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1 - Street Perspective



1 - South Perspective



1 - Front Units Perspective

FOUR WALLS ARCHITECTURE

YORK STREET- 5 York St, Queenstown

A1 DRAWINGS: BUILDING CONSENT ISSUE

RESOURCE CONSENT:

Plans to be read in conjunction with approved Resource Consent: RM260520

GENERAL CONSTRUCTION NOTES:

Wind zone = High
Exposure zone = B
Earthquake zone = 3
Climate zone = 6
Snow load = N5

Dimensions to be read in conjunction and coordination with details.

Floor levels:
Proposed dwelling levels shown to slab level (SL) or top of 19mm structural plywood flooring (SFL). Allow for 10mm overlay.

If discrepancies are found, ask the Architect

TIMBER FRAMING SPEC:

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

Treatment: (SG8 Radiata pine)

Exterior wall framing:	H1.2
Interior wall framing in wet areas:	H3.2
Exterior cavity battens:	H3
Interior wall framing:	H1.2
Roof framing (enclosed):	H1.2
Any decking timber and framing:	H3.2
Piles	H5

H3.2 bottom plate and DPC separation layer to slab or concrete masonry block where applicable.

No H3.2CCA treated timber in direct contact with steel.

STRUCTURAL FIXINGS NOTE:
Corrosion Zone B:
Treated piles connections within 600mm of ground in SHELTERED and EXPOSED environment to be Type 304 Stainless Steel.
All structural fixings in EXPOSED environment to be Type 304 Stainless Steel, and SHELTERED environment to be Hot-dipped galvanized steel. Refer NZS3604:2011 table 4.1 this sheet also.

All fixings in grade H3.2 timber or higher to be type 304 Stainless Steel unless noted otherwise.

Timber fixings not shown on drawings are to comply with table 2.2 of NZS3604:2011.

DOORS/WINDOWS:

WINDOW MARKERS: dimensions denote **rough opening** and assume a 5mm packer

DOOR MARKERS: dimensions denote **door leaf size** and allow for 25mm frame

When viewed horizontally, the top number = width, the bottom number = height

For windows, Sill number is from bottom of wall

20mm undercut allowed to all internal doors for flooring. Check exact dimension against selected flooring.

Refer window and door schedule for further information and site measure all windows and doors.

GLAZING:
All glazing to be as per NZS4223:3 2016. Where sill height less than 800mm and fall greater than 1m. use 4mm toughened safety glass as required.

Aluminium joinery: Residential thermally broken series to min. R0.32. Colour: TBC

TRIMS:

90x10 skirting throughout.

40x10 architraves to windows and internal doors.

Square stopped ceilings.

EXTRACTION & SHOWERS:

(EX) EXTRACTION - Mechanical extract fans. Manrose Designer weatherproof wall cowl, black. On blockwork walls, match render colour or Stainless. Extraction vent make tbc - Minimum flowrate of 25 L/s for bathrooms & 50 L/s for cooktops.
Fire Collars for all penetrations through Fire Rated Walls & Ceilings.

SHOWERS
Marmox *Ready-to tile-over shower bases* on timber or concrete substrate. Refer proprietary details and Wet Area details on sheet A4.15
Shower glass to NZS4223.3:2016. 600L door hinged as shown, shower screen hieght to match internal door head height (unless otherwise preferred by client).

TIMBER FRAMING:

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

Nailing schedule as per NZS3604:2011.

Unless otherwise noted timber framing as follows:

FLOOR FRAMING:
Timber framed floor with min. 19mm H1.2 plywood flooring. Use H3.2 CCA treated flooring in wet areas. Check against Structural Engineer's drawings for Floor Diaphragm requirements.
Refer drawings for all framing information.

Refer NZS3604:2011 Section 7 for more information or any information that is not included in these drawings.

WALL FRAMING:

All exterior wall framing:
Level 1 90x45 studs @ 400c up to 2.4m

Level 2 90x45 studs @ 600c up to 2.4m
90x45 studs @ 400c up to 2.7m

nogs @ 800c behind Stratco Superdek Vertical Metal cladding
nogs @ 600c behind Cemintel Territory Woodlands cladding
nogs @ 800c behind BGC Duragrid cladding

Intertertenancy FR walls:
90x45 studs @ 600c, nogs @ 800c.
Refer Engineer's details for any specific post-fire stability stud centres and hold downs.

Interior load bearing walls:
Level 2 90x45 studs @ 600c up to 2.4m
90x45 studs @ 400c up to 2.7m

Interior partition walls:
90x45 Studs @ 600c, nogs 800c up to 2.7m

Top plate:
Level 1 & 2 2/90x45 SG8 top plate

Bottom plate to all loadbearing walls:
Level 1 & 2 90x45 SG8 bottom plate

Stud to top plate fixing:
'B' type fixing - 2/90x3.15 end nails + 2 wire dogs or alternative to 4.7kN capacity.

LINTELS:
As indicated on plans - Refer Structural Engineer's set.
Refer to site copy of NZS3604:2011 p8-29 for uplift fixings
Refer to site copy of NZS3604:2011 p8-18 figure 8.5 and p8-17 paragraph 8.5.2 for trimming stud sizes.
Fix all perimeter lintels for uplift.

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

Refer NZS3604:2011 Section 10 for more information or any information that is not included in these drawings.

CEILING BATTENS:
Rondo battens at required centres to u/s of trusses to form flat ceilings.

ELECTRICAL FITTINGS TYPES KEY:

All downlights must be CA rated.

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

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

(HWC) **Hot Water Cylinder**:
Rheem M.P Electric HWC (1555mmH x 580mmØ) 247L or similar

Maximum safe water temperature for personal hygiene fixtures as 50°C.

(HT) **Heated Towel Rail**

(HP) **Heatpump**

BALUSTRADE TYPES KEY:

(B1) **Juralco Stecca Balustrade System**
Juralco Stecca balustrade min. 1.0m above deck FFL, face-fixed to deck framing as detailed. Colour: TBC

(B2) **Interior Balustrade**
Timber framed balustrade min. 1.0m above FFL. 10mm GIB board both sides and 20mm timber top rail, paint finish.

(B3) **Full Height Internal Timber Fin Screen**
Internal full height vertical timber screen with 90x45 vertical timber members spanning between raked wall/floor and ceiling. Max. 90mm gap between members. Paint finish to match internal trims and doors.

FIRE SYSTEMS:

UNITS 1-2 - to C/AS1 F.R.R 30/30/30
(SA) Smoke Alarms:
Units to have Type 1 interconnected and hardwired smoke alarms to NZS4514:2021.

UNITS 3-8 - to C/AS2 F.R.R 60/60/60
(SA) Smoke Alarms:
Units to have Type 5 interconnected and hardwired smoke alarms to NZS4514:2021.

(SP) Sprinkler System:
Seperate Ground Floor Turn-Key units must have sprinkler system installed.

All to be in accordance with Fire Engineering Design Report by Chester.

FIRE RATED ELEMENTS

(FR1-IT) **20-Series blockwork 60/60/60**
20-Series blockwork with 45mm timber strapping and 10mm GIB plasterboard each side. Block continuous from slab to GIB Barrierline - no penetrations.

(FR2-IT) **GIB Intertenancy Wall system GBTLAB 60b**
GIB Intertenancy Wall system - GBTLAB 60b 60/60/60 as specified and detailed. 25mm GIB Barrierline centred on gridline with timber stud framing both sides. Use 1 x layer of 10mm GIB Braceline/Noiseline each side. Substitute 1 x layer of 10mm GIB Aqualine in wet areas. Refer to GIB Intertenancy Barrier Systems for Terraced Houses, Dec 2022 for all installation requirements. Insulation to both wall cavities.

(FR3-Wing) **GIB Intertenancy Wall system GBTLAB 60b - Wing Wall**
GIB Intertenancy Wall system - GBTLAB 60b 60/60/60 as specified and detailed. 25mm GIB Barrierline centred on gridline with timber stud framing both sides extends into wing wall. Use IBS RigidRap on studs with 20mm cavity and specified cladding over.

(FR4-EW) **GIB Fire Rated External Wall GWTLE 60a**
GIB Fire Rated Timber Framed Wall - GWTLE 60a 60 60/60/60 as specified. 1 x 13mm GIB Fyreline to interior side, 1 x 13mm GIB Weatherline to exterior side.
Location: Unit 3 and Unit 8 to exterior walls on North/South Elevation.

(FR5-W2) **GIB Fire Rated Wall (2-way) GBTL 60**
GIB Fire Rated Timber Framed Wall - GBTL 60 60/60/60 as specified. 1 x 13mm GIB Fyreline each side of timber frame.
Location: Units 3-8 to seperate ground floor unit from unit at Level 1 & 2 above.

(FR6-W1) **GIB Fire Rated Wall (1-way) GBUW 30a**
GIB Fire Rated Timber Framed Wall - GBUW 30a 30/30/30 as specified. 1 x 16mm GIB Fyreline to timber frame.
Location: Units 1-2 - Stairwell wall to close off lower roof

(FR-C1) **GIB Fire Rated Ceiling / Soffit GBUC 60**
GBUC 60 - FRR 60/60/6. Fire Rated Ceilings as indicated on Floor plans. 2x13mm GIB Fyreline fixed to underside of joists. Soffits use specified soffit lining over. Framing to NZS3604:2011.
Fire Rated Downlights to all Fire Rated Ceilings.
Fire Collars fitted for any extraction penetrations.
Location: Units 3-8

(FR-C2) **GIB Fire Rated Ceiling / Soffit GBUC 30**
GBUC 30 - FRR 30/30/30. Fire Rated Ceilings as indicated on Floor plans.
1x16mm GIB Fyreline fixed to underside of ceiling battens as detailed. Framing to NZS3604:2011.
Fire Rated Downlights to all Fire Rated Ceilings.
Fire Collars fitted for any extraction penetrations.
Location: Units 1-2 - Lower roof on Level 1

Acceptable GIB Fyreline® Alternatives

13mm GIB Fyreline® can be replaced with
13mm GIB Braceline® / GIB Noiseline®
13mm GIB Aqualine®
13mm GIB Toughline®
13mm GIB Toughline® Aqua

NOTE:
GIB ® Intertenancy Barrier Systems allow installation of plumbing and electrical services in the cavities either side of the central barrier. Suitable proprietary fire-stopping is required for wall lining penetrations larger than 90 x 50mm or 65mm Ø, and for penetrations through the GIB Barrierline ® core in the roof space.

RETAINING WALLS:

All timber retaining walls to have 110Ø coil drain in free draining scoria and filter sock. Connect to stormwater line via catchpit.

ROOF TYPES KEY:

(R1) **Roof - 4° pitch**
0.55BMT Colorsteel Maxx® Stratco Superdek roofing over Thermakraft Covertek 407 roofing underlay on 70x45 SG8 H1.2 purlins on flat @ 900c max. over trusses - refer framing plan. Use VENT baffle at roof low point to keep insulation out of purlin zone.

Roof Notes
Use Dimond 147Metal Fascia. Barge and Apex Flashings as detailed.

Stratco Quarter round steel spouting and downpipes. All downpipes 80mmØ unless otherwise noted. Roofing, spouting and downpipe colour: TBC

CLADDING TYPES KEY:

(CL1) **Stratco Wall Cladding**
0.55BMT Colorsteel Maxx® Stratco Superdek vertical wall cladding on 20mm cavity over IBS Rigid RAB as shown on elevations and details. Cladding to be installed in strict accordance with manufacturer's details and specification.

(CL2) **Cemintel Cladding**
Cemintel Territory TM Woodlands 'Grey Gum' on 90x15mm proprietary spacers, on IBS Rigid RAB. Cemintel clips @ 455crs horizontally. Cladding to be installed in strict accordance with manufacturer's details and specification.

(CL3) **Resene Plaster Coating**
Resene Plaster coating to exterior ground floor blockwork walls. To be installed in strict accordance with manufacturer's details and specification.

(CL4) **BGC Duragrid Cladding**
BGC Duragrid wall cladding on 20mm cavity over IBS Rigid RAB to as shown on elevations and details. Cladding to be installed in strict accordance with manufacturer's details and specification.
Location: Units 3-8 Pop-out windows only.

NOTE:
Fire Rated Boundary Walls must use 13mm GIB Weatherline instead of IBSRigidRap.

FLOOR FINISHES KEY:

(F1) **Laminate Flooring on Concrete Slab**
Quickstep Laminate FLooring 'Concrete Wood Light Grey' or similar overlay on concrete slab. Overlay flooring in wet areas to be installed over Ardex wet area membrane. Wet area membrane to be wall to wall with 150mm upstand at wall.

(F2) **Laminate Flooring on Timber Substrate**
Quickstep Laminate FLooring 'Concrete Wood Light Grey' or similar overlay on 19mm plywood flooring. Overlay flooring in wet areas (Kitchen, Bathrooms, Ensuites, WC and Laundry) to be installed over H3.1 CCA treated 19mm min. plywood and Ardex wet area membrane. Wet area membrane to be wall to wall with 150mm upstand at wall. Note 19mm Floor diaphragm required some areas - refer Structural Engineer's drawings.

(F3) **Carpet**
Selected carpet on carpet underlay on SED concrete slab on Ground Floor, and on 19mm plywood flooring on Level 2. Note 19mm Floor diaphragm required some areas - refer Structural Engineer's drawings.

(F4) **Fire Rated Deck**
140x18mm selected hardwood timber decking on Viking Buxon Pedestal with Buzon Batten holder on Viking TPO membrane on min. 17mm H3.2CCA treated plywood substrate. Plywood on tapered furrings laid to falls, to deck edge. No internal/external gutter. All beams enclosed with fire rated soffit below.

(F5) **Decking**
Selected 140x18mm hardwood timber decking on timber framed deck.

LINING TYPES KEY:

Unless otherwise specified for Fire or Bracing, internal linings to be as follows:

(C1) **Ceiling Lining - flat**
10mm GIB Standard lining, on Rondo battens as specified @ 400crs. Use 10m Aqualine in wet areas (Bathroom, Ensuite, WC and Laundry).

(C2) **Soffit Lining**
6mm James Hardie Villaboard soffit lining on soffit battens, install to manufacturer's specification. Flush joints.

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

(L2) **Wall Lining - Wet area**
Selected porcelain or ceramic tiles on Ardex WPM002 wet area membrane on 10mm GIB Aqualine to showers, and bathroom. Confirm extent with client.

Table 20: Material selection
This table shall be read in conjunction with Table 21 and Table 22 and Paragraph 4.0.
Refer relevant cladding and flashings paragraphs for material and coating specifications.
Paragraphs 2.2, 4.2.2, 4.5.2, 8.2.4, 9.4.11, 8.4.11.1 and 9.9.7.

Material	Exposure(1)(2)(4)(6) NOTE: Consider all walls as 'Sheltered' for steel based claddings(6)	Type	Acceptable Exposure Zones as per NZS 3604 – Section 4 (3)(4)(6) 15 years	50 years for hidden elements(3)(6)
CLADDINGS AND FLASHINGS				
Aluminium, zinc	Hidden(2)		B,C,D,E	B,C,D,E
	Exposed		B,C,D,E	
	Sheltered		B,C,D,E	
Copper, lead, or stainless steel	Hidden(2)		B,C,D,E	B,C,D, E
	Exposed		B,C,D,E	
	Sheltered		B,C,D,E	
Factory painted				
Aluminium/zinc coated or galvanised steel to AS/NZS 2728 (includes pre-painted tiles)	Hidden(9)	Type 4	B,C,D,E	B,C,D
	Hidden(9)	Type 6	B,C,D,E	B,C,D,E
	Exposed(8)	Type 4	B,C,D	
	Exposed(8)	Type 6	B,C,D,E	
	Sheltered	Type 4	B,C	
	Sheltered	Type 6	B,C,D,E	
Pressed metal tiles aluminium/zinc coated AZ150 to AS/NZS 2728 with post-form factory painting	Exposed	Type 6	B,C,D,E	
	Sheltered	Type 6	B,C,D	
Non factory painted				
Aluminium/zinc coated steel AZ150 to AS 1397.	Hidden(9)		B,C,D,E	B,C,D
	Exposed(8)		B,C	
	Sheltered		B	
Galvanised steel Z450 to AS 1397	Hidden(9)		B,C,D	B,C
	Exposed(8)		B,C	
	Sheltered		B	
Non-metallic				
Bituminous material, or uPVC	Hidden		B,C,D,E	B,C,D,E
	Exposed (UPVC only)		B,C,D,E	
	Sheltered (UPVC only)		B,C,D,E	
Butyl rubber	Hidden		B,C,D,E	B,C,D,E
	Exposed		B,C,D,E	
	Sheltered		B,C,D,E	
FIXINGS(7)				
Aluminium, bronze, and stainless steel (types 304 and 316(10))	Hidden		B,C,D,E	B,C,D,E
	Exposed		B,C,D,E	
	Sheltered		B,C,D,E	
Nails – Hot-dip galvanised steel to AS/NZS 4680	Hidden(5)(9)		B,C,D	B,C
	Exposed		B,C	
	Sheltered		B	
Screws – galvanised steel, painted or unpainted, to AS 3566 Part 2	Hidden(5)(9)	Class 2	B,C,D,E(3)(4)	B,C,D,E
	Exposed	Class 4	B,C,D	
	Sheltered	Class 4	B,C	

E2/AS1 2012 table 20

Table 20: Material selection – continued

Note:
1) Refer to manufacturer's information for maintenance requirements in Exposed and Sheltered locations.
2) The term "hidden" mean's concealed behind another element such that no part is visible. Hidden elements require a 50 year durability under the NZBC. The term "exposed" means having surfaces exposed to rain washing. The term 'sheltered' means being visible, but not rain washed. For diagrammatic outline, refer NZS 3604 Figure 4.3(a). Exposed and sheltered elements require a 15 year durability. Where an element can be categorised as both 'sheltered' and 'exposed', the 'sheltered' condition will apply.
3) AS/NZS 2728 lists atmospheric classes derived from ISO 9223 for Australia and New Zealand, determined by exposure to wind-driven sea-spray. NZS 3604 references atmospheric classes B (Low), C (Medium) and D (High). E2/AS1 references atmospheric zones B,C,D,E. For the purposes of cladding selection, Zone E (Severe marine classified as breaking surf beach or worse) has been included. Designers must consult metal supplier's information for specific durability requirements of sites in Zone E.
4) The geographic limits of atmospheric classes in NZS 3604 and AS/NZS 2728 may vary. Table 20 uses the limits outlined in NZS 3604.
5) Includes fixings protected by putty and an exterior paint system of primer, undercoat and two top coats of paint.
6) Microclimates based on evidence from adjacent structures of corrosion caused by industrial or geothermal atmospheres are outside the scope of this Acceptable Solution.
7) Refer to Tables 21 and 22 for compatibility of fixings with metal claddings.
8) *Roof only.* Coated steel wall claddings must be considered as 'sheltered'.
9) Hidden steel coated elements in ventilated cavities in zones D and E (exposure to salt air) must be considered as 'sheltered'
10) The use of stainless steel fixings is not recommended by steel manufacturers for use with coated steel in severe marine and industrial environments, as they are considered to cause deterioration.

E2/AS1 2012 table 20

INSULATION NOTES:

Refer calculation method in specifications for H1 R-value calculations per Unit.

FLOORS:
Slab - Units 1-2:
Raft slab with 220mm pods, and 50mm Expol SLABX200 underslab insulation.
Slab - Units 3-8:
Raft slab with 300mm pods, and 50mm Expol SLABX200 underslab insulation.

Timber Floor (cantilevered floors & above the garage)
240x45 Joists @ 400crs with min R2.6 Pink batts snug floor insulation.

WALLS:
Exterior Walls:
Cladding on 20mm cavity on IBSRigidRap and 90mm framing with minimum R2.8 Pink batts 90mm wall insulation. Use minimum R3.6 Pink batts 140mm wall insulation.

Exterior Block Walls:
RCM blockwork walls with 70mm strapping to inside face and minimum R2.2 Pink batts 70mm wall insulation.

Blockwork Intertenancy Walls (Level G):
Central RCM blockwork wall with 45mm strapping each side and minimum R1.3 Pink batts 45mm wall insulation.

Timber Intertenancy Walls (Level 1 & 2):
Minimum R2.8 Pink batts 90mm wall insulation

Internal Walls (to uninsulated garage):
90mm framing with minimum R2.8 Pink batts 90mm wall insulation.

TRUSS ROOF:
Lower Roof with lower heel height (Units 1-2, 8)
Trusses, 90x45 Trusses @ 900c with min. R1.8 Pink batts insulation along roof edge and between truss chords, and min. R5.0 Pink batts super batts ceiling insulation over truss bottom chords (avoid low roof perimeter for first 500mm).

Main Roof with heel height 330+ (Units 1-8)
Trusses, 90x45 Trusses @ 900c with min. R5.0 Pink batts super batts ceiling insulation along roof edge and between truss chords (avoid low roof perimeter for first 500mm).

OPENINGS:
Glazing
Double glazed aluminium units w/ Clear/Clear in thermally broken aluminium frame = R0.32
Skylights
Velux FCM 2222 as specified = R0.365

Internal door (to uninsulated garage):
Standard hollowcore door, min. R0.41

INSULATION MUST NOT TOUCH ROOFING UNDERLAY

Table 21: Compatibility of materials in contact
This table shall be read in conjunction with Table 20 and Table 22.
Refer relevant cladding and flashings paragraphs for material and coating specifications.
Paragraphs 2.2, 4.2.2, 4.5.2, 8.2.4, 9.4.11, 8.4.11.1 and 9.9.7.

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

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

NOTES:
(1) Coated – includes factory-painted, coil-coated and powder-coated.

E2/AS1 2012 table 21

Table 22: Compatibility of materials subject to run-off
This table shall be read in conjunction with Table 20 and Table 21.
Refer relevant cladding and flashings paragraphs for material and coating specifications.
Paragraphs 2.2, 4.2.2, 4.5.2, 8.2.4, 9.4.11 and 9.9.5.

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

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

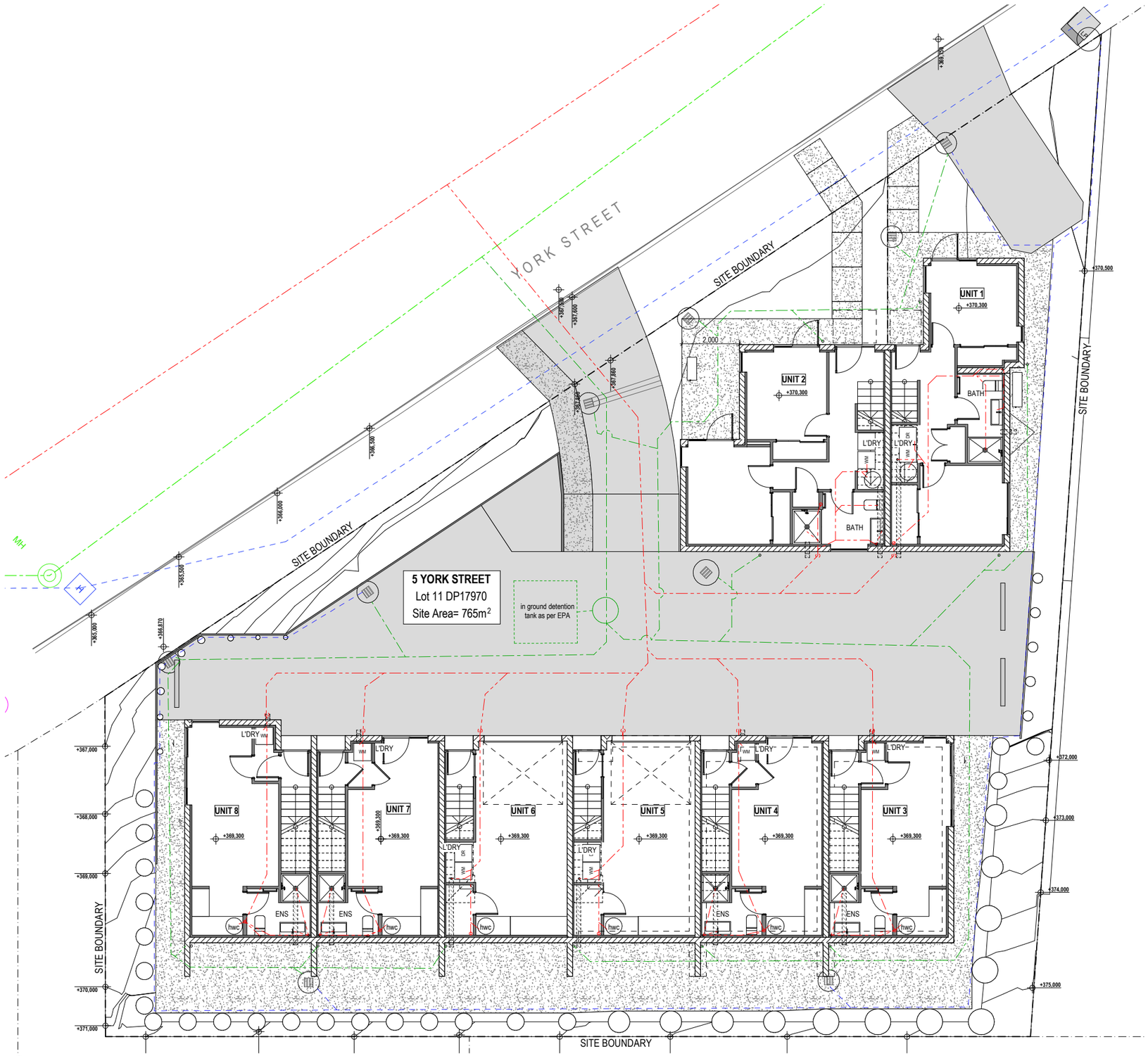
NOTES:
(1) Coated – includes factory-painted, coil-coated and powder-coated.
(2) Includes copper azole and copper quaternary salts.

E2/AS1 2012 table 22

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

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

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



1 Site plan and Site Drainage
1:75

All plumbing work to be carried out by a registered plumber to AS/NZS 3500.2:2021

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

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

All pipes outside the insulated area to be insulated.

All vanity basins to be wall mounted, with thru wall waste UNO.

DRAIN SIZES:

All 40Ø pipes, min 1:40 falls
All 65Ø pipes to wastewater fittings as indicated on schematic, min 1:40 falls

All private 100mmØ soil pipe and stormwater pipes min 1:60 falls

All fixture pipes under the slab are to be 80Ø except for the toilets.

All pipes to be uPVC

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

INTERNAL WATERPROOF MEMBRANE NOTES:

Internal Waterproof membrane

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

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

Refer wet area details on sheet A4.15

NOTE: All drainage set out from edge of slab to comply with E1/AS1 fig.14 shown below.

Access points to be installed to both ends of drainage traversing the length of a slab.

All slab penetrations through footing to be as per Structural Engineer's details.

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

REV	DESCRIPTION	DATE
A	ISSUE FOR BUILDING CONSENT	02.10.26

BUILDING CONSENT

PLUMBING KEY:

- Wastewater drain
- Stormwater drain
- Coil drain

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

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC site plans
Site Plan, and Site Drainage

DRAWING CREATION DATE

DRAWING NUMBER
A1.02 (A)

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1:75 @A1

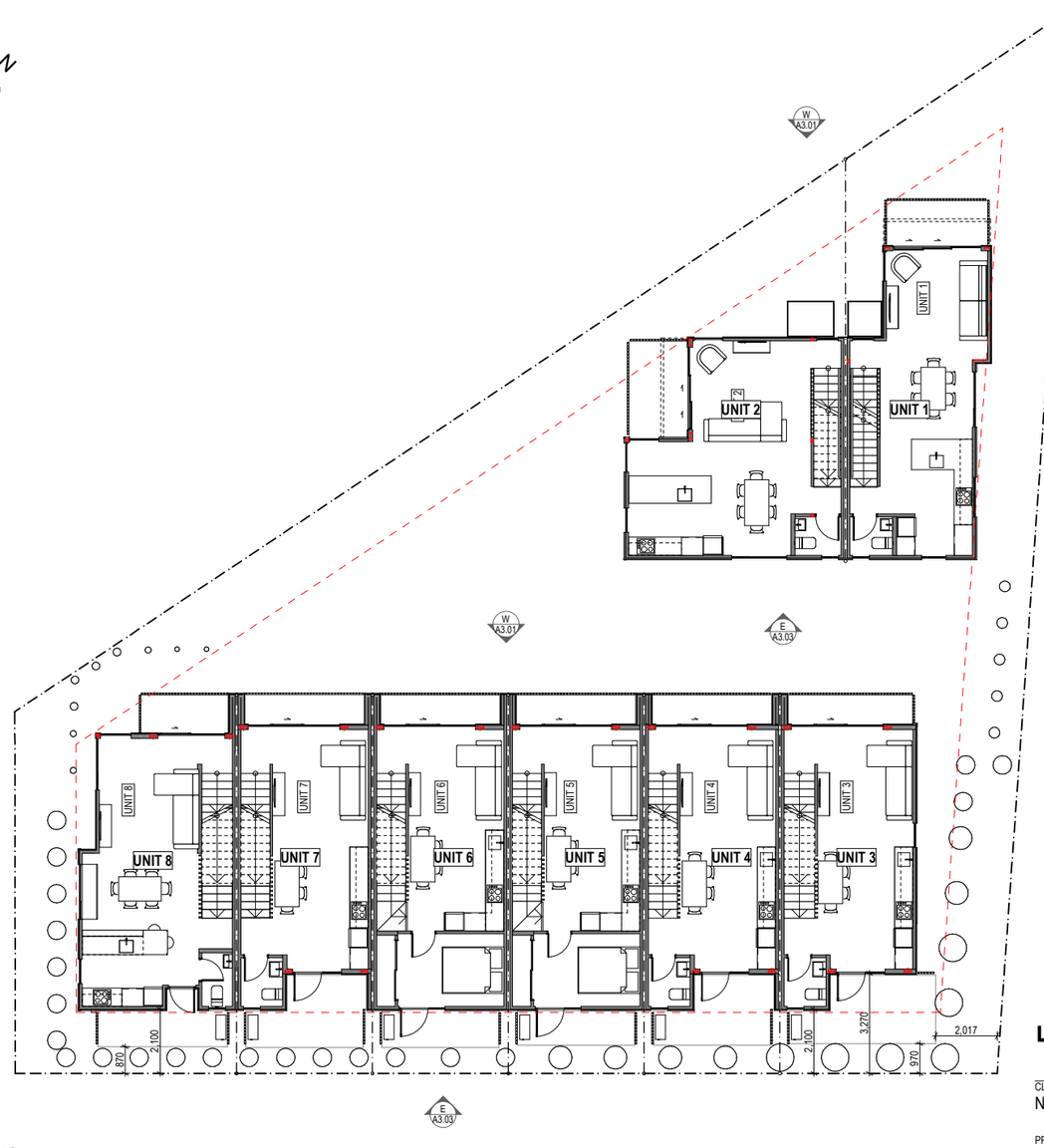
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REV	DESCRIPTION	DATE
B	ISSUE FOR BUILDING CONSENT	02.10.26
A	DRAFT ISSUE TO CONSULTANTS	01.10.26

BUILDING CONSENT



1 - Overall Floor plan - Level Ground
1:100



2 - Overall Floor plan - Level 1
1:100

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC site plans
Overall Floor Plans - Level G, Level 1

DRAWING CREATION DATE

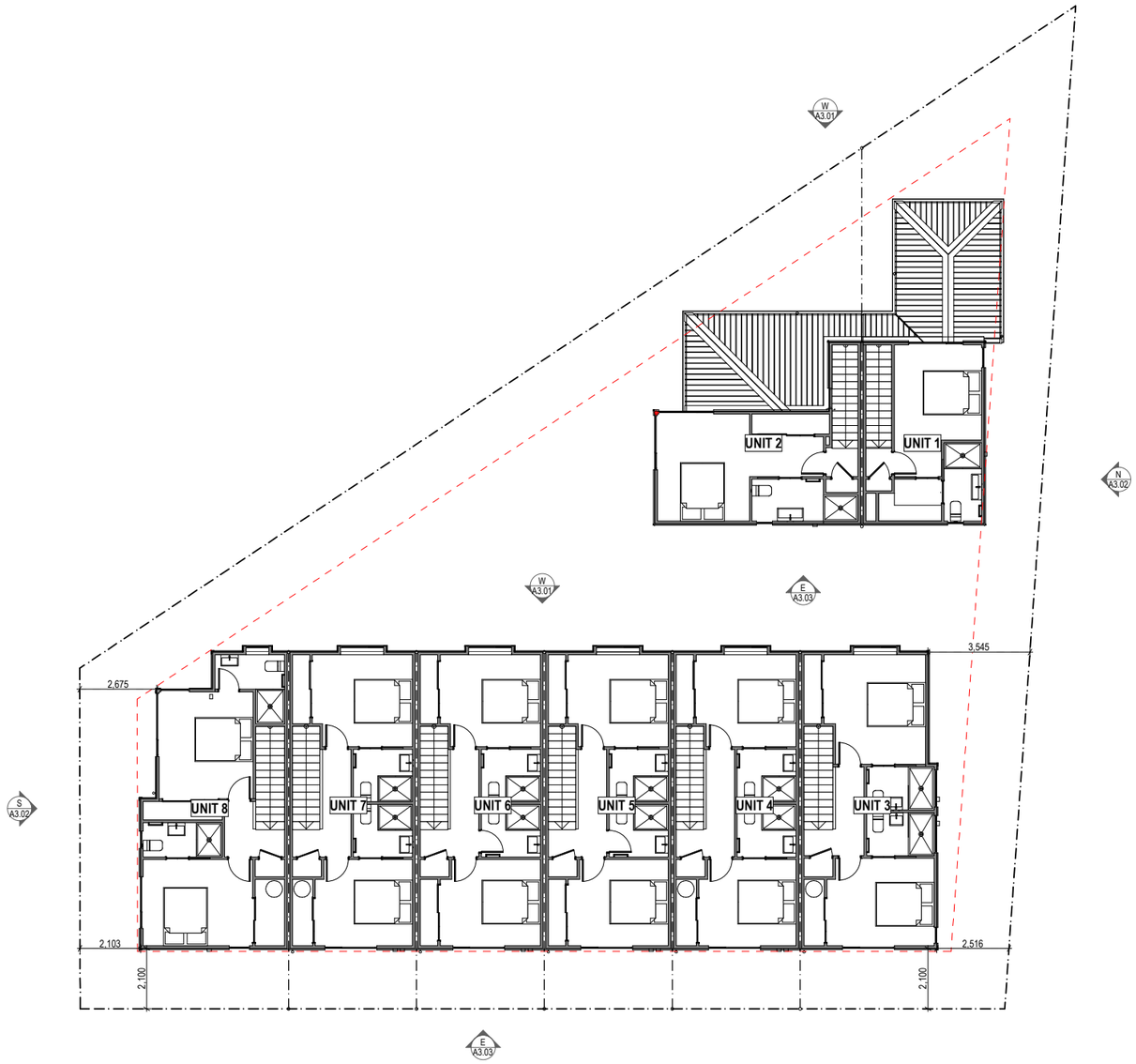
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A1.03 B

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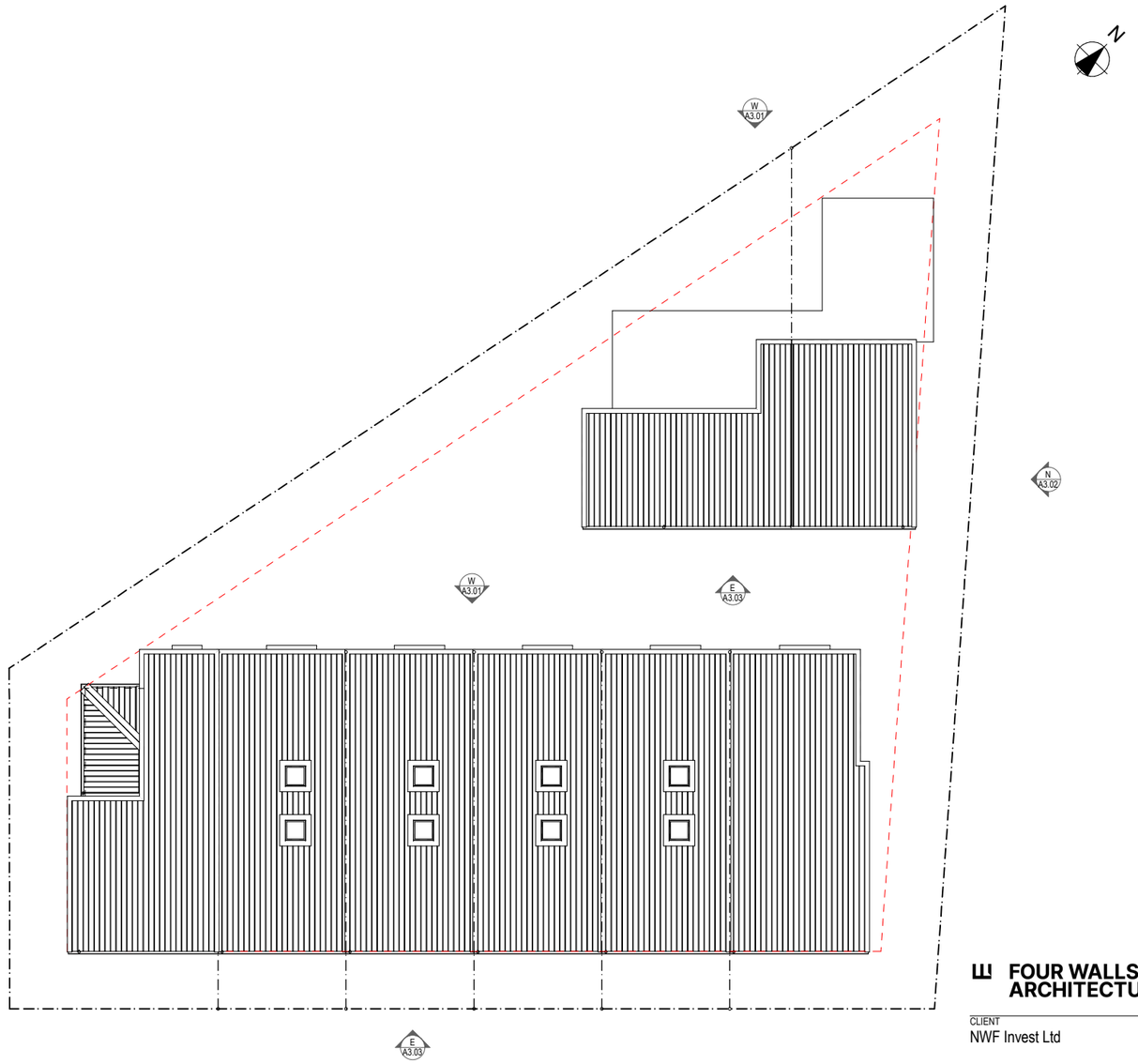
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REV	DESCRIPTION	DATE
B	ISSUE FOR BUILDING CONSENT	02.10.26
A	DRAFT ISSUE TO CONSULTANTS	01.10.26

