Sheet Legend

#	Drawing Register	Rev #	Issue Date
0.01	Specification Legend	B	17.11.2026
1.0	Site and Context Plan	A	03.09.2026
1.1	Site Works	A	03.09.2026
1.2	Slab Plan	A	03.09.2026
1.3	Slab Plan (lower)	A	03.09.2026
1.4	Slab Setout Plan	A	03.09.2026
1.5	Cladding Plan	A	03.09.2026
2.0	Overall Floor Plan	A	03.09.2026
2.1	Overall Floor Plan	A	03.09.2026
2.2	Framing Plan	B	17.11.2026
2.3	Framing Plan	B	17.11.2026
2.4	Roof Plan	B	17.11.2026
2.5	Plumbing and Drainage Plan	B	17.11.2026
2.6	Plumbing and Drainage Plan	A	03.09.2026
2.7	Reflected Ceiling Plan	A	03.09.2026
2.8	Reflected Ceiling Plan	A	03.09.2026
2.9	Electrical Plans	A	03.09.2026
3.0	Elevations	A	03.09.2026
3.1	Elevations	A	03.09.2026
3.2	Interior Elevations	A	03.09.2026
3.3	Interior Elevations	A	03.09.2026
3.4	Window and Door Schedule	A	03.09.2026
4.0	Cross Sections	A	03.09.2026
4.1	Cross Sections	B	17.11.2026
4.2	Cross Sections	A	03.09.2026
5.0	Construction Details	B	17.11.2026
5.1	Construction Details	B	17.11.2026
5.2	Construction Details	B	17.11.2026
5.3	Construction Details	A	03.09.2026
5.4	Construction Details	A	03.09.2026
6.0	Miscellaneous Details	A	03.09.2026



Lot 823
Sheet 0.0
RFI ISSUE

Cover Page
12.06.2026

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Cladding Specifications

Cladding	Finish	Dwangs	Cavity	Reference Image
True Oak Corrugated Colorsteel	Colorsteel Maxam Thunder Grey	140x45 SG8 H1.2 @800crs	Vent VB20	Fig 1
True Oak Corrugated Colorsteel	Colorsteel Maxam Thunder grey	140x45 SG8 H1.2 @800crs	45mm Castellated	Fig 1
Shiplap Cedar	Stain Wood X Damper	140x45 SG8 H1.2 @480crs	20mm Castellated	Fig 2

Cladding Profiles

HP42External Corner Mould	HP41 Internal Corner Mould	HP32 Eaves Mould			

All penetrations to be colour matched to cladding

Roofing Specifications

Material	Finish	Flashings	Spouting	Fascia	Reference Image
True Oak Corrugate	Colorsteel Maxam Thunder Grey	0.55mm Colorsteel	Half Round	Continous Colorsteel Fascia	Fig 1
0.55mm 5-Rib Colorsteel	Colorsteel Maxam Thunder Grey	0.55mm Colorsteel	Half Round	Continous Colorsteel Fascia	

All downpipes, penetrations and flues to be colour matched to roofing

Soffit Specifications

Material	Finish	Framing			Reference Image
James Hardie Villaboard	Paint Finish in Thunder Grey	70x35 H1.2 SG8 @ 600crs			Fig 3

Foundation Specifications

Slab Foundation			Retaining Walls		
System	**Edge Finish**	**Slab Finish**	**Structure**	**Exposed finish**	**Waterproofing**
MAXSlab 300 w/ inslab heating Refer to Eng	Acrylic Plaster Sponge Finish Dulux Thunder Grey	U3 Trowelled Finish	Concrete Block Masonry Refer to Eng	Acrylic Plaster Sponge Finish Dulux Thunder Grey	N/A

Provide Polyethylene 250micron DPM beneath slab unless otherwise detailed.
Refer to slab plan and details for rebate sizes, penetrations and set downs.
Refer to engineer's documentation for all reinforcing, thickenings and concrete strengths.

Exterior Joinery Specifications

Range	Joinery	Glass	Finish	Hardware	Liners
Residential Series	Thermally Broken	Low E Argon Filled IGU	Powdercoat Durralloy Thunder Grey	URBO	19mm FJ Radiata Liners For Gib Groove
Latitude	LAT00	N/A	Powdercoat Durralloy Thunder Grey	ELOK 8 - Black	19mm FJ Radiata Liners For Gib Groove
Insulated Garage Door	Dominator Smooth Sectional	N/A	Powdercoat Durralloy Thunder Grey	N/A	19mm FJ Radiata Liners For Gib Groove

Gib Adaptor to tiled bathrooms
Obscured Glass to bathrooms where noted on Window and Door Schedule
Restrictor Stays as requred, refer Window and Door Schedule

Interior Door Specifications

Type	Panel Type	Finish	Liners	Height	Hardware
Solidcore Leaf	Smooth	Resene Black White	19mm FJ Radiata Liners For Gib Groove	2200mm Height Width - Refer Plans	Windsor Brass: Galaxy - Phoenix in Brushed Nickel
Cavity Slider	Smooth	Resene Black White	19mm FJ Radiata Liners For Gib Groove	2200mm Height Width - Refer Plans	Windsor Brass: Flushpull (5317) in Brushed Nickel
Attic Hatch with Ladder Sellwood - P30	N/A	Resene Black White	N/A	N/A	N/A

Interior Specifications

Wall Lining	Ceiling Lining	Skirtings	Architraves	Balustrade	Location
10mm Standard GIB Colour: Resene Black White	13mm Standard GIB Colour: Resene Black White	85x18, Bevelled, Primed	N/A - Gib Groove	N/A	Interior: Typical, unless noted below

Refer also to Bracing design.
Gib Aqualine to wet areas and behind all tiling.
All plasterboard finished to level 4
Refer to interior elevations/bathroom plans and FF&E Schedule for specialist wall finishes in certain locations (Tiles, Timber etc)

Exterior Specifications

Driveway	Fences	Retaining walls	Paths	Decks	Balustrade
Exposed Aggregate Concrete Acid wash w/ matte sealer	Timber fence, vertical H3.2 paling with timber capping	190 blockwork, to eng instruction	Exposed Aggregate Concrete Acid wash w/ matte sealer	Schedule 1 Works	N/A

Refer also to site plan, details, engineers design and landscaping plan if applicable.
Provide sumps, channels and 110mm novaflow as per drainage plan.

Heating, Cooling and Ventilation Specifications

Location	Product				
Main House	Ducted Heat Pump				
	Inslab heating				
Loft	Highwall Heat Pump				
Flat	Highwall Heat Pump				
	Inslab heating				

Framing Specification

Element	Member Size	Spacing
Bottom Plate	140x45 H1.2 SG8	N/A
Top Plate	2/140x45 H1.2 SG8	N/A
Studs (Exterior)	140x45 SG8 H1.2	600
Studs (interior)	90x45 SG8 H1.2	600
Studs (garage interior)	90x45 SG8 H1.2	400
Dwangs	To match studs	Refer to cladding
Purlins	70x45 SG8 H1.2	600
Strapping to concrete block (over Malthoid DPC)	90x45 SG8 H1.2	600
Floor Joists	HJ360x90 hyJOIST	Refer SED
Ceiling Battens	Rondo 310	600
Resene Integra Fire Wall		

Refer also to engineer's details, frame & truss layout and bracing plans

Fixings Specification

Element	Fixing (incl spacing if applicable)
Bottom Plate to Slab	Bowmac BPSB M10x140 anchor w/ 50x50x3 washer 600 crs maximum (55mm edge distance)
Bottom Plate to Stud	3/90x3.15mm nails
Bottom Plate to Floor Joists @ Level 2	3/90x3.15 power driven nails @ 600mm crs max
Top Plate to Stud	Bowmac Studlok SL170 at load bearing walls 3/90x3.15mm nails
Truss to Top Plate	Fix trusses in strict accordance with truss manufacturers documentation
Purlin to Roof element	2/80x3.15mm Paslode Purlin Drive Ring Shank nails or; 1/10g 80mm Lumberlok Blue Screw

Refer also to engineer's details, frame & truss layout and bracing plans

Stair Specification

NZBC D1/AS1 - Common/Main Private Stairway requirements

Tread - minimum	Riser - maximum	Pitch - maximum
280mm	190mm	37°

Main Staircase

Tread	Riser	Pitch
280mm (280+25 nosing = 305 going)	189.7mm (2845 floor height / 15 risers)	34°

Construct new stair unit using 290x45mm SG8 H1.2 stringers with 18mm MDF treads and risers, glued and blocked between

Wraps, Tapes, Waterproofing and Sealants

Function	Product Spec
Underslab DPM	Thermathene Black 250 Micron polyethylene
Retaining Wall Tanking	Sika Blackseal and Protection Board
Bottom Plate DPC	Malthoid
Wall Underlay	Ecoply
Roof Underlay	Mason VHP Strong
Window flashing tape	Masons 40 Below window flashing tape
Window air sealing	Sika PEF rod appropriately sized for gap. Sika Boom expanding foam
Under Tile WPM	ARDEX WPM 155

Refer also to product system literature for all claddings and lining sundries. Install all products and systems in strict accordance with the manufacturers literature.

Insulation Specification

Element	Product
External Walls (140mm timber frame)	Pink Batts Ultra Wall R4.0 140mm
External Walls (90mm timber frame)	Pink Batts Ultra Wall R2.8 140mm
Internal Walls (90mm timber frame)	Pink Batts Silencer 90mm
Mid Floor	Pink Batts Ultra Ceiling R7.0 260mm
Ceiling Insulation (truss)	Pink Batts Ultra Ceiling R7.0 260mm
Ceiling Insulation (low level truss)	Pink Batts Classic R3.6 180mm
Slab Insulation	MAXslab 300 180mm insulation with T40 edge

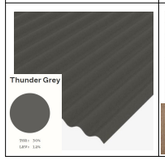
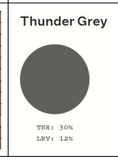
Refer also to Design Navigator H1 report and Pink Batts product specifications

Ensure 25mm min. gap between ceiling insulation and roofing underlay
Where 25mm can not be ensured at building eaves provide Masons Insul-Baffle 650mm prior to installing building underlay

Plumbing and Drainage Specification

Element	Product	Capacity/Size
HWC - main house	Rheem Hot Water Cylinder	300L
HWC - flat	Rheem Hot Water Cylinder	250L
Pipework	Marley dBlue	to mid floor plumbing
Downpipe	Downpipe	80Ø

Reference Images

Figure 1	Figure 2	Figure 3	Figure 4	Figure 5	Figure 6
					

Lot 823
Sheet 0.01
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Specification Legend
17.11.2026

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DIP ROAD

LOT 825

LOT 824

LOT 823

LOT 822

LOT 1210

BOUNDARY 18.87m
arc 18.95
rad 58.00

0.5m stack stone retaining

battered

front hedges are limited to 1.2m height and all planting will be from the DP8 guideline list

1.8m capped timber pailing fence with exposed posts to both sides

reinforced exposed aggregate driveway

grass

deck

35°

4°

3°

reinforced exposed aggregate

service court

gravel

0.6m retaining

BOUNDARY 50.73m

BOUNDARY 39.36m

max 1m retaining

no build zone

battered slope

BOUNDARY 37.27m

BOUNDARY 15.37m

1.8m capped timber pailing fence with exposed posts to both sides

SITE INFORMATION / LEGAL DESCRIPTION

SITE ADDRESS: 14 DIP ROAD, JACKS POINT, QUEENSTOWN, 9371

LOT: 823
D.P: 619800

LOCAL T.A: QLDC

ZONE: RESORT

SITE AREA

SITE AREA: 1521m² less no build area 1125m²

SITE COVERAGE

PROPOSED FOOTPRINT: 320m²
SITE COVERAGE: 21%

SITE INFORMATION

SITE AREA:	
MAIN HOUSE	222m²
(+ LOFT)	267m²
FLAT	70m²
(+ GARAGE)	98m²
TOTAL	365m²

WIND ZONE / REGION TO NZS3604:2011

ZONE: High REGION: A

EXPOSURE ZONE TO NZS3604:2011

ZONE: B

EARTHQUAKE ZONE TO NZS3604:2011

ZONE: 3

SNOW LOADING TO NZS3604:2011

ZONE: N5 346 m above sea level

SITE NOTES

BEFORE COMMENCING CONSTRUCTION PROVIDE THE OWNER WITH A CERTIFICATE PREPARED BY A LICENSED CADASTRAL SURVEYOR THAT THE SET-OUT IS COMPLETE AND THAT THE BUILDING IS ACCURATELY PLACED ON THE SITE WITH ALL HEIGHT IN RELATION TO THE BOUNDARY POINT CHECKED FOR COMPLIANCE

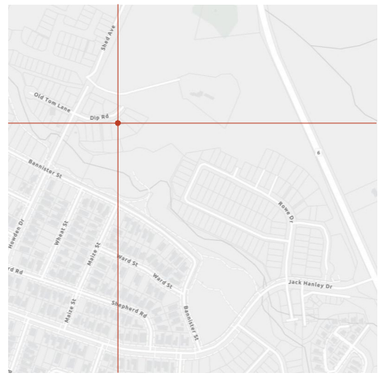
NECESSARY ADJUSTMENTS ARE TO BE DETERMINED AND AGREED TO BY THE CONTRACTOR AND OWNER BEFORE PROCEEDING FURTHER

- ALL DIMENSIONS, LEVELS, SIZES ETC. TO BE CONFIRMED ON SITE
- DO NOT SCALE OFF DRAWINGS, USE NOTED DIMENSIONS ONLY
- ALWAYS CONFIRM CURRENT DRAWINGS ARE BEING REFERENCED
- COORDINATE ALL WORKS WITH RELEVANT CONSULTANT DRAWINGS
- NO CHANGE TO DESIGN/DETAIL WILL BE APPROVED WITHOUT PRIOR AGREEMENT
- SEEK CLARITY FROM THE DESIGNER ON ANY CONFLICTS OR DISCREPANCIES

IF IN DOUBT, CONFIRM WITH DESIGNER

ALL WORKS TO COMPLY WITH THE RELEVANT CLAUSES OF THE NZBC

2.0m HIGH CYCLONE/HURRIANCE OR SIMILAR TYPE FENCING, WITH 'TYPICAL' SITE SAFETY SIGN TO BE PROVIDED AROUND CONSTRUCTION AREA TO PROTECT SITE FROM ALL PERSONAL





Site Plan
1 : 100 @ A1

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Job Title

Lot 823

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Project Location
Lot 823, Hanleys Farm,
Queenstown, 9371

Ref.	Description	Date
A	BC Issue	03.09.2026
4	Working Drawings	12.06.2026
3	Issue to Consultants	08.06.2026
2	Design Review RFI	19.05.2026

Revision Schedule

Project No. : J0353
Issued : 03.09.2026
Scale : As indicated@ A1
Design : PLW

1.0 Rev.A
Sheet No. / Revision

Site and Context Plan
Sheet Title

RFI ISSUE



Site Works
1 : 100 @ A1

EARTHWORKS

CUT:	275m³
FILL:	100m³
TOTAL CUT/FILL:	375m³
MAX DEPTH CUT:	1800mm
MAX HEIGHT FILL:	500mm

CUT

FILL

Ensure 225mm min. clearance from F.F.L. to F.G.L around entire perimeter of dwelling

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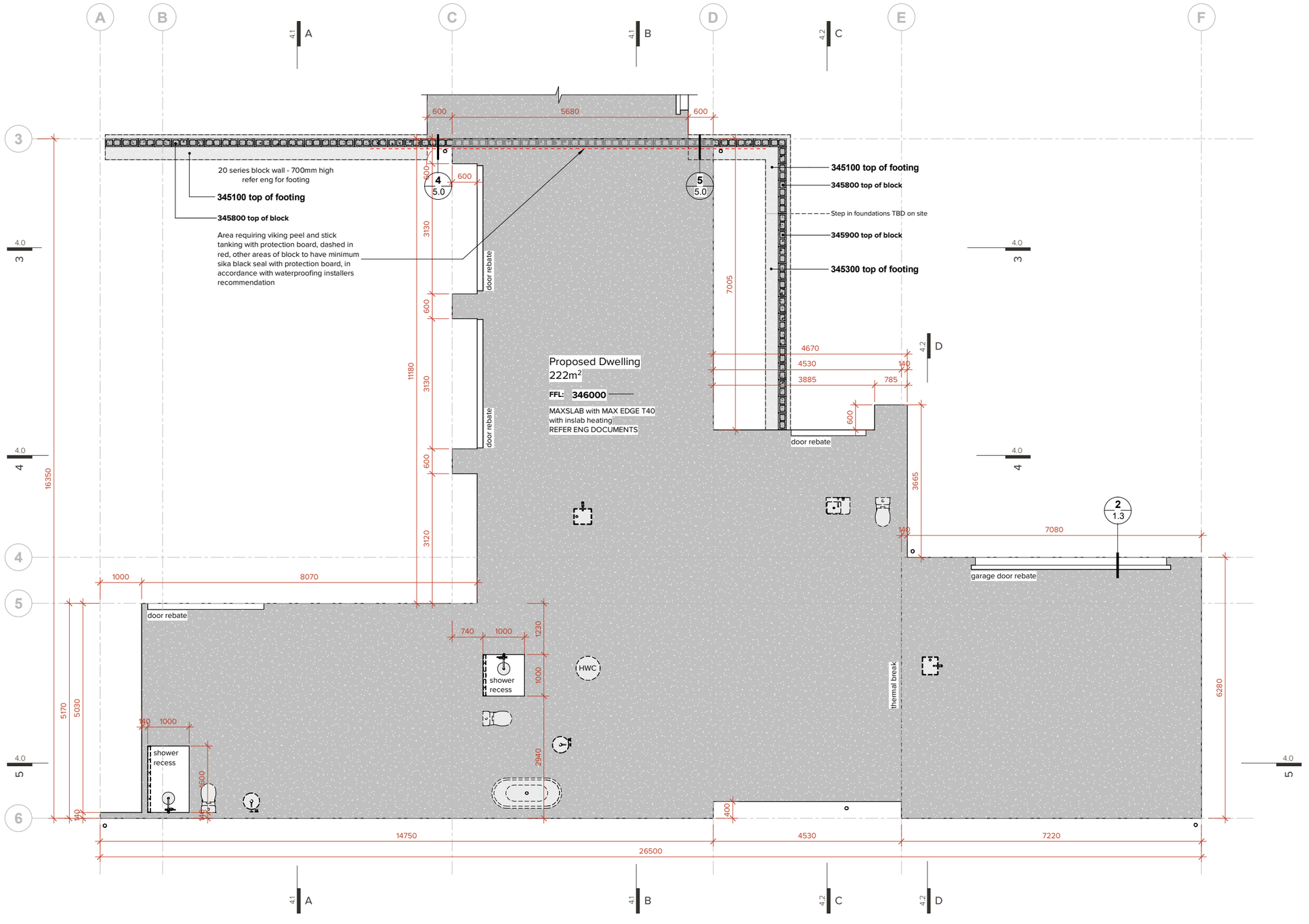
Revision Schedule

Project No. : J0353
Issued : 03.09.2026
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1.1 Rev.A
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Site Works
Sheet Title

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Slab Plan
1 : 50 @ A1

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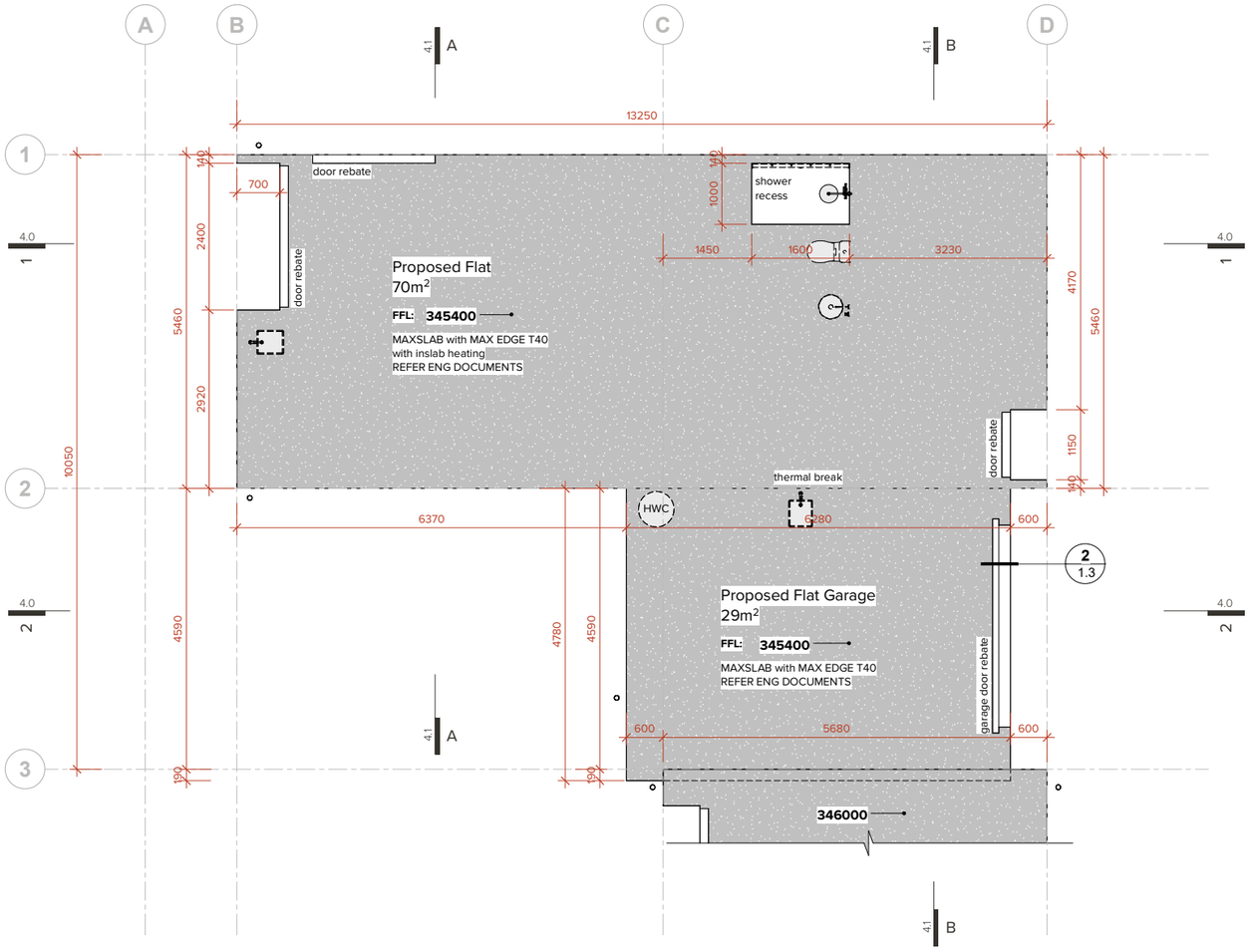
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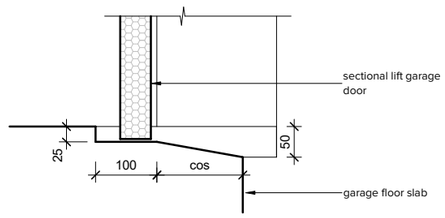
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Slab Plan
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Slab Plan (lower)
1 : 50 @ A1



