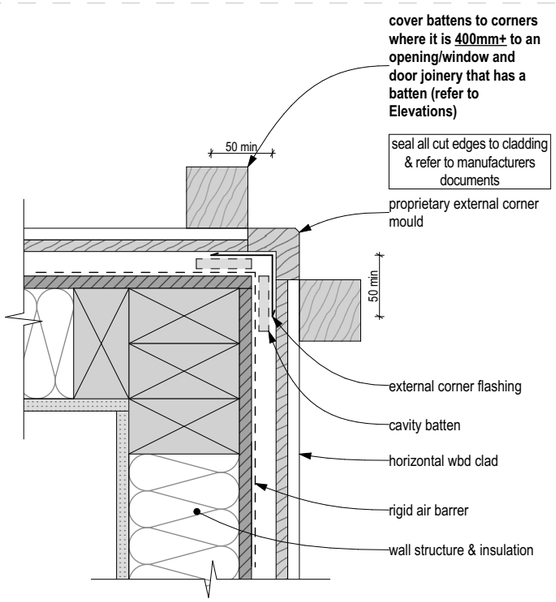
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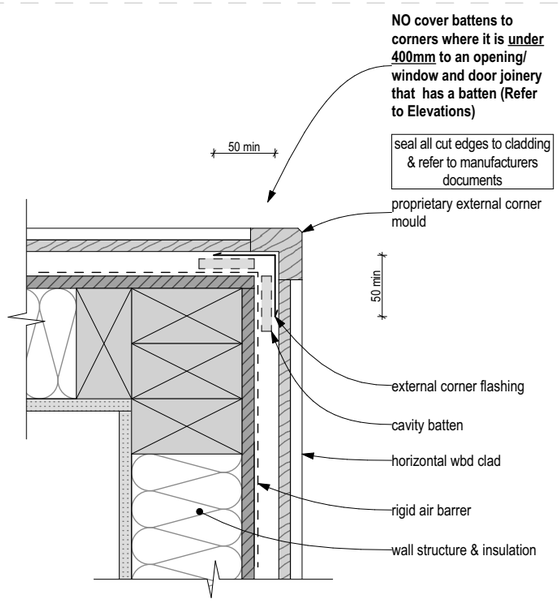
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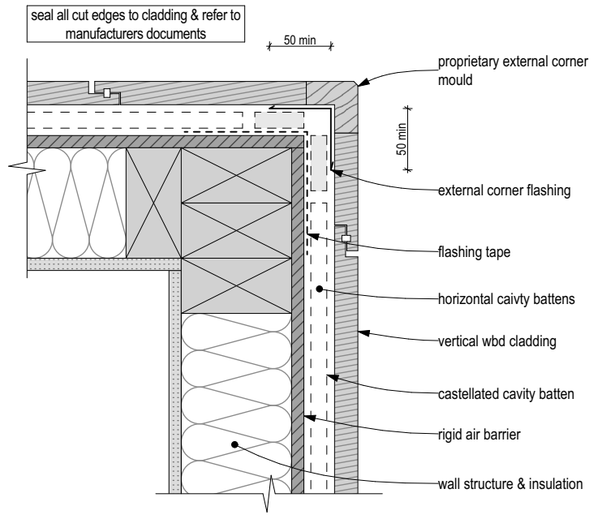
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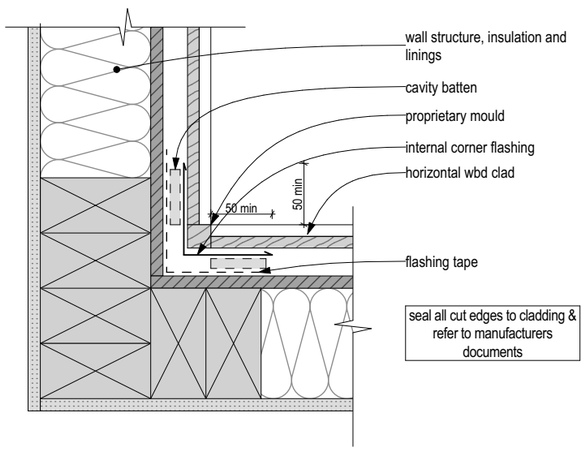
T2M-CD01 A-T2M-201 **Horizontal Wbd - External Corner Battens**
Scale 1:5



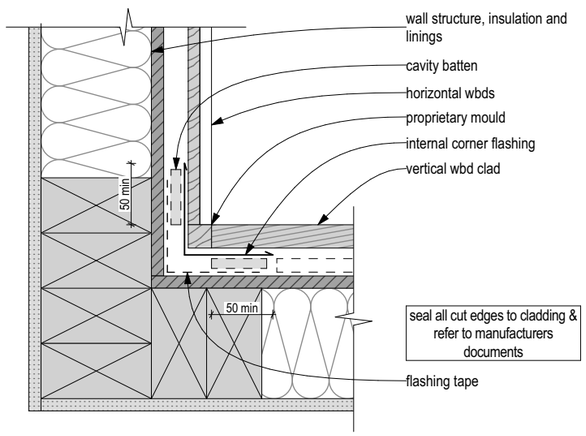
T2M-CD14 A-T2M-201 **Horizontal Wbd - External Corner - No Battens**
Scale 1:5



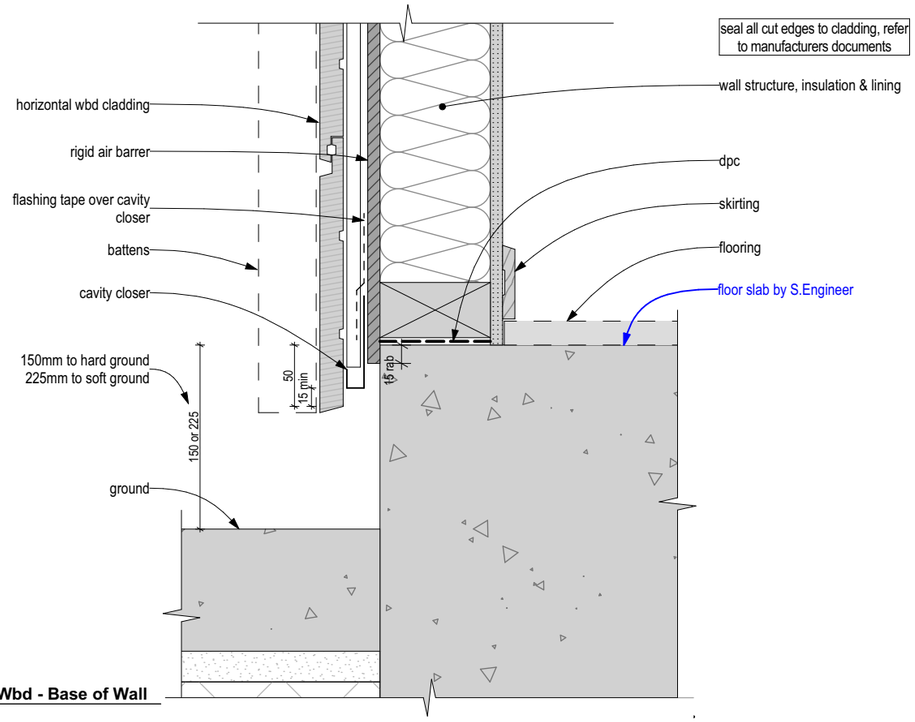
T2M-CD02 A-T2M-201 **Vertical Wbd - External Corner**
Scale 1:5



T2M-CD03 A-T2M-201 **Horizontal Wbd - Internal Corner**
Scale 1:5



T2M-CD04 A-T2M-201 **Horizontal Wbd Clad - Internal Corner to Vertical Wbd**
Scale 1:5



T2M-CD05 A-T2M-301 **Horizontal Wbd - Base of Wall**
Scale 1:5

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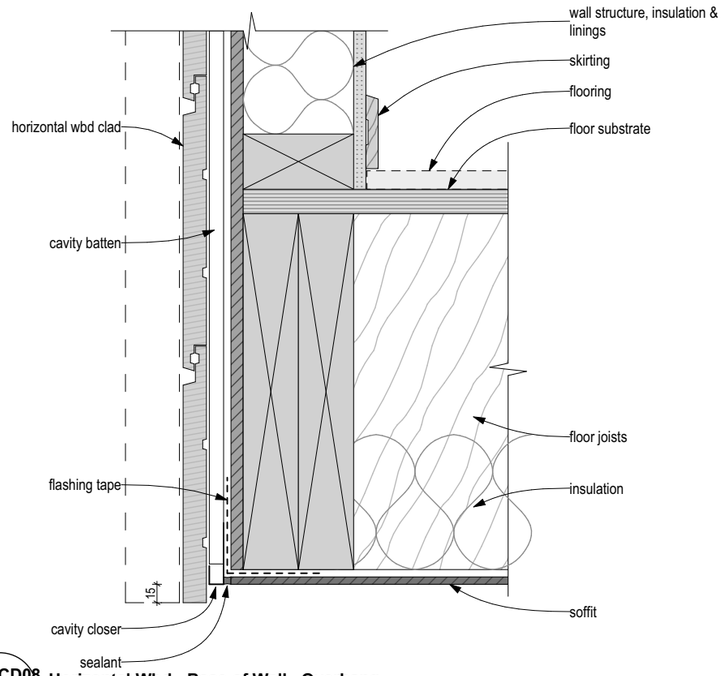
Building Consent

Drawing: Details Clad

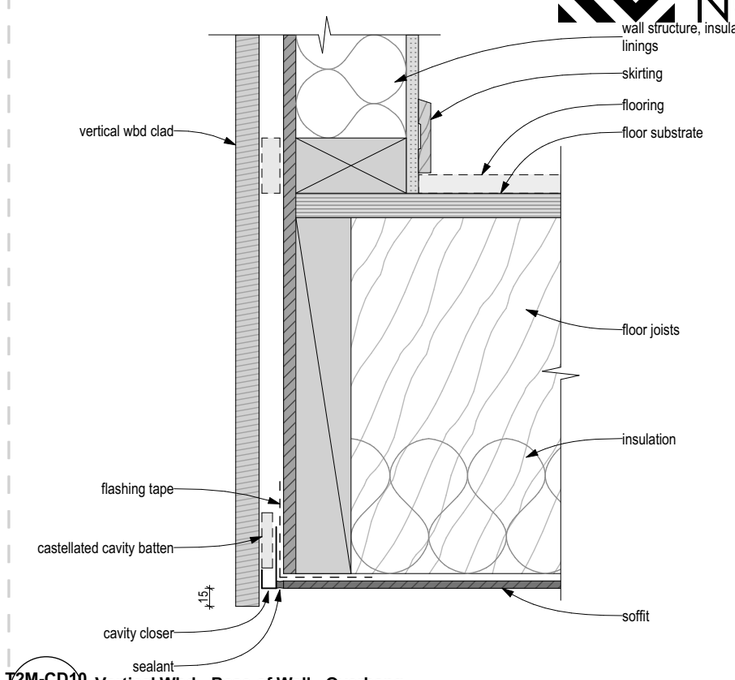
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Drawing number / Revision: **A-T2M-601/A**

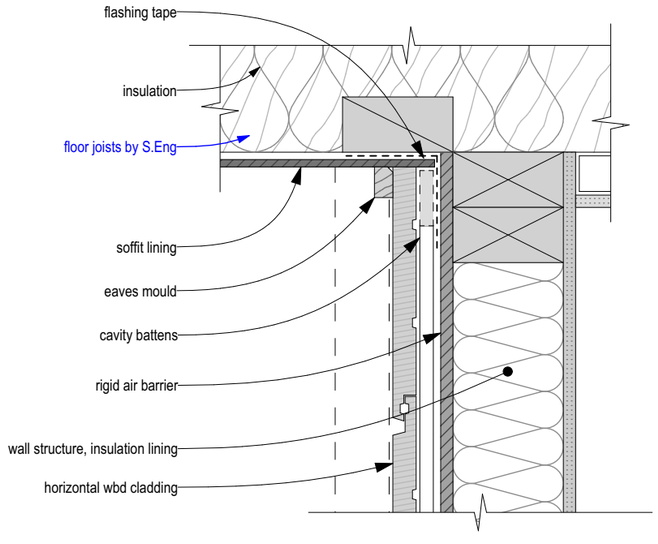
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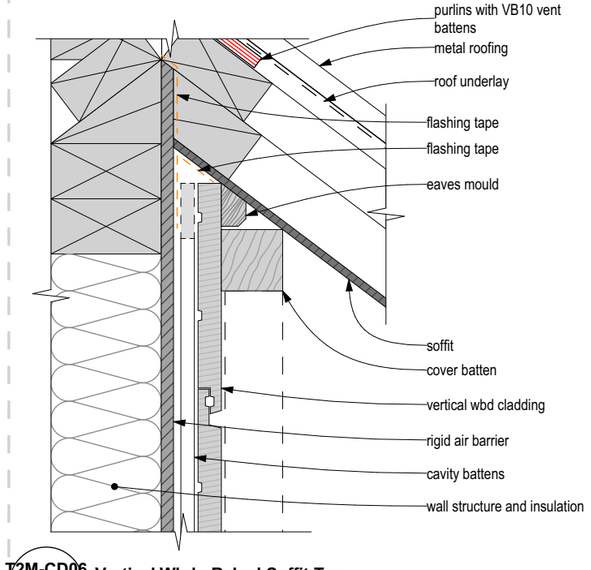
T2M-CD08 **Horizontal Wbd - Base of Wall - Overhang**
A-T2M-302 **Scale 1:5**



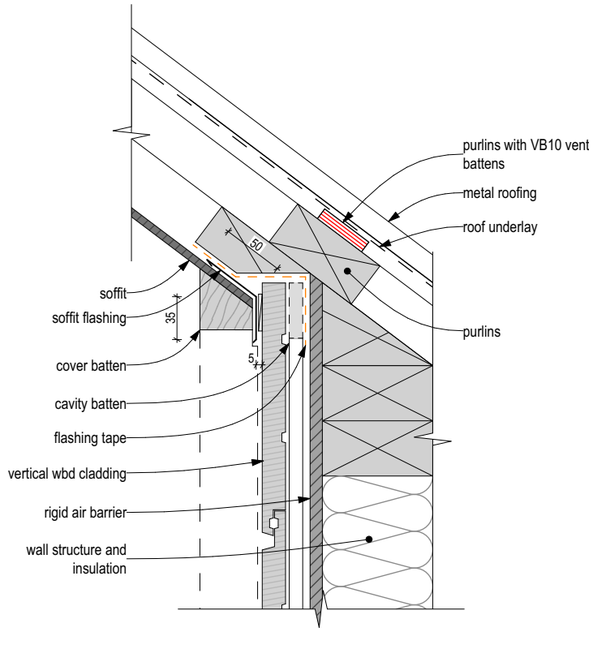
T2M-CD10 **Vertical Wbd - Base of Wall - Overhang**
A-T2M-402 **Scale 1:5**



T2M-CD09 **Horizontal Wbd - Top of Wall to Soffit**
A-T2M-302 **Scale 1:5**



T2M-CD06 **Vertical Wbd - Raked Soffit Top**
A-T2M-401 **Scale 1:5**



T2M-CD07 **Vertical Wbd - Raked Soffit Bottom**
A-T2M-401 **Scale 1:5**

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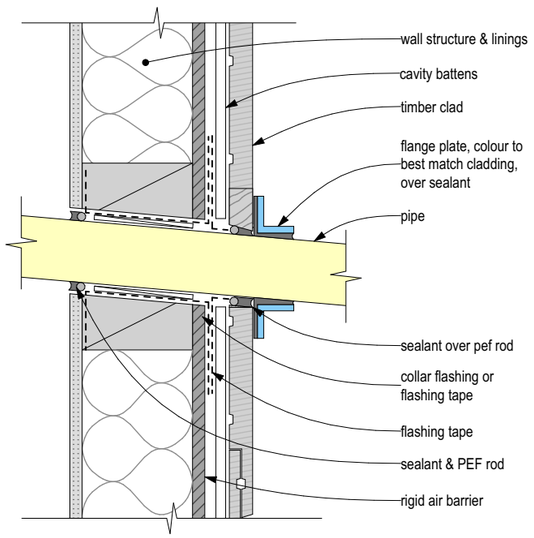
Building Consent

Drawing:
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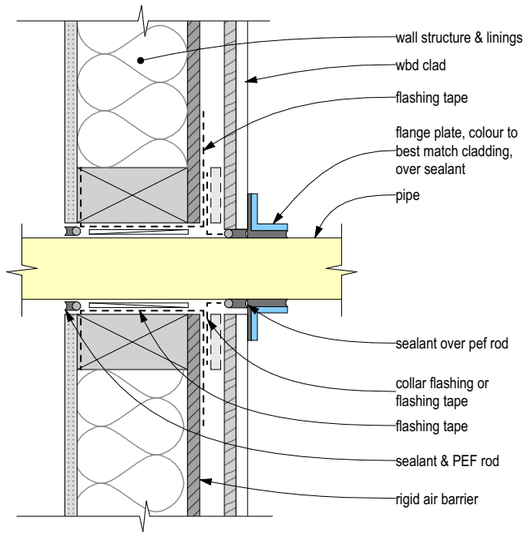
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CIRCULAR PIPE



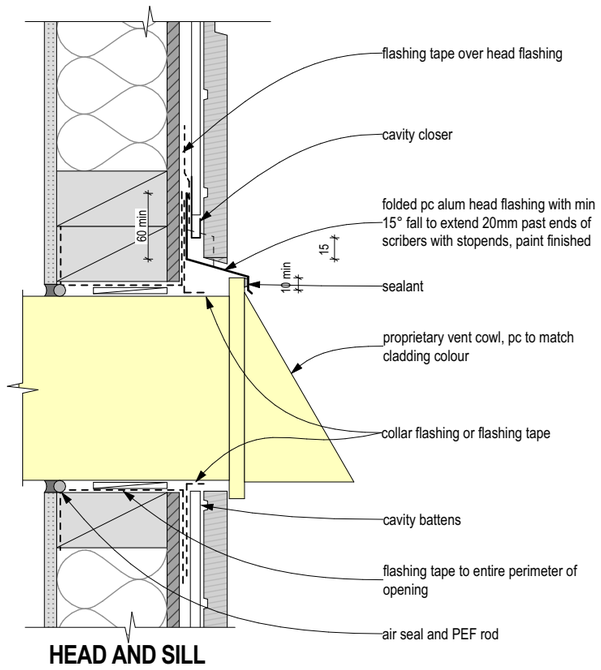
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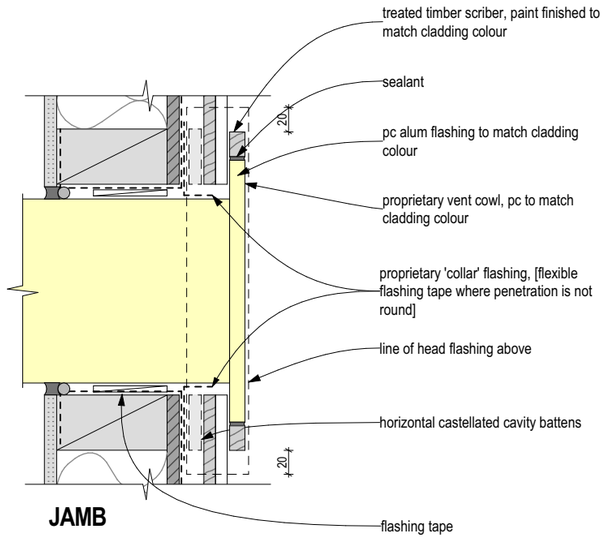
PLAN

T2M-CD12 A-T2M-402 **Horizontal Wbd - Penetrations**
Scale 1:5

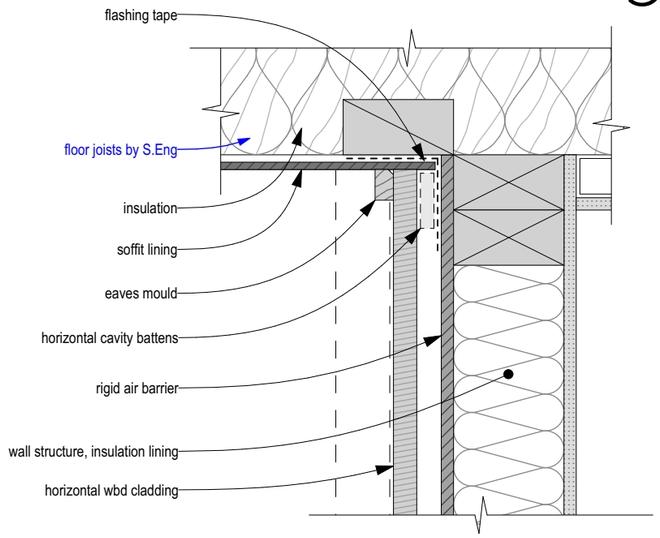
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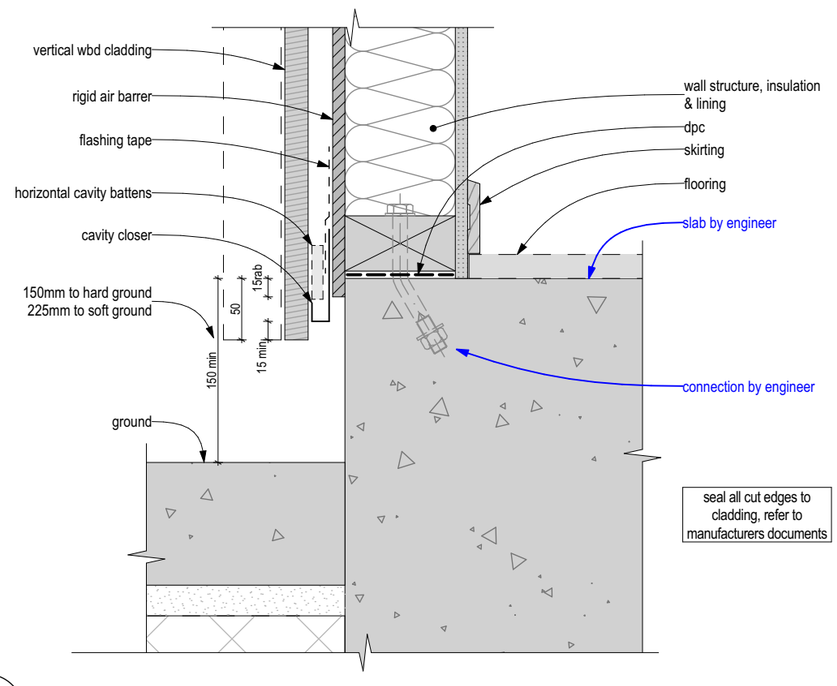
HEAD AND SILL



JAMB



T2M-CD11 A-T2M-401 **Vertical Wbd - Top of Wall to Soffit**
Scale 1:5



T2M-CD13 A-T2M-401 **Vertical Wbd - Base of Wall**
Scale 1:5

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Building Consent

Drawing:
Details Clad

Project number:
2532

Drawing number / Revision:
A-T2M-603/A

Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

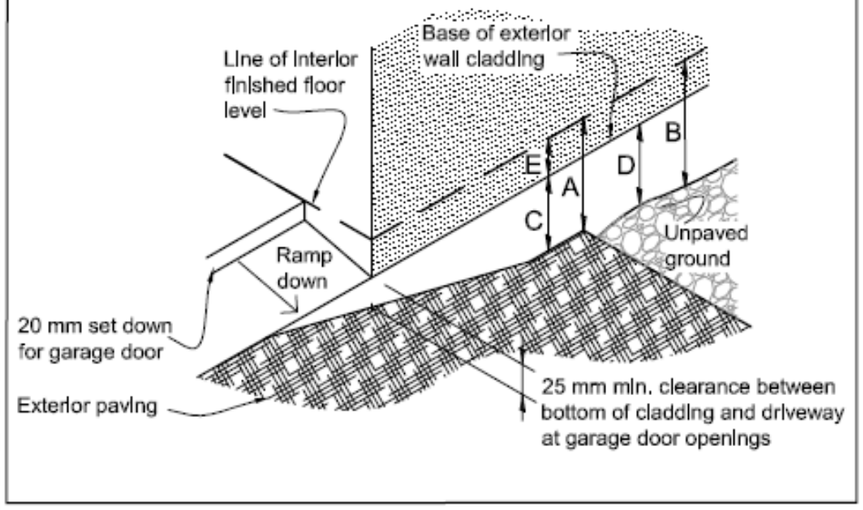
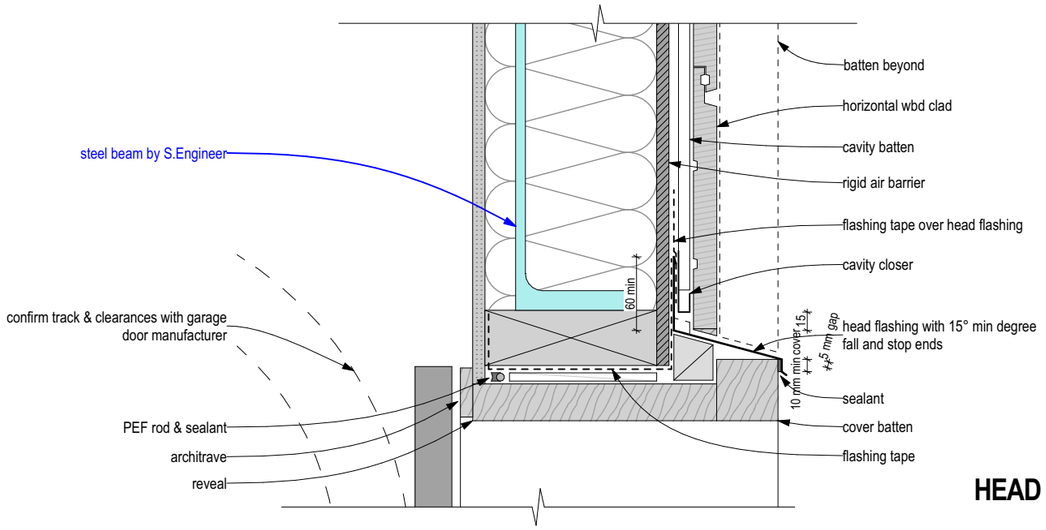


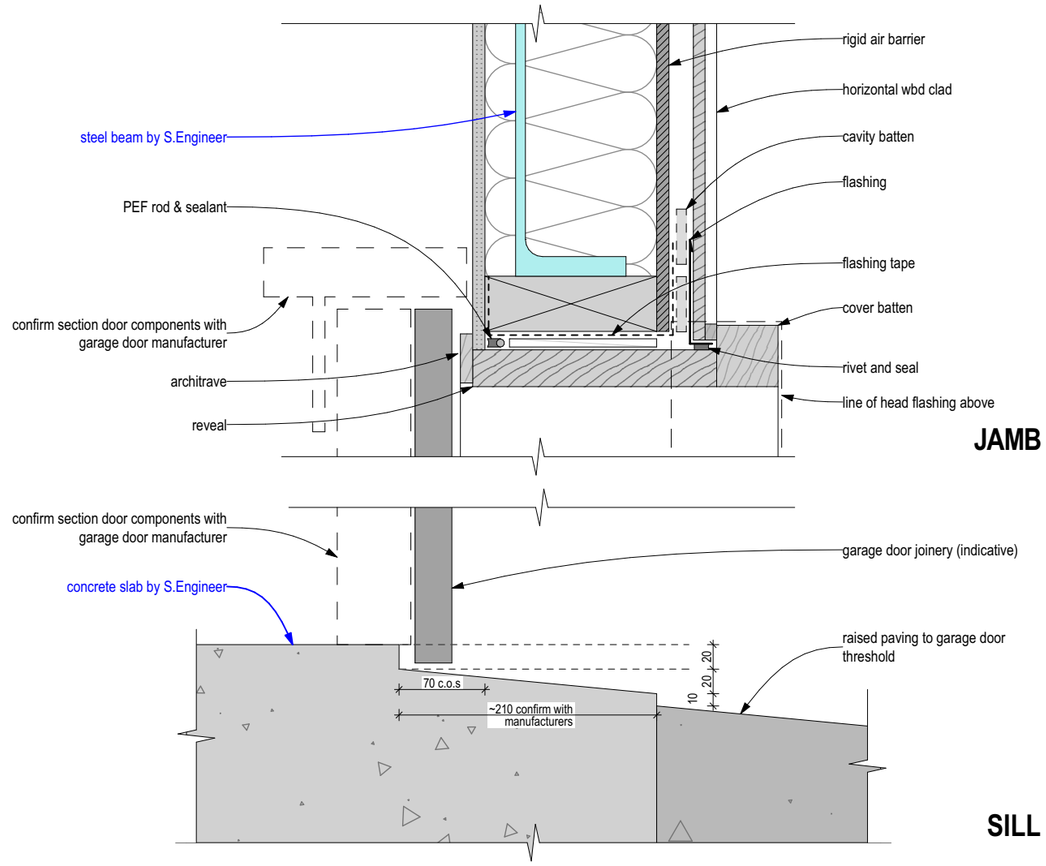
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Other claddings				
	A	B	C	D	E
Concrete slab	150	225	100	175	50

T2M-GD01 A-T2M-401 **Garage Door - Horizontal Wbd**
Scale 1:5



HEAD



JAMB

SILL

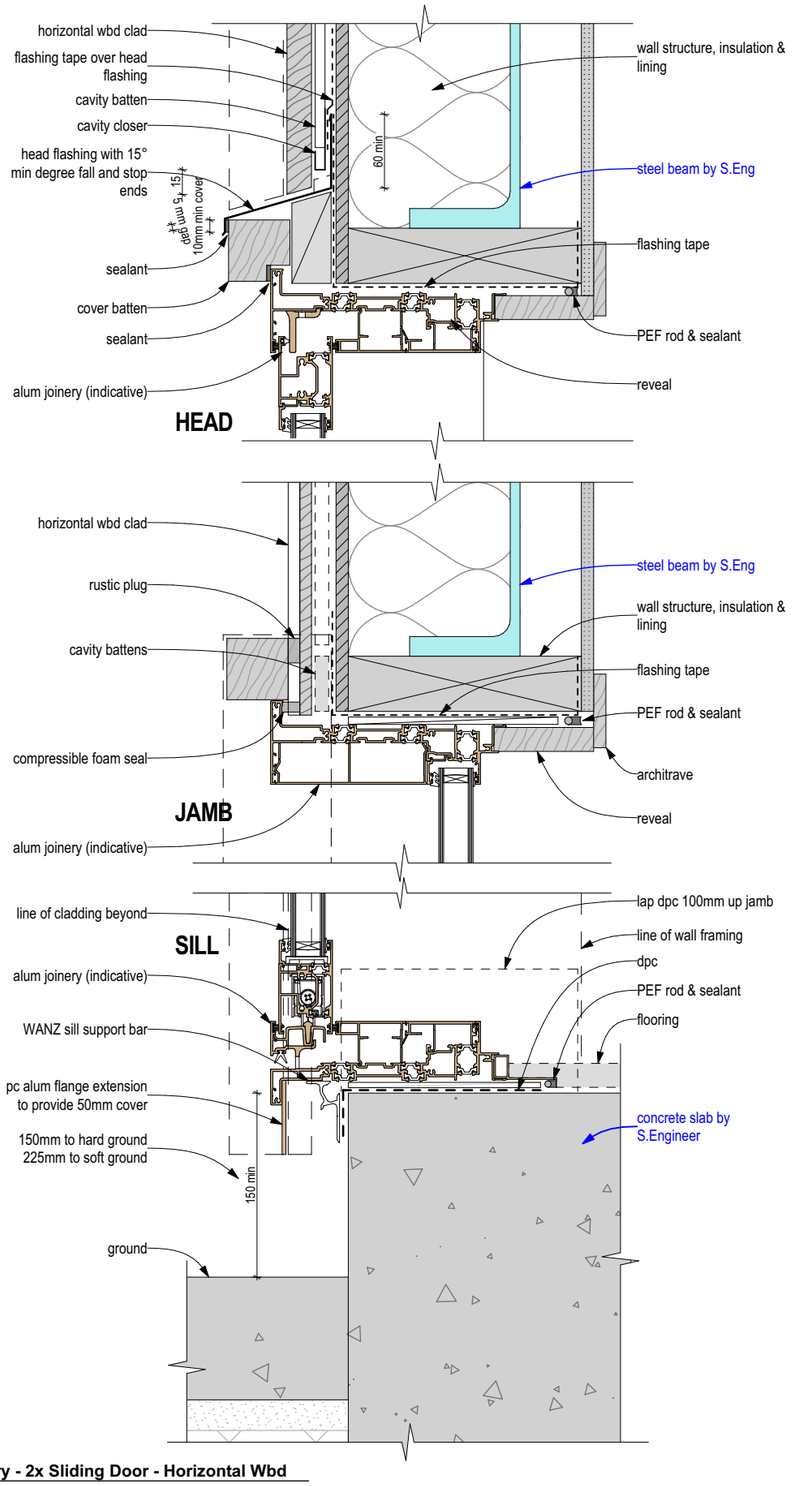
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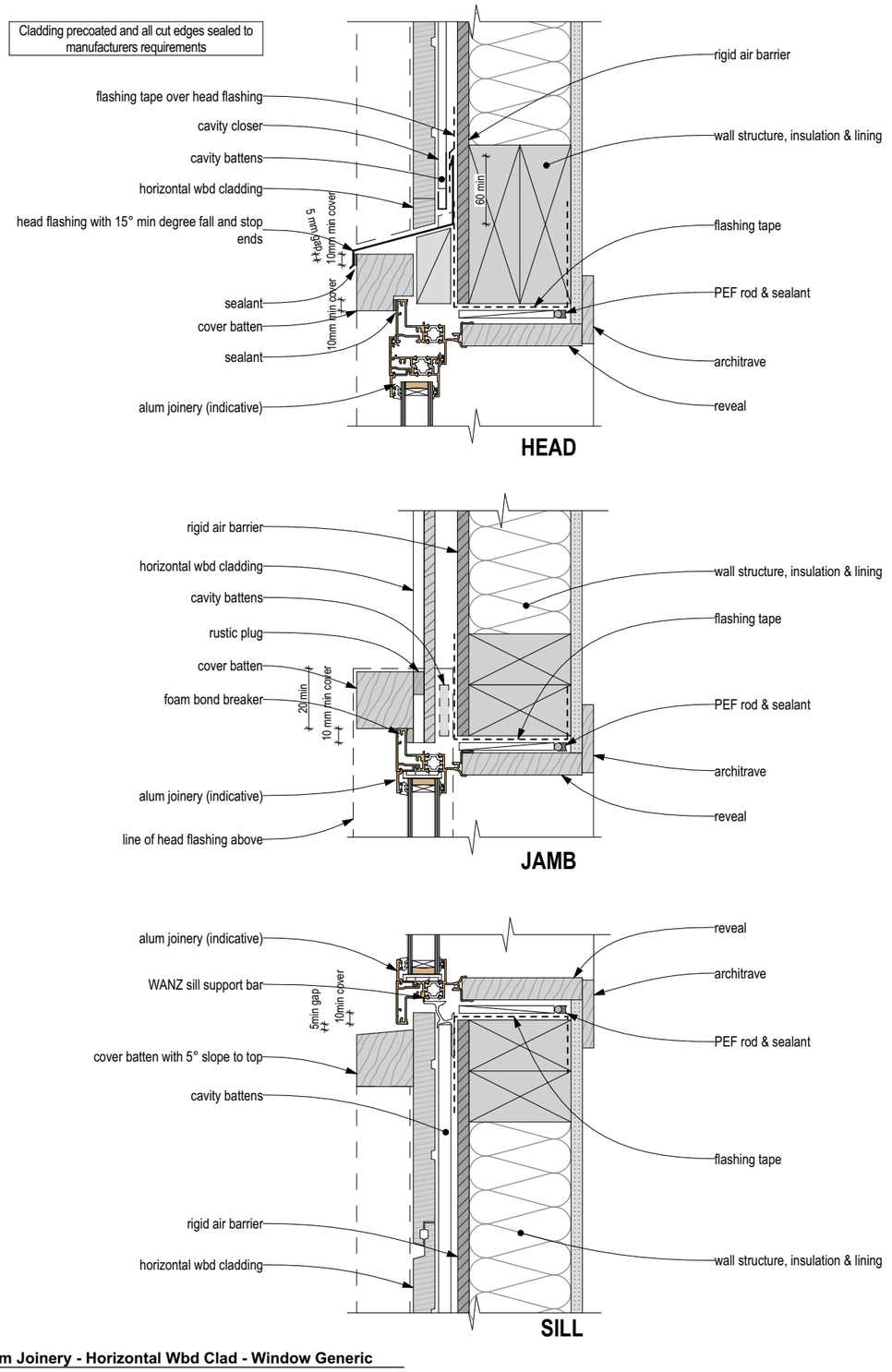
ISSUE:	Rev:	Date:	Comment:	PRINTED: 19/06/2026
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Scale @ A3: 1:5
All dimensions to be checked on site, do not scale off drawings.

Building Consent
Drawing: Details Joinery
Project number: **2532**
Drawing number / Revision: **A-T2M-604/A**



T2M-JD09 A-T2M-302 **Alum Joinery - 2x Sliding Door - Horizontal Wbd**
Scale 1:5



T2M-JD02 A-T2M-401 **Alum Joinery - Horizontal Wbd Clad - Window Generic**
Scale 1:5

The Links

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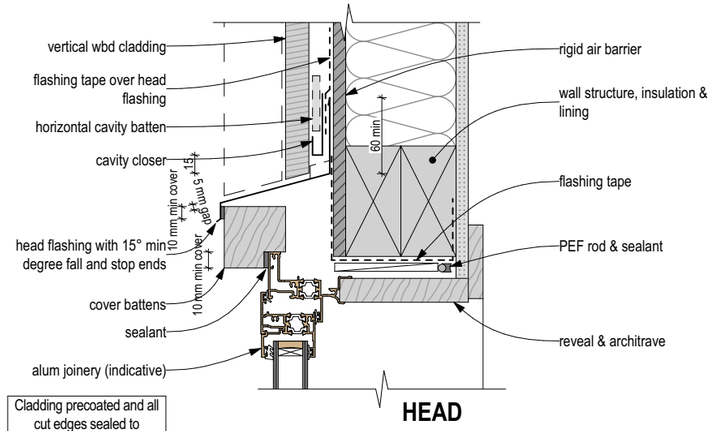
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Building Consent

Drawing: Details Joinery

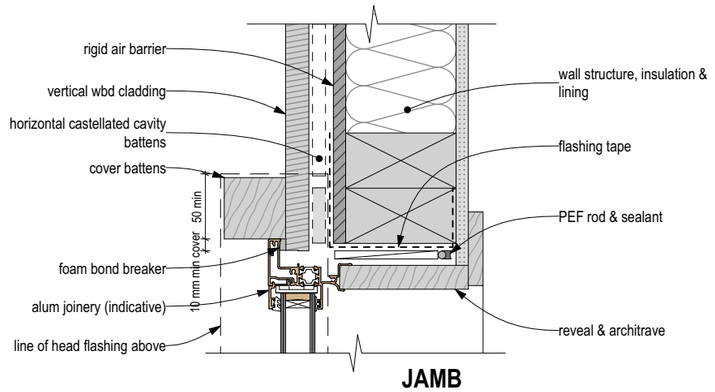
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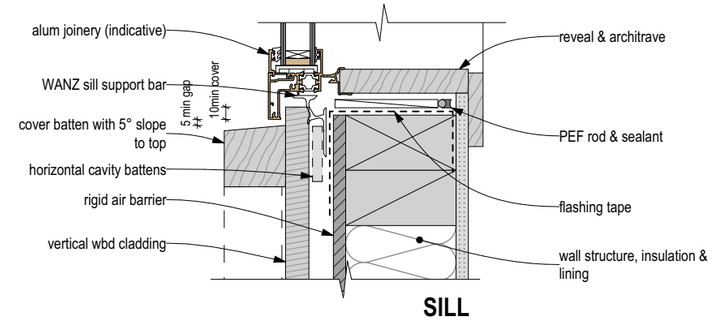


Cladding precoated and all cut edges sealed to manufacturers requirements

HEAD

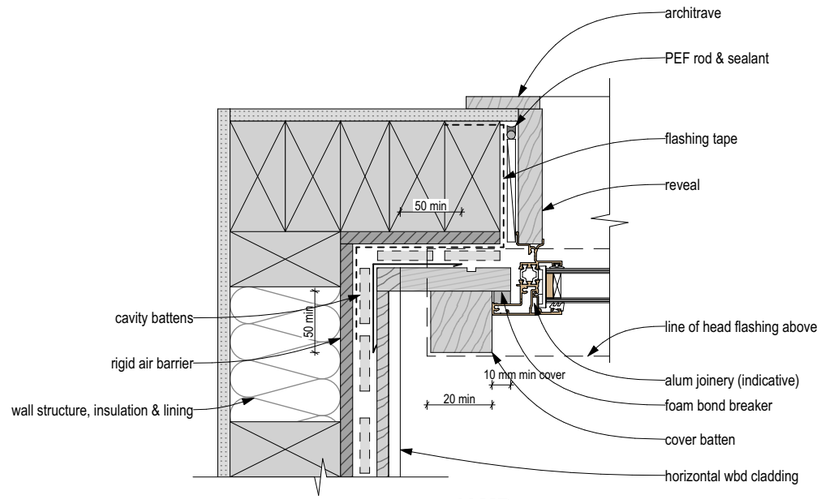


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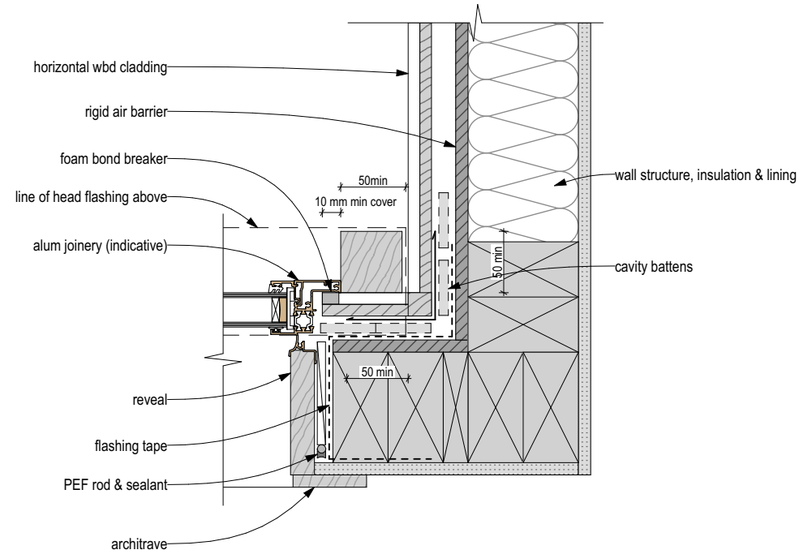
SILL

T2M-JD03 **Alum Joinery - Vertical Wbd - Window Generic**
A-T2M-401 **Scale 1:5**



JAMB

T2M-JD05 **Alum Joinery - Vertical Wbd Internal Corner to Horizontal Wbd**
A-T2M-201 **Scale 1:5**



JAMB

T2M-JD06 **Alum Joinery - Horizontal Wbd - Jamb to Wall**
A-T2M-201 **Scale 1:5**

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Scale @ A3: 1:5

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Building Consent

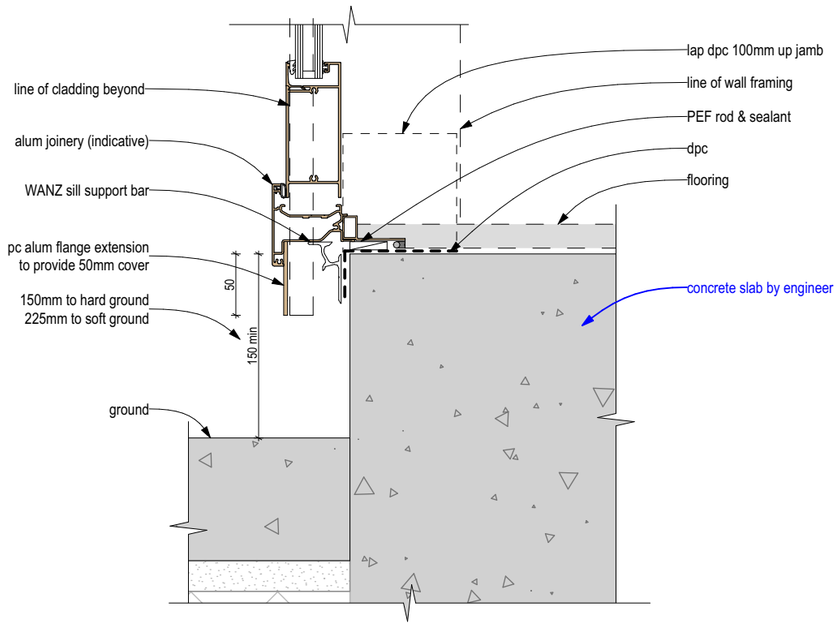
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Project number: **2532**

Drawing number / Revision: **A-T2M-606/A**

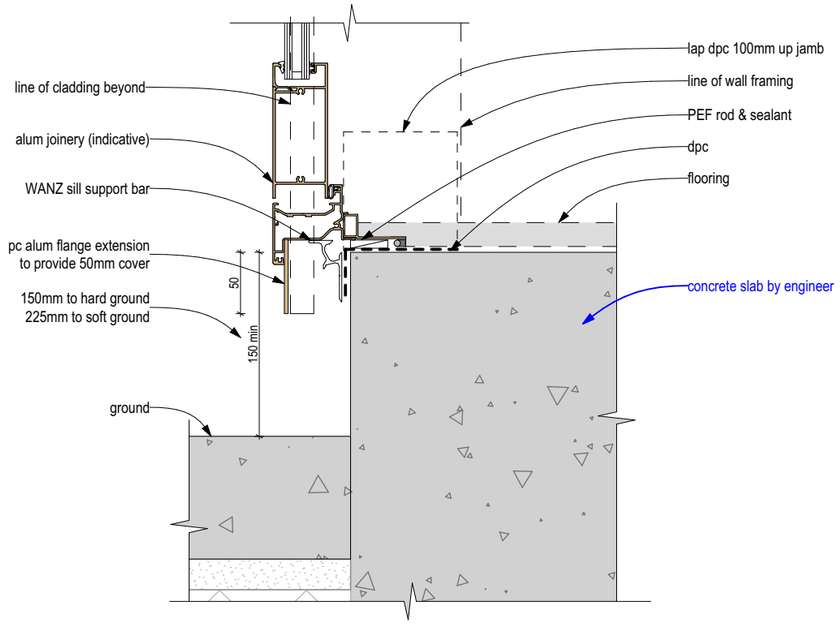
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SILL



T2M-JD07 / A-T2M-401 **Alum Joinery - Hinged In Door**
Scale 1:5

SILL



T2M-JD08 / A-T2M-402 **Alum Joinery - Hinged Out Door**
Scale 1:5

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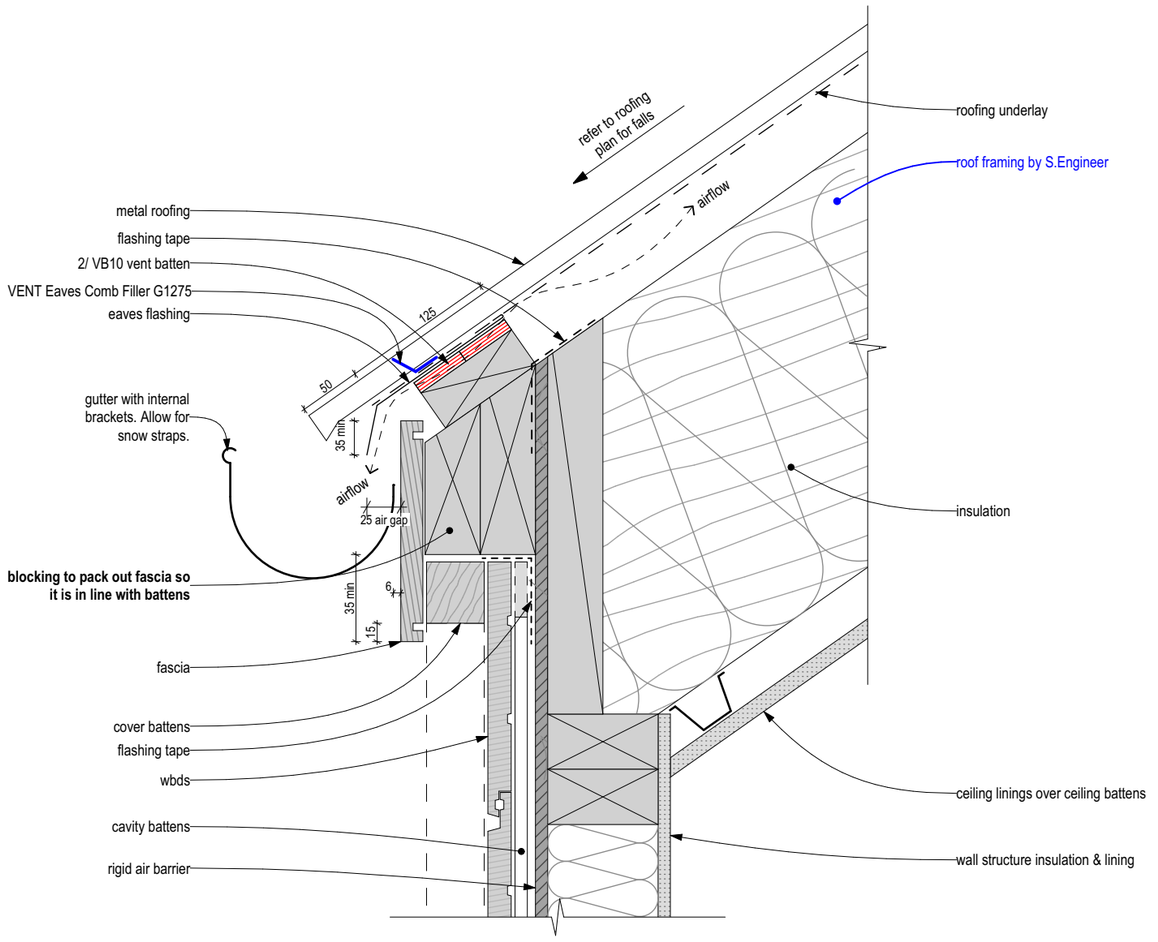
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Building Consent

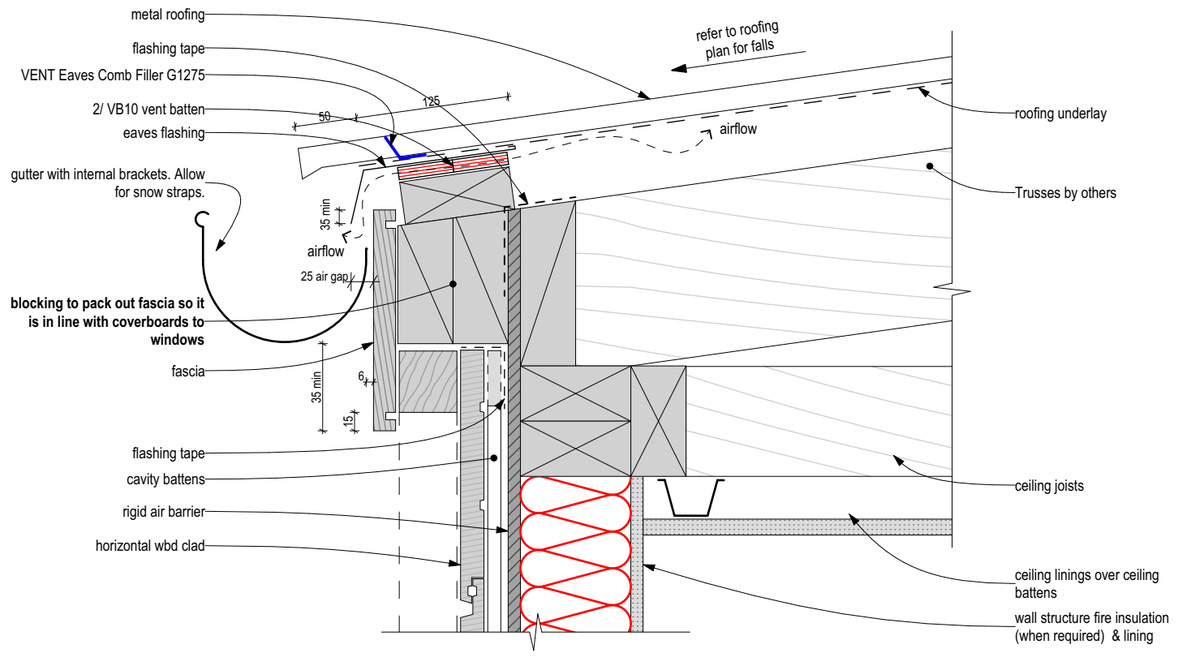
Drawing: Details Joinery

Project number: **2532**

Drawing number / Revision: **A-T2M-607/A**



T2M-RD01 **Cgtd Roof - Eave No Overhang - Horizontal Wbd**
A-T2M-301 **Scale 1:5**



T2M-RD02 **Cgtd Roof - Eave Lower Roof - No Overhang Horizontal Wbd**
A-T2M-202 **Scale 1:5**