BUILDING CONSENT



1 - Overall Floor plan - Level 2 1:100



2 - Overall Roof plan 1:100

FOUR WALLS ARCHITECTURE

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PROJECT
YORK STREET

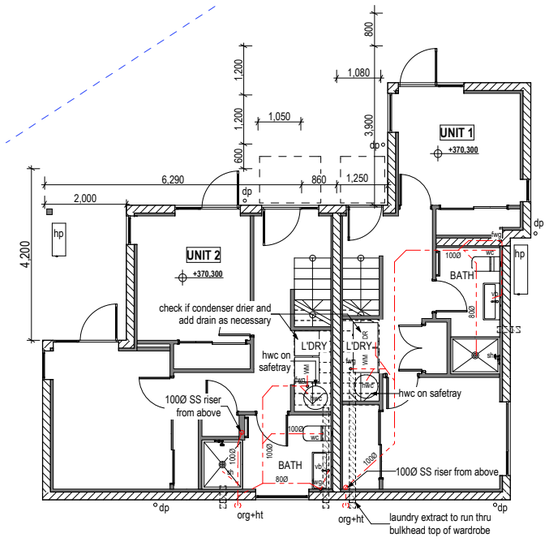
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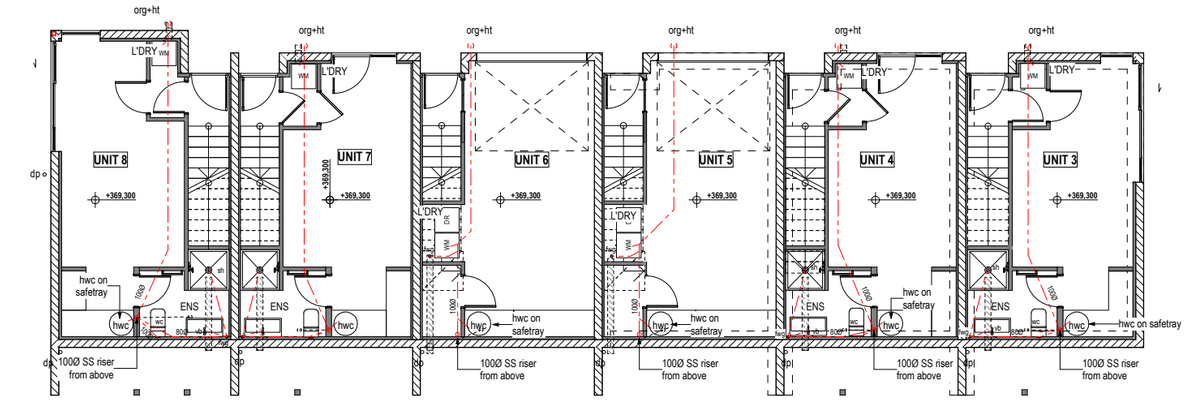
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BC site plans
Overall Floor Plans - Level 2, Roof

DRAWING CREATION DATE

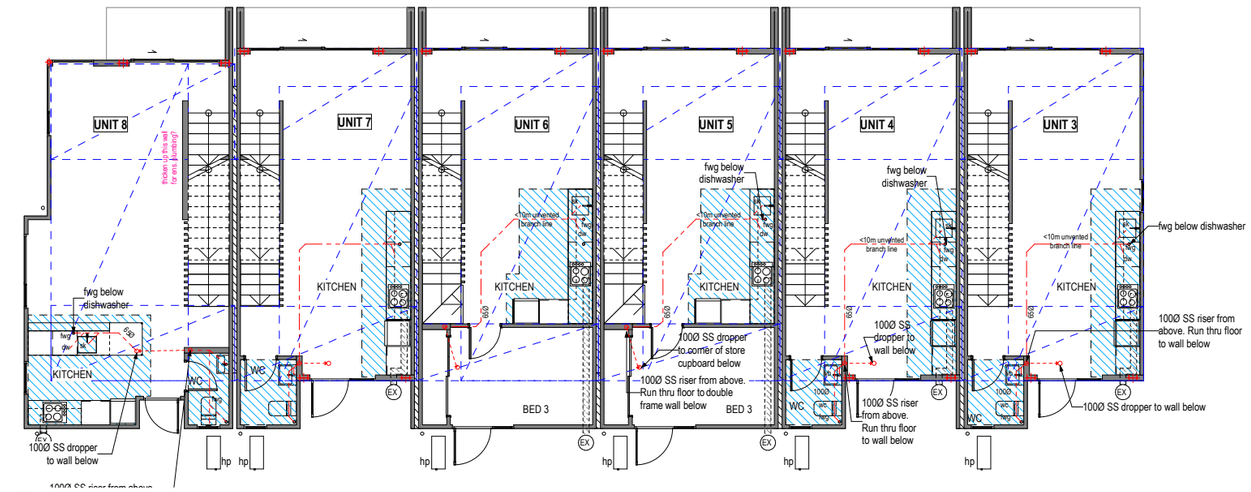
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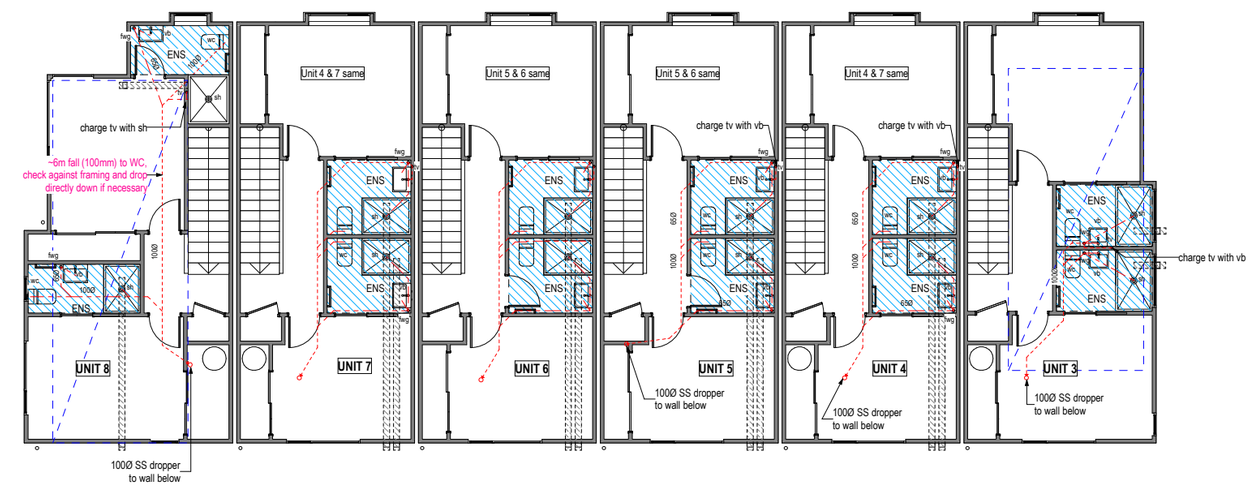

UNIT 1
+370.300
UNIT 2
+370.300
BATH
L'DRY
L'DRY
BATH
check if condenser drier and add drain as necessary
hwc on safetray
hwc on safetray
100Ø SS riser from above
100Ø SS riser from above
laundry extract to run thru bulkhead top of wardrobe
org+ht
org+ht
dp
6,290
2,000
4,200
1,200
1,200
600
1,050
860
1,250
1,080
800
3,900
800
1000
1000
1000



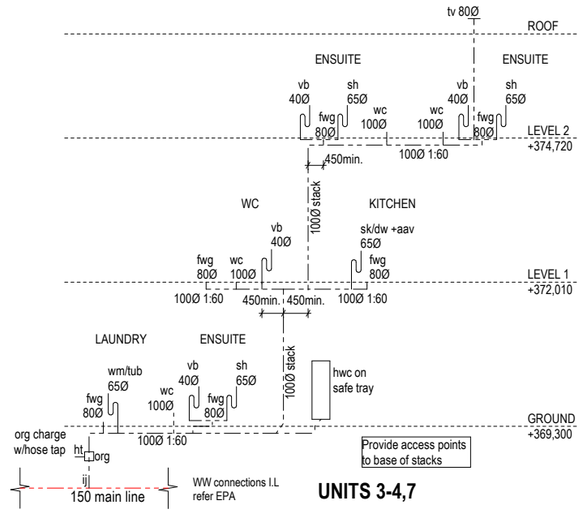
1 - Plumbing Plan - Level G 1:75



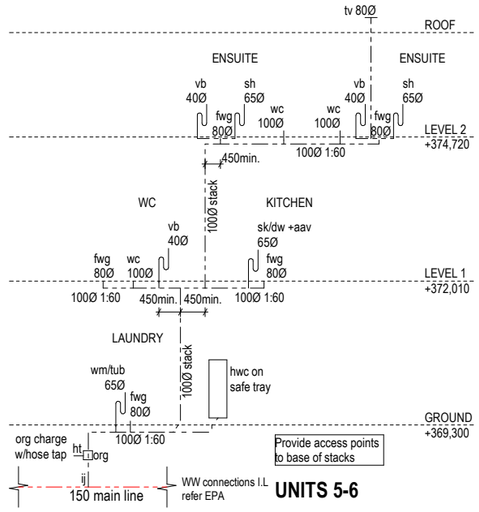
2 - Plumbing Plan - Level 1 1:75



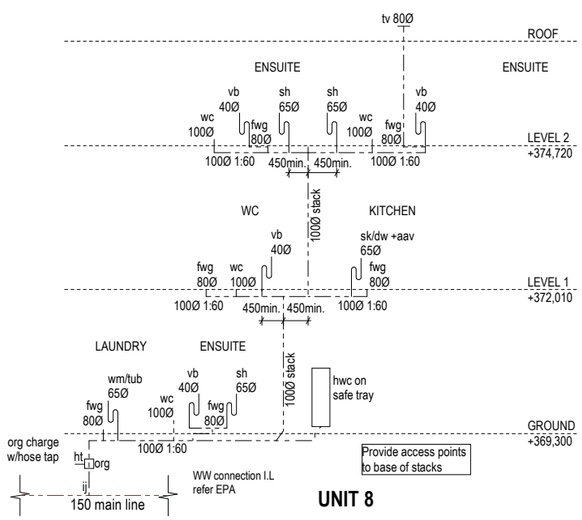
3 - Plumbing plan - Level 2 1:75



4 - Plumbing Schematic



5 - Plumbing Schematic



6 - Plumbing Schematic

All plumbing work to be carried out by a registered plumber to AS/NZS 3500.2:2021

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

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

All pipes outside the insulated area to be insulated.

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DRAIN SIZES:

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All fixture pipes under the slab are to be 80Ø except for the toilets.

All pipes to be uPVC

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

INTERNAL WATERPROOF MEMBRANE NOTES:

Internal Waterproof membrane

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

Refer wet area details on sheet A4.15

NOTE: All drainage set out from edge of slab to comply with E1/AS1 fig.14 shown below.

Access points to be installed to both ends of drainage traversing the length of a slab.

All slab penetrations through footing to be as per Structural Engineer's details.

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REV	DESCRIPTION	DATE
B	ISSUE FOR BUILDING CONSENT	02.10.26
A	DRAFT ISSUE TO CONSULTANTS	18.09.26

BUILDING CONSENT

PLUMBING KEY:

- Wastewater drain
- Stormwater drain
- Coil drain

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

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

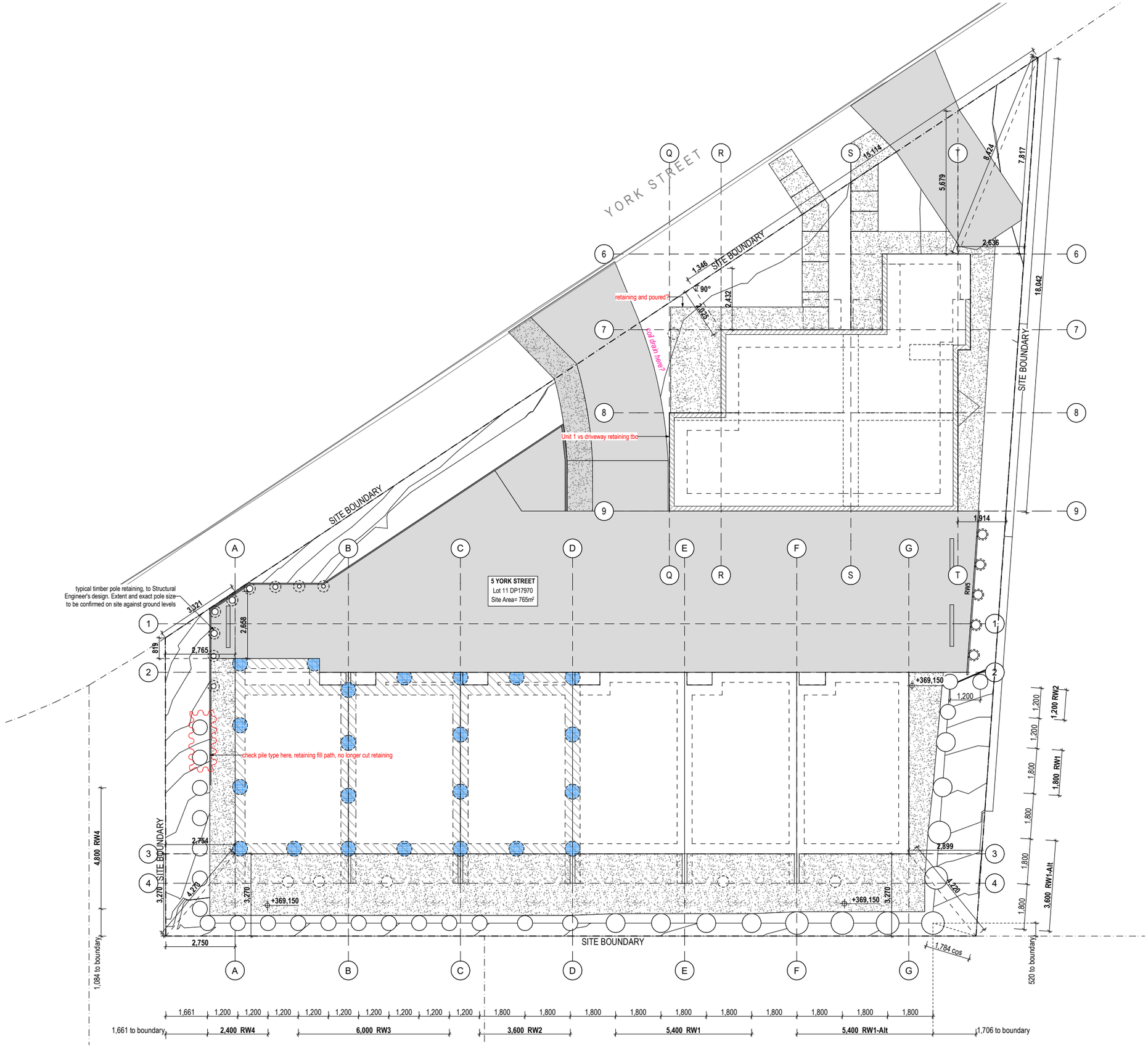
PROJECT NUMBER
2026_001

DRAWING NAME
BC site plans
Units 3-8 Plumbing plans and Schematic

DRAWING CREATION DATE

DRAWING NUMBER
A1.06 B

SCALE
1:75 @A1



1 Site Retaining and Setout plan
1:75

GENERAL NOTES
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REV	DESCRIPTION	DATE
B	ISSUE FOR BUILDING CONSENT	02.10.26
A	DRAFT ISSUE TO CONSULTANTS	01.10.26

BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Floor Plans
Site Retaining and Foundation Setout plan

DRAWING CREATION DATE

DRAWING NUMBER
A2.01 B

SCALE
1:75 @A1

NOTE: DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS.

FOUNDATION PLAN:
Refer to Structural Engineer's drawings for all reinforcing bars, sawcuts, footing dimensions and pod layout.

Refer Architect's drawings for setout dimensions, plumbing penetrations, joinery rebates.

Check position of all plumbing penetrations against selected fittings prior to slab pour.

JOINERY REBATES:

Confirm all joinery rebates against selected joinery with supplier prior to slab pour. Setdown to allow for 15mm overlay flooring build up to run into joinery flange.

Ground floor RCM block:

- I.T wall, 2.7m above S.L (block to u/s L1 bottom plate)
- Exterior walls, 2.4m above S.L and 45mm header plate on DPC above

Extraction Note: solid ducts raking down to avoid condensation

BRACING NOTES:
Bracing to be read in conjunction with Structural Engineer's drawings

Diaphragm
Structural floor diaphragm or GIB ceiling diaphragm as noted on plans. Refer Structural Engineer's drawings

INTERNAL STAIR NOTES:
Carcass by stair manufacturer with selected overlay.

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

Selected handrail min. 900mm above stair pitch line to all internal stairs.

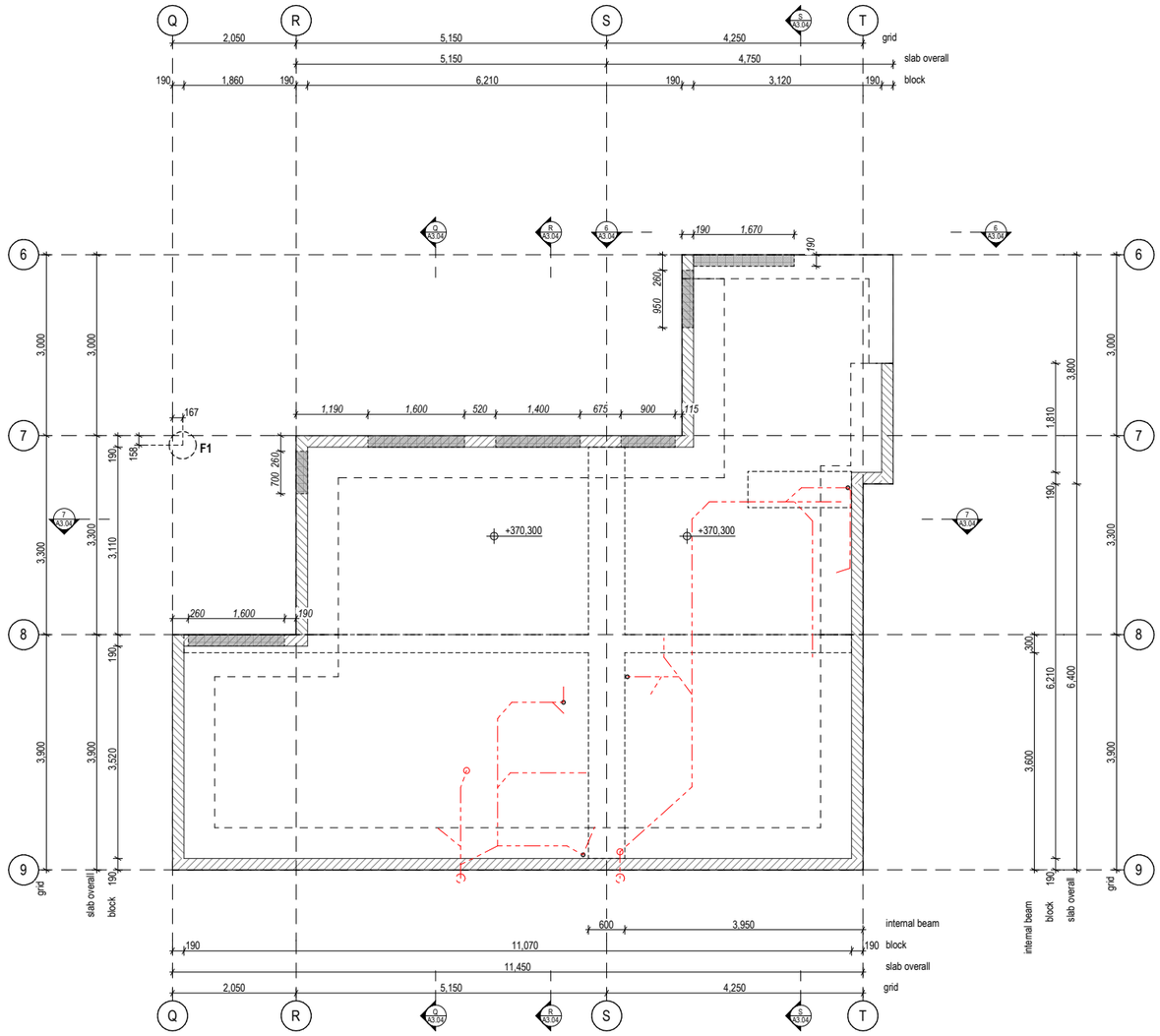
UNITS 1-2
Ground floor to Level 1 = 2710mm
R=15/180.7mm
T=14/280mm (255+25mm nosing)

Level 1 to Level 2 = 2710mm
R=15/180.7mm
T=14/280mm (255+25mm nosing)

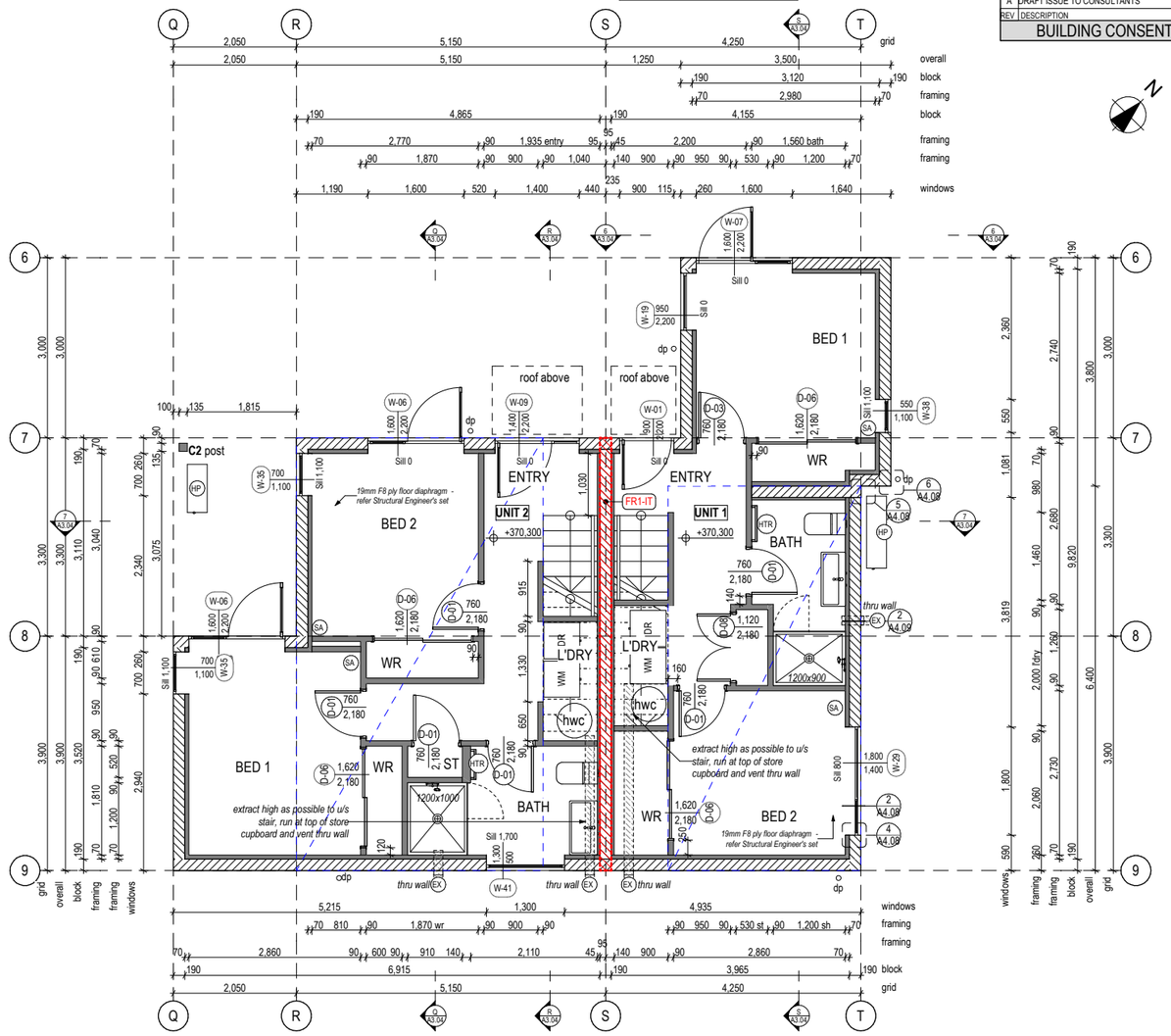
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REV	DESCRIPTION	DATE
B	ISSUE FOR BUILDING CONSENT	02.10.26
A	DRAFT ISSUE TO CONSULTANTS	01.10.26

BUILDING CONSENT



1 - Units 1-2: Foundation plan
1:50



2 - Units 1-2: Floor Plan - Level G
1:50

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Floor Plans
Units 1-2 - Foundation plan and Floor plan Level G

DRAWING CREATION DATE

DRAWING NUMBER
A2.02 B

SCALE
1:50 @A1

NOTE: DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS

STRUCTURAL KEY:

FB4 250 UB 26
FB6 200 PFC
FB7 2/240x45 PL12 H3.2

CB1 200 PFC
C1 89x5 SHS
L3 Block lintel

STRUCTURAL KEY:

J1 240x45 SG8 @ 400crs (4.4m max. span)
J3 240x45 SG8 H3.2 @ 400crs (2.8m max. span)

Joists @400crs to wet areas

Diaphragm
Structural floor diaphragm or GIB ceiling diaphragm as noted on plans. Refer Structural Engineer's drawings

GBUC 30: FR-C2
Fire Rated Ceiling 30/30/30
1x16mm GIB Fyreline®

Extraction Note: solid ducts raking down to avoid condensation

BRACING NOTES:
Bracing to be read in conjunction with Structural Engineer's drawings

GIB Ceiling diaphragm to Level 1 ceiling. Floor diapraghms shown on Floor Framing plans.

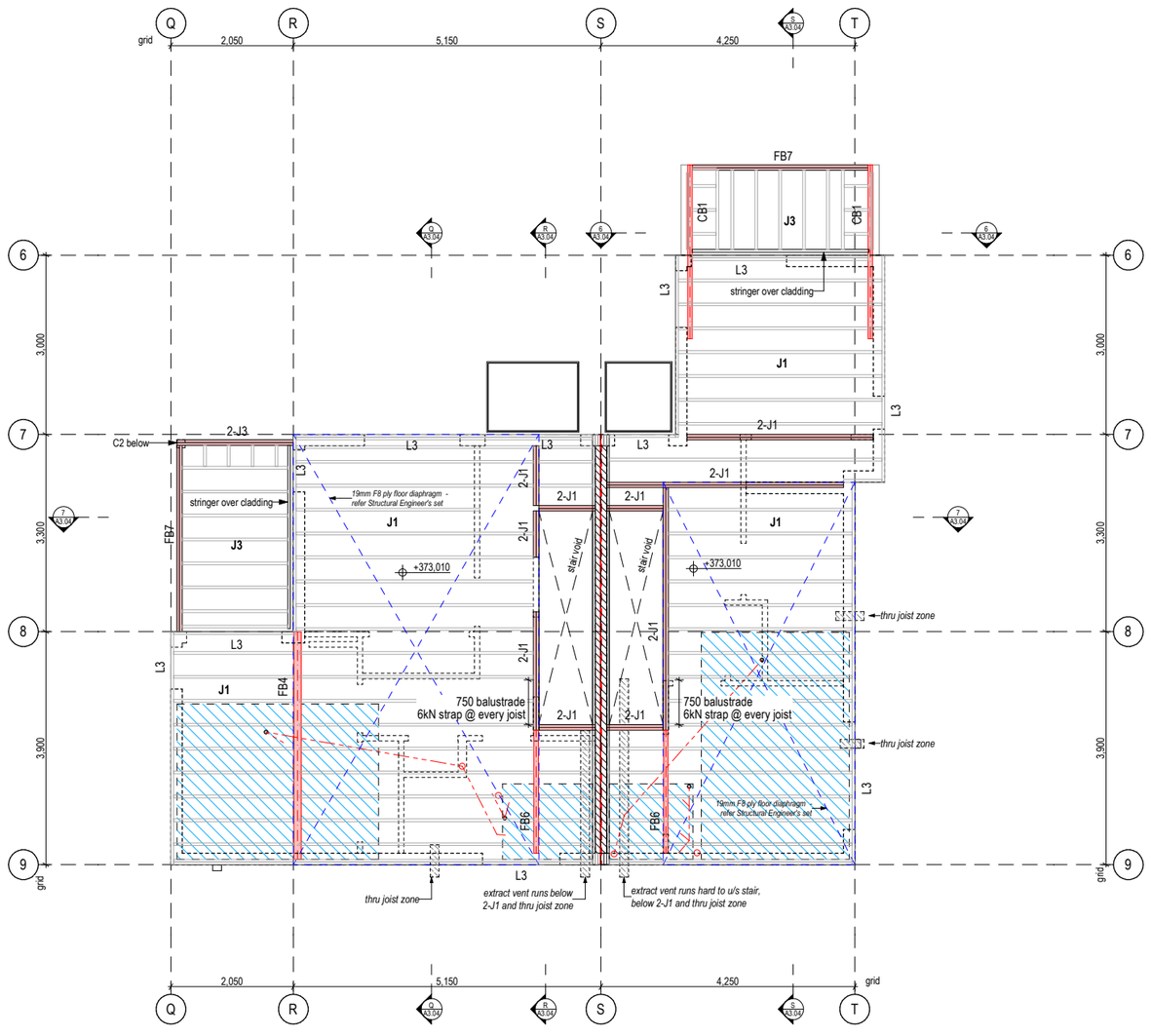
STUD FRAMING
To NZS3604 2011 table 8.2

Units 1-2 - Level 1
90x45 studs @ 400c up to 2.4m high, or 140x45 studs @ 600c where indicated for plumbing or joinery.
Internal LBW 90x45 studs @ 400c

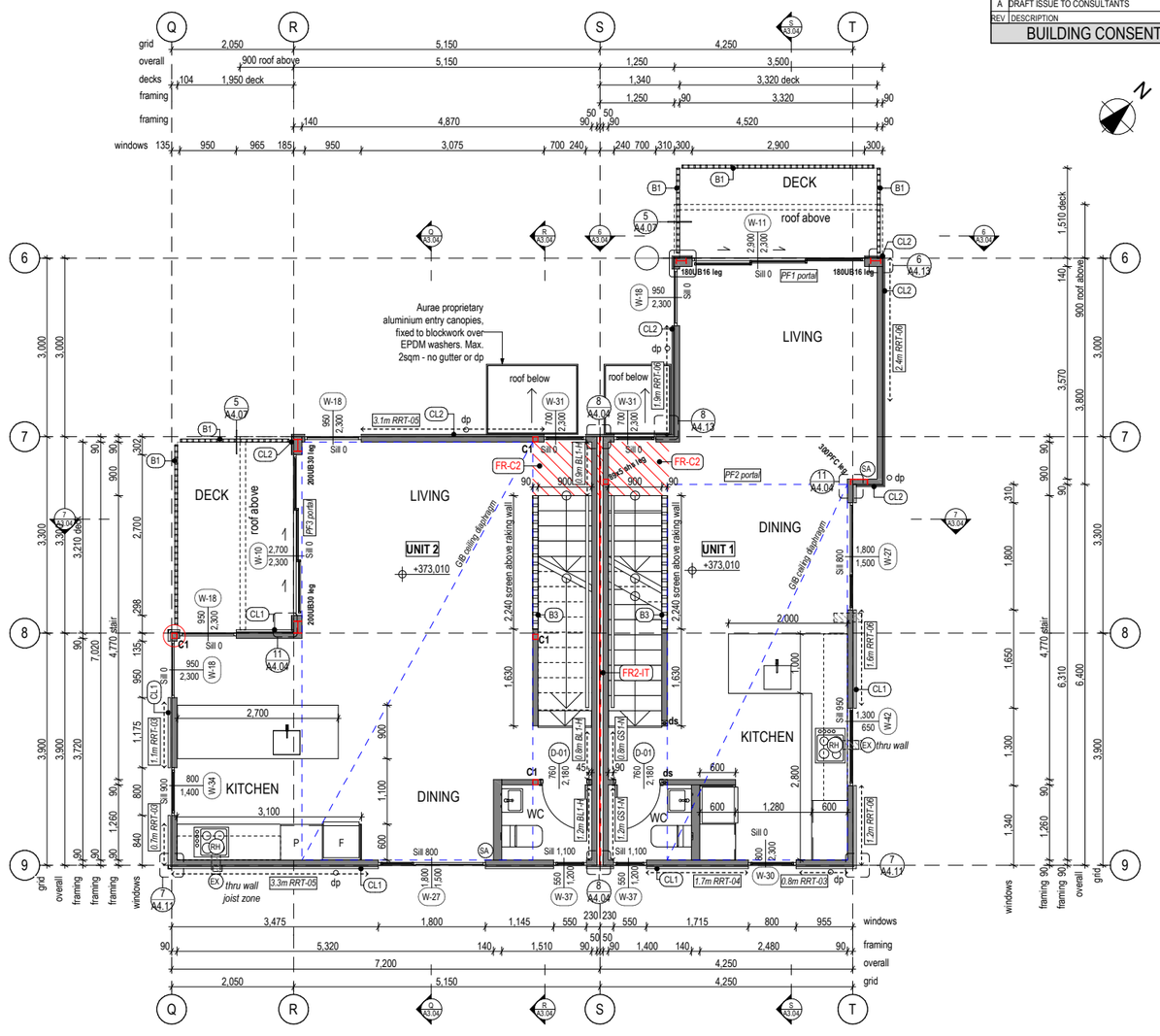
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Units 1-2: Level 1 Floor Framing plan
1:50



Units 1-2: Floor Plan - Level 1
1:50

FOUR WALLS ARCHITECTURE

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NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Floor Plans
Units 1-2 - Level 1 Floor Framing plan and Floor plan

DRAWING CREATION DATE

DRAWING NUMBER
A2.03 B

SCALE
1:50 @A1

NOTE: DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS

STRUCTURAL KEY:

FB1	2/240x45SG8
FB3	2/240x45 LVL13
FB4	250 UB 26
FB5	250 UB 26
PF1	180 UB 16
PF2	300 PFC beam w/ 300 PFC leg and 89x5 SHS leg
PF3	200 UB 30

STRUCTURAL KEY:

L1	Double boundary joist to be continuous over opening below
L2	2/140x45 SG8 fixed w/ Type E lintel fixing
C1	89x5 SHS
DS	double stud
J1	240x45 SG8 @ 400crs (4.4m max. span)

Joists @400crs to wet areas

Diaphragm
Structural floor diaphragm or GIB ceiling diaphragm as noted on plans. Refer Structural Engineer's drawings

UNITS 1-2 ROOF FRAMING at LEVEL 1:
STRUCTURAL KEY:
As per Structural Engineer & NZS3604:2011

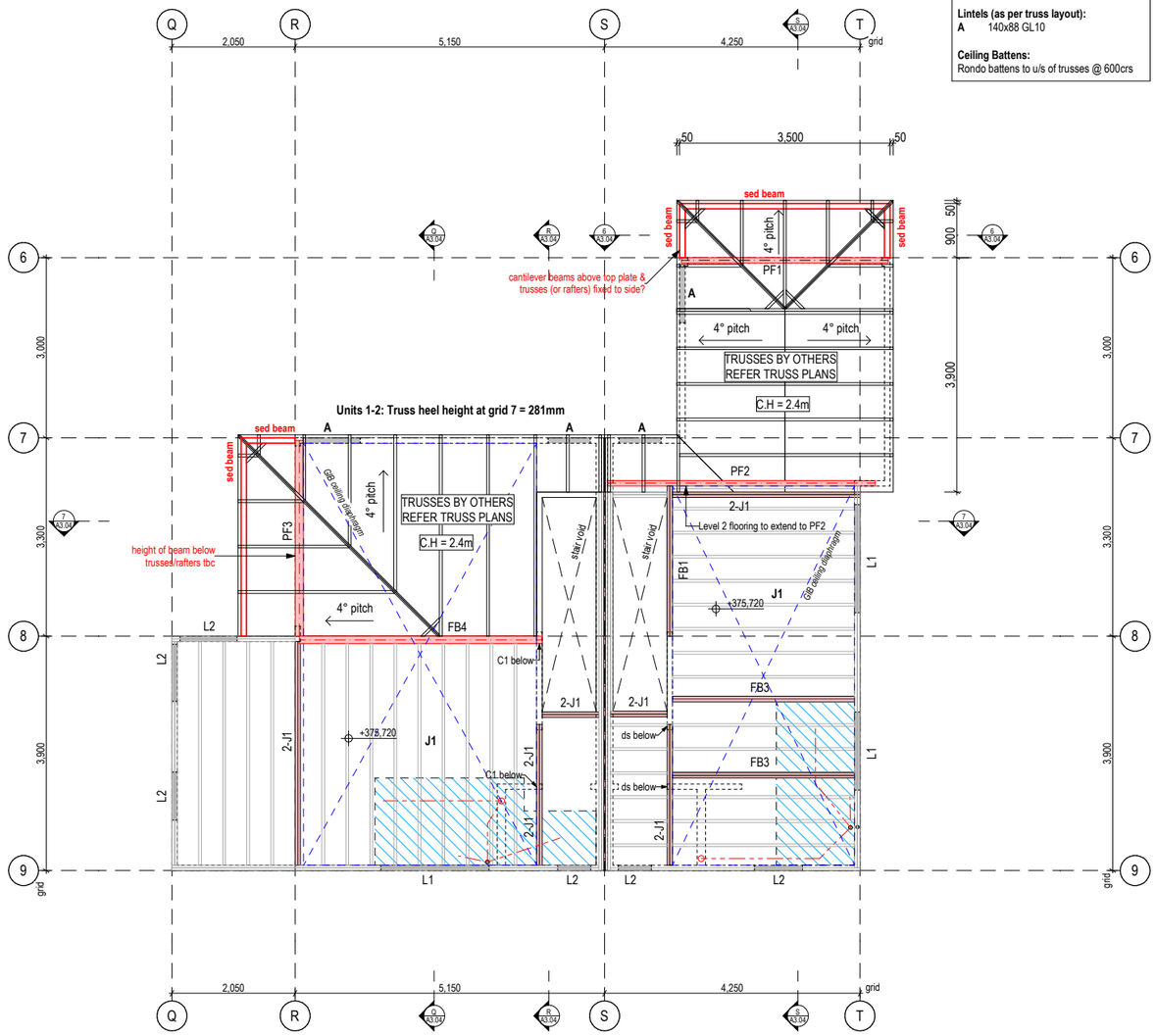
Truss roof - 4° pitch:
Truss layout is adopted from proprietary trusses designed by others. If the final truss layout is different from the layout on these drawings please contact the structural engineer for review.

Purlins:
70x45 SG8 purlins @ 1200 crs (trapezoidal).
Fixing 'T' type - 1/10g self-drilling screw, 80mm long.

Purlins must not cross intertenancy barrier. Refer Fire details.