Garage Sill Detail
1 : 5 @ A1

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Revision Schedule

Project No. : J0353
Issued : 03.09.2026
Scale : As indicated@ A1
Design : PLW

1.3 Rev.A
Sheet No. / Revision

Slab Plan (lower)
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Site Setout
1 : 100 @ A1

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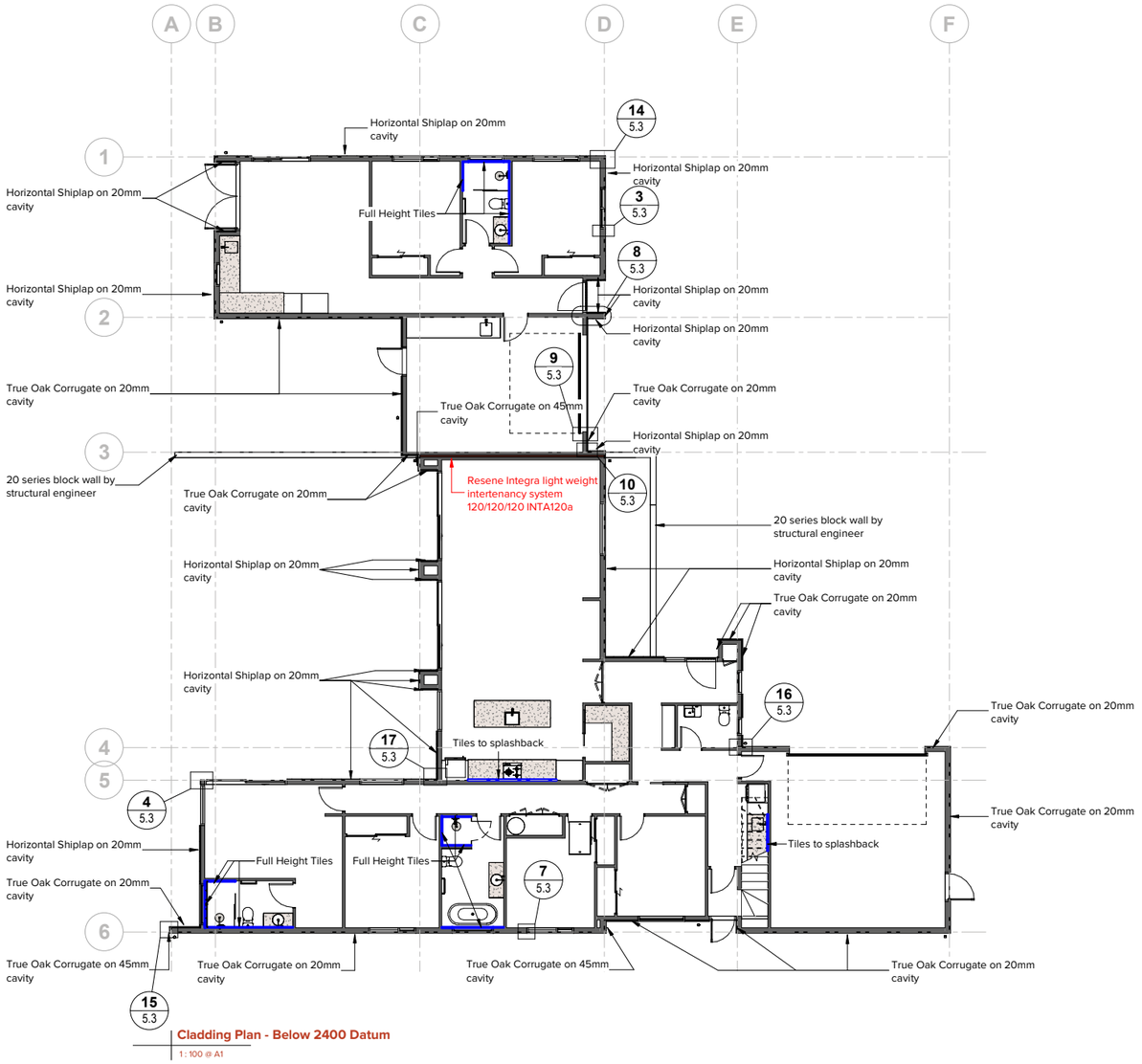
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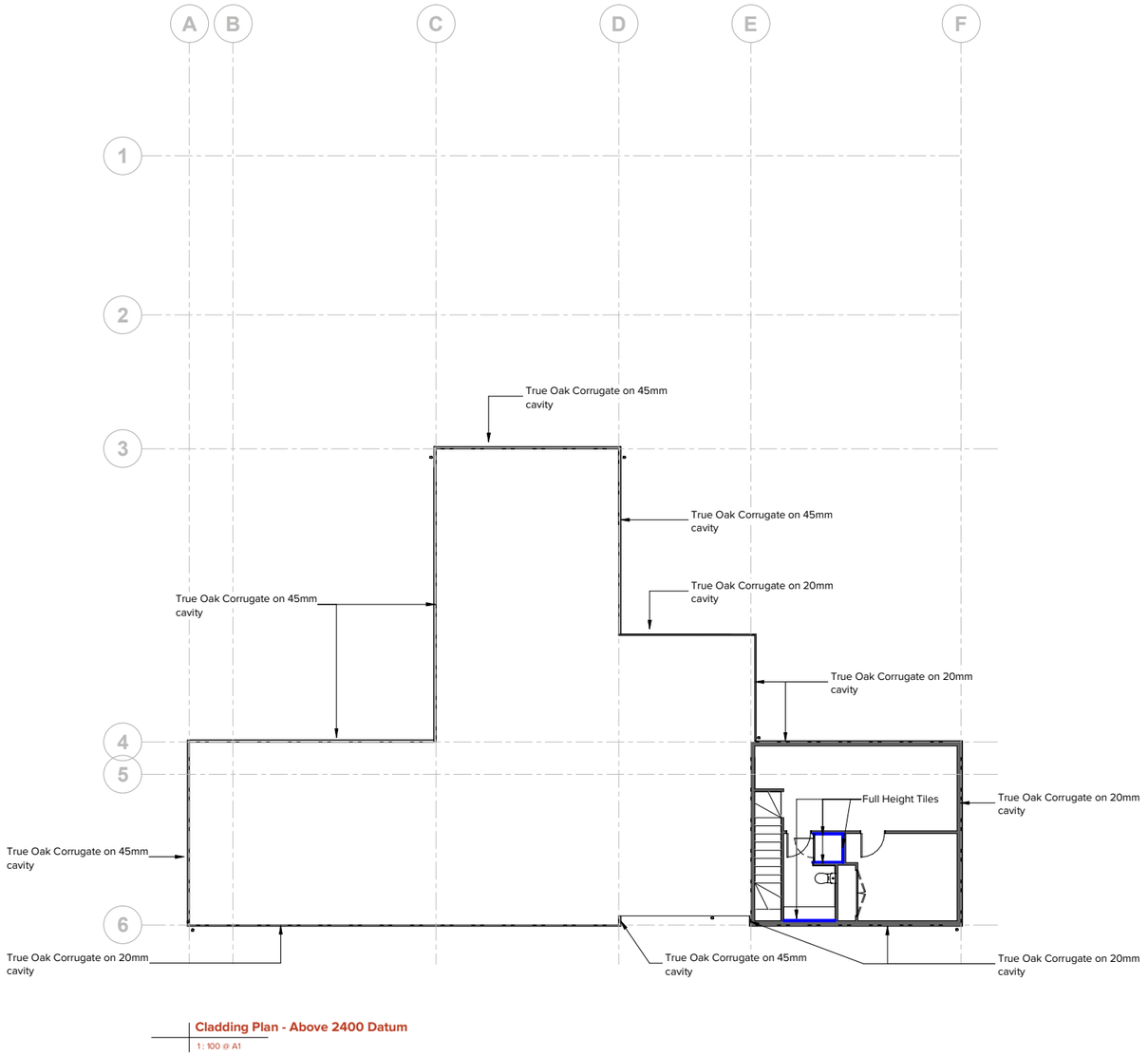
1.4Rev.A
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Slab Setout Plan
Sheet Title



Cladding Plan - Below 2400 Datum

1 : 100 @ A1



Cladding Plan - Above 2400 Datum

1 : 100 @ A1

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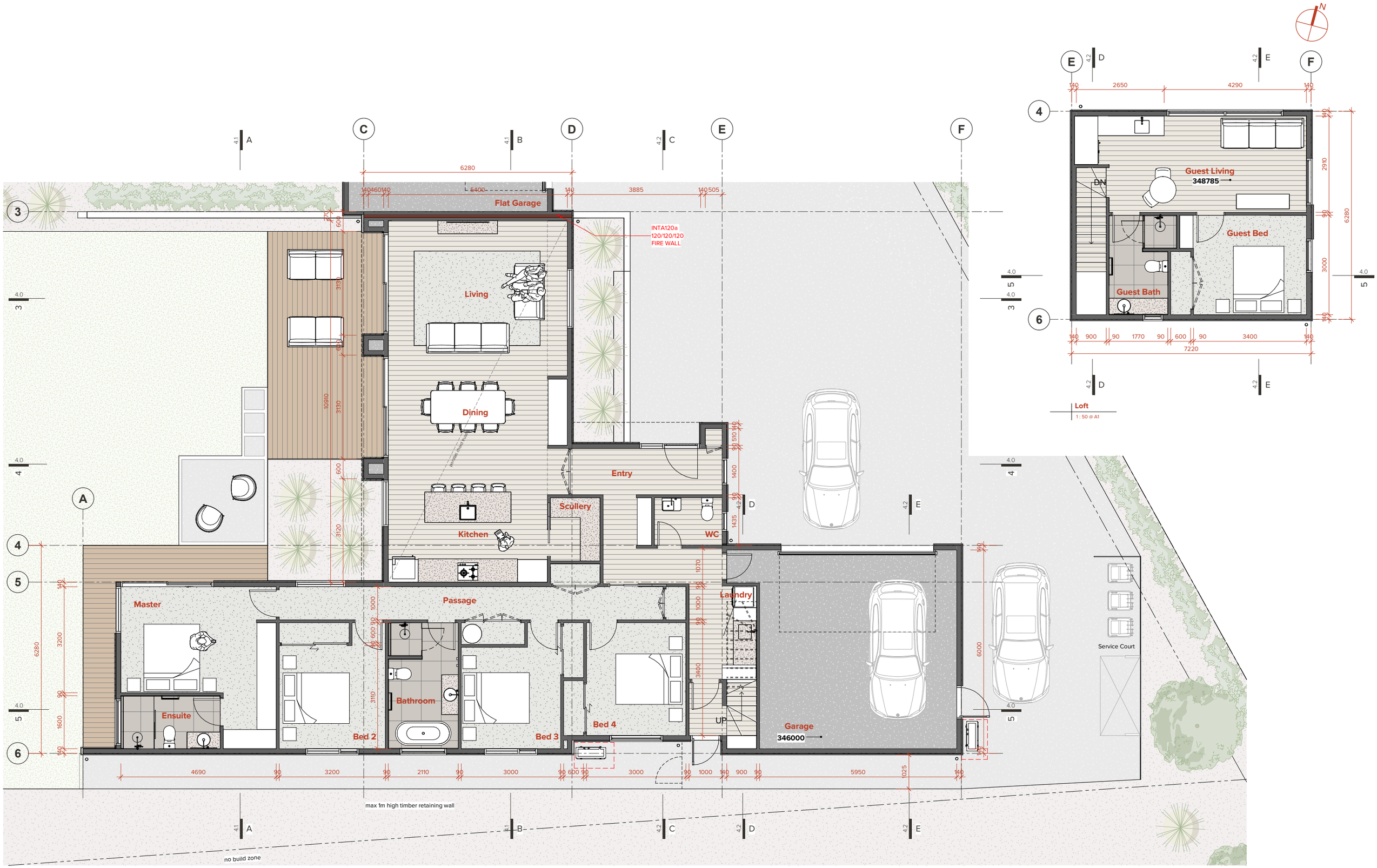
Revision Schedule

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Cladding Plan
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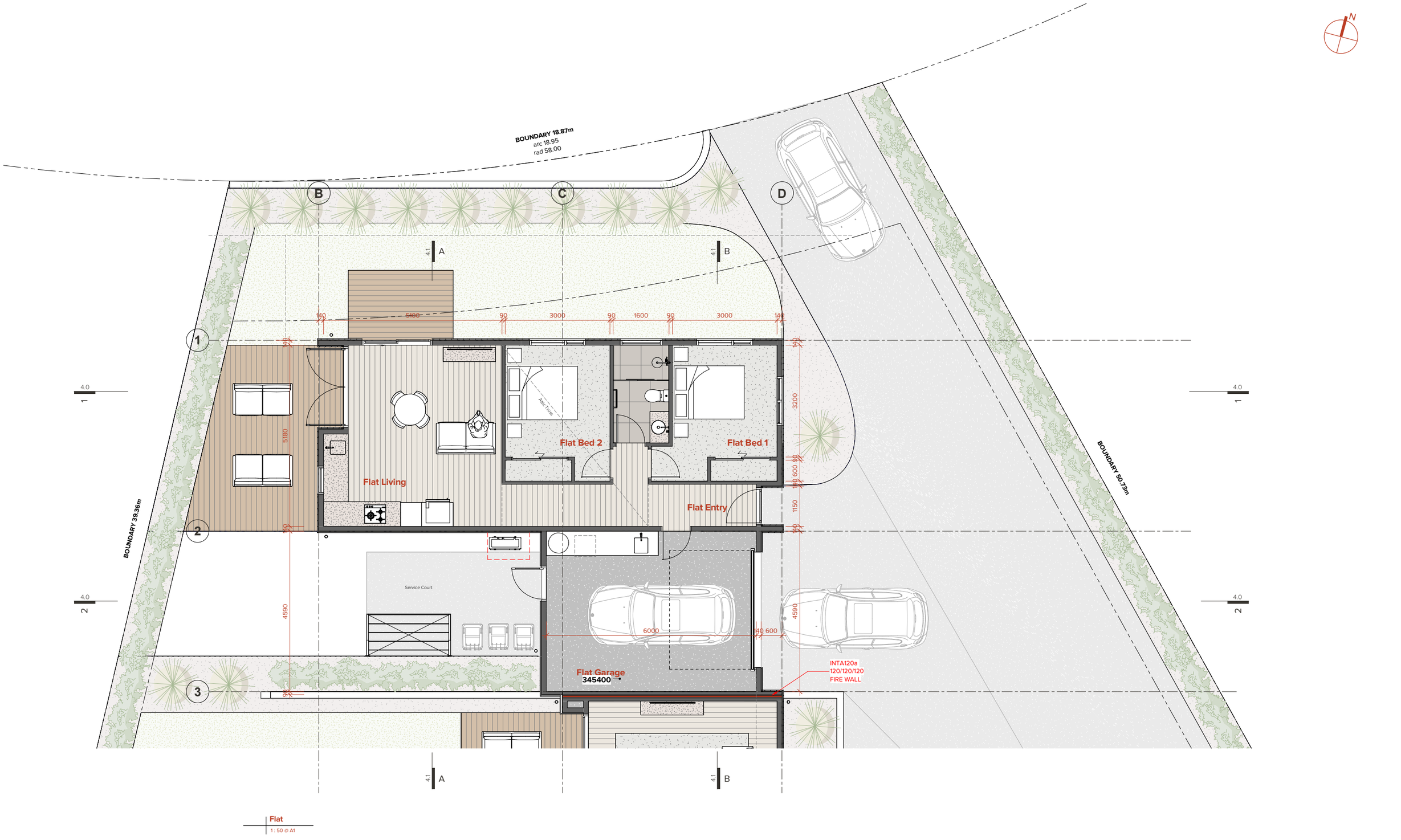
Revision Schedule

Project No. : J0353
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Overall Floor Plan
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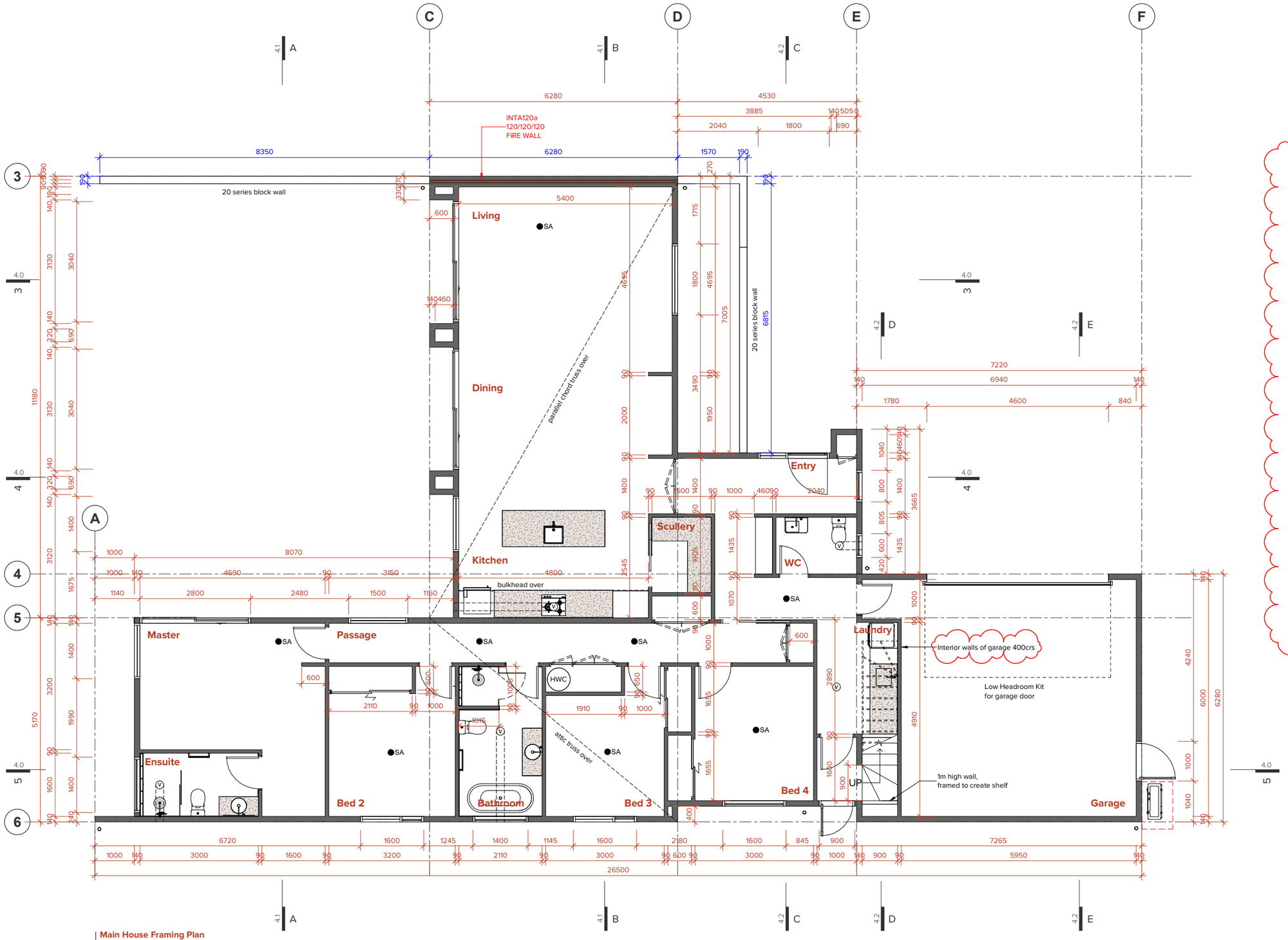
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Revision Schedule

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Scale : 1 : 50@ A1
Design : PLW

2.1 Rev.A
Sheet No. / Revision

Overall Floor Plan
Sheet Title



SMOKE ALARMS

SA

Type 1 – Domestic Smoke Alarm System
Type in accordance with C/AS1 second edition 2 Nov 2023, in compliance with NZS 4514:2021. Smoke alarms shall be manufactured to at least one of: UL 217, CAN/ULC S531, BS EN 14604, ISO 12239, AS 3786. The smoke alarms shall be either hard wired or battery powered. In addition, they shall provide a hush facility, being a button that silences the alarm for a minimum duration of 60 seconds, either on the alarm or at a readily accessible location. Each alarm system shall have a test button. Alarms shall be tested at minimum of monthly intervals.