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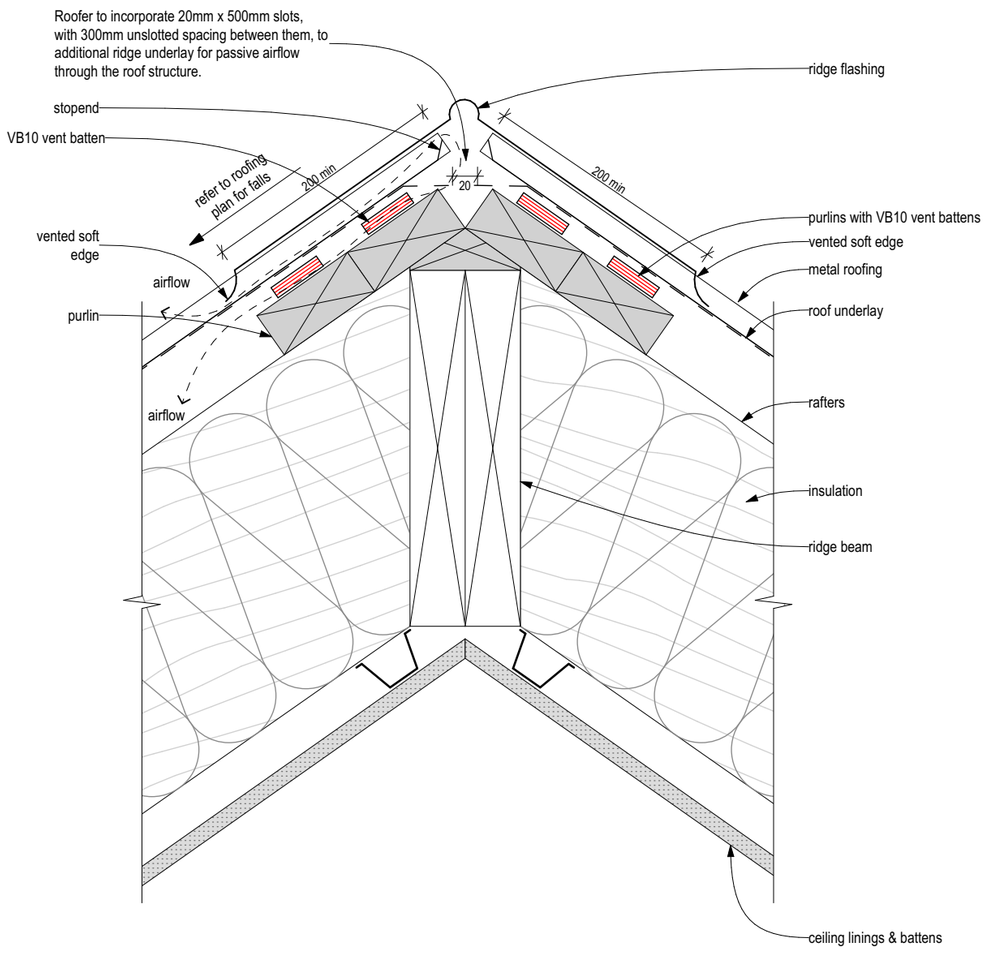
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Building Consent

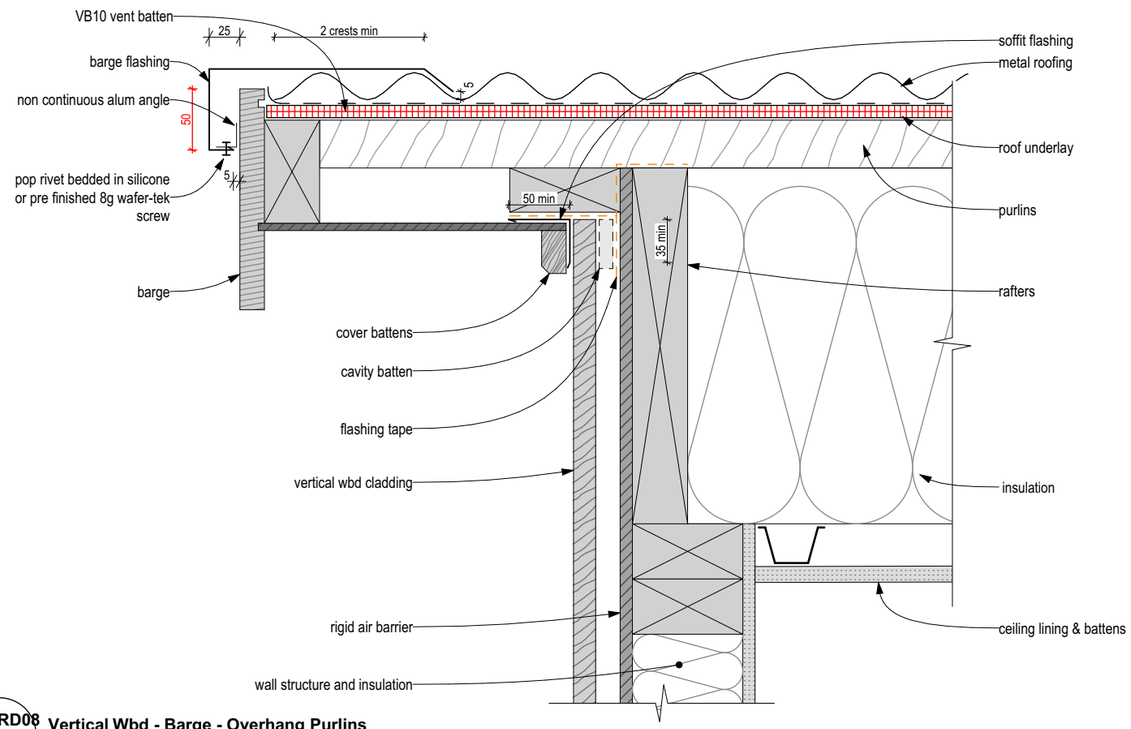
Drawing:
Details Roof

Project number:
2532

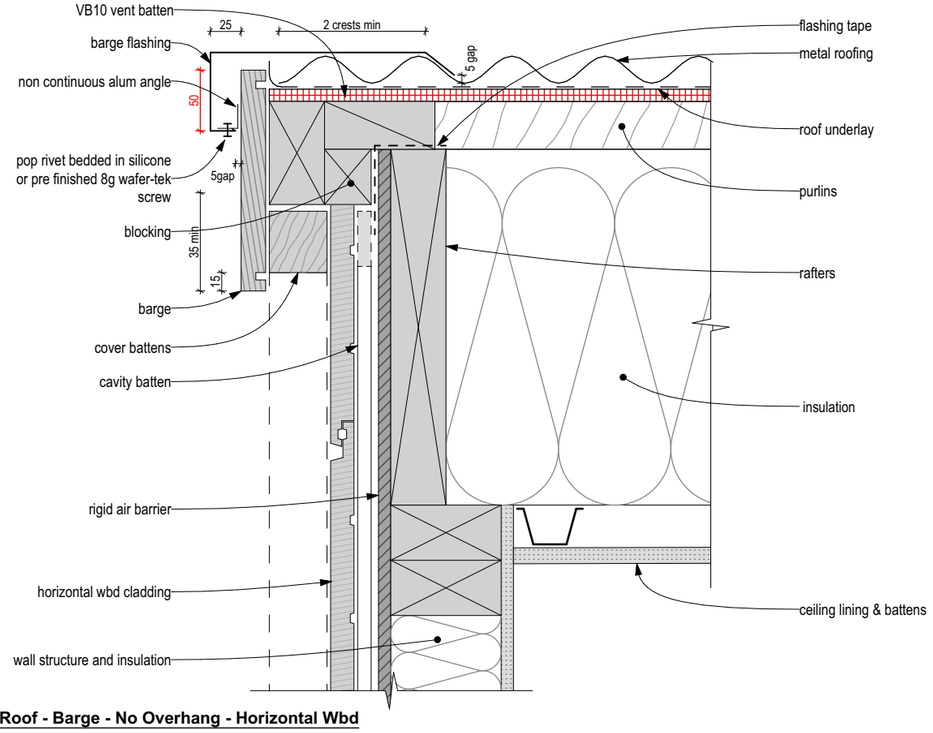
Drawing number / Revision:
A-T2M-608/A



T2M-RD03 **Cgtd Roof - Gable Ridge**
A-T2M-301 **Scale 1:5**



T2M-RD08 **Vertical Wbd - Barge - Overhang Purlins**
A-T2M-202 **Scale 1:5**



T2M-RD09 **Cgtd Roof - Barge - No Overhang - Horizontal Wbd**
A-T2M-302 **Scale 1:5**

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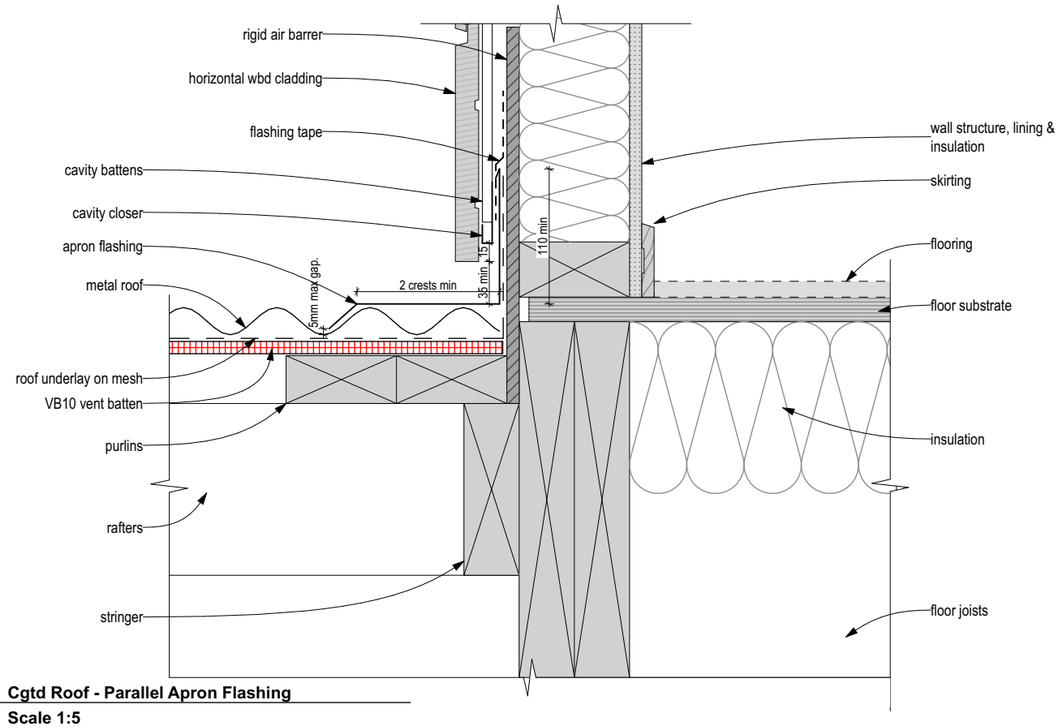
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Building Consent
Drawing:
Details Roof

Project number:
2532

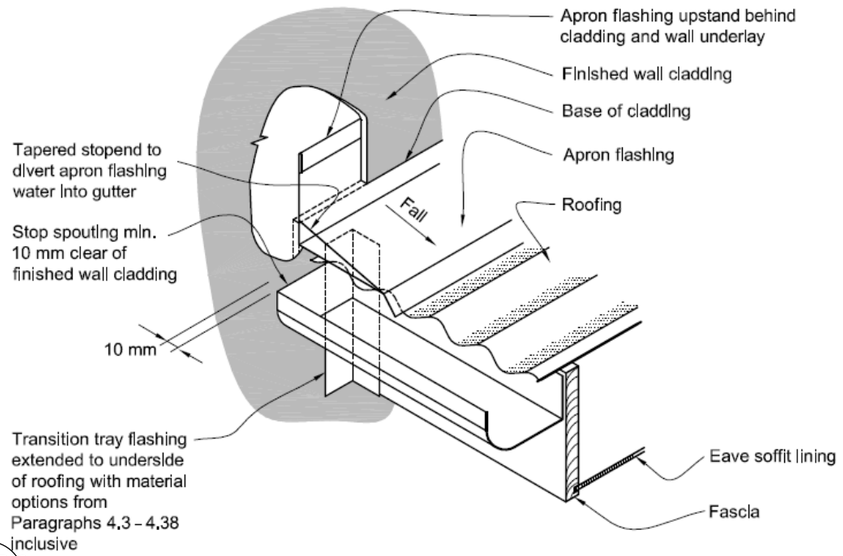
Drawing number / Revision:
A-T2M-609/A



T2M-RD10 A-T2M-301 **Cgtd Roof - Parallel Apron Flashing** Scale 1:5

Figure 8B: Gutter/wall junction
Paragraphs 5.1 and 5.2

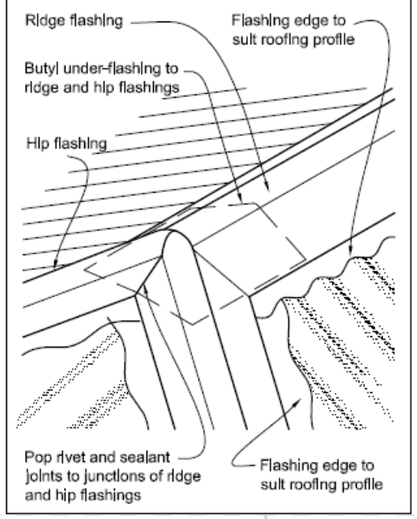
NOTE: (1) The upstand at the lower edge of the *apron flashing* may be preformed to a larger size and then trimmed on site to suit.
(2) The transition *flashing* bridges gap at the end of the fascia to protect the soffit *framing*.
(3) *Wall underlay* omitted for clarity.



T2M-RD13 A-T2M-201 **Cgtd Roof - Gutter to Wall Detail - Generic** Scale : NTS

Figure 43: Ridge to hip flashings
Paragraphs 8.4.11 and 8.4.12

NOTE: *Flashing* cover varies according to *wind* zone – refer Table 7.
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.



T2M-RD15 #LayID **Cgtd Roof - Standard Hipped Roof Detail** Scale: NTS

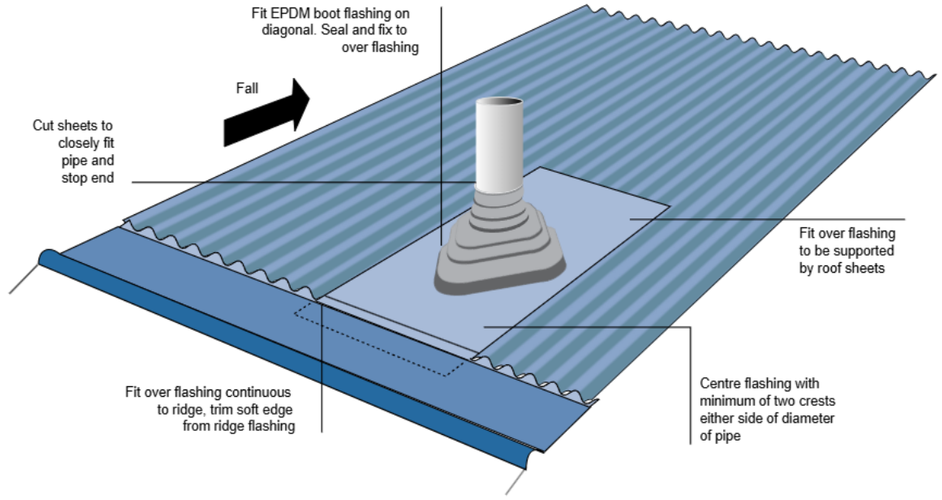
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9.5.1 Boot Flashings to an Over Flashing — Pipe Diameter: Max 500mm

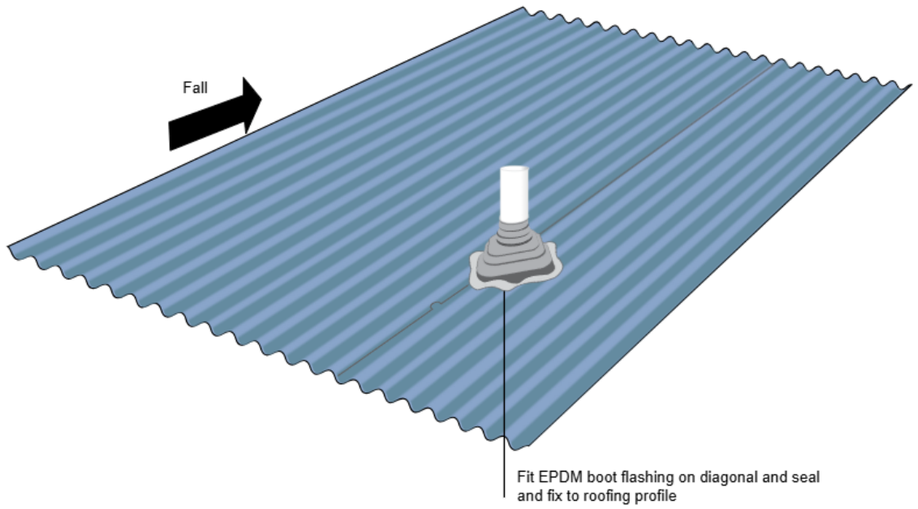
Boot flashings fitted to an over flashing are acceptable at pitches down to the minimum of that allowed for the profile. Typically, this is 8° for standard corrugated, and 3° for trapezoidal and trough sections. These boot flashings must be fixed diagonally to the fall of the roof at pitches below 10°.

Over flashings can be continuous to the apex, or terminate with a soaker at the upper edge.

9.5.1A Over-Flashed Boot Flashing on Corrugated Profile



Direct-fixed boot on Corrugated Profiles — Pipe Diameter: Max 85mm



T2M-RD14 A-T2M-202 **Cgtd Roof - Standard Pipe Penetration Detail** Scale: NTS

The Links

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Building Consent
Drawing: Details Roof
Project number: **2532**
Drawing number / Revision: **A-T2M-610/A**

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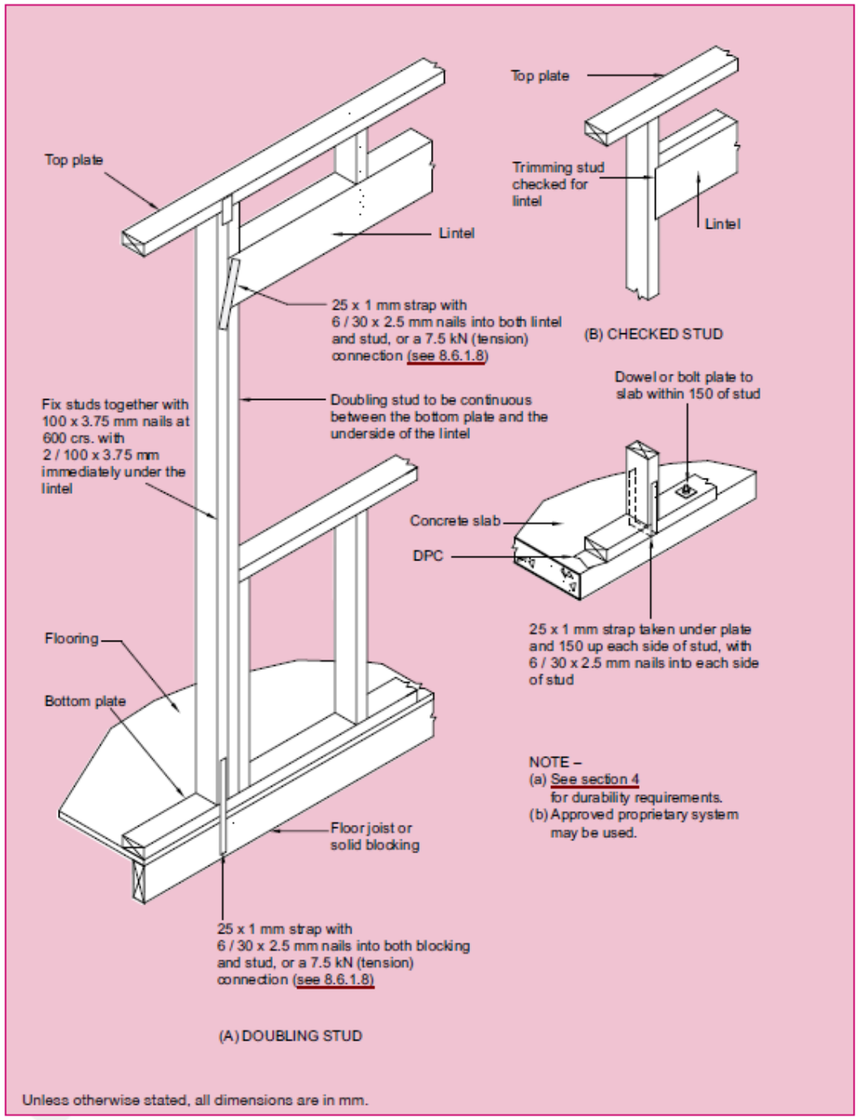


Figure 8.12 – Lintel fixing to prevent uplift (see 8.6.1.8 and table 8.14 (a) and (b))

Generic Lintel

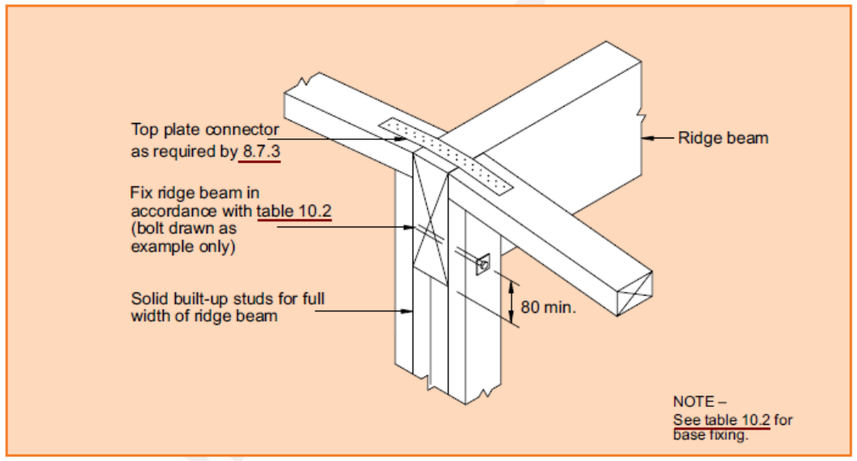


Figure 10.8 – Example of fixing ridge beam to wall (see 10.2.1.5.2)

Generic Ridge Beam Connection

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Building Consent

Drawing: Details Generic

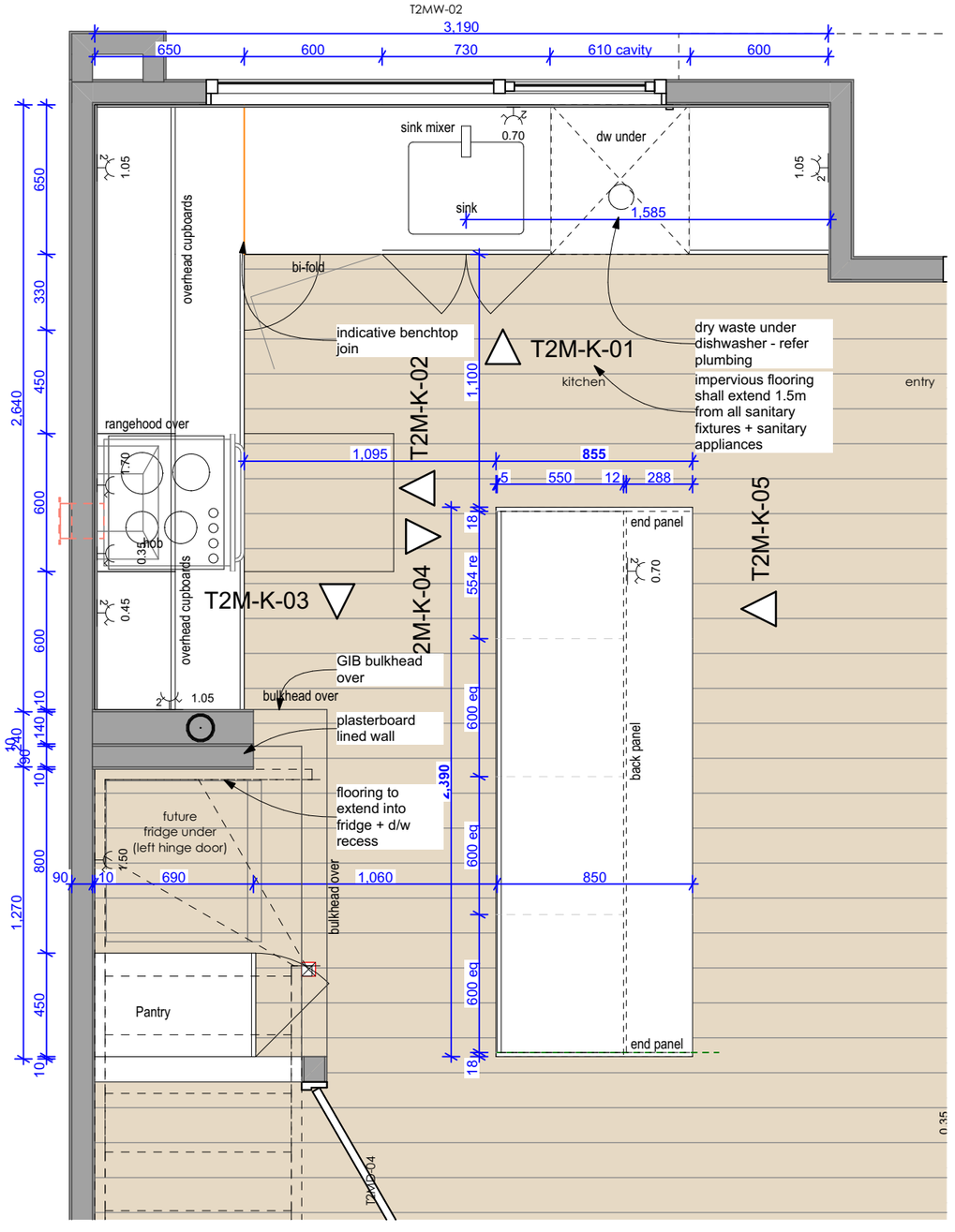
Project number: **2532**

Drawing number / Revision: **A-T2M-611/A**



#LayID

Type 2M Kitchen 3D (reference only)
Scale 1:125



1. / **-**
T2M - Kitchen Plan
Scale 1:25

KITCHEN JOINERY

- Allow for taking delivery and installation of all client supplied items
- Check all dimensions/ clearances on site prior to manufacture

JOINERY ABBREVIATIONS

adj =Adjustable shelf, **dr** = Drawer, **eq** = Equal (measurement), **cbd** = Cupboard
db = Double **re** = Remainder

CABINETRY

- 18mm Melteca on MR MDF with 1mm PVC edging
- 12mm Melteca backs unless otherwise stated
- Toe space to be removable MR MDF, with PVC bottom edge finish
- PVC edging colourmatched to door fronts
- All fixings shall be hidden
- All shelves adjustable
- Drawers on full extension soft close runners, as deep as carcase will allow.
- Hinges to be overlay self-closing.
- Allow for packers to top & sides of all joinery units where being fitted tight to walls & ceiling, material to match joinery
- Use packing panel to take up difference between acoustically treated and non acoustically treated units
- Melteca Bulkheads unless otherwise noted. Flush with cabinetry. Colourmatched to doors + drawer fronts.
- 60x20mm dishwasher rail to support bench. Foil tape to protect it from steam as per installation manuals.

EXTERNAL CABINETRY

- Doors and drawer fronts to be 18mm selected Melteca with 1mm PVC edging. Pantry doors to be 18mm Melteca with 1mm PVC edging.
- Neutral + Solid Tone Colour: Refer schedules
- Wood Grain Collection Colour: Refer schedules

INTERNAL CABINETRY (HIDDEN)

- All carcasses to be 18mm Melteca on MR MDF with 1mm PVC edging.
- Colour: Refer Interior Joinery schedule.

BENCHTOP - VANITIES - HANDLES

Selected engineered stone benchtop. Allow for 20mm thickness (normal slab size 3,000x1,400mm or jumbo size 3,200x1,600mm).
- Edge detail: Square
- Colour: Refer Interior Joinery schedule.

Overhead Cupboard Handles
- Overhang overhead cupboard doors 20mm below to allow for opening
Push to open to cupboard where there is no overhang

Recessed Handles (Lower Cupboards)
45° direct integrated recessed trim to top of all doors / drawers
Finish: refer schedules

TILING/ FLOORING

Walls: Selected tiled splashback. Provide waterproofing membrane within 300mm of sinks.
- Colour/ Size: Refer schedules

Floors: Make allowance for floor finish thickness regarding final bench height.
- Colour/ thickness: Refer schedules.

FITTINGS & FIXTURES

Allow to install the following indicative appliances. Final models to be supplied and confirmed by client.
- Underbench Oven: 60cm Single Oven: TBC 598mm x597mm x565mm (HxWxD)
- Ceramic 4 Element Electric Cooktop: TBC 59mmx600mmx530mm (HxWxD)
- Rangehood: HP60ICSX4 780m³/hr 285mm x 492mm x 277mm (HxWxD)
- Dishwasher: TBC
- Freestanding Fridge: Cavity only - make allowances for HRF420BEC + 50mm clearance right around (front, back, left + right) - 1725mm x 700mm x 675mm (HxWxD)
- Microwave Cavity: Cavity only 350mm x 578mm x 650mm (HxWxD)
- Single Bowl Sink: Undermounted sink with built in overflow. Finish - refer schedule TBC 500x400x200mm (HxWxD)
- Bench Mounted Sink Mixer: Finish - refer schedule
- Pull Out Rubbish Bins: Hideaway Compact Range or similar - sized to suit, refer drawings.
- Pull-Out Pantries: Spacetower pantry unit, Rappana Cabinetry edge pull handle 500mm or similar. Finish - refer schedules
- 1x Cutlery + 1x Utensil Insert: Provide plastic moulded
- Waste Disposal: not required but allow for future provision

ELECTRICAL

Refer to ELECTRICAL PLAN

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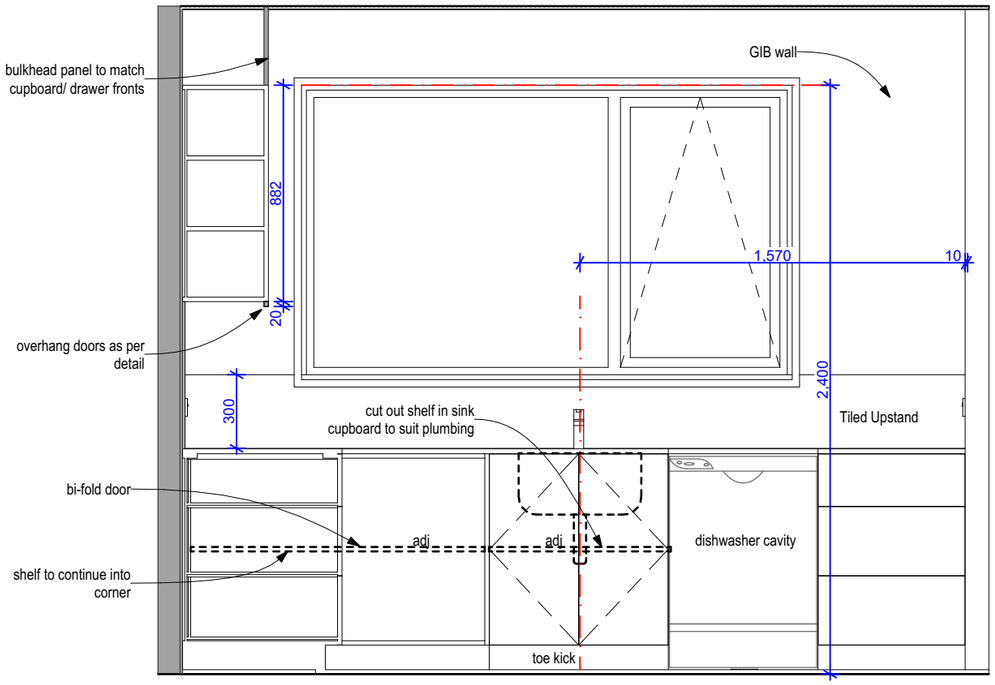
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Building Consent
Drawing:
Kitchen Plan

Project number:
2532

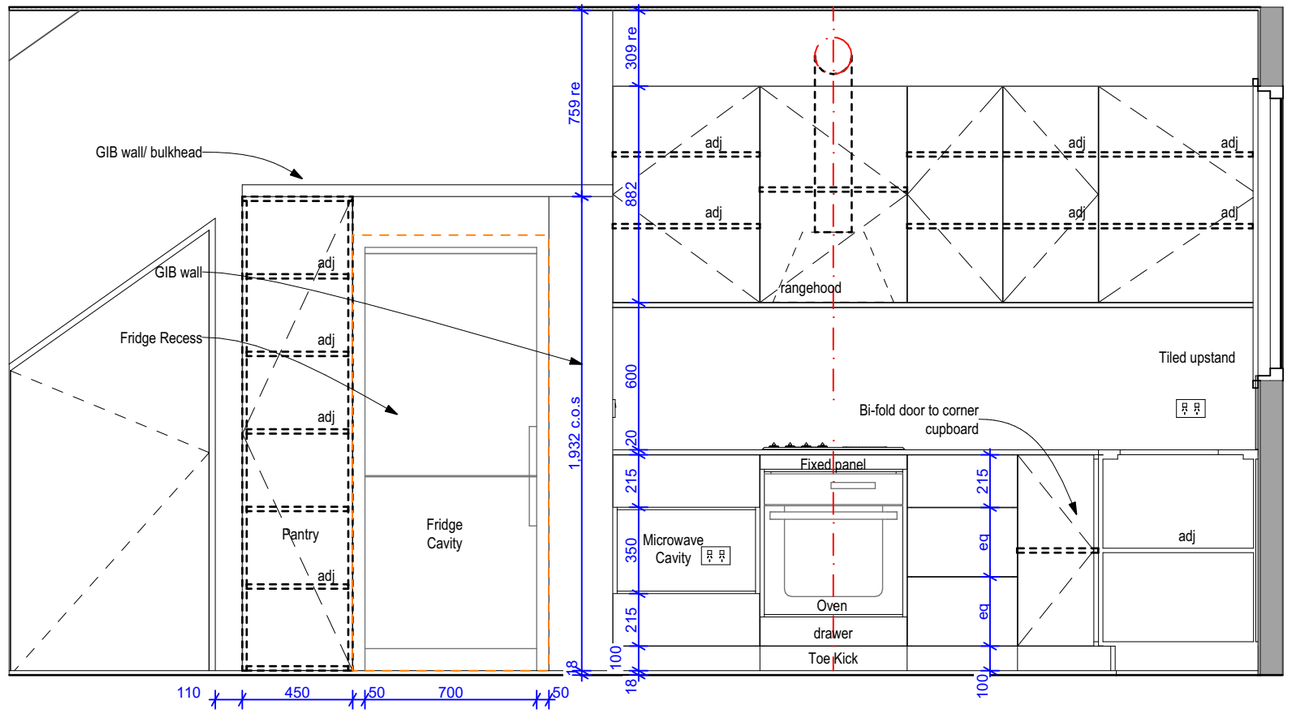
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T2M-K-01 #LayID

Elevation 01

Scale 1:25



T2M-K-02 #LayID

Elevation 02

Scale 1:25

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KITCHEN JOINERY
- Allow for taking delivery and installation of all client supplied items
- Check all dimensions/ clearances on site prior to manufacture

JOINERY ABBREVIATIONS
adj =Adjustable shelf, **dr** = Drawer, **eq** = Equal (measurement), **cbd** = Cupboard
db = Double **re** = Remainder

CABINETRY
- 18mm Melteca on MR MDF with 1mm PVC edging
- 12mm Melteca backs unless otherwise stated
- Toe space to be removable MR MDF, with PVC bottom edge finish
- PVC edging colourmatched to door fronts
- All fixings shall be hidden
- All shelves adjustable
- Drawers on full extension soft close runners, as deep as carcase will allow.
- Hinges to be overlay self-closing.
- Allow for packers to top & sides of all joinery units where being fitted tight to walls & ceiling, material to match joinery
- Use packing panel to take up difference between acoustically treated and non acoustically treated units
- Melteca Bulkheads unless otherwise noted. Flush with cabinetry. Colourmatched to doors + drawer fronts.
- 60x20mm dishwasher rail to support bench. Foil tape to protect it from steam as per installation manuals.

EXTERNAL CABINETRY
- Doors and drawer fronts to be 18mm selected Melteca with 1mm PVC edging. Pantry doors to be 18mm Melteca with 1mm PVC edging.
- Neutral + Solid Tone Colour: Refer schedules
- Wood Grain Collection Colour: Refer schedules

INTERNAL CABINETRY (HIDDEN)
- All carcasses to be 18mm Melteca on MR MDF with 1mm PVC edging.
- Colour: Refer Interior Joinery schedule.

BENCHTOP - VANITIES - HANDLES
Selected engineered stone benchtop. Allow for 20mm thickness (normal slab size 3,000x1,400mm or jumbo size 3,200x1,600mm).
- Edge detail: Square
- Colour: Refer Interior Joinery schedule.

Overhead Cupboard Handles
- Overhang overhead cupboard doors 20mm below to allow for opening
Push to open to cupboard where there is no overhang

Recessed Handles (Lower Cupboards)
45° direct integrated recessed trim to top of all doors / drawers
Finish: refer schedules

TILING/ FLOORING
Walls: Selected tiled splashback. Provide waterproofing membrane within 300mm of sinks.
- Colour/ Size: Refer schedules

Floors: Make allowance for floor finish thickness regarding final bench height.
- Colour/ thickness: Refer schedules.

FITTINGS & FIXTURES
Allow to install the following indicative appliances. Final models to be supplied and confirmed by client.
- Underbench Oven: 60cm Single Oven: TBC 598mm x597mm x565mm (HxWxD)
- Ceramic 4 Element Electric Cooktop: TBC 59mmx600mmx530mm (HxWxD)
- Rangehood: HP60ICSX4 780m^3/hr 285mm x 492mm x 277mm (HxWxD)
- Dishwasher: TBC
- Freestanding Fridge: Cavity only - make allowances for HRF420BEC + 50mm clearance right around (front, back, left + right) - 1725mm x 700mm x 675mm (HxWxD)
- Microwave Cavity: Cavity only 350mm x 578mm x 650mm (HxWxD)
- Single Bowl Sink: Undermounted sink with built in overflow. Finish - refer schedule TBC 500x400x200mm (HxWxD)
- Bench Mounted Sink Mixer: Finish - refer schedule
- Pull Out Rubbish Bins: Hideaway Compact Range or similar - sized to suit, refer drawings.
- Pull-Out Pantries: Spacetower pantry unit, Rappana Cabinetry edge pull handle 500mm or similar. Finish - refer schedules
- 1x Cutlery + 1x Utensil Insert: Provide plastic moulded
- Waste Disposal: not required but allow for future provision

ELECTRICAL
Refer to ELECTRICAL PLAN

The Links
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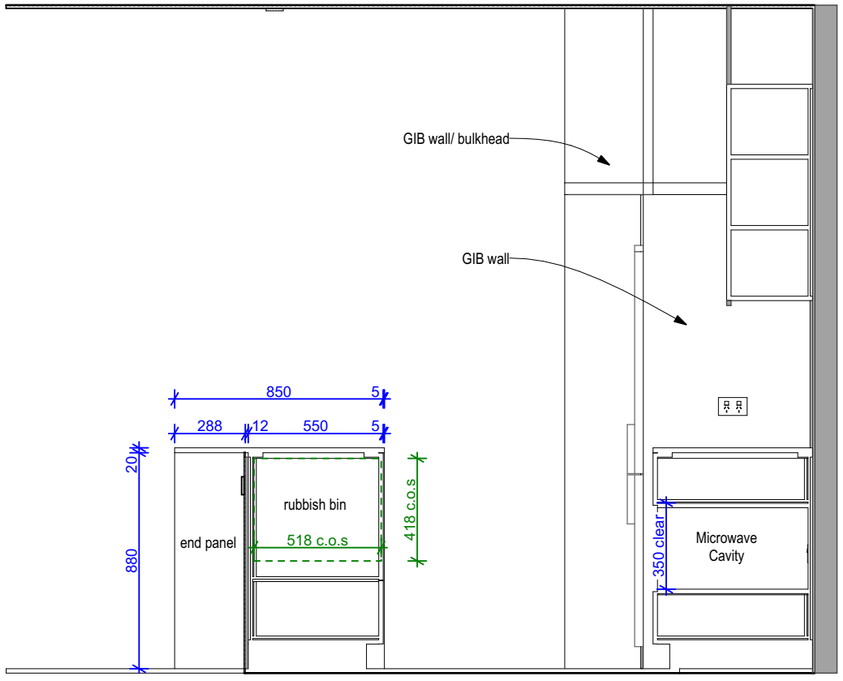
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Building Consent

Drawing: Kitchen Elevations

Project number: **2532**

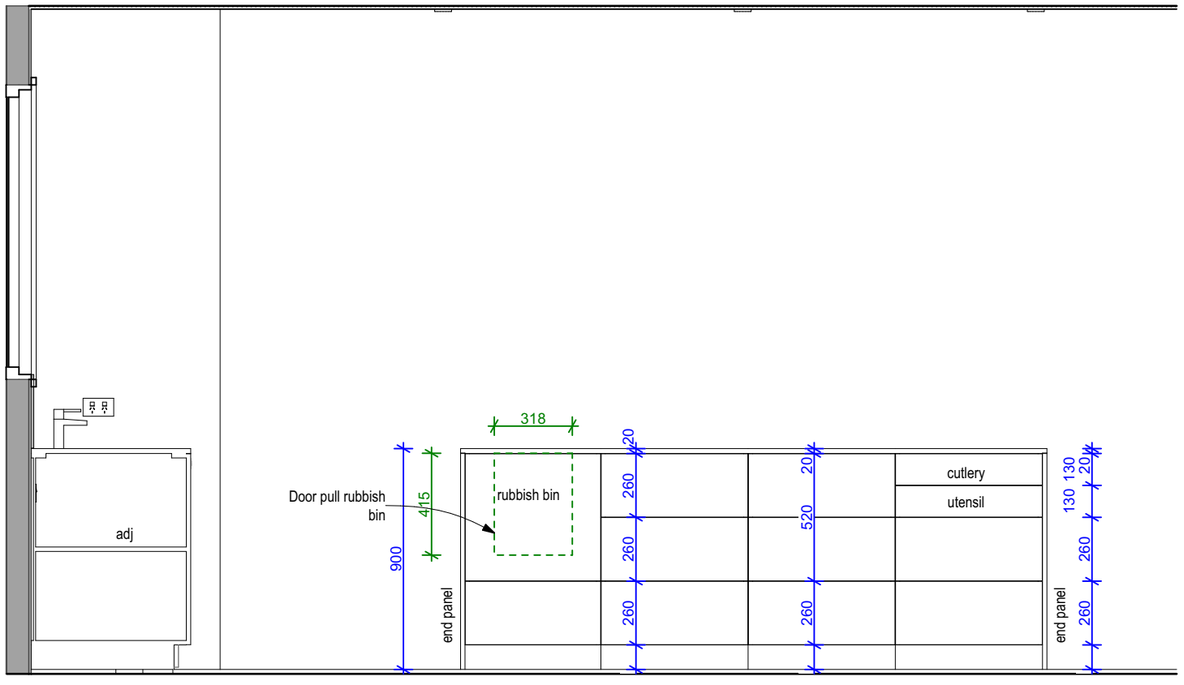
Drawing number / Revision: **A-T2M-702/A**



T2M-K-03 #LayID

Elevation 03

Scale 1:25



T2M-K-04 #LayID

Elevation 04

Scale 1:25

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KITCHEN JOINERY

- Allow for taking delivery and installation of all client supplied items
- Check all dimensions/ clearances on site prior to manufacture

JOINERY ABBREVIATIONS

adj =Adjustable shelf, **dr** = Drawer, **eq** = Equal (measurement), **cbd** = Cupboard
db = Double **re** = Remainder

CABINETRY

- 18mm Melteca on MR MDF with 1mm PVC edging
- 12mm Melteca backs unless otherwise stated
- Toe space to be removable MR MDF, with PVC bottom edge finish
- PVC edging colourmatched to door fronts
- All fixings shall be hidden
- All shelves adjustable
- Drawers on full extension soft close runners, as deep as carcase will allow.
- Hinges to be overlay self-closing.
- Allow for packers to top & sides of all joinery units where being fitted tight to walls & ceiling, material to match joinery
- Use packing panel to take up difference between acoustically treated and non acoustically treated units
- Melteca Bulkheads unless otherwise noted. Flush with cabinetry. Colourmatched to doors + drawer fronts.
- 60x20mm dishwasher rail to support bench. Foil tape to protect it from steam as per installation manuals.

EXTERNAL CABINETRY

- Doors and drawer fronts to be 18mm selected Melteca with 1mm PVC edging. Pantry doors to be 18mm Melteca with 1mm PVC edging.
- Neutral + Solid Tone Colour: Refer schedules
- Wood Grain Collection Colour: Refer schedules

INTERNAL CABINETRY (HIDDEN)

- All carcasses to be 18mm Melteca on MR MDF with 1mm PVC edging.
- Colour: Refer Interior Joinery schedule.

BENCHTOP - VANITIES - HANDLES

Selected engineered stone benchtop. Allow for 20mm thickness (normal slab size 3,000x1,400mm or jumbo size 3,200x1,600mm).
- Edge detail: Square
- Colour: Refer Interior Joinery schedule.

Overhead Cupboard Handles
- Overhang overhead cupboard doors 20mm below to allow for opening
Push to open to cupboard where there is no overhang

Recessed Handles (Lower Cupboards)
45° direct integrated recessed trim to top of all doors / drawers
Finish: refer schedules

TILING/ FLOORING

Walls: Selected tiled splashback. Provide waterproofing membrane within 300mm of sinks.
- Colour/ Size: Refer schedules

Floors: Make allowance for floor finish thickness regarding final bench height.
- Colour/ thickness: Refer schedules.

FITTINGS & FIXTURES

Allow to install the following indicative appliances. Final models to be supplied and confirmed by client.
- Underbench Oven: 60cm Single Oven: TBC 598mm x597mm x565mm (HxWxD)
- Ceramic 4 Element Electric Cooktop: TBC 59mmx600mmx530mm (HxWxD)
- Rangehood: HP60ICSX4 780m^3/hr 285mm x 492mm x 277mm (HxWxD)
- Dishwasher: TBC
- Freestanding Fridge: Cavity only - make allowances for HRF420BEC + 50mm clearance right around (front, back, left + right) - 1725mm x 700mm x 675mm (HxWxD)
- Microwave Cavity: Cavity only 350mm x 578mm x 650mm (HxWxD)
- Single Bowl Sink: Undermounted sink with built in overflow. Finish - refer schedule TBC 500x400x200mm (HxWxD)
- Bench Mounted Sink Mixer: Finish - refer schedule
- Pull Out Rubbish Bins: Hideaway Compact Range or similar - sized to suit, refer drawings.
- Pull-Out Pantries: Spacetower pantry unit, Rappana Cabinetry edge pull handle 500mm or similar. Finish - refer schedules
- 1x Cutlery + 1x Utensil Insert: Provide plastic moulded
- Waste Disposal: not required but allow for future provision

ELECTRICAL

Refer to ELECTRICAL PLAN

The Links

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Building Consent

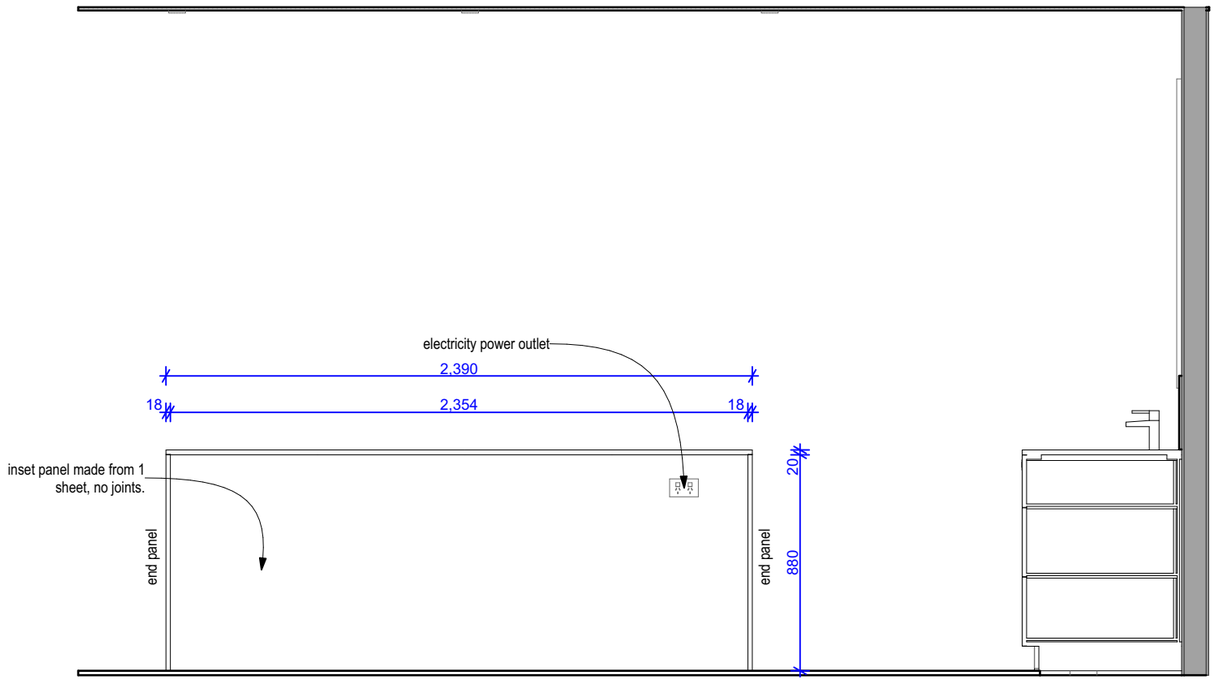
Drawing: Kitchen Elevations

Project number: **2532**

Drawing number / Revision: **A-T2M-703/A**

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T2M-K-05 **Elevation 01**
#LayID **Scale 1:25**

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KITCHEN JOINERY
- Allow for taking delivery and installation of all client supplied items
- Check all dimensions/ clearances on site prior to manufacture

JOINERY ABBREVIATIONS
adj =Adjustable shelf, **dr** = Drawer, **eq** = Equal (measurement), **cbd** = Cupboard
db = Double **re** = Remainder

CABINETRY
- 18mm Melteca on MR MDF with 1mm PVC edging
- 12mm Melteca backs unless otherwise stated
- Toe space to be removable MR MDF, with PVC bottom edge finish
- PVC edging colourmatched to door fronts
- All fixings shall be hidden
- All shelves adjustable
- Drawers on full extension soft close runners, as deep as carcase will allow.
- Hinges to be overlay self-closing.
- Allow for packers to top & sides of all joinery units where being fitted tight to walls & ceiling, material to match joinery
- Use packing panel to take up difference between acoustically treated and non acoustically treated units
- Melteca Bulkheads unless otherwise noted. Flush with cabinetry. Colourmatched to doors + drawer fronts.
- 60x20mm dishwasher rail to support bench. Foil tape to protect it from steam as per installation manuals.

EXTERNAL CABINETRY
- Doors and drawer fronts to be 18mm selected Melteca with 1mm PVC edging. Pantry doors to be 18mm Melteca with 1mm PVC edging.

- Neutral + Solid Tone Colour: Refer schedules
- Wood Grain Collection Colour: Refer schedules

INTERNAL CABINETRY (HIDDEN)
- All carcasses to be 18mm Melteca on MR MDF with 1mm PVC edging.
- Colour: Refer Interior Joinery schedule.

BENCHTOP - VANITIES - HANDLES
Selected engineered stone benchtop. Allow for 20mm thickness (normal slab size 3,000x1,400mm or jumbo size 3,200x1,600mm).
- Edge detail: Square
- Colour: Refer Interior Joinery schedule.

Overhead Cupboard Handles
- Overhang overhead cupboard doors 20mm below to allow for opening
Push to open to cupboard where there is no overhang

Recessed Handles (Lower Cupboards)
45° direct integrated recessed trim to top of all doors / drawers
Finish: refer schedules

TILING/ FLOORING
Walls: Selected tiled splashback. Provide waterproofing membrane within 300mm of sinks.
- Colour/ Size: Refer schedules

Floors: Make allowance for floor finish thickness regarding final bench height.
- Colour/ thickness: Refer schedules.