Lintels (as per truss layout):
A 140x88 GL10

Ceiling Battens:
Rondo battens to u/s of trusses @ 600crs



1 / - Units 1-2: Level 2 Floor Framing plan
1:50

GBUW 30a: FR6-W1
External Fire Rated Wall 30/30/30 1x16mm GIB Fyreline®

GBUC 30: FR-C2
Fire Rated Ceiling 30/30/30 1x16mm GIB Fyreline®

Extraction Note: solid ducts raking down to avoid condensation

BRACING NOTES:
Bracing to be read in conjunction with Structural Engineer's drawings

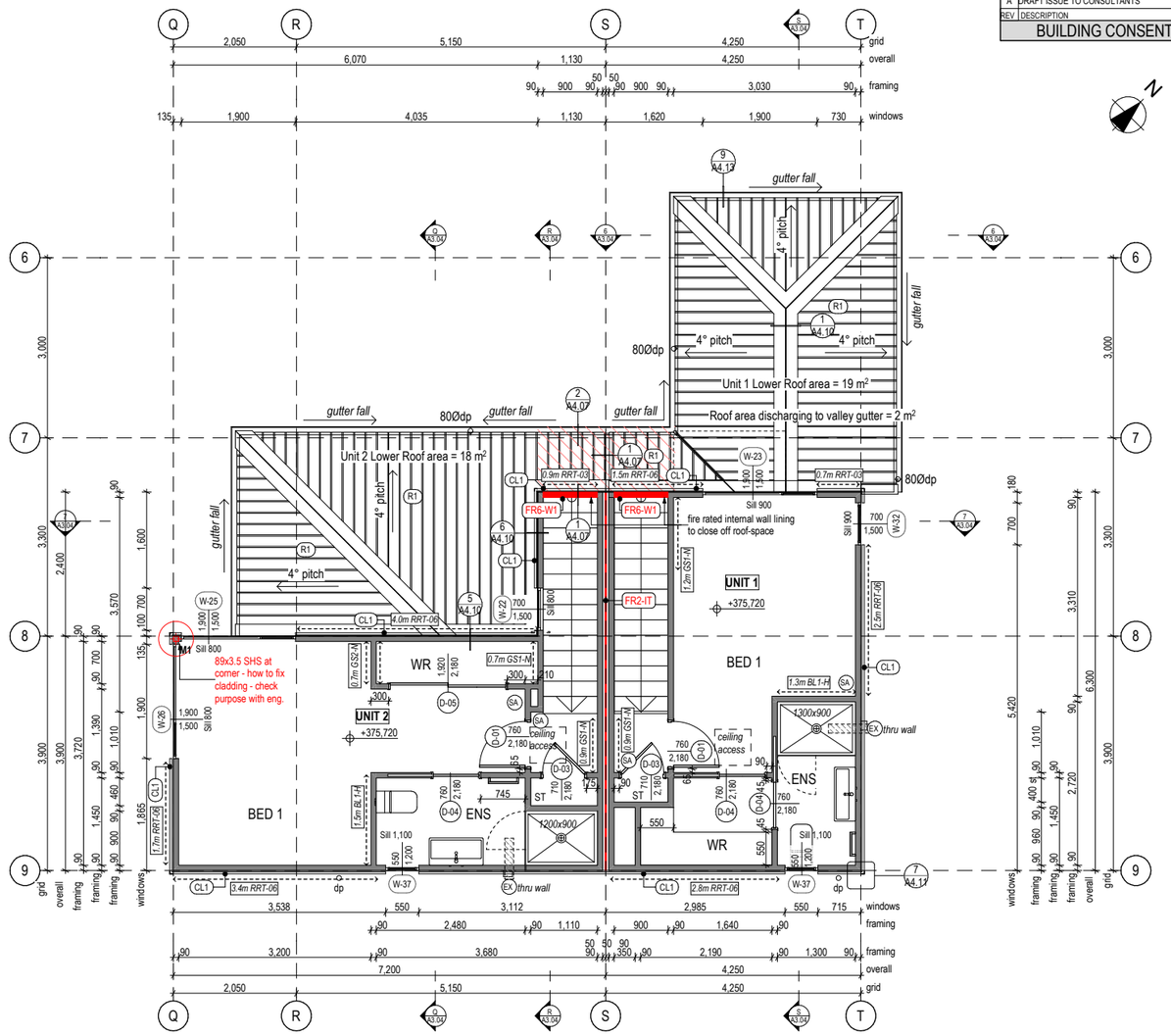
STUD FRAMING
To NZS3604.2011 table 8.2

Units 1-2 - Level 2
90x45 studs @ 400c up to 2.4m high
90x45 studs @ 600c up to 2.7m high
Internal LBW 90x45 studs @ 400c

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2 / - Units 1-2: Floor Plan - Level 2
1:50

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Floor Plans
Units 1-2 - Level 2 Floor Framing plan and Floor plan

DRAWING CREATION DATE

DRAWING NUMBER
A2.04 B

SCALE
1:50 @A1

ROOF DRAINAGE:

GUTTERS:
Maximum roof area =33m²

Effective cross sectional area (with 10mm freeboard): 4,000mm²

Use Stratco Quarter Round steel spouting, colour to match roofing.

DOWNPIPES:
Max. roof area to gutter = 33m²
Use 80mmØ downpipe as shown on roof plan and elevations. A min. 75mmØ round downpipe wil manage a roof area of 85m² at a rainfall intensity of 100mm/hour.

ROOF DRAINAGE NOTES:

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

DOWNPIPE POSITION SHOWN ON FLOOR PLANS, ROOF PLANS AND ELEVATIONS. Roof framing & setout heights to be considered for gutter alignement.

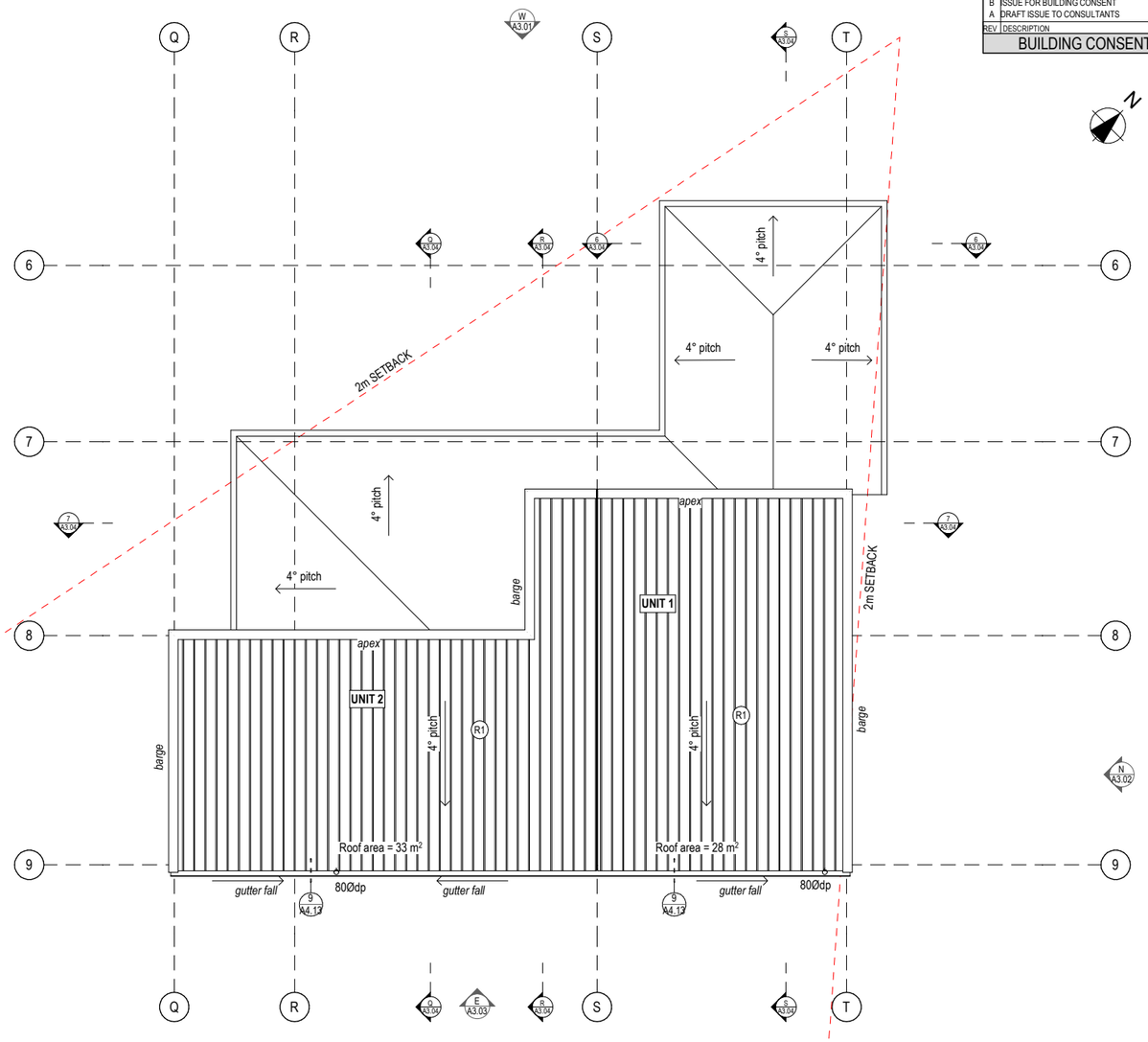
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A	DRAFT ISSUE TO CONSULTANTS	01.10.26

BUILDING CONSENT



1 - Units 1-2: Roof Framing plan
1:50



2 - Units 1-2: Roof Plan
1:50

FOUR WALLS ARCHITECTURE

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NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Floor Plans
Units 1-2 - Roof Framing plan and Roof plan

DRAWING CREATION DATE

DRAWING NUMBER
A2.05 B

SCALE
1:50 @A1

NOTE: DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS.

FOUNDATION PLAN:
Refer to Structural Engineer's drawings for all reinforcing bars, sawcuts, footing dimensions and pod layout.

Refer Architect's drawings for setout dimensions, plumbing penetrations, joinery rebates.

Check position of all plumbing penetrations against selected fittings prior to slab pour.

SLAB REBATES:

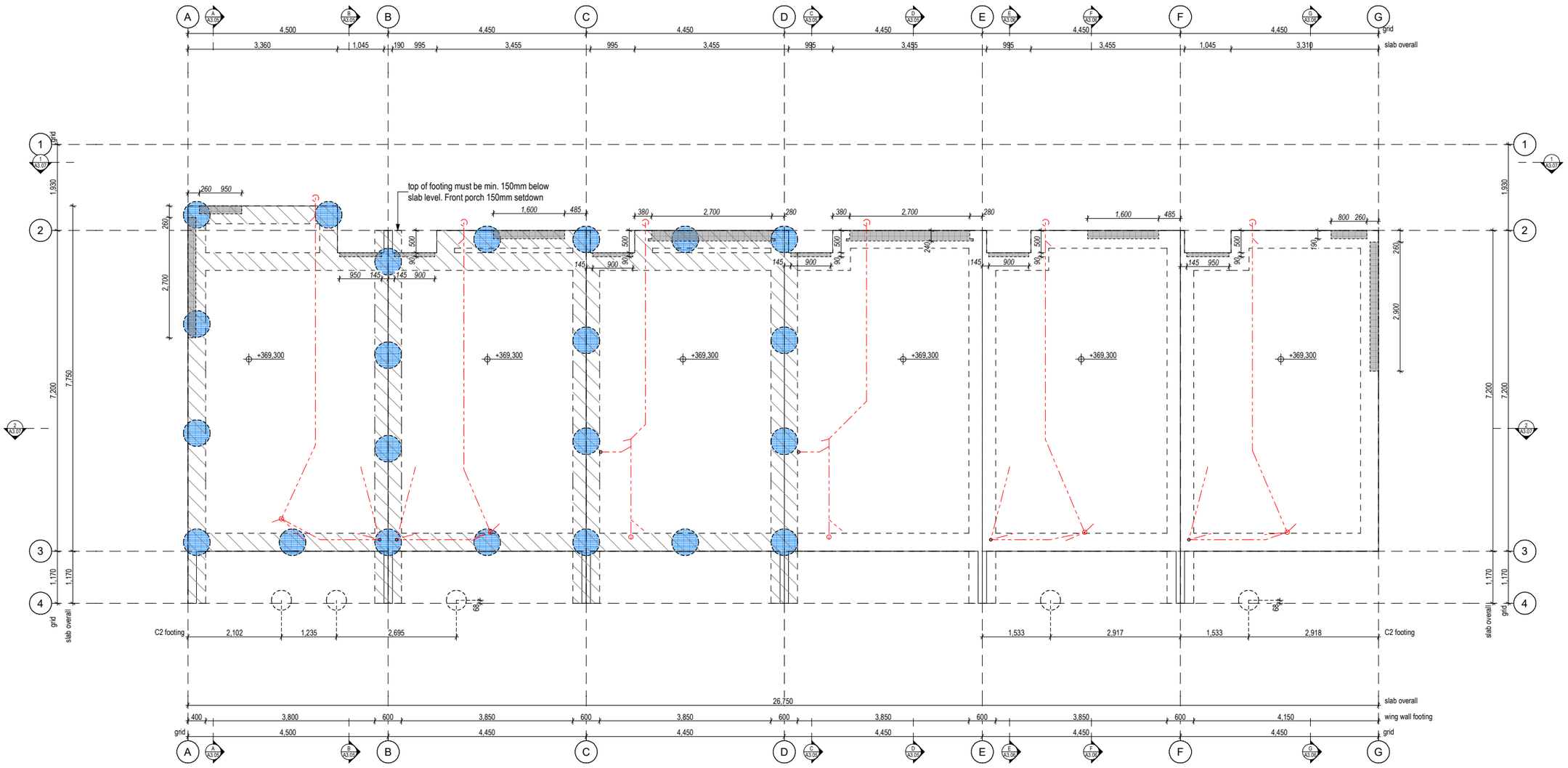
Confirm all joinery rebates against selected joinery with supplier prior to slab pour. Setdown to allow for 15mm overlay flooring build up to run into joinery flange.

Garage door rebate to be confirmed against selected garage door.

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REV	DESCRIPTION	DATE
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BUILDING CONSENT



1 — Units 3-8: Foundation plan
1:50

FOUR WALLS ARCHITECTURE

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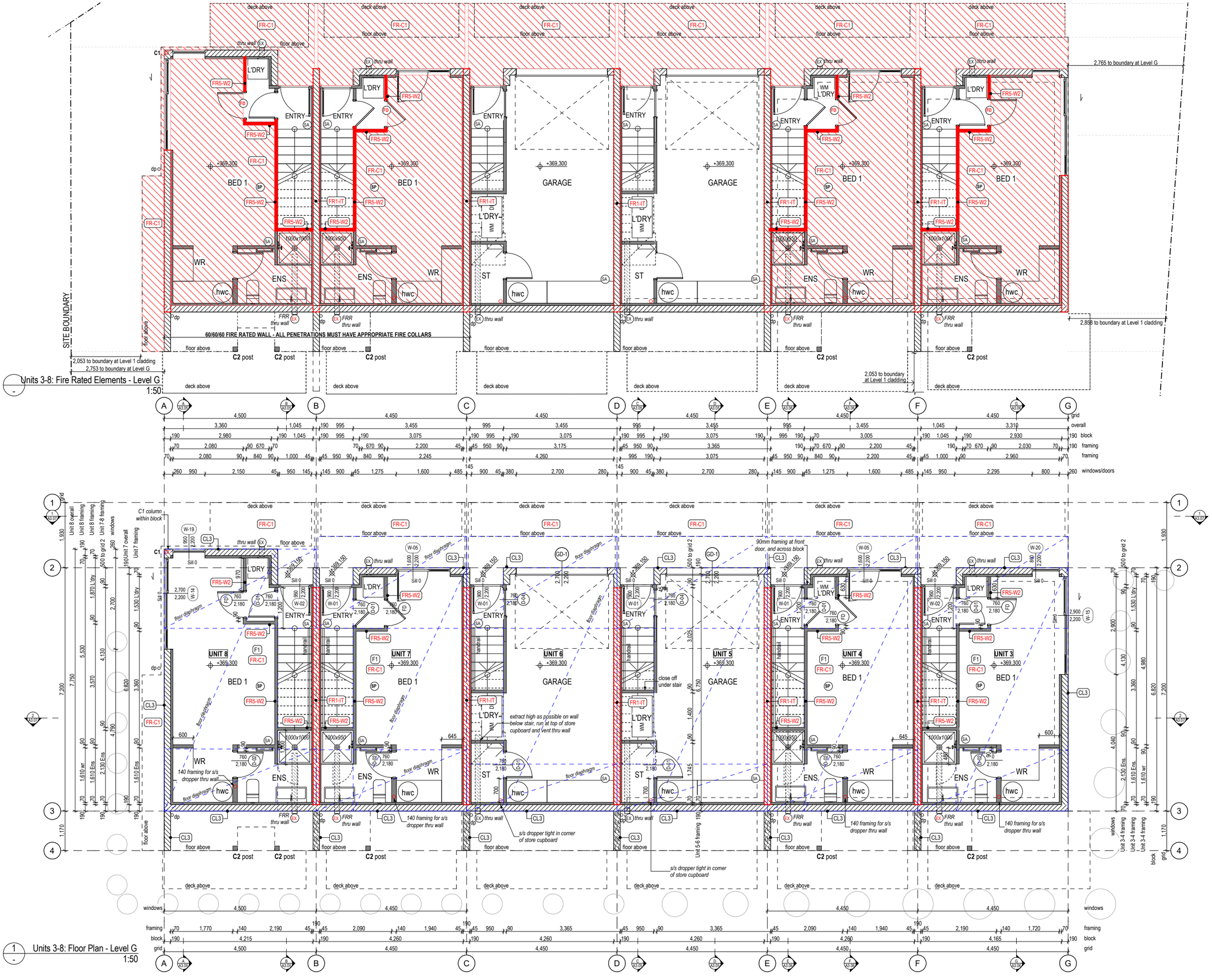
PROJECT NUMBER
2026_001

DRAWING NAME
BC Floor Plans
Units 3-8: Foundation plan

DRAWING CREATION DATE

DRAWING NUMBER
A2.06 B

SCALE
1:50 @A1



Units 3-8: Fire Rated Elements - Level G

1:50

Units 3-8: Floor Plan - Level G

1:50

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BUILDING CONSENT

GBTL 60: FR5-W2
Internal Fire Rated Wall 60/60/60
1x13mm GIB Fyreline® - each side

GBWTLE 60a: FR4-EW
External Fire Rated Wall 60/60/60
1x13mm GIB Weatherline® - exterior
1x13mm GIB Fyreline® - interior

GBUC 60: FR-C1
Fire Rated Ceiling 60/60/60
2x13mm GIB Fyreline®

Ground floor RCM block:

I.T wall, 2.7m above S.L (block to u/s L1 bottom plate)

Exterior walls, 2.4m above S.L and 45mm header plate on DPC above

Extraction Note: solid ducts raking down to avoid condensation

BRACING NOTES:
Bracing to be read in conjunction with Structural Engineer's drawings.

INTERNAL STAIR NOTES:
Carcass by stair manufacturer with selected overlay.

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

Selected handrail min. 900mm above stair pitch line to all internal stairs.

UNITS 3-8
Ground floor to Level 1 = 2710mm
R=15/180.7mm
T=14/280mm (255+25mm nosing)
Units 5-6 have 2 winders at top. Refer plan.

Level 1 to Level 2 = 2710mm
R=15/180.7mm
T=14/280mm (255+25mm nosing)

Unit 3 and 8 have wider stair. Check framed widths carefully.

FOUR WALLS ARCHITECTURE

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PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Floor Plans
Units 3-8 - Floor plan Level G

DRAWING CREATION DATE

DRAWING NUMBER
A2.07 B

SCALE
1:50 @A1

NOTE: DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS

STRUCTURAL KEY:

2-J1 - 2-240x45 SG8
FB5 - 150 PFC
FB6 - 200 PFC
FB9 - 200 UB 22
CB1 - 200 PFC
CB3 - 250 PFC (1.9m max cantilever)
EA1 - 100x10 EA

L3 - Block lintel

STRUCTURAL COLUMN KEY:

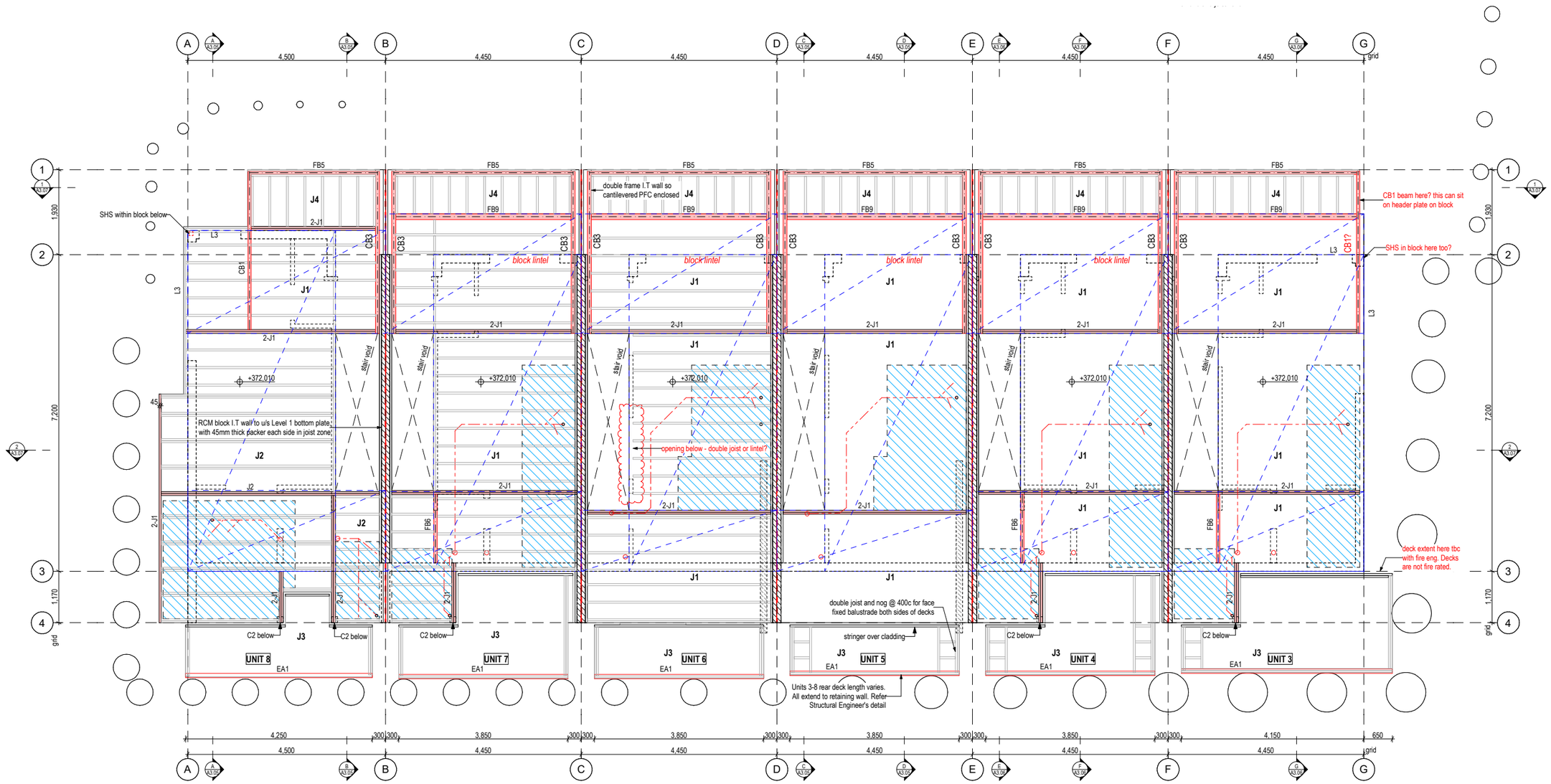
C1 - 89x3.5 SHS
C2 - 135 x 135mm PL8 (H5) Post

JOISTS:

J1 - 240x45 SG8 @ 400crs (4.4m max span)
J2 - 2-240x45 SG8 @ 600crs (4.3 max span)
J3 - 240x45 SG8 H3.2 @ 400crs (2.8m max span)
J4 - 140x45 SG8 @ 400crs

Joists @400crs to wet areas

Diaphragm
Structural floor diaphragm or GIB ceiling diaphragm as noted on plans. Refer Structural Engineer's drawings



Units 3-8: Level 1 Floor Framing plan
1:50

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PROJECT NUMBER
2026_001

DRAWING NAME
BC Floor Plans
Units 3-8: Level 1 Floor Framing plan

DRAWING CREATION DATE

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A2.08 B

SCALE
1:50 @A1

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BUILDING CONSENT



1 Units 3-8: Floor Plan - Level 1
1:50

GBTL 60: FR5-W2
Internal Fire Rated Wall 60/60/60
1x13mm GIB Fyreline® - each side

GBWTLE 60a: FR4-EW
External Fire Rated Wall 60/60/60
1x13mm GIB Weatherline® - exterior
1x13mm GIB Fyreline® - interior

GBUC 60: FR-C1
Fire Rated Ceiling 60/60/60
2x13mm GIB Fyreline®

Extraction Note: solid ducts raking down to avoid condensation

BRACING NOTES:
Bracing to be read in conjunction with Structural Engineer's drawings

STUD FRAMING
To NZS3604.2011 table 8.2

Units 3-8 - Level 1
90x45 studs @ 400c up to 2.4m high, or 140x45 studs @ 600c where indicated for plumbing or joinery.
Internal LBW 90x45 studs @ 400c

FOUR WALLS ARCHITECTURE

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YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Floor Plans
Units 3-8 - Floor plan Level 1

DRAWING CREATION DATE

DRAWING NUMBER
A2.09 B

SCALE
1:50 @A1

NOTE: DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS

STRUCTURAL KEY:

PF4 - 200UB30 Portal Frame
FB3 - 2/240x45 LVL13
FB8 - 2/240x45 LVL13
FB11 - 200 UB 22

CB1 - 200 PFC
CB2 - 220x16 plate (1.3m max cantilever)

L1 - Double boundary joist to be continuous over opening below
L2 - 2/140x45 SG8 fixed w/ Type E lintel fixing

STRUCTURAL COLUMN KEY:

C1 - 89x5 SHS

J1 - 240x45 SG8 @ 400crs (4.4m max span)
J2 - 2/240x45 SG8 @ 600crs (4.3 max span)

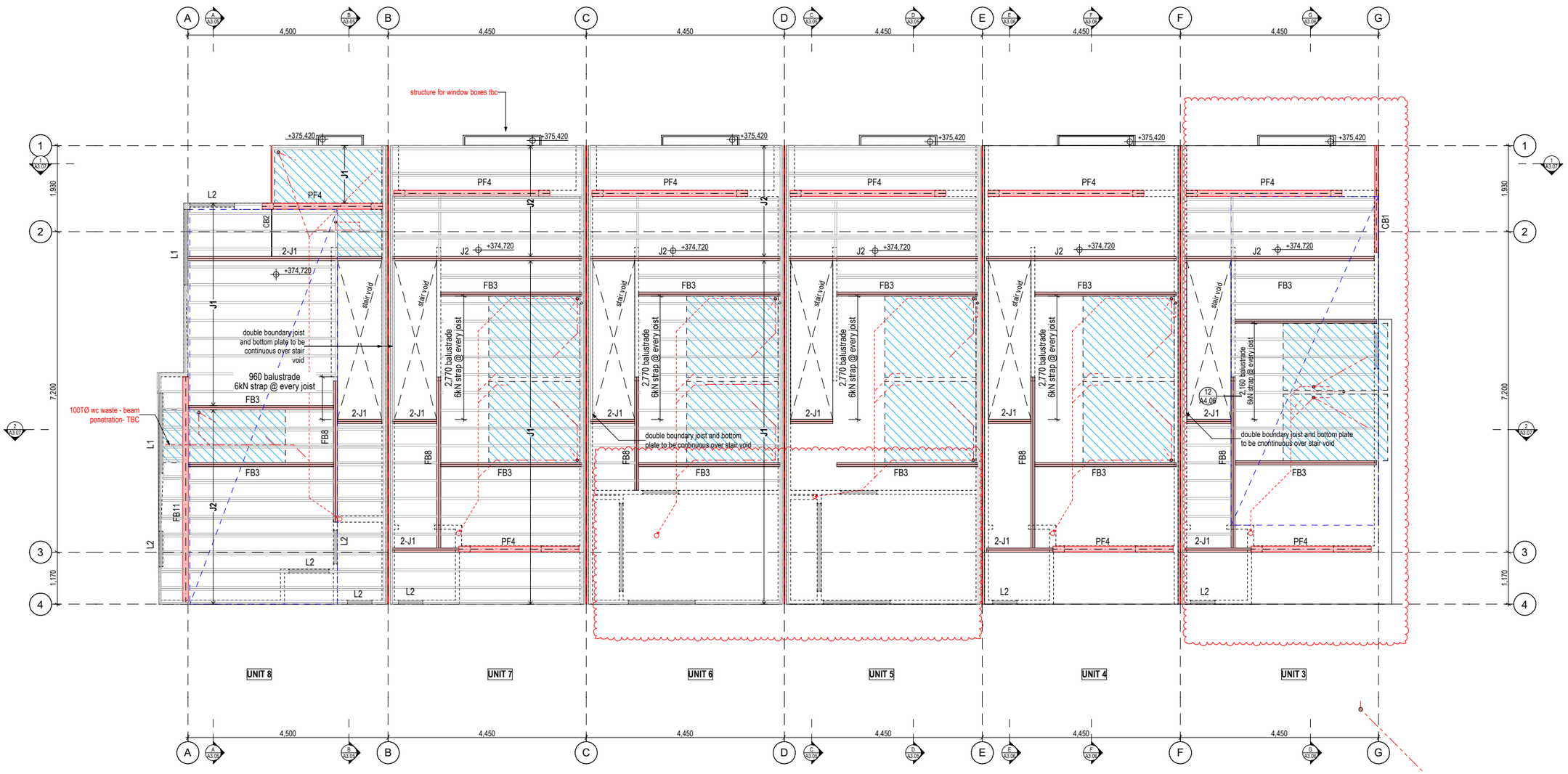
Joists @400crs to wet areas

Diaphragm
Structural floor diaphragm or GIB ceiling diaphragm as noted on plans. Refer Structural Engineer's drawings

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BUILDING CONSENT



Units 3-8: Level 2 Floor Framing plan
1:50

FOUR WALLS ARCHITECTURE

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PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Floor Plans
Units 3-8: Level 2 Floor Framing plan

DRAWING CREATION DATE

DRAWING NUMBER
A2.10 B

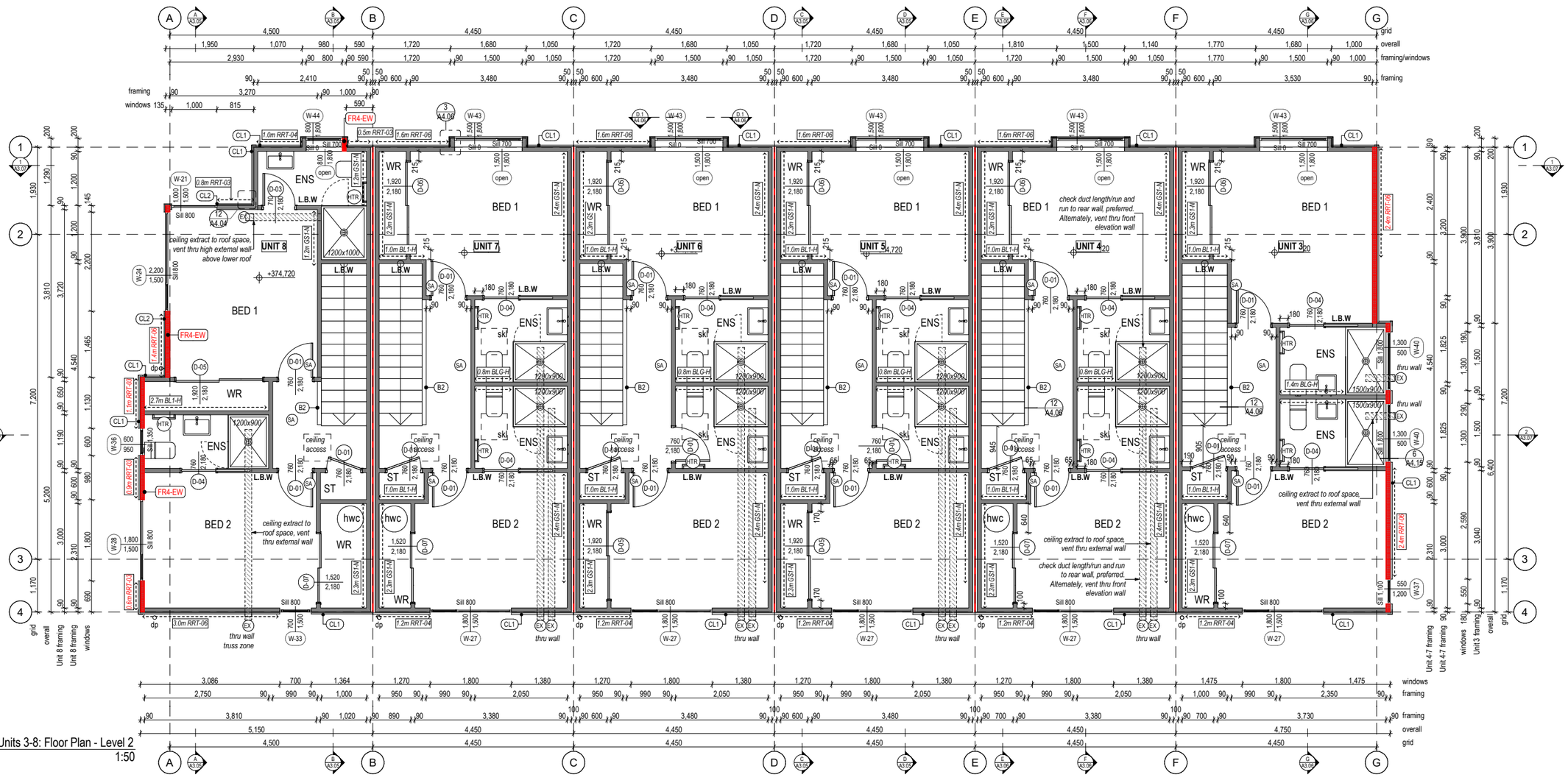
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1:50 @A1

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BUILDING CONSENT



1 Units 3-8: Floor Plan - Level 2
1:50

GBTL 60: FR3-W
Internal Fire Rated Wall 60/60/60
1x13mm GIB Fyreline® - each side

GBWTLE 60: FR4-EW
External Fire Rated Wall 60/60/60
1x13mm GIB Weatherline® - exterior
1x13mm GIB Fyreline® - interior

GBUC 60: FR-C1
Fire Rated Ceiling 60/60/60
2x13mm GIB Fyreline®

Extraction Note: solid ducts raking down to avoid condensation

BRACING NOTES:
Bracing to be read in conjunction with Structural Engineer's drawings

STUD FRAMING
To NZS3604.2011 table 8.2

Units 3-8 - Level 2
90x45 studs @ 400c up to 2.4m high
90x45 studs @ 600c up to 2.7m high
Internal LBW 90x45 studs @ 400c

FOUR WALLS ARCHITECTURE

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NWF Invest Ltd

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YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Floor Plans
Units 3-8 - Floor plan Level 2

DRAWING CREATION DATE

DRAWING NUMBER
A2.11 B

SCALE
1:50 @A1

ROOF FRAMING PLAN - STRUCTURAL KEY:
As per Structural Engineer & NZS3604:2011

Truss roof - 4° pitch:
Truss layout is adopted from proprietary trusses designed by others. If the final truss layout is different from the layout on these drawings please contact the structural engineer for review.

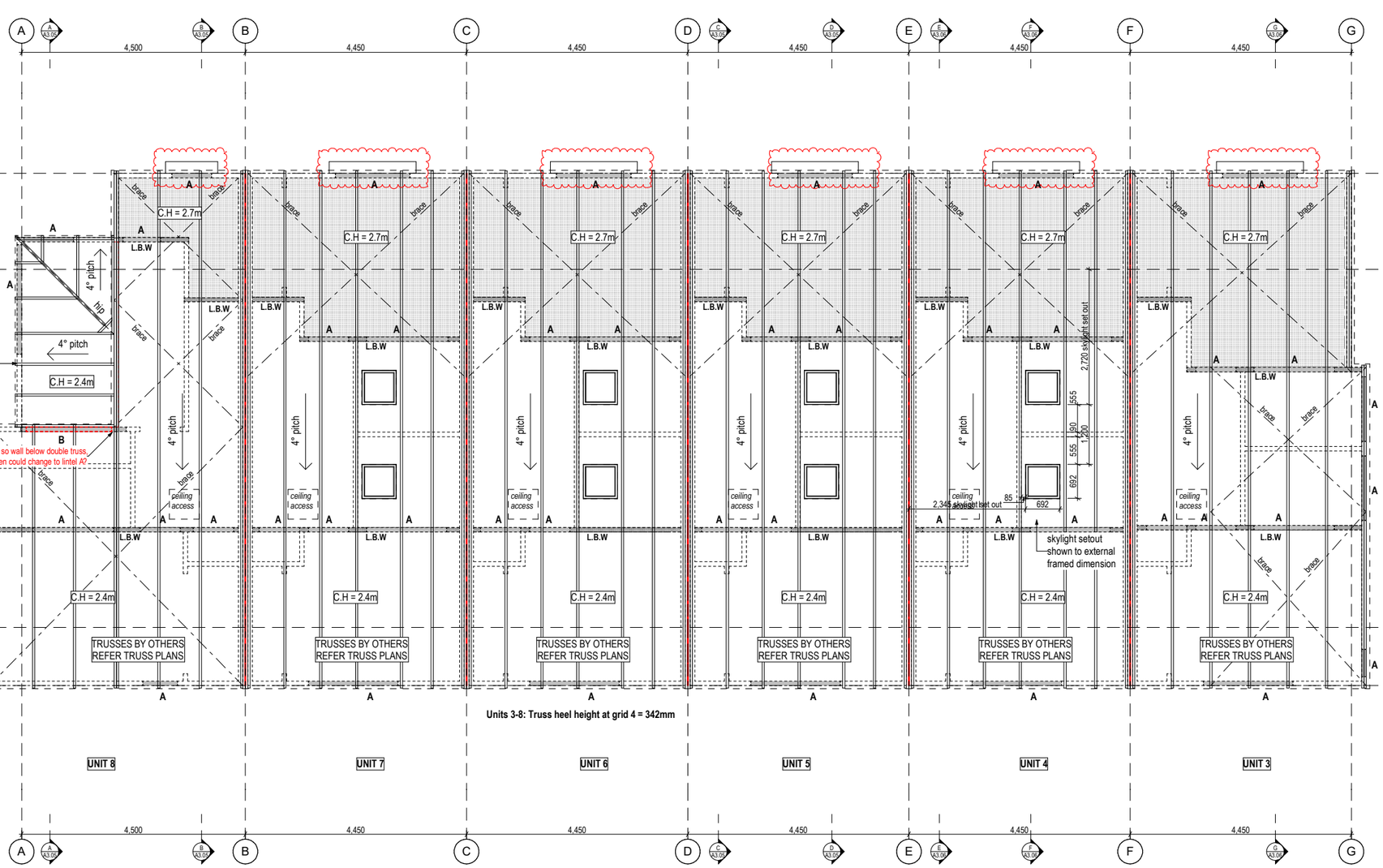
Purlins:
70x45 SG8 purlins @ 1200 crs (trapezoidal).
Fixing 'T' type - 1/10g self-drilling screw, 80mm long.

Purlins must not cross intertenancy barrier. Refer Fire details.

