NO.	DRAWING	REV.	REV DATE	ISSUE TO
00 Working Drawings				
	Cover Page	4	16/11/2026 ...	RFI 1
001	PROJECT NOTES	3	21/09/2026...	BUILDING CONSENT
002	CHANGE LIST	01	16/11/2026 ...	RFI 1
1 SITE				
101	SITE PLAN	3	21/09/2026...	BUILDING CONSENT
102	EARTHWORKS PLAN	3	21/09/2026...	BUILDING CONSENT
103	LANDSCAPING PLAN	3	21/09/2026...	BUILDING CONSENT
2 PLANS				
201	BASEMENT FLOOR PLAN - EXISTING & DEM...	3	21/09/2026...	BUILDING CONSENT
202	BASEMENT FLOOR PLAN - PROPOSED	4	16/11/2026 ...	RFI 1
203	GROUND FLOOR PLAN - EXISTING & DEMOL...	3	21/09/2026...	BUILDING CONSENT
204	GROUND FLOOR - PROPOSED	4	16/11/2026 ...	RFI 1
205	FOUNDATION & DRAINAGE PLAN	4	16/11/2026 ...	RFI 1
206	MIDFLOOR FRAMING PLAN	3	21/09/2026...	BUILDING CONSENT
207	GROUND FLOOR PLUMBING PLAN	4	16/11/2026 ...	RFI 1
208	WALL FRAMING PLAN - GROUND FLOOR	3	21/09/2026...	BUILDING CONSENT
209	WALL FRAMING PLAN - FIRST FLOOR	3	21/09/2026...	BUILDING CONSENT
210	REFLECTED CEILING PLAN - BASEMENT	3	21/09/2026...	BUILDING CONSENT
211	REFLECTED CEILING PLAN - GROUND FLOOR	3	21/09/2026...	BUILDING CONSENT
212	ROOF FRAMING PLAN	3	21/09/2026...	BUILDING CONSENT
213	ROOF PLAN	3	21/09/2026...	BUILDING CONSENT
214	SOLAR PANEL PLAN	3	21/09/2026...	BUILDING CONSENT
215	H1 PLAN - GROUND FLOOR	3	21/09/2026...	BUILDING CONSENT
216	H1 PLAN - BASEMENT	3	21/09/2026...	BUILDING CONSENT
3 ELEVATIONS				
301	ELEVATIONS - EXISTING	3	21/09/2026...	BUILDING CONSENT
302	ELEVATIONS - EXISTING	3	21/09/2026...	BUILDING CONSENT
303	ELEVATIONS	4	16/11/2026 ...	RFI 1
304	ELEVATIONS	4	16/11/2026 ...	RFI 1
305	WINDOW & DOOR SCHEDULE	3	21/09/2026...	BUILDING CONSENT
306	WINDOW & DOOR SCHEDULE	3	21/09/2026...	BUILDING CONSENT
307	INTERNAL DOOR SCHEDULE	3	21/09/2026...	BUILDING CONSENT
4 SECTIONS				
401	SECTION AA	3	21/09/2026...	BUILDING CONSENT
402	SECTION BB	3	21/09/2026...	BUILDING CONSENT
403	SECTION CC	3	21/09/2026...	BUILDING CONSENT
404	SECTION E (FLUE REPLACEMENT)	3	21/09/2026...	BUILDING CONSENT
5 DETAILS				
501	ROOF DETAILS	3	21/09/2026...	BUILDING CONSENT
502	ROOF DETAILS	3	21/09/2026...	BUILDING CONSENT
503	VALLEY 3D DETAILS	3	21/09/2026...	BUILDING CONSENT
504	CLADDING DETAILS	3	21/09/2026...	BUILDING CONSENT
505	CLADDING DETAILS	3	21/09/2026...	BUILDING CONSENT
506	CLADDING DETAILS	3	21/09/2026...	BUILDING CONSENT
507	CLADDING DETAILS	3	21/09/2026...	BUILDING CONSENT
508	CLADDING DETAILS	3	21/09/2026...	BUILDING CONSENT
509	CLADDING DETAILS	3	21/09/2026...	BUILDING CONSENT
510	CLADDING DETAILS	3	21/09/2026...	BUILDING CONSENT
511	SHROUD 3D DETAILS	3	21/09/2026...	BUILDING CONSENT
512	TANKING DETAIL	3	21/09/2026...	BUILDING CONSENT
513	TILE SHOWER DETAILS	3	21/09/2026...	BUILDING CONSENT
514	TILED BATH DETAILS	3	21/09/2026...	BUILDING CONSENT
515	WATERPROOFING DETAILS	3	21/09/2026...	BUILDING CONSENT
516	DETAILS - HWC	3	21/09/2026...	BUILDING CONSENT
517	MISC. DETAILS	3	21/09/2026...	BUILDING CONSENT
518	DRAINAGE DETAILS	3	21/09/2026...	BUILDING CONSENT
519	LUMBERLOK FIXINGS	3	21/09/2026...	BUILDING CONSENT
520	CLADDING DETAILS	01	16/11/2026 ...	RFI 1
521	SHOWER WINDOW DETAILS	01	16/11/2026 ...	RFI 1

ARTIST'S IMPRESSION ONLY



KELVIN HEIGHTS RENOVATION

688 Peninsula Road Kelvin Heights Queenstown

Project Team - S. VIVIAN + M. RILEY

ISSUED FOR **BUILDING CONSENT** 16/11/2026

bespoke ARCHITECTURE

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Change List

ID	Name	Last Modified	Status
E01	SMOKE DETECTORS ADDED	4/11/2026 4:50 pm	Transmitted
E02	NOTE ADDED	4/11/2026 4:50 pm	Transmitted
E03	SYMBOL MOVED	16/11/2026 10:04 am	Transmitted
E04	VENT PATH ADDED	4/11/2026 4:50 pm	Transmitted
E05	NOTE UPDATED	4/11/2026 4:51 pm	Transmitted
E06	DETAIL MARKERS ADDED	16/11/2026 11:15 am	Transmitted
E07	PAGE ADDED	16/11/2026 11:23 am	Transmitted
E08	GENERAL UPDATE	16/11/2026 11:43 am	Transmitted

01-A

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KELVIN HEIGHTS RENOVATION

16/11/2026

688 Peninsula Road Kelvin Heights Queenstown

CHANGE LIST

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS , NZS 3604 , N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION

01 16/11/2026 PAGE ADDED

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job no J24139
scale 1:1@ A3

SHEET NO 002

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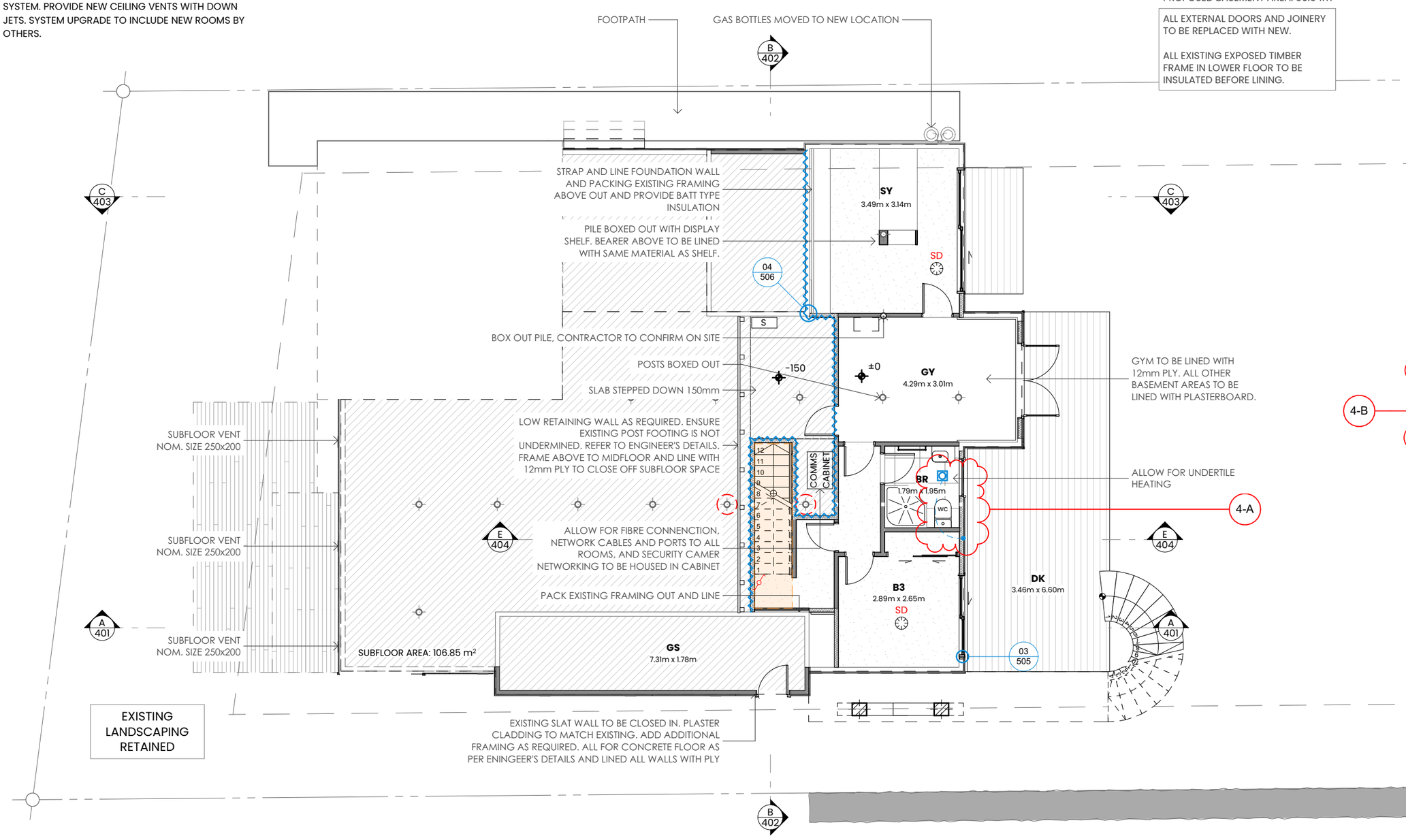
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BATHROOM & LAUNDRY NOTES:
-TILED TO CEILING IN BATHROOMS
-70mm TILED SKIRTING ELSEWHERE

CATWALK AND SPIRAL STAIRCASE:
-TO BE CONFIRMED. STEEL PREFRABRICATED SPIRAL STAIRCASE. CATWALK ON CANTILEVERED DESIGN. FABRICATOR TO BE CONSULTED WITH TO FINALISE STAIR DESIGN AND COMPLETED AS AN AMENDMENT.

OTHER BALUSTRADES
-POST AND RAIL TO BE CONFIRMED WITH STAIRCASE DESIGN.

HVAC:
-PROTECT AND RETAIN EXISTING RETICULATED HEATING SYSTEM. PROVIDE NEW CEILING VENTS WITH DOWN JETS. SYSTEM UPGRADE TO INCLUDE NEW ROOMS BY OTHERS.



LEGEND OF ABBREVIATIONS

B BEDROOM
BR BATHROOM
CP CUPBOARD
DK DECK
GS GARDEN SHED
GY GYM
P POOL
SY STUDY

EXISTING WALL
NEW WALL

0 1 2 3 4

PROPOSED BASEMENT AREA: 50.64m²

ALL EXTERNAL DOORS AND JOINERY TO BE REPLACED WITH NEW.

ALL EXISTING EXPOSED TIMBER FRAME IN LOWER FLOOR TO BE INSULATED BEFORE LINING.

IMPORTANT:
-TIMBER FRAME CONSTRUCTION IN ACCORDANCE WITH NZS 3604:2011
-ALLOW TO INSTALL 10MM GIB AQUALINE TO BATHROOM & ENSUITE & KITCHEN WALL WET AREAS.

EXISTING FRAMING
PROPOSED 90x45 H1.2 SG8 FRAMING

SELECTED CARPET
SELECTED FLOOR TILES

NOTE:
-INTERIOR WET AREAS & EXTERIOR WALKING SURFACE BETWEEN STREET & ENTRY TO COMPLY WITH TABLE 2, CLAUSE D1, NZBC.
-SELECTED CARPET TO ALL AREAS UNLESS INDICATED
-KITCHEN DESIGN TO COMPLY WITH NZBC G3/AS1

INTERIOR DOORS:
-ALL WARDROBE AND STORAGE CUPBOARD DOORS TO BE FULL HEIGHT (TO CEILING) UNLESS NOTED OTHERWISE.
-INTERNAL DOOR TO GARAGE TO BE PARKWOOD DURAMAX FLS (R0.93) SOLID COMPOSITE DOOR

ROOF ACCESS — ROOF SPACE ACCESS HATCH min 600x600

SD — WIRELESS INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH NZBC CLAUSE C1/AS1 AND NZS 4514. INSTALL ON OR NEAR THE CEILING AS PER MANUFACTURERS INSTRUCTIONS

INSULATED INTERIOR WALL R2.6 BATT TYPE INSULATION

E3/AS1 COMPLIANCE:
-HARDWOOD / LAMINATE TIMBER FLOORING IN WET AREAS AND WATER SPLASH ZONES IS AN ALTERNATIVE SOLUTION. FLOORING SUPPLIER TO PROVIDE SUPPORTING INFORMATION TO SHOW COMPLIANCE.

G4/AS1 COMPLIANCE:
BATHROOM VENTILATION
EXTRACT FANS TO BATHROOMS AND ENSUITE TO BE A MIN OF 25l/sec WITH TIMER SET TO LIGHT SWITCH, DUCTED TO EXTERNAL WALL. INTERNAL DOORS TO SPACES WITH EXTRACT FANS, ARE TO BE UNDERCUT 10mm TO PROVIDE MAKE UP AIR.

G8/AS1 COMPLIANCE:
2 WAY LIGHT SWITCHES ARE TO BE PROVIDED TO THE TOP AND BOTTOM OF THE STAIRS.
ARTIFICIAL LIGHTING TO BE PROVIDED TO ACHIEVE MIN. 20 LUX IN ALL ACCESS ROUTES. REFER TO NZBC G8/AS1 TABLE 1 FOR THE MIN. WATTAGE REQUIRED PER m² OF FLOOR AREA TO ACHEIVE 20 LUX.

ALL RECESSED DOWNLIGHTS TO BE LED IC-4 (IC-F) WITH HCB & SCB = 0 (WHERE HCB IS HEIGHT CLEARANCE TO BUILDING ELEMENT AND SCB IS SIDE CLEARANCE TO BUILDING ELEMENT)

S — SOLAR BATTERY - ALLOW TO WIRE 2 DATA CABLES, AND 2x10mm TPS TWO-CORE + EARTH FROM BATTERY INVERTER TO SWITCHBOARD IN GARAGE

CONSULTANTS:
DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DOCUMENTATION

IMPORTANT:
ALLOW TO STRAP AND LINE ALL FOUNDATION WALLS THAT PROTRUDE ABOVE HEIGHT OF SLAB. REFER TO PROJECT NOTES FOR SELECTION.

SUBFLOOR AREA
700mm² OF VENTILATION PER m² OF FLOOR AREA REQUIRED WITH DPM COVERAGE OVER ALL GROUND. TOTAL REQUIRED= 0.07m² NET OPEN AREA. CONTRACTOR TO SELECT VENTILATION GRILLS TO COMPLY WITH REQUIREMENTS.