FITTINGS & FIXTURES
Allow to install the following indicative appliances. Final models to be supplied and confirmed by client.
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- Dishwasher: TBC
- Freestanding Fridge: Cavity only - make allowances for HRF420BEC + 50mm clearance right around (front, back, left + right) - 1725mm x 700mm x 675mm (HxWxD)
- Microwave Cavity: Cavity only 350mm x 578mm x 650mm (HxWxD)
- Single Bowl Sink: Undermounted sink with built in overflow. Finish - refer schedule TBC 500x400x200mm (HxWxD)
- Bench Mounted Sink Mixer: Finish - refer schedule
- Pull Out Rubbish Bins: Hideaway Compact Range or similar - sized to suit, refer drawings.
- Pull-Out Pantries: Spacetower pantry unit, Rappana Cabinetry edge pull handle 500mm or similar. Finish - refer schedules
- 1x Cutlery + 1x Utensil Insert: Provide plastic moulded
- Waste Disposal: not required but allow for future provision

ELECTRICAL
Refer to ELECTRICAL PLAN

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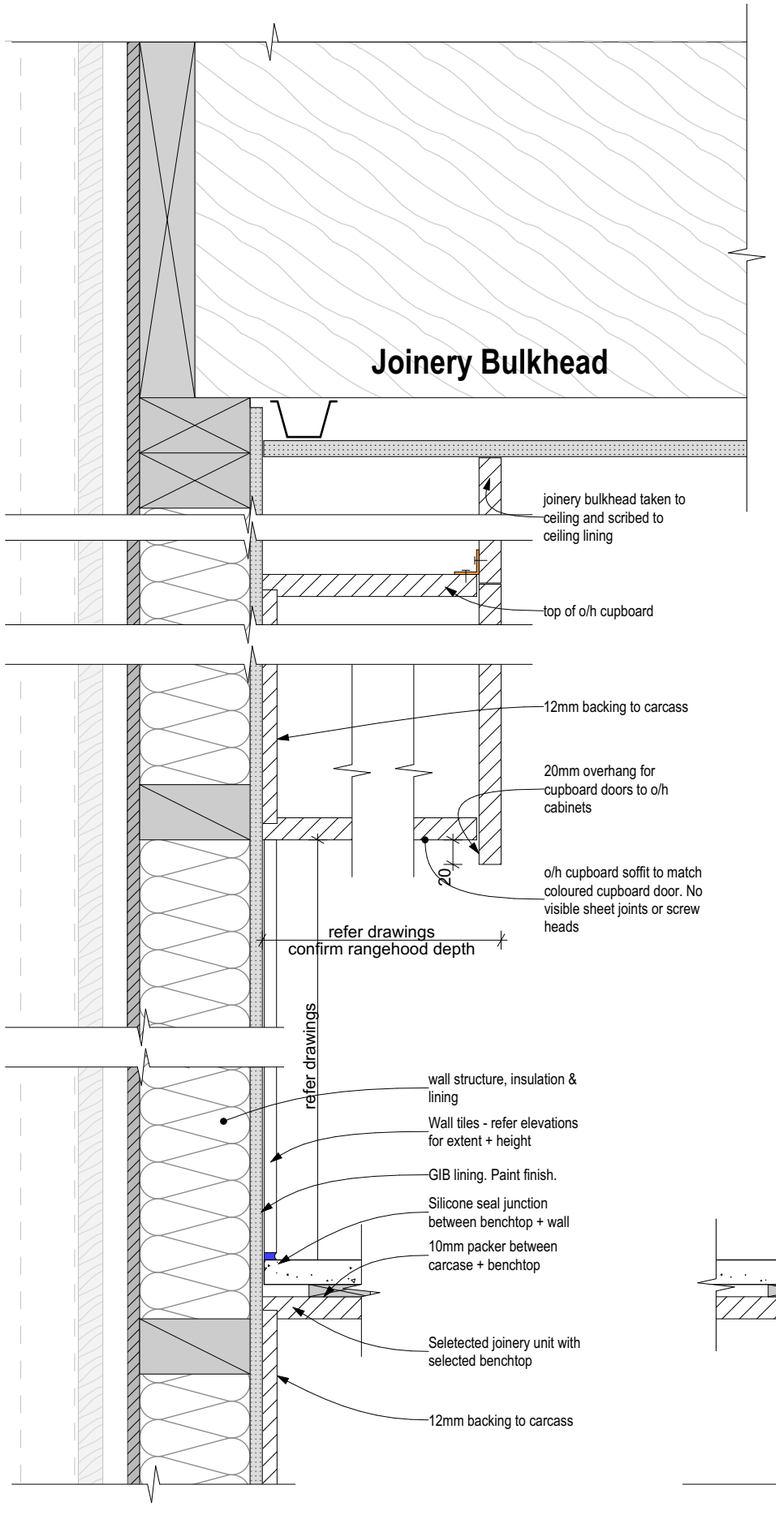
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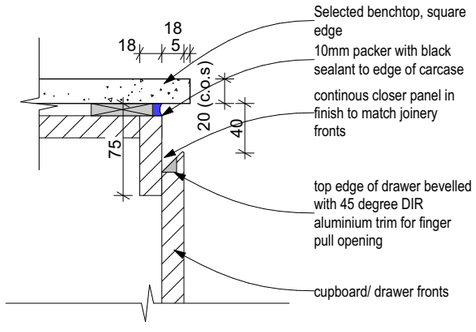
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Building Consent
Drawing:
Kitchen Elevations

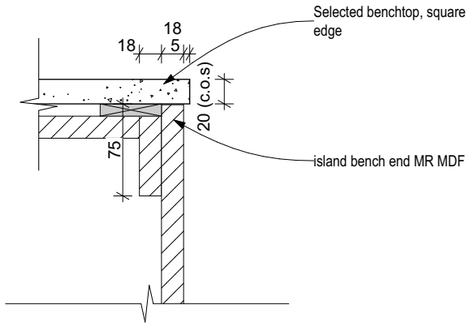
Project number:
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Drawing number / Revision:
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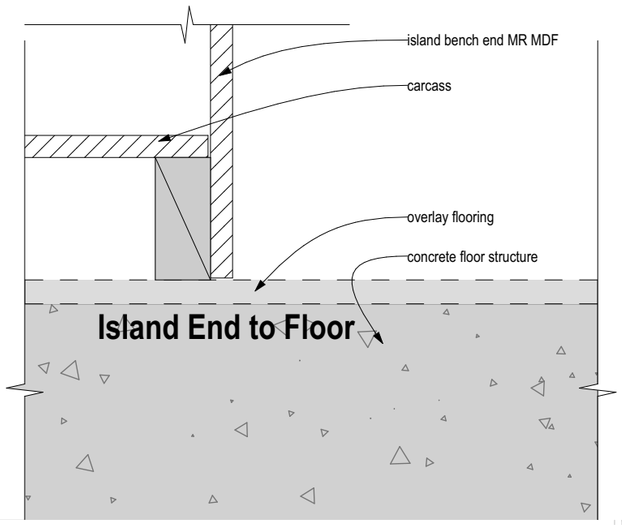




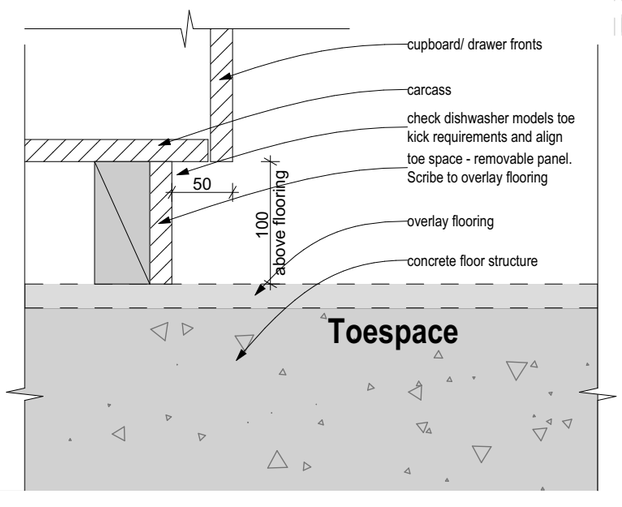
Benchtop + Wall



Island Benchtop End



Island End to Floor



Toespace

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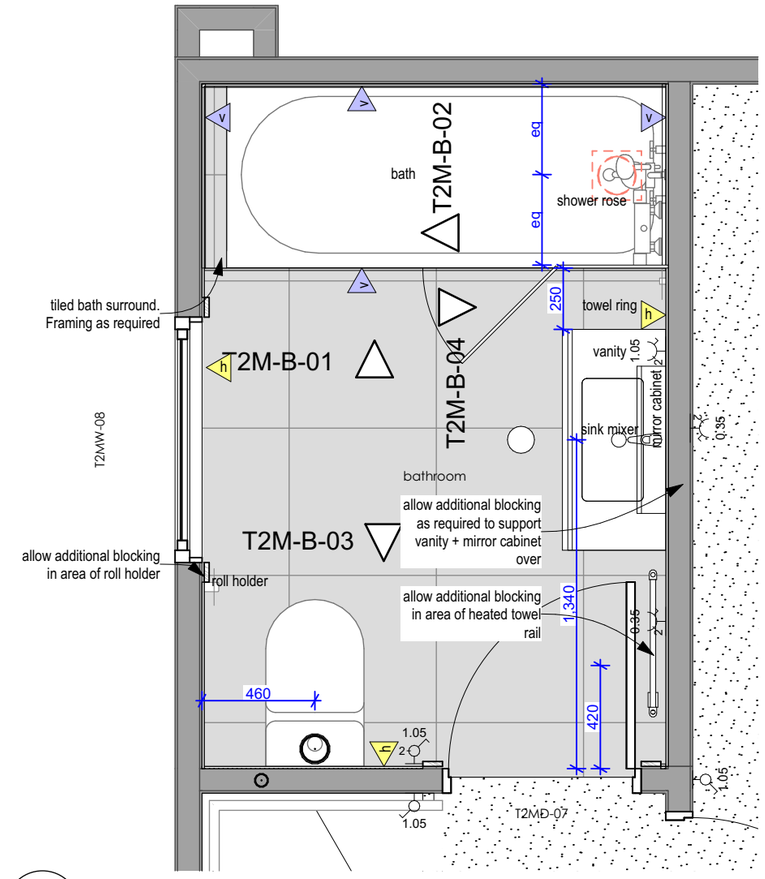
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Building Consent

Drawing: Kitchen Details

Project number: **2532**

Drawing number / Revision: **A-T2M-705/A**



1. **T2M - Bathroom Plan**
- **Scale 1:25**

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BATHROOM AND ENSUITE JOINERY

- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

WALL LININGS

- Selected Grooved wall/ceiling lining: refer to floor plan for selections.

TILING

Walls: Selected wall tiles over substrate
- Refer client schedules for tiles & floor plan for substrate selections.

Floors: Selected floor tiles over waterproofing membrane over substrate
- Refer client schedules for tiles

- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation. Shower enclosure extend to 1,800mm above FFL.

MIRROR CABINETS

- Surface Mounted Mirror Cabinet
- Mirror Demister: refer also electrical plan

FITTINGS & FIXTURES

Allow to install the following indicative fittings & fixtures. Final models to be supplied and confirmed by client. Refer to schedules to finishes/ colours.

- WC: Floor mounted back to wall toilet suite with exposed cistern
- Roll Holder: Allow for additional blocking in area of Roll Holder. Where possible situate 200mm from front of WC. Height 650mm from floor
- Vanity: Proprietary Wall Hung Vanity Unit with vitreous china top. Provide additional timber blocking within wall framing as required to support vanity. Height 860mm above FFL. Size - refer drawings.
- Towel Ring: Allow for additional blocking in area of towel ring
- Mirror Cabinet: Surface mounted with demister. Allow for additional blocking to fix cabinet. Top of mirror cabinet 2,100mm above FFL when using 750mm high mirror cabinet.
- Basin Mixer: Bench mounted
- Shower Mixer: Slide shower rose - centered on shower
- Shower Tray: Tiles installed over waterproofing over proprietary shower base with tiled 60x60 hob upstand. Fall to central waste.
- Glass Shower Screen: Refer drawings for sizes.
- Heated Towel Rail: Refer schedules.
- Vertical Heated Towel Rod: Refer schedules
- Glass Bath Screen: Refer drawings for sizes
- Bath: Tiled bath surround. Tondo Inset Bath 1,800 Litre x 800w x 490h. 40mm upstand

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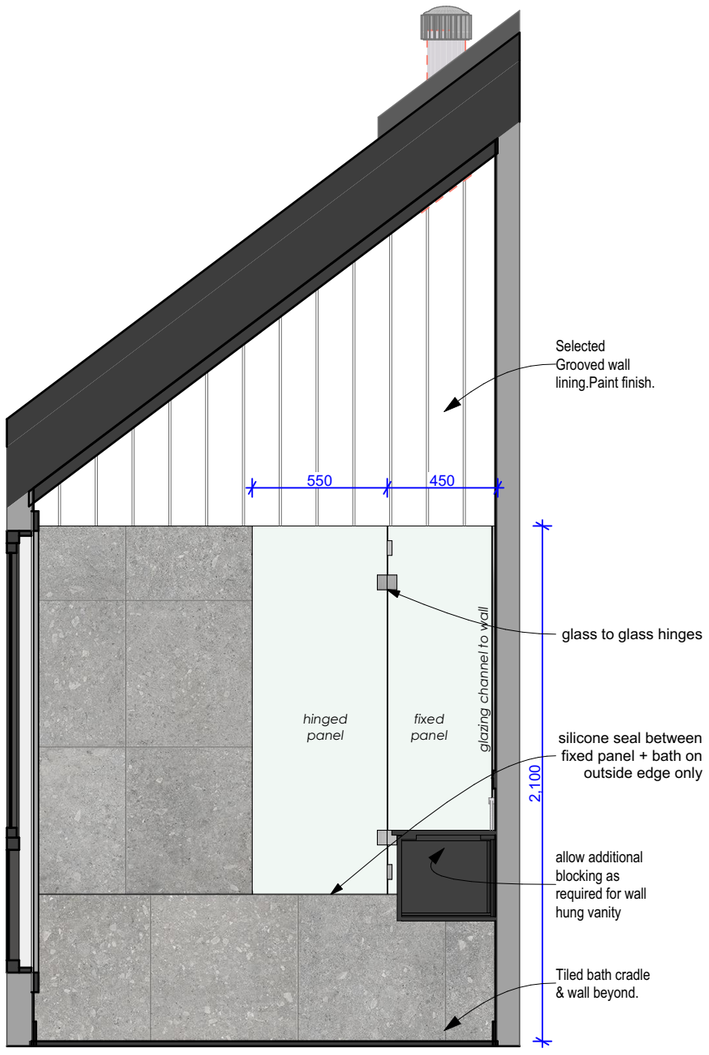
Building Consent

Drawing: Bathroom Plan

Project number: **2532**

Drawing number / Revision: **A-T2M-706/A**

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T2M-B-01 #LayID **Elevation 01**
Scale 1:25



T2M-B-02 #LayID **Elevation 02**
Scale 1:25

BATHROOM AND ENSUITE JOINERY
- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

WALL LININGS

- Selected Grooved wall/ceiling lining: refer to floor plan for selections.

TILING

Walls: Selected wall tiles over substrate
- Refer client schedules for tiles & floor plan for substrate selections.

Floors: Selected floor tiles over waterproofing membrane over substrate
- Refer client schedules for tiles

- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation. Shower enclosure extend to 1,800mm above FFL.

MIRROR CABINETS

- Surface Mounted Mirror Cabinet
- Mirror Demister: refer also electrical plan

FITTINGS & FIXTURES

Allow to install the following indicative fittings & fixtures. Final models to be supplied and confirmed by client. Refer to schedules to finishes/ colours.
- WC: Floor mounted back to wall toilet suite with exposed cistern
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- Vanity: Proprietary Wall Hung Vanity Unit with vitreous china top. Provide additional timber blocking within wall framing as required to support vanity. Height 860mm above FFL. Size - refer drawings.
- Towel Ring: Allow for additional blocking in area of towel ring
- Mirror Cabinet: Surface mounted with demister. Allow for additional blocking to fix cabinet. Top of mirror cabinet 2,100mm above FFL when using 750mm high mirror cabinet.
- Basin Mixer: Bench mounted
- Shower Mixer: Slide shower rose - centered on shower
- Shower Tray: Tiles installed over waterproofing over proprietary shower base with tiled 60x60 hob upstand. Fall to central waste.
- Glass Shower Screen: Refer drawings for sizes.
- Heated Towel Rail: Refer schedules.
- Vertical Heated Towel Rod: Refer schedules
- Glass Bath Screen: Refer drawings for sizes
- Bath: Tiled bath surround. Tondo Inset Bath 1,800 Litre x 800w x 490h. 40mm upstand

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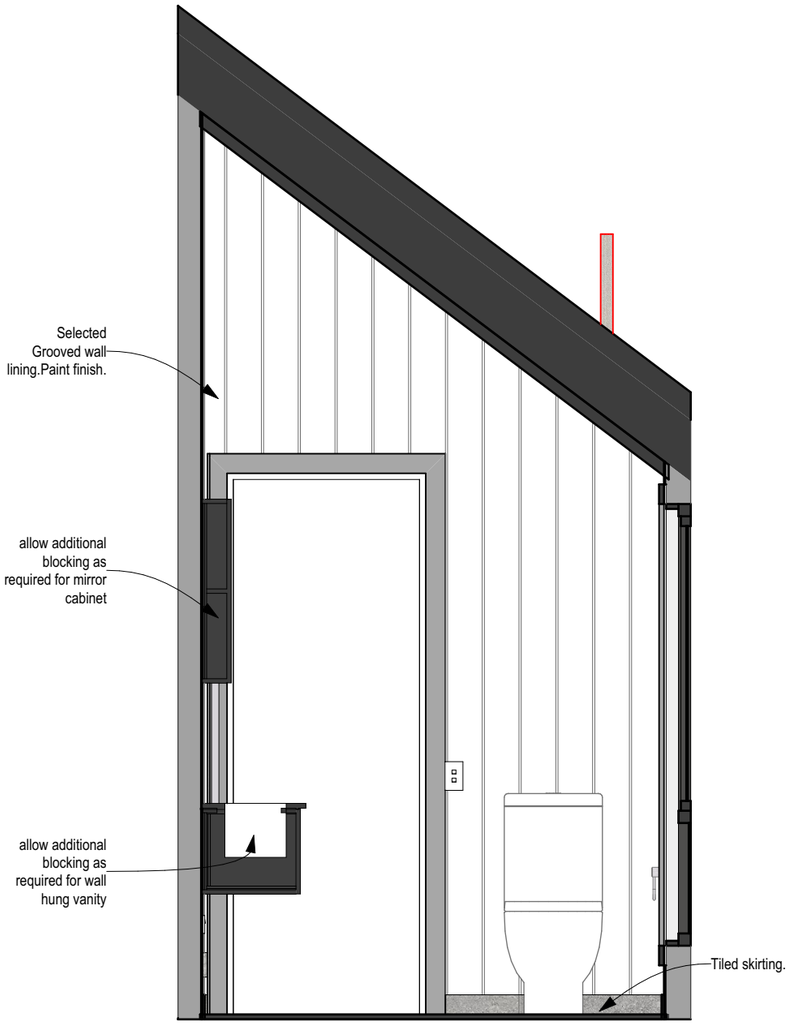
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Building Consent

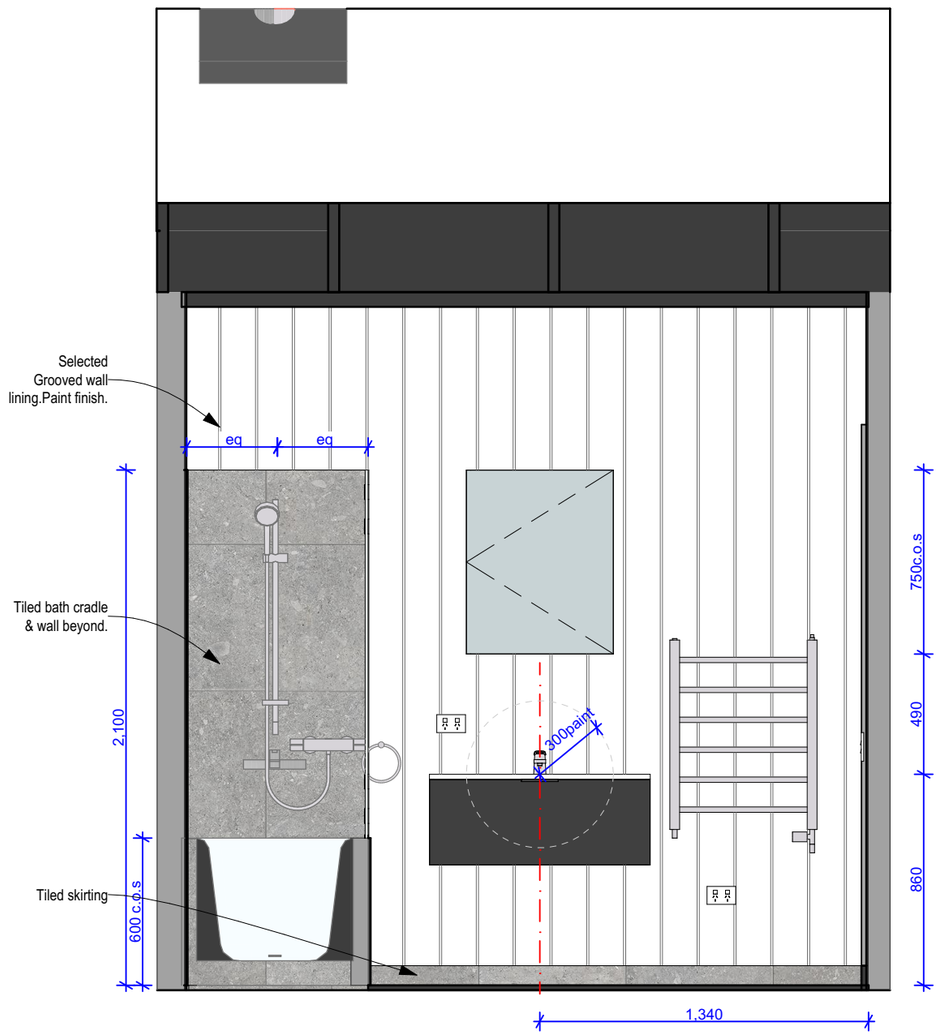
Drawing:
Bathroom Elevations

Project number:
2532

Drawing number / Revision:
A-T2M-707/A



T2M-B-03 #LayID **Elevation 03**
Scale 1:25



T2M-B-04 #LayID **Elevation 04**
Scale 1:25

BATHROOM AND ENSUITE JOINERY

- Allow for taking delivery and installation of owner supplied items
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WALL LININGS

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- Bath: Tiled bath surround. Tondo Inset Bath 1,800 Litre x 800w x 490h. 40mm upstand

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BC/ S4A-01	A	18/06/2026	Building Consent - Stage 4A - Application	

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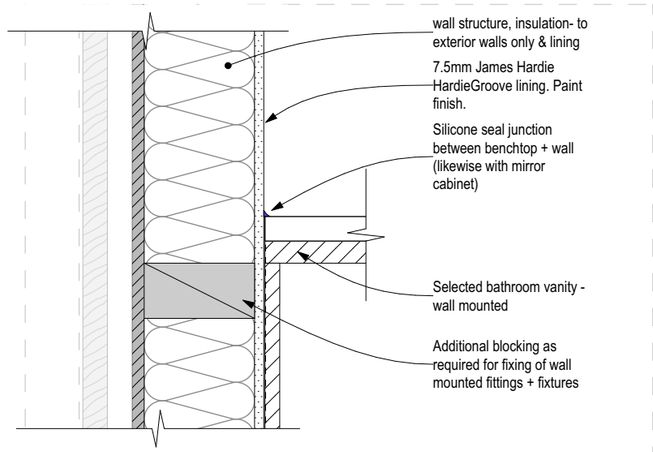
Building Consent

Drawing:
Bathroom Elevations

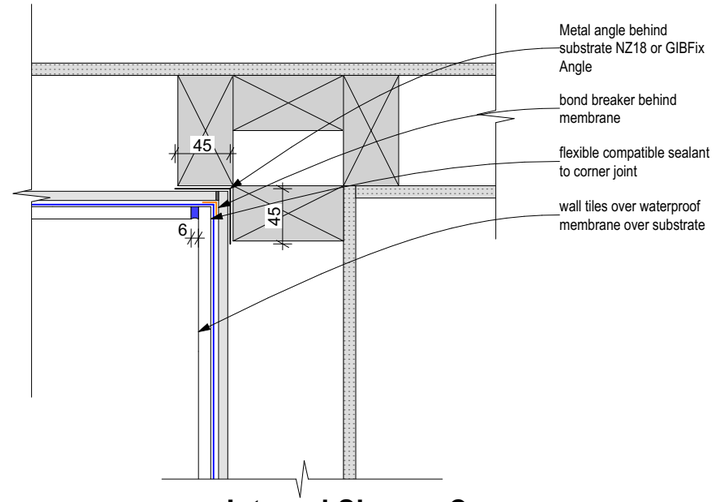
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Drawing number / Revision:
A-T2M-708/A

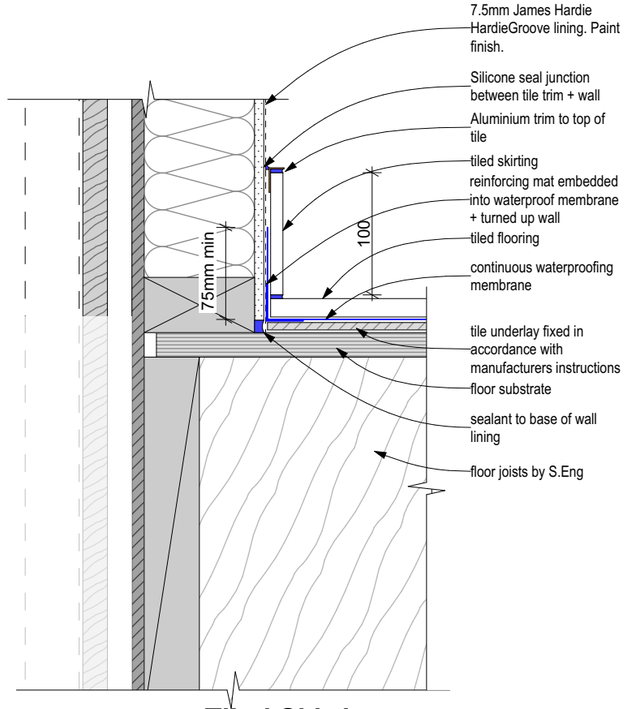
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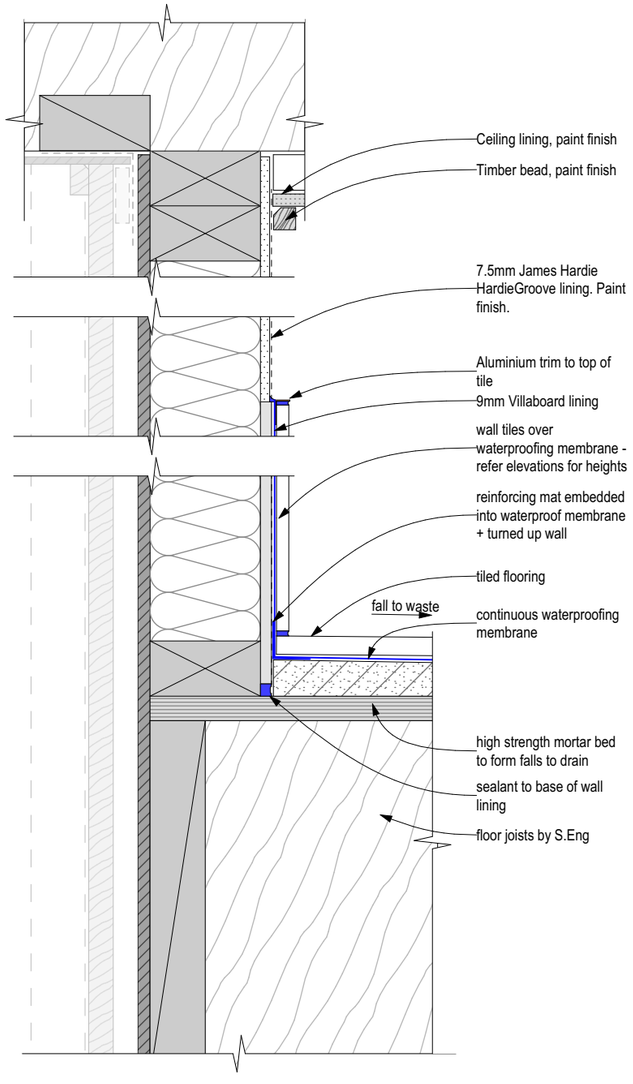
Wall Mounted Vanity/ Cabinet to Wall Detail



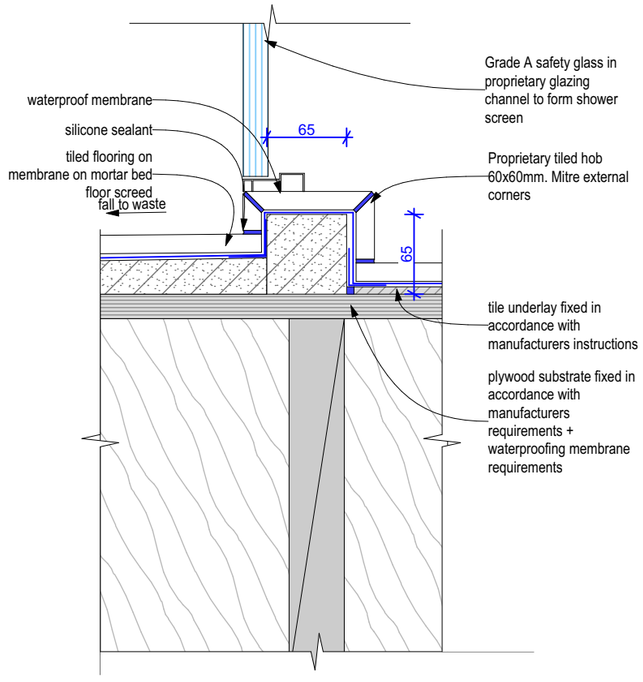
Internal Shower Corner



Tiled Skirting



Tiled Shower Wall + Floor Junction



Tiled Shower HOB + Floor Junction

The Links

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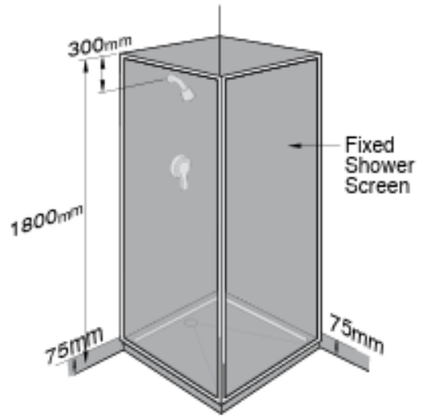
Building Consent

Drawing:
Bathroom Details

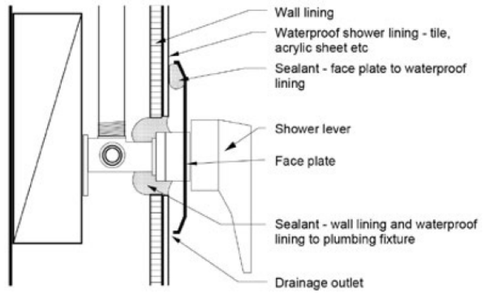
Project number:
2532

Drawing number / Revision:
A-T2M-709/A

Enclosed shower

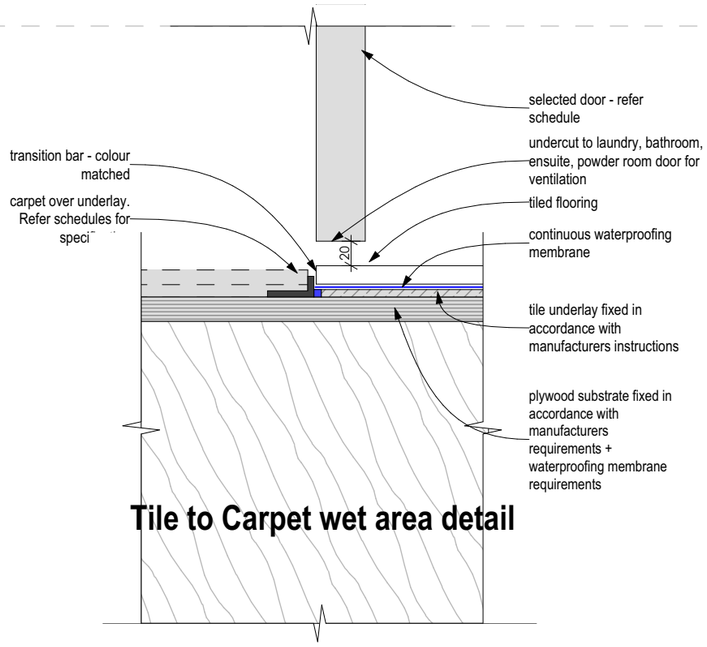


Minimum Areas of Membrane- Shower



(c) Shower mixer using sealant

Shower Mixer Penetration Detail



Tile to Carpet wet area detail

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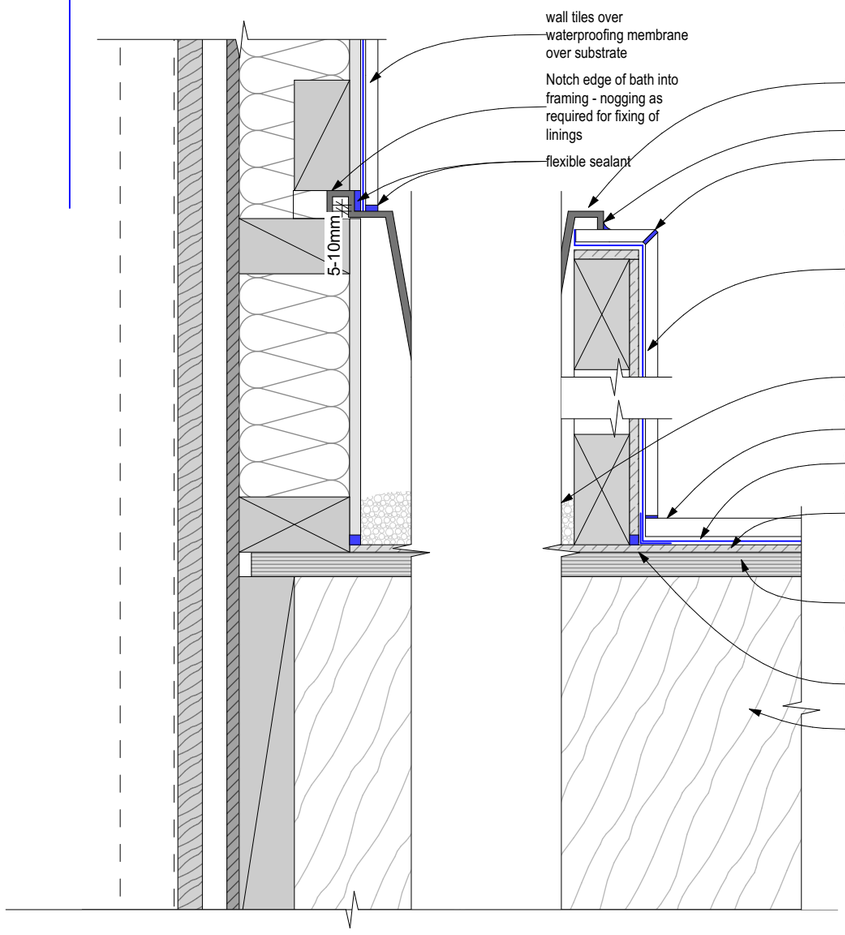
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Building Consent

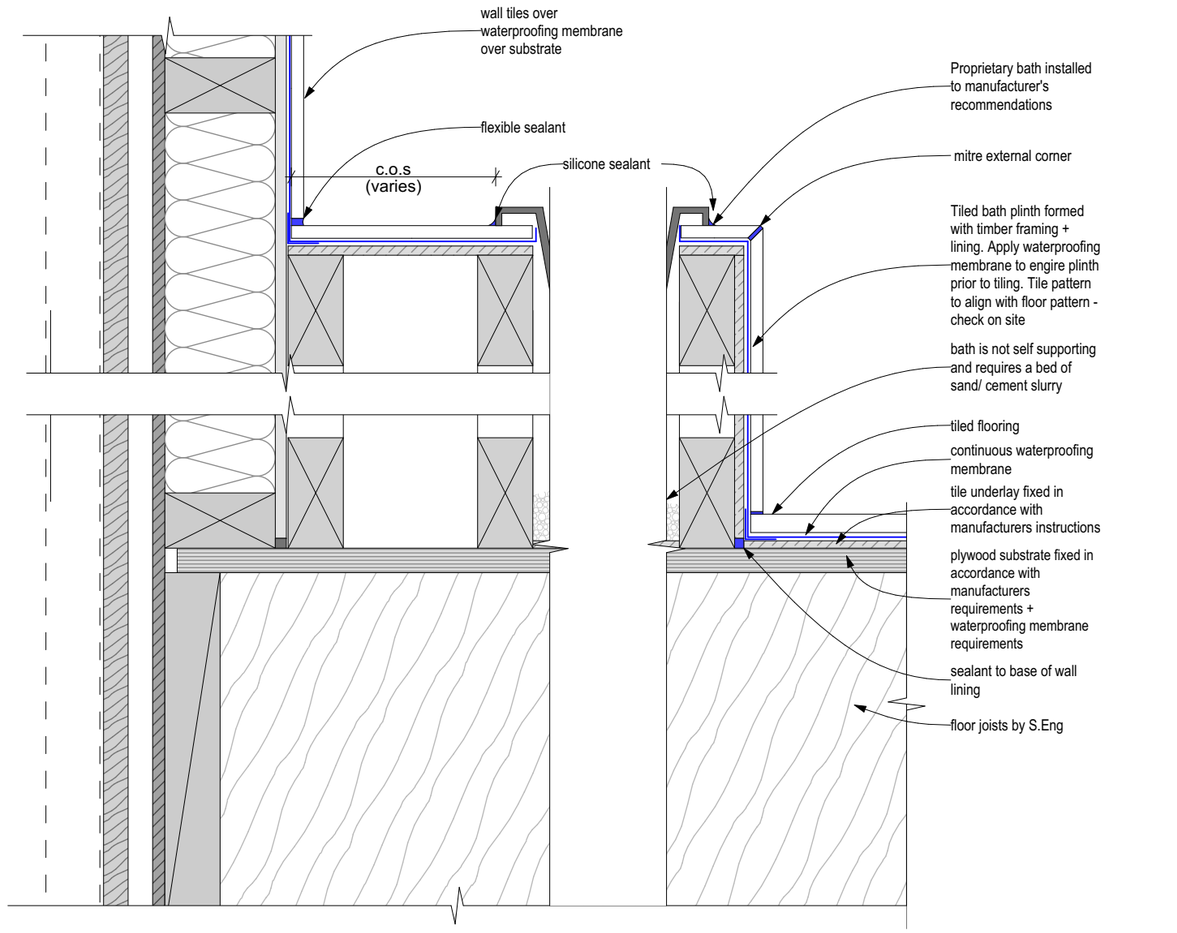
Drawing: Bathroom Details

Project number: **2532**

Drawing number / Revision: **A-T2M-710/A**

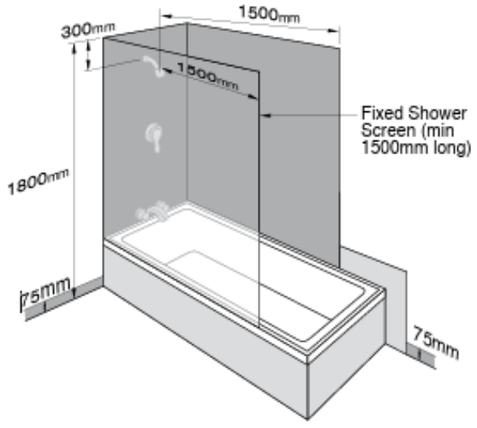


Tiled Bath Surround



Tiled Bath Surround End

Enclosed shower over bath



Minimum Areas of Membrane- Bath

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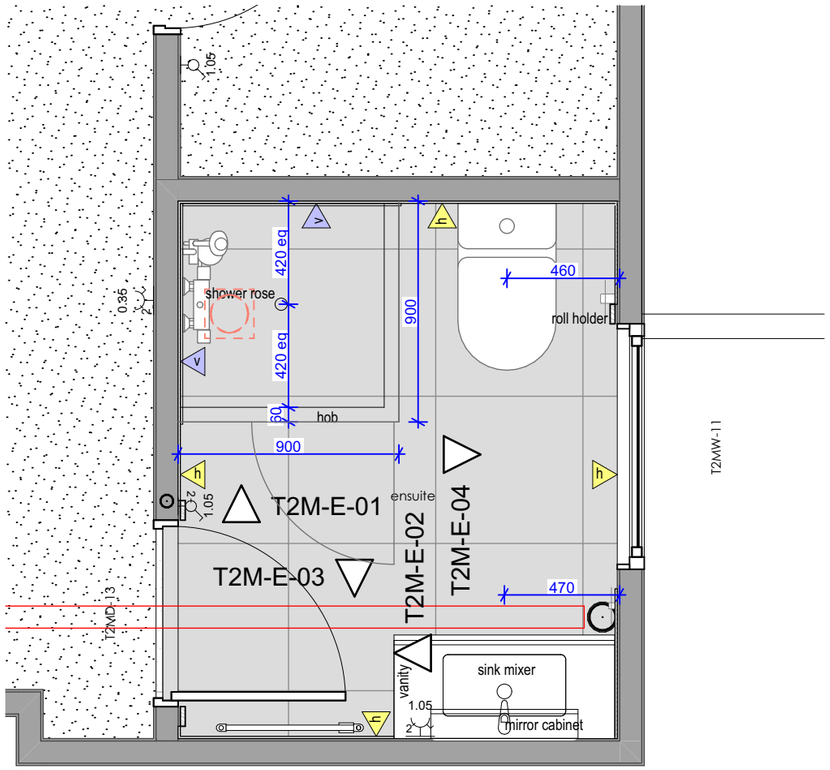
All dimensions to be checked on site, do not scale off drawings.

Building Consent

Drawing: Bathroom Details

Project number: **2532**

Drawing number / Revision: **A-T2M-711/A**



1 - **T2M - Bathroom Plan**
Scale 1:25

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BATHROOM AND ENSUITE JOINERY

- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

WALL LININGS

- Selected Grooved wall/ceiling lining: refer to floor plan for selections.

TILING

Walls: Selected wall tiles over substrate
- Refer client schedules for tiles & floor plan for substrate selections.

Floors: Selected floor tiles over waterproofing membrane over substrate
- Refer client schedules for tiles

- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation. Shower enclosure extend to 1,800mm above FFL.

MIRROR CABINETS

- Surface Mounted Mirror Cabinet
- Mirror Demister: refer also electrical plan

FITTINGS & FIXTURES

Allow to install the following indicative fittings & fixtures. Final models to be supplied and confirmed by client. Refer to schedules to finishes/ colours.

- WC: Floor mounted back to wall toilet suite with exposed cistern
- Roll Holder: Allow for additional blocking in area of Roll Holder. Where possible situate 200mm from front of WC. Height 650mm from floor
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- Shower Tray: Tiles installed over waterproofing over proprietary shower base with tiled 60x60 hob upstand. Fall to central waste.
- Glass Shower Screen: Refer drawings for sizes.
- Heated Towel Rail: Refer schedules.
- Vertical Heated Towel Rod: Refer schedules
- Glass Bath Screen: Refer drawings for sizes
- Bath: Tiled bath surround. Tondo Inset Bath 1,800 Litre x 800w x 490h. 40mm upstand

The Links
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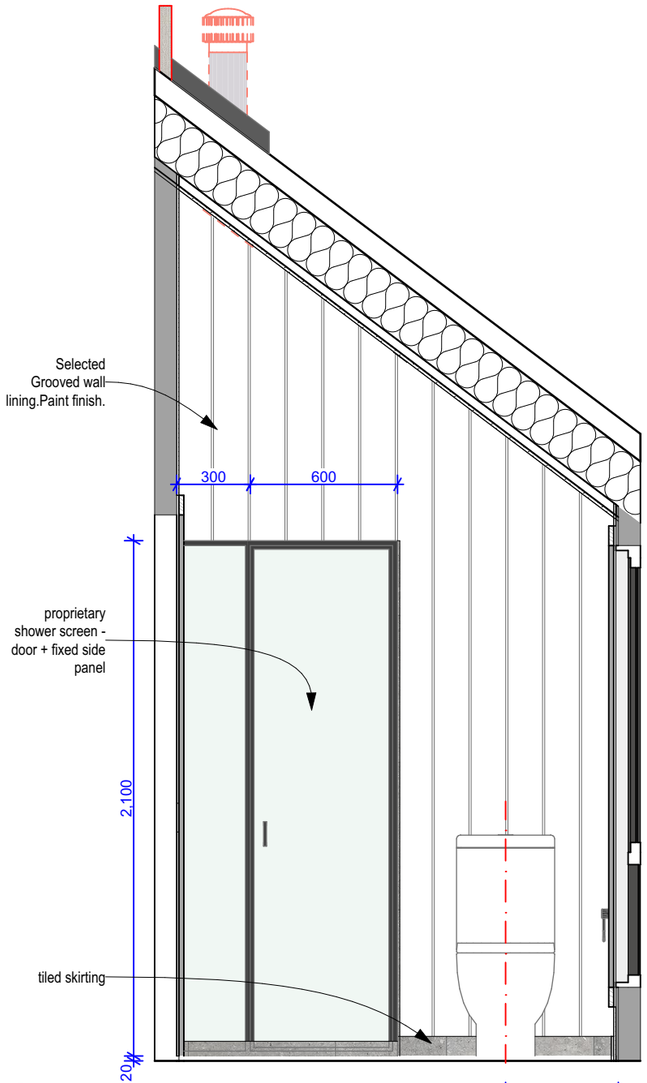
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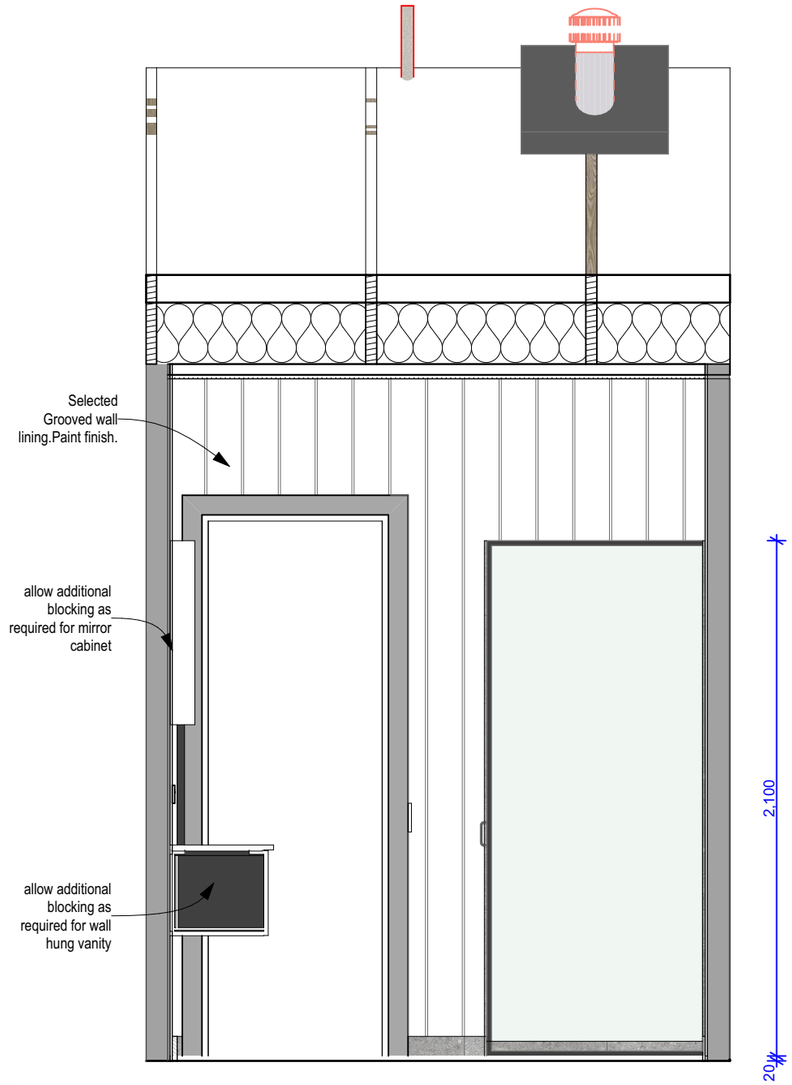
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Scale @ A3: 1:50, 1:25
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Building Consent
Drawing: Ensuite Plan
Project number: **2532**
Drawing number / Revision: **A-T2M-712/A**



T2M-E-01 #LayID **Elevation 01**
Scale 1:25



T2M-E-02 #LayID **Elevation 02**
Scale 1:25

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The Links

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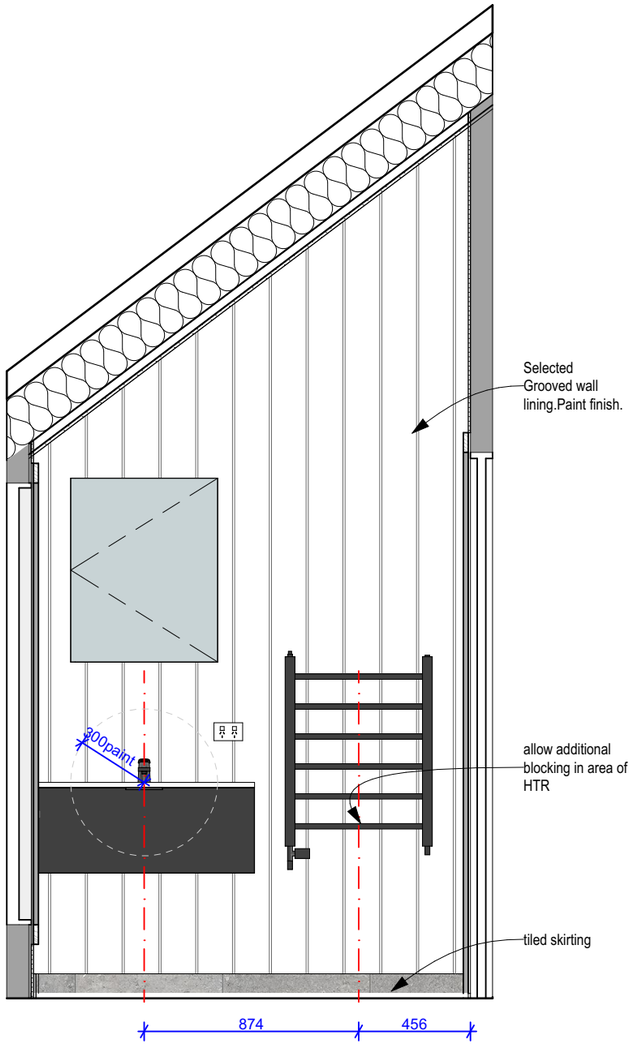
Building Consent

Drawing:
Ensuite Elevations

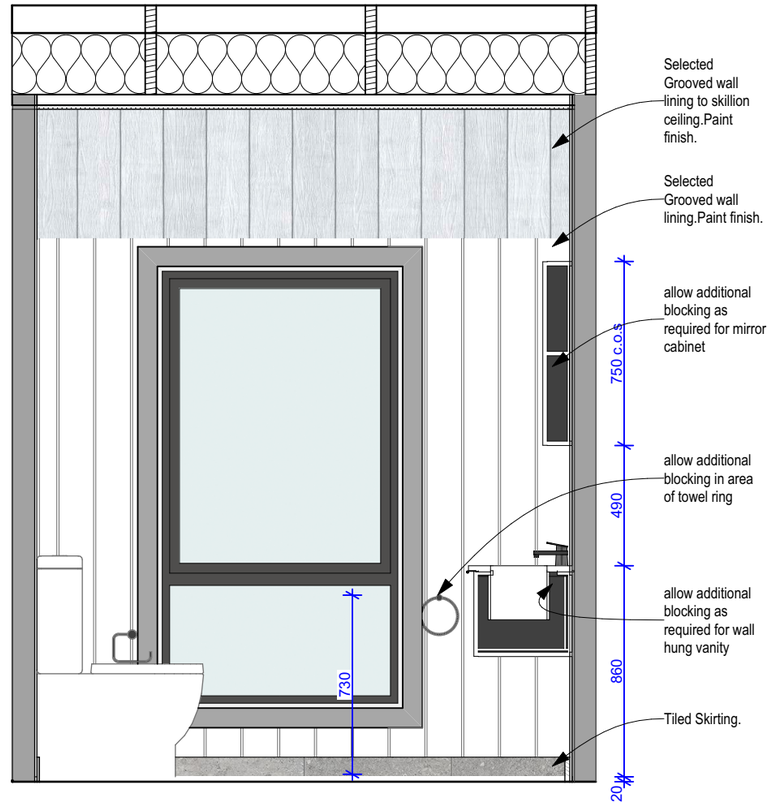
Project number:
2532

Drawing number / Revision:
A-T2M-713/A

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T2M-E-03 #LayID **Elevation 03**
Scale 1:25



T2M-E-04 #LayID **Elevation 04**
Scale 1:25

BATHROOM AND ENSUITE JOINERY
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The Links
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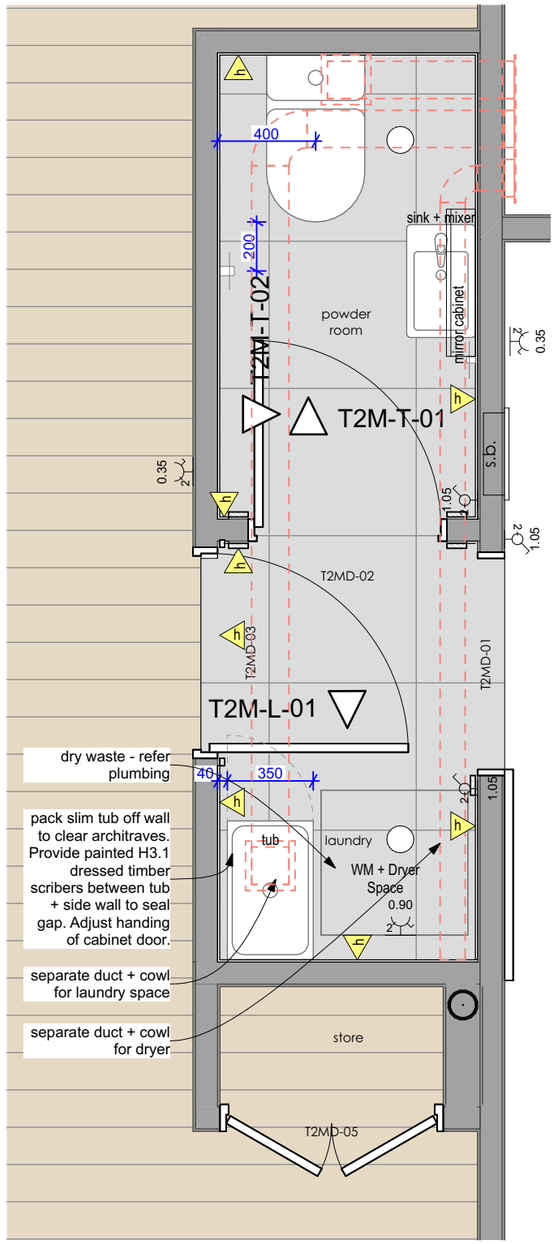
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Building Consent
Drawing:
Ensuite Elevations

Project number:
2532

Drawing number / Revision:
A-T2M-714/A



1. **T2M - Laundry / Powder Room Plan**
- **Scale 1:25**

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POWDER ROOM
- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

Walls: 9mm JH Hardie Groove lining to timber wall framing. Paint finish, colour tbc

TILING

Floors: Selected floor tiles over waterproofing membrane over substrate
- Refer schedules.

- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation

MIRROR CABINETS
- Surface Mounted Mirror Cabinet
- Mirror Demister: refer also electrical plan

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- Basin Mixer: Bench mounted

ELECTRICAL
Refer to ELECTRICAL PLAN

LAUNDRY JOINERY
- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

JOINERY ABBREVIATIONS
adj =Adjustable shelf, **dr** = Drawer, **eq** = Equal (measurement), **cbd** = Cupboard
db = Double **re** = Remainder

CABINETRY
- 18mm Melteca on MR MDF with 1mm PVC edging
- 12mm Melteca backs unless otherwise stated
- Toe space to be removable MR MDF, with PVC bottom edge finish
- PVC edging colourmatched to door fronts
- All fixings shall be hidden
- All shelves adjustable
- Drawers on full extension soft close runners, as deep as carcase will allow.
- Hinges to be overlay self-closing.
- Allow for packers to top & sides of all joinery units where being fitted tight to walls & ceiling, material to match joinery
- Use packing panel to take up difference between acoustically treated and non acoustically treated units

BENCHTOP - VANITIES - HANDLES

20mm engineered stone benchtop, square edge

Overhead Cupboard Handles
- Overhang overhead cupboard doors 20mm below to allow for opening
- Push to open to cupboard where there is no overhang, soft close

Recessed Handles
45° recessed handle to top of all doors / drawers, cut on angle, edge to match external cabinetry material

TILING

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FITTINGS & FIXTURES
Allow to install the following indicative appliances. Final models to be supplied and confirmed by client.
- Future Washing Machine: Provide plumbing connections.
- Future Dryer: Provide additional support in wall for future dryer. Provide ventilation/ ducting.
- Stacked Washing Machine/ Dryer: Required in U1/U8. Refer schedules

ELECTRICAL
Refer to ELECTRICAL PLAN

The Links
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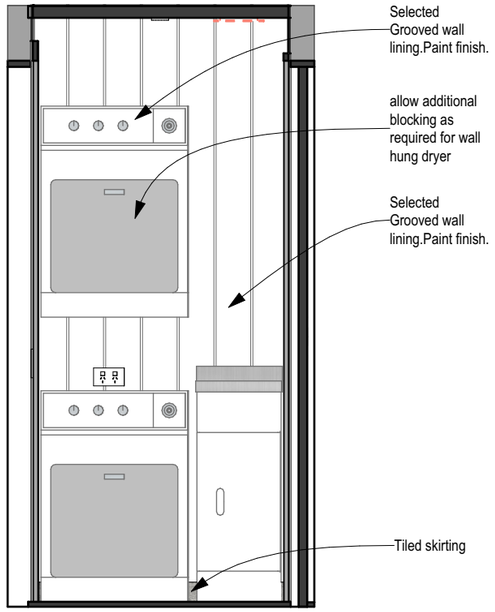
Building Consent

Drawing:
Laundry/ Powder Room Plan

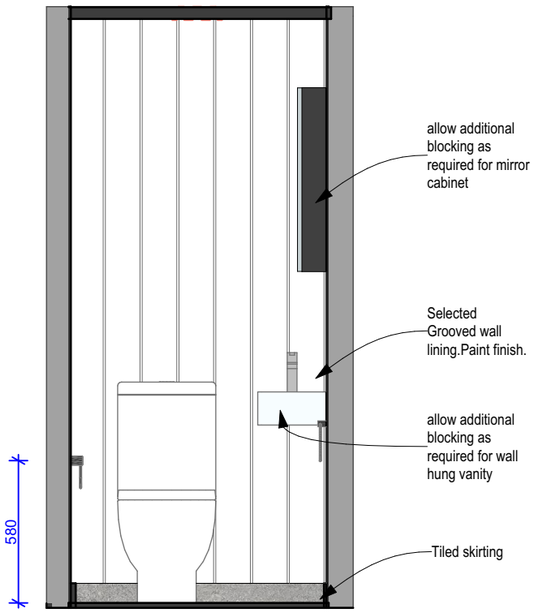
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Drawing number / Revision:
A-T2M-715/A

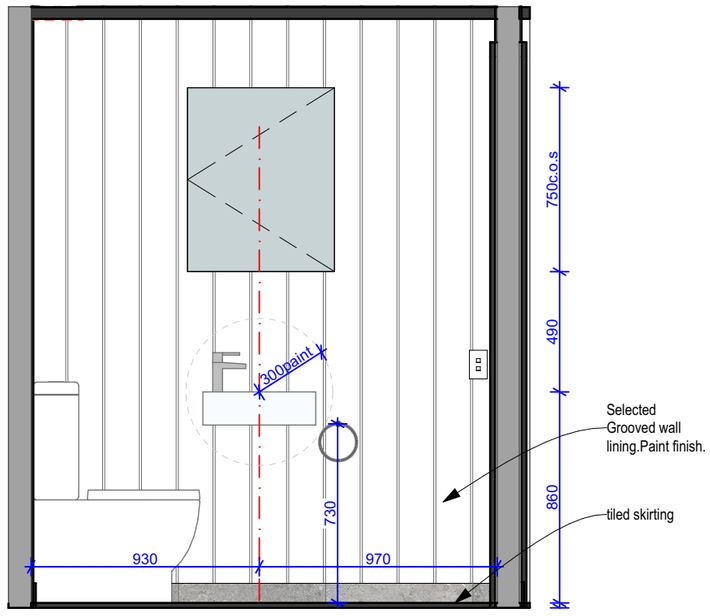
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T2M-L-01 #LayID **Elevation 01**
Scale 1:25



T2M-T-01 #LayID **Elevation 01**
Scale 1:25



T2M-T-02 #LayID **Elevation 02**
Scale 1:25

POWDER ROOM
- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

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- Basin Mixer: Bench mounted

ELECTRICAL

Refer to ELECTRICAL PLAN

LAUNDRY JOINERY
- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

JOINERY ABBREVIATIONS

adj =Adjustable shelf, **dr** = Drawer, **eq** = Equal (measurement), **cbd** = Cupboard
db = Double **re** = Remainder

CABINETRY
- 18mm Melteca on MR MDF with 1mm PVC edging
- 12mm Melteca backs unless otherwise stated
- Toe space to be removable MR MDF, with PVC bottom edge finish
- PVC edging colourmatched to door fronts
- All fixings shall be hidden
- All shelves adjustable
- Drawers on full extension soft close runners, as deep as carcase will allow.
- Hinges to be overlay self-closing.
- Allow for packers to top & sides of all joinery units where being fitted tight to walls & ceiling, material to match joinery
- Use packing panel to take up difference between acoustically treated and non acoustically treated units

BENCHTOP - VANITIES - HANDLES

20mm engineered stone benchtop, square edge

Overhead Cupboard Handles
- Overhang overhead cupboard doors 20mm below to allow for opening
- Push to open to cupboard where there is no overhang, soft close

Recessed Handles
45° recessed handle to top of all doors / drawers, cut on angle, edge to match external cabinetry material

TILING

Walls: Selected wall tiles over substrate
- Refer client schedules for tiles & floor plan for substrate selections.

Floors: Selected floor tiles over waterproofing membrane over substrate
- Refer schedules.

- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation

FITTINGS & FIXTURES

Allow to install the following indicative appliances. Final models to be supplied and confirmed by client.
- Future Washing Machine: Provide plumbing connections.
- Future Dryer: Provide additional support in wall for future dryer. Provide ventilation/ ducting.
- Stacked Washing Machine/ Dryer: Required in U1/U8. Refer schedules

ELECTRICAL

Refer to ELECTRICAL PLAN

The Links

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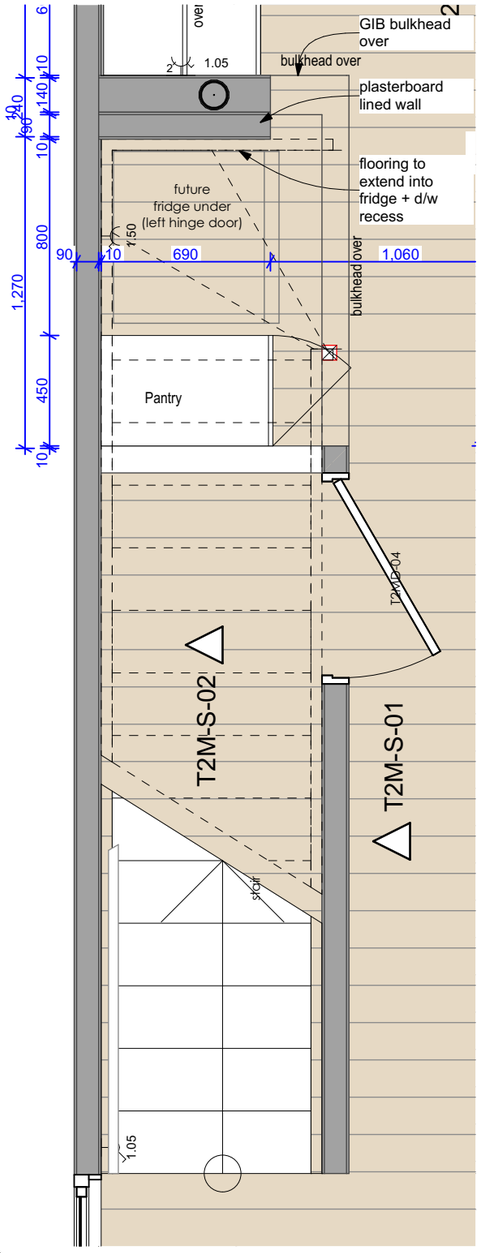
Drawing:
Laundry/ Powder Room Elevations

Project number:
2532

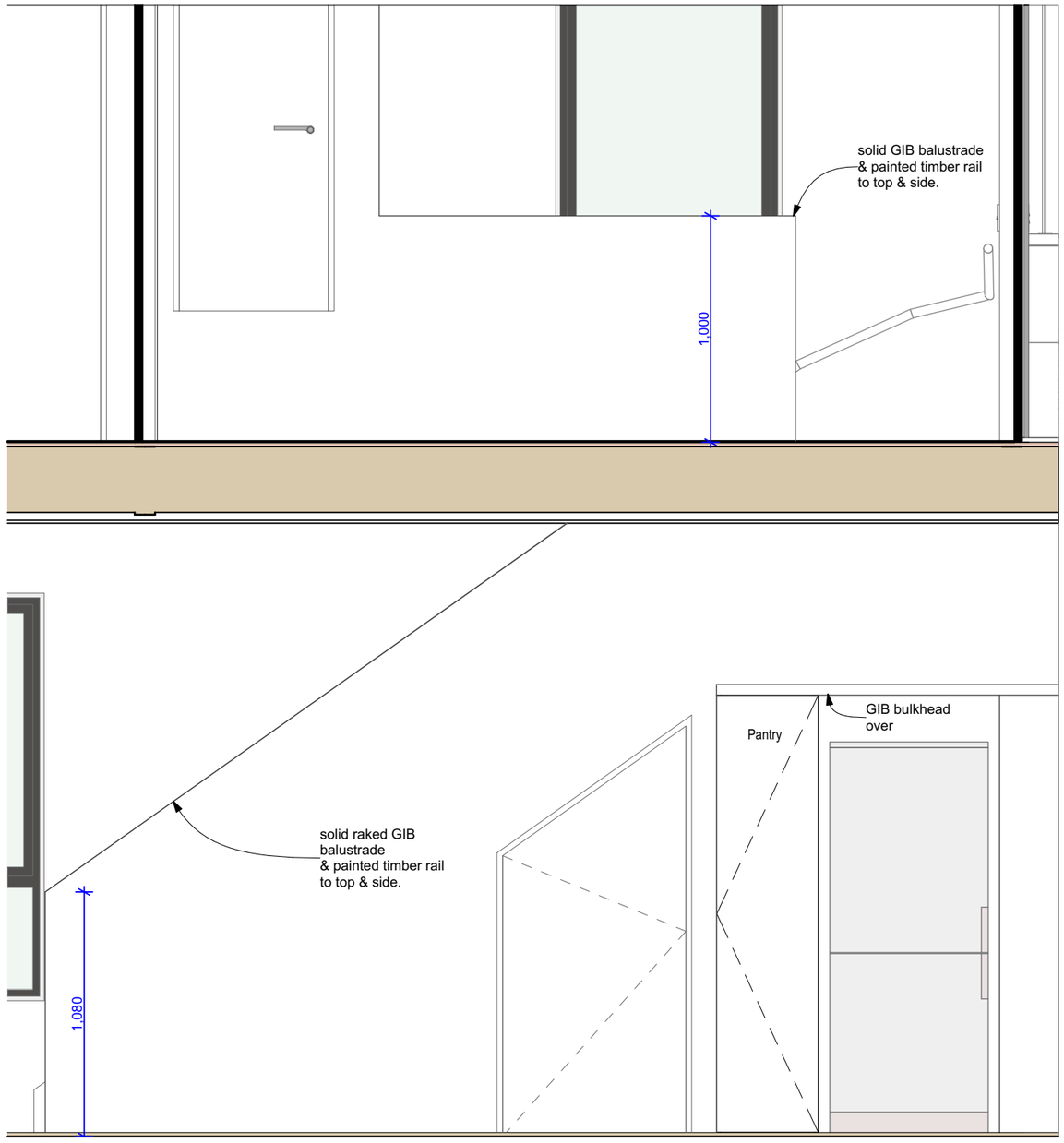
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1. **T2M - Stair Plan**
- **Scale 1:25**



T2M-S-01 **Elevation 01**
#LayID **Scale 1:25**

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STAIR JOINERY

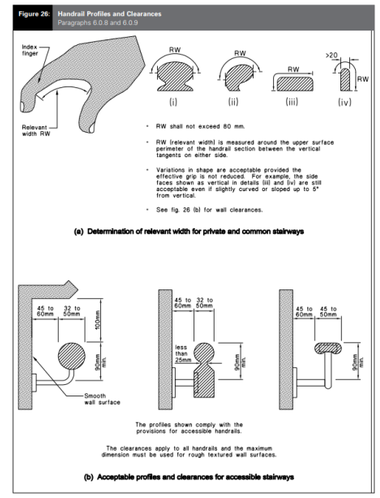
Stair Treads & Risers: 18mm MDF treads and risers (with carpet over).
All House types except types 4, 4M, 7 & 7M :
- Treads = 260 + 20 nosing, equal risers @ 180.4 mm rise.
Types 4, 4M, 7 & 7M:
- Treads = 260 + 20 nosing, equal risers @ 191.4 mm rise.(Secondary private stair).
- 13mm gib ceiling linings on Rondo ceiling battens below
Stringers: Allow for 290x45 side stringers to each side of the treads as required
- undercut stringer to center of stair if required
- Where possible, avoid fixing stringer into intertenancy walls

BALUSTRADES & RAILS

Timber Balustrade: 1000mm high gib and timber framed balustrade to visually match walls,136x18mm pine capping, paint finished, refer to detail

HANDRAILS

Handrail: 40mm dia. solid wood handrails, client to confirm
- handrail generally 900mm off stair pitch line - handrail to stay between 900-1000mm off stair pitch line to suit corner treads as per D1/AS1
- allow for propretary stair handrail brackets, client to select, allow for blocking for fixings evenly spaced to manufacturers requirements
- handrails to meet Figure 26, D1/AS1 requirements



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Building Consent

Drawing:
Stair Plan + Elevation

Project number:
2532

Drawing number / Revision:
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STAIR JOINERY

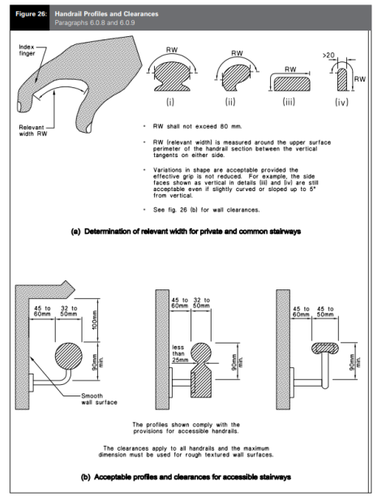
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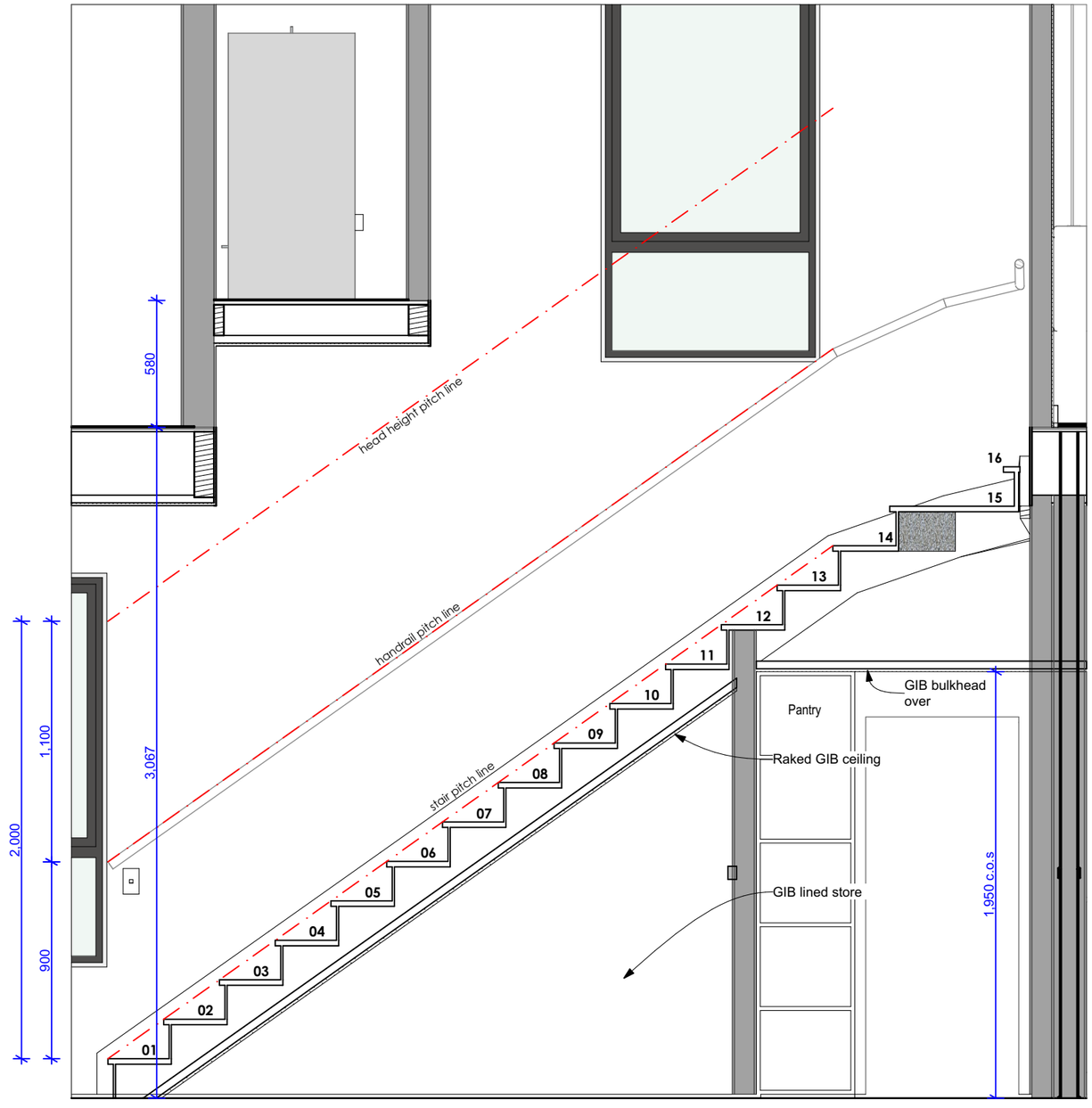
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- handrail generally 900mm off stair pitch line - handrail to stay between 900-1000mm off stair pitch line to suit corner treads as per D1/AS1
- allow for propretary stair handrail brackets, client to select, allow for blocking for fixings evenly spaced to manufacturers requirements
- handrails to meet Figure 26, D1/AS1 requirements





T2M-S-02
#LayID

Section 02
Scale 1:25

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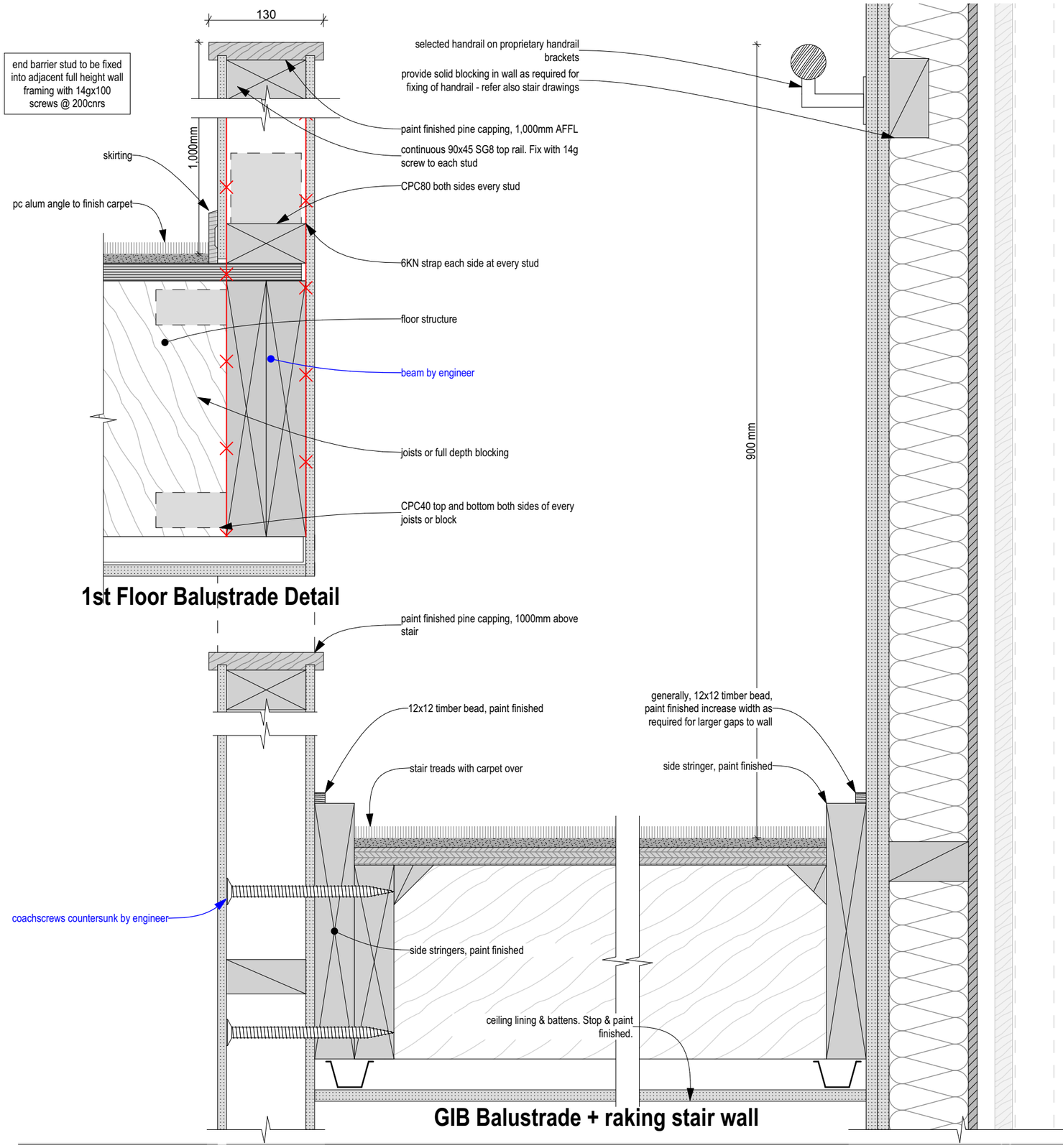
Building Consent

Drawing:
Stair Section

Project number:
2532

Drawing number / Revision:
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1st Floor Balustrade Detail

GIB Balustrade + raking stair wall

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Scale @ A3: 1:5

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Building Consent

Drawing:

Stair Details

Project number:

2532

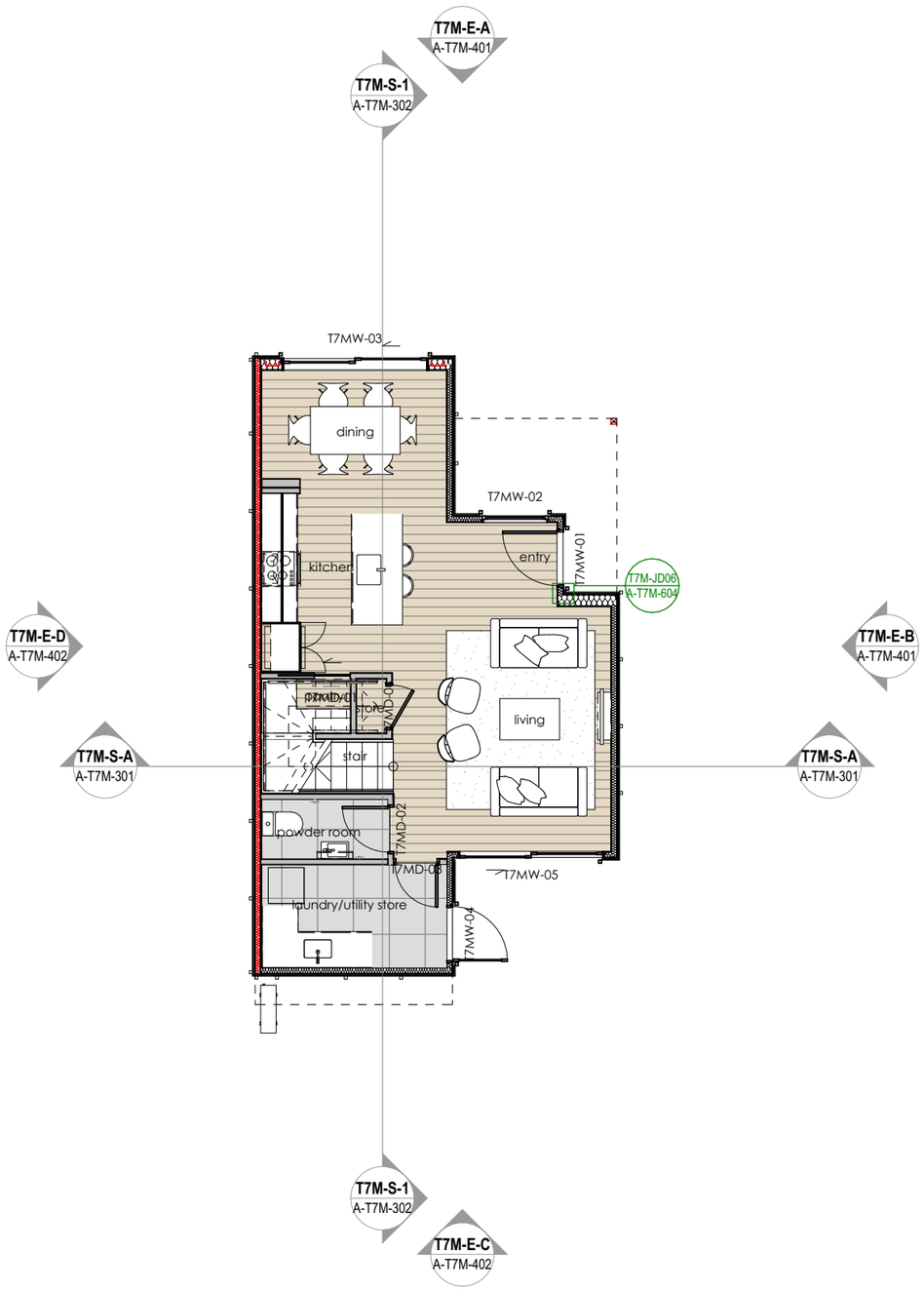
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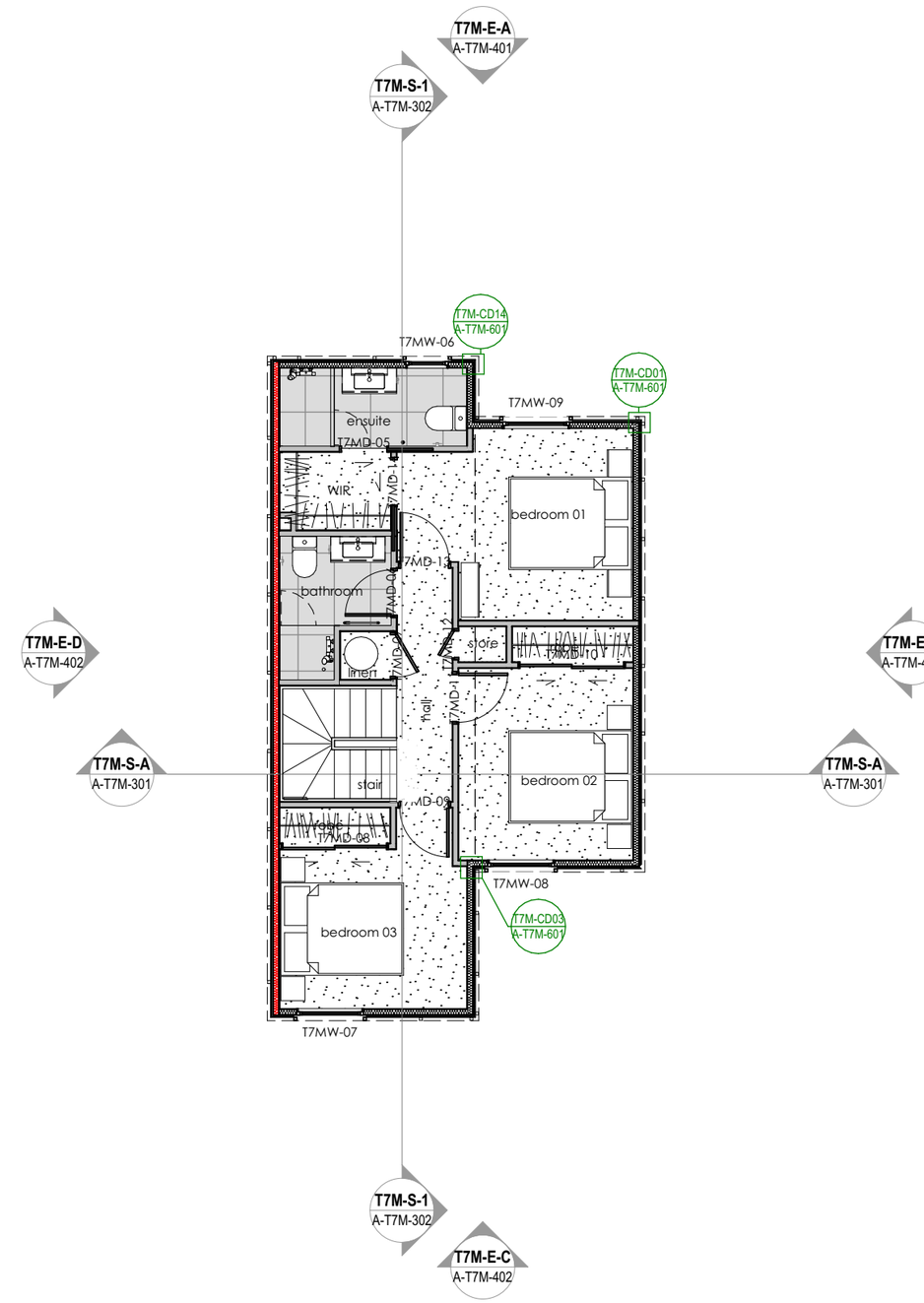
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T7M - Ground Floor Plan
1:100



T7M - First Floor
1:100

FLOOR PLAN

TRIMS
Cornice: Square stopped
Architraves: Refer to window and door schedule
Skirtings: Generally: 60x10 rectangular profile, bevel top, paint finished
- For Laundry and Kitchen wall areas against an **Intertenancy Wall only**: allow for flashing tape to the floor and wall junction hidden under the skirting board (or behind joinery), flashing tape to provide a 75min upstand to address the accidental overflow requirement.
- Bathrooms Non-tiled Walls Areas: 100mm tiled skirting OR tiled skirting upstand to suit shower nib
- Bathroom Tiled Walls: No skirting

FLOORING & FLOOR FINISHES

CARPET: Client to select
- over concrete slab, stairs OR new over 19mm plywood flooring on subfloor framing, glued and screw fixed to joists.
- UNDERLAY: Client to select

TILES: Client to select
- Over Slab Floor: over membrane, allow for FLC as required
- Tiles over Framing Floor: over membrane, over James Hardie Ceramic Tile Underlay, over 19mm H3 CCA treated CD grade plywood flooring on subfloor framing
- Wet Area Membranes (Bathrooms/Ensuites): Ardex System, refer to specification
- Showers: Selected tiles over membrane over proprietary shower base (Marmox or similar)

FLOORING: Client to select
- to have an acceptable or alternative solution to E3/AS1 (impervious to water splash) supplied by manufacturer.

INSULATION (WALLS AND FLOORS)
- Walls: 90mm exterior cavities (including Garage): R2.8
- First Floor Overhangs: R3.2 insulation to floor
- Refer slab notes for insulation under concrete slab
- Refer to notes for insulation required in specified IT / Acoustic Wall systems

LINEN CUPBOARDS & WARDROBES:
Fitout: Client to select

CURTAINS AND BLINDS
- Client to select

WALL LININGS OTHER
Bathroom/Ensuites (Untagged Walls): 9mm JH Hardie Groove lining to timber wall framing. Paint finish, colour tbc, 9mm Villabord behind tiled walls.
Laundries / Powder room (Untagged Walls): 9mm JH Hardie Groove lining to timber wall framing. Paint finish, colour tbc.
Bracing: Refer to Engineers drawings (For Acoustic Zoning 1, use 13mm gib for interiors + an extra layer as per below)

WALL LININGS - GENERALLY
Generally (Untagged walls): 1x10mm Gib board to timber wall framing, stopped to level 4 for paint finish white, colour tbc

Exterior Wall- Insulated: Pink Batts R2.8 (90mm) glass wool insulation between studs + nogs.

Exterior Wall- Uninsulated: Garage: Thickness 90mm or 190mm.

Interior Wall- Uninsulated: Thickness 90mm.

Boundary Fire Walls: GWTLE30 FRR:30/30/30 Gib Fire Rated Weatherline System, 1x 10mm gib weatherline to exterior side and 1x10mm (or 13mm to match if required) gib fyreline to internal side, install strictly in accordance with manufacturers documents, also refer to detail

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Building Consent

Drawing:
T7M - Ground + First Floor Plan

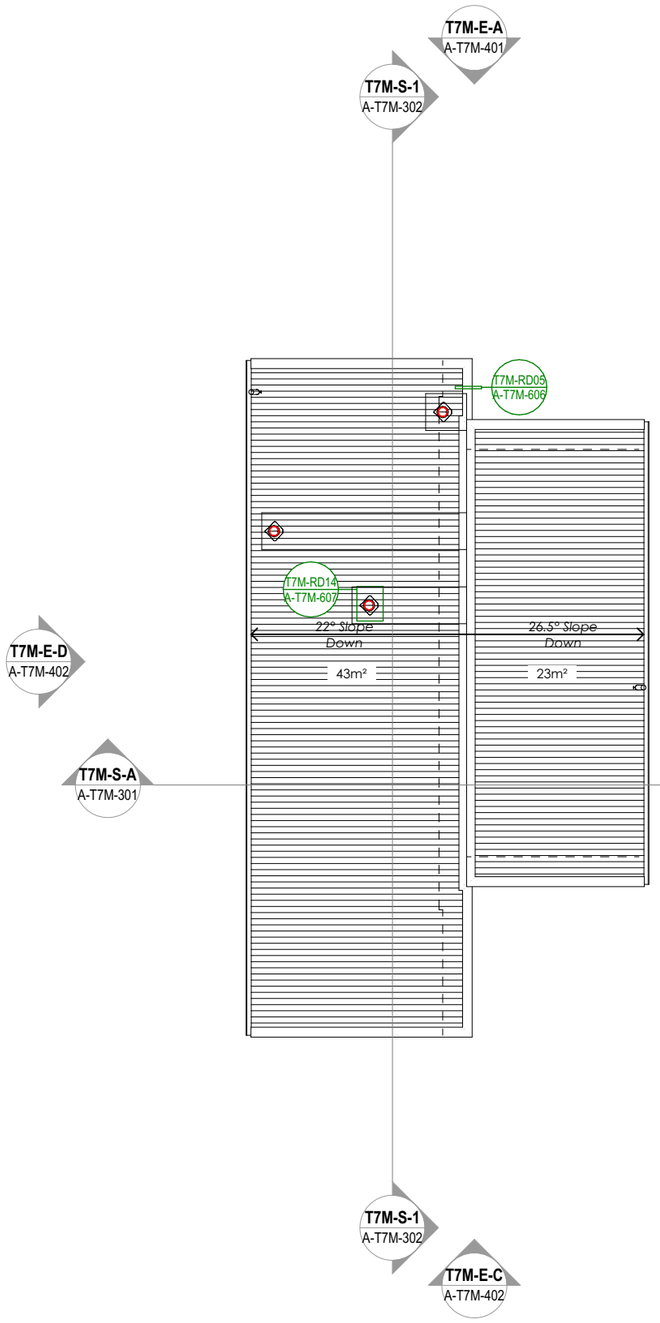
Project number:
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A-T7M-201/A

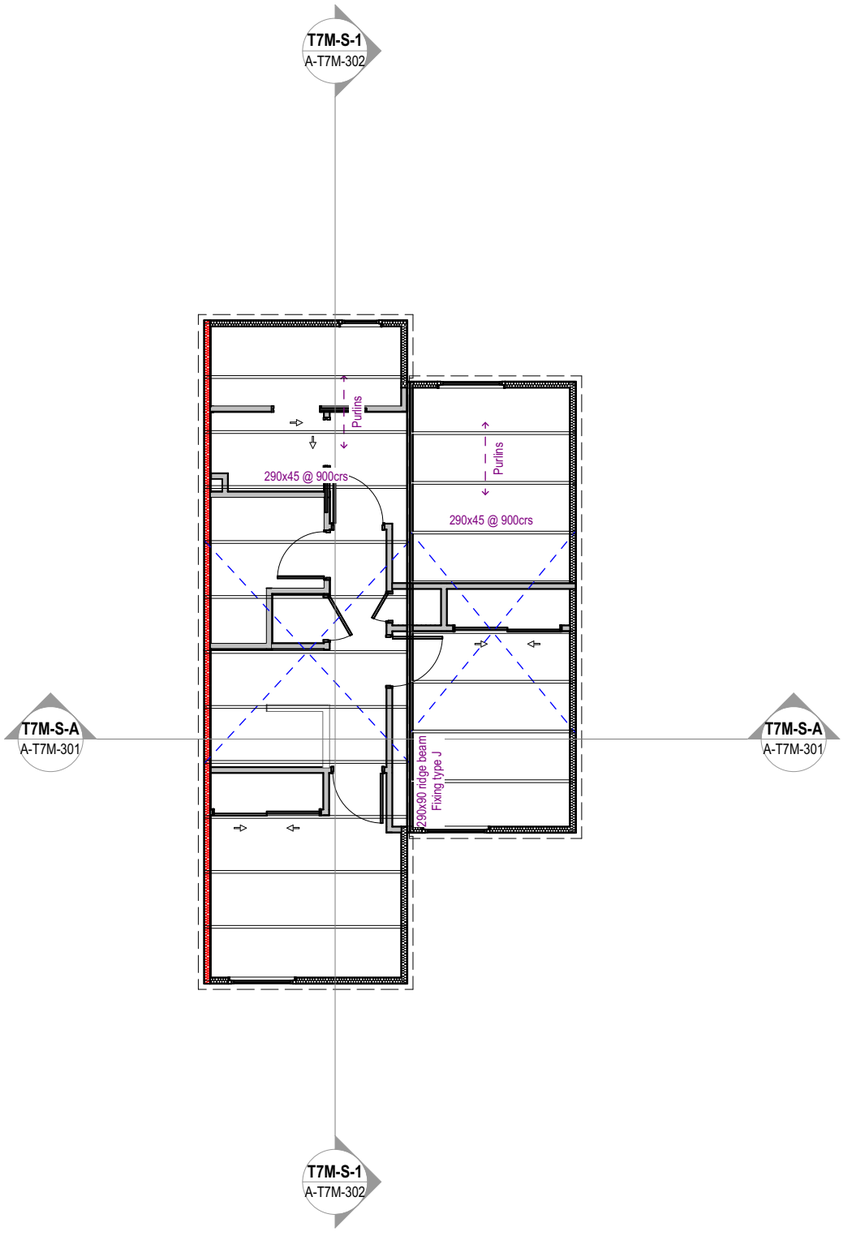
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T7M - Roof
1:100



T7M - Roof Framing Plan
1:100

ROOF PLAN

PROFILED METAL ROOFING

0.55 BMT Colorsteel Maxam corrugated metal roof cladding on roof underlay, & safety mesh, complete with 0.55 flashings.
Finish: colour to be confirmed

Roof Fixing: Roof Fixings approporiate for the design loads of site. Allow for specific loadings @ corners & the periphery of the roof where localised pressure factors apply

Roof Underlay: Covertek 405, laid horizontal on roof mesh osa

PIPE PENETRATIONS (Refer to Details - check minimum pitch)
85mm or less: Dektite boot flashings fixed diagonally to fall
85mm and more: Dektite boot flashings over watershed flashing

INSULATION (ROOF AND CEILINGS)
- Roof : R7.4 insulation to ceiling areas, ensure min. 25mm cavity between insulation & roof underlay (275mm)

RAINWATER SPOUTING SYSTEM
- Selection: Marley Typhoon (6850mm^2)
- Gutters to match roofing colour
- allow for internal (hidden) gutter brackets and snow straps
Allow to install wire mesh domes to top of all downpipes, and hidden leaf guard mesh to all spoutings
NOTE: refer to PLUMBING PLAN for site plumbing and drainage and PROPOSED ELEVATIONS for downpipe positions on elevations

DOWNPIPES & CATCHMENT CALCULATIONS - (NZBC - E1)
- Selection: Marley Stratus to match roofing colour with Munzing ring brackets
- DP sizes: 80mm
- Rainfall Intensity (range): Refer to COVER PAGE
- Roof Pitch: refer to plan

ROOF FRAMING PLAN

NOTE: Read in conjunction with S.Eng drawings

Ridge Beams
Refer to S.Eng for SED Ridge beams
Non SED ridge beams to NZS3604 Table 15.7 (snow load).
Fixing Type I = Non SED Ridge Beam Fixings (Loaded Dimension to 2.7 max):
Fixing Type I = Base connection for built-up (kN)
studs: 2 / 25 x 1 straps with 6 nails to stud and plate. 24 nails total
Fixing Type I = Ridge beam to built-up studs: 2 / M12 Bolts (or 16.0kN fixing capacity)
Fixing Type J = Non SED Ridge Beam Fixings (Loaded Dimension to 3.6 max):
Fixing Type J = Base connection for built-up (kN)
studs: 2 / 25 x 1 straps with 6 nails to stud and plate. 24 nails total
Fixing Type J = Ridge beam to built-up studs: 2 / M12 Bolts (or 16.0kN fixing capacity)

Rafters to Design IT Calcs, refer to Design IT PS1
Rafter Fixings to NZS3604, table 15.6 (snow load): 2/90 x 3.15 skew nails + strap fixing or alternative fixing capacity of 7kN.

Purlins: (Not shown for Clarity) 90x45mm purlins on flat @ max 600 - fixings as per NZS3604:2011 Table 15.9 (snow load): 1/10g self-drilling type 17 screw, 100mm long (or Alternative 2.4KN fixing capacity)

Roof Bracing: Diagonally opposed pair roof plane strip braces each side Diagonally opposing pair of continuous steel strips each having a capacity of 4.0kN in tension, fixed to each top chord or rafter that is intersected, and to the top plate; or a hip or valley rafter as per NZS3604 10.4.2.2 (b)
- Light Roof: One per 50m2
- Roofs shall have a minimum of 2 braces for each ridge line.
- Small roof planes of less than 6 m2, such as dormers or porches, do not require bracing.
- flat roofs less than 5º do not require bracing

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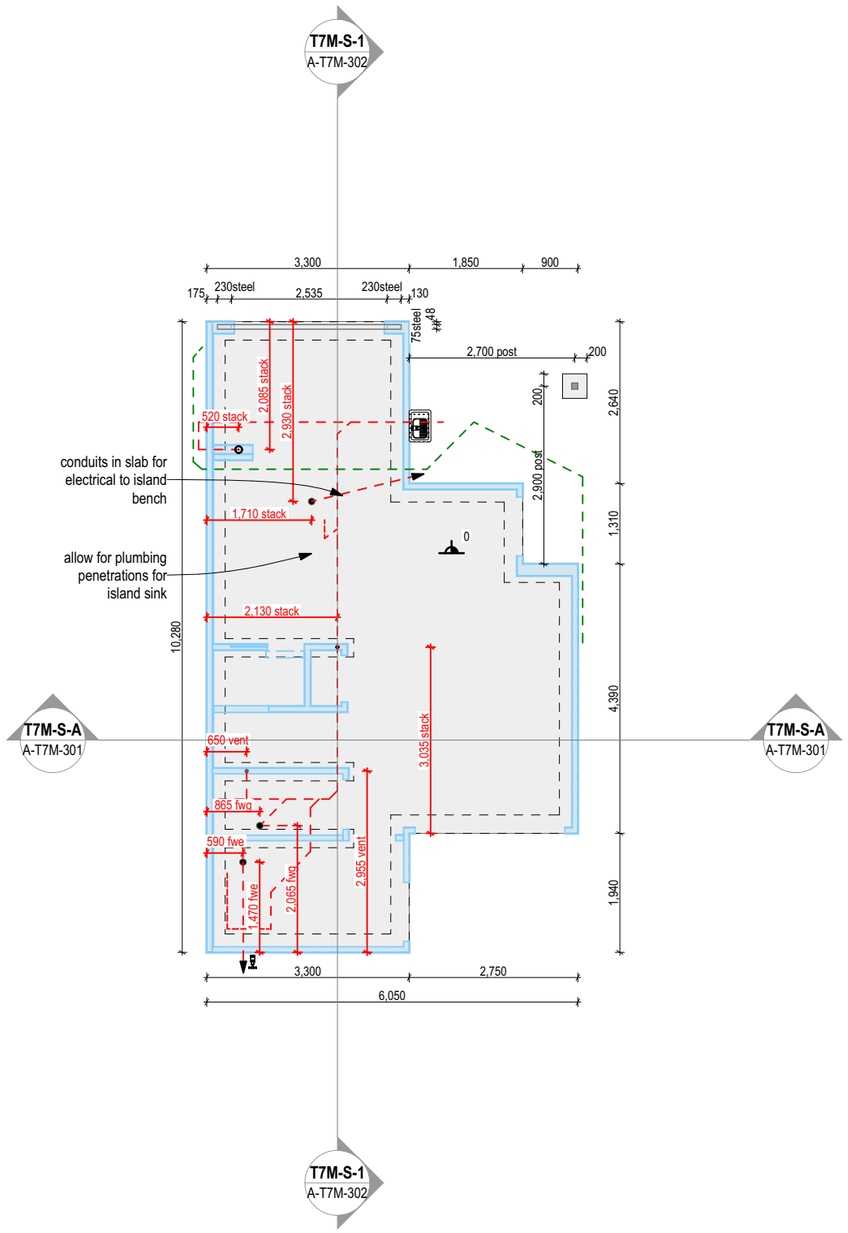
Drawing:
T7M - Roof + Roof Framing Plan

Project number:
2532

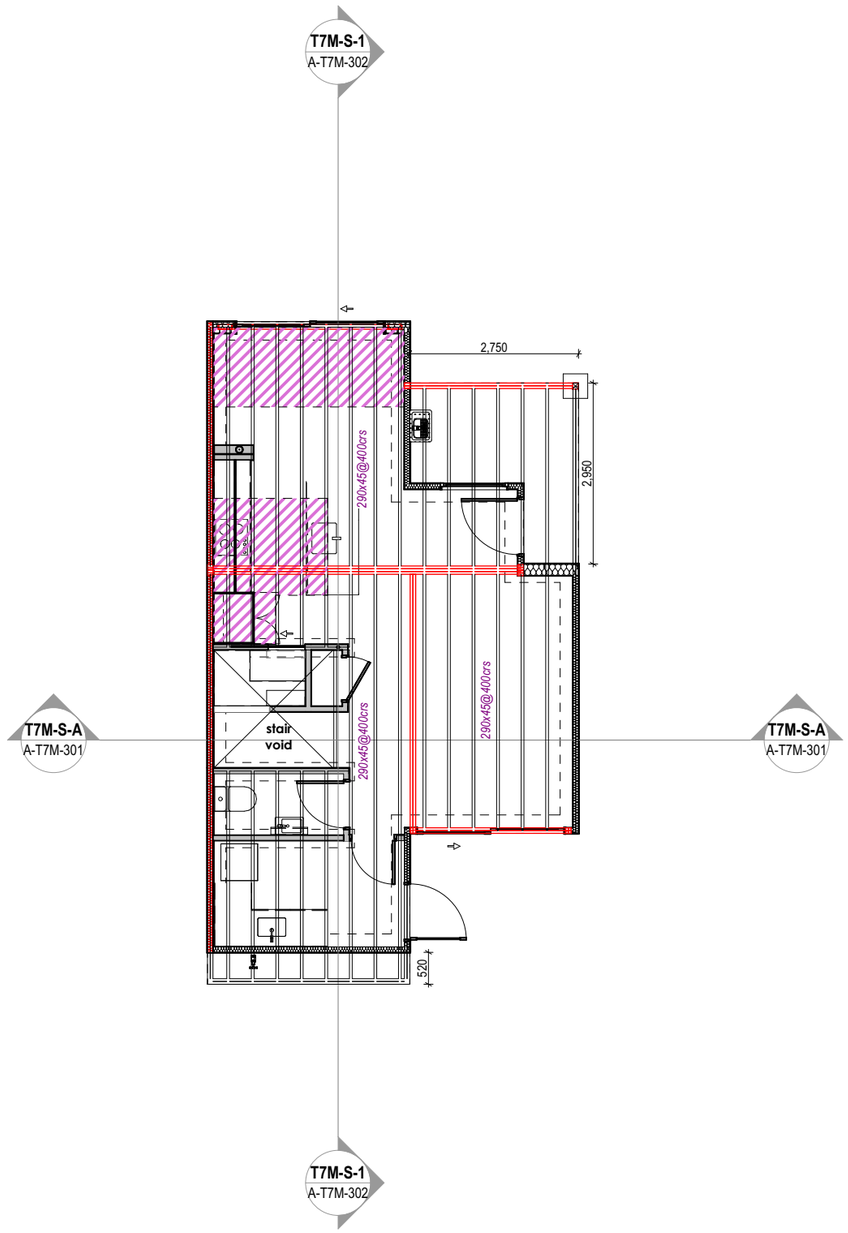
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T7M - Slab Plan
1:100



T7M - First Floor Framing Plan
1:100

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FOUNDATION PLAN

CO-ORDINATION
Read in conjunction with:
- Stormwater, Sewer & Water by Civil Engineers
- Electrical & telecomunications
- Structural Engineers documents
- Fire engineers documents including passive fire
- Proposed Site, Siteworks Plan, Floor Plans and Plumbing Plans

CONCRETE SLAB
Refer to Structural Engineer's documents for all foundation + footing details
SLAB: 100mm topping slab & RibRaft 220mm (320mm total depth)
FINISH: Kellyfloat to surface of concrete slab to recieve flooring
DPM: Refer specification
UNDER SLAB INSULATION: Polystyrene pods 1,100mm sq, 220mm thick.
SITE SETOUT: SURVEYOR TO SETOUT SITE DATUMS
SAW CUTS: Indicative locations, refer engineers drawings for control joints/saw cuts

SLAB REBATES
Refer to foundation plan and details for location & size of rebates.