Lintels (as per truss layout):
A 140x88 GL10
B 240x88 GL10

Ceiling Battens:
Rondo battens to u/s of trusses @ 600crs

KEY:
Internal load bearing wall below — L.B.W
Pair Lumberlok Strip brace — brace
Increased ceiling height



1 Units 3-8: Roof Framing plan
- 1:50

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BUILDING CONSENT

N

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Floor Plans
Units 3-8: Roof Framing plan

DRAWING CREATION DATE

DRAWING NUMBER
A2.12 B

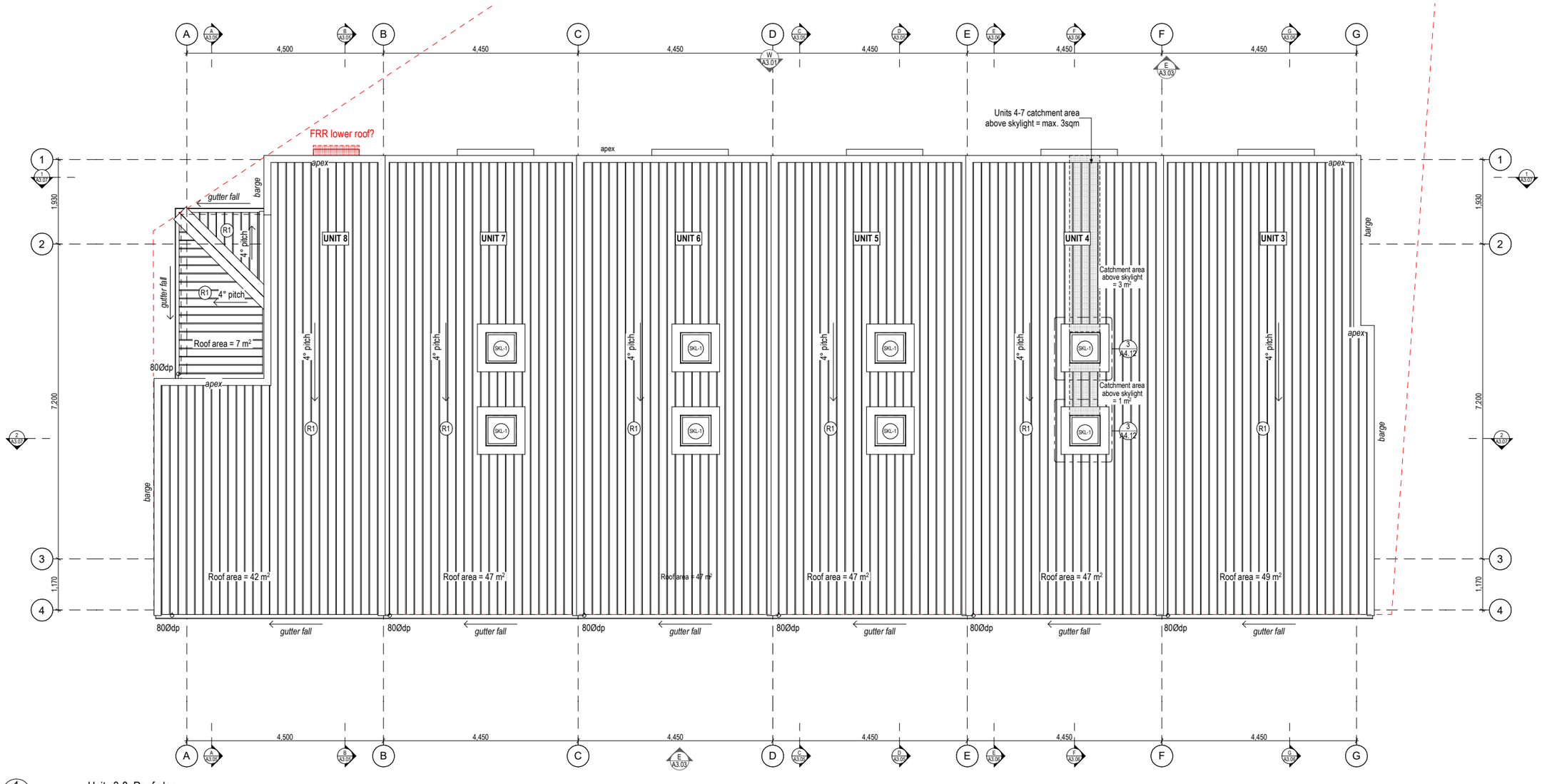
SCALE
1:50 @A1

GENERAL NOTES

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

REV	DESCRIPTION	DATE
B	ISSUE FOR BUILDING CONSENT	02.10.26
A	DRAFT ISSUE TO CONSULTANTS	01.10.26

BUILDING CONSENT



1 - Units 3-8: Roof plan 1:50

ROOF DRAINAGE NOTES:

GUTTERS:
Maximum roof area = 49m²

Effective cross sectional area (with 10mm freeboard): 5,800mm²

Use Stratco Quarter Round steel spouting, colour to match roofing.

DOWNPIPES:
Max. roof area to gutter = 49m²
Use 80mmØ downpipe as shown on roof plan and elevations. A min. 75mmØ round downpipe wil manage a roof area of 85m² at a rainfall intensity of 100mm/hour.

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

DOWNPIPE POSITION SHOWN ON FLOOR PLANS, ROOF PLANS AND ELEVATIONS. Roof framing & setout heights to be considered for gutter alignement.

SKYLIGHT NOTES:

Velux Low Pitched Fixed Skylight = FCM2222

1. External frame dimension = 692x692mm
   Visible glass dimension = 572x572mm
   Outer curb dimension = 645x645mm,
   cricket diverter flashing above required.

2. Roof pitch = 4°. Skylight must be installed to min. 15° pitch slope direction to match roof. Frame above purlins as indicated in proprietary detail

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Floor Plans
Units 3-8 - Roof plan

DRAWING CREATION DATE

DRAWING NUMBER
A2.13 B

SCALE
1:50 @A1

E2 RISK MATRIX - WEST ELEVATION	
A: WIND ZONE =HIGH	1
B: 2+ STOREY = V HIGH	4
C: ROOF/WALL = V HIGH	5
D: EAVES WIDTH = V HIGH	5
E: ENV COMPLEX = V HIGH	6
F: DECKS = V HIGH	4
TOTAL SCORE	**25**

Envelope is specific design.



W - West Elevation - Units 1-2
1:50



W - West Elevation - Units 3-8
1:50

E2 RISK MATRIX - WEST ELEVATION	
A: WIND ZONE =HIGH	1
B: 2+ STOREY = V HIGH	4
C: ROOF/WALL = V HIGH	5
D: EAVES WIDTH = V HIGH	5
E: ENV COMPLEX = V HIGH	6
F: DECKS = V HIGH	4
TOTAL SCORE	**25**

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BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Elevations and sections
West Elevations

DRAWING CREATION DATE

DRAWING NUMBER
A3.01 B

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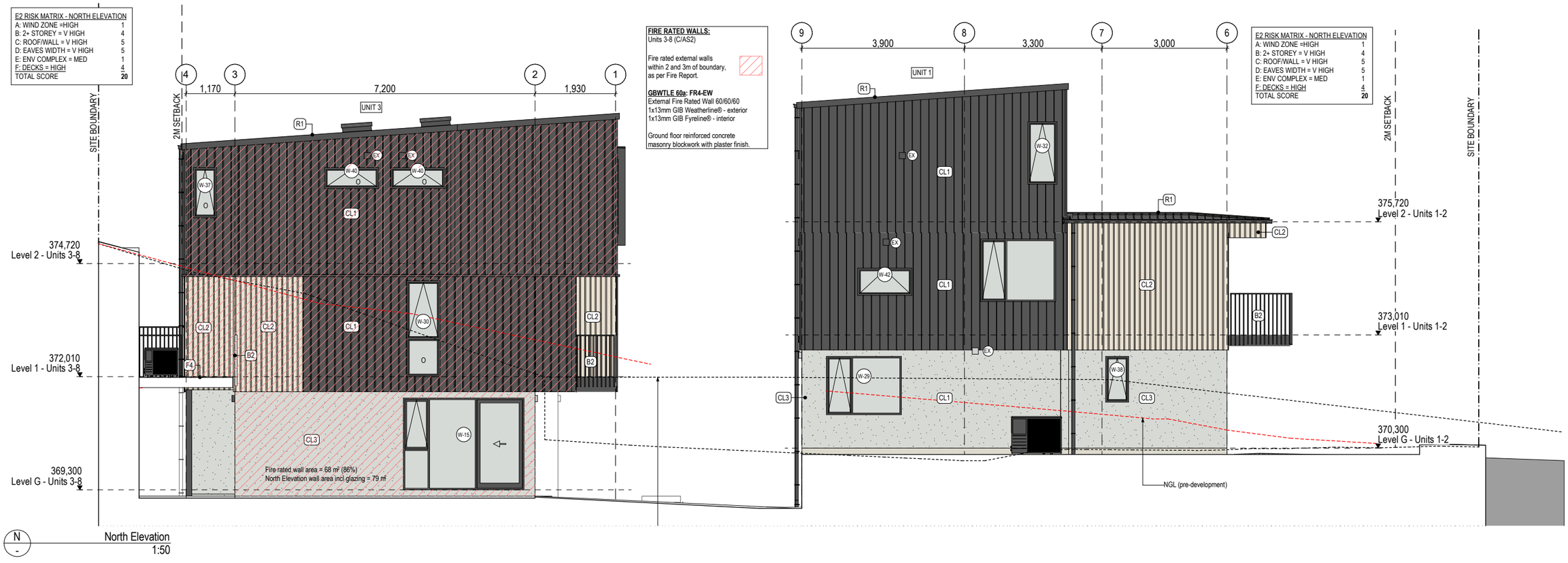
E2 RISK MATRIX - NORTH ELEVATION	
A: WIND ZONE =HIGH	1
B: 2+ STOREY = V HIGH	4
C: ROOF/WALL = V HIGH	5
D: EAVES WIDTH = V HIGH	5
E: ENV COMPLEX = MED	1
F: DECKS = HIGH	4
TOTAL SCORE	**20**

FIRE RATED WALLS:
Units 3-8 (C/AS2)

Fire rated external walls within 2 and 3m of boundary, as per Fire Report.

GBWTLE 60a: FR4-EW
External Fire Rated Wall 60/60/60
1x13mm GIB Weatherline® - exterior
1x13mm GIB Fyreline® - interior

Ground floor reinforced concrete masonry blockwork with plaster finish.



N
-

North Elevation
1:50

E2 RISK MATRIX - SOUTH ELEVATION	
A: WIND ZONE =HIGH	1
B: 2+ STOREY = V HIGH	4
C: ROOF/WALL = V HIGH	5
D: EAVES WIDTH = V HIGH	5
E: ENV COMPLEX = MED	1
F: DECKS = HIGH	4
TOTAL SCORE	**20**





S
-

South Elevation
1:50

FIRE RATED WALLS:
Units 3-8 (C/AS2)

Fire rated external walls within 2 and 3m of boundary, as per Fire Report.

GBWTLE 60a: FR4-EW
External Fire Rated Wall 60/60/60
1x13mm GIB Weatherline® - exterior
1x13mm GIB Fyreline® - interior

Ground floor reinforced concrete masonry blockwork with plaster finish.

E2 RISK MATRIX - SOUTH ELEVATION	
A: WIND ZONE =HIGH	1
B: 2+ STOREY = V HIGH	4
C: ROOF/WALL = V HIGH	5
D: EAVES WIDTH = V HIGH	5
E: ENV COMPLEX = MED	1
F: DECKS = HIGH	4
TOTAL SCORE	**20**

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REV	DESCRIPTION	DATE
B	ISSUE FOR BUILDING CONSENT	02.10.26
A	DRAFT ISSUE TO CONSULTANTS	01.10.26

BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Elevations and sections
North and South Elevations

DRAWING CREATION DATE

DRAWING NUMBER
A3.02 B

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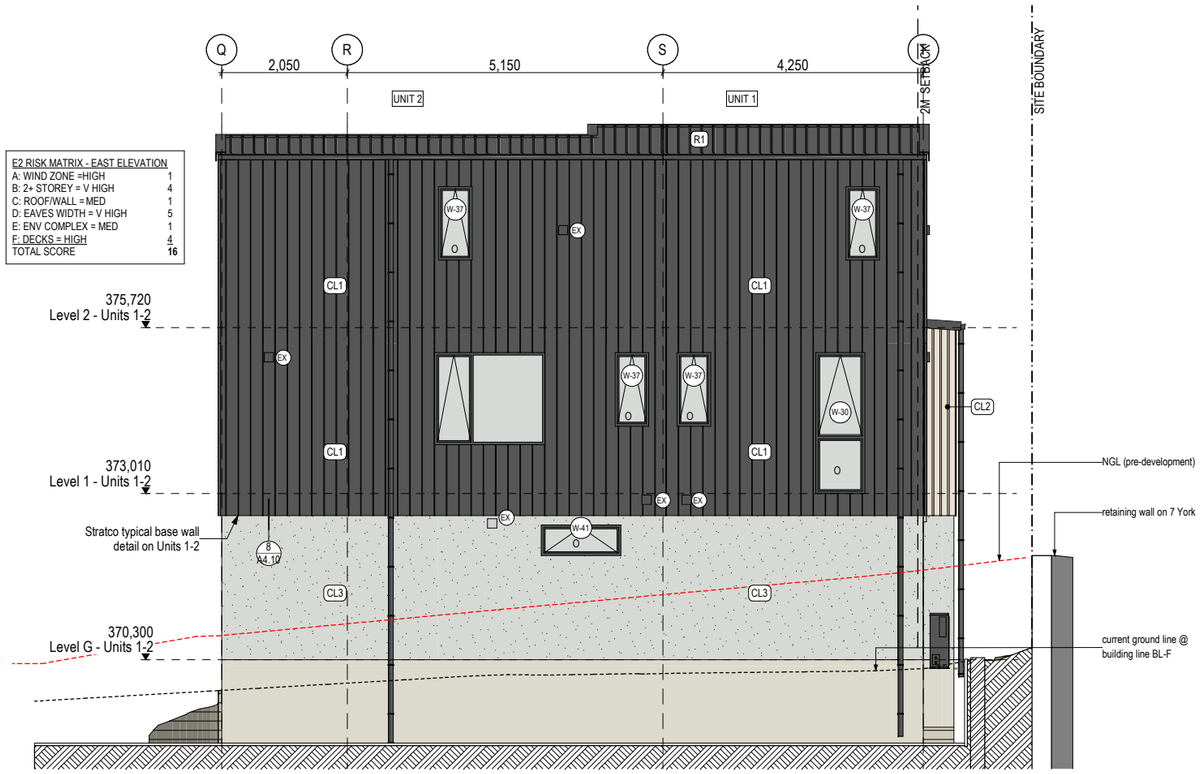
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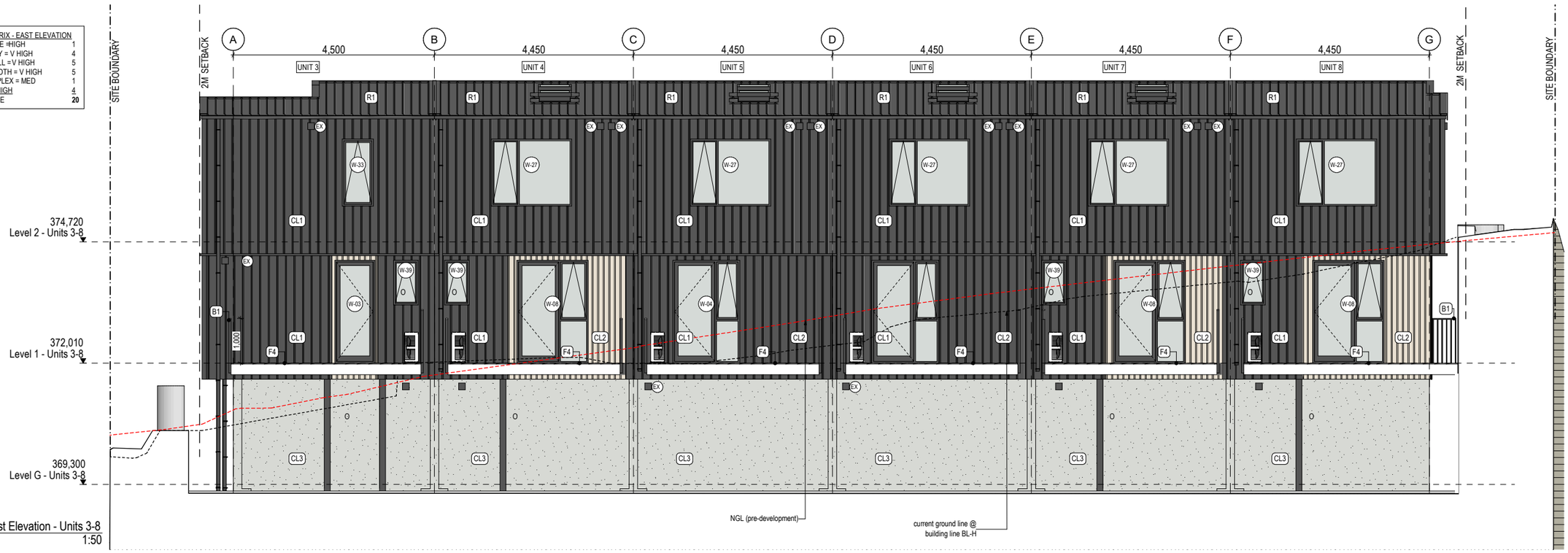
BUILDING CONSENT

E2 RISK MATRIX - EAST ELEVATION	
A: WIND ZONE =HIGH	1
B: 2+ STOREY = V HIGH	4
C: ROOF/WALL = MED	1
D: EAVES WIDTH = V HIGH	5
E: ENV COMPLEX = MED	1
F: DECKS = HIGH	4
TOTAL SCORE	**16**



E - East Elevation - Units 1-2
1:50

E2 RISK MATRIX - EAST ELEVATION	
A: WIND ZONE =HIGH	1
B: 2+ STOREY = V HIGH	4
C: ROOF/WALL = V HIGH	5
D: EAVES WIDTH = V HIGH	5
E: ENV COMPLEX = MED	1
F: DECKS = HIGH	4
TOTAL SCORE	**20**



E - East Elevation - Units 3-8
1:50

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Elevations and sections
East Elevations

DRAWING CREATION DATE

DRAWING NUMBER
A3.03 B

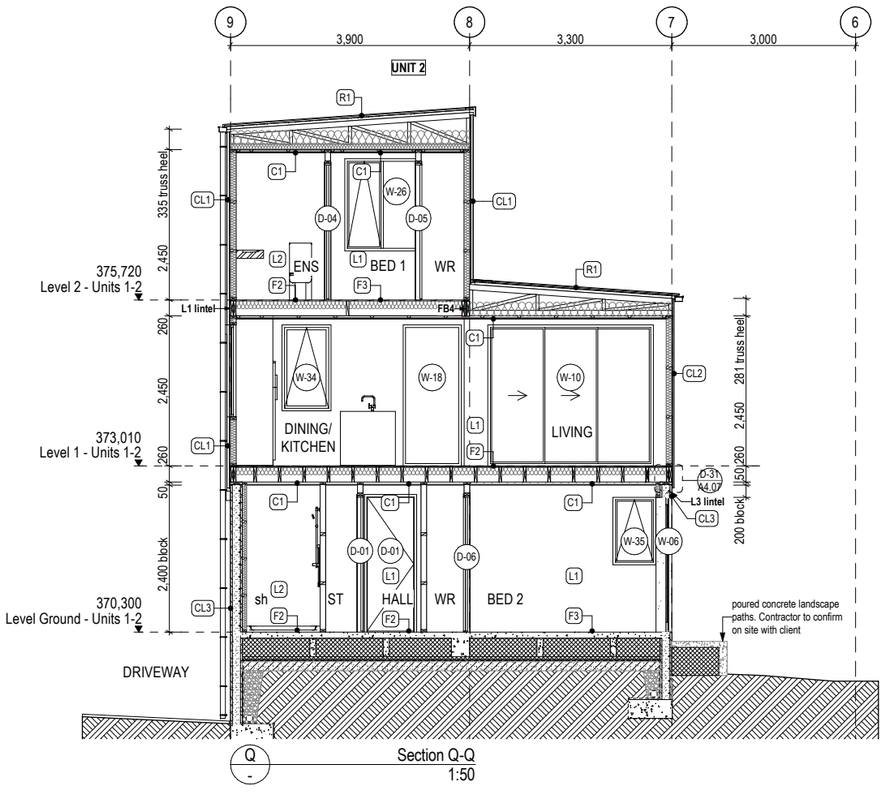
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GENERAL NOTES

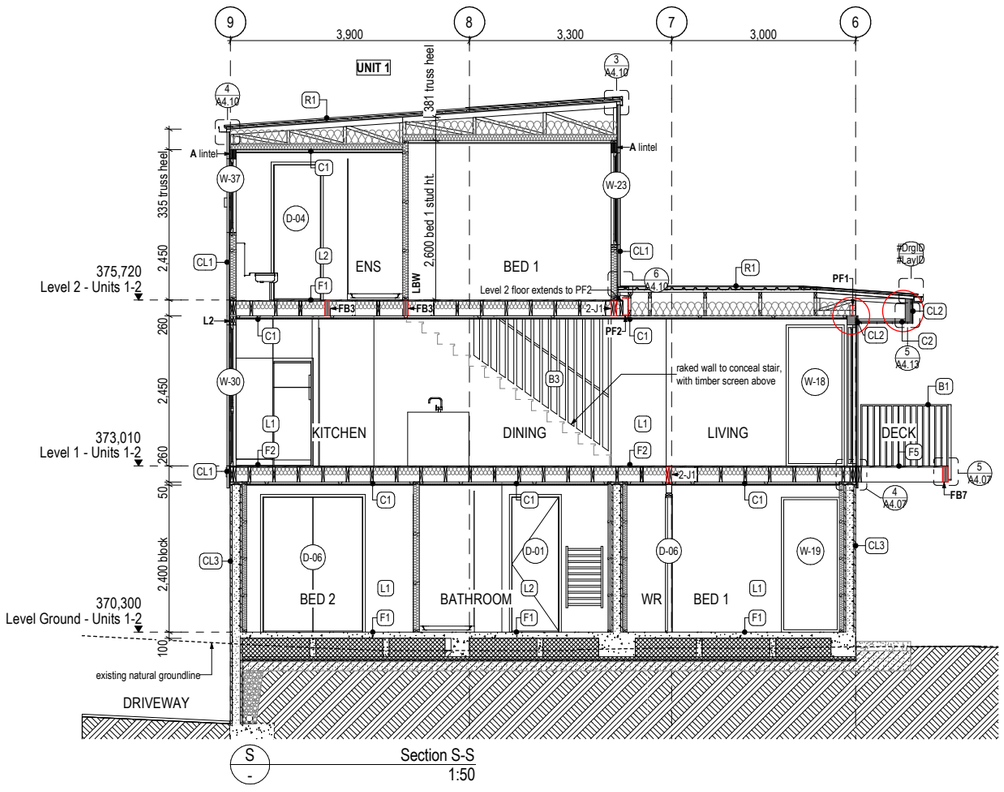
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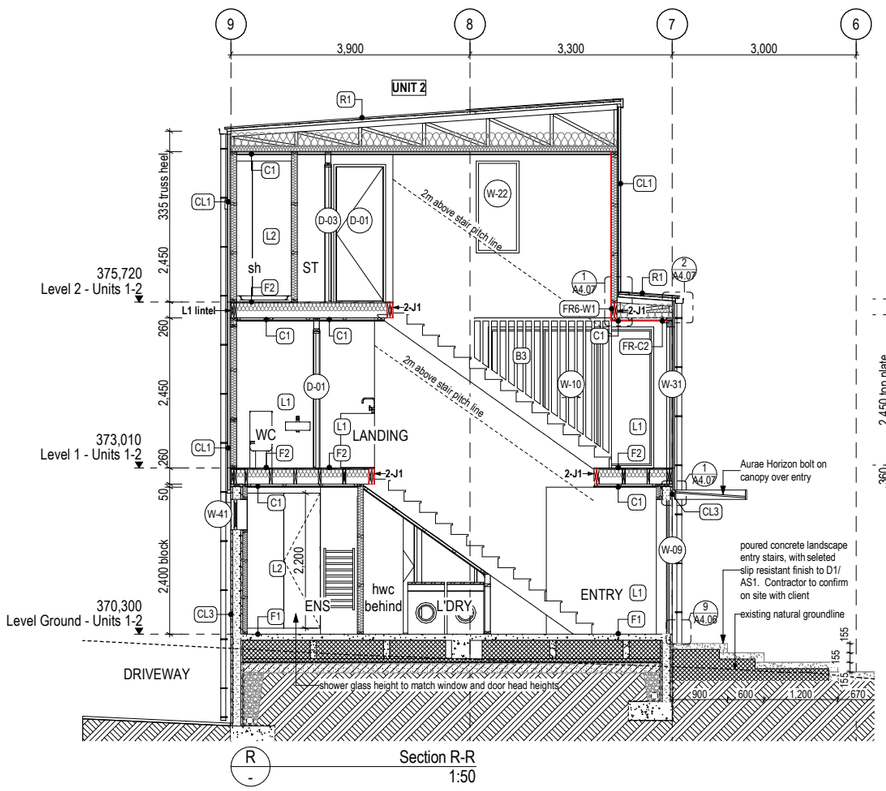
BUILDING CONSENT



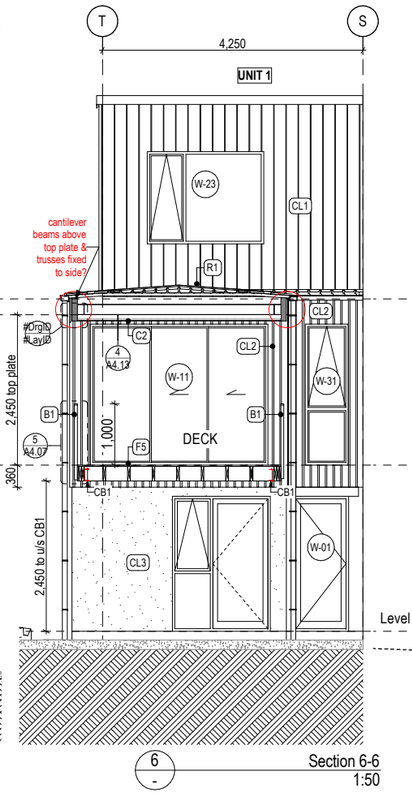
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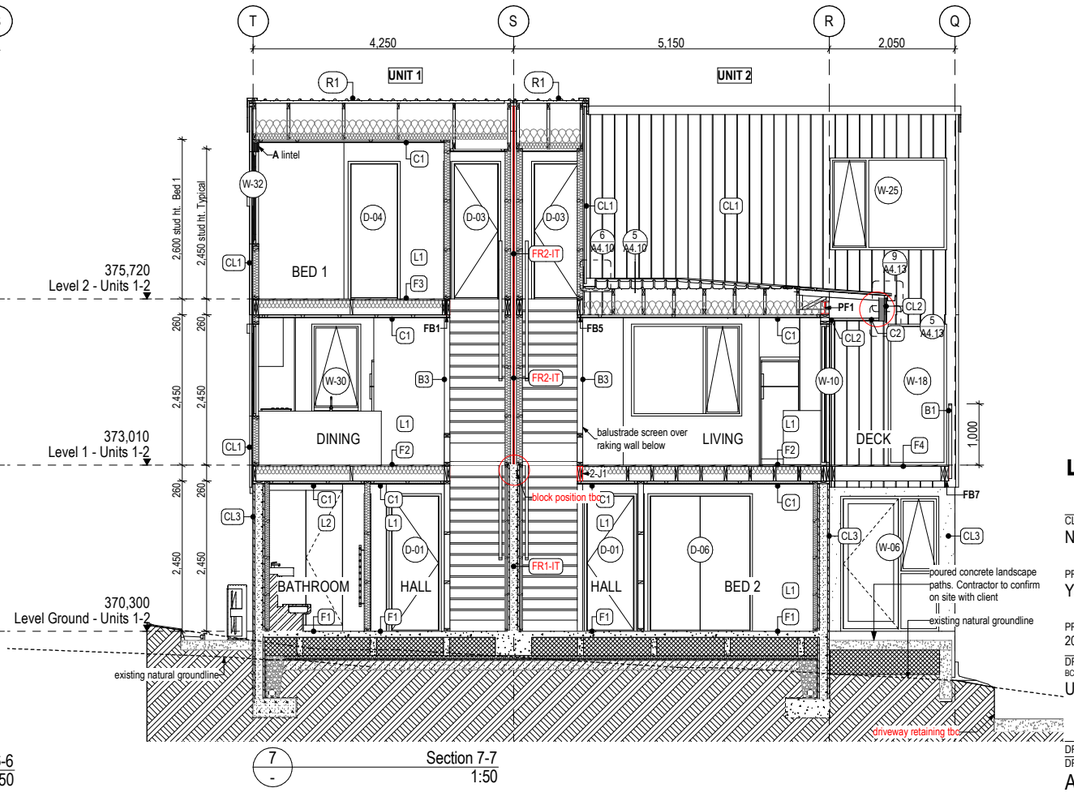
S — Section S-S 1:50



R — Section R-R 1:50



6 — Section 6-6 1:50



7 — Section 7-7 1:50

FOUR WALLS ARCHITECTURE

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NWF Invest Ltd

PROJECT
YORK STREET

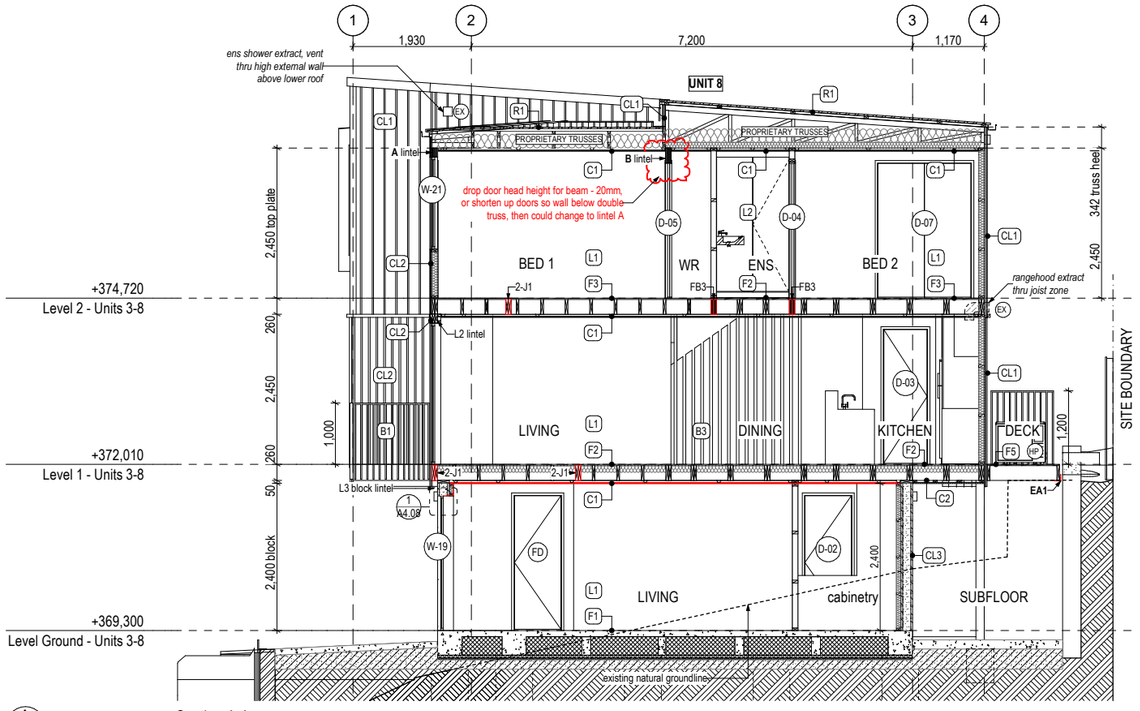
PROJECT NUMBER
2026_001

DRAWING NAME
BC Elevations and sections
Units 1-2- Sections

DRAWING CREATION DATE

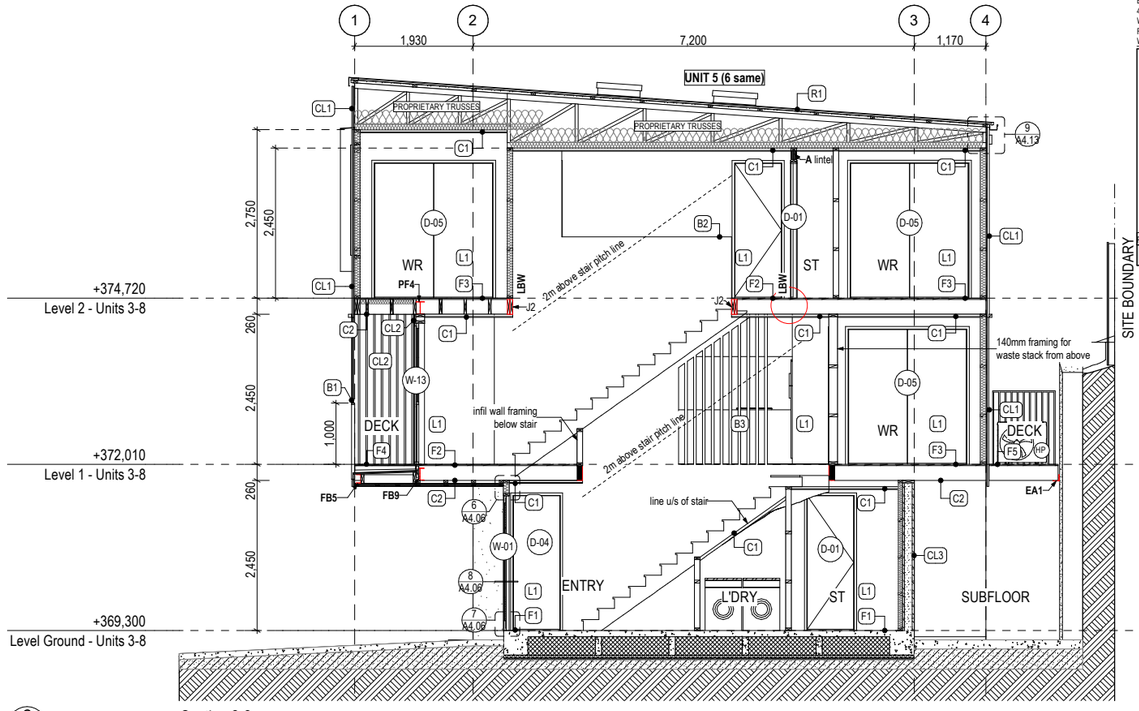
DRAWING NUMBER
A3.04 B

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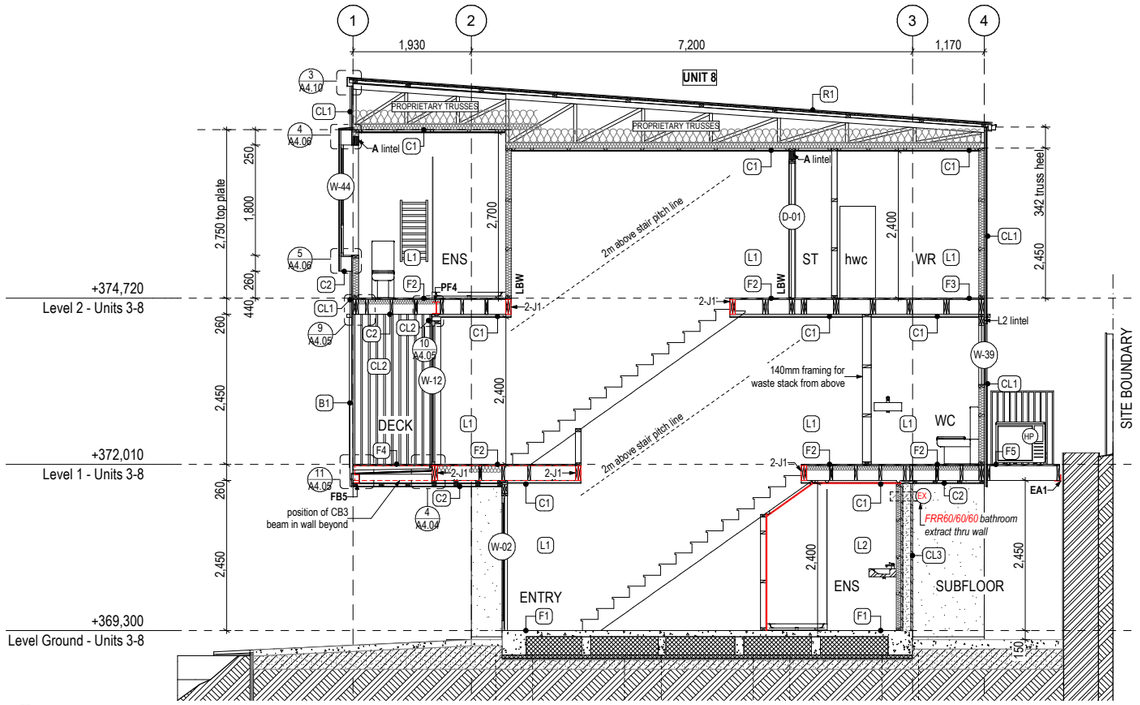
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Section A-A
1:50