Location of smoke alarms
Smoke alarms shall be located as follows:
Alarms shall be located in all bedrooms, living spaces, hallways and landings within a building. Where a kitchen is separated from the living space an alarm specified by its manufacturer as suitable shall be located in the kitchen.
In a multilevel home there shall be at least one alarm on each level. Where more than one alarm is needed they shall be interconnected. In all cases, so that the sound pressure level complies with that specified in NZS 4514.
Smoke alarms shall be installed on or near the ceiling. The placement shall be in accordance with NZS 4514:2021 and the manufactures instructions.

Spacing:
In locations where they are required, smoke alarms shall be spaced as follows:
(a) the distance from any wall to a smoke alarm shall not exceed 5m; and
(b) smoke alarms shall be within 10m of each other in any direction.
Wired smoke alarms shall be installed in accordance with the electrical safety regulations and be tested and certified by a licensed electrical worker.
End of life: long life sealed battery units shall be replaced by the manufacturers specified date or when a low battery condition exists (which ever comes first). Other alarms shall be replaced after 10 years from manufacture date, unless the manufacturers instructions specify otherwise. Smoke alarms are to be neatly fitted without damage to the surrounding finish.

BATHROOM & ENSUITE VENTILATION

install 150mm Ø. 50L / Second ventilation fans, switched off light switches, fitted with timer switch and duct through soffit or external wall with weatherproof shutters (V)

KITCHEN EXTRACT

Install proprietary rangehood over, extract to exterior complete with approved weatherpoof shutter through wall - exhaust air to the outside at a flowrate not less than 50 L/s

IMMERSION

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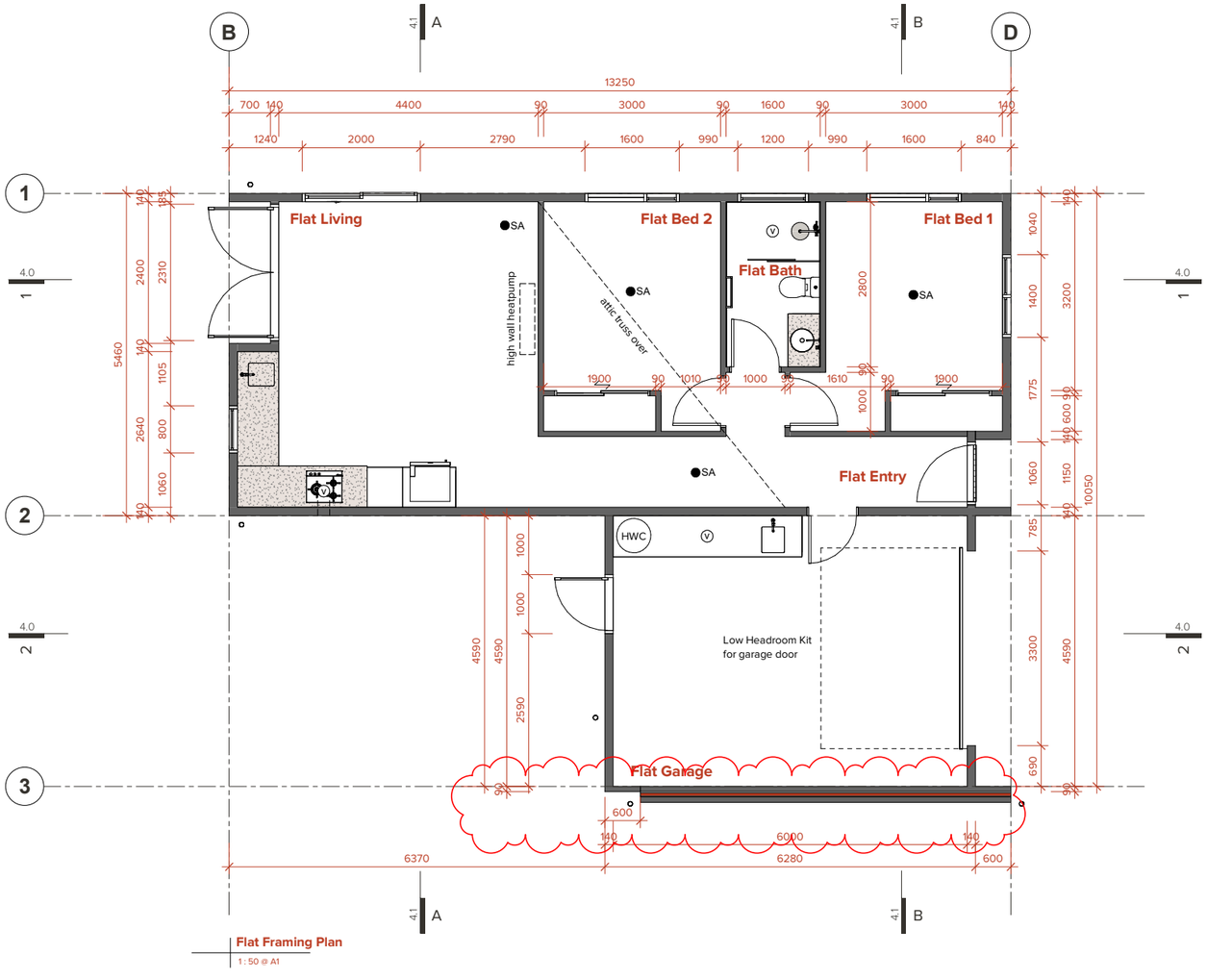
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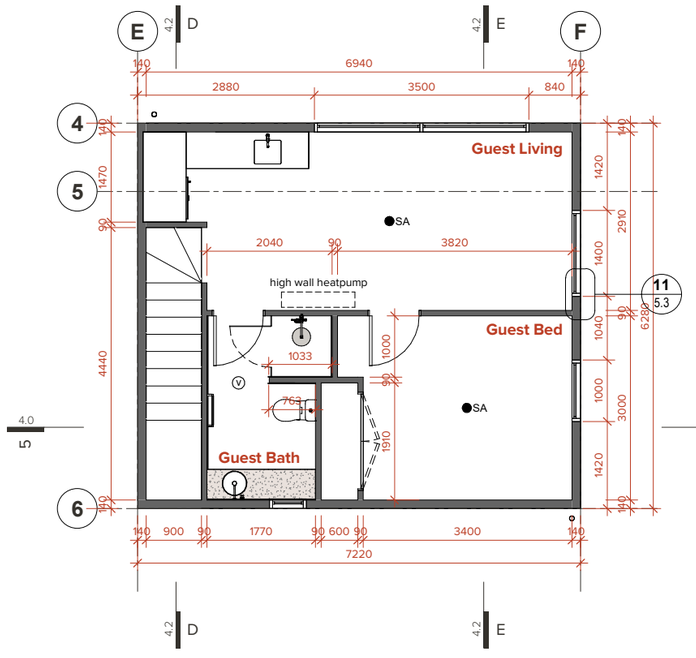
Revision Schedule

Project No. : J0353
Issued : 17.11.2026
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Design : XXX

2.2 Rev.B
Sheet No. / Revision

Framing Plan
Sheet Title





SMOKE ALARMS

● SA

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Alarms shall be located in all bedrooms, living spaces, hallways and landings within a building. Where a kitchen is separated from the living space an alarm specified by its manufacturer as suitable shall be located in the kitchen.
In a multilevel home there shall be at least one alarm on each level. Where more than one alarm is needed they shall be interconnected. In all cases, so that the sound pressure level complies with that specified in NZS 4514.
Smoke alarms shall be installed on or near the ceiling. The placement shall be in accordance with NZS 4514:2021 and the manufactures instructions.

Spacing:
In locations where they are required, smoke alarms shall be spaced as follows:
(a) the distance from any wall to a smoke alarm shall not exceed 5m; and
(b) smoke alarms shall be within 10m of each other in any direction.
Wired smoke alarms shall be installed in accordance with the electrical safety regulations and be tested and certified by a licensed electrical worker.
End of life: long life sealed battery units shall be replaced by the manufacturers specified date or when a low battery condition exists (which ever comes first).
Other alarms shall be replaced after 10 years from manufacture date, unless the manufacturers instructions specify otherwise. Smoke alarms are to be neatly fitted without damage to the surrounding finish.

BATHROOM & ENSUITE VENTILATION

install 150mm Ø. 50L / Second ventilation fans, switched off light switches, fitted with timer switch and duct through soffit or external wall with weatherproof shutters (V)

KITCHEN EXTRACT

Install proprietary rangehood over, extract to exterior complete with approved weatherpoof shutter through wall - exhaust air to the outside at a flowrate not less than 50 L/s

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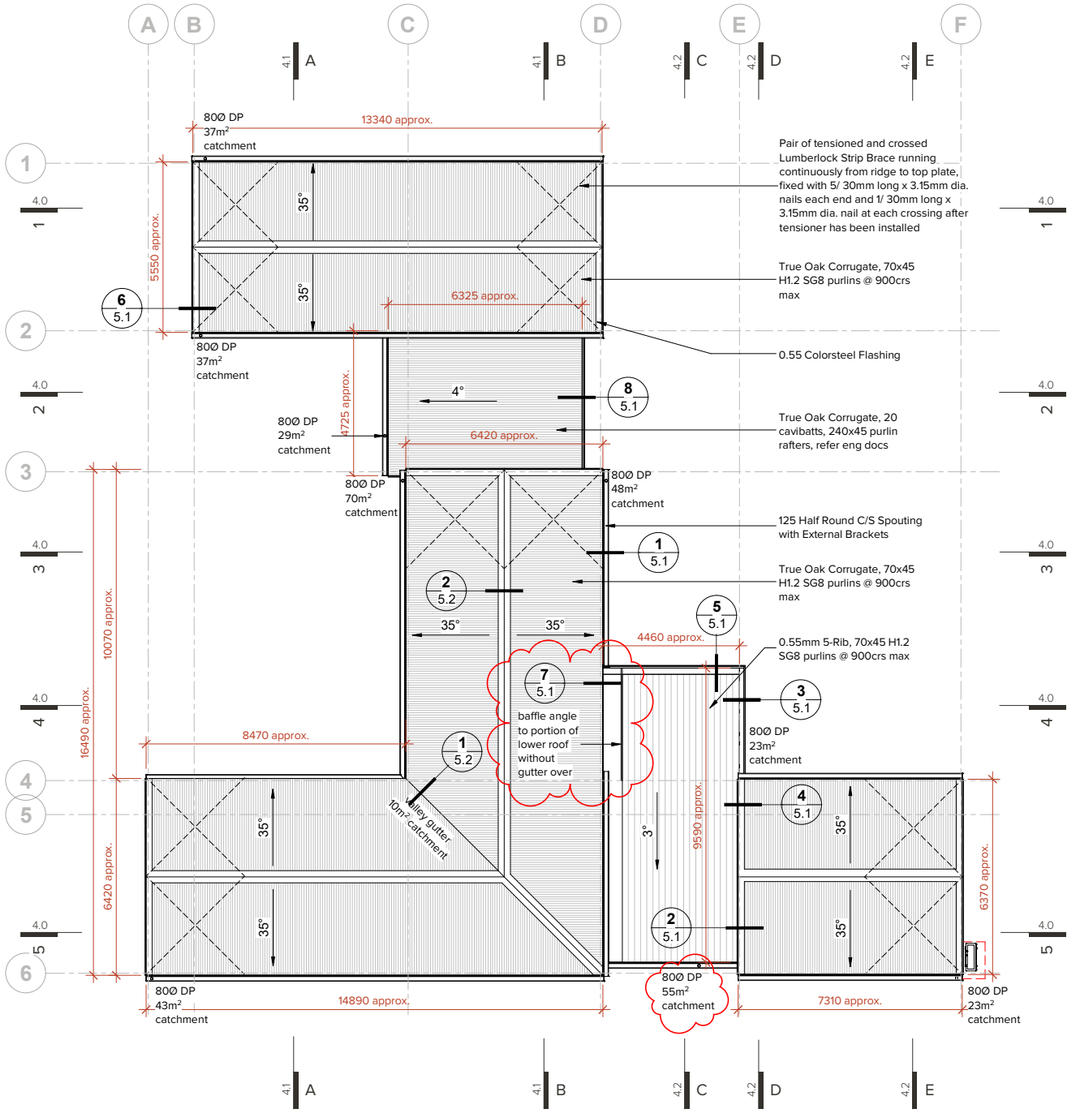
Ref.	Description	Date
B	RFI Issue	17.11.2026
A	BC Issue	03.09.2026
2	Working Drawings	12.06.2026
1	Issue to Consultants	08.06.2026

Revision Schedule

Project No. : J0353
Issued : 17.11.2026
Scale : As indicated@ A1
Design : XXX

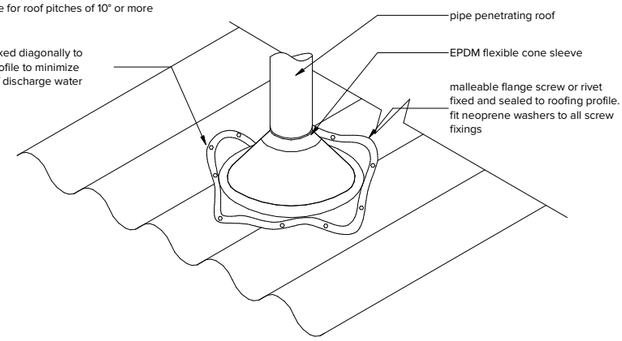
2.3 Rev.B
Sheet No. / Revision

Framing Plan
Sheet Title



Roof Plan
1 : 100 @ A1

NOTE: read in conjuction with E2/AS1
(1) suitable for pipes from 86mm to 500mm Ø
(2) suitable for roof pitches of 10° or more



Pipe Penetrations
1 : 5 @ A1

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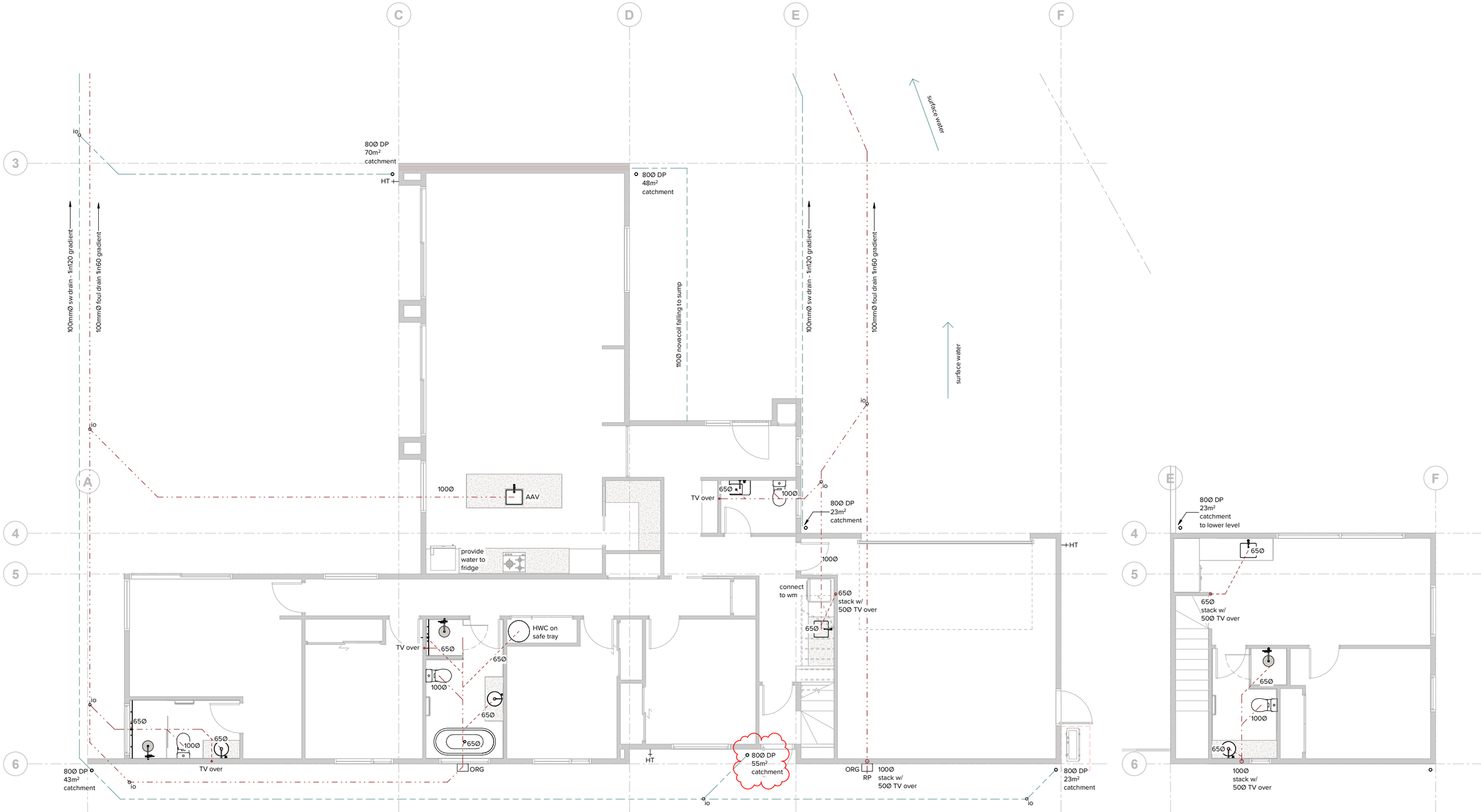
Ref.	Description	Date
B	RFI Issue	17.11.2026
A	BC Issue	03.09.2026
2	Working Drawings	12.06.2026
1	Issue to Consultants	08.06.2026

Revision Schedule

Project No. : J0353
Issued : 17.11.2026
Scale : As indicated@ A1
Design : XXX

2.4Rev.B
Sheet No. / Revision

Roof Plan
Sheet Title



Main House Plumbing and Drainage
1 : 50 @ A1

Loft Plumbing and Drainage
1 : 50 @ A1

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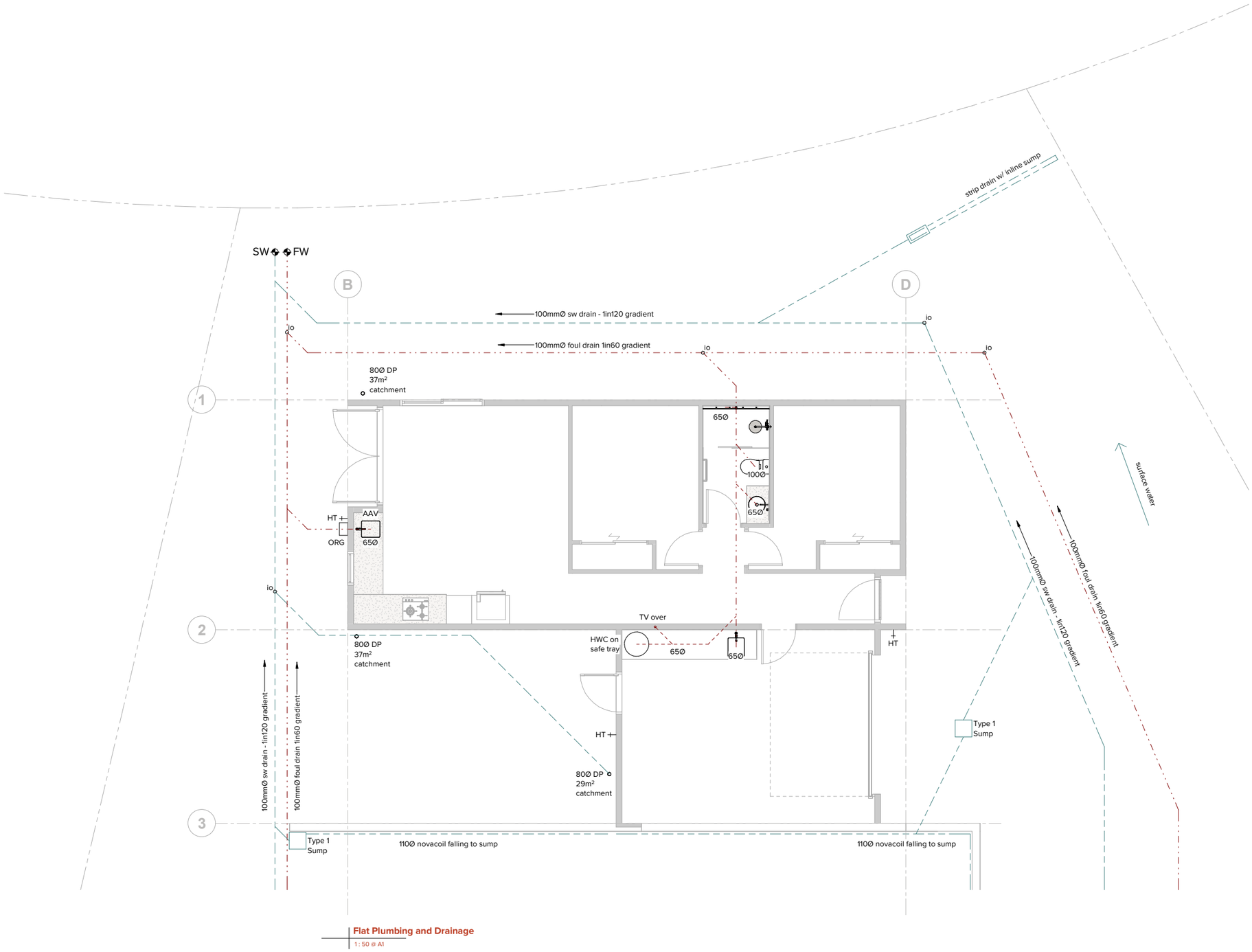
Ref.	Description	Date
B	RFI Issue	17.11.2026
A	BC Issue	03.09.2026