WALLS
Walls above refer to Floor Plans

POSTS
PLPH5-125 posts (112x112mm) on Bowmac BS197 brackets cast in concrete foundation. Visual Machine Finish + stain or paint finish in accordance with manufacturers sealing specifications. H5 when in ground. MCA H3.2 above ground.

PLUMBING & DRAINAGE
- Allow to confirm setout of penetrations with plumber and structural engineer
- Allow to confirm all incoming services location with civil engineer
- Allow to check wall positions alignment prior to penetrations

Plumbing stacks, refer plumbing plan
fw Floor wastes, refer plumbing plans
Dry wastes, refer plumbing plans
Stormwater pipe, refer to plumbing plan

FLOOR FRAMING PLAN
NOTE: All structure is by Engineer or to NZS 3604
Refer to Structural Engineer's documents + specifications
Some timber beams/lintels/posts not shown on the drawing

Timber floor joists to NZS3604. Allow for solid blocking between structural members at 1.8m max span.Solid blocking at mid span as per NZS 3604 7.1.2.3.
SED beams by engineer

Refer also to PLUMBING PLAN. Allow to set out floor framing to suit plumbing + co-ordinate with electricians duct runs. Allow for and install in accordance with manufacturers specifications, **See Engineer's Detail for pipe penetrate through structural members.**

PLUMBING / DRAINAGE
waste pipe to soil stack, refer to plumbing plan
Stormwater pipe, refer to plumbing plan

POSTS
Posts by engineer

INTERTENANCY- TYPE 5 UNITS ONLY
Intertenancy walls quiet tie system as per engineers calcs & manufacturers specs and install instructions

STAIRS
Refer to joinery drawings

RAISED CUPBOARD OVER STAIR
Raised H3 19mm ply floor over stairs. Refer to Stair Section / Elevations for height of FFL in Raised Cupboards.

AREA OF TILE & SLATE / MEMBRANE
Area of ceramic tile underlay. Refer to Floor Plan for notes.

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Building Consent

Drawing:
T7M - Slab + First Floor Framing Plan

Project number:
2532

Drawing number / Revision:
A-T7M-203/A

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

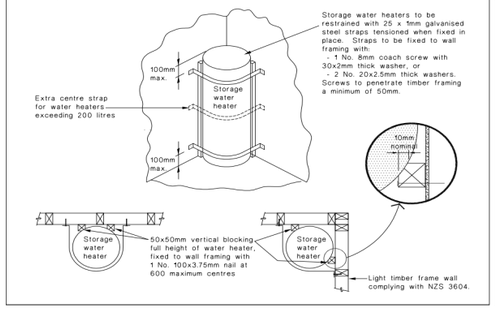
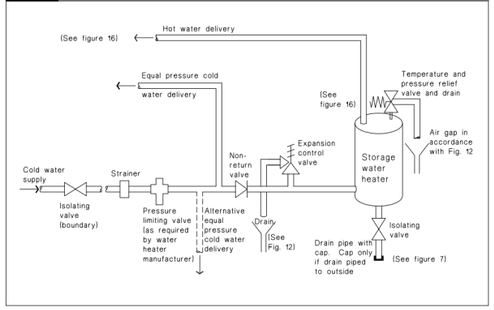
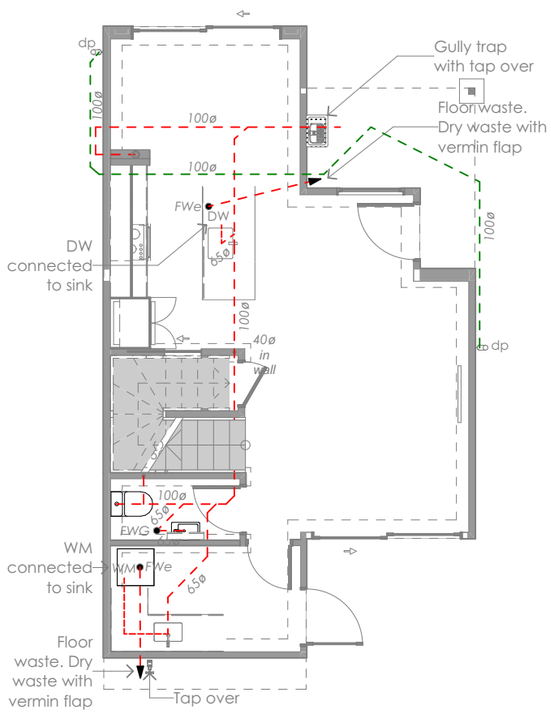
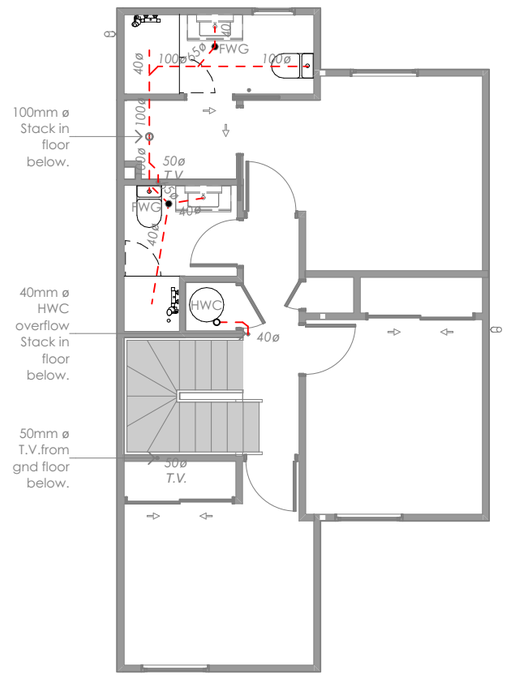


Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)







T7M - Ground Floor Plumbing Plan
1:100

T7M - First Floor Plumbing Plan
1:100

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PLUMBING & DRAINAGE

HOT AND COLD WATER SYSTEMS

HWC — Hot Water Cylinder (180L for 2 bedrooms, 250L for 3 bedrooms, 300L for 4 bedrooms)
Water to be stored at 60°
Plumber to supply and install tempering valve to HWC to allow max. 50° C hot water to new sanitary fittings. Allow for seismic restraint as per G12-Figure 14. Allow for Allproof drip tray & HWC Tundish (or similar) under all HWCs.

- **Hot and Cold water pipes:** PEX
- Allow for additional hidden (simple turn) water shut of valves to all wet areas:
  - **Laundries:** Hidden under Laundry Tub or on wall behind WM
  - **Kitchens:** Hidden under Kitchen Sink
  - **Bathrooms/Ensuites/Toilets:** Hidden Under Basin/Vanity
- Water supply pipes are to be sized to G12/AS1 tables 3 & 4

Fire Penetrations

All fire wall/roof/slab penetrations through fire separations (created by wires, cables, pipes, flush boxes etc are required to be fire stopped with fire resistant sealer, strip, collars selected to suit the location, pipe size & FRR requirements.

Intertenancy: Where possible avoid pipe penetrations through intertenancy walls/ floors and conceal pipework within joinery, through internal framing, and through floor framing. Where is pipework in an IT wall, allow for acoustic lagging. Also refer to IT Wall / Floor manufacturers requirements

SANITARY SYSTEMS

eg.40ø — New sanitary sewer waste pipe, allow for acoustic pipe lagging & seals at mid floor and walls. Pipe diameter varies: either 40, 50 , 65mm ø.

100ø — 100Ø toilet waste pipe to soil stack, allow for acoustic pipe lagging at mid floor and walls, acoustic seal penetrations

FWG — Floor waste gully - squat like boss gully or similar - allproof cyclone flange. Circular Stainless Steel Grill.
Coordinate plumbing runs with joists, structure, ceiling and bulkheads. Contact client/designer if clashes occur.

FWe — Dry waste to drain to exterior, with vermin flap. Where visible, colour match cladding / slab as near as reasonbly practical.

50ø T.V. — Terminal Vent pipe through roof. Avoid penetrations through barge or apron flashing, and to co-ordinate with roofer so that penetration is centred through roofing. Vent pipe to be 600min above openings c.o.s. Refer to details

Overflow relief gully with hose tap above, concrete surround/overflow dish to be min 25mm above paved surfaces & 100mm above non-paved surfaces

Hose tap, generally 700mm approx above ground or to suit, c.o.s

MINIMUM INTERNAL PIPE DIMENSIONS

- Note: All pipes under concerete slabs to be 65mm min
Basin = 40, Sink = 50, W.C= 100, Shower = 40, Bath= 50, WM =40, Laundry tub = 40, Vent stacks = 50, Soil stacks = 100, HWC tray =40

MINIMUM GRADE OF SANITARY DRAINS

40mm @ 1:40min, 50mm @ 1:40min, 65mm @ 1:40min, 80mm @ 1:60min, 100mm @ 1:60min, 125mm = 1:80min, 150mm = 1:100min

SANITARY SYSTEMS NOTES

- All plumbing to NZS/AS 3500 part 2.2
- This is a diagrammatic representation only. This drawing is to be read in conjunction with specifications and other relevant documentation.
- Provide new pipe work, concealed within wall cavities and joinery, to discharge to stacks. Insulate all internal pipework
- Co-ordinate sanitary pipework drops through level 2 floor framing and structural beams below.
- Connect dishwashers with burst proof hoses.
- Where water supply pipework is installed in concrete, it shall be installed inside 100mm uPVC ducting.
- Vent up through roof. Allow to avoid penetrations through flashings and to co-ord with roofer so that penetration is symmetrical through roofing
- Provide inspection points and cleaning access points as per NZ3500.2

DRAINAGE

Refer to PROPOSED SITE + SITEWORKS PLAN

100ø — New 100mm 1:120min stormwater drain, refer to siteworks plan

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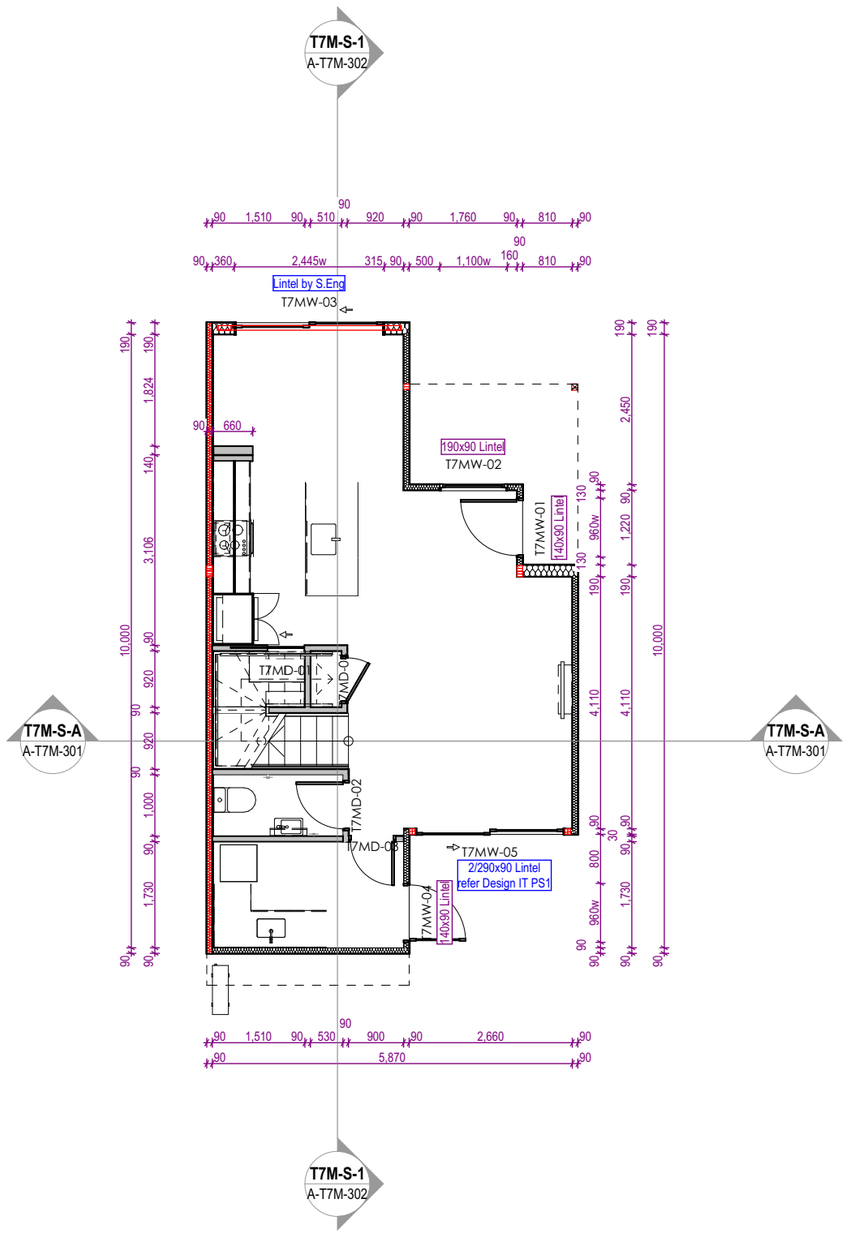
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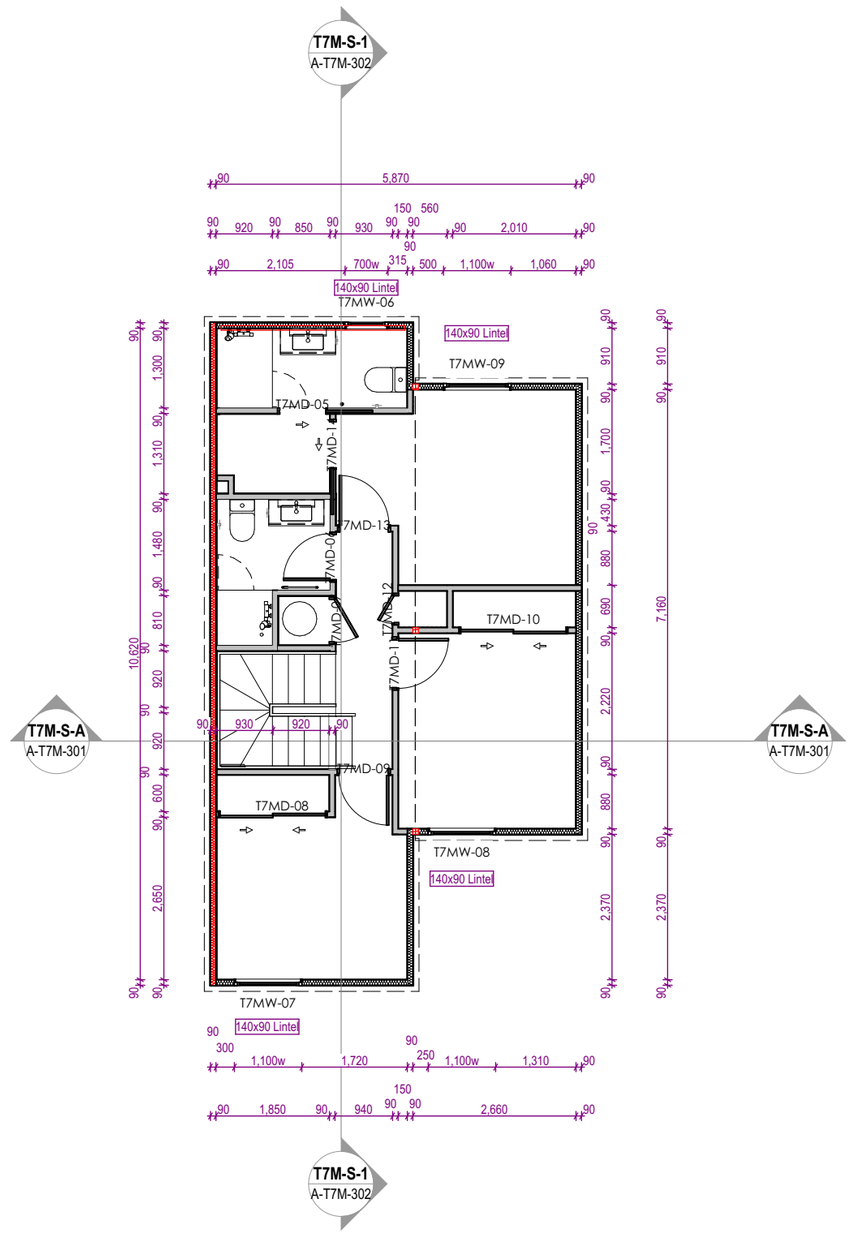
Drawing:
T7M - Ground + First Floor Plumbing

Project number:
2532

Drawing number / Revision:
A-T7M-204/A



T7M - Ground Floor Wall Framing Plan
1:100



T7M - First Floor Wall Framing Plan
1:100

WALL FRAMING

Refer to S. Engineers for: wall bracing, slabs, foundations, SED studs, beams and posts

New timber framed walls to NZS3604 - Section 8 unless **SED** Noted
- Refer to plan for wall thicknesses. Note some walls are 140 or 190mm

External & Load Bearing walls (Single or Top Storey):
- Up to 2.4m: 90x45 @ max 600 crs or 140x45 @ max 600crs
- Up to 2.7m: 90x45 @ max 400 crs or 140x45 @ max 600crs
- Up to 3.0m: 90x90 @ 600crs or 140x45 @ max 600crs
- Up to 3.6m: 90x90 @ max 300 crs or 140x45 @ max 600crs
- Up to 4.2m: Refer to Engineers' Documentation for **SED LVL studs**

Internal Load Bearing Walls (Single or Top Storey):
- Up to 3.0m: 90x45 @ 600crs
- Up to 3.6m: 90x90 @ 600crs
- Up to 4.2m: 90x90 @ max 400crs

External & Load Bearing walls (Lower of 2 storeys or Subfloor):
- Up to 2.4m: 90x45 @ max 400 crs or 140x45 @ max 600crs
- Up to 2.7m: 90x(45or90) @ max 400 crs or 140x45 @ max 600crs
- Up to 3.0m: 90x90 @ 600crs or 140x45 @ max 600crs

Internal Load Bearing Walls (Lower of 2 storeys or Subfloor):
- Up to 2.7m: 90x45 @ 600crs
- Up to 3.0m: 90x45 @ (600crs up to 4 loaded dimension) & (400crs for loaded dimension of 4+)

- Internal non load bearing Walls:
- Up to 3.0m: 90x45 or 140x45 studs @ max 600crs
- Up to 3.3m: 90x45 @ max 400crs
- Up to 3.6m: 90x90 @ max 600crs
- Up to 4.2m: 90x90 @ max 400crs

Dwangs for External Walls:
- 90x45 or 140x45 dwangs (to match wall thickness) to weatherboard clad manufactuers requirements walls. Vertical weatherboards require closer centres.

Dwangs for Internal Walls:
- Dwangs: 90x45mm or 140x45 dwangs @ max 1350crs,

WALL FRAMING NOTES

Allow for solid blocking to wall framing to support stair handrails, shelving, lining edges, bathroom fixtures & fittings... etc.

Top plates: 2x top plate to match stud/wall thickness. Top plate to stud fixing as per NZS 3604: 2011 Table 8.18: 2 / 90x3.15 end nails + 2 wire dogs (or 4.7kN alternative fixing)

Bottom plates: 1x **H3.1 treated** bottom plate to match stud/wall thickness, refer to engineers drawings for bottom plate fixings for braced walls. Other bottom plate fixings to floor framing as per NZS 3604: 2011, Table 8.19

SED Lintels: Refer to S.Eng for SED Lintels and Portal Frames

Non-SED Lintels: to NZS 3604 (Snow Loading), refer to Clad details for generic detail.

Interior Lintels: Interior door openings where not specified to NZS 3604: 2011, 140x90min
- Lintel fixing to trimmer studs. As per NZS 3604: 2011 Table 8.14 and figure 8.12

Tiled shower corner studs: Allow for a galvanized stud saver to corner studs of tiled shower

For all timber treatments refer to Timber Framing section of the specification

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Drawing:
T7M - Ground + First Floor Wall Framing

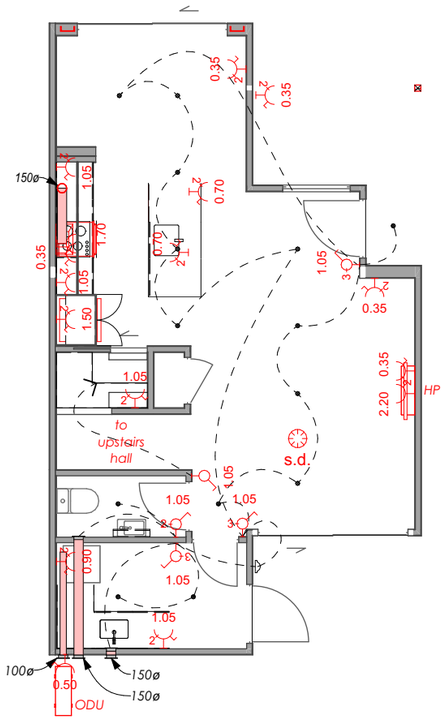
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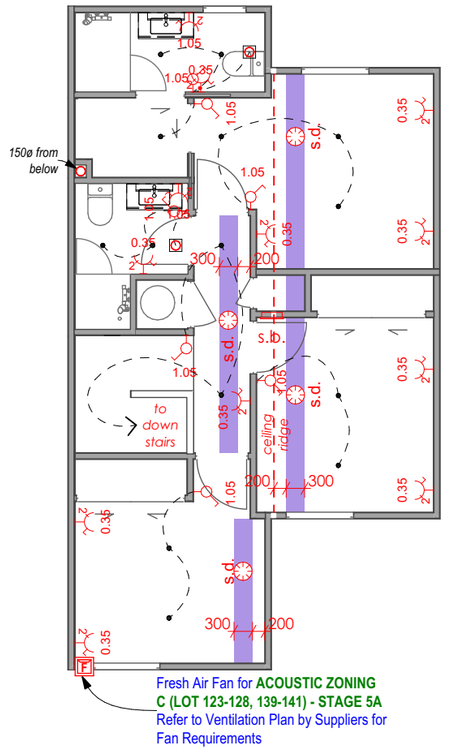
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T7M - Ground Floor Electrical Plan
1:100



T7M - First Floor Electrical Plan
1:100

ELECTRICAL PLAN

CONFIRM final locations and set-out on site

Provide power outlets for all appliances. Allow for isolating switches to kitchens applicances: microwaves, rangehoods, ovens, hobs, fridge/freezers, dishwashers, waste disposal units.

All fire wall penetrations are to be treated with an appropriate fire sealing system. For penetrations in intertenancy walls, allow to seal as per manufacturers details.

Allow to flash around all extract outlets on exterior walls or roof.

SMOKE ALARMS

Smoke detectors shall be located in every room except for the following rooms below which are optional:
- bathrooms (heat alarm only optional)
- isolated kitchen rooms (photoelectrical and/or heat alarm optional)
- garage (heat alarm only optional)

s.d. — Ceiling Mounted: Type 1- smoke interconnected detector to NZS4514, hard wired with backup battery or 10 year battery, testing facility and hush button, allow for nearby switch, c.o.s. Cavious or similar. 200min clear to edge of wall. Refer Electrical Plans.

Allowable zone for skillion celiing smoke detector. As per NZS 4514:2021

Number of power outlets (no number = 1)
Power outlet
Height (m) above FFL to underside of outlet
Exterior power outlets to be weather protected series single power outlet - PDL iconic or similar with minimal look (check cladding colour for best match to black or white)
Exteior lights to have motion sensors.

Switch
Number of switches (no number = 1)
Height (m) above FFL to underside of switch

HP — Heat Pump hi-wall, generally mounted 150mm clear of ceiling, refer to manufacturers installation manual, allow for nearby wall mounted controller.

ODU — Heat Pump outdoor unit. Allow for electrical IP rated connection.

Recessed switchboard.
s.b. — Allow for seperate ONT box & internet router enclosure below.

Door activated LED Batten light fitting

Recessed LED Downlight.
Exterior soffit units to be IP65 rated.Integrate with motion sensor.
Recessed LED downlights on sloped ceilings to be adjustable.

Front Door exterior wall mounted light. IP65 rated. Integrate with motion sensor.

Back door exterior wall mounted light. IP65 rated. Integrate with motion sensor.

150ø — Ø150 selected air extract fan duct to exit through wall. Ensure flashing kit to exterior, Colour match as best with cladding.

150ø — Ø150 insulated rangehood duct to run through overhead joinery/ bulkheads/ceiling/soffits as requied & to exit through exterior wall. Ensure flashing kit to exterior, Colour match as best with cladding.

100ø — Ø100 laundry/ dryer duct to exit through exterior wall. Ensure flashing kit to exterior, Colour match as best with cladding.

Ø150 selected air extract fan & duct to ceiling to exit and through roof. Allow for cowl & coordinate boot flashing & or flashing up to ridge with roofer.

Mirror demister - to all bathroom / ensuite mirrors, allow for wiring.

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Building Consent

Drawing:
T7M - Ground + First Floor Electrical

Project number:
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CEILING LININGS/STRUCTURE

+0000 C

Lowered Ceilings & Bulkheads
- height from floor
- Finish: Colour, Refer interior Colour Schedule.

Ceiling Structure: Allow for SG8 ceiling joists & blocking as required for lowered flat ceilings. 90x45's @ 600crs for up to 2.3m span and 140x45's @ 600 crs for up to 3.3m span as per NZS3604 Table 10.3.

Bathrooms / Ensuites: Allow for Hardie Groove Lining on Gib Rondo ceiling battens to stopped to level 4 for paint finish. Align grooves with wall lining.

SOFFITS - JAMES HARDIE

S

6mm James Hardie Villaboard, paint finish, flush jointed, allow for adequate blocking to support lining, refer to drawings & manufacturers specs

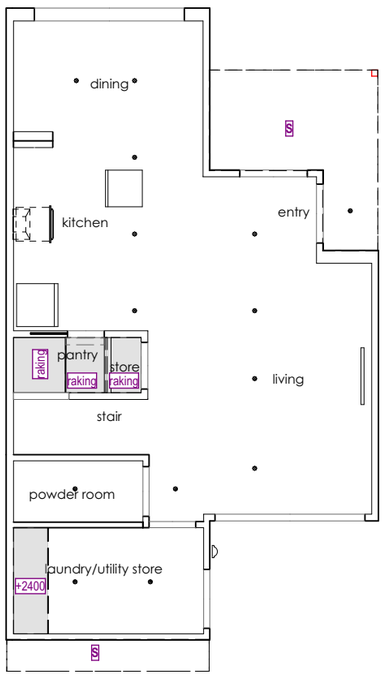
GIB CEILING LININGS

- Laundry: Allow for 13mm Gib Aqualine on Gib Rondo ceiling battens to stopped to level 4 for paint finish

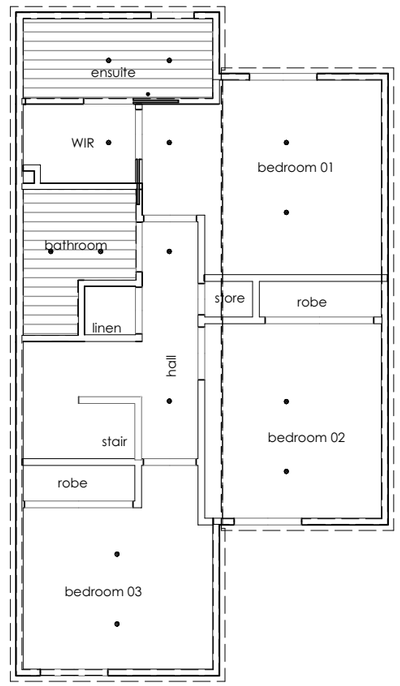
- Ceiling battens: Gib ceiling lining supported on 35mm Rondo Ceiling battens @ 600crs, on Rondo clips to framing.

GIB CEILING LININGS

Generally (Dry Areas): 1x13mm Gib board ceiling lining on Gib Rondo ceiling battens, stopped to level 4 for paint finish, unless specified otherwise.



T7M - Ground Floor RCP
1:100



T7M - First Floor RCP
1:100

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Building Consent

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Drawing:
T7M - Ground + First Floor Electrical

Project number:
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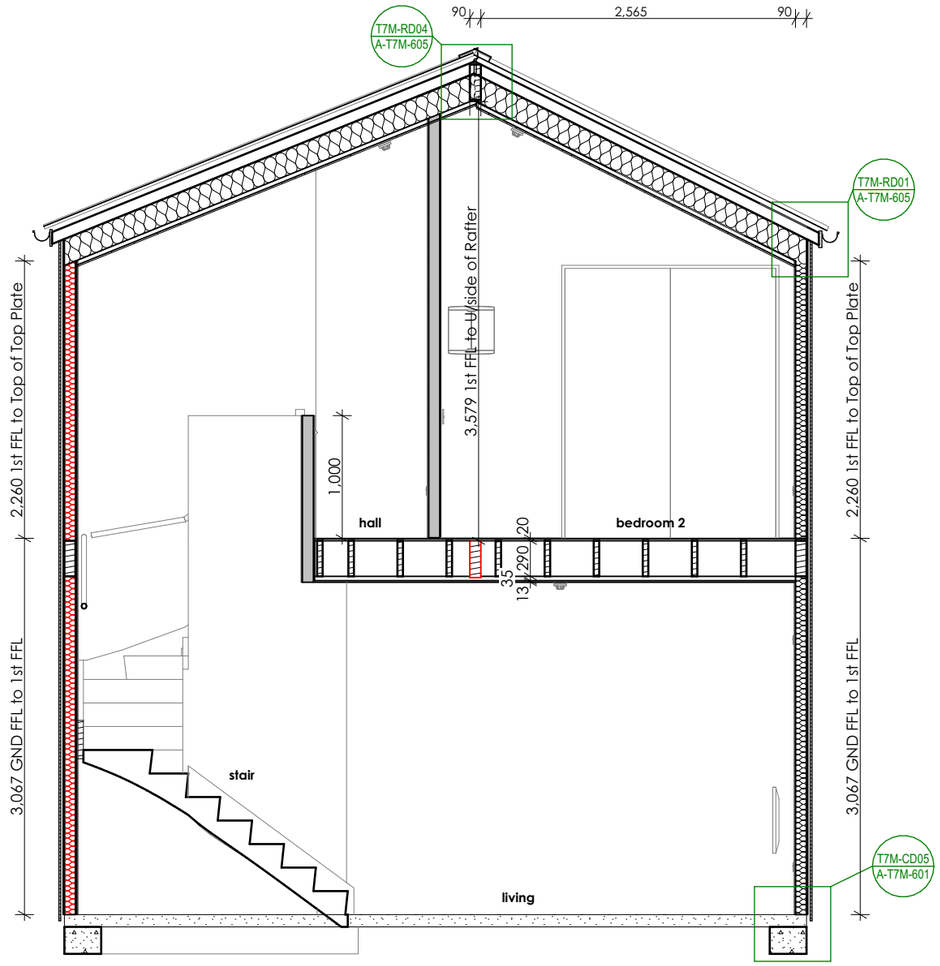
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SECTIONS

Boundary Fire Walls: GWTLE30 FRR:30/30/30 Gib Fire Rated Weatherline System, 1x 10mm gib weatherline to exterior side and 1x10mm (or 13mm to match if required) gib fyreline to internal side, install strictly in accordance with manufacturers documents, also refer to detail



T7M-S-A
#LayID

T7M Section A
Scale 1:50

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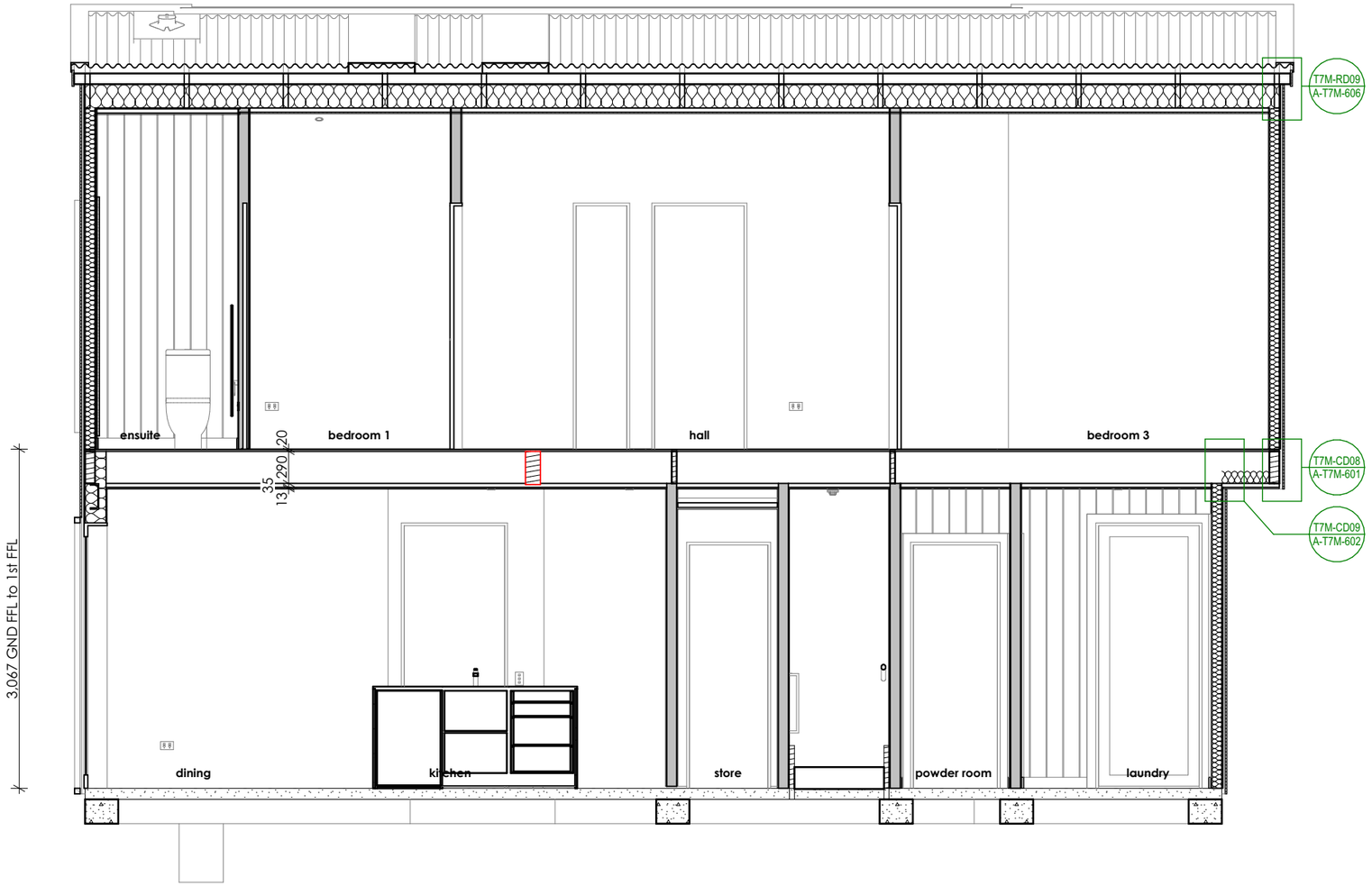
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Drawing:
T7M - Sections

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T7M-S-1
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T7M Section 1
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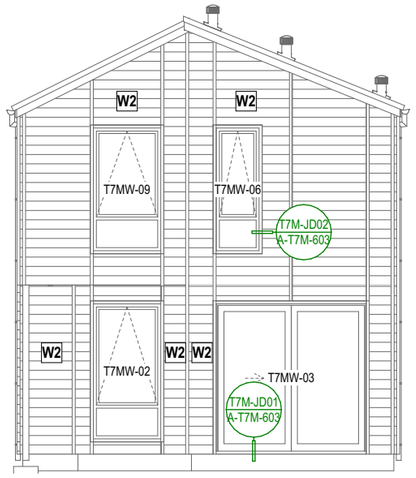
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T7M - Sections

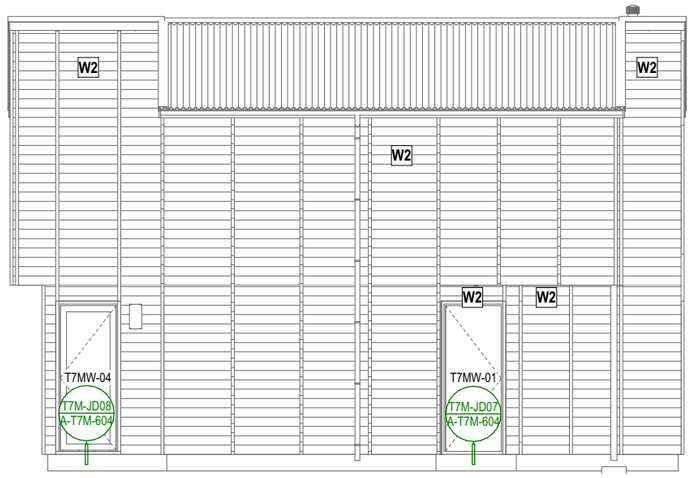
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T7M-E-A
#LayID

T7M - Elevation A
Scale 1:100



T7M-E-B
#LayID

T7M - Elevation B
Scale 1:100

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Risk Factor	Description	Risk	Score
Wind Zone	High	M	1
Number of Storeys	2-Storey	H	2
Roof/Wall Intersection Design	Fully protected (e.g. hip and gable roof with eaves)	L	0
Eaves Width	0-100mm wide	VH	5
Envelope Complexity	Moderately complex shape with no more than 2 cladding types.	M	1
Deck Design	None	L	0
		Total Score:	**9**
Selected Cladding:	Rusticated timber weatherboard over nominal 20mm drained cavity		

ELEVATIONS

W1 **VERTICAL WEATHERBOARD CLADDING**
Vertical weatherboard cladding over ex **20mm** horizontal castellated cavity battens & rigid air barrer**.**
Fixings: refer to client and manufacturers specs, allow for longer fixings where double layer of rigid air barriers are required for acoustics.
- Stain finish: Refer to Exterior Finishes Schedule

HORIZONTAL CAVITY BATTENS - TIMBER
- Fixings into timber: 45x20 H3.1 treated cavity battens fixed with power s/s nails, to manufacturers installation instructions. Spacing of battens to manufacturers specifications. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

W2 **HORIZONTAL WEATHERBOARD CLADDING WITH BATTENS OVER**
Horizontal weatherboard cladding over 20mm vertical cavity battens & rigid air barrier.
- Vertical Battens: 45 x 39mm Cedar Dressed 4 sides.
- Stain finish: Refer to Exterior Finishes Schedule
- Fixings: Refer to client for fixings and manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

VERTICAL CAVITY BATTENS
45x20 H3.1 treated cavity battens fixed, fixings and spacing of battens to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

W3 **HORIZONTAL WEATHERBOARD CLADDING WITH BATTENS OVER ON FIRE RATED WALLS**
Fire resistant treated horizontal weatherboard cladding over 20mm vertical cavity battens & rigid air barrier.
- Fascia & Vertical Battens: Fire resistant treated
- Stain finish: Refer to External Finishes Schedule.
- Fixings: TBC silicone bronze tbc to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

VERTICAL CAVITY BATTENS
45x20 H3.1 treated cavity battens fixed, fixings and spacing of battens to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

FIXINGS - NAIL, SCREW FASTENINGS
- Material, grade & positioning to cladding to manufacturers requirements & complying with NZS3604 Section 4 Durability.
ALLOW FOR DPC SEPERATING LAYER BETWEEN ALL TIMBER AND STEEL

CAVITY CLOSERS
Proprietary cavity closers, refer to cladding manufacturers

FLASHINGS

Roof Flashings: Colorsteel Maxam	0.55mm BMT
Clad Flashings (Metal): Colourssteel Maxam	0.55mm BMT
Clad Flashings (Timber): PC Alum Duralloy or Duratec	0.9mm BMT
Alum Joinery Flashings: PC Alum Duralloy or Duratec	0.9mm BMT
Alum Joinery Head Flashings: PC Alum Duralloy or Duratec	1.2mm BMT
Custom Welded Flashings: PC Alum or Duratec	1.6mm BMT

Treated timber to not be in contact with colorsteel flashings

WRAPS, UNDERLAY AND DPC
- DPC: Thermakraft Supercourse 500 osa
- Flashing Tape: Gib Weatherline Tapes
- Roofing Underlay: Refer to ROOF PLAN
- DPM: Refer to FOUNDATION PLAN

BARGE/FASCIAS
Barge: 180mm cedar, refer to details, paint / stain finish tbc
Fascia: 180mm cedar fascia to eaves, trimmed to suit, refer to details, paint / stain finish tbc

JAMES HARDIE SOFFITS -REFER TO REFLECTED CEILING PLANS

PAINTING/ STAIN
- Refer specification for paint / stain system to be used

RIGID AIR BARRIER (EXCLUDING ACOUSTIC ZONING 1 & 2)
Rigid Air Barrier (Generally): 1x10mm Gib Weatherline

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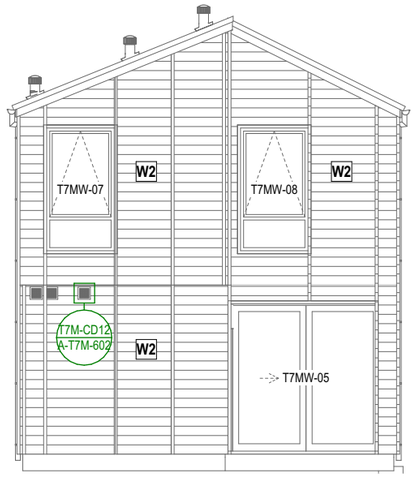
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Building Consent

Drawing:
T7M - Elevations

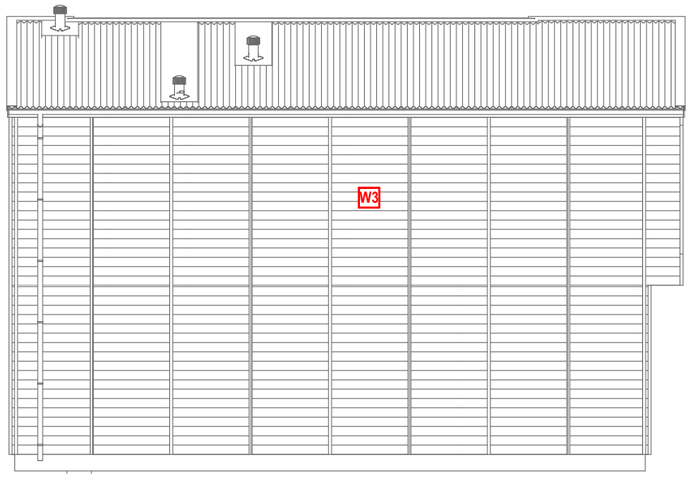
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T7M-E-C
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T7M - Elevation C
Scale 1:100



T7M-E-D
#LayID

T7M - Elevation D
Scale 1:100

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ELEVATIONS

W1 **VERTICAL WEATHERBOARD CLADDING**
Vertical weatherboard cladding over ex **20mm** horizontal castellated cavity battens & rigid air barrer**.**
Fixings: refer to client and manufacturers specs, allow for longer fixings where double layer of rigid air barriers are required for acoustics.
- Stain finish: Refer to Exterior Finishes Schedule

HORIZONTAL CAVITY BATTENS - TIMBER
- Fixings into timber: 45x20 H3.1 treated cavity battens fixed with power s/s nails, to manufacturers installation instructions. Spacing of battens to manufacturers specifications. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

W2 **HORIZONTAL WEATHERBOARD CLADDING WITH BATTENS OVER**
Horizontal weatherboard cladding over 20mm vertical cavity battens & rigid air barrier.
- Vertical Battens: 45 x 39mm Cedar Dressed 4 sides.
- Stain finish: Refer to Exterior Finishes Schedule
- Fixings: Refer to client for fixings and manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

VERTICAL CAVITY BATTENS
45x20 H3.1 treated cavity battens fixed, fixings and spacing of battens to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

W3 **HORIZONTAL WEATHERBOARD CLADDING WITH BATTENS OVER ON FIRE RATED WALLS**
Fire resistant treated horizontal weatherboard cladding over 20mm vertical cavity battens & rigid air barrier.
- Fascia & Vertical Battens: Fire resistant treated
- Stain finish: Refer to External Finishes Schedule.
- Fixings: TBC silicone bronze tbc to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

VERTICAL CAVITY BATTENS
45x20 H3.1 treated cavity battens fixed, fixings and spacing of battens to manufacturers specs. Allow for longer fixings where double layer of rigid air barriers are required for acoustics below.

FIXINGS - NAIL, SCREW FASTENINGS
- Material, grade & positioning to cladding to manufacturers requirements & complying with NZS3604 Section 4 Durability.
ALLOW FOR DPC SEPERATING LAYER BETWEEN ALL TIMBER AND STEEL

CAVITY CLOSERS
Proprietary cavity closers, refer to cladding manufacturers

FLASHINGS

Roof Flashings: Colorsteel Maxam	0.55mm BMT
Clad Flashings (Metal): Colousteel Maxam	0.55mm BMT
Clad Flashings (Timber): PC Alum Duralloy or Duratec	0.9mm BMT
Alum Joinery Flashings: PC Alum Duralloy or Duratec	0.9mm BMT
Alum Joinery Head Flashings: PC Alum Duralloy or Duratec	1.2mm BMT
Custom Welded Flashings: PC Alum or Duratec	1.6mm BMT

Treated timber to not be in contact with colorsteel flashings

WRAPS, UNDERLAY AND DPC
- DPC: Thermakraft Supercourse 500 osa
- Flashing Tape: Gib Weatherline Tapes
- Roofing Underlay: Refer to ROOF PLAN
- DPM: Refer to FOUNDATION PLAN

BARGE/FASCIAS
Barge: 180mm cedar, refer to details, paint / stain finish tbc
Fascia: 180mm cedar fascia to eaves, trimmed to suit, refer to details, paint / stain finish tbc

JAMES HARDIE SOFFITS -REFER TO REFLECTED CEILING PLANS

PAINTING/ STAIN
- Refer specification for paint / stain system to be used

RIGID AIR BARRIER (EXCLUDING ACOUSTIC ZONING 1 & 2)
Rigid Air Barrier (Generally): 1x10mm Gib Weatherline

The Links
at 110+124 Wanaka-Luggate Highway, Wanaka for Gibbons Co Ltd

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ISSUE:	Rev:	Date:	Comment:	PRINTED: 19/06/2026
BC/ S4A-01	A	18/06/2026	Building Consent - Stage 4A - Application	

Scale @ A3: 1:50, 1:100
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Building Consent

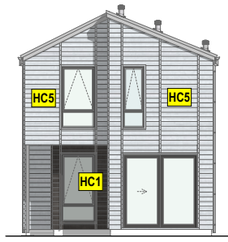
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Project number:
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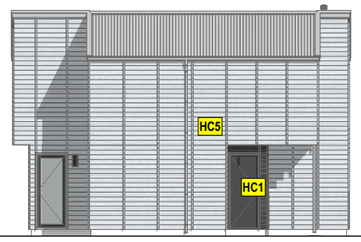
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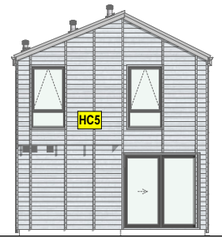
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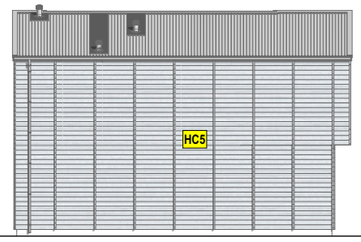
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Scale 1:200

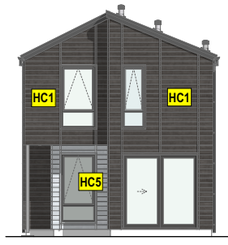


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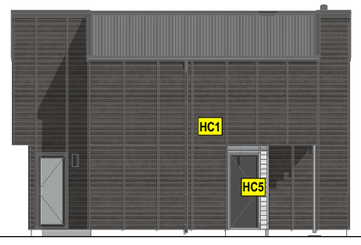


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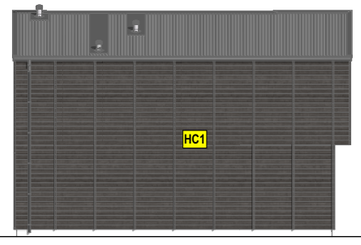
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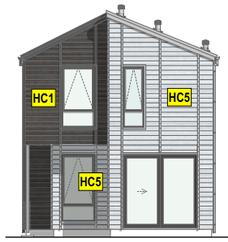


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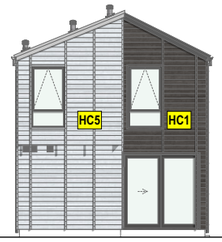
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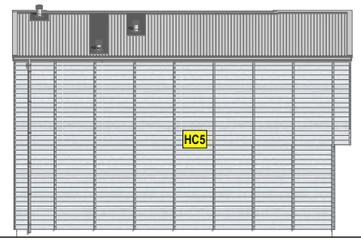
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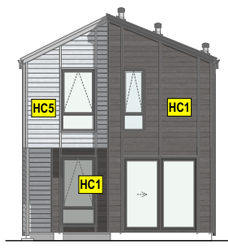


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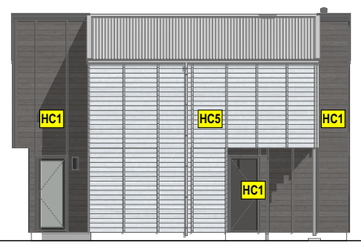


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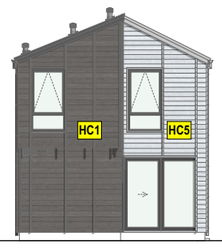
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T7M-E-A / A-T7M-201 T7M-1 - Elevation A
Scale 1:200



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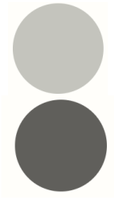


T7M-E-C / A-T7M-201 T7M-1 - Elevation C
Scale 1:200



T7M-E-D / A-T7M-201 T7M-1 - Elevation D
Scale 1:200

ELEVATIONS TYPOLOGY



Roof Colour 1

Roof Colour 2



VC1: Vertical Cedar- Colour 1 (almost black)

VC2: Vertical Cedar - Colour 2 (dark brown)

VC3: Vertical Cedar - Colour 3 (mid brown)

VC4: Vertical Cedar - Colour 4 (light brown)

VC5: Vertical Cedar - Colour 5 (light grey)



HC1: Horizontal Cedar - Colour 1 (almost black)

HC2: Horizontal Cedar - Colour 2 (dark brown)

HC3: Horizontal Cedar - Colour 3 (mid brown)

HC4: Horizontal Cedar - Colour 4 (light brown)

HC5: Horizontal Cedar - Colour 5 (light white)

HC6: Horizontal Cedar - Colour 6 (light grey)

Posts' paint colour to best match cladding stain colour

The Links

at 110+124 Wanaka-Luggate Highway, Wanaka for Gibbons Co Ltd

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Building Consent

Drawing:

T7M - Exterior Colour Scheme

Project number:

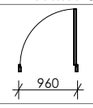
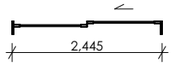
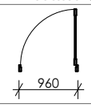
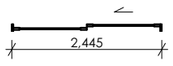
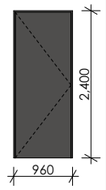
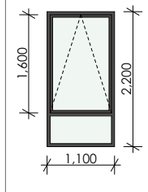
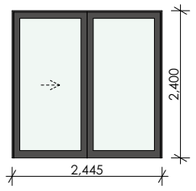
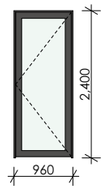
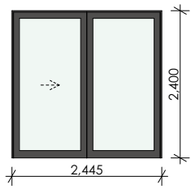
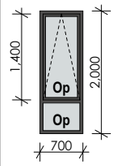
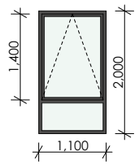
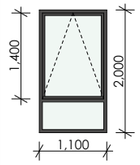
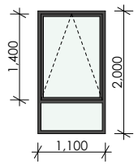
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Drawing number / Revision:

A-T7M-403/A

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IES-T7M T7M - Exterior Joinery Schedule

ID	T7MW-01	T7MW-02	T7MW-03	T7MW-04	T7MW-05	T7MW-06	T7MW-07	T7MW-08	T7MW-09
2D Symbol									
View from Outside									
Unit Size (WxH)	960×2,400	1,100×2,200	2,445×2,400	960×2,400	2,445×2,400	700×2,000	1,100×2,000	1,100×2,000	1,100×2,000
Head height	2,400	2,400	2,400	2,400	2,400	2,200	2,200	2,200	2,200
Sill height	0	200	0	0	0	200	200	200	200
Quantity	1	1	1	1	1	1	1	1	1

EXTERIOR DOOR & WINDOW SCHEDULE

ALUMINIUM WINDOWS & DOORS (EXTERIOR)
New exterior aluminium joinery, thermally broken

- CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
- All dimensions to OUTSIDE edge of reveals unless otherwise stated
- bring any discrepancies to the attention of the architect/designer prior to fabrication.
- Refer to foundation plan and details for rebates in slab for garage door threshold on ground floor
- Refer to plans & elevations, for confirmation of door & window opening directions.
- Wind zone: **HIGH**
- Confirm thickness of walls on site for each door or window.