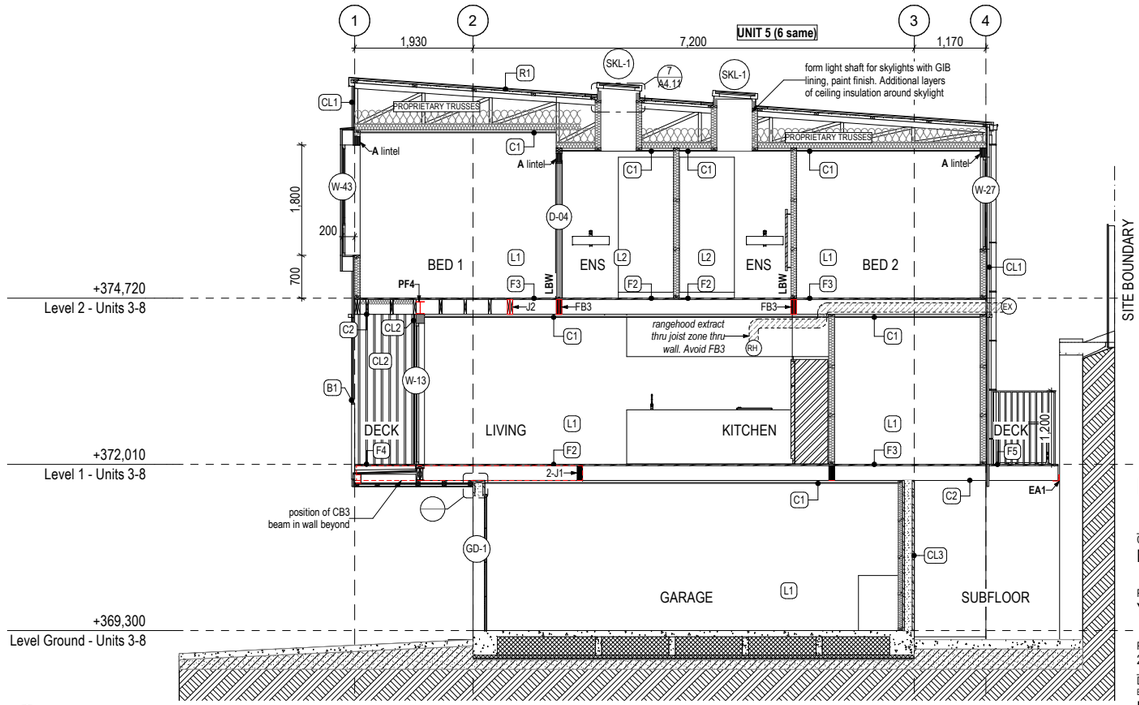
C
-

Section 2-2
1:50



B
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Section B-B
1:50



D
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Section D-D
1:50

GENERAL NOTES

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BUILDING CONSENT

FOUR WALLS ARCHITECTURE

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PROJECT
YORK STREET

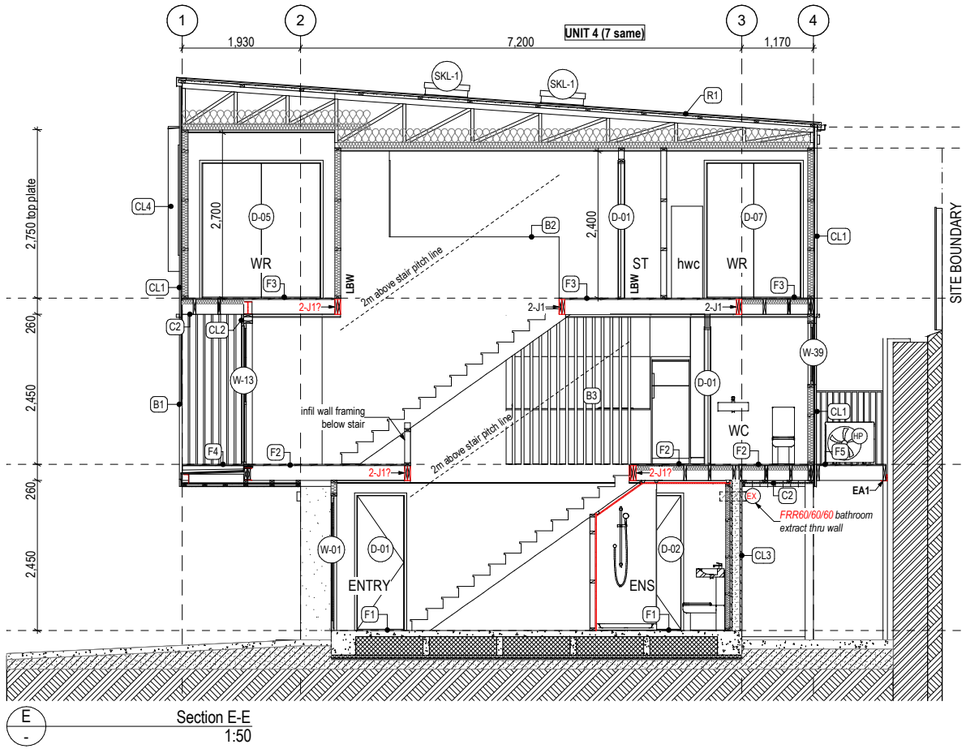
PROJECT NUMBER
2026_001

DRAWING NAME
BC Elevations and sections
Units 3-8- Sections

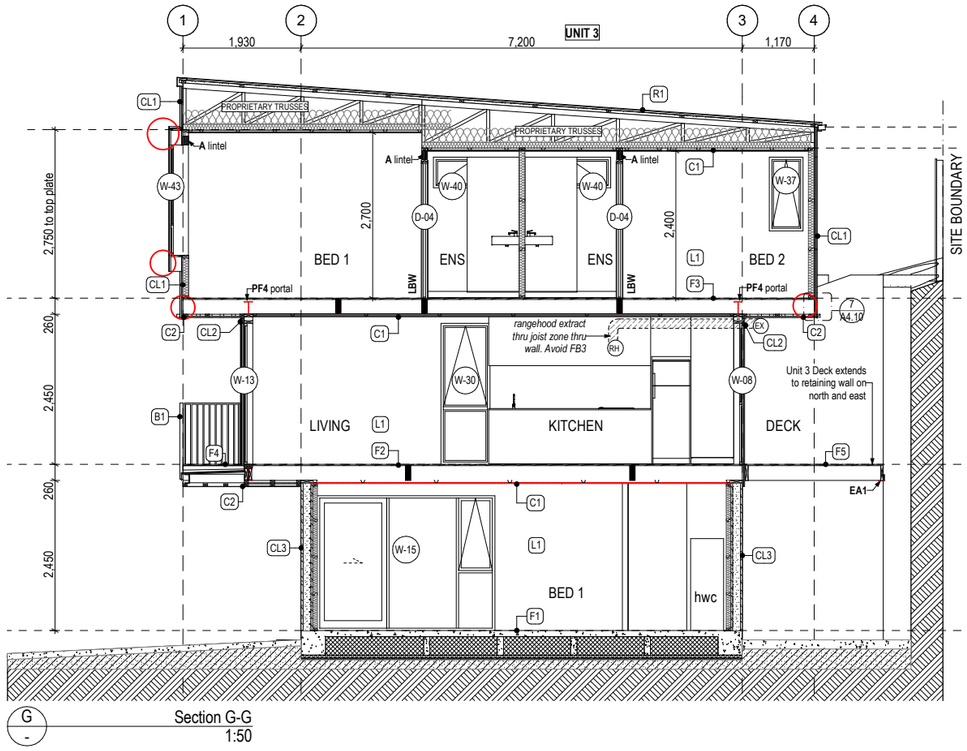
DRAWING CREATION DATE

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A3.05 B

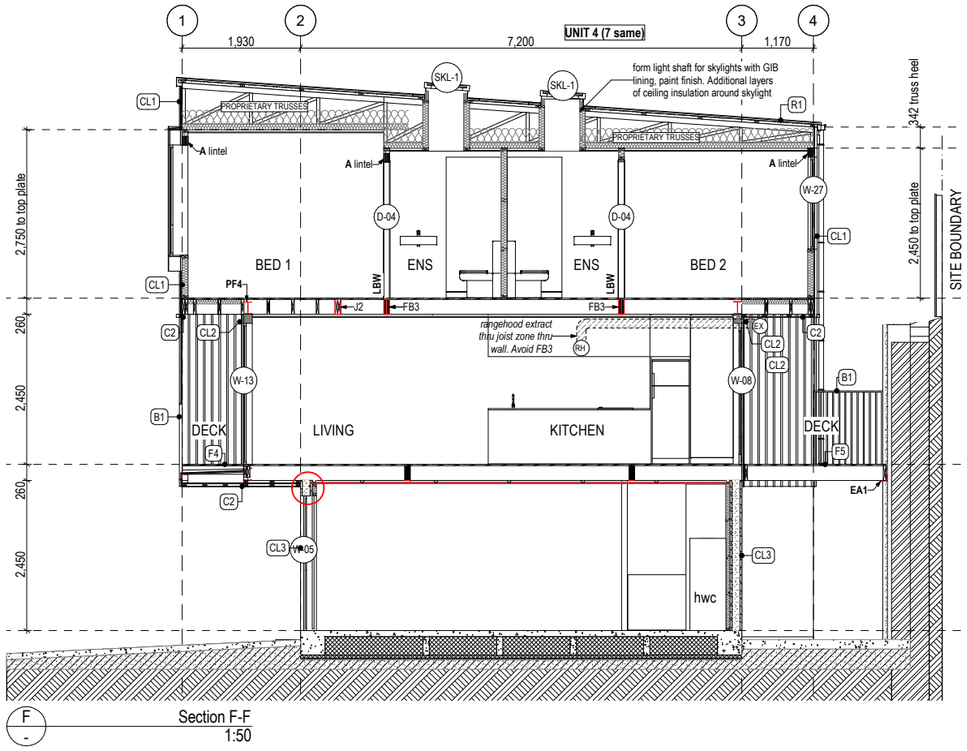
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E
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Section E-E
1:50



G
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Section G-G
1:50



F
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Section F-F
1:50

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BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Elevations and sections
Units 3-8- Sections

DRAWING CREATION DATE

DRAWING NUMBER
A3.06
B

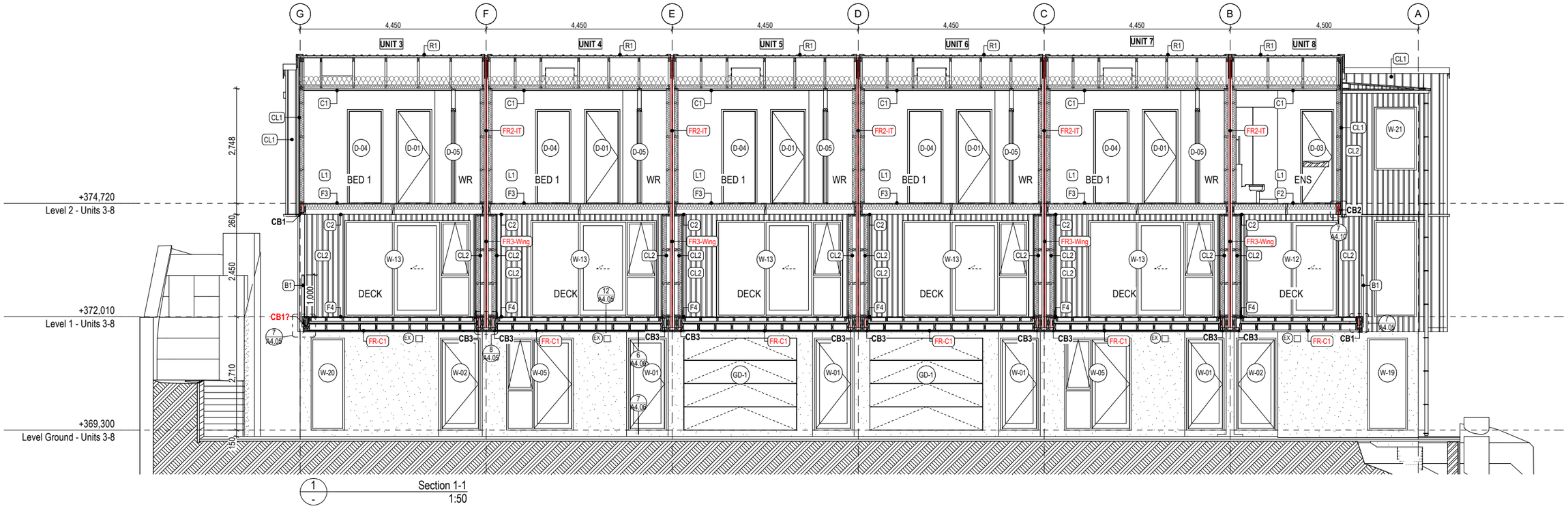
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GENERAL NOTES

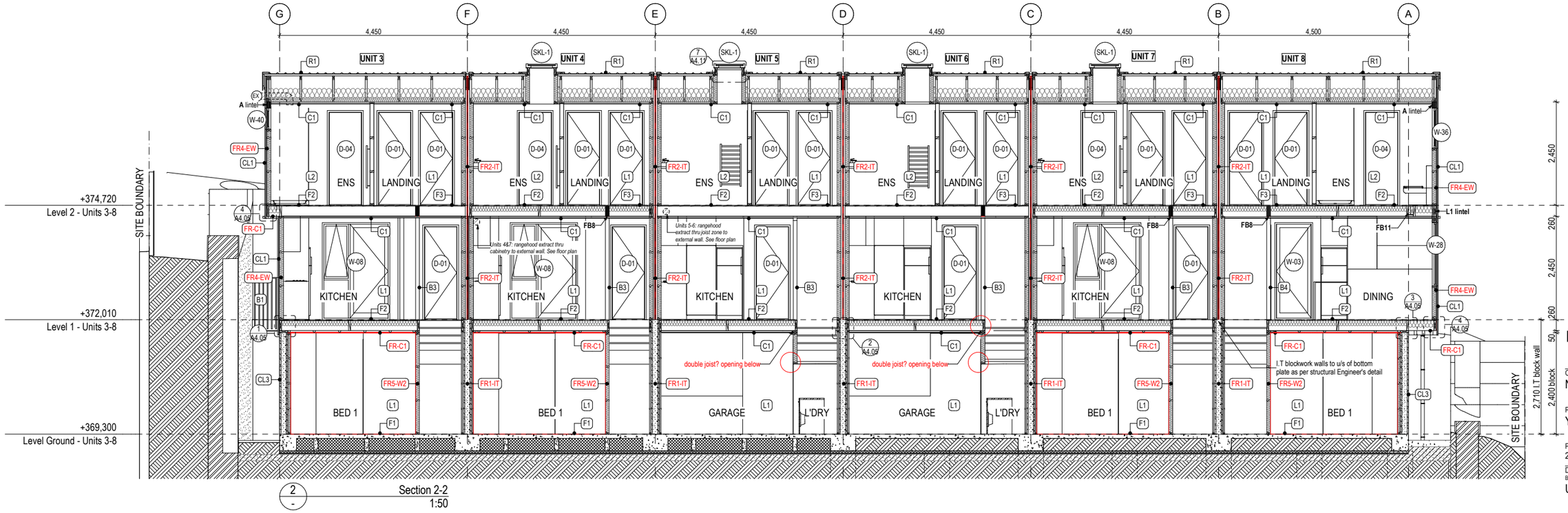
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BUILDING CONSENT



1 - Section 1-1
1:50



2 - Section 2-2
1:50

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

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BC Elevations and sections
Units 3-8- Sections

DRAWING CREATION DATE

DRAWING NUMBER
A3.07 B

SCALE
1:50 @A1

GBTLAB 60b FR2-IT, FR3-Wing : page 18 & 19 of the GIB® Intertenancy Barrier System for Terraced Homes, Dec 2022

GIB SYSTEM SPECIFICATIONS

Two way FRR – double timber frame with GIB Barrierline® central barrier

Specification number	Performance		Specifications	
GBTLAB 60b	STC	64	Lining	1 x 10mm GIB Braceline®/GIB Noiseline® each side
	Rw	63	LB/NLB	Load bearing
	FRR	60/60/60	Partition	280–310mm wide

TIMBER FRAMING

Stud size	Space between frames
90mm	80–110mm

Framing to comply with:

- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603).
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS 3602).

Maximum height as determined by NZS 3604 stud and top plate tables for load-bearing walls.

CENTRAL BARRIER

- Allow a 25–40mm gap between each timber frame and the GIB Barrierline® central barrier.
- Fix GIB® Rondo® 140 Perimeter Channels to the concrete floor with steel fasteners at 600mm centres and no more than 50mm from channel ends using 3.5mm x 30mm or 4.0mm x 25mm concrete nails or 6mm x 40mm concrete anchors.
- A 5mm gap between GIB® Rondo® 140 Perimeter Channels will let any collected rain water escape.
- GIB® Rondo® 140 Perimeter Channel to be sealed to the floor slab on one side with exterior fire/acoustic sealant.
- Install 25mm GIB Barrierline® into GIB® H-Studs at 600mm centres.
- Cap GIB Barrierline® ends with GIB® Rondo® 140 Perimeter Channel.
- Offset GIB® H-Studs from wall studs to allow attachment of GIB® Wall Clips to both frames. Nog as required where no framing exists.
- Place two GIB® Wall Clips (one each side) no more than 600mm below the top of each GIB® H-Stud, no further apart than 3000mm vertically.
- Fix GIB® Rondo® 140 Perimeter Channel at wall ends to both timber frames with GIB® Wall Clips or GIB® Wall Straps placed no further apart than 3000mm vertically.
- Use no more than two GIB® Wall Clips or GIB® Wall Straps (one each side) for each 3000mm length of GIB® H-Stud or GIB® Rondo® 140 Perimeter Channel.
- In the roof space, fix a 13mm GIB Weatherline® or 13mm GIB Fyreline® Laminate to one side of the GIB Barrierline® with GIB® Laminator Screws or 40mm x 8g chipboard screws on a 400mm grid, and at no more than 100mm from sheet edges.
- Extend the laminate at least 200mm below ceiling level.
- Once erected, protect the GIB Barrierline® and laminate from rain. The use of suitable sheeting can avoid delays in allowing the board to dry before wall linings are installed.
- If the specification calls for a 30 minute FRR a 10mm GIB Weatherline® laminate can be used.

SOUND CONTROL INFILL

Install Pink® Batts® R2.2 (90mm) glass wool insulation between the studs and nogs in both frames.

WALL LINING

A single layer of 10mm GIB Braceline®/GIB Noiseline® fixed vertically or horizontally.

Use full height sheets where possible.

Sheet joints are touch fitted and must occur over framing. Where sheet end butt joints are unavoidable they must be formed over framing.

If the wall lining forms part of the structural bracing system, the lining type and fixings must comply with the published bracing system. Check requirements for specific bracing element hold-down connections.

FASTENING THE LINING

Fasteners
32mm x 6g GIB® Grabber® High Thread Drywall Screws.

Fastener centres
300mm centres to each stud, plate and sheet edge. Place screws no closer than 12mm from paperbound edges and 18mm from any sheet end or cut edges.

BUILDING SERVICE PENETRATIONS

GIB® Intertenancy Barrier Systems allow installation of plumbing and electrical services in the cavities either side of the central barrier. Back-to-back services and penetrations are permitted within the limitations given below. A minimum of 10 mm clearance must be provided between plumbing or electrical services and the central barrier.

Plumbing services up to 65 mm in diameter and electrical services up to 90 x 50 mm do not need specialist fire-stopping where they penetrate the wall linings. The maximum number of unprotected service penetration is limited to two per nominally 600 mm wide framing cavity. Plumbing service penetrations through wall linings must have neatly cut holes with 6 mm maximum clearance around the plumbing service. Fill the gap with a general-purpose flexible sealant.

Suitable proprietary fire-stopping is required for wall lining penetrations larger than 90 x 50 mm or 65 mm in diameter, and for penetrations through the GIB Barrierline® core in the roof space.

GIB SYSTEM SPECIFICATIONS

Two way FRR – double timber frame with GIB Barrierline® central barrier

Specification number	Performance		Specifications	
GBTLAB 60b	STC	64	Lining	1 x 10mm GIB Braceline®/GIB Noiseline® each side
	Rw	63	LB/NLB	Load bearing
	FRR	60/60/60	Partition	280–310mm wide

WET AREA WALL LINING

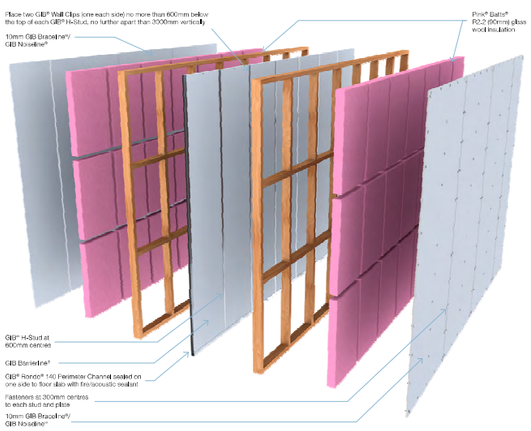
If the 10mm GIB Braceline®/GIB Noiseline® wall lining is substituted with 10mm GIB Aqualine® on both sides, the FRR will be retained but a noise control reduction of 4 STC/Rw points can be expected.

If the 10mm GIB Braceline®/GIB Noiseline® wall lining is substituted with 13mm GIB Aqualine®, the FRR and noise control rating will be maintained.

JOINTING

Central Barrier: Unstopped.
Roof Laminate Layer: Unstopped

Wall lining: All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled GIB® Site Guide. Wall to ceiling junctions are to be reinforced with paper tape and square stopped or finished with GIB-Cove®.



GBTL 60 FR5-W2 : page 22 of the GIB® Fire Rated Systems, September 2024

GIB FIRE RATED CEILING SYSTEMS

Two-way FRR — timber frame

Specification number	Performance		Specifications	
GBTL 60	FRR	60/60/60	Lining	1 layer 13mm GIB Fyreline® each side
	STC	36	LB/NLB	Loadbearing
	Rw	36		

FRAMING

Framing to comply with:

- NZBC B1 — Structure: AS1 Clause 3 — Timber (NZS 3604) or VM1 Clause 6 — Timber (NZS 3603)
- NZBC B2 — Durability: AS1 Clause 3.2 — Timber (NZS 3602)
- Studs at 600mm centres maximum
- Nogs at 1200mm centres maximum

WALL HEIGHTS AND FRAMING DIMENSIONS

Non-loadbearing — Framing dimensions and height as determined by NZS 3604 stud tables for non-loadbearing partitions.

Loadbearing — Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

LINING

1 layer of 13mm GIB Fyreline® each side of the frame.

Vertical or horizontal fixing permitted. All sheet joints must be formed over solid timber framing. Sheets shall be touch fitted.

Vertical fixing — Stagger longitudinal sheet joints on opposite sides of the wall. When sheet end butt joints are unavoidable, they shall be formed over nogs and offset on opposite sides of the frame.

Horizontal fixing — Horizontal joints on opposite sides of the wall can be formed over the same row of nogs. Sheet end butt joints shall be formed over studs and offset on opposite sides of the frame.

FASTENING THE LINING

Fasteners
41mm x 6g GIB® Grabber® High Thread Drywall Screws.

Fastener centres
Place fasteners at 300mm centres to perimeter framing and intermediate studs.

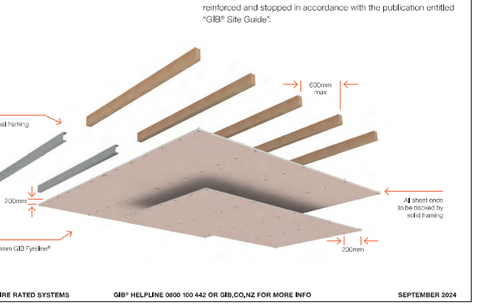
Place fasteners 50mm from sheet corners along plates. At wall corners place an additional fastener 50–60mm vertically, no closer than 10mm from plate-to-stud joints.

Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends.

Place fasteners at 200mm centres along sheet end butt joints.

JOINTING

All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".



GBUW 30a FR6-W1 : page 47 of GIB® Fire Rated Systems, September 2024

GIB FIRE RATED WALL SYSTEMS

One-way FRR — timber or steel frame

Specification number	Performance		Specifications	
GBUW 30a	FRR	30/30/30	Lining	1 layer 16mm GIB Fyreline® one side
			LB/NLB	Loadbearing
GBUW 30b	FRR	30/30/30	Lining	2 layers 10mm GIB Fyreline® one side
			LB/NLB	Loadbearing

FRAMING AND WALL HEIGHT

Timber or steel frame designed to meet durability and structural criteria for strength and serviceability under dead and live loads.

The width of framing supporting the linings shall be nominally 35mm minimum.

The cavity depth shall be 90mm minimum.

Framing spacing shall be at 600mm centres maximum.

Timber frame height and dimensions as determined by NZS 3604 stud tables or specific design.

LINING (FIRE SIDE)

GBUW 30a — 1 layer of 16mm GIB Fyreline® to one side of the frame.

GBUW 30b — 2 layers of 10mm GIB Fyreline® to one side of the frame,

Vertical or horizontal fixing permitted. For vertical fixing, full height sheets shall be used where possible.

Sheets shall be touch fitted.

All sheet joints must be formed over framing, except for longitudinal joints when the outer layer is fixed horizontally.

Offset sheet joints in double-layered systems.

When sheet end butt joints are unavoidable, they shall be formed over framing.

In steel-framed options, linings are installed hard to floor.

FASTENING THE LINING

Fasteners

System	Timber frame	Steel frame
GBUW 30a	41mm x 6g GIB® Grabber® High Thread Drywall Screws	32mm x 6g GIB® Grabber® Self Tapping Drywall Screws
GBUW 30b Inner layer	32mm x 6g GIB® Grabber® High Thread Drywall Screws	25mm x 6g GIB® Grabber® Self Tapping Drywall Screws
GBUW 30b Outer layer	41mm x 6g GIB® Grabber® High Thread Drywall Screws	32mm x 6g GIB® Grabber® Self Tapping Drywall Screws

Fastener centres
Inner layer: 600mm centres up each stud.

Outer or single layer: 300mm centres up each stud.

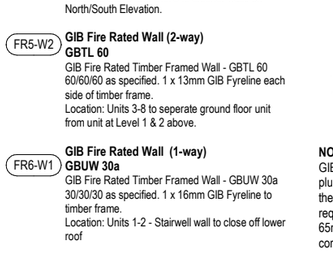
Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends.

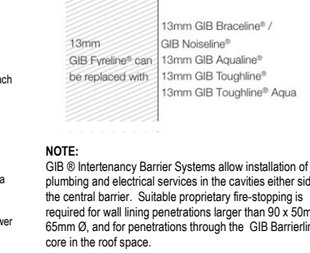
Place fasteners at 200mm centres along sheet end butt joints.

JOINTING

Inner layer: Unstopped.

Outer or single layer: All screw heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".





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3. ARCHITECTS TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSION AND THOSE ON PLANS.
4. THESE DRAWINGS REMAIN THE PROPERTY OF FOUR WALLS ARCHITECTURE AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT

REV	DESCRIPTION	DATE
B	ISSUE FOR BUILDING CONSENT	02.10.26
A	DRAFT ISSUE TO CONSULTANTS	01.10.26

BUILDING CONSENT

GWTLE 60a FR4-EW: page 38 of the GIB Weatherline ® Rigid Air Barrier Systems, March 2021

GIB NZBC CLAUSE C3 – FIRE AFFECTING AREAS BEYOND THE FIRE SOURCE

Two-way FRR – timber frame external wall

Specification	Performance	Specifications	
GWTLE 60a	FRR 60/60/60	Lining	1 x 13mm GIB Weatherline® exterior side 1 x 13mm GIB Fyreline® internal side
		LB/NLB	LB

FRAMING

Stud size: 90mm minimum. Framing to comply with:

- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603).
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS 3602).
- Studs at 600mm centres maximum.
- Nogs at 1350mm centres maximum.

INSULATION

Inclusion of insulation is optional and depends on the building's thermal performance requirements. Mineral wool, glass wool or polyester fibrous insulation materials are acceptable.

WALL LINING / SHEATHING

Exterior side – 1 layer of 13mm GIB Weatherline® sheet fixed vertically. Use full height sheets where possible. All sheet joints and edges must be formed over solid timber framing. Sheet joints are touch fitted. A 10mm gap between sheet edges must be left at floor levels, formed over framing or solid construction materials.

Internal side – 1 layer of 13mm GIB Fyreline® fixed vertically or horizontally. When fixing vertically, full height sheets must be used where possible. All sheet joints must be formed over solid timber framing. Sheet joints are touch fitted.

FASTENING THE LINING / SHEATHING

Exterior side fasteners
41mm x 6g GIB® Grabber® Ceramic Coated High Thread Screws.

Internal side fasteners
41mm x 6g GIB® Grabber® High Thread Drywall Screws.

Maximum fastener centres
Place fasteners at 300mm centres around the sheet perimeter and intermediate studs.

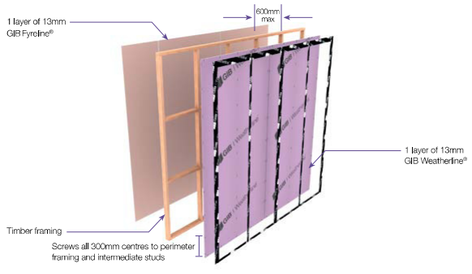
Note that GIB Weatherline® perimeter and intermediate fasteners are commonly at closer centres depending on Wind Loading requirements.

Place fasteners at 12mm from bound sheet edges and 18mm from sheet ends and cut edges.

JOINTING

Exterior side
No plaster stopping required. Unless the entire surface is protected with a self-adhesive WRB, all joints and screw fixings must be taped with GIB Weatherline® Flashing Tape. No tape is required over mid-sheet fasteners under a structural cavity batten.

Internal side
All fastener heads must be stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled GIB® Site Guide.



GBUC 30 FR-C1 : page 75 of GIB® Fire Rated Systems, September 2024

GIB FIRE RATED WALL SYSTEMS

Universal ceiling systems

Specification number	Performance		Specifications	
GBUC 30	FRR	30/30/30	Lining	1 layer 16mm GIB Fyreline®
			LB/NLB	Loadbearing

FRAMING

Timber or steel roof or floor/ceiling framing designed to meet structural criteria for strength and serviceability under dead and live loads.

The separation distance between the ceiling linings and any flooring or roofing material shall be 90mm minimum.

The width of framing members supporting the linings shall be nominally 35mm minimum. Framing spacing shall be at 600mm centres maximum.

Solid nogs shall be provided at 1200mm centres maximum and to the perimeter of the fire rated ceiling, unless longitudinal sheet edges are back-blocked.

If timber-framed construction applies, the nogs shall be 70mm x 35mm minimum.

CEILING LINING

1 layer of 16mm GIB Fyreline® shall be fixed at right angles to the underside of the framing members.

All sheet joints must occur over solid framing.

Sheets shall be touch fitted.

Alternatively, longitudinal sheet edges may be back-blocked using a 300mm-wide strip of 16mm GIB Fyreline® adhered with GIB-Cove® Bond in accordance with the procedure outlined in the current "GIB® Site Guide".

FASTENING THE LINING

Fasteners

Timber frame	Steel frame
41mm x 6g GIB® Grabber® High Thread Drywall Screws	32mm x 6g GIB® Grabber® Self Tapping Drywall Screws

Fastener centres
Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends. This distance may be reduced to 12mm from sheet ends at butt joints on furring channels.

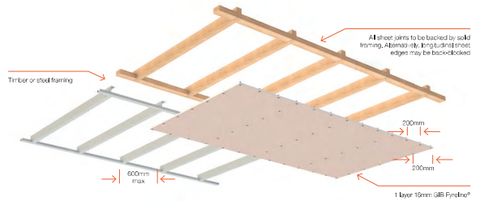
Place fasteners at 200mm centres around the sheet perimeters, along each intermediate framing member and where sheet end butt joints occur.

WALL/CEILING JUNCTIONS

The internal angle between the ceiling and walls must be protected by GIB-Cove® adhered with GIB-Cove® Bond, or boxed corners (square stopped) filled and taped, or sealed and protected by timber scotia in accordance with the publication entitled "GIB® Site Guide".

JOINTING

All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".



GBUC 60 FR-C2 : page 76 of GIB® Fire Rated Systems, September 2024

GIB FIRE RATED WALL SYSTEMS

Universal ceiling systems

Specification number	Performance		Specifications	
GBUC 60	FRR	60/60/60	Lining	2 layers 13mm GIB Fyreline®
			LB/NLB	Loadbearing

FRAMING

Timber or steel roof or floor/ceiling framing designed to meet structural criteria for strength and serviceability under dead and live loads.

The separation distance between the ceiling linings and any flooring or roofing material shall be 90mm minimum.

The width of framing members supporting the linings shall be nominally 35mm minimum. Framing spacing shall be at 600mm centres maximum.

In respect of the FRR for this particular system, nogs are required only at the perimeter of the fire rated ceiling.

If timber-framed construction applies, the nogs shall be 70mm x 35mm minimum.

CEILING LINING

2 layers of 13mm GIB Fyreline® shall be fixed at right angles to the underside of the framing members.

The joints of the second layer are offset 600mm from those in the first layer.

All sheet end butt joints must occur over solid framing.

Sheets shall be touch fitted.

FASTENING THE LINING

Fasteners

Layer	Timber frame	Steel frame
Inner layer	41mm x 6g GIB® Grabber® High Thread Drywall Screws	25mm x 6g GIB® Grabber® Self Tapping Drywall Screws
Outer layer	51mm x 7g GIB® Grabber® High Thread Drywall Screws	41mm x 6g GIB® Grabber® Self Tapping Drywall Screws

Fastener centres (both layers)
Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends. This distance may be reduced to 12mm from sheet ends at butt joints on furring channels.

Place fasteners at 200mm centres around the ceiling perimeter, along each intermediate framing member and where sheet end butt joints occur.

WALL/CEILING JUNCTIONS

The internal angle between the ceiling and walls must be protected by GIB-Cove® adhered with GIB-Cove® Bond, or boxed corners (square stopped) filled and taped, or sealed and protected by timber scotia in accordance with the publication entitled "GIB® Site Guide".

JOINTING

Inner layer: Unstopped.

Outer layer: All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".

FIRE RATED ELEMENTS

FR1-IT — 20-Series blockwork 60/60/60
20-Series blockwork with 45mm timber strapping and 10mm GIB plasterboard each side. Block continuous from slab to GIB Barrierline - no penetrations.

FR2-IT — GIB Intertenancy Wall system GBTLAB 60b
GIB Intertenancy Wall system - GBTLAB 60b 60/60/60 as specified and detailed. 25mm GIB Barrierline centred on gridline with timber stud framing both sides. Use 1 x layer of 10mm GIB Braceline/Noiseline each side. Substitute 1 x layer of 10mm GIB Aqualine in wet areas. Refer to GIB Intertenancy Barrier Systems for Terraced Houses, Dec 2022 for all installation requirements. Insulation to both wall cavities.

FR3-Wing — GIB Intertenancy Wall system GBTLAB 60b - Wing Wall
GIB Intertenancy Wall system - GBTLAB 60b 60/60/60 as specified and detailed. 25mm GIB Barrierline centred on gridline with timber stud framing both sides extends into wing wall. Use IBS RigidRap on studs with 20mm cavity and specified cladding over.

FR4-EW — GIB Fire Rated External Wall GWTLE 60a
GIB Fire Rated Timber Framed Wall - GWTLE 60a 60 60/60/60 as specified. 1 x 13mm GIB Fyreline to interior side, 1 x 13mm GIB Weatherline to exterior side.
Location: Unit 3 and Unit 8 to exterior walls on North/South Elevation.

FR5-W2 — GIB Fire Rated Wall (2-way) GBTL 60
GIB Fire Rated Timber Framed Wall - GBTL 60 60/60/60 as specified. 1 x 13mm GIB Fyreline each side of timber frame.
Location: Units 3-8 to seperate ground floor unit from unit at Level 1 & 2 above.

FR6-W1 — GIB Fire Rated Wall (1-way) GBUW 30a
GIB Fire Rated Timber Framed Wall - GBUW 30a 30/30/30 as specified. 1 x 16mm GIB Fyreline to timber frame.
Location: Units 1-2 - Stairwell wall to close off lower roof

FIRE SYSTEMS:

UNITS 1-2 - to C/AS1 F.R.R 30/30/30
(SA) Smoke Alarms:
Units to have Type 1 interconnected and hardwired smoke alarms to NZS4514:2021.

UNITS 3-8 - to C/AS2 F.R.R 60/60/60
(SA) Smoke Alarms:
Units to have Type 5 interconnected and hardwired smoke alarms to NZS4514:2021.

(SP) Sprinkler System:
Seperate Ground Floor Turn-Key units must have sprinkler system installed.

All to be in accorandance with Fire Engineering Design Report by Chester.

FR-C1 — GIB Fire Rated Ceiling / Soffit GBUC 60
GBUC 60 - FRR 60/60/6. Fire Rated Ceilings as indicated on Floor plans. 2x13mm GIB Fyreline fixed to underside of joists. Soffits use specified soffit lining over. Framing to NZS3604:2011.
Fire Rated Downlights to all Fire Rated Ceilings.
Fire Collars fitted for any extraction penetrations.
Location: Units 3-8

FR-C2 — GIB Fire Rated Ceiling / Soffit GBUC 30
GBUC 30 - FRR 30/30/30. Fire Rated Ceilings as indicated on Floor plans.
1x16mm GIB Fyreline fixed to underside of ceiling battens as detailed. Framing to NZS3604:2011.
Fire Rated Downlights to all Fire Rated Ceilings.
Fire Collars fitted for any extraction penetrations.
Location: Units 1-2 - Lower roof on Level 1

Acceptable GIB Fyreline® Alternatives

13mm GIB Fyreline® can be replaced with	13mm GIB Braceline® / GIB Noiseline® 13mm GIB Aqualine® 13mm GIB Toughline® 13mm GIB Toughline® Aqua

NOTE:
GIB ® Intertenancy Barrier Systems allow installation of plumbing and electrical services in the cavities either side of the central barrier. Suitable proprietary fire-stopping is required for wall lining penetrations larger than 90 x 50mm or 65mm Ø, and for penetrations through the GIB Barrierline ® core in the roof space.

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

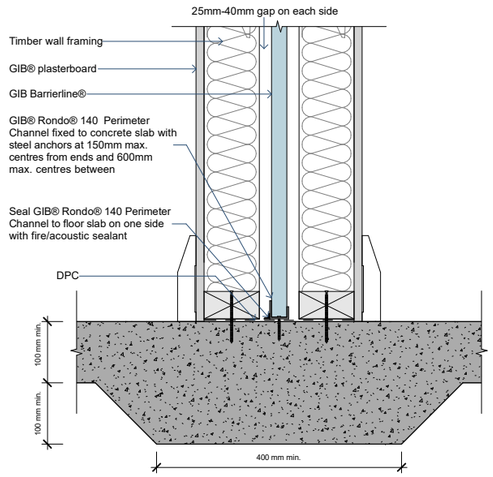
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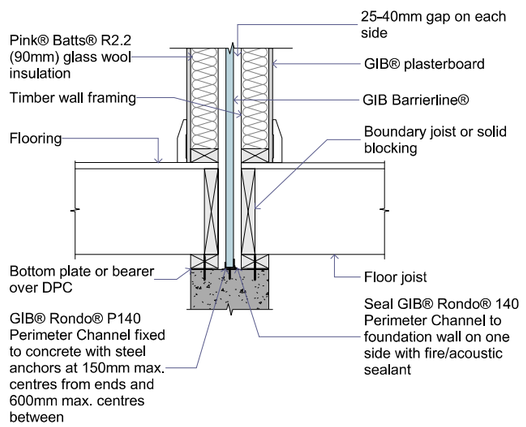
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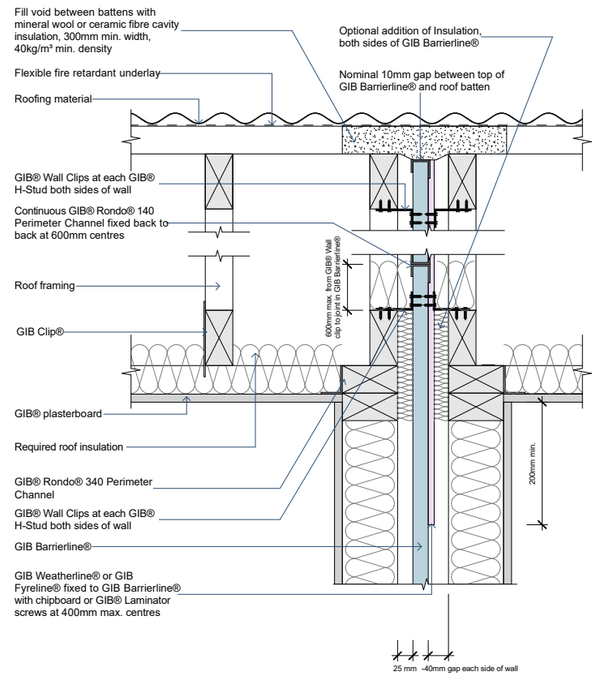
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GIB® Intertenancy Barrier Systems

Base Detail at Slab (End Elevation)

File: GNS101 Base Detail at Slab (End Elevation)	
Issue: -	
Scale: 1 : 5	Reference
Date: 10 Feb 2023	GNS101

1 - GIB I.T. Barrier Systems - Base Wall at Slab

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GIB® Intertenancy Barrier Systems

Detail at Foundation Wall

File: GNS120 Detail at Foundation Wall	
Issue: -	
Scale: 1 : 10	Reference
Date: 10 Feb 2023	GNS120

2 - GIB I.T. Barrier Systems - Detail at Foundation Wall

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GIB® Intertenancy Barrier Systems

Detail at Ceiling and Roof (End Elevation)

File: GNS105 Detail at Ceiling and Roof (End Elevation)	
Issue: -	
Scale: 1 : 5	Reference
Date: 10 Feb 2023	GNS105

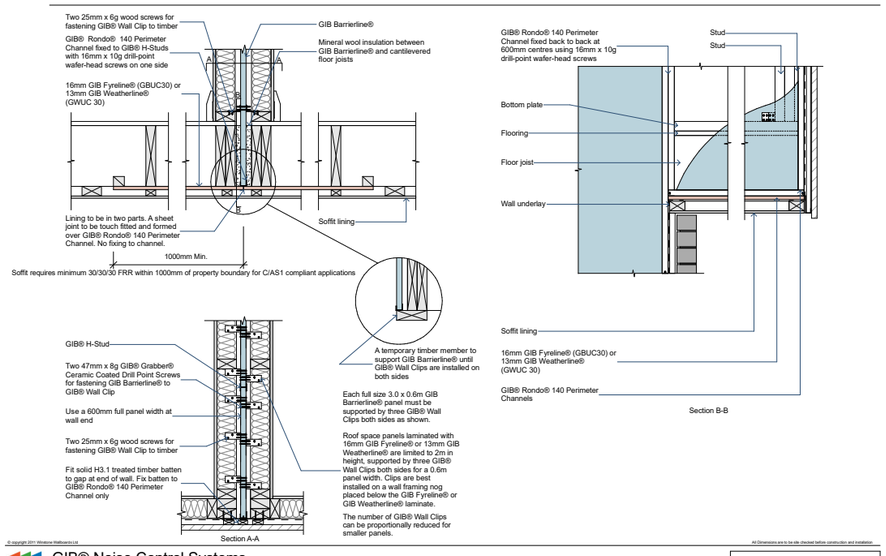
3 - GIB I.T. Barrier Systems - Detail at Ceiling and Roof

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REV	DESCRIPTION	DATE
B	ISSUE FOR BUILDING CONSENT	02.10.26
A	DRAFT ISSUE TO CONSULTANTS	01.10.26

BUILDING CONSENT



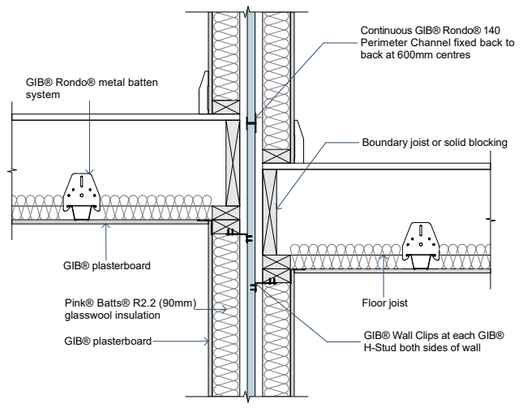
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GIB® Noise Control Systems