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KELVIN HEIGHTS RENOVATION

16/11/2026

BASEMENT FLOOR PLAN - PROPOSED

688 Peninsula Road Kelvin Heights Queenstown

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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REVISION		
H	22/07/2026	
I	6/08/2026	
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1	21/08/2026	
2	7/09/2026	
3	21/09/2026	
4	16/11/2026	VENT PATH ADDED, NOTE UPDATED

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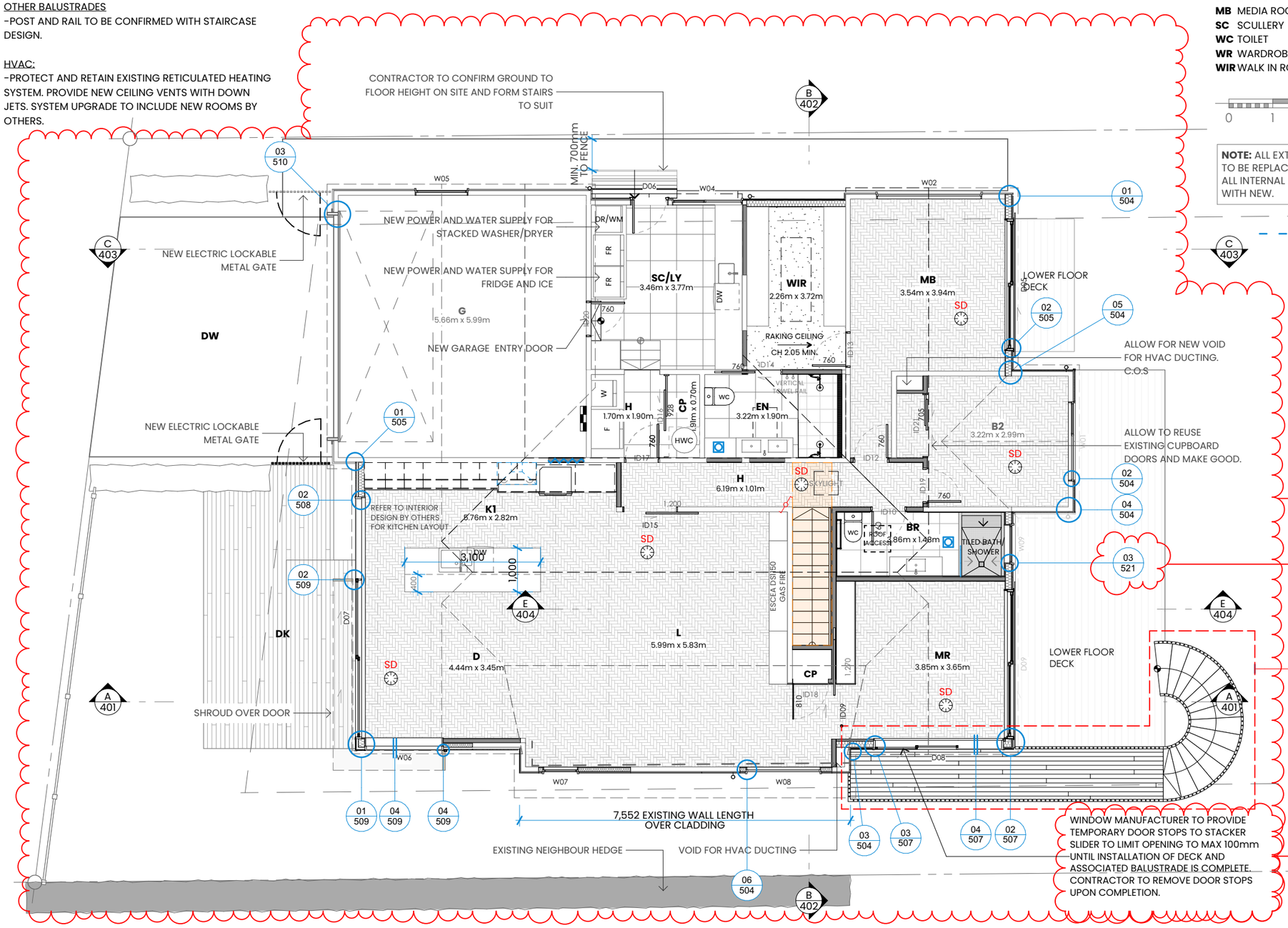
BATHROOM & LAUNDRY NOTES:
-TILED TO CEILING IN BATHROOMS
-70mm TILED SKIRTING ELSEWHERE

CATWALK AND SPIRAL STAIRCASE:
-TO BE CONFIRMED. STEEL PREFRABRICATED SPIRAL STAIRCASE. CATWALK ON CANTILEVERED DESIGN. FABRICATOR TO BE CONSULTED WITH TO FINALISE STAIR DESIGN AND COMPLETED AS AN AMENDMENT.

GLASS BALUSTRADES
- FRAMELESS DOUBLE BUTTON SYSTEM

OTHER BALUSTRADES
-POST AND RAIL TO BE CONFIRMED WITH STAIRCASE DESIGN.

HVAC:
-PROTECT AND RETAIN EXISTING RETICULATED HEATING SYSTEM. PROVIDE NEW CEILING VENTS WITH DOWN JETS. SYSTEM UPGRADE TO INCLUDE NEW ROOMS BY OTHERS.



LEGEND OF ABBREVIATIONS

BR BATHROOM
B BEDROOM
CP CUPBOARD
DK DECK
D DINING
DW DRIVEWAY
EN ENSUITE
E ENTRY
G GARAGE
K KITCHEN
L LIVING
LY LAUNDRY
MB MEDIA ROOM
SC SCULLERY
WC TOILET
WR WARDROBE
WIR WALK IN ROBE

0 1 2 3 4

NOTE: ALL EXTERNAL DOORS AND JOINERY TO BE REPLACED WITH NEW.
ALL INTERNAL DOORS TO BE REPLACED WITH NEW.

IMPORTANT:
-TIMBER FRAME CONSTRUCTION IN ACCORDANCE WITH NZS 3604:2011
-ALLOW TO INSTALL 10MM GIB AQUALINE TO BATHROOM & ENSUITE & KITCHEN WALL WET AREAS.

EXISTING FRAMING
PROPOSED 90x45 H1.2 SG8 FRAMING
PROPOSED 140x45 H1.2 SG8 FRAMING

SELECTED HARDWOOD TIMBER FLOORING OR SELECTED VINYL PLANK FLOORING
SELECTED CARPET
SELECTED FLOOR TILES

NOTE:
-INTERIOR WET AREAS & EXTERIOR WALKING SURFACE BETWEEN STREET & ENTRY TO COMPLY WITH TABLE 2, CLAUSE D1, NZBC.
-SELECTED CARPET TO ALL AREAS UNLESS INDICATED
-KITCHEN DESIGN TO COMPLY WITH NZBC G3/AS1

INTERIOR DOORS:
-ALL WARDROBE AND STORAGE CUPBOARD DOORS TO BE FULL HEIGHT (TO CEILING) UNLESS NOTED OTHERWISE.
-INTERNAL DOOR TO GARAGE TO BE PARKWOOD DURAMAX FLS (R0.93) SOLID COMPOSITE DOOR

ROOF ACCESS — ROOF SPACE ACCESS HATCH min 600x600

SD — WIRELESS INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH NZBC CLAUSE C1/AS1 AND NZS 4514. INSTALL ON OR NEAR THE CEILING AS PER MANUFACTURERS INSTRUCTIONS

EXISTING SMART METER BOX (LOCATION TBD)
EXISTING SWITCH BOARD

NOTE: EXISTING HOSE TAPS TO BE RETAINED

HWC — EXISTING HWC TO BE FITTED WITH SOLAR SWITCH. REFER TO SPECIFICATION PROVIDED.

INSULATED INTERIOR WALL R2.6 BATT TYPE INSULATION

E3/AS1 COMPLIANCE:
-HARDWOOD / LAMINATE TIMBER FLOORING IN WET AREAS AND WATER SPLASH ZONES IS AN ALTERNATIVE SOLUTION. FLOORING SUPPLIER TO PROVIDE SUPPORTING INFORMATION TO SHOW COMPLIANCE.

G4/AS1 COMPLIANCE:
BATHROOM/KITCHEN VENTILATION
EXTRACT FANS TO BATHROOMS AND ENSUITE TO BE A MIN OF 25l/sec WITH TIMER SET TO LIGHT SWITCH, DUCTED EITHER TO SOFFIT OR ROOF. INTERNAL DOORS TO SPACES WITH EXTRACT FANS, ARE TO BE UNDERCUT 10mm TO PROVIDE MAKE UP AIR.
SELECTED RESIDENTIAL RANGE HOOD WITH INLINE EXHAUST FAN TO KITCHEN TO BE A MIN OF 50 l/sec DUCTED EITHER TO SOFFIT OR ROOF. REFER TO INTERIOR DESIGN BY OTHERS.

G8/AS1 COMPLIANCE:
2 WAY LIGHT SWITCHES ARE TO BE PROVIDED TO THE TOP AND BOTTOM OF THE STAIRS.
ARTIFICIAL LIGHTING TO BE PROVIDED TO ACHIEVE MIN. 20 LUX IN ALL ACCESS ROUTES. REFER TO NZBC G8/AS1 TABLE 1 FOR THE MIN. WATTAGE REQUIRED PER m² OF FLOOR AREA TO ACHEIVE 20 LUX.