Revision Schedule

Project No. : J0353
Issued : 17.11.2026
Scale : 1 : 50@ A1
Design : XXX

2.5 Rev.B
Sheet No. / Revision

Plumbing and Drainage Plan
Sheet Title



Flat Plumbing and Drainage
1 : 50 @ A1

GENERAL PLUMBING NOTES	
Fixtures as per drawings will be proprietary design and manufacture sourced from reputable plumbing suppliers	
Sanitary Plumbing Materials NZ Building Code material and manufacturing standard (sub set of)	
Air Admittance Valves	ASSE 1050 or 1051, EN 12380, AS/NZS 4936
Copper pipes	NZS3501
Copper fittings	AS1589
PVC pipe and fittings	AS/NZS1260
Plastic fittings	AS2887
Elastometric rings	AS/NZS4130 OR AS1646
Plastic traps	AS2887
Copper traps	AS1589

Wastepipe sizes and fall part table 2 (discharge pipes are to be the same size as the traps)		
Basin waste -	40mmØ	1in40
Shower waste -	40mmØ	1in40
Bath waste -	40mmØ	1in40
Laundry waste -	40mmØ	1in40
WC drain -	100mmØ	1in60
Kitchen waste -	40mmØ	1in40

Nominal pipe diameters and flow rates for a domestic mains pressure water supply system

Sanitary Fixture	**Flow rate metres/second**	**Pipe mm Ø**
Bath (hot & cold)	0.3	15
Sink (hot & cold)	0.2	15
Tub hot	0.2	15
Tub cold	0.3	15
Basin (hot & cold)	0.1	10
Shower (hot & cold)	0.3	15

HOT WATER CYLINDER INSTALLATION
- Hot water cylinder installation (complete with seismic restraints) shall comply with the manufacturer's instructions and NZBC G12 Water Supplies. Refer to plan documentation for installation details - All hot water tempered to 55°. Flow rates shall be capable of being delivered simultanesously to the Kitchen and one other fixture - Provide outlet for HWC relief valves
All hot and cold water supply system including HWC to be Buteline. Provide copper pipes for first 1.5m exiting HWC

GENERAL DRAINAGE NOTES
- The Drainage Layout is indicative only as site conditions may necessitate another layout. In all cases the altered layout shall be code compliant. The drainlayer shall in these situations provide an accurate as-built plan to the Building Control Inspector at the drainage inspection - Existing Sewer & Stormwater Lateral positions, Drain-layer to confirm position and depth on site before any work commences, to ensure correct falls can be achieved. Inspection opening to be raised to ground level on sewer lateral drain. Opening shall be provided with airtight removable caps and protected by a suitable cover and surround in such a manner that no traffic or structural loads can be transmitted to the drain connected to the drain as per AS3500.2 clause 4.6.6.6. - Trafficable surfaces (where required):100mm Ø sealed access point to extend within100mm of the finished drive surface. A trafficable surface cover is to be installed. - Heat Pump Drains shall be min. 20mmØ polybutylene, falling at 1in80, to discharge over a gully trap, or employ an alternative means complying with AS/NZS 3666.
Drainage to 3500.2 (G13/AS3) and Plumbing to NZBC G12/AS1
FW - 65mmØ - min. fall 1in40 FW - 100mmØ - min. fall 1in60 SW - 100mmØ - min. fall 1in120

LEGEND	
HT:	Hose Tap
DP:	Downpipe
ORG:	Overflow Relief Gully
GT:	Gully Trap
TV:	Terminal Vent 50mmØ
V:	Branch Vent 40mmØ
IP:	Inspection Point
AAV:	Air Admittance Valve
FWG:	Floor Waste Gully - (100x65mm unless stated otherwise)
RP:	Rodding Point

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Project No. : J0353
Issued : 03.09.2026
Scale : As indicated@ A1
Design : XXX

2.6Rev.A
Sheet No. / Revision

Plumbing and Drainage Plan
Sheet Title



CEILING LEGEND

GIB Plasterboard - Standard

GIB Plasterboard - Aqua

James Hardie Villaboard

REFER ALSO TO ELECTRICAL LAYOUT

Main House
1 : 50 @ A1

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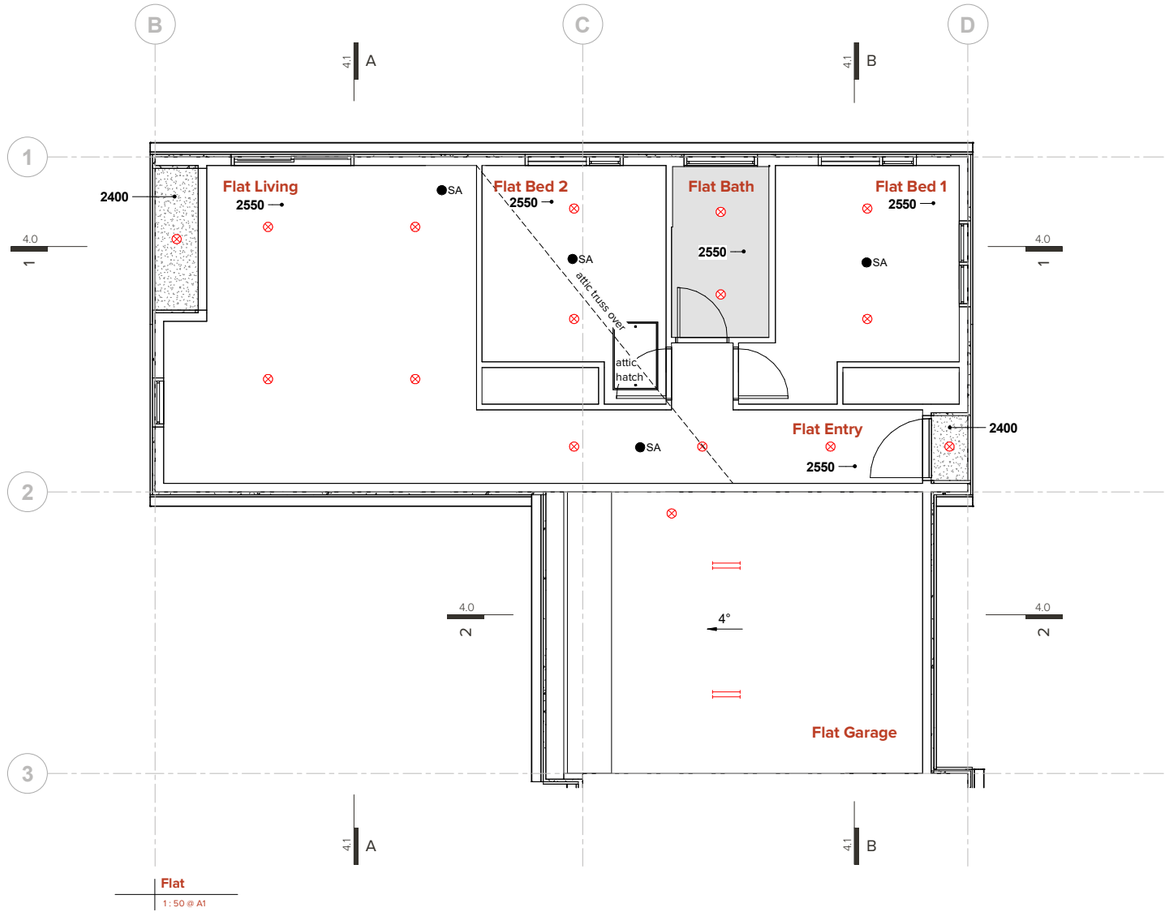
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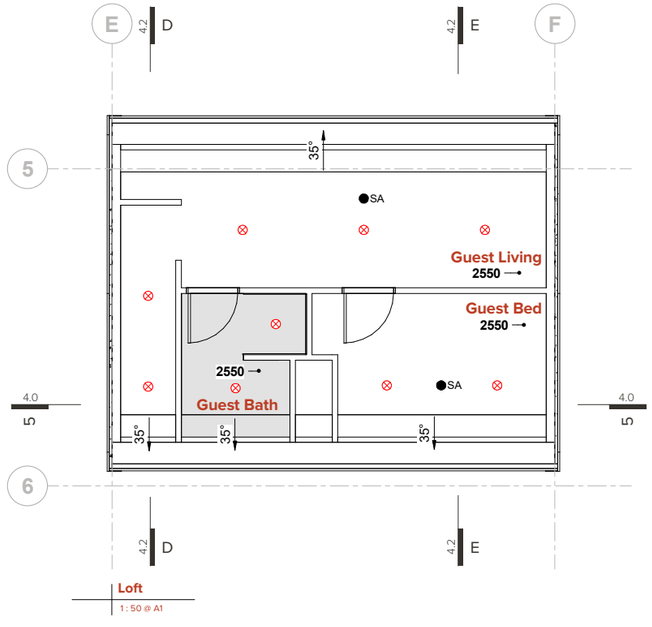
Project No. : J0353
Issued : 03.09.2026
Scale : As indicated@ A1
Design : XXX

2.7 Rev.A
Sheet No. / Revision

Reflected Ceiling Plan
Sheet Title

RFI ISSUE





CEILING LEGEND

GIB Plasterboard - Standard

GIB Plasterboard - Aqua

James Hardie Villaboard

REFER ALSO TO ELECTRICAL LAYOUT

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Ref.	Description	Date
A	BC Issue	03.09.2026

Revision Schedule

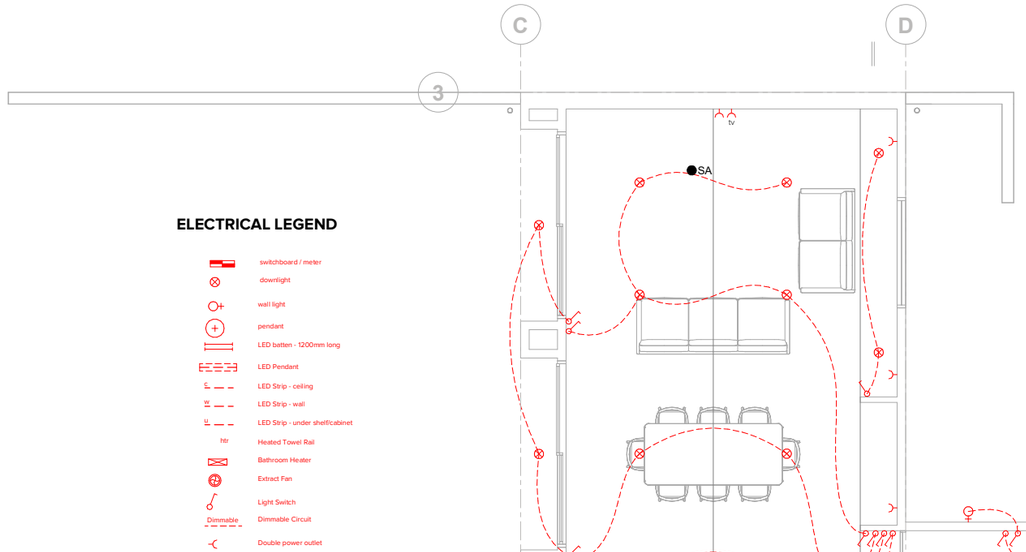
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Design : XXX

2.8 Rev.A
Sheet No. / Revision

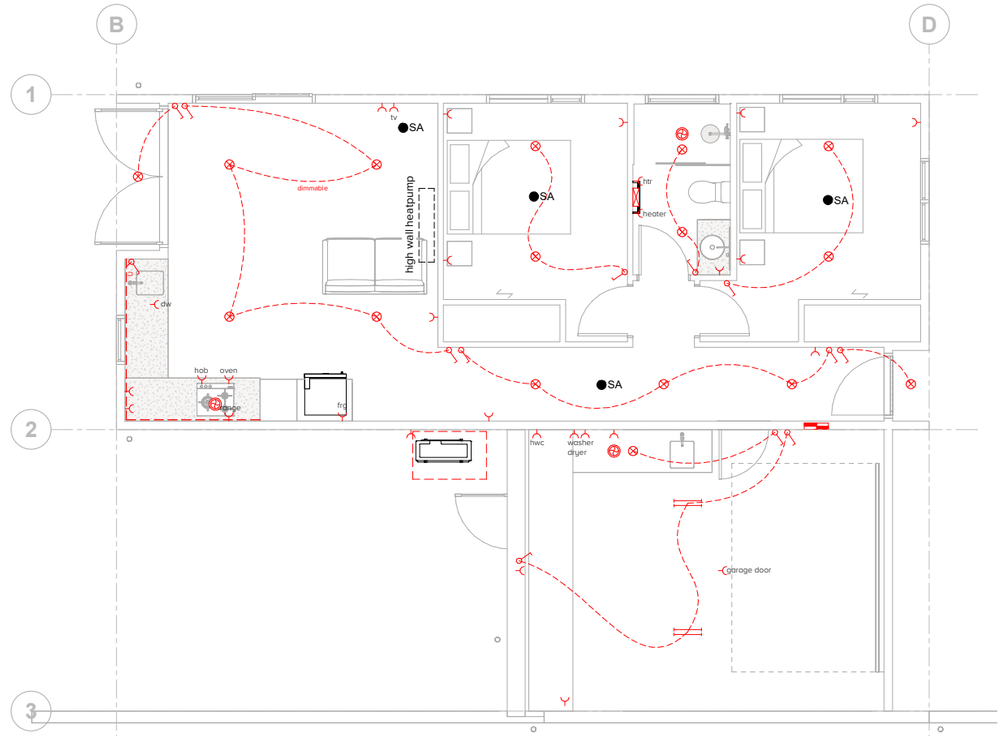
Reflected Ceiling Plan
Sheet Title

ELECTRICAL LEGEND

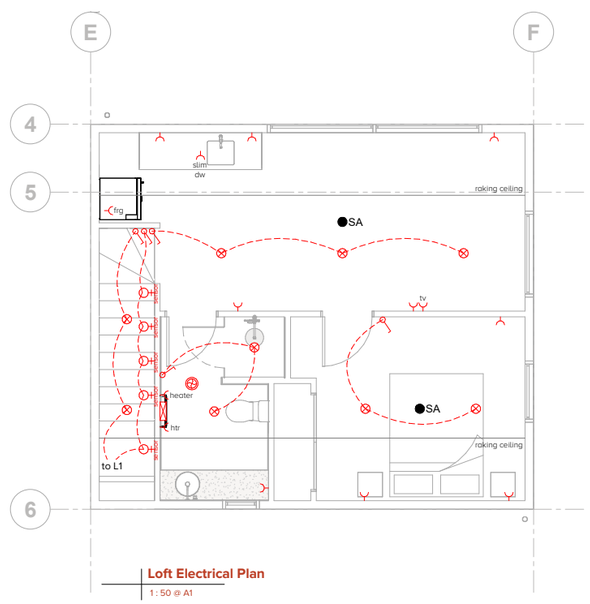
- switchboard / meter
- downlight
- wall light
- pendant
- LED batten - 1200mm long
- LED Pendant
- LED Strip - ceiling
- LED Strip - wall
- LED Strip - under shelf/cabinet
- htr — Heated Towel Rail
- Bathroom Heater
- Extract Fan
- Light Switch
- Dimmable — Dimmable Circuit
- Double power outlet



Main House Electrical Plan
1 : 50 @ A1



Flat Electrical Plan
1 : 50 @ A1



Loft Electrical Plan
1 : 50 @ A1

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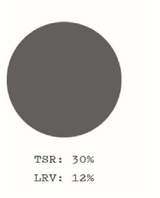
Project No. : J0353
Issued : 03.09.2026
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2.9 Rev.A
Sheet No. / Revision

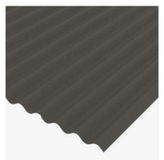
Electrical Plans
Sheet Title

RFI ISSUE

Thunder Grey



Roofing / Cladding/ Flashings / Joinery / Spouting
Colour - Colorsteel Thunder Grey
Approx LRV: 12



Roofing / Cladding
Colour - Colorsteel Thunder Grey
Profile : Corrugate
Approx LRV: 12



Cladding
Colour - Wood X Damper
Profile : Horizontal Shiplap
Approx LRV:

North Elevation
1 : 50 @ A1

East Elevation
1 : 50 @ A1

BUILDING ENVELOPE RISK MATRIX E2/AS1

Risk Factor	Low	Medium	High	Very High	Score
Wind Zone	0	0	[1]	2	1
No. of Storeys	0	[1]	2	4	1
Roof/wall Junctions	0	1	[3]	5	3
Eaves Width	0	1	2	[5]	5
Envelope Complexity	0	[1]	3	6	1
Deck Design	[0]	2	4	6	0
			Total Risk Score		11

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A	BC Issue	03.09.2026
4	Working Drawings	12.06.2026
3	Issue to Consultants	08.06.2026
2	Design Review RFI	19.05.2026

Revision Schedule

Project No. : J0353
Issued : 03.09.2026
Scale : As indicated@ A1
Design : PLW

3.0 Rev.A
Sheet No. / Revision

Elevations
Sheet Title

RFI ISSUE



Thunder Grey

TSR: 30%
LRV: 12%

Roofing / Cladding/ Flashings / Joinery / Spouting
Colour - Colorsteel Thunder Grey
Approx LRV: 12

Roofing / Cladding
Colour - Colorsteel Thunder Grey
Profile : Corrugate
Approx LRV: 12

Cladding
Colour - Wood X Damper
Profile : Horizontal Shiplap
Approx LRV:

BUILDING ENVELOPE RISK MATRIX E2/AS1

Risk Factor	Low	Medium	High	Very High	Score
Wind Zone	0	0	[1]	2	1
No. of Storeys	0	[1]	2	4	1
Roof/wall Junctions	0	1	[3]	5	3
Eaves Width	0	1	2	[5]	5
Envelope Complexity	0	[1]	3	6	1
Deck Design	[0]	2	4	6	0
				Total Risk Score	11

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2	Design Review RFI	19.05.2026

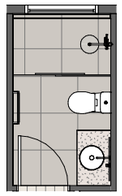
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Project No. : J0353
Issued : 03.09.2026
Scale : As indicated@ A1
Design : PLW

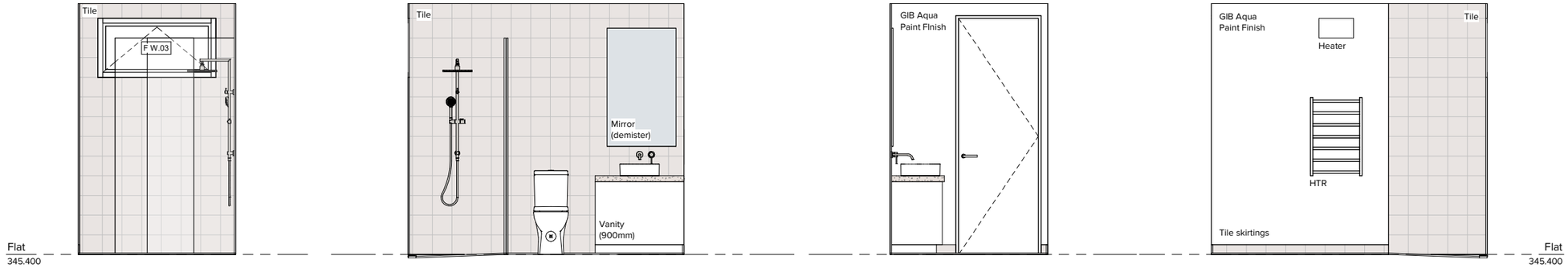
3.1 Rev.A
Sheet No. / Revision

Elevations
Sheet Title

A
D B
C
Interior Elevation Reference



Flat Bathroom
1 : 50 @ A1



Flat Bath A
1 : 25 @ A1

Flat Bath B
1 : 25 @ A1

Flat Bath C
1 : 25 @ A1

Flat Bath D
1 : 25 @ A1

WC
1 : 50 @ A1

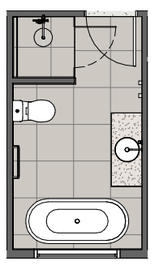


WC A
1 : 25 @ A1

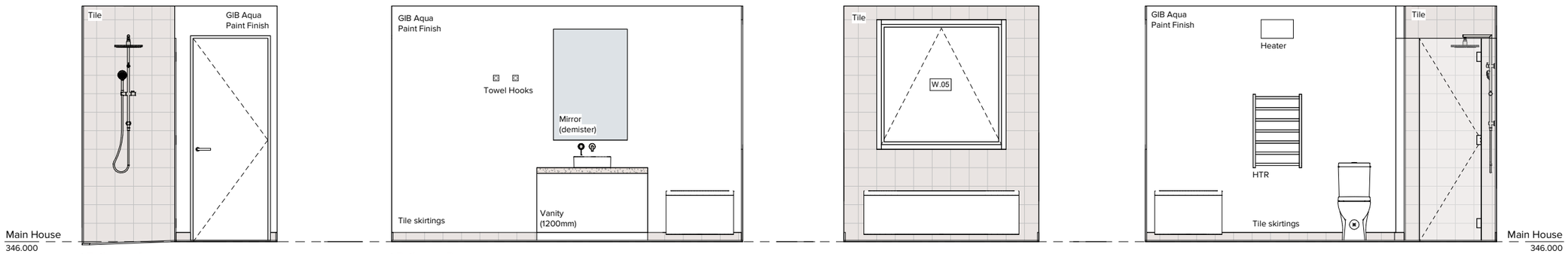
WC B
1 : 25 @ A1

WC C
1 : 25 @ A1

WC D
1 : 25 @ A1



Main Bathroom
1 : 50 @ A1



Bathroom A
1 : 25 @ A1

Bathroom B
1 : 25 @ A1

Bathroom C
1 : 25 @ A1

Bathroom D
1 : 25 @ A1

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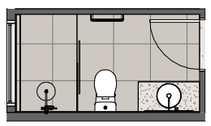
Revision Schedule