FINISH
Powder Coated: To be confirmed by client

INSTALLATION
- Allow 10mm perimeter gap between reveal and wall framing.
- Flashing tape to entire perimeter of opening. Two layers of flashing tape to be used on the sill, refer manufacturers installation instructions.
- Fix window and door at jambs, no fixing thru sill. Do not fix through flashings.
- No packer to top.

DOOR AND WINDOW HARDWARE
Restrictor Stay Requirements determined by Joinery Manufacturer
- When required, stainless steel safety stays to windows where required, non releasable restrictors to limit window opening to 100mm max (NZBC:F4/AS1).

F4: 2.1.1: a window with an opening width of less than 1000 mm shall have either:
a) the lower edge of the opening at least 760 mm above floor level, or
b) a restrictor fitted to limit the maximum opening so that a 100 mm diameter sphere cannot pass through it, or a 760 mm high barrier protecting the opening of solid construction or with vertical members its full height

- Hardware Series: Colour to match joinery, client to confirm with supplier
- All door handles 1000mm from FFL
- All exterior hinged and screws shall be 316 stainless steel
- All fixings to exterior joinery shall be 316 stainless steel
- Wedgeless fastners to windows with double tongue latches
- All exterior doors to be keyed alike

REVEALS & ARCHITRAVES
Reveals: Paint quality pine flush to recieve architraves (refer to details), paint finished
Architraves: 60x10mm paint quality pine rectangular, paint finish, refer to details

ALUMINIUM LINER INSERT
Sills to floor: Powder coated aluminium liner inserts (to sill) to allow flooring to run into joinery frames, refer to details

GARAGE DOOR
- Sectional overhead horizontal panel doors with automatic opening device
- **Selection:** client to confirm
- **Check on site for finished ceiling heights, bulkheads and clearances (including lighting) prior to manufacture.**
- Installed to manufacturer's specifications.
- Refer to client for number of garage door remote opening devices

GLAZING - GENERAL REQUIREMENTS
Op = Opalescent obscure glass
- Generally: Double glazed low e + argon gas to external glazing (refer to Acoustics)
- All glazing to comply with NZS 4223, parts 1, 2 & 3 and NZBC:F2

Safety Glazing Requirements by Joinery Manufacturer to meet NZS 4223 part 3:
- ***Table A3:*** *All glazing with* ***no safety from falling*** *of over 1m, that meet* ***all 3 of these criteria****; wider than 500mm, higher than 1000mm and within 800mm of the floor, to be safety glass*
- ***Table 7:*** *All glazing* ***with a safety from falling of over 1m****, that are lower than 800mm from FFL to be safety glass.*

- Allow for safety glass to glazing in all ensuite & bathrooms.

ENTRY DOOR LEAFS - GENERAL REQUIREMENTS - Client to select. Tongue & Groove - Frameless

GLAZING - ACOUSTIC REQUIREMENTS
NOTE: Refer to the ACOUSTIC SITE PLAN for Houses in ACOUSTIC ZONING
- The performance must be achieved by the entire glazing system including the glass, seals and framing and must be confirmed by the system supplier.

ACOUSTIC ZONING C (LOT 20 - 40, 105-106, 123 - 128, 139-141) - STAGE 1A, 1B, 4D, 5A Glazing: Performance of Rw+Ctr 27 such as double glazing of 4mm monolithic/12mm air gap/4mm monolithic glass.

The Links
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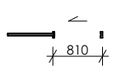
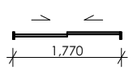
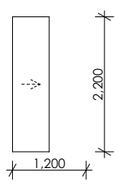
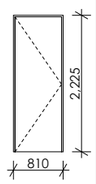
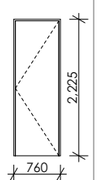
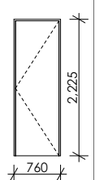
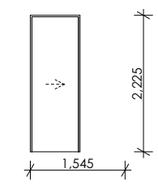
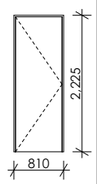
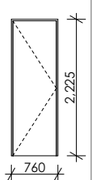
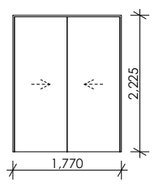
Drawing:
T7M - Exterior Door & Window Schedule

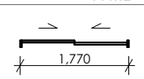
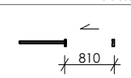
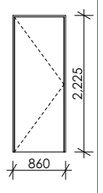
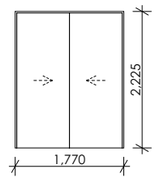
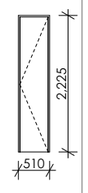
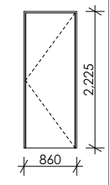
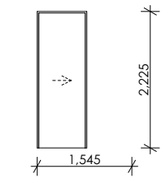
Project number:
2532

Drawing number / Revision:
A-T7M-501/A

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IES-T7M T7M - Interior Door Schedule								
ID	T7MD-01	T7MD-02	T7MD-03	T7MD-04	T7MD-05	T7MD-06	T7MD-07	T7MD-08
2D Symbol								
								
Leaf Dimensions	600×2,200	760×2,200	710×2,200	710×2,200	760×2,200	760×2,200	710×2,200	1,720×2,200
Sill height	0	0	0	0	0	0	0	0
Quantity	1	1	1	1	1	1	1	1

IES-T7M T7M - Interior Door Schedule						
ID	T7MD-09	T7MD-10	T7MD-11	T7MD-12	T7MD-13	T7MD-14
2D Symbol						
						
Leaf Dimensions	810×2,200	1,720×2,200	810×2,200	460×2,200	810×2,200	760×2,200
Sill height	0	0	0	0	0	0
Quantity	1	1	1	1	1	1

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INTERIOR DOOR SCHEDULE

INTERIOR TIMBER DOORS

D01 New interior door joinery

- CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
- Bring any discrepancies to the attention of the architect/designer prior to fabrication.
- Refer to plans, for confirmation of door opening directions
- Confirm thickness of walls on site for each door or window.

LOCATION & NUMBERS

Check floor plans for locations and number of units. Joiner shall refer any discrepancies to architect for clarification at tender. No extras shall be given for miscounted door units. Check all swings against floor plans and confirm with the Architect/designer when in doubt.

DOOR LEAFS

Carbon core, paint finished, colour tbc

- Undercut doors if required, to the very minimum as required for smooth opening and no scuffing or carpet or flooring, **do not have a large gap under the door**
- **Bathrooms, Toilets and Laundries:** Allow to undercut door 15mm AFFL to allow for airflow for the extract fan to work properly

REVEALS, ARCHITRAVES & SKIRTING

- **Reveals:** paint quality pine flush to recieve architraves (refer to details), paint finished
- **Architraves:** 60x10mm paint quality pine rectangular profile, paint finish
- **Skirting :** 60x10mm paint quality single bevel pine, paint finish

DOOR HARDWARE

- Door hardware: Client to select
- All handles to be 1000mm from FFL.
- Privacy latches to WC, bathrooms and ensuites
- Wardrobe sliders: Hidden top track, allow to oversize doors or raise lintels if required to conceal track.
- Wardrobe shelf & rail. Allow for a 18mm mdf with LPL shelf with wardrobe rail coat hanger.
- Cavity Sliders: Flush pull & End Pull.
- Surface Sliders: Client to confirm
- Allow for door stops to all swing doors.

The Links

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Scale @ A3: 1:50, 1:1

Building Consent

All dimensions to be checked on site, do not scale off drawings.

Drawing:

T7M - Interior Door & Window Schedule

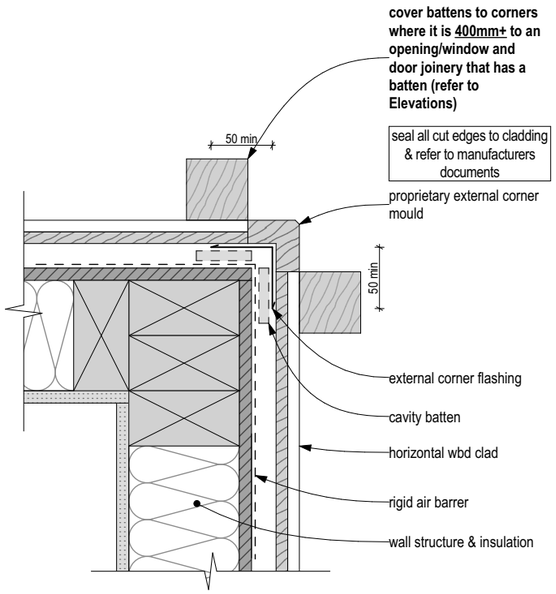
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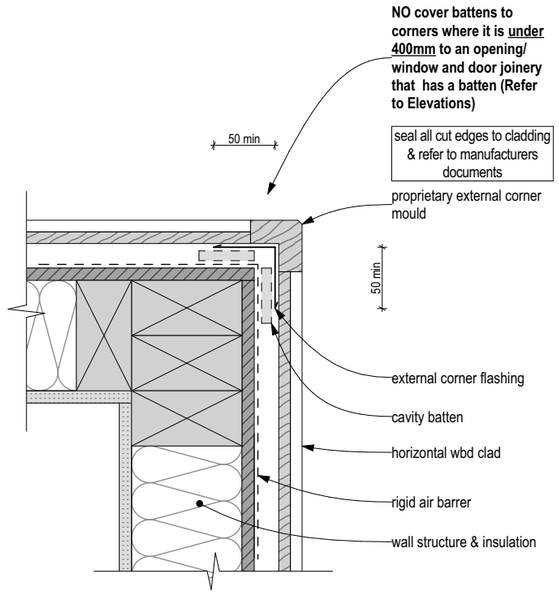
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A-T7M-502/A

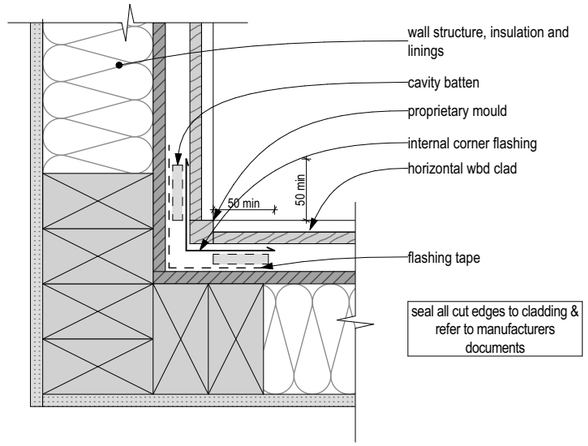
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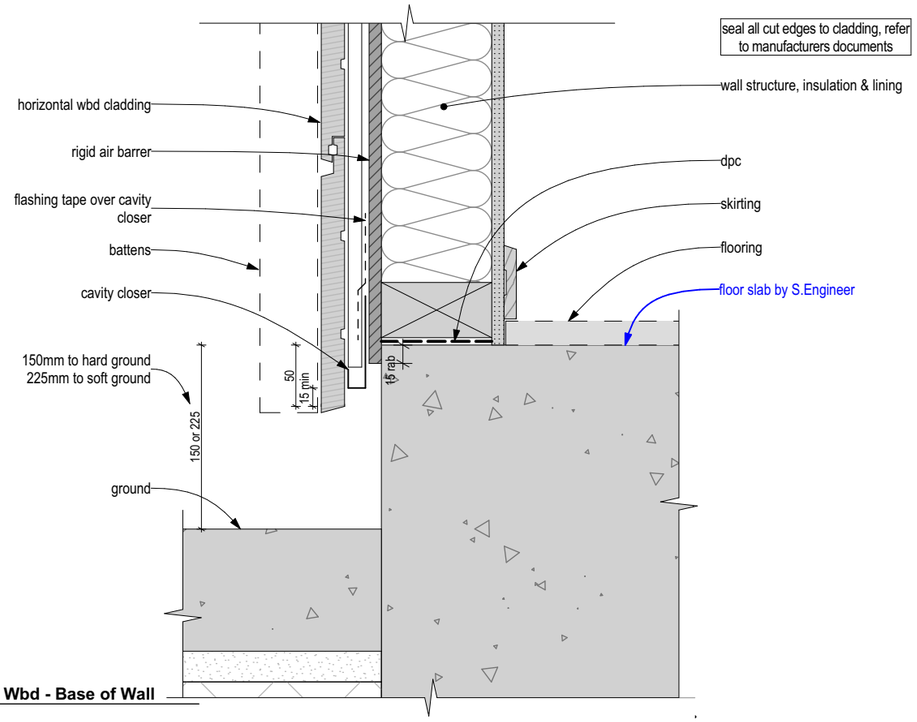
T7M-CD01 A-T7M-201 **Horizontal Wbd - External Corner Battens**
Scale 1:5



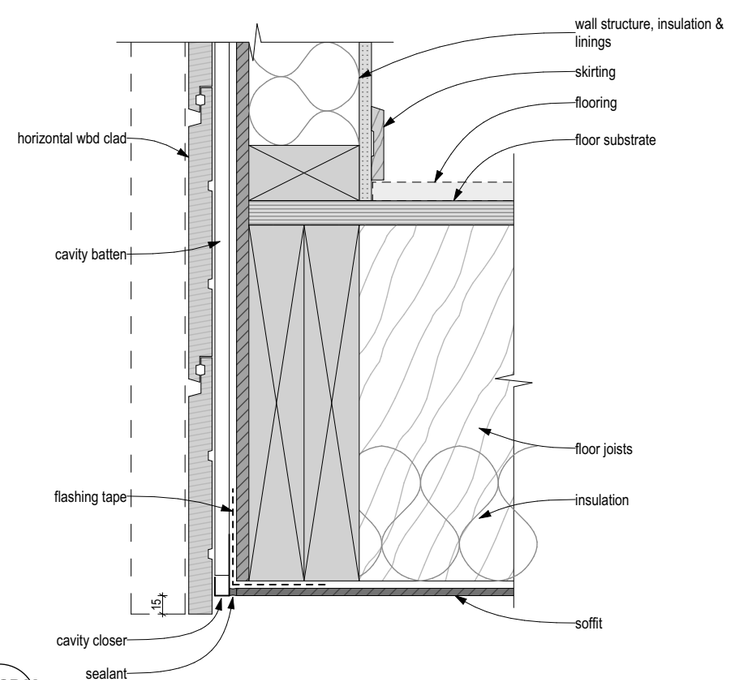
T7M-CD14 A-T7M-201 **Horizontal Wbd - External Corner - No Battens**
Scale 1:5



T7M-CD03 A-T7M-201 **Horizontal Wbd - Internal Corner**
Scale 1:5



T7M-CD05 A-T7M-301 **Horizontal Wbd - Base of Wall**
Scale 1:5



T7M-CD08 A-T7M-302 **Horizontal Wbd - Base of Wall - Overhang**
Scale 1:5

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Scale @ A3: 1:5
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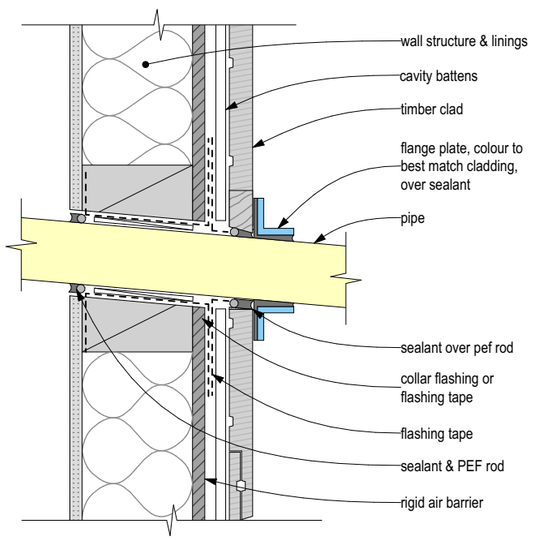
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Project number: **2532**

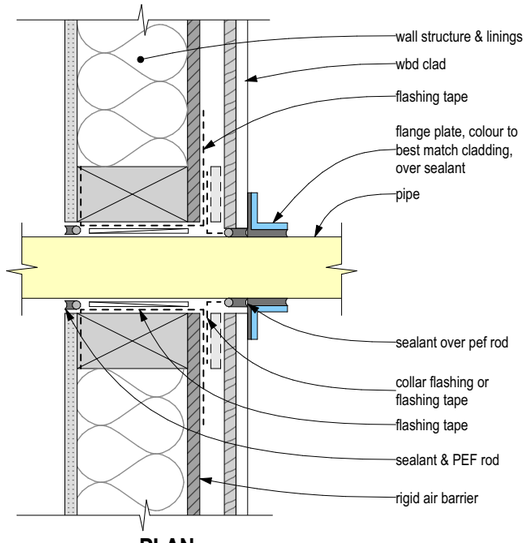
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CIRCULAR PIPE



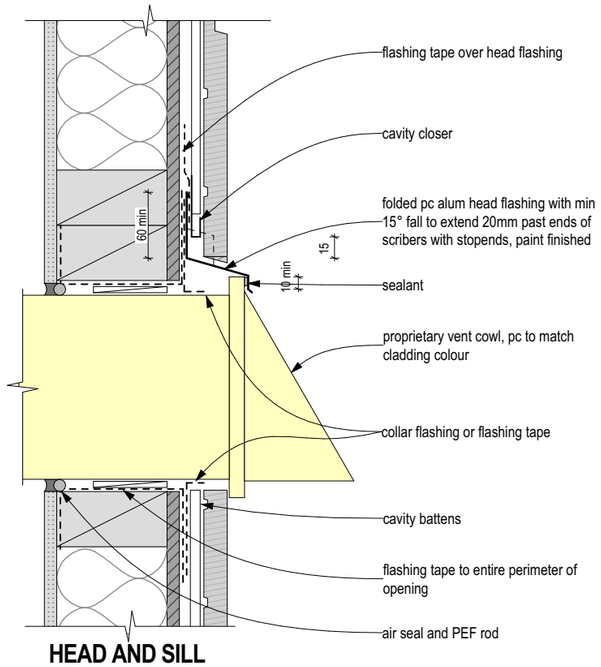
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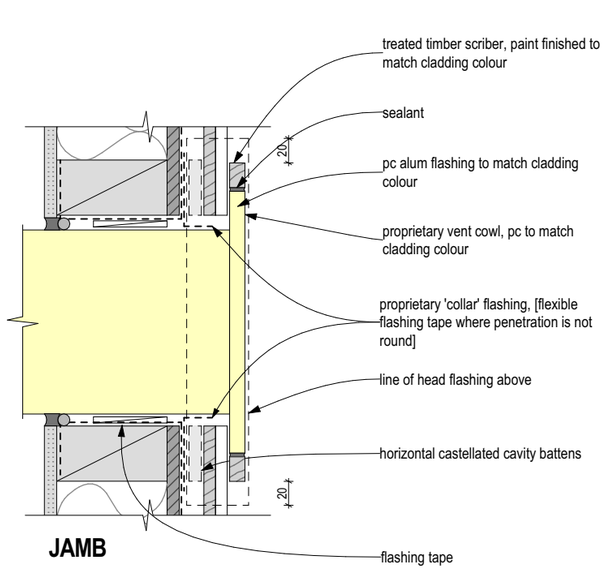
PLAN

T7M-CD12 Horizontal Wbd - Penetrations
A-T7M-402 Scale 1:5

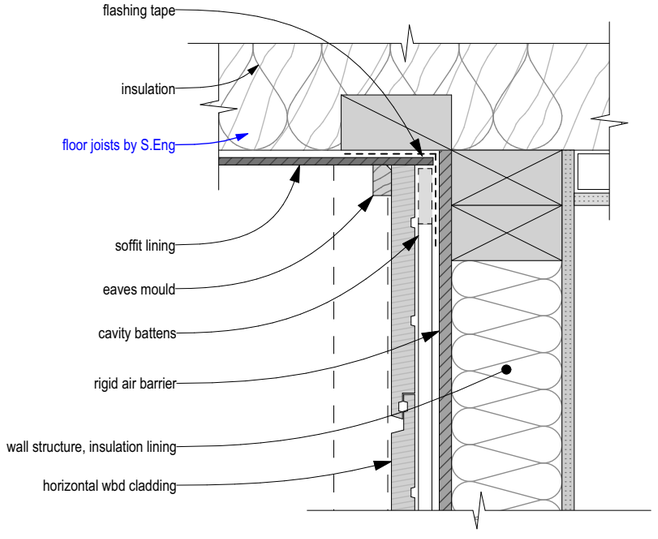
VENT



HEAD AND SILL



JAMB



T7M-CD09 Horizontal Wbd - Top of Wall to Soffit
A-T7M-302 Scale 1:5

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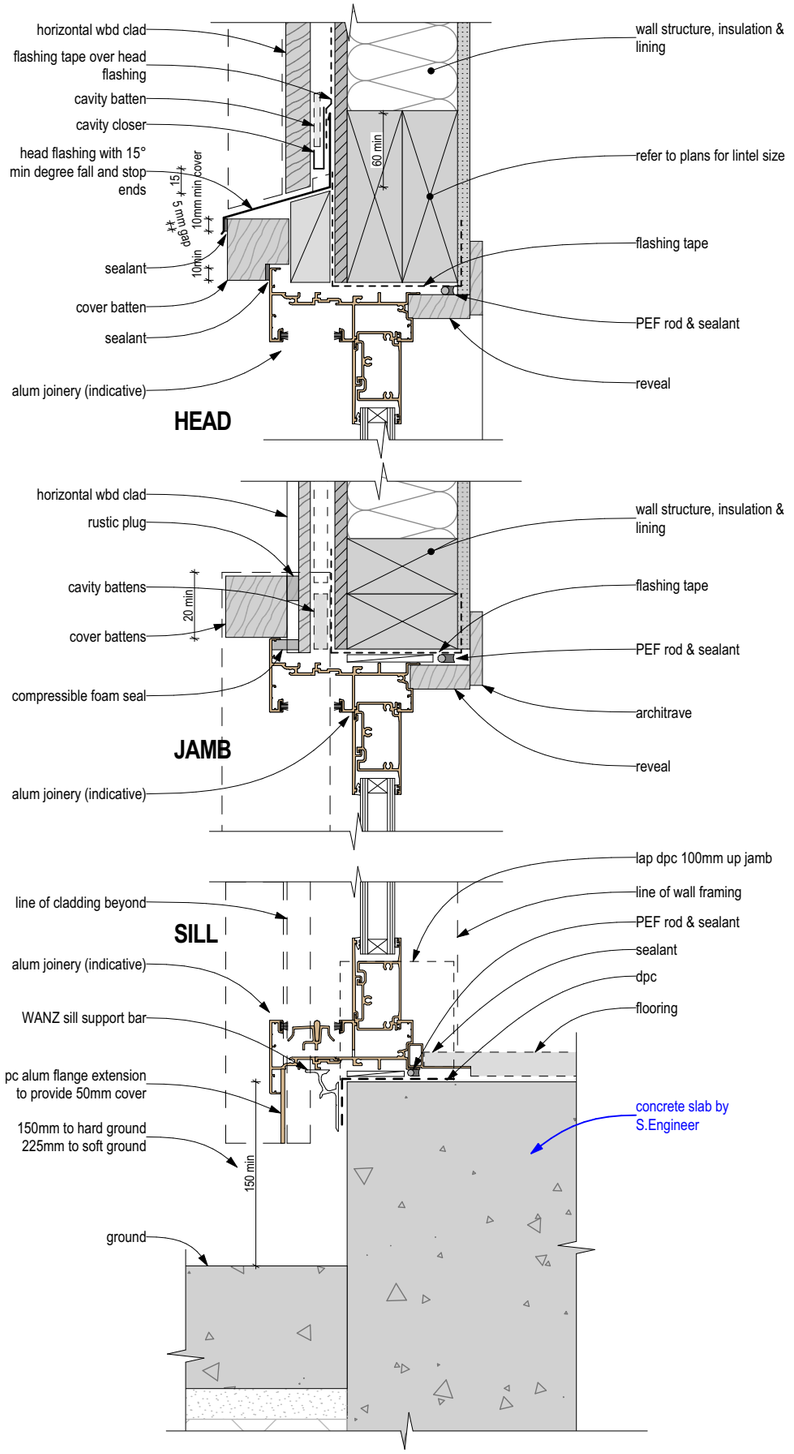
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Building Consent

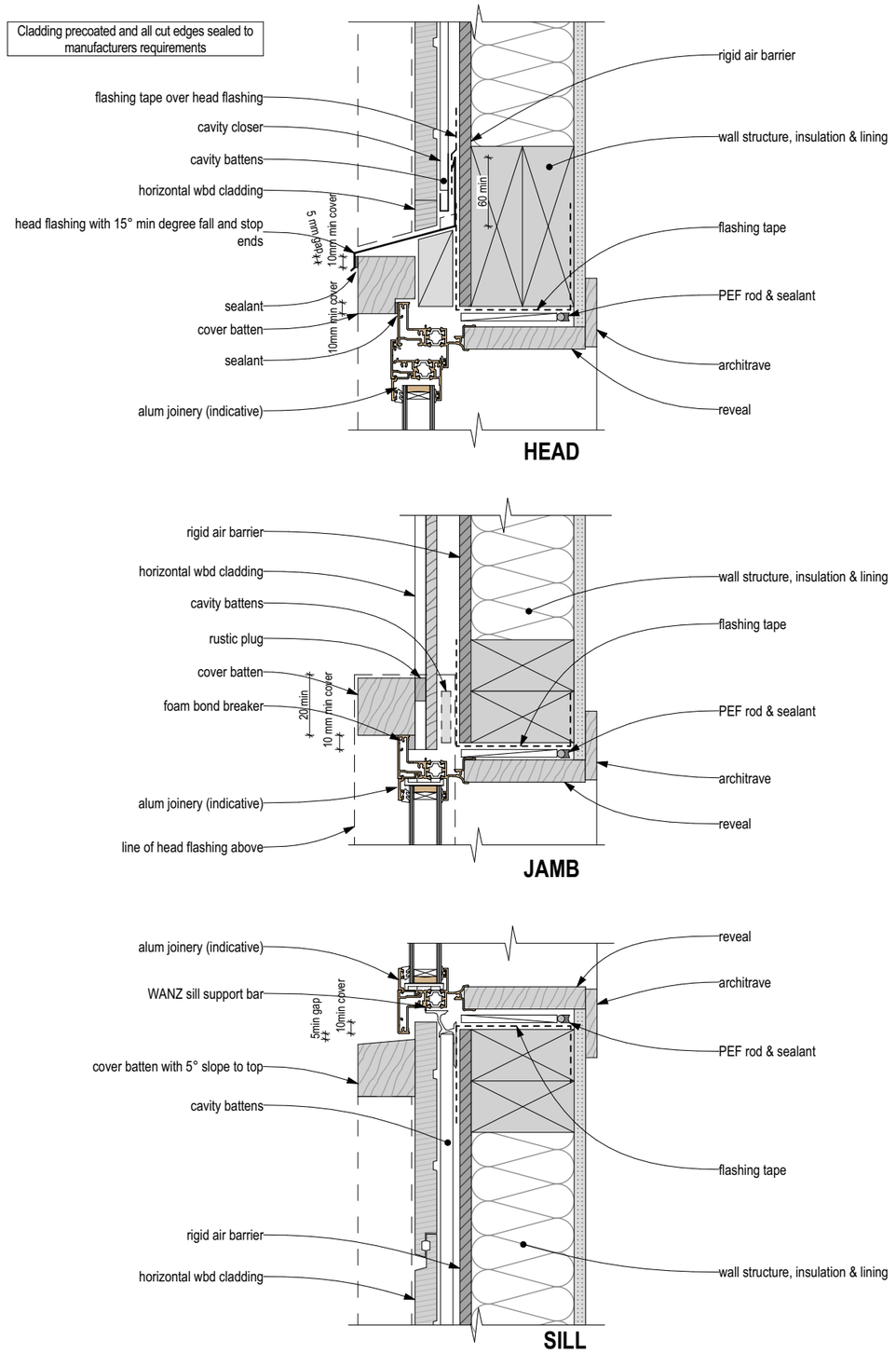
Drawing: Details Clad

Project number: **2532**

Drawing number / Revision: **A-T7M-602/A**



T7M-JD01 A-T7M-401 **Alum Joinery - 1x Sliding Door - Horizontal Wbd**
Scale 1:5



T7M-JD02 A-T7M-401 **Alum Joinery - Horizontal Wbd Clad - Window Generic**
Scale 1:5

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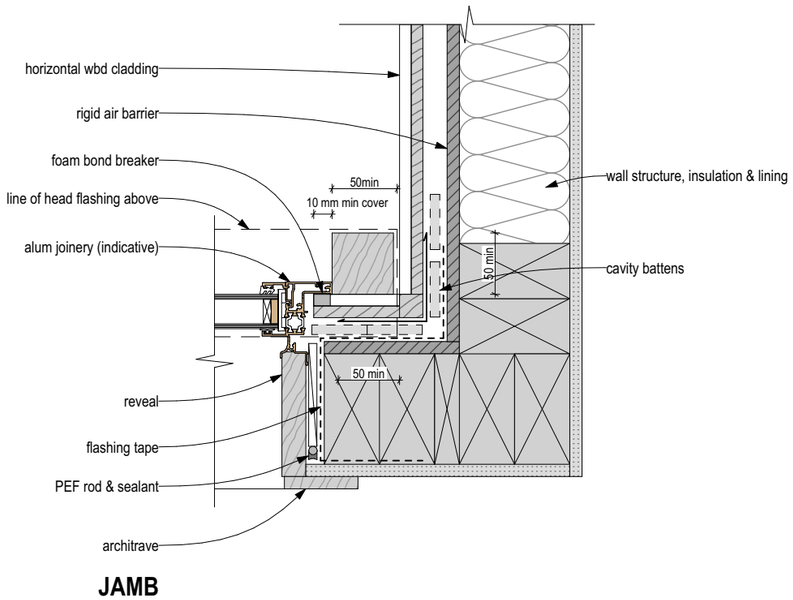
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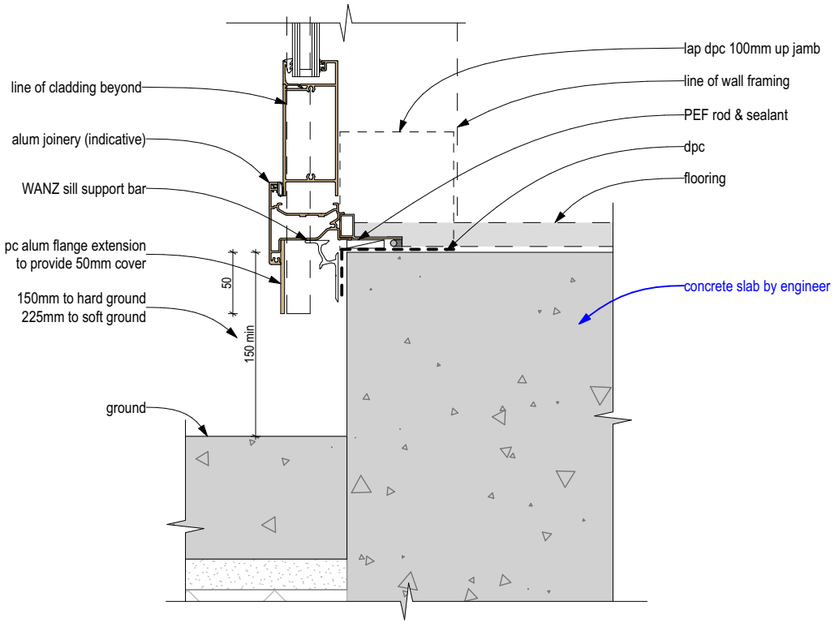
Building Consent
Drawing: Details Joinery
Project number: **2532**
Drawing number / Revision: **A-T7M-603/A**



JAMB

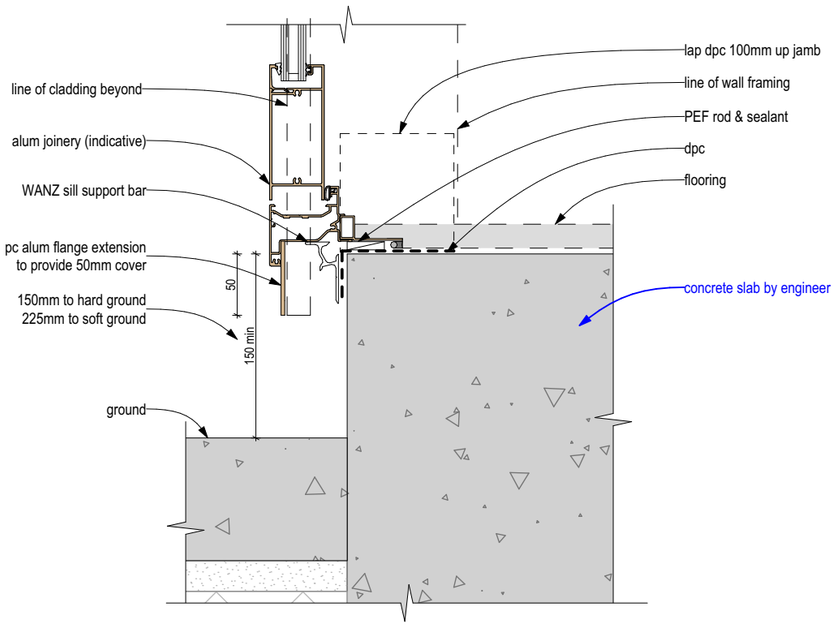
T7M-JD06 **Alum Joinery - Horizontal Wbd - Jamb to Wall**
A-T7M-201 **Scale 1:5**

SILL



T7M-JD07 **Alum Joinery - Hinged In Door**
A-T7M-401 **Scale 1:5**

SILL



T7M-JD08 **Alum Joinery - Hinged Out Door**
A-T7M-401 **Scale 1:5**

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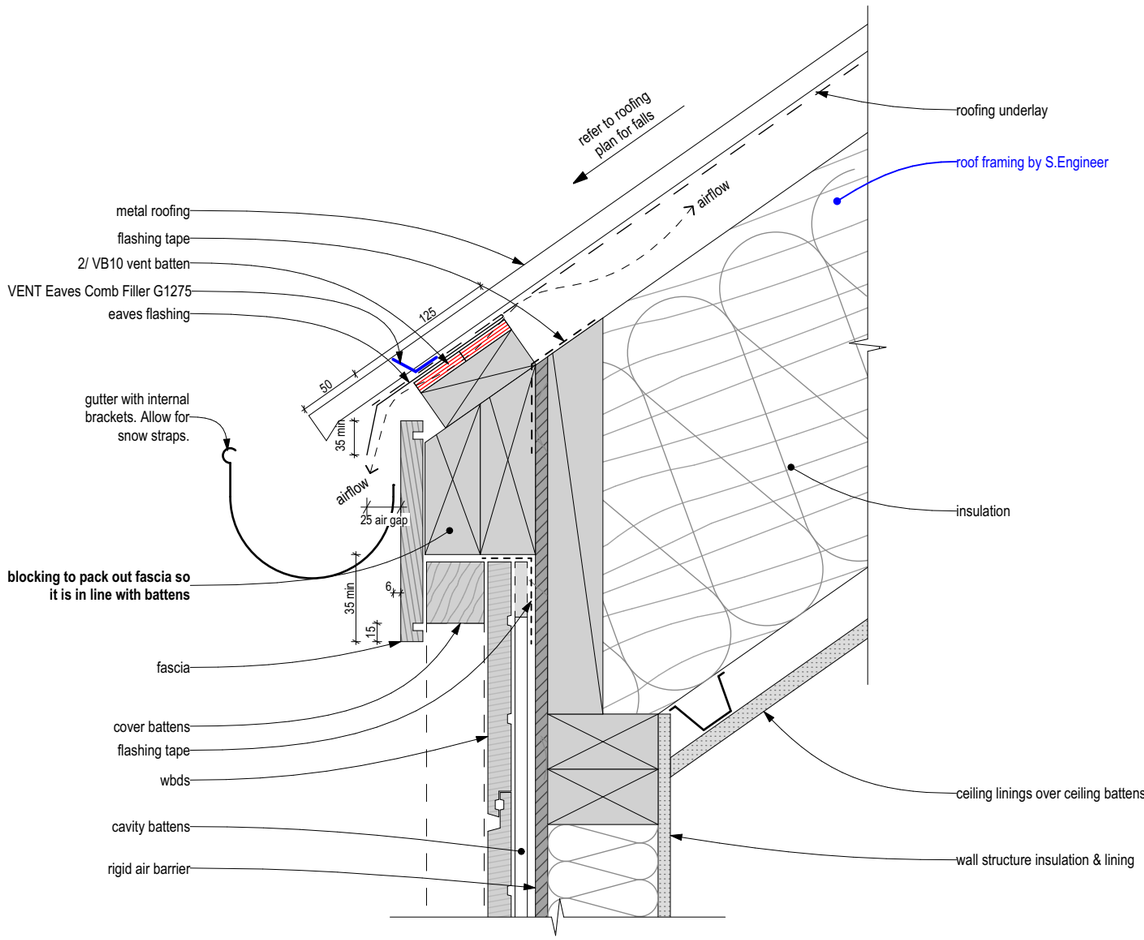
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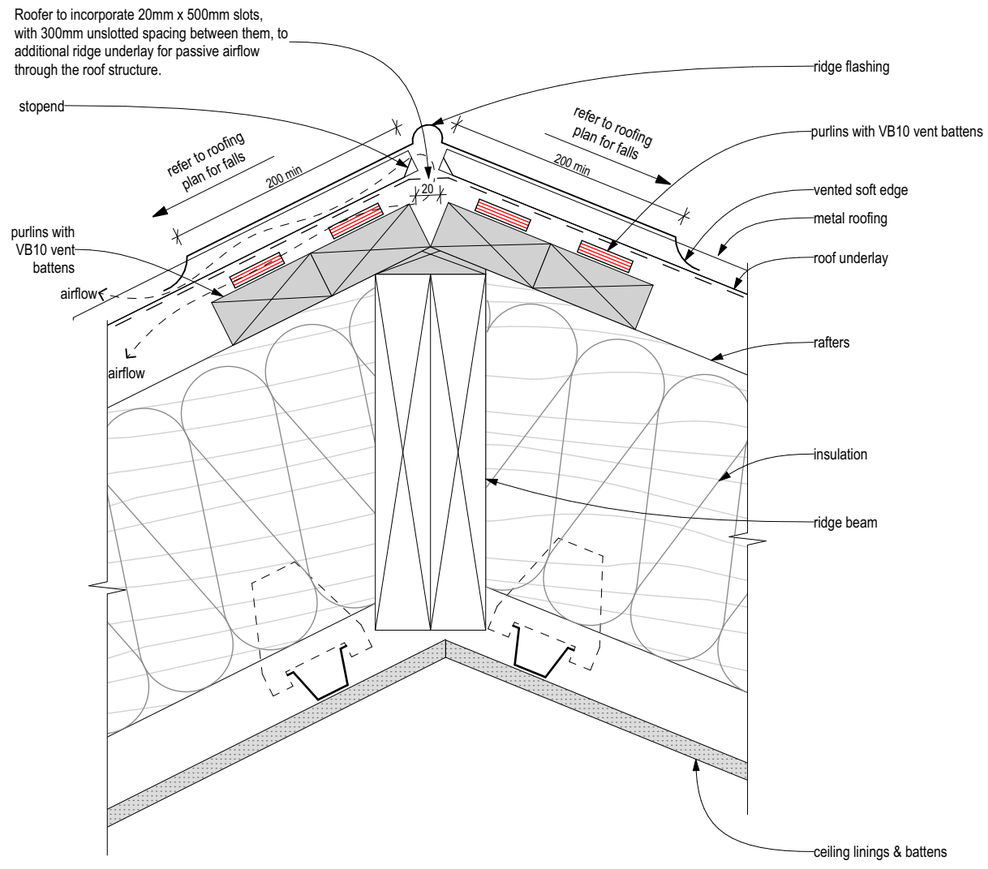
Drawing: Details Joinery

Project number: **2532**

Drawing number / Revision: **A-T7M-604/A**



T7M-RD01 A-T7M-301 **Cgtd Roof - Eave No Overhang - Horizontal Wbd**
Scale 1:5



T7M-RD04 A-T7M-301 **Cgtd Roof - Gable Ridge - Assymetric Pitch**
Scale 1:5

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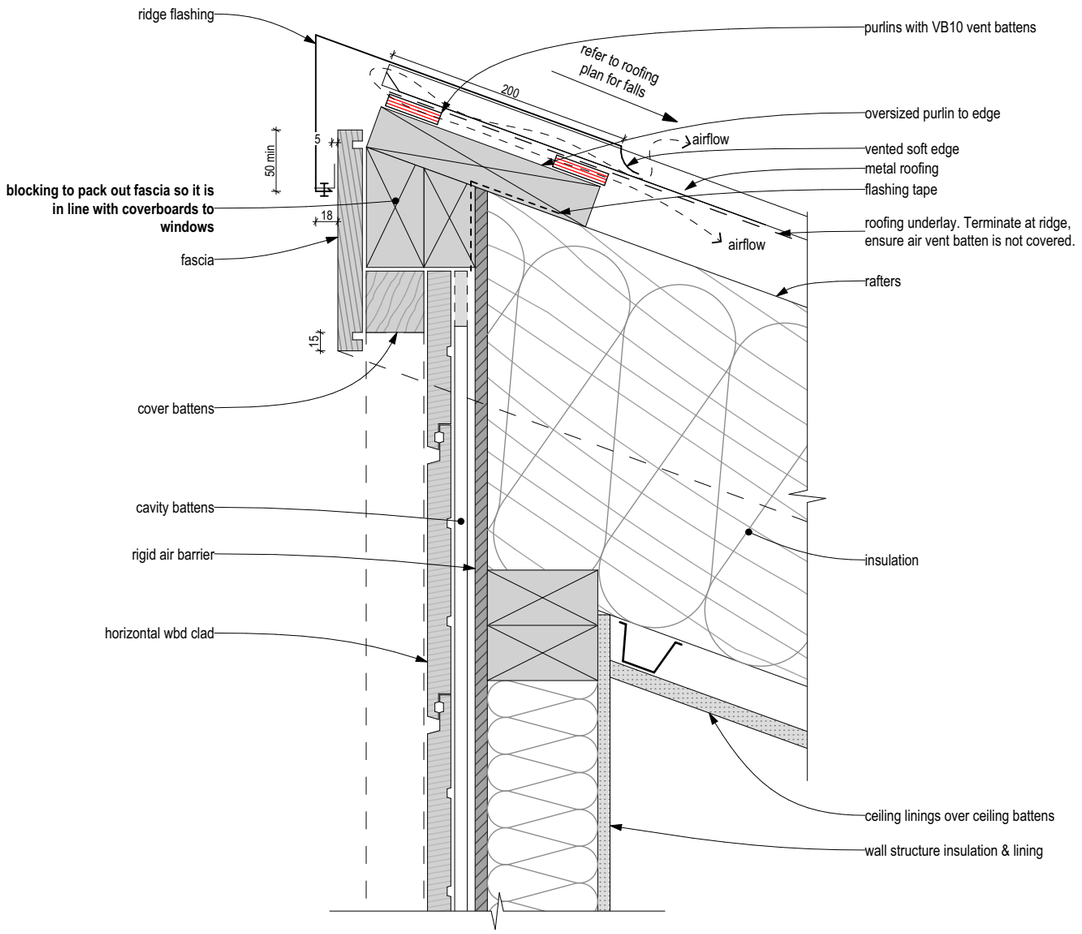
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Building Consent

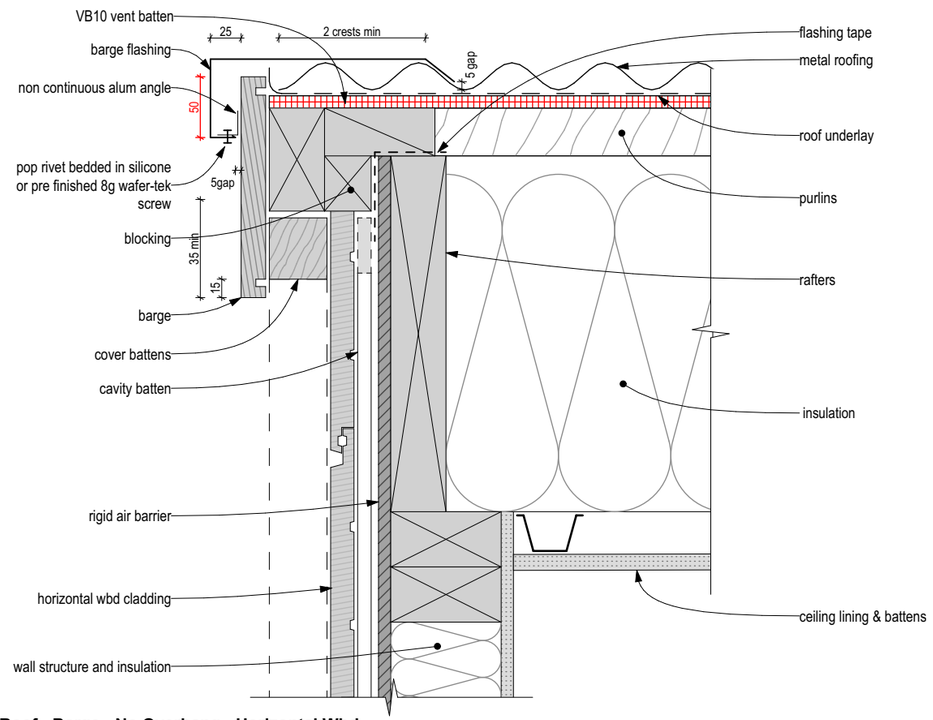
Drawing:
Details Roof

Project number:
2532

Drawing number / Revision:
A-T7M-605/A



T7M-RD05 **Cgtd Roof - Skillion Ridge - No Overhang - Horizontal Wbd Clad**
A-T7M-202 **Scale 1:5**



T7M-RD09 **Cgtd Roof - Barge - No Overhang - Horizontal Wbd**
A-T7M-302 **Scale 1:5**

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Scale @ A3: 1:5
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Building Consent

Drawing:
Details Roof

Project number:
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Drawing number / Revision:
A-T7M-606/A

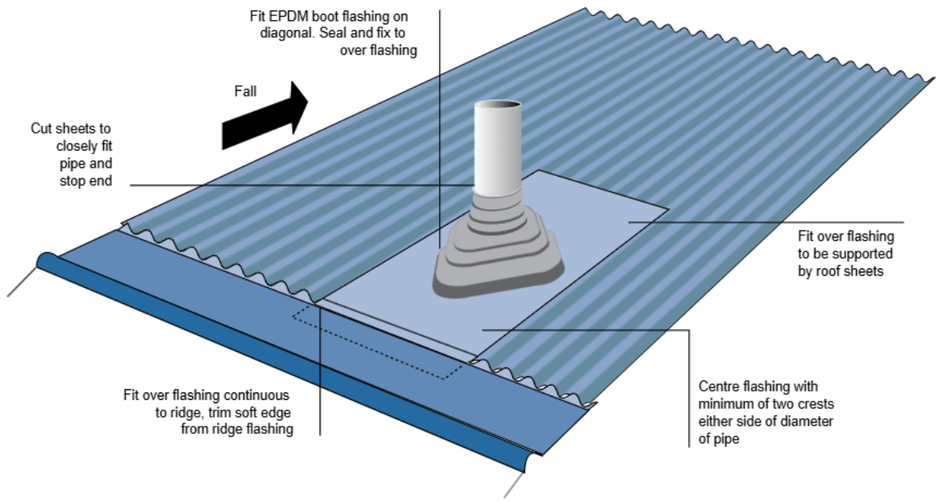
9.5.1 Boot Flashings to an Over Flashing

Pipe Diameter: Max 500mm

Boot flashings fitted to an over flashing are acceptable at pitches down to the minimum of that allowed for the profile. Typically, this is 8° for standard corrugated, and 3° for trapezoidal and trough sections. These boot flashings must be fixed diagonally to the fall of the roof at pitches below 10°.

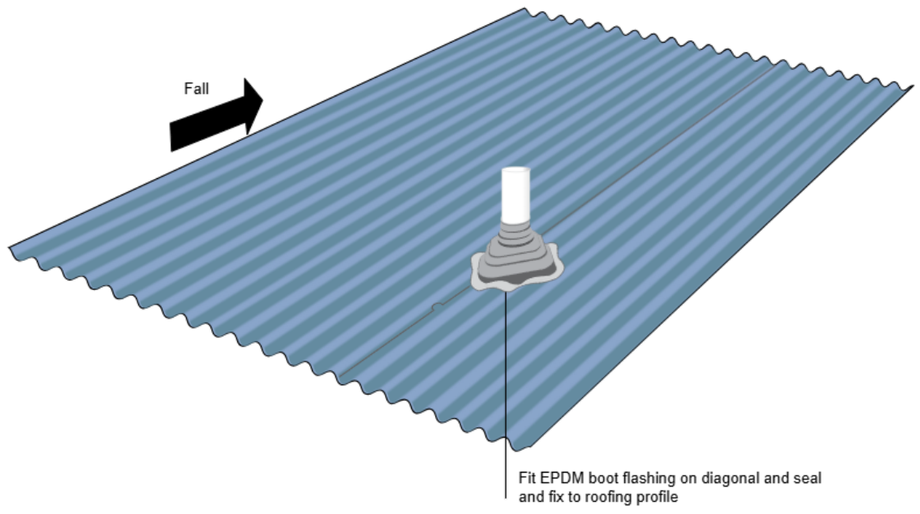
Over flashings can be continuous to the apex, or terminate with a soaker at the upper edge.

9.5.1A Over-Flashed Boot Flashing on Corrugated Profile



9.5C Direct-fixed boot on Corrugated Profiles

Pipe Diameter: Max 85mm



T7M-RD14 A-T7M-202 **Cgtd Roof - Standard Pipe Penetration Detail**
Scale 1:5

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All dimensions to be checked on site, do not scale off drawings.