ALL RECESSED DOWNLIGHTS TO BE LED IC-4 (IC-F) WITH HCB & SCB = 0 (WHERE HCB IS HEIGHT CLEARANCE TO BUILDING ELEMENT AND SCB IS SIDE CLEARANCE TO BUILDING ELEMENT)

CONSULTANTS:
DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DOCUMENTATION

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

bespoke ARCHITECTURE

KELVIN HEIGHTS RENOVATION

16/11/2026

688 Peninsula Road Kelvin Heights Queenstown

GROUND FLOOR - PROPOSED

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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REVISION			
I	6/08/2026		
0	14/08/2026		
1	21/08/2026		
2	7/09/2026		
3	21/09/2026		
4	16/11/2026	SMOKE DETECTORS ADDED, NOTE ADDED, SYMBOL MOVED, NOTE UPDATED	

design S. VIVIAN
drawn M. RILEY
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TANKING:

TANKING TO BACK OF BLOCK WALL

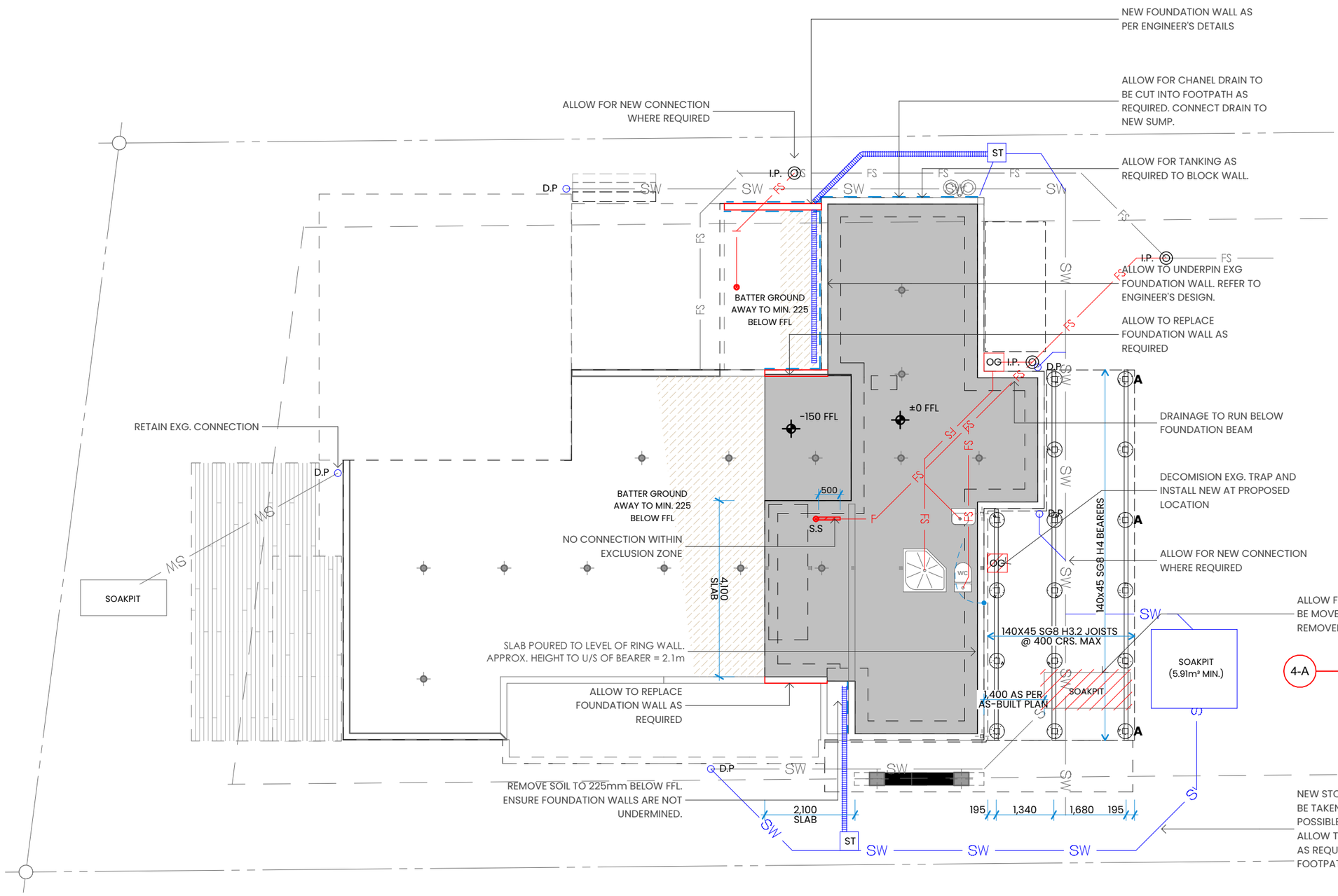
TANKING TO BACK OF STUD WALL

SOAK PIT CALUCLATIONS:

CATCHMENT AREA: 212m²
RAINFALL INTENSITY: 53
RUN OFF COEFFICIENT: 0.2

BASE AREA OF SOAKPIT REQUIRED = 4m²
TOPSOIL DEPTH = 0.3m
DEPTH OF STORAGE REQUIRED = 1.48m

TOTAL VOLUME REQUIRED: 5.91m³



LEGEND

PLUMBING AND DRAINAGE TO COMPLY WITH G13 AS1 and AS2. CONTRACTOR TO CONFIRM SYSTEM IN USE ON SITE. CONTACT DESGINER IN CASE OF DIFFERENT SYSTEM REQUIREMENTS.

FS — EXISTING FOUL SEWER LINE (GREY)

SW — EXISTING STORMWATER (GREY)

FS — FOUL SEWER LINE
ALL NEW FOUL WATER DRAINS 100Ø uPVC @ 1:120

SW — STORMWATER
ALL NEW STORM WATER DRAINS 100Ø uPVC @ 1:120

FIELD DRAIN
100Ø NOVAFLOW AND FILTER SOCK FALL 1:200

	SANITARY FIXTURE	Min DIA	Min GRADE
WHB	BASIN / VANITY	40mm	1:40
S	KITCHEN SINK	40mm	1:40
S	KITCHEN SINK (INCL DISHWASHER)	40mm	1:20
SH	SHOWER	40mm	1:40
B	BATH	40mm	1:40
TUB	LAUNDRY TUB (INCL WASHING MACHINE)	40mm	1:30
WC	TOILET	100mm	1:60

I.P. INSPECTION & RODDING POINTS
T.V TERMINAL VENT - 80Ø
D.P DOWNPIPE
S.S SANITARY STACK 100Ø
OG OVERFLOW RELIEF GULLY
Ø300mm ORDINARY PILE @ MAX 1.65m CRS.
A Ø400mm ORDINARY PILES @ MAX 1.65m CRS.

SOAKPIT — EXISTING SOAKPIT ON SITE. CONTRACTOR TO CONFIRM LOCATION PRIOR TO WORK COMMENCING AND CONFIRM CAPACITY. CONFIRM LOCATION BEFORE INSTALLING DECK PILES. BEARER SIZING TO BE CONFIRMED ON SITE.

FOUNDATION NOTE: CHECK ALL DIMENSIONS ON SITE. ALLOW FOR VARIATION TO EXISTING WALL LOCATIONS. LOCATE NEW FRAMING LOCATIONS PRIOR TO POURING CONCRETE.