Project No. : J0353
Issued : 03.09.2026
Scale : As indicated@ A1
Design : XXX

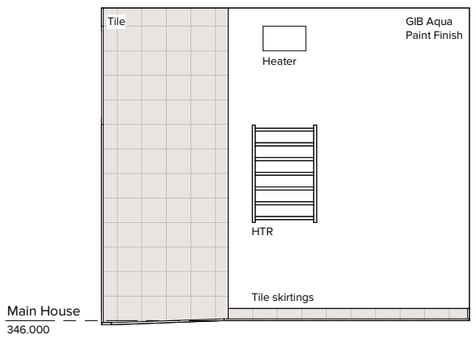
3.2Rev.A
Sheet No. / Revision

Interior Elevations
Sheet Title

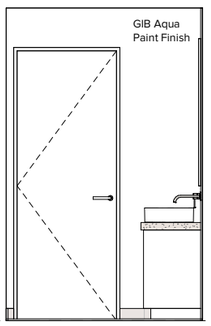
A
D B
C
Interior Elevation Reference



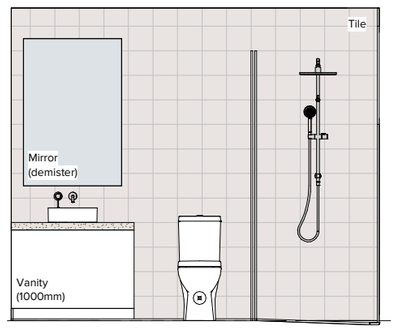
Ensuite
1 : 50 @ A1



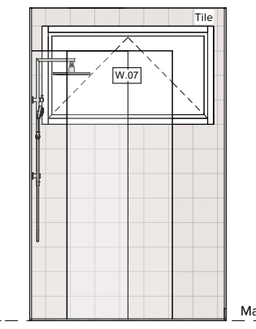
Ensuite A
1 : 25 @ A1



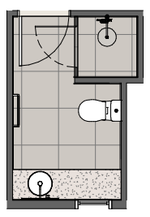
Ensuite B
1 : 25 @ A1



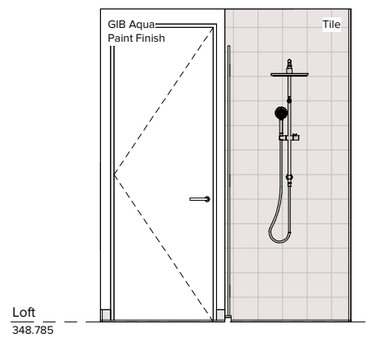
Ensuite C
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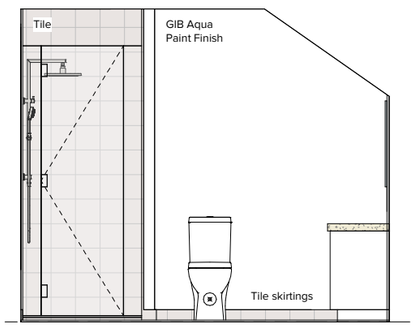
Ensuite D
1 : 25 @ A1



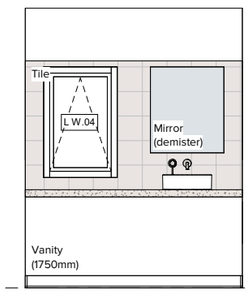
Guest Bathroom
1 : 50 @ A1



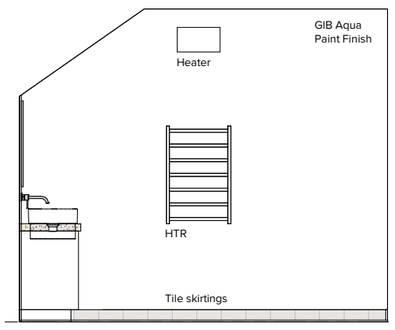
Guest Bathroom A
1 : 25 @ A1



Guest Bathroom B
1 : 25 @ A1



Guest Bathroom C
1 : 25 @ A1



Guest Bathroom D
1 : 25 @ A1

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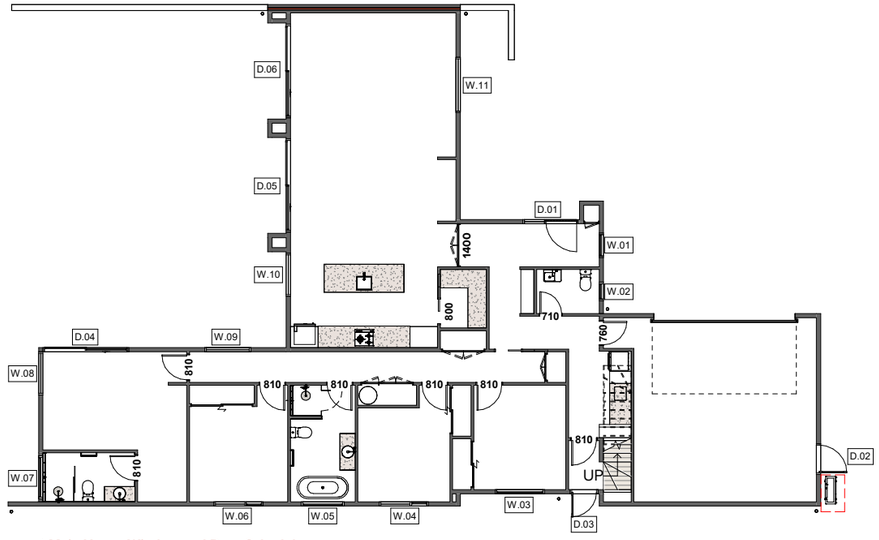
Revision Schedule

Project No. : J0353
Issued : 03.09.2026
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Design : XXX

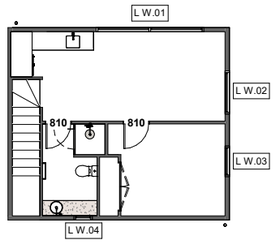
3.3 Rev.A
Sheet No. / Revision

Interior Elevations
Sheet Title

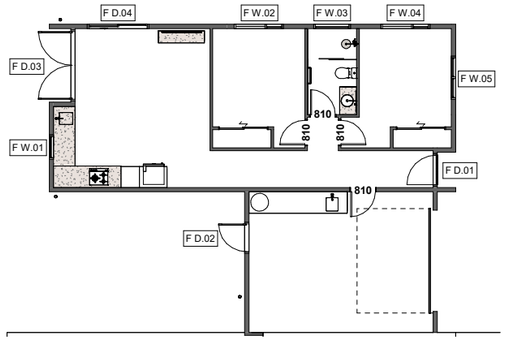
RFI ISSUE



Main House Window and Door Schedule
1 : 100 @ A1



Loft Window and Door Schedule
1 : 100 @ A1



Flat Window and Door Schedule
1 : 100 @ A1

Joinery Note:

Joinery components (rebates, sill, head & jambs) detailed on architectural drawings are indicitave only. Joinery compnent sizes must be confirmed at pricing with joinery supplier.

All dimensions shown are rough opening sizes unless otherwise noted. All dimensions to be confirmed on site prior to manufacture

All joinery is viewed externally (unless otherwise noted) If in doubt confirm with designer.

All exterior glazing to be double glazed (Low-E & argon filled) and is to comply with NZS 4223 part 1:2008, part 2:2016, part 3:2016, and part 4:2008. (unless otherwise stated).

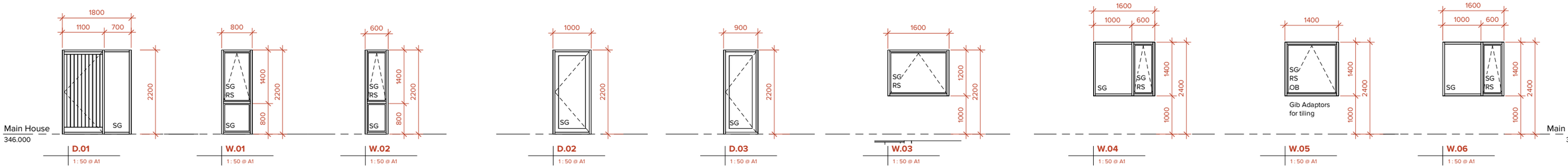
Allow to confirm powder coat colour with Owners prior to commencing fabrication.

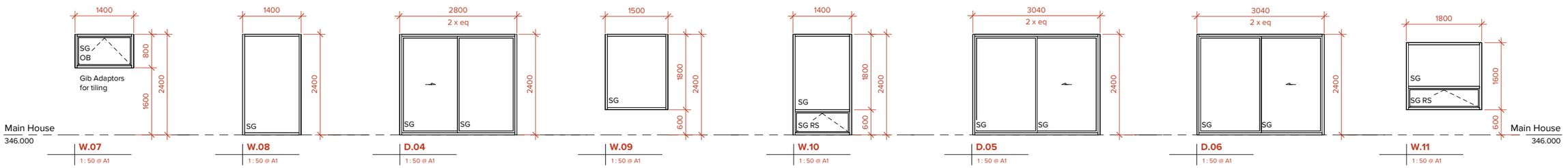
Interior Doors:

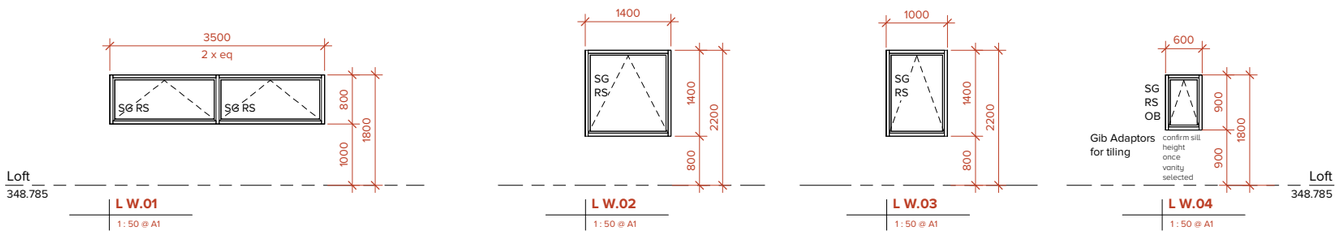
Size:	**Width - Refer Plans** **Height - 2200**
Leaf Type/Finish:	**Flat Panel Solidcore leaf**
Frame Type / Finish	**Radiata Pine, 19mm / Paint grade**
Hardware:	**TBC with Owner**

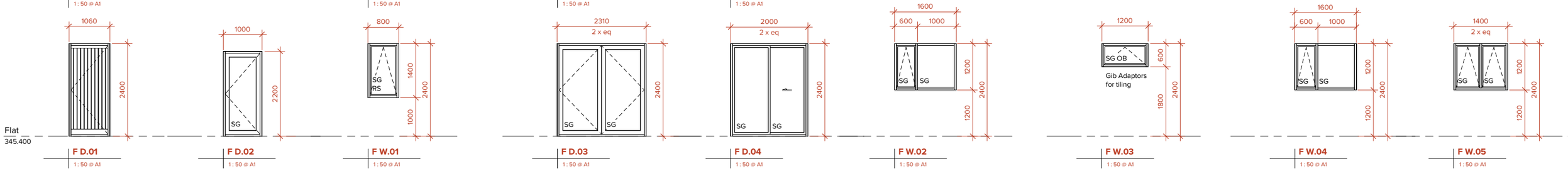
Glazing Legend

OB	**obscure glass**
SG	"A" grade safety glazing
RS	**restrictor stay**









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Job Title

Lot 823

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Project Location
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Queenstown, 9371

Ref.	Description	Date
A	BC Issue	03.09.2026
2	Working Drawings	12.06.2026
1	Issue to Consultants	08.06.2026

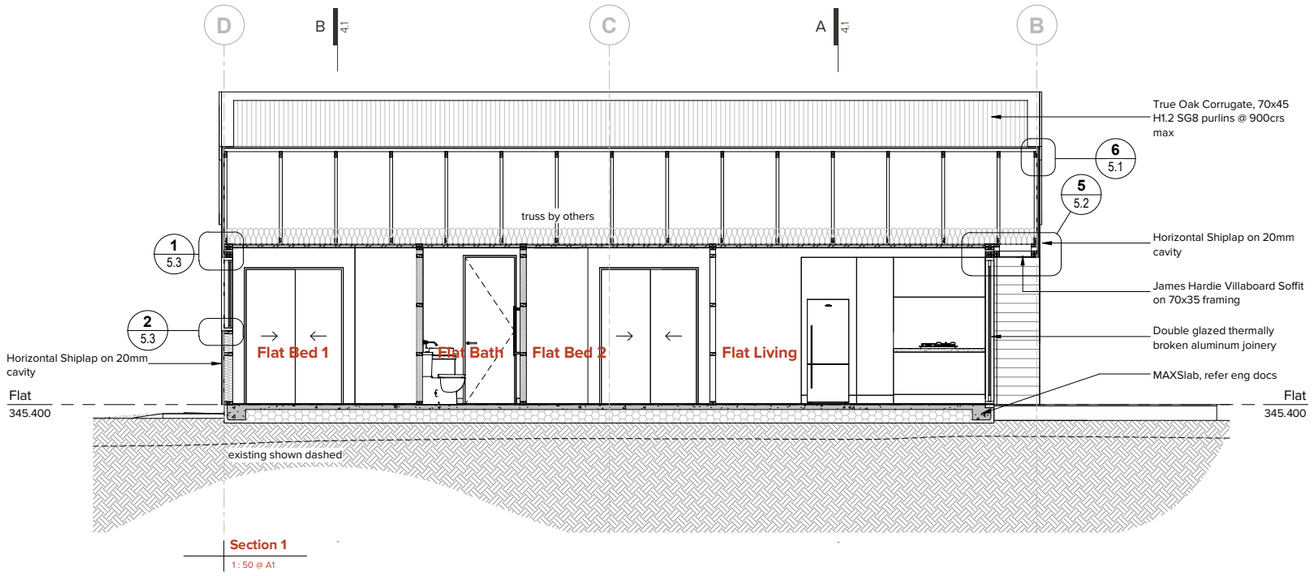
Revision Schedule

Project No. : J0353
Issued : 03.09.2026
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Design : XXX