Building Consent
Drawing: Details Roof
Project number: **2532**
Drawing number / Revision: **A-T7M-607/A**

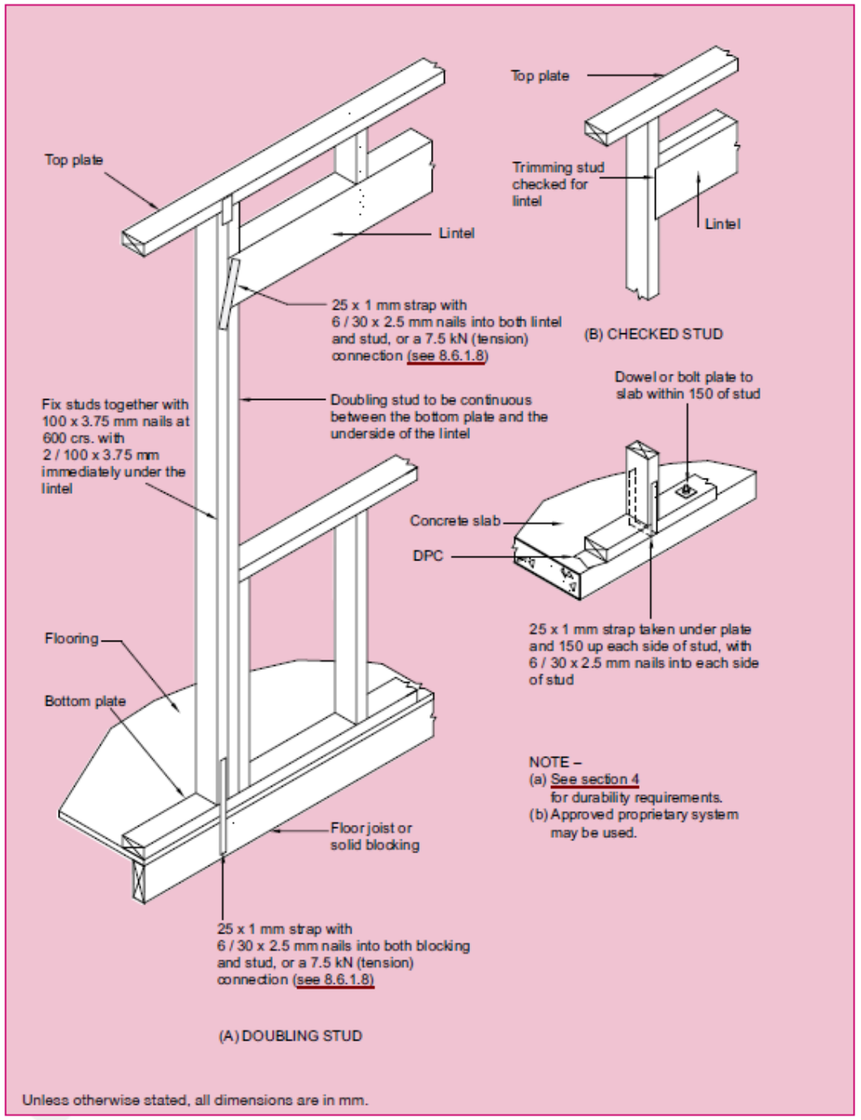


Figure 8.12 – Lintel fixing to prevent uplift (see 8.6.1.8 and table 8.14 (a) and (b))

Generic Lintel

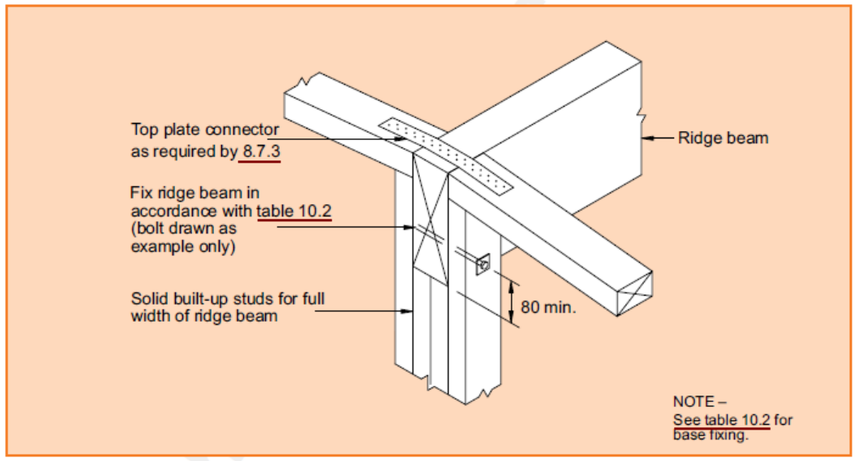


Figure 10.8 – Example of fixing ridge beam to wall (see 10.2.1.5.2)

Generic Ridge Beam Connection

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Project number:
2532

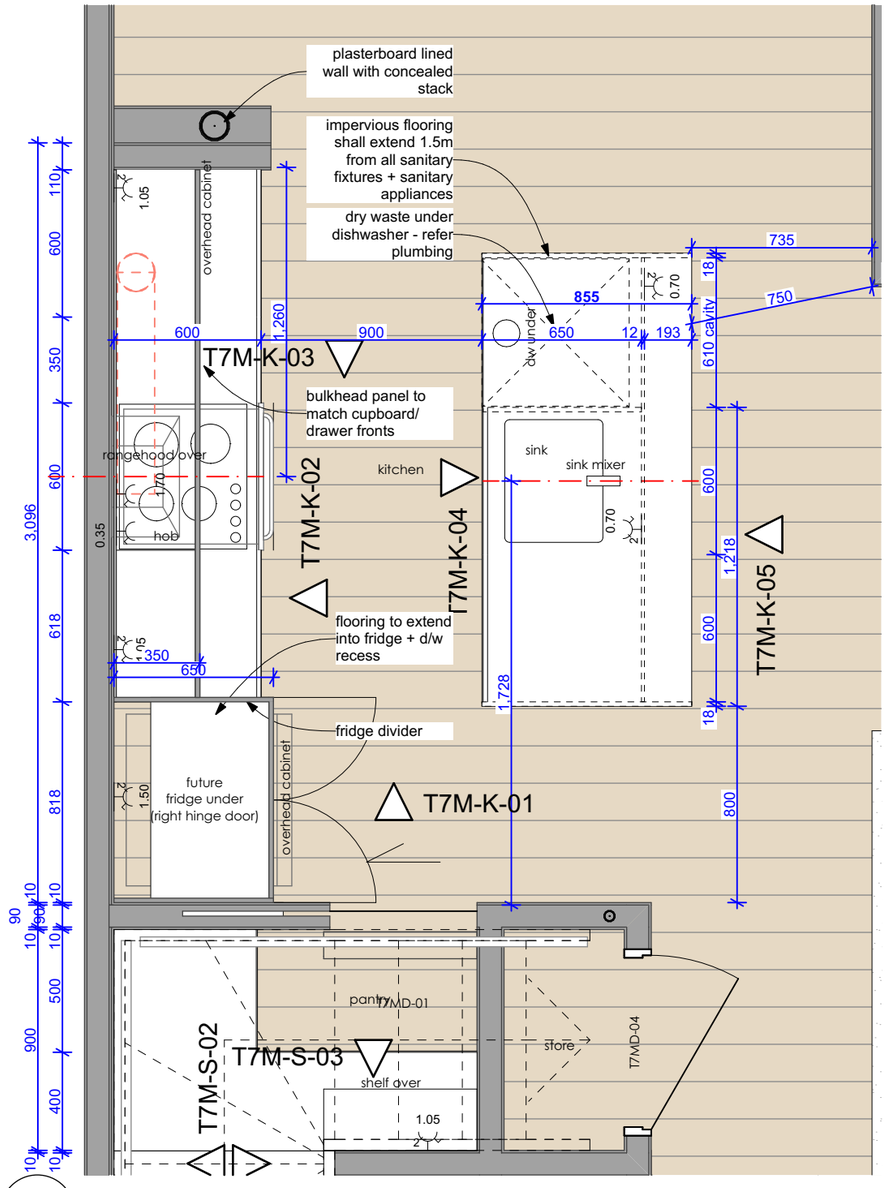
Building Consent

Drawing:
Details Generic

Drawing number / Revision:
A-T7M-608/A



Type 7M Kitchen 3D (reference only)



1. - T7M - Kitchen Plan
Scale 1:25

KITCHEN JOINERY
- Allow for taking delivery and installation of all client supplied items
- Check all dimensions/ clearances on site prior to manufacture

JOINERY ABBREVIATIONS
adj =Adjustable shelf, **dr** = Drawer, **eq** = Equal (measurement), **cbd** = Cupboard
db = Double **re** = Remainder

CABINETRY
- 18mm Melteca on MR MDF with 1mm PVC edging
- 12mm Melteca backs unless otherwise stated
- Toe space to be removable MR MDF, with PVC bottom edge finish
- PVC edging colourmatched to door fronts
- All fixings shall be hidden
- All shelves adjustable
- Drawers on full extension soft close runners, as deep as carcase will allow.
- Hinges to be overlay self-closing.
- Allow for packers to top & sides of all joinery units where being fitted tight to walls & ceiling, material to match joinery
- Use packing panel to take up difference between acoustically treated and non acoustically treated units
- Melteca Bulkheads unless otherwise noted. Flush with cabinetry. Colourmatched to doors + drawer fronts.
- 60x20mm dishwasher rail to support bench. Foil tape to protect it from steam as per installation manuals.

EXTERNAL CABINETRY
- Doors and drawer fronts to be 18mm selected Melteca with 1mm PVC edging. Pantry doors to be 18mm Melteca with 1mm PVC edging.
- Neutral + Solid Tone Colour: Refer schedules
- Wood Grain Collection Colour: Refer schedules

INTERNAL CABINETRY (HIDDEN)
- All carcasses to be 18mm Melteca on MR MDF with 1mm PVC edging.
- Colour: Refer Interior Joinery schedule.

BENCHTOP - VANITIES - HANDLES
Selected engineered stone benchtop. Allow for 20mm thickness (normal slab size 3,000x1,400mm or jumbo size 3,200x1,600mm).
- Edge detail: Square
- Colour: Refer Interior Joinery schedule.

Overhead Cupboard Handles
- Overhang overhead cupboard doors 20mm below to allow for opening
Push to open to cupboard where there is no overhang

Recessed Handles (Lower Cupboards)
45° direct integrated recessed trim to top of all doors / drawers
Finish: refer schedules

TILING/ FLOORING
Walls: Selected tiled splashback. Provide waterproofing membrane within 300mm of sinks.
- Colour/ Size: Refer schedules

Floors: Make allowance for floor finish thickness regarding final bench height.
- Colour/ thickness: Refer schedules.

FITTINGS & FIXTURES
Allow to install the following indicative appliances. Final models to be supplied and confirmed by client.
- Underbench Oven: 60cm Single Oven: TBC 598mm x597mm x565mm (HxWxD)
- Ceramic 4 Element Electric Cooktop: TBC 59mmx600mmx530mm (HxWxD)
- Rangehood: HP60ICSX4 780m^3/hr 285mm x 492mm x 277mm (HxWxD)
- Dishwasher: TBC
- Freestanding Fridge: Cavity only - make allowances for HRF420BEC + 50mm clearance right around (front, back, left + right) - 1725mm x 700mm x 675mm (HxWxD)
- Microwave Cavity: Cavity only 350mm x 578mm x 650mm (HxWxD)
- Single Bowl Sink: Undermounted sink with built in overflow. Finish - refer schedule TBC 500x400x200mm (HxWxD)
- Bench Mounted Sink Mixer: Finish - refer schedule
- Pull Out Rubbish Bins: Hideaway Compact Range or similar - sized to suit, refer drawings.
- Pull-Out Pantries: Spacetower pantry unit, Rappana Cabinetry edge pull handle 500mm or similar. Finish - refer schedules
- 1x Cutlery + 1x Utensil Insert: Provide plastic moulded
- Waste Disposal: not required but allow for future provision

ELECTRICAL
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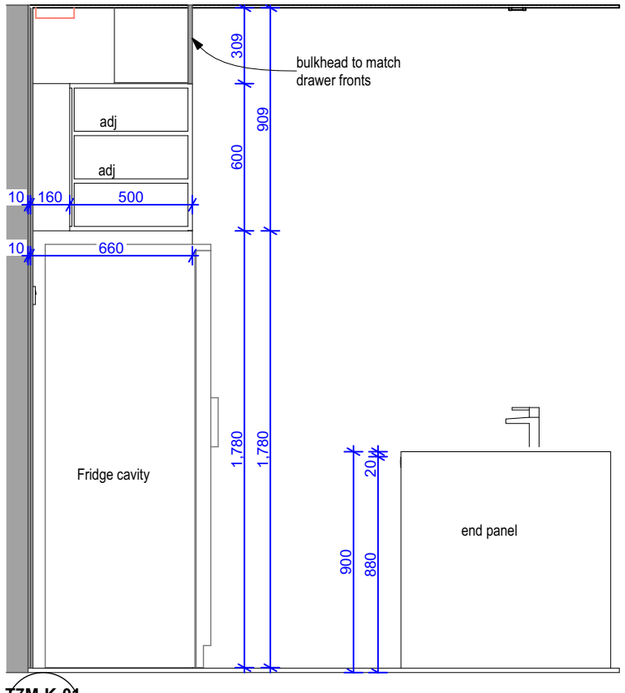
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Building Consent

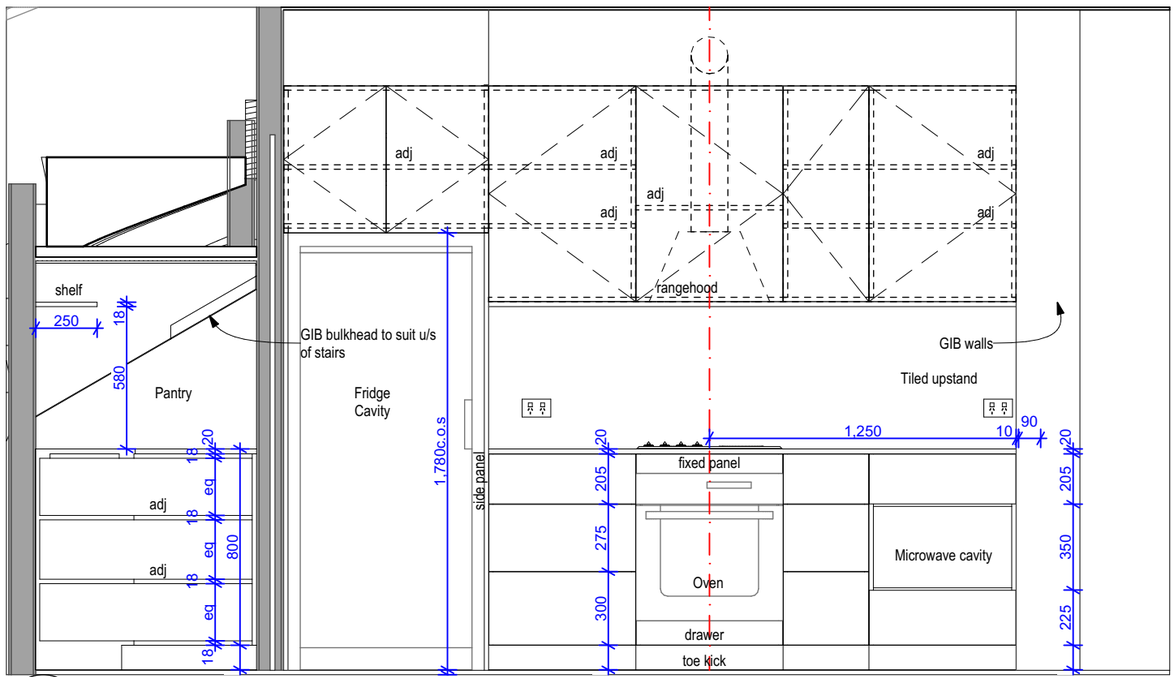
Drawing: Kitchen Plan

Project number: **2532**

Drawing number / Revision: **A-T7M-701/A**



T7M-K-01 **Elevation 01**
#LayID **Scale 1:25**



T7M-K-02 **Elevation 02**
#LayID **Scale 1:25**

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KITCHEN JOINERY
- Allow for taking delivery and installation of all client supplied items
- Check all dimensions/ clearances on site prior to manufacture

JOINERY ABBREVIATIONS
adj =Adjustable shelf, **dr** = Drawer, **eq** = Equal (measurement), **cbd** = Cupboard
db = Double **re** = Remainder

CABINETRY
- 18mm Melteca on MR MDF with 1mm PVC edging
- 12mm Melteca backs unless otherwise stated
- Toe space to be removable MR MDF, with PVC bottom edge finish
- PVC edging colourmatched to door fronts
- All fixings shall be hidden
- All shelves adjustable
- Drawers on full extension soft close runners, as deep as carcase will allow.
- Hinges to be overlay self-closing.
- Allow for packers to top & sides of all joinery units where being fitted tight to walls & ceiling, material to match joinery
- Use packing panel to take up difference between acoustically treated and non acoustically treated units
- Melteca Bulkheads unless otherwise noted. Flush with cabinetry. Colourmatched to doors + drawer fronts.
- 60x20mm dishwasher rail to support bench. Foil tape to protect it from steam as per installation manuals.

EXTERNAL CABINETRY
- Doors and drawer fronts to be 18mm selected Melteca with 1mm PVC edging. Pantry doors to be 18mm Melteca with 1mm PVC edging.
- Neutral + Solid Tone Colour: Refer schedules
- Wood Grain Collection Colour: Refer schedules

INTERNAL CABINETRY (HIDDEN)
- All carcasses to be 18mm Melteca on MR MDF with 1mm PVC edging.
- Colour: Refer Interior Joinery schedule.

BENCHTOP - VANITIES - HANDLES

Selected engineered stone benchtop. Allow for 20mm thickness (normal slab size 3,000x1,400mm or jumbo size 3,200x1,600mm).
- Edge detail: Square
- Colour: Refer Interior Joinery schedule.

Overhead Cupboard Handles
- Overhang overhead cupboard doors 20mm below to allow for opening
Push to open to cupboard where there is no overhang

Recessed Handles (Lower Cupboards)
45° direct integrated recessed trim to top of all doors / drawers
Finish: refer schedules

TILING/ FLOORING

Walls: Selected tiled splashback. Provide waterproofing membrane within 300mm of sinks.
- Colour/ Size: Refer schedules

Floors: Make allowance for floor finish thickness regarding final bench height.
- Colour/ thickness: Refer schedules.

FITTINGS & FIXTURES
Allow to install the following indicative appliances. Final models to be supplied and confirmed by client.
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- Ceramic 4 Element Electric Cooktop: TBC 59mmx600mmx530mm (HxWxD)
- Rangehood: HP60ICSX4 780m³/hr 285mm x 492mm x 277mm (HxWxD)
- Dishwasher: TBC
- Freestanding Fridge: Cavity only - make allowances for HRF420BEC + 50mm clearance right around (front, back, left + right) - 1725mm x 700mm x 675mm (HxWxD)
- Microwave Cavity: Cavity only 350mm x 578mm x 650mm (HxWxD)
- Single Bowl Sink: Undermounted sink with built in overflow. Finish - refer schedule TBC 500x400x200mm (HxWxD)
- Bench Mounted Sink Mixer: Finish - refer schedule
- Pull Out Rubbish Bins: Hideaway Compact Range or similar - sized to suit, refer drawings.
- Pull-Out Pantries: Spacetower pantry unit, Rappana Cabinetry edge pull handle 500mm or similar. Finish - refer schedules
- 1x Cutlery + 1x Utensil Insert: Provide plastic moulded
- Waste Disposal: not required but allow for future provision

ELECTRICAL
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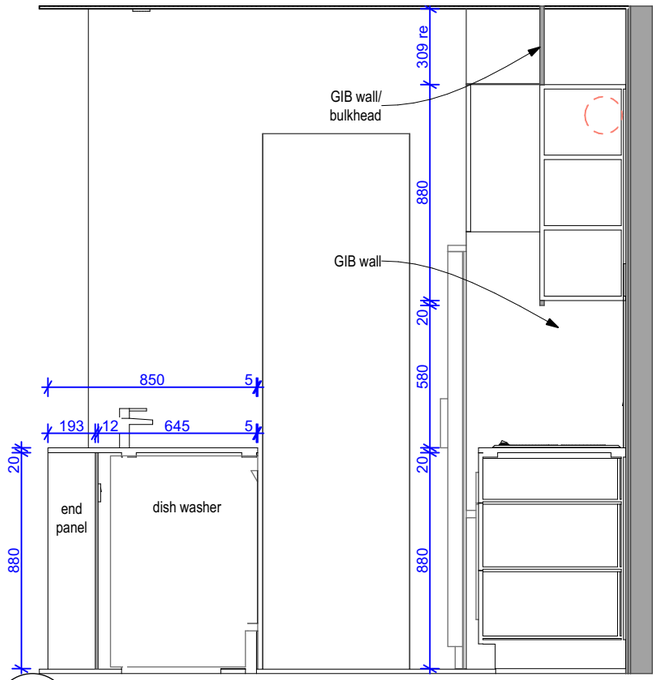
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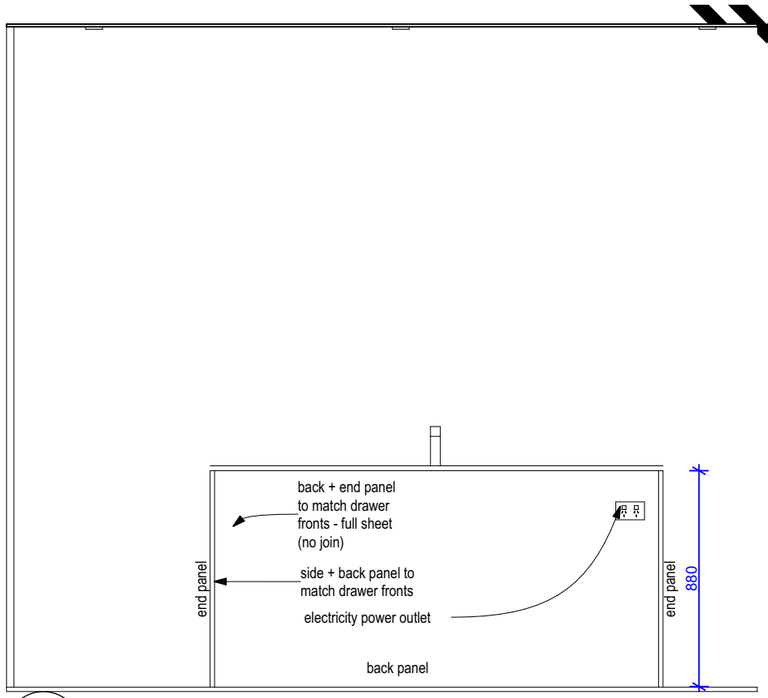
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Project number: **2532**
Drawing number / Revision: **A-T7M-702/A**



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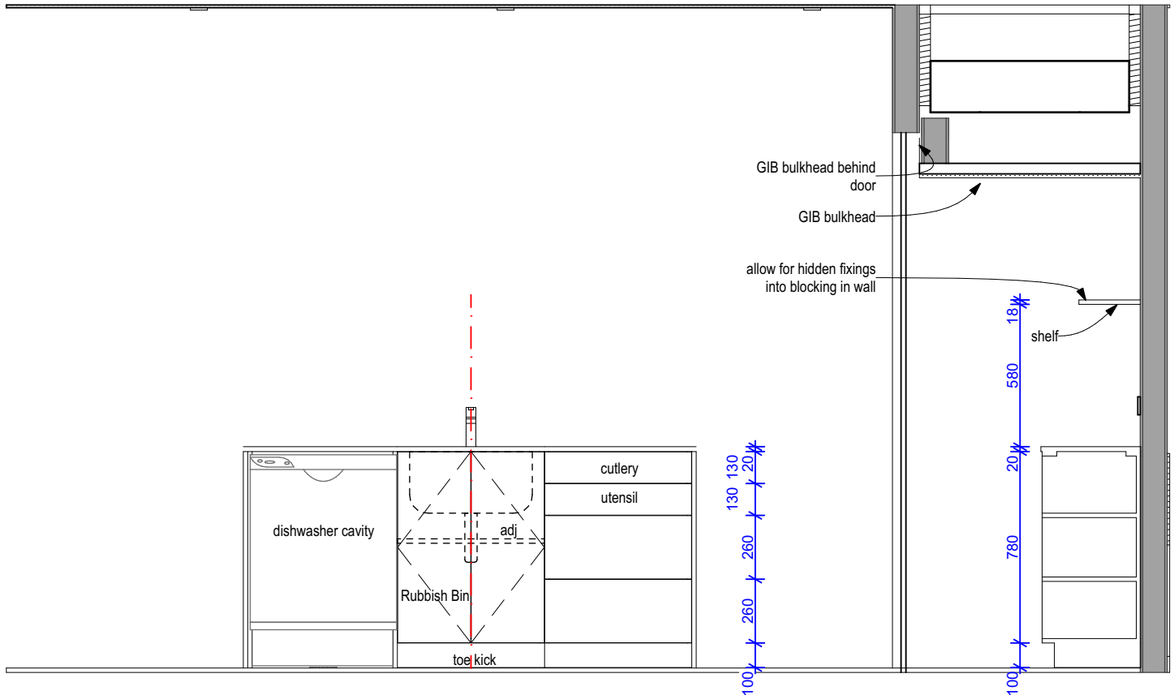
Scale 1:25



T7M-K-05 #LayID

Elevation 05

Scale 1:25



T7M-K-04 #LayID

Elevation 04

Scale 1:25

KITCHEN JOINERY

- Allow for taking delivery and installation of all client supplied items
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- Hinges to be overlay self-closing.
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- Wood Grain Collection Colour: Refer schedules

INTERNAL CABINETRY (HIDDEN)

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- Colour: Refer Interior Joinery schedule.

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Push to open to cupboard where there is no overhang

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45° direct integrated recessed trim to top of all doors / drawers
Finish: refer schedules

TILING/ FLOORING

Walls: Selected tiled splashback. Provide waterproofing membrane within 300mm of sinks.
- Colour/ Size: Refer schedules

Floors: Make allowance for floor finish thickness regarding final bench height.
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- Single Bowl Sink: Undermounted sink with built in overflow. Finish - refer schedule TBC 500x400x200mm (HxWxD)
- Bench Mounted Sink Mixer: Finish - refer schedule
- Pull Out Rubbish Bins: Hideaway Compact Range or similar - sized to suit, refer drawings.
- Pull-Out Pantries: Spacetower pantry unit, Rappana Cabinetry edge pull handle 500mm or similar. Finish - refer schedules
- 1x Cutlery + 1x Utensil Insert: Provide plastic moulded
- Waste Disposal: not required but allow for future provision

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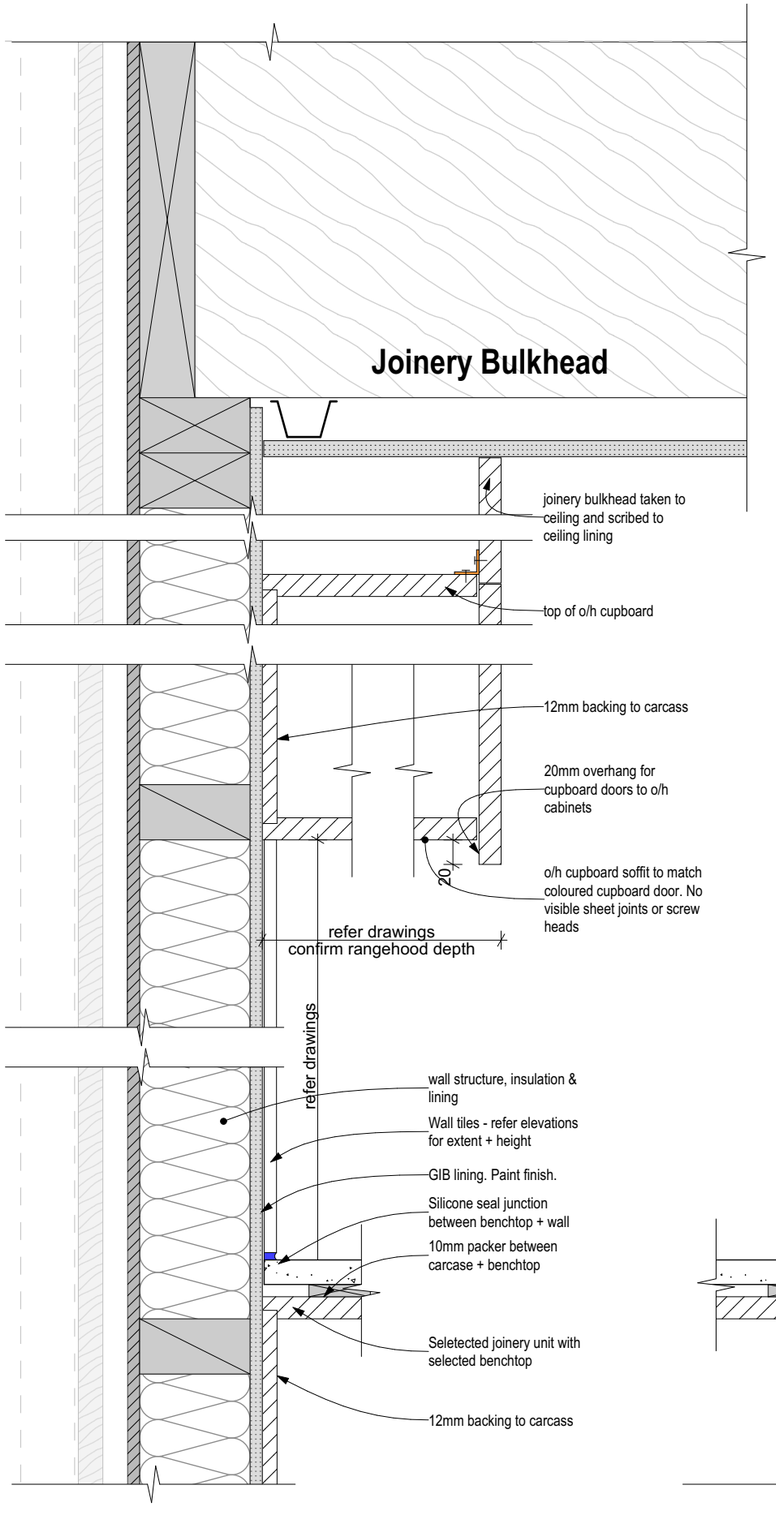
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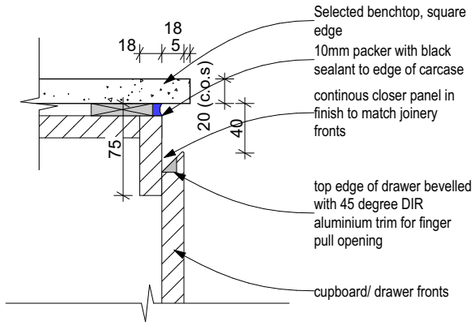
Building Consent

Drawing:
Kitchen Elevations

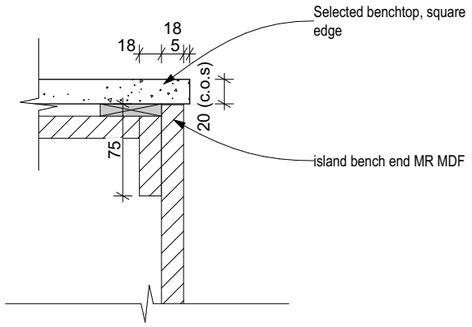
Project number:
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Drawing number / Revision:
A-T7M-703/A

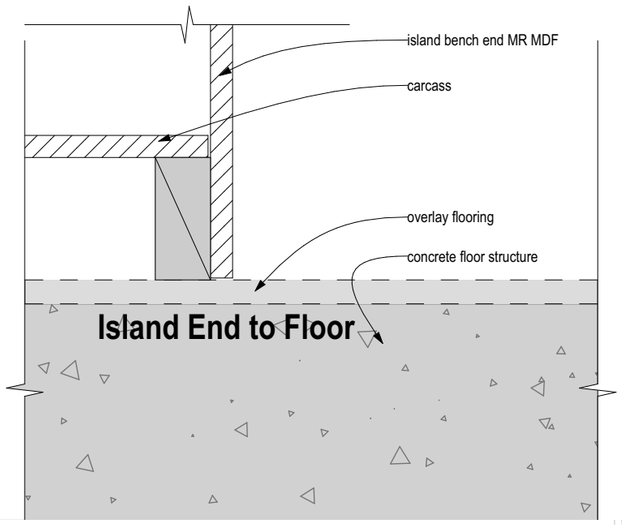




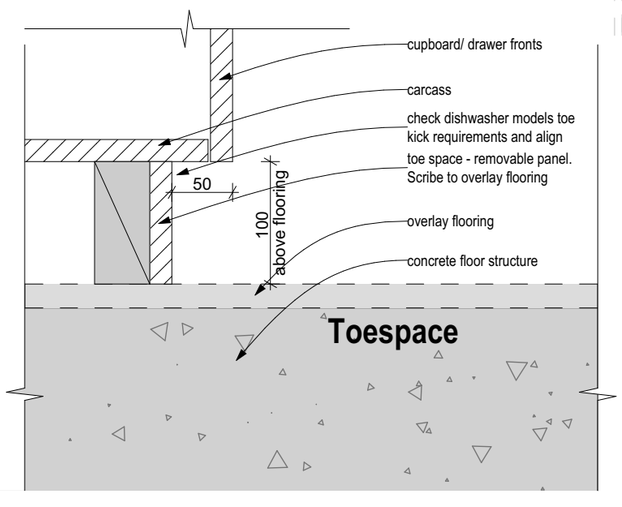
Benchtop + Wall



Island Benchtop End



Island End to Floor



Toespace

The Links

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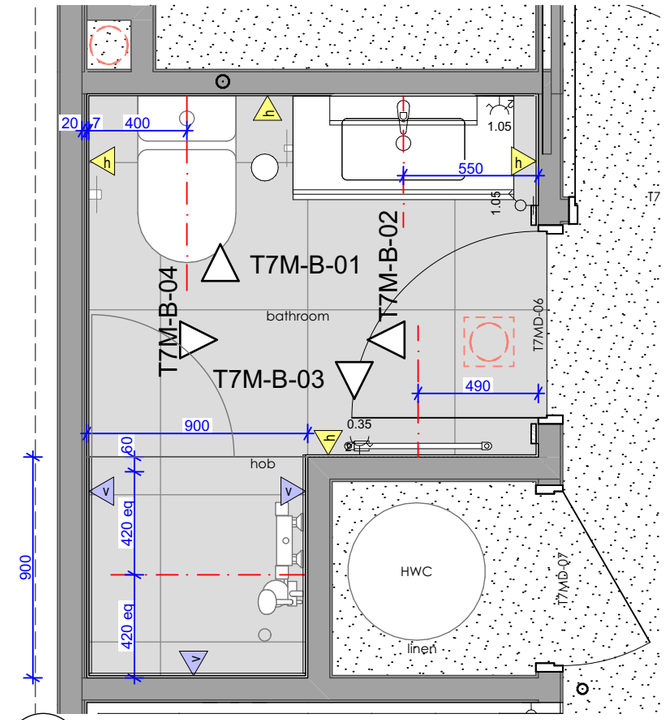
All dimensions to be checked on site, do not scale off drawings.

Building Consent

Drawing: Kitchen Details

Project number: **2532**

Drawing number / Revision: **A-T7M-704/A**



1 - T7M - Bathroom Plan
Scale 1:25

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BATHROOM AND ENSUITE JOINERY
- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

WALL LININGS

- Selected Grooved wall/ceiling lining: refer to floor plan for selections.

TILING

Walls: Selected wall tiles over substrate
- Refer client schedules for tiles & floor plan for substrate selections.

Floors: Selected floor tiles over waterproofing membrane over substrate
- Refer client schedules for tiles

- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation. Shower enclosure extend to 1,800mm above FFL.

MIRROR CABINETS

- Surface Mounted Mirror Cabinet
- Mirror Demister: refer also electrical plan

FITTINGS & FIXTURES

Allow to install the following indicative fittings & fixtures. Final models to be supplied and confirmed by client. Refer to schedules to finishes/ colours.
- WC: Floor mounted back to wall toilet suite with exposed cistern
- Roll Holder: Allow for additional blocking in area of Roll Holder. Where possible situate 200mm from front of WC. Height 650mm from floor
- Vanity: Proprietary Wall Hung Vanity Unit with vitreous china top. Provide additional timber blocking within wall framing as required to support vanity. Height 860mm above FFL. Size - refer drawings.
- Towel Ring: Allow for additional blocking in area of towel ring
- Mirror Cabinet: Surface mounted with demister. Allow for additional blocking to fix cabinet. Top of mirror cabinet 2,100mm above FFL when using 750mm high mirror cabinet.
- Basin Mixer: Bench mounted
- Shower Mixer: Slide shower rose - centered on shower
- Shower Tray: Tiles installed over waterproofing over proprietary shower base with tiled 60x60 hob upstand. Fall to central waste.
- Glass Shower Screen: Refer drawings for sizes.
- Heated Towel Rail: Refer schedules.
- Vertical Heated Towel Rod: Refer schedules
- Glass Bath Screen: Refer drawings for sizes
- Bath: Tiled bath surround. Tondo Inset Bath 1,800 Litre x 800w x 490h. 40mm upstand

The Links
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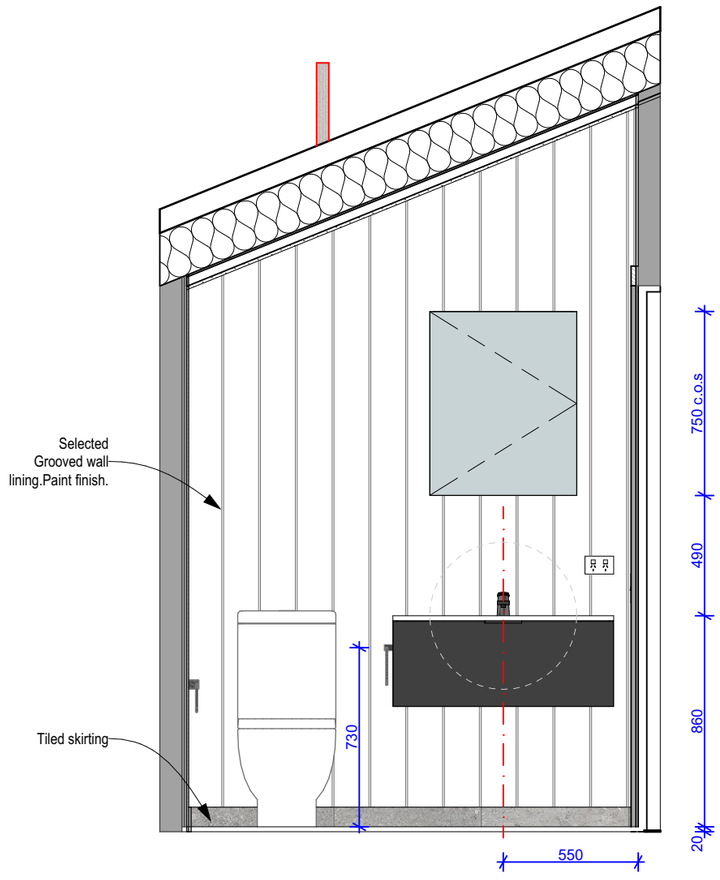
Building Consent

Drawing: Bathroom Plan

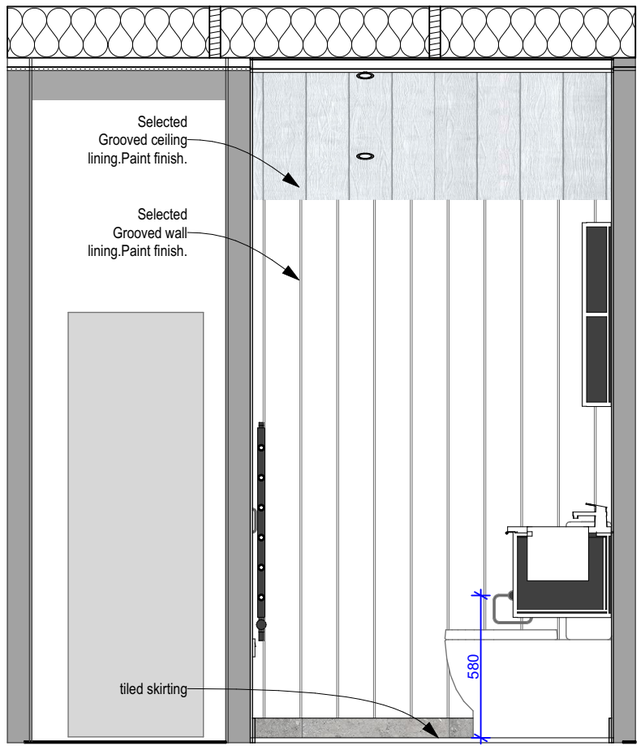
Project number: **2532**

Drawing number / Revision: **A-T7M-705/A**

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T7M-B-01 #LayID **Elevation 01**
Scale 1:25



T7M-B-02 #LayID **Elevation 02**
Scale 1:25

BATHROOM AND ENSUITE JOINERY

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- Towel Ring: Allow for additional blocking in area of towel ring
- Mirror Cabinet: Surface mounted with demister. Allow for additional blocking to fix cabinet. Top of mirror cabinet 2,100mm above FFL when using 750mm high mirror cabinet.
- Basin Mixer: Bench mounted
- Shower Mixer: Slide shower rose - centered on shower
- Shower Tray: Tiles installed over waterproofing over proprietary shower base with tiled 60x60 hob upstand. Fall to central waste.
- Glass Shower Screen: Refer drawings for sizes.
- Heated Towel Rail: Refer schedules.
- Vertical Heated Towel Rod: Refer schedules
- Glass Bath Screen: Refer drawings for sizes
- Bath: Tiled bath surround. Tondo Inset Bath 1,800 Litre x 800w x 490h. 40mm upstand

The Links

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Scale @ A3: 1:50, 1:25
All dimensions to be checked on site, do not scale off drawings.

Building Consent

Drawing:
Bathroom Elevations

Project number:
2532

Drawing number / Revision:
A-T7M-706/A

NOVAK+MIDDLETON

BATHROOM AND ENSUITE JOINERY

- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

WALL LININGS

- Selected Grooved wall/ceiling lining: refer to floor plan for selections.

TILING

Walls: Selected wall tiles over substrate
- Refer client schedules for tiles & floor plan for substrate selections.

Floors: Selected floor tiles over waterproofing membrane over substrate
- Refer client schedules for tiles

- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation. Shower enclosure extend to 1,800mm above FFL.

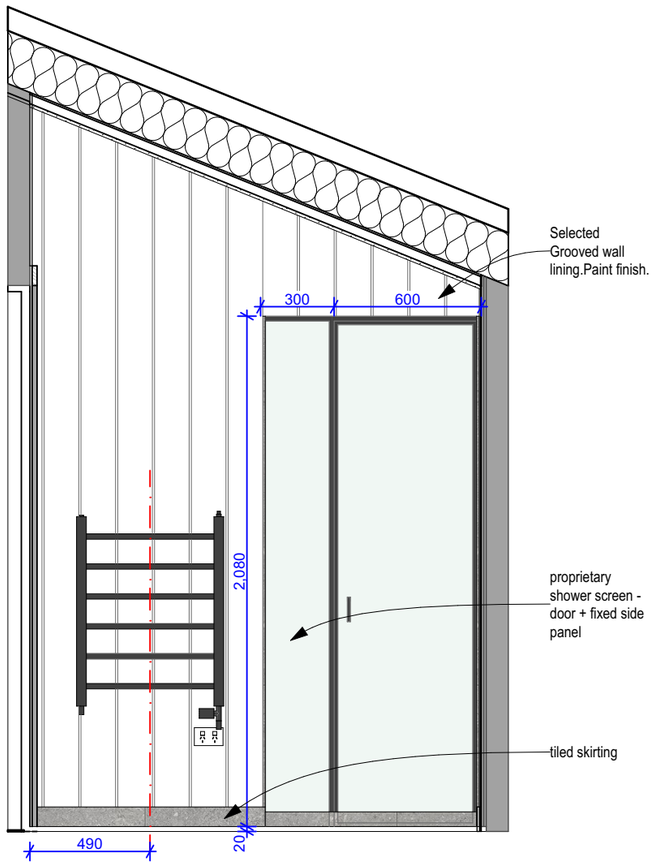
MIRROR CABINETS

- Surface Mounted Mirror Cabinet
- Mirror Demister: refer also electrical plan

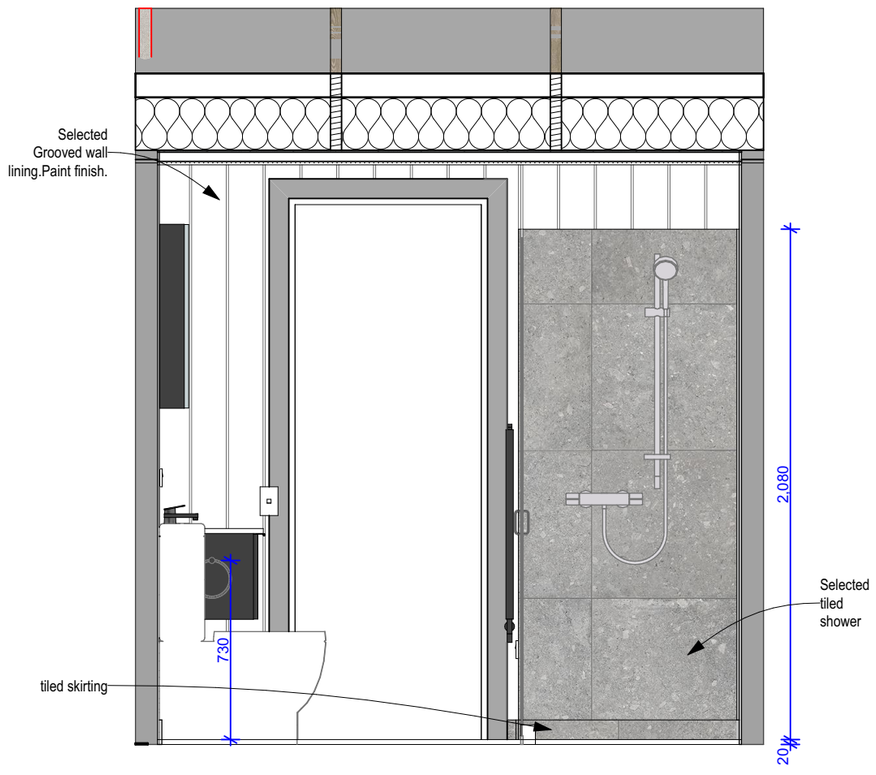
FITTINGS & FIXTURES

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- Bath: Tiled bath surround. Tondo Inset Bath 1,800 Litre x 800w x 490h. 40mm upstand



T7M-B-03 #LayID **Elevation 03**
Scale 1:25



T7M-B-04 #LayID **Elevation 04**
Scale 1:25

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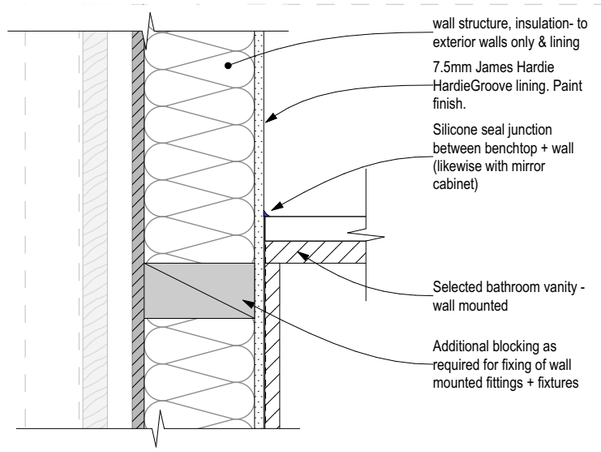
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Building Consent
Drawing:
Bathroom Elevations

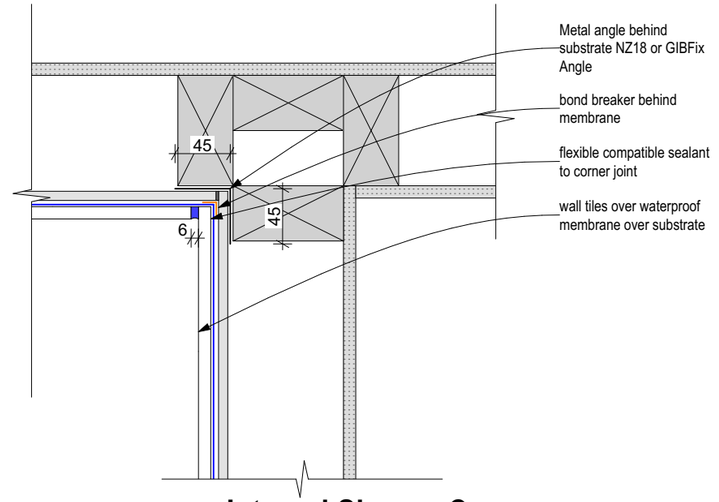
Project number:
2532

Drawing number / Revision:
A-T7M-707/A

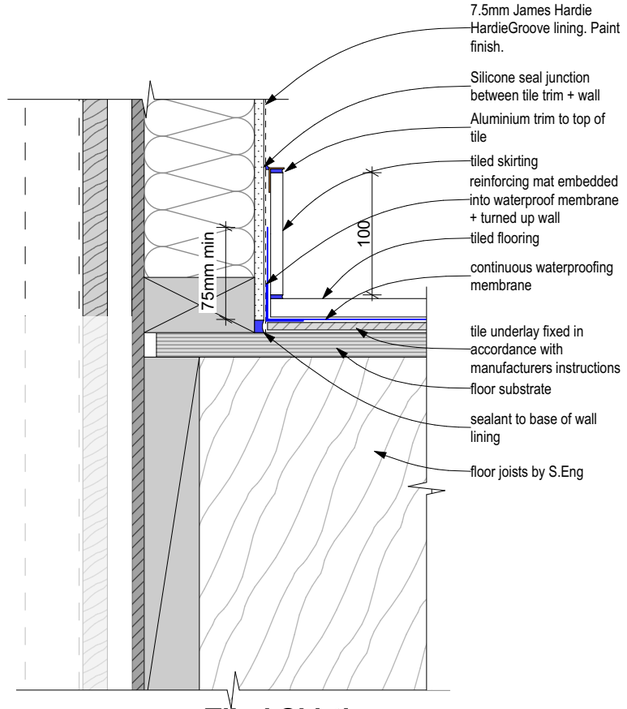
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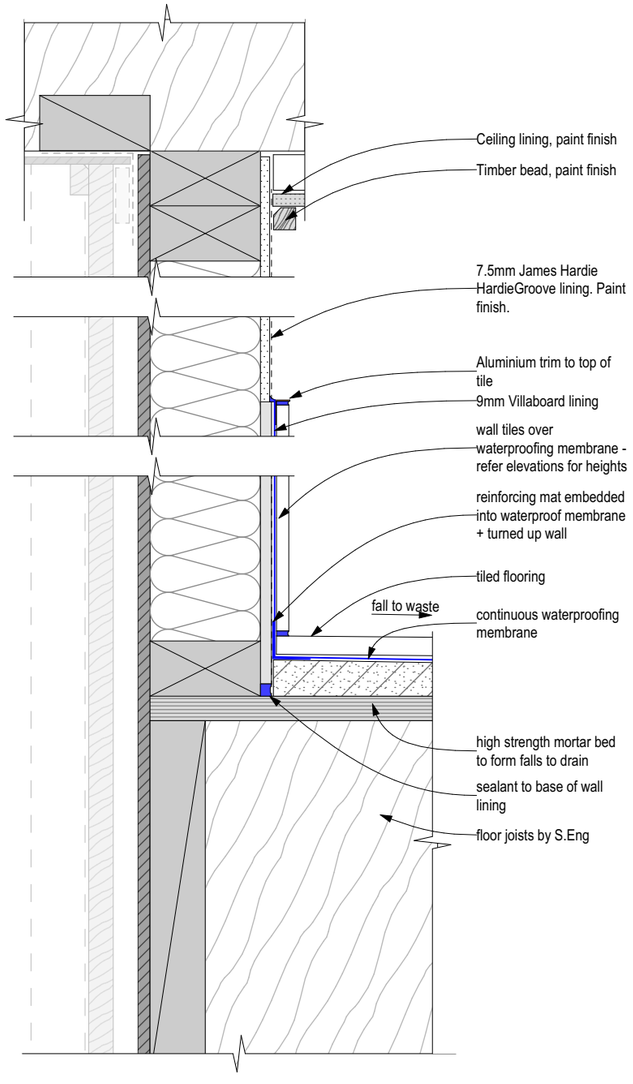
Wall Mounted Vanity/ Cabinet to Wall Detail



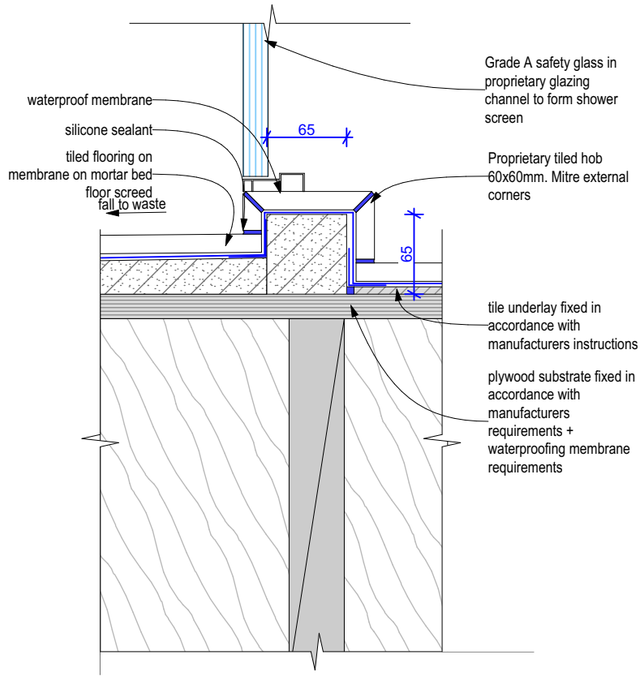
Internal Shower Corner



Tiled Skirting



Tiled Shower Wall + Floor Junction



Tiled Shower HOB + Floor Junction

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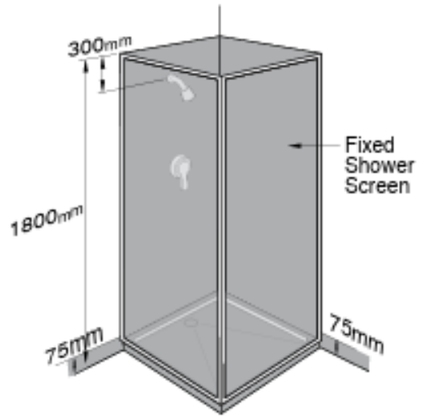
Building Consent

Drawing:
Bathroom Details

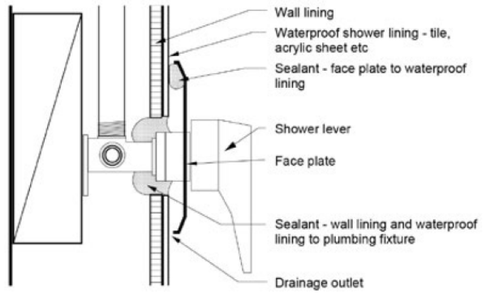
Project number:
2532

Drawing number / Revision:
A-T7M-708/A

Enclosed shower

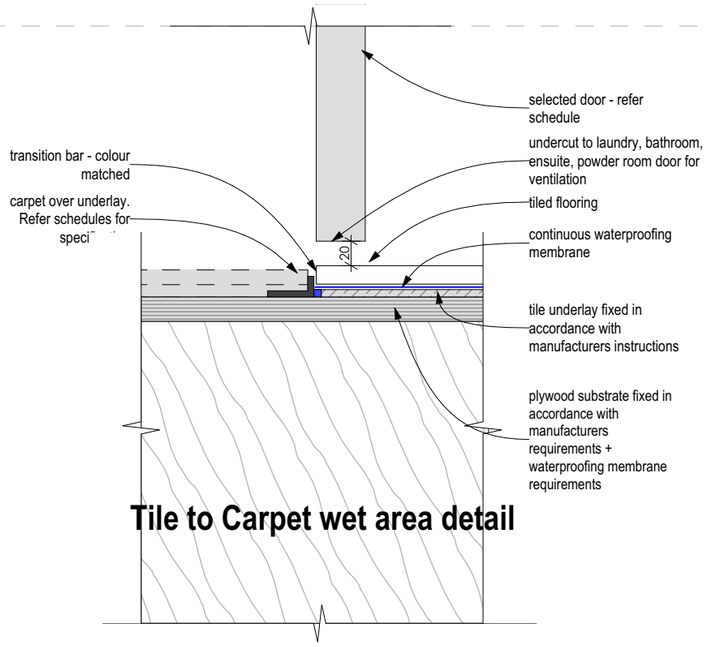


Minimum Areas of Membrane- Shower



(c) Shower mixer using sealant

Shower Mixer Penetration Detail



Tile to Carpet wet area detail

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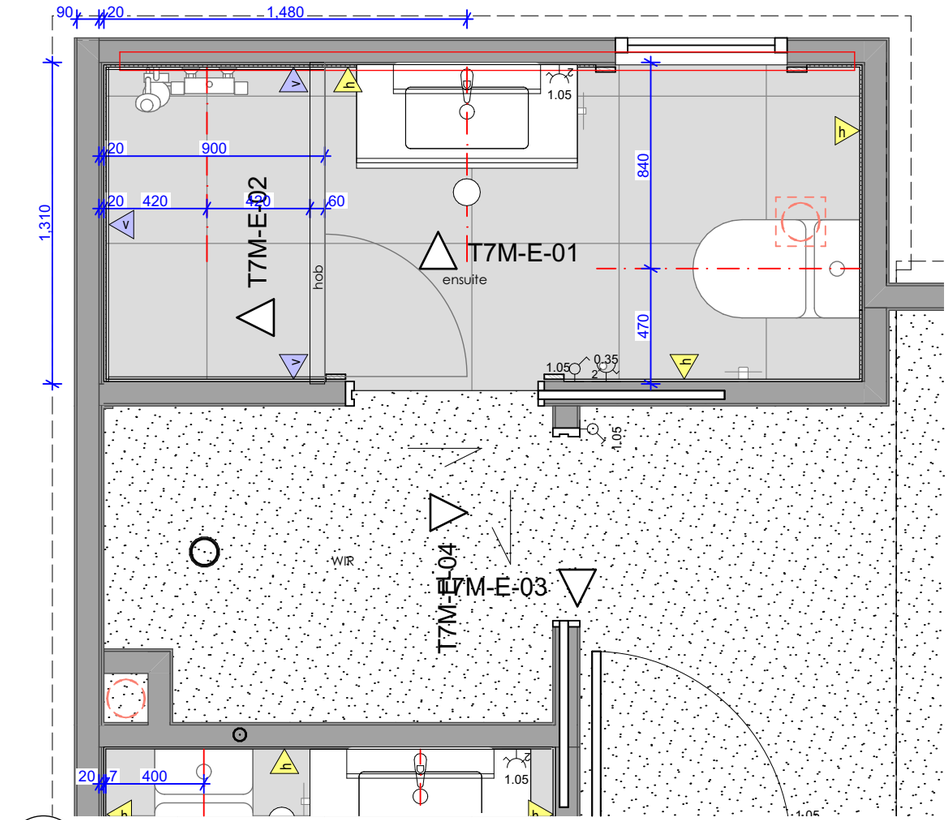
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Building Consent

Drawing: Bathroom Details

Project number: **2532**

Drawing number / Revision: **A-T7M-709/A**



1 / - **T7M - Ensuite + Walk in Wardrobe Plan**
Scale 1:25

CUPBOARD/ WARDROBE JOINERY
- Allow for taking delivery and installation of owner supplied items
- Check all dimensions on site prior to manufacture
- All cupboards/ wardrobes, walk in wardrobes shall be design and build. Submit price + proposal to client at time of tender

WALK IN WARDROBE JOINERY
- Wardrobe Shelves, drawers + coat rail

HWC CUPBOARD JOINERY
Shelves to suit HWC

LINEN CUPBOARD JOINERY
Set of slatted untreated clears timber slatted shelves

TYPICAL WARDROBE
Shelves + Coat Rail

BATHROOM AND ENSUITE JOINERY
- Allow for taking delivery and installation of owner supplied items
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- Selected Grooved wall/ceiling lining: refer to floor plan for selections.