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

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KELVIN HEIGHTS RENOVATION

16/11/2026

688 Peninsula Road Kelvin Heights Queenstown

FOUNDATION & DRAINAGE PLAN

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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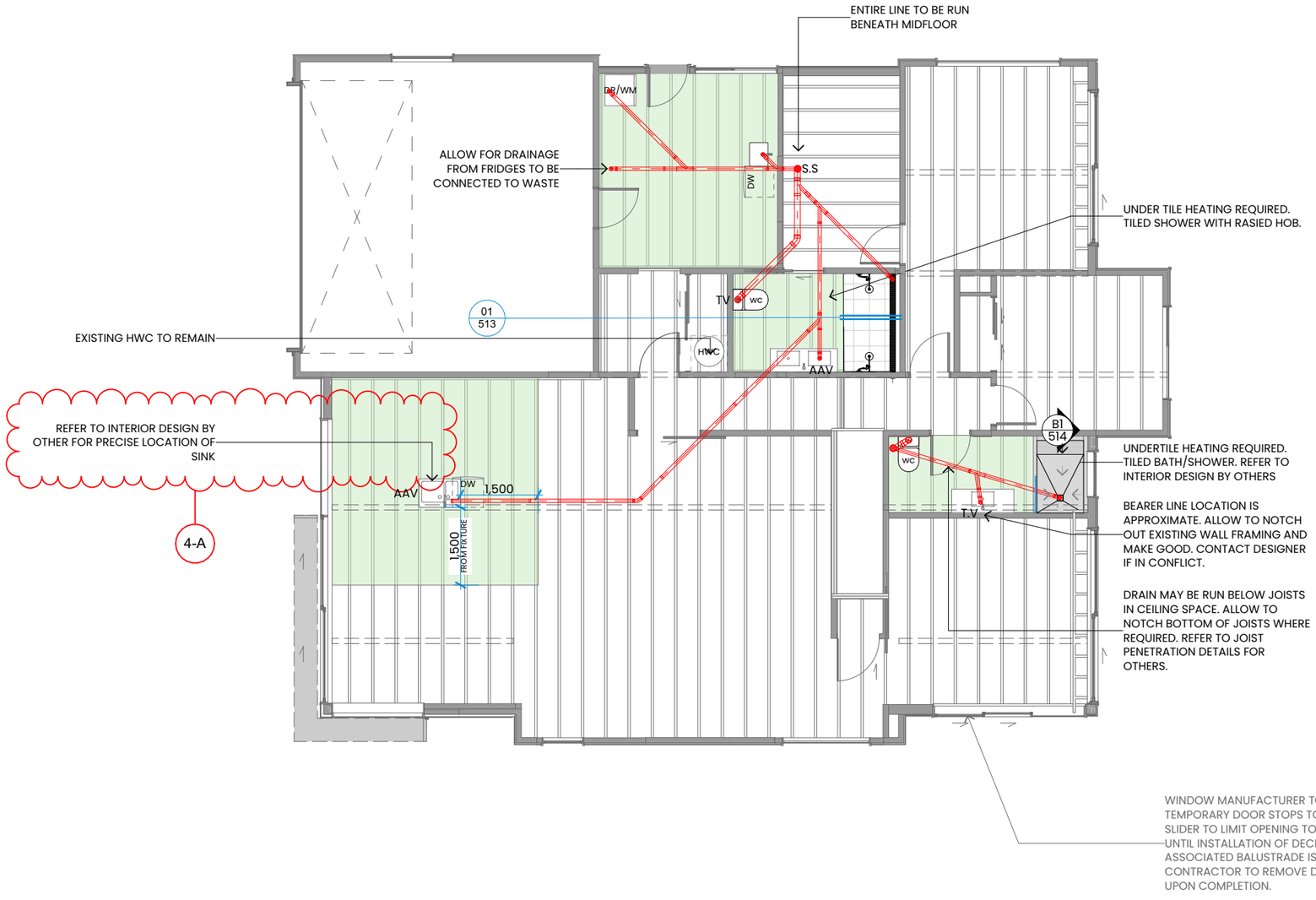
REVISION		
1	6/08/2026	
0	14/08/2026	
1	21/08/2026	
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3	21/09/2026	
4	16/11/2026	NOTE ADDED

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LEGEND

PLUMBING AND DRAINAGE TO COMPLY WITH G13 AS1 and AS2

FOUL SEWER LINE

	SANITARY FIXTURE	Min DIA	Min GRADE
WHB	BASIN / VANITY	40mm	1:40
S	KITCHEN SINK	40mm	1:40
S	KITCHEN SINK (INCL. DISHWASHER)	40mm	1:20
SH	SHOWER	40mm	1:40
B	BATH	40mm	1:40
TUB	LAUNDRY TUB (INCL. WASHING MACHINE)	40mm	1:30
WC	TOILET	100mm	1:60

T.V TERMINAL VENT

S.S SOIL STACK

OG OVERFLOW RELIEF GULLY

FWG FLOOR WASTE GULLY

WATER RESISTANT PARTICLEBOARD/PLY FLOORING AS REQUIRED. ALLOW TO REPLACE EXISTING.

WHILE ALL REASONABLE CARE HAS BEEN USED TO ENSURE THAT JOIST SPACINGS ARE SETOUT TO AVOID PLUMBING WASTE POSITIONS ON THE DRAWINGS, IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ENSURE THAT THE FLOOR JOISTS ARE SETOUT IN A MANNER WHERE THEY WILL NOT CLASH WITH WASTE POSITIONS ON SITE
THE MAIN CONTRACTOR SHALL CHECK THE SPECIFICATIONS OF ALL SELECTED PLUMBING FIXTURES PRIOR (PARTICULARLY WHEN THEY DIFFER FROM THAT SPECIFIED) TO VERIFY ALL FINAL WASTE POSITIONS

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bespoke ARCHITECTURE

KELVIN HEIGHTS RENOVATION

16/11/2026

GROUND FLOOR PLUMBING PLAN

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REVISION

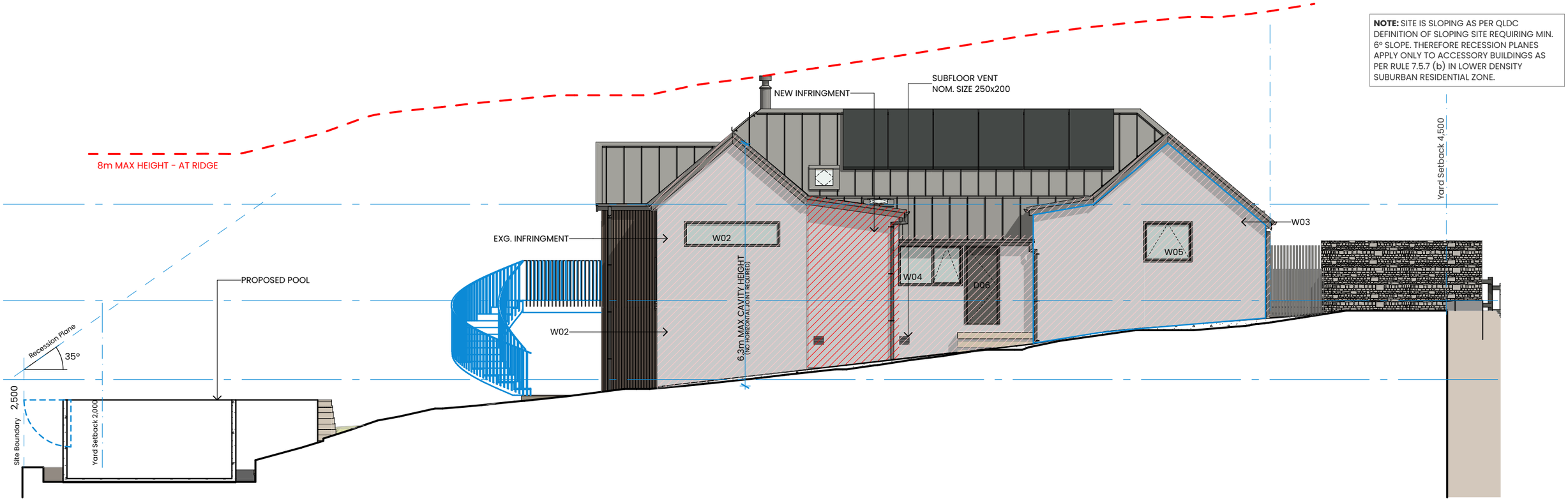
0	14/08/2026	
1	21/08/2026	
2	7/09/2026	
3	21/09/2026	
4	16/11/2026	NOTE UPDATED