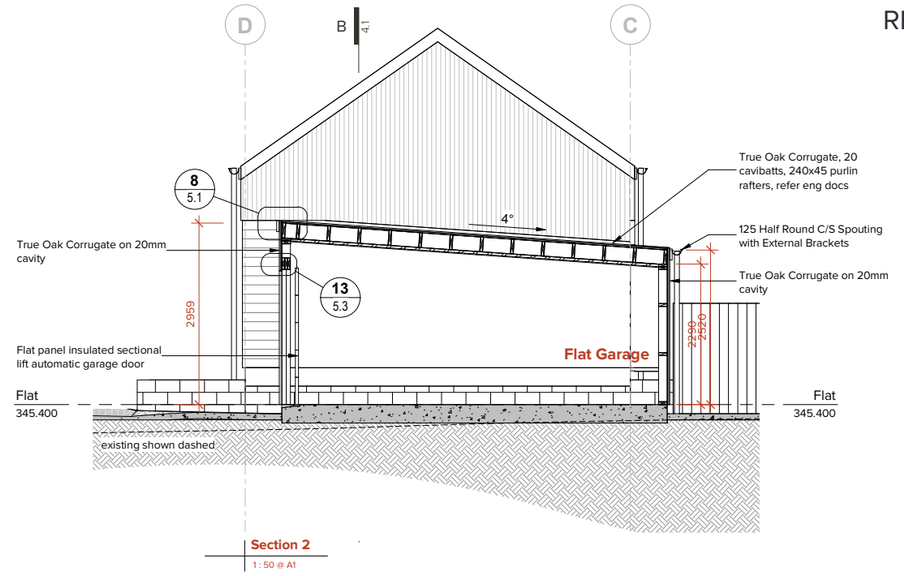
3.4Rev.A
Sheet No. / Revision

Window and Door Schedule
Sheet Title

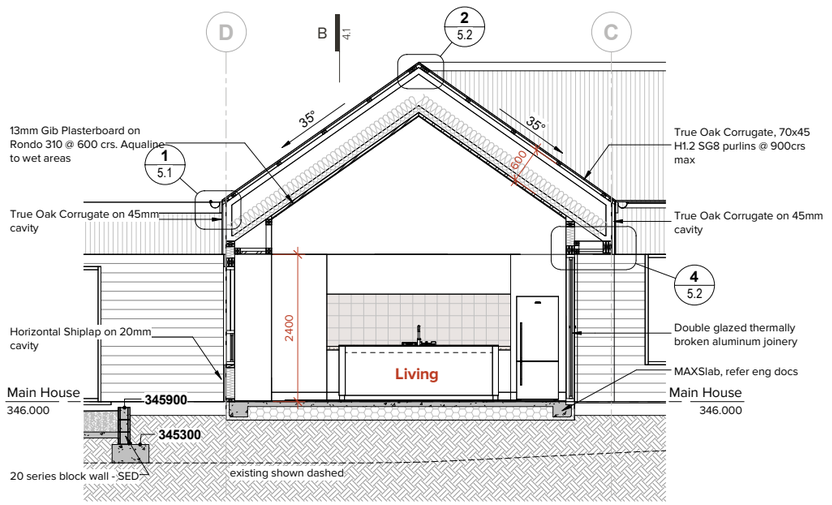
RFI ISSUE



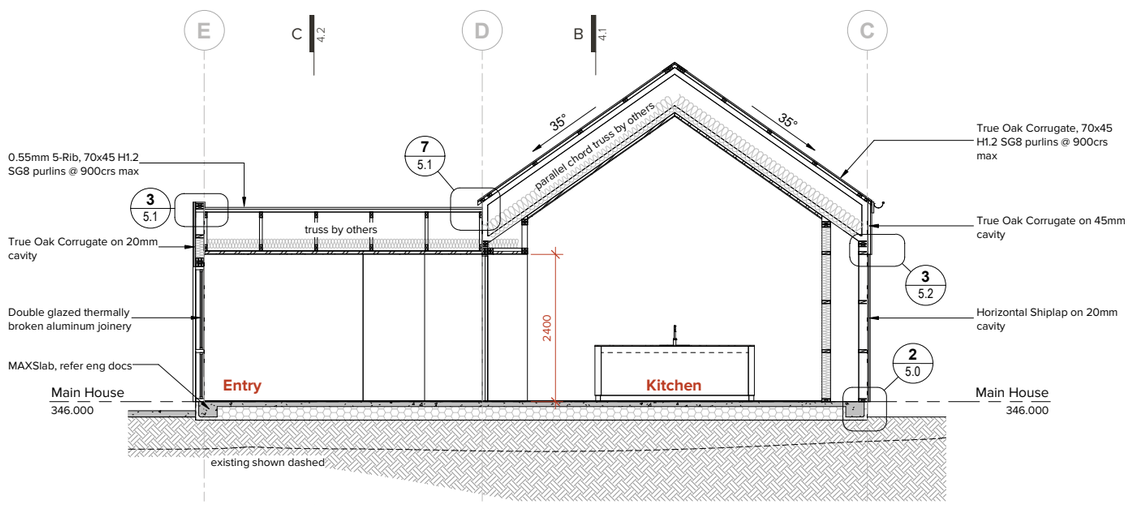
Section 1
1 : 50 @ A1



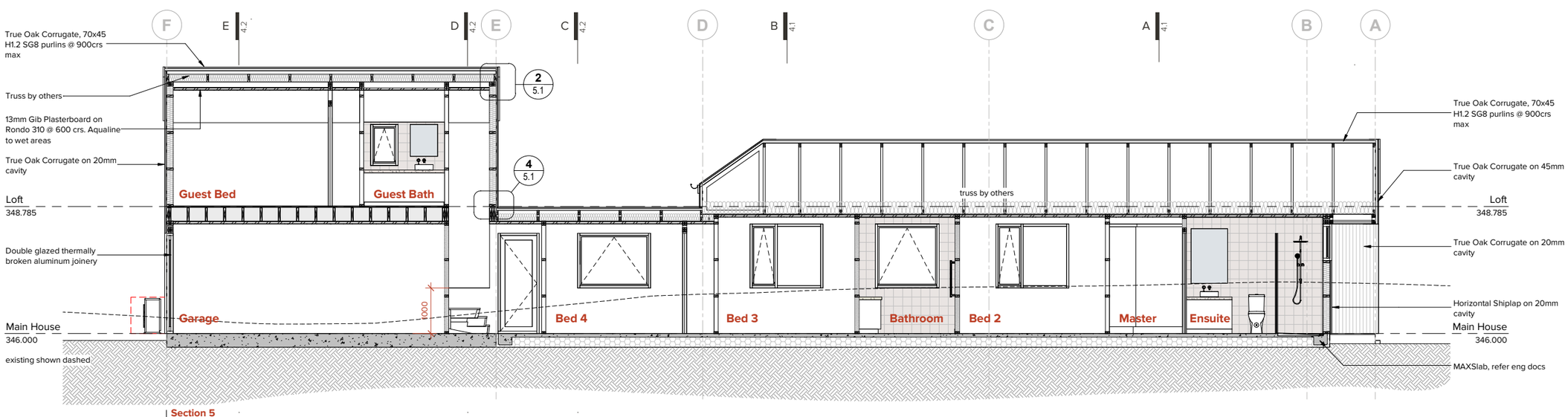
Section 2
1 : 50 @ A1



Section 3
1 : 50 @ A1



Section 4
1 : 50 @ A1



Section 5
1 : 50 @ A1

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Job Title

Lot 823

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Project Location
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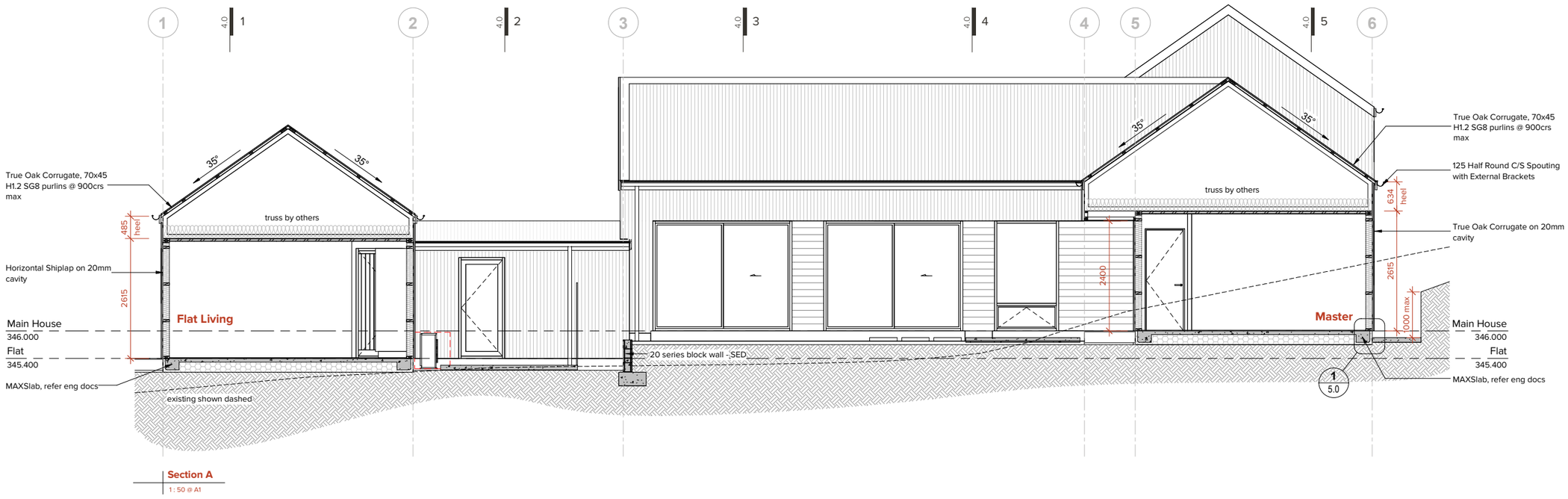
Ref.	Description	Date
A	BC Issue	03.09.2026
2	Working Drawings	12.06.2026
1	Issue to Consultants	08.06.2026

Revision Schedule

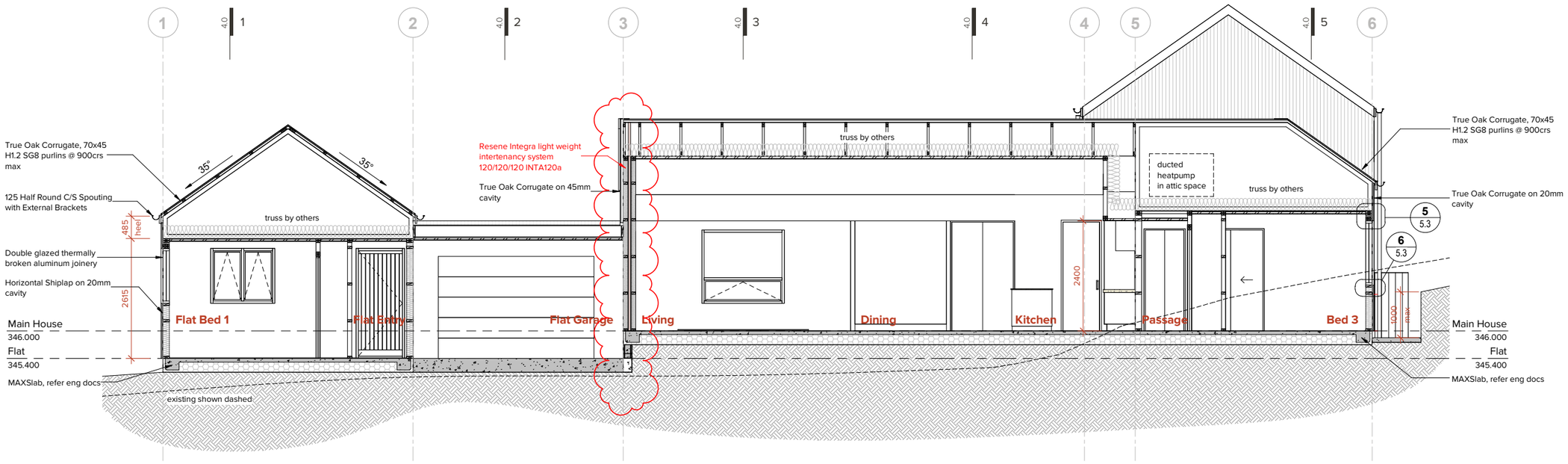
Project No. : J0353
Issued : 03.09.2026
Scale : 1 : 50@ A1
Design : XXX

4.0 Rev.A
Sheet No. / Revision

Cross Sections
Sheet Title



Section A
1 : 50 @ A1



Section B
1 : 50 @ A1

IMMERSION

Job Title

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Project Location
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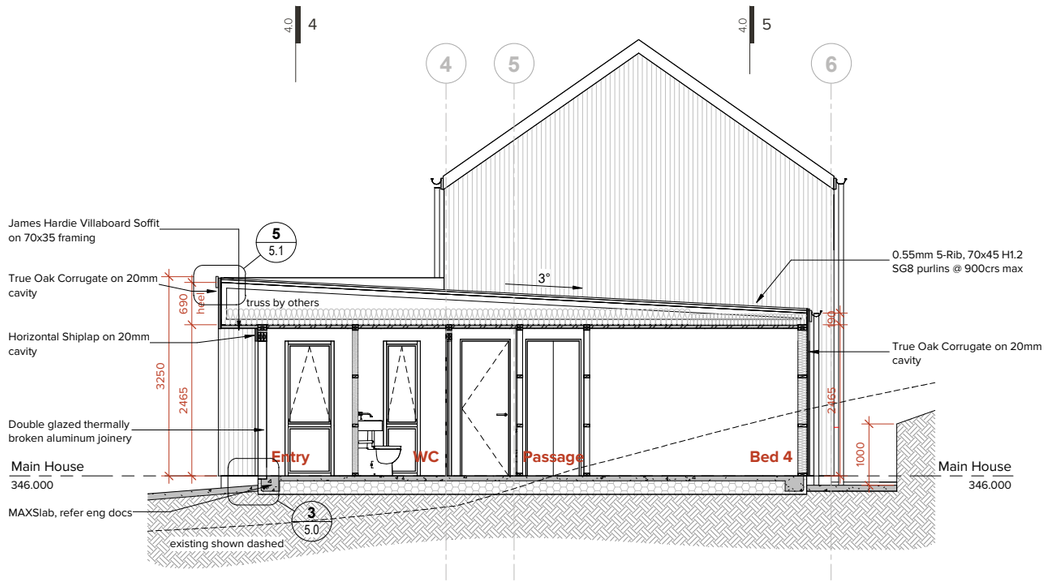
Ref.	Description	Date
B	RFI Issue	17.11.2026
A	BC Issue	03.09.2026
2	Working Drawings	12.06.2026
1	Issue to Consultants	08.06.2026

Revision Schedule

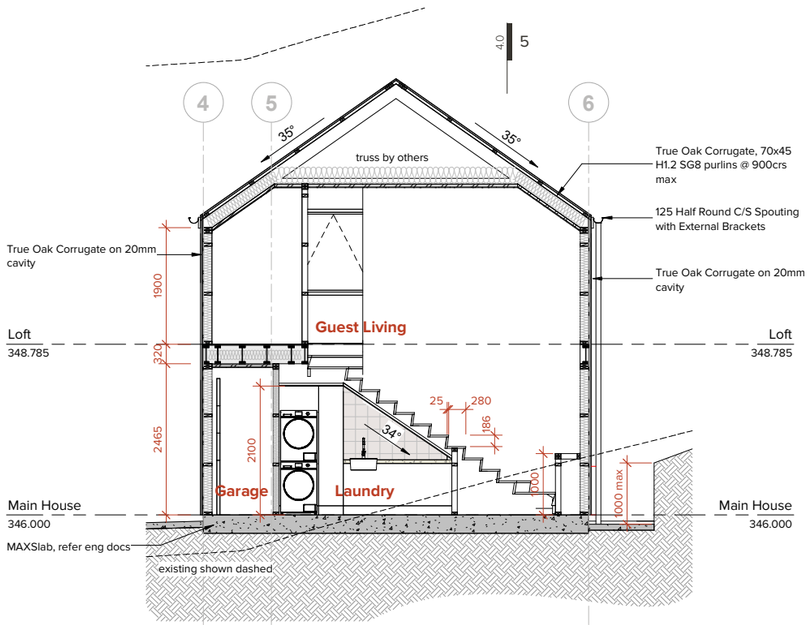
Project No. : J0353
Issued : 17.11.2026
Scale : 1 : 50@ A1
Design : XXX

4.1 Rev.B
Sheet No. / Revision

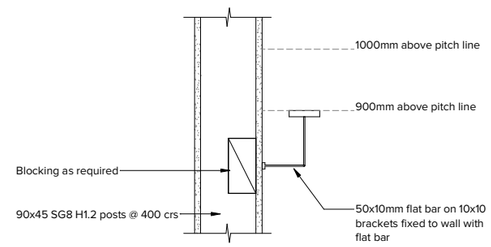
Cross Sections
Sheet Title



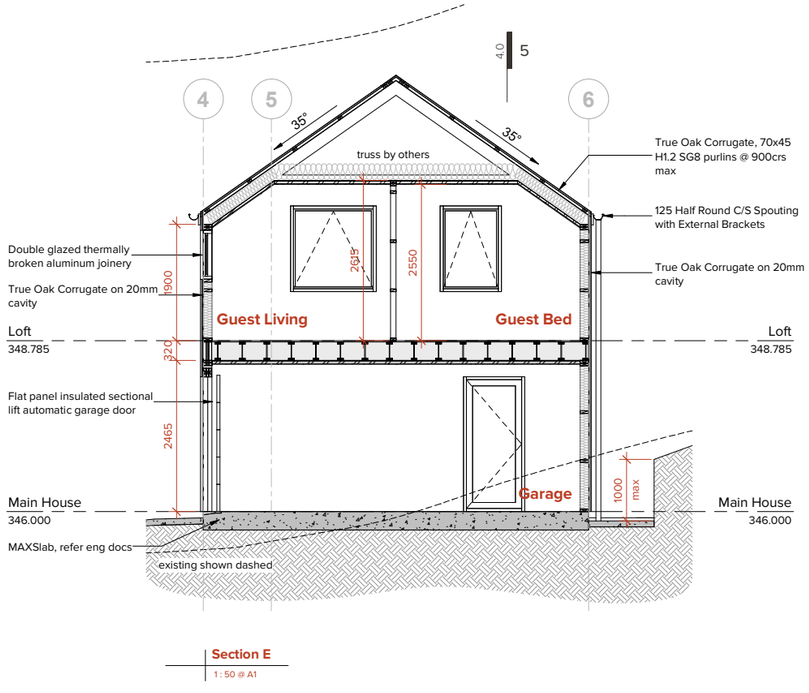
Section C
1 : 50 @ A1



Section D
1 : 50 @ A1



Balustrade with Handrail
1 : 5 @ A1



Section E
1 : 50 @ A1

IMMERSION

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Ref.	Description	Date
A	BC Issue	03.09.2026
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1	Issue to Consultants	08.06.2026

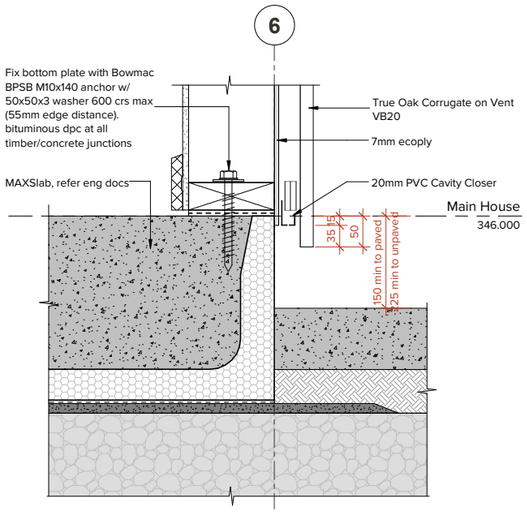
Revision Schedule

Project No. : J0353
Issued : 03.09.2026
Scale : As indicated@ A1
Design : XXX

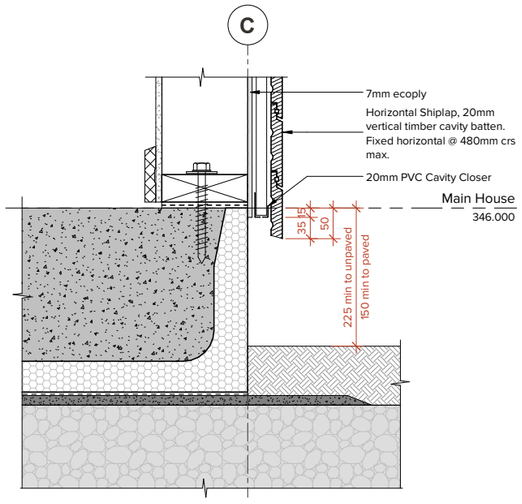
4.2Rev.A
Sheet No. / Revision

Cross Sections
Sheet Title

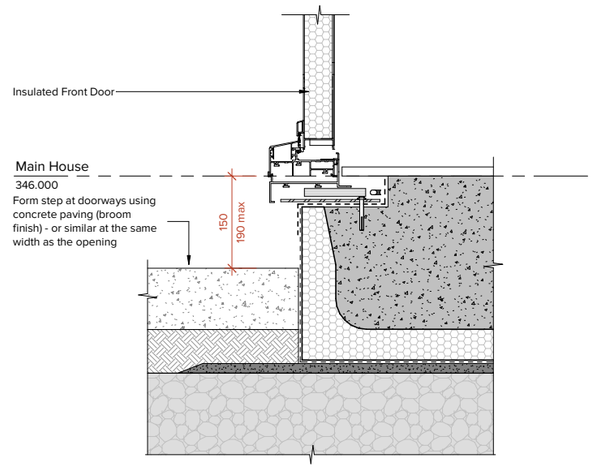
RFI ISSUE



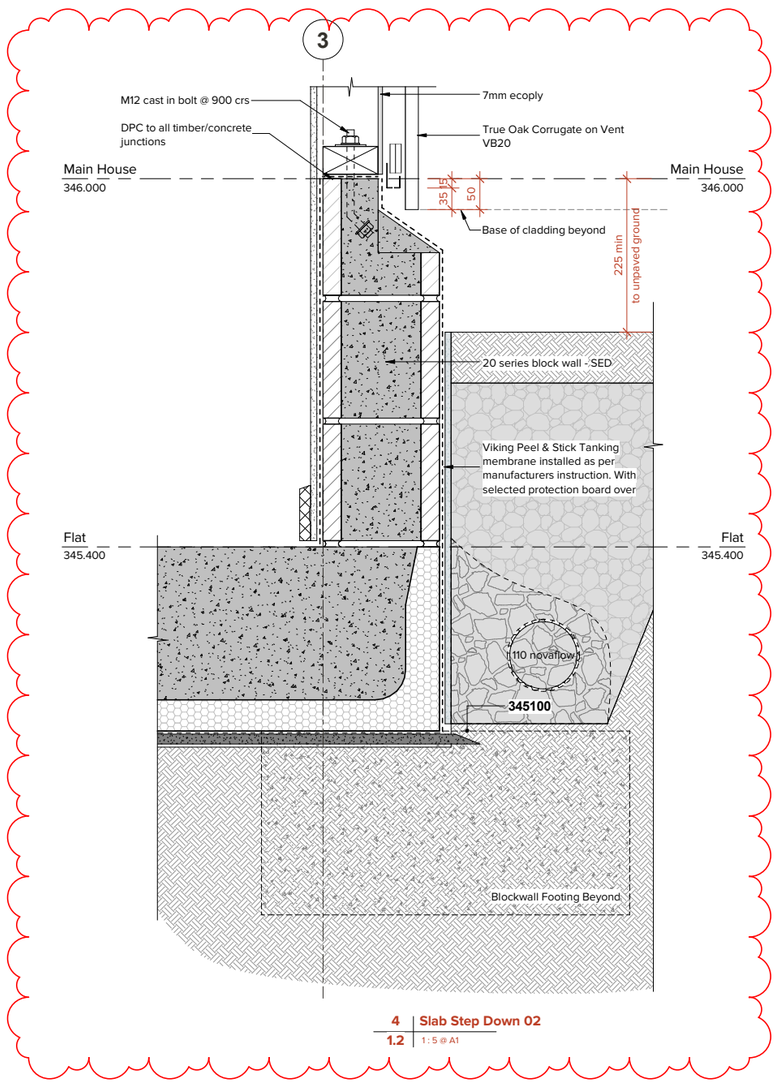
1 | Base of Corrugate
3.1 | 1 : 5 @ A1



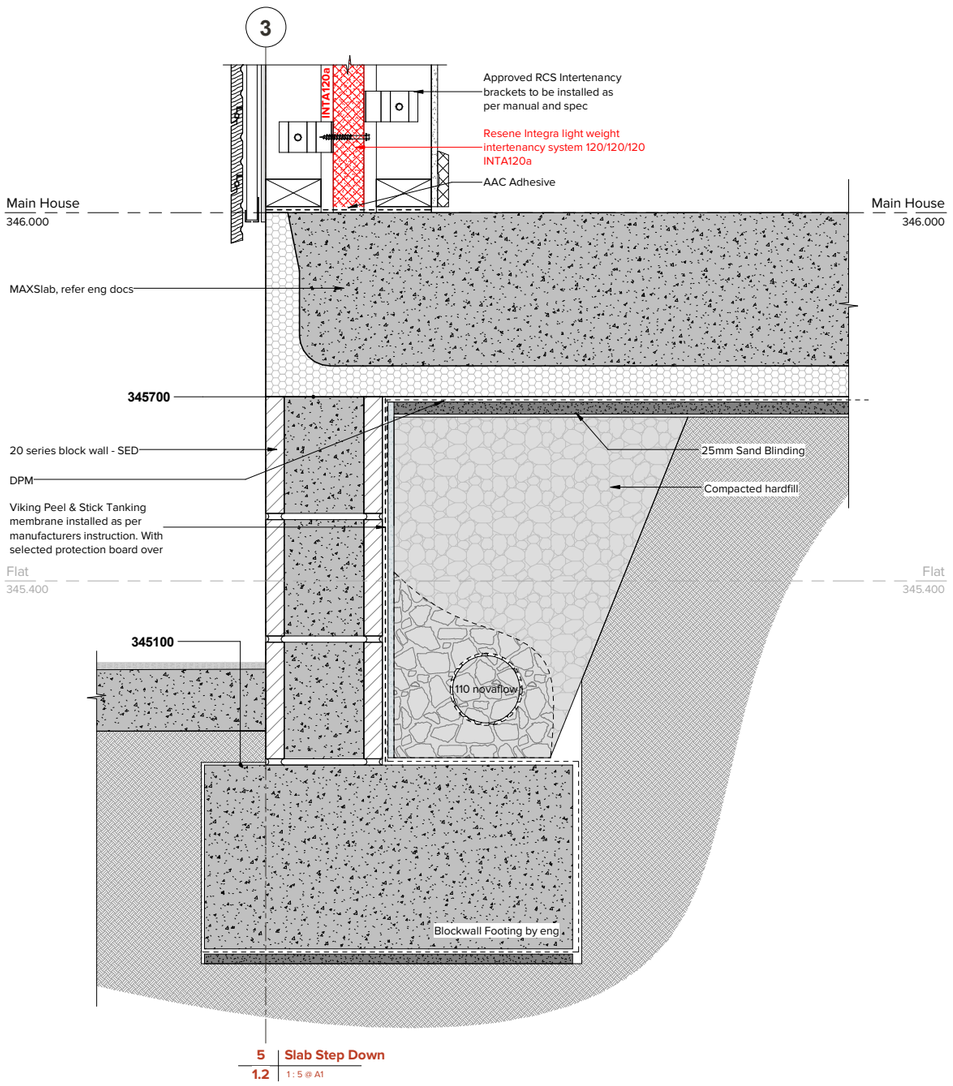
2 | Base of Shiplap
3.1 | 1 : 5 @ A1



3 | Front Door Sill
3.0 | 1 : 5 @ A1



4 | Slab Step Down 02
1.2 | 1 : 5 @ A1



5 | Slab Step Down
1.2 | 1 : 5 @ A1

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Job Title

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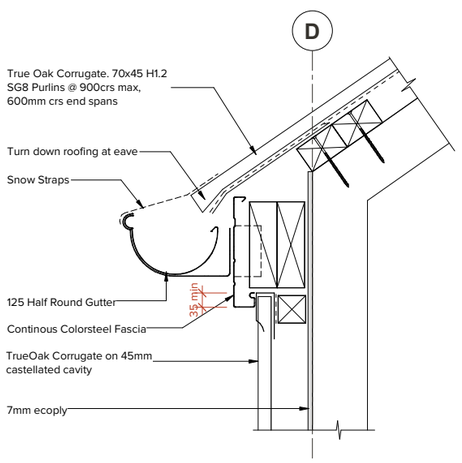
Ref.	Description	Date
B	RFI Issue	17.11.2026
A	BC Issue	03.09.2026