TILING
Walls: Selected wall tiles over substrate
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- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation. Shower enclosure extend to 1,800mm above FFL.

MIRROR CABINETS
- Surface Mounted Mirror Cabinet
- Mirror Demister: refer also electrical plan

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Scale @ A3: 1:50, 1:25
All dimensions to be checked on site, do not scale off drawings.

Building Consent
Drawing: Ensuite + Walk in Wardrobe Plan
Project number: **2532**
Drawing number / Revision: **A-T7M-710/A**

NOVAK+MIDDLETON

CUPBOARD/ WARDROBE JOINERY
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- Wardrobe Shelves, drawers + coat rail

HWC CUPBOARD JOINERY
Shelves to suit HWC

LINEN CUPBOARD JOINERY
Set of slatted untreated clears timber slatted shelves

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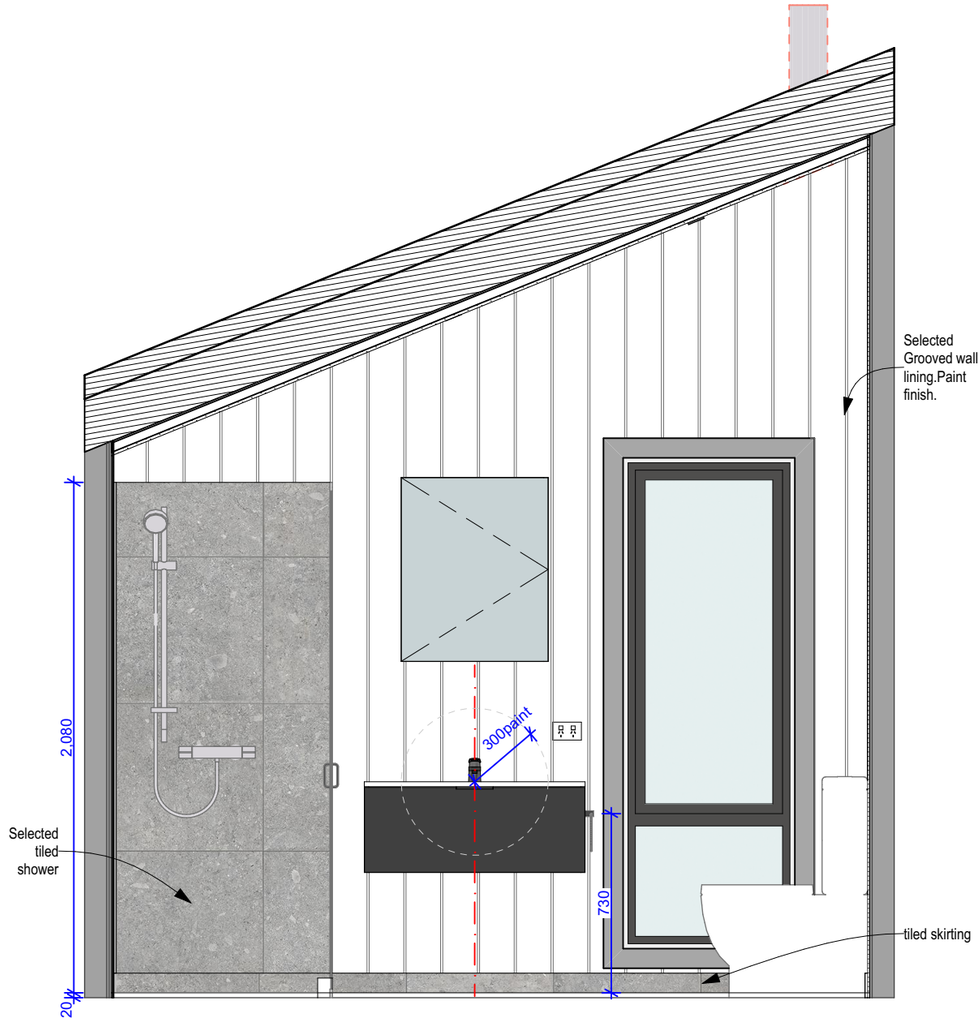
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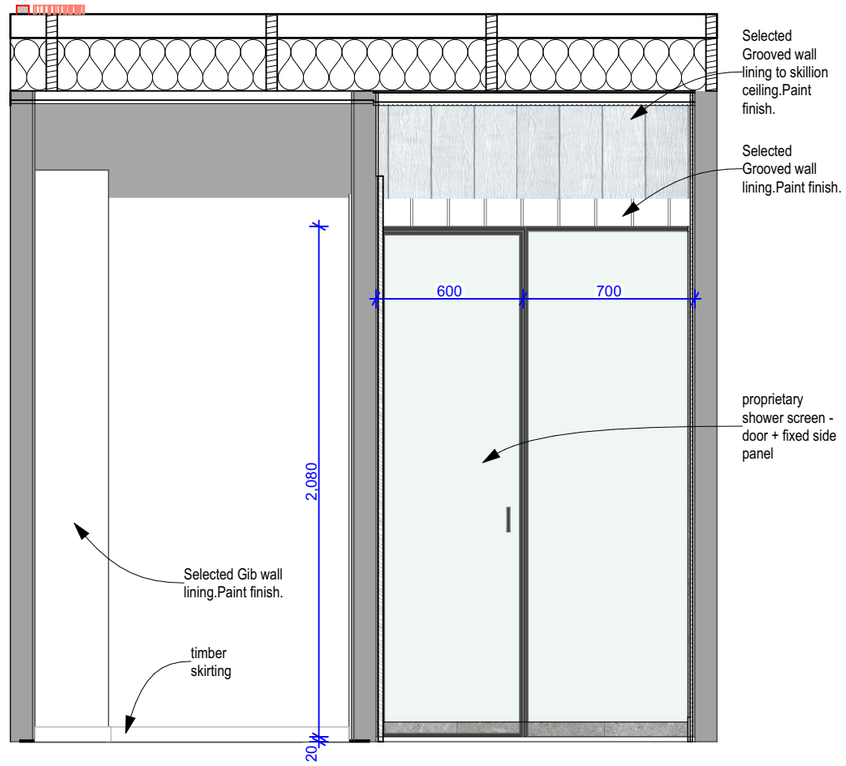
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T7M-E-01 #LayID
Elevation 01
Scale 1:25



T7M-E-02 #LayID
Elevation 02
Scale 1:25

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Building Consent

Drawing:
Ensuite + Walk in Wardrobe Elevations

Project number:
2532

Drawing number / Revision:
A-T7M-711/A

NOVAK+MIDDLETON

CUPBOARD/ WARDROBE JOINERY
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Shelves to suit HWC

LINEN CUPBOARD JOINERY
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TYPICAL WARDROBE
Shelves + Coat Rail

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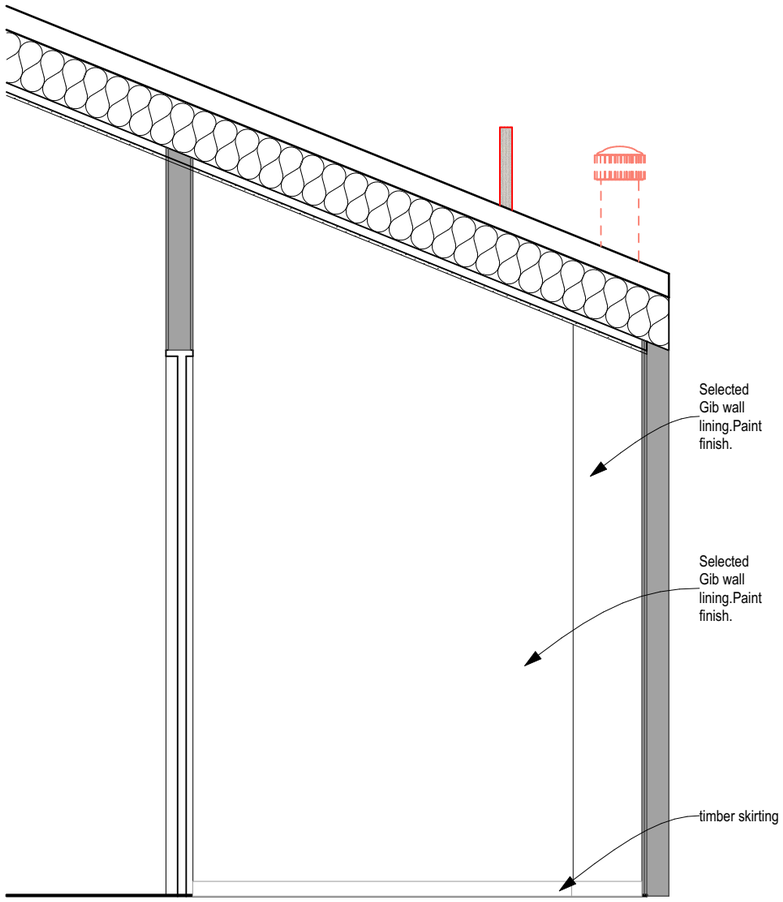
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MIRROR CABINETS

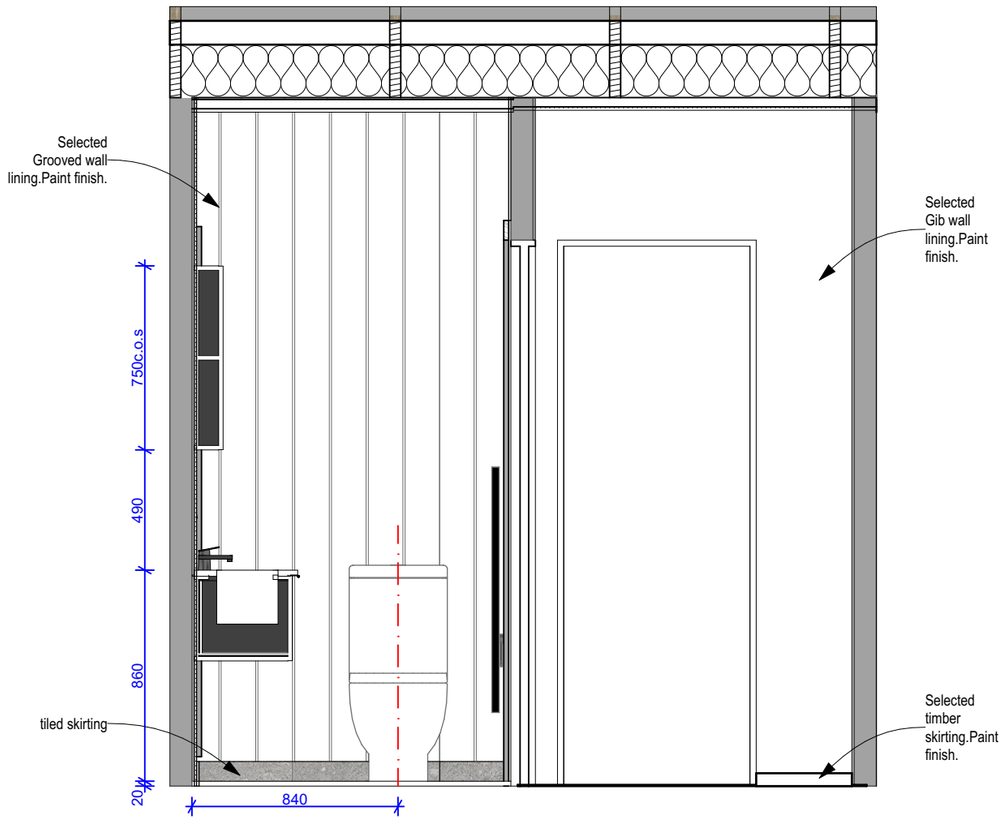
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T7M-E-03 #LayID **Elevation 03**
Scale 1:25



T7M-E-04 #LayID **Elevation 04**
Scale 1:25

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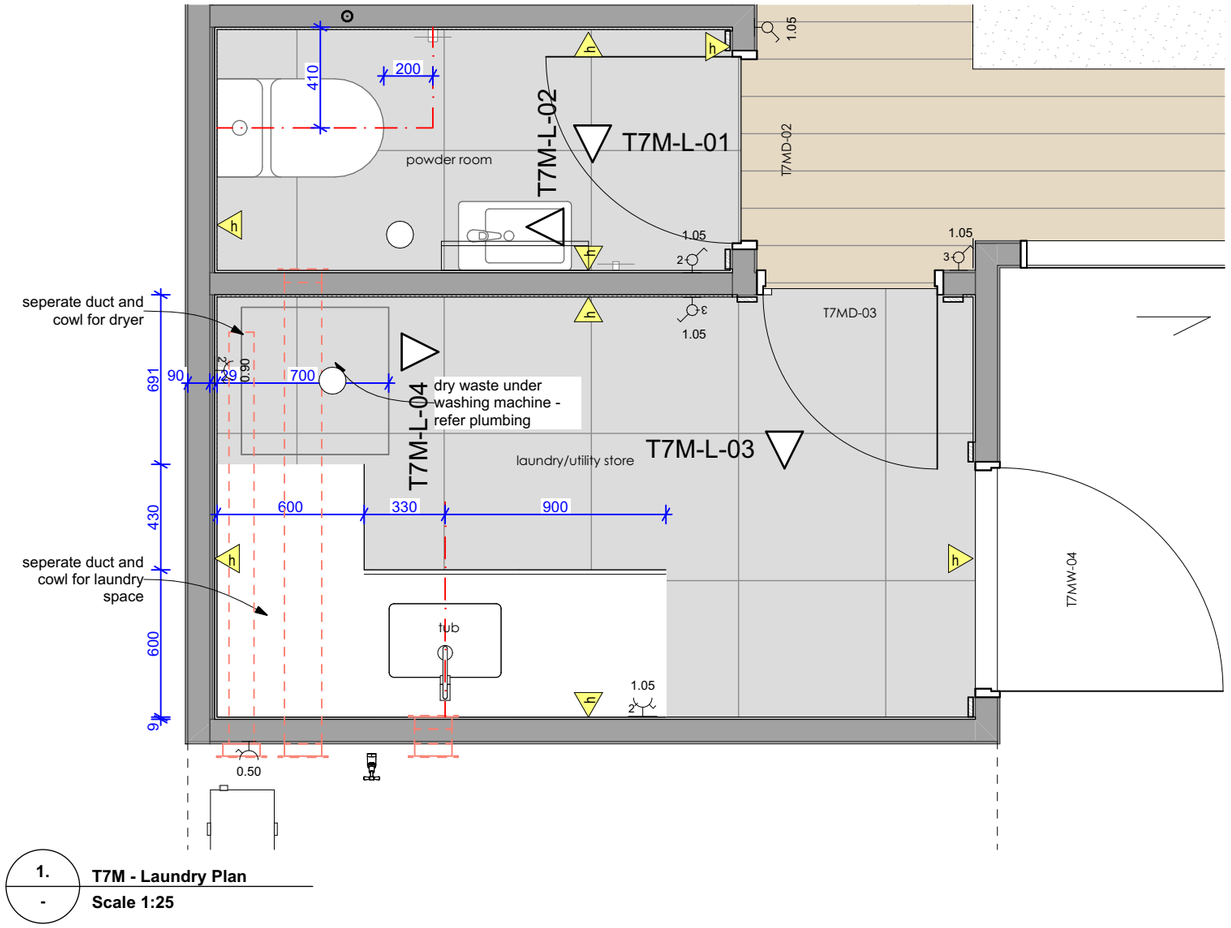
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Building Consent

Drawing:
Ensuite + Walk in Wardrobe Elevations

Project number:
2532

Drawing number / Revision:
A-T7M-712/A



1. T7M - Laundry Plan
- Scale 1:25

POWDER ROOM
- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

Walls: 9mm JH Hardie Groove lining to timber wall framing. Paint finish, colour tbc

TILING
Floors: Selected floor tiles over waterproofing membrane over substrate
- Refer schedules.

- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation

MIRROR CABINETS
- Surface Mounted Mirror Cabinet
- Mirror Demister: refer also electrical plan

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- Basin Mixer: Bench mounted

ELECTRICAL
Refer to ELECTRICAL PLAN

LAUNDRY JOINERY
- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

JOINERY ABBREVIATIONS
adj =Adjustable shelf, **dr** = Drawer, **eq** = Equal (measurement), **cbd** = Cupboard
db = Double **re** = Remainder

CABINETRY
- 18mm Melteca on MR MDF with 1mm PVC edging
- 12mm Melteca backs unless otherwise stated
- Toe space to be removable MR MDF, with PVC bottom edge finish
- PVC edging colourmatched to door fronts
- All fixings shall be hidden
- All shelves adjustable
- Drawers on full extension soft close runners, as deep as carcase will allow.
- Hinges to be overlay self-closing.
- Allow for packers to top & sides of all joinery units where being fitted tight to walls & ceiling, material to match joinery
- Use packing panel to take up difference between acoustically treated and non acoustically treated units

BENCHTOP - VANITIES - HANDLES
20mm engineered stone benchtop, square edge

Overhead Cupboard Handles
- Overhang overhead cupboard doors 20mm below to allow for opening
- Push to open to cupboard where there is no overhang, soft close

Recessed Handles
45° recessed handle to top of all doors / drawers, cut on angle, edge to match external cabinetry material

TILING
Walls: Selected wall tiles over substrate
- Refer client schedules for tiles & floor plan for substrate selections.

Floors: Selected floor tiles over waterproofing membrane over substrate
- Refer schedules.

- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation

FITTINGS & FIXTURES
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- Future Washing Machine: Provide plumbing connections.
- Future Dryer: Provide additional support in wall for future dryer. Provide ventilation/ ducting.
- Stacked Washing Machine/ Dryer: Required in U1/U8. Refer schedules

ELECTRICAL
Refer to ELECTRICAL PLAN

The Links
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ISSUE:	Rev:	Date:	Comment:	PRINTED: 19/06/2026
BC/ S4A-01	A	18/06/2026	Building Consent - Stage 4A - Application	

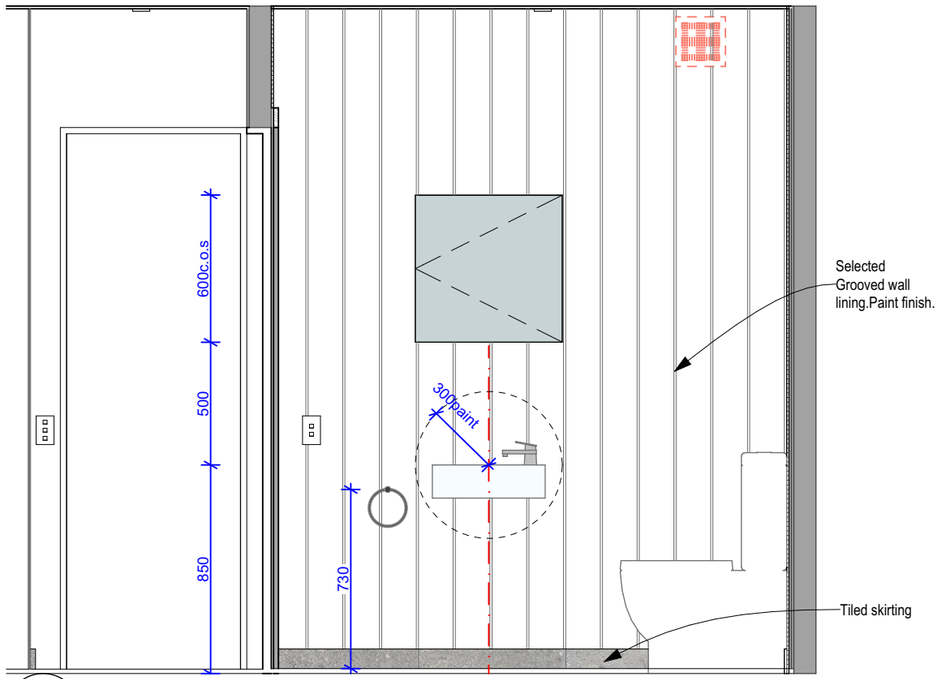
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Building Consent

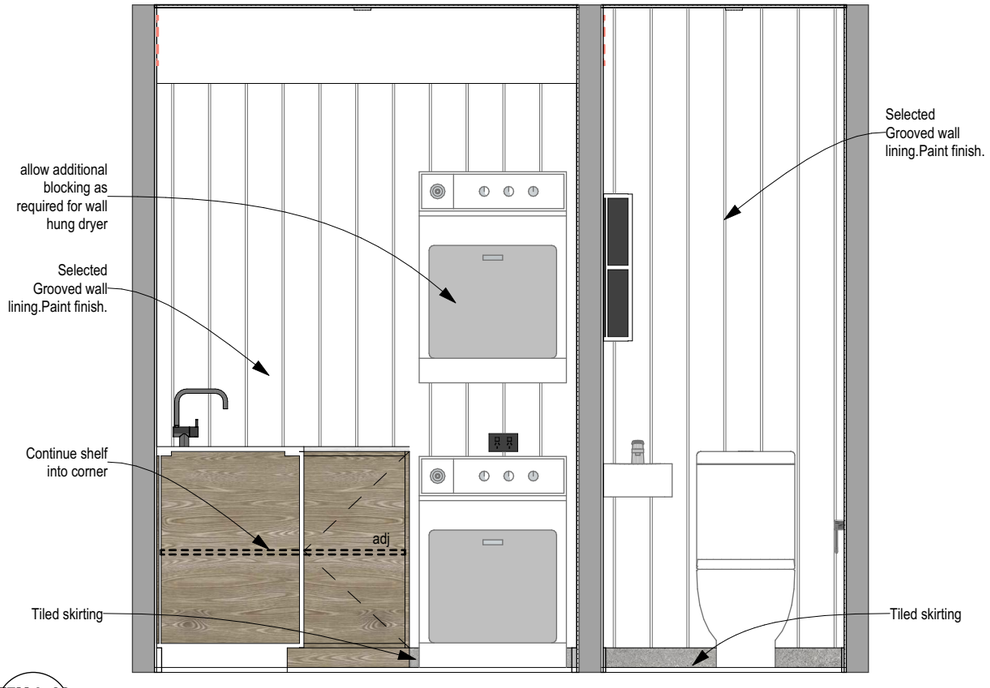
Drawing:
Laundry + Powder Room Plan

Project number:
2532

Drawing number / Revision:
A-T7M-713/A



T7M-L-01 #LayID **Elevation 01**
Scale 1:25



T7M-L-02 #LayID **Elevation 02**
Scale 1:25

NOVAK+MIDDLETON

POWDER ROOM
- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

h **Walls:** 9mm JH Hardie Groove lining to timber wall framing. Paint finish, colour tbc

TILING

Floors: Selected floor tiles over waterproofing membrane over substrate
- Refer schedules.

- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation

MIRROR CABINETS
- Surface Mounted Mirror Cabinet
- Mirror Demister: refer also electrical plan

FITTINGS & FIXTURES
Allow to install the following indicative fittings & fixtures. Final models to be supplied and confirmed by client. Refer to schedules for finishes/ colours.
- WC: Floor mounted back to wall toilet suite with exposed cistern
- Roll Holder: Allow for additional blocking in area of Roll Holder. Where possible situate 200mm from front of WC. Height 650mm from floor
- Vanity: Proprietary Wall Hung Vanity Unit with vitreous china top. Provide additional timber blocking within wall framing as required to support vanity. Height 860mm above FFL. Size - refer drawings.
- Towel Ring: Allow for additional blocking in area of towel ring
- Mirror Cabinet: Surface mounted with demister. Allow for additional blocking to fix cabinet. Top of mirror cabinet 2,100mm above FFL when using 750mm high mirror cabinet.
- Basin Mixer: Bench mounted

ELECTRICAL
Refer to ELECTRICAL PLAN

LAUNDRY JOINERY
- Allow for taking delivery and installation of owner supplied items
- Check all dimensions/ clearances on site prior to installation

JOINERY ABBREVIATIONS
adj =Adjustable shelf, **dr** = Drawer, **eq** = Equal (measurement), **cbd** = Cupboard
db = Double **re** = Remainder

CABINETRY
- 18mm Melteca on MR MDF with 1mm PVC edging
- 12mm Melteca backs unless otherwise stated
- Toe space to be removable MR MDF, with PVC bottom edge finish
- PVC edging colourmatched to door fronts
- All fixings shall be hidden
- All shelves adjustable
- Drawers on full extension soft close runners, as deep as carcase will allow.
- Hinges to be overlay self-closing.
- Allow for packers to top & sides of all joinery units where being fitted tight to walls & ceiling, material to match joinery
- Use packing panel to take up difference between acoustically treated and non acoustically treated units

BENCHTOP - VANITIES - HANDLES

20mm engineered stone benchtop, square edge

Overhead Cupboard Handles
- Overhang overhead cupboard doors 20mm below to allow for opening
- Push to open to cupboard where there is no overhang, soft close

Recessed Handles
45° recessed handle to top of all doors / drawers, cut on angle, edge to match external cabinetry material

TILING

Walls: Selected wall tiles over substrate
- Refer client schedules for tiles & floor plan for substrate selections.

Floors: Selected floor tiles over waterproofing membrane over substrate
- Refer schedules.

- Undertile waterproof membrane: Refer specification for selection. Install to whole floor and lapped up behind tiled skirtings 75mm min. Install strictly in accordance with manufacturers documentation

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Building Consent

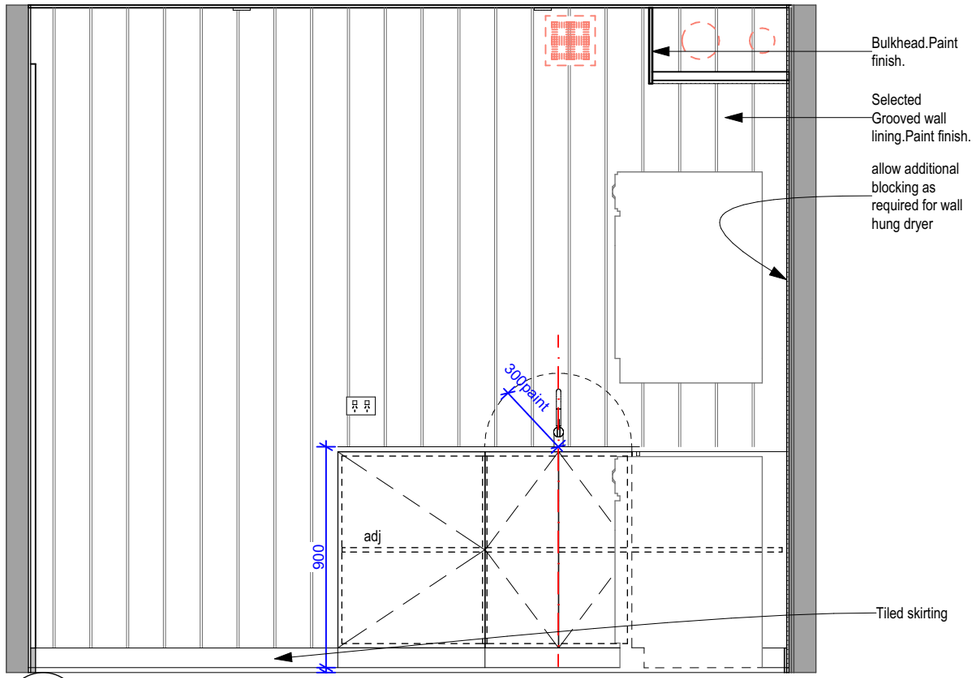
Drawing:
Laundry + Powder Room Elevations

Project number:
2532

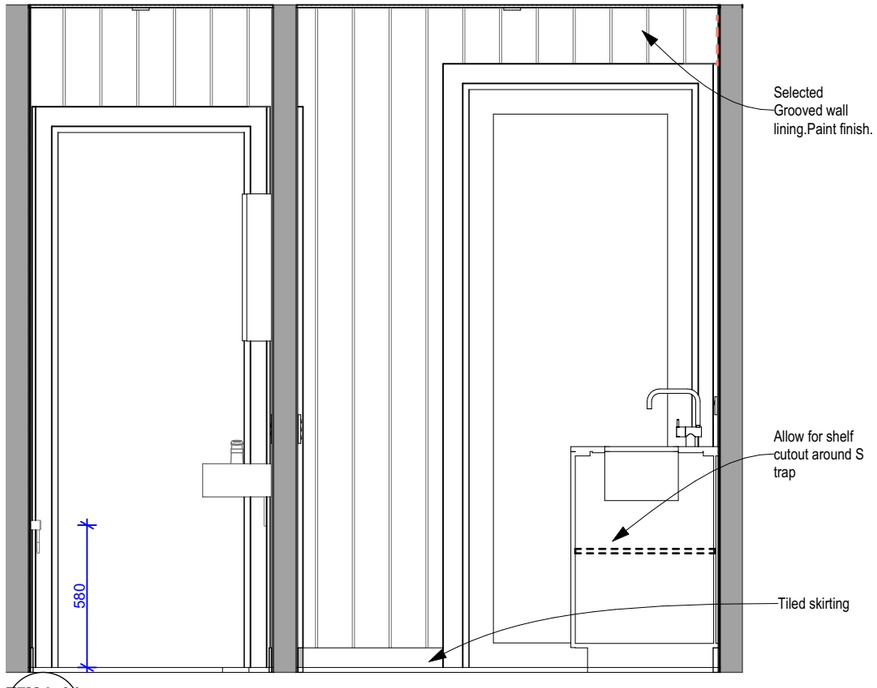
Drawing number / Revision:
A-T7M-714/A

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T7M-L-03 #LayID **Elevation 03**
Scale 1:25



T7M-L-04 #LayID **Elevation 04**
Scale 1:25

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ELECTRICAL
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ELECTRICAL
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Scale @ A3: 1:50, 1:25
All dimensions to be checked on site, do not scale off drawings.

Building Consent

Drawing:
Laundry + Powder Room Elevations

Project number:
2532

Drawing number / Revision:
A-T7M-715/A

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STAIR JOINERY

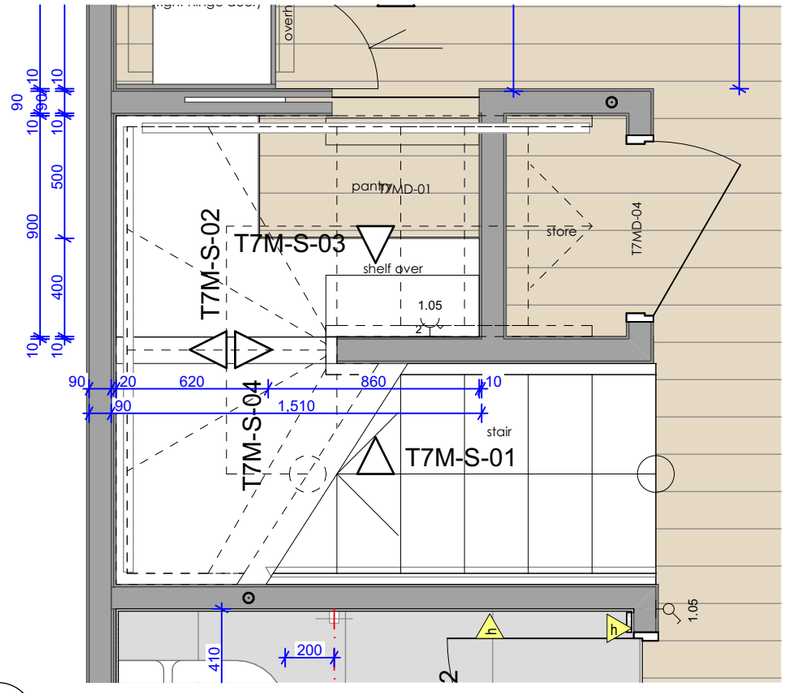
Stair Treads & Risers: 18mm MDF treads and risers (with carpet over).
All House types except types 4, 4M, 7 & 7M :
- Treads = 260 + 20 nosing, equal risers @ 180.4 mm rise.
Types 4, 4M, 7 & 7M:
- Treads = 260 + 20 nosing, equal risers @ 191.4 mm rise.(Secondary private stair).
- 13mm gib ceiling linings on Rondo ceiling battens below
Stringers: Allow for 290x45 side stringers to each side of the treads as required
- undercut stringer to center of stair if required
- Where possible, avoid fixing stringer into intertenancy walls

BALUSTRADES & RAILS

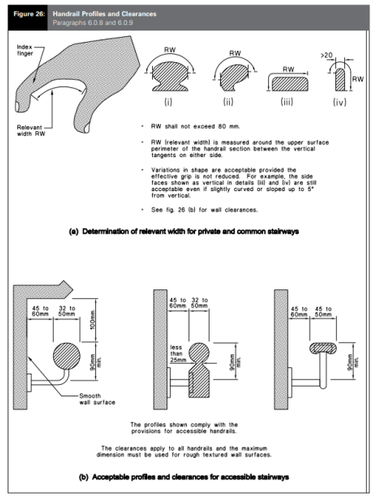
Timber Balustrade: 1000mm high gib and timber framed balustrade to visually match walls,136x18mm pine capping, paint finished, refer to detail

HANDRAILS

Handrail: 40mm dia. solid wood handrails, client to confirm
- handrail generally 900mm off stair pitch line - handrail to stay between 900-1000mm off stair pitch line to suit corner treads as per D1/AS1
- allow for propretary stair handrail brackets, client to select, allow for blocking for fixings evenly spaced to manufacturers requirements
- handrails to meet Figure 26, D1/AS1 requirements



1. - **T7M - Stair Plan**
Scale 1:25



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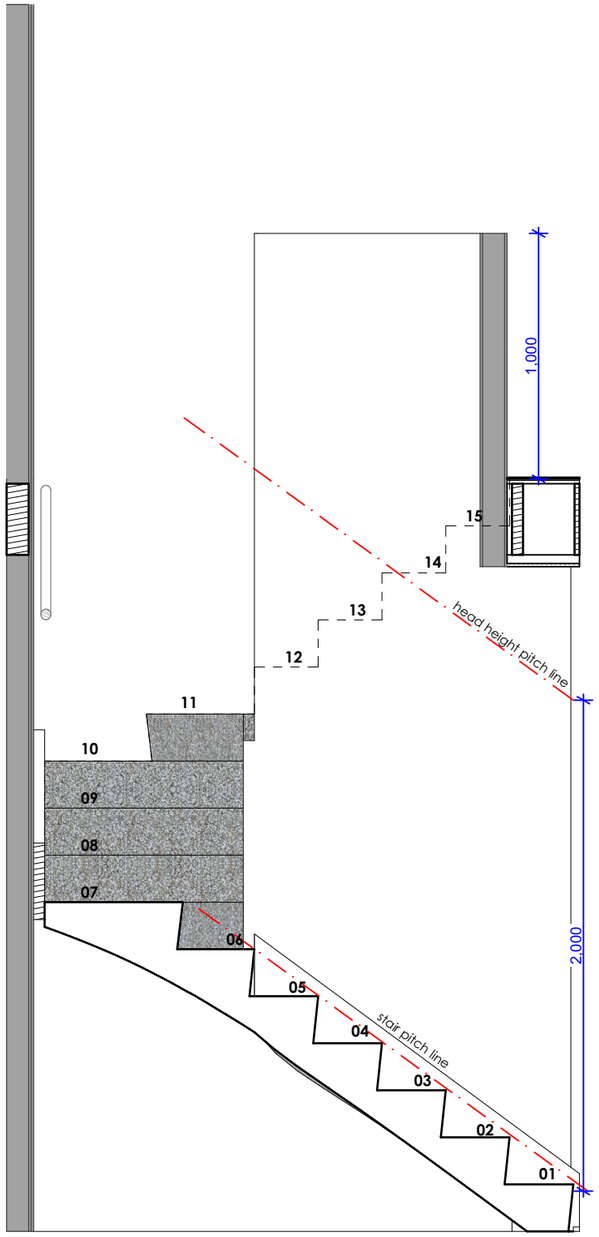
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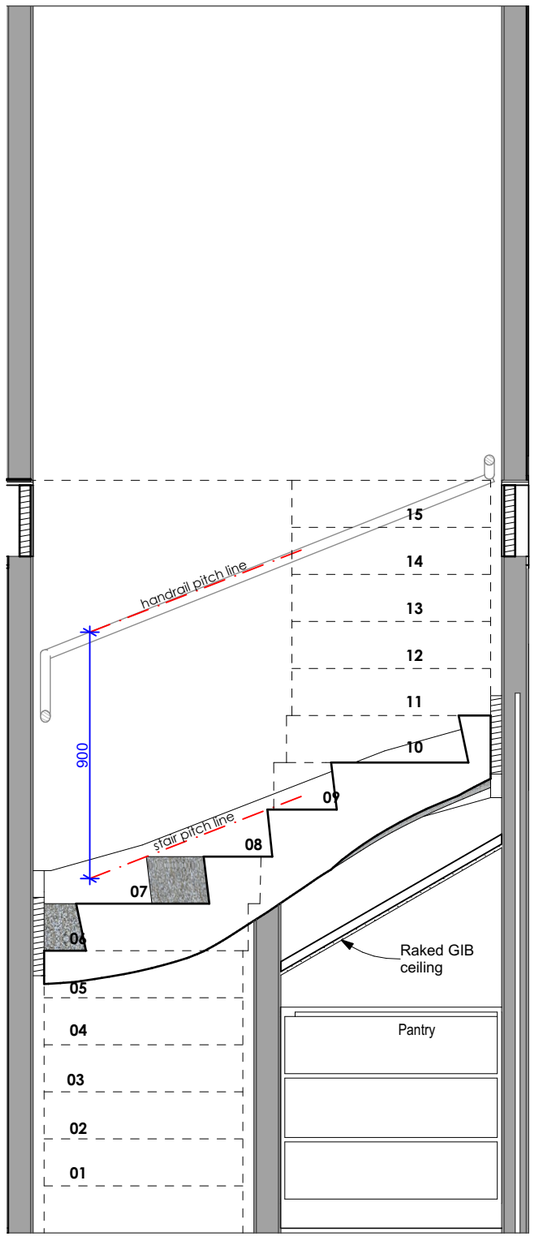
Drawing:
Stair Plans

Project number:
2532

Drawing number / Revision:
A-T7M-716/A



T7M-S-01 **Section 01**
#LayID **Scale 1:25**



T7M-S-02 **Section 02**
#LayID **Scale 1:25**

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STAIR JOINERY

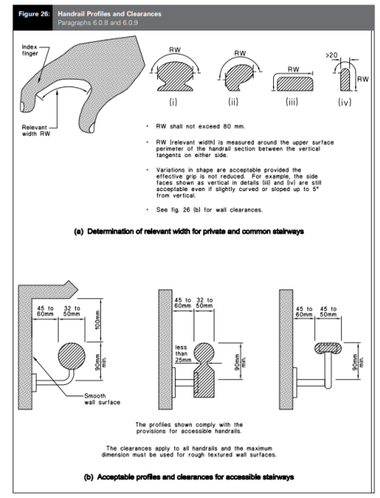
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Scale @ A3: 1:50, 1:25
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Building Consent

Drawing:
Stair Sections

Project number:
2532

Drawing number / Revision:
A-T7M-717/A

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STAIR JOINERY

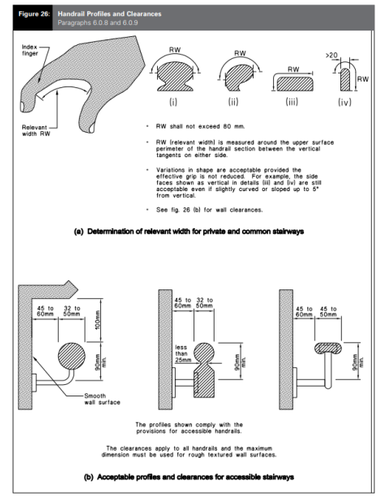
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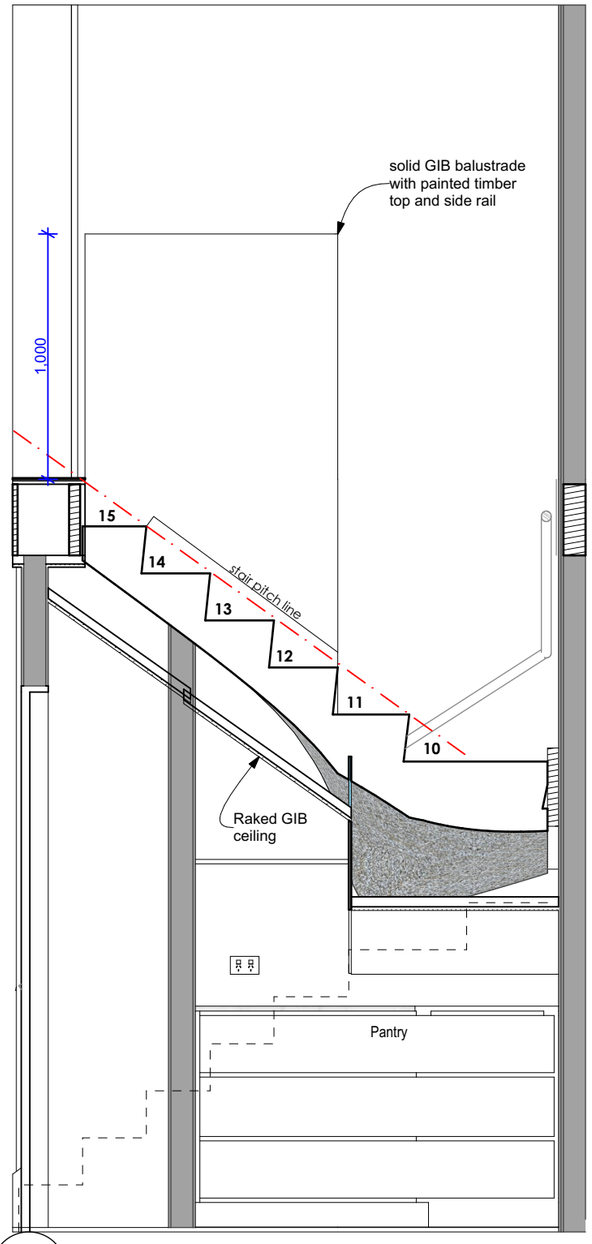
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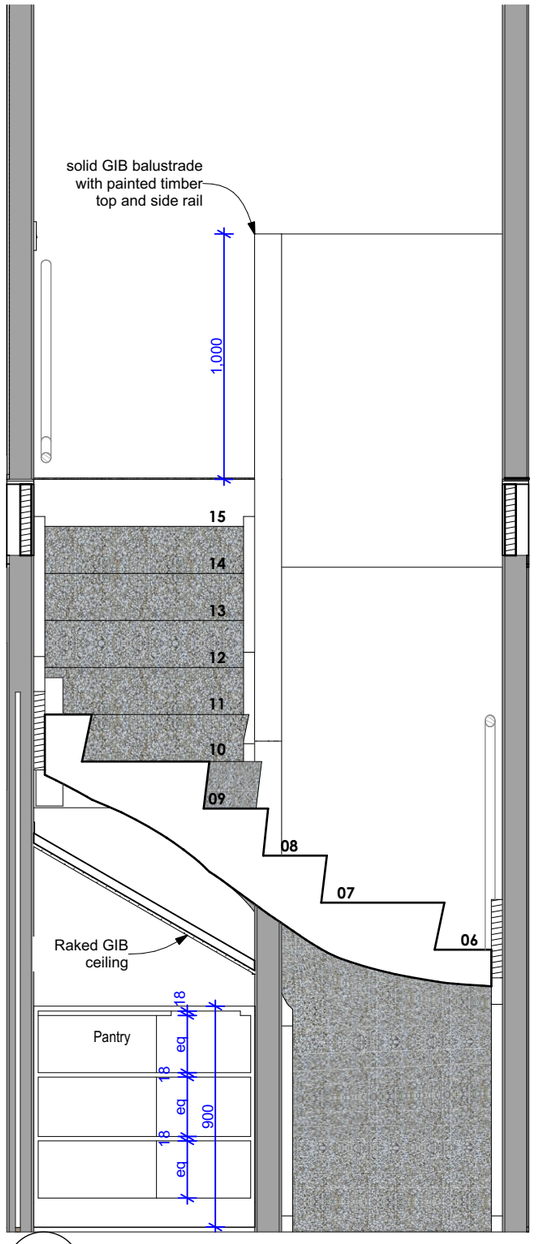
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T7M-S-03 Section 03
#LayID Scale 1:25



T7M-S-04 Section 04
#LayID Scale 1:25

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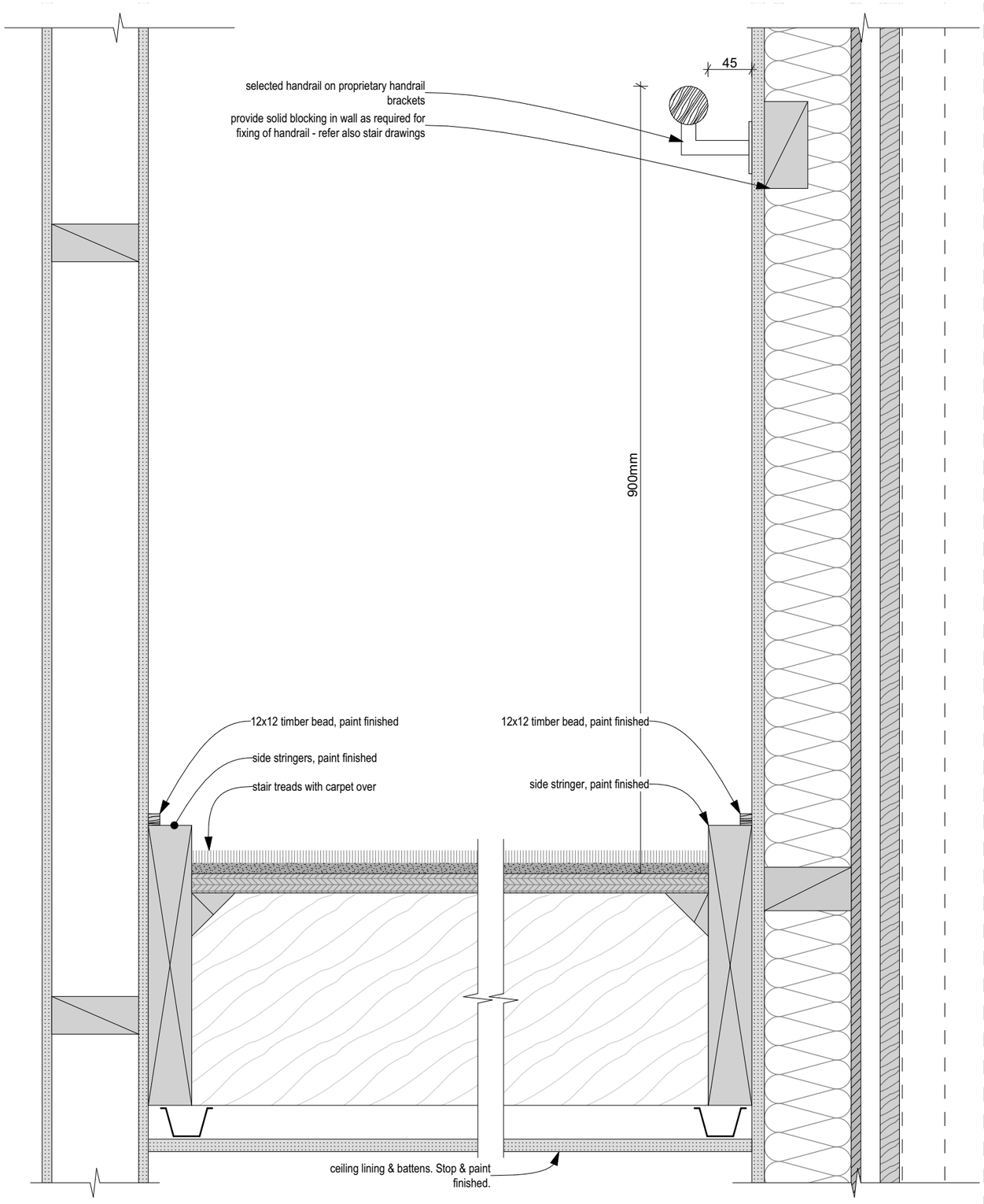
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Building Consent
Drawing: Stair Sections
Project number: **2532**
Drawing number / Revision: **A-T7M-718/A**

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GIB Full height stair wall

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Building Consent

Drawing: Stair Details

Project number: **2532**

Drawing number / Revision: **A-T7M-719/A**