design S. VIVIAN
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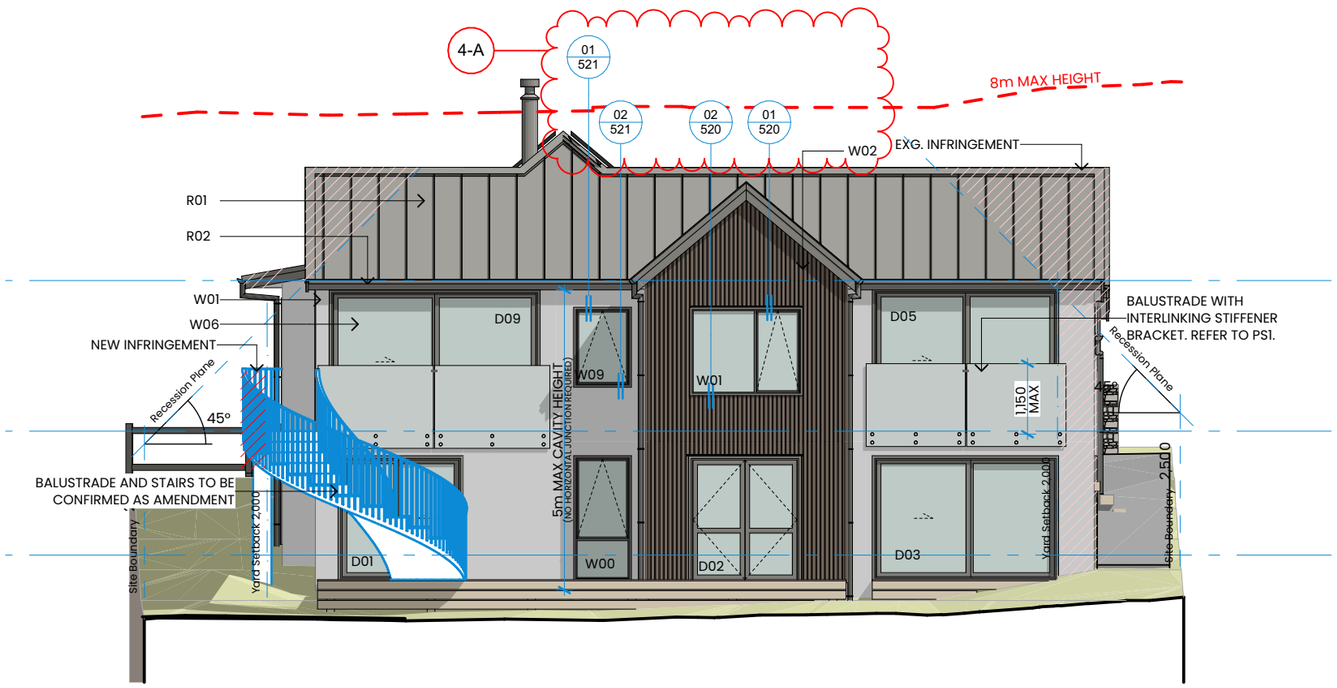
PROPOSED EAST ELEVATION

SCALE 1:100 (A3)

NOTE: SITE IS SLOPING AS PER QLDC DEFINITION OF SLOPING SITE REQUIRING MIN. 6° SLOPE. THEREFORE RECESSION PLANES APPLY ONLY TO ACCESSORY BUILDINGS AS PER RULE 7.5.7 (b) IN LOWER DENSITY SUBURBAN RESIDENTIAL ZONE.

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

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



PROPOSED SOUTH ELEVATION

SCALE 1:100 (A3)

KEY NOTES

SLAB

S01 - *SED SLAB ON DPM ON SAND BLINDING*

FLOORS

F01 - *SELECTED* PARQUETTE FLOORING

F02 - SELECTED SHEET FLOORING, UPGRADE TO *21mm H3 PLYWOOD FLOORING GRADE SHEET OR 20mm STRANDFLOOR H3.1 TREATED HD PARTICLE BOARD (or 20mm JNL SUPERSTRAND H3,1 HD PARTICLE BOARD) BELOW WET AREAS*

WALLS

W01 - SELECTED FIBRE CEMENT SHEET CLADDING WITH RENDER FINISH

W02 - SELECTED TIMBER SHIPLAP CLADDING OVER CAVITY

W03 - EXISTING MONOLITHIC PLASTER CLADDING RETAINED

W03 - *90x45* H1.2 SG8 STUDS

W04 - 140X45 H1.2 SG8 STUDS

W05 - WALL BATT TYPE INSULATION.

W06 - *SELECTED* POWDERCOATED ALUMINIUM DOUBLE GLAZED JOINERY

W07 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

R01 - *0.55BMT METAL TRAY PROFILE* ROOFING

R02 - *SELECTED* COLORSTEEL GUTTER OVER *SELECTED* COLORSTEEL FASCIA WITH SNOWSTRAPS. MIN. 80mm ROUND DOWNPIPES

R03 - 4.5mm FIBRE CEMENT SOFFIT LINING *BUTT JOINTED,* PAINT FINISH

R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH

R05 - 13mm STANDARD GIB ON METAL BATTENS WITH EXTENDED CLIPS, PAINT FINISH

MISC.

M01 - PROPRIETRY 50mm THICK WINDOW SHROUD 450mm DEEP

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KELVIN HEIGHTS RENOVATION

16/11/2026

688 Peninsula Road Kelvin Heights Queenstown

ELEVATIONS

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

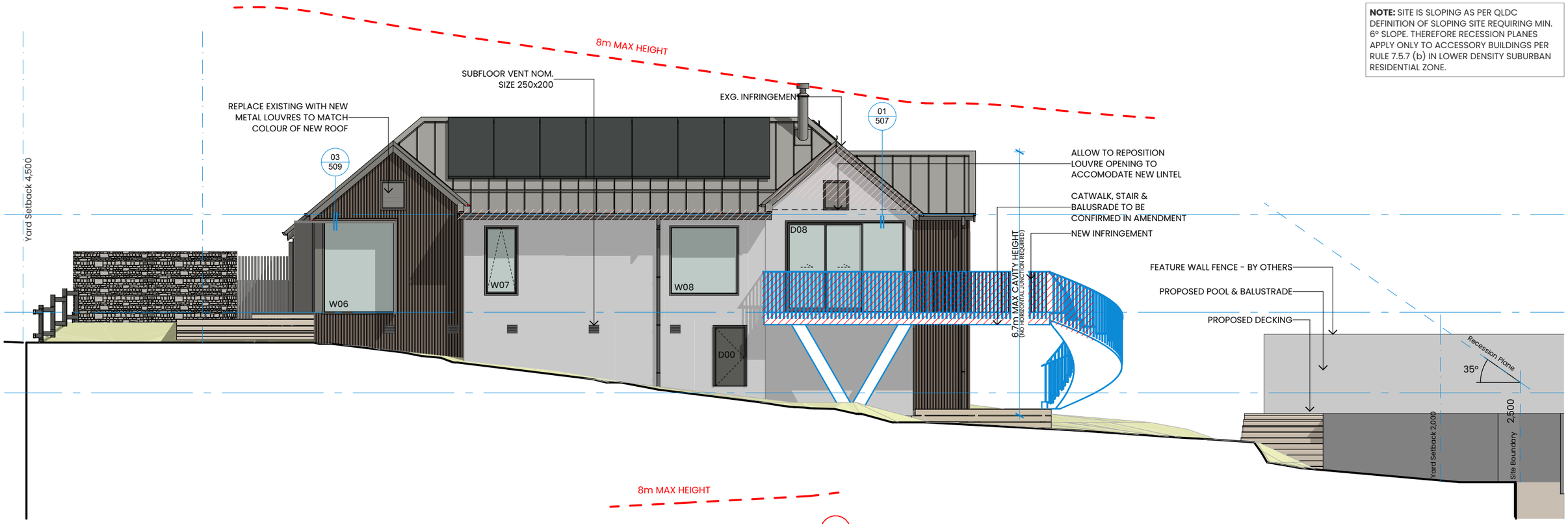
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REVISION		
H	22/07/2026	
I	6/08/2026	
0	14/08/2026	
1	21/08/2026	
2	7/09/2026	
3	21/09/2026	
4	16/11/2026	DETAIL MARKERS ADDED