Revision Schedule

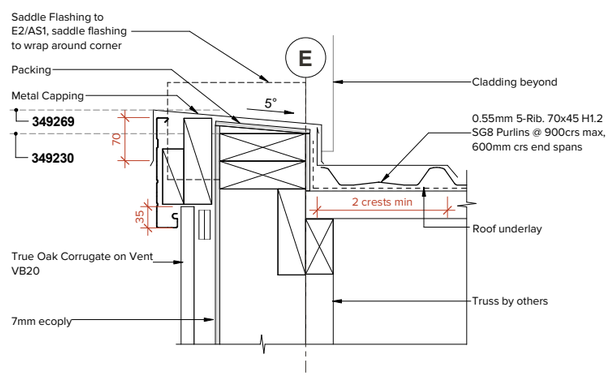
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Issued : 17.11.2026
Scale : 1 : 5@ A1
Design : XXX

5.0 Rev.B
Sheet No. / Revision

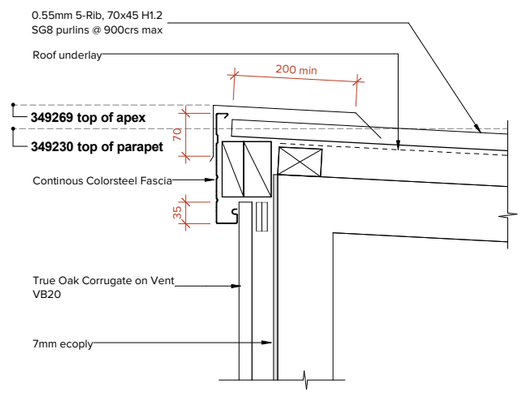
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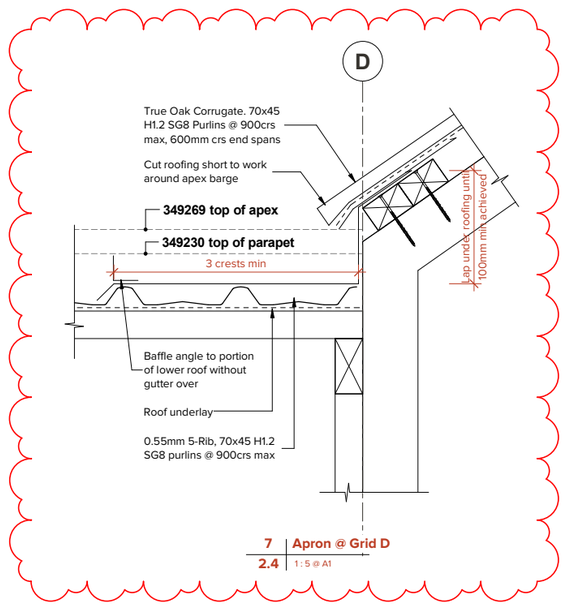
1 | Corrugate Eave
2.4 | 1 : 5 @ A1



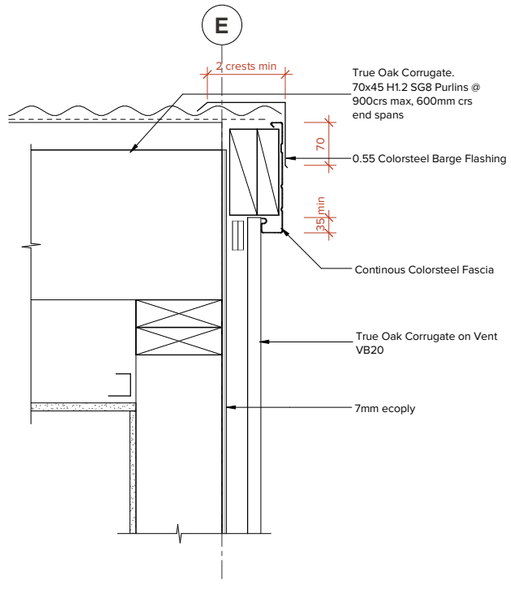
3 | Parapet
2.4 | 1 : 5 @ A1



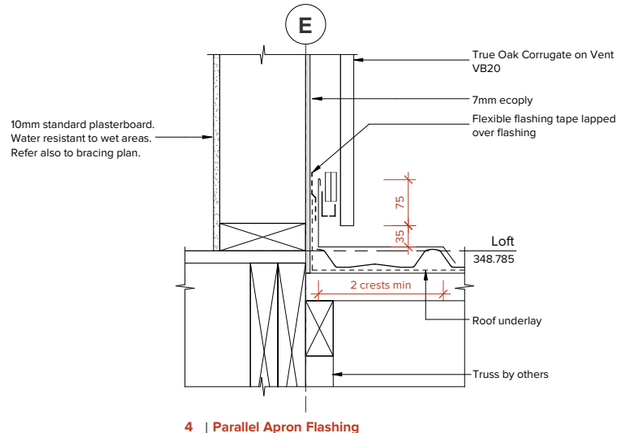
5 | Apex Barge - 5-Rib
2.4 | 1 : 5 @ A1



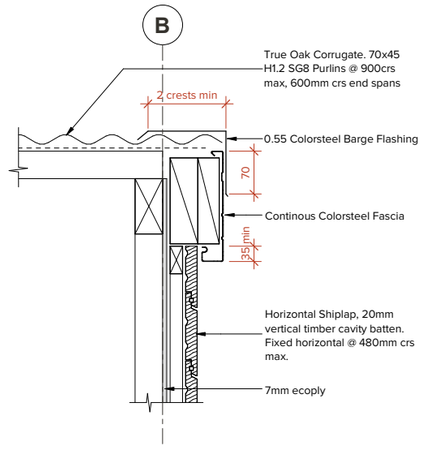
7 | Apron @ Grid D
2.4 | 1 : 5 @ A1



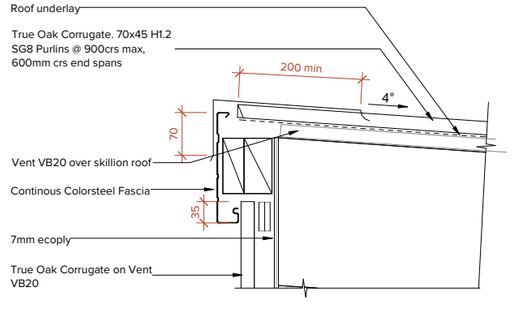
2 | Corrugate Barge
2.4 | 1 : 5 @ A1



4 | Parallel Apron Flashing
2.4 | 1 : 5 @ A1



6 | Shiplap Barge
2.4 | 1 : 5 @ A1



8 | Apex Barge - Corrugate
2.4 | 1 : 5 @ A1

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Project Location
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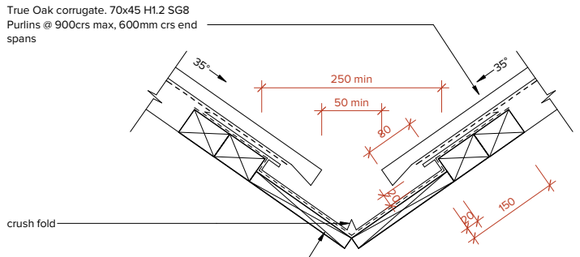
Ref.	Description	Date
B	RFI Issue	17.11.2026
A	BC Issue	03.09.2026

Revision Schedule

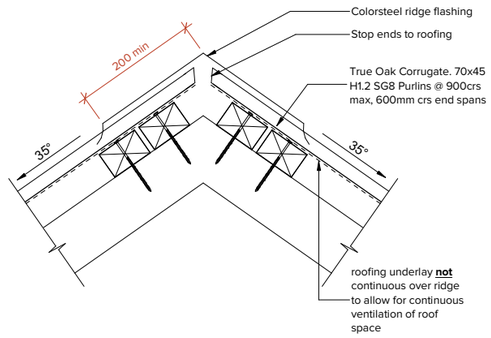
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Issued : 17.11.2026
Scale : 1 : 5@ A1
Design : XXX

5.1 Rev.B
Sheet No. / Revision

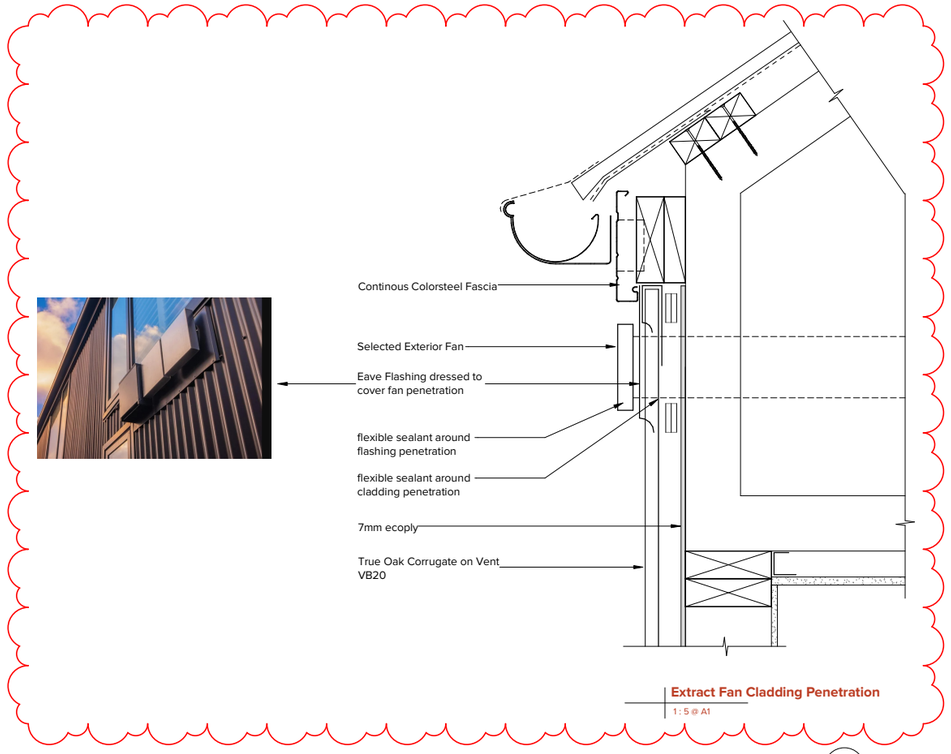
Construction Details
Sheet Title



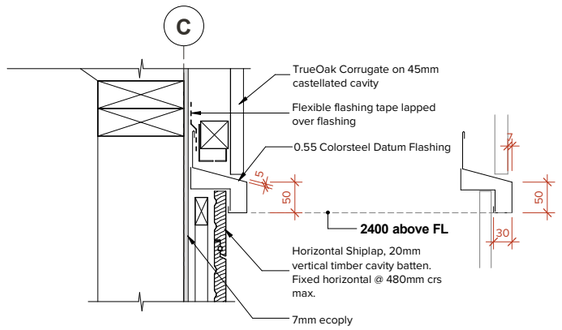
1 | Typical Valley
2.4 | 1 : 5 @ A1



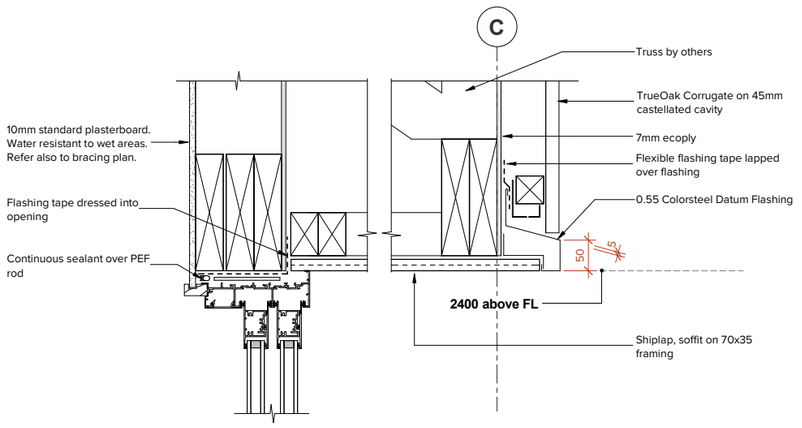
2 | Typical Ridge
2.4 | 1 : 5 @ A1



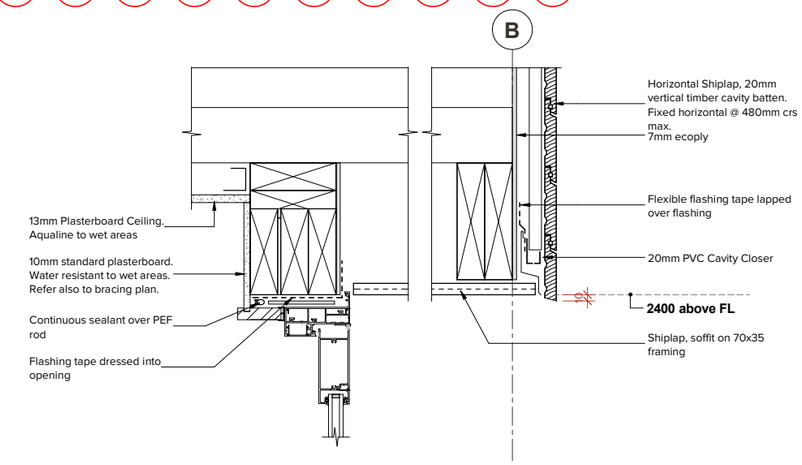
Extract Fan Cladding Penetration
1 : 5 @ A1



3 | Horizontal Cladding Transition
4.0 | 1 : 5 @ A1



4 | Soffit Junction - Corrugate
3.1 | 1 : 5 @ A1



5 | Soffit Junction - Shiplap
3.1 | 1 : 5 @ A1

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Lot 823

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Project Location
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Ref.	Description	Date
B	RFI Issue	17.11.2026
A	BC Issue	03.09.2026

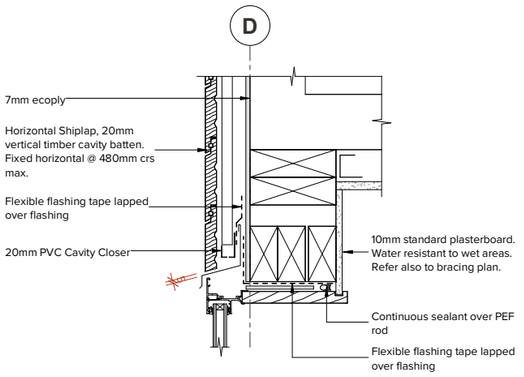
Revision Schedule

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Scale : 1 : 5@ A1
Design : XXX

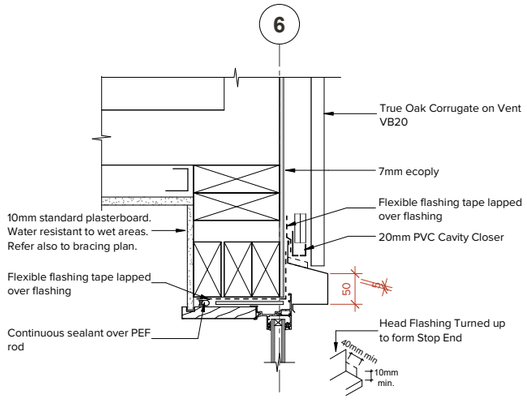
5.2 Rev.B
Sheet No. / Revision

Construction Details
Sheet Title

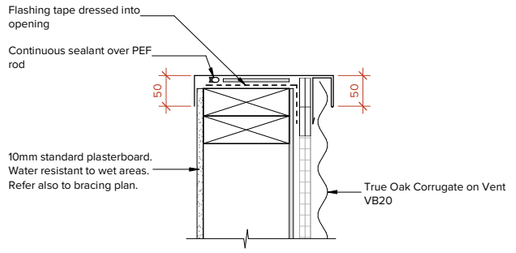
RFI ISSUE



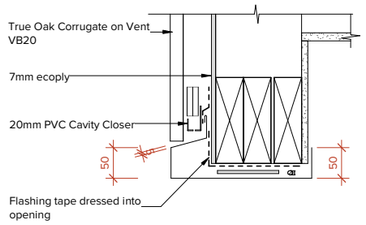
1 | Shiplap Head
3.0 | 1 : 5 @ A1



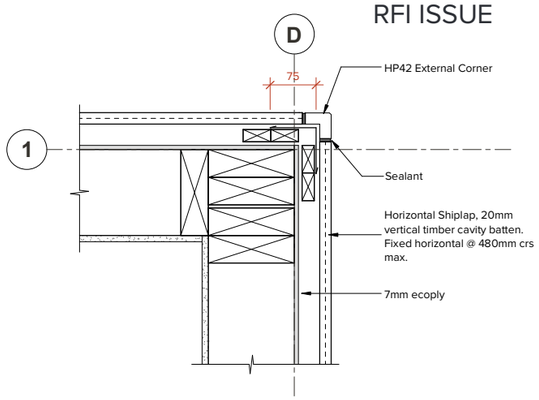
5 | Corrugate Head
3.1 | 1 : 5 @ A1



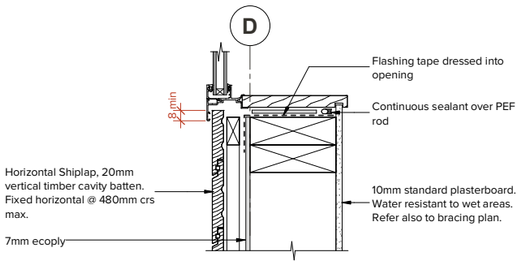
9 | Garage Jamb
1.5 | 1 : 5 @ A1



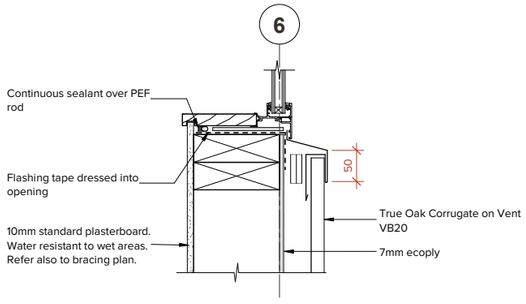
13 | Garage Head
4.0 | 1 : 5 @ A1



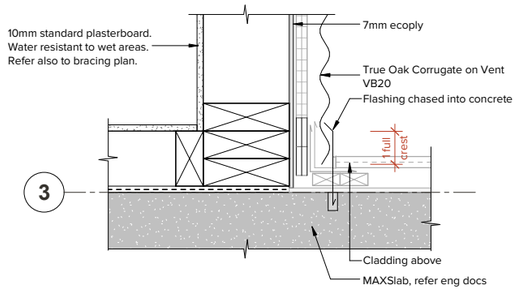
14 | Shiplap External Corner
1.5 | 1 : 5 @ A1



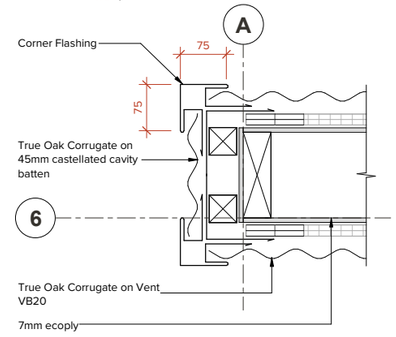
2 | Shiplap Sill
3.0 | 1 : 5 @ A1



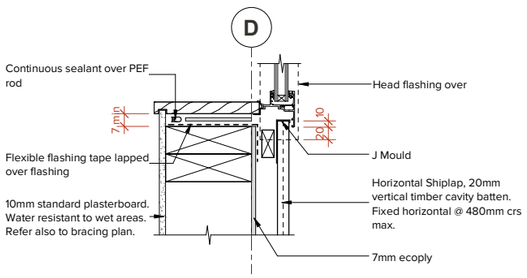
6 | Corrugate Sill
3.1 | 1 : 5 @ A1



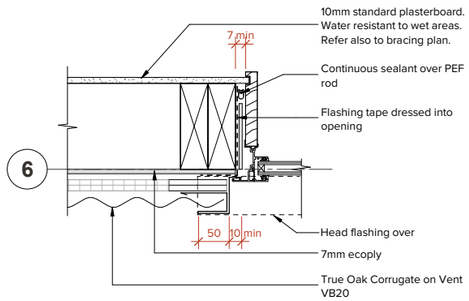
10 | Cladding Chase to Concrete
1.5 | 1 : 5 @ A1



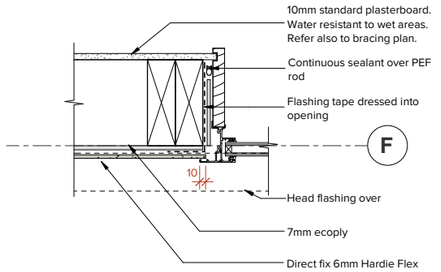
15 | Main House Wing Wall
1.5 | 1 : 5 @ A1