Cantilevered GIB Barrierline Detail – Option 1

File:	
Scale: 1 : 10	Reference
Date: 29 Oct 2021	GNS310

4 - GIB I.T. Barrier Systems - Cantilevered Soffit



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GIB® Intertenancy Barrier Systems

Detail at Upper Storey Framed Floor (End Elevation)

File: GNS100 Detail at Upper Storey Framed Floor (End Elevation)	
Issue: -	
Scale: 1 : 10	Reference
Date: 10 Feb 2023	GNS100

5 - GIB I.T. Barrier Systems - Floor Framing at Upper Storey

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

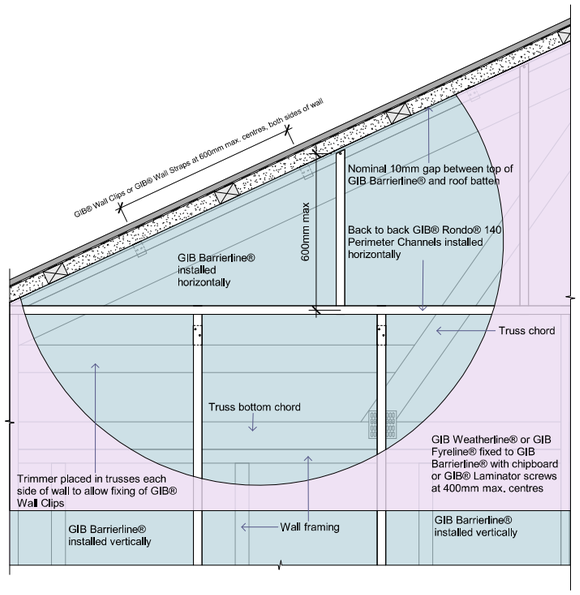
DRAWING NAME
BC Details
GIB Fire Rated Systems - Proprietary Details

DRAWING CREATION DATE

DRAWING NUMBER
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SCALE
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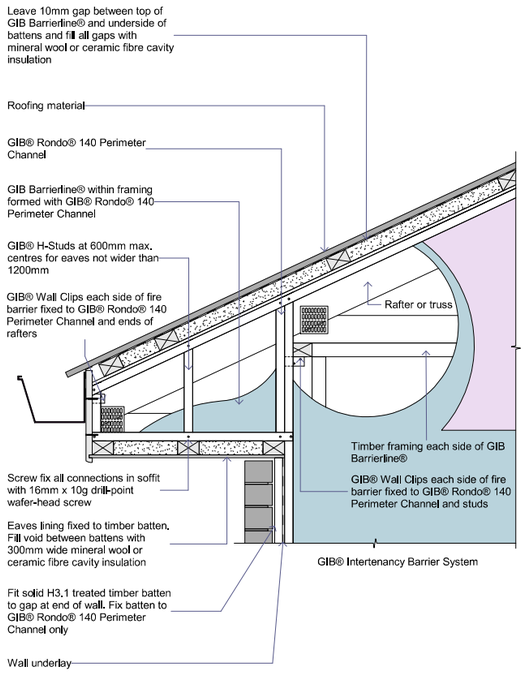
GIB® Intertenancy Barrier Systems

Roof Void Detail with Horizontal Sheeting (Side Elevation)

File: GNS113 Roof Void Detail with Horizontal Sheeting (Side Elevation) Issue: -	
Scale: 1 : 10	Reference
Date: 10 Feb 2023	GNS113

1 - GIB I.T. Barrier Systems - Roof void- side elevation

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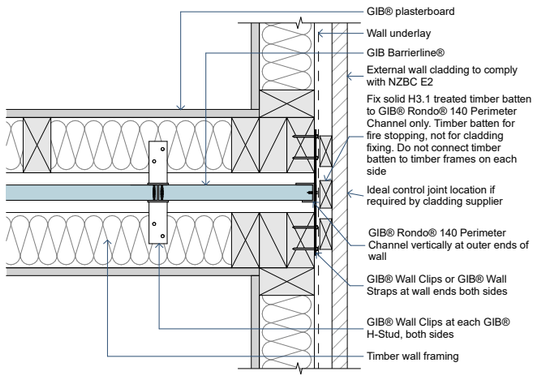
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GIB® Intertenancy Barrier Systems

Eaves Detail (Side Elevation)

File: GNS112 Eaves Detail (Side Elevation) Issue: -	
Scale: 1 : 10	Reference
Date: 10 Feb 2023	GNS112

2 - GIB I.T. Barrier Systems - Eaves detail side elevation

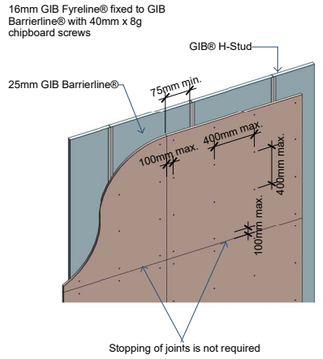


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GIB® Noise Control Systems

File: GNS103 Detail at External Timber Frame Wall (Plan View) Issue: 1602	

4 - GIB I.T. Barrier Systems - External Wall plan detail



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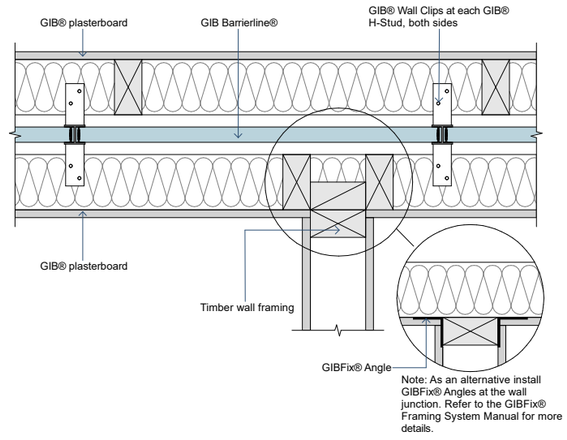
GIB® Intertenancy Barrier Systems

Fixing Detail for 16mm GIB Fyreline®

File: GNS111 Fixing Detail for 16mm GIB Fyreline® Issue:1601	
Scale: 1 : 20	Reference
Date: 19 July 2016	GNS111

3 - GIB I.T. Barrier Systems - Fixing 16mm GIB Fyreline

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All Dimensions are to be site checked before construction and installation

GIB® Noise Control Systems

Detail for Junction with Non Fire-Rated Wall (Plan View)

File: GNS110 Detail for Junction with Non Fire-Rated Wall (Plan View) Issue: -	
Scale: 1 : 5	Reference
Date: 10 Feb 2023	GNS110

6 - GIB I.T. Barrier Systems - Junction with Non-Fire Rated wall

GENERAL NOTES

1. DO NOT SCALE OFF DRAWING
2. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE - **IF IN DOUBT ASK THE ARCHITECT**
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REV	DESCRIPTION	DATE
B	ISSUE FOR BUILDING CONSENT	02.10.26
A	DRAFT ISSUE TO CONSULTANTS	01.10.26

BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

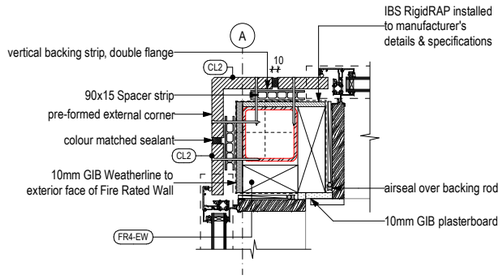
PROJECT NUMBER
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DRAWING NAME
BC Details
GIB Fire Rated Systems - Proprietary Details cont.

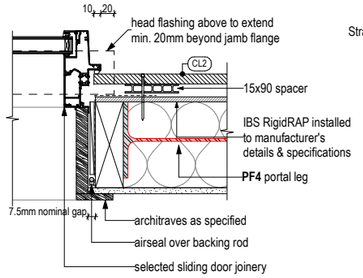
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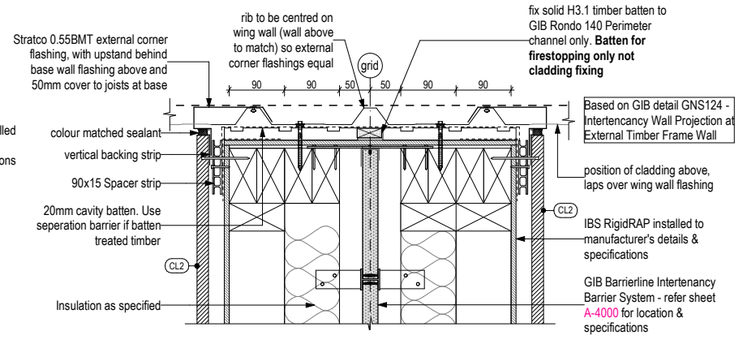
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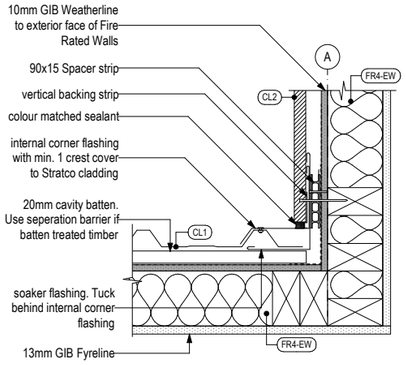
1 - Fire Rated Wall - External Corner detail - Cimentel 1:5



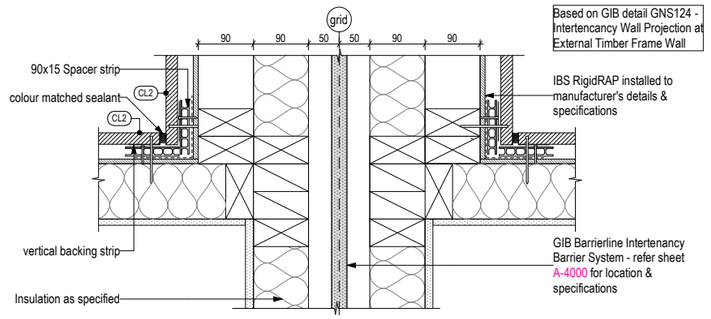
4 - Sliding Door Jamb detail 1:5



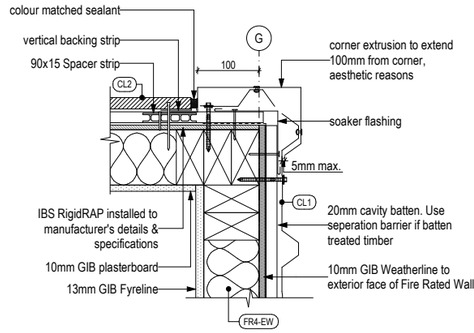
5 - Intertenancy Wing Wall - End of Wall Flashing 1:5



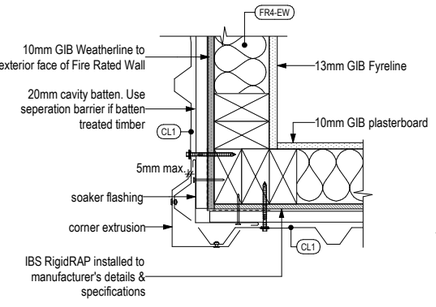
2 - Fire Rated Wall - Internal Corner detail - Stratco/Cimentel 1:5



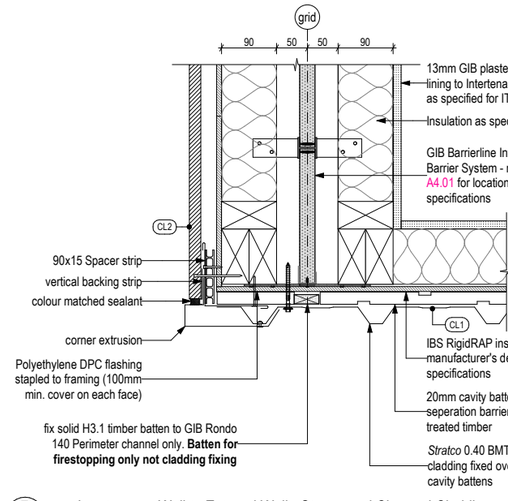
6 - Intertenancy Wing Wall - Projection from External Wall 1:5



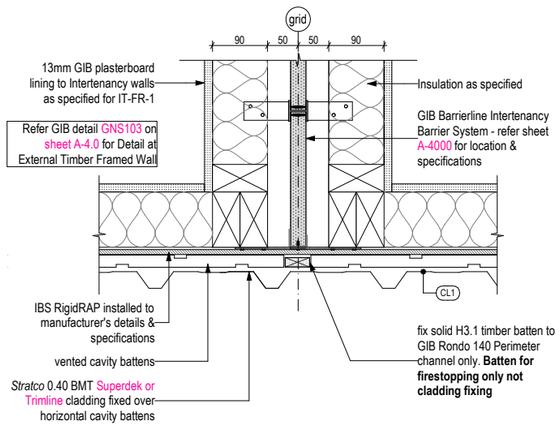
9 - Fire Rated Wall - External Corner detail - Unit 3 1:5



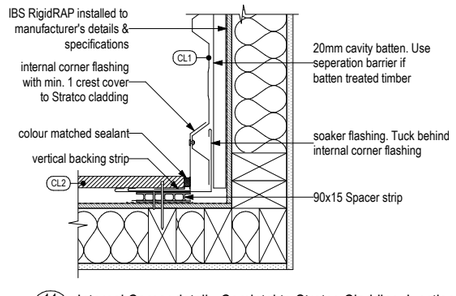
3 - Fire Rated Wall - External Corner detail - Stratco 1:5



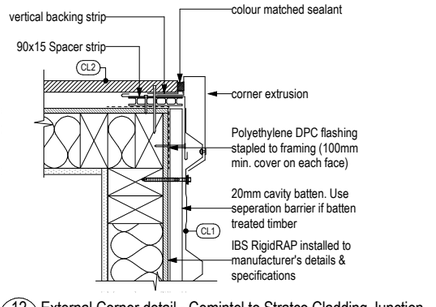
7 - Intertenancy Wall to External Wall - Stratco and Cimental Cladding 1:5



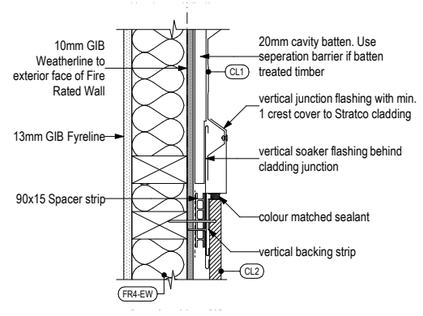
8 - Intertenancy Wall to External Wall - Stratco Cladding 1:5



11 - Internal Corner detail - Cemintel to Stratco Cladding Junction 1:5



12 - External Corner detail - Cemintel to Stratco Cladding Junction 1:5



10 - Fire Rated Wall - Vertical Junction - Cemintel to Stratco Cladding Junction 1:5

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BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

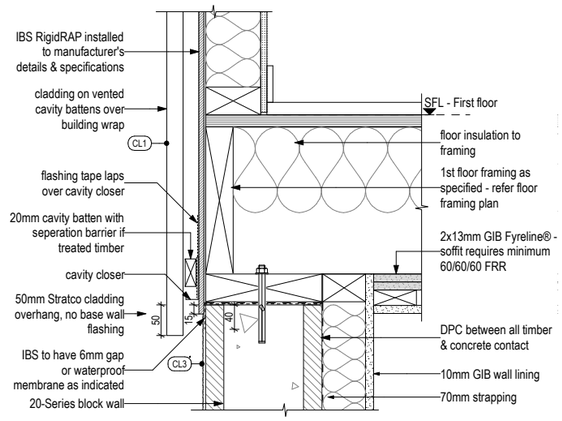
PROJECT NUMBER
2026_001

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BC Details
Cladding Details 1 - PLAN

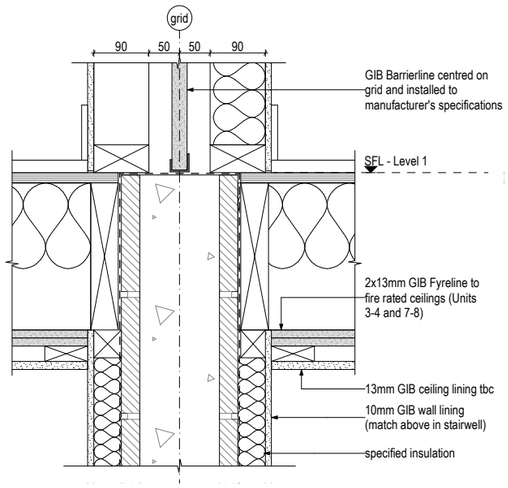
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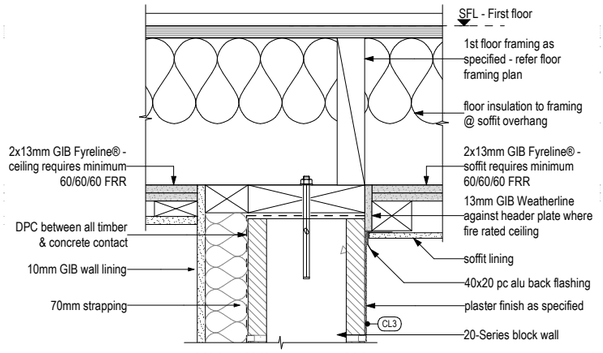
SCALE
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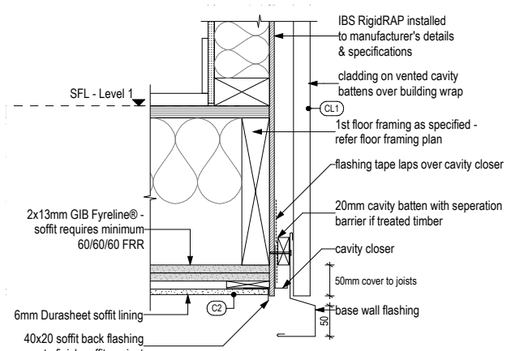
1 - Block to Timber Framing Section 1:5



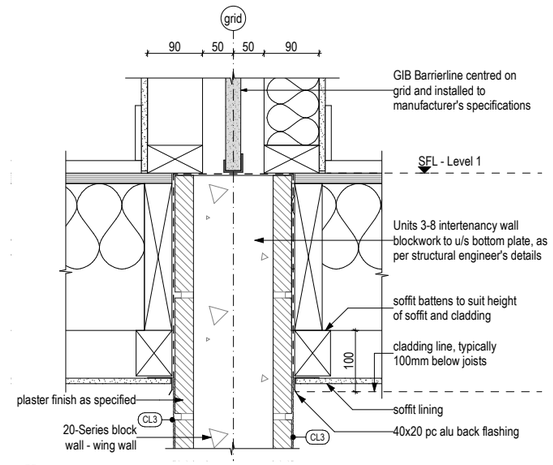
2 - Intertenancy Wall - RCM Block to Timber Framing Section 1:5



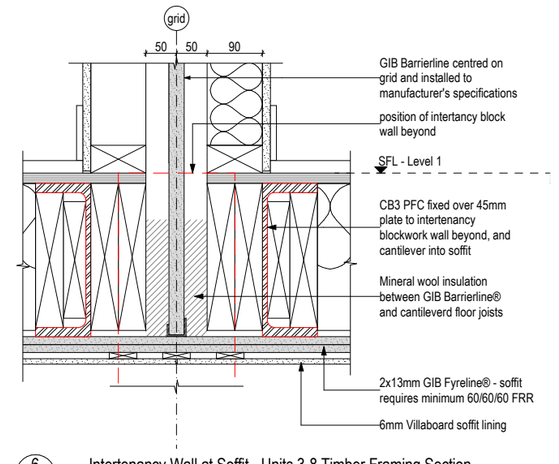
3 - Block to Top Wall Overhang Section 1:5



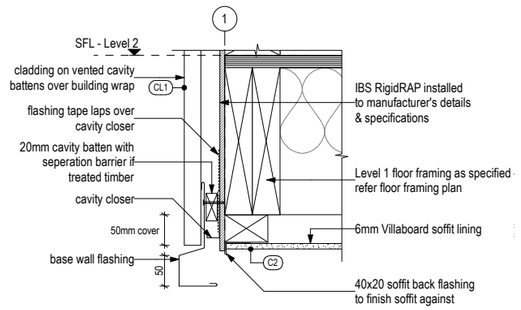
4 - Fire Rated Soffit 1:5



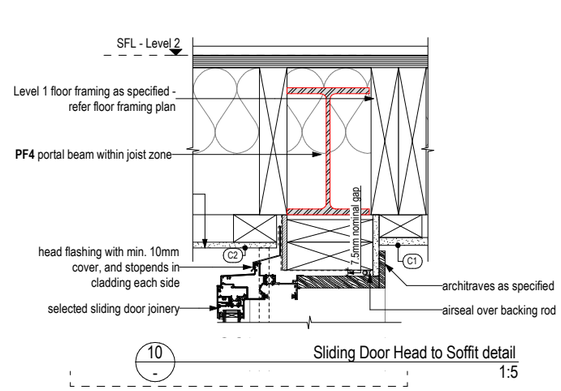
5 - Intertenancy Wall - RCM Block at Rear Wing Wall to Timber Framing Section 1:5



6 - Intertenancy Wall at Soffit - Units 3-8 Timber Framing Section 1:5



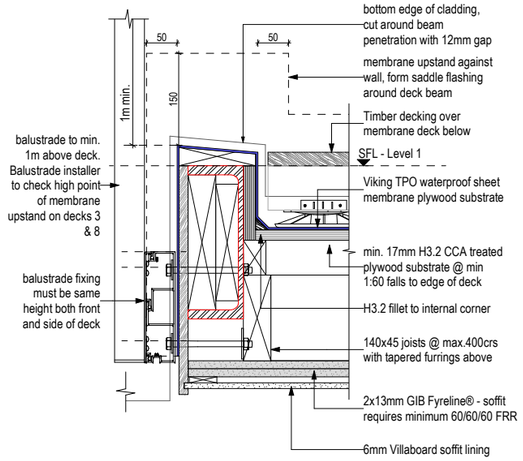
9 - Typical Soffit Overhang - Stratco Wall cladding 1:5



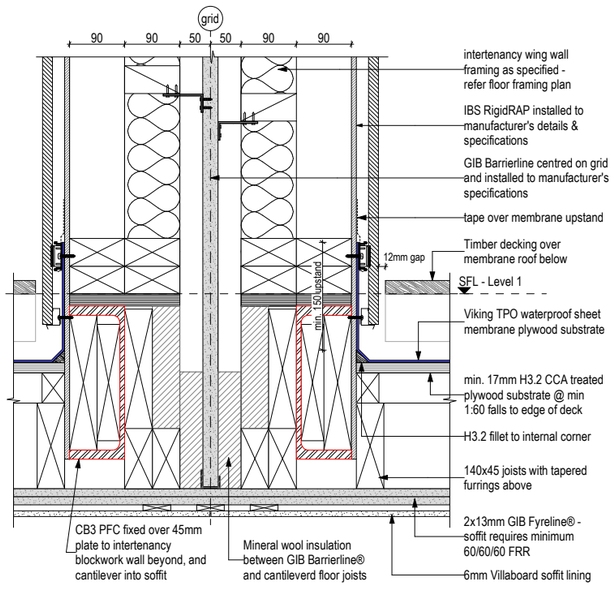
10 - Sliding Door Head to Soffit detail 1:5

Unit 3-8 Front Deck Balustrade notes:

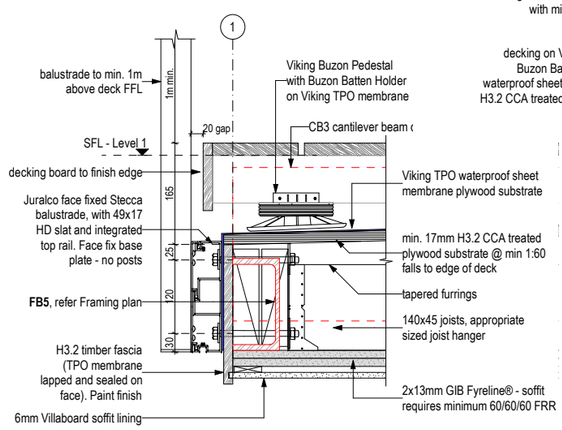
1. Balustrade fixing height and fin height to be consistent across front decks (and returns at Unit 3 & 8).
2. Balustrade installer to check high point of membrane upstand on decks 3 & 8, and set fin height based on this.



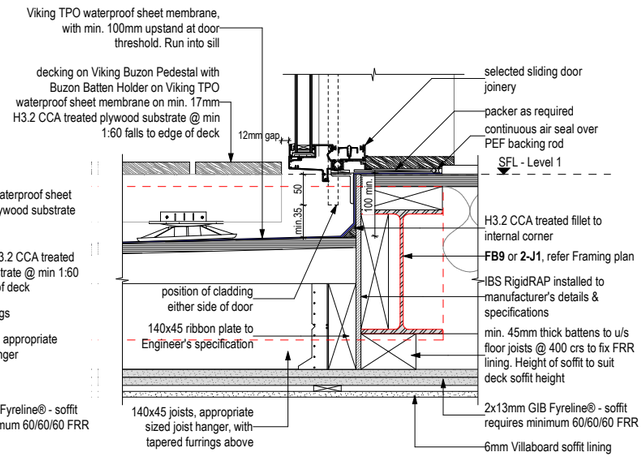
7 - Membrane Deck Verge Balustrade detail 1:5



8 - Membrane Deck to Intertenancy Wing Wall Junction_1 1:5



11 - Balustrade to Edge of Deck detail 1:5



12 - Door Threshold to FRR waterproof membrane deck 1:5

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PROJECT
YORK STREET

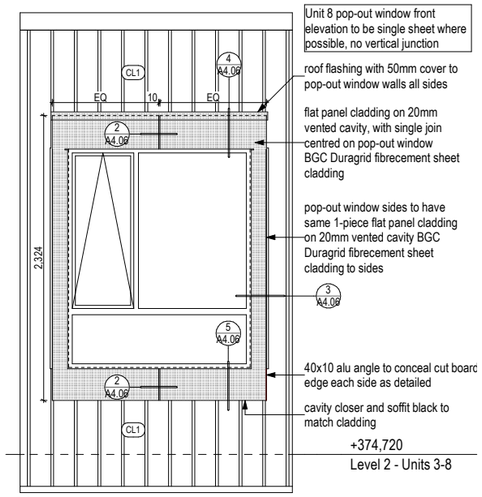
PROJECT NUMBER
2026_001

DRAWING NAME
BC Details
Cladding Details 2 - SECTION

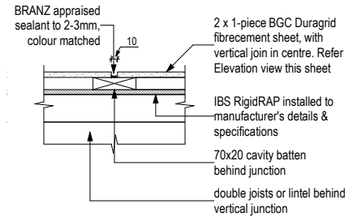
DRAWING CREATION DATE

DRAWING NUMBER
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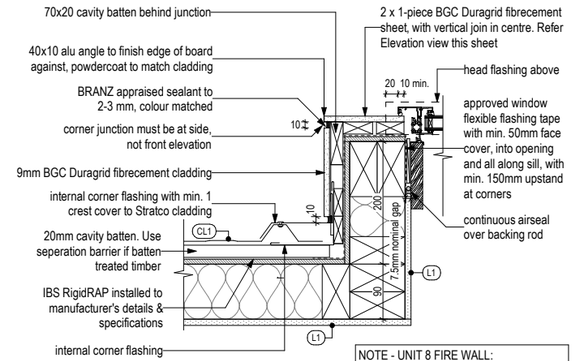
SCALE
1:5 @A1



1 - Detail - Pop-out window elevation 1:25



2 - Window Pop-out Vertical Sheet Junction detail 1:5

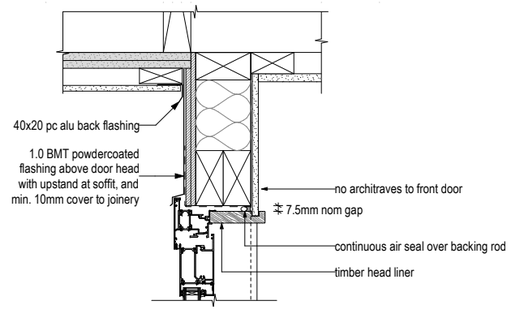


3 - Window Pop-out Side/Jamb detail 1:5

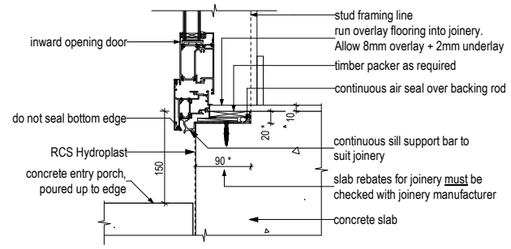
NOTE - UNIT 8 FIRE WALL:

Unit 8 side within 1m of boundary and wall must be fire rated to 60/60/60.
- Use 13mm GIB Weatherline on exterior instead of IBSRigidRap.
- Use 13mm GIB Fyreline on inside face.

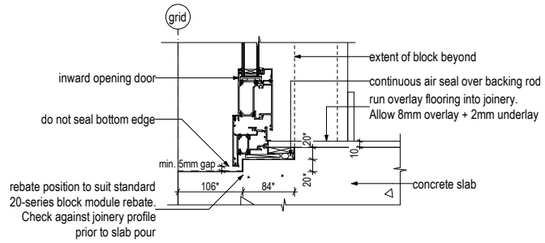
Refer floor plan for location.



6 - Units 3-8 - Entry Door Head detail 1:5

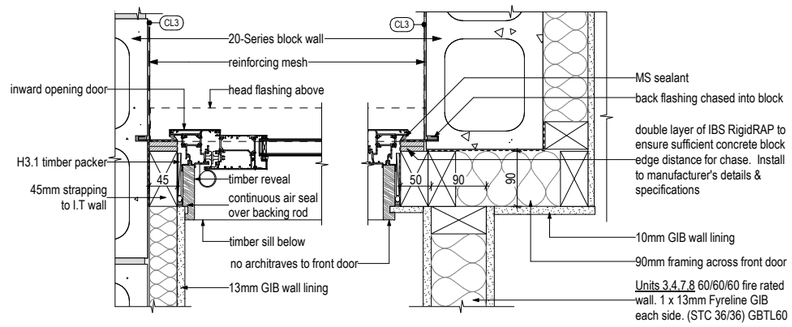


7 - Units 3-8 - Entry Door Sill detail 1:5

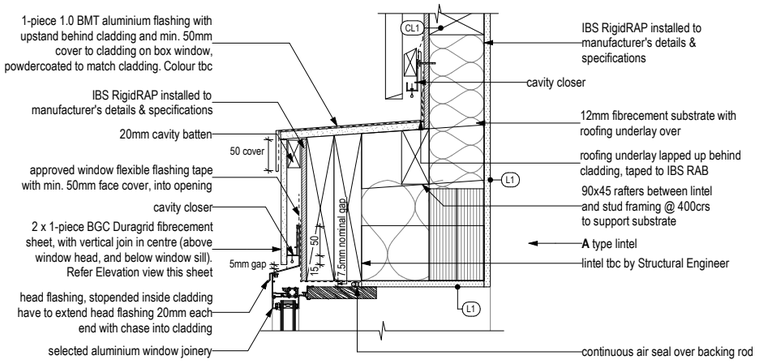


9 - Typical Inward Opening Door Sill 1:5

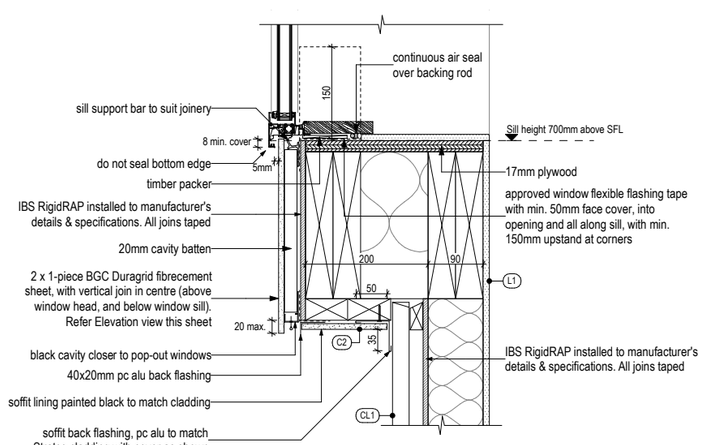
DPC between all concrete / timber contact



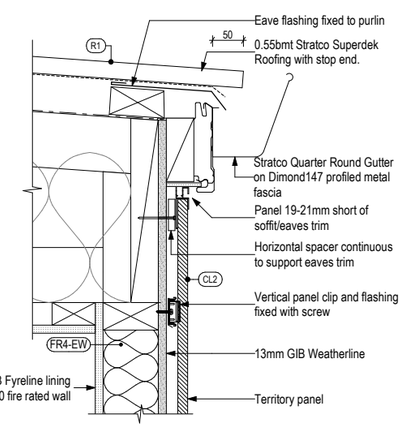
8 - Units 3-8 - Entry Door Jamb detail 1:5



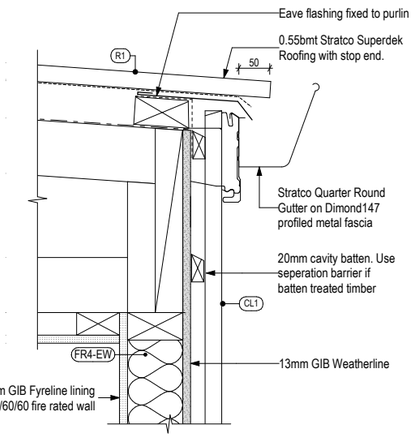
4 - Window Pop-out Head detail 1:5



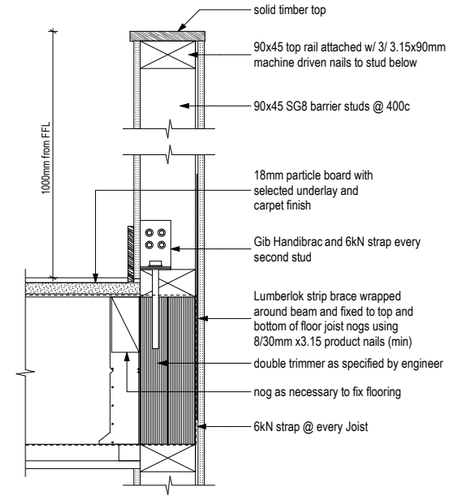
5 - Window Pop-out Sill detail 1:5



10 - Units 3-8: Fire Rated External Wall - Flush Eave detail - Cemintel 1:5



11 - Units 3-8: Fire Rated External Wall - Flush Eave detail - Stratco 1:5



12 - Typical Internal Balustrade detail 1:5

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PROJECT
YORK STREET

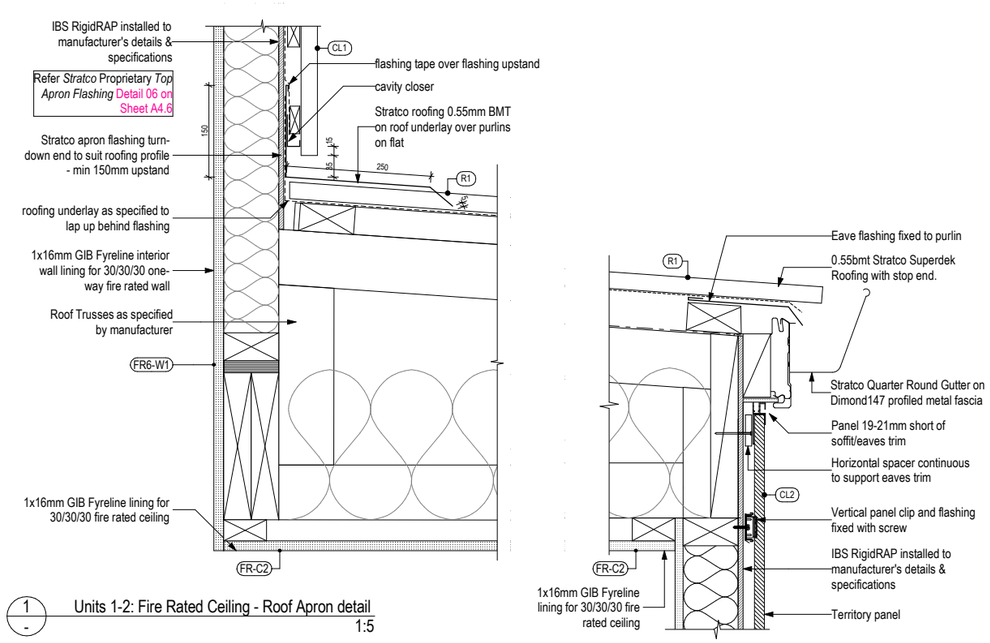
PROJECT NUMBER
2026_001

DRAWING NAME
BC Details
Cladding Details 3

DRAWING CREATION DATE

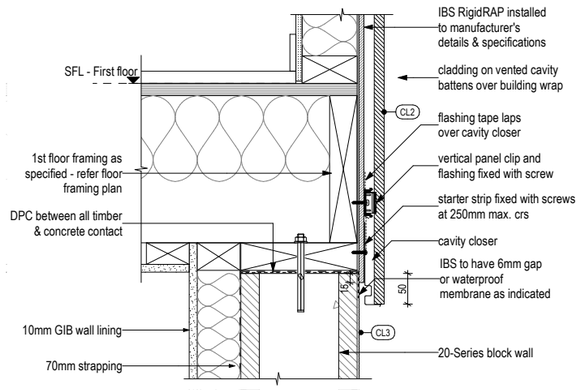
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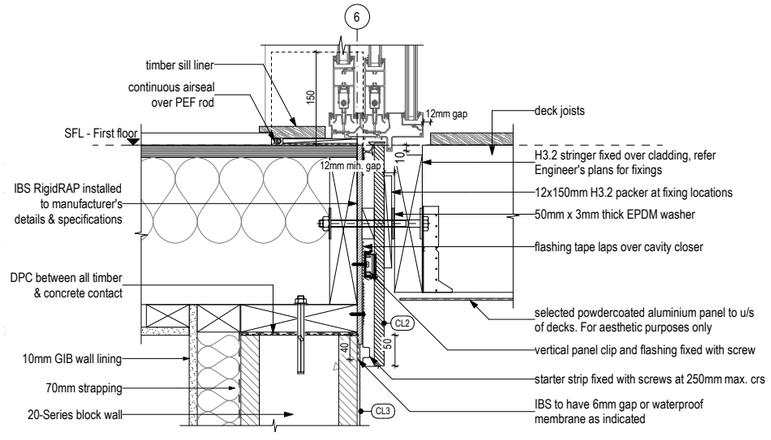


1 - Units 1-2: Fire Rated Ceiling - Roof Apron detail 1:5

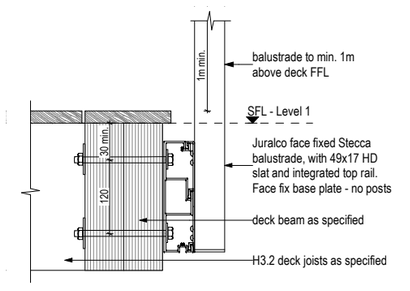
2 - Units 1-2: Fire Rated Ceiling - Flush Eave detail 1:5



3 - Typical Cemintel Cladding to Concrete Block detail 1:5

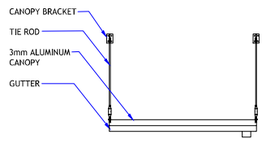


4 - Door Threshold to Timber Framed Deck 1:5

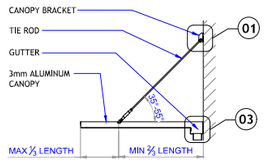


5 - Typical Timber Deck - Balustrade detail 1:5

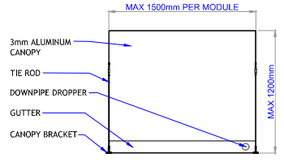
HORIZON CANOPY WITH GUTTER



ELEVATION
SCALE: 1:25@A4



SIDE VIEW
SCALE: 1:25@A4



PLAN
SCALE: 1:25@A4



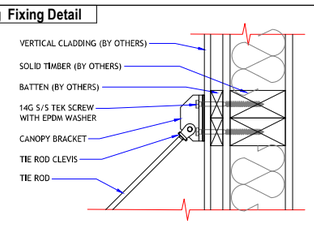
3D VIEW
SCALE: N.T.S.