design S. VIVIAN
drawn M. RILEY
job no J24139
scale 1:100@ A3

SHEET NO 303

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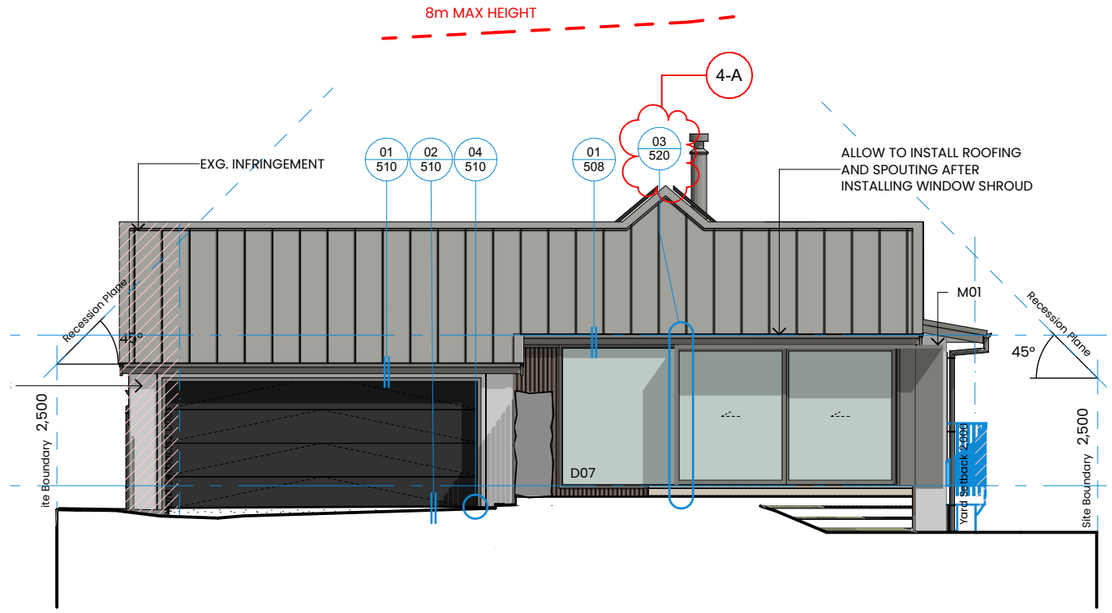
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PROPOSED WEST ELEVATION

SCALE 1:100 (A3)

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

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



PROPOSED NORTH ELEVATION

SCALE 1:100 (A3)

KEY NOTES

SLAB
S01 - *SED SLAB ON DPM ON SAND BLINDING*

FLOORS
F01 - *SELECTED* PARQUETTE FLOORING
F02 - SELECTED SHEET FLOORING, UPGRADE TO *21mm H3 PLYWOOD FLOORING GRADE SHEET OR 20mm STRANDFLOOR H3.1 TREATED HD PARTICLE BOARD (or 20mm JNL SUPERSTRAND H3,1 HD PARTICLE BOARD) BELOW WET AREAS*

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W01 - SELECTED FIBRE CEMENT SHEET CLADDING WITH RENDER FINISH
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W03 - EXISTING MONOLITHIC PLASTER CLADDING RETAINED
W03 - *90x45* H1.2 SG8 STUDS
W04 - 140X45 H1.2 SG8 STUDS
W05 - WALL BATT TYPE INSULATION.
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R03 - 4.5mm FIBRE CEMENT SOFFIT LINING *BUTT JOINTED,* PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - 13mm STANDARD GIB ON METAL BATTENS WITH EXTENDED CLIPS, PAINT FINISH

MISC.
M01 - PROPRIETRY 50mm THICK WINDOW SHROUD 450mm DEEP

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ELEVATIONS

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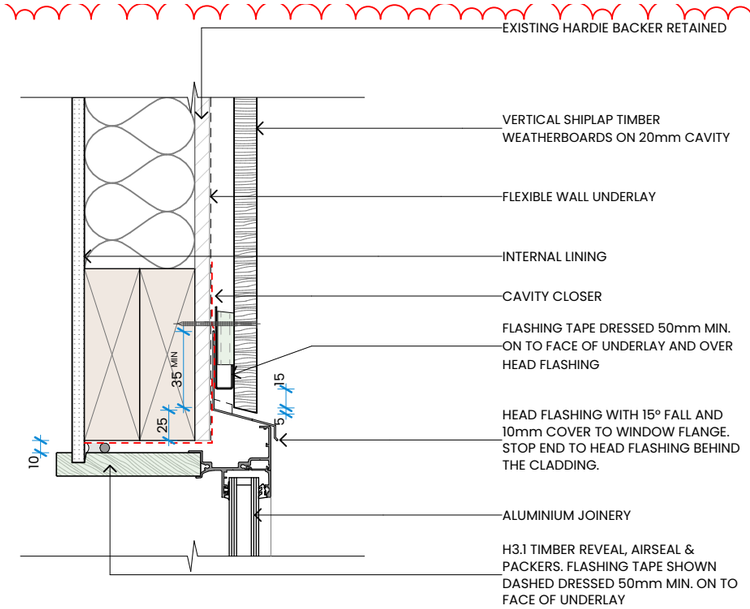
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design S. VIVIAN
drawn M. RILEY
job no J24139
scale 1:100@ A3

SHEET NO 304

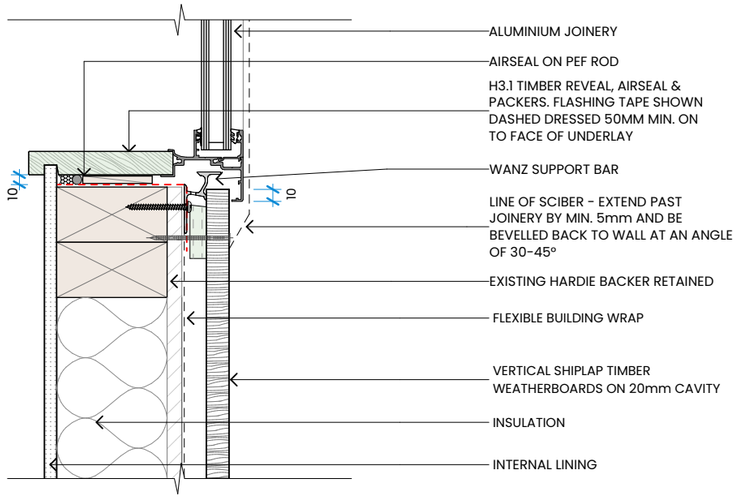
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01 WINDOW HEAD - SHIPLAP