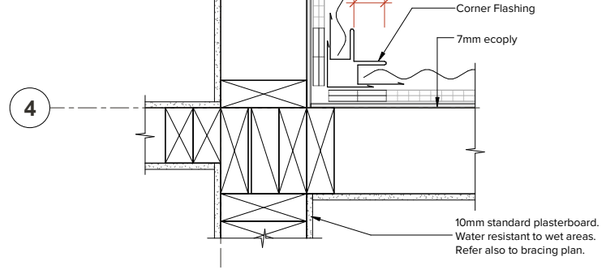
3 | Shiplap Jamb
1.5 | 1 : 5 @ A1



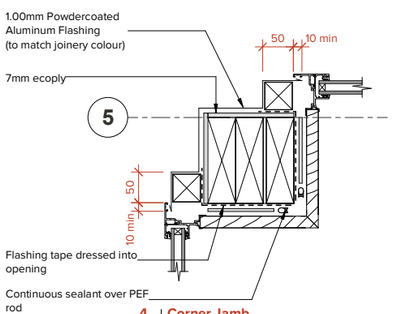
7 | Corrugate Jamb
1.5 | 1 : 5 @ A1



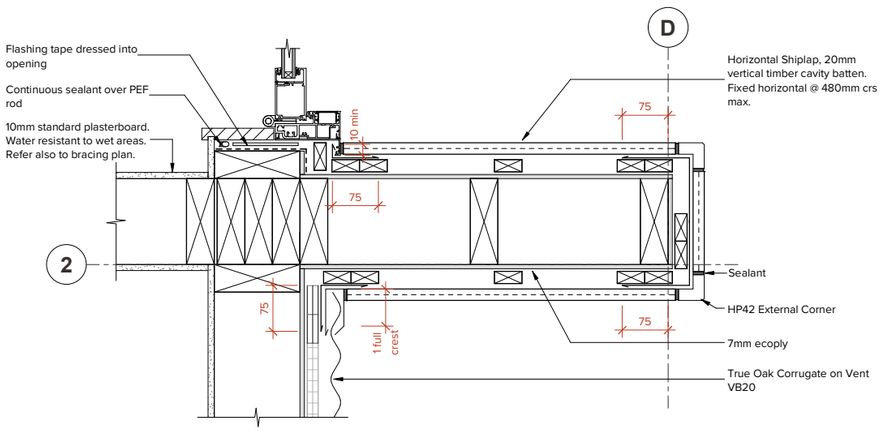
11 | Jamb @ L W.02-3
2.3 | 1 : 5 @ A1



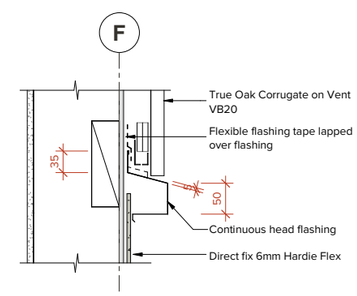
16 | Corrugate Internal Corner
1.5 | 1 : 5 @ A1



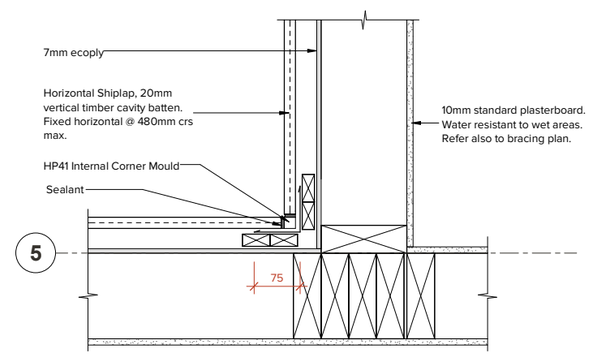
4 | Corner Jamb
1.5 | 1 : 5 @ A1



8 | Flat Wing Wall
1.5 | 1 : 5 @ A1



12 | Transition Corrugate to Fibre Cement @ Loft
3.0 | 1 : 5 @ A1



17 | Shiplap Internal Corner
1.5 | 1 : 5 @ A1

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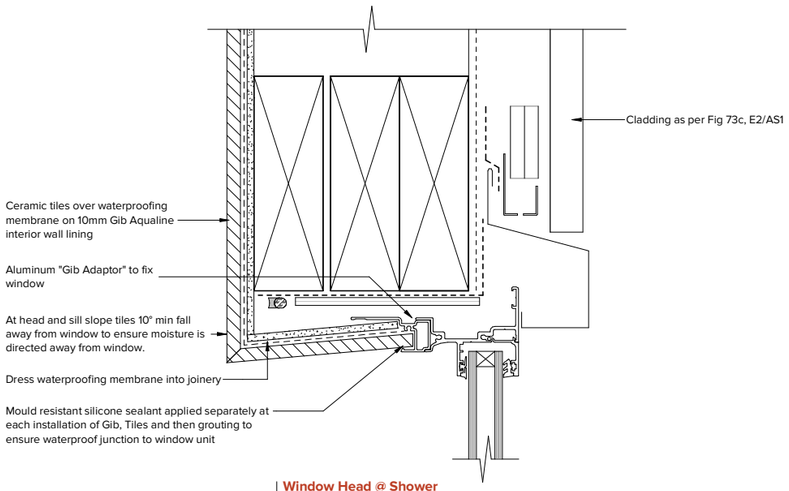
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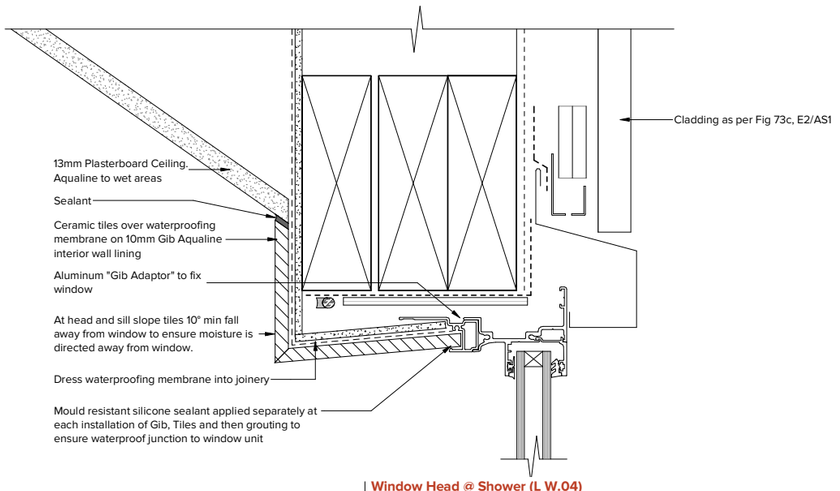
Project No. : J0353
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Design : XXX

5.3 Rev.A
Sheet No. / Revision

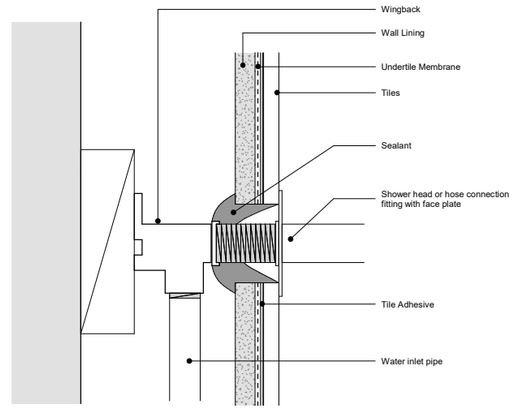
Construction Details
Sheet Title



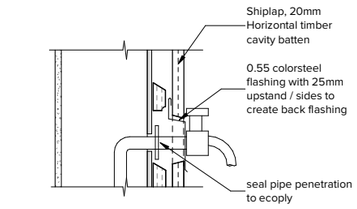
Window Head @ Shower
1 : 2 @ A1



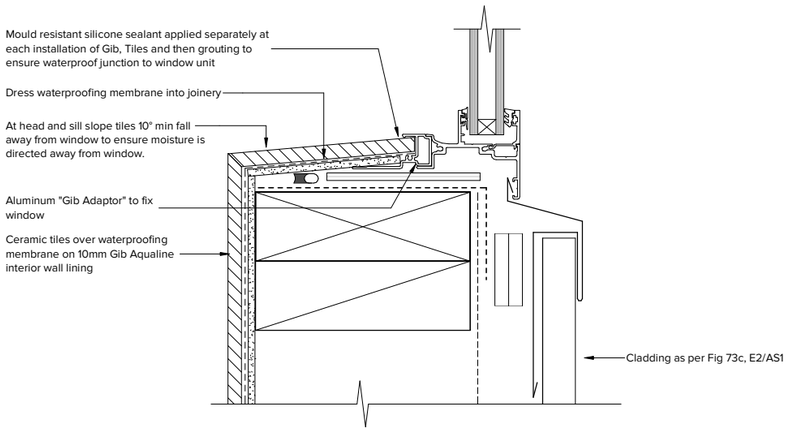
Window Head @ Shower (L W.04)
1 : 2 @ A1



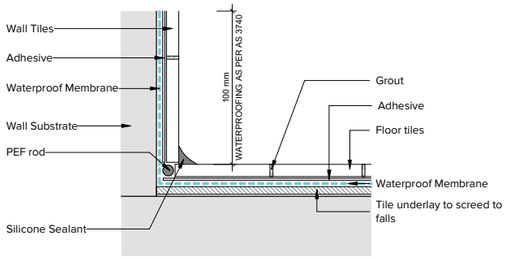
Shower Head or Flexible Hose Connection
1 : 2 @ A1



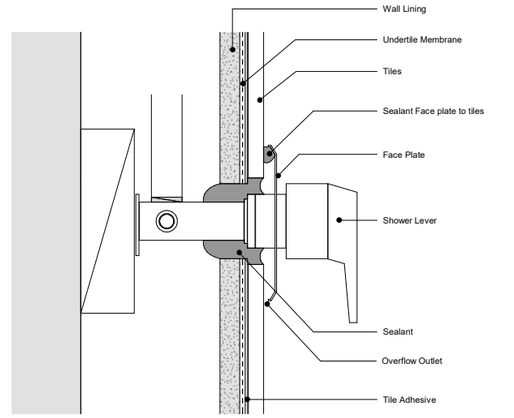
Pipe Penetrations at Wall Shiplap
1 : 5 @ A1



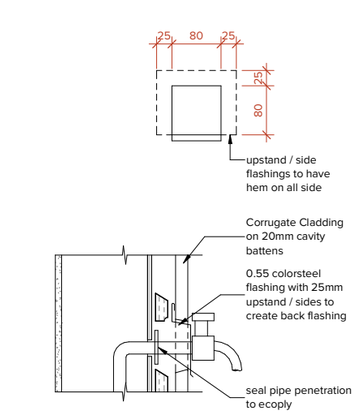
Window Sill @ Shower
1 : 2 @ A1



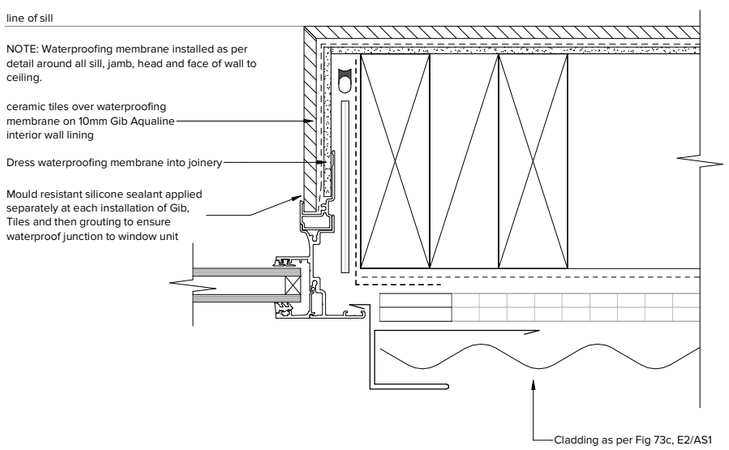
Tiled Wall to Floor Detail
1 : 2 @ A1



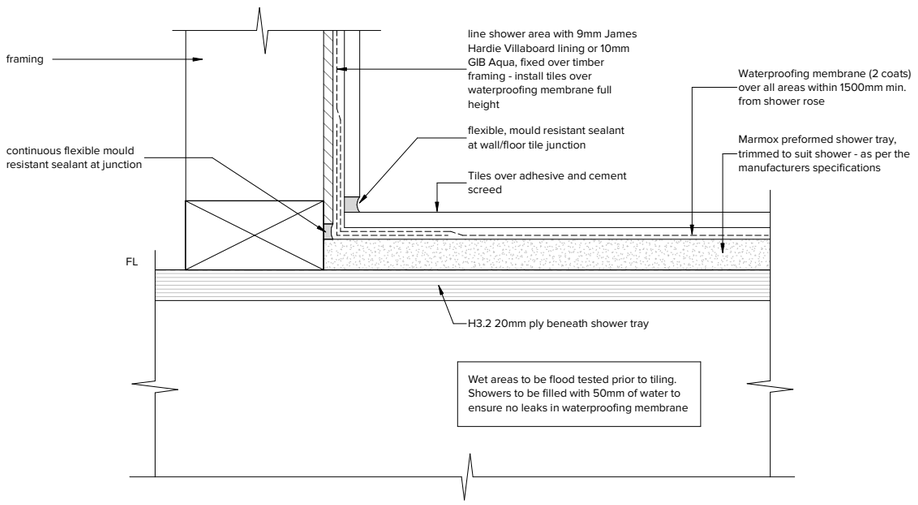
Shower Mixer using Sealant
1 : 2 @ A1



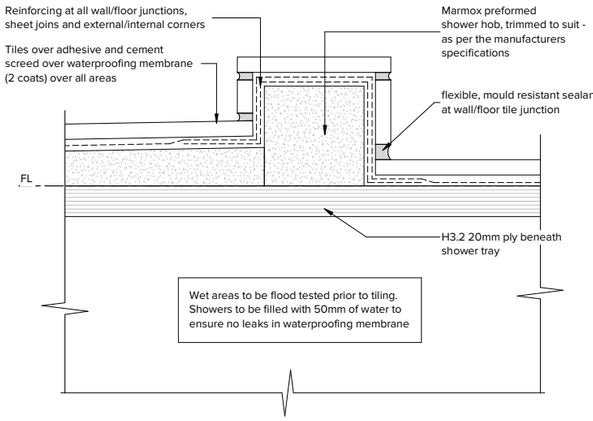
Pipe Penetrations at Wall 5-Rib
1 : 5 @ A1



Window Jamb @ Shower
1 : 2 @ A1



Shower Hob - Timber Framing
1 : 2 @ A1



Shower Hob - Timber Framing 02
1 : 2 @ A1

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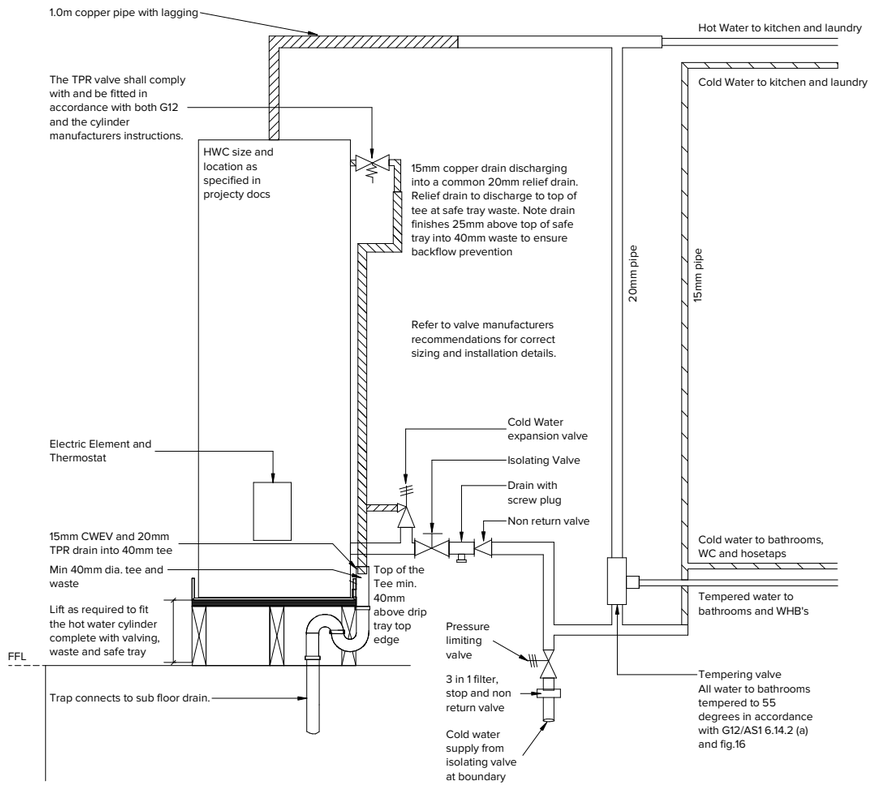
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5.4 Rev.A
Sheet No. / Revision

Construction Details
Sheet Title

Mains Pressure Storage Water Heater System (unvented) schematic. Reference Figure 8 G12/AS1 (unvented = valve vented)

Schematic not for use with an uncontrolled heat source.



NOTES
Paragraphs 6.1.2 & 6.2.1 (b) also 6.11.3 (safe tray) Safe tray with 40mm min waste 50mm high sides.
Should the cylinder drain discharge to this tray, it is to be positioned 20mm above the overflow level of the tray.
Seismic restraint not shown for clarity's sake provide in compliance with G12/ AS1 fig 14

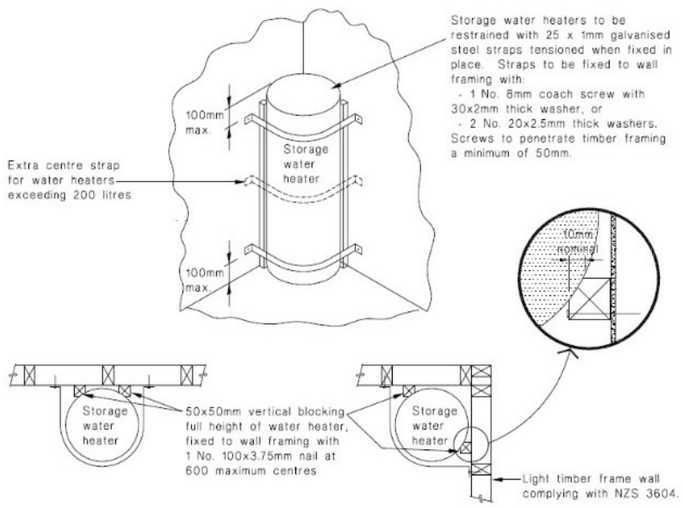


Figure 8B: Gutter/wall junction
Paragraphs 5.1 and 5.2

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.

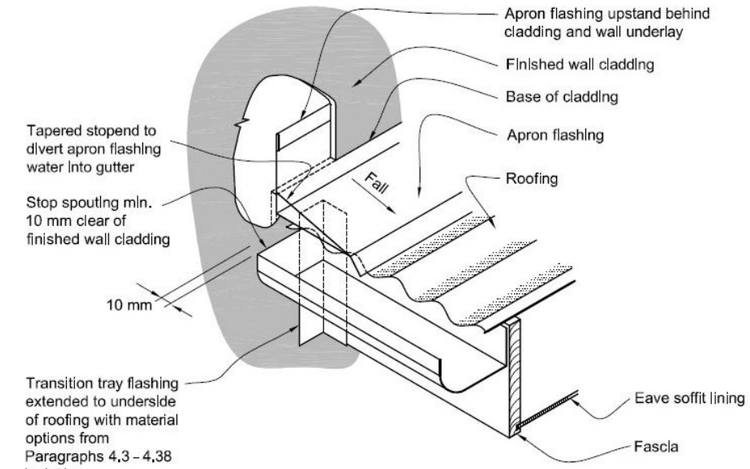
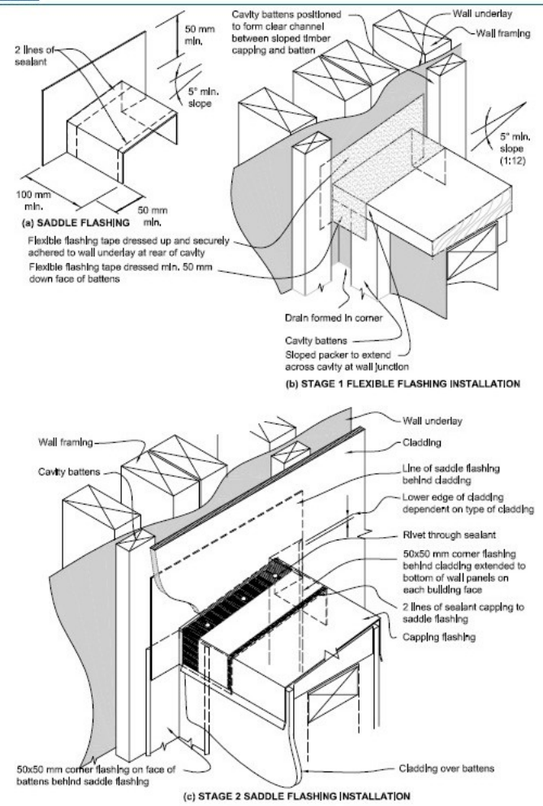


Figure 6.2.3.1B: General junction of parapet and enclosed balustrade-to-wall with metal capping (figure notes on next page)
Paragraph 6.2.3.1, 6.2.3.2, 7.5.1.1, 7.5.3.1, 9.9.9.5, Figure 6.2.3.1A, Figure 9.7.8.4, Figure 9.9.9.3, and Table 4.5.1.1



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6.0 Rev.A
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