AURAE
Ph: 09 972 2897
E: sales@aurae.co.nz
W: www.aurae.co.nz
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Contact Aurae for project-specific advice. Details subject to change without notice.

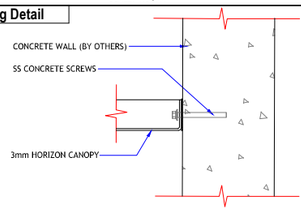
HORIZON CANOPY
PRODUCT DETAILS
SHEET NO: 1.02

Cemintel Cladding Fixing Detail



DETAIL 01
SCALE: 1:5@A4

RCM Block Fixing Detail



DETAIL 02
SCALE: 1:5@A4

1 - Horizon Entry Canopy Fixing details 1:2

GENERAL NOTES
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REV	DESCRIPTION	DATE
A	ISSUE FOR BUILDING CONSENT	02.10.26

BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Details
Cladding Details 4

DRAWING CREATION DATE

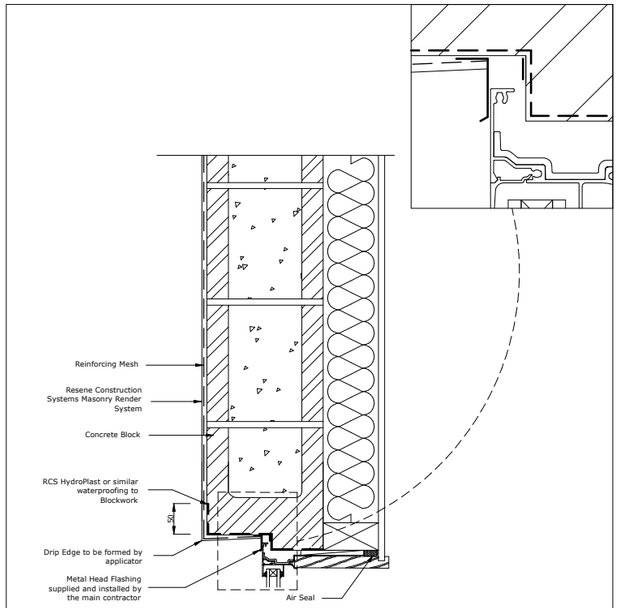
DRAWING NUMBER
A4.07 A

SCALE
1:5, 1:2 @A1

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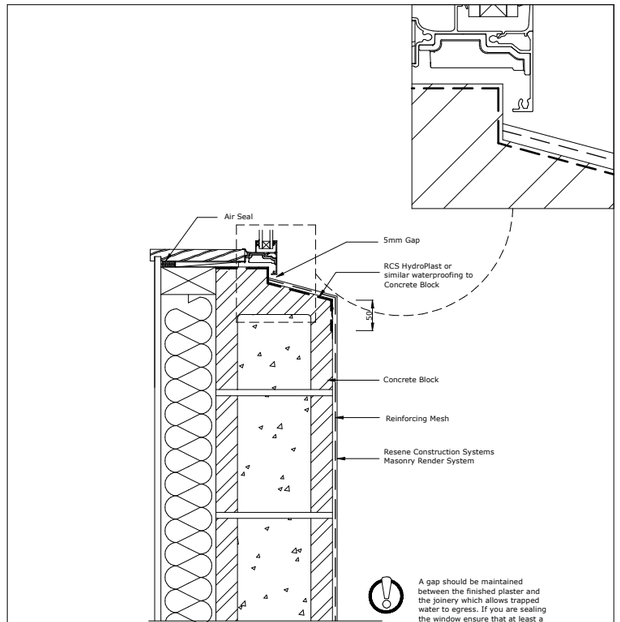
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System	Scale
Masonry Render System	1 : 5 @ A4
Substrate	Date
Concrete Block	1 November 2017
Drawing Name	Sheet
Window Head	50.07.00

1 - Resene Construction Systems -Typical Window Head
1:5



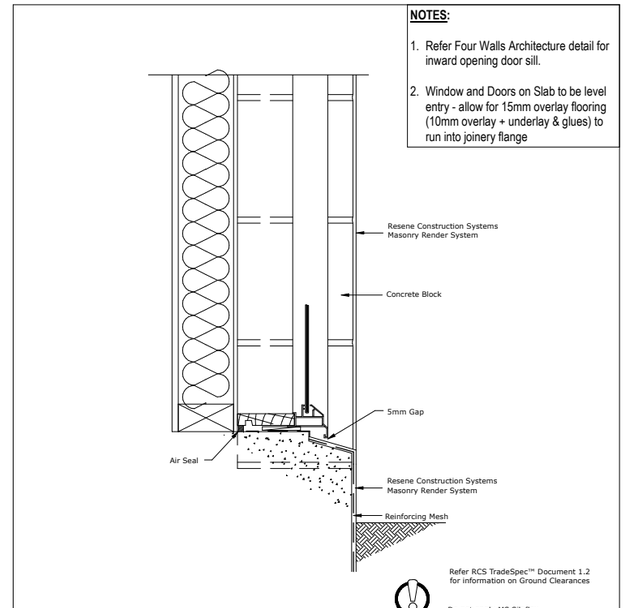
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System	Scale
Masonry Render System	1 : 5 @ A4
Substrate	Date
Concrete Block	19 July 2021
Drawing Name	Sheet
Window Sill	50.05.00

2 - Resene Construction Systems - Typical Window Sill
1:5



NOTES:

1. Refer Four Walls Architecture detail for inward opening door sill.
2. Window and Doors on Slab to be level entry - allow for 15mm overlay flooring (10mm overlay + underlay & glues) to run into joinery flange

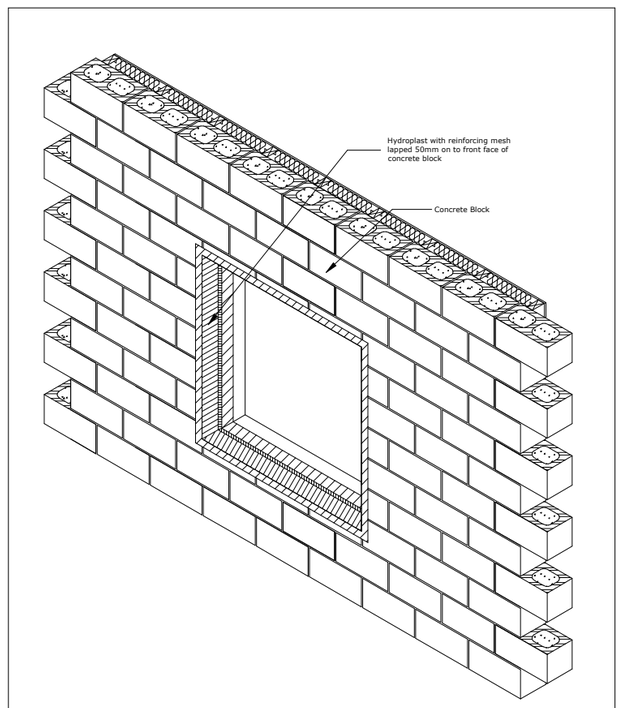
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System	Scale
Masonry Render System	1 : 5 @ A4
Substrate	Date
Concrete Block	1 November 2017
Drawing Name	Sheet
Door Sill	50.05.60

3 - Resene Construction Systems - Typical Door Sill
1:5



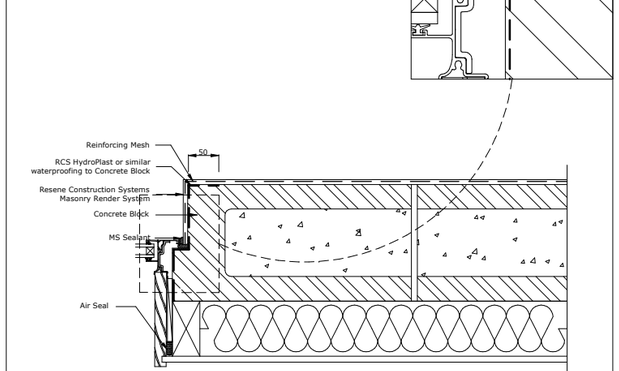
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System	Scale
Masonry Render System	1 : 20 @ A4
Substrate	Date
Concrete Block	----
Drawing Name	Sheet
Window Isometric	50.01.40

7 - Resene Construction Systems - Typical Window Isometric
1:5



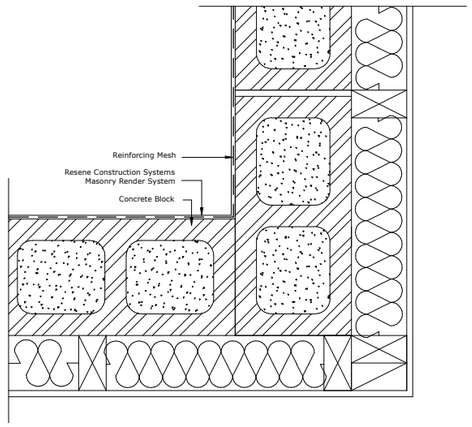
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System	Scale
Masonry Render System	1 : 5 @ A4
Substrate	Date
Concrete Block	19 July 2021
Drawing Name	Sheet
Window Jamb - Option 1	50.06.00

4 - Resene Construction Systems - Typical Window Jamb
1:5



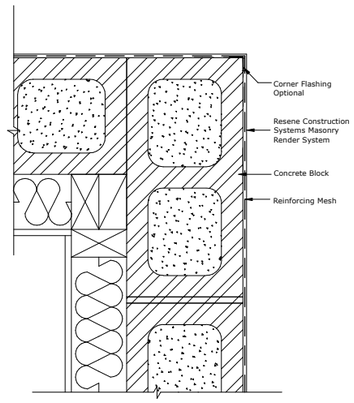
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System	Scale
Masonry Render System	1 : 5 @ A4
Substrate	Date
Concrete Block	1 November 2017
Drawing Name	Sheet
Internal Corner	50.04.00

5 - Resene Construction Systems - Typical Internal Corner
1:5



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System	Scale
Masonry Render System	1 : 5 @ A4
Substrate	Date
Concrete Block	1 November 2017
Drawing Name	Sheet
External Corner	50.03.00

6 - Resene Construction Systems - Typical External Corner
1:5

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

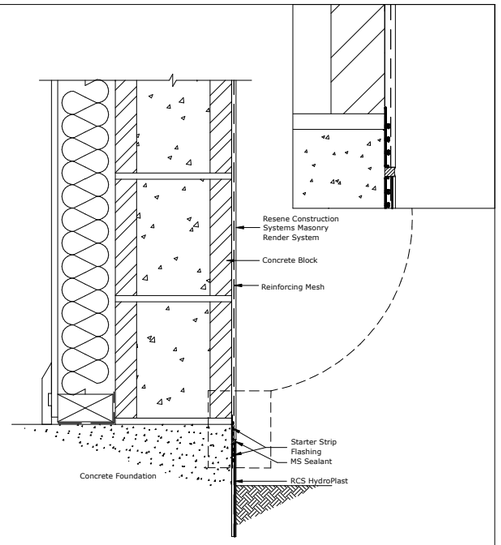
PROJECT NUMBER
2026_001

DRAWING NAME
BC Details
Resene Construction Systems proprietary details

DRAWING CREATION DATE

DRAWING NUMBER
A4.08 (A)

SCALE
1:5 @A1



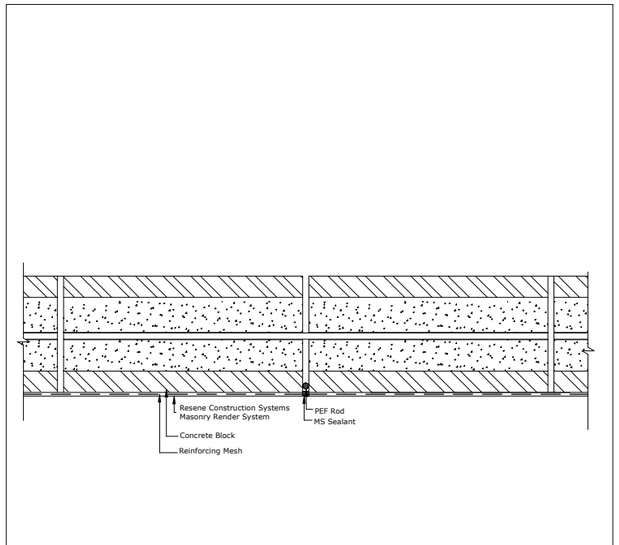
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System	Masonry Render System
Substrate	Concrete Block
Drawing Name	Foundation (Flush)
Scale	1 : 2 @ A4
Date	8 March 2018
Sheet	50.02.05

1 / - Resene Construction Systems - Typical Foundation (Flush) 1:5



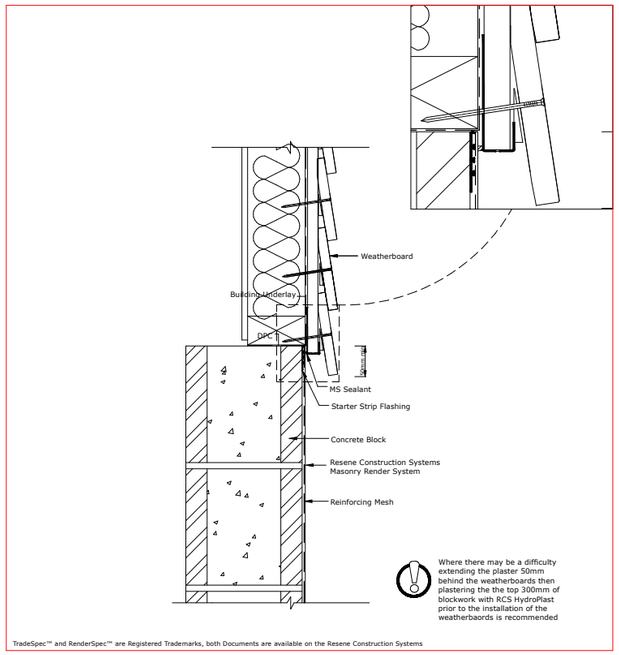
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System	Masonry Render System
Substrate	Concrete Block
Drawing Name	Vertical Control Joint
Scale	1 : 5 @ A4
Date	1 November 2017
Sheet	50.10.00

2 / - Resene Construction Systems - Vertical Control Joint 1:5



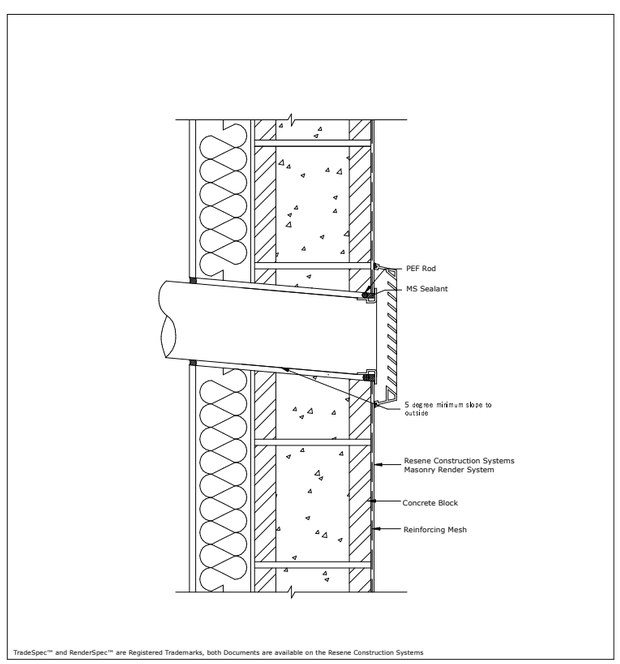
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System	Masonry Render System
Substrate	Concrete Block
Drawing Name	Horizontal Junction with Weatherboard Above
Scale	1 : 5 @ A4
Date	1 November 2017
Sheet	50.11.10

1 / - Resene Construction Systems - Typcial Horizontal Junction Weatherboard above 1:5



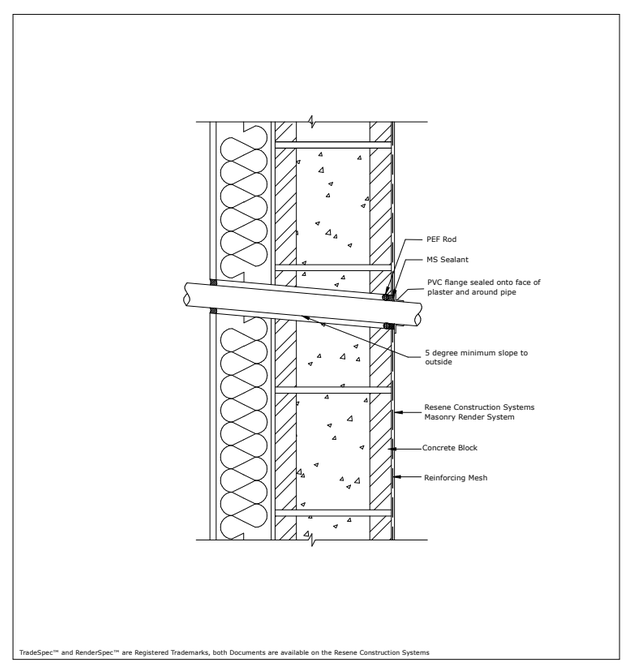
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System	Masonry Render System
Substrate	Concrete Block
Drawing Name	Fan Vent
Scale	1 : 5 @ A4
Date	1 November 2017
Sheet	50.12.21

2 / - Resene Construction Systems - Typical Vent Penetration 1:5



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System	Masonry Render System
Substrate	Concrete Block
Drawing Name	Pipe Penetration
Scale	1 : 5 @ A4
Date	1 November 2017
Sheet	50.12.20

1 / - Resene Construction Systems - Typical Pipe Penetration 1:5

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BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Details
Resene Construction Systems proprietary details continued

DRAWING CREATION DATE

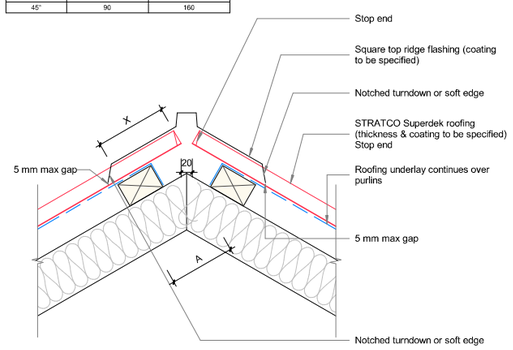
DRAWING NUMBER
A4.09 A

SCALE
1:5 @A1

WIND ZONE TABLE

	SITUATION 1 1, LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≥ 10°	SITUATION 2 1, VERY HIGH WIND ZONE 2, LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≤ 10°	SITUATION 3 1, ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE
X	Min. 130mm	Min. 200mm	Min. 200mm

Roof Pitch	50mm PURLIN ON FLAT - DISTANCE "A" mm	
	SITUATION 1	SITUATION 2 & 3
<8°	165	230
10°	160	225
15°	150	215
20°	145	205
25°	135	200
30°	130	195
35°	115	185
40°	105	175
45°	90	160



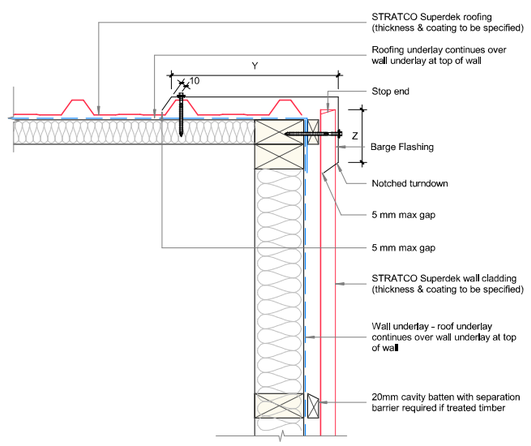
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2. Underlays and building wraps are shown as a single dotted line and are indicative only. The selection and types of underlays/building wraps used are the responsibility of the building designer. Where roof pitches are below 10 degrees then additional support is generally required for self supporting underlays. In Coastal areas consideration needs to be given to alternatives to netting being used for additional support – Refer NZS2295. A 5 mm maximum gap is required on all flashings that return to a pan.
3. Refer to Stratco technical details for profile wind loads and fixing requirements.
4. The details as shown are for Stratco profiles only and therefore may not be applicable to other similar products available.

Superdek Roofing
STRATCO Square Ridge Detail
Istratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRR002

1 - Stratco Roof and Wall Cladding - Square Ridge Detail

WIND ZONE TABLE

	SITUATION 1 1, LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≥ 10°	SITUATION 2 1, VERY HIGH WIND ZONE 2, LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≤ 10°	SITUATION 3 1, ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE
Y	Min. 2 Crests	Min. 2 Crests	Min. 2 Crests
Z	Min. 50mm	Min. 70mm	Min. 90mm



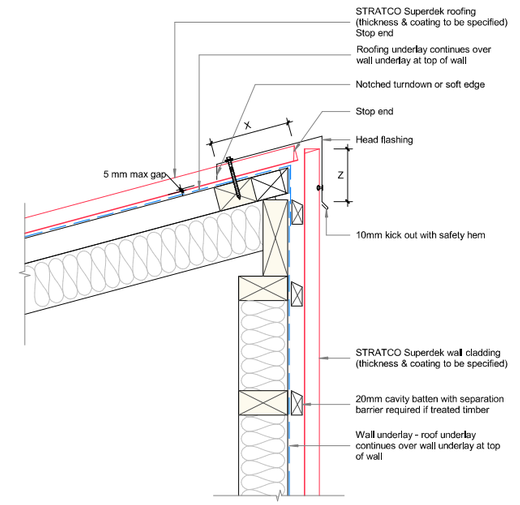
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Superdek Vertical Cladding
STRATCO Barge Detail 2
Istratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRW006

2 - Stratco Roof and Wall Cladding - Metal Fascia Barge Detail

WIND ZONE TABLE

	SITUATION 1 1, LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≥ 10°	SITUATION 2 1, VERY HIGH WIND ZONE 2, LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≤ 10°	SITUATION 3 1, ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE
X	Min. 130mm	Min. 200mm	Min. 200mm
Z	Min. 50mm	Min. 70mm	Min. 90mm



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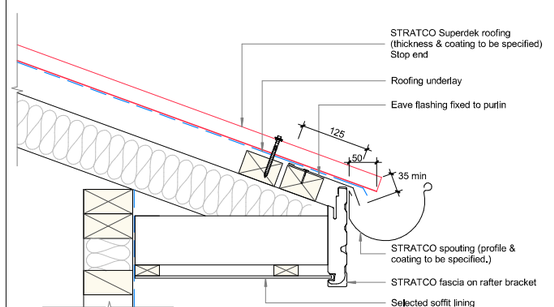
Superdek Vertical Cladding
STRATCO Head Barge Detail 1
Istratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRW001

3 - Stratco Roof and Wall Cladding - Head Barge Detail

EAVES DETAIL NOTES TO INCLUDE AS NOTED

NOTE: EAVE FLASHING REQUIRED WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
- ROOF SLOPE ≤ 10°
- SOFFIT ≤ 100MM
- WIND ZONES ARE VERY HIGH OR EXTRA HIGH

REFER NZMRM CODE OF PRACTICE FOR FURTHER INFORMATION



Notes:
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Superdek Roofing
STRATCO Eave Metal Fascia Detail
Istratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRR009

4 - Stratco Roof and Wall Cladding - Eave Metal Fascia Detail

GENERAL NOTES

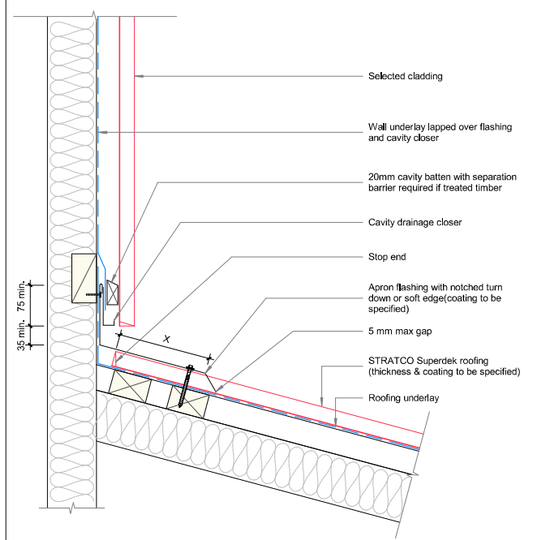
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WIND ZONE TABLE

	SITUATION 1 1, LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≥ 10°	SITUATION 2 1, VERY HIGH WIND ZONE 2, LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≤ 10°	SITUATION 3 1, ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE
X	Min. 130mm	Min. 200mm	Min. 200mm



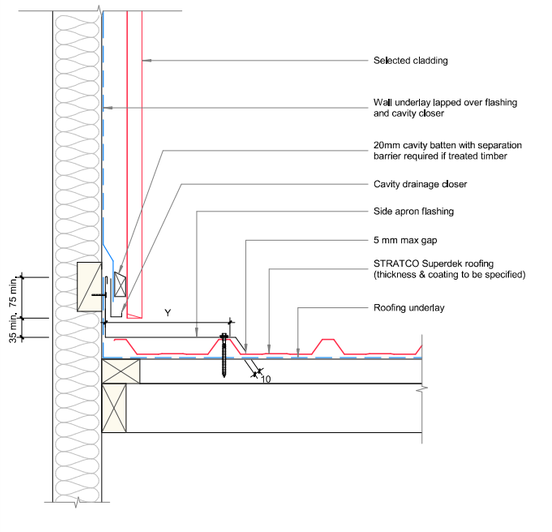
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2. Underlays and building wraps are shown as a single dotted line and are indicative only. The selection and types of underlays/building wraps used are the responsibility of the building designer. Where roof pitches are below 10 degrees then additional support is generally required for self supporting underlays. In Coastal areas consideration needs to be given to alternatives to netting being used for additional support – Refer NZS2295. A 5 mm maximum gap is required on all flashings that return to a pan.
3. Refer to Stratco technical details for profile wind loads and fixing requirements.
4. The details as shown are for Stratco profiles only and therefore may not be applicable to other similar products available.

Superdek Roofing
STRATCO Top Apron Detail
Istratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRR011

5 - Stratco Roof and Wall Cladding - Top Apron Detail

WIND ZONE TABLE

	SITUATION 1 1, LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≥ 10°	SITUATION 2 1, VERY HIGH WIND ZONE 2, LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≤ 10°	SITUATION 3 1, ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE
Y	Min. 2 Crests	Min. 2 Crests	Min. 2 Crests



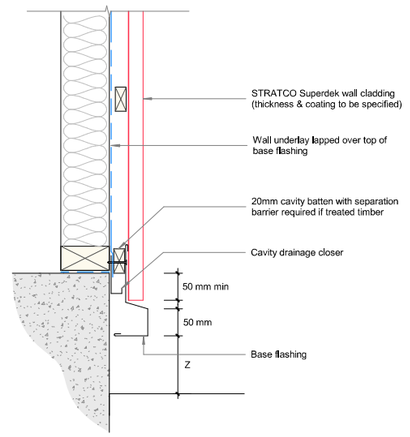
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3. Refer to Stratco technical details for profile wind loads and fixing requirements.
4. The details as shown are for Stratco profiles only and therefore may not be applicable to other similar products available.

Superdek Roofing
STRATCO Side Apron Detail
Istratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRR012

6 - Stratco Roof and Wall Cladding - Side Apron Detail

CLADDING TABLE TO INCLUDE AS NOTED

	BASE OF CLADDING TO GROUND CLEARANCES	PAVED SURFACE	UNPAVED SURFACE
Z	Minimum	100mm	175mm



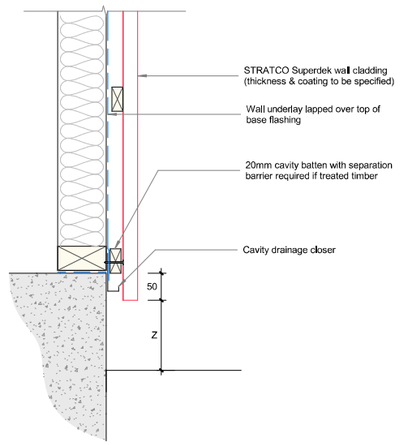
Notes:
1. All details shown, including structure, are indicative only. The building designer is responsible to ensure the details used for the specific project are compliant and meet the requirements of current NZ Building Codes and therefore should refer to the relevant NZ Building Codes, E2/AS1 and NZMRM Roofing Code of Practice.
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4. The details as shown are for Stratco profiles only and therefore may not be applicable to other similar products available.

Superdek Vertical Cladding
STRATCO Wall Base Detail 3
Istratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRW030

7 - Stratco Roof and Wall Cladding - Typical Base Wall Flashing Detail

CLADDING TABLE TO INCLUDE AS NOTED

	BASE OF CLADDING TO GROUND CLEARANCES	PAVED SURFACE	UNPAVED SURFACE
Z	Minimum	100mm	175mm



Notes:
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3. Refer to Stratco technical details for profile wind loads and fixing requirements.
4. The details as shown are for Stratco profiles only and therefore may not be applicable to other similar products available.

Superdek Vertical Cladding
STRATCO Wall Base Detail 2
Istratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRW029

8 - Stratco Roof and Wall Cladding - Typical Base Wall Detail

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

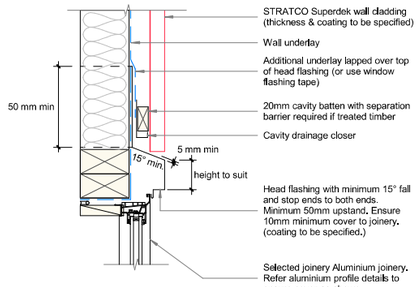
PROJECT NUMBER
2026_001

DRAWING NAME
BC Details
Stratco Roof and Wall Cladding details

DRAWING CREATION DATE

DRAWING NUMBER
A4.10 A

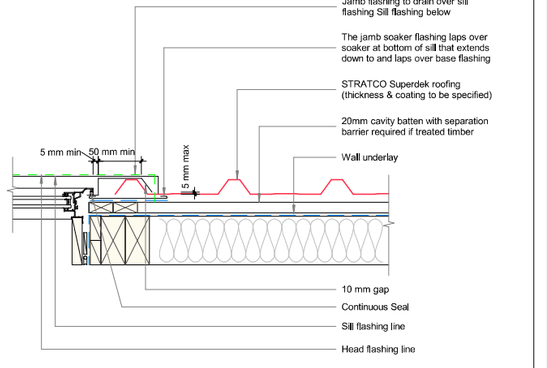
SCALE
@A1



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Superdek Vertical Cladding
STRATCO Window/Door Recessed Head Detail
fstratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRW023

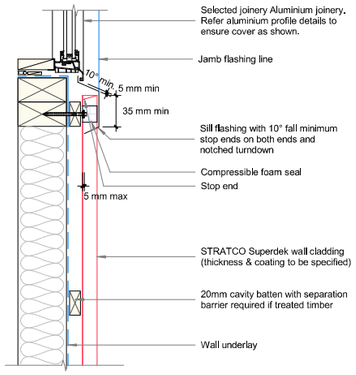
1 - Stratco Roof and Wall Cladding - Window/Door Head Detail



Notes:
1. All details shown, including structure, are indicative only. The building designer is responsible to ensure the details used for the specific project are compliant and meet the requirements of current NZ Building Codes and therefore should refer to the relevant NZ Building Codes, E2/AS1 and NZMRM Roofing Code of Practice.
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Superdek Vertical Cladding
STRATCO Window/Door Recessed Jamb Detail
fstratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRW024

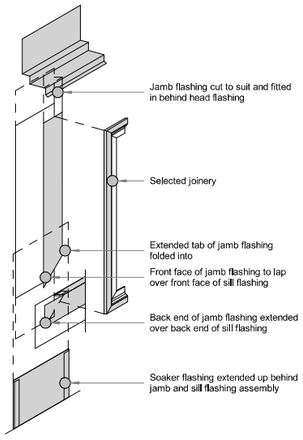
2 - Stratco Roof and Wall Cladding - Window/Door Jamb Detail



Notes:
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4. The details as shown are for Stratco profiles only and therefore may not be applicable to other similar products available.

Superdek Vertical Cladding
STRATCO Window/Door Recessed Sill Detail 1
fstratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRW025

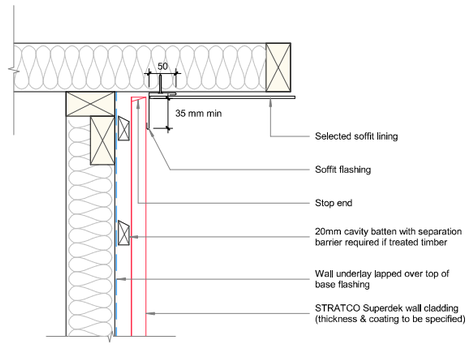
3 - Stratco Roof and Wall Cladding - Window/Door Sill Detail



Notes:
1. All details shown, including structure, are indicative only. The building designer is responsible to ensure the details used for the specific project are compliant and meet the requirements of current NZ Building Codes and therefore should refer to the relevant NZ Building Codes, E2/AS1 and NZMRM Roofing Code of Practice.
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Superdek Cladding
STRATCO Window/Door Recessed Flashings Assembly Detail
fstratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRW027

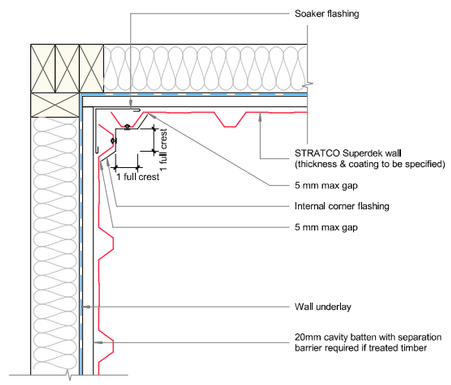
4 - Stratco Roof and Wall Cladding - Window/Door Flashings Assembly



Notes:
1. All details shown, including structure, are indicative only. The building designer is responsible to ensure the details used for the specific project are compliant and meet the requirements of current NZ Building Codes and therefore should refer to the relevant NZ Building Codes, E2/AS1 and NZMRM Roofing Code of Practice.
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Superdek Vertical Cladding
STRATCO Flat Soffit Detail 2
fstratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRW010

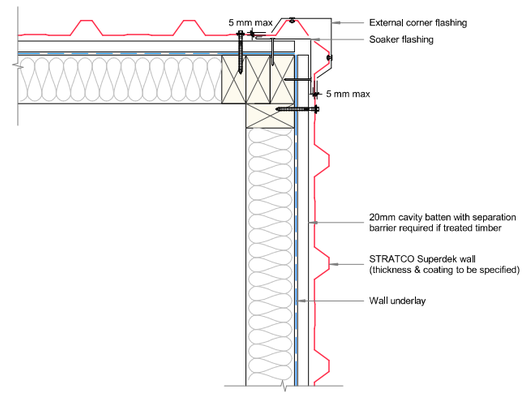
5 - Stratco Roof and Wall Cladding - Flat Soffit Detail



Notes:
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Superdek Vertical Cladding
STRATCO Internal Corner Detail 1
fstratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRW013

6 - Stratco Roof and Wall Cladding - Internal Corner Detail



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Superdek Vertical Cladding
STRATCO External Corner Detail 1
fstratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRW015

7 - Stratco Roof and Wall Cladding - External Corner Detail

GENERAL NOTES

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REV	DESCRIPTION	DATE
A	ISSUE FOR BUILDING CONSENT	02.10.26

BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Details
Stratco Wall Cladding details continued

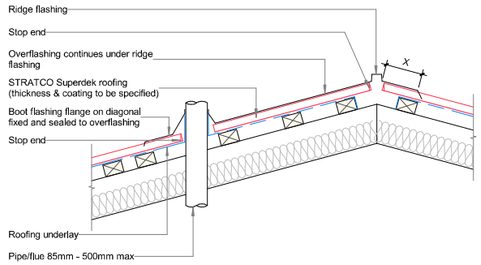
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DRAWING NUMBER
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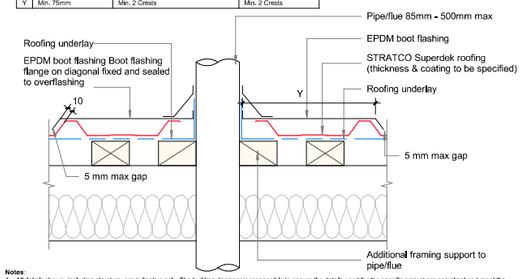
BOOT FLASHING NOTES

- 86mm – 500mm – Boot flashings to be fixed diagonally using an over flashing. As per NZMRM Code of Practice, the pitch can be retained below 10°, maximum pitch is 45°, Maximum roof length above penetration not to exceed 18 metres up to 400mm boot flashing and 16 metres from 401mm-500mm.
- Refer to NZMRM Code of Practice for further information including calculating maximum allowable roof areas above penetrations.



WIND ZONE TABLE

	SITUATION 1 1. LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≥ 10°	SITUATION 2 1. VERY HIGH WIND ZONE 2. LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≤ 10°	SITUATION 3 1. ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE
X	Min. 130mm	Min. 200mm	Min. 200mm
Y	Min. 75mm	Min. 2 Cresis	Min. 2 Cresis



Notes:
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Superdek Roofing
STRATCO Penetration Boot Flashing Detail 2
1stratco.rvt Scale: As indicated
Issue: 23g
Date: Mar 2024
STRATCO_SDRR014

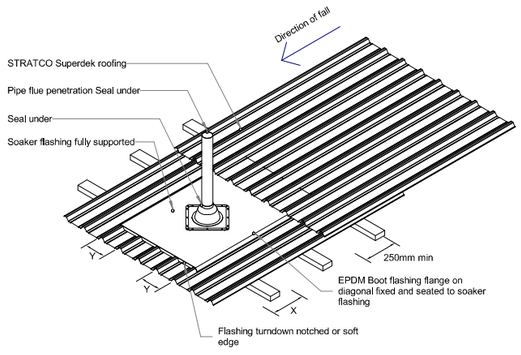
1 - Stratco Roof and Wall Cladding - Penetration Boot Flashing Detail

WIND ZONE TABLE

	SITUATION 1 1. LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≥ 10°	SITUATION 2 1. VERY HIGH WIND ZONE 2. LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≤ 10°	SITUATION 3 1. ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE
X	Min. 130mm	Min. 200mm	Min. 200mm
Y	Min. 75mm	Min. 2 Cresis	Min. 2 Cresis

BOOT FLASHING NOTES

- ≤85mm – Boot flashings direct fixed diagonally. If the boot flashing does not obstruct the entire pan width then the minimum roof pitch is 3°, if the boot flashing does obstruct one or more entire pan widths, then the minimum pitch is 10°, maximum pitch is 45°. Maximum roof length above penetration not to exceed 18 metres.
- 86mm – 500mm – Boot flashings to be fixed diagonally using an over flashing. As per NZMRM Code of Practice, the pitch can be retained below 10°, maximum pitch is 45°. Maximum roof length above penetration not to exceed 18 metres up to 400mm boot flashing and 16 metres from 401mm-500mm.
- Refer to NZMRM Code of Practice for further information including calculating maximum allowable roof areas above penetrations.