204

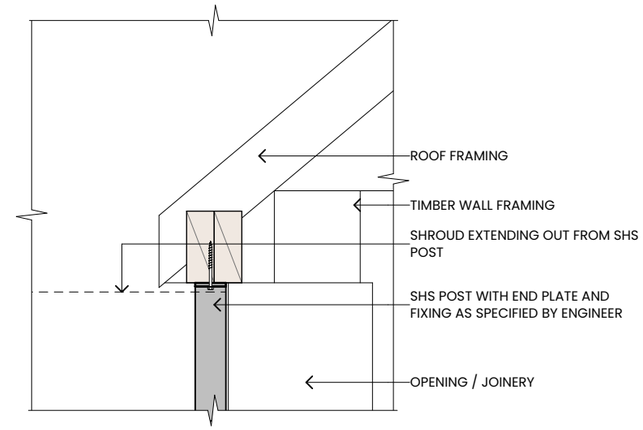
Scale 1:5

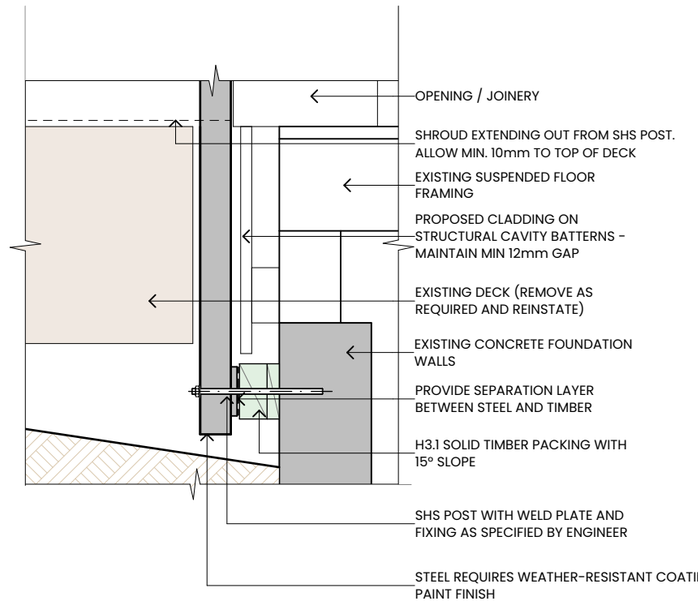


02 WINDOW SILL - SHIPLAP

204

Scale 1:5





01-A

03 SHS POST CONNECTION DETAILS

204

Scale 1:10

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KELVIN HEIGHTS RENOVATION

16/11/2026

688 Peninsula Road Kelvin Heights Queenstown

CLADDING DETAILS

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

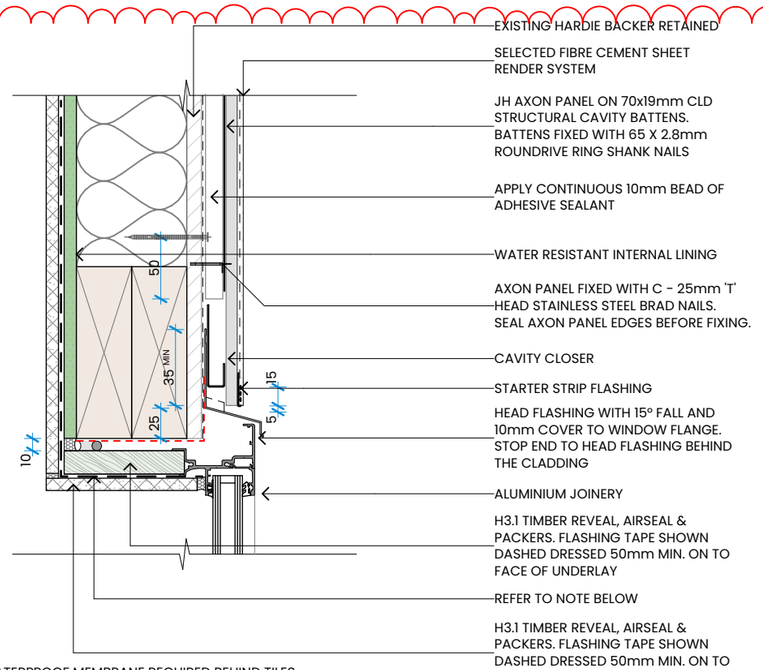
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REVISION

design S. VIVIAN
drawn M. RILEY
job no J24139
scale 1:5, 1:10@ A3

SHEET NO 520

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EXISTING HARDIE BACKER RETAINED

SELECTED FIBRE CEMENT SHEET RENDER SYSTEM

JH AXON PANEL ON 70x19mm CLD STRUCTURAL CAVITY BATTENS. BATTENS FIXED WITH 65 X 2.8mm ROUNDRIVE RING SHANK NAILS

APPLY CONTINUOUS 10mm BEAD OF ADHESIVE SEALANT

WATER RESISTANT INTERNAL LINING

AXON PANEL FIXED WITH C - 25mm 'T' HEAD STAINLESS STEEL BRAD NAILS. SEAL AXON PANEL EDGES BEFORE FIXING.

CAVITY CLOSER

STARTER STRIP FLASHING

HEAD FLASHING WITH 15° FALL AND 10mm COVER TO WINDOW FLANGE. STOP END TO HEAD FLASHING BEHIND THE CLADDING

ALUMINIUM JOINERY

H3.1 TIMBER REVEAL, AIRSEAL & PACKERS. FLASHING TAPE SHOWN DASHED DRESSED 50mm MIN. ON TO FACE OF UNDERLAY

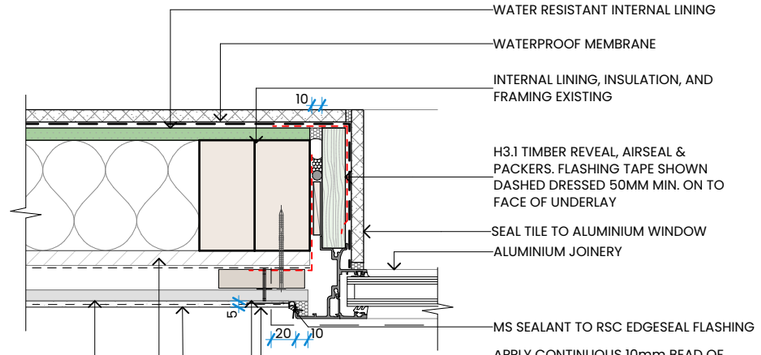
REFER TO NOTE BELOW

H3.1 TIMBER REVEAL, AIRSEAL & PACKERS. FLASHING TAPE SHOWN DASHED DRESSED 50mm MIN. ON TO FACE OF UNDERLAY

NOTE: WATERPROOF MEMBRANE REQUIRED BEHIND TILES TO 300mm ABOVE SHOWER HEAD

01 WINDOW HEAD - TILED SHOWER

204 Scale 1:5



WATER RESISTANT INTERNAL LINING

WATERPROOF MEMBRANE

INTERNAL LINING, INSULATION, AND FRAMING EXISTING

H3.1 TIMBER REVEAL, AIRSEAL & PACKERS. FLASHING TAPE SHOWN DASHED DRESSED 50MM MIN. ON TO FACE OF UNDERLAY

SEAL TILE TO ALUMINIUM WINDOW

ALUMINIUM JOINERY

MS SEALANT TO RSC EDGESEAL FLASHING

APPLY CONTINUOUS 10mm BEAD OF ADHESIVE SEALANT

AXON PANEL FIXED WITH C - 25mm 'T' HEAD STAINLESS STEEL BRAD NAILS. SEAL AXON PANEL EDGES BEFORE FIXING.

SELECTED FIBRE CEMENT RENDER SYSTEM

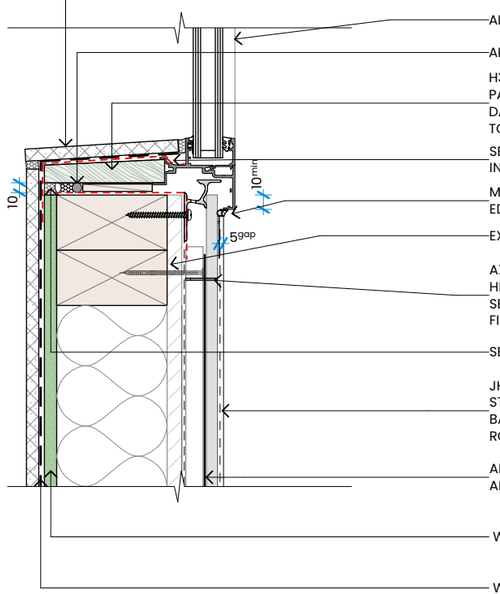
EXISTING HARDIE BACKER RETAINED

JH AXON PANEL ON 70x19mm CLD STRUCTURAL CAVITY BATTENS. BATTENS FIXED WITH 65 X 2.8mm ROUNDRIVE RING SHANK NAILS

03 WINDOW JAMB - TILED SHOWER

204 Scale 1:5

01-A



SELECTED TILES ON WATERPROOF MEMBRANE ON BUTYL TAPE TO TIMBER REVEAL

ALUMINIUM JOINERY

AIRSEAL ON PEF ROD

H3.1 TIMBER REVEAL, AIRSEAL & PACKERS. FLASHING TAPE SHOWN DASHED DRESSED 50MM MIN. ON TO FACE OF UNDERLAY

SELF ADHESIVE BUTYL TAPE DRESSED INTO CONDENSATION CHANNEL

MS SEALANT TO RSC EDGESEAL FLASHING

EXISTING HARDIE BACKER RETAINED

AXON PANEL FIXED WITH C - 25mm 'T' HEAD STAINLESS STEEL BRAD NAILS. SEAL AXON PANEL EDGES BEFORE FIXING.

SEALANT

JH AXON PANEL ON 70x19mm CLD STRUCTURAL CAVITY BATTENS. BATTENS FIXED WITH 65 X 2.8mm ROUNDRIVE RING SHANK NAILS

APPLY CONTINUOUS 10mm BEAD OF ADHESIVE SEALANT

WATER RESISTANT INTERNAL LINING

WATERPROOF MEMBRANE

02 WINDOW SILL - TILED SHOWER

204 Scale 1:5

TILED SHOWER WINDOW IS AN ALTERNATIVE SOLUTION - REFER TO DETERMINATION 2017/031

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SHOWER WINDOW DETAILS

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