Notes:
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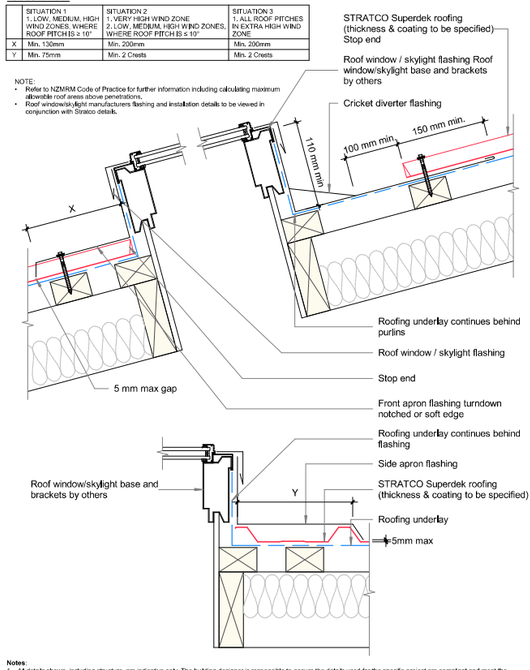
Superdek Roofing
STRATCO Penetration Boot Flashing Isometric
1stratco.rvt Scale: 1 : 20
Issue: 23g
Date: Mar 2024
STRATCO_SDRR015

2 - Stratco Roof and Wall Cladding - Penetration Boot Isometric

WIND ZONE TABLE

	SITUATION 1 1. LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≥ 10°	SITUATION 2 1. VERY HIGH WIND ZONE 2. LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≤ 10°	SITUATION 3 1. ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE
X	Min. 130mm	Min. 200mm	Min. 200mm
Y	Min. 75mm	Min. 2 Cresis	Min. 2 Cresis

NOTE:
- Refer to NZMRM Code of Practice for further information including calculating maximum allowable roof areas above penetrations.
- Roof window/skylight manufacturers flashing and installation details to be viewed in conjunction with Stratco details.



Notes:
1. All details shown, including structure, are indicative only. The building designer is responsible to ensure the details used for the specific project are compliant and meet the requirements of current NZ Building Codes and therefore should refer to the relevant NZ Building Codes, E2/AS1 and NZMRM Roofing Code of Practice.
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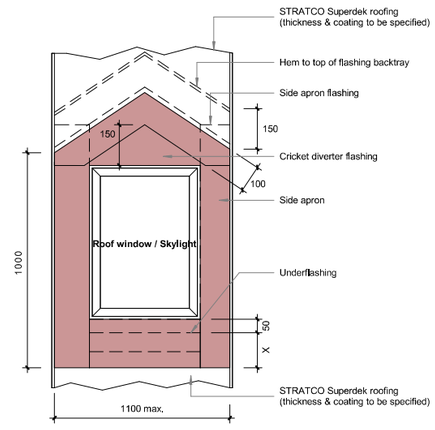
Superdek Roofing
STRATCO Roof Window/Skylight Detail 1a
1stratco.rvt Scale: 1 : 5
Issue: 23g
Date: Mar 2024
STRATCO_SDRR016

3 - Stratco Roof and Wall Cladding - Skylight Detail

WIND ZONE TABLE

	SITUATION 1 1. LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≥ 10°	SITUATION 2 1. VERY HIGH WIND ZONE 2. LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH IS ≤ 10°	SITUATION 3 1. ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE
X	Min. 130mm	Min. 200mm	Min. 200mm

NOTE:
- Refer to NZMRM Code of Practice for further information including calculating maximum allowable roof areas above penetrations.
- Roof window/skylight manufacturers flashing and installation details to be viewed in conjunction with Stratco details.



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Superdek Roofing
STRATCO Roof Window/Skylight Detail 1b
1stratco.rvt Scale: 1 : 10
Issue: 23g
Date: Mar 2024
STRATCO_SDRR017

4 - Stratco Roof and Wall Cladding - Skylight Detail Plan

GENERAL NOTES

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REV	DESCRIPTION	DATE
A	ISSUE FOR BUILDING CONSENT	02.10.26

BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

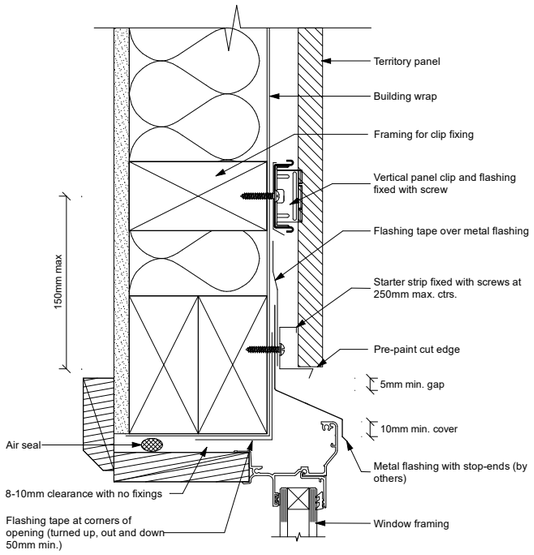
PROJECT NUMBER
2026_001

DRAWING NAME
BC Details
Stratco Roof Penetration and Skylight Details

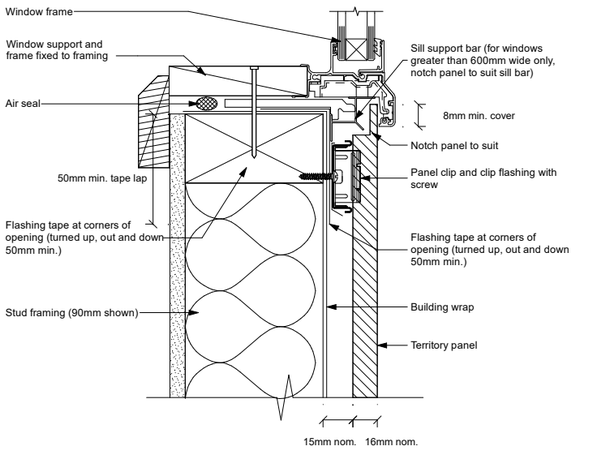
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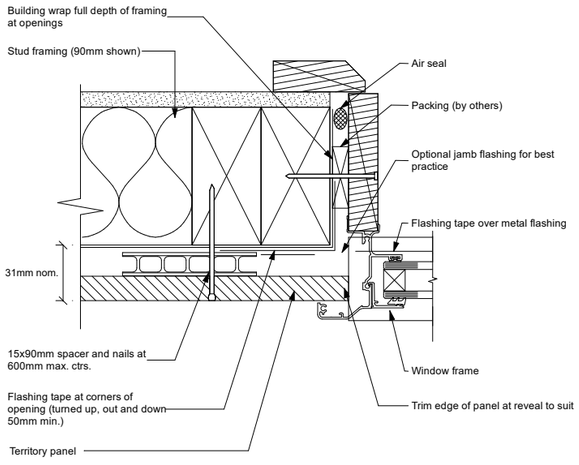
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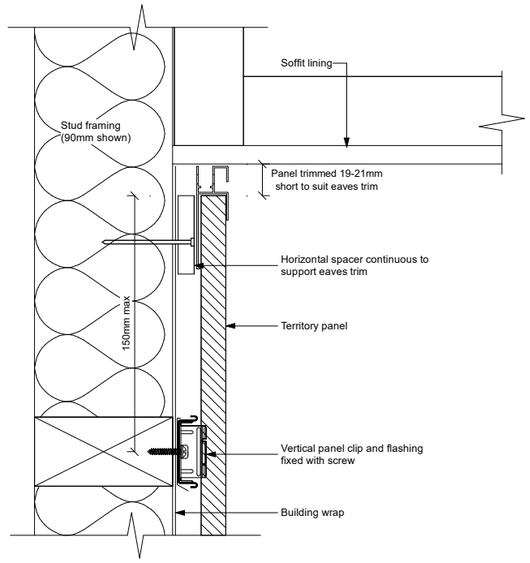
1 - Cemintel Cladding - Typical Window Head 1:2



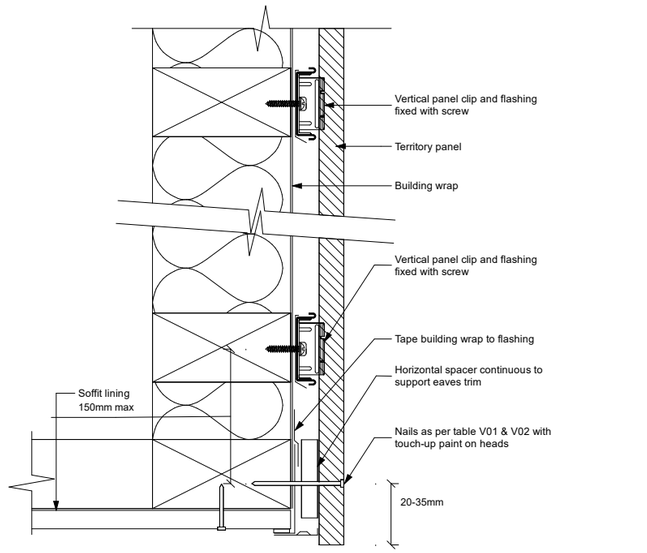
2 - Cemintel Cladding - Typical Window Sill 1:2



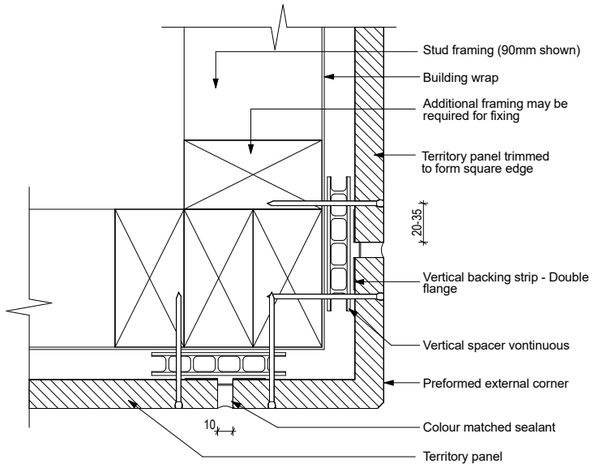
3 - Cemintel Cladding - Typical Window Jamb 1:2



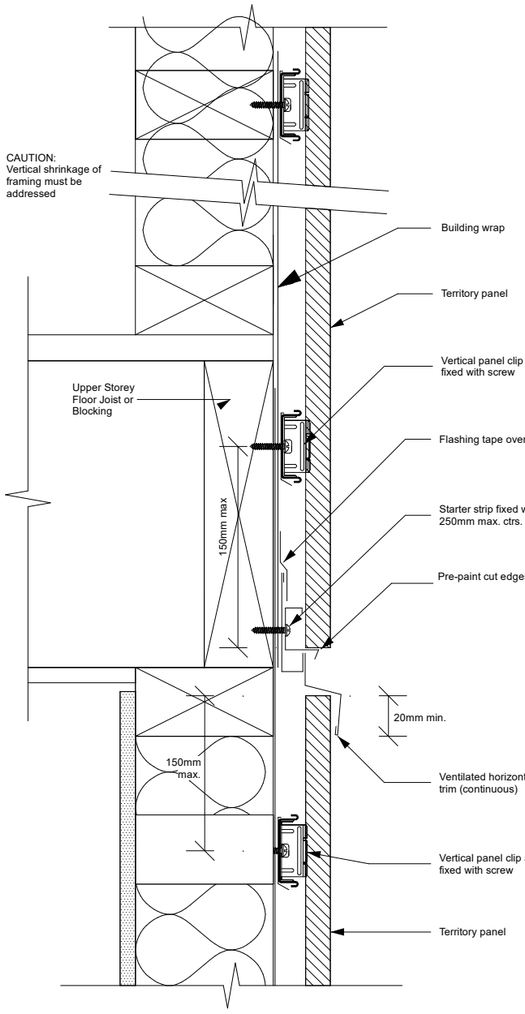
4 - Cemintel Cladding - Typical Top Wall to Soffit 1:2



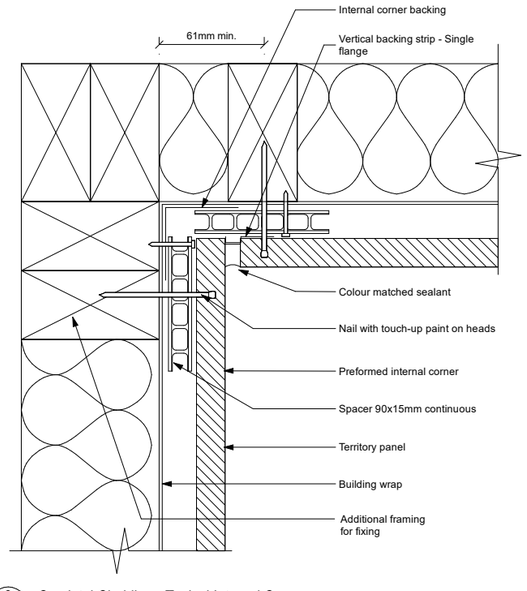
5 - Cemintel Cladding - Typical Base Wall to Soffit 1:2



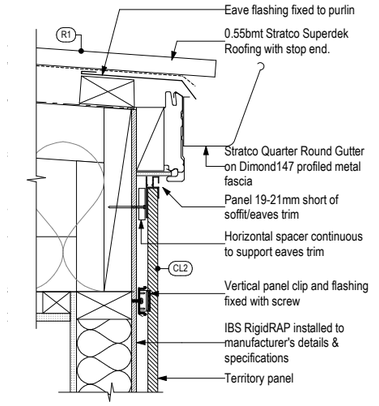
6 - Cemintel Cladding - Typical External Corner 1:2



7 - Cemintel Cladding - Typical Interstorey Junction 1:2



8 - Cemintel Cladding - Typical Internal Corner 1:2



9 - Typical Flush Roof Eave detail - Cemintel Cladding 1:5

TYPICAL PROPRIETARY CLADDING DETAIL NOTES:

Refer Key and Construction Notes for interior lining types, insulation, architrave and skirting sizes.

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REV	DESCRIPTION	DATE
A	ISSUE FOR BUILDING CONSENT	02.10.26

BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

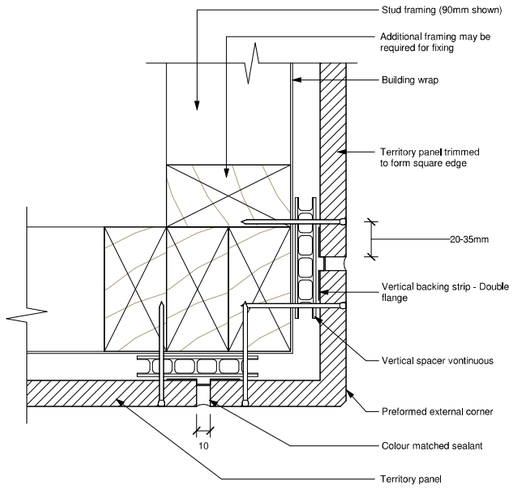
DRAWING NAME
BC Details
Cemintel Cladding details

DRAWING CREATION DATE

DRAWING NUMBER
A4.13 A

SCALE
1:2, 1:5 @A1

E.2.0.0 External Corner Detail - With Preformed Corner - Plan



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

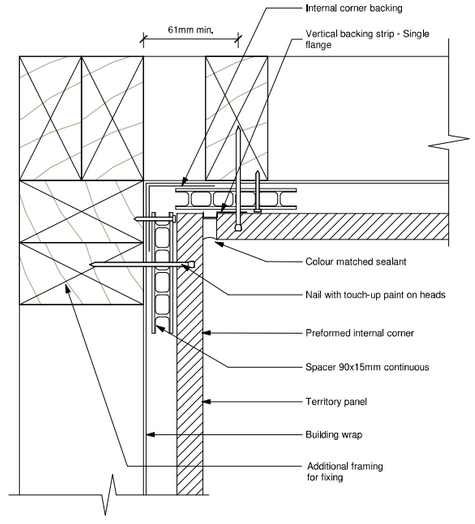
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1 - Cemintel Cladding_External Corner Detail

E.2.1.0 Internal Corner Detail - Plan



Date: 29/03/19 Construction Detail: CEM_vert_810 Scale: 1 : 2

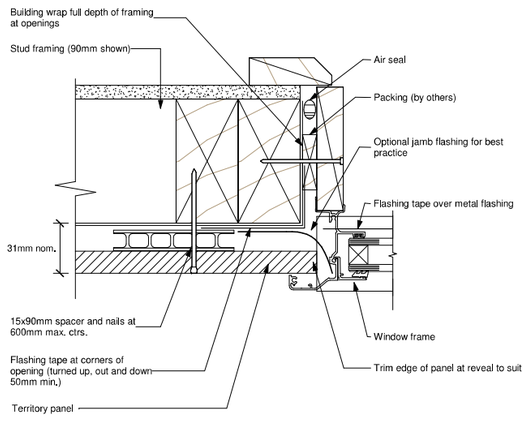
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2 - Cemintel Cladding_ Internal Corner Detail

E.2.1.2.0 Typical Window Jamb Detail



Date: 29/03/19 Construction Detail: CEM_vert_812c Scale: 1 : 2

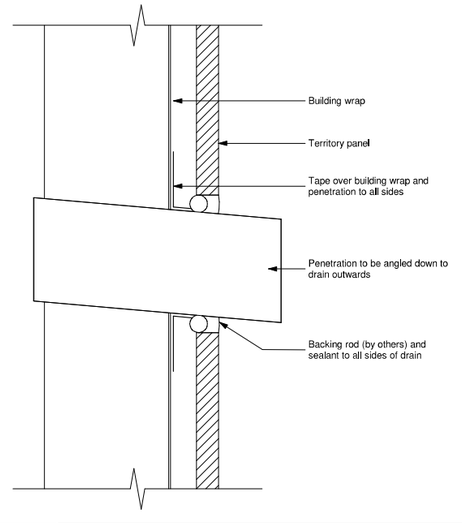
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3 - Cemintel Cladding_ Typical Window Jamb Junction Detail

E.2.1.6 Typical Penetration



Date: 29/03/19 Construction Detail: CEM_vert_816 Scale: 1 : 2

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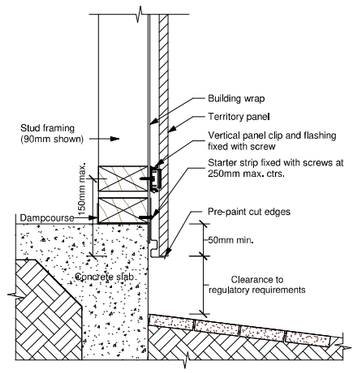
4 - Cemintel Cladding_Typical Penetration Detail

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BUILDING CONSENT

E.2.0.1 Base Detail - Concrete Slab Construction



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

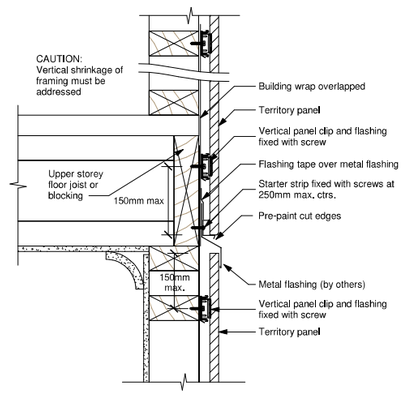
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5 - Cemintel Cladding _ Base Detail - Concrete Slab Construction

E.2.2.0 Horizontal Control Joint - Second Storey Junction - Closed Cavity



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

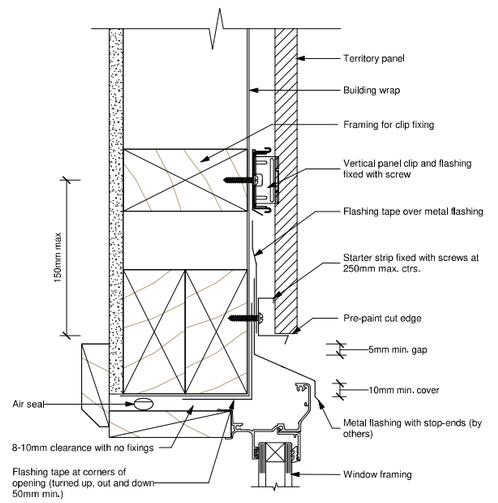
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6 - Cemintel Cladding_Horizontal Control Joint 2nd Storey Junction

E.2.1.2.8 Typical Window Head Detail



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

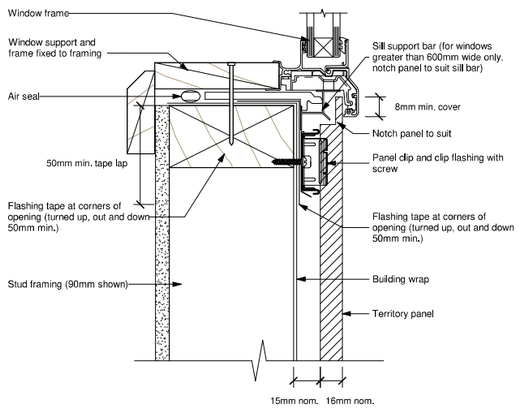
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7 - Cemintal Cladding_ Typical Window Head Detail

E.2.1.2.5 Typical Window Sill Detail



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

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8 - Cemintal Cladding_Typical Window Sill Detail

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

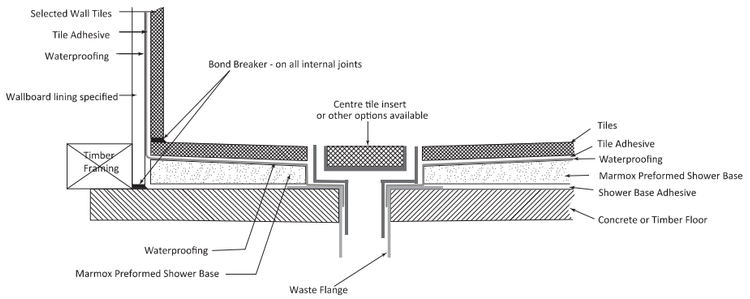
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BC Details
Cemintel Cladding - Proprietary details

DRAWING CREATION DATE

DRAWING NUMBER
A4.14 A

SCALE
1:2.2222 @A1

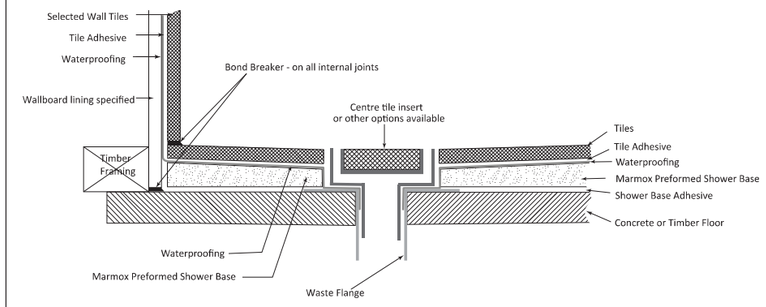
Cross Sections - Shower System



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

1 - Marmox Shower Tray - Centre drain / Off centre drain
1:5

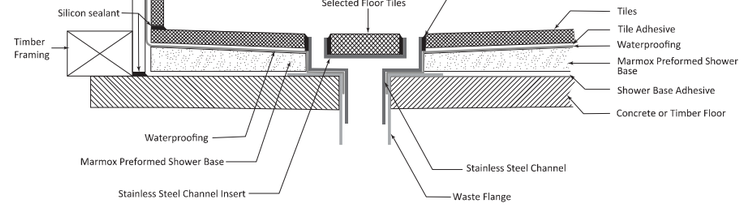
Cross Sections - Shower System



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

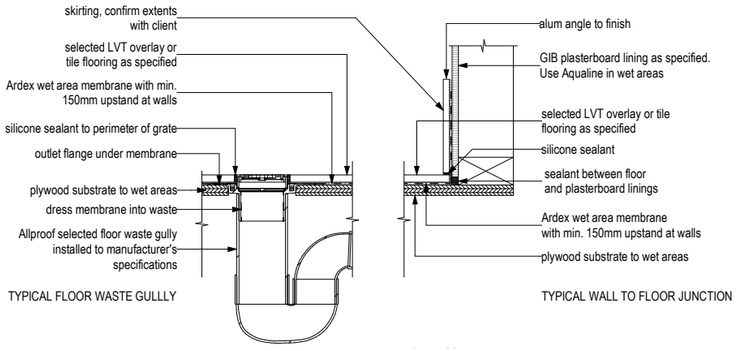
2 - Marmox Shower Tray - Threshold detail
1:5

Cross Sections - Shower System

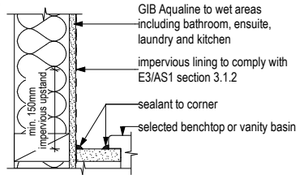


marmox | Channel Drain (Floor to Wall Junction) | Scale - 1 : 2 | Date: 14/01/2025 | Detail M04

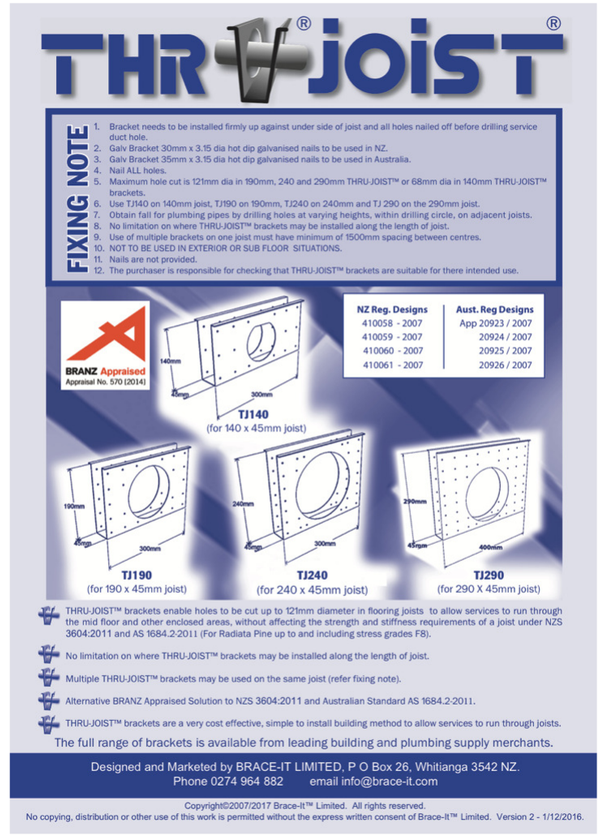
3 - Marmox Shower Tray - Wall / Floor Junction
1:5



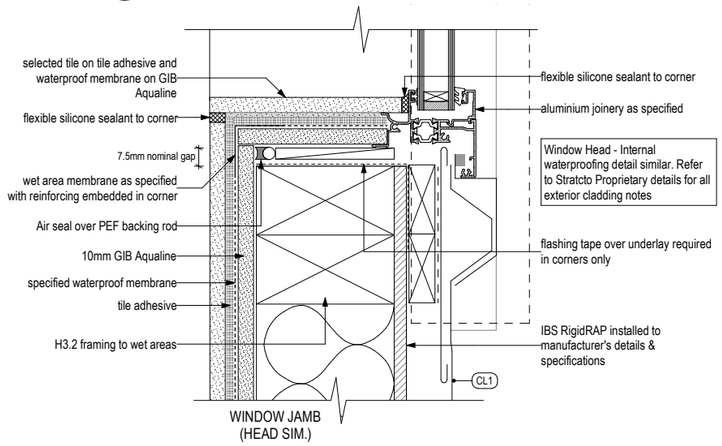
4 - Typical Floor Waste gully and Wall to floor junction
1:5

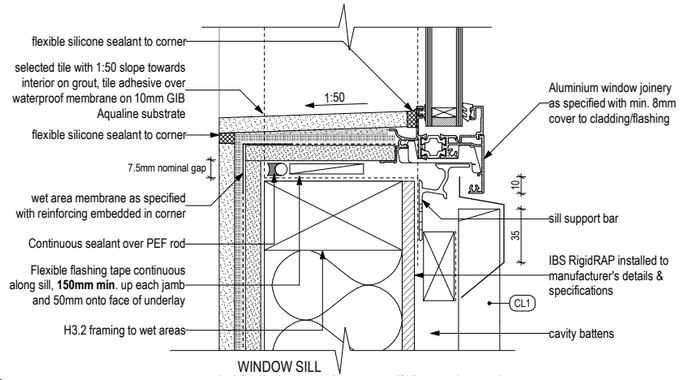


5 - Wall to Vanity Basin or Sink
1:5

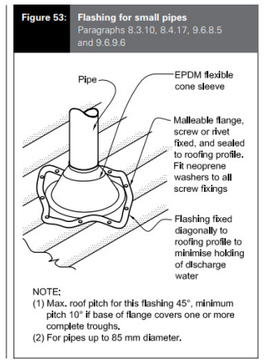


9 - Joist Penetration Details





6 - Wet Area Window details
1:2



Amend 5 Aug 2011

7 - E2/AS1 Flashing Detail Pipe Penetration to Roof

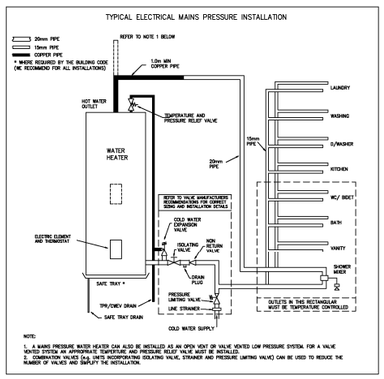
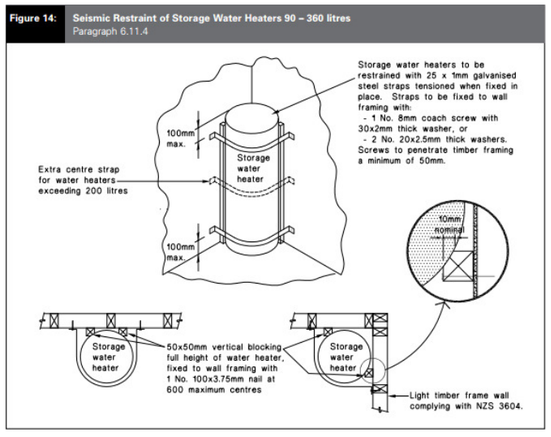


DIAGRAM 2:



8 - HWC Fixing Details

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A	ISSUE FOR BUILDING CONSENT	02.10.26

BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

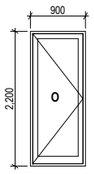
PROJECT NUMBER
2026_001

DRAWING NAME
BC Details
Typical Internal Wet Area details, Hot Water Cylinder, Joist Penetration

DRAWING CREATION DATE

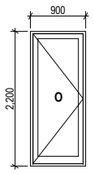
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SCALE
1:5, 1:2 @A1



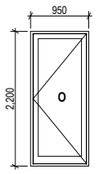
1 item (W-01)

TYPE Hinged door - open in



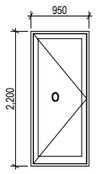
4 items (W-01)

TYPE Hinged door - open in



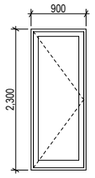
1 item (W-02)

TYPE Hinged door - open in



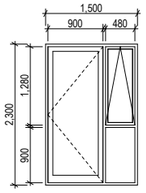
1 item (W-02)

TYPE Hinged door - open in



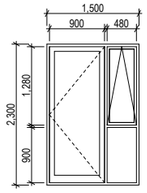
1 item (W-03)

TYPE Hinged door - open out



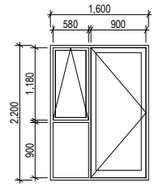
1 item (W-04)

TYPE Hinged door - open out



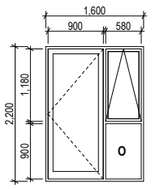
1 item (W-04)

TYPE Hinged door - open out



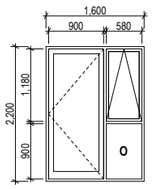
2 items (W-05)

TYPE Hinged door - open in



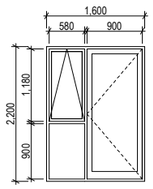
1 item (W-06)

TYPE Hinged door - open out

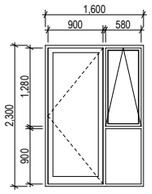


1 item (W-06)

TYPE Hinged door - open out

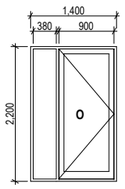


1 item (W-07)



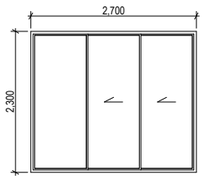
3 items (W-08)

TYPE Hinged door - open out

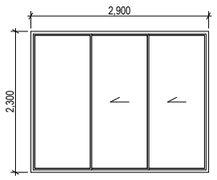


1 item (W-09)

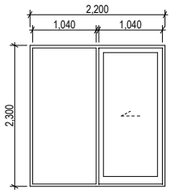
TYPE Hinged door - open in



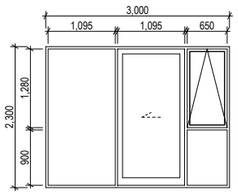
1 item (W-10)



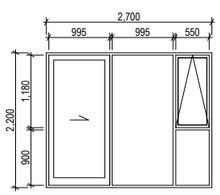
1 item (W-11)



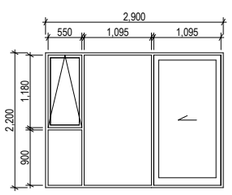
1 item (W-12)



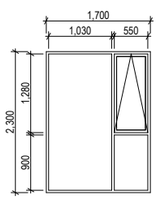
5 items (W-13)



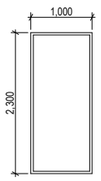
1 item (W-14)



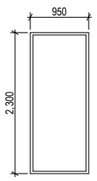
1 item (W-15)



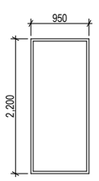
1 item (W-16)



1 item (W-17)



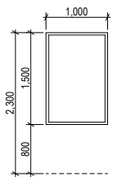
4 items (W-18)



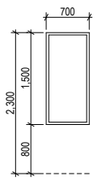
2 items (W-19)



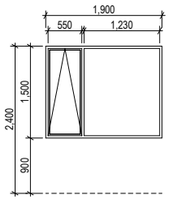
1 item (W-20)



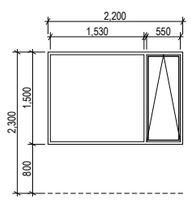
1 item (W-21)



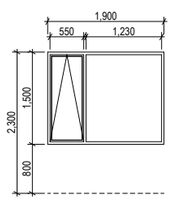
1 item (W-22)



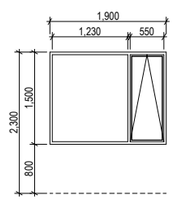
1 item (W-23)



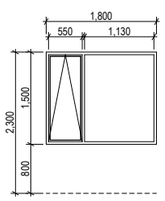
1 item (W-24)



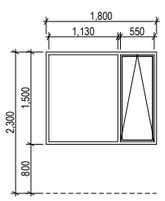
1 item (W-25)



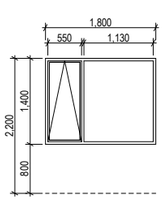
1 item (W-26)



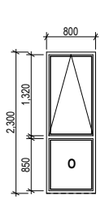
7 items (W-27)



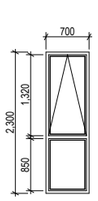
2 items (W-28)



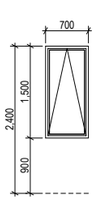
1 item (W-29)



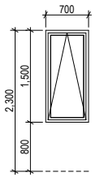
3 items (W-30)



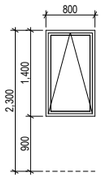
2 items (W-31)



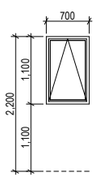
1 item (W-32)



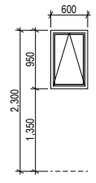
1 item (W-33)



1 item (W-34)



2 items (W-35)



1 item (W-36)

5 items (W-37)

1 item (W-38)

4 items (W-39)

2 items (W-40)

1 item (W-41)

1 item (W-42)

5 items (W-43)

1 item (W-44)

1
-

Window Schedule
1:50

GENERAL NOTES

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

REV	DESCRIPTION	DATE
A	ISSUE FOR BUILDING CONSENT	02.10.26

BUILDING CONSENT

EXTERIOR WINDOW NOTES:

1. Schedule indicates total number of windows for Units 1-8.
2. Number of for each item is indicated.
3. Dimension of windows is the rough opening size in the framing. Do not reduce or enlarge windows to account for frame.

UNLESS OTHERWISE NOTED:

TYPE: TBC by Owner

FINISH: Flaxpod

GLAZING: Double Glazing Clear/Clear in thermally broken aluminium frame as per NZS 4223:2016; all bathroom windows to be Safety glazing. Opalescent Glass where indicated on schedule (and elevations).

INTERIOR REVEAL:

18mm pre-finished timber jambliner with architraves, delete bottom jambliner on door units. Allow for overlay flooring into joinery flange.

Note wall thickness varies from 190mm block + 70mm strapping, 140mm or 90mm framing.

Windows in showers to have tiled in as detailed

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

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

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

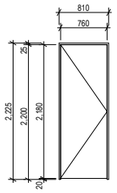
PROJECT NUMBER
2026_001

DRAWING NAME
BC Schedules
Window Schedule

DRAWING CREATION DATE

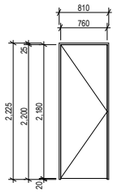
DRAWING NUMBER
A6.01 (A)

SCALE
1:50 @A1



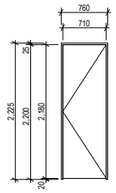
items as shown (D-01x17, D-03); items handed (D-01x24)

Hinged Door



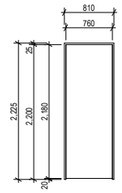
item as shown (D-02); items handed (D-02x3)

Hinged Door
140 wide wall framing



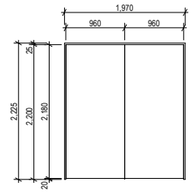
items as shown (D-03x2); items handed (D-03x2)

Hinged Door



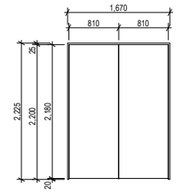
items as shown (D-04x7); items handed (D-04x7)

Cavity Slider



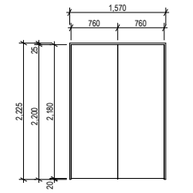
items as shown (D-05x8); items handed (D-05x3)

Sliding Wardrobe Panel Doors



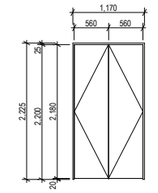
item as shown (D-06); items handed (D-06x3)

Sliding Wardrobe Panel Doors



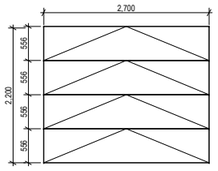
items as shown (D-07x3); item handed (D-07)

Sliding Wardrobe Panel Doors



D-08

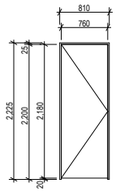
Hinged Door



GD-1x2

Selected Sectional low-head room garage door.

1 - Door Schedule 1:50



items as shown (FDx3); item handed (FD)

-/60/30sm Self closing fire door

1 - Fire door schedule 1:50

INTERIOR DOOR NOTE:

Schedule indicates total number of doors. Number of for each item is indicated. Refer Plans.

Dimensions on the plans and on this schedule denote frame size, and *a 20mm undercut* has been stated. Undercut must be confirmed with owner against final flooring specification.

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

UNLESS OTHERWISE NOTED:

FINISH: TBC by owner

INTERIOR DOORS: TBC by owner

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

HARDWARE: T.B.C by Owner.

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

FIRE DOORS: Best Doors PR60 Hinged Door Set -/60/60sm INSTALLED TO MANUFACTURER'S DETAIL & SPEC.

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REV	DESCRIPTION	DATE
A	ISSUE FOR BUILDING CONSENT	02.10.26

BUILDING CONSENT

FOUR WALLS ARCHITECTURE

CLIENT
NWF Invest Ltd

PROJECT
YORK STREET

PROJECT NUMBER
2026_001

DRAWING NAME
BC Schedules
Door Schedule

DRAWING CREATION DATE

DRAWING NUMBER
A6.02 (A)

SCALE
1:50 @A1